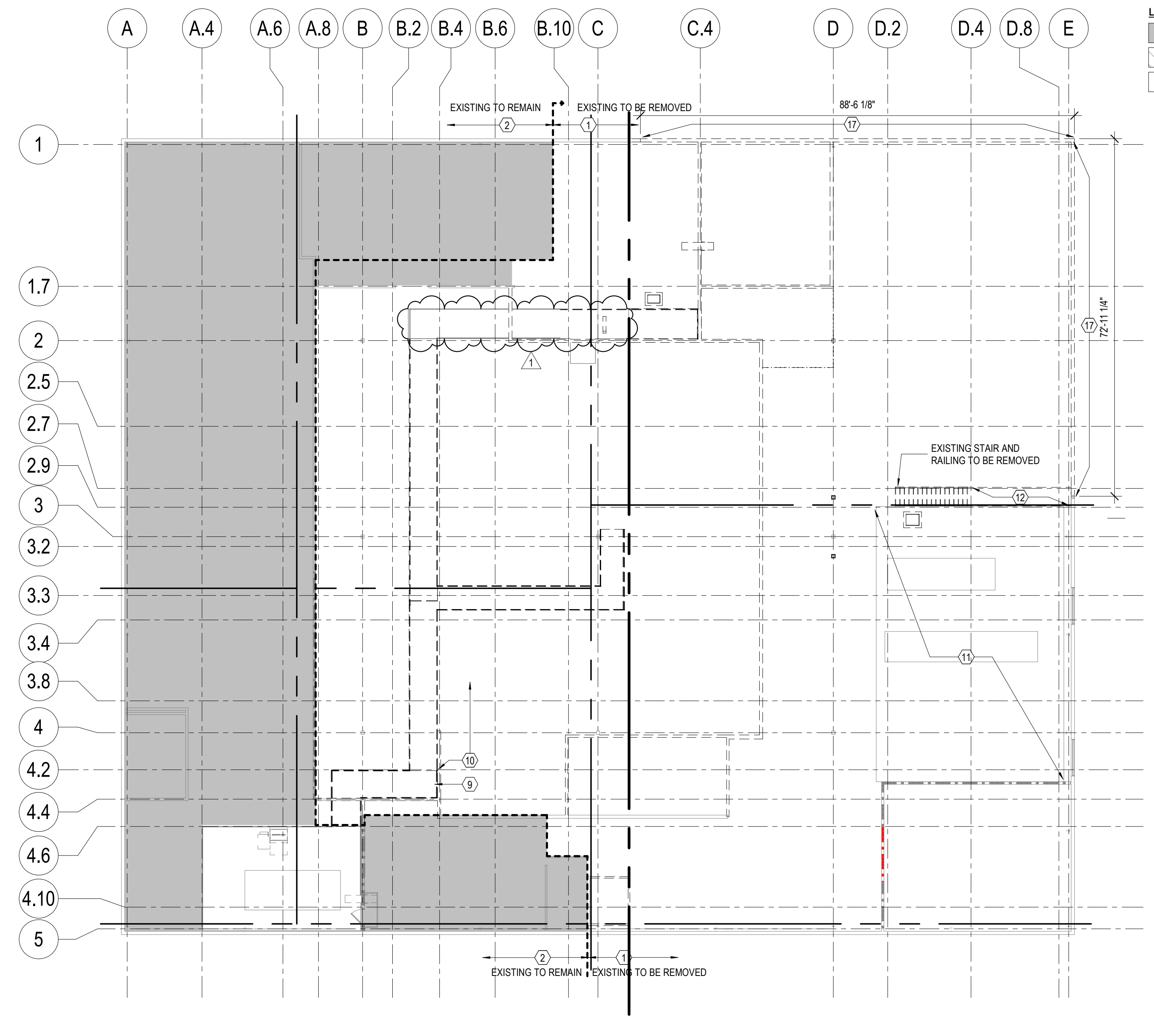
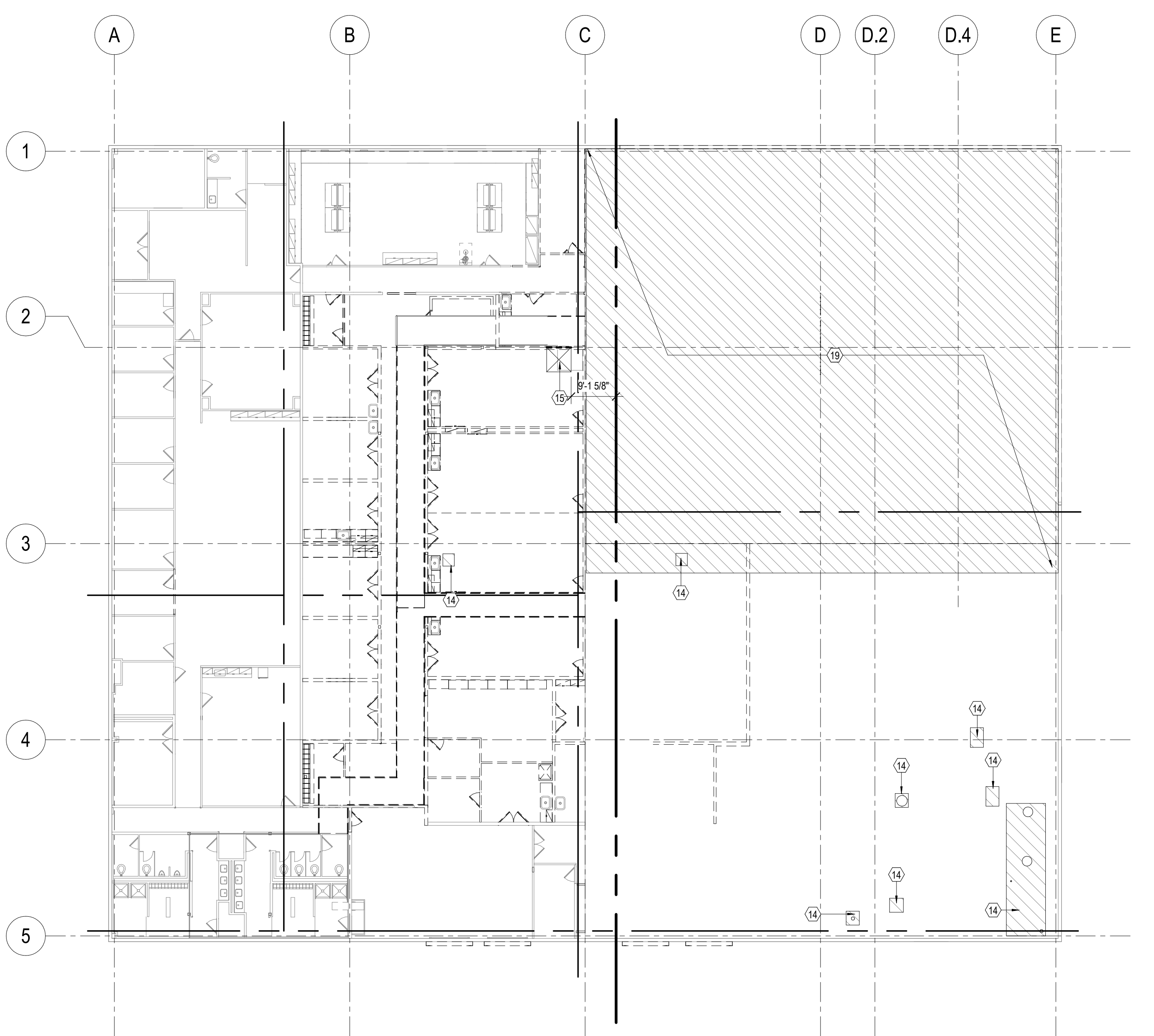


