

- COORDINATION:** PRIOR TO ANY DEMOLITION ALL DEMOLITION WORK SHALL BE COORDINATED WITH ALL NEW CONSTRUCTION BY ALL TRADES. CONTRACTOR SHALL REVIEW ALL CONSTRUCTION DOCUMENTS FOR COMPLETE COORDINATION DURING ALL PHASES OF CONSTRUCTION. GENERAL CONTRACTOR SHALL NOTIFY ARCHITECT IN WRITING OF ANY AND ALL FIELD CONDITIONS NOT SHOWN IN THE CONSTRUCTION DOCUMENTS PRIOR TO COMMENCEMENT OF DEMOLITION CONSTRUCTION. IN ABSENCE OF INFORMATION INDICATING OTHERWISE, CONTRACTOR SHALL BRING AREAS AND SURFACES UP TO STANDARDS OF NEW CONSTRUCTION IN THE AREAS CALLING FOR NEW CONSTRUCTION.
- DAMAGE:** EXISTING BUILDING, BUILDING SYSTEM OR SITE COMPONENTS AFFECTED BY NEW WORK, DEMOLITION OR WHICH MAY BE DAMAGED BY THE GENERAL CONTRACTOR OR SUBCONTRACTORS SHALL BE REPLACED OR RESTORED TO ORIGINAL CONDITION AND COLOR BY METHODS DESCRIBED IN THESE DOCUMENTS, OR AS APPROVED BY THE ARCHITECT.
- EQUIPMENT AND FIXTURES:** NEW OR RELOCATED ITEMS SHALL BE VERIFIED BY CONTRACTOR AS APPROPRIATE TO THE ADJACENT AND CONTIGUOUS CONSTRUCTION PRIOR TO INSTALLATION OR REINSTALLATION. CONTRACTOR SHALL DETERMINE APPROPRIATE ANCHORING TYPES UNLESS OTHERWISE INDICATED.
- PATCHING:** AFTER ALL REMOVALS OF WALLS, DOORS, WINDOWS, CEILING AND OTHER COMPONENTS, PATCH AND PREPARE THE REMAINING EXPOSED DAMAGED SURFACES TO PREPARE FOR NEW WORK AND NEW FINISH. INSTALL PIECED UNDERLAYMENT TO FLOORS AT WALL REMOVAL; INSTALL NEW WALLBOARD BY PIECING IN AND FINISHING FLUSH AND FRAMING OR FURRING AS NECESSARY; PIECE IN NEW CEILING SUSPENSION SYSTEM.
- CONCEALED SPACES:** BUILDING DEFICIENCIES IN CONCEALED SPACES ARE NOT REQUIRED TO BE REPAIRED, EXCEPT AS REQUIRED TO MAINTAIN FIRE RATINGS, STRUCTURAL INTEGRITY, WATERPROOFING AND HEAT LOSS OR GAIN.

- PIPE REMOVALS:** AFTER REMOVALS OF PIPING, RADIATORS, AND OTHER EQUIPMENT, REPAIR THE PIPE PENETRATIONS TO MATCH ADJACENT EXISTING SURFACE AND TO MAINTAIN RATINGS; FILL MOUNTING HOLES AND REPAIR WALL SURFACES.

**INSTRUCTIONS FOR RENOVATIONS:**

- LEVEL EXISTING FLOORS TO RECEIVE NEW FINISHES AS INDICATED IN THE DRAWINGS— SEE INTERIOR FINISH SCHEDULE AND NOTES— AND SHALL BE CERTIFIED AS SUITABLE FOR THE NEW FINISHES BY THE INSTALLER PRIOR TO THE NEW WORK.
- CUT TRENCHES IN EXISTING SLABS WITH MAXIMUM OF 1:2 SLOPE.
- COVER PLATES:** PROVIDE COVER PLATES OVER ABANDONED ELECTRICAL DEVICES, PAINT WITH WALL.
- FIRE EXTINGUISHERS:** CONTRACTOR SHALL REMOVE EXISTING EXTINGUISHERS AND INSTALL THEM AFTER THEIR WORK. NEW EXTINGUISHERS AND CABINETS SHALL BE INSTALLED BY THE CONTRACTOR WHERE INDICATED.
- SIGNAGE:** EXISTING PLAQUES AND OTHER INTERIOR SIGNS SHALL BE REMOVED AND INSTALL AFTER THE WORK. THE REMOVED PLAQUES AND OTHER INTERIOR SIGNS FOR WALL DEMOLITION SHALL BE FURNISHED TO OWNER.

