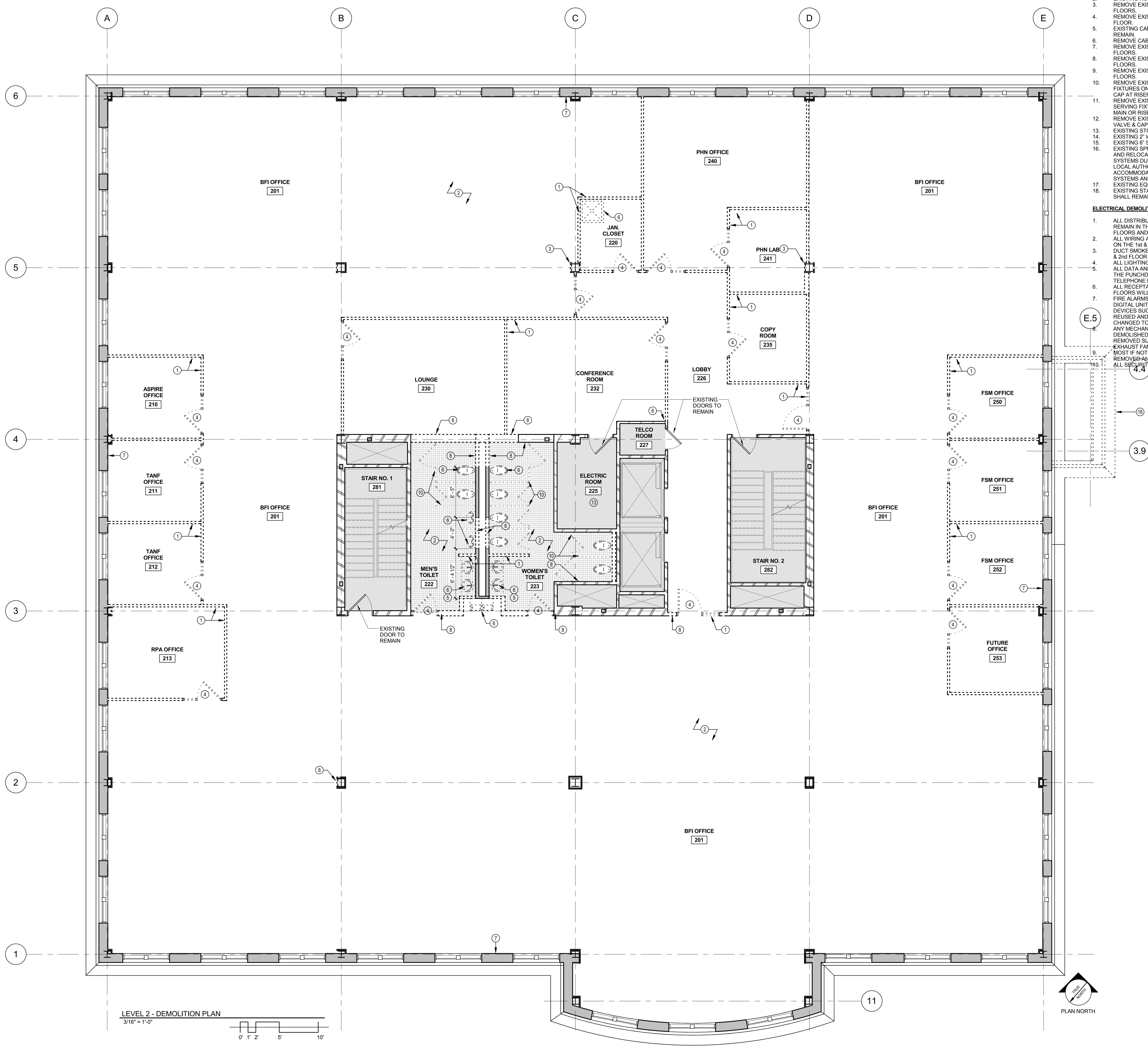

LEVEL 2 - DEMOLITION PLAN
3/16" = 1'-0"
0' 1' 2' 5' 10'

