Inspections Division

Date: 06/22/16

Demolition General Notes

Submittals

1. Provide tenant with demolition schedule that minimize disturbances and interruptions to the tenant'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. The tenant will occupy areas of the building adjacent to the areas of demolition. Conduct the work in a manner that provides minimal disruption to the 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. Refer to mechanical and electrical drawings for additional information on demolition of those items.
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 the tenant.
8. Demolition may uncover existing conditions, structures or assemblies that were not foreseen by the Architect or tenant. 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 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 the adjacent areas.
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. The General Contractor shall maintain and ensure safe passage of building occupants around and through areas of demolition.
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 asbestos containing materials (ACM), lead based paint, polychlorinated biphenyl, (PCB) and petroleum products are present he shall not disturb the material and notify the tenant's representative.
18. Fluorescent lights shall be handled and disposed of properly to prevent the release of mercury vapor

Conditions Specific to this Project

1. Contractor shall review with owner items to be retained by the owner, including doors, light fixtures, equipment and other items
2. The Owner shall remove existing telecommunications and data cable, and servers
3. The Owner shall verify that existing telecommunications and data cable in the space are not in use
4. The Owner shall clearly mark any telecommunications and data cable that are to remain in the space, and review these locations with the owner

4th Floor Demolition plan:

3/16"=1'-0"

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MEMIC

4th Fl. Office Tenant Improvement
245 Commercial Street
Portland, Maine

Building Owner:
Casco View Holdings, Inc.
PO Box 1137
Portland, ME 04104

Owner Contact
Catherine Lamson,
Senior Vice President
Chief Administrative Officer
207-791 3304

City of Portland Information:
CBL 038 F006001

Date	Purpose
2016-05-12	fast track permit

Demolition Plan

Sheet Number

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