

ALL RECORDS AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSIONS AND THE FINAL SERVICE CONNECTIONS.

5. 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.

**OUTLINE OF DIVISION 2 WORK**

THE "C" (CIVIL) SERIES OF DRAWINGS, ANY "L" (LANDSCAPING) SERIES OF DRAWINGS AND ANY AND ALL EXCAVATION AND BACKFILL REQUIRED BY OTHER TRADES IS A PORTION OF THE CIVIL (DIVISION 2) WORK. FOR UTILITIES, THE DIVISION 2 CONTRACTOR IS RESPONSIBLE FOR A COMPLETE INSTALLATION OF UTILITIES UP TO A POINT 5 FEET FROM THE BUILDING FACE. WITHIN 5 FEET OF THE BUILDING IT INCLUDES ALL EXCAVATION, BEDDING AND BACKFILL OF UTILITIES. DIVISION 2 WORK INCLUDES PROVIDING THE TRANSFORMER PADS, TRENCHING, AND BACKFILLING FOR ELECTRICAL CONDUIT OR CABLES, ALL CONCRETE FOUNDATIONS FOR LIGHTING, AND PLACEMENT OF SLURRY CONCRETE IN ELECTRICAL TRENCHES AT CROSSINGS OF FUEL OIL OR NATURAL GAS LINES OR OTHER UTILITIES AS REQUIRED BY CENTRAL MAINE POWER. THE WORK INCLUDES ALL EXCAVATION, AND BACKFILLING OF FOUNDATIONS. ON THE EXTERIOR OF THE BUILDING, THE DIVISION 2 CONTRACTOR IS RESPONSIBLE FOR ALL WORK EXCEPT FOR CONCRETE SLABS AT STRUCTURAL ENTRANCES.

THE DIVISION 2 WORK SHALL INCLUDE THE CONSTRUCTION OF ALL OFFSITE ROADWAY IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, NEW PAVEMENT SECTION BOX CONSTRUCTION, PAVING, DRAINAGE, UNDERDRAIN, SIGNAGE, LABOR AND INCIDENTALS NECESSARY TO COMPLETE THE WORK AT NO EXTRA COST TO THE OWNER.

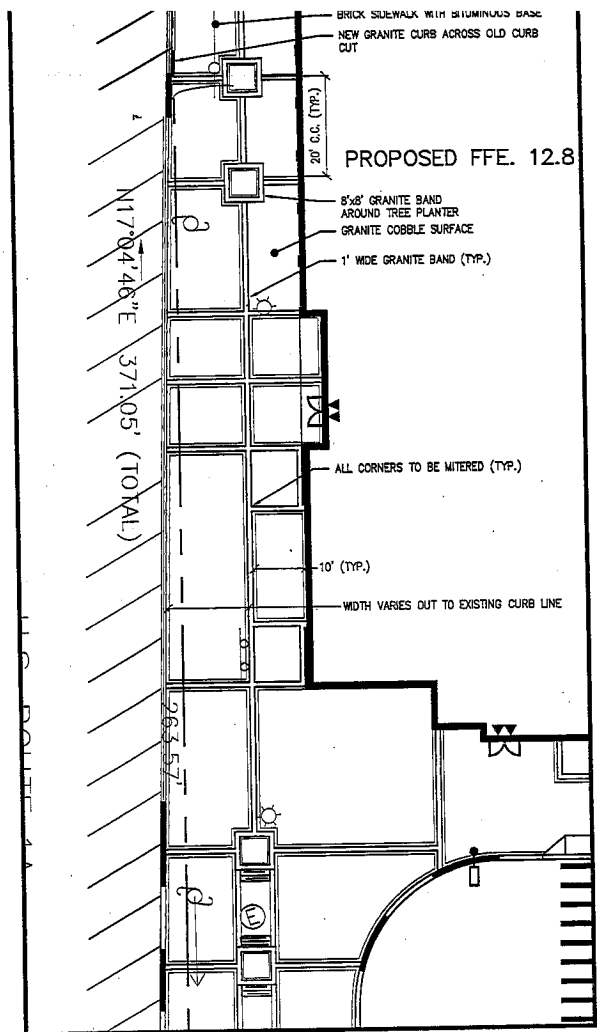
**NOTE:**  
REFER TO CP504/N1 FOR PAVING PATTERNS

