GENERAL DEMOLITION NOTES:

1. COORDINATION: PRIOR TO ANY DEMOLITION ALL DEMOLITION WORK SHALL BE COORDINATED WITH ALL NEW CONSTRUCTION BY ALL TRADES. 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.

2. 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.

3. 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.

4. PATCHING: AFTER ALL REMOVALS OF WALLS, DOORS, WINDOWS, CEILINGS 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

5. CONCEALED SPACES: DAMAGED CONSTRUCTION IN CONCEALED SPACES IS NOT REQUIRED TO BE REPAIRED, EXCEPT AS REQUIRED TO MAINTAIN, FIRE RATINGS, STRUCTURAL INTEGRITY, WATERPROOFING AND OR HEAT LOSS OR GAIN.

6. PIPE REMOVALS: AFTER REMOVALS OF PIPING 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:

1. 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.

2. COVER PLATES: PROVIDE COVER PLATES OVER ABANDONED ELECTRICAL DEVICES, PAINT WITH WALL.

3. FIRE EXTINGUISHERS: CONTRACTOR SHALL REMOVE EXISTING EXTINGUISHERS AND INSTALL THEM AFTER THEIR WORK. NEW EXTINGUISHERS AND CABINETS SHALL BE INSTALLED BY THE CONTRACTOR PER CODE. REMOVE EXISTING F.E. AND REINSTALL. ADD NEW F.E. & CABINET TO MEET CODE

INSTRUCTIONS FOR REMOVALS:

1. CONTRACTOR IS RESPONSIBLE FOR SECURITY AND PROTECTION FROM DAMAGE AND WEATHER OF ANY EXPOSED BUILDING COMPONENTS RESULTING FROM DEMOLITION, REMOVALS AND NEW WORK.

2. 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.

3. SALVAGE FOR OWNER: PRIOR TO ANY AND ALL DEMOLITION, CONTRACTOR SHALL MEET WITH OWNERS REPRESENTATIVE TO DETERMINE REQUIRED SALVAGED ITEMS.

DEMOLITION NOTES:

01 REMOVE DOOR, FRAME AND ALL ASSOCIATED HARDWARE AS REQUIRED FOR NEW CONSTRUCTION. SALVAGE FOR REUSE.

02 REMOVE WALL AS REQUIRED FOR NEW CONSTRUCTION.

03 EXISTING CEILING GRIDS TO REMAIN, REMOVE ANY DAMAGED CEILING TILES AND REPLACE WITH NEW.

04 REMOVE ALL WALL FINISHES AND ASSOCIATED ADHESIVES AS REQUIRED FOR A SMOOTH AND LEVEL APPLICATION OF NEW FINISHES

05 REMOVE ALL FLOOR COVERING AND ASSOCIATED ADHESIVES, SOIL AND DEBRIS AND PREPARE EXISTING SUBFLOOR AS REQUIRED FOR SMOOTH AND LEVEL APPLICATION OF NEW FLOORING.

06 REMOVE WALL BASE AND ASSOCIATED ADHESIVES. PREPARE EXISTING WALL AS REQUIRED FOR SMOOTH AND LEVEL APPLICATION OF NEW BASE

G1 DEMOLITION NOTES

NTS

A1 KEY PLAN

NTS

A7 DEMOLITION PLAN

1/4" = 1'-0"

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 12/18/13

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ONE CITY CENTER
ABSOLUTE HEALTH CHIROPRACTIC
FIRST FLOOR
PORTLAND, MAINE

REVISIONS

#	DATE	DESCRIPTION

DATE:	11.16.131.13
PROJECT #	100313
DRAWN BY:	DLP
CHECKED BY:	
DRAWING SCALE	AS NOTED

SHEET TITLE

DEMOLITION PLAN
DEMOLITION NOTES
KEY PLAN

D100

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