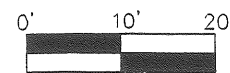
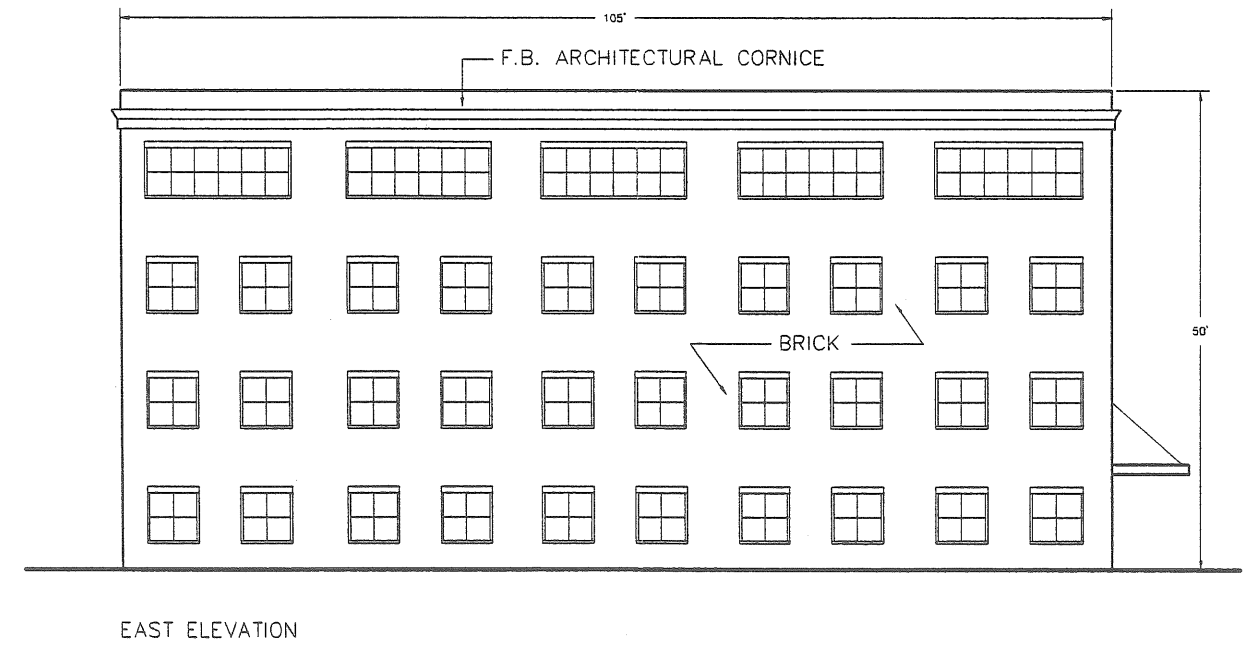
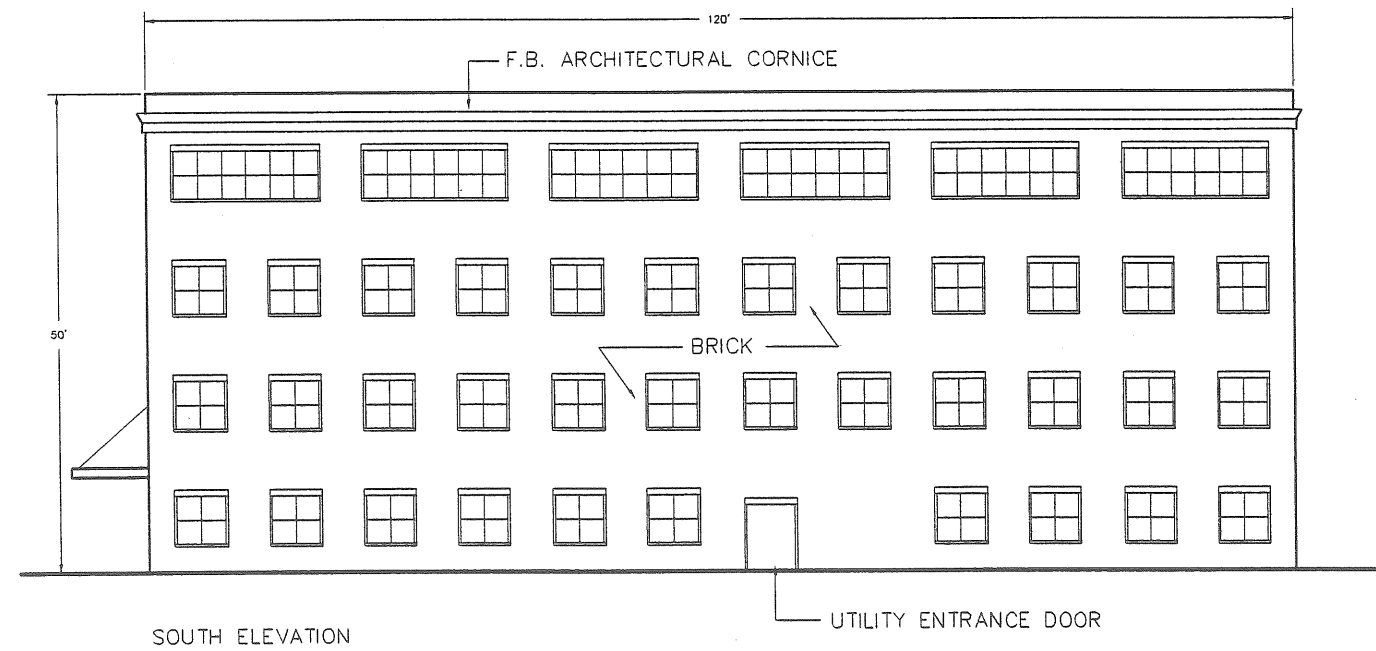
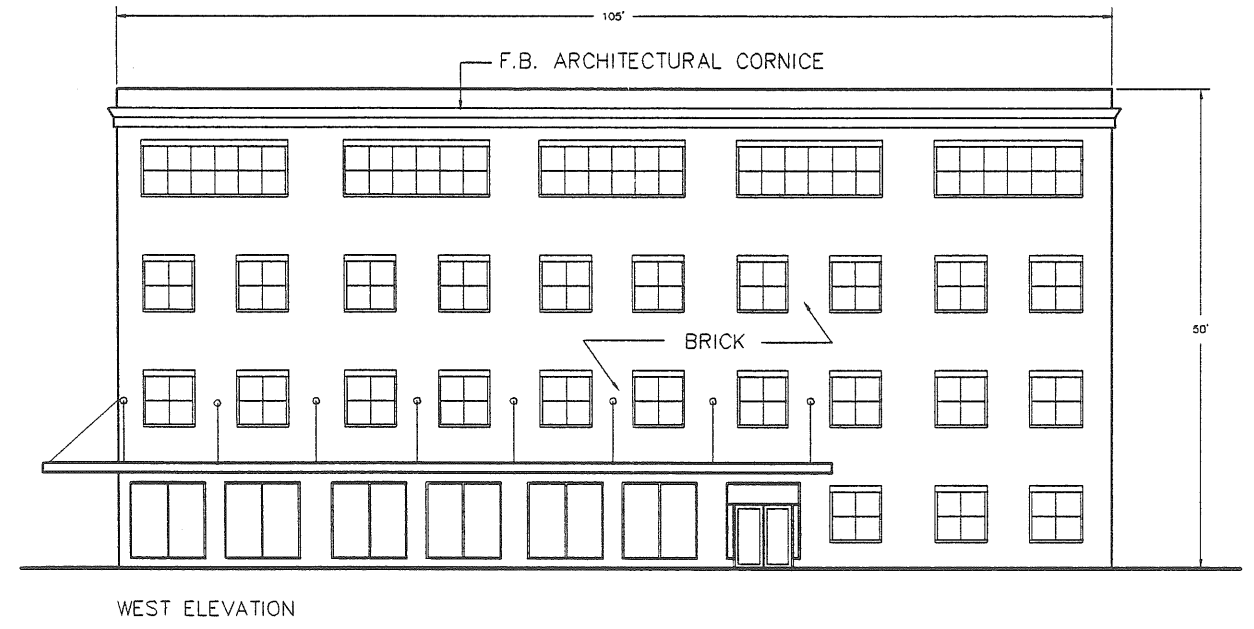
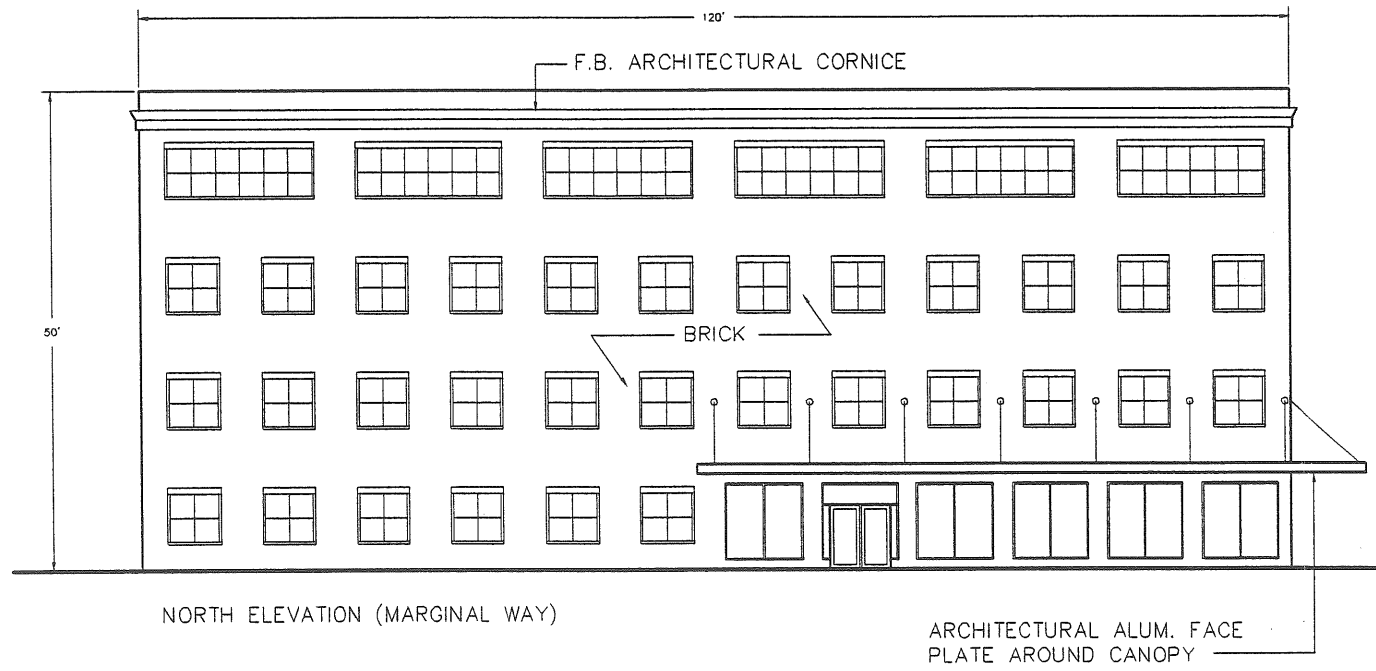
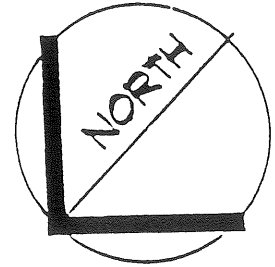


25-B-5

2003-0199

135 Marginal Way  
Plan Amendment  
Five Liver Co.





DUMPSTER

SERVICE / TRUCK DOCK ACCESS

STAFF PARKING

(221 SPACES)

STAFF ENTRANCE

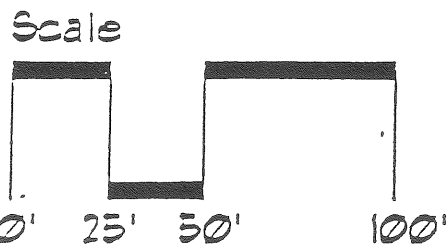
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VISITOR PARKING (48 SPACES)

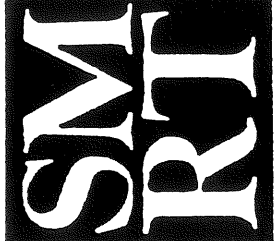
VISITOR ENTRANCE

Marginal Way

BASE PARKING = 269 SPACES



DHS MARGINAL WAY SITE



SMRT  
ARCHITECTURE ENGINEERING PLANNING  
144 Fore St./P.O.Box 616 PORTLAND, MAINE 04104  
tel. (207) 772-3046 / fax. (207) 772-1070

FORE RIVER COMPANY  
6 MILK STREET / P.O. BOX 7526  
PORTLAND, MAINE 04112  
tel. (207) 772-6404 / fax. (207) 772-9078

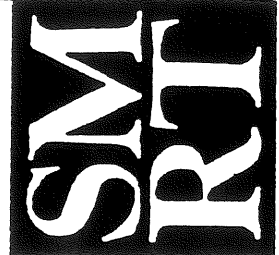
PROJECT No. 97118

SCALE: 1/16" = 1'-0"

DATE: 12/8/97

1:1

SUBJECT: PROPOSED SITE PLAN



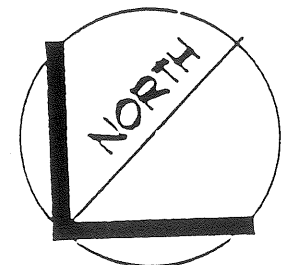
SMRT  
 ARCHITECTURE, ENGINEERING, PLANNING  
 144 Fore St./P.O.Box 678 PORTLAND, MAINE 04104  
 Tel. (207) 772-3046 / Fax. (207) 772-1070

FORE RIVER COMPANY  
 6 MILK STREET / P.O. BOX 7525  
 PORTLAND, MAINE 04112  
 Tel. (207) 772-6404 / Fax. (207) 772-9078

PROJECT No. 97118  
 SCALE: 1/16" = 1'-0"  
 DATE: 12/8/97  
 7/13/98

SUBJECT: PROPOSED SITE PLAN w/ PROPERTY LINES

NOT TO SCALE



PARKING ALONG PROP. LINE

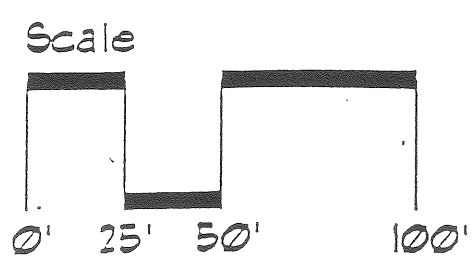
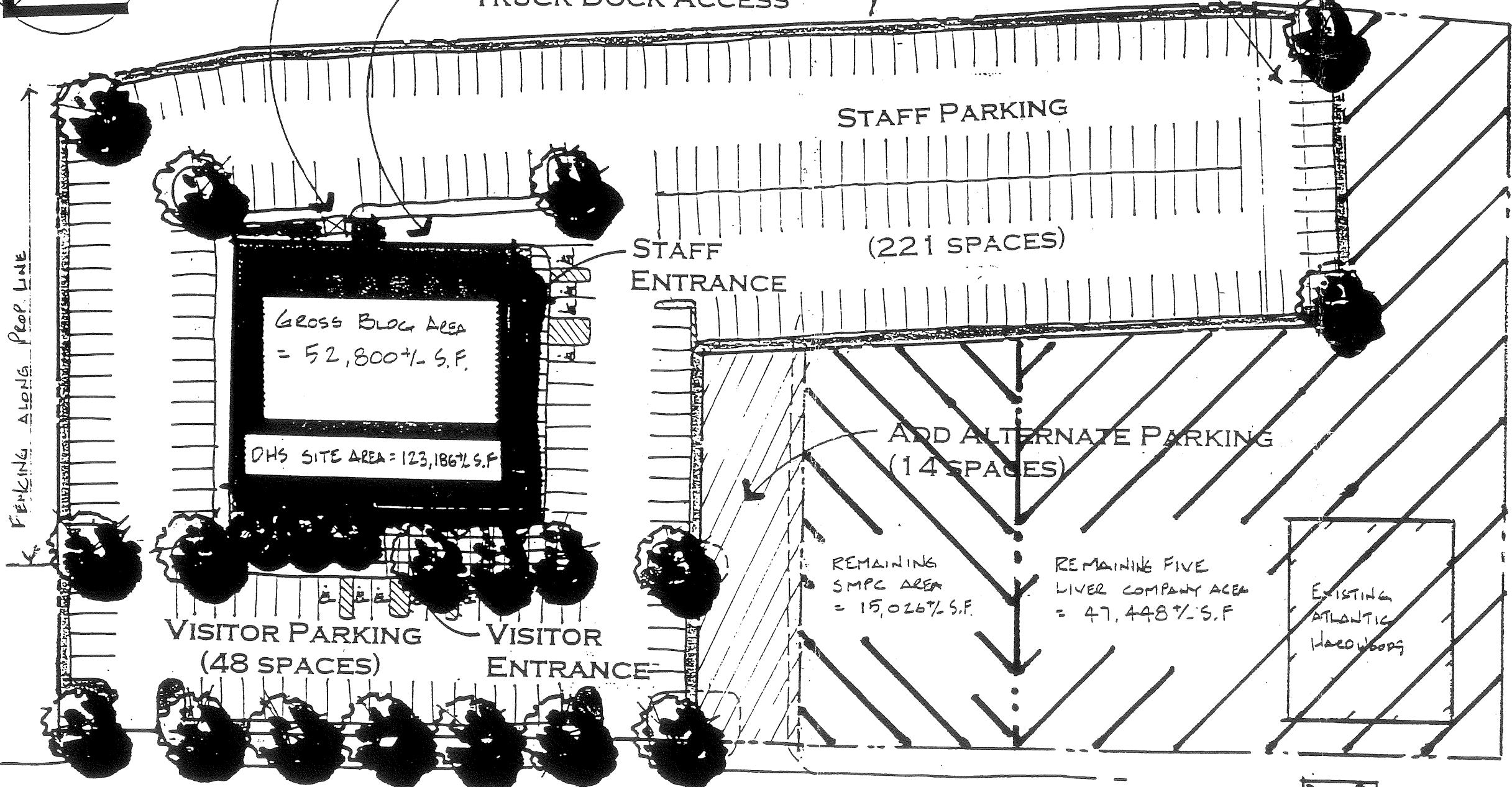
CONT. FENCE ALONG REAR PROP. LINE

DUMPSTER W/ WOOD SCREENING

SERVICE / TRUCK DOCK ACCESS

PARCEL OWNED 1/2 INTEREST EACH TO SMP & FLC.

PORTION OF EXIST. FLC LAND TO BE LEASED TO OHS SITE AREA



REMAINING SMP SITE =

REMAINING FLC SITE =

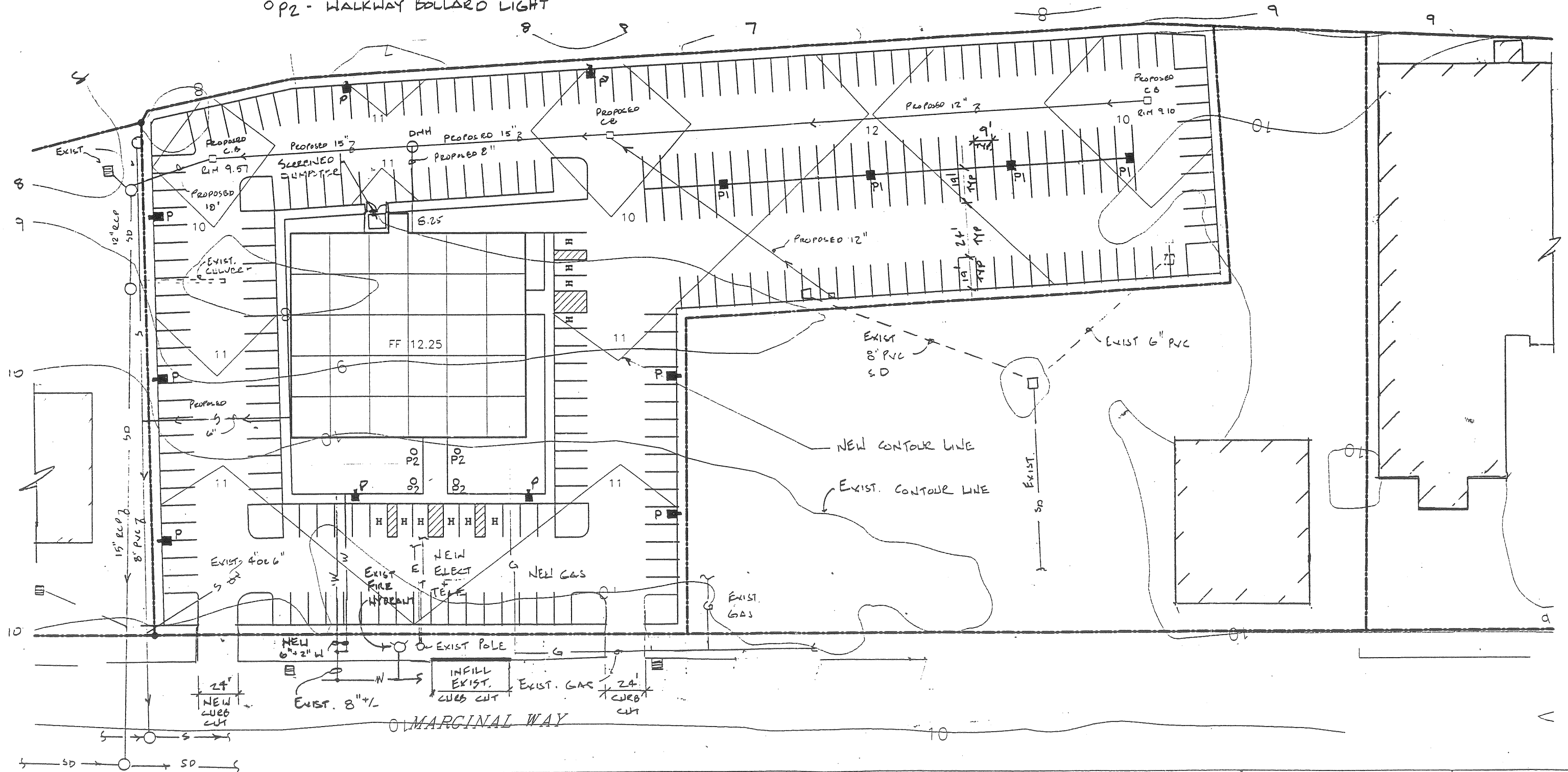
BASE PARKING = 269 SPACES

SITE PLAN "A" - 135 + 161 MARGINAL WAY - 7.21.97

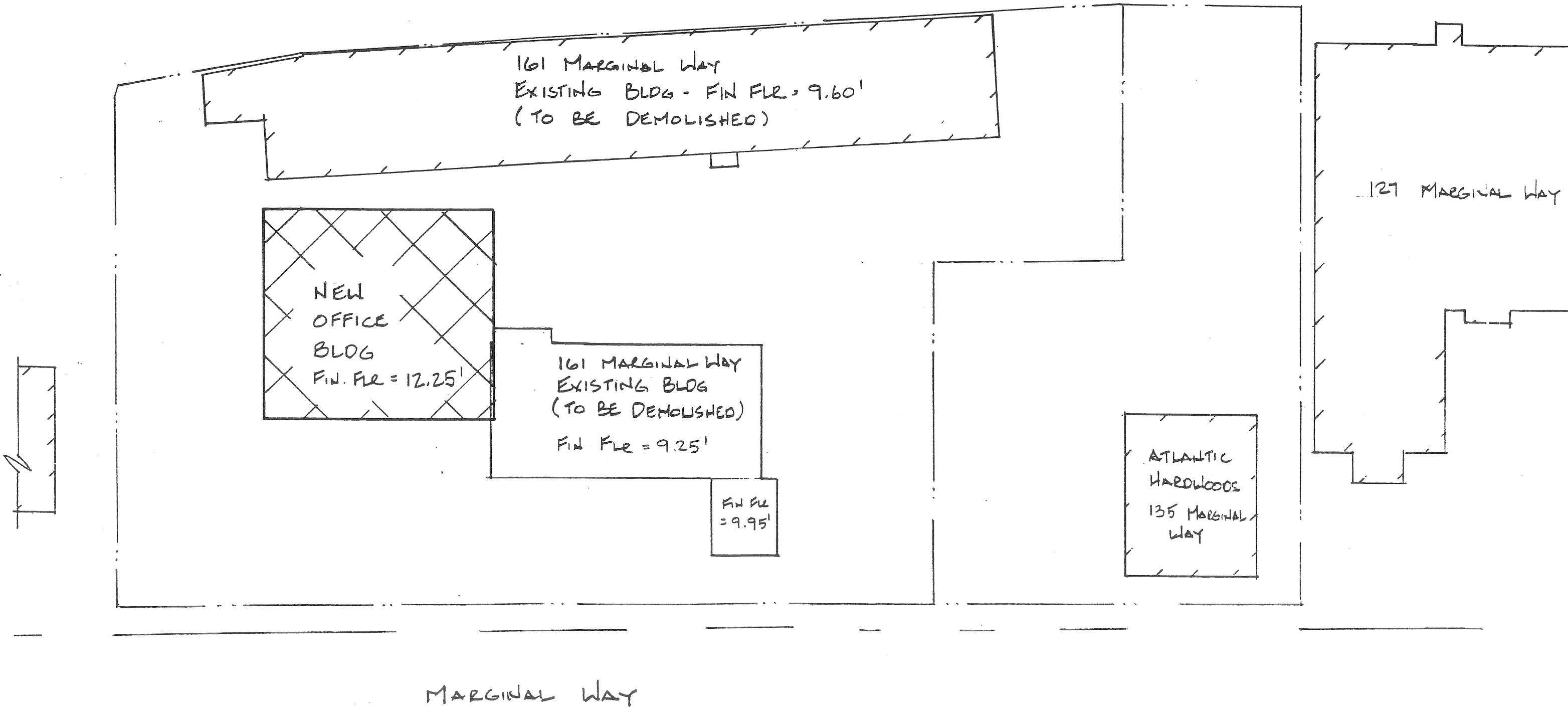


EXTERIOR LT FIXTURE LEGEND:

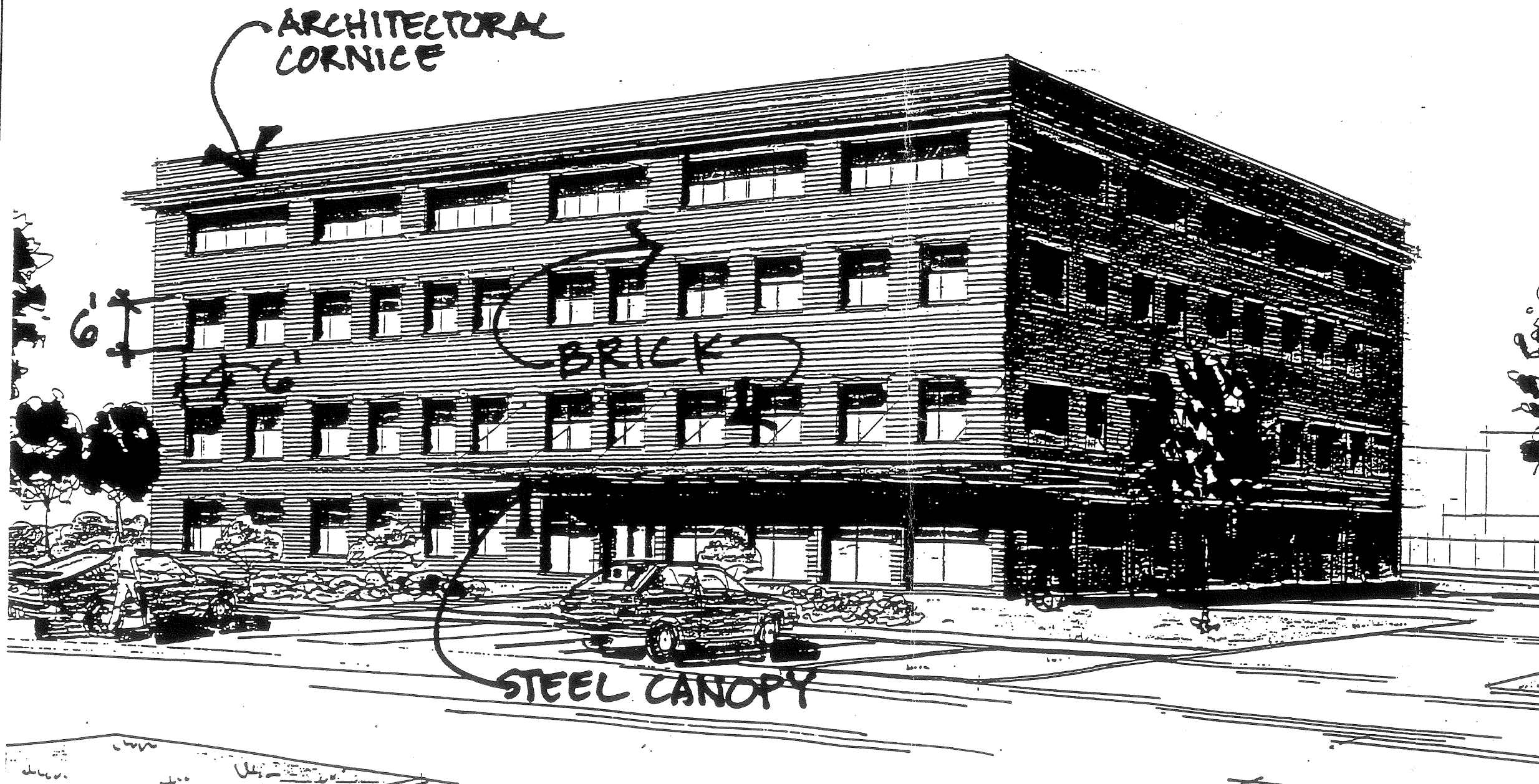
- P - 400 W SHOEBOX ON A 40' POLE
- P<sub>1</sub> - 1000 W POLE TOP ON A 40' POLE
- P<sub>2</sub> - WALKWAY BOLLARD LIGHT



