

GENERAL NOTES

GENERAL NOTES:

- OWNER:
44 FEDERAL STREET, LLC
4646 NORTH HERMITAGE AVENUE
CHICAGO, ILLINOIS 60640
- CONSULTANTS USED FOR PLAN PREPARATION:
A. ARCHITECT PORT CITY ARCHITECTURE
65 NEWBURY STREET
PORTLAND, MAINE 04101
B. CIVIL ENGINEER DeLUCA-HOFFMAN ASSOCIATES, INC.
778 MAIN STREET, SUITE 8
SOUTH PORTLAND, MAINE 04106
- THE PROJECT IS SITUATED ON ONE LOT WHICH HAS THE FOLLOWING TAX ASSESSOR AND ACREAGE INFORMATION:

MAP	LOT NO.	APPROX. ACREAGE
20	11	0.27
- THE CONTRACTOR SHALL REFER TO THE PROJECT MANUAL FOR CONSTRUCTION SPECIFICATIONS AND BIDDING PROCEDURES.
- THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF THE ENTRANCE, PAVING, EXIT PORCHES, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE POINTS.
- ALL REQUIRED AND NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL SERVICE CONNECTIONS.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR THE ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AND DIG SAFE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

THE UTILITIES INVOLVED WITH THIS PROJECT ARE LISTED BELOW:

UTILITY	OWNER
WATER	PORTLAND WATER DISTRICT ATTN: DAVE COFFIN P.O. BOX 3553 PORTLAND, MAINE 04104 (207) 774-5961
SANITARY SEWER	CITY OF PORTLAND ATTN: FRANK BRANCELEY 55 PORTLAND STREET PORTLAND, MAINE 04101 (207) 874-8846
POWER	CENTRAL MAINE POWER COMPANY ATTN: PAUL DUPERRÉ 162 CANCO ROAD PORTLAND, MAINE 04103 (207) 828-2882
TELEPHONE	VERIZON ATTN: RICHARD HARPER, P.E. 139 STATE STREET AUGUSTA, MAINE 04330 (207) 626-2021
DIGSAFE	1-888-344-7233
GAS	NORTHERN UTILITIES ATTN: PERRY ROBICHAUD
- MAINTENANCE OF EROSION CONTROL MEASURES IS OF PARAMOUNT IMPORTANCE TO THE OWNER AND THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED IF DETERMINED NECESSARY BY ON-SITE INSPECTIONS OF THE OWNER OR REPRESENTATIVES OF THE CITY OF PORTLAND AT NO ADDITIONAL COST TO THE OWNER.
- ALL MATERIAL SCHEDULES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY. THE CONTRACTOR SHALL PREPARE HIS OWN MATERIAL SCHEDULES BASED UPON HIS PLAN REVIEW. ALL SCHEDULES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ORDERING MATERIALS OR PERFORMING WORK.
- ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, LATEST REVISIONS.

LANDSCAPE NOTES:

- ALL PLANT MATERIALS SHALL MEET THE STANDARDS AS SET FORTH BY THE AMERICAN ASSOCIATION OF NURSERYMEN. ALL TREES, SHRUB BEDS, ETC. ARE TO BE MULCHED WITH 4" OF SHREDDED HARDWOOD BARK MULCH.
- ALL DISTURBED AREAS ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL PRIOR TO PERMANENT SEEDING.

GRADING & DRAINAGE NOTES:

- ALL STORM DRAIN PIPE SHALL BE SDR-35 POLYVINYL CHLORIDE PIPE UNLESS EXPOSED TO SUNLIGHT, IN WHICH CASE HIGH DENSITY POLYETHYLENE N-12 SHALL BE USED.

EROSION CONTROL NOTES:

- LAND DISTURBING ACTIVITIES SHALL BE ACCOMPLISHED IN A MANNER AND SEQUENCE THAT CAUSES THE LEAST PRACTICAL DISTURBANCE OF THE SITE.
- PRIOR TO BEGINNING ANY CLEARING/LAND DISTURBING ACTIVITIES, THE CONTRACTOR SHALL INSTALL THE PERIMETER SILT FENCES AND THE CONSTRUCTION ENTRANCE.
- ALL GROUND AREAS GRADED FOR CONSTRUCTION WILL BE GRADED, LOAMED AND SEEDDED AS SOON AS POSSIBLE.
- PRIOR TO PAVING, THE CONTRACTOR SHALL FLUSH SILT FROM ALL STORM DRAIN LINES.
- SILT FENCES SHALL BE INSPECTED, REPAIRED AND CLEANED AS NECESSARY OR AS DIRECTED BY THE ENGINEER.
- THE CONTRACTOR SHALL REPAIR AND ADD STONE TO THE CONSTRUCTION ENTRANCE AS IT BECOMES SATURATED WITH MUD TO ENSURE THAT IT WORKS AS PLANNED DURING CONSTRUCTION.
- SILT REMOVED FROM AROUND INLETS AND BEHIND THE SILT FENCES SHALL BE PLACED ON A TOPSOIL STOCKPILE AND MIXED INTO IT FOR LATER USE IN LANDSCAPING OPERATIONS.
- THE CONTRACTOR IS CAUTIONED THAT FAILURE TO COMPLY WITH THE SEQUENCE OF CONSTRUCTION, EROSION/SEDIMENT CONTROL PLAN, AND OTHER PERMIT REQUIREMENTS MAY RESULT IN MONETARY PENALTIES. THE CONTRACTOR SHALL BE ASSESSED ALL SUCH PENALTIES AT NO COST TO THE OWNER OR PERMITTEE.

DEMOLITION NOTES:

- THE FOLLOWING ITEMS ARE TYPICAL OF THE MATERIALS WHICH WILL BE ENCOUNTERED DURING SITE CLEARING/DEMOLITION. THE BIDDER IS ADVISED TO VISIT THE SITE TO CONFIRM DEMOLITION ITEMS SINCE THE LIST IS NOT ALL-INCLUSIVE OF THE SITE CONDITIONS WHICH MAY BE ENCOUNTERED:
- CONCRETE FOUNDATIONS/SLABS
- BITUMINOUS ASPHALT PAVEMENT
- CONCRETE PADS AND BLOCKS
- UNDERGROUND UTILITY LINES (ELECTRIC, WATER, SEWER)
- THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING ADJACENT TO THE EXISTING CONCRETE RETAINING WALLS WHICH SURROUND THE SITE. REFER TO ARCHITECTURAL PLANS FOR SPECIAL CONSTRUCTION OF UNITS ADJACENT TO THE WALL.
- ALL EXCAVATION WORK SHALL BE SUBJECT TO THE CITY OF PORTLAND STREET OPENING ORDINANCE.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY/ROW LINE	---
---	CONSTRUCTION CENTERLINE	---
○	GRANITE BOLLARD	○
○	IRON PIPE/ROD FOUND	○
△	SURVEY CONTROL POINT	△
○	IRON ROD SET	○
○	RADIUS POINT	○
○	TEST PIT	○
○	TEST BORING	○
○	TEST PROBE	○
---	TREELINE	---
---	TREES/LANDSCAPING	---
---	SIGN	---
---	LIMIT OF WORK	---
☆	LIGHT POST	☆
○	UTILITY POLE	○
---	ELECTRIC CONTROL BOX	---
---	GRADING CONTOUR LINE	---
---	GRADING SPOT GRADE	---
---	SILT FENCE	---
---	CATCH BASIN SEDIMENT TRAP	---
---	BUILDING	---
---	EDGE OF PAVEMENT	---
---	PAVED ISLAND w/CURB	---
---	CURB	---
---	GRANITE CURB	---
---	PAVEMENT STRIPING	---
---	FIRE HYDRANT	---
---	CATCH BASIN	---
---	MANHOLE	---
---	WATER GATE/VALVE	---
---	OVERHEAD WIRES	---
---	WATER LINE	---
---	STORM DRAIN LINE	---
---	SANITARY SEWER LINE	---
---	UNDERGROUND ELECTRIC	---
---	UNDERGROUND TELEPHONE	---
---	SIDEWALK	---
---	BRICK SIDEWALK	---
---	WETLANDS	---
---	SOD AREAS	---

PERMIT SET- NOT FOR CONSTRUCTION

		PROJECT 44 FEDERAL STREET CONDOMINIUMS	DeLUCA-HOFFMAN ASSOCIATES, INC. 778 MAIN STREET, SUITE 8 SOUTH PORTLAND, ME 04106 207.778.1121 WWW.DELUCAHOFFMAN.COM
1 02/18/05 SUBMITTED TO CITY OF PORTLAND FOR SITE PLAN REVIEW		SHEET TITLE GENERAL NOTES & LEGEND	DRAWN: LECJ DATE: FEB. 2005 DESIGNED: CJO SCALE: N.T.S. CHECKED: CJO JOB NO. 2565 FILE NAME: 2565-GEN
REV DATE DESCRIPTION		CLIENT PORT CITY ARCHITECTURE	SHEET C-2
REVISIONS		P.E. CHRISTOPHER J. OSTERRIEDER LIC. # 9106	