

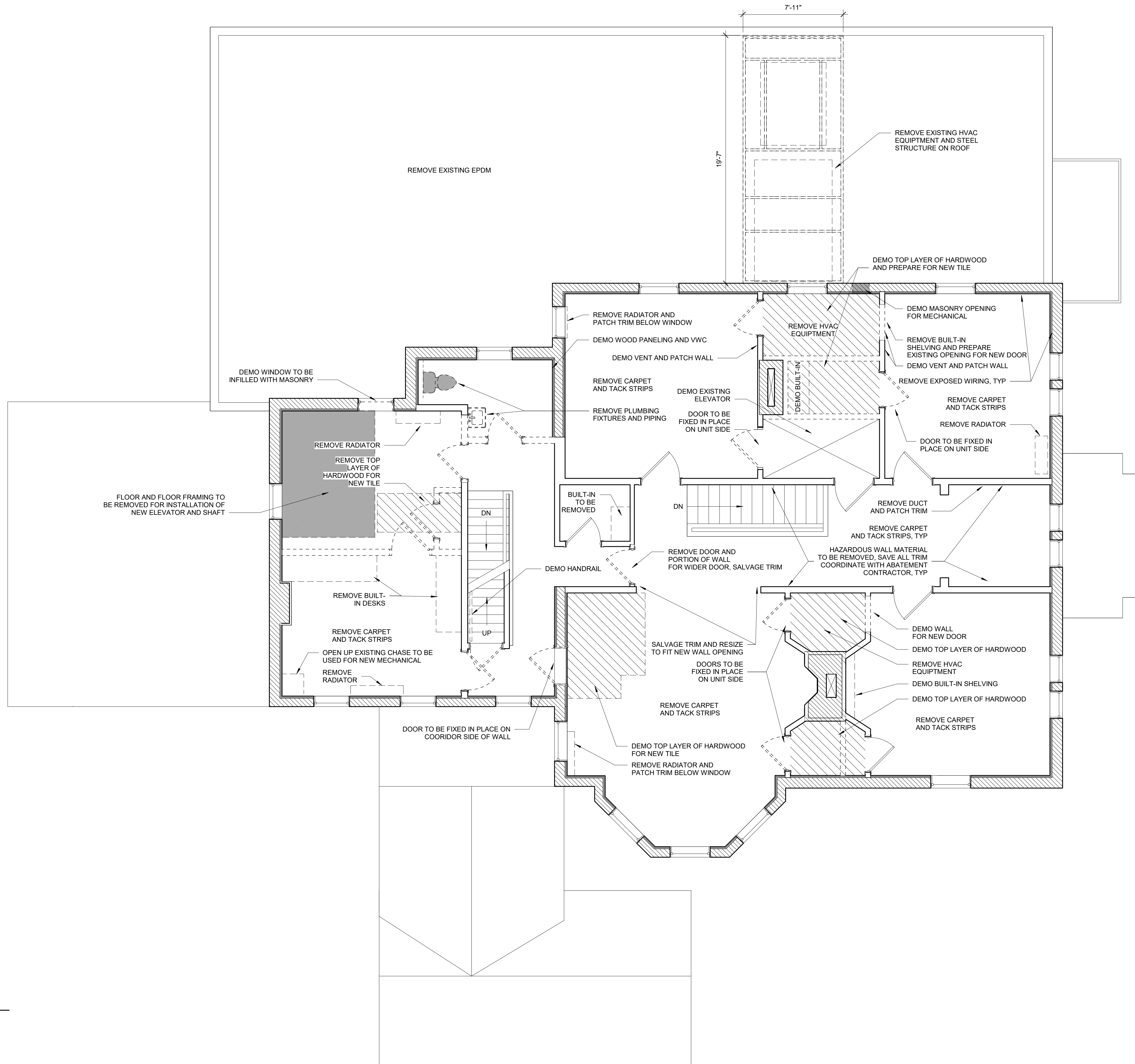
Prepared For:
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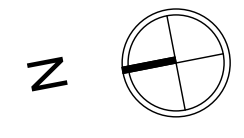
Project:
THE FRANCIS
749 CONGRESS ST
PORTLAND, ME 04102

Date:
03 AUG 2016
Scale:
1/4" = 1'-0"
SECONDFLOOR DEMO
PLAN

A0.22



GENERAL NOTES - DEMOLITION:
1. DEMOLISH AND REMOVE INTERIOR PARTITIONS AS INDICATED BY DASHED LINES AND AS NOTED ON THE PLANS AND/OR FOR THE PREPARATION OF THE WORK AS INDICATED ON OTHER DRAWINGS.
2. DEMOLISH AND REMOVE ALL EXISTING MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS. SEE MEP DRAWINGS PRIOR TO DEMOLITION FOR SELECT ITEMS TO BE SALVAGED IN PLACE. REMOVE AND SALVAGE HISTORIC RADIATORS TO BE REUSED IN THE NEW HEATING SYSTEM. REFER TO MECHANICAL DRAWINGS
3. REMOVE EXISTING DOORS AND FRAMES AS INDICATED ON PLANS. ALL DOORS AND TRIM SUBJECT TO SALVAGE, THIS PROPER CARE MUST BE TAKEN IN REMOVAL AND APPROPRIATE MEASURES TAKEN TO COORDINATE REUSE WITH ARCHITECT AND OWNER.
4. ALL PLASTER TO BE REMOVED FROM WALLS AND CEILINGS WHERE WATER DAMAGE HAS BEEN NOTED OR IS FOUND ON SITE UNLESS NOTED OTHERWISE. ALL LOOSE PLASTER IS TO BE REMOVED TO PREPARE SURFACE FOR GYP OVERLAY EXCEPT AS SPECIFIED IN NOTE.
5. REMOVE ALL FINISH FLOORING. EXPOSE ALL HARDWOOD FLOORING IS TO BE REMOVED AFTER IT IS INSPECTED.
6. ANY NECESSARY SHORING IS THE RESPONSIBILITY OF THE CONSTRUCTION MANAGER OR DESIGNATED SUB-CONTRACTOR. ASSUMED BEARING LOCATIONS THROUGH BUILDING ARE TO BE VERIFIED PRIOR TO ANY DEMOLITION OF MAJOR BUILDING COMPONENTS AND FINDINGS COMMUNICATED TO THE ARCHITECT AND ENGINEER.
7. AT ALL NEW MASONRY OPENINGS, NEW DOORS, ETC. MASONRY SHALL RETURN INTO OPENING AND BE TOOTHED-IN WITH LIKE MATERIAL AND FINISH TO PROVIDE CLEAN MASONRY OPENING FOR NEW WORK.
8. SALVAGE ALL WOOD TRIM FOR RE-USE. ALL MATERIAL MUST BE CATALOGED AND STORED IN PROTECTED AREA.
9. AT ALL DOUBLE HUNG WINDOWS REMOVE SASHES FOR REFRUBISHING. FRAME AND TRIM TO REMAIN INTACT - TYPICAL.
10. ALL TRIM, DOORS, AND WAINSCOTING SHALL BE THOROUGHLY CATALOGED TO ENSURE IT IS REPLACED IN THE PRECISE LOCATION FROM WHICH IT WAS REMOVED. CM SHALL STORE ALL SALVAGED ITEMS ON SITE. CM SHALL DEMONSTRATE TO ARCHITECT THE MANNER IN WHICH ITEMS ARE TO BE CATALOGED FOR REINSTALLATION.
11. COORDINATE DEMOLITION OF HAZARDOUS MATERIALS WITH ABATEMENT CONTRACTOR



1 | 2ND FLOOR - DEMO
1/4" = 1'-0"