

25-A-23

2008-0139

85 Somerset St.

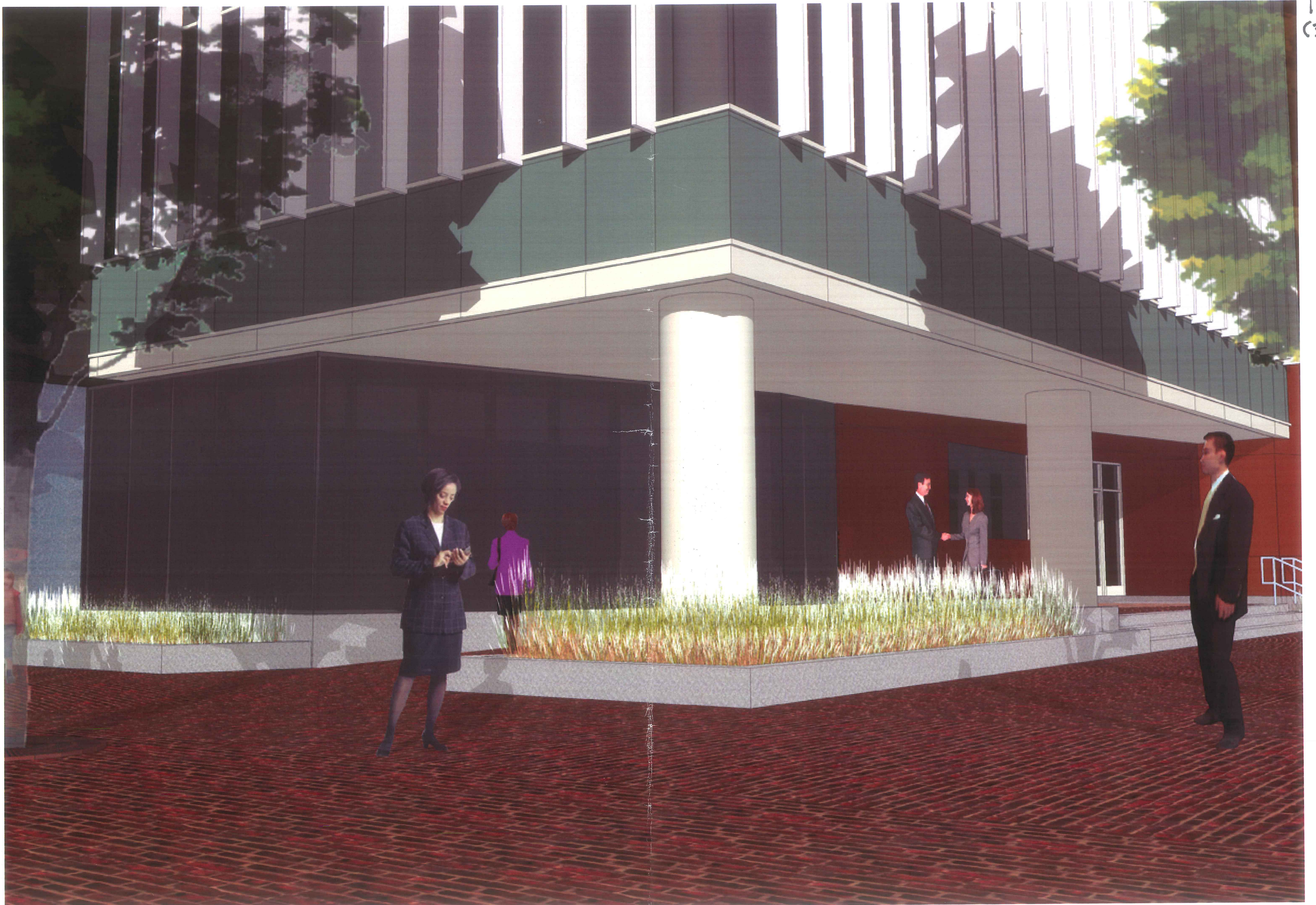
Bayco Bayside Subd.

Bayco, LLC

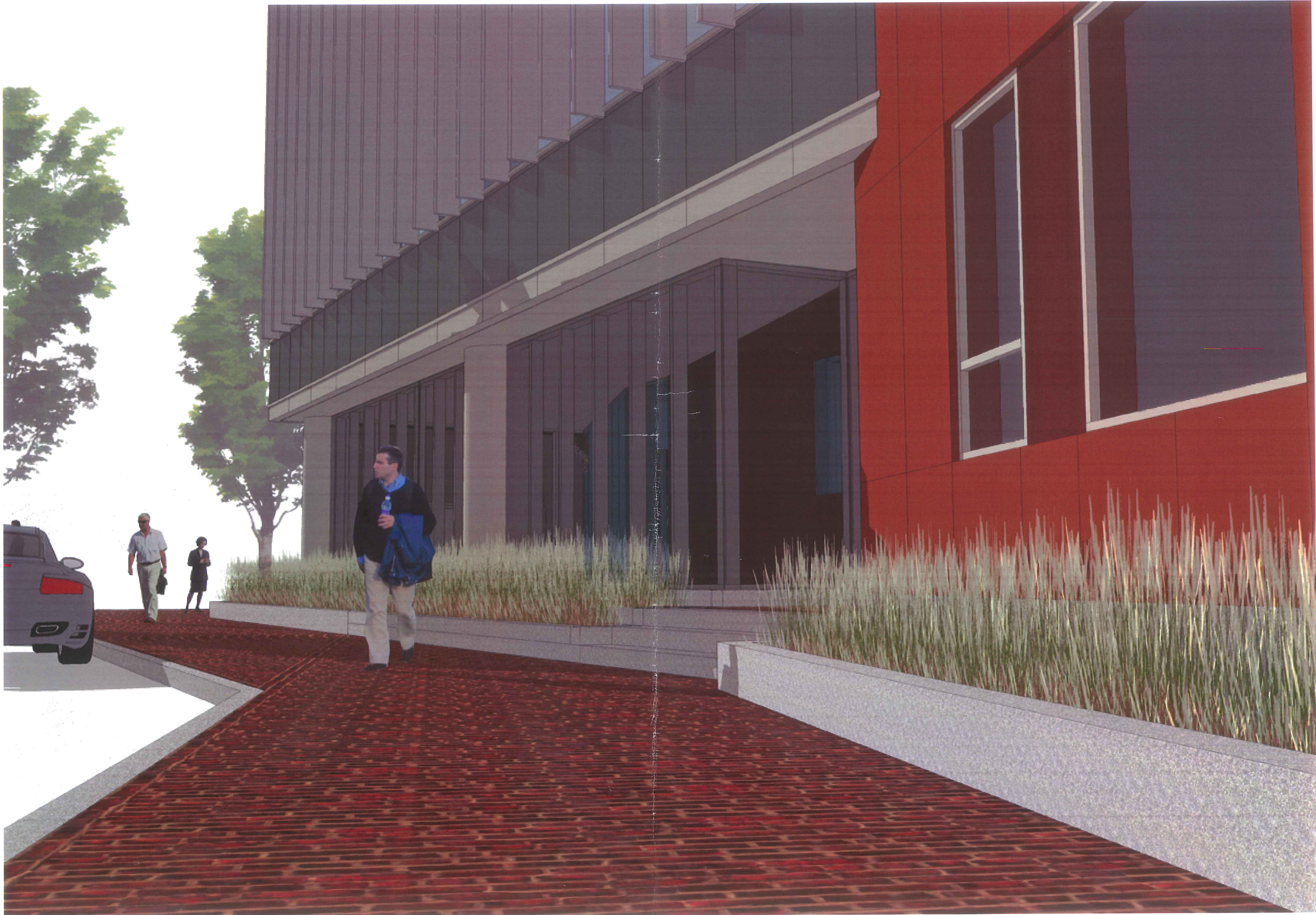
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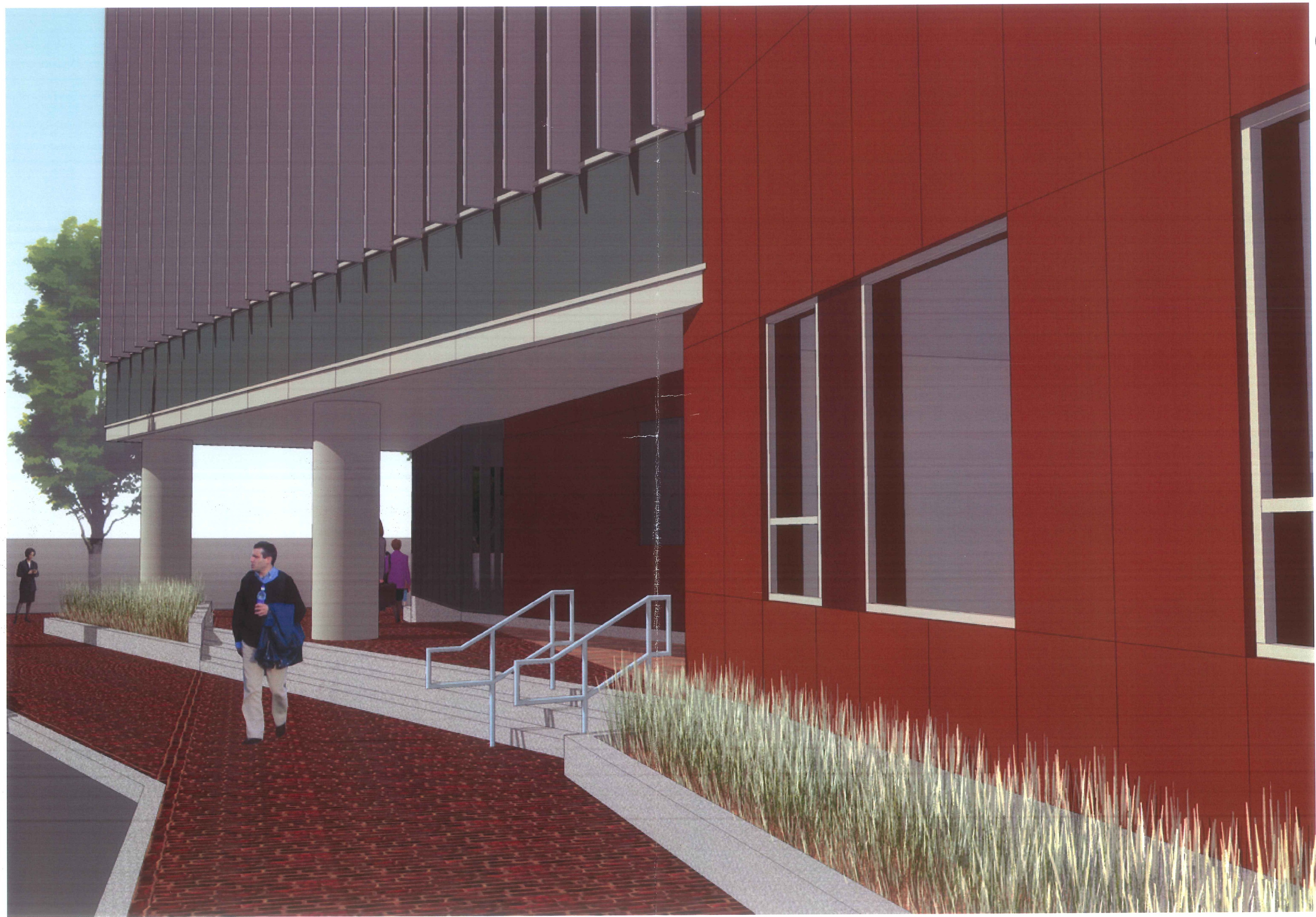
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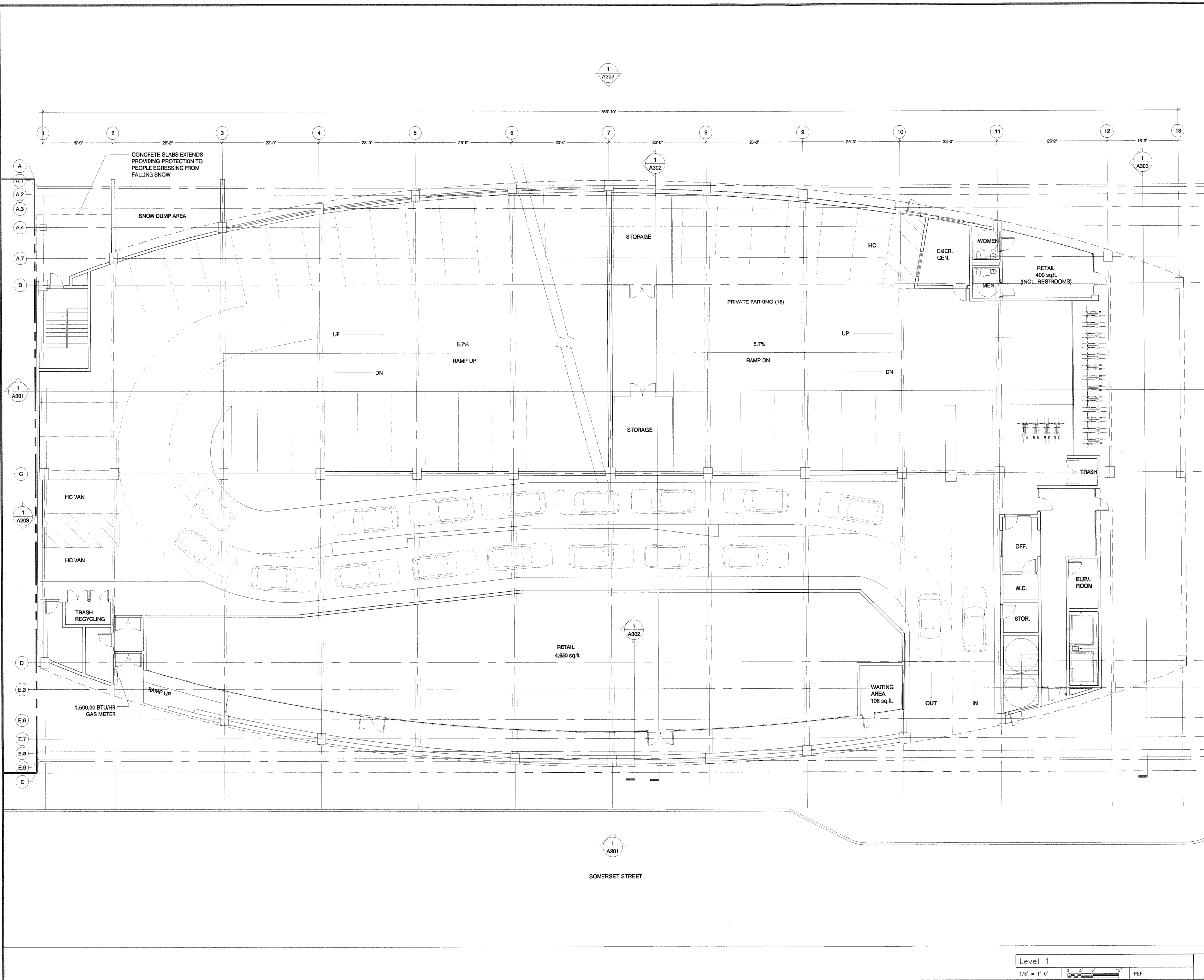
1-c
(3.4)



