

025B003001

Somerset st,

Bayside subdivision

City of Portland



DATE	9-1-06
CHECKED BY:	DAZ/SSS
DESIGNED BY:	DAW
DRAWN BY:	CA
CLIENT COMMENT	ENTR
REV	1

**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:**

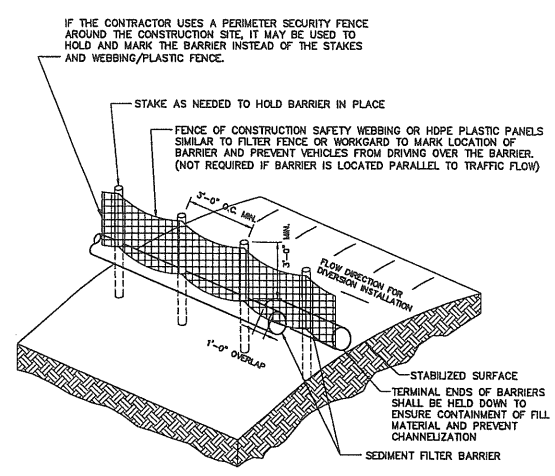
Measure	Dates for use	Timing, Activity, and Location
Sedimentation Barrier	All	Before soil disturbance, install downhill of disturbed areas and around material stockpiles.
Up-slope Diversion	All	Before soil disturbance, install uphill of disturbed areas and around material stockpiles.
Dust Control	All	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 95% soil coverage by Nov. 1, apply mulch and anchor with netting or hydraulically applied bonded fiber mat.
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.

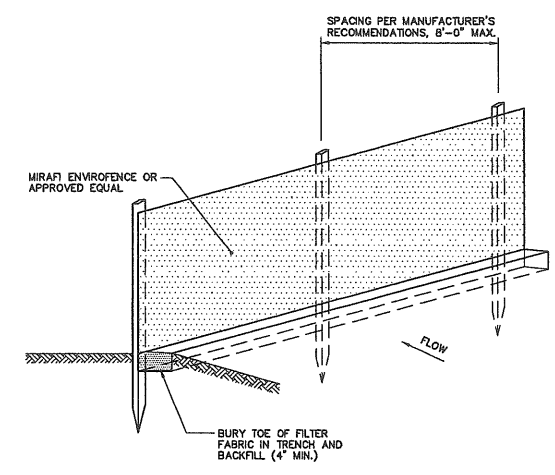
**EROSION AND SEDIMENTATION CONTROL NOTES**

N.T.S.



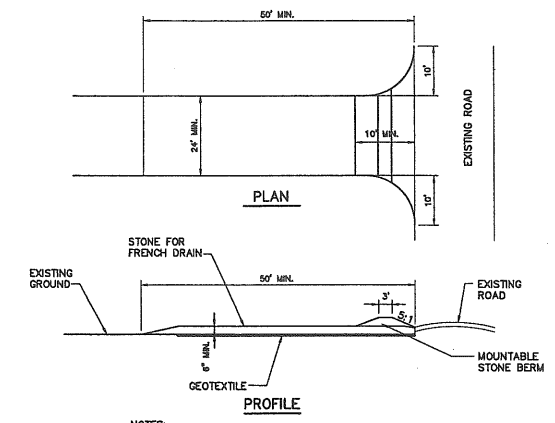
- NOTES:**
- TO BE USED TO DIVERT UPHILL RUNOFF AROUND CONSTRUCTION SITE AND TO FILTER RUNOFF ON DOWNHILL SIDE OF EXCAVATED AREAS.
  - SEDIMENT FILTER BARRIER SHALL BE A MINIMUM OF 8 INCHES IN HEIGHT AND SHALL CONSIST OF A BERM BARRIER AS DETAILED ON FIGURE 4, OR A MANUFACTURED BARRIER FILTER FABRIC 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.



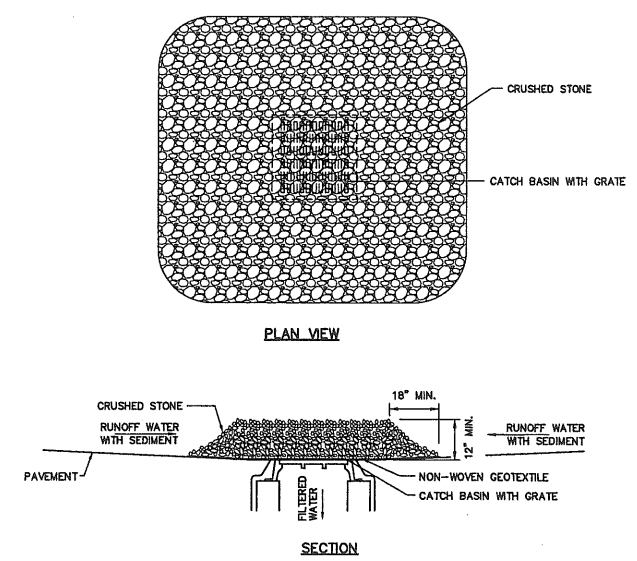
- NOTES:**
- INSTALL FABRIC ON UPHILL SIDE OF SUPPORT POSTS
  - INSTALL SILT FENCE ACROSS SLOPES
  - SILT FENCE SHALL NOT BE USED IN DRAINAGE WAYS
- MAINTENANCE:** INSPECT FOR TEARS IN THE FABRIC OR DAMAGE TO SUPPORTS. REPAIR AS NECESSARY. REMOVE ACCUMULATED SEDIMENT WHEN IT REACHES A DEPTH OF SIX-INCHES 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.



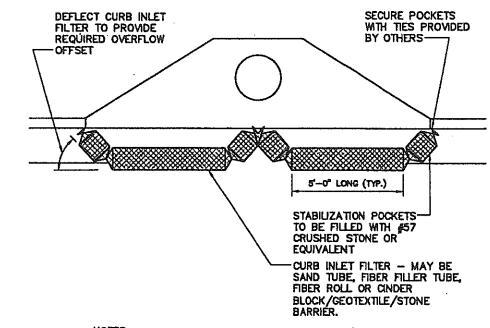
- NOTES:**
- CONSTRUCTION ENTRANCES MAY BE RELOCATED AS CONSTRUCTION PROGRESSES.
- MAINTENANCE:** INSPECT FOR EFFECTIVE REMOVAL OF SOIL FROM VEHICLES PRIOR TO LEAVING THE SITE. SWEEP ANY SOIL FROM ADJACENT ROADWAYS.
- REMOVAL:** AT LEAST ONE CONSTRUCTION ENTRANCE SHALL BE MAINTAINED UNTIL ALL AREAS OF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

