

DATE	DESCRIPTION
11.6.17	SITE REVISIONS
12.1.17	SITE REV. & FREEZER DELETED

DATE:	1/3/18
CHECKED BY:	JAD
DRAWN BY:	CJC
JOB:	2017 - BISHOP
SHEET TITLE:	

SNOW CLEARANCE NOTES

1. SNOW MAY BE STORED WITHIN THE TEMPORARY SNOW STORAGE AREAS ONLY.
2. THE SNOW CONTRACTOR SHALL USE SALT OR CHLORIDE SUBSTITUTE TO DEICE THE PARKING LOT.
3. THE OWNER IS RESPONSIBLE FOR SNOW REMOVAL BEING UNDERTAKEN IN A TIMELY FASHION.

CITY OF PORTLAND SITE PLAN AND SUBDIVISION NOTES

1. LANDSCAPING SHALL MEET THE "ARBORICULTURAL SPECIFICATIONS AND STANDARDS OF PRACTICE AND LANDSCAPE GUIDELINES" OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
2. THE ENTIRE SITE SHALL BE RENOVATED AND MAINTAINED AS DEPICTED ON THE SITE PLAN. APPROVAL OF THE PLANNING AUTHORITY OR PLANNING BOARD SHALL BE REQUIRED FOR ANY ALTERATION TO OR DEVIATION FROM THE APPROVED SITE PLAN, INCLUDING, WITHOUT LIMITATION: TOPOGRAPHY, DRAINAGE, LANDSCAPING, RETENTION OF WOODED OR LAWN AREAS, ACCESS, SIZE, LOCATION, AND SURFACING OF PARKING AREAS AND LOCATION AND SIZE OF BUILDINGS.

ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENT CONTROL BMPs PUBLISHED BY THE BUREAU OF LAND AND QUALITY, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 2003.

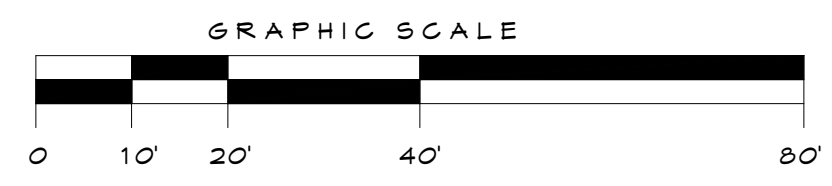
ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR REGRADING.

PRIOR TO CONSTRUCTION, A PRECONSTRUCTION MEETING SHALL BE HELD AT THE PROJECT SITE WITH THE CONTRACTOR, DEVELOPMENT REVIEW COORDINATOR, PUBLIC WORKS REPRESENTATIVE AND OWNER TO REVIEW THE CONSTRUCTION SCHEDULE AND CRITICAL ASPECTS OF THE SITE WORK AT THAT TIME. THE SITE/BUILDING CONTRACTOR SHALL PROVIDE THREE (3) COPIES OF A DETAILED CONSTRUCTION SCHEDULE TO THE ATTENDING CITY REPRESENTATIVE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE A MUTUALLY AGREEABLE TIME FOR THE PRECONSTRUCTION MEETING.

EXISTING VEGETATION SHALL BE CONSERVED IN AREAS SHOWN ON THIS SITE. FENCING OR OTHER PROTECTIVE BARRIERS SHALL BE ERRECTED OUTSIDE THE DRIP-LINE OF INDIVIDUAL GROUPINGS OF TREES DESIGNATED FOR PRESERVATION PRIOR TO THE ONSET OF CONSTRUCTION. REGRADING SHALL NOT TAKE PLACE WITHIN THE DRIP-LINE OF TREES DESIGNATED FOR PRESERVATION. NO STORAGE OR CONSTRUCTION MATERIALS SHALL BE PERMITTED WITHIN THE DRIP-LINE OF TREES TO BE PRESERVED.

