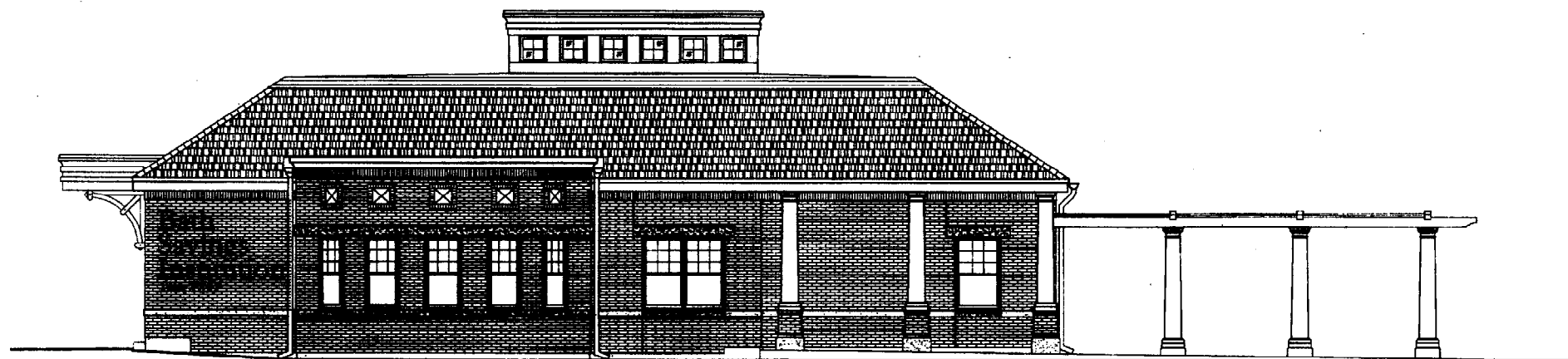


BATH SAVINGS INSTITUTION

BRANCH BANK - AUBURN STREET

Portland, Maine



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 C101 - DEMOLITION PLAN
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ARCHITECT : PLATZ ASSOCIATES
 STRUCTURAL ENGINEERS : SHELLEY ENGINEERING
 MECHANICAL ENGINEERS : M.E.P. ENGINEERING
 ELECTRICAL ENGINEERS : M.E.P. ENGINEERING
 CIVIL ENGINEERS : GORRILL - PALMER

PLATZ ASSOCIATES
 Architects - Engineers
 Construction Managers
 Tel 207-784-2941
 Fax 207-784-3856
 Two Great Falls Plaza, Auburn, Maine 04210

DRAWING STATUS

<input type="checkbox"/>	OFFICE REVIEW
<input type="checkbox"/>	CLIENT REVIEW
<input type="checkbox"/>	PERMIT REVIEW
<input type="checkbox"/>	NO NET
<input type="checkbox"/>	CONTRACT DRAWING
<input type="checkbox"/>	CONSTRUCTION

An electronic copy of this drawing is available on a CD-ROM. This drawing is not to be used for construction without the original drawing and registration seal.

