



**GENERAL DEMOLITION NOTES**

**A. CONTRACTOR SHALL VISUALLY INSPECT THE SITE TO DETERMINE THE CONDITION OF EXISTING CONSTRUCTION AND FAMILIARIZE HIMSELF/HERSELF WITH THE PROPOSED WORK.**

1. ALL WORK SHALL COMPLY WITH MASSACHUSETTS STATE AND FEDERAL RULES AND REGULATIONS, LAWS, AND ORDINANCES OF ALL AFFECTED JURISDICTIONS.
2. DISCONTINUATION OF SERVICES PROVIDED BY THE OWNER SHALL BE PERFORMED BY QUALIFIED PERSONNEL.
3. ALL WORK IS TO COMPLY WITH APPLICABLE PROVISIONS OF ANY CODES FOR EXISTING CONSTRUCTION AND THE SAFETY OF DEMOLITION.
4. UTILITY INFORMATION IS TO BE OBTAINED PRIOR TO DEMOLITION AS REQUIRED AND/OR OBTAINED FROM THE APPROPRIATE AGENCIES AND REGULATORY.
5. REMOVE ALL AREAS AS SHOWN DAMAGED BY COLLISION ON DEMOLITION PLANS.
6. CONTRACTOR TO PROTECT ALL EXISTING UTILITIES AND AREAS OF REALTY THAT ARE TO REMAIN AS REQUIRED.
7. COORDINATE DEMOLITION WORK WITH PROPOSED NEW WORK AS SHOWN ON PROJECT DRAWINGS.
8. THE GENERAL CONTRACTOR SHALL NOT INTERFERE WITH NORMAL AGENCY OR ADOPTIVE CODES FOR EXISTING CONSTRUCTION INCLUDING BUT NOT LIMITED TO THE FOLLOWING: CONSTRUCTION CODE (LOCAL), STATE BUILDING CODE, THE AMERICAN NATIONAL STANDARD (ANSI), THE INTERNATIONAL ELECTRICAL CONFERENCE CODE (IEC), THE NATIONAL ELECTRICAL CODE (NEC), THE INTERNATIONAL PLUMBING CODE (IPC), THE INTERNATIONAL MECHANICAL CODE (IMC), AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA), AS WELL AS ALL LOCAL REGULATIONS GOVERNING THE PROJECT.
9. PROVIDE ALL TEMPORARY BEARING, BRACING, AND PROTECTION OF EXISTING WORK TO MAINTAIN EXISTING PROCEEDING WITH DEMOLITION AND DEMOLITION ALTERNATE WORK.
10. PERFORM DEMOLITION WORK AS REQUIRED TO ACCOMMODATE NEW CONSTRUCTION. CONTRACTOR SHALL VERIFY THAT ALL EXISTING COMPONENTS ARE NOT STRUCTURAL, ARE NOT PROTECTED BEFORE DEMOLITION AND PROTECT THEM AS NECESSARY. NOTIFY ARCHITECT IN CASE OF DISCREPANCY BEFORE PROCEEDING WITH WORK.
11. IF DURING DEMOLITION CONDITIONS ARE FOUND THAT MAY AFFECT THE INTEGRITY OF THE STRUCTURE OR PROTECTIVE DESIGN DETAILS, THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY.
12. DEMOLITION PLANS ASSUME THAT PORTIONS OF EXISTING WORK, INCLUDING, BUT NOT LIMITED TO, DUCTWORK, D.C. IN AREAS OF NEW WORK WILL BE REPAIRED OR REPLACED TO MEET THE REQUIRED DESIGN PARAMETERS OF THE NEW WORK. PRIOR TO COMMENCING DEMOLITION WORK, CONTRACTOR SHALL VERIFY THE INTEGRITY OF EXISTING WORK AND COORDINATE WITH ARCHITECT. (SEE E.P. DEMOLITION NOTES).
13. BEFORE DISPOSAL OF ANY REMOVED ITEMS, CONSULT WITH OWNER AND VERIFY LOCAL, STATE, FEDERAL AND/OR LOCAL REGULATIONS AND ORDINANCES INCLUDING BUT NOT LIMITED TO, PLUMBING, FIRE, ELECTRICAL, LIGHT FIXTURES, AND ETC., ETC.

