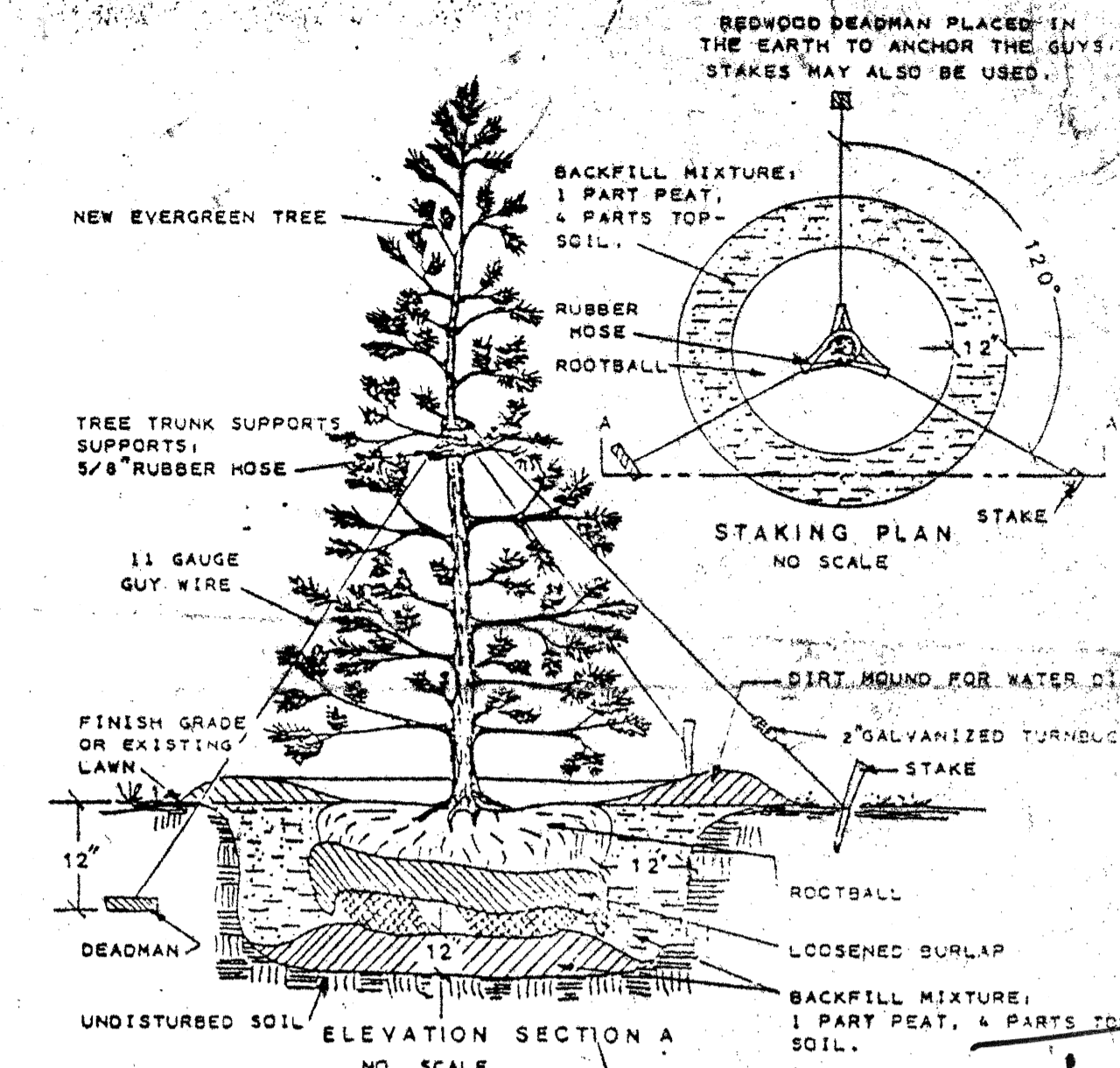
