

2007-0023

34A-B-1

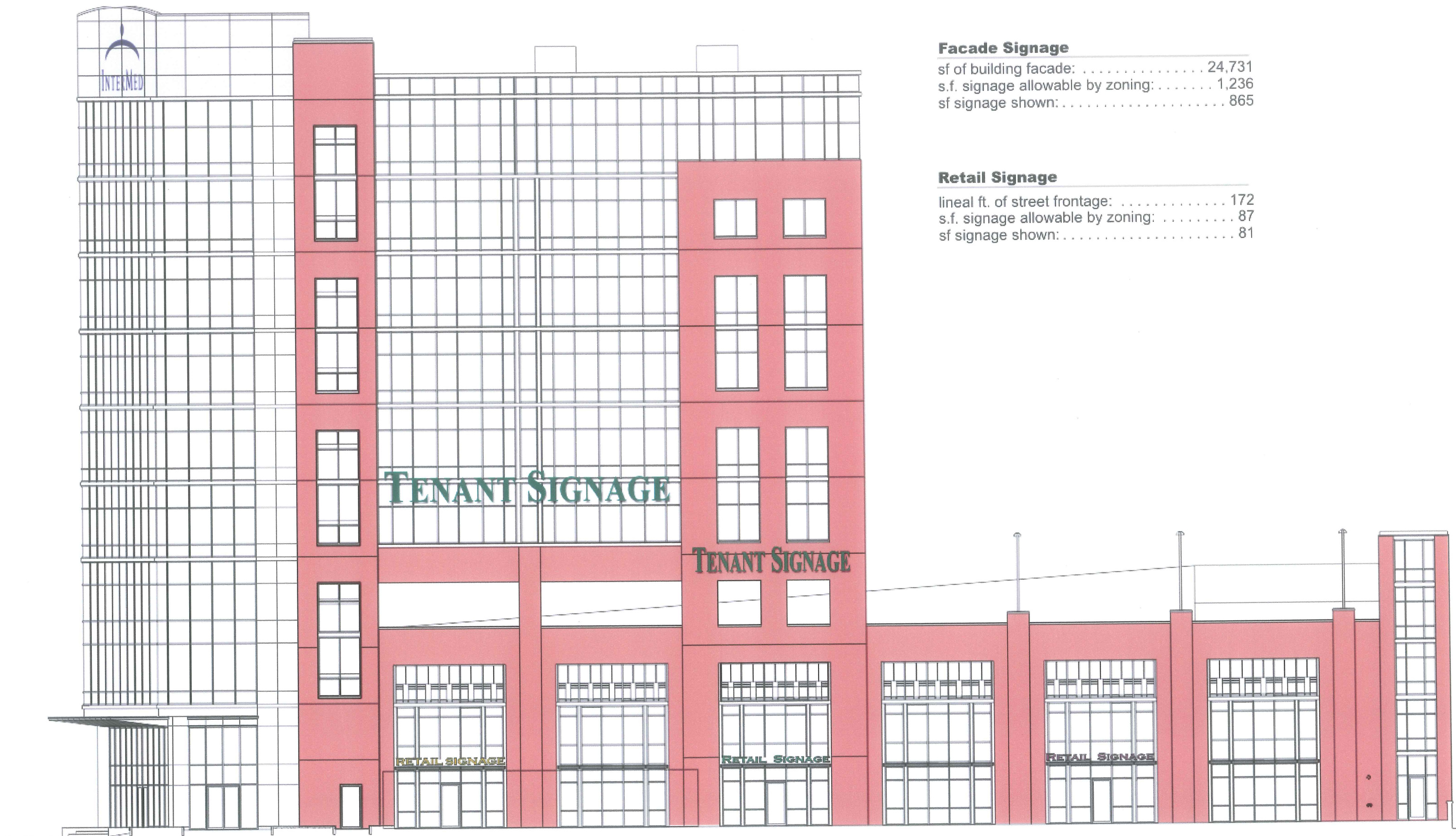
84 Marginal Way

Bayside Medical

Capital, LLC

Office Bld.

on Spreadsheet



Facade Signage

sf of building facade: 24,731
 s.f. signage allowable by zoning: 1,236
 sf signage shown: 865

Retail Signage

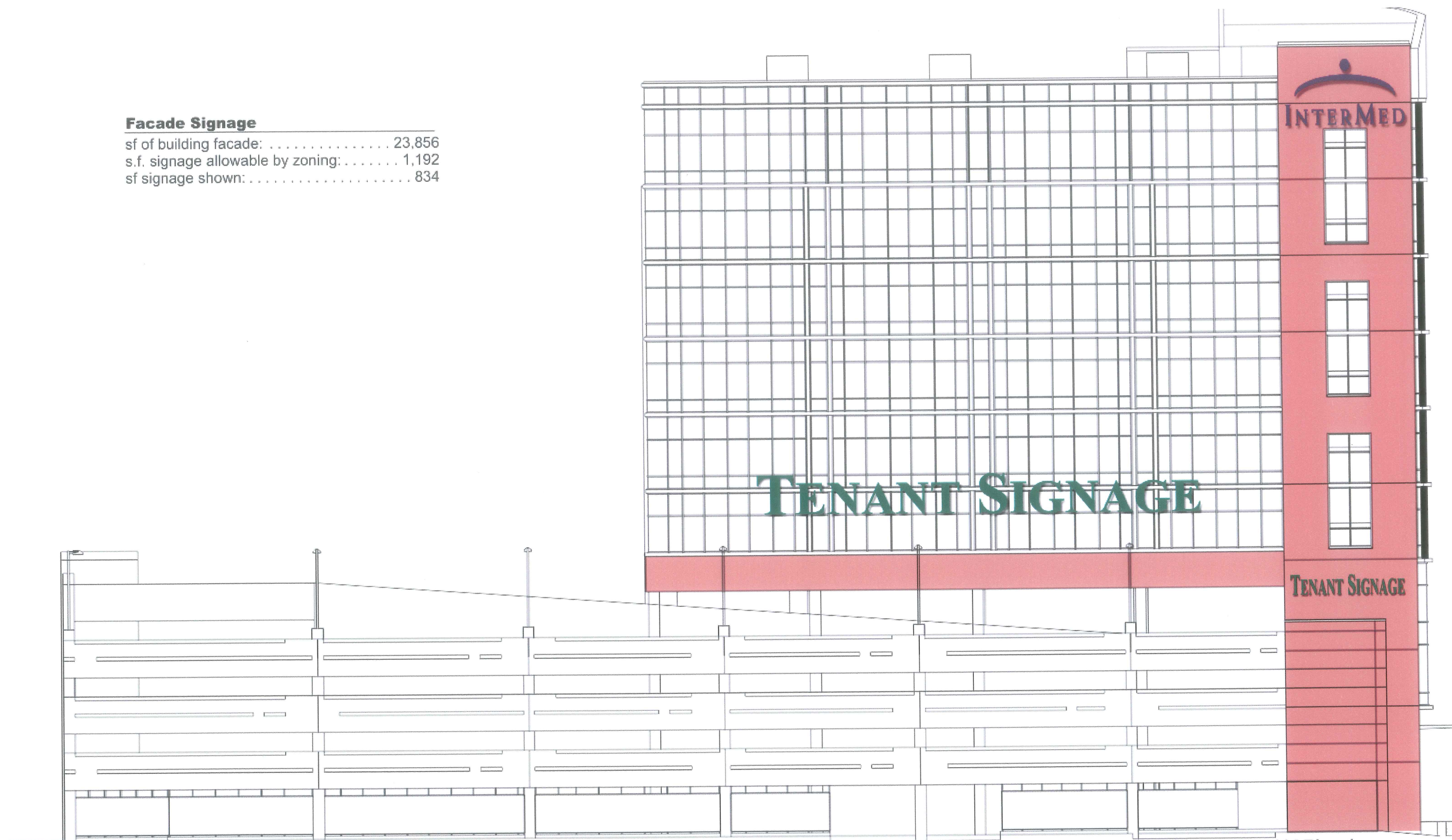
lineal ft. of street frontage: 172
 s.f. signage allowable by zoning: 87
 sf signage shown: 81

Signage Plan

Marginal Way Elevation

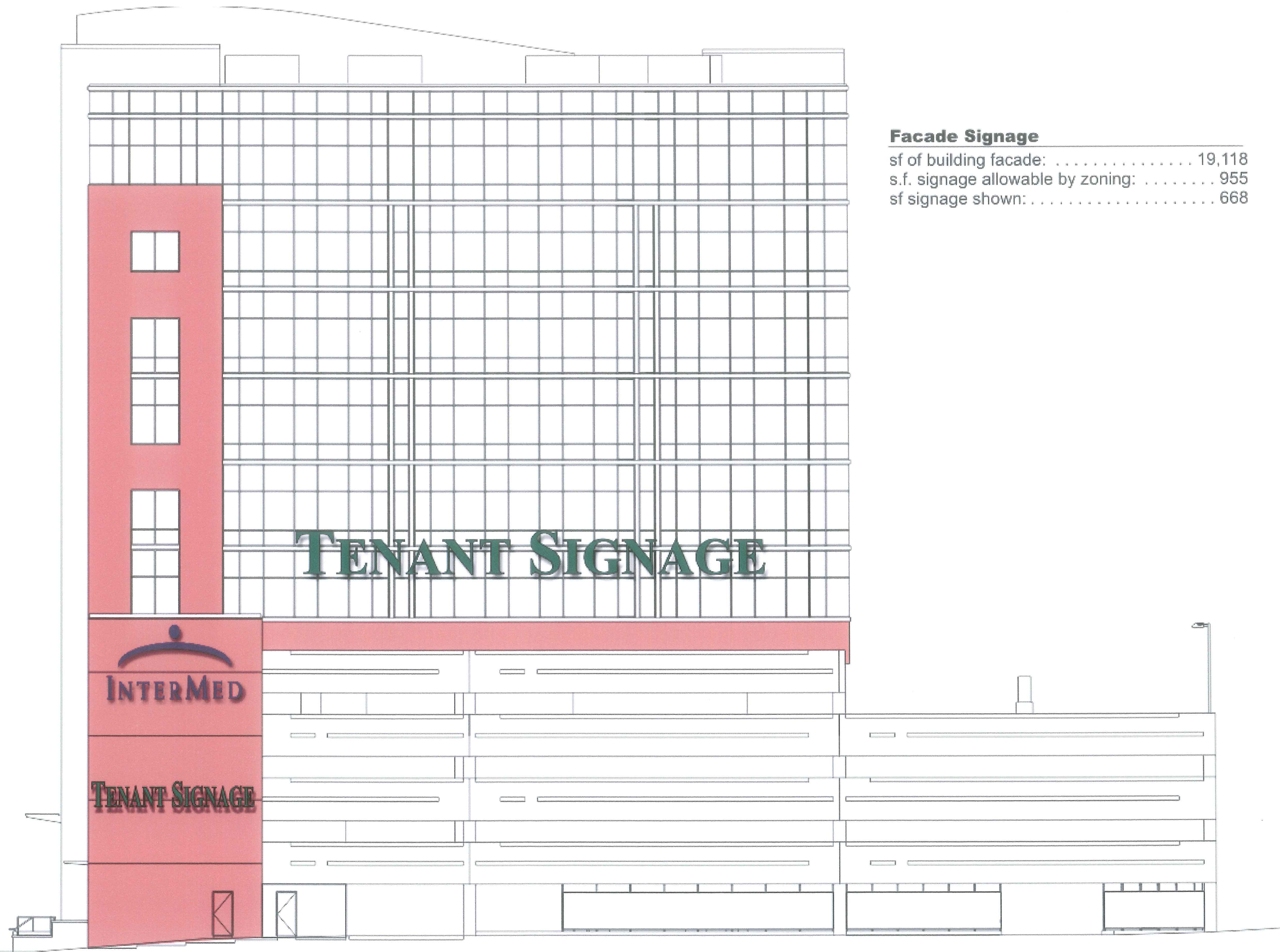
Facade Signage

sf of building facade: 23,856
s.f. signage allowable by zoning: 1,192
sf signage shown: 834



Signage Plan

Hwy. 295 Elevation



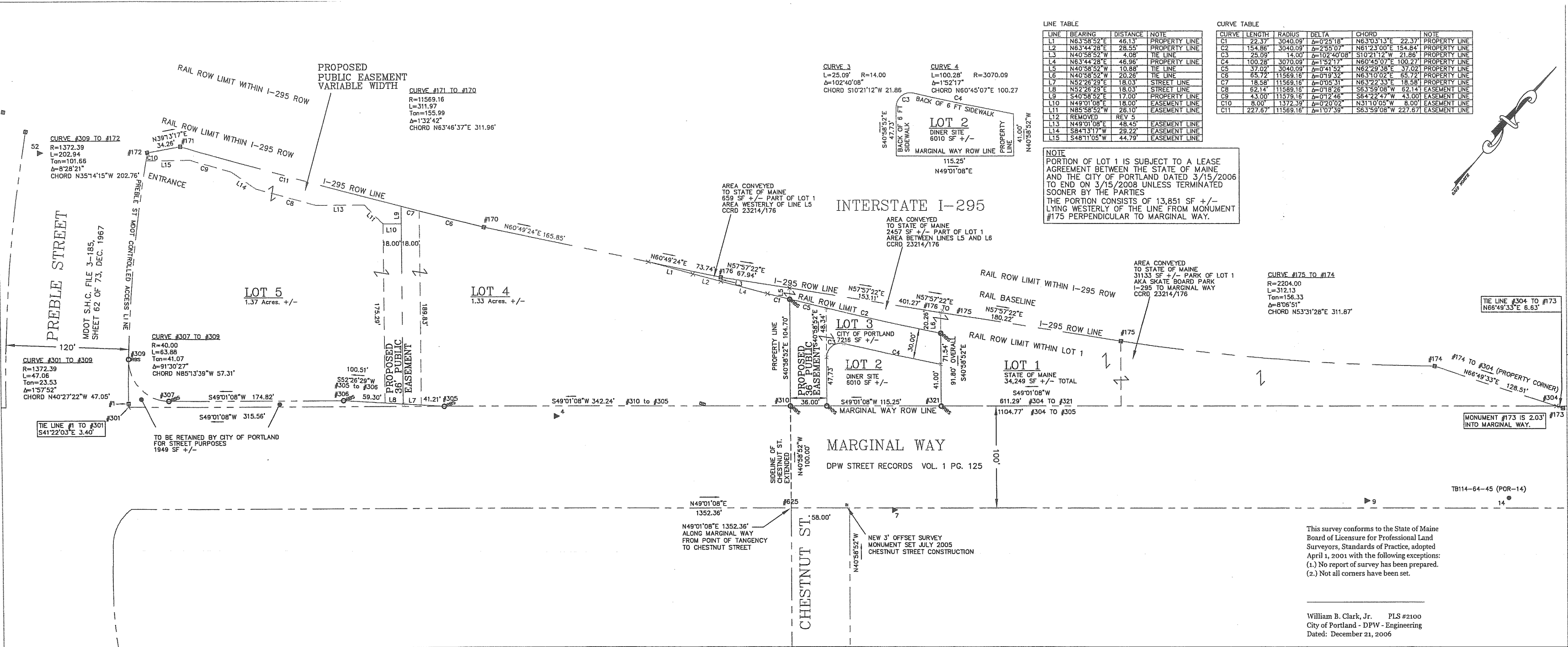
Facade Signage

sf of building facade: 19,118
s.f. signage allowable by zoning: 955
sf signage shown: 668

Signage Plan

Bayside Elevation

I:\ProjectDrawings2\MarginalWayProjects\mainSite\Attacres\cur_06-12-21.marginal Way D... 3-4-2006.dwg



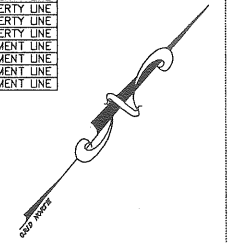
LINE TABLE

LINE	BEARING	DISTANCE	NOTE
L1	N63°58'52"E	48.13'	PROPERTY LINE
L2	N63°44'28"E	28.53'	PROPERTY LINE
L3	N40°58'52"W	4.08'	TIE LINE
L4	N63°44'28"E	46.96'	PROPERTY LINE
L5	N40°58'52"W	10.88'	TIE LINE
L6	N40°58'52"W	20.28'	TIE LINE
L7	N52°28'28"E	18.03'	STREET LINE
L8	N52°28'28"E	18.03'	STREET LINE
L9	S40°58'52"E	17.00'	PROPERTY LINE
L10	N49°01'08"E	18.00'	EASEMENT LINE
L11	N85°58'52"W	26.10'	EASEMENT LINE
L12	REMOVED	REV 5	
L13	N49°01'08"E	48.45'	EASEMENT LINE
L14	S84°31'17"W	28.22'	EASEMENT LINE
L15	S48°11'05"W	44.75'	EASEMENT LINE

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	NOTE
C1	22.37'	3040.09'	Δ=0°25'18"	N63°03'13"E 22.37'	PROPERTY LINE
C2	154.86'	3040.09'	Δ=55°07'	N61°23'00"E 154.86'	PROPERTY LINE
C3	25.09'	14.00'	Δ=102°40'08"	S10°21'12"W 21.86'	PROPERTY LINE
C4	100.28'	3070.09'	Δ=1°52'17"	N60°45'07"E 100.27'	PROPERTY LINE
C5	37.02'	3040.09'	Δ=0°41'52"	N62°28'38"E 37.02'	PROPERTY LINE
C6	65.72'	11569.16'	Δ=0°19'32"	N63°10'02"E 65.72'	PROPERTY LINE
C7	18.58'	11569.16'	Δ=0°18'31"	N63°22'33"E 18.58'	PROPERTY LINE
C8	62.14'	11569.16'	Δ=0°18'28"	S63°59'08"W 62.14'	EASEMENT LINE
C9	43.00'	11579.16'	Δ=0°17'46"	S64°22'47"W 43.00'	EASEMENT LINE
C10	8.00'	1372.39'	Δ=0°20'02"	N31°10'05"W 8.00'	EASEMENT LINE
C11	227.67'	11569.16'	Δ=1°07'39"	S63°59'08"W 227.67'	EASEMENT LINE

NOTE
 PORTION OF LOT 1 IS SUBJECT TO A LEASE AGREEMENT BETWEEN THE STATE OF MAINE AND THE CITY OF PORTLAND DATED 3/15/2006 TO END ON 3/15/2008 UNLESS TERMINATED SOONER BY THE PARTIES.
 THE PORTION CONSISTS OF 13,851 SF +/- LYING WESTERLY OF THE LINE FROM MONUMENT #175 PERPENDICULAR TO MARGINAL WAY.



- Revisions:
- 1.) 7 25 2006 DRAFT FOR REVIEW
 - 2.) 7 28 2006 PLANNING BOARD
 - 3.) 8 04 2006 Revise notes, remove lot 6
 - 4.) 10 20 2006 Easement on Lot 5, Misc Notes.
 - 5.) 12 21 2006 Easement on Lot 5.

This survey conforms to the State of Maine Board of Licensure for Professional Land Surveyors, Standards of Practice, adopted April 1, 2001 with the following exceptions:
 (1.) No report of survey has been prepared.
 (2.) Not all corners have been set.

William B. Clark, Jr. PLS #2100
 City of Portland - DPW - Engineering
 Dated: December 21, 2006

GENERAL NOTES

- TITLE REFERENCES**
 Portland Terminal Company to the City of Portland Cumberland County Registry of Deeds Book 1797 page 446. Dated November 6, 1945.
 Subject to reversionary rights for Park and Recreation Purposes, and for the deposit of snow. They were released by the Portland Terminal Company and Canal National Bank (see below).
 Portland Terminal Company to the City of Portland Cumberland County Registry of Deeds Book 3391 Page 314. Dated May 4, 1973.
 Release of reversionary rights in Book 1797 Page 446.
 Canal National Bank to the City of Portland Cumberland County Registry of Deeds Book 3391 Page 315. Dated May 3, 1973.
 Release of reversionary rights in Book 1797 Page 446.
- MDOT CONTROLLED ACCESS LINE ALONG PREBLE STREET EXTENSION**
 Maine Department of Transportation Right of Way Map S.H.C. File No. J-185 Sheet 62 of 73 shows both sides of Preble Street between Marginal Way and I-295 as "Controlled Access Limit Lines".
- PREBLE STREET LINES**
 The lines of Preble Street, also known as Preble Street Extension on the MDOT plans, were retraced by holding two MDOT concrete highway survey monuments found. They are indicated as points #1 and #172 on this plan. Point #1 was destroyed by the construction of the Marginal Way turning lane prior to 2003, but was recreated from the survey traverse network that exists in the area. See plan references 1 and 4.
- MARGINAL WAY STREET LINES**
 The lines of Marginal Way were recreated by holding the granite three foot offset monument on the southerly side of Marginal Way at the point of curvature westerly of Preble Street, and a building tie as shown on the "Salt Shed Lot" survey plan by the City of Portland DPW dated March 23, 1999. See plan references 2 through 5.
- INTERSTATE I-295**
 MDOT concrete highway monuments were found along the fenceline of I-295, corresponded with MDOT Right of Way Plans, and were held for the line of I-295. See plan reference 1.
- Improvements shown hereon are from aerial mapping prepared for the City of Portland. Sidewalk at northerly corner of Preble Street and Marginal Way were field located by DPW in November 2003.
- Disof was not contacted for locating buried utilities. Existing power distribution panel and meters, and buried electrical lines may need to be relocated depending on development plans.

B. LOT AREAS

- Property sold by City of Portland to State of Maine. Cumberland County Registry Bk 23214 Pg 276. is 34,249 square feet, 0.79 acres, more or less.
 - Property to be sold for Miss Portland Diner Location is 6,010 square feet, 0.14 acres, more or less.
 - Property to be retained by the City of Portland along westerly and northerly sides of Lot 2 is 7,216 square feet, 0.17 acres, more or less.
 - Property to be sold by RFP along the westerly side of the 104.70 foot long property line to be established is 1.33 acres, more or less.
 - Property to be sold by RFP along the easterly side of Preble Street is 1.37 acres, more or less.
 - Property to be retained by the City of Portland along the northerly line of Marginal Way and easterly line of Preble Street is 1,949 square feet, 0.04 acres, more or less.
- Total area of site is 166887 square feet, 3.83 acres, more or less.

9. MDOT Right of Way Map (Plan Ref. #9) was translated to the DPW Engineering Coordinate Network based on Holding Points #174 and #41 that were common to both CAD drawings and were in agreement in regards of distance of 0.07' over 2163.73' and within 0'00'19" in azimuth.

PLAN REFERENCES

- Maine Department of Transportation, Maine State Highway Commission, Right of Way Map, State Highway "195", Federal Aid Project No. I-295-3 (30), Dated December 1967, Sheet Nos. 62 & 64 of 73, S.H.C. File No. 3-185.
 Portland DPW Engineering Archives Plan 933/6.
- "Map of Marginal Way"
 Portland DPW Engineering Archives Plan 101/1.
- "Marginal Way Forest Avenue to Franklin Street. City of Portland, Maine Department of Public Works."
 Portland DPW Engineering Archives Plan 599/11.
- "Standard Boundary Survey Salt Shed Lot City of Portland Public Works Dept."
 Dated March 23, 1999 by William B. Clark, Jr. PLS
 Portland DPW Engineering Archives Plan 911/8.
- "Survey Plan of Proposed Extension of Chestnut Street - Somerset Street to Marginal Way"
 Portland Public Works Engineering
 Dated July 26, 2001 by William B. Clark, Jr. PLS
 Portland DPW Engineering Archives Plan 920/13.

- Subdivision shall mean the division of a lot, tract, or parcel of land into three (3) or more lots, including lots of forty (40) acres or more, within any five-year period whether accompanied by sale, lease, development, buildings or otherwise and as further defined in 30-A M.R.S.A. Section 14-401. The term subdivision shall also include the division of a new structure or structures on a tract or parcel of land into three (3) or more dwelling units within a five-year period and the division of an existing structure or structures previously used for commercial or industrial use into three (3) or more dwelling units within a five-year period. The area included in the expansion of an existing structure is deemed to be a new structure for the purposes of this paragraph. A dwelling unit shall include any part of a structure which, through sale or lease is intended for human habitation, including single family and multifamily housing, condominiums, timeshare units and apartments.

- SURVEY MONUMENTATION FOUND**
- #1 Concrete Highway Monument Destroyed. See Note 3.
 - #4 PK nail set in bituminous sidewalk. TB110-73-4.
 - #6 PK nail found in front of Miss Portland Diner. TB116-5-6.
 - #7 PK nail set. TB134-15-7.
 - #9 PK nail set. TB134-18-9.
 - #14 MDOT Brass Disc Control Point "POR-14". TB110-74-6.
 - #52 PK nail found in bituminous sidewalk. TB134-62-52.
 - #170 Concrete Highway Monument Found. 6"x6". Buried 7". 6" Southerly of Chain Link Fence.
 - #171 Concrete Highway Monument Found. 6"x6". Buried 5". 6" Southerly of Chain Link Fence.
 - #172 Concrete Highway Monument Found. 6"x6". Buried 5". 6" Southerly of Chain Link Fence.
 - #173 Concrete Highway Monument Found. 6"x6". Buried 2". 6" Southerly of Chain Link Fence.
 - #174 Concrete Highway Monument Found. 6"x6". Buried 2". 6" Southerly of Chain Link Fence.
 - #175 Concrete Highway Monument Found. 6"x6". Flush in Grass. 6" Southerly of Chain Link Fence.
 - #176 Concrete Highway Monument Found. 6"x6". Buried 2". 6" Southerly of Chain Link Fence.

