

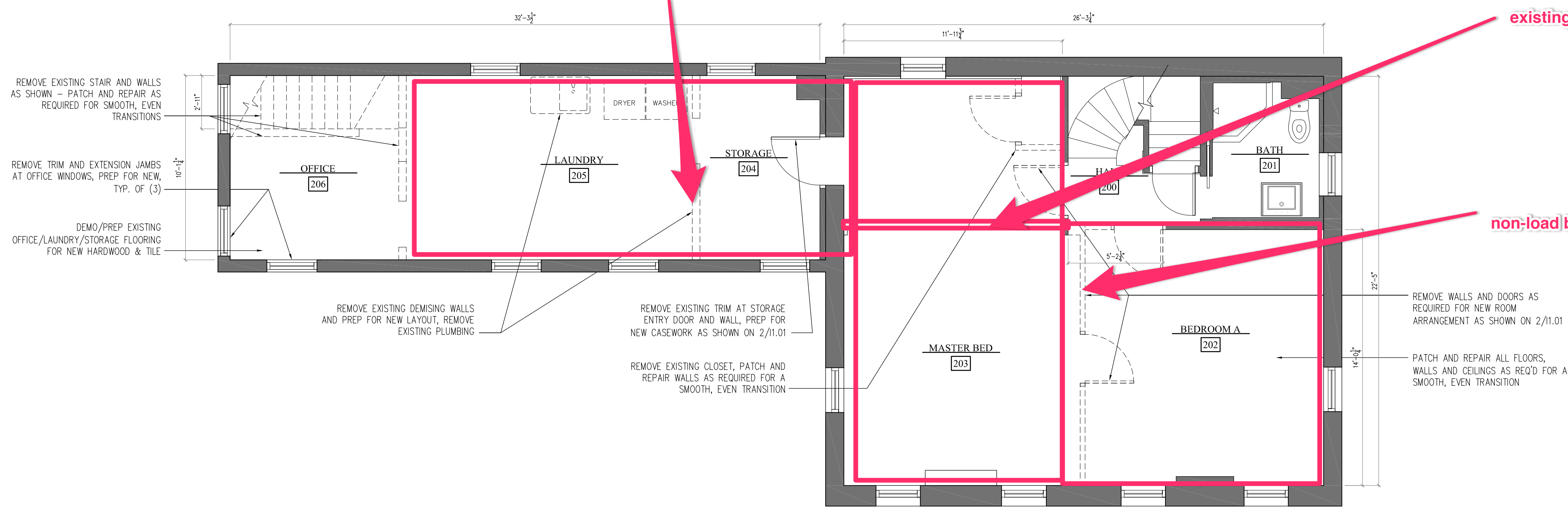
3 | THIRD FLOOR DEMO PLAN
SCALE: 1/4"=1'-0"

Red boxes indicate current scope of work

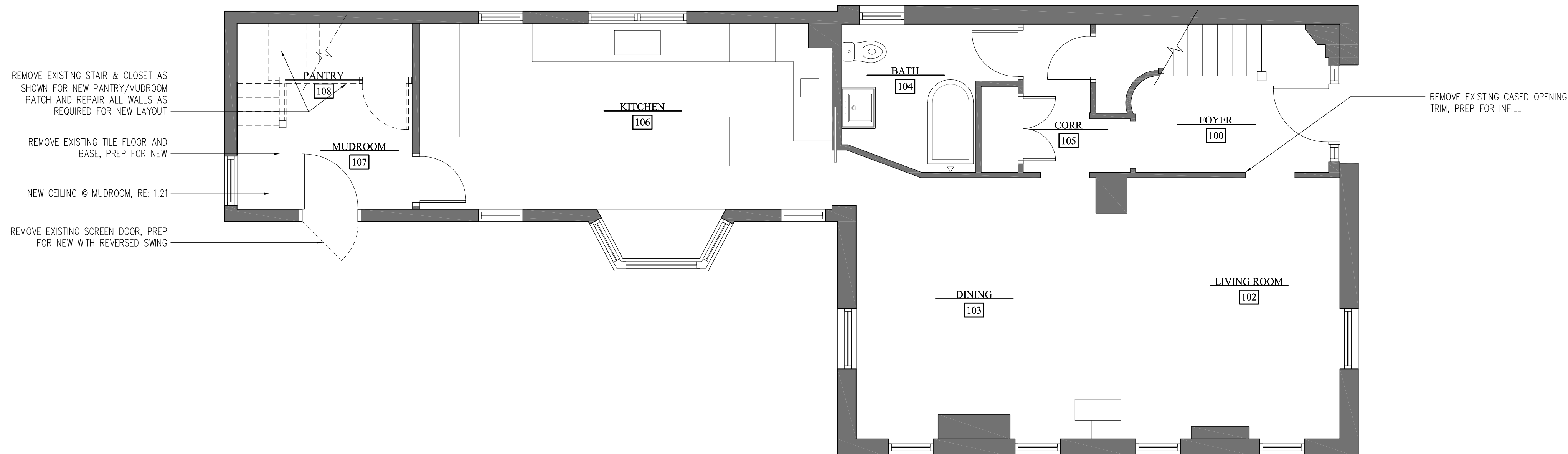
non-load bearing wall

existing beam

non-load bearing wall



2 | SECOND FLOOR DEMO PLAN
SCALE: 1/4"=1'-0"



1 | FIRST FLOOR DEMO PLAN
SCALE: 1/4"=1'-0"