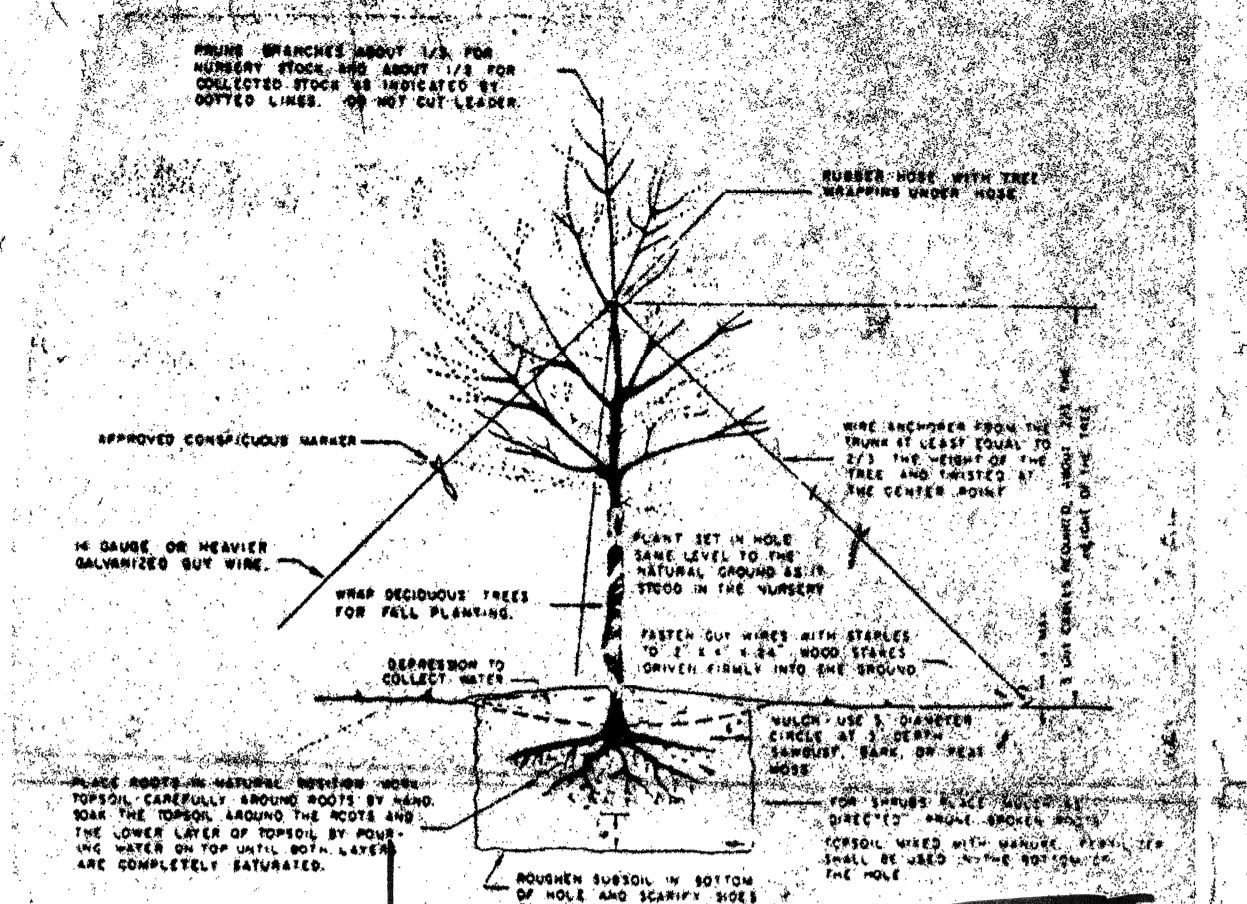


