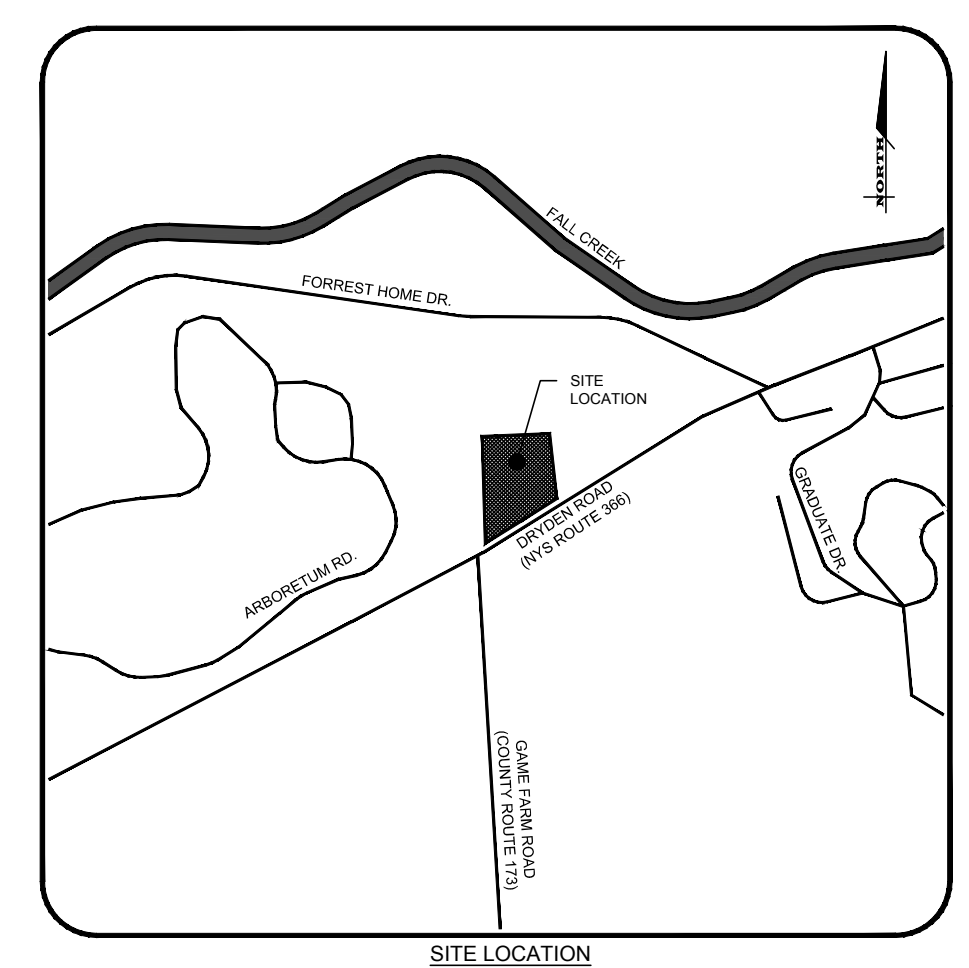


**HAZARDOUS BUILDING MATERIALS SURVEY**

- TO DATE OF THIS PLAN, A HAZARDOUS BUILDING MATERIALS SURVEY HAS NOT BEEN PERFORMED. PRIOR TO STRUCTURE DEMOLITION THE CONTRACTOR SHALL PERFORM SUCH A SURVEY TO THE SATISFACTION OF THE NYS DEPARTMENT OF LABOR AND THE TOWN OF DRYDEN BUILDING DEPARTMENT TO DETERMINE THE PRESENCE OR ABSENCE OF EXISTING BUILDING MATERIALS WHICH MAY REQUIRE SPECIAL HANDLING, REMOVAL, CONTAINMENT, REMEDIATION, DISPOSAL, ETC.
- IF SUCH MATERIALS ARE IDENTIFIED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTRACTING WITH APPROPRIATE CONTRACTORS SPECIFICALLY LICENSED AND CERTIFIED TO PERFORM SUCH WORK.
- UPON COMPLETION OF STRUCTURE DEMOLITION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CERTIFYING TO THE OWNER AND THEIR REPRESENTATIVES THAT ALL IDENTIFIED HAZARDOUS BUILDING MATERIALS HAVE BEEN APPROPRIATELY IDENTIFIED, CONTAINED AND DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS, INCLUDING THE NYS DEPARTMENT OF LABOR AND THE TOWN OF DRYDEN.

