

# GENERAL NOTES

## GENERAL NOTES:

- OWNER:  
OLYMPIA EQUITY INVESTORS IVB, LLC  
280 FORE STREET, SUITE 202  
PORTLAND, MAINE 04101
- CONSULTANTS USED FOR PLAN PREPARATION:
 

A. ARCHITECT	PCI ARCHITECTURE PO BOX 4430 MANCHESTER, NEW HAMPSHIRE 03108
B. CIVIL ENGINEER	DeLUCA-HOFFMAN ASSOCIATES, INC. 778 MAIN STREET, SUITE B SOUTH PORTLAND, MAINE 04106

3. THE PROJECT IS SITUATED ON ONE LOT WHICH HAS THE FOLLOWING TAX ASSESSOR AND ACREAGE INFORMATION:

MAP	LOT NO.	BLOCK	APPROX. ACREAGE
29	1	K	0.55 ACRES

- 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
<b>WATER</b>	<b>PORTLAND WATER DISTRICT</b> ATTN: DAVE COFFIN P.O. BOX 3553 PORTLAND, MAINE 04104 (207) 774-5961
<b>SANITARY SEWER</b>	<b>CITY OF PORTLAND</b> ATTN: FRANK BRANCELEY 55 PORTLAND STREET PORTLAND, MAINE 04101 (207) 874-8846
<b>POWER</b>	<b>CENTRAL MAINE POWER COMPANY</b> ATTN: PAUL DUPERRE 162 CANCO ROAD PORTLAND, MAINE 04103 (207) 828-2882
<b>TELEPHONE</b>	<b>VERIZON</b> ATTN: SUE SURETTE 5 DAVIS FARM ROAD PORTLAND, MAINE 04103 (207) 797-1842
<b>DIGSAFE</b>	1-888-344-7233
<b>GAS</b>	<b>NORTHERN UTILITIES</b> ATTN: PERRY ROBICHAUD P.O. BOX 3596 PORTLAND, MAINE 04104 (207) 797-8002
<b>CABLE</b>	<b>TIME WARNER CABLE</b> ATTN: GLENN RAYMOND 118 JOHNSON ROAD PORTLAND, MAINE 04102 (207) 253-2242

- 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 DEEMED 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 OR HDPE N-12 UNLESS EXPOSED TO SUNLIGHT, IN WHICH CASE HDPE N-12 OR EQUAL 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 SEEDED 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)
- ALL EXCAVATION WORK SHALL BE SUBJECT TO THE CITY OF PORTLAND STREET OPENING ORDINANCE.
- THE CONTRACTOR SHALL EXERCISE CAUTION SO AS TO LIMIT THE DISRUPTION OF THE EXISTING COBBLES WITHIN CUSTOM HOUSE STREET. ANY PROPOSED OR INTENDED DISTURBANCE TO THESE COBBLES SHALL RESULT IN THE RELAYING OF SAID COBBLES TO HARMONIOUSLY COINCIDE WITH THE CHARACTER OF THE STREET.

## GEOTECHNICAL NOTES

- REFER TO GEOTECHNICAL REPORT PREPARED BY S.W. COLE. REFER TO SPECIFICATIONS SECTION 02227.

# LEGEND

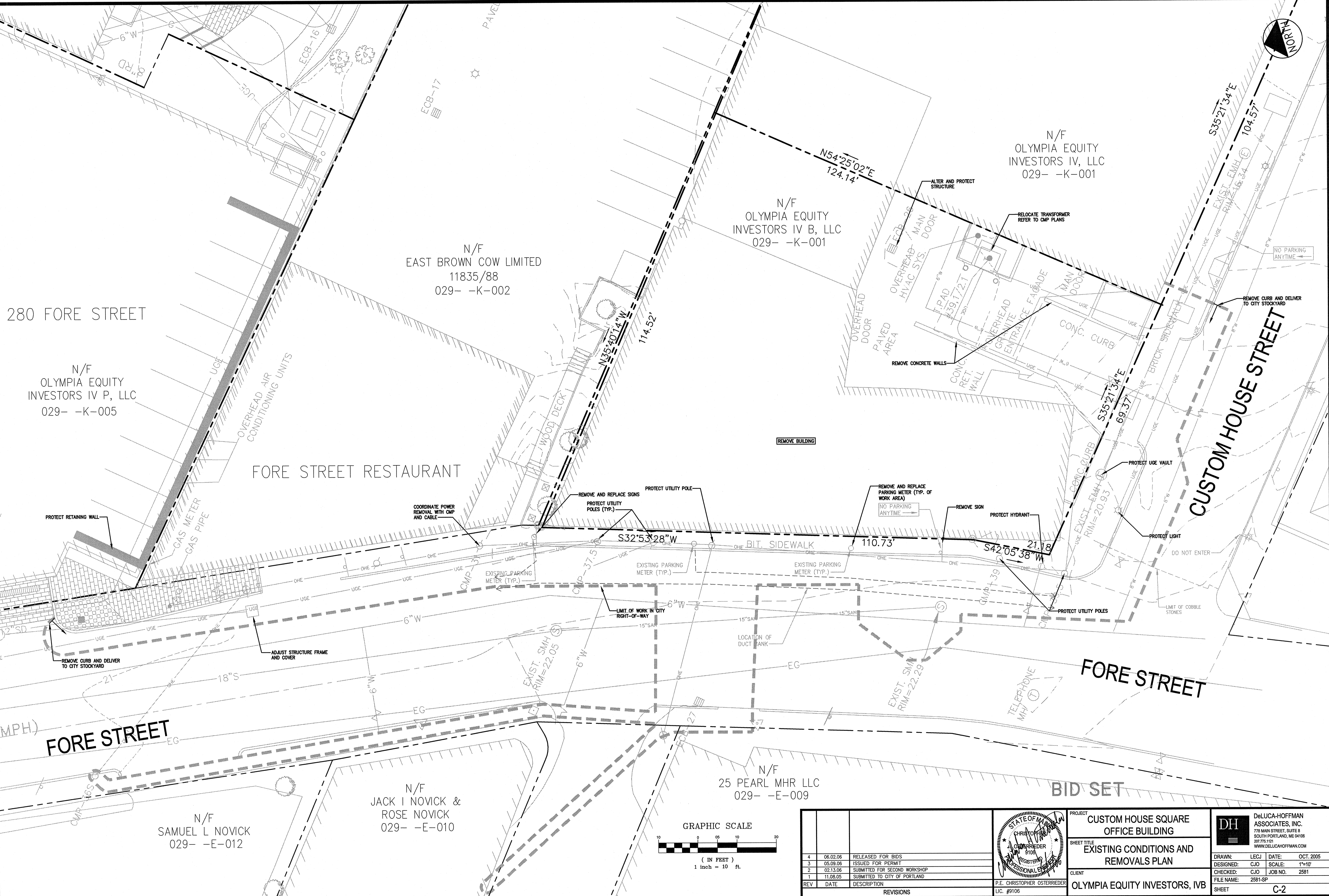
EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY/ROW LINE	---
---	CONSTRUCTION CENTERLINE	---
○	GRANITE BOLLARD	○
△	IRON PIPE/ROD FOUND	△
○	SURVEY CONTROL POINT	○
○	IRON ROD SET	○
○	RADIUS POINT	○
○	TEST PIT	○
○	TEST BORING	○
○	TEST PROBE	○
~	TREELINE	~
☀	TREES/LANDSCAPING	☀
+	SIGN	+
---	LIMIT OF WORK	---
☆	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	---
---	BRICK SIDEWALK	---

## BID SET

PROJECT: CUSTOM HOUSE SQUARE OFFICE BUILDING SHEET TITLE: GENERAL NOTES & LEGEND				CLIENT: OLYMPIA EQUITY INVESTORS IVB, LLC
DRAWN: LECJ DATE: NOV. 2005 DESIGNED: CJO SCALE: N.T.S. CHECKED: CJO JOB NO. 2581 FILE NAME: 2581-GEN SHEET: C-1				
DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, LATEST REVISIONS			P.E. CHRISTOPHER OSTERRIEDER LIC. #9106	DeLUCA-HOFFMAN ASSOCIATES, INC. 778 MAIN STREET, SUITE B SOUTH PORTLAND, ME 04106 207.775.1101 WWW.DELUCAHOFFMAN.COM



G:\2581\dwg\BID SET\2581-SP-MOVE-VAULT.dwg, EXISTING, 6/1/2006 5:53:33 PM, Jordan



280 FORE STREET

N/F  
OLYMPIA EQUITY  
INVESTORS IV P, LLC  
029--K-005

N/F  
EAST BROWN COW LIMITED  
11835/88  
029--K-002

N/F  
OLYMPIA EQUITY  
INVESTORS IV B, LLC  
029--K-001

N/F  
OLYMPIA EQUITY  
INVESTORS IV, LLC  
029--K-001

FORE STREET RESTAURANT

CUSTOM HOUSE STREET

FORE STREET

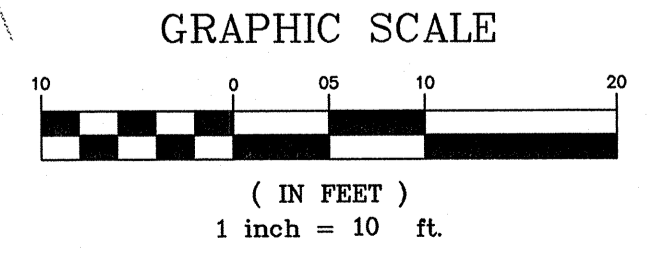
FORE STREET

N/F  
SAMUEL L NOVICK  
029--E-012

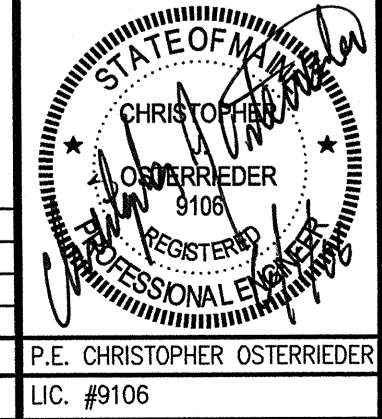
N/F  
JACK I NOVICK &  
ROSE NOVICK  
029--E-010