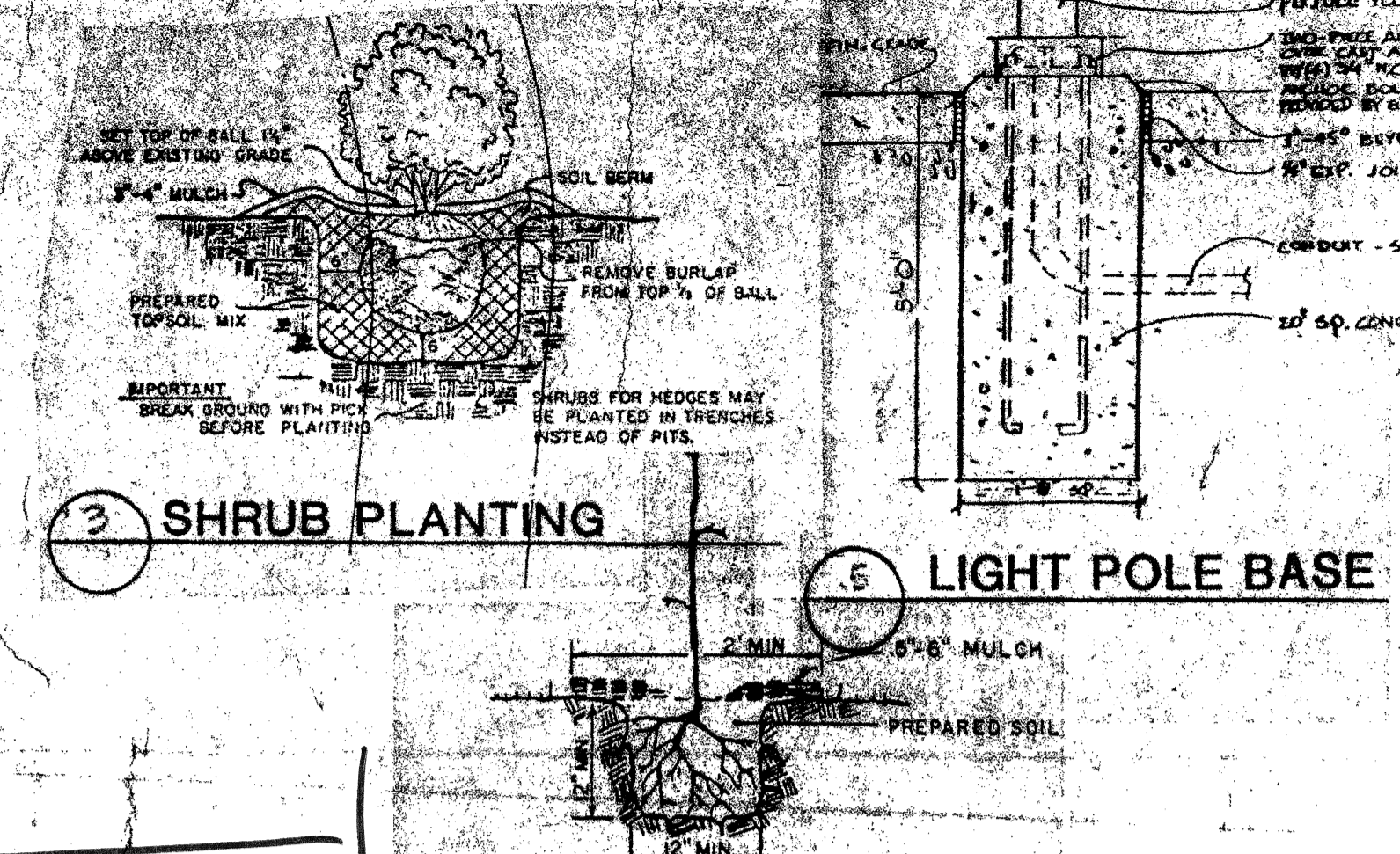
NOTE: THIS METHOD IS TO BE USED ON ALL 4 FOOT EVERGREEN PLANT MATERIALS OR TALLER.