MECHANICAL DEMOLITION SCOPE

1. REMOVE EXISTING DUCTWORK ON 1st & 2nd 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 SCHEDULE. RETURN DUCTWORK LOCATED ABOVE THE ROOF TO REMAIN.
2. EXISTING ROOFTOP AIR HANDLING UNIT HVAC-2 TO REMAIN.
3. REMOVE EXISTING HVAC EQUIPMENT ON 1st & 2nd FLOORS.
4. REMOVE EXISTING FINNED TUBE RADIATION ON THE 1st FLOOR.
5. EXISTING CABINET UNIT HEATERS CUH-1 AND 2 TO REMAIN.
6. REMOVE CABINET UNIT HEATER CUH-3.
7. REMOVE EXISTING EXHAUST DUCTWORK ON 1ST & 2ND FLOORS.
8. REMOVE EXISTING HVAC HWS & HWR ON 1st & 2nd FLOORS.
9. REMOVE EXISTING PLUMBING FIXTURES ON 1st & 2nd FLOORS.
10. REMOVE EXISTING DOMESTIC WATER PIPING SERVING FIXTURES ON 3RD & 4TH FLOORS BACK TO RISER. VALVE & CAP AT RISER.
11. REMOVE EXISTING ABOVE SLAB SANITARY & VENT PIPING SERVING FIXTURES ON 1st & 2nd FLOORS BACK TO ACTIVE MAIN OR RISER. CAP AT ACTIVE MAIN OR RISER.
12. REMOVE EXISTING BRANCH GAS PIPING BACK TO RISER. VALVE & CAP AT RISER.
13. EXISTING STORM DRAIN SYSTEM SHALL REMAIN.
14. EXISTING 2" WATER ENTRANCE PIPING TO REMAIN.
15. EXISTING 6" SPRINKLER ENTRANCE PIPING TO REMAIN.
16. EXISTING SPRINKLER SYSTEM TO BE REPLACED, MODIFIED AND RELOCATED AS REQUIRED TO MAINTAIN SPRINKLER SYSTEMS DURING CONSTRUCTION AS REQUIRED BY THE LOCAL AUTHORITY HAVING JURISDICTION AND TO ACCOMMODATE AND COORDINATE WITH THE NEW MEP SYSTEMS AND FLOOR PLANS.
17. EXISTING EQUIPMENT IN PENTHOUSE SHALL REMAIN.
18. EXISTING STAIR TOWER PRESSURIZATION SYSTEMS SHALL REMAIN.

ELECTRICAL DEMOLITION SCOPE

1. ALL DISTRIBUTION PANELBOARDS AND FEEDERS ARE TO REMAIN IN THE ELECTRICAL ROOMS ON THE 1st & 2nd FLOORS AND IN THE MECHANICAL PENTHOUSE.
2. ALL WIRING AND EQUIPMENT IN THE TELEPHONE ROOMS ON THE 1st & 2nd FLOORS ARE TO REMAIN IN PLACE.
3. DUCT SMOKE DETECTORS AND TEST STATIONS IN THE 1st & 2nd FLOOR CEILING TO REMAIN IN PLACE.
4. ALL LIGHTING FIXTURES TO BE REMOVED.
5. ALL DATA AND PHONE WIRING WILL BE REMOVED EXCEPT THE PUNCHDOWN BLOCKS AND 300 PAIR CABLES IN THE TELEPHONE ROOMS ON THE 1st & 2nd FLOORS.
6. ALL RECEPTACLES AND BRANCH CIRCUIT WIRING ON THE FLOORS WILL BE REMOVED.
7. 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.
8. ANY MECHANICAL EQUIPMENT AND MOTORS BEING DEMOLISHED SHOULD HAVE WIRING AND STARTERS REMOVED SUCH AS KITCHEN HOOD AND POSSIBLY AN EXHAUST FAN OR TWO.
9. MOST IF NOT ALL EMERGENCY BATTERY PACKS WILL BE REMOVED AND IN STAIR TOWERS REPLACED.
10. 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. DO NOT TRENCH, EXCAVATE, GRIND OR REMOVE ANY OF THE 1ST FLOOR STRUCTURAL CONCRETE SLAB WITHOUT FIRST CONSULTING BUILDING OWNER.
7. REMOVAL OF MATERIALS SHALL BE DONE WITHOUT DISTURBING ADJACENT SURFACES OR THE CURRENT CONDITION OF OTHER BUILDING ELEMENTS INTENDED TO REMAIN.
8. DO NOT DISTURB OR MOVE ANY SOILS ON SITE WITHOUT FIRST CONSULTING WITH BUILDING OWNER.
9. 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.
10. 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.
11. ALL DEMOLITION/REMOVAL DEBRIS IS THE PROPERTY OF THE CONTRACTOR, UNLESS NOTED OTHERWISE, AND SHALL BE LEGALLY DISPOSED OF.
12. ELEVATORS MAY NOT BE USED FOR TRANSPORT OF ANY DEMOLITION MATERIALS.
13. SCOPE OF MECHANICAL, ELECTRICAL AND PLUMBING DEMOLITION TO BE COORDINATED WITH MEP DRAWINGS.

