

Prepared For:
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FRONT STREET HOUSING DECK IMPROVEMENTS

Portland, Maine

Front Street

- ### GENERAL NOTES
- BUILDING LOCATION AND SITE IMPROVEMENTS FROM "FRONT STREET TOWNHOUSES" PLANS BY WRIGHT, PERCE, BARNES & WYMAN ENGINEERS AND STIRLING HOMEY CORPORATION FOR PORTLAND HOUSING AUTHORITY DATED DECEMBER 22, 1970.
 - BUILDING FINISH FLOOR ELEVATIONS ARE FROM PLAN REFERENCED IN NOTE #1. HAVE NOT BEEN FIELD VERIFIED.
 - ANY DISCREPANCIES BETWEEN DRAWINGS, DETAILS, NOTES AND SPECIFICATIONS SHALL BE IMMEDIATELY REPORTED TO THE LANDSCAPE ARCHITECT FOR FURTHER DIRECTION AND RESOLUTION BEFORE ADDITIONAL WORK PROCEEDS.
 - CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND GRADES ON THE GROUND. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT FOR DIRECTION AND RESOLUTION PRIOR TO ANY FURTHER WORK.
 - CONTRACTOR SHALL FIELD VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES WITH THE APPROPRIATE UTILITY COMPANIES PRIOR TO EXCAVATION OF OR INSTALLATION OF ANY PART OF THIS WORK. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS 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.
 - CONTRACTOR SHALL NOTIFY DIG SAFE (1-888-344-7233) PRIOR TO EXCAVATION.
 - CONTRACTOR SHALL AVOID ALL AREAS NOT REQUIRING GRADING. CONTRACTOR SHALL NOT DISTURB THESE AREAS AND SHALL PRESERVE EXISTING VEGETATION.
 - CONTRACTOR SHALL LOAM AND SEED ALL GRADED AND DISTURBED AREAS NOT OTHERWISE IMPROVED.

- ### PROJECT SCOPE
- REMOVE AND DISPOSE OF EXISTING WOODEN STAIRS AND DECKS ON FRONT AND REAR SIDES OF RESIDENTIAL APARTMENT BUILDINGS AS NOTED ON SITE PLANS. EXISTING RAMPS TO REMAIN. REMOVE BITUMINOUS WALKWAYS, AS NOTED ON SITE PLANS. INSTALL STAIRS AND DECKS WITH STAIRS TO BE CONSTRUCTED OF COMPOSITE DECKING AND GUARDRAILS, PRESSURE TREATED FRAMING, AND SET ON PRE-CAST CONCRETE PIERS AS NOTED ON SITE PLANS AND DETAILS. INSTALL NEW BITUMINOUS WALKWAYS, AS NOTED ON SITE PLANS. SEE BELOW SUMMARY FOR BASE BID, ADD ALTERNATE #1 AND ADD ALTERNATE #2. CONTRACTOR RESPONSIBLE FOR ANY REQUIRED PERMITS. MATERIALS SUBSTITUTIONS MUST BE APPROVED PRIOR TO BID SUBMITTAL.
- ### DRAWING LIST
- | | |
|---------|---|
| SHEET 1 | EXISTING CONDITIONS AND DEMOLITION - NORTHERN BLOCK |
| SHEET 2 | EXISTING CONDITIONS AND DEMOLITION - SOUTHERN BLOCK |
| SHEET 3 | SITE PLAN - NORTHERN BLOCK AND SITE DETAILS |
| SHEET 4 | SITE PLAN - SOUTHERN BLOCK |
| SHEET 5 | STAIR DETAILS |
| SHEET 6 | DECK A - DECK AND STAIR DETAILS |
| SHEET 7 | DECK B - DECK AND STAIR DETAILS |
| SHEET 8 | DECK C - DECK AND STAIR DETAILS |

- ### SPECIFICATIONS LIST
- | | |
|------------------|----------------|
| SECTION 02 41 00 | DEMOLITION |
| SECTION 31 05 12 | SITE EARTHWORK |
| SECTION 32 12 16 | ASPHALT PAVING |
| SECTION 32 42 19 | SEEDING |
- ### SUPPLEMENTAL INFORMATION
- CITY OF PORTLAND STANDARDS
- DECK INFORMATION
 - TREAD AND RISER INFORMATION
 - AZEK PRODUCT LITERATURE

