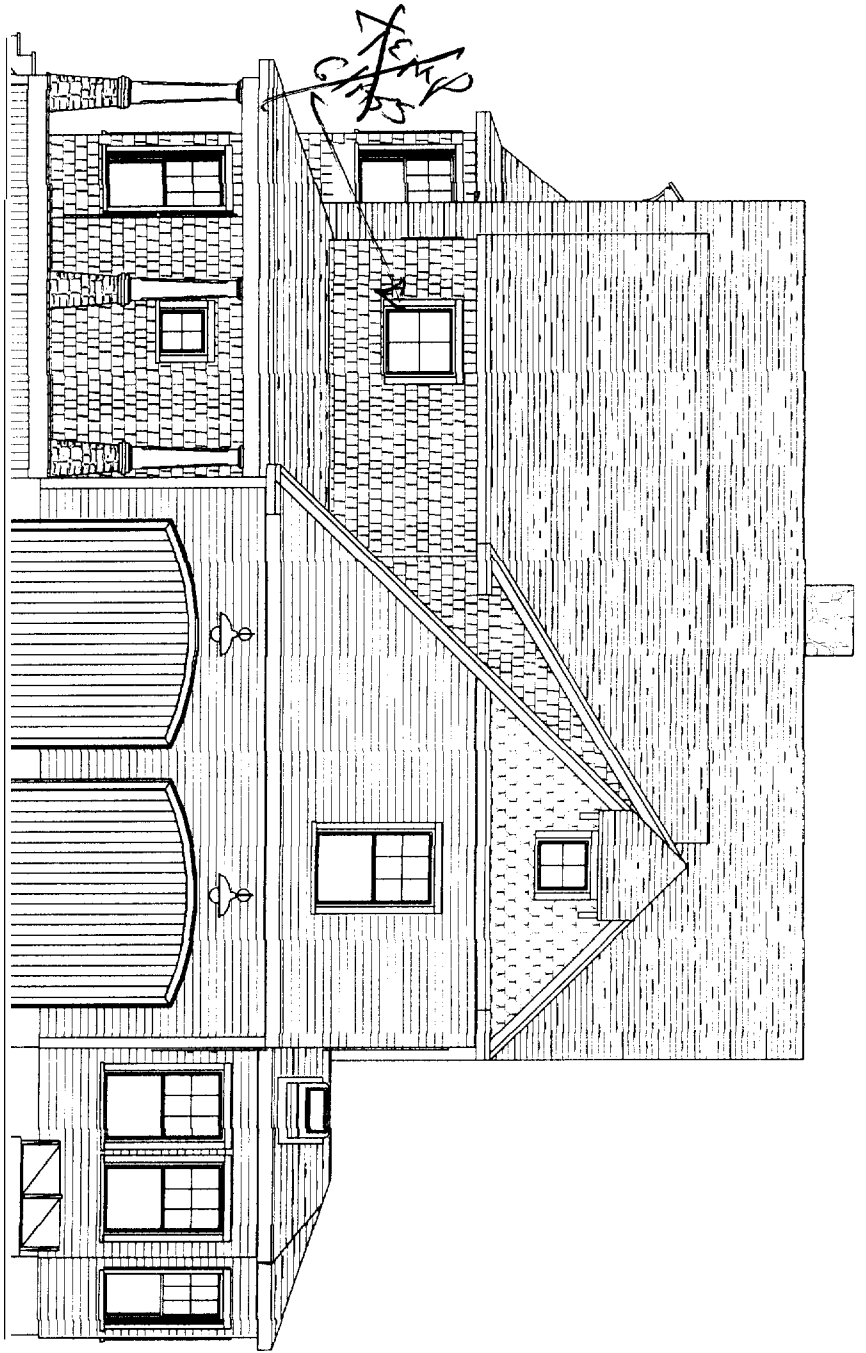
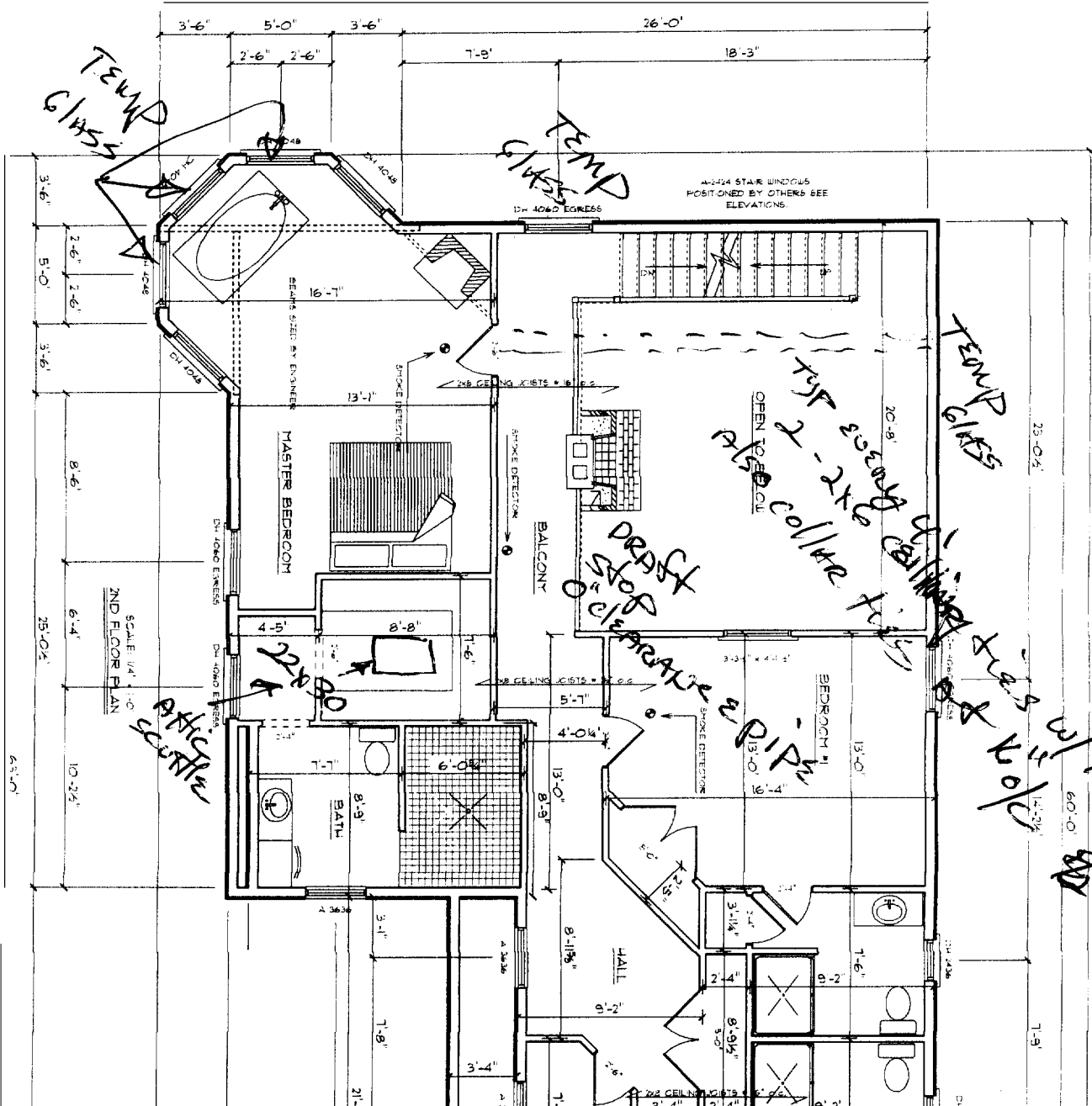