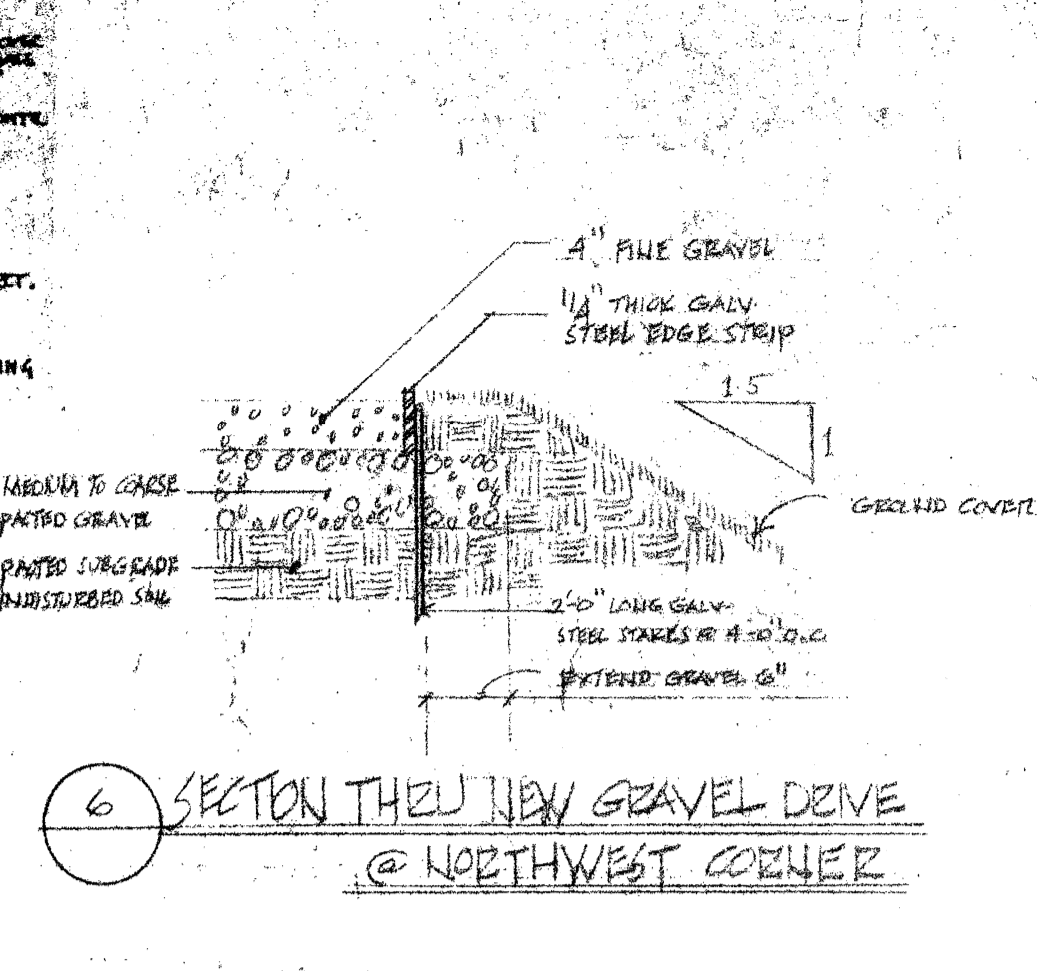
1 EVERGREEN TREE PLANTING



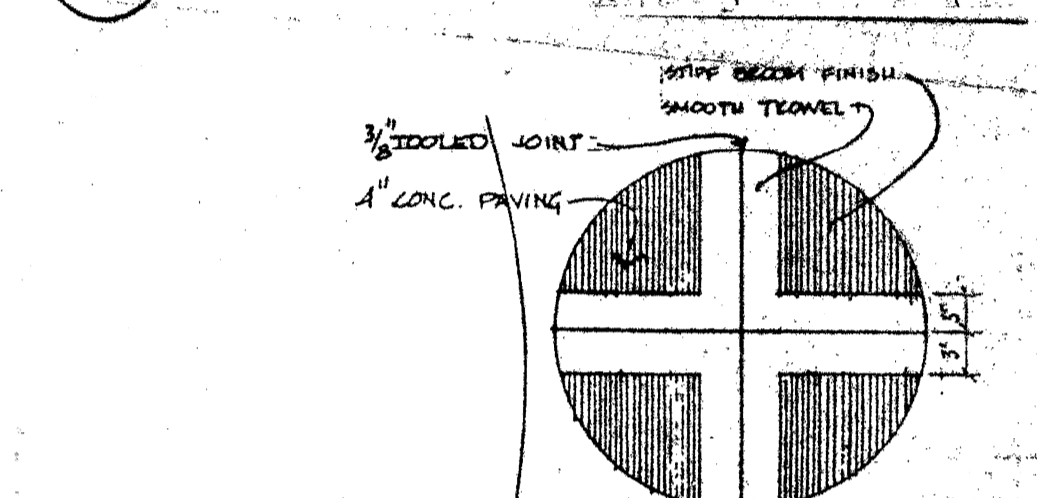
