

GENERAL NOTES:

1. THE CONTRACTOR SHALL REFER TO THE PROJECT MANUAL FOR CONSTRUCTION SPECIFICATIONS AND BIDDING PROCEDURES.
2. THIS PROJECT WILL BE SUBJECT TO THE TERMS AND CONDITIONS OF ALL PERMITS ISSUED BY THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, THE U.S. DEPARTMENT OF THE ARMY CORPS OF ENGINEERS, LOCAL UTILITY COMPANIES AND THE CITY OF PORTLAND.
3. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF THE ENTRANCE, PAVING, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE POINTS. ENTRANCES IN MOST LOCATIONS REQUIRE STRUCTURAL SLABS. REFER TO THE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR INFORMATION ON THE STRUCTURAL SLAB ENTRANCES.
4. ALL REQUIRED AND NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES 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 DO 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.

6. MAINTENANCE OF EROSION CONTROL MEASURES IS OF PARAMOUNT IMPORTANCE TO THE APPLICANT 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 ONSITE INSPECTIONS OF THE OWNER, THEIR REPRESENTATIVES, OR THE CITY, AT NO ADDITIONAL COST TO THE OWNER.
7. 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.
8. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE PROJECT SPECIFICATIONS, THE CITY OF PORTLAND AND SERVING UTILITY REQUIREMENTS, IN CASES WHERE THESE CONFLICT THE MOST STRINGENT SHALL APPLY AT NO EXTRA COST TO THE OWNER.
9. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RECORD DRAWINGS THROUGHOUT THE PROJECT AND PROVIDING THE OWNER WITH A SET OF THE FINAL RECORD DRAWINGS WHEN THE PROJECT IS COMPLETE.
10. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ACCESS TO THE COAST GUARD PROPERTY AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY MARKINGS, SIGNAGE AND INCIDENTALS TO MAINTAIN SAFE VEHICLE AND PEDESTRIAN ACCESS THROUGHOUT THE LIFE OF THE PROJECT.

