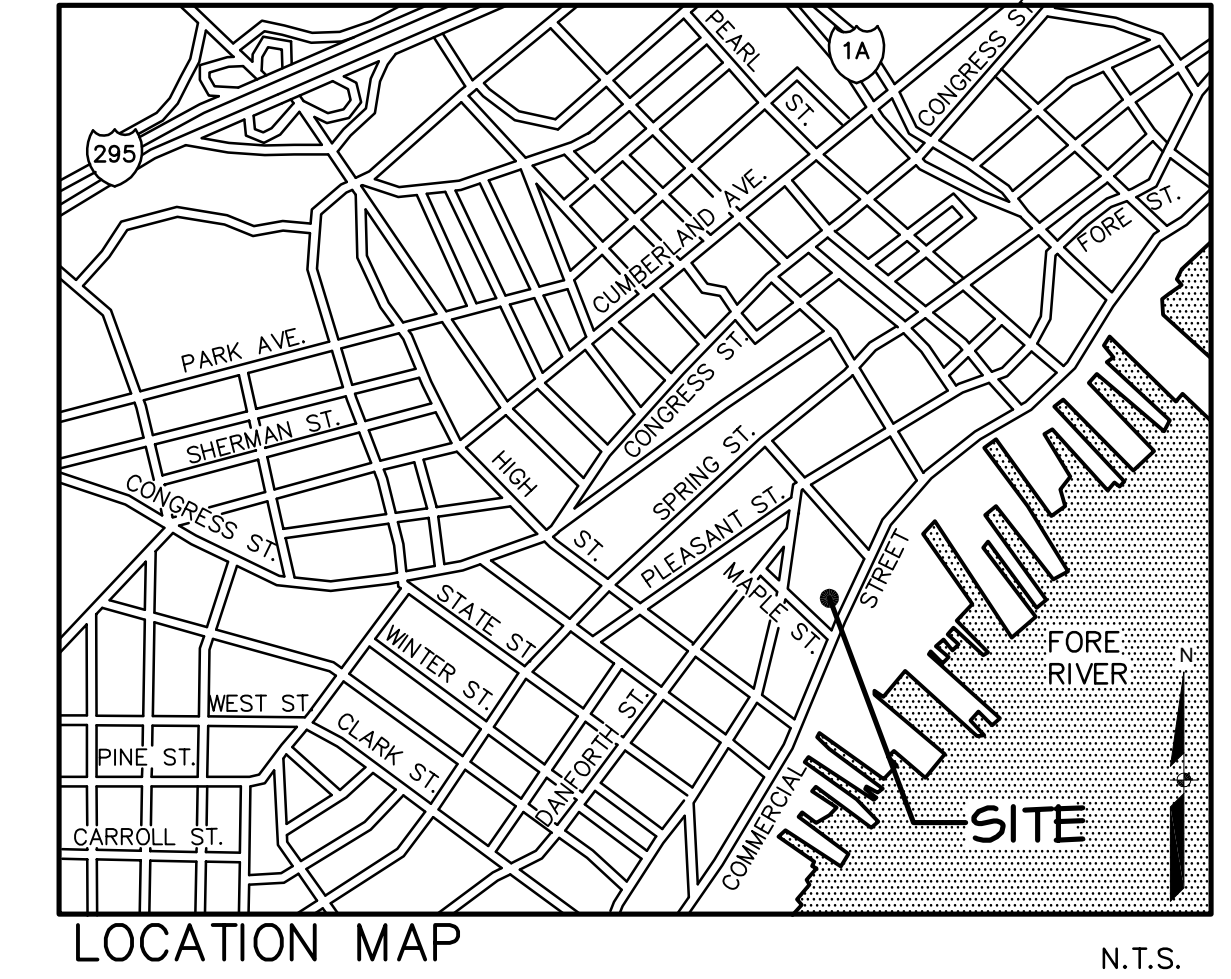
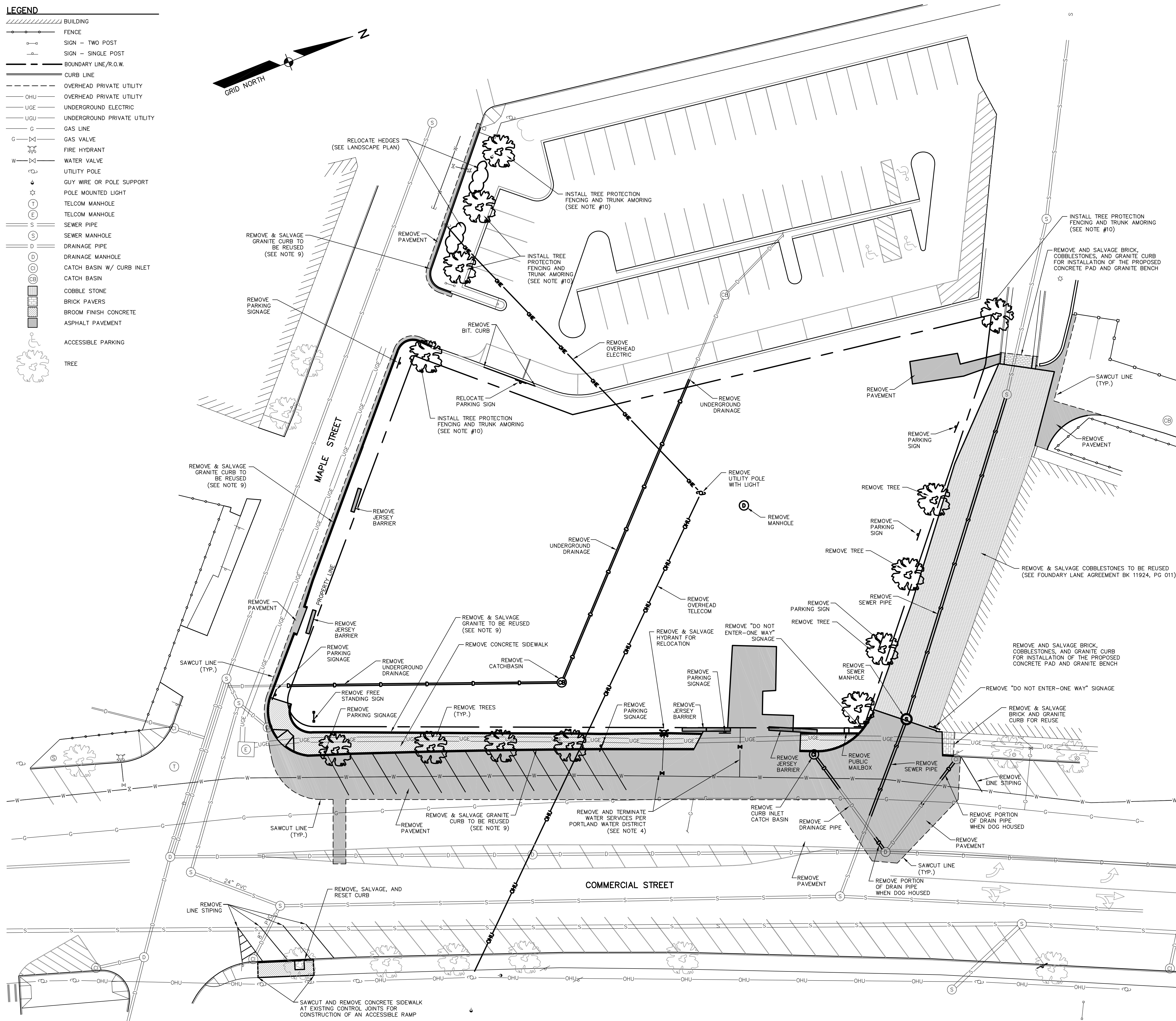
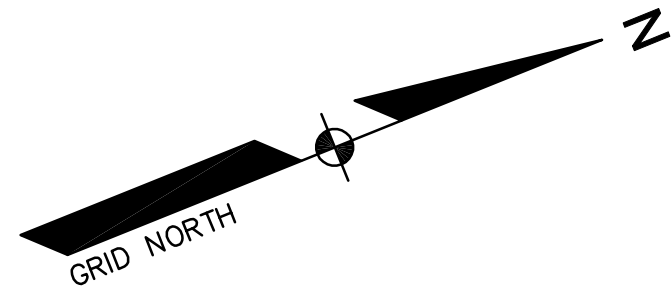
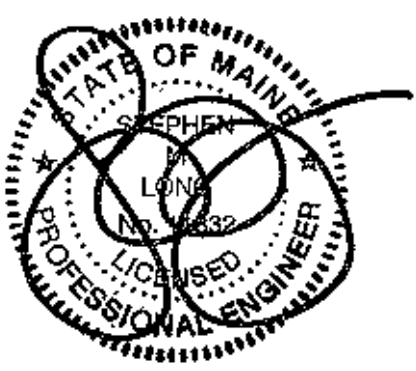
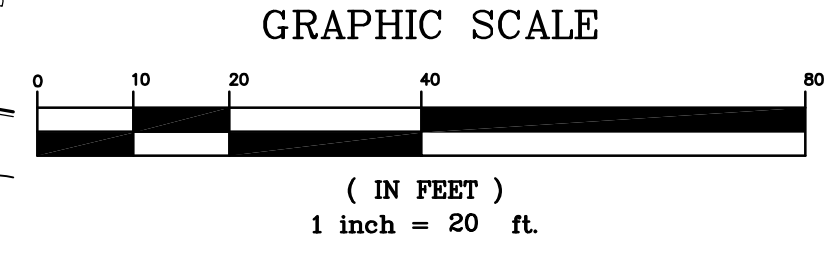


LEGEND

- ▨ BUILDING
- FENCE
- SIGN - TWO POST
- SIGN - SINGLE POST
- BOUNDARY LINE/R.O.W.
- CURB LINE
- OVERHEAD PRIVATE UTILITY
- OVERHEAD PUBLIC UTILITY
- UNDERGROUND ELECTRIC
- UNDERGROUND PRIVATE UTILITY
- GAS LINE
- GAS VALVE
- FIRE HYDRANT
- WATER VALVE
- UTILITY POLE
- GUY WIRE OR POLE SUPPORT
- POLE MOUNTED LIGHT
- TELCOM MANHOLE
- TELCOM MANHOLE
- SEWER PIPE
