GENERAL REMOVALS NOTES:

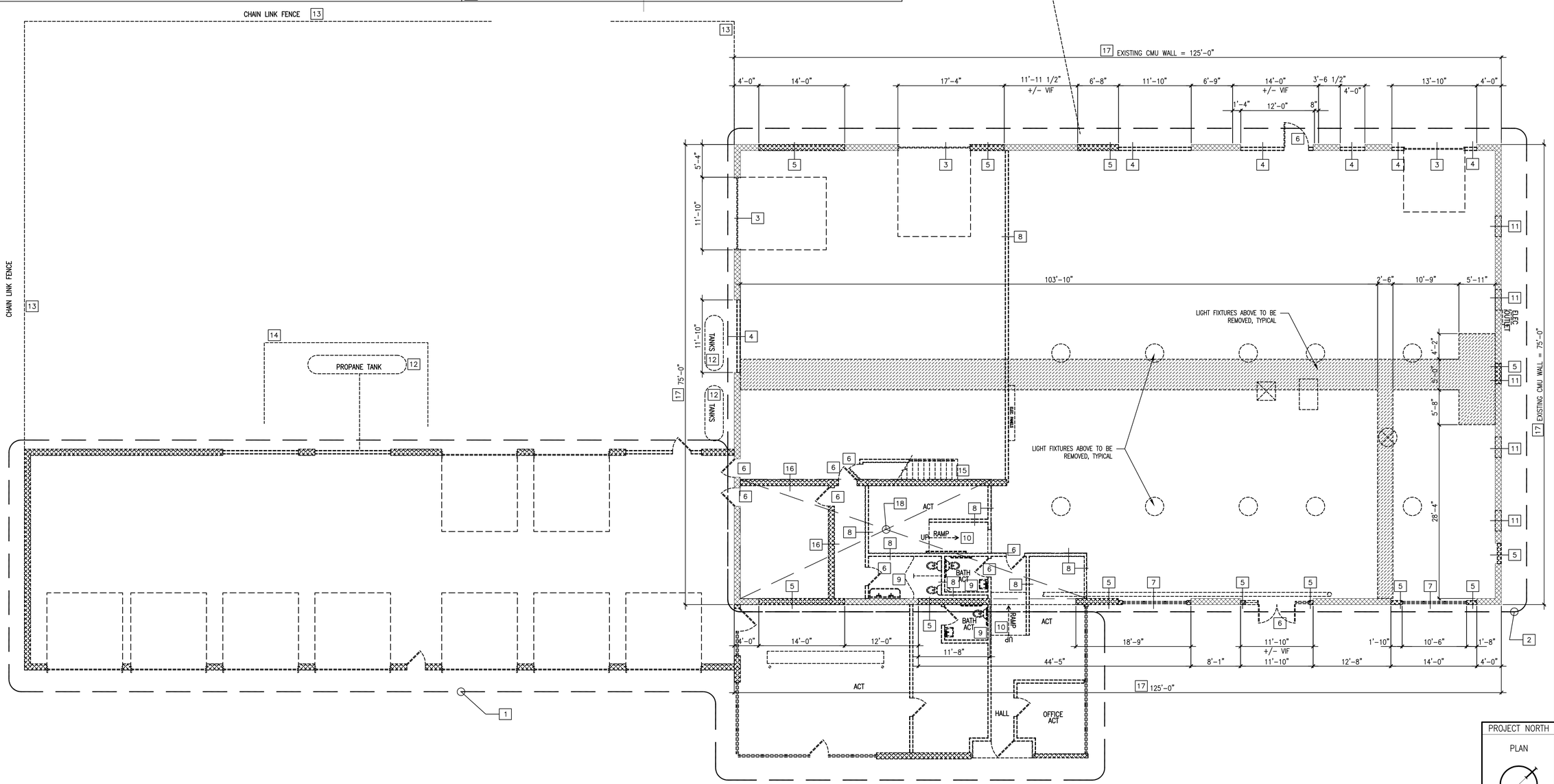
1. CONSTRUCTION MANAGER SHALL BE RESPONSIBLE FOR THE COORDINATION AND DISTRIBUTION OF INDIVIDUAL REMOVALS SCOPES TO SEPARATE CONTRACTORS.
2. COORDINATE ALL REMOVALS WORK WITH ALL TRADES PRIOR TO COMMENCING ANY WORK.
3. CONTRACTOR IS TO COORDINATE SALVAGE OF EXISTING BUILDING COMPONENTS WITH BUILDING OWNER PRIOR TO COMMENCING ANY WORK.
4. SAFELY STORE ALL ITEMS INDICATED TO BE SALVAGED AND REINSTALLED. REPLACE ANY DAMAGED ITEMS OR COMPONENTS AS REQUIRED.
5. PATCH AND REPAIR ALL ADJACENT SURFACES TO REMAIN WHICH ARE DAMAGED DURING THE REMOVALS PROCESS.
6. PATCH AND REPAIR ALL REMAINING INTERIOR WALL SURFACES. PREPARE WALL SURFACES FOR NEW FINISHES PER FINISH MANUFACTURER'S RECOMMENDATIONS. REFERENCE PARTITION & ROOM FINISH SCHEDULES FOR MORE INFORMATION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL MISC. EQUIPMENT, SHELVING, APPLIANCES, FURNITURE AND ACCESSORIES, WITHIN AND APPLIED TO, ANY WALL, CEILING OR FLOOR WITHIN ALL SPACES. TYPICAL WITHIN THE LIMIT OF WORK AREA. THE CONTRACTOR SHALL VERIFY SCOPE OF WORK IN FIELD PRIOR TO BID. REFERENCE ALL CONSTRUCTION DOCUMENTS FOR ADDITIONAL INFORMATION PERTAINING TO ALL TRADES. REFERENCE NOTE 1 ABOVE.
