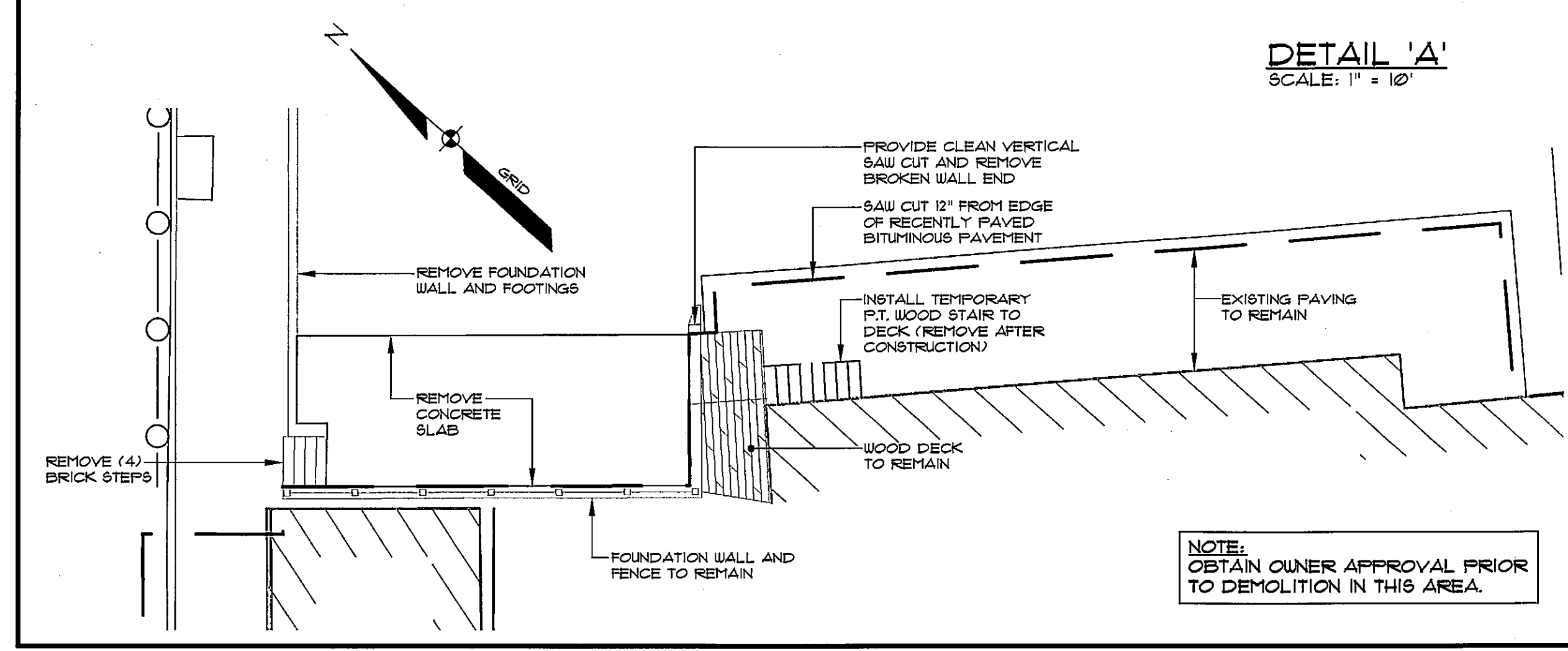


DETAIL 'A'
SCALE: 1" = 10'