N/F  
25 PEARL MHR LLC  
029--E-009

BID SET



REV	DATE	DESCRIPTION
4	06.02.06	RELEASED FOR BIDS
3	05.09.06	ISSUED FOR PERMIT
2	02.13.06	SUBMITTED FOR SECOND WORKSHOP
1	11.08.05	SUBMITTED TO CITY OF PORTLAND



PROJECT  
**CUSTOM HOUSE SQUARE  
OFFICE BUILDING**

SHEET TITLE  
**EXISTING CONDITIONS AND  
REMOVALS PLAN**

CLIENT  
**OLYMPIA EQUITY INVESTORS, IVB**

**DH** DeLUCA-HOFFMAN  
ASSOCIATES, INC.  
778 MAIN STREET, SUITE 9  
SOUTH PORTLAND, ME 04106  
207.775.1121  
WWW.DELUCAHOFFMAN.COM

DRAWN: LECJ DATE: OCT. 2005  
DESIGNED: CJO SCALE: 1"=10'  
CHECKED: CJO JOB NO. 2581  
FILE NAME: 2581-SP  
SHEET C-2



**CONSTRUCTION NOTES:**

- A. RECONSTRUCT BRICK SIDEWALK. LAY BRICK IN RUNNING BOND PATTERN.
- B. CONSTRUCT NEW BRICK SIDEWALK AND INSTALL VERTICAL GRANITE CURB. PROPOSED CURBLINE TO BE A MINIMUM OF 10' FROM BUILDING. FINAL CURBLINE LOCATION TO BE BASED UPON DEPARTMENT OF PUBLIC WORKS APPROVAL OF ROADWAY DESIGN PLANS PREPARED BY GORRILL-PALMER CONSULTING ENGINEERS.
- C. INSTALL NEW STREET LIGHTS (6). COORDINATE LOCATION WITH FINAL ELECTRIC UTILITY RELOCATION. CONNECT TO EXISTING STREET LIGHTING SYSTEM.
- D. THE SIDEWALK BETWEEN 280 FORE STREET AND THE NEW PROPOSED SIDEWALK SHALL BE RECONSTRUCTED OF BRICK SIDEWALK IN ACCORDANCE WITH THE PRIOR SITE PLAN APPROVAL FOR THE 280 FORE STREET PROJECT.
- E. REMOVE AND RECONSTRUCT 5' WIDE PORTION OF CUSTOM HOUSE STREET IMMEDIATELY ADJACENT TO NEW CURB LINE.
- F. GRIND AND OVERLAY AREA OF FORE STREET IN ACCORDANCE WITH CITY OF PORTLAND STREET EXCAVATION ORDINANCE.
- G. AREA TO BE DESIGNATED FOR LOADING ZONE.
- H. INSTALL PARKING METERS IN ACCORDANCE WITH DEPARTMENT OF PUBLIC WORKS STANDARDS.

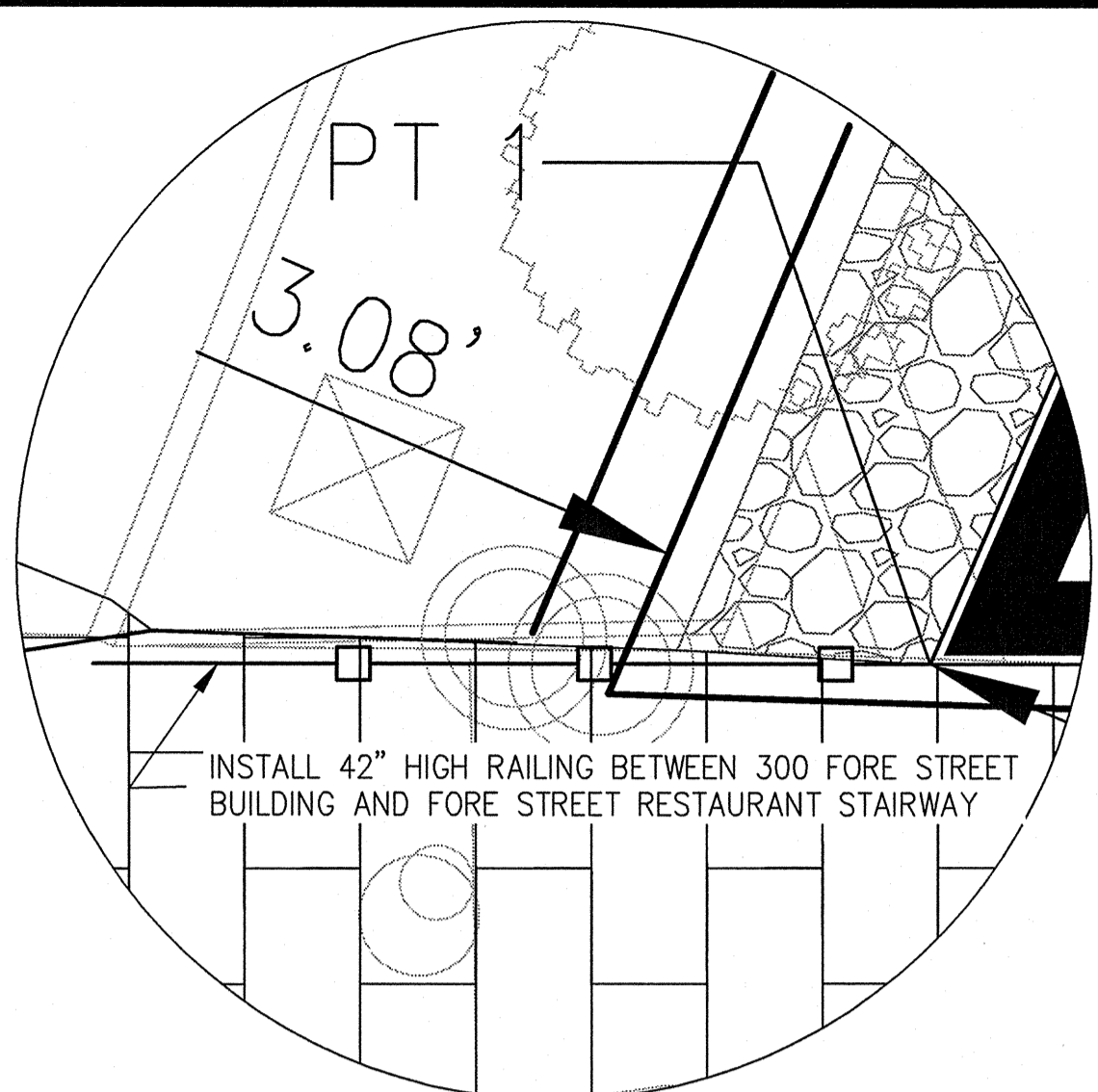
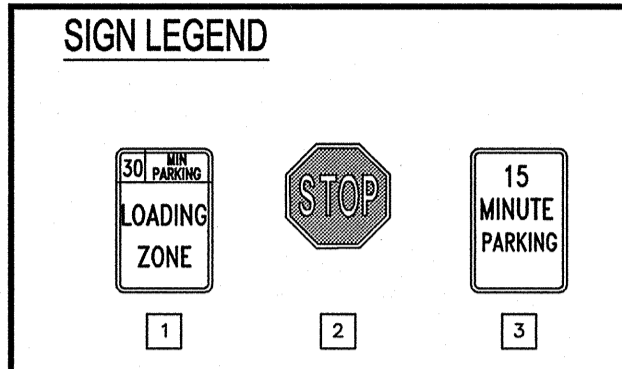
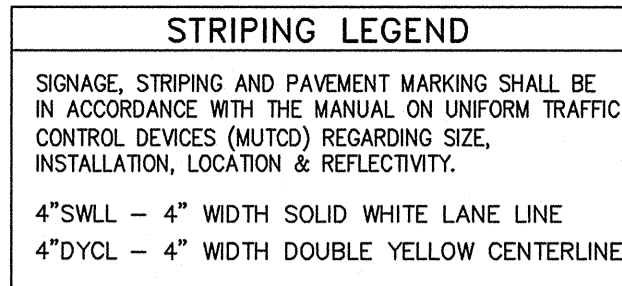
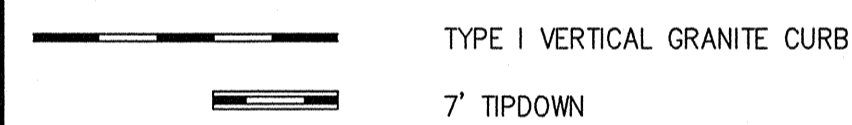
**ZONING DISTRICT:** B-3  
**PERMITTED USE:** OFFICE BUILDING

**SPACE AND BULK REQUIREMENTS:**

	REQUIRED	PROVIDED
MINIMUM LOT SIZE:	NONE	23,887 SF
MINIMUM YARD SETBACK:	NONE	3'-1"
MAXIMUM LOT COVERAGE:	100%	98%
MAXIMUM BUILDING HEIGHT:	NONE	64'-10"

LAYOUT TABLE			
ID	NORTHING	EASTING	DESCRIPTION
CP100	9834.1071	9930.3737	TRAVERSE CONTROL POINT
CP101	9715.6005	10071.7823	TRAVERSE CONTROL POINT
PT1	9996.8924	9998.9209	PROPOSED BUILDING CORNER
PT2	9873.4716	9961.5755	PROPOSED BUILDING CORNER
PT3	9835.1221	10009.9020	PROPOSED BUILDING CORNER
PT4	9907.6801	10104.4356	PROPOSED BUILDING CORNER
PT5	90108.9191	10007.1174	PROPOSED CURB LINE
PT6	10015.3206	9993.8069	PROPOSED CURB LINE
PT7	9896.8017	9958.1741	PROPOSED CURB LINE
PT8	9886.4615	9950.8884	PROPOSED CURB LINE
PT9	9850.3906	9961.7053	PROPOSED CURB LINE
PT10	9845.6852	9973.5743	PROPOSED CURB LINE
PT11	9819.9188	10003.9575	PROPOSED CURB LINE
PT12	9870.3630	9962.7559	CENTER POINT CURB RADIUS

**CURBING LEGEND**



**DETAIL BLOW-UP AREA**  
 SCALE: 1"=2'

INSTALL GRANITE CURB ALONG PROPERTY LINE. PROVIDE PEA STONE DRIP EDGE BETWEEN BUILDING AND GRANITE CURB (TYP.). BACK WITH LEAN CONCRETE WITHIN 6" OF SURFACE.