**DEMOLITION NOTES**

- THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES PIPES, STRUCTURES, UTILITIES, ETC. SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO A SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL PER THE FOLLOWING RECOMMENDATIONS:
  - A. AREAS WITHIN NEW BUILDING FOOTPRINT (INCLUDING SIDEWALKS): IMPORTED STRUCTURAL FILL (NYS DOT 304.14) SHALL BE USED TO BACKFILL THESE AREAS PLACED IN LOOSE LIFTS NOT EXCEEDING 12" AND COMPACTED TO THE MAXIMUM DRY DENSITIES NOTED IN THE EARTHWORK NOTES
  - B. AREAS OUTSIDE NEW BUILDING FOOTPRINT: THESE AREAS MAY BE BACKFILLED WITH SUITABLE ON-SITE MATERIAL PLACED IN LOOSE LIFTS NOT EXCEEDING 12" AND COMPACTED TO THE MAXIMUM DRY DENSITIES NOTED IN THE EARTHWORK NOTES. IN LIEU OF USING SUITABLE ON-SITE MATERIAL IN AREAS OUTSIDE THE BUILDING FOOTPRINT AS FILL, NYS DOT ITEM 203.07 (SELECT GRANULAR) FILL MAY BE USED.
- THE USE OF ALTERNATE BACKFILL/FILL MATERIALS SHALL BE EVALUATED ON A CASE-BY-CASE BASIS BY THE PROJECT'S GEOTECHNICAL ENGINEER PRIOR TO USE.
- THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING OF IT IN A LEGAL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
- THE CONTRACTOR SHALL MAINTAIN ALL UTILITY SERVICES TO ANY EXISTING BUILDING/FACILITY TO REMAIN AT ALL TIMES.
- THE CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND RELOCATION OF ANY UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR SUCH SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
- THIS PLAN DOES NOT SHOW ALL ITEMS TO BE DEMOLISHED, ABANDONED AND/OR REMOVED. EXISTING STRUCTURES WITHIN THE CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED, OR RELOCATED AS NECESSARY, UNLESS SPECIFIED OTHERWISE. ALL COSTS SHALL BE INCLUDED IN BASE BID.
- THE CONTRACTOR ACCEPTS ALL RESPONSIBILITY OF SALVAGED MATERIALS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISCONNECTION OF UTILITY SERVICES TO THE EXISTING BUILDING PRIOR TO DEMOLITION.
- ALL UTILITIES WITHIN PROPOSED BUILDING FOOTPRINTS (INCLUDING 5 FEET BEYOND THE PERIMETER) SHALL BE REMOVED AND THE EXCAVATION AREA SHALL BE BACKFILLED AND COMPACTED PER THE CONSTRUCTION DOCUMENTS.
- THE CONTRACTOR SHALL FILL ALL ABANDONED UTILITY PIPES AND STRUCTURES WITH CONTROL DENSITY FILL. ALL ABANDONED PIPES AND STRUCTURES WITHIN 2' OF PROPOSED FINISHED GRADE SHALL BE REMOVED UNLESS SPECIFIED OTHERWISE. AT MANHOLES AND STRUCTURES TO REMAIN, ABANDONED PIPES SHALL BE CUT AND PLUGGED AND THE REMAINING OPENING IN THE MANHOLE/STRUCTURE SHALL BE FILLED SO TO MATCH THE REMAINING STRUCTURE/MANHOLE. THE CONTRACTOR HAS THE OPTION TO REMOVE THOSE UTILITIES TO BE ABANDONED AT NO ADDITIONAL COST TO THE OWNER.
- REMOVAL OR ABANDONMENT OF UTILITIES, DRIVEWAYS, STRUCTURES, ETC. SHALL ONLY BE PERFORMED AFTER CRITICAL NEW OR TEMPORARY INFRASTRUCTURE IS IN PLACE AND OPERATIONAL (I.E. UTILITIES, DRAINAGE, PAVING, ACCESSIBLE PARKING, ETC.). THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING PROPER AND SAFE SEQUENCING.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO ALL UTILITIES, STORM DRAINAGE, SIGNS, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH THE GOVERNING AUTHORITY'S SPECIFICATIONS AND SHALL BE APPROVED BY THE AUTHORITY PRIOR TO THE START OF WORK. COSTS FOR SUCH RELOCATIONS SHALL BE INCLUDED IN THE BASE BID.
