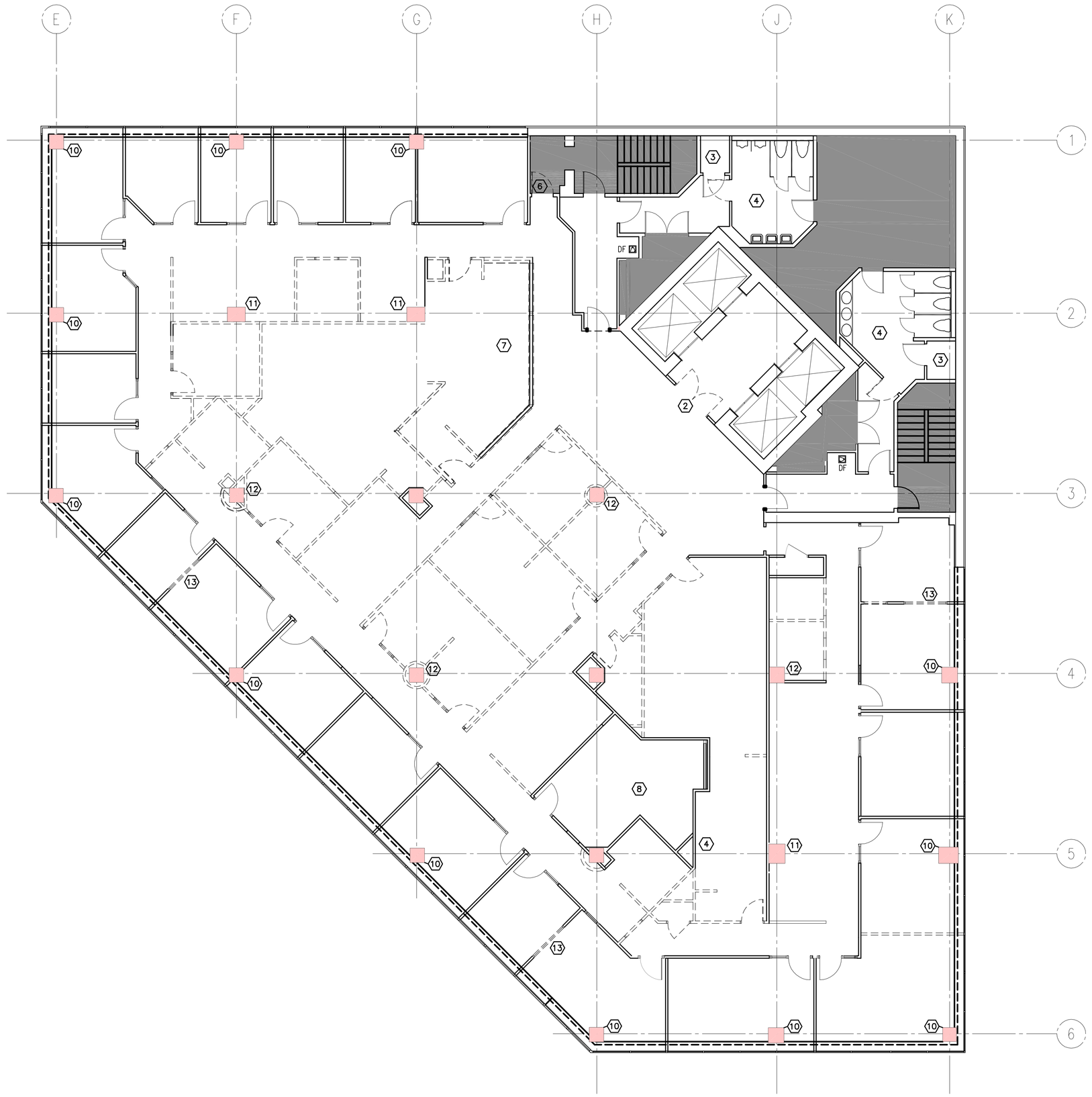

DEMOLITION LEGEND

SYMBOL	DESCRIPTION
	EXISTING BLDG. CORE, PARTITION AND MILLWORK TO REMAIN
	EXISTING CONSTRUCTION TO BE DEMOLISHED

KEY NOTES

1. PLUMBING FIXTURES AND WATER LINES TO BE REMOVED AND CAPPED WITHIN WALL ENCLOSURE OR FLOOR.
2. DEMO WALL AS REQUIRED TO ACCOMODATE FOR NEW HERCULITE DOORS.
3. EXISTING TO REMAIN
4. REMOVE EXISTING TOILET &/ OR SINK. SALVAGE PLUMBING AND WASTE LINES FOR REUSE. REMOVE ALL FLOOR AND WALL FINISHES. PREP TO RECEIVE TO FINISHES.
5. REMOVE EXISTING MOVABLE WALL.
6. NOT USED.
7. REMOVE ALL EXISTING CUBBY SLOTS, MAIL SLOTS, MILLWORK DESKS, EXISTING TRANSACTION TOP AND TRANSACTION WINDOWS. ONLY STUDS AND DRYWALL TO REMAIN. PREPARE WALL AS REQUIRED TO RECEIVE NEW TRANSACTION WINDOW. SEE 22/A-201 FOR ELEVATION OF NEW TRANSACTION WINDOWS AND ENLARGE TO CREATE OPENINGS AS REQUIRED.
8. NO DEMO IN THIS ROOM. GC TO CONFIRM ALL WALLS GO TO DECK.
9. NOT USED.
10. COLUMN TO REMAIN AS IS.
11. REMOVE EXISTING DRYWALL AS REQUIRED TO MAKE COLUMN ENCLOSURE 2'-0" DEEP OR AS CLOSE TO 2'-0" DEEP AS POSSIBLE TO COORNATE WITH NEW MILLWORK PER CONSTRUCTION PLAN.
12. REMOVE EXISTING DRYWALL AS REQUIRED AND MAKE COLLUMN ENCLOSURE AS TIGHT AS POSSIBLE PER CONSTRUCTION PLAN.
13. REMOVE EXISTING PASS THRU WINDOW AND PATCH WALL TO MATCH EXISTING PARTITION.

GENERAL KEY NOTES-TYPICAL