- "Land Title Survey of Chestnut Street Ext. Area for City of Portland"
 Sebago Technics, Inc.
 Dated August 01, 2003; Revised August 19, 2003 by Donald Dostie, PLS
 Portland DPW Engineering Archives Plan 882/11.
- "Standard Boundary Survey - City of Portland Parks and Public Works"
 Troy F. McDonald Land Surveying
 Dated January 1992; Revised April 1992 by Troy F. McDonald, PLS
 Portland DPW Engineering Archives Plan 970/6.
- "Atlantic National Trust Bayside Site Development - Intersection Reconstruction Plan and Construction Details"
 EEP Environmental Engineering & Remediation, Inc. 222 St. John Street, Portland, ME 04102
 Dated January 5, 2001; Revised November 27, 2001 record drawings by Steven J. Bradstreet, PE
- Maine Department of Transportation, Right of Way Map, P.I.N. 9503.20
 Portland North Passenger Rail Service Extension - Section 2 of 5, Union Branch
 Sheet Numbers 1 thru 6 (6 sheet set)
 Dated November 2003, Preliminary by HNTB

LEGEND

■	Concrete 6"x6" Highway Monument Found
○	Rebar to be Set. (SEE NOTE BELOW)
×	Property Line Angle Point
▲	Survey Control Station
★	Traffic Light Pole/Light Poles
○	Utility Pole
○	Shrub/Tree
○	Vegetation Line
---	Chain Link Fence
---	Street Line/Property Line
---	Easement Line
---	Transit Book 134 Page 15 Point Number 7

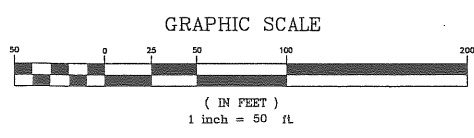
**CITY OF PORTLAND
 SUBDIVISION ALTERATION APPROVAL**

ALTERATIONS TO THE ORIGINAL APPROVED RECORDING PLAT THAT HAVE BEEN APPROVED BY THE CITY OF PORTLAND DEPARTMENT OF PLANNING AND DEVELOPMENT IN COMPLIANCE WITH SECTION 14-496(3) OF THE SUBDIVISION ORDINANCE.

APPROVED ALTERATIONS INCLUDE:
 ADJUSTMENT OF PUBLIC EASEMENT ON LOT 5.

THIS SUPERSEDES THE RECORDING PLAT AS APPROVED BY THE PLANNING BOARD ON OCTOBER 10, 2006.

DIRECTOR OF PLANNING AND DEVELOPMENT
 DATE _____



DESIGNED BY:
 DRAWN BY: Wm. B. Clark, Jr.
 CHECKED BY: Eric Labelle
 DATE: JULY 25, 2006
 SCALE: 1" = 50'

PROJECT NO.:
 MARGINAL WAY SUBDIVISION
 PREBLE STREET AND
 MARGINAL WAY
 CITY OF PORTLAND
 PROPERTY

CITY OF PORTLAND, MAINE
 DEPARTMENT OF PUBLIC WORKS
 ENGINEERING SECTION
 CITY ENGINEER
 DATE APPROVED

84 MARGINAL WAY

Portland, Maine Cumberland County

APPLICANT AND DEVELOPER

CAPITAL, LLC
50 PORTLAND PIER, SUITE 400
PORTLAND, MAINE 04101

PREPARED BY:

LANDSCAPE ARCHITECT:

MITCHELL & ASSOCIATES
70 CENTER STREET
PORTLAND, MAINE 04101
PHONE: 207.774.4427
FAX: 207.874.2480
CONTACT: BOB METCALF
E-MAIL: RMETCALF@MITCHELLASSOCIATES.BZ

CIVIL AND TRAFFIC ENGINEERS:

GORRILL-PALMER CONSULTING ENGINEERS, INC.
P.O. BOX 1237
15 SHAKER ROAD
GRAY, MAINE 04039
PHONE: 207.857.8910
FAX: 207.857.8912
CONTACT: WILL HASKELL (CIVIL ENGINEER)
E-MAIL: WHASKELL@GORRILLPALMER.COM
CONTACT: TOM GORRILL (TRAFFIC ENGINEER)
E-MAIL: TGORRILL@GORRILLPALMER.COM

ARCHITECT:

HARRIMAN ASSOCIATES
88 PEARL STREET, SUITE 301
PORTLAND, MAINE 04101
TEL: 207.775.0053
FAX: 207.775.0480
CONTACT: JUDY JOHNSON
E-MAIL: J.JOHNSON@HARRIMAN.COM

STRUCTURAL ENGINEER:

BECKER STRUCTURAL ENGINEERS, INC.
75 YORK STREET
PORTLAND, MAINE 04101
TEL: 207.878.1838
FAX: 207.878.1822
CONTACT: TODD NEAL
E-MAIL: TODD@BECKERSTRUCTURAL.COM

SURVEYOR

OWEN HASKELL, INC.
18 CASCO STREET
PORTLAND, MAINE 04101
PHONE: 207.774.0424
FAX: 207.774.0511
CONTACT: JOHN SWAN

GEOTECHNICAL:

S.W. COLE ENGINEERING, INC.
288 PORTLAND ROAD
GRAY, MAINE 04039
TEL: 207.857.2888
FAX: 207.857.2840
CONTACT: ANDREW R. SIMMONS, P.E.

UTILITIES:

ELECTRIC:

CENTRAL MAINE POWER
ELECTRICAL DISTRIBUTION ENGINEERING
182 CANCO ROAD
PORTLAND, MAINE 04103
PHONE: 207.842.2387
CONTACT: JAMIE COUGH
E-MAIL: JAMES.COUGH@CMPCO.COM

TELEPHONE:

VERIZON
ENGINEERING, FLOOR 2
5 DAVIS FARM ROAD
PORTLAND, MAINE 04103
PHONE: 207.787.1842
FAX: 207.787.1098
CONTACT: SUE SARRETTE
E-MAIL: SUSANM.SARRETTE@VERIZON.COM

WATER:

PORTLAND WATER DISTRICT
225 DOUGLASS STREET
P.O. BOX 3553
PORTLAND, MAINE 04104-3553
PHONE: 207.761.8310
FAX: 207.878.5837
CONTACT: JIM PANDISCIO
E-MAIL: JPANDISCIO@PWD.ORG

SEWER:

CITY OF PORTLAND PUBLIC WORKS DEPARTMENT
55 PORTLAND STREET
PORTLAND, MAINE 04101
PHONE: 207.874.8832
FAX: 207.874.8818
CONTACT: FRANK BRANCELGY

CABLE:

TIME WARNER CABLE OF MAINE
P.O. BOX 8180
PORTLAND, MAINE 04102
TEL: 207.253.2325
CONTACT: COLIN CHASE
E-MAIL: COLINCHASE@TWCABLE.COM

NATURAL GAS:

NORTHERN UTILITIES
325 WEST ROAD
P.O. BOX 508
PORTSMOUTH, NEW HAMPSHIRE 03802-0508
TEL: 800.552.3047 x5377
CONTACT: PAT DYER
E-MAIL: PDYER@NSOURCE.COM

PERMITS:

TYPE OF PERMIT:

AMENDED SITE PLAN APPLICATION

TRAFFIC MOVEMENT PERMIT

GOVERNING BODY:

CITY OF PORTLAND
389 CONGRESS STREET
PORTLAND, MAINE 04101
TEL: 207.874.8725
CONTACT: RICK KNOWLAND, SENIOR PLANNER
E-MAIL: RWK@PORTLANDMAINE.GOV

CITY OF PORTLAND

389 CONGRESS STREET
PORTLAND, MAINE 04101
TEL: 207.871.7785
CONTACT: TOM ERRICO, REVIEW ENGINEER
E-MAIL: TERRICO@WILBERSMITH.COM

STATUS:

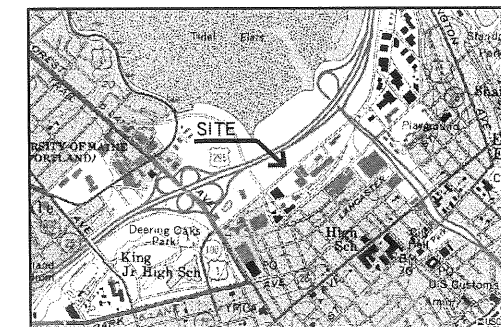
SUBMITTED: FEBRUARY 6, 2007
PLANNING BOARD WORKSHOP: FEBRUARY 27, 2007

SUBMITTED:

FEBRUARY 6, 2007

SHEET INDEX:

SHEET	CP	COVER SHEET
SHEET	1	EXISTING CONDITIONS AND DEMOLITION PLAN
SHEET	2	LAYOUT AND LIGHTING PLAN
SHEET	3	GRADING, DRAINAGE AND UTILITIES PLAN
SHEET	4	PLANTING PLAN
SHEET	5	EROSION AND SEDIMENTATION CONTROL PLAN
SHEET	6	SITE DETAILS
SHEET	7	SITE DETAILS
SHEET	8	UTILITY AND DRAINAGE DETAILS
SHEET	9	UTILITY AND DRAINAGE DETAILS
SHEET	10	UTILITY AND DRAINAGE DETAILS
SHEET	11	EROSION AND SEDIMENTATION CONTROL DETAILS AND NOTES
SHEET	P1	LEVEL P1
SHEET	P2	LEVEL P2
SHEET	P3	LEVEL P3
SHEET	P4	LEVEL P4
SHEET	P5	LEVEL P5
SHEET	A10.1	GROUND FLOOR PLAN
SHEET	A10.2	2ND FLOOR PLAN
SHEET	A10.3	3RD FLOOR PLAN
SHEET	A10.4	4TH FLOOR PLAN
SHEET	A10.5	5TH FLOOR PLAN
SHEET	A10.6	6TH - 10TH FLOOR PLAN
SHEET	A15.1	ROOF PLAN
SHEET	A20.1	ELEVATION
SHEET	A20.2	ELEVATION
SHEET	A20.3	ELEVATION
SHEET	A20.4	ELEVATION
SHEET	A20.5	3D IMAGES



LOCATION MAP
NOT TO SCALE

Prepared For:
Applicant/Owner:
CAPITAL, LLC
50 Portland Pier, Suite 400
Portland, Maine 04101

Prepared By:
MITCHELL & ASSOCIATES
Landscape Architects
The Staples School
70 Center Street
Portland, Maine 04101
Tel: (207) 774-4427



Gorrill-Palmer
Consulting Engineers, Inc.
Traffic and Civil Engineering Services
15 Shaker Road
Gray, ME 04039
207-857-8910
207-857-8912

84 MARGINAL WAY
Portland, Maine
84 Marginal Way

Date:
FEBRUARY 6, 2007

Issued For:
AMENDED SITE
PLAN REVIEW

Revisions:

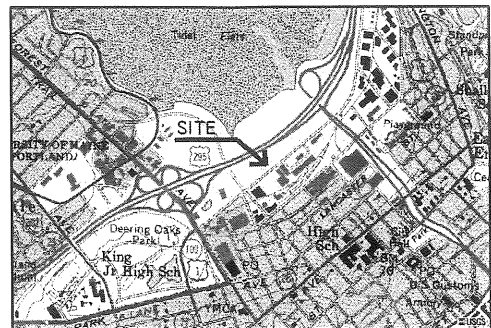
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Title:
COVER PAGE

Scale:

North: Sheet No.:

CP



LOCATION MAP
NOT TO SCALE

LEGEND

	EXISTING
PROPERTY LINE	---
MONUMENT FOUND	■ MON
CONTOUR	70
CATCHBASIN	⊖
MANHOLE	○
HYDRANT	⊕
WATER VALVE	⊗
UTILITY POLE	○
LIGHT POLE	⊙
WATER SERVICE	W
SEWER SERVICE	ESS
STORM DRAIN	ESD
GAS SERVICE	G
OVERHEAD WIRES	OHW
GUARD RAIL	—o—o—o—
SIGN	⊞
SHRUBLINE	~
TEST BORING	⊕

- NOTES:**
- OWNER OF RECORD: CAPITAL LLC
CCRD 2480G/223
 - PARCEL IS SHOWN AS A PORTION OF LOT 1 BLOCK B MAP 34 A AND A PORTION OF LOT 1 BLOCK A MAP 442 ON CITY OF PORTLAND ASSESSORS TAX MAP.
 - THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-888-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION.
 - ELEVATIONS BASED ON NGVD 1929.
 - OWEN HASKELL, INC. SURVEY DOES NOT INCLUDE DATA BEHIND CURBLINE TO THE SOUTH OF MARGINAL WAY AND TO THE WEST OF PREBLE STREET EXTENSION. THIS DATA IS APPROXIMATE AND HAS BEEN ADDED TO THESE SITE PLANS FOR CONTEXT INFORMATION.

- PLAN REFERENCES:**
- 'BOUNDARY SURVEY OF PROPERTY ALONG MARGINAL WAY AND PREBLE STREET' PREPARED BY PORTLAND DPW ENGINEERING SECTION, DATED DECEMBER 10, 2003.
 - 'BOUNDARY + TOPOGRAPHIC SURVEY' ON MARGINAL WAY, PORTLAND MAINE MADE FOR MITCHELL + ASSOCIATES, DATED MARCH 11, 2005.

CERTIFICATION:
OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

DATE: _____ JOHN W. SWAN, PLS NO. 1038

Prepared For:
Applicant/Owner:
CAPITAL, LLC
50 Portland Pier, Suite 400
Portland, Maine 04101

Prepared By:
MITCHELL & ASSOCIATES
Landscape Architects
The Staples School
70 Center Street
Portland, Maine 04101
Tel: (207) 774-4427

Gorrill-Palmer
Consulting Engineers, Inc.
Traffic and Civil Engineering Services
15 Shaker Road
Gray, ME 04039
207-657-6910
207-657-6912

84 MARGINAL WAY
Portland, Maine
84 Marginal Way

Date: FEBRUARY 6, 2007

Issued For: AMENDED SITE PLAN REVIEW

Revisions:

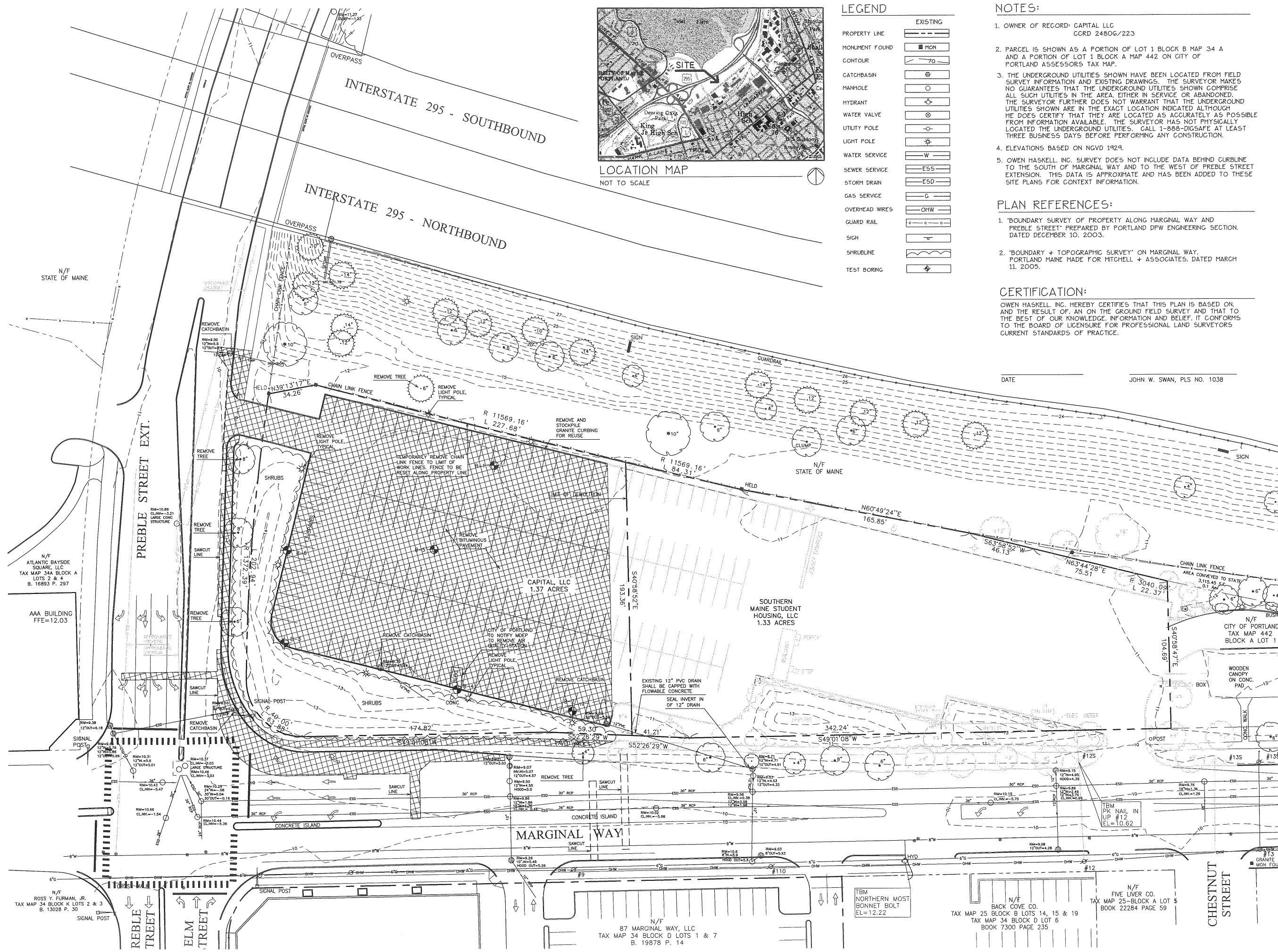
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Title: EXISTING CONDITIONS AND DEMOLITION PLAN

Scale: 1"=30'

North:

Sheet No: **1**



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CITY OF PORTLAND NOTES

- LANDSCAPING SHALL MEET THE "ARBORICULTURAL SPECIFICATIONS AND STANDARDS OF PRACTICE AND LANDSCAPE GUIDELINES" OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
- THE ENTIRE SITE SHALL BE DEVELOPED AND/OR MAINTAINED AS DEPICTED ON THE SITE PLAN. APPROVAL OR THE PLANNING AUTHORITY OF PLANNING BOARD SHALL BE REQUIRED FOR ANY ALTERATION TO OR DEVIATION FROM THE APPROVED SITE PLAN INCLUDING, WITHOUT LIMITATION: TOPOGRAPHY, DRAINAGE, LANDSCAPING, RETENTION OF WOODED OR LAWN AREAS, ACCESS, SIZE, LOCATION AND SURFACING OF PARKING AREAS, AND LOCATION AND SIZE OF BUILDINGS.
- ALL POWERLINE UTILITIES SERVING THE BUILDING SHALL BE UNDERGROUND.
- SIDEWALKS AND CURBING SHALL BE DESIGNED AND BUILT WITH TIP DOWN RAMPS AT ALL STREET CORNERS, CROSSWALKS AND DRIVEWAYS IN CONFORMANCE WITH THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED IN ACCORDANCE WITH MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION BEST MANAGEMENT PRACTICES PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 2003, OR LATEST EDITION. NOTE: THE SITE PLAN SHOULD SPECIFY THE EROSION CONTROL DEVICE TO BE EMPLOYED (SILT FENCE, HAY BALE, ETC.) AS WELL AS THEIR LOCATION.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR REGRADING.
- ALL DISTURBED AREAS ON THE SITE NOT COVERED BY BUILDINGS OR PAVED AREAS SHALL BE STABILIZED WITH LOAM AND SEED OR OTHER METHODS AS REQUIRED BY BEST MANAGEMENT PRACTICES (SEE ABOVE).
- PRIOR TO CONSTRUCTION A 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.
- EXISTING VEGETATION SHALL BE CONSERVED IN AREAS SHOWN ON THIS SITE. FENCING OR OTHER PROTECTIVE BARRIERS SHALL BE ERRECTED OUTSIDE THE DRIP-LINE OF INDIVIDUAL GROUPINGS OF TREES DESIGNATED FOR PRESERVATION PRIOR TO THE ONSET OF CONSTRUCTION. REGRADING SHALL NOT TAKE PLACE WITHIN THE DRIP-LINE OF TREES DESIGNATED FOR PRESERVATION. NO STORAGE OR CONSTRUCTION MATERIALS SHALL BE PERMITTED WITHIN THE DRIP-LINE OF TREES TO BE PRESERVED.

CONDITIONS OF APPROVAL - JANUARY 9, 2007

- THAT THE APPLICANT SHALL MEET THE RECOMMENDATIONS CONTAINED IN TOM ERICCO'S (TRAFFIC REVIEW CONSULTANT) MEMO DATED 1-5-07 INCLUDING A CONTRIBUTION OF \$10,000 TOWARDS IMPLEMENTATION OF IDENTIFIED IMPROVEMENTS FOR THE FRANKLIN STREET ARTERIAL AND MARGINAL WAY INTERSECTION AND AN ADDITIONAL \$22,000 CONTRIBUTION TO THE PROPOSED EXTENSION OF SOMERSET STREET EXTENSION BETWEEN PREBLE/ELM STREET AND FOREST AVENUE.
- THAT THE APPLICANT SHALL SUBMIT FOR PLANNING STAFF REVIEW AND APPROVAL THE DESIGN ITEMS SUMMARIZED ON PAGE 4 OF CARRIE MARSH'S (URBAN DESIGNER) MEMO DATED 12-27-06.
- THAT A COMPLETE SITE LIGHTING PLAN INCLUDING THE PARKING GARAGE SHALL BE SUBMITTED FOR PLANNING STAFF REVIEW AND APPROVAL. THE LIGHTING PLAN FOR THE PREBLE STREET UNDERPASS SHALL ALSO BE SUBMITTED FOR REVIEW AND APPROVAL.
- THAT THE SITE PLAN SHALL BE REVISED REFLECTING THE COMMENTS OF JEFF TARLING (CITY ARBORIST).
- THAT THE APPLICANT SHALL APPLY FOR AND RECEIVE CITY APPROVAL FOR A LICENSE PERMITTING PORTIONS OF THE PLANTER, RAMP AND AWNING TO BE LOCATED WITHIN A PUBLIC RIGHT-OF-WAY.
- THAT A REVISED CIRCULATION AND PARKING PLAN OF THE PARKING GARAGE CLEARLY LABELING THE PLAN SCALE, DIMENSIONS OF THE PARKING AISLES AND PARKING SPACES SHALL BE SUBMITTED FOR STAFF REVIEW AND APPROVAL.
- THAT A REVISED PLAN SHALL BE SUBMITTED TO THE ZONING ADMINISTRATOR FOR REVIEW AND APPROVAL CLEARLY DELINEATING THE PROPERTY LINE ALONG MARGINAL WAY AND PREBLE STREET AND THAT ADDITIONAL INFORMATION BE PROVIDED TO CONFIRM THE BUILDING HEIGHT.
- THAT PUBLIC EASEMENTS INCLUDING THE PEDESTRIAN EASEMENT SHALL BE SUBMITTED FOR CITY STAFF REVIEW AND APPROVAL.
- THAT THE SIDEWALK SHALL BE EXTENDED AT THE CORNER OF MARGINAL WAY AND PREBLE STREET TO THE STREET CURB LINE.
- THE APPLICANT SHALL MEET WITH THE CITY STAFF TO REVISIT THE SCREENING OF THE PARKING GARAGE AT THE BASE OF THE OFFICE BUILDING ON THE FOURTH FLOOR LEVEL ALONG PREBLE STREET AND MARGINAL WAY TO ENSURE ITS CONFORMANCE WITH THE B-3 URBAN DESIGN GUIDELINES.
- THAT THE PARKING MANAGEMENT PLAN SUBMITTED AS ATTACHMENT G OF PLANNING REPORT 01-07 (MEMORANDUM DATED MAY 31, 2006 FROM BILL CRANSHAW, P.E. VHB, INC. TO GREG SHINBERG, COPY ATTACHED) SHALL BE FINALIZED AND SUBMITTED FOR STAFF REVIEW AND APPROVAL.
- THE WIDTH AND LOCATION OF STAIRS/PLANTERS AND OTHER ELEMENTS SHALL BE FINALIZED IN CONFORMANCE WITH THE B-3 URBAN DESIGN GUIDELINES SUBJECT TO REVIEW AND APPROVAL BY THE CITY URBAN DESIGNER.

LICENSE AREA METES + BOUNDS

No.	Bearing	Radius	Arc Length	Chord Length	Chord Bearing
C1	91°30'42"	47.0000	75.0674	67.3390	N85°13'38"W
C2	06°43'18"	1379.3900	161.8231	161.7304	N36°06'47"W
C3	06°43'18"	1372.3900	161.0022	160.9099	S36°06'47"E
C4	91°30'43"	40.0000	63.8874	57.3100	S85°13'39"E

No.	Bearing	Distance
L1	S40°58'52"E	3.8794
L2	N57°14'52"E	7.0000'

GENERAL NOTES

- TOTAL SITE AREA: 59,576 SF (1.37 ACRES)
- ZONING DISTRICT: B-7 MIXED DEVELOPMENT DISTRICT ZONE
- SPACE AND BULK REQUIREMENTS:

MINIMUM LOT SIZE:	NONE	PROPOSED	1.37 ACRES
MINIMUM FRONTAGE:	NONE	500 FEET	
MINIMUM FRONT SETBACK:	NONE	1 FOOT	
MINIMUM SIDE SETBACK:	NONE	18 FEET	
MINIMUM REAR SETBACK:	NONE	3 FOOT	
MAXIMUM STREET SETBACK:	NONE	10 FEET	
MAXIMUM LOT COVERAGE:	100%	75%	
MAXIMUM RESIDENTIAL DENSITY:	NONE	N/A	
MAXIMUM BUILDING HEIGHT:	125 FEET	134 FEET	
MINIMUM BUILDING HEIGHT:	4 FLOORS	10 FLOORS	
- OWNER OF PROPERTY: CAPITAL LLC, 50 PORTLAND PIER, SUITE 400, PORTLAND, MAINE 04101
- PARKING REQUIRED: 0 SPACES, 506 SPACES - ON SITE
- BUILDING SUMMARY:

BUILDING FOOTPRINT TOTAL:	44,580 SF
BUILDING SQUARE FOOTAGE:	245,520 SF
RETAIL SPACE:	4,600 SF
OFFICE SPACE:	105,000 SF
LOT COVERAGE (BUILDING):	75%
- BOUNDARY LINE AND TOPOGRAPHIC INFORMATION BASED ON SURVEYS PREPARED BY OWEN HASKELL, INC. FROM PLANS DATED JANUARY 3, 2006.
- BENCHMARKS ARE PK NAL IN UP#13 ON THE WESTERN SIDE OF MARGINAL WAY WITH AN ELEVATION OF 10.62 AND NORTHERN MOST BONNET BOLT ON FIRE HYDRANT ON EASTERN SIDE OF MARGINAL WAY WITH AN ELEVATION OF 12.22.
- STREETSIDE RIGHT-OF-WAY LIGHTING SHALL BE HOLOPHANE ESPLANADE SERIES LUMINAIRE WITH TAPERED STEEL POLE, OEG SERIES BRACKET ARM, 24"-3" NOMINAL HEIGHT, COLOR SILVER METALLIC ALUMINUM (F264H) TO CONFORM TO CITY STANDARDS. THIS LIGHTING IS STANDARD FOR THE BAYSIDE NEIGHBORHOOD.
- BUILDING MOUNTED AND SITE POLE MOUNTED LIGHTING TO BE APPROVED BY PLANNING STAFF.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND KEEPING STREETS CLEAN DURING CONSTRUCTION. A MAINTENANCE PLAN SHALL BE PREPARED AND APPROVED BY THE CITY AND OWNERS REPRESENTATIVE.
- DIMENSIONS ARE FROM FACE OF CURB.
- SITE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL LIGHT POLE BASES (INCLUDING THE PUBLIC ROW) AND TRENCHING FOR CONDUIT. ALL STREET LIGHT POWER LINES TO BE UNDERGROUND.
- ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONDUIT FOR ON-SITE AND OFF-SITE ELECTRIC SERVICE FOR POLE MOUNTED FIXTURES. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ON-SITE POLE MOUNTED LIGHT FIXTURES AND POLES. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR OFF-SITE LIGHT POLES. OFF-SITE POLE MOUNTED FIXTURES TO BE LEASED BY THE CITY OF PORTLAND FROM CENTRAL MAINE POWER. OFF-SITE POLE MOUNTED FIXTURES TO BE INSTALLED BY CENTRAL MAINE POWER.
- DOORS FOR THE PROPOSED RETAIL BUILDING SPACES ALONG MARGINAL WAY AND THE MAIN ENTRANCE AT THE CORNER OF PREBLE STREET AND MARGINAL WAY SHALL BE OPEN TO THE PUBLIC DURING NORMAL BUSINESS HOURS.