N/F OLYMPIA EQUITY INVESTORS IV B, LLC  
 029- -K-001

N/F EAST BROWN COW LIMITED  
 11835/88  
 029- -K-002

PROPOSED 11,320 SF (FOOTPRINT) (68,836 SF TOTAL) OFFICE BUILDING  
 F.F.E.=22.60

N/F OLYMPIA EQUITY INVESTORS IV, LLC  
 029- -K-001

FORE STREET RESTAURANT

WOOD DECK

CUSTOM HOUSE STREET

FORE STREET

FORE STREET

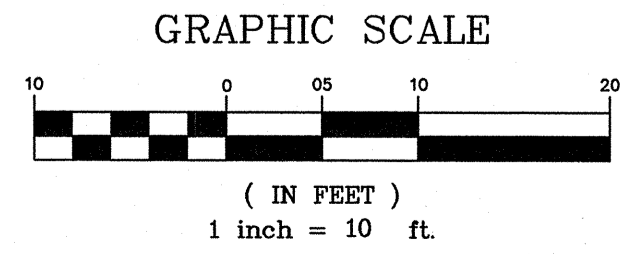
N/F SAMUEL L NOVICK  
 029- -E-012

N/F JACK I NOVICK & ROSE NOVICK  
 029- -E-010

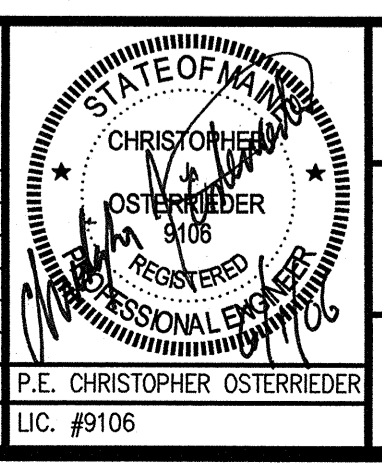
N/F 25 PEARL MHR LLC  
 029- -E-009

BID SET

(25 MPH)



REV	DATE	DESCRIPTION
6	06.02.06	RELEASED FOR BIDS
5	05.09.06	ISSUED FOR PERMIT
4	02.13.06	SUBMITTED FOR SECOND WORKSHOP
3	01.27.06	ADDED SIDEWALK IN FRONT OF FORE STREET RESTAURANT
2	11.29.05	REVISED BUILDING FOOTPRINT
1	11.08.05	SUBMITTED TO CITY OF PORTLAND



PROJECT	CUSTOM HOUSE SQUARE OFFICE BUILDING
SHEET TITLE	SITE LAYOUT PLAN
CLIENT	OLYMPIA EQUITY INVESTORS, IVB

DeLUCA-HOFFMAN ASSOCIATES, INC. 778 MAIN STREET, SUITE 8 SOUTH PORTLAND, ME 04106 207.775.1121 WWW.DELUCAHOFFMAN.COM	DRAWN: LECJ DATE: NOV. 2005 DESIGNED: CJO SCALE: 1"=10' CHECKED: CJO JOB NO. 2581 FILE NAME: 2581-SP SHEET
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**NOTES:**

1. THE PORTLAND WATER DISTRICT IS THE WATER AUTHORITY. ALL MATERIALS AND CONSTRUCTION OF DOMESTIC AND FIRE PROTECTION SHALL CONFORM TO PORTLAND WATER DISTRICT STANDARDS.
2. REFER TO SHEET C-4A FOR SCHEMATIC ELECTRICAL CONDUIT LOCATION.

N/F  
OLYMPIA EQUITY  
INVESTORS IV P, LLC  
029--K-005

N/F  
EAST BROWN COW LIMITED  
11835/88  
029--K-002

N/F  
OLYMPIA EQUITY  
INVESTORS IV B, LLC  
029--K-001

N/F  
OLYMPIA EQUITY  
INVESTORS IV, LLC  
029--K-001

PROPOSED 11,320 SF  
(FOOTPRINT) (68,836 SF  
TOTAL) OFFICE BUILDING  
F.F.E.=22.60

POTENTIAL (38Y) CMP VAULT LOCATION. FINAL LOCATION TO BE ESTABLISHED BY CMP. VAULT ACCESS HATCH TO BE LOCATED OUTSIDE OF ROADWAY PER CMP REQUIREMENTS. (TYP. OF 3)

PROPOSED PEDESTRIAN SCALE STREET LIGHTS FIXTURE TO BE HOLOPHANE WASHINGTON SERIES (TYP. OF 6) ON 11' FLUTED POLES ADJUST LIGHT POLE BASES UNIFORMLY TO AVOID CMP DUCT BANK. COORDINATE FINAL POLE FIXTURE WITH CITY.

APPROXIMATE LOCATION OF CMP 16-WAY CONCRETE-ENCASED DUCT BANK (FIELD VERIFY PRIOR TO SETTING OF UTILITIES)

CONNECT PROPOSED 6" SEWER SERVICE TO EXISTING 15" SAN SEWER IN FORE STREET  
INSTALL 6" SAN SEWER  
L=22'  
S=0.0104

TAP EXISTING GAS MAIN AND CONNECT 4" LINE

6"x6" TAPPING SLEEVE & GATE VALVE

TAP 6" MAIN FOR 2" SERVICE AND INSTALL SHUTOFF VALVE AT PROPERTY LINE

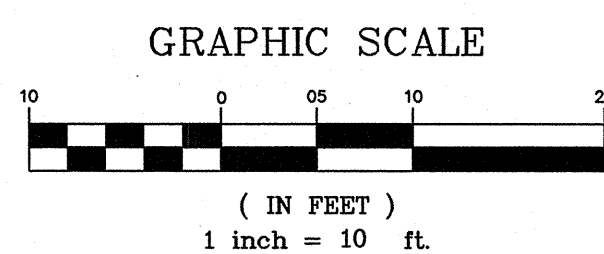
PROTECT OVERHEAD POLES UNTIL UNDERGROUND VAULT WORK IS COMPLETED. REFER TO CMP DESIGN FOR FINAL WIRING AND CONDUIT LOCATIONS.

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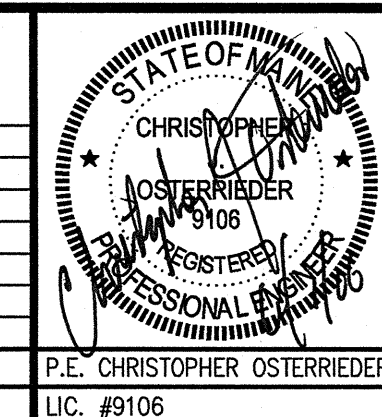
N/F  
SAMUEL L NOVICK  
029--E-012

N/F  
JACK I NOVICK &  
ROSE NOVICK  
029--E-010

N/F  
25 PEARL MHR LLC  
029--E-009



REV	DATE	DESCRIPTION
7	06.02.06	RELEASED FOR BIDS
6	05.09.06	ISSUED FOR PERMIT
5	02.13.06	SUBMITTED FOR SECOND WORKSHOP
4	02.09.06	ADDED POTENTIAL CMP VAULT LOCATIONS
3	01.27.06	REVISED SEWER AND GAS LOCATION
2	11.29.05	REVISED BUILDING FOOTPRINT
1	11.08.05	SUBMITTED TO CITY OF PORTLAND



PROJECT  
**CUSTOM HOUSE SQUARE  
OFFICE BUILDING**

SHEET TITLE  
**UTILITY PLAN**

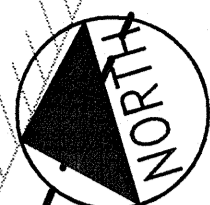
CLIENT  
**OLYMPIA EQUITY INVESTORS, IVB**

**DH** DeLUCA-HOFFMAN ASSOCIATES, INC.  
778 MAIN STREET, SUITE 8  
SOUTH PORTLAND, ME 04106  
207.751.101  
WWW.DELUCAHOFFMAN.COM

