

DEMOLITION AND REMOVALS NOTES:

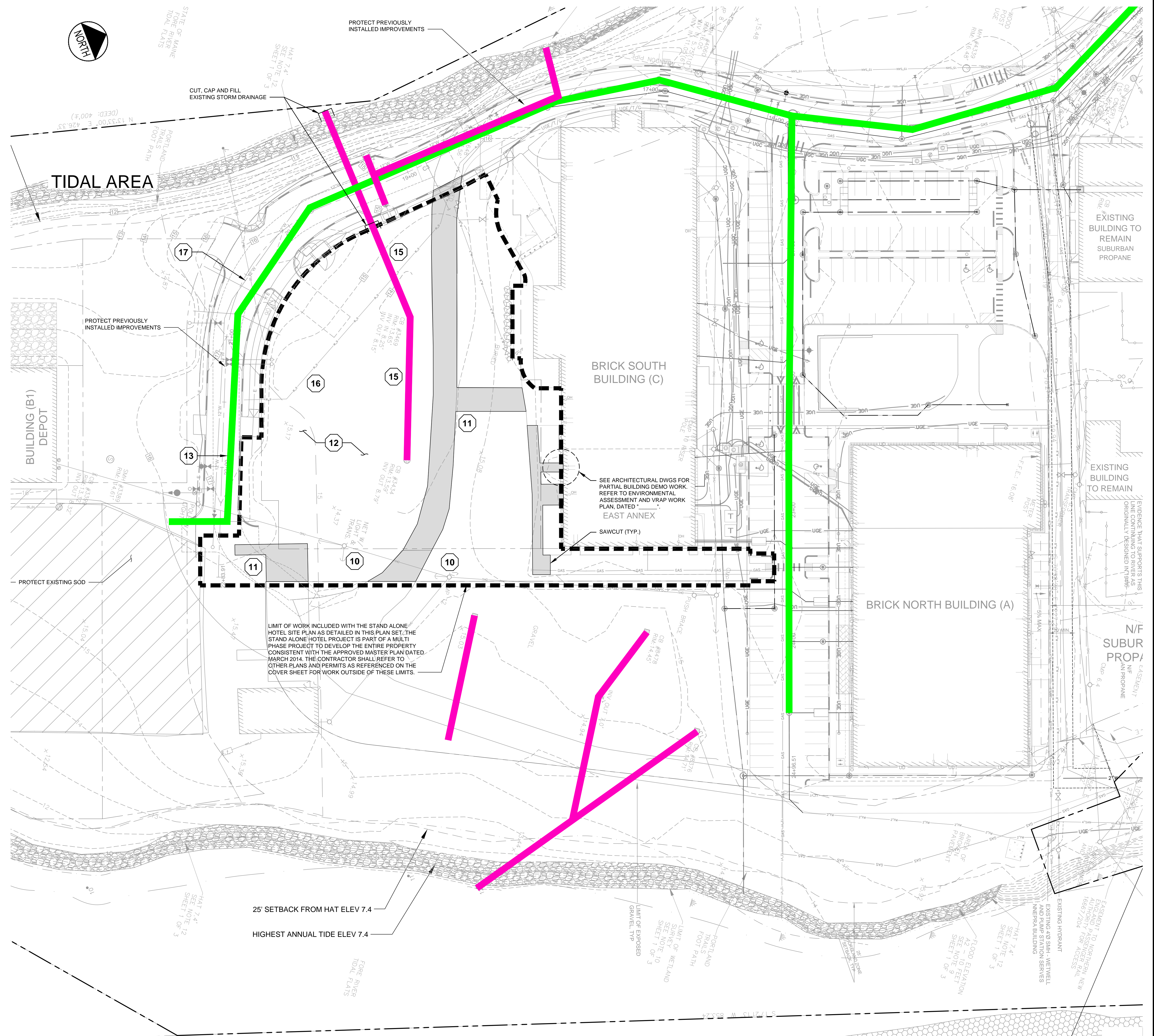
- INFORMATION ON THIS PLAN WAS OBTAINED FROM A SURVEY NAMED 'ALTA/ACSM LAND TITLE SURVEY OF 1 THOMPSON'S POINT, PORTLAND, MAINE DATED MAY 27, 2011 BY SEBAO TECHNIQUE MAINS AND FIELD OBSERVATIONS BY CREDERE ASSOCIATES, LLC PERSONNEL ON AUGUST 23, 2011, AUGUST 30, 2011 AND SEPTEMBER 2, 2011.
- DEMOLITION WORK INCLUDED WITH THIS CONTRACT IS DEFINED IN THE PROJECT SPECIFICATIONS, DRAWINGS AND ENVIRONMENTAL ASSESSMENT REPORT PREPARED BY CREDERE ASSOCIATES, LLC. IT SHALL INCLUDE BUT NOT BE LIMITED TO:
 - BUILDING DEMOLITION
 - ASBESTOS ABATEMENT
 - PCB ABATEMENT
 - LEAD PAINT ABATEMENT
 - UNIVERSAL/HAZARDOUS WASTE REMOVAL
 - CONCRETE FOUNDATION OFFSITE DISPOSAL
 - UTILITY DISCONNECTION AT EACH RAZED BUILDING
 - INSTALLATION OF EROSION AND SEDIMENT CONTROLS
 - DUST CONTROL
- ORDER OF BUILDING DEMOLITION: THE CONTRACTOR SHALL BE REQUIRED TO RAZE BUILDINGS IN THE FOLLOWING ORDER:
 - BUILDING 8
 - BUILDINGS 1 AND 3 ARE TO REMAIN AND ARE PLANNED TO BE RENOVATED. THESE BUILDINGS SHALL BE PROTECTED UNLESS SPECIFICALLY ALTERED IN ACCORDANCE WITH AN APPROVED BUILDING PERMIT FROM THE CITY OF PORTLAND
- THE CONTRACTOR SHALL REMOVE CONCRETE FOUNDATIONS TO A MINIMUM OF 2 FEET BELOW GRADE AND TRANSPORTED OFFSITE FOR DISPOSAL. FOUNDATION HOLES SHALL BE LEFT WITH OSHA COMPLIANT SIDEWALLS WITH A SLOPE NOT MORE THAN 3:1.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE TEMPORARY FACILITIES INCLUDING AN OFFICE TRAILER AND BATHROOM FACILITIES. THE CONTRACTOR MUST OBTAIN ALL PERMITS REQUIRED BY THE CITY OF PORTLAND TO PERFORM CONTRACTED WORK INCLUDING BUT NOT LIMITED TO A CITY DEMOLITION PERMIT PRIOR TO THE START OF WORK.
