GRAPHIC KEY:

- EXISTING WALL
- DEMOLITION
- NEW WALL

1 EXISTING FIRST FLOOR PLAN – DEMO

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

GENERAL DEMOLITION NOTES:

1. THE SCOPE OF DEMOLITION WORK INCLUDES (BUT IS NOT LIMITED TO):
— THE REMOVAL OF ITEMS AND FEATURES INDICATED BY HATCHED AREAS ON THE DEMOLITION DRAWINGS.
— THE MAINTENANCE AND PROTECTION OF ITEMS AND FEATURES TO REMAIN INTACT INDICATED BY UNBROKEN LINES ON THE DEMOLITION DRAWINGS.

2. NOTES SHOWN WITHOUT ARROWS ARE TYPICAL FOR THE ENTIRE ROOM IN WHICH THEY APPEAR. ADDITIONALLY, IN SOME CASES, ITEMS INTENDED FOR DEMOLITION MAY BE SOLELY INDICATED BY GENERAL DEMOLITION PLAN NOTES, DEMOLITION ELEVATION NOTES OR OTHER GENERAL DEMOLITION NOTES ONLY.

3. THE DEMOLITION DRAWINGS ARE PROVIDED FOR THE WORKING CONVENIENCE OF THE CONTRACTOR FOR THE BASIC PURPOSES OF COST ESTIMATION ONLY. IN ALL CASES, THE DEMOLITION WORK AND THE COORDINATION OF THE DEMOLITION WORK WITH THE NEW CONSTRUCTION, IS THE RESPONSIBILITY THE CONTRACTOR, AND IN NO CASE, SHALL DEMOLITION REQUIRED FOR THE NEW CONSTRUCTION AND/OR NEW CONSTRUCTION DETAILS BE AT ANY ADDITIONAL COST TO THE OWNER OR ARCHITECT.

4. THE GENERAL CONTRACTOR SHALL DEMOLISH, REMOVE AND LEGALLY DISPOSE OF THE NOTED ITEMS FROM THEIR EXISTING LOCATION(S) AS INDICATED BY THE DEMOLITION PLANS. THE GENERAL CONTRACTOR SHALL REMOVE SUCH DEMOLITION ITEMS WITH ALL CONSTITUENT PARTS AND FASTENERS TOTALLY AND PROMPTLY FROM THE BUILDING.
THE GENERAL CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR REMOVING ALL DEMOLITION ITEMS/ MATERIALS FROM THE SITE AND FOR PROPERLY DISPOSING OF THEM AS REQUIRED BY THE CONTRACT DOCUMENTS AND ALL LOCAL, STATE AND FEDERAL REQUIREMENT. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

5. AT ANY POINT DURING THE WORK, SIGNIFICANT LATENT CONDITIONS, DISCREPANCIES OR OMISSIONS (ESPECIALLY THOSE WITH COST OR DESIGN RAMIFICATIONS) SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT.

6. THE EXTENT OF WALLS TO BE PARTIALLY REMOVED (AS INDICATED BY HATCHED AREAS) ARE SHOWN ONLY APPROXIMATELY. THE EXACT EXTENT AND SCOPE OF DEMOLITION SHALL ALWAYS BE DETERMINED IN COORDINATION WITH THE DIMENSIONS INDICATED AT THE NEW CONSTRUCTION DRAWINGS (ARCHITECTURAL PLANS), THE INTENT OF THE ENGINEERING DRAWINGS, AND THE ACTUALITIES OF FIELD VERIFICATION. ALL SIGNIFICANT CONFLICTS AND/OR DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT.

7. DEMOLITION SHOWN ON THESE PLANS WILL IMPACT EXISTING ELECTRICAL, FIRE PROTECTION, SECURITY, AND MECHANICAL SYSTEMS. CONTRACTOR SHALL COORDINATE DEMOLITION WITH THE RESPECTIVE SUBCONTRACTORS. NOTIFY THE OWNER IN ADVANCE OF ANY DISRUPTION OF BUILDING SYSTEMS. SEE SPECIFICATION SECTION 024119, SELECTIVE DEMOLITION FOR ADDITIONAL INFORMATION.

8. CONTRACTOR SHALL REVIEW ITEMS TO BE SALVAGED WITH THE OWNER PRIOR TO COMMENCING DEMOLITION. ITEMS MAY INCLUDE, BUT NOT LIMITED TO, EXISTING SIGNS, PLAQUES, STORAGE ROOM ACCESSORIES, ETC. CONSULT WITH OWNER FOR IDENTIFICATION OF AREAS FOR STORAGE OF SALVAGED ITEMS.

9. CONTRACTOR SHALL COORDINATE THE SEQUENCE OF WORK WITH THE OWNER. UNLESS OTHERWISE NOTED, THE OWNER SHALL REMOVE AND STORE ALL MOVABLE FURNISHINGS, EQUIPMENT, ETC. FROM THE AREA OF WORK PRIOR TO THAT PHASE OF CONSTRUCTION. CONTRACTOR SHALL PROTECT ALL NON-MOVABLE FURNISHINGS, EQUIPMENT, ETC. FROM DAMAGE AND SHALL REPAIR TO LIKE CONDITION SHOULD DAMAGE OCCUR.

2 GENERAL DEMO NOTES

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

3 Existing North East Elevation

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

4 Existing North West Elevation

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

5 Existing South East Elevation

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

6 Existing South West Elevation

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

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REGISTERED ARCHITECT
RICHARD K. RENNER
No. 1056
STATE OF MAINE

Reviewed for Code Compliance
Inspectional Services
Department of Planning & Development
Date: 06/24/15

Consultants:
Structural Engineer
(company) Structural Engineers

Redman Residence: Studio Addition
480 Capisic Street
Portland, ME 04102

Permit Set 4.20.2015
Existing Plans & Elevations

Drawn by: RRA
File Name: Existing
Scale: 1/4"=1'-0"
Project No. 2014–12.00
Date: 03/31/15
Revised:

Redman Studio
D1.1