A1 BASEMENT DEMO PLAN

SCALE: 1/4" = 1'-0"

PROJECT EXECUTION NOTES:

A. EXISTING CONDITIONS: THE EXISTENCE AND LOCATION OF UTILITIES, AND OTHER CONSTRUCTION INDICATED AS EXISTING ARE NOT GUARANTEED. BEFORE BEGINNING WORK, INVESTIGATE AND VERIFY THE EXISTENCE AND LOCATION OF MECHANICAL AND ELECTRICAL SYSTEMS AND OTHER CONSTRUCTION AFFECTING THE WORK.
   1. BEFORE CONSTRUCTION, VERIFY THE LOCATION AND POINTS OF CONNECTION OF UTILITY SERVICES.

B. EXISTING UTILITIES: THE EXISTENCE AND LOCATION OF UTILITIES AND CONSTRUCTION INDICATED AS EXISTING ARE NOT GUARANTEED. BEFORE BEGINNING SITEWORK, INVESTIGATE AND VERIFY THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES AND OTHER CONSTRUCTION AFFECTING THE WORK.

C. ACCEPTANCE OF CONDITIONS: EXAMINE SUBSTRATES, AREAS, AND CONDITIONS, WITH INSTALLER OR APPLICATOR PRESENT WHERE INDICATED, FOR COMPLIANCE WITH REQUIREMENTS FOR INSTALLATION TOLERANCES AND OTHER CONDITIONS AFFECTING PERFORMANCE. RECORD OBSERVATIONS.
   1. VERIFY COMPATIBILITY WITH AND SUITABILITY OF SUBSTRATES, INCLUDING COMPATIBILITY WITH EXISTING FINISHES OR PRIMERS.
   2. EXAMINE ROUGHING-IN FOR MECHANICAL AND ELECTRICAL SYSTEMS TO VERIFY ACTUAL LOCATIONS OF CONNECTIONS BEFORE EQUIPMENT AND FIXTURE INSTALLATION.
   3. EXAMINE WALLS, FLOORS, AND ROOFS FOR SUITABLE CONDITIONS WHERE PRODUCTS AND SYSTEMS ARE TO BE INSTALLED.
   4. PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. PROCEEDING WITH THE WORK INDICATES ACCEPTANCE OF SURFACES AND CONDITIONS.

D. FIELD MEASUREMENTS: TAKE FIELD MEASUREMENTS AS REQUIRED TO FIT THE WORK PROPERLY. RECHECK MEASUREMENTS BEFORE INSTALLING EACH PRODUCT. WHERE PORTIONS OF THE WORK ARE INDICATED TO FIT TO OTHER CONSTRUCTION, VERIFY DIMENSIONS OF OTHER CONSTRUCTION BY FIELD MEASUREMENTS BEFORE FABRICATION. COORDINATE FABRICATION SCHEDULE WITH CONSTRUCTION PROGRESS TO AVOID DELAYING THE WORK.

E. SPACE REQUIREMENTS: VERIFY SPACE REQUIREMENTS AND DIMENSIONS OF ITEMS SHOWN DIAGRAMMATICALLY ON DRAWINGS.

F. REVIEW OF CONTRACT DOCUMENTS AND FIELD CONDITIONS: IMMEDIATELY ON DISCOVERY OF THE NEED FOR CLARIFICATION OF THE CONTRACT DOCUMENTS, SUBMIT A REQUEST FOR INFORMATION TO ARCHITECT. INCLUDE A DETAILED DESCRIPTION OF PROBLEM ENCOUNTERED, TOGETHER WITH RECOMMENDATIONS FOR CHANGING THE CONTRACT DOCUMENTS.
   1. REVIEW CONTRACT DOCUMENTS AND DOCUMENTS FOR MECHANICAL AND PLUMBING WORK WITH THE MECHANICAL/PLUMBING CONTRACTOR TO COORDINATE REQUIREMENTS, FIELD CONDITIONS AND OTHER ITEMS THAT COULD AFFECT THE WORK.

G. LAY OUT THE WORK:
   1. ESTABLISH DIMENSIONS WITHIN TOLERANCES INDICATED. DO NOT SCALE DRAWINGS TO OBTAIN REQUIRED DIMENSIONS.
   2. INFORM INSTALLERS OF LINES AND LEVELS TO WHICH THEY MUST COMPLY.
   3. CHECK THE LOCATION, LEVEL AND PLUMB, OF EVERY MAJOR ELEMENT AS THE WORK PROGRESSES.
   4. COORDINATE LAYOUT, LOCATIONS, REMOVALS AND SUPPORTING CONSTRUCTION REQUIREMENTS WITH THE MECHANICAL/PLUMBING CONTRACTOR.

