

CODE SUMMARY - 443 CONGRESS STREET	
REFERENCES: BUILDING CODE: FIRE/LIFE SAFETY CODE: PLUMBING CODE: MECHANICAL CODE: ELECTRICAL CODE: ACCESSIBILITY CODE: BUILDING INFO DETAILS: STORIES: FLOOR AREA: OCCUPANCY (BC SECTION 304): TYPE OF CONSTRUCTION: (IBC TABLE 503) FIRE RESISTANCE RATINGS: (IBC TABLE 503) INTERIOR BEARING WALLS, TRUSSES, COLUMNS, ETC. SUPPORTING MORE THAN 1 FLOOR: SUPPORTING ONLY ROOF: STRUCTURAL MEMBERS SUPPORTING A WALL: FLOOR CONSTRUCTION INCLUDING BEAMS: ROOF CONSTRUCTION: EXTERIOR WALLS, LOADBEARING: EXTERIOR WALLS, NONLOADBEARING: ENCLOSURE OF EXITS (IBC SECTION 1022): SHAFTS AND ELEVATOR HOISTWAYS (SECTION 708.14): EXITS ACCESS CORRIDORS (TABLE 1018.1 (WITH SPRINKLER SYSTEM)): OTHER NONBEARING PARTITIONS:	2009 INTERNATIONAL BUILDING CODE (IBC) NFPA 101, 2006 MAINE STATE PLUMBING CODE CODE OF MAINE REGULATIONS (CMR) 10, CHAPTER 238 2003 INTERNATIONAL MECHANICAL CODE NATIONAL ELECTRICAL CODE, 2005 EDITION ADAAG, TITLE III ACCESSIBILITY GUIDELINES 7 - 5,817 SQUARE FEET PER FLOOR BUSINESS GROUP B IB (11 STORIES & UNLIMITED BUILDING AREA) 2 HR 1 HR 2 HR OR NOT LESS THAN RATING OF WALL 2 HR 1 HR 2 HR 0 HR BASED ON TABLE 602 2 HR 2 HR 0 HR 0 HR 0 HR

ARCHITECTURAL GRAPHIC STANDARDS	
	NEW SWING DOOR (90 Deg.)
	NEW SWING DOOR (180 Deg.)
	NEW SWING DOOR w/ EMER. RELEASE HARDWARE
	EXISTING DOOR TO REMAIN
	EXISTING DOOR TO BE REMOVED
	NEW PARTITION
	EXISTING PARTITION
	PARTITION TO BE DEMOLISHED
	INTERIOR ELEVATION TAG
	PLAN OR ENLARGED DETAIL TAG
	EXISTING COLUMN LINE REFERENCE
	ROOM NAME & NUMBER TAG
	PARTITION TYPE TAG
	DOOR NUMBER TAG
	BORROWED LIGHT TAG
	GENERAL NOTES
	DEMOLITION NOTES (ON DEMOLITION PLANS)
	FURNITURE OR EQUIPMENT FURNISHED BY OWNER.
	CORNER GUARD
	BUMPER RAIL, CHAIR RAIL, KICK RAIL, HANDRAIL
	FIRE EXTINGUISHER CABINET

