

DEMOLITION NOTES

- THE CONTRACTOR SHALL FULLY ACQUAINT HIMSELF WITH THE EXISTING CONDITIONS AND SHALL HAVE VISITED AND INSPECTED THE JOB SITE AND BE FULLY INFORMED AS TO THE NATURE OF EQUIPMENT AND FACILITIES NEEDED FOR THE PROPER EXECUTION OF THE WORK. STARTING OF DEMOLITION AND REMOVAL OPERATIONS WILL BE CONSIDERED AS EVIDENCE THAT THE CONTRACTOR HAS COMPLIED WITH THESE REQUIREMENTS AND LATER CLAIM FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN FORESEEN WILL NOT BE RECOGNIZED.
- TEMPORARY PROTECTION: PARTICULAR ATTENTION SHALL BE GIVEN TO THE PROTECTION OF EXISTING STRUCTURE AND FINISHES SO AS TO PREVENT ANY DAMAGE OF EXISTING FINISHES NOT DESIGNATED FOR DEMOLITION. PROVIDE ALL NECESSARY TEMPORARY CONSTRUCTION AND DUSTPROOF PROTECTION. PROTECTION SHALL BE IN COMPLIANCE WITH BUILDING STANDARDS. TYPE AND LOCATION OF PROTECTION SHALL BE REVIEWED WITH OWNERS CONSTRUCTION REPRESENTATIVE PRIOR TO COMMENCING WORK.
- EXISTING WALLS, FLOORS, & CEILINGS, ETC. SHALL BE STRIPPED OF ALL MATERIALS DOWN TO EXISTING STUDS / JOISTS / SUBFLOOR. CONTRACTOR SHALL VERIFY ALL OUTLETS, VENTS, THERMOSTATS, ETC. ARE IN THE CORRECT LOCATION PRIOR TO THE INSTALLATION OF ALL NEW FINISH MATERIAL. CONTRACTORS SHALL VERIFY THE LIMITS OF DEMOLITION TO ENABLE WORKMEN TO IDENTIFY ANY ITEMS LEFT IN PLACE THAT NEED TO BE REMOVED & WHAT ITEMS TO BE LEFT IN PLACE INTACT.
- SUBCONTRACTORS SHALL INSPECT ALL DEMOLITION AREAS PRIOR TO BEGINNING WORK.
- PREPARE ALL SURFACES AS REQUIRED (PER MANUFACTURER'S SPECIFICATIONS) TO RECEIVE NEW FINISHES AFTER COMPLETION OF DEMOLITION.
- REMOVE ALL EMBEDDED ITEMS SUCH AS TOGGLE BOLTS, EXPANSION BOLTS, SCREWS, NAILS, PLASTIC & METAL INSERTS AND ANY OTHER ITEMS LEFT IN PLACE & PREVENTING THE APPLICATION OF NEW FINISHES IN AN ACCEPTABLE MANNER.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR OBTAINING PERMITS, CERTIFICATES, ETC. FROM THE UTILITY COMPANY FOR ALL TEMPORARY SHUT-OFFS. UTILITY SERVICE SHALL BE RESTORED TO THE BUILDING AS SOON AS SAFELY POSSIBLE.
- ALL PENETRATIONS (PLUMBING, ELECTRICAL) THROUGH WALLS, & FLOORS DUE TO BUT NOT LIMITED TO DEMOLITION TO BE SEALED, CAPPED, AND LEVELLED SMOOTH WITH ADJACENT MATERIALS.
- G.C. SHALL PROTECT ALL AREAS OF THE EXISTING STRUCTURE, FROM WEATHER & OTHER RELATED HAZARDS.
- G.C. SHALL PREPARE ALL EXISTING FLOOR SURFACES AS REQUIRED TO RECEIVE NEW FLOOR FINISHES AS PER MANUFACTURER'S RECOMMENDATIONS.
- G.C. & SUB-CONTRACTORS SHALL REVIEW OVERALL BUILDING DEMOLITION PLANS & TYPICAL DEMOLITION KEY NOTES WITHIN A SPECIFIED UNIT AS SHOWN ON PLAN, WHICH IS TYPICAL FOR ALL UNITS.
- G.C. SHALL REMOVE ALL ELECTRIC, PHONE & DATA OUTLETS, LIGHTING, TYPICAL. COORDINATE W/ CONSULTING ENGINEERS DRAWINGS FOR SCOPE OF WORK.

