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

GENERAL DEMOLITION NOTES:

1. ALL WORK TO BE SEQUENCED, PHASED AND SCHEDULED WITH OWNER.
2. G.C. TO PROTECT ADJACENT AREAS NOT AFFECTED BY CONSTRUCTION.
3. G.C. TO FIELD VERIFY ALL CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION.
4. ALL EXISTING MATERIALS NOTED TO BE REMOVED SHALL BE PROPERLY DISPOSED OF BY G.C. UNLESS OTHERWISE NOTED. OWNER RESERVES THE RIGHT TO RETAIN AN ITEM NOTED FOR DEMOLITION.
5. G.C. SHALL COORDINATE EXTENT OF ALL DEMOLITION WORK WITH NEW CONSTRUCTION.
6. ALL ELECTRICAL, PLUMBING AND MECHANICAL LOCATED IN WALLS AND CEILINGS NOTED TO BE REMOVED SHALL BE EITHER REMOVED BACK TO SOURCE OR LOCATED OUT OF HARMS WAY FOR RELOCATION IN NEW CONSTRUCTION, G.C. TO COORDINATE.
8. REMOVE EXISTING LIGHTING, SWITCHES, ELECTRICAL OUTLETS, AND MISC. WIRING BACK TO SOURCE IN ALL AREAS WITHIN SCOPE OF RENOVATION U.N.O.

DEMOLITION KEY NOTES:

1. REMOVE EXISTING DECK,DECK ROOF STRUCTURE, STAIRS, AND RAILINGS. SALVAGE ALL COMPONENTS FOR OWNER REUSE/DONATION.
2. REMOVE EXISTING GUARDRAILS
3. REMOVE EXISTING BRICK WALL AND FINISHES.
4. REMOVE EXISTING DOOR, FRAME AND HARDWARE. SALVAGE DOOR AND HARDWARE FOR OWNER REUSE.
5. REMOVE EXISTING STAIRS, HANDRAIL AND FRAMING.
6. REMOVE EXISTING WOOD STUD WALL AND FINISHES
7. REMOVE EXISTING PLUMBING FIXTURES, SALVAGE FOR OWNER REUSE/DONATION.
8. REMOVE EXISTING CABINETS, SINK, APPLIANCES, AND ALL ASSOCIATED PLUMBING/WIRING BACK TO SOURCE. SALVAGE ALL CABINETS, HARDWARE, PLUMBING FIXTURES AND APPLIANCES FOR OWNER REUSE/ DONATION.
9. REMOVE EXISTING WOOD FLOOR AND FRAMING
10. REMOVE EXISTING TILE FLOOR, DOWN TO SUBFLOOR.
11. REMOVE EXISTING WOOD FLOOR, DOWN TO SUBFLOOR.
12. REMOVE STRUCTURAL POST AND ANY ASSOCIATED COVES AND/OR TRIM
13. REMOVE EXISTING AIR SUPPLY DUCTING AND GRILLES, BACK TO SOURCE.
14. REMOVE EXISTING CLOSET SHELVING.
15. REMOVE EXISTING SHOWER, ENCLOSURE, TILE AND ALL ASSOCIATED PLUMBING/FIXTURES. REMOVE PLUMBING BACK TO SURFACE AND CAP.
16. REMOVE EXISTING CEILING AND FRAMING COMPONENTS
17. REMOVE EXISTING HVAC SYSTEM AND ALL DUCTING TO AND FROM SOURCE
18. REMOVE EXISTING WINDOW, FRAME AND HARDWARE. SALVAGE FOR OWNER
19. REMOVE EXISTING SKYLIGHT, FRAME AND HARDWARE. SALVAGE FOR OWNER
20. PROVIDE WALL PENETRATION FOR FUTURE APPLIANCE VENT
21. REMOVE STRUCTURAL LVL AND FASTENING COMPONENTS. CUT FRAMING BACK TO RECEIVE NEW STRUCTURAL BEAM, SEE STRUCTURAL FOR MORE INFO.
22. BEAD BLAST EXISTING STRUCTURAL BEAM TO REMOVE ALL PAINT

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

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 06/04/15

scott simons architects
designed for human potential
75 York Street
Portland, Maine 04101
simonsarchitects.com
207.772.4656

PROJECT NAME:
PINE ST RESIDENCE

RENOVATIONS
157-159 PINE STREET
PORTLAND, ME 04101

SEAL:
LICENSED ARCHITECT
SCOTT R. SIMONS
NO. 2024
STATE OF MAINE

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6	DATE

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FIRST + SECOND FLOOR DEMOLITION PLANS

AD101