

025B003001

Somerset st,

Bayside Subdivision

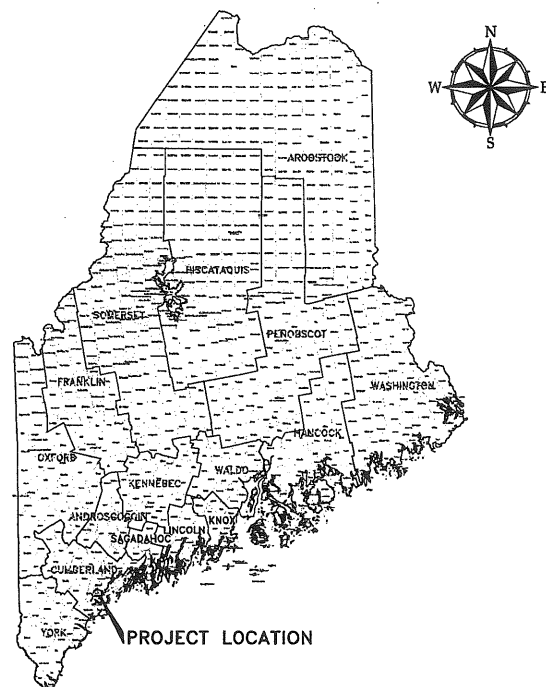
City of Portland

MAJOR SITE PLAN APPLICATION

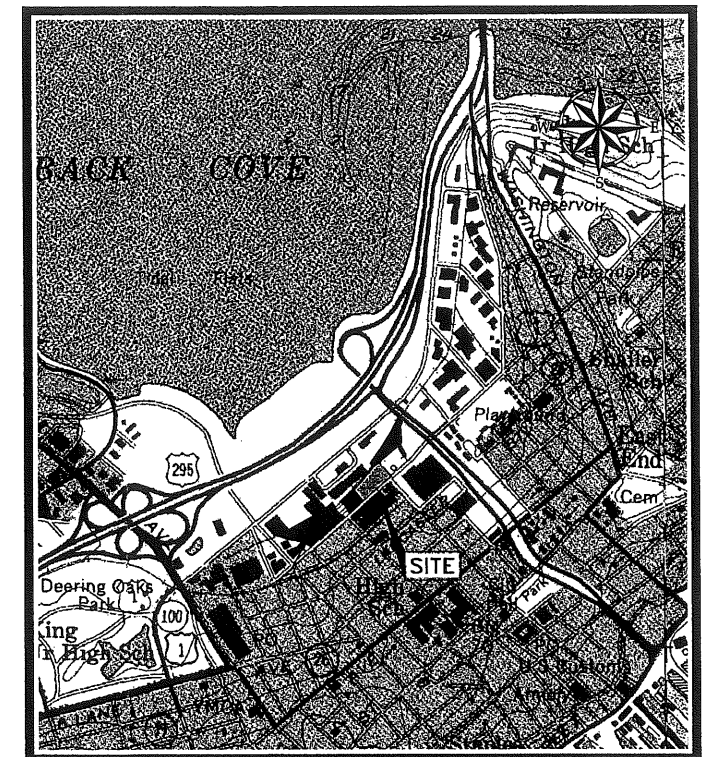
FOR THE BAYSIDE GARAGE

PREPARED FOR
CITY OF PORTLAND
PORTLAND, MAINE
SEPTEMBER 1, 2006
PERMIT SUBMITTAL
NOT FOR CONSTRUCTION

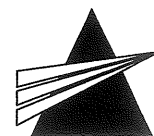
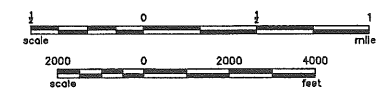
PROJECT NO. 203905.01



PROJECT LOCATION MAP



SOURCE: USGS TOPOGRAPHIC MAP
SITE LOCATION MAP



WOODARD & CURRAN
Engineering · Science · Operations

GENERAL NOTES

- THE UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND REQUIRE FIELD VERIFICATION BY THE CONTRACTOR PRIOR TO CONSTRUCTION ACTIVITY. NOT ALL EXISTING UTILITIES ARE SHOWN ON PLANS.
- CLEAN AND/OR FLUSH ALL MANHOLES, CATCH BASINS, AND ASSOCIATED PIPING AFTER THE WORK HAS BEEN COMPLETED.
- COORDINATE CONSTRUCTION ACTIVITY WITH UTILITY COMPANIES, EMERGENCY SERVICES, CITY AND DEPARTMENT. CONTACTS ARE LISTED IN SPECIFICATIONS. NOTIFY UTILITY COMPANIES WITHIN 48 HOURS OF WORK ACTIVITY ADJACENT TO THOSE UTILITIES.
- CONTRACTOR SHALL NOTIFY ALL UTILITIES PRIOR TO COMMENCING WORK, ALLOWING SUFFICIENT TIME TO LOCATE AND MARK THE LOCATION OF BURIED UTILITIES. CONTRACTOR SHALL CONTACT "DIG SAFE", TELEPHONE 888-344-7233, PRIOR TO EXCAVATION.
- RESTORE ALL AREA DISTURBED BY CONTRACTOR'S OPERATIONS TO ORIGINAL FINISH (GRAVEL, PAVEMENT, GRASS, ETC.) UNLESS OTHERWISE NOTED ON PLANS. RESTORATION OF PAVED SURFACES, GRAVEL SURFACES, DRIVEWAYS, AND LAWNS DAMAGED BY CONTRACTOR SHALL BE INCIDENTAL TO THE PROJECT. ALL CURB DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE REPLACED IN KIND AND SHALL CONFORM TO CITY OF PORTLAND AND MAINE DOT SPECIFICATIONS. COST SHALL BE INCIDENTAL TO THE PROJECT.
- PROPERLY PROTECT AND DO NOT DISTURB PROPERTY IRONS AND MONUMENTS NOT INDICATED ON THE DRAWINGS FOR REMOVAL. IF DISTURBED, THE PROPERTY MONUMENT SHALL BE RESET AT THE CONTRACTOR'S EXPENSE, BY A REGISTERED LAND SURVEYOR APPROVED BY THE OWNER.
- CALCULATIONS FOR STATIONING, PIPE LENGTHS, AND PIPE INVERTS ARE BASED ON CENTERLINE MEASUREMENTS.
- EXISTING FACILITIES (I.E. GUARDRAILS, TREES, POLES, LIGHT POSTS, CATCH BASINS, ETC.) SHALL BE REMOVED AND PROTECTED DURING CONSTRUCTION. OWNER RETAINS RIGHT TO KEEP ANY AND ALL REMOVED FACILITIES. CONTRACTOR TO DISPOSE OF ANY REMOVED FACILITY AT THE REQUEST OF OWNER AT CONTRACTOR'S EXPENSE.
- MAINTAIN VEHICULAR AND PEDESTRIAN FLOW THROUGH CITY STREETS AT ALL TIMES. COORDINATE WORK WITH CITY AT LEAST FORTY EIGHT (48) HOURS PRIOR TO PERFORMING WORK IN EXISTING STREETS.
- DO NOT PARK, IMPEDE ACCESS TO, OR STORE EQUIPMENT ON ADJACENT CITY OR PRIVATELY OWNED LOTS, UNLESS PERMISSION HAS BEEN GRANTED IN WRITING BY CITY AND/OR LAND OWNER.
- COORDINATE DISRUPTION OF PRIVATE UTILITY SERVICES WITH LANDOWNERS AT LEAST TWO DAYS (48 HOURS) PRIOR TO DISRUPTION. ALL UTILITY COORDINATION IS RESPONSIBILITY OF CONTRACTOR.
- RESTRICT ACCESS TO SITE THROUGH THE USE OF APPROPRIATE SIGNAGE, GATES, BARRIERS, FENCES, ETC. SITE SHALL BE LEFT WITH APPROPRIATE SAFETY MEASURES IN PLACE DURING NON-WORKING HOURS. NO TRENCH SHALL BE LEFT OPEN DURING NON-WORKING HOURS. SITE SAFETY IS THE RESPONSIBILITY OF CONTRACTOR, DURING BOTH WORKING AND NON-WORKING HOURS.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION PERMITS. PERMIT APPLICATIONS SHALL BE SUBMITTED WITH ADEQUATE TIME SO AS NOT TO DELAY CONSTRUCTION.
- ALL WORK ASSOCIATED WITH THE PROJECT SHALL BE COMPLETED IN ACCORDANCE WITH ARTICLES V, VI, AND IX OF CHAPTER 25-STREETS, SIDEWALKS AND OTHER PUBLIC PLACES OF THE CITY OF PORTLAND CODE OF ORDINANCES.
- ALL SEWER CONSTRUCTION IN THE PUBLIC WAY SHALL BE COMPLETED IN ACCORDANCE WITH ARTICLES II OF CHAPTER 24-SEWERS OF THE CITY OF PORTLAND CODE OF ORDINANCES.
- THE CITY OF PORTLAND ENGINEERING DIVISION REQUIRES THAT UPON COMPLETION OF CONSTRUCTION, A COMPLETE SET OF "AS-BUILT" DRAWINGS THAT REFLECT ANY AND ALL MODIFICATIONS TO BOTH THE SANITARY AND STORM SEWER SYSTEM WITHIN THE PROJECT LIMITS BE SUBMITTED TO THE DIVISION. THESE DRAWINGS SHALL BE SUBMITTED IN BOTH DIGITAL AND HARD COPY FORMAT.
- THE CITY OF PORTLAND ENGINEERING DIVISION REQUIRES THAT UPON COMPLETION OF CONSTRUCTION, A COMPLETE SET OF "AS-BUILT" DRAWINGS THAT REFLECT ANY AND ALL MODIFICATIONS WITHIN THE PUBLIC RIGHT OF WAY BE SUBMITTED TO THE DIVISION. THESE DRAWINGS SHALL BE SUBMITTED IN BOTH DIGITAL AND HARD COPY FORMAT.
- SITE AND TOPOGRAPHIC DATA WERE PROVIDED BY SOC ENGINEERING, LLC BASED UPON FIELD SURVEY CONDUCTED BETWEEN JULY 17, 2006 AND JULY 26, 2006. REFER TO THE ALTA/ACSM LAND TITLE SURVEY FOR EXISTING CONDITIONS INFORMATION AND ASSOCIATED PLAN REFERENCES.
- VERTICAL DATUM IS REFERENCED TO NGVD 1928 (CITY DATUM). HORIZONTAL DATUM IS REFERENCED TO STATE PLANE NAD 1983 (FEET), WEST ZONE.
- GRANITE CURBING, SIGNS, AND OTHER CITY PROPERTY REMOVED AND NOT RESET (WITHIN PUBLIC ROW) IS PROPERTY OF CITY OF PORTLAND PUBLIC WORKS DEPARTMENT. ALL PROPERTY REMOVED FROM THE PUBLIC ROW SHALL BE DELIVERED TO THE CITY OF PORTLAND PUBLIC WORKS MATERIAL STOCK YARD ON OUTER CONGRESS STREET.
- PLACEMENT AND EXACT LOCATION OF SIGNS IN PUBLIC ROW TO BE COORDINATED WITH CITY PUBLIC WORKS DEPARTMENT.
- PAVEMENT MARKINGS (STRIPING, ARROWS AND LETTERING) ARE TO BE INSTALLED PER MAINE DOT STANDARD DETAILS.
- ALL WATER LINE (MAINS, SERVICES, HYDRANTS, ETC.) CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE PORTLAND WATER DISTRICT TECHNICAL SPECIFICATIONS, LATEST EDITION. PORTLAND WATER DISTRICT TECHNICAL SPECIFICATIONS, LATEST EDITION SHALL GOVERN IN THE CASE OF ANY AND ALL CONFLICTS IN THE PROJECT CONSTRUCTION DOCUMENTS.

CITY OF PORTLAND 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 OR THE PLANNING AUTHORITY OF 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.
- ALL POWERLINE UTILITIES SERVING THE BUILDING SHALL BE UNDERGROUND.
- SIDEWALKS AND CURBING SHALL BE DESIGNED AND BUILT WITH TIP DOWN RAMPS AT ALL STREET CORNERS, CROSSWALKS AND DRIVEWAYS IN CONFORMANCE WITH THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED IN ACCORDANCE WITH MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION, BEST MANAGEMENT PRACTICES PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 2003 OR LATEST EDITION. NOTE: THE SITE PLAN SHOULD SPECIFY THE EROSION CONTROL DEVICE TO BE EMPLOYED (SILT FENCE, HAY BALE, ETC.) AS WELL AS THEIR LOCATION.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR REGRADING.
- ALL DISTURBED AREAS ON THE SITE NOT COVERED BY BUILDINGS OR PAVED AREAS SHALL BE STABILIZED WITH LOAM AND SEED OR OTHER METHODS AS REQUIRED BY BEST MANAGEMENT PRACTICES [SEE ABOVE].
- PRIOR TO CONSTRUCTION A RECONSTRUCTION MEETING SHALL BE HELD AT THE PROJECT SITE WITH THE CONTRACTOR, DEVELOPMENT REVIEW COORDINATOR, PUBLIC WORKS REPRESENTATIVE E 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 RECONSTRUCTION MEETING.

SYMBOLS

DESCRIPTION	EXISTING	PROPOSED
SANITARY SEWER MANHOLE	○	●
SANITARY SEWER SERVICE CLEANOUT	○	○
STORM DRAIN MANHOLE	○	○
CATCH BASIN	■	■
PARKING METER POST	○	○
TELECOMM MANHOLE	□	□
TELECOMM SERVICE BOX	□	□
ELECTRIC MANHOLE	○	○
TRANSFORMER	⊗	⊗
UTILITY POLE W/GUY	⊕	⊕
UTILITY POLE	⊕	⊕
LIGHTPOST	⊕	⊕
GAS METER BOX	□	□
GAS VENT	○	○
GAS GATE	○	○
WATER GATE	○	○
CURB STOP	○	○
HYDRANT	○	○
WATER WELL	○	○
WATER METER BOX	□	□
SIGN	⊕	⊕
MAILBOX	⊕	⊕
FLAGPOLE	⊕	⊕
WETLAND HATCHING	▨	▨
CONIFEROUS TREE	⊕	⊕
DECIDUOUS TREE	⊕	⊕
STONE CHECK DAM	▨	▨
SURVEY STATION	⊕	⊕
TEMPORARY BENCH MARK	⊕	⊕
IRON PIN	⊕	⊕
MONUMENTS	⊕	⊕
SPOT ELEVATION	⊕	⊕
TEST PIT & NUMBER	⊕	⊕
BORING & NUMBER	⊕	⊕
INDICATES EITHER BITUMINOUS OR BRICK SIDEWALK. SEE SITE PLANS.	▨	▨
INDICATES EITHER FULL DEPTH OR PARTIAL DEPTH CONSTRUCTION. SEE SITE PLANS.	▨	▨

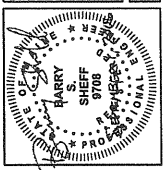
LINE TYPES

DESCRIPTION	EXISTING	PROPOSED
CONTOUR (1' INTERVAL)	---122---	---122---
CONTOUR (INDEX)	---120---	---120---
SANITARY SEWER	S	S
FORCE MAIN	FM	FM
STORM DRAIN	SD	SD
UNDERDRAIN	UD	UD
WATER MAIN	W	W
UNDERGROUND ELECTRIC	E	E
UNDERGROUND TELEPHONE	T	T
UNDERGROUND TELEVISION	TV	TV
GAS LINE	G	G
OVERHEAD ELECTRIC	OE	OE
CULVERT	C	C
HOUSE SERVICE / LATERAL	S	S
PROPERTY LINE	---	---
RIGHT OF WAY	---	---
EASEMENT	---	---
EDGE OF VEGETATION	~	~
FENCE	X-X-X-X	X-X-X-X
CENTERLINE	---	---
RETAINING WALL	A-A-A	A-A-A
STONEWALL	○-○-○-○	○-○-○-○
CURB	---	---
EDGE OF PAVEMENT	---	---
EDGE OF GRAVEL	---	---
GUARDRAIL	---	---
NARROW GAUGE RR TRACKS	---	---
DRAINAGE DITCH / SWALE	---	---
HOUSE SERVICE / LATERAL	S	S
PROPERTY LINE	---	---
RIGHT OF WAY	---	---
EASEMENT	---	---
EDGE OF VEGETATION	~	~
FENCE	X-X-X-X	X-X-X-X
CENTERLINE	---	---
RETAINING WALL	A-A-A	A-A-A
STONEWALL	○-○-○-○	○-○-○-○
TYPE 1 GRANITE CURB	---	---
EDGE OF PAVEMENT	---	---
EDGE OF GRAVEL	---	---
GUARDRAIL	---	---
DRAINAGE DITCH / SWALE	---	---

ABBREVIATIONS

&	AND
.G.	ABOVE GROUND
B	BORING
BIT.	BITUMINOUS
BM	BENCHMARK
CB	CATCH BASIN
CMP	CENTRAL MAINE POWER COMPANY
CMP	CORRUGATED METAL PIPE
COMM	COMMUNICATION
CONC	CONCRETE
COND.	CONDUIT
CITY	CITY OF PORTLAND
CSO	COMBINED SEWER OVERFLOW
DI	DUCTILE IRON
DIA.	DIAMETER
DMH	DRAIN MANHOLE
DPW	CITY OF PORTLAND, DEPARTMENT OF PUBLIC WORKS
DS	DOWN-SPOUT
E	EAST
E	UNDERGROUND ELECTRICAL
EL.	ELEVATION
EMBED.	EMBEDDMENT
EX.	EXISTING
FF	FINISH FLOOR
FN.	FINISH
FL	FLOOR
FT	FOOT/FEET
GALV.	GALVANIZED
GRAN.	GRANITE
HDPE	HIGH DENSITY POLYETHYLENE
HWY	HIGHWAY
HYD	HYDRANT
IN	INCH
INV.	INVERT
LA	LANDSCAPE AREA
LP	LIGHT POST
LF	LINEAR FEET
MAX.	MAXIMUM
MAINEDOT	MAINE DEPARTMENT OF TRANSPORTATION
MGRRR	MAINE NARROW GAUGE RAIL ROAD
MIN.	MINIMUM
MON	MONUMENT
N.O.	NUMBER
NR	NO REFUSAL
N.T.S.	NOT TO SCALE
N.U.	NORTHERN UTILITIES
O.D.	OUTSIDE DIAMETER
OE	OVERHEAD ELECTRIC
OH	OVERHEAD
±	PLUS OR MINUS
PCC	PRE-STRESSED CONCRETE CYLINDER
PLS	PROFESSIONAL LAND SURVEYOR
PSI	PER SQUARE INCH
PSIG	PER SQUARE INCH GAUGE PRESSURE
PVC	POLYVINYL CHLORIDE
PWD	PORTLAND WATER DISTRICT
R.O.W.	RIGHT-OF-WAY
ROP	REINFORCED CONCRETE PIPE
REINF.	REINFORCED
REQD	REQUIRED
RET	RETAINING
RLS	REGISTERED LAND SURVEYOR
RT	ROUTE
S	SLOPE
S	SEWER
SD	STORM DRAIN
SMH	SEWER MANHOLE
SCH	SCHEDULE
SDR	STANDARD DIMENSION RATIO
STA.	STATION
TYP.	TYPICAL
TWC	TIME WARNER CABLE
UC	UNDERGROUND CABLE
U.N.O.	UNLESS NOTED OTHERWISE
VER.	VERIZON
W	WEST
W/	WITH
WV	WATER VALVE

WOODARD & CURRAN
Engineering · Science · Operations
800-428-4262
PORTLAND, MAINE



REV.	DATE	DESCRIPTION	BY	CHECKED BY
1	9-1-06	CLIENT COMMENT EDITS	DAW	DAS/BSB

DESIGNED BY: DAW
DRAWN BY: GA
CHECKED BY: DAS/BSB
DATE: 2009.05.01
PROJECT: 203905.01-00182.899

GENERAL NOTES, LEGEND, ABBREVIATIONS AND SHEET INDEX

CITY OF PORTLAND PORTLAND, MAINE 04101	BAYSIDE GARAGE
-------------------------------------------	----------------

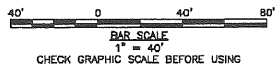
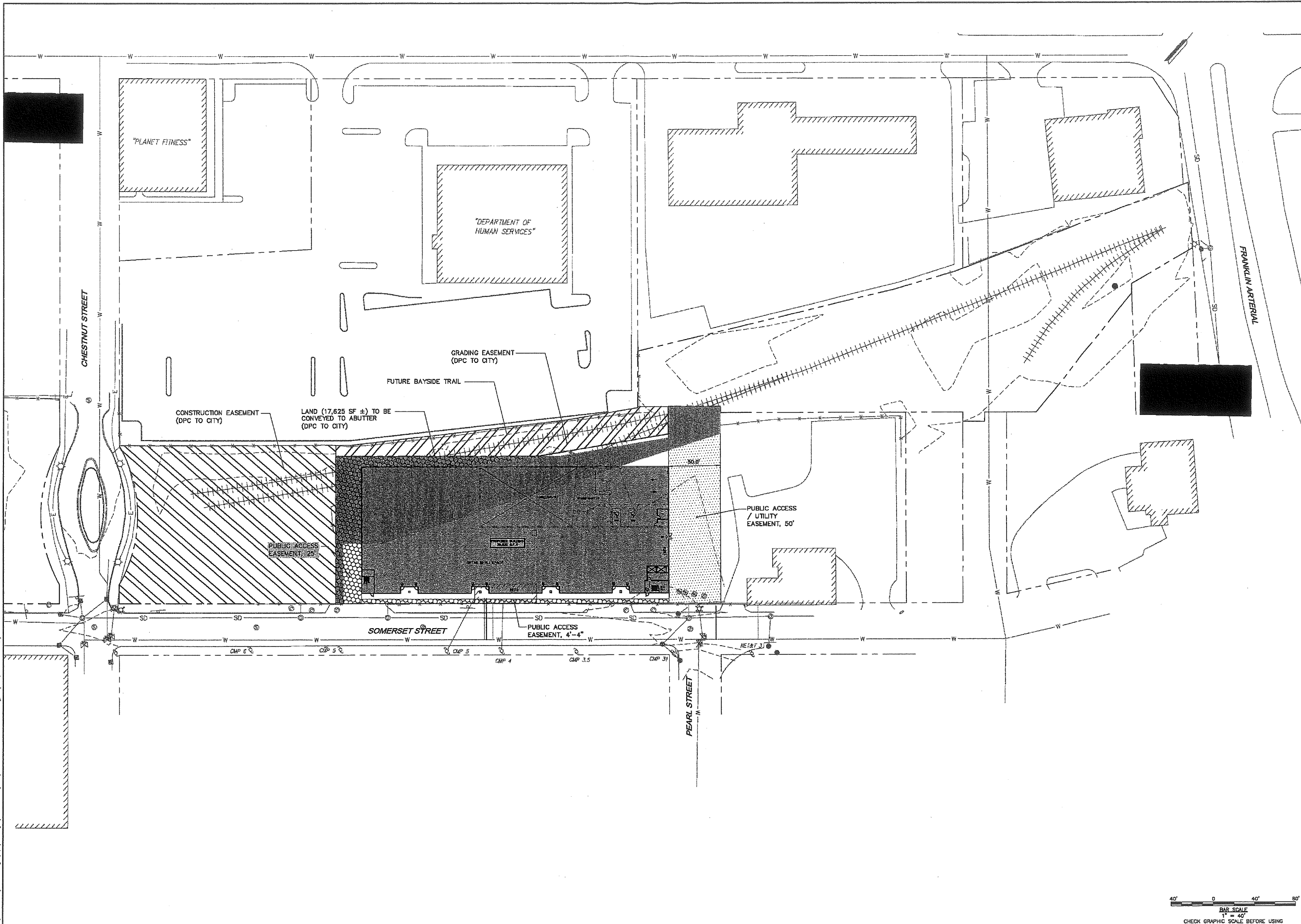
JOB NO.: 203905.01
DATE: AUGUST 2006
SCALE: AS NOTED
SHEET: OF 1

