Reviewed for Code Compliance
Inspections Division
Department of Planning & Development
Date: 07/11/17

LEGEND

- G.C. TO REMOVE EXISTING DOOR AND FRAME COMPLETE. PATCH TO MATCH.
- G.C. TO DEMO EXISTING TOILET PARTITIONS COMPLETE. PATCH. PREP AND REPAIR EXISTING WALLS TO REMAIN FOR NEW FINISHES.
- P.C. TO REMOVE TOILETS AND ALL PLUMBING BELOW FLOOR.
- P.C. TO REMOVE URINAL AND ALL PLUMBING BELOW FLOOR. CAP AND SEAL.
- P.C. TO REMOVE SINK AND ALL PLUMBING BELOW FLOOR.
- P.C. TO REMOVE FLOOR SINK AND ALL PLUMBING BELOW FLOOR.
- G.C. TO REMOVE EXISTING VENTILATION GRILLE

GENERAL NOTES

A. EXISTING CONDITIONS ARE TAKEN FROM FIELD OBSERVATIONS AND PRIOR CONSTRUCTION DOCUMENTS WHEN AVAILABLE AND ARE NOT GUARANTEED. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO BID. NO ALLOWANCE WILL BE MADE FOR ADDITIONAL COSTS DUE TO CONTRACTORS FAILURE TO VERIFY EXISTING CONDITIONS AND DIMENSIONS.

B. WHEN EXISTING CONSTRUCTION WHICH IS TO REMAIN IS DAMAGED DURING THE COURSE OF CONSTRUCTION AS A RESULT OF CONTRACTORS WORK, IT SHALL BE REPAIRED AND/OR REPLACED WITH SIMILIAR OR LIKE MATERIALS, SUBJECT TO ARCHITECTS APPROVAL AND WITHOUT COMPENSATION.

C. ALL WORK INDICATED ON THIS DRAWING SHALL BE DONE UNDER THE GENERAL CONSTRUCTION CONTRACT UNLESS OTHERWISE NOTED.

D. ASBESTOS ABATEMENT SUB-CONTRACTOR SHALL REMOVE EXISTING DISCOVERED ACM PIPE INSULATION, ELBOWS, ETC. COMPLETELY FROM EXISTING HEATING AND WATER PIPING.

E. ALL CONTRACTORS ARE RESPONSIBLE FOR THEIR OWN CUTTING, TRENCHING AND PATCHING. G.C. RESPONSIBLE FOR PREPARING FOR FINAL FINISHES.

F. P.C. TO DISCONNECT AND REMOVE PLUMBING FIXTURES AND CAP NECESSARY SERVICES.

G. E.C. TO DISCONNECT AND REMOVE LIGHT FIXTURES, SPEAKERS, RECEPTACLES, WIRING, ETC.

H. G.C. TO REMOVE ALL TOILET ROOM ACCESSORIES INCLUDING BUT NOT LIMITED TO SOAP DISPENSER, HAND DRIERS, TOILET TISSUE DISPENSERS, MIRRORS, LAMINATE SHELF, AND SUPPORTS. SALVAGE AND TURN OVER TO OWNER.

CEILING LEGEND

- EXISTING 2' x 2' SUSPENDED A.C.T. CEILING TILE AND GRID TO BE REMOVED
- EXISTING PAINTED GYPSUM BOARD TO BE REMOVED IN IT'S ENTIRETY
- EXISTING RECESSED LIGHT FIXTURE TO BE REMOVED BY E.C.
- EXISTING SURFACE MOUNTED LIGHT FIXTURE TO BE REMOVED BY E.C.
- EXISTING CEILING MOUNTED LIGHT FIXTURE TO BE REMOVED BY E.C.
- H.V.A.C. CONTRACTOR TO REMOVE EXISTING CEILING GRILL
- S — TEMPORARILY REMOVE SMOKE DETECTOR AND REINSTALL. COORDINATE W/EASTERN FIRE SERVICES
- TEMPORARILY REMOVE FIRE PROTECTION SPRINKLER AND REINSTALL. COORDINATE W/ EASTERN FIRE SERVICES