DEMOLITION SCOPE OF WORK NOTES:

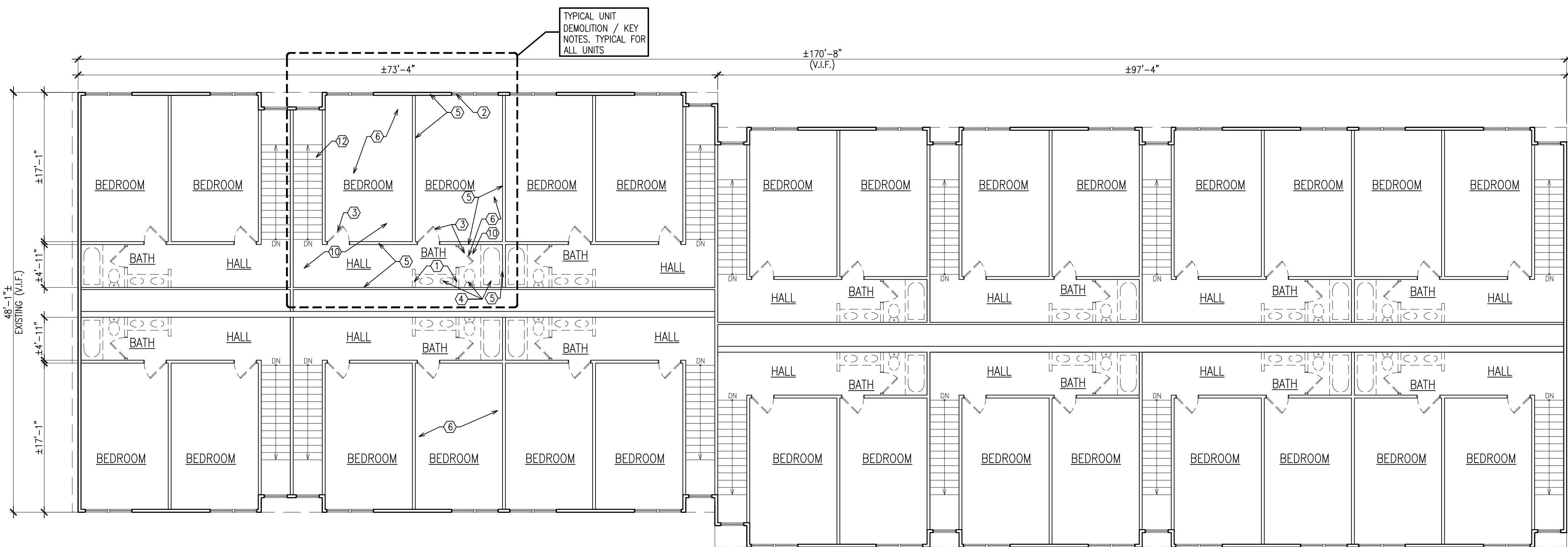
- GENERAL CONTRACTOR, DEMOLITION SUB-CONTRACTOR & ALL SUB-TRADE CONTRACTORS SHALL REVIEW GENERAL NOTES, DEMOLITION NOTES, DEMOLITION SCOPE NOTES & DEMOLITION KEY NOTES ALONG WITH VISUALLY INSPECTING THE BUILDING PRIOR TO START OF ANY DEMOLITION WORK
- CONTRACTOR SHALL COORDINATE M.E.P.S. DEMOLITION SCOPE W/ CONSULTING ENGINEERS DRAWINGS PRIOR TO START OF DEMOLITION WORK
- DOOR HARDWARE DEMOLITION COORDINATION:
-ALL EXISTING BEDROOM DOOR HARDWARE SHALL BE REMOVED, BAGGED & TAGGED FOR RE-INSTALLATION.
-COORDINATE W/ DOOR SCHEDULE NOTES FOR ADDITIONAL RE-INSTALLATION / LOCATION NOTES
- DEMOLITION SHALL INCLUDE THE REMOVAL & STORAGE OF ALL EXISTING FURNITURE IN THE BUILDING / UNITS. THE FURNITURE SHALL BE STORED SAFELY IN WATERPROOF, LOCKED STORAGE CONTAINERS, WHICH SHALL BE PROVIDED BY G.C.
- EXISTING FIRE ALARM SYSTEMS, INCLUDING ALL WIRING, PANELS & DEVICES ARE TO BE REMOVED, COORDINATE W/ CONSULTING ENGINEER DRAWINGS.
- EXISTING ELECTRICAL & TELECOMMUNICATION BOXES & WIRING TO BE REMOVED BACK TO PANELS, COORDINATE W/ CONSULTING ENGINEERS DRAWINGS
- DEMOLITION SHALL INCLUDE REMOVAL OF:
A. ALL DOORS, FRAMES & HARDWARE. COORDINATE HARDWARE REMOVAL WITH NOTE #3.
B. KITCHEN CABINETS, COUNTERS & APPLIANCES.
C. BATHROOM MILLWORK, COUNTERS, TOILETS, SHOWERS & TUBS IN THEIR ENTIRETY, FIXTURES, SINKS & ACCESSORIES.
D. ELECTRICAL DEVICES & LIGHTING FIXTURES; COORDINATE W/ ELECTRICAL DRAWINGS
E. ALL PLUMBING FIXTURES (KITCHEN & BATH); COORDINATE W/ PLUMBING DRAWINGS
F. ALL TRIM WORK; WINDOW & DOOR CASINGS & BASE MOLDINGS.
G. WALL TILE IF APPLICABLE IN BATHROOMS
H. ALL GYPSUM BOARD @ WALLS & CEILINGS
I. ALL WALL & CEILING INSULATION
J. MATERIAL BETWEEN MODULAR UNIT - FLOOR & CEILING, BETWEEN 1ST FLOOR & 2ND FLOOR GYPSUM BOARD CEILING & 3RD FLOOR ROOF JOISTS (V.I.F.)
K. ALL FLOOR FINISHES: HOT MAT, LINOLEUM, CARPET, 1/4" PLYWOOD, CERAMIC TILE, CEMENT BOARD, ETC... DOWN TO ORIGINAL 3/4" PLYWOOD SUB-FLOOR. NOTE: SEE SPECIFICATION SUMMARY OF WORK FOR ADDITIONAL FLOOR FINISH DEMOLITION / PREPERATION NOTES.
- CONTRACTOR IS REQUIRED TO DRAIN & BLOW OUT EXISTING SPRINKLER SYSTEM PRIOR TO START OF WORK. COORDINATE W/ CONSULTING ENGINEERS FIRE PROTECTION DRAWINGS.
- REMOVE ALL ELECTRICAL, PHONE & DATA OUTLETS THROUGHOUT THE ENTIRE BUILDING @ ALL FLOORS
- ALL MSC. PLYWOOD STRIPS THAT ARE SCREWED TO STUDS SHALL BE REMOVED TO PROVIDE FOR A SMOOTH GYP. BD. INSTALLATION / FINISH. CONTRACTOR SHALL PROVIDE BLOCKING / BRACING WITHIN FRAMING AS REQ'D. TO REPLACE PLYWOOD.

