

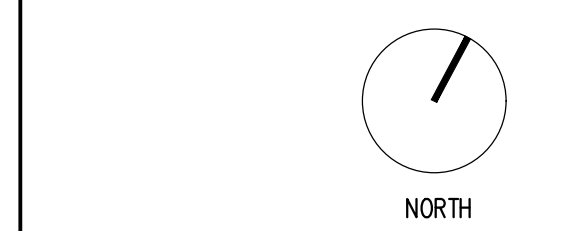
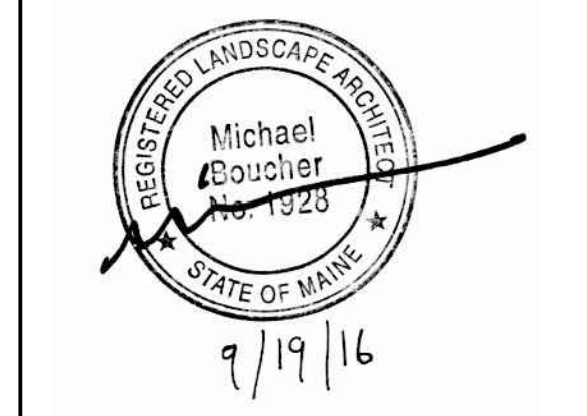


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Canal Zero Plaza Development

PHASE 1
 Portland, Maine



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1 Schematic Design Pricing Set - Phase 1	1/15/2016
2 Permit Set	6/17/2016
3 GMP Pricing Set	9/19/2016
4 Addendum 1	10/11/2016
5	DATE
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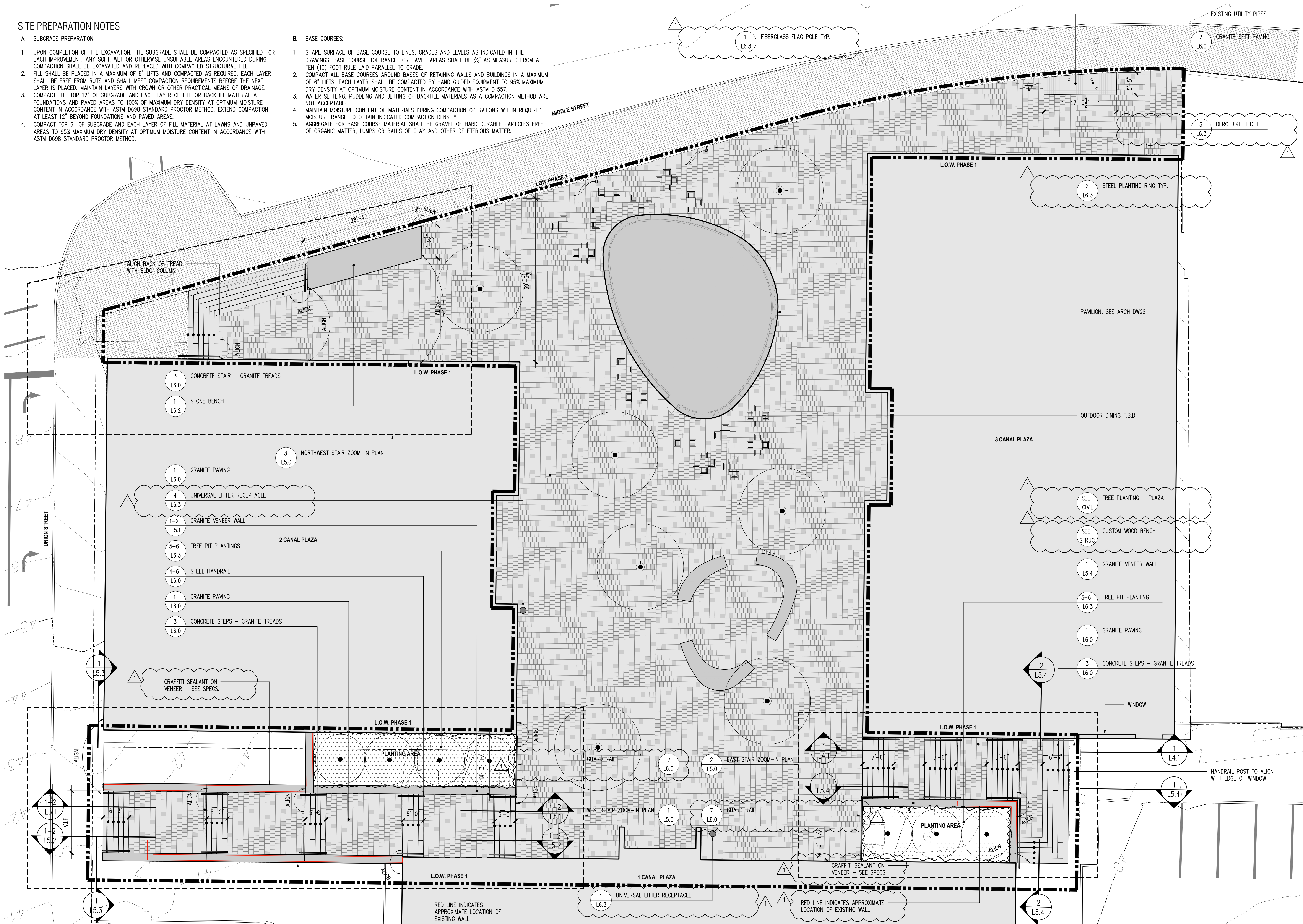
L1.0

SITE PLAN

SITE PREPARATION NOTES

- A. SUBGRADE PREPARATION:**
- UPON COMPLETION OF THE EXCAVATION, THE SUBGRADE SHALL BE COMPACTED AS SPECIFIED FOR EACH IMPROVEMENT. ANY SOFT, WET OR OTHERWISE UNSUITABLE AREAS ENCOUNTERED DURING COMPACTION SHALL BE EXCAVATED AND REPLACED WITH COMPACTED STRUCTURAL FILL.
 - FILL SHALL BE PLACED IN A MAXIMUM OF 6" LIFTS AND COMPACTED AS REQUIRED. EACH LAYER SHALL BE FREE FROM RUTS AND SHALL MEET COMPACTION REQUIREMENTS BEFORE THE NEXT LAYER IS PLACED. MAINTAIN LAYERS WITH CROWN OR OTHER PRACTICAL MEANS OF DRAINAGE.
 - COMPACT THE TOP 12" OF SUBGRADE AND EACH LAYER OF FILL OR BACKFILL MATERIAL AT FOUNDATIONS AND PAVED AREAS TO 100% OF MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D698 STANDARD PROCTOR METHOD. EXTEND COMPACTION AT LEAST 12" BEYOND FOUNDATIONS AND PAVED AREAS.
 - COMPACT TOP 6" OF SUBGRADE AND EACH LAYER OF FILL MATERIAL AT LAWNS AND UNPAVED AREAS TO 95% MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D698 STANDARD PROCTOR METHOD.

- B. BASE COURSES:**
- SHAPE SURFACE OF BASE COURSE TO LINES, GRADES AND LEVELS AS INDICATED IN THE DRAWINGS. BASE COURSE TOLERANCE FOR PAVED AREAS SHALL BE 3/8" AS MEASURED FROM A TEN (10) FOOT RULE LAID PARALLEL TO GRADE.
 - COMPACT ALL BASE COURSES AROUND BASES OF RETAINING WALLS AND BUILDINGS IN A MAXIMUM OF 6" LIFTS. EACH LAYER SHALL BE COMPACTED BY HAND GUIDED EQUIPMENT TO 95% MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D1557.
 - WATER SETTLING, PUDDLING AND JETTING OF BACKFILL MATERIALS AS A COMPACTION METHOD ARE NOT ACCEPTABLE.
 - MAINTAIN MOISTURE CONTENT OF MATERIALS DURING COMPACTION OPERATIONS WITHIN REQUIRED MOISTURE RANGE TO OBTAIN INDICATED COMPACTION DENSITY.
 - AGGREGATE FOR BASE COURSE MATERIAL SHALL BE GRAVEL OF HARD DURABLE PARTICLES FREE OF ORGANIC MATTER, LUMPS OR BALLS OF CLAY AND OTHER DELETERIOUS MATTER.

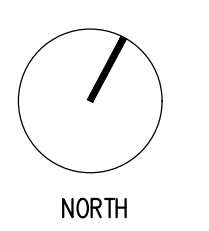
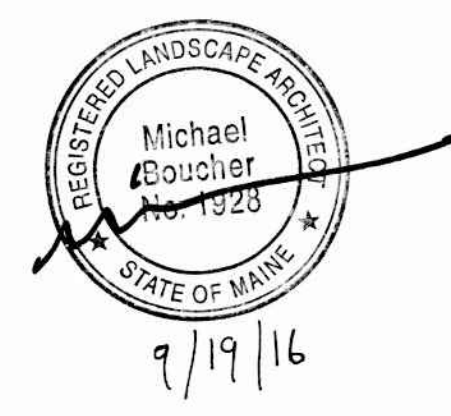


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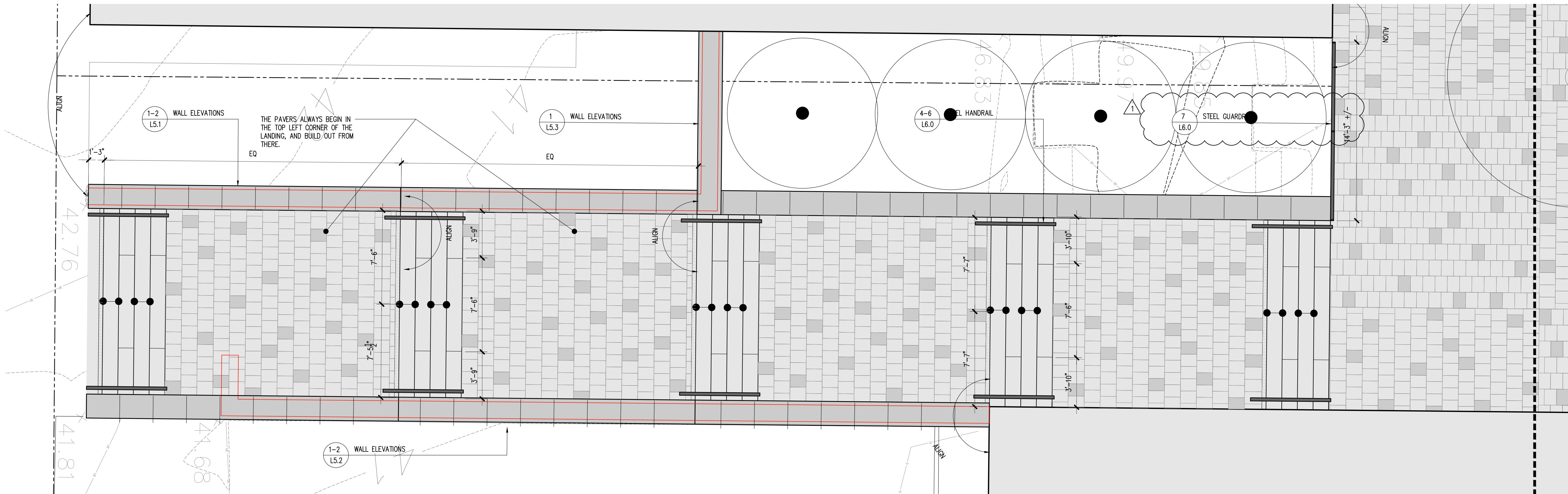
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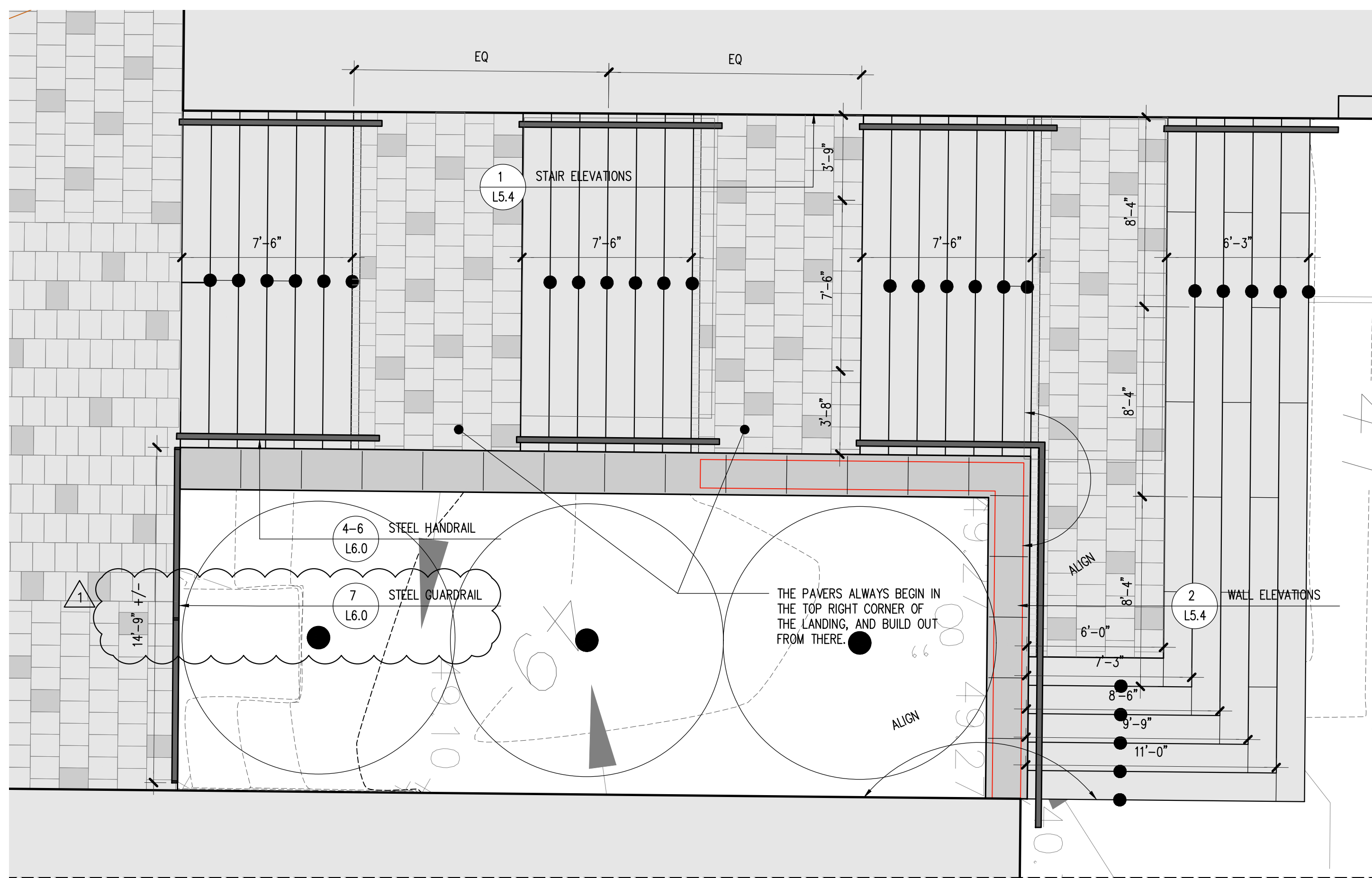
L2.0

LAYOUT & MATERIALS PLAN

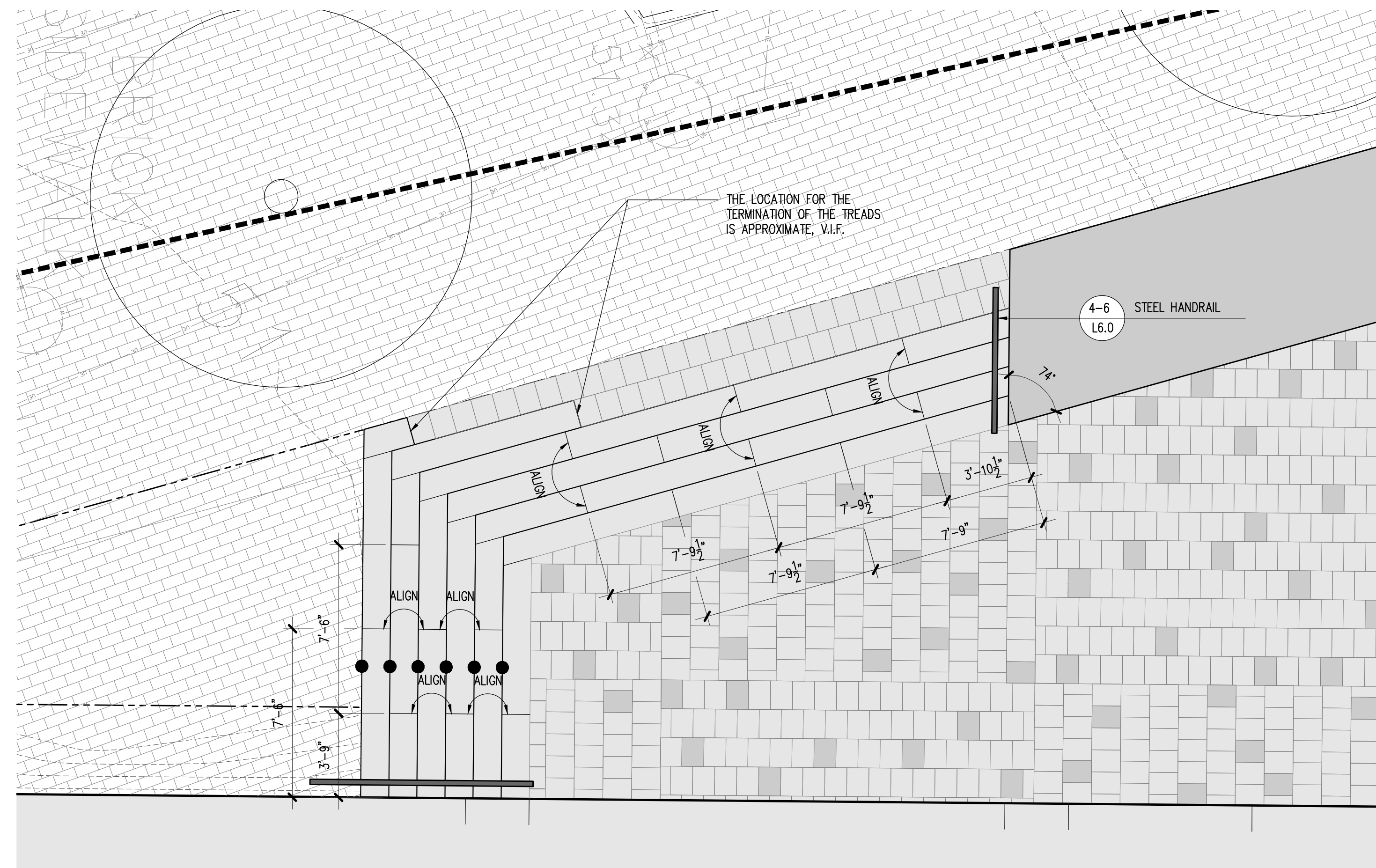


1 WEST STAIR PLAN
1/4"=1'-0"

NOTE: EXISTING WALLS MAY NOT BE PARALLEL, FIELD VERIFY ALL DIMENSIONS. CONTRACTOR TO PROVIDE SHOP DRAWINGS OF ALL STONE FOR L.A. APPROVAL PRIOR TO ORDERING STONE.



