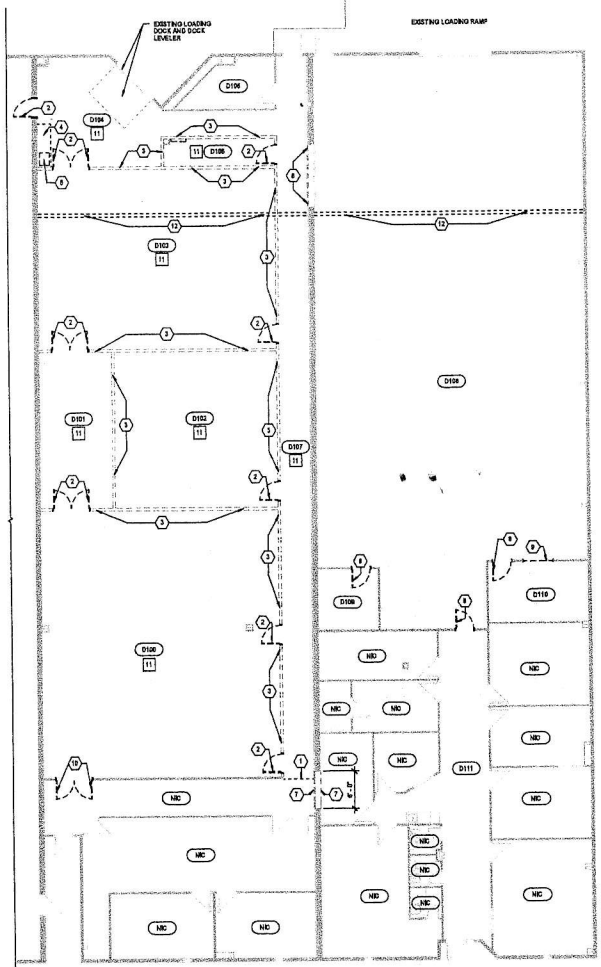
Drew 13,545 ∅ occupied



DEMOLITION PLAN
1/8" = 1'-0"

GENERAL PLUMBING, ELECTRICAL & MECHANICAL NOTES

- ALL PME WORK SHALL BE VENDER DESIGNED AND SHALL CONFORM TO ALL LOCAL, STATE, AND FEDERAL CODES AND STANDARDS, INCLUDING ADA & ABA AND BUILDING STANDARDS. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED BUILDING PERMITS AND INSPECTIONS.
- COORDINATE ALL COMPUTER CONNECTIONS WITH IN AREA OF NEW WORK.
- SPRINKLER SYSTEM AND DESIGN BY OTHER & TO BE COORDINATED BY CONTRACTOR WITH BUILDING OWNER.

SPRINKLER NOTE:

THE CONTRACTOR SHALL MODIFY AND EXTEND EXISTING SPRINKLER SYSTEM INSTALLATION AS REQUIRED TO SUIT NEW FLOOR PLANS AND REFLECTED CEILING PLANS WEHIN THE LIMITS OF CONSTRUCTION. SPRINKLER SYSTEM DESIGN, MATERIAL & INSTALLATION SHALL BE IN ACCORDANCE WITH NFPA 13 STATE & LOCAL AUTHORITIES. SPACE AND LOCATIONS OF SPRINKLERS SHALL NOT EXCEED THAT PERMITTED FOR MODERATE HAZARD OCCUPATION.

DEMOLITION SCHEDULE

Room Number	Room Name	Floor Finish	Base Finish	Wall Finish	Ceiling Finish	Comments
D100	EXISTING OPEN OFFICE AREA	CPT	RB	PTD GWB	ACT	
D101	EXISTING CORRIDOR	CPT	RB	PTD GWB	ACT	
D102	EXISTING OPEN OFFICE AREA	CPT	RB	PTD GWB	ACT	
D103	EXISTING OPEN OFFICE AREA	CPT	RB	PTD GWB	ACT	
D104	EXISTING LOADING DOCK/ KITCHEN	VCT	RB	PTD GWB	ACT	
D105	EXISTING IT ROOM	CPT	RB	PTD GWB	ACT	
D106	EXISTING ELECTRICAL ROOM	ETR	NA	ETR	ETR	
D107	EXISTING CORRIDOR	CPT	RB	PTD GWB	ACT	1
D108	EXISTING LOADING/ STROAGE AREA	ETR	NA	ETR	ETR	
D109	EXISTING OFFICE	ETR	ETR	ETR	ETR	
D110	EXISTING OFFICE	ETR	ETR	ETR	ETR	
D111	EXISTING CORRIDOR	ETR	ETR	ETR	ETR	

