BRIGHTON AVENUE PAVED – PUBLIC

TO WESTBROOK

Hemlock trees (4) to be transplanted on–site

Parking area pavement shall be removed, see Site Plan

Hedge and curb section shall be removed

Catchbasin and outlet pipe shall be removed, see Engineering Plan

3" OFFSET MONUMENT
CITY POINT L752–30–30
N 3086037.018
E 2913726.911
BROKEN GRANITE MONUMENT
IN UNDERGROUND VAULT

12" WATERMAIN (INSTALLED 1954)

DANIEL CREWE BLDG
1 STORY
BRICK BLDG
FFE=63.22

36"chainlink fence and gate shall be removed

West half of concrete walk shall remain and be protected during construction

BREAKWATER SCHOOL
3 STORY
BRICK BLDG
2nd FLOOR FFE=68.0
BASEMENT FFE=57.4
FFE=63.17
FFE=63.4
FFE=64.1
FFE=61.9
B–1 ZONE
R–3 ZONE

JESSIE BULLENS–CREWE BLDG
2 STORY
WOOD FRAME
FFE= 66.04
BOTTOM STEP=60.61
FFE= 60.81

TM 259–D–3
N/F
DONALD W. & LISA G. MCDADE
7012/278

Wooden surround shall be removed and stockpiled for reuse. See site plan.

Wooden picket style fence, gates, and posts shall remain

All utilities shall remain and be protected during construction

Garden, retaining structure, and bench shall be removed– feather soil into adjacent grade

Pavement shall be removed, except 4'w strip along NE side of building, see Site Plan

Tree, stump, roots, and other scrub vegetation shall be removed, typ.

Play set shall be dismantled and stockpiled for reuse on–site. Timber surround shall be removed & stockpiled for reuse. See site plan.

6' chainlink fence shall remain. Protect during construction

Chain link fence along property line to be removed and replaced with salvaged wooden picket style, see Site Plan

Wood wall to be removed & disposed of off–site

Timber surround shall be removed and stockpiled for reuse. See site plan.

Shed to be relocated. Store and protect during construction

Stumps & roots shall be removed

Wrought iron fence, lights (1), flag poles (2), and concrete paving in this area shall be preserved and protected during construction

Painted crosswalk shall be removed. Bump out & sidewalk ramp shall remain

Play equipment and timber surround shall be removed and stockpiled for reuse. See site plan.

Limit of Work Line, typ.

6' chainlink fence shall remain. Protect during construction

Tree shall be preserved and protected during construction, typ. See tree protection details.

Limit of work line

Siltfence, typ.

## SITE PREPARATION NOTES

1. BOUNDARY, TOPOGRAPHY, AND EXISTING CONDITIONS INFORMATION TAKEN FROM A PLAN TITLED: "BOUNDARY & TOPOGRAPHIC SURVEY" ON BRIGHTON AVENUE & CAPISIC STREET, PORTLAND, MAINE. MADE FOR BREAKWATER SCHOOL, DATED APRIL 21, 2010 WITH A REVISION DATE OF JANUARY 12, 2012. PREPARED BY OWEN HASKELL, INC., 390 U.S. ROUTE ONE, FALMOUTH, MAINE 04105. TELEPHONE (207) 774.042

2. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. CONTRACTOR SHALL NOTIFY PROJECT LANDSCAPE ARCHITECT/OWNER AT ONCE IN WRITING OF ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS AS INDICATED ON THE PLAN AND ACTUAL FIELD CONDITIONS AND RECEIVE WRITTEN INSTRUCTIONS PRIOR TO PROCEEDING

3. CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING EXISTING GRADES TO VERIFY THAT THEY ARE ACCURATE.

4. CONTRACTOR SHALL CALL DIG SAFE (1.888.DIG.SAFE) PRIOR TO THE START OF ANY WORK. EXISTING UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM DRAWINGS AND SHALL BE DEEMED APPROXIMATE ONLY. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS AND ELEVATIONS PRIOR TO EXCAVATION. BEFORE CONSTRUCTION STARTS ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOW ON THIS PLAN.

5. THE CONTRACTOR SHALL ESTABLISH PERMANENT BENCH MARKS. MAINTAIN ALL ESTABLISHED BOUNDS AND BENCH MARKS AND REPLACE AS DIRECTED ANY WHICH ARE DESTROYED OR DISTURBED.

6. LIMIT OF WORK LINE IS NOTED ON DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE DUE TO OPERATIONS INSIDE AND OUTSIDE OF THE CONTRACT LIMIT LINE. CONTRACTOR SHALL MEET LINE AND GRADE OF EXISTING CONDITIONS AT THE LIMIT OF WORK LINE.

7. MAINTAIN THE INTEGRITY OF THE EXISTING DRAINAGE SYSTEM AT ALL TIMES.

8. CONTRACTOR SHALL EXERCISE SPECIAL CARE TO AVOID ANY DAMAGE TO EXISTING BUILDINGS, EXISTING TREES TO REMAIN, ETC., AND MONUMENTS RESULTING FROM SITE PREPARATION AND CONSTRUCTION OPERATIONS.

9. ADJUST ALL EXISTING UTILITY FRAMES, GRATES, COVERS, ETC. THAT ARE TO REMAIN TO PROPOSED FINISH GRADES. IF NO SPECIFIC PROPOSED GRADE IS INDICATED ON THE DRAWINGS, THE CONTRACTOR SHALL ADJUST THE UTILITIES TO MEET THE PROPOSED ADJACENT CONDITIONS.

10. FOR ALL AREAS INSIDE AND OUTSIDE THE CONTRACT LIMIT LINE THAT ARE DISTURBED BY CONSTRUCTION AND FOR WHICH NO NEW CONSTRUCTION IS INDICATED, THE CONTRACTOR SHALL REPAIR AND REPLACE IN KIND.

not for construction

## LEGEND

| EXISTING | | PROPOSED |
|---|---|---|
| ——— | PROPERTY LINE | |
| | BUILDING | |
| N/F CITY OF PORTLAND | SIGN | |
| | VEGETATION | |
| | DECIDUOUS TREE | |
| | EVERGREEN TREE | |
| | TREE TO BE REMOVED | |
| | TREE TO BE PROTECTED/PRESERVED | |
| x x | FENCE | |
| | CURB | |
| 45 | CONTOUR | |
| | EDGE OF PAVEMENT | |
| | EROSION CONTROL MULCH BERM | ---000--- |
| | LIMIT OF WORK | |
| | LIGHT | |
| SS | SANITARY SEWER | |
| SD | STORM DRAIN | |
| RD | ROOF DRAIN | |
| OHE | OVERHEAD ELEC. | |
| UGE | UNDERGROUND ELEC. | |
| W | WATER LINE | |
| G | GAS LINE | |
| | WATER VALVE | |
| | UTILITY POLE | |
| | MANHOLE | |
| | CATCH BASIN | |

DRAFTED BY: MAP
CHECKED BY: ABS
PLAN DATE: 07/29/2013
REVISION DATE:

1 inch = 20 ft.

tjd&a
Terrence J. DeWan & Associates
Landscape Architects & Planners

BREAKWATER SCHOOL
AND NASON PARK
GREENING PROJECT
Portland, Maine

**Demolition & Site Prep Plan**

SHEET **2**