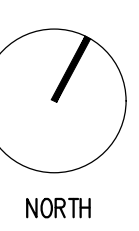
2 EAST STAIR PLAN
1/4"=1'-0"



3 NORTHWEST STAIR PLAN
1/4"=1'-0"

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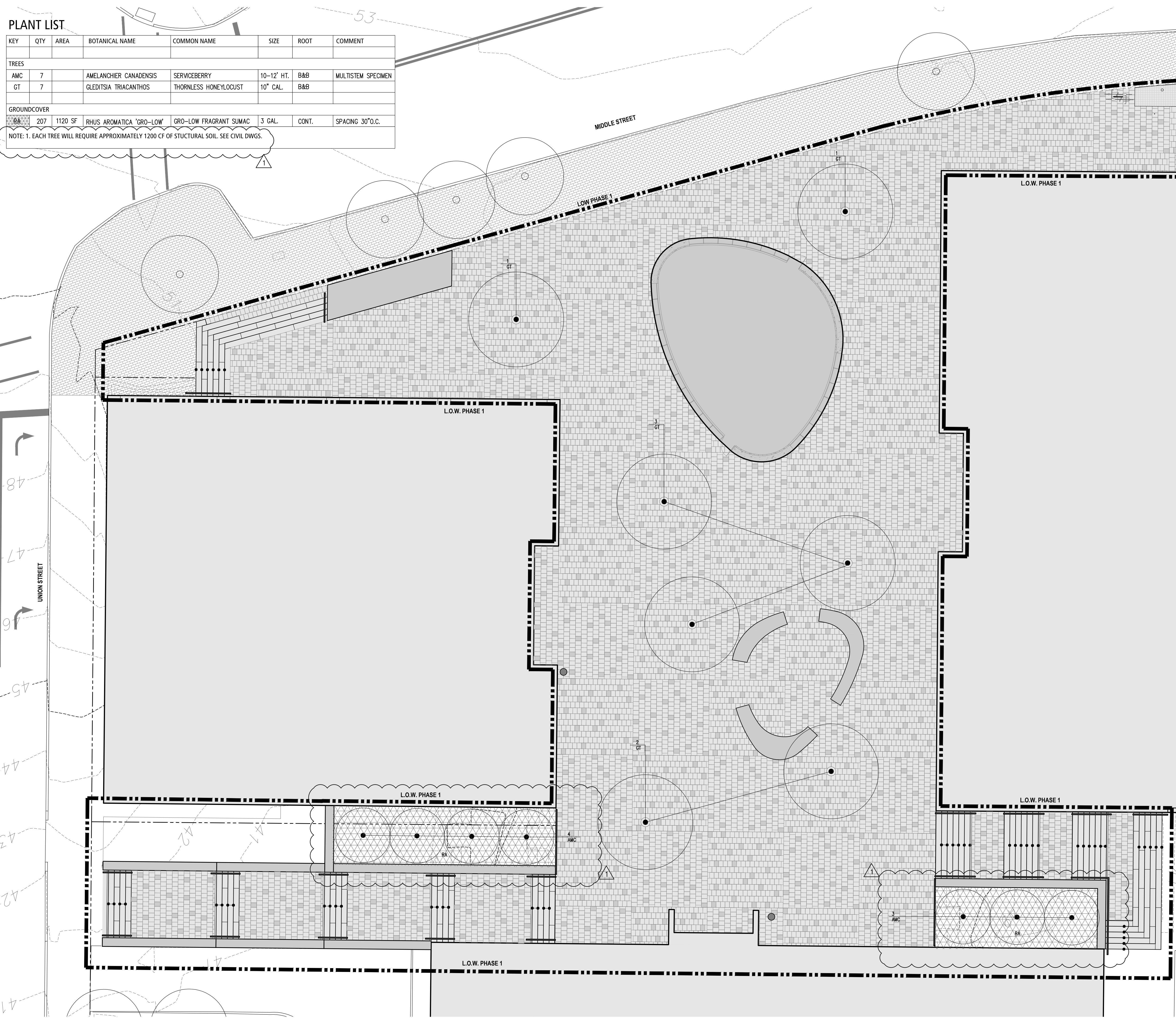
L2.1

SITE STAIR
ENLARGEMENT PLANS

PLANT LIST

KEY	QTY	AREA	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	COMMENT
TREES							
AMC	7		AMELANCHIER CANADENSIS	SERVICEBERRY	10-12' HT.	B&B	MULTISTEM SPECIMEN
GT	7		GLEDITSIA TRIACANTHOS	THORNLESS HONEYLOCUST	10" CAL.	B&B	
GROUNDCOVER							
BA	207	1120 SF	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	3 GAL.	CONT.	SPACING 30"O.C.

NOTE: 1. EACH TREE WILL REQUIRE APPROXIMATELY 1200 CF OF STRUCTURAL SOIL. SEE CIVIL DWGS.



PLANTING NOTES:

1. ALL PLANTS TO BE SELECTED AND SEALED IN THE FIELD BY THE LANDSCAPE ARCHITECT.
2. FINAL LOCATION OF ALL PLANTS TO BE DETERMINED IN THE FIELD BY THE LANDSCAPE ARCHITECT.
3. ALL PLANTS AND ENTIRE SHRUB BEDS TO RECEIVE 3" LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH.
4. PLANTS SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS THEY BORE TO EXISTING GRADE IN THE NURSERY.
5. TOPSOIL SHALL BE SANDY LOAM, FREE FROM SUBSOIL, STONES LARGER THAN 1", OR ANY UNDESIRABLE MATERIAL; CONTAIN 5% ORGANIC MATTER, PH 6.0 TO 6.5.
6. CUT AND REMOVE BURLAP FROM TOP 1/3 OF BALL. NYLON ROPE AND/OR NYLON BALLING MATERIAL IS NOT ACCEPTABLE.
7. LOCATE GUY WIRES SO THAT THEY WILL NOT PULL CROTCH APART.
8. UPON COMPLETION OF THE ONE (1) YEAR PLANT GUARANTEE PERIOD THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING OR REMOVING ALL STAKES. THIS SHALL BE DONE IN CONSULTATION WITH THE LANDSCAPE ARCHITECT. ALL STAKES REMAINING SHALL THEN BECOME THE RESPONSIBILITY OF THE OWNER.
9. IF THERE IS A DISCREPANCY BETWEEN THE PLANT COUNT SHOWN IN THE PLANT LIST AND THE PLANTING GRAPHIC, THE GRAPHIC SHALL TAKE PRECEDENCE.
10. IF THE CONTRACTOR DETERMINES THE SUB-GRADE SOIL CONDITIONS ARE DELETERIOUS TO PLANT GROWTH OR WILL INHIBIT DRAINAGE, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY AND PRIOR TO INSTALLATION OF PLANT MATERIAL.
11. ALL TRANSPLANTED SHRUBS SHALL BE 'HEELD IN' OR HEAVILY MULCHED IN A SHADED AREA AND WATERED AS NECESSARY UNTIL THEY CAN BE PLANTED.
12. PLANT PERENNIALS AND GROUNDCOVER IN 8" DEEP TOPSOIL BED CONSISTING OF 2/3 TOPSOIL AND 1/3 HUMUS. PLANT BULBS IN NATURALIZED DRIFTS.
13. TOPSOIL AND SEED ALL AREAS DISTURBED AS A RESULT OF ANY AND ALL DISTURBANCES, CONSTRUCTION, OR STORAGE OF EQUIPMENT WHETHER SUCH AREAS ARE SHOWN ON THE PLANS OR NOT. CONTRACTOR TO FIELD VERIFY AREAS OF SEED AND OF SOD PRIOR TO SUBMITTING A BID.

IRRIGATION NOTES:

IRRIGATION CONSULTANT TO PROVIDE SKETCH OF AN AUTOMATED, WEATHER-BASED IRRIGATION SYSTEM FOR LANDSCAPE ARCHITECT APPROVAL. THE SYSTEM SHOULD INCLUDE THE FOLLOWING:

1. WATERSENSE LABELED IRRIGATION CONTROLLERS USING LOCAL WEATHER DATA TO DETERMINE WHEN AND HOW MUCH TO WATER.
2. RAINFALL SHUTOFF DEVICES TO TURN OFF SYSTEM DURING RAINY WEATHER.
3. IN-GROUND DRIP EMITTERS WHENEVER POSSIBLE.

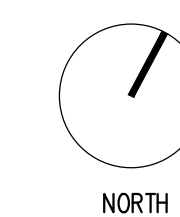
IRRIGATION SYSTEM TO BE INSTALLED THROUGHOUT ALL NEWLY PLANTED AREAS. AFTER THE PLANT ESTABLISHMENT PERIOD, ALL AREAS NOT LABELED AS "PERMANENT IRRIGATION" ON THE PLANT SCHEDULE TO BE ABANDONED.

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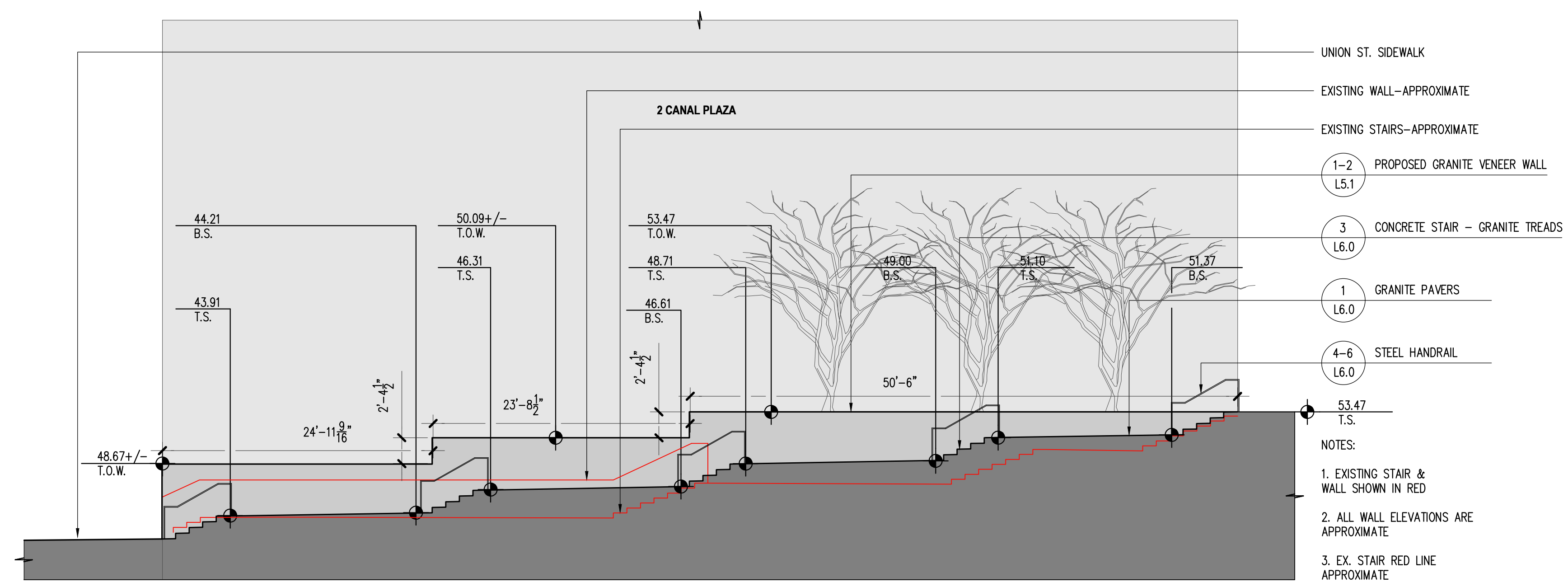
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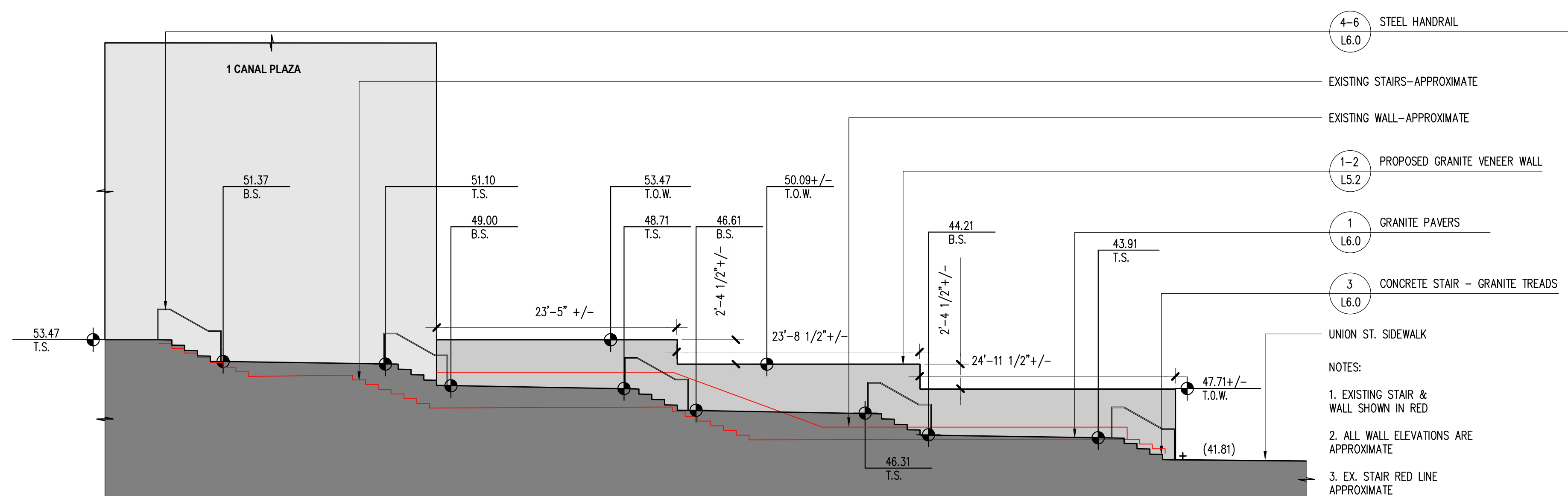
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L3.0

PLANTING PLAN



1 WEST STAIR TOWARD 2 CANAL PLAZA
 1/8"=1'-0"



2 WEST STAIR TOWARD 1 CANAL PLAZA
 1/8"=1'-0"

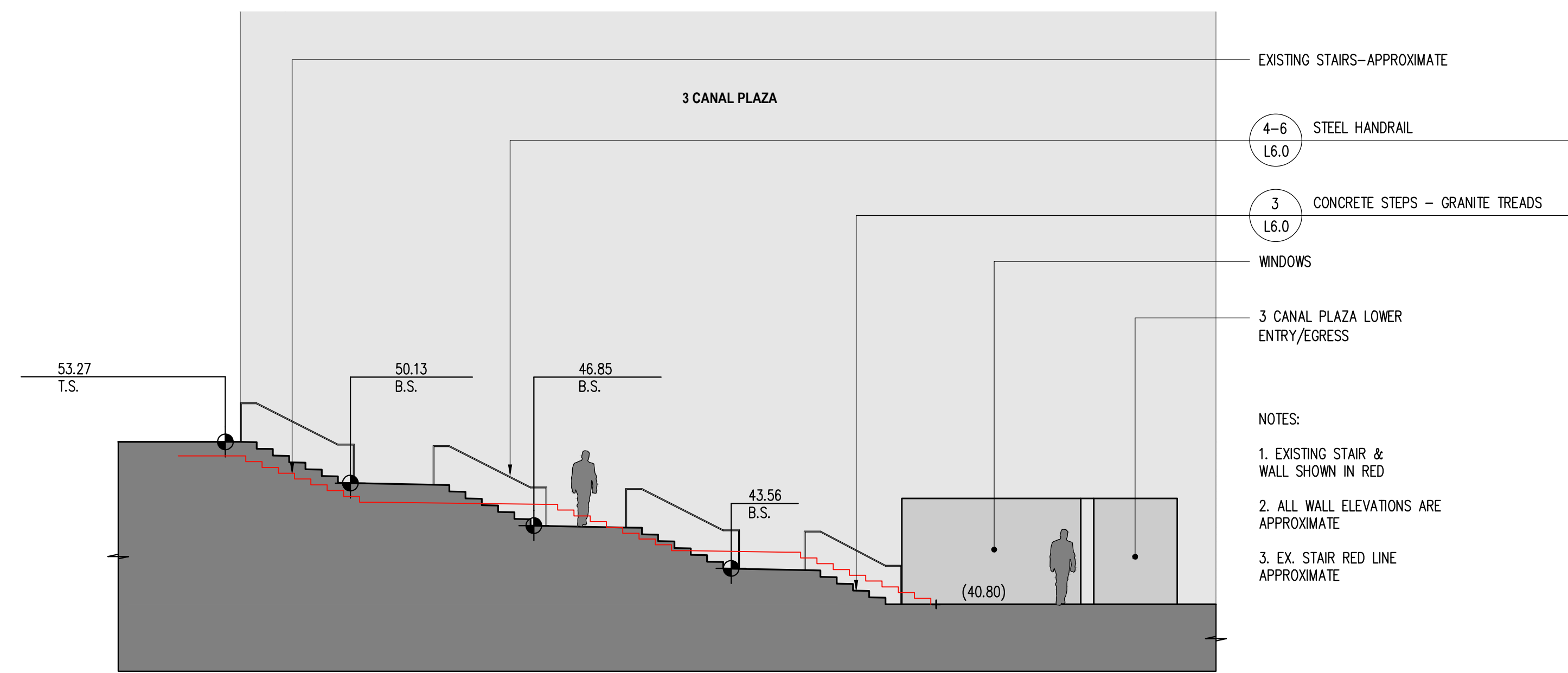
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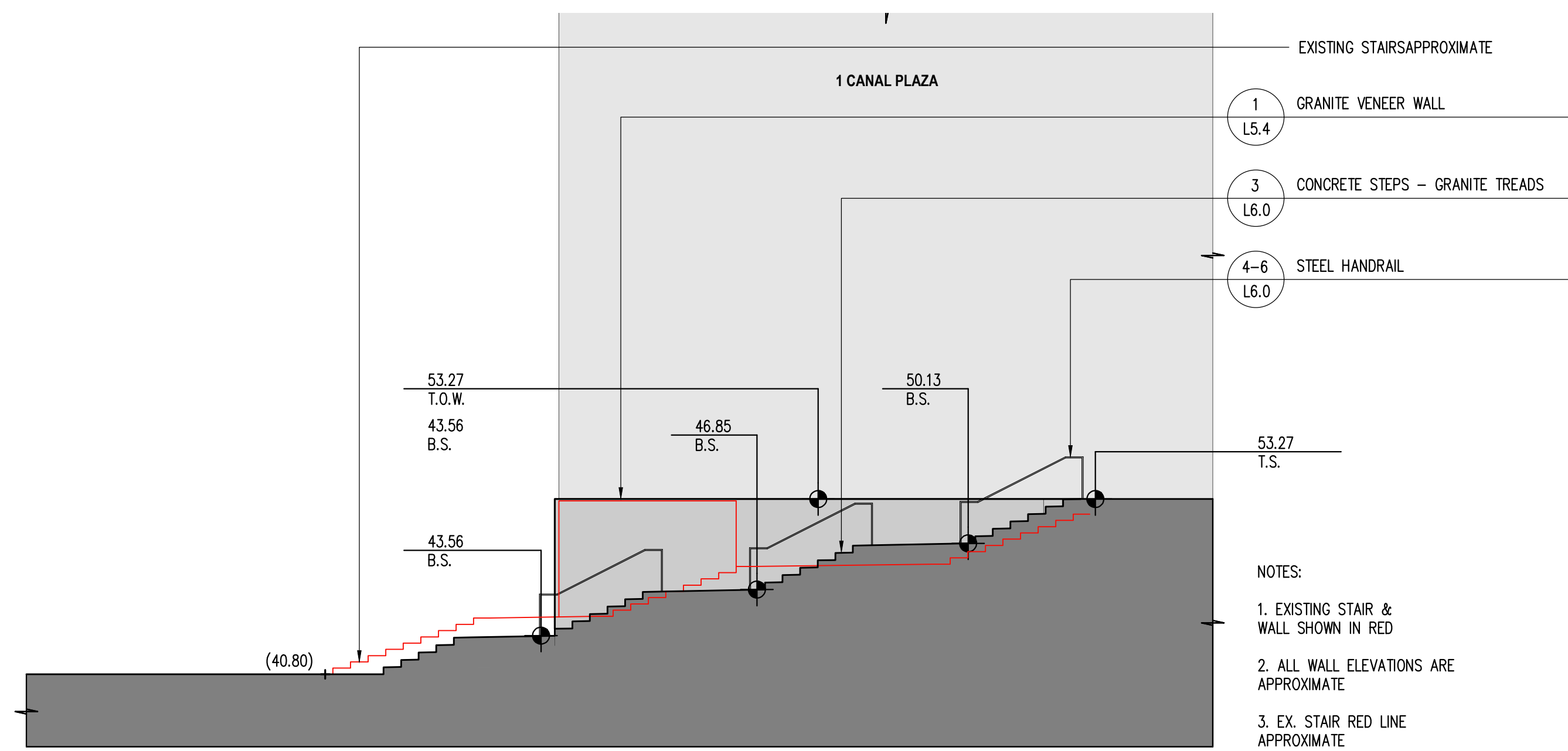


