

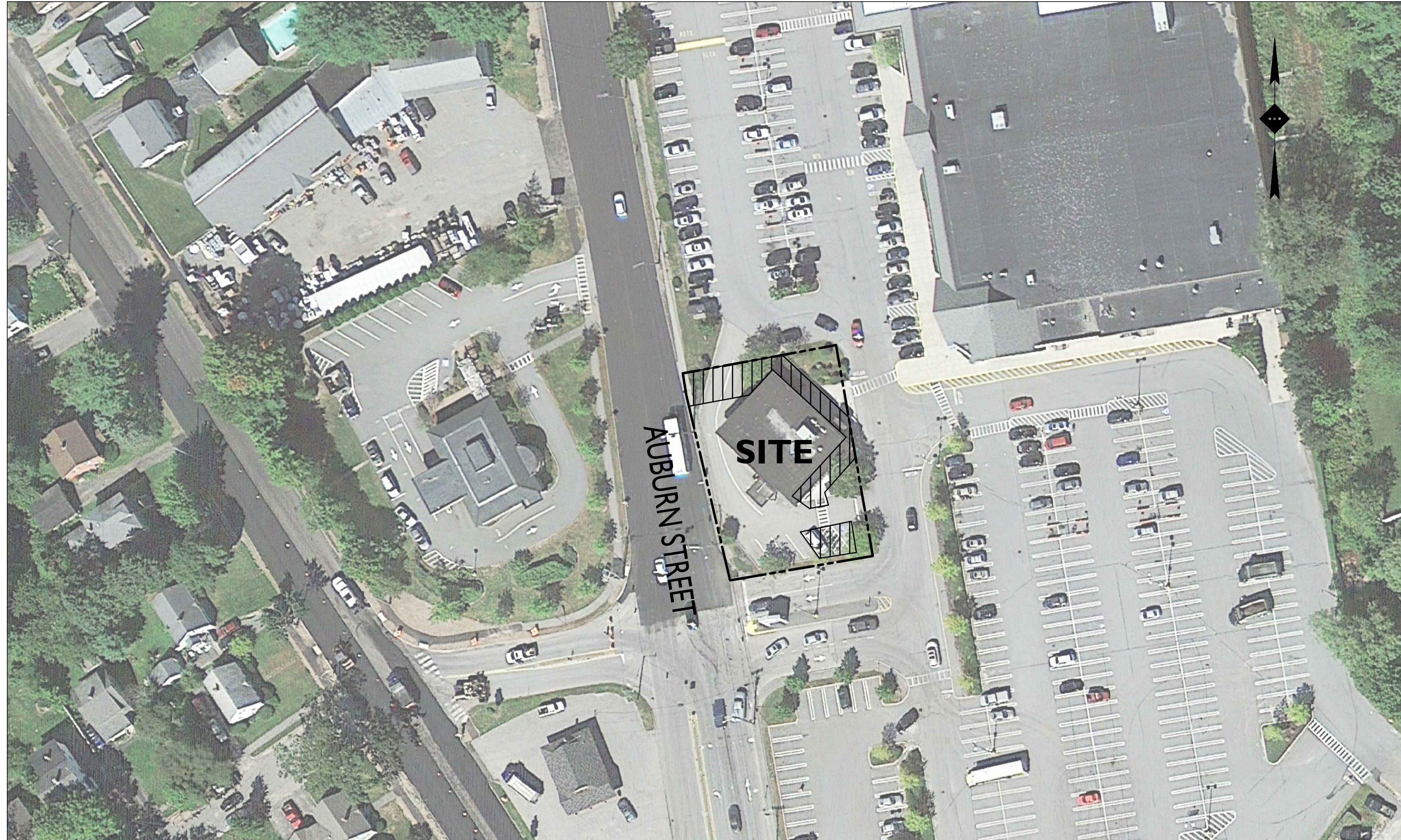


Know what's below.
Call before you dig.

Bank of America

ADA UPGRADE PROGRAM

PARCEL 375-C-018
39 AUBURN STREET
CITY OF PORTLAND
CUMBERLAND COUNTY, MAINE



SOURCE: GOOGLE EARTH (RETRIEVED 03-21-2014)

AERIAL VIEW
1" = 50±



Rutherford, NJ · Islandia, NY · New York, NY · Bloomfield Hills, MI
www.stonefieldeng.com

Headquarters: 75 Orient Way, Suite 303, Rutherford, NJ 07070
Phone 201.340.4468 · Fax 201.340.4472

SHEET INDEX	
DRAWING TITLE	SHEET #
COVER SHEET	C1
EXISTING CONIDITONS PLAN	C2
DEMOLITION & SITE PLANS	C3
GRADING PLAN	C4
NOTES & DETAILS	C5

Bank of America

ADA Upgrades Portland, Maine

Parcel 375-C-018
39 Auburn Street
City of Portland
Cumberland County, Maine

ARCHITECT:

10 North Park Place
Suite 400
Morristown, NJ 07960
Telephone 973.290.8500
Facsimile 973.290.8585

Gensler

CIVIL ENGINEER:

 **STONEFIELD**
engineering & design, llc.

Rutherford, NJ · Islandia, NY
New York, NY · Bloomfield Hills, MI
www.stonefieldeng.com