- THE CONTRACTOR SHALL VERIFY OVERHEAD UTILITY ELEVATIONS TO AVOID CONFLICTS.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC, AND/OR GAS LINES NEEDING RELOCATION OR REMOVAL. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY IN AN EFFORT TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY SERVICES INCLUDING BUT NOT LIMITED TO: GAS, ELECTRIC, TELEPHONE, STORM DRAINAGE, SANITARY SEWAGE, COMMUNICATIONS, HEAT, ETC. THROUGHOUT ALL PHASES OF CONSTRUCTION. COSTS FOR SUCH TEMPORARY SERVICES SHALL BE INCLUDED IN THE BASE BID.
- THE CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC. AS REQUIRED BY THE OWNER, TOWN OF DRYDEN AND/OR THE ENGINEER.
- THE CONTRACTOR SHALL MAINTAIN ACCESS TO THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF EXISTING FACILITIES AND CONSTRUCTION OF NEW SITE/BUILDING IMPROVEMENTS.
- NO WORK SHALL COMMENCE UNTIL ALL INITIAL EROSION AND SEDIMENTATION CONTROL PRACTICES ARE IN PLACE.
- CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS AND/OR REPLACEMENT OF FACILITIES/STRUCTURES, ETC. WHICH MAY BE DAMAGED DUE TO DEMOLITION OR CONSTRUCTION ACTIVITIES.
- EXISTING PAVEMENT AND CONCRETE SHALL BE SAW-CUT AT THE LIMITS OF WORK PRIOR TO REMOVAL.
- THE CONTRACTOR SHALL LIMIT SAW-CUT ACTIVITIES TO ONLY THOSE AREAS WHERE IT IS REQUIRED OR AS SHOWN ON THE PLANS. IF SURROUNDING PAVEMENT/CONCRETE IS DAMAGED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND/OR REPAIR.
- DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- ALL SIGNS, STRIPING AND OTHER FEATURES THAT WERE IMPACTED OR DISTURBED SHALL BE RESTORED.
- THE CONTRACTOR SHALL REFER TO THE LANDSCAPING PLAN FOR INFORMATION PERTAINING TO THE EXISTING TREES TO REMAIN DURING CONSTRUCTION.
- TREES TO REMAIN SHALL BE PROTECTED PER DETAIL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH TREE PROTECTION. IF TREES INDICATED TO REMAIN ARE DAMAGED OR REMOVED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH REPLACEMENT OF THE TREE(S) AT THE OWNER'S AND/OR TOWN OF DRYDEN'S DISCRETION.
- NO WORK OR EQUIPMENT IS ALLOWED ON THE ADJACENT PROPERTIES WITHOUT WRITTEN CONSENT OF PROPERTY OWNER(S), EXCEPT AS SHOWN.
- THE CONTRACTOR SHALL PROTECT ALL PROJECT BENCHMARKS, PROPERTY CORNERS, AND SURVEY MONUMENTS/MARKERS THROUGHOUT CONSTRUCTION.
- THE CONTRACTOR SHALL REMOVE AND RETURN ALL WATER METERS TO THE TOWN OF DRYDEN WATER AUTHORITY.
- THE PRESENCE OR ABSENCE OF EXISTING ON-SITE SEPTIC SYSTEMS IS UNKNOWN. IF ENCOUNTERED, THE CONTRACTOR SHALL DISPOSE OF SYSTEM COMPONENTS AND ANY REMAINING SANITARY SEWAGE IN A LEGAL MANNER.
- THE PRESENCE OR ABSENCE OF EXISTING WELLS IS UNKNOWN. IF ENCOUNTERED, ALL EXISTING WELLS LOCATED WITHIN THE SITE DEVELOPMENT AREA SHALL BE REMOVED AND ABANDONED IN ACCORDANCE WITH NYS DOH REQUIREMENTS. WHICH INCLUDES: COMPLETE WELL CASING REMOVAL AND BACKFILLING WELL HOLE WITH NEAT CEMENT GROUT. DEPTH, TYPE, ETC. OF EXISTING WELLS UNKNOWN. CONTRACTOR TO CONFIRM CONDITION OF WELLS TO BE ABANDONED AND ABANDONMENT PROCEDURES PRIOR TO THE START OF WORK.