SHEET TITLE
PROJECT SIGN

JOB NO.
 22003

DRAWN BY
 CDW

CHECKED BY

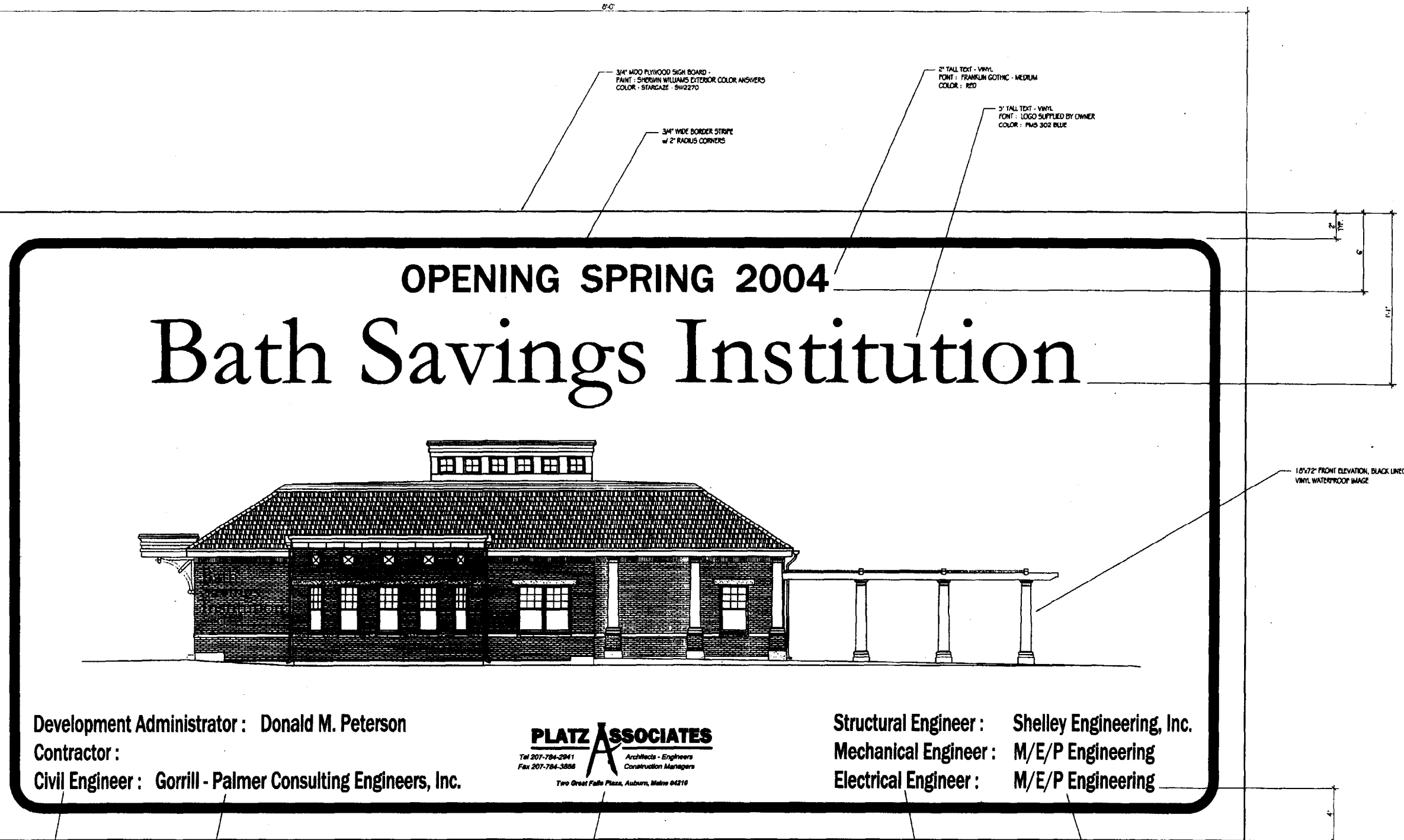
SCALE
 NOTED

DATE
 30 JUL 03

REVISION DATE

SHEET
SK-A5

PROJECT SIGN



1 1/4" TALL TEXT - VINYL
 FONT : FRANKLIN GOTHIC - MEDIUM
 WIDTH FACTOR : 0.7"
 COLOR : BLUE

1 1/4" TALL TEXT - VINYL
 FONT : FRANKLIN GOTHIC - MEDIUM
 WIDTH FACTOR : 0.7"
 COLOR : BLACK

5 1/2" ARCHITECTS LOGO, COLORED VINYL, WATERPROOF - CENTERED
 COLOR : BLACK

1 1/4" TALL TEXT - VINYL
 FONT : FRANKLIN GOTHIC - MEDIUM
 WIDTH FACTOR : 0.7"
 COLOR : BLUE

1 1/4" TALL TEXT - VINYL
 FONT : FRANKLIN GOTHIC - MEDIUM
 WIDTH FACTOR : 0.7"
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LEGEND:

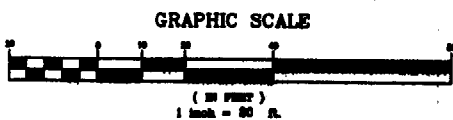
- APPARENT STREET RIGHT OF WAY
- EDGE OF PAVEMENT
- GRANITE CURB
- - - CHAIN LINK FENCE
- - - SEWER LINE
- - - WATER LINE
- - - GAS LINE
- TEL - TEL - TEL - UNDERGROUND TELEPHONE
- OVERHEAD ELECTRICAL
- SEWER MANHOLE
- GAS VALVE
- WATER VALVE/GATE
- ⊕ HYDRANT
- ⊕ CATCH BASIN
- SIGN
- △ SURVEY CONTROL POINT
- UTILITY POLE
- GUY WIRE
- ⊠ ELECTRICAL COVER
- ⊕ TREE
- ⊕ SHRUB
- IRON PIN FOUND