DEMOLITION SCHEDULE REMARKS

1. REMOVE ALL FINISHES UP TO DASHED LINE INDICATED ON PLAN WITH DEMO NOTE #1.
2. FURRING AND GWB TO REMAIN AT CMU SEPARATION WALL. COORDINATE DEMOLITION WORK THRU FURRING AND CMU SEPARATION WALL.

NEW WORK WALL TYPE SCHEDULE

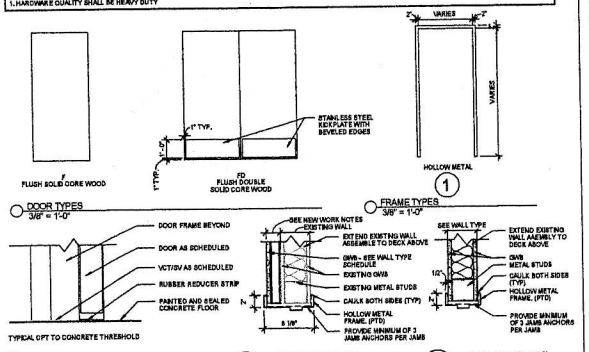
TYPE	STC	DESCRIPTION	FIRE RATING	UL	REMARKS
MTB	N/A	1 5/8" METAL STUDS AT 16" O.C. MAX, 5/8" GWB ONE SIDE. EXTEND GWB 4" ABOVE CEILING. FASTEN STUD TO UNDERSIDE OF DECK.			
MS_1	N/A	3 5/8" METAL STUDS AT 16" O.C.MAX, 5/8" FIRE RATED GWB BOTH SIDES. EXTEND WALL ASSEMBLY TO UNDERSIDE OF DECK ABOVE.	1 HR	UA18	PROVIDE 1" STENCILED TEXT EVERY 8 O.C. READING "1 HR FIRE RATED PARTITION" AS REQUIRED BY BUILDING CODE. PROVIDE INSULATION WHERE COMPONENTS MEET DECK ABOVE.

DOOR SCHEDULE

NUMBER	TYPE	DOOR WIDTH	DOOR HEIGHT	DOOR THICKNESS	FRAME TYPE	FRAME HEAD	FRAME JAMB	FRAME SILL	FIRE RATING	HARDWARE	REMARKS
100.A	FD	6'-0"	7'-0"	0'-1 3/4"	1	2IA110	2IA110	1IA110	1 HR	STOR	1
100.D	F	3'-0"	7'-0"	0'-1 3/4"	1	4IA110	5IA110	5IA110	3 HR	PASS	1
102	FD	6'-0"	7'-0"	0'-2"	1	3IA110	3IA110	3IA110	1 HR	STOR	1
105	F	3'-0"	7'-0"	0'-1 3/4"	1	2IA110	2IA110	-	1 HR	OFF	1
106	F	3'-0"	7'-0"	0'-1 3/4"	1	2IA110	2IA110	2IA110	1 HR	OFF	1
107	F	3'-0"	7'-0"	0'-1 3/4"	1	2IA110	2IA110	2IA110	1 HR	OFF	1

DOOR REMARKS

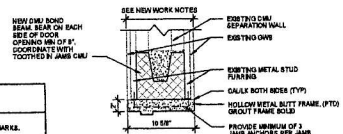
1. HARDWARE QUALITY SHALL BE HEAVY DUTY



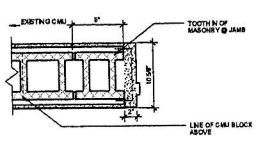
1 A110 DOOR DETAIL 1 1/2" = 1'-0"

