



**Demolition Notes**

**Submittals**

1. Provide owner with demolition schedule that minimize disturbances and interruptions to the owner's onsite operations. The schedule shall indicate interruptions of utility services, use and protection of elevator and stairs, locations of partitions for dust and noise control, and path of waste removal from building

**Quality**

2. Comply with applicable EPA notification regulation before starting selective demolition. Comply with ANSI A10.6 Safety Requirements for Demolition Operations, and NFPA 241: Standard for Safeguarding Construction, Alteration, and Demolition Operations

**Project Conditions and Requirements**

3. Kepware and adjacent tenants will occupy areas of the building adjacent to the areas of demolition. Conduct the work in a manner that provides minimal disruption to the owner's and tenants' operations
4. The demolition plan is intended to be a schematic guide for removing existing assemblies, structures and materials as required for the new work to be installed. It is not intended to be exhaustive in detail. The contractor shall be familiar with the work of the project and remove all items as required by the work
5. Remove all construction assemblies, materials, finishes, mechanical and electrical items necessary for the completion of the work as depicted on the drawings, specifications, and supplementary instructions.
6. The removal disposal and associated fees of all demolished items shall be the responsibility of the General Contractor.
7. All removed items, debris and salvage shall be the property of the General contractor unless noted otherwise in the drawings or by Kepware.
8. Demolition may uncover existing conditions, structures or assemblies that were not foreseen by the Architect or Kepware. The contractor shall bring to the attention of the Architect any existing conditions that are discovered that will affect the scope or design of the project
9. The Contractor shall restore any fire rated assemblies damaged by the demolition process to their required rating
10. The contractor shall identify and bring to the Architect's attention any pre-existing damage to fire rated walls, floors, ceilings and columns. The Architect will coordinate with the General Contractor to develop a plan to restore the continuity of rated assemblies
11. The Contractor shall protect finishes, assemblies and structures not required to be demolished or that are outside the area of work.
12. The contractor shall control dust, noise and vibration, to protect areas of the building not included in the demolition
13. The contractor shall provide shoring and temporary support of existing structural members that the work requires.
14. Materials to be removed and reused, such as light fixtures and other electrical equipment, doors, and plumbing fixtures, shall be stored and protected from damage by ongoing construction activities
15. Maintain and ensure safe passage of building occupants around and through areas of demolition. Maintain required means of egress, with clearly visible doors, exit signs, and access to the exits
16. Partition walls shown to be demolished shall be demolished in their entirety, for their full height.

**Hazardous Materials**

17. If the Contractor suspects that hazardous materials such as asbestos containing materials (ACM), lead based paint, polychlorinated biphenyl (PCB) and petroleum products are present he shall not disturb the material and notify the owner's representative.
18. Fluorescent lights shall be handled and disposed of properly to prevent the release of mercury vapor

**1 3rd Floor Demolition Plan**  
3/32" = 1'-0"

April 6, 2015: Permit

**Kepware Technologies**  
3rd floor Tenant Improvements  
400 Congress Street, Portland, Maine 04101  
Contractor/Owner: A&M Partners,  
120 Exchange Street Portland ME  
CBL: 032 G001001, B3 Zoning District

**Demolition Floor Plan**

**d1**