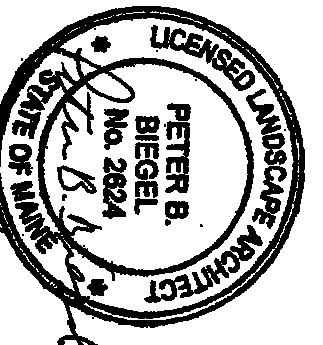


REV.	DATE	ISSUED TO CITY OF PORTLAND FOR BUILDING & DEMOLITION PERMIT	DEPT.	BY	CHKD	APPD	REV.	DATE	STATUS
A	5/20/13		PBB	PBB					

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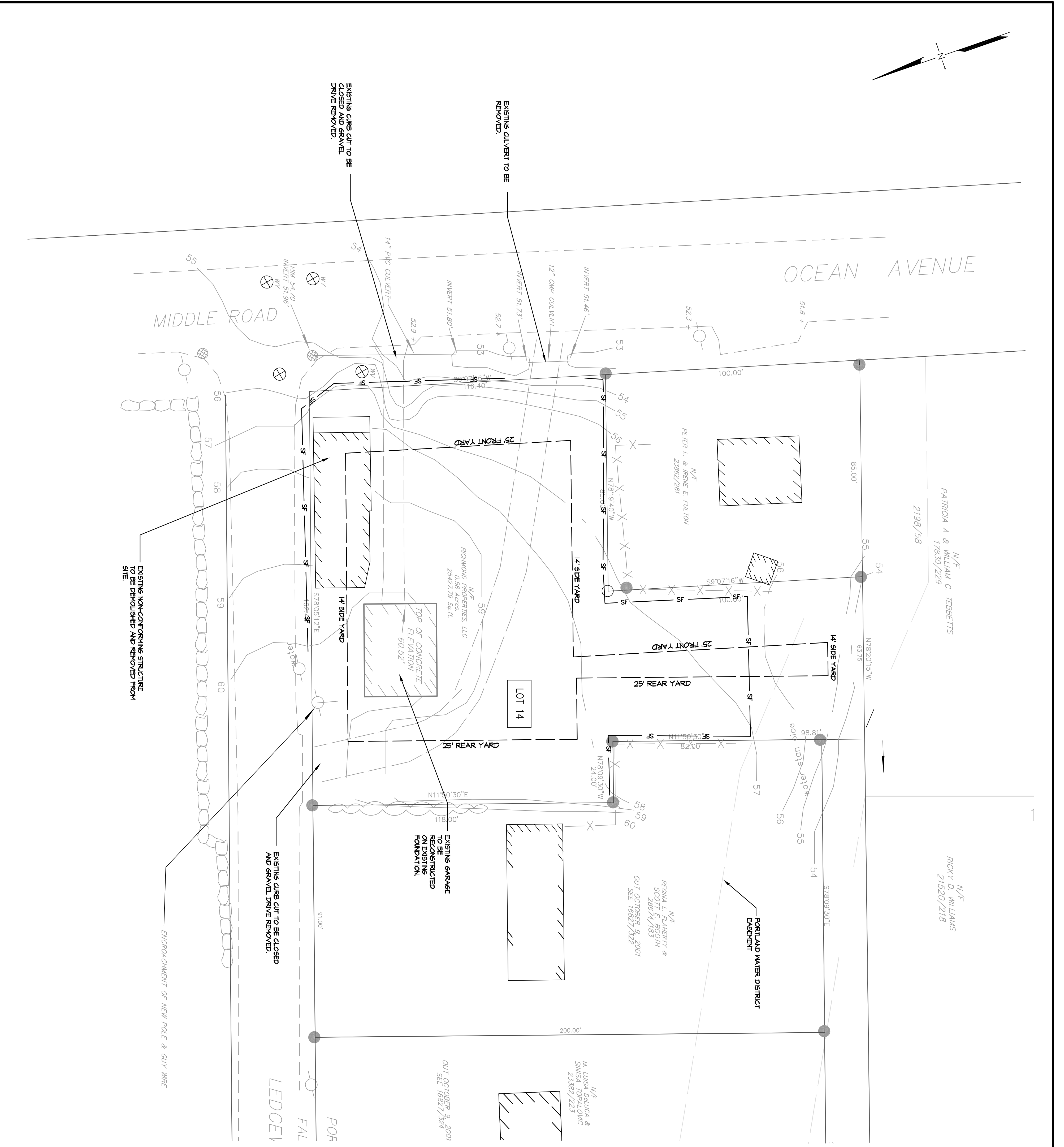


PETER B. BIEGEL
 LICENSED LANDSCAPE ARCHITECT
 STATE OF MAINE
 No. 2824
 License No. 57261/13

LAND DESIGN SOLUTIONS
 LAND PLANNING, SITE PLANNING & LANDSCAPE ARCHITECTURE
 P.O. Box 316, 160 Longwoods Road, Cumberland ME 04081 161(207) 494-1171
CLIENT:
TPO PROPERTIES, LLC
 30 LEDGERWOOD DRIVE, FALMOUTH, MAINE 04104