Headquarters: 75 Orient Way, Suite 303, Rutherford, NJ 07070
Phone 201.340.4468 · Fax 201.340.4472

Issue	Date & Issue Description	By	Check
01	03/27/2014	PDM	MRW
FOR CLIENT REVIEW			

CHARLES D. OLIVO, P.E.
MAINE LICENSE No. 12545
LICENSED PROFESSIONAL ENGINEER

PDM
DRAWN BY

MRW
CHECKED BY



SCALE: (H) 1" = 50' ±

PROJECT ID: T-14105

TITLE:

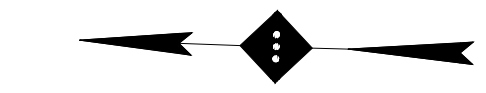
COVER SHEET

SHEET:
C1

SURVEYOR'S NOTES

- THIS SURVEY AND PLAN IS BASED UPON THE FOLLOWING DATA AND/OR EXCEPTIONS:

	YES	NO	ITEM
a.) DEED OF RECORD	—	X	N/A
b.) FILED MAP	—	X	N/A
c.) TITLE SEARCH BINDER	—	X	N/A
d.) TAX MAP	X	—	MAP N7SW LOT 39
e.) OTHER (SEE REFERENCES)	—	X	N/A
- PROPERTY IDENTIFICATION:** BEING KNOWN AS DESIGNATED PARCEL ID# 375-C-018 AS SHOWN ON THE CURRENT TAX ASSESSORS MAP OF THE CITY OF PORTLAND. BOUNDARY LINES AS SHOWN ARE PER MASS ONLINE GIS MAPPING TOOL.
- THE PURPOSE OF THIS PLAN IS TO ILLUSTRATE THE LOCATION OF OBSERVABLE SITE FEATURES AND DETAILED ELEVATIONS FOR THE AREA NOTED FOR RAMP AND PAVEMENT DESIGN PURPOSES. LOCATIONS OUTSIDE OF THESE AREAS ARE LIMITED ELEVATIONS TO SHOW THE GENERAL DRAINAGE PATTERN, AND IS NOT INTENDED FOR DESIGN AND CONSTRUCTION PURPOSES.
- ELEVATIONS ARE BASED UPON AN ASSUMED DATUM. (FINISHED FLOOR ELEVATION 100.00)
- PROPERTY LINES SHOWN HEREON ARE APPROXIMATE AND FOR GENERAL ORIENTATION PURPOSES. RESEARCH OR A BOUNDARY SURVEY WAS NOT PERFORMED BY THE SURVEYOR.
- LOCATION OF UTILITIES SHOWN HEREON WERE DETERMINED BY OBSERVATION OF ABOVE GROUND EVIDENCE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES AND FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION OR COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. BEFORE CONSTRUCTION CALL "DIG SAFE" 1-888-344-7233.
- NO TITLE SEARCH/BINDER WAS PROVIDED AT THE TIME OF SURVEY. THEREFORE, THIS SURVEY IS SUBJECT TO SUCH FACTS THAT A TITLE SEARCH/BINDER MAY DISCLOSE.
- THE SURVEY WAS PERFORMED DURING A PERIOD WHEN THE GROUND WAS SNOW COVERED, UTILITY STRUCTURES AND SITE FEATURES HAVE BEEN LOCATED AND IDENTIFIED WHICH WERE OBSERVABLE ON THE DATE OF THE FIELD SURVEY.
- CAUTION:** IF THIS DOCUMENT DOES NOT CONTAIN AN EMBOSSED SEAL OF THE UNDERSIGNED PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT AND MAY HAVE BEEN ALTERED.