DEMOLITION KEY NOTES

(SEE DEMOLITION SCOPE OF WORK NOTES FOR ADDITIONAL INFORMATION)

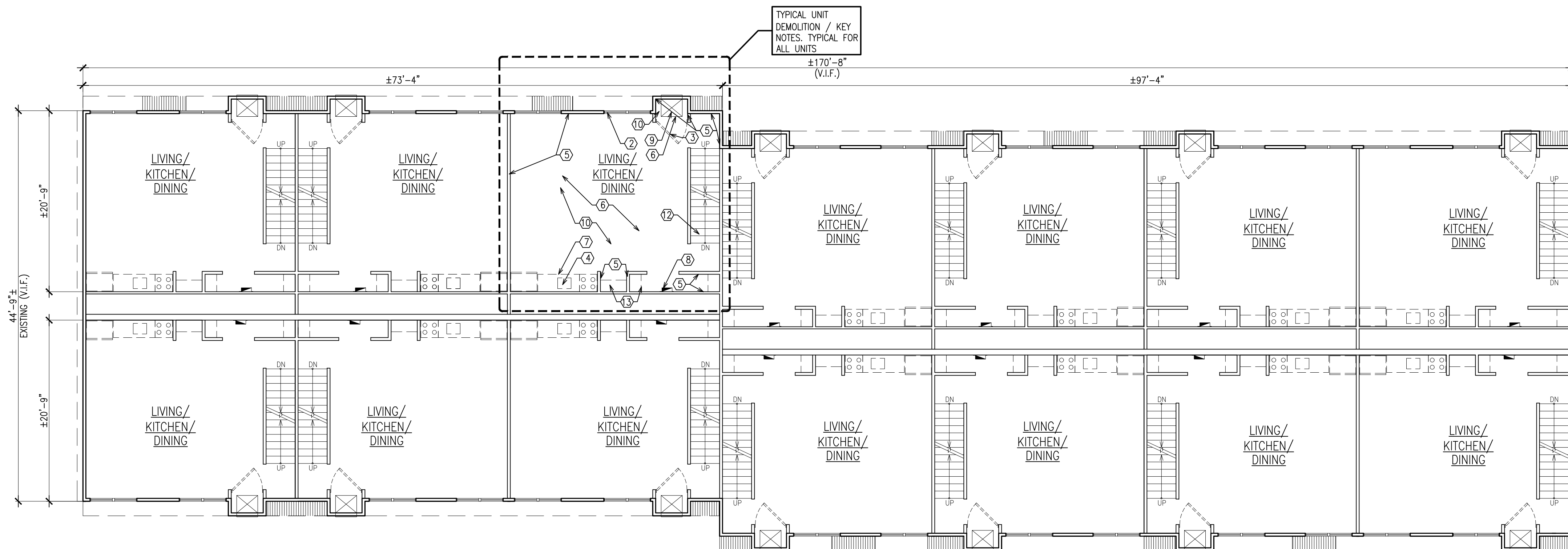
- REMOVE EXISTING WOOD FRAME PARTITION FROM FLOOR TO CEILING AS INDICATED.
- EXISTING WINDOWS TO REMAIN.
- EXISTING DOOR & FRAME TO BE REMOVED, REFER TO NOTE #3 UNDER DEMOLITION SCOPE FOR ADDITIONAL INFORMATION.
- ALL EXISTING PLUMBING FIXTURES TO BE REMOVED, REFER TO PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
- REMOVE EXISTING WALL FINISH & GYP. BD. DOWN TO EXISTING WALL STUDS. ALL ELECTRICAL & DATA WIRING & OUTLETS ARE TO BE INCLUDED IN THE REMOVAL ALONG WITH ALL EXISTING INSULATION LOCATED INSIDE THE WALL. (TYPICAL FOR ENTIRE UNIT.)
- REMOVE EXISTING GYP. BD. CEILING DOWN TO EXISTING CEILING / FLOOR JOISTS. ALL ELECTRICAL & DATA WIRING, LIGHT FIXTURES & ACCESS PANELS ARE TO BE INCLUDED ALONG WITH ALL EXISTING INSULATION LOCATED IN BETWEEN JOISTS. (TYPICAL FOR ENTIRE UNIT.)