PERMIT SUBMITTAL -NOT FOR CONSTRUCTION

G001

\\Portland\Projects\203905 Bayside Garage\Drawings\PERMITTING\Civil\203905.01-00182.dwg, Sep 01, 2006 - 3:33pm

C:\203905 Bayside Garage\Drawings\PERMITTING\Civil\203905.01 - SITE DRAWING.dwg, Sep 01, 2008 - 4:31pm



WOODARD & CURRAN
 Engineering · Science · Operations
 PORTLAND, MAINE
 800-426-4992



REV	DESCRIPTION	DATE	BY
1	CLIENT COMMENT EDITS	9-1-08	DAW/BS

DESIGNED BY: DAW
 CHECKED BY: DAW/BS
 DRAWN BY: GA
 203905.01 - SITE DRAWING.dwg

PLAN OF LAND

CITY OF PORTLAND
 PORTLAND, MAINE 04101

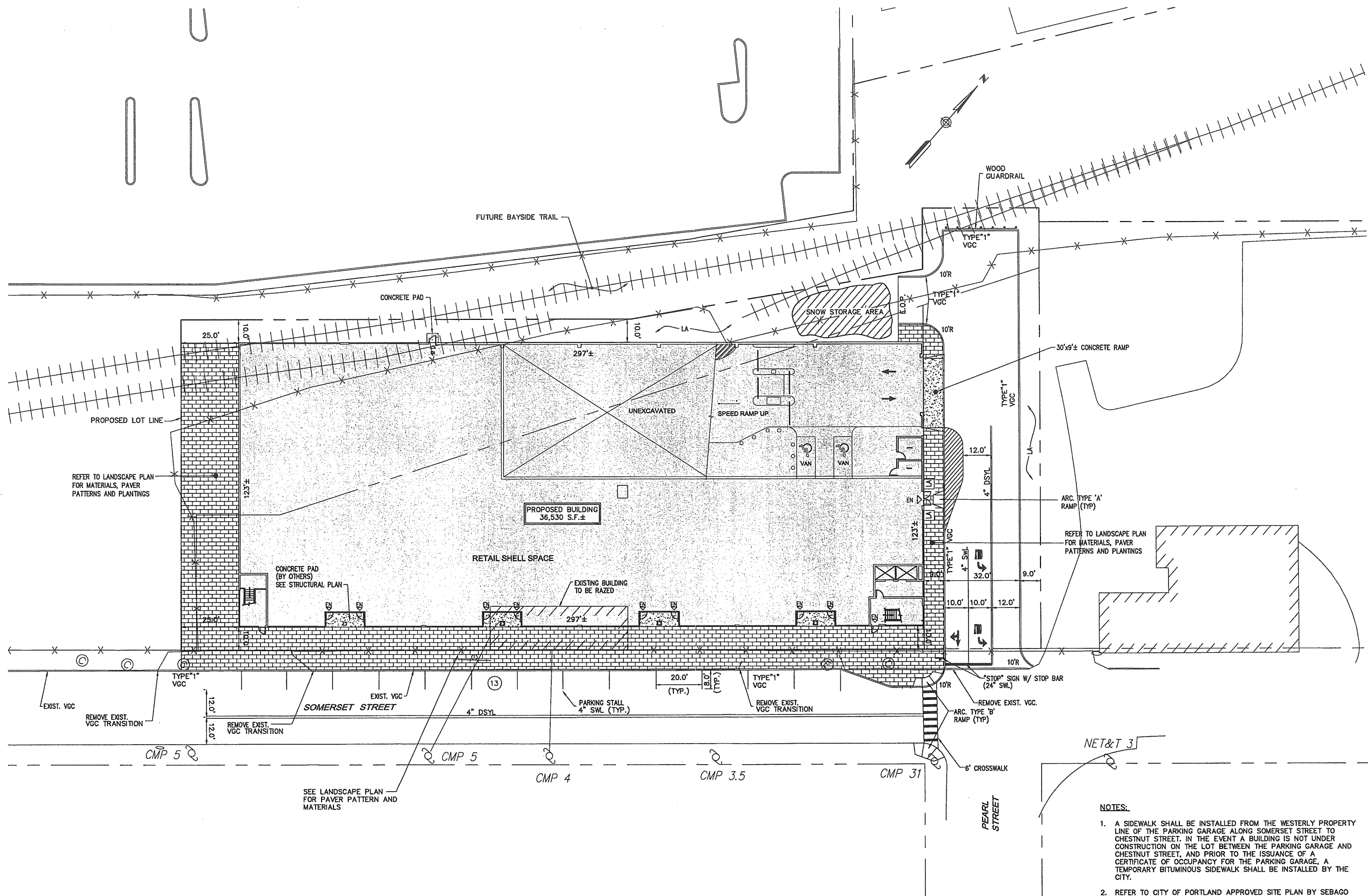
BAYSIDE GARAGE

JOB NO.: 203905.01
 DATE: AUGUST 2008
 SCALE: 1" = 40'
 SHEET: 01

C101

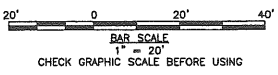
THIS DOCUMENT IS THE PROPERTY OF WOODARD & CURRAN, INC. AND ITS CLIENT. REPRODUCTION OR MODIFICATION WITHOUT WRITTEN PERMISSION IS PROHIBITED.

C:\203905 BaySide Garage\Drawings\PERMITTING\Site\203905.01-SITE DRAWING.dwg, Sep 01, 2006 -- 4:30pm



- NOTES:**
1. A SIDEWALK SHALL BE INSTALLED FROM THE WESTERLY PROPERTY LINE OF THE PARKING GARAGE ALONG SOMERSET STREET TO CHESTNUT STREET, IN THE EVENT A BUILDING IS NOT UNDER CONSTRUCTION ON THE LOT BETWEEN THE PARKING GARAGE AND CHESTNUT STREET, AND PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE PARKING GARAGE, A TEMPORARY BITUMINOUS SIDEWALK SHALL BE INSTALLED BY THE CITY.
 2. REFER TO CITY OF PORTLAND APPROVED SITE PLAN BY SEBAGO TECHNICS SOMERSET MARKET PLACE SHEET C-3 DATED: MAY 12, 2006 FOR MATCHING PROPOSED IMPROVEMENTS TO SOMERSET STREET AND DRIVEWAY CROSSWALK.

PERMIT SUBMITTAL-NOT FOR CONSTRUCTION



WOODARD & CURRAN
 Engineering · Science · Operations
 PORTLAND, MAINE
 800-426-4262



REV	DESCRIPTION	DATE
1	CLIENT COMMENT EDITS	9-1-06

DESIGNED BY: DAN CA
 CHECKED BY: DAS/RSB
 DRAWN BY: 203905-01-SITE DRAWING.dwg

LAYOUT AND MATERIALS

CITY OF PORTLAND
 PORTLAND, MAINE 04101
 BAYSIDE GARAGE

JOB NO.: 203905.01
 DATE: AUGUST 2006
 SCALE: 1" = 20'
 SHEET: OF
C200



REV	DATE	DESCRIPTION	DESIGNED BY	CHECKED BY	DATE
1	9-1-06	CLIENT COMMENT EDITS	DAW	GA	

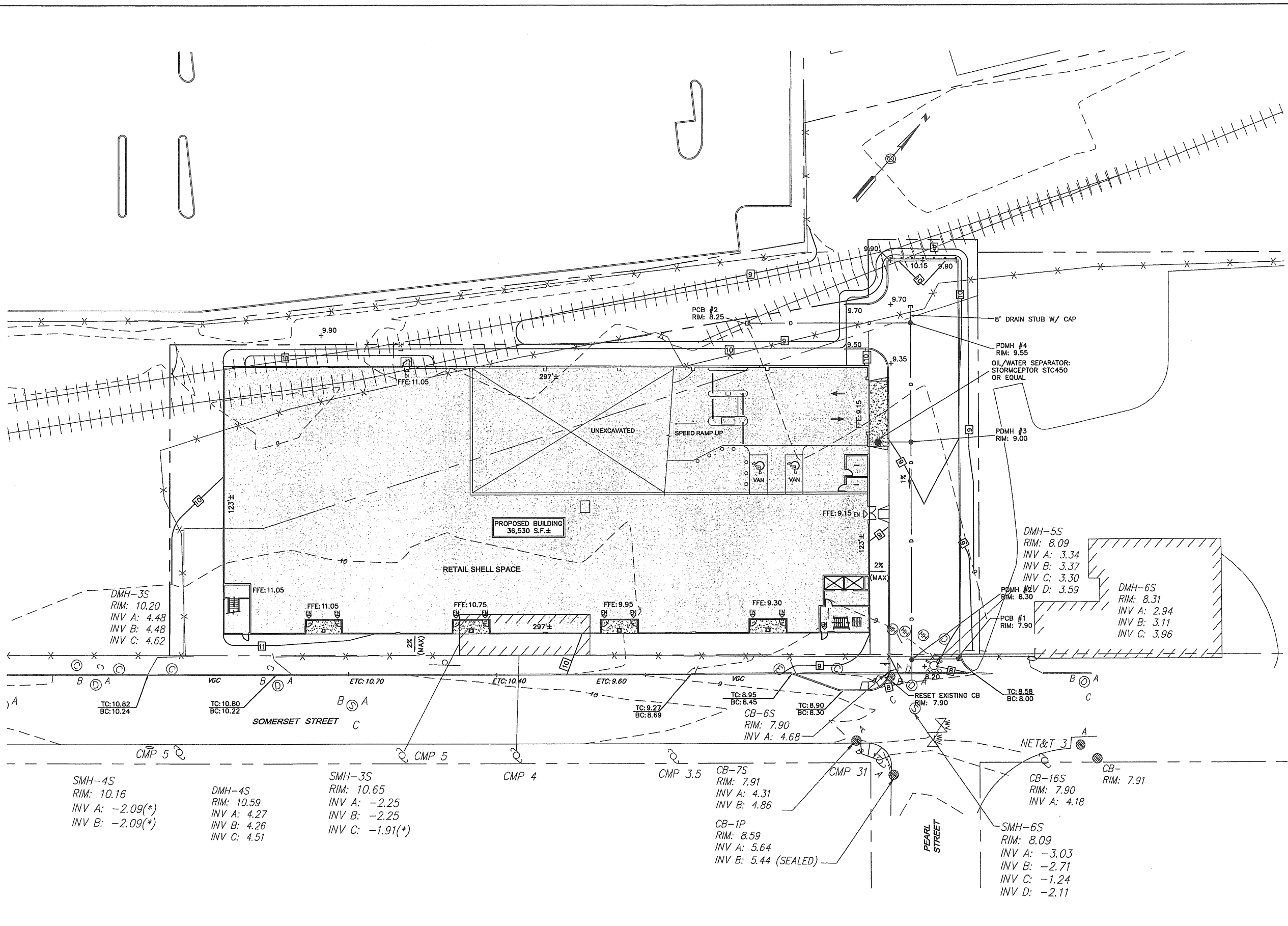
GRADING AND DRAINAGE PLAN

CITY OF PORTLAND
 PORTLAND, MAINE 04101

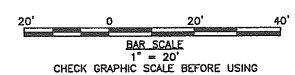
BAYSIDE GARAGE

JOB NO.: 203905.01
 DATE: AUGUST 2006
 SCALE: 1" = 20'
 SHEET: 0F

C201

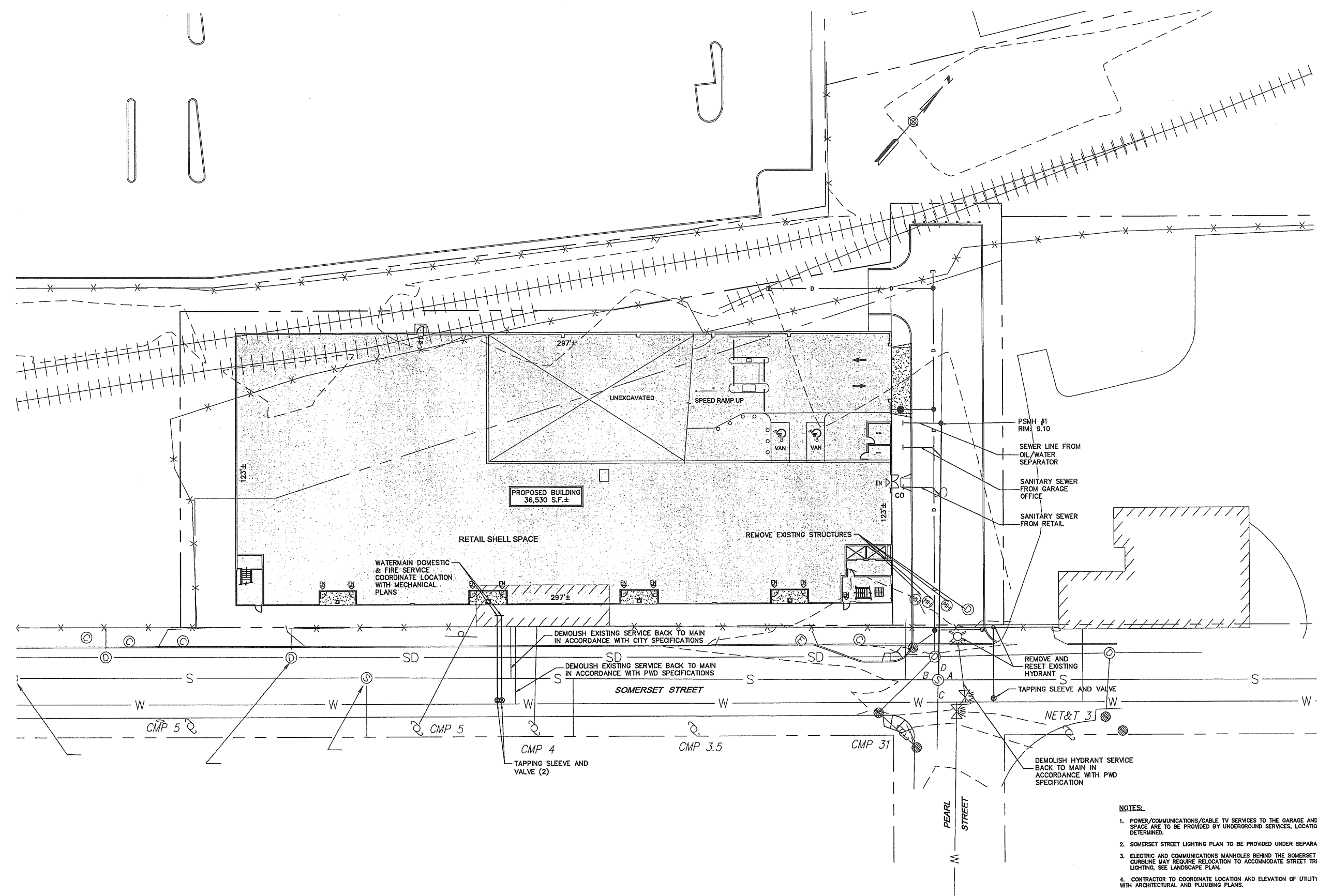


PERMIT SUBMITTAL-NOT FOR CONSTRUCTION



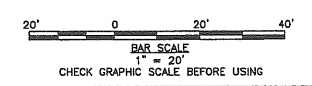
C:\203905 Bayside Garage\Drawings\PERMITTING\203905.01-SITE DRAWING.dwg, Sep 05, 2006 - 10:25am

C:\203905 Bayside Garage\Drawings\PERMITTING\Site\203905.01-SITE DRAWING.dwg, Sep 05, 2006 -- 10:24am



- NOTES:**
1. POWER/COMMUNICATIONS/CABLE TV SERVICES TO THE GARAGE AND RETAIL SPACE ARE TO BE PROVIDED BY UNDERGROUND SERVICES, LOCATIONS TO BE DETERMINED.
 2. SOMERSET STREET LIGHTING PLAN TO BE PROVIDED UNDER SEPARATE COVER.
 3. ELECTRIC AND COMMUNICATIONS MANHOLES BEHIND THE SOMERSET STREET CURBLINE MAY REQUIRE RELOCATION TO ACCOMMODATE STREET TREES AND LIGHTING. SEE LANDSCAPE PLAN.
 4. CONTRACTOR TO COORDINATE LOCATION AND ELEVATION OF UTILITY SERVICES WITH ARCHITECTURAL AND PLUMBING PLANS.

PERMIT SUBMITTAL-NOT FOR CONSTRUCTION



WOODARD & CURRAN
 Engineering · Science · Operations
 PORTLAND, MAINE 800-426-4262

THIS DOCUMENT IS THE PROPERTY OF WOODARD & CURRAN. NO PART OF THIS DOCUMENT OR ITS REPRODUCTION OR USE IN ANY MANNER WITHOUT WRITTEN PERMISSION IS PROHIBITED.



REV.	DESCRIPTION	DATE
1	CLIENT COMMENT EDITS	9-1-06

DESIGNED BY: DAW/SSS
 CHECKED BY: DAW/SSS
 DRAWN BY: GA
 203905.01-SITE DRAWING.dwg

UTILITY PLAN

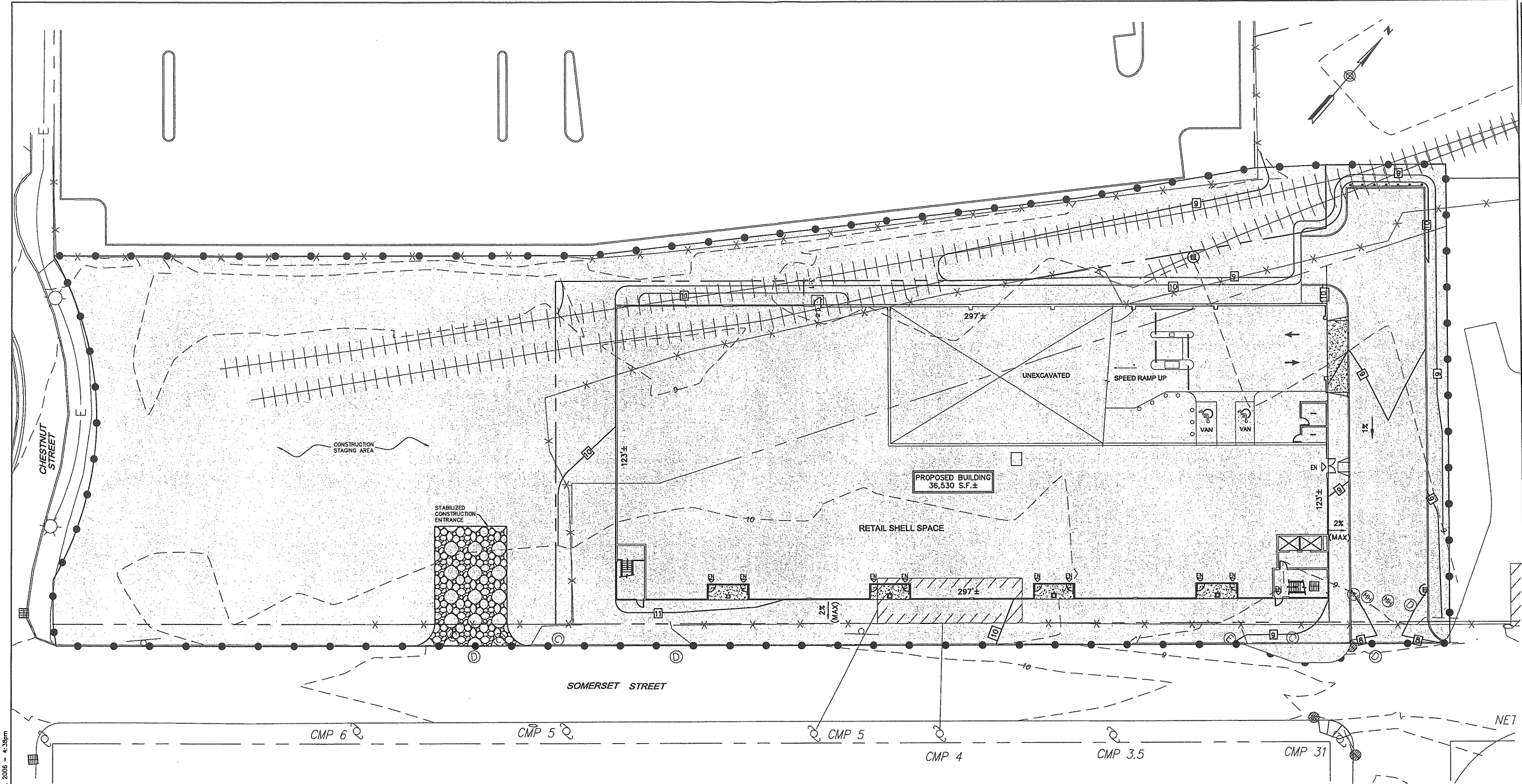
CITY OF PORTLAND
 PORTLAND, MAINE 04101

BAYSIDE GARAGE

JOB NO.: 203905.01
 DATE: AUGUST 2006
 SCALE: 1" = 20'
 SHEET: OF

C202

C:\203905 Bayside Garage\Wp Drawings\PERMITTING\CA\203905.01-SITE DRAWING.dwg, Sep 01, 2006 - 4:39pm

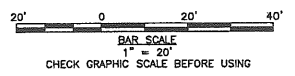


NOTES:

- THIS PLAN IDENTIFIES THE MINIMUM MEASURES TO BE EMPLOYED BY THE CONTRACTOR.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED, MAINTAINED, INSPECTED, AND REMOVED TO PROVIDE POSITIVE EROSION AND SEDIMENT CONTROL, BOTH WATER AND WIND INDUCED, AT THE CONSTRUCTION SITE.
- CONSTRUCTION ENTRANCES MAY BE RELOCATED AS DEVELOPMENT OF THE SITE PROGRESSES. ENTRANCE LOCATIONS SHOWN ARE SUGGESTED. THE CONTRACTOR MAY PROPOSE ALTERNATE LOCATIONS FOR APPROVAL.
- REGULAR SWEEPING AND OTHER HOUSEKEEPING ACTIVITIES MUST BE EMPLOYED AT THE SITE ALONG WITH REGULAR INSPECTION AND MAINTENANCE OF THE INSTALLED EROSION AND SEDIMENT CONTROL MEASURES.
- RUNOFF THAT ACCUMULATES IN THE EXCAVATED AREAS OF THE SITE SHALL BE FILTERED THROUGH A DIRT BAG, OR EQUAL, SEDIMENT REMOVAL SYSTEM, OR HOPE PLASTIC BARRIER/FILTER FENCE ENCLOSURE. EITHER METHOD SHALL BE DESIGNED BASED ON THE MANUFACTURER'S DESIGN WATER FLOW RATE OF THE FILTER FABRIC, AND THE EXPECTED PUMPING RATE FROM THE EXCAVATION. FILTERED WATER SHALL DISCHARGE TO A STABILIZED SURFACE DOWNSLOPE FROM ANY DISTURBED AREAS.
- SCHEDULING OF WORK AT THE SITE SHALL MINIMIZE THE AREA OF SOIL EXPOSED TO WIND AND WATER EROSION, TO THE GREATEST EXTENT POSSIBLE.
- EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE REGULARLY INSPECTED AND MAINTAINED. INSPECTIONS SHALL BE MADE WEEKLY, AND PRIOR TO AND FOLLOWING STORM EVENTS. WALK AROUND INSPECTIONS SHALL BE MADE DAILY. REPAIRS SHALL BE MADE IN A TIMELY MANNER. A LOG OF INSPECTIONS, AND CORRECTIVE ACTIONS TAKEN, SHALL BE KEPT AND MAINTAINED FOR A MINIMUM OF THREE YEARS.
- LOCATE MATERIAL STOCKPILES WITH CONSIDERATION FOR STORMWATER DRAINAGE PATTERNS.
- DEBRIS CONTROL SHALL BE EMPLOYED TO MINIMIZE EXPOSURE OF LITTER, CONSTRUCTION AND DEMOLITION DEBRIS, AND CHEMICALS AND PETROLEUM PRODUCTS TO STORMWATER.
- WATER AND/OR CALCIUM CHLORIDE SHALL BE USED TO CONTROL DUST.
- PETROLEUM PRODUCTS AND CHEMICALS SHALL BE APPROPRIATELY USED AND STORED TO PREVENT SPILLS AND ENTRANCE INTO THE STORMDRAIN COLLECTION SYSTEM.
- NON-STORMWATER DISCHARGES SHALL NOT BE DIRECTED TO THE STORMWATER COLLECTION SYSTEM.