REFERENCES:

- 1) PLAN OF HIGHLAND PARK RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 8, PAGE 138.
- 2) PLAN OF LAND OWNED BY ROBERT D. & HELEN C. WILCOX WASHINGTON AVE. AND AUBURN ST. DATED OCT. 1, 1948 AND RECORDED IN PLAN BOOK 34, PAGE 8.
- 3) STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP - D.G.T. FILE 3-380 DATED SEPT. 1976.
- 4) CITY OF PORTLAND ASSESSORS PLAN No. 375 - LOT 2.
- 5) DEED OF RECORD: BARBARA ESPOSITO TO KENNE, LLC BOOK 18838, PAGE 278 DATED SEPT. 20, 2000.
- 6) SEE NOTICE OF LAYOUT AND TAKING BY THE STATE OF MAINE IN BOOK 4886, PAGE 185-186.

NOTES:

- 1) BEARINGS ARE REFERENCED TO MAGNETIC NORTH AS TAKEN FROM THE DEED AS REFERRED TO IN REFERENCE 5 ABOVE.
- 2) ALL DEED REFERENCES ARE MADE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS - PEARL STREET, PORTLAND, MAINE.
- 3) PROPERTY MAY BE SUBJECT TO CERTAIN SPRING RIGHTS TO ONE JOHN SMITH AS MENTIONED IN DEED BOOK 888, PAGE 218 DATED OCTOBER 1, 1900.
- 4) ALL UNDERGROUND UTILITIES ARE TO BE FIELD VERIFIED BY DIG SAFE AND/OR THE RESPECTIVE UTILITY COMPANY BEFORE ANY EXCAVATION BEGINS. THIS PLAN DOES NOT ASSURE THE ACCURACY OF UNDERGROUND UTILITIES AS LABELED. THE UNDERGROUND UTILITIES AS SHOWN ON THIS PLAN ARE BASED ON MARKINGS MADE BY OTHERS.



REV.	DATE	STATUS	BY	CHKD	APPD

DRAWN BY: KWM
 CHECKED BY:
 APPROVED BY: KWM
 DATE: MARCH 18, 2002

JKL LAND SURVEYING
 (A DIVISION OF MEASURE UP, INC.)