**B. CUTTING AND PATCHING**

14. GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL SUBCONTRACTOR'S DEMOLITION CUTTING AND PATCHING.
15. ALL PARTITIONS, FLOORS, CEILING, OR CEILING IS TO BE REFINISHED TO THE ORIGINAL FINISH CONDITION OR AS DIRECTED BY THE ARCHITECT.
16. ALL EXISTING ROOFS, WALLS, AND CEILING, AFFECTED BY NEW WORK LOCATIONS ARE TO BE REPAIRED AND REFINISHED TO MATCH EXISTING FINISHES. PROVIDE A SMOOTH UNIFORM FINISH TO MATCH EXISTING MATERIALS AND SURFACE.
17. PROVIDE CUTTING AND PATCHING AS REQUIRED FOR ALL DEMOLITION AND ALTERNATE WORK. CUTTING AND PATCHING INCLUDE: LIFTING AND OR REMOVAL OF MATERIALS FOR THE IMPROVEMENT OR PERFORMANCE OF NEW WORK, AND THE SUBSEQUENT CUTTING AND PATCHING REQUIRED TO REPAIR THE CUT SURFACE TO THEIR ORIGINAL CONDITION.
18. REMOVE EXISTING MATERIALS AND MATERIALS AS REQUIRED TO ACCOMMODATE NEW WORK. ALL ITEMS ARE TO BE REMOVED BY A MANAGED JOB AND NOT DAMAGED BY THE EXISTING MATERIALS, OR DESTROYED AND TO BE REPAIRED OR REFINISHED.
19. PERFORM DEMOLITION WORK CAREFULLY. REMOVE MATERIALS TO CLEAR AND OPEN STRUCTURAL ELEMENTS IN SMALL SECTIONS. REMOVE THESE MATERIALS TO CLEAR AND OPEN THE ACCESS AS ESTABLISHED.
20. REMOVE FROM THE SITE AND DEPOSE OF SEPARATELY ALL EXISTING MATERIALS, DEMOLITION DEBRIS, TRASH, RUBBER AND FLAG THAT WILL NOT BE USED IN THE NEW WORK OR WILL NOT BE REUSED BY THE OWNER. STORAGE OF DEBRIS WILL NOT BE PERMITTED. ALL DEBRIS TO BE REMOVED AND DEPOSED OF IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
21. COORDINATE REMOVAL OF ANY EXISTING UTILITIES WITH LOCAL AGENCIES BEFORE COMMENCING WORK.

**C. M.E.P. DEMOLITION NOTES**

22. SEE ELECTRICAL, HVAC, PLUMBING AND FIRE PROTECTION DRAWINGS FOR LOCATION OF NEW UTILITIES AND DEMOLITION OF EXISTING WORK NOT SHOWN ON THESE PLANS. COORDINATE ALL WORK WITH SUBCONTRACTORS.
23. WHERE EXISTING ELECTRICAL DEVICES (EQUIPMENT) ARE INDICATED TO BE REMOVED, THE WORK SHALL BE REMOVED. ALL ELECTRICAL DEVICES TO BE DISCONNECTED SHALL BE ADEQUATELY TRACED AND RECONNECTED AS REQUIRED TO INSURE PROPER FUNCTION OF THE ADJACENT AREA, AND TO INSURE PROPER FUNCTION OF THE EXISTING BUILDING EQUIPMENT OR SYSTEM TO REMAIN. ELECTRICAL CONTRACTOR TO VERIFY ALL ELECTRICAL SYSTEMS TO THE COMMENCEMENT OF WORK.
24. WHERE EXISTING PLUMBING LINES ARE TO BE REMOVED OR REPAIRED, ALL PLUMBING LINES TO BE DISCONNECTED SHALL BE ADEQUATELY TRACED AND RECONNECTED AS REQUIRED TO INSURE PROPER FUNCTION OF THE ADJACENT AREA, AND TO INSURE PROPER FUNCTION OF THE EXISTING BUILDING EQUIPMENT OR SYSTEM TO REMAIN.
25. WHERE EXISTING HVAC LINES, EXISTING ELECTRICAL, AND/OR PLUMBING LINES ARE TO BE REMOVED, THE WORK SHALL BE ADEQUATELY TRACED AND RECONNECTED AS REQUIRED TO INSURE PROPER FUNCTION OF THE ADJACENT AREA, AND TO INSURE PROPER FUNCTION OF THE EXISTING BUILDING EQUIPMENT OR SYSTEM TO REMAIN.
26. COORDINATE WITH MECHANICAL AND ELECTRICAL DRAWINGS FOR LOCATION OF ALL NEW PENETRATIONS THROUGH ROOF, FLOOR, WALLS, AND CEILING.