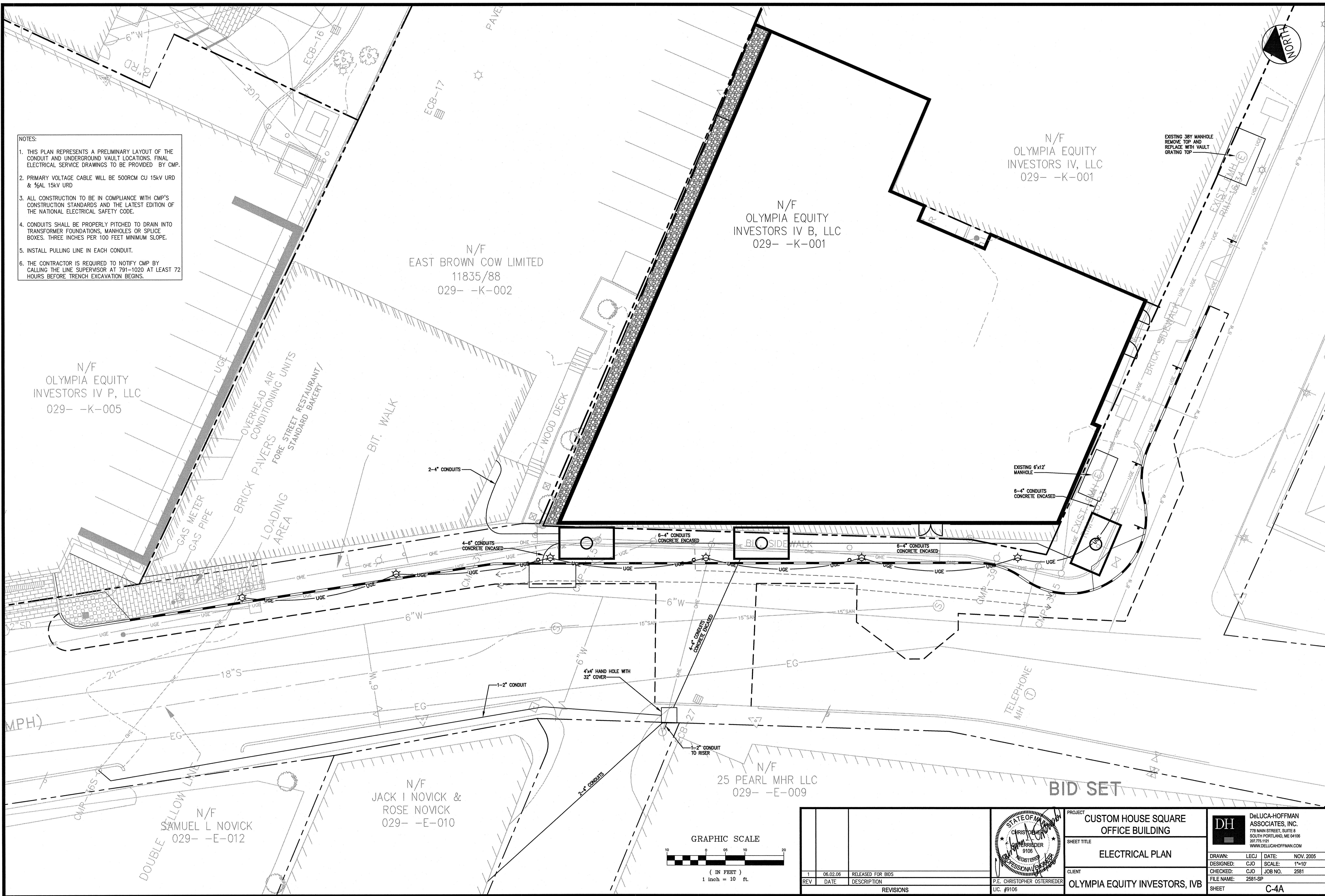
DRAWN: LECJ DATE: NOV. 2005  
DESIGNED: CJO SCALE: 1"=10'  
CHECKED: CJO JOB NO. 2581  
FILE NAME: 2581-SP  
SHEET **C-4**

**BID SET**



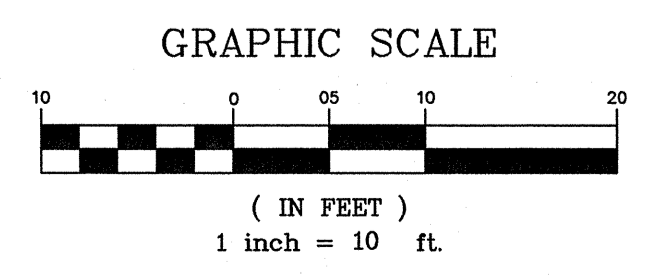


- NOTES:
1. THIS PLAN REPRESENTS A PRELIMINARY LAYOUT OF THE CONDUIT AND UNDERGROUND VAULT LOCATIONS. FINAL ELECTRICAL SERVICE DRAWINGS TO BE PROVIDED BY CMP.
  2. PRIMARY VOLTAGE CABLE WILL BE 500RCM CU 15kV URD & 1/2"AL 15kV URD
  3. ALL CONSTRUCTION TO BE IN COMPLIANCE WITH CMP'S CONSTRUCTION STANDARDS AND THE LATEST EDITION OF THE NATIONAL ELECTRICAL SAFETY CODE.
  4. CONDUITS SHALL BE PROPERLY PITCHED TO DRAIN INTO TRANSFORMER FOUNDATIONS, MANHOLES OR SPLICE BOXES. THREE INCHES PER 100 FEET MINIMUM SLOPE.
  5. INSTALL PULLING LINE IN EACH CONDUIT.
  6. THE CONTRACTOR IS REQUIRED TO NOTIFY CMP BY CALLING THE LINE SUPERVISOR AT 791-1020 AT LEAST 72 HOURS BEFORE TRENCH EXCAVATION BEGINS.



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**BID SET**



REV	DATE	DESCRIPTION
1	06.02.06	RELEASED FOR BIDS

STATE OF MAINE  
 CHRISTOPHER OSTERRIEDER  
 9106  
 REGISTERED PROFESSIONAL ENGINEER  
 P.E. CHRISTOPHER OSTERRIEDER  
 LIC. #9106

PROJECT	CUSTOM HOUSE SQUARE OFFICE BUILDING
SHEET TITLE	ELECTRICAL PLAN
CLIENT	OLYMPIA EQUITY INVESTORS, IVB

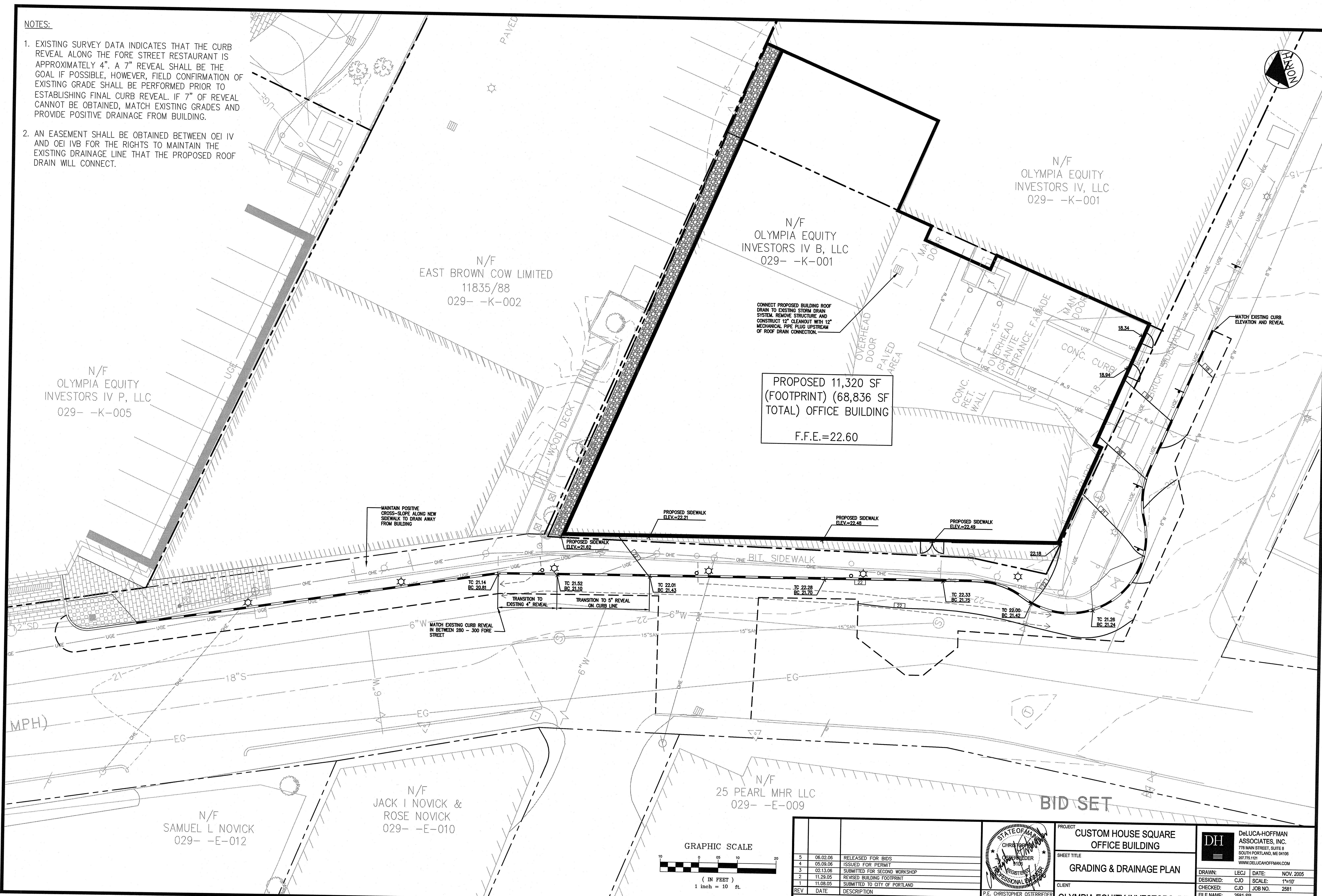
**DH** DeLUCA-HOFFMAN ASSOCIATES, INC.  
 778 MAIN STREET, SUITE 8  
 SOUTH PORTLAND, ME 04106  
 603.776.1121  
 WWW.DELUCAHOFFMAN.COM

DRAWN:	LECI	DATE:	NOV. 2005
DESIGNED:	CJO	SCALE:	1"=10'
CHECKED:	CJO	JOB NO.:	2581
FILE NAME:	2581-SP	SHEET	C-4A



**NOTES:**

- EXISTING SURVEY DATA INDICATES THAT THE CURB REVEAL ALONG THE FORE STREET RESTAURANT IS APPROXIMATELY 4". A 7" REVEAL SHALL BE THE GOAL IF POSSIBLE, HOWEVER, FIELD CONFIRMATION OF EXISTING GRADE SHALL BE PERFORMED PRIOR TO ESTABLISHING FINAL CURB REVEAL. IF 7" OF REVEAL CANNOT BE OBTAINED, MATCH EXISTING GRADES AND PROVIDE POSITIVE DRAINAGE FROM BUILDING.
- AN EASEMENT SHALL BE OBTAINED BETWEEN OEI IV AND OEI IVB FOR THE RIGHTS TO MAINTAIN THE EXISTING DRAINAGE LINE THAT THE PROPOSED ROOF DRAIN WILL CONNECT.