H. LOCATE THE WORK AND COMPONENTS OF THE WORK ACCURATELY, IN CORRECT ALIGNMENT AND ELEVATION, AS INDICATED.
   1. MAKE VERTICAL WORK PLUMB AND MAKE HORIZONTAL WORK LEVEL.
   2. WHERE SPACE IS LIMITED, INSTALL COMPONENTS TO MAXIMIZE SPACE AVAILABLE FOR MAINTENANCE AND EASE OF REMOVAL FOR REPLACEMENT.
   3. CONCEAL PIPES, DUCTS, AND WIRING IN FINISHED AREAS, UNLESS OTHERWISE INDICATED.
   4. MAINTAIN MINIMUM HEADROOM CLEARANCE OF 8 FEET IN SPACES WITHOUT A SUSPENDED CEILING, UNLESS INDICATED OTHERWISE.

I. COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS AND RECOMMENDATIONS FOR INSTALLING PRODUCTS IN APPLICATIONS INDICATED.

J. INSTALL PRODUCTS AT THE TIME AND UNDER CONDITIONS THAT WILL ENSURE THE BEST POSSIBLE RESULTS. MAINTAIN CONDITIONS REQUIRED FOR PRODUCT PERFORMANCE UNTIL SUBSTANTIAL COMPLETION.

K. CONDUCT CONSTRUCTION OPERATIONS SO NO PART OF THE WORK IS SUBJECTED TO DAMAGING OPERATIONS OR LOADING IN EXCESS OF THAT EXPECTED DURING NORMAL CONDITIONS OF OCCUPANCY.

L. TOOLS AND EQUIPMENT: DO NOT USE TOOLS OR EQUIPMENT THAT PRODUCE HARMFUL NOISE LEVELS.

M. TEMPLATES: OBTAIN AND DISTRIBUTE TO THE PARTIES INVOLVED TEMPLATES FOR WORK SPECIFIED TO BE FACTORY PREPARED AND FIELD INSTALLED. CHECK SHOP DRAWINGS OF OTHER WORK TO CONFIRM THAT ADEQUATE PROVISIONS ARE MADE FOR LOCATING AND INSTALLING PRODUCTS TO COMPLY WITH INDICATED REQUIREMENTS.

N. ANCHORS AND FASTENERS: PROVIDE ANCHORS AND FASTENERS AS REQUIRED TO ANCHOR EACH COMPONENT SECURELY IN PLACE, ACCURATELY LOCATED AND ALIGNED WITH OTHER PORTIONS OF THE WORK.
   1. MOUNTING HEIGHTS: WHERE MOUNTING HEIGHTS ARE NOT INDICATED, MOUNT COMPONENTS AT HEIGHTS DIRECTED BY ARCHITECT.
   2. ALLOW FOR BUILDING MOVEMENT, INCLUDING THERMAL EXPANSION AND CONTRACTION.
   3. COORDINATE INSTALLATION OF ANCHORAGES. FURNISH SETTING DRAWINGS, TEMPLATES, AND DIRECTIONS FOR INSTALLING ANCHORAGES, INCLUDING SLEEVES, CONCRETE INSERTS, ANCHOR BOLTS, AND ITEMS WITH INTEGRAL ANCHORS, THAT ARE TO BE EMBEDDED IN CONCRETE OR MASONRY. DELIVER SUCH ITEMS TO PROJECT SITE IN TIME FOR INSTALLATION.

O. JOINTS: MAKE JOINTS OF UNIFORM WIDTH. WHERE JOINT LOCATIONS IN EXPOSED WORK ARE NOT INDICATED, ARRANGE JOINTS FOR THE BEST VISUAL EFFECT. FIT EXPOSED CONNECTIONS TOGETHER TO FORM HAIRLINE JOINTS.

P. HAZARDOUS MATERIALS: USE PRODUCTS, CLEANERS, AND INSTALLATION MATERIALS THAT ARE NOT CONSIDERED HAZARDOUS.
   1. NO ASBESTOS CONTAINING MATERIALS SHALL BE USED IN THE WORK.

GENERAL DEMOLITION NOTES

A. ALL DEMOLITION WORK SHALL CONFORM TO ALL LOCAL, STATE AND NATIONAL SAFETY CODES.

B. MAINTAIN INTEGRITY OF ALL EXISTING FIRE RATED ASSEMBLIES TO REMAIN, INCLUDING ENCLOSURES AT COLUMNS, STAIRS, AND SHAFTS.