ELECTRICAL DEMOLITION NOTES

- DISCONNECT AND REMOVE ALL EXISTING ELECTRICAL EQUIPMENT WITHIN DESIGNATED AREA AND ON WALLS BEING REMOVED, EXCEPT WHERE MARKED OTHERWISE, I.E. LIGHTING, SWITCHES, OUTLETS, PANELBOARDS, ASSOCIATED WIRING BACK TO SOURCE OR TO LAST ACTIVE DEVICE, CONDUIT, ETC. THIS WORK INCLUDES COMPLETE DEMO AND IS NOT LIMITED TO THE EQUIPMENT SHOWN ON DEMO PLANS. EXISTING PANELS ON WALLS TO REMAIN SHALL BE LEFT INTACT. AT END OF DEMOLITION WORK MAINTAIN EXIT LIGHTING AS REQUIRED BY CODE & POWER RECEPTACLES IN ELECTRICAL ROOM, REMOVE WIRING & DEVICES LOCATED IN WALLS TO REMAIN. (EMPTY BOXES & CONDUIT SHALL REMAIN).
- MAINTAIN EXISTING FIRE ALARM SYSTEM & DEVICES INTACT TO PROVIDE A COMPLETELY OPERATIONAL SYSTEM DURING ALL COMPLETION OF DEMOLITION WORK. PROVIDE TEMPORARY SUPPORT FOR ALL ITEMS.
- DISCONNECT AND REMOVE EXISTING TELECOMMUNICATION SERVICE IN AREA DESIGNATED INCLUDING BUT NOT LIMITED TO DATA/TELEPHONE DEVICES AND WIRING (INCLUDING FIBER AND COPPER AS APPLICABLE). ALL WIRINGS SHALL BE REMOVED BACK TO SOURCE PATCH PANEL OF IDF ROOM; NO ABANDONED CABLES SHALL BE PERMITTED.
- DISCONNECT AND REMOVE EXISTING WIRING, CONDUIT, BOXES, ETC. SERVING ALL EQUIPMENT BEING REMOVED BY MECHANICAL AND OTHER TRADES. REFER TO PLUMBING, MECHANICAL, AND ARCHITECTURAL DRAWINGS FOR COORDINATION OF REQUIRED WORK. REMOVALS SHALL BE BACK TO SOURCE PANEL COMPLETE.
- EXISTING ELECTRICAL ITEMS THAT ARE BEING DISCONNECTED AND REMOVED AND NOT BEING REUSED SHALL BE DISPOSED OF PROPERLY.
- ALL ABANDONED ELECTRICAL WIRING AND DEVICES SHALL BE REMOVED.
- IF CONTINUITY OF WIRING TO EXISTING ELECTRICAL ITEMS IS INTERRUPTED BY REMOVAL OF DEVICES, CONTRACTOR SHALL INSTALL ALL NECESSARY WIRING AND RACEWAY TO ENSURE THE CONTINUITY OF CIRCUITRY IN OTHER AREAS. CONTRACTOR SHALL TRACE APPLICABLE BRANCH CIRCUITS AND MAINTAIN POWER TO AREAS OUTSIDE OF DEMOLITION SCOPE OF WORK.
- ALL ELECTRICAL CONDUIT AND WIRING TO BE REMOVED MAY NOT BE SHOWN ON DRAWINGS IN ITS ENTIRETY, BUT WILL BE THE RESPONSIBILITY OF THE DEMOLITION CONTRACTOR TO REMOVE AND DISPOSE OF THE SAME. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF EXISTING CONDITIONS.

MECHANICAL DEMOLITION NOTES

PLUMBING

- IT IS THE INTENTION TO REUSE ALL THE EXISTING PLUMBING PIPING IN THE NEW PROJECT.
- DO NOT REMOVE ANY OF THE EXISTING PLUMBING PIPING.
- IT IS THE INTENTION TO REUSE ALL THE EXISTING PLUMBING FIXTURES IN THE NEW PROJECT.
- DO NOT REMOVE ANY OF THE EXISTING PLUMBING FIXTURES.

DUCTWORK

- NONE OF THE EXISTING DUCTWORK WILL BE REUSED IN THE NEW PROJECT.
- REMOVE ALL DUCTWORK FROM JOBSITE.

REGISTERS, GRILLES AND DIFFUSERS

- NONE OF THE EXISTING GRILLES AND DIFFUSERS WILL BE REUSED ON THE 2ND OR 3RD FLOOR.
- MOVE THE GRILLES AND DIFFUSERS TO A STORAGE LOCATION ON THE BASEMENT LEVEL SELECTED BY THE BUILDING OWNER.

TRANE TRACKER CONTROL SYSTEM AND VVT DAMPERS

- THE TRANE TRACKER CONTROL SYSTEM AND THE TRANE VVT DAMPERS WILL NOT BE REUSED ON THE 2ND OR 3RD FLOOR.
- REMOVE THE CONTROL SYSTEM AND DAMPERS AND MOVE TO A STORAGE LOCATION ON THE BASEMENT LEVEL SELECTED BY THE OWNER.

