

B.\3010 Hala Trailer\Cadd\Darmit Satiduro\3010-SB dwg EXIST - DEMO 3/3/2011 7:

GENERAL NOTES:

1. THIS PROJECT IS SUBJECT TO THE TERMS AND CONDITIONS OF ALL REGULATIONS ADMINISTERED BY THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MAINE DEPARTMENT OF TRANSPORTATION, LOCAL UTILITY COMPANIES AND THE CITY OF PORTLAND.

2. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS BY BISKUP CONSTRUCTION FOR EXACT LOCATIONS AND DIMENSIONS OF THE ENTRANCES, PAVING, EXITS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE POINTS.

3. ALL REQUIRED AND NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING OCCUPANCY AND THE FINAL SERVICE CONNECTIONS.

4. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR THE ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AND DIG SAFE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

5. ALL MATERIAL SCHEDULES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY. THE CONTRACTOR SHALL PREPARE HIS OWN MATERIAL SCHEDULES BASED UPON HIS PLAN REVIEW. ALL SCHEDULES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ORDERING MATERIALS OR PERFORMING WORK.

6. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, REVISION OF DECEMBER 2002, AND THE CITY OF PORTLAND TECHNICAL STANDARDS.

7. THE PROPERTY SHOWN ON THIS PLAN MAY BE DEVELOPED AND USED ONLY AS DEPICTED ON THIS APPROVED PLAN. ALL ELEMENTS AND FEATURES OF THE PLAN AND ALL REPRESENTATIONS MADE BY THE APPLICANT CONCERNING THE DEVELOPMENT AND USE OF THE PROPERTY WHICH APPEAR IN THE RECORD OF THE PLANNING AUTHORITY PROCEEDINGS ARE CONDITIONS OF THE APPROVAL, NO CHANGE FROM THE CONDITIONS OF APPROVALS IS PERMITTED UNLESS AN AMENDED PLAN IS FIRST SUBMITTED TO AND APPROVED BY THE PLANNING AUTHORITY.

8. THE FACILITY IS SERVICED BY PUBLIC WATER, SEWER AND OVERHEAD UTILITIES.

9. THE CONTRACTOR OR DEVELOPER IS REQUIRED TO NOTIFY THE CITY OF PORTLAND ENGINEERING INSPECTION SERVICES DIVISION (ATTN: PHIL DIPIERRO 874.8632), CODE ENFORCEMENT OFFICE, IN WRITING THREE (3) DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION. SHOULD THE IMPROVEMENTS BE OF SIGNIFICANT CONCERN OR IN A SENSITIVE AREA, A PRECONSTRUCTION MEETING MAY BE REQUIRED AT THE DISCRETION OF THE ENGINEER'S OFFICE OR PLANNING DIRECTOR.

10. AN APPROVED SET OF PLANS AND ALL APPLICABLE PERMITS MUST BE AVAILABLE AT THE CONSTRUCTION SITE. THE DEVELOPER, OR AN AUTHORIZED AGENT, MUST BE AVAILABLE AT ALL TIMES DURING CONSTRUCTION.

11: RECORD OWNER OF PROPERTY: THE NORTHWOODS, KIRKWOOD VOORHES, NJ 08043 C/O HALE TRAILER BRAKE & WHEEL, INC. 20 PINE TREE INDUSTRIAL PARK

PORTLAND, ME 04102 ATTN: GARY BANGOR 772.8272 BOOK 9233, PAGE 322

12. PLAN REFERENCES:

A. HALE TRAILER SITE PLAN SHEET S.1 PREPARED BY DEARBORN / WHITED ARCHITECTS / ENGINEERS DATED 7.9.87, LAST REVISED 6.6.88 B. RECORDING PLAT FOR PINE TREE INDUSTRIAL PARK SUBDIVISION, PORTLAND, MAINE

PRESUMPSCOT ASSOCIATES, INC. PORTLAND, MAINE PREPARED BY DEARBORN / WHITED **DATED 1.5.88**

13. ADDITIONAL TOPOGRAPHIC INFORMATION COLLECTED BY ON THE GROUND SURVEY PERFORMED BY DELUCA-HOFFMAN ASSOCIATES, INC. IN DECEMBER, 2010. BENCHMARK WAS ASSUMED AS THE FINISH FLOOR ELEVATION OF 58.5 PER PLAN REFERENCE A.