N/F  
OLYMPIA EQUITY  
INVESTORS IV P, LLC  
029- -K-005

N/F  
EAST BROWN COW LIMITED  
11835/88  
029- -K-002

N/F  
OLYMPIA EQUITY  
INVESTORS IV B, LLC  
029- -K-001

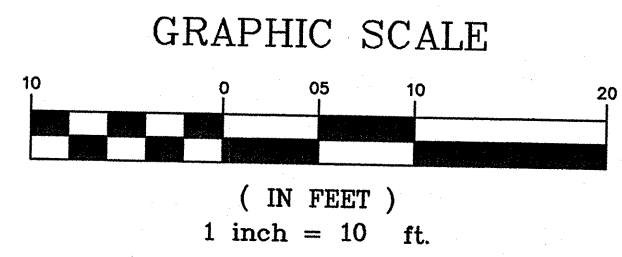
N/F  
OLYMPIA EQUITY  
INVESTORS IV, LLC  
029- -K-001

PROPOSED 11,320 SF  
(FOOTPRINT) (68,836 SF  
TOTAL) OFFICE BUILDING  
F.F.E.=22.60

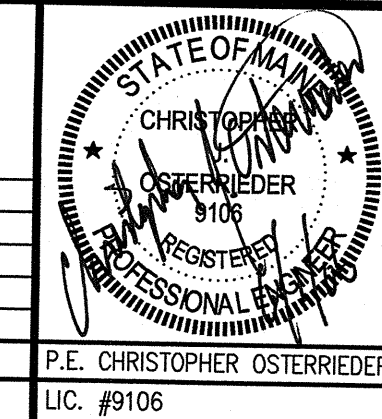
N/F  
25 PEARL MHR LLC  
029- -E-009

N/F  
SAMUEL L NOVICK  
029- -E-012

N/F  
JACK I NOVICK &  
ROSE NOVICK  
029- -E-010



REV	DATE	DESCRIPTION
5	06.02.06	RELEASED FOR BIDS
4	05.09.06	ISSUED FOR PERMIT
3	02.13.06	SUBMITTED FOR SECOND WORKSHOP
2	11.29.05	REVISED BUILDING FOOTPRINT
1	11.08.05	SUBMITTED TO CITY OF PORTLAND



PROJECT  
**CUSTOM HOUSE SQUARE  
OFFICE BUILDING**

SHEET TITLE  
**GRADING & DRAINAGE PLAN**

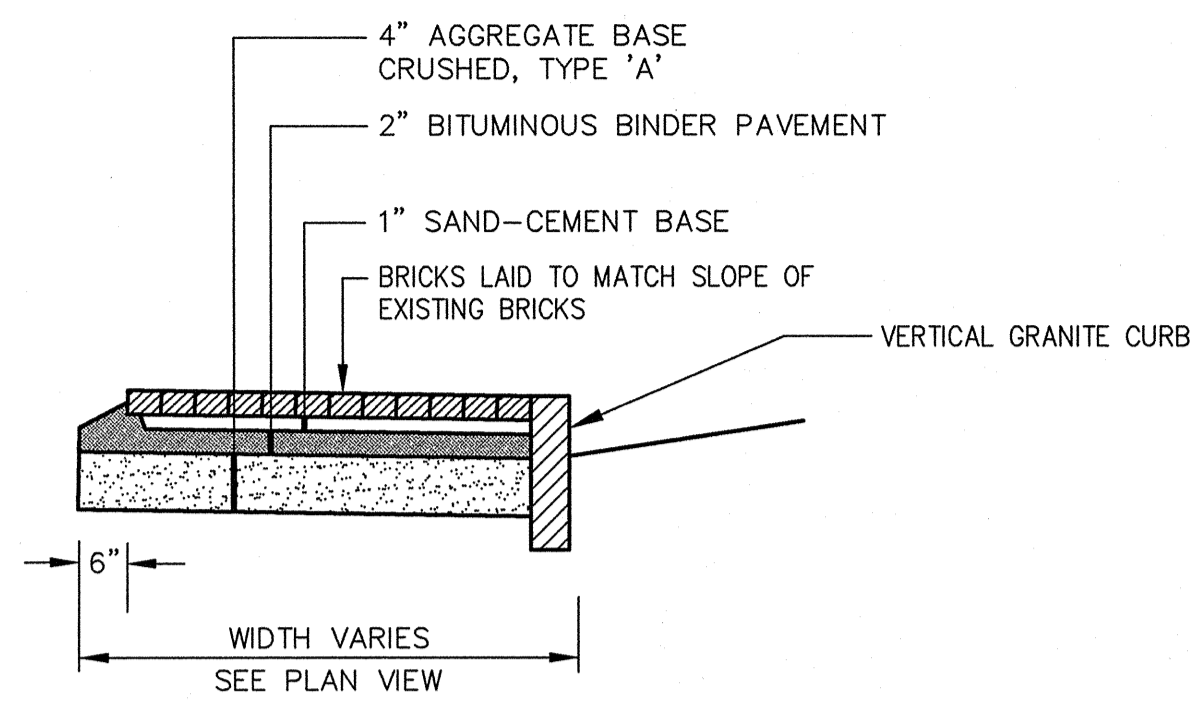
CLIENT  
**OLYMPIA EQUITY INVESTORS, IVB**

**DH** DeLUCA-HOFFMAN  
ASSOCIATES, INC.  
778 MAIN STREET, SUITE 8  
SOUTH PORTLAND, ME 04106  
207.751.1191  
WWW.DELOCAHOFFMAN.COM

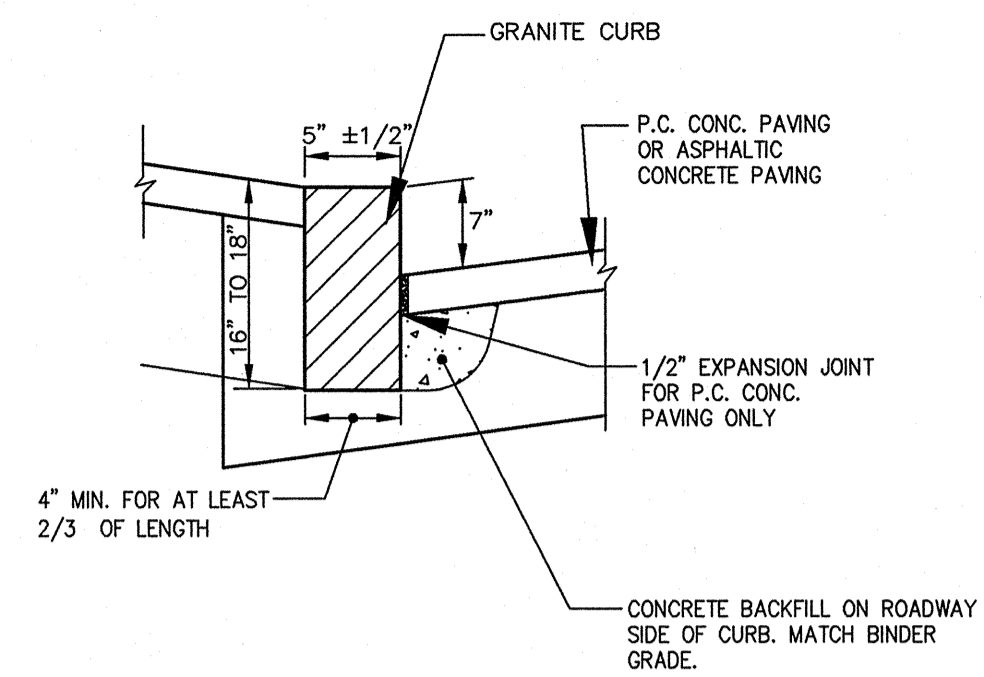
DRAWN: LECJ DATE: NOV. 2005  
DESIGNED: CJO SCALE: 1"=10'  
CHECKED: CJO JOB NO. 2581  
FILE NAME: 2581-SP  
SHEET

G:\2581.dwg\BID SET\2581-SP-MOVE-VAULT.dwg, GRADING, 6/17/2006 5:55:26 PM, Jordan



