LEVEL III REVIEW (14-526): Marquis Lofts, 33 Lafayette Street
Random Orbit, Inc.
6 units (6 900SF lofts)
6,139 SF site; 8,872 SF FA
R-6 small lot infill

MJ Height + bulk - setbacks

PLAT - review - elim easement area
Solid waste on floor plan

		Preliminary Review	2nd Review	
Transportation	a. Impact on Surrounding Street Systems	•	•	
	b. Access and Circulation	TE • Backing into Lafayette? / back out ok • Driveway width – 15 ft? Retaining wall on site plan? • Sidewalk condition?	• brick sidewalk •	
	c. Public Transit Access	• Not on an arterial – no transit facilities required		
	d. Parking	• Standard (14-332): 1/unit on peninsula (6 units = $\boxed{6\ \text{spaces}}$) 6 supplied. • Access into parking? Need better turning templates • Bike standard: 2/5 car parking required ((5/5)*2=$\boxed{2}$) Need bike parking? Two racks internal to parking	• impacts to adjacent prop. • ? parking spaces + access. snow removal	
	e. Transportation Demand Management (TDM)	• N/A		
Environmental Quality	a. Preservation of Significant Natural Features	• N/A		
	b. Landscaping and Landscape Preservation	• Understory plantings standard (14-526(b)2b(i)(b)): 6 shrubs/45 LF of property line (322' in property line/45=7*6=$\boxed{43}$) 35 perennials (i.e. 12)+31 trees/shrubs=43 • Parking lot standard (14-526(b)2b(ii)(a)): 2 trees (or 1 tree & 3 shrubs)/5 spaces (/5=$\boxed{\text{trees}}$) N/A • Street tree standard for multi-family (TM 4.6.1):1 tree/unit in ROW (6 units = $\boxed{6\ \text{street trees}}$) 1 to remain + 1 cherry & 3 arborvitae w/in 10' of property line do these satisfy? JT • Chain link fence at rear property line?	• landscaping • street trees? • tree save • landscape plan - underlying plan	
	c. Water Quality, Storm Water Management and Erosion Control	DS • 3,296 SF impervious existing; 3,787 proposed no check dam / do swale w/ crushed stone?	•	
Public Infrastructure and Community Safety	a. Consistency with Master Plans	• OK		
	b. Public Safety and Fire Prevention	CP • NFPA code analysis? • Nearest hydrant?		
	c. Availability and Adequate Capacity of Public Utilities	• Water capacity? • Sewer capacity? • Location of interior trash storage. In basement? • Need UGE – subdivision • Cleaning up wires? DMP		
Site Design	a. Massing, Ventilation and Wind Impact	• Height & maqssing? • Location of HVAC?	•	
	b. Shadows	• N/A	•	
	c. Snow and Ice Loading	•		
	d. View Corridors	• N/A		
	e. Historic Resources	• N/A		
	f. Exterior Lighting	• Need photometric plan •	• Photometrics?	
	g. Noise and Vibration	• Cut sheets for HVAC system needed& location & screening, as necessary	• ? more mechanical	

→ loc ok

waivers: aisle width
street trees

· plat - add'l questions
~~condo docs~~ , street trees + snow
landscape - update to match SP
· TE - bike parking
· brick - check w/ DMP?
· design
~~bike~~ waivers - street trees, aisle width
does bumpout need to show on site plan + plat?

design review - aadbay.
DMP. UGE sidewalk.
TE protect adjacent driveway turning movement
snow removal - plat
JT street trees - save! old landscape plan
PLAT snow storage condo docs - parking + driveway maintained by assn

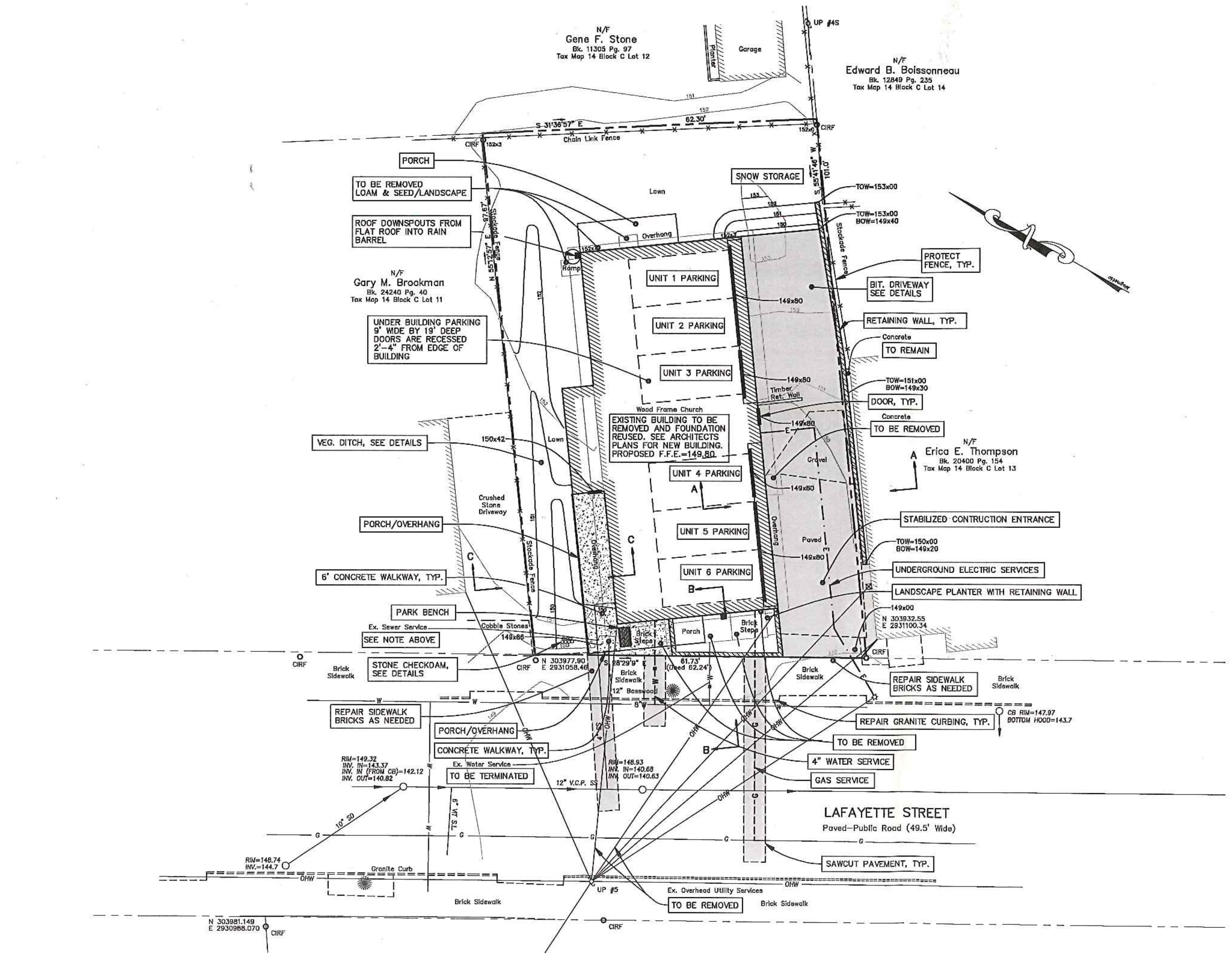
'replace' sidewalk. DMP
utility wires
TE. ADJ.
① decisions on site re retaining wall will extend southward.
② set curb higher
③ landscaping.
BIKE PARKING.
DESIGN.

· SAMPLES.
· bay - pop.
· color? see sample
· east side ... let be.
· gas meter.

P.1

SEWER NOTE:

EXISTING V.C. SANITARY SEWER TO BE REPLACED WITH PVC SDR 35 PIPE TO PROPERTY LINE. A FIELD DETERMINATION SHALL BE MADE ON WHETHER TO CONTINUE THE REPLACEMENT TO SEWERMAIN.



LEGEND

SYMBOL	DESCRIPTION
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
GMF	GRANITE MONUMENT FOUND
	5/8" IRON ROD W/ CAP TO BE SET
GMS	GRANITE MONUMENT SET
	LIMIT OF WETLANDS
	EXISTING CONTOUR
N/F	NOW OR FORMERLY

LOCATION MAP

SCALE: 1" = 0.5 MILES

NOTES:

1. OWNER/APPLICANT: RANDOM ORBIT, INC. 795 CONGRESS STREET PORTLAND, MAINE
2. ENGINEER: LESTER S. BERRY, PE #3341 BH2M 28 STATE STREET GORHAM, MAINE
3. SURVEYOR: JOHN SCHWANDA, PLS #1252 OWEN HASKELL, INC. 390 U.S. ROUTE ONE FALMOUTH, MAINE
4. DEED REFERENCE: BK. 30925, PG. 100
5. TAX MAP REFERENCE: MAP 14, BLOCK C LOT 21
6. ZONING: RESIDENTIAL (R-6 SMALL LOT)
7. PROJECT AREA: 6,139 S.F. (0.14 AC.)
8. PROPOSED USE: 6-UNIT RESIDENTIAL CONDOMINIUMS
9. MINIMUM STANDARDS:

	ZONE REQUIREMENTS	PROPOSED
LOT SIZE	NO MINIMUM MAX. 10,000 S.F.	6,139 S.F.
FRONT YARD	LESS THAN 10 FT.	LESS THAN 10 FT.
REAR YARD	15 FT. OR GREATER	16.5 FT.
SIDE YARD	HEIGHT OF ABUTTING BUILDING/5 + HEIGHT OF PROPOSED BUILDING/5	SEE CALCS BELOW
	RIGHT YARD	
	HEIGHT OF ABUTTING BUILDING	34 FT.
	HEIGHT OF PROPOSED BUILDING	43.33 FT.
	(34/5) + (43.33/5)=15.47 FT.	
	PROPOSED RIGHT SETBACK	17.5 FT.
	LEFT YARD	
	HEIGHT OF ABUTTING BUILDING	28.5 FT.
	HEIGHT OF PROPOSED BUILDING	43.33 FT.
	(28.5/5) + (43.33/5)=14.37 FT.	
	PROPOSED LEFT SETBACK	21.5 FT.
MAX. HEIGHT	45 FT.	43.33 FT. AVG. (SEE CALCS BELOW)
	HEIGHT CALCULATIONS	
	EAST CORNER	44.17 FT.
	SOUTH CORNER	44.17 FT.
	WEST CORNER	44.17 FT.
	NORTH CORNER	41.00 FT.
	AVERAGE HEIGHT	43.33 FT.
MIN. LOT WIDTH	NONE	61.73 FT.
MIN. AREA/UNIT	725 S.F.	1,023 S.F.
ALLOWABLE UNITS	8	6
ONSITE PARKING	6	6 (GARAGES)

10. SEWER SERVICE: PUBLIC
11. WATER SERVICE: PUBLIC
12. ELECTRIC/TELEPHONE: UNDERGROUND
13. ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH THE EROSION PREVENTION PROVISIONS OUTLINED IN THE MAINE EROSION CONTROL AND SEDIMENTATION HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES, LATEST EDITION.
14. PLAN REFERENCE: "BOUNDARY SURVEY PLAN AT 33-35 LAFAYETTE STREET, PORTLAND, MAINE MADE FOR RECORD OWNER RANDOM ORBIT, INC. 17 CHESTNUT STREET, PORTLAND, MAINE" BY OWEN HASKELL, INC. DATED SEPTEMBER 3, 2013 (JOB NUMBER 2013-135P).
15. BENCHMARK: MONUMENT AT NORTHEAST CORNER OF NORTH STREET AND CONGRESS STREET, CITY DATUM, ELEVATION 146.69'
16. IMPERVIOUS SUMMARY:

EX. SITE IMPERVIOUS AREA	=3,296 S.F. (53.7%)
EX. IMPERVIOUS AREA TO BE REMOVED	= 501 S.F.
PROPOSED NEW IMPERVIOUS AREA	= 992 S.F.
NET INCREASE FROM PROJECT	= 491 S.F.
TOTAL SITE IMPERVIOUS AFTER PROJECT	=3,787 S.F. (61.7%)

17. CONTRACTOR TO REPAIR ALL DAMAGED SIDEWALKS AS REQUIRED PER CITY STANDARDS.
18. BUILDING AREAS: EX. BUILDING =2,100 S.F.; PROP. BUILDING =2,218 S.F.
19. THE PROPOSED RETAINING WALL SHALL BE DESIGNED BY THE WALL MANUFACTURER. STAMPED ENGINEERING DRAWINGS WILL BE REQUIRED.

NO.	DATE	REVISION DESCRIPTION

STATE OF MAINE LESTER S. BERRY, JR. No. 3341 PROFESSIONAL ENGINEER

BH2M

Berry, Huff, McDonald, Milligan Inc. Engineers, Surveyors

28 State Street Gorham, Maine 04038

Tel. (207) 839-2771 Fax (207) 839-8250

FOR Random Orbit, Inc. 795 Congress Street Portland, Maine

SITE PLAN

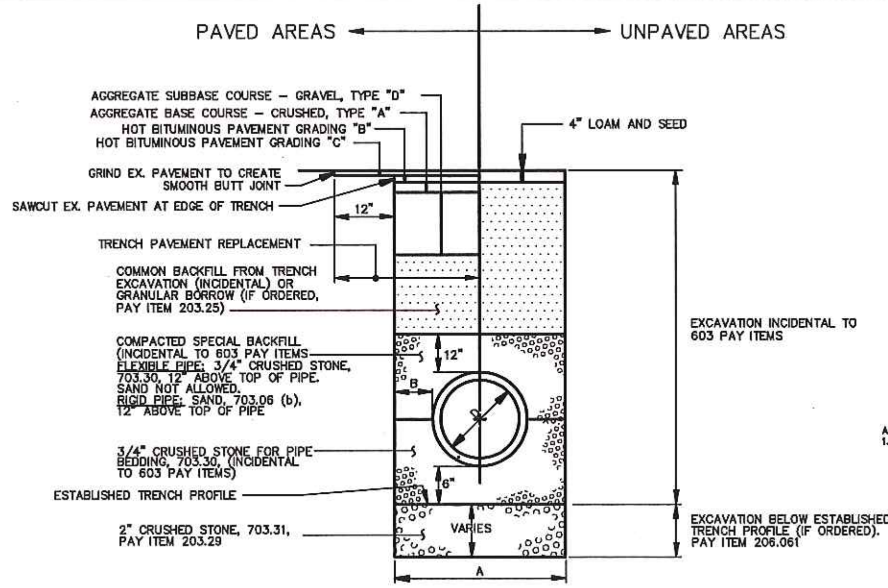
MARQUIS LOFTS CONDOMINIUMS

LAFAYETTE STREET PORTLAND, MAINE

DESIGNED	DATE
L. Berry	Sept. 2013
DRAWN	SCALE
A. Morrell	1"=10'
CHECKED	JOB. NO.
L. Berry	13103

SHEET

C-1



PIPE INSTALLATION DETAIL

NOT TO SCALE

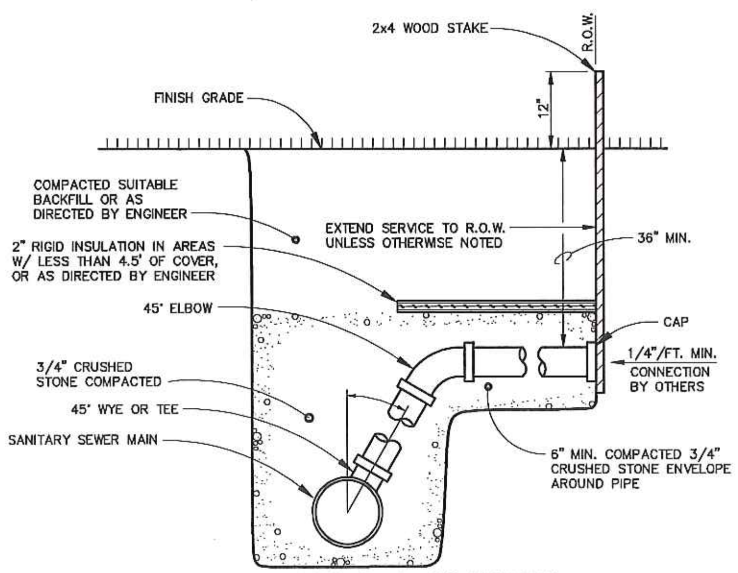
NOTES

1. ALTERNATIVE CONSTRUCTION METHODS OR PAYMENT METHODS SHALL BE APPROVED IN ADVANCE BY THE CITY.
2. IN PAVED AREAS, DEPTHS OF GRAVEL AND HOT MIX ASPHALT PAVEMENT SHALL MATCH THE GREATER OF EXISTING CONDITIONS OR THE REQUIREMENTS FOR THE CORRESPONDING STREET CLASSIFICATION.
3. DIMENSION "B" SHALL BE SUFFICIENT TO ALLOW CRUSHED STONE BEDDING TO BE PLACED AND COMPACTED UNDER THE HAUNCHES OF THE PIPE; BUT IN ALL CASES "B" SHALL BE AT LEAST 9".
4. DIMENSION "A" IS THE MAXIMUM WIDTH ALLOWED FOR CALCULATING PAY QUANTITIES UNDER ITEMS 203.25 GRANULAR BORROW, 203.29 CRUSHED STONE, 206.06 STRUCTURAL EARTH EXCAVATION, AND 206.17 STRUCTURAL ROCK EXCAVATION. DIMENSION "A" SHALL BE BASED ON PIPE DIAMETER, AS SET FORTH IN THE FOLLOWING TABLE.

PIPE DIAMETER, "D" (INCHES)	MAX. TRENCH WIDTH, "A" (FEET)
6	4.0
8	4.0
10	4.0
12	5.0
15	5.0
18	5.0
21	6.0
24	6.0
27	6.0
30	7.0
36	7.0
42	8.0
48	8.0

PIPE INSTALLATION DETAIL - NOTES

NOT TO SCALE



PIPE DIAMETERS MAY VARY, SEE TYPICAL PIPE TRENCH DETAIL.

WHERE 30° MINIMUM ANGLE BETWEEN SEWER CONNECTION AT THE SEWER MAIN AND THE VERTICAL CANNOT BE MAINTAINED, PROVIDE A PRECAST SEWER CHIMNEY

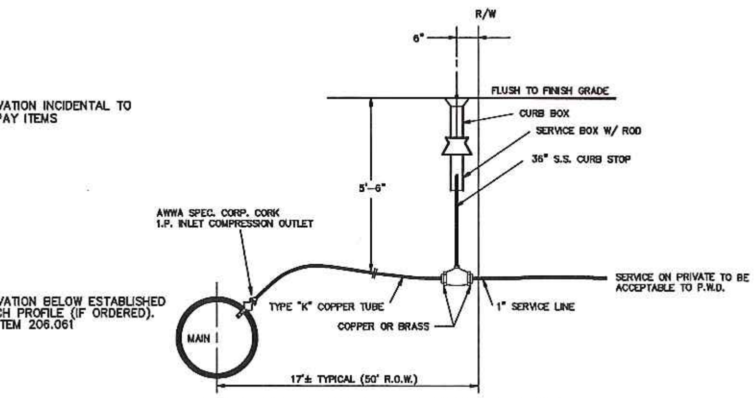
IF 2x4 STAKE IS CUT OFF FLUSH OR SLIGHTLY BELOW GRADE, PROVIDE MIN. OF 2 16d GALV. SPIKES DRIVEN INTO TOP OF STAKE TO PROVIDE METAL DETECTABILITY

VERTICAL SEWER CONNECTION

NTS

WATER AND SEWER SPECIFICATIONS

ALL WORK SHALL BE DONE IN CONFORMANCE WITH THE PORTLAND WATER DISTRICT "WATER AND WASTEWATER SYSTEM CONSTRUCTION SPECIFICATIONS" AND THE CITY OF PORTLAND NOTES LISTED BELOW.



TYPICAL SERVICE CONNECTION

N.T.S.

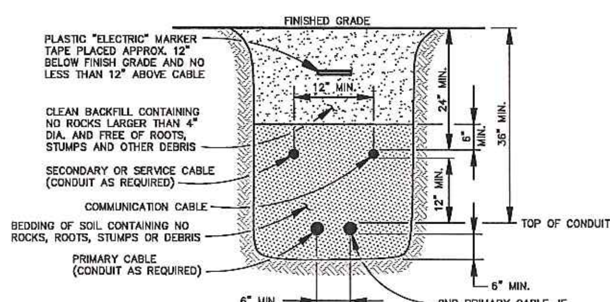
NOTES:

INSTALLATION SHOULD NOT ALLOW THE INTER-TWINING OF CABLES.

COMMUNICATION AND POWER CABLES SHALL HAVE NO LESS THAN 12" OF RADIAL SEPARATION.

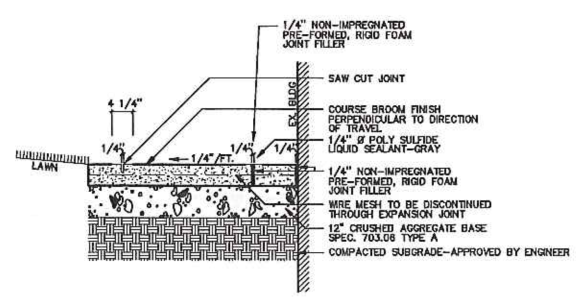
CONDUITS FOR POWER AND COMMUNICATION CABLES SHALL BE SPECIFIED BY APPROPRIATE UTILITY COMPANIES.

SEE PLAN FOR SURFACE FINISH



UNDERGROUND CABLE TRENCH

NTS

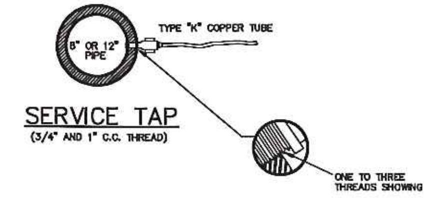


CONCRETE SIDEWALK

NTS

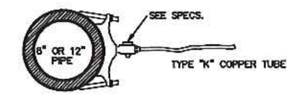
CONCRETE NOTES:

1. REFERENCE IS MADE TO ACI MANUAL OF PRACTICE, 2010 FOR SPECIFICATIONS AND PRACTICES.
2. CONCRETE: 4,000 PSI @ 28 DAYS/ 5,000 PSI @ 28 DAYS AT INTERSECTION PADS
   3/4" MAXIMUM AGGREGATE SIZE
   AIR ENTRAINMENT 3-5%
   SLUMP 4" MAX.
3. REINFORCEMENT: WELDED WIRE MESH, EPOXY COATED 6X6 6/6 HEAVY GAUGE SHEET DISCONTINUED THROUGH JOINTS
4. FINISH: SCREED AND BULL FLOAT, BROOM FINISH
5. JOINTS: SAWCUT JOINTS TO 1/3" DEPTH WITHIN 24 HOURS OF PLACEMENT
   PROVIDE AT 5' ON CENTER MINIMUM
   EXPANSION JOINTS TO FULL DEPTH OF CONCRETE SLAB WITH JOINT FILLER
   PROVIDE AT 25' ON CENTER MINIMUM DISTANCE AND AT ALL APPROPRIATE CONNECTIONS SUCH AS WITH CURBS, BUILDINGS, STAIRS OR ANY OTHER STRUCTURES
6. CURING: APPLY APPROVED CURING COMPOUND
7. SEALING: APPLY POLY SULFIDE LIQUID SEALANT-GRAY PER MANUFACTURES SPECIFICATIONS



SERVICE TAP

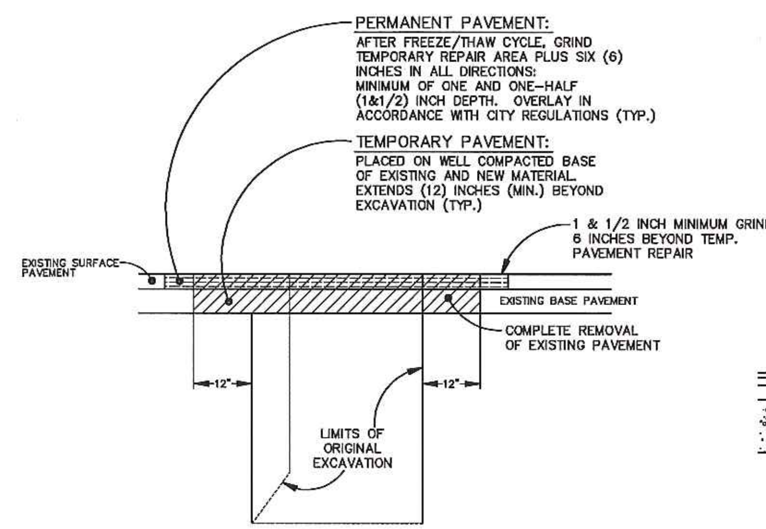
(3/4" AND 1" C.C. THREAD)



SERVICE SADDLE

(1-1/2" & 2" C.C. OR IRON PIPE THREAD)

NOTE: SERVICE CONNECTIONS (DIRECT TAPS AND SERVICE CLAMPS) WILL BE INSTALLED SO THAT THE OUTLET IS AT AN ANGLE OF NOT MORE THAN 45° ABOVE THE HORIZONTAL. ALWAYS PUT A BEND OR "GOOSENECK" IN THE SERVICE LINE PRIOR TO CONNECTING TO PROVIDE FLEXIBILITY AND "GIVE" TO COUNTERACT THE EFFECTS OF A LOAD DUE TO SETTLEMENT OR EXPANSON AND/OR CONTRACTION (SEE DETAILS).



THE TWELVE (12) INCH PAVEMENT OVERCUT MEASUREMENT STARTS AT FURTHEST EDGE OF INTACT NATIVE SOILS. TRENCH WALL DISTURBANCE WILL IMPACT AMOUNT OF PAVEMENT REMOVAL REQUIRED.

CROSS SECTION OF TYPICAL EXCAVATION

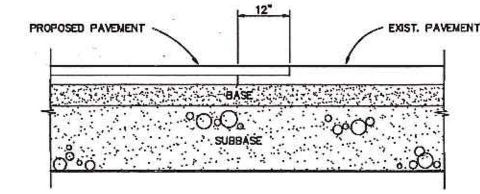
N.T.S.

RETAINING WALL SPECIFICATIONS

RETAINING WALLS SHALL BE DESIGNED BY THE WALL MANUFACTURER. STAMPED ENGINEERING DRAWINGS WILL BE REQUIRED. RETAINING WALLS SHALL BE GENEST MANUFACTURER, DIAMOND PRO FLAT FACE OR EQUIVALENT RETAINING WALLS. ANY VARIATIONS MUST BE APPROVED BY THE ARCHITECT.

NOTES PER CITY OF PORTLAND STANDARDS:

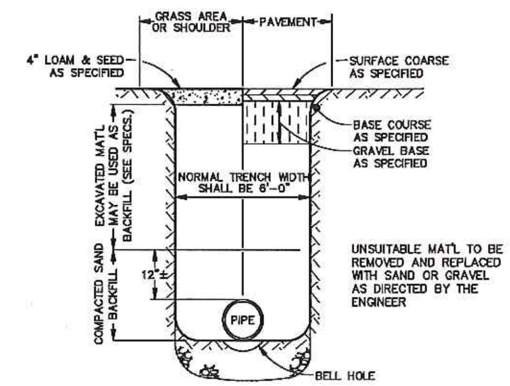
1. ALL SEWER CONSTRUCTION AND TESTING IN THE LAFAYETTE STREET RIGHT OF WAY SHALL BE IN CONFORMANCE WITH CITY OF PORTLAND TECHNICAL MANUAL STANDARDS.
2. THE CONTRACTOR SHALL OBTAIN A CITY OF PORTLAND STREET OPENING PERMIT BEFORE EXCAVATING IN THE LAFAYETTE STREET RIGHT OF WAY.
3. THE CONTRACTOR SHALL CONTACT JOHN EMERSON (CELL 318-0239) FOR GUIDANCE, INSPECTION AND APPROVAL OF PROPOSED SEWER INFRASTRUCTURE.
4. CONTRACTOR SHALL ARRANGE AN ON-SITE PRECONSTRUCTION MEETING WITH THE CITY OF PORTLAND.



SAWCUT EXIST. PAVEMENT ALONG A SMOOTH LINE TO A NEAT EVEN VERTICAL JOINT, APPLY TACK PRIOR TO PROPOSED PAVING (AS REQ'D)

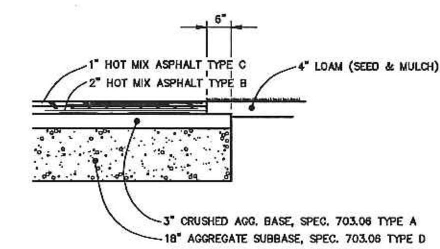
PAVEMENT JOINT DETAIL

N.T.S.



WATER THROUGH EARTH TRENCH

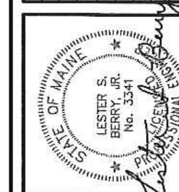
N.T.S.



TYP. PAVEMENT DETAIL

NTS

NO.	DATE	REVISION DESCRIPTION



BH2M
Berry, Huff, McDonald, Milligan Inc.
Engineers, Surveyors
28 State Street
Gorham, Maine 04038
Tel. (207) 839-2771
Fax (207) 839-8250

FOR
Random Orbit, Inc.
795 Congress Street
Portland, Maine

STANDARD DETAILS

MARQUIS LOFTS CONDOMINIUMS

LAFAYETTE STREET
PORTLAND, MAINE

DESIGNED	DATE
L. Berry	Sept. 2013
DRAWN	SCALE
A. Morrell	NTS
CHECKED	JOB. NO.
L. Berry	13103

SHEET
C-2

EROSION AND SEDIMENT CONTROL PLAN

THIS PLAN HAS BEEN DEVELOPED AS A STRATEGY TO CONTROL SOIL EROSION AND SEDIMENTATION DURING AND AFTER CONSTRUCTION. THIS PLAN IS BASED ON THE STANDARDS AND SPECIFICATIONS FOR EROSION PREVENTION IN DEVELOPING AREAS AS CONTAINED IN THE "MAINE EROSION AND SEDIMENT CONTROL BMP'S", DEPARTMENT OF ENVIRONMENTAL PROTECTION DATED MARCH 2003. FOR ADDITIONAL DETAILS AND SPECIFICATIONS SEE BMP'S MANUAL.

THE PROPOSED LOCATIONS OF SILTATION AND EROSION CONTROL STRUCTURES ARE SHOWN ON THE SITE PLAN.

1. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE DONE IN ACCORDANCE WITH THE "MAINE EROSION AND SEDIMENT CONTROL BMP'S", DEPARTMENT OF ENVIRONMENTAL PROTECTION, DATED MARCH 2003.
2. THOSE AREAS UNDERGOING ACTUAL CONSTRUCTION WILL BE LEFT IN AN UNTREATED OR UNVEGETATED CONDITION FOR A MINIMUM TIME. AREAS SHALL BE PERMANENTLY STABILIZED WITHIN 7 DAYS OF FINAL GRADING AND TEMPORARILY STABILIZED WITHIN 7 DAYS OF INITIAL DISTURBANCE OF THE SOIL. IF THE DISTURBANCE IS WITHIN 100 FEET OF A STREAM OR POND, THE AREA SHALL BE STABILIZED WITHIN 2 DAYS OR PRIOR TO ANY STORM EVENT (THIS WOULD INCLUDE WETLANDS).
3. SEDIMENT BARRIERS (EROSION CONTROL MIX, STONE CHECK DAMS, STABILIZED CONSTRUCTION ENTRANCE, ETC.) SHOULD BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM.
4. INSTALL EROSION CONTROL MIX AT TOE OF SLOPES TO FILTER SILT FROM RUNOFF. SEE E.C. MIX DETAIL FOR PROPER INSTALLATION. EROSION CONTROL MIX WILL REMAIN IN PLACE PER NOTE #5
5. ALL EROSION CONTROL STRUCTURES WILL BE INSPECTED, REPLACED AND/OR REPAIRED EVERY 7 DAYS AND IMMEDIATELY BEFORE AND FOLLOWING ANY SIGNIFICANT RAINFALL (0.5 INCHES) OR SNOW MELT OR WHEN NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION OR DECOMPOSURE. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS UPSLOPE ARE STABILIZED BY TURF. EROSION CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS OF PERMANENT STABILIZATION. PERMANENT STABILIZATION IS 90% GRASS CATCH IN VEGETATED AREAS.
6. NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN TWO TO ONE (2 TO 1).
7. IF FINAL SEEDING OF THE DISTURBED AREAS IS NOT COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST, USE TEMPORARY MULCHING (DORMANT SEEDING MAY BE ATTEMPTED AS WELL) TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.
8. TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINAL GRADED SHALL BE COMPLETED BY AUG. 15 OR 45 DAYS PRIOR TO THE FIRST KILLING FROST (OCT. 1) TO PROTECT FROM SPRING RUNOFF PROBLEMS.
9. DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT WILL BE RETURNED TO THE SITE AND REGRADED ONTO OPEN AREAS. POST SEEDING SEDIMENT, IF ANY WILL BE DISPOSED OF IN AN ACCEPTABLE MANNER.
10. REVEGETATION MEASURES WILL COMMENCE UPON COMPLETION OF CONSTRUCTION EXCEPT AS NOTED ABOVE. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED WILL BE GRADED, SMOOTHED, AND PREPARED FOR FINAL SEEDING AS FOLLOWS:
    a. FOUR INCHES OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE.
    b. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 800 POUNDS PER ACRE OR 18.4 POUNDS PER 1,000 SQUARE FEET USING 10-20-20 (N-P205-K20) OR EQUIVALENT. APPLY GROUND LIMESTONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (138 LB PER 1,000 SQ. FT.).
    c. FOLLOWING SEED BED PREPARATION, DITCHES AND BACK SLOPES WILL BE SEEDED TO A MIXTURE OF 47% CREEPING RED FESCUE, 5% REDTOP, AND 48% TALL FESCUE. THE LAWN AREAS WILL BE SEEDED TO A PREMIUM TURF MIXTURE OF 44% KENTUCKY BLUEGRASS, 44% CREEPING RED FESCUE, AND 12% PERENNIAL RYEGRASS: SEEDING RATE IS 1.03 LBS PER 1000 SQ. FT. LAWN QUALITY SOD MAY BE SUBSTITUTED FOR SEED. SEED MIX SHALL CONTAIN 10% ANNUAL RYE GRASS.
    d. HAY MULCH AT THE RATE OF 70-90 LBS PER 1000 SQUARE FEET OR A HYDRO-APPLICATION OF ASPHALT, WOOD OR PAPER FIBER SHALL BE APPLIED FOLLOWING SEEDING. A SUITABLE BINDER SUCH AS CURASOL OR RMB PLUS WILL BE USED ON HAY MULCH FOR WIND CONTROL.
11. ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS ONCE THE SITE IS STABILIZED WITH 90% GRASS CATCH IN VEGETATED AREAS. TEMPORARY EROSION AND SEDIMENT CONTROL BLANKET SHALL BE USED IN ALL DITCHES AND SWALES AS SHOWN IN DETAILS.
12. WETLANDS WILL BE PROTECTED WITH EROSION CONTROL MIX OR SILT FENCE INSTALLED AT THE EDGE OF THE WETLAND OR THE BOUNDARY OF WETLAND DISTURBANCE.

MULCH AND MULCH ANCHORING

MULCH

LOCATION	MULCH	RATE (1000 S.F.)
PROTECTED AREA	STRAW OR HAY *	100 POUNDS
WINDY AREAS	SHREDDED OR CHOPPED CORNSTALKS	185-275 POUNDS
	STRAW OR HAY (ANCHORED) *	100 POUNDS
MODERATE TO HIGH VELOCITY AREAS OR STEEP SLOPES (GREATER THAN OR EQUAL TO 3:1)	JUTE MESH OR EXCELSIOR MAT	AS REQUIRED AS REQUIRED

(GREATER THAN OR EQUAL TO 3:1)

* A HYDRO-APPLICATION OF ASPHALT, WOOD, OR PAPER FIBER MAY BE APPLIED FOLLOWING SEEDING. A SUITABLE BINDER SUCH AS CURASOL OR RMB PLUS SHALL BE USED ON HAY MULCH FOR WIND CONTROL.

MULCH ANCHORING

ANCHOR MULCH WITH PEG AND TWINE (1 SQ. YD./BLOCK); MULCH NETTING (AS PER MANUFACTURED; ASPHALT EMULSION (0.04 GALLONS PER SQ YD.); LIQUID ASPHALT (0.10 GALLONS PER SQ. YD.); WOOD CELLULOSE FIBER (750 LBS/ACRE); CHEMICAL TACK (AS PER MANUFACTURERS SPECIFICATIONS); USE OF A SERRATED STRAIGHT DISK. WETTING FOR SMALL AREAS AND ROAD DITCHES MAY BE PERMITTED.

Additional temporary seed mixture (for periods less than 12 months).

Season	Seed	Rate
Summer (5/15 - 8/15)	Sudangrass Oats	40 lbs/acre 80 lbs/acre
Late Summer/Early Fall (8/15 - 9/15)	Prennial Ryegrass	40 lbs/acre
Fall (8/15 - 11/1)	Winter Rye	112 lbs/acre
Winter (11/1 - 4/1)	Mulch w/ Dormant Seed	80 lbs/acre*
Spring (4/1 - 7/1)	Oats Annual Ryegrass	80 lbs/acre 40 lbs/acre

*Seed Rate Only

EROSION CONTROL DURING CONSTRUCTION

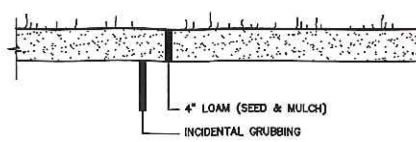
WINTER CONSTRUCTION

1. WINTER CONSTRUCTION PERIOD: OCTOBER 1 THROUGH APRIL 15
2. WINTER EXCAVATION AND EARTHWORK SHALL BE DONE SUCH THAT NO MORE THAN 1 ACRES OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.
3. EXPOSED AREA SHOULD BE LIMITED TO THAT WHICH CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT.
4. CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED SUCH THAT NO MORE THAN ONE ACRE OF THE SITE IS WITHOUT EROSION CONTROL PROTECTION.
5. OVERWINTER STABILIZATION OF DITCHES AND CHANNELS:
ALL STONE-LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED AND STABILIZED BY NOVEMBER 15. ALL GRASS LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED AND STABILIZED BY SEPTEMBER 1. IF A DITCH OR CHANNEL IS NOT GRASS-LINED BY SEPTEMBER 1, THEN ONE OF THE FOLLOWING ACTIONS MUST BE TAKEN TO STABILIZE THE DITCH FOR LATE FALL AND WINTER.
    A. INSTALL A SOD LINING IN THE DITCH:
    A DITCH MUST BE LINED WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES: PINNING THE SOD ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL, AND ANCHORING SOD AT THE BASE OF THE DITCH WITH JUTE OR PLASTIC MESH TO PREVENT THE SOD FROM SLOUGHING DURING FLOW CONDITIONS. SEE THE PERMANENT VEGETATION BMP SECTION.
    B. INSTALL A STONE LINING IN THE DITCH:
    A DITCH MUST BE LINED WITH STONE RIPRAP BY NOVEMBER 15. A REGISTERED PROFESSIONAL ENGINEER MUST BE HIRED TO DETERMINE THE STONE SIZE AND LINING THICKNESS NEEDED TO WITHSTAND THE ANTICIPATED FLOW VELOCITIES AND FLOW DEPTHS WITHIN THE DITCH. IF NECESSARY, THE CONTRACTOR WILL REGRADE THE DITCH PRIOR TO PLACING THE STONE LINING SO TO PREVENT THE STONE LINING FROM REDUCING THE DITCH'S CROSS-SECTIONAL AREA.
6. OVERWINTER STABILIZATION OF DISTURBED SLOPES:
ALL STONE-COVERED SLOPES MUST BE CONSTRUCTED AND STABILIZED BY NOVEMBER 15. ALL SLOPES TO BE VEGETATED MUST BE SEEDED AND MULCHED BY SEPTEMBER 1. THE DEPARTMENT WILL CONSIDER ANY AREA HAVING A GRADE GREATER THAN 15% TO BE A SLOPE. IF A SLOPE TO BE VEGETATED IS NOT STABILIZED BY SEPTEMBER 1, THEN ONE OF THE FOLLOWING ACTIONS MUST BE TAKEN TO STABILIZE THE SLOPE FOR LATE FALL AND WINTER. STABILIZE THE SOIL WITH TEMPORARY VEGATATION AND EROSION CONTROL MATS. BY OCTOBER 1 THE DISTURBED SLOPE MUST BE SEEDED WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET AND THEN INSTALL EROSION CONTROL MATS OR ANCHORED MULCH OVER THE SEEDING. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR FAILS TO COVER AT LEAST 75% OF THE SLOPE BY NOVEMBER 1, THEN THE CONTRACTOR WILL COVER THE SLOPE WITH A LAYER OF EROSION CONTROL MIX OR WITH STONE RIPRAP AS DESCRIBED IN THE FOLLOWING STANDARDS.
    A. STABILIZE THE SOIL WITH SOD:
    THE DISTURBED SLOPE MUST BE STABILIZED WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE CONTRACTOR PINNING THE SOD ONTO THE SLOPE WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL. THE CONTRACTOR WILL NOT USE LATE SEASON SOD INSTALLATION TO STABILIZE SLOPES HAVING A GRADE GREATER THAN 33% (3H:1V) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.
    B. STABILIZE THE SOIL WITH EROSION CONTROL MIX:
    EROSION CONTROL MIX MUST BE PROPERLY INSTALLED BY NOVEMBER 15. THE CONTRACTOR WILL NOT USE EROSION CONTROL MIX TO STABILIZE SLOPES HAVING GREATER THAN 50% (2H:1V) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE. SEE THE TEMPORARY MULCHING BMP SECTION.
    C. STABILIZE THE SOIL WITH STONE RIPRAP;
    PLACE A LAYER OF STONE RIPRAP ON THE SLOPE BY NOVEMBER 15. THE DEVELOPMENT'S OWNER WILL HIRE A REGISTERED PROFESSIONAL ENGINEER TO DETERMINE THE STONE SIZE NEEDED FOR STABILITY ON THE SLOPE AND TO DESIGN A FILTER LAYER FOR UNDERNEATH THE RIPRAP. SEE THE RIPRAP SLOPE STABILIZATION BMP SECTION.
7. OVERWINTER STABILIZATION OF DISTURBED SOILS:
BY SEPTEMBER 15, ALL DISTURBED SOILS ON AREAS HAVING A SLOPE LESS THAN 15% MUST BE SEEDED AND MULCHED. IF THE DISTURBED AREAS ARE NOT STABILIZED BY THIS DATE, THEN ONE OF THE FOLLOWING ACTIONS MUST BE TAKEN TO STABILIZE THE SOIL FOR LATE FALL AND WINTER.
    A. STABILIZE THE SOIL WITH TEMPORARY VEGETATION:
    BY OCTOBER 1, SEED THE DISTURBED SOIL WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET, LIGHTLY MULCH THE SEEDED SOIL WITH HAY OR STRAW AT 75 POUNDS PER 1000 SQUARE FEET, AND ANCHOR THE MULCH WITH PLASTIC NETTING. MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR FAILS TO COVER AT LEAST 75% OF THE DISTURBED SOILD BEFORE NOVEMBER 1, THEN MULCH THE AREA FOR OVER-WINTER PROTECTION AS DESCRIBED BELOW.
    B. STABILIZE THE SOIL WITH SOD:
    STABILIZE THE DISTURBED SOIL WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES PINNING THE SOD ONTO THE SOIL WITH WIRE PINS, ROLLINIG THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL.
    C. STABILIZE THE SOIL WITH MULCH:
    BY NOVEMBER 15, MULCH THE DISTURBED SOIL BY SPREADING HAY OR STRAW AT A RATE OF AT LEAST 150 POUNDS PER 1000 SQUARE FEET ON THE AREA SO THAT NO SOIL IS VISIBLE THROUGH THE MULCH. IMMEDIATELY AFTER APPLYING THE MULCH, ANCHOR THE MULCH WITH PLASTIC NETTING TO PREVENT WIND FROM MOVING THE MULCH OFF THE DISTURBED SOIL.
8. MAINTENANCE:
MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION SEASON. AFTER EACH RAINFALL, SNOW STORM OR PERIOD OF THAWING AND RUNOFF, THE SITE CONTRACTOR SHALL PERFORM A VISUAL INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES AND PERFORM REPAIRS AS NEEDED TO INSURE THEIR CONTINUOUS FUNCTION. FOLLOWING THE TEMPORARY AND/OR FINAL SEEDING AND MULCHING, THE CONTRACTOR SHALL, IN THE SPRING, INSPECT AND REPAIR ANY DAMAGES AND/OR BARE SPOTS. AN ESTABLISHED VEGETATIVE COVER MEANS A MINIMUM OF 85 TO 90% OF AREAS VEGETATED WITH VIGOROUS GROWTH.

STABILIZATION SCHEDULE BEFORE WINTER:

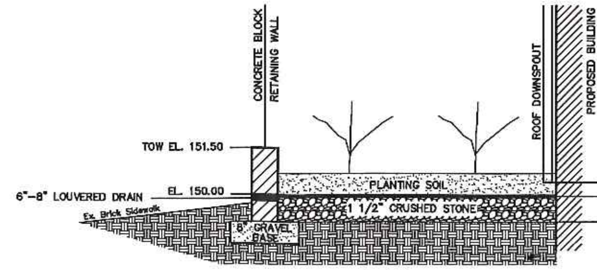
SEPTEMBER 15	ALL DISTURBED AREAS MUST BE SEEDED AND MULCHED. ALL SLOPES MUST BE STABILIZED, SEEDED AND MULCHED. ALL GRASS LINED DITCHES AND CHANNELS MUST BE STABILIZED WITH MULCH OR AN EROSION CONTROL BLANKET
OCTOBER 1	IF THE SLOPE IS STABILIZED WITH AN EROSION CONTROL BLANKET AND SEEDED. ALL DISTURBED AREAS TO BE PROTECTED WITH AN ANNUAL GRASS MUST BE SEEDED AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET AND MULCHED.
NOVEMBER 15	ALL STONE LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED AND STABILIZED. SLOPES THAT ARE COVERED WITH RIPRAP MUST BE CONSTRUCTED BY THAT DATE.

9. DURING WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.
10. AREAS WITHIN 100 FEET OF STREAMS THAT ARE NOT STABILIZED WITH VEGETATION BY DEC. 1 SHALL BE MULCHED AND ANCHORED WITH NETTING. IF WORK CONTINUES IN THIS AREA DURING THE WINTER, A DOUBLE LINE OF SEDIMENT BARRIERS MUST BE USED.



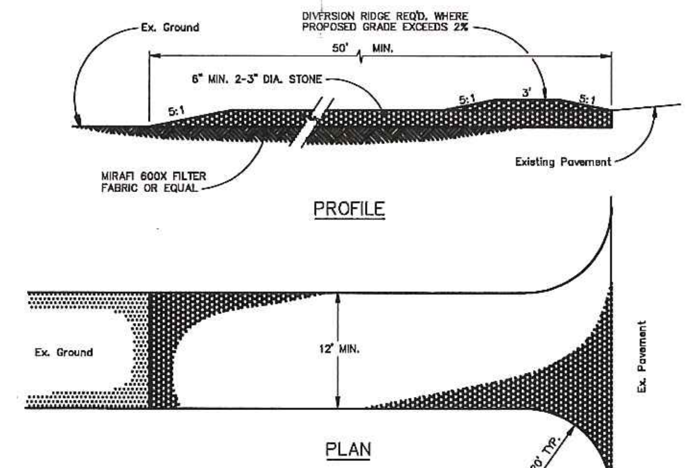
TYPICAL LOAM DETAIL

N.T.S.



PLANTER DETAIL

N.T.S.



NOTES:

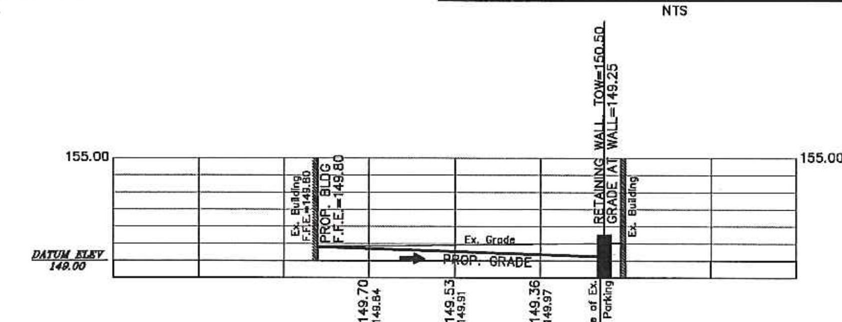
THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT OF WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY.

WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

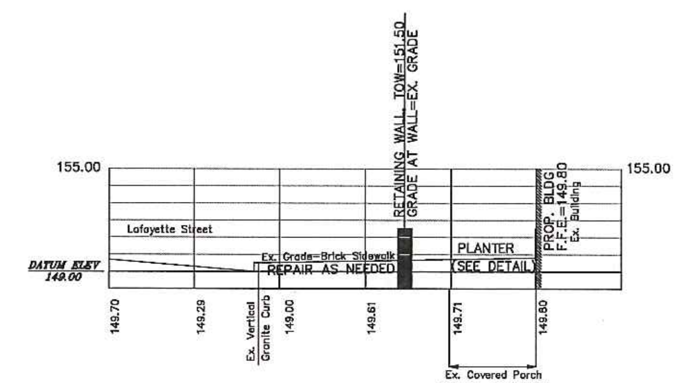
STABILIZED CONSTRUCTION ENTRANCE

NTS



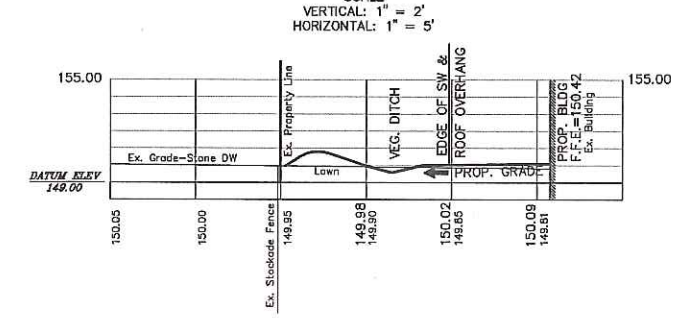
SECTION A-A

SCALE
VERTICAL: 1" = 2'
HORIZONTAL: 1" = 5'



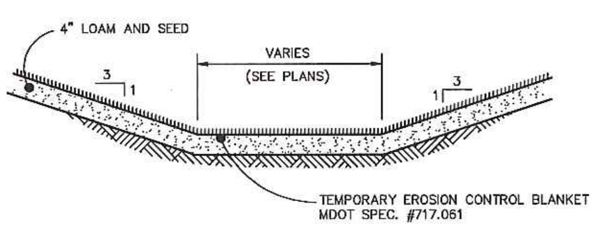
SECTION B-B

SCALE
VERTICAL: 1" = 2'
HORIZONTAL: 1" = 5'



SECTION C-C

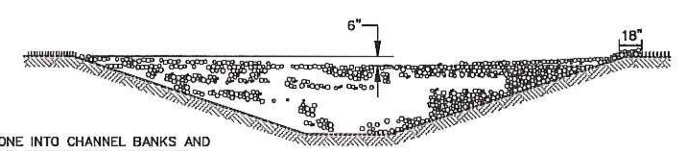
SCALE
VERTICAL: 1" = 2'
HORIZONTAL: 1" = 5'



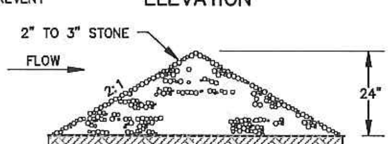
VEGETATED DITCH DETAIL

NTS

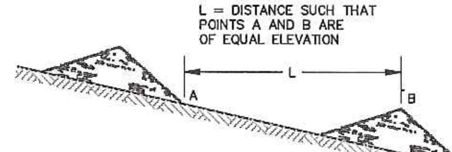
NOTE:
KEY STONE INTO CHANNEL BANKS AND EXTEND IT BEYOND THE ABUTMENTS A MINIMUM OF 18" (0.5m) TO PREVENT FLOW AROUND DAM.



ELEVATION



CROSS SECTION

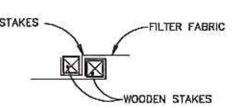


SLOPE (FT/FT)	L (FT)
0.020	100
0.030	66
0.040	50
0.050	40
0.080	25
0.100	20
0.120	17
0.150	13

SPACING

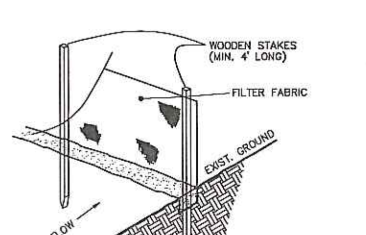
STONE CHECK DAM DETAIL

NTS



END POST DETAIL

NTS

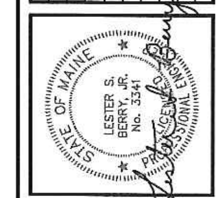


1. KEY FABRIC IN A 4"X4" TRENCH W/ BACKFILL.
2. SILT FENCE SHALL BE A 3' FENCE OF 120LB/M (W/ REINF. BACK OF 6" WIRE MESH, POSTS 10' O.C.) OR 200LB/M (W/ NO REINF. POSTS 6' O.C.)
3. INSTALL PER CUMBERLAND COUNTY S.W.C.D. STANDARDS

SILT FENCE DETAIL

N.T.S.

NO.	DATE	REVISION DESCRIPTION



BH2M
Berry, Huff, McDonald, Milligan Inc.
Engineers, Surveyors
28 State Street
Gorham, Maine 04038
Tel. (207) 839-2771
Fax (207) 839-8250

FOR
Random Orbit, Inc.
795 Congress Street
Portland, Maine

EROSION CONTROL DETAILS

MARQUIS LOFTS CONDOMINIUMS

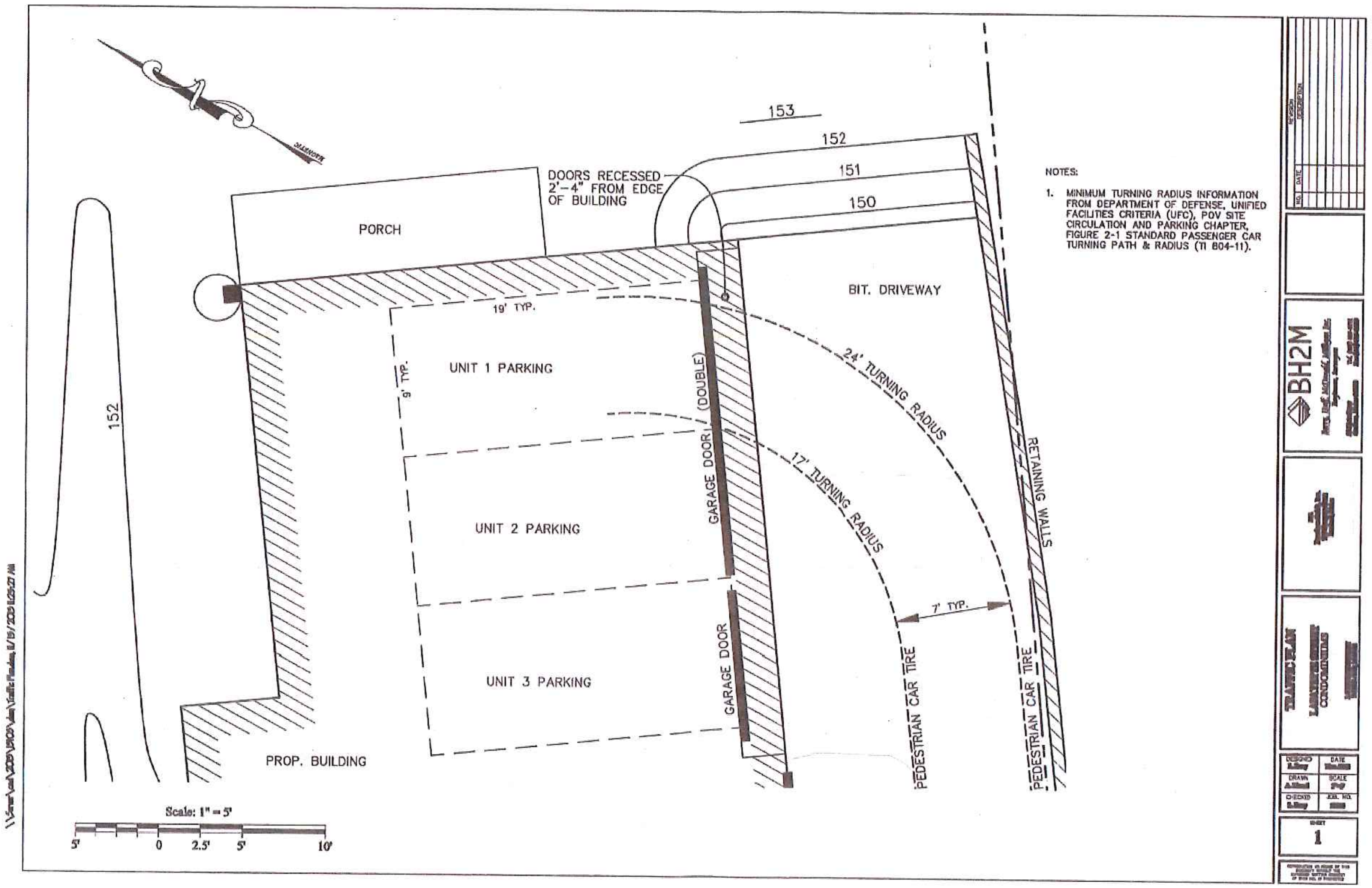
LAFAYETTE STREET
PORTLAND, MAINE

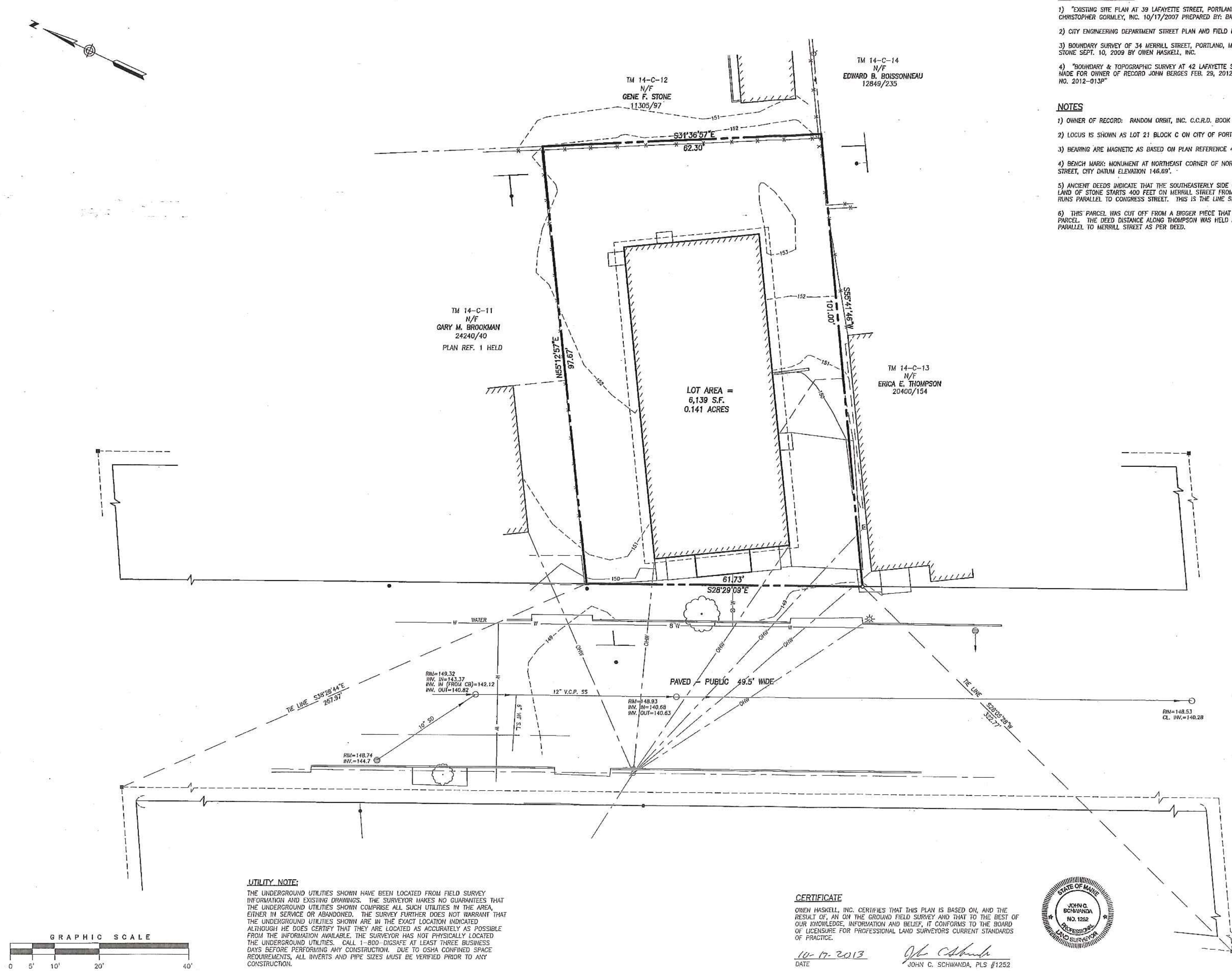
DESIGNED	DATE
L. Berry	Sept. 2013
DRAWN A. Morrell	SCALE NTS
CHECKED L. Berry	JOB. NO. 13103

SHEET

C-3

P.4


153
152
151
150
152
DOORS RECESSED 2'-4" FROM EDGE OF BUILDING
PORCH
BIT. DRIVEWAY
19' TYP.
9' TYP.
UNIT 1 PARKING
UNIT 2 PARKING
UNIT 3 PARKING
GARAGE DOOR (DOUBLE)
GARAGE DOOR
24' TURNING RADIUS
17' TURNING RADIUS
7' TYP.
PEDESTRIAN CAR TIRE
PEDESTRIAN CAR TIRE
RETAINING WALLS
PROP. BUILDING
Scale: 1" = 5'
5' 0 2.5' 5' 10'
NOTES:
1. MINIMUM TURNING RADIUS INFORMATION FROM DEPARTMENT OF DEFENSE, UNIFIED FACILITIES CRITERIA (UFC), POV SITE CIRCULATION AND PARKING CHAPTER, FIGURE 2-1 STANDARD PASSENGER CAR TURNING PATH & RADIUS (TI 804-11).
BH2M
TRAFFIC PLAN
CONDOMINIUMS
DESIGNED
DATE
DRAWN
SCALE
CHECKED
JOB NO.
SHEET
1



PLAN REFERENCES

1) "EXISTING SITE PLAN AT 39 LAFAYETTE STREET, PORTLAND, MAINE FOR: CHRISTOPHER GORMLEY, INC. 10/17/2007 PREPARED BY: BACK BAY BOUNDARY, INC."

2) CITY ENGINEERING DEPARTMENT STREET PLAN AND FIELD NOTES.

3) BOUNDARY SURVEY OF 34 MERRILL STREET, PORTLAND, MAINE MADE FOR GENE F. STONE SEPT. 10, 2009 BY OWEN HASKELL, INC.

4) "BOUNDARY & TOPOGRAPHIC SURVEY AT 42 LAFAYETTE STREET, PORTLAND, MAINE MADE FOR OWNER OF RECORD JOHN BERGES FEB. 29, 2012 OWEN HASKELL, INC. JOB NO. 2012-013P"

NOTES

1) OWNER OF RECORD: RANDOM ORBIT, INC. C.C.R.D. BOOK 30925 PAGE 100.

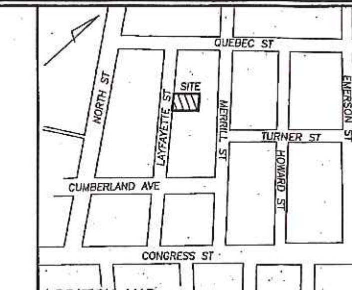
2) LOCUS IS SHOWN AS LOT 21 BLOCK C ON CITY OF PORTLAND'S ASSESSORS MAP 21.

3) BEARING ARE MAGNETIC AS BASED ON PLAN REFERENCE 4.

4) BENCH MARK: MONUMENT AT NORTHEAST CORNER OF NORTH STREET AND CONGRESS STREET, CITY DATUM ELEVATION 146.69'.

5) ANCIENT DEEDS INDICATE THAT THE SOUTHEASTERLY SIDE OF THE PREMISES AND THE LAND OF STONE STARTS 400 FEET ON MERRILL STREET FROM CONGRESS STREET AND RUNS PARALLEL TO CONGRESS STREET. THIS IS THE LINE SHOWN HERE.

6) THIS PARCEL WAS CUT OFF FROM A BIGGER PIECE THAT INCLUDED THE STONE PARCEL. THE DEED DISTANCE ALONG THOMPSON WAS HELD AND THE REAR LINE IS PARALLEL TO MERRILL STREET AS PER DEED.



LOCATION MAP N.T.S.

LEGEND

GRANITE MONUMENT FOUND
IRON PIPE OR ROD FOUND
CAPPED IRON ROD SET
UTILITY POLE
LIGHT POLE
WATER VALVE
DECIDUOUS TREE
FENCE
CURB
OVERHEAD WIRES
WATER LINE
GAS LINE
SANITARY SEWER
SPOT ELEVATION

UTILITY NOTE:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-800-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION. DUE TO OSHA CONFINED SPACE REQUIREMENTS, ALL INVERTS AND PIPE SIZES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.

CERTIFICATE

OWEN HASKELL, INC. CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

10-17-2013
DATE

JOHN C. SCHWANDA, PLS #1252

STATE OF MAINE
JOHN C. SCHWANDA
NO. 1252
PROFESSIONAL LAND SURVEYOR

BOUNDARY SURVEY
AT
33-35 LAFAYETTE STREET, PORTLAND, MAINE
MADE FOR RECORD OWNER
RANDOM ORBIT, INC.
795 CONGRESS STREET, PORTLAND, MAINE 04102

OWEN HASKELL, INC.
390 U.S. ROUTE ONE, FALMOUTH, ME 04105 (207) 774-0424
PROFESSIONAL LAND SURVEYORS

Drwn By	JCS	Date	Job No.
Trace By	JLW	SEPTEMBER 6, 2013	2013-135P
Check By	JCS	Scale	Drwg. No.
Book No.	1121	1" = 10'	1

RANDOM ORBIT LLC

THE MARQUIS LOFTS

PORTLAND, MAINE

SITE PLAN SUBMISSION 11/13/2013

PROJECT CONTACTS

OWNER
PETER BASS
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795 CONGRESS STREET
PORTLAND, ME 04102
207-772-6005
PBASS@MAINERR.COM

ARCHITECT
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BILD ARCHITECTURE
PO BOX 8235
PORTLAND, ME 04104
207-408-0168
EVAN@BILDARCHITECTURE.COM

CONSTRUCTION MANAGER
ROBERT BARRET
WRIGHT RYAN CONSTRUCTION
10 DANFORTH STREET
PORTLAND, ME 04101
RBARRETT@WRIGHT-RYAN.COM
(207) 773-3625

CODE INFORMATION

BUILDING FOOTPRINT	2226 SF
TOTAL BUILDING AREA	8904 SF
TENANT AREA	6678 SF (6 UNITS @ 868 SF)
PARKING AREA	1736 SF

IBC USE CLASSIFICATION:
SEPARATED OCCUPANCIES (1 HOUR FIRE SEPARATION WITH SPRINKLER)
R-2 (MULTI-UNIT BUILDING)
U (PRIVATE GARAGE)

NFPA USE CLASSIFICATION:
SEPARATED OCCUPANCIES (1 HOUR FIRE SEPARATION WITH SPRINKLER)
RESIDENTIAL - APARTMENT BUILDING
STORAGE - PARKING STRUCTURE

CONSTRUCTION TYPE:	VA (PROTECTED WOOD)
FIRE PROTECTION:	NFPA R13 SPRINKLER SYSTEM

ABBREVIATIONS

A/V	AIR/VAPOR
AFF	ABOVE FINISH FLOOR
B.O.	BOTTOM OF
CONC.	CONCRETE
ELEVS.	ELEVATIONS
FFE.	FINISH FLOOR ELEVATION
GWB	GYPSUM WALL BOARD
INSUL	INSULATION
O.C.	ON CENTER
PT	PRESSURE TREATED
SAT	SUSPENDED ACOUSTICAL TILE
SIM.	SIMILAR
STRUCT	STRUCTURAL DRAWINGS OR STRUCTURAL ENGINEER
T.O.	TOP OF
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VCT	VINYL COMPOSITE TILE

DRAWING LIST

		SITE PLAN SUBMISSION 11/15/2013
T1.0	TITLE SHEET	X
P1.0	EXISTING PLAN	X
S-1	SITE PLAN	X
A1.0	PARKING PLAN	X
A1.1	UNIT PLAN	X
A1.2	SECTION	X
A1.3	ELEVATIONS	X
A1.4	ELEVATIONS	X
A1.5	ELEVATIONS	X
A1.6	PERSPECTIVES	X
A1.7	PERSPECTIVES	X
A1.8	CONTEXT	X
A1.9	LIGHTING PLAN	X

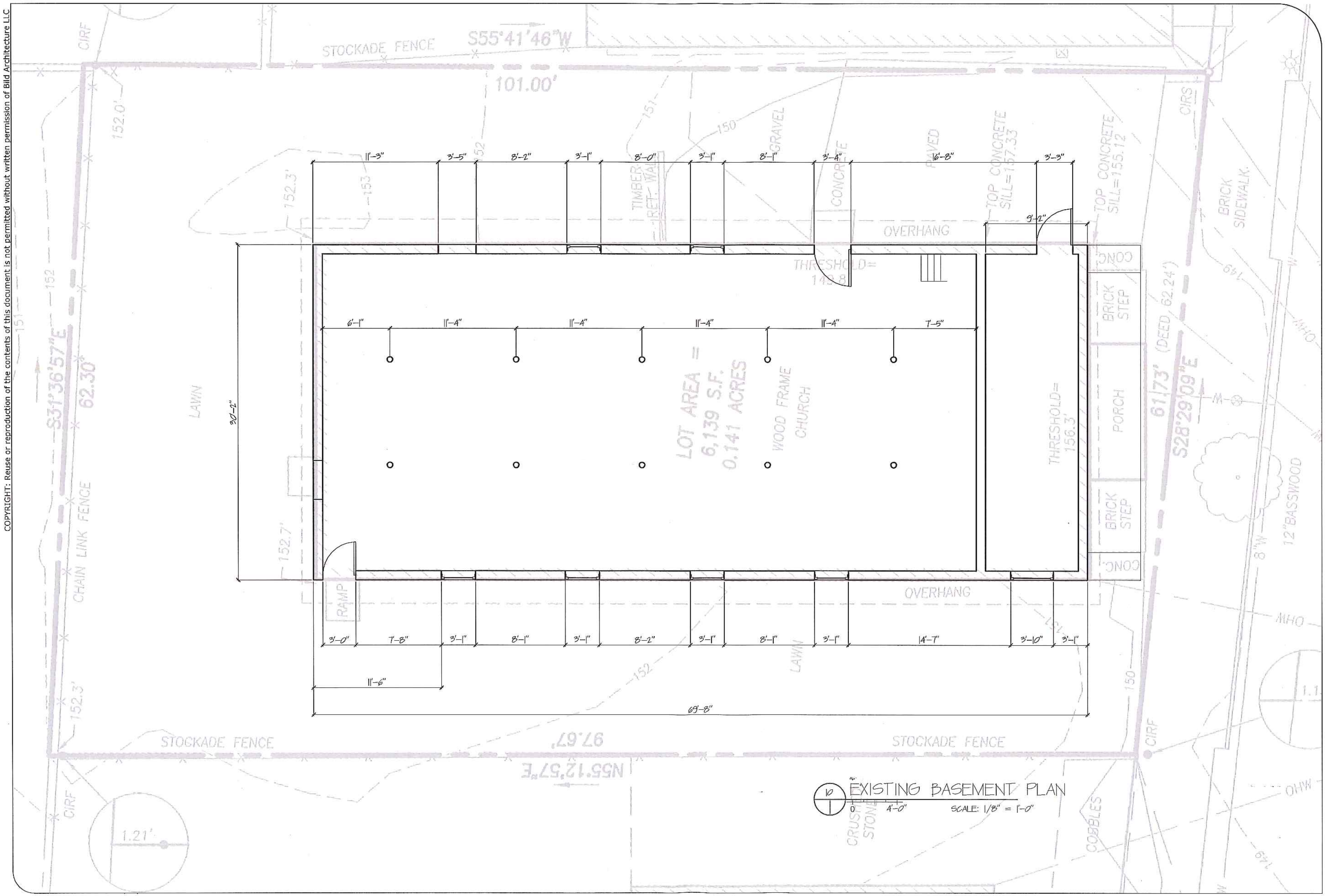
Bild Architecture
PO Box 8235
Portland, ME 04104
207.408.0168
evan@bildarchitecture.com
bild ARCHITECTURE

PROJECT NO.
13012
PROJECT NAME
The MARQUIS LOFTS

DRAWN BY
EC
SHEET TITLE
TITLE SHEET

ISSUE DATE
11.13.13
SHEET SCALE
NTS

G
1.0



EXISTING BASEMENT PLAN

SCALE: 1/8" = 1'-0"

Bild Architecture
PO Box 8235
Portland, ME 04104
207.408.0168
evan@bildarchitecture.com

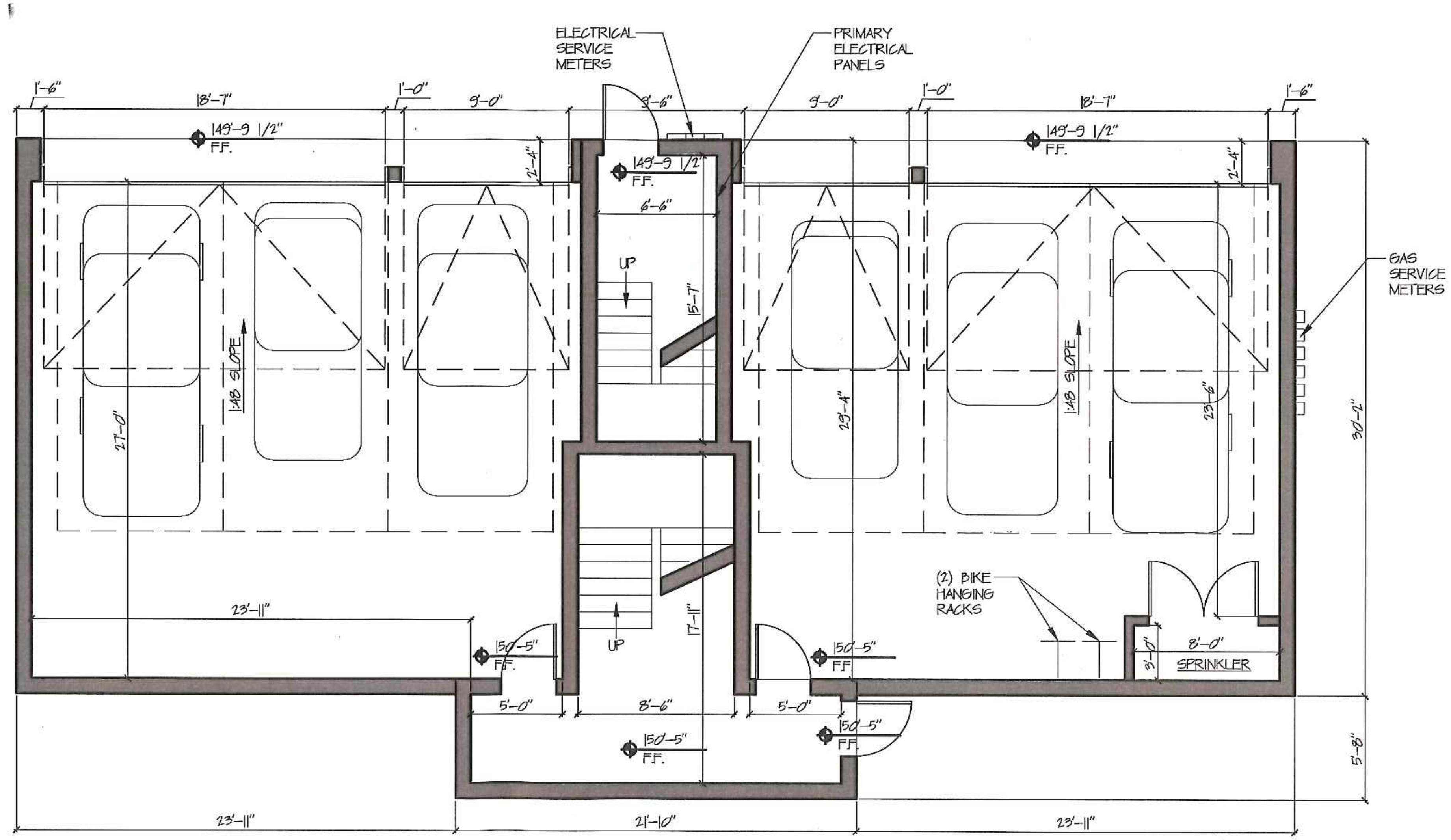
bild ARCHITECTURE

PROJECT NO.
13012
PROJECT NAME
The MARQUIS LOFTS

DRAWN BY
EC
SHEET TITLE
EXISTING PLAN

ISSUE DATE
11.13.13
SHEET SCALE
1/8" = 1'-0"

D
1.0



PARKING LEVEL

0 4'-0"

SCALE: 1/8" = 1'-0"

bild ARCHITECTURE
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Portland, ME 04104
207.408.0168
evan@bildarchitecture.com

PROJECT NO.
13012
PROJECT NAME
The MARQUIS LOFTS

DRAWN BY
EC
SHEET TITLE
PARKING PLAN

ISSUE DATE
11.13.13
SHEET SCALE
1/8" = 1'-0"

A

1.0

CODE INFORMATION

BUILDING FOOTPRINT 2226 SF
TOTAL BUILDING AREA 8904 SF
TENANT AREA 6678 SF (6 UNITS @ 868 SF)
PARKING AREA 1736 SF

IBC USE CLASSIFICATION:
SEPARATED OCCUPANCIES (1 HOUR FIRE SEPARATION WITH SPRINKLER)
R-2 (MULTI-UNIT BUILDING)
U (PRIVATE GARAGE)

NFPA USE CLASSIFICATION:
SEPARATED OCCUPANCIES (1 HOUR FIRE SEPARATION WITH SPRINKLER)
RESIDENTIAL - APARTMENT BUILDING
STORAGE - PARKING STRUCTURE

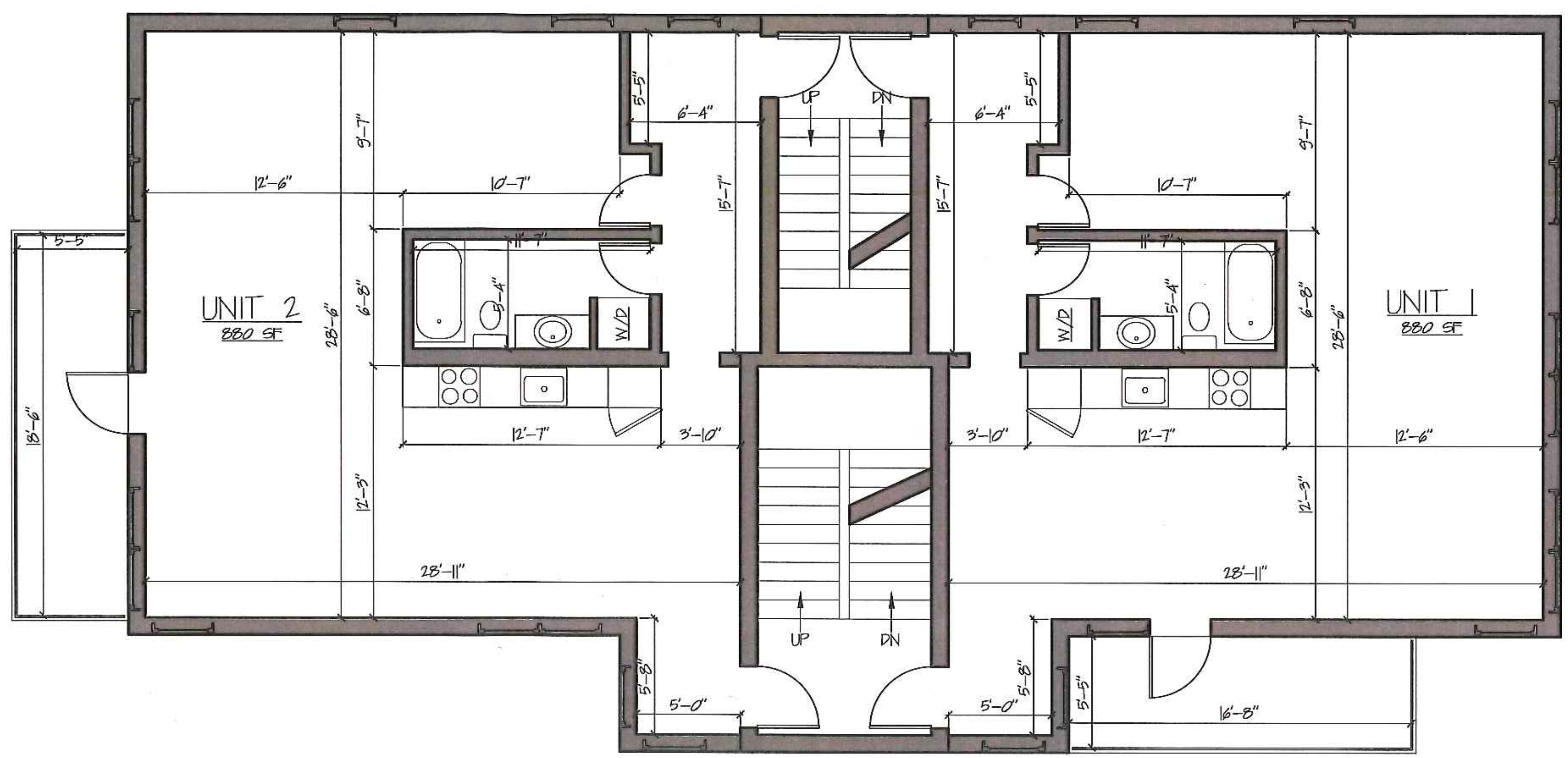
CONSTRUCTION TYPE: VA (PROTECTED WOOD)
FIRE PROTECTION: NFPA R13 SPRINKLER SYSTEM

APPLICANT

PETER BASS
ORBIT LLC
795 Congress St.
Portland, Maine 04102
207-772-6005

ARCHITECT

EVAN CARROLL
BILD ARCHITECTURE
PO BOX 8235
PORTLAND, ME 04104
207-408-0168



LEVELS 1, 2 & 3
0 4'-0" SCALE: 1/8" = 1'-0"

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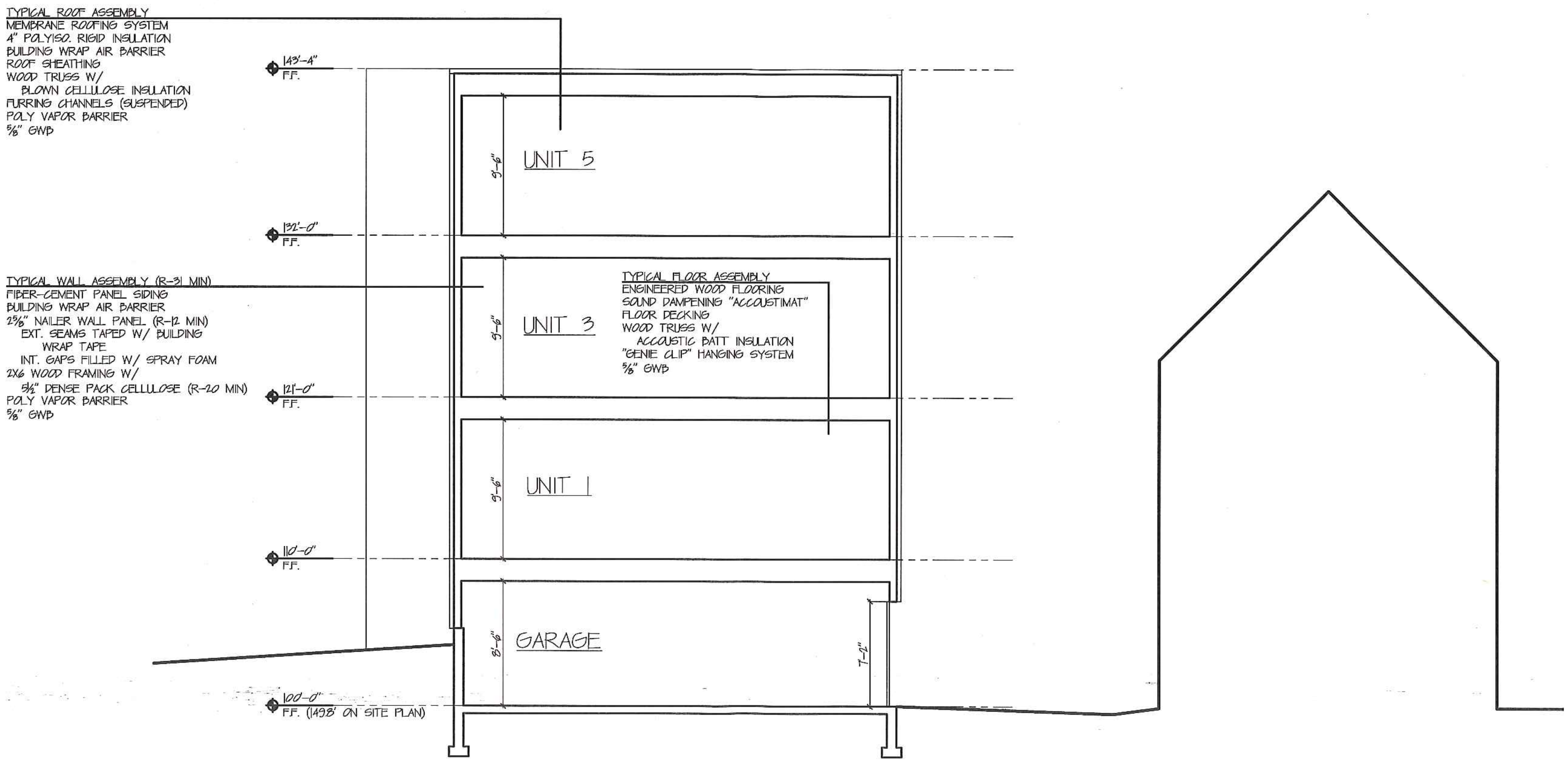
207.408.0168
evan@bildarchitecture.com

PROJECT NO. 13012
PROJECT NAME The MARQUIS LOFTS

DRAWN BY EC
SHEET TITLE UNIT PLAN

ISSUE DATE 11.13.13
SHEET SCALE 1/8" = 1'-0"

A
1.1



SCHEMATIC SECTION
0 8'-0" SCALE: 1/8" = 1'-0"

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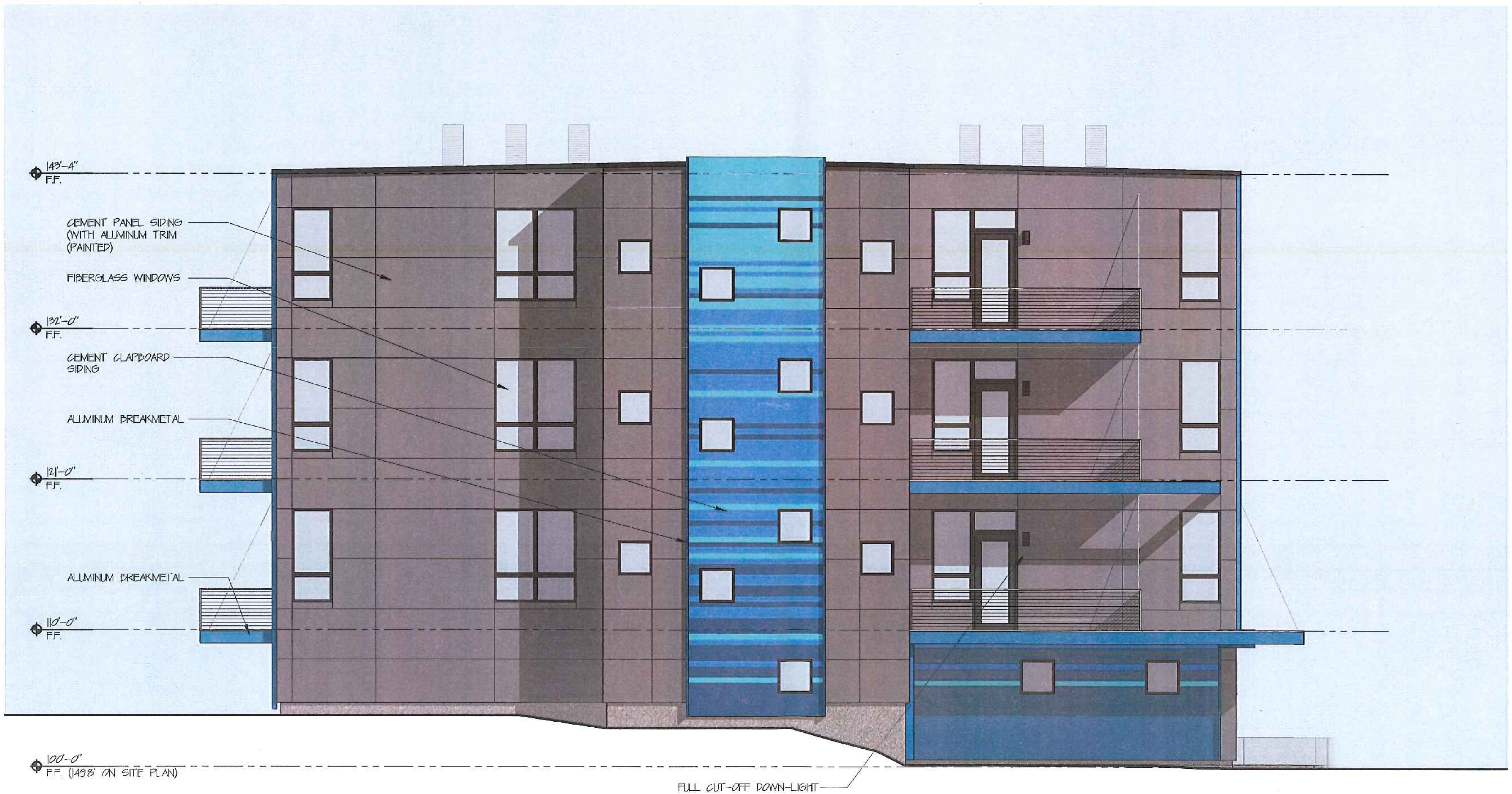
PROJECT NO.
13012
PROJECT NAME
The MARQUIS LOFTS

DRAWN BY
EC
SHEET TITLE
SECTION

ISSUE DATE
11.13.13
SHEET SCALE
1/8" = 1'-0"

A
1.2



LEFT ELEVATION
0 4'-0" SCALE: 1/8" = 1'-0"

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PROJECT NO.
13012

PROJECT NAME
The MARQUIS LOFTS

DRAWN BY
EC

SHEET TITLE
ELEVATIONS

ISSUE DATE
11.13.13

SHEET SCALE
1/8" = 1'-0"

A

1.3

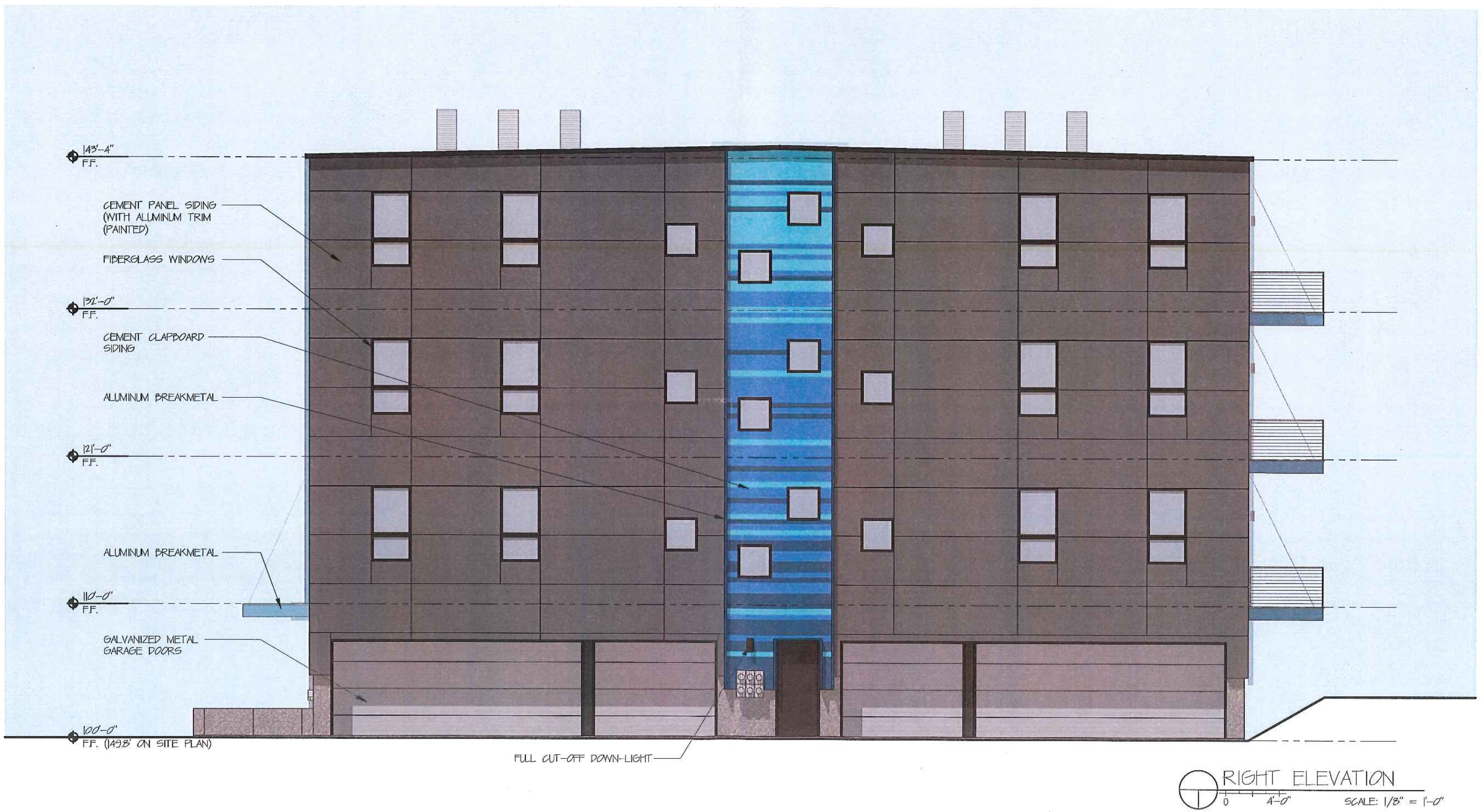

bild ARCHITECTURE
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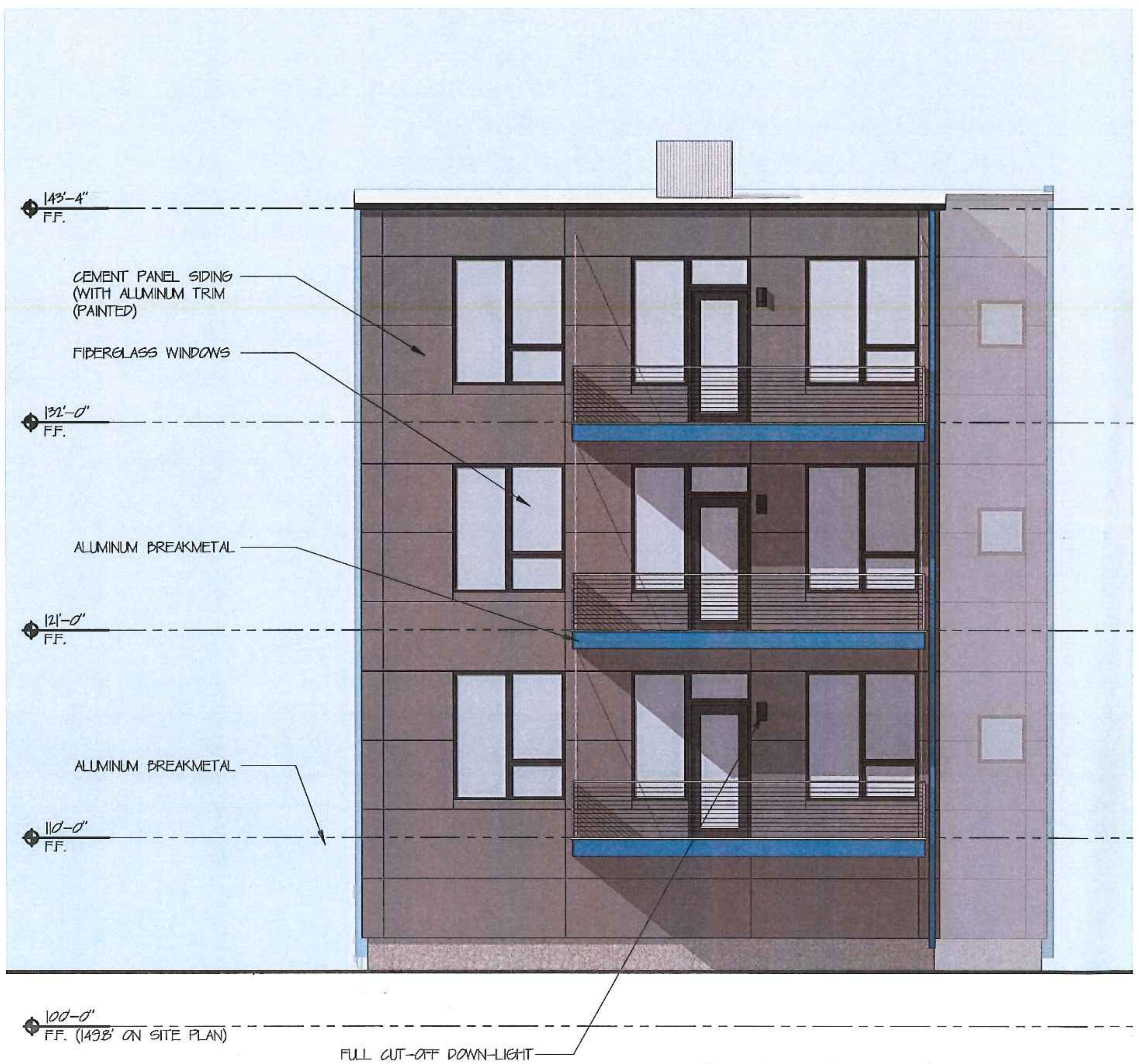
PROJECT NO.
13012
PROJECT NAME
The MARQUIS LOFTS

DRAWN BY
EC
SHEET TITLE
ELEVATIONS

ISSUE DATE
11.13.13
SHEET SCALE
1/8" = 1'-0"

A

1.4



REAR ELEVATION
0 4'-0" SCALE: 1/8" = 1'-0"

FRONT ELEVATION
0 4'-0" SCALE: 1/8" = 1'-0"

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PROJECT NO. 13012
PROJECT NAME The MARQUIS LOFTS

ISSUE DATE 11.13.13
SHEET SCALE 1/8" = 1'-0"
DRAWN BY EC
SHEET TITLE ELEVATIONS

A 1.5

STREET VIEW
0 X SCALE: NTS

STREET VIEW
0 X SCALE: NTS

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PROJECT NO.
13012
PROJECT NAME
The MARQUIS LOFTS

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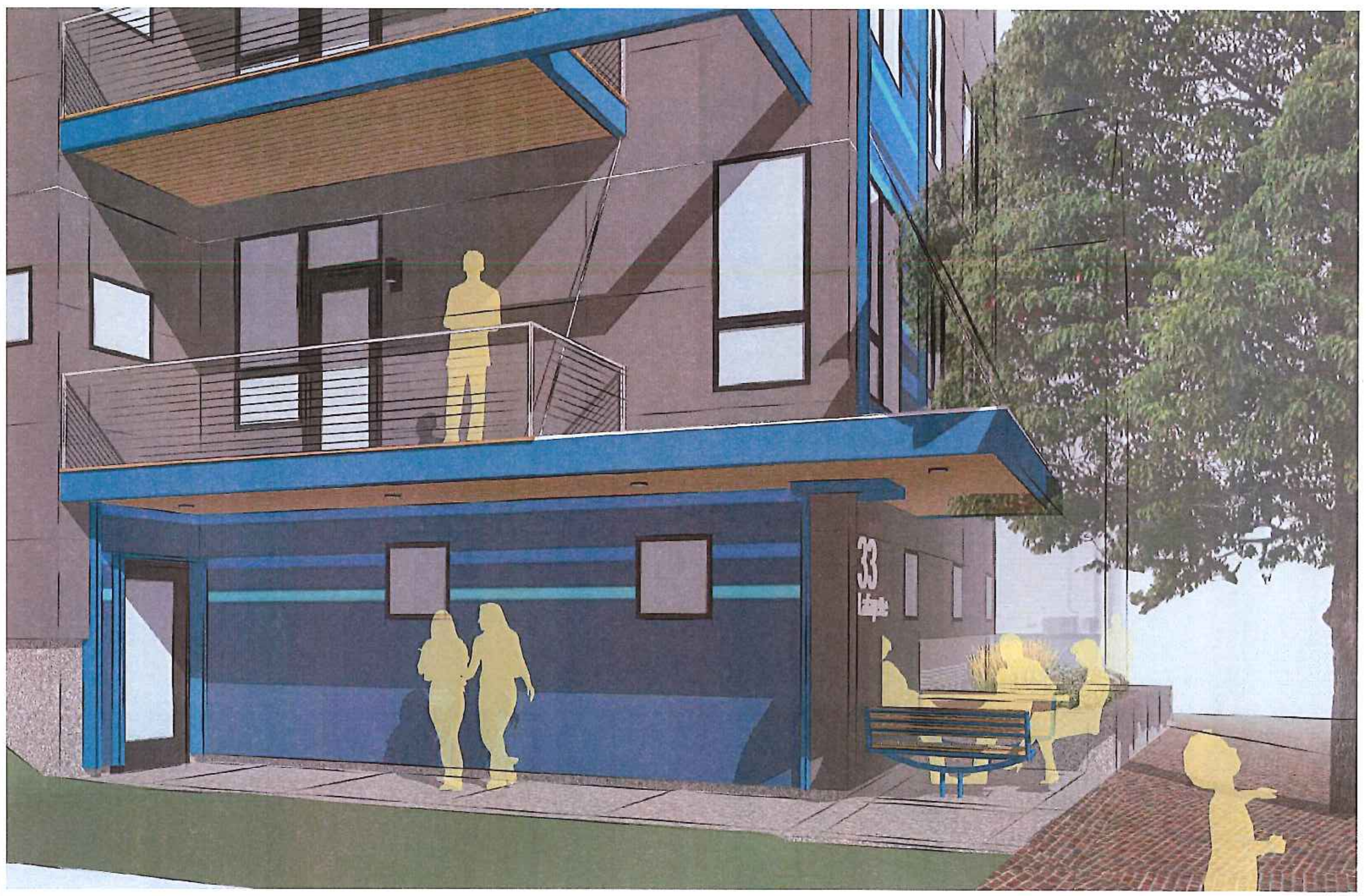
EC
SHEET TITLE
PERSPECTIVES

ISSUE DATE
11.13.13
SHEET SCALE
NTS

A
1.6



SIDEWALK VIEW
SCALE: NTS

SIDEWALK VIEW
SCALE: NTS

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PROJECT NO.
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PROJECT NAME
The MARQUIS LOFTS

DRAWN BY
EC
SHEET TITLE
PERSPECTIVES

ISSUE DATE
11.13.13
SHEET SCALE
NTS

A
1.7

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bild ARCHITECTURE

PROJECT NO.
13012

PROJECT NAME
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SHEET TITLE
CONTEXT

ISSUE DATE
11.13.13

SHEET SCALE
NTS

A

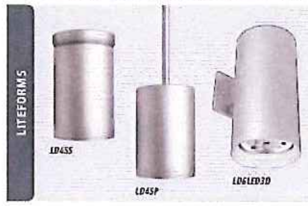
1.8

L-B

LED CYLINDERS

LiteForms

4" & 6" LED Cylinders
LED Array with (6) or (10) high-brightness LEDs



4" FEATURES

- Surface, Pendant, and Wall Mount 6W down, and 6W up/6W down optics meet a variety of applications
- Photometrics tested per IESNA-LM-79-2008 standards
- Extruded aluminum housing available in smooth or finned (wall mount only)
- Suitable for wet locations, fully gasketed
- Luminaires are certified by a National Recognized Testing Lab (NRTL), either UL or CSA.

6" FEATURES

- Unique light engine design to produce uniform distribution by using Prescolite's Patented (U.S. Patent No. 6,254, 256) American Matte™ finish
- Provides superior brightness control
- Suitable for wet locations
- Luminaires are certified by a National Recognized Testing Lab (NRTL), either UL or CSA.

LD4 ORDERING INFORMATION EXAMPLE: LD4SUDWZ

LD4	S	UD	W	Z
HOUSING	**HOUSING STYLE**	**MOUNTING/ DISTRIBUTION**	**LED COLOR**	**CYLINDER FINISH**
LD4 4" LED cylinder	S Smooth	D Wall mount-Down	W White	BL Black
	F Finned	UD Wall mount-Up/Down	B Blue	BZ Bronze
		P Pendant	R Red	WH White
		S Surface	C Cyan	Z Zet (Metallic silver)
			G Green	Special Finishes See pages 296-297
			A Amber	

NOTES

[1] Not available with pendant or surface mount
[2] Custom stem lengths available in 1/2" increments

L-A

LiteBox BX4QL/IBX4QL/RMN4QL 120

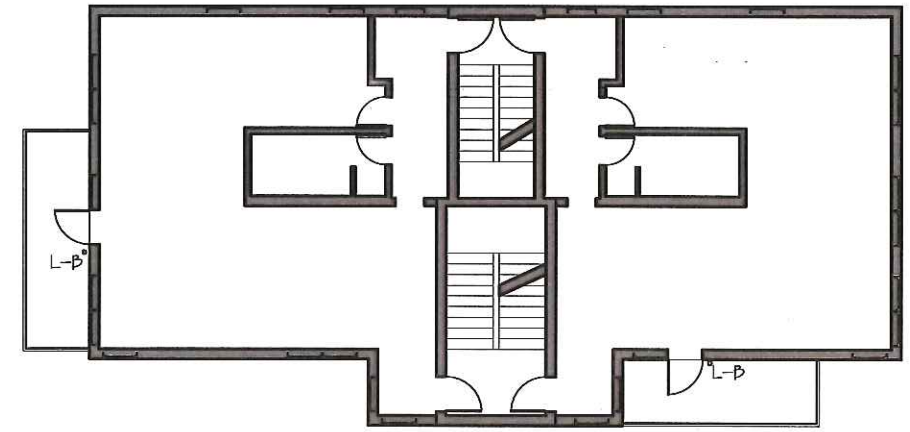
4" LED QuickLink
California Title 24 Compliant

FEATURES

- Ideal for residential and light commercial lighting projects that require a small, concealed line-voltage source.
- RMN4QL-120 remodel housing allows for quick and easy installation into existing ceilings
- Nail included on bar hangers.
- Suitable for wet locations and through wiring
- Luminaires are certified by a National Recognized Testing Lab (NRTL), either UL or CSA

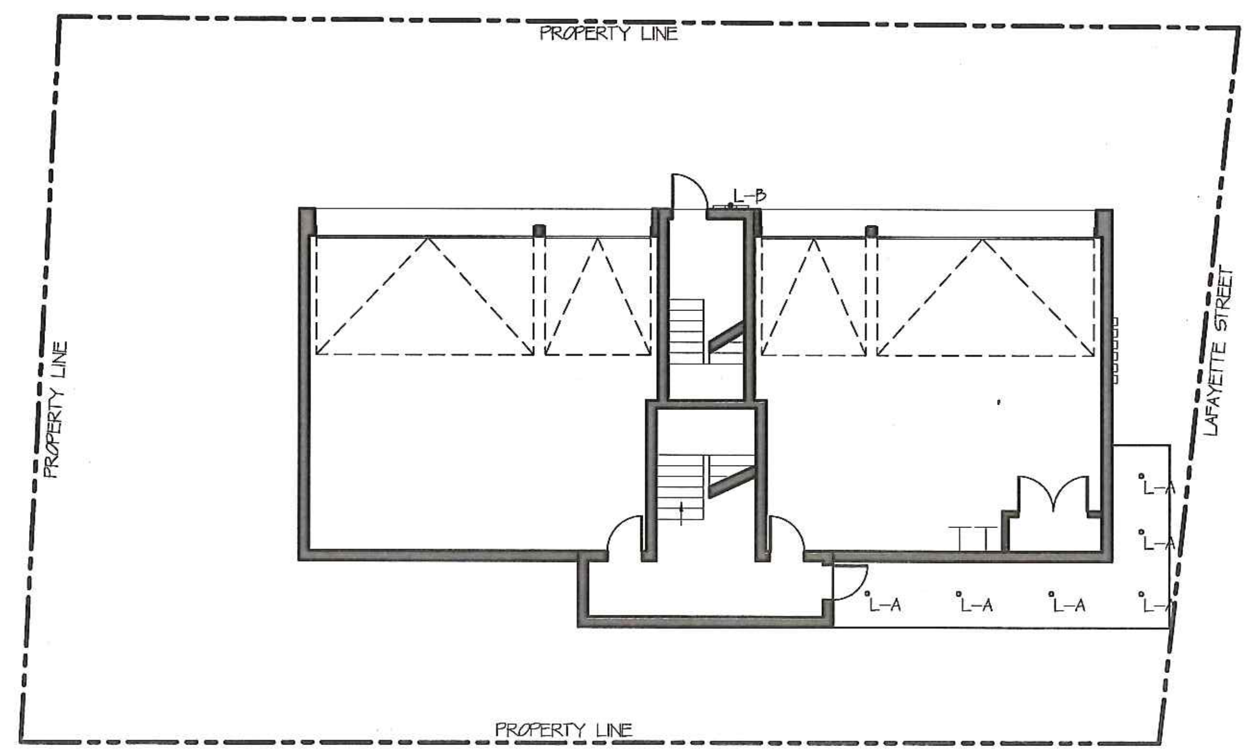
ORDERING INFORMATION EXAMPLE: BX4QL-120-LB4LEDA30K WH

BX4QL-120 –	LB4LEDA	30K		WH	
HOUSING	**TRIM**	**LED COLOR TEMP**	**CRI**	**TRIM COLOR**	**ACCESSORIES**
BX4QL-120 4" line voltage Non-IC housing, new construction applications	LB4LEDA[1] 4" LED QuickLink trim	30K 3000 Kelvin	Blank 80+ CRI	WH White	G4[2] Ceiling gasket for the 4" line voltage housings. Seals housing to drywall opening
IBX4QL-120 4" line voltage IC housing, new construction applications, AirShield™ rated					ICBOX Recessed enclosure for Non-IC housing in IC applications. See page 274.
RMN4QL-120 4" line voltage Non-IC housing. Remodel applications.					



LOWER LEVEL LIGHTING PLAN

0 4'-0" SCALE: 1/8" = 1'-0"



LOWER LEVEL LIGHTING PLAN

0 4'-0" SCALE: 1/8" = 1'-0"

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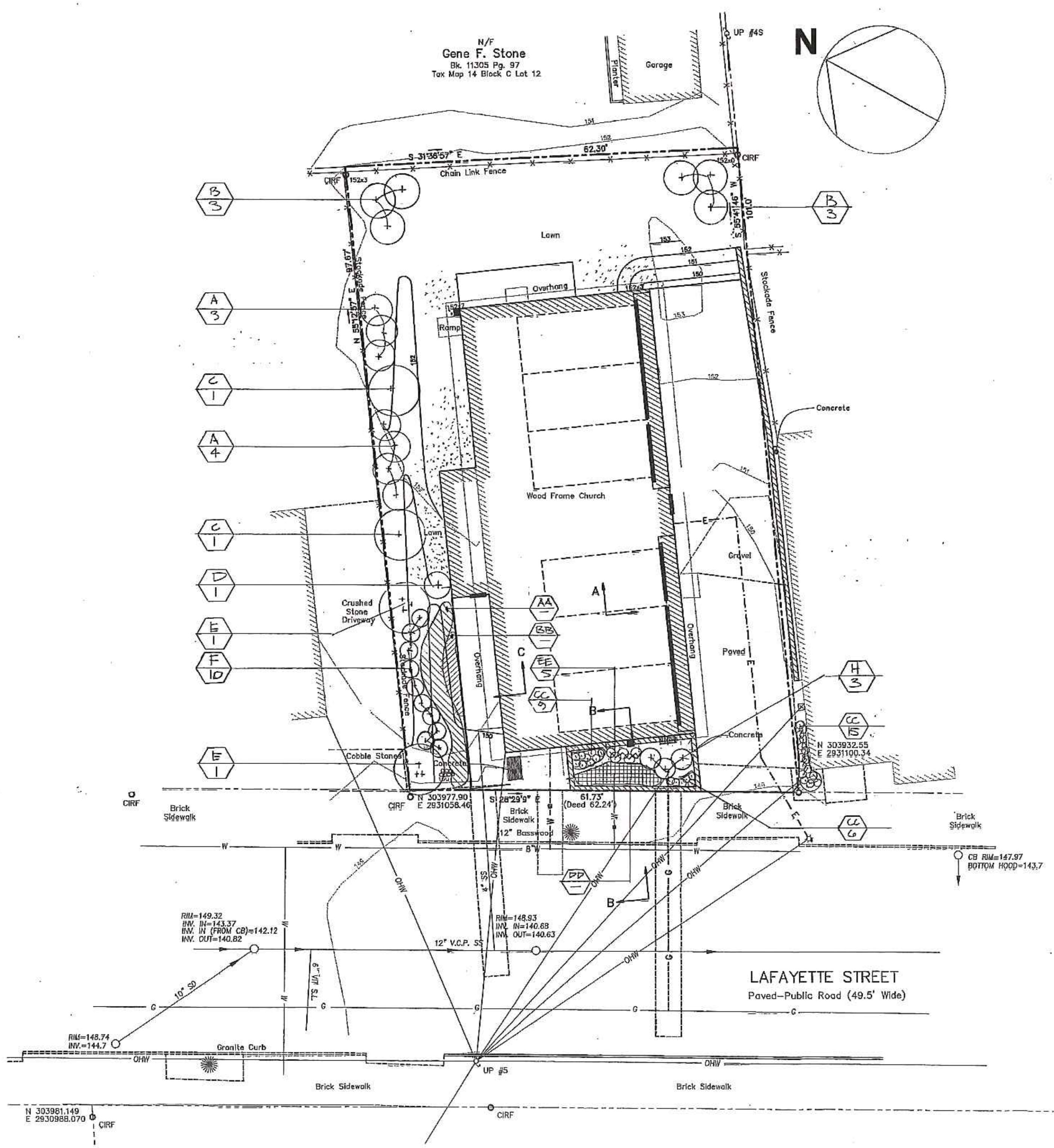
PROJECT NO.
13012
PROJECT NAME
The MARQUIS LOFTS

DRAWN BY
EC
SHEET TITLE
LIGHTING PLAN

ISSUE DATE
11.13.13
SHEET SCALE
1/8" = 1'-0"

A

1.9



SITE PLAN
1" =10'-0"

PLANT LIST

TREES & SHRUBS

KEY	COMMON & BOTANICAL NAME	SIZE	ROOT	QTY	NOTES
A	HIGHBUSH BLUEBERRY V. CORYMBOSUM	3' HT.	CONT	7	
B	PAGODA DOGWOOD C. ALTERNIFOLIA ' W. STACKMAN - GOLDEN SHADOWS	4-5' HT.	B&B	6	
C	BLACKHAW VIBURNUM V. PRUNIFOLIUM	4-5' HT.	B&B	2	3 CANES
D	SHASTA VIBURNUM V.PLICATUM VAR. TOMENTOSUM ' SHASTA'	4-5' HT	B&B	1	3 CANES
E	CORNELIAN CHERRY C. MAS	5-6' HT.	B&B	2	3 TRUNK
F	'SUMMER SNOWFLAKE' VIBURNUM V. PLICATUM VAR. TOMENTOSUM ' SUMMER SNOWFLAKE'	#5	CONT	10	
G	SARGENT JUNIPER J. SARGENTII	#5	CONT	–	

PERENNIALS

KEY	COMMON & BOTANICAL NAME	SIZE	ROOT	QTY	NOTES
AA	BUNCHBERRY C. CANADENSIS		CONT		
BB	WILD GINGER ASARUM EUROPEUM		CONT		
CC	DAYLILY VAR. HEMEROCALLIS		PTD	30	BLOOM IN JULY THRU SEPT
DD	BLUEBERRY SOD V. ANGUSTIFOLIUM				
EE	ASTILBE ASTILBE X ARENDSIS ' WHITE GLORY'		PTD	5	
FF	VIRGINIA CREEPER PARTHENOCISSUS QUINQUEFOLIA		PTD	–	

H	HOLMSTRUP ARBOR VITAE THUJA O. 'HOLMSTRUP	#10	–	3	

PLANTING NOTES

1. The contractor shall supply all plants in quantities sufficient to complete the work shown on plan. Any discrepancies between quantities shown on plant list and those required by this drawing shall not entitle contractor to additional remuneration.
2. Any plant substitutions must be approved by the owner and the City of Portland.
3. Any tree or shrub which comes over or under any utility shall be relocated on the site by the landscape architect.
4. All lawn areas to have 6" of topsoil unless noted otherwise.
5. All trees and shrubs shall be placed in the designated areas as shown on the plan and before planting shall be approved by the landscape architect.
6. The contractor shall relocate any tree or shrub as directed by the landscape architect.
7. All plant material installed shall meet the specifications of the American Standard for Nursery Stock (latest edition) as set forth by the American Association of Nurserymen.
8. The landscape contractor shall replace or repair to original condition any and all utilities, paving, curbing, etc., damaged as a result of their operations at no additional cost to the owner.

PRELIMINARY
FOR REVIEW
11-18-13

Anthony Muench Landscape Architect

RANDOM ORBIT, INC.
795 CONGRESS STREET
PORTLAND, MAINE

LAFAYETTE STREET CONDOMINIUMS
LAFAYETTE STREET
PORTLAND, MAINE

DATE: 11-18-13

LANDSCAPE PLAN
L-1

RANDOM ORBIT LLC

THE MARQUIS LOFTS

PORTLAND, MAINE

SITE PLAN RESUBMISSION 1/10/2014

PROJECT CONTACTS

OWNER
PETER BASS
RANDOM ORBIT INC
795 CONGRESS STREET
PORTLAND, ME 04102
207-772-6005
PBASS@MAINERR.COM

ARCHITECT
EVAN CARROLL
BILD ARCHITECTURE
PO BOX 8235
PORTLAND, ME 04104
207-408-0168
EVAN@BILDARCHITECTURE.COM

CODE INFORMATION

BUILDING FOOTPRINT	2226 SF
TOTAL BUILDING AREA	8904 SF
TENANT AREA	6678 SF (6 UNITS @ 868 SF)
PARKING AREA	1736 SF

IBC USE CLASSIFICATION:
SEPARATED OCCUPANCIES (1 HOUR FIRE SEPARATION WITH SPRINKLER)
R-2 (MULTI-UNIT BUILDING)
U (PRIVATE GARAGE)

NFPA USE CLASSIFICATION:
SEPARATED OCCUPANCIES (1 HOUR FIRE SEPARATION WITH SPRINKLER)
RESIDENTIAL – APARTMENT BUILDING
STORAGE – PARKING STRUCTURE

CONSTRUCTION TYPE:	VA (PROTECTED WOOD)
FIRE PROTECTION:	NFPA R13 SPRINKLER SYSTEM

ABBREVIATIONS

A/V	AIR/VAPOR
AFF	ABOVE FINISH FLOOR
B.O.	BOTTOM OF
CONC.	CONCRETE
ELEVS.	ELEVATIONS
FFE.	FINISH FLOOR ELEVATION
GWB	GYPSUM WALL BOARD
INSUL.	INSULATION
O.C.	ON CENTER
PT	PRESSURE TREATED
SAT	SUSPENDED ACOUSTICAL TILE
SIM	SIMILAR
STRUCT	STRUCTURAL DRAWINGS OR STRUCTURAL ENGINEER
T.O.	TOP OF
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VCT	VINYL COMPOSITE TILE

DRAWING LIST

		SITE PLAN SUBMISSION 11/15/2013	SITE PLAN RESUBMISSION 1/2/2014	SITE PLAN RESUBMISSION 1/10/2014
T1.0	TITLE SHEET	X	X	X
D1.0	EXISTING PLAN	X		
C-1	SITE PLAN	X	X	
C-2	STANDARD DETAILS		X	
C-3	EROSION CONTROL DETAILS		X	
A1.0	PARKING PLAN	X	X	
A1.1	UNIT PLAN	X		
A1.2	SECTION	X		
A1.3	ELEVATIONS	X	X	X
A1.4	ELEVATIONS	X	X	X
A1.5	ELEVATIONS	X	X	X
A1.6	PERSPECTIVES	X	X	X
A1.7	PERSPECTIVES	X	X	X
A1.8	CONTEXT	X	X	X
A1.9	LIGHTING PLAN	X		
A1.10	PHOTO MERGE		X	X
A1.11	PHOTO MERGE		X	X
A1.12	PHOTO MERGE		X	X

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bild ARCHITECTURE

NOT FOR CONSTRUCTION

PROJECT NO.
13012
PROJECT NAME
The MARQUIS LOFTS

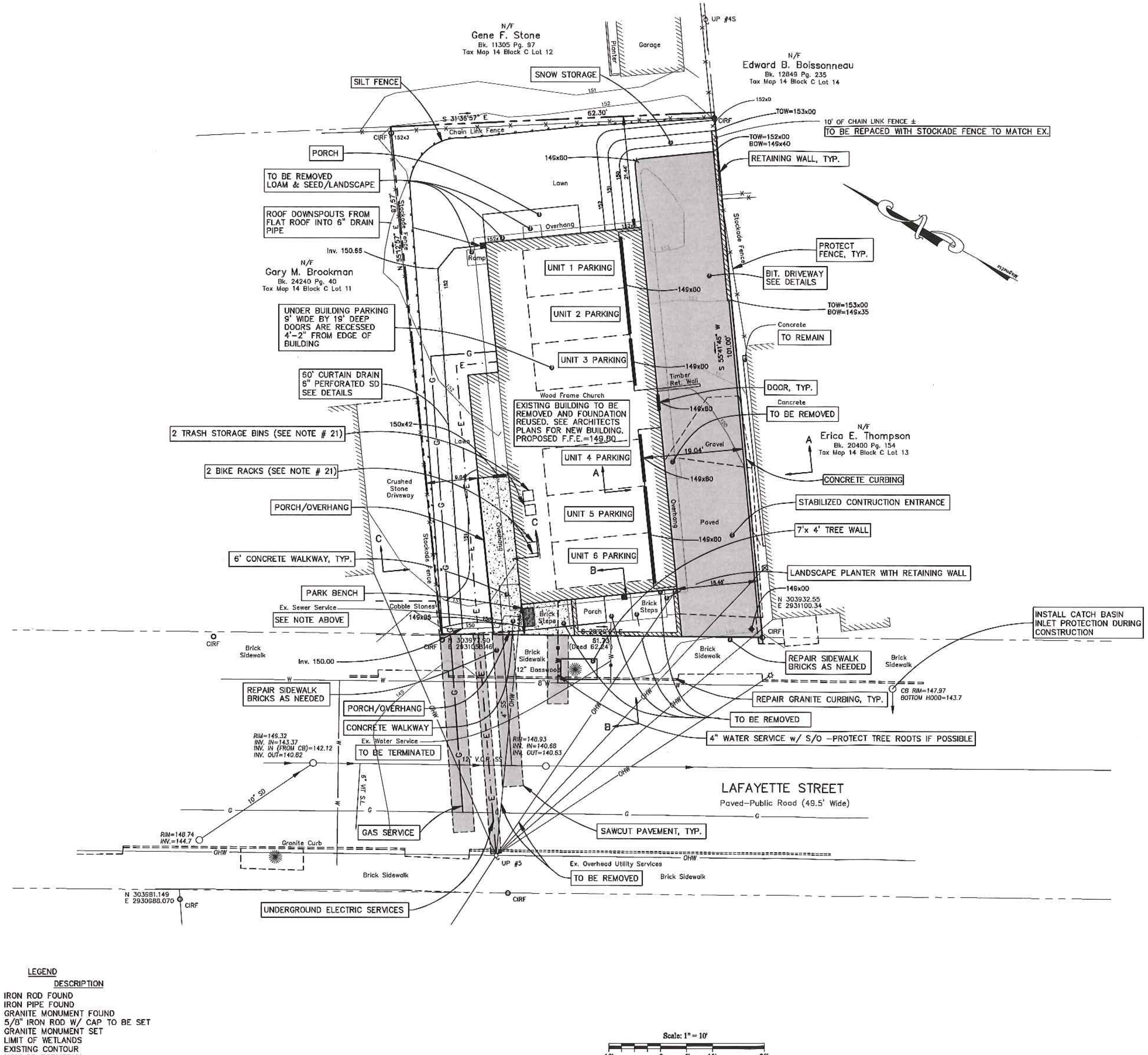
ISSUE DATE
01.10.14
SHEET SCALE
NTS
DRAWN BY
EC
SHEET TITLE
TITLE SHEET

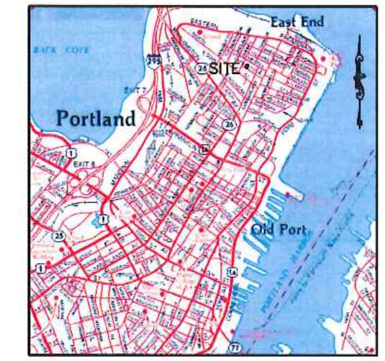
G

1.0

SEWER NOTE:

EXISTING V.C. SANITARY SEWER TO BE REPLACED WITH PVC SDR 35 PIPE TO PROPERTY LINE. A FIELD DETERMINATION SHALL BE MADE ON WHETHER TO CONTINUE THE REPLACEMENT TO SEWERMAIN.





LOCATION MAP

SCALE: 1" = 0.5 MILES

NOTES:

1. OWNER/APPLICANT: RANDOM ORBIT, INC.
795 CONGRESS STREET
PORTLAND, MAINE
2. ENGINEER: LESTER S. BERRY, PE #3341
BH2M
28 STATE STREET
GORHAM, MAINE
3. SURVEYOR: JOHN SCHWANDA, PLS #1252
OWEN HASKELL, INC.
390 U.S. ROUTE ONE
FALMOUTH, MAINE
4. DEED REFERENCE: BK. 30925, PG. 100
5. TAX MAP REFERENCE: MAP 14, BLOCK C LOT 21
6. ZONING: RESIDENTIAL (R-6 SMALL LOT)
7. PROJECT AREA: 6,139 S.F. (0.14 AC.)
8. PROPOSED USE: 6-UNIT RESIDENTIAL CONDOMINIUMS
9. MINIMUM STANDARDS:

	ZONE REQUIREMENTS	PROPOSED
LOT SIZE	NO MINIMUM MAX. 10,000 S.F.	6,139 S.F.
FRONT YARD	LESS THAN 10 FT.	LESS THAN 10 FT.
REAR YARD	15 FT. OR GREATER	16.5 FT.
SIDE YARD	HEIGHT OF ABUTTING BUILDING/5 + HEIGHT OF PROPOSED BUILDING/5	SEE CALCS BELOW
	RIGHT YARD	
	HEIGHT OF ABUTTING BUILDING	34 FT.
	HEIGHT OF PROPOSED BUILDING	43.33 FT.
	(34/5) + (43.33/5)=15.47 FT.	
	PROPOSED RIGHT SETBACK	17.5 FT.
	LEFT YARD	
	HEIGHT OF ABUTTING BUILDING	28.5 FT.
	HEIGHT OF PROPOSED BUILDING	43.33 FT.
	(28.5/5) + (43.33/5)=14.37 FT.	
	PROPOSED LEFT SETBACK	21.5 FT.
MAX. HEIGHT	45 FT.	43.33 FT. AVG. (SEE CALCS BELOW)
	HEIGHT CALCULATIONS	
	EAST CORNER	44.17 FT.
	SOUTH CORNER	44.17 FT.
	WEST CORNER	44.17 FT.
	NORTH CORNER	41.00 FT.
	AVERAGE HEIGHT	43.33 FT.
MIN. LOT WIDTH	NONE	61.73 FT.
MIN. AREA/UNIT	725 S.F.	1,023 S.F.
ALLOWABLE UNITS	8	6
ONSITE PARKING	6	6 (GARAGES)

10. SEWER SERVICE: PUBLIC
11. WATER SERVICE: PUBLIC
12. ELECTRIC/TELEPHONE: UNDERGROUND
13. ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH THE EROSION PREVENTION PROVISIONS OUTLINED IN THE MAINE EROSION CONTROL AND SEDIMENTATION HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES, LATEST EDITION.
14. PLAN REFERENCE:
"BOUNDARY SURVEY PLAN AT 33-35 LAFAYETTE STREET, PORTLAND, MAINE MADE FOR RECORD OWNER RANDOM ORBIT, INC. 17 CHESTNUT STREET, PORTLAND, MAINE" BY OWEN HASKELL, INC. DATED SEPTEMBER 3, 2013 (JOB NUMBER 2013-135P).
15. BENCHMARK: MONUMENT AT NORTHEAST CORNER OF NORTH STREET AND CONGRESS STREET, CITY DATUM, ELEVATION 146.69'
16. IMPERVIOUS SUMMARY:

EX. SITE IMPERVIOUS AREA	=3,296 S.F. (53.7%)
EX. IMPERVIOUS AREA TO BE REMOVED	= 501 S.F.
PROPOSED NEW IMPERVIOUS AREA	= 1,033 S.F.
NET INCREASE FROM PROJECT	= 532 S.F.
TOTAL SITE IMPERVIOUS AFTER PROJECT	=3,828 S.F. (52.4%)

17. CONTRACTOR TO REPAIR ALL DAMAGED SIDEWALKS AS REQUIRED PER CITY STANDARDS. ALL EXCAVATIONS OF SIDEWALKS AND DRIVE APRONS TO BE RESTORED TO A CONDITION THAT IS CONSISTENT AND UNIFORM WITH EXISTING BRICK SIDEWALKS. ALL EXCAVATIONS SHOULD BE PROPERLY COMPACTED AND SHALL HAVE A 2 INCH MONOLITHIC BASE LAYER OF ASPHALT. BRICKS FOR DRIVE APRON MAY BE LAID FLAT EXISTING BRICKS MAY BE RESUSED AND EXTRA MATHING BRICKS MAY BE ABAILABLE FORM PUBLIC SERVICES.
18. BUILDING AREAS: EX. BUILDING =2,100 S.F.
PROP. BUILDING =2,218 S.F.
19. THE PROPOSED RETAINING WALL SHALL BE DESIGNED BY THE WALL MANUFACTURER. STAMPED ENGINEERING DRAWINGS WILL BE REQUIRED.
20. LAYAYETTE STREET SHALL BE KEPT CLEAN FROM DUST, TRACKED SOIL/MUD, AND CONSTRUCTION DEBRIS AND SWEPT AS NECESSARY OR AS REQUESTED BY THE CITY OF PORTLAND TO MINIMIZE DUST AND SEDIMENT ORIGINATING FROM THE SITE.
21. TWO TRASH STORAGE BINS ARE PROPOSED INSIDE THE BUILDING, ALSO TWO BIKE HANGING RACKS ARE PROPOSED INSIDE THE BUILDING (SEE ARCHITECTUAL PLANS FOR MORE INFORMATION).
22. ALL REQUIRED HVAC EQUIPMENT WILL BE POSITIONED ON THE ROOF (SEE ARCHITECTURAL PLANS FOR MORE INFORMATION).

LEGEND

SYMBOL	DESCRIPTION
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
GMF	GRANITE MONUMENT FOUND
●	5/8" IRON ROD W/ CAP TO BE SET
GMS	GRANITE MONUMENT SET
	LIMIT OF WETLANDS
85	EXISTING CONTOUR
N/F	NOW OR FORMERLY

NO.	DATE	REVISION DESCRIPTION
1.	12/11/13	For Submission to City
2.	1/8/14	Revised Per. City Comments
3.	1/13/14	Revised Per. City Comments
4.	1/23/14	Revised Garage Doors Per. City Comments

STATE OF MAINE
LESTER S. BERRY, JR.
No. 3341
PROFESSIONAL ENGINEER
LICENSED

BH2M
Berry, Huff, McDonald, Milligan Inc.
Engineers, Surveyors
28 State Street
Gorham, Maine 04038
Tel. (207) 839-2771
Fax (207) 839-8250

FOR
Random Orbit, Inc.
795 Congress Street
Portland, Maine

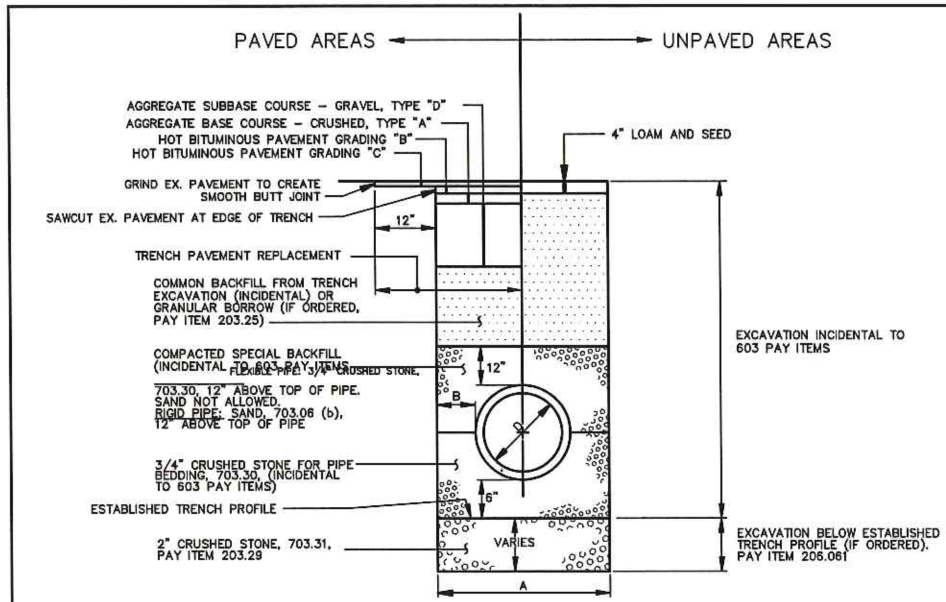
SITE PLAN

MARQUIS LOFTS CONDOMINIUMS

LAFAYETTE STREET
PORTLAND, MAINE

DESIGNED	DATE
L. Berry	Sept. 2013
DRAWN	SCALE
A. Morrell	1"=10'
CHECKED	JOB. NO.
L. Berry	13103

SHEET
C-1



PIPE INSTALLATION DETAIL

NOT TO SCALE

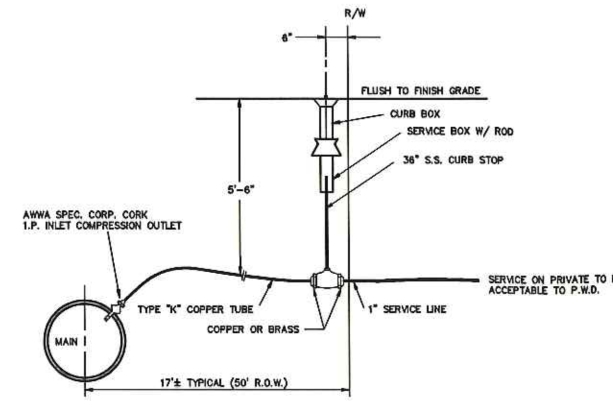
NOTES

1. ALTERNATIVE CONSTRUCTION METHODS OR PAYMENT METHODS SHALL BE APPROVED IN ADVANCE BY THE CITY.
2. IN PAVED AREAS, DEPTHS OF GRAVEL AND HOT MIX ASPHALT PAVEMENT SHALL MATCH THE GREATER OF EXISTING CONDITIONS OR THE REQUIREMENTS FOR THE CORRESPONDING STREET CLASSIFICATION.
3. DIMENSION "B" SHALL BE SUFFICIENT TO ALLOW CRUSHED STONE BEDDING TO BE PLACED AND COMPACTED UNDER THE HAUNCHES OF THE PIPE; BUT IN ALL CASES "B" SHALL BE AT LEAST 9".
4. DIMENSION "A" IS THE MAXIMUM WIDTH ALLOWED FOR CALCULATING PAY QUANTITIES UNDER ITEMS 203.25 GRANULAR BORROW, 203.29 CRUSHED STONE, 206.06 STRUCTURAL EARTH EXCAVATION, AND 206.17 STRUCTURAL ROCK EXCAVATION. DIMENSION "A" SHALL BE BASED ON PIPE DIAMETER, AS SET FORTH IN THE FOLLOWING TABLE.

PIPE DIAMETER, "D" (INCHES)	MAX. TRENCH WIDTH, "A" (FEET)
6	4.0
8	4.0
10	4.0
12	5.0
15	5.0
18	5.0
21	6.0
24	6.0
27	6.0
30	7.0
36	7.0
42	8.0
48	8.0

PIPE INSTALLATION DETAIL - NOTES

NOT TO SCALE



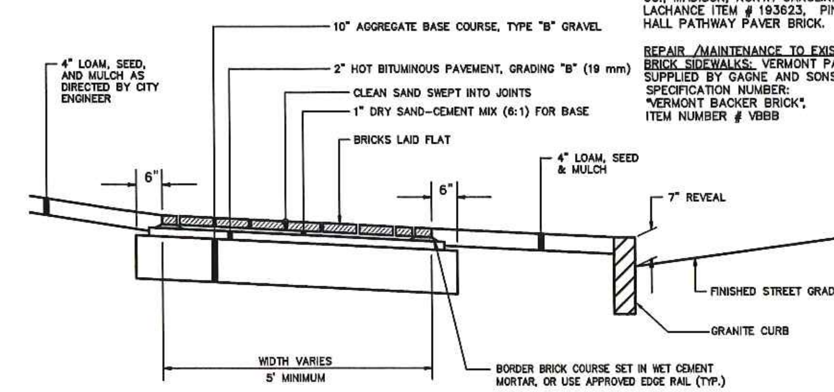
TYPICAL SERVICE CONNECTION

N.T.S.

BRICKS TO BE USED:

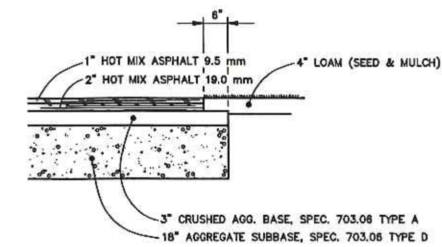
NEW CONSTRUCTION:
4"x8" PINE HALL PATHWAY PAVER BRICK; MFG. BY PINE HALL BRICK CO., MADISON, NORTH CAROLINA, LACHANCE ITEM # 193623, PINE HALL PATHWAY PAVER BRICK.

REPAIR /MAINTENANCE TO EXISTING BRICK SIDEWALKS: VERMONT PAVER; SUPPLIED BY GAGNE AND SONS. SPECIFICATION NUMBER: "VERMONT BACKER BRICK", ITEM NUMBER # VBBB



BRICK SIDEWALK WITH BITUMINOUS BASE

NTS



TYP. PAVEMENT DETAIL

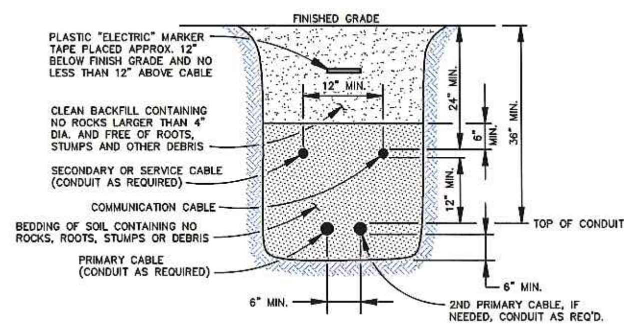
NTS

NOTES:

INSTALLATION SHOULD NOT ALLOW THE INTER-TWINING OF CABLES.

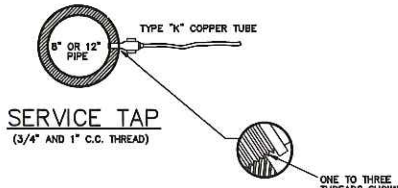
COMMUNICATION AND POWER CABLES SHALL HAVE NO LESS THAN 12" OF RADIAL SEPARATION.

CONDUITS FOR POWER AND COMMUNICATION CABLES SHALL BE SPECIFIED BY APPROPRIATE UTILITY COMPANIES.



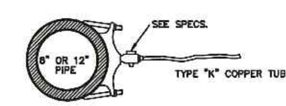
UNDERGROUND CABLE TRENCH

NTS



SERVICE TAP

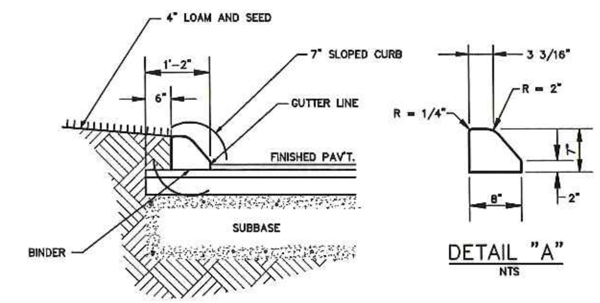
(3/4" AND 1" C.C. THREAD)



SERVICE SADDLE

(1-1/2" & 2" C.C. OR IRON PIPE THREAD)

NOTE: SERVICE CONNECTIONS (DIRECT TAPS AND SERVICE CLAMPS) WILL BE INSTALLED SO THAT THE OUTLET IS AT AN ANGLE OF NOT MORE THAN 45° ABOVE THE HORIZONTAL. ALWAYS PUT A BEND OR "GOOSENECK" IN THE SERVICE LINE PRIOR TO CONNECTING TO PROVIDE FLEXIBILITY AND "GIVE" TO COUNTERACT THE EFFECTS OF A LOAD DUE TO SETTLEMENT OR EXPANSION AND/OR CONTRACTION (SEE DETAILS).



DETAIL "A"

NTS

1 LB. FIBER MESH SHALL BE ADDED TO EVERY CUBIC YARD OF CONCRETE. THE CONCRETE WILL CONTAIN THE MAXIMUM AMOUNT OF WATER TO BE OF A CONSISTENCY THAT THE CONCRETE WILL MAINTAIN THE SHAPE OF THE CURB SECTION WITHOUT SUPPORT. THIS MIX ALSO MEETS THE READY MIX REQUIREMENTS OF ASTM C94 AND WILL MEET OR EXCEED 4,000 PSI IN 28 DAYS.

THE PAVEMENT SHALL BE THOROUGHLY CLEANED TO REMOVE DUST, DIRT AND OIL BEFORE APPROVED ADHESIVE IS APPLIED PER MANUFACTURERS SPECIFICATIONS.

THE FIBER REINFORCED MIX SHALL BE FED INTO THE VIBRATING HOPPER WHERE IT IS COMPACTED INTO THE DESIRED MOLD PROFILE.

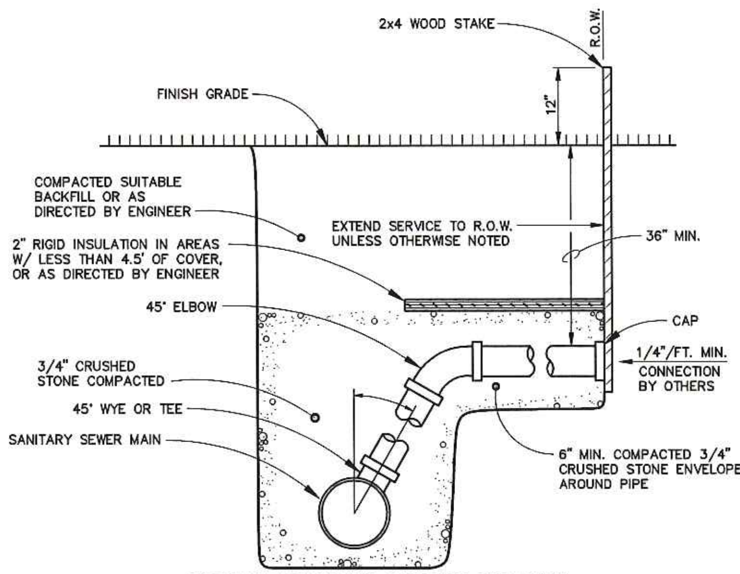
FRESHLY EXTRUDED CURB SHALL BE LIGHTLY TOUCHED UP WITH A STEEL HAND TROWEL. CONTROL JOINTS SHALL BE TOOLED AS SOON AS POSSIBLE AT 9' INTERVALS. ADDITIONAL CONTROL JOINTS ADDED ON RADIUS AS NECESSARY.

THE FINISHED CURB WILL BE COATED WITH AN APPROVED CURING COMPOUND.

FOLLOW MANUFACTURERS INSTALLATION INSTRUCTIONS AND TEMPERATURE RESTRICTIONS.

EXTRUDED CONCRETE CURB

NTS



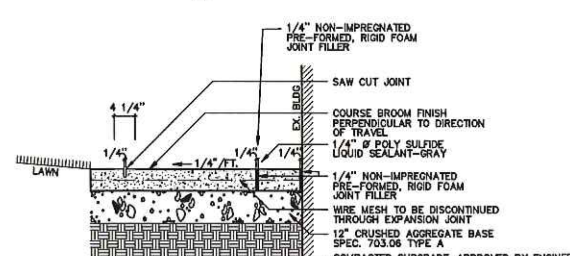
PIPE DIAMETERS MAY VARY, SEE TYPICAL PIPE TRENCH DETAIL.

WHERE 30° MINIMUM ANGLE BETWEEN SEWER CONNECTION AT THE SEWER MAIN AND THE VERTICAL CANNOT BE MAINTAINED, PROVIDE A PRECAST SEWER CHIMNEY

IF 2x4 STAKE IS CUT OFF FLUSH OR SLIGHTLY BELOW GRADE, PROVIDE MIN. OF 2 16d GALV. SPIKES DRIVEN INTO TOP OF STAKE TO PROVIDE METAL DETECTABILITY

VERTICAL SEWER CONNECTION

NTS

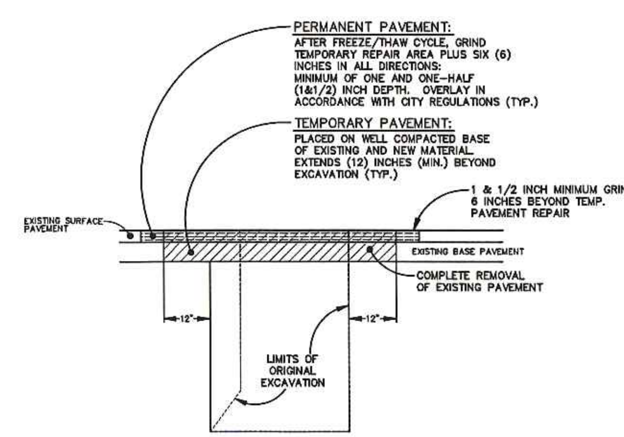


CONCRETE SIDEWALK

NTS

CONCRETE NOTES:

1. REFERENCE IS MADE TO ACI MANUAL OF PRACTICE, 2010 FOR SPECIFICATIONS AND PRACTICES.
2. CONCRETE: 4,000 PSI @ 28 DAYS/ 5,000 PSI @ 28 DAYS AT INTERSECTION PADS 3/4" MAXIMUM AGGREGATE SIZE AIR ENTRAINMENT 3-5% SLUMP 4" MAX.
3. REINFORCEMENT: WELDED WIRE MESH, EPOXY COATED 6X6 6/6 HEAVY GAUGE SHEET DISCONTINUED THROUGH JOINTS
4. FINISH: SCREED AND BULL FLOAT, BROOM FINISH
5. JOINTS: SAWCUT JOINTS TO 1/3" DEPTH WITHIN 24 HOURS OF PLACEMENT PROVIDE AT 5' ON CENTER MINIMUM EXPANSION JOINTS TO FULL DEPTH OF CONCRETE SLAB WITH JOINT FILLER PROVIDE AT 25' ON CENTER MINIMUM DISTANCE AND AT ALL APPROPRIATE CONNECTIONS SUCH AS WITH CURBS, BUILDINGS, STAIRS OR ANY OTHER STRUCTURES
6. CURING: APPLY APPROVED CURING COMPOUND
7. SEALING: APPLY POLY SULFIDE LIQUID SEALANT-GRAY PER MANUFACTURES SPECIFICATIONS



THE TWELVE (12) INCH PAVEMENT OVERCUT MEASUREMENT STARTS AT FURTHEST EDGE OF INTACT NATIVE SOILS. TRENCH WALL DISTURBANCE WILL IMPACT AMOUNT OF PAVEMENT REMOVAL REQUIRED.

CROSS SECTION OF TYPICAL EXCAVATION

N.T.S.

WATER AND SWER SPECIFICATIONS

ALL WORK SHALL BE DONE IN CONFORMANCE WITH THE PORTLAND WATER DISTRICT "WATER AND WASTEWATER SYSTEM CONSTRUCTION SPECIFICATIONS" AND THE CITY OF PORTLAND NOTES LISTED BELOW.

RETAINING WALL SPECIFICATIONS

RETAINING WALLS SHALL BE DESIGNED BY THE WALL MANUFACTURER. STAMPED ENGINEERING DRAWINGS WILL BE REQUIRED. RETAINING WALLS SHALL BE GENEST MANUFACTURER, DIAMOND PRO FLAT FACE OR EQUIVALENT RETAINING WALLS. ANY VARIATIONS MUST BE APPROVED BY THE ARCHITECT.

NOTES PER CITY OF PORTLAND STANDARDS:

1. ALL SEWER CONSTRUCTION AND TESTING IN THE LAFAYETTE STREET RIGHT OF WAY SHALL BE IN CONFORMANCE WITH CITY OF PORTLAND TECHNICAL MANUAL STANDARDS.
2. THE CONTRACTOR SHALL OBTAIN A CITY OF PORTLAND STREET OPENING PERMIT BEFORE EXCAVATING IN THE LAFAYETTE STREET RIGHT OF WAY.
3. THE CONTRACTOR SHALL CONTACT JOHN EMERSON (CELL 318-0239) FOR GUIDANCE, INSPECTION AND APPROVAL OF PROPOSED SEWER INFRASTRUCTURE.
4. CONTRACTOR SHALL ARRANGE AN ON-SITE PRECONSTRUCTION MEETING WITH THE CITY OF PORTLAND.

NO.	DATE	REVISION DESCRIPTION
1.	12/11/13	For Submission to City
2.	1/6/14	Revised Per. City Comments
3.	1/13/14	Revised Per. City Comments

STATE OF MAINE
LESTER S. BERRY, JR.
No. 3341
PROFESSIONAL ENGINEER

BH2M
Berry, Huff, McDonald, Milligan Inc.
Engineers, Surveyors
28 State Street
Gorham, Maine 04038
Tel. (207) 839-2771
Fax (207) 839-8250

FOR:
Random Orbit, Inc.
795 Congress Street
Portland, Maine

STANDARD DETAILS

MARQUIS LOFTS CONDOMINIUMS

LAFAYETTE STREET
PORTLAND, MAINE

DESIGNED	DATE
L. Berry	Sept. 2013
DRAWN	SCALE
A. Morrell	NTS
CHECKED	JOB. NO.
L. Berry	13103

SHEET

C-2

EROSION AND SEDIMENT CONTROL PLAN

THIS PLAN HAS BEEN DEVELOPED AS A STRATEGY TO CONTROL SOIL EROSION AND SEDIMENTATION DURING AND AFTER CONSTRUCTION. THIS PLAN IS BASED ON THE STANDARDS AND SPECIFICATIONS FOR EROSION PREVENTION IN DEVELOPING AREAS AS CONTAINED IN THE "MAINE EROSION AND SEDIMENT CONTROL BMP'S", DEPARTMENT OF ENVIRONMENTAL PROTECTION DATED MARCH 2003. FOR ADDITIONAL DETAILS AND SPECIFICATIONS SEE BMP'S MANUAL.

THE PROPOSED LOCATIONS OF SILTATION AND EROSION CONTROL STRUCTURES ARE SHOWN ON THE SITE PLAN.

1. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE DONE IN ACCORDANCE WITH THE "MAINE EROSION AND SEDIMENT CONTROL BMP'S", DEPARTMENT OF ENVIRONMENTAL PROTECTION, DATED MARCH 2003.
2. THOSE AREAS UNDERGOING ACTUAL CONSTRUCTION WILL BE LEFT IN AN UNTREATED OR UNVEGETATED CONDITION FOR A MINIMUM TIME. AREAS SHALL BE PERMANENTLY STABILIZED WITHIN 7 DAYS OF FINAL GRADING AND TEMPORARILY STABILIZED WITHIN 7 DAYS OF INITIAL DISTURBANCE OF THE SOIL. IF THE DISTURBANCE IS WITHIN 100 FEET OF A STREAM OR POND, THE AREA SHALL BE STABILIZED WITHIN 2 DAYS OR PRIOR TO ANY STORM EVENT (THIS WOULD INCLUDE WETLANDS).
3. SEDIMENT BARRIERS (EROSION CONTROL MIX, STONE CHECK DAMS, STABILIZED CONSTRUCTION ENTRANCE, ETC.) SHOULD BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM.
4. INSTALL EROSION CONTROL MIX AT TOE OF SLOPES TO FILTER SILT FROM RUNOFF. SEE E.C. MIX DETAIL FOR PROPER INSTALLATION. EROSION CONTROL MIX WILL REMAIN IN PLACE PER NOTE #5
5. ALL EROSION CONTROL STRUCTURES WILL BE INSPECTED, REPLACED AND/OR REPAIRED EVERY 7 DAYS AND IMMEDIATELY BEFORE AND FOLLOWING ANY SIGNIFICANT RAINFALL (0.5 INCHES) OR SNOW MELT OR WHEN NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION OR DECOMPOSURE. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS UPSLOPE ARE STABILIZED BY TURF. EROSION CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS OF PERMANENT STABILIZATION. PERMANENT STABILIZATION IS 90% GRASS CATCH IN VEGETATED AREAS.
6. NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN TWO TO ONE (2 TO 1).
7. IF FINAL SEEDING OF THE DISTURBED AREAS IS NOT COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST, USE TEMPORARY MULCHING (DORMANT SEEDING MAY BE ATTEMPTED AS WELL) TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.
8. TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINAL GRADED SHALL BE COMPLETED BY AUG. 15 OR 45 DAYS PRIOR TO THE FIRST KILLING FROST (OCT. 1) TO PROTECT FROM SPRING RUNOFF PROBLEMS.
9. DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT WILL BE RETURNED TO THE SITE AND REGRADED ONTO OPEN AREAS. POST SEEDING SEDIMENT, IF ANY WILL BE DISPOSED OF IN AN ACCEPTABLE MANNER.
10. REVEGETATION MEASURES WILL COMMENCE UPON COMPLETION OF CONSTRUCTION EXCEPT AS NOTED ABOVE. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED WILL BE GRADED, SMOOTHED, AND PREPARED FOR FINAL SEEDING AS FOLLOWS:
    a. FOUR INCHES OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE.
    b. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 800 POUNDS PER ACRE OR 18.4 POUNDS PER 1,000 SQUARE FEET USING 10-20-20 (N-P205-K20) OR EQUIVALENT. APPLY GROUND LIMESTONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (138 LB PER 1,000 SQ. FT.).
    c. FOLLOWING SEED BED PREPARATION, DITCHES AND BACK SLOPES WILL BE SEEDED TO A MIXTURE OF 47% CREEPING RED FESCUE, 5% REDTOP, AND 48% TALL FESCUE. THE LAWN AREAS WILL BE SEEDED TO A PREMIUM TURF MIXTURE OF 44% KENTUCKY BLUEGRASS, 44% CREEPING RED FESCUE, AND 12% PERENNIAL RYEGRASS: SEEDING RATE IS 1.03 LBS PER 1000 SQ. FT. LAWN QUALITY SOD MAY BE SUBSTITUTED FOR SEED. SEED MIX SHALL CONTAIN 10% ANNUAL RYE GRASS.
    d. HAY MULCH AT THE RATE OF 70-90 LBS PER 1000 SQUARE FEET OR A HYDRO-APPLICATION OF ASPHALT, WOOD OR PAPER FIBER SHALL BE APPLIED FOLLOWING SEEDING. A SUITABLE BINDER SUCH AS CURASOL OR RMB PLUS WILL BE USED ON HAY MULCH FOR WIND CONTROL.
11. ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS ONCE THE SITE IS STABILIZED WITH 90% GRASS CATCH IN VEGETATED AREAS. TEMPORARY EROSION AND SEDIMENT CONTROL BLANKET SHALL BE USED IN ALL DITCHES AND SWALES AS SHOWN IN DETAILS.
12. WETLANDS WILL BE PROTECTED WITH EROSION CONTROL MIX OR SILT FENCE INSTALLED AT THE EDGE OF THE WETLAND OR THE BOUNDARY OF WETLAND DISTURBANCE.

MULCH AND MULCH ANCHORING

MULCH

LOCATION	MULCH	RATE (1000 S.F.)
PROTECTED AREA	STRAW OR HAY *	100 POUNDS
WINDY AREAS	SHREDDED OR CHOPPED CORNSTALKS	185-275 POUNDS
	STRAW OR HAY (ANCHORED) *	100 POUNDS
MODERATE TO HIGH VELOCITY AREAS OR STEEP SLOPES (GREATER THAN OR EQUAL TO 3:1)	JUTE MESH OR EXCELSIOR MAT	AS REQUIRED AS REQUIRED

(GREATER THAN OR EQUAL TO 3:1)

* A HYDRO-APPLICATION OF ASPHALT, WOOD, OR PAPER FIBER MAY BE APPLIED FOLLOWING SEEDING. A SUITABLE BINDER SUCH AS CURASOL OR RMB PLUS SHALL BE USED ON HAY MULCH FOR WIND CONTROL.

MULCH ANCHORING

ANCHOR MULCH WITH PEG AND TWINE (1 SQ. YD./BLOCK); MULCH NETTING (AS PER MANUFACTURED; ASPHALT EMULSION (0.04 GALLONS PER SQ YD.); LIQUID ASPHALT (0.10 GALLONS PER SQ. YD.); WOOD CELLULOSE FIBER (750 LBS/ACRE); CHEMICAL TACK (AS PER MANUFACTURERS SPECIFICATIONS); USE OF A SERRATED STRAIGHT DISK. WETTING FOR SMALL AREAS AND ROAD DITCHES MAY BE PERMITTED.

Additional temporary seed mixture (for periods less than 12 months).

Season	Seed	Rate
Summer (5/15 - 8/15)	Sudangrass Oats	40 lbs/acre 80 lbs/acre
Late Summer/Early Fall (8/15 - 9/15)	Prennial Ryegrass	40 lbs/acre
Fall (9/15 - 11/1)	Winter Rye	112 lbs/acre
Winter (11/1 - 4/1)	Mulch w/ Dormant Seed	80 lbs/acre*
Spring (4/1 - 7/1)	Oats Annual Ryegrass	80 lbs/acre 40 lbs/acre

*Seed Rate Only

EROSION CONTROL DURING CONSTRUCTION

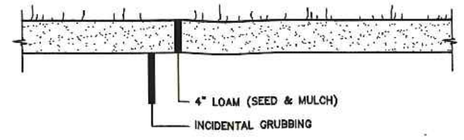
WINTER CONSTRUCTION

1. WINTER CONSTRUCTION PERIOD: OCTOBER 1 THROUGH APRIL 15
2. WINTER EXCAVATION AND EARTHWORK SHALL BE DONE SUCH THAT NO MORE THAN 1 ACRES OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.
3. EXPOSED AREA SHOULD BE LIMITED TO THAT WHICH CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT.
4. CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED SUCH THAT NO MORE THAN ONE ACRE OF THE SITE IS WITHOUT EROSION CONTROL PROTECTION.
5. OVERWINTER STABILIZATION OF DITCHES AND CHANNELS:
   ALL STONE-LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED AND STABILIZED BY NOVEMBER 15. ALL GRASS LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED AND STABILIZED BY SEPTEMBER 1. IF A DITCH OR CHANNEL IS NOT GRASS-LINED BY SEPTEMBER 1, THEN ONE OF THE FOLLOWING ACTIONS MUST BE TAKEN TO STABILIZE THE DITCH FOR LATE FALL AND WINTER.
   A. INSTALL A SOD LINING IN THE DITCH:
      A DITCH MUST BE LINED WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES: PINNING THE SOD ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL, AND ANCHORING SOD AT THE BASE OF THE DITCH WITH JUTE OR PLASTIC MESH TO PREVENT THE SOD FROM SLOUGHING DURING FLOW CONDITIONS. SEE THE PERMANENT VEGETATION BMP SECTION.
   B. INSTALL A STONE LINING IN THE DITCH:
      A DITCH MUST BE LINED WITH STONE RIPRAP BY NOVEMBER 15. A REGISTERED PROFESSIONAL ENGINEER MUST BE HIRED TO DETERMINE THE STONE SIZE AND LINING THICKNESS NEEDED TO WITHSTAND THE ANTICIPATED FLOW VELOCITIES AND FLOW DEPTHS WITHIN THE DITCH. IF NECESSARY, THE CONTRACTOR WILL REGRADE THE DITCH PRIOR TO PLACING THE STONE LINING SO TO PREVENT THE STONE LINING FROM REDUCING THE DITCH'S CROSS-SECTIONAL AREA.
6. OVERWINTER STABILIZATION OF DISTURBED SLOPES:
   ALL STONE-COVERED SLOPES MUST BE CONSTRUCTED AND STABILIZED BY NOVEMBER 15. ALL SLOPES TO BE VEGETATED MUST BE SEEDED AND MULCHED BY SEPTEMBER 1. THE DEPARTMENT WILL CONSIDER ANY AREA HAVING A GRADE GREATER THAN 15% TO BE A SLOPE. IF A SLOPE TO BE VEGETATED IS NOT STABILIZED BY SEPTEMBER 1, THEN ONE OF THE FOLLOWING ACTIONS MUST BE TAKEN TO STABILIZE THE SLOPE FOR LATE FALL AND WINTER. STABILIZE THE SOIL WITH TEMPORARY VEGATATION AND EROSION CONTROL MATS. BY OCTOBER 1 THE DISTURBED SLOPE MUST BE SEEDED WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET AND THEN INSTALL EROSION CONTROL MATS OR ANCHORED MULCH OVER THE SEEDING. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR FAILS TO COVER AT LEAST 75% OF THE SLOPE BY NOVEMBER 1, THEN THE CONTRACTOR WILL COVER THE SLOPE WITH A LAYER OF EROSION CONTROL MIX OR WITH STONE RIPRAP AS DESCRIBED IN THE FOLLOWING STANDARDS.
   A. STABILIZE THE SOIL WITH SOD:
      THE DISTURBED SLOPE MUST BE STABILIZED WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE CONTRACTOR PINNING THE SOD ONTO THE SLOPE WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL. THE CONTRACTOR WILL NOT USE LATE SEASON SOD INSTALLATION TO STABILIZE SLOPES HAVING A GRADE GREATER THAN 33% (3H:1V) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.
   B. STABILIZE THE SOIL WITH EROSION CONTROL MIX:
      EROSION CONTROL MIX MUST BE PROPERLY INSTALLED BY NOVEMBER 15. THE CONTRACTOR WILL NOT USE EROSION CONTROL MIX TO STABILIZE SLOPES HAVING GREATER THAN 50% (2H:1V) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE. SEE THE TEMPORARY MULCHING BMP SECTION.
   C. STABILIZE THE SOIL WITH STONE RIPRAP:
      PLACE A LAYER OF STONE RIPRAP ON THE SLOPE BY NOVEMBER 15. THE DEVELOPMENT'S OWNER WILL HIRE A REGISTERED PROFESSIONAL ENGINEER TO DETERMINE THE STONE SIZE NEEDED FOR STABILITY ON THE SLOPE AND TO DESIGN A FILTER LAYER FOR UNDERNEATH THE RIPRAP. SEE THE RIPRAP SLOPE STABILLIZATION BMP SECTION.
7. OVERWINTER STABILIZATION OF DISTURBED SOILS:
   BY SEPTEMBER 15, ALL DISTURBED SOILS ON AREAS HAVING A SLOPE LESS THAN 15% MUST BE SEEDED AND MULCHED. IF THE DISTURBED AREAS ARE NOT STABILIZED BY THIS DATE, THEN ONE OF THE FOLLOWING ACTIONS MUST BE TAKEN TO STABILIZE THE SOIL FOR LATE FALL AND WINTER.
   A. STABILIZE THE SOIL WITH TEMPORARY VEGETATION:
      BY OCTOBER 1, SEED THE DISTURBED SOIL WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET, LIGHTLY MULCH THE SEEDED SOIL WITH HAY OR STRAW AT 75 POUNDS PER 1000 SQUARE FEET, AND ANCHOR THE MULCH WITH PLASTIC NETTING. MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR FAILS TO COVER AT LEAST 75% OF THE DISTURBED SOILD BEFORE NOVEMBER 1, THEN MULCH THE AREA FOR OVER-WINTER PROTECTION AS DESCRIBED BELOW.
   B. STABILIZE THE SOIL WITH SOD:
      STABILIZE THE DISTURBED SOIL WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES PINNING THE SOD ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL.
   C. STABILIZE THE SOIL WITH MULCH:
      BY NOVEMBER 15, MULCH THE DISTURBED SOIL BY SPREADING HAY OR STRAW AT A RATE OF AT LEAST 150 POUNDS PER 1000 SQUARE FEET ON THE AREA SO THAT NO SOIL IS VISIBLE THROUGH THE MULCH. IMMEDIATELY AFTER APPLYING THE MULCH, ANCHOR THE MULCH WITH PLASTIC NETTING TO PREVENT WIND FROM MOVING THE MULCH OFF THE DISTURBED SOIL.
8. MAINTENANCE:
   MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION SEASON. AFTER EACH RAINFALL, SNOW STORM OR PERIOD OF THAWING AND RUNOFF, THE SITE CONTRACTOR SHALL PERFORM A VISUAL INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES AND PERFORM REPAIRS AS NEEDED TO INSURE THEIR CONTINUOUS FUNCTION. FOLLOWING THE TEMPORARY AND/OR FINAL SEEDING AND MULCHING, THE CONTRACTOR SHALL, IN THE SPRING, INSPECT AND REPAIR ANY DAMAGES AND/OR BARE SPOTS. AN ESTABLISHED VEGETATIVE COVER MEANS A MINIMUM OF 85 TO 90% OF AREAS VEGETATED WITH VIGOROUS GROWTH.

   STABILIZATION SCHEDULE BEFORE WINTER:

SEPTEMBER 15	ALL DISTURBED AREAS MUST BE SEEDED AND MULCHED. ALL SLOPES MUST BE STABILIZED, SEEDED AND MULCHED. ALL GRASS LINED DITCHES AND CHANNELS MUST BE STABILIZED WITH MULCH OR AN EROSION CONTROL BLANKET
OCTOBER 1	IF THE SLOPE IS STABILIZED WITH AN EROSION CONTROL BLANKET AND SEEDED. ALL DISTURBED AREAS TO BE PROTECTED WITH AN ANNUAL GRASS MUST BE SEEDED AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET AND MULCHED.
NOVEMBER 15	ALL STONE LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED AND STABILIZED. SLOPES THAT ARE COVERED WITH RIPRAP MUST BE CONSTRUCTED BY THAT DATE.

9. DURING WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.
10. AREAS WITHIN 100 FEET OF STREAMS THAT ARE NOT STABILIZED WITH VEGETATION BY DEC. 1 SHALL BE MULCHED AND ANCHORED WITH NETTING. IF WORK CONTINUES IN THIS AREA DURING THE WINTER, A DOUBLE LINE OF SEDIMENT BARRIERS MUST BE USED.



TYPICAL LOAM DETAIL
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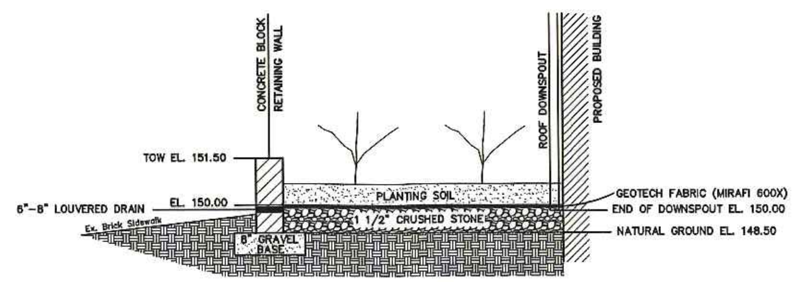

PLANTER DETAIL
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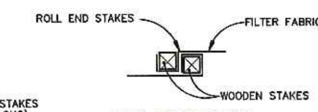

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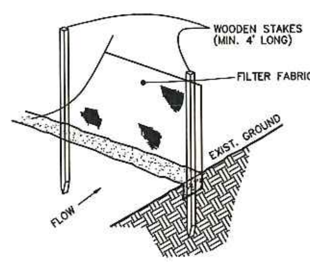
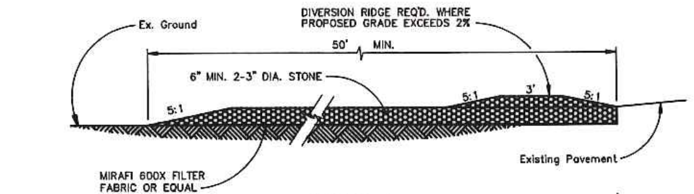
NTS

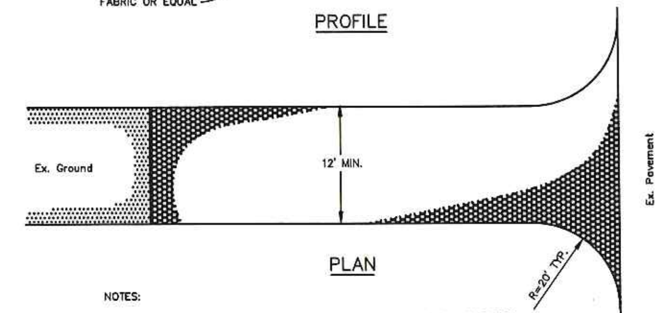


1. KEY FABRIC IN A 4"X4" TRENCH W/ BACKFILL.
2. SILT FENCE SHALL BE A 3' FENCE OF 120LB/M (W/ REINF. BACK OF 6" WIRE MESH, POSTS 10' O.C.) OR 200LB/M (W/ NO REINF. POSTS 6' O.C.)
3. INSTALL PER CUMBERLAND COUNTY S.W.C.D. STANDARDS

SILT FENCE DETAIL
N.T.S.



PROFILE



PLAN

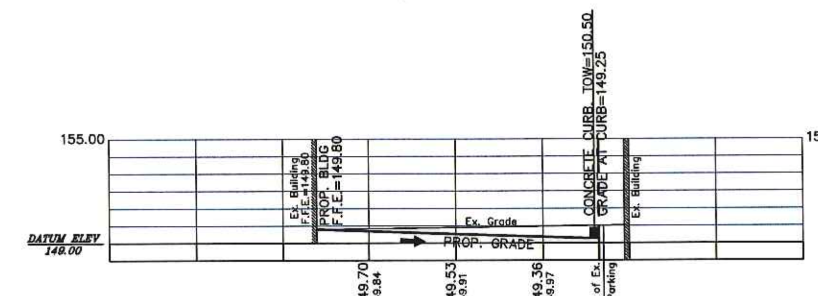
NOTES:

THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT OF WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

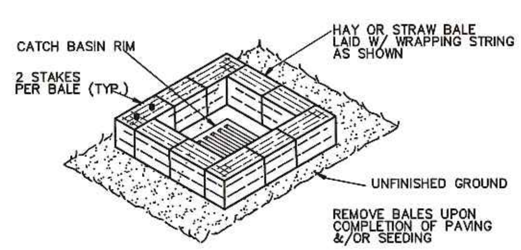
WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY.

WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

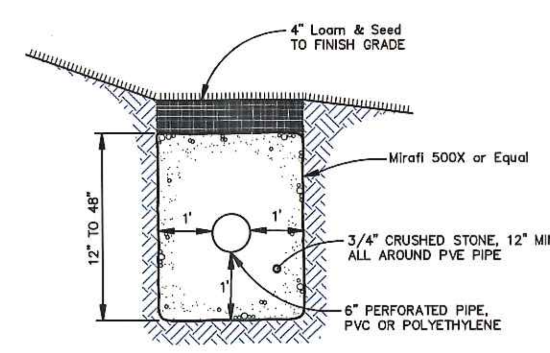
STABILIZED CONSTRUCTION ENTRANCE
NTS



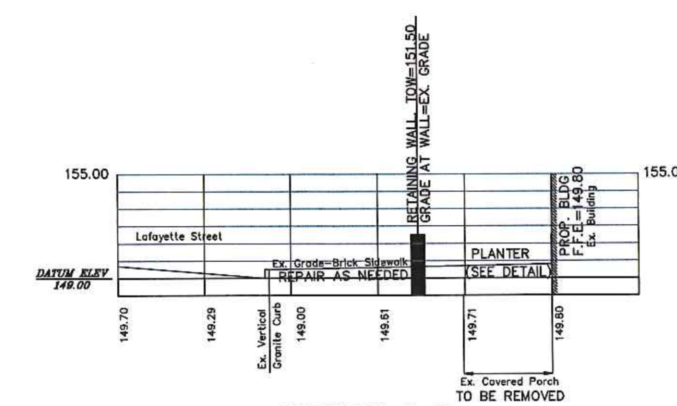
SECTION A-A
SCALE
VERTICAL: 1" = 2'
HORIZONTAL: 1" = 5'



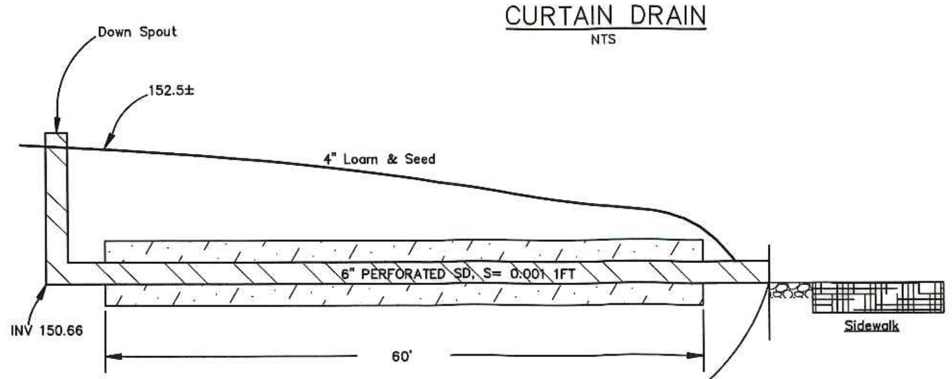
LOW POINT
SEDIMENT CONTROL BARRIER
N.T.S.



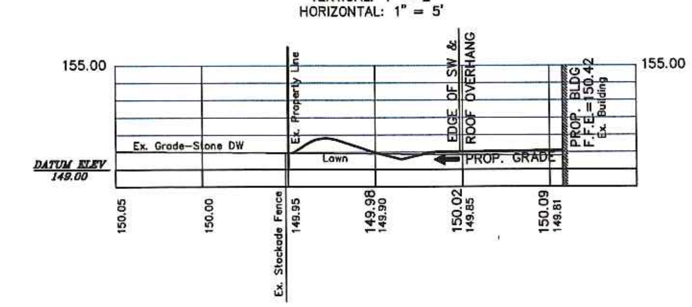
CURTAIN DRAIN
NTS



SECTION B-B
SCALE
VERTICAL: 1" = 2'
HORIZONTAL: 1" = 5'



Drain Profile
NTS



SECTION C-C
SCALE
VERTICAL: 1" = 2'
HORIZONTAL: 1" = 5'

REVISION		
NO.	DATE	DESCRIPTION
1.	12/11/13	For Submission to City
2.	1/6/14	Revised Per. City Comments
3.	1/13/14	Revised Per. City Comments

STATE OF MAINE
LESTER S. BERRY, JR.
No. 3341
PROFESSIONAL ENGINEER

BH2M
Berry, Huff, McDonald, Milligan Inc.
Engineers, Surveyors
28 State Street
Gorham, Maine 04038
Tel. (207) 839-2771
Fax (207) 839-8250

FOR
Random Orbit, Inc.
795 Congress Street
Portland, Maine

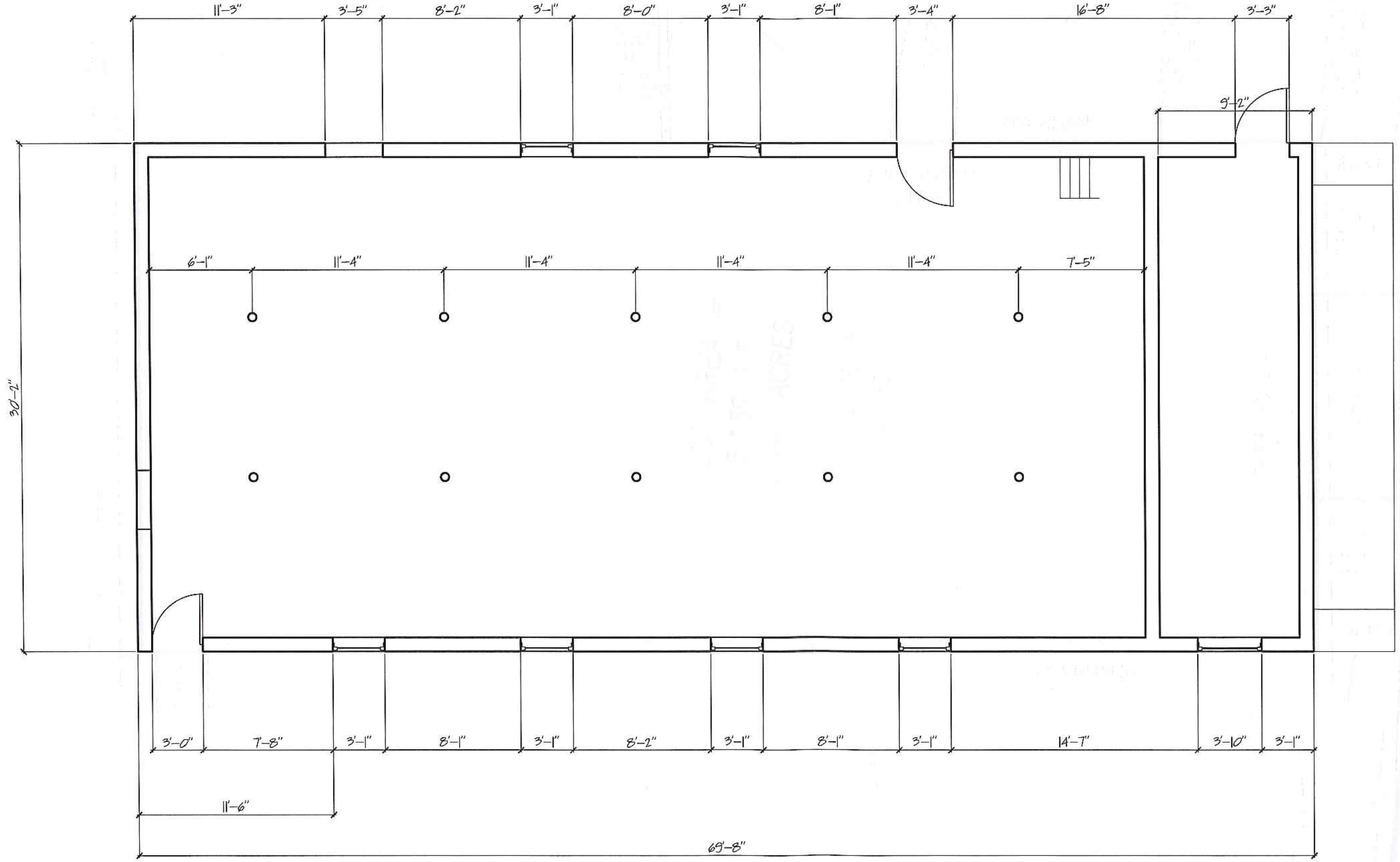
EROSION CONTROL DETAILS

MARQUIS LOFTS CONDOMINIUMS

LAFAYETTE STREET
PORTLAND, MAINE

DESIGNED	DATE
L. Berry	Sept. 2013
DRAWN	SCALE
A. Morrell	NTS
CHECKED	JOB. NO.
L. Berry	13103

SHEET
C-3



10 EXISTING BASEMENT PLAN

0 4'-0" SCALE: 1/8" = 1'-0"

Bild Architecture
PO Box 8235
Portland, ME 04104
207.408.0168
evan@bildarchitecture.com

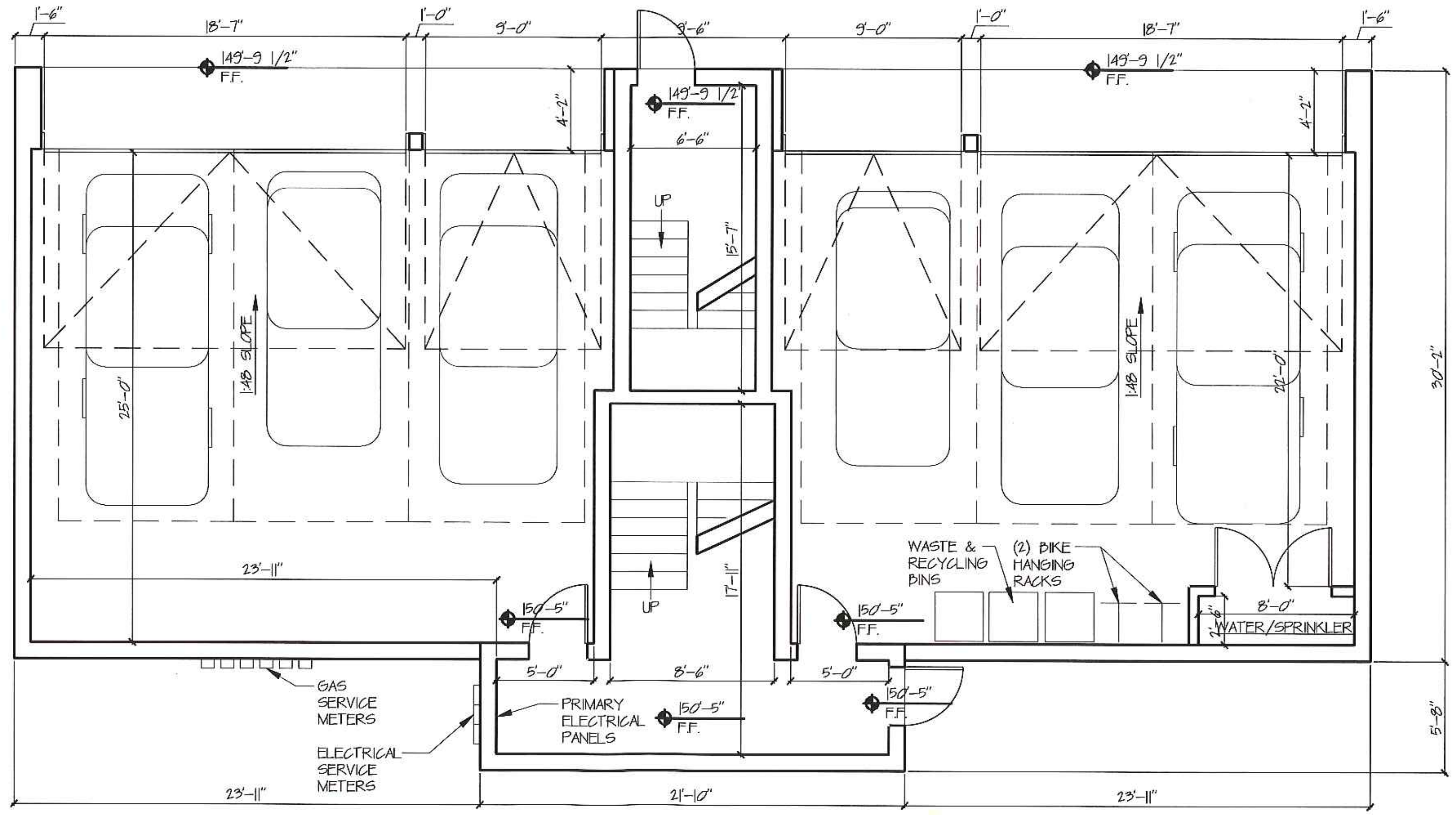
PROJECT NO.
13012
PROJECT NAME
The MARQUIS LOFTS

ISSUE DATE
11.13.13
SHEET SCALE
1/8" = 1'-0"

DRAWN BY
EC
SHEET TITLE
EXISTING PLAN

D

1.0



PARKING LEVEL

0 4'-0" SCALE: 1/8" = 1'-0"

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207.408.0168

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PROJECT NO.
13012

PROJECT NAME
The MARQUIS LOFTS

ISSUE DATE
01.23.14

DRAWN BY
EC

SHEET SCALE
1/8" = 1'-0"

SHEET TITLE
PARKING PLAN

A
1.0

ox\Bild Architecture\Projects\13012 - Bass - Lafayette Street\13012 - Drawings - 2014.01.08 Planning.dwg, A1.0, 1/23/20

CODE INFORMATION

BUILDING FOOTPRINT	2226 SF
TOTAL BUILDING AREA	8904 SF
TENANT AREA	6678 SF (6 UNITS @ 868 SF)
PARKING AREA	1736 SF

IBC USE CLASSIFICATION:
SEPARATED OCCUPANCIES (1 HOUR FIRE SEPARATION)
R-2 (MULTI-UNIT BUILDING)
U (PRIVATE GARAGE)

NFPA USE CLASSIFICATION:
XX
XX

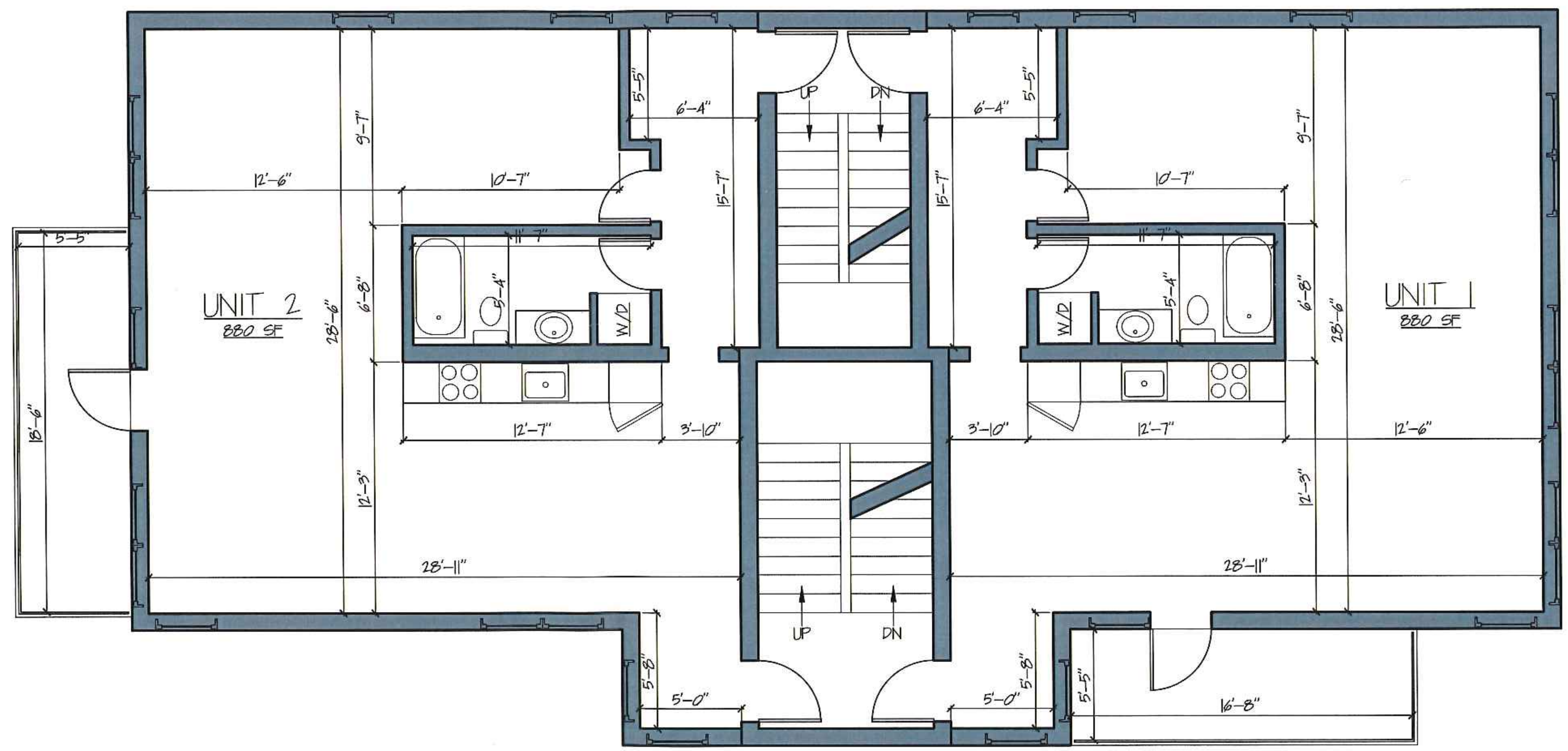
CONSTRUCTION TYPE:	VA (PROTECTED WOOD)
FIRE PROTECTION:	NFPA R13 SPRINKLER SYSTEM

APPLICANT

PETER BASS
ORBIT LLC
795 Congress St.
Portland, Maine 04102
207-772-6005

ARCHTECT

EVAN CARROLL
BILD ARCHITECTURE
PO BOX 8235
PORTLAND, ME 04104
207-408-0168



LEVELS 1, 2 & 3
0 4'-0"
SCALE: 1/8" = 1'-0"

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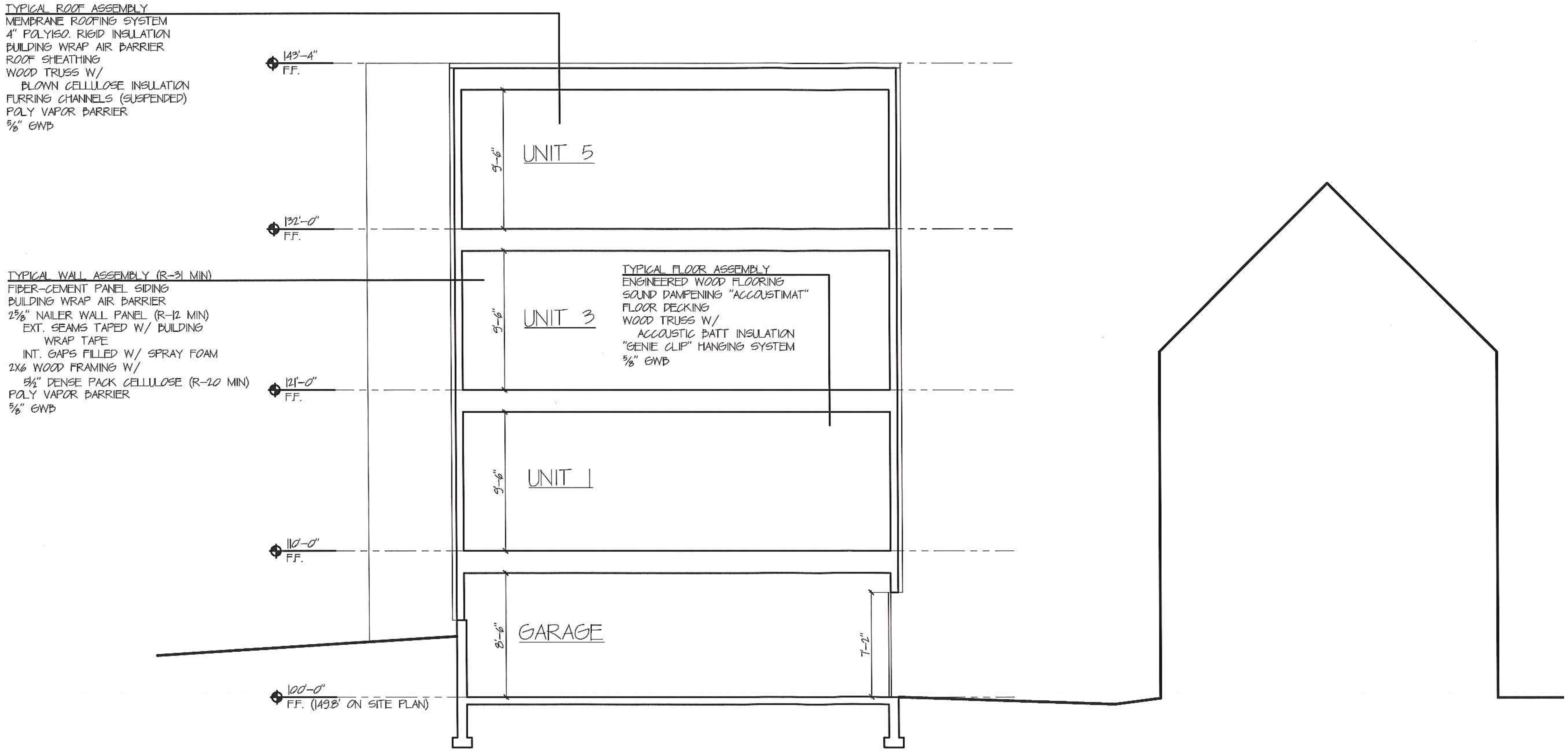
PROJECT NO. **13012**
PROJECT NAME **The MARQUIS LOFTS**
DRAWN BY **LK**
SHEET TITLE **UNIT PLAN**
ISSUE DATE **11.13.13**
SHEET SCALE 1/8" = 1'-0"

A 1.1



SCHEMATIC SECTION
0 8'-0" SCALE: 1/8" = 1'-0"

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PROJECT NO. 13012
PROJECT NAME The MARQUIS LOFTS

ISSUE DATE 11.13.13
SHEET SCALE 1/8" = 1'-0"
DRAWN BY LK
SHEET TITLE SECTION

A 1.2

LEFT ELEVATION
0 4'-0" SCALE: 1/8" = 1'-0"

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PROJECT NO.
13012
PROJECT NAME
The MARQUIS LOFTS

DRAWN BY
EC
SHEET TITLE
ELEVATIONS

ISSUE DATE
01.10.14
SHEET SCALE
1/8" = 1'-0"

A
1.3

RIGHT ELEVATION

0 4'-0" SCALE: 1/8" = 1'-0"

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PROJECT NAME
The MARQUIS LOFTS

DRAWN BY
EC
SHEET TITLE
ELEVATIONS

ISSUE DATE
01.10.14
SHEET SCALE
1/8" = 1'-0"

A

1.4

REAR ELEVATION
0 4'-0" SCALE: 1/8" = 1'-0"

FRONT ELEVATION
0 4'-0" SCALE: 1/8" = 1'-0"

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PROJECT NAME
The MARQUIS LOFTS

DRAWN BY
EC
SHEET TITLE
ELEVATIONS

ISSUE DATE
01.10.14
SHEET SCALE
1/8" = 1'-0"

A
1.5

STREET VIEW
0 X SCALE: NTS

STREET VIEW
0 X SCALE: NTS

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PROJECT NO.
13012
PROJECT NAME
The MARQUIS LOFTS

DRAWN BY
EC
SHEET TITLE
PERSPECTIVES

ISSUE DATE
01.10.14
SHEET SCALE
NTS

A
1.6

SIDEWALK VIEW
0 X SCALE: NTS

SIDEWALK VIEW
0 X SCALE: NTS

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PROJECT NO.
13012
PROJECT NAME
The MARQUIS LOFTS

DRAWN BY
EC
SHEET TITLE
PERSPECTIVES

ISSUE DATE
01.10.14
SHEET SCALE
NTS

A
1.7

TYPICAL WALK-UP APARTMENT BUIDLING AT CORNER OF CUMBERLAND AND LAFAYETTE

Bild Architecture
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PROJECT NO.
13012
PROJECT NAME
The MARQUIS LOFTS

ISSUE DATE
01.10.14
SHEET SCALE
NTS

DRAWN BY
EC
SHEET TITLE
CONTEXT

A
1.8

L-A

LiteBox BX4QL/IBX4QL/RMN4QL 120

4" LED QuickLink
California Title 24 Compliant

FEATURES
- Ideal for residential and light commercial lighting projects that require a small, concealed line-voltage source.
- RMN4QL-120 remodel housing allows for quick and easy installation into existing ceilings
- Nail included on bar hangers.
- Suitable for wet locations and through wiring
- Luminaires are certified by a National Recognized Testing Lab (NRTL), either UL or CSA

ORDERING INFORMATION EXAMPLE: BX4QL-120-LB4LEDA30K WH

BX4QL-120 – LB4LEDA | 30K | | WH |

HOUSING	TRIM	LED COLOR TEMP	CRI	TRIM COLOR	ACCESSORIES
BX4QL-120 4" line voltage Non-IC housing, new construction applications IBX4QL-120 4" line voltage IC housing, new construction applications, AirShield™ rated RMN4QL-120 4" line voltage Non-IC housing, Remodel applications.	LB4LEDA¹ 4" LED QuickLink trim	30K 3000 Kelvin	Blank 80+ CRI	WH White	G4² Ceiling gasket for the 4" line voltage housings. Seals housing to drywall opening ICBOX Recessed enclosure for Non-IC housing in IC applications. See page 274.

New and Existing Construction
LB4LEDA
LED Downlight Module
9W High Efficacy
Wet Location
120V

DATE: TYPE:
FIRM NAME:
PROJECT:

LiteBox 4"
Aperture: Nominal 4"
See Housing Specification Sheet for ceiling cutout requirements
Not to Scale

lighting facts
RoHS

APPLICATIONS:
LiteBox LED modules are designed for use in new construction as well as retrofit applications with existing Prescolite or competitive 4" housings using the screw base adapter included. Lumen output and distribution comparable to a 50W R20 while consuming only 9 watts. ENERGY STAR® qualified. Can be used to comply with California Title 24 IECC watts per square foot requirements. Suitable for use with continuous room side ambient temperature up to 25°C. Flicker-free dimming to 20% with most standard dimmers. (See Dimming Notes)

LIGHT ENGINE:
High efficacy LED light engine, 3000K, 80+ CRI, integrated with durable aluminum heat sink for excellent thermal management. System designed for optimal life and lumen maintenance. Minimum 50,000 hours at 70% Lumen maintenance.

LENS/REFLECTOR:
All LiteBox LED modules are provided standard with a diffuse optical grade acrylic lens for uniform illumination and superior glare control. Reflector powder coat finish creates aesthetic ceiling appearance and visually comfortable 55° cutoff.

LED DRIVER:
Integral high efficiency LED driver 120V, >0.9 power factor, dimmable to 20% with standard incandescent or electronic low voltage dimmers. (See Dimming Notes for recommended dimmers.) Output over-voltage, over-current, and short circuit protection. Life expectancy of 50,000 hours minimum at recommended ambient temperatures.

INSTALLATION:
For New Construction: Use with Prescolite BX QuickLink LED housings. QuickLink connector mates directly to housing connector without a screw base adapter for California Title 24 compliance.

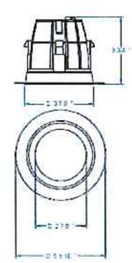
For Retrofit: Use in Prescolite or other compatible 4" recessed housings using supplied screw base adapter.

Easy installation with (3) stainless steel spring clips (pre-installed).

CERTIFICATIONS:
ETL Classified for use in Prescolite or other 4" recessed housings including Halo, Juno, and Lithonia. (See page 3 for more details) Suitable for wet locations. ENERGY STAR qualified. Meets California Title 24 with BX4QL-120, IBX4QL-120, and RMN4QL-120.

WARRANTY:
5 year warranty
Additional information on pg 3.

See www.prescolite.com for details.



CATALOG NUMBER: EXAMPLE: LB4LEDA30K WH

TRIM	LED COLOR	CRI	TRIM COLOR	ACCESSORIES
❑ LB4LEDA 4" Litebox LED Module with dimming to 20% 120V	❑ 30K 3000 Kelvin	❑ Blank 80+ CRI	❑ WH White	❑ BX4QL-120 4" Non-IC Housing ❑ IBX4QL-120 4" IC Housing ❑ RMN4QL-120 4" Non-IC Remodel Housing

L-B

LED CYLINDERS LiteForms

4" & 6" LED Cylinders
LED Array with (6) or (10) high-brightness LEDs

4" FEATURES
- Surface, Pendant, and Wall Mount 6W down, and 6W up/6W down optics meet a variety of applications
- Photometrics tested per IESNA-LM-79-2008 standards
- Extruded aluminum housing available in smooth or finned (wall mount only)
- Suitable for wet locations, fully gasketed
- Luminaires are certified by a National Recognized Testing Lab (NRTL), either UL or CSA.

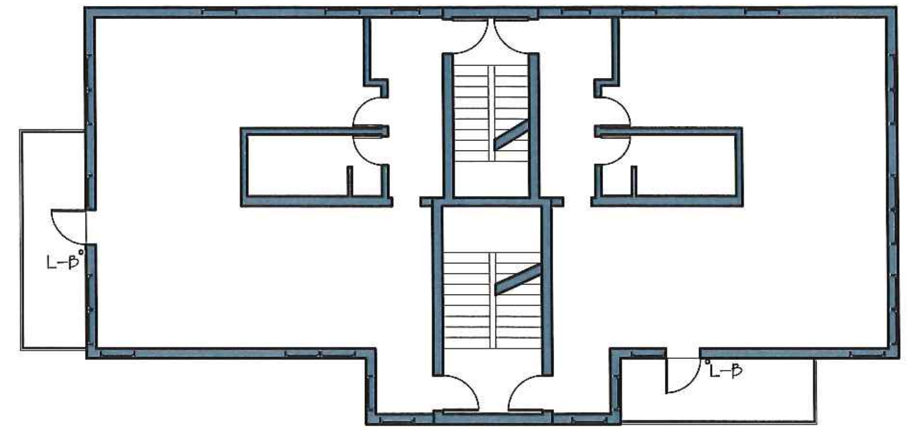
6" FEATURES
- Unique light engine design to produce uniform distribution by using Prescolite's Patented (U.S. Patent No. 6,234, 236) American Matte™ finish
- Provides superior brightness control
- Suitable for wet locations
- Luminaires are certified by a National Recognized Testing Lab (NRTL), either UL or CSA.

LD4 ORDERING INFORMATION EXAMPLE: LD4SUDWZ

LD4 | S | UD | W | Z

HOUSING	HOUSING STYLE	MOUNTING/ DISTRIBUTION	LED COLOR	CYLINDER FINISH
LD4 4" LED cylinder	S Smooth F¹ Finned	D Wall mount-Down UD Wall mount-Up/Down P Pendant S Surface	W White B Blue R Red C Cyan G Green A Amber	BL Black BZ Bronze WH White Z Zet (Metallic silver) Special Finishes See pages 296-297

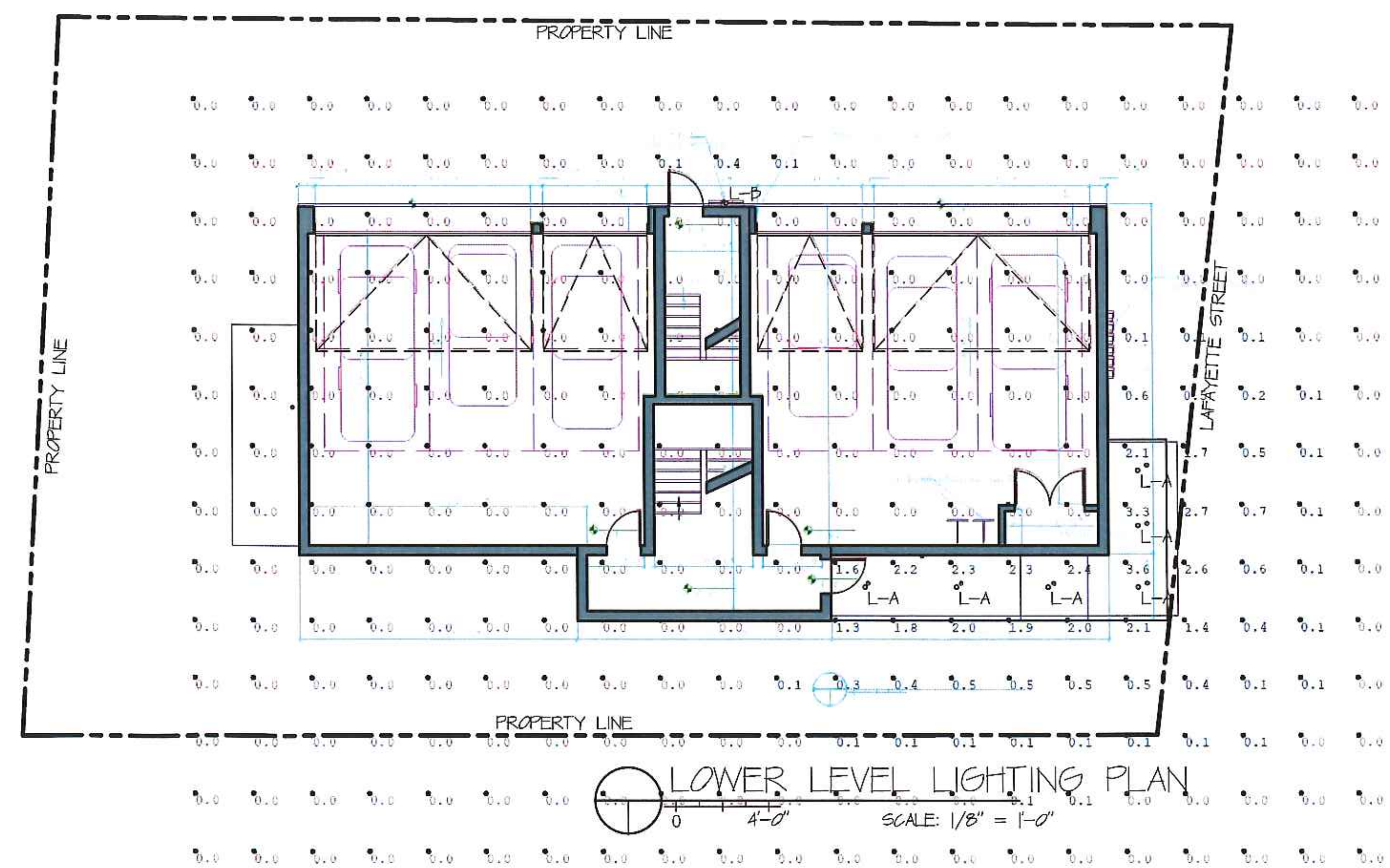
NOTES
1. Not available with pendant or surface mount
2. Custom stem lengths available in 1/2" increments



TYPICAL LIVING LEVEL LIGHTING PLAN
0 4'-0"
SCALE: 1/8" = 1'-0"

PHOTOMETRIC CALCULATIONS PERFORMED BY
DAVE CHARRON
SWANEY LIGHTING ASSOCIATES INC.
15 Pleasant Hill Rd
P.O. Box 1597
Scarborough, Maine 04070
email: swaneylighting.com
ph: 207-883-7100
fax: 207-885-9605

NOTES:
- LIGHT MEASUREMENT POINTS ARE AT 5' ON CENTER.
- FIXTURE L-A WILL BE OUTFITTED WITH A DIMMER HAVING A PERMINENT HIGH END TRIM LIMITING OUTPUT TO 50% TO ACHIEVE THE SHOWN LIGHTING LEVELS



LOWER LEVEL LIGHTING PLAN
0 4'-0"
SCALE: 1/8" = 1'-0"

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PO Box 8235
Portland, ME 04104
207.408.0168
evan@bildarchitecture.com

bild ARCHITECTURE

NOT FOR CONSTRUCTION

PROJECT NO.
13012
PROJECT NAME
The MARQUIS LOFTS

DRAWN BY
EC
SHEET TITLE
LIGHTING PLAN

ISSUE DATE
01.07.14
SHEET SCALE
1/8" = 1'-0"

A
1.9

PHOTO MERGE 1
0 X SCALE: NTS

PHOTO MERGE 2
0 X SCALE: NTS

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PROJECT NO.
13012
PROJECT NAME
The MARQUIS LOFTS

DRAWN BY
EC
SHEET TITLE
PHOTO MERGE

ISSUE DATE
01.10.14
SHEET SCALE
NTS

A
1.10

PHOTO MERGE 3
0 X SCALE: NTS

PHOTO MERGE 4
0 X SCALE: NTS

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PROJECT NAME
The MARQUIS LOFTS

DRAWN BY
EC
SHEET TITLE
PHOTO MERGE

ISSUE DATE
01.10.14
SHEET SCALE
NTS

A
1.11

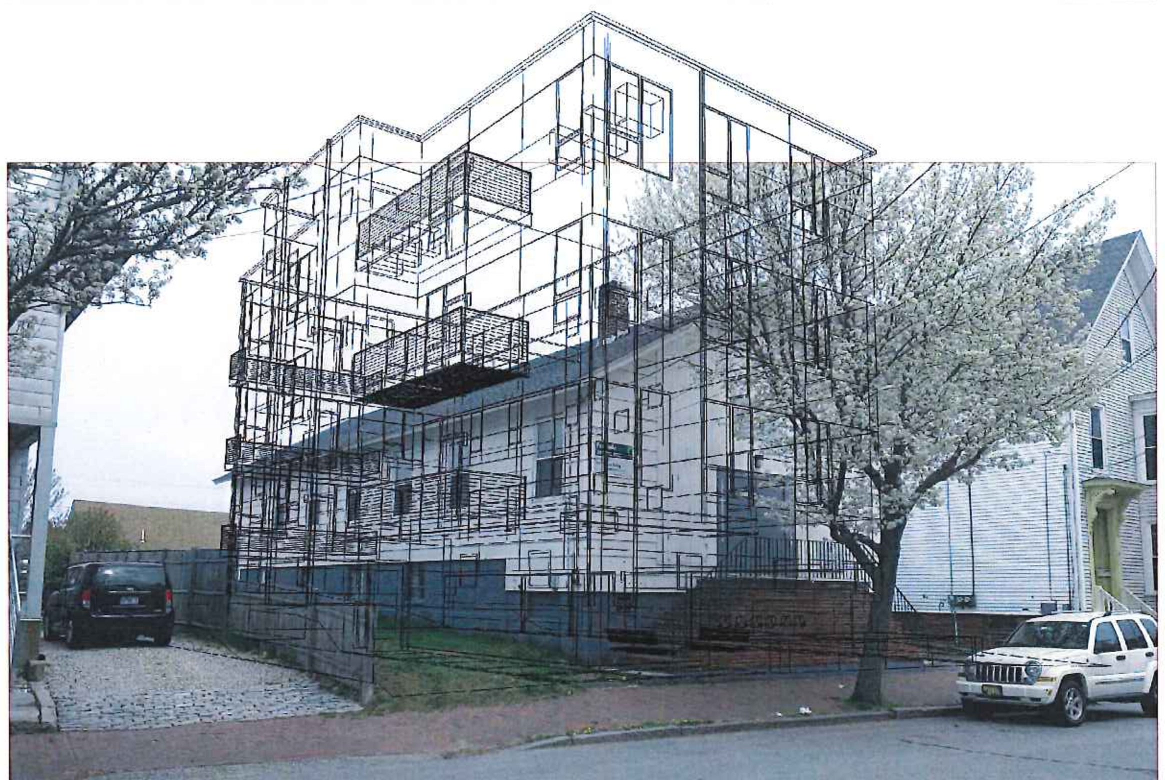

PHOTO MERGE 5
0 X
SCALE: NTS

PHOTO MERGE 6
0 X
SCALE: NTS

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PROJECT NO.
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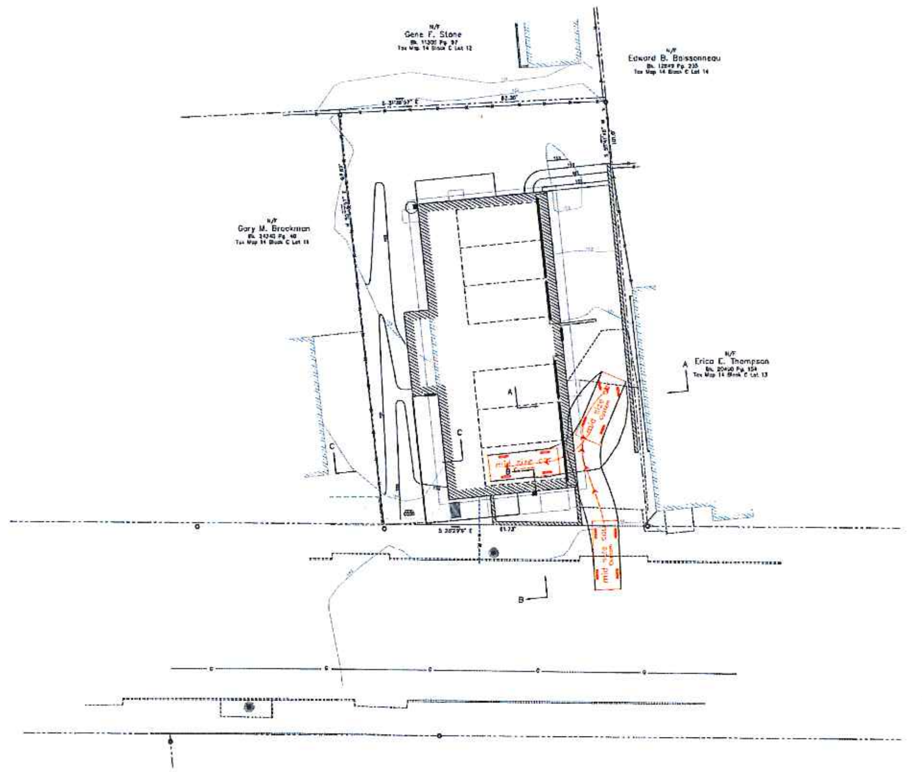
PROJECT NAME
The MARQUIS LOFTS

DRAWN BY
EC
SHEET TITLE
PHOTO MERGE

ISSUE DATE
01.10.14
SHEET SCALE
NTS

A
1.12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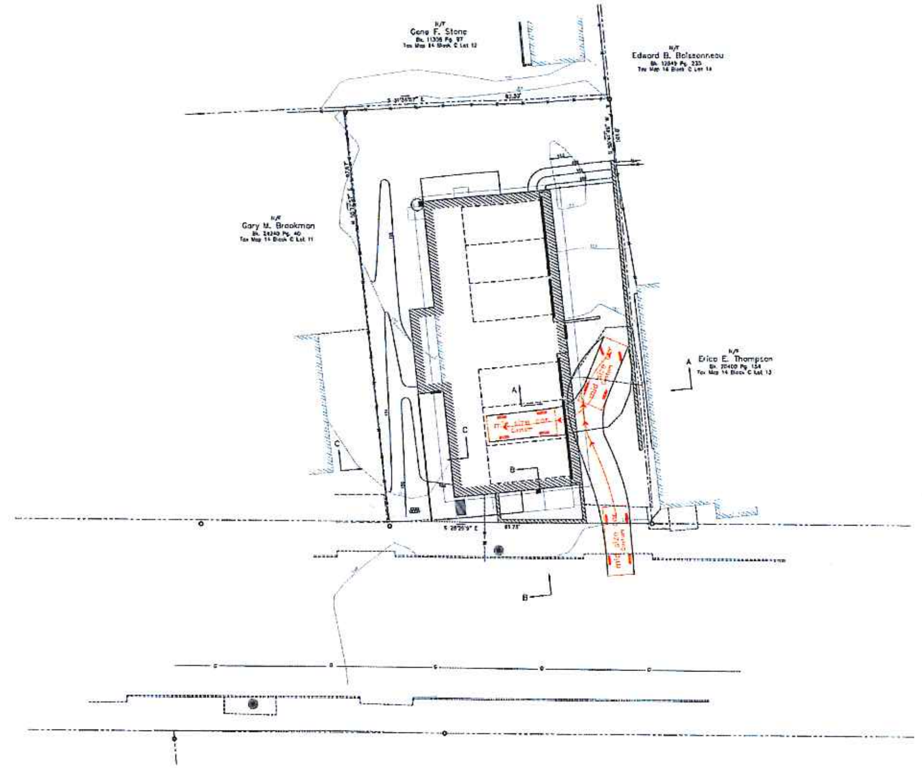
N/F
Edward B. Boissonneau
N/F
Gary M. Brookman
N/F
Erica E. Thompson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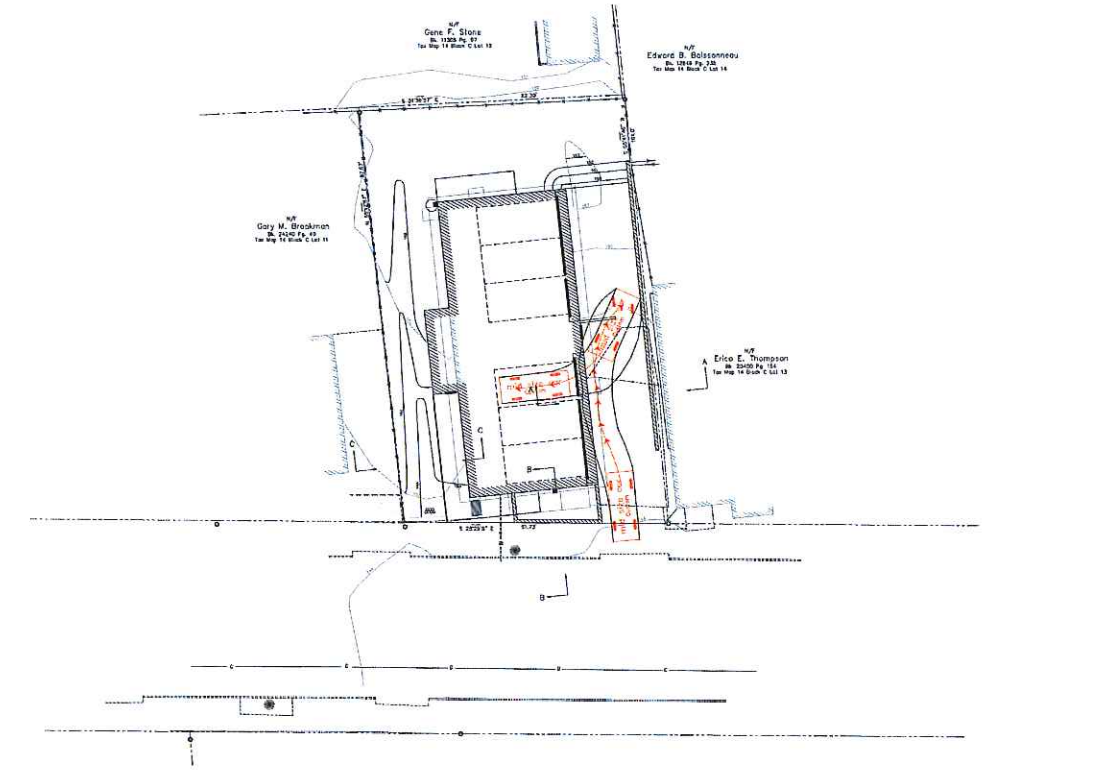
Edward B. Boissonneau
N/F
Gary M. Brookman
N/F
Erica E. Thompson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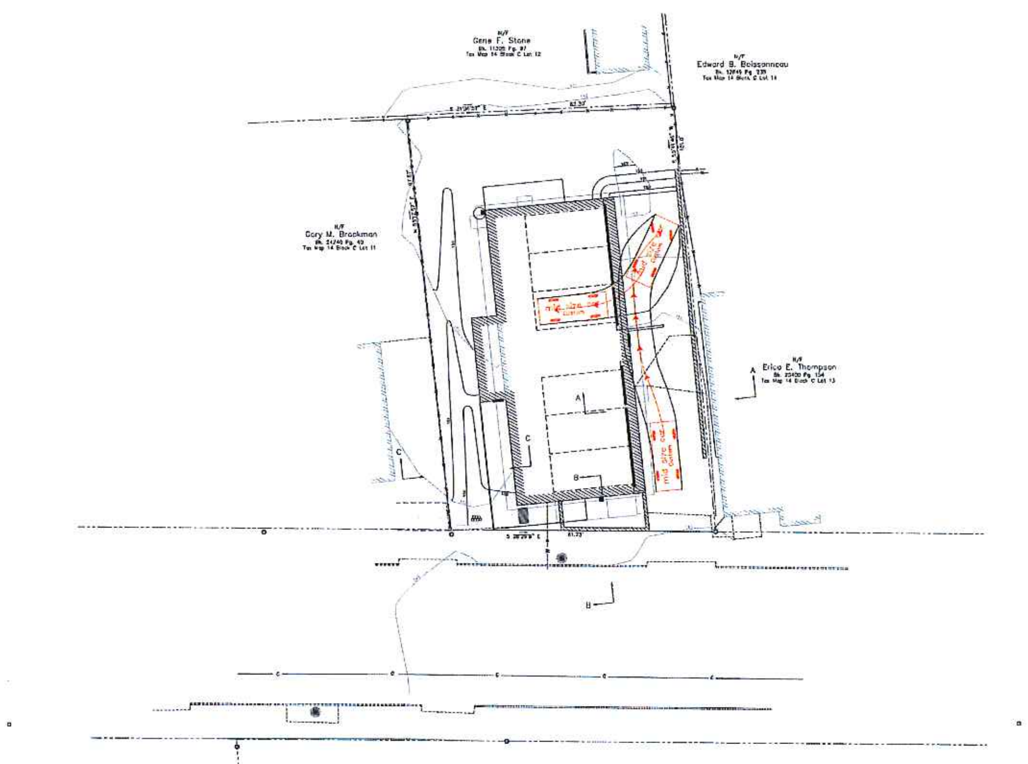
N/F
Edward B. Boissonneau
N/F
Gary M. Brookman
N/F
Erica E. Thompson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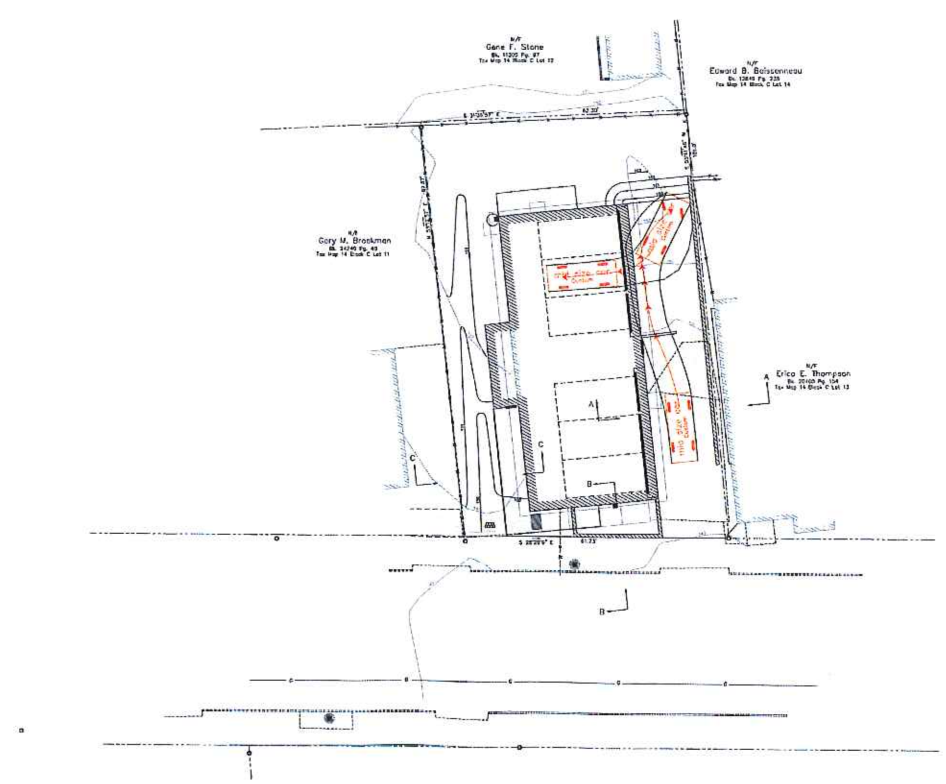
N/F
Edward B. Boissonneau
N/F
Gary M. Brookman
N/F
Erica E. Thompson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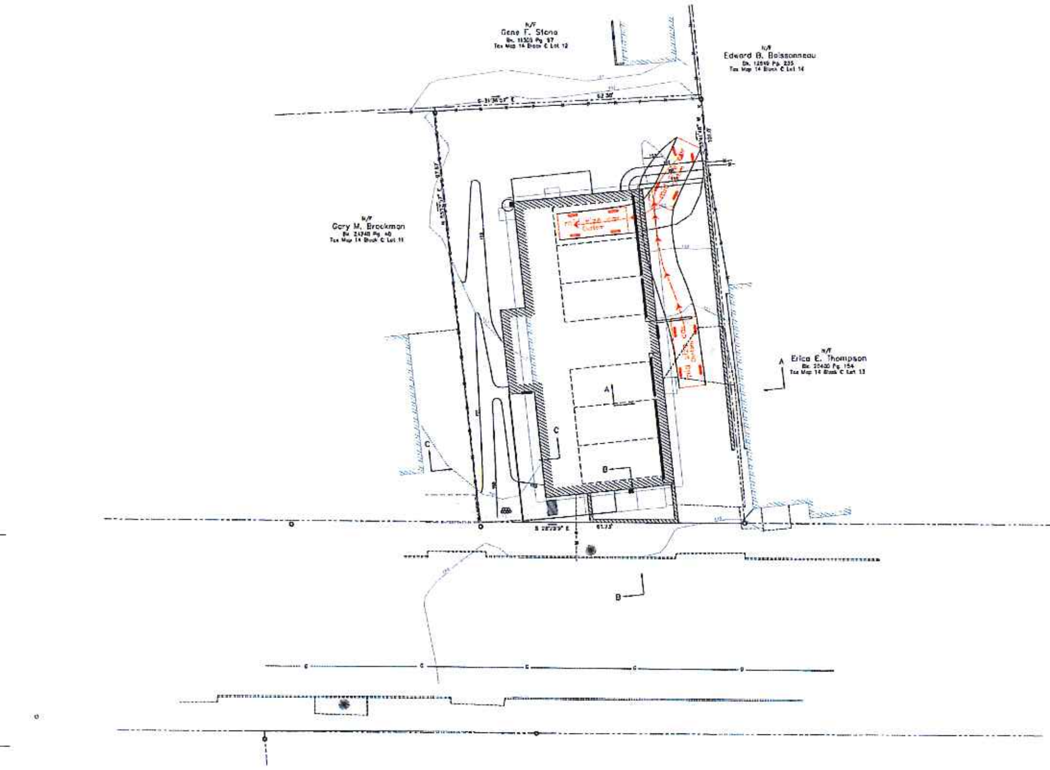
Erica E. Thompson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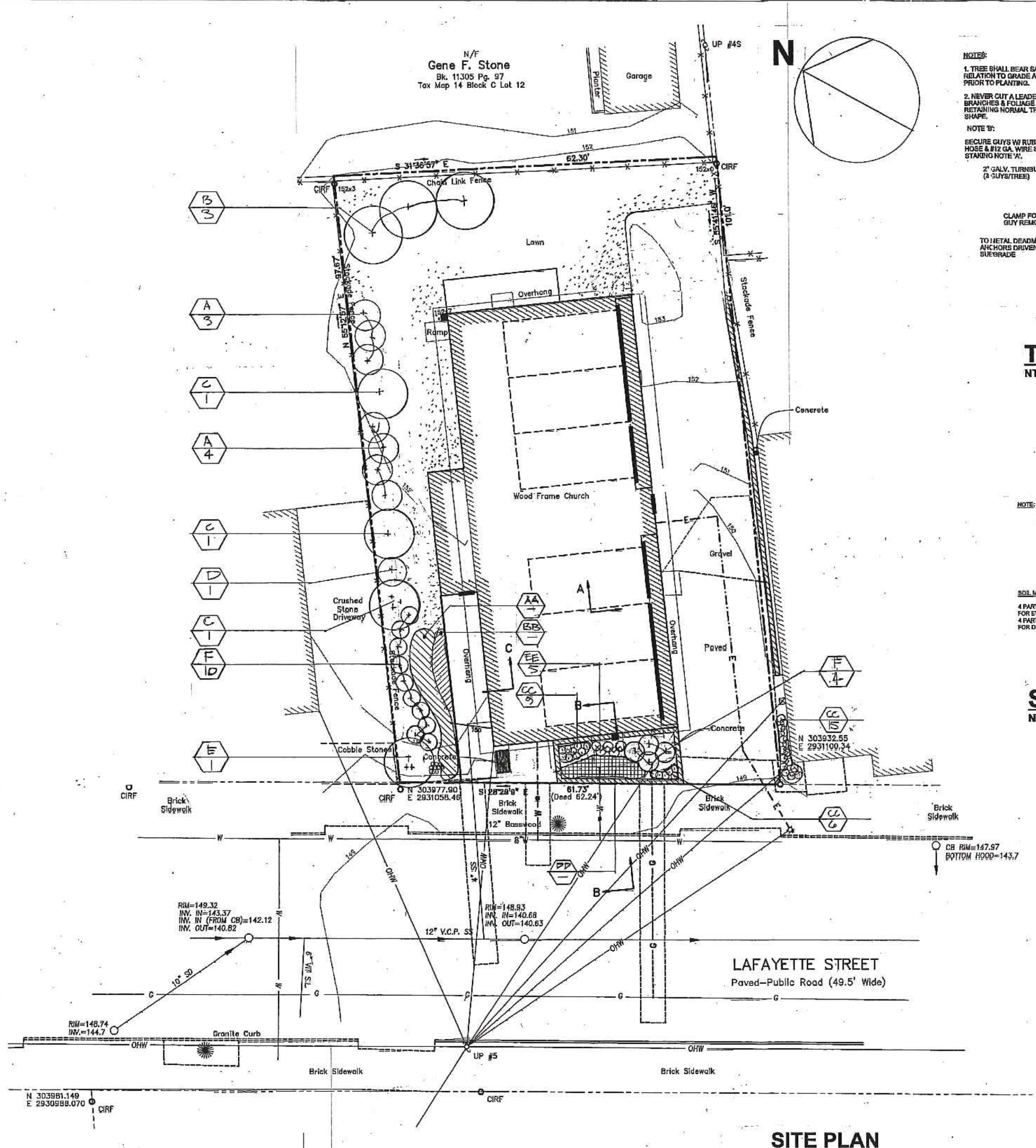
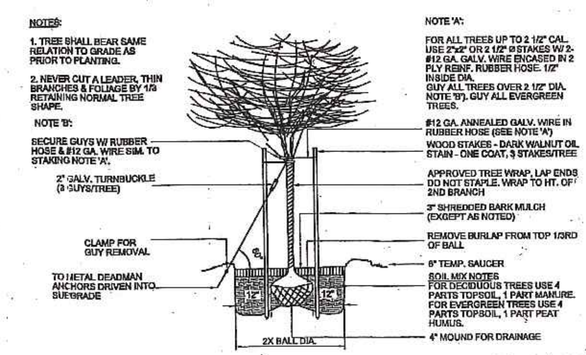
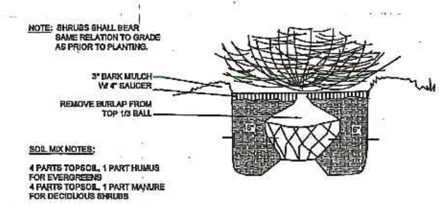
N/F
Gary M. Brookman
N/F
Erica E. Thompson



SITE PLAN
1" =10'-0"



TREE PLANTING DETAIL
NTS



SHRUB PLANTING DETAIL
NTS

PLANT LIST

TREES & SHRUBS

KEY	COMMON & BOTANICAL NAME	SIZE	ROOT	QTY	NOTES
A	HIGHBUSH BLUEBERRY V. CORYMBOSUM	3' HT.	CONT	7	
B	PAGODA DOGWOOD C. ALTERNIFOLIA ' W. STACKMAN - GOLDEN SHADOWS	4-5' HT.	B&B	3	
C	AMELANCHIER X GRANDIFLORA SERVICEBERRY 'CUMULUS – ROBIN HILL PINK'	2 ½" CAL	B&B	3	3 TRUNK
D	SHASTA VIBURNUM V.PLICATUM VAR. TOMENTOSUM ' SHASTA'	4-5' HT	B&B	1	3 CANES
E	CORNELIAN CHERRY C. MAS	5-6' HT.	B&B	1	3 TRUNK
F	'SUMMER SNOWFLAKE' VIBURNUM V. PLICATUM VAR. TOMENTOSUM ' SUMMER SNOWFLAKE'	# 5	CONT	14	

PERENNIALS

KEY	COMMON & BOTANICAL NAME	SIZE	ROOT	QTY	NOTES
AA	BUNCHBERRY CORNUS CANADENSIS		CONT	151	@ 9" oc
BB	WILD GINGER ASARUM EUROPEUM		CONT	41	@ 9" oc
CC	DAYLILY VAR. HEMEROCALLIS		PTD	30	BLOOM IN JULY THRU SEPT
DD	BLUEBERRY SOD V. ANGUSTIFOLIUM			50 sf	
EE	ASTILBE ASTILBE X ARENDSIS ' WHITE GLORY'		PTD	5	

PLANTING NOTES

1. The contractor shall supply all plants in quantities sufficient to complete the work shown on plan. Any discrepancies between quantities shown on plant list and those required by this drawing shall not entitle contractor to additional remuneration.
2. Any plant substitutions must be approved by the owner and the City of Portland.
3. Any tree or shrub which comes over or under any utility shall be relocated on the site by the landscape architect.
4. All lawn areas to have 6" of topsoil unless noted otherwise.
5. All trees and shrubs shall be placed in the designated areas as shown on the plan and before planting shall be approved by the landscape architect.
6. The contractor shall relocate any tree or shrub as directed by the landscape architect.
7. All plant material installed shall meet the specifications of the American Standard for Nursery Stock (latest edition) as set forth by the American Association of Nurserymen.
8. The landscape contractor shall replace or repair to original condition any and all utilities, paving, curbing, etc., damaged as a result of their operations at no additional cost to the owner.

Anthony Muench Landscape Architect

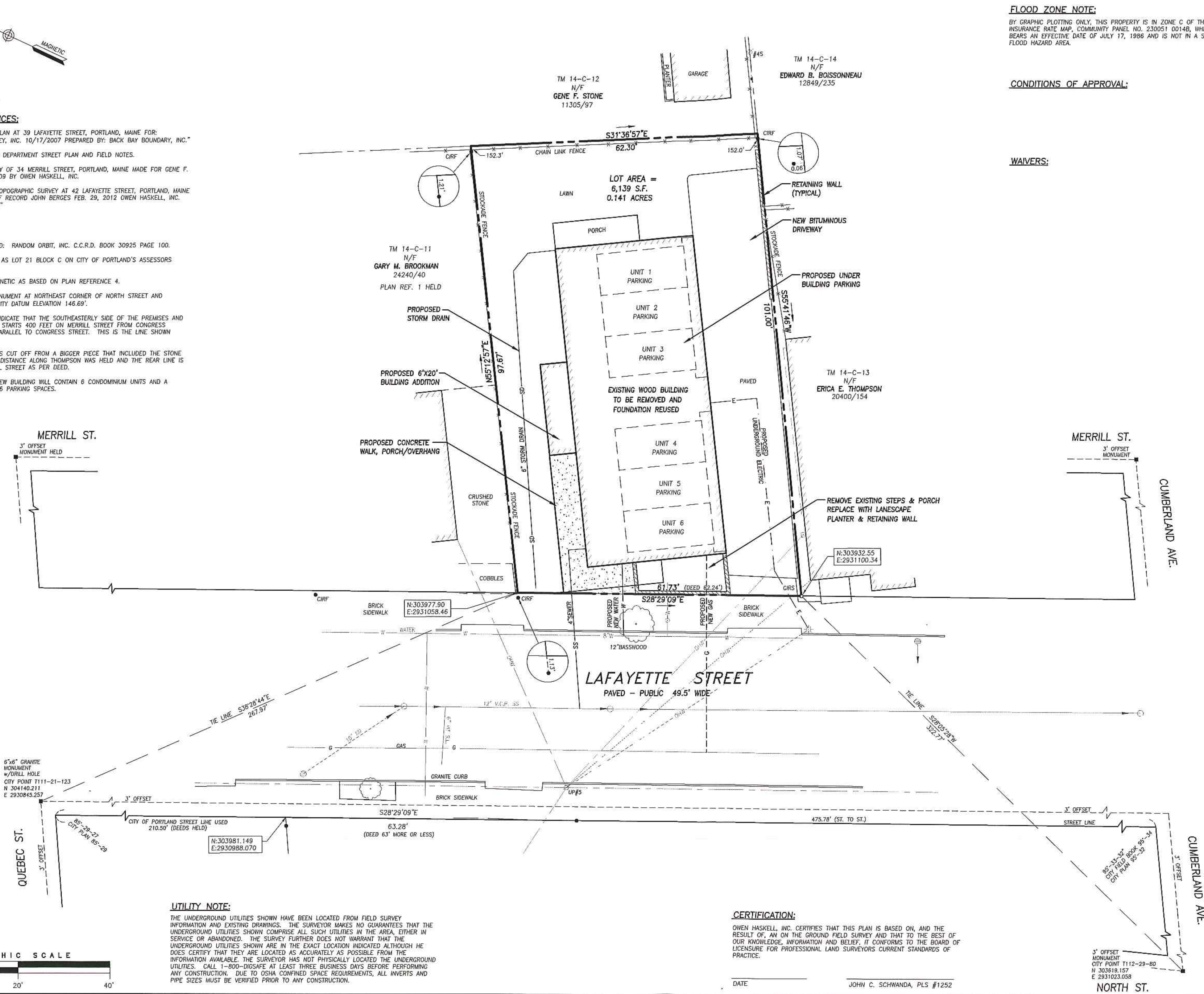
RANDOM ORBIT, INC.
795 CONGRESS STREET
PORTLAND, MAINE

LAFAYETTE STREET CONDOMINIUMS
LAFAYETTE STREET
PORTLAND, MAINE

REV. 1.9.14
DATE: 11.18.13

LANDSCAPE PLAN

L-1



PLAN REFERENCES:

1) "EXISTING SITE PLAN AT 39 LAFAYETTE STREET, PORTLAND, MAINE FOR: CHRISTOPHER GORMLEY, INC. 10/17/2007 PREPARED BY: BACK BAY BOUNDARY, INC."

2) CITY ENGINEERING DEPARTMENT STREET PLAN AND FIELD NOTES.

3) BOUNDARY SURVEY OF 34 MERRILL STREET, PORTLAND, MAINE MADE FOR GENE F. STONE SEPT. 10, 2009 BY OWEN HASKELL, INC.

4) "BOUNDARY & TOPOGRAPHIC SURVEY AT 42 LAFAYETTE STREET, PORTLAND, MAINE MADE FOR OWNER OF RECORD JOHN BERGES FEB. 29, 2012 OWEN HASKELL, INC. JOB NO. 2012-013P"

NOTES:

1) OWNER OF RECORD: RANDOM ORBIT, INC. C.C.R.D. BOOK 30925 PAGE 100.

2) LOCUS IS SHOWN AS LOT 21 BLOCK C ON CITY OF PORTLAND'S ASSESSORS MAP 21.

3) BEARING ARE MAGNETIC AS BASED ON PLAN REFERENCE 4.

4) BENCH MARK: MONUMENT AT NORTHEAST CORNER OF NORTH STREET AND CONGRESS STREET, CITY DATUM ELEVATION 146.69'.

5) ANCIENT DEEDS INDICATE THAT THE SOUTHEASTERLY SIDE OF THE PREMISES AND THE LAND OF STONE STARTS 400 FEET ON MERRILL STREET FROM CONGRESS STREET AND RUNS PARALLEL TO CONGRESS STREET. THIS IS THE LINE SHOWN HERE.

6) THIS PARCEL WAS CUT OFF FROM A BIGGER PIECE THAT INCLUDED THE STONE PARCEL. THE DEED DISTANCE ALONG THOMPSON WAS HELD AND THE REAR LINE IS PARALLEL TO MERRILL STREET AS PER DEED.

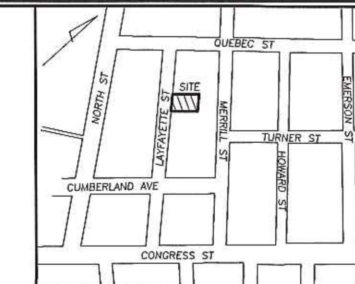
7) THE PROPOSED NEW BUILDING WILL CONTAIN 6 CONDOMINIUM UNITS AND A GARAGE LEVEL WITH 6 PARKING SPACES.

FLOOD ZONE NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE C OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 230051 0014B, WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 1986 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

CONDITIONS OF APPROVAL:

WAIVERS:



LOCATION MAP N.T.S.

LEGEND

- GRANITE MONUMENT FOUND
- IRON PIPE OR ROD FOUND
- CAPPED IRON ROD SET
- UTILITY POLE
- LIGHT POLE
- WATER VALVE
- DECIDUOUS TREE
- FENCE
- CURB
- OVERHEAD WIRES
- WATER LINE
- GAS LINE
- SANITARY SEWER

APPROVED BY THE
CITY OF PORTLAND PLANNING BOARD

DATE

STATE OF MAINE, CUMBERLAND, ss
REGISTRY OF DEEDS
RECEIVED ______
AT ___ hr. ___ min. ___ m AND RECORDED
IN PLAN BOOK ______, PAGE ______

ATTEST: ______
REGISTER

UTILITY NOTE:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-800-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION. DUE TO OSHA CONFINED SPACE REQUIREMENTS, ALL INVERTS AND PIPE SIZES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.

GRAPHIC SCALE
0 5' 10' 20' 40'

CERTIFICATION:

OWEN HASKELL, INC. CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

DATE

JOHN C. SCHWANDA, PLS #1252

RECORDING PLAT
AT
#33-35 LAFAYETTE STREET, PORTLAND, MAINE
MADE FOR RECORD OWNER
RANDOM ORBIT, INC.
795 CONGRESS STREET, PORTLAND, MAINE 04102

OWEN HASKELL, INC.
390 U.S. ROUTE ONE, FALMOUTH, ME 04105 (207) 774-0424
PROFESSIONAL LAND SURVEYORS

Drwn By	JCS	Date	Job No.
Trace By	JLW	DECEMBER 30, 2013	2013-135P
Check By	JCS	Scale	Drwg. No.
Book No.	1121	1" = 10'	1RP

1-6-14

RANDOM ORBIT LLC
THE MARQUIS LOFTS
PORTLAND, MAINE
SITE PLAN RESUBMISSION 1/2/2014

PROJECT CONTACTS

OWNER
PETER BASS
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(207) 773-3625

CODE INFORMATION

BUILDING FOOTPRINT	2226 SF
TOTAL BUILDING AREA	8904 SF
TENANT AREA	6678 SF (6 UNITS @ 868 SF)
PARKING AREA	1736 SF

IBC USE CLASSIFICATION:
- SEPARATED OCCUPANCIES (1 HOUR FIRE SEPARATION WITH SPRINKLER)
- R-2 (MULTI-UNIT BUILDING)
- U (PRIVATE GARAGE)

NFPA USE CLASSIFICATION:
- SEPARATED OCCUPANCIES (1 HOUR FIRE SEPARATION WITH SPRINKLER)
- RESIDENTIAL - APARTMENT BUILDING
- STORAGE - PARKING STRUCTURE

CONSTRUCTION TYPE:	VA (PROTECTED WOOD)
FIRE PROTECTION:	NFPA R13 SPRINKLER SYSTEM

ABBREVIATIONS

A/V	AIR/VAPOR
AFF	ABOVE FINISH FLOOR
B.O.	BOTTOM OF
CONC.	CONCRETE
ELEVS.	ELEVATIONS
FFE	FINISH FLOOR ELEVATION
GWB	GYPSUM WALL BOARD
INSUL.	INSULATION
O.C.	ON CENTER
PT	PRESSURE TREATED
SAT	SUSPENDED ACOUSTICAL TILE
SIM	SIMILAR
STRUCT	STRUCTURAL DRAWINGS OR STRUCTURAL ENGINEER
T.O.	TOP OF
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VCT	VINYL COMPOSITE TILE

DRAWING LIST

		SITE PLAN SUBMISSION 11/15/2013	SITE PLAN RESUBMISSION 1/2/2014
T1.0	TITLE SHEET	X	X
D1.0	EXISTING PLAN	X	
C-1	SITE PLAN	X	X
C-2	STANDARD DETAILS		X
C-3	EROSION CONTROL DETAILS		X
A1.0	PARKING PLAN	X	X
A1.1	UNIT PLAN	X	
A1.2	SECTION	X	
A1.3	ELEVATIONS	X	X
A1.4	ELEVATIONS	X	X
A1.5	ELEVATIONS	X	X
A1.6	PERSPECTIVES	X	X
A1.7	PERSPECTIVES	X	X
A1.8	CONTEXT	X	X
A1.9	LIGHTING PLAN	X	
A1.10	PHOTO MERGE		X
A1.11	PHOTO MERGE		X
A1.12	PHOTO MERGE		X

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evan@bildarchitecture.com

bild ARCHITECTURE

NOT FOR CONSTRUCTION

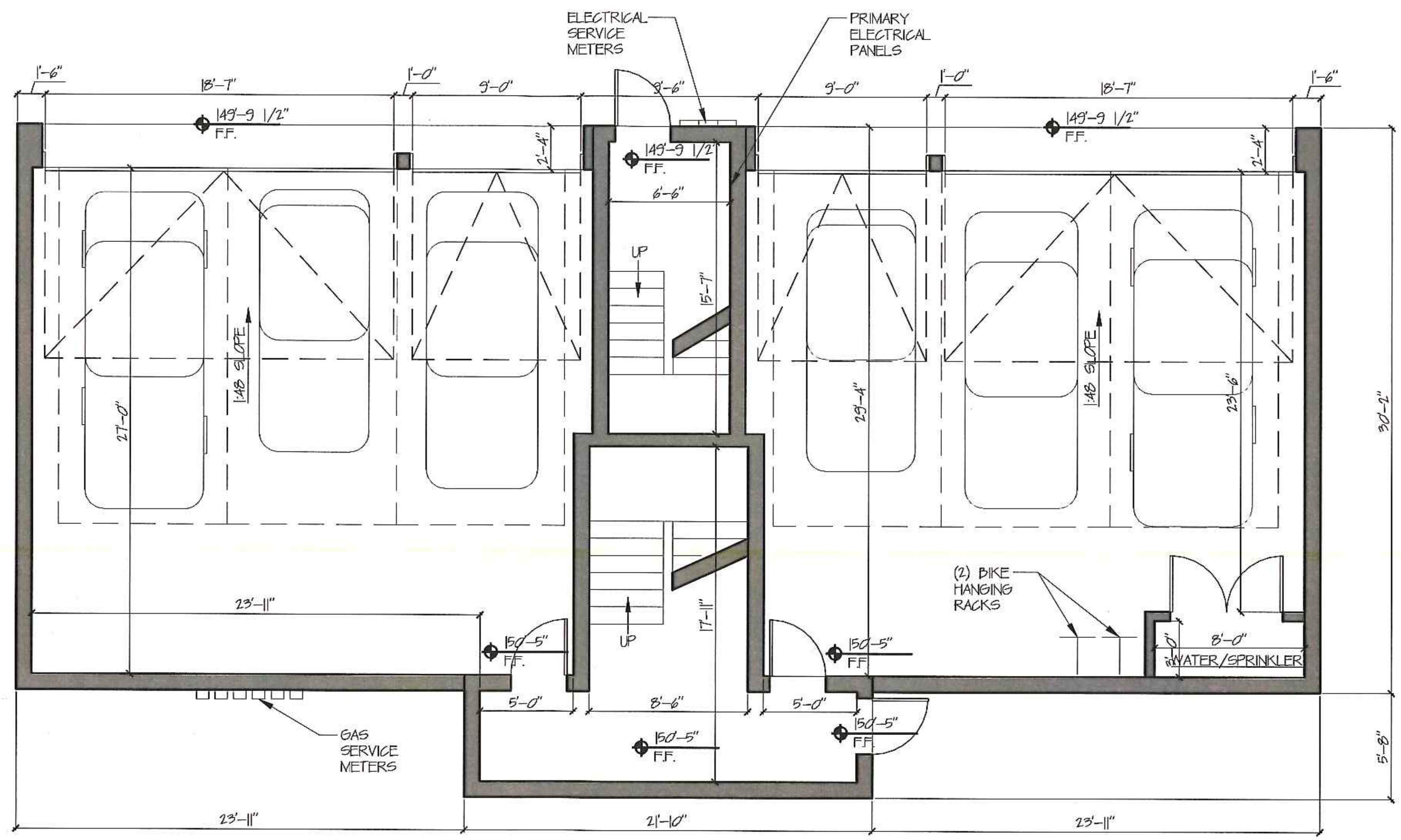
PROJECT NO. 13012
PROJECT NAME The MARQUIS LOFTS

DRAWN BY EC
SHEET TITLE TITLE SHEET

ISSUE DATE 01.02.14
SHEET SCALE NTS

G

1.0



PARKING LEVEL
0 4'-0" SCALE: 1/8" = 1'-0"

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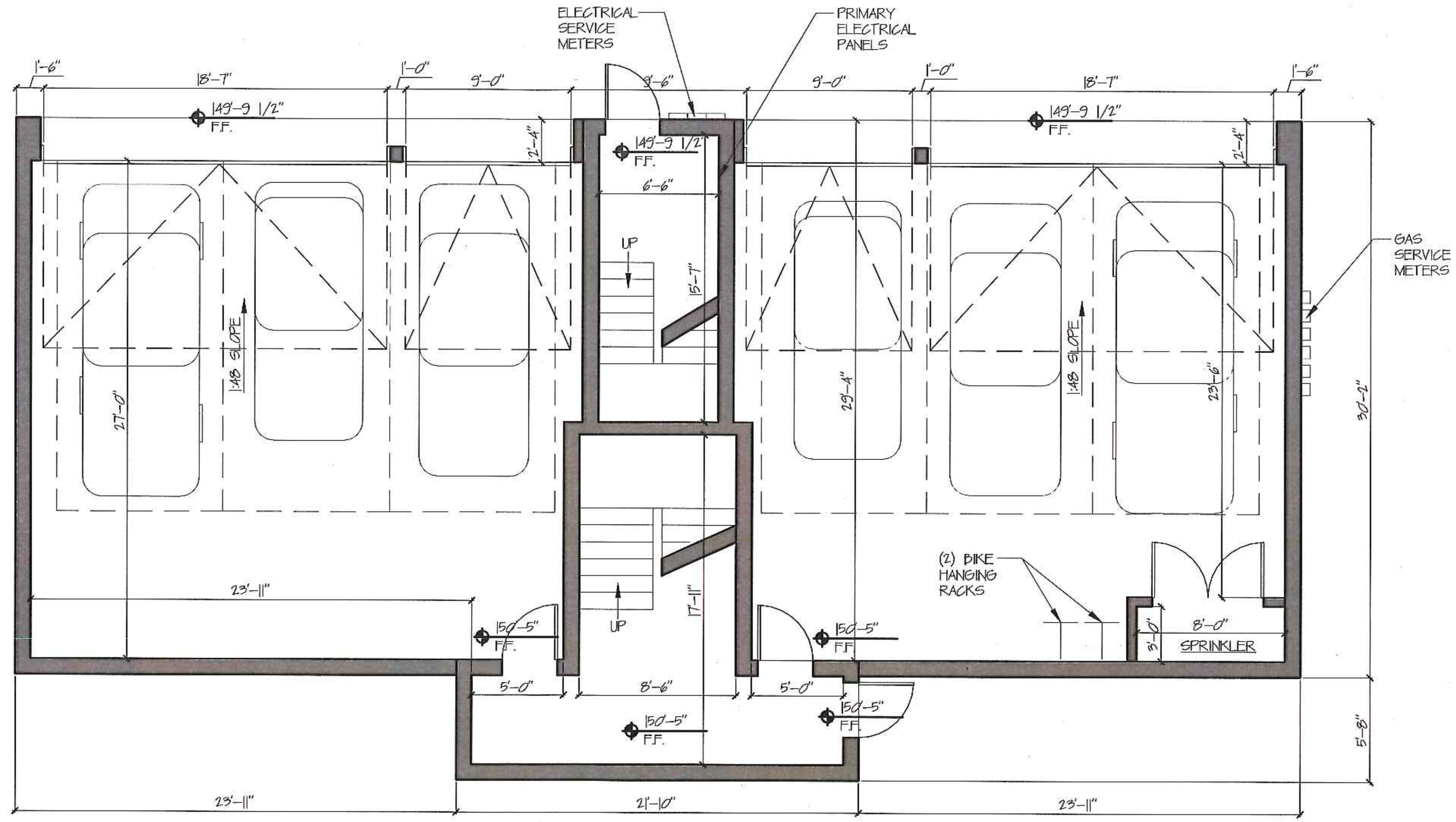
SHEET TITLE
PARKING PLAN

ISSUE DATE
01.02.14
SHEET SCALE
1/8" = 1'-0"

A
1.0



PARKING LEVEL
0 4'-0" SCALE: 1/8" = 1'-0"

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DRAWN BY
EC
SHEET TITLE
PARKING PLAN

ISSUE DATE
11.13.13
SHEET SCALE
1/8" = 1'-0"

A
1.0

CODE INFORMATION

BUILDING FOOTPRINT	2226 SF
TOTAL BUILDING AREA	8904 SF
TENANT AREA	6678 SF (6 UNITS @ 868 SF)
PARKING AREA	1736 SF

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- R-2 (MULTI-UNIT BUILDING)
- U (PRIVATE GARAGE)

NFPA USE CLASSIFICATION:
- SEPARATED OCCUPANCIES (1 HOUR FIRE SEPARATION WITH SPRINKLER)
- RESIDENTIAL – APARTMENT BUILDING
- STORAGE – PARKING STRUCTURE

CONSTRUCTION TYPE:	VA (PROTECTED WOOD)
FIRE PROTECTION:	NFPA R13 SPRINKLER SYSTEM

APPLICANT

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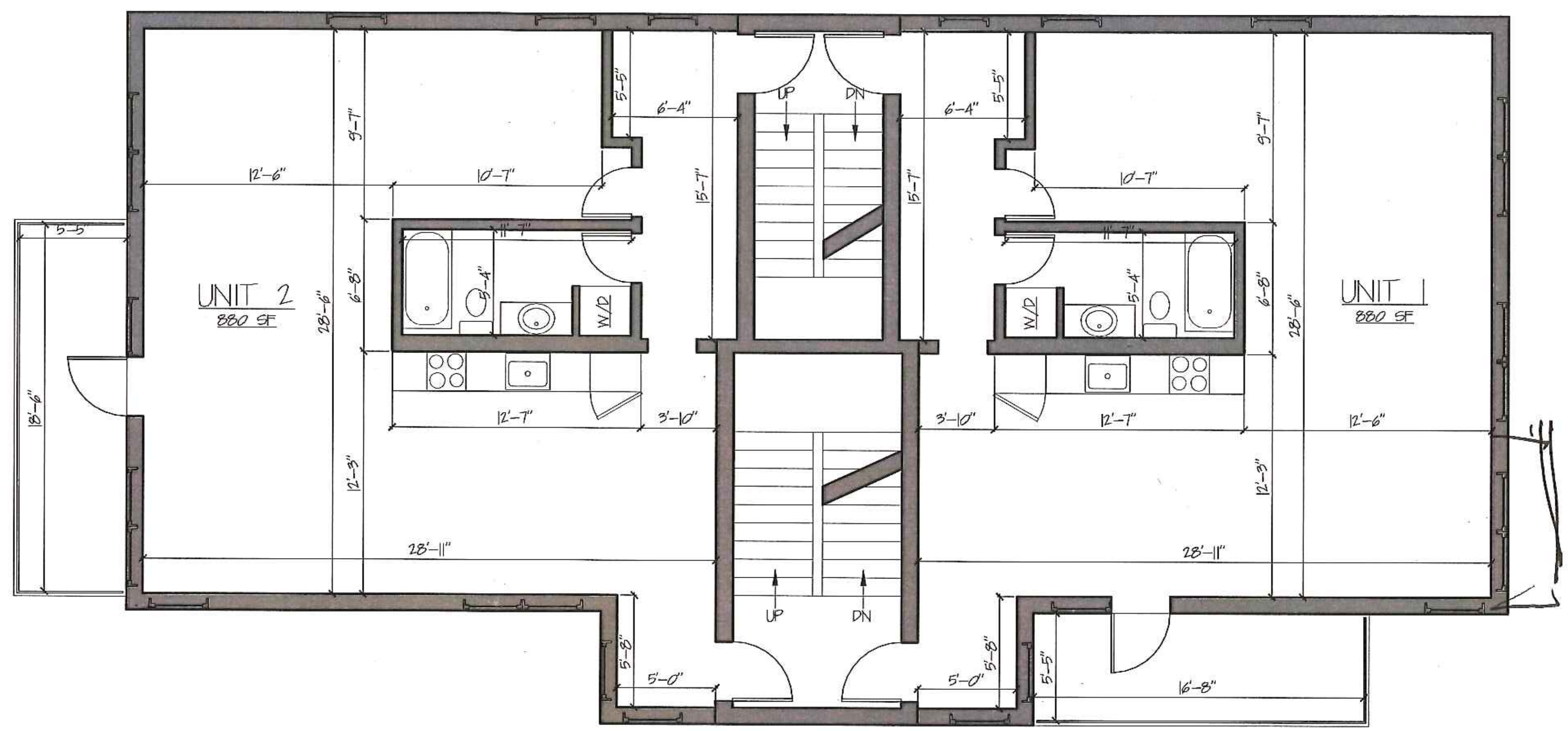

LEVELS 1, 2 & 3
0 4'-0"
SCALE: 1/8" = 1'-0"

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PROJECT NO.
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PROJECT NAME
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DRAWN BY
EC
SHEET TITLE
UNIT PLAN

ISSUE DATE
11.13.13
SHEET SCALE
1/8" = 1'-0"

A
1.1

LEFT ELEVATION

0 4'-0" SCALE: 1/8" = 1'-0"

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EC
SHEET TITLE
ELEVATIONS

ISSUE DATE
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SHEET SCALE
1/8" = 1'-0"

A

1.3

RIGHT ELEVATION

0 4'-0" SCALE: 1/8" = 1'-0"

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ISSUE DATE
01.02.14

DRAWN BY
EC

SHEET SCALE
1/8" = 1'-0"

SHEET TITLE
ELEVATIONS

A

1.4

REAR ELEVATION
0 4'-0" SCALE: 1/8" = 1'-0"

FRONT ELEVATION
0 4'-0" SCALE: 1/8" = 1'-0"

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SHEET SCALE
1/8" = 1'-0"

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EC
SHEET TITLE
ELEVATIONS

A
1.5

STREET VIEW
SCALE: NTS

STREET VIEW
SCALE: NTS

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ISSUE DATE
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SHEET SCALE
NTS

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EC
SHEET TITLE
PERSPECTIVES

A
1.6

SIDEWALK VIEW
0 X SCALE: NTS

SIDEWALK VIEW
0 X SCALE: NTS

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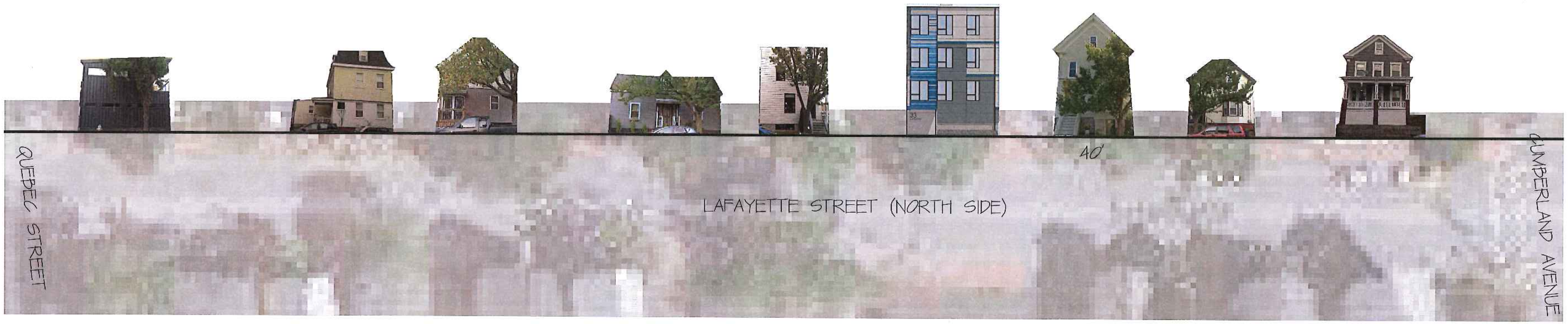
ISSUE DATE
01.02.14
SHEET SCALE
NTS

DRAWN BY
EC
SHEET TITLE
PERSPECTIVES

A
1.7

TYPICAL WALK-UP APARTMENT BUIDLING AT CORNER OF CUMBERLAND AND LAFAYETTE



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EC
SHEET TITLE
CONTEXT

ISSUE DATE
01.02.14
SHEET SCALE
NTS

A
1.8

PHOTO MERGE 1

SCALE: NTS

PHOTO MERGE 2

SCALE: NTS

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SHEET TITLE
PHOTO MERGE

ISSUE DATE
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SHEET SCALE
NTS

A

1.10

PHOTO MERGE 3
0 X SCALE: NTS

PHOTO MERGE 4
0 X SCALE: NTS

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DRAWN BY
EC
SHEET SCALE
NTS
SHEET TITLE
PHOTO MERGE

A
1.11

PHOTO MERGE 5
SCALE: NTS

PHOTO MERGE 6
SCALE: NTS

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EC
SHEET TITLE
PHOTO MERGE

ISSUE DATE
01.02.14
SHEET SCALE
NTS

A
1.12

LEFT ELEVATION

0 4'-0" SCALE: 1/8" = 1'-0"

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SHEET TITLE
ELEVATIONS

ISSUE DATE
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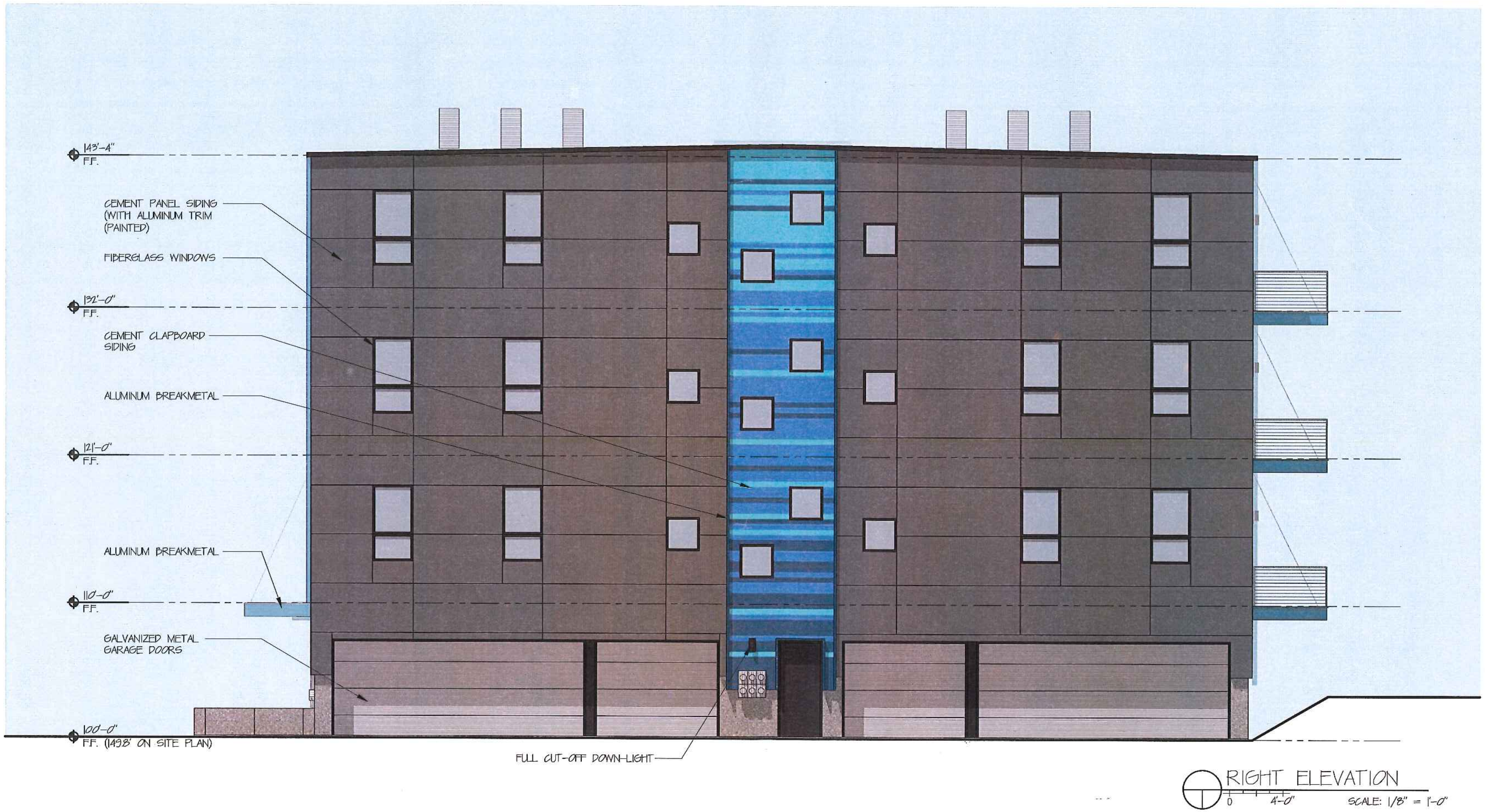
SHEET SCALE
1/8" = 1'-0"

A

1.3



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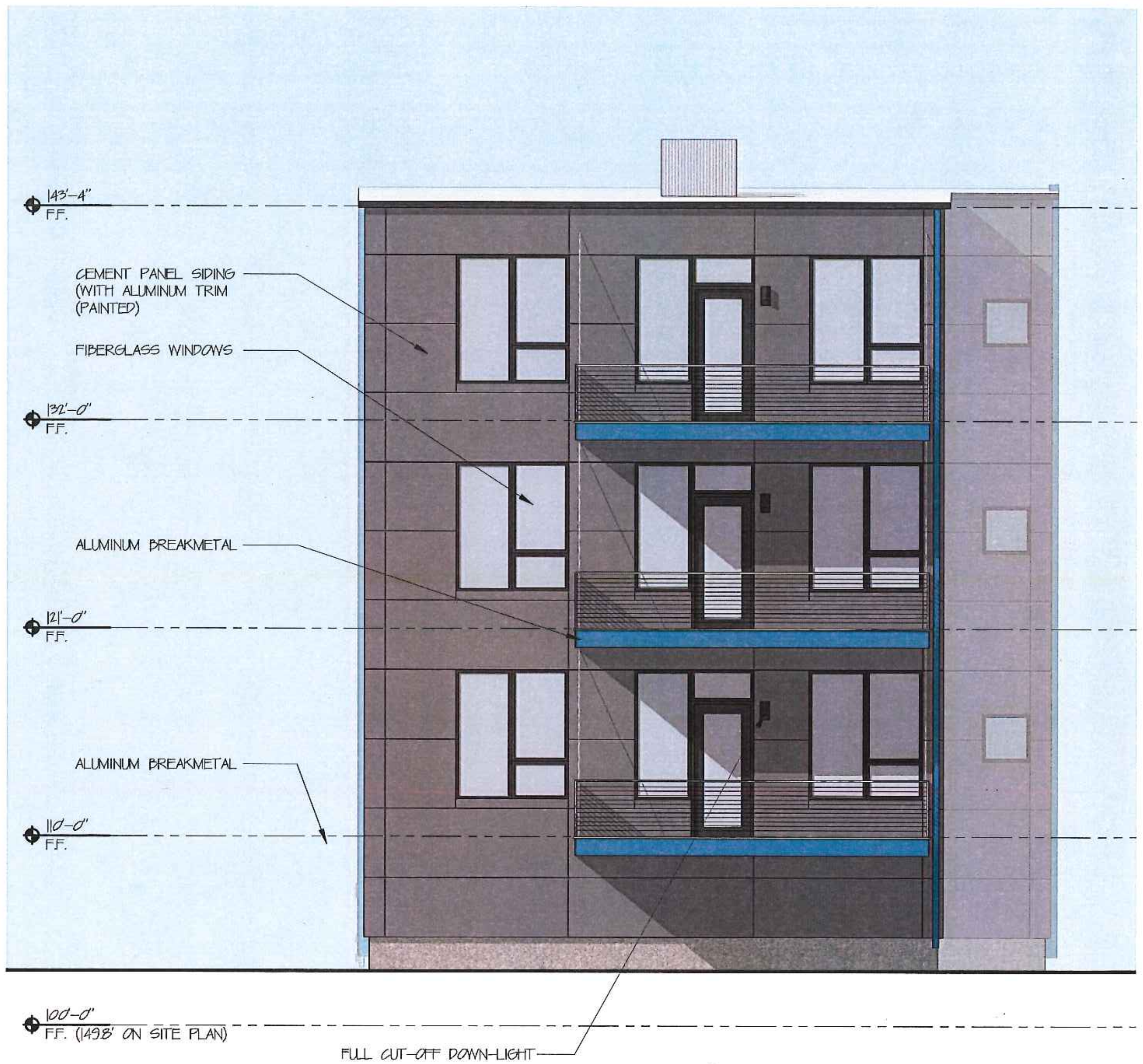
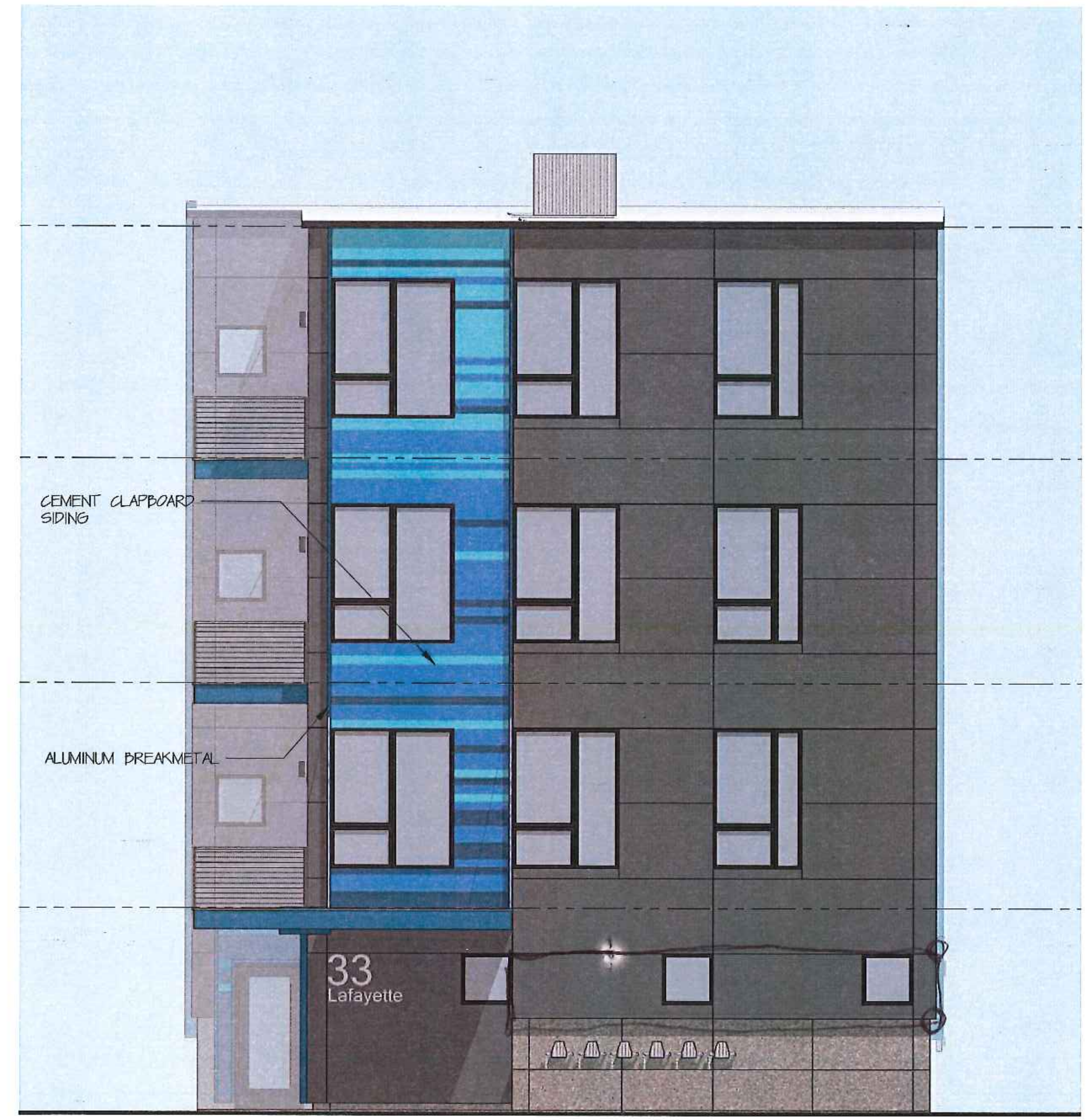
SHEET SCALE
1/8" = 1'-0"

DRAWN BY
EC
SHEET TITLE
ELEVATIONS

A
1.4



REAR ELEVATION
0 4'-0" SCALE: 1/8" = 1'-0"



FRONT ELEVATION
0 4'-0" SCALE: 1/8" = 1'-0"

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DRAWN BY
EC
SHEET TITLE
ELEVATIONS

ISSUE DATE
11.13.13
SHEET SCALE
1/8" = 1'-0"

A
1.5

STREET VIEW
0 X
SCALE: NTS

STREET VIEW
0 X
SCALE: NTS

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The MARQUIS LOFTS

ISSUE DATE
11.13.13
SHEET SCALE
NTS

DRAWN BY
EC
SHEET TITLE
PERSPECTIVES

A

1.6

SIDEWALK VIEW
0 X SCALE: NTS

SIDEWALK VIEW
0 X SCALE: NTS

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SHEET TITLE
PERSPECTIVES

ISSUE DATE
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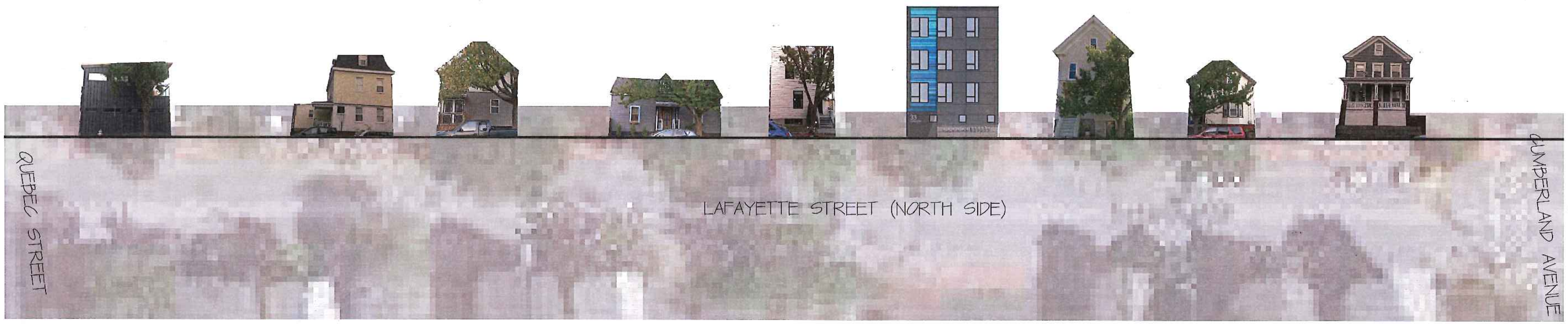
SHEET SCALE
NTS

A
1.7

TYPICAL WALK-UP APARTMENT BUIDLING AT CORNER OF CUMBERLAND AND LAFAYETTE



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DRAWN BY
EC
SHEET TITLE
CONTEXT

ISSUE DATE
11.13.13
SHEET SCALE
NTS

A
1.8

RANDOM ORBIT LLC
THE MARQUIS LOFTS
PORTLAND, MAINE
SITE PLAN SUBMISSION 11/13/2013

PROJECT CONTACTS

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CODE INFORMATION

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PARKING AREA	1786 SF

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- R-2 (MULTI-UNIT BUILDING)
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ABBREVIATIONS

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B.O.	BOTTOM OF
CONC.	CONCRETE
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T.O.	TOP OF
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UNO	UNLESS NOTED OTHERWISE
VCT	VINYL COMPOSITE TILE

DRAWING LIST

		SITE PLAN SUBMISSION 11/13/2013
T1.0	TITLE SHEET	X
D1.0	EXISTING PLAN	X
S-1	SITE PLAN	X
A1.0	PARKING PLAN	X
A1.1	UNIT PLAN	X
A1.2	SECTION	X
A1.3	ELEVATIONS	X
A1.4	ELEVATIONS	X
A1.5	ELEVATIONS	X
A1.6	PERSPECTIVES	X
A1.7	PERSPECTIVES	X
A1.8	CONTEXT	X
A1.9	LIGHTING PLAN	X

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PROJECT NO. 13012
PROJECT NAME The MARQUIS LOFTS
ISSUE DATE 11.13.13
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SHEET SCALE NTS
SHEET TITLE TITLE SHEET

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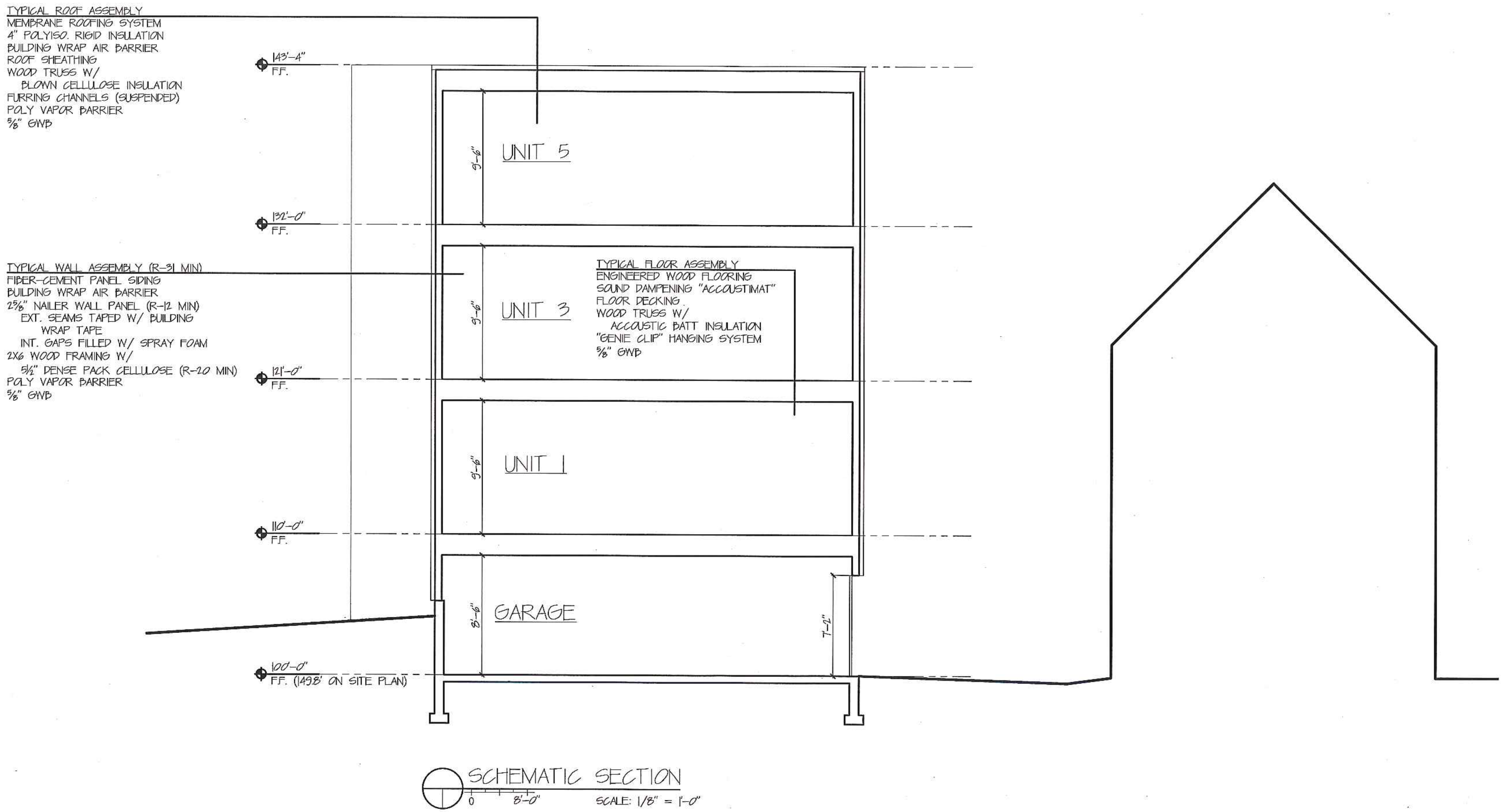

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SECTION

ISSUE DATE
11.13.13
SHEET SCALE
1/8" = 1'-0"

A
1.2