

27-A-12

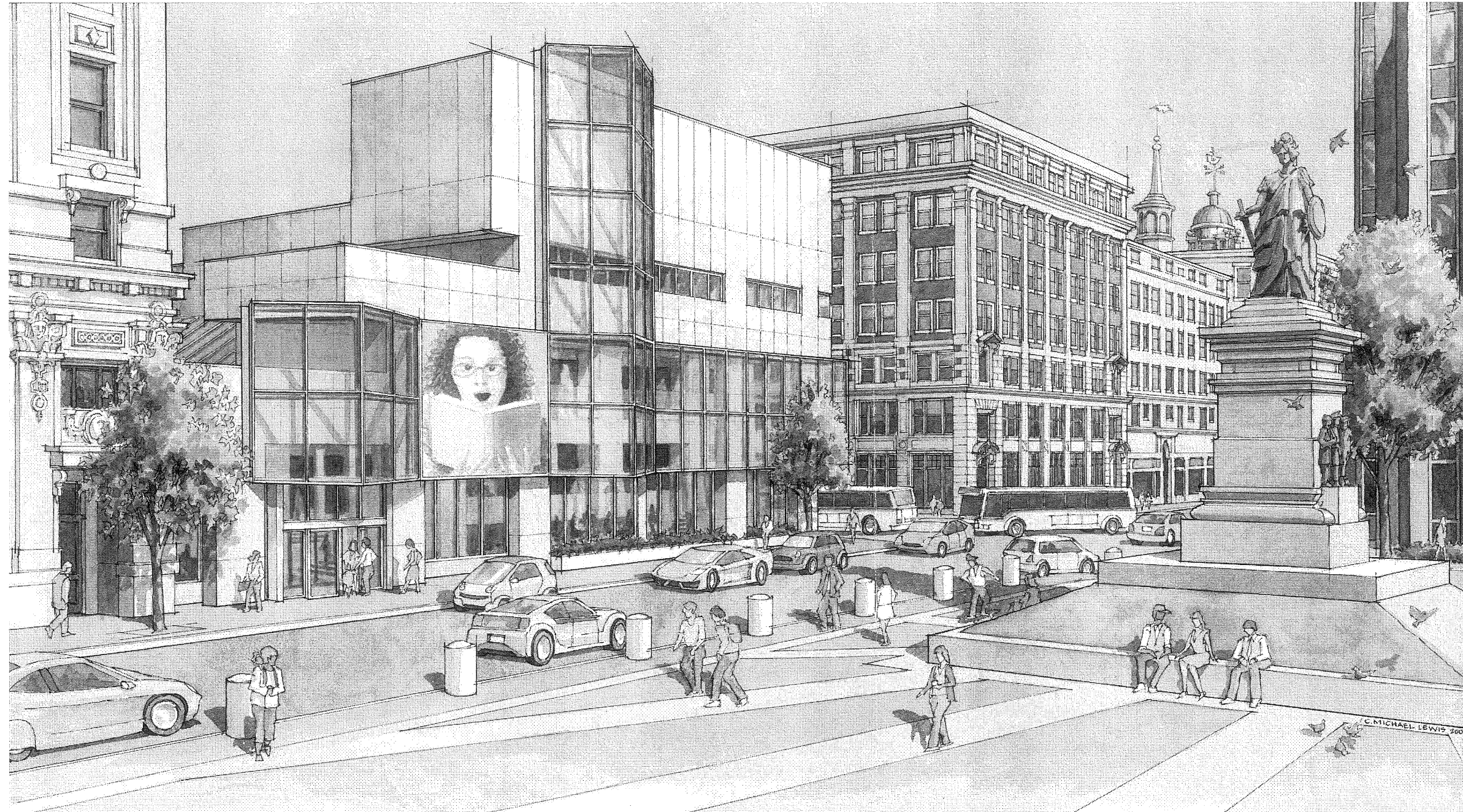
2008-0179


5 Monument Way

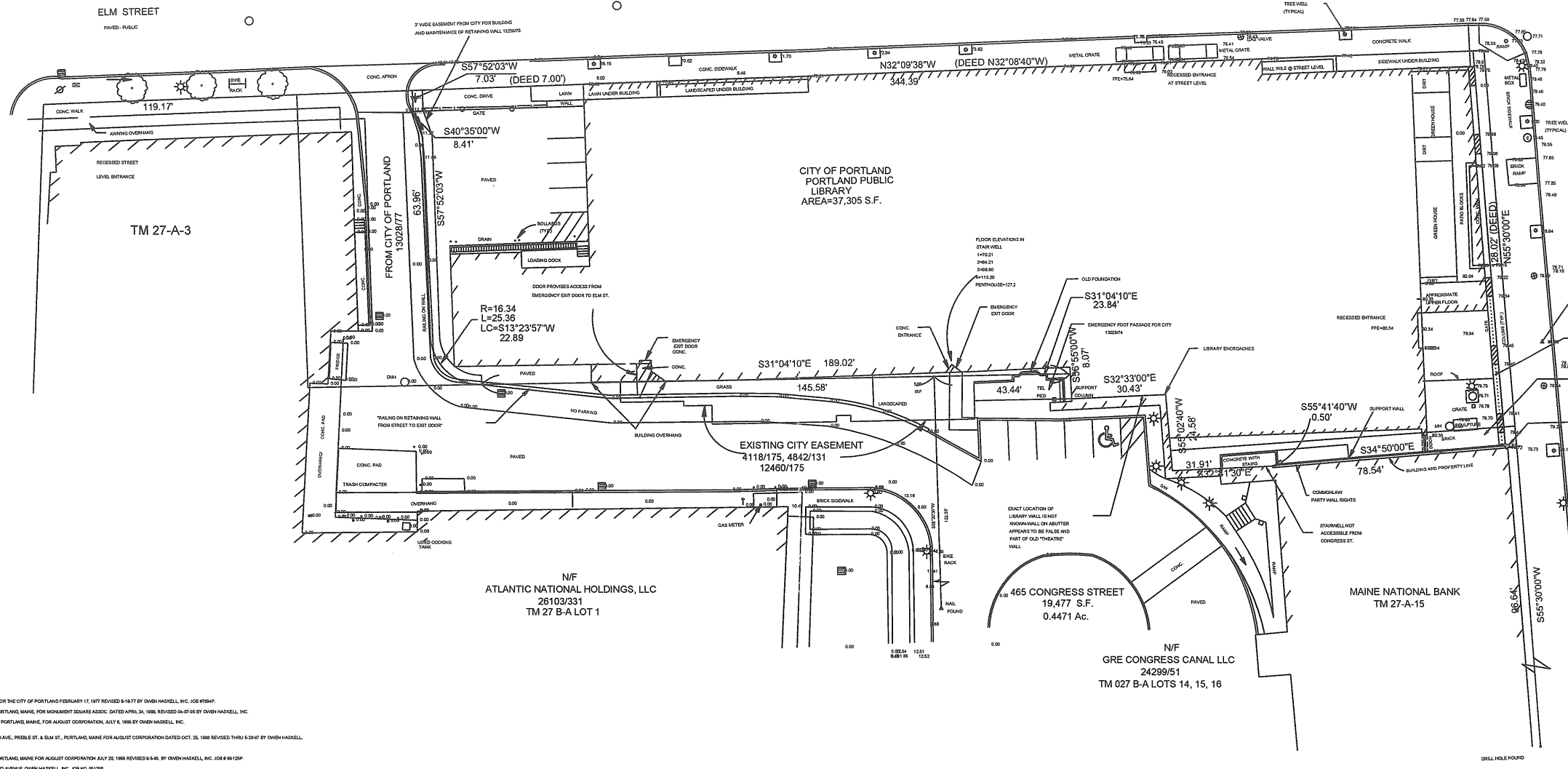
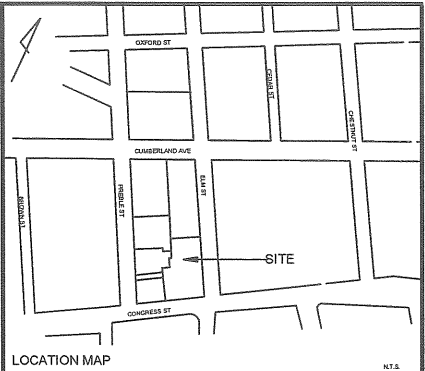
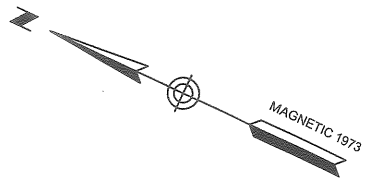
Renovations

Portland Public Library

on spreadsheet



 Scott Simons Architects 75 York Street Portland, Maine 04101 tel 207 772 4656 fax 207 628 4566 web www.ssimonsarchitects.com	PROJECT <b>Portland Public Library          Addition / Renovation</b>  PORTLAND, ME
	TITLE <b>RENDERING</b>
THIS DRAWING IS THE PROPERTY OF SCOTT SIMONS ARCHITECTS AND IS NOT TO BE COPIED OR REPRODUCED IN PART OR WHOLE.	STATUS: <b>SITE PLAN APPLICATION</b>
DATE: 12.12.2008 SCALE: PROJECT NO. 2008-0030 DRAWN BY: 2008 © Scott Simons Architects	REVISION /DATE:   DWG NO.