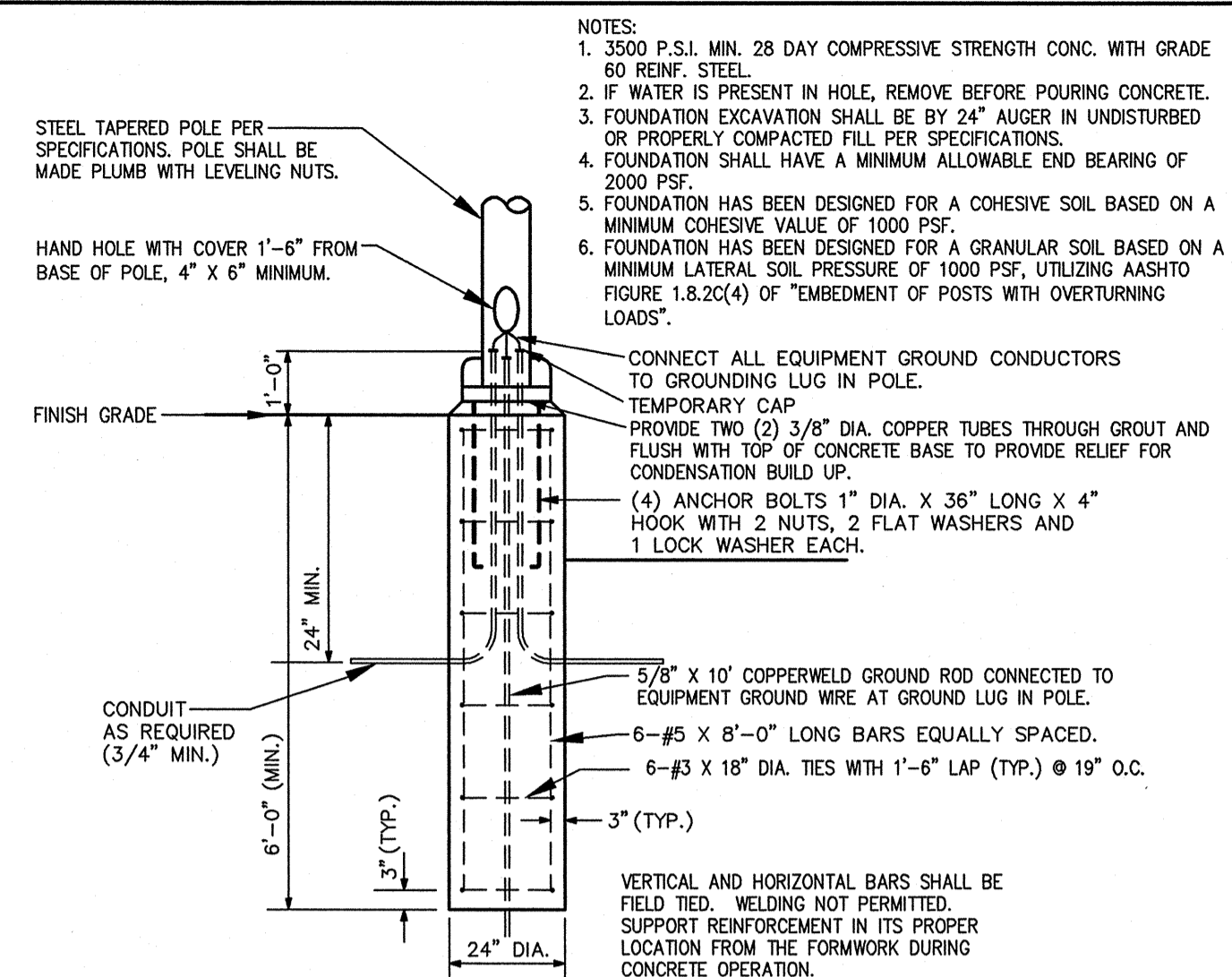


**A** BRICK SIDEWALK CONSTRUCTION DETAIL  
N.T.S.

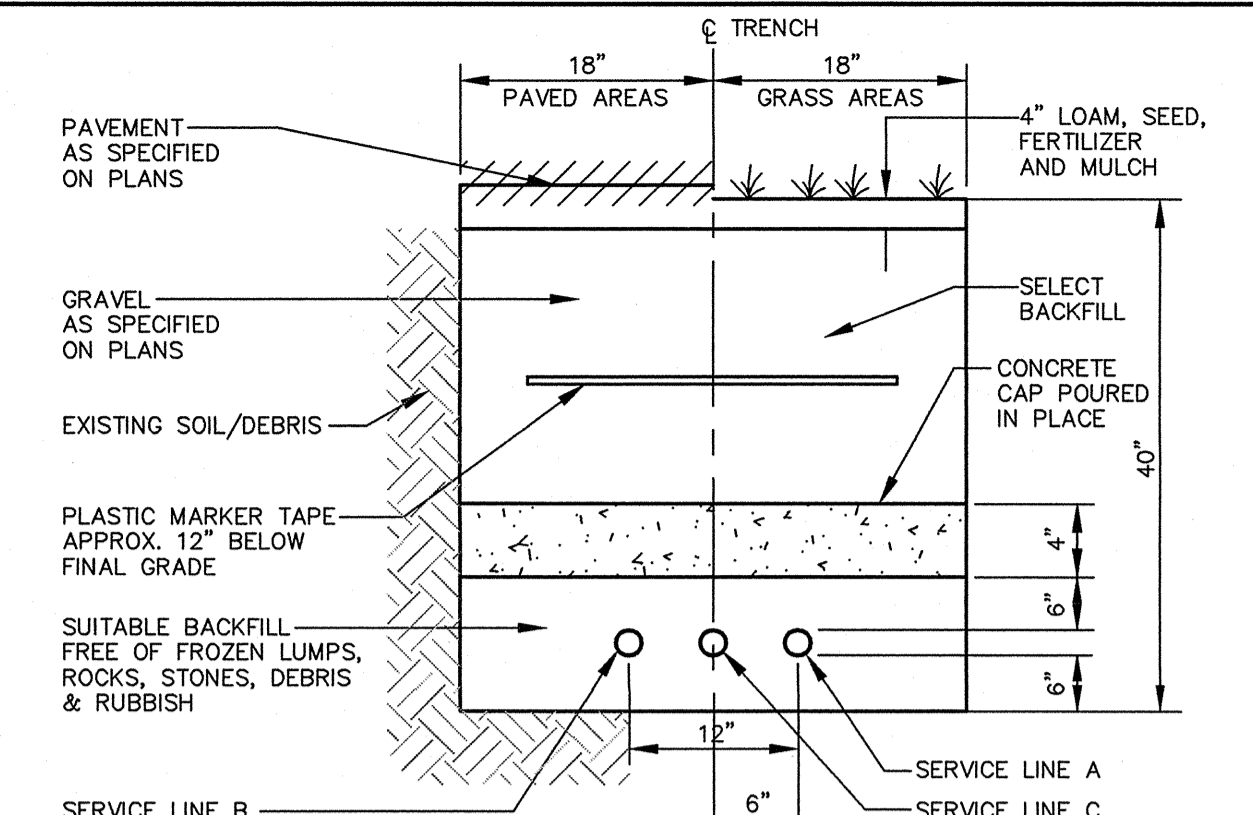


- NOTES:
1. ALL GRANITE CURB SHALL BE TYPE 1 VERTICAL IN ACCORDANCE WITH THE LATEST REVISION OF THE MDT SPECIFICATIONS.
  2. CURB SHALL BE INSTALLED IN ACCORDANCE WITH MDT SPECIFICATIONS AND CITY OF PORTLAND STANDARDS.
  3. PROVIDE FILTER FABRIC BEHIND ALL CURB JOINTS

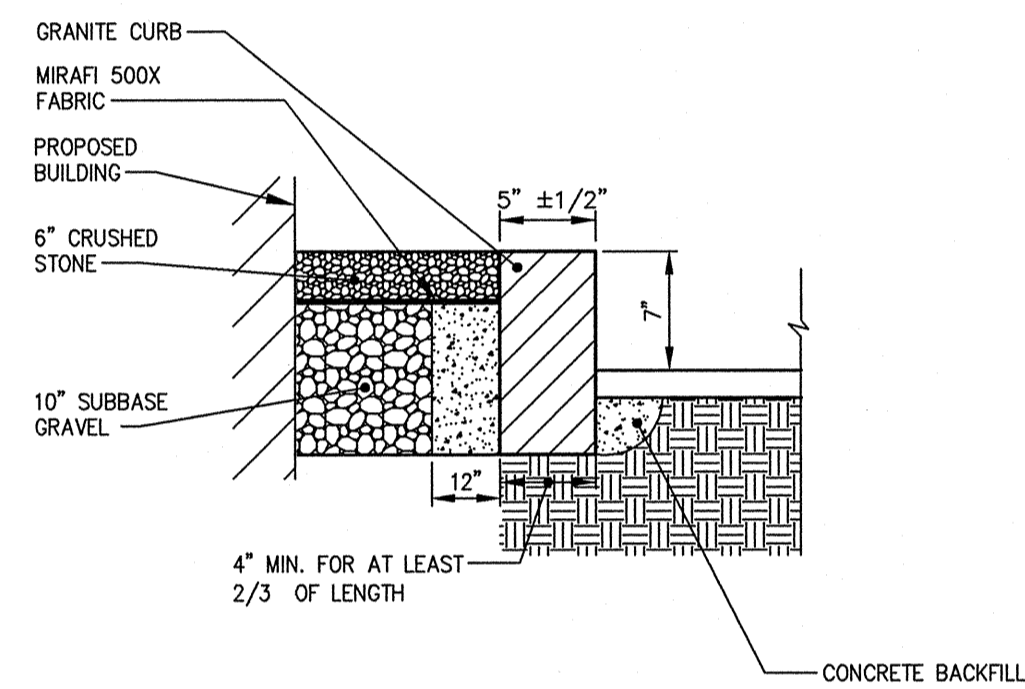
**E** GRANITE CURB DETAIL  
N.T.S.