ELECTRICAL DEMOLITION AND REMOVAL NOTES

1. 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. <u>**EMPTY HOUSE OR FLOOR TO FLOOR CONDUITS NOT SERVING TENANTS TO BE ABANDONED IN PLACE FOR FUTURE USE BY BUILDING OWNER.</u>
2. 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.
3. 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.
4. REMOVE EXISTING TELEPHONE WIRING AND BRANCH CIRCUITS WITHIN WALLS BEING REMOVED. COORDINATE DEMOLITION WITH GENERAL CONTRACTOR PRIOR TO REMOVAL.
5. ALL BRANCH CIRCUITS SHALL BE ROUTED TO EXISTING OR NEW PANELS AS INDICATED ON THE CONSTRUCTION DRAWINGS OR AS DIRECTED BY THE ENGINEER.
6. 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.
7. 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.
8. 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. ALL HVAC, PLUMBING, FIRE PROTECTION GENERAL NOTES, SYMBOLS LISTS & DETAILS ARE TO BE CONSIDERED AS APPLICABLE TO ALL HVAC DRAWINGS FOR THIS PROJECT.
2. THE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND EXACT LOCATIONS AND ARRANGEMENTS OF EXISTING 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.
3. THE PROJECT SHALL BE PHASED IN ACCORDANCE WITH THE APPROVED PHASING PLAN. THE CONTRACTOR SHALL OBTAIN APPROVAL FOR THE SEQUENCING AND TIMING OF OPERATIONS PRIOR TO COMMENCING WORK. SEE SPECIFICATIONS.
4. CONTRACTOR IS TO MAINTAIN SERVICE TO ROOMS OUTSIDE THE PROJECT SCOPE OF WORK AND PHASING SCHEDULE. IF INTERRUPTION OF SERVICE IS REQUIRED COORDINATE SHUTDOWN.
5. 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.
6. 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.
7. COORDINATE REMOVALS AND RELOCATION'S INCLUDING SELECTIVE CUTTING AND PENETRATIONS WITH ARCHITECTURAL, MECHANICAL, STRUCTURAL AND ELECTRICAL CONTRACTORS.
8. AT THE END OF EACH WORKING DAY, THE CONSTRUCTION SITE SHALL BE LEFT IN A CLEAN AND NEAT CONDITION.
9. 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.
10. 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.
11. 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.
12. 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.
13. ALL UNUSED (ABANDONED) DUCTWORK, PIPING AND EQUIPMENT INDICATED TO BE REMOVED SHALL BE REMOVED AND CAPPED.
14. TIE-IN POINT LOCATIONS ARE APPROXIMATE. CONTRACTOR SHALL DETERMINE EXACT LOCATIONS IN THE FIELD BASED ON EXISTING CONDITIONS.
15. REFER TO MEP NEW WORK DRAWINGS FOR EXISTING EQUIPMENT, DUCTWORK, PIPING ETC. TO BE LEFT IN SERVICE.
16. **STAIRWAY EXHAUST FANS, SYSTEMS & CONTROLS SHALL REMAIN IN PLACE, PER BUILDING OWNER.