- EROSION, SEDIMENT AND DUST CONTROL IS OF PARAMOUNT IMPORTANCE TO THE OWNER AND A CRITICAL COMPONENT OF THE PERMIT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE TO REFER TO THE PROJECT DOCUMENTS FOR ALL REQUIREMENTS AS DETAILED IN THE ENVIRONMENTAL ASSESSMENT REPORT AND ITS APPENDED REPORTS PREPARED BY CREDERE ASSOCIATES, LLC. THE DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL EROSION AND SEDIMENT MEASURES UNTIL CLOSE OUT OF THE DEMOLITION CONTRACT.
- THE CONTRACTOR IS REQUIRED TO SUBMIT A WRITTEN LOGISTICS PLAN A MIN. OF 48 HOURS PRIOR TO THE MOBILIZATION OF EQUIPMENT TO THE SITE. THE PLAN SHALL DETAIL LAYDOWN AREAS, ACCESS AREAS, STOCKPILE AREAS, SCHEDULE, ETC. THE OWNER RESERVES THE RIGHT TO MODIFY THE LOGISTICS PLAN TO BE CONSISTENT WITH THE PROJECT DOCUMENTS AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL HANDLE ALL DISTURBED SOILS IN ACCORDANCE WITH THE SOIL MANAGEMENT PLAN PREPARED BY CREDERE ASSOCIATES, LLC.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL DOCUMENTATION APPLICABLE TO THE GROUNDWATER AND SOIL REMOVAL AND DISPOSAL ACTIVITIES AS DETAILED IN THE GROUNDWATER MANAGEMENT PLAN AND SOIL MANAGEMENT PLAN BY CREDERE ASSOCIATES, LLC. AT NO EXTRA EXPENSE TO THE OWNER.
- THE CONTRACTOR SHALL REMOVE, DISPOSE AND DOCUMENT ALL PCB BULK PRODUCT WASTE, UNIVERSAL AND HAZARDOUS WASTE, ASBESTOS ABATEMENT, LEAD-BASED PAINT AND SUB SLAB SOIL IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS INCLUDING THE PHASE II ENVIRONMENTAL ASSESSMENT REPORT AND MEDEP WRAP PLAN.
- THE PROJECT SITE INCLUDES ONGOING TENANT ACTIVITIES, INCLUDING BUT NOT LIMITED TO RETAIL, EVENTS, OFFICE, SUBURBAN PROPANE AND N/FP, THAT SHALL REMAIN THROUGHOUT THE COURSE OF DEMOLITION AND CONSTRUCTION. CONSTRUCTION WORK SHALL BE CONDUCTED IN A MANNER TO MINIMIZE DISRUPTION TO THESE OPERATIONS.