**STABILIZED CONSTRUCTION ENTRANCE DETAIL**  
N.T.S.



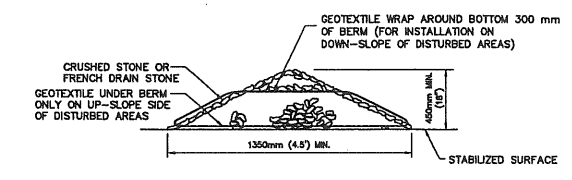
- NOTES:**
- TO BE USED AT CATCH BASINS THAT ARE LOCATED DOWNSLOPE FROM EXCAVATED AREAS.
  - IN TRAFFIC AREAS, PROVIDE ACF ENVIRONMENTAL, INC. HIGH FLOW SILTSACK, SILT SAVER INLET FILTER, OR EQUAL INSTALLED PER MANUFACTURER'S RECOMMENDATIONS, IN LIEU OF CRUSHED STONE MOUND.
- MAINTENANCE:** INSPECT FOR BREAKS IN THE STONE, GEOTEXTILE BARRIER OR MANUFACTURED PRODUCT. REGULARLY REMOVE AND PROPERLY DISPOSE OF ACCUMULATED SEDIMENT.
- REMOVAL:** PROTECTION SHALL BE CAREFULLY REMOVED WHEN ALL UP-SLOPE DISTURBED AREAS ARE STABILIZED.

**CATCH BASIN PROTECTION DETAIL**  
N.T.S.



- NOTES:**
- EACH END OF THE BARRIER SHALL BE SECURELY ANCHORED TO KEEP WATER FORCES FROM MOVING THE BARRIER.
  - 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.
  - 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.

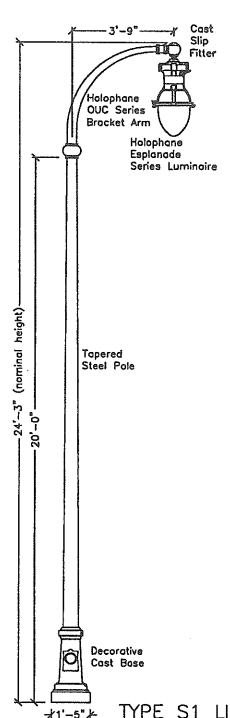


- NOTES:**
- TO BE USED TO DIVERT UPHILL RUNOFF AROUND CONSTRUCTION SITE AND TO FILTER RUNOFF ON DOWNHILL SIDE OF EXCAVATED AREAS
- MAINTENANCE:** INSPECT FOR BREAKS IN STONE OR GEOTEXTILE. REGULARLY REMOVE AND PROPERLY DISPOSE OF ACCUMULATED SEDIMENT.
- REMOVAL:** AFTER UP-SLOPE AND/OR DOWN-SLOPE AREAS 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 ESU175UH12A4-R-RAL6012  
 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 # 47384.  
 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.

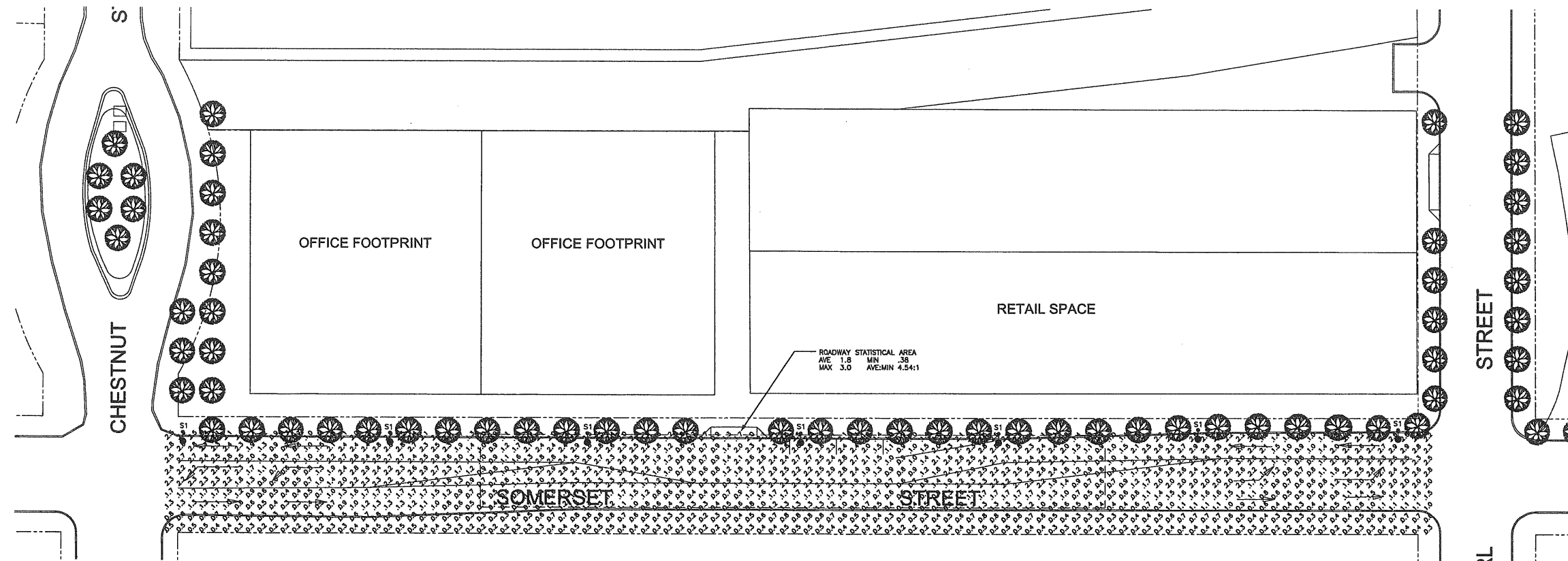
**BRACKET ARM**  
 Holophane Lighting model OUC 6063-T6 aluminum crossarm with a post-top fitting for a 3-1/2 by 8 inch. Bracket arm finish shall be RAL # 6012 polyester powder coat paint (dark green).

