Reviewed for Code Compliance
Inspections Division
City of Portland, Maine
Date: 11/12/14

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1 SITE CONTEXT PLAN – LOBBY RENOVATION
SCALE 1"=10'

GENERAL NOTES:

1. REPORT AN DISCREPANCIES TO THE ARCHITECT. CONTRACTOR SHALL PROCEED WITH WORK ONLY AFTER DISCREPANCIES HAVE BEEN RESOLVED BY THE ARCHITECT.

2. EXISTING BUILDING COMPONEMTS AND WORK CURRENTLY COMPLETED AND IN PLACE DURING CONSTRUCTION WHICH IS AFFECTED BY NEW WORK AND DEMOLITION, OR WHICH MAY BE DAMAGED BY THE CONTRACTOR OR ANY SUBCONTRACTOR, SHALL BE REPLACED OR RESTORED TO THE ORIGINAL CONDITION AND COLOR AS APPROVED BY THE ARCHITECT.

3. THE BUILDING SHALL BE CONSTRUCTED TO CONFORM W/ ALL GOVERNING CODES INCLUDING 2009 IEC (MUBEC), NFPA 101 2009, MAINE HUMAN RIGHTS COMMISSION GUIDELINES, STATE OF MAINE PLUMBING CODE, NEC 2005, AND ANSI.

4. ALL EXISTING CONDITIONS ARE TO BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO FABRICATION. THIS INCLUDES DELIVERY PROCEDURES, DIMENSIONS AND MATERIALS.

5. DRAWINGS ARE NOT TO BE SCALED. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS. APPARENT DISCREPANCIES REQUIRING CLARIFICATION SHALL BE DIRECTED TO THE ARCHITECT PRIOR TO COMMENCEMENT OF THE WORK IN QUESTION.

6. DEMOLITION MAY REQUIRE SELECTIVE REMOVAL OF EXISTING MATERIALS, TEMPORARY BRACING AND STRUCTURAL SHORING. REMOVAL OF ALL MATERIALS DISMANTLED NOT INTENDED FOR RE-USE SHALL BE DISPOSED OF IN COMPLIANCE WITH LOCAL REGULATIONS.

7. THIS PROJECT SHALL NOT CONTAIN HAZARDOUS MATERIALS OF ANY OF TYPE, INCLUDING BUT NOT LIMITED TO ASBESTOS.

8. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS FROM THE APPROPRIATE OFFICIALS PRIOR TO COMMENCING THE WORK AND INSPECTIONS AND APPROVALS UPON COMPLETION OF THE WORK.

9. WHERE ONLY A SINGLE PRODUCT OR MANUFACTURER IS NAMED, PROVIDE THE PRODUCT INDICATED. SUBSTITUTIONS SHALL BE PERMITTED ONLY WHEN APPROVED BY THE OWNER OR THE OWNER'S AUTHORIZED REPRESENTATIVE THROUGH WRITTEN DIRECTIVE.

10. FIELD VERIFY ALL LINES AND GRADES. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND DOORWAYS.

11. COORDINATE ALL SITE WORK AND ACCESS TO THE EXISTING COURTYARD WITH THE OWNER.

12. REMOVE EXISTING PLANTINGS AS REQUIRED FOR NEW WORK. TRANSPLANT TO ADJACENT PLANT BEDS PER DETAILS. HEEL IN PLANTS FOR LATER TRANSPLANTING IF PLANTS CANNOT BE REMOVED AND REPLANTED IMMEDIATELY.

13. LOAM AND SEED ALL DISTURBED AREAS NOT OTHERWISE LANDSCAPED OR PAVED.

14. SEE MECHANICAL AND STRUCTURAL DRAWINGS FOR LOCATION OF MECHANICAL EQUIPMENT, SLAB DETAILS, AND UTILITY WORK.

15. CONTACT DIGSAFE PRIOR TO COMMENCING CONSTRUCTION.

16. IF WORK IMPACTS EXISTING IRRIGATION, PROVIDE CONDUIT UNDER NEW PAVEMENT AND REPLACE DISTURBED LINES, FITTINGS AND HEADS AS REQUIRED.

REVISIONS:

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Project Status:
REVIEW SET

Project Number:

REGISTERED LANDSCAPE ARCHITECT
THOMAS N. EMERY
No. 103
STATE OF MAINE

Seaside Rehabilitation and Healthcare Center
Lobby / Rehab Renovation
850 Baxter Boulevard
Portland, Maine

Drawing Name:
SITE CONTEXT PLAN

Scale:
AS NOTED

Date:
JULY 18, 2014

SHEET:
L3.0