**D. CLEANING**

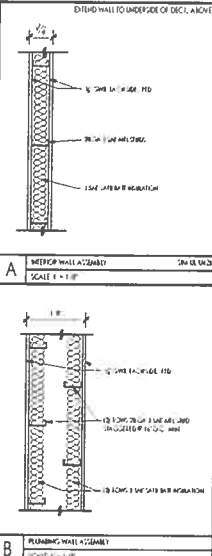
27. CONTRACTOR IS FULLY RESPONSIBLE FOR THE CLEANING AND PREPARING OF ALL FLOOR, WALL AND CEILING SURFACES FOR THE INSTALLATION OF NEW MATERIALS. CLEANING INCLUDES: HVAC AND ELECTRIC SYSTEMS, ETC. AFTER DEMOLITION WORK.

**OTHER RELEVANT SPECIFICATIONS TO INDIVIDUAL PROJECTS**

28. EXISTING LARGE HOOD SYSTEMS TO BE FILLED ARE INDICATED, SHALL BE FILL WITH CONCRETE. TO BE FILLED ARE NOT INDICATED ON THE DRAWINGS. REFER TO DETAILS FOR FLOORING AND/OR FINISHING SAID OPENINGS.
29. ALL EXISTING CONDUITS TO REMAIN UNLESS NOTED.
30. ALL EXPOSED UNPAINTED PIPING AND CONDUITS SHALL BE REMOVED BY THE GENERAL CONTRACTOR. SEE SPECIFICATIONS FOR CLEANING.