- ALL EXISTING CABINETS, OUTLETS, COUNTER TOP, APPLIANCES & SINK TO BE REMOVED, REFER TO ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION ON REMOVAL OF SINK & OUTLETS.
- EXISTING ELECTRIC PANEL TO REMAIN. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- EXISTING AC UNIT TO REMAIN.
- EXISTING FLOOR FINISH TO BE REMOVED DOWN TO EXISTING SUB-FLOOR, SEE NOTE 7K UNDER DEMOLITION SCOPE.
- EXISTING WATER HEATER TO BE REMOVED, REFER TO PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
- ALL FINISHES TO BE REMOVED AT EXISTING STAIRS, SEE NOTE 7K UNDER DEMOLITION SCOPE.
- ALL EXISTING SHELVING & COAT RODS ARE TO BE REMOVED.

NOTE: DEMOLITION KEY NOTES ARE TYPICAL FOR ALL DORMITORIES THROUGHOUT THE ENTIRE BUILDING. SEE TYPICAL UNIT DEMOLITION / KEY NOTES.



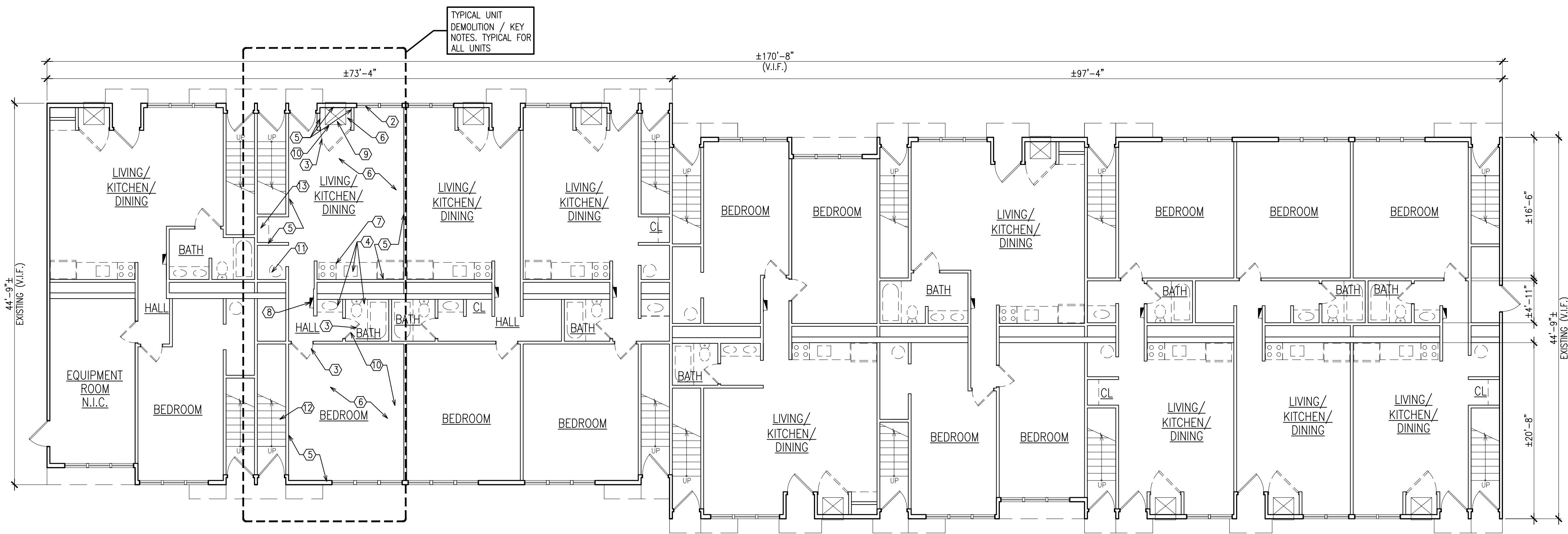
3 THIRD FLOOR DEMOLITION PLAN
SCALE: 1/8" = 1'-0"