4 NORTH STREET
 MECHANIC FALLS - MAINE
 603 882-7222
 603 882-7223

CLIENT
PLATZ ASSOCIATES

2 GREAT FALLS PLAZA
 AUBURN, MAINE 04210

PROJECT
BATH SAVINGS BANK - PORTLAND
 42 AUBURN STREET - PORTLAND, MAINE

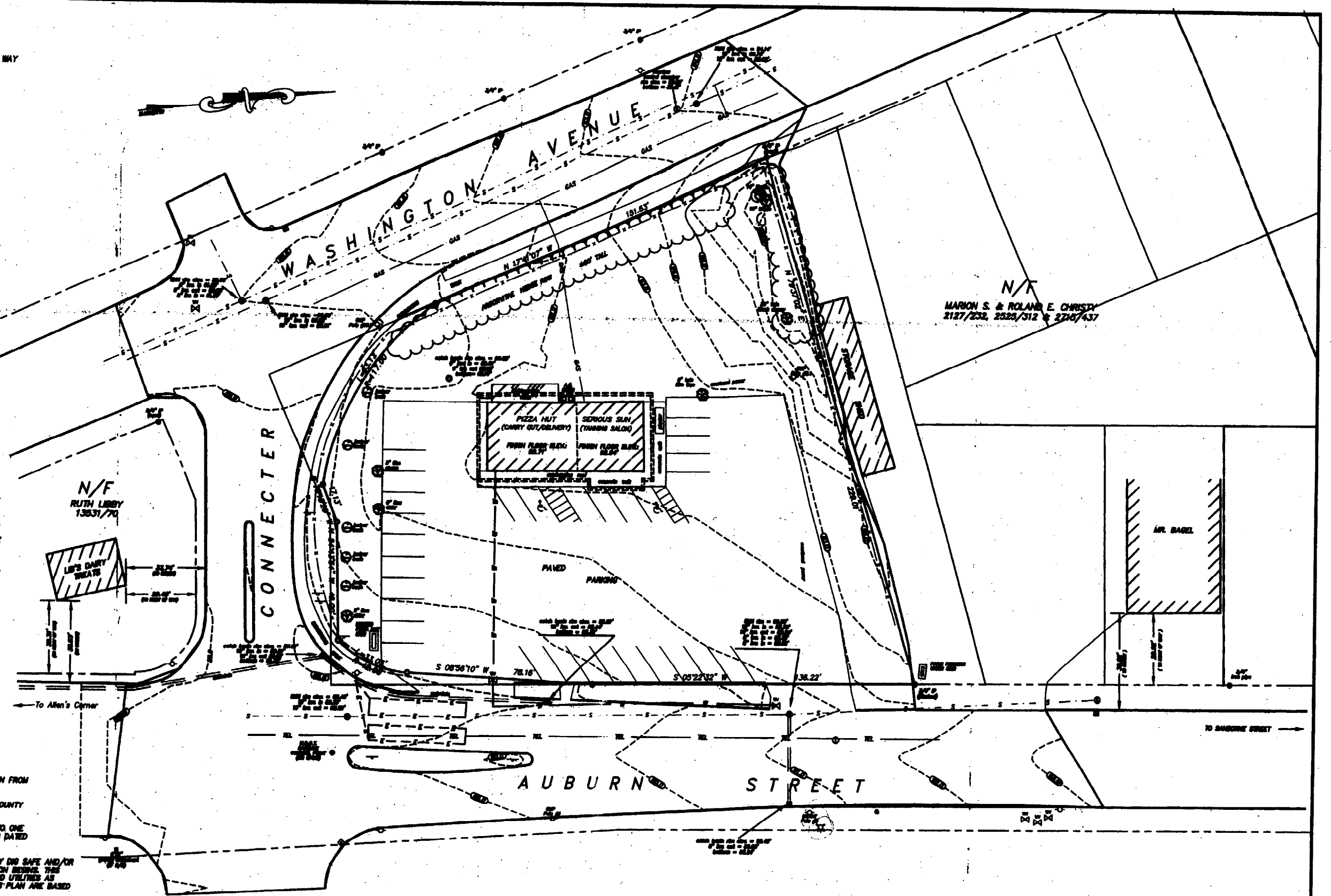
PERIMETER BOUNDARY SURVEY & SITE PLAN

SCALE: HOR. 1"=20'
 VERT.

PROJECT NO.
 0201OSP-84-887-CD1

DRAWING NAME
 0201OSP.DWG

SHEET 1 of 1



N/A
 MARION S. & ROLAND E. CHRISTY
 2127/2532, 2523/312 & 2740/437

N/A
 RUTH LIBBY
 13531/74

LIB'S DAIRY
 TRUCKS

MR. BAGEL

AUBURN STREET

CONNECTOR

WASHINGTON AVENUE

PIZZA HUT
 (CARRY OUT/DELIVERY)
 SERIOUS SUN
 (TRUCK SALON)

PAVED PARKING

TO BANGOR STREET

TO ALLEN'S CORNER

04/20/2002 11:46:00 AM 11/18/2002 08:46:00 AM

**PROJECT PARCEL SITE
ASSESSOR'S MAP &
LOT NUMBERS**

MAP 375 BLOCK A LOT 2 SIZE 0.89 Acres

Applicant

BATH SAVINGS INSTITUTION
105 FRONT STREET
P.O. BOX 548
BATH, ME 04530
CONTACT: GLENN L. HUTCHINSON, PRESIDENT

Property Owner

KENIKE, LLC
C/O JOSEPH ESPOSITO
153 CALEB STREET
PORTLAND, ME 04102

NOTES

GENERAL NOTES

1. TOPOGRAPHIC DATA AND BOUNDARY INFORMATION IS BASED ON A GROUND SURVEY CONDUCTED BY JRL LAND SURVEYING OF MECHANIC FALLS, MAINE.
2. 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 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
3. MAINTENANCE OF EROSION CONTROL MEASURES IS OF PARAMOUNT IMPORTANCE TO THE OWNER AND THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTIONS OF THE OWNER OR THEIR REPRESENTATIVES AT NO ADDITIONAL COST TO THE OWNER.
4. 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.
5. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND THE SPECIFICATIONS ATTACHED TO THE PROJECT DOCUMENTS.
6. THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN ALL NECESSARY BARRICADES, LIGHTS, WARNING SIGNS AND OTHER DEVICES TO SAFEGUARD TRAFFIC PROPERLY WHILE WORK IS IN PROGRESS FOR THE DURATION OF THE PROJECT.