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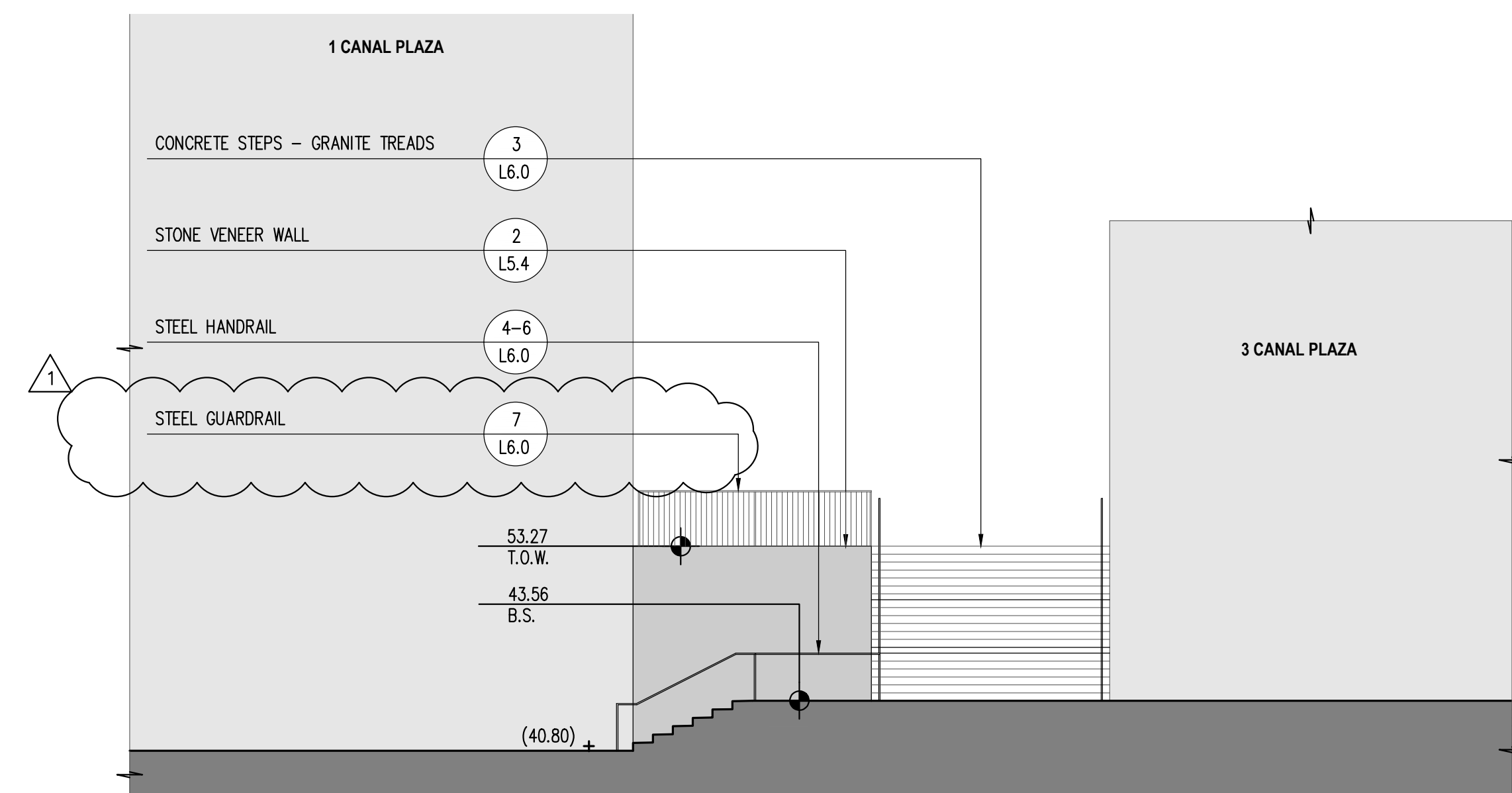
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1 EAST STAIR TOWARD 3 CANAL PLAZA
1/8"=1'-0"



2 EAST STAIR TOWARD 1 CANAL PLAZA
1/8"=1'-0"



3 EAST STAIR TOWARD PLAZA
1/8"=1'-0"

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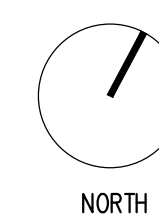


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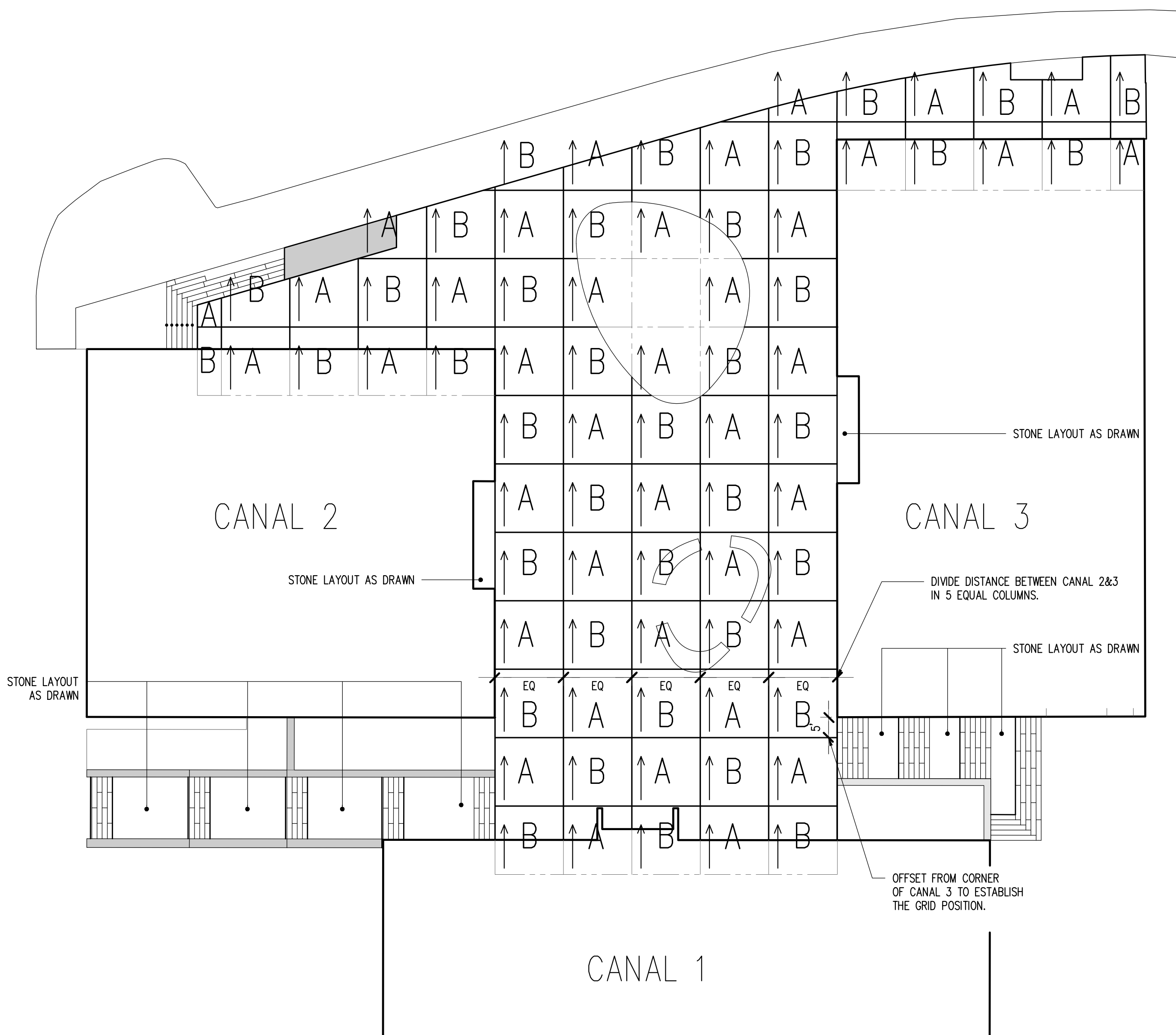
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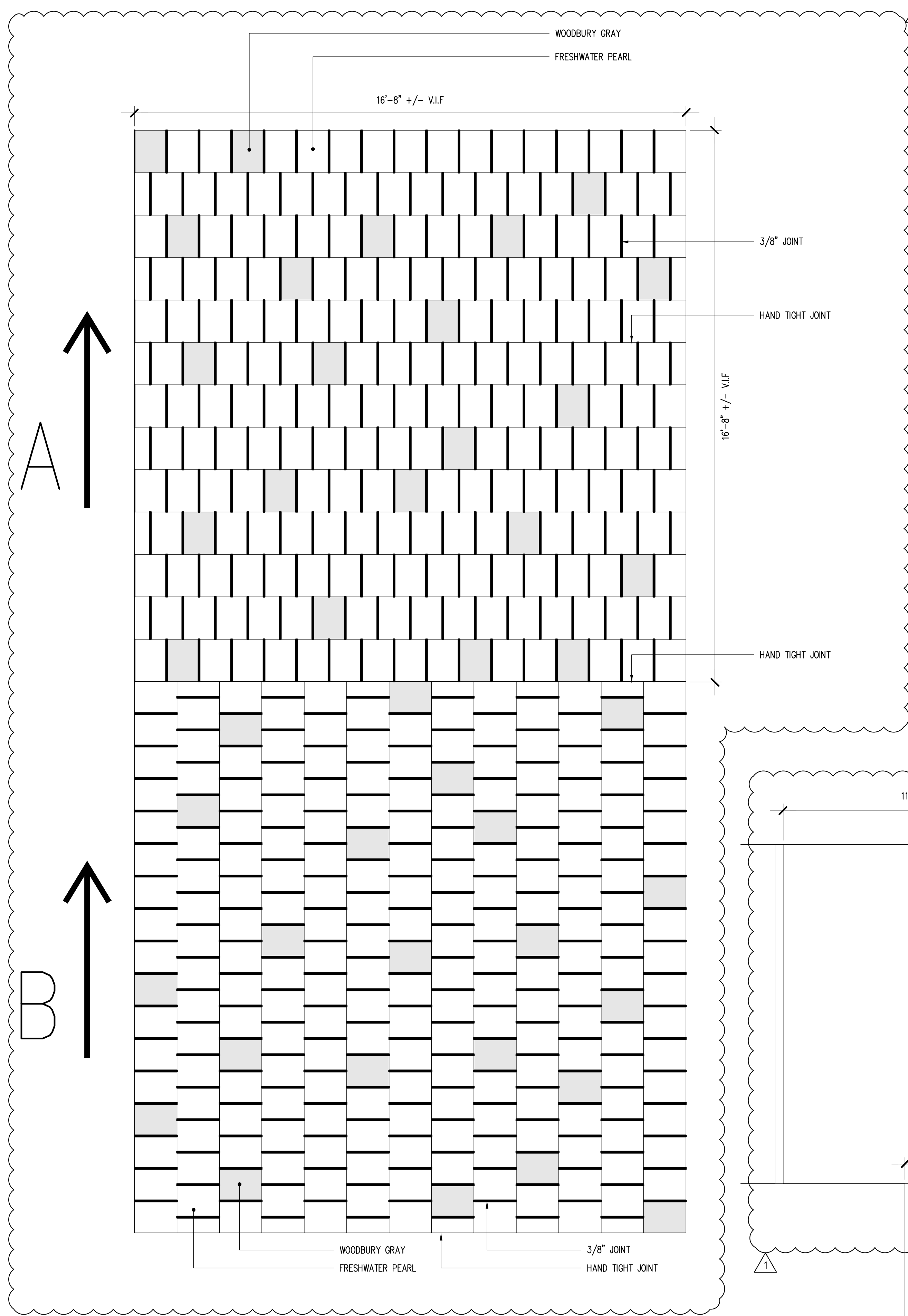
L5.0

PAVING DIAGRAM



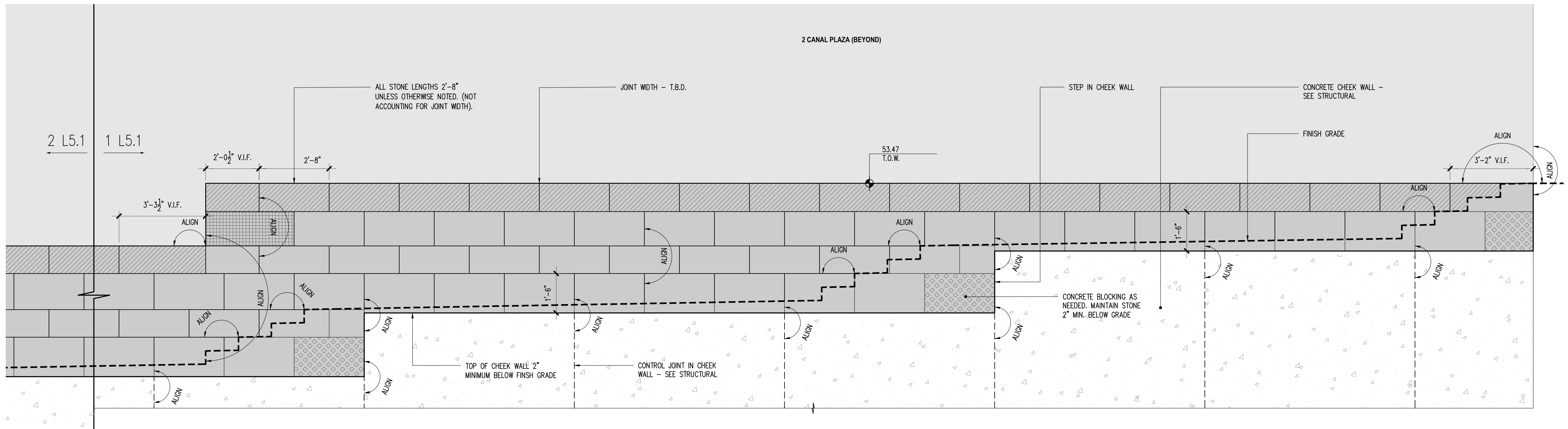
NOTE:
 1. PLAZA IS DIVIDED INTO A GRID PATTERN AS SHOWN ABOVE.
 2. STANDING RUNNING BOND PATTERN ROTATES 90° BETWEEN "A" AND "B" BOXES.
 3. SHORT JOINTS ARE 3/16"; LONG JOINTS ARE HAND TIGHT.
 4. EACH BOX TYPE HAS ITS OWN PAVING ORIENTATION AND ARRANGEMENT OF STONE TYPES.

1 PAVING GRID LAYOUT
 1'-0"=20'-0"

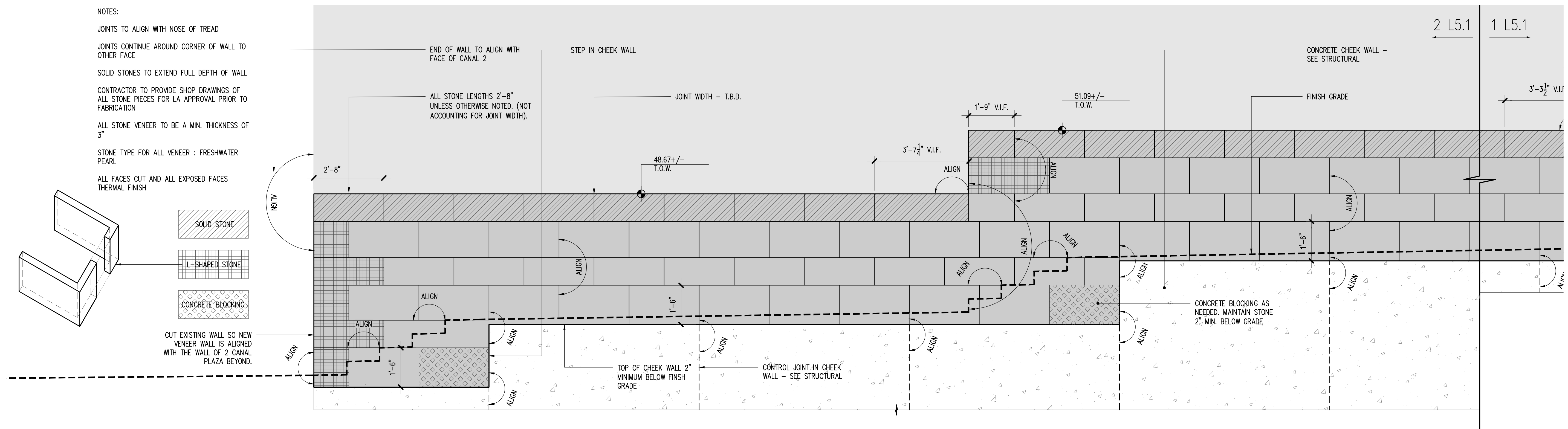


2 PAVING PATTERN
 1'-0"=2'-0"

3 PAVING
 4'-0"=1'-0"



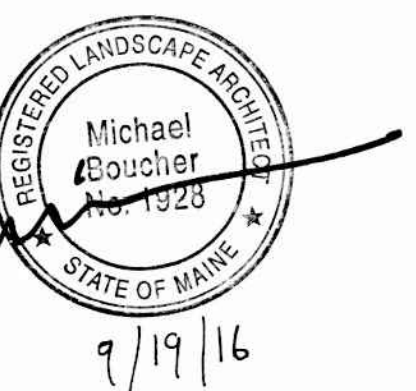
1 WEST STAIR TOWARD CANAL 2 - WALL COURSING
1/2"=1'-0"



2 WEST STAIR TOWARD CANAL 2 - WALL COURSING
1/2"=1'-0"

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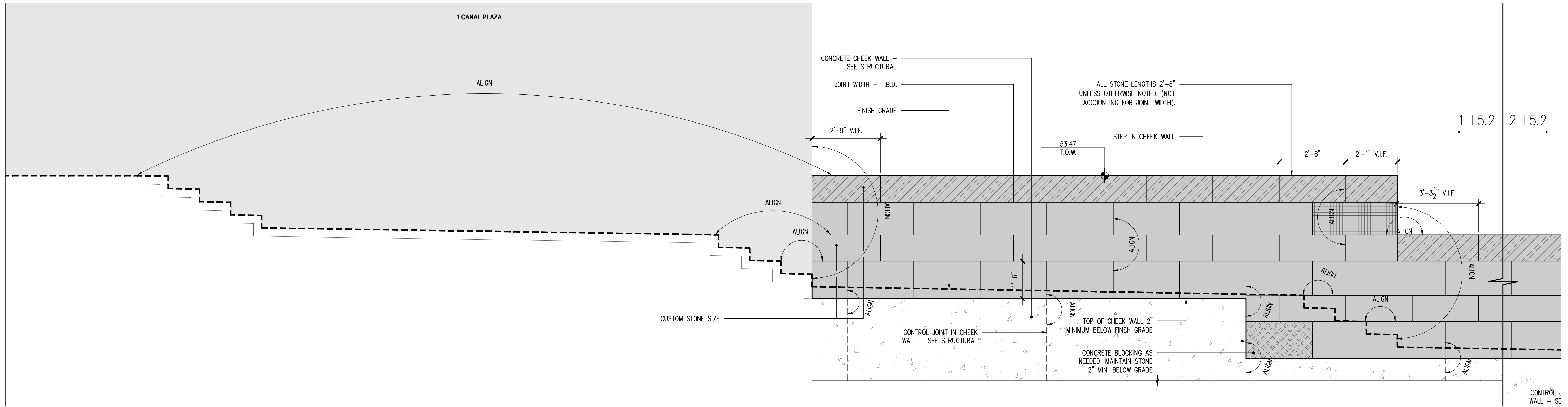