1. REMOVE EXISTING DOOR< DOOR FRAME, SIDE LIGHTS, SIDE LIGHT FRAMES, WOOD WALL BASE, CHAIR RAIL, AND DOOR HEADER RAIL AND SALVAGE. ALL TO BE REINSTALLED TO MATCH EXISTING CONFIGURATION.
2. ALL WALL AND FLOOR FINISHES TO BE REMOVED AND RECYCLED. PREPARE TO RECEIVE NEW FINISHES.
3. EXISTING CEILING GRID< TILE, AND LIGHTS TO BE REMOVED AND RECYCLED.
4. ALL EXISTING MILLWORK TO BE REMOVED.
5. ALL WALLS TO REMAIN. G.C. TO CONFIRM. COORDINATE WITH CONSTRUCTION PLAN.
6. ALL MOLD, MILDEW, CONSENSATION, WATER, ETC. IN SPACE TO BE REMOVED.

DEMOLITION NOTES

CONSTRUCTION

1. REMOVE ALL EXISTING CONSTRUCTION AS INDICATED ON THESE PLANS INCLUDING DOORS, FRAMES, & ALL HANGING CLIPS, STRAPS, HANGERS ETC. FROM SLAB ABOVE.
2. REMOVE ALL EXISTING DRYWALL SURROUNDS ON COLUMNS.
3. KEEP GYPSUM BOARD FURRING COLUMNS AS INDICATED. CORE AND PERIMETER CONSTRUCTION UON.
4. WORK INTENDED TO REMAIN BUT INADVERTENTLY DAMAGED SHALL BE REPAIRED TO A PRE-DEMOLITION CONDITION AT THE CONTRACTORS EXPENSE.
5. COORDINATE WITH BUILDING MANAGEMENT, BUILDING RULES & REGULATIONS, INCLUDING ELEVATOR TIMES, NOISE RESTRICTIONS AND DOCK PROCEDURES.

FLOOR

6. REMOVE ALL FLOOR FINISHES INCLUDING BUILDING MATERIALS, ADHESIVES, TACKLES STRIPS, ETC. LEAVE BASE BUILDING FLOOR SLAB AND RAISED FLOOR CLEAN AND LEVEL FOR NEW FINISH APPLICATION.
7. PLUG/FILL ALL UNUSED FLOOR CORES WITH SIMILAR MATERIAL TO MATCH EXISTING ADJACENT.