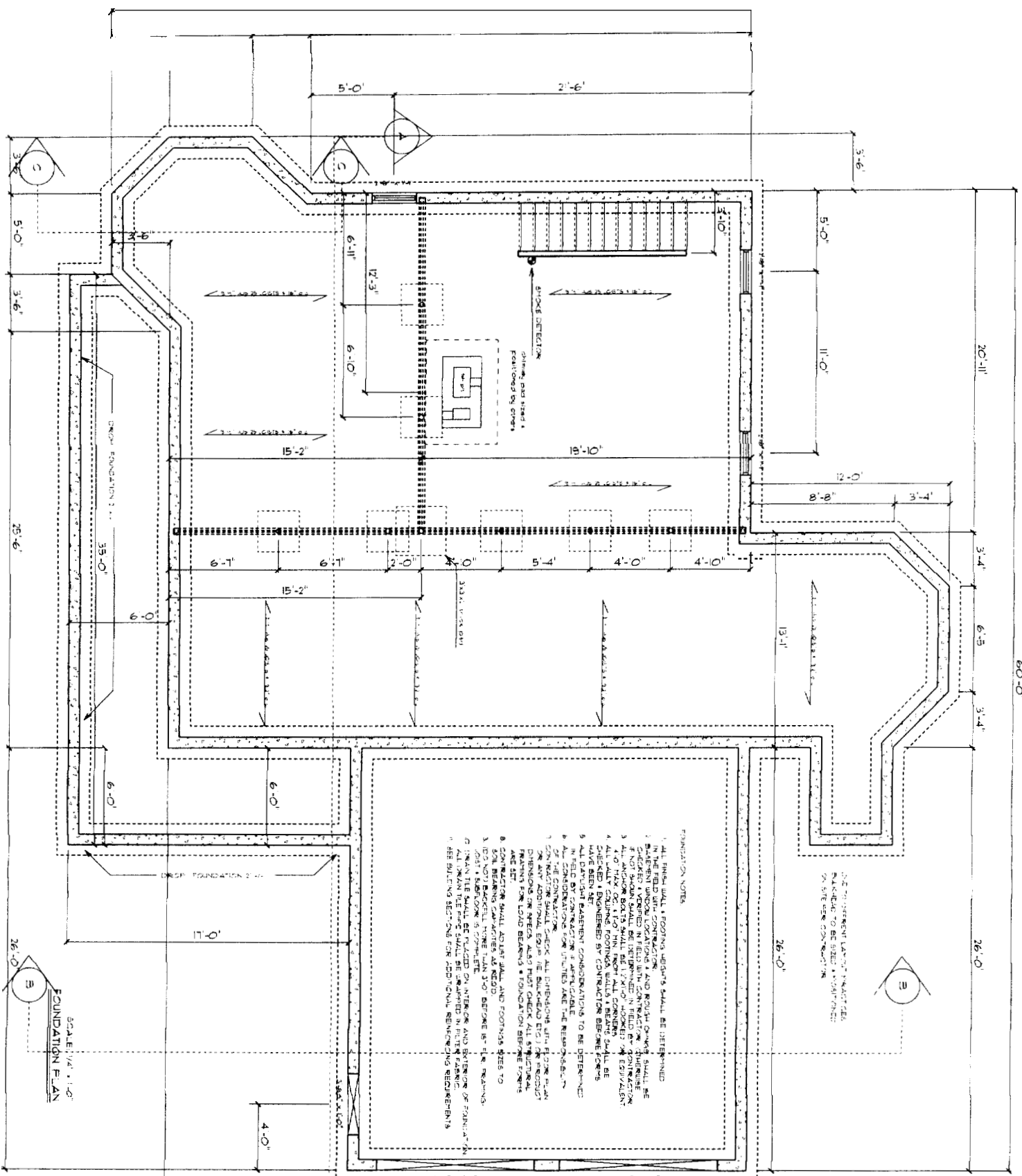