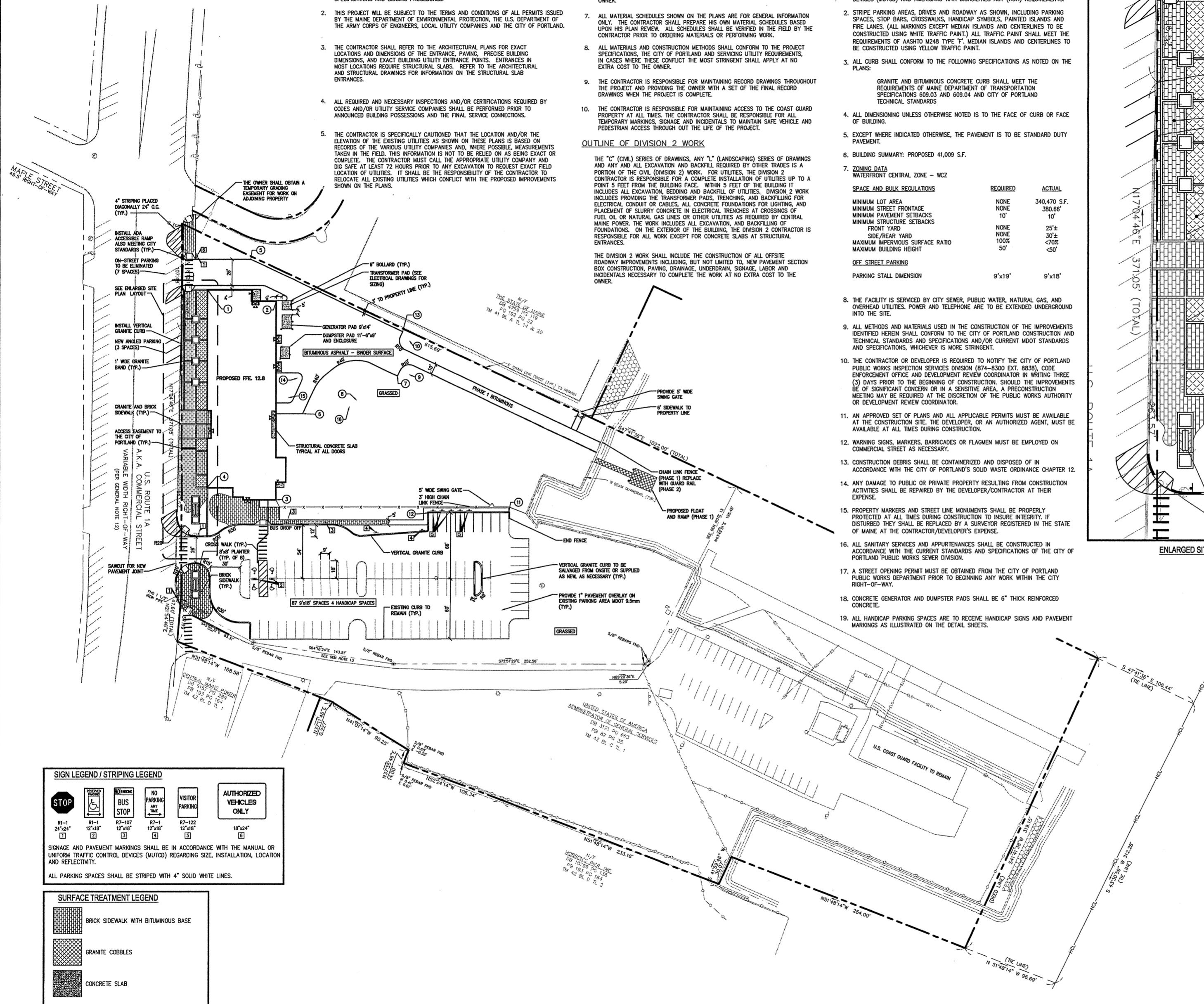
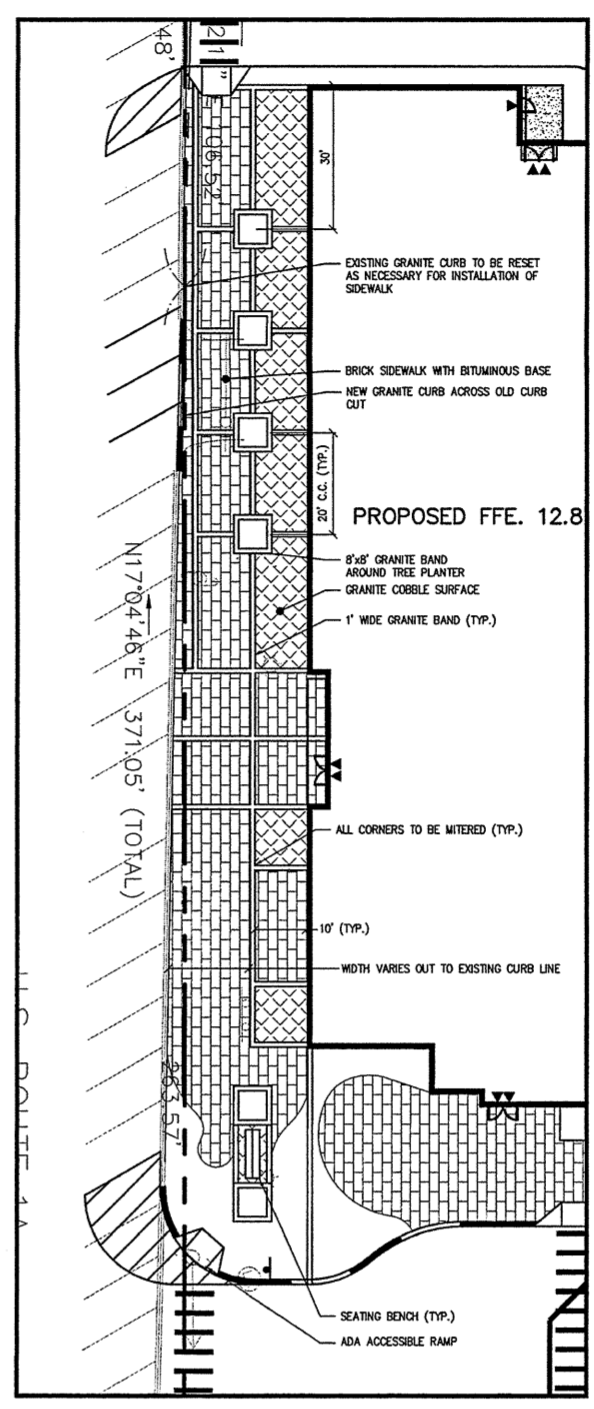
OUTLINE OF DIVISION 2 WORK

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 EXTENSION 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.