4. ALL DIMENSIONING UNLESS OTHERWISE NOTED IS TO THE FACE OF CURB OR FACE OF BUILDING.
5. EXCEPT WHERE INDICATED OTHERWISE, THE PAVEMENT IS TO BE STANDARD DUTY PAVEMENT.
6. BUILDING SUMMARY: PROPOSED 41,009 S.F.
7. ZONING DATA  
WATERFRONT CENTRAL ZONE - WCZ

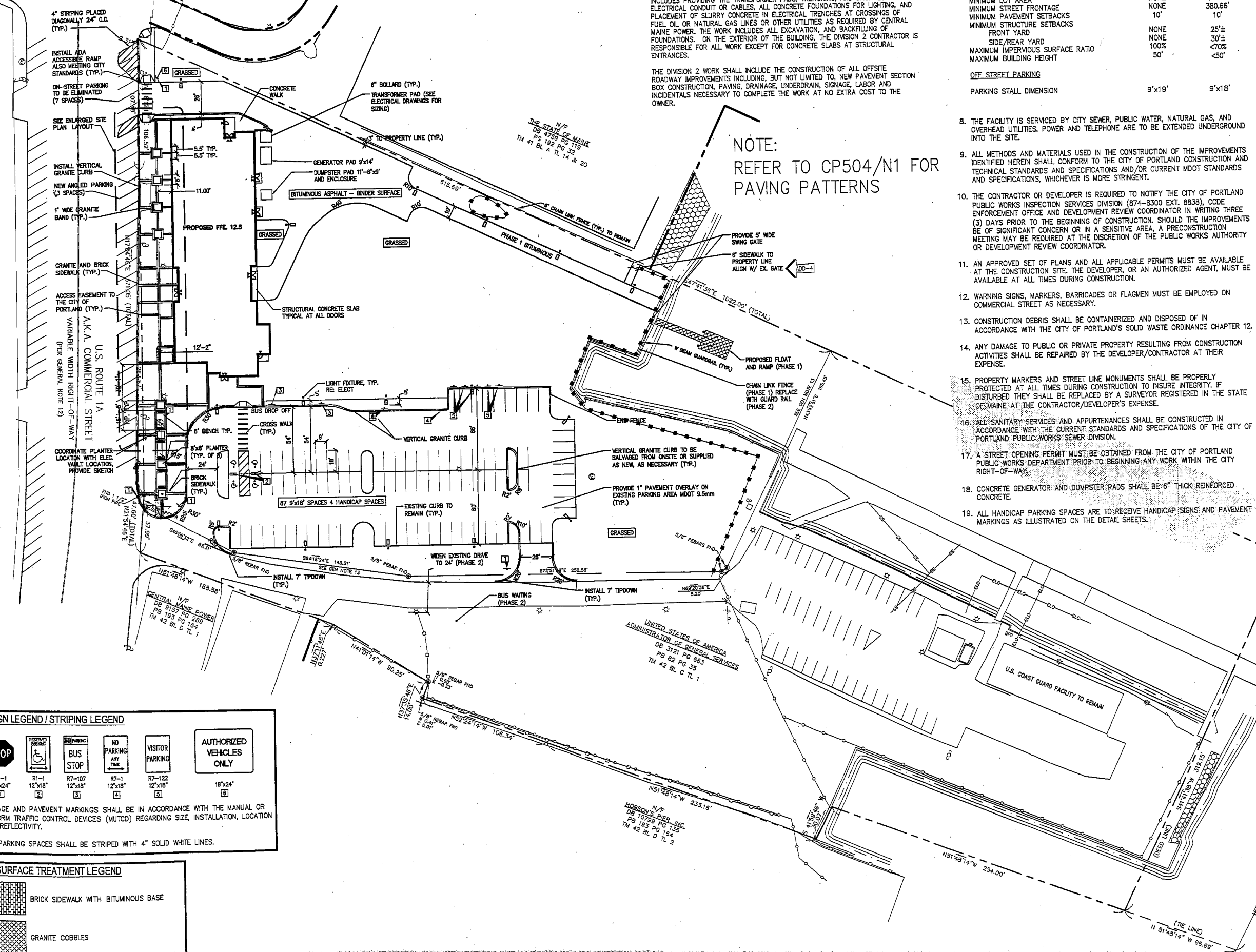
SPACE AND BULK REGULATIONS	REQUIRED	ACTUAL
MINIMUM LOT AREA	NONE	340,470 S.F.
MINIMUM STREET FRONTAGE	NONE	380.66'
MINIMUM PAVEMENT SETBACKS	10'	10'
MINIMUM STRUCTURE SETBACKS		
FRONT YARD	NONE	25'±
SIDE/REAR YARD	NONE	30'±
MAXIMUM IMPERVIOUS SURFACE RATIO	100%	<70%
MAXIMUM BUILDING HEIGHT	50'	<50'