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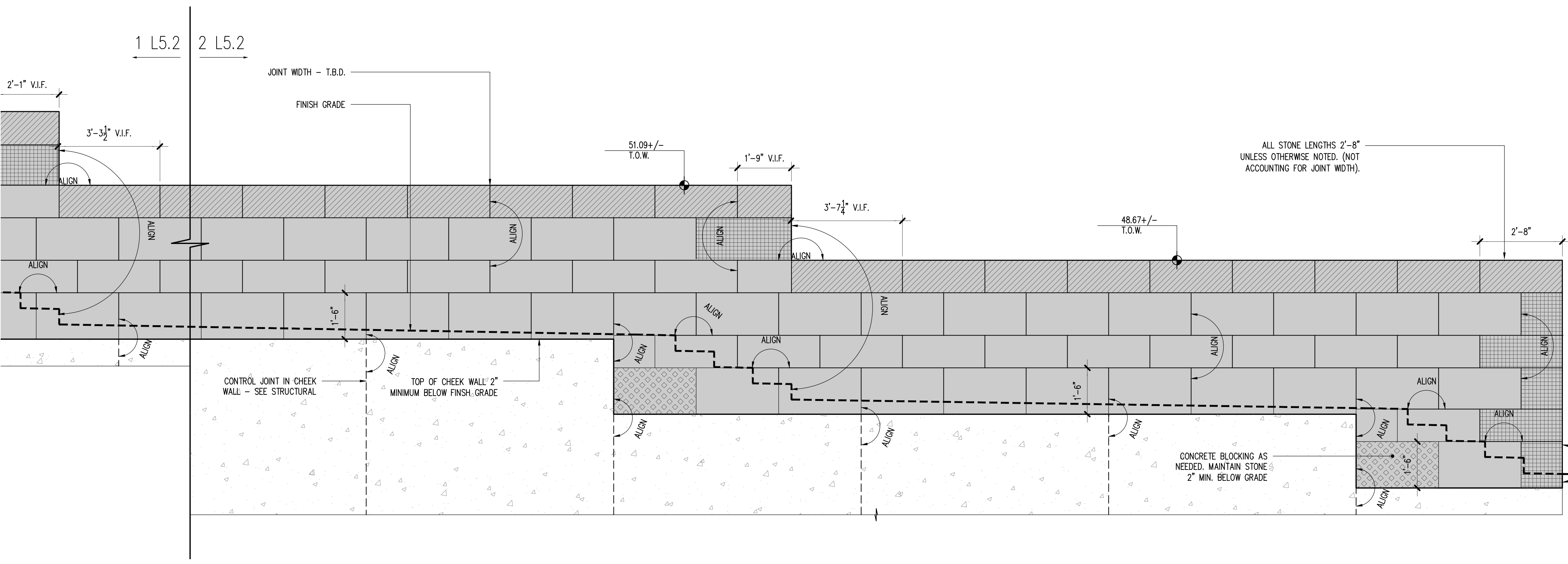
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L5.1

SECTION/ELEVATIONS

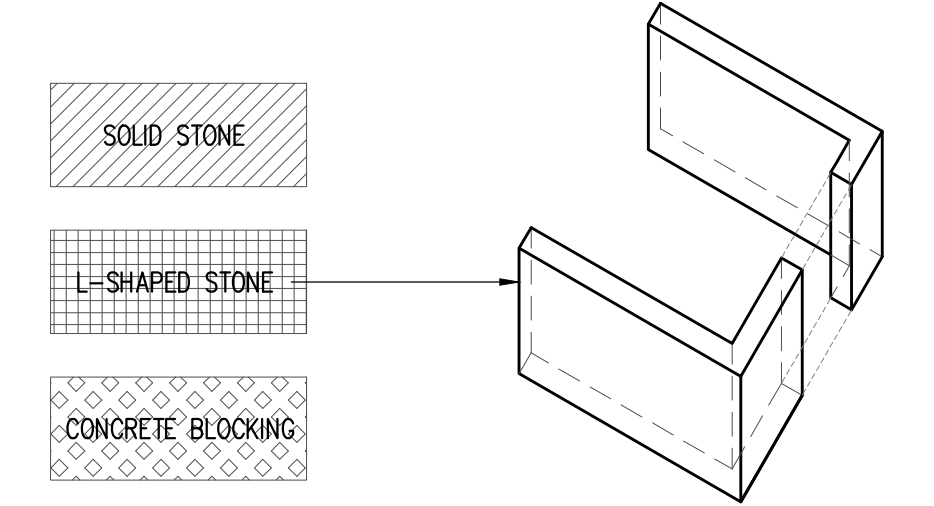


1 WEST STAIR TOWARD CANAL 1 - WALL COURSING
 1/2"=1'-0"



NOTES:

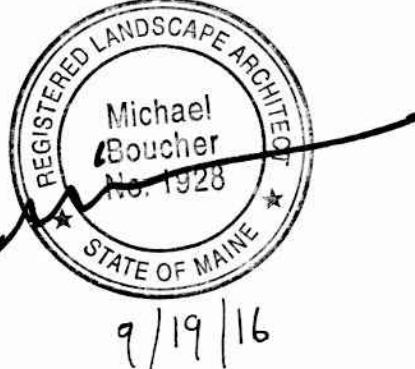
- JOINTS TO ALIGN WITH NOSE OF TREAD
- JOINTS CONTINUE AROUND CORNER OF WALL TO OTHER FACE
- SOLID STONES TO EXTEND FULL DEPTH OF WALL
- CONTRACTOR TO PROVIDE SHOP DRAWINGS OF ALL STONE PIECES FOR LA APPROVAL PRIOR TO FABRICATION
- ALL STONE VENEER TO BE A MIN. THICKNESS OF 3"
- STONE TYPE FOR ALL VENEER: FRESHWATER PEARL
- ALL FACES CUT AND ALL EXPOSED FACES THERMAL FINISH



2 WEST STAIR TOWARD CANAL 1 - WALL COURSING
 1/2"=1'-0"

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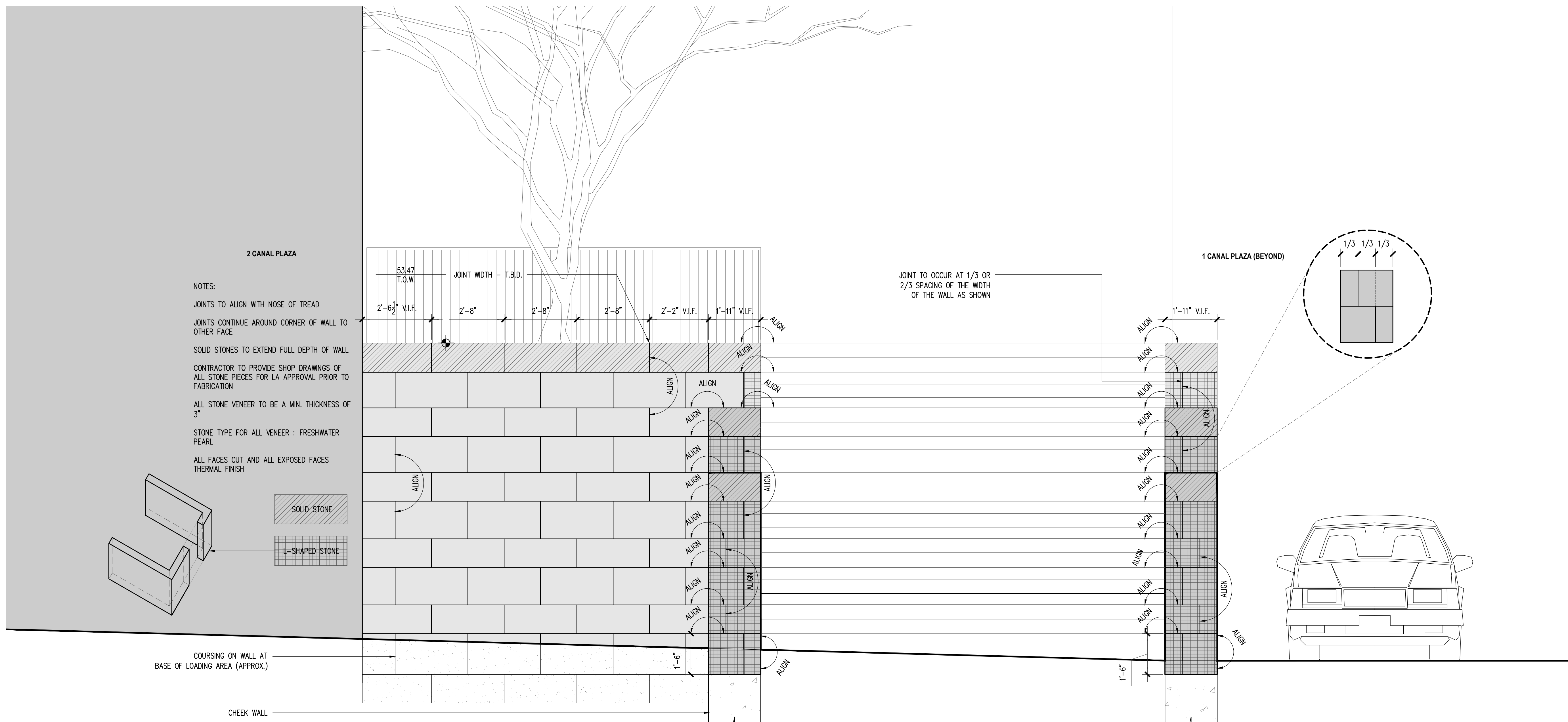
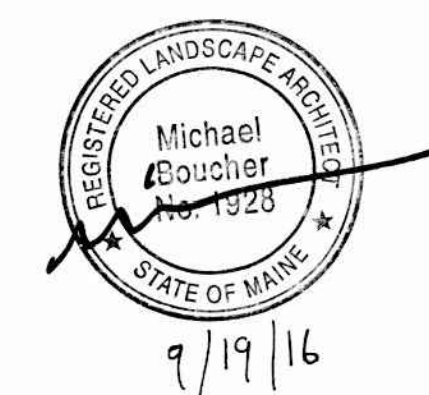
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L5.2

SECTION/ELEVATIONS

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1 WEST STAIR TOWARD PLAZA - WALL COURSING
 1/2"=1'-0"

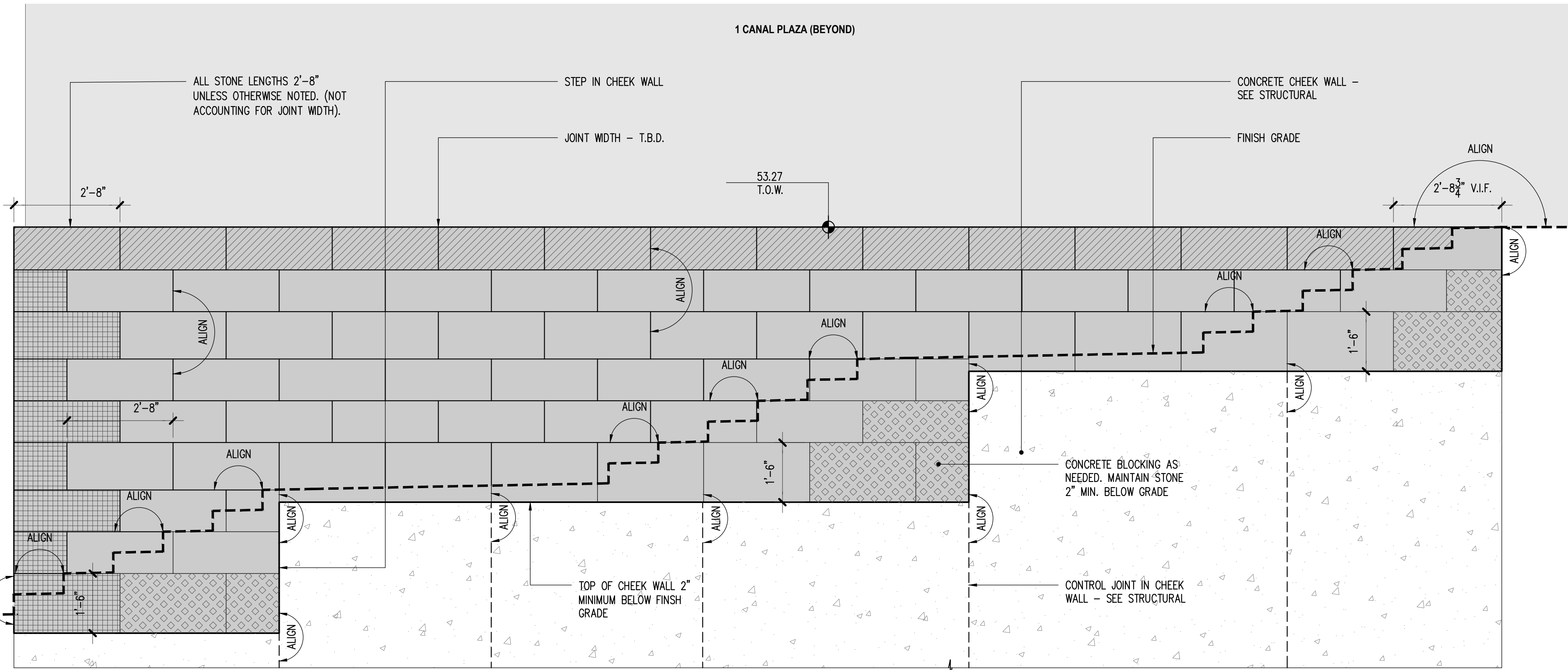
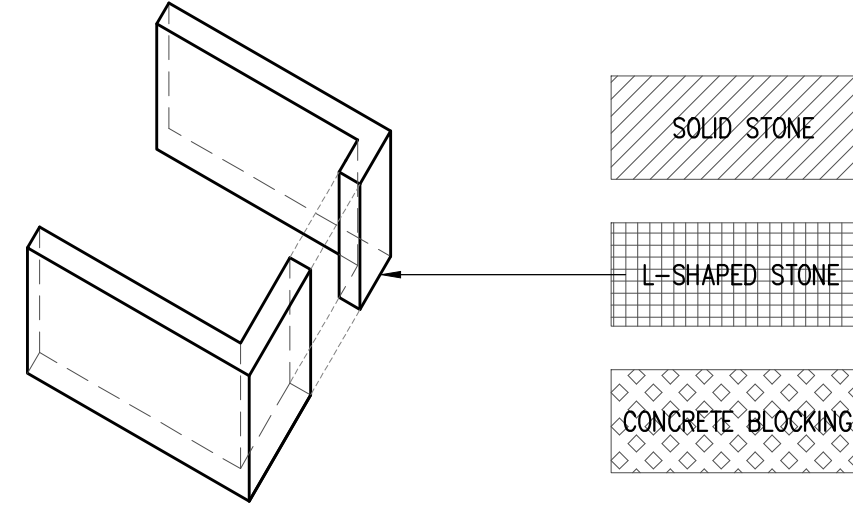
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NOTES:

- JOINTS TO ALIGN WITH NOSE OF TREAD
- JOINTS CONTINUE AROUND CORNER OF WALL TO OTHER FACE
- SOLID STONES TO EXTEND FULL DEPTH OF WALL
- CONTRACTOR TO PROVIDE SHOP DRAWINGS OF ALL STONE PIECES FOR LA APPROVAL PRIOR TO FABRICATION
- ALL STONE VENEER TO BE A MIN. THICKNESS OF 3"
- STONE TYPE FOR ALL VENEER : FRESHWATER PEARL
- ALL FACES CUT AND ALL EXPOSED FACES THERMAL FINISH

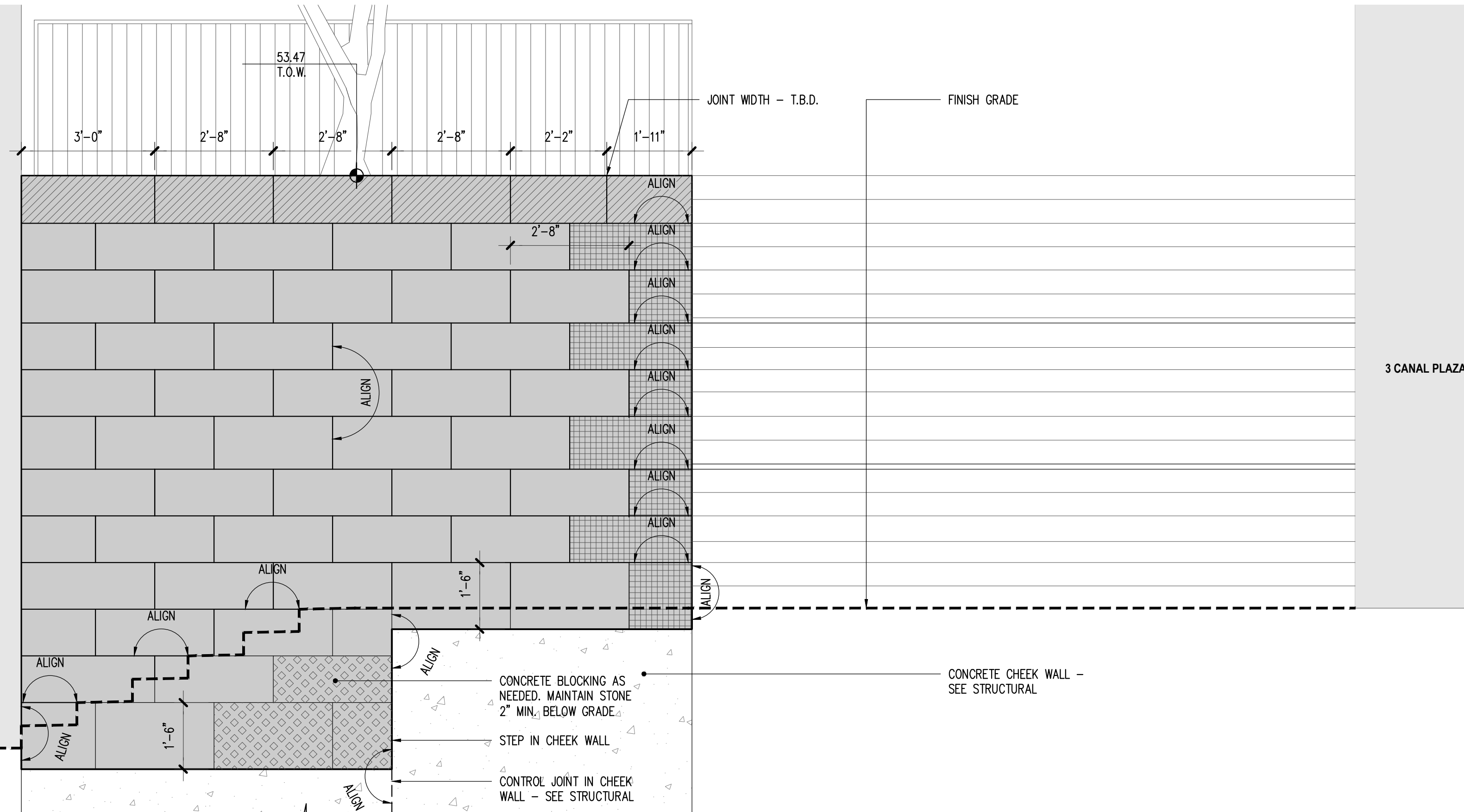
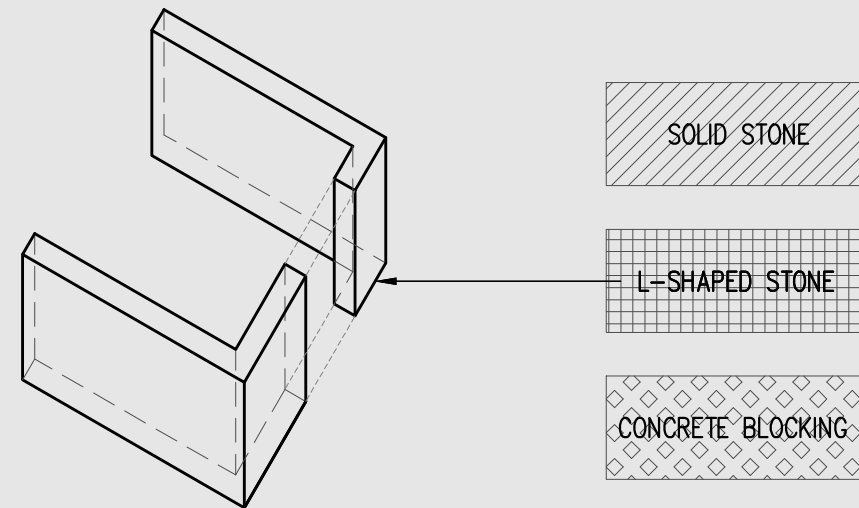


1 EAST STAIR TOWARD CANAL 1 - WALL COURSING

1/2"=1'-0"

NOTES:

- JOINTS TO ALIGN WITH NOSE OF TREAD
- JOINTS CONTINUE AROUND CORNER OF WALL TO OTHER FACE
- SOLID STONES TO EXTEND FULL DEPTH OF WALL
- CONTRACTOR TO PROVIDE SHOP DRAWINGS OF ALL STONE PIECES FOR LA APPROVAL PRIOR TO FABRICATION
- ALL STONE VENEER TO BE A MIN. THICKNESS OF 3"
- STONE TYPE FOR ALL VENEER : FRESHWATER PEARL
- ALL FACES CUT AND ALL EXPOSED FACES THERMAL FINISH



2 EAST STAIR TOWARD PLAZA - WALL COURSING

1/2"=1'-0"

