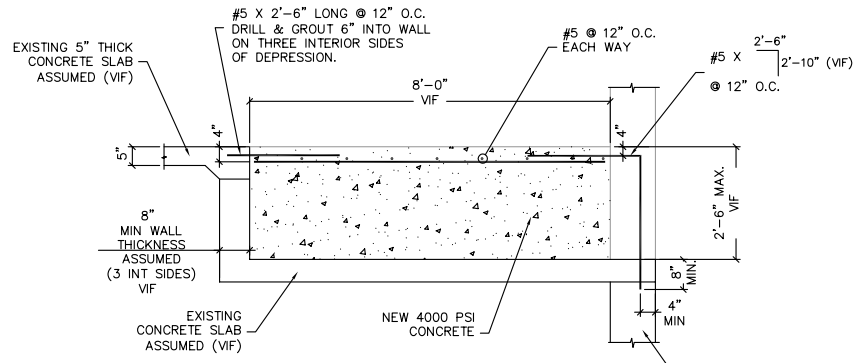
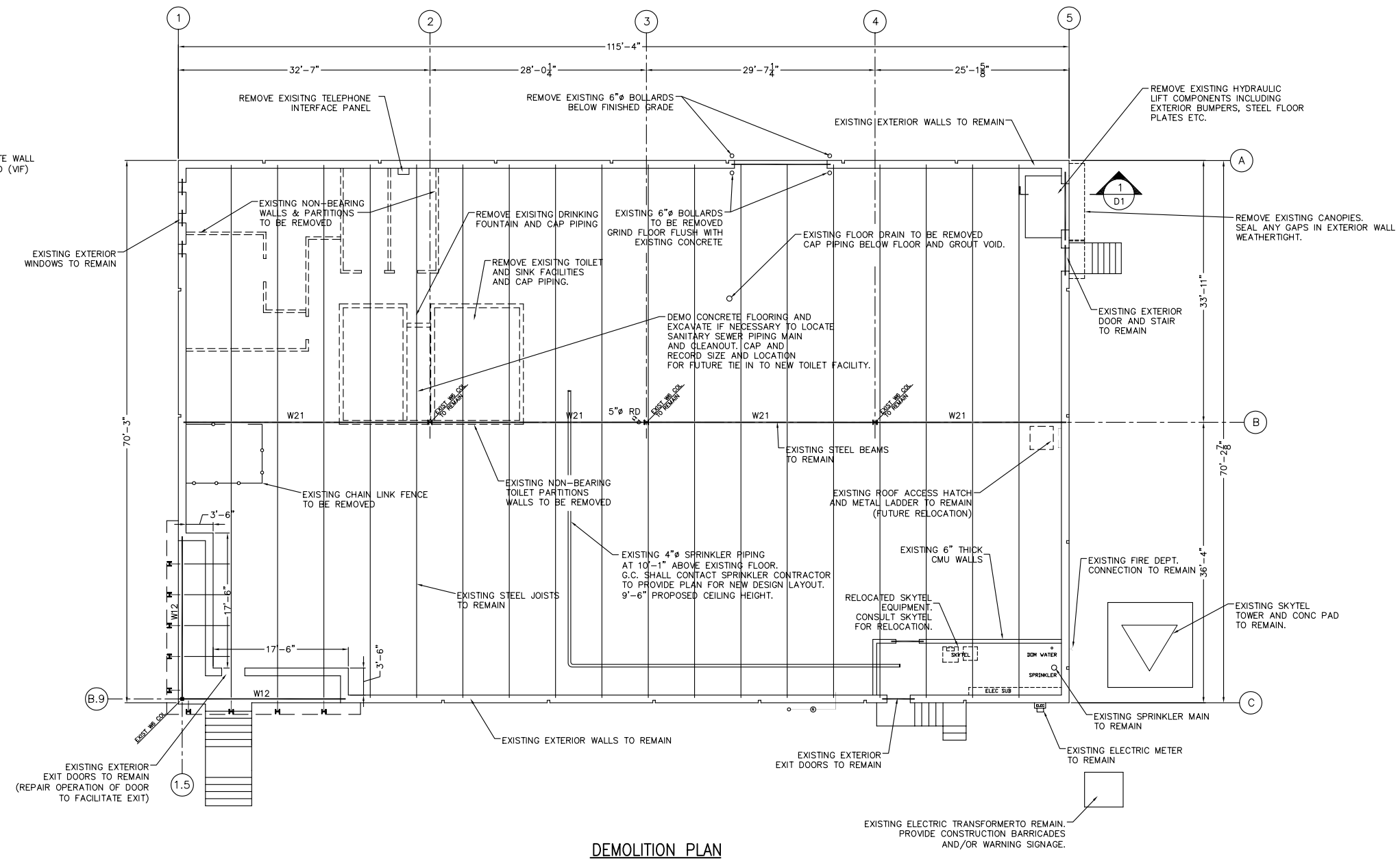


