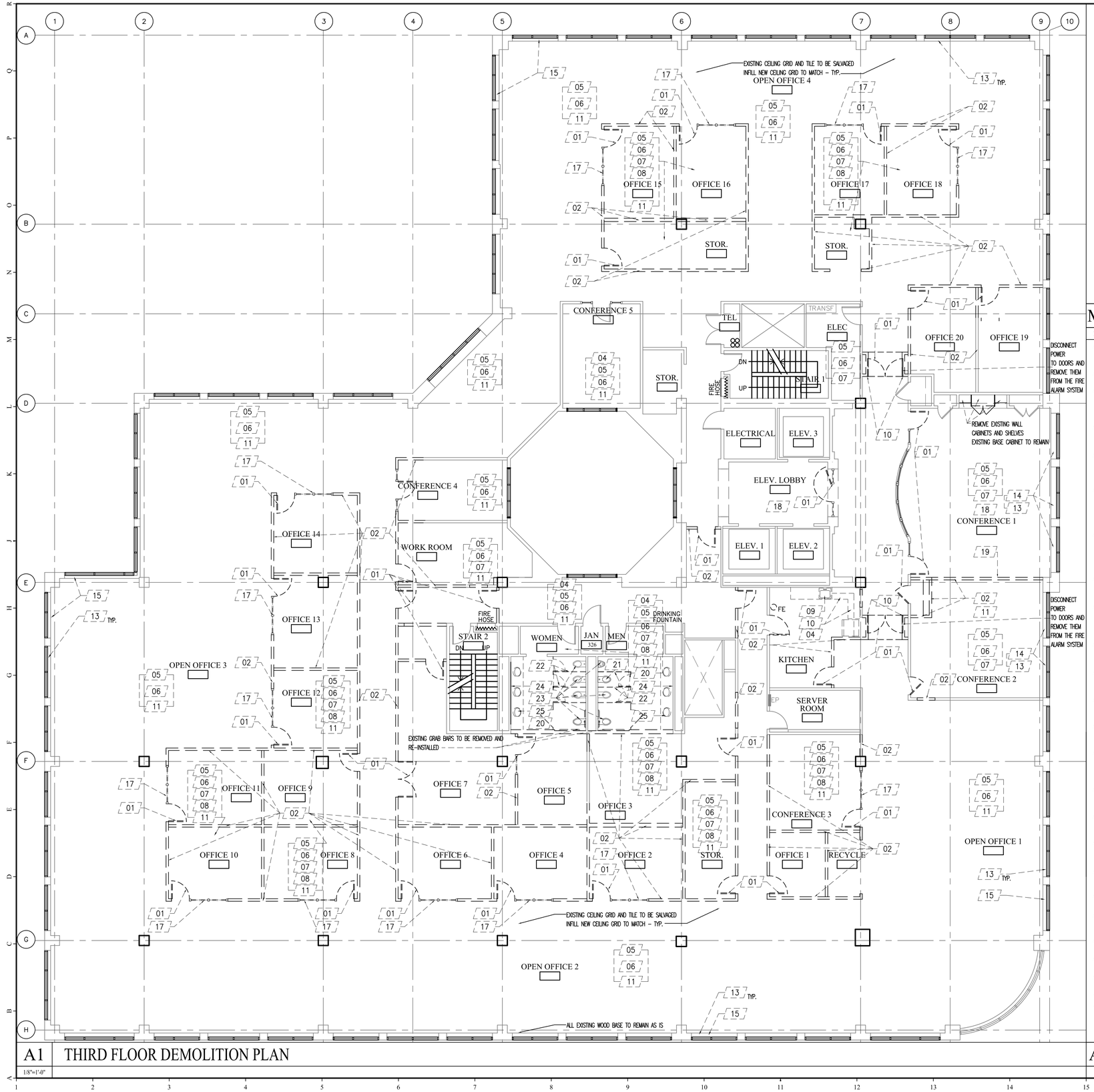

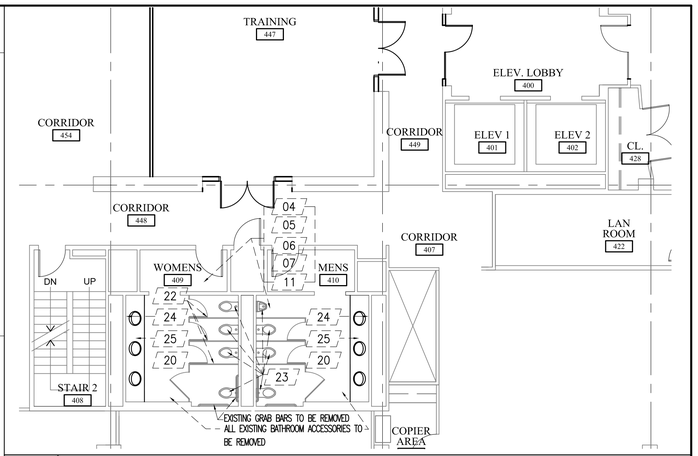

M15 PARTIAL FOURTH FLOOR DEMOLITION PLAN

1/8"=1'-0"

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

02 REMOVE WALL AS REQUIRED FOR NEW CONSTRUCTION.

03 REMOVE ALL GWB CEILINGS AS REQUIRED FOR NEW CONSTRUCTION– PATCH AS REQUIRED FOR SMOOTH AND LEVEL APPLICATION OF NEW FINISHES.