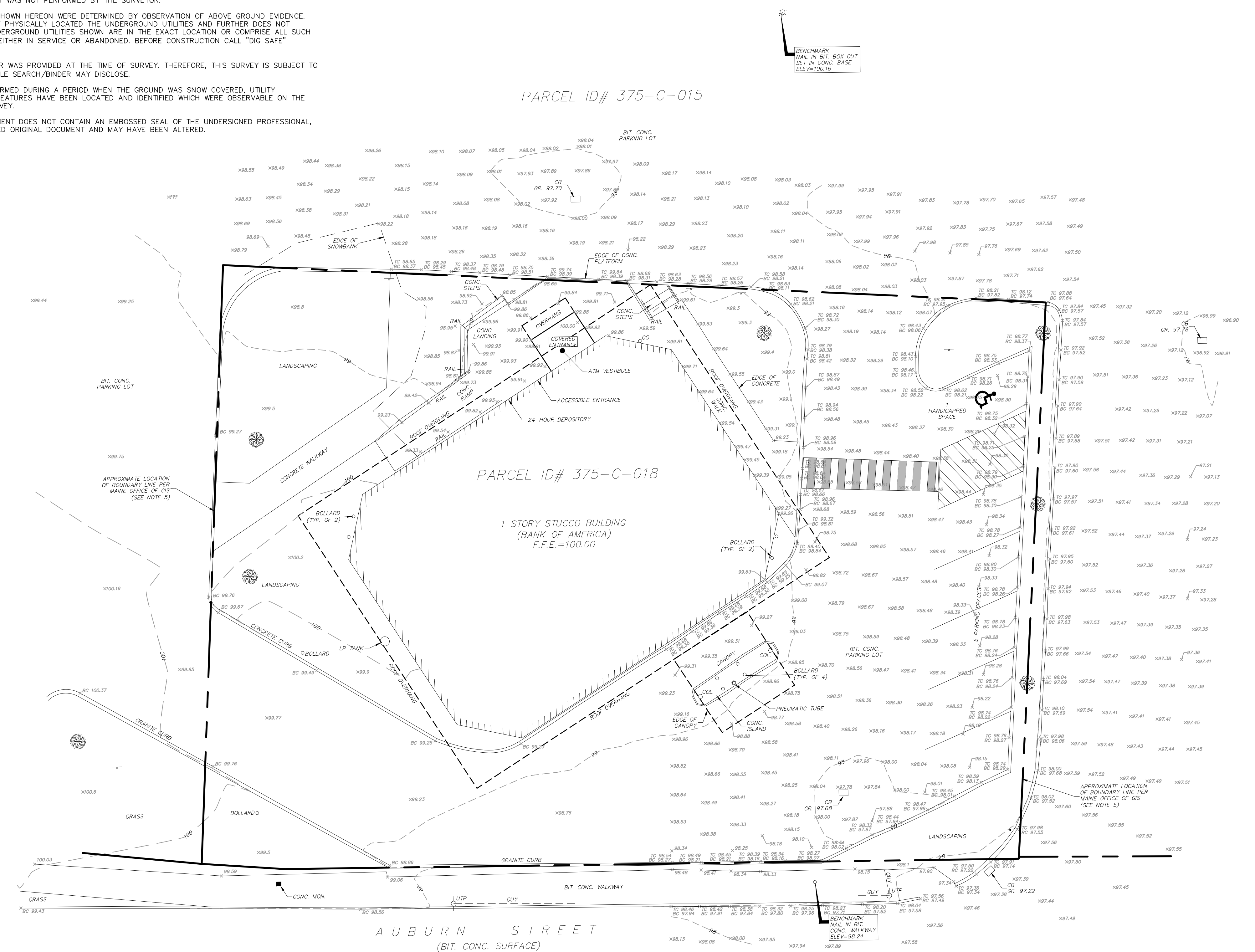


LEGEND

- PARCEL BOUNDARY
- EXISTING PAVEMENT
- EXISTING CURB
- DEPRESSED CURB
- TRAFFIC FLOW
- LIGHT POLE
- UTILITY POLE
- TRANSFORMER
- GUIDERAIL
- CHAIN LINK FENCE
- WOODEN FENCE
- WALL
- FIRE HYDRANT
- WATER VALVE
- GAS VALVE
- GAS METER
- CLEANOUT
- MAJOR CONTOUR
- MINOR CONTOUR
- SPOT ELEVATION
- DETAILED SURVEY LIMITS
- UNMARKED MANHOLE
- ELECTRICAL MANHOLE
- DRAINAGE MANHOLE
- SANITARY MANHOLE
- TELEPHONE MANHOLE
- MONITORING WELL
- INLET
- GAS MARKOUT
- ELECTRIC MARKOUT
- TELEPHONE MARKOUT
- PAVEMENT STRIPING
- TREE

PLAN REFERENCE MATERIAL

- THIS PLAN SET REFERENCES THE FOLLOWING DOCUMENTS INCLUDING, BUT NOT LIMITED TO:
 - TOPOGRAPHIC SURVEY PREPARED BY MASER CONSULTING DATED 03-13-2014.
 - AERIAL MAP OBTAINED FROM GOOGLE EARTH PRO (RETRIEVED 03-21-2014)
- THE SURVEY SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THE SURVEY SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF THE SURVEY AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.



Bank of America

ADA Upgrades

Portland, Maine

Parcel 375-C-018
39 Auburn Street
City of Portland
Cumberland County, Maine

ARCHITECT: 10 North Park Place
Suite 400
Morristown, NJ 07960
Telephone 973.290.8500
Facsimile 973.290.8585

Gensler

CIVIL ENGINEER:

STONEFIELD

engineering & design, llc.

Rutherford, NJ · Islandia, NY
New York, NY · Bloomfield Hills, MI
www.stonefielddeng.com
Headquarters: 75 Orient Way, Suite 303, Rutherford, NJ 07070
Phone 201.340.4468 · Fax 201.340.4472

Issue	Date & Issue Description	By	Check
01	03/27/2014 FOR CLIENT REVIEW	PDM	MRW

CHARLES D. OLIVO, P.E.
MAINE LICENSE No. 12545
LICENSED PROFESSIONAL ENGINEER

PDM **MRW**
DRAWN BY **CHECKED BY**

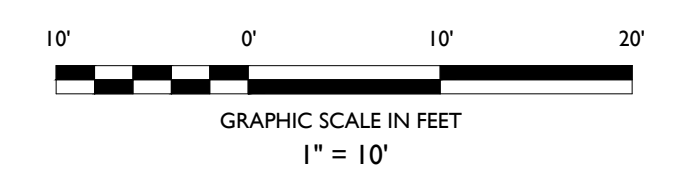
STONEFIELD
engineering & design, llc.

