

MORNING STREET
(PAVED PUBLIC WAY)

EASTERN PROMENADE
(PAVED PUBLIC WAY)

**RE-SUBMISSION TO CITY
FOR PERMIT APPLICATION**

130 EASTERN
PROMENADE
PORTLAND, MAINE

CARROLL ASSOCIATES
Landscape Architects

217 Commercial Street Portland, Maine 04101
207.772.1552 pcarroll@carroll-assoc.com

Consultants:

SURVEYOR:
Robert Greenlaw PLS
174 Portland Ave.
Old Orchard Beach, ME 04064
207-749-9471

ARCHITECT:
Mark Mueller Architects
100 Commercial St.
Portland, ME 04101
207-774-9057

ENGINEER:
Blais Civil Engineers
780 Broadway
780 Portland, ME 04106
207-767-7300

Drawing Set:

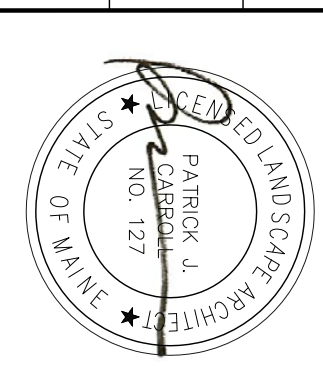
No.	Date	Revision
6-21-11	RE-SUBMISSION TO CITY	

Drawing Set:
PERMIT SET

Drawn:
TC

Checked:
PC

Approved:



Drawing Title:

**SITE PREPARATION
PLAN**

Job Number:

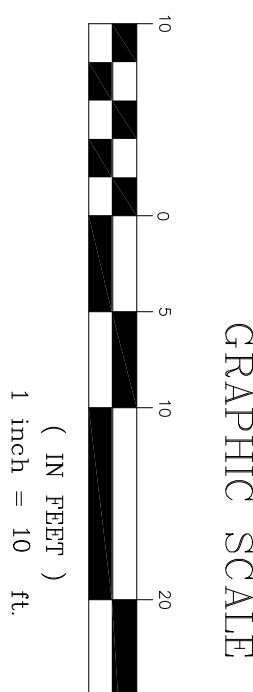
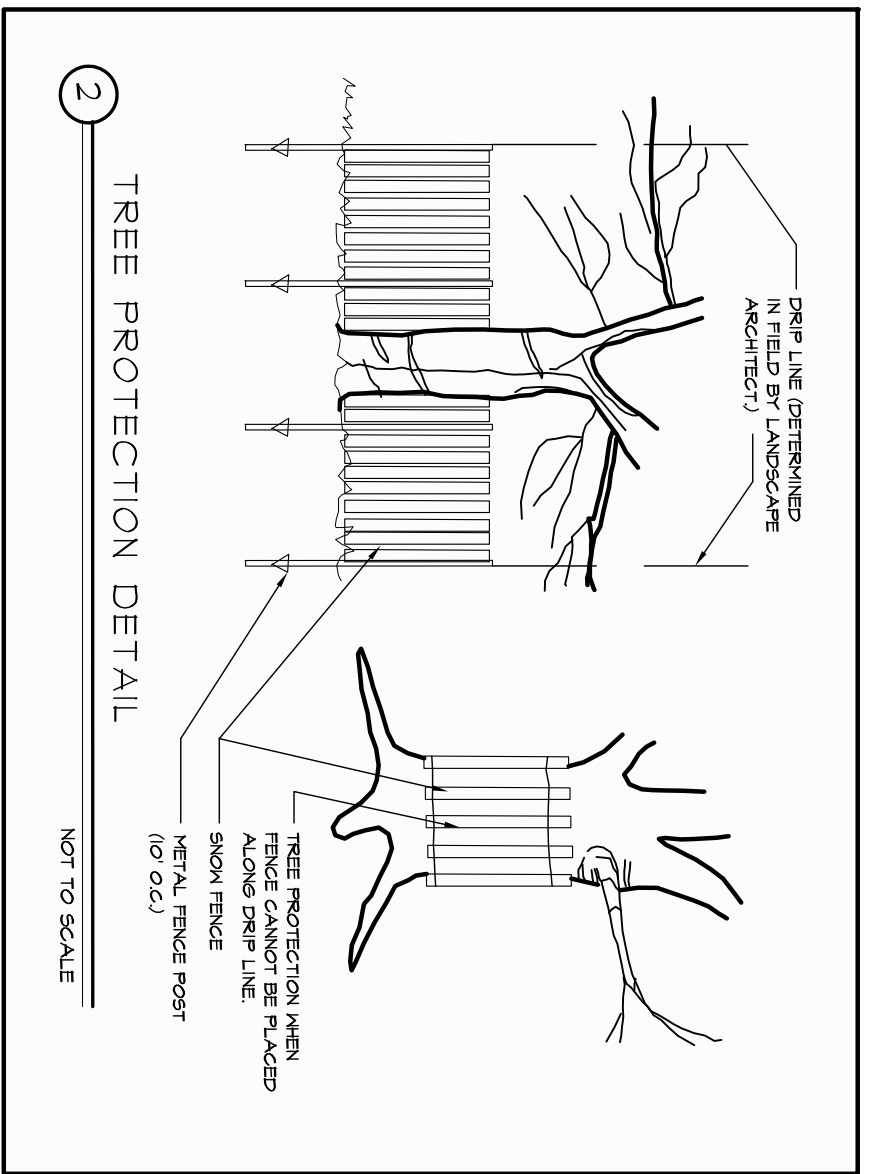
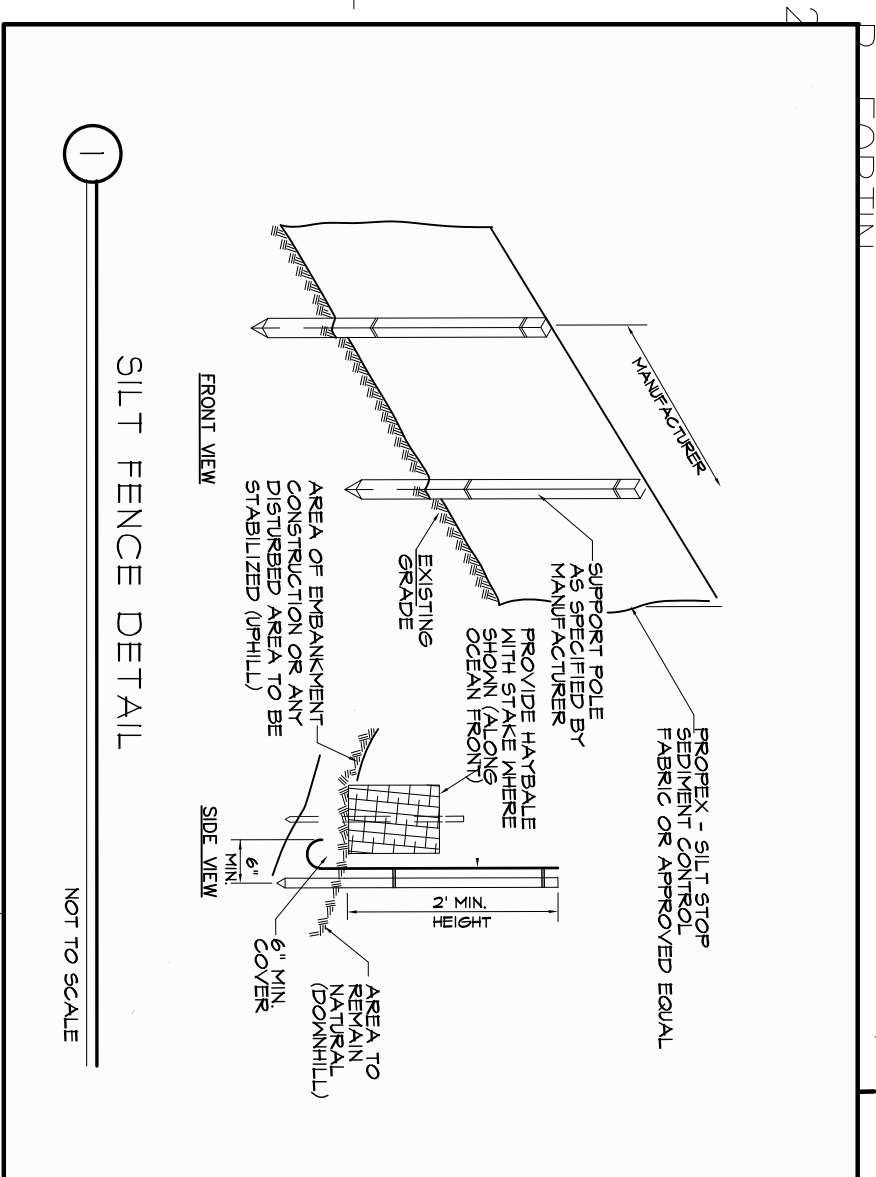
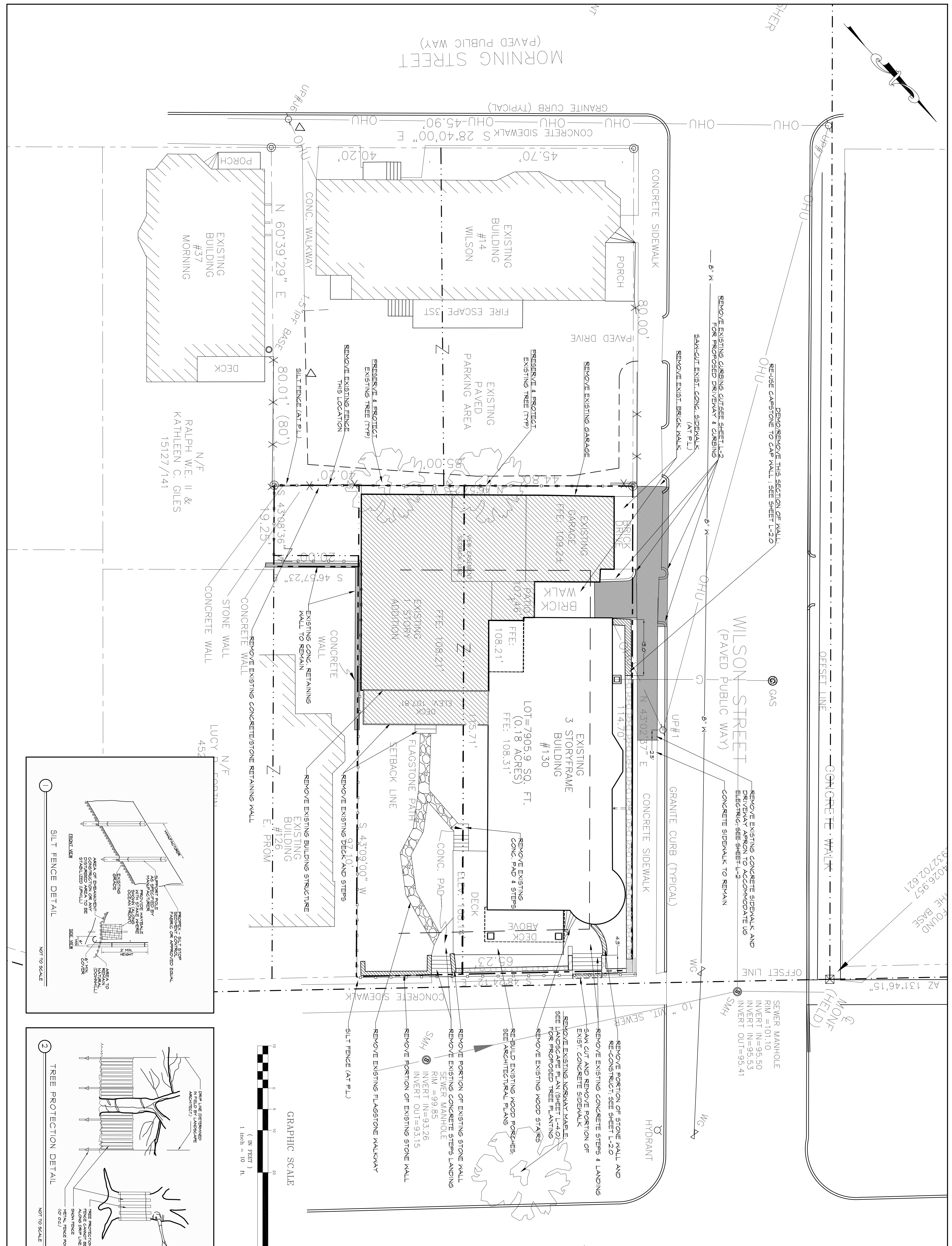
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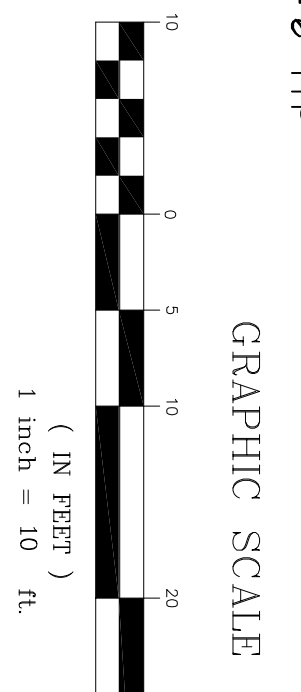
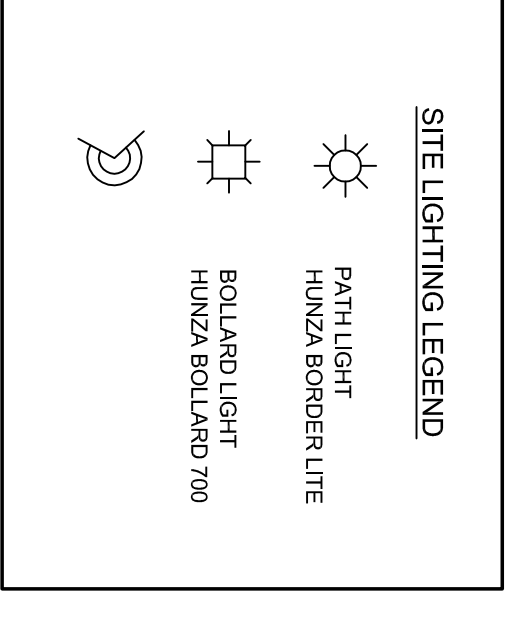
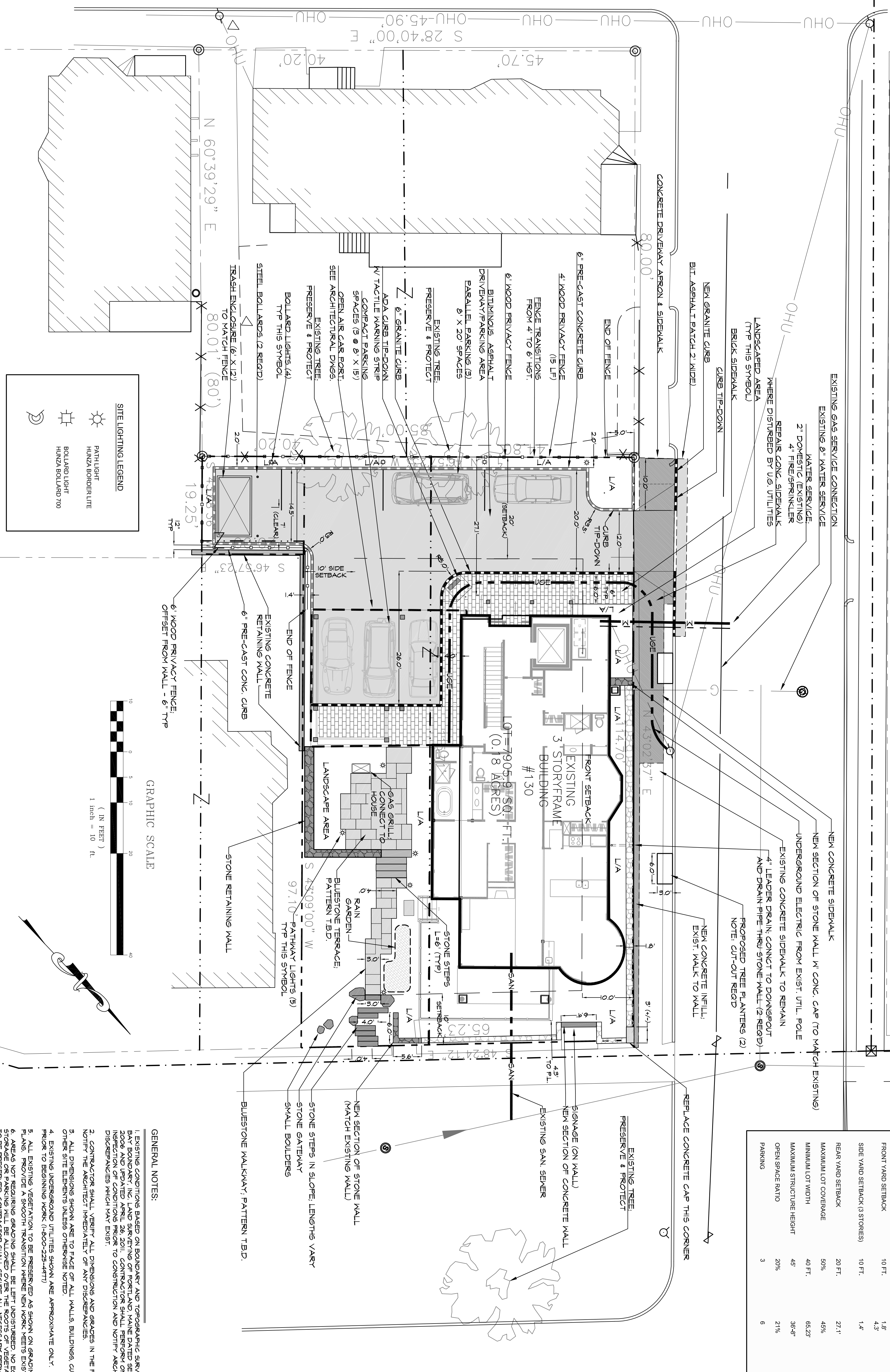
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R-6 / RESIDENTIAL ZONE		
SPATIAL STANDARDS	REQUIRED	PROVIDED
MINIMUM LOT SIZE	4,500 SF	7,906 SF
MINIMUM FRONTAGE	40 FT.	179.93'
FRONT YARD SETBACK	10 FT.	1.8'
SIDE YARD SETBACK (3 STORES)	10 FT.	4.3'
REAR YARD SETBACK	10 FT.	1.4'
MAXIMUM LOT COVERAGE	50%	45%
MINIMUM LOT WIDTH	40 FT.	65.23'
MAXIMUM STRUCTURE HEIGHT	45'	38.3'
OPEN SPACE RATIO	20%	21%
PARKING	3	6



