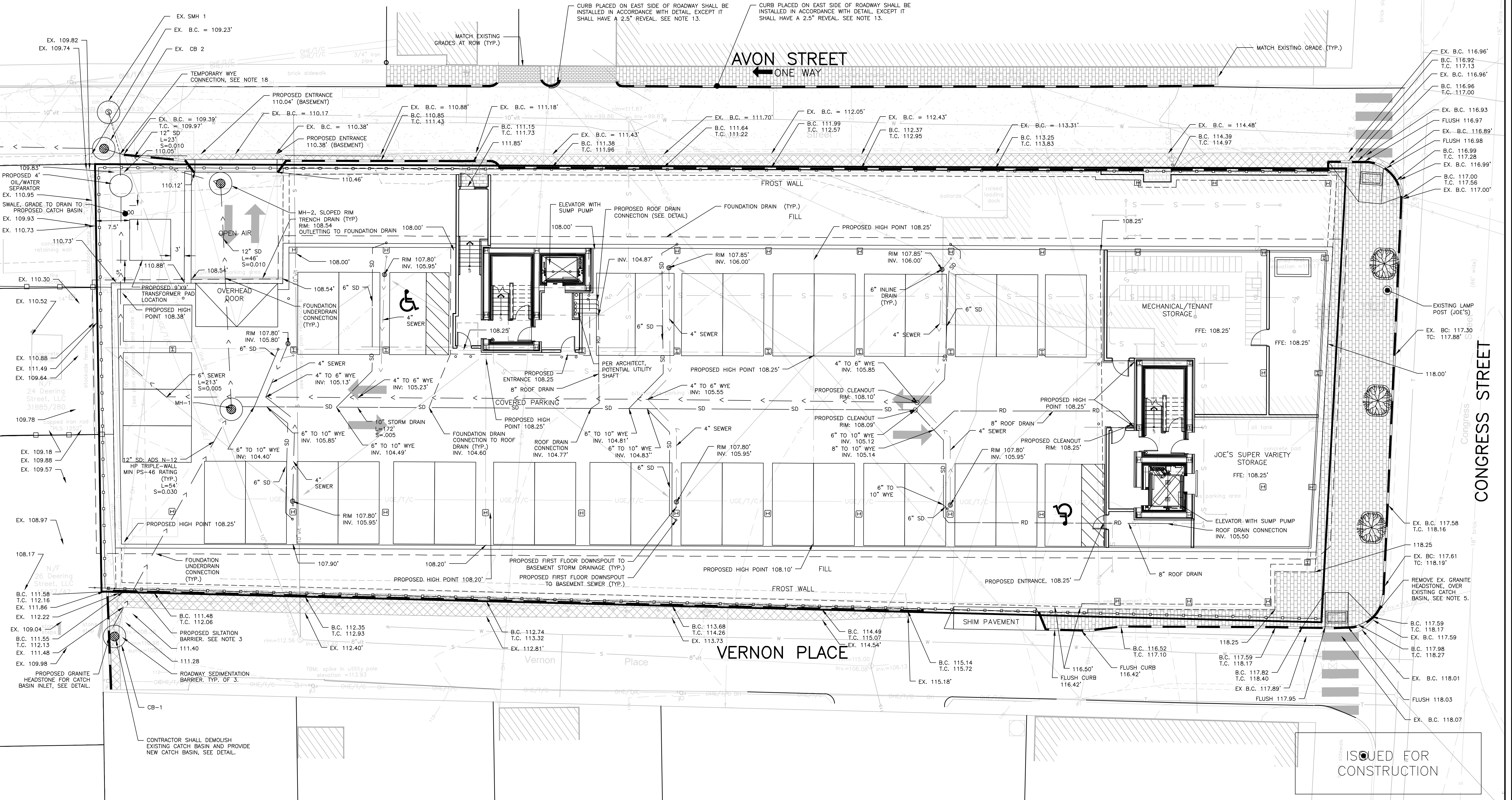
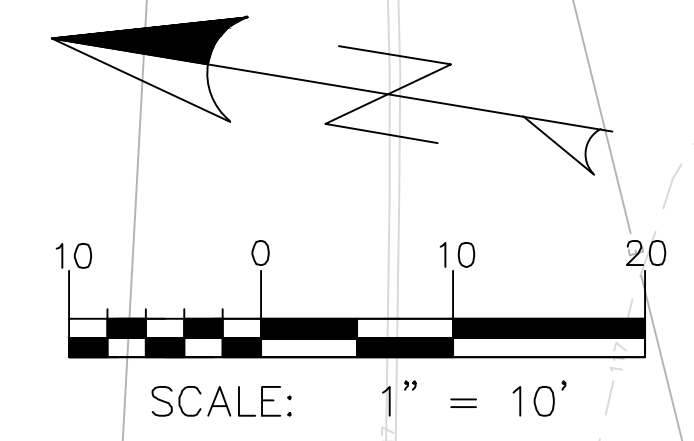