PERMITTING NOTES

1. THIS PROJECT IS SUBJECT TO THE TERMS AND CONDITIONS OF A SITE PLAN PERMIT FROM THE CITY OF PORTLAND, WHICH WILL BE MADE A PART OF THE CONTRACT BID DOCUMENTS. THE CONSTRUCTION WILL BE GOVERNED BY THE ZONING ORDINANCES WHICH ARE AVAILABLE FOR VIEWING AT THE OFFICE OF THE ENGINEER OR THE MUNICIPAL OFFICE.
2. THE CONTRACTOR SHALL REVIEW THE ABOVE REFERENCED PERMITS PRIOR TO SUBMITTING A BID FOR THIS PROJECT, AND INCLUDE COSTS AS NECESSARY TO COMPLY WITH THE CONDITIONS OF THESE PERMITS.

LAYOUT NOTES

1. ALL DIMENSIONING, UNLESS NOTED OTHERWISE, IS TO THE FACE OF CURB OR BUILDING.
2. THE SIGNS INDICATED ON THE LAYOUT PLANS ARE TO MEET ALL REQUIREMENTS & STANDARDS OF THE MAINE DEPARTMENT OF TRANSPORTATION & THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
3. OFFSETS TO CATCH BASINS AND MANHOLES ARE TO THE CENTER OF THE FRAME.
4. PIPE LENGTH EQUALS THE CENTER TO CENTER DISTANCES BETWEEN CATCH BASINS AND/OR MANHOLES MINUS ONE-HALF OF THE DIAMETER OF EACH CATCH BASIN OR MANHOLE.
5. PROPERTY LINE AND R.O.W. MONUMENTS SHALL NOT BE DISTURBED BY CONSTRUCTION. IF DISTURBED, THEY SHALL BE RESET TO THEIR ORIGINAL LOCATIONS AT THE CONTRACTOR'S EXPENSE, BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF MAINE.
6. PROPOSED RIGHT OF WAY MONUMENTS AND PROPERTY LINE PINS SHALL BE INSTALLED UNDER THE DIRECTION OF A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF MAINE.

UTILITY NOTES

1. TEST PITS AT ALL UTILITY CROSSINGS SHALL BE COMPLETED TWO WEEKS IN ADVANCE OF THE START OF CONSTRUCTION OR ORDERING OF MATERIALS. TEST PIT INFORMATION SHALL BE PROMPTLY PROVIDED TO ENGINEER FOR REVIEW. STRUCTURES SHALL NOT BE ORDERED UNTIL RESULTS OF TEST PITS HAVE BEEN APPROVED BY ENGINEER.
2. ALL WATER UTILITY MATERIALS AND INSTALLATION METHODS SHALL CONFORM TO PORTLAND WATER DISTRICT STANDARDS. ALL WATER DISTRIBUTION PIPING SHALL BE CLASS 52 DUCTILE IRON PIPE, DOUBLE CEMENT LINED AND BITUMINOUS COATED CONFORMING TO AWWA/ANSI C104/A21.4. DISINFECTION OF WATER LINES SHALL CONFORM TO AWWA STANDARD C851, LATEST REVISION.
3. THRUST BLOCKS OR LOCKING RETAINER GLANDS SHALL BE PLACED ON THE WATER DISTRIBUTION LINES AT ALL BENDS, TEES, FIRE HYDRANTS, VALVES, CHANGES IN DIRECTION, ETC. THE THRUST BLOCKS OR LOCKING RETAINER GLANDS SHALL MEET THE REQUIREMENTS OF THE PORTLAND WATER DISTRICT STANDARDS.
4. THE LOCATION OF THE PROPOSED OVERHEAD AND UNDERGROUND ELECTRICAL SERVICE IS APPROXIMATE AND THE CONTRACTOR SHALL COORDINATE THE EXACT LOCATION WITH CENTRAL MAINE POWER COMPANY AND OTHER SERVING UTILITY COMPANIES.
5. ALL SEWER UTILITY MATERIALS AND INSTALLATION METHODS SHALL CONFORM TO CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS STANDARDS AS APPROPRIATE.