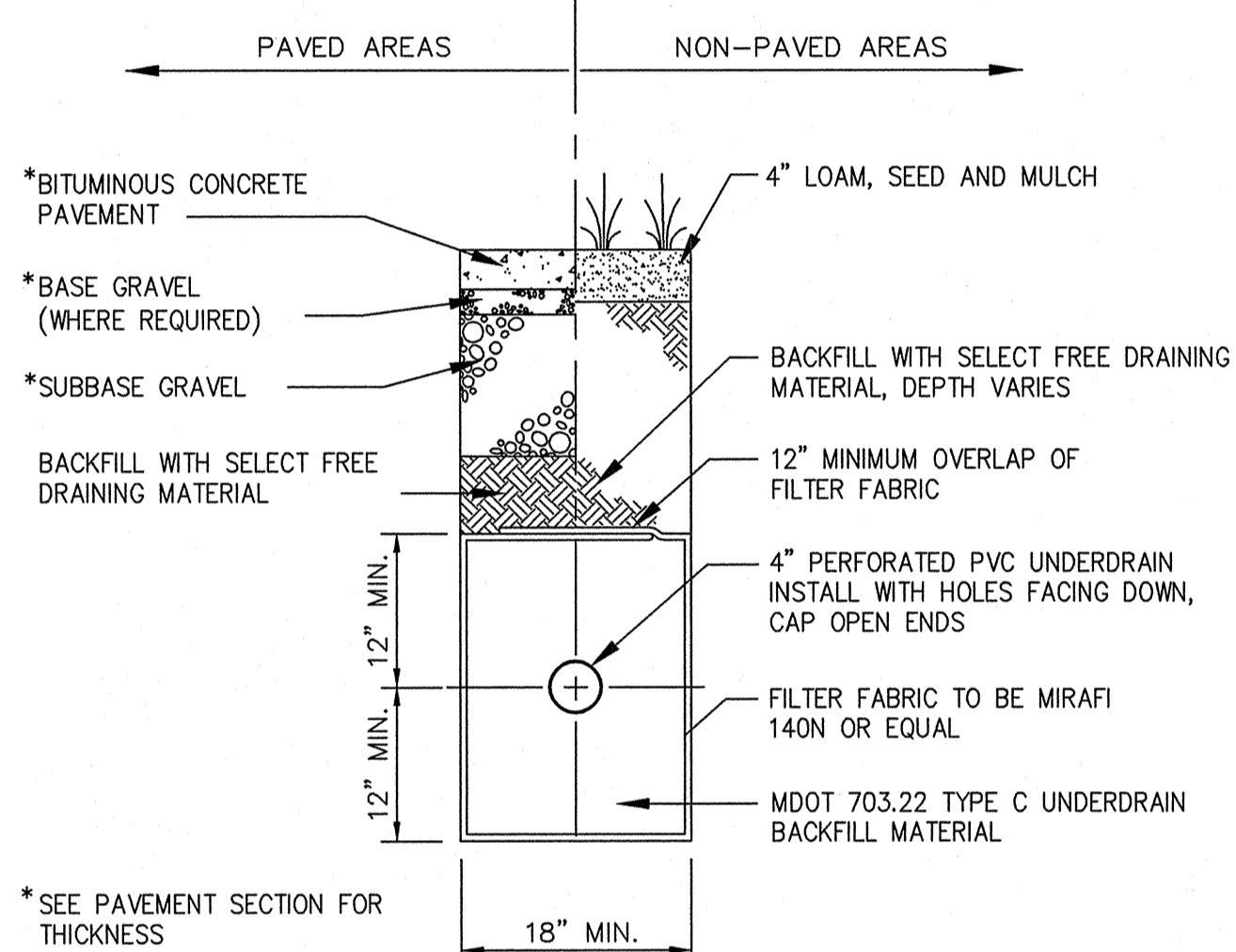
**H** TYPICAL SIDEWALK LIGHTING POLE FOUNDATION  
N.T.S.



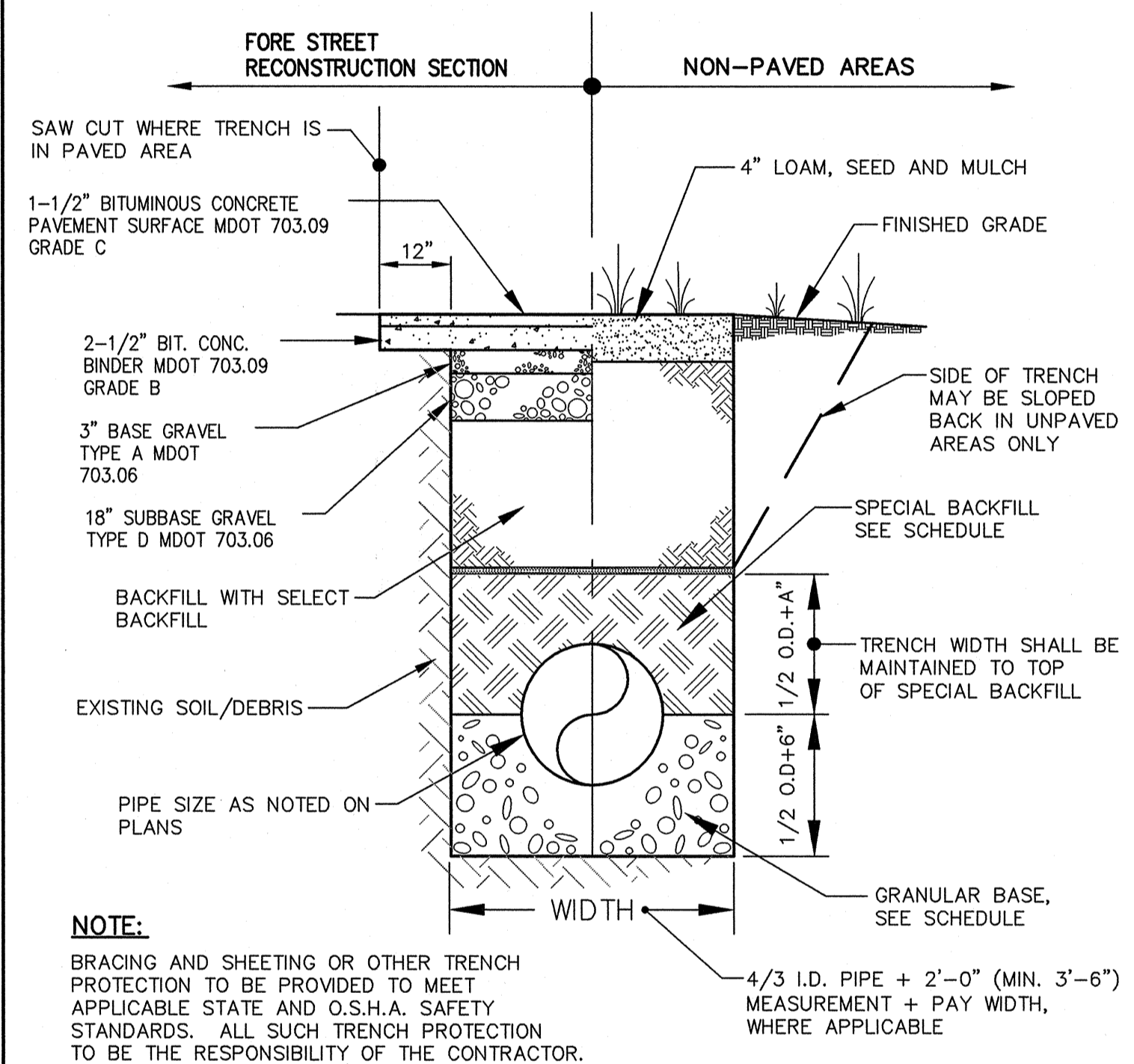
**J** UTILITY TRENCH - ELEC./TEL./COMMUNICATION LINES  
N.T.S.



**B** FORE STREET PARKING LOT GRANITE CURB SECTION  
N.T.S.



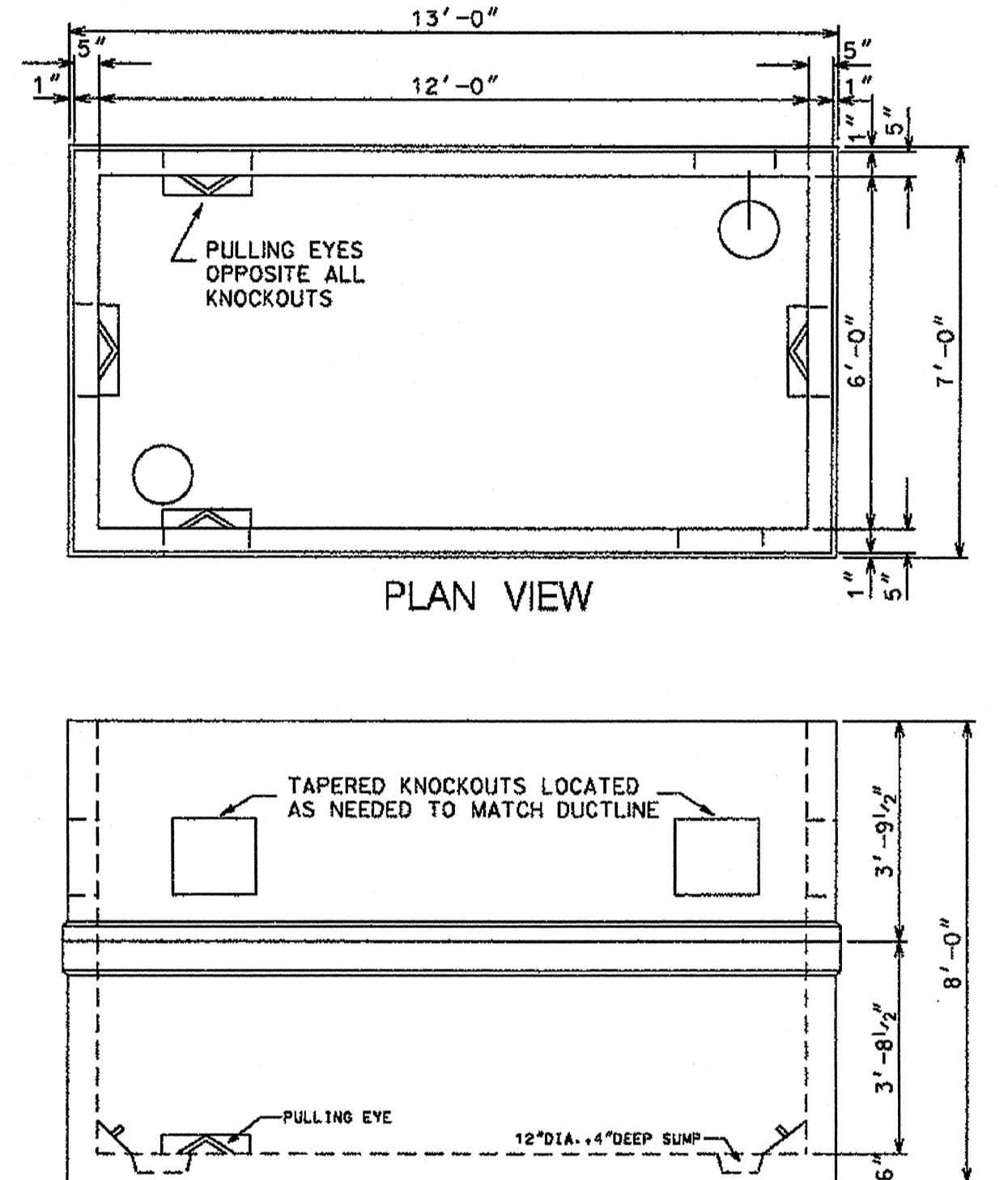
**F** TYPICAL UNDERDRAIN TRENCH SECTION  
N.T.S.



