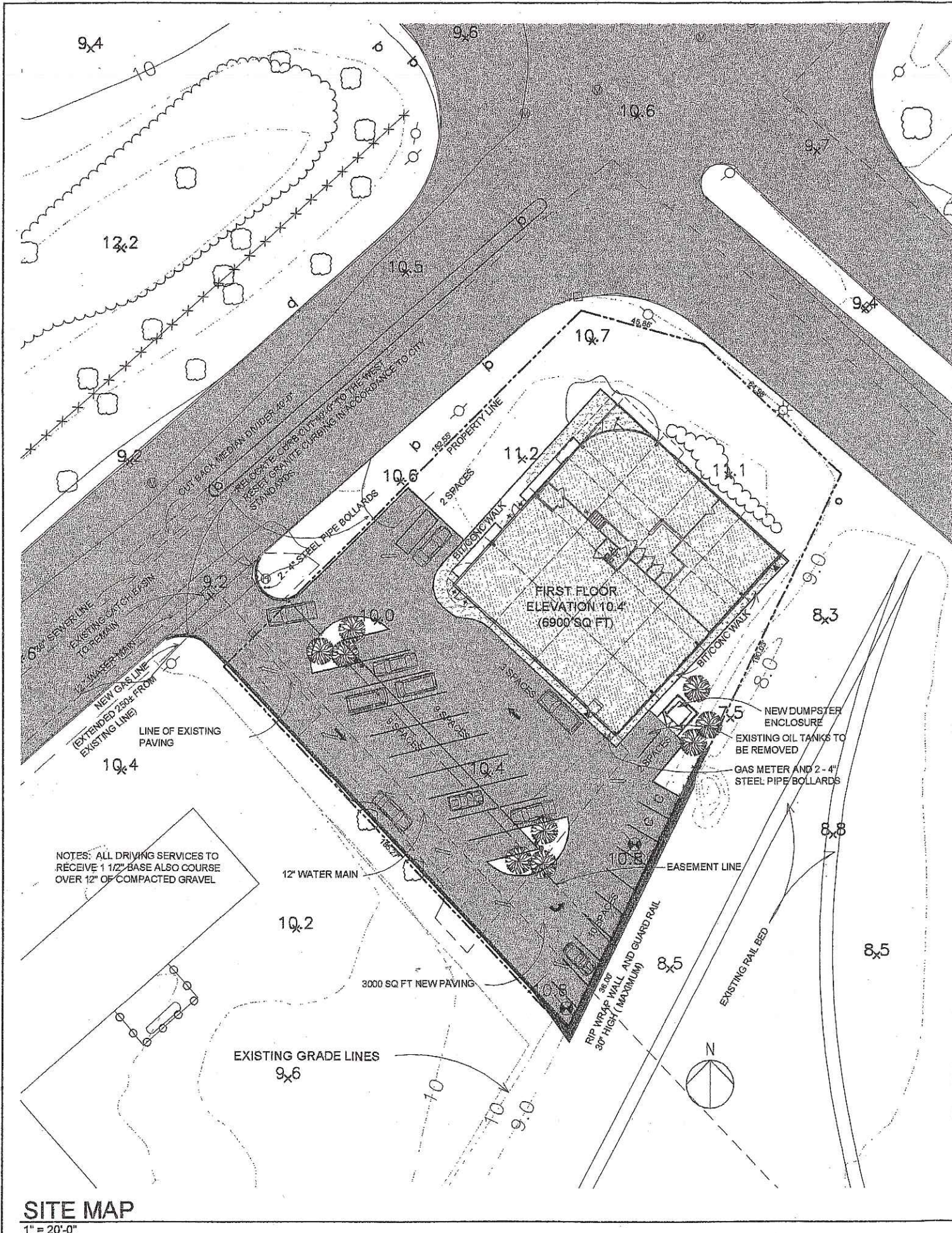
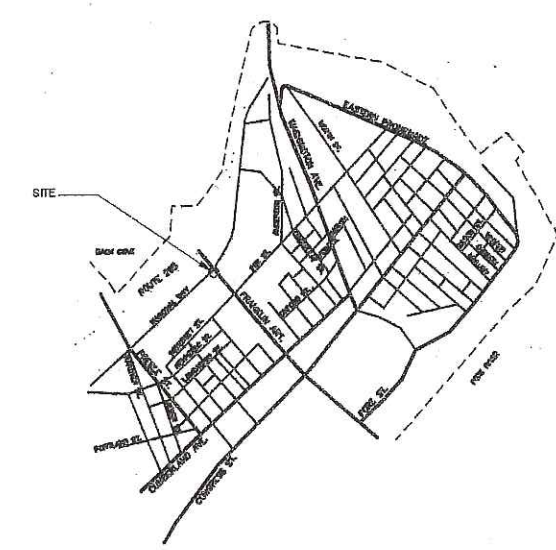


24-C-1  
211 Marginal Way  
Bayside East  
Tranum & Co.

