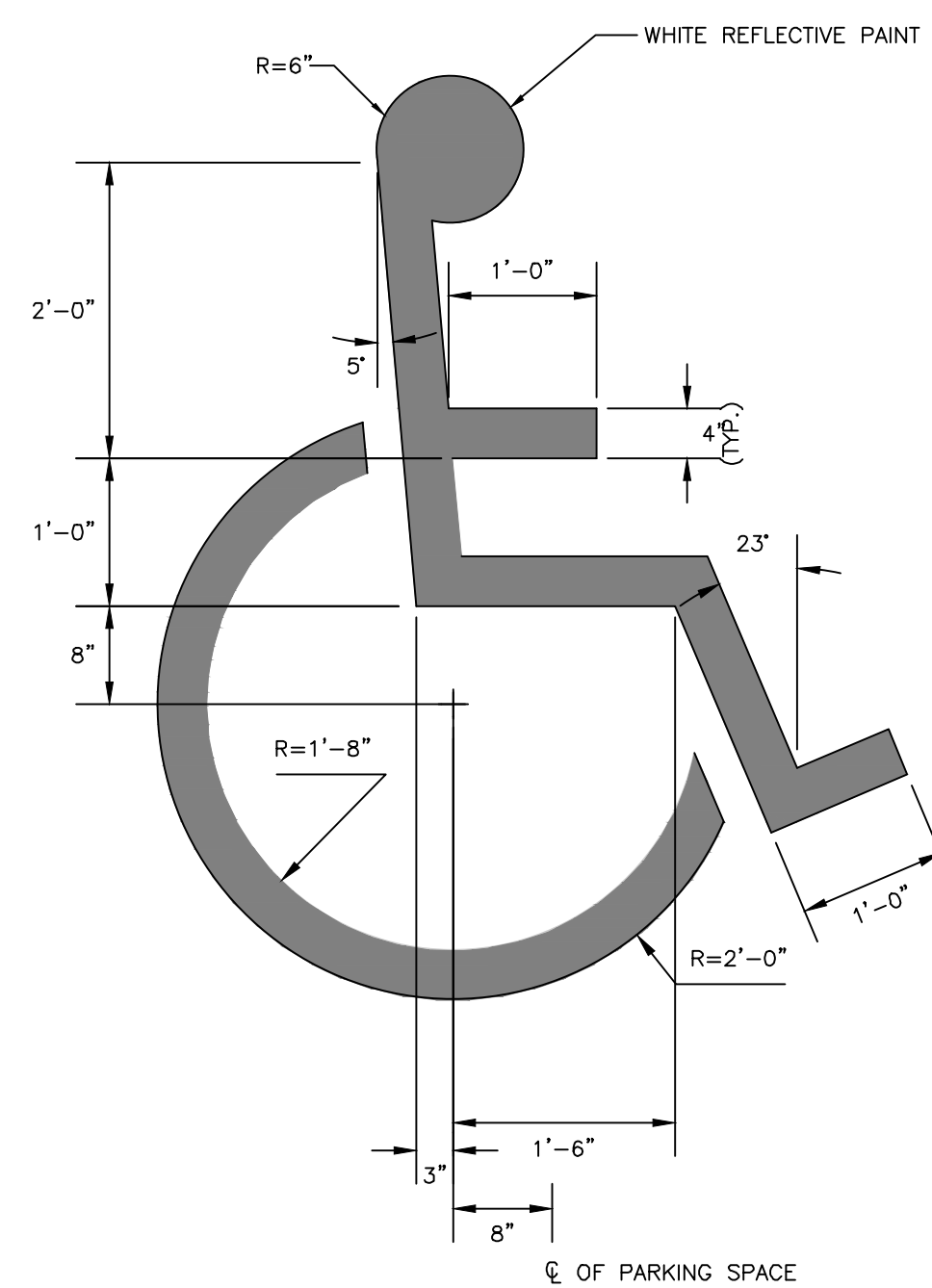


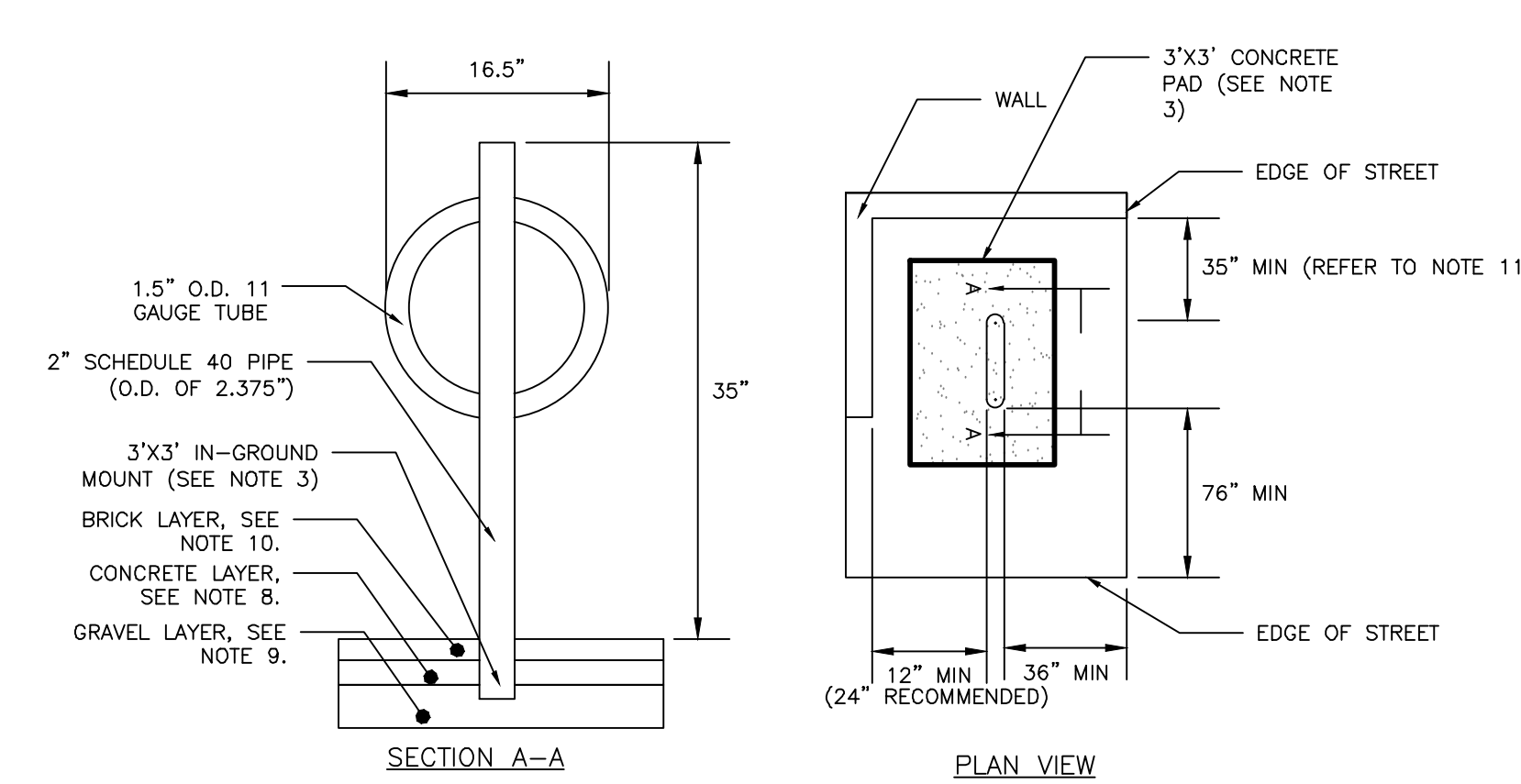
**PLANTING NOTES**

- ALL PLANT SELECTION AND INSTALLATION WILL BE IN COMPLIANCE WITH THE CITY OF PORTLAND TECHNICAL MANUAL (SECTION 4).
- CONTRACTOR TO VERIFY ALL UTILITIES ON PROPERTY AND TO PROTECT ALL UTILITIES DURING EXCAVATION FOR PLANTS.
- IF THERE IS A DISCREPANCY BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLAN AND THE NUMBER OF PLANTS SHOWN IN PLANT LIST (IF ANY), THE NUMBER OF PLANTS SHOWN ON PLAN WILL TAKE PRECEDENCE.
- ALL MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMAN.
- THE ENGINEER MAY TAG ALL PLANTS AT THE NURSERY AND INSPECT THEM AFTER DELIVERY TO THE SITE. ALL PLANT MATERIALS SHALL BE INSPECTED BY THE ENGINEER ON SITE PRIOR TO INSTALLATION.
- ALL PROPOSED PLANTS SHALL BE LOCATED CAREFULLY AS SHOWN ON THE PLANS AND THE PLACEMENTS SHALL BE APPROVED BY ENGINEER BEFORE THE PLANTS ARE INSTALLED.
- ALL DISTURBED AREAS NOT TO BE PAVED OR PLANTED SHALL BE LOAMED AND SEEDED AS SHOWN. THE SEED MIX SPECIFICATIONS ARE AS FOLLOWS: LESCO FINE FESCUE LINKS BLEND OF 35% HARD FESCUE, 35% CREEPING RED FESCUE, 20% CHEWINGS FESCUE AND 10% SHEEP FESCUE. ADD 5% LITTLE BLUESTEM AND 5% NORTHEAST WILDFLOWER SEED MIXTURE BY WEIGHT TO THE LINKS BLEND.
- STAKING AND GUYING SHALL BE DETERMINED BY THE ENGINEER ON A TREE BY TREE BASIS. FOR PRICING PURPOSES, PROVIDE A PER TREE UNIT COST FOR STAKING AND GUYING. IF STAKING AND GUYING IS REQUIRED, REMOVE TREE WRAP, STAKES, AND GUY WIRES AT END OF FIRST GROWING SEASON.
- FOR TREE PLANTING IN LAWN AREAS, ANY DISTURBED LAWN SHALL BE LOAMED AND SEEDED AS NECESSARY.
- DIG HOLE AT LEAST 2 TIMES THE DIA. OF THE ROOT BALL AND AS DEEP AS THE ROOT BALL (NO DEEPER). SET ROOT BALL CENTERED, WITH THE TOP AT GROUND LEVEL CORRECT HOLE DEPTH AS REQUIRED.
- TOPSOIL BACKFILL SHALL BE NATURAL FRIABLE, FERTILE, FINE LOAMY SOIL POSSESSING THE CHARACTERISTICS OF TOPSOILS IN THE VICINITY WHICH PRODUCE A HEAVY GROWTH. TOPSOIL SHALL CONTAIN NOT LESS THAN 6% NOR MORE THAN 20% ORGANIC MATTER. TOP SOIL SHALL HAVE A pH VALUE OF NOT LESS THAN 5.5 NOR MORE THAN 7.0.
- CONTAINER GROWN STOCK REMOVE CONTAINER PROTECTING THE ROOT BALL. GENTLY COMB OUT THE ROOTS. PRUNE DAMAGED ROOTS.
- BACKFILL THE HOLE WITH TOPSOIL TO A DEPTH NOT TO EXCEED 8" THEN WATER SUFFICIENTLY TO SETTLE TOPSOIL. REPEAT SOIL BACKFILL, WATER, DRAIN. TOPSOIL SHALL BE TAMPED UNDER EDGES OF THE BALLED PLANTS. BACKFILL TO FINISH GRADE AND CREATE AN EARTHEN SAUCER. SOAK PLANTS WITH WATER TWICE WITHIN THE FIRST TWENTY-FOUR HOURS OF PLANTING.

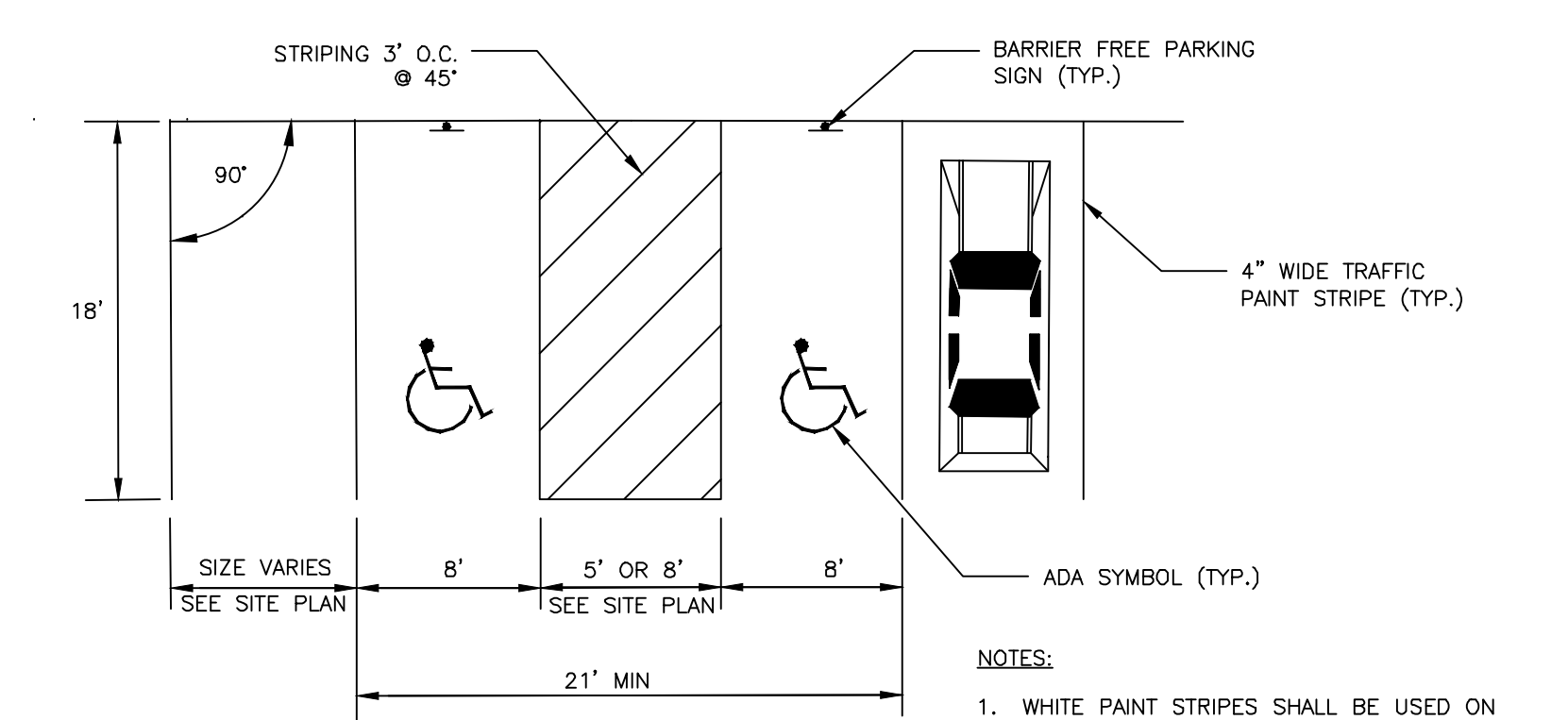


**INTERNATIONAL BARRIER FREE SYMBOL**  
NOT TO SCALE

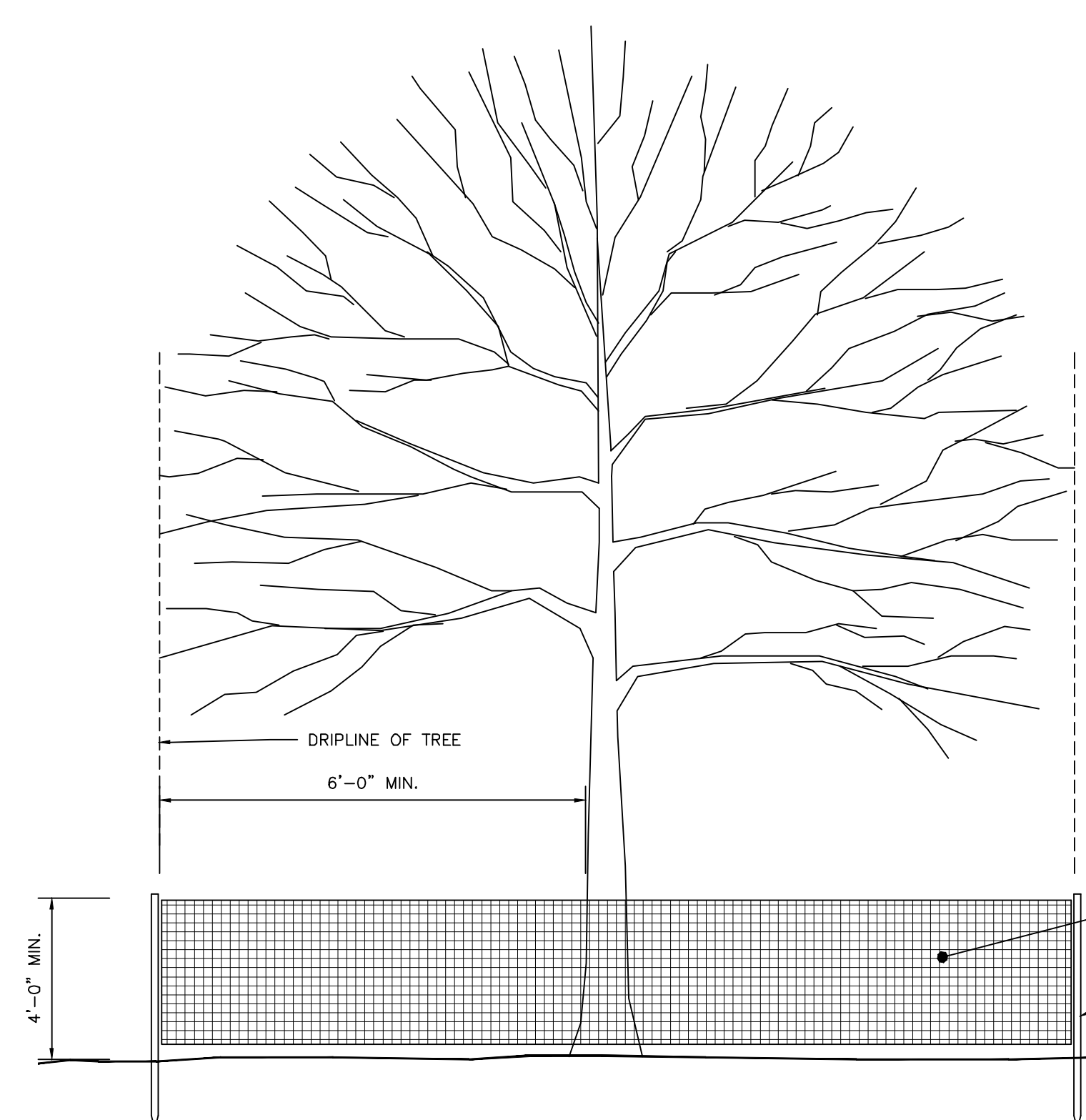
- NOTES:**
- BICYCLE RACK SHALL HAVE CAPACITY FOR TWO BICYCLES.
  - BICYCLE RACK PARTS SHALL BE OF UNIFORM COLOR AND SHALL BE FINISHED IN ACCORDANCE WITH PRODUCT SPECIFICATION.
  - BICYCLE RACK SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S MOST RECENT INSTALLATION RECOMMENDATIONS, AND SHALL BE INSTALLED WITH AN IN-GROUND MOUNT UNLESS OTHERWISE APPROVED BY ENGINEER.
  - BICYCLE RACK SHALL BE "DERO BIKE HITCH", AS MANUFACTURED BY DERO BIKE RACKS.
  - MINIMUM OFFSETS SHOWN, MANUFACTURER'S RECOMMENDED OFFSETS SHALL BE ENFORCED WHERE POSSIBLE.
  - MINIMUM DISTANCE BETWEEN BICYCLE RACKS SHALL BE 24". RECOMMENDED DISTANCE BETWEEN BICYCLE RACKS SHALL BE 38"
  - ALL OFFSETS ARE FROM OUTSIDE EDGES OF ITEMS.
  - CONCRETE SHALL BE 4000 PSI @28 DAYS. BOTTOM OF CONCRETE SHALL BE AT TOP OF SIDEWALK GRAVEL ELEVATION. DEPTH VARIES APPROX. 4"-7".
  - GRAVEL LAYER SHALL BE INSTALLED IN ACCORDANCE WITH BRICK SIDEWALK WITH BITUMINOUS BASE DETAIL, AND SHALL BE MAINEDOT 703.05 TYPE "B".
  - TOP OF BRICK LAYER SHALL BE AT SAME ELEVATION IN ACCORDANCE WITH BRICK SIDEWALK DETAIL.
  - 54" MIN DISTANCE BETWEEN EDGE OF STREET AND BICYCLE HITCH IF AISLE IS REQUIRED.



**BICYCLE HITCH DETAIL**  
NOT TO SCALE

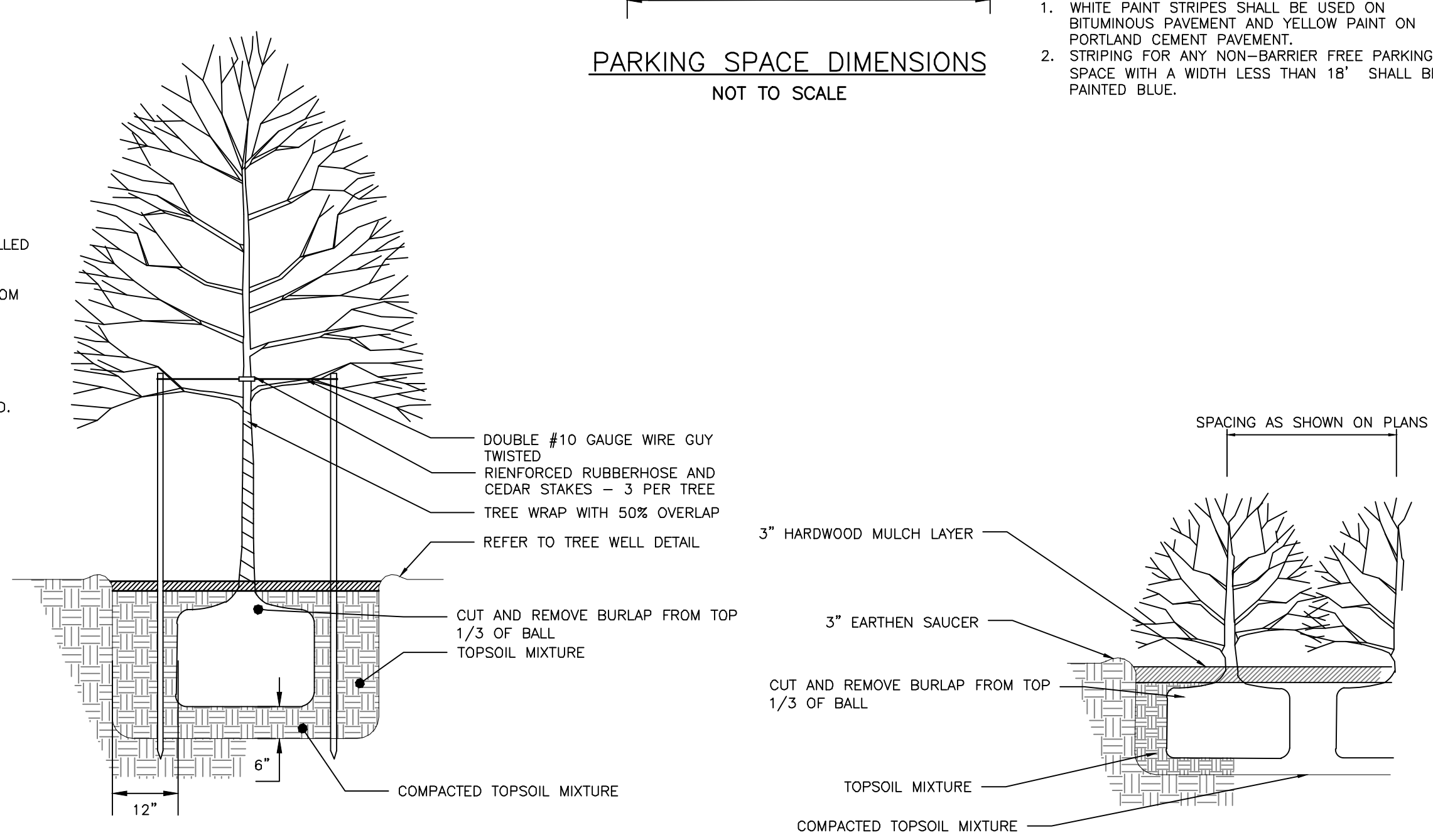


**PARKING SPACE DIMENSIONS**  
NOT TO SCALE



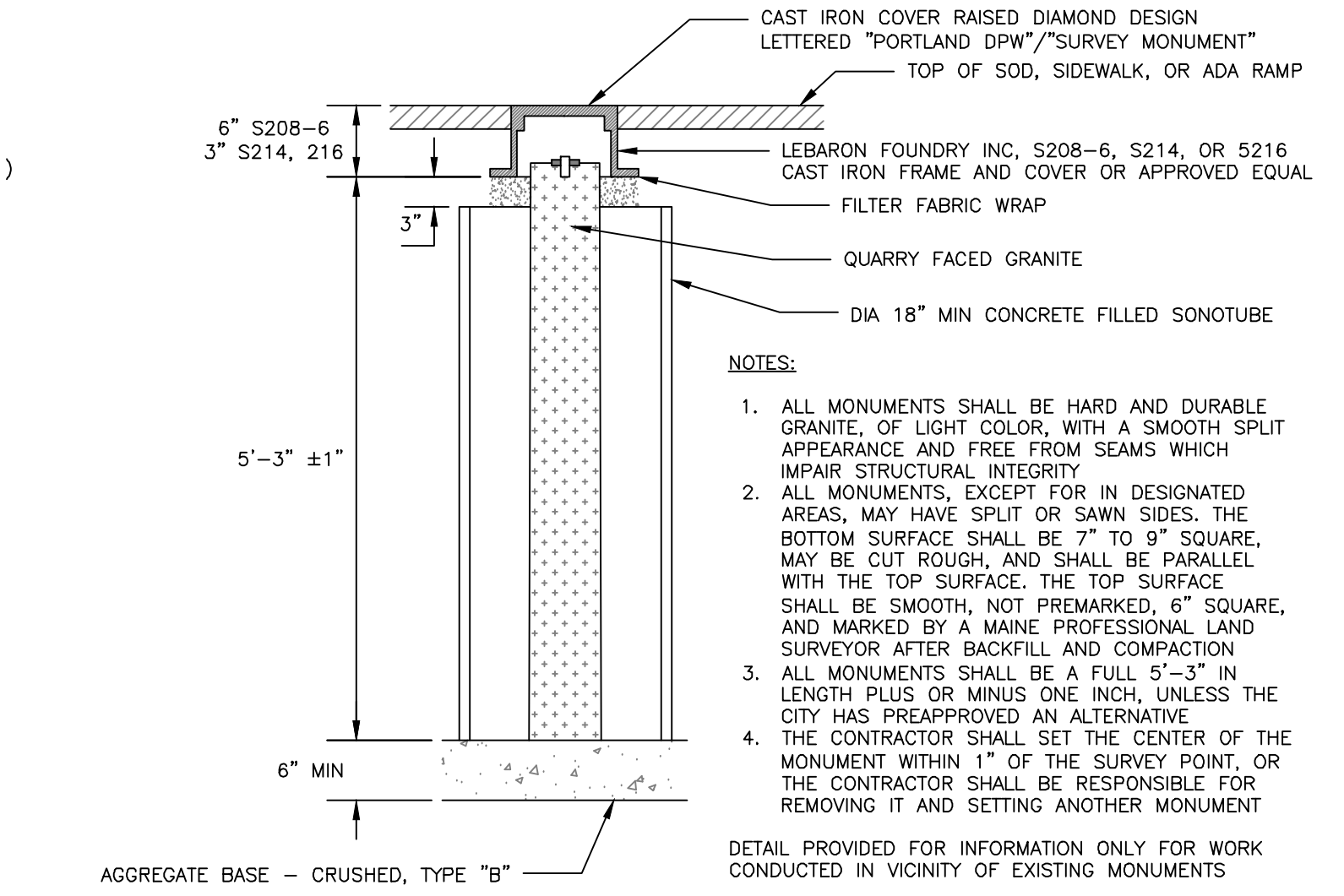
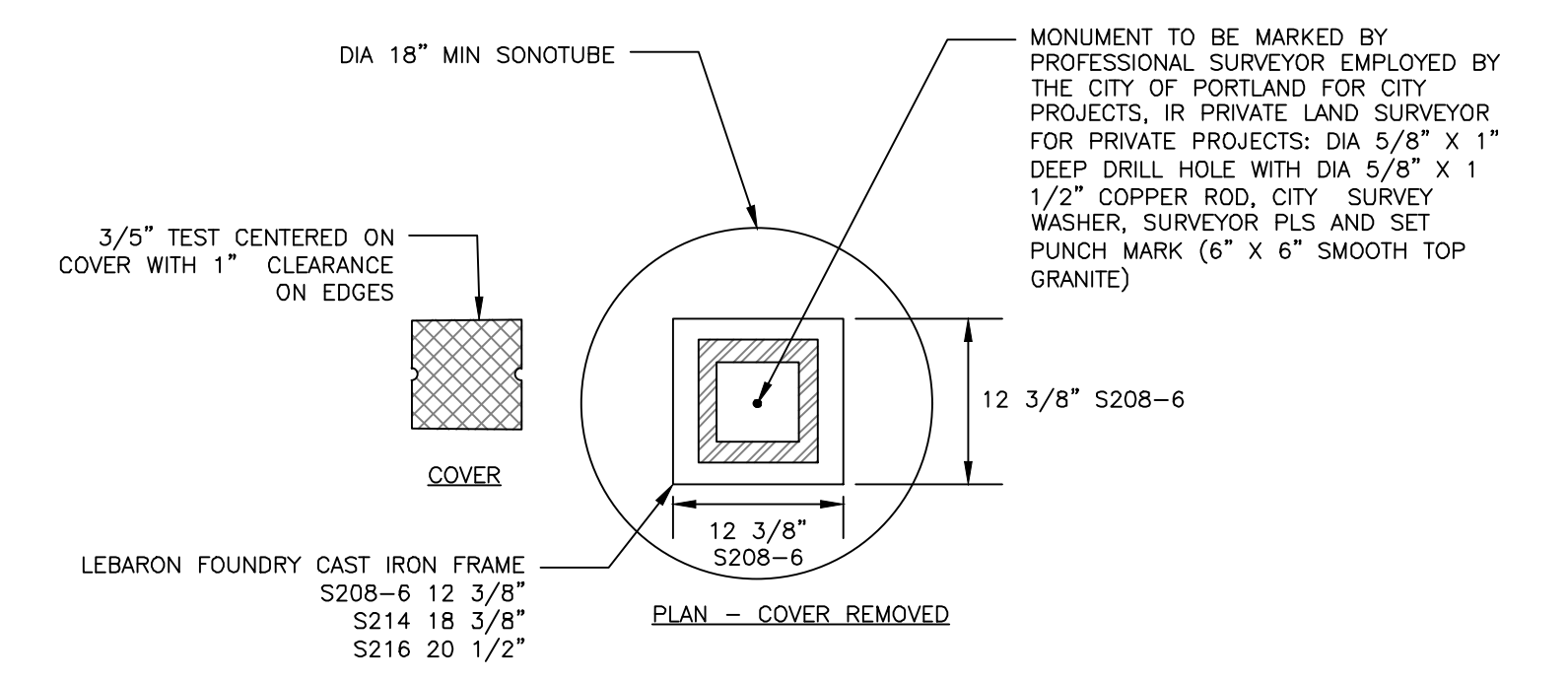
**TREE PROTECTION DETAIL**  
NOT TO SCALE

- NOTES:**
- TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITY.
  - INSTALL PROTECTIVE FENCING TO LIMIT OF DRIPLINE ON TREE OR A MINIMUM OF 6' FROM TRUNK WHEN NECESSARY, WITH PRIOR PERMISSION OF LANDSCAPE ARCHITECT. DO NOT STORE CONSTRUCTION EQUIPMENT, MATERIALS, TOOLS, ETC. WITHIN PROTECTIVE FENCING.
  - MAINTAIN FENCING IN A NEAT AND ORDERLY FASHION THROUGHOUT CONSTRUCTION PERIOD.



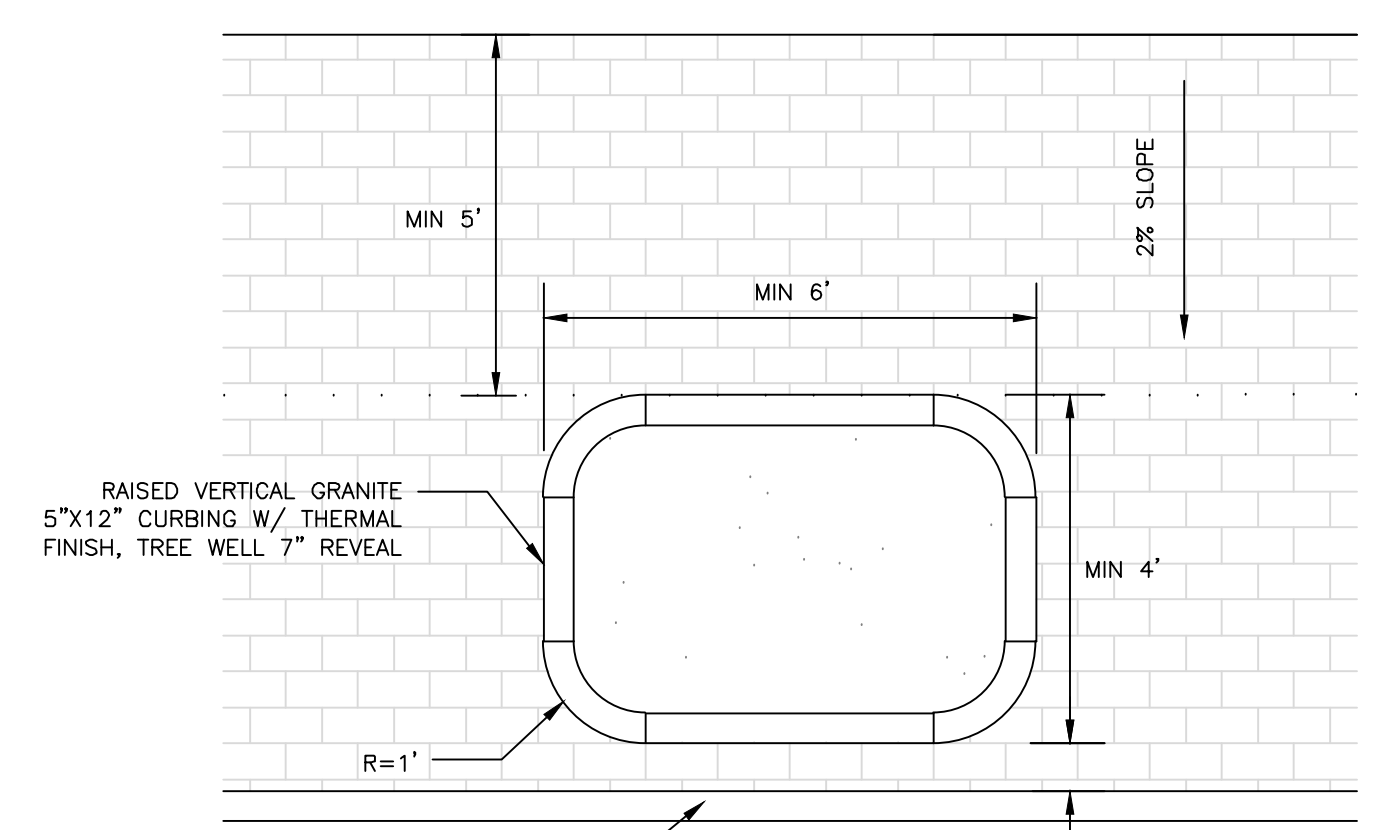
**TREE PLANTING DETAIL**  
NOT TO SCALE

**SHRUB PLANTING DETAIL**  
NOT TO SCALE



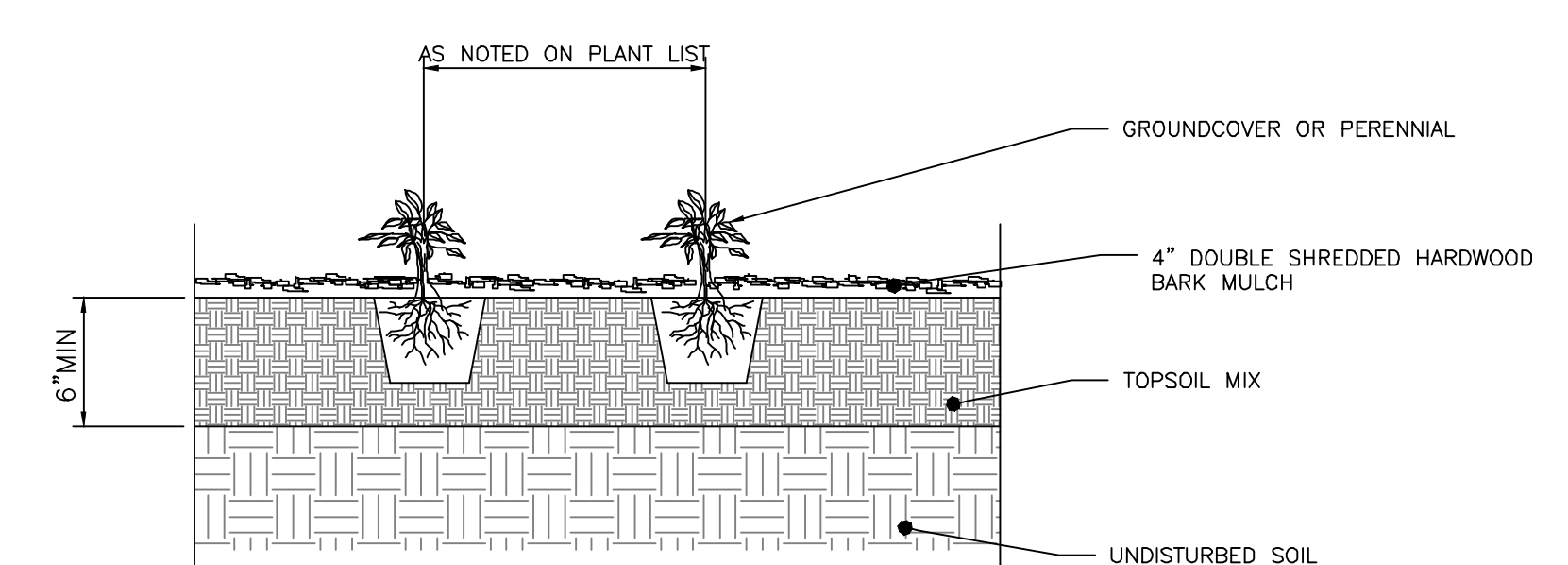
**GRANITE STREET MONUMENT**  
NOT TO SCALE

- NOTES:**
- ALL MONUMENTS SHALL BE HARD AND DURABLE GRANITE, OF LIGHT COLOR, WITH A SMOOTH SPLIT APPEARANCE AND FREE FROM SEAMS WHICH IMPAIR STRUCTURAL INTEGRITY.
  - ALL MONUMENTS, EXCEPT FOR IN DESIGNATED AREAS, MAY HAVE SPLIT OR SAWN SIDES. THE BOTTOM SURFACE SHALL BE 7" TO 9" SQUARE, MAY BE CUT ROUGH, AND SHALL BE PARALLEL WITH THE TOP SURFACE. THE TOP SURFACE SHALL BE SMOOTH, NOT PREMARKED, 6" SQUARE, AND MARKED BY A MAINE PROFESSIONAL LAND SURVEYOR AFTER BACKFILL AND COMPACTION.
  - ALL MONUMENTS SHALL BE A FULL 5'-3" IN LENGTH PLUS OR MINUS ONE INCH, UNLESS THE CITY HAS PREAPPROVED AN ALTERNATIVE.
  - THE CONTRACTOR SHALL SET THE CENTER OF THE MONUMENT WITHIN 1" OF THE SURVEY POINT, OR THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING IT AND SETTING ANOTHER MONUMENT.
- DETAIL PROVIDED FOR INFORMATION ONLY FOR WORK CONDUCTED IN VICINITY OF EXISTING MONUMENTS



**RAISED GRANITE CURB TREEWELL**  
NOT TO SCALE

- NOTES:**
- ALL TREE WELLS SHALL COMPLY WITH CITY TECHNICAL STANDARDS AND MUST BE APPROVED BY THE CITY ARBORIST
  - GRANITE CURB TREE WELL SHALL BE SIDEWALK MATERIAL PER CITY SIDEWALK MATERIAL POLICY



**PERENNIAL PLANTING DETAIL**  
NOT TO SCALE



**CITY OF PORTLAND**  
**APPROVED SITE PLAN**  
Subject to Conditions of Approval and Standard Conditions  
DATE OF APPROVAL: **3-22-2016**  
PLANNER: **Jean Fraser**  
PROJECT NO.: **#2016-005**

**BUILDING PERMIT**  
ISSUED FOR CONSTRUCTION

ISSUED FOR	BY
PRELIM. APPLICATION	WHS
FINAL APPLICATION	WHS
BUILDING PERMIT	WHS
DATE	DATE
1/25/16	1/25/16
3/17/16	3/17/16
4/7/16	4/7/16
REVISION	REV. DATE
DRAWING NAME: <b>SITE DETAILS 2</b>	
PROJECT NAME: <b>31 FORE STREET REDEVELOPMENT</b>	
CLIENT: <b>PENINSULA PROPERTY DEVELOPMENT, LLC.</b>	
59 MOODY STREET, PORTLAND MAINE 04101	
DRAWING NO. <b>C-41</b>	
FILE: 1068_DETAILS	
DATE: 12/28/15	
JN: 1068	
SCALE: NTS	
DESIGNED BY: WHS	
DRAWN BY: WHS	
CHECKED BY: WHS	