- SITE ACCESS TO SUBURBAN PROPANE, N/FP, CMP AND THE PORTLAND WATER DISTRICT MUST BE MAINTAINED AT ALL TIMES.
- SITE ACCESS IS CURRENTLY THROUGH A PUBLIC RAILROAD CROSSING. NO EXTRA PAYMENT WILL BE MADE FOR TEMPORARY SHUTDOWNS RESULTING FROM RAILROAD OPERATIONS.
- THE CONTRACTOR SHALL MAINTAIN CLEAR FIRE LANES ACCESS THE SITE THROUGHOUT THE DURATION OF WORK.
- APPROXIMATE LOCATION OF HISTORICAL BUILDING PREVIOUSLY RAZED AS SHOWN ON THE SANBORN MAPS ATTACHED TO THE CREDERE ASSOCIATES ENVIRONMENTAL ASSESSMENT REPORT. THE CONTRACTOR SHOULD BE AWARE THAT REMNANTS OF THESE BUILDINGS MAY STILL BE PRESENT WHEN ENCOUNTERED DURING WORK OF THIS CONTRACT. WORK ASSOCIATED WITH REMOVAL OF BURIED FOUNDATIONS, SLABS OR OLD UTILITIES AND BACK FILL WITH CLEAN GRANULAR BORROW (MDO 703.19) OF EXISTING VOIDS OR AS A RESULT OF REMOVAL SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND COMPLETED AT NO ADDITIONAL COST TO THE OWNER.
- THE PORTLAND FIRE DEPARTMENT SHOULD BE NOTIFIED PRIOR TO ANY SHUTDOWN OF ON-SITE WATER MAINS AND HYDRANTS. IT IS THE OWNER'S INTENT TO MAINTAIN THE HYDRANT SERVICES UPON COMPLETION OF THE DEMOLITION PHASE ACTIVITIES SO THE CONTRACTOR SHALL INCLUDE ALL NECESSARY MEASURES TO SATISFY THIS REQUIREMENT.
- THE CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS, DOCUMENTING ALL UTILITY STUBS LOCATION, DEPTH, SIZE, TYPE AND CONDITION. THIS PLAN REPRESENTS EXISTING CONDITIONS PRIOR TO CONSTRUCTION OF SITE PLAN IMPROVEMENTS ATTENDANT WITH BRICK SOUTH AS-BUILT PLANS ARE AVAILABLE FROM THE CONTRACTOR (SHAW BROS.) UPON REQUEST.