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84 MARGINAL WAY
 Portland, Maine
84 Marginal Way

Date: FEBRUARY 6, 2007

Issued For: AMENDED SITE PLAN REVIEW

Revisions:

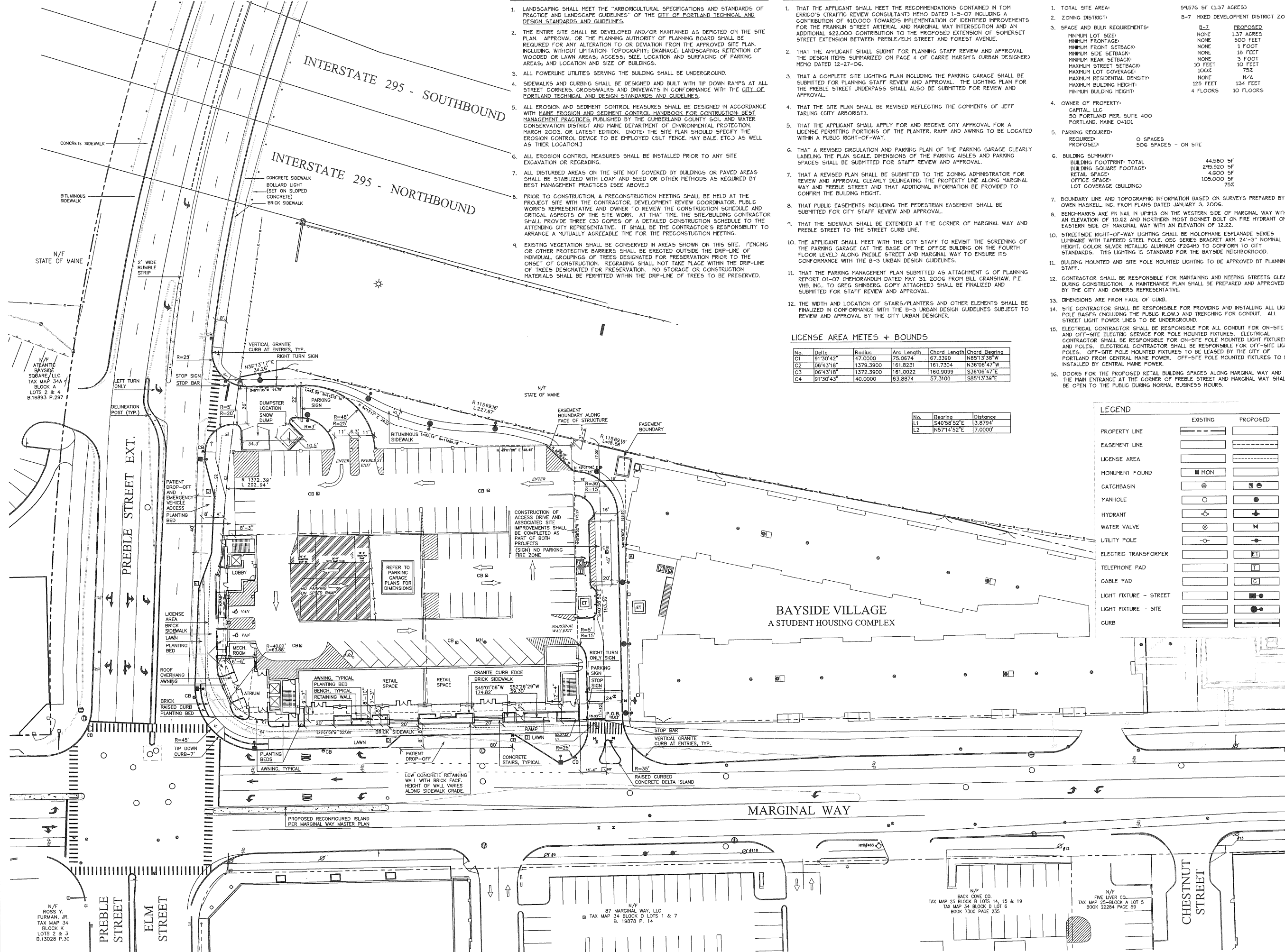
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Title: LAYOUT AND LIGHTING PLAN

Scale: 1"=30'

North

Sheet No: **2**



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BUILDING AVERAGE GRADE

11.85	
10.87	
11.94	
10.58	
9.95	92.29/8=11.54
13.05	
11.00	
+ 13.05	
92.29	

STORM DRAIN AND SANITARY STRUCTURES

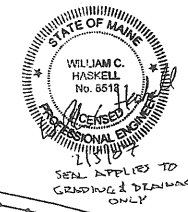
	RM	INV. IN	INV. OUT
CB#1	11.15	-	7.15
CB#2	11.15	6.56	6.46
CB#3	11.15	6.08	5.98
CB#4	11.15	-	7.15
CB#5	11.15	6.35	6.25
CB#5A	9.00	5.22	5.12
CB#6	9.46	-	6.62
CB#7	9.34	6.33	6.23
CB#8	9.33	-	5.94
CB#9	10.05	5.71	5.69
CB#10	9.48	5.60	5.50
		5.60	
CB#11	9.40	5.64	5.64
		6.42	
DMH#1	11.25	6.42	6.32
		6.42	
DMH#2	11.35	5.75	5.43
		6.13	
DOWNSTREAM DEFENDER (C#0)	11.40	4.95	6.20
EDMH#2	9.07	5.07	4.57
		4.96	
		4.67	
SMH#1	10.00	6.00	-5.51

LEGEND

	EXISTING	PROPOSED		EXISTING	PROPOSED
PROPERTY LINE	---	---	STORM DRAIN	ESD	SD
MONUMENT FOUND	MON	---	COMBINED SEWER	ECS	---
CONTOUR	10	10	ELECTRIC SERVICE	EE	E
SPOT ELEVATION	+80.43	+80.43	GAS SERVICE	EG	G
CATCHBASIN	⊖	⊖	TELEPHONE AND CABLE SERVICE	---	T+C
DRAIN INLET	⊖	⊖	OVERHEAD WIRES	ECHW	---
MANHOLE	○	○	SITE LIGHTING ELECTRIC	---	E
HYDRANT	⊕	⊕	ELECTRIC TRANSFORMER	---	ET
WATER VALVE	⊕	⊕	TELEPHONE PAD	---	T
UTILITY POLE	⊖	⊖	CABLE PAD	---	C
TEST BORING	⊕	⊕	LIGHT FIXTURE - STREET	---	LF-S
WATER SERVICE	EW	W	LIGHT FIXTURE - SITE	---	LF-SI
SEWER SERVICE	ES	S	LIGHT FIXTURE - BUILDING	---	LF-B
ROOF DRAIN	RD	RD	CURB	---	C
GARAGE DRAIN	GD	GD	TEST BORING	---	TB
CLEAN OUT	---	CO			

UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-888-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION.



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84 MARGINAL WAY
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84 Marginal Way

Date: FEBRUARY 6, 2007

Issued For:
 AMENDED SITE
 PLAN REVIEW

Revisions:

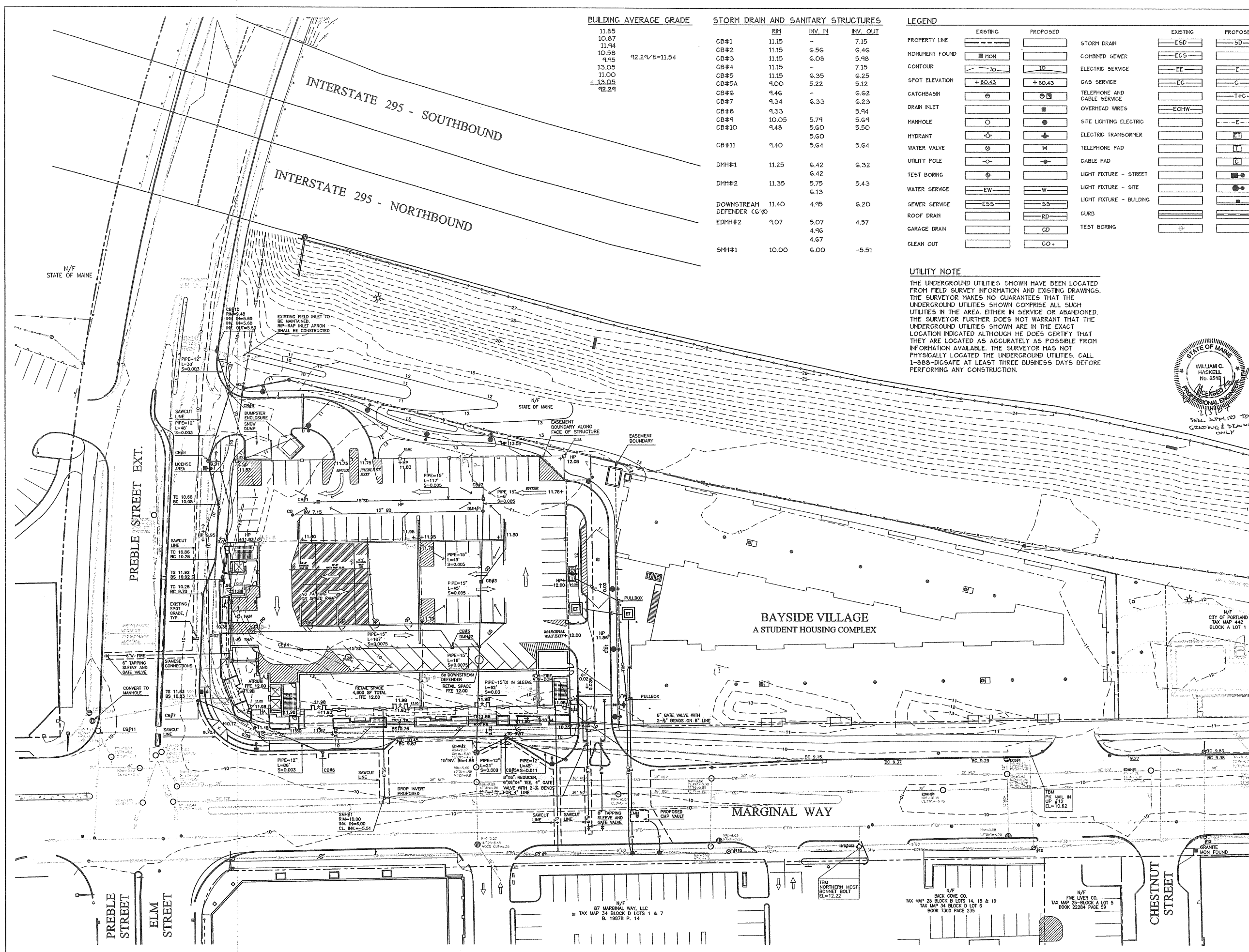
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Title:
 GRADING,
 DRAINAGE AND
 UTILITIES PLAN

Scale: 1"=30'

North:

Sheet No:
3



LEGEND

	EXISTING	PROPOSED		EXISTING	PROPOSED
PROPERTY LINE			ELECTRIC TRANSFORMER		
MONUMENT FOUND			TELEPHONE PAD		
CATCHBASIN			CABLE PAD		
MANHOLE			LIGHT FIXTURE - STREET		
HYDRANT			LIGHT FIXTURE - SITE		
WATER VALVE			LIGHT FIXTURE - BUILDING		
UTILITY POLE			CURB		

PLANT LIST - GROUND LEVEL

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
A. FR	1	ABIES FRASERI	FRASIER FIR	5'-6" HT
A. RA	1	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	2 1/2"-3" CAL
C. MAS	4	CORNUS MAS	CORNELLIAN CHERRY	1 1/2"-2" CAL
C. COL	3	CORYLUS COLURNA	TURKISH FILBERT	2"-2 1/2" CAL
G. BM	4	GINKGO BILOBA 'MAYGAR'	MAYGAR GINKGO	2"-2 1/2" CAL
M. JE	7	MALUS 'JEWELDOL'	PROFUSION FLOWERING CRAB	2"-2 1/2" CAL
M. ZUM	4	MALUS x ZUM 'CALOCARPA'	ZUM CALOCARPA FLOWERING CRAB	2 1/2"-3" CAL
P. CC	2	PYRUS 'CLEVELAND'	CLEVELAND ORNAMENTAL PEAR	2 1/2"-3" CAL
U. NH	6	ULMUS AMERICANA 'NEW HARMONY'	NEW HARMONY ELM	2 1/2"-3" CAL
SHRUBS				
A. FI	22	AZALEA 'FIRESTAR'	FIRESTAR AZALEA	#5
A. WW	6	AZALEA 'WHITNEY'S WHITE'	WHITNEY'S WHITE AZALEA	#5
F. WE	25	FORSYTHIA 'WEEKEND'	WEEKEND FORSYTHIA	#5
J. OB	7	JUNIPERUS CHINENSIS 'OBELISK'	OBELISK JUNIPER	#5
J. SH	6	JUNIPERUS SQUMATA 'HOLGER'	HOLGER JUNIPER	#5
R. HK	4	RHODODENDRON 'HONG KONG'	HONG KONG RHODODENDRON	2'-2 1/2'
T. MN	21	TAXUS x MEDIA 'NGRA'	NGRA TAXUS	2'-2 1/2'
T. OF	6	THUJA OCCIDENTALIS 'FLIFORMIS'	THREAD ARBORVITAE	2'-2 1/2'

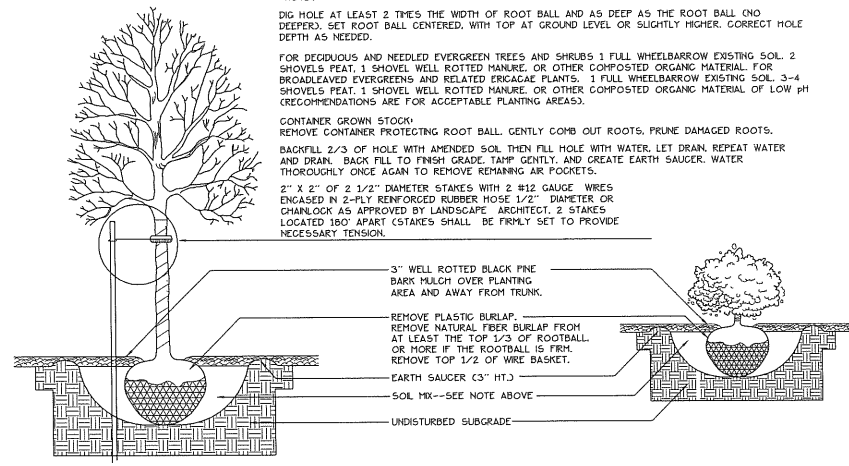
NOTES

DIG HOLE AT LEAST 2 TIMES THE WIDTH OF ROOT BALL AND AS DEEP AS THE ROOT BALL (NO DEEPER). SET ROOT BALL CENTERED, WITH TOP AT GROUND LEVEL OR SLIGHTLY HIGHER. CORRECT HOLE DEPTH AS NEEDED.

FOR DECIDUOUS AND NEEDLED EVERGREEN TREES AND SHRUBS 1 FULL WHEELBARROW EXISTING SOL. 2 SHOVELS PEAT 1 SHOVEL WELL ROTTED MANURE OR OTHER COMPOSTED ORGANIC MATERIAL FOR BROADLEAVED EVERGREENS AND RELATED ERICACEAE PLANTS. 1 FULL WHEELBARROW EXISTING SOL. 3-4 SHOVELS PEAT. 1 SHOVEL WELL ROTTED MANURE OR OTHER COMPOSTED ORGANIC MATERIAL OF LOW PH (RECOMMENDATIONS ARE FOR ACCEPTABLE PLANTING AREAS).

CONTAINER GROWN STOCK:
REMOVE CONTAINER PROTECTING ROOT BALL. GENTLY COMB OUT ROOTS. PRUNE DAMAGED ROOTS. BACKFILL 2/3 OF HOLE WITH AMENDED SOL. THEN FILL HOLE WITH WATER. LET DRAIN. REPEAT WATER AND DRAIN. BACK FILL TO FINISH GRADE. TAMP GENTLY. AND CREATE EARTH SAUCER. WATER THOROUGHLY ONCE AGAIN TO REMOVE REMAINING AIR POCKETS.

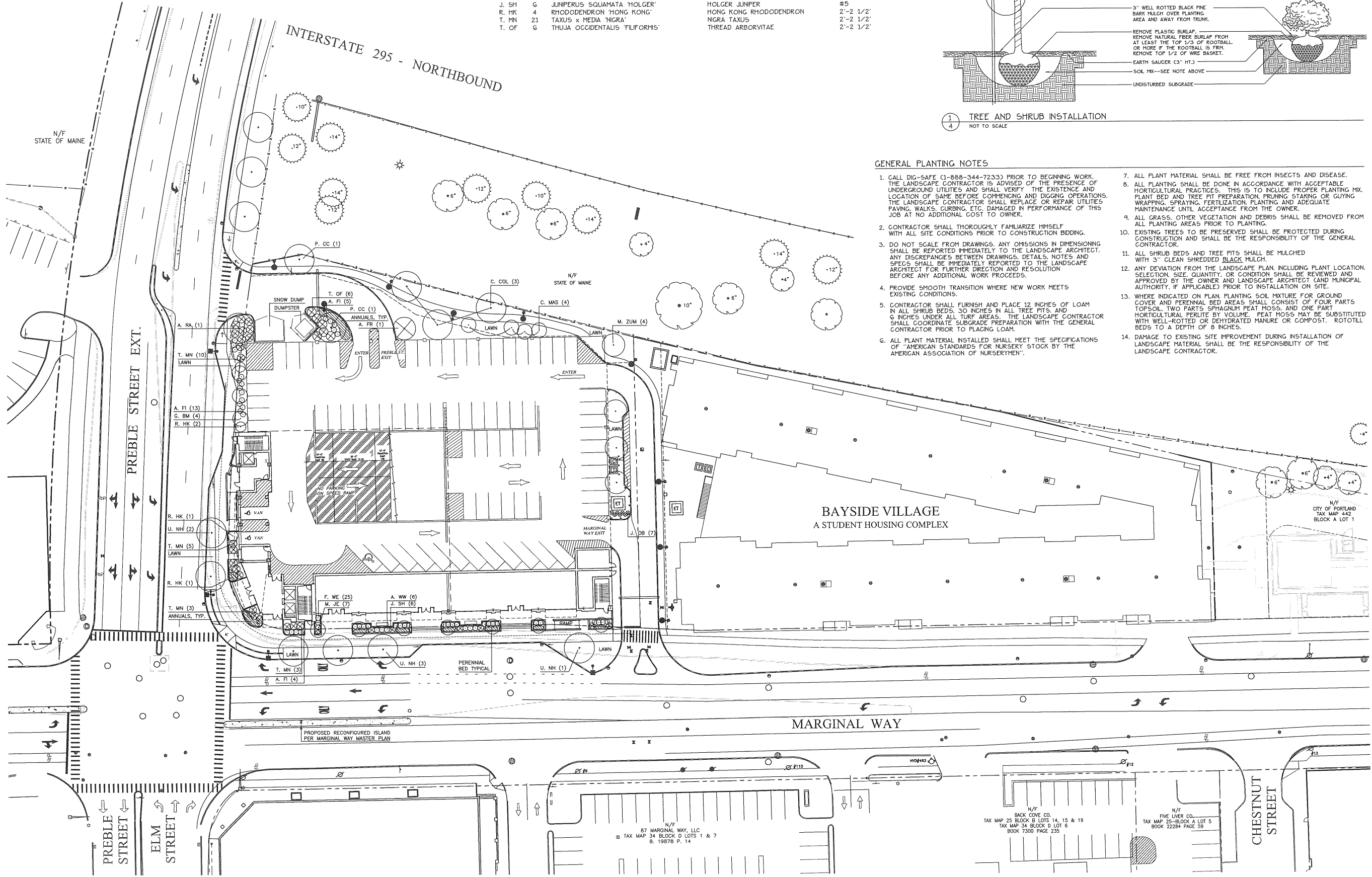
2" x 2" OF 2 1/2" DIAMETER STAKES WITH 2 #12 GAUGE WIRES ENCASED IN 2-PLY REINFORCED RUBBER HOSE 1/2" DIAMETER OR CHANLOCK AS APPROVED BY LANDSCAPE ARCHITECT. 2 STAKES LOCATED 180° APART (STAKES SHALL BE FIRMLY SET TO PROVIDE NECESSARY TENSION).



1 TREE AND SHRUB INSTALLATION
4 NOT TO SCALE

GENERAL PLANTING NOTES

- CALL DIG-SAFE (1-888-344-7233) PRIOR TO BEGINNING WORK. THE LANDSCAPE CONTRACTOR IS ADVISED OF THE PRESENCE OF UNDERGROUND UTILITIES AND SHALL VERIFY THE EXISTENCE AND LOCATION OF SAME BEFORE COMMENCING AND DIGGING OPERATIONS. THE LANDSCAPE CONTRACTOR SHALL REPLACE OR REPAIR UTILITIES PAVING, WALKS, CURBING, ETC. DAMAGED IN PERFORMANCE OF THIS JOB AT NO ADDITIONAL COST TO OWNER.
- CONTRACTOR SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH ALL SITE CONDITIONS PRIOR TO CONSTRUCTION BIDDING.
- DO NOT SCALE FROM DRAWINGS. ANY OMISSIONS IN DIMENSIONING SHALL BE REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT. ANY DISCREPANCIES BETWEEN DRAWINGS, DETAILS, NOTES AND SPECS SHALL BE IMMEDIATELY REPORTED TO THE LANDSCAPE ARCHITECT FOR FURTHER DIRECTION AND RESOLUTION BEFORE ANY ADDITIONAL WORK PROCEEDS.
- PROVIDE SMOOTH TRANSITION WHERE NEW WORK MEETS EXISTING CONDITIONS.
- CONTRACTOR SHALL FURNISH AND PLACE 12 INCHES OF LOAM IN ALL SHRUB BEDS, 30 INCHES IN ALL TREE FITS, AND 6 INCHES UNDER ALL TURF AREAS. THE LANDSCAPE CONTRACTOR SHALL COORDINATE SUBGRADE PREPARATION WITH THE GENERAL CONTRACTOR PRIOR TO PLACING LOAM.
- ALL PLANT MATERIAL INSTALLED SHALL MEET THE SPECIFICATIONS OF "AMERICAN STANDARDS FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN".
- ALL PLANTING MATERIAL SHALL BE FREE FROM INSECTS AND DISEASE.
- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES. THIS IS TO INCLUDE PROPER PLANTING MIX, PLANT BED AND TREE PIT PREPARATION, PRUNING STAKING OR GUYING WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE UNTIL ACCEPTANCE FROM THE OWNER.
- ALL GRASS, OTHER VEGETATION AND DEBRIS SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO PLANTING.
- EXISTING TREES TO BE PRESERVED SHALL BE PROTECTED DURING CONSTRUCTION AND SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- ALL SHRUB BEDS AND TREE FITS SHALL BE MULCHED WITH 3" CLEAN SHREDDED BLACK MULCH.
- ANY DEVIATION FROM THE LANDSCAPE PLAN INCLUDING PLANT LOCATION, SELECTION, SIZE, QUANTITY, OR CONDITION SHALL BE REVIEWED AND APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT (AND MUNICIPAL AUTHORITY, IF APPLICABLE) PRIOR TO INSTALLATION ON SITE.
- WHERE INDICATED ON PLAN, PLANTING SOL MIXTURE FOR GROUND COVER AND PERENNIAL BED AREAS SHALL CONSIST OF FOUR PARTS TOPSOIL, TWO PARTS SPHAGNUM PEAT MOSS, AND ONE PART HORTICULTURAL PERLITE BY VOLUME. PEAT MOSS MAY BE SUBSTITUTED WITH WELL-ROTTED OR DEHYDRATED MANURE OR COMPOST. ROTOTILL BEDS TO A DEPTH OF 8 INCHES.
- DAMAGE TO EXISTING SITE IMPROVEMENT DURING INSTALLATION OF LANDSCAPE MATERIAL SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.