04 REMOVE ALL CEILING GRIDS, TILE AND ASSOCIATED HARDWARE AS REQUIRED FOR NEW CONSTRUCTION.

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

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

07 REMOVE WALL BASE AND ASSOCIATED ADHESIVES. PREPARE EXISTING WALL AS REQUIRED FOR SMOOTH AND LEVEL APPLICATION OF NEW BASE – SALVAGE ALL EXISTING WOOD BASE FOR RE–USE

08 REMOVE CEILING HEAT MONITORS, GRILLES AND RETURNS – SALVAGE FOR RE–USE

09 REMOVE PLUMBING FIXTURES AND ACCESSORIES AS REQUIRED FOR NEW CONSTRUCTION. CAP EXISTING LINES AS NECESSARY.

10 REMOVE ALL MILLWORK (INCLUDING WALL & BASE CABINETS) AND ALL ASSOCIATED COMPONENTS

11 REMOVE AND DISCARD LIGHT FIXTURES AND ALL ASSOCIATED COMPONENTS.

12 REMOVE ELECTRICAL AND TELE/DATA PANEL, COORDINATE WITH ELECTRICAL ENGINEER

13 ALL EXISTING WINDOW TREATMENTS TO BE REMOVED AND REPLACED WITH NEW

14 REMOVE OAK SILL IN ITS ENTIRETY AND REPLACE WITH A NEW 1x WALNUT STAINED SILL TO MATCH MAHOGANY FURNITURE

15 REPAIR ANY DAMAGED WOOD SILLS IN THEIR ENTIRETY TO MATCH EXISTING.

16 REMOVE ALL LIFE SAFETY FIXTURES. SALVAGE FOR REUSE

17 REMOVE ALL INTERIOR WINDOW GLAZING SIDELITES AND SALVAGE FOR THE OWNER

18 REMOVE EXISTING CEILING PENDANTS – SALVAGE FOR BUILDING OWNER AND REPLACE WITH NEW

19 REMOVE EXISTING PROJECTOR – SALVAGE FOR RE–USE

20 REMOVE EXISTING FLOOR AND WALL TILE – PREP FLOOR AND WALL FOR NEW TILE

21 REMOVE EXISTING TOILET REPLACE W/NEW URINAL

22 REMOVE EXISTING TOILET PARTITIONS, REPLACE WITH NEW

23 REMOVE EXISTING WALL HUNG TOILET FIXTURES, SALVAGE AND RE–INSTALL

24 REMOVE EXISTING MIRRORS, REPLACE W/NEW

25 REMOVE EXISTING SINK COUNTER IN IT'S ENTIRETY, REPLACE W/NEW

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 OR BUILDING SYSTEM 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; PIECE IN NEW CEILING SUSPENSION SYSTEM.

5. 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.

6. 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:

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 WHERE INDICATED.

4. SIGNAGE: EXISTING PLAQUES AND OTHER INTERIOR SIGNS SHALL BE REMOVED AND INSTALLED AFTER THE WORK.

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. PLANS: SEE DEMOLITION PLANS FOR DEMOLITION WORK. SEE MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR DEMOLITION WORK.

3. 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.

4. 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.

5. REUSE/SALVAGE: CONTRACTOR SHALL SALVAGE CERTAIN COMPONENTS FOR LIMITED REUSE TO MATCH EXISTING CONDITIONS TO PATCH AND REPAIR INCLUDING:
CEILING TILES, WOOD DOORS, SIDELITES, MOLDINGS, PANELS, ALL LIFE SAFETY DEVICES, EXIT SIGNS AND ALL DOOR HARDWARE

CONTRACTOR MAY REPLACE SALVAGED ITEMS WITH NEW AND IDENTICAL MATERIALS WITH OWNER'S APPROVAL

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

7. MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION: REFER TO THOSE SPECIFIC DRAWINGS FOR INFORMATION.

8. 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.

A1 THIRD FLOOR DEMOLITION PLAN

1/8"=1'-0"

A15 GENERAL NOTES

NTS

PLAN NORTH

STANLEY A. GAWRON
LICENSED ARCHITECT
1145
STATE OF MAINE

Gawron Turgeon
ARCHITECTS
29 Black Point Road
Scarborough, Maine 04074
www.gawronturgeon.com
207-883-6307 tel 207-883-0361 fax

PRUDENTIAL
TWO PORTLAND SQUARE THIRD FLOOR
PORTLAND, MAINE

REVISIONS

#	DATE	DESCRIPTION

DATE:	07.23.10
PROJECT #	040510
DRAWN BY:	DLP
CHECKED BY:	MET/SWG
DRAWING SCALE	AS NOTED

SHEET TITLE
THIRD FLOOR DEMOLITION PLAN
PARTIAL FOURTH FLOOR DEMO PLAN, NOTES

D100

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