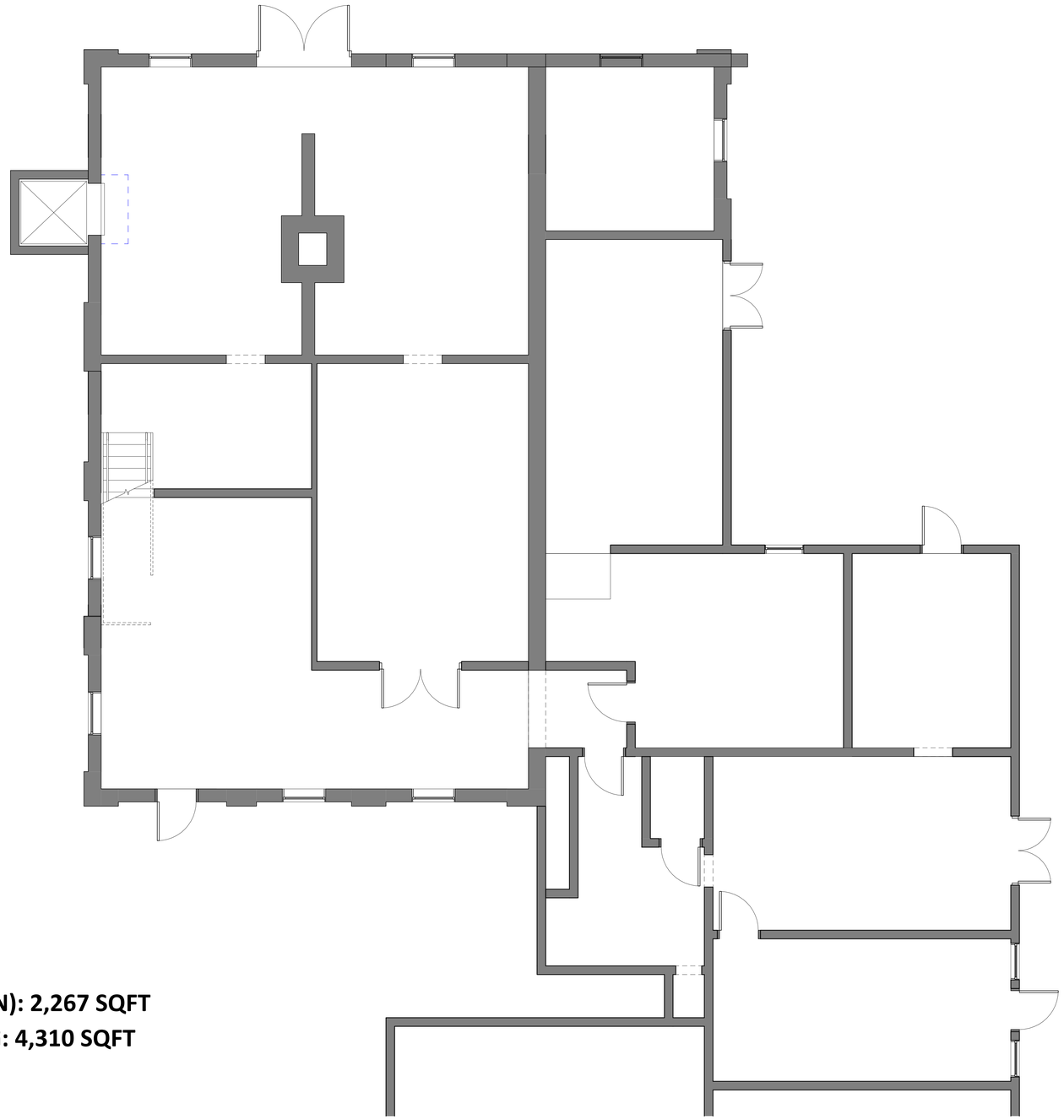
500 W COLLEGE AVE - BUILDING 3A



LEVEL 1 (HISTORIC PORTION): 2,267 SQFT

ENTIRE HISTORIC BUILDING: 4,310 SQFT

A9 | DEMOLITION PLAN - LEVEL 1
D1.01 | SCALE: 1/4" = 1'-0"