1-C
(3.5)







CONSTRUCTION MANAGER
CONSIGLI
 84 Water Street
 Portland, Maine 04103
 Phone: 207-773-3000
 Fax: 207-773-3000

ARCHITECT
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 75 Van Street
 Portland, Maine 04103
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 Fax: 207-336-4755

STRUCTURAL ENGINEER
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 STRUCTURAL ENGINEERS, INC.
 75 Van Street
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 Fax: 207-679-1822

MECHANICAL ENGINEER
COMAR
 47 Madison Drive
 Portland, Maine 04102
 Phone: 855-1924-8422
 Fax: 207-774-8425

ELECTRICAL ENGINEER
 95 Cedar Street, Suite 102
 Portland, Maine 04103
 Phone: 855-1924-8422
 Fax: 463-253-0987

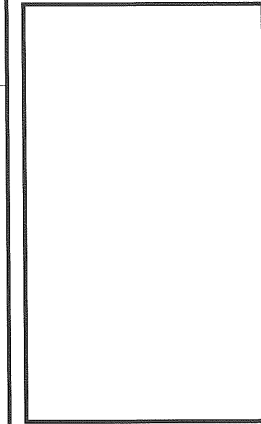
HARRIMAN
 Architects + Engineers
 Adam Harriman, P.E.
 46 Madison Drive
 Auburn, Maine 04210
 207.774.5100 tel
 207.782.3017 fax

123 Middle Street
 Portland, Maine 04101
 207.773.0003 tel
 207.775.0460 fax
 www.harriman.com
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Project Title
MAINEHEALTH & UNITED WAY BAYSIDE DEVELOPMENT
 PORTLAND, MAINE

Project No. 2008-0040

Key Plan



Mark	Date	Description
10-24-08		PERMIT SUBMITTAL
10-22-08		PERMIT SUBMITTAL
09-26-08		PERMIT SUBMITTAL

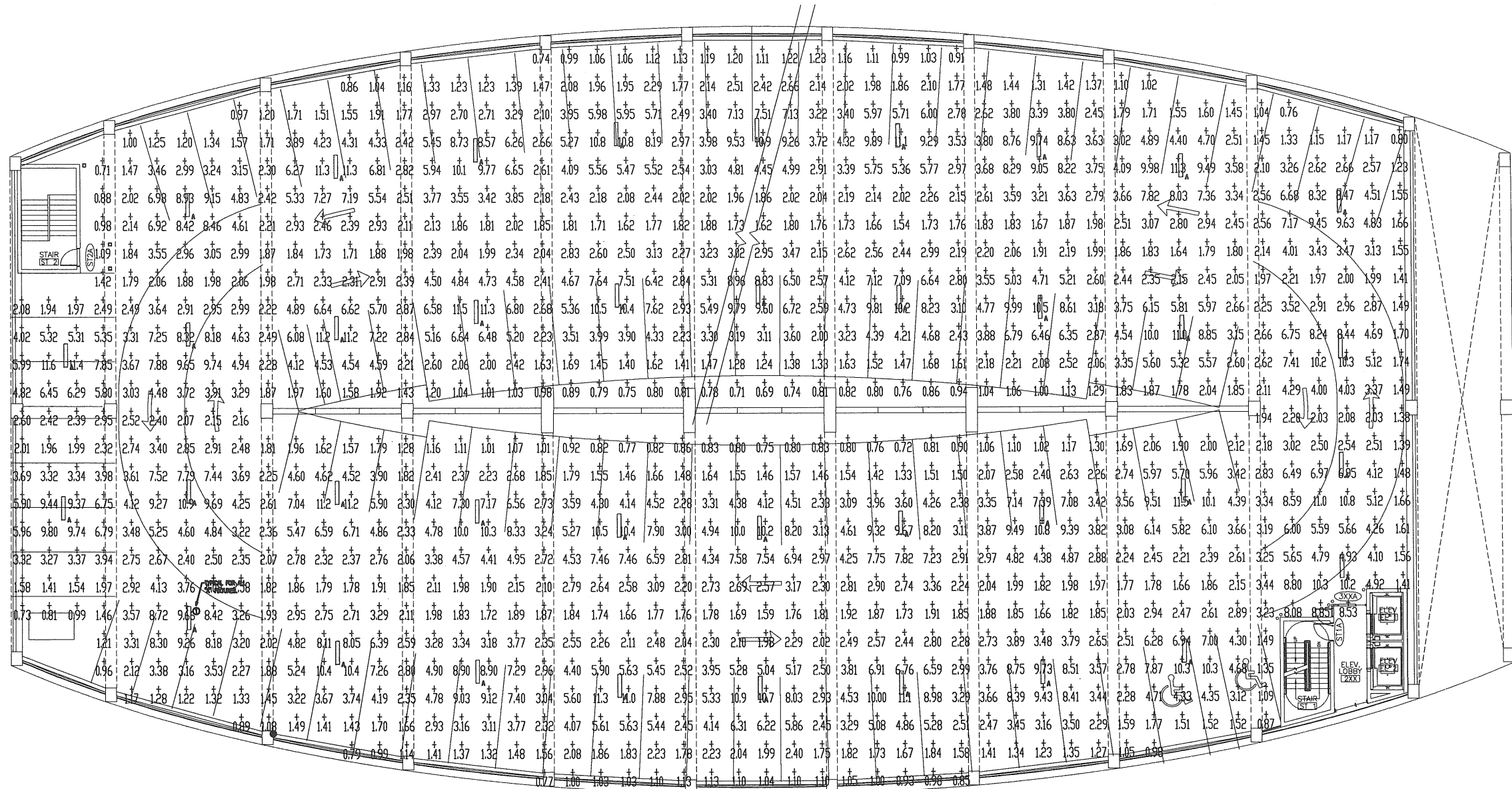
Drawing Status
NOT FOR CONSTRUCTION

Drawing Title
Garage Ground Floor Level

PK / PE: SS Drawn By:

Drawing Number
A101

Level 1
 1/8" = 1'-0" REF. 1



LIGHTING FIXTURE SCHEDULE

PROVIDE ALL FIXTURES WITH COMPLETE HARDWARE, LAMPS, HANGERS, FITTINGS, ETC. FOR A COMPLETE AND PROPER MANUFACTURERS RECOMMENDED, UL INSTALLATION.

TYPE	MANUFACTURER	CATALOG NO.	MTG.	VOLT	LAMPS			REMARKS/BALLAST INFORMATION	NOTES
					NO.	WATT	TYPE		
A	PARKING GARAGE FIXTURE ZUMTOBEL	FTW-2285-4U-SM-AV-CSO	S	277	2	28	28 WATT-T5 5220 LUMENS	SEE DRAWING FOR QUANTITY	

CALCULATION SUMMARY

AREA NAME	DIMENSIONS	GRID / TYPE	# PTS	SPAC	GROUP	AVE	MAX	MIN	MAX/MIN/AVE/MIN
Second Floor	252.30x133.24x10.00Ft	New Grid / H-H	1158	5.00	<+>	3.74	11.58	0.69	16.78 5.41

AREA SUMMARY SCHEDULE

AREA NAME	I/O	DIMENSIONS	LUMS / <ASMS>	WATTS / SQ FT	QTY
Second Floor	IN	252.30x133.24x10.00Ft	A28 (36)	0.08	1

CONSIST
61 State Street
Portland, Maine 04101
Phone 603-753-0200
Fax 603-753-0201

BECKER
19 Oak Street
Portland, Maine 04101
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BECKER
19 Oak Street
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HARRIMAN
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207-550-5100
207-550-5101 Fax

123 Middle Street
Portland, Maine 04101
207-773-0033 tel
207-773-0000 fax

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Project Title
**MAINEHEALTH & UNITED WAY
BAYSIDE DEVELOPMENT**
PORTLAND, MAINE

Project No. **08148**

Key Plan

Future Building, Parking Garage, Office Building

General Notes or Legends Here

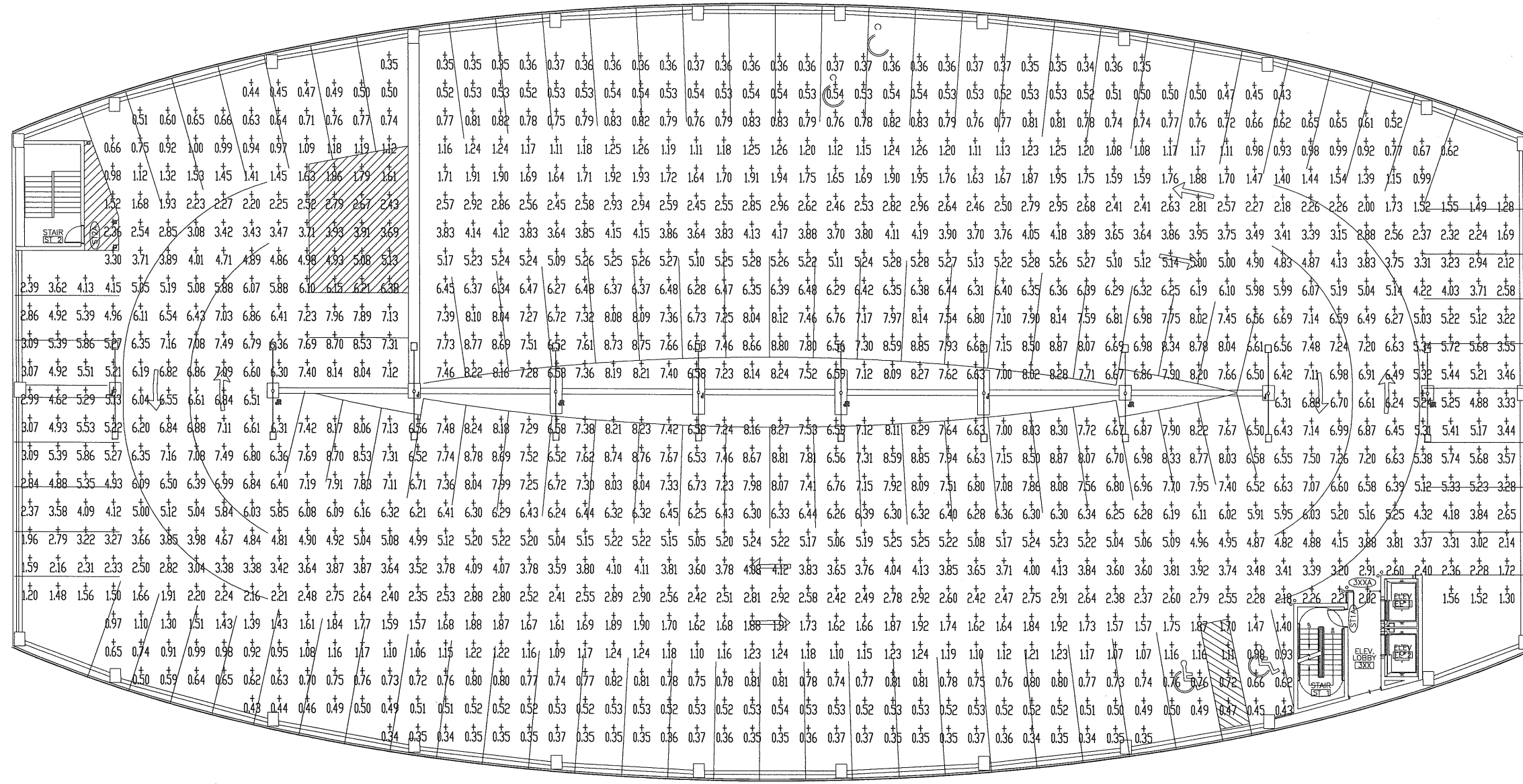
Issue Date	Description
12-09-08	PLANNING BOARD SUBMITTAL
09-26-08	PERMIT SUBMITTAL

Drawing Status
NOT FOR CONSTRUCTION

Drawing Title
PARKING GARAGE PHOTOMETRICS SECOND FLOOR PLAN

PA / PE: WRH Drawn By: RJB

Drawing Number
E10.2.1



LIGHTING FIXTURE SCHEDULE

PROVIDE ALL FIXTURES WITH COMPLETE HARDWARE, LAMPS, HANGERS, FITTINGS, ETC. FOR A COMPLETE AND PROPER MANUFACTURERS RECOMMENDED, UL INSTALLATION.

TYPE	MANUFACTURER	CATALOG NO.	MTG.	VOLT	LAMPS			REMARKS/BALLAST INFORMATION	NOTES
					NO.	WATT	TYPE		
J	EXTERIOR POLE MOUNT FIXTURE								
	BEGA	8254MH-277V-BLK	P	277	1	250	250 WATT-ED17-MH	SEE DRAWING FOR QUANTITY	

CALCULATION SUMMARY

AREA NAME	DIMENSIONS	GRID / TYPE	# PTS	SPAC	GROUP	AVE	MAX	MIN	MAX/MIN	AVE/MIN
Roof	269.92x132.81Ft	New Grid / H-H	1154	5.00	<+>	3.84	8.87	0.34	26.13	11.31

AREA SUMMARY SCHEDULE

AREA NAME	I/O	DIMENSIONS	LUMS / <ASMS>	WATTS / SQ FT	QTY
Roof	OUT	269.92x132.81Ft	<J25 > (10)	0.16	1

CONSIGL
81 Middle Street
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Phone 603-775-2000
Fax 603-775-0200

BECKER
78 York Street
Portland, Maine 04101
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Project Title
MAINEHEALTH & UNITED WAY BAYSIDE DEVELOPMENT
PORTLAND, MAINE

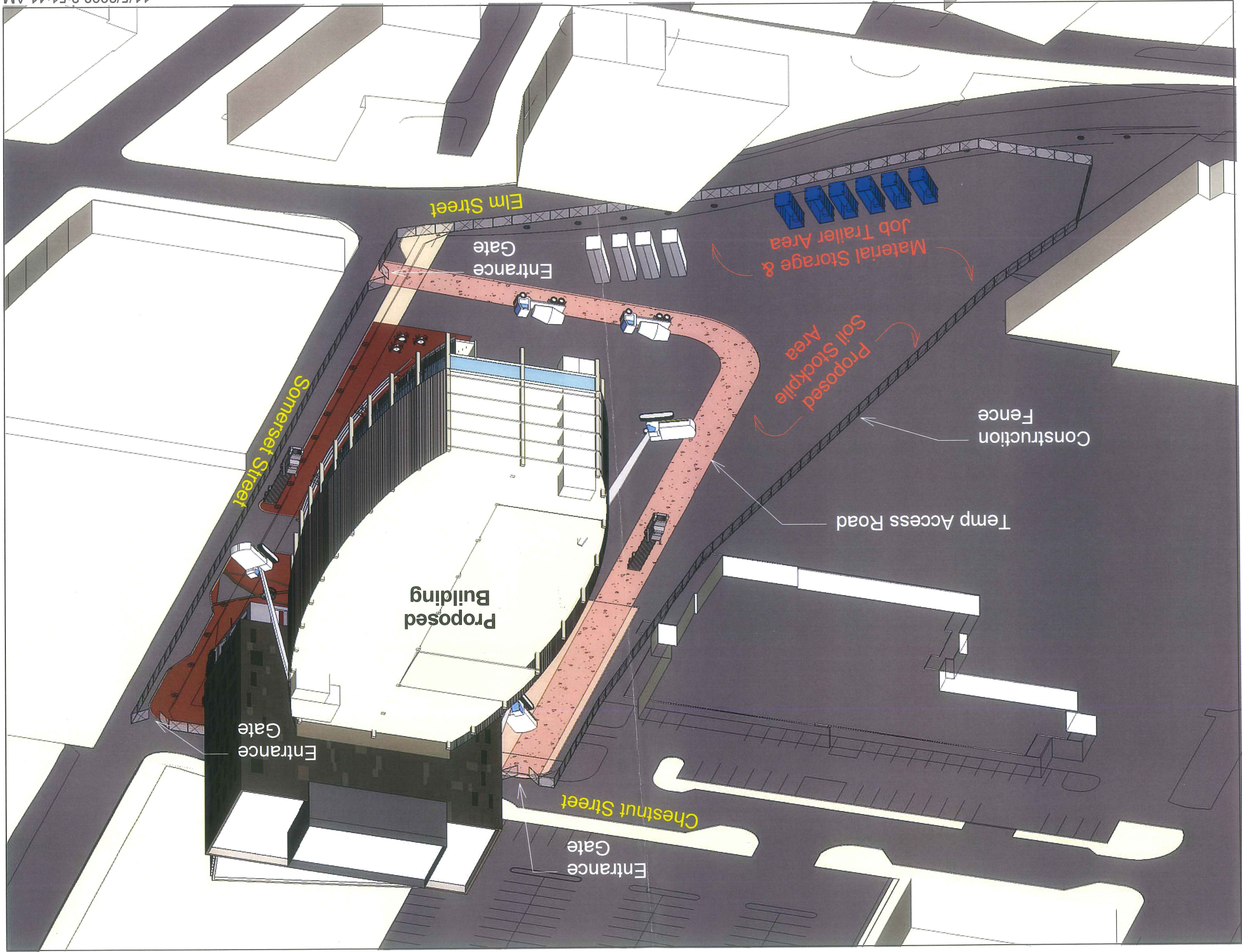
Project No. **09-08**
Key Plan
Future Building, Parking Garage, Office Building

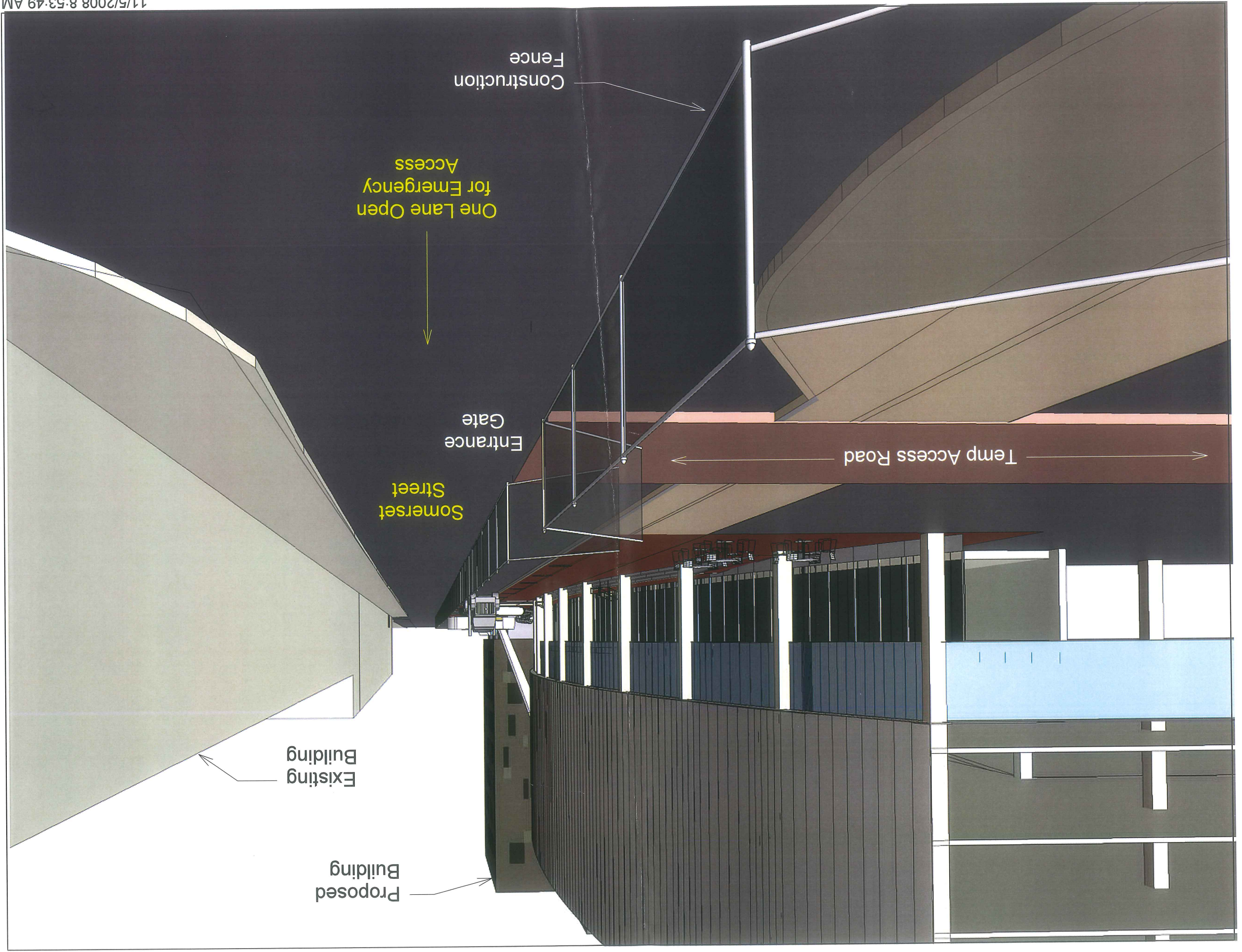
General Notes or Legends Here

12-09-08	PLANNING BOARD SUBMITTAL
09-26-08	PERMIT SUBMITTAL
Issue Date	Description

Drawing Status
NOT FOR CONSTRUCTION

Drawing Title
PARKING GARAGE PHOTOMETRICS ROOF PLAN
PA / PC: WRH / Drawn By: RJB
Drawing Number
E10.7.1





Construction Fence

One Lane Open for Emergency Access

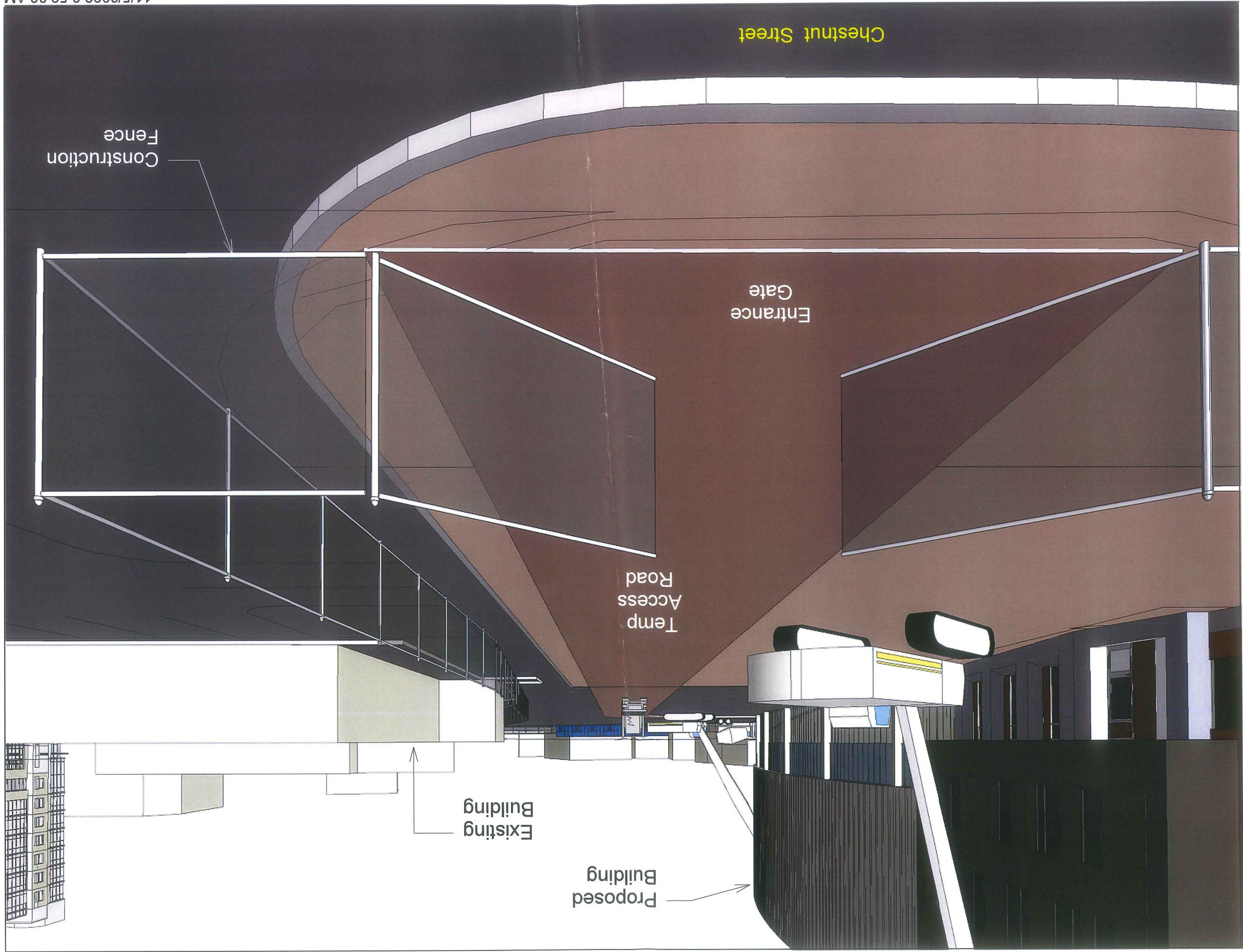
Gate Entrance

Temp Access Road

Somerset Street

Existing Building

Proposed Building



0200

Drawing Title
SITE PLAN

Drawing Number
PA / PE: BSS
Drawn By: PJC

Drawing Status
NOT FOR CONSTRUCTION

Issue Date	Description
10-10-08	REVISE BLDG LAYOUT & ADD BUS STOP
09-26-08	PERMIT SUBMITTAL

10-10-08

Key Plan

Project Title
BAYCO LLC. BAYSIDE DEVELOPMENT
PORTLAND, MAINE

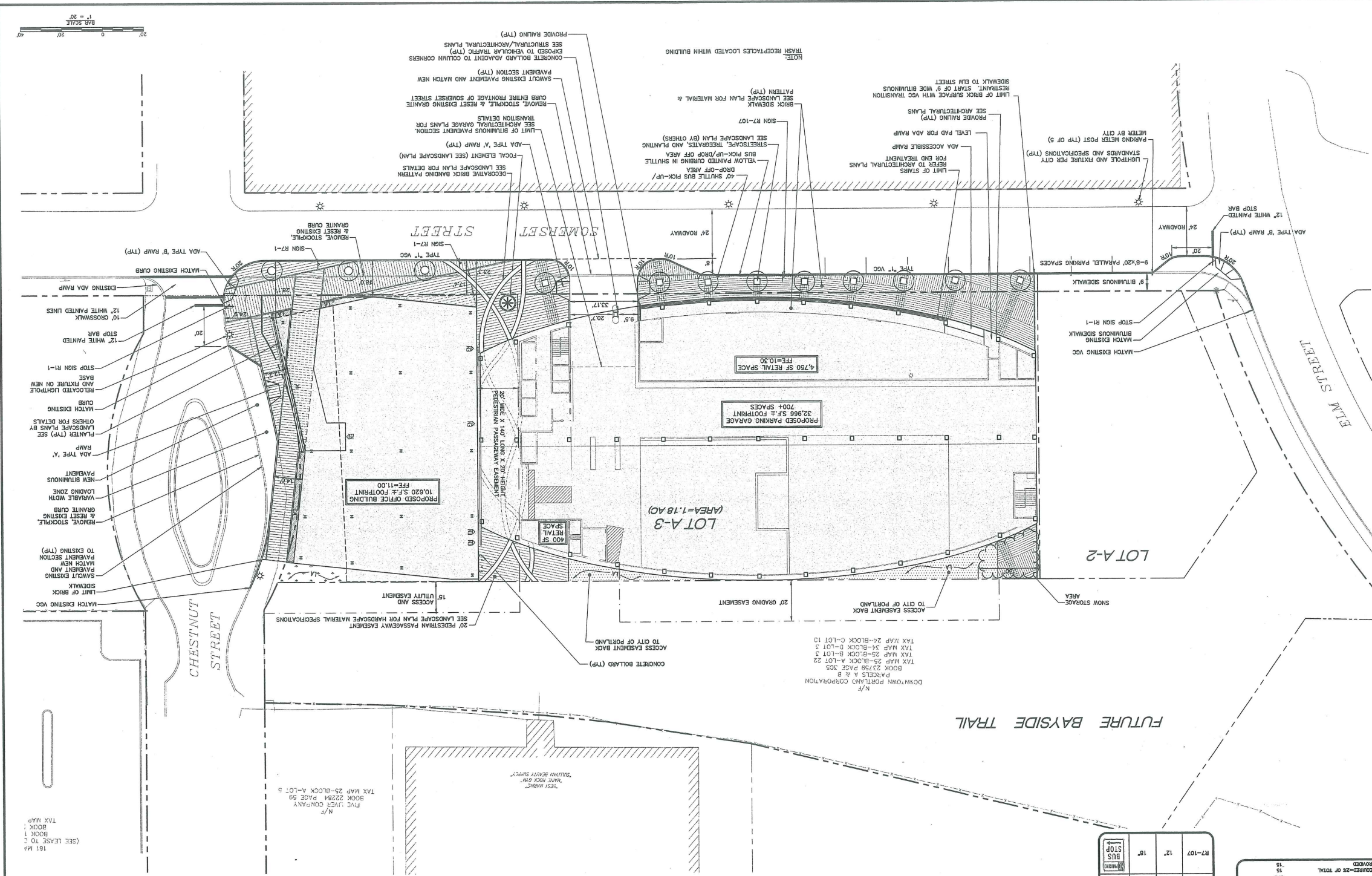
Project No. 0008

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EST/CLK ENGINEER
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207.784.5100

Professional Engineer
CONSIST
54 Main Street
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207.784.5100
207.784.5100



BUILDING NOTE:
PROPOSED BUILDING IS SHOWN FOR INFORMATION PURPOSES ONLY. CONTRACTOR TO REFER TO ARCHITECTURAL PLANS PREPARED BY THE ARCHITECT OF RECORD FOR EXACT DIMENSIONS.

SIGN SUMMARY

NO.	DESCRIPTION	HEIGHT	WIDTH	NUMBER
R1-1	STOP	24"	24"	1
R1-2	RESERVED	18"	18"	1
R2-1	NO PARKING	24"	18"	1
R2-2	NO PARKING	24"	18"	1
R2-3	NO PARKING	12"	12"	1
R2-4	NO PARKING	12"	12"	1
R2-5	NO PARKING	24"	18"	1
R2-6	NO PARKING	24"	18"	1
R2-7	NO PARKING	12"	12"	1
R2-8	NO PARKING	12"	12"	1
R2-9	NO PARKING	12"	12"	1
R2-10	NO PARKING	12"	12"	1
R2-11	NO PARKING	12"	12"	1
R2-12	NO PARKING	12"	12"	1
R2-13	NO PARKING	12"	12"	1
R2-14	NO PARKING	12"	12"	1
R2-15	NO PARKING	12"	12"	1
R2-16	NO PARKING	12"	12"	1
R2-17	NO PARKING	12"	12"	1
R2-18	NO PARKING	12"	12"	1
R2-19	NO PARKING	12"	12"	1
R2-20	NO PARKING	12"	12"	1
R2-21	NO PARKING	12"	12"	1
R2-22	NO PARKING	12"	12"	1
R2-23	NO PARKING	12"	12"	1
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R2-25	NO PARKING	12"	12"	1
R2-26	NO PARKING	12"	12"	1
R2-27	NO PARKING	12"	12"	1
R2-28	NO PARKING	12"	12"	1
R2-29	NO PARKING	12"	12"	1
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R2-97	NO PARKING	12"	12"	1
R2-98	NO PARKING	12"	12"	1
R2-99	NO PARKING	12"	12"	1
R2-100	NO PARKING	12"	12"	1

SITE DEVELOPMENT TABLES

TOTAL AREA OF DEVELOPMENT: 1.88 ACRES

ZONING TABLE

USE: COMMERCIAL OFFICE PARKING STRUCTURE AND RETAIL
ZONE: B-7
REQUIRED B-7: PROVIDED

MAX. BUILDING HEIGHT	MINIMUM LOT AREA	MINIMUM FRONT SETBACK	MINIMUM SIDE SETBACK	MINIMUM REAR SETBACK	MINIMUM LOT COVERAGE
150 FT	10,000 SF	15 FT	0 FT	0 FT	8%
100 FT	5,000 SF	10 FT	0 FT	0 FT	8%
75 FT	2,500 SF	5 FT	0 FT	0 FT	8%
50 FT	1,000 SF	5 FT	0 FT	0 FT	8%
25 FT	500 SF	5 FT	0 FT	0 FT	8%

PARKING SUMMARY

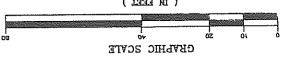
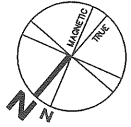
TOTAL PARKING SPACES	REQUIRED B-7	PROVIDED
272	272	720

PARKING SPACE CALCULATIONS:

OFFICE: 1 PARKING SPACE FOR EACH 400 S.F. OF RETAILABLE FLOOR SPACE.
AND
RETAIL: 5,000 S.F./1,000 S.F. = 5 SPACES
5,000 S.F./200 S.F. = 25 SPACES

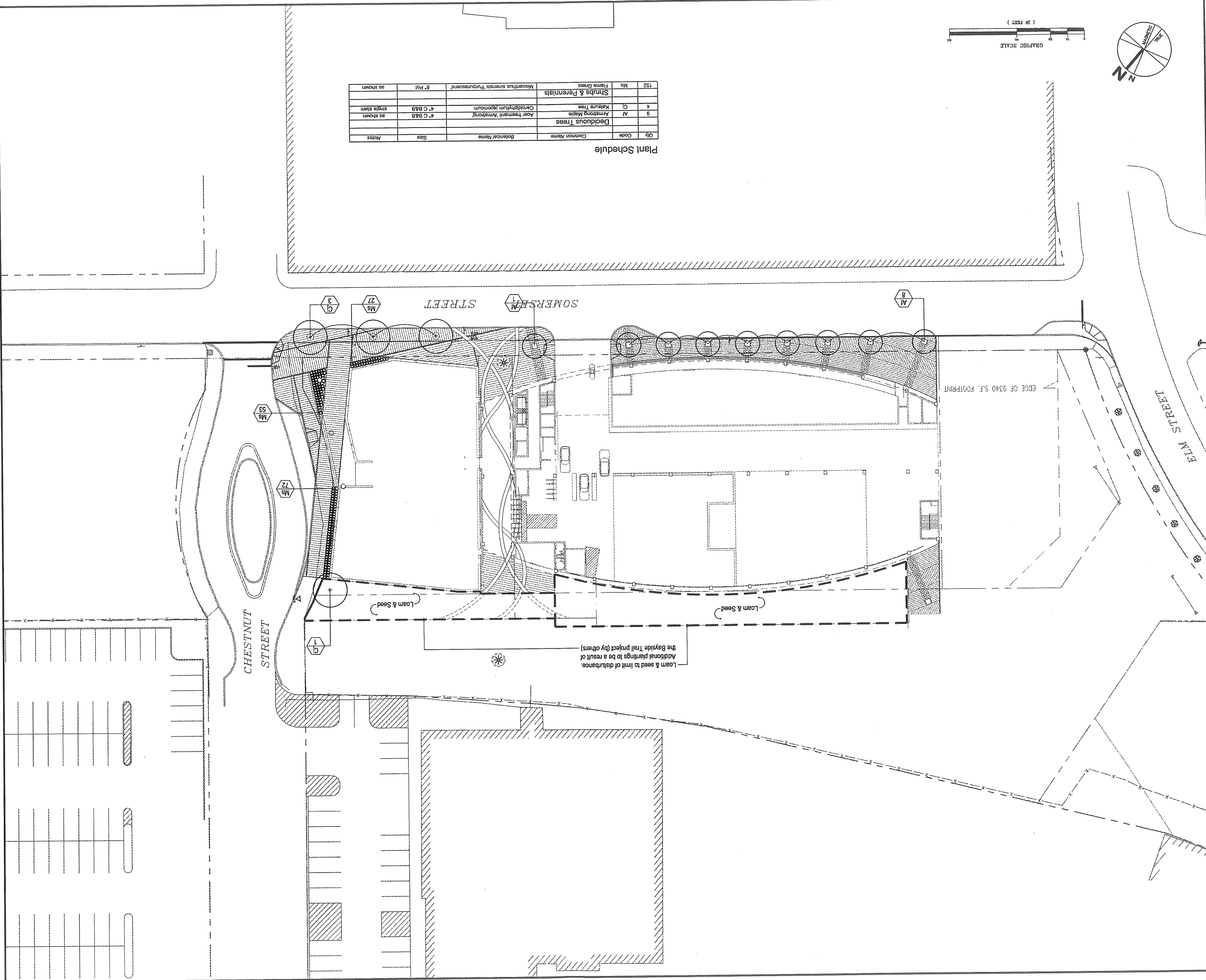
PARKING SPACES AS DEMONSTRATED (MANAGE-70% STREET-11)

TOTAL REQUIRED	TOTAL MANICURED PARKING SPACES PROVIDED
272	15



Plant Schedule

Qty	Code	Common Name	Botanical Name	Size	Notes
		Deciduous Trees			
9	AT	Armstrong Maple	Acer Freemanii 'Armstrong'	4" C B&B as shown	
4	CT	Katsuma Tree	Cercidiphyllum japonicum	4" C B&B as shown	
		Shrubs & Perennials			
152	MS	Flame Grass	Miscanthus sinensis 'Purpureus'	8" Pot	as shown



Drawing Title
PLANTING PLAN

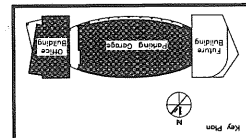
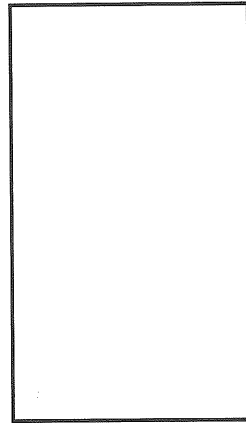
Drawn by: MFL
PSC
Date: 08/26/08

Drawing Number
L20.1

Drawing Status
NOT FOR CONSTRUCTION

Issue Dates

Issue Date	Description
10-10-08	PERMIT SUBMITTAL
09-26-08	PERMIT SUBMITTAL



Project Title
MAINEHEALTH & UNITED WAY BAYSIDE DEVELOPMENT

Project No. 08576

Portland, Maine

HARRIMAN Architects & Engineers

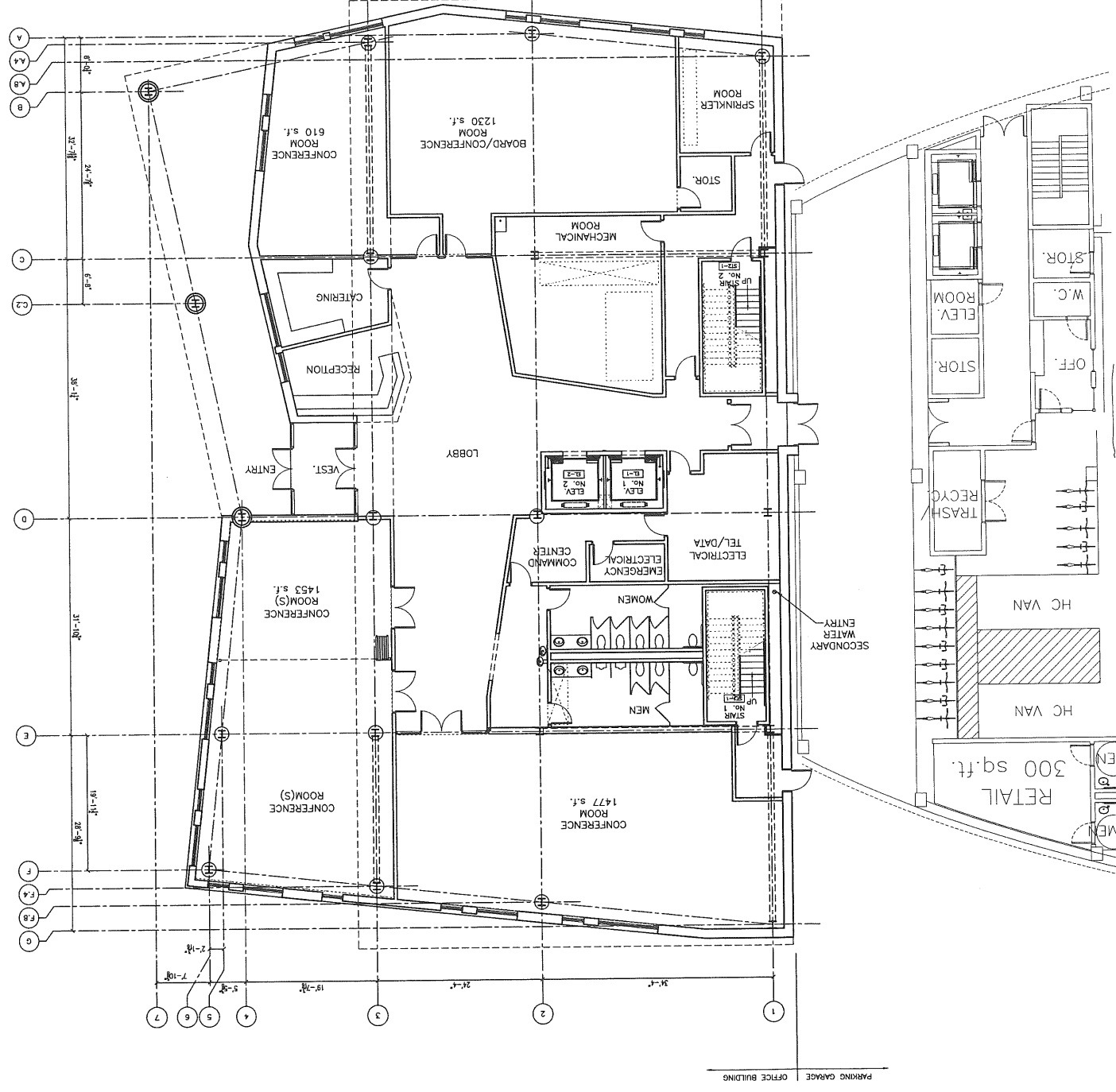
46 Exchange Street
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Professional Seal of the State of Maine, No. 2463, J. JOHNSON, P.E.