CEILING

8. REMOVE ALL EXISTING CEILING CONSTRUCTION INCLUDING, BUT NOT LIMITED TO: GRID FOR ACOUSTICAL CEILING SYSTEM AND GYPSUM BOARD CEILING AND SUPPORT SYSTEMS.

RECYCLING

9. CEILING TILES WILL BE RECYCLED. COORDINATE REQUIREMENTS WITH NEW CEILING TILE MANUFACTURER.
10. CARPET WILL BE RECYCLED, COORDINATE REQUIREMENTS WITH NEW CEILING TILE MANUFACTURER.
11. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO REMOVE, TRANSPORT AND DISPOSE OF DEBRIS. 25% OF ALL DEBRIS CREATED ON JOB SITE SHOULD BE RECYCLED ACCORDING TO CHICAGO CODE.

ELECTRICAL / TELEPHONE / DATA

12. REMOVE ALL EXISTING TELEPHONE AND POWER FLOOR, WALL OUTLETS, JUNCTION BOXES, SWITCHES, WIRING AND CONNECTING CONDUIT BACK TO ELECTRICAL PANEL. PLUG HOLES WITH LIGHTWEIGHT CONCRETE.
13. CM/ G.C. WILL BE RESPONSIBLE TO TRACE, PROTECT & MAINTAIN EXISTING VOICE/ DATA & SECURITY CABLES ETC... DURING DURATION OF CONSTRUCTION THAT MAY SERVE OUTSIDE OUR SCOPE OF WORK.
14. TEMPORARY LIGHTING IS TO BE PROVIDED, AS PER CODE, DURING AND AFTER DEMOLITION WORK IS COMPLETED.