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84 MARGINAL WAY
Portland, Maine
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Date:
FEBRUARY 6, 2007

Issued For:
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PLAN REVIEW

Revisions:

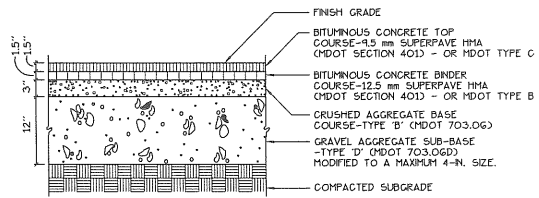
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Title:
PLANTING PLAN

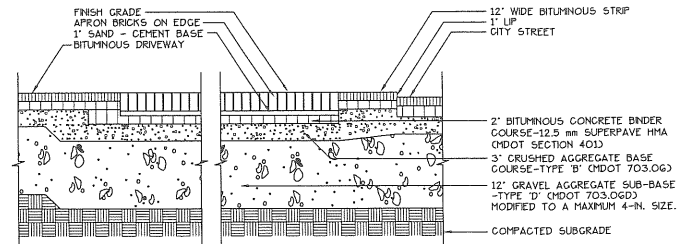
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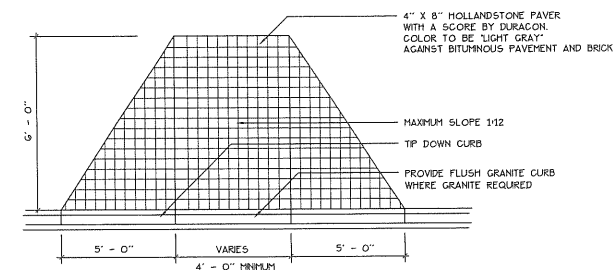
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4



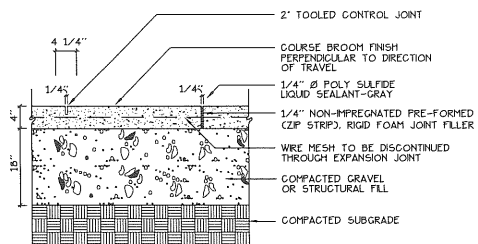
1
5 BITUMINOUS PAVEMENT- DRIVEWAY + PARKING GARAGE
NOT TO SCALE



6
5 BRICK DRIVEWAY APRON
NOT TO SCALE

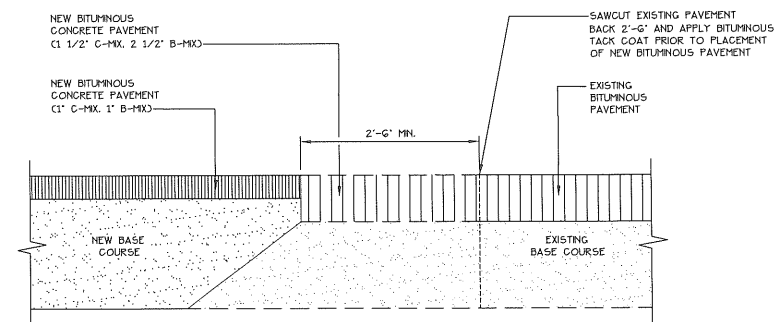


11
5 HANDICAP RAMP
NOT TO SCALE

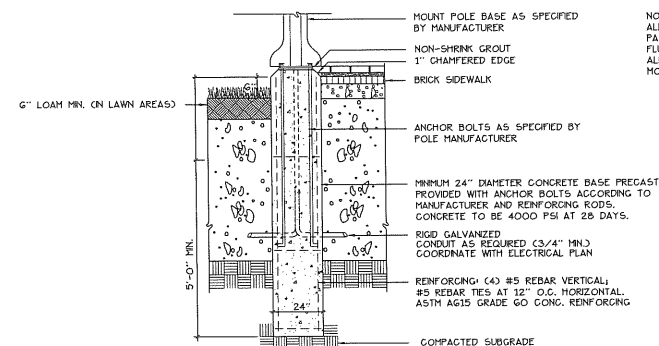


NOTE: DO NOT PROVIDE TOOLED EDGE ALONG GRANITE CURB

2
5 CONCRETE WALK
NOT TO SCALE

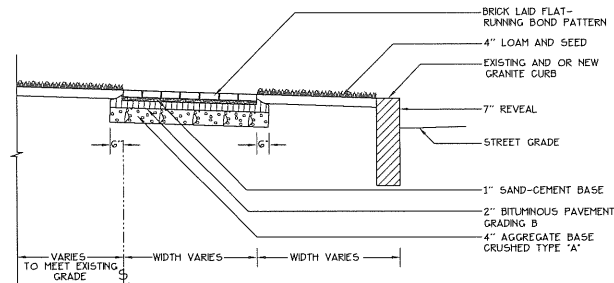


7
5 PAVEMENT SAWCUT DETAIL
NOT TO SCALE

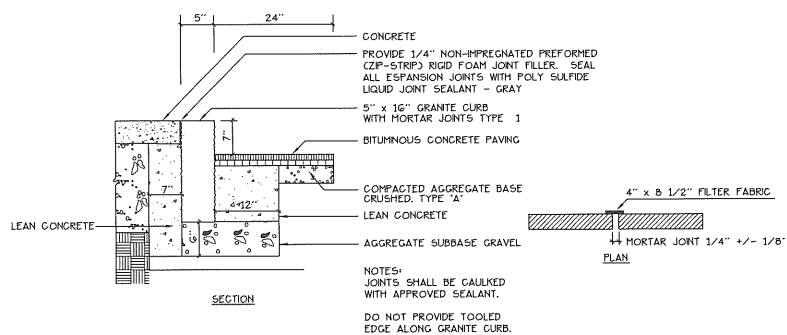


NOTE: ALL POLE BASES LOCATED IN PAVED AREAS SHALL BE SET FLUSH WITH PAVEMENT TO ALLOW POLE BASE TO BE MOUNTED FLUSH WITH PAVEMENT.

12
5 LIGHT POLE BASE
NOT TO SCALE

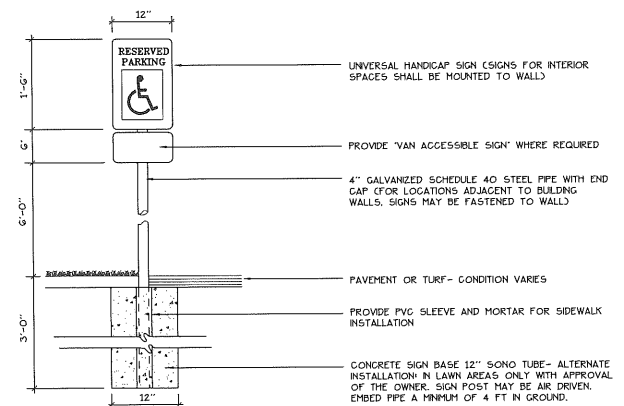


3
5 BRICK SIDEWALK WITH GRANITE CURB
NOT TO SCALE



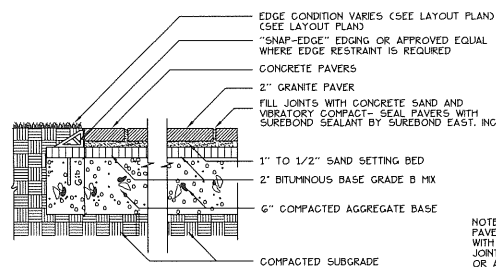
NOTES: JOINTS SHALL BE CAULKED WITH APPROVED SEALANT. DO NOT PROVIDE TOOLED EDGE ALONG GRANITE CURB.

8
5 VERTICAL GRANITE CURB
NOT TO SCALE



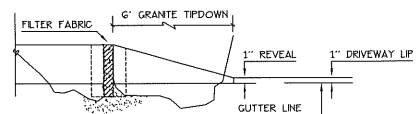
NOTE: ALL REGULATORY SIGNS SHALL CONFORM TO MDOT OR NATIONAL HIGHWAY STANDARDS - SIGN HEIGHT TO BE 6 FT HIGH TO BOTTOM OF SIGN. SIGNS WITHIN PARKING GARAGE TO BE MOUNTED ON WALL WITH SIGN HEIGHT TO BE 6 FT TO BOTTOM OF SIGN.

13
5 SIGNAGE
NOT TO SCALE



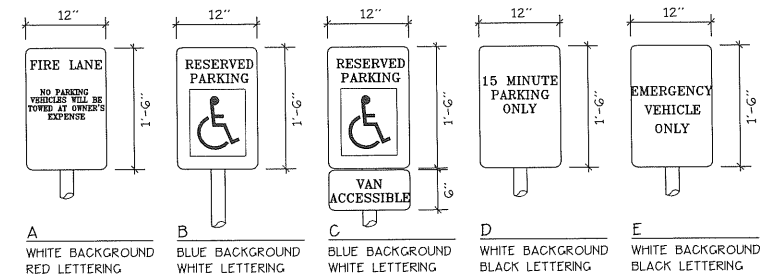
NOTE: PAVERS SHALL BE SEALED WITH SUREBOND SB-1370 JOINT STABILIZING SEALER OR APPROVED EQUAL

4
5 CONCRETE PAVERS
NOT TO SCALE

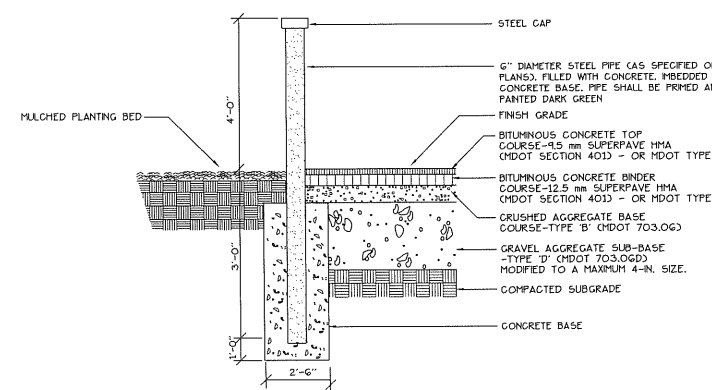


9
5 TIPDOWN CURB
NOT TO SCALE

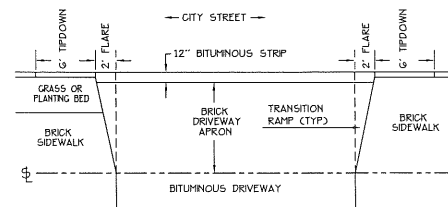
SIGNAGE LEGEND



A WHITE BACKGROUND RED LETTERING
B BLUE BACKGROUND WHITE LETTERING
C BLUE BACKGROUND WHITE LETTERING
D WHITE BACKGROUND BLACK LETTERING
E WHITE BACKGROUND BLACK LETTERING



10
5 BOLLARD DETAIL
NOT TO SCALE



5
5 BRICK SIDEWALK + DRIVEWAY CONSTRUCTION
NOT TO SCALE

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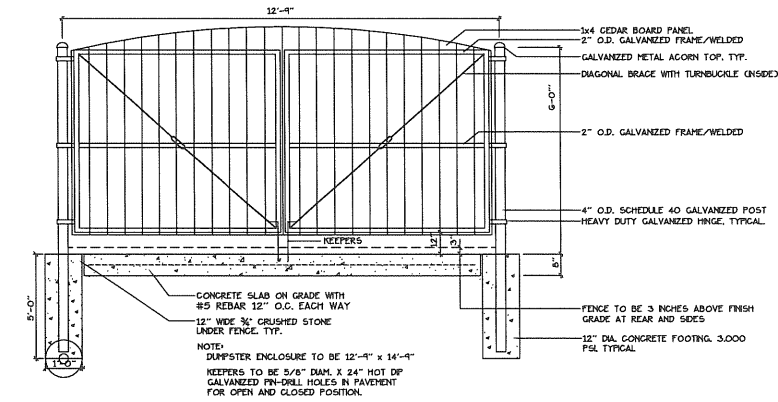
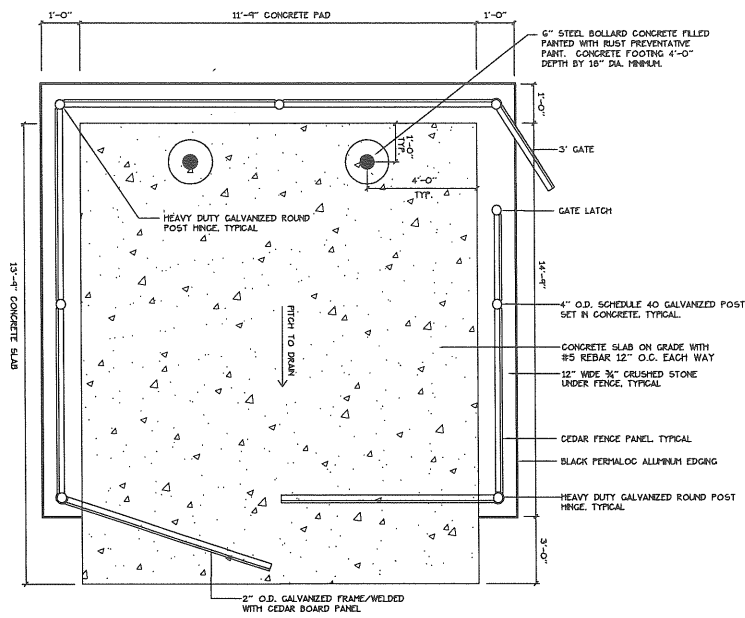
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Scale:

North

Sheet No.:

6



1
7 DUMPSTER ENCLOSURE AND SLAB
NOT TO SCALE

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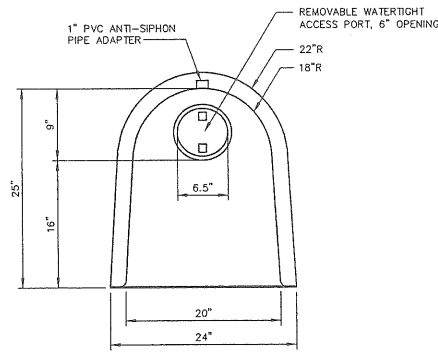
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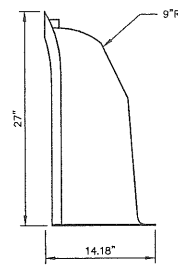
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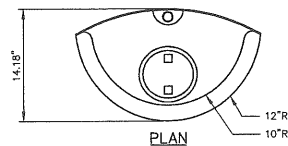
7



FRONT

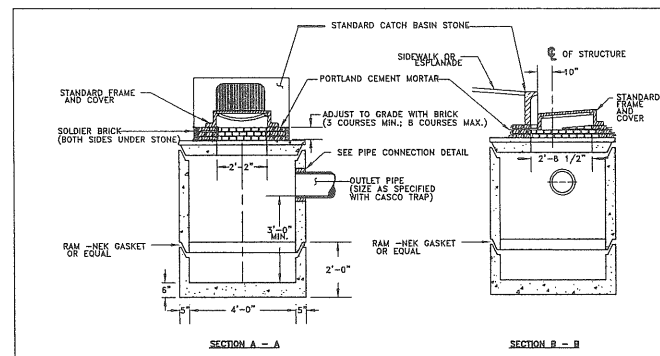


SIDE



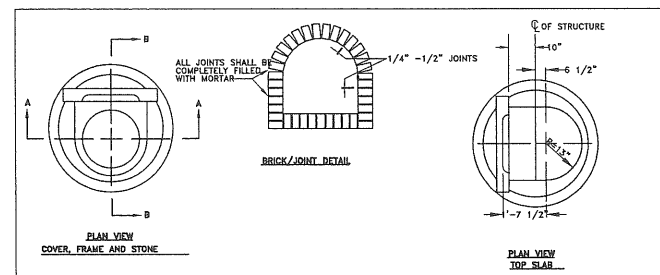
PLAN

THE SNOOT
N.T.S.



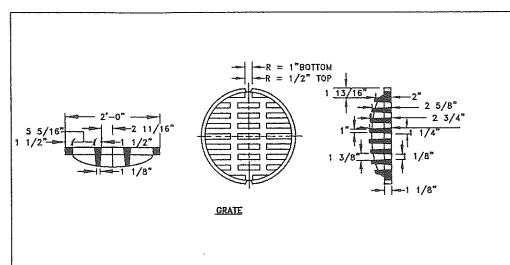
SECTION A - A

SECTION B - B

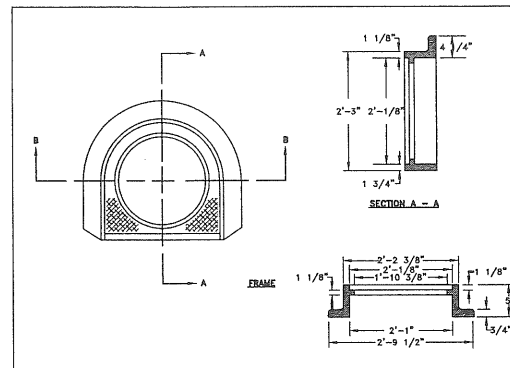


PLAN VIEW
COVER, FRAME AND STONE

PLAN VIEW
TOP SLAB



GRATE



SECTION A - A

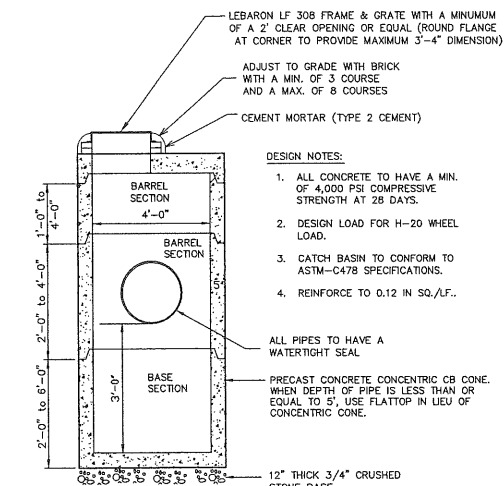
FRAME

GENERAL NOTES

1. ALL CONCRETE SHALL BE A CLASS "A" AND HAVE A MINIMUM ULTIMATE STRENGTH OF 4000 LBS. PER SQ. INCH AT THE END OF 28 DAYS, UNLESS OTHERWISE NOTED.
2. PRECAST REINFORCED CONCRETE MANHOLE MANUFACTURE PER ASTM SPEC. C-478-67
3. SEWER BRICK TO CONFORM TO ASTM SPEC. DESIGNATE ON C-52-63, GRADE MA AND SA.
4. ALL MANHOLES SHALL HAVE A BITUMINOUS WATERPROOFING APPLIED TO THE EXTERIOR SURFACE. IF CONSTRUCTION OF BRICK MASONRY, THE SMOOTH MORTAR SURFACE SHALL BE PLASTERED WITH A SMOOTH MORTAR FINISH 3/8" THICK. AFTER THE MORTAR HAS SET, THE SURFACE SHALL BE WATERPROOFED AS REQUIRED BY SUPPLEMENTAL SPECIFICATIONS SECTION 604.
5. CASTINGS SHALL CONFORM TO ASTM DESIGNATION A48-CLASS 35. ALL PARTS OF CASTINGS, EXCEPT FINISHED SURFACE, SHALL RECEIVE A COAT OF COAL TAR PITCH VARNISH OR ASPHALTUM PAINT WHICH SHALL BE SMOOTH AND TOUGH BUT NOT BRITTLE.
6. MANHOLES MAY BE CONSTRUCTED OF MASONRY, PRECAST REINFORCED CONCRETE, OR CAST IN PLACE.
7. ALL PRECAST MANHOLES AND CATCH BASINS SHALL BE IDENTIFIED BY STATION AND OFFSET, PAINTED ON THE SIDE OF THE STRUCTURE BY THE MANUFACTURER.
8. STORM AND SEWER MANHOLES SHALL HAVE SOLID COVERS WITH ONE DRILLED HOLE.
9. EXISTING MANHOLE AND CATCH BASIN FRAMES AND COVERS SHALL BE SALVAGED BY THE CONTRACTOR, AND REMAIN THE PROPERTY OF THE CITY OF PORTLAND.
10. CASCO TRAPS SHALL BE PROVIDED WITHIN ALL CATCH BASINS WITH 12" OUTLETS.

PRECAST CONCRETE CATCH BASIN TYPE "E"

N.T.S.



4'-0" PRECAST CATCH BASIN

N.T.S.

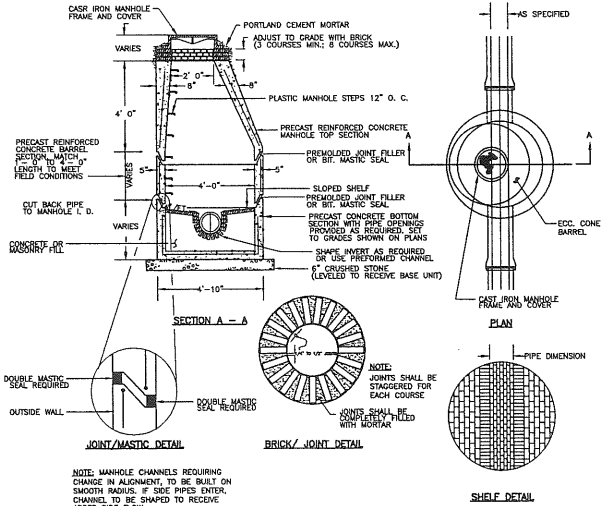
- NOTE:
1. INLET HOODS SHALL BE PROVIDED ON CATCH BASIN PIPES 18" OR LESS

GENERAL NOTES

1. ULTIMATE STRENGTH OF 4000 LBS. PER SQ. INCH AT THE END OF 28 DAYS, UNLESS OTHERWISE NOTED.
2. ASTM SPEC. C-478-67
3. C-52-63, GRADE MA AND SA.
4. APPLIED TO THE EXTERIOR SURFACE, IF CONSTRUCTION OF BRICK MASONRY, THE SMOOTH MORTAR SURFACE SHALL BE PLASTERED WITH A SMOOTH MORTAR FINISH 3/8" THICK. AFTER THE MORTAR HAS SET, THE SURFACE SHALL BE WATERPROOFED AS REQUIRED BY SUPPLEMENTAL SPECIFICATIONS SECTION 604.
5. CASTINGS SHALL CONFORM TO ASTM DESIGNATION A48-CLASS 35. ALL PARTS OF CASTINGS, EXCEPT FINISHED SURFACE, SHALL RECEIVE A COAT OF COAL TAR PITCH VARNISH OR ASPHALTUM PAINT WHICH SHALL BE SMOOTH AND TOUGH BUT NOT BRITTLE.
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9. EXISTING MANHOLE AND CATCH BASIN FRAMES AND COVERS SHALL BE SALVAGED BY THE CONTRACTOR, AND REMAIN THE PROPERTY OF THE CITY OF PORTLAND.

PRECAST CONCRETE MANHOLE TYPE "A"

N.T.S.



SECTION A - A

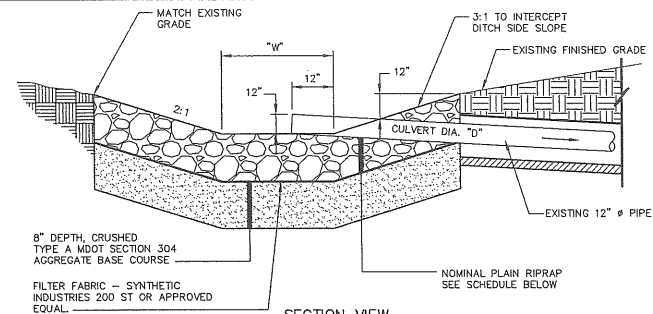
JOINT/MASTIC DETAIL

BRICK JOINT DETAIL

SHelf DETAIL

PIPE DIMENSION

NOTE: MANHOLE CHANNELS REQUIRING CHANGE IN ALIGNMENT, TO BE BUILT ON SMOOTH RADII. IF SIDE PIPES ENTER, CHANNEL TO BE SHAPED TO RECEIVE AVOID SIDE FLOW

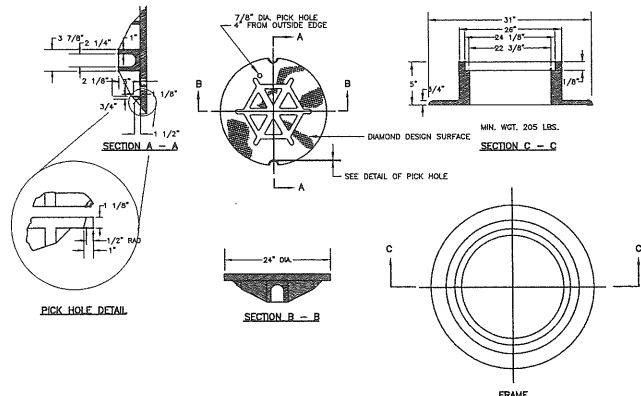
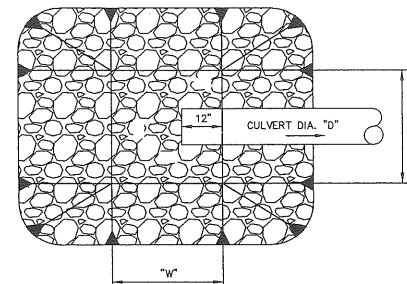


SECTION VIEW

SCHEDULE			
CULVERT DIAMETER (D)	WIDTH (W)	STONE D ₅₀	RIPRAP THICKNESS
12"	3'	4"	9"

INLET APRON

N.T.S.



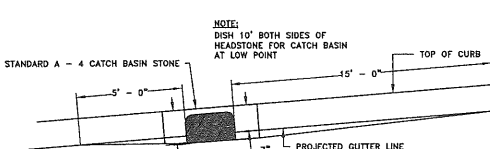
PICK HOLE DETAIL

SECTION B - B

FRAME

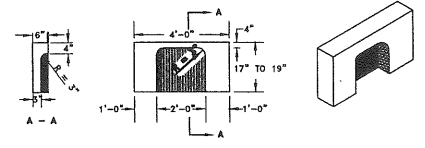
TYPE "A" MANHOLE COVER AND FRAME

N.T.S.



TYPICAL PAVEMENT GRADING ON SLOPES FOR CATCH BASIN AND INLET

N.T.S.



TYPICAL A-4 CATCH BASIN STONE

N.T.S.

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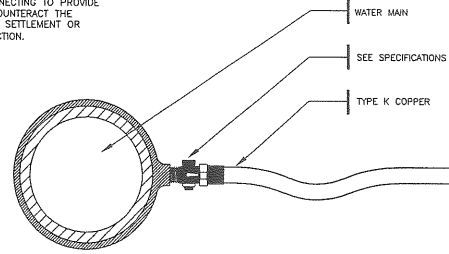
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DRAINAGE DETAILS

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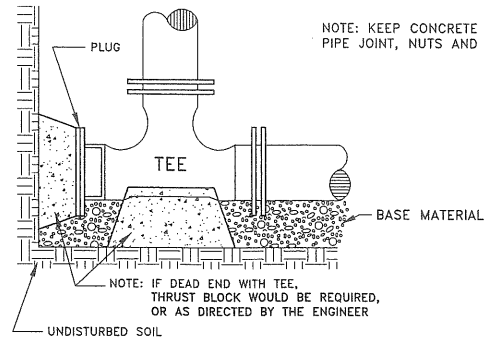
North: Sheet No:
8



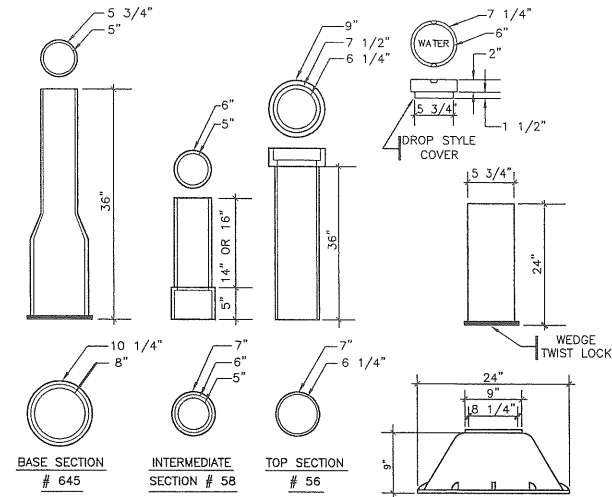
NOTE: SERVICE CONNECTIONS (DIRECT TAPS AND SERVICE CLAMPS) WILL BE INSTALLED SO THAT THE OUTLET IS AT AN ANGLE OF NOT MORE THAN 45° ABOVE THE HORIZONTAL. ALWAYS PUT A BEND OR "GOOSENECK" IN THE SERVICE LINE PRIOR TO CONNECTING TO PROVIDE FLEXIBILITY AND "GIVE" TO COUNTERACT THE EFFECTS OF A LOAD DUE TO SETTLEMENT OR EXPANSION AND/OR CONTRACTION.