DEMOLITION GENERAL NOTES

1. FIELD VERIFY EXISTING CONSTRUCTION AND RELATED CONDITIONS PRIOR TO START OF DEMOLITION OR NEW CONSTRUCTION.
2. IMMEDIATELY NOTIFY ARCHITECT OF DISCREPANCIES FOUND BETWEEN DRAWINGS AND EXISTING CONDITIONS.
3. CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO START OF THE WORK. EXISTING CONDITIONS DRAWINGS ARE BASED OFF OF INFORMATION LIMITED TO THE ARCHITECTS, GIVEN THE EXISTING STATE OF CONSTRUCTION AND ON-SITE VERIFICATION
4. EXISTING CONDITIONS DRAWINGS ARE BASED OFF OF INFORMATION LIMITED TO THE ARCHITECTS, GIVEN THE EXISTING STATE OF CONSTRUCTION AND ON-SITE VERIFICATION
5. DIMENSIONS INDICATED ON THE DRAWINGS OFF OF EXISTING CONSTRUCTION ARE ALL +/-
6. MAINTAIN THE EXISTING BUILDING IN A WEATHER TIGHT CONDITION AT ALL TIMES.
7. KEEP NOISE DURING DEMOLITION AND CONSTRUCTION TO A MINIMUM.
8. DASHED LINES INDICATE WALLS AND ITEMS TO BE REMOVED.
9. THE ITEMS IDENTIFIED TO BE REMOVED REPRESENT THE MAJOR ITEMS ONLY AND IN NO WAY TRY TO IDENTIFY ALL PIECES AND PARTS ASSOCIATED TO BE REMOVED.
10. PROTECT EXISTING CONSTRUCTION SHOWN AS REMAINING. USE CAUTION WHEN REMOVING PARTITIONS, CEILINGS, AND OTHER CONSTRUCTION ADJACENT TO COLUMNS, BEAMS, AND OTHER STRUCTURAL ELEMENTS.
11. AVOID DAMAGE TO THE EXISTING STRUCTURE TO REMAIN. REPAIR DAMAGE TO THE EXISTING CONSTRUCTION CAUSED BY WORK UNDER THIS CONTRACT; THIS INCLUDES, BUT IS NOT LIMITED TO FIREPROOFING, GYPSUM WALL BOARD, CEILINGS, ETC.
12. REPAIR ANY DAMAGE TO PROPERTY OF THE OWNER WHICH IS TO REMAIN IN-USE. CONTRACTOR TO MAINTAIN REGULAR TRAFFIC FLOW AROUND THE SITE, AND MANAGE ANY DISRUPTIONS TO COORDINATE WITH CONSTRUCTION WORK ACCORDING TO CITY CODE & REGULATIONS
13. PROTECT EXISTING ITEMS, EQUIPMENT, PLUMBING FIXTURES, ETC. INDICATED TO REMAIN IN PLACE FROM DIRT AND DAMAGE DURING DEMOLITION AND CONSTRUCTION.
14. PROPERLY STORE AND PROTECT SALVAGED ITEMS IDENTIFIED TO BE REUSED IN THIS PROJECT.
15. THE OWNER SHALL RETAIN SALVAGE THAT IS OF VALUE AS DESIGNATED BY THE OWNER'S REPRESENTATIVE. THE OWNER WILL DIRECT THE CONTRACTOR AS TO THE LOCATION OF STORAGE AREA FOR VARIOUS ITEMS.
16. THE OWNER WILL REMOVE NON-ATTACHED ITEMS SUCH AS MOBILE EQUIPMENT, DESKS, TABLES, CHAIRS, DRAPERIES, ETC. PRIOR TO COMMENCEMENT OF DEMOLITION WORK.
17. INSTALL TEMPORARY BARRICADES AND PARTITIONS TO PREVENT INJURY TO PERSONS IN AND AROUND DEMOLITION AND CONSTRUCTION AREAS IN ACCORDANCE WITH OSHA REQUIREMENTS. COORDINATE LOCATIONS AND INSTALLATION WITH OWNER.
18. INSTALL DUST PARTITIONS IN ACCORDANCE WITH FIRE PROTECTION AND EGRESS REQUIREMENTS AND COORDINATE LOCATIONS AND INSTALLATION WITH THE OWNER.
19. REMOVE WALLS INDICATED TO BE DEMOLISHED FROM FLOOR TO STRUCTURE ABOVE AND INCLUDE ALL MECHANICAL, ELECTRICAL, EQUIPMENT, ETC. PREPARE ALL DISTURBED AREAS FOR NEW CONSTRUCTION.
20. REMOVE MISCELLANEOUS EQUIPMENT ATTACHED TO WALLS, FLOORS, AND CEILINGS. COORDINATE WITH THE OWNER FOR ITEMS TO BE RETAINED OR REUSED.
21. WHERE PARTIAL DEMOLITION OF A WALL IS REQUIRED, COORDINATE EXTENT AND LOCATION OF REMOVED PORTION WITH FLOOR PLAN.
22. WHERE REMOVAL OF FLOOR COVERINGS AND RUBBER WALL BASE ARE REQUIRED, REMOVE ONLY WHAT IS NECESSARY TO COMPLETE DEMOLITION. DEMOLITION INCLUDES REMOVAL OF ADHESIVES, GROUT BEDS, ETC. SCRAPE FLOORS SMOOTH, PATCH ALL HOLES AND OPENINGS, CUT OUT DAMAGED AREAS AND REPLACE WITH NEW CONSTRUCTION. CLEAN OR TREAT SURFACES AS RECOMMENDED BY MANUFACTURER OF FINISH TO BE APPLIED. PREPARE AREAS TO RECEIVE NEW FINISHES TO MAINTAIN REQUIRED FIRE RESISTANCE RATING AND PROVIDE FLUSH SURFACE FOR THE APPLICATION OF NEW FINISHES.
23. ACOUSTICAL PANEL CEILINGS AND RELATED SUPPORT SYSTEMS TO BE REMOVED SHALL INCLUDE, BUT ARE NOT LIMITED TO: CEILINGS PANELS, HANGER WIRE, LIGHT FIXTURES, GRILLES, DIFFUSERS, EXIT SIGNS, COMMUNICATIONS, ETC.
24. FILL, REPAIR, AND PATCH SMOOTH WITH MATERIAL COMPATIBLE WITH ADJOINING FLOOR, DAMAGE OR GAPS IN EXISTING FLOOR SURFACE CAUSED BY THE REMOVAL OF PARTITIONS OR OTHER CONSTRUCTION.
25. WHEN PATCHING OF EXISTING FLOOR IS REQUIRED, SLOPING OR RAMPING SHALL NOT EXCEED 1/8 INCH PER FOOT.
26. WHERE A FIRE RATING IS INDICATED FOR AN EXISTING WALL OR FLOOR/CEILING ASSEMBLY, FIRESTOP ALL PENETRATIONS (EXISTING OR NEW WITHIN THE DEFINED SCOPE OF WORK) PER THAT RATING REQUIREMENT.
27. CLOSE OFF AND PATCH OPENINGS AND VOIDS LEFT BY THE REMOVAL OF EXISTING CONSTRUCTION, EQUIPMENT, PIPING, DUCTS, ELECTRICAL DEVICES, ETC. TO MAINTAIN PROPER FIRE RATING IN A RATED ASSEMBLY. PREPARE PATCHES TO RECEIVE NEW FINISHES AS REQUIRED TO MATCH EXISTING ADJACENT FINISHES.
28. PROTECT & MAINTAIN EXISTING UTILITY LINES WHICH ARE TO REMAIN IN SERVICE, IN SUCH A MANNER AS TO AVOID INTERRUPTION TO THESE LINES. CAP ALL UTILITY LINES TERMINATED BY THE DEMOLITION WORK IN A MANNER APPROVED BY LOCAL AUTHORITIES
29. SAW CUTTING NOTE: DO NOT OVER-CUT OPENING SIZE. DO NOT EXTEND SAW BLADE PAST OPENING BOUNDARY. CHIP OUT CORNERS TO OBTAIN REQUIRED OPENING DIMENSIONS.
30. PROVIDE NEAT, CLOSE FITTING OPENINGS FOR MECHANICAL, PLUMBING, AND ELECTRICAL PENETRATIONS.
31. REMOVE EXISTING FIRE EXTINGUISHERS, FIRE EXTINGUISHER CABINETS, FIRE HOSE, AND FIRE VALVE CABINETS WHERE REQUIRED AND SALVAGE FOR OWNER. FILL RECESSES AND PATCH AS REQUIRED TO CREATE FLUSH AND SMOOTH CONDITION, UNLESS OTHERWISE NOTED.
32. COORDINATE REMOVAL OF TELEPHONES, PA SYSTEMS, INTERCOMS, ETC. WITH THE OWNER.
33. REMOVE DIRT, DEBRIS, AND FOREIGN MATTER FROM EXISTING SURFACES TO RECEIVE NEW DIRECT APPLIED FINISHES. CLEAN TO EXTENT RECOMMENDED BY FINISH MANUFACTURER.
34. AT EXISTING EXTERIOR WINDOWS SHOWN TO RECEIVE NEW WINDOW TREATMENTS, REMOVE EXISTING WINDOW TREATMENTS. PATCH AND REPAIR WALLS AND CEILING AS REQUIRED FOR A SMOOTH FINISH.
35. AT POINTS OF CONSTRUCTION ACCESS, PROVIDE LABOR AND MATERIALS TO REPAIR ALL DISTURBED ELEMENTS.