- GENERAL NOTES:**
- EXISTING CONDITIONS BASED ON BOUNDARY AND TOPOGRAPHIC SURVEY BY BAK BAY BOUNDARY, INC. LAND SURVEYING OF PORTLAND, MAINE DATED SEPTEMBER 1, 2006 AND UPDATED APRIL 26, 2011. CONTRACTOR SHALL PERFORM ON-SITE INSPECTION OF CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT OF ANY DISCREPANCIES WHICH MAY EXIST.
 - CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND GRADES IN THE FIELD AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
 - ALL DIMENSIONS SHOWN ARE TO FACE OF ALL WALLS, BUILDINGS, CURBS, AND OTHER SITE ELEMENTS UNLESS OTHERWISE NOTED.
 - EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE ONLY. CALL DIG-SAFE PRIOR TO BEGINNING WORK. (1-800-221-4877)
 - ALL EXISTING VEGETATION TO BE PRESERVED AS MUCH AS POSSIBLE AND LAYOUT FOR PRESERVATION SHALL BE SHOWN ON THESE PLANS. CONTRACTOR SHALL REMOVE ANY STUMPAGE OR REMAINS OF VEGETATION WHICH ARE TO BE REMOVED. CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS REQUIRED FOR THE WORK ON THESE PLANS.
 - ALL WORK SHALL COMPLY WITH LOCAL, STATE, AND FEDERAL REGULATIONS.
 - ALL AREAS DISTURBED OR WORK REQUIRED WITHIN TEMPORARY CONSTRUCTION AREAS ON PROPERTY SHALL BE REPAIRED BY RETAINING OR LOAN/SEEDED AS REQUIRED TO RETURN THE SITE TO PRE-CONSTRUCTION CONDITIONS.

<p>CONSULTANTS:</p> <p>SURVEYOR: Robert Greenlaw PLS 174 Portland Ave. Old Orchard Beach, ME 04064 207-749-9471</p> <p>ARCHITECT: Mark Mueller Architects 100 Commercial St. Portland, ME 04101 207-774-9057</p> <p>ENGINEER: Blais Civil Engineers 780 Broadway So. Portland, ME 04106 207-767-7300</p>	<p>Drawing Set: PERMIT SET</p> <p>Drawn: TC Checked: PC Approved:</p> <p>Drawing Title: SITE LAYOUT & MATERIALS PLAN</p> <p>Job Number: File: Date: 5-17-2011 Scale: 1" = 10'-0" Drawing Number:</p>	<p>No. Date Revision</p> <p>6-21-11 RE-SUBMISSION TO CITY</p>
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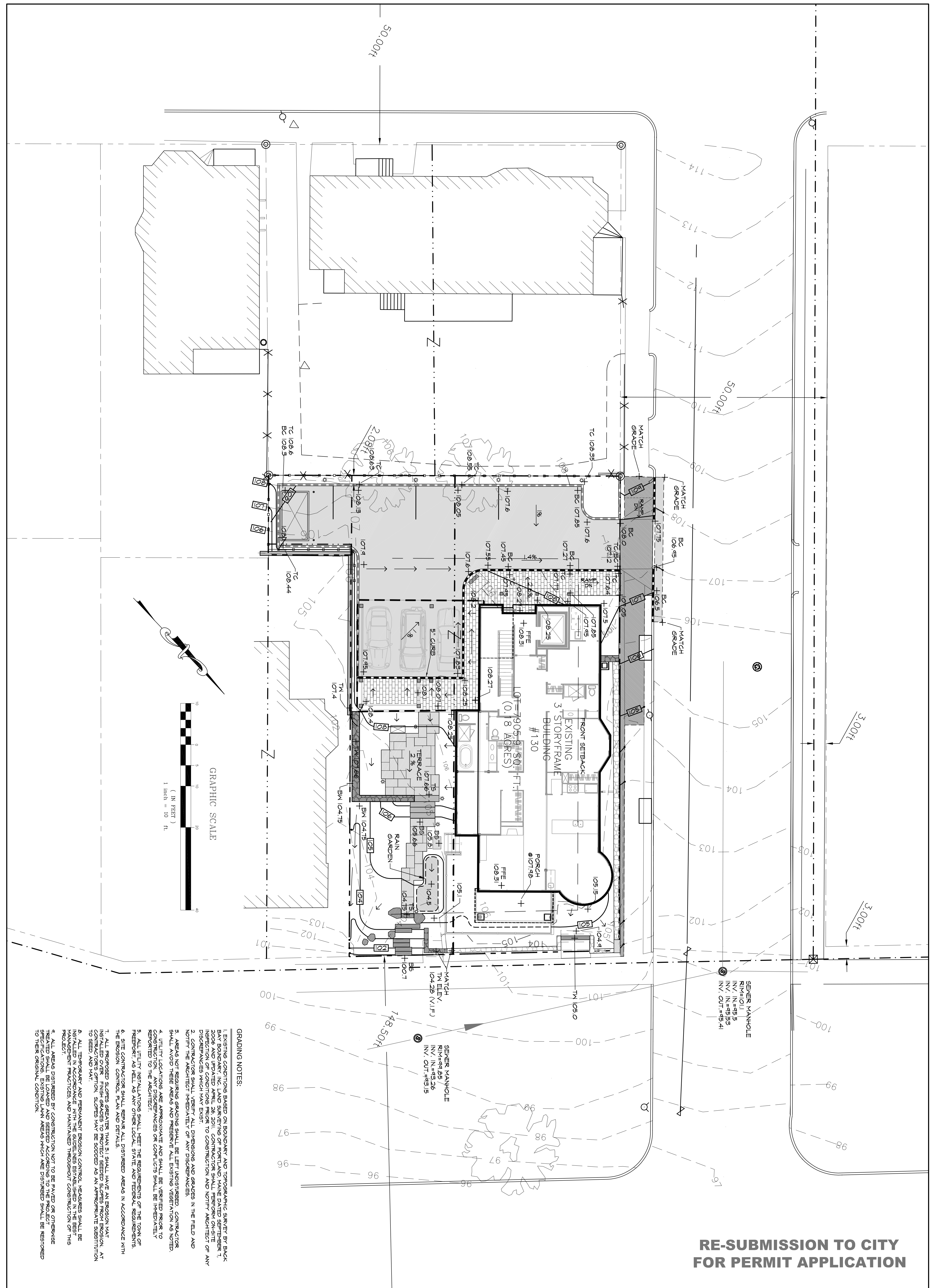
Drawing Set:
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Approved: [Signature]
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SITE GRADING
PLAN

Job Number:
File:
Date: 5-17-2011 Scale: 1" = 10'-0"
Drawing Number:

L-3.0



RE-SUBMISSION TO CITY
FOR PERMIT APPLICATION

GRADING NOTES:

- EXISTING CONDITIONS BASED ON BOUNDARY AND TOPOGRAPHIC SURVEY BY BACK BAY BOUNDARY, INC. LAND SURVEYING OF PORTLAND AND MAINE DATED SEPTEMBER 1, 2006 AND UPDATED APRIL 26, 2011. CONTRACTOR SHALL PERFORM ON-SITE INSPECTION OF CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SPACES IN THE FIELD AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
- AREAS NOT REQUIRING GRADING SHALL BE LEFT UNDISTURBED. CONTRACTOR SHALL AVOID THESE AREAS AND PRESERVE ALL EXISTING VEGETATION AS NOTED.
- UTILITY LOCATIONS ARE APPROXIMATE AND SHALL BE VERIFIED PRIOR TO CONSTRUCTION. ANY DISCREPANCIES OR CONFLICTS SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT.
- ALL UTILITY INSTALLATIONS SHALL MEET THE REQUIREMENTS OF THE TOWN OF FREEPORT, AS WELL AS ANY OTHER LOCAL, STATE AND FEDERAL REQUIREMENTS.
- SITE CONTRACTOR SHALL REPAIR ALL DISTURBED AREAS IN ACCORDANCE WITH THE EROSION CONTROL PLAN AND DETAILS.
- ALL PROPOSED SLOPES GREATER THAN 5% SHALL HAVE AN EROSION MAT INSTALLED OVER FINISH GRADES TO PROTECT SEEDS FROM EROSION. AT CONTRACTOR'S OPTION, SLOPES MAY BE SOOPED AS AN APPROPRIATE SUBSTITUTION TO SEED, AND MAT.
- ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE GUIDELINES ESTABLISHED IN THE BEST MANAGEMENT PRACTICES AND MAINTAINED THROUGHOUT CONSTRUCTION OF THIS PROJECT.
- ALL AREAS DISTURBED BY CONSTRUCTION NOT TO BE PAVED OR OTHERWISE TREATED SHALL BE LOADED AND SEEDS ACCORDING TO THE PROJECT SPECIFICATIONS. EXISTING LAWN AREAS WHICH WERE DISTURBED SHALL BE RESTORED TO THEIR ORIGINAL CONDITION.

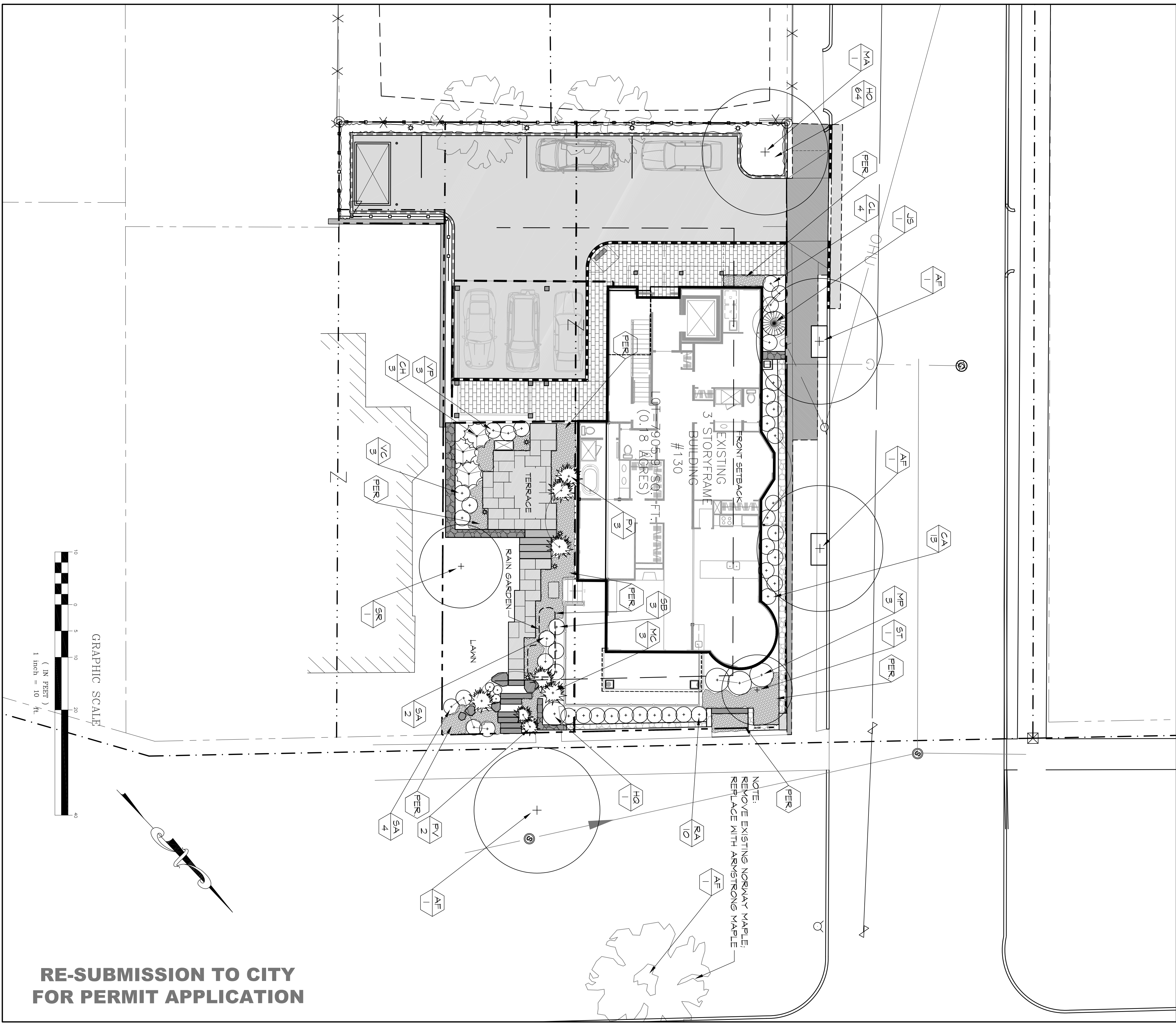
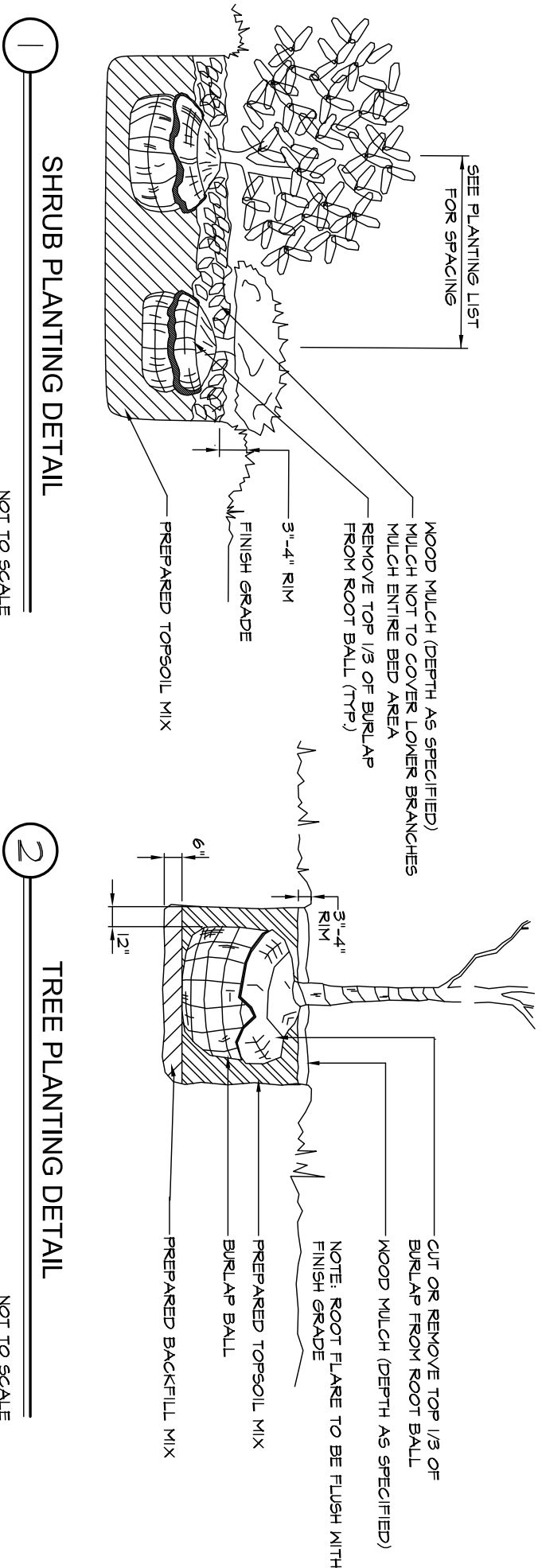
PLANT SCHEDULE

QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
TREES					
4	AF	ACER X FREDYANI 'ARSTRONG'	ARSTRONG MAPLE	3" CAL.	B1B
1	MA	MALUS SP.	FLOWERING CRAB	2" CAL.	B1B/HEAVY GROWTH
1	SR	STRONGIA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	2" CAL.	B1B / SINGLE STEM
1	ST	STYVANIA PSEUDOCANELLA	JAPANESE STYVANIA	6-7"	B1B
SHRUBS / ORNAMENTAL GRASSES / GROUNDCOVERS/BULBS					
15	CA	COTONEASTER APICULATUS	CRABAPPLE COTONEASTER	3 GAL.	CONT
3	CH	CHAMAECYPARIS OBUSA 'COMPACTA'	COMPACT HIKOI FALSESPRUCE	5-6"	B1B
4	CL	GLEHNERIA ALNIFOLIA 'SIXTEEN CANDLES'	DIAPER SUMMERSWEET	18-18"	B1B
1	JS	JUNIPERUS SCOPULORUM 'MICHITA BLUE'	MICHITA BLUE JUNIPER	4-5"	B1B
1	HQ	HYDRANGEA OBERDIEFOLIA 'SIEGES DIAPER'	DIAPER OAKLEAF HYDRANGEA	5 GAL.	CONT.
64	HO	HOSTA SP. (ASSORTED)	HOSTA (ASSORTED)	2 GAL.	CONT. / 24" O.C.
3	MC	MISCANTHUS SINENSIS 'STRICUS'	PORCUPINE GRASS	3 GAL.	CONT.
3	NP	NERICA PENST. 'LANICA'	NORTHERN BANNER	30-36"	CONT.
3	PV	PANICUM VIRGATUM 'SHENANDOAH'	SWITCH GRASS	3 GAL.	CONT.
10	RA	RHUS ARBORESCENS 'GRO-LON'	DIAPER FRAGRANT SYAC	1 GAL.	CONT.
6	SA	SAUX PIRENEA	DIAPER ARCTIC MALLOW	5 GAL.	CONT.
3	SB	SPIRAEA X BIKALDA 'NEON FLASH'	NEON FLASH SPREA	18-24"	CONT.
3	VP	VERBNUM CARLESII	KOREANSPICE VERBNUM	30-36"	B1B
3	VP	VERBNUM TOURET 'SNOWFLAKE'	SNOWER SNOWFLAKE VERBNUM	30-36"	B1B
				PER	ASSORTED PERENNIALS
				(TO BE DETERMINED)	1 GAL.
				PER	ZONE HARDY

NOTE: ALL SUBSTITUTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO ORDERING OF PLANTS

PLANTING NOTES

- CONTRACTOR SHALL BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND SHALL CONTINUE UNTIL FINAL ACCEPTANCE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WEANS AND METHODS OF WATERING AND MAINTENANCE.
- CONTRACTOR SHALL SUPPLY PLANTS IN QUANTITIES SUFFICIENT TO COMPLETE WORK SHOWN ON THE PLAN. ANY DISCREPANCY BETWEEN THE QUANTITIES SHOWN ON THE PLAN AND THE QUANTITIES SHOWN ON THE PLANT SCHEDULE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ADDITIONAL RENOVATION ANY DISCREPANCY SHALL BE CLARIFIED WITH THE LANDSCAPE ARCHITECT PRIOR TO ORDERING PLANT MATERIAL.
- ALL MATERIALS SHALL CONFORM TO SPECIFICATIONS OF THE AMERICAN STANDARDS FOR NURSERY STOCK (LATEST EDITION) AS SET FORTH IN THE AMERICAN STANDARD FOR NURSERY STOCK (LATEST EDITION).
- ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE AS THE ORIGINAL GRADES BEFORE EXCAVATION.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE (1) FULL YEAR FROM DATE OF SUBSTITUTIONAL CONVEYANCE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE APPROVAL OF THE LANDSCAPE ARCHITECT AT THE NURSERY AND AT THE SITE.
- NO PLANT MATERIAL SHALL BE INSTALLED UNTIL GROUND BED PREPARATION AND FINISH GRADING HAS BEEN COMPLETED IN THE AREA.
- ALL PLANT BEDS SHALL HAVE A MINIMUM OF 3" OF UNIFORMLY DISTRIBUTED DARK SHREDED BARK MULCH WHICH SHALL BE ADDED TO EXISTING SOIL AND TEST OF TOPSOIL TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. SOIL ADVISOR SHALL BE OBTAINED FROM LANDSCAPE ARCHITECT AS REQUIRED FOR SOIL TEST RESULTS.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT 48 HOURS PRIOR TO RECEIVING SITE VISITOR TO PLANT INSTALLATION.
- ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. ALL ROOT WRAPPING AND CONTAINER MATERIAL MADE OF SYNTHETIC OR PLASTIC SHALL BE REMOVED AT THE TIME OF PLANTING AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PLANTS FROM DAMAGE DURING THE TIME OF PLANTING AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PLANTS FROM DAMAGE DURING THE TIME OF PLANTING.
- ALL PLANTS SHALL BE INSTALLED AS PER DETAILS AND THE CONTRACT SPECIFICATIONS.
- CONTRACTOR SHALL STRIKE ROOTS AND REMOVE WEEDS FROM THE BEDS PRIOR TO PLANTING.
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- CONTRACTOR SHALL STRIKE ROOTS AND REMOVE WEEDS FROM THE BEDS PRIOR TO PLANTING.
- ALL PLANTS SHALL THEN BE WATERED BY THE CONTRACTOR AS NECESSARY TO INSURE HEALTH UNTIL FINAL ACCEPTANCE.
- THE LANDSCAPE CONTRACTOR SHALL REFER TO THE PLANT LIST AND PLANTING SPECIFICATIONS FOR SEASONAL REQUIREMENTS AND OTHER RESTRICTIONS RELATED TO THE TIME AND SEASON OF PLANTING.



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Drawing Set	No.	Date	Revision
PERMIT SET	6-21-11	RE-SUBMISSION TO CITY	

Drawing Set: PERMIT SET

Drawn: TC

Checked: PC

Approved: [Signature]

Drawing Title: LANDSCAPE PLAN

Job Number:

File:

Date: 5-17-2011 Scale: 1" = 10'-0"

Drawing Number: L-4.0

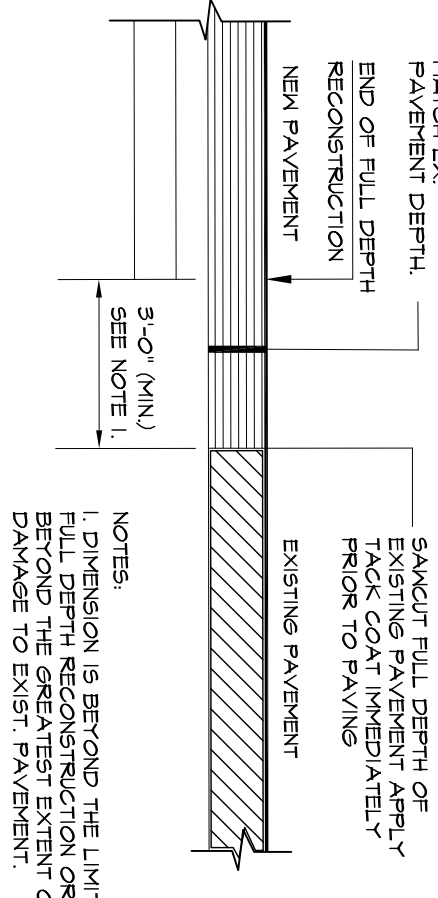
Professional Seal: PATRICK A. CARROLL, LANDSCAPE ARCHITECT, MAINE, NO. 1027

A BITUMINOUS (DRIVEWAY)	
B LANDSCAPE AREA	
C LOAM AND SOD	

NOTE: ALL COURSE MATERIALS REFLECT THICKNESS AFTER FINAL COMPACTION.