2 DECIDUOUS TREE PLANTING



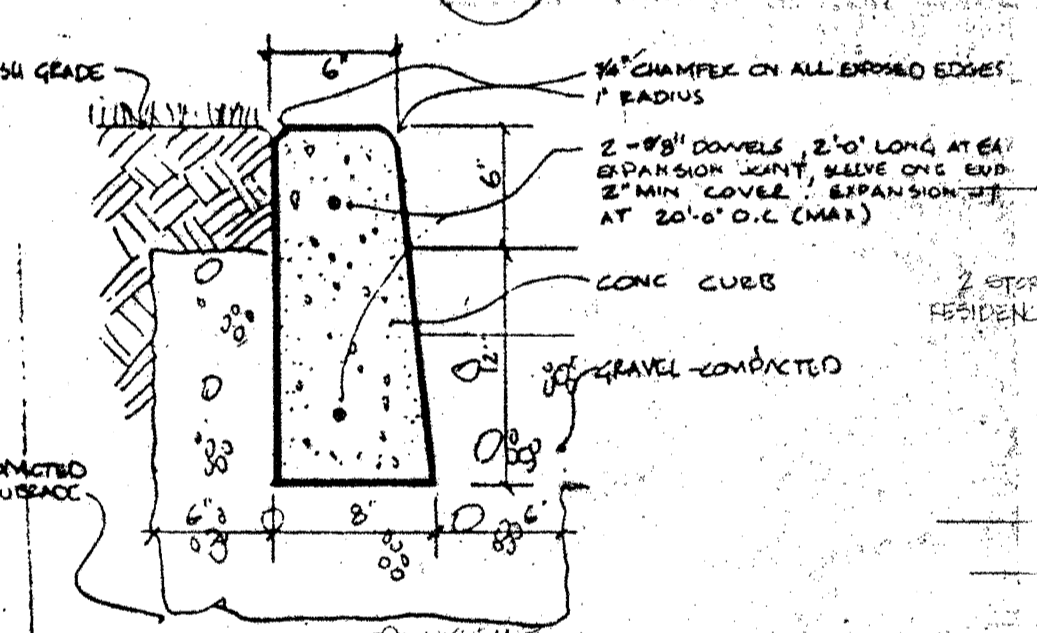
3 SHRUB PLANTING