#2003-0046



**SITE MAP**  
1" = 20'-0"



**LOCATION MAP**  
1" = 1000' ±

**LEGEND**

⊕	FIRE HYDRANT
□	CATCH BASIN
•	STEEL/CONCRETE BOLLARD
○	TELEPHONE POLE
⊙	MANHOLE COVER
⊖	STREET SIGNAGE
x	EXISTING SPOT GRADE
⊕	NEW SPOT GRADE
—	TIMBER GUARD RAIL
▨	RIP RAP WALL
▩	CAPE COD CURB
---	PROPERTY LINE
- - -	EASEMENT LINE
- - -	WATER LINE
- - -	SEWER LINE
- - -	GAS LINE
→	SURFACE DRAINAGE
*	UNDER CANOPY DOWN LIGHT
▲	WALL MOUNTED AREA LIGHT
●	POLE MOUNTED LIGHT

- GENERAL NOTES**
- OWNER/DEVELOPER: MARGINAL WAY PROPERTIES, INC., 211 MARGINAL WAY, PORTLAND, MAINE.
  - ARCHITECT: TFH ARCHITECTS, PORTLAND, MAINE.
  - BOUNDARY TAKEN FROM "PLAN OF LAND ON MARGINAL WAY AND FRANKLIN STREET, PORTLAND, MAINE, MADE FOR MARGINAL WAY PROPERTIES, INC." BY OWEN HASKELL, INC., PORTLAND, MAINE, DATE 02-07-02. BENCHMARK: SEE SURVEY NOTE #2. SEE PLAN REFERENCE NOTE #1. BASE PLAN FROM CITY OF PORTLAND AERIAL SURVEY.
  - LANDSCAPE DESIGN BY TFH ARCHITECTS
  - ZONE: BS URBAN COMMERCIAL MIXED USE
  - TAX MAP REFERENCE: MAP 24, BLOCK C, LOT 1.
  - TOTAL PARCEL: 29897.89 ±.1.
  - LOTS TO BE SERVICED BY PUBLIC GAS, SEWER AND WATER.
  - TRASH WILL BE STORED IN THE ENCLOSURE OUTDOORS FOR COLLECTION BY MARGINAL WAY PROPERTIES, INC. PERSONNEL.
  - CALL DIG-SAFE (1-800-225-4977) PRIOR TO BEGINNING WORK.
  - SOILS AS SHOWN IN "SOIL SURVEY CUMBERLAND COUNTY, MAINE" PUBLISHED BY SOILS CONSERVATION SERVICE ARE CLASSIFIED AS DEERFIELD.
  - OWNER IS TO REMOVE SNOW AS NEEDED.
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  - ALL UTILITY SERVICE CONNECTIONS PROPOSED WITHIN CITY STREETS ARE TO BE INSPECTED BY THE INDIVIDUAL UTILITY COMPANIES AND THE CITY OF PORTLAND WHERE APPLICABLE.
  - SEWER SERVICE CONNECTIONS WITHIN THE STREET RIGHT-OF-WAY SHALL REQUIRE A STREET OPENING PERMIT FROM PUBLIC WORKS.
  - SEE SHEET "SITE2" FOR PLANTING PLAN.

- PLAN REFERENCE**
- PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR GRAY OIL COMPANY DATED MARCH 1978 BY H.I. & E.C. JORDAN, SURVEYORS

**LOCUS DEED REFERENCE**

STATE OF MAINE, COUNTY OF CUMBERLAND BK 6575 PG 0084

- SURVEY NOTES**
- UTILITIES SHOWN ON PLAN ARE LOCATED APPROXIMATELY AND SHALL BE FIELD VERIFIED PRIOR TO EXCAVATION. LOCATIONS SHOWN ARE BASED ON PHYSICAL LOCATIONS AND OR MAPS FROM RESPECTIVE UTILITIES. WATER AND SEWER ARE EXISTING. NEW GAS TO BE EXTENDED TO SITE.
  - ELEVATIONS SHOWN ARE BASED ON CITY DATUM.

- ZONING REQUIREMENTS**
- ZONE: B-5 - URBAN COMMERCIAL MIXED USE ZONE
- PERMITTED USES: COMMERCIAL USES AS PERMITTED IN THE B-5 ZONE THAT COMPLY WITH THE FOLLOWING DIMENSIONAL REQUIREMENTS:
- MINIMUM LOT SIZE: NONE
  - MINIMUM STREET FRONTAGE: NONE
  - MINIMUM YARD DIMENSIONS: NONE
  - MAXIMUM LOT COVERAGE: 100%
  - MAXIMUM RESIDENTIAL DENSITY: 60 DWELLING UNITS PER ACRE
  - MAXIMUM BUILDING HEIGHT: 65 FEET
- PARKING: 1 PARKING SPACE FOR EVERY 200 S.F. OF FIRST FLOOR AREA IN EXCESS OF 2000 S.F. NOT USED FOR BULK STORAGE (25 REQUIRED/35 PROVIDED)