SITE PLAN "B" - 135 + 161 MARGINAL WAY -  -  - 7.21.98



SITE PLAN "C" - 135 + 161 MARGINAL WAY -  -  - 7.21.98



DHS MARGINAL WAY SITE

PROJECT No. 97118

SCALE: 1/16" = 1'-0"

DATE: 12/8/97

FORE RIVER COMPANY

6 MILK STREET / P.O. BOX 7625

PORTLAND, MAINE 04112

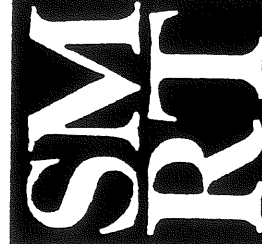
tel. (207) 772-6404 / fax. (207) 772-9078

SMRT

ARCHITECTURE ENGINEERING PLANNING

144 Fore St./P.O.Box 616 PORTLAND, MAINE 04104

tel. (207) 772-3046 / fax. (207) 772-1070



SUBJECT: PERSPECTIVE RENDERING





DHS MARGINAL WAY SITE



SMRT  
ARCHITECTURE ENGINEERING PLANNING  
144 Fore St./P.O.Box 618 PORTLAND, MAINE 04104  
tel. (207) 772-3646 / fax. (207) 772-1070

FORE RIVER COMPANY  
5 MILK STREET / P.O. BOX 7525  
PORTLAND, MAINE 04112  
tel. (207) 772-6404 / fax. (207) 772-9078

PROJECT No. 97118  
SCALE: 1/16" = 1'-0"  
DATE: 12/8/97

SUBJECT: PERSPECTIVE RENDERING

REF CAD FILE: N/A





Curtis Walter Stewart  
Architects

434 Cumberland Ave  
Portland, ME 04101  
Phone: (207)774-4441  
Fax: (207)774-4016

PO Box 6555  
Laconia, NH 03247  
Phone: (603)524-3000  
Fax: (603)527-0700

www.CWSarch.com

Owner:  
**FORE RIVER  
COMPANY**  
5 Milk Street  
Portland ME 04101  
(207) 772-6404

General Contractor:  
**ALLIED/COOK  
CONSTRUCTION**  
PO BOX 1396  
Portland ME 04104  
(207) 772-2888

### OFFICE BUILDING

161 Marginal Way  
Portland ME

Tenant:  
State of Maine  
Department of  
Human Services

Project No: 9850

Drawing Title:

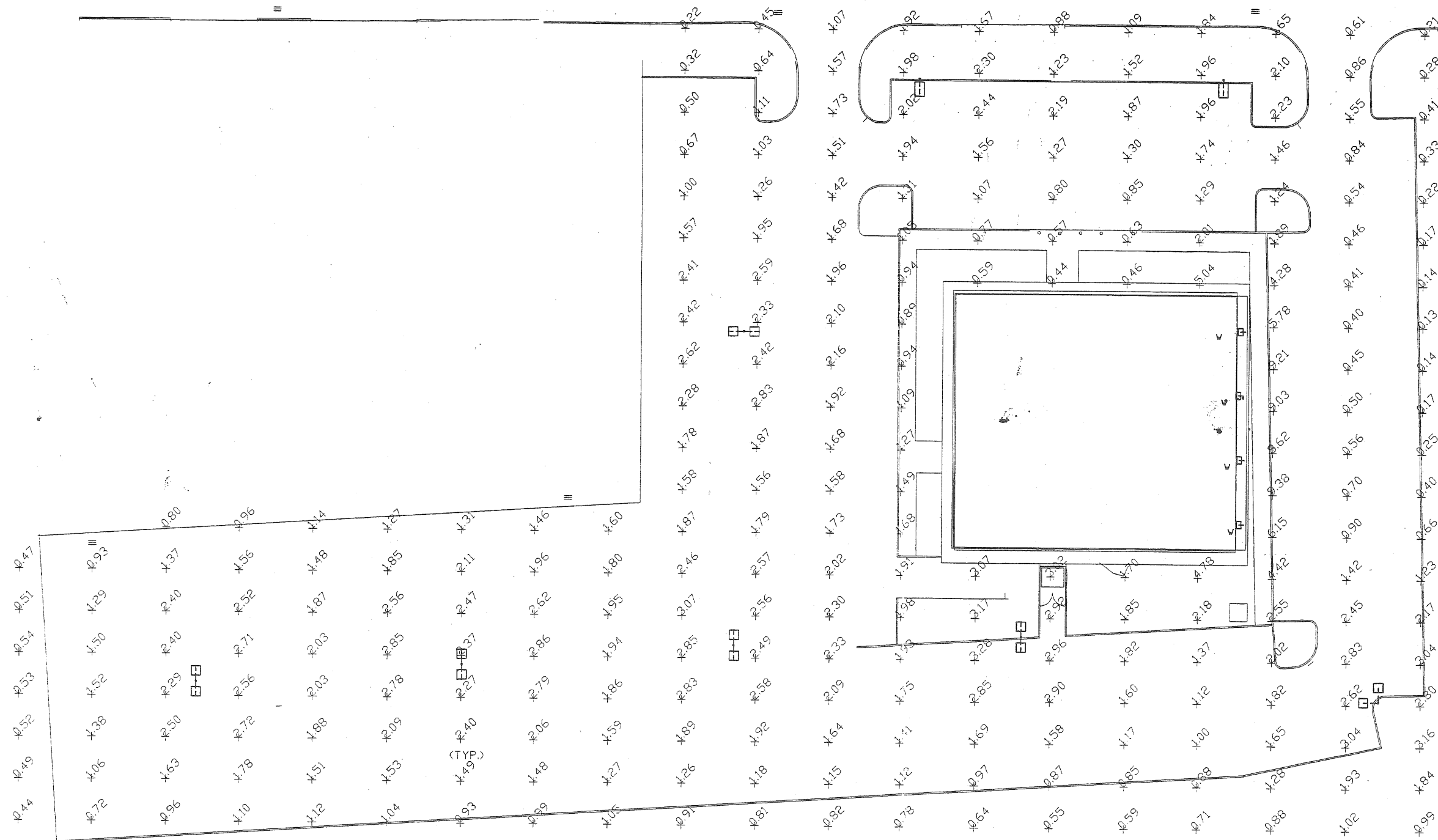
LIGHTING LEVELS

Scale: NONE

Date: 8-4-99

Revision Dates:

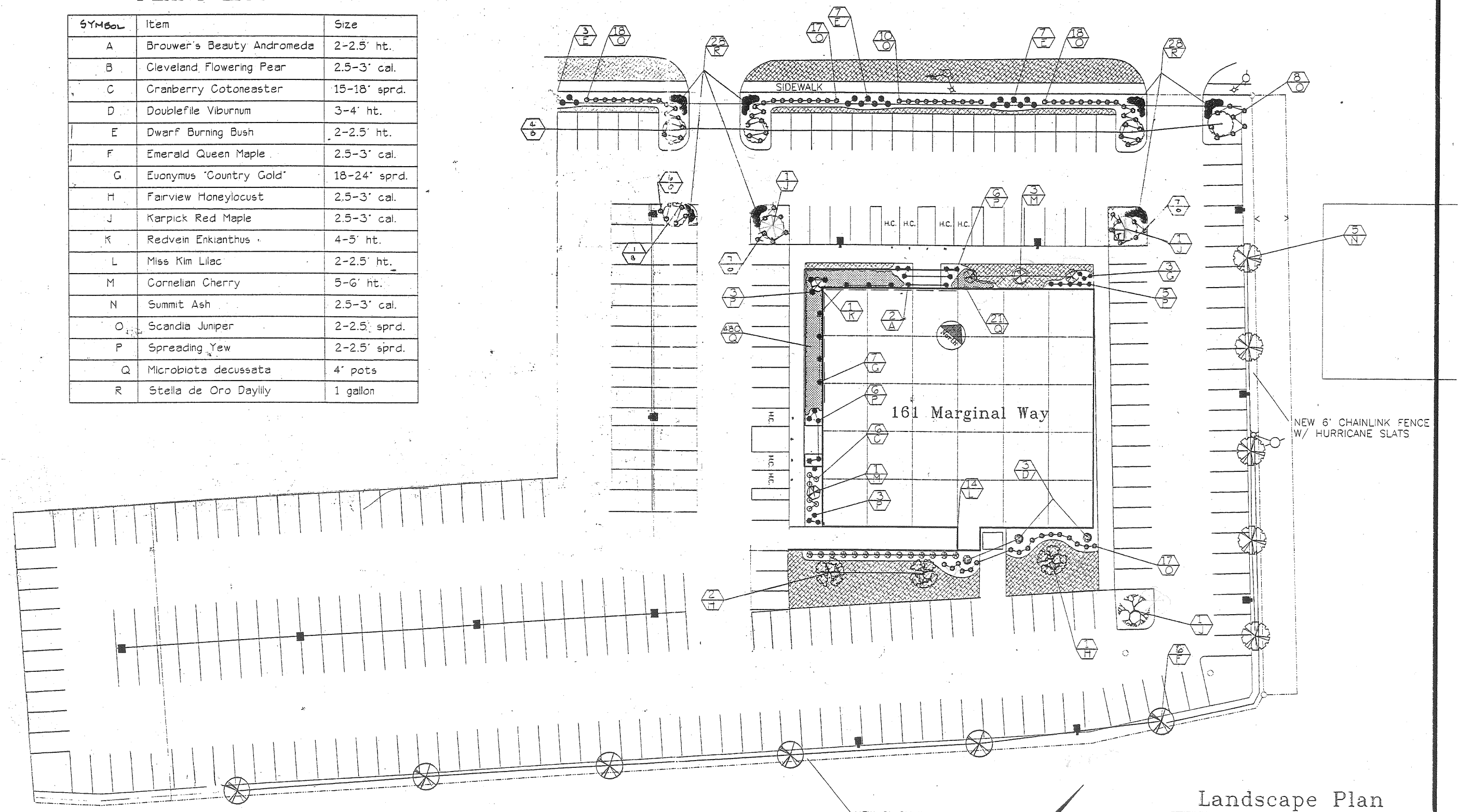
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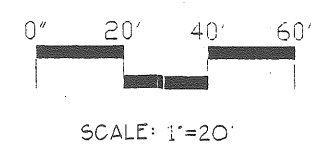
**B.H. MILLIKEN**  
ELECTRICAL CONTRACTORS  
175 ANDERSON STREET  
PORTLAND, MAINE 04101  
PHONE 879-1877  
FAX: 774-1492

### PLANT LIST

SYMBOL	Item	Size
A	Brouwer's Beauty Andromeda	2-2.5' ht.
B	Cleveland Flowering Pear	2.5-3' cal.
C	Cranberry Cotoneaster	15-18' sprd.
D	Doublefile Viburnum	3-4' ht.
E	Dwarf Burning Bush	2-2.5' ht.
F	Emerald Queen Maple	2.5-3' cal.
G	Euonymus 'Country Gold'	18-24' sprd.
H	Fairview Honeylocust	2.5-3' cal.
J	Karpick Red Maple	2.5-3' cal.
K	Redvein Enkianthus	4-5' ht.
L	Miss Kim Lilac	2-2.5' ht.
M	Cornelian Cherry	5-6' ht.
N	Summit Ash	2.5-3' cal.
O	Scandia Juniper	2-2.5' sprd.
P	Spreading Yew	2-2.5' sprd.
Q	Microbiota decussata	4' pots
R	Stella de Oro Daylily	1 gallon



NOTE: REF SITE PLAN FOR EXACT SITE DIMENSIONS  
 REF " " " " GENERAL / ADDITIONAL NOTES.



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 Whether the work for which they  
 were made be executed or not, they  
 are not to be reused and/or copied  
 except by written agreement with  
 Conrad P. Davis II, President

### Landscape Plan

For:  
 Fore River Company  
 Five Milk Street  
 Portland, Maine

By:  
 Davis Landscape Co., Inc.  
 78 Lisbon Street  
 Lisbon, Maine

Design By: PJB  
 Date: 9/11/88  
 Scale: as shown

SITE PLAN NOTES

Landscaping shall meet the "Arboricultural Specifications and Standards of Practice and Landscape Guidelines" of the City of Portland Technical and Design Standards and Guidelines.

The entire site shall be developed and/or maintained as depicted on the site plan. Approval of the Planning Authority or Planning Board shall be required for any alteration to or deviation from the approved site plan, including, without limitation: topography, drainage, landscaping; retention of wooded or lawn areas; access; size, location, and surfacing of parking areas; and location and size of buildings.

All powerline utilities 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 1991 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.] (REF: C06A0106 PLAN)

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.]

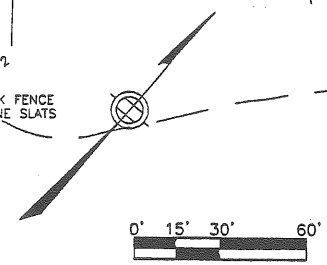
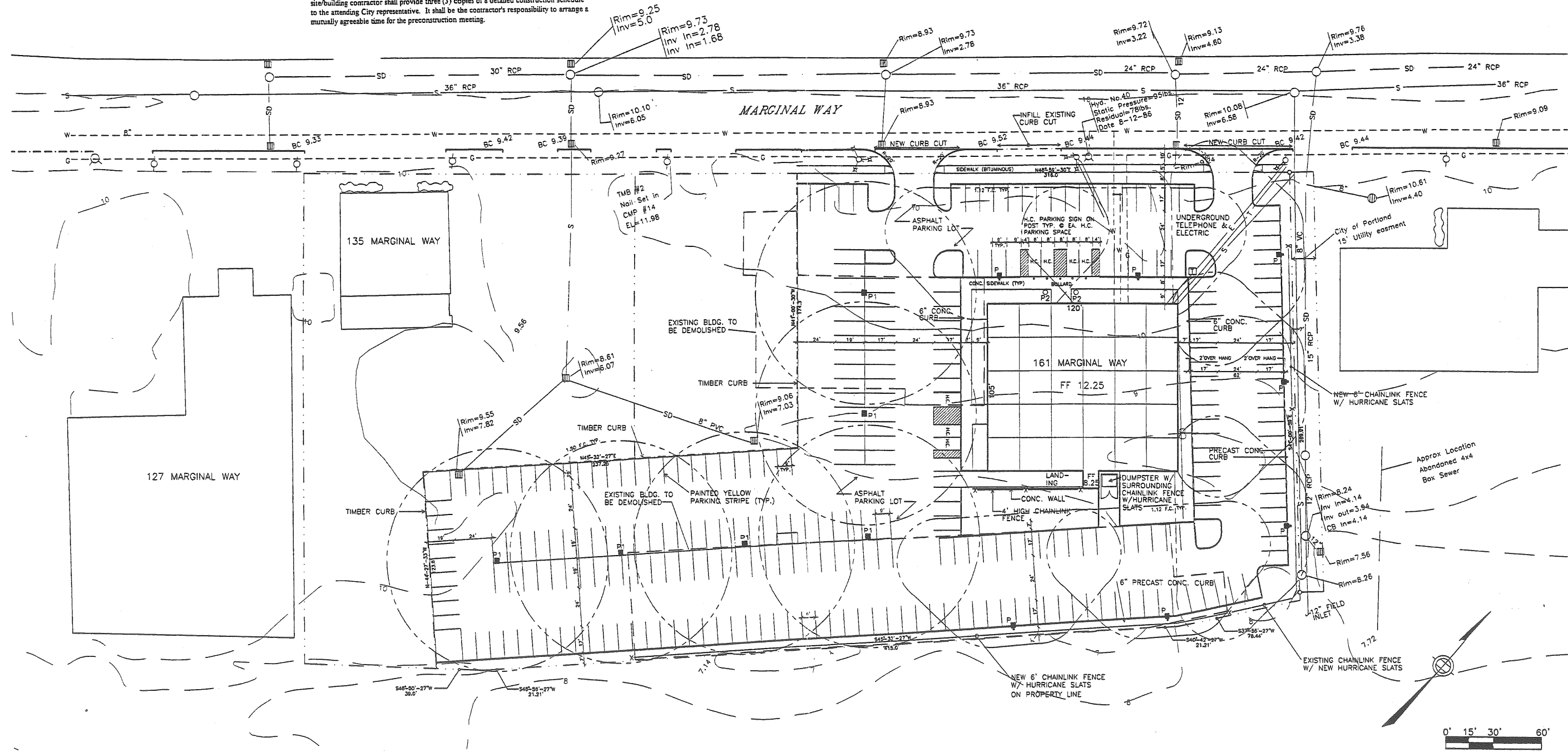
Prior to construction, a preconstruction meeting shall be held at the project site with the contractor, development review coordinator, Public Works representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representative. It shall be the contractor's responsibility to arrange a mutually agreeable time for the preconstruction meeting.

LEGEND

SYMBOLS	DESCRIPTION
---	PROPERTY LINE
---	BUILDING TO BE REMOVED
---	BUILDING
SD	STORM DRAIN
W	WATER
G	GAS
S	SANITARY SEWER
○	UTILITY POLE W/ GUY WIRE
□	CATCH BASIN
○	LIGHT POLE

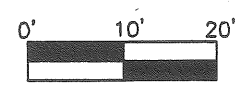
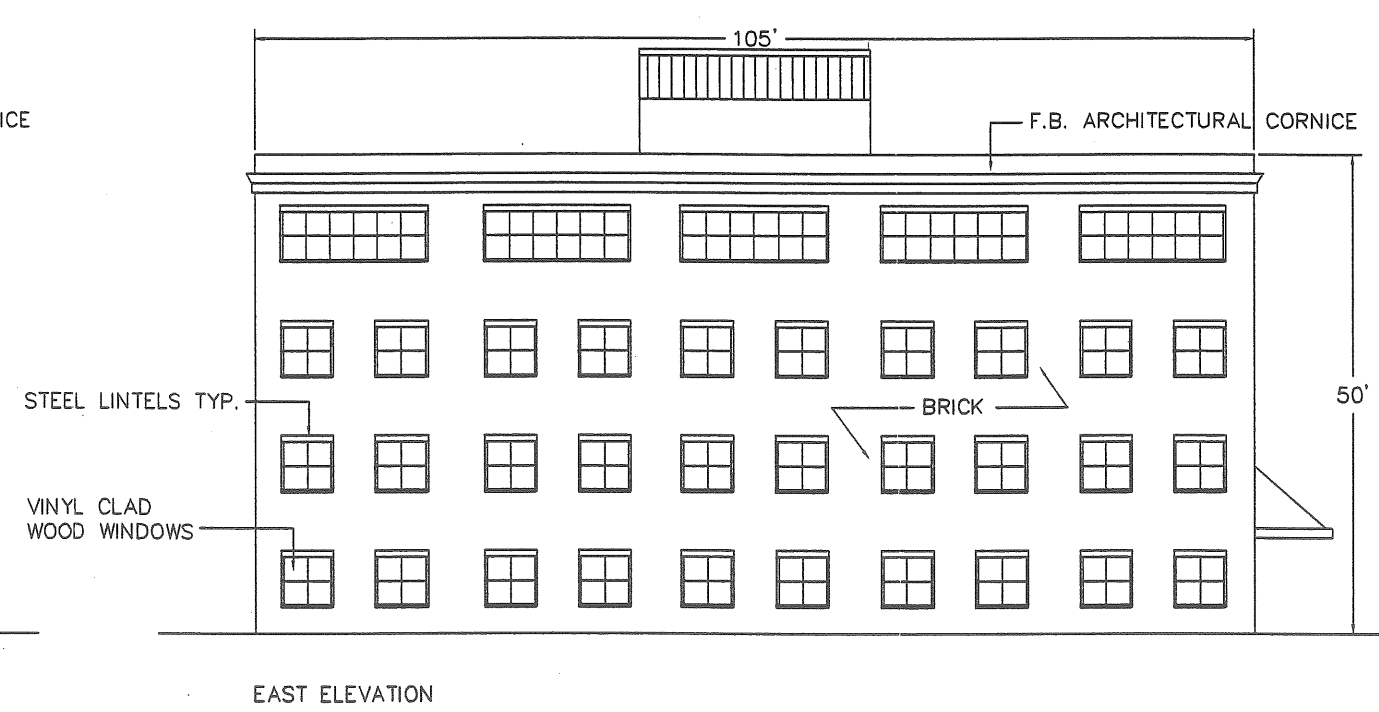
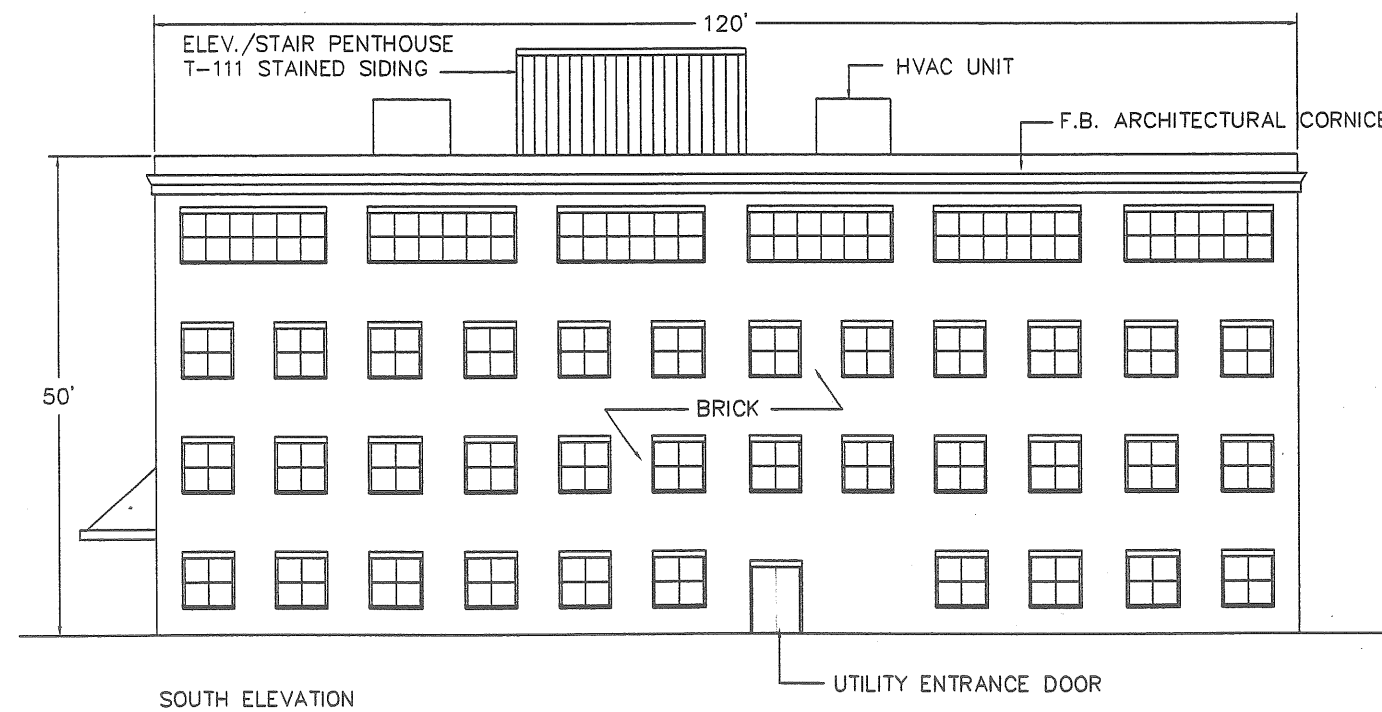
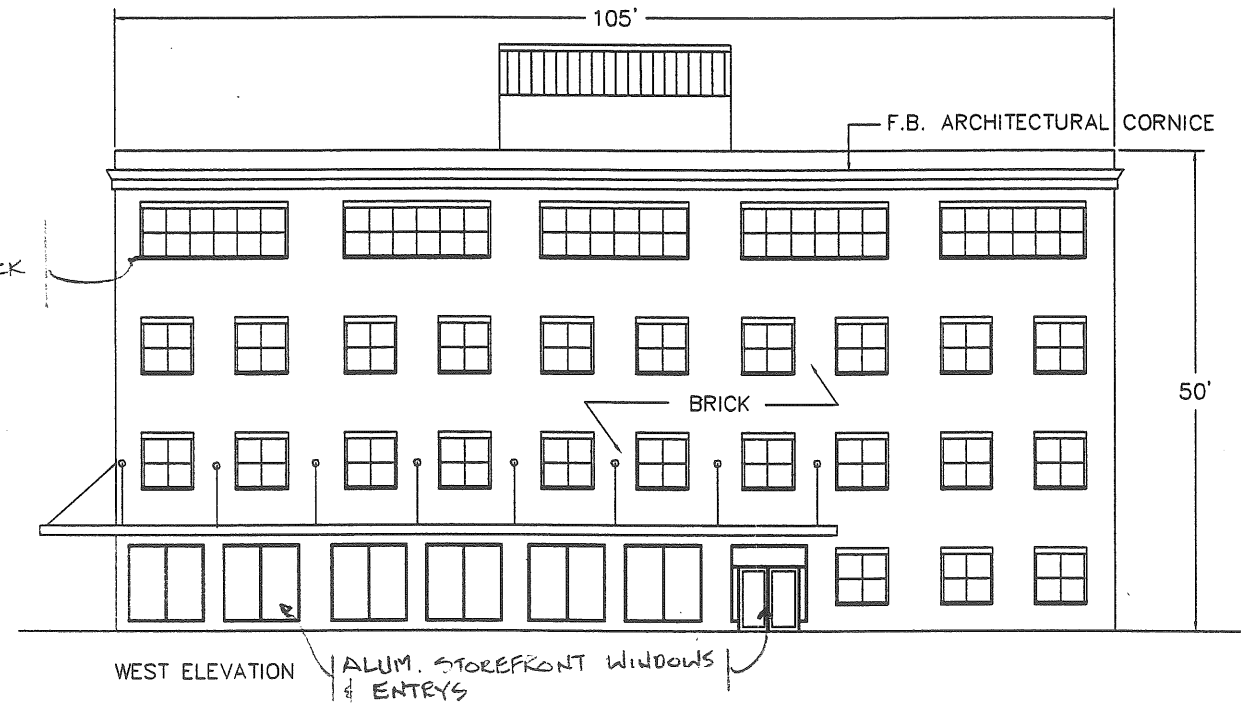
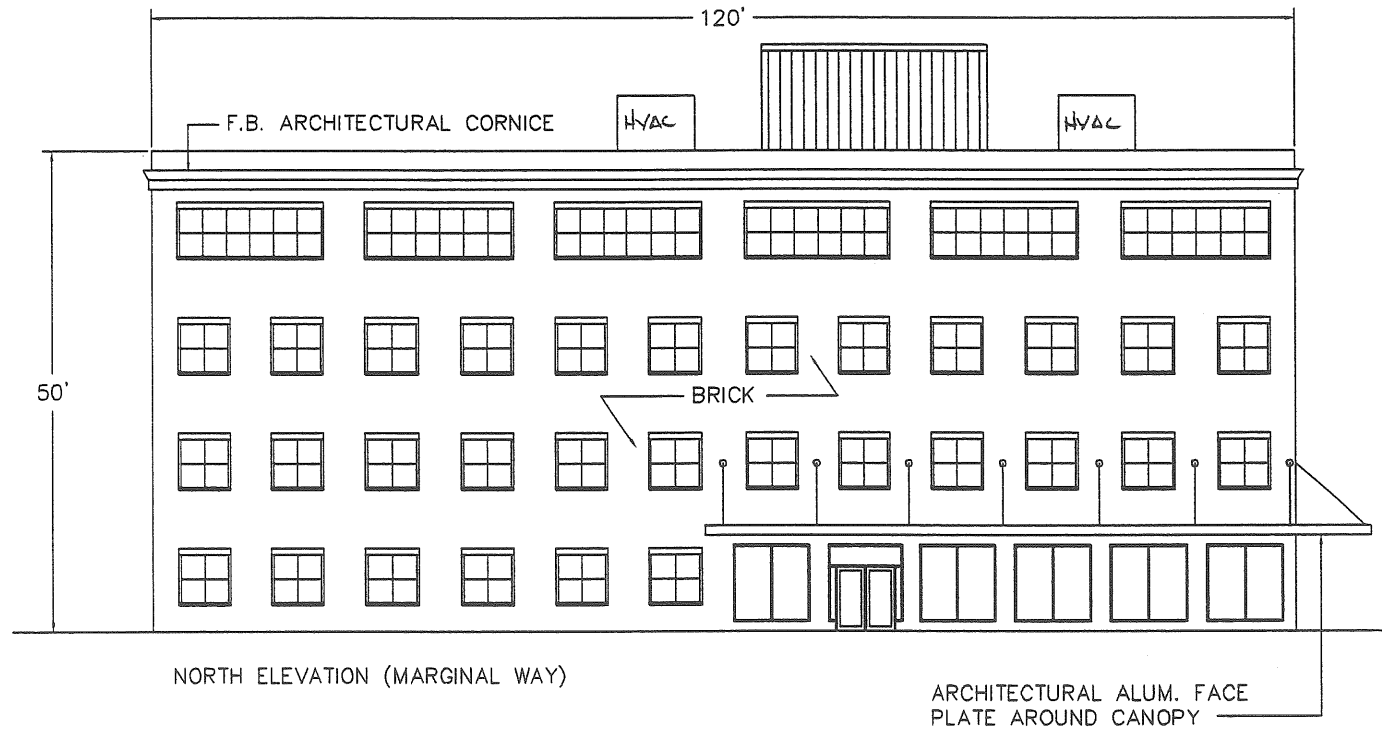
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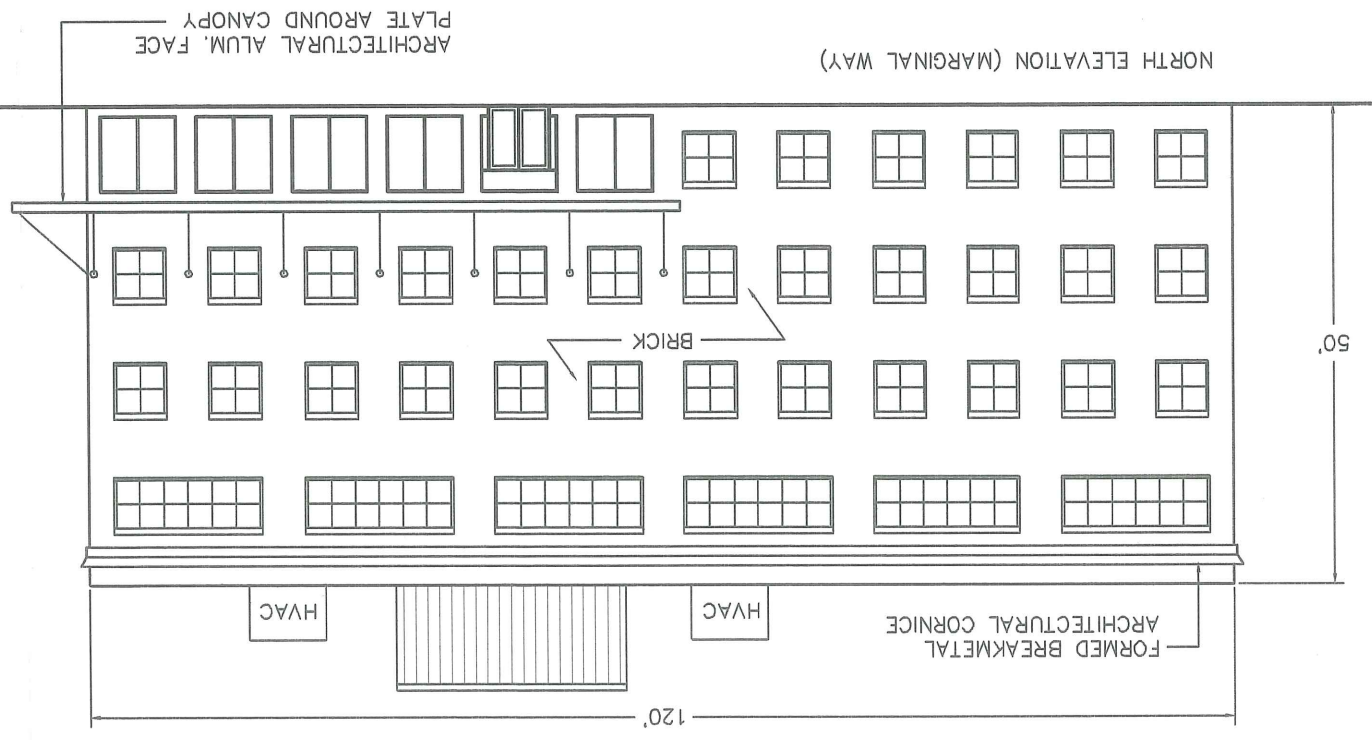
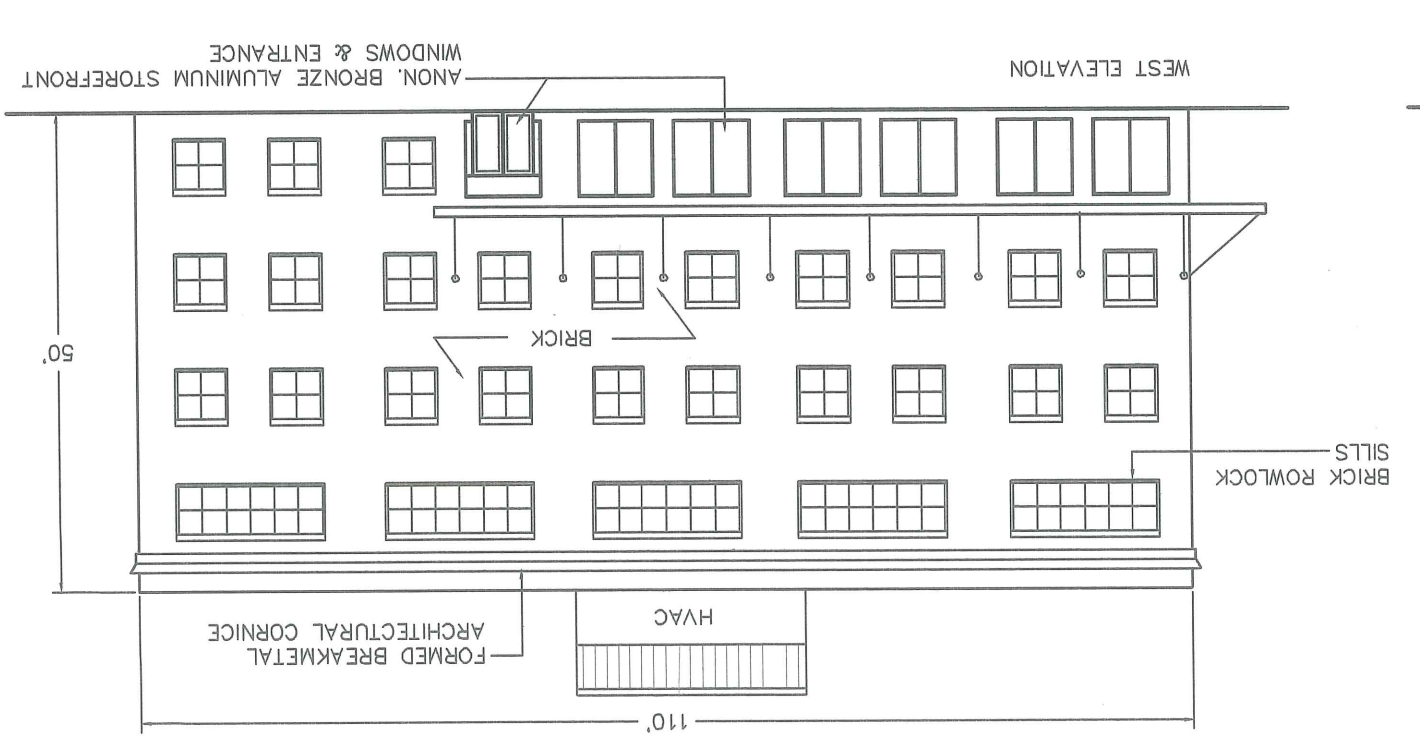
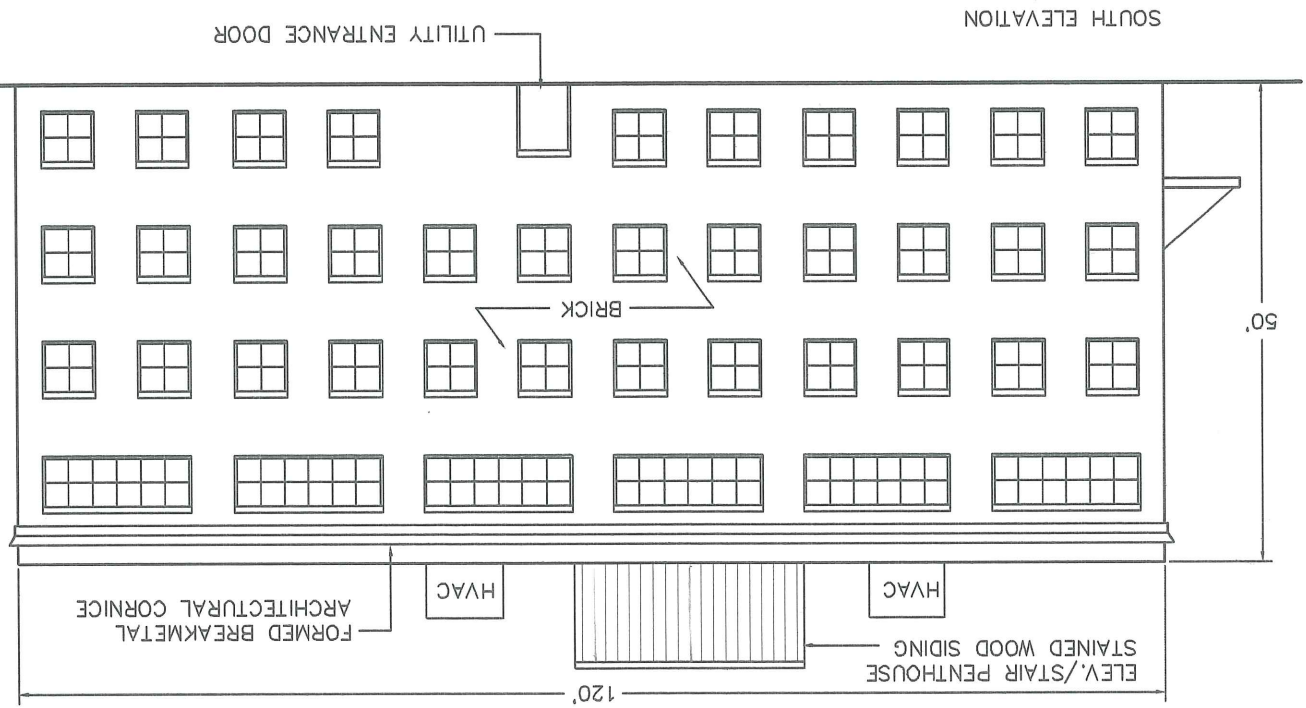
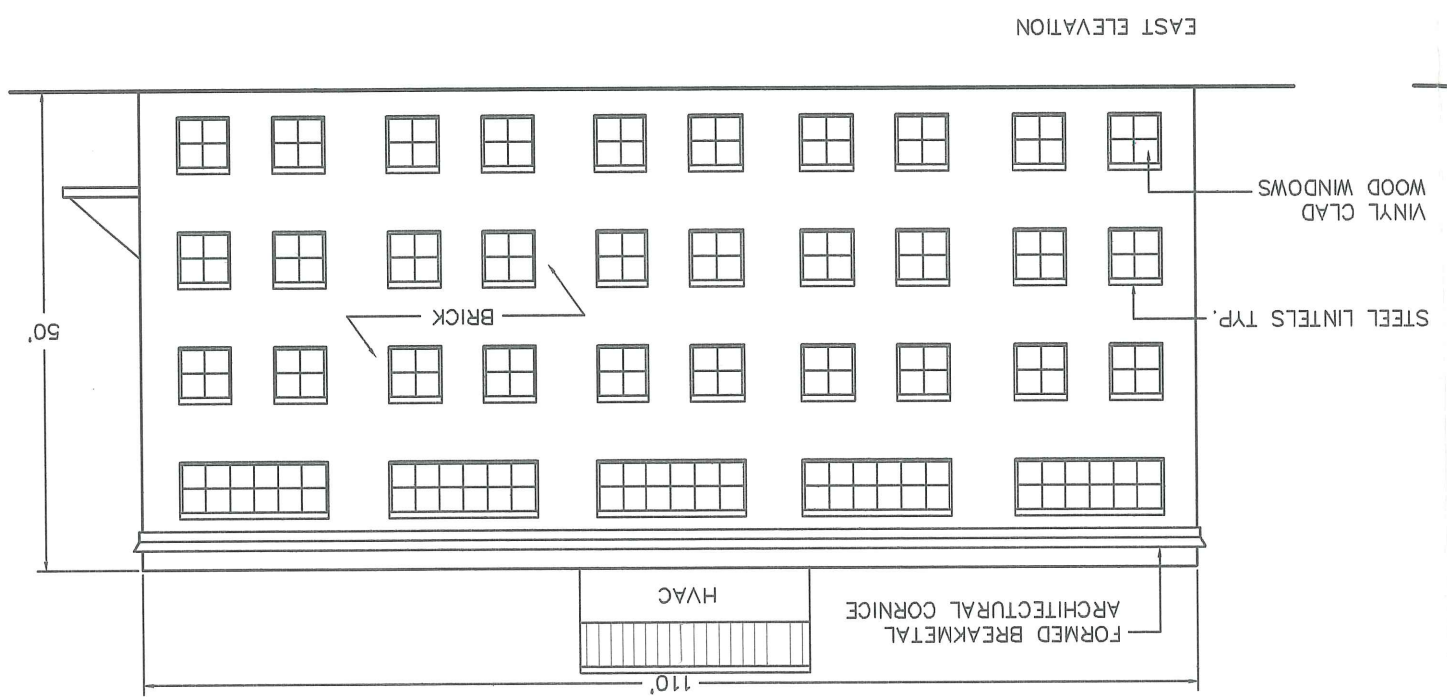
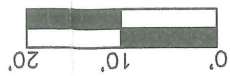
SYMBOLS	DESCRIPTION
---	CITY CURB
---	EXISTING CONTOUR
---	NEW CONTOUR
○	SPOT ELEVATION
○	MAN HOLE
○	NEW LIGHT POLES
---	LANDSCAPED AREA
---	PHOTOMETRIC LIGHT PATTERN