- PLAN REFERENCES:
- 1) PLAN OF LAND AT CONGRESS & ELM STREETS IN PORTLAND, MAINE FOR THE CITY OF PORTLAND FEBRUARY 17, 1977 REVISED 8-19-77 BY OWEN HASKELL, INC. JOB #784P.
  - 2) STANDARD BOUNDARY SURVEY ON CONGRESS & PREEBLE STREET, PORTLAND, MAINE, FOR MONUMENT SQUARE ASSOC. DATED APRIL 24, 1988 REVISED 04-27-88 BY OWEN HASKELL, INC.
  - 3) LAND TITLE SURVEY ON CUMBERLAND AVENUE AND PREEBLE STREET, PORTLAND, MAINE, FOR AUGUST CORPORATION, JULY 6, 1986 BY OWEN HASKELL, INC.
  - 4) STANDARD BOUNDARY AND TOPOGRAPHIC SURVEY ON CUMBERLAND AVE., PREEBLE ST. & ELM ST., PORTLAND, MAINE FOR AUGUST CORPORATION DATED OCT. 25, 1988 REVISED THRU 6-29-87 BY OWEN HASKELL, INC.
  - 5) LAND TITLE SURVEY ON CUMBERLAND AVENUE & PREEBLE STREET, PORTLAND, MAINE FOR AUGUST CORPORATION JULY 23, 1988 REVISED 8-6-88 BY OWEN HASKELL, INC. JOB # 86125P.
  - 6) AT A NCAM LAND TITLE SURVEY ON CONGRESS STREET, CUMBERLAND AVENUE OWEN HASKELL, INC. JOB NO. 80125P.
  - 7) PLAN REFERENCES PREEBLE STREET & ELM STREET, PORTLAND, MAINE MADE FOR RECORD OWNER OCTOBER CORPORATION AUGUST 23, 2008 BY OWEN HASKELL, INC. JOB NO. 20081344P.
  - 8) PORTLAND RENOVATION AUTHORITY MAINE WAY ME. 8-28 COORDINATION AREA II SECTION C MARCH 2, 1973 BY OWEN HASKELL, INC. JOB # 7285P REVISED 5-21-75.

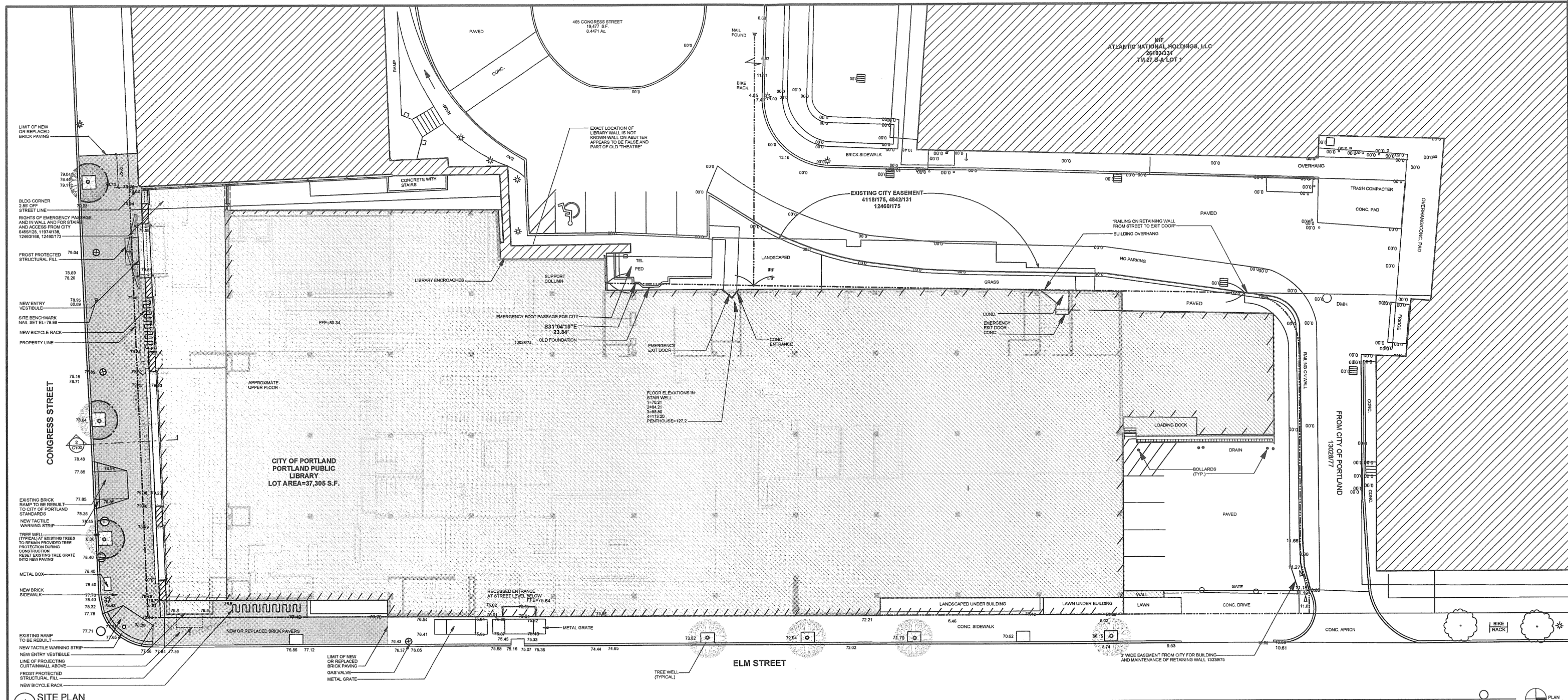


- NOTES:
- 1) OWNER OF RECORD: CITY OF PORTLAND, 300 CONGRESS ST., PORTLAND, ME. CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 4348 PAGE 296, BOOK 4118 PAGE 175 AND BOOK 4878 PAGE 182.
  - 2) LOCUS IS SHOWN AS TAN LOT 027-A-12.
  - 3) STREET LINES DETERMINED FROM CITY OF PORTLAND ENGINEERING DEPARTMENT RECORDS AND AS SHOWN ON PLANS REFERENCES.
  - 4) SUBJECT PROPERTIES FALL IN ZONE C, AREAS OF MINIMAL FLOODING ON FLOOD HAZARD RATE MAP 20061-00118 EFFECTIVE DATE JULY 17, 1988.
  - 5) ELEVATIONS ARE HIGHS AS BASED ON DISC ON CITY HALL BUILDING, ELEVATION 69.87'
  - 6) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A CURRENT TITLE REPORT.

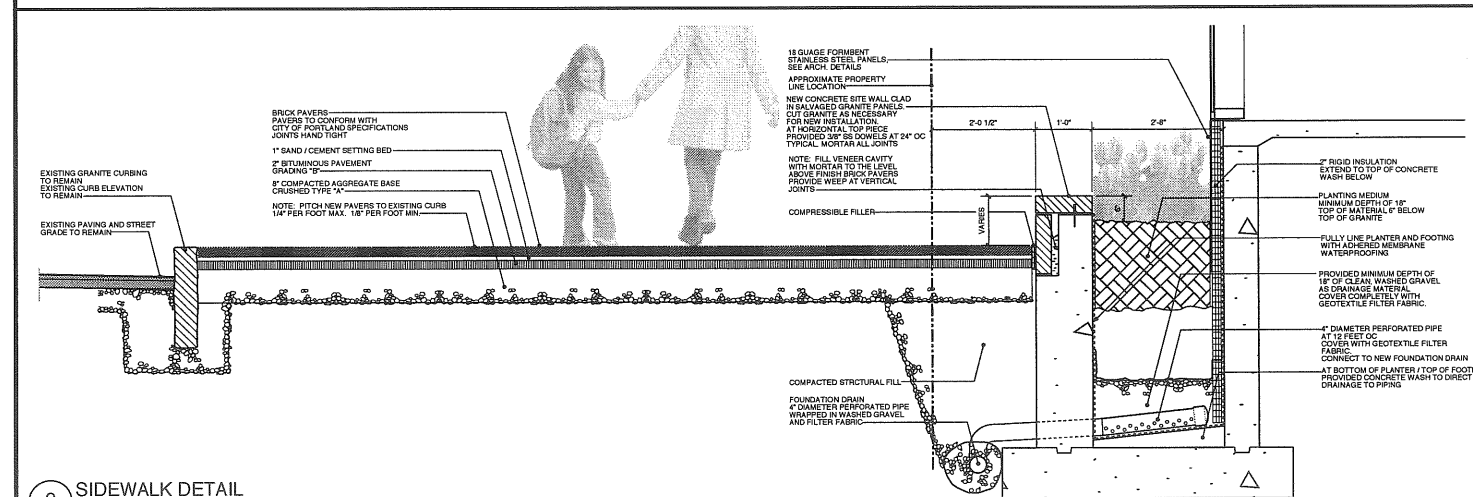
**EXISTING CONDITION PLAN**  
ON  
ELM STREET CONGRESS ST, PORTLAND, MAINE  
MADE FOR  
**SCOTT SIMONS ARCHITECTS**  
75 YORK ST., PORTLAND, MAINE