14. AREA OF PROPERTY = 5,1 ACRES

15. PARCEL IS SHOWN ON CITY OF PORTLAND ASSESSORS MAP 254, BLOCK A, LOT 8

16. NO HOLES, TRENCHES OR STRUCTURES SHALL BE LEFT OPEN OVERNIGHT IN ANY EXCAVATION ACCESSIBLE TO THE PUBLIC OR IN PUBLIC RIGHTS-OF-WAY.

17. THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY CHANGES AND DEVIATION OF APPROVED PLANS NOT AUTHORIZED BY THE ARCHITECT/ENGINEER AND/OR CLIENT/OWNER.

18. CONTRACTOR SHALL INCORPORATE PROVISIONS AS NECESSARY IN CONSTRUCTION TO PROTECT EXISTING STRUCTURES, PHYSICAL FEATURES, AND MAINTAIN SITE STABILITY DURING CONSTRUCTION. CONTRACTOR SHALL RESTORE ALL AREAS TO ORIGINAL CONDITION AND AS DIRECTED BY DESIGN DRAWINGS.

19. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO FABRICATION AND ERECTION OF ANY MATERIAL. ANY UNUSUAL CONDITIONS SHALL BE REPORTED TO THE ATTENTION OF THE ENGINEER.

20. A 12" LAYER OF COMPACTED STRUCTURAL FILL (MDOT 703.06 TYPE B) SHALL BE PROVIDED BELOW ALL SLABS. 12" OF 3/4" CRUSHED STONE SHALL BE PROVIDED BENEATH ALL FOOTINGS.

21. FOUNDATION PREPARATION REQUIREMENTS SHALL BE AS DIRECTED BY THE BUILDING CONTRACTOR

22. THE CONTRACTOR SHALL REPAIR AND ADD STONE TO ANY CONSTRUCTION ENTRANCES AS THEY BECOME SATURATED WITH MUD TO ENSURE THAT THEY WORK AS PLANNED DURING CONSTRUCTION AND SHALL KEEP NEARBY STREETS CLEAR OF DIRT AND MUD.

23. SILT REMOVED FROM AROUND INLETS AND BEHIND THE SILT BARRIERS SHALL BE PLACED ON A TOPSOIL STOCKPILE AND MIXED INTO IT FOR LATER USE IN LANDSCAPING OPERATIONS.

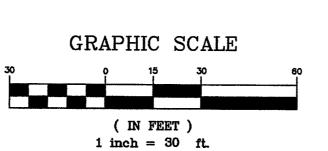
24. CONTRACTORS SHALL NOTIFY OPERATORS WHO MAINTAIN UNDERGROUND UTILITIES IN THE AREA OF PROPOSED EXCAVATION OR BLASTING AT LEAST THREE (3) BUT NOT MORE THAN (30) DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION. CONTRACTORS SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE REQUIREMENTS OF 23 MRSA 3360-A.

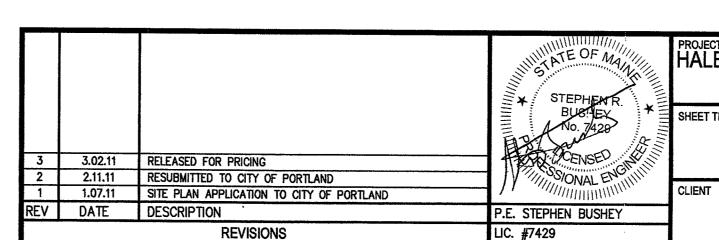
25. CONTRACTOR SHALL CONFIRM LOCATIONS OF ELECTRICAL UTILITIES PRIOR TO

26. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.