**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\pastero\Graphical.dwg	C:\06-0038\08-25-08 Arch\pastero\Graphical.dwg	C:\06-0038\08-25-08 Arch\pastero\Graphical.dwg	C:\06-0038\08-25-08 Arch\pastero\Graphical.dwg		75 York Street Portland, Maine 04101 Phone 207.772.4658 Fax 207.772.4659	THIS DRAWING IS THE PROPERTY OF SCOTT SIMONS ARCHITECTS AND IS NOT TO BE COPIED OR REPRODUCED IN PART OR WHOLE.
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**PROJECT**  
 BAYSIDE PARKING GARAGE  
 SOMERSET STREET PORTLAND, MAINE

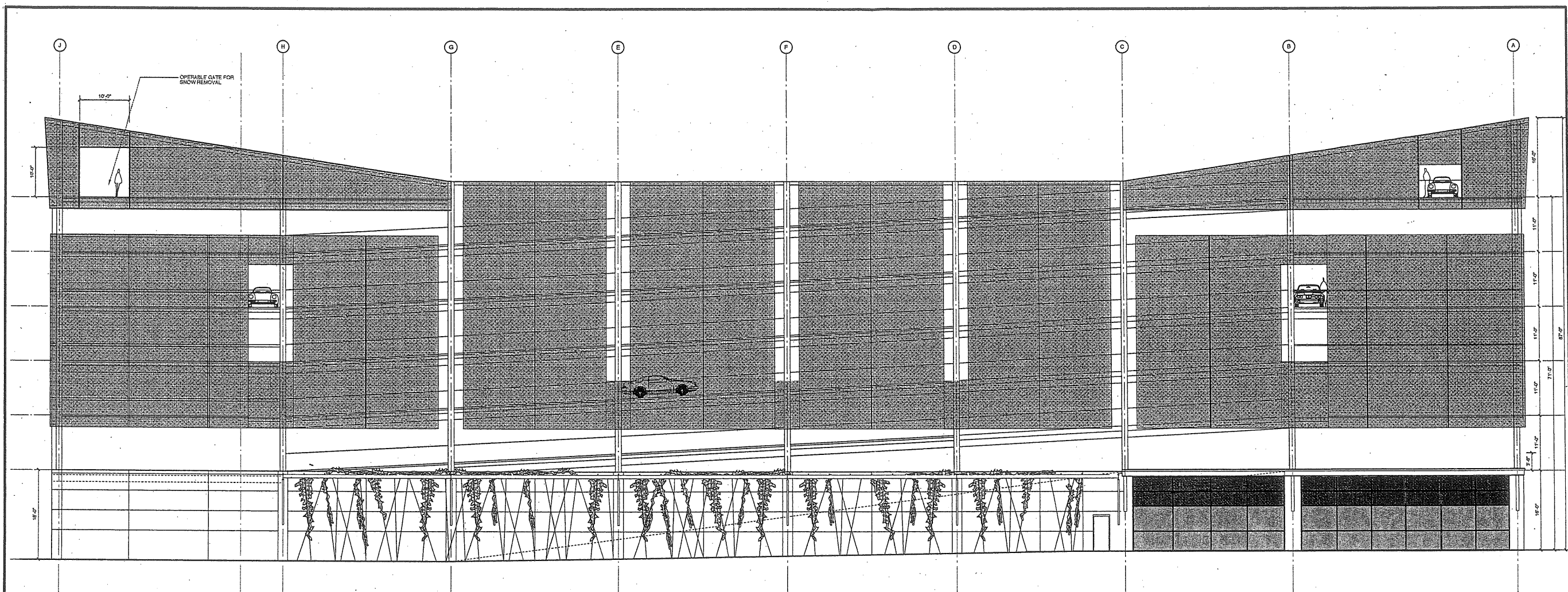
**TITLE**  
 PHOTOMETRIC LIGHTING PLAN

**STATUS:** SECOND PLANNING BOARD WORKSHOP SUBMISSION

**DATE:** 09-14-2008 **REVISION /DATE:**

**PROJECT NO.:** 2008-0130  
**DRAWN BY:** J.C.  
**DATE:** 09-14-2008  
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**DWG NO.:** PHL-1



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

PROJECT	
<b>BAYSIDE PARKING GARAGE</b>	
SOMERSET STREET PORTLAND, MAINE	
TITLE	
<b>BUILDING ELEVATION</b>	
STATUS: SECOND PLANNING BOARD WORKSHOP SUBMISSION	
DATE: 08-04-2006	REVISION DATE:
SCALE: 1/8" = 1'-0"	
PROJECT NO. 2006-0190	
DRAWN BY:	2006 © Scott Elmore Architects
DWG NO.	<b>A201</b>

**SIMON DESIGN ENGINEERING INC.**  
 42 Washington Street, Suite 400, Westley, Massachusetts 02481  
 Tel: 781.237.2372 Fax: 781.237.2373  
 www.sde-usa.com info@sde-usa.com

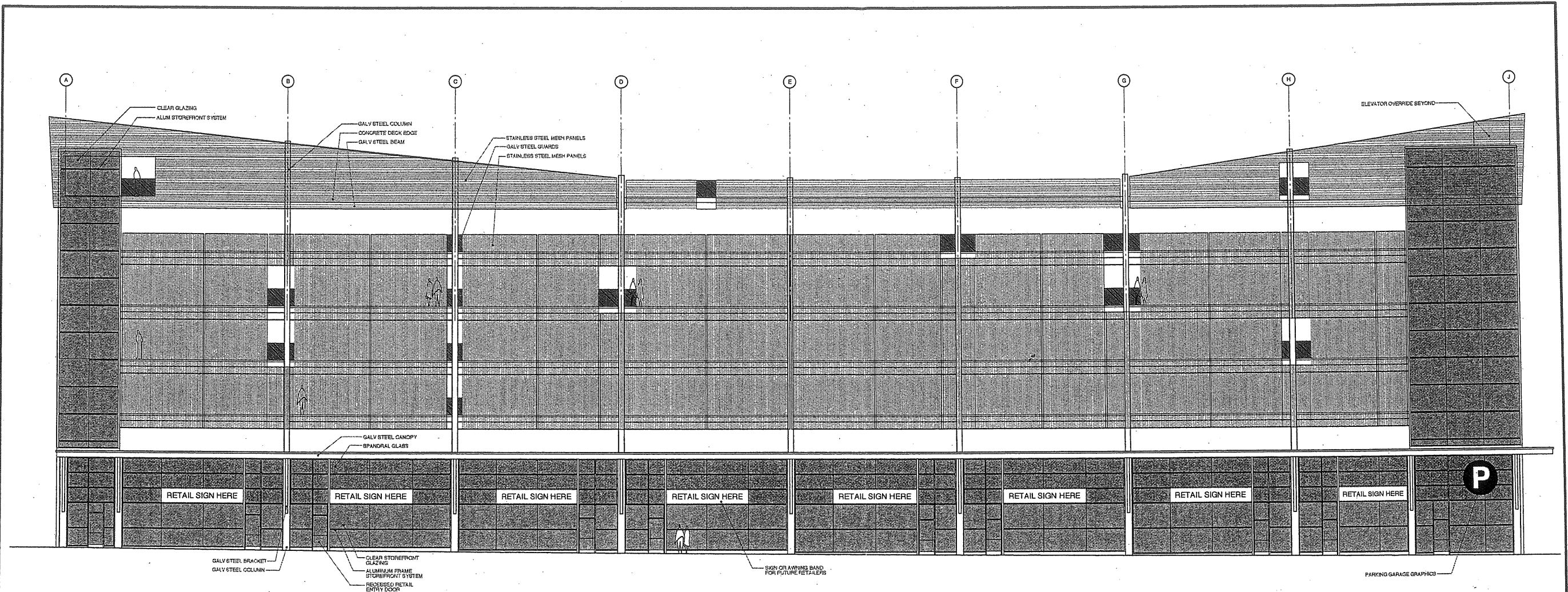
**Richardson & Associates**  
 Landscape Architects  
 11 Middle Street  
 Saco, Maine 04072  
 207-286-9291