**OWEN HASKELL, INC.**  
L AND S SURVEYORS  
380 U.S. R.ROUTE O.R. FAIRBOUTH, MAINE 04943 M Phone 207-774-9424

Drawn By: SHC	Date: OCTOBER 01, 2008	Job No.:
Trace By: SHC	Scale: 3008-110 p.	
Check By: JCS	Scale: 1" = 20'	Drawn No.:
Scale File: 1084		



1 SITE PLAN  
SCALE: 1" = 10'-0"

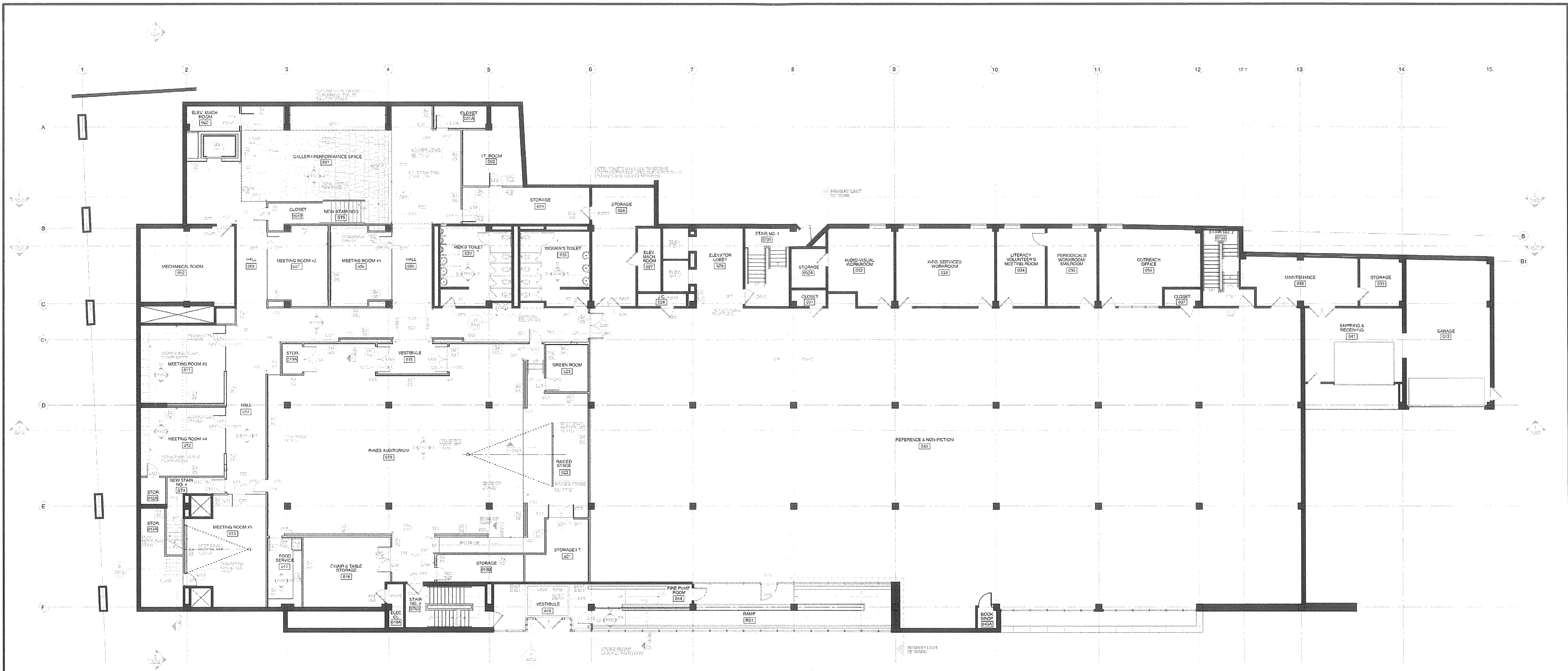


2 SIDEWALK DETAIL  
SCALE: 3/4" = 1'-0"

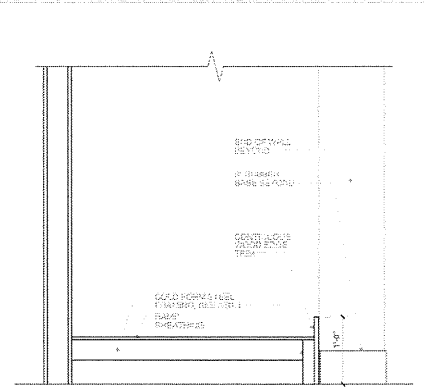
- TREE PROTECTION MEASURES**
1. TREE PROTECTION FENCING TO BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITY PROVIDED 48" HIGH FENCING MINIMUM WITH GALVANIZED STEEL POST AT 6' OC MAX.
  2. INSTALL FENCING TO LIMIT OF DRIP LINE ON A TREE OR A MINIMUM OF 6' FROM TRUNK WHEN NECESSARY.
  3. DO NOT STORE CONSTRUCTION MATERIAL EQUIPMENT, TOOLS, ETC. WITHIN PROTECTIVE FENCING.
  4. MAINTAIN FENCING IN A NEAT AND ORDERLY FASHION THROUGHOUT CONSTRUCTION PERIOD.
  5. IF PROTECTED TREE FAILS TO SURVIVE CONSTRUCTION PROVIDE SUITABLE REPLACEMENT TREE IN SPECIES AND SIZE APPROVED BY CITY ARBORIST.

- GENERAL SITE NOTES**
1. SITE PLAN BASED UPON SITE SURVEY OF OCTOBER 01, 2008 PREPARED BY OWEN HASKELL, INC.
  2. FOR GEOTECHNICAL INFORMATION SEE "EXISTING CONDITIONS AND SITE PREPARATION PLAN (L1) DATED 12.01.77 BORING LOGS / L2 DATED 12.01.77 WHEN NECESSARY."
  3. FIELD VERIFY ALL CONDITIONS PRIOR TO BIDDING AND PRIOR TO CONSTRUCTION.
  4. ALL STREET CURBING, STREET INTERVENTIONS SIDEWALK PAVING TREE PLANTINGS, & HANDICAPPED CURB RAMPS TO CONFORM TO CITY OF PORTLAND SITE TECHNICAL AND DESIGN STANDARDS.
  5. PRIOR TO CONSTRUCTION, A SITE MOBILIZATION PLAN WILL BE SUBMITTED TO THE CITY OF PORTLAND FOR APPROVAL. MOBILIZATION PLAN TO SHOW LIMITS OF CONSTRUCTION FENCING AND BARBERS, DUMPSTER LOCATIONS, LAYOUT SPACE, TEMPORARY TOILETS AND CONSTRUCTION VEHICLE ENTRY POINTS.
  6. PRIOR TO CONSTRUCTION, A PRECONSTRUCTION MEETING SHALL BE HELD AT THE PROJECT SITE WITH THE CONSTRUCTION MANAGER, DEVELOPMENT REVIEW COORDINATOR, PUBLIC WORKS REPRESENTATIVE AND OWNER TO REVIEW THE CONSTRUCTION SCHEDULE AND CRITICAL ASPECTS OF THE SITE WORK.