AIR HANDLING EQUIPMENT AND REFRIGERANT PIPING

- THE TWO AIR HANDLING UNITS THAT ARE EXISTING (ONE TRANE TWE120 AND ONE TRANE TWE060) ARE IN GOOD CONDITION BUT ARE NOT GOING TO BE REUSED ON THE 2ND OR 3RD FLOOR.
- REMOVE REFRIGERANT FROM THE TWO SYSTEMS PER EPA STANDARDS. REMOVAL MUST BE MADE BY A QUALIFIED REFRIGERATION TECHNICIAN CERTIFIED BY THE EPA.
- SOLDER CAPS ON THE SUCTION AND LIQUID LINES FOR BOTH THE AIR HANDLERS AT THE AIR HANDLING UNIT. SOLDER CAPS ON THE SUCTION AND LIQUID LINES JUST AFTER THEY LEAVE THE 2ND OR 3RD FLOORS. PIPING OUTSIDE THE BUILDING SHALL REMAIN & BE CAPPED WEATHER TIGHT. AHUS ON ROOF SHALL REMAIN.
- MOVE THE TRANE TWE120 AND THE TRANE TWE060 TO A STORAGE LOCATION ON THE BASEMENT LEVEL SELECTED BY THE BUILDING OWNER.
- REMOVE THE DEMOLISHED REFRIGERANT LINES FROM THE JOBSITE.

STEAM HEATING SYSTEM

- IT IS INTENDED TO KEEP THE STEAM HEATING SYSTEM IN PLACE AND OPERATING DURING THIS PHASE OF THE CONSTRUCTION PROJECT.
- DO NOT REMOVE ANY OF THE STEAM OR CONDENSATE PIPING. DO NOT REMOVE THE EXISTING STEAM RADIATORS THAT ARE LOCATED UNDER WINDOWS.

GENERAL DEMOLITION NOTES

F - INTERIOR FLOOR

- REMOVE FLOOR CARPET, PAD, AND VINYL BASE. REMOVE MASTIC DOWN TO A CLEAN EXISTING CONCRETE FLOOR SLAB.
- REMOVE VINYL FLOORING AND VINYL BASE. REMOVE MASTIC DOWN TO A CLEAN EXISTING CONCRETE FLOOR SLAB.
- REMOVE ANY BUILT UP SUBFLOOR BENEATH FLOOR COVERING AS REQ'D DOWN TO THE STRUCTURAL CONCRETE FLOOR SLABS TO PROVIDE A LEVEL FLOOR SURFACE FOR NEW CONSTRUCTION.
- DELETED/2
- REMOVE BASE ON ALL PARTITIONS & COLUMN. FURRING TO REMAIN, INCLUDING EXTERIOR WALLS.

C - INTERIOR CEILING

- EXISTING CEILING TO REMAIN.
- REMOVE ACOUSTICAL CEILING TILE, GRID, AND SUSPENSION SYSTEM. EXISTING PLASTER CEILING ON BOTTOM OF FLOOR STRUCTURE IS TO REMAIN.
- REMOVE GYPSUM BOARD CEILING AND SUSPENSION SYSTEM.

N - INTERIOR WALL

- REMOVE INTERIOR WALL AND FRAMING.
- REMOVE INTERIOR DOOR, DOOR FRAME, AND DOOR HARDWARE.
- REMOVE EXISTING VAULT DOOR, FRAME, AND HARDWARE.
- DELETED/2
- REMOVE ALL PORTIONS OF PREVIOUSLY REMOVED PARTITIONS THAT STILL REMAIN ABOVE EXISTING ACOUSTICAL CEILINGS.
- DELETED/2
- REMOVE WOOD CHAIR RAIL & BASE ON WALLS TO REMAIN.
- REMOVE WINDOW TREATMENTS & TRACKS FROM EXISTING WINDOWS.

M - INTERIOR MILLWORK AND FURNISHINGS

- REMOVE BUILT-IN BASE & WALL CABINETS & COUNTERTOP.
- REMOVE STORAGE LOCKERS. COORDINATE ANY SALVAGE REQUESTS WITH OWNER.
- REMOVE BUILT-IN SHELVES.
- REMOVE BUILT-IN RADIATOR COVER.