OFF STREET PARKING		
PARKING STALL DIMENSION	9'x19'	9'x18'

8. THE FACILITY IS SERVICED BY CITY SEWER, PUBLIC WATER, NATURAL GAS, AND OVERHEAD UTILITIES. POWER AND TELEPHONE ARE TO BE EXTENDED UNDERGROUND INTO THE SITE.
9. ALL METHODS AND MATERIALS USED IN THE CONSTRUCTION OF THE IMPROVEMENTS IDENTIFIED HEREIN SHALL CONFORM TO THE CITY OF PORTLAND CONSTRUCTION AND TECHNICAL STANDARDS AND SPECIFICATIONS AND/OR CURRENT MDT STANDARDS AND SPECIFICATIONS, WHICHEVER IS MORE STRINGENT.
10. THE CONTRACTOR OR DEVELOPER IS REQUIRED TO NOTIFY THE CITY OF PORTLAND PUBLIC WORKS INSPECTION SERVICES DIVISION (874-8300 EXT. 8838), CODE ENFORCEMENT OFFICE AND DEVELOPMENT REVIEW COORDINATOR IN WRITING THREE (3) DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION. SHOULD THE IMPROVEMENTS BE OF SIGNIFICANT CONCERN OR IN A SENSITIVE AREA, A PRECONSTRUCTION MEETING MAY BE REQUIRED AT THE DISCRETION OF THE PUBLIC WORKS AUTHORITY OR DEVELOPMENT REVIEW COORDINATOR.
11. AN APPROVED SET OF PLANS AND ALL APPLICABLE PERMITS MUST BE AVAILABLE AT THE CONSTRUCTION SITE. THE DEVELOPER, OR AN AUTHORIZED AGENT, MUST BE AVAILABLE AT ALL TIMES DURING CONSTRUCTION.
12. WARNING SIGNS, MARKERS, BARRICADES OR FLAGMEN MUST BE EMPLOYED ON COMMERCIAL STREET AS NECESSARY.
13. CONSTRUCTION DEBRIS SHALL BE CONTAINERIZED AND DISPOSED OF IN ACCORDANCE WITH THE CITY OF PORTLAND'S SOLID WASTE ORDINANCE CHAPTER 12.
14. ANY DAMAGE TO PUBLIC OR PRIVATE PROPERTY RESULTING FROM CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE DEVELOPER/CONTRACTOR AT THEIR EXPENSE.
15. PROPERTY MARKERS AND STREET LINE MONUMENTS SHALL BE PROPERLY PROTECTED AT ALL TIMES DURING CONSTRUCTION TO INSURE INTEGRITY. IF DISTURBED THEY SHALL BE REPLACED BY A SURVEYOR REGISTERED IN THE STATE OF MAINE AT THE CONTRACTOR/DEVELOPER'S EXPENSE.
16. ALL SANITARY SERVICES AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF PORTLAND PUBLIC WORKS SEWER DIVISION.
17. A STREET OPENING PERMIT MUST BE OBTAINED FROM THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT PRIOR TO BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
18. CONCRETE GENERATOR AND DUMPSTER PADS SHALL BE 6" THICK REINFORCED CONCRETE.
19. ALL HANDICAP PARKING SPACES ARE TO RECEIVE HANDICAP SIGNS AND PAVEMENT MARKINGS AS ILLUSTRATED ON THE DETAIL SHEETS.