- SEWER MANHOLE
- DRAINAGE PIPE
- DRAINAGE MANHOLE
- CATCH BASIN W/ CURB INLET
- CATCH BASIN
- COBBLE STONE
- BRICK PAVERS
- BROOM FINISH CONCRETE
- ASPHALT PAVEMENT
- ACCESSIBLE PARKING
- TREE



- GENERAL NOTES**
1. THE SITE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION, DEPTH AND MATERIAL OF ALL SUBSURFACE UTILITY LINES SHOWN HEREON AND ANY AND ALL OTHERS LOCATED ON SITE WITHIN THE CONSTRUCTION AREA.
 2. THE SITE SUBCONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS, LICENSES, INSPECTIONS AND CERTIFICATES.
 3. ALL DEMOLITION MATERIALS SHALL BE DISPOSED OF BY APPROVED LEGAL MEANS.
 4. EXISTING UTILITIES LOCATED OUTSIDE THE LIMITS OF WORK REQUIRED FOR NEW CONSTRUCTION, TERMINATED UTILITIES LOCATED OUTSIDE THE LIMITS OF CONSTRUCTION SHALL BE DISCONNECTED, SEALED, REMOVED OR ABANDONED IN PLACE AS INDICATED ON THE PLANS AND IN ACCORDANCE WITH THE APPLICABLE STANDARDS, NOTIFICATION REQUIREMENTS AND DOCUMENTATION REQUIREMENTS OF THE AUTHORITY WITH OWNERSHIP OF AND/OR JURISDICTION OVER THOSE UTILITIES.
 5. THE SITE SUBCONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL SITE AND UTILITY DEMOLITION WITH ANY PROJECT PHASING AND LOGISTIC PLANS.
