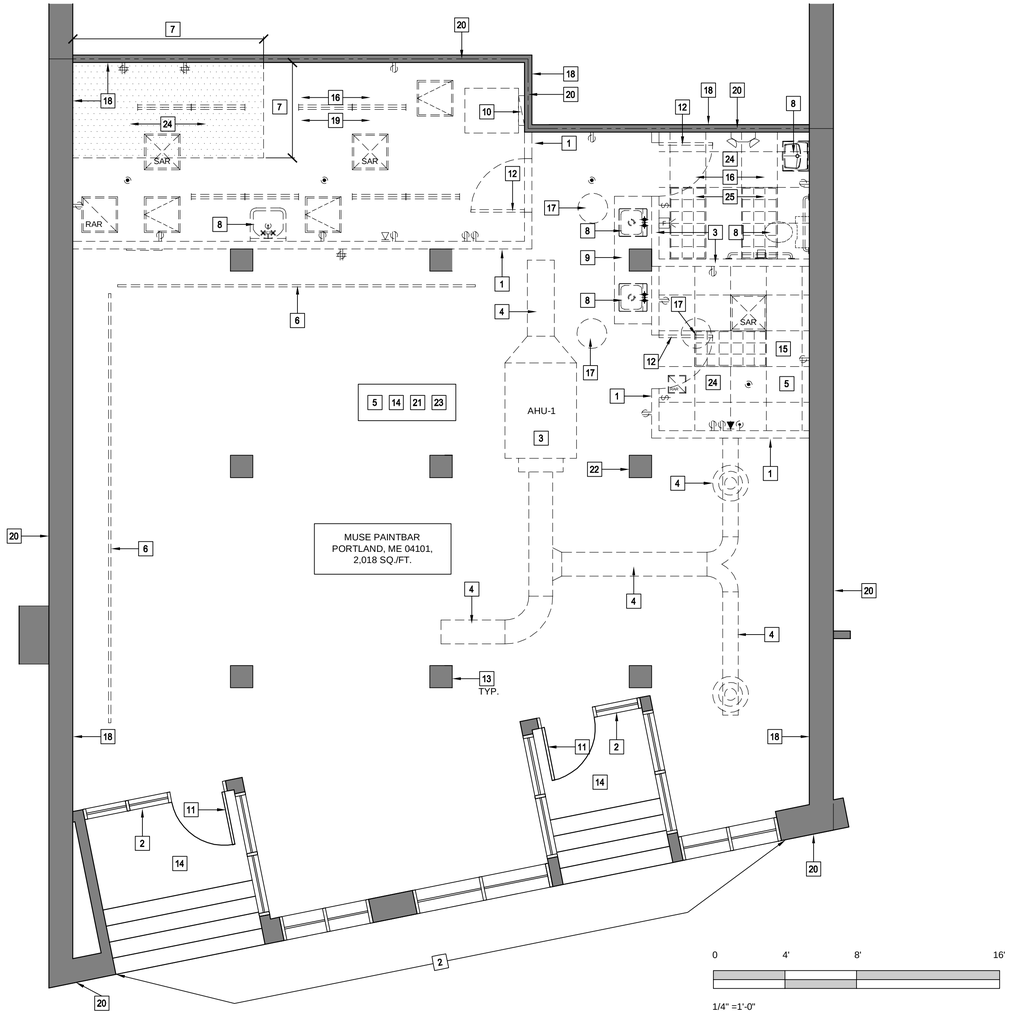
CITY OF PORTLAND ELECTRONIC STAMP:



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

WALL LEGEND

EXISTING DEMISING PARTITION

EXISTING CONSTRUCTION AND/OR EXISTING FIXTURES TO BE REMOVED

TENANT SAFETY NOTES

1. CONSTRUCTION WORK WILL BE CONFINED TO THE INTERIOR SPACE AND WILL NOT CREATE DUST, DIRT OR OTHER SUCH INCONVENIENCES TO OTHER BUILDING TENANTS.
2. CONSTRUCTION WORK WILL NOT BLOCK HALLWAYS OR MEANS OF EGRESS FOR OCCUPANTS OF THE BUILDING.
3. CONSTRUCTION WORK WILL NOT INVOLVE INTERRUPTION OF HEATING, WATER OR ELECTRIC SERVICES TO OTHER OCCUPANTS OF THE BUILDING.
4. CONSTRUCTION WORK HOURS SHALL BE COORDINATED WITH OWNERS SITE REPRESENTATIVE.
5. EXISTING FIRE ALARM SYSTEM & WIRING TO BE COILED & SUPPORTED IN CEILING FOR RELOCATION.
6. FIRE ALARM SYSTEM AND ALARMS MUST REMAIN ACTIVE AT ALL TIMES.
7. PROVIDE FIRE WATCH AT ALL TIMES IF REQUIRED BY BUILDING RULES AND REGULATIONS AND APPLICABLE CODES.