**GOODY CLANCY**  
 ARCHITECTURE  
 PLANNING  
 PRESERVATION

**WOODARD & CURRAN**  
 Engineering • Science • Operations

**SS**  
 Scott Elmore Architects  
 75 York Street  
 Portland, Maine 04101  
 Phone 207 773 4656  
 Fax 207 773 4658

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

PROJECT	
<b>BAYSIDE PARKING GARAGE</b>	
SOMERSET STREET PORTLAND, MAINE	
TITLE	
<b>SOUTH BUILDING ELEVATION</b>	
STATUS: <b>SECOND PLANNING BOARD WORKSHOP SUBMISSION</b>	
DATE: 09-04-2008	REVISION / DATE:
SCALE: 1/8" = 1'-0"	
PROJECT NO. 2008-0130	
DRAWN BY: 2008 Scott Simons Architects	
DWG NO.	<b>A202</b>

**SCOTT SIMONS ARCHITECTS**  
78 York Street  
Portland, Maine 04103  
Phone: 603.772.4800  
Fax: 603.772.4808

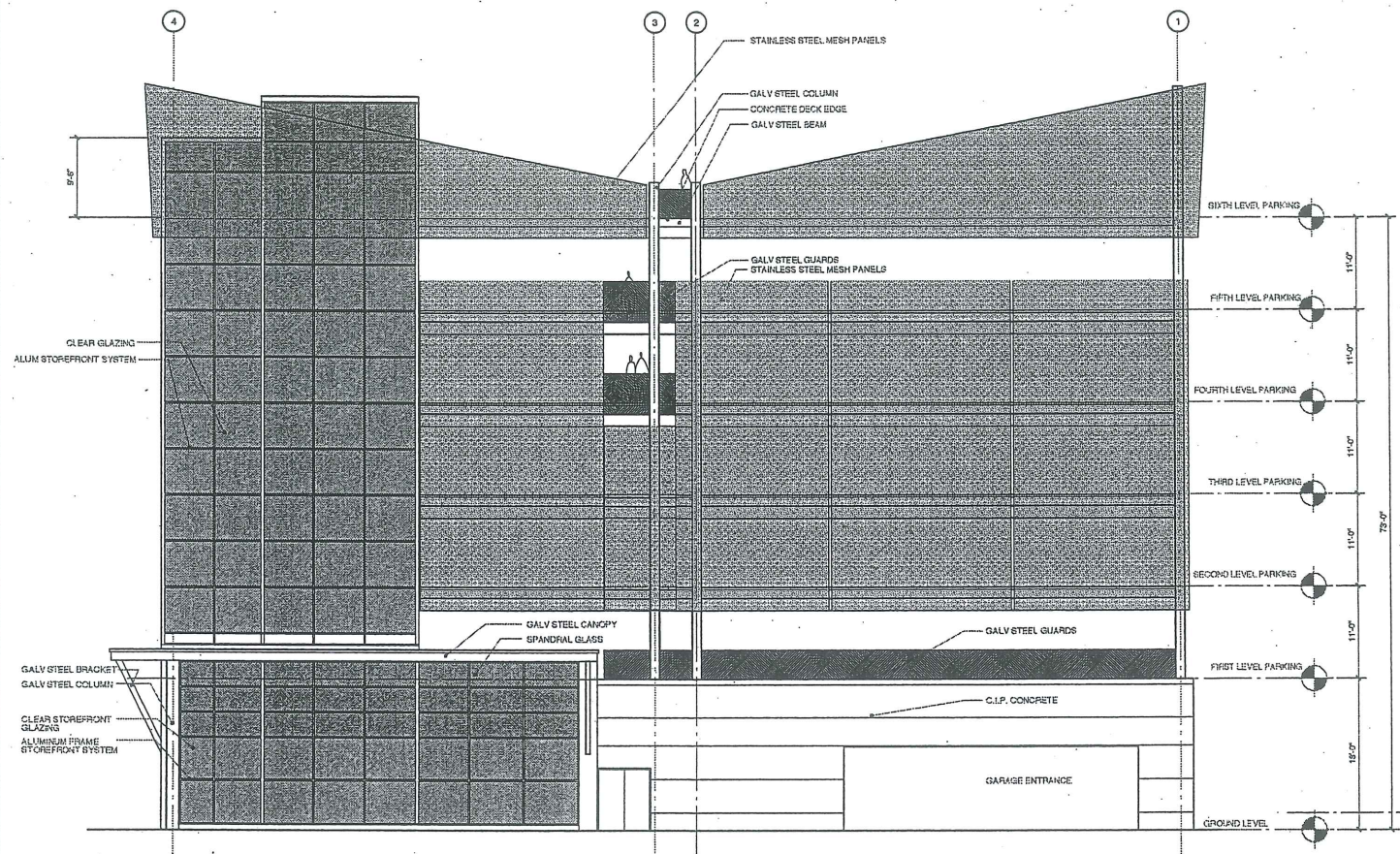
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CLANCY** ARCHITECTURE  
PLANNING  
PRESERVATION