1 ARCHITECTURAL DEMOLITION PLAN - LEVEL 1  
1/16" = 1'-0"



3 ARCHITECTURAL DEMOLITION PLAN - CATWALK  
1/16" = 1'-0"



2 ARCHITECTURAL DEMOLITION PLAN - ROOF  
1/16" = 1'-0"

**SELECTIVE DEMOLITION NOTES**

**DEFINITIONS**  
Remove: Detach items from existing construction and dispose of them off-site unless indicated to be salvaged or reinstalled.  
Remove and Salvage: Detach items from existing construction, in a manner to prevent damage, and store.  
Remove and Reinstall: Detach items from existing construction, in a manner to prevent damage, prepare for reuse, and reinstall where indicated.  
Existing to Remain: Leave existing items that are not to be removed and that are not otherwise indicated to be salvaged or reinstalled.  
Dismantle: To remove by disassembling or detaching an item from a surface, using gentle methods and equipment to prevent damage to the item and surfaces; disposing of items unless indicated to be salvaged or reinstalled.

**MATERIALS OWNERSHIP**  
Unless otherwise indicated, demolition waste becomes property of Contractor. Historic items, relics, antiques, and similar objects including, but not limited to, cornerstones and their contents, commemorative plaques and tablets, and other items of interest or value to Owner that may be uncovered during demolition remain the property of Owner. Carefully salvage in a manner to prevent damage and promptly return to Owner.