- CITY OF PORTLAND**
- SITE PLAN AND SUBDIVISION NOTES**
- LANDSCAPING SHALL MEET THE "ARBORICULTURAL SPECIFICATIONS AND STANDARDS OF PRACTICE AND LANDSCAPE GUIDELINES" OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
  - THE ENTIRE SITE SHALL BE DEVELOPED AND/OR MAINTAINED AS DEPICTED ON THE SITE PLAN. APPROVAL OF THE PLANNING AUTHORITY OR PLANNING BOARD SHALL BE REQUIRED FOR ANY ALTERATION TO OR DEVIATION FROM THE APPROVED SITE PLAN, INCLUDING, WITHOUT LIMITATION: TOPOGRAPHY, DRAINAGE, LANDSCAPING, RETENTION OF WOODED OR LAWN AREAS, ACCESS, SIZE, LOCATION, AND SURFACING OF PARKING AREAS AND LOCATION AND SIZE OF BUILDINGS.
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  - PRIOR TO CONSTRUCTION, A PRECONSTRUCTION MEETING SHALL BE HELD AT THE PROJECT SITE WITH THE CONTRACTOR, DEVELOPMENT REVIEW COORDINATOR, PUBLIC WORKS REPRESENTATIVE AND OWNER TO REVIEW THE CONSTRUCTION SCHEDULE AND CRITICAL ASPECTS OF THE SITE WORK. AT THAT TIME THE SITE BUILDING CONTRACTOR SHALL PROVIDE THREE (3) COPIES OF A DETAILED CONSTRUCTION SCHEDULE TO THE ATTENDING CITY REPRESENTATIVE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE A MUTUALLY AGREEABLE TIME FOR THE PRECONSTRUCTION MEETING.

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**BAYSIDE EAST**  
**TRANUM & CO**  
**PORTLAND, MAINE**

**TFH ARCHITECTS**  
100 COMMERCIAL STREET  
PORTLAND MAINE 04101  
TELEPHONE 207 776 8141  
ARCHITECTURE PLANNING

CONSULTANTS:

REVISIONS:

DATE: September 26, 2002  
PROJECT No. 0219  
DRAWN BY: CMM  
CHECKED BY: TST  
SCALE: As Noted  
SHEET TITLE:

**SITE1**

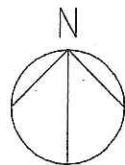
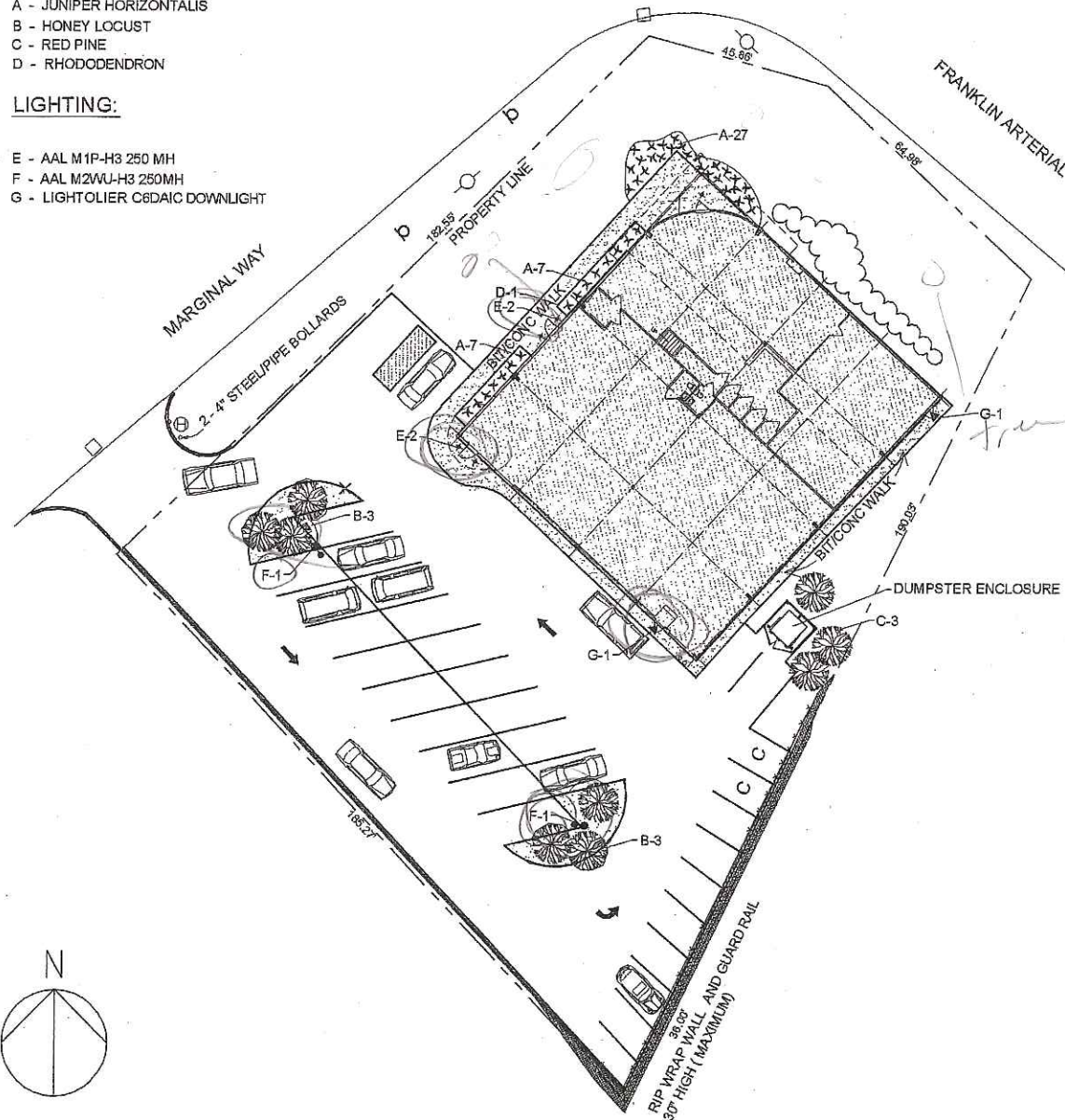
**PROGRESS PRINT ONLY**  
Not for Construction