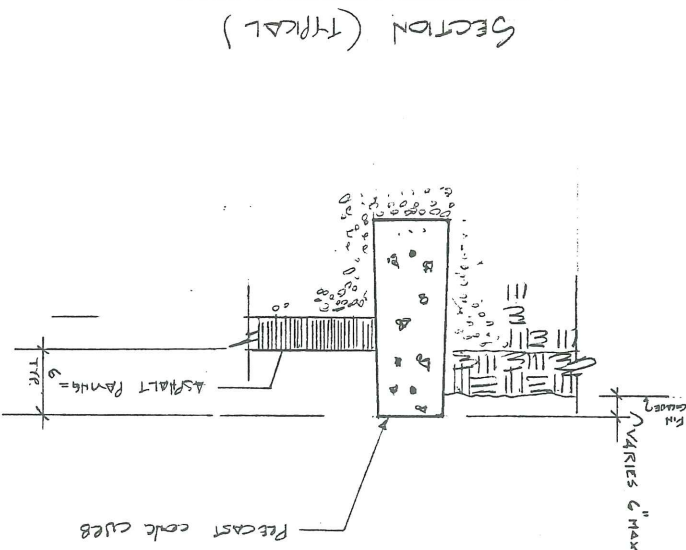


PROPOSAL FOR: BUILDING 161 MARGINAL WAY PORTLAND, ME	SITE PLAN
APPLICANT: SOUTHERN MAINE PROPERTIES COMPANY P.O. BOX 7525 PORTLAND, ME 04112	DATE: 9-17-98
	DWG. 1 OF 1



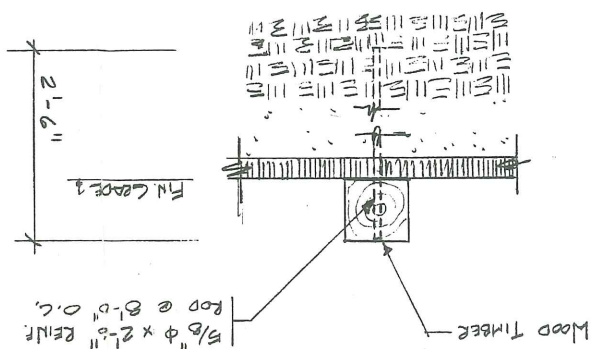






SECTION I - STREET DESIGN STANDARDS  
COPED CURB INSTALLATION

10-14-98



SECTION I - STREET DESIGN STANDARDS  
BITUMINOUS SIDEWALK DETAIL

10-14-98

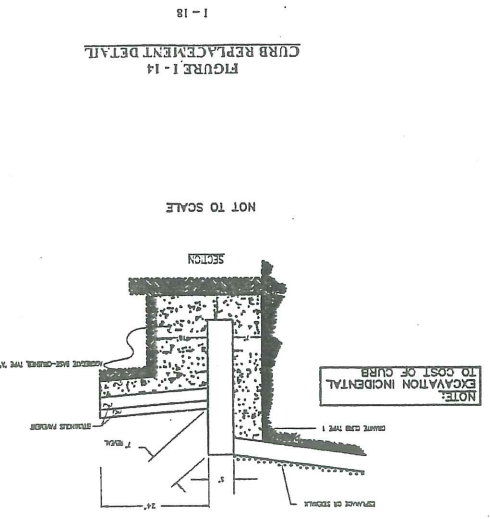


FIGURE I-14  
CURB REPLACEMENT DETAIL

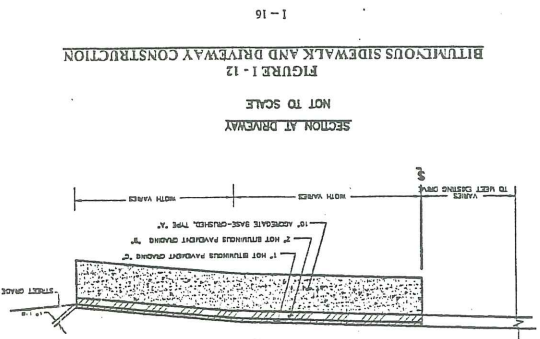


FIGURE I-12  
BITUMINOUS SIDEWALK AND DRIVEWAY CONSTRUCTION

1. ALL EROSION CONTROL METHODS SHALL CONFORM TO THE MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION BEST MANAGEMENT PRACTICES BY THE CUMBERLAND COUNTY SOIL WATER CONSERVATION DISTRICT, AND THE DEPARTMENT OF ENVIRONMENTAL PROTECTION.
2. PRIOR TO THE DISTURBANCE OF SOIL, THE CONTRACTOR SHALL PLACE THE SLIT FENCE TO CONTROL EROSION. THE CONTRACTOR SHALL INSPECT THE BARRIER AFTER EACH STORM EVENT AND REMOVE ANY ACCUMULATED SLIT AND/OR MAKE REPAIRS AS NECESSARY.
3. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE PERMANENTLY SEEDING. SEEDING SHALL BE PERFORMED IN ACCORDANCE WITH MOOT SPECIFICATION: LIME AT 3 TONS/ACRE; FERTILIZER: 10-10-10, 3 LBS/1000 PERFORMED BETWEEN APRIL 15 - JUNE 18 OR AUGUST 15 - SEPTEMBER 15. SEED MOOT PRAK MIX, 3 LBS/1000 SF. SEEDING SHALL BE PERFORMED BETWEEN APRIL 15 - JUNE 18 OR AUGUST 15 - SEPTEMBER 15.
4. ALL AREAS TO BE SEEDS SHALL BE MULCHED. MULCH SHALL BE LONG FIBERED MAY OR STRAW AND SPREAD UNIFORMY. 1.5 TO 2.0 TONS PER ACRE. TO BE MAINTAINED MOST TO MINIMIZE BLOWING AS NECESSARY.
5. PLACE MAY BALE BARRIERS (STACKED) AROUND CATCH BASINS. WRAP CATCH BASIN COVERS WITH EROSION CONTROL FABRIC DURING CONSTRUCTION.
6. ALL SEDIMENT CONTROL FENCING AND MAY BALE BARRIERS WILL REMAIN IN PLACE UNTIL SEDIMENTS HAVE BEEN ESTABLISHED.
7. ALL EARTH CHANGES WILL BE COMPLETED AND COMPLETED IN SUCH A MANNER SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND WILL BE LIMITED TO THE SHORTEST PERIOD OF TIME POSSIBLE.
8. PERMANENT SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, OR ANY DISTURBED LAND AREA WILL BE COMPLETED WITHIN 15 DAYS AFTER FINAL GRADING HAS BEEN COMPLETED.
9. IN THE EVENT THAT TEMPORARY OR PERMANENT SEDIMENTS HAVE NOT BEEN ESTABLISHED (SOIL SURFACE COVERAGE) BY SEPTEMBER 15, TEMPORARY MULCHING SHALL BE APPLIED FOR PROTECTION OVER WINTER (LAST THE GROWING SEASON) IN ACCORDANCE WITH THE TEMPORARY MULCHING BMP OF THE MAINE EROSION AND SEDIMENT CONTROL HANDBOOK.

161 MARGINAL WAY - 10-13-98  
TEMPORARY & PERMANENT EROSION AND SEDIMENT CONTROL PLAN

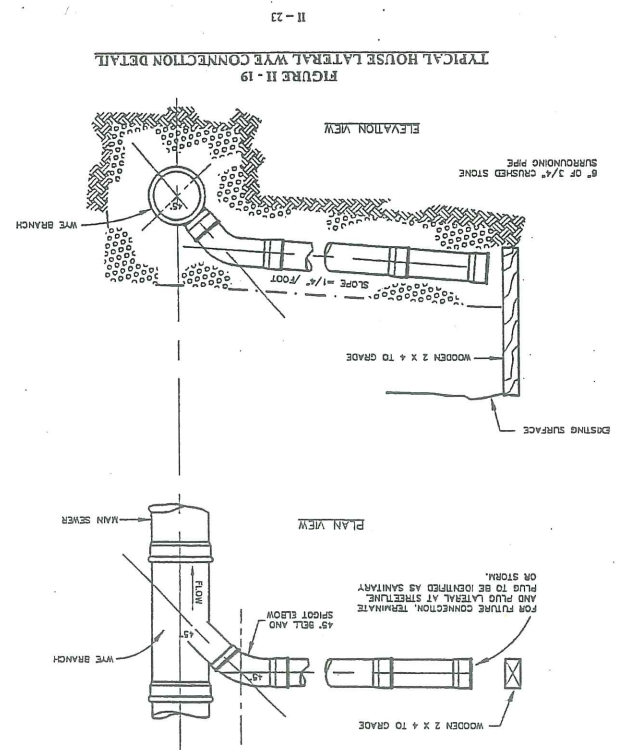
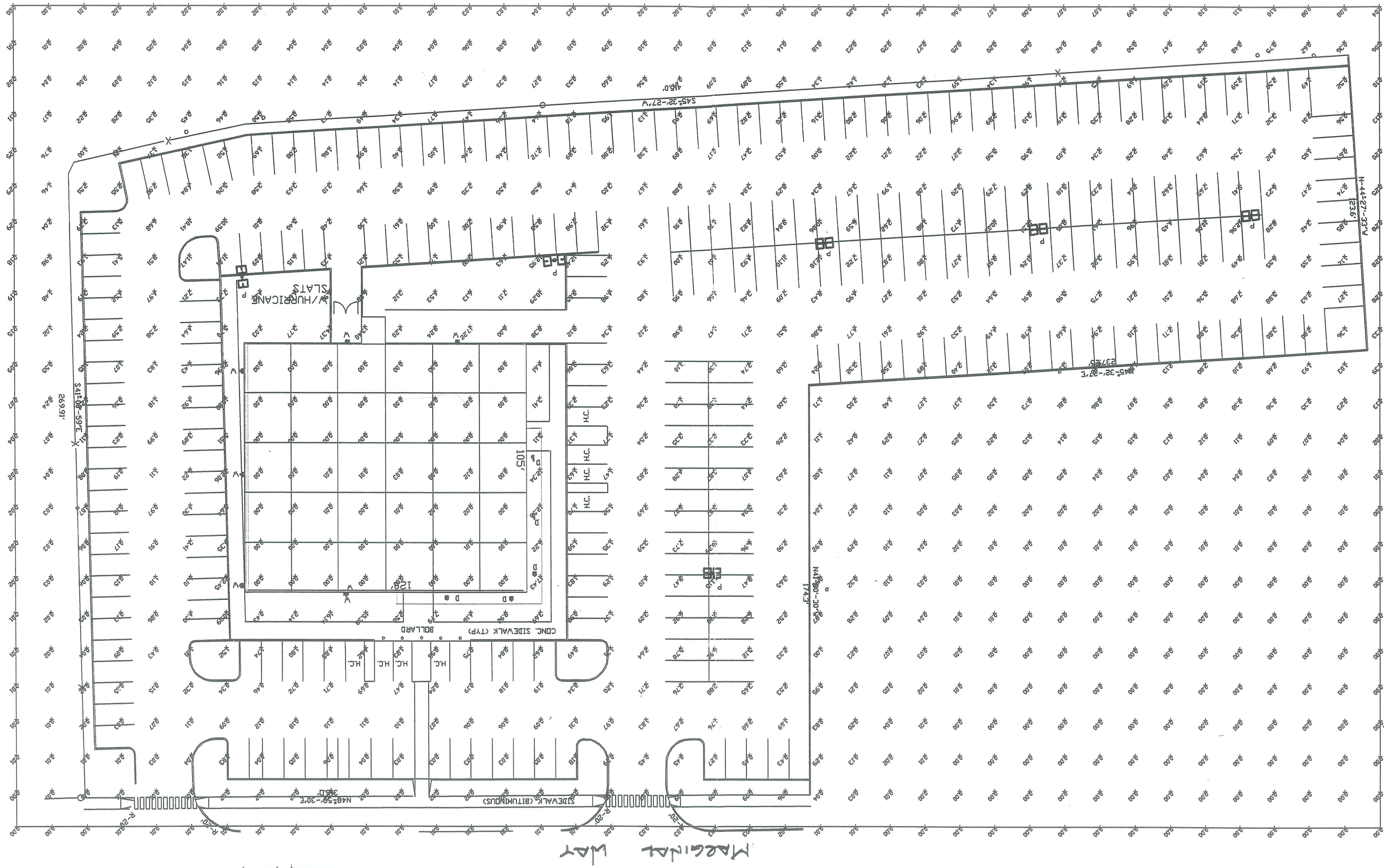
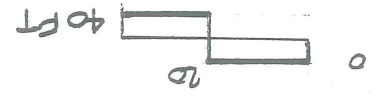


FIGURE II-19  
TYPICAL HOUSE LATERAL WEP CONNECTION DETAIL

SECTION II - SANITARY SEWER AND STORM DRAIN DESIGN STANDARDS  
PROPOSED SANITARY CONNECTION INTO EXISTING CITY SEWER  
10-14-98



101 MARGINAL WAY  
SITE LIGHTING PLAN  
10.21.98

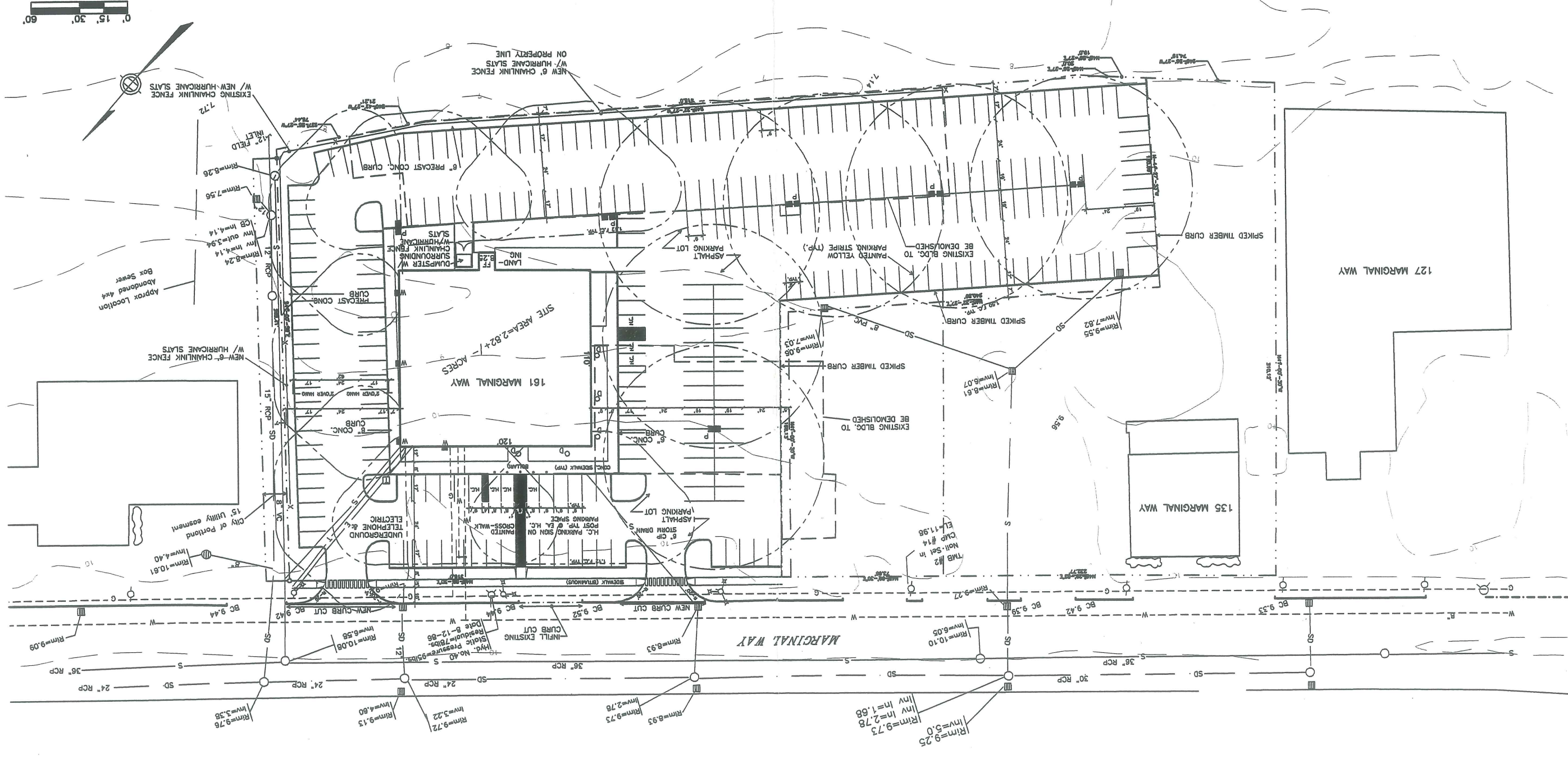




ATTACHMENT A-1

LEGEND CONT.

- |         |                   |         |                          |
|---------|-------------------|---------|--------------------------|
| SYMBOLS | DESCRIPTION       | SYMBOLS | DESCRIPTION              |
| ---     | NEW CONTOUR       | ---     | PROPERTY LINE            |
| ---     | EXISTING CONTOUR  | ---     | BUILDING TO BE REMOVED   |
| ---     | CITY CURB         | ---     | BUILDING                 |
| ---     | SPOT ELEVATION    | ---     | STORM DRAIN              |
| ---     | MAN HOLE          | ---     | WATER                    |
| ---     | NEW LIGHT         | ---     | GAS                      |
| ---     | LANDSCAPED AREA   | ---     | SANITARY SEWER           |
| ---     | PHOTOMETRIC LIGHT | ---     | UTILITY POLE W/ GUY WIRE |
| ---     | PATTERN           | ---     | CATCH BASIN              |
| ---     |                   | ---     | LIGHT POLE               |

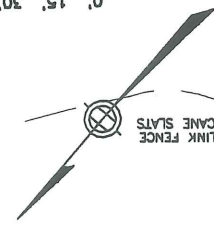


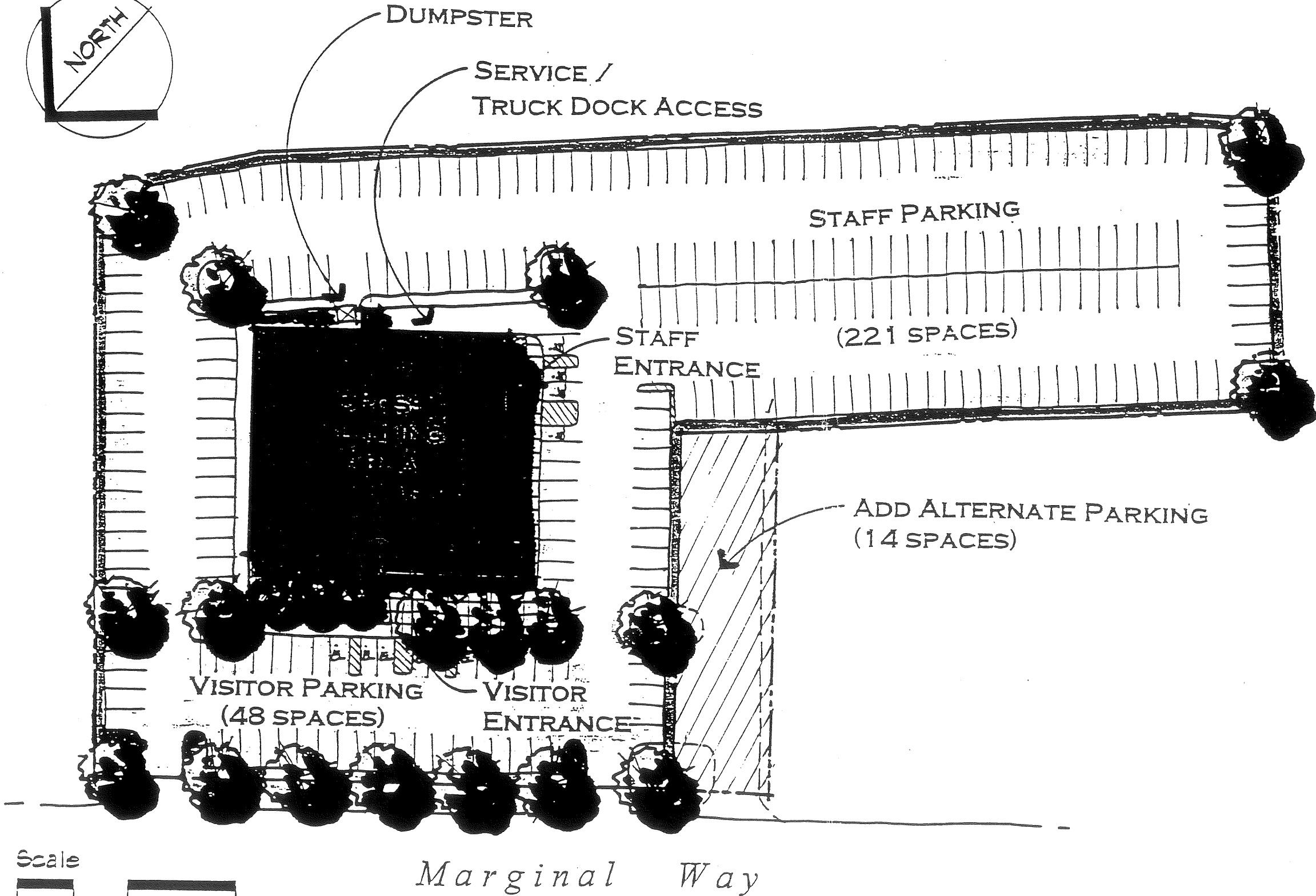
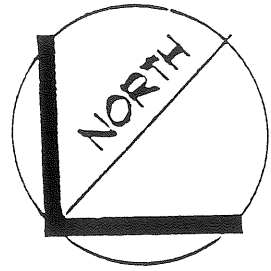
THIS PLAN CONFORMS TO THE STANDARDS ADOPTED BY THE MAINE STATE BOARD OF REGISTRATION FOR LAND SURVEYORS FOR A STANDARD BOUNDARY SURVEY, CATEGORY I, CONDITION II.

JEROME B. WATTS R.L.S. 1245

PROPOSAL FOR:  
BUILDING  
161 MARGINAL WAY  
PORTLAND, ME  
APPLICANT:  
SOUTHERN MAINE  
PROPERTIES COMPANY  
P.O. BOX 7525  
PORTLAND, ME 04112

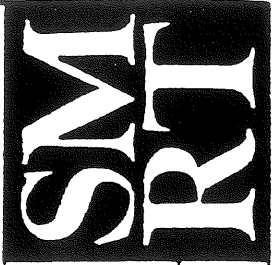
SITE PLAN  
DATE: 10-21-98  
DWG. 1 OF 1





BASE PARKING = 269 SPACES

DHS MARGINAL WAY SITE



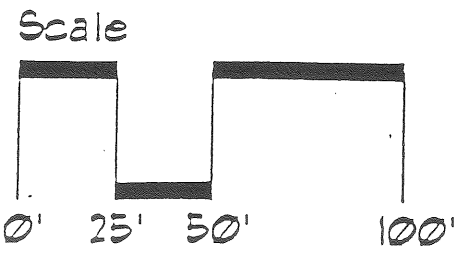
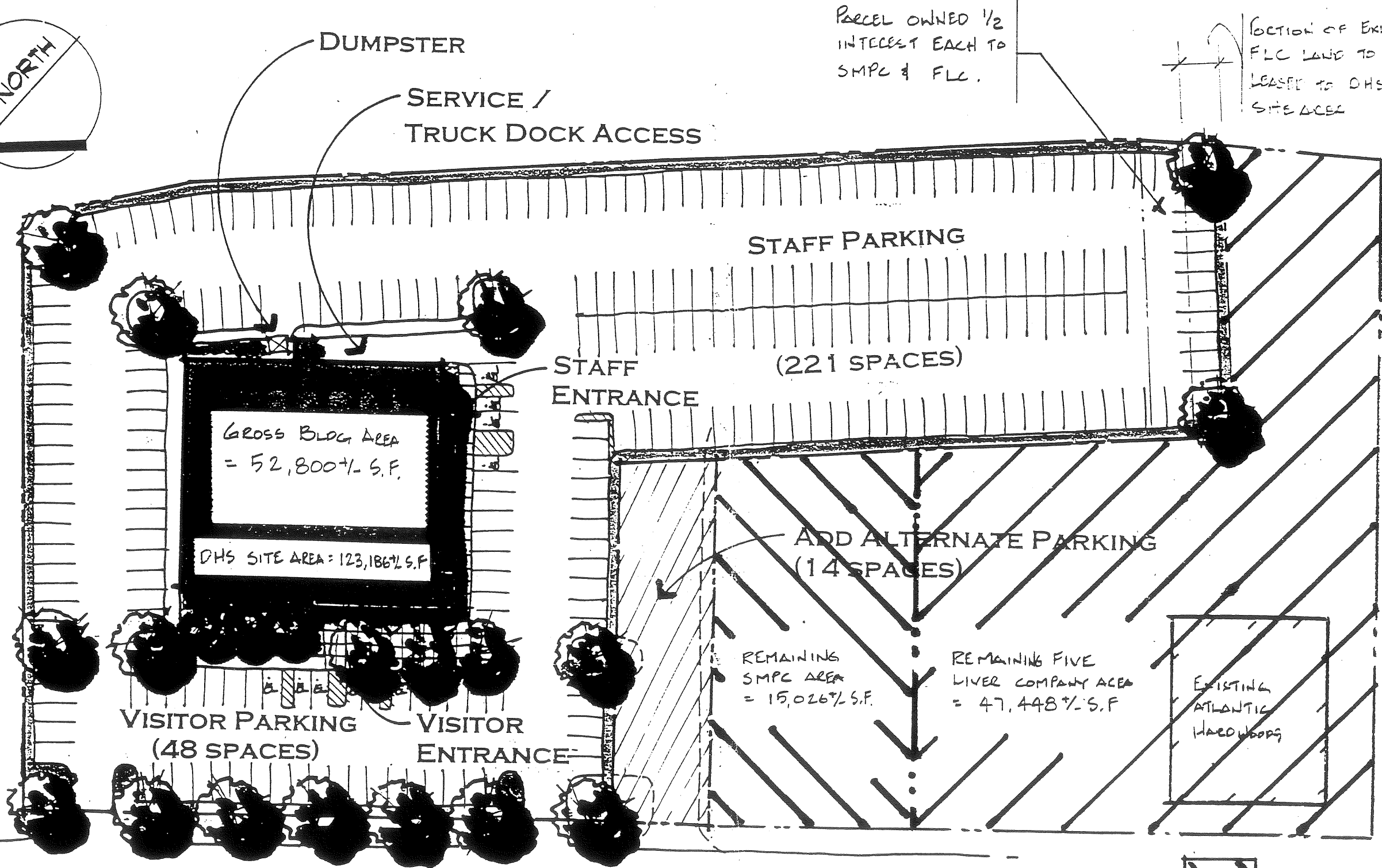
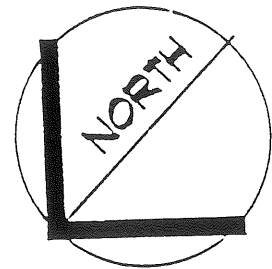
SMRT  
 ARCHITECTURE, ENGINEERING, PLANNING  
 144 Fore St./P.O. Box 618 PORTLAND, MAINE 04104  
 Tel. (207) 772-3040 / fax. (207) 772-1070

FORE RIVER COMPANY  
 6 MILK STREET / P.O. BOX 7626  
 PORTLAND, MAINE 04112  
 Tel. (207) 772-6404 / fax. (207) 772-9070


PROJECT No. 97118  
 SCALE: 1/16" = 1'-0"  
 DATE: 12/8/97


SUBJECT: PROPOSED SITE PLAN



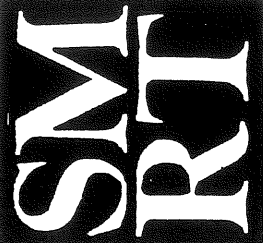


Marginal Way

REMAINING SMPG SITE = 

REMAINING FLC SITE = 

BASE PARKING = 269 SPACES



SMRT

ARCHITECTURE ENGINEERING PLANNING  
144 Fore St./P.O.Box 818 PORTLAND, MAINE 04104  
tel. (207) 772-3846 / fax. (207) 772-1070

FORE RIVER COMPANY

5 MILK STREET / P.O. BOX 7526  
PORTLAND, MAINE 04112  
tel. (207) 772-8404 / fax. (207) 772-9070

PROJECT No. 97118

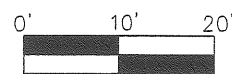
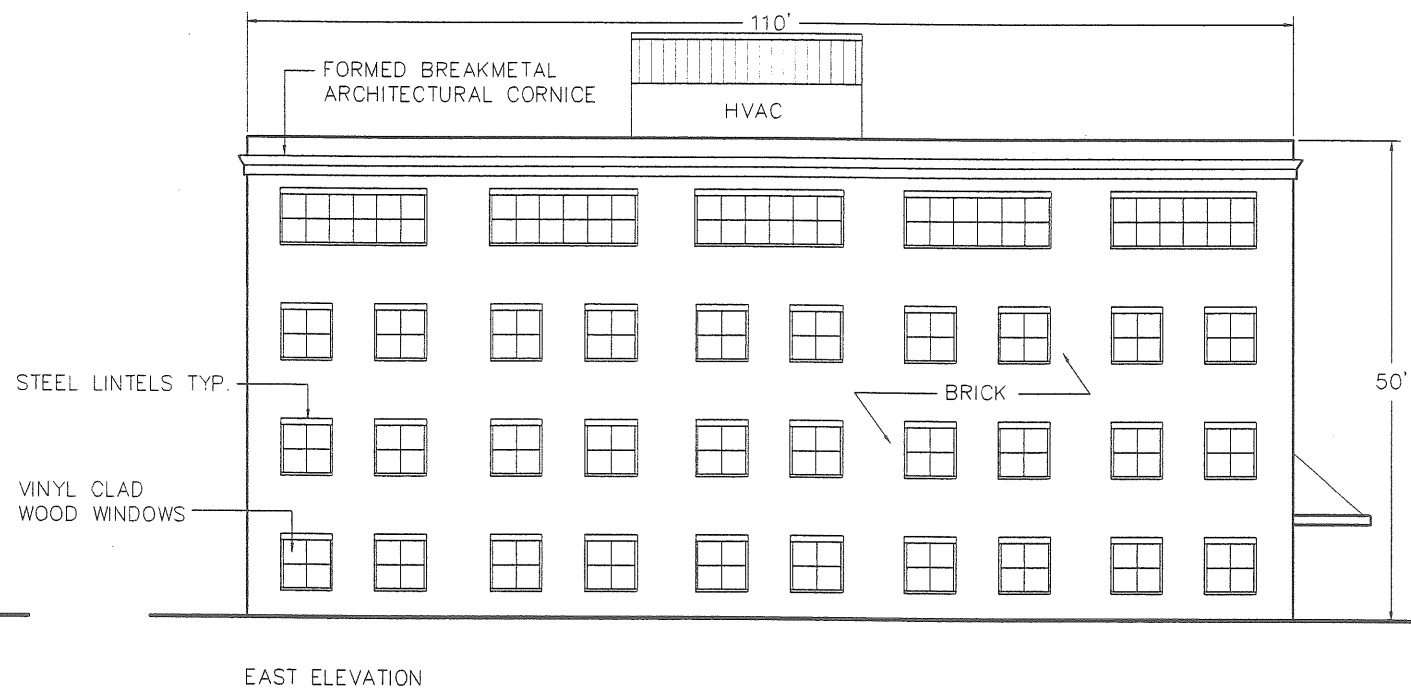
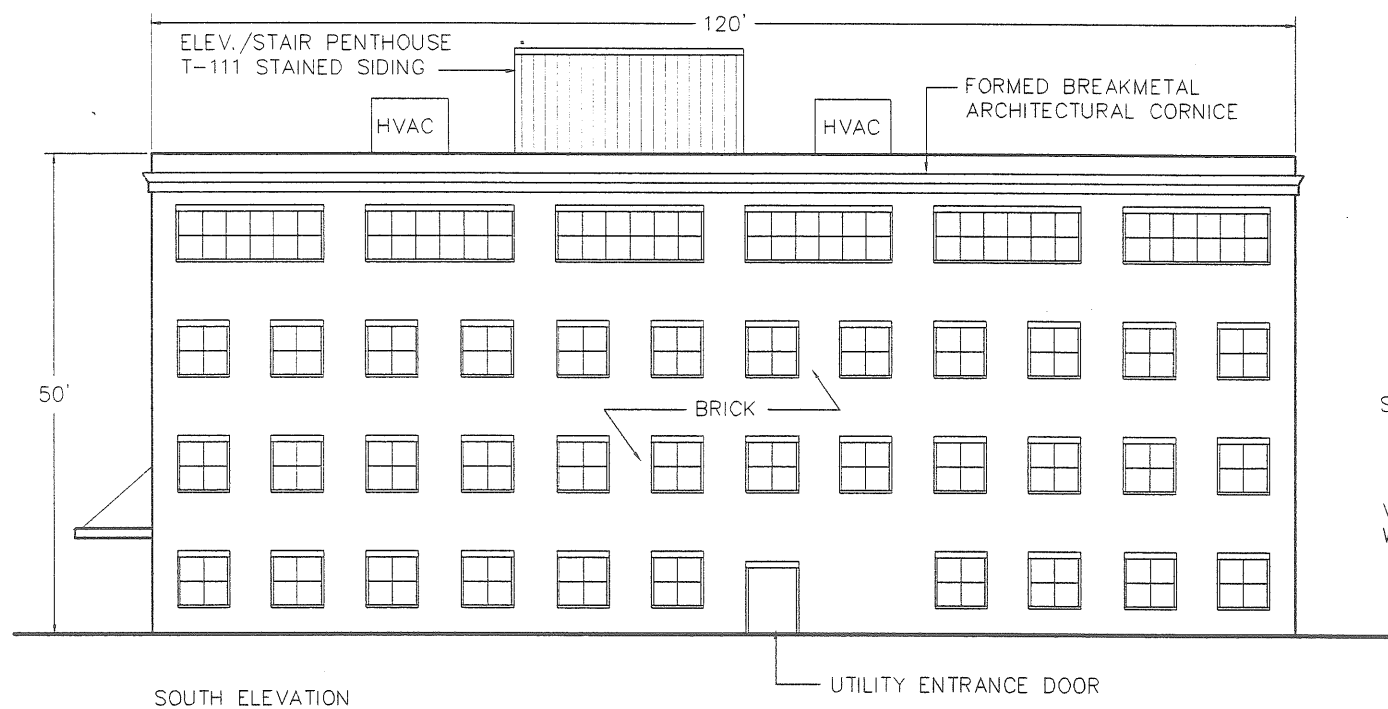
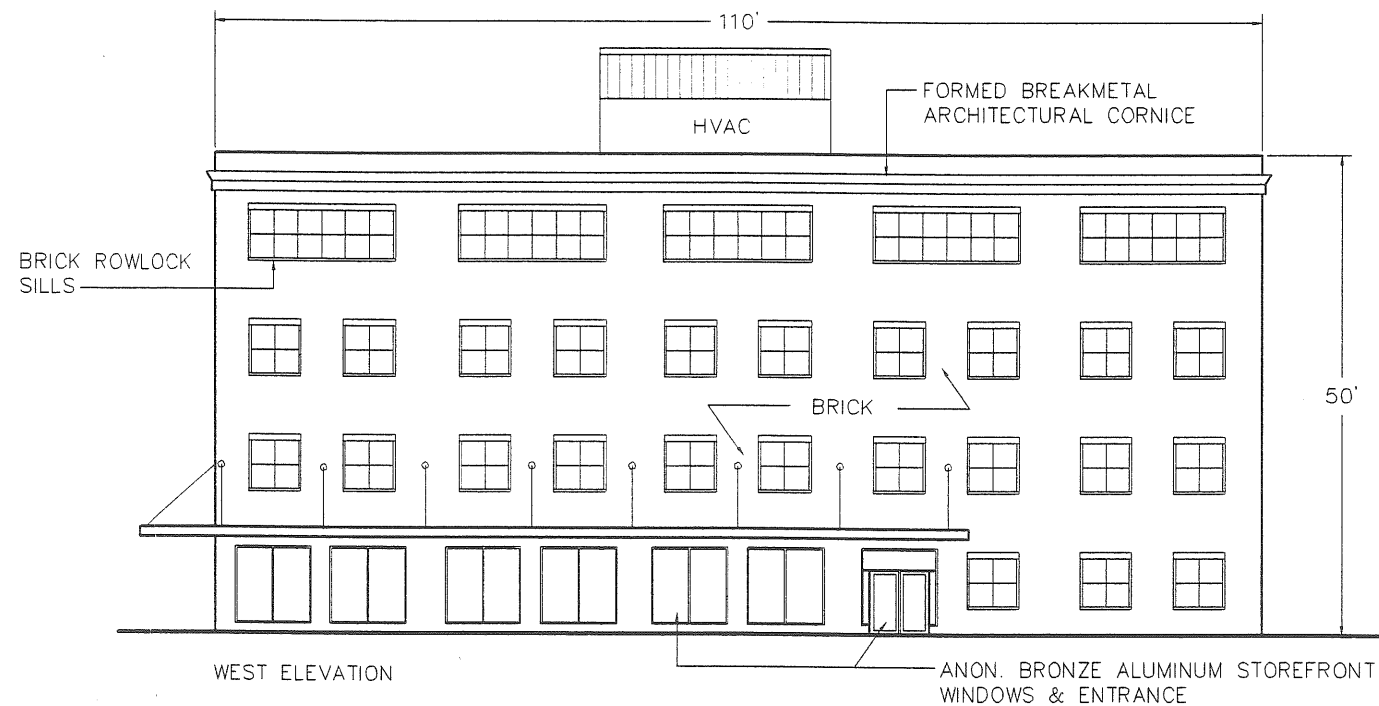
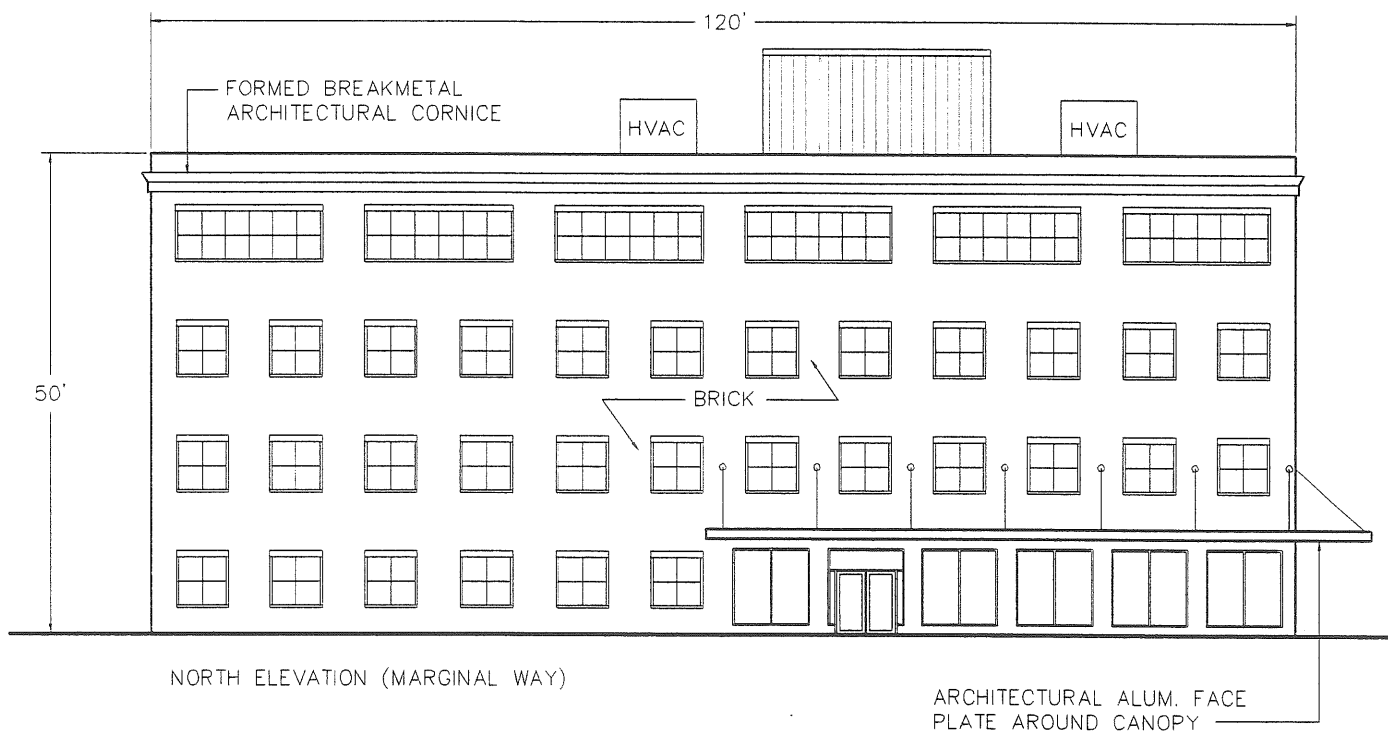
SCALE: 1/16" = 1'-0"

DATE: 12/8/97

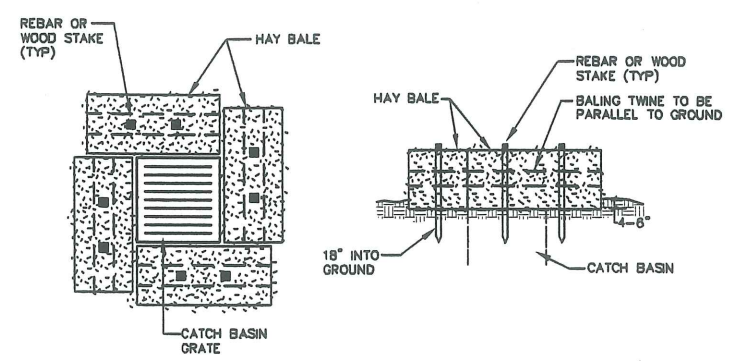
7/13/98

SUBJECT: PROPOSED SITE PLAN w/ PEDESTRIAN LINES

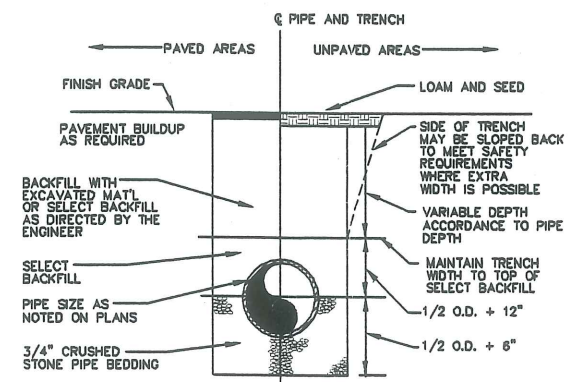




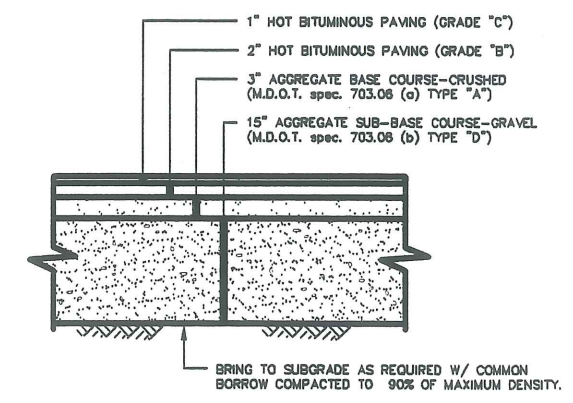
PROPOSED BUILDING - 161 MARGINAL WAY 10-5-98



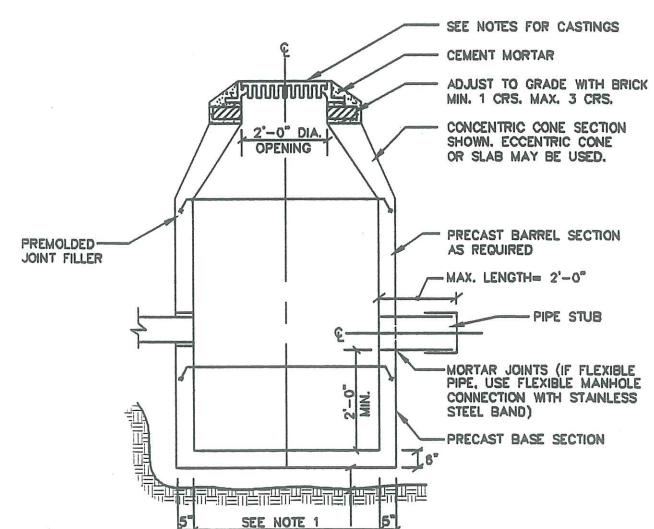
NOTE: INSTALL BARRIER AT EACH CATCH BASIN  
**1 CATCH BASIN HAY BALE BARRIER**  
 NOT TO SCALE



**2 TYPICAL TRENCH SECTION**  
 NOT TO SCALE

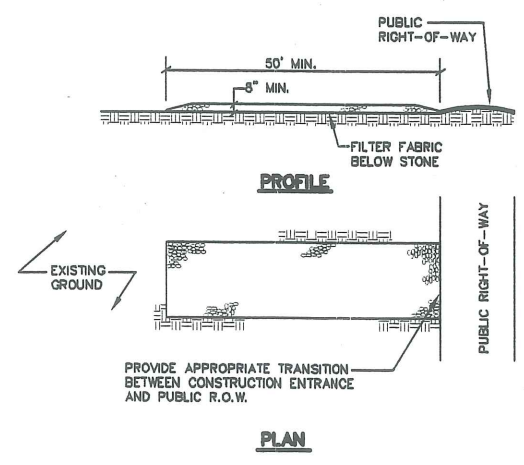


**3 TYPICAL PAVED PARKING LOT SECTION**  
 NOT TO SCALE  
 NOTE:  
 1. COMPACT GRAVEL SUB-BASE, BASE COURSE TO 92% OF MAXIMUM DENSITY USING HEAVY ROLLER COMPACTION.  
 2. CONTRACTOR SHALL SET GRADE STAKES MARKING SUB-BASE AND FINISH GRADE ELEVATIONS FOR CONSTRUCTION REFERENCE.



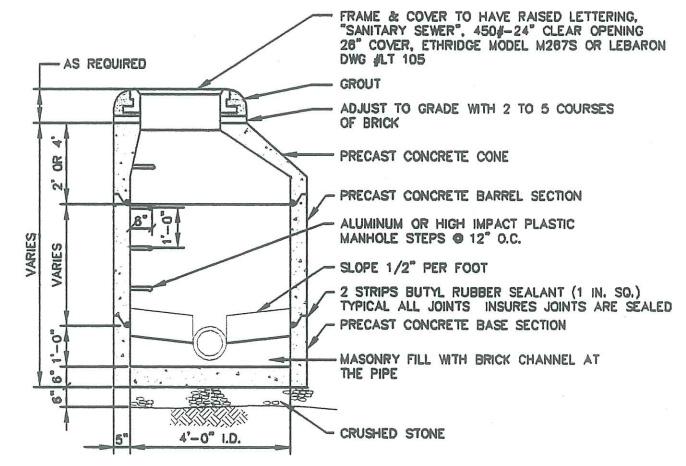
NOTES:  
 1. 4'-0" I.D. TYPICAL. SOME STRUCTURES MAY REQUIRE LARGER I.D. PROVIDE SHOP DRAWINGS.  
 2. DRAINAGE STRUCTURES TO BE DESIGNED FOR H-20 LOADING.  
 3. PIPE SIZES AND INVERTS AS NOTED ON PLANS.  
 4. CATCH BASIN FRAME AND GRATE TO BE ETHERIDGE FOUNDRY M248G OR APPROVED EQUAL.  
 5. DRAINAGE MANHOLE FRAME AND COVER TO BE ETHERIDGE FOUNDRY M248S OR APPROVED EQUAL. COVER SHALL BE MARKED "DRAIN".

**4 TYPICAL CATCH BASIN**  
 NOT TO SCALE




NOTES:  
 1. STONE SIZE- AASHTO DESIGNATION M43, SIZE NO. 2 (2 1/2" TO 1 1/2"). USE CRUSHED STONE.  
 2. LENGTH- AS SHOWN ON PLANS, MIN. 50 FEET.  
 3. THICKNESS- NOT LESS THAN EIGHT (8) INCHES.  
 4. WIDTH- NOT LESS THAN FULL WIDTH OF ALL POINT OF INGRESS OR EGRESS.  
 5. MAINTENANCE- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.

**5 STABILIZED CONSTRUCTION ENTRANCE**  
 NOT TO SCALE



NOTE: PIPE CONNECTIONS SHALL BE WATERTIGHT FLEXIBLE BOOT CONNECTORS PROVIDES LEAKPROOF CONNECTION

**6 PRECAST MANHOLE**  
 NOT TO SCALE

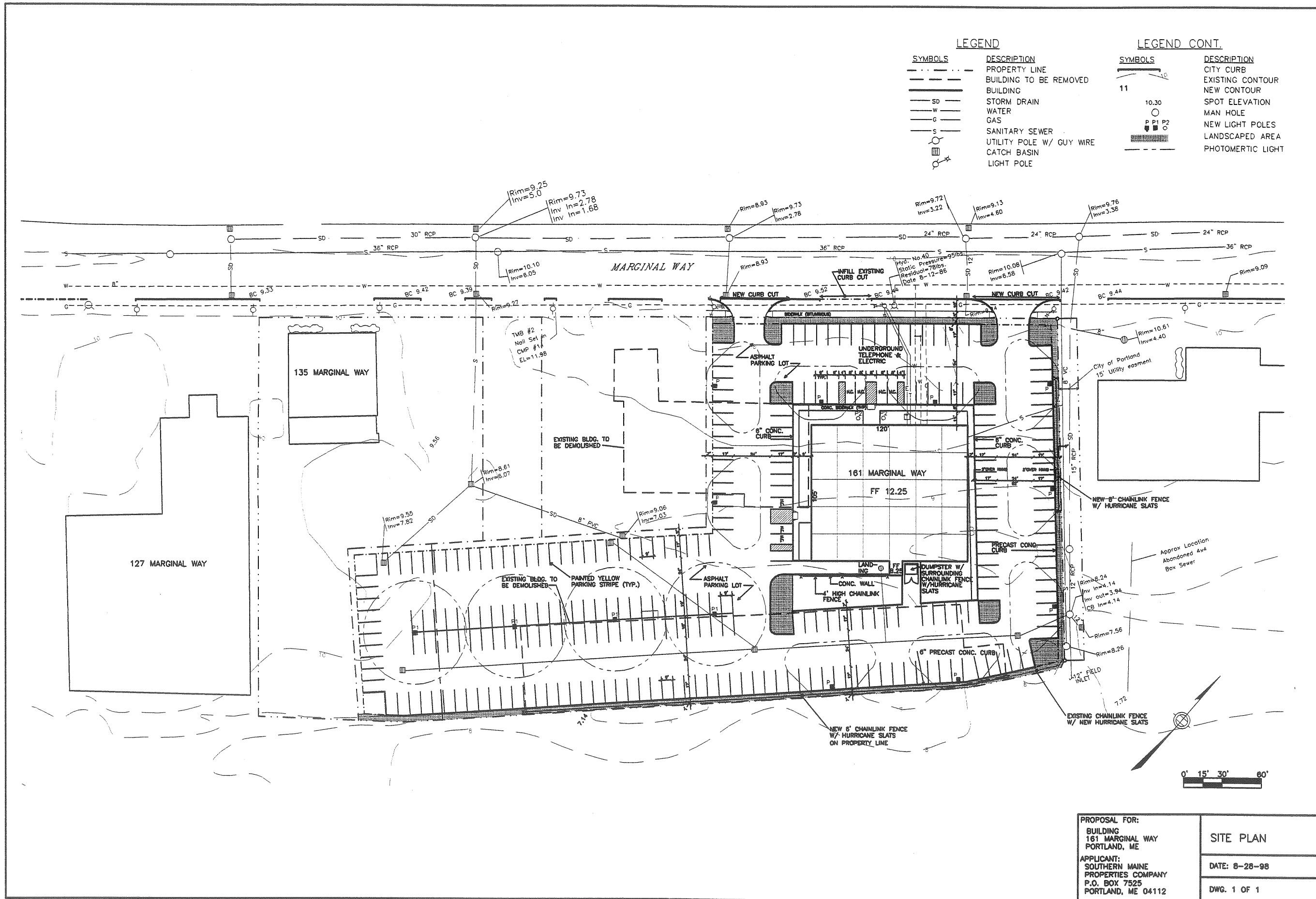
A	SGD	10-8-98	SUBMIT TO CITY
REV:	BY:	DATE:	STATUS:
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.			
<b>DETAIL SHEET</b>			
FOR: <b>PROPOSED BUILDING</b> 181 MARGINAL WAY PORTLAND, ME 04101			
APPLICANT: <b>SOUTHERN MAINE PROPERTIES COMPANY</b> P.O. BOX 7525, PORTLAND ME			
 <b>Sebago Technics</b> Engineering & Planning for the Future 12 WESTBROOK COMMON WESTBROOK, ME 04090-1330 TEL: (207) 656-0277		DESIGN BY: SGD DRAWN BY: DAZ/JH CHECKED BY: DATE: 8-31-98 SCALE: 1"=30' FIELD BK: 98430 DRAWING: 98430D1	
<b>SHEET 2 OF 2</b>			

**LEGEND**

SYMBOLS	DESCRIPTION
---	PROPERTY LINE
---	BUILDING TO BE REMOVED
---	BUILDING
SD	STORM DRAIN
W	WATER
G	GAS
S	SANITARY SEWER
○	UTILITY POLE W/ GUY WIRE
□	CATCH BASIN
○	LIGHT POLE

**LEGEND CONT.**

SYMBOLS	DESCRIPTION
---	CITY CURB
---	EXISTING CONTOUR
---	NEW CONTOUR
11	SPOT ELEVATION
○	MAN HOLE
○	NEW LIGHT POLES
■	LANDSCAPED AREA
○	PHOTOMETRIC LIGHT



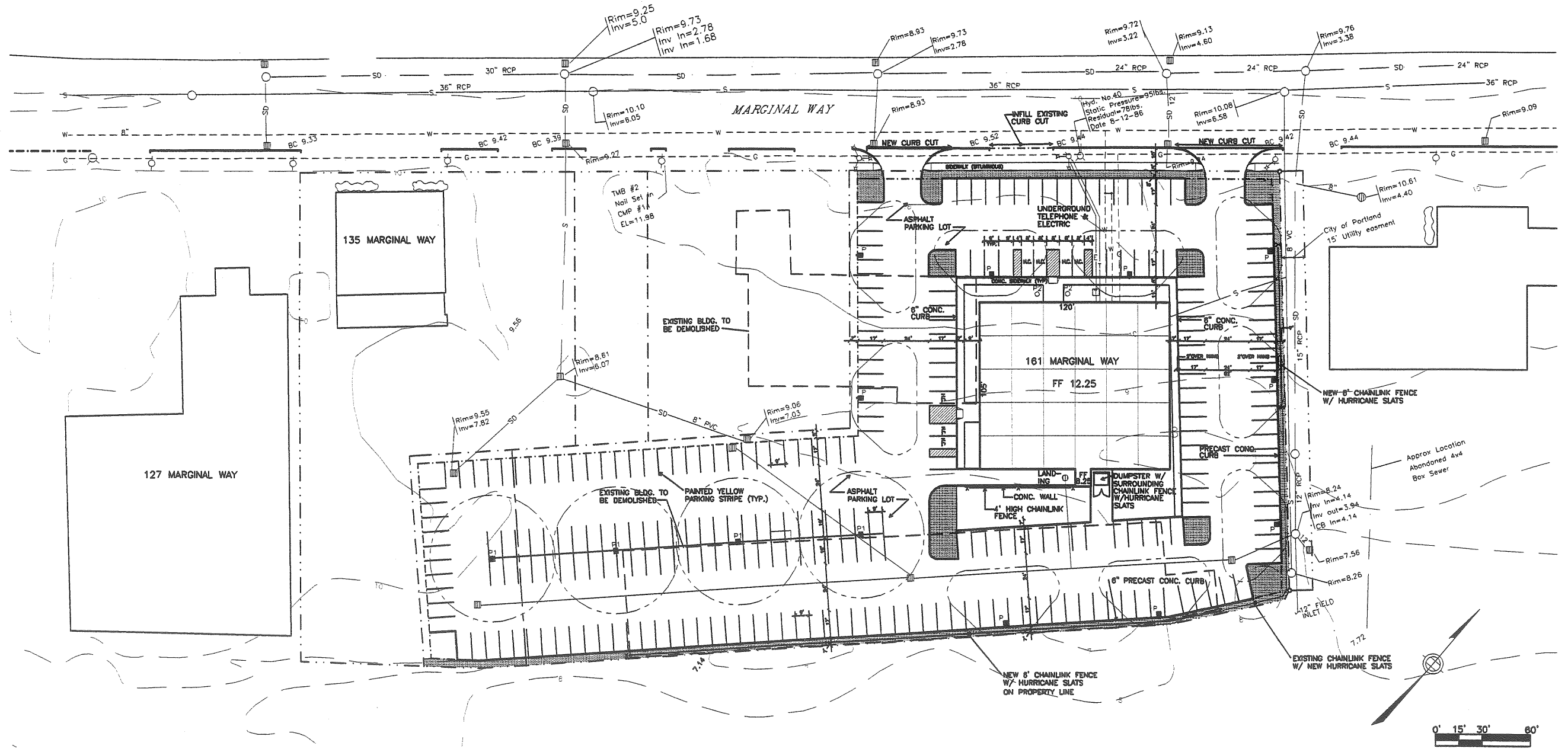
<p>PROPOSAL FOR:          BUILDING          161 MARGINAL WAY          PORTLAND, ME</p>	<p>SITE PLAN</p>
<p>APPLICANT:          SOUTHERN MAINE          PROPERTIES COMPANY          P.O. BOX 7525          PORTLAND, ME 04112</p>	<p>DATE: 8-28-98</p>
	<p>DWG. 1 OF 1</p>

**LEGEND**

SYMBOLS	DESCRIPTION
---	PROPERTY LINE
---	BUILDING TO BE REMOVED
---	BUILDING
SD	STORM DRAIN
W	WATER
G	GAS
S	SANITARY SEWER
○	UTILITY POLE W/ GUY WIRE
□	CATCH BASIN
○	LIGHT POLE

**LEGEND CONT.**

SYMBOLS	DESCRIPTION
---	CITY CURB
---	EXISTING CONTOUR
---	NEW CONTOUR
11	SPOT ELEVATION
○	MAN HOLE
○	NEW LIGHT POLES
□	LANDSCAPED AREA
○	PHOTOMETRIC LIGHT



<b>PROPOSAL FOR:</b> BUILDING 181 MARGINAL WAY PORTLAND, ME  APPLICANT: SOUTHERN MAINE PROPERTIES COMPANY P.O. BOX 7525 PORTLAND, ME 04112	<b>SITE PLAN</b>  DATE: 8-28-98  DWG. 1 OF 1
---	--

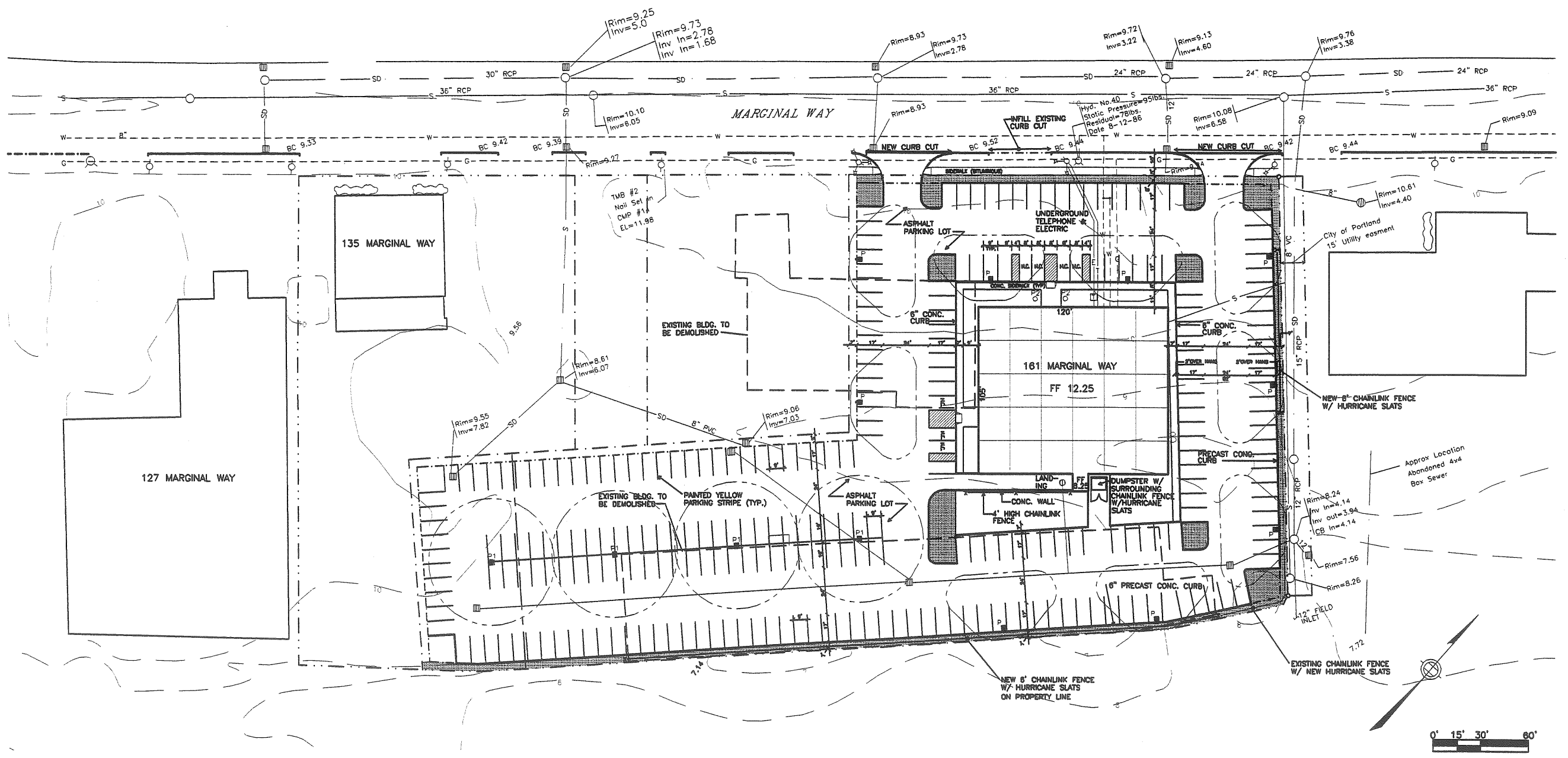


**LEGEND**

SYMBOLS	DESCRIPTION
---	PROPERTY LINE
---	BUILDING TO BE REMOVED
---	BUILDING
SD	STORM DRAIN
W	WATER
G	GAS
S	SANITARY SEWER
○	UTILITY POLE W/ GUY WIRE
□	CATCH BASIN
○	LIGHT POLE

**LEGEND CONT.**

SYMBOLS	DESCRIPTION
---	CITY CURB
---	EXISTING CONTOUR
---	NEW CONTOUR
11	SPOT ELEVATION
○	MAN HOLE
○	NEW LIGHT POLES
○	LANDSCAPED AREA
○	PHOTOMETRIC LIGHT



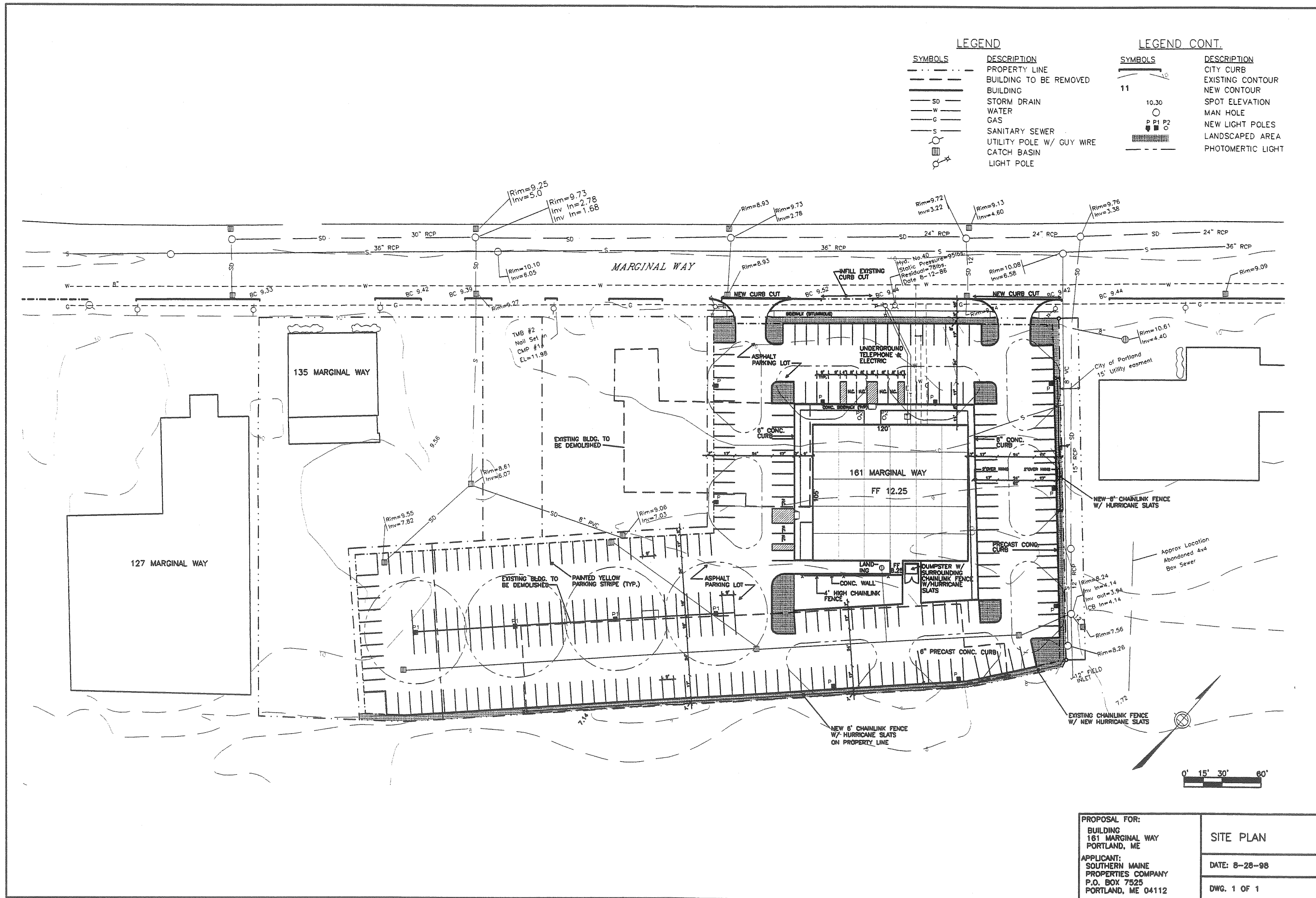
PROPOSAL FOR: BUILDING 161 MARGINAL WAY PORTLAND, ME	SITE PLAN
APPLICANT: SOUTHERN MAINE PROPERTIES COMPANY P.O. BOX 7525 PORTLAND, ME 04112	DATE: 8-28-98
	DWG. 1 OF 1

**LEGEND**

SYMBOLS	DESCRIPTION
---	PROPERTY LINE
---	BUILDING TO BE REMOVED
---	BUILDING
SD	STORM DRAIN
W	WATER
G	GAS
S	SANITARY SEWER
○	UTILITY POLE W/ GUY WIRE
□	CATCH BASIN
○	LIGHT POLE

**LEGEND CONT.**

SYMBOLS	DESCRIPTION
---	CITY CURB
---	EXISTING CONTOUR
---	NEW CONTOUR
11	SPOT ELEVATION
○	MAN HOLE
○	NEW LIGHT POLES
■	LANDSCAPED AREA
○	PHOTOMETRIC LIGHT



PROPOSAL FOR:  
 BUILDING  
 161 MARGINAL WAY  
 PORTLAND, ME  
 APPLICANT:  
 SOUTHERN MAINE  
 PROPERTIES COMPANY  
 P.O. BOX 7525  
 PORTLAND, ME 04112

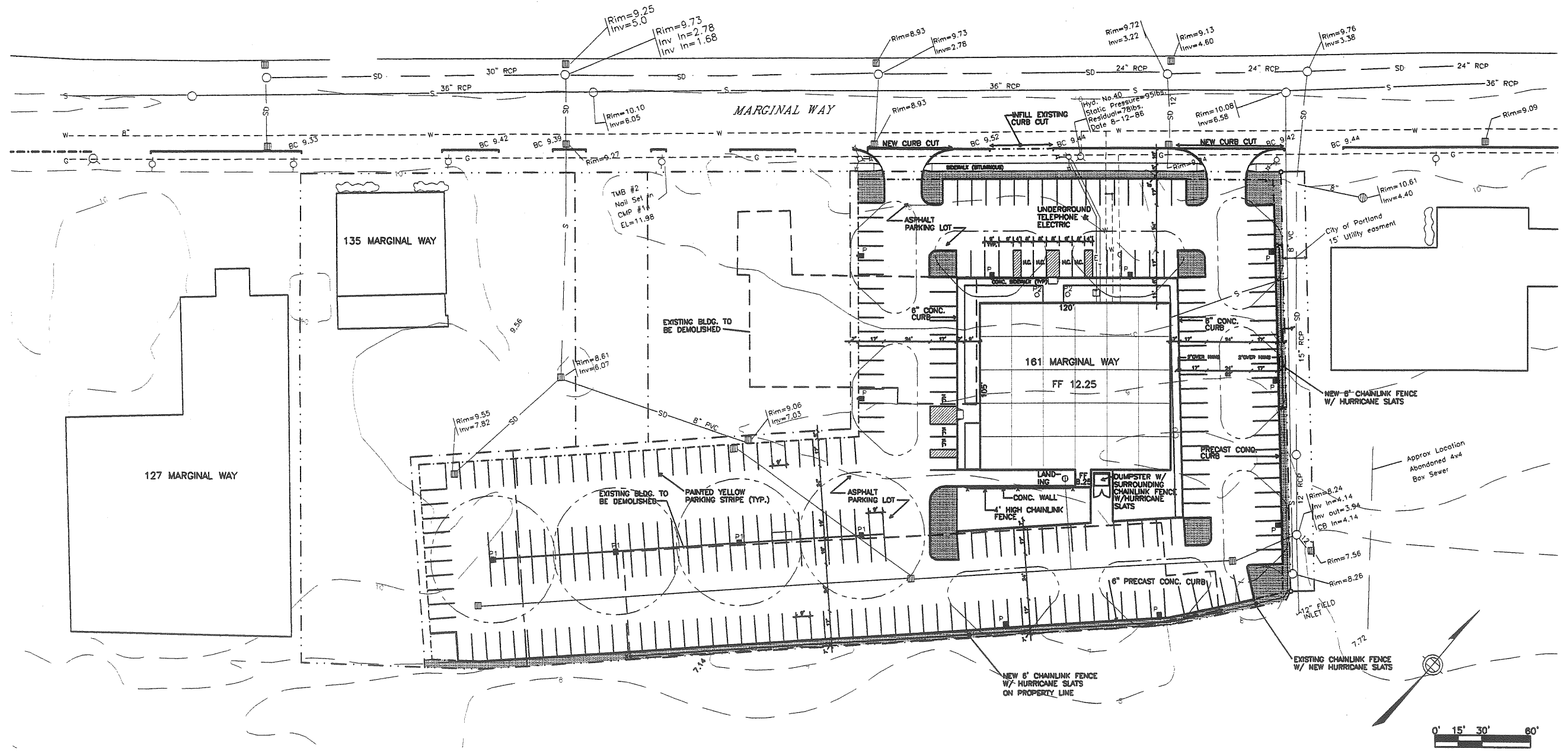
SITE PLAN  
 DATE: 8-28-98  
 DWG. 1 OF 1

**LEGEND**

SYMBOLS	DESCRIPTION
---	PROPERTY LINE
---	BUILDING TO BE REMOVED
---	BUILDING
SD	STORM DRAIN
W	WATER
G	GAS
S	SANITARY SEWER
○	UTILITY POLE W/ GUY WIRE
□	CATCH BASIN
○	LIGHT POLE

**LEGEND CONT.**

SYMBOLS	DESCRIPTION
---	CITY CURB
---	EXISTING CONTOUR
---	NEW CONTOUR
10.30	SPOT ELEVATION
○	MAN HOLE
P1 P2	NEW LIGHT POLES
▨	LANDSCAPED AREA
○	PHOTOMETRIC LIGHT



<b>PROPOSAL FOR:</b> BUILDING 161 MARGINAL WAY PORTLAND, ME <b>APPLICANT:</b> SOUTHERN MAINE PROPERTIES COMPANY P.O. BOX 7525 PORTLAND, ME 04112	<b>SITE PLAN</b> DATE: 8-28-98 DWG. 1 OF 1
--	--

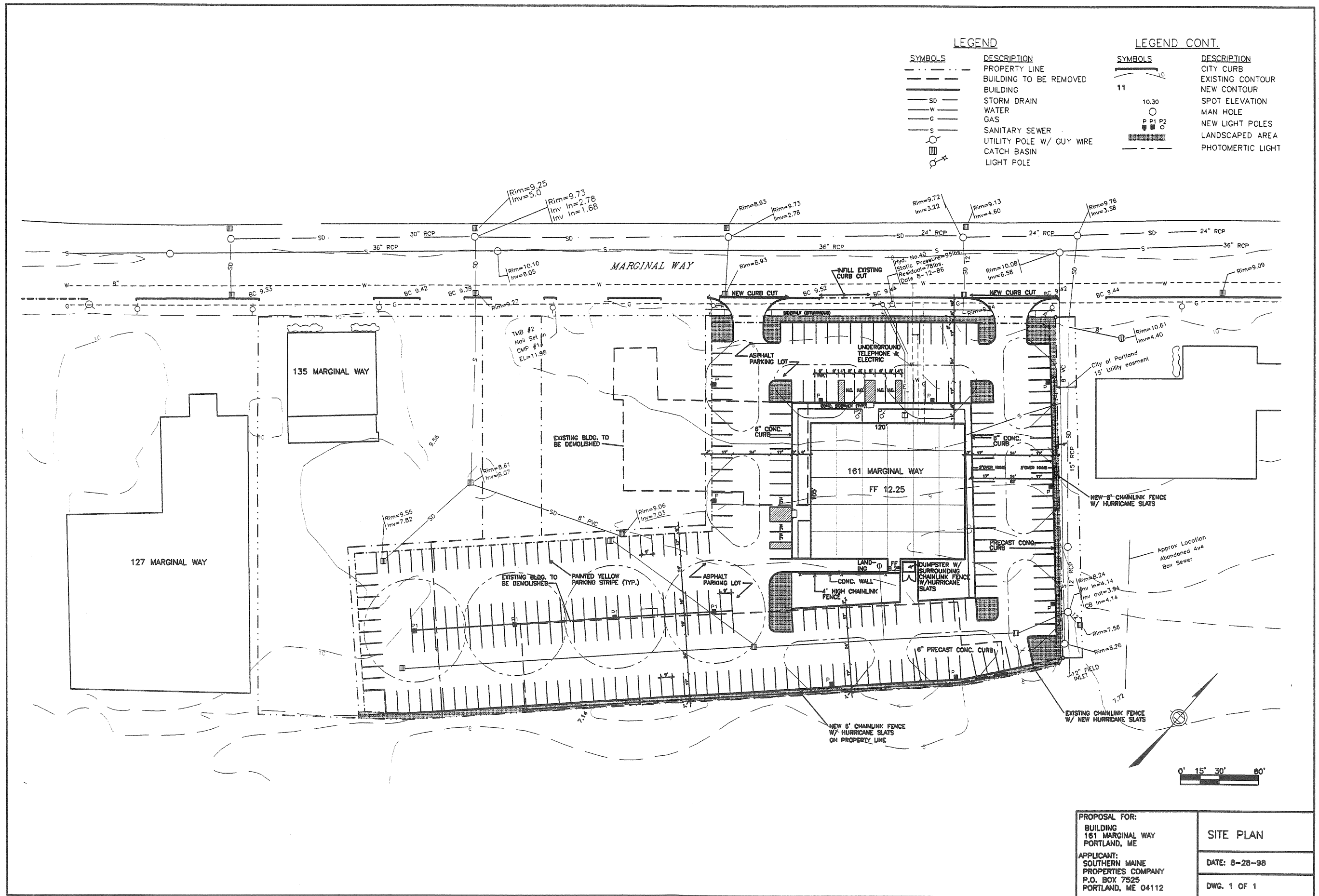


**LEGEND**

SYMBOLS	DESCRIPTION
---	PROPERTY LINE
---	BUILDING TO BE REMOVED
---	BUILDING
SD	STORM DRAIN
W	WATER
G	GAS
S	SANITARY SEWER
○	UTILITY POLE W/ GUY WIRE
□	CATCH BASIN
⊙	LIGHT POLE

**LEGEND CONT.**

SYMBOLS	DESCRIPTION
---	CITY CURB
---	EXISTING CONTOUR
---	NEW CONTOUR
11	SPOT ELEVATION
○	MAN HOLE
○ P1 P2	NEW LIGHT POLES
▨	LANDSCAPED AREA
⊙	PHOTOMETRIC LIGHT

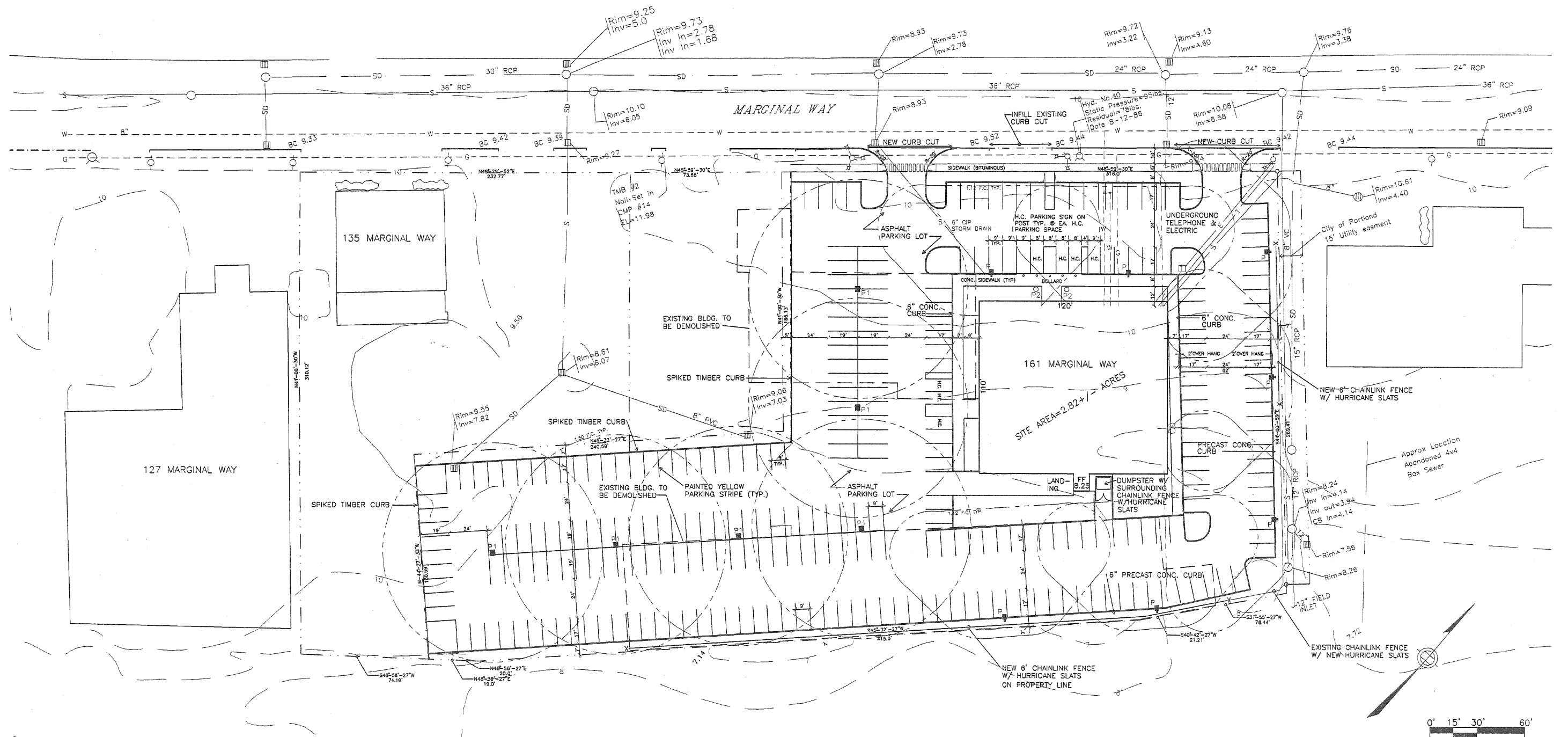


LEGEND

SYMBOLS	DESCRIPTION
---	PROPERTY LINE
---	BUILDING TO BE REMOVED
---	BUILDING
SD	STORM DRAIN
W	WATER
G	GAS
S	SANITARY SEWER
○	UTILITY POLE W/ GUY WIRE
○	CATCH BASIN
○	LIGHT POLE

LEGEND CONT.

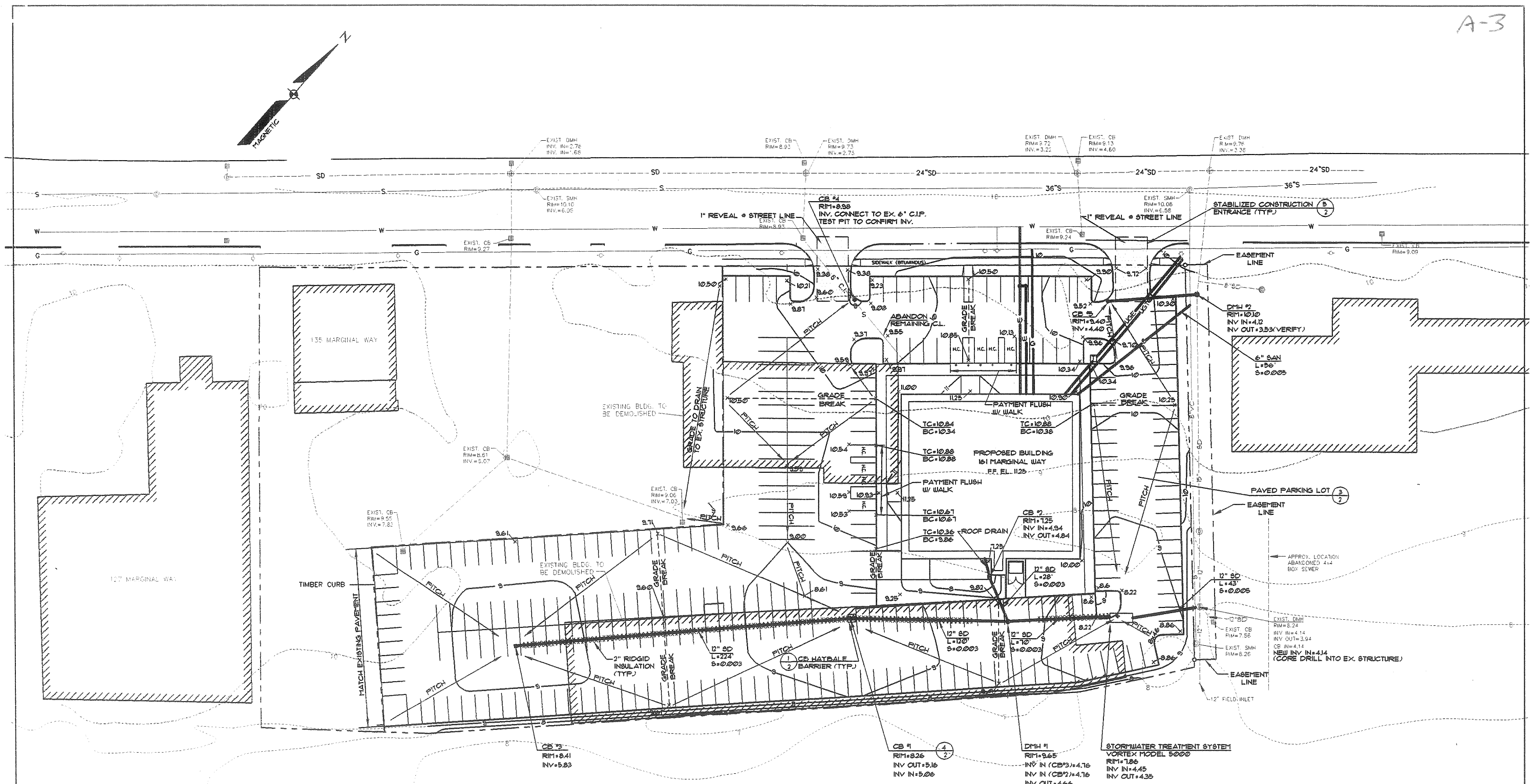
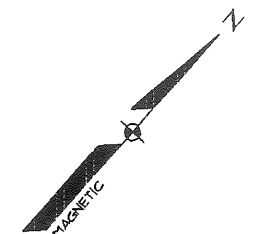
SYMBOLS	DESCRIPTION
---	CITY CURB
---	EXISTING CONTOUR
---	NEW CONTOUR
10.30	SPOT ELEVATION
○	MAN HOLE
○	NEW LIGHT POLES
---	LANDSCAPED AREA
---	PHOTOMETRIC LIGHT PATTERN



THIS PLAN CONFORMS TO THE STANDARDS ADOPTED BY THE MAINE STATE BOARD OF REGISTRATION FOR LAND SURVEYORS FOR A STANDARD BOUNDARY SURVEY, CATEGORY I, CONDITION II.

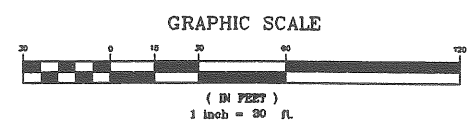
*J. B. Watts*  
 JEROME B. WATTS R.L.S. 1245

PROPOSAL FOR: BUILDING 161 MARGINAL WAY PORTLAND, ME	SITE PLAN
APPLICANT: SOUTHERN MAINE PROPERTIES COMPANY P.O. BOX 7525 PORTLAND, ME 04112	DATE: 10-8-98
	DWG. 1 OF 1



**LEGEND**

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY/ROW	---
---	EASEMENT	---
---	BUILDING	---
---	SIGN	---
---	EDGE PAVEMENT	---
---	CURBLINE	---
---	CONTOUR	---
---	GAS	---
---	WATER	---
---	SEWER	---
---	STORM DRAIN	---
---	OVERHEAD ELEC. & TEL.	---
---	UNDERGROUND ELEC. & TEL.	---
○	LIGHT POLE	*
○	UTILITY POLE	+
○	HYDRANT	+
⊕	CATCH BASIN	⊕
⊕	MANHOLE	⊕
30.20	SPOT GRADE	30.00



B	SGD	10-8-98	SUBMIT FINAL TO CITY OF PORTLAND
A	SGD	9-3-98	PROGRESS GRADING PLAN SUBMIT TO CITY
REV:	BY:	DATE:	STATUS:

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

**GRADING & DRAINAGE PLAN**  
 FOR:  
**PROPOSED BUILDING**  
 181 MARGINAL WAY  
 PORTLAND, ME 04101  
 APPLICANT:  
**SOUTHERN MAINE PROPERTIES COMPANY**  
 P.O. BOX 7525, PORTLAND ME

**Sebago Technics**  
 Engineering & Planning for the Future  
 12 WESTBROOK COMMON  
 WESTBROOK, ME 04095-1339  
 TEL (207) 856-0277

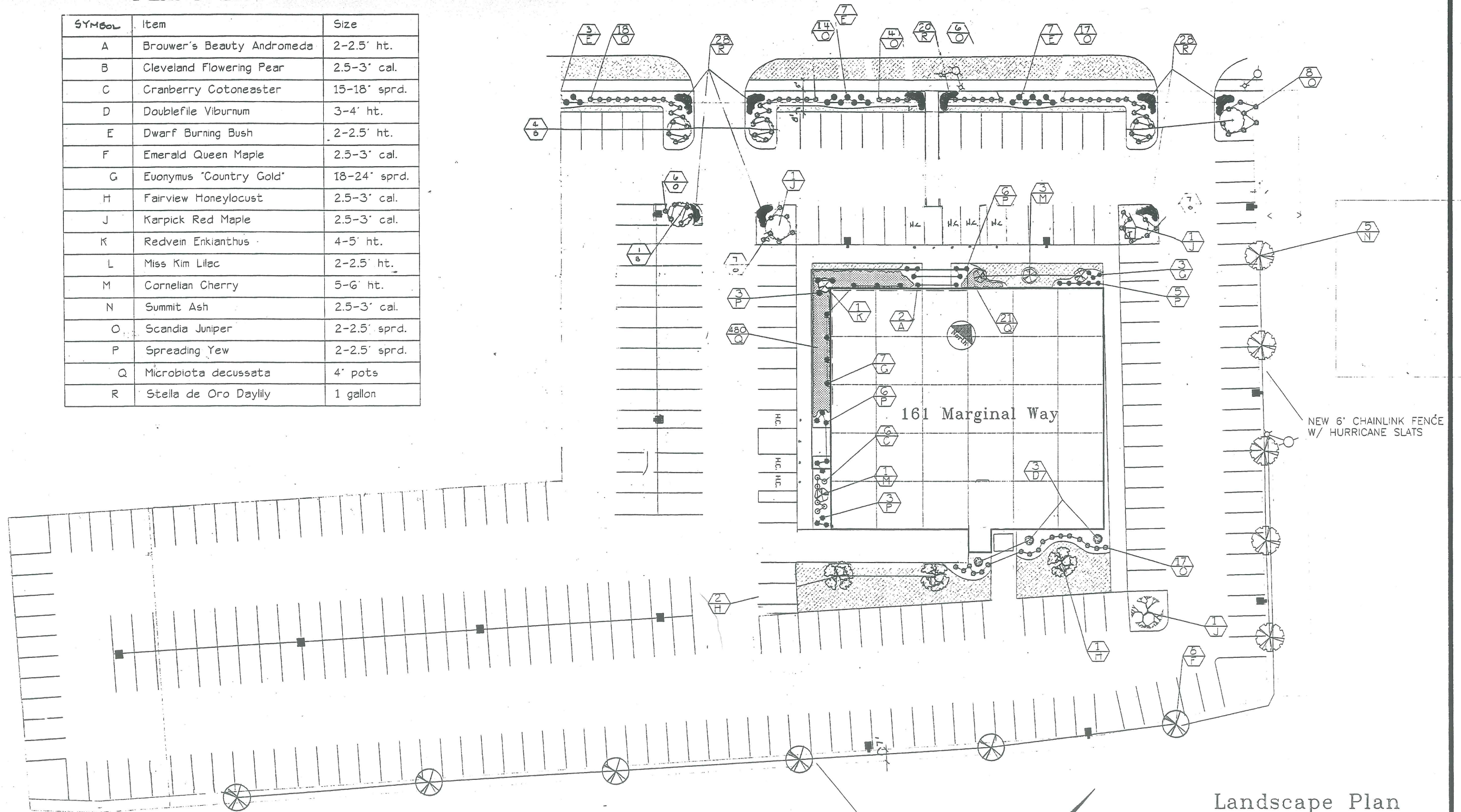
DESIGN BY:	SGD
DRAWN BY:	DAZ/JH
CHECKED BY:	
DATE:	8-31-98
SCALE:	1"=30'
FIELD BK:	
PROJ. NO:	98430
DRAWING:	98430G01

**SHEET 1 OF 2**



### PLANT LIST

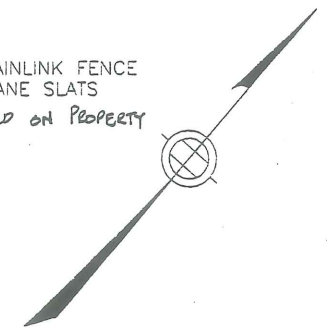
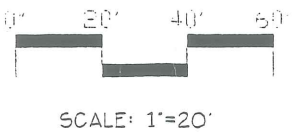
SYMBOL	Item	Size
A	Brouwer's Beauty Andromeda	2-2.5' ht.
B	Cleveland Flowering Pear	2.5-3' cal.
C	Cranberry Cotoneaster	15-18' sprd.
D	Doublefile Viburnum	3-4' ht.
E	Dwarf Burning Bush	2-2.5' ht.
F	Emerald Queen Maple	2.5-3' cal.
G	Euonymus 'Country Gold'	18-24' sprd.
H	Fairview Honeylocust	2.5-3' cal.
J	Karpick Red Maple	2.5-3' cal.
K	Redvein Enkianthus	4-5' ht.
L	Miss Kim Lilac	2-2.5' ht.
M	Cornelian Cherry	5-6' ht.
N	Summit Ash	2.5-3' cal.
O	Scandia Juniper	2-2.5' sprd.
P	Spreading Yew	2-2.5' sprd.
Q	Microbiota decussata	4' pots
R	Stella de Oro Daylily	1 gallon



NEW 6' CHAINLINK FENCE W/ HURRICANE SLATS

NEW 6' CHAINLINK FENCE W/ HURRICANE SLATS TO BE LOCATED ON PROPERTY LINE.

NOTE: REF SITE PLAN FOR EXACT SITE DIMENSIONS + PARKING LAYOUT  
 GENERAL / ADDITIONAL NOTES:  
 LANDSCAPING SHALL MEET THE "ARBORICULTURAL SPECIFICATIONS AND STANDARDS OF PRACTICE AND LANDSCAPE GUIDELINES" OF THE CITY OF PORTLAND, MAINE. TECHNICAL AND DESIGN STANDARDS AND CONVENTIONS.

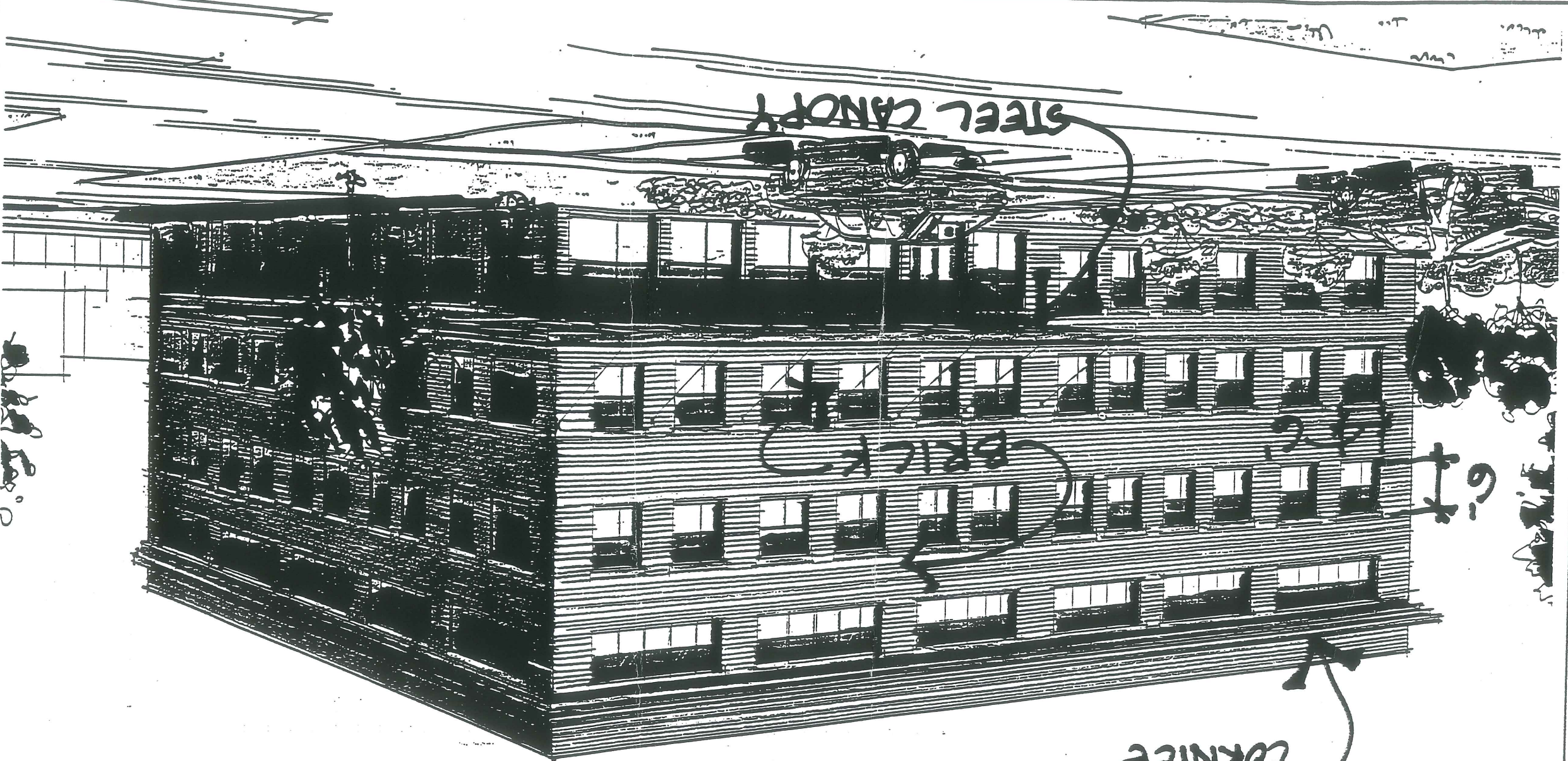


These drawings are the property of DAVIS LANDSCAPE CO., INC. Whether the work for which they were made be executed or not, they are not to be reused and/or copied except by written agreement with Conrad P. Davis II, President

### Landscape Plan

for:	Fore River Company Five Milk Street Portland, Maine
by:	Davis Landscape Co., Inc. 78 Lisbon Street Lisbon, Maine REVISED 9/30/98
Design By:	PJB
Date:	9/15/98
Scale:	as shown





DHS MARGINAL WAY SITE

PROJECT No. 97118

SCALE: 1/16" = 1'-0"

DATE: 12/8/97

FORE RIVER COMPANY

5 MILK STREET / P.O. BOX 7626  
PORTLAND, MAINE 04112

tel. (207) 772-6404 / fax. (207) 772-9078

SMRT

ARCHITECTURE ENGINEERING PLANNING

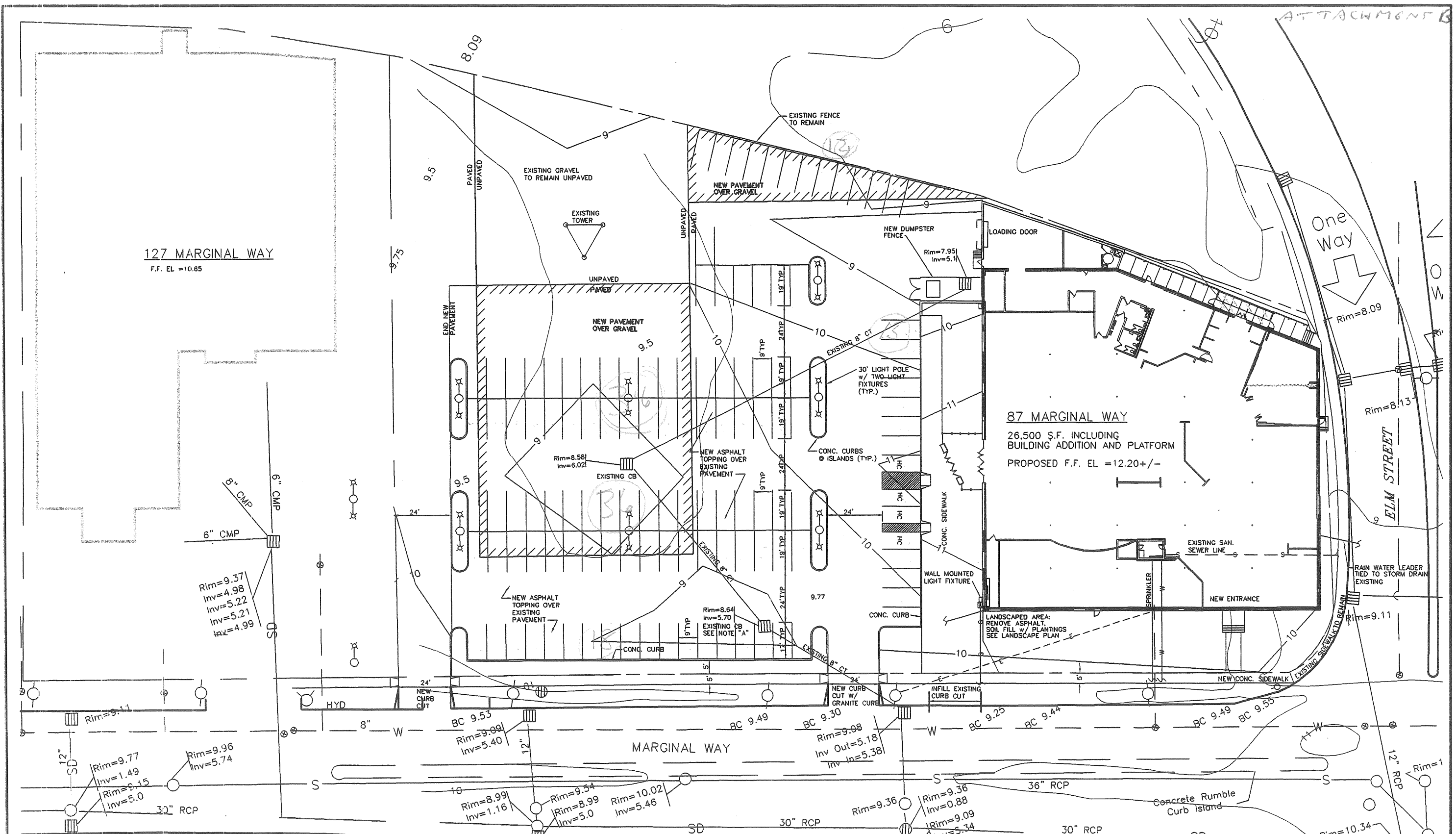
144 Fore St./P.O.Box 618 PORTLAND, MAINE 04104

tel. (207) 772-3848 / fax. (207) 772-1070

SUBJECT: PERSPECTIVE RENDERING







127 MARGINAL WAY  
F.F. EL = 10.85

87 MARGINAL WAY  
26,500 S.F. INCLUDING  
BUILDING ADDITION AND PLATFORM  
PROPOSED F.F. EL = 12.20 +/-

One Way

ELM STREET

MARGINAL WAY

**GENERAL NOTES:**

SEE SITEPLAN A FOR ADDITIONAL NOTES  
SURVEY INFORMATION BASED ON DRAWING  
C-100, 1988 BY: OEST ASSOCIATES INC.  
343 GORHAM RD.  
SOUTH PORTLAND, ME  
GRADING INFORMATION BASED ON GRADING  
PLAN BY: OEST ASSOCIATES INC.  
343 GORHAM RD.  
SOUTH PORTLAND, ME

FOR BUILDING PLAN, REFER TO ARCHITECTURAL  
DRAWING BY: ARCHETYPE  
48 UNION WHARF  
PORTLAND, ME

FOR PHOTOMETRIC PLAN REFER TO ELECTRICAL  
PLAN BY: KEELEY ELECTRICAL CONTRACTORS, INC.  
12 PORTLAND NORTH BUSINESS PARK  
FALMOUTH, ME

**NOTES:**

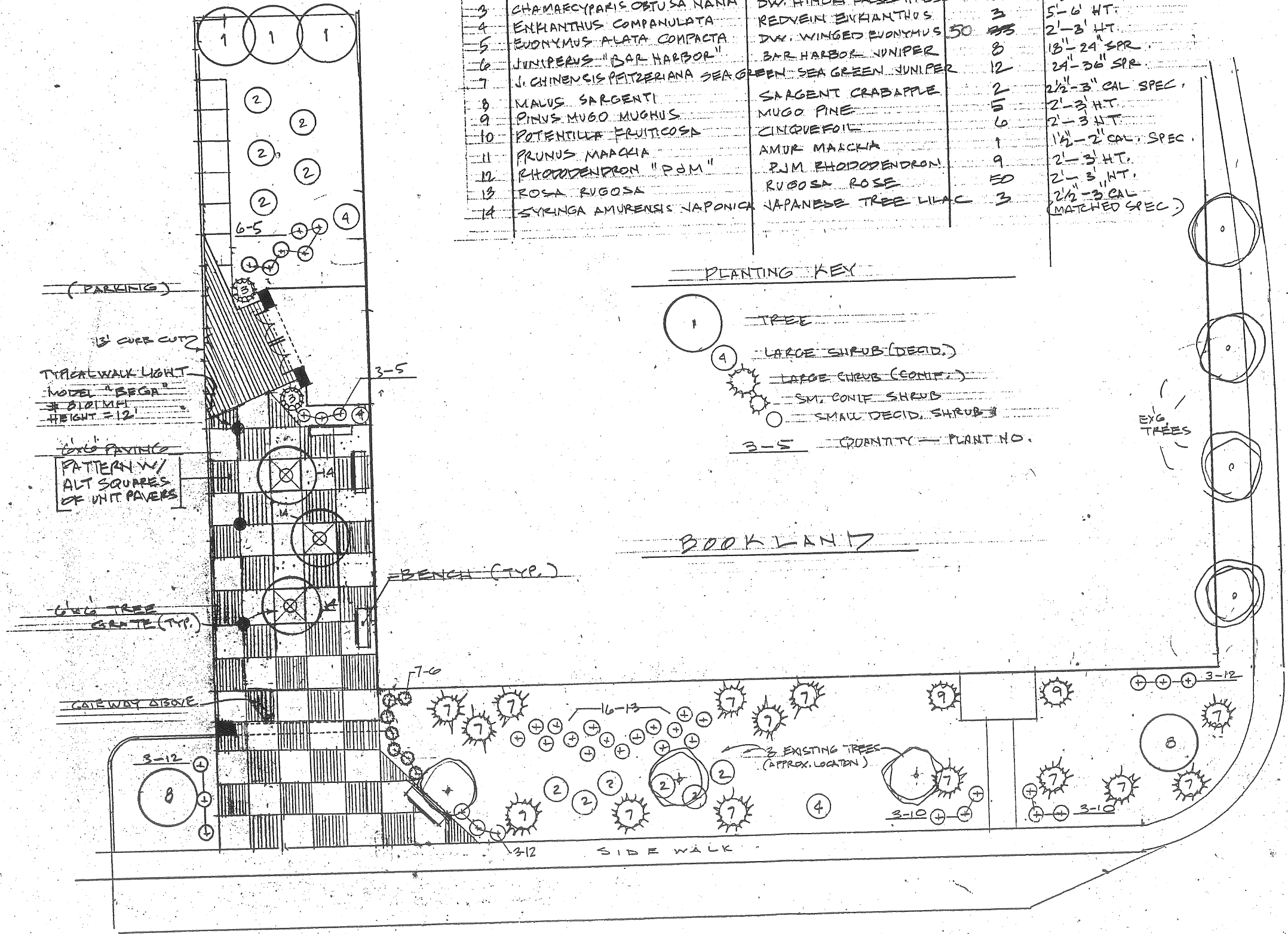
A - EXISTING CATCH BASIN TO BE RETROFITTED  
TO ACCOMMODATE OARS PASSIVE SKIMMER BY ABTECH  
INDUSTRIES



PROPOSAL FOR: BUILDING 87 MARGINAL WAY PORTLAND, ME APPLICANT: SOUTHERN MAINE PROPERTIES COMPANY P.O. BOX 7525 PORTLAND, ME 04112	GRADING/SITE PLAN DATE: 3-14-99 DWG. 1 OF 1
---	---

### PLANT LIST

NO.	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE
1	ACER GRISEUM	PAPERBARK MAPLE	5	2 1/2 - 3" CAL. SPECIMENS
2	CHAENOMELES LAGENARIA	COMMON QUINCE	11	2' - 3' HT.
3	CHAMAECYPARIS OBUSA NANA	DW. HINOKI FALSESPYRUS	2	2 1/2 - 3" HT. SPECIMENS
4	ENKANTHUS COMPANULATA	REDVEIN ENKANTHUS	3	5' - 6' HT.
5	EVONYMUS ALATA COMPACTA	DW. WINGED EVONYMUS	50	2' - 3' HT.
6	JUNIPERUS "BAR HARBOR"	BAR HARBOR JUNIPER	8	18" - 24" SPR.
7	J. CHINENSIS PEITZERIANA SEA GREEN	SEA GREEN JUNIPER	12	24" - 36" SPR.
8	MALUS SARGENTI	SARGENT CRABAPPLE	2	2 1/2 - 3" CAL SPEC.
9	PINUS MUGO MUGHUS	MUGO PINE	5	2' - 3' HT.
10	POTENTILLA FRUTICOSA	CINQUEFOIL	6	2' - 3' HT.
11	PRUNUS MAACKIA	AMUR MAACKIA	1	1 1/2 - 2" CAL. SPEC.
12	RHODODENDRON "PJM"	PJM RHODODENDRON	9	2' - 3' HT.
13	ROSA RUGOSA	RUGOSA ROSE	ED	2' - 3' HT.
14	SYRINGA AMURENSIS JAPONICA	JAPANESE TREE LILAC	3	2 1/2 - 3" CAL (MATCHED SPEC.)



### PLANTING KEY

- 1 - TREE
- 4 - LARGE SHRUB (DEAD.)
- 4 - LARGE SHRUB (CONIF.)
- 4 - SM. CONIF. SHRUB
- 4 - SMALL DECID. SHRUB
- 3-5 - QUANTITY - PLANT NO.

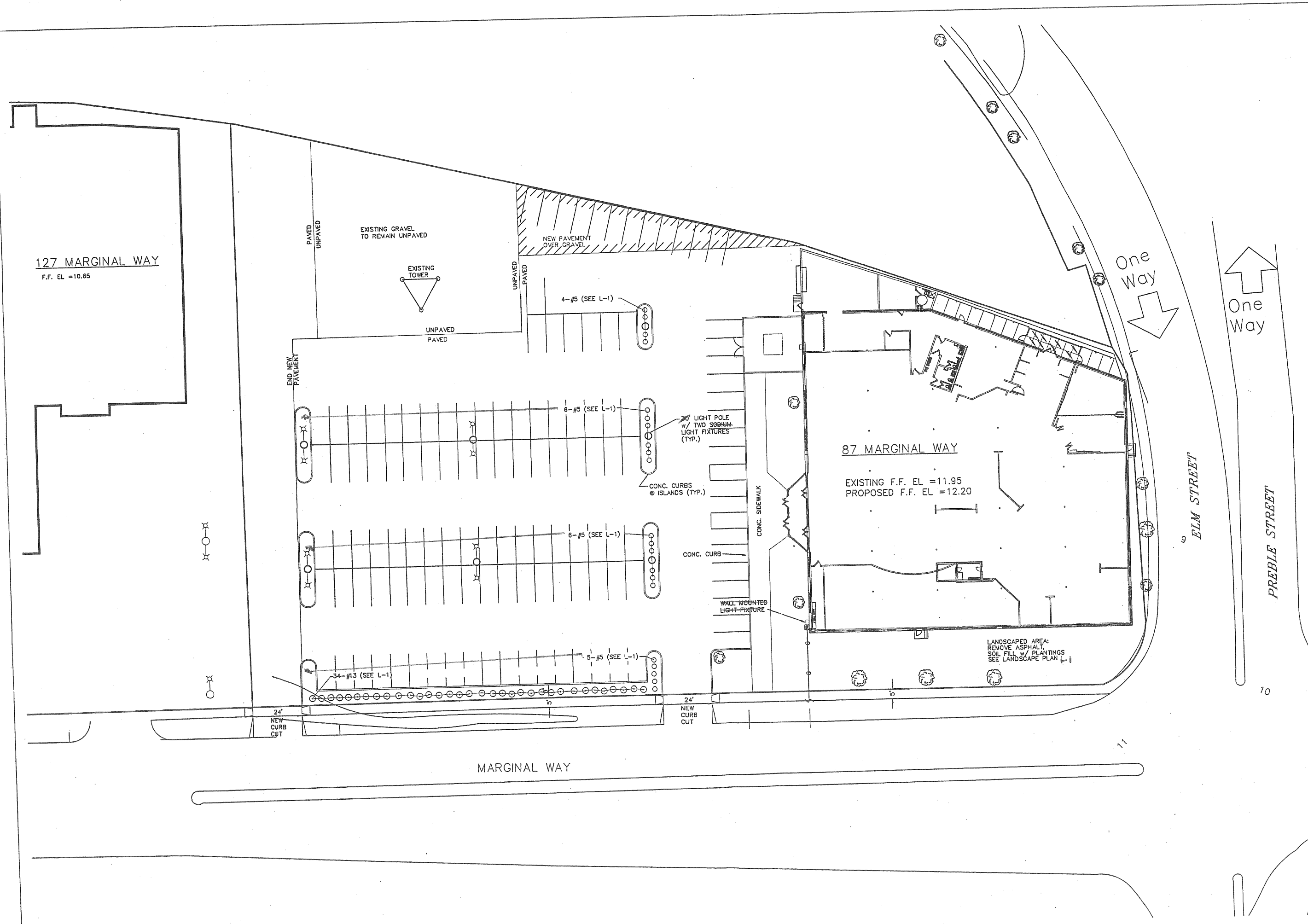
### BOOKLAND

### SITE PLAN

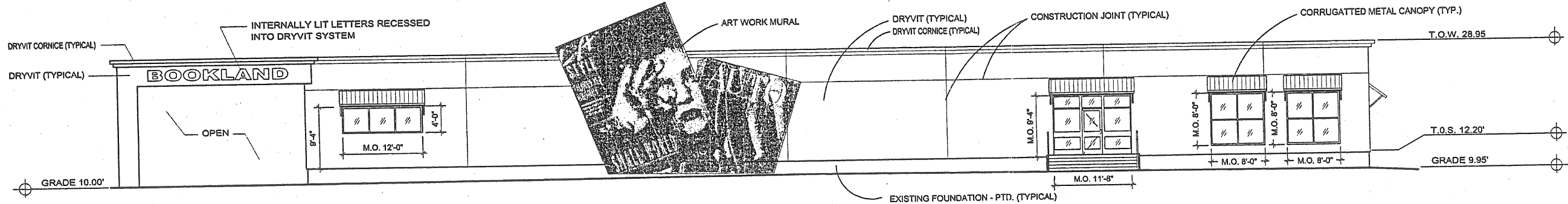
SCALE 1" = 10'

ARCHETYPE, P.A. ARCHITECTS	
48 Union Wharf Portland, Maine 04101 (207) 772-6022 Fax (207) 772-4056	
Project:	BOOKLAND
Date:	March 1, 1999
Scale:	As Noted
Drawn By:	Checked By:
Revisions:	
LANDSCAPE PLAN	
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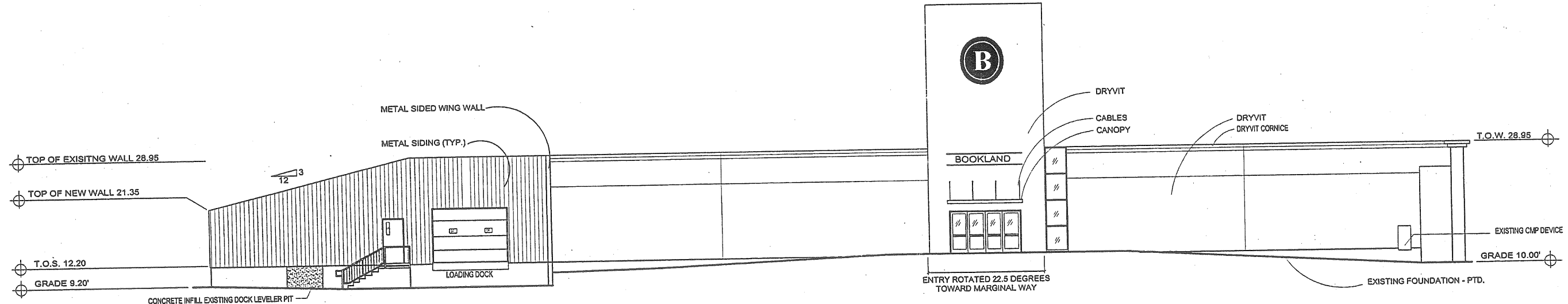




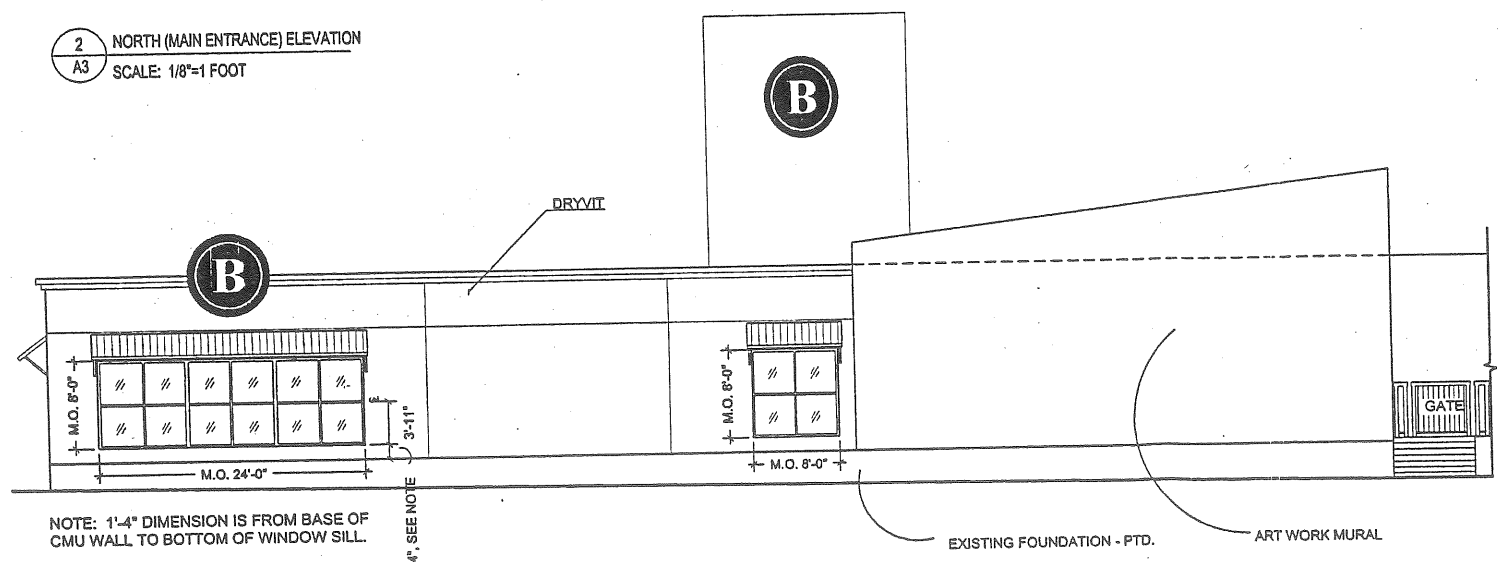
Project:		ARCHETYPE, P.A. ARCHITECTS	
Date		48 Union Wharf Portland, Maine 04101 (207) 772-6022 Fax (207) 772-4056	
Scale	As Noted	Project:	
Drawn By	Checked By	BOOKLAND	
Revisions		Portland, Maine 04101	
Date		Project:	
Drawn By		BOOKLAND	
Revisions		Portland, Maine 04101	
SITE PLANTING PLAN			
L2			



1 WEST (MARGINAL WAY) ELEVATION  
A3 SCALE: 1/8"=1 FOOT

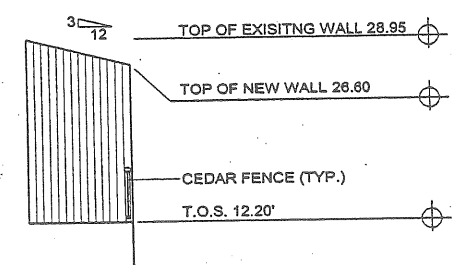


2 NORTH (MAIN ENTRANCE) ELEVATION  
A3 SCALE: 1/8"=1 FOOT



NOTE: 1'-4" DIMENSION IS FROM BASE OF CMU WALL TO BOTTOM OF WINDOW SILL.

3 SOUTH (PREBLE STREET) ELEVATION  
A3 SCALE: 1/8"=1 FOOT



4 ELEVATION  
A3 SCALE: 1/8"=1 FOOT

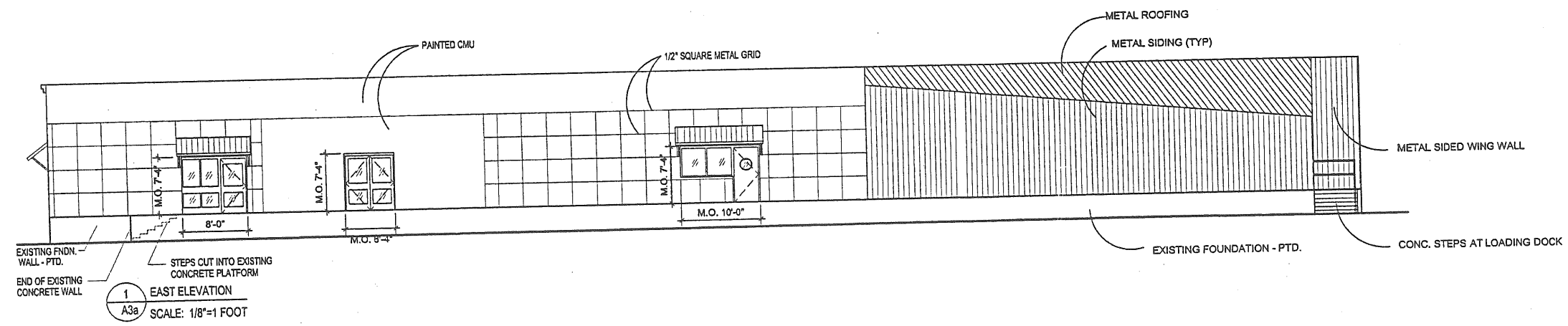
ARCHETYPE, P.A.  
ARCHITECTS  
48 Union Wharf Portland, Maine 04101  
(207) 772-6022 Fax (207) 772-4056

Project: BOOKLAND  
Marginal Way, Portland, ME

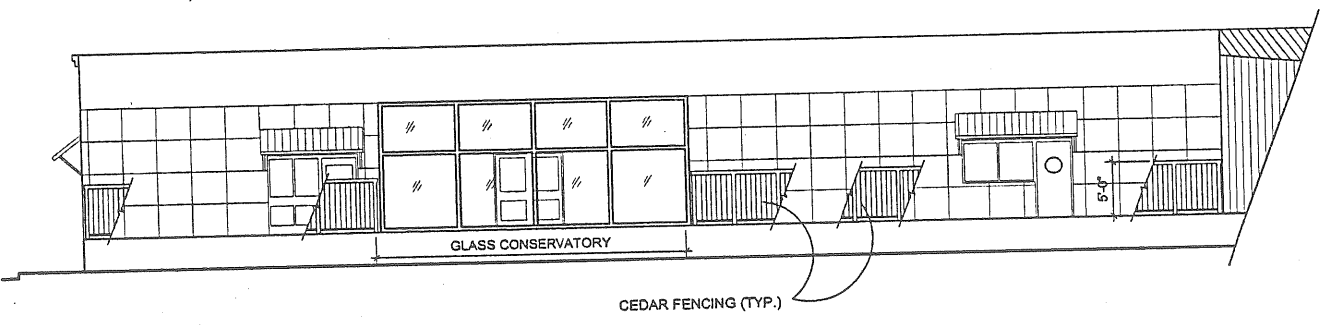
Scale	As Noted
Checked By	
Date	
Drawn By	
Revisors	

BUILDING ELEVATIONS

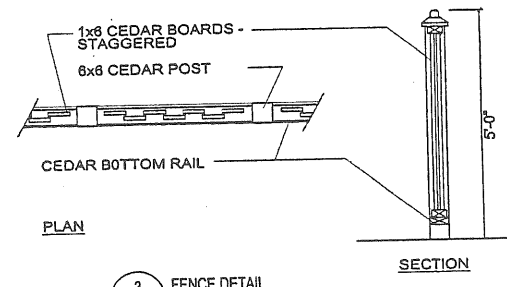
A3



1 EAST ELEVATION  
A3a SCALE: 1/8"=1 FOOT



2 EAST ELEVATION  
A3a SCALE: 1/8"=1 FOOT



3 FENCE DETAIL  
A3a SCALE: 1/2"=1 FOOT

ARCHETYPE, P.A.  
ARCHITECTS  
48 Union Wharf Portland, Maine 04101  
(207) 772-6022 Fax (207) 772-4056

Project:  
BOOKLAND  
Marginal Way, Portland, ME

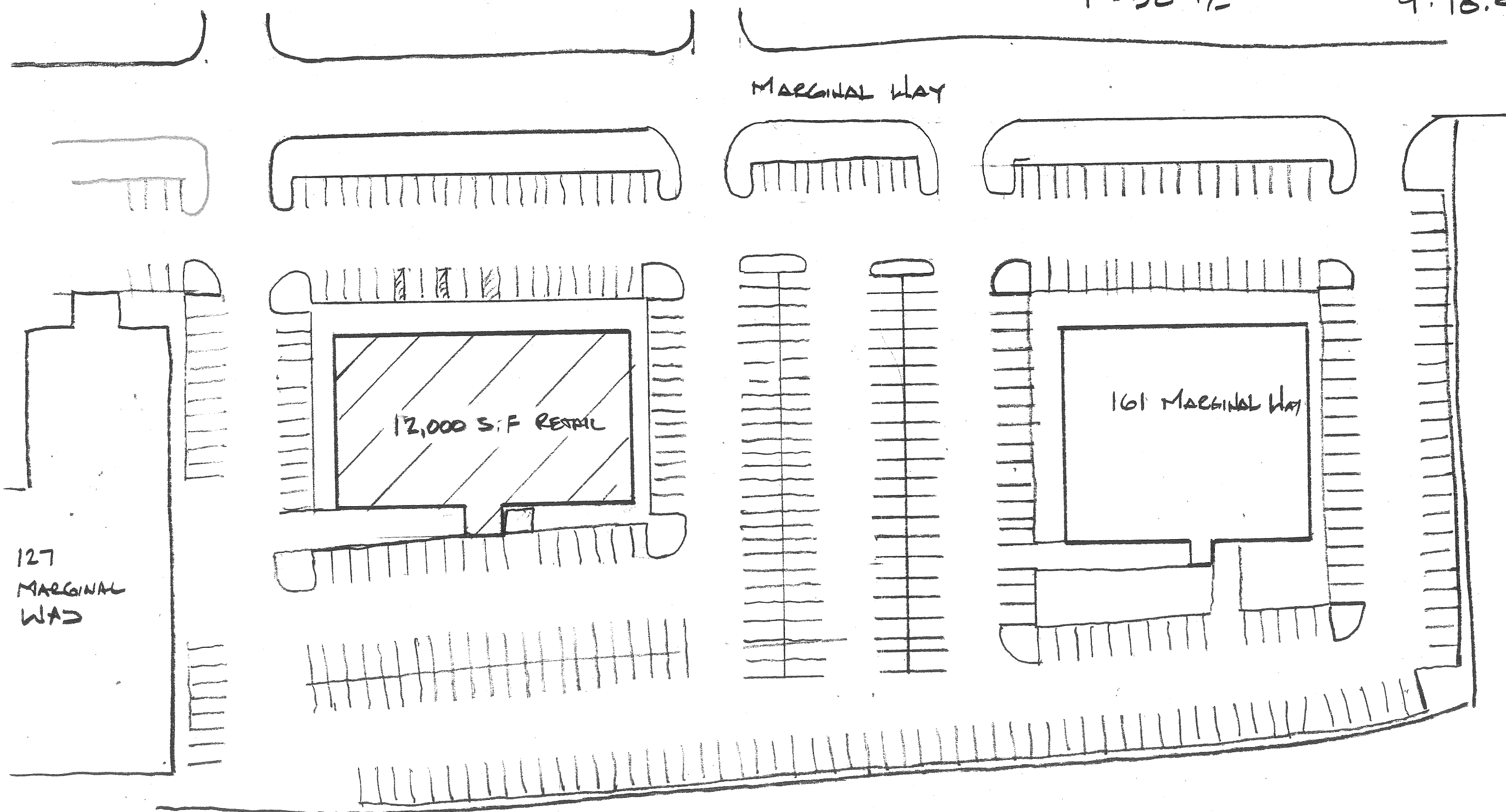
Scale	As Noted
Date	Drawn By
	Checked By
	Revisions

BUILDING ELEVATIONS

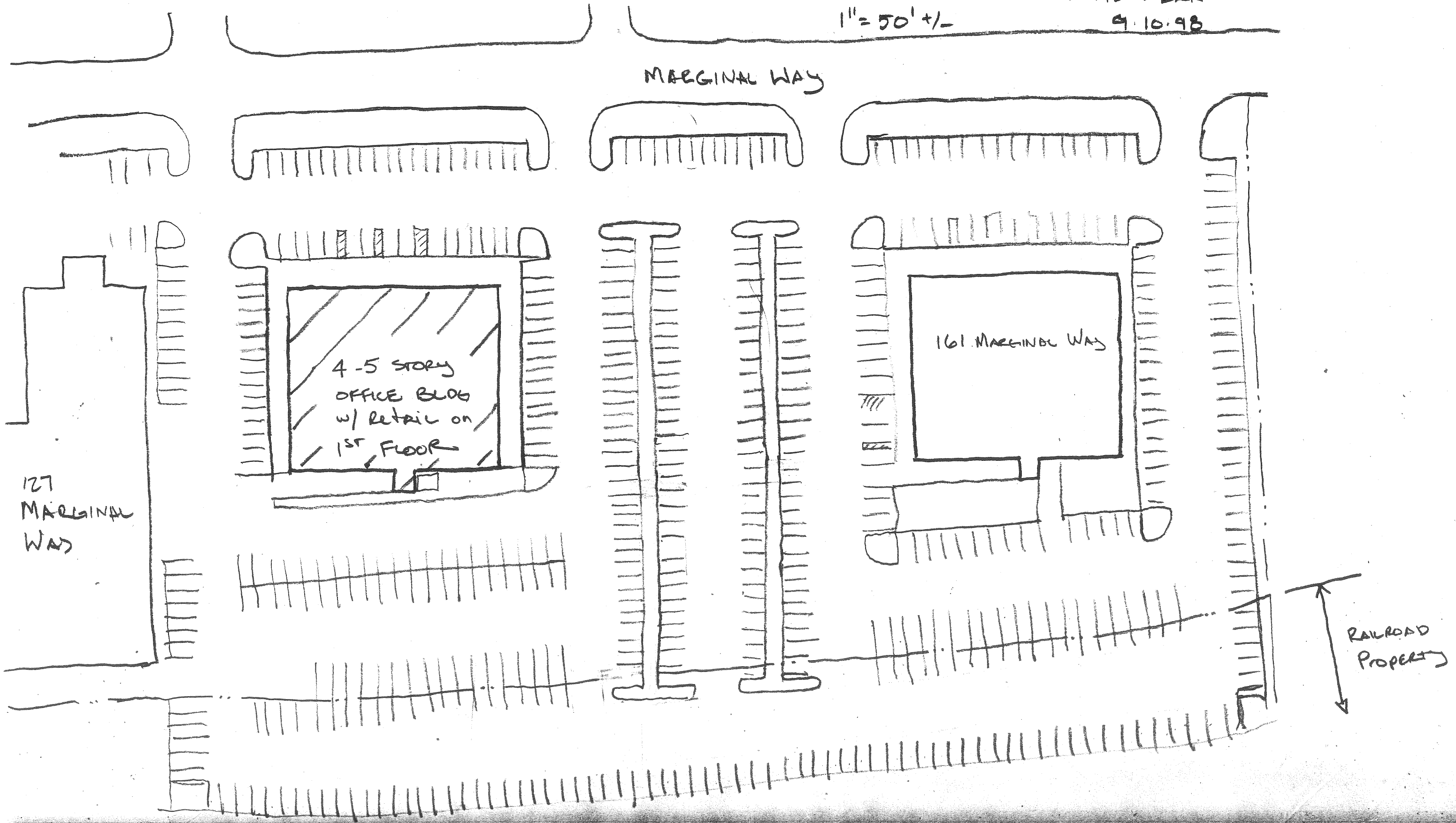
A3a



135/161 MARGINAL WAY  
HYPOTHETICAL SITE PLAN  
1" = 50' +/-  
9.10.98



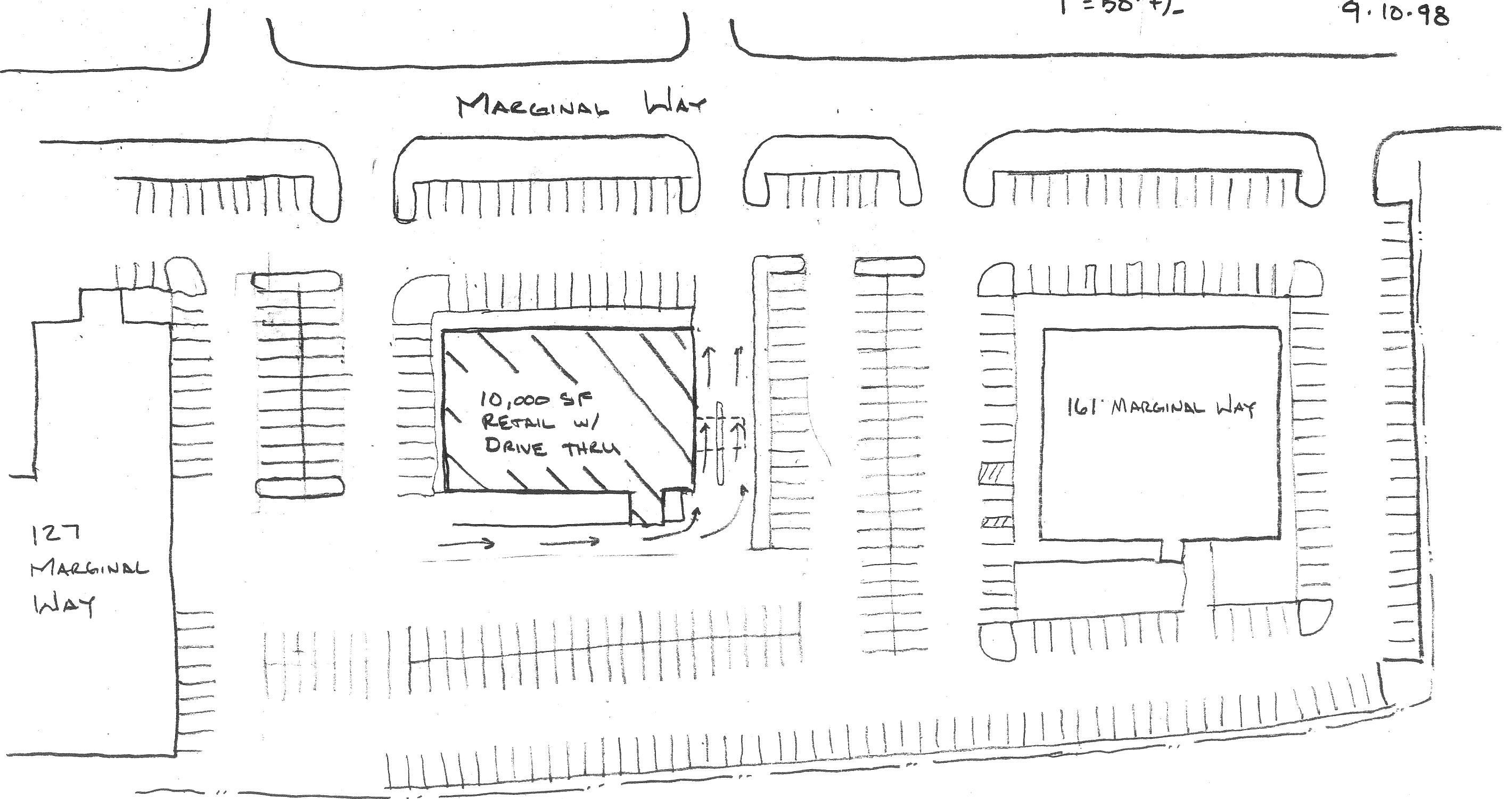
135 / 161 MARGINAL WAY  
HYPOTHETICAL SITE PLAN  
1" = 50' +/-  
9.10.98



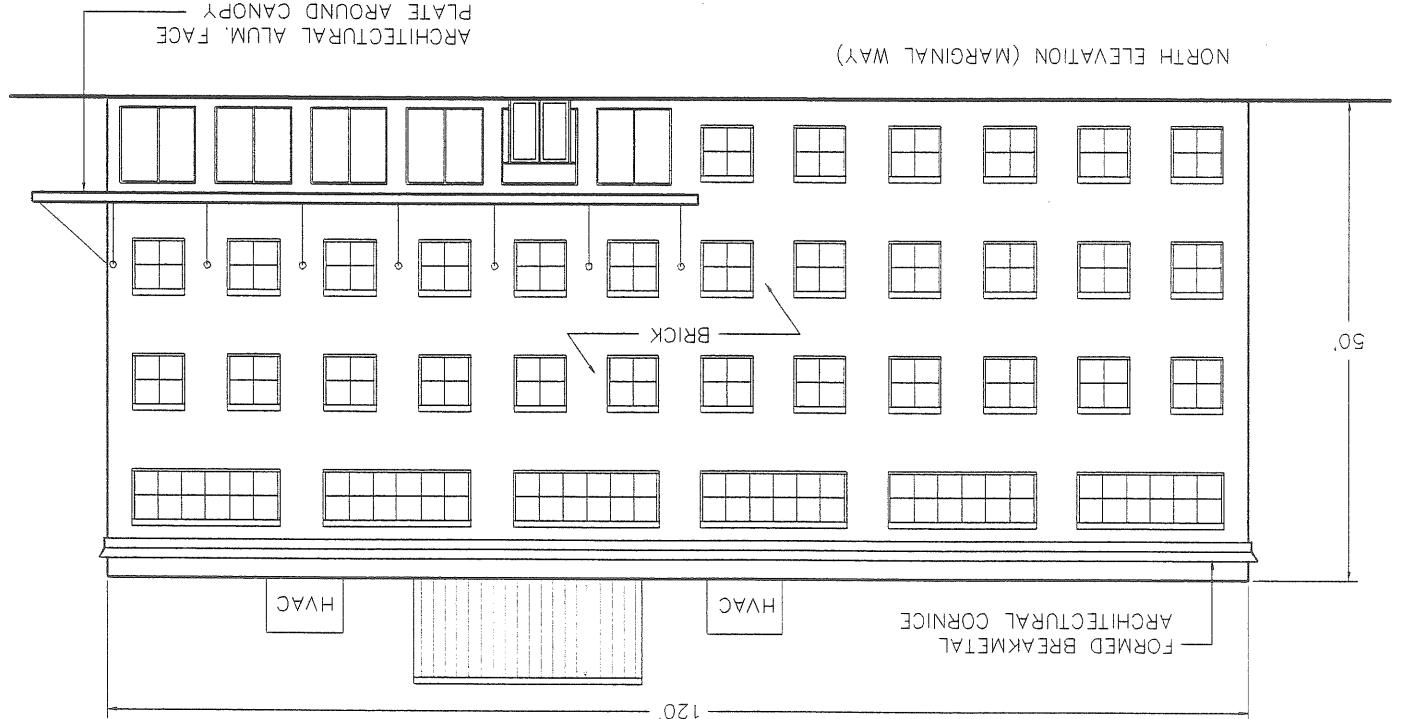
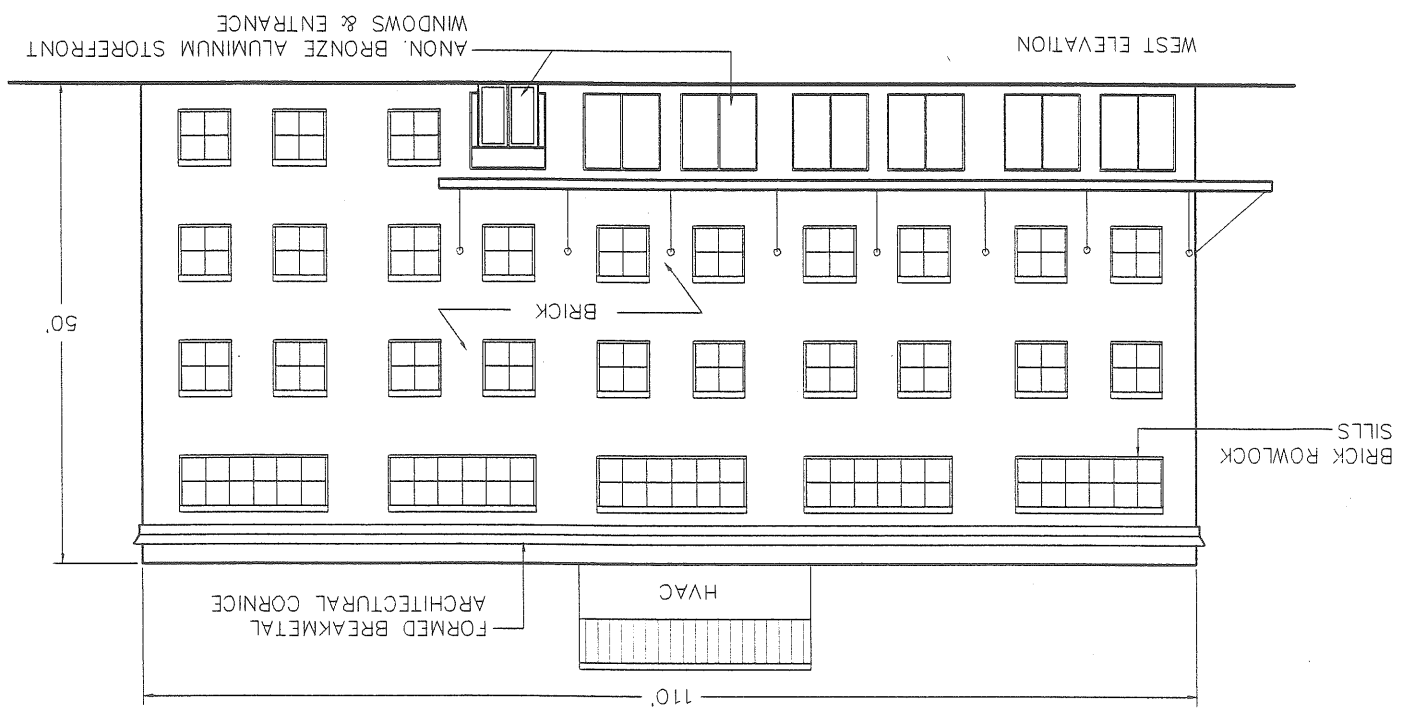
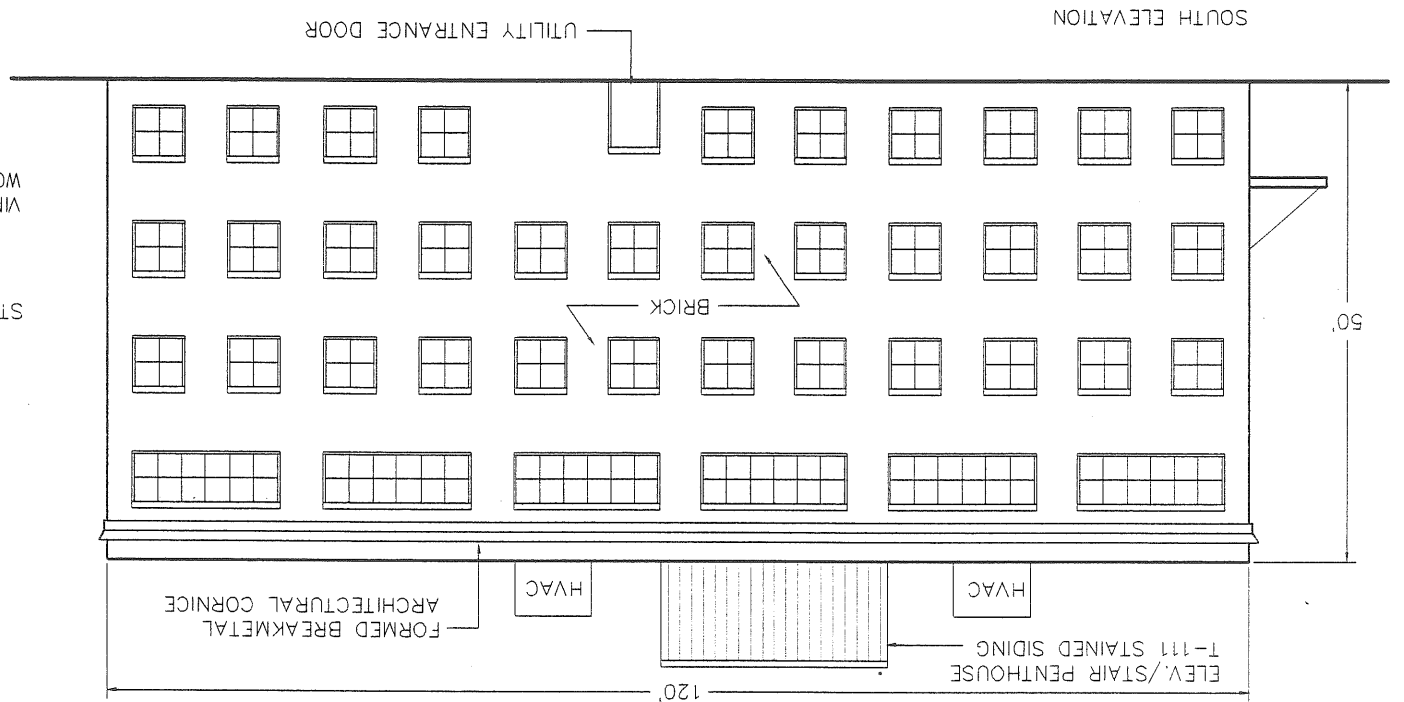
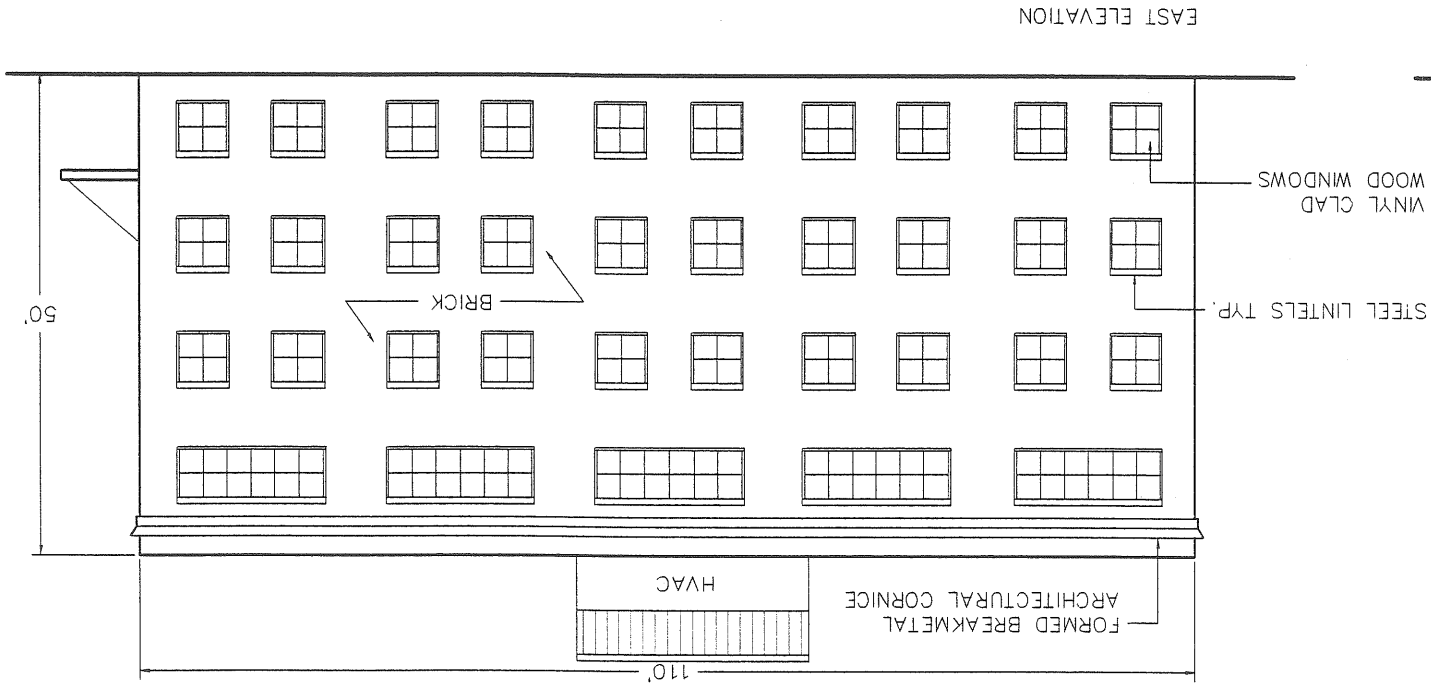
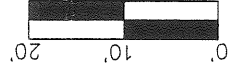
# 135/161 MARGINAL WAY HYPOTHETICAL SITE PLAN

1" = 50' +/-

9.10.98

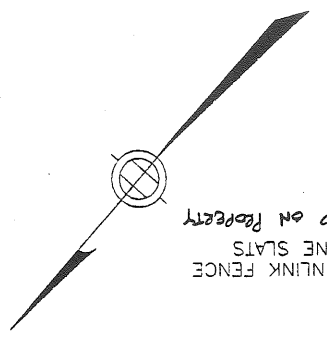
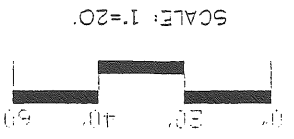




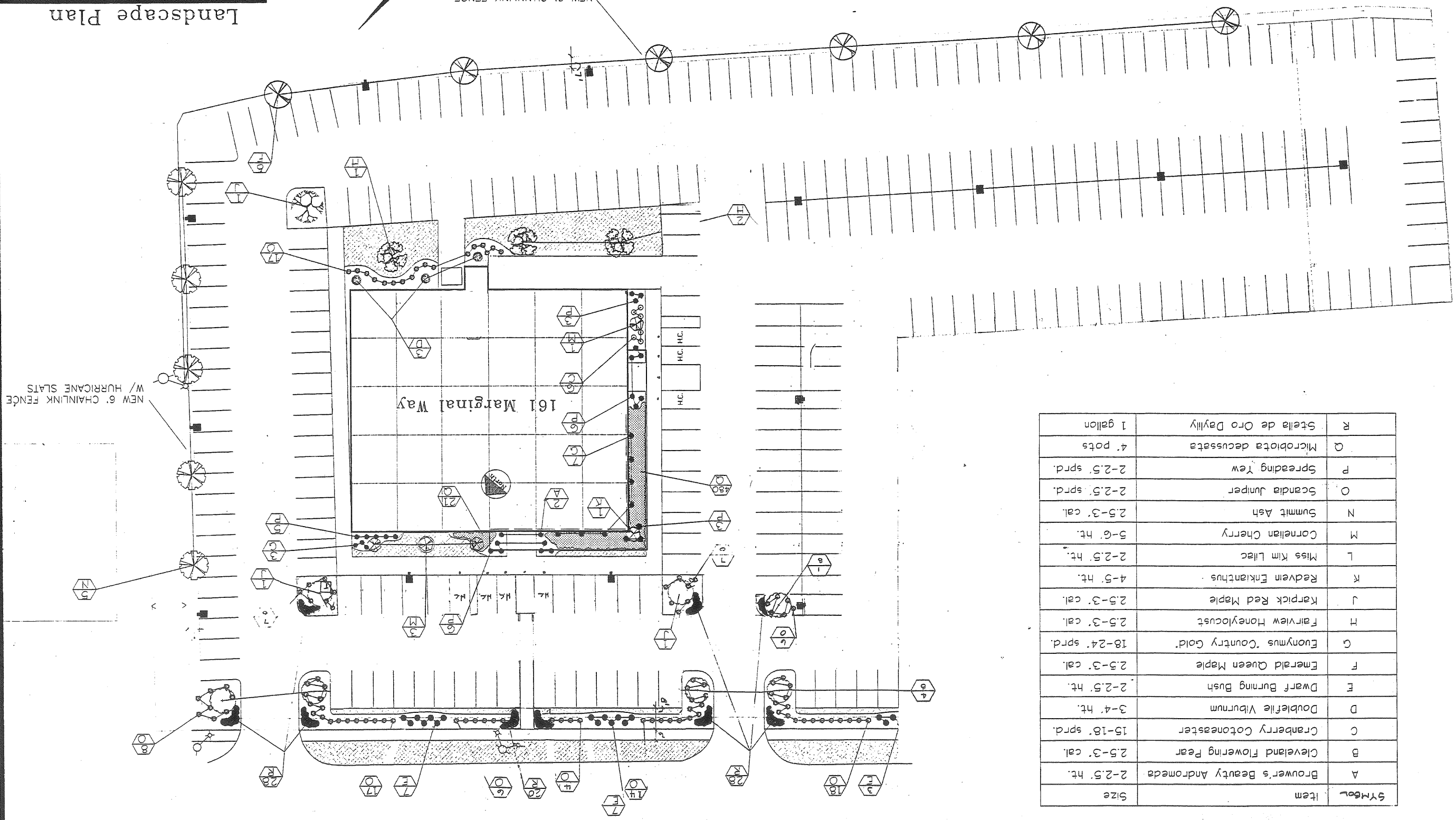


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 except by written agreement with  
 Conrad P. Davis II, President

NOTE: KEEP SITE PLAN FOR EXACT SITE DIMENSIONS + RACKING LAYOUT  
 E.P. "GENERAL/ADDITIONAL NOTES"  
 LANDSCAPE SHALL MEET THE "DESIGN/TEAM SPECIFICATIONS"  
 AND STANDARDS OF PRACTICE AND LANDSCAPE CALCULUS OF THE  
 CITY OF PORTLAND, MAINE TECHNICAL AND DESIGN STANDARDS AND  
 ORDINANCES.



NEW 6" CHAINLINK FENCE  
 W/ HURRICANE SLATS  
 TO BE LOCATED ON PROPERTY  
 LINE.



Symbol	Item	Size
A	Brouwer's Beauty Andromeda	2-2.5' ht.
B	Cleveland Flowering Pear	2.5-3' cal.
C	Cranberry Cotoneaster	15-18' sprd.
D	Doublefile Viburnum	3-4' ht.
E	Dwarf Burning Bush	2-2.5' ht.
F	Emerald Queen Maple	2.5-3' cal.
G	Euonymus 'Country Gold'	18-24' sprd.
H	Fairview Honeylocust	2.5-3' cal.
J	Karpick Red Maple	2.5-3' cal.
K	Redvein Eukianthus	4-5' ht.
L	Miss Kim Lilac	2-2.5' ht.
M	Cornelian Cherry	5-6' ht.
N	Summit Ash	2.5-3' cal.
O	Scandia Juniper	2-2.5' sprd.
P	Spreading Yew	2-2.5' sprd.
Q	Microbiota decussata	4' pots
R	Stella de Oro Daylily	1 gallon

PLANT LIST

Landscape Plan

For: Fore River Company  
 Five Milk Street  
 Portland, Maine

By: Davis Landscape Co., Inc.  
 78 Lisbon Street  
 Lisbon, Maine

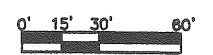
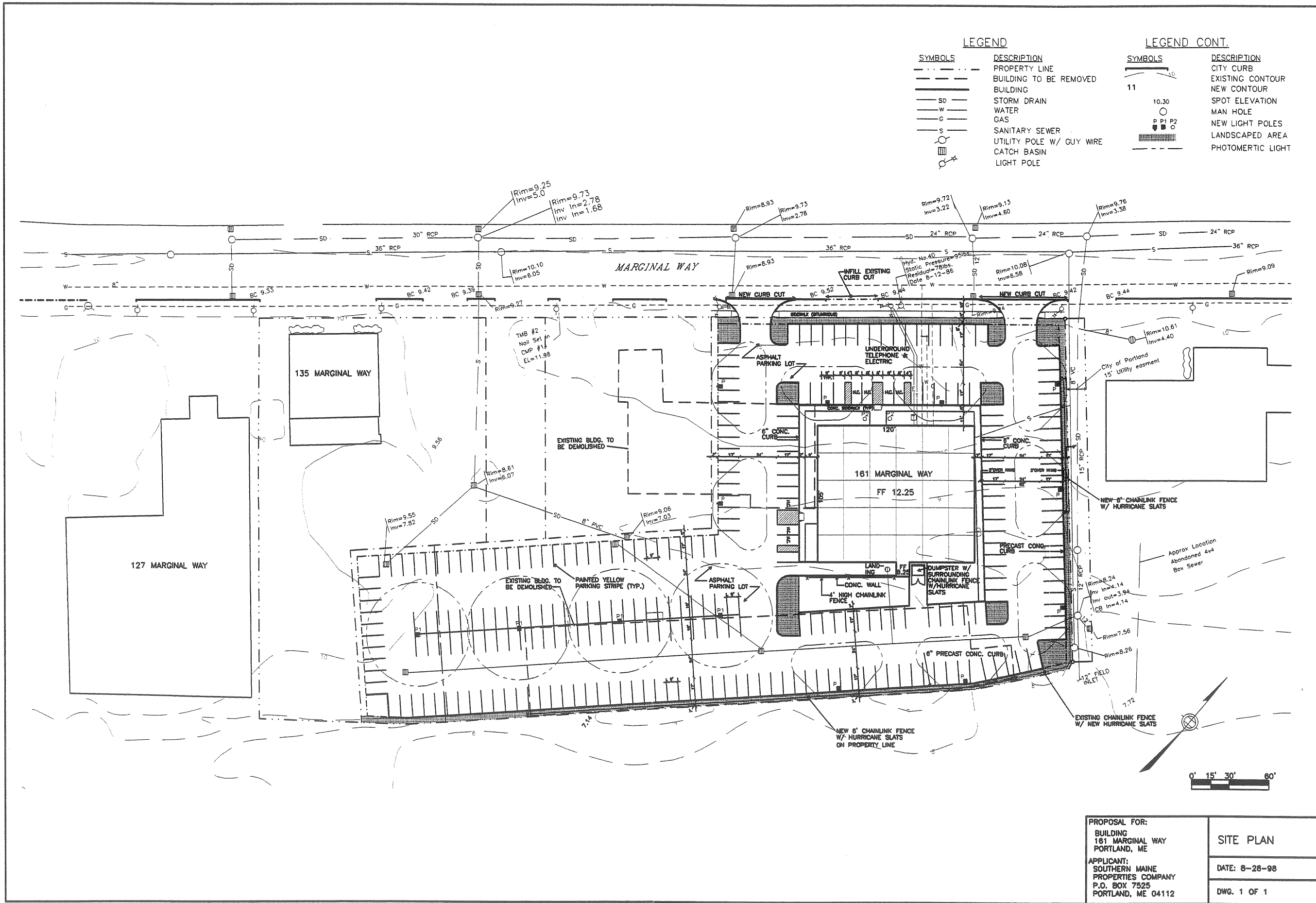
Date: 9/15/98  
 Scale: as shown  
 Design By: PJB  
 9/30/98

LEGEND

SYMBOLS	DESCRIPTION
---	PROPERTY LINE
---	BUILDING TO BE REMOVED
---	BUILDING
SD	STORM DRAIN
W	WATER
G	GAS
S	SANITARY SEWER
○	UTILITY POLE W/ GUY WIRE
□	CATCH BASIN
○	LIGHT POLE

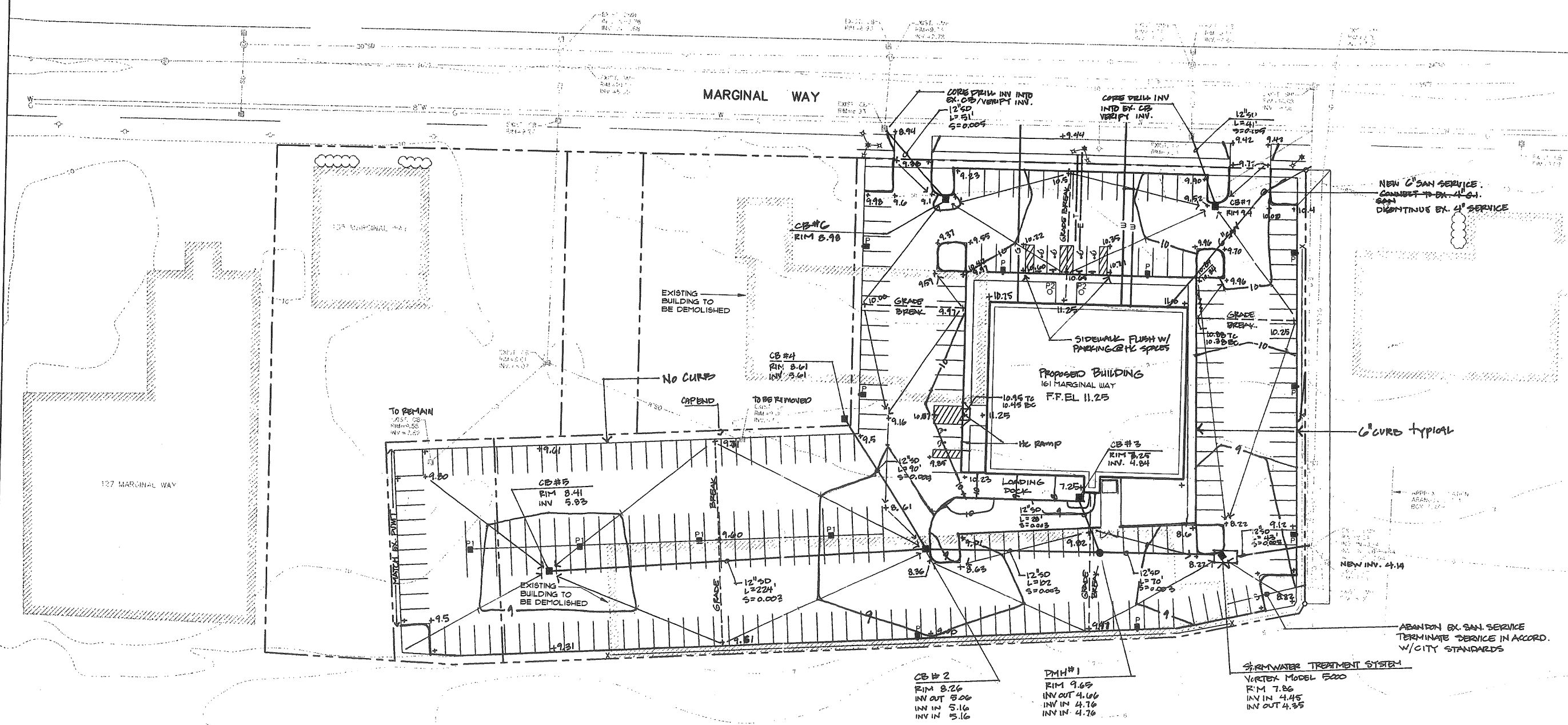
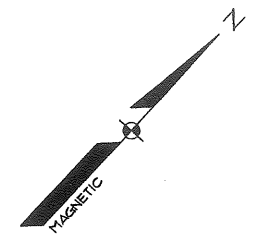
LEGEND CONT.

SYMBOLS	DESCRIPTION
---	CITY CURB
---	EXISTING CONTOUR
---	NEW CONTOUR
11	SPOT ELEVATION
○	MAN HOLE
P P1 P2	NEW LIGHT POLES
▨	LANDSCAPED AREA
---	PHOTOMETRIC LIGHT



PROPOSAL FOR: BUILDING 181 MARGINAL WAY PORTLAND, ME APPLICANT: SOUTHERN MAINE PROPERTIES COMPANY P.O. BOX 7525 PORTLAND, ME 04112	SITE PLAN DATE: 8-26-98 DWG. 1 OF 1
--	---





NEW 6" SAN SERVICE.  
CONDUIT TO EX. 4" S.W.  
DISCONTINUS EX. 4" SERVICE

6" CURB TYPICAL

ABANDON EX. SAN SERVICE  
TERMINATE SERVICE IN ACCORD  
W/CITY STANDARDS

STORMWATER TREATMENT SYSTEM  
VERTEX MODEL 5000  
RIM 7.86  
INV IN 4.45  
INV OUT 4.35

DMH #1  
RIM 9.65  
INV OUT 4.06  
INV IN 4.76  
INV IN 4.76

CB #2  
RIM 8.26  
INV OUT 5.06  
INV IN 5.16  
INV IN 5.16

CB #5  
RIM 8.41  
INV 5.83

CB #4  
RIM 8.61  
INV 9.61

CB #1C  
RIM 8.98

DESIGN BY: <b>SSD</b>	STATUS: <b>PROGRESS GRADING PLAN - SUBMIT TO CITY</b>
DRAWN BY: <b>SSD/JHT</b>	DATE: <b>8-31-98</b>
CHECKED BY:	SCALE: <b>1"=30'</b>
DATE:	FIELD BK:
SCALE:	PROJ. NO: <b>98430</b>
FIELD BK:	DRAWING: <b>98430GU</b>
PROJ. NO:	SHEET <b>OF</b>
DRAWING:	
SHEET OF:	

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**GRADING & DRAINAGE PLAN FOR:**  
**PROPOSED BUILDING**  
**161 MARGINAL WAY**  
**PORTLAND, ME 04101**  
 APPLICANT:  
**SOUTHERN MAINE PROPERTIES COMPANY**  
 P.O. BOX 7523, PORTLAND ME

**Sebago Technics**  
 Engineering & Planning for the Future  
 12 WESTBROOK COMMON  
 WESTBROOK, ME 04098-1339  
 TEL (207) 856-0277