**PREINSTALLATION MEETINGS**  
Conduct Pre-demolition Conference at Project site.  
Inspect and discuss condition of construction to be selectively demolished. Review structural load limitations of existing structure. Review and finalize selective demolition schedule and verify availability of materials, demolition personnel, equipment, and facilities needed to make progress and avoid delays. Review requirements of work performed by other trades that rely on substrates exposed by selective demolition operations. Review areas where existing construction is to remain and requires protection.

**INFORMATIONAL SUBMITTALS**  
Submit report, including Drawings, that indicates the measures proposed for protecting individuals and property, for environmental protection, for dust control and for noise control. Indicate proposed locations and construction of barriers.  
Submit Schedule of Selective Demolition Activities including detailed sequence of selective demolition and removal work, interruption of utility services, coordination for shutoff, capping, and continuation of utility services.  
Show existing conditions of adjoining construction, including finish surfaces, that might be misconstrued as damage caused by salvage and demolition operations.  
Submit Statement of Refrigerant Recovery signed by refrigerant recovery technician responsible for recovering refrigerant, stating that all refrigerant that was present was recovered and that recovery was performed according to EPA regulations. Include name and address of technician and date refrigerant was recovered.  
Submit documentation indicating that existing warranties are still in effect after completion of selective demolition.  
Submit a list of items that have been removed and salvaged.

**FIELD CONDITIONS**  
Conditions existing at time of inspection for bidding purpose will be maintained by Owner as far as practical.  
Notify Architect of discrepancies between existing conditions and Drawings before proceeding with demolition.  
Hazardous Materials are not expected to be encountered in the Work. If suspected hazardous materials are encountered, do not disturb; immediately notify Architect and Owner. Hazardous materials will be removed by Owner under a separate contract.  
Storage or sale of removed items or materials on-site is not permitted.  
Maintain existing utilities indicated to remain in service and protect them against damage during selective demolition operations. Maintain fire-protection facilities in service during selective demolition operations.

**WARRANTY**  
Remove, replace, patch, and repair materials and surfaces cut or damaged during selective demolition, by methods and with materials and using approved contractors so as not to void existing warranties. Notify warrantor before proceeding. Existing warranties include the roofing system. Notify warrantor on completion of selective demolition, and obtain documentation verifying that existing system has been inspected and warranty remains in effect. Submit documentation at Project closeout.

**REGULATORY REQUIREMENTS & STANDARDS**  
Comply with governing EPA notification regulations before beginning selective demolition. Comply with hauling and disposal regulations of authorities having jurisdiction.  
Comply with ANSI/ASSP A10.6 and NFPA 241.

**SELECTIVE DEMOLITION EXECUTION**

**EXAMINATION**  
Review Project Record Documents of existing construction or other existing condition and hazardous material information provided by Owner. Owner does not guarantee that existing conditions are same as those indicated in Project Record Documents. Record existing conditions by use of preconstruction photographs or video.

**PREPARATION**  
Before starting demolition, remove refrigerant from mechanical equipment according to 40 CFR 82 and regulations of authorities having jurisdiction.

**UTILITY SERVICES AND MECHANICAL/ELECTRICAL SYSTEMS**  
Verify that utilities have been disconnected and capped before starting selective demolition operations. Maintain services/systems indicated to remain and protect them against damage.  
Locate, identify, disconnect, and seal or cap off utility services and mechanical/electrical systems serving areas to be selectively demolished.  
Owner will arrange to shut off indicated services/systems when requested by Contractor.  
If services/systems are required to be removed, relocated, or abandoned, provide temporary services/systems that bypass area of selective demolition and that maintain continuity of services/systems to other parts of building.  
Disconnect, demolish, and remove fire-suppression systems, plumbing, and HVAC systems, equipment, and components indicated on Drawings to be removed.

**PROTECTION**  
Provide temporary barricades and other protection required to prevent injury to people and damage to adjacent buildings and facilities to remain.  
Provide temporary weather protection, during interval between selective demolition of existing construction on exterior surfaces and new construction, to prevent water leakage and damage to structure and interior areas.  
Protect walls, ceilings, floors, and other existing finish work that are to remain or that are exposed during selective demolition operations. Cover and protect furniture, furnishings, and equipment that have not been removed.  
Temporary Shoring: Design, provide, and maintain shoring, bracing, and structural supports as required to preserve stability and prevent movement, settlement, or collapse of construction and finishes to remain, and to prevent unexpected or uncontrolled movement or collapse of construction being demolished. Strengthen or add new supports when required during progress of selective demolition.  
Remove temporary barricades and protections where hazards no longer exist.

