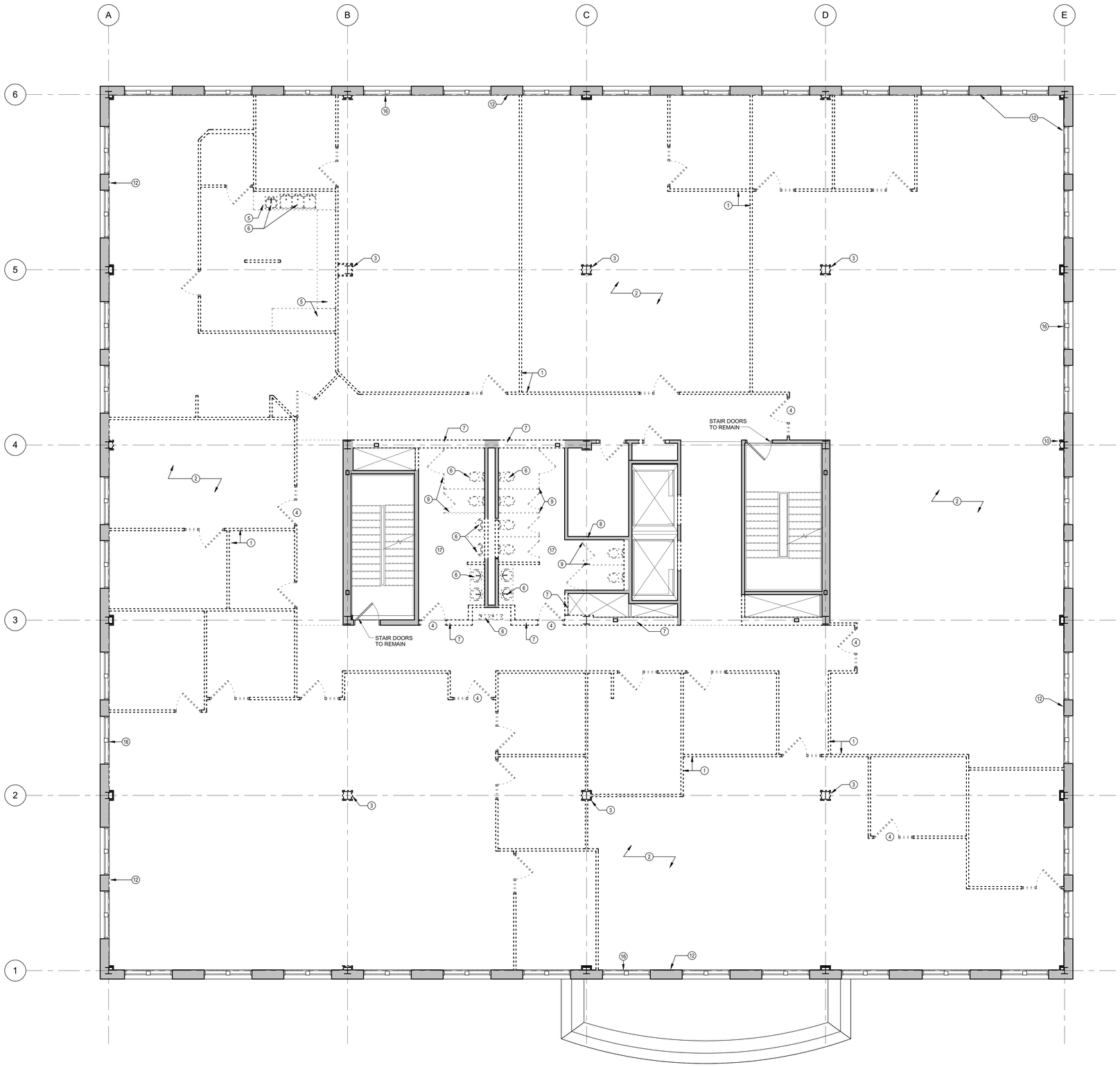

MECHANICAL DEMOLITION SCOPE

1. REMOVE EXISTING DUCTWORK ON 3RD & 4TH FLOORS BACK TO DUCT MAINS AND CAP. REMOVE SUPPLY DUCT MAINS IN SHAFTS BACK TO DUCT MOUNTED HUMIDIFIERS AFTER MAINS ARE NO LONGER REQUIRED TO REMAIN IN SERVICE BASED ON CONTRACTOR'S CONSTRUCTION PHASING SCHEDULE.
2. REMOVE EXISTING HVAC EQUIPMENT ON 3RD & 4TH FLOORS.
3. REMOVE EXISTING HVAC HWS & HWR ON 3RD & 4TH FLOORS.
4. REMOVE EXISTING PLUMBING FIXTURES ON 3RD & 4TH FLOORS.
5. REMOVE EXISTING DOMESTIC WATER PIPING SERVING FIXTURES ON 3RD & 4TH FLOORS BACK TO RISER. VALVE & CAP AT RISER.
6. REMOVE EXISTING SANITARY & VENT PIPING SERVING FIXTURES ON 3RD & 4TH FLOORS BACK TO ACTIVE MAIN OR RISER. CAP AT ACTIVE MAIN OR RISER.
7. REMOVE EXISTING BRANCH GAS PIPING BACK TO RISER. VALVE & CAP AT RISER.
8. EXISTING STORM DRAIN SYSTEM SHALL REMAIN.
9. EXISTING EQUIPMENT IN PENTHOUSE SHALL REMAIN.
10. EXISTING STAIR TOWER VENTILATION SYSTEMS SHALL REMAIN.
11. EXISTING ROOFTOP AIR HANDLING UNITS AND DUCTWORK SHALL REMAIN.

ELECTRICAL DEMOLITION SCOPE

1. ALL DISTRIBUTION PANELBOARDS AND FEEDERS ARE TO REMAIN IN THE ELECTRICAL ROOMS ON THE 3RD AND 4TH FLOORS AND IN THE MECHANICAL PENTHOUSE.
