1 EXISTING SECOND FLOOR
SCALE: 1/4" = 1'-0"

DEMOLITION NOTES

1. Provide Shoring and Bracing of existing Roof Structure/ Ceiling Structure as Req'd by Removal of existing Chimney, Removal of Existing Wall, New Window/ Door Openings and New Flush Framed Beam at Existing Kid's Bathroom Vanity. See Structural Note for Attic" in Existing Bedroom in upper right corner of New Second Floor Plan.
2. Remove and Dispose of Existing Brick Chimney in its Entirety from the Attic to just below the Second Floor Floor finish.
3. Remove existing acoustic tile ceiling. Prepare surface for patching or new GWB Ceiling finish.
4. Remove existing Flooring in Closet and Chimney Area. Prepare surface and Provide Infill Underlayment in Thickness as Required to Flush-Out the New Floor with the Existing Floor.
5. Remove existing acrylic wall panels and existing wall material down to bear studs on 3-sides of existing Tub. Prepare studs for new tile backer board. Provide Strapping Material, thickness as, required to flush-out new backer board with existing wall finish.
6. Remove existing sink, plumbing drain line and water lines. Reroute lines to new sink location.
7. Remove existing floor material and prepare surface to receive new underlayment for tile.
8. Remove existing wood door threshold. Reset/ Modify threshold as req'd by new tile floor.
9. Keep the Hall side portion of the door frame and trim in place. Remove and relocate door to hall side of frame and secure in place. Remove portion of frame and trim on new Master Bedroom side of opening.
10. Remove existing Door, Frame, Trim, Hardware and Threshold. Save and Store on site in area designated by Construction Manager/ Owner.
11. Remove and relocate existing Door, Frame, Hardware and Threshold.
12. Remove existing Built-in Shelves Above Toilet. Patch/ Repair Surfaces to Receive Paint..
13. Remove and Relocate Existing Radiator Heating Element.
14. Remove existing Flooring and reinstall existing/ new flooring as required for relocated heating system piping.
15. Remove Existing Exhaust Duct and exterior vent for Existing Kids Bath. Verify condition of Existing Exhaust Fan. Replace as Req'd. Patch Exterior Wall/ Eave to Match Existing.
16. Provide selective demolition in Floors, Walls and Ceilings as required by new Mechanical, Electrical and Plumbing.

KEY:

Existing Construction to Remain

Existing Construction to be Removed. Repair/ Patch all Affected Surfaces and Prepare Surfaces for Associated Finish. See New Second Floor Plan for Locations of New Exterior Openings

GENERAL NOTES

1. The Owners will allow Access and Exploratory/ Selective Demolition during the Pricing Stage to Help the Construction Manager and all Sub-Contractors with Understanding the Existing Conditions and their Respective Scope of Work. This Effort is so the Prices that are presented to the Owner will be Fixed and not Allowances, as Much as Possible. The Construction Manager shall inform the Owner's as to any and all Pricing that is not Included as a Fixed Amount and Therefore Must Remain as an Allowance. Areas Potentially Requiring Exploratory/ Selective Demolishing Include, but are not Limited to: First floor ceiling below New Master Bathroom to help determine if plumbing can chase through existing wall without requiring a new vertical chase, Second Floor Hall/ Stair Walls to Determine Feasability of Removing Existing Painted Paneling to Refinish/ Paint Existing Walls, Second Floor Front Right Bedroom Ceiling to Determine if patching of ceiling vs. adding a layer of GWB is required once the Acoustical Tile and Strapping is Removed, Etc.
2. Sub-Contractor Responsible for Demolition Shall Shore and Brace Existing Construction prior to Demolition to guarantee that the structural integrity is maintained throughout the construction period. The areas include, but are not limited to the Existing Bath, Existing Hall, Existing Closets/ Bedrooms and Existing Chimney. Review Shoring and Bracing Plan with Construction Manager prior to Demolition.
2. Remove Existing Electrical Switches, Outlets, Light Fixtures, Wiring, Etc. as Required by Demolition and New Construction.
3. Remove Existing Radiator Heat System and Relocate or Provide New as Required by Demolition and New Construction.

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

PERMIT SET

Inspection Division
Date: 01/14/15

CALEB JOHNSON
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PROJECT STATUS: CONSTRUCTION DOCUMENTS
STUDIO MANAGER:
PROJECT ARCHITECT:

SUBMISSIONS:
1 REVISION: 12/03/2014

CONSULTANTS:

DRAFTSPERSON: NJC
DATE: 12/20/14
PROJECT STATUS: PRICING SET
PROJECT STATUS: CONSTRUCTION DOCUMENTS

LICENSED ARCHITECT
CALEB M. JOHNSON
NO. 2919
STATE OF MAINE

Fowler Residence Second Floor Renovations
Joe and Allison Fowler
1515 Washington Avenue, Portland, ME 04103

EXISTING SECOND FLOOR & DEMOLITION PLANS
D-1

/Volumes/Network Files/Caleb Johnson Architects LLC/Projects/DAVIDSON 1.14/DRAWINGS/1 EXISTING/ARCHICAD/DAVIDSON 1.14 M AND D.pln