GENERAL DEMOLITION NOTES:

1. EXISTING BUILDING PLANS SHOWN ACCORDING TO ORIGINAL BUILDING PLANS, FIELD NOTES AND MEASUREMENTS. EXISTING CONDITIONS AND DIMENSIONS SHALL BE FIELD VERIFIED BY CONTRACTORS AND DISCREPANCIES REPORTED TO THE DESIGNER.

2. EXISTING WALLS, PARTITIONS, FLOOR LINES AND DOORS AND FRAMES THAT REMAIN ARE SHOWN IN CONTINUOUS LINE WEIGHT. THESE AND EXISTING FLOOR AND WALL FINISHES THAT ARE SHOWN TO REMAIN SHALL BE PROTECTED FROM DAMAGE DURING DEMOLITION AND CONSTRUCTION. ANY SUCH EXISTING CONDITIONS WHICH ARE DAMAGED OR BECOME DUE TO OTHER DEMOLITION SHALL BE REPLACED AT NO COST TO OWNER WITH NEW CONSTRUCTION TO MATCH.

3. REMOVE ABANDONED ELEVATOR MECHANICAL, ELECTRICAL AND PLUMBING LINES TO MAIN, U.N.O. CAP AND IDENTIFY EXPOSED UTILITIES. REMOVE CONNECTING CONDUIT AND WIRING BACK TO ELECTRICAL PANEL ARRANGE AND PAY FOR DISCONNECTING, REMOVING, AND CAPPING UTILITY SERVICES WITHIN AREAS OF DEMOLITION. NOTIFY AFFECTED UTILITY COMPANIES IN ADVANCE AND OBTAIN APPROVAL BEFORE STARTING WORK.

4. THE ENGINEER HAS NO KNOWLEDGE OF AND SHALL NOT HELP LABEL FOR ANY ASBESTOS OR OTHER HAZARDOUS MATERIALS ON THE JOB SITE. IF ASBESTOS OR OTHER HAZARDOUS MATERIAL IS DISCOVERED DURING CONSTRUCTION, THE CONTRACTOR SHALL ISOLATE THE AFFECTED AREA AND SHALL CONTACT THE OWNER, ENGINEER AND DESIGNER FOR FURTHER INSTRUCTIONS BEFORE PROCEEDING.

5. COMPLY WITH APPLICABLE LOCAL, STATE, AND FEDERAL CODES AND REGULATIONS TO SAFETY OF PERSONS, PROPERTY, AND ENVIRONMENTAL PROTECTION.

6. G.C. PRIOR TO COMMENCING WORK SHALL VERIFY WITH PROPERTY MANAGER ANY ITEMS TO BE SALVAGED FOR RE-USE FROM DEMOLITION

7. THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN ALL TEMPORARY BARRIER AND GUARDS, AND DUST-PROOF PARTITIONS AS REQUIRED PREVENTING THE SPREAD OF DUST, FUMES, SMOKE, ETC. TO OTHER PARTS OF THE BUILDING. UPON COMPLETION, REMOVE PARTITIONS AND REPAIR DAMAGED SURFACES TO MATCH ADJACENT SURFACES.

8. THE CONTRACTOR SHALL PROVIDE ADEQUATE WEATHER PROTECTION FOR THE BUILDING AND ITS CONTENTS DURING THE COURSE OF THE WORK. ALL OPENING IN ANY WALL OR ROOF SHALL BE COVERED AND PROTECTED FROM ALL FORMS OF WEATHER OR WATER PENETRATION.