2. ALL WIRING AND EQUIPMENT IN THE TELEPHONE ROOMS ON THE 3RD AND 4TH FLOORS ARE TO REMAIN IN PLACE.
3. DUCT SMOKE DETECTORS AND TEST STATIONS IN THE 4TH FLOOR CEILING TO REMAIN IN PLACE.
4. KITCHEN PANEL "KP" TO BE REMOVED WITH ALL ASSOCIATED WIRING INCLUDING 15 KVA TRANSFORMER, PRIMARY AND SECONDARY BREAKER AND FEEDER CONDUIT AND WIRE.
5. ALL LIGHTING FIXTURES TO BE REMOVED.
6. ALL DATA AND PHONE WIRING WILL BE REMOVED EXCEPT THE PUNCHDOWN BLOCKS AND 300 PAIR CABLES IN THE TELEPHONE ROOMS ON THE 3RD AND 4TH FLOORS.
7. ALL RECEPTACLES AND BRANCH CIRCUIT WIRING ON THE FLOORS WILL BE REMOVED.
8. FIRE ALARMS DEVICES WILL BE REPLACED WITH NEW DIGITAL UNITS. CONTRACTOR TO DETERMINE IF ANY DEVICES SUCH AS REMOTE POWER SUPPLIES CAN BE REUSED AND SALVAGED. HORN STROBES WILL BE CHANGED TO WHITE UNITS.
9. ANY MECHANICAL EQUIPMENT AND MOTORS BEING DEMOLISHED SHOULD HAVE WIRING AND STARTERS REMOVED SUCH AS KITCHEN HOOD AND POSSIBLY AN EXHAUST FAN OR TWO.
10. MOST IF NOT ALL EMERGENCY BATTERY PACKS WILL BE REMOVED AND IN STAIR TOWERS REPLACED.
11. ALL SECURITY DEVICES AND WIRING TO BE REMOVED.