GRADING AND DRAINAGE NOTES

1. UNLESS OTHERWISE NOTED, ALL STORM DRAIN PIPE SHALL BE IN ACCORDANCE WITH MDOT SPECIFICATIONS SECTION 603--- PIPE CULVERTS AND STORM DRAINS LATEST REVISION WITH THE EXCEPTION THAT THE ONLY ACCEPTABLE TYPES OF PIPE ARE AS FOLLOWS:
REINFORCED CONCRETE PIPE
POLYVINYLCHLORIDE (PVC) PIPE
SMOOTH BORE POLYETHYLENE PIPE
2. TOPSOIL STRIPPED IN AREAS OF CONSTRUCTION THAT IS SUITABLE FOR REUSE AS LOAM SHALL BE STOCKPILED ON SITE AT A LOCATION TO BE DESIGNATED BY THE OWNER. UNSUITABLE SOIL SHALL BE SEPARATED, REMOVED AND DISPOSED OF AT AN APPROVED DISPOSAL LOCATION OFF SITE.
3. THE CONTRACTOR SHALL ANTICIPATE THAT GROUNDWATER WILL BE ENCOUNTERED DURING CONSTRUCTION AND SHALL INCLUDE SUFFICIENT COSTS WITHIN THEIR BID TO PROVIDE DEWATERING AS NECESSARY. NO SEPARATE PAYMENT SHALL BE MADE TO THE CONTRACTOR FOR DEWATERING.

EROSION CONTROL NOTES

1. LAND DISTURBING ACTIVITIES SHALL BE ACCOMPLISHED IN A MANNER AND SEQUENCE THAT CAUSES THE LEAST PRACTICAL DISTURBANCE OF THE SITE.
2. PRIOR TO BEGINNING ANY CLEARING/LAND DISTURBING ACTIVITIES, THE CONTRACTOR SHALL INSTALL THE PERIMETER SILT FENCES AND THE CONSTRUCTION ENTRANCES.
3. ALL GROUND AREAS GRADED FOR CONSTRUCTION WILL BE GRADED, LOAMED AND SEEDED AS SOON AS POSSIBLE. PERMANENT SEED MIXTURE SHALL CONFORM TO THE SEEDING PLAN CONTAINED IN THE EROSION CONTROL REPORT PREPARED FOR THIS PROJECT.
4. PRIOR TO PAVING, THE CONTRACTOR SHALL FLUSH SILT FROM ALL STORM DRAIN LINES. SILT SHALL NOT BE FLUSHED INTO THE MUNICIPAL INFRASTRUCTURE.
5. ALL CATCH BASINS WITH OUTLET PIPES 16" DIAMETER OR LESS SHALL BE PROVIDED WITH CASCO TRAPS PER DETAIL.
6. SILT FENCES SHALL BE INSPECTED, REPAIRED AND CLEANED AS NOTED IN THE EROSION CONTROL REPORT.
7. THE CONTRACTOR SHALL REPAIR AND ADD STONE TO THE CONSTRUCTION ENTRANCES AS THEY BECOME SATURATED WITH MUD TO ENSURE THAT THEY WORK AS PLANNED DURING CONSTRUCTION.
8. SILT REMOVED FROM AROUND INLETS AND BEHIND THE SILT FENCES SHALL BE PLACED ON A TOPSOIL STOCKPILE AND MIXED INTO IT FOR LATER USE IN LANDSCAPING OPERATIONS.
9. THE MAINTENANCE SCHEDULE FOR THE CATCH BASIN SEDIMENT SLUMPS IS AS FOLLOWS: THESE DEVICES SHALL BE INSPECTED IN APRIL AND OCTOBER OF EACH YEAR. ACCUMULATED SEDIMENT SHALL BE REMOVED FROM THE CATCH BASIN WHEN THE DEPTH OF THE SEDIMENT IS GREATER THAN ONE FOOT. THE SEDIMENT WILL BE REMOVED FROM THE SITE BY THE OWNER OR THE CATCH BASIN CLEANING CONTRACTOR AND DISPOSED OF IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS.
10. THE CONTRACTOR IS CAUTIONED THAT FAILURE TO COMPLY WITH THE SEQUENCE OF CONSTRUCTION, GRADING, DRAINAGE & EROSION CONTROL PLAN, AND OTHER PERMIT REQUIREMENTS MAY RESULT IN MONETARY PENALTIES. THE CONTRACTOR SHALL BE ASSESSED ALL SUCH PENALTIES AT NO COST TO THE OWNER OR PERMITTEE.
11. ALL NON-PAVED AREAS DISTURBED DURING CONSTRUCTION SHALL BE LOAMED AND SEEDED, UNLESS OTHERWISE DIRECTED BY THE OWNER.