DEMOLITION KEY NOTES

1. REMOVE ALL EXISTING TOILET COMPARTMENTS AND PRIVACY SCREENS, ASSOCIATED SUPPORTS, HARDWARE AND ACCESSORIES COMPLETELY. PATCH TO MATCH.
2. REMOVE EXISTING DOOR, FRAME AND ALL ASSOCIATED HARDWARE.
3. FLUSH ALL FLOOR DRAINS/CLEANOUTS CLEAN THOROUGHLY AND SNAKE 100'-0" AND SCOPE FOR ANY DAMAGE PRIOR TO BEGINNING DEMOLITION WORK. THE CONTRACTOR SHALL BE RESPONSIBLE TO MECHANICALLY SNAKE ANY CLOGGED OR SLOW DRAINING PIPING AND SHALL PROVIDE THE ARCHITECT AND OWNER WITH A REPORT UPON VERIFICATION THAT ALL FLOOR DRAINS ARE OPERATIONAL DURING THE SCOPE OF WORK. THE CONTRACTOR SHALL PROTECT THE EXISTING FLOOR DRAIN/CLEANOUTS DURING CONSTRUCTION TO PREVENT DAMAGE AND DEBRIS FROM ENTERING THE EXPOSED PIPING.
4. REMOVE EXISTING URINALS IN THEIR ENTIRETY. PATCH WALL TO MATCH ADJACENT
5. REMOVE WATER CLOSETS IN THEIR ENTIRETY INCLUDING BUT NOT LIMITED TO FIXTURE, FLUSHOMETER, WAX SEAL, ETC. PREPARE FOR INSTALLATION OF REPLACEMENT FIXTURE
6. REMOVE EXISTING LAVATORY SINK IN ITS ENTIRETY COORDINATE W/ OWNER AS TO ITS REUSE. PATCH AND PREPARE TO RECEIVE FINISH AS SCHEDULED
7. REMOVE EXISTING FLOOR FINISH IN IT'S ENTIRETY DOWN TO SUBFLOOR. CLEAN AND PREPARE SUBFLOOR FOR SCHEDULED FINISH AS PER MANUFACTURE RECOMMENDATIONS
8. REMOVE WALL TILE IN ALL AREAS, PREPARE FOR NEW FINISHES PER MANUFACTURE REQUIREMENTS
9. REMOVE EXISTING BENCH IN IT'S ENTIRETY INCLUDING BUT NOT LIMITED TO UNDER MOUNT SUPPORTS, ETC
10. REMOVE EXISTING LOCKERS IN THEIR ENTIRETY
11. E.C. TO REMOVE EXISTING SURFACE MOUNTED LIGHT FIXTURES AND PREPARE FOR REPLACEMENT LIGHT FIXTURE
12. G.C. TO REMOVE ACT CEILING TILE SYSTEM IN IT'S ENTIRETY, INCLUDING BUT NOT LIMITED TO CEILING GRID, ACT TILES, HANGERS, ETC
13. DISCONNECT AND REMOVE EXISTING WATER HEATER. STORE FOR REINSTALLATION AFTER CONSTRUCTION IS COMPLETE
14. REMOVE EXISTING TILE CEILING. PREPARE CEILING TO RECEIVE REPLACEMENT FINISH AS PER MANUFACTURE REQUIREMENTS
15. E.C. TO REMOVE EXISTING RECESSED LIGHT FIXTURES AND PREPARE FOR REPLACEMENT LIGHT FIXTURE.
16. REMOVE EXIST'G WALL LIGHTS

2 3RD FL POWDER RM DEMO RCP
SCALE: 1/4" = 1' - 0" ROOM 2C003

1 3RD FL POWDER RM DEMO PL
SCALE: 1/4" = 1' - 0" ROOM 2C003

LICENSED ARCHITECT
WILLIAM T. HARKE
No. 4170
STATE OF MAINE

AREA PL
NTS

KEY PLAN
NTS

REV.	DESCRIPTION	DATE	BY	CK	APP

OWNER ENGINEER:

DRAWING PREPARED BY: LABELLA ASSOCIATES, P.C.

APPROVAL STAMP:

ACCEPTED BY OE:

PE Stamp

CMP ENGINEERING
CONFIDENTIAL, PROPRIETARY and TRADE SECRET INFORMATION
Property of CENTRAL MAINE POWER CO.

CENTRAL MAINE POWER

REV.	DATE	BY	DESCRIPTION	APP.
0,0A	04/27/2017	WTH	FOR PERMIT	

PORTLAND SERVICE CENTER
3RD FL POWDER RM (2C003) DEMO PLANS

SHEET 5 OF 8

PORTLAND - 162 CANCO ROAD MAINE

DR.	WTH & JME	SCALE: 1/4" = 1'-0"	FILE: A301 POWDER RM RESTROOM DEMOLITION PLAN.DWG
CK.	LABELLA	NO. A-301	REV. 0-0A
APP.	--		
DATE:	--		

ARCH D CADD Drawing, DO NOT REVISE MANUALLY.

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Inspection Division
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3 3RD FL POWDER FINISH PL
SCALE: 1/4" = 1' - 0" ROOM 2C003

2 3RD FL POWDER RM RCP
SCALE: 1/4" = 1' - 0" ROOM 2C003

1 3RD FL POWDER RM FL PL
SCALE: 1/4" = 1' - 0" ROOM 2C003

LICENSED ARCHITECT
WILLIAM T. HARKE
No. 4170
STATE OF MAINE

N AREA PL
NTS

N KEY PLAN
NTS

REV.	DESCRIPTION	DATE	BY	CK	APP

OWNER ENGINEER:

APPROVAL STAMP:

PE Stamp

DRAWING PREPARED BY: LABELLA Associates, D.P.C.

ACCEPTED BY OE:

CMP ENGINEERING
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CENTRAL MAINE POWER

REV.	DATE	BY	DESCRIPTION	APP.
0.0A	04/27/2017	WTH	FOR PERMIT	

PORTLAND SERVICE CENTER
3RD FLR POWDER (2C003) PLANS

SHEET 6 OF 8

PORTLAND - 162 CANCO ROAD MAINE

DR.	WTH & JME	SCALE: 1/4" = 1'-0"	FILE: A302 POWDER RM RESTROOM RENOVATION PLAN.DWG
CK.	LABELLA	NO. A-302	REV. 0-0A
APP.	--		
DATE:	--		

ARCH D CADD Drawing, DO NOT REVISE MANUALLY.