GENERAL DEMOLITION AND REMOVAL NOTES

1. THE DEMOLITION DRAWINGS PROVIDE GENERAL COORDINATION INFORMATION ONLY, AND ARE SCHEMATIC IN NATURE. THEY DO NOT IDENTIFY ALL INDIVIDUAL ITEMS TO BE REMOVED. REMOVE ANY EXISTING CONSTRUCTION WHICH IS IN THE WAY OF NEW CONSTRUCTION OR PROHIBITS THE NEW CONSTRUCTION.
2. VERIFY EXISTING STRUCTURAL CONDITIONS PRIOR TO DEMOLITION OR REMOVALS.
3. PROTECT FROM DAMAGE AND WEATHER ANY EXISTING BUILDING COMPONENTS, WHICH ARE EXPOSED AS A RESULT OF DEMOLITION OR REMOVALS.
4. COORDINATE AND SCHEDULE ALL WORK IN EXISTING OCCUPIED PORTIONS OF THE BUILDING WITH THE OWNER.
5. NOTIFY THE ARCHITECT AND OWNER IMMEDIATELY UPON DISCOVERY OF POTENTIALLY HAZARDOUS MATERIAL OR SUBSTANCE NOT ADDRESSED IN THE CONTRACT DOCUMENTS, INCLUDING BUT NOT LIMITED TO ASBESTOS, PCB, LEAD, MERCURY, AND MOLD. DO NOT DISTURB HAZARDOUS MATERIALS. HAZARDOUS MATERIAL SHALL BE LEGALLY ABATED, TRANSPORTED, AND DISPOSED OF.
6. CONCRETE SLAB REMOVALS MAY BE REQUIRED THROUGHOUT THE EXISTING BUILDING AND MAY NOT BE SHOWN ON THE DEMOLITION DRAWINGS. COORDINATE THE EXTENT OF SLAB REMOVALS WITH STRUCTURAL, MECHANICAL AND ELECTRICAL PLANS. CUT TRENCHES IN EXISTING CONCRETE FLOORS WITH NO MORE THAN A 1:2 SLOPE. PROVIDE AN UNDER-SLAB VAPOR RETARDER AT SLABS ON GRADE. REFER TO STRUCTURAL DRAWINGS FOR REINFORCEMENT REQUIREMENTS. PATCH CONCRETE TO MATCH ADJACENT THICKNESS AND FINISH PRIOR TO THE INSTALLATION OF UNDERLAYMENT OR NEW FINISHES.
7. REMOVAL OF MATERIALS SHALL BE DONE WITHOUT DISTURBING ADJACENT SURFACES OR THE CURRENT CONDITION OF OTHER BUILDING ELEMENTS INTENDED TO REMAIN.
8. THE OWNER SHALL REMOVE FURNITURE AND OTHER MOVABLE AND/OR FIXED EQUIPMENT PRIOR TO NEW WORK IN ANY AREA, EXCEPT FOR MECHANICAL, ELECTRICAL OR MINOR WORK NOT REQUIRING THE OWNER TO COMPLETELY VACATE THE PREMISES. NOTIFY THE OWNER OF THE SCHEDULE FOR NEW WORK AND EXTENT OF OWNER REMOVALS NECESSARY.
9. REMOVE ALL DAMAGED AND/OR DISCARDED BUILDING CONSTRUCTION MATERIAL FROM CONCEALED SPACES. PRIOR TO CLOSING- OR SEALING-OFF CONCEALED SPACES, THE CONTRACTOR SHALL ALLOW FOR AN INSPECTION OF COMPONENTS WHICH WILL NOT BE VISIBLE WHEN THE SPACES HAVE BEEN SEALED.
10. ALL DEMOLITION/REMOVAL DEBRIS IS THE PROPERTY OF THE CONTRACTOR, UNLESS NOTED OTHERWISE, AND SHALL BE LEGALLY DISPOSED OF.
11. SCOPE OF MECHANICAL, ELECTRICAL AND PLUMBING DEMOLTION TO BE COORDINATED WITH MEP DRAWINGS.

ELECTRICAL DEMOLITION AND REMOVAL NOTES

D1. REMOVE AND DISCONNECT ALL EXISTING ELECTRICAL EQUIPMENT WITHIN AREAS INDICATED, UNLESS OTHERWISE NOTED TO REMAIN, INCLUDING LIGHTING FIXTURES, SWITCHES, RECEPTACLES, EXPOSED CONDUIT, BRANCH CIRCUIT WIRING, SURFACE AND FLUSH DEVICE BOXES, DEVICE PLATES, ETC. ALL EXPOSED ABANDONED CONDUCTORS AND CONDUITS SHALL BE REMOVED. WHERE COMPLETE REMOVAL IS NOT POSSIBLE REMOVE ALL WIRING FROM CONDUITS, CUT BACK, CAP AND ABANDON ALL CONDUITS AS REQUIRED. COORDINATE REMOVAL WITH ENGINEER.