**PLANTING:**

- A - JUNIPER HORIZONTALIS
- B - HONEY LOCUST
- C - RED PINE
- D - RHODODENDRON

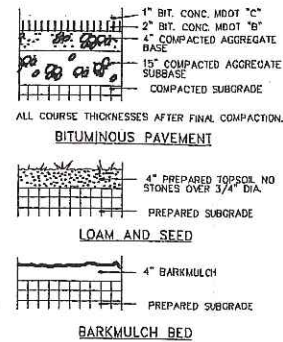
**LIGHTING:**

- E - AAL M1P-H3 250 MH
- F - AAL M2WU-H3 250MH
- G - LIGHTOLIER C6DAIC DOWNLIGHT

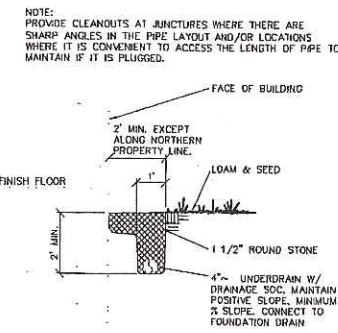


**LANDSCAPING PLAN**

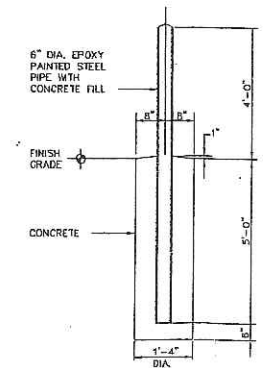
1" = 20'-0"



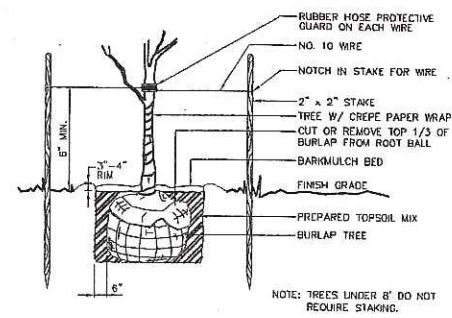
1 SURFACING DETAILS  
NOT TO SCALE



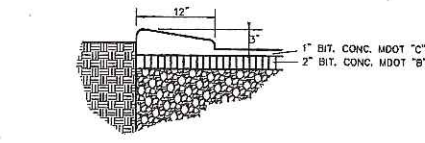
4 STONE DRIPSTRIP SECTION  
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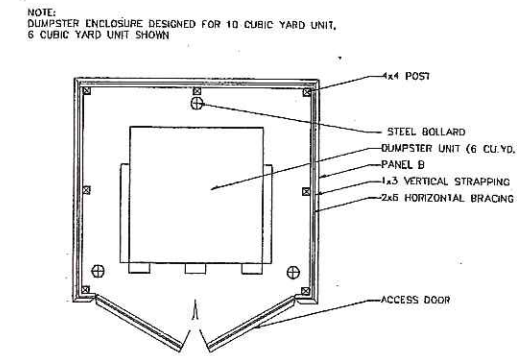
7 STEEL BOLLARD DETAIL  
NOT TO SCALE