**DEMOLITION KEYNOTES**

- (A) BUILDING & ASSOCIATED PATIO, DECK, STEPS, STOOPS, WALLS, CURBS, RETAINING WALLS, ETC. TO BE REMOVED
- (B) MAILBOX TO BE REMOVED.
- (C) GRAVEL DRIVEWAY TO BE REMOVED
- (D) MISCELLANEOUS ITEM TO BE REMOVED
- (E) UTILITIES TO BE REMOVED. COORDINATE SERVICE DISCONNECTION/REMOVAL AND ASSOCIATED METER REMOVAL WITH RESPECTIVE UTILITY COMPANY.
- (F) EXISTING OVERHEAD UTILITY AND ASSOCIATED POLES, GUY ANCHORS, ETC. TO BE RELOCATED. CONTRACTOR TO COORDINATE WORK SCOPE AND SCHEDULE WITH UTILITY COMPANIES)
- (G) EXISTING WATER SERVICE TO BE DECOMMISSIONED AT THE SERVICE TAP. EXISTING CORPORATION TAP TO BE REMOVED AND PLUGGED. CONTRACTOR TO COORDINATE WORK SCOPE AND SCHEDULE WITH UTILITY COMPANY. PORTION OF WATER SERVICE REMAINING UNDER ELMIRA ROAD IS TO BE ABANDONED.
- (H) EXISTING GAS SERVICE TO BE CUT, CAPPED AND ABANDONED AT THE GAS MAIN. CONTRACTOR TO COORDINATE WORK SCOPE AND SCHEDULE WITH UTILITY COMPANY. SECTION UNDER DRYDEN ROAD TO BE ABANDONED.
- (I) CONTRACTOR TO LOCATE AND REMOVE EXISTING SANITARY LATERAL ENTERING THE EXISTING MANHOLE AND REPAIR/PLUG STRUCTURE ENTRANCE PER TOWN OF DRYDEN REQUIREMENTS. EXISTING LATERAL INVERT UNKNOWN. THE EXISTING BENCH SHALL BE REMOVED IN ITS ENTIRETY AND NEW BENCH INSTALLED.

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 FOR  
**MODERN LIVING RENTALS**  
**802, 804, 810 & 812 DRYDEN ROAD**  
 COUNTY OF TOMPKINS  
 TOWN OF DRYDEN  
 STATE OF NEW YORK

JOB NO: 0841-17  
 SCALE: 1"=30'  
 DRAWN: AMF  
 DESIGNED: AMF  
 DATE: 06/05/17

**REVISIONS**

DATE	BY	REVISION
09/13/17	AF	REVISED PER TOWN COMMENTS

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ADAM M. FISHEL

DRAWING TITLE:  
**Demolition Plan**

2 of 13  
 SHEET No: **C1.0**

0841-17  
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