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1 FIRST FLOOR DEMO
0 5'-4" SCALE: 3/16" = 1'-0"

2 SECOND FLOOR DEMO
0 5'-4" SCALE: 3/16" = 1'-0"

3 THIRD FLOOR DEMO
0 5'-4" SCALE: 3/16" = 1'-0"

4 BASEMENT DEMO
0 8'-0" SCALE: 1/8" = 1'-0"

KEY

==== PARTITIONS/ITEMS TO BE REMOVED

EXISTING PARTITION/ITEM TO STAY

X DEMOLITION KEYNOTES:

1. DEMO EXISTING WALL ASSEMBLY.
2. DEMO EXISTING BATH FIXTURES INCLUDING SHOWER, SINK, AND TOILET.
3. DEMO EXISTING KITCHEN SINK, COUNTER, AND CABINETRY.
4. DEMO EXISTING STAIRS INCLUDING TREADS, RISERS, & STRINGERS.
5. REMOVE EXISTING FINISHED FLOORING (TYPICAL ENTIRE UNIT)
6. REMOVE EXISTING CEILING (TYPICAL ENTIRE UNIT)
7. REMOVE EXISTING EXTERIOR STAIR, INCLUDING RAILING AND ANY STRUCTURE ASSOCIATED WITH IT.
8. DEMO BRICK FLUE – PATCH FLOOR OPENING
9. REMOVE NON COMPLIANT STAIR HANDRAILS – EXISTING GUARDS & BALUSTERS TO REMAIN.
10. CUT INTO FOUNDATION WALL FOR FUTURE BULKHEAD ACCESS
11. REMOVE EXTERIOR DOOR BUT KEEP FRAME
12. DEMO OPENING INTO CENTER BASEMENT WALL – SUPPORT WITH STRUCT. AS NEEDED.

GENERAL DEMOLITION NOTES:

A. REMOVE WALLS AS NOTED ON PLANS. VERIFY THAT WALLS TO BE REMOVED ARE NON-LOAD BEARING. IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. BEFORE PENETRATING JOISTS, BEAMS OR OTHER STRUCTURAL MEMBERS, CONSULT WITH THE ARCHITECT FOR APPROVAL.

B. UNLESS OTHERWISE NOTED, REMOVE DOORS, FRAMES, BASE, TRIM, ELECTRICAL ITEMS, SURFACE MOUNTED ITEMS IN WALLS THAT ARE TO BE DEMOLISHED. UNLESS NOTED OTHERWISE, REMOVE WALLS TO THEIR FULL HEIGHT WHERE THEY ARE INDICATED FOR REMOVAL.

C. UNLESS OTHERWISE NOTED, REMOVE EXISTING WINDOWS AND PREP ROUGH OPENING FOR REPLACEMENT WINDOW.

D. CARE SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT EXISTING SYSTEMS AND SURFACES TO REMAIN. ALL DAMAGE RESULTING FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED AS APPROVED BY THE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.

E. WHERE REMOVALS OCCUR, PATCH HOLES AND AREAS OF MISSING FINISH (IE EXPOSED STUD AREAS WHERE WALLS ARE REMOVED, FLOOR FINISHES, ETC. TO MATCH EXISTING ADJACENT SURFACE). PROVIDE A SMOOTH CONTINUOUS SURFACE FREE OF SHADOW LINES.

F. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY FOR TESTING AND / OR REMOVAL OF HAZARDOUS MATERIALS. ANY ASBESTOS REMOVAL NECESSARY FOR THE SAFE IMPLEMENTATION OF THIS PROJECT SHALL BE CONTRACTED DIRECTLY BY THE OWNER. IF NECESSARY, THE CONTRACTOR SHALL COORDINATE WITH THESE EFFORTS IF ENCOUNTERED.

G. UNLESS OTHERWISE NOTED, ALL ITEMS ON DEMOLITION PLANS ARE EXISTING.

H. EXISTING PARTY WALL TO REMAIN

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bild ARCHITECTURE

LICENSED ARCHITECT
EVAN A. CARROLL
No. 3687
STATE OF MAINE

Reviewed for Code Compliance
Inspection Services
Portland, Maine
Date: 06/29/16

PROJECT NO.
15027
PROJECT NAME
15-17 MERRILL STREET
PORTLAND, ME

REVISIONS
1 -
2 -
3 -
4 -
5 -

PERMIT SET

DRAWN BY **EMW**
SHEET TITLE
DEMO - PLANS

ISSUE DATE **4/15/16**
SHEET SCALE **1/4" = 1'-0"**

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