NOTE:  
BRACING AND SHEETING OR OTHER TRENCH PROTECTION TO BE PROVIDED TO MEET APPLICABLE STATE AND O.S.H.A. SAFETY STANDARDS. ALL SUCH TRENCH PROTECTION TO BE THE RESPONSIBILITY OF THE CONTRACTOR.

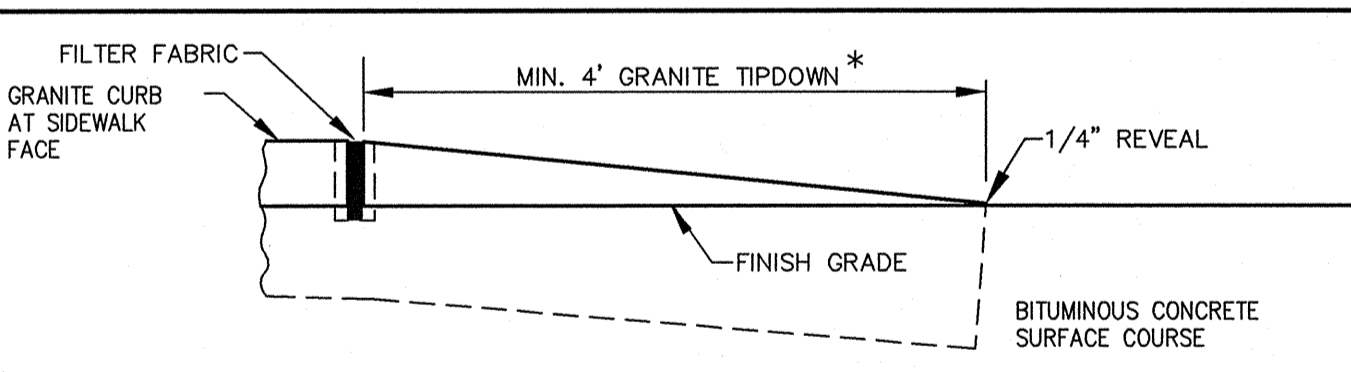
TRENCH SECTION BACKFILL SCHEDULE				
TYPE OF PIPE	GRANULAR BASE MATERIAL	SPECIAL BACKFILL	SPECIAL BACKFILL COVER "A" (IN)	SELECT BACKFILL
CONCRETE	GRANULAR AASHTO M145-49 A-3 OR BETTER	GRANULAR AASHTO M145-49 A-3 OR BETTER	12"	GRANULAR AASHTO M145-49 A-3 OR BETTER
PVC	3/4" CRUSHED STONE	GRANULAR AASHTO M145-49 A-3 OR BETTER	6"	GRANULAR AASHTO M145-49 A-3 OR BETTER
DUCTILE IRON	GRANULAR AASHTO M145-49 A-3 OR BETTER	GRANULAR AASHTO M145-49 A-3 OR BETTER	6"	GRANULAR AASHTO M145-49 A-3 OR BETTER
UNDER-DRAINS	3/4" CRUSHED STONE	3/4" CRUSHED STONE	6"	GRANULAR AASHTO M145-49 A-3 OR BETTER

**I** TYPICAL UTILITY PIPE TRENCH SECTION  
N.T.S.

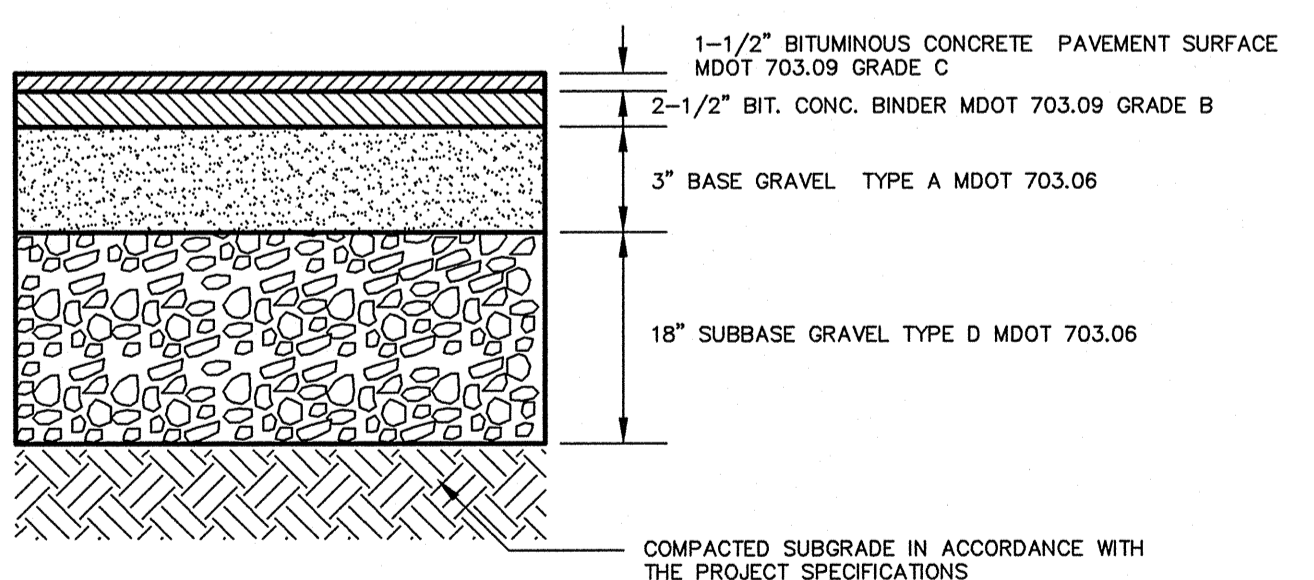


**K** CMP (38Y) VAULT  
N.T.S.

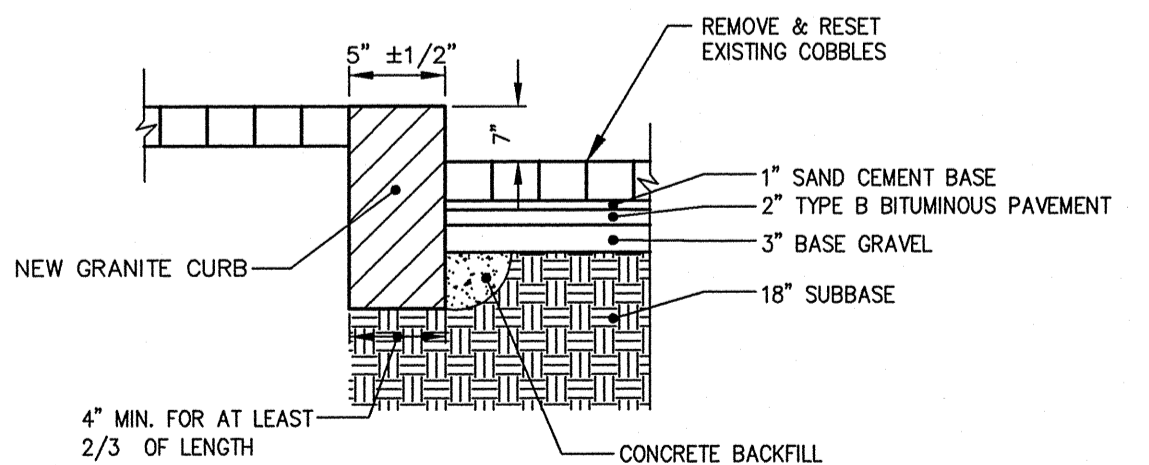
- NOTES
1. CONCRETE: 5000PSI AFTER 28 DAYS
  2. REINFORCED FOR H-20 LOADING
  3. PULLING EYES, INSERTS, DUCT OPENINGS, CAST IN AS REQUIRED
  4. SHIPLAP JOINTS SEALED WITH ASPHALTIC BUTYL RUBBER SEALANT.
  5. INSTALL TWO COURSES OF BRICK BENEATH COVER TO ALLOW FOR FUTURE GRADE CHANGE.



**C** CURB TIPDOWN DETAIL  
N.T.S.



**G** TYPICAL PAVEMENT SECTION  
N.T.S.



**D** CUSTOM HOUSE STREET RECONSTRUCTION  
N.T.S.

BID SET

			PROJECT <b>CUSTOM HOUSE SQUARE OFFICE BUILDING</b>		DeLUCA-HOFFMAN ASSOCIATES, INC. 778 MAIN STREET, SUITE 8 SOUTH PORTLAND, ME 04106 207-776-1751 WWW.DELUCAHOFFMAN.COM
SHEET TITLE <b>MISCELLANEOUS DETAILS</b>			SHEET NO. <b>2581-DET</b>		
CLIENT <b>OLYMPIA EQUITY INVESTORS IVB, LLC</b>			DRAWN: LECI DATE: NOV. 2005 DESIGNED: CJO SCALE: AS SHOWN CHECKED: CJO JOB NO. 2581 FILE NAME: 2581-DET		SHEET <b>C-6</b>
REVISIONS					