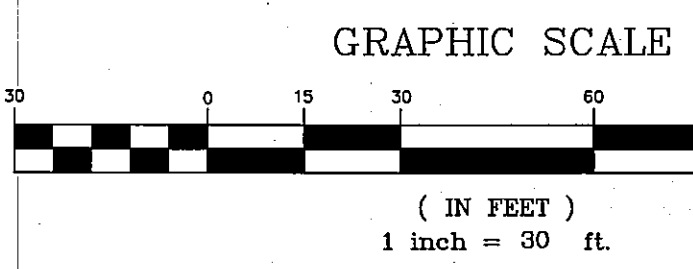
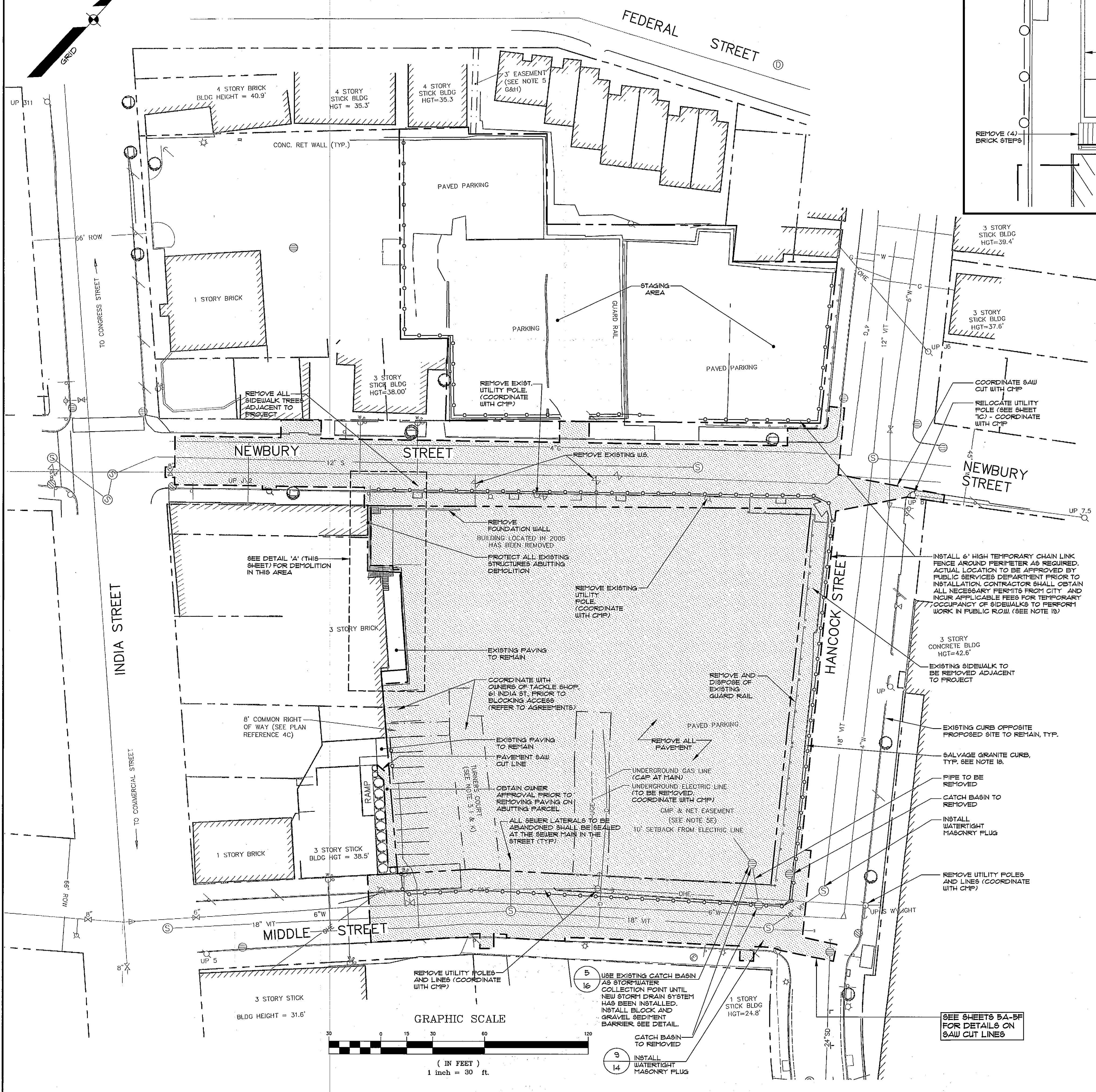
NOTE:
OBTAIN OWNER APPROVAL PRIOR TO DEMOLITION IN THIS AREA.

LEGEND

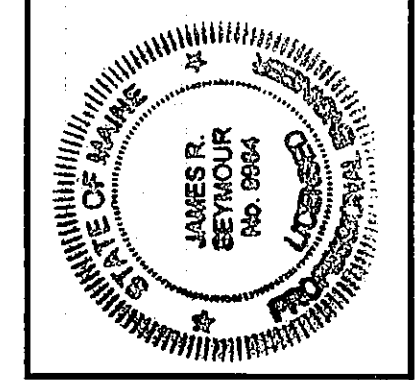
EXISTING	DESCRIPTION	PROPOSED	EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY ROW	---	---	UNDERGROUND	---
---	SETBACK	---	---	ELEC. & TEL.	---
---	EASEMENT	---	---	TRANSFORMER PAD	---
---	BUILDING	---	---	GATE VALVE	---
---	EDGE PAVEMENT	---	---	LIGHT POLE	---
---	GRAVEL ROAD	---	---	UTILITY POLE	---
---	CURBLINE	---	---	HYDRANT	---
---	GAS	---	---	CATCH BASIN	---
---	WATER	---	---	MANHOLE	---
---	SEWER	---	---	CHAIN LINK FENCE	---
---	STORM DRAIN	---	---	DECIDUOUS TREE	---
---	OVERHEAD ELEC. & TEL.	---	---	CONIFEROUS TREE	---

