

sonell - Fri, 14 Jul 2006 - 10:22am

DEMOLISH EXISTING FOUNDATION DOWN TO 12" BELOW EXISTING GRADE ALONG FORE STREET

EXISTING ONE STORY BLOCK BUILDING TO BE DEMOLISHED

EXISTING TWO STORY BLOCK BUILDING TO BE DEMOLISHED

DISMANTLE AND STORE WALK IN COOLER FOR REINSTALLATION AT END OF CONSTRUCTION

EXISTING DOORS AND ALL RELATED HARDWARE TO BE REMOVED. DOORS SHALL REMAIN IN PLACE UNTILL FIRE WALL & NEW DOORS ARE IN PLACE

EXISTING BUILDING

REMOVE EXISTING WALLS AS NOTED ON FLOOR PLANS

EXISTING DOORS AND ALL RELATED HARDWARE TO BE REMOVED

EXISTING TRANSFORMER PAD AND STEEL BOLLARDS TO BE DEMOLISHED

EXISTING CEMENTITIOUS SIDING AND STRAPPING TO BE REMOVED FOR REPLACEMENT WITH NEW MATERIALS

EXISTING TRANSFORMER TO BE RELOCATED TO SIDEWALK VAULT. REFER TO CIVIL DRAWINGS

EXISTING CONCRETE WALLS TO BE DEMOLISHED

EXISTING BUILDING

EXISTING DOOR TO BE RELOCATED PER FLOOR PLAN

EXISTING ATM ENCLOSURE & SURROUNDING PRE-CAST CONCRETE VENEER TO BE DEMOLISHED, ATM MACHINE TO BE REMOVED BY BANK

REMOVE EXISTING STOREFRONT (STORE FOR REUSE) TO PROVIDE FOR TEMPORARY ATM & NIGHT DEPOSITORY LOCATION

EXISTING CEMENTITIOUS SIDING AND STRAPPING TO BE REMOVED FOR REPLACEMENT WITH NEW MATERIALS

REMOVE EXISTING CURBING. REFER TO SITE DRAWINGS FOR EXTENT OF DEMOLITION. REFER TO CIVIL DRAWINGS

NOTE: AFTER REMOVAL OF EXISTING CEMENT PANEL AND RELATED STRAPPING, CONTRACTOR SHALL NOTIFY ARCHITECT AND DESIGN/BUILD TEAM SO AN EVALUATION OF THE EXISTING CONDITIONS CAN TAKE PLACE BEFORE PROCEEDING WITH FUTURE WORK.

BIDDING NOTES

1. THE GENERAL CONTRACTOR SHALL DEVELOP A PHASING PLAN FOR THE ENTIRE PROJECT THAT IS SUBJECT TO THE OWNERS APPROVAL.
2. THE PHASING PLAN SHALL INCLUDE THE FOLLOWING:
 - G.C. SHALL BE RESPONSIBLE FOR MAINTAINING OPERATIONAL BATHROOMS FOR THE CURRENT BLAKE BUILDING TENANTS. INSTALLATION OF NEW FACILITIES MAY BE REQUIRED PRIOR TO REMOVAL OF EXISTING TOILETS SCHEDULED FOR DEMOLITION.
 - G.C. SHALL MAINTAIN OPERATIONAL EGRESS PATHS FOR ALL TENANTS DURING CONSTRUCTION, INCLUDING COORDINATION WITH FIRE WALL CONSTRUCTION.
 - G.C. SHALL MAINTAIN SECURITY FOR THE CURRENT FIRST FLOOR TENANTS OF THE BLAKE BUILDING. EXISTING REAR DOORS TO TENANT SPACES NOTED TO BE DEMOLISHED, CAN NOT BE REMOVED UNTIL NEW DOORS IN FIRE WALL ARE INSTALLED.
 - G.C. SHALL PROVIDE A TEMPORARY COOLER AND STORAGE SPACE FOR EXISTING RESTAURANT.
 - G.C. SHALL MAINTAIN THE OPERATION OF THE EXISTING RESTAURANT KITCHEN EXHAUST AND EXTEND TO ROOF AS SOON AS PRAGITABLE.
 - G.C. SHALL PROVIDE AND COORDINATE THE POWER RE-FEEDING AND TRANSFORMER RELOCATION, TO MAINTAIN EXISTING POWER SERVICES TO THE BLAKE BUILDING TENANTS.
 - G.C. SHALL RECEIVE THE OWNER'S APPROVAL REGARDING THE UTILITY SHUTDOWNS TO THE EXISTING BLAKE BUILDING TENANTS. SHUTDOWNS TO OCCUR DURING OFF-PEAK TIMES.
3. THE EXISTING ATM AND NIGHT DEPOSITORY ARE TO BE TEMPORARILY RELOCATED TO THE EXISTING LOBBY ON CUSTOM HOUSE STREET. A PORTION OF THE EXISTING STOREFRONT GLAZING IS TO BE REMOVED (AND STORED FOR REINSTALLATION AND INFILLED TO ALLOW USE OF THE ATM AND DEPOSITORY FROM THE EXTERIOR. A TEMPORARY WALL AND DOOR WILL BE CONSTRUCTED WITH IN THE CUSTOM HOUSE STREET LOBBY TO ALLOW FOR REAR SERVICING OF THE ATM AND NIGHT DEPOSITORY. G.C. TO PROVIDE FOR THIS SCOPE OF WORK.
4. EXISTING STOREFRONT REMOVED AT ATM ENCLOSURE TO BE SAVED FOR FUTURE REUSE.
5. EXISTING CEMENTITIOUS SIDING TO BE REMOVED AND AN EVALUATION OF THE SIDING FURRING STRIPS AND WATERPROOF MEMBRANE SHALL BE CONDUCTED BEFORE REINSTALLATION OF NEW SIDING MATERIAL. CUSTOM HOUSE SIDING NOT TO BE REMOVED UNTIL NEW SIDING IS AVAILABLE TO BE INSTALLED.

