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NORTH ELEVATION

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

WEST ELEVATION

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

EAST ELEVATION

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. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. BEFORE PENETRATION, 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 WINDOWS WITHIN WALLS TO BE REMOVED. 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. WHERE NEW WALLS OR INFILLS ABUT OR INTERSECT EXISTING WALLS, ALIGN NEW FINISH WITH EXISTING WALLS, ALIGN NEW FINISH WITH EXISTING FINISH AND FINISH JOINTS AT INTERSECTIONS SMOOTH AND CONTIGUOUS.

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.

X DEMOLITION KEYNOTES:

1. DEMO MASONRY AS REQUIRED FOR REPAIRS (SEE STRUCTURAL).
2. REMOVE EXISTING DOOR AND FRAME.
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 TO ACCOMMODATE NEW CONSTRUCTION.
6. REMOVE EXISTING AWNING FABRIC. AWNING FRAME TO REMAIN.
7. REMOVE EXISTING WINDOW. RE-FRAME ROUGH OPENING TO ACCOMMODATE NEW CUSTOM DOOR.
8. REMOVE EXISTING BRICK INFILL. MODIFY EXISTING WALL ASSEMBLY TO CREATE NEW ROUGH OPENING FOR NEW WINDOW/DOOR. EXISTING LINTEL TO REMAIN.
9. REMOVE EXISTING ROOF TOP MECHANICAL UNITS.
10. EXISTING BIKE RACK TO REMAIN.
11. DEMO EXISTING BRICK CHIMNEY. COORDINATE WITH MECHANICAL CONTRACTOR TO RE-VENT EXISTING BOILER.

SOUTH ELEVATION

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

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

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bild ARCHITECTURE

LICENSED ARCHITECT
11/3/15
EVAN A. CARROLL
No. 3687
STATE OF MAINE

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

REVISIONS
1 -
2 -
3 -
4 -
5 -

BUILDING PERMIT SET

DRAWN BY
EAC
SHEET TITLE
DEMO ELEVATIONS

ISSUE DATE
11/3/15
SHEET SCALE
1/8" = 1'-0"

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