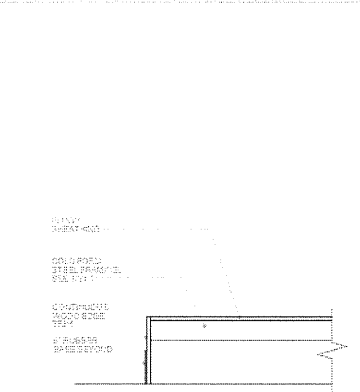
<p>Scott Simons Architects 75 York Street Portland, Maine 04101 Tel: 207.775.4666 Fax: 207.529.4666 www.ssimonsarchitects.com</p>	<p>PROJECT <b>Portland Public Library Addition / Renovation</b></p> <p>PORTLAND, ME</p>
	<p>TITLE <b>SITE PLAN</b></p>
<p>STATUS <b>SITE PLAN APPLICATION</b></p>	<p>DATE 12.12.2008</p> <p>SCALE: PROJECT NO. 2508-0000</p> <p>DRAWN BY: 2008 Scott Simons Architects</p>
<p>THIS DRAWING IS THE PROPERTY OF SCOTT SIMONS ARCHITECTS AND IS NOT TO BE COPIED OR REPRODUCED IN PART OR WHOLE.</p>	<p>REVISION (DATE):</p> <p><b>C100</b></p>



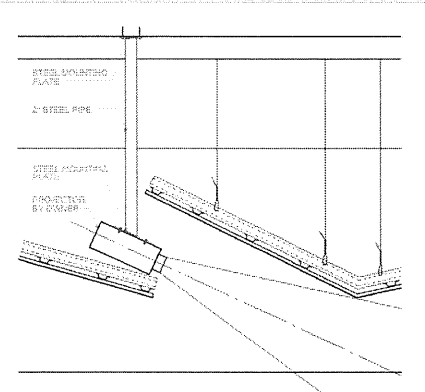
1 LOWER LEVEL FLOOR PLAN  
SCALE: 1/8" = 1'-0"



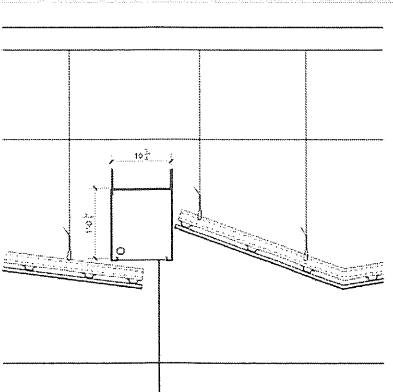
7 RAMP EDGE DETAIL  
SCALE: 1/4" = 1'-0"



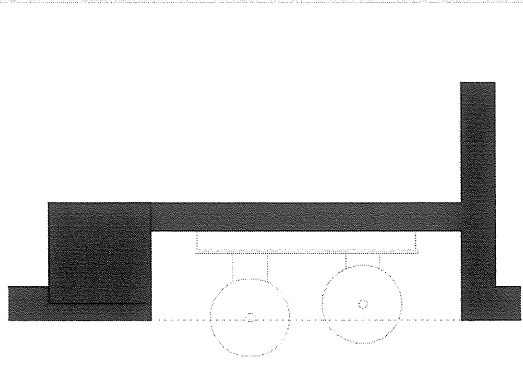
8 STAGE EDGE DETAIL  
SCALE: 1/4" = 1'-0"



9 PROJECTOR MOUNTING DETAIL, TYP.  
SCALE: 1/4" = 1'-0"

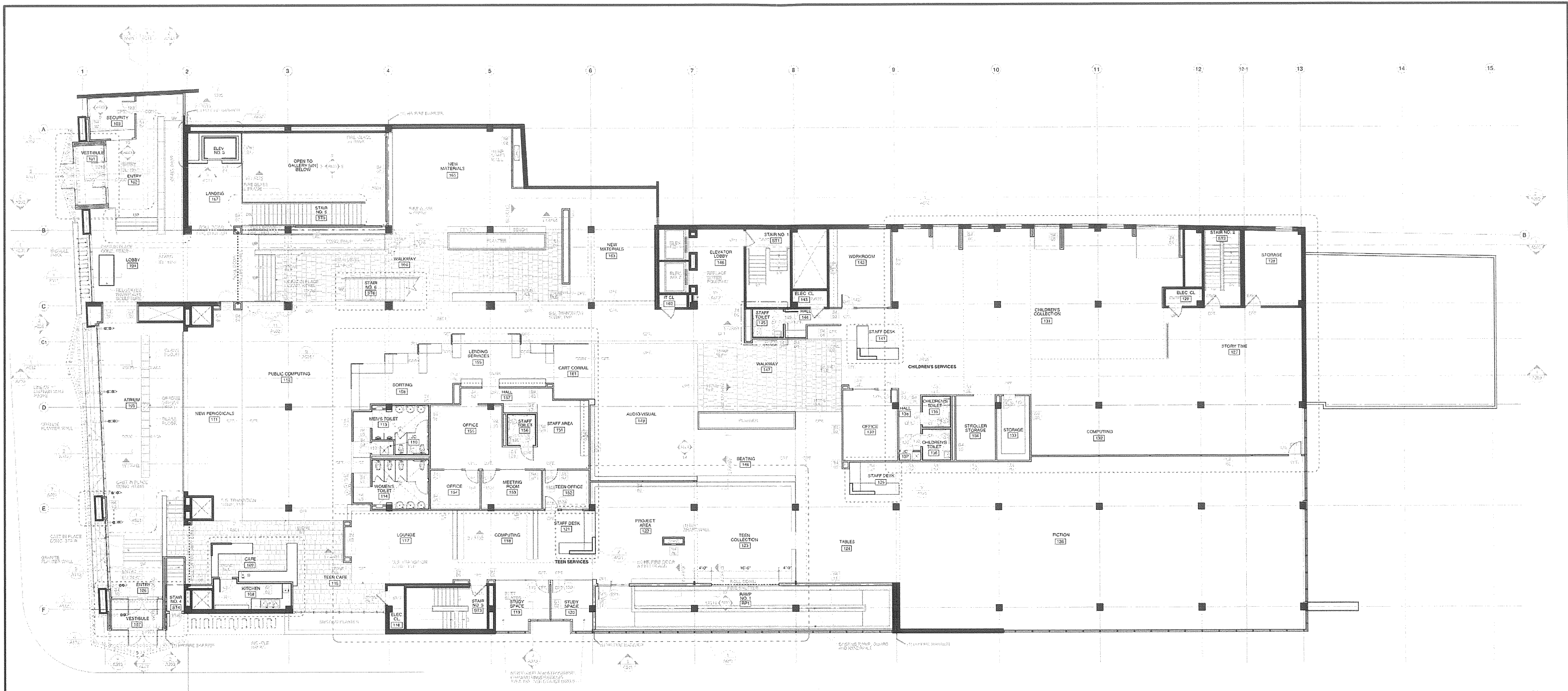


10 PROJECTION SCREEN DETAIL  
SCALE: 1/4" = 1'-0"

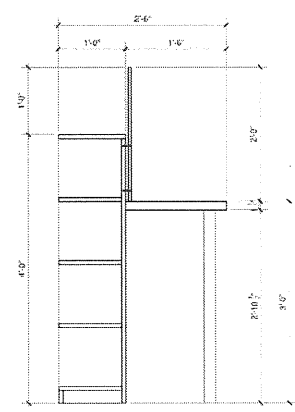


11 DRINKING FOUNTAIN DETAIL  
SCALE: 1/4" = 1'-0"

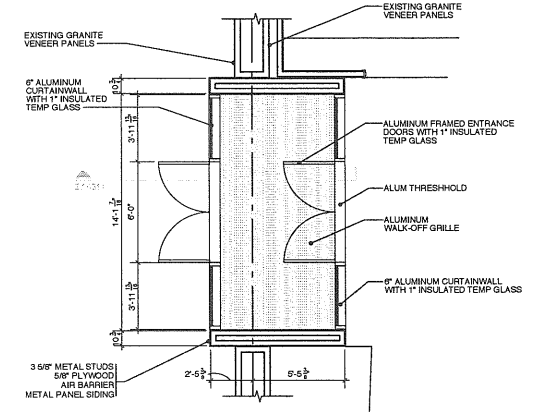
<p>Scott Simons Architects 75 York Street Portland, Maine 04101 Tel: 207.772.4666 Fax: 207.772.4669 www.scottsimonsarchitects.com</p>	<p>PROJECT <b>Portland Public Library Addition / Renovation</b></p> <p>PORTLAND, ME</p>
	<p>TITLE <b>LOWER LEVEL FLOOR PLAN</b></p>
<p>THIS DRAWING IS THE PROPERTY OF SCOTT SIMONS ARCHITECTS AND IS NOT TO BE COPIED OR REPRODUCED IN PART OR WHOLE.</p>	
<p>STATUS: <b>SITE PLAN APPLICATION</b></p>	
<p>DATE: 12.12.2008</p>	<p>REVISION DATE:</p>
<p>SCALE:</p>	<p>PROJECT NO: 2008-0039</p>
<p>DRAWN BY:</p>	<p>2008 © Scott Simons Architects</p>
<p>DWG NO:</p>	<p><b>A101</b></p>