LEGEND

- ELECTRIC METER
- SIGN
- DECIDUOUS TREE
- CURB
- PROPERTY LINE



GENERAL NOTES:

1. PLAN BASED ON OWEN HASKELLS SURVEY 12 & #17 BISHOP STREET, PORTLAND, MAINE DATED 8.2.17
2. EXISTING CONDITIONS TO REMAIN UNLESS NOTED OTHERWISE
3. SWEEP MATERIAL EXCAVATED FOR DUMPSTER PAD THAT FALLS ON PAVED AREAS, PARTICULARLY IN THE PUBLIC WAY.
4. EXISTING CROSSWALK SIGNAGE TO BE REPLACED WITH NEW MUTCD COMPLIANT CROSSWALK SIGNAGE

WAIVER REQUESTS-

2. 20' WIDTH OF PARKING AISLE

PARKING REQUIREMENTS FOR 40 BEDS AND STAFF-

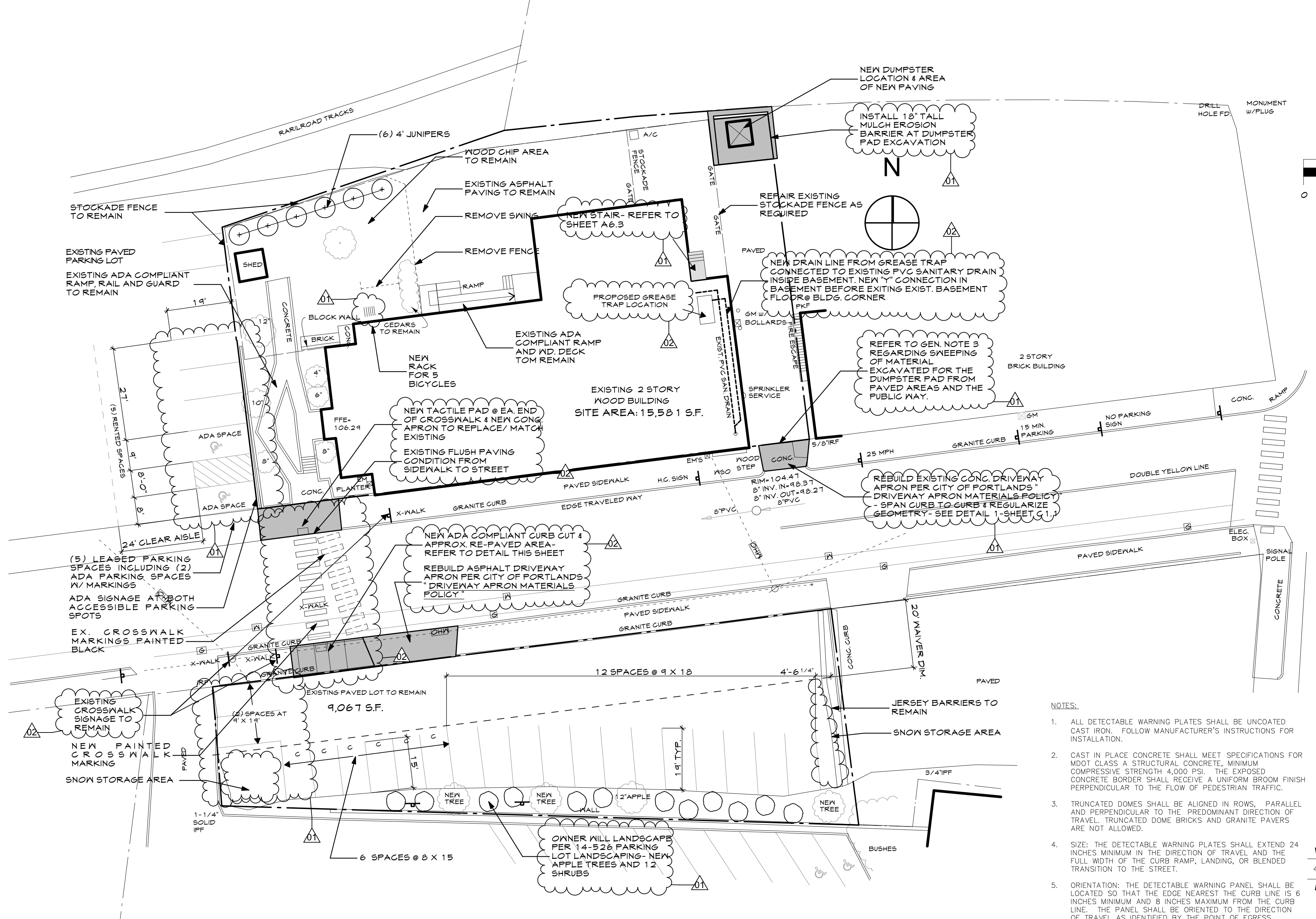
- 12 STAFF PER SHIFT / 1 PER - (12) SPACES
- 40 MAX. BEDS / 1 PER 5 - (8) SPACES
- TOTAL REQ. PARKING SPACES- 20, LESS THAN THE 25 AVAILABLE