RIGHT ELEVATION





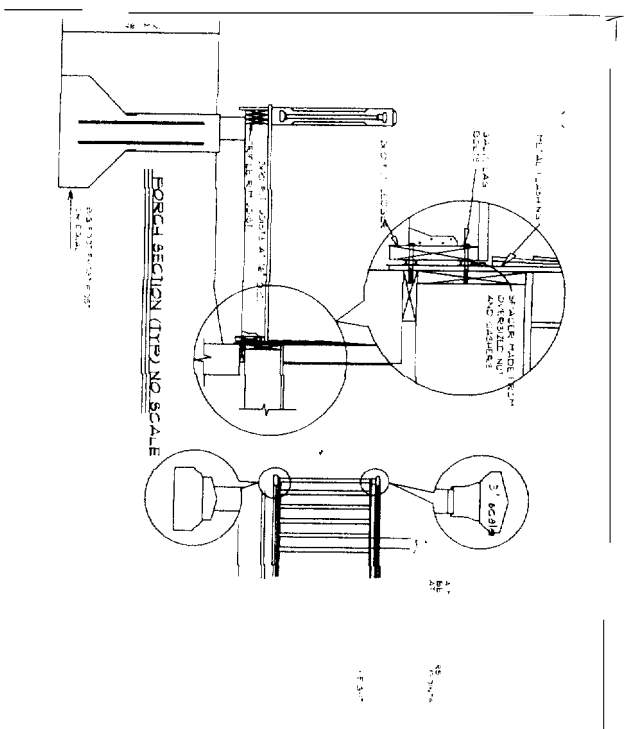
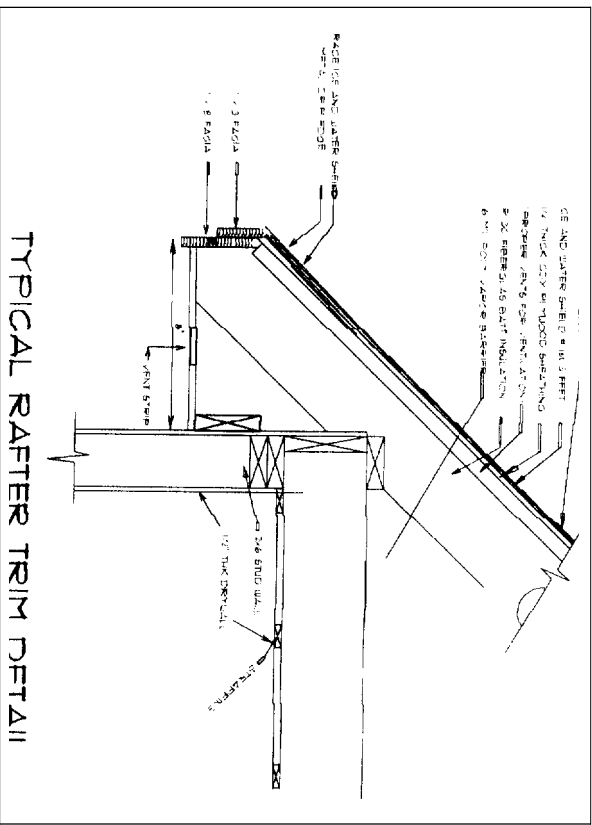
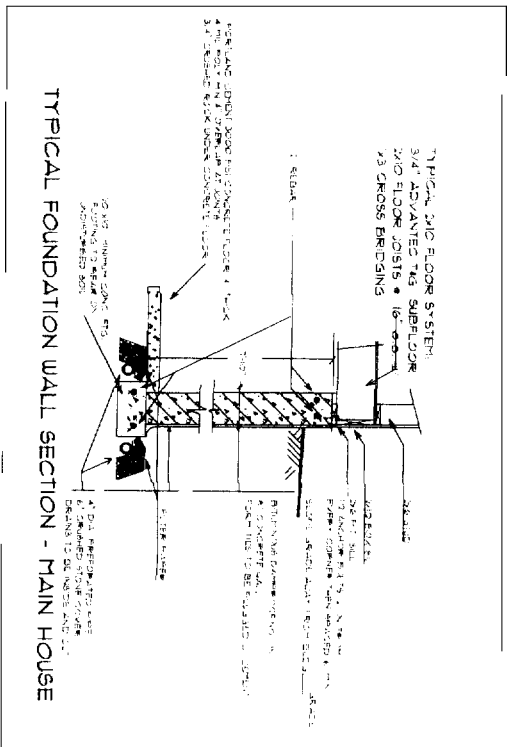
TEMP GLASS
 TEMP GLASS
 TEMP GLASS
 TEMP GLASS
 TYP 2-2X6 OPEN TO BELOW PLUS COLLAR TIE
 DRESS STOP CLEARANCE 8' 0"
 ARTIC SCULPTURE
 4-2X4 STAIR WINDOWS POSITIONED BY OTHERS SEE ELEVATIONS
 SCALE: 1/4" = 1'-0" 2ND FLOOR PLAN



- FOUNDATION NOTES
1. ALL FOUNDATION WALLS & FOOTINGS SHALL BE SET IN UNDISTURBED NATURAL SOILS. ALL FOUNDATION WALLS SHALL BE CHECKED AND VERIFIED IN FIELD BY CONTRACTOR. THERE SHALL BE NO CHANGES IN FIELD BY CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL FOUNDATION WALLS & BEAMS SHALL BE SET IN UNDISTURBED NATURAL SOILS.
 2. ALL FOUNDATION WALLS & BEAMS SHALL BE SET IN UNDISTURBED NATURAL SOILS. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL FOUNDATION WALLS & BEAMS SHALL BE SET IN UNDISTURBED NATURAL SOILS.
 3. ALL FOUNDATION WALLS & BEAMS SHALL BE SET IN UNDISTURBED NATURAL SOILS. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL FOUNDATION WALLS & BEAMS SHALL BE SET IN UNDISTURBED NATURAL SOILS.
 4. ALL FOUNDATION WALLS & BEAMS SHALL BE SET IN UNDISTURBED NATURAL SOILS. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL FOUNDATION WALLS & BEAMS SHALL BE SET IN UNDISTURBED NATURAL SOILS.