 6. OVERHEAD ELECTRIC AND TELECOMMUNICATIONS CABLES AND UTILITY POLES AND APPURTENANCES ARE TO BE REMOVED/RELOCATED BY THE UTILITY COMPANIES OWNING SUCH FACILITIES. THE GENERAL CONTRACTOR IS TO COORDINATE SCHEDULE WITH UTILITY COMPANY AND OWNER.
 7. REFER TO THE SITE PLAN, AND THE GRADING AND UTILITY PLAN FOR LIMITS OF NEW CONSTRUCTION WORK.
 8. REMOVAL AND ABANDONMENT OF SANITARY SEWERS AND STORM DRAINS:
 - A. PRIOR TO REMOVING OR ABANDONING ANY STORMWATER OF SANITARY SEWER LATERAL OR MAIN, THE CONTRACTOR SHALL OBTAIN A SEAL DRAIN PERMIT FROM THE CITY OF PORTLAND PUBLIC SERVICES DIVISION. THE CONTRACTOR SHALL PROVIDE 48 HOURS NOTICE TO THE SEWER MAINTENANCE DIVISION STATING THE DATE AND TIME THE CONTRACTOR INTENDS TO COMPLETE THE WORK.
 - B. ALL SANITARY AND STORM DRAIN MANHOLES INDICATED TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY.
 - C. STORM DRAINS AND SANITARY SEWER INDICATED TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY. THE EXISTING SEWER/RAIN LATERALS TO BE REMOVED SHALL BE PLUGGED AT THE MAIN OR AT THE CONNECTING STRUCTURE TO REMAIN IN ACCORDANCE WITH CITY OF PORTLAND PUBLIC SERVICES STANDARDS.
 9. GRANITE CURBING REMOVED FROM THE PUBLIC RIGHT OF WAY SHALL BE SALVAGED CLEANED AND STACKED ON SITE, AS DIRECTED BY THE GENERAL CONTRACTOR, FOR RE-INSTALLATION.
 - A. ANY GRANITE CURBING REMOVED FROM THE PUBLIC RIGHT OF WAY THAT IS SALVAGED AND NOT REINSTALLED SHALL REMAIN THE PROPERTY OF THE CITY OF PORTLAND. THE SITE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL WITHOUT DAMAGE, CLEANING AND STACKING IN A CITY DESIGNATED LOCATION. ALL STRAIGHT, CURVED, TERMINAL AND CORNER SECTIONS OF CURBING SHALL BE SALVAGED. EACH SECTION OF STRAIGHT CURBING SHALL HAVE ITS OVERALL LENGTH PAINTED LEGIBLY ON ONE END. EACH SECTION OF CIRCULAR CURBING SHALL HAVE ITS OVERALL ARC LENGTH AND RADIUS PAINTED LEGIBLY ON ONE END.
 10. PROTECTION OF EXISTING TREES TO REMAIN:
 - A. TREE MARKING: INDIVIDUAL TREES TO BE RETAINED SHALL BE VISIBLY MARKED WITH A BRIGHT-COLORED SURVEYOR'S RIBBON OR FLAGGING APPLIED IN A BAND CIRCLING THE TREE AT A HEIGHT VISIBLE TO EQUIPMENT OPERATORS.
 - B. STORAGE AND DISPOSAL OF TOXIC MATERIALS: NO TOXIC MATERIALS SHOULD BE STORED WITHIN THE DRIP LINE OF ANY TREES TO BE RETAINED. ALL CONSTRUCTION DEBRIS, INCLUDING PAINT, ACID, NAILS, GYPSUM BOARD, WIRE, CHEMICALS, FUELS AND LUBRICANTS, MUST BE PROPERLY DISPOSED OF.
 - C. FENCING: INSTALL FENCING TO ESTABLISH LIMITS OF CONSTRUCTION. FENCING SHOULD BE HIGHLY VISIBLE, OF STURDY CONSTRUCTION AND AT LEAST 3 FEET HIGH. FENCES MAY BE SNOW FENCE, BOARD FENCING, SYNTHETIC FABRIC FENCE, PLASTIC FENCE OR SIMILAR MATERIALS.