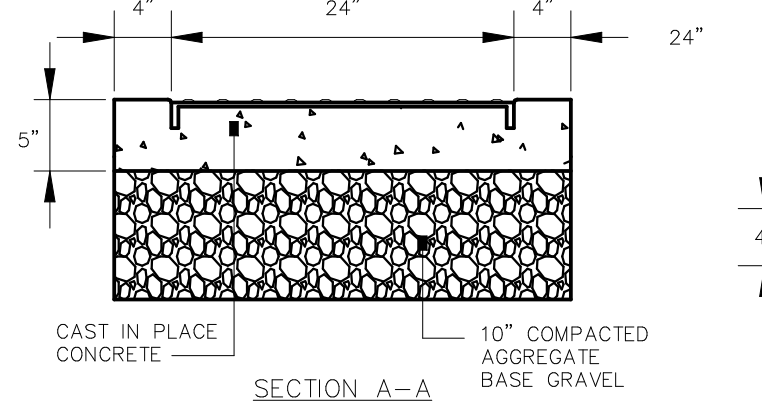
CROSSWALK SIGN TOWARD EAST



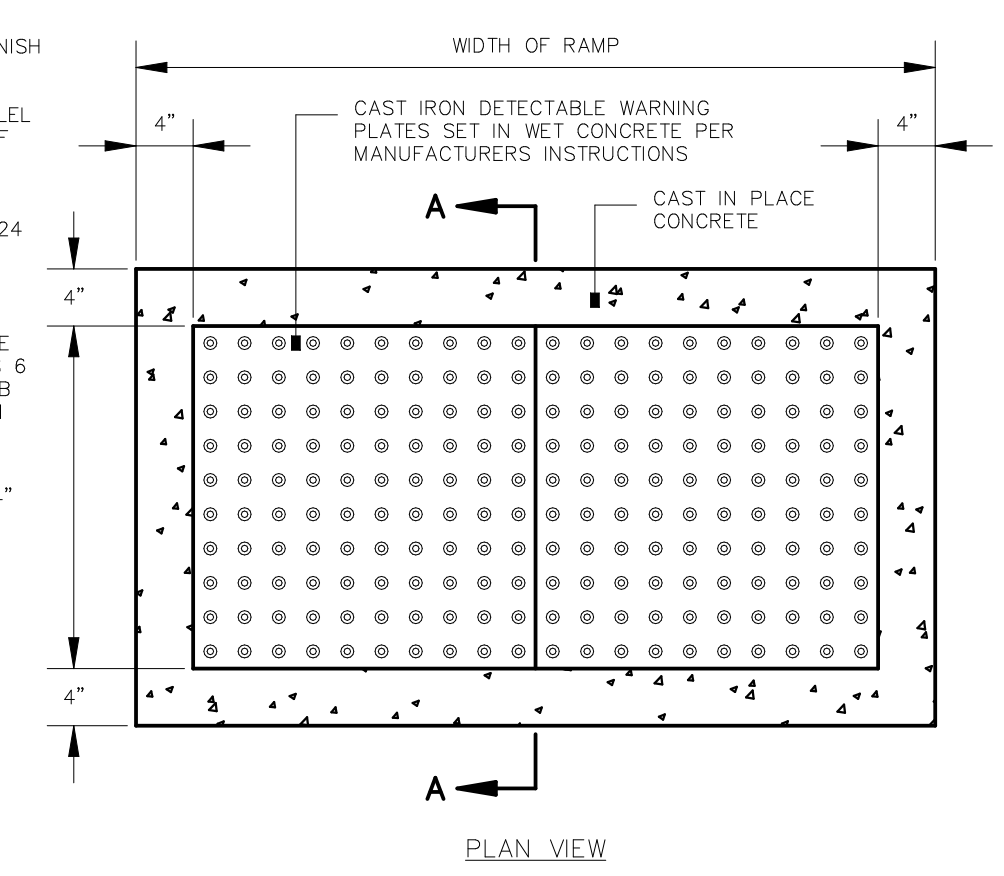
CROSSWALK SIGN TOWARD WEST



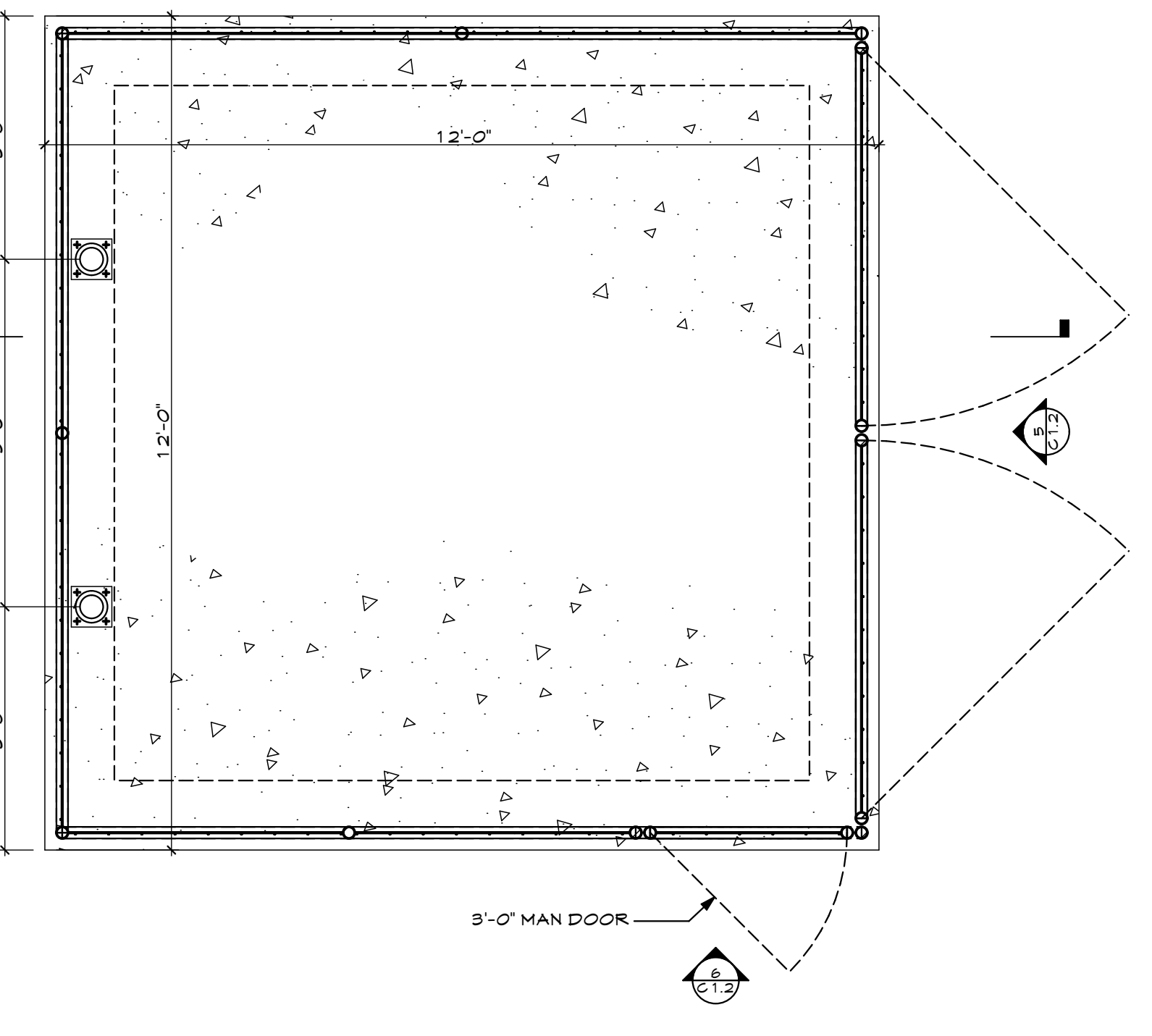
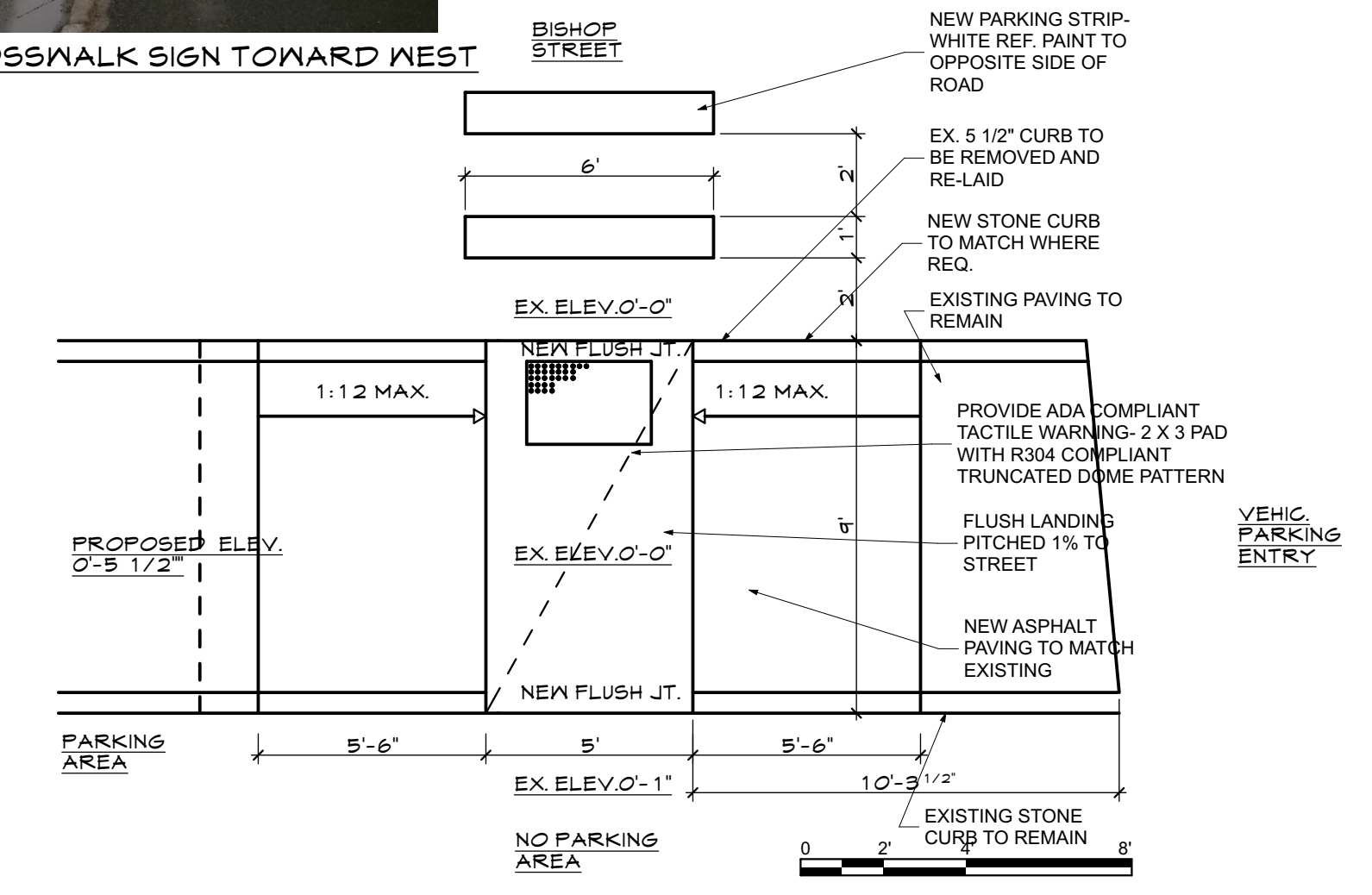
- NOTES:**
1. ALL DETECTABLE WARNING PLATES SHALL BE UNCOATED CAST IRON. FOLLOW MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION.
