

Construction Management Plan

Overview:

This Construction Management Plan narrative has been prepared for the construction of an 2139 SQ ft addition attached to an existing structure consisting of 1328 Sq ft. With 19 parking spaces situated at the SE corner of the intersections of Washington Ave and Ocean Ave Portland, ME. Supporting the new business referred to as "Monte's Fine Foods" The site is located within the B-1 district and abuts "Ocean Avenue Office Condominiums" Plan Ref. 3 along the S-SE property boundary. Residential homes surround the the project site to the West, South and East.

Construction at the site includes the demolition of 32 ft of existing 8" hollow concrete Block @ rear exterior, total surface area of block removed=320 ft. Upgrades to the site include new utility services including the installation of new natural Gas line to support kitchen, new 4" sprinkler line to support full R-13 sprinkler installation, new 2" domestic water line, new under ground electrical service, 1000 gal grease trap tank, new site lighting and landscaping including dedicated plantings To screen exterior equipment as needed at S-SE boundary line.

Contractor is aware that the site abuts residential homes around its perimeter and as such the contractor's means and methods to be implemented at the site must take into account the potential impacts to the adjacent properties.

Contractor will adhere to the following guidelines as it pertains to all aspects of construction activities to be performed at the site. These guidelines are required to be implemented and adhered to for the duration of building and site work construction.

1. Construction Hours

Hours of construction will be Monday through Friday 7:30 am to 5 pm. Work is prohibited on Sundays.

2. Street Closings/Construction within Public Right-of-Way

New 4" water line service and new 2" water line service will be accomplished Via water line tap at Ocean Ave. Contractor will obtain all necessary City of Portland street opening permits including Dig safe ticket. Provide traffic control including one Portland police officer and flagger. Work involved within public right of way is estimated to be no more then two business Days. Should the work within the public roadway require more then one day to complete, trench excavations shall be covered with roadway plates. Chris Wilson of Wilson & Sons will be handling permitting and all necessary traffic control plans associated with this street opening.

3. Environmental Remediation & Asbestos Abatement

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Prior to the start of any construction related activities, the site shall be inspected by a licensed Site Professional (LSP) for evidence of asbestos containing materials and/or other types of hazardous building materials including but not limited to fuels, solvents, Storage tanks, fluorescent light bulbs, etc. If hazardous building materials are encountered on-site, said materials are to be removed and disposed of by a licensed contractor under the direction of a LSP. The LSP is to prepare a written report which document the hazardous materials encountered on-site and their disposal. The handling And disposal of all hazardous materials encountered on-site must be performed in accordance with all applicable local, state and federal regulations. I.E. Maine DEP division of Response Services.

4. Site Safety/Access/Security & Public Safety

- A. Prior to the start of any construction related activities, the contractor will install temporary chain link fence components to the limits shown on "Site Plan".
 - B. Entrance to the site will be via a site entrance located off Ocean Ave with an exit off of Washington Ave. At the end of each work day, the access gates are to be closed and locked with the appropriate "Knox Box".
 - C. The appropriate signage with contact information will be posted @ temporary Construction gate.
 - D. Parking areas for employees and sub contractors are on site as shown on site plan.
 - E. To the extent practicable, trench excavations will be backfilled and compacted at the end of each work day. Excavations that cannot be back filled, the contractor will be required to stabilize their side slopes and install temporary barricades round the perimeter of excavation.
 - F. During construction phase, two 2-A portable fire extinguishers will be available to construction personal, positioned so that no more then 75 ft of foot travel is required to retrieve. Torch cutting and welding operations, (one day to complete) performed by subcontractors will have one chemical fire extinguisher available within site and not more then ten (10) feet from location where such work is in progress.
 - G. Site clean up on a daily basis. No open storage of construction debris, all construction debris to be contained in on-site 20yd roll off.
 - H. All truck deliveries to the site will be advised to enter off of Ocean Ave.
- * Contractor is currently waiting for call back from PFD regarding "Pre-fire plan."

5. Erosion and Sediment Control Measures.

The project will require the disturbance of less then 0.0145 of an Acre/632 Sq ft of surface area.

In order to minimize impacts of storm water runoff;

- A. An erosion control mulch berm along entire down gradient limit of work.
- B. Erosion prone areas left exposed for extended periods of time will be stabilized with mulch or seeded for temporary vegetative cover.

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- C. No area subject to erosion will be left undisturbed or unstabilized for periods longer than necessary to carry out that portion of the contractors work.
- D. All slopes steeper than 3:1 will be stabilized with an erosion control blanket or jute mesh upon the completion of loaming and seeding activities.
- E. At the conclusion of all site work activities, all exposed areas will be graded, mulched or re-vegetated with appropriate ground cover.

Dust

Fugitive dust is particulate matter that is generated from the natural or mechanical disturbance of soil and rock.

Generation of fugitive dust generally depends upon the specific type of operations, the silt and moisture content of the soil, local meteorological conditions (i.e.: wind speed and precipitation amount) and emission controls that are applied.

The quantity of fugitive dust generated is proportional to the area of land being worked and the level of construction activity on the land. Fugitive dust emissions will be generated during building demolition, site preparation/excavation operations and the related on-site vehicle traffic.

The "Monte's Fine Foods" project consists of an existing 1328 sq ft hollow block Masonry Structure and the addition of 2139 wood framed structure.

demolition activities will consist of the demolition of approximately 32 liner ft Of exterior 8" hollow block masonry.

Excavation for footings and foundation walls.

The generation of fugitive dust will be minimized by implementing dust control measures.

Dust mitigation measures to be implemented for this project include but are not limited to the following;

- A) Wet suppression to minimize the generation of dust from demolition activities, excavation operations and on-site vehicle traffic.
- B) Construction trucks hauling materials to and from site will have their loads securely covered.
- C) Tops of stockpiles will be covered.
- D) Monitor the construction means and methods to ensure disturbed areas are minimized and disturbed areas are stabilized as soon as earth work activities are completed.

Noise

The construction of this project will result in a temporary increase in sound levels near the site. The construction process will require the use of equipment that may be audible from off-site locations. Construction activities consist of select demolition, clearing and grubbing, rough and fine grade activities, foundation work, site excavation and finish work. Work associated with these activities will overlap. Site excavation, grading activities and the actual framing of new addition are considered to be the loudest activities and is anticipated to last 3 months.

1. All exhaust mufflers on construction equipment will be in good working order.

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2. Contracts will include language requiring sub-contractors to properly maintain their equipment.
3. Back up alarms on vehicles and equipment will be adjusted as low as possible to reduce noise, without compromising safety.
4. When feasible, equipment that is not being used will be turned off.
5. To further minimize the increased sound levels with regards to construction of addition the contractor will utilize the existing structure for sound attenuation by Constructing a temporary room to house air compressors. Anticipated STC (sound transmission coefficient) of this space will be no less STC-44

Snow Removal

Site will be cleared of any accumulating snow/ice during the course of construction activities as needed, paying particular attention to catch basins. All work zone areas, including walks & ramps shall remain free of snow and ice accumulation. Sand or salt will be applied as needed to ensure sure footing.