- GENERAL NOTES:
- REFER TO STRUCTURAL ENGINEER'S PLANS FOR WALL DESIGN. DESIGN OF TEMPORARY SOIL RESTRAINT MEASURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR IF NECESSARY FOR CONSTRUCTION.
  - CONTRACTOR SHALL PLACE CATCH BASIN INLET PROTECTION ON CATCH BASINS AND FIELD INLETS DOWN-GRADE OF ALL NON-STABILIZED SURFACES, PER DETAIL.
  - LOCATION OF PROPOSED SEDIMENTATION BARRIER IS INDICATED ON PLAN. CONTRACTOR TO ENSURE THAT SEDIMENTATION BARRIER IS INSTALLED ALONG THE DOWN-GRADE LOCATION OF DISTURBANCE, PER DETAIL.
  - CONTRACTOR SHALL INSTALL CONSTRUCTION ENTRANCE AT ALL LOCATIONS OF INGRESS AND EGRESS DURING CONSTRUCTION TO THE SITE. SEE DETAIL.
  - CURB TO BE REMOVED, STOCKPILED AND RESET IN ACCORDANCE WITH DETAIL. BROKEN CURB SHALL BE PROPERLY DISPOSED OF AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. IN INSTANCES WHERE CATCH BASIN HEADSTONES ARE TO BE REPLACED WITH TIPPOUNDS, CONTRACTOR SHALL PROVIDE NEW GRANITE CURB TIPPOUND AND OTHER CURING AS NECESSARY. CATCH BASIN HEADSTONES SHOULD ONLY BE REMOVED IF THEY ARE TO HINDER ADA ACCESS TO CURB RAMPS. EXISTING RADIAL BURNOUT CURB ON AVON SHALL BE DELIVERED TO CITY OF PORTLAND DPS; CONTRACTOR TO COORDINATE.
  - CONTRACTOR SHALL INSTALL CATCH BASIN HOOD ON ALL CATCH BASINS PER DETAIL.
  - CONTRACTOR SHALL ENSURE THAT FOUNDATION DRAINS AND UNDERDRAINS ARE CONSTRUCTED WITH POSITIVE OUTLET TO PROPOSED CONNECTIONS.
  - REFER TO THE ARCHITECTURAL CROSS SECTION PLANS FOR VERTICAL CLEARANCE WITHIN THE PARKING GARAGE INCLUDING BASEMENT, FIRST FLOOR AND VEHICULAR ENTRANCE RAMPS.
  - ALL PROPOSED DRAINS FROM THE 1ST FLOOR ARE TO BE DUCTILE IRON AND DIRECTLY ATTACHED TO THE SUPPORT COLUMN; THE PIPE CAN BE ATTACHED USING ANY MEANS AND METHODS THAT LEAD THE PIPE ALONG THE COLUMN AVOIDS ANY OBSTACLE INCLUDING PARKING SPACES. REFER TO M.E.P. PLANS FOR LOCATIONS.