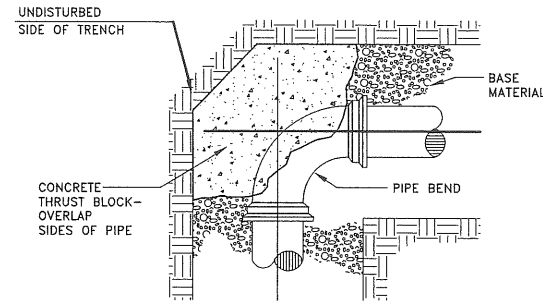
SEE NOTE 3 IN THRUST BLOCK NOTES DETAIL ON SHEET B
WATER SERVICE
(1 1/2" AND 2 1/2" C.C. OR IRON PIPE THREAD)
N.T.S.



NOTE: KEEP CONCRETE CLEAR OF PIPE JOINT, NUTS AND BOLTS
NOTE: IF DEAD END WITH TEE, THRUST BLOCK WOULD BE REQUIRED, OR AS DIRECTED BY THE ENGINEER
SEE NOTE 3 IN THRUST BLOCK NOTES DETAIL
STANDARD TEE BLOCKING
N.T.S.

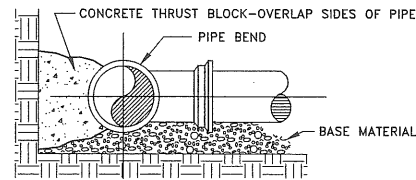


NOTE: NUMBERS ARE FOR 5.25" BUFFALO VALVE BOXES
VALVE BOX BASE FOR USE WITH # 160 AIR VALVES
SEE NOTE 3 IN THRUST BLOCK NOTES DETAIL
TYPICAL VALVE BOXES
N.T.S.



PLAN VIEW

NOTE: KEEP CONCRETE CLEAR OF PIPE JOINT, NUTS AND BOLTS

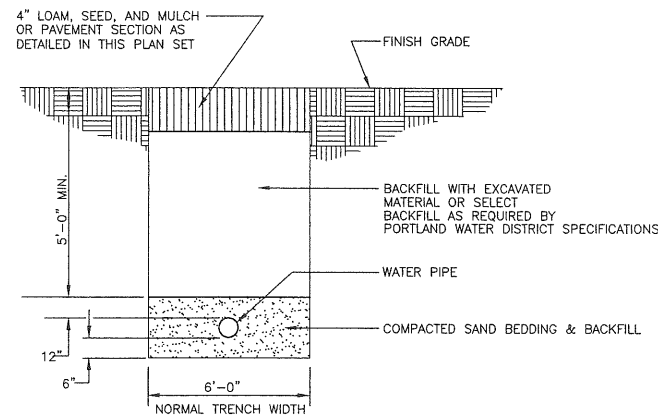


SECTION

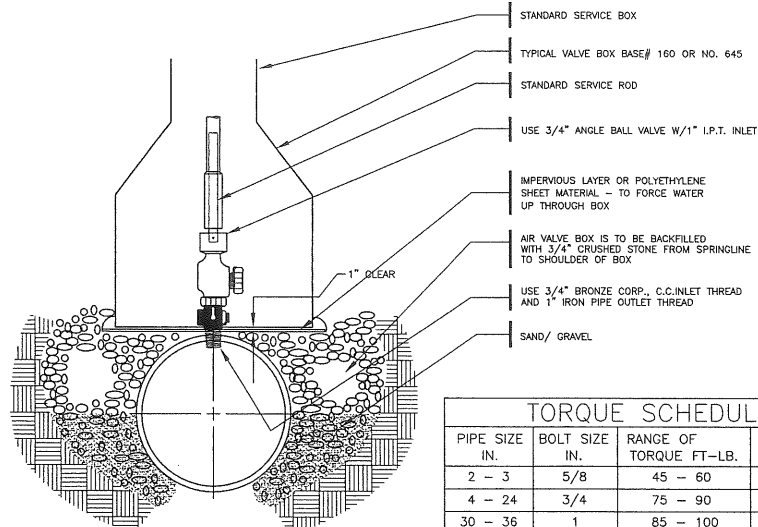
THRUST/RETAINER GLAND SCHEDULE		
1/4 BEND (90°)		USE POURED-IN-PLACE THRUST BLOCK w/RETAINERS
1/8 BEND (45°)		THRUST BLOCK w/RETAINERS
1/16 BEND (22 1/2°)		THRUST BLOCK
1/32 BEND (11 1/4°)		THRUST BLOCK

THE ABOVE SCHEDULE IS SUBJECT TO THE APPROVAL OF THE ON-SITE INSPECTOR DUE TO SOILS AND WORKING PRESSURES IN THE AREA.

SEE NOTE 3 IN THRUST BLOCK NOTES DETAIL
TYPICAL THRUST BLOCK PLACEMENT ON BENDS
N.T.S.



SEE NOTE 3 IN THRUST BLOCK NOTES DETAIL
WATER SERVICE TRENCH SECTION
N.T.S.



TORQUE SCHEDULE			
PIPE SIZE IN.	BOLT SIZE	RANGE OF TORQUE FT.-LB.	LENGTH OF WRENCH IN *
2 - 3	5/8	45 - 60	8
4 - 24	3/4	75 - 90	10
30 - 36	1	85 - 100	12
42 - 48	1 1/4	105 - 120	14

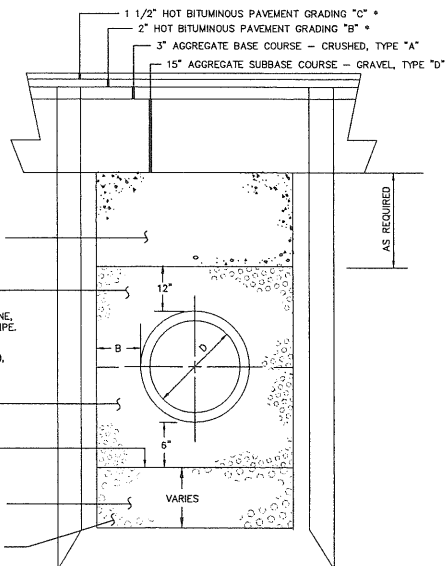
* THE TORQUE LOADS MAY BE APPLIED WITH TORQUE MEASURING OR TORQUE INDICATING WRENCHES, WHICH MAY ALSO BE USED TO CHECK THE APPLICATION OF APPROXIMATE TORQUE LOADS APPLIED BY A PERSON TRAINED TO GIVE AN AVERAGE PULL ON A DEFINITE LENGTH OF REGULAR SOCKET WRENCH.

SEE NOTE 3 IN THRUST BLOCK NOTES DETAIL
TYPICAL AIR VALVE SECTION (1")
N.T.S.

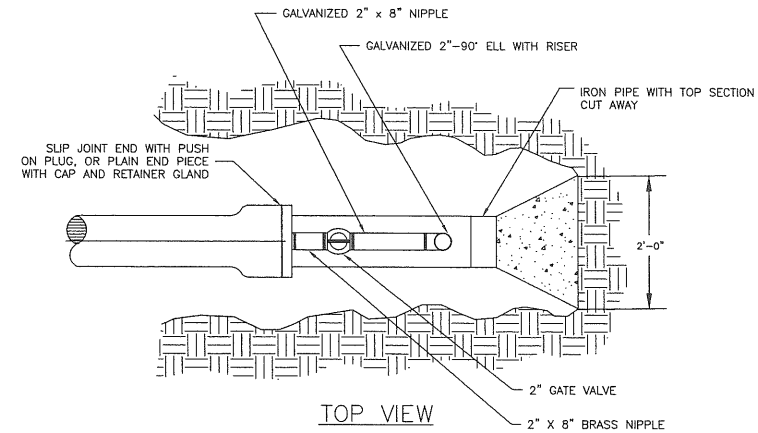
PIPE DIAMETER	DIMENSION
D	B
12"	0'-10"
15"	0'-8 1/4"
18"	0'-6 1/2"

NOTES: TRENCH PAVEMENT REPLACEMENT SHALL EXTEND 9" BEYOND EDGE OF TRENCH.

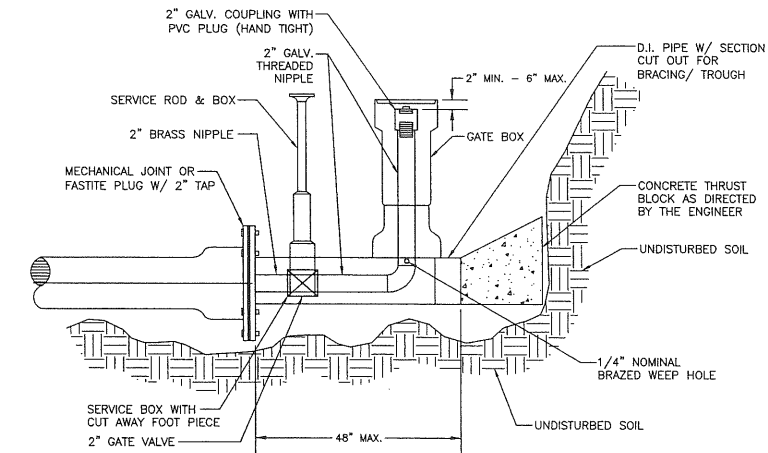
COMMON BACKFILL FROM TRENCH EXCAVATION OR GRANULAR BORROW (IF ORDERED)
COMPACTED SPECIAL BACKFILL
FLEXIBLE PIPE: CRUSHED STONE, 703.30, 12" ABOVE TOP OF PIPE. SAND NOT ALLOWED.
RIGID PIPE: SAND, 703.06 (b), 12" ABOVE TOP OF PIPE
CRUSHED STONE FOR PIPE BEDDING, 703.30
ESTABLISHED TRENCH PROFILE
EXCAVATION BELOW ESTABLISHED TRENCH PROFILE



* PAVEMENT THICKNESSES NOTED ARE A MINIMUM. CONTRACTOR SHALL MATCH THICKNESS OF EXISTING PAVEMENT IN MARGINAL WAY
TYPICAL PIPE INSTALLATION DETAIL
N.T.S.



TOP VIEW



ELEVATION VIEW

STANDARD 2" BLOW OFF
N.T.S.

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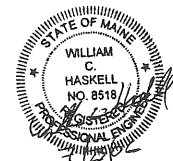
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DRAINAGE DETAILS

Scale: NONE

North: Sheet No:
9



I. Erosion Control Measures and Site Stabilization

The primary emphasis of the erosion/sedimentation control plan to be implemented for the infrastructure construction is as follows:
 - Development of a careful construction sequence.
 - Rapid revegetation of denuded areas to minimize the period of soil exposure.
 - Rapid stabilization of drainage paths to avoid fill and gully erosion.
 - The use of on-site measures to capture sediment (silt fence, check dams, etc.).

The following temporary and permanent erosion and sediment control devices will be implemented as part of the site development. These devices shall be installed as indicated on the plans or as described within this report. For further reference, see the Maine Erosion and Sediment Control Handbook for Construction: Best Management Practices.

A. Temporary Erosion Control Measures

The following measures are planned as temporary erosion/sedimentation control measures during construction:

1. Utilize the existing entrance onto Preble Street Extension. If access shall be required at the proposed entrance onto Marginal Way at the northerly property line with the abutting property, a stabilized construction entrance shall be installed and maintained during construction to prevent off-tracking of dirt and debris.

2. Siltation fence or wood waste compost berms shall be installed downstream of any disturbed areas to trap runoff borne sediments until adequate catch (90% or greater) has occurred. The silt fence and/or the wood waste compost berms shall be installed per the details provided in this package and inspected immediately after each rainfall and at least daily during prolonged rainfall. Repairs shall be made if there are any signs of erosion or sedimentation below the fence or berm line. If there are signs of undercutting at the center or the edges, or impounding of large volumes of water behind fence or berm, the barrier shall be replaced with a stone check dam. Wood waste compost berms are not to be used adjacent to wetland areas that are to be left undisturbed.

3. Straw or hay mulch including hydroseeding is intended to provide cover for denuded or seeded areas until revegetation is established. Mulch placed between April 15th and September 15th on slopes of less than 15 percent shall be anchored by applying water; mulch placed on slopes of equal to or steeper than 15 percent shall be covered by a fabric netting and anchored with staples in accordance with manufacturer's recommendation. Mulch placed between September 15th and April 15th on slopes equal to or steeper than 8 percent shall be covered with a fabric netting and anchored with staples in accordance with the manufacturer's recommendations. Slopes steeper than 3:1 and the drainage swale located in the 1-295 Right-of-Way that are to be revegetated shall receive Curtex blankets by American Excelsior or Engineer approved equivalent. Mulch application rates are provided in Attachment A of this section. Mulch shall not be placed over snow.

4. Temporary stockpiles of stumps, grubbing, or common excavation will be protected as follows:

- a) Temporary stockpiles shall not be located within 100 feet of any wetlands that are to be left undisturbed and any slopes exceeding 15%.
- b) Stockpiles shall be stabilized within 7 days by either temporarily seeding the stockpile with a hydroseed method containing an emulsified mulch tackifier or by covering the stockpile with mulch.
- c) Stockpiles shall be surrounded by silt fence or wood-waste compost berms at the time of formation.

5. All denuded areas within 100 feet of an undisturbed wetland that have been rough graded and are not located within a roadway subbase area shall receive mulch or erosion control mesh fabric within 7 days of initial soil disturbance. All areas within 50 feet of undisturbed wetland area shall be mulched prior to any predicted rain event regardless of the 7-day window. In other areas, the time period may be extended to 14 days. All disturbed areas located within 100 feet of a protected natural resource must be protected with a double row of sediment barriers.

6. For work conducted between September 15th and April 15th of any calendar year, all denuded areas will be covered with hay mulch applied at twice the normal application rate and anchored with fabric netting. The time period for applying mulch as noted in Paragraph I.A.5 shall be limited to 7 days for all areas.

7. Marginal Way and Preble Street Extension shall be swept to control off-tracking of mud, debris, and dust as necessary.

8. During grubbing operations stone check dams will be installed at any evident concentrated flow discharge points.

9. Silt fencing with a maximum stake spacing of 6 feet should be used, unless the fence is supported by wire fence reinforcement of minimum 14 gauge and with a maximum mesh spacing of 6 inches, in which case stakes may be spaced a maximum of 10 feet apart. The bottom of the fence should be anchored.

10. Wood waste compost/bark berms may be used in lieu of siltation fencing. Berms shall be removed and spread into a layer not to exceed 3" thick once upstream areas are completed and a 90% catch of vegetation is attained. Wood waste erosion tubes may also be used for perimeter sediment control or check dams, or to reduce slope lengths. These tubes may be created by filling Filtrix mesh tubes or approved equivalent with wood waste material and staking the tube to the ground where the control is necessary.

11. Inlet Protection measures shall be implemented for all catch basins located with the disturbed construction area. Measures shall be maintained regularly and shall not cause flooding in public right-of-ways.

12. Water shall be furnished and applied in accordance with MDOT specifications - Section 537 - Dust Control.

13. Loam and seed is intended to serve as the primary permanent revegetative measure for all denuded areas not provided with other erosion control measures such as riprap. Application rates are provided in Attachment A of this section. Seeding shall not occur over snow.

B. Permanent Erosion Control Measures

The following permanent erosion control measures have been designed as part of the Erosion and Sedimentation Control Plan:

1. All areas disturbed during construction but not subject to other restoration (building, paving, riprap, etc.) shall be loamed, limed, fertilized, mulched, and seeded. Fabric netting anchored with staples shall be placed over the mulch in areas as noted in Paragraph I.A.5. All disturbed areas within 100 feet of an undisturbed wetland area shall be mulched prior to any predicted rain event regardless of the 7-day window. Native topsoil shall be stockpiled and reused for final restoration if deemed to be of sufficient quality.

II. Implementation Schedule

The following construction sequence shall be required to insure that the effectiveness of the erosion and sedimentation control measures is optimized:

Note: For all grading activities, the contractor shall exercise extreme caution not to overexpose the site by limiting the disturbed area.

1. Install perimeter siltation fence and/or wood waste berms prior to grubbing respective areas.
2. Clear and grub area as necessary for construction.
3. Remove existing pavement within work limits.
4. During grubbing operations, install stone check dams at any evident concentrated flow discharge points.
5. Commence earthwork operations for proposed driveways and building foundation.
6. Continue grading to subgrade as necessary.
7. Commence installation of underground utilities.
8. Complete remaining earthwork operations.
9. Install subbase and base course gravels for driveways.
10. Complete installation of utility appurtenances.
11. Install surface course gravels for the driveways.
12. Loam, lime, fertilize, seed, and mulch remaining disturbed areas.
13. Remove accumulated sediment from ahead of any sediment barriers as necessary.
14. Once the site is stabilized and a 90% catch of vegetation has been obtained, remove all temporary erosion control measures.
15. Touch up loam and seed.

Note: All denuded areas not subject to final paving, riprap, or gravel shall be revegetated.

Prior to construction of the project, the contractor shall submit to the owner a schedule for the completion of the work, which will satisfy the following criteria:

1. The above construction sequence shall generally be completed in the specified order; however, several separate items may be constructed simultaneously. Work must also be scheduled or phased to prevent the extent of the exposed areas as specified below. The intent of the above sequence is to provide for sufficient erosion and sedimentation control and to have structural measures such as silt fence and construction entrance in place before large areas of land are denuded.
2. The work shall be conducted in sections which will:
 - a) Limit the amount of exposed area to those areas in which work is expected to be undertaken during the preceding 30 days.
 - b) Revegetate disturbed areas as rapidly as possible. All areas shall be permanently stabilized within 7 days of final grading or before a storm event, or temporarily stabilized within 7 days of initial disturbance of soil for areas within 100 feet of an undisturbed wetland area and within 14 days for all other areas. Areas within 100 feet of an undisturbed wetland shall be mulched prior to any predicted rain event regardless of the 7-day window.

III. Winter Stabilization Plan

If a summer/fall construction schedule is not possible and construction is necessary between September 15th and April 15th of any calendar year, the contractor shall submit a schedule, which will satisfy the following criteria:

1. The extent of exposed area shall be limited to those areas in which work is expected to be undertaken during the preceding 15 days and can be mulched in the event of a predicted snow event.
2. All disturbed areas shall be covered with mulch within 7 days of final grading. Mulch shall not be placed over snow.
3. Once final grade has been established, the contractor may choose to dormant seed the disturbed areas prior to placement of mulch and placement of staple-anchored fabric netting.

a. If dormant seeding is used for the site, all disturbed areas shall receive 6" of loam and seed at an application rate of 5 lbs. per 1000 s.f. Seeding shall not occur over snow.

All areas seeded during the winter months shall be inspected in the spring for adequate catch. All areas insufficiently vegetated (less than 80% catch) shall be revegetated by replacing loam, seed, and mulch as necessary to achieve 80% catch.

b. If dormant seeding is not used for the site, all disturbed areas shall be revegetated in the spring.

4. The area of denuded non-stabilized construction area shall be limited to the minimum area practicable. An area shall be considered denuded until the subbase gravel is installed or the area of future loam and seed have been loamed, seeded, and mulched at a rate twice that specified in the seeding plan (e.g. 115 lbs. per 1,000 s.f. x 2 = 230 lbs. per 1,000 s.f.).

5. The above schedule shall be subject to the approval of the Owner.

The Contractor shall install any added measures that may be necessary to control erosion and sedimentation from the site dependent upon the actual site and weather conditions.

The Contractor shall note that no areas within 100 feet of an undisturbed wetland shall remain denuded for longer than 7 days before being temporarily stabilized. All other areas shall be stabilized within 14 days. For construction between September 15th and April 15th of any calendar year, all areas shall be temporarily stabilized within 7 days.

IV. Inspection and Maintenance

The following inspection and maintenance standards shall be required to insure the effectiveness of the erosion and sedimentation control measures are optimized during construction.

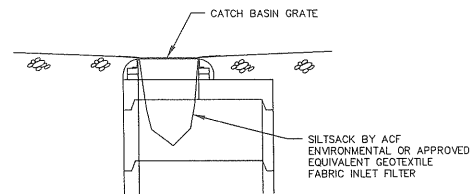
For further reference, see the Maine Department of Environmental Protection Chapter 500 Stormwater Management Rules and the Maine Construction General Permit (MCGP) requirements.

1. Inspect disturbed and impervious areas, erosion control measures, materials storage areas exposed to precipitation and locations where vehicles enter or exit the site. Inspection should occur at least once a week as well as before and after a storm event, and prior to completing permanent stabilization measures.
2. Maintain soil erosion and stormwater control measures until areas are permanently stabilized. If maintenance, modification, and/or installation of additional best management practices (BMPs) are necessary, implementation must be completed within 7 calendar days and prior to any storm event.

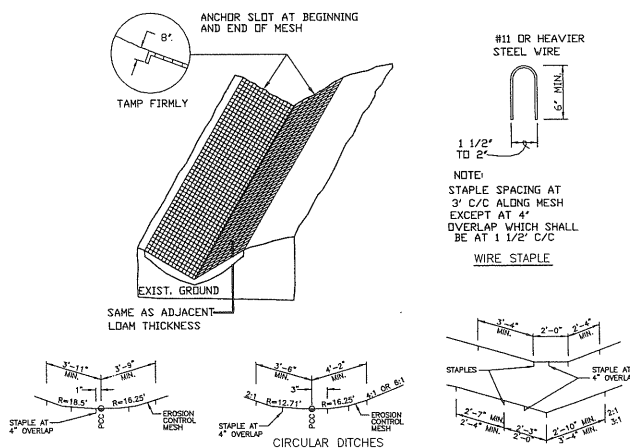
V. Housekeeping

The following standards shall be required. For further reference, see the Maine Department of Environmental Protection Chapter 500 Stormwater Management Rules.

1. Spill prevention controls must be utilized to prevent pollutants from being discharged from materials onsite.
2. During construction, liquid petroleum products and other hazardous materials with the potential to contaminate groundwater may not be stored or handled in areas of the site draining to an infiltration area or adjacent to the stormwater catch basins and drain manholes.
3. Action must be taken to ensure activities do not result in noticeable erosion of soils or fugitive dust emissions during or after construction.
4. Litter, construction debris, and chemicals exposed to stormwater must be prevented from becoming a pollutant source.
5. Water collected as a result of trench dewatering must be spread through natural wooded buffers or removed to areas that are specifically designed to collect the maximum amount of sediment possible, like a cofferdam sedimentation basin. Avoid allowing the water to flow over disturbed areas of the site.
6. Identify and prevent contamination by non-stormwater discharges.
7. Additional requirements may be applied on a site-specific basis.



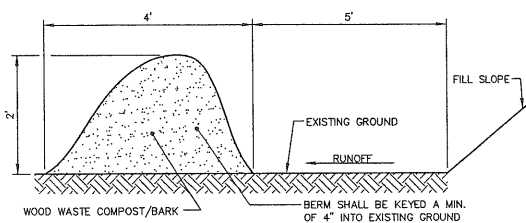
INLET PROTECTION
N.T.S.



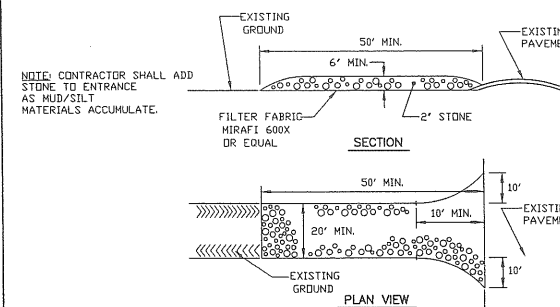
EROSION CONTROL MESH
N.T.S.

NOTES:

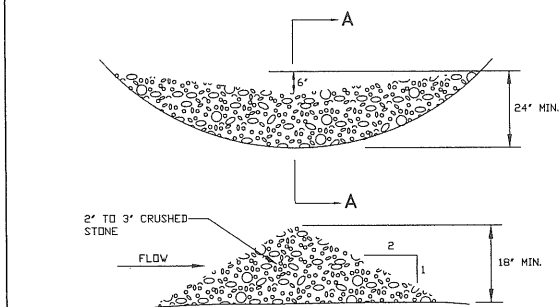
1. THE WOOD WASTE COMPOST/BARK MIX SHALL CONFORM TO THE FOLLOWING STANDARDS:
 - A. MOISTURE CONTENT - 30-60%.
 - B. pH - 5.0 - 8.0.
 - C. SCREEN SIZE - 100% LESS THAN 3", MAX. 70% LESS THAN 1".
 - D. NO LESS THAN 40% ORGANIC MATERIAL (DRY WEIGHT) BY LOSS OF IGNITION.
 - E. NO STONES LARGER THAN 2" IN DIAMETER.
 - F. SILTS, CLAYS OR SUGAR SANDS ARE NOT ACCEPTABLE IN THE MIX.
2. THE COMPOST BERM SHALL BE PLACED, UNCOMPACTED, ALONG A RELATIVELY LEVEL CONTOUR.
3. THE WOOD WASTE COMPOST/BARK FILTER BERM MAY BE USED IN LIEU OF SILTATION FENCE, AT THE TOE OF SHALLOW SLOPES, ON FROZEN GROUND, LEDGE OUT CROPS, VERY ROOTED FORESTED AREA OR AT THE EDGE OF GRAVEL PARKING AREAS.
4. BERMS SHALL REMAIN IN PLACE UNTIL UPSTREAM AREA IS COMPLETED OR 70% CATCH OF VEGETATION IS ATTAINED. BERMS SHALL BE REMOVED BY SPREADING SUCH THAT NATIVE EARTH CAN BE SEEN BELOW.
5. WOOD WASTE COMPOST/BARK FILTER BERM SHALL NOT BE USED IN WETLAND AREAS.



