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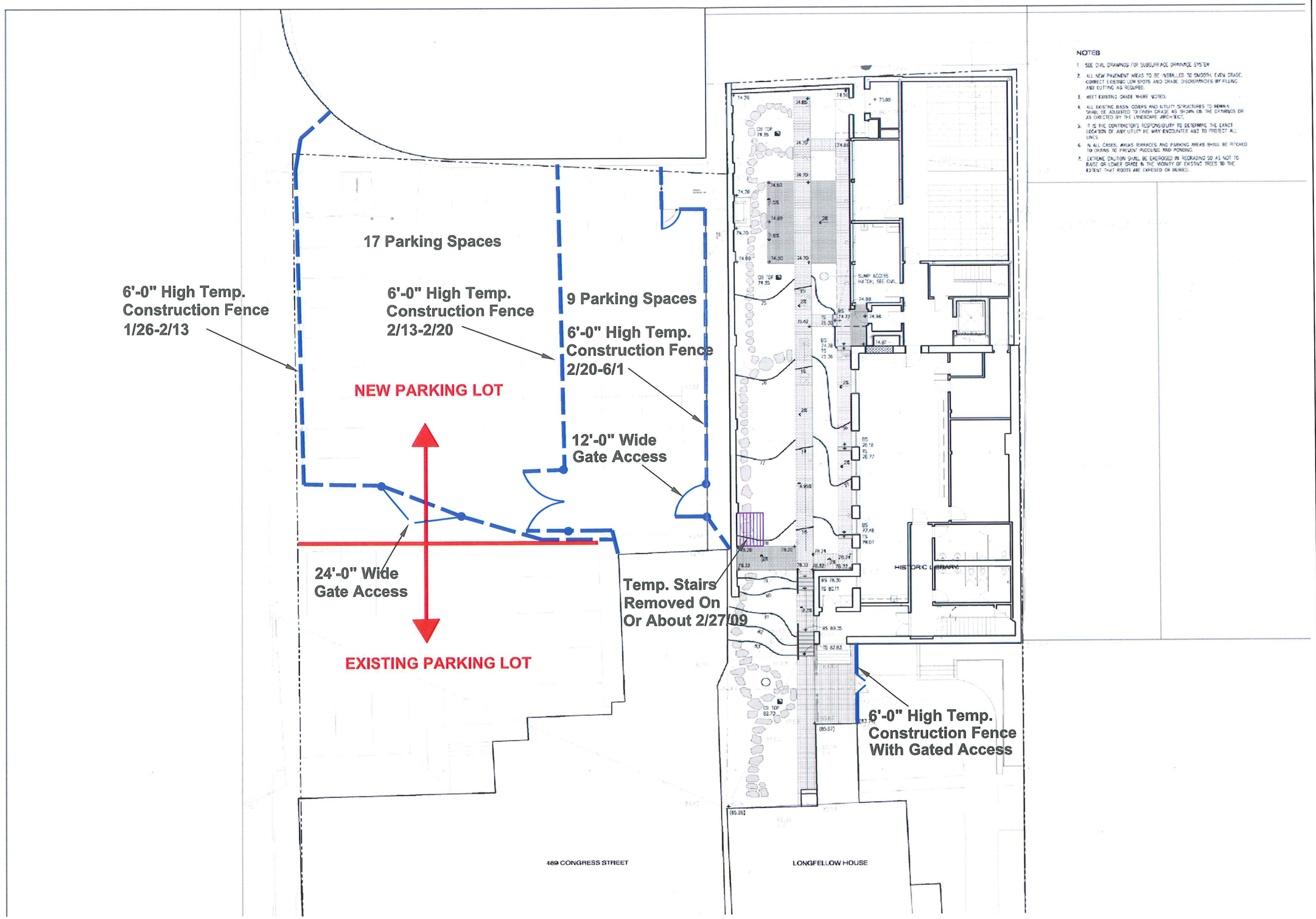