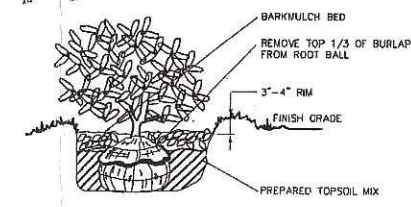
2 TREE PLANTING DETAIL  
NOT TO SCALE



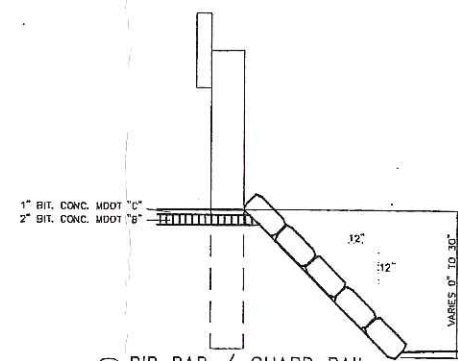
5 CAPE COD CURB  
NOT TO SCALE



8 DUMPSTER ENCLOSURE  
NOT TO SCALE



3 SHRUB PLANTING DETAIL  
NOT TO SCALE



6 RIP RAP / GUARD RAIL  
NOT TO SCALE

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PORTLAND, MAINE

**TFH ARCHITECTS**  
100 COMMERCIAL STREET  
PORTLAND MAINE 04101  
TELEPHONE 207 776 8141  
ARCHITECTURE PLANNING

CONSULTANTS:  
  
REVISIONS:

DATE: September 26, 2002  
PROJECT No. 0219  
DRAWN BY: CMM  
CHECKED BY: TST  
SCALE: As Marked  
SHEET TITLE:

**SITE2**

PROGRESS PRINT ONLY  
Not for Construction

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ARCHITECTURE PLANNING

CONSULTANTS:

REVISIONS:

DATE: September 26, 2002

PROJECT No: 0219

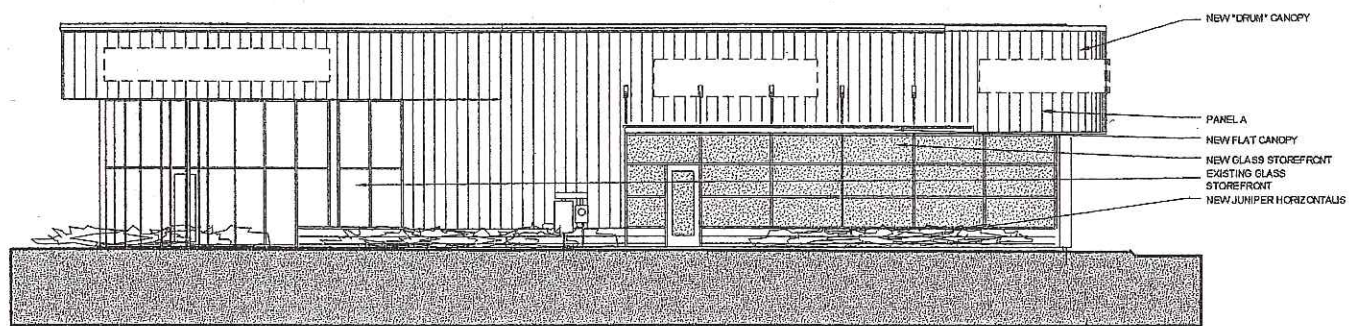
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CHECKED BY: TST

