

**DEMO NOTES:**

1. ALL PRE-EXISTING STRUCTURES WITHIN THE PROPOSED BUILDING FOOTPRINT, UNDER AREAS PROPOSED FOR PAVING, AND ALONG PROPOSED UTILITY ROUTES ARE TO BE COMPLETELY REMOVED AND REPLACED WITH COMPACTED STRUCTURAL FILL.
2. STRUCTURES IN THE DEVELOPED AREA TO BE LANDSCAPED ARE TO BE REMOVED TO A DEPTH OF 24" MIN (OR AS DIRECTED) BELOW PROPOSED FINISHED GRADE AND BACKFILLED WITH APPROVED FILL.
6. ALL CONFLICTING ITEMS WITHIN THE DEVELOPMENT AREA NOT OTHERWISE NOTED SHALL BE REMOVED.

**LAYOUT NOTES:**

1. DO NOT SCALE THE DRAWINGS. ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY OMISSIONS IN DIMENSIONING SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT FOR DECISION. ANY DISCREPANCIES BETWEEN DRAWINGS, DETAILS, NOTES, AND SPECIFICATIONS SHALL IMMEDIATELY BE REPORTED TO THE ARCHITECT FOR FURTHER DIRECTION AND RESOLUTION BEFORE ANY ADDITIONAL WORK PROCEEDS.
2. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
3. ALL PAVING, CURBS, AND STRUCTURES SHALL BE STAKED OUT BY THE CONTRACTOR AND REVIEWED BY THE ARCHITECT PRIOR TO CONSTRUCTION.
4. ALL DIMENSIONS FROM BUILDING ARE TO FACE OF BUILDING FOUNDATION. ALL DIMENSIONS FROM CURBS ARE TO FACE OF CURB.
5. PROVIDE A SMOOTH TRANSITION WHERE NEW WORK MEETS EXISTING WORK.
6. CONTRACTOR SHALL NOTIFY DIG-SAFE (1-888-344-7233) AND LOCAL UTILITY COMPANIES TO VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO EXCAVATION.
7. CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR WORK SHOWN ON THESE PLANS.
8. ALL WORK SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL SAFETY REGULATIONS AND MEET OR EXCEED CITY OF PORTLAND STANDARDS.
9. PROVIDE TAPERED END SECTIONS (2' MIN.) AT ALL CURB ENDS.
10. EXISTING CONDITIONS AND TOPOGRAPHIC DATA ARE BASED UPON PRELIMINARY TOPOGRAPHIC SURVEY BY HNTB, WESTBROOK, MAINE.

**GRADING NOTES:**

1. SOIL DISTURBANCE IS TO BE KEPT TO A MINIMUM AND ALL DISTURBED AREAS SHALL BE STABILIZED (WITH PERMANENT OR TEMPORARY MEASURES) AS QUICKLY AS POSSIBLE.
2. ALL DISTURBED AREAS NOT OTHERWISE TREATED SHALL BE LOAMED AND SEEDED (6" DEPTH).
3. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED ON A REGULAR BASIS AND AS REQUIRED AFTER STORM EVENTS. SEE SPECIFICATIONS FOR DETAILS.
4. GULLIES OR OTHERWISE ERODED AREAS IN SEEDED AREAS SHALL BE RESTORED AS SOON AS POSSIBLE FOLLOWING OBSERVATION, USING EROSION CONTROL MESH TO STABILIZE AS REQUIRED.

**UTILITY NOTES:**

1. PROVIDE AND INSTALL MATERIALS NECESSARY TO COMPLETE UTILITY FEATURES AND DESIGN UNLESS OTHERWISE INDICATED.
2. ALL WORK SHALL MEET OR EXCEED STANDARDS OF THE CITY OF PORTLAND.
3. COORDINATE EXACT UTILITY SERVICE ENTRANCE/ EXIT LOCATION WITH MECHANICAL DRAWINGS.
4. UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
5. CONTRACTOR SHALL NOTIFY DIG-SAFE (1-888-344-7233) AND LOCAL UTILITY COMPANIES TO VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO EXCAVATION.
6. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND HAVE BEEN DETERMINED BY SURFACE EVIDENCE AND/OR PREVIOUSLY GENERATED PLANS. NO GUARANTEE IS MADE THAT ALL UTILITIES ARE SHOWN OR WILL BE FOUND IN LOCATIONS INDICATED. THIS INFORMATION IS PROVIDED FOR REFERENCE AND THE CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES AND POINTS OF CONNECTION IN THE FIELD. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR AND RESTORATION OF ALL UTILITIES DISTURBED DURING CONSTRUCTION.