**GENERAL CONSTRUCTION NOTES**

1. ALL WORK IS TO BE PERFORMED IN PROFESSIONAL AND WORKMANLIKE MANNER IN ACCORDANCE WITH ALL APPLICABLE FEDERAL AND STATE CODES, INCLUDING THE INTERNATIONAL BUILDING CODE (IBC), STATE BUILDING CODE, THE AMERICAN NATIONAL STANDARD (ANSI), THE INTERNATIONAL ELECTRICAL CONFERENCE CODE (IEC), THE NATIONAL ELECTRICAL CODE (NEC), THE INTERNATIONAL PLUMBING CODE (IPC), THE INTERNATIONAL MECHANICAL CODE (IMC), AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA), AS WELL AS ALL LOCAL REGULATIONS GOVERNING THE PROJECT.
2. CONTRACTOR TO VERIFY AND TO VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD AND REPORT ALL DISCREPANCIES TO ARCHITECT PRIOR TO COMMENCING WORK.
3. ALL MATERIALS USED ON THE PROJECT SHALL BE IN COMPLIANCE WITH THE APPLICABLE INTERNATIONAL BUILDING CODE.
4. THE CONTRACTOR SHALL MAINTAIN COMPLETE AND UP-TO-DATE DRAWINGS AT THE JOB SITE AND SHALL SUBMIT ACCURATE AS-BUILT DRAWINGS TO ARCHITECT AT END OF PROJECT.
5. THE INTENTION OF THE CONTRACT DOCUMENTS IS TO PROVIDE A BASIS FOR MATERIAL, EQUIPMENT AND CONSTRUCTION NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.
6. IN EXERCISING THE CONTRACT, THE CONTRACTOR REPRESENTS THAT THEY HAVE READ THE SET AND HAVE FAMILIARIZED THEMSELVES WITH THE CONTRACT UNDER WHICH THE WORK IS TO BE PERFORMED.
7. THE ARCHITECT WILL HAVE RESORT TO HIS BEST JUDGMENT WHEN DOES HIS COMMENT TO THE CONTRACT DOCUMENTS.
8. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING THE BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION METHODS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, AND FOR COORDINATING THE WORK OF ALL SUBCONTRACTORS.
9. EACH CONTRACTOR SHALL PERFORM ALL REQUIRED CUTTING AND PATCHING FOR THEIR OWN TRADE, UNLESS OTHERWISE NOTED.
10. DRAWINGS SHALL NOT BE RECALLED TO OBTAIN DIMENSIONS.
11. CONTRACTOR SHALL PROTECT EXISTING AND ADJACENT WORK AREAS.
12. THE CONTRACTOR SHALL KEEP THE WORK AREA CLEAN AND FREE AND AT ALL TIMES SHALL KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OF FINISHED BY OTHER CONTRACTORS.
13. ALL EXISTING SHALL BE LEFT READY ACCESSIBLE AND UNOBTAINED AT ALL TIMES, AND SHALL MAINTAIN PROPER SAFETY AND PROTECTION THROUGHOUT CONSTRUCTION.
14. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND THE ARCHITECT'S ENGINEER, INCLUDING ARCHITECT'S ENGINEER, OF ANY DAMAGE TO THE WORK OR TO THE PERFORMANCE OF THE WORK.
15. THE CONTRACTOR SHALL PAY ALL FEES AND COSTS INCURRED FROM ALL AGENCIES INVOLVED IN OBTAINING PERMITS AND AT CONSTRUCTION SHALL BE THE PROJECT'S LIABILITY. IF THE APPROPRIATE AUTHORITY HAVING JURISDICTION.
16. UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL AT ALL TIMES PROVIDE PROTECTION AGAINST THE PUBLIC, NEIGHBORS AND VISITORS TO THE PROJECT. THE CONTRACTOR SHALL MAINTAIN ALL WORK MATERIALS, APPARATUS, AND EQUIPMENT FROM VIEW OF DAMAGE.
17. THE CONTRACTOR SHALL PROTECT ALL AREAS OUTSIDE THE CONTRACT LIMITS AND REPAIR ALL SUCH DAMAGE TO EXISTING CONDITIONS PRIOR TO THE START OF THE WORK.
18. DAMAGE TO WORK DAMAGED BY FAILURE TO PROVIDE PROTECTION SHALL BE REMOVED AND REPLACED WITH NEW WORK AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL UNCONDITIONALLY GUARANTEE ALL MATERIALS AND WORKMANSHIP UNTIL THE DATE OF OWNER'S ACCEPTANCE AND SHALL REPAIR ANY DEFECTIVE WORK WITHIN THE TIME PERIOD SPECIFIED TO THE OWNER AND FOR ALL DAMAGE TO OTHER PARTS OF THE BUILDING CAUSED BY FAILURE OF THE WORK.
19. ALL FINISHES SHALL COMPLY WITH THE FINISHES OF THE REFERENCED DRAWINGS AS SPECIFIED IN THE APPLICABLE INTERNATIONAL BUILDING CODE.
20. ALL DEMOLITION AND RELOCATION OF EXISTING MECHANICAL SYSTEMS, EXISTING HVAC, AND ELECTRICAL SYSTEMS SHALL BE COORDINATED WITH PERMITS FROM SUBCONTRACTORS. RELOCATE ALL EXISTING MECHANICAL AND ELECTRICAL LINES WHERE REQUIRED DUE TO REMOVAL AND RELOCATION. HIDDEN UTILITIES FROM THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE COMMENCING WORK.
21. CONTRACTORS SHALL COORDINATE WITH PROJECT MANAGER AS REQUIRED WHEN RELOCATE NEW PLUMBING WORK. REQUIRE ACCESS TO ADJACENT COMMON AREAS AND TENANT SPACES OUTSIDE AREA OF WORK. REPLACE AND REPAIR FINISHES (FINISHES) AFTER COMPLETION OF WORK.
22. PROVIDE ALL EXISTING EXPOSED TO INSTALL MECHANICAL, ELECTRICAL, GAS WORK, GAS BARS, BARNGS, ETC. THE LOCATION SHALL BE SUBJECT TO REVIEW BY ARCHITECT.
23. ROOMS TO BE RELOCATED FOR SMALL GAPS AND VOIDS.
24. EXISTING ALL TYPES OF EXISTING MATERIALS.
25. PLAN DIMENSIONS ARE TO FACE OF PARTIAL INTERIOR AND FACE OF FOUNDATION AT EXTERIOR UNLESS OTHERWISE NOTED.
26. REFER TO OWNER'S ENVIRONMENTAL REPORT REGARDING CONTAMINATION AND ASBESTOS ON THE PROJECT SITE.