2 A110 DOOR DETAIL 1 1/2" = 1'-0"

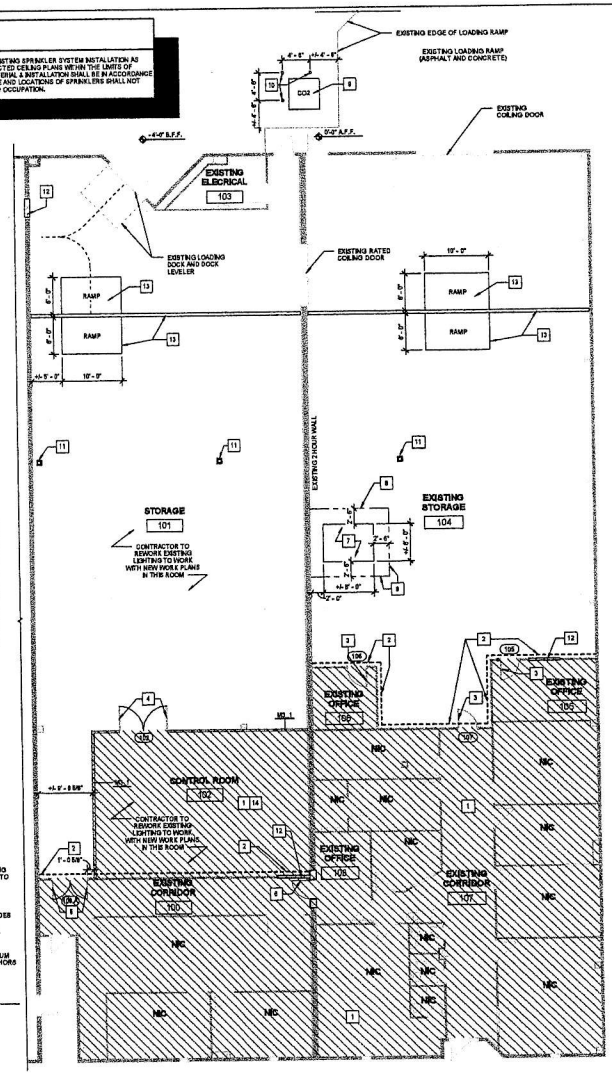
3 A110 DOOR DETAIL 1 1/2" = 1'-0"



4 A110 DOOR DETAIL @ HEAD 1 1/2" = 1'-0"



5 A110 DOOR DETAIL @ JAMB 1 1/2" = 1'-0"



NEW WORK PLAN
1/8" = 1'-0"

GENERAL DEMOLITION NOTES

Demolition drawings indicate in general, the extent of demolition. Remove all associated appurtenances not required in the new work, all abandoned items, and all items required for the installation of new work, to provide for a complete project. Items not specifically indicated that are questionable for removal shall be brought to the attention of the architect for a decision.

The contractor shall visit the site and become familiar with all existing conditions prior to the start of construction.

The contractor shall patch all existing surfaces to match existing where affected by construction operations, including but not limited to plumbing, mechanical and electrical work.

The contractor shall patch nail holes, etc. and remove miscellaneous appurtenances on existing walls to be painted or covered with wall covering.

All existing flooring materials which are to remain in place shall be completely cleaned and stripped of wax in order to receive new finishes.

All new work shall align with existing where they intersect unless otherwise noted.

The contractor shall patch and repair all existing surfaces which were previously damaged prior to construction operations include after new work is complete, regardless if the item was specifically noted or not.

The contractor shall remove and patch any areas unsupported where wood nailers or grounds are found to exist behind any trim items or equipment removed. Walls shall be made flush with existing adjacent surfaces and ready to receive new finishes.

If any asbestos containing material is encountered during the course of construction operations which is not indicated on the contract documents the contractor shall notify the architect immediately.

All finishes listed in the demolition schedule shall be removed completely unless indicated otherwise. Demolition shall include backings, mastic and glues, setting beds, and materials as required to prepare the material for new work and/or finishes.

All notes, remarks and/or schedules on this sheet are for this sheet only unless otherwise noted.

All existing nurse call, smoke detectors, and speakers to remain and reworked with new ceiling system.

Existing wall finishes to be verified and prepared accordingly for new finishes schedules - by contractor.

Contractor dumpster location to be coordinated with owner.