 2. CAST IN PLACE CONCRETE SHALL MEET SPECIFICATIONS FOR M30 CLASS A STRUCTURAL CONCRETE, MINIMUM COMPRESSIVE STRENGTH 4,000 PSI. THE EXPOSED CONCRETE BORDER SHALL RECEIVE A UNIFORM BROOM FINISH PERPENDICULAR TO THE FLOW OF PEDESTRIAN TRAFFIC.
 3. TRUNCATED DOMES SHALL BE ALIGNED IN ROWS, PARALLEL AND PERPENDICULAR TO THE PREDOMINANT DIRECTION OF TRAVEL. TRUNCATED DOME BRICKS AND GRANITE PAVERS ARE NOT ALLOWED.
 4. SIZE: THE DETECTABLE WARNING PLATES SHALL EXTEND 24 INCHES MINIMUM IN THE DIRECTION OF TRAVEL AND THE FULL WIDTH OF THE CURB RAMP, LANDING, OR BLENDED TRANSITION TO THE STREET.
 5. ORIENTATION: THE DETECTABLE WARNING PANEL SHALL BE LOCATED SO THAT THE EDGE NEAREST THE CURB LINE IS 6 INCHES MINIMUM AND 8 INCHES MAXIMUM FROM THE CURB LINE. THE PANEL SHALL BE ORIENTED TO THE DIRECTION OF TRAVEL AS IDENTIFIED BY THE POINT OF EGRESS.