 - D. TRUNK ARMORING: ARMOR THE TREE TRUNK WITH BURLAP WRAPPING AND 2-INCH STUDS WIRE VERTICALLY NO MORE THAN TWO INCHES APART TO A HEIGHT OF FIVE FEET ENCLOSING THE TRUNK. NOTHING SHALL EVER BE NAILED TO THE TREE. FENCING AND ARMORING DEVICES SHALL BE IN PLACE BEFORE ANY EARTHWORK ACTIVITY BEGINS AND KEPT IN GOOD REPAIR FOR THE DURATION OF CONSTRUCTION ACTIVITIES, AND BE THE LAST ITEMS REMOVED DURING THE FINAL CLEANUP, UPON THE PROJECT'S COMPLETION.
 - E. MINIMAL EXCAVATION AND CONSTRUCTION WILL OCCUR WITHIN THE DRIP LINE. SEE THE DETAIL SPECIFIC TO NORTHERLY SIDEWALK INSTALLATION ALONG MAPLE STREET FOR A REDUCED AGGREGATE BASE SECTION. PRUNE ANY ROOTS EXPOSED. SEE THE NOTE BELOW REGARDING REPLACEMENT PLANTINGS IF WHEN THE ROOT SYSTEM IS DAMAGED
 - F. UPON COMPLETION OF THE PROJECT, PLANT MATERIAL THAT HAS BEEN DESIGNATED FOR PRESERVATION SHALL BE SUBJECT TO THE MAINTENANCE AND INSPECTION REQUIREMENTS OUTLINED IN SECTION 4 OF THE PORTLAND TECHNICAL MANUAL. PRESERVED VEGETATION AND NEW PLANTINGS THAT SHOW SIGNS OF CONSTRUCTION DAMAGE WITHIN A ONE YEAR PERIOD FOLLOWING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO BARK DAMAGE OR EXCESSIVE ROOT DAMAGE, GRADE CHANGES OTHER THAN THOSE ORIGINALLY INDICATED IN THE APPROVED GRADING PLAN, SOIL COMPACTION DUE TO HEAVY EQUIPMENT TRAVELING CLOSELY, OR GENERAL DECLINE DUE TO MECHANICAL OR NATURAL CONDITIONS SHALL BE REJECTED AND MUST BE REPLACED PRIOR TO THE RELEASE OF ANY DEFECT GUARANTEE. ANY REJECTED TREE WILL BE SUBJECT TO THE FOLLOWING REPLACEMENT REQUIREMENTS:
 - FOR EVERY EXISTING TREE REJECTED THAT IS 16" OR MORE IN CALIPER DBH, TWO (2) REPLACEMENT TREES LISTED ON THE CITY OF PORTLAND APPROVED NATIVE SPECIES LIST SHALL BE PLANTED ON THE SITE.
 - FOR EVERY EXISTING TREE REJECTED THAT IS BETWEEN 10" AND 15" IN CALIPER DBH, ONE (1) REPLACEMENT TREE LISTED ON THE CITY OF PORTLAND APPROVED NATIVE SPECIES LIST SHALL BE PLANTED ON THE SITE.



REVISION SCHEDULE	BY	DATE	REVISION DESCRIPTION
	BJ5	01-15-13	REVISED PER CITY STAFF AND HISTORICAL/PLANNING BOARD COMMENTS
	BJ5	02-01-13	REVISED PER CITY STAFF AND HISTORICAL/PLANNING BOARD COMMENTS
	BJ5	02-05-13	REVISED PER CITY STAFF AND HISTORICAL/PLANNING BOARD COMMENTS

DEMOLITION PLAN

PROJECT: **COMMERCIAL & MAPLE STREET MIXED USE DEVELOPMENT**

LOCATION: **PORTLAND, ME**

DATE: 10-22-12	SCALE: 1"=20'
DRAWN BY: BJ5	
C03	
SHEET: 3 OF 14	