

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.

3. FIRE EXTINGUISHERS: CONTRACTOR SHALL REMOVE EXISTING EXTINGUISHERS. NEW EXTINGUISHERS AND CABINETS SHALL BE INSTALLED BY THE CONTRACTOR WHERE INDICATED.

4. SIGNAGE: EXISTING PLAQUES AND OTHER INTERIOR SIGNS SHALL BE REMOVED.

**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.

3. VERIFY STRUCTURAL CONDITIONS WITH 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. REUSE/SALVAGE: CONTRACTOR SHALL SALVAGE CERTAIN COMPONENTS FOR LIMITED REUSE TO MATCH EXISTING CONDITIONS TO PATCH AND REPAIR INCLUDING: ALL LIFE SAFETY DEVICES & EXIT SIGNS

5. MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION IS DESIGN/BUILD BY THE GENERAL CONTRACTOR. MEP CONTRACTORS SHALL VERIFY SLAB TRENCHING LOCATIONS FOR NEW PLUMBING FIXTURES.

**LEGEND:**

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

02 REMOVE WALL AS REQUIRED FOR NEW CONSTRUCTION

03 REMOVE ALL WOOD BEADBOARD CEILING AND TRIM. ADD STRAPPING AND PREP FOR NEW PVC BEADBOARD CEILING.

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

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

06 REMOVE WALL BASE AND ASSOCIATED ADHESIVES. PREPARE EXISTING WALL AS REQUIRED FOR SMOOTH AND LEVEL APPLICATION OF NEW BASE

07 REMOVE CEILING GRILLES AND RETURNS - REPLACE WITH NEW

08 REMOVE ALL INTERIOR WINDOW GLAZING, SIDELITES AND FRAMES.

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

10 REMOVE ALL EXISTING LIGHT FIXTURES.

11 REMOVE EXISTING LIFE SAFETY DEVICES - PREP FOR NEW.

12 REMOVE EXISTING PERIMETER HEAT REGISTERS & PIPING - REFINISH EXISTING BLOCK WALL

13 REPAIR ANY DAMAGED SILLS IN THEIR ENTIRETY TO MATCH EXISTING.

14 REMOVE EXISTING EXTERIOR GLAZING AND PORTION OF FRAME TO ALLOW FOR A NEW EXTERIOR WALL INFILL.

15 REFER TO SITE DRAWINGS FOR EXTENT OF SITE DEMOLITION.

16 REMOVE EXISTING EXTERIOR GLAZING AND FRAME TO ALLOW FOR NEW CMU INFILL WALL.

17 REMOVE EXISTING PLUMBING FIXTURES AND CAP PIPES.

18 REMOVE EXISTING PERIMETER WINDOW TREATMENTS & ALL ASSOCIATED HARDWARE. PREP FOR NEW WINDOW TREATMENTS

**REVISIONS**

#	DATE	DESCRIPTION

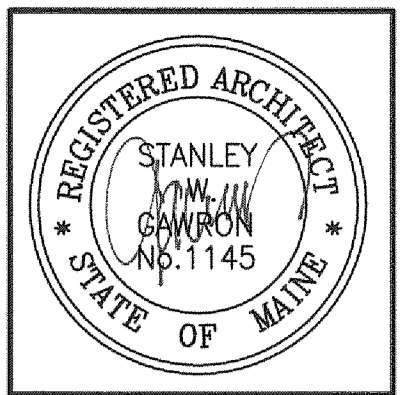
DATE: 05-07-13  
PROJECT #: 040113  
DRAWN BY: DLP  
CHECKED BY: SWG  
DRAWING SCALE: AS NOTED

**SHEET TITLE**

PARTIAL EXISTING CONDITION PLAN  
PARTIAL DEMOLITION PLAN  
LEGEND/NOTES

**D100**

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**AI PARTIAL EXISTING CONDITION PLAN** 1/4"=1'-0"  
**A9 PARTIAL DEMOLITION PLAN** 1/8"=1'-0"  
**A16 LEGEND/ NOTES** 1/8"=1'-0"