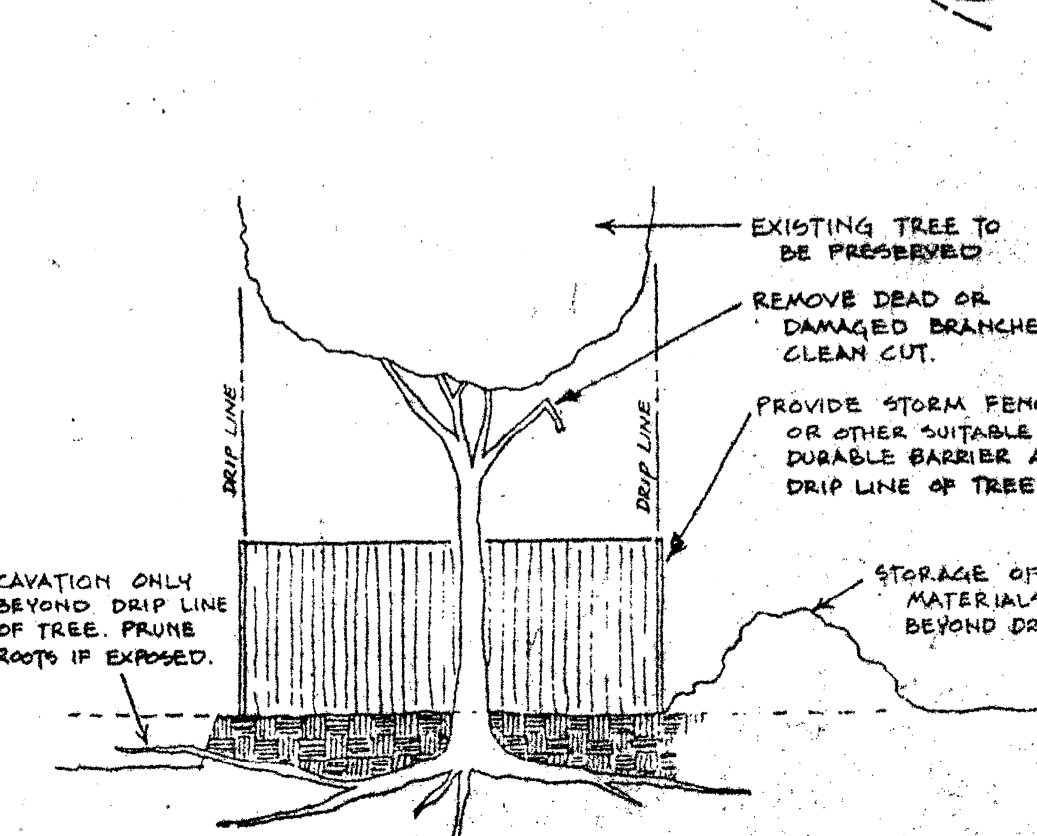
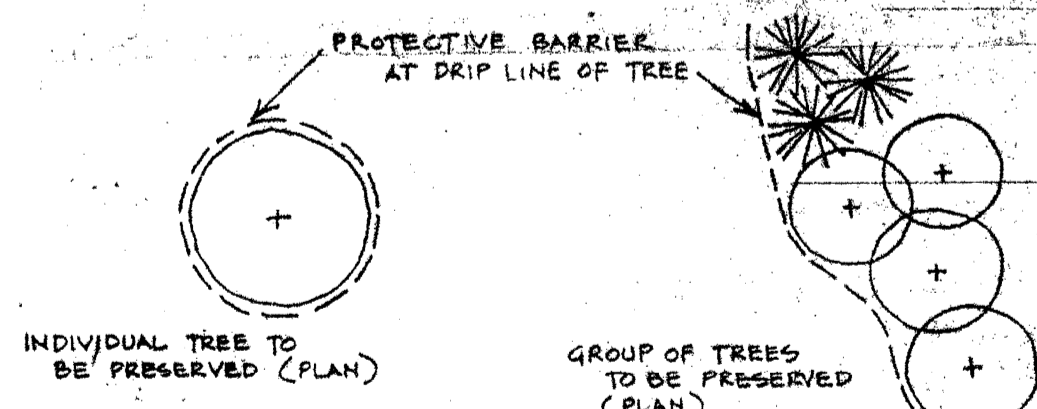
4 LIGHT POLE BASE