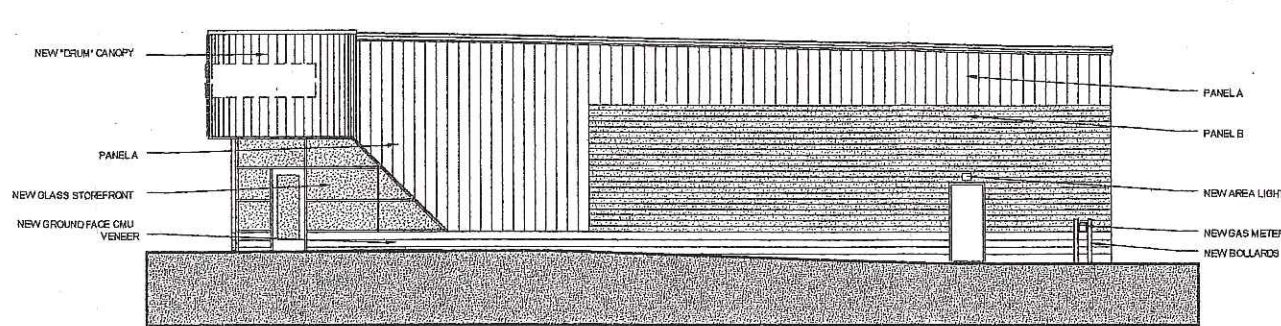
SCALE: As Marked

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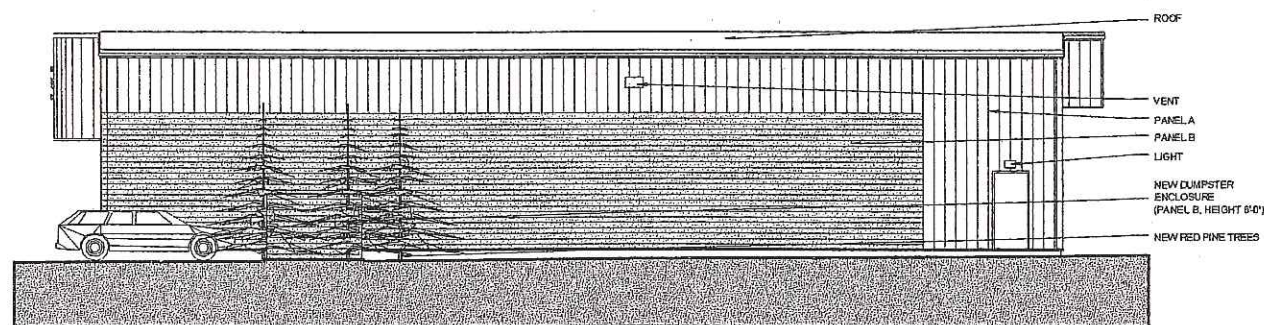
ELEV



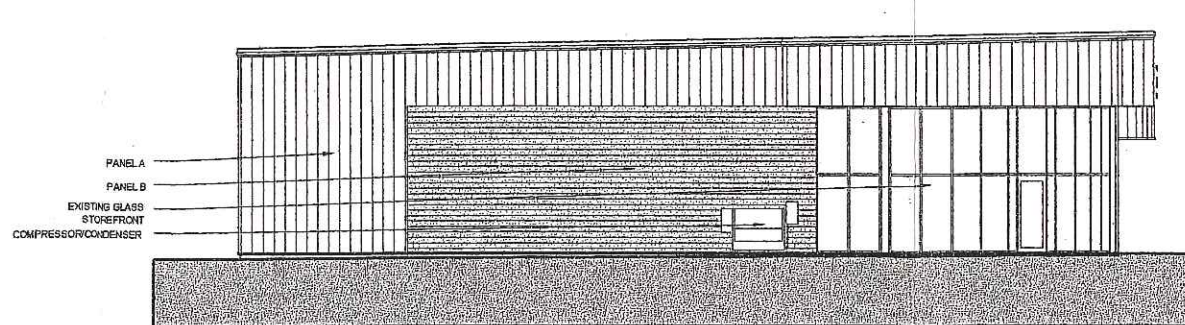
NORTH ELEVATION  
1/8" = 1'-0"



WEST ELEVATION  
1/8" = 1'-0"

