A3 FIRST FLOOR REMOVALS PLAN

REFERENCED FROM: SCALE: 1/4" = 1'-0"

A5 BASEMENT FLOOR REMOVALS PLAN

REFERENCED FROM: SCALE: 1/4" = 1'-0"

GENERAL REMOVALS NOTES:

A. COORDINATE ALL REMOVALS WORK WITH ALL TRADES PRIOR TO COMMENCING ANY WORK INCLUDING OWNER SUPPLIED MATERIAL AND EQUIPMENT.

B. COORDINATE SALVAGE OF EXISTING BUILDING COMPONENTS, FURNITURE, AND EQUIPMENT WITH BUILDING OWNER PRIOR TO COMMENCING ANY WORK.

C. COORDINATE SALVAGE AND SAFE, DRY STORAGE OF ANY EXISTING BUILDING MATERIALS INDICATED TO BE RESTORED AND/OR REINSTALLED AT EXISTING OR NEW LOCATION. REPLACE ANY DAMAGED ITEMS AND/OR COMPONENTS. ANY REPLACEMENTS SHALL MATCH EXISTING UNLESS OTHERWISE NOTED.

D. PATCH AND REPAIR INTERIOR SURFACES INDICATED TO REMAIN. PREPARE SURFACES FOR NEW FINISHES PER FINISH MANUFACTURER'S RECOMMENDATIONS. ENTIRE WALL AND/OR CEILING TO BE PAINTED PER FINISH SCHEDULE. REFERENCE PARTITION SCHEDULE AND ROOM FINISH SCHEDULE FOR FURTHER INFORMATION.

E. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL MISC. EQUIPMENT AND ACCESSORIES WITHIN, AND APPLIED TO, ANY WALL, WALL SURFACE, CEILING, OR CEILING SURFACE SCHEDULED TO BE REMOVED, TYPICAL ALL SPACES. THE CONTRACTOR SHALL VERIFY SCOPE OF WORK IN FIELD PRIOR TO BID. REFERENCE ALL CONSTRUCTION DOCUMENTS FOR ADDITIONAL INFORMATION PERTAINING TO ALL TRADES.

F. THE CONTRACTOR SHALL PROVIDE TEMPORARY SUPPORT, BRACING, AND SHORING AS REQUIRED FOR ANY AND ALL REMOVALS. SUCH SUPPORT, BRACING AND SHORING SHALL BE DESIGNED BY THE CONTRACTOR'S ENGINEER. TEMPORARY BRACING, SUPPORT, AND SHORING SHALL BE IN PLACE PRIOR TO ANY AND ALL REMOVALS.

G. REFERENCE THE ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ADDITIONAL NEW CONSTRUCTION SCOPE THAT WILL REQUIRE SELECTIVE REMOVALS RELATED TO THE BUILDINGS UTILITIES, CLIMATE CONTROL EQUIPMENT, AND OTHER RELATED ITEMS. PROVIDE NECESSARY REMOVALS TO COMPLETE THE WORK.

H. THE CONTRACTOR SHALL CUT, PATCH, AND REPAIR EXISTING FLOOR AND ROOF FRAMING SYSTEM AS REQUIRED FOR ANY AND ALL NEW PENETRATIONS. REFERENCE STRUCTURAL AND MECHANICAL DRAWINGS AND DETAILS FOR ADDITIONAL INFORMATION. PROVIDE FLASHING AND WEATHER PROOF MEMBRANE AS REQUIRED.

I. THE CONTRACTOR SHALL CUT, PATCH, AND REPAIR ANY AND ALL WALL SURFACES AS REQUIRED FOR INSTALLATION OF BLOCKING THAT IS REQUIRED FOR THE INSTALLATION OF CABINETRY, GRAB BARS AND ACCESSORIES. PROVIDE BLOCKING FOR ALL BASE CABINETS, WALL CABINETS, GRAB BARS AND TOILET ACCESSORIES, TYPICAL.

J. THE CONTRACTOR SHALL CUT, PATCH AND REPAIR EXISTING WALL, CEILING AND FLOOR SURFACES AS REQUIRED FOR INSTALLATION OF LIGHT FIXTURES, SMOKE DETECTOR, FIRE ALARM.

K. REMOVE ALL EXISTING INTERIOR WINDOW SHADE COMPLETE.

L. DEMOLITIONS DIMENSIONS ARE TYPICALLY APPROXIMATE AND FROM FACE OF EXISTING FINISHES. COORDINATE ALL FINISH DIMENSIONS WITH CONSTRUCTION PLANS TO MAINTAIN REQUIRED CLEARANCES.