SCALE: (H) 1"=10'

PROJECT ID: T-14105

TITLE:
EXISTING CONDITIONS PLAN

SHEET:
C2



T:\2014\14105\14105_BA_1\AUBURN ST. PORTLAND, ME\DCAD\FID\FID\03\FID\EXIST.DWG

Bank of America

ADA Upgrades Portland, Maine

Parcel 375-C-018
39 Auburn Street
City of Portland
Cumberland County, Maine

ARCHITECT:

10 North Park Place
Suite 400
Morristown, NJ 07960
Telephone 973.290.8500
Facsimile 973.290.8585

Gensler

CIVIL ENGINEER:

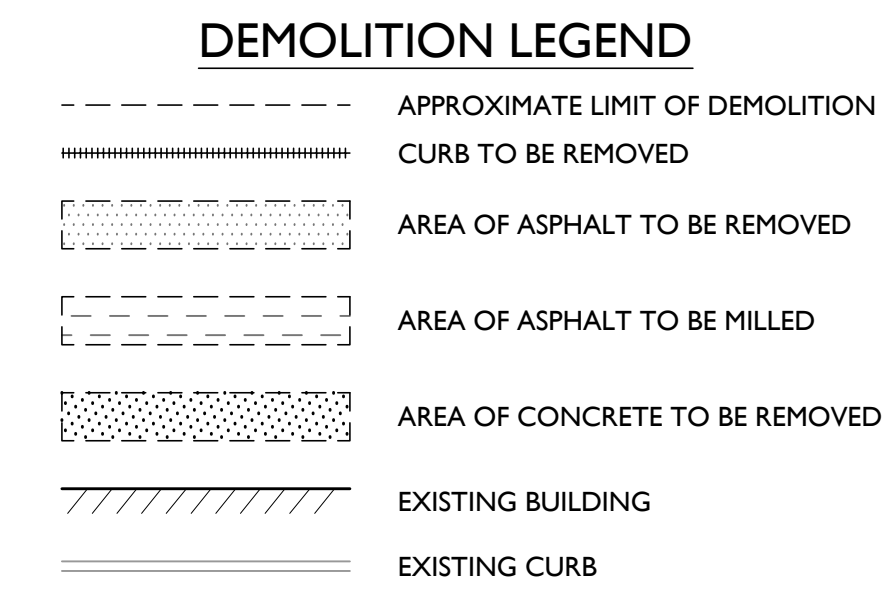
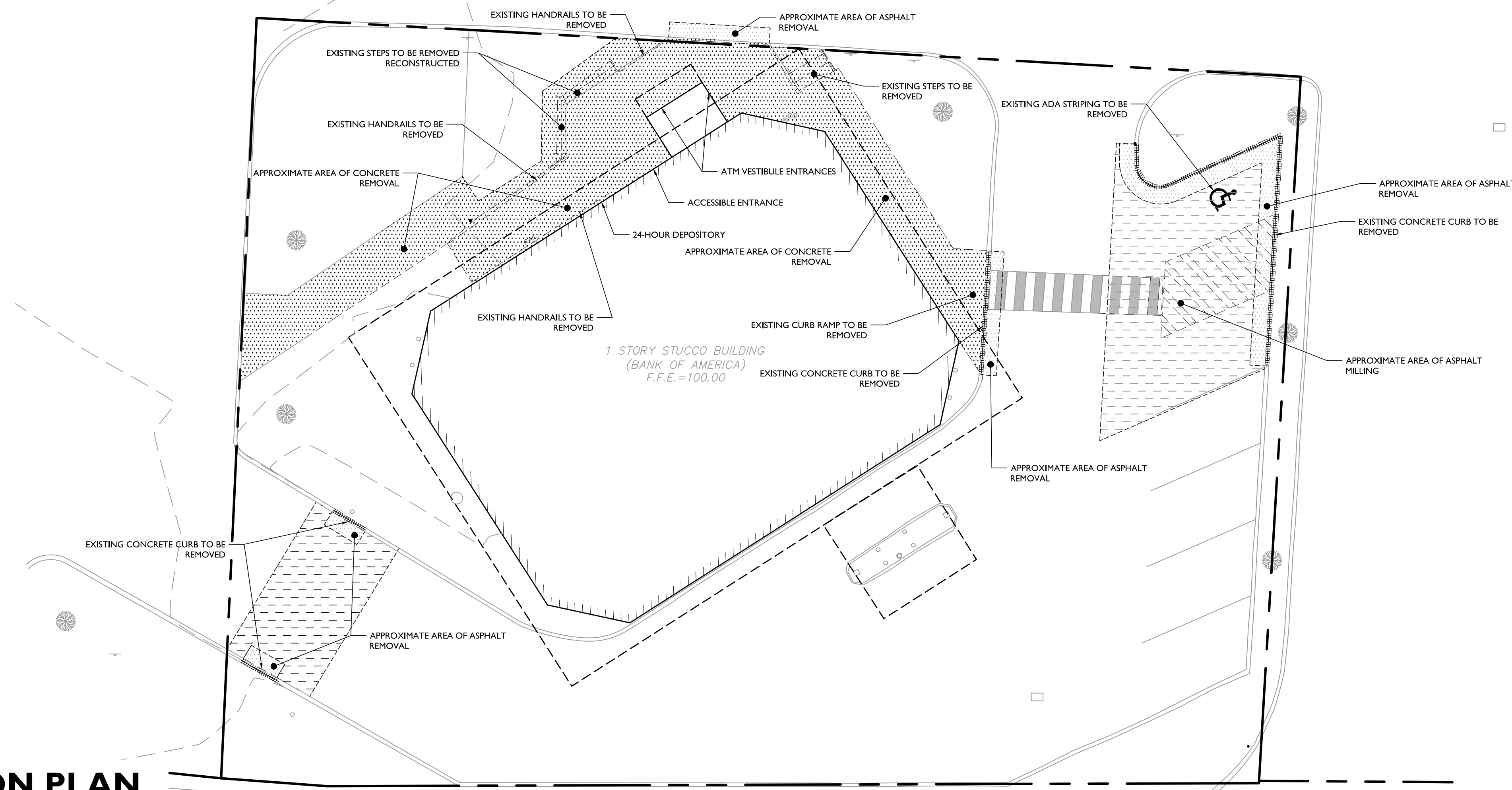
 **STONEFIELD**
engineering & design, llc.