ARCHITECT'S STAMP

ENGINEER'S STAMP

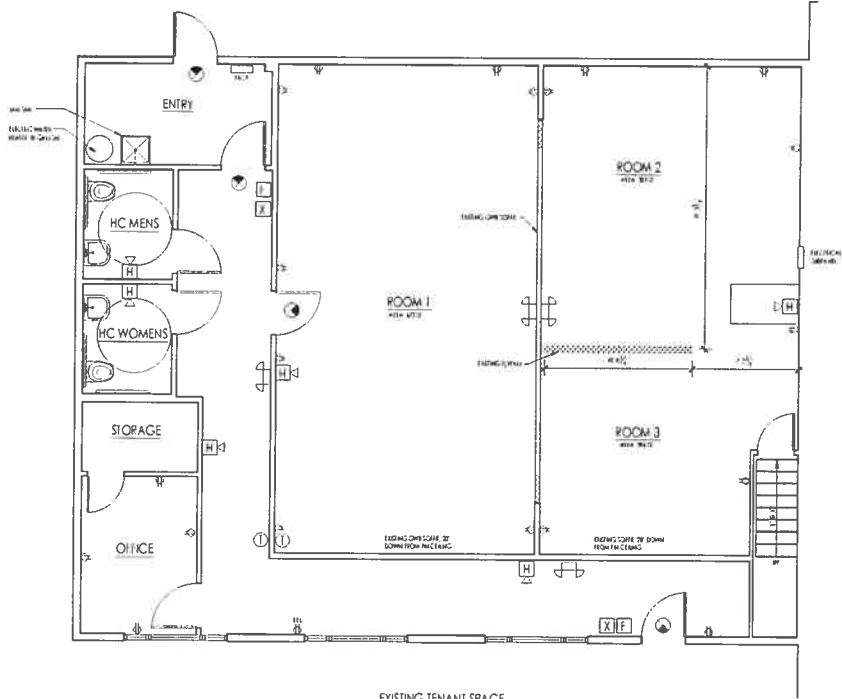
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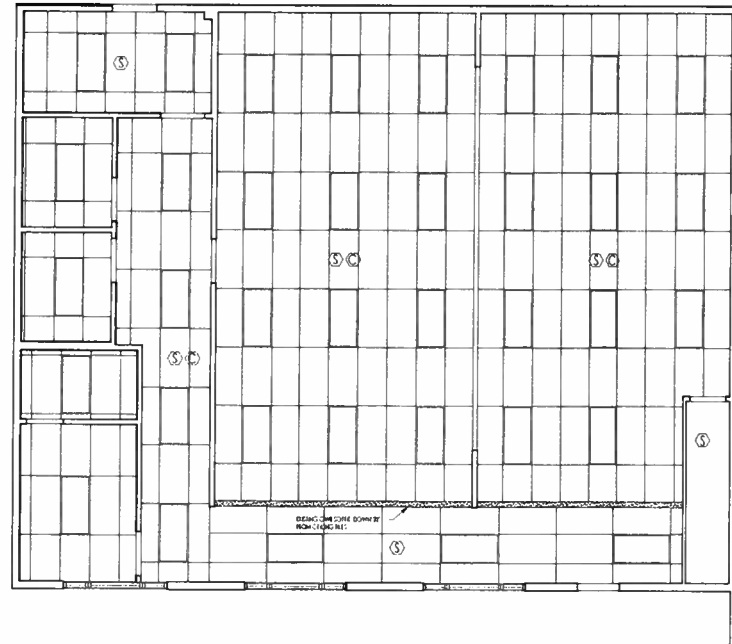
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CHECKED BY	JCH
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SHEET TITLE	GENERAL NOTES & DETAILS
SHEET NUMBER	T-1.1

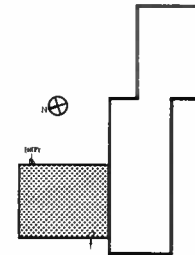


EXISTING TENANT SPACE  
2,021 SQ FT

EXISTING FIRST FLOOR PLAN  
SCALE 1/8" = 1'-0" (1/8")



EXISTING REFLECTED CEILING PLAN  
SCALE 1/8" = 1'-0" (1/8")



KEY PLAN  
SCALE 1/8" = 1'-0" (1/8")

ARCHITECT:



**DIXON SALO ARCHITECTS**  
300 WASHINGTON STREET, SUITE 200  
WORCESTER, MA 01609

ARCHITECT'S STAMP:

REGISTER:

ENGINEER'S STAMP:

GENERAL INFORMATION:

□	SCHEMATIC	06.05.2024
□	DESIGN DEVELOPMENT	
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□	CONSTRUCTION	
□	EXISTING CONDITIONS	