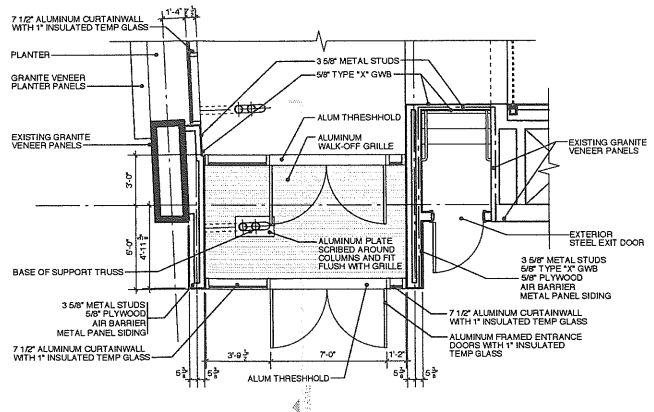
1 MAIN LEVEL FLOOR PLAN  
SCALE: 1/8" = 1'-0"



2 SHELVING DETAIL  
SCALE: 1/4" = 1'-0"

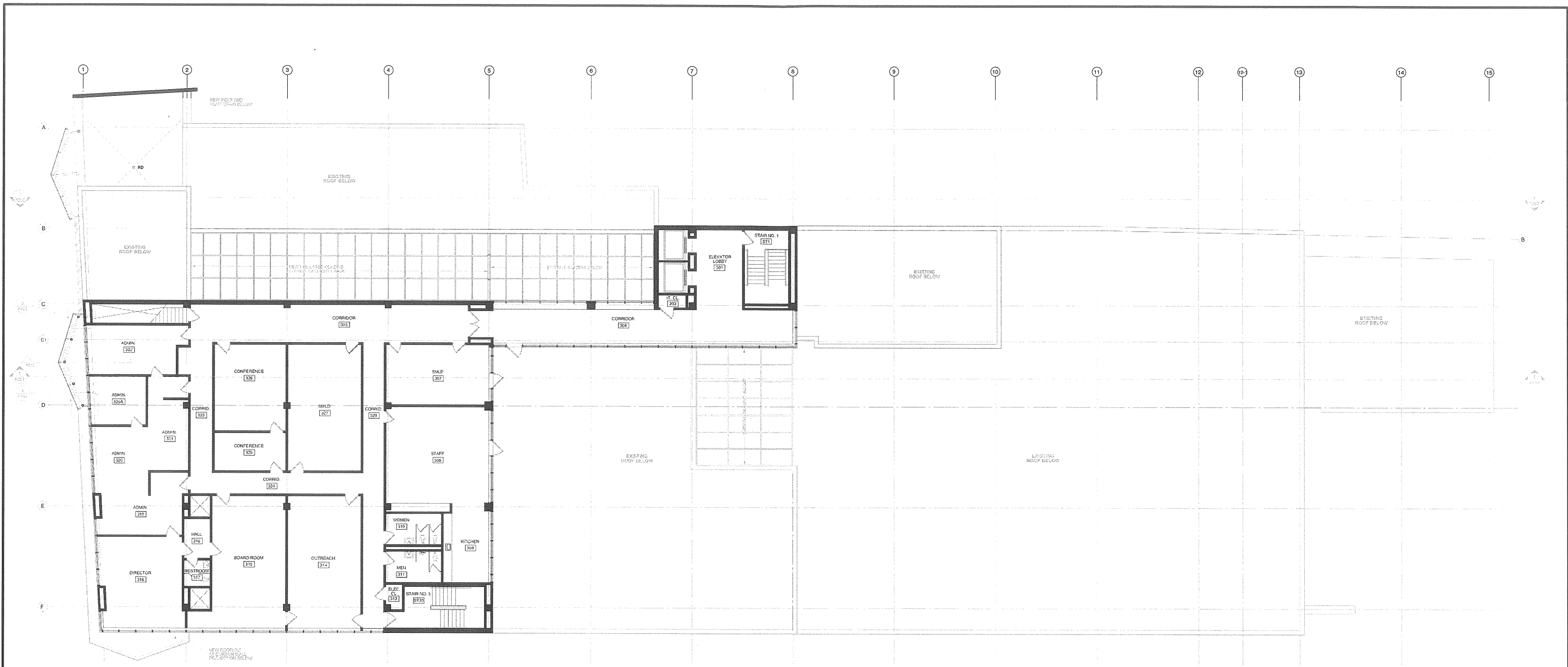


3 VESTIBULE PLAN DETAIL  
SCALE: 1/4" = 1'-0"



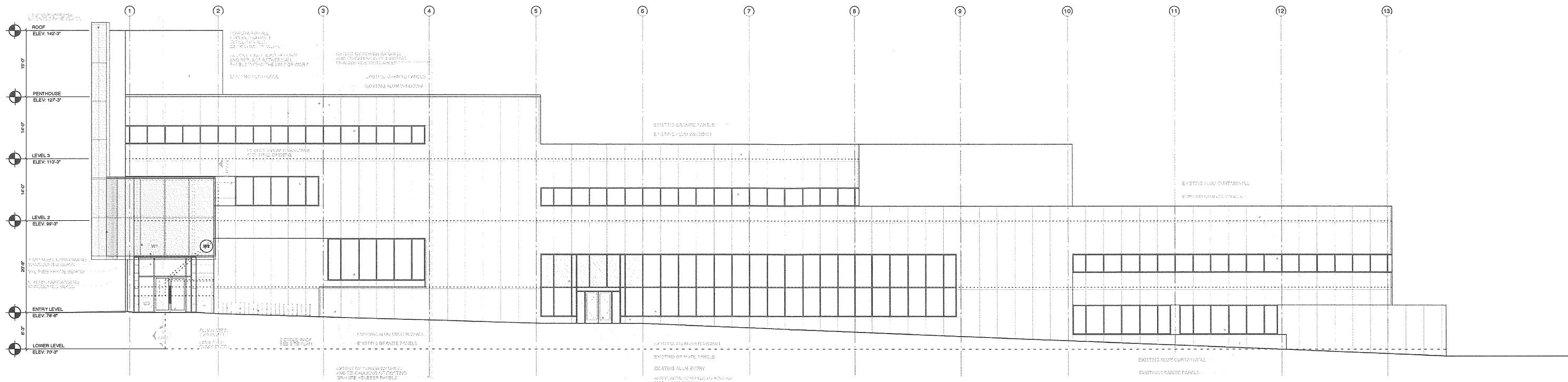
4 VESTIBULE PLAN DETAIL  
SCALE: 1/4" = 1'-0"

<p>Scott Simons Architects 75 York Street Portland, Maine 04101 Tel: 207 572 4866 Fax: 207 572 4856 www.scottsimonsarchitects.com</p>	<p>PROJECT <b>Portland Public Library Addition / Renovation</b></p>
	<p>PORTLAND, ME</p>
<p>TITLE <b>MAIN LEVEL FLOOR PLAN</b></p>	
<p>STATUS: <b>SITE PLAN APPLICATION</b></p>	
<p>DATE 12.12.2008</p>	<p>REVISION / DATE:</p>
<p>SCALE:</p>	
<p>PROJECT NO. 2008-0030</p>	
<p>DRAWN BY:</p>	
<p>DWG NO. <b>A102</b></p>	<p>2008 © Scott Simons Architects</p>