Rutherford, NJ · Islandia, NY
New York, NY · Bloomfield Hills, MI
www.stonefieldeng.com

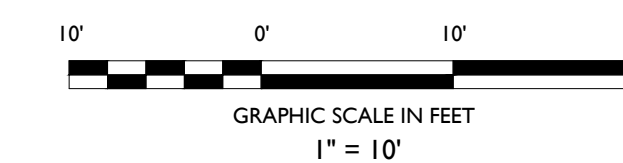
Headquarters: 75 Orient Way, Suite 303, Rutherford, NJ 07070
Phone 201.340.4468 · Fax 201.340.4472

Issue	Date & Issue Description	By	Check
01	03/27/2014 FOR CLIENT REVIEW	PDM	MRW

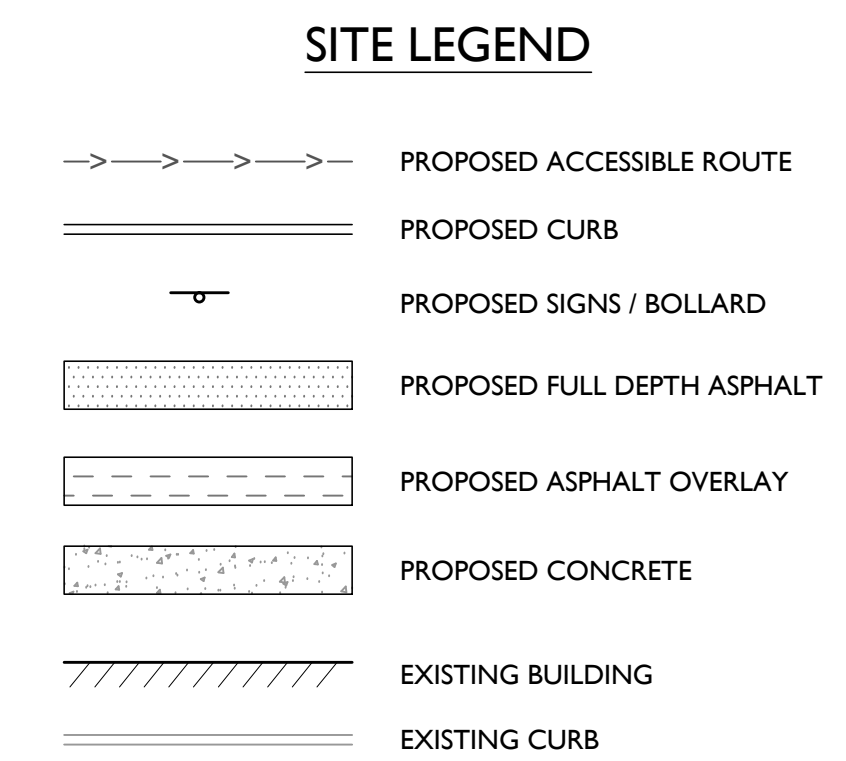
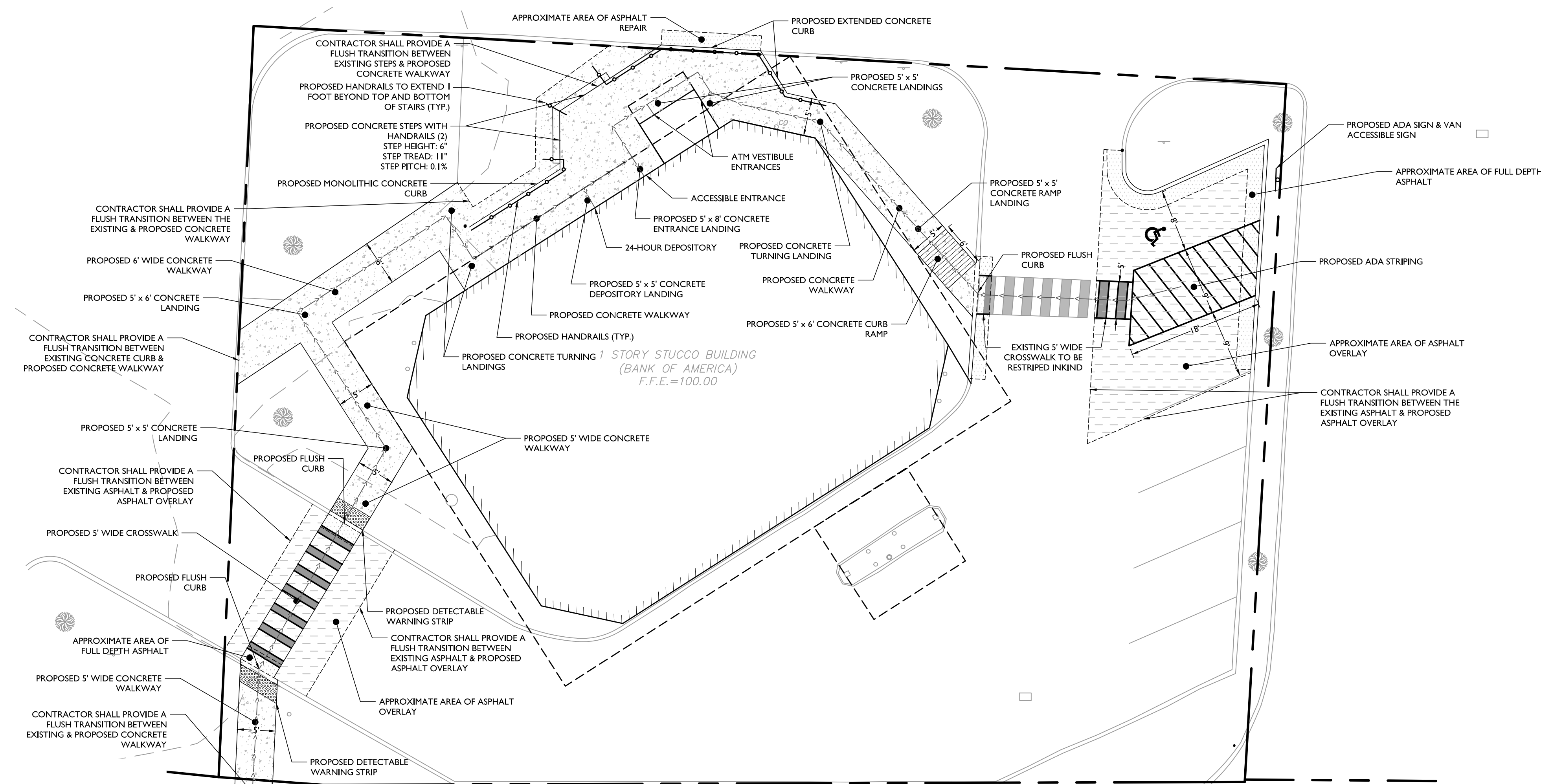
DEMOLITION PLAN