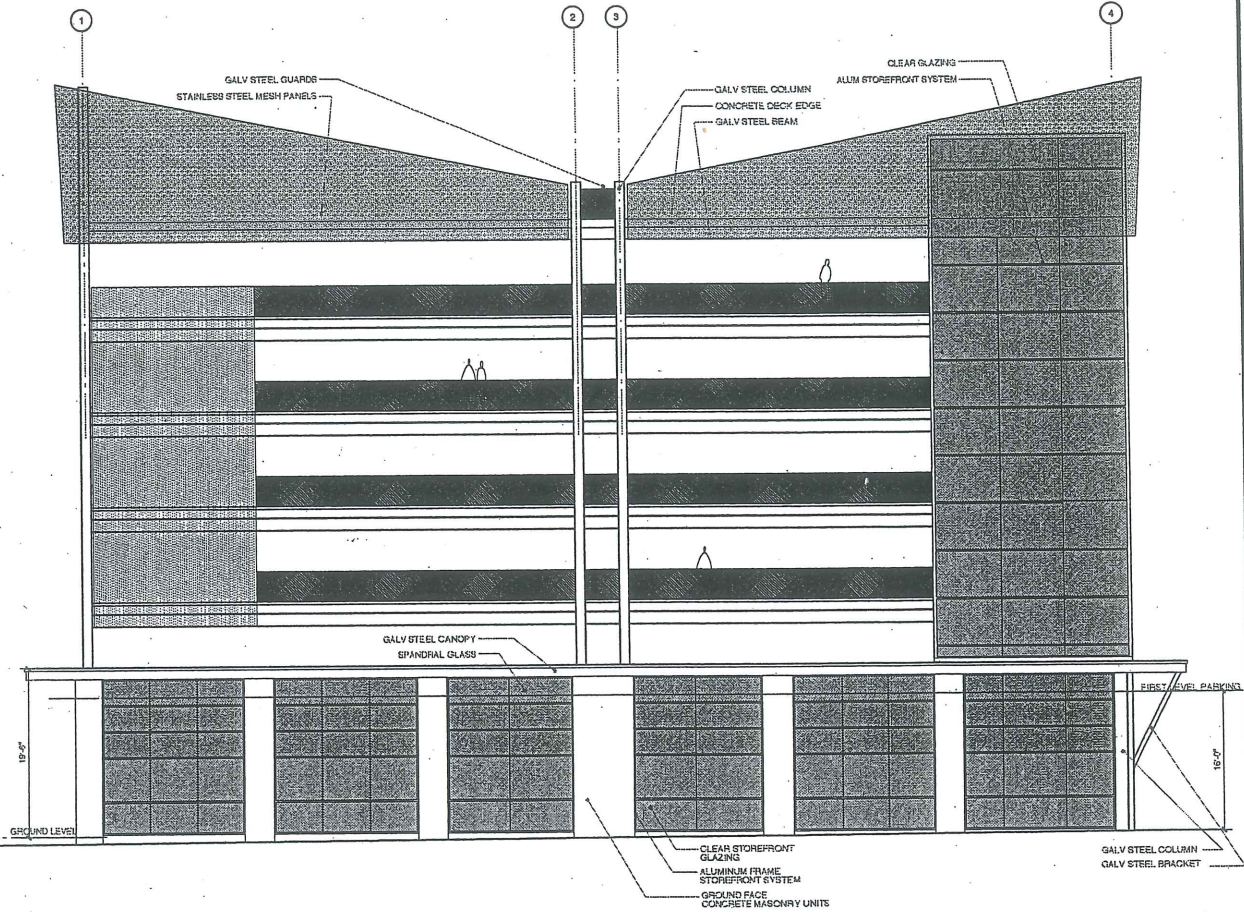
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**SSA**  
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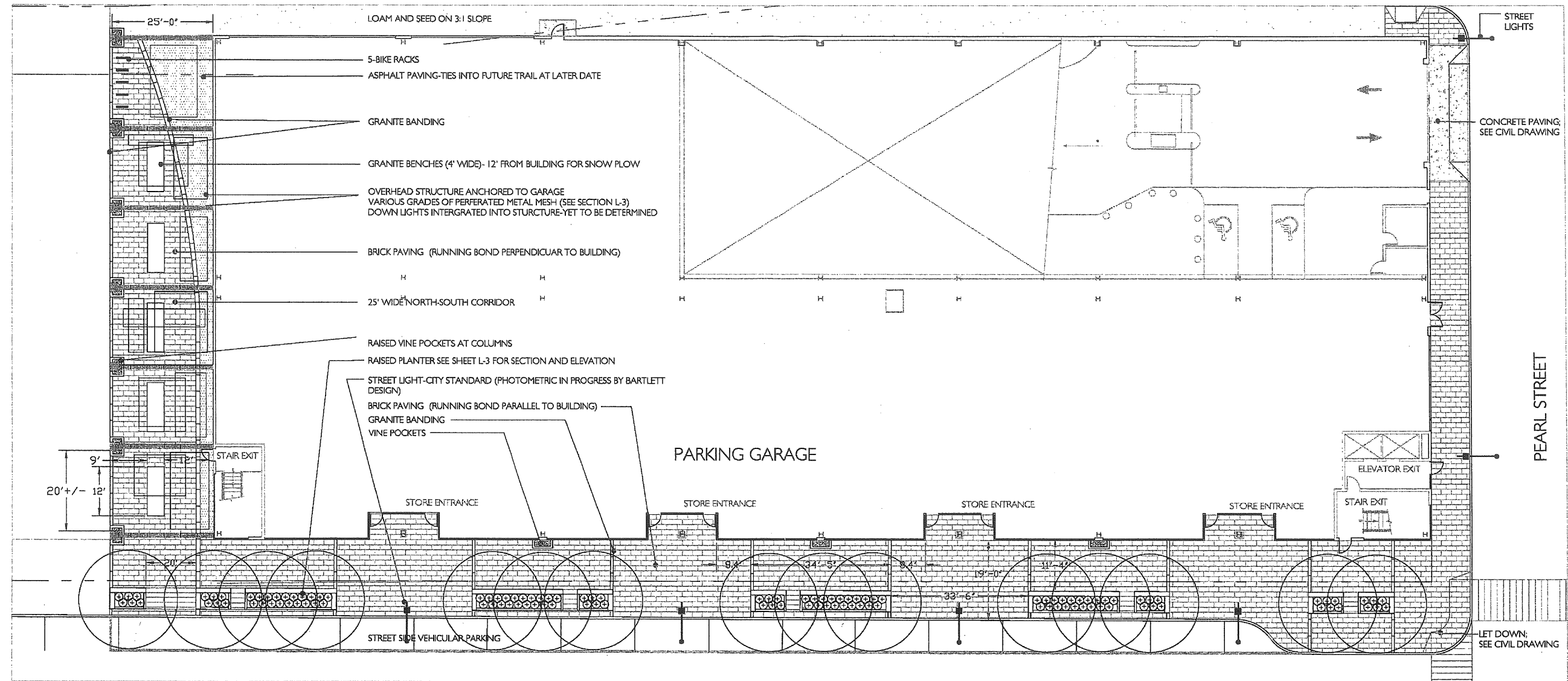
1 EAST ELEVATION  
A-202 SCALE: 1/8" = 1'-0"