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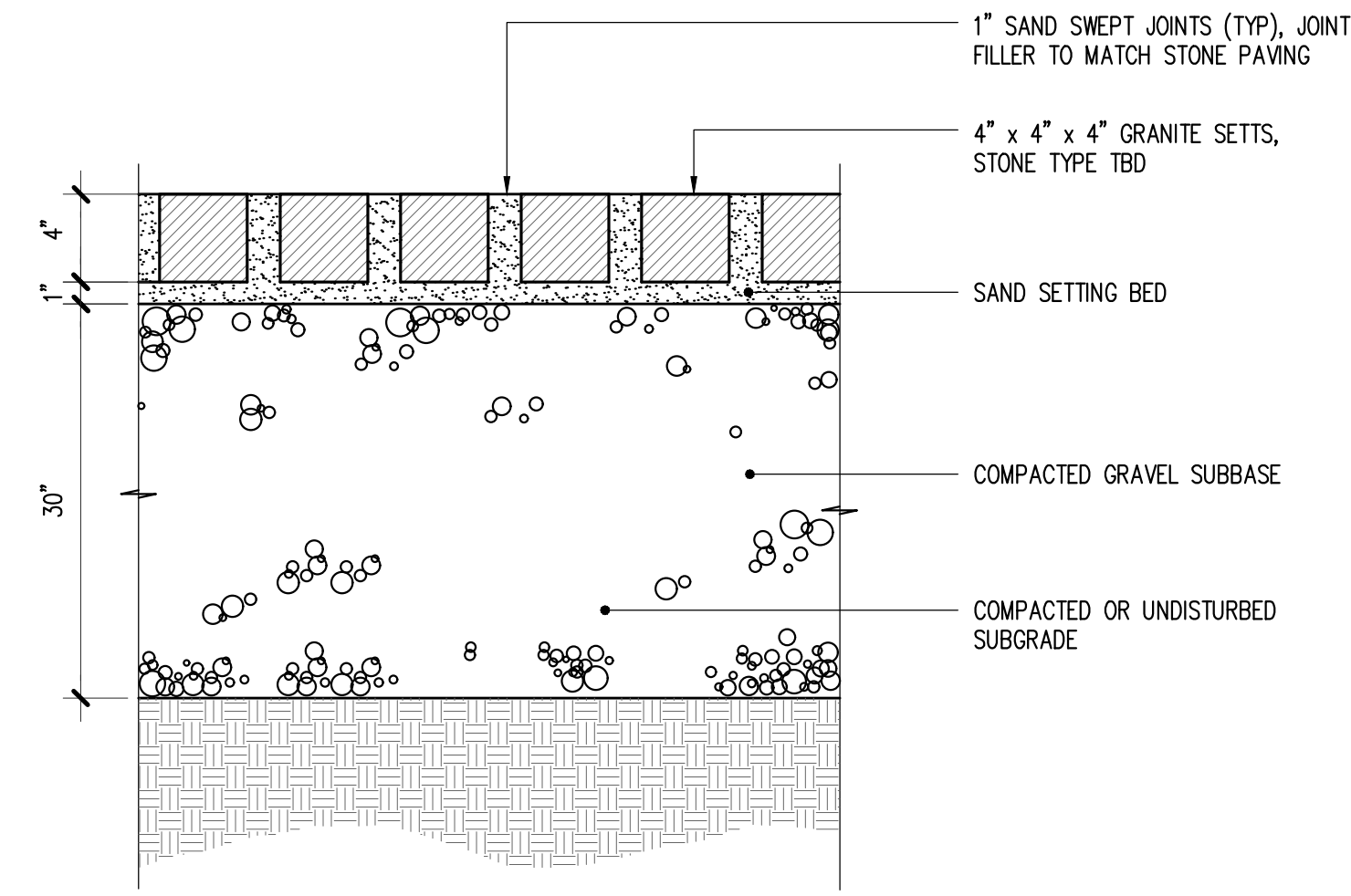
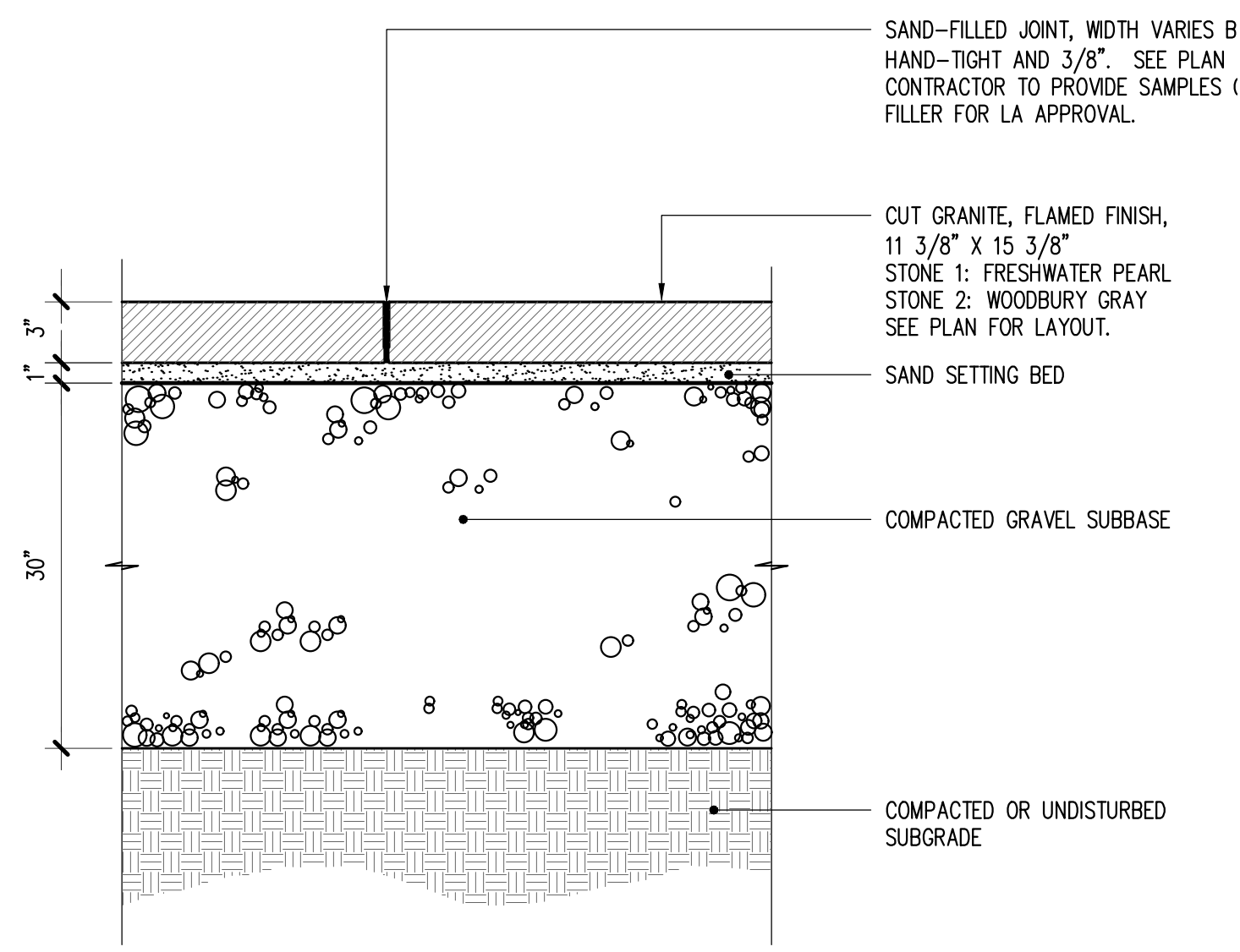
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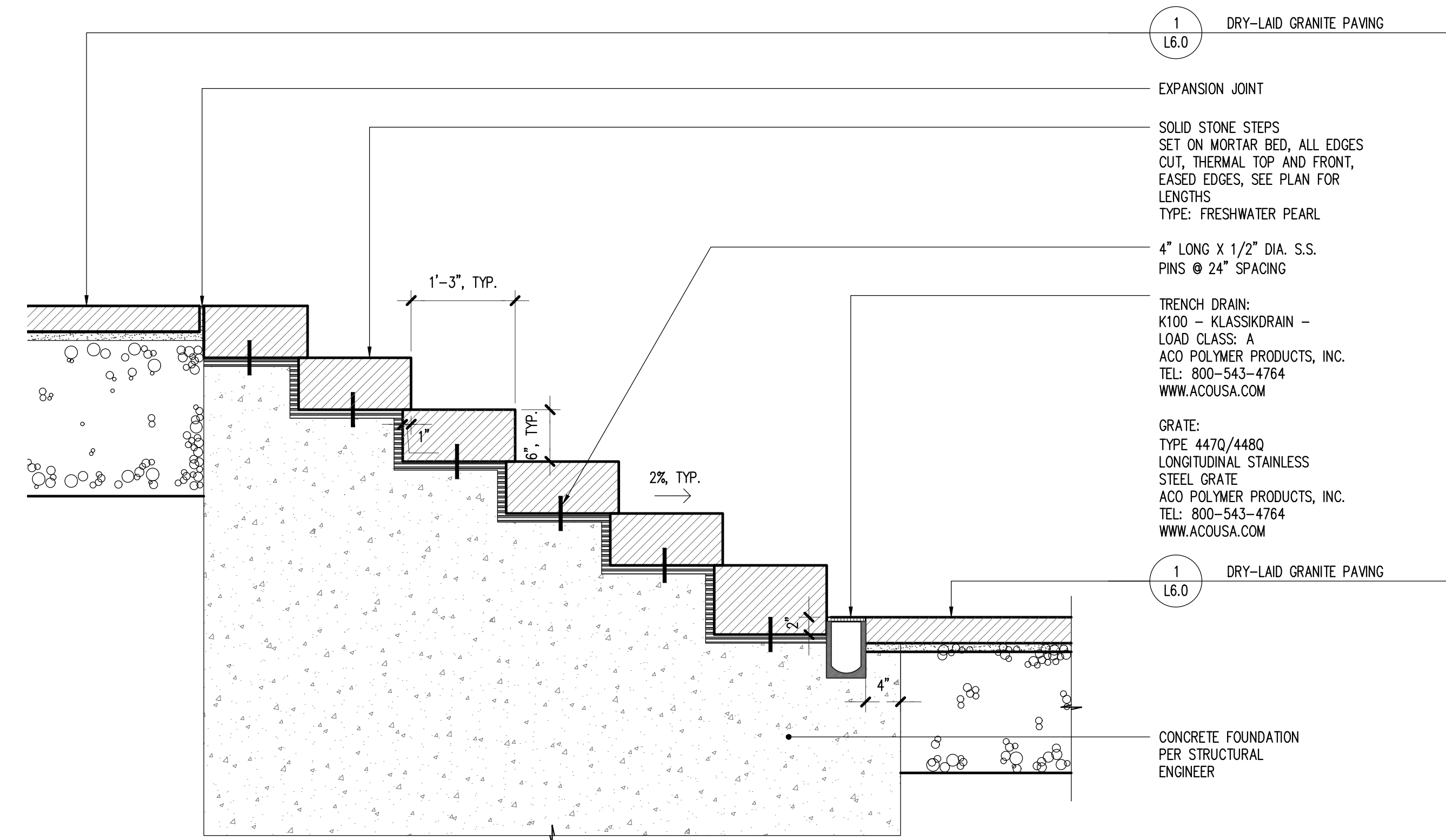
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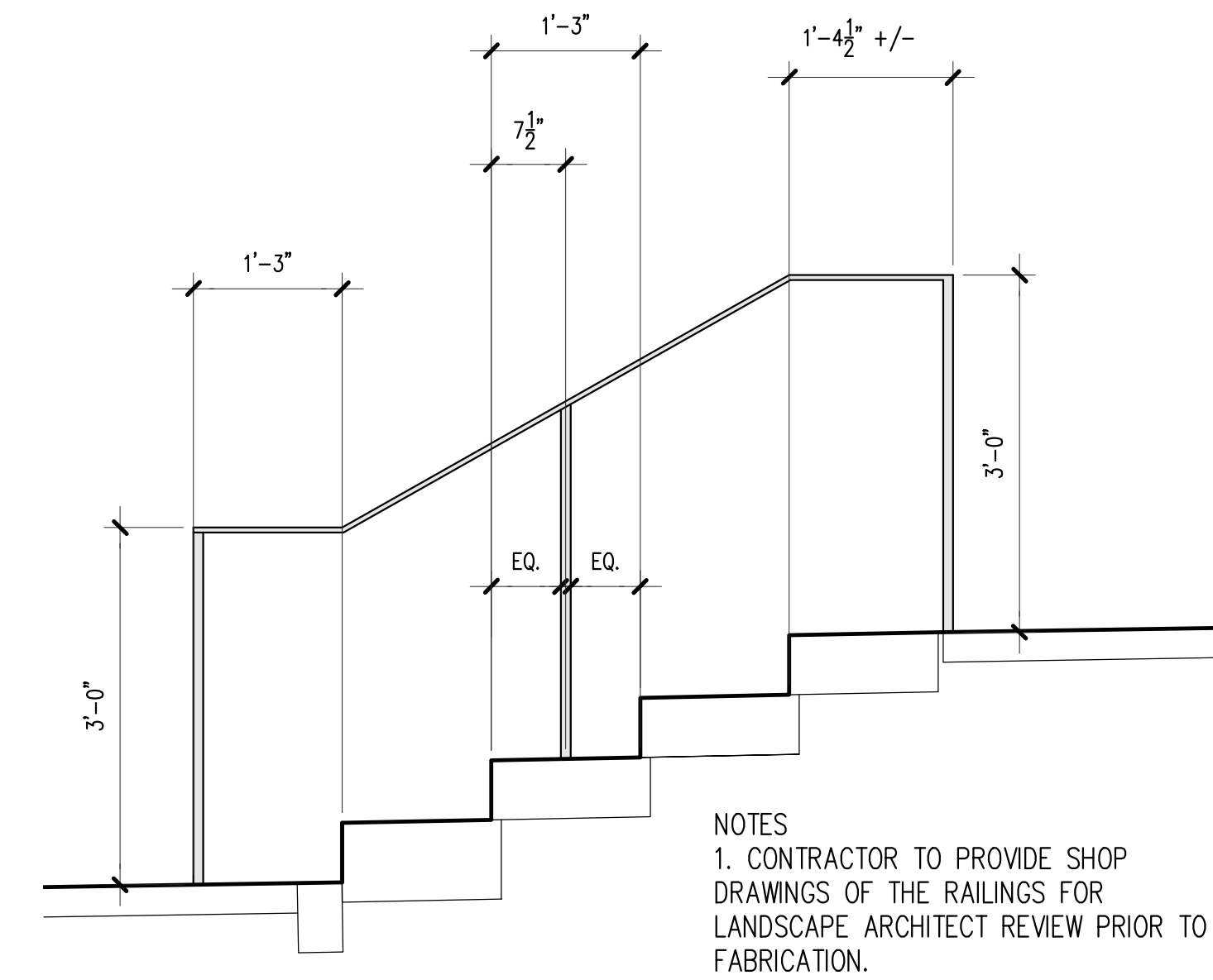


1 DRY-LAID GRANITE PAVING
1-1/2"=1'-0"

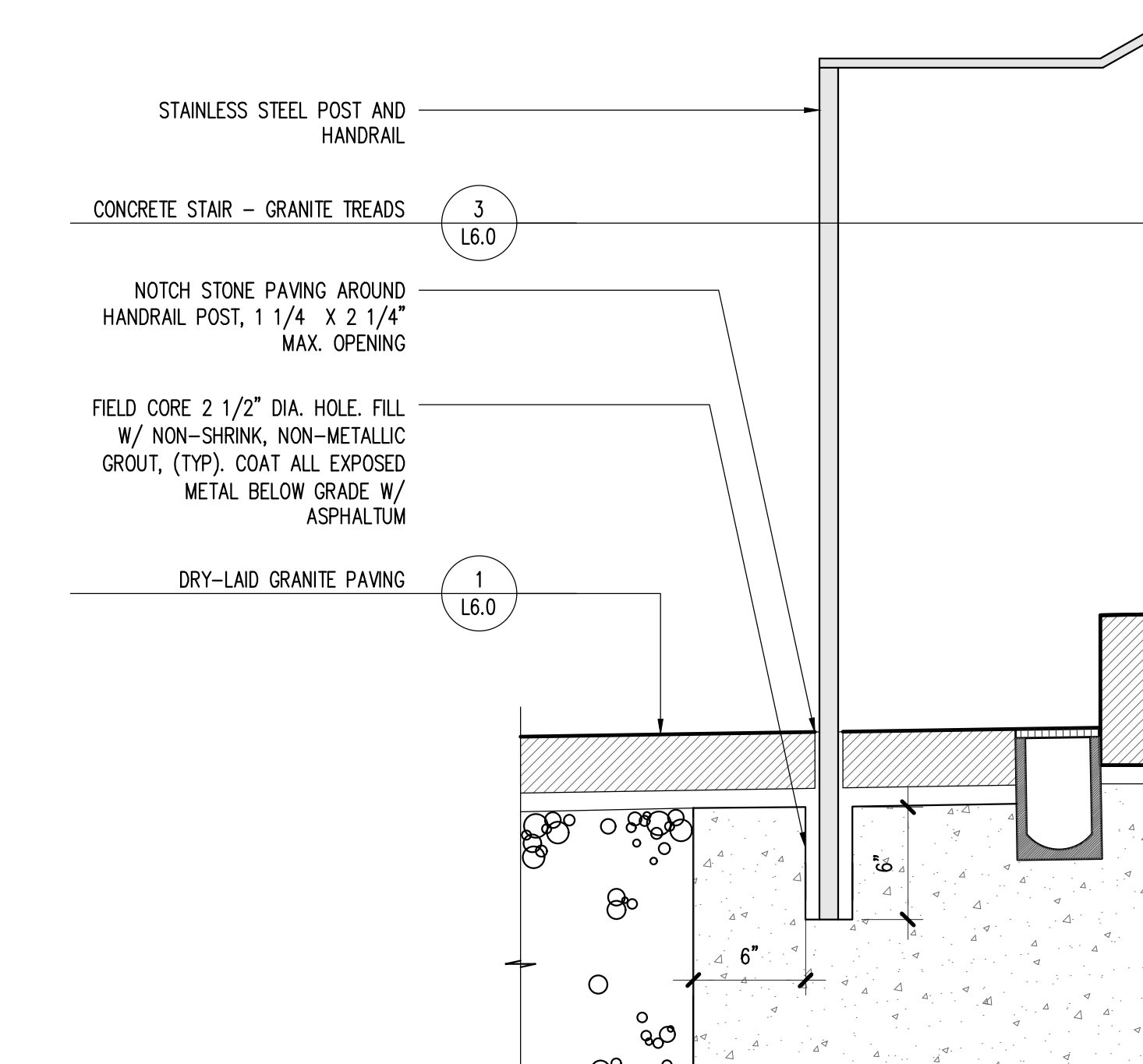
2 GRANITE SETT PAVING
1-1/2"=1'-0"