- NOTES:
1. CONCRETE REMOVAL - AREAS SHOWN ON PLAN ARE INTENDED TO BE APPROXIMATE. CONTRACTOR TO ADJUST REMOVAL AREA AS REQUIRED TO PROVIDE PROPOSED GRADES. WHERE PRACTICAL, CONTRACTOR CAN EXTEND LIMITS OF REMOVAL BASED ON LOCATION OF EXISTING CONCRETE JOINTS FOR EASE OF CONSTRUCTION.
 2. ASPHALT REMOVAL - AREAS SHOWN ON PLAN ARE INTENDED TO BE APPROXIMATE. CONTRACTOR TO ADJUST ASPHALT REMOVAL AREA AS REQUIRED.
 3. ASPHALT MILLING - AREAS SHOWN ON PLAN ARE INTENDED TO BE APPROXIMATE. CONTRACTOR TO ADJUST ASPHALT MILLING AREA AS REQUIRED.

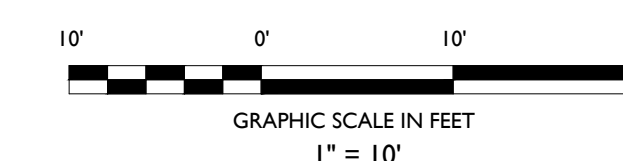


SITE PLAN



- NOTES:
1. FULL DEPTH ASPHALT - AREAS SHOWN ON PLAN ARE INTENDED TO BE APPROXIMATE. CONTRACTOR TO ADJUST ASPHALT REPLACEMENT AREA AS REQUIRED TO PROVIDE PROPOSED GRADES.
 2. ASPHALT OVERLAY - AREAS SHOWN ON PLAN ARE INTENDED TO BE APPROXIMATE. CONTRACTOR TO ADJUST ASPHALT OVERLAY AREA AS REQUIRED.