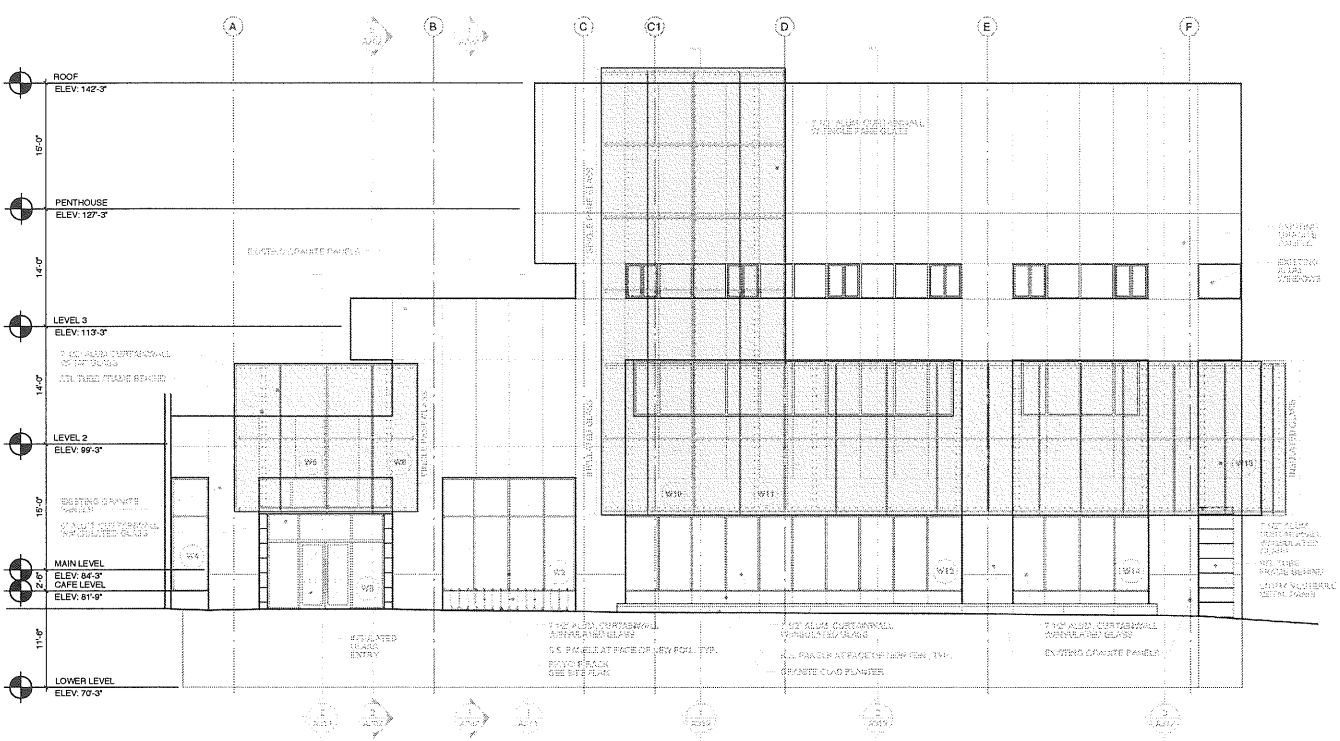


4 LEVEL 3 FLOOR PLAN  
DATE: 12.12.2009

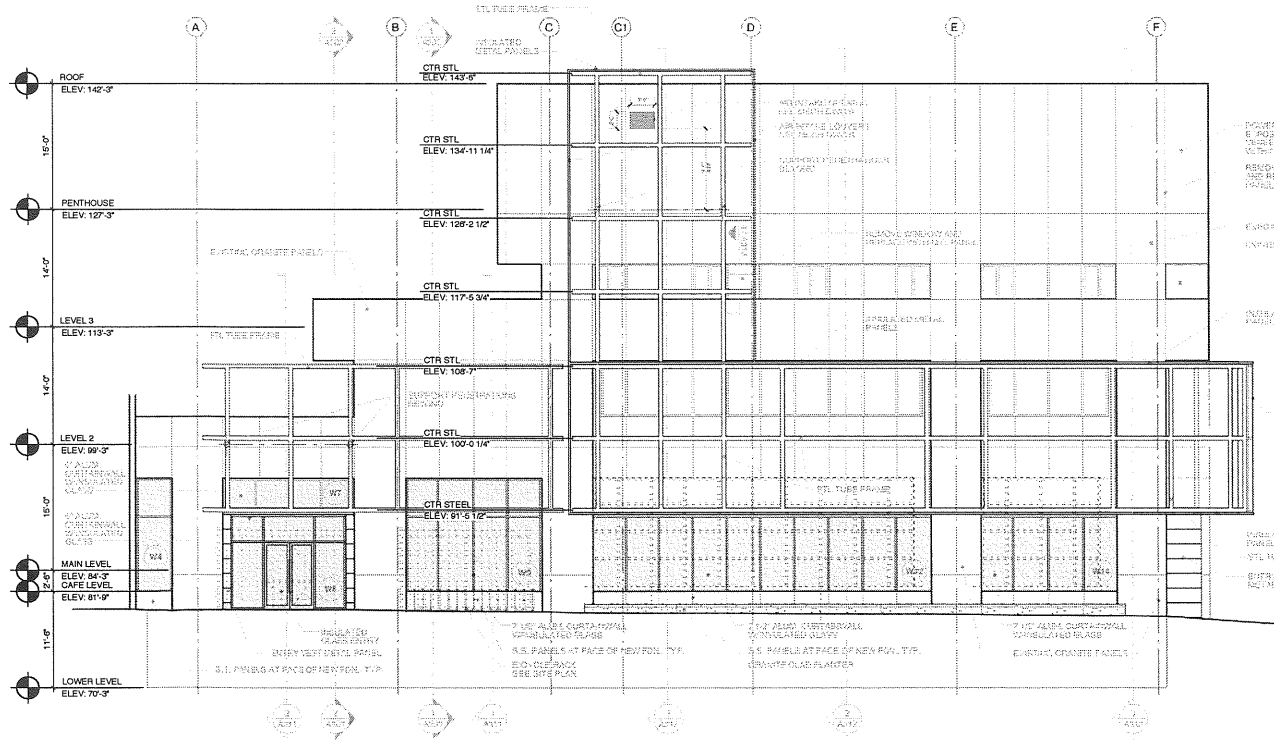
<p>Scott Simons Architects 75 York Street Portland, Maine 04101 Tel: 207.772.4656 Fax: 207.628.4656 www.scottsimonsarchitects.com</p>	<p>PROJECT <b>Portland Public Library Addition / Renovation</b></p> <p>PORTLAND, ME</p>
	<p>TITLE <b>LEVEL 3 FLOOR PLAN</b></p>
<p>THIS DRAWING IS THE PROPERTY OF SCOTT SIMONS ARCHITECTS AND IS NOT TO BE COPIED OR REPRODUCED IN PART OR WHOLE.</p>	<p>STATUS: <b>SITE PLAN APPLICATION</b></p>
<p>DATE: 12.12.2009</p> <p>SCALE:</p> <p>PROJECT NO. 2009-0039</p> <p>DRAWN BY:</p>	<p>REVISION DATE:</p> <p>2009 © Scott Simons Architects</p> <p>DWG NO. <b>A104</b></p>



1 EAST ELEVATION  
A102 SCALE 1/8" = 1'-0"



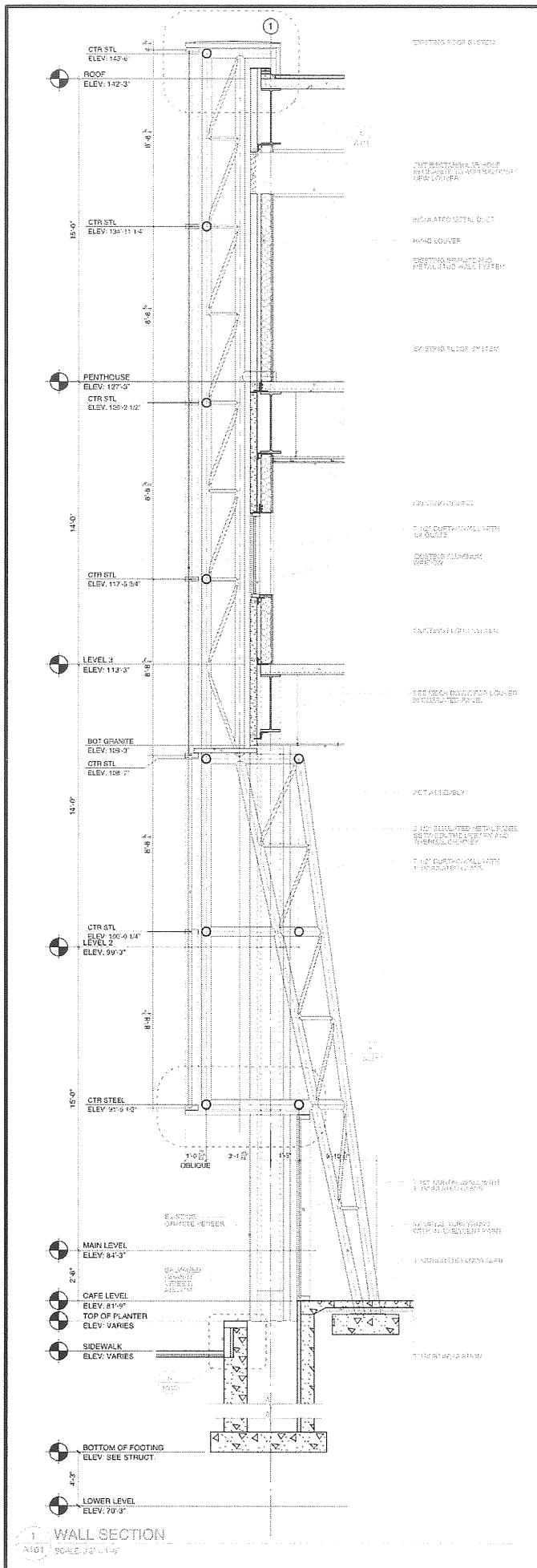
2 SOUTH ELEVATION  
A102 SCALE 1/8" = 1'-0"