DEMOLITION CONTRACTORS NOTES

1. THE G.C. SHALL REVIEW ALL DOCUMENTS, VERIFY ALL DIMENSIONS, AND CONFIRM THAT THE WORK CAN BE BUILT AS SHOWN. IN THE EVENT OF ANY CONFLICTS OR OMISSIONS WITHIN THE DRAWINGS, G.C. TO CONTACT TENANT'S PROJECT MANAGER & ARCHITECT FOR CLARIFICATION PRIOR TO THE PERFORMANCE OF ANY WORK IN QUESTION.
2. UPON POSSESSION OF THE TENANT'S SPACE, THE G.C. IS TO FIELD VERIFY ALL DIMENSIONS USING THE CONSTRUCTION DOCUMENTS. IF ANY DISCREPANCIES EXIST, G.C. TO MARK UP THE DRAWINGS TO REFLECT THE ACTUAL CONDITION. FORWARD THEM TO THE ARCHITECT WITHIN (3) DAYS FOR REVIEW & CLARIFICATION AS REQUIRED.
3. UPON POSSESSION OF THE TENANT'S SPACE, THE G.C. IS TO VERIFY THE EXISTING CONDITIONS OF THE SPACE INCLUDING BUT NOT LIMITED TO SLAB CONDITION AND ANY ISSUES THAT MAY EFFECT TENANT'S NEW FINISH FLOOR, CONDITION OF LANDLORD'S DEMISING WALL AND ANY OBSTRUCTIONS THAT MAY EXIST AND BE OF ISSUE. IF ANY ISSUES EXIST, CONTACT ARCHITECT AND TENANT'S PROJECT MANAGER.

1 REMOVE ALL PARTITIONS IN THEIR ENTIRETY, WHERE INDICATED, INCLUDING GYPSUM WALL BOARD, ALL ASSOCIATED STUDS, TRACKS, FINISHES, ETC.

2 EXISTING STOREFRONT TO REMAIN. PATCH AND REPAIR AS REQ'D TO BRING TO A LIKE NEW CONDITION.

3 EXISTING AIR HANDLING UNIT TO BE REMOVED FROM EXISTING LOCATION AS SHOWN. RELOCATE TO NEW LOCATION AS SHOWN ON REFLECTED CEILING PLAN AND GENERAL HVAC PLAN.

4 REMOVE AND DISCARD OF EXISTING DUCTWORK AND SUPPLIES AS SHOWN. REFER TO REFLECTED CEILING PLAN FOR MODIFIED HVAC LAYOUT. (GC TO DETERMINE IF ANY DUCTWORK CAN BE SAVED AND REVISED PER NEW LAYOUT.)

5 U.O.N. ALL EXISTING FINISH FLOOR MATERIAL & BASES WITHIN THE SPACE TO REMAIN. CLEAN, REPAIR & PREP EXISTING FLOOR FOR NEW FLOORING FINISHES AND BASE . REFER TO FINISH PLAN FOR ADDITIONAL INFORMATION.

6 REMOVE EXISTING TRACK & ASSOCIATED TRACK HEADS AS SHOWN.

7 EXISTING RAISED PLATFORM TO BE REMOVED IN IT'S ENTIRETY.

8 EXISTING PLUMBING FIXTURES TO BE REMOVED. CAP PLUMBING LINES, PATCH & REPAIR WALLS AS REQ'D.

9 EXISTING MILLWORK FIXTURE TO BE REMOVED AND DISCARDED OF AS SHOWN.

10 EXISTING ELECTRICAL PANEL(S) TO BE RELOCATED. REFER TO POWER PLAN FOR ADDITIONAL INFORMATION.

11 U.O.N., EXISTING DOORS TO REMAIN, PROTECT DURING CONSTRUCTION.

12 EXISTING DOOR TO BE REMOVED.

13 EXISTING COLUMN ENCLOSURES TO REMAIN, PROTECT DURING CONSTRUCTION.

14 U.O.N., NO CEILING WORK THIS AREA. CLEAN & RELAMP AS REQ'D. REFER TO REFLECTED CEILING PLAN FOR ADDITIONAL INFORMATION.