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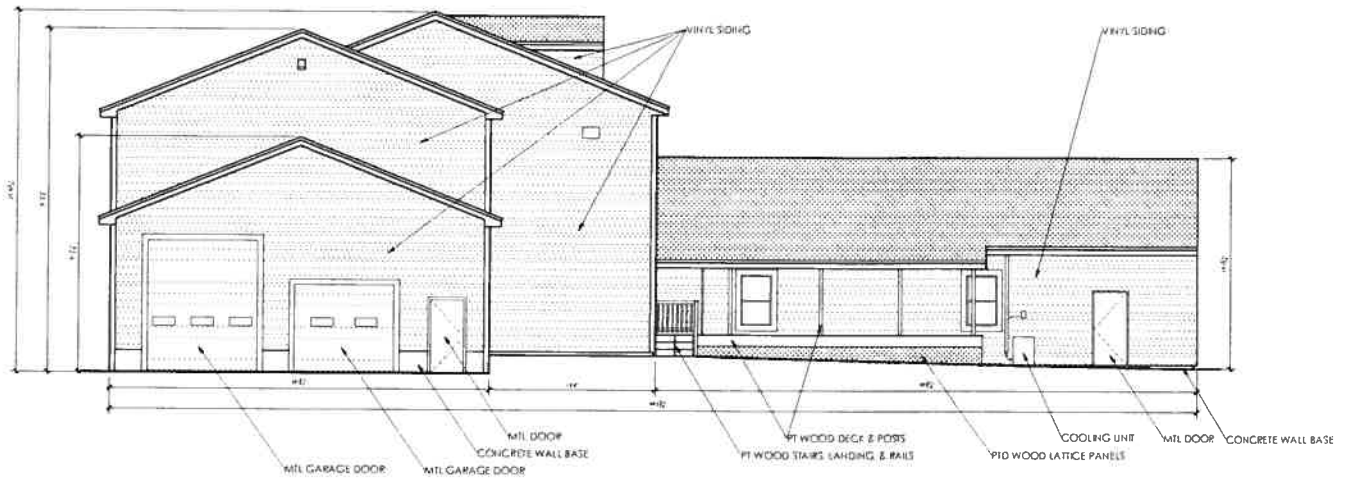
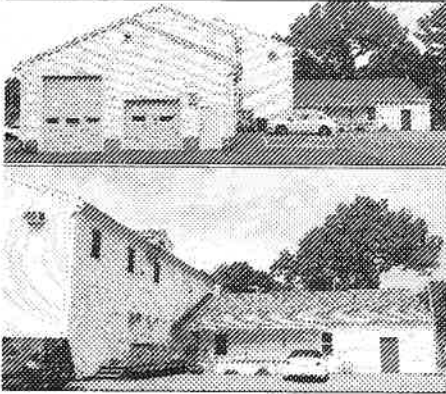
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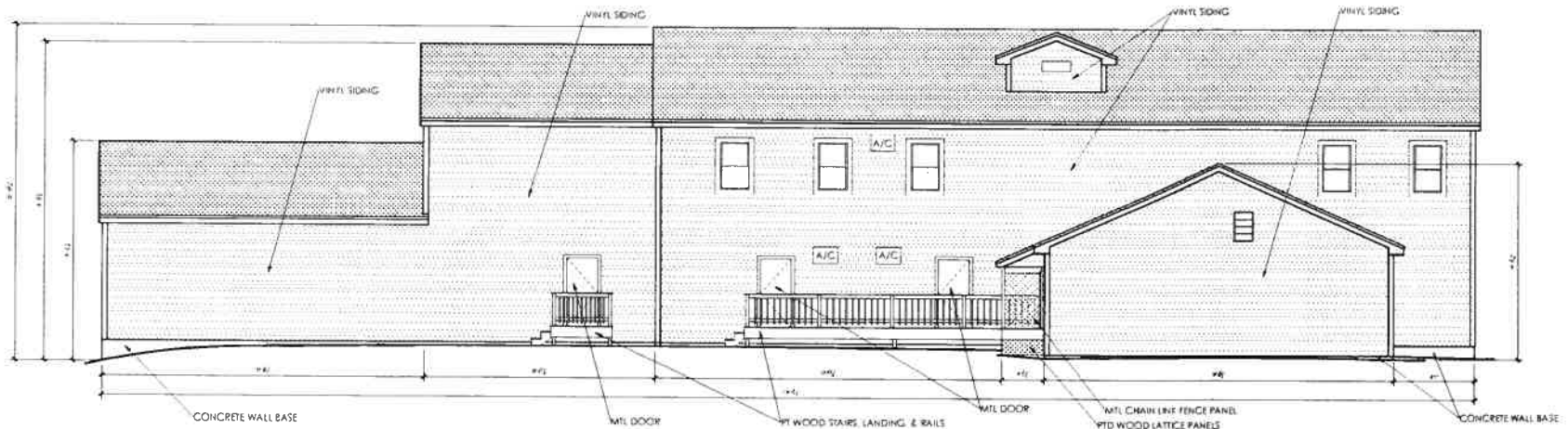
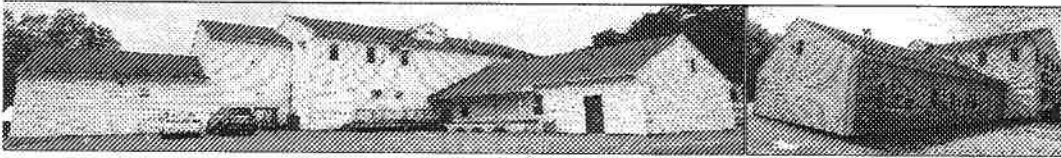
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EXISTING CONDITIONS  
1078 WEST BOYLSTON STREET  
WORCESTER, MA 01605

