

EMERSON STREET RENOVATION
NEW CONSTRUCTION
 23 EMERSON STREET | PORTLAND
 BRYCE AVALLONE & PETER VALCOURT



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No.	Description	Date

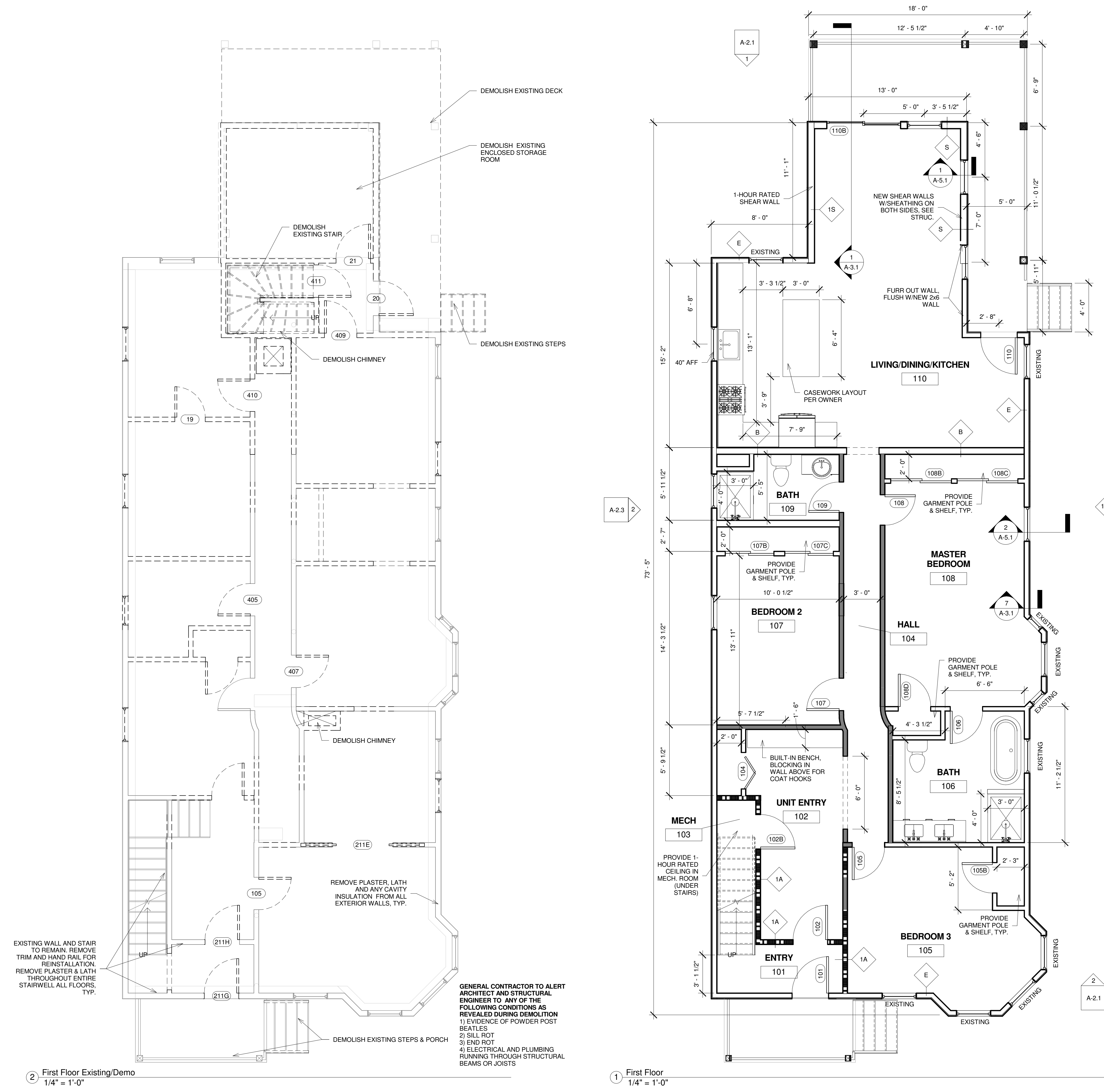
First Floor Plan

Project number 15-16
 Date 06.23.15
 Drawn by TJR
 Checked by TJR

A-1.2

Scale 1/4" = 1'-0"

6/23/2015 10:56:21 AM



2 First Floor Existing/Demo
 1/4" = 1'-0"

1 First Floor
 1/4" = 1'-0"

GENERAL CONTRACTOR TO ALERT ARCHITECT AND STRUCTURAL ENGINEER TO ANY OF THE FOLLOWING CONDITIONS AS REVEALED DURING DEMOLITION
 1) EVIDENCE OF POWDER POST BEETLES
 2) SILL ROT
 3) END ROT
 4) ELECTRICAL AND PLUMBING RUNNING THROUGH STRUCTURAL BEAMS OR JOISTS

REMOVE PLASTER, LATH AND ANY CAVITY INSULATION FROM ALL EXTERIOR WALLS, TYP.
 DEMOLISH EXISTING STAIRS
 DEMOLISH EXISTING ENCLOSED STORAGE ROOM
 DEMOLISH EXISTING DECK
 DEMOLISH EXISTING STEPS
 DEMOLISH CHIMNEY
 DEMOLISH CHIMNEY
 DEMOLISH EXISTING STEPS & PORCH
 EXISTING WALL AND STAIR TO REMAIN. REMOVE TRIM AND HAND RAIL FOR REINSTALLATION. REMOVE PLASTER & LATH THROUGHOUT ENTIRE STAIRWELL ALL FLOORS, TYP.