15 G.C. TO REMOVE AND DISCARD OF EXISTING T-GRID CEILING, LIGHT FIXTURES, SUPPLY AND RETURN GRILLES, SPEAKERS, AND FIRE PROTECTION EQUIPMENT AS SHOWN.

16 G.C. TO REMOVE AND DISCARD OF EXISTING GYP. BOARD CEILING, LIGHT FIXTURES, SUPPLY AND RETURN GRILLES, SPEAKERS, ACCESS PANELS, AND FIRE PROTECTION EQUIPMENT, AS SHOWN.

17 EXISTING LIGHT TO BE REMOVED AND SAVED FOR POSSIBLE REUSE. SEE CEILING PLAN FOR FURTHER INFORMATION.

18 EXISTING DEMISING WALL TO REMAIN. PROTECT DURING CONSTRUCTION. PATCH & REPAIR AS REQ'D AND PREP FOR NEW FINISHES.

19 GC TO SAVE ANY REMOVED WOOD FLOORING AND BASE FOR FUTURE USE IN NEW AREAS OF CONSTRUCTION AS NOTED.

20 LEASELINE

21 U.O.N. ALL EXISTING, DUCTWORK, AND SUPPLY GRILLES TO REMAIN. PROTECT DURING CONSTRUCTION. REFER TO GENERAL HVAC PLAN FOR ADDITIONAL INFORMATION OR MODIFICATION OF THE SYSTEM.

22 EXISTING THERMOSTAT TO BE RELOCATED, PROTECT DURING CONSTRUCTION.

23 CONVENIENCE RECEPTACLES TO REMAIN ON EXISTING WALLS THAT WILL REMAIN INTACT UNLESS OTHERWISE INDICATED. RECEPTACLES MAY BE RELOCATED OR RE-CIRCUITED. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION, TYPICAL THROUGHOUT ENTIRE SPACE.

24 REMOVE EXISTING ABANDONED RECEPTACLES, CIRCUITRY AND ALL ASSOCIATED WIRING AND CONDUIT BACK TO SOURCE U.O.N.

25 GC TO REMOVE & DISCARD OF EXISTING VCT FLOORING.

CODED NOTES

1. THE TERM "PATCH AND REPAIR" SHALL BE DEFINED AS: THE PROCESS OF REPAIRING FLOOR, WALL, OR CEILING SURFACES THAT HAVE BEEN DAMAGED OR ARE ADJACENT TO DEMOLISHED CONSTRUCTION. THE REPAIR SHALL INCLUDE, BUT NOT BE LIMITED TO: FILLING VOIDS SOLID WITH CONCRETE, PREPARING SURFACES FOR NEW FINISH MATERIAL PER MANUFACTURER'S RECOMMENDATIONS, MATCH EXISTING FINISHES AND MATERIALS WHERE NO NEW FINISHES ARE CALLED FOR, CLOSING WALL, FLOOR OR ROOF PENETRATIONS AS DIRECTED BY ARCHITECT.
2. THE TERM "SALVAGE" SHALL BE DEFINED AS: THE PROCESS OF THE CONTRACTOR CAREFULLY REMOVING THE MENTIONED ITEM, SUCH THAT IT IS IN A USABLE CONDITION, AND STORING IT (IN LOCATION DETERMINED BY OWNER) UNTIL NEEDED FOR THE CONSTRUCTION PHASE. IF THE CLIENT DOES NOT NEED SAID ITEM CONTRACTOR SHALL DISPOSE OF PROPERLY AT NO ADDITIONAL COST.
3. ALL EXISTING FIRE ALARM EQUIPMENT TO REMAIN. WALL MOUNTED EQUIPMENT (I.E. HORN/STROBE) SHALL BE REMOVED PRIOR TO DEMOLITION OF WALL FINISH MATERIALS AN SALVAGED FOR REINSTALLATION AFTER THE NEW WALL FINISH MATERIAL HAVE BEEN INSTALLED.
4. DEMOLITION CONTRACTOR TO COORDINATE ALL PHASES OF DEMOLITION FOR PROJECT AND NOTIFY ARCHITECT AND AT OF ANY DISCREPANCIES OR CONFLICTING CONDITIONS WHICH WOULD INTERFERE WITH THE SATISFACTORY COMPLETION OF THE WORK, PRIOR TO THE START OF CONSTRUCTION.
5. DEMOLITION SHALL BE DONE IN NEAT WORKMANLIKE MANNER WITHIN THE LIMITS INDICATED IN THE DRAWINGS AND IN ALL CASES TO THE EXTENT NEEDED TO PRODUCE THE INTENDED WORK.
6. A) GENERAL CONTRACTOR (G.C.) IS RESPONSIBLE FOR DEMOLITION & REMOVAL OF ALL DEBRIS AND DISCARDED MATERIALS AND/OR EQUIPMENT AS INDICATED WITHIN THE SPACE.