ENLARGED SITE PLAN 1"=20'



**STRIPING LEGEND / STRIPING LEGEND**

NO PARKING ANY TIME	VISITOR PARKING	AUTHORIZED VEHICLES ONLY
R7-107 12'x18'	R7-122 12'x18'	18'x24'

PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MANUAL OR TRAFFIC CONTROL DEVICES (MUTCD) REGARDING SIZE, INSTALLATION, LOCATION AND REFLECTIVITY.

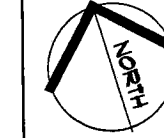
PARKING SPACES SHALL BE STRIPED WITH 4" SOLID WHITE LINES.

**SURFACE TREATMENT LEGEND**

	BRICK SIDEWALK WITH BITUMINOUS BASE
	GRANITE COBBLES

7	ADDENDUM #
6	FINAL APP
5	ADDENDUM #
4	PHASE
3	FINAL SUBMIS
2	DESIG
1	SECOND
REV.	

PP  
CURRENT ISSUE STA



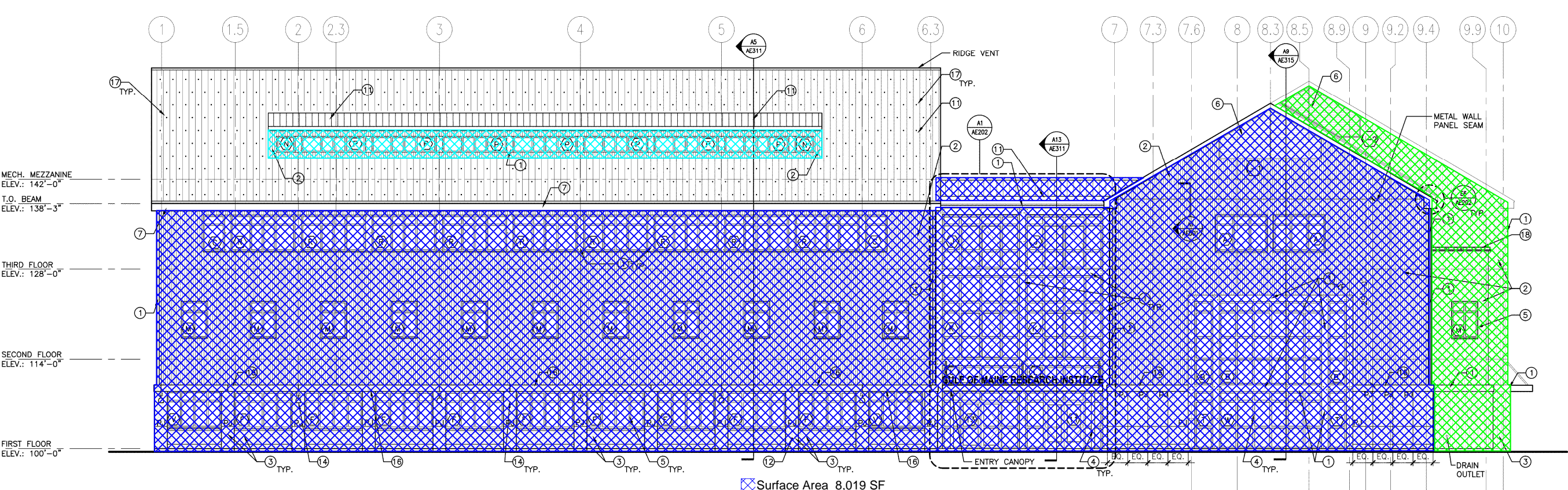
PROJECT:

**GENERAL**

1. SEE F1/AE503 MOUNTED IN ME

**KEYED NO**

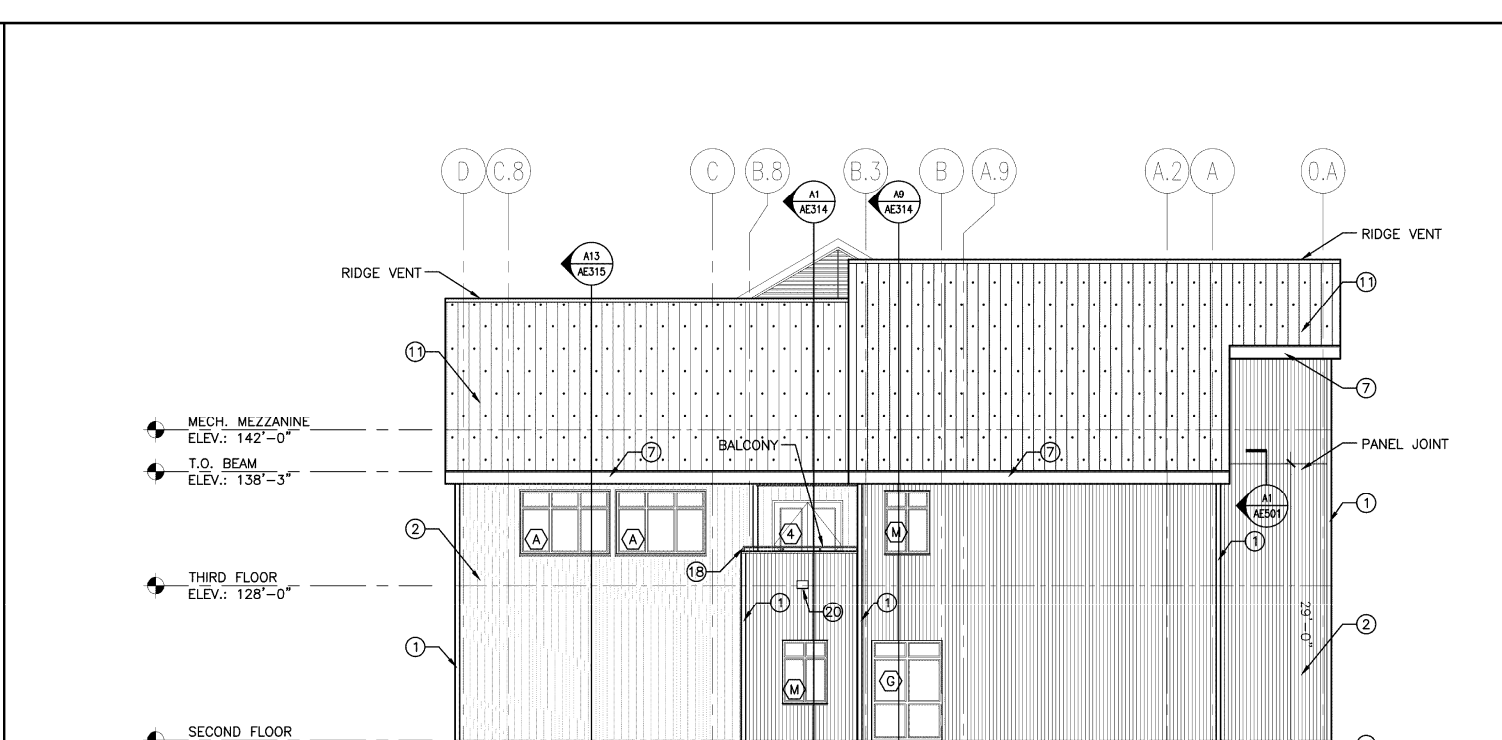
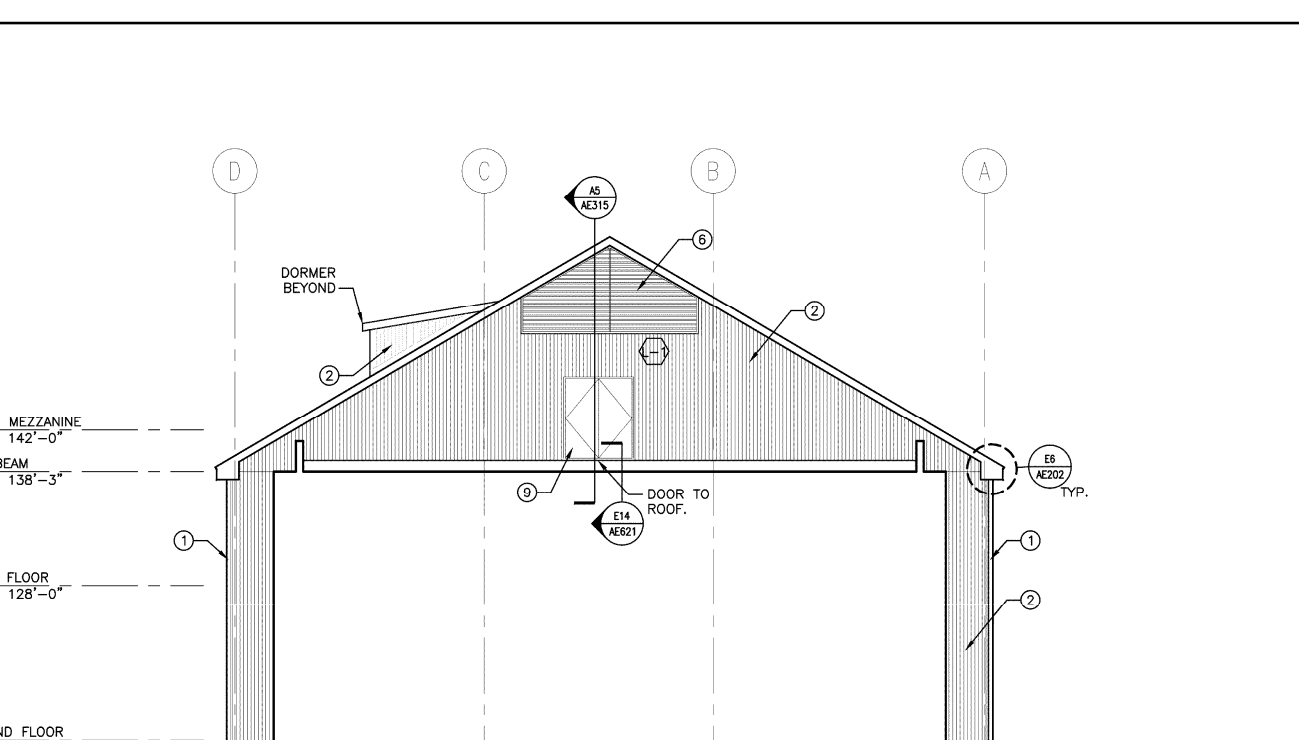
- ① PAINTED STEE
- ② CORRUGATED
- ③ VENEER STON
- ④ ALUMINUM CL
- ⑤ ALUMINUM WII
- ⑥ LOUVER
- ⑦ METAL FASCIA
- ⑧ GLAZING
- ⑨ HOLLOW METAF
- ⑩ NOT USED
- ⑪ METAL ROOFIN
- ⑫ HOSE BIBB, S
- ⑬ FIRE DEPARTM
- ⑭ LIGHT FIXTURE
- ⑮ MECHANICAL I
- ⑯ STONE LINTEL
- ⑰ SNOW GUARD
- ⑱ PAINTED STEE
- ⑲ METAL SIDING
- ⑳ SCUPPER
- ㉑ GAS METER
- ㉒ SPRINKLER S'



- Surface Area 8,019 SF
- Surface Area 382 SF
- Surface Area 633 SF

Banner signs will be centered between the 2nd floor windows beginning with the window closest to the entryway. Signs will begin approximately 11' 8.5" off of the ground.

**TERN ELEVATION**



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REV.			
<b>PR</b>			
CURRENT ISSUE STA			