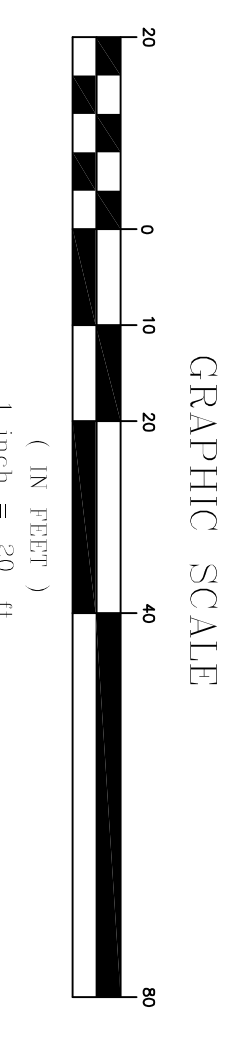
DESIGN: PBB
 DRAWN: DEPT.
 CHKD: PBB

EXISTING CONDITIONS AND DEMOLITION PLAN
 LOT 14 OLD BARN ESTATES
 1062 OCEAN AVENUE, PORTLAND, MAINE
 DATE: APRIL 2013
 PROJ. NO. _____
 DWG. NO. _____
 SCALE: 1"=20'
 C-100
 REV. A



LEGEND:

FINISH	X-X-X-X-X
PROPERTY LINE	—S78°05'12"E, 162.48'
IRON PIN	●
WATER VALVE	⊗
CATCH BASIN	⊕
UTILITY POLE	⊙
CONTOUR LINE	—59—
EDGE OF PAVEMENT	- - - - -
CULVERT	—
STRUCTURE	▨



- GENERAL PROJECT NOTES:**
- PRIOR TO THE START OF ANY EXCAVATION FOR THE PROJECT BOTH ON-SITE AND OFF-SITE, THE CONTRACTOR SHALL NOTIFY DISSEASE AND BE PROVIDED WITH A DISSEASE NUMBER INDICATING THAT ALL EXISTING UTILITIES HAVE BEEN LOCATED AND CLEARLY MARKED.
 - CONTRACTORS SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL DRAWINGS AND SITE CONDITIONS PRIOR TO BIDDING AND PRIOR TO CONSTRUCTION.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE CONDITIONS OF ALL PERMITS AND APPROVALS AND CONDUCT THE WORK IN ACCORDANCE WITH THESE PERMITS AND APPROVALS. THE CONTRACTOR SHALL MARK AND FAN FOR ALL ADDITIONAL PERMITS, STREET OPENINGS, NOTICES AND FEES NECESSARY TO COMPLETE THE WORK.
 - ANY DISCREPANCIES BETWEEN DRAWINGS AND SITE CONDITIONS AS WELL AS MANUFACTURER'S RECOMMENDATIONS SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND RESOLUTION PRIOR TO BIDDING OR CONSTRUCTION.
 - WHERE EXISTING CONDITIONS WILL BE REMOVED, ADJUSTED, ABANDONED AND/OR CARRIED OR DEMOLISHED AS REQUIRED, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL MEANS, METHODS AND TECHNIQUES EMPLOYED TO PERFORM WORK SHOWN ON THESE PLANS.
 - CONTRACTORS SHALL BE AUTHORIZED TO REMOVE EXISTING CONDITIONS AS REQUIRED.
 - THE CONTRACTOR SHALL LIMIT THE CONSTRUCTION ACTIVITY TO THE LIMITS SHOWN ON THE PLANS, UNLESS OTHERWISE AUTHORIZED BY THE OWNER'S REPRESENTATIVE.
 - THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL PERMITS AND REGULATIONS GOVERNING THE CONSTRUCTION ACTIVITIES.
 - THE CONTRACTOR SHALL INSTALL TEMPORARY EROSION CONTROL MEASURES PRIOR TO STARTING CONSTRUCTION.
- EXISTING CONDITIONS AND DEMOLITION NOTES:**
- THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND NOT GUARANTEED BY THE OWNER OR THE DESIGNER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, AND REPAIR EXISTING UTILITIES AS REQUIRED TO COMPLETE THE WORK.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEPOSITION AND OFF-SITE DISPOSAL OF MATERIALS REQUIRED TO COMPLETE THE WORK, EXCEPT FOR WORK NOTED TO BE COMPLETED BY OTHERS.
 - ANY EXISTING PROPERTY DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED TO MATCH ITS ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO CHARGE TO THE OWNER OR DESIGNER.
 - ALL MATERIALS DESIGNATED FOR REMOVAL/DEMOLITION SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF-SITE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS, ORDINANCES AND CODES.
 - THE CONTRACTOR SHALL COORDINATE THE REMOVAL, RELOCATION AND DISPOSAL OR SALVAGE OF UTILITIES WITH THE OWNER AND APPROPRIATE UTILITY COMPANY.
 - SCREENED IMAGES REPRESENT EXISTING CONDITIONS.
 - STRUCTURE ABSESTOS INVESTIGATION DONE APRIL OF 2013 BY PINKHAM ENVIRONMENTAL, INC. OF BOOTHBAY, MAINE 04591.