27. ALL FILLS SHALL BE PLACED IN LAYERS NOT MORE THAN 12" LOOSE DEPTH AND COMPACTED BY HEAVY COMPACTION EQUIPMENT. MINIMUM COMPACTION SHALL BE 95% OF MAXIMUM DENSITY ASTM 1557, MODIFIED AND FIELD DENSITY ASTM D2922 (NUCLEAR METHODS).

28. ALL FOUNDATION BACKFILL SHALL BE GRAVEL AGGREGATE MEETING THE GRADATION OF MDOT 703.06 TYPE D MATERIAL



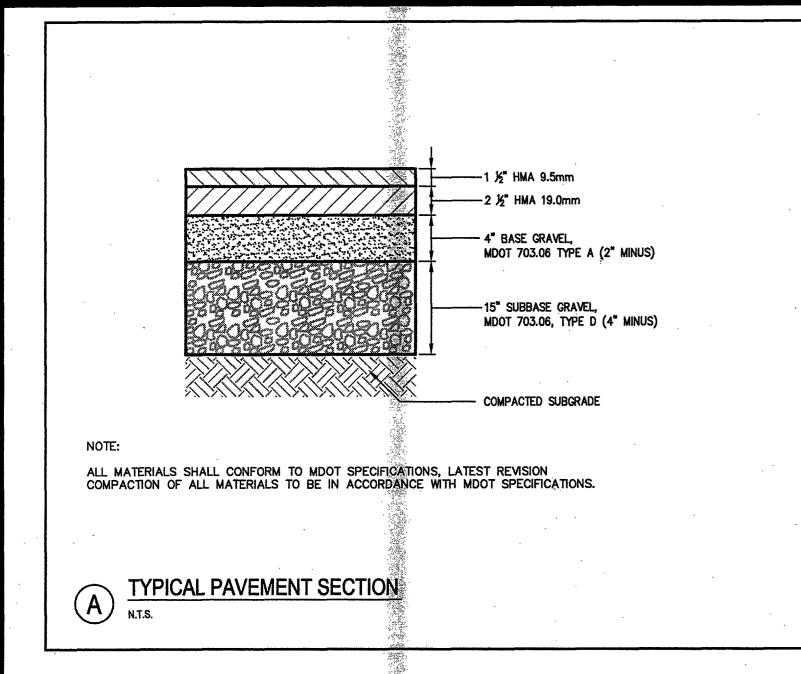


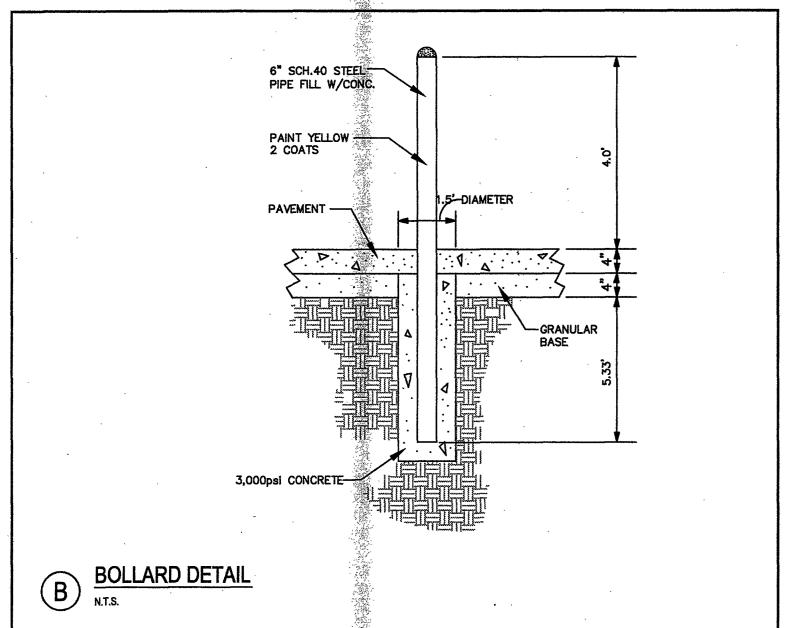
HÄLE TRAILER BUILDING EXPANSION PORTLAND, MAINE SHEET TITLE SITE PLAN