WOOD WASTE COMPOST/BARK
FILTER BERM
N.T.S.



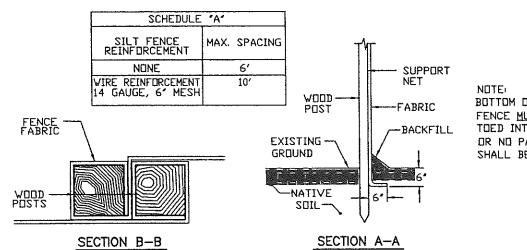
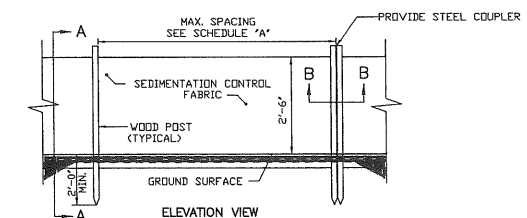
STABILIZED CONSTRUCTION ENTRANCE
N.T.S.



SPACING BETWEEN CHECK DAMS

S ₀ (FT./FT.)	L (FT.)
0.020	75
0.030	50
0.040	40
0.050	30
0.080	20
0.100	15'

STONE CHECK DAM
N.T.S.



SCHEDULE "A"

SILT FENCE REINFORCEMENT	MAX. SPACING
NONE	6'
WIRE REINFORCEMENT 14 GAUGE, 6" MESH	10'

NOTE: BOTTOM OF SILT FENCE MUST BE TIED INTO GROUND OR NO PAYMENT SHALL BE MADE.

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Applicant:
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Prepared By:
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Landscape Architects
The Staples School
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207-657-8912

84 MARGINAL WAY

Portland, Maine
84 Marginal Way

Date:
JULY 25, 2006

Issued For:
PRELIMINARY SITE
PLAN REVIEW

Revisions:

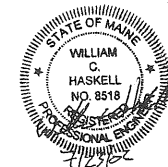
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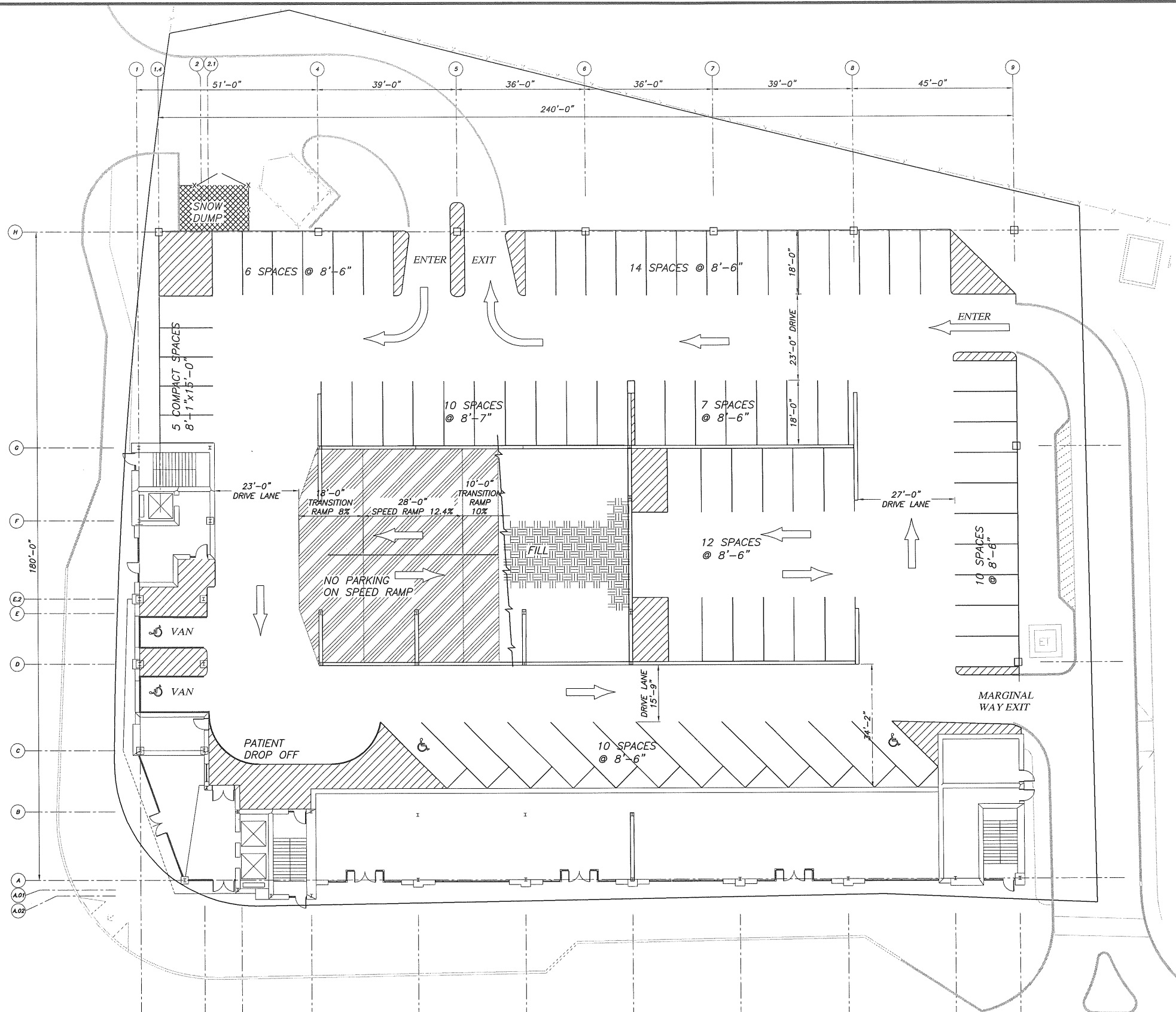
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EROSION AND
SEDIMENTATION CONTROL
DETAILS AND NOTES

Scale: NONE

North:
Sheet No.:

11





LEVEL P1 PUBLIC PARKING - 78 SPACES

SCALE: 1/32" = 1'-0"

SIZE	QTY	%/FLR
HC	4	5
8'-6"	59	75
8'-7"	10	13
COMPACT	5	6

FLOOR AREA 31,700 SF

LEVEL P1-P5 506 SPACES

SIZE	QTY	% OF TOT
HC	19	4
8'-0"	110	22
8'-2"	50	10
8'-4"	36	7
8'-6"	204	40
8'-7"	40	8
9'-0"	2	0.4

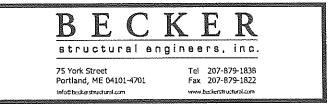


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Project Title
84 MARGINAL WAY
Portland, Maine

HA Project No. 06196
Key Plan

Mark	Date	Description
-	2.2.07	AMENDED SITE PLAN REVIEW
-	1.22.07	PARKING COUNT
-	12.22.06	RESPONSE TO PLANNING COMMENTS

Drawing Status
AMENDED SITE PLAN REVIEW

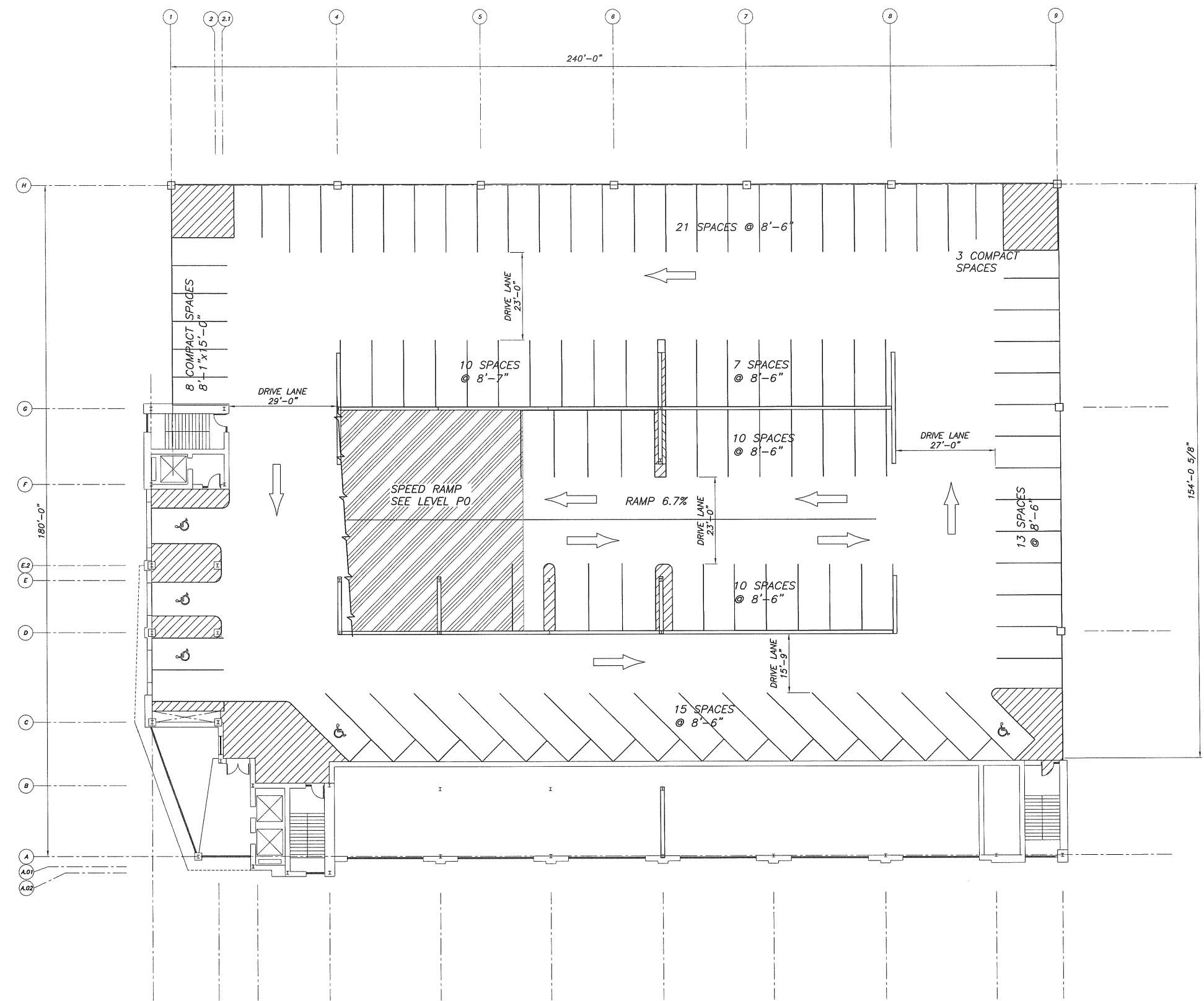
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LEVEL P1

PA / PE: _____ Drawn By: _____
Drawing Number

P1

Mark	Date	Description
-	2.2.07	AMENDED SITE PLAN REVIEW
-	1.22.07	PARKING COUNT
-	12.22.06	RESPONSE TO PLANNING COMMENTS

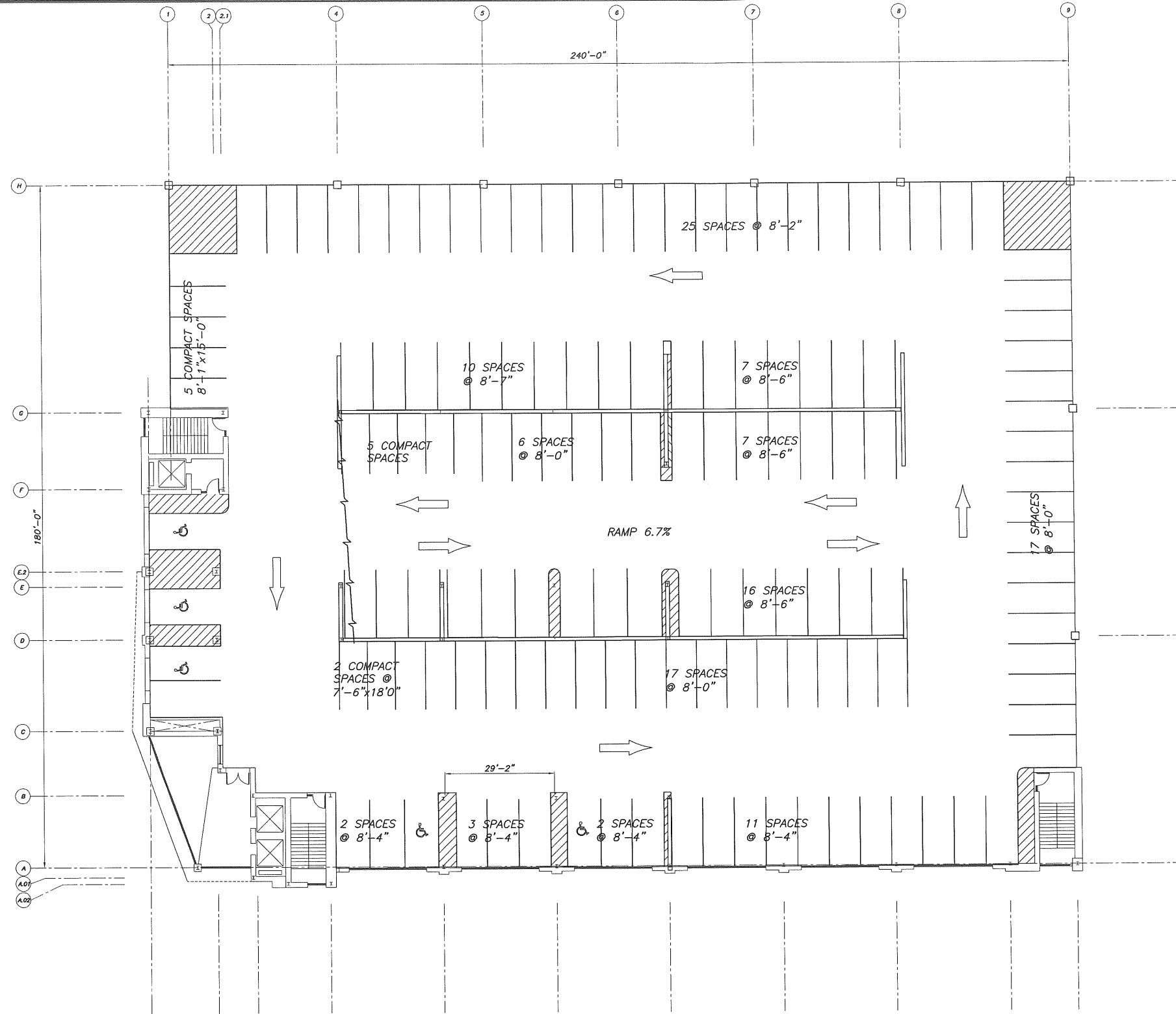
Issue Dates



LEVEL P2 PUBLIC PARKING - 102 SPACES
SCALE: 1/32" = 1'-0"

SIZE	QTY	%/FLR
HC	5	5
8'-6"	76	75
8'-7"	10	10
COMPACT	11	11

FLOOR AREA 36,900 SF



LEVEL P3 TENANT PARKING - 141 SPACES
 SCALE: 1/32" = 1'-0"

SIZE	QTY	%/FLR
HC	5	4
8'-0"	40	28
8'-2"	25	18
8'-4"	18	13
8'-6"	30	21
8'-7"	10	7
9'-0"	1	1
COMPACT	12	8

FLOOR AREA 43,200 SF



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84 MARGINAL WAY
 Portland, Maine

HA Project No. 06196

Key Plan

Mark	Date	Description
-	2.2.07	AMENDED SITE PLAN REVIEW
-	1.22.07	PARKING COUNT
-	12.22.06	RESPONSE TO PLANNING COMMENTS

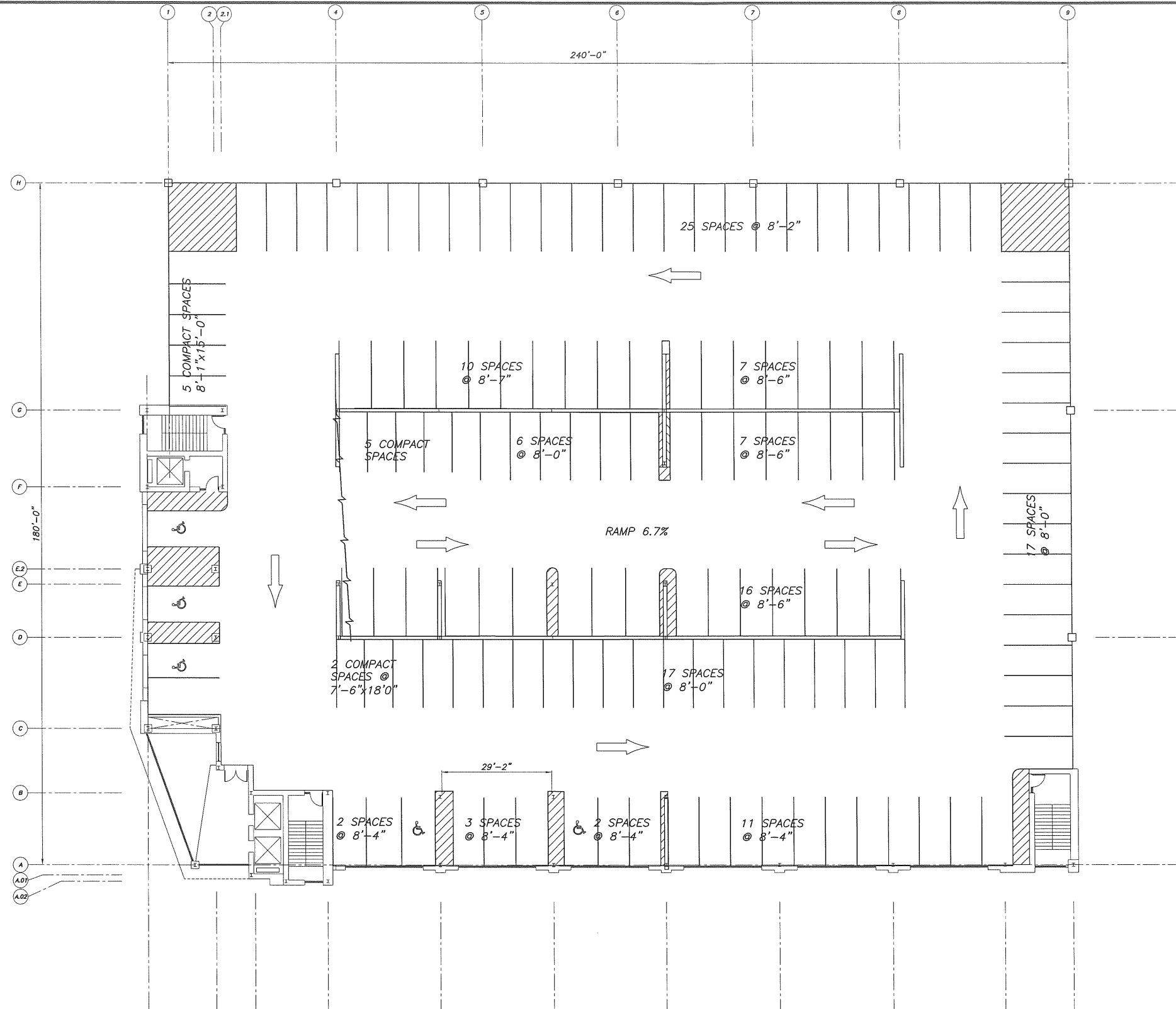
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 SITE PLAN
 REVIEW**

Drawing Title
LEVEL P3

PA / PE: Drawn By:

Drawing Number

P3



LEVEL P4 TENANT PARKING - 141 SPACES
 SCALE: 1/32" = 1'-0"

SIZE	QTY	%/FLR
HC	5	4
8'-0"	40	28
8'-2"	25	18
8'-4"	18	13
8'-6"	30	21
8'-7"	10	7
9'-0"	1	1
COMPACT	12	8

FLOOR AREA 43,200 SF



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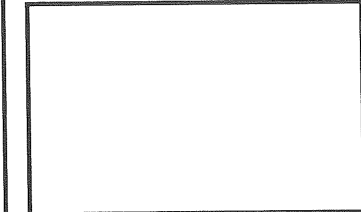
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 HA Project No. 06196
 Key Plan

Mark	Date	Description
-	2.2.07	AMENDED SITE PLAN REVIEW
-	1.22.07	PARKING COUNT
-	12.22.06	REPOSE TO PLANNING COMMENTS

Drawing Status
**AMENDED
 SITE PLAN
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Drawing Title
LEVEL P4
 PA / PE: Drawn By:
 Drawing Number
P4

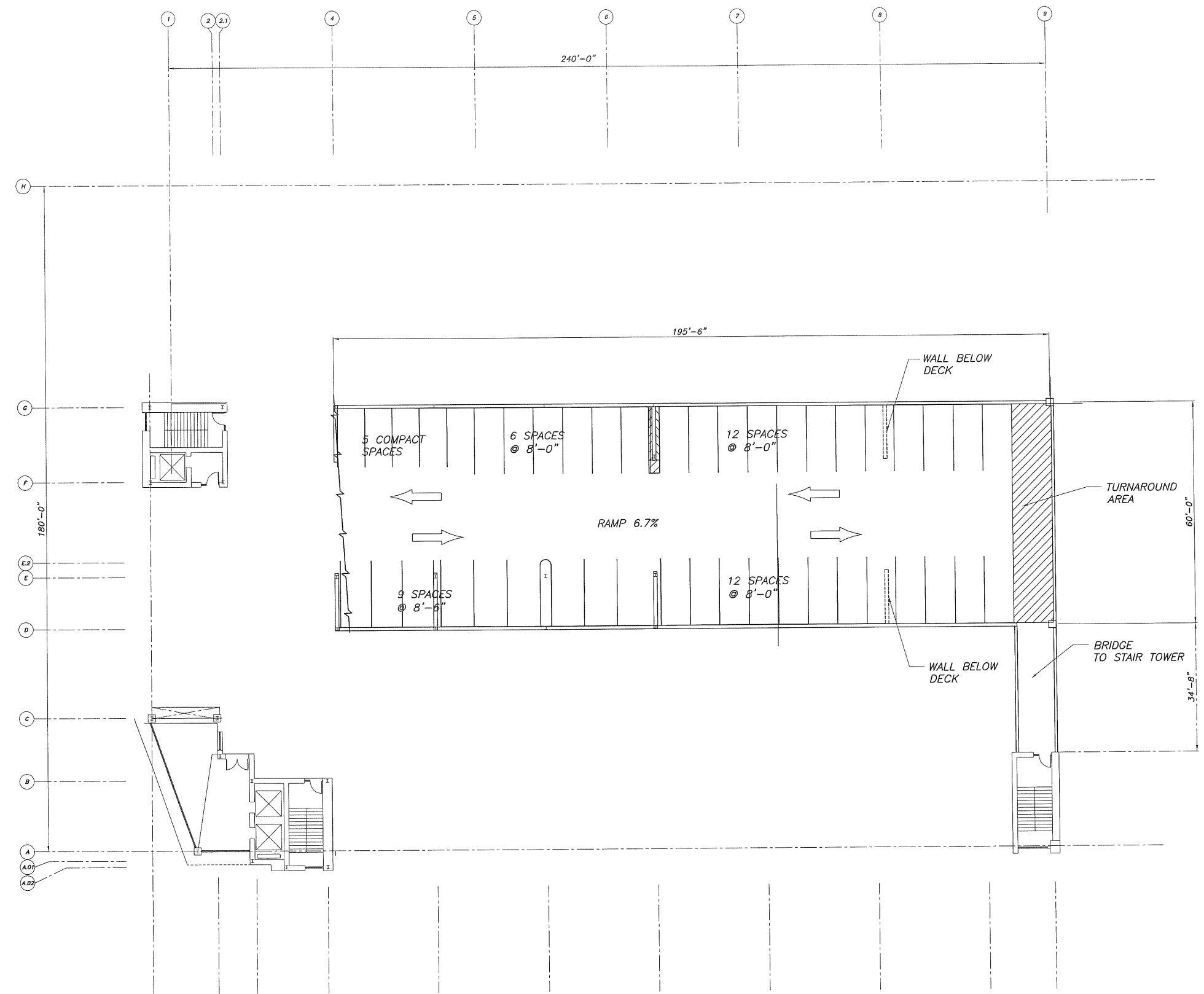


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-	2.2.07	AMENDED SITE PLAN REVIEW
-	1.22.07	PARKING COUNT
-	12.22.06	RESPONSE TO PLANNING COMMENTS

Issue Dates

Drawing Status
**AMENDED
SITE PLAN
REVIEW**

Drawing Title
LEVEL P5
PA / FE: _____ Drawn By: _____
Drawing Number
P5



LEVEL P5 TENANT PARKING - 44 SPACES
SCALE: 1/32" = 1'-0"

SIZE	QTY	%/FLR
8'-0"	30	68
8'-6"	9	20
COMPACT	5	12

FLOOR AREA 12,200 SF

Mark	Date	Description
-	02.06.07	AMENDED SITE PLAN REVIEW
-	01.26.07	M.E.P.F R.F.P.
-	12.22.06	RESPONSE TO PLANNING COMMENTS