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By: CM/DA

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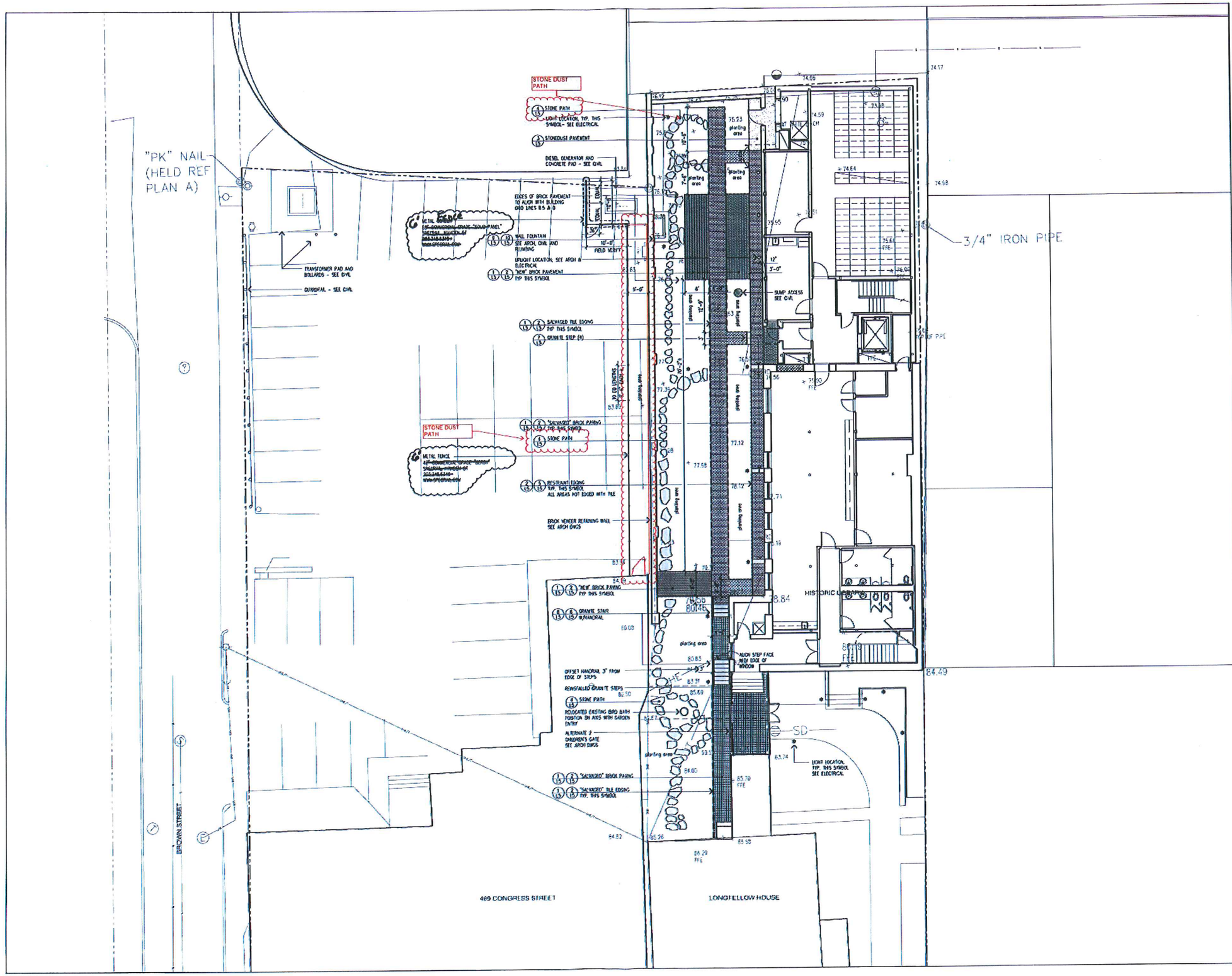