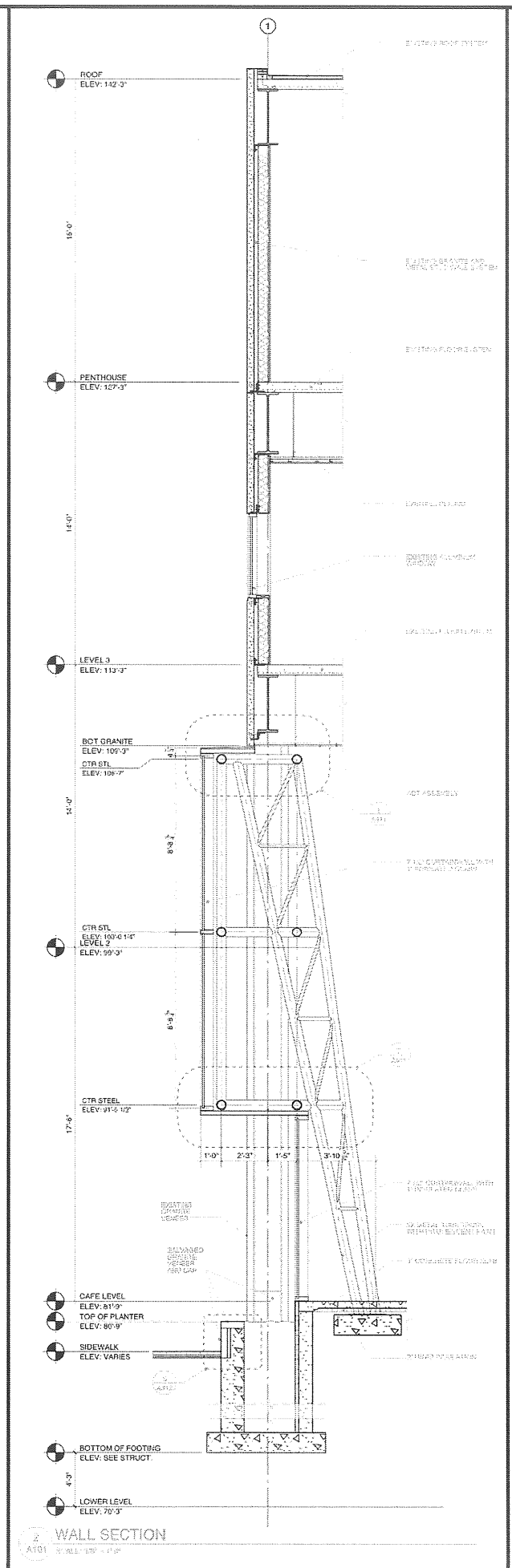
3 SOUTH ELEVATION W/O CURTAINWALL  
A102 SCALE 1/8" = 1'-0"

<p>Scott Simons Architects 75 Oak Street Portland, Maine 04101 Tel: 207 724 8866 Fax: 207 528 4898 www.scottsimonsarchitects.com</p>	<p>PROJECT</p> <p><b>Portland Public Library Addition / Renovation</b></p> <p>PORTLAND, ME</p>
	<p>TITLE</p> <p><b>EAST AND SOUTH ELEVATIONS</b></p>
<p>STATUS:</p> <p><b>SITE PLAN APPLICATION</b></p>	<p>DATE: 12.12.2008</p> <p>SCALE:</p> <p>PROJECT NO: 2008-0930</p> <p>DRAWN BY:</p>
<p>THIS DRAWING IS THE PROPERTY OF SCOTT SIMONS ARCHITECTS AND IS NOT TO BE COPIED OR REPRODUCED IN PART OR WHOLE.</p>	<p>REVISION DATE:</p> <p>2009 © Scott Simons Architects</p> <p>DWG. NO. <b>A201</b></p>