Issue Dates

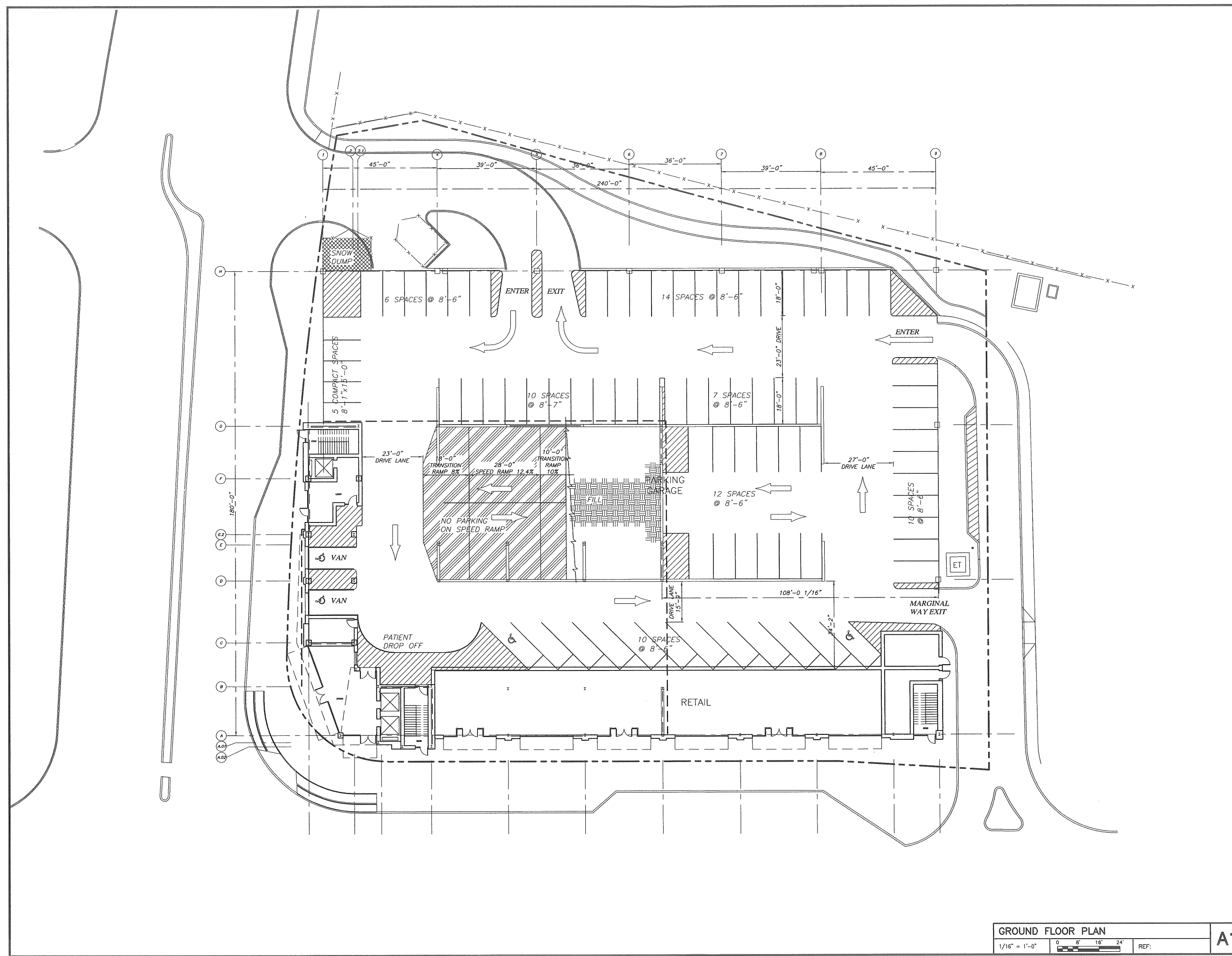
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**AMENDED
SITE PLAN
REVIEW**

Drawing Title
**GROUND
FLOOR PLAN**

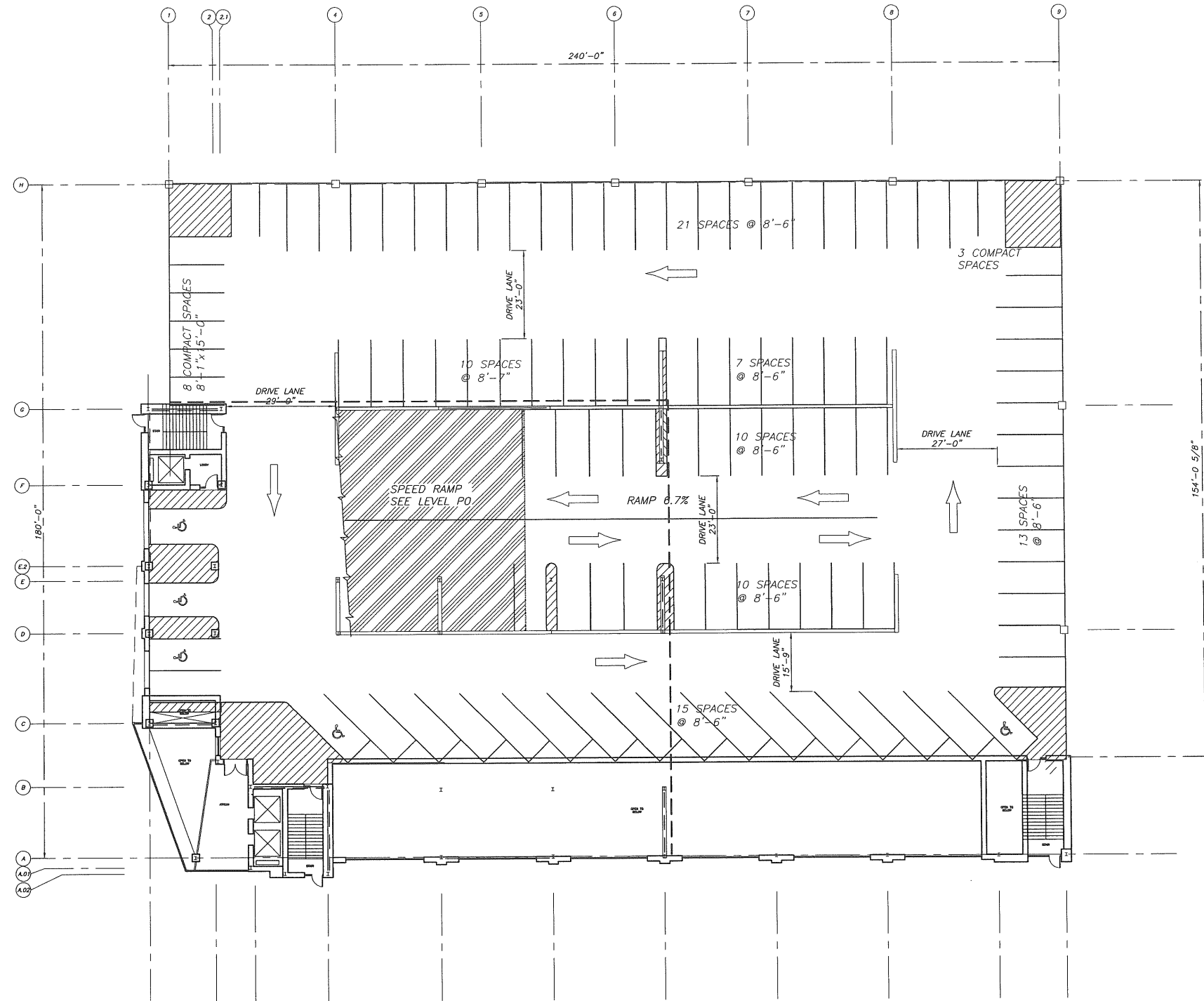
PA / PE: JLJ Drawn By: LG

Drawing Number

A10.1



GROUND FLOOR PLAN
1/16" = 1'-0" REF: **A1**



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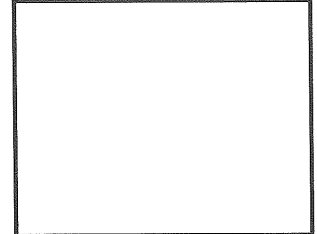
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Key Plan



Mark	Date	Description
-	02.06.07	AMENDED SITE PLAN REVIEW
-	01.26.07	M.E.P.F R.F.P.
-	12.22.06	RESPONSE TO PLANNING COMMENTS

Issue Dates

Drawing Status
**AMENDED
SITE PLAN
REVIEW**

Drawing Title
**SECOND
FLOOR PLAN**

PA / PE: JLJ Drawn By: LG

Drawing Number
A10.2

SECOND FLOOR PLAN
1/16" = 1'-0" 0 8' 16' 24' REF: **A1**

Mark	Date	Description
-	02.06.07	AMENDED SITE PLAN REVIEW
-	01.28.07	M.E.P.F. R.F.P.
-	12.22.06	RESPONSE TO PLANNING COMMENTS

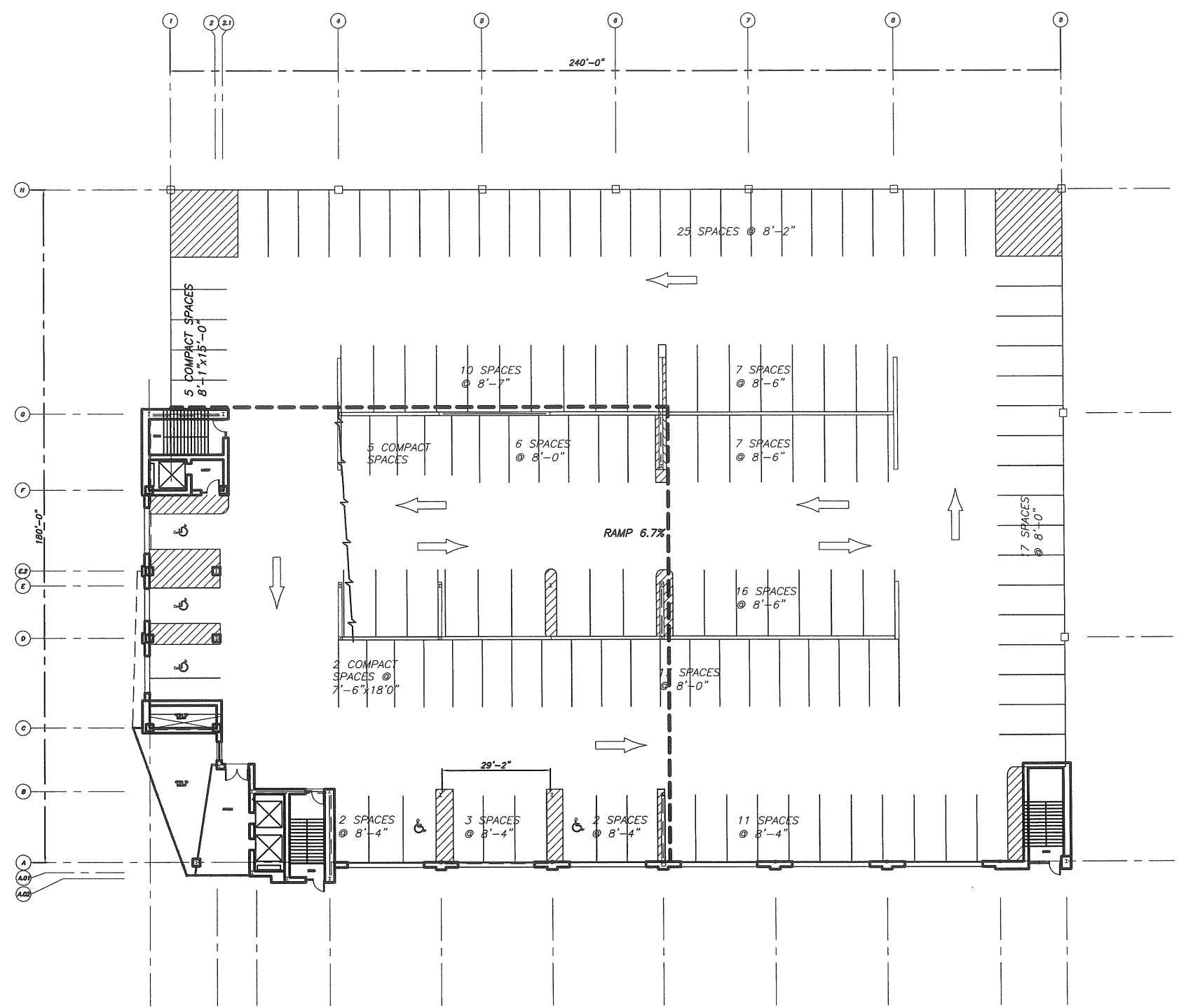
Issue Dates

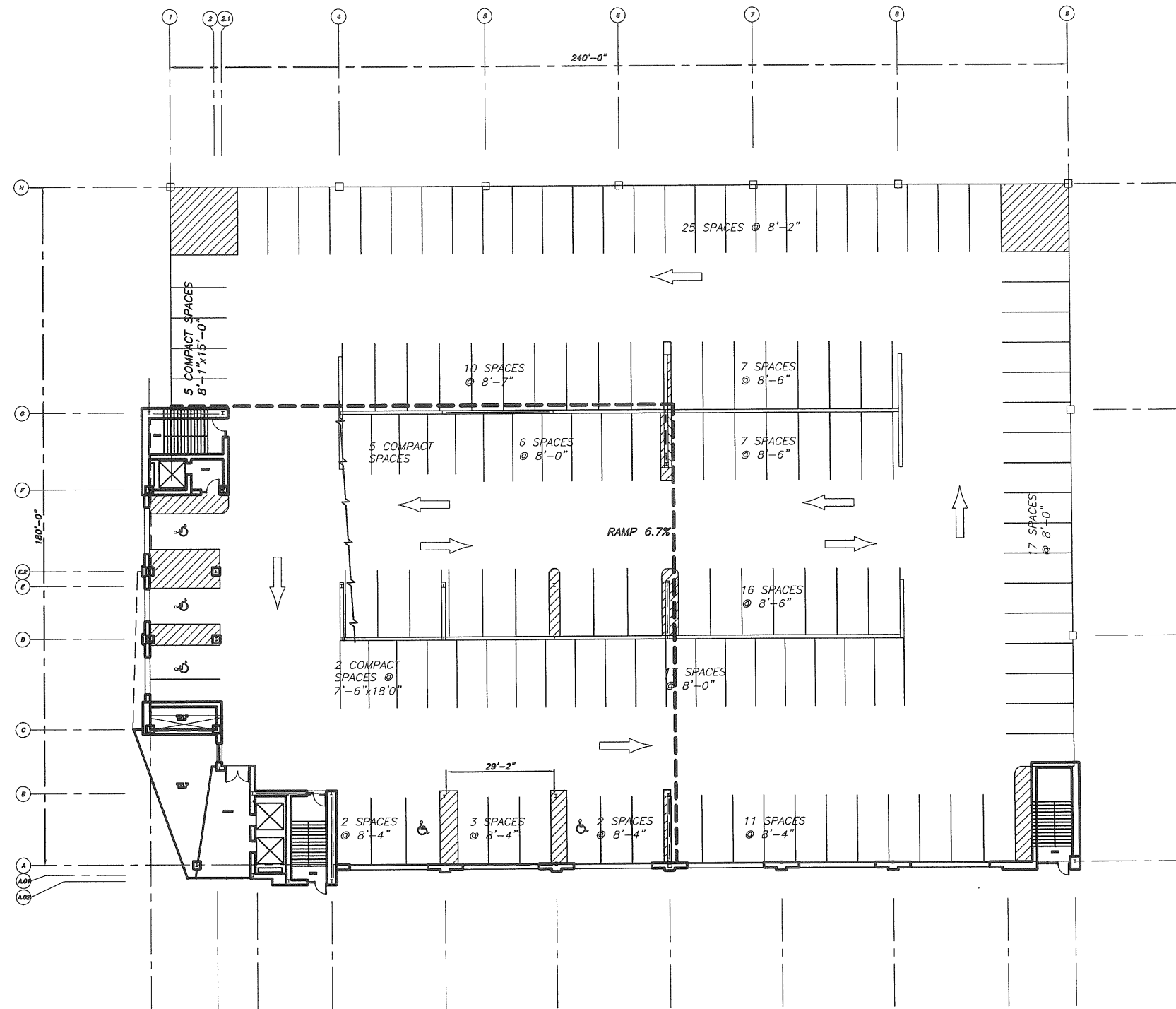
Drawing Status
AMENDED SITE PLAN REVIEW

Drawing Title
3RD FLOOR PLAN

PA / PE: JLJ Drawn By: LG

Drawing Number
A10.3





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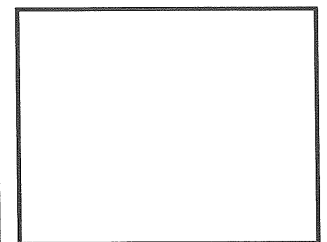
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Project Title

84 MARGINAL WAY
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HA Project No. **08100**

Key Plan



Mark	Date	Description
-	02.06.07	AMENDED SITE PLAN REVIEW
-	01.26.07	M.E.P.F R.F.P.
-	12.22.06	RESPONSE TO PLANNING COMMENTS

Issue Dates

Drawing Status

**AMENDED
SITE PLAN
REVIEW**

Drawing Title

**4TH FLOOR
PLAN**

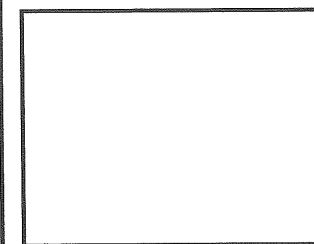
PA / PE: JLJ Drawn By: LG

Drawing Number

A10.4

4TH FLOOR PLAN

1/16" = 1'-0" 0 8' 16' 24' REF: **A1**



Mark	Date	Description
-	02.06.07	AMENDED SITE PLAN REVIEW
-	01.26.07	M.E.P.F R.F.P.
-	12.22.06	RESPONSE TO PLANNING COMMENTS

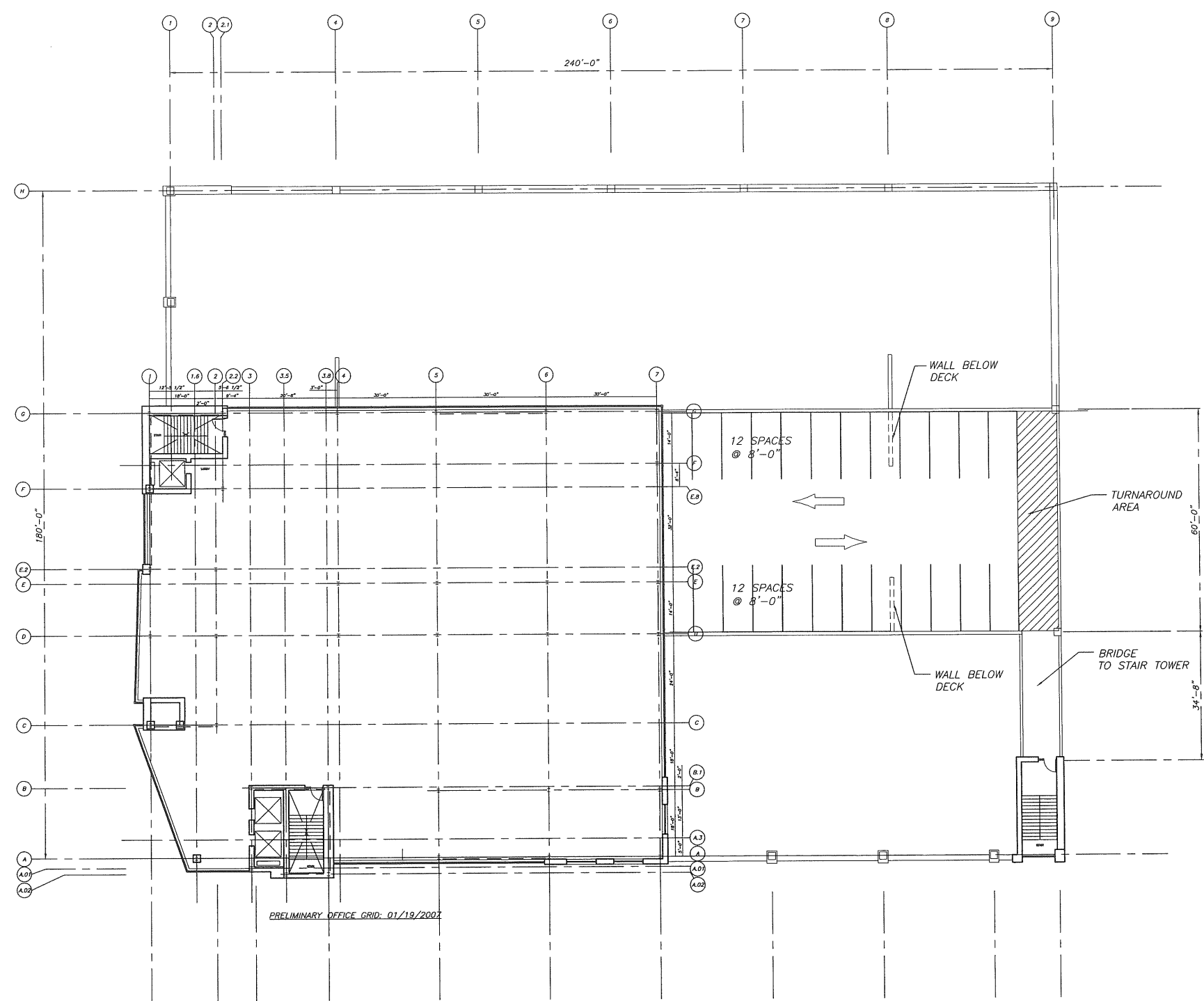
Issue Dates

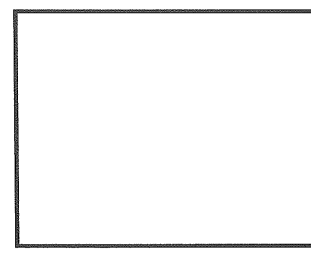
Drawing Status
AMENDED SITE PLAN REVIEW

Drawing Title
5TH FLOOR PLAN

PA / PE: JLJ Drawn By: LG

Drawing Number
A10.5





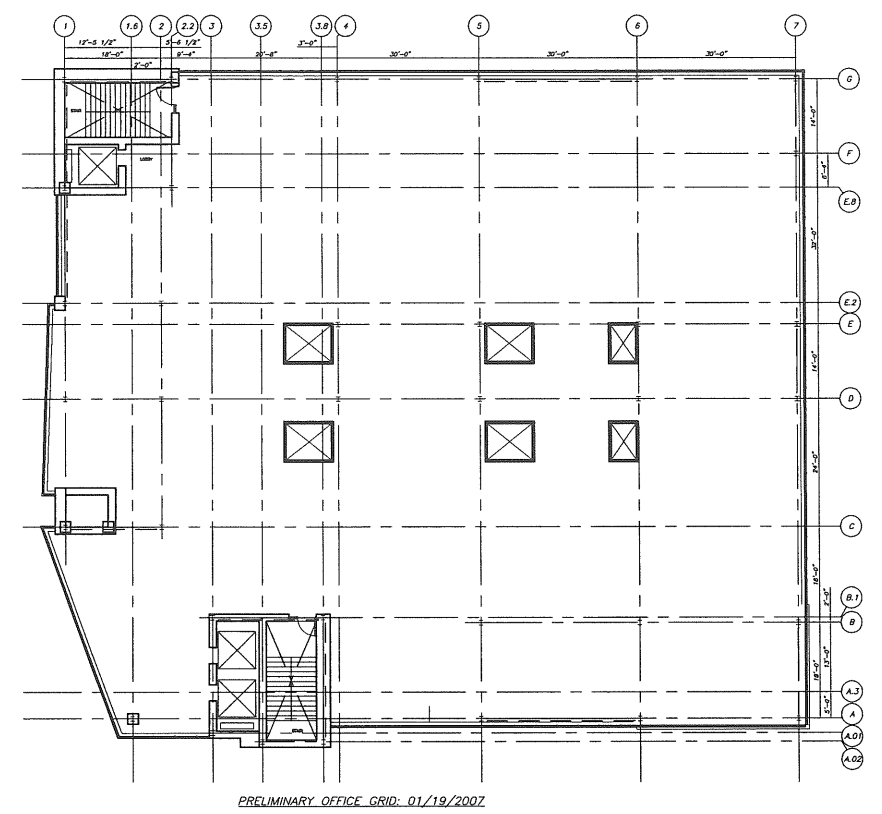
Mark	Date	Description
-	02.06.07	AMENDED SITE PLAN REVIEW
-	01.26.07	M.E.P.F R.F.P.
-	12.22.06	RESPONSE TO PLANNING COMMENTS

Drawing Status
**AMENDED
SITE PLAN
REVIEW**

Drawing Title
**6TH TO 10TH
FLOOR PLAN**

PA / PE: JLJ Drawn By: LG

Drawing Number
A10.6



Mark	Date	Description
-	02.06.07	AMENDED SITE PLAN REVIEW
-	01.26.07	M.E.P.F R.F.P.
-	12.22.06	RESPONSE TO PLANNING COMMENTS

Issue Dates

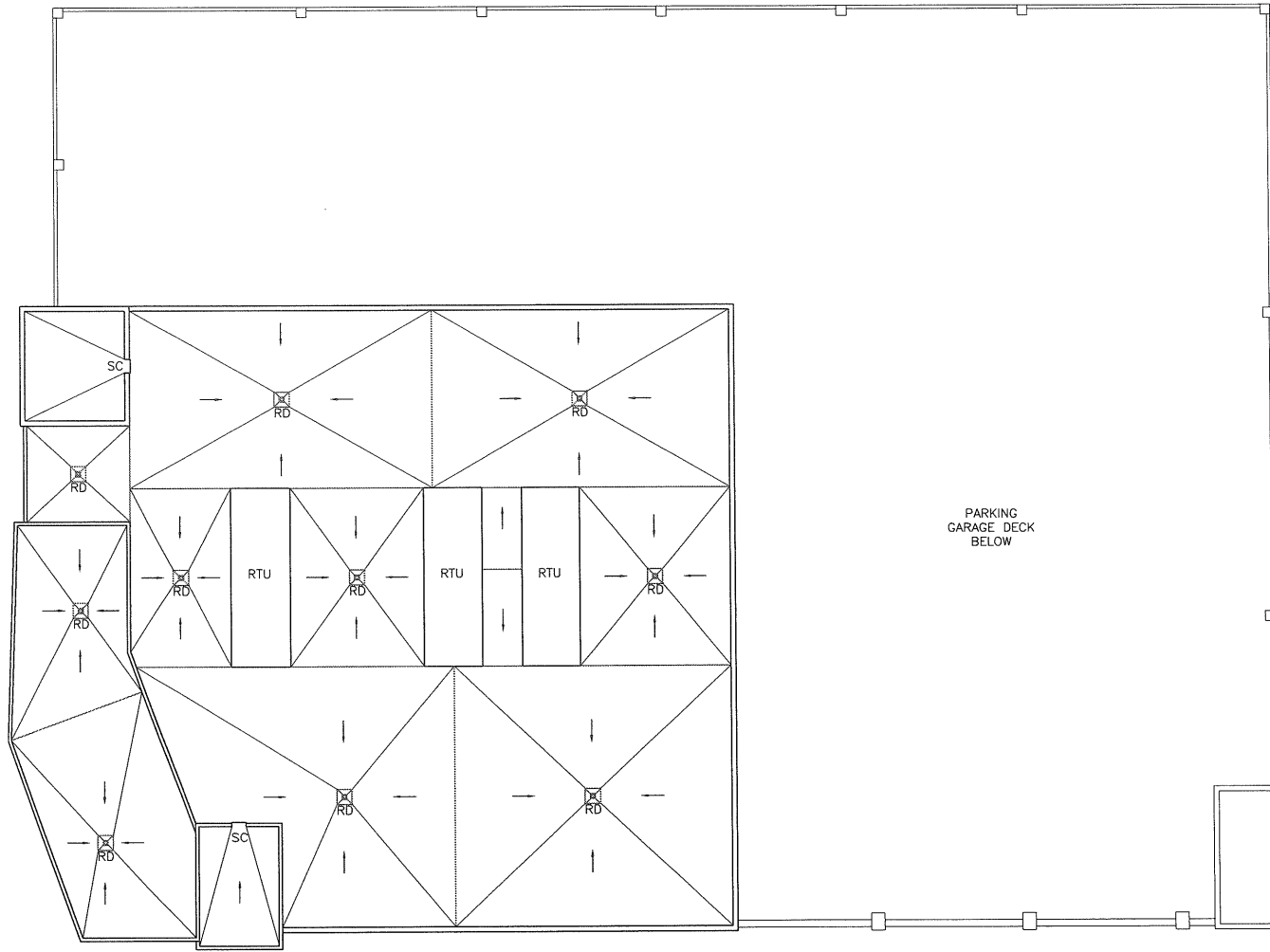
Drawing Status
**AMENDED
SITE PLAN
REVIEW**

