



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: 900 SF. (BUILDING 1)
 665 SF. (BUILDING 2)
 860 SF. (BUILDINGS 3 THROUGH 7)

TOTAL SITE AREA: 11665 SF.

- GENERAL NOTES**
- THE CURRENT PARKING PLAN CALLS FOR SEVEN (7) INTERIOR SPACES AT (APPROX) 10' x 25' EACH.
 - SOLID WASTE WILL BE COLLECTED BY EACH RESIDENT AND COLLECTED AT THE CURB BY THE CITY OF PORTLAND.
 - DRIVEWAY PAVING OFF FEDERAL STREET SHALL MATCH THE EXISTING GRADE OF FEDERAL STREET.
 - ALL SIDEWALKS AND GRANITE CURBING 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 (SEE CIVIL ENGINEERING PLANS).
 - 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).
 - 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.
 - THERE IS A FIRE HYDRANT APPROX. 10' DUE EAST ALONG FEDERAL STREET, FROM THE EAST PROPERTY LINE OF THE SITE.
 - TO MAINTAIN ACCESS TO ALL UNITS AND TO PROTECT THE EXISTING RETAINING WALL, THERE IS A "NO-BUILD" AREA IN THE REAR 8'-0" OF THE SITE (SEE SHADDED PORTION - THIS SHEET). THIS AREA IS TO REMAIN CLEAR OF BUILDINGS, FENCING AND PLANTINGS ARE ALLOWED IN THIS AREA, HOWEVER, THE REAR 4'-0" OF THE SITE IS TO REMAIN CLEAR OF ALL OBSTRUCTIONS TO MAINTAIN THE REQUIRED ACCESS.
 - REFER TO THE FOUNDATION PLAN FOR BUILDING DIMENSIONS.
 - REFER TO SITE ENGINEERING AND FOUNDATION PLAN FOR ALL EXTERIOR DOOR ACCESS, GRADES AND EXACT NUMBER OF STEPS.

PORT CITY ARCHITECTURE

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CONSULTANTS:

44 FEDERAL STREET CONDOMINIUMS

44 FEDERAL STREET
 Portland, Maine 04101

NO.	DATE	DESCRIPTION
3	9-13-05	CONSTRUCTION SET
2	1-11-05	PERMIT SET
1	6-5-05	REVIEW SET
* DATE DESCRIPTION		
REVISIONS		
Date Issued	Date - Year	
Project Number	04106	
Drawing Scale		
SHEET NAME		
SITE DEVELOPMENT PLAN		
Drawn By	MC	
Checked By	ACH	
SD1		

CONSTRUCTION SET - FOR CONSTRUCTION