UDG

PROJECT NUMBER
2325

PROJECT NAME

DENTSPLY - BUILDING 3A
BUILDING 3A, 500 COLLEGE AVENUE
YORK, PA 17401

OWNER/DEVELOPER
York Realty Parftners, LLC
334 KNIGHT STREET
WARWICK, RI 02866
TEL: 401.227.9252

DESIGN TEAM
Urban Design Group, LLC
1909 THAMES STREET, SUITE 200
BALTIMORE, MD 21231
TEL: 410.941.4010

MEP ENGINEERING
Paragon Engineering Services, Inc.
1620 S. QUEEN STREET
YORK, PA 17403
TEL: 717.854.7374

SEAL

NOT FOR CONSTRUCTION

ISSUED FOR

#	ISSUE	DATE
		No

SHEET TITLE

DEMOLITION PLAN - LEVEL 1

SCALE As indicated
SHEET NUMBER

D1.01

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10/24/2023 5:02:24 PM

500 W COLLEGE AVE - BUILDING 3A

LEVEL 2: 2,043 SQFT
ENTIRE HISTORIC BUILDING: 4,310 SQFT

A9 DEMOLITION PLAN - LEVEL 2
D1.02 SCALE: 1/4" = 1'-0"

10/24/2023 5:02:24 PM

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SHEET TITLE

DEMOLITION PLAN - LEVEL 2

SCALE As indicated
SHEET NUMBER

D1.02

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