KEYED REMOVALS NOTES:

1. REMOVE EXTERIOR VINYL SIDING, WOOD SIDING BEHIND VINYL SIDING, TRIM AND ASSOCIATED HARDWARE COMPLETE.
2. REMOVE EXTERIOR DOOR, DOOR FRAME, CASING AND ASSOCIATED HARDWARE COMPLETE.
3. REMOVE EXISTING WINDOW AND FRAME ONLY, EXISTING WINDOW EXTERIOR/INTERIOR CASING AND TRIM TO REMAIN.
4. REMOVE APARTMENT UNIT ENTRY DOOR, INTERIOR DOOR, DOOR FRAME, CASING AND ASSOCIATED HARDWARE COMPLETE.
5. REMOVE AND REPLACE LIGHT FIXTURES, AND ELECTRICAL WIRING AS REQUIRED. REFERENCE ELECTRICAL DRAWINGS FOR NEW LIGHT FIXTURES AT EXISTING LOCATION.
6. REMOVE ALL APPLIANCES COMPLETE.
7. REMOVE TOILET(S), SINK(S), TUB/SHOWER(S), BATHROOM ROOM ACCESSORIES AND ASSOCIATED PLUMBING AS REQUIRED FOR NEW PLUMBING FIXTURES.
8. REMOVE ALL BASE CABINETS, WALL CABINETS, COUNTERTOP AND ASSOCIATED HARDWARE COMPLETE.
9. REMOVE ALL EXISTING VCT AND / OR CARPET FLOOR FINISH AND WALL BASE COMPLETE. PREPARE SUBFLOOR FOR NEW FLOOR FINISH AS PER MANUF.'S RECOMMENDATIONS. SEE FINISH SCHEDULE FOR NEW FLOOR FINISH
10. REMOVE KITCHEN SINK; PREPARE FOR NEW SINK
11. REMOVE ALL BATHROOM EXHAUST FAN, WALL/ROOF CAP. REMOVE /REUSE DUCT AND SWITCH FOR BATHROOM EXHAUST FAN.
12. REMOVE EXISTING FURNACE AND ASSOCIATED HARDWARE COMPLETE.
13. REMOVE EXTERIOR WOOD STAIRCASE AND RAILING COMPONENTS COMPLETE.
14. REMOVE EXISTING PLYWOOD ACCESS PANEL
15. REMOVE PORTION OF EXISTING INTERIOR GYPSUM BOARD PARTITION, FULL HEIGHT, AS INDICATED ON REMOVAL PLAN.
16. REMOVE EXISTING RANGE HOOD AND ASSOCIATED HARDWARE COMPLETE.
17. REMOVE EXISTING PRECAST CONCRETE STAIR AND METAL PIPE HAND RAIL COMPLETE.
18. REMOVE EXISTING CHIMNEY TO FOUNDATION COMPLETE.
19. REMOVE WASHER AND DRYER IN BASEMENT
20. REMOVE EXISTING WATER HEATERS AND ASSOCIATED HARDWARE, COMPLETE.
21. REMOVE ROOF ASPHALT SHINGLES, UNDERLAYMENT, ROOF DRIP EDGE AND SOFFIT, ROOF RAKE & EAVE TRIM. PATCH AND REPAIR SHEATHING AS REQUIRED FOR NEW ROOFING
22. REMOVE GABLE END RECTANGULAR LOUVER COMPLETE.
23. REMOVE GUTTERS AND DOWNSPOUTS AND ASSOCIATED HARDWARE COMPLETE.
24. REMOVE EXISTING ACT CEILING AS INDICATED ON THE REMOVALS PLAN.
25. REMOVE EXISTING GWB CEILING AS INDICATED ON THE REMOVALS PLAN.
26. REMOVE EXISTING STORAGE WOOD FENCE

F5 REMOVALS NOTES

REFERENCED FROM: SCALE: N.T.S.

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PROJECT

548 SAINT JOHN STREET APARTMENT

548 SAINT JOHN STREET
PORTLAND, MAINE 04101

DRAWING

BASEMENT AND FIRST FLOOR REMOVALS PLAN

CWS PROJECT NUMBER: 16.019

REVISIONS

DRAWING NUMBER

D1.10

SCALE: AS NOTED

DATE: 1/13/2017