SITE LAYOUT NOTES:

1. ALL SIGNAGE SHALL CONFORM TO THE STANDARDS FOR SIZE, HEIGHT, LOCATION, AND REFLECTIVITY SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND AMERICANS WITH DISABILITIES ACT (ADA) REQUIREMENTS.
2. STRIPE PARKING AREAS, DRIVES AND ROADWAY AS SHOWN, INCLUDING PARKING SPACES, STOP BARS, CROSSWALKS, HANDICAP SYMBOLS, PAINTED ISLANDS AND FIRE LANES. (ALL MARKINGS EXCEPT MEDIAN ISLANDS AND CENTERLINES TO BE CONSTRUCTED USING WHITE TRAFFIC PAINT). ALL TRAFFIC PAINT SHALL MEET THE REQUIREMENTS OF AASHTO M248 TYPE "I". MEDIAN ISLANDS AND CENTERLINES TO BE CONSTRUCTED USING YELLOW TRAFFIC PAINT.
3. ALL CURB SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS AS NOTED ON THE PLANS:
GRANITE AND BITUMINOUS CONCRETE CURB SHALL MEET THE REQUIREMENTS OF MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS 609.03 AND 609.04 AND CITY OF PORTLAND TECHNICAL STANDARDS
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 NONE 25'
SIDE/REAR YARD NONE 30'
MAXIMUM IMPERVIOUS SURFACE RATIO 100% <70%
MAXIMUM BUILDING HEIGHT 50' <50'
8. OFF-STREET PARKING
PARKING STALL DIMENSION 9'x19' 9'x18'
9. THE FACILITY IS SERVED BY CITY SEWER, PUBLIC WATER, NATURAL GAS, AND OVERHEAD UTILITIES. POWER AND TELEPHONE ARE TO BE EXTENDED UNDERGROUND INTO THE SITE.
10. THE CONTRACTOR OR DEVELOPER IS REQUIRED TO NOTIFY THE CITY OF PORTLAND PUBLIC WORKS INSPECTION SERVICES DIVISION (874-8300 EXT. 8830), 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.



SIGN LEGEND / STRIPING LEGEND

81-1 24"x24"	81-1 12"x18"	87-107 12"x18"	87-1 12"x18"	18"x24"
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SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MANUAL OR UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REGARDING SIZE, INSTALLATION, LOCATION AND REFLECTIVITY.

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

SURFACE TREATMENT LEGEND

	BRICK SIDEWALK WITH BITUMINOUS BASE
	GRANITE COBBLES
	CONCRETE SLAB

7	ADDENDUM #3 - REVISED DUMPSTER ENCLOSURE	10.26.03
6	FINAL APPROVAL PLANS FOR CITY RECORDS	8.25.03
5	ADDENDUM #1 - REVISED DUMPSTER ENCLOSURE	8.22.03
4	PHASE 1 CONSTRUCTION DOCUMENTS	8.25.03
3	FINAL SUBMISSION TO PORTLAND PLANNING AUTH.	7.30.03
2	DESIGN DEVELOPMENT SUBMISSION	6.13.03
1	SECOND WORKSHOP SUBMISSION TO CITY	6.10.03

ADDENDUM #3
10-26-03

CURRENT ISSUE STATUS:

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THE GULF OF MAINE RESEARCH INSTITUTE
PORTLAND, MAINE

PROJECT: **SITE LAYOUT AND MATERIALS PLAN (PHASE 1)**

SHEET TITLE: **CP101**

SCALE: 1" = 40' DATE: _____
PROJECT MANAGER: RML GRAPHIC SCALE: 0" 1"
JOB CAP/DRAWN: CMW
A/E OF RECORD: DJV SHEET No. _____
SMRT CAD FILE: CP101_03034
PROJECT No. 03034-00/1984.1