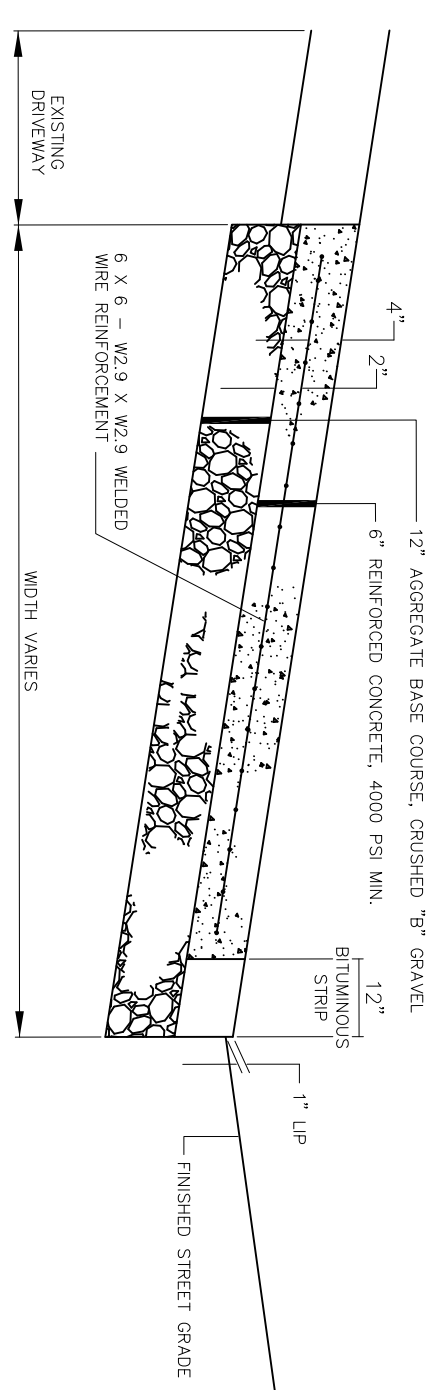
1 SCHEDULE OF SURFACES / DETAIL

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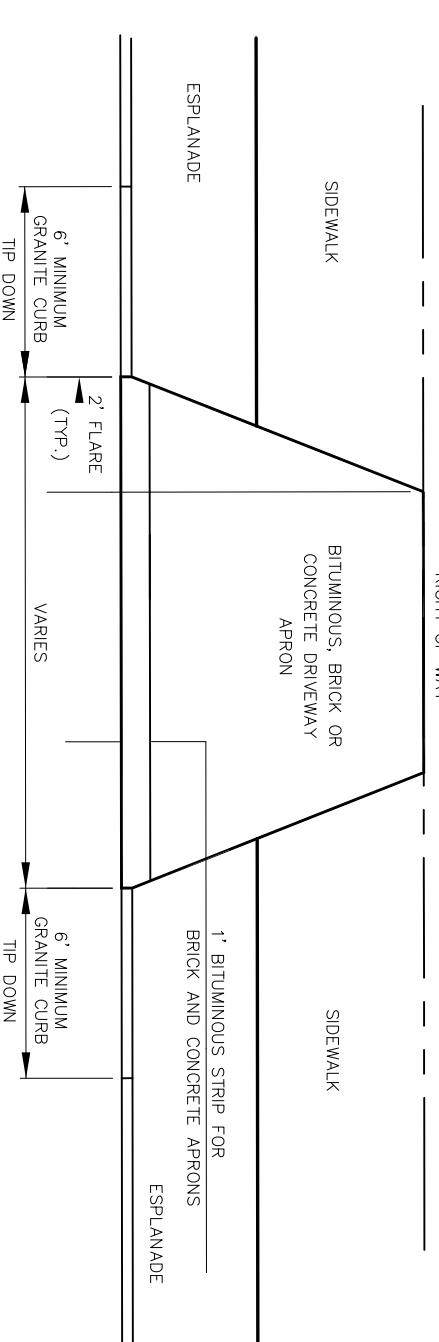
2 PAVEMENT CUTTING/MATCHING DETAIL

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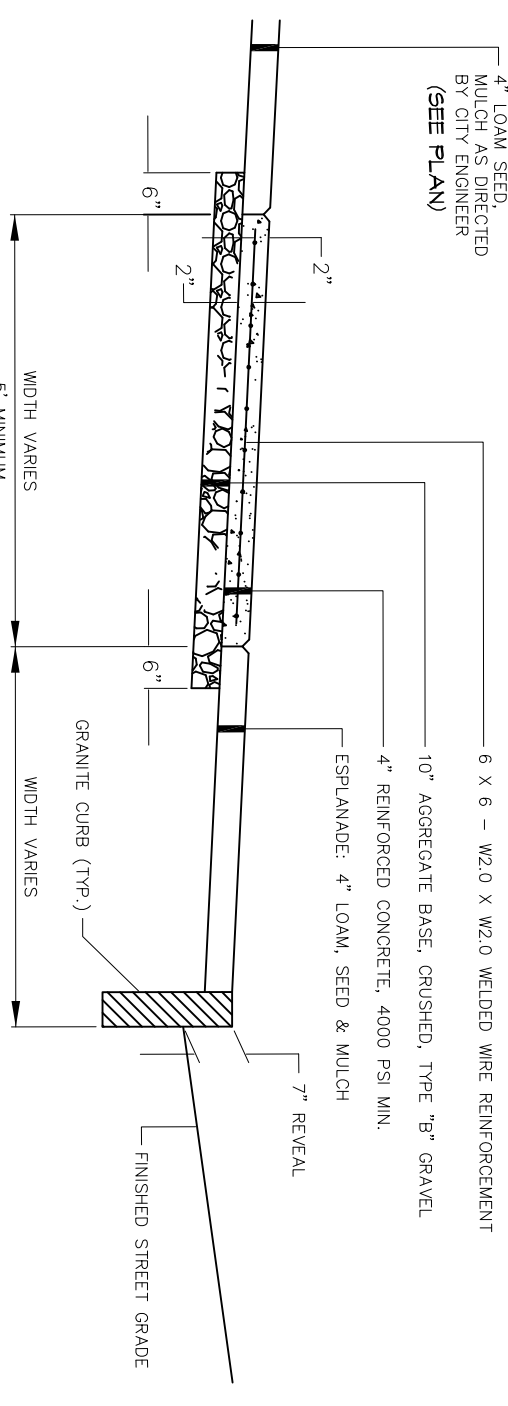
3 REINFORCED CONCRETE DRIVEWAY APRON

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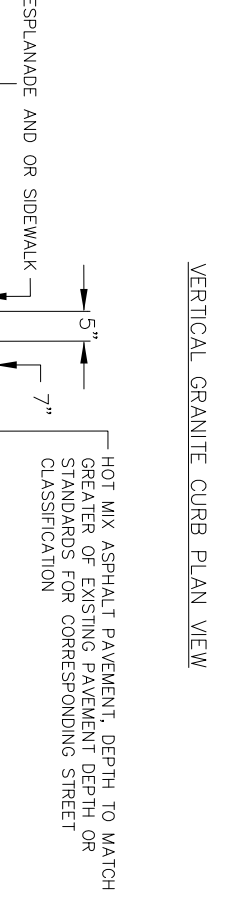
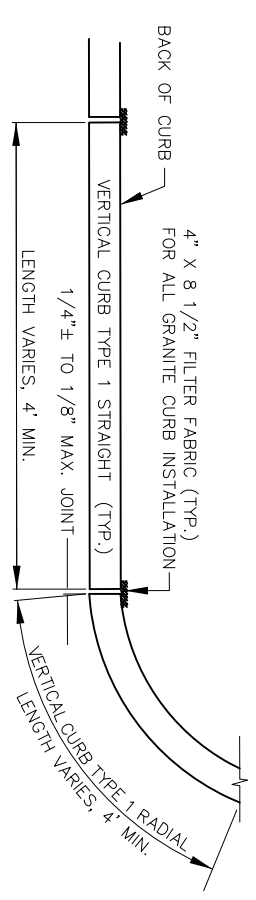
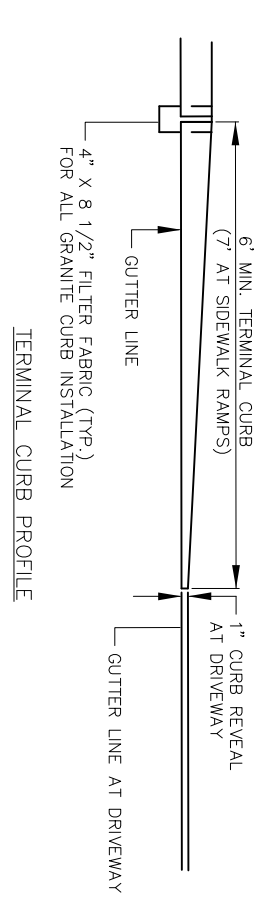
4 DRIVEWAY APRON LAYOUT DETAIL

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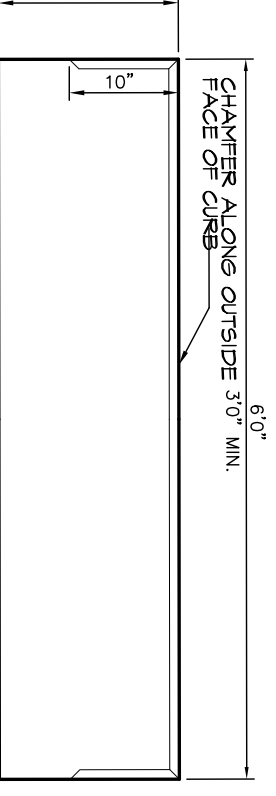
5 REINFORCED CONCRETE SIDEWALK DETAIL

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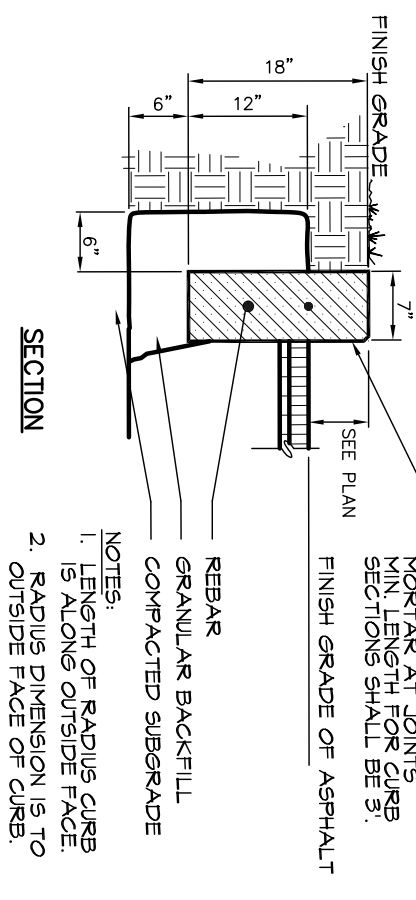
6 VERT. GRANITE CURB INSTALLATION IN EXISTING ST.