8. THE CONTRACTOR SHALL PROVIDE TEMPORARY SUPPORT, BRACING AND SHORING AS REQUIRED FOR ANY AND ALL REMOVALS. TEMPORARY BRACING, SUPPORT AND SHORING SHALL BE IN PLACE PRIOR TO ANY AND ALL REMOVALS.
9. REFERENCE THE MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR ALL REMOVALS RELATED TO THE BUILDINGS UTILITIES, CLIMATE CONTROL EQUIPMENT, AND OTHER RELATED ITEMS.
10. THE CONTRACTOR SHALL CUT, PATCH, AND REPAIR ANY AND ALL WALL SURFACES AS REQUIRED FOR INSTALLATION OF BLOCKING THAT IS REQUIRED BY THE INSTALLATION OF CABINETS, WALL CABINETS AND COUNTERTOPS. PROVIDE BLOCKING FOR ALL CABINETS, WALL CABINETS & COUNTERTOPS. PROVIDE NEW PAINT FINISHES WITHIN ENTIRE SPACE.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL MISC. EQUIPMENT, APPLIANCES, AND FURNITURE AS REQUIRED TO PERFORM WORK, TYPICAL WITHIN THE LIMIT OF WORK. STORE OR RELOCATE PER OWNER DIRECTIVES. REFERENCE NEW WORK PLANS FOR MORE INFORMATION.