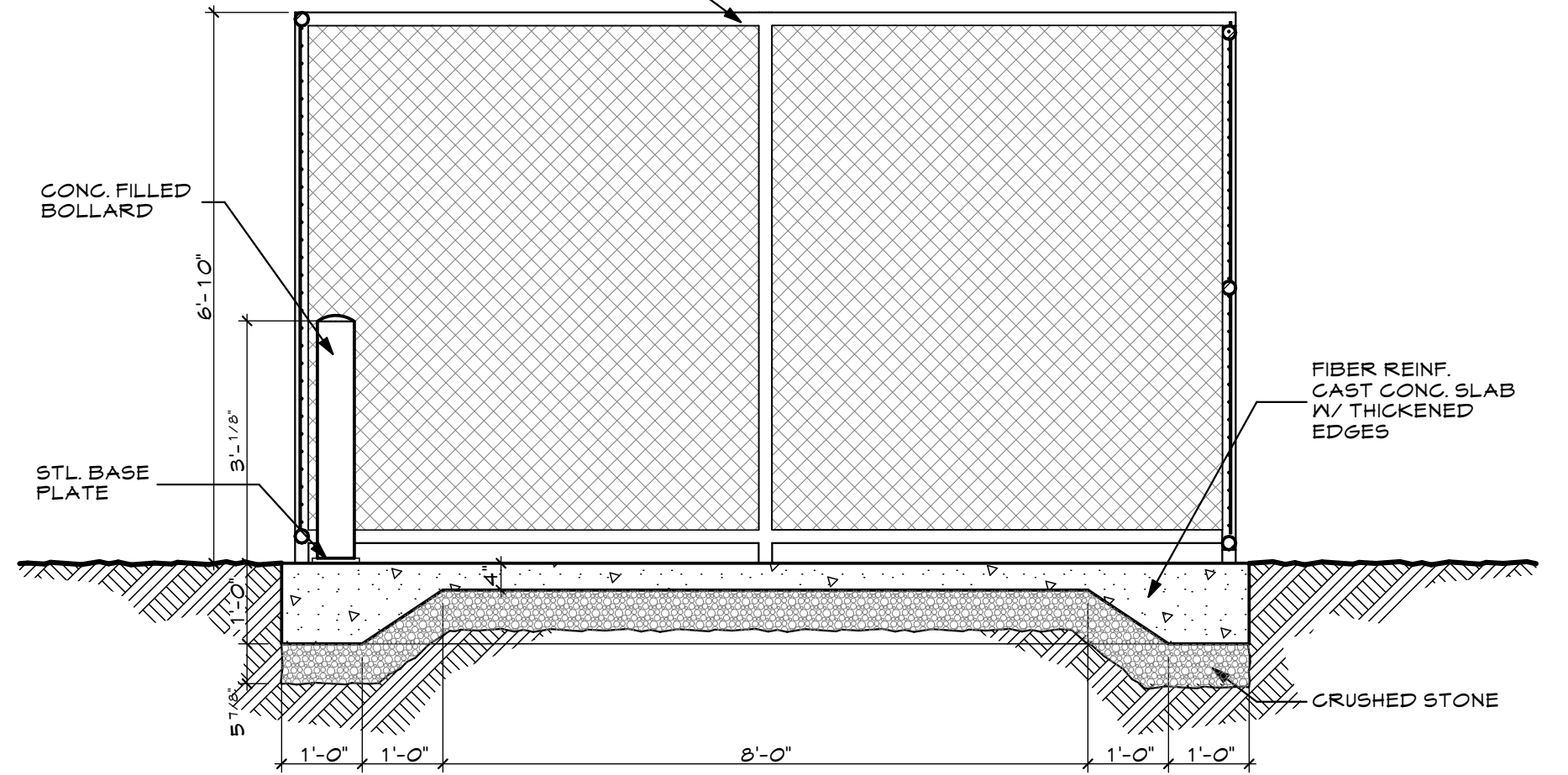
3 SIDEWALK RAMP DETECTABLE WARNING PANEL
NOT TO SCALE