NOT TO SCALE



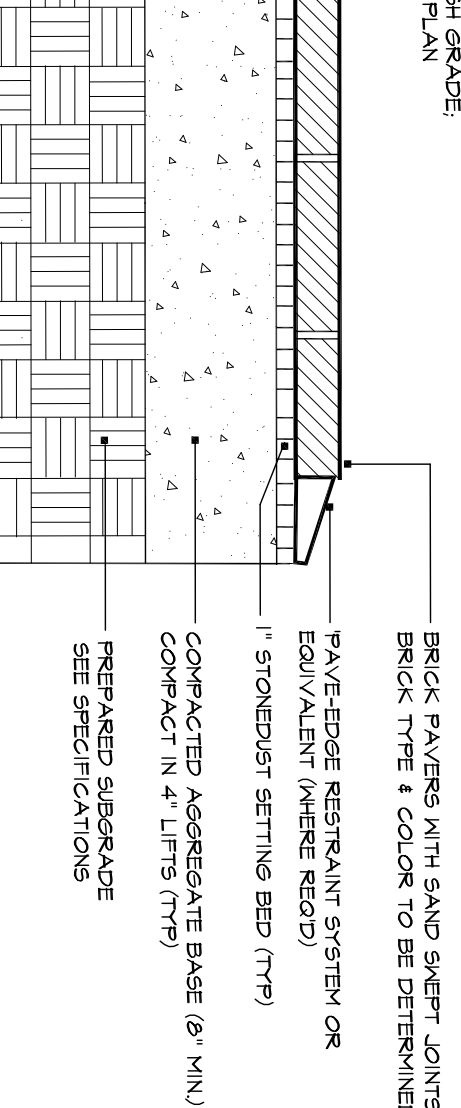
7 PRECAST CONCRETE CURB DETAIL

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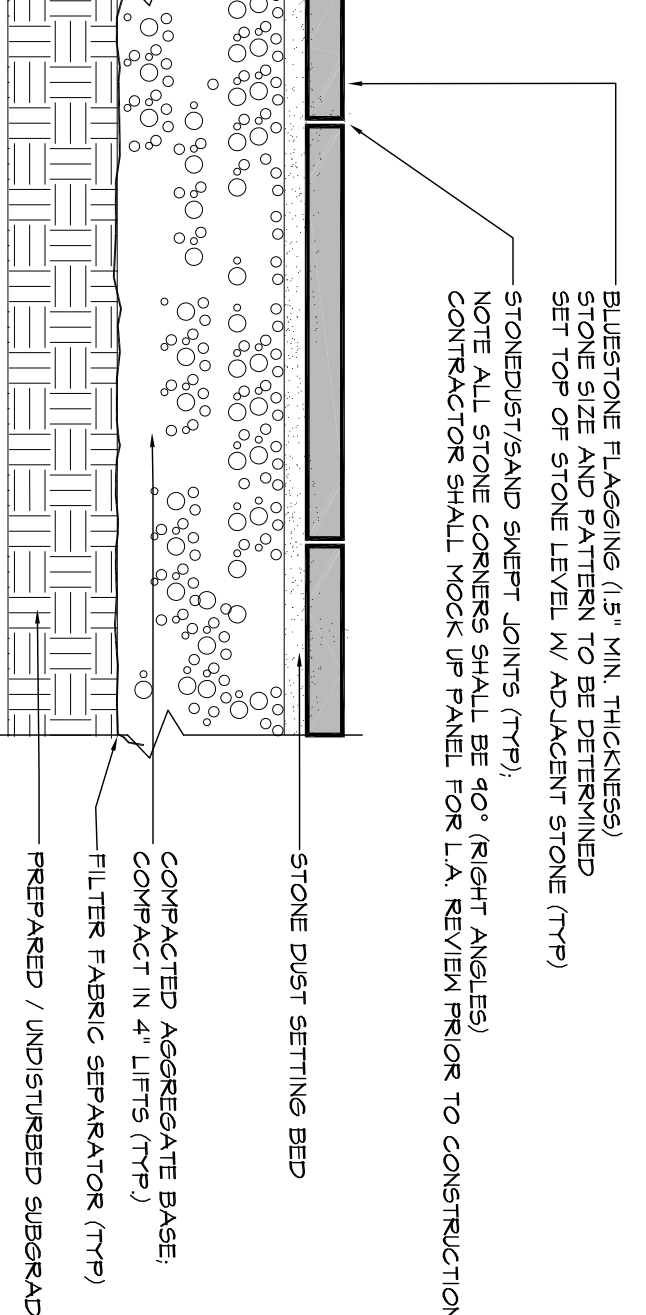
8 BRICK PAVEMENT SIDEWALK DETAIL

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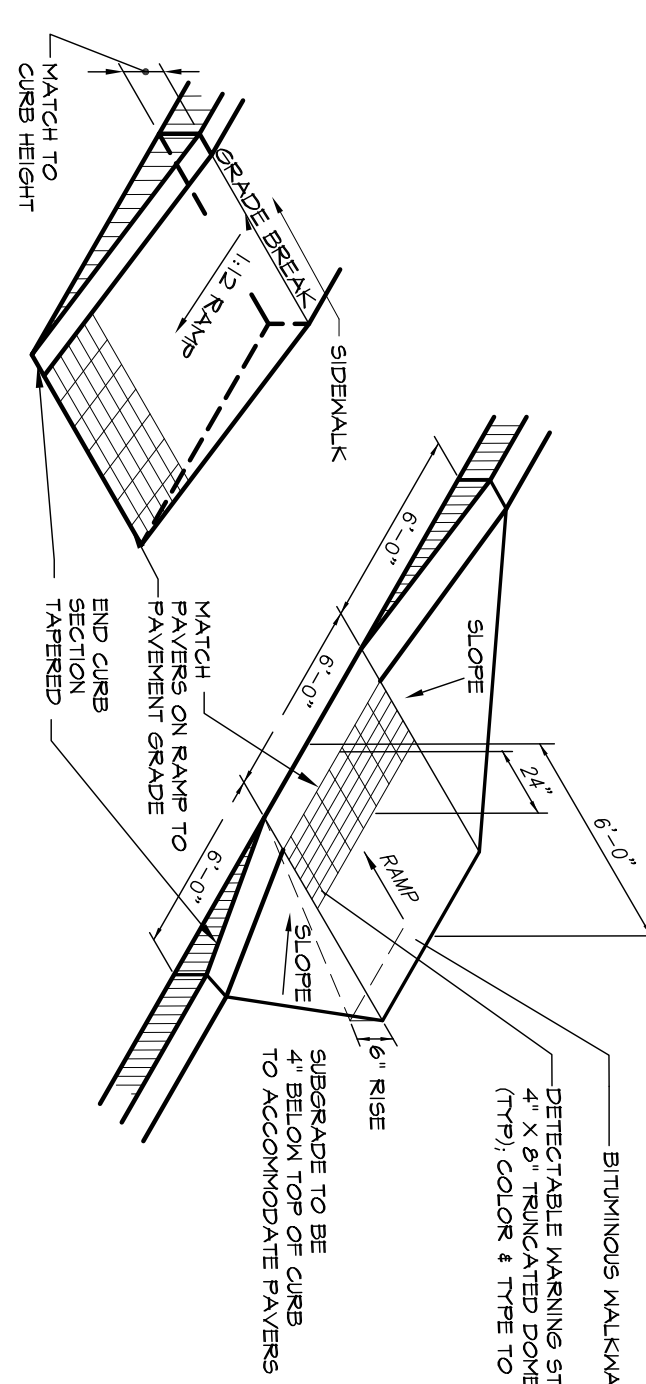
9 TERRACE / WALKWAY INSTALLATION DETAIL

