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THIRD FLOOR

0 8'-0" SCALE: 1/8" = 1'-0"

SECOND FLOOR

0 8'-0" SCALE: 1/8" = 1'-0"

FIRST FLOOR

0 8'-0" SCALE: 1/8" = 1'-0"

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, BASE, TRIM, ELECTRICAL ITEMS, SURFACE MOUNTED ITEMS AND INTERIOR CLEARSTORY WINDOWS. UNLESS NOTED OTHERWISE, REMOVE WALLS TO THEIR FULL HEIGHT WHERE THEY ARE INDICATED FOR REMOVAL.

C. 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.

D. 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.

E. 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.

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

GENERAL MECHANICAL NOTES:

A. DEMO EXISTING AIR SIDE SYSTEMS INCLUDING ROOF TOP UNITS AND ASSOCIATIVE DUCTWORK, GRILLES, DIFFUSERS, REFRIGERANT PIPING, AND APPURTENANCES INCLUDING EQUIPMENT IN ATTIC.
B. DOMESTIC HOT WATER AND HEATING HOT WATER SYSTEMS WILL BE REWORKED AS PART OF DESIGN-BUILD SERVICES PROVIDED BY CONTRACTOR AND IN COORDINATION W/ OWNER AND DESIGN TEAM.

GENERAL PLUMBING NOTES:

A. PLUMBING DRAINAGE AND SANITARY VENTING TO BE REWORKED AS PART OF DESIGN-BUILD SERVICES PROVIDED BY CONTRACTOR AND IN COORDINATION W/ OWNER AND DESIGN TEAM.

GENERAL ELECTRICAL NOTES:

A. ELECTRICAL POWER, DATA, SECURITY AND CABLE TV TO BE REWORKED AS PART OF DESIGN-BUILD SERVICES PROVIDED BY CONTRACTOR AND IN COORDINATION W/ OWNER AND DESIGN TEAM.

X DEMOLITION KEYNOTES:

1. REMOVE EXISTING DOOR AND FRAME.
2. COMPLETELY REMOVE EXISTING STORAGE PLATFORM.
3. REMOVE EXISTING WINDOW AND PREP ROUGH OPENING FOR REPLACEMENT WINDOW.
4. REMOVE EXISTING WINDOW. ENLARGE AND PREP ROUGH OPENING FOR NEW WINDOW.
5. DEMO EXISTING WALL ASSEMBLY.
6. DEMO EXISTING BATH FIXTURES INCLUDING SHOWER, SINK, AND TOILET.
7. DEMO EXISTING SHELF.
8. EXISTING SKYLIGHT TO REMAIN.
9. DEMO EXISTING KITCHEN SINK, COUNTER, AND CABINETRY.
10. REMOVE EXISTING ATTIC ACCESS HATCH.
11. DEMO EXISTING BRICK CHIMNEY. COORDINATE WITH MECHANICAL CONTRACTOR TO RE-VENT EXISTING BOILER THRU MECHANICAL ROOM SIDEWALL.
12. PARTIALLY REMOVE LOWER PORTION OF EXISTING STAIR AS REQUIRED TO INSTALL LANDING AND LOWER PORTION AT 90 DEGREES TO EXISTING PORTION. REMOVE RISERS, TREADS, STRINGERS, AND HANDRAILS. UPPER PORTION OF STAIR TO REMAIN.
13. REMOVE EXISTING CLEARSTORY WINDOWS.
14. REMOVE EXISTING ROOFING INCLUDING INSULATION AND EPDM.
15. REMOVE EXISTING HALF WALL.
16. REMOVE EXISTING WINDOW. PREP ROUGH OPENING TO ACCOMMODATE NEW CUSTOM PATIO DOOR.
17. REMOVE EXISTING BRICK INFILL. MODIFY EXISTING WALL ASSEMBLY & PREP NEW ROUGH OPENING FOR NEW WINDOW OR DOOR. EXISTING LINTEL TO REMAIN AT NEW WINDOW.
18. DEMO EXISTING STAIRS INCLUDING TREADS, RISERS, & STRINGERS.
19. EXISTING WOOD BEAMS TO REMAIN.
20. HATCHED AREA: EXISTING RADIANT SYSTEM TO BE RE-USED IN UNITS #1 AND #2. CONTRACTOR TO REVIEW FEASIBILITY OF RE-ZONING EXISTING RADIANT WITH MECHANICAL ENGINEER AND ARCHITECT. CONTRACTOR TO DETERMINE FEASIBILITY OF INSTALLING NEW RADIANT EITHER ABOVE OR BELOW EXISTING SLAB IN UNIT #3.
21. REMOVE EXISTING FINISHED FLOORING.
22. REMOVE & SALVAGE EXISTING KITCHEN APPLIANCES.
23. REMOVE EXISTING RAILINGS AND GUARDRAILS.

Reviewed for Code Compliance
Inspection Division
Portland, Maine
Date: 04/20/16

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bild ARCHITECTURE

LICENSED ARCHITECT
12/16/15
EVAN A. CARROLL
No. 3687
STATE OF MAINE

PROJECT NO.
15019
PROJECT NAME
EAST END LOFTS
PORTLAND, ME 04101

REVISIONS
1 3/5/16
2 -
3 -
4 -
5 -

BID SET

DRAWN BY
EAC
SHEET TITLE
DEMOLITION PLANS

ISSUE DATE
12/16/15
SHEET SCALE
1/8" = 1'-0"

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