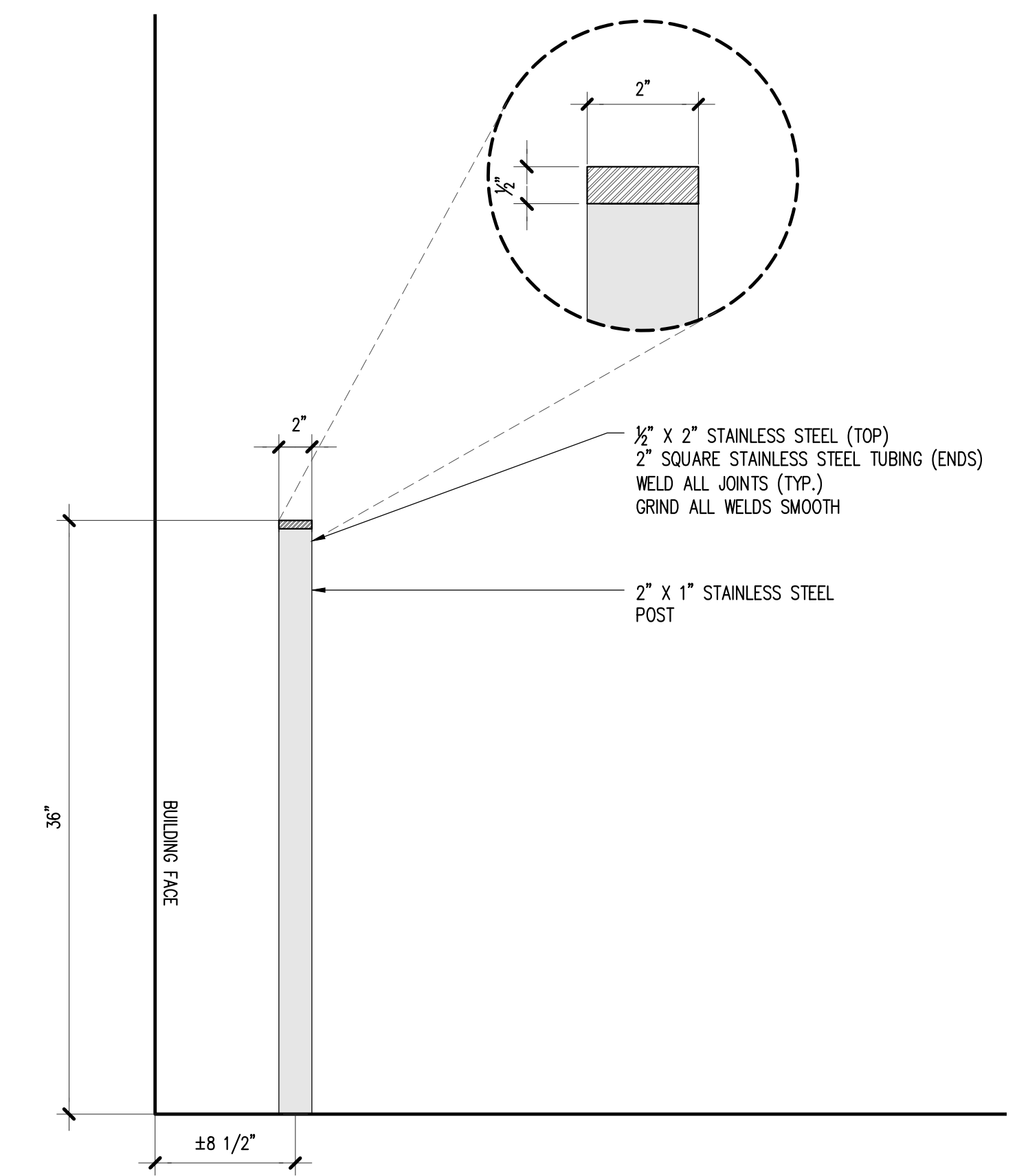
3 CONCRETE STAIR - GRANITE TREADS
1"=1'-0"



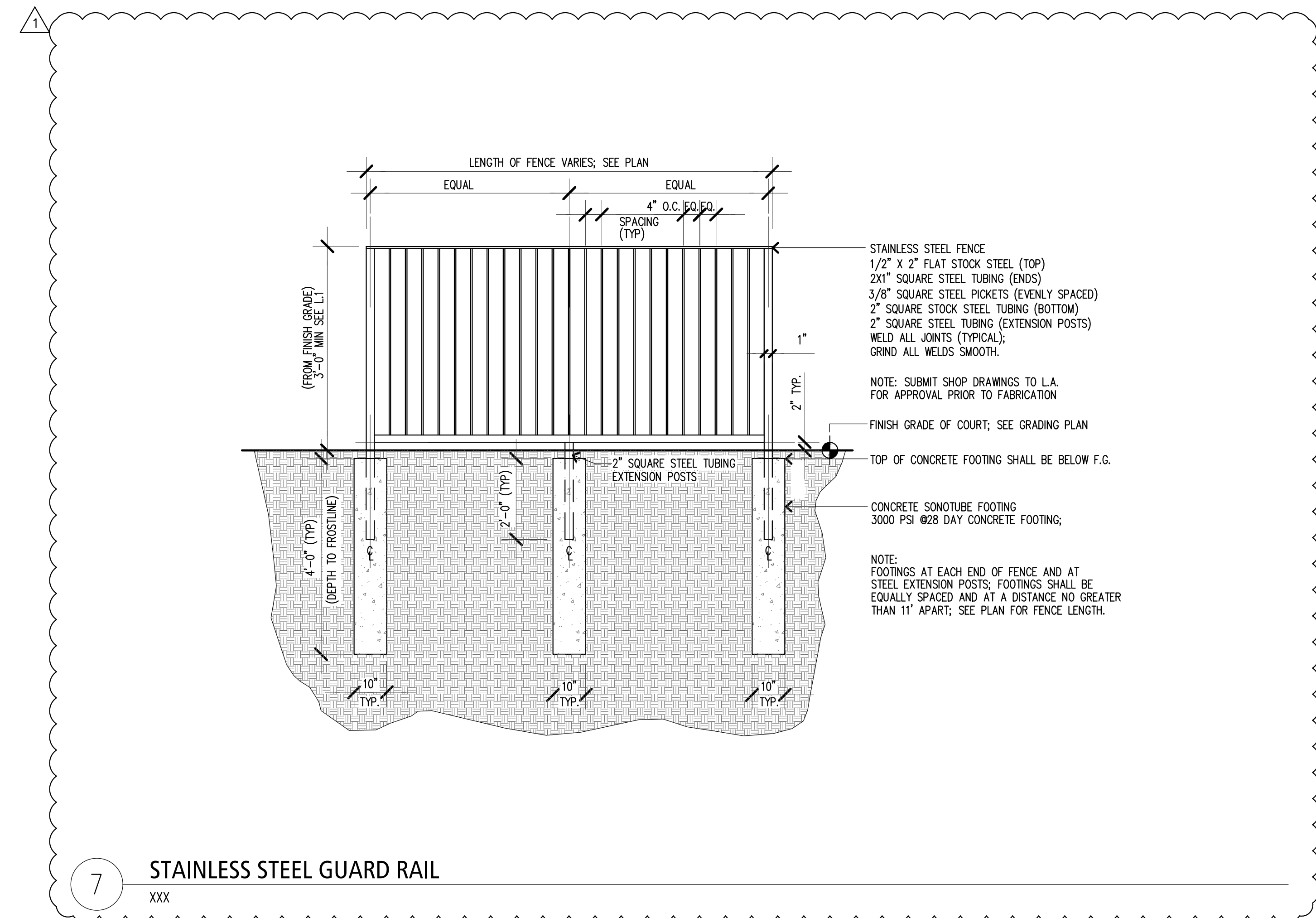
4 HANDRAIL
3/4"=1'-0"



5 HANDRAIL POST ATTACHMENT
1 1/2"=1'-0"



6 HANDRAIL DETAIL
1 1/2"=1'-0"



7 STAINLESS STEEL GUARD RAIL
XXX

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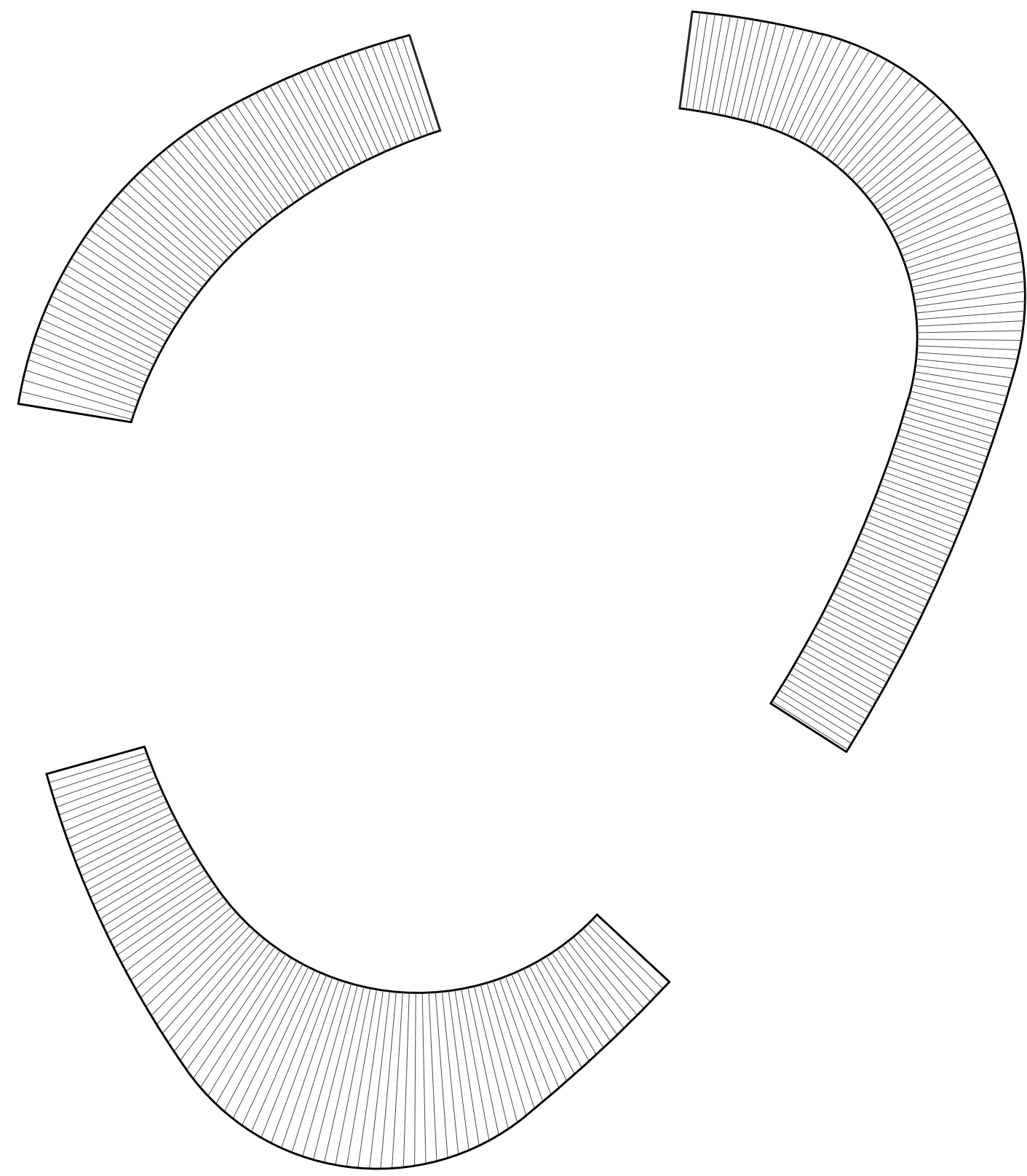


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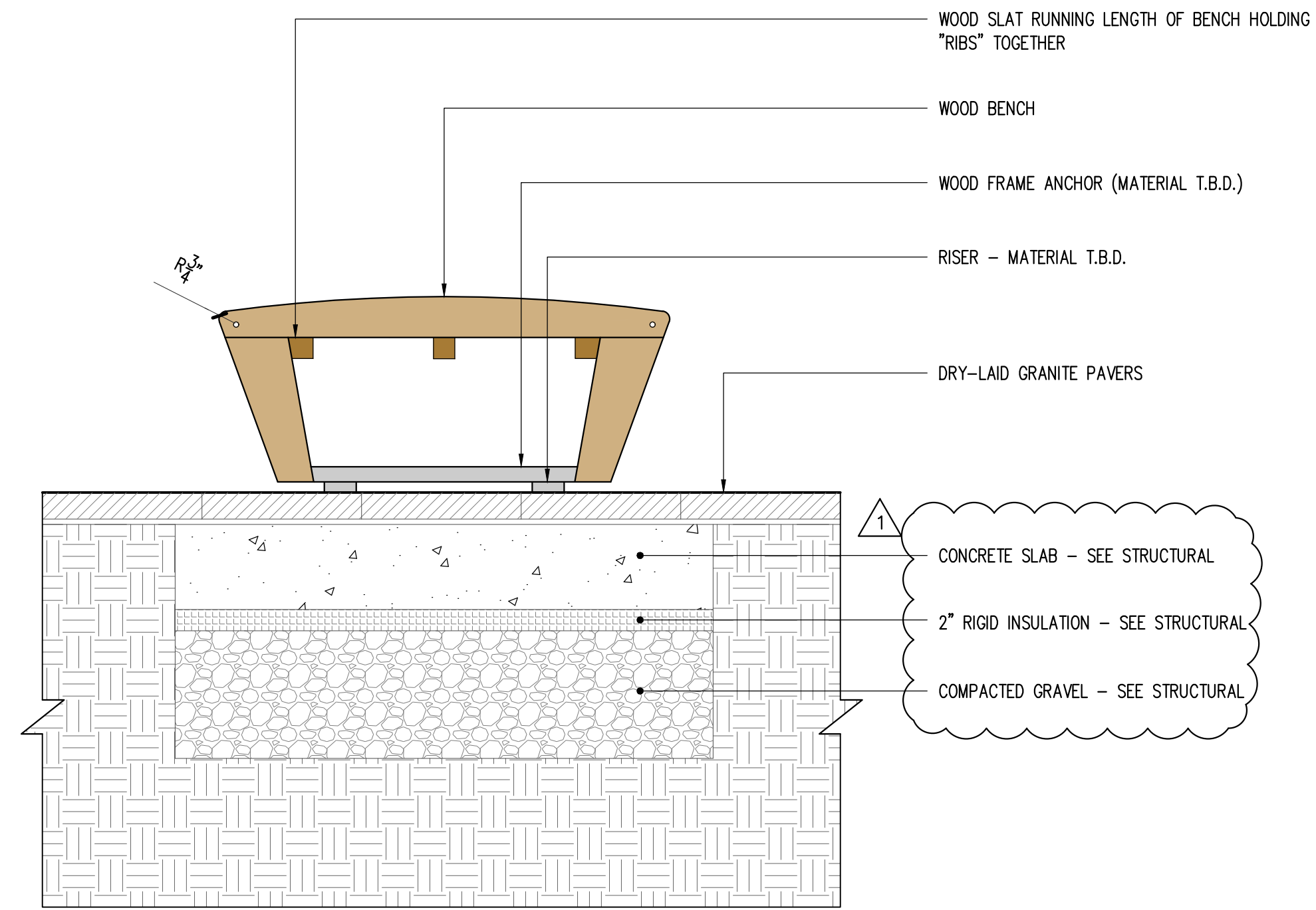
1 Schematic Design Pricing Set - Phase 1	1/15/2016
2 Permit Set	6/17/2016
3 GMP Pricing Set	9/19/2016
4 Addendum 1	10/11/2016
5	DATE
6	DATE

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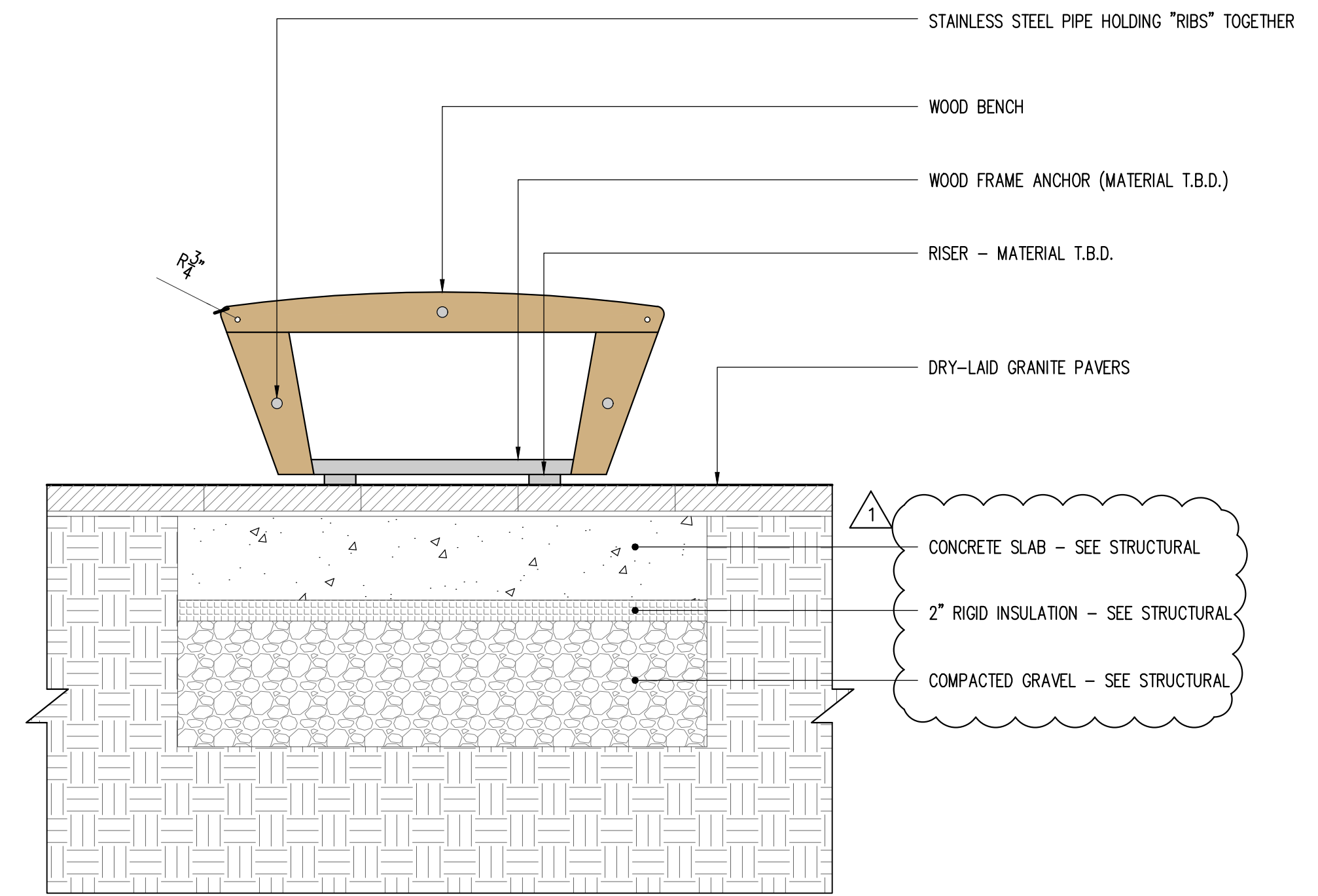
L6.0
SITE DETAILS



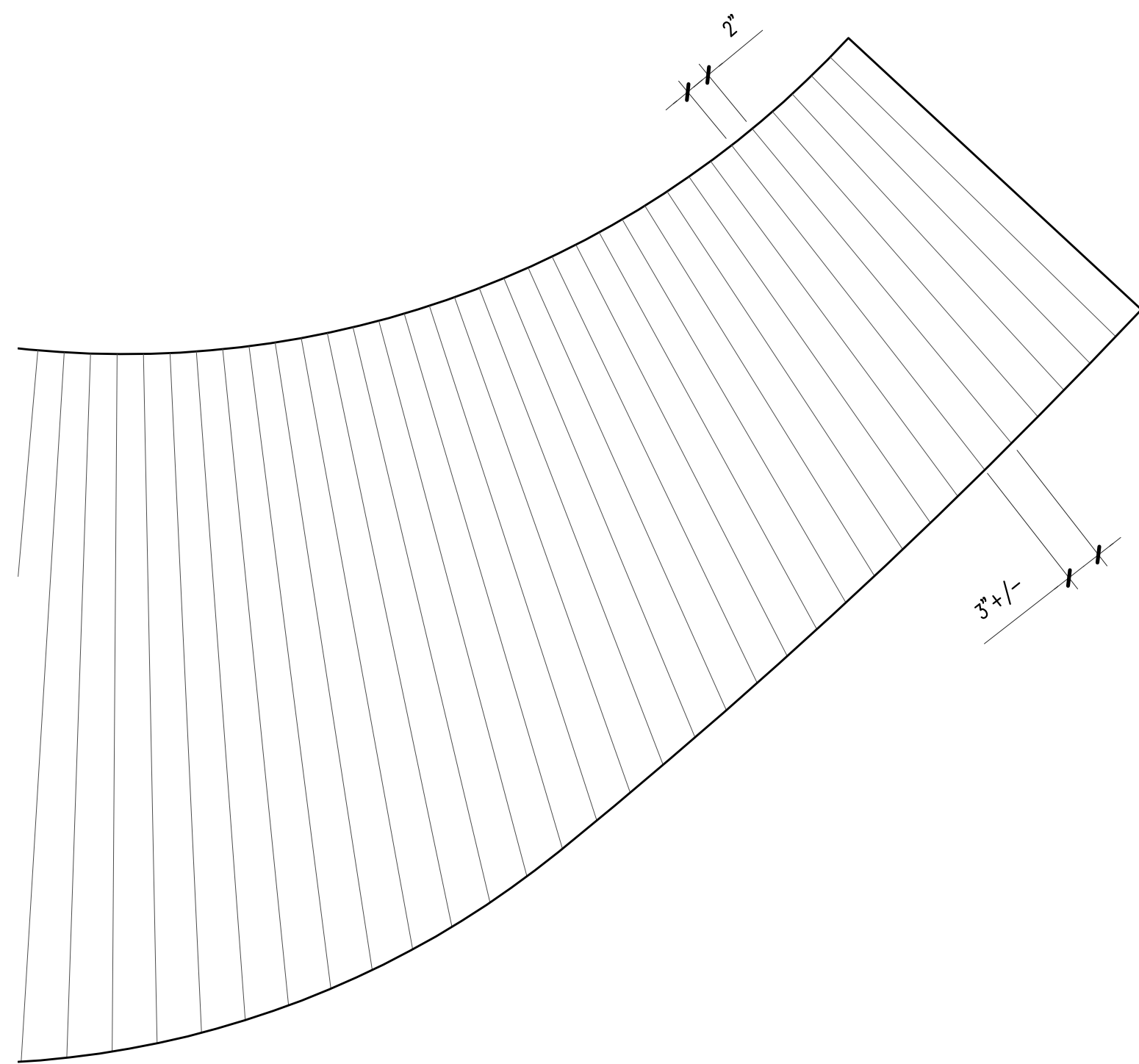
1 PLAN
1/4"=1'-0"



