Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 10/31/13

A3 FIRST FLOOR DEMO PLAN
1/4" = 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. 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 CMU or brick 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.
6. Concrete slab removals may be required that are not be shown on the demolition drawings. Coordinate the extent of slab removals with Mechanical and Electrical work.
7. Refer to Architectural plans for additional demolition information. Coordinate the information on drawings and report any discrepancies to the Architect prior to proceeding with the work.
8. Removal of the materials as indicated shall be done without disturbing adjacent surfaces to remain or the current condition of the building elements.
9. 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.
10. 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.
11. 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.
12. Provide metal cover plates at all abandoned electrical devices, finished to match wall.
13. All demolition/removal debris is the property of the Contractor, unless noted otherwise.
14. 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 as indicated in the room finish schedule.
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.

DEMOLITION KEYNOTES

KEY VALUE	KEYNOTE TEXT
D2	REMOVE EXISTING PARTITION AND ALL ASSOCIATED ITEMS.
D3	REMOVE EXISTING DOOR, FRAME, HARDWARE & ASSOCIATED BLOCKING.
D4	REMOVE STOREFRONT SYSTEM.
D5	REMOVE EXISTING GWB CEILING OR GWB SOFFIT AND ALL ASSOCIATED ITEMS.
D6	REMOVE EXISTING SUSPENDED ACOUSTICAL CEILING AND GRID. SALVAGE FIXTURES FOR REINSTALLATION IN NEW CEILING.
D7	REMOVE PORTION OF FLOOR TILE TO SLAB BELOW.
D8	REMOVE EXISTING FINISH FLOORING TO SLAB BELOW.
D9	REMOVE STOREFRONT SYSTEM. PREPARE OPENING FOR NEW STOREFRONT SYSTEM.
D10	REMOVE EXISTING CASEWORK OR SHELVING AND ALL ASSOCIATED ITEMS.
D11	REMOVE COLUMN SURROUND.
D12	REMOVE EXISTING NIGHT DROP-OFF WINDOW & ASSOCIATED BLOCKING.
D14	WALL TO BE SELECTIVELY DEMOLISHED AS NECESSARY FOR NEW WINDOW OR NEW DOOR AND FRAME.
D15	REMOVE EXISTING PLUMBING FIXTURES AND PIPING.
D15A	REMOVE EXISTING PLUMBING FIXTURE. PIPING TO BE RE-USED OR RE-WORKED AS NECESSARY.
D17	REMOVE SECURITY CAMERAS. SALVAGE FOR RE-INSTALLATION ON NEW COLUMN COVERS. PRESERVE WIRING.
D18	REMOVE EXISTING TOILET PARTITION.
D19	REMOVE EXISTING WINDOW SYSTEM & ASSOCIATED BLOCKING.
D20	EXST. WD. FRAMED & EIFS SOFFIT TO REMAIN. PATCH/REPAIR ANY DAMAGED OR ROTTED WOOD AS NECESSARY.
D24	DEMOLISH PORTION OF EXISTING SOFFIT AND EXTERIOR CMU WALL FINISH AS NECESSARY FOR INSTALLATION OF NEW CANOPY.
D25	REMOVE EXST. CEILING AND LIGHT FIXTURES. PRESERVE AND PROTECT REMOTE TELLER TUBES AND CANOPY STRUCTURE DURING CONSTRUCTION.
D28	REMOVE EXISTING MECHANICAL UNIT & ASSOCIATED WIRING SALVAGE FOR OWNER.
D30	DEMOLISH PORTION OF CANOPY WALL & STRUCTURE. SEE SECTIONS AND DETAILS FOR ADDITIONAL DEMOLITION INFORMATION.
D31	DEMOLISH PORTION OF EXTERIOR SOFFIT FRAMING & LIGHTING. SAVE EXST. WIRING FOR USE WITH NEW LIGHTING.
D32	DEMOLISH CANOPY.
D33	DEMOLISH PARAPET CAP.
D34	DEMOLISH PORTION OF ROOF. SEE SECTIONS AND DETAILS FOR MORE DEMOLITION INFORMATION.
D35	DEMOLISH EXHAUST FAN IN SOFFIT WALL. PATCH HOLE WITH MATERIAL TO MATCH EXISTING ADJACENT.
D36	DEMOLISH EXST. ROOFING SYSTEM. PRESERVE ROOF STRUCTURE AND PREP FOR NEW ROOFING SYSTEM.
D38	EXISTING CEILING AND LIGHT FIXTURES TO REMAIN.
D39	REMOVE EXISTING CO-AXIAL CABLING IN WALL/CEILING.

GRAPHIC LEGEND

DASHED LINES INDICATE ITEMS TO BE REMOVED.

EXISTING CONSTRUCTION TO REMAIN.

TRUE NORTH
PLAN NORTH

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DRWN. JKP/ER
CHECK Checker

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

ISSUE
30 August, 2013

TITLE
DEMOLITION PLAN

SHEET
AD100