SPECIFIC REMOVALS NOTES:

1. REMOVE EXISTING BUILDING ADDITION, COMPLETE – REFERENCE CIVIL DRAWINGS FOR MORE INFO.
2. EXISTING BUILDING PRIMARY STRUCTURAL SHELL (EXISTING SLAB ON GRADE, EXTERIOR CMU WALL ASSEMBLIES, FOUNDATION ASSEMBLIES, AND ROOF STRUCTURE) TO REMAIN, UNLESS NOTED OTHERWISE. SPECIFIC REMOVALS NOTES INCLUDED FOR REFERENCE AND CLARITY.
   - REMOVE ALL SECONDARY (RAISED) FLOOR ASSEMBLIES (DROPPED) CEILING ASSEMBLIES AND CEILING FIXTURES
   - REMOVE ALL INTERIOR AND EXTERIOR WALL FURRING AND FINISHES (EXTERIOR CMU TO REMAIN – PREPARE FOR MASONRY REPAIRS AND SCOPE OF NEW WORK – REFERENCE STRUCTURAL DRAWINGS FOR MORE INFO.)
   - REMOVE ALL FURNITURE, FIXTURES, AND EQUIPMENT – MECHANICAL, ELECTRICAL, PLUMBING, AND SPRINKLER COMPONENTS, ON INTERIOR AND EXTERIOR OF BUILGING, TO EXTENT REQUIRED TO FACILITATE NEW WORK. CAP BUILDING UTILITIES AS REQ'D TO FACILITATE NEW WORK. COORDINATE ALL REMOVALS WORK WITH SCOPE OF NEW WORK.
   - REMOVE EXISTING ROOFING MEMBRANE AND INSULATION, COPING, ROOF TOP UNITS, AND MISC EQUIPMENT. (INTENT IS TO SALVAGE-IN-PLACE EXISTING STEEL ROOF DECK ONLY. REFERENCE NEW WORK STRUCTURAL DRAWINGS FOR MORE INFO, INCLUDING PATCH AND REPAIR OF EXISTING ROOF DECK.)
3. REMOVE OVERHEAD DOOR AND DOOR FRAME ASSEMBLY, COMPLETE.
4. REMOVE INFILL WALL ASSEMBLY, COMPLETE.
5. REMOVE/MODIFY PORTION OF CMU WALL ASSEMBLY AS REQUIRED FOR INSTALLATION OF NEW STOREFRONT ASSEMBLY. REFERENCE NEW WORK PLAN FOR MORE INFORMATION. REFERENCE STRUCTURAL DOCUMENTS FOR MORE INFO REGARDING MASONRY REMOVALS. **NOTE: INTENT IS TO PROVIDE OPENINGS ON MASONRY COURSING. NOTIFY ARCHITECT IF DIMENSIONAL ADJUSTMENTS ARE NEEDED.
6. REMOVE DOOR AND DOOR FRAME ASSEMBLY, COMPLETE.
7. REMOVE WINDOW ASSEMBLY, COMPLETE.
8. REMOVE GWB WALL ASSEMBLY, COMPLETE.
9. REMOVE PLUMBING FIXTURE(S), COMPLETE.
10. REMOVE RAISED RAMP ASSEMBLY, COMPLETE.
11. REMOVE/MODIFY PORTION OF CMU WALL ASSEMBLY AS REQUIRED FOR INSTALLATION OF NEW TRANSOM WINDOW ASSEMBLY. REFERENCE NEW WORK PLAN FOR MORE INFORMATION.
12. REMOVE PROPANE TANK AND ASSOCIATED PIPING AND CONC SLAB, COMPLETE. REMOVE MISC HOUSING AND CATCH BASINS, ETC, COMPLETE. REFERENCE CIVIL DRAWINGS FOR MORE INFO.
13. REMOVE METAL FENCING, COMPLETE. REFERENCE CIVIL DRAWINGS FOR MORE INFO.
14. REMOVE METAL GUARDRAIL ASSEMBLY, COMPLETE. REFERENCE CIVIL DRAWINGS FOR MORE INFO.
15. REMOVE WOOD STAIR ASSEMBLY, COMPLETE.
16. REMOVE INTERIOR CMU PARTITION, COMPLETE.
17. REMOVE EXTERIOR INFILL WALL ASSEMBLY (STUD FRAMING, INSULATION, GWB [WHERE PRESENT], & EXTERIOR SIDING) ATOP EXTERIOR CMU WALL ASSEMBLY, COMPLETE. TAKE CARE TO LEAVE CMU WALL ASSEMBLY AND STRUCTURAL STEEL COMPONENTS (INCLUDING, BUT NOT LIMITED TO STEEL-FRAMED ROOF DECK SUPPORT) INTACT. REFERENCE ARCHITECTURAL AND STRUCTURAL NEW WORK DOCUMENTS FOR MORE INFO.
18. REMOVE MEZZANINE FLOOR/CEILING ASSEMBLY ABOVE, COMPLETE.

SLAB REMOVALS LEGEND:

= EXTENT OF CONCRETE SLAB-ON-GRADE REMOVALS AS REQUIRED TO ALLOW FOR NEW PLUMBING INSTALLATIONS – REFERENCE PLUMBING DOCUMENTS AND NEW WORK PLAN FOR MORE INFORMATION. INFILL W/ STRUCTURAL FILL. REFERENCE STRUCTURAL DRAWINGS FOR MORE INFO.



PROJECT NORTH

PLAN

A5 REMOVALS FLOOR PLAN

REFERENCED FROM:

SCALE: 1/8" = 1'-0"

M:\2015 Design Projects\15063 191 Marginal Way Retail Center\1-Drawings\191 Marginal Way\Sheets\AD1.10 Removals Floor Plan

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PROJECT

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DRAWING

REMOVALS FLOOR PLAN

CWS PROJECT NUMBER: 15.063

REVISIONS

DRAWING NUMBER

AD1.10

SCALE: 1/8" = 1'-0"

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ISSUED FOR: SITE DEMOLITION & SITEWORK