SHEET TITLE:  
EXISTING FIRST FLOOR PLAN, REFLECTED  
CEILING PLAN, & KEY PLAN

SHEET NUMBER:  
**EX-1.0**



EXISTING EXTERIOR WEST ELEVATION  
SCALE 3/8"=1'-0"



EXISTING EXTERIOR NORTH ELEVATION  
SCALE 3/8"=1'-0"



ARCHITECT'S STAMP

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ENGINEER'S STAMP

GENERAL INFORMATION

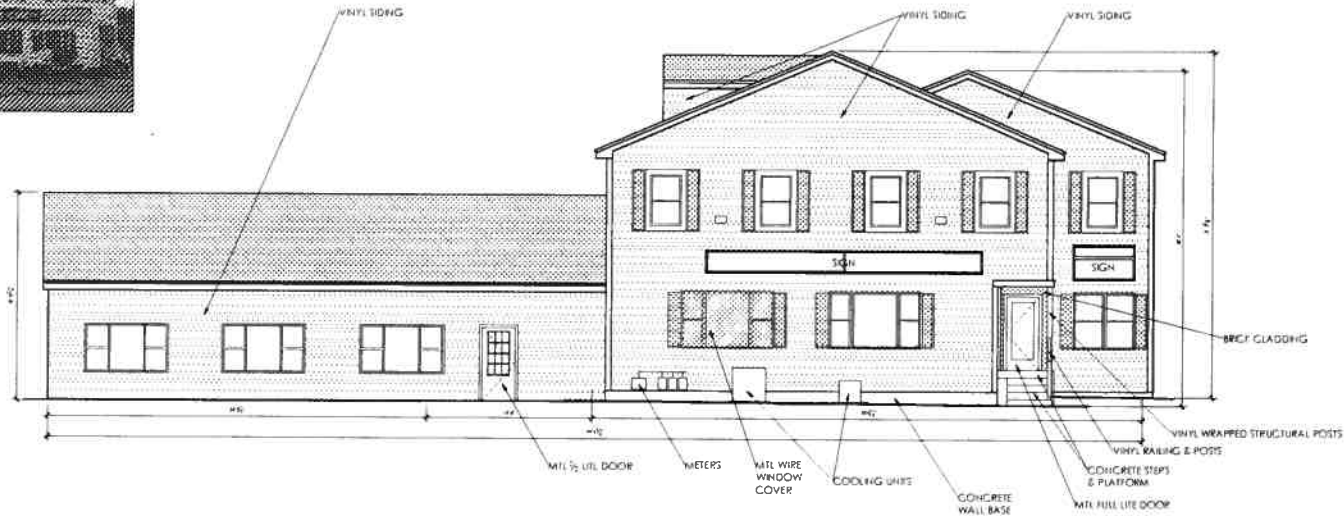
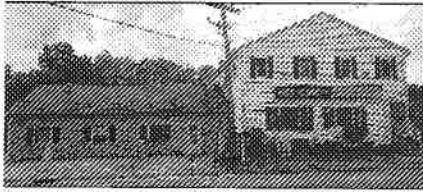
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NO.	REVISION	DATE