**SELECTIVE DEMOLITION, GENERAL**  
Demolish and remove existing construction only to the extent required by new construction and as indicated. Use methods required to complete the Work within limitations of governing regulations and neatly cut openings and holes plumb, square, and true to dimensions required. Use cutting methods least likely to damage construction to remain or adjoining construction. Use hand tools or small power tools designed for sawing or grinding, not hammering and chopping. Temporarily cover openings to remain. Cut or drill from the exposed or finished side into concealed surfaces to avoid marring existing finished surfaces.  
Do not use cutting torches until work area is cleared of flammable materials. At concealed spaces, such as duct and pipe interiors, verify condition and contents of hidden space before starting flame-cutting operations. Maintain portable fire-suppression devices during flame-cutting operations. Maintain fire watch during and for at least 24 hours after flame-cutting operations. Maintain adequate ventilation when using cutting torches.  
Remove decayed, vermin-infested, or otherwise dangerous or unsuitable materials and promptly dispose of off-site.  
Remove structural framing members and lower to ground by method suitable to avoid free fall and to prevent ground impact or dust generation.  
Locate selective demolition equipment and remove debris and materials so as not to impose excessive loads on supporting walls, floors, or framing.  
Dispose of demolished items and materials promptly.  
Conduct selective demolition and debris-removal operations to ensure minimum interference with roads, streets, walks, walkways, and other adjacent occupied and used facilities.  
Clean salvaged items. Pack or crate items after cleaning. Identify contents of containers. Store items in a secure area.  
Clean and repair items to functional condition adequate for intended reuse. Pack or crate items after cleaning and repairing. Identify contents of containers. Protect items from damage during transport and storage.  
Protect construction indicated to remain against damage and soiling during selective demolition. When permitted by Architect, items may be removed to a suitable, protected storage location during selective demolition and cleaned and reinstalled in their original locations after selective demolition operations are complete.

**DISPOSAL OF DEMOLISHED MATERIALS**  
Remove demolition waste materials from Project site and dispose of them in an EPA-approved construction and demolition waste landfill acceptable to authorities having jurisdiction.  
Do not allow demolished materials to accumulate on-site. Remove and transport debris in a manner that will prevent spillage on adjacent surfaces and areas. Remove debris from elevated portions of building by chute, hoist, or other device that will convey debris to grade level in a controlled descent.  
Do not burn demolished materials.

**CLEANING**  
Clean adjacent structures and improvements of dust, dirt, and debris caused by selective demolition operations. Return adjacent areas to condition existing before selective demolition operations began.

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**LEGEND**  

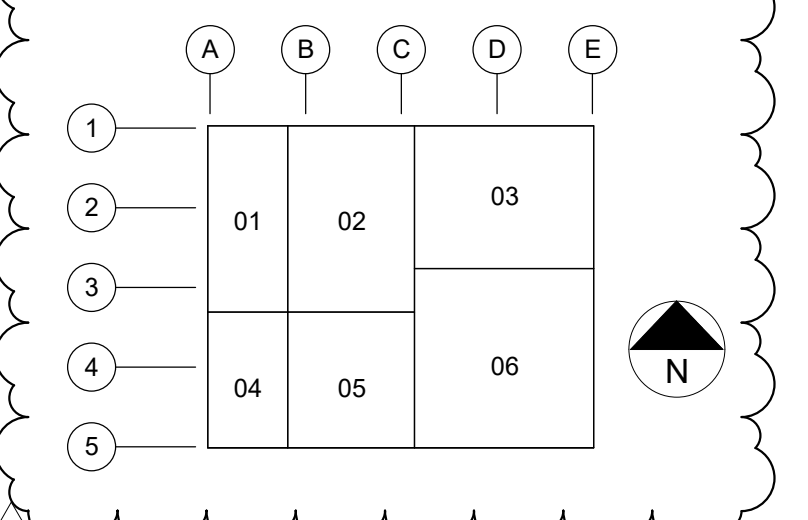
 EXISTING AREAS NOT IN PROJECT SCOPE  
 EXTENT OF AREAS TO BE DEMOLISHED  
 AREAS IN PROJECT SCOPE

**GENERAL NOTES**

RE: SHEET AD-01 FOR GENERAL SYMBOLS LEGEND AND ARCHITECTURAL, MECHANICAL, PLUMBING, PROCESS, ELECTRICAL AND INSTRUMENTATION AND CONTROLS DRAWINGS.  
 COORDINATE DEMOLITION WORK INDICATED WITH CIVIL, STRUCTURAL, MECHANICAL, PLUMBING, PROCESS, ELECTRICAL AND INSTRUMENTATION AND CONTROLS DRAWINGS.  
 REFERENCE STRUCTURAL DRAWINGS AND NARRATIVE FOR ADDITIONAL INFORMATION PERTAINING TO EXTENT OF STRUCTURAL DEMOLITION.  
 SELECTIVELY DEMOLISH SLAB ON GRADE. COORDINATE EXTENTS WITH FOOTINGS, PILE CAPS, GRADE BEAMS, EQUIPMENT PITS AND UTILITY TRENCHES.