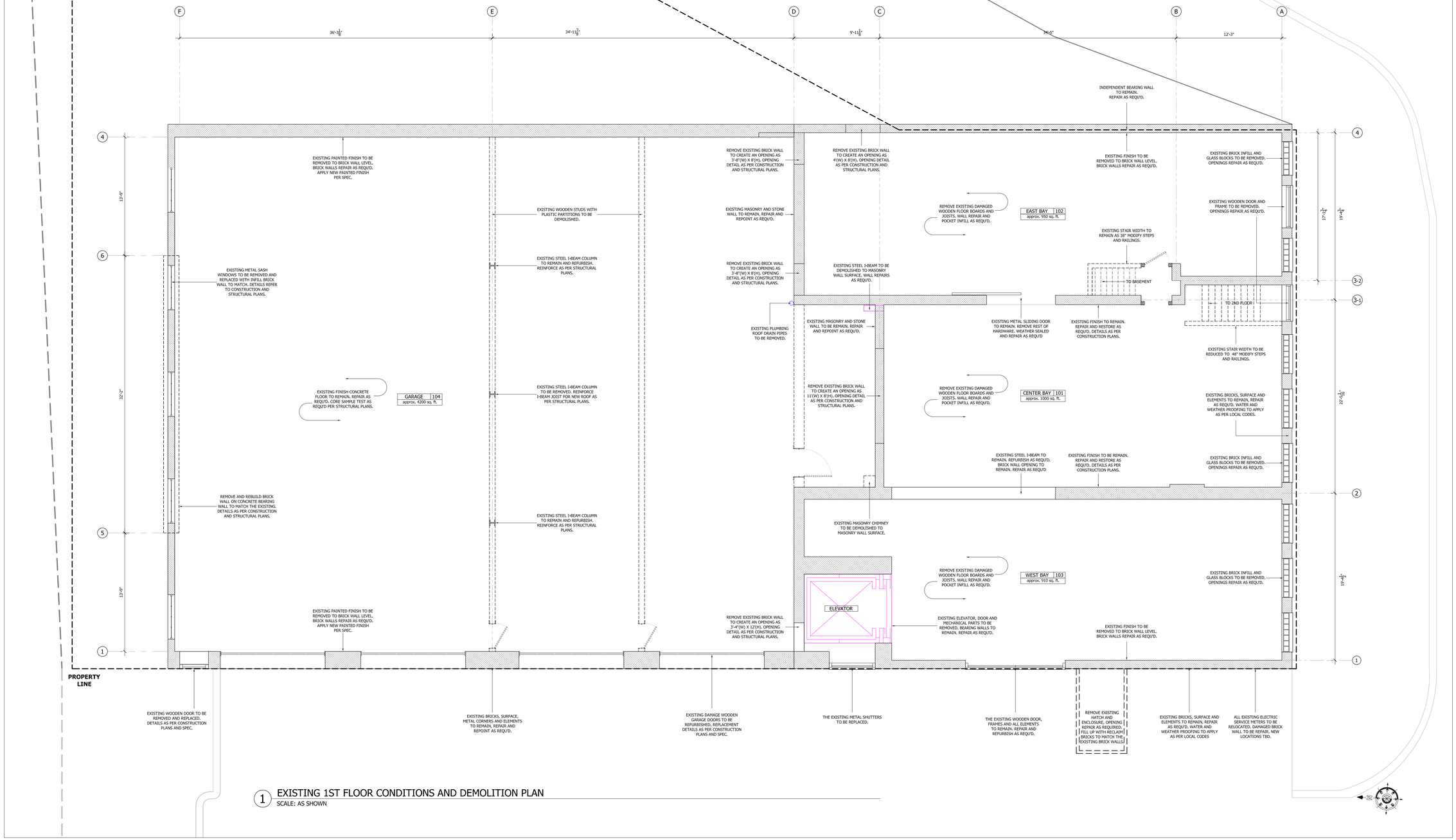
9. THE CONTRACTOR SHALL FILE ALL NECESSARY CERTIFICATIONS OF INSURANCE WITH THE DEPARTMENT OF BUILDINGS IN ORDER TO DO THE WORK HEREIN DESCRIBED.

10. REMOVE FROM SITE AND LEGALLY DISPOSE OF DAILY ALL REFUSE, DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS.

11. DEMOLITION SUBCONTRACTOR SHALL LEAVE EXISTING FLOOR BROOM CLEAN AND FREE OF OBSTRUCTION IN PREPARATION.

12. REMOVE ALL FLOOR FINISHES INCLUDING BINDING MATERIALS; ADHESIVES, TACK STRIPS, ETC. LEAVE BASE FLOOR CLEAN AND LEVEL.

13. NO STRUCTURAL ELEMENTS SHALL BE REMOVED UNLESS EITHER TEMPORARY SHORING OR NEW STRUCTURAL ELEMENTS AS REQUIRED TO PROTECT THE STABILITY AND INTEGRITY OF THE EXISTING STRUCTURE. ADEQUATELY SUPPORT PORTIONS AFFECTED.



1 EXISTING 1ST FLOOR CONDITIONS AND DEMOLITION PLAN
SCALE: AS SHOWN

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EXISTING BRICK WALL TO REMAIN

EXISTING PARTITION TO BE REMOVED

NEW OPENING ON EXISTING BRICK WALL

PROPERTY LINE

100 E. SEEBOTH ST PROJECT
100 EAST SEEBOTH STREET
MILWAUKEE, WI 53204

ISSUES AND REVISIONS

5/30/2013	ISSUE FOR NPS PART 2 SUBMITTAL
7/01/2013	NPS PART TWO SUBMITTAL
8/01/2013	NPS PART TWO SUBMITTAL REVISED

SCALE: 3/16" = 1' - 0"

DRAWN BY: HS

CHECKED BY: CPC

FIRST LEVEL EXISTING CONDITIONS AND DEMOLITION PLAN

A002

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