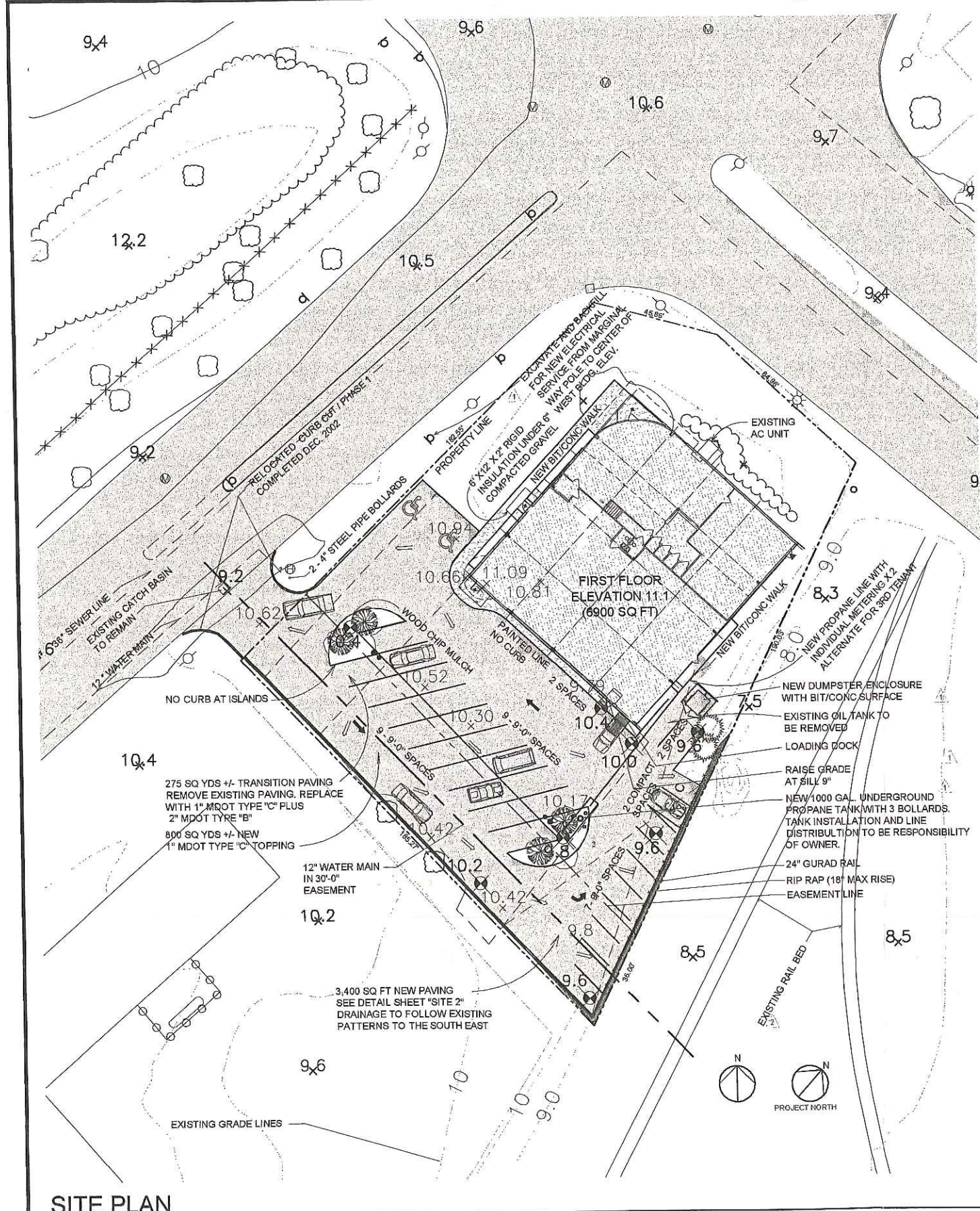


SOUTH ELEVATION  
1/8" = 1'-0"

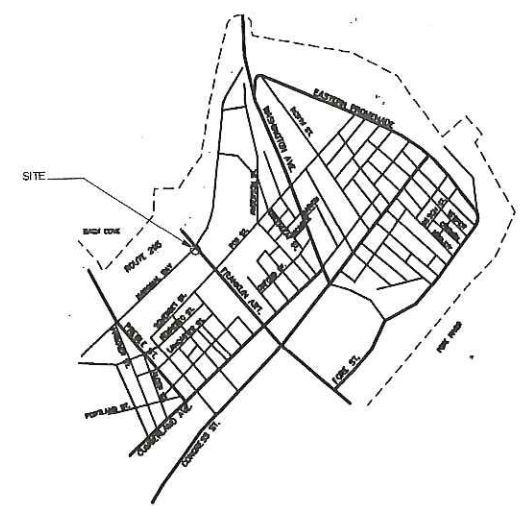


WEST ELEVATION  
1/8" = 1'-0"

PROGRESS PRINT ONLY  
Not for Construction



**SITE PLAN**  
1" = 20'-0"



**LOCATION MAP**  
1" = 1000' ±

- LEGEND**
- ⊕ FIRE HYDRANT
  - CATCH BASIN
  - STEEL/CONCRETE BOLLARD
  - TELEPHONE POLE
  - ⊙ MANHOLE COVER
  - ⊙ STREET SIGNAGE
  - ⊙ EXISTING SPOT GRADE
  - ⊙ NEW SPOT GRADE
  - TIMBER GUARD RAIL
  - ▬ RIP RAP WALL
  - ▬ CAPE COD CURB
  - ▬ PROPERTY LINE
  - ▬ EASEMENT LINE
  - ▬ WATER LINE
  - ▬ SEWER LINE
  - ▬ GAS LINE
  - SURFACE DRAINAGE
  - ★ UNDER CANOPY DOWN LIGHT
  - ▲ WALL MOUNTED AREA LIGHT
  - POLE MOUNTED LIGHT

**GENERAL NOTES**

1. OWNER/ DEVELOPER: MARGINAL WAY PROPERTIES, INC. 211 MARGINAL WAY, PORTLAND, MAINE
2. ARCHITECT: TFH ARCHITECTS, PORTLAND, MAINE.
- BOUNDARY TAKEN FROM "PLAN OF LAND ON MARGINAL WAY AND FRANKLIN STREET, PORTLAND, MAINE, MADE FOR MARGINAL WAY PROPERTIES, INC." BY OWEN HASKELL, INC., PORTLAND, MAINE, DATE 02-07-02. BENCHMARK: SEE SURVEY NOTE #2. SEE PLAN REFERENCE NOTE #1. BASE PLAN FROM CITY OF PORTLAND AERIAL SURVEY.
3. LANDSCAPE DESIGN BY TFH ARCHITECTS
4. ZONE: B5 URBAN COMMERCIAL MIXED USE
5. TAX MAP REFERENCE: MAP 24, BLOCK C, LOT 1.
6. TOTAL PARCEL: 29897.89 s.f.
7. LOTS TO BE SERVICED BY PUBLIC GAS, SEWER AND WATER.
8. TRASH WILL BE STORED IN THE ENCLOSURE OUTDOORS FOR COLLECTION BY MARGINAL WAY PROPERTIES, INC. PERSONNEL.
9. CALL DIG-SAFE (1-800-225-4977) PRIOR TO BEGINNING WORK.
10. SOILS AS SHOWN IN "SOIL SURVEY CUMBERLAND COUNTY, MAINE" PUBLISHED BY SOILS CONSERVATION SERVICE ARE CLASSIFIED AS DEERFIELD.
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12. EXISTING SIDEWALKS OR CURBS DAMAGED DURING CONSTRUCTION ARE TO BE REPAIRED TO CITY STANDARDS.
13. ALL UTILITY SERVICE CONNECTIONS PROPOSED WITHIN CITY STREETS ARE TO BE INSPECTED BY THE INDIVIDUAL UTILITY COMPANIES AND THE CITY OF PORTLAND WHERE APPLICABLE.
14. SEWER SERVICE CONNECTIONS WITHIN THE STREET RIGHT-OF-WAY SHALL REQUIRE A STREET OPENING PERMIT FROM PUBLIC WORKS.
15. SEE SHEET "SITE2" FOR PLANTING PLAN.
16. ALL BOLLARDS PROTECTING PROPANE TANK HEAD AND TRASH ENCLOSURE TO BE HOT DIPPED GALVANIZED, TWO COATS AND CONCRETE FILLED. THE TWO BOLLARDS AT PARKING LOT ENTRANCE TO RECEIVE ONE COAT.