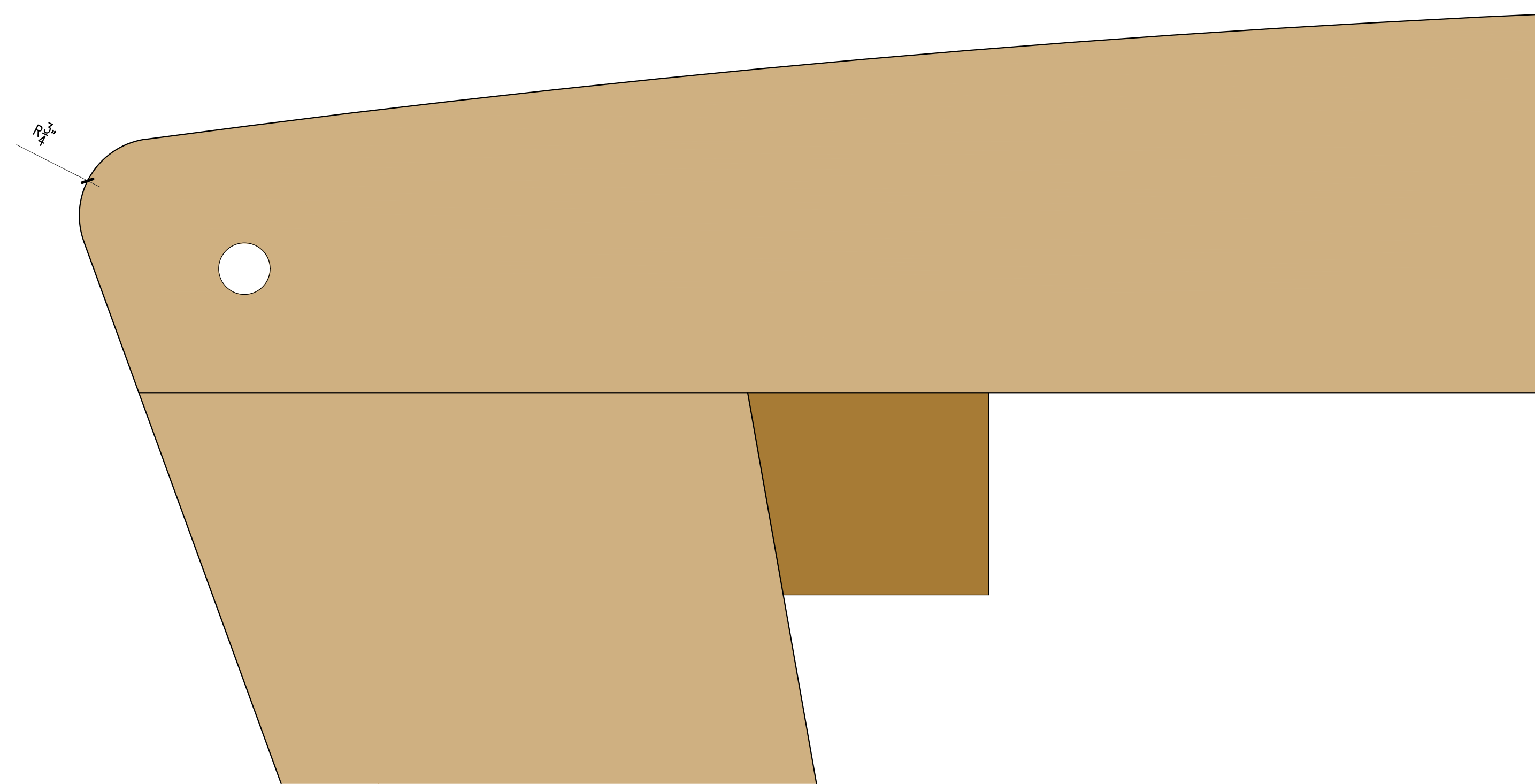
2 LATERAL SECTION - OPTION 1
1"=1'-0"



3 LATERAL SECTION - OPTION 2
1"=1'-0"



4 PLAN - DETAIL
1"=1'-0"



5 LATERAL SECTION - CORNER OF WOOD SEAT
1"=1'-0"

THIS SHEET INCLUDED FOR SCOPE ONLY.
THE FINAL DETAILS TO BE DETERMINED
IN COORDINATION WITH THE FABRICATOR.

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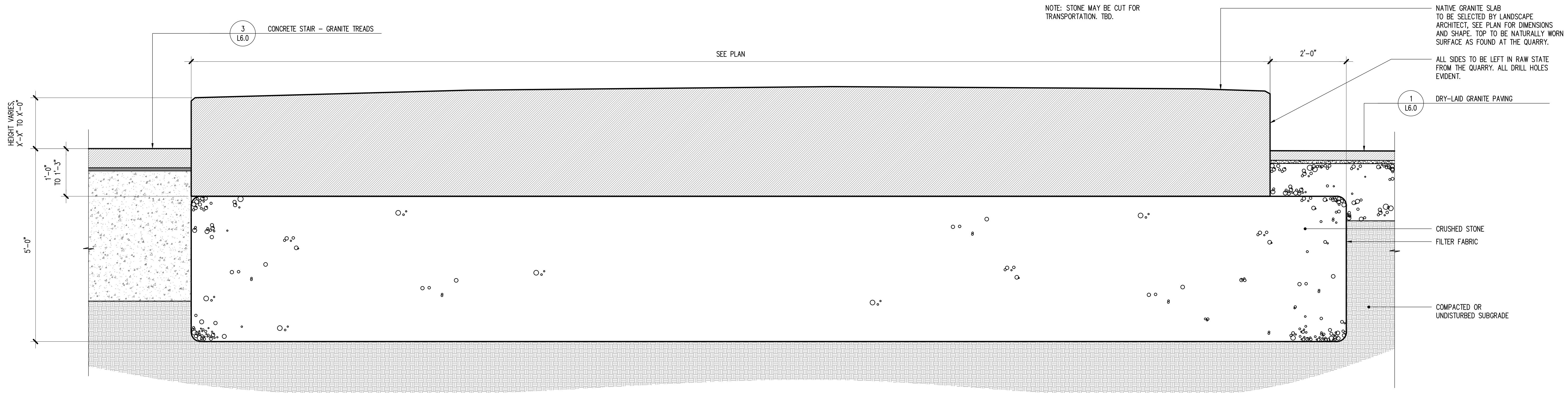
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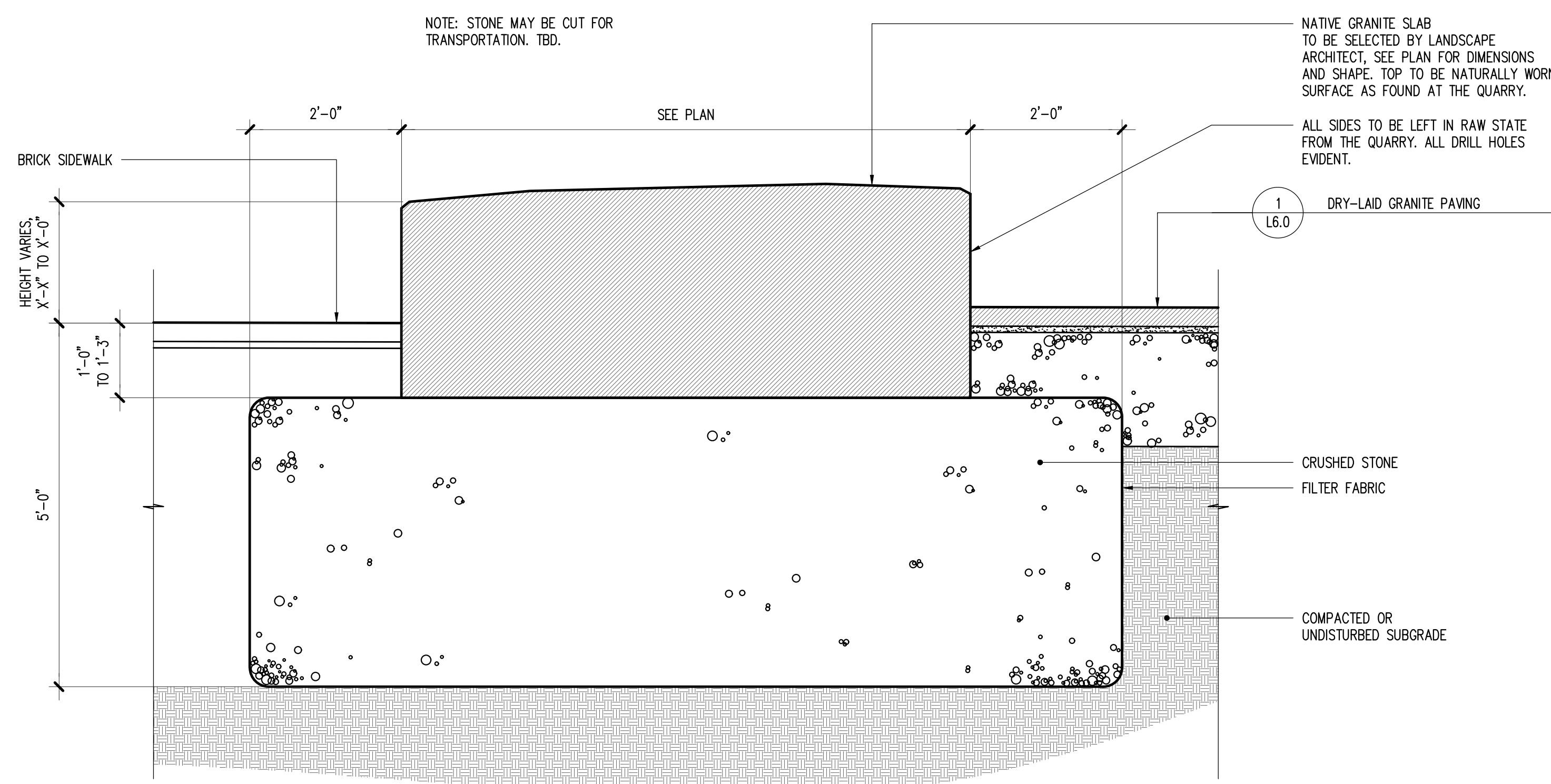
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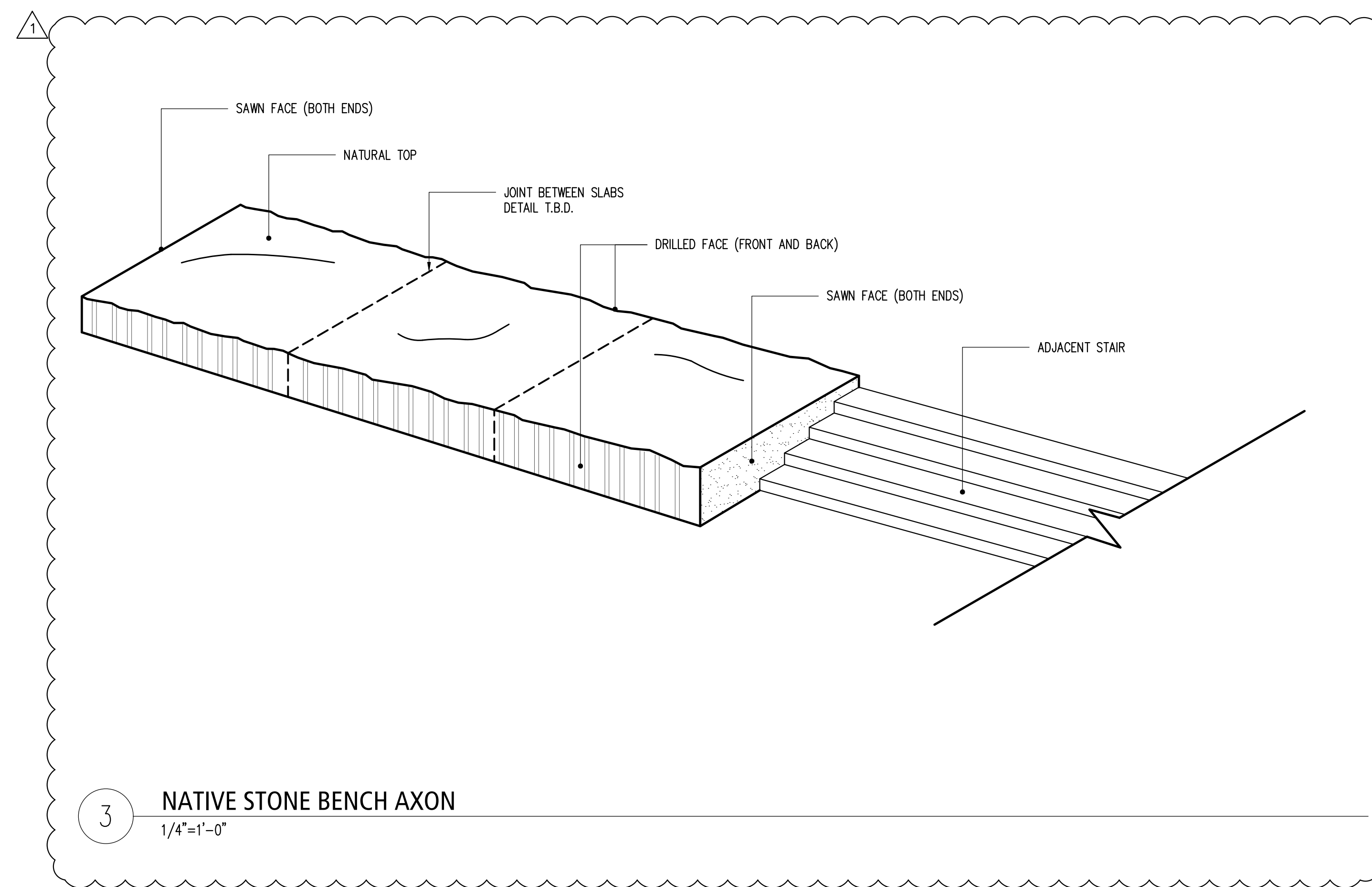
L6.1
WOOD BENCH DETAILS



1 NATIVE STONE BENCH SECTION
3/4"=1'-0"



2 NATIVE STONE BENCH CROSS SECTION
3/4"=1'-0"



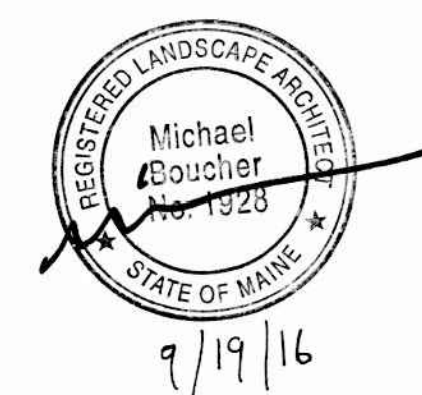
3 NATIVE STONE BENCH AXON
1/4"=1'-0"

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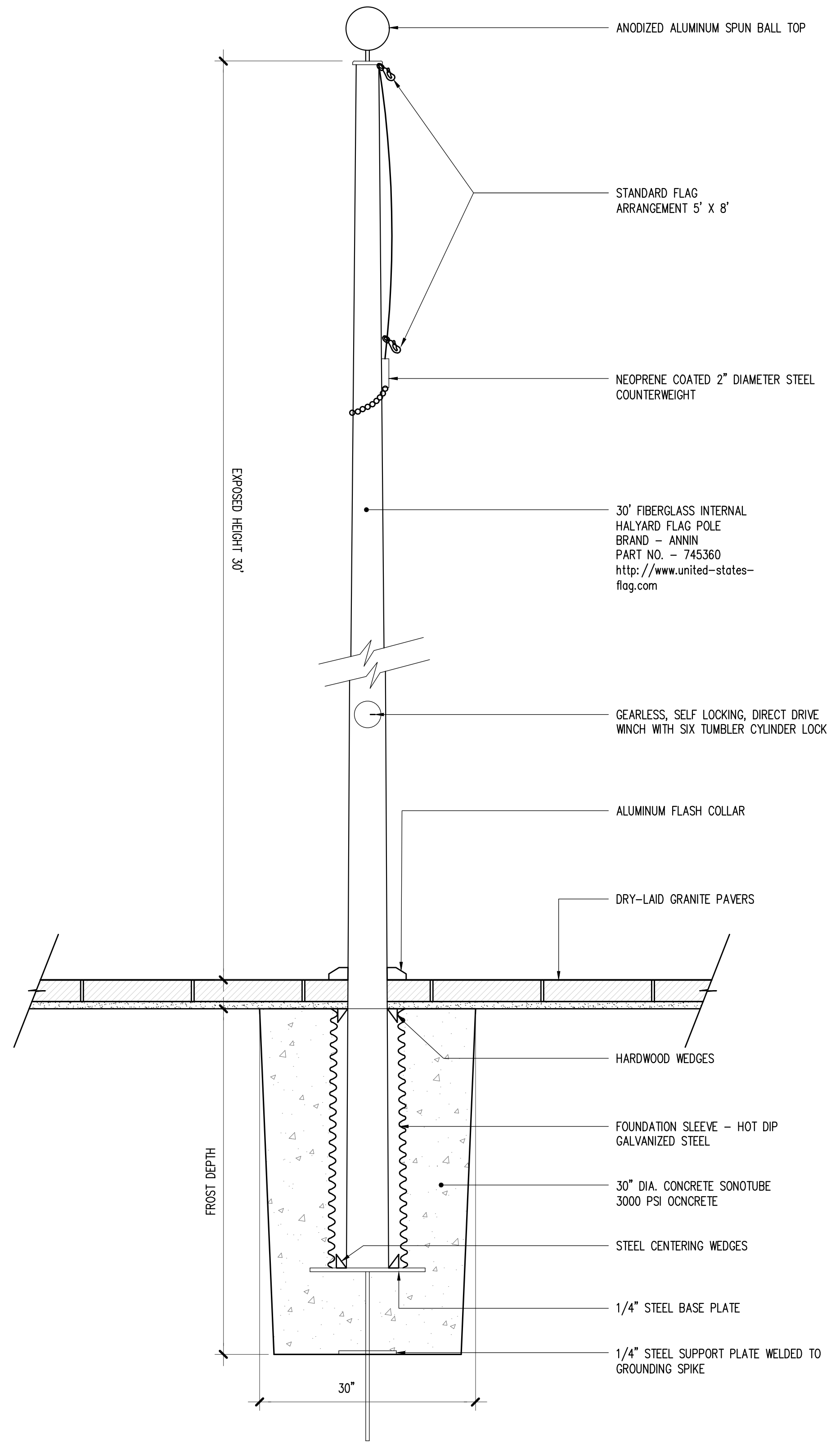