DEMOLITION NOTES

*** DEMOLITION NOTES APPLY TO THIS SHEET ONLY ***

1. REMOVE FINISHES TO THIS ROOM, COORDINATE WITH DEMOLITION SCHEDULE AND REMARKS.
2. REMOVE DOOR, FRAME AND HARDWARE COMPLETE. SALVAGE AND TURN OVER TO BUILDING OWNER.
3. REMOVE METAL STUDS AND GWB PARTITION COMPLETE.
4. REMOVE CASEWORK, INCLUDING ALL BASE CABINETS, COUNTERTOPS, AND WALL CABINETS COMPLETE.
5. REMOVE SINK COMPLETE, CONTRACTOR TO REMOVE WATER AND VENT PIPING BACK TO MAIN AND CAP. REMOVE WASTE PIPING AND CAP.
6. REMOVE PORTION OF FURRING AND GWB AS INDICATED TO GAIN ACCESS TO EXISTING GARAGE DOOR.
7. SAW CUT AND REMOVE PORTION OF CMU, FURRING AND GWB AS INDICATED TO INSTALL NEW WORK DOOR. COORDINATE WITH NEW WORK.
8. REMOVE DOOR, FRAME AND HARDWARE COMPLETE, SALVAGE HARDWARE AND REUSE IN NEW WORK. TURN OVER DOOR AND FRAME TO BUILDING OWNER.
9. REMOVE EXISTING WINDOW, FRAME AND HARDWARE COMPLETE. SALVAGE AND TURN OVER TO BUILDING OWNER.
10. REMOVE DOOR, FRAME AND HARDWARE COMPLETE, SALVAGE HARDWARE AND REUSE IN NEW WORK. TURN OVER DOOR AND FRAME TO BUILDING OWNER.
11. REMOVE SUSPENDED CEILING SYSTEM COMPLETE.
12. SELECT DEMOLITION AT THIS LOCATION TO INSTALL CONCRETE CURB. COORDINATE WITH NEW WORK.

NEW WORK NOTES

1. INDICATED BY DIAGONAL HATCH. CONTRACTOR TO EXTEND EXISTING SPRINKLER HEADS AND PIPING INTO EXISTING SUSPENDED CEILING. SEE SPRINKLER NOTE.
2. INDICATED BY SOLID DASHED LINE. EXTEND EXISTING WALL ASSEMBLY TO ROOF DECK ABOVE AND PROVIDE RESILIENT CHANNEL AT EXISTING FACE OF WALL AND ONE LAYER OF 5/8" TYPE X GWB UP TO THE ROOF DECK ABOVE TO ACHIEVE A 1 HR RATING PER UL RATING UA18.
3. INSTALL NEW 1 HR RATED HOLLOW METAL FRAME AND DOOR, FINISH DOOR AND FRAME TO MATCH EXISTING DOORS, INSTALL SALVAGED HARDWARE FROM DEMOLITION NOTE #8
4. PROVIDE NEW 1 HR RATED HOLLOW METAL FRAME AND DOUBLE DOOR, FINISH DOOR AND FRAME TO MATCH EXISTING DOORS. CONTRACTOR TO COORDINATE AND DESIGN HARDWARE WITH DREW MARINE FOR SPECIFIC LOCKING REQUIREMENTS.
5. PROVIDE NEW 1 HR RATED HOLLOW METAL FRAME AND DOUBLE DOOR, FINISH DOOR AND FRAME TO MATCH EXISTING DOORS. INSTALL SALVAGED HARDWARE FROM DEMOLITION NOTE #11
6. INSTALL NEW 2 HR RATED HOLLOW METAL FRAME AND DOOR, FINISH DOOR AND FRAME TO MATCH EXISTING DOORS. CONTRACTOR TO COORDINATE AND DESIGN HARDWARE WITH DREW MARINE FOR SPECIFIC LOCKING REQUIREMENTS.
7. FUTURE TEST PIT AREA(NIC). CONTRACTOR TO COORDINATE WITH DREW MARINE ON SIZE AND LOCATION REQUIREMENTS.
8. PROVIDE PRE-MANUFACTURED STEEL HANDRAIL. COORDINATE WITH FUTURE TEST PIT INSTALLATION(NIC).
9. DREW MARINE SUPPLIED CO2 CONTAINER. CONTRACTOR TO COORDINATE LOCATION AND SPACE REQUIREMENTS WITH SUPPLIED CONTAINER. PROVIDE CONCRETE PAD FOR CONTAINER TO SIT ON. COORDINATE WITH SUPPLIED CONTAINER
10. PROVIDE THREE FULLY GROUTED STEEL BOLLARDS AS INDICATED. PAINT, COLOR: TRAFFIC YELLOW.
11. WRAP EXISTING STRUCTURAL COLUMNS WITH WALL TYPE MTB. PROVIDE SHEET METAL WRAPPING UP TO 9' A.F.F. AT BASE OF COLUMNS.
12. PROVIDE INFILL TO MATCH EXISTING ADJACENT WALL WHERE OPENINGS HAVE BEEN CLOSED UP.
13. CONTRACTOR TO PROVIDE 6"x6" CONCRETE CURB AS INDICATED WITH HATCH PATTERN. CONTRACTOR TO CONSULT STRUCTURAL ENGINEER FOR CURB CONNECTION DETAILS TO THE EXISTING SLAB. CAULK ALL JOINTS WITH ANTI-CORROSIVE CAULKING TO SEAL FROM SPILLS.PROVIDE YELLOW SAFETY PAINT AT ALL 3 CURB SURFACES. PROVIDE CONCRETE RAMP/RAMP AS INDICATED
14. PROVIDE NEW SUSPENDED ACOUSTICAL CEILING SYSTEM AT 12'-0" A.F.F.TO MATCH EXISTING CEILING IN OTHER AREAS OF RENOVATION.