SITE DEMOLITION NOTES

- ALL SITE/DEMOLITION IMPROVEMENTS WILL BE DONE IN ACCORDANCE WITH APPROVED HASP.
- ALL EXISTING FEATURES AND UTILITIES SHOWN HEREON ARE BASED ON EXISTING RECORD PLANS, ON-SITE FIELD OBSERVATIONS, AND EXISTING SITE CONDITIONS PLANS AS PROVIDED BY SEBAGO TECHNICS, INC. THE SITE CONTRACTOR SHALL PERFORM AN ABOVE GROUND VISUAL INSPECTION AND USE A UTILITY MARKING COMPANY TO VERIFY UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION TO CONFIRM THE AVAILABLE INFORMATION AND NOTIFY THE ENGINEER OF ANY INCONSISTENCIES. CONTRACTOR SHALL NOTIFY AND COMPLY WITH DIG SAFE REQUIREMENTS.
- UTILITIES SHOWN HEREON MAY OR MAY NOT CONSTITUTE ALL UTILITIES ON OR ADJACENT TO THIS SITE. THE INDICATED PIPE SIZES, VALVES, STRUCTURES AND MATERIALS HAVE NOT BEEN VERIFIED FOR ANY UTILITIES SHOWN.
- SITE DEMOLITION WORK SHALL INCLUDE SURFACE DEMOLITION AND SUBSURFACE DEMOLITION OF EXISTING FOUNDATIONS (IF ENCOUNTERED) AND UTILITY LINES.
- ALL EXISTING IMPROVEMENTS WITHIN THE LIMITS OF THE PROPOSED WORK (UNLESS SHOWN TO REMAIN) SHALL BE DEMOLISHED. THIS INCLUDES EXISTING PAVING UNSUITABLE ON SITE FILLS, CURBS, SIDEWALKS AND AGGREGATE BASE TO THE EXTENT NECESSARY TO SUPPORT THE PROPOSED DESIGN.
- EXISTING UTILITY LINES (OPERATIVE OR ABANDONED) LOCATED WITHIN THE AREA OF THE NEW BUILDINGS SHALL BE REMOVED. SITE CONTRACTOR SHALL BE RESPONSIBLE FOR BACK FILLING AND CONTRACTING THE RESULTANT TRENCHES AS APPROPRIATE TO SUPPORT THE NEW DESIGN.
- PLUG OPENINGS IN CATCH BASINS LEFT BY REMOVED STORM DRAIN PIPE WITH BRICK AND MORTAR.
- PLUG OPENINGS IN SANITARY MANHOLES LEFT BY REMOVED SEWER LINES WITH BRICK AND MORTAR. ANY SEWER LATERAL ABANDONED SHALL BE SEALED AT THE SEWER MAIN IN STREET.
- SAW CUT PAVEMENT AT THE LIMITS OF DEMOLITION IN ACCORDANCE WITH THE PAVEMENT JOINT DETAIL ON THE PLAN SET.
- ANY QUESTIONS ON THE EXTENT OF SURFACE OR SUBSURFACE DEMOLITION SHALL BE PRESENTED TO THE ENGINEER.
- EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO THE START OF DEMOLITION ACTIVITIES.
- ALL DISTURBED AREAS NOT SUBJECT TO BUILDING CONSTRUCTION OR PAVING SHALL BE LOANED, SEEDED AND MULCHED.
- SEE UTILITY PLAN FOR ROAD REPAIR ASSOCIATED WITH UTILITY INSTALLATION.
- TERMINATE UTILITIES IN ACCORDANCE WITH STATE AND LOCAL RULES AND REGULATIONS, THE NATIONALLY RECOGNIZED CODE, AND THE REQUIREMENTS OF THE UTILITY PROVIDER COVERING THE SPECIFIC UTILITY AND APPROVED BY THE ENGINEER.
- ABANDONMENT OF UTILITY SYSTEMS SHALL BE DONE IN A MANNER THAT CONFORMS TO APPLICABLE CODES AND REGULATIONS. REMOVES THEIR PRESENCE FROM THE GROUND SURFACE AND CLEARLY INDICATES THAT THEY HAVE BEEN ABANDONED. UTILITIES SHALL NOT BE ABANDONED IN PLACE UNDERNEATH OR WITHIN 10 FEET OF ANY NEW FACILITIES.