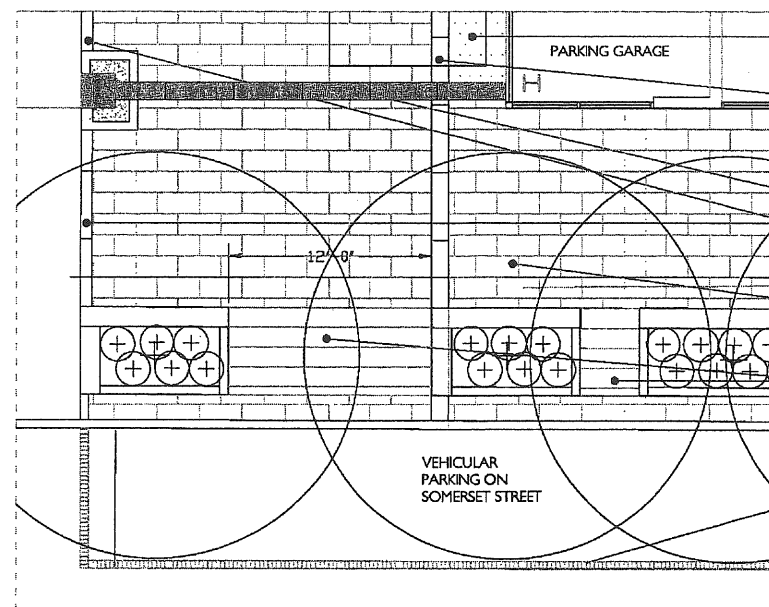
1 WEST ELEVATION ALLEY  
A-204 SCALE: 1/8" = 1'-0"

PROJECT	
<b>BAYSIDE PARKING GARAGE</b>	
SOMERSET STREET PORTLAND, MAINE	
TITLE	
<b>EAST AND WEST BUILDING ELEVATIONS</b>	
STATUS: <b>SECOND PLANNING BOARD WORKSHOP SUBMISSION</b>	
DATE: 09-04-2008	REVISION / DATE:
SCALE: 1/8" = 1'-0"	
PROJECT NO. 2008-0190	
DRAWN BY:	2008 © Scott Simons Architects
DWG NO.	<b>A203</b>

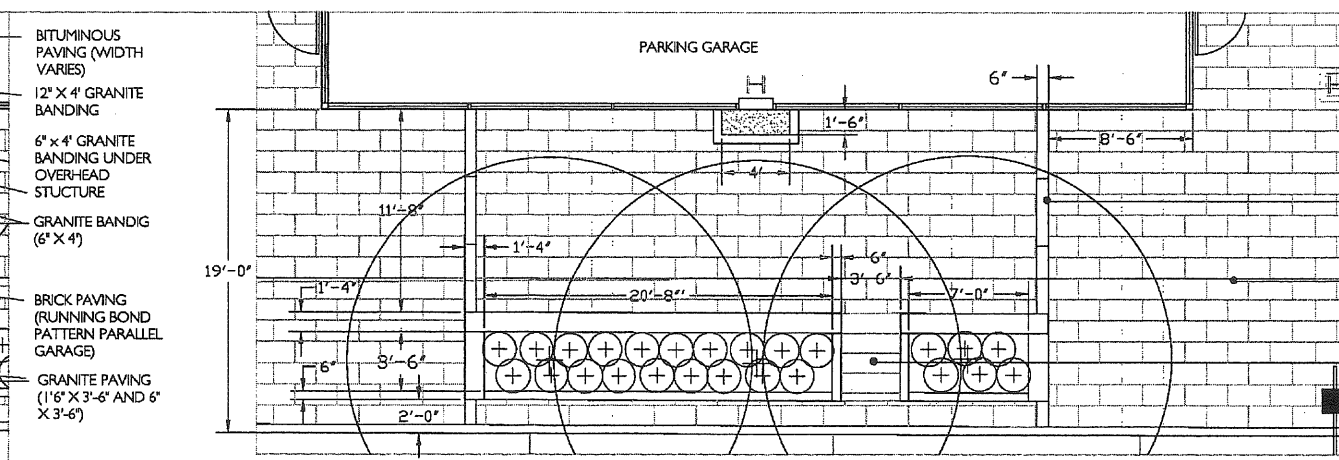
<p><b>SIMON DESIGN ENGINEERING</b> 21 Washington Street, Suite 400 Portland, ME 04101 www.sde-usa.com</p>	<p>Richardson &amp; Associates Landscape Architects 11 Middle Street Saco, Maine 04072 207-286-9291</p>	<p><b>GOODY CLANCY</b> ARCHITECTURE PLANNING PRESERVATION</p>	<p><b>WOODARD &amp; CURRAN</b> Engineering • Science • Operations</p>	<p><b>SSA</b> Scott Simons Architects 78 York Street Portland, Maine 04101 phone 707 772 4000 info 707 772 4000</p>	<p>THIS DRAWING IS THE PROPERTY OF SCOTT SIMONS ARCHITECTS AND IS NOT TO BE COPIED OR REPRODUCED IN PART OR WHOLE.</p>
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OVERALL PAVING PLAN  
1/4"=1'-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"

- BITUMINOUS PAVING (WIDTH VARIES)
- 12" X 4' GRANITE BANDING
- 6" X 4' GRANITE BANDING UNDER OVER-HEAD STRUCTURE
- GRANITE BANDING (6" X 4')
- BRICK PAVING (RUNNING BOND PATTERN PARALLEL GARAGE)
- GRANITE PAVING (1'6" X 3'-6" AND 6" X 3'-6")

- 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  
16 Middle Street  
Saco, Maine 04072  
207-285-9291

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ARCHITECTURAL PLANNING  
PRESERVATION

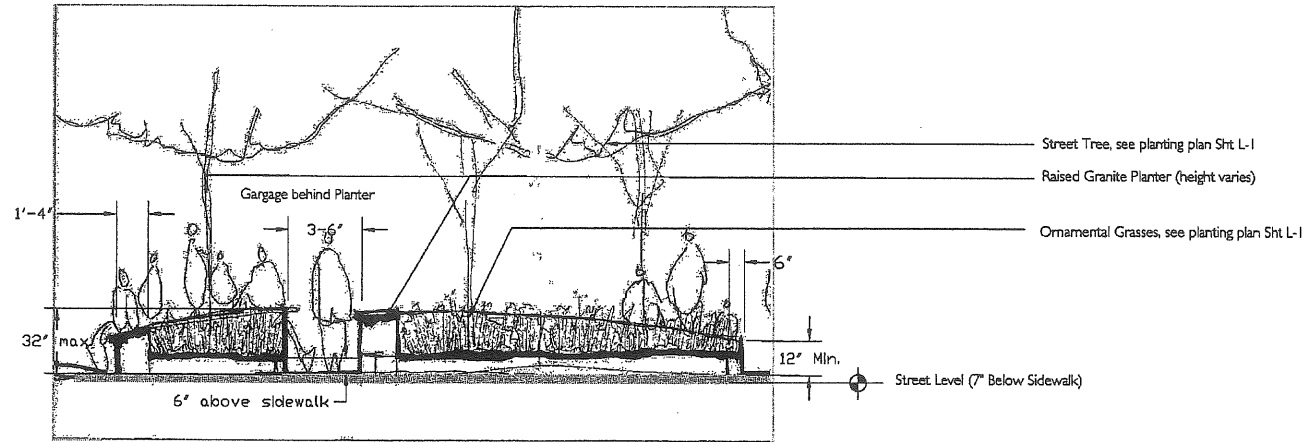
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Engineering & Science Operations