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1 Schematic Design Pricing Set - Phase 1	1/15/2016
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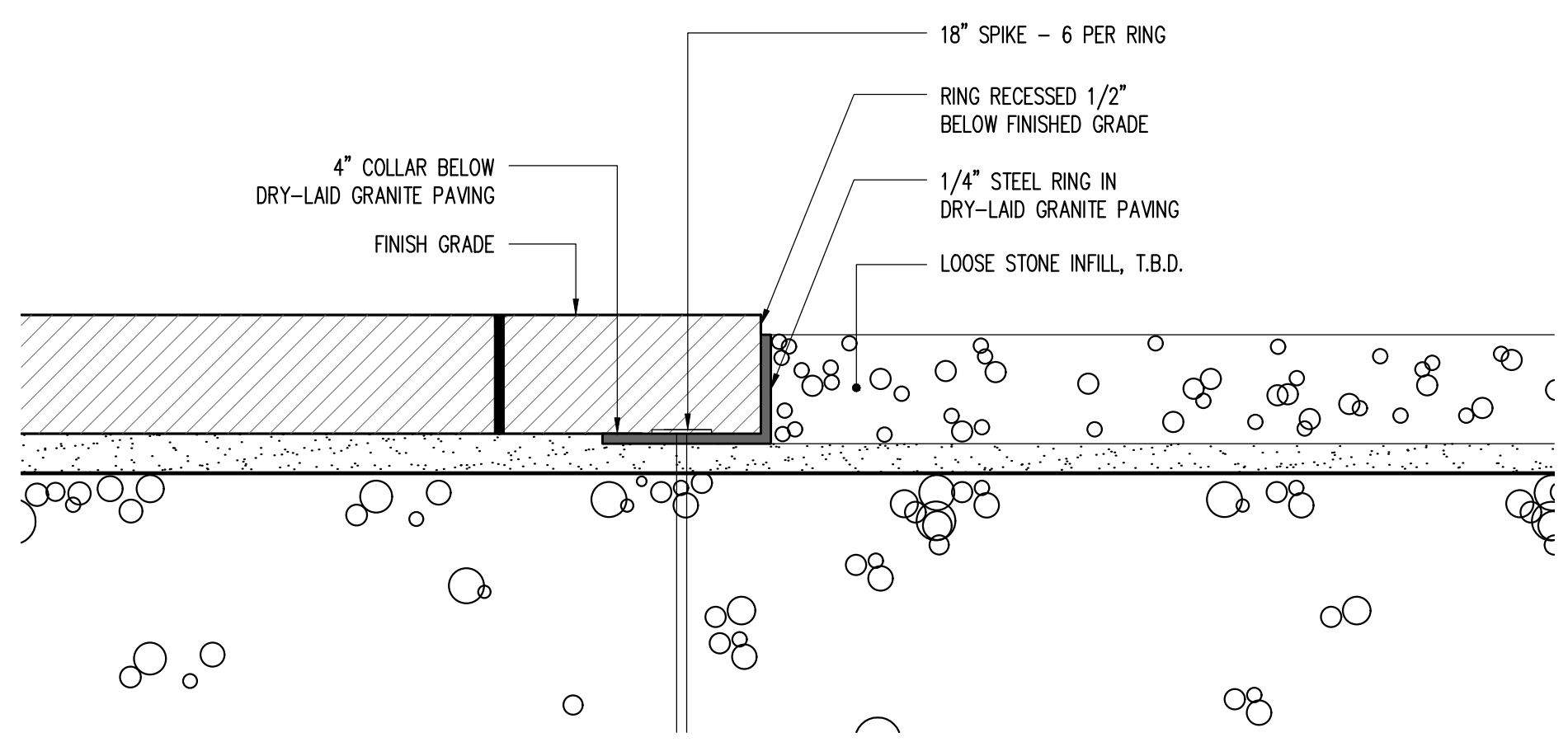
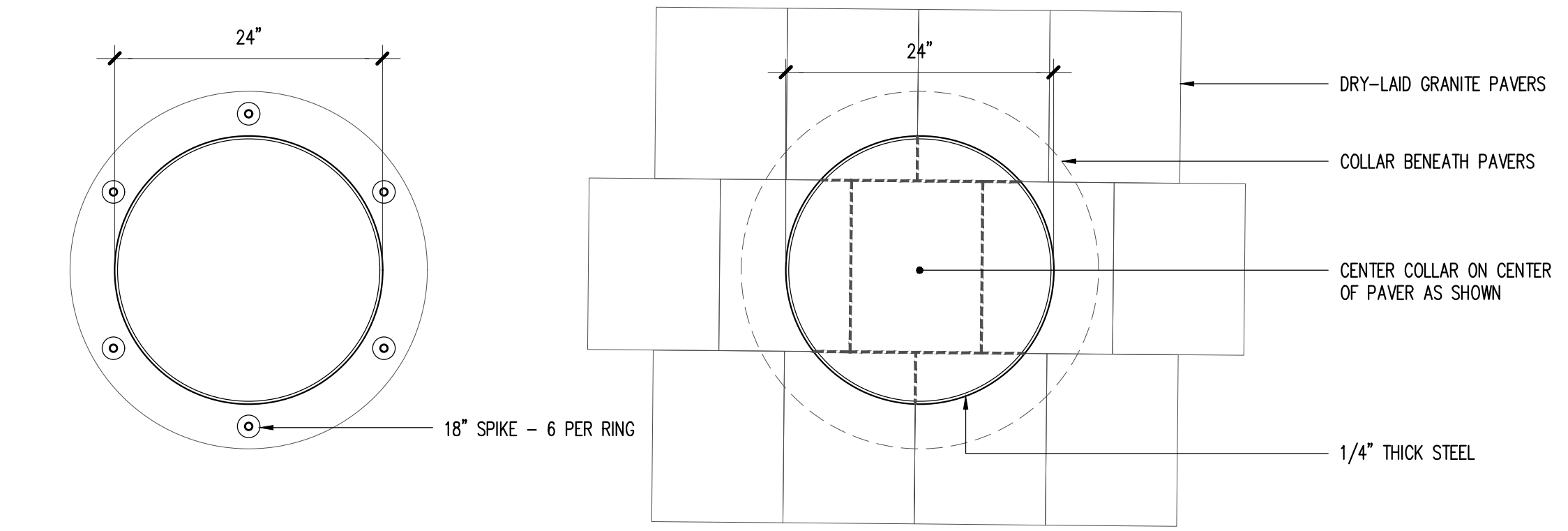
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L6.2

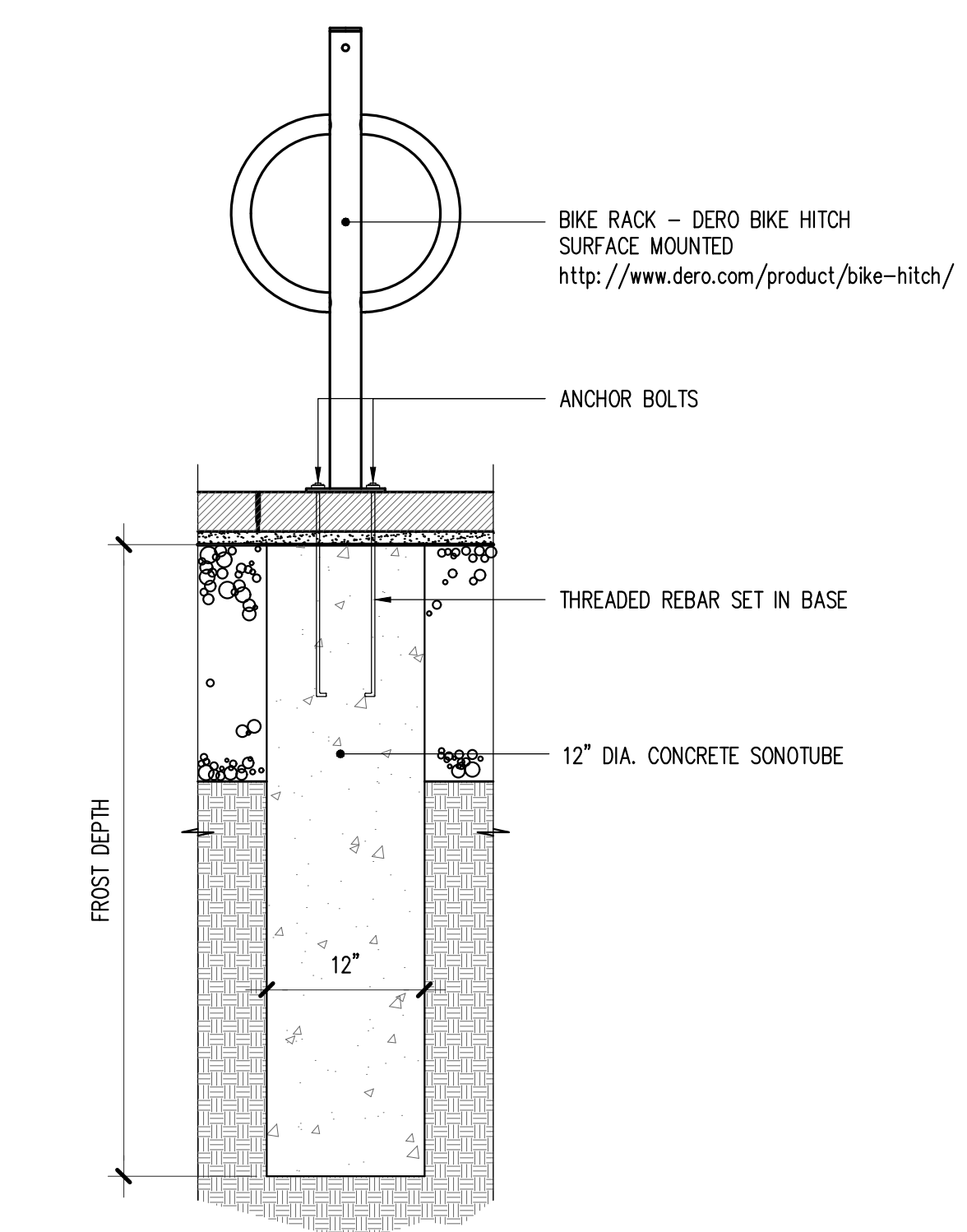
STONE BENCH DETAILS



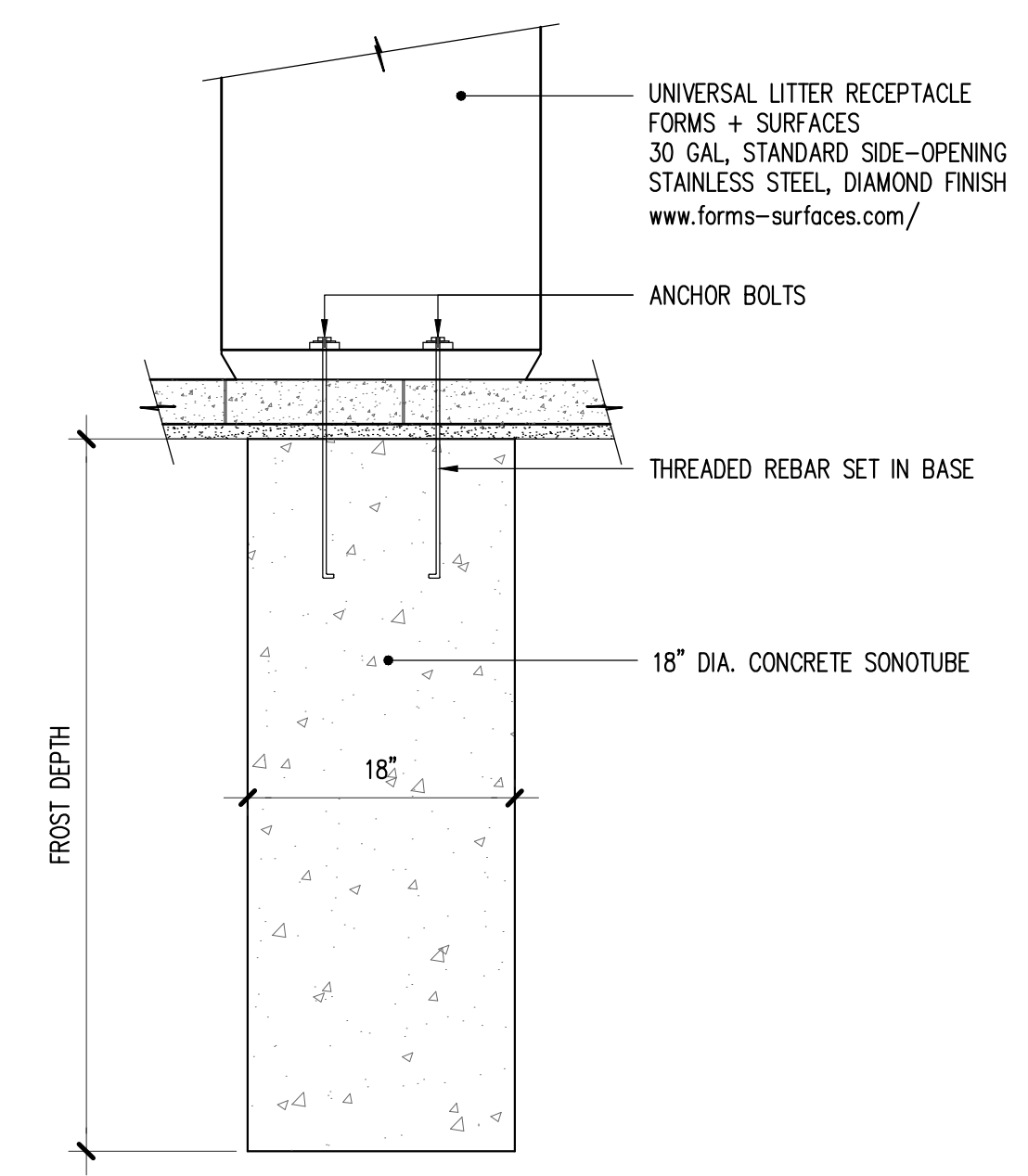
1 FIBERGLASS FLAG POLE
1"=1'-0"



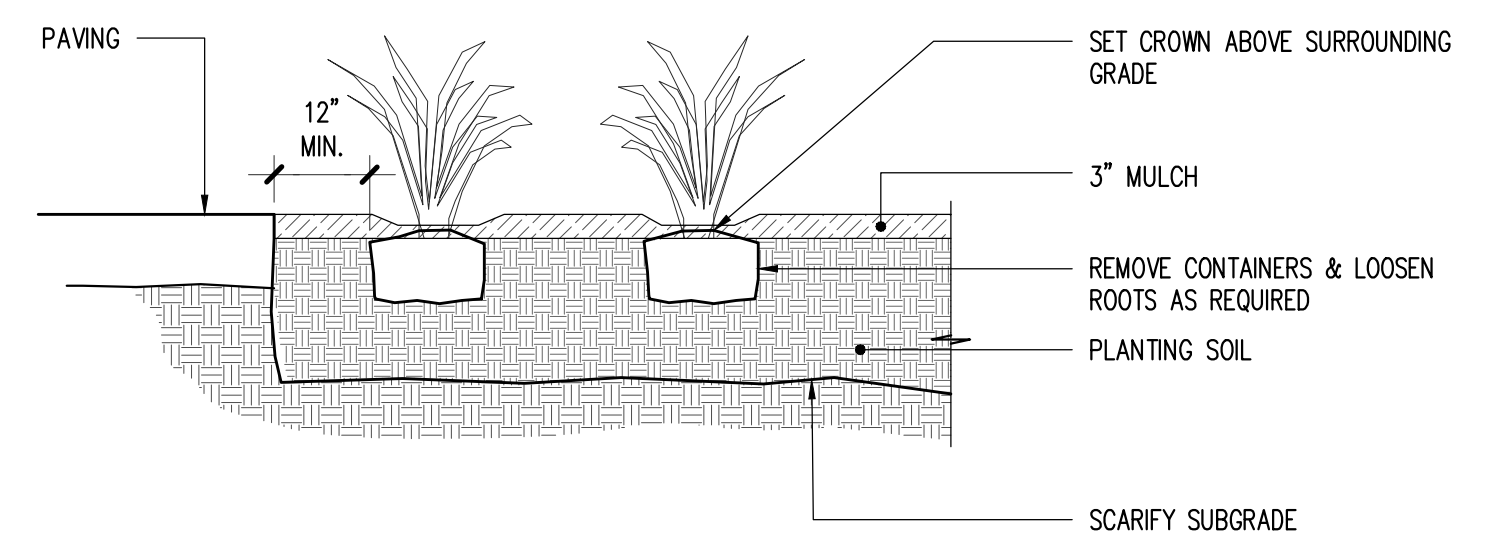
2 STEEL PLANTING RING
VARIES



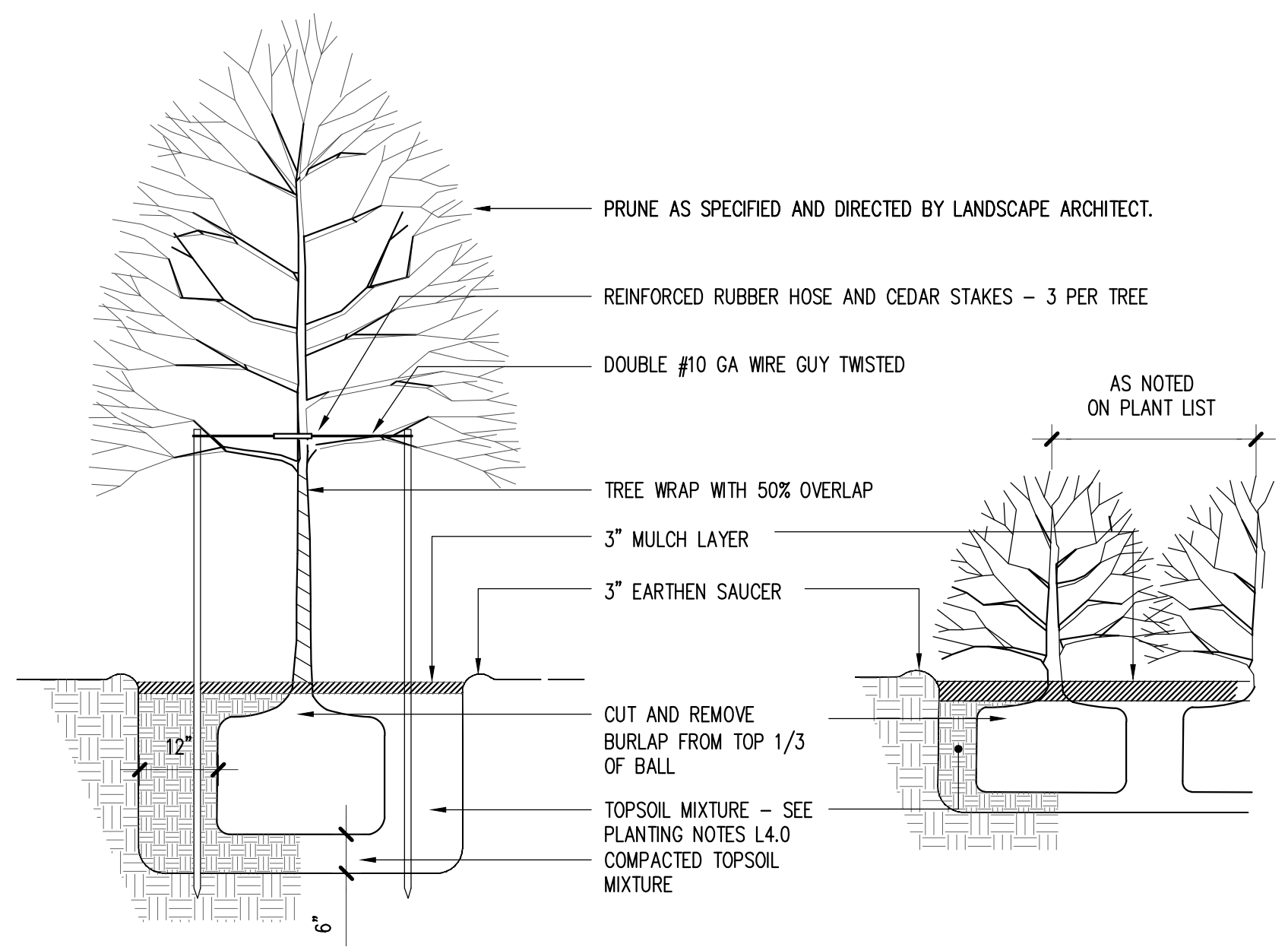
3 LITTER RECEPTACLE
1"=1'-0"



4 LITTER RECEPTACLE
1"=1'-0"



5 GROUNDCOVER PLANTING
1/2"=1'-0"



6 TREE & SHRUB PLANTING - PLANTERS
3/4"=1'-0"

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SCALE: VARIES

L6.3

PLANTING DETAILS