PERMITS

TYPE OF PERMIT

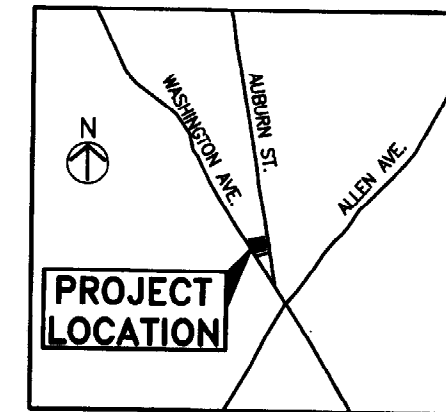
CONTRACT ZONING
SITE PLAN REVIEW

GOVERNING BODY

CITY OF PORTLAND
PLANNING DEPARTMENT
CITY OF PORTLAND
PLANNING DEPARTMENT

STATUS

SUBMITTED 11/19/02
CITY COUNCIL APPROVAL ON 2/19/03
SUBMITTED 2/18/03
CONDITIONAL APPROVAL ON 5/13/03



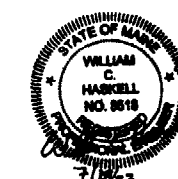
LOCATION MAP
N.T.S.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	APPARENT STREET RIGHT OF WAY	---
---	EDGE OF PAVEMENT	---
---	GRANITE CURB	---
- x - x -	CHAIN LINK FENCE	---
- S - S -	SEWER LINE	18" SAN
- W - W -	WATER LINE	---
- G - G -	GAS LINE	---
- TEL - TEL -	UNDERGROUND TELEPHONE	USE T/C
---	OVERHEAD ELECTRICAL	---
⊙	SEWER MANHOLE	⊙
⊙	GAS VALVE	⊙
⊙	WATER VALVE/GATE	⊙
⊙	HYDRANT	⊙
⊙	CATCH BASIN	⊙
⊙	SIGN	⊙
⊙	SURVEY CONTROL POINT	⊙
⊙	UTILITY POLE	⊙
⊙	GUY WIRE	⊙
⊙	ELECTRICAL COVER	⊙
⊙	TREE	⊙
⊙	SHRUB	⊙
⊙	IRON PIN FOUND	⊙
⊙	TEST PIT	⊙
⊙	IRON ROD (FOUND)	⊙
⊙	RIPRAP	⊙
⊙	SILT FENCE - PERIMETER	⊙
⊙	STONE SEDIMENT BARRIER	⊙
⊙	CATCH BASIN	⊙
⊙	PAINTED DIRECTIONAL TRAFFIC ARROW	⊙
⊙	GRADING CONTOUR LINE	⊙
⊙	SPOT ELEVATION	⊙
⊙	POLE WITH LIGHT FIXTURE(S)	⊙
⊙	WATER SHUT OFF VALVE	⊙

UTILITIES

- SEWER:**
PORTLAND PUBLIC WORKS
55 PORTLAND STREET
PORTLAND, MAINE 04101
(207) 874-8832
ATTN: FRANK BRANCELGY
- WATER:**
PORTLAND WATER DISTRICT
225 DOUGLASS STREET
P.O. BOX 3553
PORTLAND, MAINE 04104-3553
(207) 774-5981 EXT. 3041
ATTN: DAVID COFFIN
- ELECTRIC:**
CENTRAL MAINE POWER
182 CANCO ROAD
PORTLAND, MAINE 04240
(207) 828-2882
ATTN: PAUL DUPERRE
- TELEPHONE:**
VERIZON
5 DAVIS FARM ROAD
PORTLAND, MAINE 04103
(207) 797-1842
ATTN: SUE SARRETTE
- NATURAL GAS:**
NORTHERN UTILITIES
1075 FOREST AVE.
PORTLAND, MAINE 04103
(207) 797-8002 EXT. 6220
ATTN: MIKE SMITH



**CALL BEFORE
YOU DIG
1-888-DIG-SAFE**

Rev.	Date	Revision	Contract Documents	7/14/03	WCI
			Issued For	Date	By

C001