GENERAL NEW WORK NOTES

- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT FOR A RESOLUTION. ADJUSTMENTS TO DIMENSIONS AND CONDITIONS SHOWN MAY BE REQUIRED.
- ALL DIMENSIONS ARE REFERENCED FROM FACE OF STUD AT NEW CONSTRUCTION UNLESS OTHERWISE NOTED. DIMENSIONS ARE REFERENCED FROM FACE OF FINISH AT EXISTING CONSTRUCTION.

ALL DIMENSIONS INDICATED +/- ARE APPROXIMATE AND MUST BE FIELD VERIFIED PRIOR TO THE START OF CONSTRUCTION.

- PROVIDE SHALL MEAN TO SUPPLY, TO FURNISH AND TO INSTALL COMPLETE WITH ALL ACCESSORIES, PARTS AND/OR SERVICES TO BE READY FOR ITS INTENDED USE.
- WHERE WORK ABUTS OR ADJOINS EXISTING SURFACES WHICH WILL REMAIN EXPOSED, ALIGN NEW WORK FLUSH WITH EXISTING ADJACENT SURFACES.
- THE CONTRACTOR SHALL MAINTAIN THE EXISTING BUILDING IN A WATER TIGHT CONDITION THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD. REPAIR DAMAGE CAUSED BY CONSTRUCTION OPERATIONS. TAKE ALL PRECAUTIONS NECESSARY TO PROTECT THE BUILDING AND ITS OCCUPANTS DURING THE CONSTRUCTION PERIOD.
- METAL STUDS SHALL BE 20 GUAGE. CONTRACTOR TO CONSTULT STRUCTURAL ENGINEER FOR METAL STUDS EXTENDING TO THE UNDERSIDE OF DECK.
- CONTRACTOR SHALL PROVIDE BARRIERS TO PREVENT ENTRY TO THE CONSTRUCTION AREA. BARRIERS SHALL NOT INTERFERE WITH THE OWNERS USE OF THE SITE.
- ALL NOTES, REMARKS AND/OR SCHEDULES ON THIS SHEET ARE FOR THIS ONLY UNLESS OTHERWISE NOTED.
- ALL NEW HOLLOW METAL DOORS AND FRAMES TO BE FIELD PAINTED.
- ALL EXISTING FIRE EXTINGUISHERS SHALL BE RELOCATED TO NEW WORK WALL LOCATED CLOSEST TO ORIGINAL LOCATION.

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△ Revisions

No.	Revision	Date

Drawn By	mhh
Checked By	sls
Project Architect	sls

Project Number 2078.11
Date 12.15.2011

Drew Marine Tenant Buildout

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DEMOLITION AND NEW WORK PLANS AND NOTES

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