D2. EXISTING ELECTRICAL EQUIPMENT NECESSARY FOR EXISTING INSTALLATION, BUT PASSING THROUGH THE RENOVATED AREA, SHALL BE TEMPORARILY REHUNG AND PROTECTED DURING CONSTRUCTION. RESTORE,IF INTERRUPTED, ALL CONDUITS, BRANCH CIRCUITS AND FEEDERS PASSING THROUGH RENOVATED AREAS AND SERVICING UNDISTURBED AREAS.

D3. EXISTING CONDUIT FOUND TO BE REUSABLE MAY BE USED. ALL OTHER MATERIAL SHALL BE REMOVED FROM THE JOB SITE UNLESS OTHERWISE DIRECTED BY THE ENGINEER.

D4. REMOVE EXISTING TELEPHONE WIRING AND BRANCH CIRCUITS WITHIN WALLS BEING REMOVED. COORDINATE DEMOLITION WITH GENERAL CONTRACTOR PRIOR TO REMOVAL.

D5. ALL BRANCH CIRCUITS SHALL BE ROUTED TO EXISTING OR NEW PANELS AS INDICATED ON THE CONSTRUCTION DRAWINGS OR AS DIRECTED BY THE ENGINEER.

D6. CONTRACTOR SHALL CARRY ALL COSTS RELATING TO REMOVAL AND LAWFUL DISPOSAL OF ELECTRICAL EQUIPMENT, LIGHTING FIXTURES, CONDUIT, WIRING AND ASSOCIATED DEVICES/HARDWARE. PRIOR TO ACTUAL REMOVAL OF ELECTRICAL EQUIPMENT, CONTRACTOR SHALL COORDINATE WITH OWNER FOR POSSIBLE SALVAGE OF ANY OF THE EQUIPMENT.

D7. THIS DRAWING HAS BEEN PREPARED TO ASSIST THE CONTRACTOR IN PRICING DEMOLITION WORK. CONTRACTOR IS TO VISIT THE SITE AND EXAMINE ALL EXISTING CONDITIONS. NO EXTRA COMPENSATION OR TIME EXTENSION WILL BE PERMITTED BECAUSE OF LACK OF COMPLIANCE WITH THIS REQUIREMENT.

D8. THE ELECTRICAL CONTRACTOR SHALL TAKE INTO ACCOUNT IN FILING THEIR BID, THE OBLIGATION TO PROVIDE FOR THE DISMANTLING AND REMOVAL, OR MODIFICATION, OF EXISTING ELECTRICAL EQUIPMENT, LIGHTING, CONDUIT, WIRING AND RELATED ITEMS FOR THEIR REPLACEMENT OR MODIFICATION AS HEREIN SPECIFIED OR AS MAY REASONABLY BE IMPLIED.