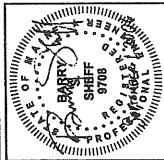
LEGEND

- ▣ CURB INLET PROTECTION
- ⊞ CATCH BASIN PROTECTION
- DIVERSION/SEDIMENT BARRIER
- ▭ AREA OF DISTURBANCE



PERMIT SUBMITTAL-NOT FOR CONSTRUCTION

WOODARD & CURRAN
 Engineering · Science · Operations
 PORTLAND, MAINE
 800-426-4262



REV	DESCRIPTION	DATE	CHECKED BY	DRAWN BY
1	CLIENT COMMENT EDITS	9-1-06	DAS/RSB	DA

203905.01-SITE DRAWING.dwg

EROSION AND SEDIMENT CONTROL PLAN

CITY OF PORTLAND
 PORTLAND, MAINE 04101
 BAYSIDE GARAGE

JOB NO.: 203905.01
 DATE: AUGUST 2006
 SCALE: 1" = 20'
 SHEET: OF
C203



DESIGNED BY: DAW	CHECKED BY: DAS/BSB
DRAWN BY: CA	DATE: 8-1-06
CLIENT COMMENT: EDITS	DESCRIPTION
1	

CIVIL DETAILS - 5

CITY OF PORTLAND
 PORTLAND, MAINE 04101
 BAYSIDE GARAGE

JOB NO.: 203905.01
 DATE: AUGUST 2006
 SCALE: AS NOTED
 SHEET: OF -
C304

Inspections:

Regular inspections of all erosion and sedimentation controls shall be made at least weekly and prior to and following storm events. Minimum inspections shall be made as listed in the table below.

Inspected Item	Look for
Mulched Surfaces	Thin mulch or inadequate application. Wind movement.
Seeded Surfaces	Poor seed germination. Loss of mulch. Development of rivulets.
Sediment Barrier	Sediment build-up to one half the height of the barrier. Undermining of the barrier. Supporting stakes loose, toppled, or unmarked. Breaks in barrier.
Perimeter Diversion	Discharge is to stabilized area. Erosion or breaks in barrier. Supporting stakes loose, toppled or unmarked.
Inlet Protection	Sediment build-up and structure blockages. Slow flow/Ponding water. Breaks in fabric or voids in barrier.
Dewatering Filter	Breaks in fabric or supporting structure. Slow flow, indicating high sediment build-up.
Construction Entrance	Sedimentation of roadways. Off-site dust complaints.

Temporary Erosion Control:

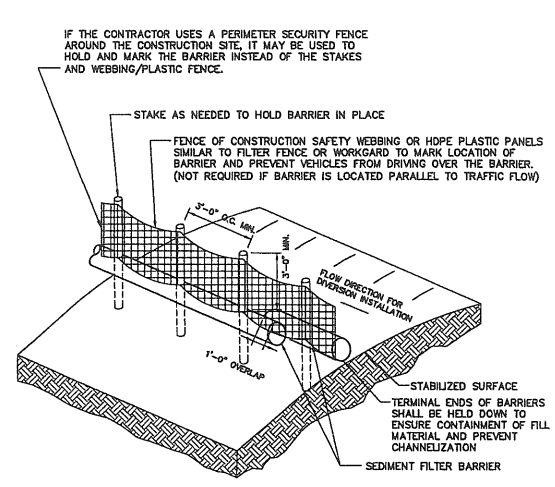
Measure	Dates for use	Timing, Activity, and Location
Sedimentation Barrier	All	Before soil disturbance, install downhill of disturbed areas and around material stockpiles.
Up-slope Diversion	All	Before soil disturbance, install uphill of disturbed areas and around material stockpiles.
Dust Control	All	During dry weather, apply water and calcium chloride to control dust.
Temporary Seeding	April 15 to Oct. 1	Soil stockpiles that are not covered and disturbed areas that will not be disturbed again within 14 days. If grass growth provides less than 85% soil coverage by Nov. 1, apply mulch and anchor with netting or hydraulically applied bonded fiber matting.
Mulch	April 15 to Sept. 15	On all areas of exposed soil that are not temporarily seeded or that will not be disturbed again within 14 days, apply 70 to 90 lbs. mulch (2 bales) per 1,000 sq. ft. within the 21 day period.
Winter Mulch	Sept. 16 to Oct. 31	On all areas of exposed soil that are not temporarily seeded or that will not be disturbed again within 7 days, apply 150 to 170 lbs. mulch (4 bales) per 1,000 sq. ft. within the 7 day period. Erosion control blanket may be used as a substitute for winter mulch.
	Nov. 1 to April 14	On all areas of exposed soil that are not temporarily seeded, apply 150 to 170 lbs. mulch (4 bales) per 1,000 sq. ft. and anchor with netting, at the end of each working day. Erosion control blanket may be used as a substitute for winter mulch.
Inspections	Until site is permanently stabilized	Inspect the erosion and sedimentation control measures daily, and maintain and repair as necessary.

Permanent Erosion Control:

Measure	Dates for use	Timing, Activity, and Location
Pavement - Base Course - Final Course	When no frost is in ground	Install only in areas shown on the plan, shortly after pavement base is brought to final grade. Install near completion of project.
Permanent Seeding	April 15 to Sept. 15	On final grade areas, within 7 days of grade preparation, prepare topsoil, followed by seed and mulch application.
Dormant Seeding	Sept. 16 to April 15	On final grade areas, with prepared topsoil. Apply seed at double the specified rate on bare soil, and follow with an application of winter mulch.
Ground Cover, Trees, Shrubs	April 15 to Nov. 1	Install with final landscaping.
Permanent Mulch	All	Install with final landscaping.

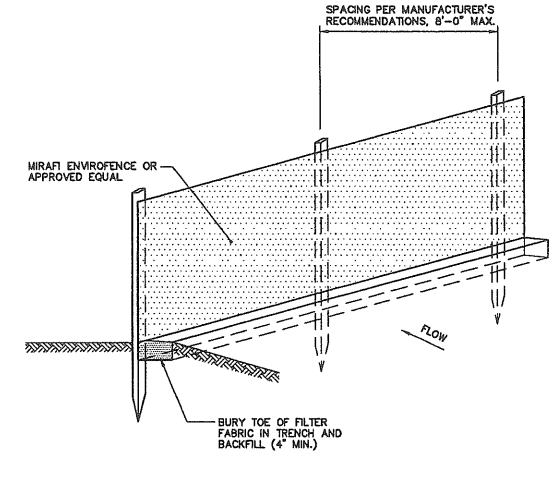
EROSION AND SEDIMENTATION CONTROL NOTES

N.T.S.



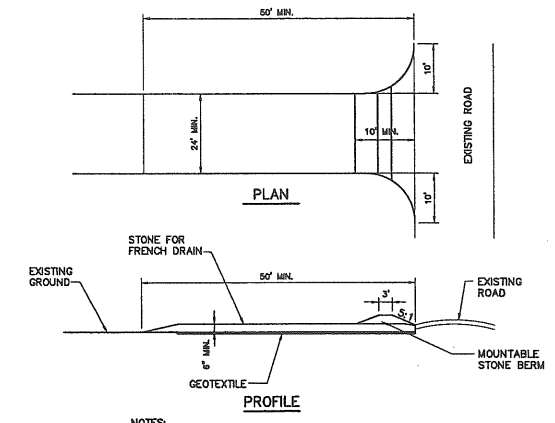
- NOTES:**
- TO BE USED TO DIVERT UPHILL RUNOFF AROUND CONSTRUCTION SITE AND TO FILTER RUNOFF ON DOWNHILL SIDE OF EXCAVATED AREAS.
 - SEDIMENT FILTER BARRIER SHALL BE A MINIMUM OF 8 INCHES IN HEIGHT AND SHALL CONSIST OF A BERM BARRIER AS DETAILED ON FIGURE 4, OR A MANUFACTURED BARRIER FILTER FABRIC ROLL, TUBULAR SAND BAG OR FIBER FILLED ROLL INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
- MAINTENANCE:** INSPECT FOR VOIDS UNDER, OR BREACHES OVER THE BARRIER. MAINTAIN STAKES AND SAFETY FENCE. REGULARLY REMOVE AND PROPERLY DISPOSE OF ACCUMULATED SEDIMENT.
- REMOVAL:** ACCUMULATED SEDIMENT SHALL BE REMOVED PRIOR TO REMOVING THE BARRIER FROM THE SITE. HOLES IN STABILIZED SURFACE SHALL BE REPAIRED. BARRIER SHALL BE REMOVED WHEN UP-SLOPE/DOWN-SLOPE AREAS ARE PERMANENTLY STABILIZED.

DIVERSION/SEDIMENT BARRIER - WITH SAFETY FENCE
 N.T.S.



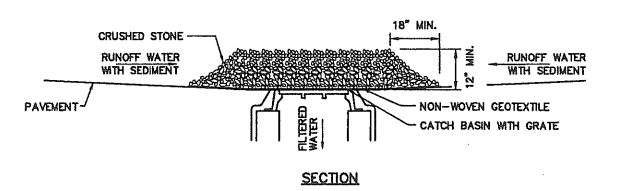
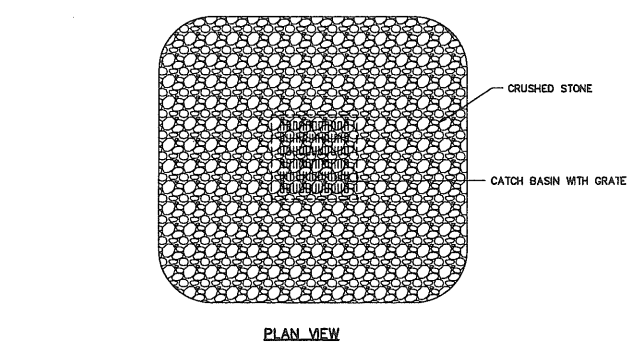
- NOTES:**
- INSTALL FABRIC ON UPHILL SIDE OF SUPPORT POSTS
 - INSTALL SILT FENCE ACROSS SLOPES
 - SILT FENCE SHALL NOT BE USED IN DRAINAGE WAYS
- MAINTENANCE:** INSPECT FOR TEARS IN THE FABRIC OR DAMAGE TO SUPPORTS. REPAIR AS NECESSARY. REMOVE ACCUMULATED SEDIMENT WHEN IT REACHES A DEPTH OF SIX-INCHES OR LESS.
- REMOVAL:** WHEN UPSLOPE AREAS ARE STABILIZED, THE STRUCTURE AND ANY ACCUMULATED SEDIMENT WILL BE REMOVED.

DIVERSION/SEDIMENT BARRIER - SILT FENCE
 N.T.S.



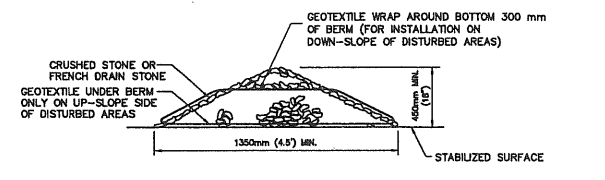
- NOTES:**
- CONSTRUCTION ENTRANCES MAY BE RELOCATED AS CONSTRUCTION PROGRESSES.
- MAINTENANCE:** INSPECT FOR EFFECTIVE REMOVAL OF SOIL FROM VEHICLES PRIOR TO LEAVING THE SITE. SWEEP ANY SOIL FROM ADJACENT ROADWAYS.
- REMOVAL:** AT LEAST ONE CONSTRUCTION ENTRANCE SHALL BE MAINTAINED UNTIL ALL AREAS OF THE SITE ARE STABILIZED.

STABILIZED CONSTRUCTION ENTRANCE DETAIL
 N.T.S.



- NOTES:**
1. EACH END OF THE BARRIER SHALL BE SECURELY ANCHORED TO KEEP WATER FORCES FROM MOVING THE BARRIER.
 2. PLACE THE CURB INLET FILTER(S) IN FRONT OF THE CURB INLET OR OPENING TO PREVENT THE MIGRATION OF SILT INTO THE STORM DRAIN SYSTEM.
 3. INSTALLATION PROCEDURES AND SAFETY CONSIDERATIONS CAN VARY WITH SITE CONDITIONS.
- MAINTENANCE:** INSPECT FOR BREACHES IN THE BARRIER AND REPAIR. REGULARLY REMOVE AND DISPOSE OF ACCUMULATED SEDIMENT.
- REMOVAL:** CURB INLET BARRIERS SHALL BE REMOVED WHEN UPSLOPE AREAS ARE PERMANENTLY STABILIZED.

CURB INLET BARRIER DETAIL
 N.T.S.

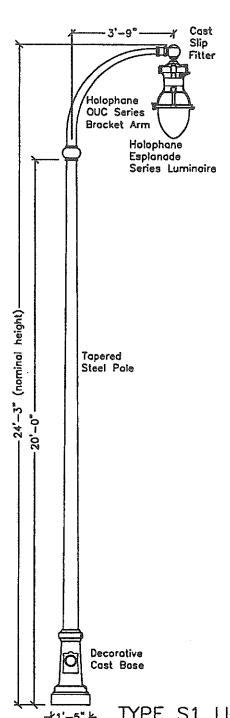


- NOTES:**
- TO BE USED TO DIVERT UPHILL RUNOFF AROUND CONSTRUCTION SITE AND TO FILTER RUNOFF ON DOWNHILL SIDE OF EXCAVATED AREAS
- MAINTENANCE:** INSPECT FOR BREAKS IN STONE OR GEOTEXTILE. REGULARLY REMOVE AND PROPERLY DISPOSE OF ACCUMULATED SEDIMENT.
- REMOVAL:** AFTER UP-SLOPE AND/OR DOWN-SLOPE AREAS ARE PERMANENTLY STABILIZED, THE BERM SHALL BE REMOVED. ACCUMULATED SEDIMENT SHALL BE REMOVED PRIOR TO REMOVAL OF THE BERM. STONE SHALL BE REMOVED CAREFULLY SO NO LOOSE STONES REMAIN ON THE PAVED SURFACE.

DIVERSION/SEDIMENT BARRIER - BERM
 N.T.S.

PERMIT SUBMITTAL -NOT FOR CONSTRUCTION

\\Portland\Projects\203905\Bayside Garage\Drawings\PERMITTING\Civil\203905.01-C304.dwg, Sep 01, 2006 - 2:06pm



LUMINAIRE
 Holophane Lighting model ESU175MH12A4-R-RALE012
 Cast Aluminum housing with stainless steel hardware. Dropped refractor shall be thermal resistant borosilicate glass. Internal reflector and prismatic diffuser shall provide an IES type III distribution pattern according to the manufacturer's photometric test # 47354. Luminaire shall include an integral ballast with modular wiring connectors and multi-voltage taps (factory wired for 120VAC). Provide an internal receptacle type photocell control. Luminaire finish shall be RAL # 6012 polyester powder coat paint (dark green).

LAMP
 Holophane Lighting model S-M175/U 64471
 Vertical mounted, 175 watt mogul base clear metal halide lamp.

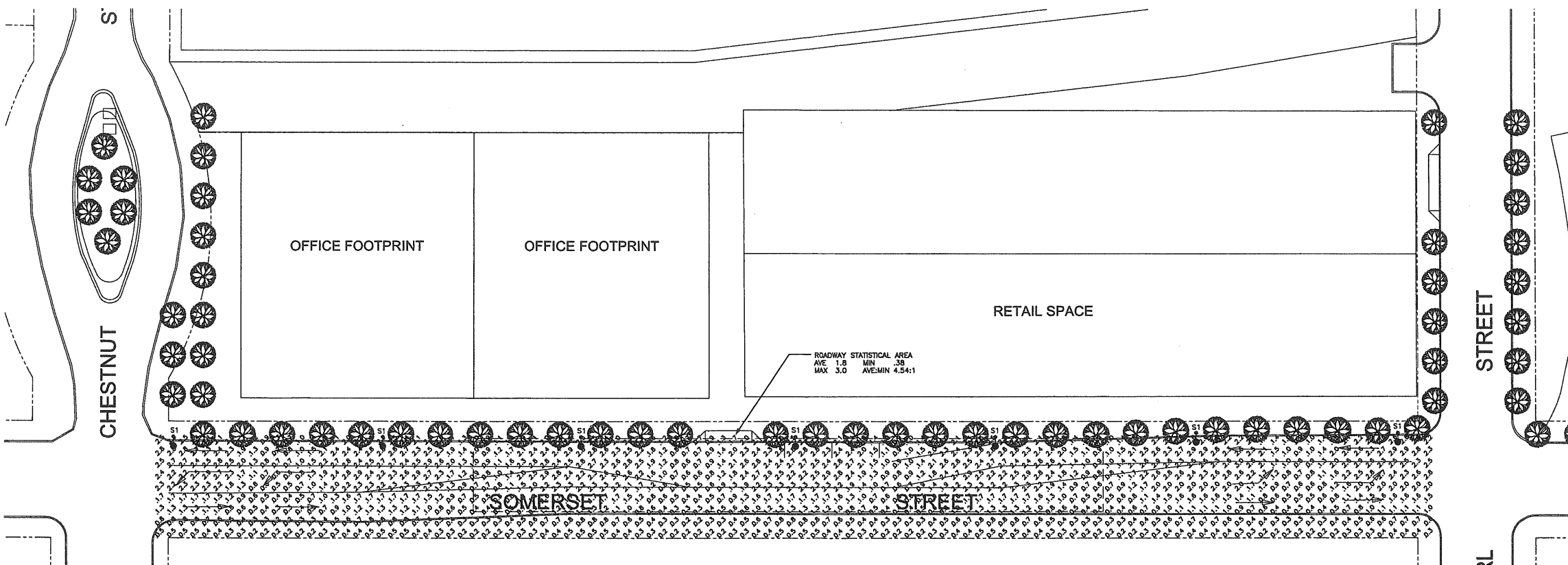
BRACKET ARM
 Holophane Lighting model OUC 6063-18 aluminum crossarm with a post-top fitting for a 3-1/2 by 8" luminaire. Bracket arm finish shall be RAL # 6012 polyester powder coat paint (dark green).

SLIP FITTER
 Holophane Lighting model BHLF200-SCA/AS (Boston Harbor Series)
 2-3/4" O.D. with swivel cast filter. Finish shall be polyester powder coat paint RAL # 6012 (dark green).

LIGHTING POLE
 Tapered steel pole shaft rated for a 90 mph wind load with a 1.3 gust factor. Pole shall be pre-galvanized with a finish coat of polyester powder coat paint RAL # 6012 (dark green). Provide four hot-dipped galvanized steel L-type anchor bolts.

DECORATIVE POLE BASE
 Holophane model Cambridge Series clamshell cast aluminum base. Hardware shall be stainless steel.

TYPE S1 LIGHTING POLE DETAIL
 NOT TO SCALE



PHOTOMETRIC LIGHTING PLAN
 1" = 20'-0"

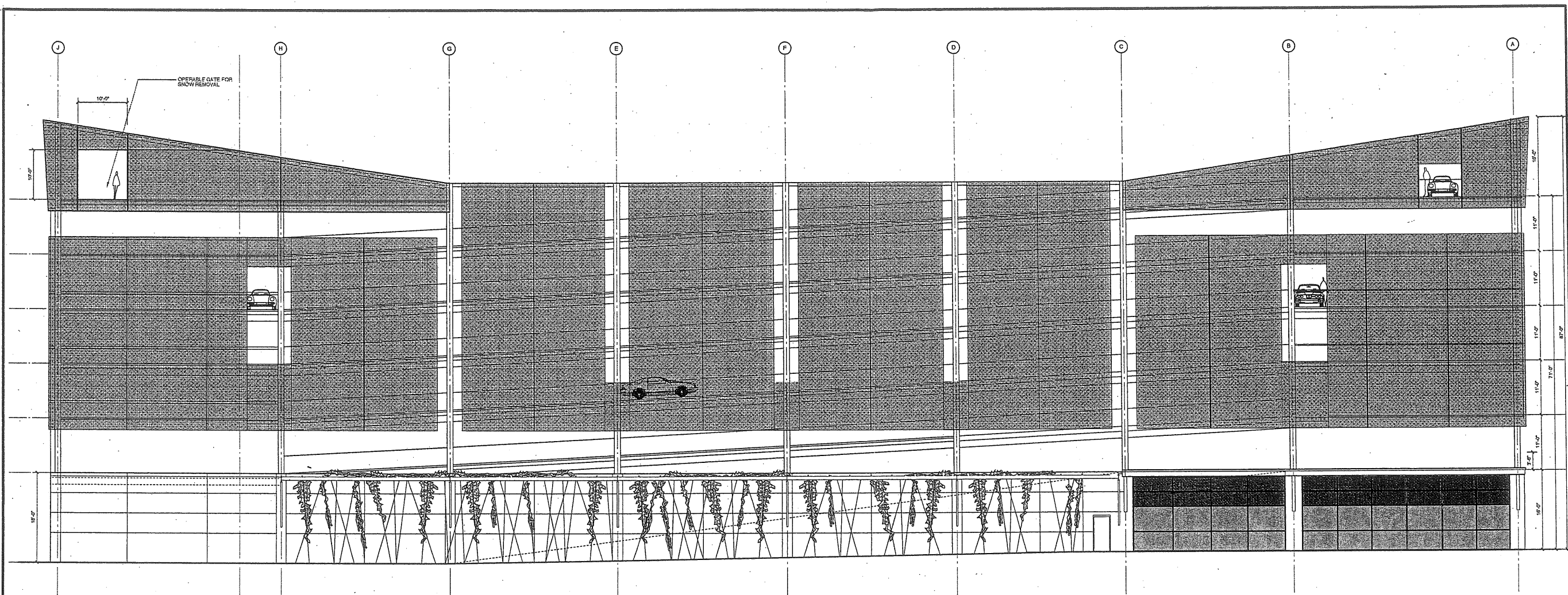
NOTES:
 1. CALCULATED VALUES REPRESENT MAINTAINED FOOTCANDLE LEVELS AT GRADE.
 2. THE LIGHT LOSS FACTOR USED IN THE CALCULATION IS .82.

C:\06-0038\08-25-08 Arch\pasted\graphical.dwg	C:\06-0038\08-25-08 Arch\pasted\graphical.dwg	C:\06-0038\08-25-08 Arch\pasted\graphical.dwg	C:\06-0038\08-25-08 Arch\pasted\graphical.dwg
-----------------------------------------------	-----------------------------------------------	-----------------------------------------------	-----------------------------------------------

72 York Street
 Portland, Maine 04101
 Phone 207 772 4628
 Fax 207 528 4628

THIS DRAWING IS THE PROPERTY OF
 SCOTT SIMONS ARCHITECTS
 AND IS NOT TO BE COPIED OR
 REPRODUCED IN PART OR WHOLE.

PROJECT	
BAYSIDE PARKING GARAGE	
SOMERSET STREET PORTLAND, MAINE	
TITLE	
PHOTOMETRIC LIGHTING PLAN	
STATUS:	
SECOND PLANNING BOARD WORKSHOP SUBMISSION	
DATE: 09-14-2008	REVISION / DATE:
PROJECT NO.: 2008-0150	
DRAWN BY: J.C.	2008 Scott Simons Architects
DWG NO.:	PHL-1



1 NORTH ELEVATION
A-201 SCALE: 1/8" = 1'-0"

PROJECT	
BAYSIDE PARKING GARAGE	
SOMERSET STREET PORTLAND, MAINE	
TITLE	
BUILDING ELEVATION	
STATUS: SECOND PLANNING BOARD WORKSHOP SUBMISSION	
DATE: 03-04-2008	REVISION / DATE:
SCALE: 1/8" = 1'-0"	
PROJECT NO. 2008-0130	
DRAWN BY: 2008 Scott Simons Architects	
DWG NO. A201	

SIMON DESIGN ENGINEERING
42 Washington Street, Suite 1400
Worcester, Massachusetts 01455
www.sde-us.com

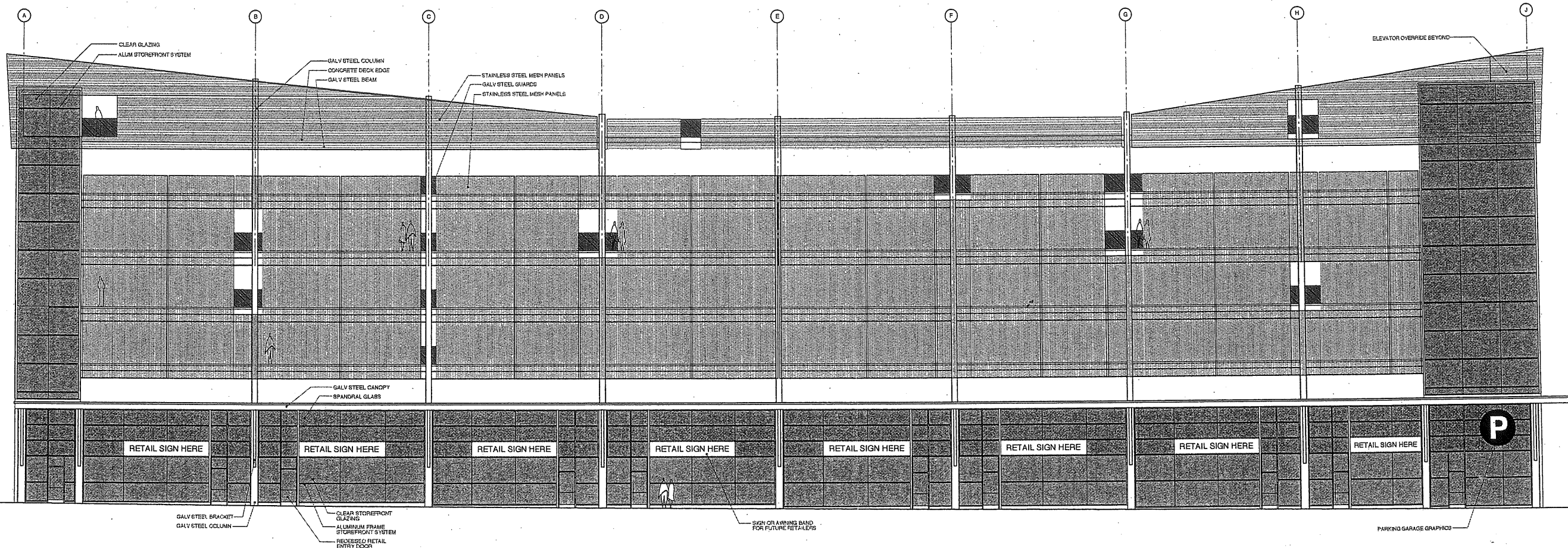
Richardson & Associates
Landscape Architects
11 Middle Street
Saco, Maine 04072
207-286-9291

GOODY CLANCY
ARCHITECTURE
PLANNING
PRESERVATION

WOODARD & CURRAN
Engineering • Science • Operations

SSI
Scott Simons Architects
75 York Street
Portland, Maine 04101
phone 207 772 6000
fax 207 624 6000

THIS DRAWING IS THE PROPERTY OF
SCOTT SIMONS ARCHITECTS
AND IS NOT TO BE COPIED OR
REPRODUCED IN PART OR WHOLE.



1 SOUTH ELEVATION
A-202 SCALE: 1/8" = 1'-0"

PROJECT	
BAYSIDE PARKING GARAGE	
SOMERSET STREET PORTLAND, MAINE	
TITLE	
SOUTH BUILDING ELEVATION	
STATUS: SECOND PLANNING BOARD WORKSHOP SUBMISSION	
DATE: 08-04-2008	REVISION DATE:
SCALE: 1/8" = 1'-0"	
PROJECT NO. 2008-0130	
DRAWN BY: 2004 Scott Simons Architects	
DWG NO.	A202

SIMON DESIGN ENGINEERING
42 W. Main Street, Suite 200
Portland, ME 04101
Tel: 207.775.4659
Fax: 207.775.4659
www.sde.com

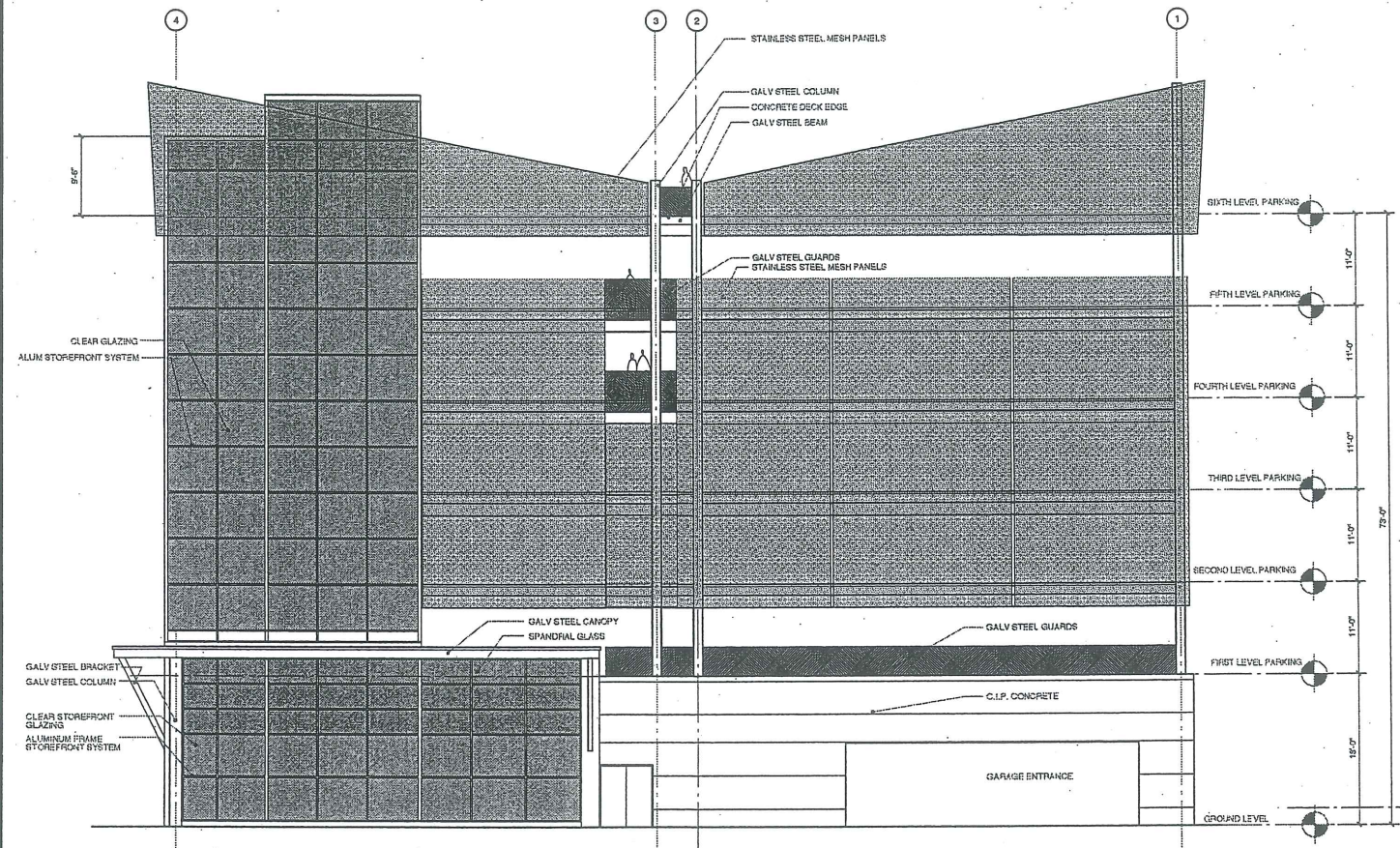
Richardson & Associates
Landscape Architects
11 Middle Street
Saco, Maine 04072
207-286-9291

**GOODY
CLANCY** ARCHITECTURE
PLANNING
PRESERVATION

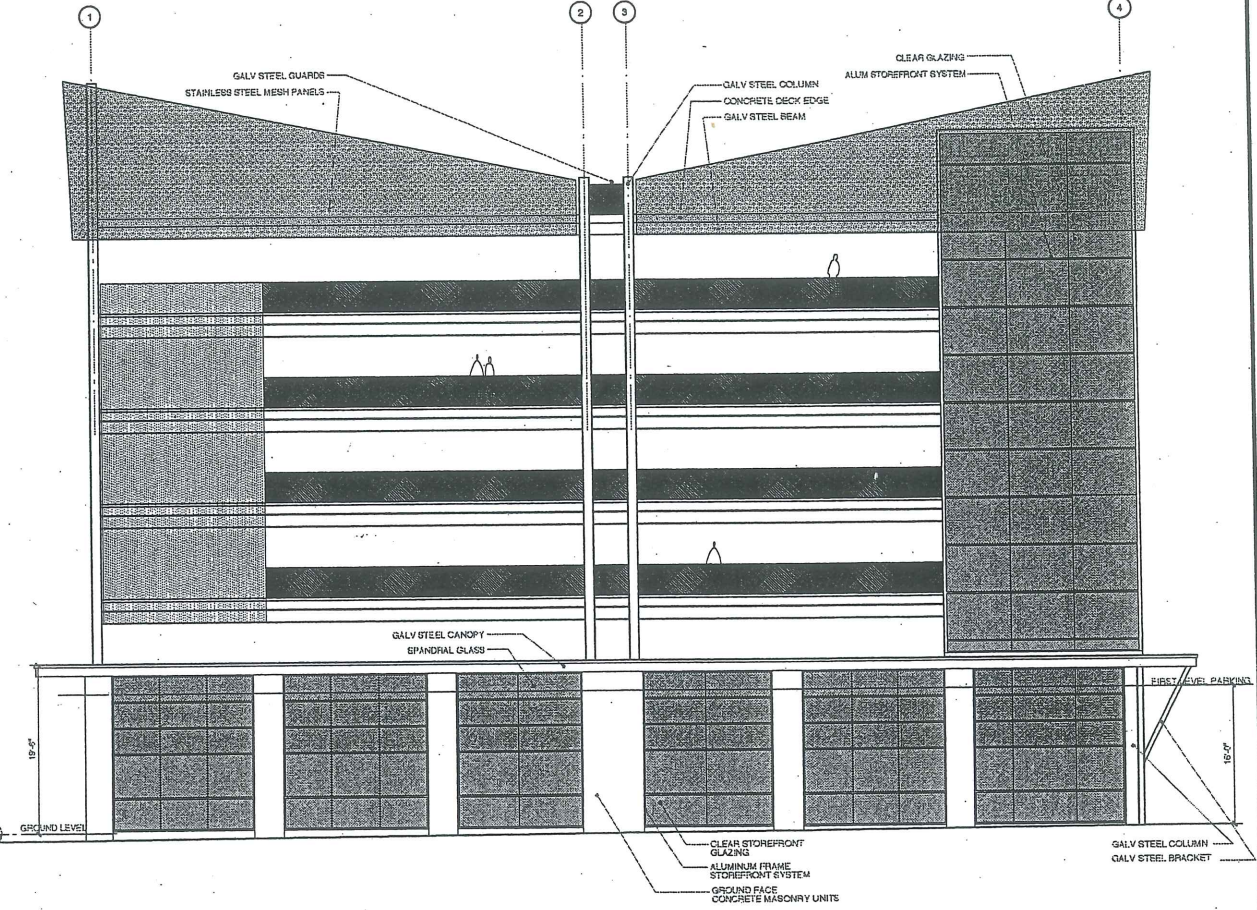
WOODARD & CURRAN
Engineering • Science • Operations

SSI
Scott Simons Architects
78 York Street
Portland, Maine 04101
Phone 207.775.4659
Fax 207.775.4659

THIS DRAWING IS THE PROPERTY OF
SCOTT SIMONS ARCHITECTS
AND IS NOT TO BE COPIED OR
REPRODUCED IN PART OR WHOLE.



1 EAST ELEVATION
A-202 SCALE: 1/8" = 1'-0"



1 WEST ELEVATION ALLEY
A-204 SCALE: 1/8" = 1'-0"

PROJECT	
BAYSIDE PARKING GARAGE	
SOMERSET STREET PORTLAND, MAINE	
TITLE	
EAST AND WEST BUILDING ELEVATIONS	
STATUS: SECOND PLANNING BOARD WORKSHOP SUBMISSION	
DATE: 08-04-2008	REVISION / DATE:
SCALE: 1/8" = 1'-0"	
PROJECT NO. 2008-0180	
DRAWN BY:	2008 © Scott Simons Architects
DWG NO.	A203

SIMON DESIGN ENGINEERING
42 Washington Street, Suite 200
Portland, Maine 04101
www.sde.com

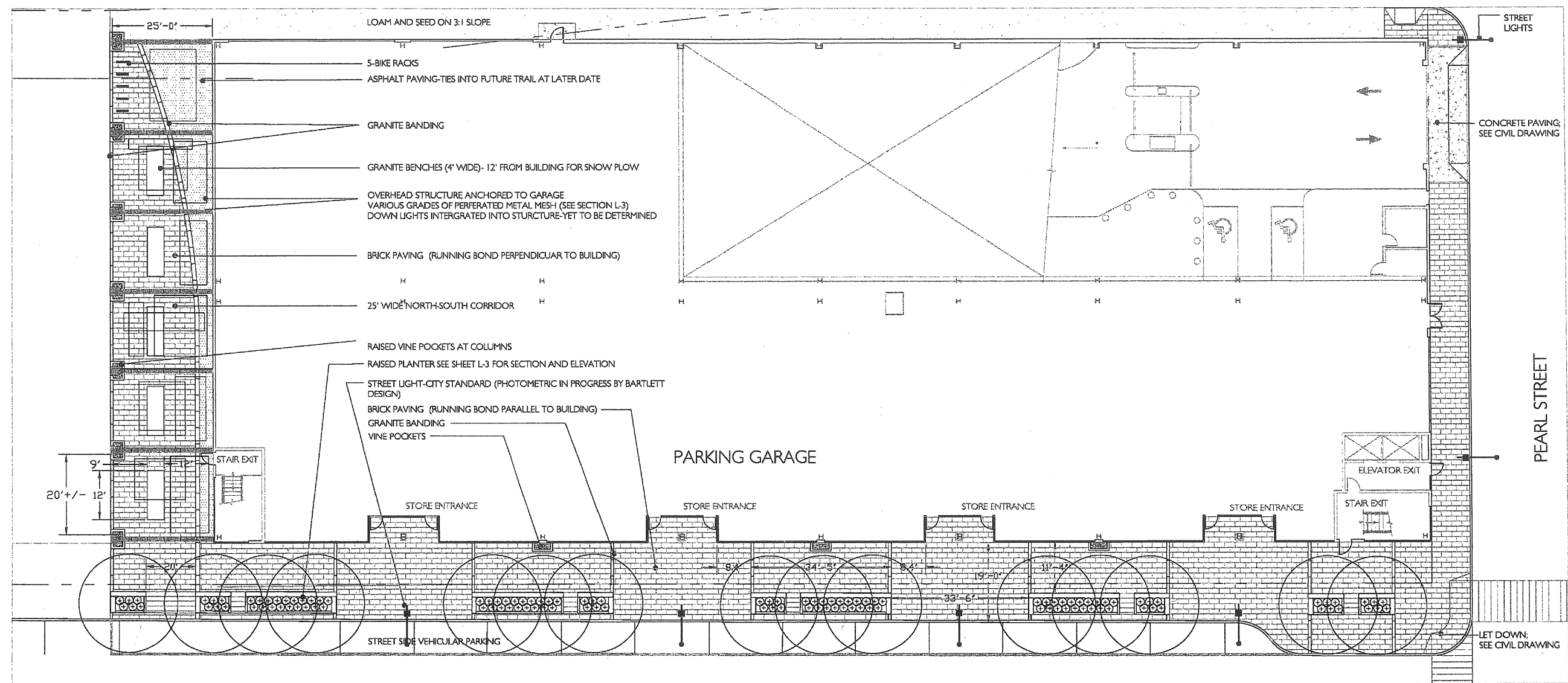
**Richardson & Associates
Landscape Architects**
11 Middle Street
Saco, Maine 04072
207-286-9291

GOODY CLANCY
ARCHITECTURE
PLANNING
PRESERVATION

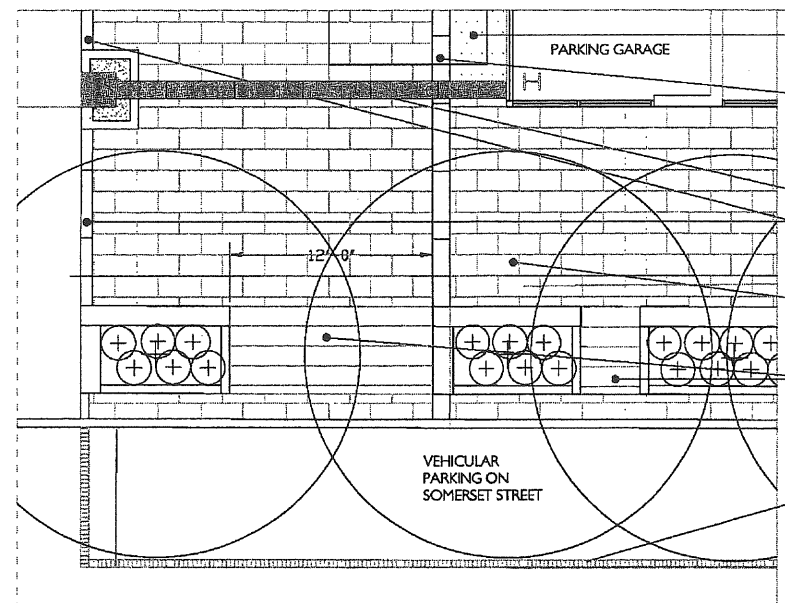
WOODARD & CURRAN
Engineering • Science • Operations

SSA
Scott Simons Architects
78 York Street
Portland, Maine 04101
Phone: 207-774-8800
Fax: 207-774-8808

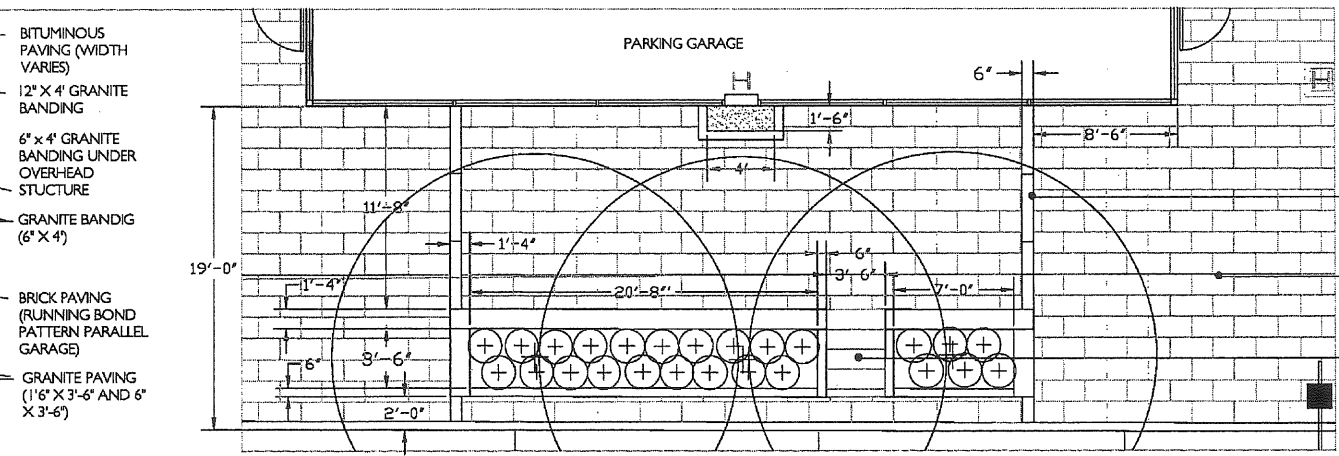
THIS DRAWING IS THE PROPERTY OF
SCOTT SIMONS ARCHITECTS
AND IS NOT TO BE COPIED OR
REPRODUCED IN PART OR WHOLE.



OVERALL PAVING PLAN
1/4"=10'-0"



DETAIL PAVING PLAN GARAGE CORNER AND 25' PUBLIC N/S CONNECTION
1/4"=1'-0"



DETAIL PAVING DETAIL AT TYPICAL MID-BLOCK PLANTER
1/4"=1'-0"

- GRANITE BANDING (6' X 4')
- BRICK PAVING (RUNNING BOND PATTERN PARALLEL GARAGE)
- GRANITE PAVING (1'6" X 3'-6" AND 6' X 3'-6")

Richardson & Associates
Landscape Architects
11 Middle Street
Seacoast, Maine 04072
207-285-9291

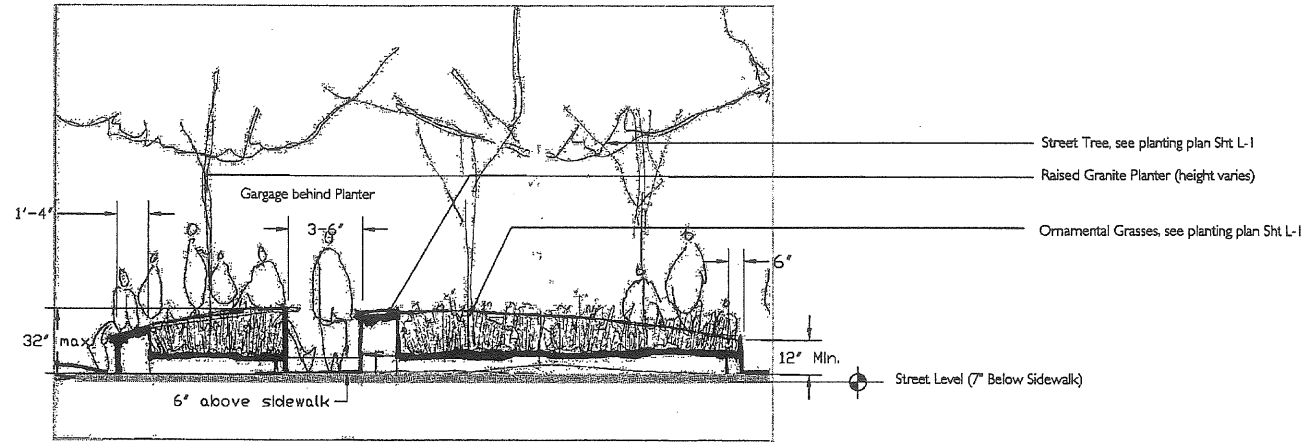
GOODY CLANCY
ARCHITECTURAL
PLANNING
PRESERVATION

WOODARD & CURRIAN
ENGINEERING & SCIENCE OPERATORS

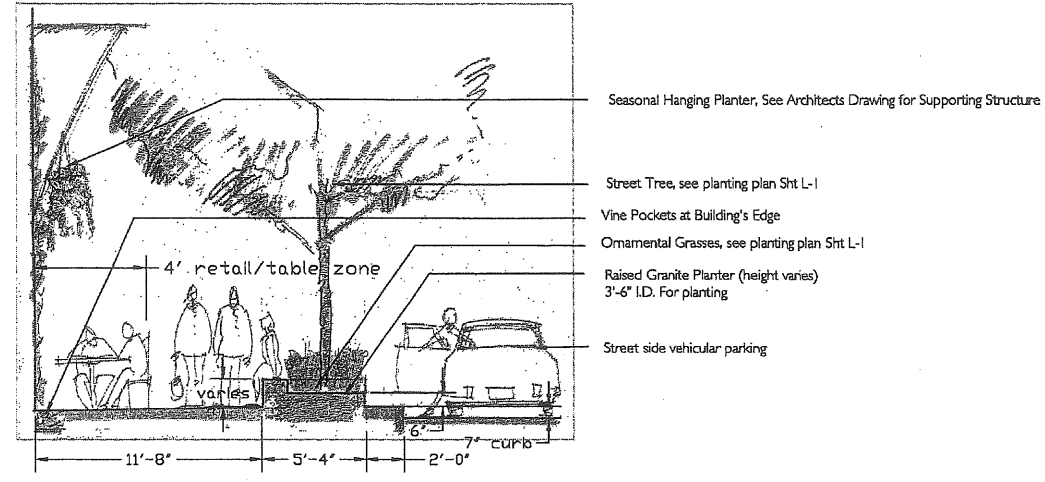
SSM
18 York Road
Portland, Maine 04101
phone 207 772 4652
fax 207 638 4655

THIS DRAWING IS THE PROPERTY OF
SCOTT BISHOP ARCHITECTS
AND IS NOT TO BE COPIED OR
REPRODUCED IN PART OR WHOLE.

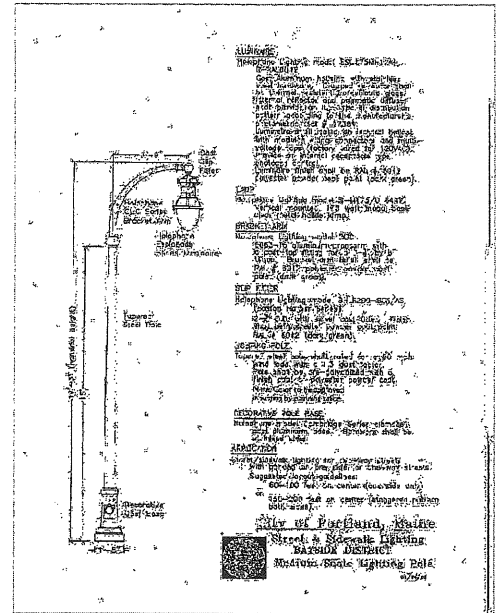
PROJECT	
BAYSIDE PARKING GARAGE SOMERSET STREET PORTLAND, MAINE	
TITLE	
PAVING PLAN	
STATUS:	SECOND PLANNING BOARD WORKSHOP SUBMISSION
DATE:	09-14-2005
REVISION/DATE:	
PROJECT NO.:	2005-018
DRAWN BY:	
DWG NO.:	L-2



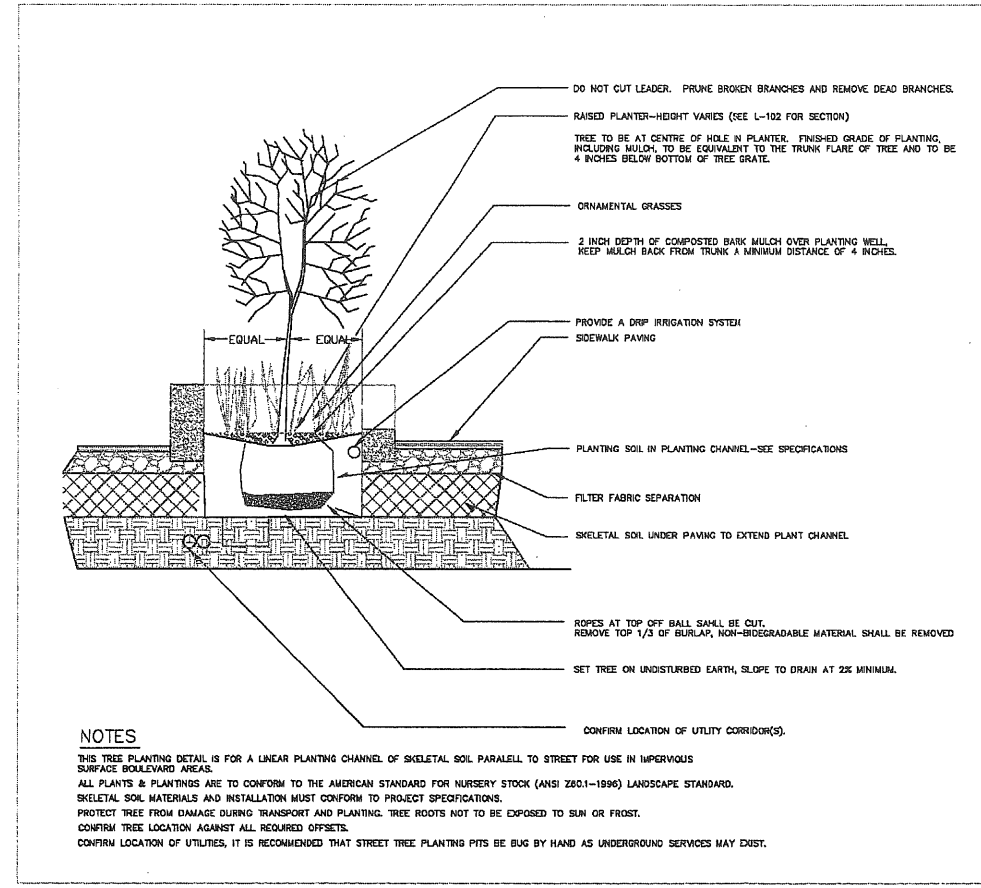
Elevation of Raised Planter



Section of Somerset Street at Sidewalk and Raised Planter

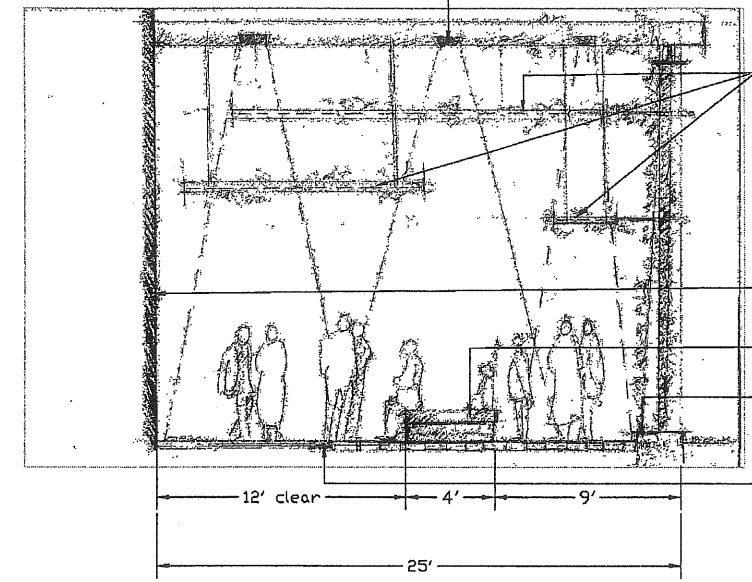


Street Lighting



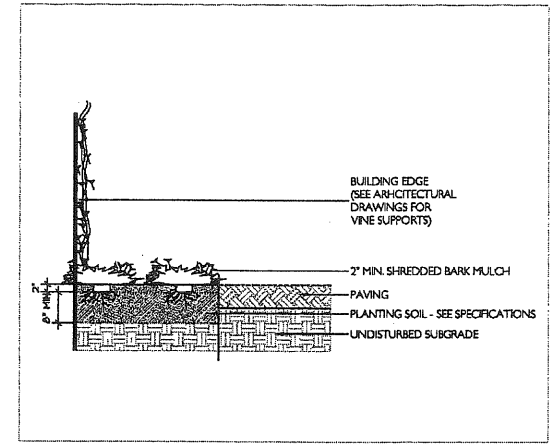
Tree Planting

NOTES
 THIS TREE PLANTING DETAIL IS FOR A LINEAR PLANTING CHANNEL OF SKELETAL SOIL PARALLEL TO STREET FOR USE IN IMPERVIOUS SURFACE BOULEVARD AREAS.
 ALL PLANTS & PLANTINGS ARE TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-1996) LANDSCAPE STANDARD. SKELETAL SOIL MATERIALS AND INSTALLATION MUST CONFORM TO PROJECT SPECIFICATIONS.
 PROTECT TREE FROM DAMAGE DURING TRANSPORT AND PLANTING. TREE ROOTS NOT TO BE EXPOSED TO SUN OR FROST.
 CONFIRM TREE LOCATION AGAINST ALL REQUIRED OFFSETS.
 CONFIRM LOCATION OF UTILITIES. IT IS RECOMMENDED THAT STREET TREE PLANTING PITS BE BUG BY HAND AS UNDERGROUND SERVICES MAY DIST.



Section of North-South Connector with Overhead Structures

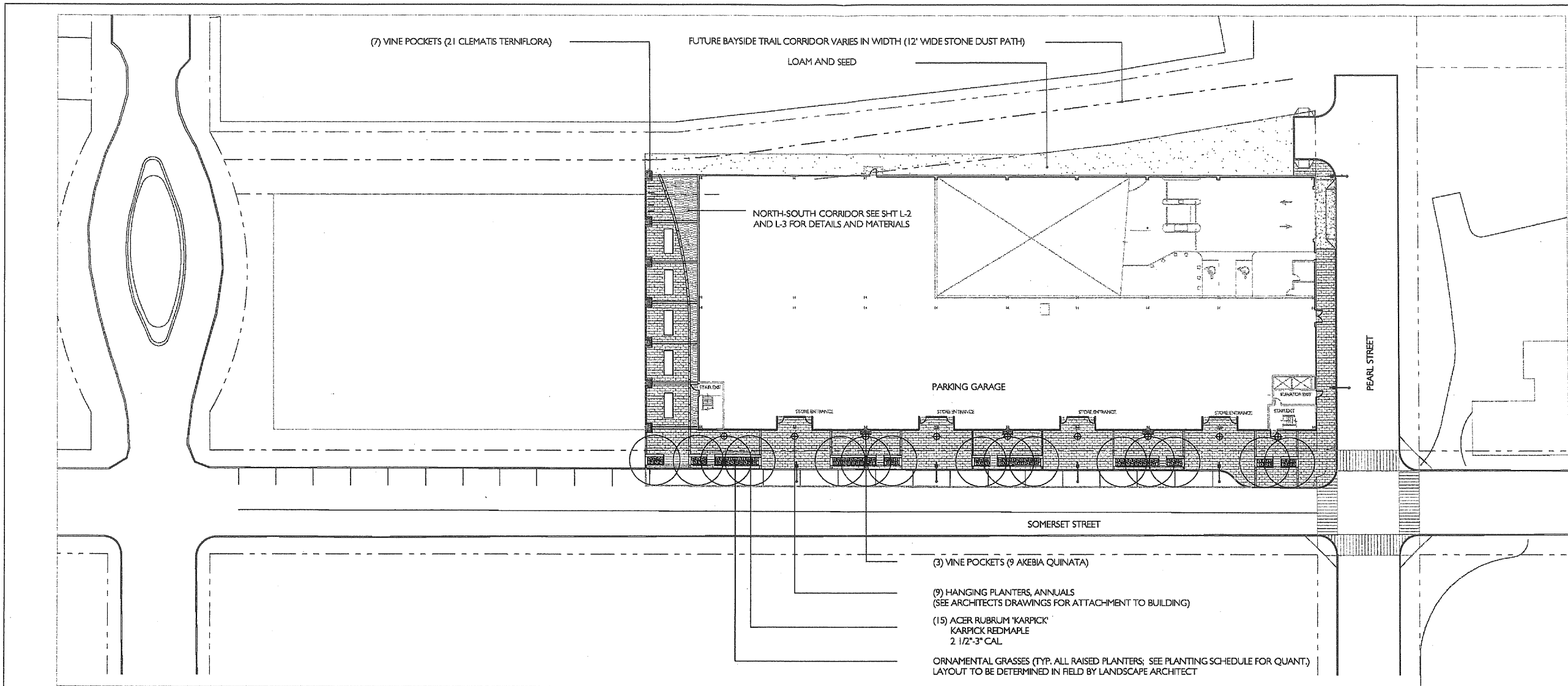
Recessed Down Lights integrated into Structure. Fixture yet to be determined.
 Hanging Mesh Panels. Height and Gauge of mesh varies
 Garage Building Facade; Retail space looks out onto this corridor space
 Raised Monolithic Granite Seating Bench
 Vine Pockets
 Granite, Asphalt and Brick Paving Material, See L-2 for Plan Detail



Vine Pocket Planting

PROJECT	
BAYSIDE PARKING GARAGE SOMERSET STREET PORTLAND, MAINE	
TITLE	
LANDSCAPE DETAILS	
STATUS:	SECOND PLANNING BOARD WORKSHOP SUBMISSION
DATE:	05-14-2008
REVISION / DATE:	
PROJECT NO.:	2008-0130
DRAWN BY:	2008 Scott Simons Architects
DWG NO.:	L-3

THIS DRAWING IS THE PROPERTY OF SCOTT SIMONS ARCHITECTS AND IS NOT TO BE COPIED OR REPRODUCED IN PART OR WHOLE.



(7) VINE POCKETS (21 CLEMATIS TERNIFLORA)

FUTURE BAYSIDE TRAIL CORRIDOR VARIES IN WIDTH (12' WIDE STONE DUST PATH)

LOAM AND SEED

NORTH-SOUTH CORRIDOR SEE SH-T L-2 AND L-3 FOR DETAILS AND MATERIALS

PARKING GARAGE

PEARL STREET

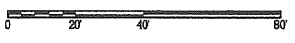
SOMERSET STREET

(3) VINE POCKETS (9 AKEBIA QUINATA)

(9) HANGING PLANTERS, ANNUALS
(SEE ARCHITECTS DRAWINGS FOR ATTACHMENT TO BUILDING)

(15) ACER RUBRUM 'KARPICK'
KARPICK REDMAPLE
2 1/2"-3" CAL.

ORNAMENTAL GRASSES (TYP. ALL RAISED PLANTERS; SEE PLANTING SCHEDULE FOR QUANT.)
LAYOUT TO BE DETERMINED IN FIELD BY LANDSCAPE ARCHITECT



Planting Schedule

Tree	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
	12	Acer Rubrum 'Karpick'	Karpick Red Maple	2 1/2" Cal.	B&B

Ornamental Grasses	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
	30	Chasmodon latifolium	Northern Sea Oats	gallon
	48	Elymus arenarius glauca	Blue Lyme Grass	gallon
	36	Pennisetum alopecuroides	Perennial Fountain Grass	gallon

Vines	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
	21	Akebia quinata	5-leaf Akebia	2 gal.
	9	Clematis terniflora	Sweet Autumn Clematis	2 gal.

PLANTING PLAN
1/16"=1'-0"

- General Planting Plan Notes:**
- Contractor shall begin maintenance immediately after planting and shall continue until final acceptance. Contractor shall be responsible for all means and methods of watering and maintenance.
 - The landscape contractor shall supply all plant materials in quantities sufficient to complete all plantings shown on this drawing. Clarify any discrepancies with the landscape architect prior to ordering plant material.
 - All materials shall conform to the guidelines established by the American Association of Nurserymen.
 - All plants shall bear the same relationship to finish grade as the original grades before digging.
 - The landscape contractor shall guarantee all plant materials for one (1) full year from date of substantial completion.
 - All plant materials are subject to the approval of the landscape architect at the nursery and at the site.
 - All areas of the site which have been disturbed and not otherwise developed shall be loamed with a minimum depth of 6" of topsoil and seeded as specified.
 - Landscape contractor is encouraged to provide the landscape architect with concerns and/or suggestions with regard to proposed plant material selection prior to placing a purchase order.
 - All trees located adjacent to walks and drives shall have 6' of clear height to first branching.
 - Contractor shall verify all tree removals with landscape architect prior to start of construction.
 - Contractor shall obtain approval for proposed lawn seed mix prior to installation.
 - No plant shall be put into the ground before rough grading has been finished and approved by the project landscape architect.
 - All plants shall be balled and wrapped or container grown as specified. No container grown stock will be accepted if it is root bound. All root wrapping material made of synthetic or plastics shall be removed at the time of planting.
 - With container grown stock the container shall be removed and the container ball shall be cut through the surface in two vertical locations.
 - The location of trees, shrubs and bedlines shall be staked for approval by the landscape architect prior to installation. The contractor shall notify the landscape architect 48 hours prior to required site visit.
 - All broad leaf evergreen plants shall be sprayed with an antidesiccant at the beginning of their first winter.
 - All plants shall be installed as per details and the contract specifications. The landscape contractor shall refer to the contract specifications for additional requirements.
 - All plants and stakes shall be set plumb unless otherwise specified.
 - The landscape contractor shall provide loam fill as per the contract specifications.
 - All plants shall be watered thoroughly twice during the first 24-hour period after planting. All plants shall then be watered by the contractor, as necessary to insure health until final acceptance.
 - The landscape contractor shall refer to the plant list and planting specifications for seasonal requirements and other restrictions related to the time of planting.

<p>WOODARD & CURRAN Environmental, Scientific, & Regulatory</p>	<p>SS Scott Simon Architects</p>	<p>THIS DRAWING IS THE PROPERTY OF SCOTT SIMON ARCHITECTS AND IS NOT TO BE COPIED OR REPRODUCED IN PART OR WHOLE.</p>
<p>GOODY CLANCY ARCHITECTURE PLANNING PRESERVATION</p>	<p>WOODARD & CURRAN Environmental, Scientific, & Regulatory</p>	<p>16 York Street Portland, Maine 04101 Phone 503 772 4809 Fax 503 626 4809</p>

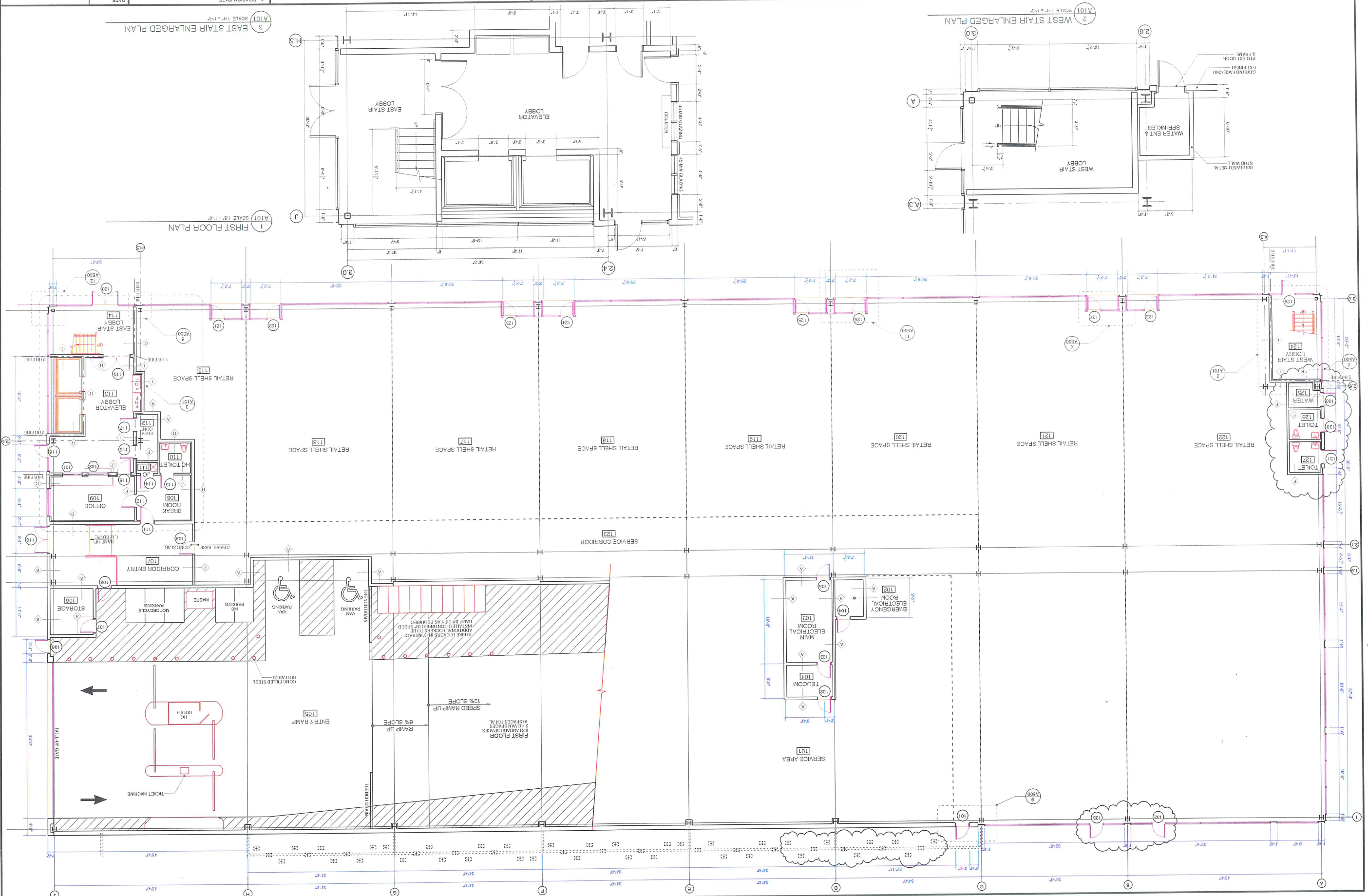
PROJECT
BAYSIDE
PARKING
GARAGE
SOMERSET STREET
PORTLAND, MAINE

TITLE
PLANTING
PLAN

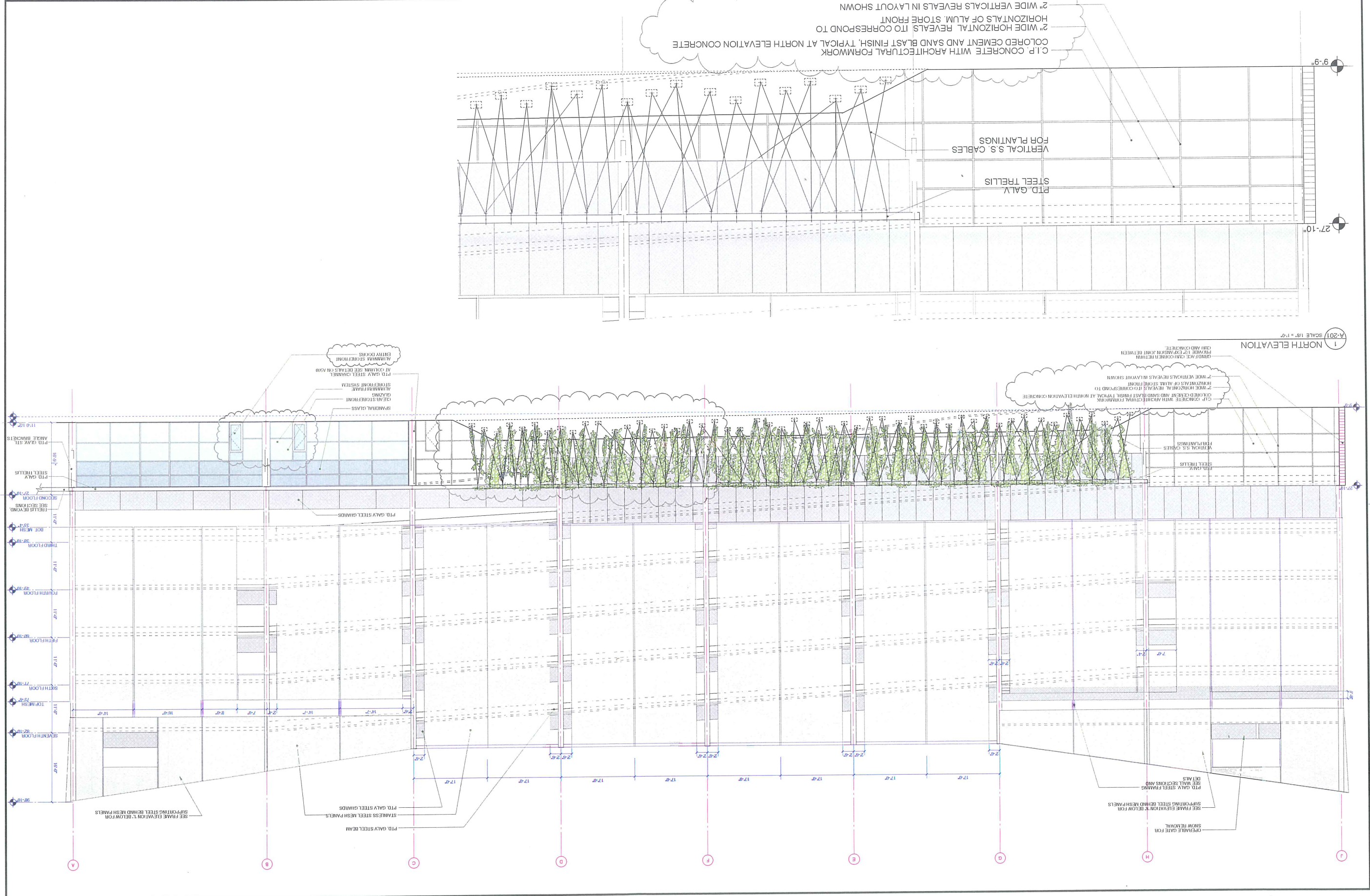
STATUS: SECOND PLANNING
BOARD
WORKSHOP
SUBMISSION

DATE: 08-14-2008
REVISION DATE:

PROJECT NO.: 2008-0150
DRAWN BY: 2008 Scott Simon Architects
DWG NO.: L-1

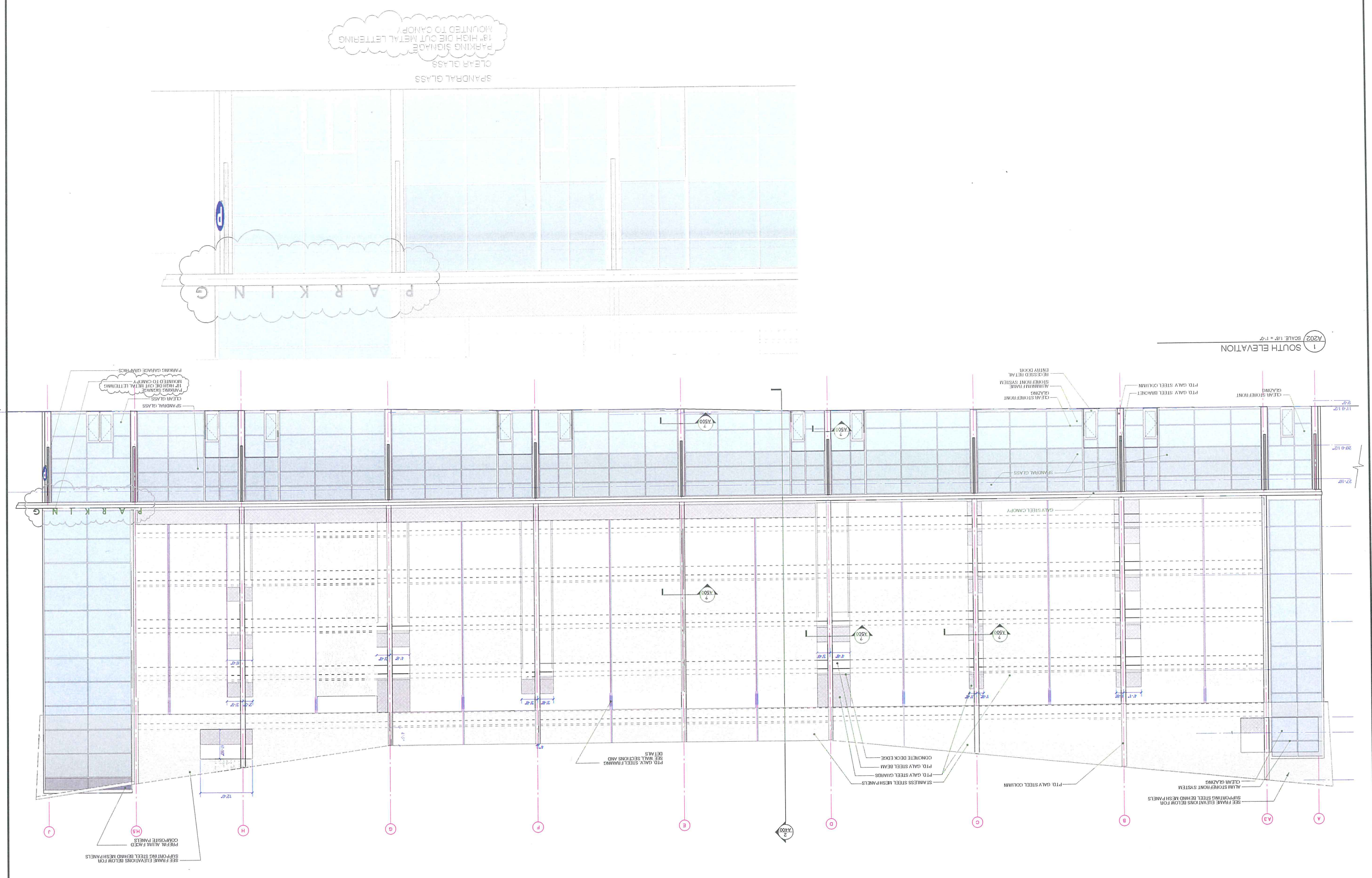


STATUS: PLANNING BOARD SUBMISSION	
DATE: 10.05.08	REVISION DATE:
PROJECT NO: 2008-01-20	DWG NO: A201
THIS DRAWING IS THE PROPERTY OF SCOTT SIMONS ARCHITECTS AND IS NOT TO BE REPRODUCED OR COPIED IN PART OR WHOLE WITHOUT THE WRITTEN PERMISSION OF SCOTT SIMONS ARCHITECTS	

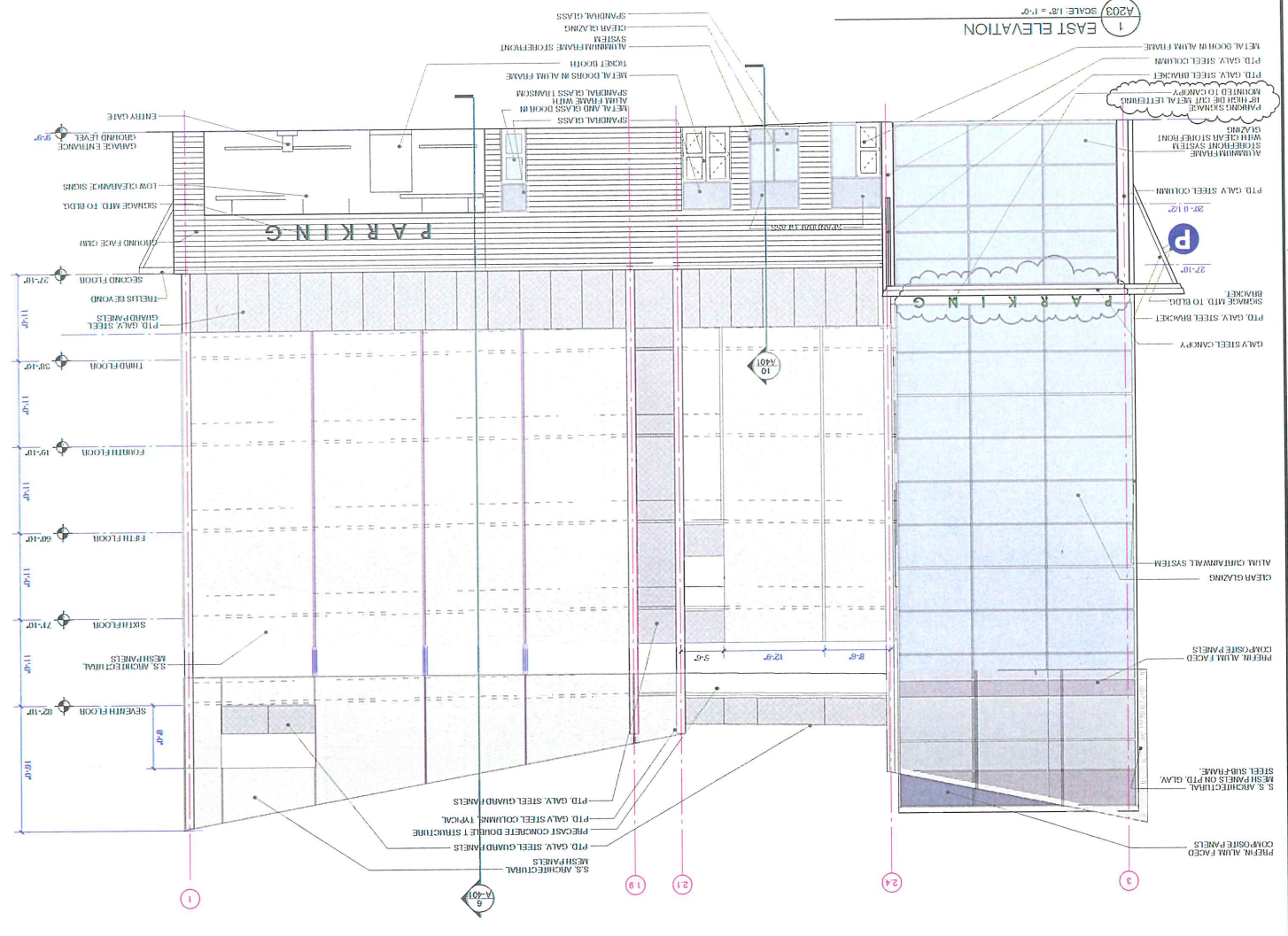
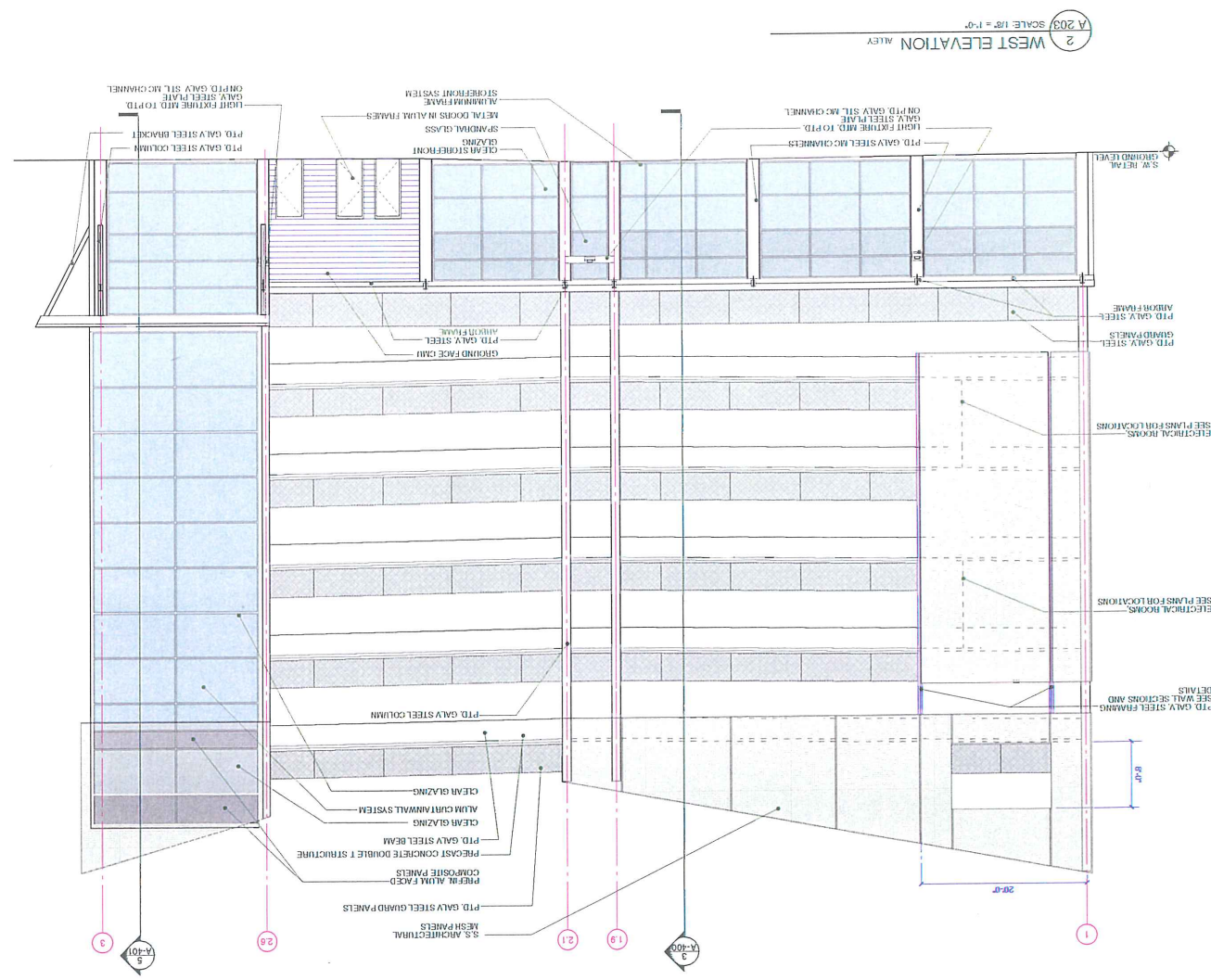
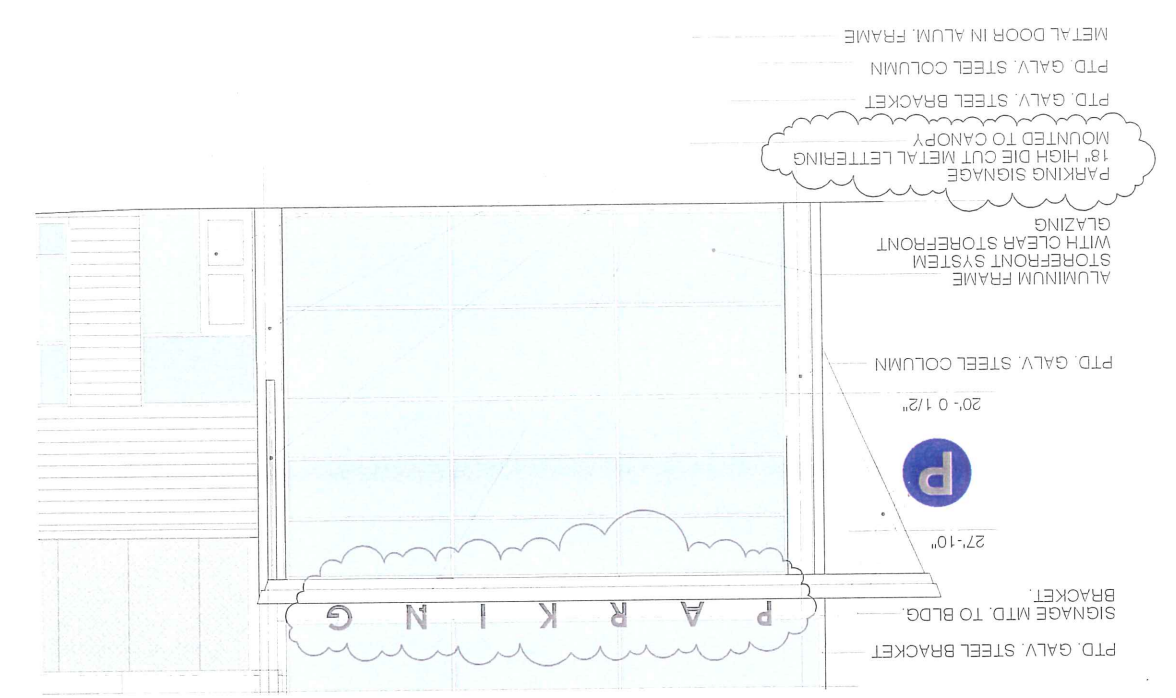


1 NORTH ELEVATION
 SCALE 1/8" = 1'-0"

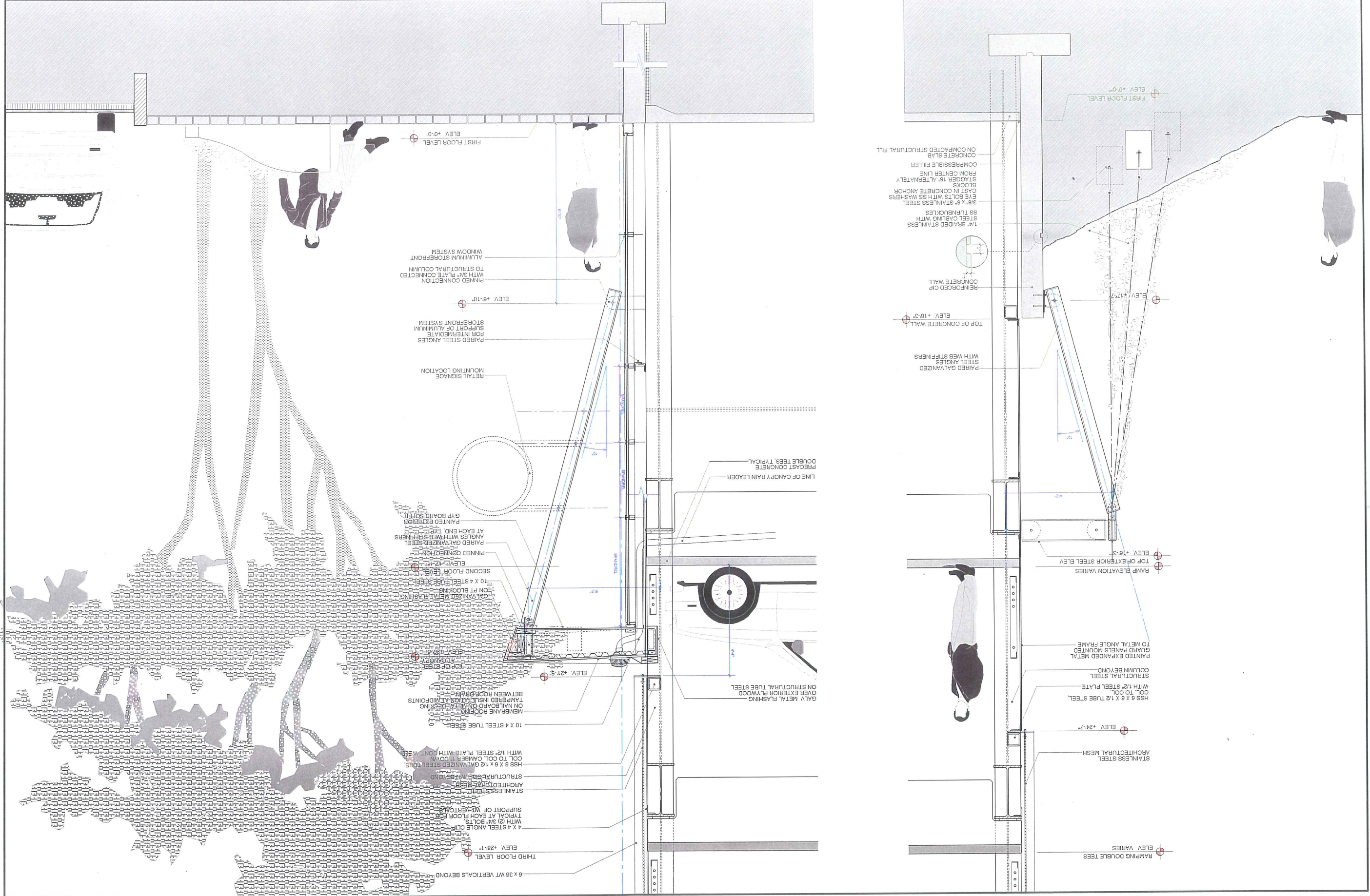
1 SOUTH ELEVATION
 SCALE 1/8" = 1'-0"



PROJECT		TITLE
DATE		REVISION/DATE
PROJECT NO.		STATUS
SCALE		PLANNING BOARD SUBMISSION
DWG NO.		A203



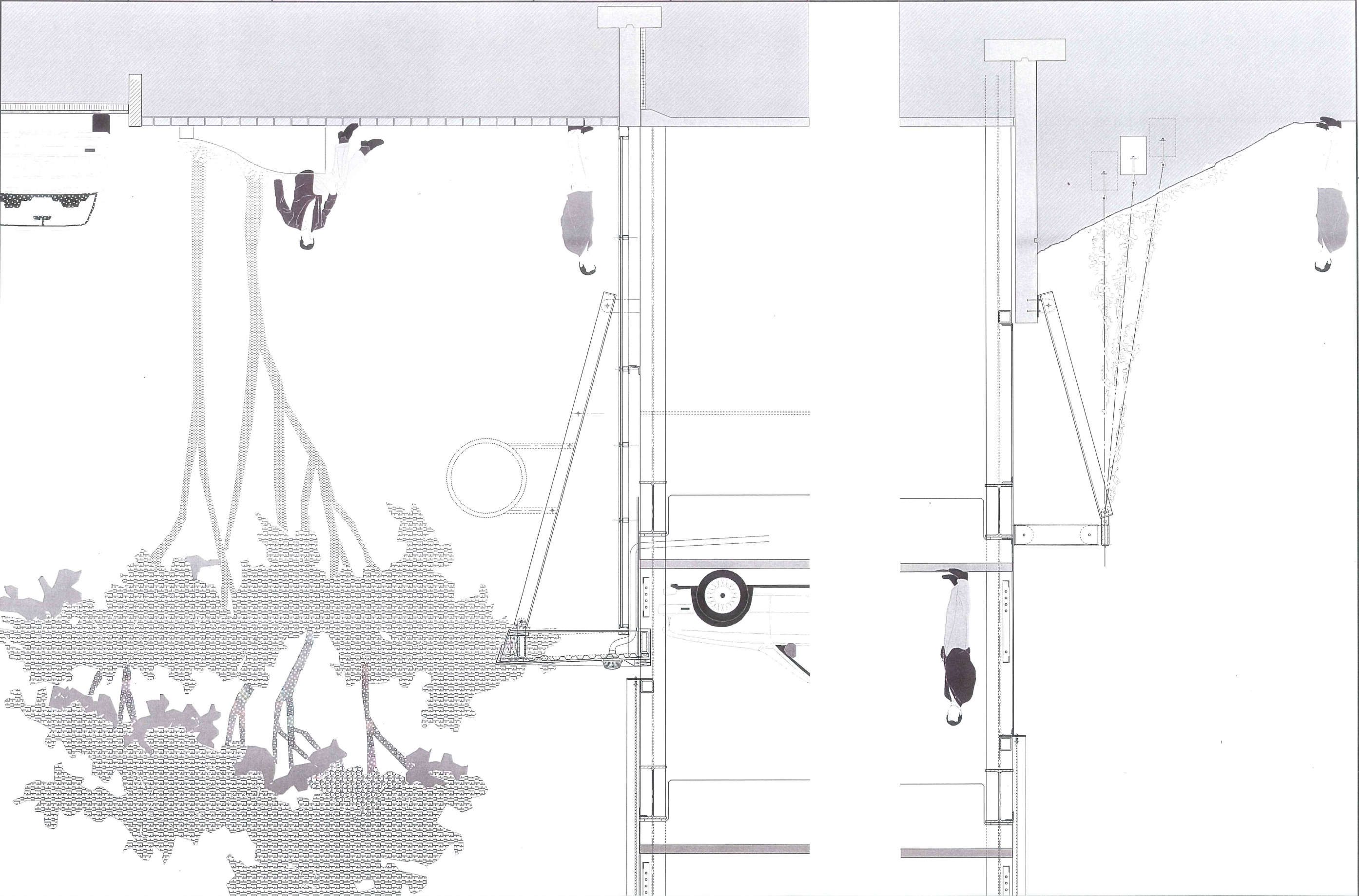
DATE	10.05.06
PROJECT NO.	2006-0130
SCALE	AS NOTED
THIS DRAWING IS THE PROPERTY OF SCOTT SIMONS ARCHITECTS AND IS NOT TO BE COPIED OR REPRODUCED IN PART OR WHOLE.	
© 2006 S. Scott Simons Architects	



WALL SECTIONS

PROJECT TITLE
 REVISION DATE:
 STATUS: PLANNING BOARD SUBMISSION

DATE: 10.05.06	REVISION DATE:
PROJECT NO: 2006-0130	SCALE: AS NOTED
PROJECT NO: 2006-0130	SCALE: AS NOTED
THIS DRAWING IS THE PROPERTY OF SCOTT SIMONS ARCHITECTS AND IS NOT TO BE COPIED OR REPRODUCED IN PART OR WHOLE.	
© 2006 © Scott Simons Architects	

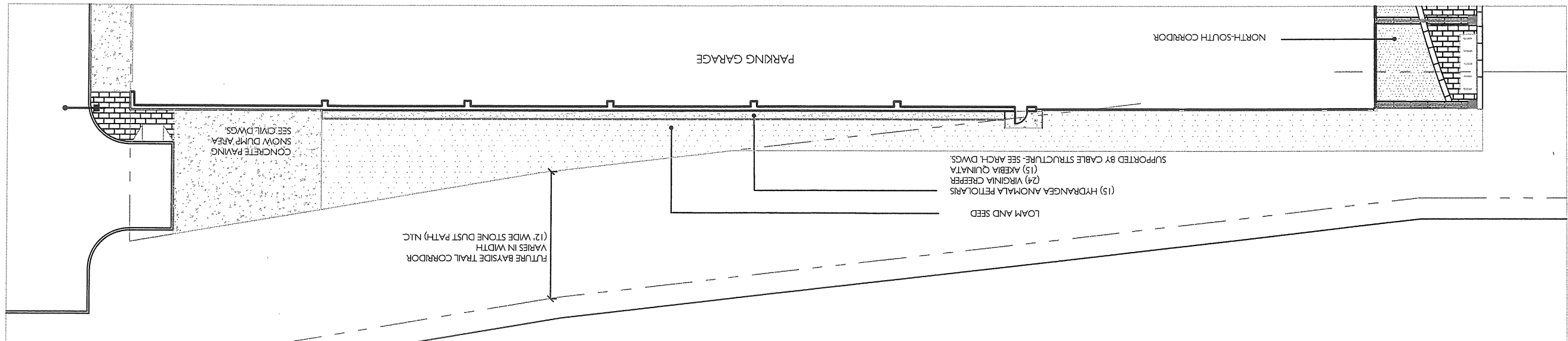
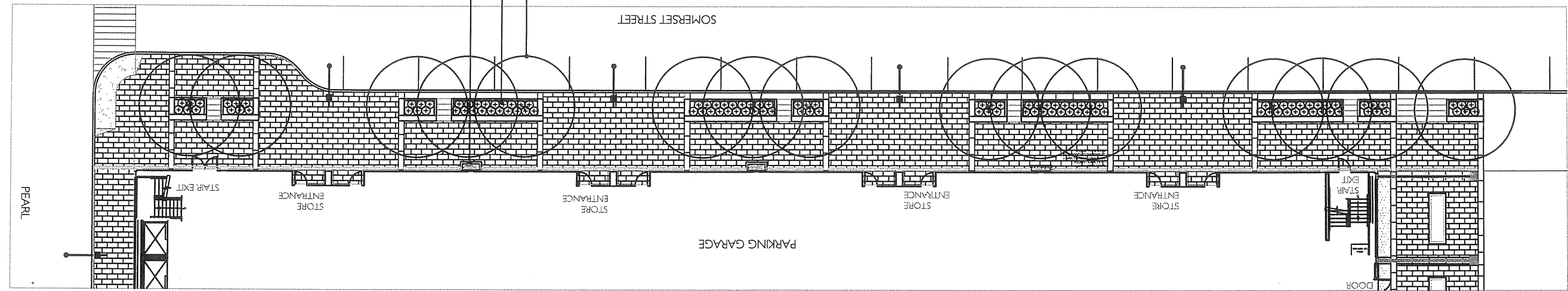


GENERAL PLANTING PLAN NOTES:

1. Contractor shall begin maintenance immediately after planting and shall continue until final acceptance. Contractor shall be responsible for all means and methods of watering and maintenance.
2. The landscape contractor shall supply all plant material.
3. All materials shall conform to the guidelines established by the American Association of Nurserymen.
4. All plants shall bear the same relationship to finish grade as the original grades before digging.
5. The landscape contractor shall guarantee all plant materials for one (1) full year from date of substantial completion.
6. All plant materials are subject to the approval of the landscape architect at the nursery and at the site.
7. All areas of the site which have been disturbed and not otherwise developed shall be loamed with a minimum depth of 6" of topsoil and seeded as specified.
8. Landscape contractor is encouraged to provide the landscape architect with concerns and/or suggestions with regard to proposed plant material selection prior to placing a purchase order.
9. All trees located adjacent to walks and drives shall have 6" of clear height to first branching.
10. Tree root ball should not exceed 3'-5" diameter; Contractor to work with nursery to obtain proper sized root ball.
11. Contractor shall assess proposed lawn seed prior to installation.
12. No plant shall be put into the ground before grading has been finished and approved by the project landscape architect.
13. All plants shall be balled and wrapped or container grown as specified. No container grown stock will be accepted if it is root bound. All root wrapping material made of synthetics or plastics shall be removed at the time of planting.
14. The location of trees, shrubs and bedlines shall be staked for approval by the landscape architect prior to installation. The contractor shall notify the landscape architect 48 hours prior to required site visit.
15. All plants shall be installed as per details and the contract specifications. The landscape contractor shall refer to the contract specifications for additional requirements.
16. All plants shall be watered thoroughly twice during the first 24-hour period after planting. All plants shall then be watered by the contractor as necessary to ensure plants will final acceptance.
17. The landscape contractor shall refer to the plant list and planting specifications for seasonal requirements and other restrictions related to the time of planting.
18. All plants and stakes shall be set plants unless otherwise specified.
19. The landscape contractor shall provide loam fill as per the contract specifications.
20. All plants shall be watered thoroughly twice during the first 24-hour period after planting. All plants shall then be watered by the contractor as necessary to ensure plants will final acceptance.
21. The landscape contractor shall refer to the plant list and planting specifications for seasonal requirements and other restrictions related to the time of planting.

PLANT SCHEDULE

Tree	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT COMMENTS
15		Gaigo bluba Prunella Seroty	Princeton Berry Chingw	2-1/2" - 3" Cal	Root ball not exceed 3'-6"
15		Common Grasses			
QTY.		BOTANICAL NAME	COMMON NAME <td>SIZE</td> <td>ROOT COMMENTS</td>	SIZE	ROOT COMMENTS
32		Charanthium bidatum	Northern Sea Oats	2 gal	
48		Lymus serenus glaucus	Blue Lyme Grass	2 gal	
38		Ferretum saponaroides 'Harneth'	Perennial Fountain Grass	2 gal	
24		Furthodocus quinquefolia	Virginia Creeper	5 gal	
15		Arctia quinata	Frickett Alberta	5 gal	



(3) VINE POCKETS (2 HYDRANGEA ANOMALA PETIOLARIS PER VINE POCKET)
 LAYOUT TO BE DETERMINED IN FIELD BY LANDSCAPE ARCHITECT
 ORNAMENTAL GRASSES (TYP. ALL RAISED PLANTERS, SEE PLANTING SCHEDULE FOR SPECIES AND QTY.)
 (15) GINKGO BILOBA PRINCECTON SENTRY LOCATION TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION
 HANGING PLANTERS, N.I.C. (SEE ARCHITECT'S DRAWINGS FOR ATTACHMENT TO BUILDING)

Hydrangea anomala petiolaris
Climbing Hydrangea



- a deciduous climbing vine
- climbs by twining and aerial rootlets
- main stems climb vertically
- side branching is horizontal giving the vine a depth dimension
- can be grown as a mounded shrub if there is not structure to climb
- grows to 30' or so vertically as a vine and 3' to 4' as a shrub
- Summer Foliage
 - opposite, simple, deciduous leaves
 - broad heart shape
 - acute to acuminate tip
 - margins are serrate
 - glossy dark green above
 - very high quality foliage
- Autumn Foliage
 - foliage holds late into the fall
 - color is yellow at best; often just falls green
- Flowers
 - large flat clusters of white flowers
 - less showy fertile flowers in the center surrounded by a ring of showy sterile flowers
 - lacy appearance to flowers
 - flowers show off well against the dark foliage
 - bloom time is early June
 - fragrant and showy
- Fruit
 - small capsule
 - not ornamentally important
 - the dried flower clusters persist and add mild ornamental appeal
- Bark
 - exfoliating cinnamon or tan
 - very showy on larger stems
 - nicest bark on a cold hardy vine
- Culture
 - best when planted on a North or East side of building
 - partial shade to full sun
 - avoid hot, dry sites
 - needs a cool, moist, well-drained, fertile soil
 - becomes large, so it needs ample support

Parthenocissus quinquefolia
Virginia Creeper



- Habit and Form
- a deciduous vine with tendrils
 - tendrils are branched (5 to 8 branchlets)
 - tendrils branchlets end in suction cup holdfasts
 - needs no support
 - 30' to 50' tall (variable)
 - fast growth rate
 - medium texture

- Summer Foliage
- alternate arranged leaves
 - palmately compound leaves, 3 to 5 leaflets
 - leaves are up to 4" long
 - serrated leaf margin
 - dark green leaf color
 - new growth bronze

- Autumn Foliage
- purple to red fall color develops early
 - leaves drop early

- Flowers
- greenish white flowers
 - blooms in June
 - flowers form terminal panicles
 - not impressive or ornamentally important

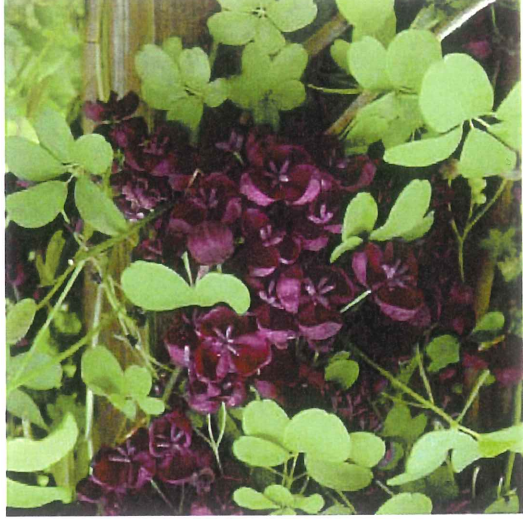
- Fruit
- bluish berries
 - 0.25" in diameter
 - ripens in September
 - birds enjoy fruit
 - visible after leaf fall
 - fruit borne on red pedicels

- Bark
- concave leaf scars
 - exfoliating bark
 - tan color
 - prominent lenticels

- Culture
- best transplanted form containers
 - tolerant of most soil conditions
 - full sun to full shade
 - salt tolerant
 - tolerant of most all conditions



Akebia quinata
Fiveleaf Akebia



Habit and Form

- a deciduous to semi-evergreen twining vine
- deciduous in zones 4 through 6
- fine textured vine
- grows 20' to 40'
- can grow upright on a structure or along the ground as a groundcover

Summer Foliage

- alternate, palmately compound leaves
- 5 leaflets with rounded or notched leaf tips
- leaflets are up to 3" long
- leaves are 4" to 7" across
- new leaves emerge purple-tinged
- mature leaves an attractive blue-green

Autumn Foliage

- no fall color

Flowers

- small purple-brown flowers
- held in groups of 2 to 5
- blooms in mid-May or earlier
- flower color often gets lost amongst the foliage
- on close inspection, flower are interesting
- fragrant
- flowers with 3 petals (sepals)

Fruit

- sausage-shaped, purplish pods, about 2.5" to 4" long
- seldom sets fruit under cultivation

Bark

- not important

Culture

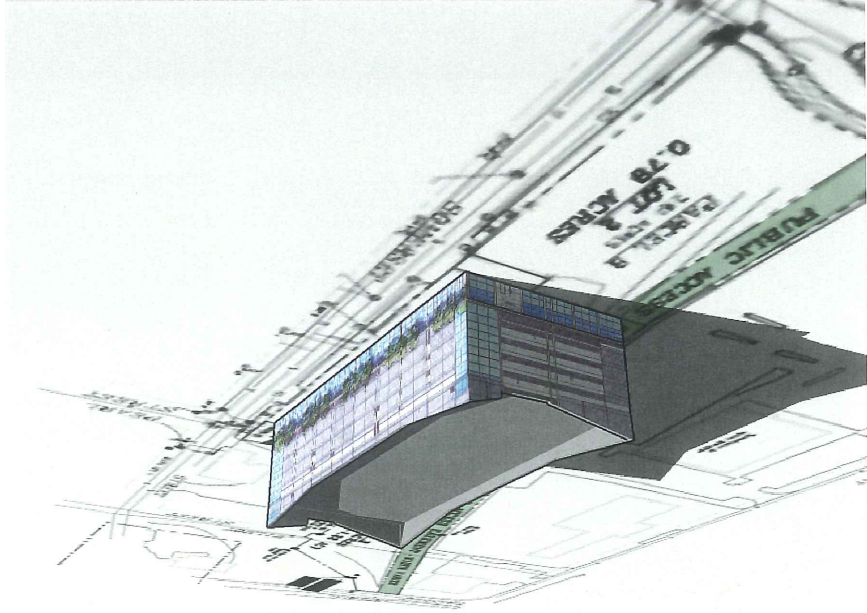
- prefers moist, fertile, well-drained soils
- tolerates many soil types
- full sun to partial shade

SHADOW STUDY

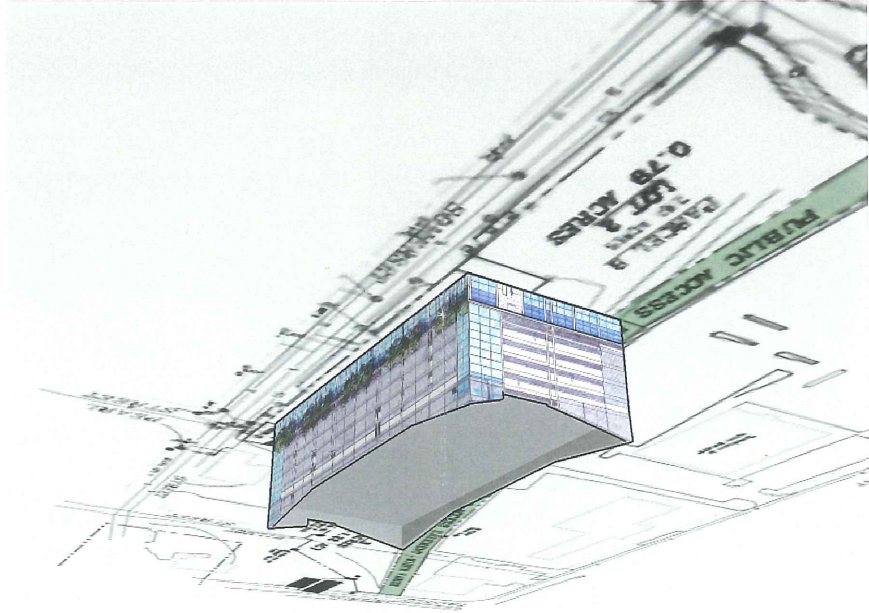
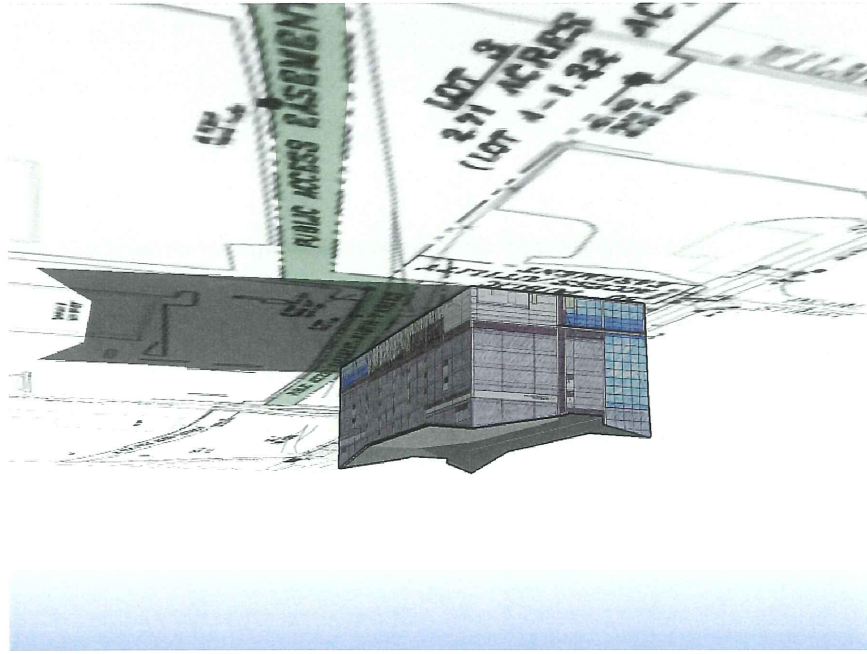
FEBRUARY 21

SOUTHWEST ELEVATION

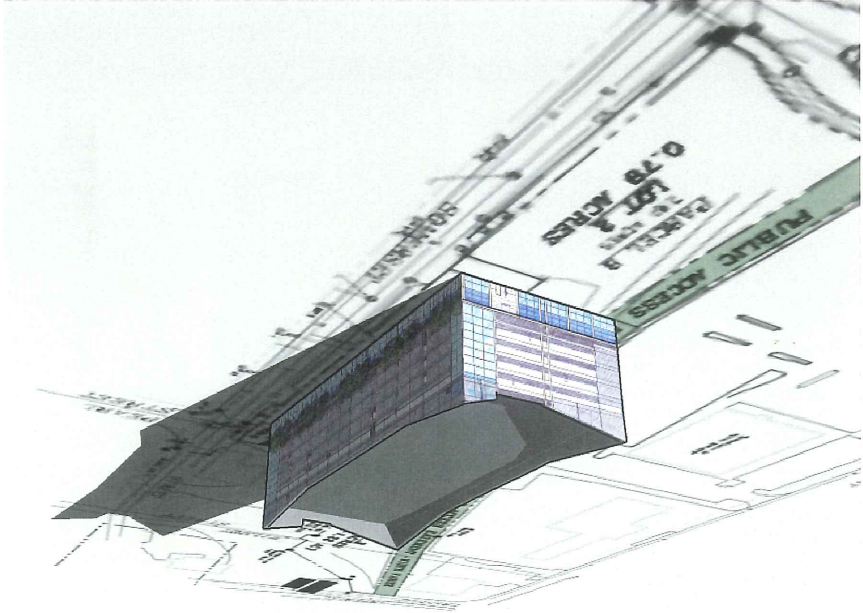
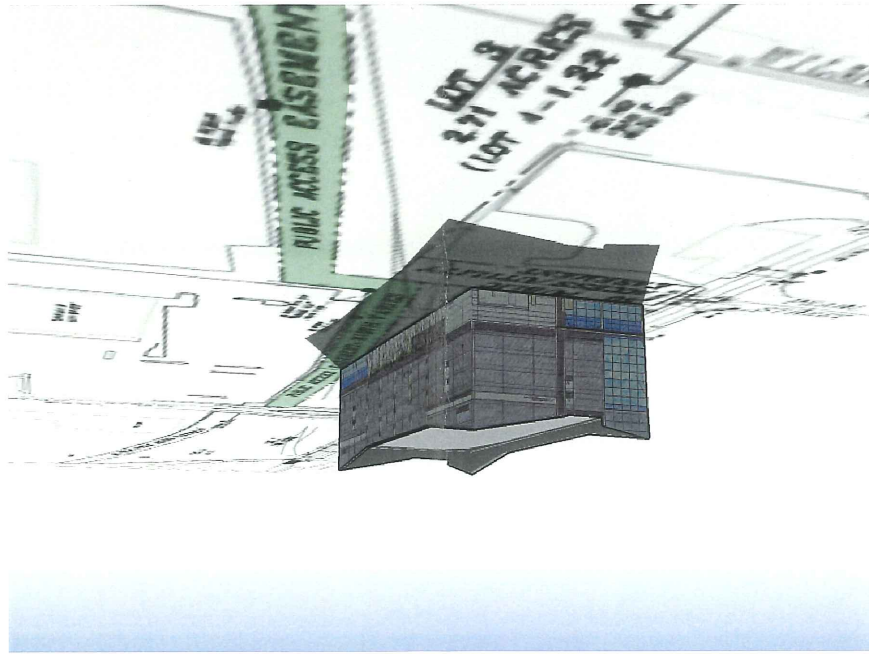
NORTHEAST ELEVATION



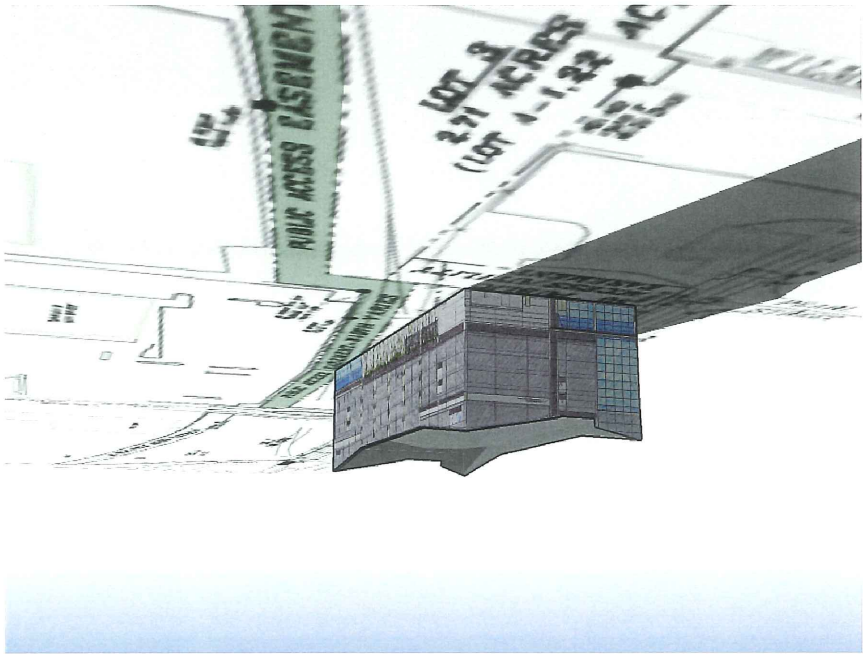
8:30 AM



1:00 PM



4:00 PM



Bayside: Parking Garage and Site Planning Technical Services

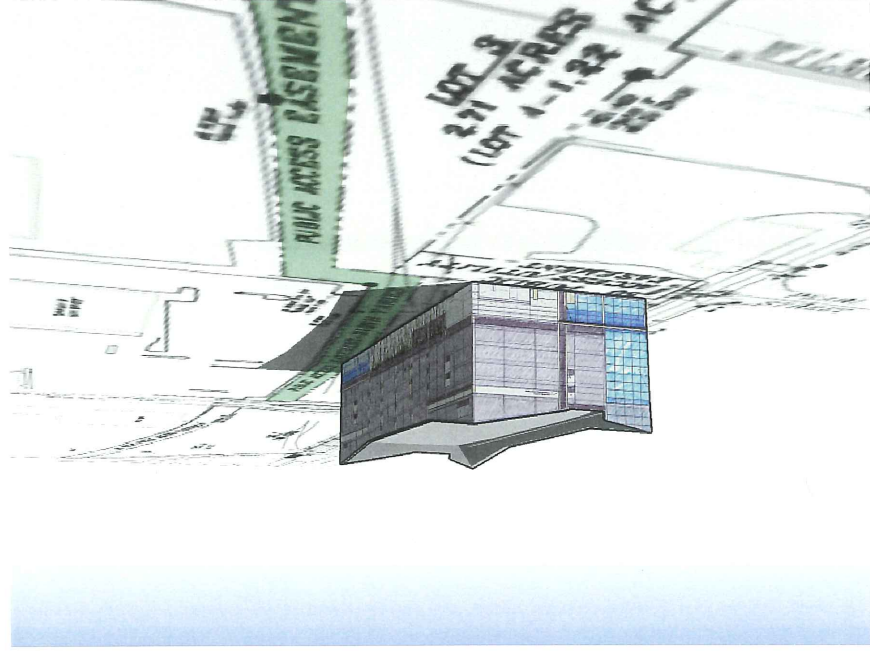


SHADOW STUDY

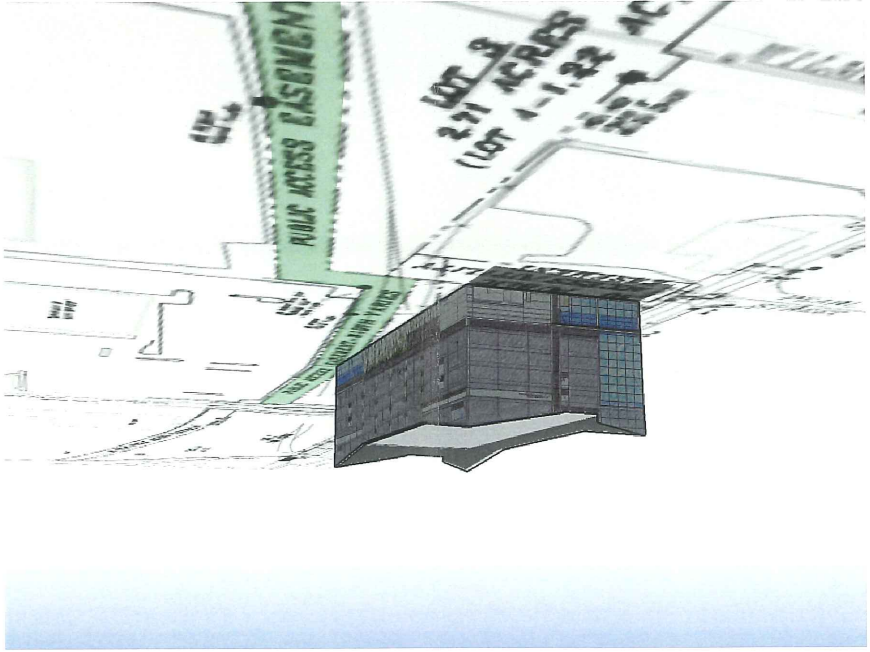
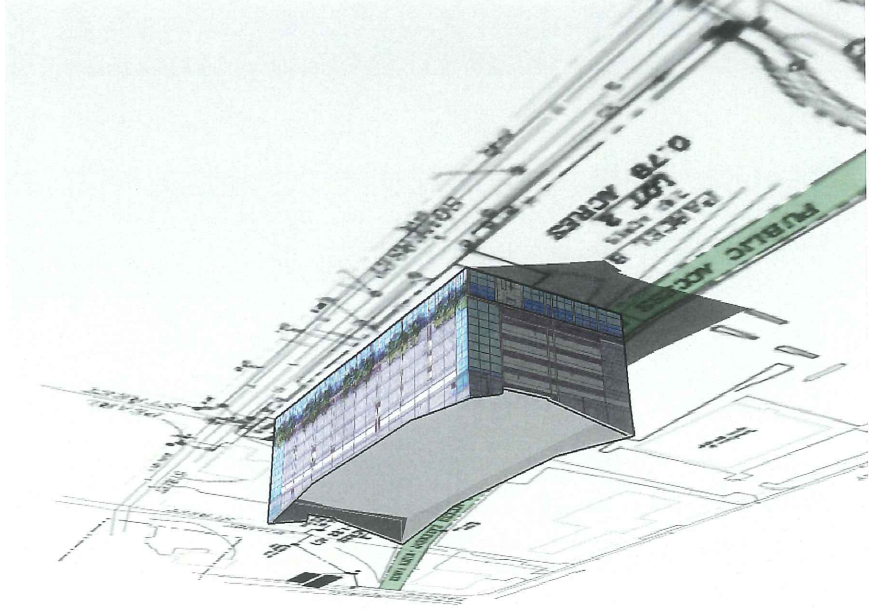
JUNE 21

NORTHEAST ELEVATION

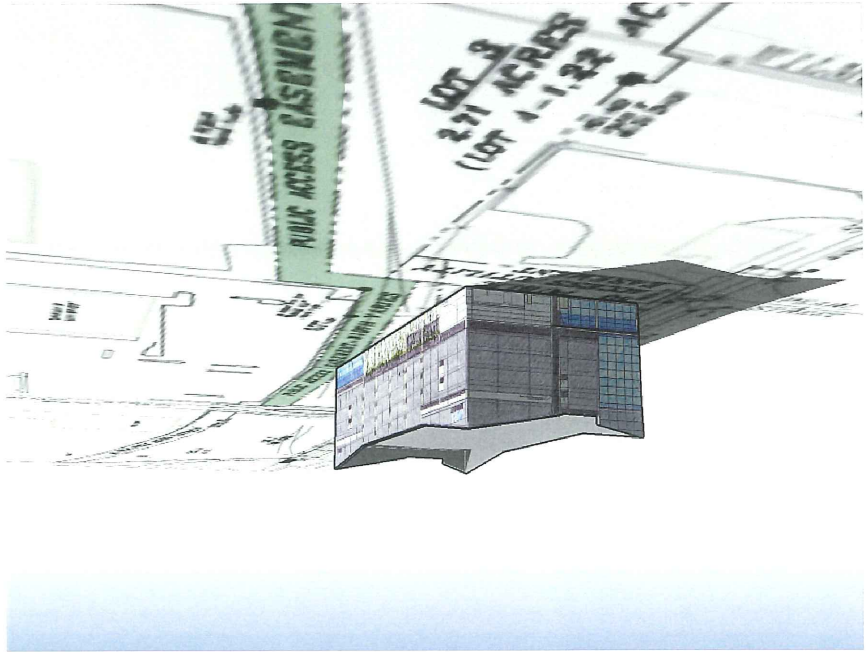
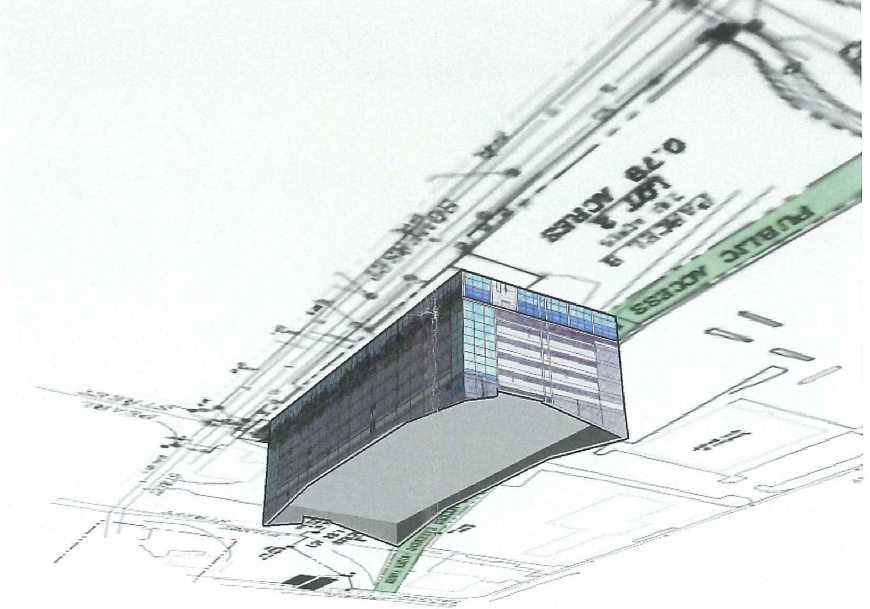
SOUTHWEST ELEVATION



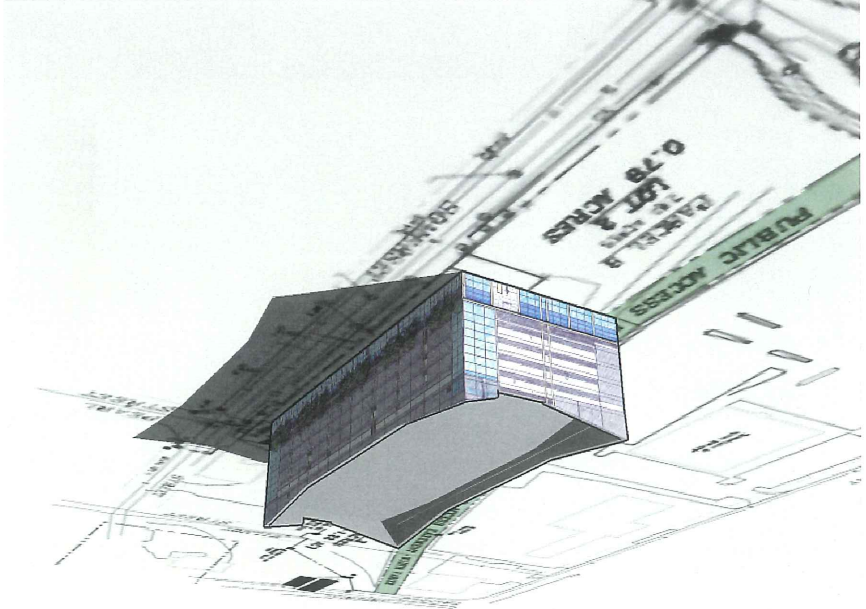
8:30 AM



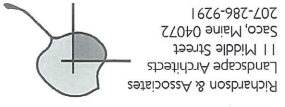
1:00 PM



4:00 PM



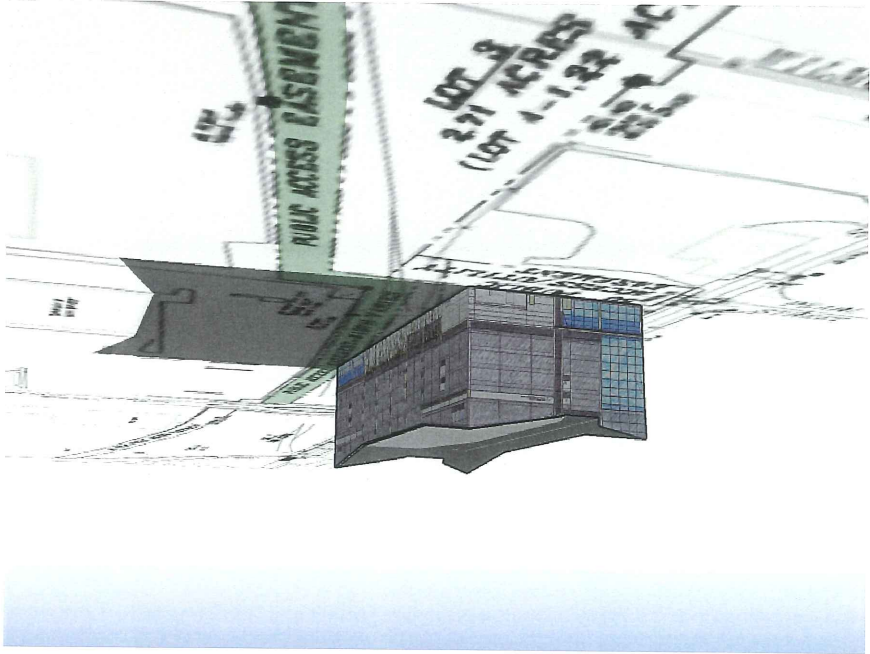
Bayside: Parking Garage and Site Planning Technical Services



SHADOW STUDY

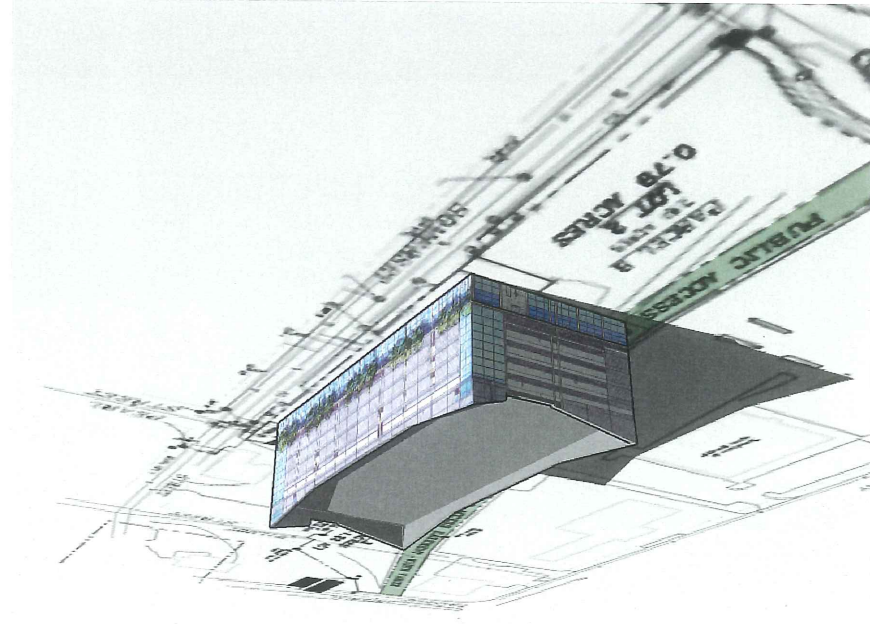
OCTOBER 20

NORTHEAST ELEVATION

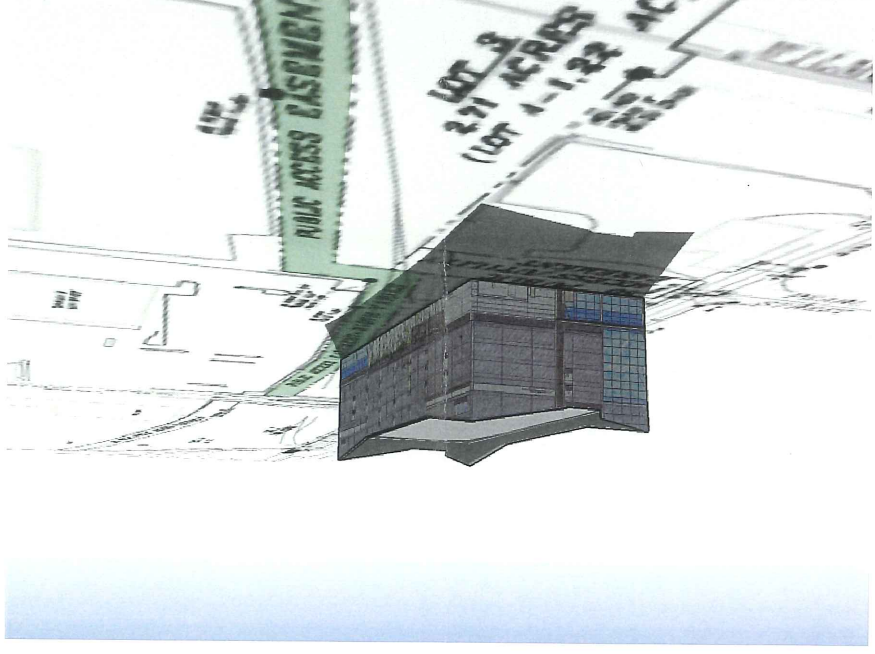


8:30 AM

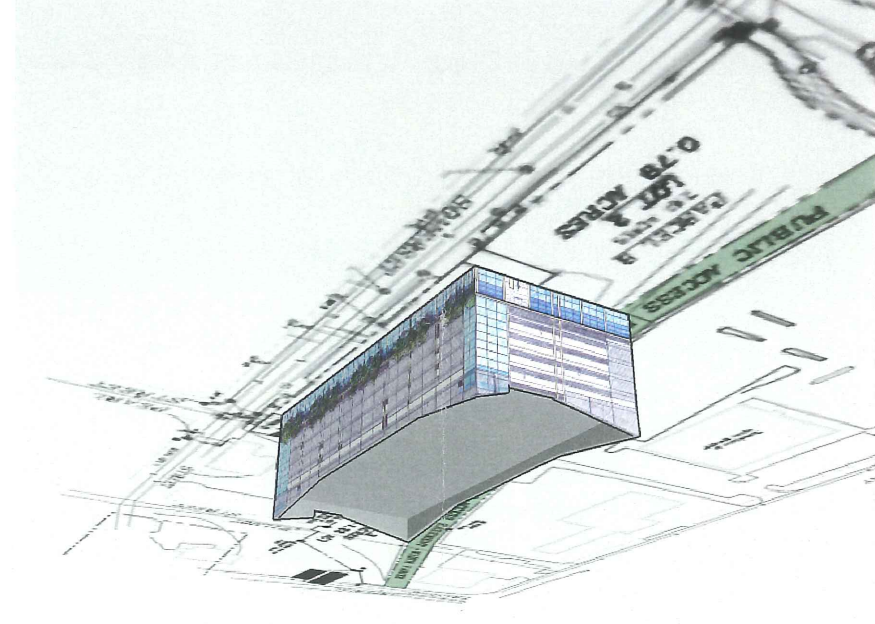
SOUTHWEST ELEVATION



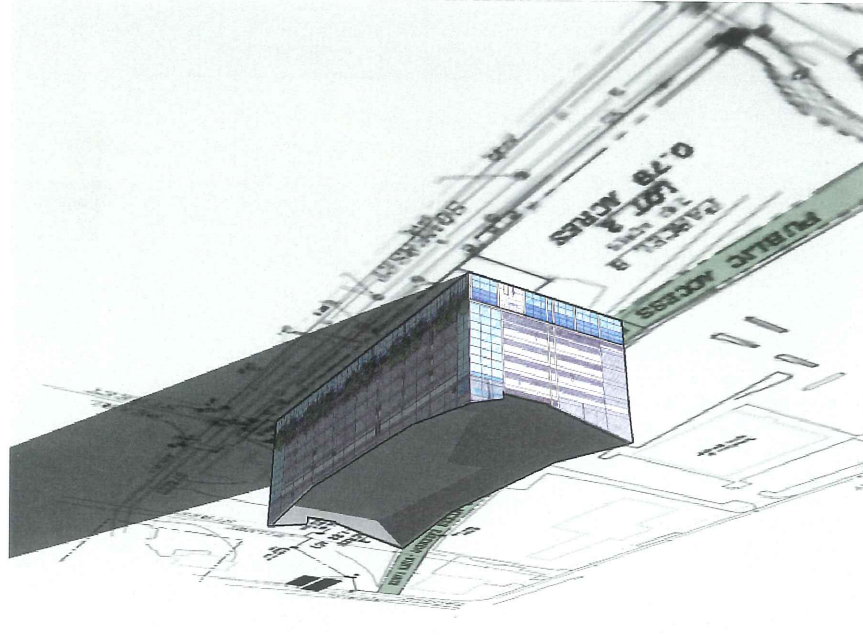
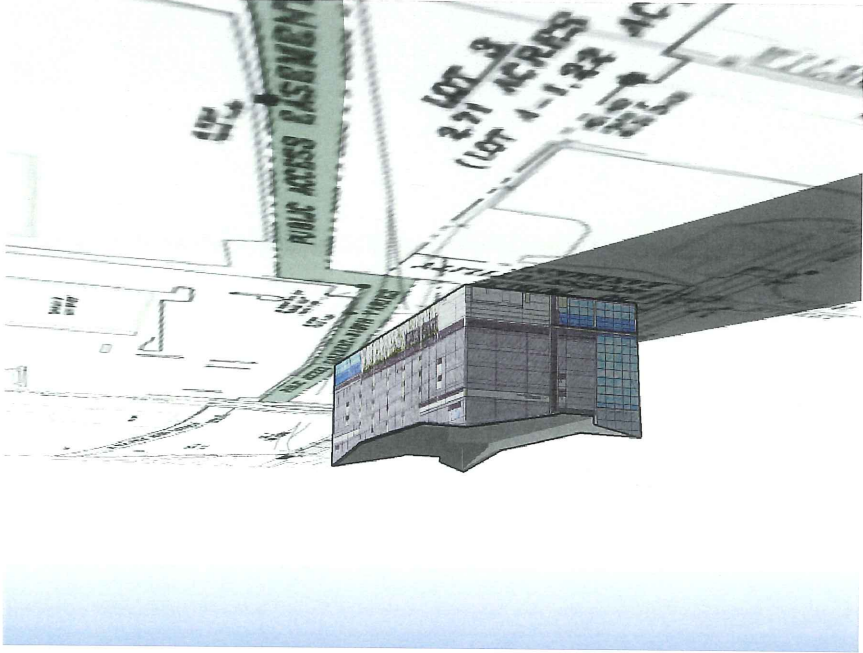
1:00 PM



1:00 PM



4:00 PM



Bayside: Parking Garage and Site Planning Technical Services

