



FOURTH FLOOR DEMOLITION PLAN
SCALE: 3/16" = 1'-0"



WALL TYPES	
	EXISTING WALLS
	DEMOLISHED ITEMS
	EXISTING (NO WORK)

DEMOLITION NOTES

- 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.
- 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.
- ALL EXISTING PLUMBING AT SINKS, HOSE VALVE CABINETS SHALL BE REMOVED BACK TO WATER CONNECTION U.O.N. SEE ENGINEERING.
- 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.
- 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.
- 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.
- 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.
- 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.
- EXPLOSIVES: ARE NOT NECESSARY NOR PERMITTED.
- 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.
- 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.
- 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 DEMOLITION OPERATIONS.
- FIRE WATCH: PROVIDE A FIRE WATCH DURING ANY TORCH CUTTING PROCEDURES REQUIRED FOR DEMOLITION PURPOSES.
- NOISE CONTROL: TAKE SPECIAL CARE TO CONTROL NOISE TO AVOID CREATING A NUISANCE.
- CONTRACTOR IS TO DEVELOP AND IMPLEMENT AN IAQ (INDOOR AIR QUALITY) MANAGEMENT PLAN.
- 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.
- FOLLOW STRICT ADHERENCE TO PATHWAY INTERRUPTION AND DUST CONTROL MEASURES OUTLINED IN APPROVED IAQ PLAN.
- 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.
- ALL EXISTING FLOOR PENETRATIONS (OUTLETS, HOLES, ETC.) TO BE FILLED SMOOTH AND RESTORED TO ORIGINAL FLOOR CONSTRUCTION TYPE PRIOR TO INSTALLATION OF FLOOR COVERING.
- THE G.C. SHALL REMOVE ALL EXISTING PERIMETER WINDOW BLINDS THROUGHOUT THIS SPACE. THE G.C. AND RELATED SUB WILL EITHER STORE AND CLEAN FOR REINSTALLATION OR DISPOSE OF AND PROVIDE NEW AS REQUIRED WITHIN THESE DOCUMENTS.

DEMOLITION LEGEND

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| 1 | REMOVE PARTITIONS, DOORS, FRAMES, SIDELITES, AND ANY ELECTRICAL / DATA BACK TO PANEL(S). |
| 2 | REMOVE ALL SHELVING. |
| 3 | REMOVE EXISTING DOOR & FRAME. INFILL OPENINGS w/ 2 HR FIRE RATED WALL TO MATCH EXISTING STAIRWELL WALLS. |
| 4 | REMOVE CABINETS, COUNTERTOP, PLUMBING FIXTURE & ACCESSORIES. |
| 5 | REMOVE URINAL SCREEN. PATCH WALL TO MATCH ADJACENT FINISHES. |
| 6 | REMOVE URINAL. SALVAGE AND RELOCATE PER FLOOR PLAN ON SHEET A-2. PATCH WALL TO MATCH ADJACENT FINISHES. |
| 7 | REMOVE ALL CEILINGS, LIGHTING, HVAC, DATA, FIRE ALARM AND ANY OTHER NON-SPRINKLER ABOVE CEILING UTILITIES RELATED TO THIS AREA OF WORK. |
| 8 | REMOVE ALL FLOORING & SUBFLOORING (IF ANY) TO EXISTING FLOOR SHEATHING / DECK / PLANKS. |
| 9 | REMOVE ALL FURRED PARTITIONS AT ALL AREA WALLS. |
| 10 | REMOVE EXISTING WINDOW BLINDS. SALVAGE FOR OWNER REVIEW & DETERMINATION OF REUSE OR REPLACEMENT. |

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REVISIONS

DRAWING NAME

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RENOVATION TO THE
FOURTH FLOOR OFFICES**

PORTLAND, MAINE 04101

245 COMMERCIAL ST.

FOURTH FLOOR
DEMOLITION
PLAN

DATE: 30 MAY 2017
SCALE: 3/16" = 1'-0"
DRAWN: MFH/mgk
JOB NO.: 170515

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