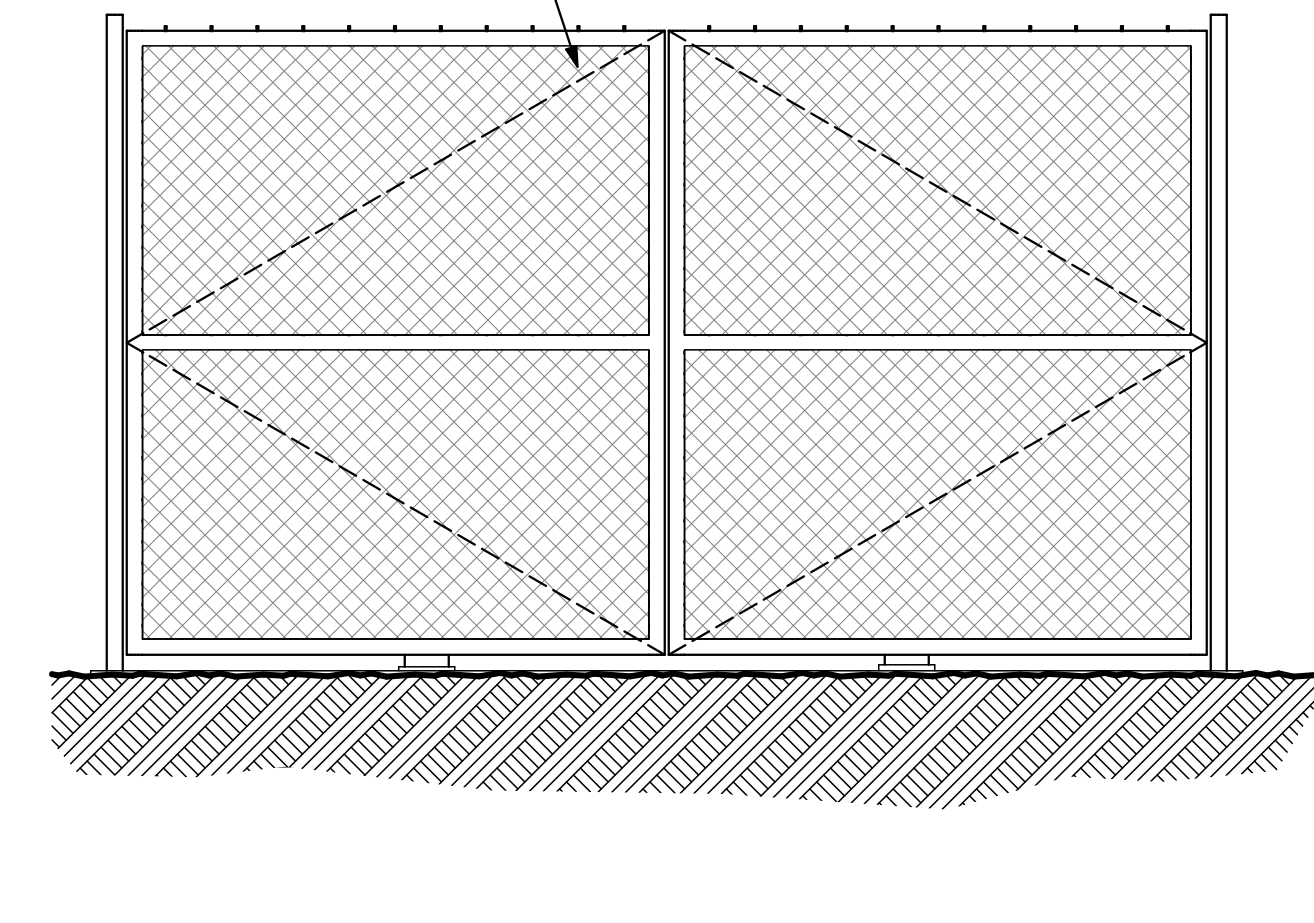
4 ADA CURB CUT DETAIL
SCALE: 1/4" = 1'-0"