CONSULT
Professional Seal of the State of Maine, No. 2463, J. JOHNSON, P.E.

BECKER
Professional Seal of the State of Maine, No. 2463, J. JOHNSON, P.E.

SS
Professional Seal of the State of Maine, No. 2463, J. JOHNSON, P.E.



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

A1

FIRST FLOOR PLAN

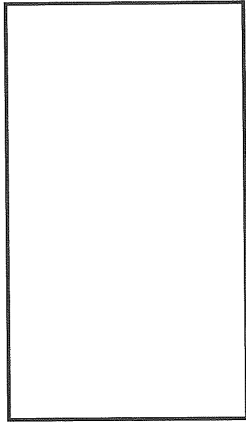
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Drawn By: MMD
PSC

FIRST FLOOR PLAN

NOT FOR CONSTRUCTION

Rev	Date	Description
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09-26-08		PERMIT SUBMITTAL

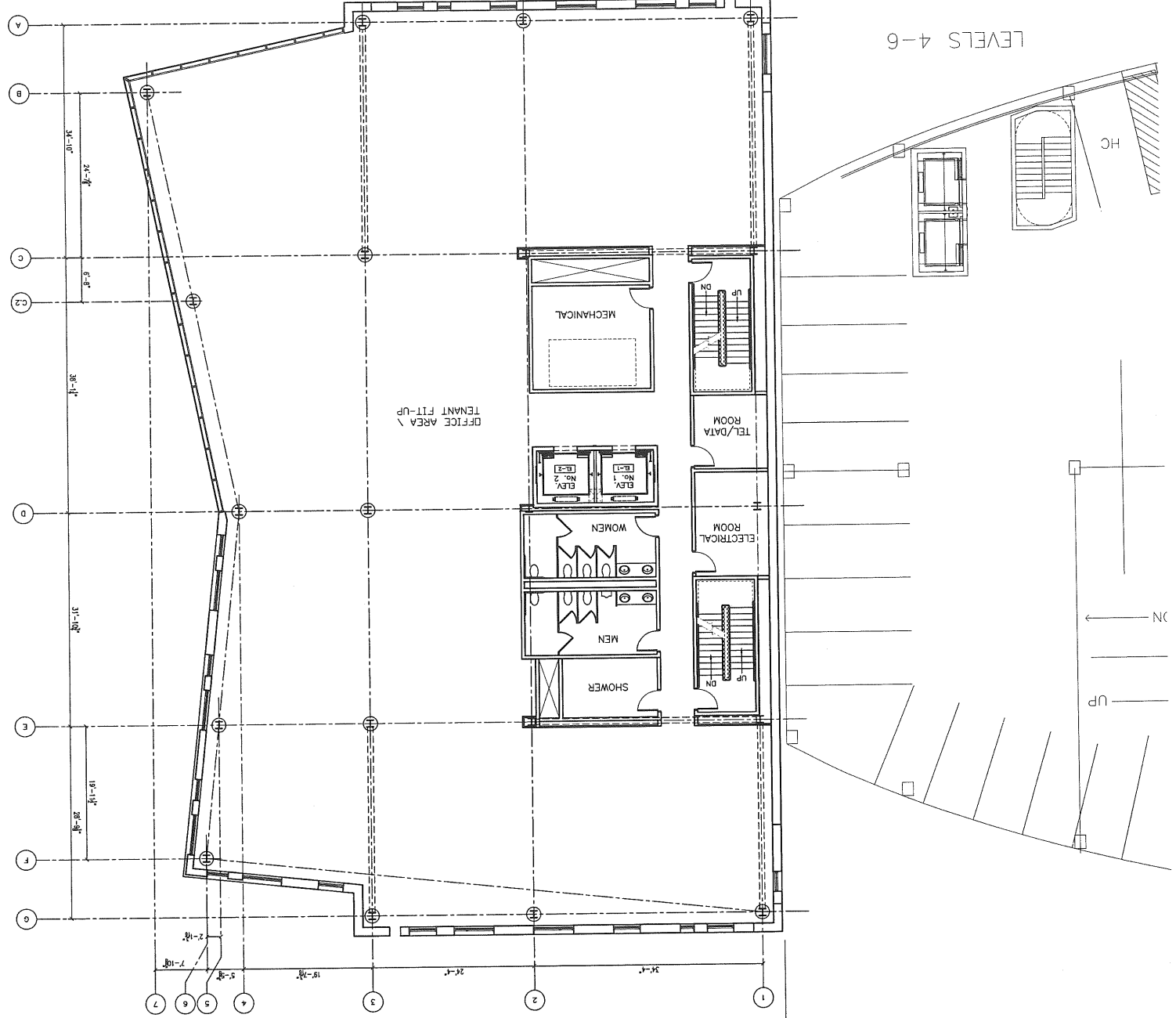


Key Plan
08578

Project Title
MAINEHEALTH & UNITED WAY BAYSIDE DEVELOPMENT
PORTLAND, MAINE

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123 Middle Street
Portland, Maine 04101
207.773.8000 FAX
207.773.8000

BECKER ARCHITECTURAL CONSULTANTS
73 Park Street
Portland, Maine 04101
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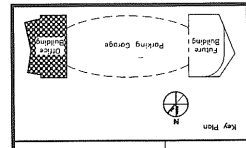
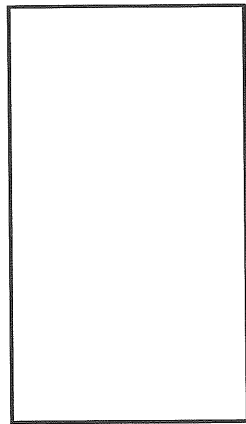
TYPICAL FLOOR PLAN 2-7
 1/8" = 1'-0"
 REF: -

A1

A10.2-7
 Drawing Title
 TYPICAL OFFICE PLAN
 (FLOORS 2-7)
 Drawn By: MAJO
 P.A. / P.E. P.S.C.

NOT FOR CONSTRUCTION

Date	Description
09-26-08	PERMIT SUBMITTAL
10-10-08	PERMIT SUBMITTAL



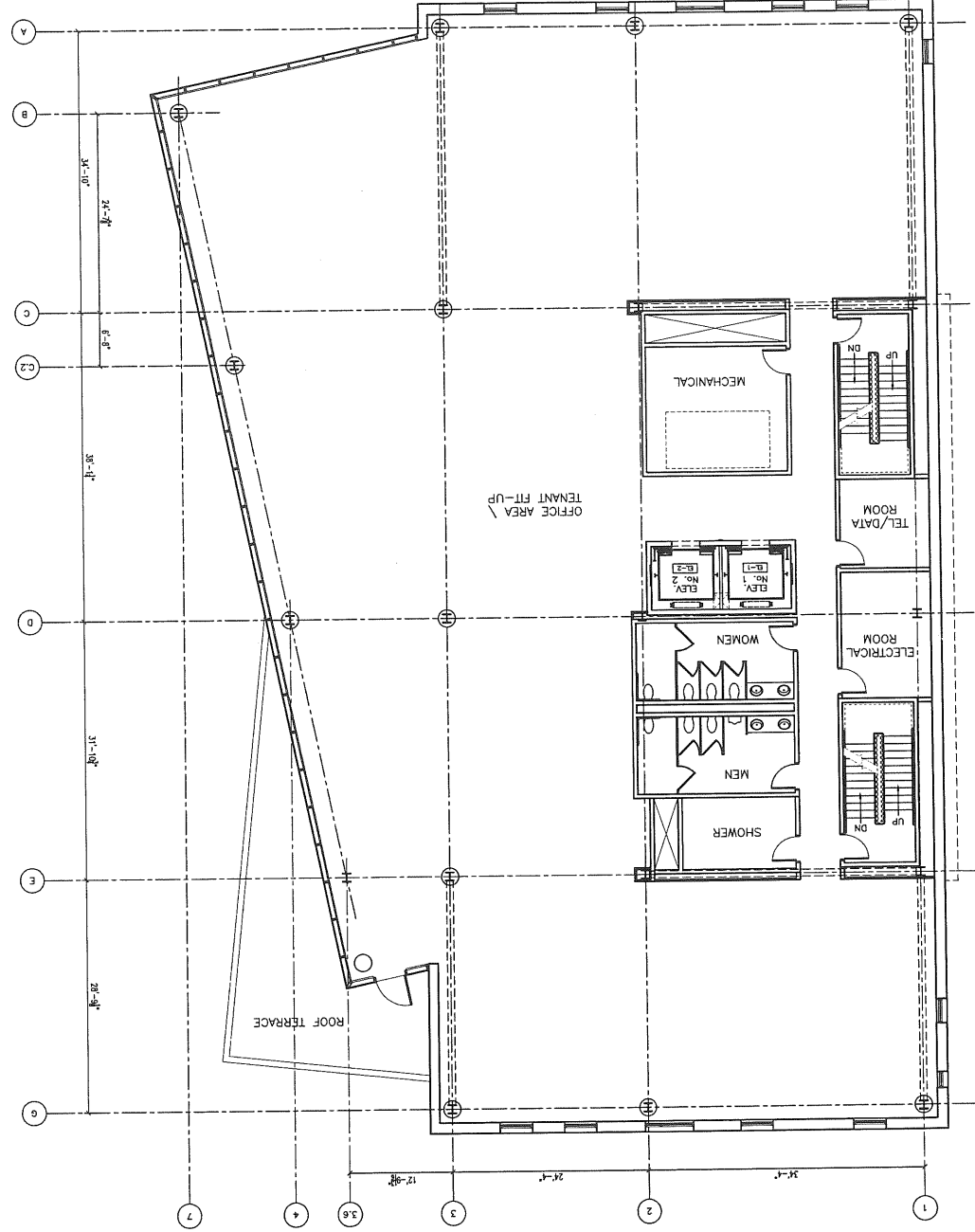
MA Project No. 08576
 MAINEHEALTH & UNITED WAY BAYSIDE DEVELOPMENT
 PORTLAND, MAINE

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 Fax: 207-774-4222



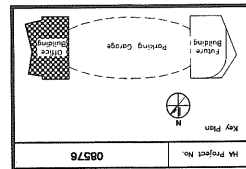
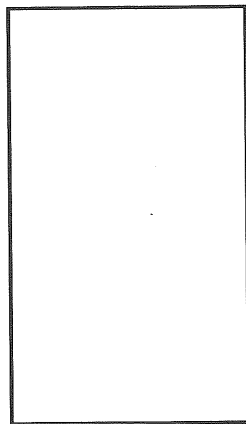
EIGHTH FLOOR PLAN
 1/8" = 1'-0"
 REF: -

A1

A10.8
 Drawing Title
 EIGHTH FLOOR PLAN
 Drawing Number
 PA / RE: PSC
 Drawn By: MJO

NOT FOR CONSTRUCTION

Mark	Date	Description
	09-26-08	PERMIT SUBMITTAL
	10-10-08	PERMIT SUBMITTAL



MAINEHEALTH & UNITED WAY BAYSIDE DEVELOPMENT
 PORTLAND, MAINE

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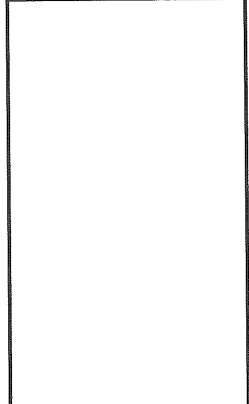
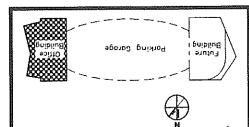
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Project Title: **MAINEHEALTH & UNITED WAY BAYSIDE DEVELOPMENT**
PORTLAND, MAINE
PM Project No.: **08576**



Issue Dates

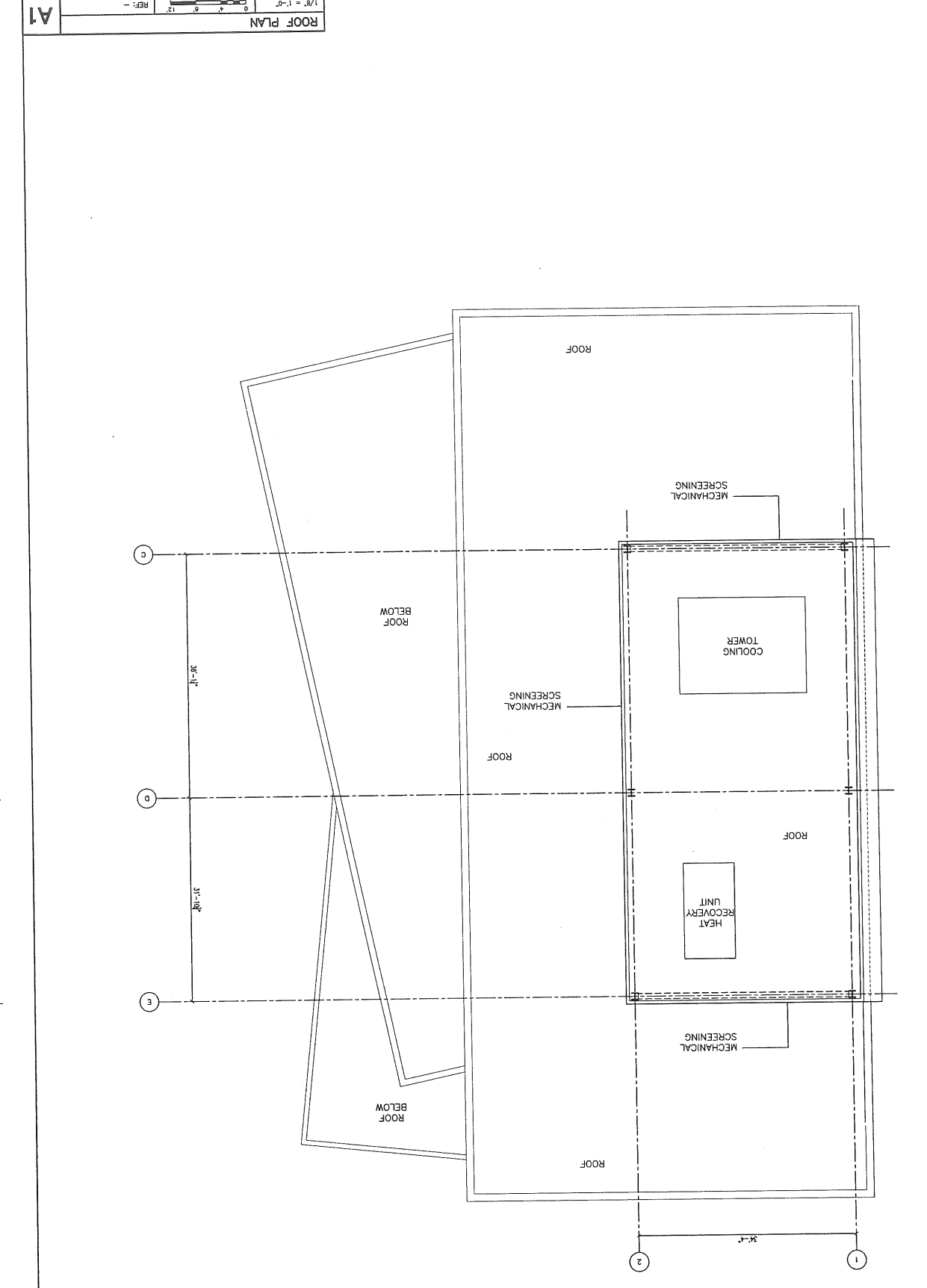
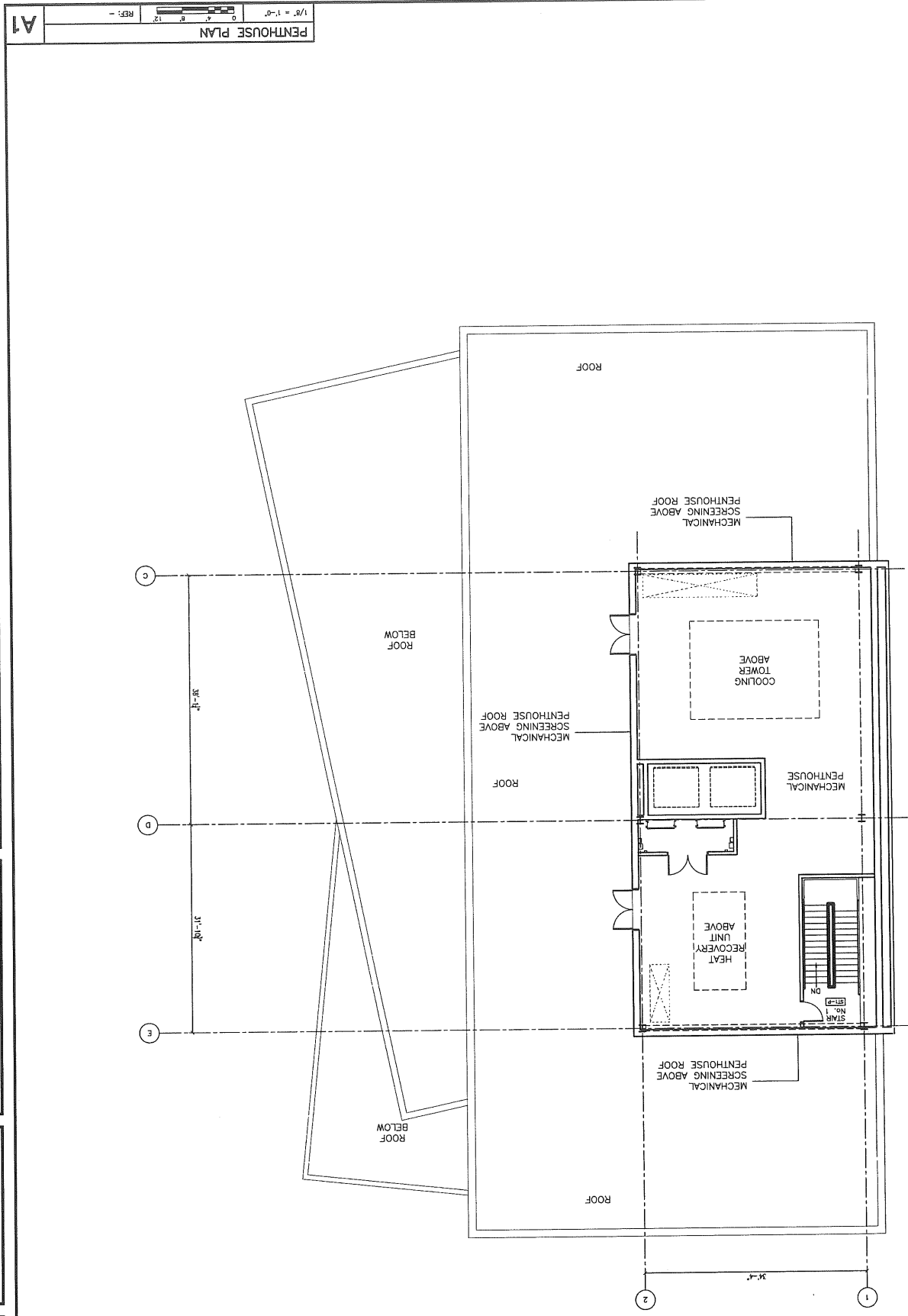
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	10-10-08	PERMIT SUBMITAL

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PA / PE / PSC
Drawn By: MAHO

Drawing Number: **A15.1**



A20.2

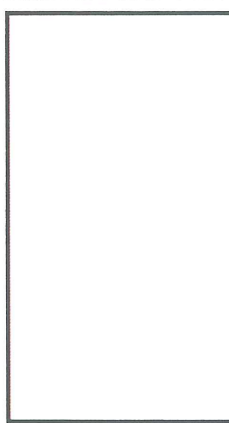
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IN / NO. P300
Drawn By: THM

**EXTERIOR
ELEMENTS**

Drawing Status
**NOT FOR
CONSTRUCTION**

Rev	Date	Description
10-10-08		PERMIT SUBMITTAL
09-26-08		PERMIT SUBMITTAL



Rev Plot

IN Project No. 00000

**MAINEHEALTH &
UNITED WAY
BAYSIDE
DEVELOPMENT
REMARKS SHEET**

Project Title

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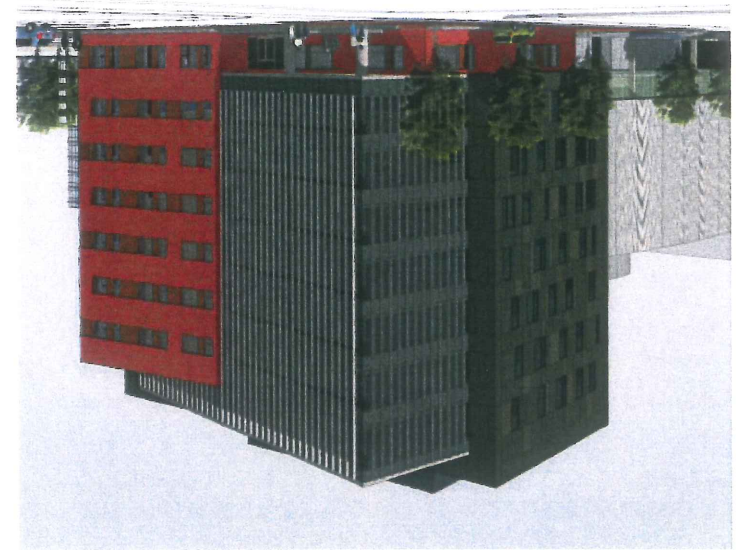
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A1 SOUTHEAST PERSPECTIVE