**INSTRUCTIONS FOR REMOVALS:**

- CONTRACTOR IS RESPONSIBLE FOR SECURITY AND PROTECTION FROM DAMAGE AND WEATHER OF ANY EXPOSED BUILDING COMPONENTS RESULTING FROM DEMOLITION, REMOVALS AND NEW WORK.
  - PLANS:** SEE DEMOLITION PLANS FOR DEMOLITION WORK. SEE MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR DEMOLITION WORK.
  - VERIFY STRUCTURAL CONDITIONS WITH DRAWINGS AND ACTUAL CONDITIONS PRIOR TO WALL AND FLOOR REMOVALS. REPORT DISCREPANCIES TO ARCHITECT BEFORE PROCEEDING WITH WORK. CONTRACTOR IS RESPONSIBLE FOR SHORING AND OTHER TEMPORARY SUPPORT METHODS AS MAY BE NEEDED.
  - EQUIPMENT:** THE OWNER SHALL BE RESPONSIBLE FOR REMOVING FURNITURE, AND OTHER MOVEABLE AND FIXED EQUIPMENT PRIOR TO NEW WORK IN ANY AREA. EXCEPTION FOR MECHANICAL, ELECTRICAL OR MINOR WORK NOT REQUIRING OWNER TO COMPLETELY VACATE PREMISES AND EXCEPT AS NOTED, CONTRACTOR SHALL INFORM OWNER OF SCHEDULE FOR NEW WORK AND EXTENT OF OWNER REMOVALS AS NECESSARY.
  - EQUIPMENT:** OWNER REMOVALS TYPICALLY INCLUDE, BUT MAY NOT BE LIMITED TO: FURNITURE OF ALL TYPES, UNATTACHED MACHINES AND COMPUTERS ARTWORK AND OTHER WALL MOUNTED DISPLAYS ATTACHED SHELVING UNITS AND STORAGE CABINETS
- ANY MISCELLANEOUS ITEMS NOT REMOVED BY OWNER SHALL BE REMOVED BY CONTRACTOR UNDER REMOVAL AND/OR DISPOSAL.

- REUSE/SALVAGE:** CONTRACTOR SHALL SALVAGE CERTAIN COMPONENTS FOR LIMITED REUSE TO MATCH EXISTING CONDITIONS TO PATCH AND REPAIR INCLUDING: LIGHT FIXTURES CEILING GRID AND TILE WOOD DOORS, MOLDINGS, PANELS CONTRACTOR MAY REPLACE SALVAGED ITEMS WITH NEW AND IDENTICAL MATERIALS WITH OWNER'S APPROVAL
- SALVAGE FOR OWNER:** PRIOR TO ANY AND ALL DEMOLITION, CONTRACTOR SHALL MEET WITH OWNERS REPRESENTATIVE TO DETERMINE REQUIRED SALVAGED ITEMS.
- MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION:** REFER TO THOSE SPECIFIC DRAWINGS FOR INFORMATION.
- FIRE SUPPRESSION SYSTEM ADDITIONS AND MODIFICATIONS:** FIRE SUPPRESSION SYSTEM CONTRACTOR SHALL COORDINATE WITH ALL TRADES AND OWNERS REPRESENTATIVE PRIOR TO ANY AND ALL DEMOLITION REQUIRED FOR FIRE SUPPRESSION SYSTEM INSTALLATION.

**TYPICAL GENERAL NOTES:**

- REMOVE ALL WALL FINISHES AND ASSOCIATED ADHESIVES FOR A SMOOTH AND LEVEL APPLICATION OF NEW FINISHES.
- REMOVE ALL FLOOR COVERING AND ASSOCIATED ADHESIVES, SOIL AND DEBRIS AND PREPARE EXISTING SUBFLOOR FOR SMOOTH AND LEVEL APPLICATION OF NEW FLOORING.
- IN DESIGNATED RENOVATED AREAS REMOVE LIGHT FIXTURES AND SALVAGE FOR REUSE. STORE IN A DUST-FREE ENVIRONMENT.
- REMOVE ALL FLOORING, WALLCOVERING AND OTHER INTERIOR FINISHES AND PREPARE SURFACES TO RECEIVE NEW FINISHES PER THE INTERIOR FINISH LEGEND/SCHEDULE.
- DEMOLITION OF EXISTING DOORS - ALL EXISTING CUSTOM WOOD DOORS SHALL BE SALVAGED, PROTECTED AS PREPARED FOR REUSE AS APPLICABLE. (NOTE: ROOM NUMBERS LISTED BELOW ARE PER DEMOLITION FLOOR PLANS ONLY)
  - TOILET - 216
  - CORR - 247 (1 PAIR @ CLOSET)
  - OFFICE - 400
  - OFFICE - 401
  - OFFICE - 409
  - OFFICE - 430
  - CLOSET - 412
  - CLOSET - 414
  - TOILET - 429
  - CORR - 713
  - WORK ROOM - 714
  - KITCHEN - 717
- ROOM NUMBERS ON DEMOLITION PLAN FOR REFERENCE ONLY.

