

LEGEND

PROPERTY LINE	---	EXISTING
SETBACK LINE	---	
TREE	⊙	
STORMDRAIN	---SD---	
SANITARY SEWER	---SS---	
WATER SERVICE	---W---	
GAS SERVICE	---GAS---	
ELECTRIC METER OR TRANSFORMER	E	
VALVE	⊕	
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.

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

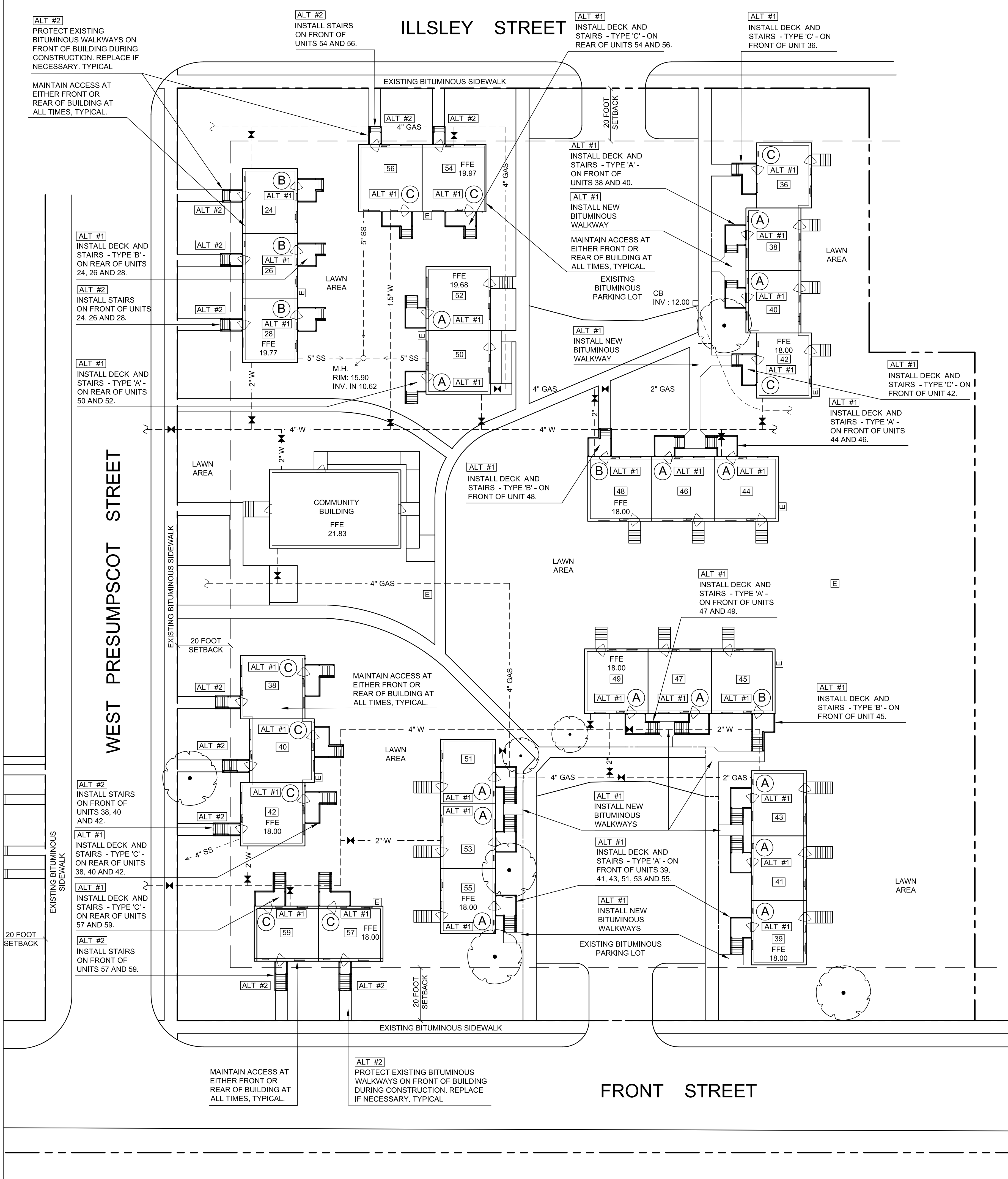
SECTION 02 41 00	DEMOLITION
SECTION 31 05 12	SITE EARTHWORK
SECTION 32 12 16	ASPHALT PAVING
SECTION 32 42 19	SEEDING

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 - Rear Yard	Stair - Front Yard	
59	Front Street	Deck - Rear Yard	Stair - Front Yard	
69	Front Street	Stair - Front Yard		
		Deck - Rear 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		
		Deck - Rear Yard		
93	Front Street	Stair - Front Yard		
		Deck - Rear Yard		
95	Front Street	Stair - Front Yard		
		Deck - Rear Yard		
97	Front Street	Stair - Front Yard		
		Deck - Rear Yard		

#	STREET NAME	BASE BID	ADD ALTERNATE #1	ADD ALTERNATE #2
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	
38	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		
45	West Presumpscot Street	Deck - Rear Yard		



Prepared For:
PORTLAND HOUSING AUTHORITY
14 Baxter Boulevard
Portland, Maine 04101
Contact: Mark Dromgoole
Tel: (207) 615-3044

Prepared By:
MITCHELL & ASSOCIATES
Landscape Architects
The Staples School
70 Center Street
Portland, Maine 04101
Tel: (207) 774-4427

FRONT STREET HOUSING DECK IMPROVEMENTS

Portland, Maine

Front Street

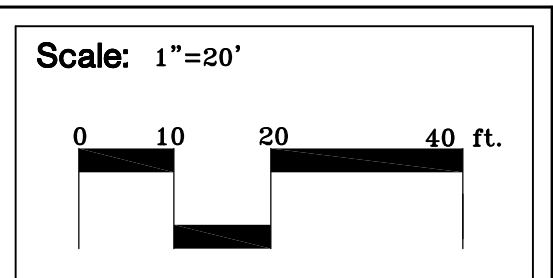
Date:
FEBRUARY 8, 2010

Issued For:
CONSTRUCTION BIDDING

Revisions:

Reproduction or reuse of this document without the expressed written consent of Mitchell & Associates is prohibited.

Title:
SITE PLAN - SOUTHERN BLOCK



North:

Sheet No.:
4