**PLAN REFERENCE**

1. PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR GRAY OIL COMPANY DATED MARCH 1978 BY H.L. & E.C. JORDAN, SURVEYORS

**LOCUS DEED REFERENCE**

STATE OF MAINE, COUNTY OF CUMBERLAND BK B575 PG 0094

**SURVEY NOTES**

1. UTILITIES SHOWN ON PLAN ARE LOCATED APPROXIMATELY AND SHALL BE FIELD VERIFIED PRIOR TO EXCAVATION. LOCATIONS SHOWN ARE BASED ON PHYSICAL LOCATIONS AND OR MAPS FROM RESPECTIVE UTILITIES. WATER AND SEWER ARE EXISTING. NEW GAS TO BE EXTENDED TO SITE.
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1. MINIMUM LOT SIZE: NONE
  2. MINIMUM STREET FRONTAGE: NONE
  3. MINIMUM YARD DIMENSIONS: NONE
  4. MAXIMUM LOT COVERAGE: 100%
  5. MAXIMUM RESIDENTIAL DENSITY: 60 DWELLING UNITS PER ACRE
  6. MAXIMUM BUILDING HEIGHT: 65 FEET
- PARKING: 1 PARKING SPACE FOR EVERY 200 S.F. OF FIRST FLOOR AREA IN EXCESS OF 2000 S.F. NOT USED FOR BULK STORAGE (25 REQUIRED/35 PROVIDED)

**CITY OF PORTLAND  
SITE PLAN AND SUBDIVISION NOTES**

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TRANUM & CO  
PORTLAND, MAINE

**TFH ARCHITECTS**  
100 COMMERCIAL STREET  
PORTLAND MAINE 04101  
TELEPHONE 207 775 6141  
ARCHITECTURE PLANNING

CONSULTANTS

REVISIONS:  
1. 01/03/03  
2. 01/22/03  
3. 05/05/03

DATE: September 26, 2002

PROJECT No. 0219

DRAWN BY: CWM

CHECKED BY: TST

SCALE: As Marked

SHEET TITLE:

**SITE1**

Highway Mon. Found

Highway Mon. Found

Highway Mon. Found

DOT Disc Found

15' UTILITY EASEMENT  
To CITY OF PORTLAND  
Book 2803 Page 477

20' EASEMENT  
To PORTLAND TERMINAL CO  
Book 3270 Page 325  
(See Plan Ref. 8)

N/F  
EARL W. NOYES & SONS  
Book 7569 Page 299  
Tax Map 25-Block B-Lot 09  
Tax Map 24-Block C-Lot 21

N/F  
MARGINAL WAY PROPERTIES, INC  
Book 8575 Page 92  
Tax Map 24-Block C-Lot 1  
(See Plan Ref. 4, 7, 10 and 11)

Franklin Arterial  
(See Plan Ref. 14)

N/F  
THE CARBO COMPANY  
Book 13510/Page 217  
Tax Map 24-Block C-Lot 4  
N/F  
ANNE R. WOOD & DOROTHY S. RYAN  
Book 14348 Page 141  
(See Plan Ref. 7, 10 and 12)

NO. 5 REBAR SET  
N.=302607.3770  
E.=2927917.0731 234.96'

NO. 5 REBAR SET  
N.=302761.5040  
E.=2928094.4146

N/F  
E. PERRY IRON AND METAL CO  
Book 3607 Page 141

N/F  
ANNE R. WOOD & DOROTHY S. RYAN  
Book 15301 Page 49

LLG,  
nan Services)  
255  
-Lot 1  
3)

Exist.  
8' Chainlink  
Fence

SEE NOTE 6

