N

DEMOLITION LEGEND:

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED INCLUDING POWER/TEL/DATA
- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO BE REMOVED

DEMOLITION NOTES:

1. CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL EXISTING ELEMENTS OF CONSTRUCTION PRIOR TO COMMENCING DEMOLITION. ALL WORK SHALL COMPLY WITH APPLICABLE REQUIREMENTS OF THE BUILDING CODE, AND HEALTH REGULATIONS AND BE PERFORMED IN SUCH A MANNER AS TO ENSURE HUMAN SAFETY.
2. CONTRACTOR TO COORDINATE THE REMOVAL AND RELOCATION OF ELECTRICAL AND MECHANICAL SYSTEMS AND DEVICES AS REQUIRED BY WALL DEMOLITION AND NEW LAYOUT. BRING ALL SYSTEMS BACK TO CORE – PANELS, SHAFTS, ETC.
3. ALL EXISTING PLUMBING AT SINKS, HOSE VALVE CABINETS SHALL BE REMOVED BACK TO WATER CONNECTION U.O.N. SEE ENGINEERING.
4. THE SPACE SHALL BE BROUGHT BACK TO SHELL CONDITION. REMOVE ALL EXISTING FINISHES WITHIN SCOPE OF WORK AND PREPARE FOR NEW AS PER DOCUMENTS, INCLUDING CARPET, WALLCOVERING, HARD FLOORING, BASE, CONCRETE BLOCK, ETC.
5. WHEN DEMOLITION OF ANY EXISTING ITEM IS IN QUESTION, NOTIFY ARCHITECT AND BUILDING MANAGER PRIOR TO DEMOLITION IN THE AREA.GC TO COORDINATE WITH BUILDING MANAGER ON SHUTDOWN TIME WHEN WORKING ON EXISTING SYSTEMS.
6. WHERE WALLS ARE REMOVED WHICH ABUT EXISTING COLUMNS, PERIMETER OR CORE WALLS TO REMAIN THE GENERAL CONTRACTOR SHALL PATCH AND SAND SMOOTH/SKIM COAT AND HAVE WALL READY TO RECEIVE NEW FINISH. ALSO PATCH AND PAINT EXISTING CONVECTOR & GRILLES.
7. THE G.C. SHALL REMOVE AND RELOCATE ANY EXISTING VAV EQUIPMENT THAT MAY BE IN CONFLICT WITH NEW WALL LAYOUT AND CAN NOT BE ACCESSED FOR SERVICE BY BUILDING.
8. SALVAGE: ITEM OF VALUE WHICH ARE NOT INDICATED TO BE RETURNED TO THE OWNER, SHALL BECOME THE PROPERTY OF THE CONTRACTOR. STORAGE OR SALE OF ITEMS ON THE PROJECT SITE IS PROHIBITED.
9. EXPLOSIVES: ARE NOT NECESSARY NOR PERMITTED.
10. TRAFFIC: CONDUCT OPERATIONS AND REMOVAL OF DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH THE NORMAL USE OF PUBLIC WAYS AND OTHER ADJACENT FLOORS. DO NOT CLOSE OR OBSTRUCT TRAFFIC WAYS, STREETS, WALKS OR OTHER USED FACILITIES WITHOUT THE WRITTEN PERMISSION OF THE OWNER AND AUTHORITIES HAVING JURISDICTION.
11. A: WHERE REQUIRED AGENCIES HAVE JURISDICTION, CERTAIN NOISE-PRODUCING WORK MAY HAVE TO BE PERFORMED DURING SPECIFIED HOURS ONLY. THE GENERAL CONTRACTOR AND TRADE CONTRACTORS MAY BE REQUIRED AT TIMES TO PERFORM WORK TASKS AFTER REGULAR BUSINESS HOURS IF NOISE CANNOT BE ATTENUATED TO THE SATISFACTION OF THE OWNER. PRIOR TO THE START OF SELECTIVE DEMOLITION, THE GENERAL CONTRACTOR SHALL SUBMIT TO THE OWNER A NOISE CONTROL PROGRAM FOR REVIEW.
12. THE GENERAL CONTRACTOR SHALL RECOGNIZE THAT THE BUILDING WILL REMAIN OCCUPIED THROUGHOUT DEMOLITION AND SHALL USE EVERY EFFORT AND MEANS POSSIBLE TO MINIMIZE NOISE CAUSED BY HIS DEMOLITION OPERATIONS.
13. FIRE WATCH: PROVIDE A FIRE WATCH DURING ANY TORCH CUTTING PROCEDURES REQUIRED FOR DEMOLITION PURPOSES.
14. NOISE CONTROL: TAKE SPECIAL CARE TO CONTROL NOISE TO AVOID CREATING A NUISANCE.
15. CONTRACTOR IS TO DEVELOP AND IMPLEMENT AN IAQ (INDOOR AIR QUALITY).
16. MANAGEMENT PLAN THAT MEETS OR EXCEEDS THE RECOMMENDED CONTROL MEASURES OF THE SMACNA IAQ GUIDELINES FOR OCCUPIED BUILDINGS UNDER CONSTRUCTION, 2ND EDITION 2007, ANSI/SMACNA 008-2008 (CHAPTER 3). AND AS REQUIRED BY BUILDING RULES & REGULATIONS.
17. FOLLOW STRICT ADHERENCE TO PATHWAY INTERUPTION AND DUST CONTROL MEASURES OUTLINED IN APPROVED IAQ PLAN.
18. THE G.C. SHALL FOLLOW ALL BUILDING RULES AND REGULATIONS DURING THE DEMO PHASE OF WORK, INCLUDING (IF REQUIRED)REMOVAL OF PERIMETER WINDOWS (QUANTITY TBD WITH BUILDING MANAGEMENT) AND INSTALLATION OF NEGATIVE AIR CIRCULATION FANS, MAKE SAFE, COVER/PROTECT EXISTING PERIMETER WINDOWS AND PROTECTION OF ANY AND ALL EXISTING CONDITIONS THAT REMAIN.
19. ALL EXISTING FLOOR PENETRATIONS (OUTLETS, HOLES, ETC.) TO BE FILLED SMOOTH AND RESTORED TO ORIGINAL FLOOR CONSTRUCTION TYPE PRIOR TO INSTALLATION OF FLOOR COVERING.

Boulos
COMMERCIAL DESIGN
1 CANAL PLAZA, FL5
PORTLAND, ME 04101
207-749-1795

CERTIFIED INTERIOR DESIGNER
GRETCHEN C. BOULOS
CID4158
STATE OF MAINE

PROJECT
MAINE COLLAGE OF ART
380 CUMBERLAND AVE
BUILDING OWNER
A&M PARTNERS
120 EXCHANGE ST. #100
PORTLAND ME

REVISION NO.	DATE

TITLE
DEMOLITION PLAN

DATE	12-14-2015
PROJECT NO.	1215.046
SCALE	1.8"=1'-0"
DRWN	GCB

DRAWING NO.
D1