



GENERAL PROJECT INFORMATION

APPLICANT: MR IRON GAN
 4646 NORTH HERMITAGE AVENUE
 CHICAGO, IL 60640

PROJECT LOCATION: 44 FEDERAL STREET
 PORTLAND, MAINE 04101

ZONING: R-1 OVERLAY DISTRICT

TOTAL BUILDING AREA: 2958 SF. (BUILDING 1)
 2304 SF. (BUILDING 2)
 2685 SF. (BUILDINGS 3 THROUGH 7)

BUILDING LAND AREA: 920 SF. (BUILDING 1)
 665 SF. (BUILDING 2)
 860 SF. (BUILDINGS 3 THROUGH 7)

TOTAL SITE AREA: 11665 SF.

GENERAL NOTES

1. THE CURRENT PARKING PLAN CALLS FOR SEVEN (7) INTERIOR SPACES AT 10' x 25' EACH.
2. SOLID WASTE WILL BE COLLECTED BY EACH RESIDENT AND COLLECTED AT THE CURB BY THE CITY OF PORTLAND.
3. DRIVEWAY PAVING OFF FEDERAL STREET SHALL MATCH THE EXISTING GRADE OF FEDERAL STREET.
4. ALL SIDEWALKS AND GRANITE CURBS TO COMPLY WITH CITY STANDARDS. CURBS AT THE DRIVE APRONS SHALL BE DESIGNED AND BUILT IN CONFORMANCE WITH THE CITY OF PORTLAND TECHNICAL DESIGN STANDARDS AND GUIDELINES.
5. OUTSIDE LIGHTING SHALL BE INSTALLED IN COMPLIANCE WITH THE CITY TECHNICAL STANDARDS SECTION XV SITE LIGHTING STANDARDS. THE LIGHTING SHALL BE ADEQUATE FOR THE SAFETY OF THE OCCUPANTS OF THE SITE BUT SHALL NOT CAUSE GLARE NOR DIRECT SPILLOVER TO ADJACENT PROPERTIES (SEE ELEVATIONS FOR EXACT LIGHT LOCATIONS).
6. THE ENTIRE SITE SHALL BE DEVELOPED AND / OR MAINTAINED AS DEPICTED ON THE SITE PLANS. APPROVAL OF THE PLANNING AUTHORITY OR THE PLANNING BOARD SHALL BE REQUIRED FOR ANY ALTERATION TO OR DEVIATION FROM THE APPROVED SITE PLAN, INCLUDING TOPOGRAPHY, DRAINAGE, LANDSCAPING, RETENTION OF WOODED OR LAWN AREAS AND LOCATION AND SIZE OF BUILDINGS.
7. PRIOR TO CONSTRUCTION, A PRECONSTRUCTION MEETING SHALL BE HELD AT THE PROJECT SITE WITH THE CONTRACTOR, DEVELOPMENT REVIEW COORDINATOR, PUBLIC WORKS REPRESENTATIVE, AND THE OWNER TO REVIEW THE CONSTRUCTION SCHEDULE AND CRITICAL ASPECTS OF THE SITE WORK. AT THAT TIME, THE SITE / BUILDING CONTRACTOR SHALL PROVIDE THREE (3) COPIES OF A DETAILED CONSTRUCTION SCHEDULE TO THE CITY REPRESENTATIVE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE A MUTUALLY AGREEABLE TIME FOR THE PRECONSTRUCTION MEETING.
8. THERE IS A FIRE HYDRANT APPROX. 15' DUE EAST ALONG FEDERAL STREET, FROM THE EAST PROPERTY LINE OF THE SITE.

PORT CITY ARCHITECTURE

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CONSULTANTS:

44 FEDERAL STREET CONDOMINIUMS

44 FEDERAL STREET
 Portland, Maine 04101

DATE	DESCRIPTION
1-11-05	PERMIT SET
6-5-05	REVISED SET

Date Issued: _____ Date: _____
 Project Number: 04106
 Drawing Scale: _____

SITE PLAN

Drawn By: MC
 Checked By: ACH

SD1

PERMIT SET - NOT FOR CONSTRUCTION