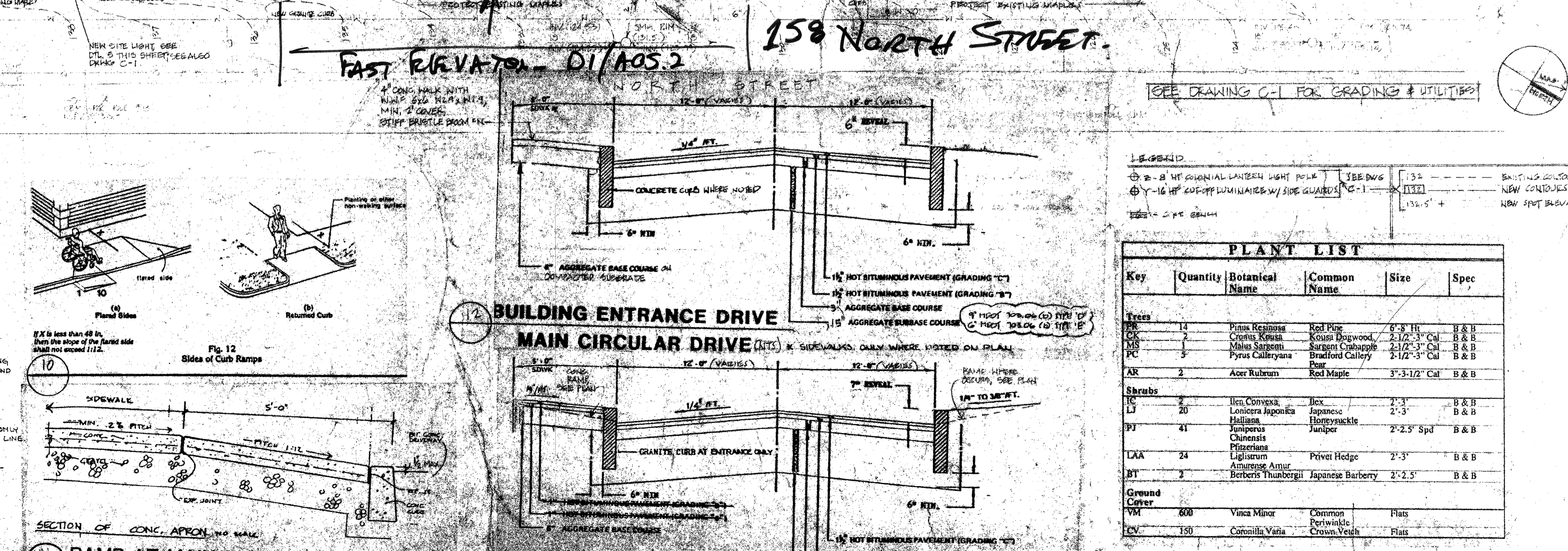
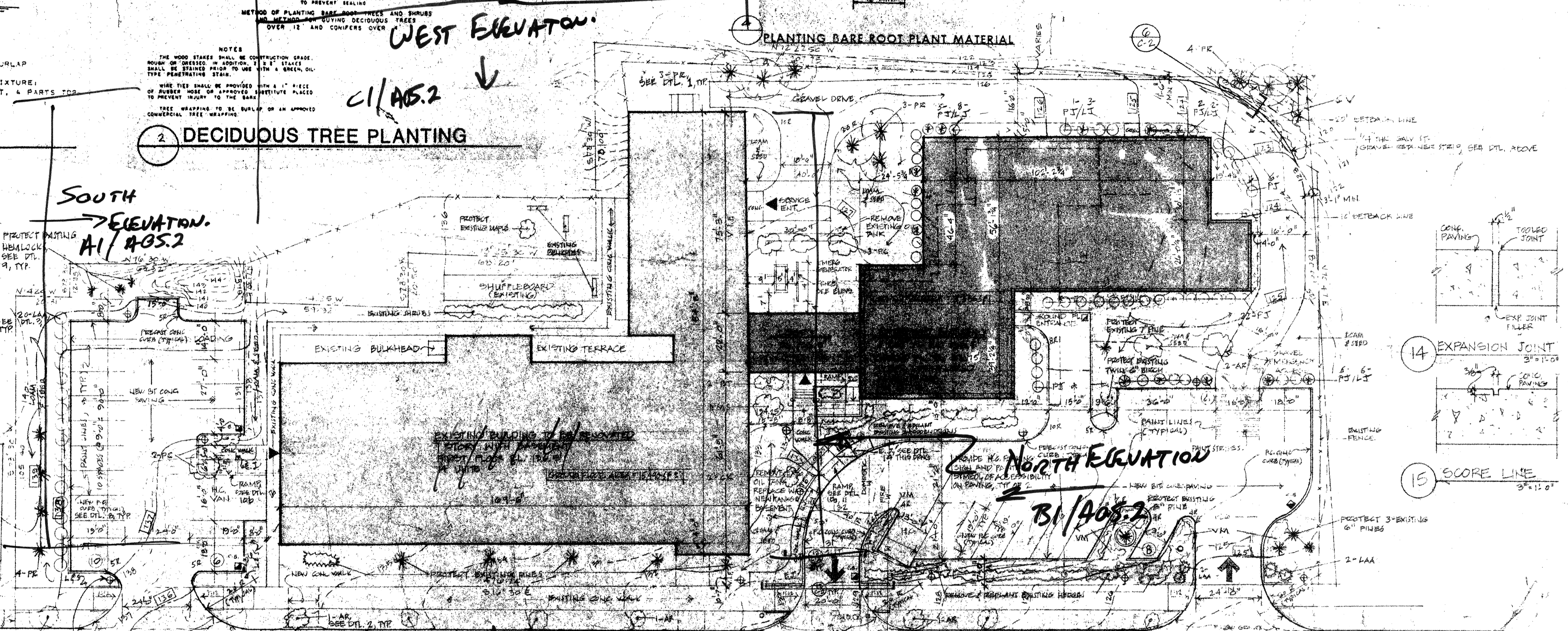
7 WALK FINISH DETAIL



8 PRECAST CURB



10 RAMP AT MAIN ENTRY



PLANT LIST

Key	Quantity	Botanical Name	Common Name	Size	Spec
Trees					
TR	14	Pinus Resinosa	Red Pine	6'-9" H	B & B
CR	7	Koehia Korua	Japanese Holly	2-1/2'-3" Cal	B & B
MS	7	Malus Sargenti	Sargent Crabapple	2-1/2'-3" Cal	B & B
PC	3	Pyrus Calleryana	Bradford Callery	2-1/2'-3" Cal	B & B
AR	2	Acer Rubrum	Red Maple	3"-3-1/2" Cal	B & B
Shrubs					
LJ	2	Illex Cornifolia	Holly	2'-3"	B & B
LJ	20	Lonicera Japonica	Japanese Honeysuckle	2'-3"	B & B
PJ	41	Juniperus Chinensis	Juniper	2'-2.5" Spd	B & B
LAA	24	Ligustrum Amurensis	Privet Hedge	2'-3"	B & B
BT	2	Berberis Thunbergii	Japanese Barberry	2'-2.5"	B & B
Ground Cover					
VM	600	Viola Minor	Common Periwinkle	Plats	
CV	150	Coronilla varia	Crown Vetch	Plats	

NOTE: CONTRACTOR SHOULD VISIT THE JOB SITE AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS.

CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN THE FIELD. NOTIFY THE ARCHITECT OF ANY CONFLICTS.

EXISTING - BUILDING PLAN - C2

NOTES

- LANDSCAPING SHALL MEET THE REQUIREMENTS OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES, AGRICULTURAL SPECIFICATIONS AND STANDARDS OF PRACTICE, AND LANDSCAPE GUIDELINES.
- EXPANSION JOINTS IN CONC. WALKS WHERE SHOWN AND 20'-0" O.C. MAX. SPACING JOINTS 4'-0" O.C. SEE DETAILS 14, 15 & 17 THIS DRAWING.

Portland V.O.A. Elderly Housing
H.U.D. Project #024-EE003
158 North St.
Portland, ME 04112

PROPOSED ELDERLY HOUSING

59 One Bedroom Independent Living Units
1 Two Bedroom Manager's Unit
60 units total
14 units are in renovated building
46 units are in new building

Total Parking Spaces Provided = 30 spaces
(1 parking space per 2 units)

PROPOSED BUILDING

4 story
Fully sprinklered
Wood frame with brick veneer

RENOVATED BUILDING

1 story with basement
Precast concrete structure

SITE AND BUILDING AREAS (s.f.)

Site 72,195
Building Footprint
New 9,466
Renovated 15,490
Total 24,956

Building Area
New 36,104
Renovated 15,490
Existo Basement 15,490
Total 67,084

New Building Typ. Floor 8.59

PORTLAND V.O.A. ELDERLY HOUSING
158 NORTH ST.
PORTLAND, ME
H.U.D. #024-EE003

Drawing **SITE PLAN**
SITE PAVING & LANDSCAPING PLAN

TSOMIDES ASSOCIATES
ARCHITECTS/PLANNERS

NEWTON UPPER FALLS, MA Tel 617/688-4774

DRAWN BY TM/LET
DATE ISSUED 1-16-95
SCALE 1" = 20'
DRAWING NUMBER