WALL LEGEND:

- EXISTING WALL TO BE REMOVED
- ===== EXISTING WALL
- ===== NEW WALL, RE: WALL TYPES FOR SPECIFICATIONS
- ===== NEW THIN WALL CONSTRUCTION, RE: WALL TYPES FOR SPECS
- ===== NEW HALF-WALL TO 4'-0" A.F.F.
- ◇----- WALL TYPES, RE: FLOOR PLAN

DIMENSION NOTES:

- 6'-0" TO CENTERLINE OF DOORS AND STUD
- 6'-0" MIN. MINIMUM DIMENSION ALLOWED (MAY BE MORE)
- 6'-0" MAX. MAXIMUM DIMENSION ALLOWED (MAY BE LESS)
- 6'-0" CLR. EXACT DISTANCE BETWEEN FINAL FINISHED SURFACES (ALL DIMENSIONS ARE TO FACE OF FRAMING UNLESS OTHERWISE NOTED)
- 6'-0" VERIFY TARGET DIMENSION WHICH MAY NOT BE ACHIEVED IN FIELD - BE AWARE OF POSSIBLE CHANGE
- ALIGN ALIGN THESE FINISH SURFACES

GENERAL PLAN NOTES:

1. ALL ELEVATION REFERENCES INDICATED ON THIS PLAN ARE TO FINISH, UNLESS NOTED OTHERWISE.
2. SUBMIT ANY ALTERNATES TO ITEMS SPECIFIED FOR APPROVAL PRIOR TO INSTALLATION.
3. CEILING HEIGHTS ARE FROM FINISH FLOOR U.N.O.
4. MOUNT TV BETWEEN 52" TO 54" @ CENTER U.N.O.
5. PROVIDE WATER RESISTANT DENS SHIELD TILE BACKER BD. ON WALL SURFACES OF WET AREAS, BEHIND TILE & F.R.P. & ALL OTHER LOCATIONS REQUIRED BY LOCAL CODES.
6. REFER TO FLOOR FINISH, REFLECTED CEILING, & SCHEDULE FOR ALL FINISH INFO.
7. PROVIDE BACKING/ STRAPPING AT THE FOLLOWING LOCATIONS:
 - A. LAVATORY
 - B. WATER LINES @ ALL PLUMBING FIXTURES
 - C. ART WORK
 - D. WALL MOUNTED TELEVISION LOCATIONS
 - E. KITCHEN
8. VERIFY ALL BASE BUILDING DIMENSIONS PRIOR TO CONSTRUCTION. COORDINATE ALL DISCREPANCIES W/DESIGNER IMMEDIATELY.
9. G.C. TO COORDINATE ALL FLOOR FINISHES TO ALLOW FOR SMOOTH, LEVEL TRANSITIONS BETWEEN MATERIALS.
10. MINIMUM FLAMESPREAD CLASSIFICATION OF INTERIOR FINISHES SHALL CONFORM TO LOCAL & STATE BUILDING CODES/ ORDINANCES.
11. COUNTERSINK ALL NAIL & SCREW HEADS MIN. 1/8" ON EXPOSED CARPENTRY.
12. G.C. IS RESPONSIBLE FOR PATCHING & REPAIRING WALLS & CEILINGS AFTER INSTALLATION OF DECOR.
13. REFER TO 11.21 FOR LIGHTING LOCATION PLAN

WALL TYPE KEY NOTES:

- ◇ - 2x4 WOOD STUDS @ 16" O.C. TO DECK ABOVE, R21 INSULATION BETWEEN STUDS.
 - ◇ - 2x4 WOOD STUDS INSTALLED LENGTHWISE ON 2x2 TOP AND BOTTOM PLATES @ 16" O.C. TO DECK ABOVE, R21 INSULATION BETWEEN STUDS.
 - ◇ - 2x4 WOOD STUDS @ 16" O.C., SECURE TO FLOOR FRAMING BELOW WITH TWO SIMPSON DTT2 TENSION TIE CONNECTORS OR EQUAL.
 - ◇ - MATCH EXISTING EXTERIOR WALL CONSTRUCTION - VERIFY INSULATION AND CONSTRUCTION METHODS MEET OR EXCEED LOCAL CODE REQUIREMENTS.
1. FOR ALL NEW GYP. BD. WALLS: PROVIDE (1) LAYER 1/2" GYP. BD. EXCEPT AT WET AREAS PROVIDE WATER RESISTANT 1/2" GYP. BD. OR TILE BACKER BOARD BEHIND WALL TILE, F.R.P. & AT OTHER LOCATIONS INDICATED (SEE FINISH SCHEDULE).
 2. CONTRACTOR SHALL PROVIDE & INSTALL ALL STIFFENERS, BRACING, BACKUP PLATES, & SUPPORTING BRACKETS REQ'D FOR THE INSTALLATION OF ALL RAILINGS, ACCESSORIES, PARTITIONS, & FOR ALL SUSPENDED OR WALL MOUNTED MECHANICAL, ELECTRICAL, OR MISC. EQUIPMENT.

NOT FOR CONSTRUCTION

Date: March 11, 2016
Scale: AS SHOWN
Designed By: TAD
Drawn By: TLD

Set: PRICING SET

Drawing:
DEMOLITION
FLOOR PLANS

D1.01

Revisions and Notes:

Architect:

Client:

Interior Architectural Services:

WOOD RESIDENCE

74 St. Lawrence Street
Portland, Maine 04101

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