Drawing Title
**ROOF FLOOR
PLAN**

PA / PE: JLJ Drawn By: LG

Drawing Number

A15.1

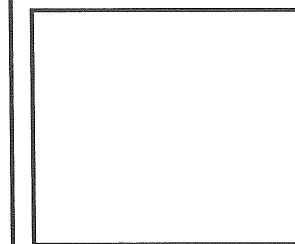




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 Key Plan



Mark	Date	Description
-	02.06.07	AMENDED SITE PLAN REVIEW
-	01.26.07	M.E.P.F. R.F.P.
-	12.22.06	RESPONSE TO PLANNING COMMENTS

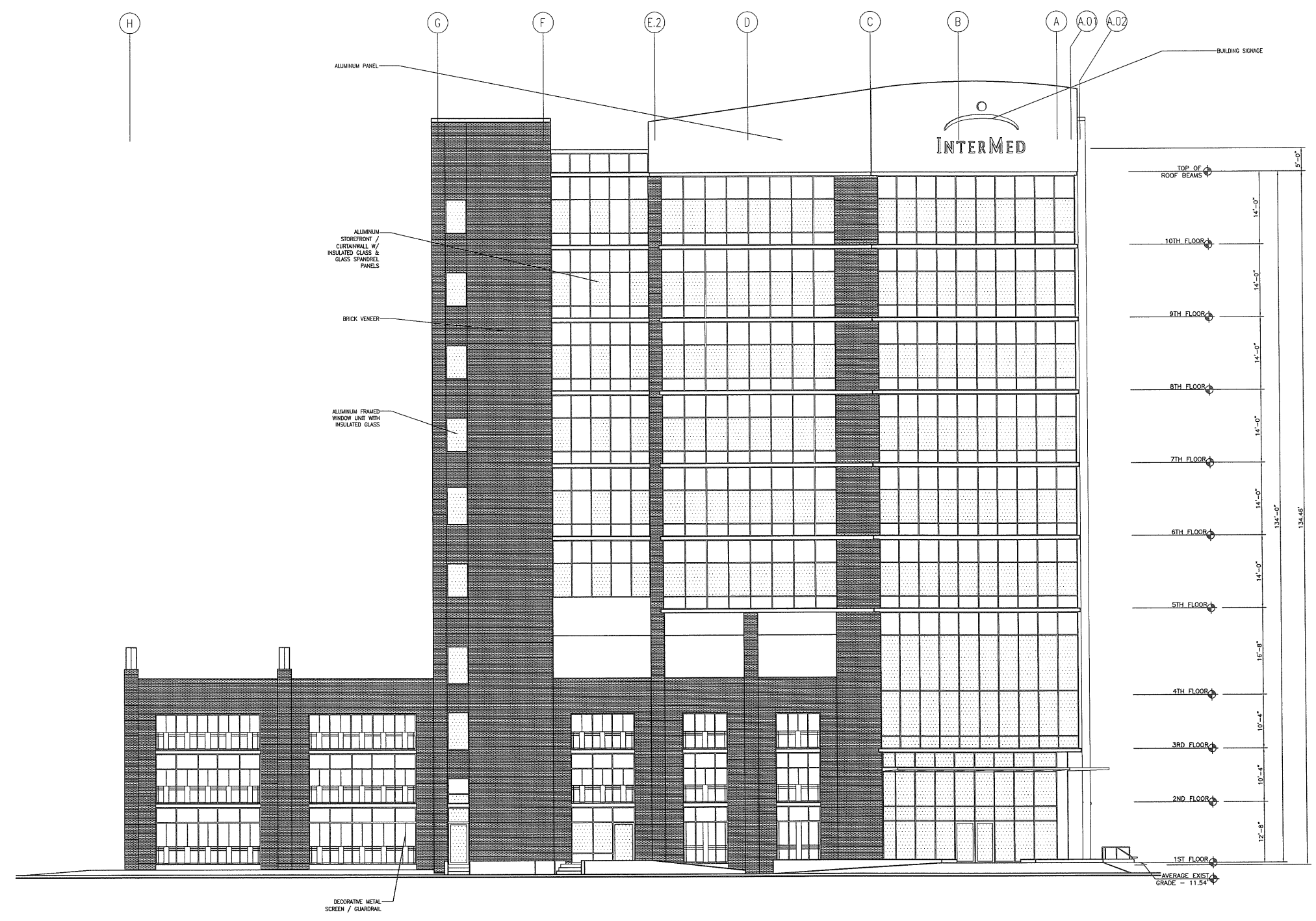
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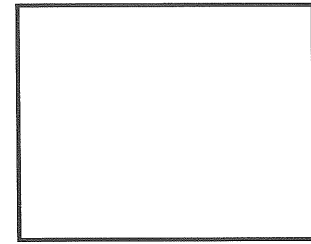
Drawing Status
AMENDED SITE PLAN REVIEW

Drawing Title
EXTERIOR ELEVATION

PA / PE: JLJ Drawn By: LG

Drawing Number
A20.1





Mark	Date	Description
-	02.06.07	AMENDED SITE PLAN REVIEW
-	01.26.07	M.E.P.F R.F.P.
-	12.22.06	RESPONSE TO PLANNING COMMENTS

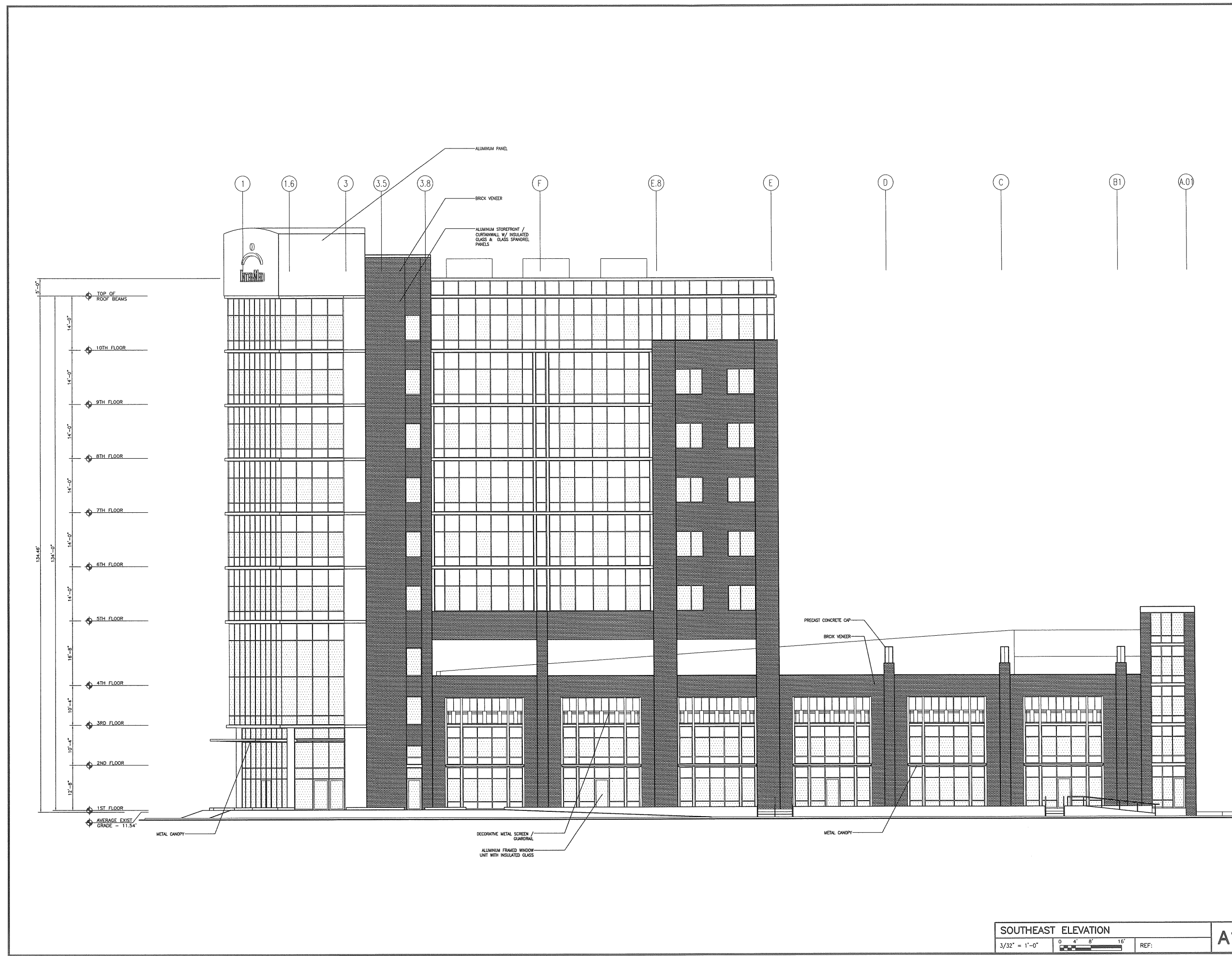
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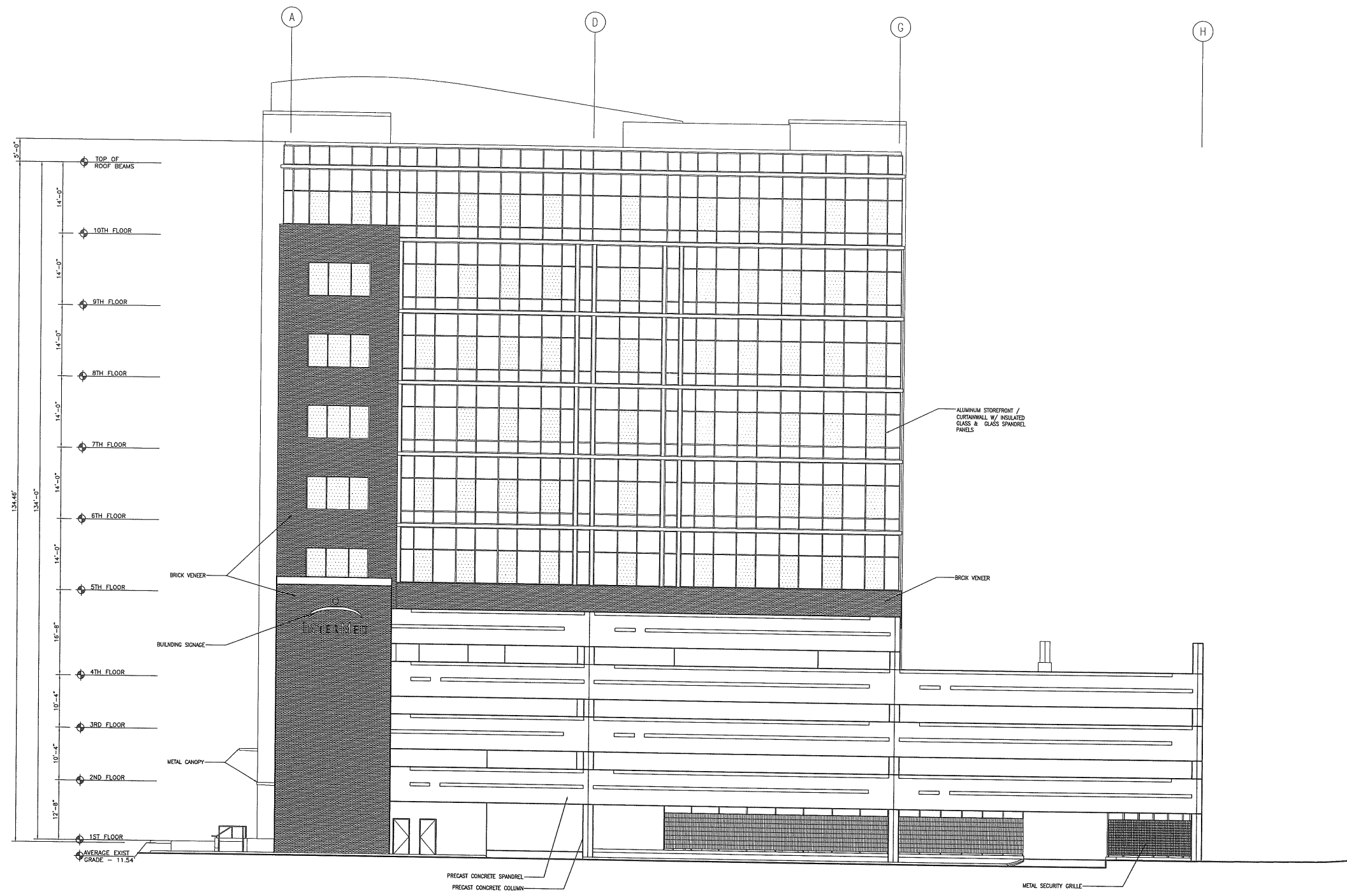
Drawing Status
**AMENDED
SITE PLAN
REVIEW**

Drawing Title
**EXTERIOR
ELEVATION**

PA / PE: JLJ Drawn By: LG

Drawing Number
A20.2





Project Title
84 MARGINAL WAY
Portland, Maine

HA Project No. **06196**

Key Plan

Mark	Date	Description
-	02.06.07	AMENDED SITE PLAN REVIEW
-	01.26.07	M.E.P.F R.F.P.
-	12.22.06	RESPONSE TO PLANNING COMMENTS

Issue Dates

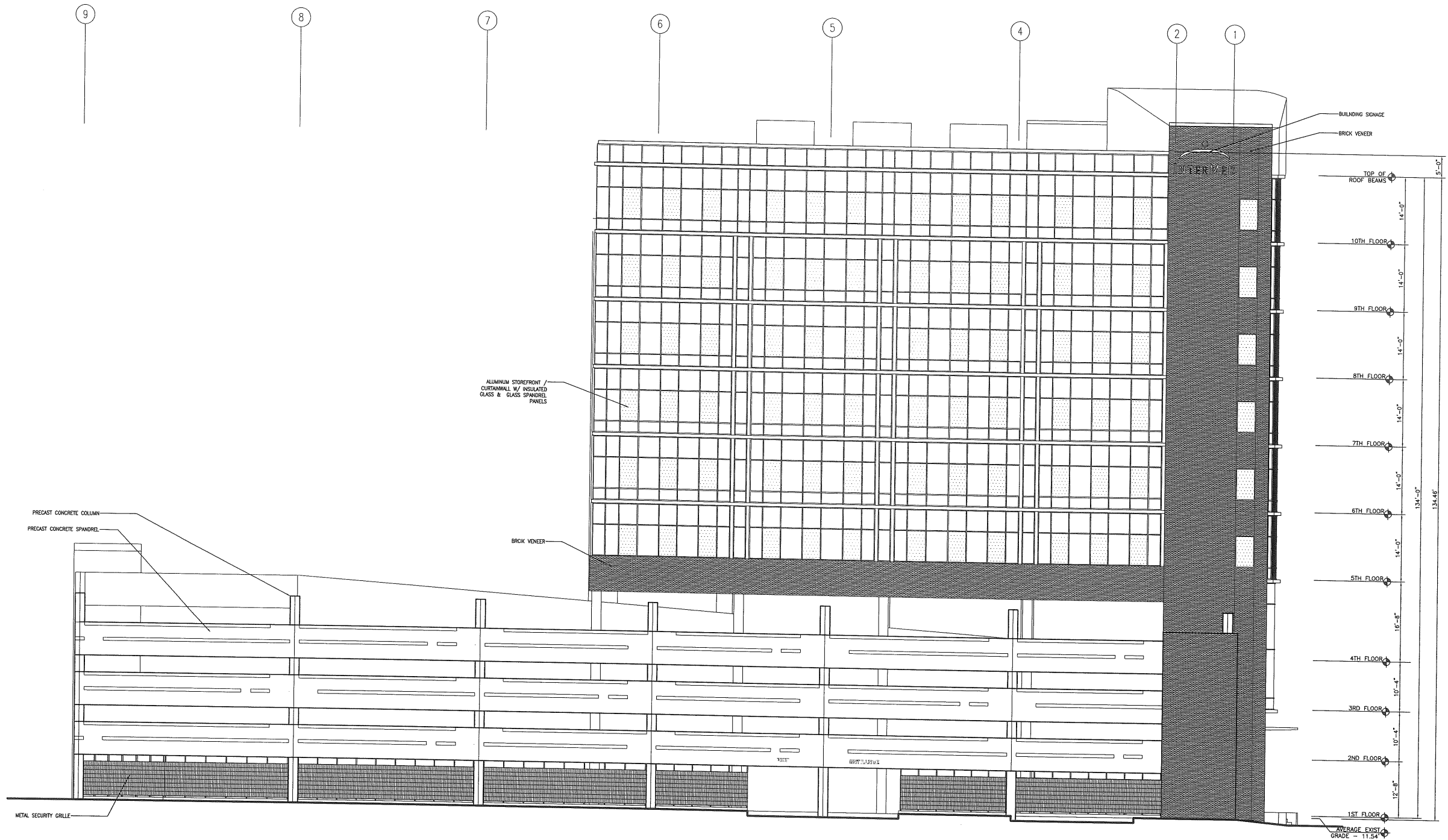
Drawing Status
AMENDED SITE PLAN REVIEW

Drawing Title
EXTERIOR ELEVATION

PA / PE: JLJ Drawn By: LG

Drawing Number

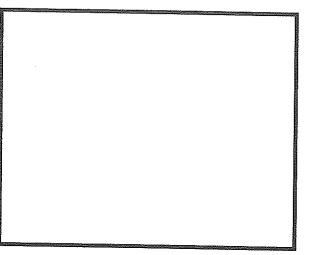
A20.3



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Project Title
84 MARGINAL WAY
 Portland, Maine
 HA Project No. **06196**
 Key Plan



Mark	Date	Description
-	02.06.07	AMENDED SITE PLAN REVIEW
-	01.26.07	M.E.P.F R.F.P.
-	12.22.06	RESPONSE TO PLANNING COMMENTS

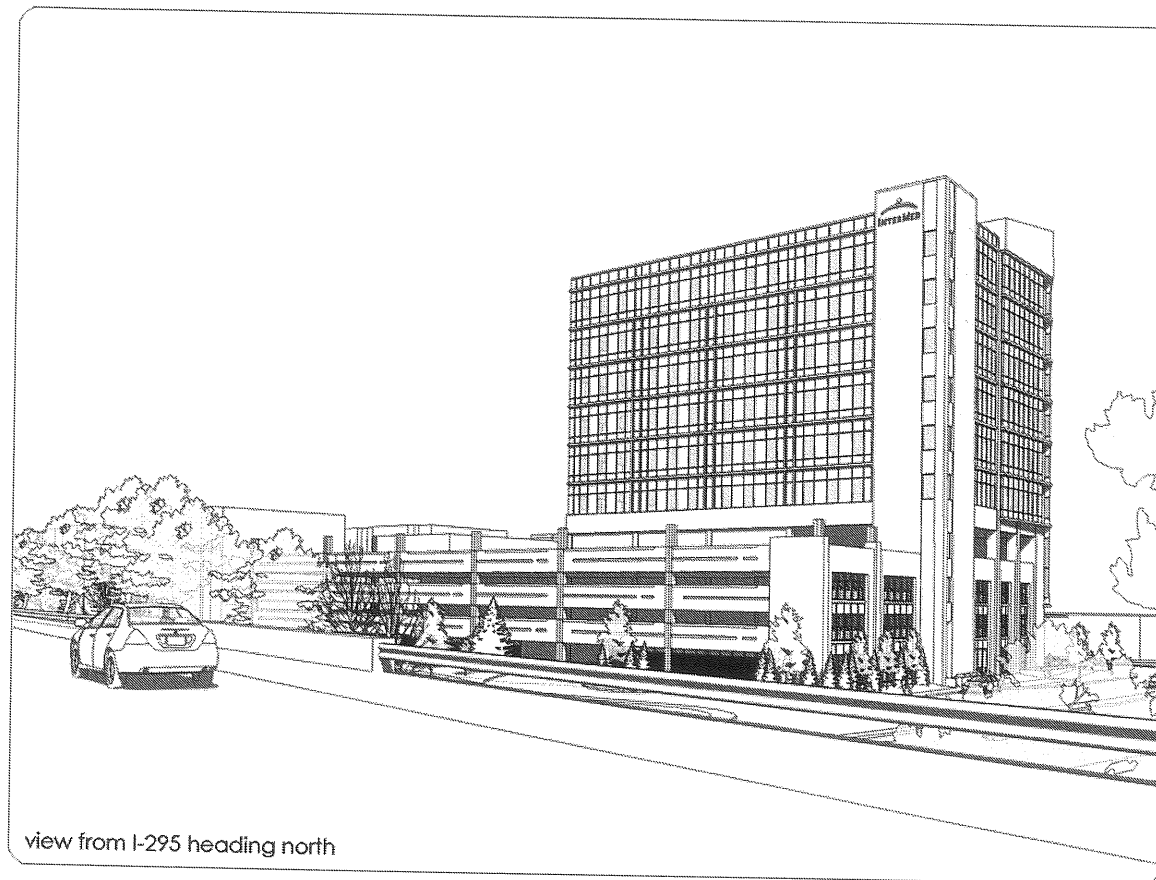
Drawing Status
AMENDED SITE PLAN REVIEW

Drawing Title
EXTERIOR ELEVATION
 PA / PE: JLJ Drawn By: LG
 Drawing Number
A20.4

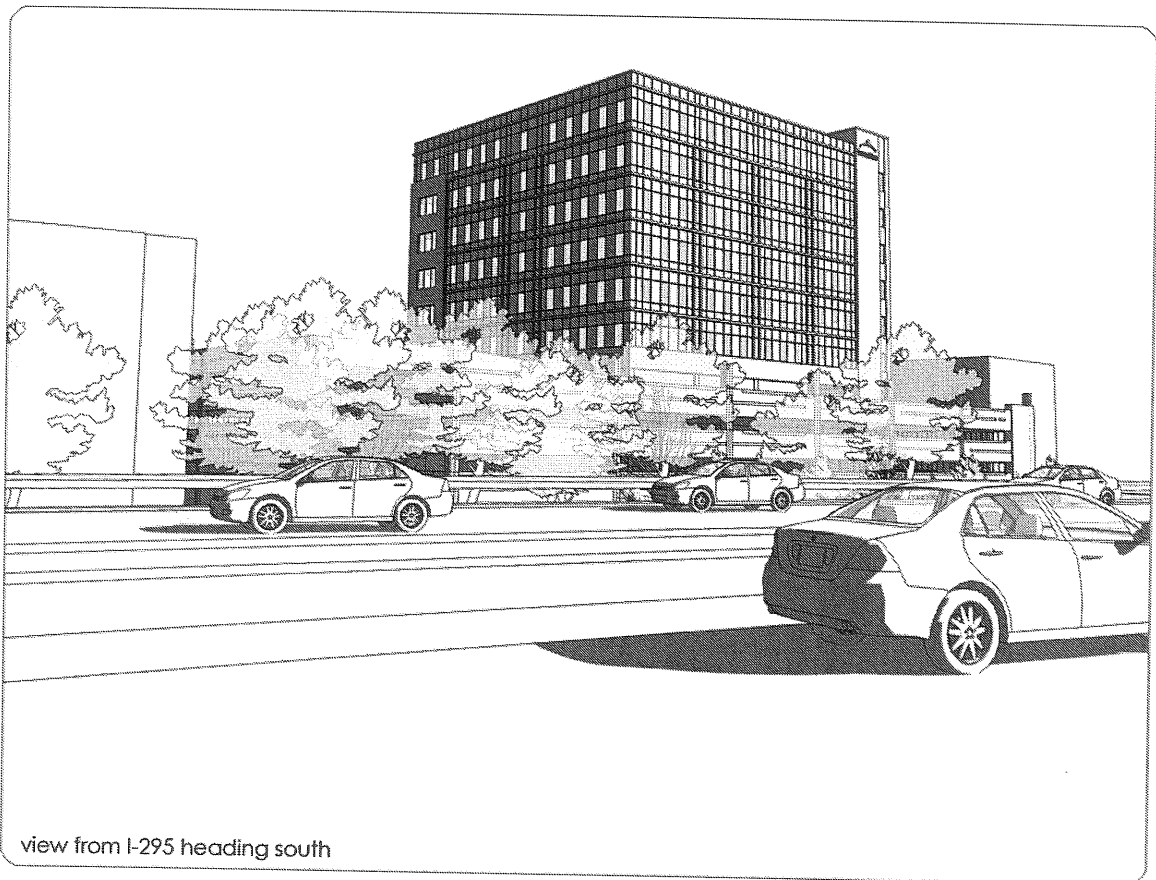
NORTHWEST ELEVATION
 3/32" = 1'-0" 0 4' 8' 16' REF: **A1**



view from corner of preble street and marginal way



view from I-295 heading north



view from I-295 heading south



view from marginal way



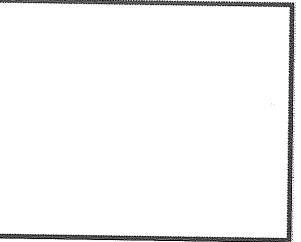
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Project Title
84 MARGINAL WAY
 Portland, Maine

HA Project No. **06196**

Key Plan



Mark	Date	Description
2.8.07		AMENDED SITE PLAN REVIEW
Issue Dates		

Drawing Status
**AMENDED SITE
 PLAN REVIEW**

Drawing Title
3D IMAGES

PA / PE: JLL Drawn By: RAT

Drawing Number
A20.5