DETAIL 1
1/2"=1'-0"

NOTES:
CONCRETE STRENGTH SHALL BE 4000 PSI



DEMOLITION PLAN
1/8"=1'-0"

GENERAL NOTES

1 – ALL CONTRACTORS SHALL VISIT SITE AND OBSERVE EXISTING CONDITIONS, AND VERIFY PROPOSED RENOVATIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR UNUSUAL CONDITIONS PRIOR TO PROCEEDING WITH WORK

2 – IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE TO INSURE THE SAFETY OF THE BUILDING AND ITS COMPONENETS DURING ERECTION. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIE–DOWNS. SUCH MATERIAL SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER COMPLETION OF THE PROJECT.

3 – ALL WORK SHALL BE IN ACCORDANCE WITH ANSI, IBC 2003 BY ICC, NFPA 101, ADAAG AND ALL LOCAL, STATE, & FEDERAL REQUIREMENTS

4 – ALL APPLICABLE FEDERAL, STATE, AND MUNICIPAL REGULATIONS SHALL BE FOLLOWED, INCLUDING THE FEDERAL DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ACT.

5 – ALL REQUIRED CITY AND STATE PERMITS MUST BE OBTAINED BEFORE ANY CONSTRUCTION OR DEMOLITION BEGINS

6 – PEDESTRIAN PROTECTION INCLUDING BUT NOT LIMITED TO WALKWAYS, DIRECTIONAL BARRICADES, RAILINGS, SIGNAGE, SHALL BE EMPLOYED ACCORDING TO CITY OF PORTLAND GUIDELINES.

7 – EXISTING EGRESS EXIT SHALL REMAIN IN PLACE UNTIL NEW EXITS ARE FULLY FUNCTIONAL. G.C. MAY PROVIDE TEMPORARY EXIT PATHS/DOORS IF NECESSARY TO FACILITATE CONSTRUCTION.

8 – CONTRACTOR SHALL MAKE PROVISIONS TO PREVENT THE ACCUMULATION OF WATER OR DAMAGE TO EXISTING FOUNDATIONS AND ADJOINING PROPERTY.

9 – THERE SHALL BE A MINIMUM OF ONE PORTABLE FIRE EXTINGUISHER AT THE FOLLOWING LOCATIONS:

a) ON EACH FLOOR
b) IN EVERY STORAGE OR CONSTRUCTION SHED
c) HIGH HAZARD AREAS LIKE FLAMMABLE & COMBUSTIBLE LIQUIDS

10 –EXISTING PIPING AND SERVICE CONNECTIONS SHALL BE DISCNTINUED AND CAPPED IN ACCORDANCE WITH CITY OF PORTLAND RULES AND REGULATIONS.

11 – EXISTING AUTOMMATIC SPRINKLRER SYSTEM SHALL BE TESTED AND APPROVED PRIOR TO ANY OCCUPATION BY ANY CONTRACTORS.