- DEMOLITION WORK SHALL INCLUDE THE DEMOLITION, REMOVAL AND LEGAL DISPOSAL OF EXISTING CONSTRUCTION AS REQUIRED TO ACCOMMODATE THE NEW CONSTRUCTION. THE CONTRACTOR SHALL TAKE CARE TO PREVENT DAMAGES TO EXISTING UTILITIES, CONSTRUCTION AND MATERIALS NOT SCHEDULED FOR DEMOLITION, REPAIR OR REPLACEMENT, AND SHALL REPAIR DAMAGES TO THE CONSTRUCTION AND MATERIALS TO THE SATISFACTION OF THE ENGINEER AND AT NO ADDITIONAL COST TO THE OWNER.
- WHENEVER POSSIBLE, ALL FEATURES DEMOLISHED SHALL BE SALVAGED OR RECYCLED IN LIEU OF BEING DISPOSED OF AS WASTE IN A LAND FILL. EXISTING FEATURES TO BE DEMOLISHED WHICH ARE NOT INDICATED AS SALVAGEABLE OR REUSED SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE PROJECT SITE. TITLE TO MATERIALS RESULTING FROM DEMOLITION AND MATERIALS AND EQUIPMENT TO BE REMOVED, IS VESTED IN THE CONTRACTOR UPON APPROVAL BY THE ENGINEER OF THE CONTRACTOR'S DEMOLITION PLAN, AND AUTHORIZATION BY THE ENGINEER TO BEGIN DEMOLITION. THE OWNER WILL NOT BE RESPONSIBLE FOR THE CONDITION, LOSS OF, OR DAMAGE TO, SUCH PROPERTY AFTER CONTRACT AWARD. MATERIALS AND EQUIPMENT SHALL NOT BE VIEWED BY PROSPECTIVE PURCHASERS OR SOLD ON THE SITE.
- ALL EXISTING GRANITE CURBS TO BE REMOVED AND REPLACED SHALL BE DELIVERED TO THE CITY'S STOCKYARD FOR SALVAGE. SEE SITE PLAN, SHEET 5, FOR NEW CURB LOCATIONS.
- COORDINATE WITH PORTLAND PUBLIC SERVICES REGARDING MAINTENANCE OF VEHICULAR & PEDESTRIAN MOVEMENT IN AND AROUND CONSTRUCTION AREA. CONTRACTOR SHALL PROVIDE A DETOUR PLAN FOR PUBLIC SERVICES REVIEW AND APPROVAL.
- STORM DRAINAGE AND SEWER REMOVALS/PLUGS IN HANCOCK, MIDDLE AND NEWBURY STREETS TO BE COMPLETED IN COORDINATION WITH STREET IMPROVEMENTS AND UTILITY INSTALLATION.
- REFER TO UTILITY PLAN FOR REMOVAL OF WATER LINES AND AFFURTENANCES. ALL WORK SHALL BE COORDINATED WITH THE PORTLAND WATER DISTRICT.
- REMOVAL OF EXISTING ELECTRICAL LINE AND UTILITY POLES SHALL BE COORDINATED WITH CMP TO ENSURE NO DISRUPTION OF SERVICES. NEW UNDERGROUND UTILITIES TO BE INSTALLED AND ACTIVATED PRIOR TO REMOVAL OF EXISTING ACTIVE LINES.



SEE SHEETS 5A-BF FOR DETAILS ON SAW CUT LINES



REVISED PER CONDITIONS OF APPROVAL	09-05-12	JRS	BY:	DATE:	STATUS:
ISSUED TO CITY FOR REVIEW	05-11-12	JRS	BY:	DATE:	STATUS:
REVISION			BY:	DATE:	STATUS:

SEBAGO TECHNICS
WWW.SEBAGOTECHNICS.COM
78 Ash Rd., Suite 101, South Portland, ME 04106
Tel: 207-202-2100 Fax: 207-783-8568

PROJECT NO. FIELD BOOK DESIGN CHKD DRAWN

05109 JRS WTC JRS JRH

DEMOLITION PLAN

OF: **THE BAY HOUSE**
112-113 NEWBURY STREET / 40 HANCOCK STREET
PORTLAND, MAINE

FOR: **THE VILLAGE AT OCEAN GATE, LLC**
35 FAY STREET, SUITE 107B
BOSTON, MA 02119-4520

DATE: 05-10-12 SCALE: 1"=30'

05109DEM.dwg, TAB: DEM