- UNLESS SPECIFIED OTHERWISE EXISTING GRADES SHALL MATCH AT PROPOSED BUILDING FOUNDATION OR RETAINING WALL.
- UNDERDRAIN INSTALLATION SHALL NOT EXTEND BEYOND THE PROPERTY LINE AS DEPICTED FOR CLARITY. UNDERDRAIN SHALL CONNECT TO THE STORMDRAIN.
- EXTERIOR PERIMETER PARKING LOT WALL GRADES SHALL VARY UNLESS OTHERWISE NOTED. INTERIOR BASEMENT SLOPES TO MIRROR FIRST FLOOR SLOPES, WITH THE EXCEPTION OF RAMP LOCATIONS.
- T.C. TOP OF CURB ASSUMES ALL CURBS WILL BE RECONSTRUCTED OR CONSTRUCTED WITH A 7" REVEAL FROM NOTED EXISTING SPOT GRADES, WITH THE EXCEPTION OF EAST AVON STREET WHERE SHALL BE CONSTRUCTED OR RECONSTRUCTED WITH A 2.5" REVEAL FROM NOTED EXISTING SPOT GRADES. CURB ALONG EAST SIDE OF AVON STREET TO BE REPLACED SHALL BE PLACED WITH FRONT FACE OF GRANITE CURB AT LOCATION OF EXISTING CURB LINE.
- ALL WORK WITHIN THE CITY STREET RIGHT OF WAY SHALL MEET CITY OF PORTLAND TECHNICAL MANUAL STANDARDS.
- CONTRACTOR TO COORDINATE WITH THE CITY OF PORTLAND, THE PORTLAND WATER DISTRICT, AND THEIR RESPECTIVE CONTRACTORS FOR THE INSTALLATION OF UTILITIES WITHIN AVON STREET IN ACCORDANCE WITH THEIR ASSOCIATED CONSTRUCTION DOCUMENTS.
- CONTRACTOR TO HAVE A MINIMUM OF 4' FOUNDATION UNDERDRAIN CONNECTIONS TO STORM DRAIN. LOCATION DEPENDS UPON ROCK ELEVATIONS AND MUST HAVE A POSITIVE OUTLET. CONTRACTOR TO FIELD LOCATE.
- PARKING FACILITY DRAINAGE:
  - DRAINAGE FROM COVERED PARKING (BENEATH RESIDENTIAL BUILDING) DRAINS AND ELEVATOR SUMP PUMP OUTLETS SHALL BE TRIBUTARY TO OIL/WATER SEPARATOR, AND THEN TO THE MUNICIPAL SEWER WITHIN AVON STREET.
  - DRAINAGE FROM OPEN AIR PARKING CONVEYS FLOW TO STORM DRAIN, ROOF DRAIN, AND UNDERDRAINS TO THE MUNICIPAL STORM DRAIN SYSTEM.
- TEMPORARY STORMDRAIN PIPING TIE INTO NEW PERMANENT PIPING BETWEEN OIL/WATER SEPARATOR AND EXISTING SANITARY MANHOLE; WYE FITTING WILL BE INSTALLED TEMPORARILY AND CAPPED AFTER CB-2 IS INSTALLED AND STORM PIPING ROUTED DIRECTLY.

CATCH BASIN SCHEDULE				
STRUCTURE	INTERIOR DIAMETER	RIM	INV. IN	INV. OUT
CB-1	4'	110.98'	-	105.25'
EX. CB-2	4'	109.00'	102.73'	101.29'
OIL/WATER SEPARATOR	4'	110.00'	102.25'	102.00'
MH-1	4'	108.05'	103.60' (12") 104.30' (10")	103.50'
MH-2	4'	110.00'	103.05'	102.95'

CONTRACTOR SHALL FIELD VERIFY CONNECTIONS TO EXISTING SYSTEMS PRIOR TO ORDERING STRUCTURES



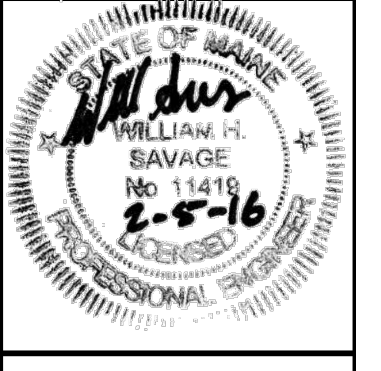
ISSUED FOR	BY	DATE
PRELIM. APPLICATION	WHS	7/30/15
PC DD SET	WHS	8/7/15
PC PROGRESS SET	WHS	7/15/16
COMMENT/RESPONSE	WHS	7/15/16
FINAL APPLICATION	WHS	7/15/16
BIDDING	WHS	10/16/16
COA	WHS	11/2/16
FOR CONSTRUCTION	WHS	11/2/16
CITY COMMENTS	WHS	12/2/16
CITY APPROVED PLAN	WHS	12/9/16
MEP CHANGES	WHS	12/14/16
DEM/INMS CHANGE	WHS	2/4/18

DRAWING NAME: **GRADING & DRAINAGE PLAN: BASEMENT**  
 PROJECT NAME: **667 CONGRESS STREET REDEVELOPMENT**  
 CLIENT: **REDERN LONGFELLOW, LLC.**  
 P.O. BOX 8616 PORTLAND, MAINE, 04104

ACCOR ENGINEERING, INC. MAINE 04102  
 158 DANFORTH (207) 779-2665

ACCOR ENGINEERING, INC.  
 ENGINEERING, INC.

FILE: 1060\_CONGRESS  
 DATE: 4/6/2015  
 JUN: 1060  
 SCALE: 1"=10'  
 DESIGNED BY: MAG  
 DRAWN BY: MAG  
 CHECKED BY: WHS



DRAWING NO.  
**C-30**

ISSUED FOR CONSTRUCTION