C. PROTECT ALL EXISTING FINISHES AND CONSTRUCTION TO REMAIN.

D. BEFORE STARTING WORK, THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS, INCLUDING DIMENSIONS AND ELEVATIONS. THE CONTRACTOR SHALL PREPARE A LIST OF EXISTING DAMAGED AREAS, DOCUMENTED BY DATED PHOTOGRAPHS AND SIGNED BY THE PERSON CONDUCTING THE INVESTIGATION. PRESENT TO OWNER FOR VERIFICATION PRIOR TO STARTING DEMOLITION.

E. CONTRACTOR SHALL COORDINATE DEMOLITION OPERATIONS WITH THE OWNER, AND PROCURE PRIOR APPROVAL FOR ALL DEMOLITION PROCEDURES, INCLUDING USE OF BUILDING FACILITIES, PLACEMENT OF DUMPSTIREFUSE REMOVAL, AND PHASING.

F. CONTRACTOR SHALL COORDINATE REMOVAL AND STORAGE OF ALL SALVAGED ITEMS WITH THE OWNER.

G. PROTECT AND MAINTAIN THE OPERATION OF ANY EXISTING SYSTEMS TO REMAIN FUNCTIONAL DURING THE PROJECT. PROCURE PRIOR APPROVAL FROM THE OWNER FOR ANY SHUT-DOWNS REQUIRED.

H. CONTRACTOR TO VERIFY STRUCTURAL CONDITIONS BEFORE DEMOLITION BEGINS. PROVIDE TEMPORARY OR PERMANENT STRUCTURE AS REQUIRED.

I. MISC. EQUIPMENT OR FURNISHINGS SHALL BE STORED OR REMOVED AT THE DISCRETION OF THE OWNER.

J. WHERE ELECTRICAL FIXTURES ARE REMOVED, EXISTING WIRING SHALL BE REMOVED BACK TO ELECT. BOX. REFER TO ELECTRICAL DRAWINGS.

K. AFTER DEMOLITION, ALL ABANDONED PENETRATIONS SHALL BE PATCHED AND FIRE PROTECTED ACCORDING TO CODE.

L. ITEMS TO BE SALVAGED FOR RE-USE BY OWNER:
   - DOOR HARDWARE
   - LIGHTING, INC. EMERG. LIGHTING
   - FIRE EXTINGUISHERS
   - SMOKE DETECTORS

M. CONTRACTOR TO PROTECT AREAS TO REMAIN OPERATIONAL FROM DUST & DEBRIS. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING AND CLEANING ANY AREAS EXPOSED TO DUST OR DEBRIS FROM DEMOLITION ACTIVITIES.

CUTTING AND PATCHING NOTES:

A. DO NOT CUT AND PATCH STRUCTURAL ELEMENTS IN A MANNER THAT COULD CHANGE THEIR LOAD-CARRYING CAPACITY OR LOAD-DEFLECTION RATIO.

B. OPERATIONAL ELEMENTS: DO NOT CUT AND PATCH OPERATING ELEMENTS AND RELATED COMPONENTS IN A MANNER THAT RESULTS IN REDUCING THEIR CAPACITY TO PERFORM AS INTENDED OR THAT RESULTS IN INCREASED MAINTENANCE OR DECREASED OPERATIONAL LIFE OR SAFETY. OPERATING ELEMENTS INCLUDE THE FOLLOWING:
   1. AIR OR SMOKE BARRIERS.
   2. FIRE-SUPPRESSION SYSTEMS.
   3. MECHANICAL SYSTEMS PIPING AND DUCTS.
   4. CONTROL SYSTEMS.
   5. COMMUNICATION SYSTEMS.
   6. ELECTRICAL WIRING SYSTEMS.

C. MISCELLANEOUS ELEMENTS: DO NOT CUT AND PATCH MISCELLANEOUS ELEMENTS OR RELATED COMPONENTS IN A MANNER THAT COULD CHANGE THEIR LOAD-CARRYING CAPACITY, THAT RESULTS IN REDUCING THEIR CAPACITY TO PERFORM AS INTENDED, OR RESULT IN INCREASED MAINTENANCE OR DECREASED OPERATIONAL LIFE OR SAFETY. MISCELLANEOUS ELEMENTS INCLUDE THE FOLLOWING:
   1. WATER, MOISTURE, OR VAPOR BARRIERS.
   2. MEMBRANES AND FLASHINGS.
   3. EQUIPMENT SUPPORTS.
   4. PIPING, DUCTWORK, VESSELS, AND EQUIPMENT.
   5. NOISE- AND VIBRATION-CONTROL ELEMENTS AND SYSTEMS.

