1 Demo - 4th FLOOR
1/8" = 1'-0"

GENERAL DEMOLITION AND REMOVAL NOTES

1. THE DEMOLITION DRAWINGS PROVIDE GENERAL COORDINATION INFORMATION ONLY, AND ARE SCHEMATIC IN NATURE. THEY DO NOT IDENTIFY ALL INDIVIDUAL ITEMS TO BE REMOVED. REMOVE ANY EXISTING CONSTRUCTION WHICH IS IN THE WAY OF NEW CONSTRUCTION OR PROHIBITS THE NEW CONSTRUCTION.
2. VERIFY EXISTING STRUCTURAL CONDITIONS PRIOR TO DEMOLITION OR REMOVALS.
3. PROTECT FROM DAMAGE AND WEATHER ANY EXISTING BUILDING COMPONENTS, WHICH ARE EXPOSED AS A RESULT OF DEMOLITION OR REMOVALS.
4. COORDINATE AND SCHEDULE ALL WORK IN EXISTING OCCUPIED PORTIONS OF THE BUILDING WITH THE OWNER.
5. NOTIFY THE ARCHITECT AND OWNER IMMEDIATELY UPON DISCOVERY OF POTENTIALLY HAZARDOUS MATERIAL OR SUBSTANCE NOT ADDRESSED IN THE CONTRACT DOCUMENTS, INCLUDING BUT NOT LIMITED TO ASBESTOS, PCB, LEAD, MERCURY, AND MOLD. DO NOT DISTURB HAZARDOUS MATERIALS. HAZARDOUS MATERIAL SHALL BE LEGALLY ABATED, TRANSPORTED, AND DISPOSED OF.
6. CONCRETE SLAB REMOVALS MAY BE REQUIRED THROUGHOUT THE EXISTING BUILDING AND MAY NOT BE SHOWN ON THE DEMOLITION DRAWINGS. COORDINATE THE EXTENT OF SLAB REMOVALS WITH STRUCTURAL, MECHANICAL AND ELECTRICAL PLANS. CUT TRENCHES IN EXISTING CONCRETE FLOORS WITH NO MORE THAN A 1:2 SLOPE. PROVIDE AN UNDER-SLAB VAPOR RETARDER AT SLABS ON GRADE. REFER TO STRUCTURAL DRAWINGS FOR REINFORCEMENT REQUIREMENTS. PATCH CONCRETE TO MATCH ADJACENT THICKNESS AND FINISH PRIOR TO THE INSTALLATION OF UNDERLAYMENT OR NEW FINISHES.
7. REMOVAL OF MATERIALS SHALL BE DONE WITHOUT DISTURBING ADJACENT SURFACES OR THE CURRENT CONDITION OF OTHER BUILDING ELEMENTS INTENDED TO REMAIN.
8. THE OWNER SHALL REMOVE FURNITURE AND OTHER MOVABLE AND/OR FIXED EQUIPMENT PRIOR TO NEW WORK IN ANY AREA, EXCEPT FOR MECHANICAL, ELECTRICAL OR MINOR WORK NOT REQUIRING THE OWNER TO COMPLETELY VACATE THE PREMISES. NOTIFY THE OWNER OF THE SCHEDULE FOR NEW WORK AND EXTENT OF OWNER REMOVALS NECESSARY.
9. REMOVE ALL DAMAGED AND/OR DISCARDED BUILDING CONSTRUCTION MATERIAL FROM CONCEALED SPACES. PRIOR TO CLOSING- OR SEALING-OFF CONCEALED SPACES, THE CONTRACTOR SHALL ALLOW FOR AN INSPECTION OF COMPONENTS WHICH WILL NOT BE VISIBLE WHEN THE SPACES HAVE BEEN SEALED.
10. ALL DEMOLITION/REMOVAL DEBRIS IS THE PROPERTY OF THE CONTRACTOR, UNLESS NOTED OTHERWISE, AND SHALL BE LEGALLY DISPOSED OF.
11. REMOVE ALL WOOD/ VINYL BASEBOARDS WITHIN SCOPE OF WORK UNLESS NOTED OTHER WISE

GENERAL PATCHING AND REPAIRING NOTES

1. WHERE NEW CONSTRUCTION EITHER INFILLS OR ABUTS EXISTING CONSTRUCTION, THE FINISHED FACES SHALL ALIGN, AND THE SURFACES SHALL BE FINISHED TO MATCH.
2. AFTER CUTTING, FITTING, OR REMOVAL OF BUILDING COMPONENTS, ANY RESULTING HOLES SHALL BE PATCHED. SUCH PATCHES SHALL BE FLUSH WITH ADJACENT SURFACES AND FINISHED TO MATCH.
3. MAINTAIN FIRE RATINGS, SMOKE RATINGS, AND ACOUSTICAL RATINGS.
4. PROVIDE METAL COVER PLATES AT ALL ABANDONED ELECTRICAL DEVICES, FINISHED TO MATCH WALL.

DEMO NOTES	
KEY	DESCRIPTION
1	DEMO WALLS AS INDICATED IN PLAN - TYP.
2	DEMO FINISHED FLOOR TO SLAB - TYP.
4	DEMO DOOR AND FRAME AS INDICATED IN PLAN - TYP.
5	DEMO CASEWORK
6	DEMO PLUMBING FIXTURE
7	DEMO EXISTING CEILING FIXTURES, GRID, AND CEILING TILES

- - - - - REMOVE EXISTING WALL COVERING

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Reviewed for Code Compliance
Approved
Approved with Conditions
Date: _____

Lowell Street 3rd & 4th Floor Renovations

15 Lowell Street, Portland, Maine 04101

#	Date	Description

Revision Schedule

REGISTERED ARCHITECT
DAVID C. WEBSTER
923
STATE OF MAINE

JOB NO.
16064

DRWN: Author
CHK: Checker

SCALE:

ISSUE:
Permit Set
June 16, 2017

TITLE:
Level 4 - Demolition Plan

SHEET
AD104