DEMOLITION NOTES

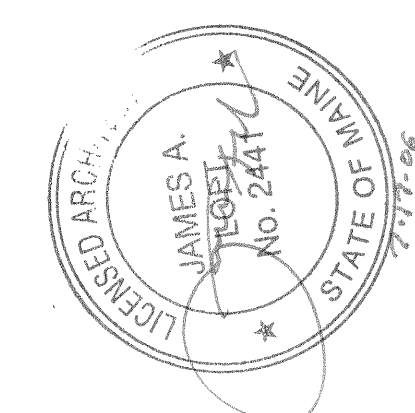
1. INFORMATION ON THESE DRAWINGS HAS BEEN TAKEN FROM THE ORIGINAL ARCHITECTURAL DOCUMENTS, AND MAY NOT REFLECT ALL OF THE ON SITE AS-BUILT CONDITIONS. THE CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS INDICATED ON THE DRAWINGS WITH THE EXISTING FIELD CONDITIONS AND REPORT ANY INCONSISTANCIES, ERRORS AND/OR OMISSIONS TO THE ARCHITECT IMMEDIATELY UPON DISCOVERY, AND PRIOR TO THE COMMENCEMENT OF ANY OF WORK.
2. ALL INDICATIONS AND NOTATIONS ON THE DRAWINGS APPLYING TO ONE AREA, COMPONENT OR CONDITIONS, SHALL APPLY TO ALL OTHER SIMILAR AREAS, COMPONENTS AND CONDITIONS UNLESS CLEARLY INDICATED OTHERWISE.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE, 2003 EDITION, AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS.
5. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SHORING, BRACING AND TEMPORARY SUPPORTS AS REQUIRED TO ENSURE STRUCTURAL STABILITY AND TO PREVENT COLLAPSE OF EXISTING STRUCTURES AND CONSTRUCTION WHICH IS TO REMAIN.
6. THE CONTRACTOR SHALL PROTECT ALL ADJACENT CONSTRUCTION THAT IS TO REMAIN, AND SHALL REPAIR AND PATCH ANY DAMAGED EXISTING CONSTRUCTION. REPAIRS SHALL MATCH EXISTING CONSTRUCTION.
7. ALL EXISTING FIRE RATED ASSEMBLIES TO REMAIN SHALL MAINTAIN FIRE RATING INTEGRITY AT ALL TIMES DURING CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING, CLEANING AND MAINTAINING A SAFE AND SECURE PASSAGE WAY TO A PUBLIC WAY, IN THE AREA OF THE EXISTING EXIT PASSAGEWAY MAINTAIN LEGAL EGRESS DURING DAYTIME OPERATION FOR THOSE TENANTS REMAINING OPEN DURING CONSTRUCTION.
9. THE CONTRACTOR SHALL PROTECT ALL UTILITIES THAT ARE TO REMAIN IN OPERATION FROM FREEZING OR OTHER DAMAGE DURING ALL PHASES OF CONSTRUCTION.
10. REFER TO THE M/E/P/FP DRAWINGS AND SCOPE OF WORK FOR M/E/P/FP EQUIPMENT, PIPES CONDUITS, DUCTS, WIRING, ETC. THAT SHALL BE PART OF THE SCOPE OF DEMOLITION WORK IN THIS CONTRACT.

FIRST FLOOR DEMOLITION PLAN

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

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CUSTOM HOUSE SQUARE
 300 FORE STREET
 PORTLAND, MAINE

FIRST FLOOR DEMOLITION PLAN

PROJECT ARCHITECT:
 MW

DRAWN BY:
 SO

PROJECT #:
 300506

D1.0