D. VISUAL REQUIREMENTS: DO NOT CUT AND PATCH CONSTRUCTION IN A MANNER THAT RESULTS IN VISUAL EVIDENCE OF CUTTING AND PATCHING. DO NOT CUT AND PATCH CONSTRUCTION EXPOSED ON THE EXTERIOR OR IN OCCUPIED SPACES IN A MANNER THAT WOULD, IN ARCHITECT'S OPINION, REDUCE THE BUILDING'S AESTHETIC QUALITIES. REMOVE AND REPLACE CONSTRUCTION THAT HAS BEEN CUT AND PATCHED IN A VISUALLY UNSATISFACTORY MANNER.

E. TEMPORARY SUPPORT: PROVIDE TEMPORARY SUPPORT OF WORK TO BE CUT.

F. PROTECTION: PROTECT IN-PLACE CONSTRUCTION DURING CUTTING AND PATCHING TO PREVENT DAMAGE. PROVIDE PROTECTION FROM ADVERSE WEATHER CONDITIONS FOR PORTIONS OF PROJECT THAT MIGHT BE EXPOSED DURING CUTTING AND PATCHING OPERATIONS.

G. ADJOINING AREAS: AVOID INTERFERENCE WITH USE OF ADJOINING AREAS OR INTERRUPTION OF FREE PASSAGE TO ADJOINING AREAS.

H. EXISTING UTILITY SERVICES AND MECHANICAL/ELECTRICAL SYSTEMS: WHERE EXISTING SERVICES/SYSTEMS ARE REQUIRED TO BE REMOVED, RELOCATED, OR ABANDONED, BYPASS SUCH SERVICES/SYSTEMS BEFORE CUTTING TO MINIMIZE INTERRUPTION TO OCCUPIED AREAS.

I. GENERAL. EMPLOY SKILLED WORKERS TO PERFORM CUTTING AND PATCHING. PROCEED WITH CUTTING AND PATCHING AT THE EARLIEST FEASIBLE TIME, AND COMPLETE WITHOUT DELAY.
   1. CUT IN-PLACE CONSTRUCTION TO PROVIDE FOR INSTALLATION OF OTHER COMPONENTS OR PERFORMANCE OF OTHER CONSTRUCTION, AND SUBSEQUENTLY PATCH AS REQUIRED TO RESTORE SURFACES TO THEIR ORIGINAL CONDITION.

F. CUTTING: CUT IN-PLACE CONSTRUCTION BY SAWING, DRILLING, BREAKING, CHIPPING, GRINDING, AND SIMILAR OPERATIONS, INCLUDING EXCAVATION, USING METHODS LEAST LIKELY TO DAMAGE ELEMENTS RETAINED OR ADJOINING CONSTRUCTION. IF POSSIBLE, REVIEW PROPOSED PROCEDURES WITH ORIGINAL INSTALLER; COMPLY WITH ORIGINAL INSTALLER'S WRITTEN RECOMMENDATIONS.
   1. IN GENERAL, USE HAND OR SMALL POWER TOOLS DESIGNED FOR SAWING AND GRINDING, NOT HAMMERING AND CHOPPING. CUT HOLES AND SLOTS AS SMALL AS POSSIBLE, NEATLY TO SIZE REQUIRED, AND WITH MINIMUM DISTURBANCE OF ADJACENT SURFACES. TEMPORARILY COVER OPENINGS WHEN NOT IN USE.
   2. FINISHED SURFACES: CUT OR DRILL FROM THE EXPOSED OR FINISHED SIDE INTO CONCEALED SURFACES.
   3. CONCRETE AND MASONRY: CUT USING A CUTTING MACHINE, SUCH AS AN ABRASIVE SAW OR A DIAMOND-CORE DRILL.
   4. MECHANICAL AND ELECTRICAL SERVICES: CUT OFF PIPE OR CONDUIT IN WALLS OR PARTITIONS TO BE REMOVED. CAP, VALVE, OR PLUG AND SEAL REMAINING PORTION OF PIPE OR CONDUIT TO PREVENT ENTRANCE OF MOISTURE OR OTHER FOREIGN MATTER AFTER CUTTING.
   5. PROCEED WITH PATCHING AFTER CONSTRUCTION OPERATIONS REQUIRING CUTTING ARE COMPLETE.