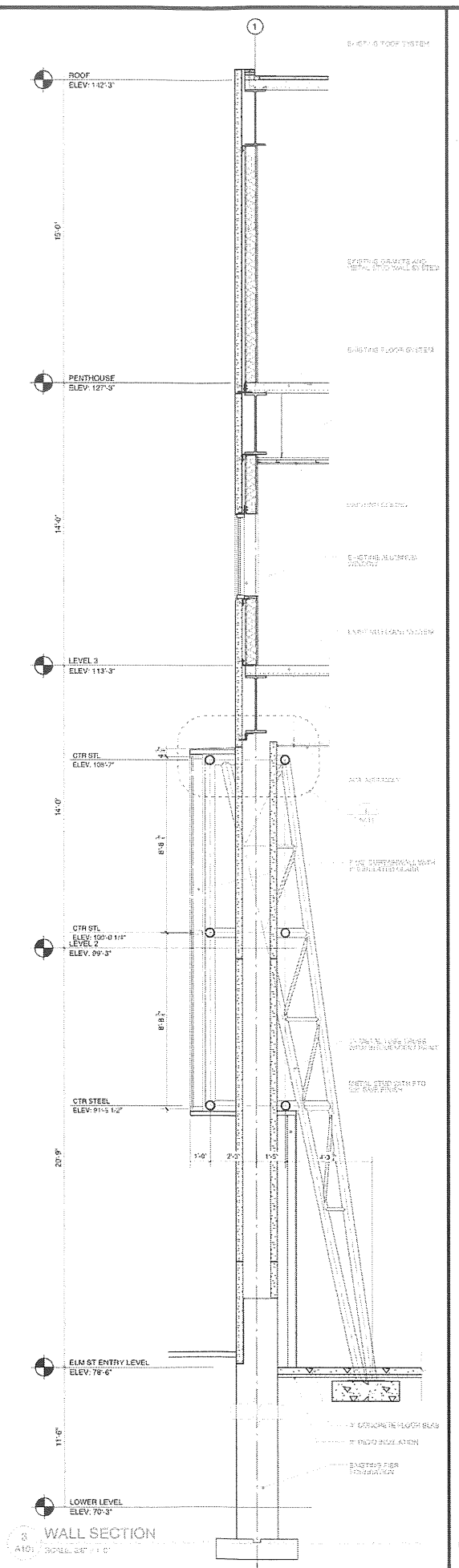




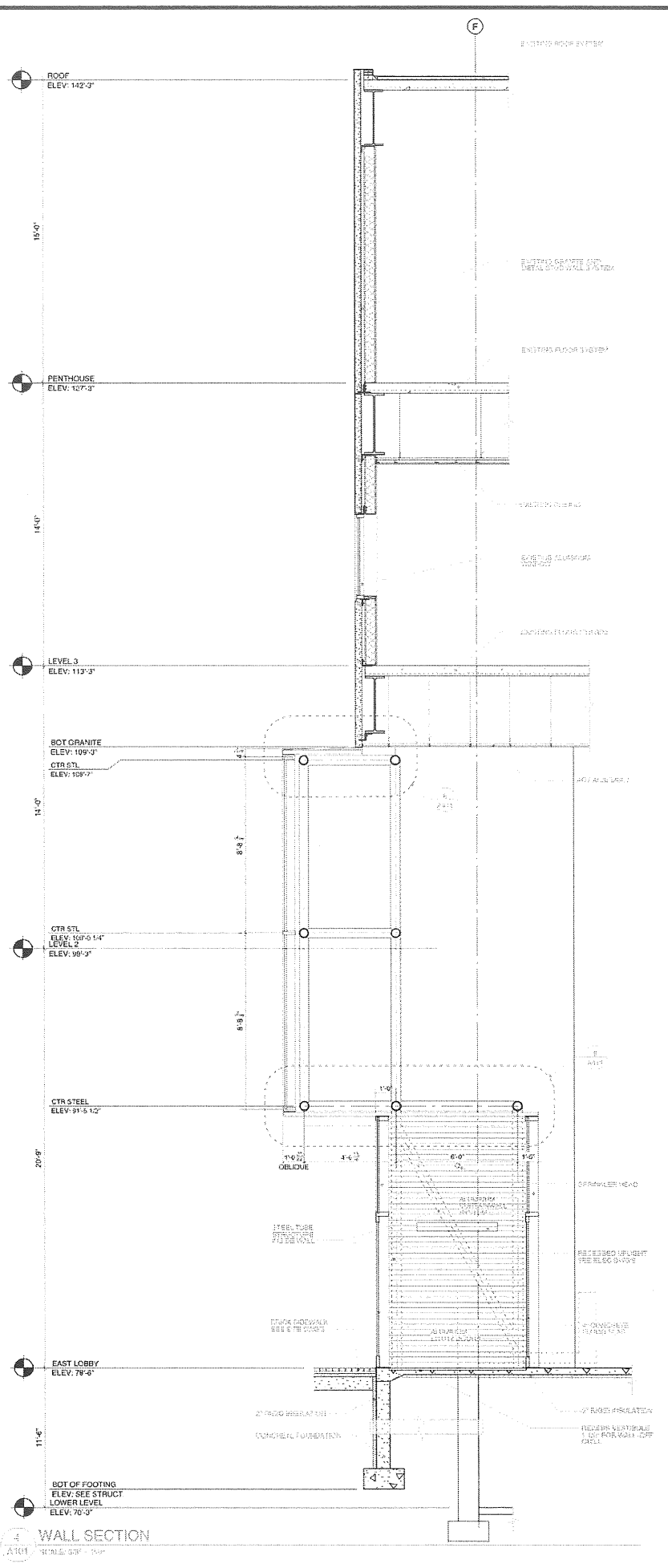
1 WALL SECTION  
SCALE: 3/8" = 1'-0"



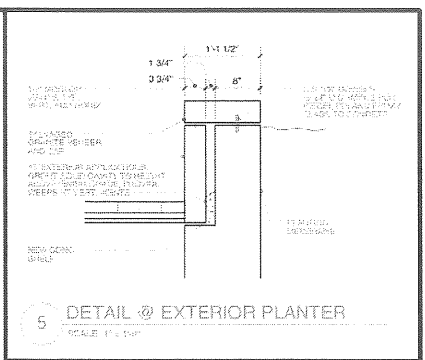
2 WALL SECTION  
SCALE: 3/8" = 1'-0"



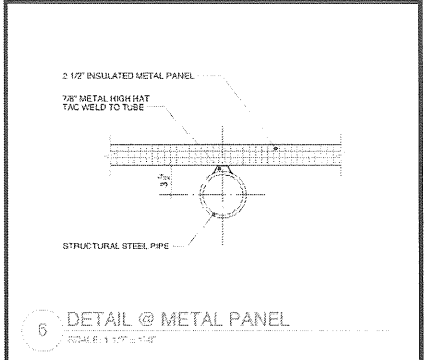
3 WALL SECTION  
SCALE: 3/8" = 1'-0"



4 WALL SECTION  
SCALE: 3/8" = 1'-0"

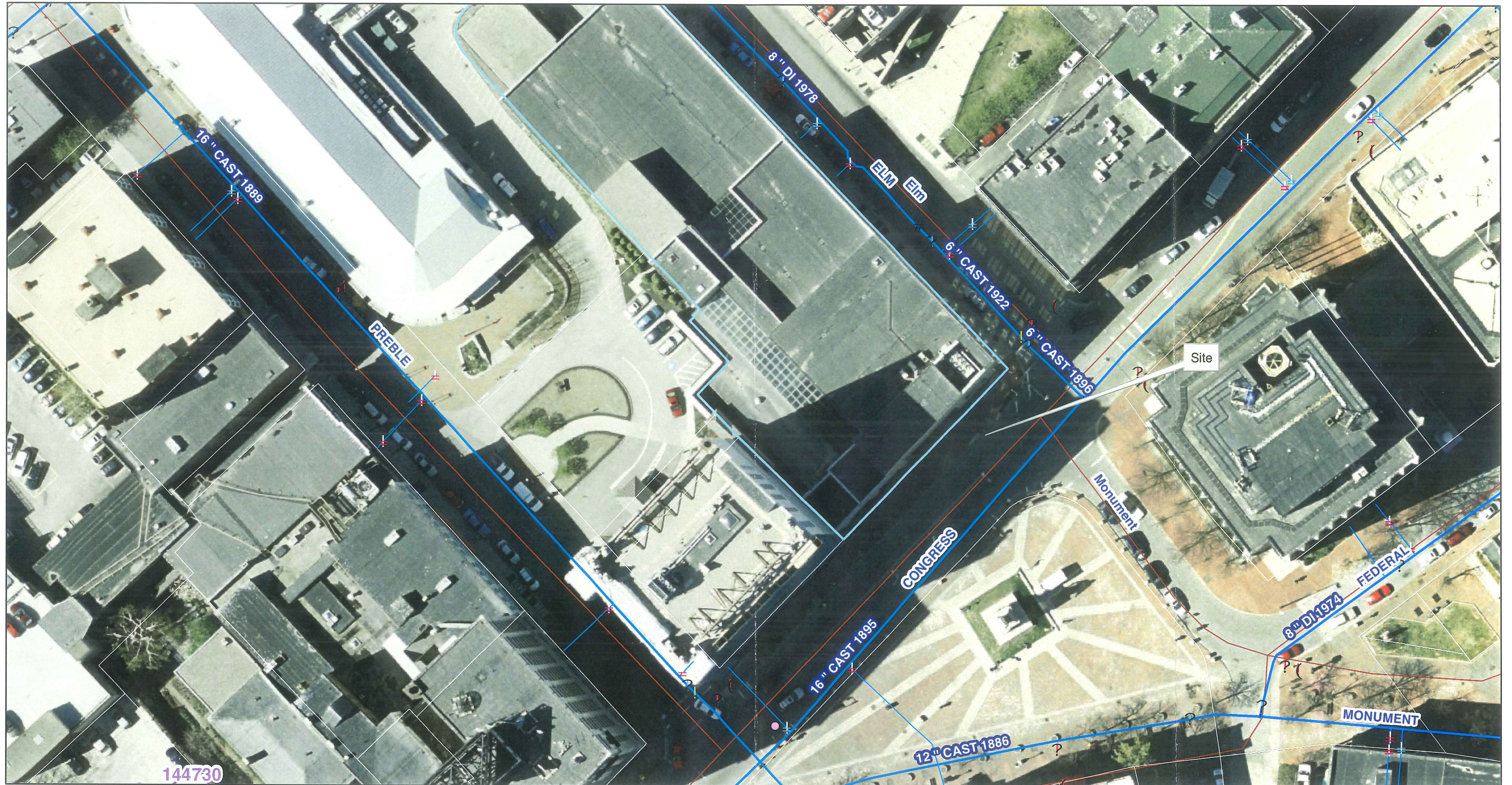


5 DETAIL @ EXTERIOR PLANTER  
SCALE: 1/2" = 1'-0"



6 DETAIL @ METAL PANEL  
SCALE: 1/2" = 1'-0"

<p>Scott Simons Architects 75 York Street Portland, Maine 04101 Tel: 207 522 4656 Fax: 207 522 4658 www.scottsimonsarchitects.com</p>	<p>PROJECT <b>Portland Public Library Addition / Renovation</b></p>
	<p>PORTLAND, ME</p>
<p>TITLE <b>WALL SECTIONS</b></p>	
<p>STATUS: <b>SITE PLAN APPLICATION</b></p>	
<p>DATE: 12.12.2008</p>	<p>REVISION / DATE:</p>
<p>SCALE: 3/8" = 1'-0"</p>	<p>PROJECT NO. 2508-0030</p>
<p>DRAWN BY: SAF</p>	<p>2008 © Scott Simons Architects</p>
<p>DWG NO. <b>A312</b></p>	



144730

1 inch equals 50 feet



**PORTLAND WATER DISTRICT**  
**225 Douglass Street**  
**Portland, ME 04104**

**Legend**

S	Blow Off	⊥	Fire Service		Air Valve	2	Sleeve
R	By Pass	?	Hydrant Control		Date Change	.	Tee
?	Distribution	⊥	Service		Material Change	!	Hydrants
)	End of Main	?	Transmission	#	Reducer		

# 5 Monument Square

## Portland



**Disclaimer:** This map is suitable for preliminary study and analysis pending review of additional information. The data shown are only as accurate as the original data sources from which they were developed.

Drawn By: M.Vautier

Prepared For: Austin Smith

Scale: As Noted

Date: November 13, 2008