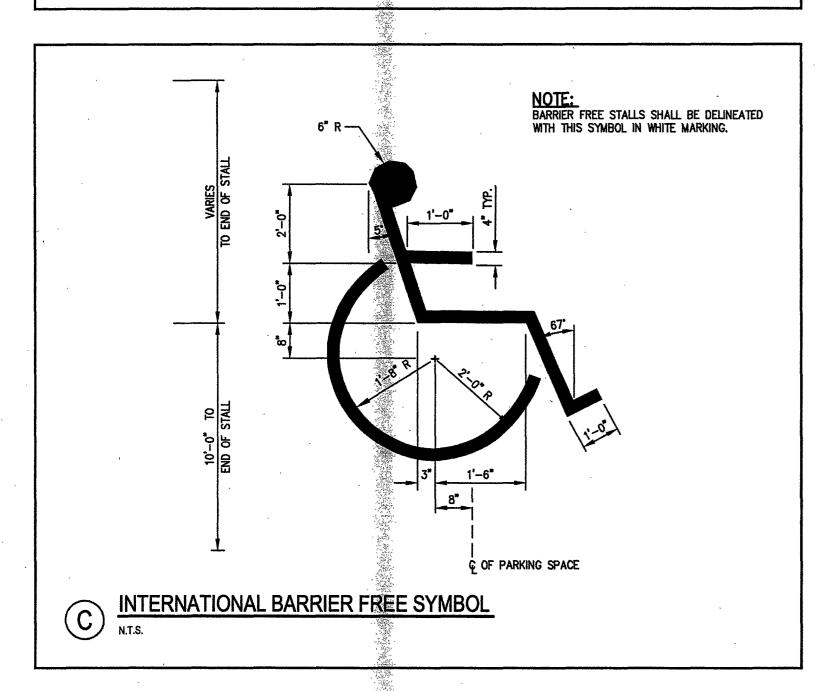
20 PINE TREE INDUSTRIAL PARKWAY

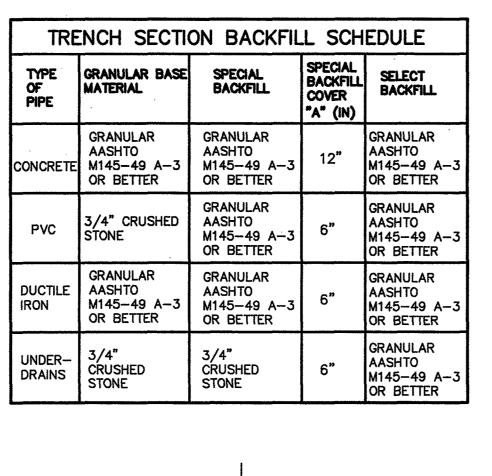
PORTLAND, ME 04102

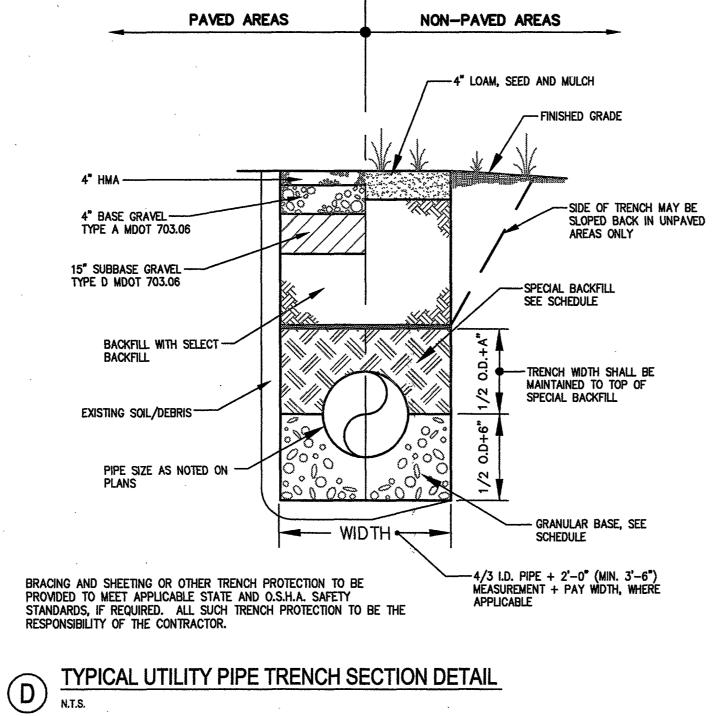
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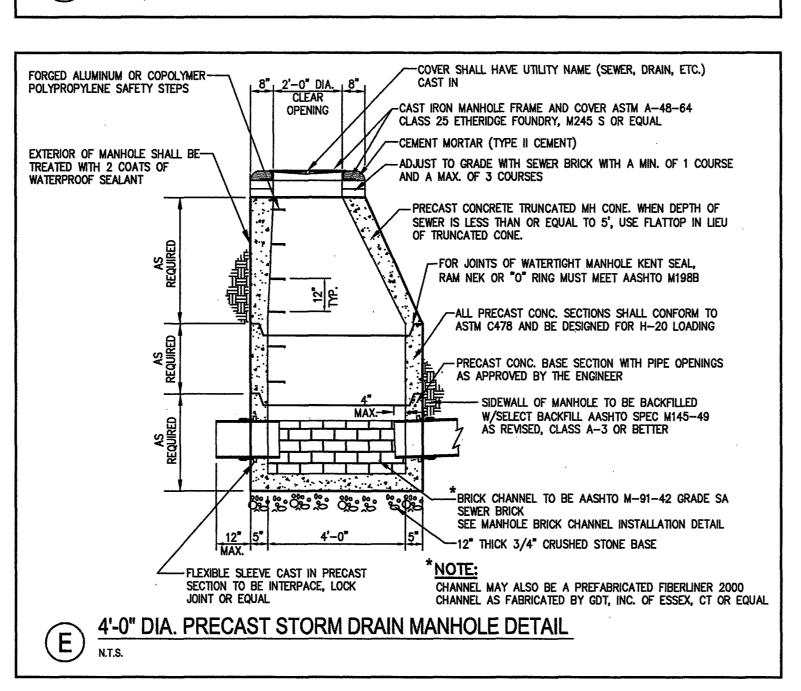