**LANDSCAPING NOTES:**

1. THE LANDSCAPE CONTRACTOR SHALL SUPPLY AND INSTALL ALL PLANTS IN SUFFICIENT QUANTITIES TO COMPLETE THE WORK AS SHOWN ON THE DRAWINGS. DISCREPANCIES BETWEEN QUANTITIES SHOWN ON THE DRAWINGS AND THE PLANT LIST SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT AND SHALL NOT ENTITLE THE CONTRACTOR TO ADDITIONAL REMUNERATION.
2. THE LANDSCAPE CONTRACTOR IS ADVISED THAT BELOW GROUND UTILITIES EXIST ON SITE, THE LOCATIONS OF WHICH SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF OPERATIONS. SHOULD THE LOCATION OF ANY PROPOSED PLANTING CONFLICT WITH ANY UTILITY, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY FOR DECISION.
3. ANY AND ALL PAVING, CURBING, UTILITIES, LAWNS, ETC., DAMAGED AS A RESULT OF THE LANDSCAPE CONTRACTOR'S OPERATIONS SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
4. ALL PLANTING BEDS INCLUDING TREE AND SHRUB PITS AS INDICATED SHALL RECEIVE 3" APPROVED CLEAN, UNIFORMLY GROUND OR SHREDDED PINE OR HEMLOCK BARK MULCH.
5. LOCATIONS OF PROPOSED PLANTINGS AND BED LINES SHALL BE REVIEWED BY THE ARCHITECT PRIOR TO INSTALLATION.
6. THE LANDSCAPE CONTRACTOR SHALL RELOCATE ANY PLANT ACCORDING TO THE DIRECTION OF THE ARCHITECT.
7. ALL PLANT MATERIALS CALLED FOR AND INSTALLED SHALL MEET OR EXCEED SPECIFICATIONS OF THE "AMERICAN STANDARDS FOR NURSERY STOCK" (LATEST EDITION) AS SET FORTH BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
8. ALL PLANTING BEDS SHALL BE DEFINED BY A NEAT, SHOVEL-CUT BED LINE. BED LINES SHALL BE TRUE TO FORM AS SHOWN ON THE DRAWINGS, CONSISTING OF SMOOTH CURVES AND SHARP LINES AND CORNERS.
9. IF, BECAUSE OF CULTURE REQUIREMENTS, AVAILABILITY, OR OTHER CIRCUMSTANCES, THE LANDSCAPE CONTRACTOR BELIEVES A PARTICULAR PLANT CALLED FOR IS INAPPROPRIATE, THE LANDSCAPE CONTRACTOR SHALL REPORT THE SITUATION IMMEDIATELY TO THE ARCHITECT FOR DECISION.
10. ALL DISTURBED AREAS NOT OTHERWISE COVERED SHALL RECEIVE 6" LOAM AND SEED.

**SITE ABBREVIATION:**

- |                                |                            |
|--------------------------------|----------------------------|
| AGG = AGGREGATE                | OC = ON CENTER             |
| ALT = ALTERNATE                | PL = PROPERTY LINE         |
| ARCH = ARCHITECTURAL           | PVMT = PAVEMENT            |
| APROX = APPROXIMATE            | R = RADIUS                 |
| BC = BOTTOM OF CURB ELEVATION  | ROW = RIGHT-OF-WAY         |
| BIT = BITUMINOUS               | RT = RIGHT                 |
| BS = TOP OF STEP ELEVATION     | S = SLOPE                  |
| CIP = CAST-IN-PLACE            | SHT = SHEET                |
| CL = CENTER LINE               | STA. = STATION             |
| CLR = CLEAR                    | STRUCT = STRUCTURAL        |
| CLL = CONTRACT LIMITS LINE     | TP = TEST PIT              |
| CONT = CONTINUOUS              | TC = TOP OF CURB ELEVATION |
| D = DIAMETER                   | TS = TOP OF STEP ELEVATION |
| ELEC = ELECTRICAL              | W/ = WITH                  |
| EOP = EDGE OF PAVEMENT         | W/O = WITHOUT              |
| EXT = EXTERIOR                 |                            |
| FFE = FINISHED FLOOR ELEVATION |                            |
| GA = GAUGE                     |                            |
| GV = GATE VALVE                |                            |
| HC = HANDICAP                  |                            |
| HP = HIGH POINT ELEVATION      |                            |
| I = INCLUDED ANGLE             |                            |
| ID = INSIDE DIAMETER           |                            |
| L = LENGTH                     |                            |
| LF = LEFT                      |                            |
| MECH = MECHANICAL              |                            |
| MFR = MANUFACTURER             |                            |
| MISC = MISCELLANEOUS           |                            |
| NCB = NEW CATCH BASIN          |                            |
| NDMH = NEW DRAIN MANHOLE       |                            |
| NFM = NEW FORCE MAIN           |                            |
| NOE = NEW OVERHEAD ELECTRIC    |                            |
| NOT = NEW UNDERGROUND TELECOM  |                            |
| NSD = NEW STORM DRAIN LINE     |                            |
| NSS = NEW SANITARY SEWER LINE  |                            |
| NTS = NOT TO SCALE             |                            |
| NUD = NEW UNDERDRAIN           |                            |
| NUE = NEW UNDERGROUND ELECTRIC |                            |
| NUT = NEW UNDERGROUND TELECOM  |                            |
| NW = NEW WATER LINE            |                            |