DEMO NOTES

KEY	DESCRIPTION
1	DEMO WALLS AS INDICATED IN PLAN - TYP.
2	DEMO FINISH FLOOR TO SLAB - TYP.
3	DEMO COLUMN ENCLOSURE - FIRE PROOFING TO REMAIN, REPAIR AS NECESSARY
4	DEMO DOOR AND FRAME AS INDICATED IN PLAN - TYP.
5	DEMO CASEWORK
6	DEMO PLUMBING FIXTURES AS INDICATED IN PLANS - TYP. COORDINATE WITH PLUMBING
7	DEMO GWB FINISH @ EXTERIOR WALLS UP TO A HEIGHT OF 2'-0" TO EXPOSE EXISTING INSULATION FOR INSPECTION
8	SELECTIVE DEMO OF WALL - PATCH AND REPAIR RATED WALLS TO MAINTAIN RATINGS AS REQUIRED. AT TOIL. RM WALLS, REMOVE CERAMIC TILE FINISH, WHERE PRESENT
9	REMOVE OPERABLE WALL SYSTEM
10	DEMO PARTITIONS AND TOIL. ROOM ACCESSORIES
11	DEMO EXISTING CEILINGS TYP. U.N.O.
12	DEMO EXISTING CEILING FIXTURES TYP. U.N.O.
13	CEILING/FIXTURE TO REMAIN
14	REMOVE WINDOW SYSTEM. REMOVE EXISTING CAULKING AROUND MASONRY OPENING. REMOVE GWB WALL RETURN AT HEAD AND JAMBS AND INTERIOR WOOD WINDOW SILL.
15	REMOVE & SALVAGE MASONRY VENEER BELOW REMOVED WINDOW (SAWCUT BELOW JAMBS). SALVAGE 8X16 FACE BRICK AND JUMBO BRICK ACCENT BANDING FOR USE IN NEW INFILL WALL (SEE WALL TYPE ES6A ON A004)
16	REMOVE & SALVAGE MASONRY VENEER BELOW NEW STRUCTURAL SUPPORT FOR ROOF @ NEW ADDITION. SALVAGE 8X16 FACE BRICK AND JUMBO BRICK ACCENT BANDING FOR USE IN NEW INFILL WALL (SEE WALL TYPE ES6A ON A004)
17	REMOVE EXTERIOR DOOR SYSTEM. SAWCUT AND REMOVE MASONRY AS INDICATED FOR NEW MASONRY OPENING. REPLACE EXISTING LINTEL WITH NEW STEEL LINTEL. COORDINATE WITH SIZING OF NEW DOOR. SALVAGE ALL MASONRY FOR REUSE IF POSSIBLE.
18	REMOVE CANOPY IN ITS ENTIRETY, INCLUDING MASONRY BASES, COLUMN WRAPS, SOFFIT AND ROOF ASSEMBLY, LIGHTING, ROOF DRAIN, AND STEEL STRUCTURE.

GRAPHIC LEGEND - DEMOLITION

- EXISTING WALL TO REMAIN
- WALL TO BE DEMOLISHED
- EXISTING FIRE RATED WALLS
- AREA NOT IN ARCHITECTURAL SCOPE OF WORK
- (#) DEMOLITION KEYNOTE

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#	Date	Description

Revision Schedule

REGISTERED ARCHITECT
DAVID C. WEBSTER
No. 923
STATE OF MAINE

JOB NO.
15088

DRWN: SMD
CHK: RSC

SCALE:

ISSUE:
PERMIT SET - 95% CONSTRUCTION DOCUMENTS
04.12.16

TITLE:
LEVEL 2 - DEMO PLAN

SHEET
AD102