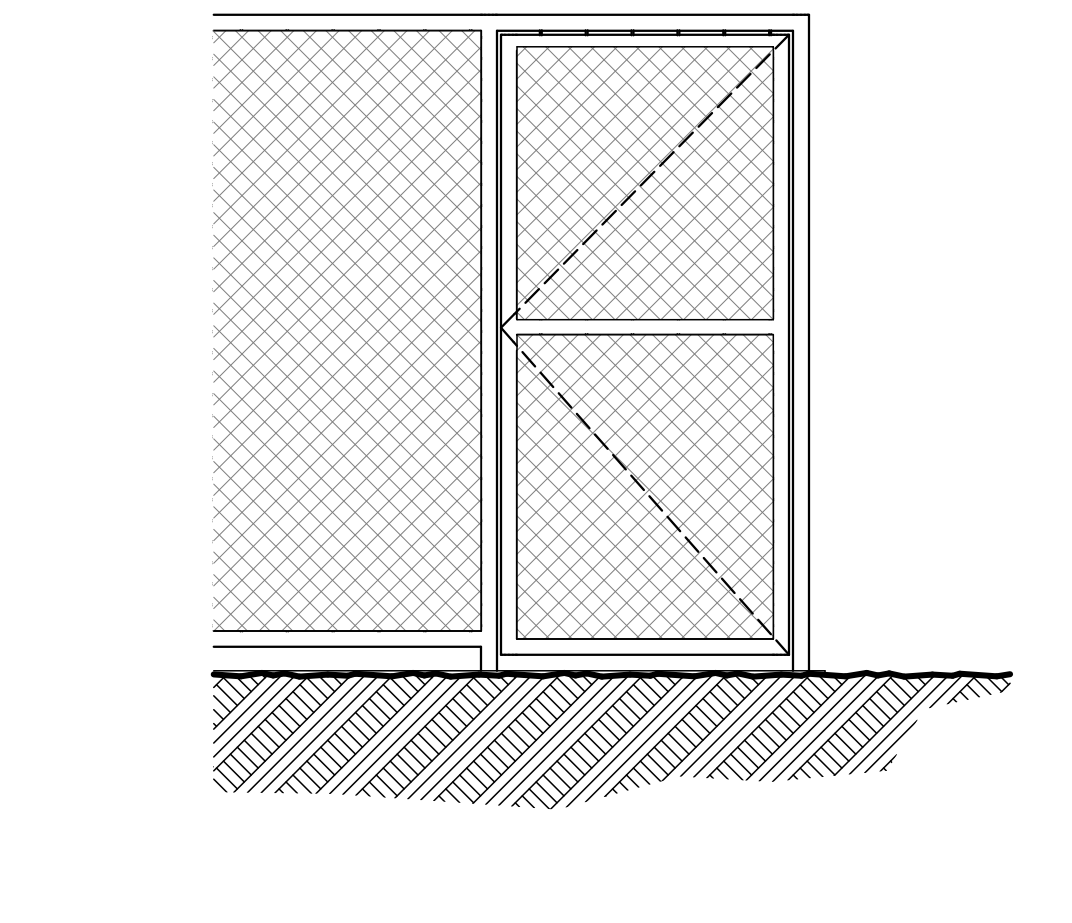
1 DUMPSTER ENCLOSURE PLAN
SCALE: 1/2" = 1'-0"



2 DUMPSTER SECTION DETAIL
SCALE: 1/2" = 1'-0"



5 DUMPSTER ENCLOSURE ELEV.
SCALE: 1/2" = 1'-0"



6 ELEV. @ MAN DOOR
SCALE: 1/2" = 1'-0"