12 – SUBMIT TESTS RESULTS AND APPROVALS TO THE OWNER & ARCHITECT.

13 –CONTRACTORS SHALL NOT DISTURB ANY EXISTING STRUCTURAL ELEMENT, EXTERIOR DOORS, WINDOWS OR ROOF COMPONENT UNLESS DESIGNED & SHOWN ON THIS DRAWING. NOTIFY ARCHITECT/ENGINEER OF ANY EXISTING HAZARD OR DEFICIENCY NEEDING IMMEDIATE ATTENTION ON THE PROJECT SITE.

14 – GRIND EXISTING CONCRETE FLOOR TO REMOVE ANY ROUGH OR UNEVEN AREAS PREPARE SUBSTRATE FOR THE INSTALLATION OF NEW CARPET WITH PAD

15 – FILL ALL CONCRETE VOIDS WITH NON–SHRINK GROUT. GRIND SMOOTH FLUSH WITH FLOOR

16 – CONTRACTOR SHALL DISPOSE OF DEMOLITION DEBRIS OFF SITE OR IN APPROPIATE WASTE CONTAINERS IN ACCORDANCE WITH CITY OF PORTLAND REGULATIONS

17 – CONTRACTOR SHALL REMOVE STEEL ANGLES & MISC STEEL ATTACHED TO EXISTING STEEL JOISTS. DO NOT COMPROMISE THE STRUCTURAL INTEGRITY OF EXISTING ROOF SYSTEM, INCLUDING BUT NOT LIMITED TO STEEL BEAMS, STEEL JOISTS, BRIDGING, ROOF DECK ETC.

18 – CONTRACTOR SHALL PROVIDE PORTABLE SANITARY TOILET FACILITIES FOR THE WORKERS ON THIS PROJECT.

MECHANICAL:

1. CONTRACTOR SHALL REMOVE ALL EXISTING INTERIOR AIR HANDLING EQUIPMENT, PIPING, DUCTWORK, DIFFUSERS, DAMPERS, EXCEPT EXISTING GAS FIRED HEATER IN GARAGE.
2. CONTRACTOR SHALL REMOVE ALL EXISTING PLUMBING FIXTURES AND ASSOCIATED PIPING. SANITARY PIPING SHALL BE CUT TO BELOW SLAB AND CAPPED.
3. EXISTING ROOF DRAIN SHALL REMAIN.
4. GAS SERVICE SHALL REMAIN.
5. EXISTING ROOF MOUNTED EQUIPMENT PIPING AND ELECTRICAL FEEDS SHALL BE CUT AND CAPPED FOR FUTURE REMOVAL.
6. SPRINKLER PIPING SHALL REMAIN.

ELECTRICAL:

1. CONTRACTOR SHALL REMOVE ALL EXISTING INTERIOR LIGHTING AND ASSOCIATED WIRING.
2. CONTRACTOR SHALL REMOVE ALL EXISTING INTERIOR RECEPTACLES AND ASSOCIATED WIRING.
3. CONTRACTOR SHALL REMOVE ALL EXISTING PANELS INCLUDING THE MAIN PANEL. TEMPORARY POWER PANEL SHALL BE MAINTAINED FOR CONSTRUCTION.
4. CELL TOWER EQUIPMENT POWER SHALL BE MAINTAINED AT ALL TIMES.
5. EXTERIOR LIGHTING SHALL REMAIN AND BE REFED.
6. EXTERIOR ELECTRICAL METER SHALL REMAIN.

REV.	DATE	STATUS

JOHN H. LEASURE ARCHITECT, INC.
6 Q STREET
SOUTH PORTLAND, MAINE 04106

DEMOLITION PLAN — JANUARY 25, 2006

ALTERATIONS TO:
FIRST FINANCIAL MORTGAGE COMPANY & NEW ENGLAND TITLE COMPANY
2320 CONGRESS STREET
PORTLAND, MAINE

D1