G. PATCHING: PATCH CONSTRUCTION BY FILLING, REPAIRING, REFINISHING, CLOSING UP, AND SIMILAR OPERATIONS FOLLOWING PERFORMANCE OF OTHER WORK. PATCH WITH DURABLE SEAMS THAT ARE AS INVISIBLE AS POSSIBLE. PROVIDE MATERIALS AND COMPLY WITH INSTALLATION REQUIREMENTS SPECIFIED IN OTHER SECTIONS.
   1. INSPECTION: WHERE FEASIBLE, TEST AND INSPECT PATCHED AREAS AFTER COMPLETION TO DEMONSTRATE INTEGRITY OF INSTALLATION.
   2. EXPOSED FINISHES: RESTORE EXPOSED FINISHES OF PATCHED AREAS AND EXTEND FINISH RESTORATION INTO RETAINED ADJOINING CONSTRUCTION IN MANNER THAT WILL ELIMINATE EVIDENCE OF PATCHING AND REFINISHING.
A
      a. CLEAN PIPING, CONDUIT, AND SIMILAR FEATURES BEFORE APPLYING PAINT OR OTHER FINISHING MATERIALS.
      b. RESTORE DAMAGED PIPE COVERING TO ITS ORIGINAL CONDITION.
   3. FLOORS AND WALLS: WHERE WALLS OR PARTITIONS THAT ARE REMOVED EXTEND ONE FINISHED AREA INTO ANOTHER, PATCH AND REPAIR FLOOR AND WALL SURFACES. PROVIDE AN EVEN SURFACE OF UNIFORM FINISH, COLOR, TEXTURE, AND A APPEARANCE. REMOVE IN-PLACE FLOOR AND WALL COVERINGS AND REPLACE WITH NEW MATERIALS, IF NECESSARY, TO ACHIEVE UNIFORM COLOR AND APPEARANCE.
      a. WHERE PATCHING OCCURS IN A PAINTED SURFACE, APPLY PRIMER AND INTERMEDIATE PAINT COATS OVER THE PATCH AND APPLY FINAL PAINT COAT OVER ENTIRE UNBROKEN SURFACE CONTAINING THE PATCH. PROVIDE ADDITIONAL COATS UNTIL PATCH BLENDS WITH ADJACENT SURFACES.
   4. CEILINGS: PATCH, REPAIR, OR REHANG IN-PLACE CEILINGS AS NECESSARY TO PROVIDE AN EVEN-PLANE SURFACE OF UNIFORM APPEARANCE.
   5. EXTERIOR BUILDING ENCLOSURE: PATCH COMPONENTS IN A MANNER THAT RESTORES ENCLOSURE TO A WEATHERTIGHT CONDITION.

H. CLEANING: CLEAN AREAS AND SPACES WHERE CUTTING AND PATCHING ARE PERFORMED. COMPLETELY REMOVE PAINT, MORTAR, OILS, PUTTY, AND SIMILAR MATERIALS.

DEMOLITION SCHEDULE

CODE	DESCRIPTION
D01	REMOVE EXISTING PARTITIONS (AS SHOWN) OR TO ACCOMODATE NEW WORK, REFER TO FLOOR PLANS.
D02	REMOVE/SALVAGE EXISTING DOOR(S), FRAME(S) AND HARDWARE.
D04	REMOVE EXISTING STAIRS.
D05	REMOVE AND REPLACE EXISTING DOOR(S), FRAME(S) AND HARDWARE.
D06	REMOVE EXISTING WINDOW AND FRAME
D07	REMOVE EXISTING BRICK CURB AT WINDOW
D08	REMOVE EXISTING AWNINGS AND HARDWARE
D09	REMOVE AND RECONDITION EXISTING HISTORIC DOOR LEAVES
D10	REMOVE EXISTING TEMPORARY SUPPORTS
D11	CLOSE UP EXISTING OPENING

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 10/31/13

HARRIMAN

AUBURN PORTLAND MANCHESTER

GOULD RESTAURANT

414 FORE STREET
PORTLAND, ME 04101

Harriman Project No. 12752

Key Plan

Proj North

Issues and Revisions

Mark	Date	Description
	05-21-13	75% REVIEW
	05-31-13	ISSUED FOR CONSTRUCTION
	06-10-13	ISSUED FOR PERMITTING
	07-26-13	RE-ISSUED FOR CONSTRUCTION
	09-23-13	RE-ISSUED FOR CONSTRUCTION

LICENSED ARCHITECT JUDY L. JOYNESHUNSON No. 2080 STATE OF MAINE

Drawing Scales 1/4" = 1'-0"

0 2' 4' 6' 1/4" = 1'-0"

PA / PE: RBB

Drawn By: CMP

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DEMOLITION PLAN AND NOTES

A05.1

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