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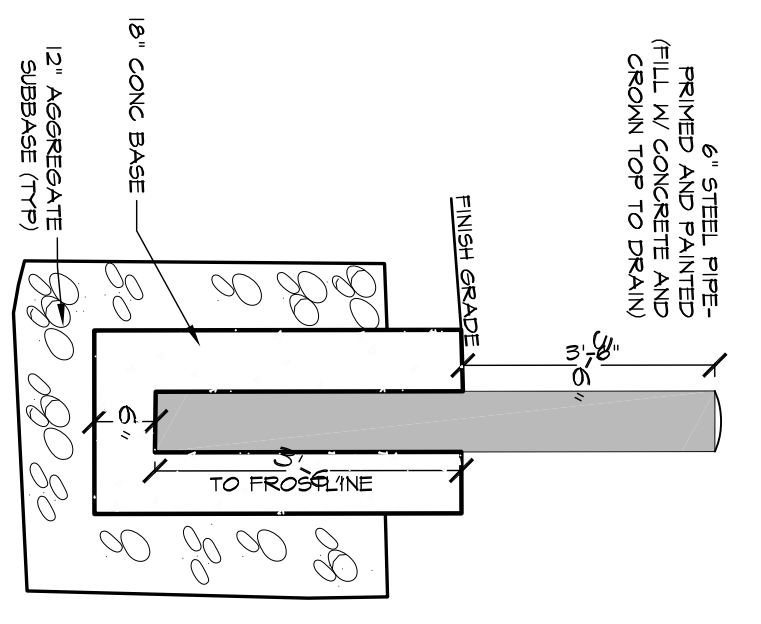
10 ADA ACCESS RAMP DETAIL

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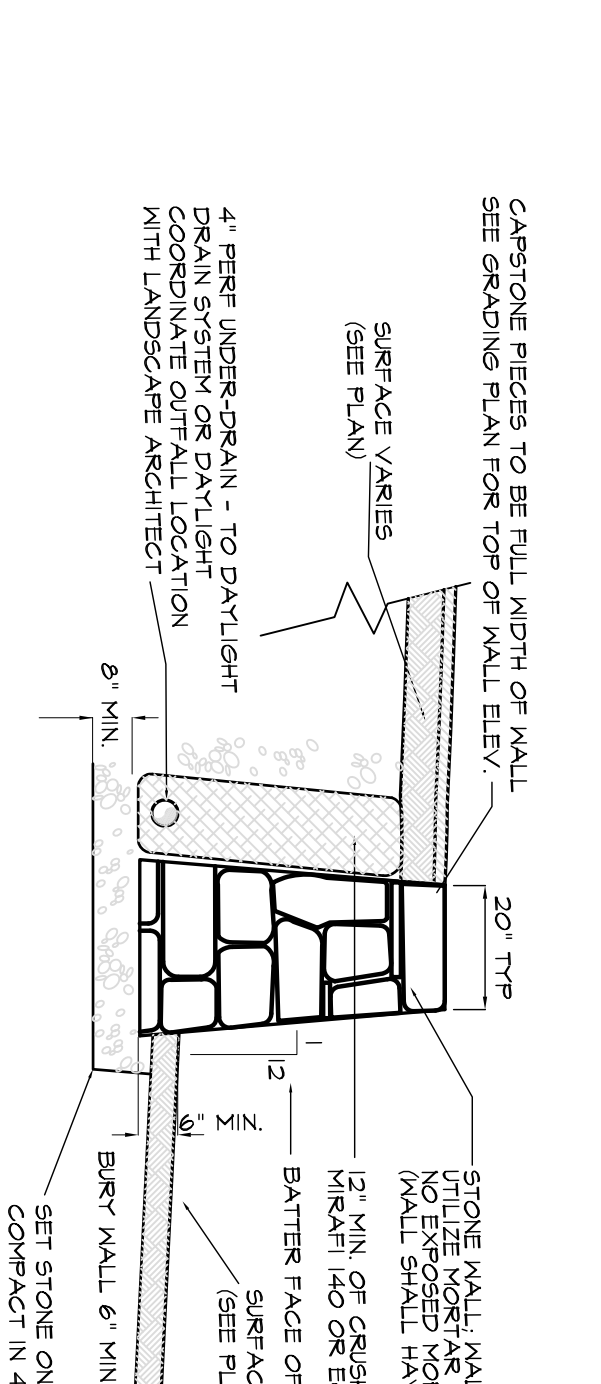
11 STEEL BOLLARD DETAIL

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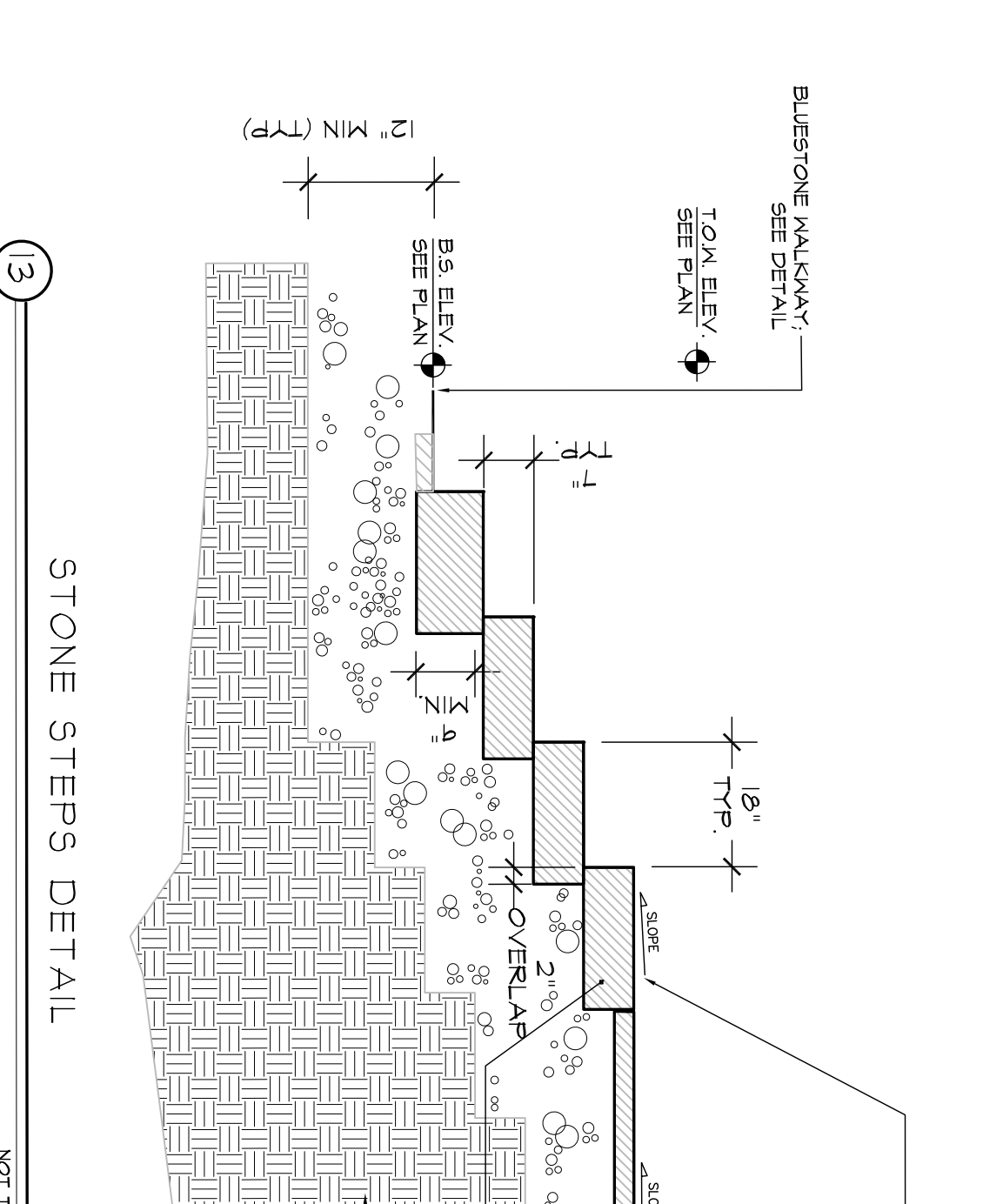
12 STONE RETAINING WALL DETAIL

NOT TO SCALE



13 STONE STEPS DETAIL

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Approved: [Signature]
Drawing Title: SITE DETAILS

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L-5.0
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