MECHANICAL DEMOLITION AND REMOVAL NOTES

1. THE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND EXACT LOCATIONS AND ARRANGEMENTS OF EXIST./NEW EQUIPMENT, DUCTWORK, PIPING AND OTHER COMPONENTS SHALL BE DETERMINED IN THE FIELD WITH DUE CONSIDERATION OF STRUCTURAL, ELECTRICAL AND ARCHITECTURAL SYSTEMS. EXISTING STRUCTURAL SYSTEMS SHALL NOT BE MODIFIED WITHOUT THE EXPRESS PERMISSION OF THE ENGINEER.
2. CONTRACTOR IS TO MAINTAIN SERVICE TO AREAS OUTSIDE THE PROJECT SCOPE OF WORK. IF INTERRUPTION OF SERVICE IS REQUIRED COORDINATE SHUTDOWN.
3. CARE SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT EXISTING SYSTEMS AND SURFACES TO REMAIN. RESTORE DAMAGED AREAS THAT ARE BEYOND THE SCOPE OF THIS CONTRACT TO THEIR ORIGINAL CONDITION.
4. WHERE INDICATED ON THE DRAWINGS, REMOVE OR RELOCATE EXISTING COMPONENTS AS REQUIRED TO ACCOMMODATE THE NEW WORK. REMOVALS SHALL INCLUDE ALL ASSOCIATED OFF-SITE DISPOSAL COSTS.
5. COORDINATE REMOVALS AND RELOCATIONS INCLUDING SELECTIVE CUTTING AND PENETRATIONS WITH ARCHITECTURAL, MECHANICAL, STRUCTURAL AND ELECTRICAL CONTRACTORS.
6. AT THE END OF EACH WORKING DAY, THE CONSTRUCTION SITE SHALL BE LEFT IN A CLEAN AND NEAT CONDITION.
7. FIELD VERIFY EXISTING EQUIPMENT, DUCTWORK AND PIPING PRIOR TO REMOVAL OR REUSE. CONFIRM WITH OWNER THAT ALL EQUIPMENT, DUCTWORK AND PIPING DESIGNATED TO BE REMOVED IS NO LONGER IN SERVICE PRIOR TO ITS REMOVAL.
8. EXISTING EQUIPMENT, DUCTWORK AND PIPING TO REMAIN IN SERVICE SHALL BE INSPECTED. ANY EQUIPMENT FOUND TO BE INOPERABLE SHALL BE REPORTED TO THE PROJECT ENGINEER.
9. INFILL ALL NEW OR EXISTING ABANDONED FLOOR SLAB PENETRATIONS WITH GROUT, FULL THICKNESS OF SLAB. MAINTAIN 2 HR FIRE RATING. ALL EXISTING CONCRETE FLOORS AND CHASES ARE 2 HOUR FIRE RATED.
10. FILL AND PATCH ALL OPENINGS IN WALLS WHERE CONDUITS, PIPES, DUCTS ETC. ARE OR HAVE BEEN REMOVED WITH UL LISTED FIRE ASSEMBLY APPROVED BY THE ARCHITECT. MAINTAIN 2 HR FIRE RATING WHERE APPLICABLE.
11. ALL UNUSED (ABANDONED) DUCTWORK, PIPING AND EQUIPMENT INDICATED TO BE REMOVED SHALL BE REMOVED AND CAPPED.
12. TIE-IN POINT LOCATIONS ARE APPROXIMATE. CONTRACTOR SHALL DETERMINE EXACT LOCATIONS IN THE FIELD BASED ON EXISTING CONDITIONS.
13. REFER TO MEP NEW WORK DRAWINGS FOR EXISTING EQUIPMENT, DUCTWORK, PIPING ETC. TO BE LEFT IN SERVICE.

DEMO NOTES

KEY	DESCRIPTION
1	DEMO WALLS AS INDICATED IN PLAN - TYP.
2	DEMO ALL FINISH FLOOR TO SLAB - TYP.
3	DEMO COLUMN ENCLOSURE - FIRE PROOFING TO REMAIN
4	DEMO ALL DOORS AND FRAMES U.N.O. - TYP.
5	DEMO ALL CASEWORK
6	DEMO PLUMBING FIXTURES AS INDICATED IN PLANS - TYP. COORDINATE WITH PLUMBING
7	SELECTIVE DEMO OF WALL - PATCH AND REPAIR RATED WALLS TO MAINTAIN RATINGS AS REQUIRED
8	SELECTIVE DEMO OF WALL FOR NEW OPENING - SEE PLANS
9	DEMO PARTITIONS AND ACCESSORIES
10	DEMO COLUMN ENCLOSURE - FIRE PROOFING TO REMAIN, REPAIR AS NECESSARY
11	DEMO CHASE AND MECHANICAL FROM KITCHEN AND EQUIPMENT BELOW - SEE MEP DRAWINGS
12	DEMO GWB FINISH @ EXTERIOR WALLS FOR A HEIGHT OF 2", EXPOSE EXISTING INSULATION FOR INSPECTION - TYPICAL
13	DEMO EXISTING CEILINGS TYP. U.N.O.
14	DEMO EXISTING CEILING FIXTURES TYP. U.N.O.
15	CEILING/FIXTURE TO REMAIN
16	DEMO ALL WINDOW SILLS, APRON AND TRIM - ALL LOCATIONS U.N.O.
17	DEMO TILE FLOOR FINISH - PREP FLOOR W/ CEMENT UNDERLAYMENT FOR NEW FINISHES

0' 1' 2' 5' 10'

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No.	Date	Description

Revision Schedule

REGISTERED ARCHITECT
ANN M. FONTAINE-FISHER
NO. 4459
STATE OF MAINE

JOB NO.
14054

DRWN. CHK
Checker

SCALE:
3/16" = 1'-0"

ISSUE
PERMIT SET
03/18/16

TITLE
LEVEL 3 DEMO PLAN

SHEET
AD100

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