BUILDING AREA:	±3,500 SF
EXISTING PARKING:	16 SPACES
PROPOSED PARKING:	16 SPACES



CHARLES D. OLIVO, P.E.
MAINE LICENSE No. 12545
LICENSED PROFESSIONAL ENGINEER

PDM DRAWN BY
MRW CHECKED BY

 **STONEFIELD**
engineering & design, llc.

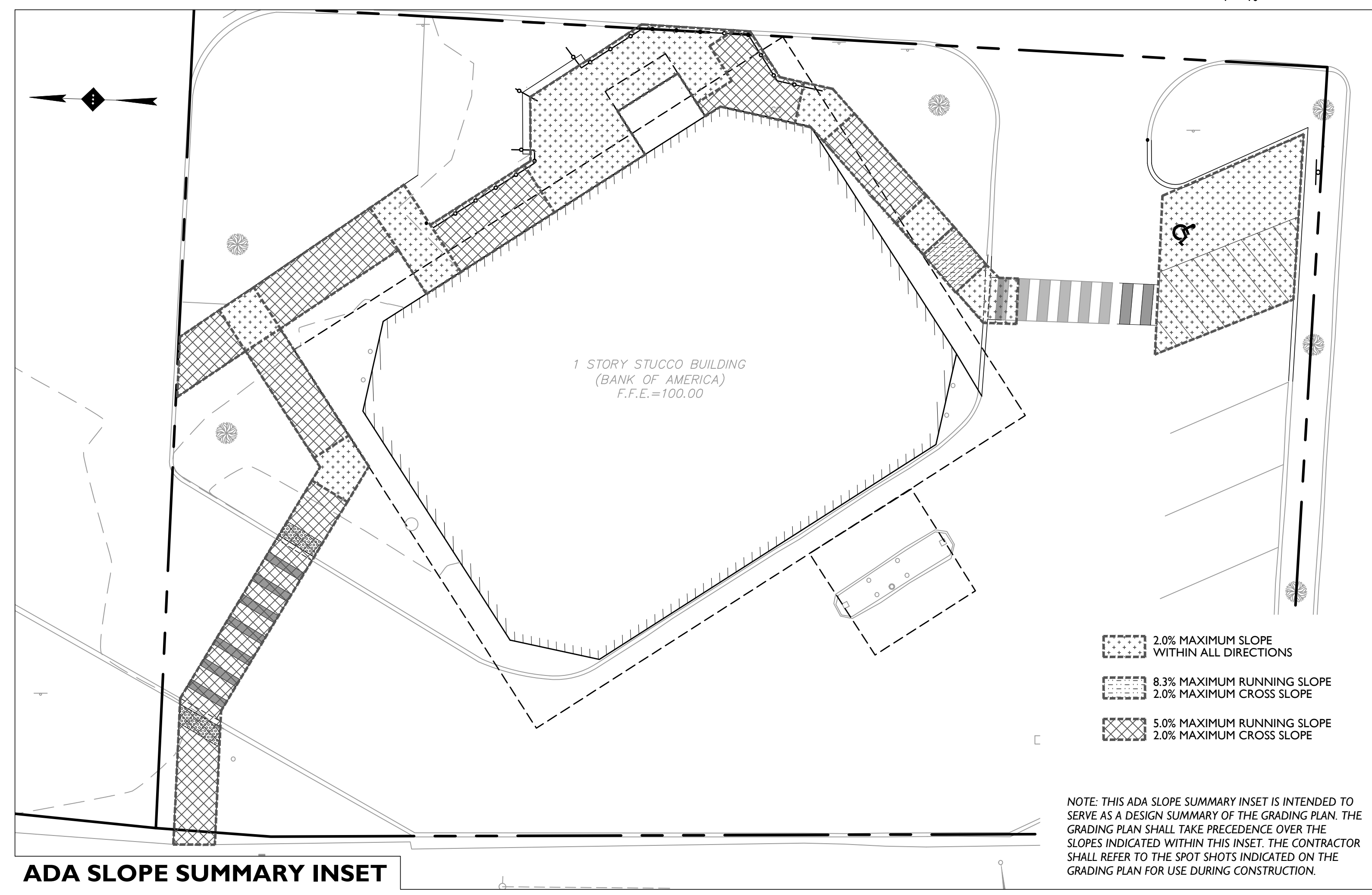
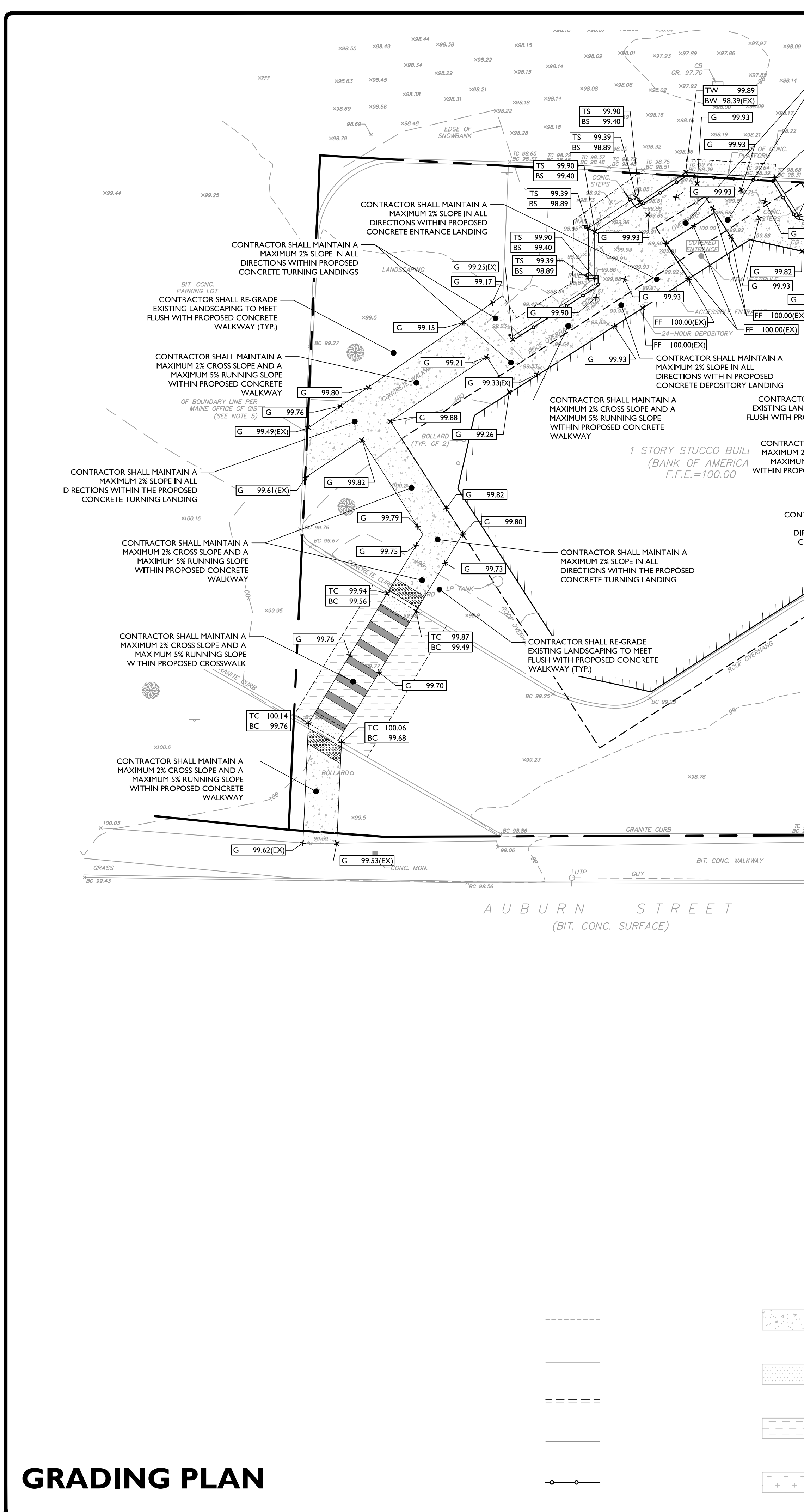
SCALE: (H) 1"=10'