SSM  
Scott Skyles Architects

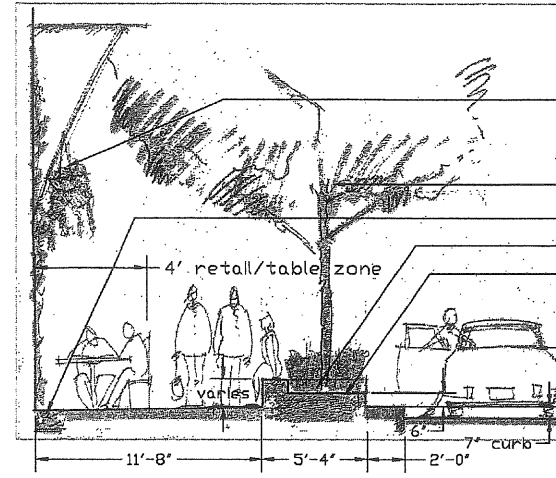
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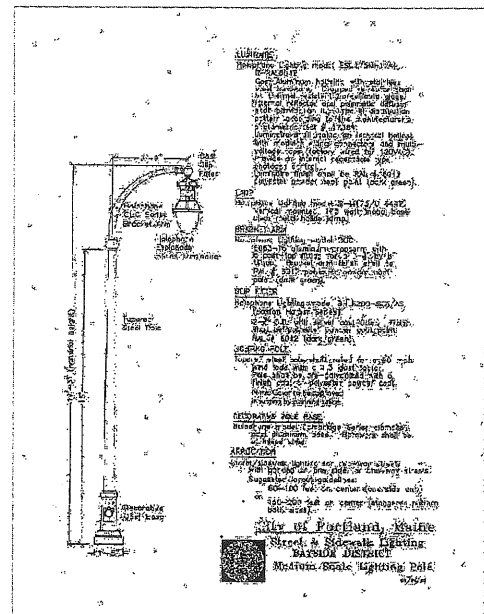
PROJECT	
<b>BAYSIDE PARKING GARAGE</b> SOMERSET STREET PORTLAND, MAINE	
TITLE	
<b>PAVING PLAN</b>	
STATUS:	SECOND PLANNING BOARD WORKSHOP SUBMISSION
DATE:	09-14-2008
REVISION:	DATE
PROJECT NO.:	2008-0108
DRAWN BY:	
DWG NO.:	3000 Scott Skyles Architects <b>L-2</b>