 5. ALL FOUNDATION WALLS & BEAMS SHALL BE SET IN UNDISTURBED NATURAL SOILS. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL FOUNDATION WALLS & BEAMS SHALL BE SET IN UNDISTURBED NATURAL SOILS.
 6. ALL FOUNDATION WALLS & BEAMS SHALL BE SET IN UNDISTURBED NATURAL SOILS. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL FOUNDATION WALLS & BEAMS SHALL BE SET IN UNDISTURBED NATURAL SOILS.
 7. ALL FOUNDATION WALLS & BEAMS SHALL BE SET IN UNDISTURBED NATURAL SOILS. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL FOUNDATION WALLS & BEAMS SHALL BE SET IN UNDISTURBED NATURAL SOILS.
 8. ALL FOUNDATION WALLS & BEAMS SHALL BE SET IN UNDISTURBED NATURAL SOILS. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL FOUNDATION WALLS & BEAMS SHALL BE SET IN UNDISTURBED NATURAL SOILS.
 9. ALL FOUNDATION WALLS & BEAMS SHALL BE SET IN UNDISTURBED NATURAL SOILS. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL FOUNDATION WALLS & BEAMS SHALL BE SET IN UNDISTURBED NATURAL SOILS.
 10. ALL FOUNDATION WALLS & BEAMS SHALL BE SET IN UNDISTURBED NATURAL SOILS. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL FOUNDATION WALLS & BEAMS SHALL BE SET IN UNDISTURBED NATURAL SOILS.

SEE TO IDENTIFY LAYOUT OF FOUNDATION WALLS & BEAMS TO BE SET IN UNDISTURBED NATURAL SOILS.

FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



ITEM NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	1/2\"/>				

NOTES:
 1. ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE IN FEET AND INCHES.
 2. REFER TO DRAWING NO. 100 FOR GENERAL NOTES.
 3. REFER TO DRAWING NO. 101 FOR FOUNDATION NOTES.
 4. REFER TO DRAWING NO. 102 FOR ROOFING NOTES.
 5. REFER TO DRAWING NO. 103 FOR INTERIOR FINISHES.
 6. REFER TO DRAWING NO. 104 FOR EXTERIOR FINISHES.
 7. REFER TO DRAWING NO. 105 FOR MECHANICAL AND ELECTRICAL NOTES.
 8. REFER TO DRAWING NO. 106 FOR PLUMBING AND HEATING NOTES.
 9. REFER TO DRAWING NO. 107 FOR PAINT AND FINISHES NOTES.
 10. REFER TO DRAWING NO. 108 FOR SPECIAL NOTES.

GENERAL NOTES

1. TEMPORARY BENCH MARK ASSUMED AS SHOWN.
2. SITE TOPOGRAPHY SHOWN HEREON FROM A FIELD SURVEY AS PERFORMED BY CULLENBURG LAND SURVEYING AND USUALLY REVISED 4/08 AND MAY NOT BE ACCURATE IN ALL LOCATIONS.
3. PROPERTY SURVEY, MERIDIAN AND METES AND BOUNDS PROVIDED CULLENBURG LAND SURVEYING.
4. NO SITE SETBACK REV. SW OR DELINEATION WAS PERFORMED ON THIS SITE.
5. PROPOSED BUILDING FOUNDATIONS AS SHOWN PER PLANS BY OTHERS AS PROVIDED BY THE CLIENT. REFER TO ACCEPTED ARCHITECTURAL PLANS FOR ACCURATE DIMENSIONS ETC.
6. OTHER EXISTING DESIGN AND SUBDIVISION DETAILS AS SHOWN PER PLANS OF FORE RIVER PLACE BY CIVIL CONSULTANTS DATED 8/6/36.

GENERAL NOTES

1. THE CONTRACT WORK TO BE PERFORMED ON THIS PROJECT CONSISTS OF FURNISHING ALL REQUIRED LABOR, MATERIALS, EQUIPMENT, IMPLEMENTS, PARTS AND SUPPLIES NECESSARY FOR OR APPURTENANT TO THE INSTALLATION OF CONSTRUCTION IMPROVEMENTS IN ACCORDANCE WITH THESE DRAWINGS AND AS FURTHER ELABORATED IN ANY ACCOMPANYING SPECIFICATIONS.
2. THE WORK SHALL BE PERFORMED IN A THOROUGH WORKMANLIKE MANNER. ALL CONTRACTORS TO CONFORM TO ALL APPLICABLE OSHA STANDARDS. ANY REFERENCE TO A SPECIFICATION OR DESIGNATION OF THE AMERICAN SOCIETY FOR TESTING MATERIALS, FEDERAL OR OTHER STANDARDS, CODES OR ORDERS, REFERS TO THE MOST RECENT OR LATEST SPECIFICATION OR DESIGNATION.
3. ALL CONSTRUCTION WITHIN THE CITY OF PORTLAND RIGHT OF WAY SHALL COMPLY WITH CITY PUBLIC WORKS STANDARDS. ALL CONSTRUCTION WITHIN A STATE RIGHT OF WAY SHALL COMPLY WITH MAINE DOT STANDARDS. ALL UTILITY CONSTRUCTION SHALL CONFORM TO RESPECTIVE UTILITY STANDARDS.
4. THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED BY THE CITY OF PORTLAND PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF PORTLAND REQUIRED TO PERFORM ALL THE WORK (STREET OPENINGS, BUILDING PERMIT, ETC.). THE CONTRACTOR SHALL POST ALL BONDS AS REQUIRED. PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THE WORK.
5. PRIOR TO CONSTRUCTION, THE SITE CONTRACTOR IS TO NOTIFY ALL AREA UTILITY COMPANIES AND GOVERNMENTAL AGENCIES OF PLANNED CONSTRUCTION. THE SITE CONTRACTOR IS REQUIRED TO CONTACT O.A.S.H. (1-800-325-4871) AT LEAST 3 BUSINESS DAYS PRIOR TO ANY EXCAVATION TO VERIFY ALL UNDERGROUND AND OVERHEAD UTILITY LOCATIONS.
6. THE PROJECT DRAWINGS ARE GENERALLY SCHEMATIC AND INDICATE THE POSSIBLE LOCATION OF EXISTING UNDERGROUND UTILITIES. INFORMATION ON EXISTING UTILITIES HAS BEEN OBTAINED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY MAPS, MUNICIPAL RECORD MAPS, AND FIELD SURVEY. IT IS NOT GUARANTEED TO BE CORRECT OR COMPLETE. UTILITIES ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES, INCLUDING SERVICES, WHEN THOSE SERVICES ARE TO BE LEFT IN PLACE. THE CONTRACTOR IS TO PROVIDE ADEQUATE BRACING AND PROTECTION DURING THE EXCAVATION OPERATIONS. SHOULD ANY UNIDENTIFIED OR INCORRECTLY CHARTERED UTILITIES BE FOUND, THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH THE WORK IN THIS AREA.

7. OSHA REGULATIONS MAKE IT UNLAWFUL TO OPERATE CRANES, BOOMS, HOISTS, ETC. WITHIN TEN FEET (20' OF ANY ELECTRIC LINE). IF THE CONTRACTOR MUST OPERATE CRANES NEAR BY THE CONTRACTOR MUST CONTACT THE POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER CLEARANCES BEFORE ENCROACHING ON THIS REQUIREMENT.
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE ALL PLANS, APPROVALS, AND DETAILS FOR ADDITIONAL INFORMATION. THE CONTRACTOR SHALL VERIFY ALL THE SITE CONDITIONS IN THE FIELD AND CONTACT THE DESIGN ENGINEER IF THERE ARE ANY DISCREPANCIES REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS SO THAT AN APPROPRIATE REVISION CAN BE MADE PRIOR TO BIDDING.
9. THE CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND CONSTRUCTION DETAILS OF THE BUILDING AREA (SITE PLANS SHOW APPROXIMATE BUILDING DIMENSIONS). ALL SITE DIMENSIONS ARE REFERENCED TO PROPERTY LINES, THE FACE OF CURBS, OUTSIDE FACE OF WALLS, OR EDGE OF PAVING UNLESS OTHERWISE NOTED.
10. ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED IN WRITING BY THE OWNER, DESIGN ENGINEER, AND APPROPRIATE GOVERNMENTAL AGENCY PRIOR TO INSTALLATION.
11. THE CONTRACTOR SHALL RESTORE ALL UTILITY STRUCTURES, PIPE UTILITIES, PAVEMENT, CURBS, SIDEWALKS, AND LANDSCAPED AREAS DISTURBED BY CONSTRUCTION TO AS GOOD AS BEFORE BEING DISTURBED AS DETERMINED BY CITY OF PORTLAND AND CODE ENFORCEMENT OFFICIALS. ANY DAMAGES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

12. TRAFFIC CONTROL MEASURES SHALL BE UTILIZED IN ACCORDANCE WITH MAINE DOT STANDARDS. THE CONTRACTOR SHALL PROVIDE MAINTAIN AND PROTECT TRAFFIC CONTROL DEVICES TO THE EXTENT REQUIRED BY LAW FOR THE PROJECT ON THE PUBLIC CORRIDOR. BARRIERS, SIGNS, BENCH MARKS, FENCES AND UNAPPROVED TRAFFIC CONTROL PERSONNEL AS REQUIRED OR ORDERED BY THE DESIGN ENGINEER OR CODE ENFORCEMENT PERSONNEL. THE CONTRACTOR SHALL MAINTAIN ALL TRAFFIC LANES AND PEDESTRIAN WALKWAYS AT ALL TIMES UNLESS WRITTEN APPROVAL IS OBTAINED FROM THE CITY OF PORTLAND. EXISTING WALKWAYS FOR BIKE PATHS SHALL BE MAINTAINED IN ACCORDANCE WITH DOT SPECIFICATIONS. TWELVE MONTHS BEFORE BAR AND FOUR MONTHS BEFORE SIDEWALKS SHALL BE LOCATED AS SHOWN ON THE PLANS.

13. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF ALL NECESSARY MATERIALS AND PLANT SPECIFICATIONS TO THE OWNER AND DESIGN ENGINEER AND APPROVE THEM FOR FABRICATION OR DELIVERY TO THE SITE AT THE START OF WORKING DAYS FOR REVIEW.
14. THE OWNER MAY RETAIN AN INDEPENDENT TESTING LABORATORY FOR SOIL AND PAVEMENT TESTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COSTS ASSOCIATED WITH ANY RECONSTRUCTION AND RE-TESTING OF UNSATISFACTORY SOILS.

15. ALL EXCAVATION SHALL BE BACKFILLED TO EXISTING GRADE BEFORE THE END OF THE DAY OR ADEQUATELY PROTECTED FROM DANGER TO HUMANS AND ANIMALS.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL FIELD LAYOUT. THE OWNER WILL PROVIDE A BENCH MARK AT THE CONSTRUCTION SITE FROM WHICH TO BEGIN LAYOUT.

17. THE CONTRACTOR SHALL FURNISH ELECTRICAL POWER, WATER, AND SANITARY FACILITIES FOR HIS EXCLUSIVE USE AT THE CONSTRUCTION SITE. SHOULD THE CONTRACTOR DEEM THIS ESSENTIAL FOR THE PROPER PERFORMANCE OF THE CONTRACT.

18. WORK MAY PROGRESS MONDAY THROUGH SATURDAY 7:00 AM TO 5:00 PM. WORK AT OTHER TIMES MAY PROCEED UPON WRITTEN APPROVAL BY THE OWNER AND THE CITY OF PORTLAND. THE CONTRACTOR SHALL BE REQUIRED TO CONFORM WITH ALL RULES AND REGULATIONS SET FORTH IN CITY OF PORTLAND SUBDIVISION REGULATIONS.

19. THE CONTRACTOR SHALL GUARANTEE THE FAITHFUL SPEEDY OF ANY DEFECTS DUE TO FAULTY MATERIALS OR WORKMANSHIP AND QUALITY CONTROL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DEFECTS WHICH SHALL APPEAR WITHIN A PERIOD OF ONE (1) YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION OF THE PROJECT.

20. THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION, INCLUDING UNDERGROUND UTILITIES TO THE OWNER AT THE END OF CONSTRUCTION.

21. A PRE-CONSTRUCTION CONFERENCE WITH THE OWNER, DESIGNERS, CITY OFFICIALS AND CONTRACTOR SHALL BE REQUIRED BEFORE ANY CONSTRUCTION OCCURS ON THE PROJECT. DURING CONSTRUCTION THERE SHALL BE REGULAR PROGRESS MEETINGS WITH THE OWNER (OR TELECONFERENCE) UNTIL PROJECT COMPLETION.

22. PROPER IMPLEMENTATION AND MAINTENANCE OF EROSION CONTROL MEASURES ARE OF PARAMOUNT IMPORTANCE FOR THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR COOPERATING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED IF DETERMINED NECESSARY BY ON-SITE INSPECTIONS OF THE OWNER, THEIR REPRESENTATIVES, OR STATE/LOCAL/FEDERAL INSPECTORS AT NO ADDITIONAL COST TO THE OWNER.

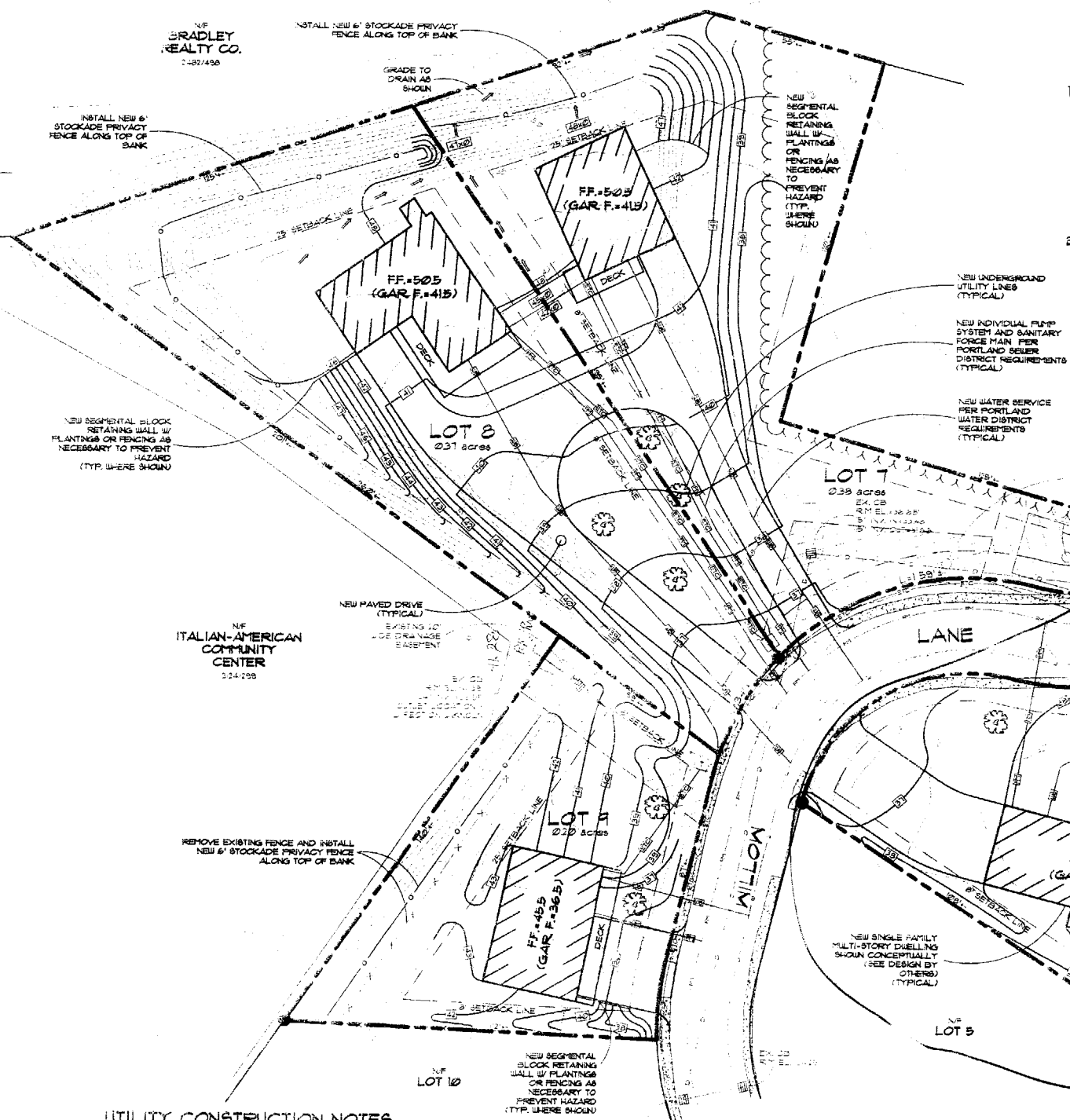
23. EACH DWELLING TO BE EQUIPPED WITH A SUITABLE SANITARY REFRIGERATOR, BACKFLOW PREVENTERS AND A FORCE MAIN LINE AS REQUIRED BY THE CITY OF PORTLAND SANITARY DISTRICT REGULATIONS.

24. SEWER AND WATER CONNECTIONS TO THE EXISTING LINES, THE TYPE AND LOCATION OF WHICH TO BE INDICATED BY THE CONTRACTOR ARE TO BE MADE IN CONFORMANCE WITH THE CITY OF PORTLAND WATER AND SANITARY DISTRICT REGULATIONS.

25. PROPERTY INFORMATION TAKEN FROM LOT CONFIGURATION PLAN, WILLOW, LASSELL, 4 MITON STREETS BY CIVIL CONSULTANTS DATED 4/8/36 AND THE PLAN HAS BEEN APPROVED BY THE CITY OF PORTLAND PLANNING BOARD AND RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS JAN. 1, 1937 PL. BOOK 181 PAGE 1.

GRADING NOTES

UTILITY CONSTRUCTION NOTES



NE
BRADLEY
REALTY CO.
2-87/458

NE
ITALIAN-AMERICAN
COMMUNITY
CENTER
234-758

NE
LOT 5

NE
LOT 10