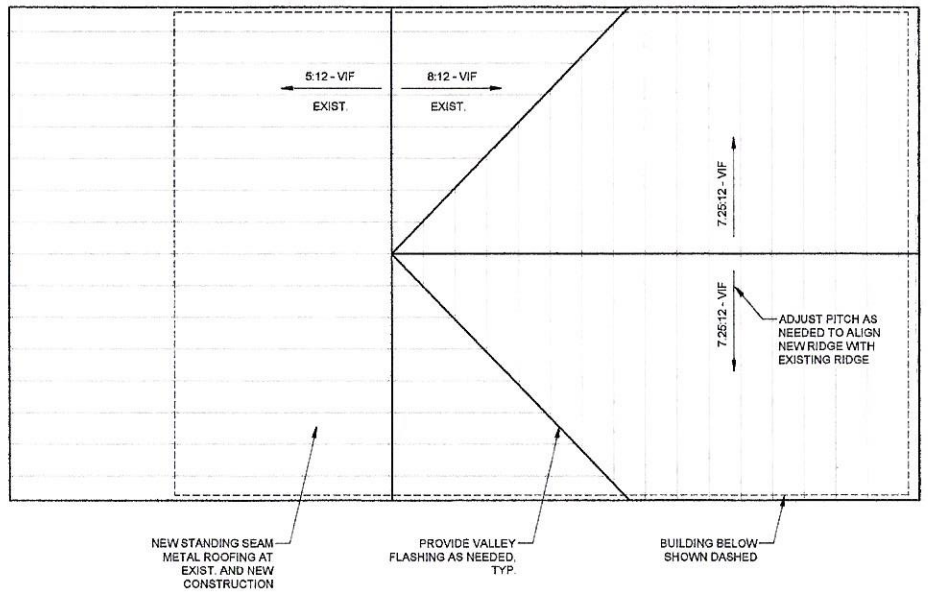
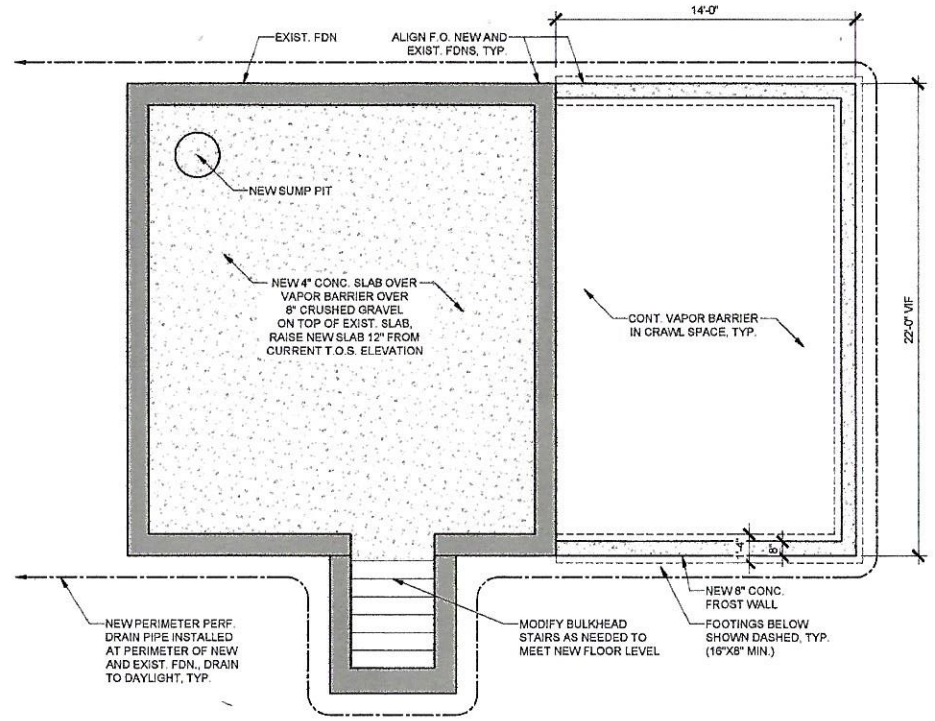


4 ROOF PLAN
SCALE: 1/4" = 1'-0"



3 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

GENERAL BASEMENT NOTES:

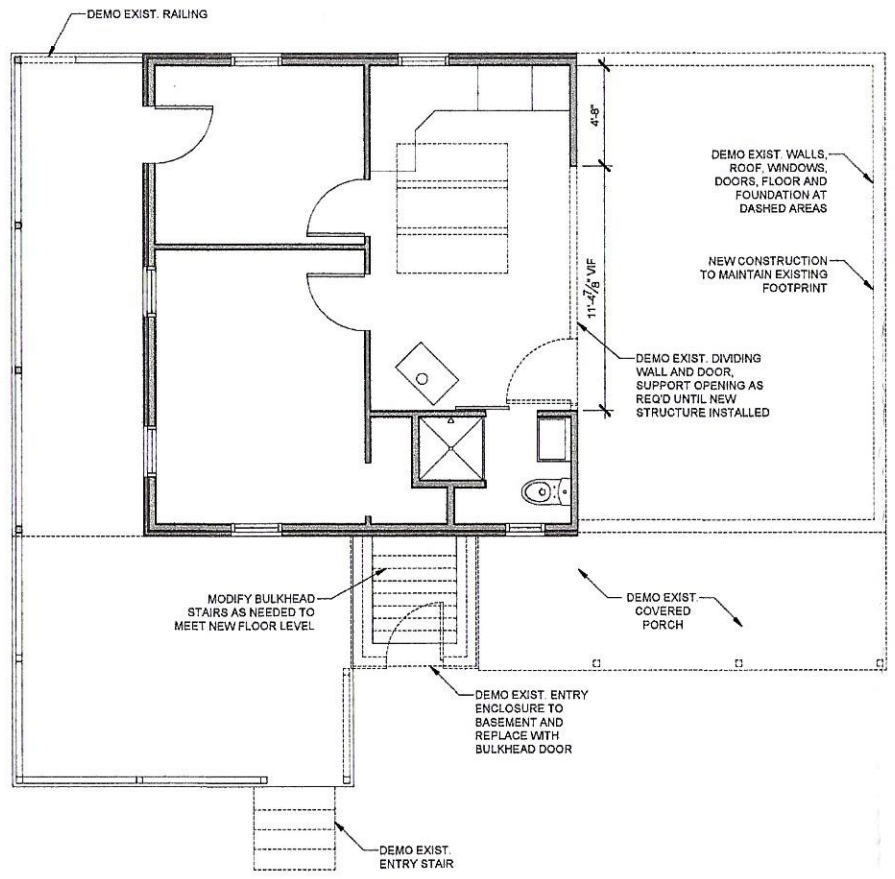
1. G.C. TO REMOVE AND SALVAGE EXIST. HOT WATER HEATER FOR OWNER
2. INSTALL 45 MIL EPDM VAPOR BARRIER OVER 6" CRUSHED STONE, RUN CONTINUOUS UP FDN. WALLS
3. TOP OF NEW SLAB TO BE 12" ABOVE EXISTING, LEAVE EXIST SLAB IN PLACE IF ABLE, VIF
4. COORD. SUMP PUMP INSTALLATION WITH NEW SLAB CONSTRUCTION

GENERAL PLAN NOTES:

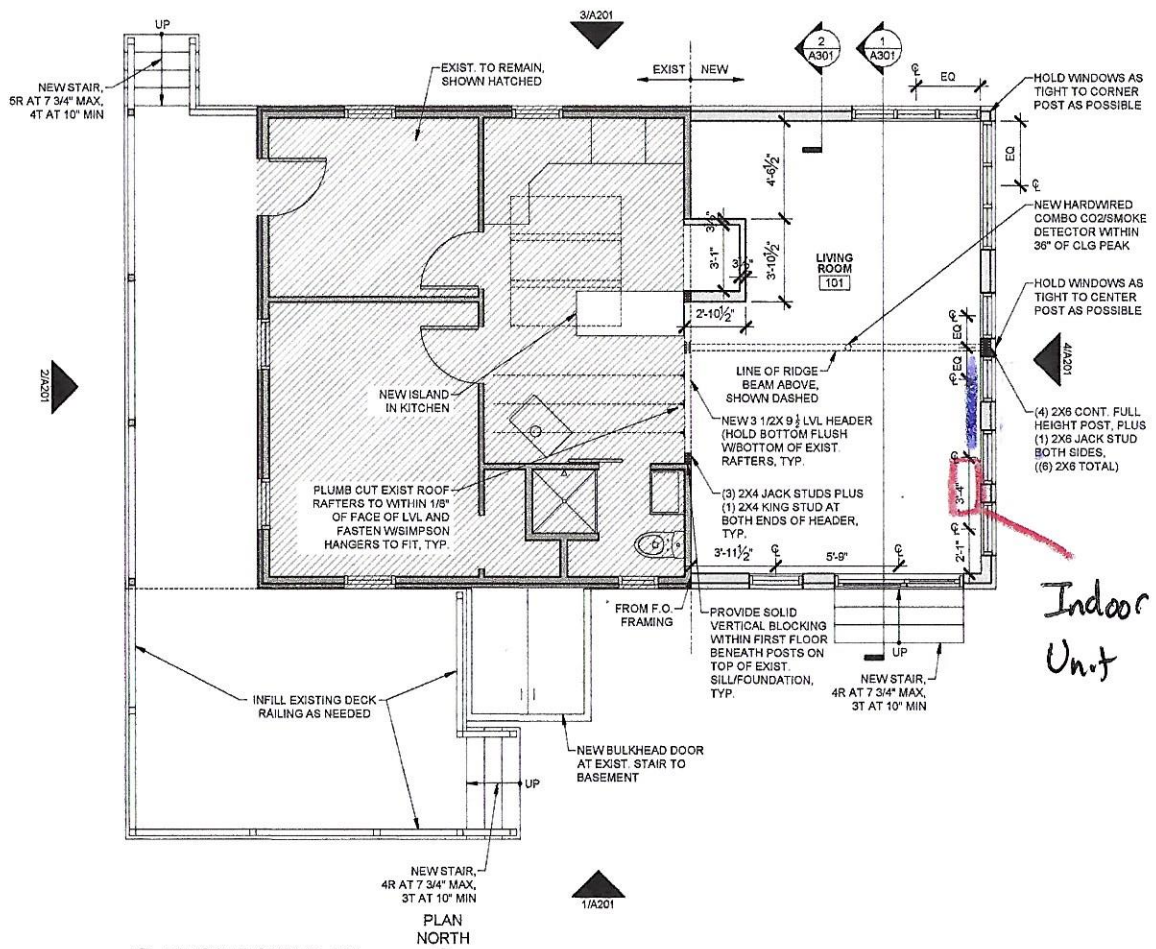
1. EXISTING WALLS SHOWN DARK GRAY, NEW CONSTRUCTION SHOWN LIGHT GRAY
2. ALL DIMENSIONS TO FACE OF FINISH AT EXISTING WALLS AND FACE OF FRAMING AT NEW WALLS, UNLESS OTHERWISE NOTED
3. ALIGN EXTERIOR FACE OF FRAMING AT NEW WALLS WITH EXISTING, TYP.
4. NEW INTERIOR TRIM TO MATCH EXISTING
5. GC TO COORDINATE NEW WORK WITH MECHANICAL CONTRACTOR FOR INSTALLATION OF NEW HEATING SYSTEM & REPLACEMENT OF EXISTING HOT WATER HEATER
6. STRUCTURAL DESIGN FOR FOUNDATION AND FRAMING BY OTHERS, TYP.

GENERAL DEMOLITION NOTES:

1. ALL WORK TO BE SEQUENCED 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.
5. G.C. SHALL COORDINATE EXTENT OF ALL DEMOLITION WORK WITH NEW CONSTRUCTION.
6. ALL ELECTRICAL, PLUMBING AND MECHANICAL LOCATED IN WALLS 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.
7. REMOVE EXISTING WALL FINISH AND SHEATHING AS REQUIRED
8. DEMO ALL WALLS, FIXTURES, DOORS, WINDOWS & APPLIANCES AS SHOWN.



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



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

LESLIE BENSON DESIGNS, LLC
19 COMMERCIAL STREET
PORTLAND, ME 04101

lesliebdesigns@gmail.com
217.553.0672

PROJECT NAME:
LEEMAN WEST

RENOVATION/ADDITION
116 ROWE AVE
PORTLAND, ME 04103

SEAL:

LICENSED ARCHITECT
LESLIE B. BENSON
No. 3750
STATE OF MAINE

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REVISION:	
1	DATE
2	DATE
3	DATE
4	DATE
5	DATE
6	DATE

DATE OF ISSUE:	APRIL 20, 2017
PROJECT NUMBER:	2017-0001
STATUS:	ISSUED FOR PERMITTING

DEMO PLAN & FLOOR PLANS

A101