PROJECT ID: T-14105

TITLE:

DEMOLITION & SITE PLANS

SHEET:
C3



GRADING LEGEND

G 99.00	PROPOSED SPOT ELEVATION
G 99.00(EX)	PROPOSED GRADE TO MEET EXISTING SPOT ELEVATION
FF 99.00	FIRST FLOOR SPOT ELEVATION
TC 99.00	TOP OF CURB / BOTTOM OF CURB ELEVATION
BC 98.50	PROPOSED CURB TO MEET EXISTING TOP OF CURB / BOTTOM OF CURB ELEVATION
TS 99.00	TOP OF STEP / BOTTOM OF STEP ELEVATION
BS 98.50	TOP OF WALL / BOTTOM OF WALL ELEVATION
TW 99.00	TOP OF WALL / BOTTOM OF WALL ELEVATION
100	PROPOSED CONTOUR
[Hatched]	EXISTING BUILDING
[Dashed]	EXISTING CURB
-123-	EXISTING CONTOUR
X 99.50	EXISTING SPOT ELEVATION
X TC 99.50	EXISTING TOP OF CURB ELEVATION
X BC 99.50	EXISTING BOTTOM OF CURB ELEVATION
X TW 99.50	EXISTING TOP OF WALL ELEVATION
X BW 99.50	EXISTING BOTTOM OF WALL ELEVATION
X FF 99.50	FINISHED FLOOR ELEVATION

NOTES:
 1. 1/4" MAXIMUM GRADE CHANGE AT DOOR THRESHOLD ALLOWED (SEE ADA NOTES FOR EXCEPTION UP TO 1/2")

10' 0' 10' 20'
 GRAPHIC SCALE IN FEET
 1" = 10'

GRADING PLAN

ADA SLOPE SUMMARY INSET

Bank of America
ADA Upgrades
Portland, Maine

Parcel 375-C-018
 39 Auburn Street
 City of Portland
 Cumberland County, Maine

ARCHITECT:
Gensler
 10 North Park Place
 Suite 400
 Morristown, NJ 07960
 Telephone 973.290.8500
 Facsimile 973.290.8585

CIVIL ENGINEER:
STONEFIELD
 engineering & design, llc.
 Rutherford, NJ · Islandia, NY
 New York, NY · Bloomfield Hills, MI
 www.stonefieldeng.com
 Headquarters: 75 Orient Way, Suite 303, Rutherford, NJ 07070
 Phone 201.340.4468 · Fax 201.340.4472

Issue	Date & Issue Description	By	Check
01	03/27/2014	PDM	MRW
FOR CLIENT REVIEW			

CHARLES D. OLIVO, P.E.
 MAINE LICENSE No. 12545
 LICENSED PROFESSIONAL ENGINEER

PDM DRAWN BY MRW CHECKED BY

STONEFIELD
 engineering & design, llc.

SCALE: (H) 1"=10'

PROJECT ID: T-14105

TITLE: **GRADING PLAN**

SHEET: **C4**

STREET: 14105 BAL. ST. AUBURN ST. PORTLAND, ME. PHOTO: MICHAEL D. FORTIN FOR STONEFIELD ENGINEERING & DESIGN, LLC.

