Demolition Keynote Legend	
Key Value	Keynote Text
02.D2	Door And Frame To Be Removed
02.F2	Concrete Slab To Be Removed
02.G1	Remove Existing Construction
02.G2	Salvage Item, Return To Owner
02.M1	Casework To Be Removed
02.W1	Wall To Be Removed, Including All Associated Finishes and Trim
02.W2	Brick Masonry To Be Removed
02.W3	Window And Frame To Be Removed

REMOVE ALL CEILINGS WITHIN SCOPE OF WORK INCLUDING BUT NOT LIMITED TO:
SUSPENDED TILES, GRIDS, TRACKS, HANGERS, GYPSUM BOARD, FRAMING, AND ALL OTHER ASSOCIATED ITEMS

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. In instances where walls are indicated for removal, remove all doors, windows, and miscellaneous hardware, electrical and mechanical items contained within the wall. Remove any existing construction which logically is in the way of new construction or prohibits the new construction shown on the Architectural floor plans.

2. Where existing masonry walls are scheduled for removal, remove the wall to 4 inches minimum below the existing slab. Infill the slab with concrete as indicated on the Structural drawings.

3. Verify existing structural conditions prior to demolition or removals.

4. Protect from damage and weather any existing building components, which are exposed as a result of demolition or removals.

5. Coordinate and schedule all work in existing occupied portions of the building with the Owner. Provide temporary partitions to protect Owner's operations from dust, debris and sound. Provide venting and dust control as required to maintain air quality appropriate for health care use in occupied portions of the building throughout construction.

6. Notify the Architect and Owner immediately upon discovery of potentially asbestos containing material.

7. 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.

8. Refer to Civil, Plumbing, Mechanical, Structural and Electrical for additional demolition information. Coordinate the information on drawings and shall report any discrepancies to the Architect prior to proceeding with the work.

9. Removal of the materials as indicated shall be done without disturbing adjacent surfaces to remain or the current condition of the building elements.

10. 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 schedule for new work and extent of Owner removals necessary.

11. 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.

12. Cut trenches in existing concrete floors with no more than a 1:2 slope. Patch concrete to match adjacent thickness and finish prior to the installation of underlayment or new finishes.

13. Provide metal cover plates at all abandoned electrical devices, finished to match wall.

14. All demolition/removal debris is the property of the Contractor, unless noted otherwise.

15. The Contractor may replace salvaged items with new and identical materials only with the Architect's prior approval.

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. Patch and level existing floors to receive new finishes.

3. After removal of building components, any resulting holes shall be patched. Maintain existing fire- or smoke-ratings as indicated. Such patches shall be flush with adjacent surfaces and finished to match.

1 DEMOLITION PLAN
1/4" = 1'-0"

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 05/16/13
Planner: Benjamin Wallace

PDT ARCHITECTS
49 DARTMOUTH STREET
PORTLAND, MAINE 04101
207-775-1059
www.pdtarchs.com

COPYRIGHT
PDT Architects
Reuse or reproduction of the contents of this document is not permitted without written permission of PDT Architects.

OA Centers for Orthopedics
33 Sewall Street, Portland Maine

REGISTERED ARCHITECT
DAVID C. WEBSTER
No. 5013
STATE OF MAINE

JOB NO.
12126

DRWN. CHK
Checker

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

ISSUE
BID & PERMIT SET
MARCH 8, 2013

TITLE
DEMOLITION DRAWINGS

SHEET
D100