**SHEET NOTES**

- REMOVE EXISTING PARTITIONS, DOORS, DOOR FRAMES, INTERIOR WINDOWS, ETC. IN THEIR ENTIRETY TO THE EXTENT SHOWN BY DASHED DIVIDING LINE.
- EXISTING INTERIOR CONSTRUCTION TO REMAIN TO EXTENT SHOWN BY DASHED DIVIDING LINE.
- REMOVE AND SALVAGE EXISTING CEILING TO THE EXTENT SHOWN. EXISTING CEILING TO BE REINSTALLED.
- REMOVE EXISTING DOOR / WINDOW, EXISTING INTERIOR PARTITION TO REMAIN.
- RE: CIVIL DRAWINGS FOR EXTENT OF SITE DEMOLITION.
- EXISTING INTERIOR PARTITION TO REMAIN.
- REMOVE EXISTING PARTITION UP TO 8'-0" OF EXTENT SHOWN TO MAKE WAY FOR NEW DOOR.
- DEMOLISH EXTENT OF FLOOR SLAB IN ITS ENTIRETY. COORDINATE WITH STRUCTURAL DRAWINGS.
- EXISTING CATWALK AND ASSOCIATED STRUCTURE TO REMAIN TO EXTENT SHOWN.
- REMOVE EXISTING CATWALK AND ASSOCIATED STRUCTURE TO EXTENT SHOWN.
- EXISTING AHU MEZZANINE TO REMAIN.
- REMOVE EXISTING ELEVATED SLAB TO EXTENT SHOWN. COORDINATE WITH STRUCTURAL DRAWINGS.
- PATCH AND REPAIR ABANDONED PIPE PENETRATIONS IN EXISTING EXTERIOR WALL. MATCH EXISTING ADJACENT MATERIALS, FINISHES AND COLORS.
- PATCH AND REPAIR ABANDONED ROOF PENETRATIONS AND OPENINGS WHERE EXISTING EQUIPMENT HAS BEEN REMOVED. MATCH EXISTING ADJACENT MATERIALS, FINISHES AND COLORS.
- EXISTING ROOF HATCH TO REMAIN.
- REMOVE EXISTING EXTERIOR WALL UP TO 10'-0" TO PREPARE FOR NEW LITE/L AND DOOR OPENING.
- REMOVE EXISTING EXTERIOR WALLS, FOUNDATIONS, FLASHINGS, COPINGS, DOORS, DOOR FRAMES, WINDOWS, LOUVERS, ETC. IN ITS ENTIRETY TO THE EXTENT SHOWN.
- REMOVE EXISTING EXTERIOR CONCRETE LANDING, STAIR, HANDRAILS, AND GUARD.
- REMOVE EXISTING ROOF, ROOF DECKING, MEMBRANES, FLASHINGS, ETC. IN ITS ENTIRETY TO THE EXTENT SHOWN. COORDINATE REMOVAL AND SALVAGE OF STRUCTURE WITH STRUCTURAL DRAWINGS.
- REMOVE EXISTING LOADING DOCK SEAL AND ASSOCIATED HARDWARE FOR ATTACHMENT TO EXTERIOR WALL.



**CLIENT**

**Hovione**

89 TWIN RIVERS DRIVE, EAST WINDSOR TOWNSHIP, NEW JERSEY 08520

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 FAX: 610-278-9194

**PROJECT TITLE**

89 TWIN RIVERS RENOVATION

REV	BY	DATE	DESCRIPTION
0	NW	2/21/22	ISSUED FOR PERMIT
1	NW	2/15/22	ISSUED FOR CONSTRUCTION

**LICENSEE**

NEVINE WILLIAM  
 NJ LICENSE # 20549

DATE: 2/15/22

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PROJ. NO.	DATE	DESIGNED BY	CE
217222	2/15/22	CE	

SCALE:	AS INDICATED	CHECKED BY:	NS
SHEET SIZE:	30x42	APPROVED BY:	NW

**DRAWING TITLE**

ARCHITECTURAL DEMOLITION PLANS

**DRAWING NUMBER**

AD13-00