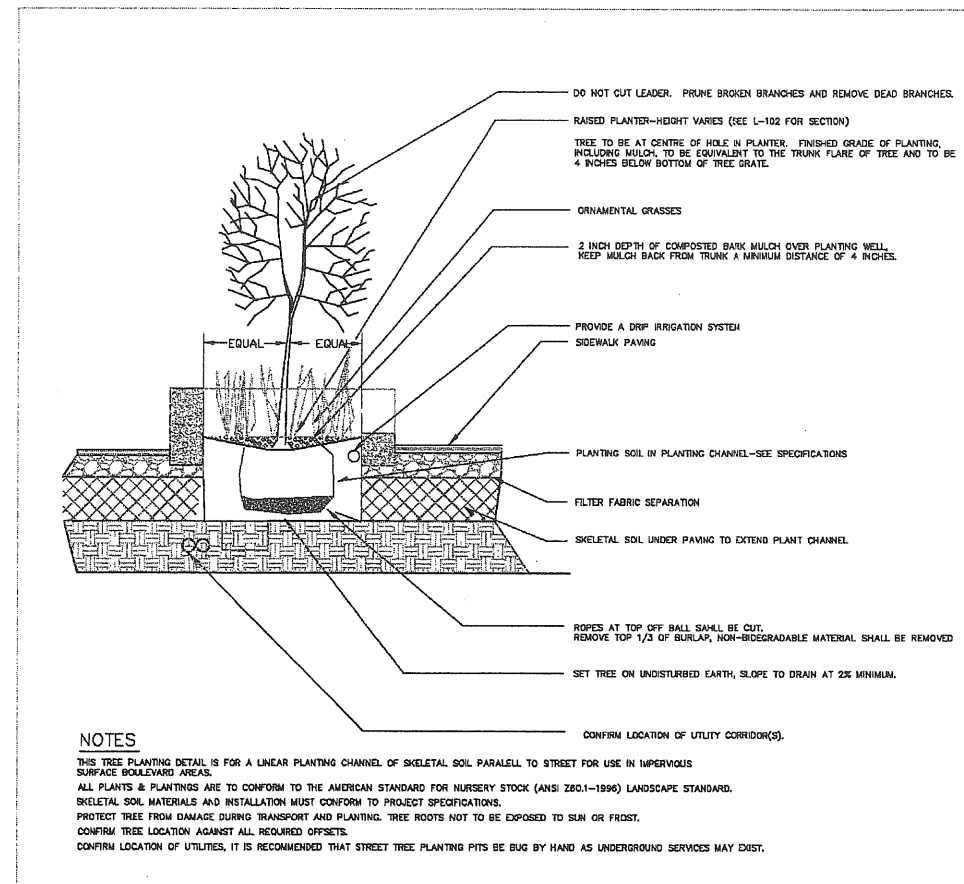
Elevation of Raised Planter



Section of Somerset Street at Sidewalk and Raised Planter

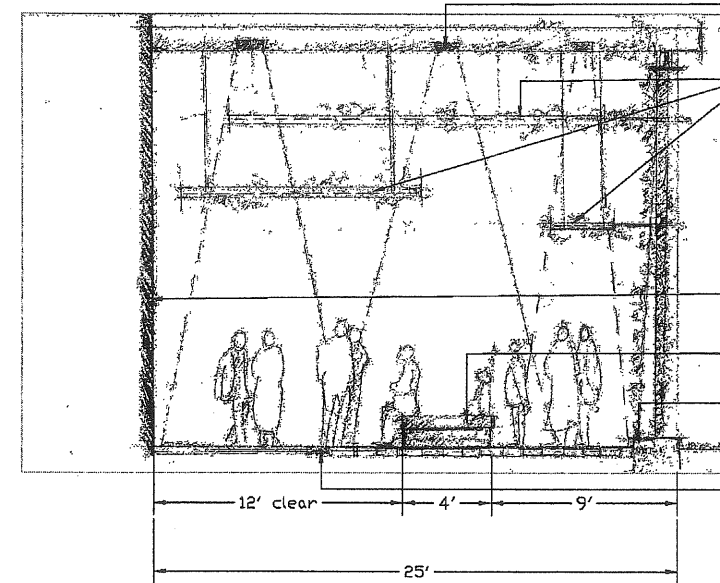


Street Lighting

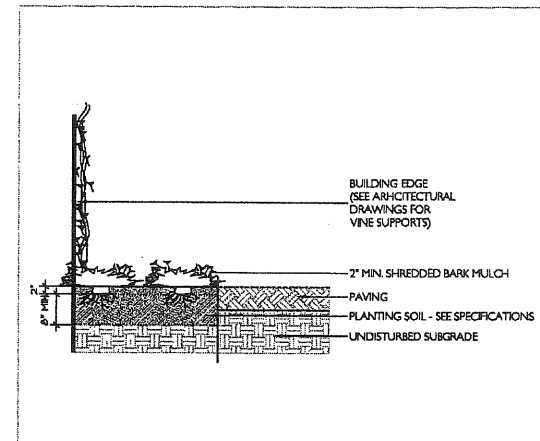


Tree Planting

**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



Vine Pocket Planting

Recessed Down Lights integrated into Structure. Fixture yet to be determined.

Hanging Mesh Panels. Height and Gauge of mesh varies

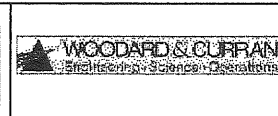
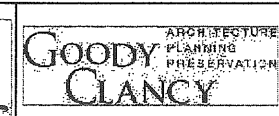
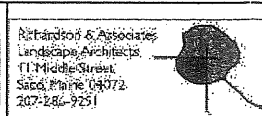
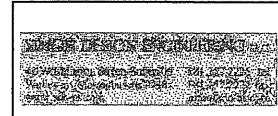
Garage Building Facade; Retail space looks out onto this corridor space

Raised Monolithic Granite Seating Bench

Vine Pockets

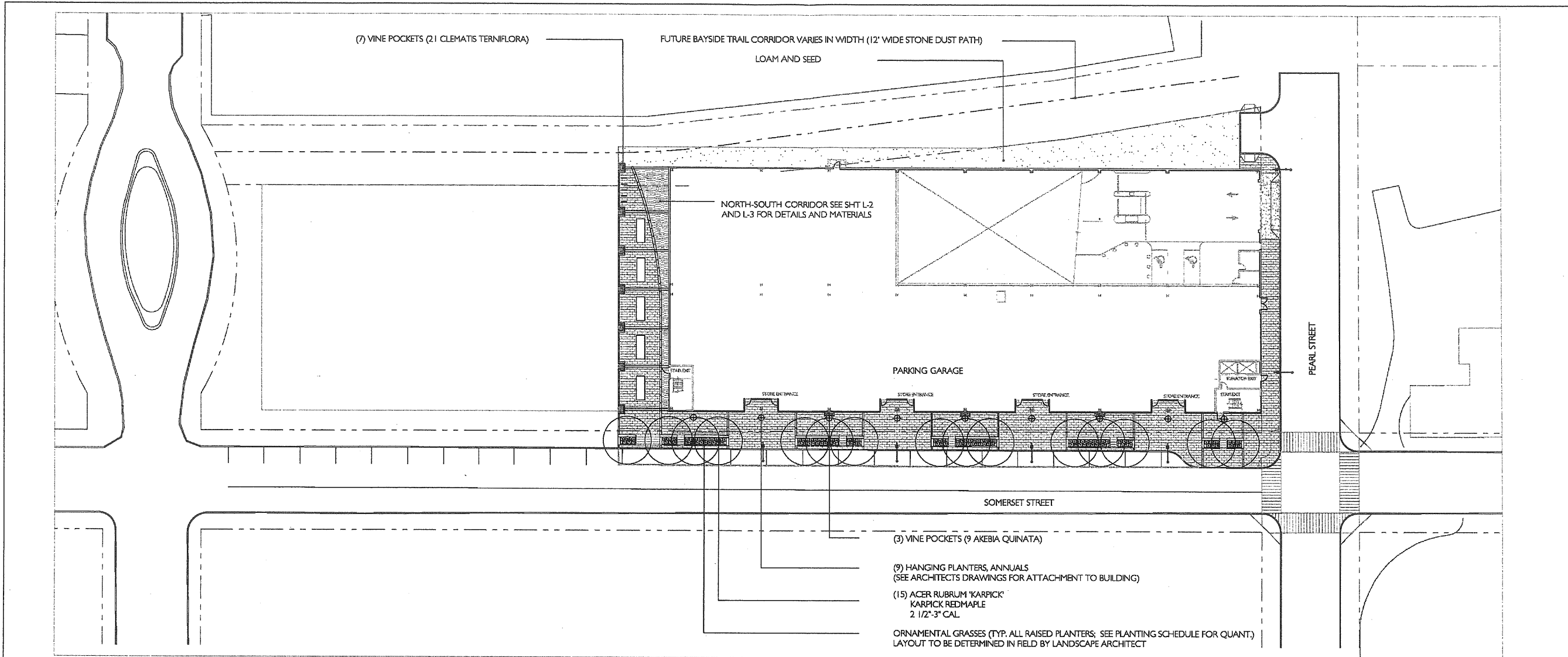
Granite, Asphalt and Brick Paving Material, See L-2 for Plan Detail

PROJECT	
BAYSIDE PARKING GARAGE SOMERSET STREET PORTLAND, MAINE	
TITLE	
LANDSCAPE DETAILS	
STATUS:	SECOND PLANNING BOARD WORKSHOP SUBMISSION
DATE:	08-14-2008
REVISION DATE:	
PROJECT NO.:	2008-0130
DRAWN BY:	2008 Scott Simons Architects
DWG NO.:	L-3



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**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	Chasmanthium latifolium	Northern Sea Oats	gallon
	48	Elymus arenarius glauca	Blue Lyme Grass	gallon
	38	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"=20'-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 final 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 synthetics 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.

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**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.:** 2008-159  
**DRAWN BY:** Scott Blomwe Architects  
**DWG NO.:** L-1

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