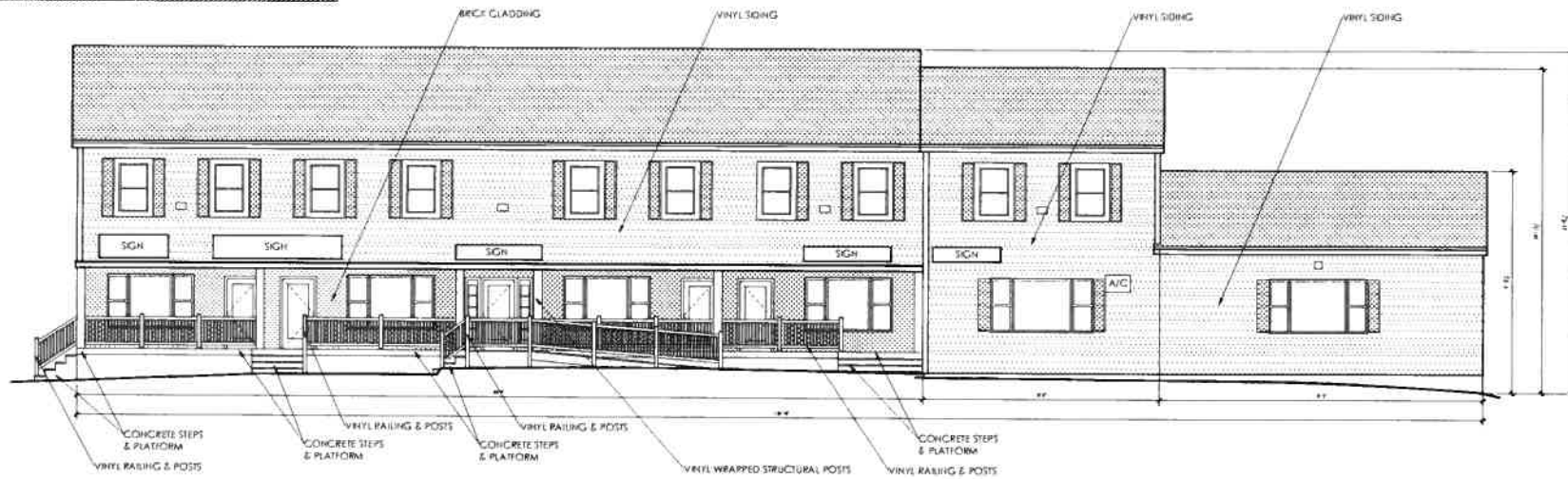
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SCALE	AS NOTED
PROJECT	
DRAWN	PL
CHECKED	JGH
PROJECT TITLE	EXISTING CONDITIONS 1078 WEST BOYLSTON STREET WORCESTER, MA 01606

SHEET TITLE  
EXISTING WEST & NORTH ELEVATIONS

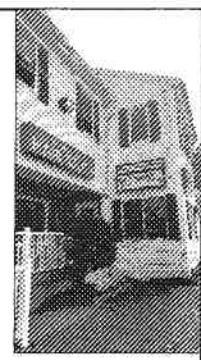
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**EX-4.0**



EXISTING EXTERIOR EAST ELEVATION  
SCALE 1/8"=1'-0" 0/41



EXISTING EXTERIOR SOUTH ELEVATION  
SCALE 1/8"=1'-0" 0/41



ARCHITECT:

**dixon salo ARCHITECTS**  
1078 WEST BOYLSTON STREET  
WORCESTER, MA 01606  
508-853-1111

ARCHITECT'S STAMP

ENGINEER

ENGINEER'S STAMP

GENERAL INFORMATION

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002	BD	
003	PERMIT	
004	CONSTRUCTION	
005	EXISTING CONDITIONS	

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REVISION DATE

DATE: 06/30/2024

SCALE: AS NOTED

PROJECT: PL

DRAWN: JGH

CHECKED:

PROJECT TITLE:  
EXISTING CONDITIONS  
1078 WEST BOYLSTON STREET  
WORCESTER, MA 01606

SHEET TITLE:  
EXISTING EAST & SOUTH EXTERIOR  
ELEVATIONS

SHEET NUMBER:  
**EX-4.1**