BASE BID AND ADD ALTERNATE SUMMARY

#	STREET NAME	BASE BID	ADD ALTERNATE #1	ADD ALTERNATE #2
36	Cummings Street (Paper Street)	Deck - Front Yard		
38	Cummings Street (Paper Street)	Deck - Front Yard		
40	Cummings Street (Paper Street)	Deck - Front Yard		
42	Cummings Street (Paper Street)	Deck - Front Yard		
44	Cummings Street (Paper Street)	Deck - Front Yard		
39	Front Street	Deck - Front Yard		
41	Front Street	Deck - Front Yard		
43	Front Street	Deck - Front Yard		
45	Front Street	Deck - Front Yard		
47	Front Street	Deck - Front Yard		
49	Front Street	Deck - Front Yard		
51	Front Street	Deck - Front Yard		
53	Front Street	Deck - Front Yard		
55	Front Street	Deck - Front Yard		
57	Front Street	Deck - Front Yard	Stair - Front Yard	
59	Front Street	Deck - Front Yard	Deck - Rear Yard	Stair - Front Yard
69	Front Street	Stair - Front Yard	Deck - Rear Yard	Stair - Front Yard
71	Front Street	Stair - Front Yard	Deck - Rear Yard	
73	Front Street	Stair - Front Yard	Deck - Rear Yard	
75	Front Street	Deck - Front Yard		
77	Front Street	Deck - Front Yard		
79	Front Street	Deck - Front Yard		
81	Front Street	Deck - Front Yard		
83	Front Street	Deck - Front Yard		
85	Front Street	Deck - Front Yard		
87	Front Street	Deck - Front Yard		
89	Front Street	Deck - Front Yard		
91	Front Street	Stair - Front Yard		
93	Front Street	Deck - Rear Yard		
95	Front Street	Stair - Front Yard		
97	Front Street	Deck - Rear Yard		
36	Illsley Street	Deck - Front Yard		
38	Illsley Street	Deck - Front Yard		
40	Illsley Street	Deck - Front Yard		
42	Illsley Street	Deck - Front Yard		
44	Illsley Street	Deck - Front Yard		
46	Illsley Street	Deck - Front Yard		
48	Illsley Street	Deck - Front Yard		
50	Illsley Street	Deck - Rear Yard		
52	Illsley Street	Deck - Rear Yard		
54	Illsley Street	Deck - Rear Yard	Stair - Front Yard	
56	Illsley Street	Deck - Rear Yard	Stair - Front Yard	
24	West Presumpscot Street	Deck - Rear Yard	Stair - Front Yard	
26	West Presumpscot Street	Deck - Rear Yard	Stair - Front Yard	
28	West Presumpscot Street	Deck - Rear Yard	Stair - Front Yard	
30	West Presumpscot Street	Deck - Rear Yard	Stair - Front Yard	
40	West Presumpscot Street	Deck - Rear Yard	Stair - Front Yard	
42	West Presumpscot Street	Deck - Rear Yard	Stair - Front Yard	
43	West Presumpscot Street	Deck - Rear Yard	Stair - Front Yard	
45	West Presumpscot Street	Deck - Rear Yard	Stair - Front Yard	

LEGEND

PROPERTY LINE	---	EXISTING
SETBACK LINE	---	
TREE	(C)	
STORMDRAIN	---SD---	
SANITARY SEWER	---SS---	
WATER SERVICE	---W---	
GAS SERVICE	---GAS---	
ELECTRIC METER OR TRANSFORMER	(E)	
VALVE	(X)	
SAWCUT LINE	-----	

NOTE:
 MAINTAIN APARTMENT UNIT ACCESS AT ALL TIMES.

NOTE:
 MAINTAIN BASEMENT WINDOW ACCESS AND DOOR CLEARANCE DURING DECK AND STAIR INSTALLATION.

NOTE:
 ALL UNDERGROUND UTILITY LOCATIONS ARE BASED ON PLAN DATED DECEMBER 22, 1970. LOCATIONS MUST BE VERIFIED AND SITE MUST BE REVIEWED BY DIG-SAFE.

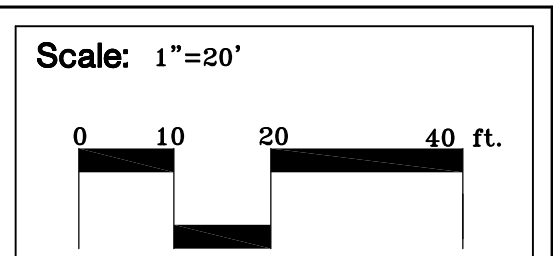
Date:
 FEBRUARY 8, 2010

Issued For:
 CONSTRUCTION BIDDING

Revisions:

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Title:
 EXISTING CONDITIONS AND DEMOLITION PLAN - NORTHERN BLOCK



North: (Compass rose)

Sheet No.:
1