DEMOLITION AND REMOVALS LEGEND

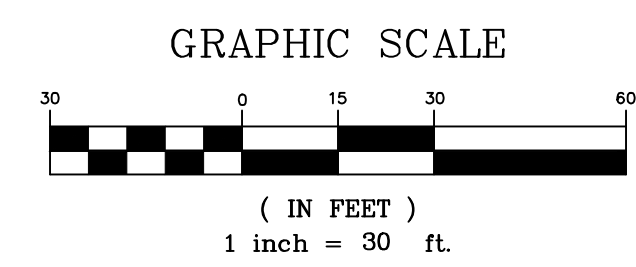
- BUILDINGS WERE PREVIOUSLY DEMOLISHED SUBSURFACE REMNANTS MAY REMAIN.
- REMOVE CHAIN LINK FENCE
- REMOVE UTILITY POLES AND OVERHEAD OR UNDERGROUND UTILITY WIRES AT A TIME WHEN TEMPORARY OR PERMANENT POWER CAN TAKE ITS PLACE. ADJACENT PROPERTY OWNERS SUCH AS (BRICK NORTH, BRICK SOUTH, SUBURBAN PROPANE AND N/FP) AND ON-SITE TENANTS SHALL HAVE ACCESS TO POWER AT ALL TIMES. THE CONTRACTOR IS REQUIRED TO COORDINATE WITH THE UTILITY COMPANIES TO TURN OFF POWER.
- EXISTING BITUMINOUS ASPHALT OR CONCRETE SURFACE TO BE REMOVED. THE CONTRACTOR MAY PROCESS AND BLEND WITH GRAVEL FOR USE AS SUBBASE GRAVEL MATERIAL.
- CONCRETE SLABS AND FOUNDATIONS TO BE DEMOLISHED - SALVAGEABLE MATERIAL INCLUDING BRICK AND CONCRETE BLOCK MAY BE PROCESSED ON-SITE BUT MUST BE PROPERLY DISPOSED OF OFFSITE FOUNDATIONS TO BE REMOVED A MINIMUM OF 2 FEET BELOW EXISTING GRADE. ALL UTILITY SERVICES SHALL BE CUT AND CAPPED 10'-0" FROM THE BUILDING WITH A WITNESS STAKE CLEARLY MARKED. THE CONTRACTOR IS RESPONSIBLE TO IDENTIFY AND DISCONNECT ALL UTILITIES CONNECTED TO THE BUILDING. SOME UTILITY CONNECTIONS MAY NOT BE SHOWN ON THIS PLAN AND SHALL BE DISCONNECTED AT NO ADDITIONAL COST TO THE OWNER.
- EXISTING SANITARY SEWER OR STORM DRAINAGE STRUCTURE TO BE PROTECTED OR ALTERED
- NOT USED
- EXISTING SANITARY SEWER OR DRAINAGE STRUCTURES AND PIPING TO BE REMOVED. ALL EXISTING SERVICE LEADERS SHALL REMAIN IN SERVICE UNTIL TEMPORARY OR PERMANENT SERVICE IS PROVIDED.
- EXISTING WATER SUPPLY SYSTEM TO BE REMOVED INCLUDING ALL VALVES, SUPPLY MAINS, SERVICES AND BLOW OFFS TO THE LIMITS SHOWN ON PLANS.
- PROTECT EXISTING WATER SUPPLY SYSTEM
- EXISTING STORM DRAIN SEWER LINE WHICH IS BELIEVED TO DISCHARGE DIRECTLY TO THE FORE RIVER. ALL GROUNDWATER DISCHARGED TO THESE LINES SHALL BE TREATED IN ACCORDANCE WITH 'SECTION 4.3 COLLECTION, TREATMENT, AND ON-SITE DISPOSAL' OF THE 'GROUNDWATER MANAGEMENT PLAN' PREPARED BY CREDERE ASSOCIATES, LLC
- EXISTING SANITARY SEWER LINES WHICH ARE TRIBUTARY TO THE PORTLAND WATER DISTRICT PUMP STATION. ALL GROUNDWATER DISCHARGED TO THESE LINES SHALL BE TREATED IN ACCORDANCE WITH 'SECTION 4.2 COLLECTION AND DISPOSAL AT TREATMENT FACILITY OF THE GROUNDWATER MANAGEMENT PLAN PREPARED BY CREDERE ASSOCIATES, LLC. THE WATER DISCHARGED TO THIS SYSTEM WILL BE SUBJECT TO A MONETARY FEE PER VOLUME OF WATER AS SET FORTH BY THE CITY OF PORTLAND FOR ANY WATER DISCHARGED TO THIS SYSTEM DURING A RAIN EVENT WHEN THE COMBINED SYSTEM OVERFLOW LINE HAS BEEN ACTIVATED THE CONTRACTOR SHALL BE RESPONSIBLE TO TREAT THE DISCHARGE IN ACCORDANCE WITH SECTION 4.3 OF THE GROUNDWATER MANAGEMENT PLAN AND DIVERTED TO THE EXISTING STORM DRAIN SYSTEM.

NOTE TO CONTRACTOR:

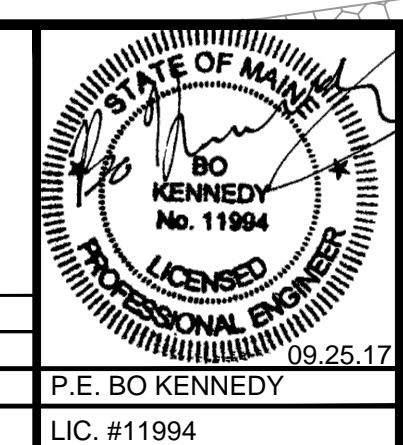
- THE SITE IS AN ACTIVE SITE WITH EXISTING ABUTTERS AND ON-SITE TENANTS WITH RIGHTS TO ACCESS AND OPERATE THEIR FACILITIES. THE CONTRACTOR SHALL MAINTAIN REASONABLE VEHICULAR AND PEDESTRIAN ACCESS TO, BUT NOT LIMITED TO THE FOLLOWING: ALL EXISTING BUILDINGS, HYDRANTS/FIRE PROTECTION APPEARANCES, PER NORTH WESTERLY 'PANHANDLE' PARKING LOT AND SUBURBAN PROPANE GATED ENTRANCE, DEPOT BUILDING.
- THIS PLAN REQUIRES THE REMOVAL OF EXISTING UTILITY SERVICES (ELECTRIC, COMMUNICATION, SANITARY SEWER, WATER AND DRAINAGE). ALL EXISTING USERS SHALL BE PROVIDED WITH TEMPORARY OR PERMANENT UTILITY CONNECTIONS PRIOR TO REMOVAL OR DISCONNECTION OF ANY UTILITY LINE WITH NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL COORDINATE ALL SHUT DOWNS WITH OWNER AND USER 72 HOURS IN ADVANCE WITH A PLAN TO PROVIDE A REPLACEMENT SERVICE.



PRELIMINARY – NOT FOR CONSTRUCTION



REV	DATE	DESCRIPTION
1	9/25/2017	FINAL SITE PLAN SUBMISSION



PROJECT	THE FOREFRONT AT THOMPSON'S POINT FOREFRONT HOTEL
SHEET TITLE	DEMOLITION AND REMOVALS PLAN
CLIENT	FOREFRONT HOTELIERS, LLC

PROJECT	PLACEMAKER PARTNERS, LLC
ADDRESS	501 DANFORTH STREET PORTLAND, ME 04102 bo@placemakerpartners.com
DRAWN	DB
DATE	AUG. 2017
DESIGNED	BEK
SCALE	1" = 30'
FILE NAME	HOTEL-DEMO.dwg
SHEET	C-2.1