B1 EAST ELEVATION



B1 EAST ELEVATION

A20.2
Drawing Number

PL / PC / POC / Drawn By: TMM

EXTERIOR ELEVATIONS
Drawing Title

NOT FOR CONSTRUCTION
Drawing Status

REV	DATE	DESCRIPTION
1	10-10-08	PERMIT SUBMITTAL
2	09-26-08	PERMIT SUBMITTAL

Project Title: **MAINEHEALTH & UNITED WAY BAYSIDE DEVELOPMENT, WARE**

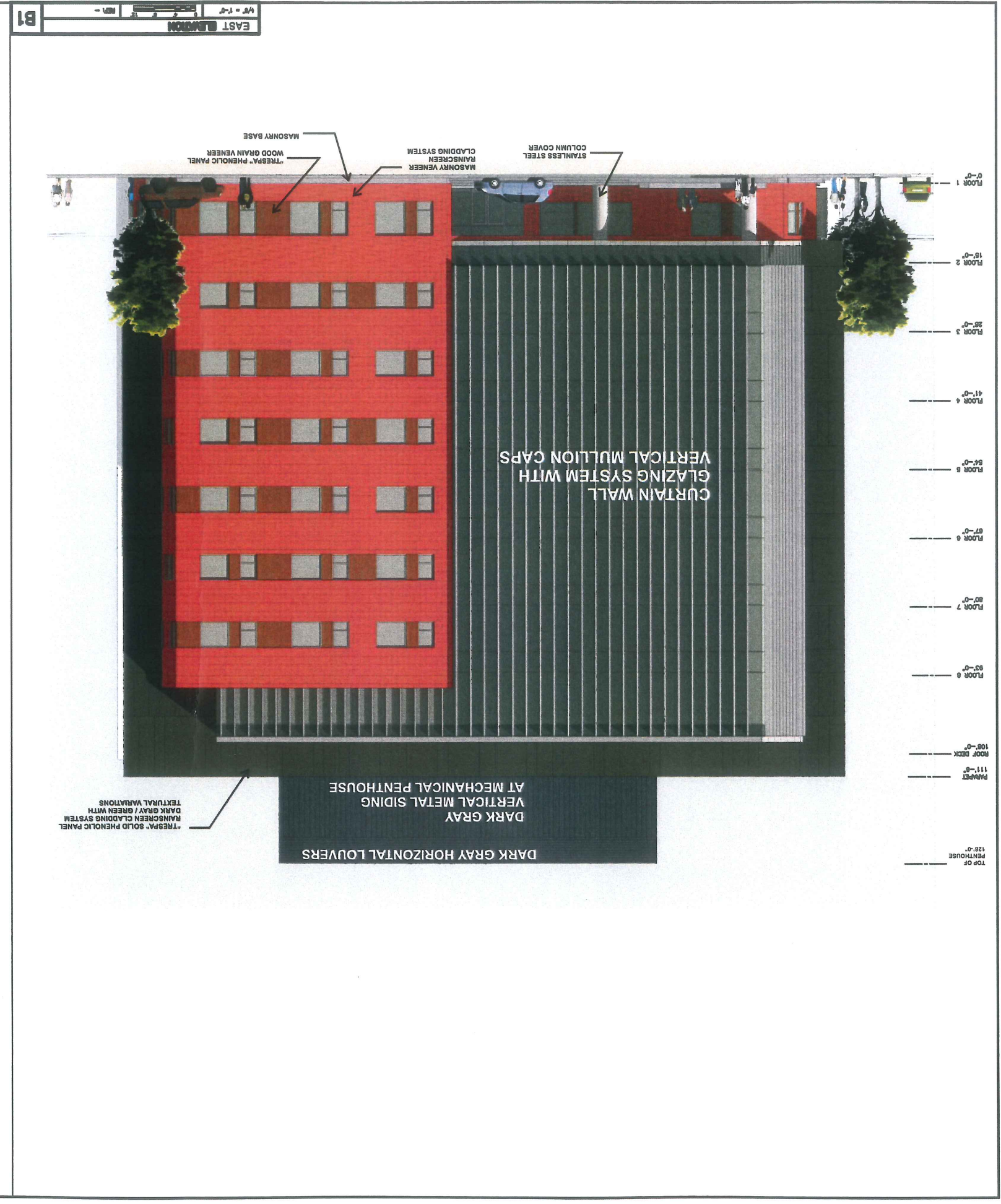
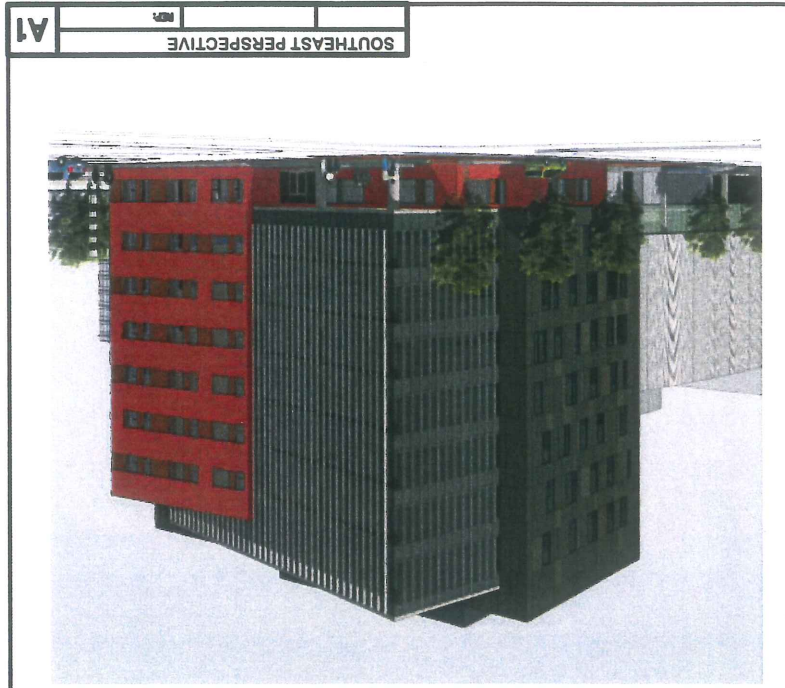
Project No.: 00070

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A101

Drawing Number

PA / PG. 55

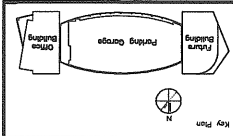
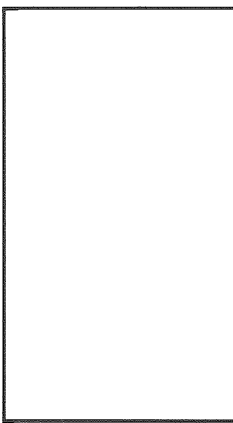
Garage Ground Floor Level

Drawing Title

NOT FOR CONSTRUCTION

Drawing Status

Name	Date	Description
09-26-08	PERMIT SUBMITTAL	



Project No. 2008-0040

PORTLAND, MAINE

DEVELOPMENT
BAYSIDE
UNITED WAY &
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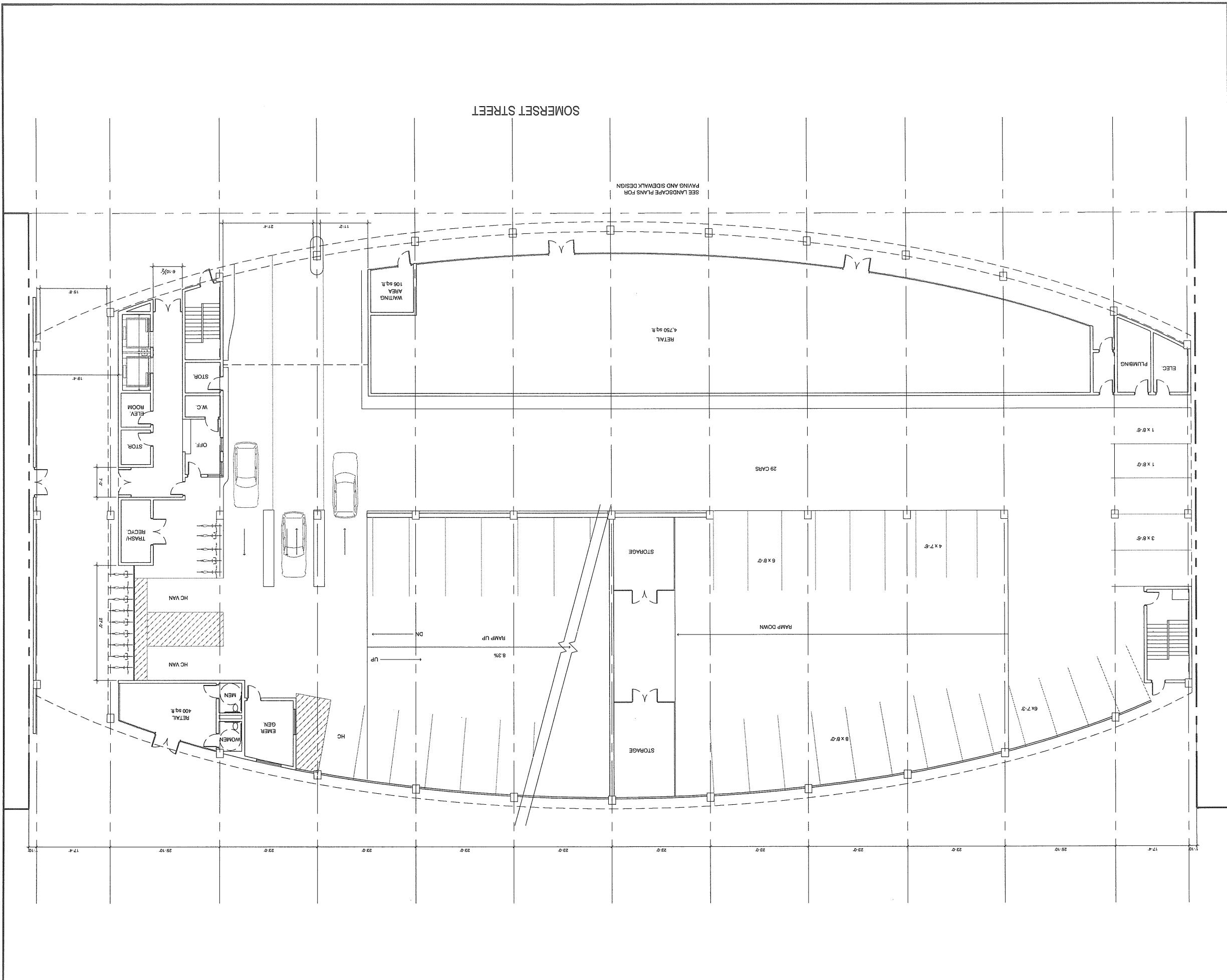
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Bayco LLC, Bayside Development



Site Context Image / View From 295

Bayco LLC, Bayside Development



Site Context Image / View From Cumberland Avenue