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Seals

Consultant

DD Approval Signature _____ Date _____

Project North

Key Plan N.T.S.

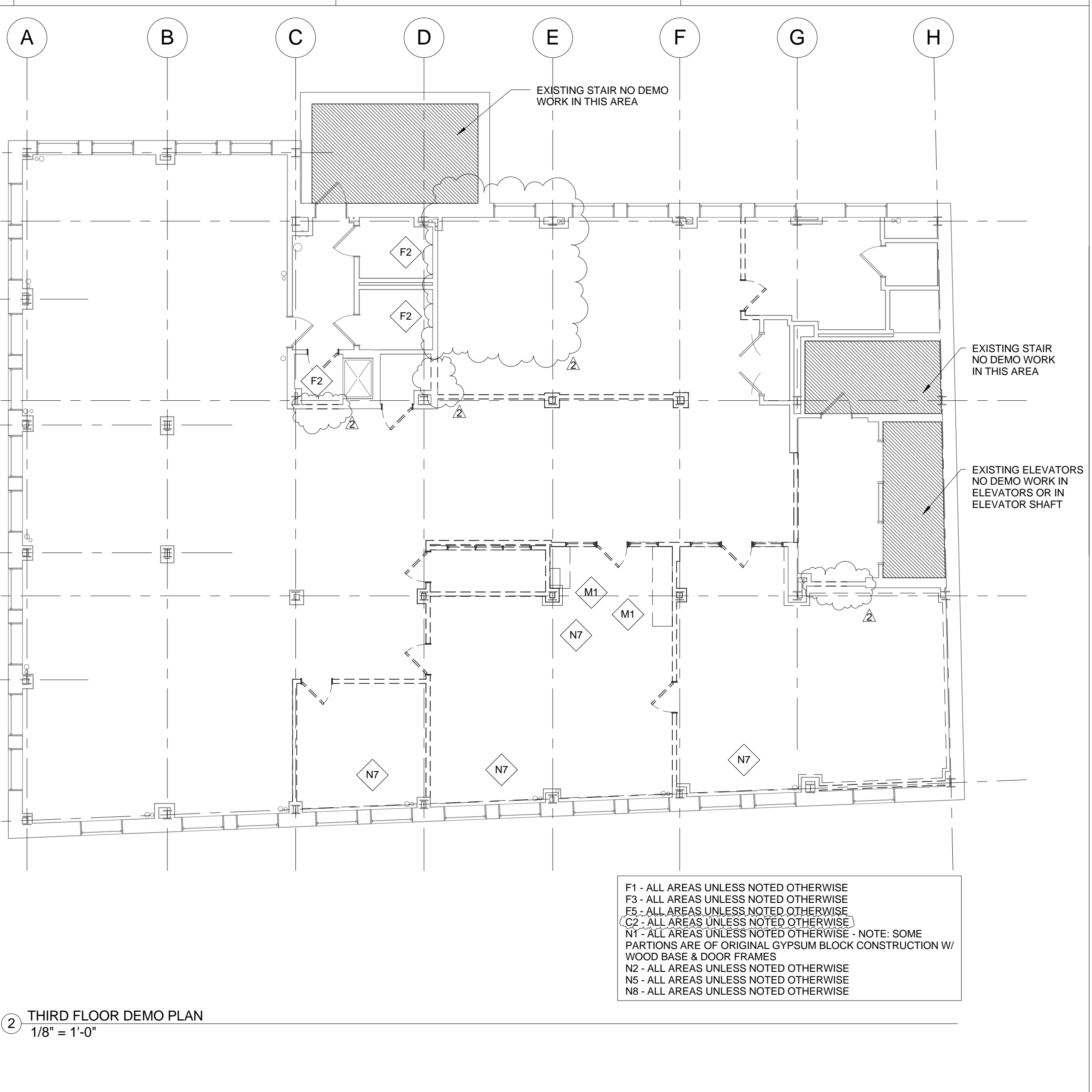
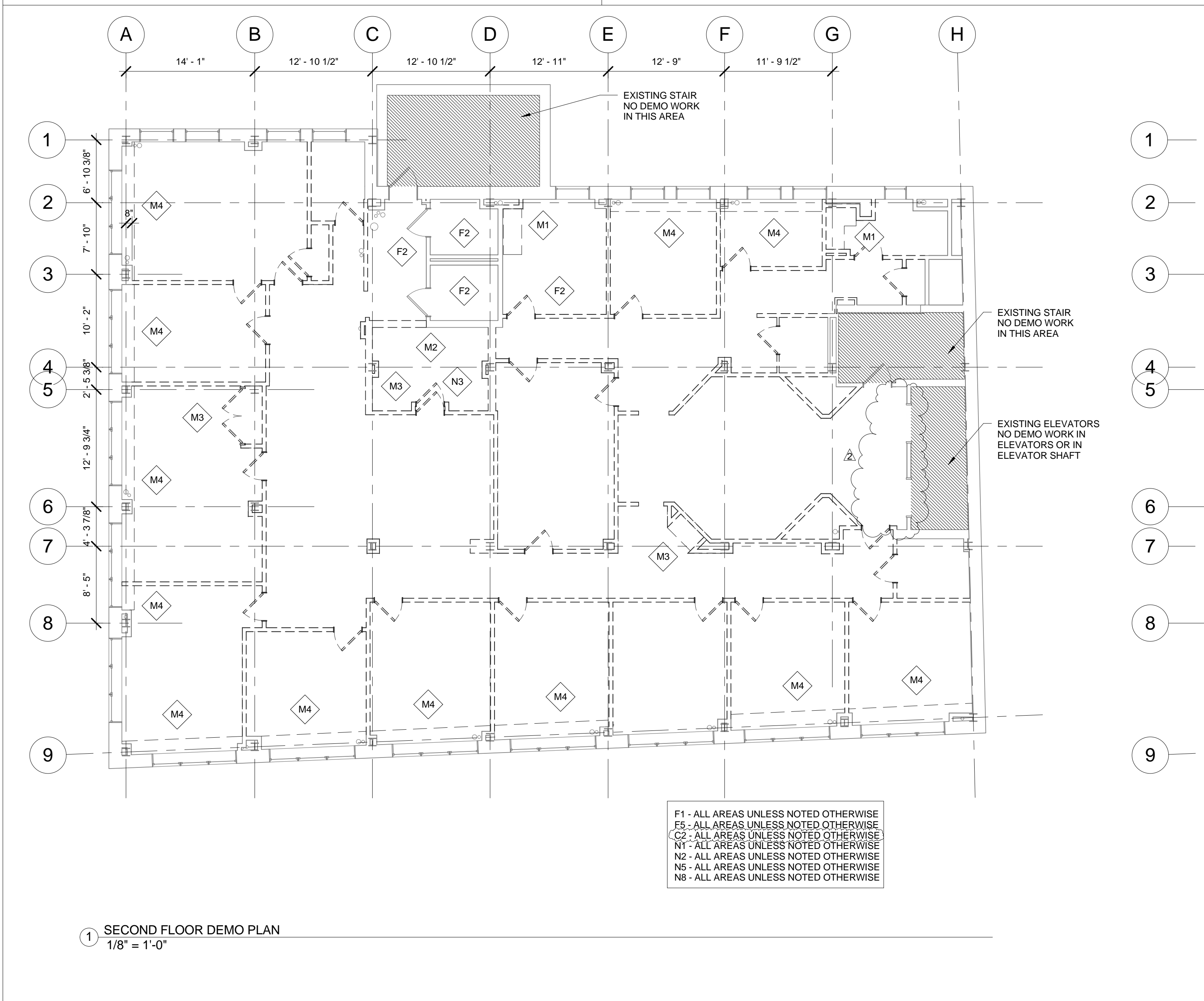
REVISION	DATE	NO
REVISION	3/14/11	3
REVISION	3/11/11	2
REVISION	3/10/11	1

JJR 443 CONGRESS, LLC

443 CONGRESS ST.
PORTLAND, MAINE
SECOND & THIRD
FLOOR RENOVATION

Morris Switzer Project Number 201021
Date 03/08/11
Scale As indicated
Sheet Title and Number

DEMOLITION PLANS & NOTES



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