   B) G.C. IS RESPONSIBLE FOR REMOVAL OF MATERIALS FROM BUILDING PREMISES ON A DAILY BASIS. DO NOT MIX CONSTRUCTION DEBRIS WITH THAT OF BUILDING OCCUPANTS.
7. G.C. IS RESPONSIBLE TO PROTECT ALL EXISTING ITEMS TO REMAIN THROUGHOUT THE COURSE OF DEMOLITION AND CONSTRUCTION.
8. G.C. MUST PROVIDE ALL REQUIRED PROTECTION TO ALL SURROUNDING AREAS THROUGHOUT COURSE OF DEMOLITION AND CONSTRUCTION.
9. G.C. IS RESPONSIBLE TO REPAIR AND/OR REPLACE ANY DAMAGE IN THE SURROUNDING AREAS CAUSED BY DEMOLITION AND CONSTRUCTION IN "AREA OF WORK."
10. A) ALL UNUSED PLUMBING, SHEET METAL DUCTS, AND EQUIPMENT LINES MUST BE REMOVED AND CAPPED AT THE MAIN RISER OR BRANCH CONNECTION.
    B) ALL BUILDING SHUTDOWNS - ELECTRICAL, PLUMBING, HVAC EQUIPMENT, FIRE AND LIFE SAFETY SYSTEM- MUST BE COORDINATED WITH GC IN ADVANCE
11. G.C. SHALL BE RESPONSIBLE FOR ANY LOSSES INCURRED IN THE EVENT THAT THE LOSS OF ANY SERVICE PREVENTS THE CLIENT FROM CONDUCTING BUSINESS.
12. REMOVE ALL ELECTRICAL AND MECHANICAL LINES NOT BEING REUSED. ALL UNUSED ELECTRICAL WIRING SHALL BE PULLED BACK TO THE MAIN SWITCH GEAR. ALL UNUSED PLUMBING LINES SHALL BE CAPPED IN THE WALL, OR BELOW FLOOR. REFER TO ELECTRICAL AND MECHANICAL SHEETS FOR INFORMATION ON EXISTING ELECTRICAL AND MECHANICAL EQUIPMENT TO BE REUSED.

GENERAL NOTES

CLIENT:
255 MASSACHUSETTS AVENUE #801
BOSTON, MA 02115
PHONE: (603) 421-6500
WEBSITE:http://musepaintbar.com/

ARCHITECT:
phase zero design
EIGHT WILCOX STREET
SIMSBURY, CONNECTICUT 06070
PHONE: (860) 264-1624
FAX: (860) 264-1628
WEBSITE:www.phasezerodesign.com

MEP CONSULTANT:

OWNER:

MUSE PAINTBAR
245 COMMERCIAL STREET
PORTLAND, ME 04101

MUSE PAINTBAR

OWNER

REV	DATE	COMMENTS

ISSUE DATE: 01.20.2014

SCALE: AS NOTED

SEAL:
LICENSED ARCHITECT
JAMES R. KIMBALL, JR.
No. 2505
STATE OF MAINE

PROJECT NUMBER: 1113158

DRAWN BY: LAH

CHECKED BY: MSG

Copyright (c) by Phase Zero Design Corp.
All Rights Reserved.

SHEET TITLE:
DEMOLITION PLAN

SHEET NUMBER:
D101