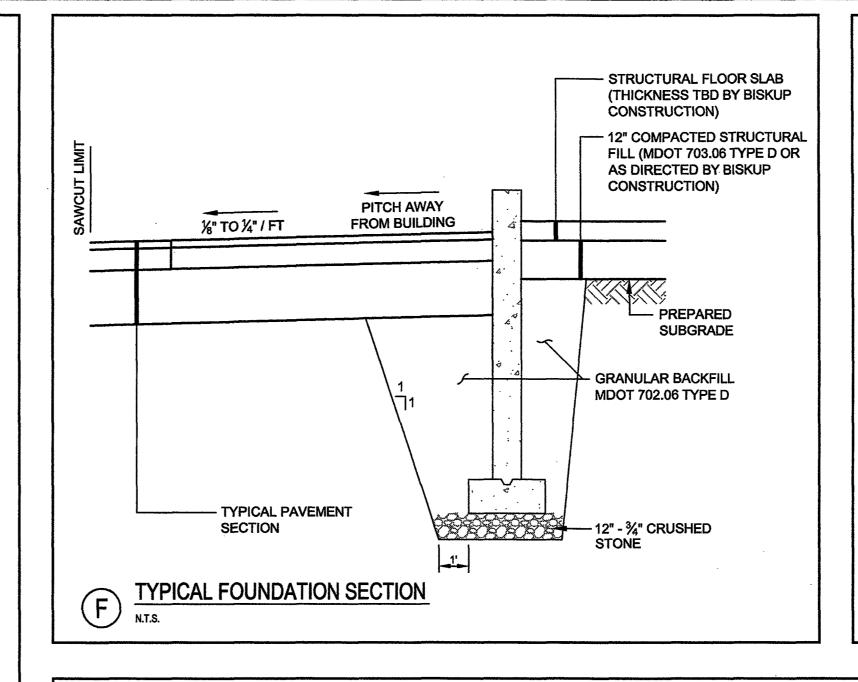


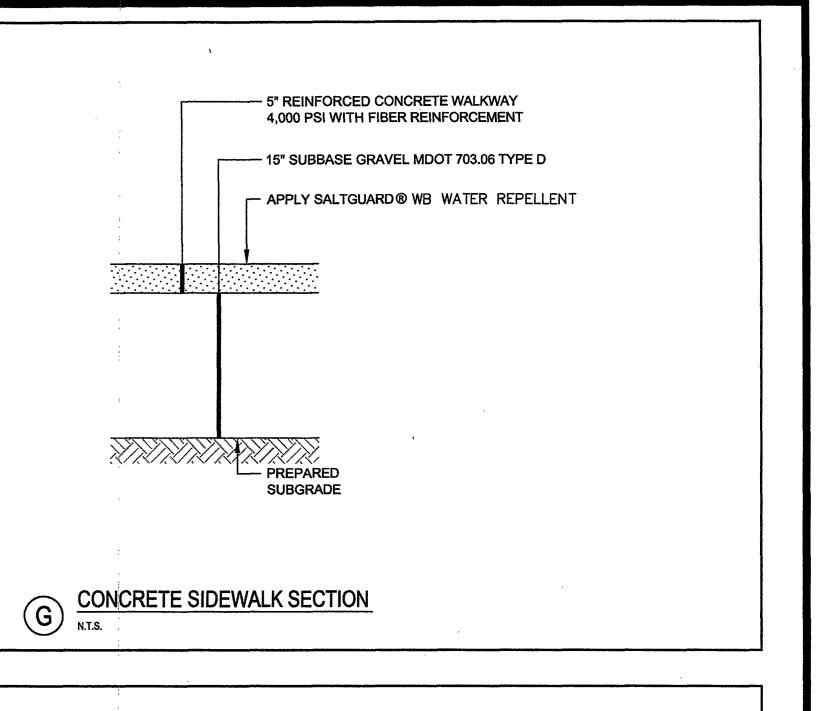


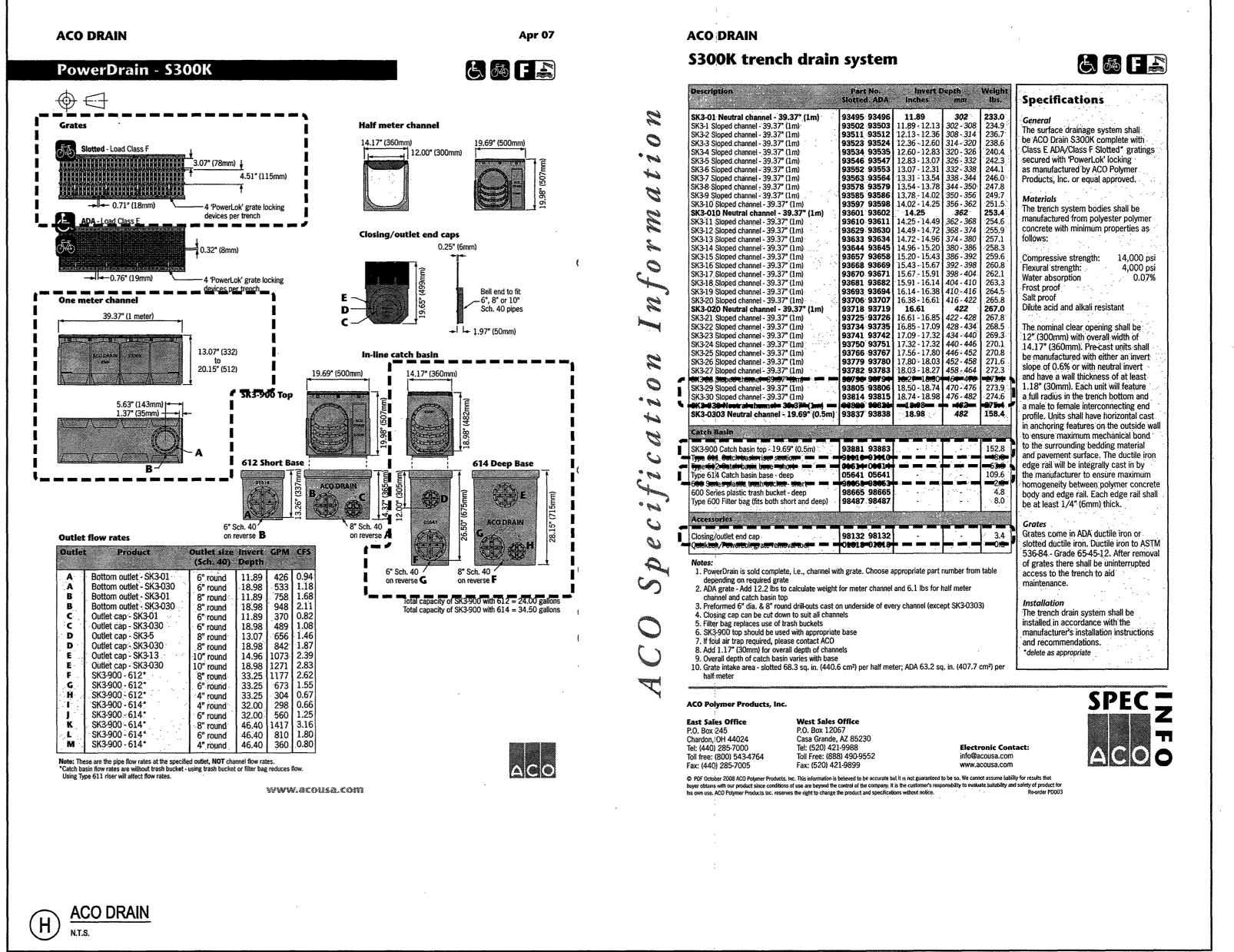


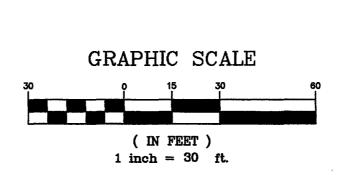


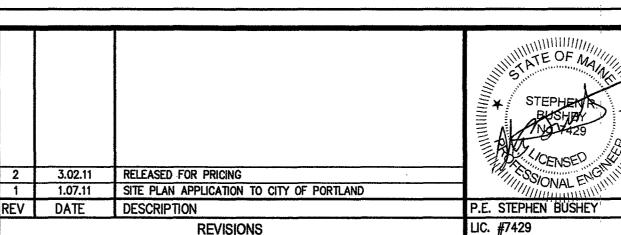












PROJECT
HALE TRAILER BUILDING EXPANSION
PORTLAND, MAINE
SHEET TITLE
DETAILS

HALE TRAILER

20 PINE TREE INDUSTRIAL PARKWAY

PORTLAND, ME 04102

BRAKE & WHEEL INC.

DELUCA-HOFFMAN
ASSOCIATES, INC.
778 MAIN STREET, SUITE 8
SOUTH PORTLAND, ME 04106
207.775.1121
WWW.DELUCAHOFFMAN.COM

DRAWN: DED DATE: DEC 2010

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SHEET	3 OF 3		