GENERAL

15. G.C. TO COORDINATE DEMOLITION AS REQUIRED IN ORDER TO MEET DESIGN INTENT FOR THE ENTIRE SCOPE OF THE PROJECT (ARCHITECTURAL, STRUCTURAL, MEP, ETC...)
16. G.C. SHALL COORDINATE & CONFIRM ALL ACTIVITIES IN CONNECTION WITH WHEN AND HOW WORK IS TO BE PERFORMED WITH OWNER & INCLUDED UNDER BASE CONTRACT.
17. THE GENERAL CONTRACTOR SHALL ASCERTAIN THAT THE AREA OF DEMOLITION HAS BEEN CLEARED BY OTHERS OF ALL MOVEABLE EQUIPMENT IN ORDER TO ALLOW FOR DEMOLITION TO PROCEED. G.C. SHALL NOTIFY OWNER IMMEDIATELY OF ANY SUCH CONDITIONS THAT PREVENTS PROCEEDING WITH DEMOLITION.
18. PROVIDE ALL LABOR, MATERIAL, EQ'T AND SERVICES FOR ALL DEMOLITION OF WORK, INCLUDING REMOVAL FROM THE BUILDING AS NOTED ON THE DRAWINGS. THE WORK SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:
    a. TENANT PARTITIONS OF MASONRY, METAL, DRYWALL AND GLASS, INCLUDING EXCESS COLUMN FURRING. DOORS & HARDWARE AS NOTED ON PLAN.
    b. CEILING, LIGHT FIXTURES, DIFFUSERS, GRILLES, ETC...
    c. UNNECESSARY MECHANICAL EQUIPMENT, STRUCTURAL SUPPORTS, AND ASSOCIATED PIPING. (SEE ENGINEERING DRAWINGS)
    d. UNNECESSARY CONDUITS, WIRING, THERMOSTATS, CONTROL DEVICES, LIGHT SWITCHES AND JUNCTION BOXES. (SEE ENGINEERING DRAWINGS)
    e. ALL OTHER ITEMS AS DEFINED ON DRAWINGS.
    f. REFER TO ENGINEERING DRAWINGS FOR COORDINATION OF ALL DEMOLITION/ RELOCATION OF SMOKE DETECTORS, DIFFUSERS, DUCTWORK, FIRE PROTECTION DEVICES AND ELECTRICAL OUTLETS.
19. PROTECTION OF ADJACENT SURFACES & FINISHES ARE REQUIRED, INCLUDING WINDOW BLINDS.
20. ALL BUILDING STANDARD CONVECTORS TO BE PROTECTED & SEALED DURING DEMOLITION.
21. G.C. TO COORDINATE DEMOLITION AS REQUIRED IN ORDER TO MEET DESIGN INTENT IN THE ENTIRE SCOPE OF THE PROJECT (ARCHITECTURAL, STRUCTURAL, MEP ETC... VIF BEFORE PLACING BID AND MAKE THIS SCOPE OF WORK PART OF THE BASE CONTRACT. NO EXCLUSIONS ACCEPTED)
22. G.C. MUST NOTIFY BUILDING MANAGER OR CHIEF ENGINEER OF ALL WORK WHICH MAY AFFECT THE BASE BUILDING SYSTEMS AND ALL APPROVALS GIVEN PRIOR TO COMMENCEMENT OF THIS WORK.
23. ALL REMOVAL OF DUCTWORK, EQUIPMENT & CABLING, SHUTDOWN OF ANY SYSTEM INCLUDING PLUMBING, HEATING, ELECTRICAL AIR CONDITIONING, ETC., SHALL BE COORDINATED WITH THE BUILDING MANAGER & OWNER.
24. G.C. SHALL BE RESPONSIBLE FOR FIELD VERIFICATION & WALK THROUGH WITH SUBCONTRACTORS TO DOCUMENT CONDITIONS & SCOPE OF WORK BEFORE STARTING DEMOLITION WORK. (NO EXCLUSION ACCEPTED)
25. ALL DEMOLITION WORK REGARDING "FIRE SAFETY EQUIPMENT" MUST BE COORDINATED WITH BUILDING MANAGER (SEE COVER SHEET) FOR THE DISCONNECT OF THE APPROPRIATE FIRE ALARM EQUIPMENT. ALL NECESSARY FIRE SAFETY EQUIPMENT AND ASSOCIATED CONDUIT & WIRING SHALL BE PROTECTED DURING DEMOLITION. ALL FIRE SAFETY EQUIPMENT SHALL BE KEPT IN FULL OPERATING ORDER AT ALL THE TIMES. FLOOR & ELEVATOR LOBBY TO HAVE ADEQUATE COVERAGE.
26. G.C. IS TO PROTECT ACCESS AREAS TO THE FLOOR DURING DEMOLITION TO AVOID DAMAGING ADJACENT AREAS (FINISH FLOOR SLAB, WINDOWS, WALLS, A/C ENCLOSURES, ETC.) CONTRACTOR IS RESPONSIBLE, AT HIS OWN EXPENSE, FOR REPAIRING OR REPLACING ANY DAMAGED ITEM TO THE SATISFACTION OF BUILDING OWNER/ MANAGER.
27. G.C. TO INSTALL A TEMPORARY FILTER ON THE RETURN AIR DUCT SOURCE BEFORE STARTING DEMOLITION. SEE BUILDING ENGINEER FOR ADEQUATE LOCATION.
28. SHALL PROVIDE FOR DAILY REMOVAL OF ALL DEMOLITION DEBRIS. AFTER COMPLETION OF DEMOLITION WORK ALL AREAS ARE TO BE LEFT "BROOM CLEAN."
29. TRADES SHALL STAND BY FOR DEMOLITION WHEN REQUIRED. G.C. SHALL INCLUDE IN PRICING IF IT IS O.T. WORK.
30. EXISTING FURNITURE REMOVAL BY OWNER.
31. DEMOLITION SUBCONTRACTORS TO REVIEW DURING WALK THROUGH THE AMOUNT OF DEBRIS REQUIRED FOR REMOVAL.

UBS

REVISIONS

NO.	DATE	DESCRIPTION
2	07.13.07	ISSUE FOR BID
1	07.13.07	ISSUE FOR PERMIT
	06.26.07	ISSUE FOR CLIENT REVIEW
	06.13.07	ISSUE TO ENGINEER

NO.	DATE	COPIES	TO WHOM

ISSUE

KEY PLAN

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PROJECT NUMBER 107126.01	7th FL. DEMOLITION PLAN
SCALE 1/8"=1'-0"	UBS ONE CITY CENTER PORTLAND, ME 04101
DATE 07.13.07	
PROJECT MANAGER	
PROJECT ARCHITECT	
DRAWN BY AE	
CHECKED BY	
CADD FILE R:\2007\107126.01\CD	A-101.07