NOTE: DORMITORY UNIT LAYOUTS VARY. SCOPE OF DEMOLITION IS TYPICAL FOR EACH UNIT, U.O.N. CONTRACTOR SHALL REVIEW TYPICAL UNIT DEMOLITION / KEY NOTES & FIELD VERIFY PER UNIT. (TYP.)



2 SECOND FLOOR DEMOLITION PLAN
SCALE: 1/8" = 1'-0"

NOTE: DORMITORY UNIT LAYOUTS VARY. SCOPE OF DEMOLITION IS TYPICAL FOR EACH UNIT, U.O.N. CONTRACTOR SHALL REVIEW TYPICAL UNIT DEMOLITION / KEY NOTES & FIELD VERIFY PER UNIT. (TYP.)

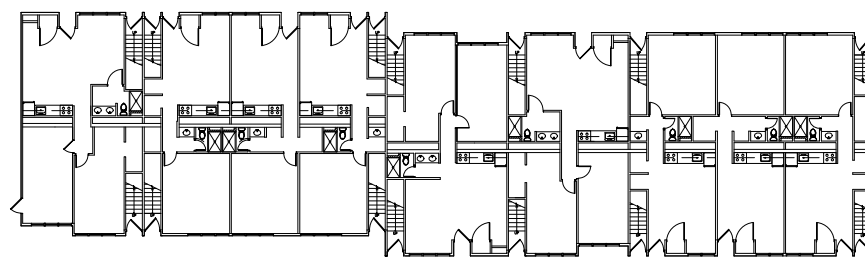


1 FIRST FLOOR DEMOLITION PLAN
SCALE: 1/8" = 1'-0"

NOTE: DORMITORY UNIT LAYOUTS VARY. SCOPE OF DEMOLITION IS TYPICAL FOR EACH UNIT, U.O.N. CONTRACTOR SHALL REVIEW TYPICAL UNIT DEMOLITION / KEY NOTES & FIELD VERIFY PER UNIT. (TYP.)

Revisions		
Date	Issue	Description
06-03-15	1	ISSUED FOR CONSTRUCTION

Key Plan



Consultants



LINWOOD ENGINEERING ASSOCIATES, P.A.
CONSULTING ENGINEERS
955 Lincoln Avenue
Glen Rock, New Jersey 07452
TELEPHONE (201) 857-3998
FAX: (201) 857-3994

Project

INTERIOR RENOVATIONS
AT THE
TAMARACK - N RESIDENCE



505 Ramapo Valley Road
Mahwah, New Jersey 07430-1680

DCA PROJECT#

Client



505 Ramapo Valley Road
Mahwah, New Jersey 07430-1680

SNS Architects & Engineers, PC
1 PARAGON DRIVE . MONTVALE . NEW JERSEY 07645
TEL: 201.573.1767 FAX: 201.573.0808 www.sns-arch-eng.com

Fay W. Logan, AIA
John M. Lignos, AIA
Lorin J. Sonenshine, AIA
Steven Napolitano, PE

Cert./Lic. No. AI 109740
Date 01-09-15 Scale AS NOTED
Drawn By DP Checked By DP
Dwg. Title

DEMOLITION PLANS & NOTES

Work Order No.

Dwg. No.

4698N

A001