**A1 DEMOLITION GENERAL NOTES**

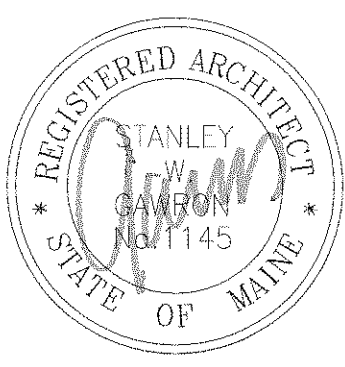
NTS GENERAL



FIELD COORDINATE LIGHT FIXTURE LOCATION WITH EXISTING MECHANICAL DUCTS

COORDINATE RELOCATED SPACE SAVER FILING SYSTEM WITH NEW SPRINKLER HEADS AND BUILDING SYSTEM. THE HEIGHT OF THE SPACE SAVER IS 7'-0". PROVIDE ADEQUATE SPRINKLER HEAD COVERAGE.

- 01 REMOVE WINDOW AND ALL ASSOCIATED HARDWARE
- 02 REMOVE DOOR, FRAME AND ALL ASSOCIATED HARDWARE AND COMPONENTS
- 03 REMOVE WALL
- 04 REMOVE PLUMBING FIXTURES AND ASSOCIATED COMPONENTS
- 05 REMOVE MILLWORK AND ALL ASSOCIATED COMPONENTS.
- 06 REMOVE ALL CEILING GRIDS, TILES AND ASSOCIATED HARDWARE AND COMPONENTS
- 07 REMOVE SHELVING SYSTEM AND ALL ASSOCIATED COMPONENTS.
- 08 COORDINATE RELOCATION OF TELEPHONE WITH OWNER'S TELEPHONE/DATA VENDOR.
- 09 REMOVE POWER POLES
- 10 REMOVE DEMOUNTABLE PARTITION WALL / GLAZING SYSTEM AND ASSOCIATED HARDWARE AND COMPONENTS.
- 11 REMOVE EXISTING MAIL MILLWORK
- 12 REMOVE PASS THROUGH AND PREPARE FOR NEW FINISHES.
- 13 NOT USED
- 14 REMOVE WALL AND BASE CABINETS AND COUNTERTOPS
- 15 REMOVE WALL MOUNTED LIGHT VALANCES
- 16 REMOVE OPERABLE ACOUSTICAL PARTITIONS AND ASSOCIATED HARDWARE AND COMPONENTS.
- 17 REMOVE ALL WOOD WALL MILLWORK
- 18 REMOVE ALL ALL CEILING GRIDS, TILES AND ASSOCIATED HARDWARE AND COMPONENTS. REMOVE ALL GWB CEILINGS AND SOFFITS.
- 19 REMOVE GWB COLUMN WRAPS
- 20 REMOVE SOFFIT
- 21 REMOVE FABRIC WINDOW TREATMENT & ACCESSORIES
- 22 REMOVE TOILET PARTITION RETAIN CEILING CONNECTION
- 23 REMOVE MARBLE BASE



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**KeyBank**  
 Office Renovation  
 One Canal Plaza

REVISIONS		
#	DATE	DESCRIPTION

REVISIONS		
#	DATE	DESCRIPTION
1	08.29.07	PROCESS RELEASE - BIC CONSULTING
2	10.29.07	PRICING SET RELEASE

DATE:	10.22.07
PROJECT #:	020807
DRAWN BY:	LAP
CHECKED BY:	MET
DRAWING SCALE:	AS NOTED

**SHEET TITLE**  
 FIRST FLOOR PLAN  
 DEMOLITION  
 FLOOR PLAN

**D100**

**A1 DEMOLITION FLOOR PLAN**

1/8"=1'-0" FIRST FLOOR



**A18 TYPICAL NOTES & LEGEND**

NTS DEMOLITION FLOOR PLAN

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