**SITE DATA**

ZONE: IM, MODERATE IMPACT INDUSTRIAL ZONE		
FAA RPZ, RUNWAY PROTECTION ZONE		
USE: OFFICE BUILDING, PERMITTED USE		
PARCEL SIZE: 6.78 AC.      PARCEL ID#: 233-A004-001		
233-A008-001		
SPACE STANDARDS	REQUIRED	PROPOSED
MINIMUM LOT SIZE	NONE	6.78 AC.
MINIMUM STREET FRONTAGE	60 FEET	204.06'
MAXIMUM BUILDING HEIGHT	75 FEET	48'
MINIMUM FRONT YARD	48'	353'
MINIMUM REAR & SIDE YARDS	25'	141'+
PAVEMENT SETBACK	10'	25'+
BUILDING AREA	---	54,817 SF
PARKING SPACES	138	192
IMPERVIOUS SURFACE	75% MAX	47%

**CIVIL LEGEND:**

PROPOSED ITEM	SYMBOL:
EDGE OF BUILDING W/DOOR	
CHAINLINK FENCE	
BITUMINOUS DRIVE	
GRAVEL DRIVE	
BITUMINOUS WALK	
GRANITE CURB (VERTICAL)	
CONCRETE (C.I.P.)	
GRANITE CURB (SLOPED)	
WETLAND BOUNDARY	
RIP RAP INLET/OUTLET	
BOLLARD LIGHT	
LIGHT POLES	
FIRE HYDRANT	
CONC. BOLLARD	
STORM DRAIN PIPE (W/ SIZE)	
UNDER DRAIN (W/ SIZE)	
WATER PIPE (W/ SIZE)	
UNDERGROUND ELEC. & COMM.	
FORCE MAIN PIPE (W/ SIZE)	
OVERHEAD ELECTRIC	
OVERHEAD COMMUNICATIONS	
UNDERGROUND ELECTRIC	
UNDERGROUND COMMUNICATIONS	
SEWER PIPE (W/ SIZE)	
CATCH BASIN	
DRAIN INLET	
SANITARY MANHOLE	
DRAIN MANHOLE	
ORNAMENTAL FENCE	
CHAINLINK SECURITY FENCE	
UTILITY POLE	
WATER GATE	
PROPERTY LINE	
EASEMENT, RIGHT-OF-WAY, SETBACK	
BOTTOM OF STEP ELEV.	+BS
TOP OF STEP ELEV.	+TS
TOP OF CURB ELEV.	+TC-OR-144.5/
BOTTOM OF CURB ELEV.	+BC-OR-/144.0
HIGH POINT ELEV.	+HP
LOW POINT ELEV.	+LP
SEDIMENT BARRIER BERM	
SILT FENCE	
SLOPE IS 1.3%	S=.013
CONTOURS	
PLUNGE POOL	
DIRECTION OF FLOW	
STONE CHECK DAM	
EROSION CONTROL MESH	
TEST PIT W/ REFERENCE	
TRAFFIC CONTROL SIGN	
STRIPING ON PAVEMENT	
DRIP STRIP	
TRANSFORMER & CONCRETE PAD	
LIMIT OF WORK	

NOTE: THIS LEGEND IS FOR REFERENCE ONLY AND APPLIES ONLY TO THE CIVIL DRAWINGS. NOT ALL ITEMS SHOWN HEREIN MAY APPEAR ON THE DRAWINGS, OR BE INCORPORATED IN THE DESIGN.

REV	DESCRIPTION	DATE

GRAPHIC SCALE: 0" = 1"

SCALE:	SHOWN
PROJECT MANAGER:	SLB
JC/DRAWN BY:	TCM/PAF
A/E OF RECORD:	MGJ
CAD FILE:	06016-C001
PROJECT NO:	06016
DATE:	7-9-07

SHEET TITLE: