

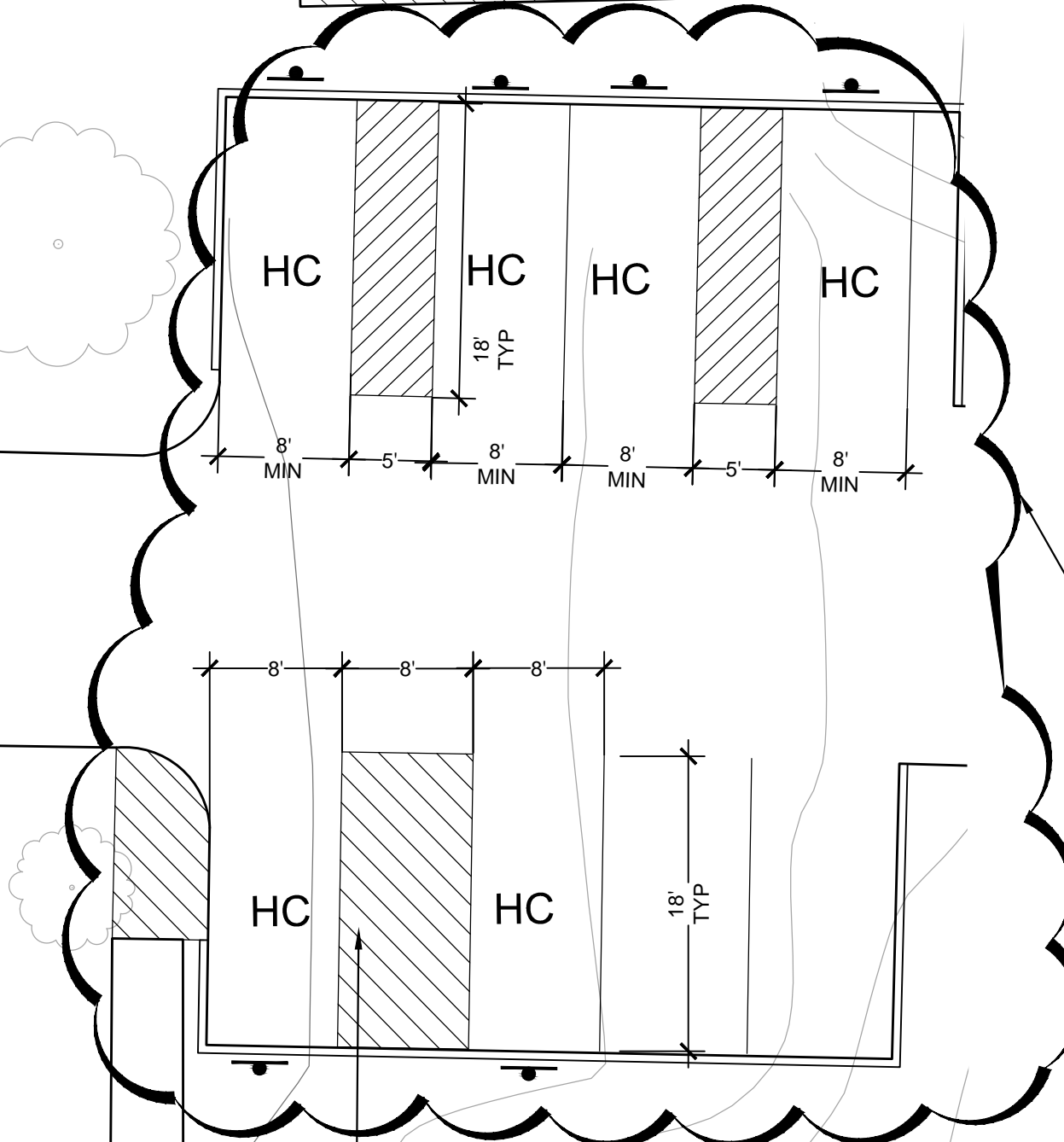
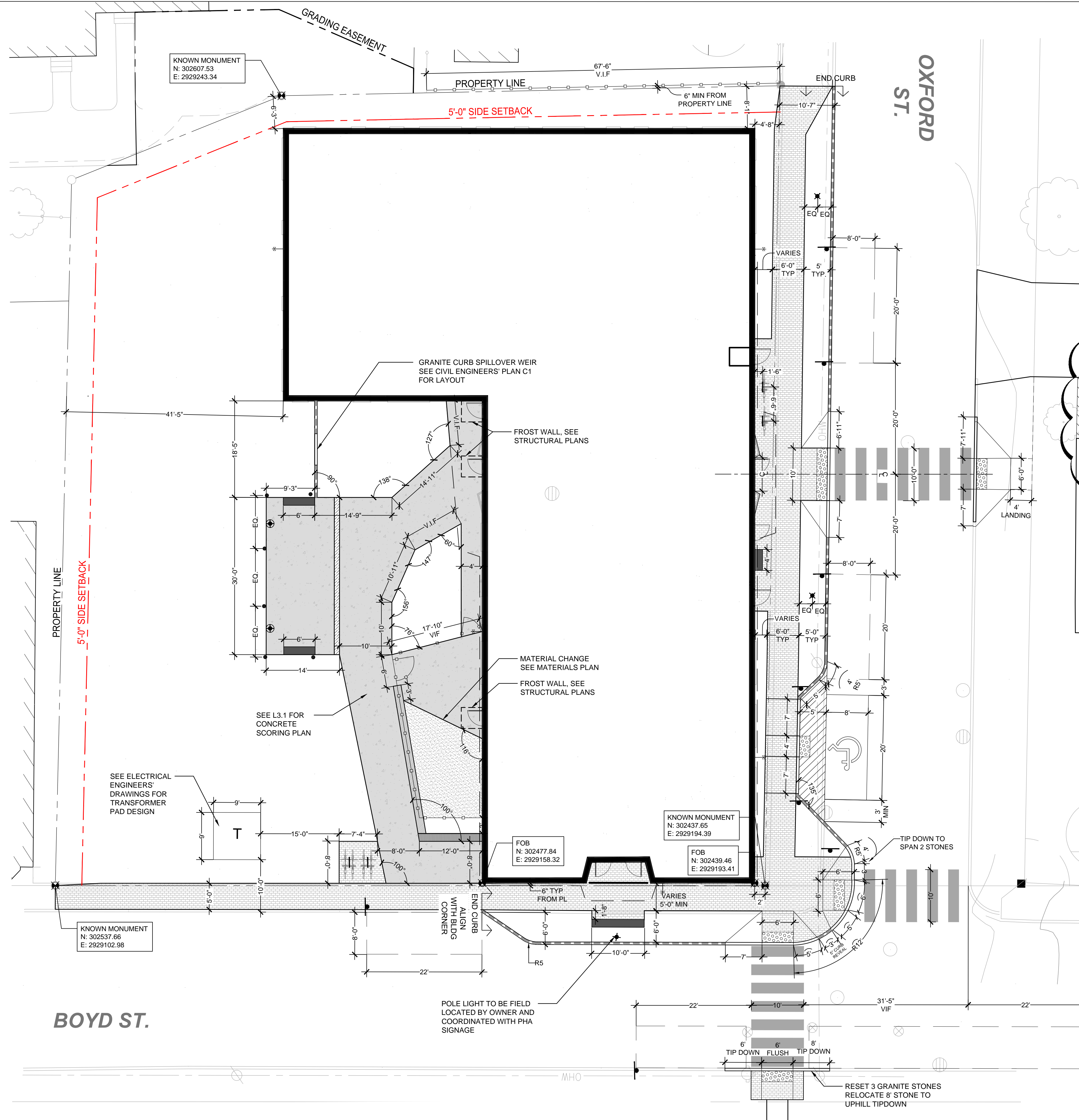
LOCUS
N.T.S.

LEGEND
(EXISTING)

- IRON PIPE OR ROD FOUND
- MONUMENT FOUND
- WATER VALVE
- HYDRANT
- UTILITY POLE
- MANHOLE
- MANHOLE
- SIGN
- DECIDUOUS TREE
- FENCE
- CURB
- OVERHEAD WIRES
- EXISTING CONTOURS

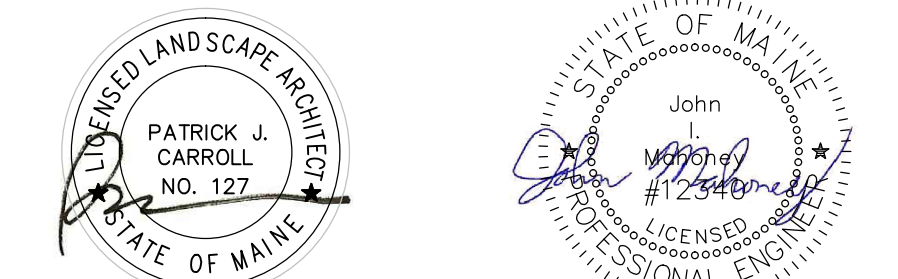
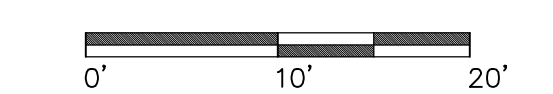
(PROPOSED)

- 7" VERTICAL GRANITE CURB
- FLUSH / TRANSITION GRANITE CURB
- NEW TREE
- RELOCATED TREE
- SHRUBS
- LAWN
- RAIN GARDEN
- GROUND COVER
- BIT. CONC. PAVING
- BRICK PAVING
- CONCRETE PAVING
- PLAY SURFACING
- WALL W/ WOOD TOP
- WALL
- BENCH, TYP
- BIKE RACK
- POLE LIGHT
- BOLLARD LIGHT
- SIGN
- FENCE



ACCESSIBLE PARKING (4 SPACES NEW, 2 SPACES EXISTING, 6 SPACES TOTAL) - BY OTHERS

- PROJECT LAYOUT:
1. BUILDING & SITE LAYOUT IS BASED ON NORTHING & EASTING COORDINATES PER TOPOGRAPHIC SITE SURVEY COMPLETED BY OWEN HASKELL, INC. MAY 7, 2013, UPDATED MAY 26, 2015 AND JUNE 22, 2015. FIELD CONDITIONS MAY VARY FROM WHAT IS DEPICTED ON THE PLANS.
 2. DIMENSIONS TO PROPERTY LINES ARE FOR REFERENCE ONLY AND NOT TO BE USED TO LAYOUT BUILDING.
 3. ALL WORK SHALL CONFORM TO THE APPLICABLE CODES AND ORDINANCES.
 4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION. ANY UNUSUAL CONDITIONS SHALL BE IMMEDIATELY REPORTED TO THE ATTENTION OF THE OWNER.
 5. THERE SHALL BE NO PAVEMENT MARKINGS FOR TEMPORARY PARKING SPACES. ANY MARKING ON PLANS ARE INTENDED TO SHOW LOCATION OF SPACES ONLY.



KAPLAN THOMPSON ARCHITECTS
424 FORE ST., PORTLAND, ME 04101
P: 207-842-2888 F: 842-2828
JESSE@KAPLANTHOMPSON.COM

CARROLL ASSOCIATES LANDSCAPE ARCHITECTS
217 COMMERCIAL ST
PORTLAND, ME 04101
P: 207.772.1552 F: 207.772.0172

BECKER STRUCTURAL ENGINEERS
75 YORK ST.
PORTLAND, ME 04101
P: 207.879.1838 F: 207.879.1822

RANSOM Consulting Engineers and Scientists
400 COMMERCIAL ST., SUITE 404
PORTLAND, ME 04101
P: 207.772.2891 F: 207.772.3248

PORTLAND HOUSING MAINE DEVELOPMENT CORPORATION
14 BAXTER BLVD
PORTLAND, ME 04101
P: 207.773.4753 F: 207.774.6471

APEX ENGINEERING
190 US Route One, PMB 346 Falmouth, Maine 04105
Phone: (207) 847-3445 Fax: (207) 847-3446

PRICING DOCUMENTS

Project:
BAYSIDE ANCHOR
Portland Housing Development
Corporation
81 East Oxford Street
Portland, ME

Drawing: LAYOUT PLAN
Scale: 1"=10'
Date: July 2, 2014
Drawn by: EPK
Revised: 8.31.2015

L3.0