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Facsimile 617-695-0219

MAINE HISTORICAL SOCIETY
489 CONGRESS ST.
PORTLAND, MAINE

Date	Issue
06/21/07	100% CD SET
07/26/07	100% CD SET
07/31/07	100% CD SET

LAYOUT & MATERIALS PLAN

L2

GENERAL NOTES

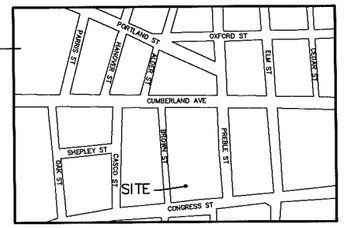
1. THE RECORD OWNER OF THE PARCEL AS DEPICTED ON CITY TAX MAP 37, BLOCK F LOTS 12 AND 17 IS MHS, INC. BY DEED DATED DEC. 18, 1982 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) IN BOOK 10467 PAGE 207. THE RECORD OWNER OF THE PARCEL AS DEPICTED ON CITY TAX MAP 37, BLOCK F, LOT 14 IS MAINE HISTORICAL SOCIETY BY DEED RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) BOOK 697, PAGE 343.
2. THE PROPERTY IS SHOWN AS LOTS 12, 14, 17 ON THE CITY OF PORTLAND TAX MAP 37, BLOCK F.
3. PLAN REFERENCES:
   A. ALTA/ACSM LAND TITLE SURVEY FOR 477 CONGRESS LLC BY OWEN HASKELL, INC. DATED SEPTEMBER 26, 2003- JOB NO. 2003-196P (UNRECORDED)
   B. PLAN OF PROPERTY OF PORTLAND SAVINGS BANK MADE BY E.C. JORDAN & CO DEC. 1921 (UNRECORDED)
   C. MISCELLANEOUS PLANS BY E.C. JORDAN OF PROPERTY AT THE CORNER OF BROWN AND CONGRESS STREETS PORTLAND, MAINE DATED JAN, 1947 AND DEC., 1946 (UNRECORDED)
   D. MISCELLANEOUS PLANS PROVIDED BY THE PUBLIC WORKS DEPARTMENT.
   E. PLAN TITLED STORMWATER STUDY, SHEET 6.1 BY REED AND BARA ARCHITECTS FOR MAINE HISTORICAL SOCIETY DATED APRIL 14, 1994 (UNRECORDED)
4. THE STREET LINE DATA, ELEVATIONS, BEARINGS AND COORDINATES USED FOR THIS PLAN ARE REFERENCED FROM INFORMATION PROVIDED TO SEBAGO TECHNICS, INC BY THE CITY OF PORTLAND ENGINEERING DEPARTMENT.
5. AREA OF PARCEL IS APPROXIMATELY 37,777 SQUARE FEET.
6. LOT CONVEYED SUBJECT TO AND BENEFITED BY THE FOLLOWING EASEMENTS AND AGREEMENTS:
   A. LICENSE AGREEMENT AS RECORDED IN BOOK 12587, PAGE 184 CCRD FOR THE CONSTRUCTION AND MAINTENANCE OF A CONCRETE RAMP AND HANDRAILS FOR THE BENEFIT OF THE MAINE HISTORICAL SOCIETY. THE LICENSE AGREEMENT WAS BETWEEN MAINE HISTORICAL SOCIETY AND OCTOBER CORPORATION. THE CURRENT STATUS OF THE AGREEMENT IS UNCLEAR.
   B. EASEMENT TO THE STATE OF MAINE AS PER BOOKS 15213, PAGE 205 AND 4608, PAGE 45 CCRD FOR PURPOSES OF MAINTAINING THE LONGFELLOW HOUSE AS A HISTORICAL SITE.
   C. MEMORANDUM OF AGREEMENT BETWEEN PREBLE, INC. AND MAINE HISTORICAL SOCIETY FOR PURPOSES OF USING STEAM PRODUCED IN THE PREBLE, INC BUILDING (NOW OWNED BY 477 CONGRESS, LLC). THIS IS AN UNRECORDED DOCUMENT , DATED DECEMBER, 1957, PROVIDED TO SEBAGO TECHNICS BY MAINE HISTORICAL SOCIETY.
7. UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE AS PER INFORMATION PROVIDED TO SEBAGO TECHNICS, INC BY MAINE HISTORICAL SOCIETY, PUBLIC WORKS, LOCAL UTILITY COMPANIES AND BY FIELD LOCATION OF MANHOLES, WATER SHUT VALVES, ETC. AND PAINTED UTILITIES BY OTHERS. OTHER UTILITIES MAY EXIST ON OR AROUND THE LOCUS PROPERTY. FIELD VERIFICATION OF THESE UTILITIES IS RECOMMENDED BEFORE ANY EXCAVATION OR CONSTRUCTION BEGINS.
8. PORTIONS OF THE LONGFELLOW MUSEUM ENCROACH INTO THE CITY RIGHT OF WAYS. NO LICENSE AGREEMENT OR EASEMENT FOR THESE ENCROACHMENTS WAS FOUND.
9. ZONING DISTRICT= B-3 DOWNTOWN BUSINESS DISTRICT.
10. SPACE AND BULK CRITERIA PER B-3 DOWNTOWN BUSINESS DISTRICT
    (a) MIN. LOT SIZE: 15 FT.
    (b) MIN. STREET FRONTAGE: NONE
    (c) STREET WALL TO BUILD LINE: SEE SEC. 14-220, CHAPTER 14, OF CITY LAND USE ORDINANCE
    (d) MIN. YARD DIMENSIONS: NONE
    (e) MIN. LOT WIDTH: NONE
    (f) MAX. LENGTH OF UNDIFFERENTIATED BLANK WALL ALONG A PUBLIC STREET OR PUBLICLY ACCESSIBLE PEDESTRIAN WAY=
        (1) PAD OVERLAY ZONE: 15 FT.
        (2) ALL OTHER AREAS: 30 FT.
    (g) MAX. LOT COVERAGE: 100%
    (h) MIN. BUILDING HEIGHT: NO NEW CONSTRUCTION OF ANY BUILDING SHALL BE LESS THAN 35 FT. IN HEIGHT WITHIN 50 FT. OF ANY STREET FRONTAGE, EXCEPT FOR PARKING ATTENDANT BOOTHS OR BANK REMOTE TELLER FACILITIES
    (i) MAX. HEIGHT OF STRUCTURES: SEE SEC. 14-220, CHAPTER 14, OF CITY LAND USE ORDINANCE.
11. METHODS AND MATERIALS USED IN THE CONSTRUCTION OF THE IMPROVEMENTS WITHIN THE CITY RIGHT OF WAY SHALL CONFORM TO THE CURRENT CITY CONSTRUCTION STANDARDS AND SPECIFICATIONS AND/OR CURRENT M.D.O.T. STANDARDS AND SPECIFICATIONS.

GENERAL NOTES (CONTINUED)

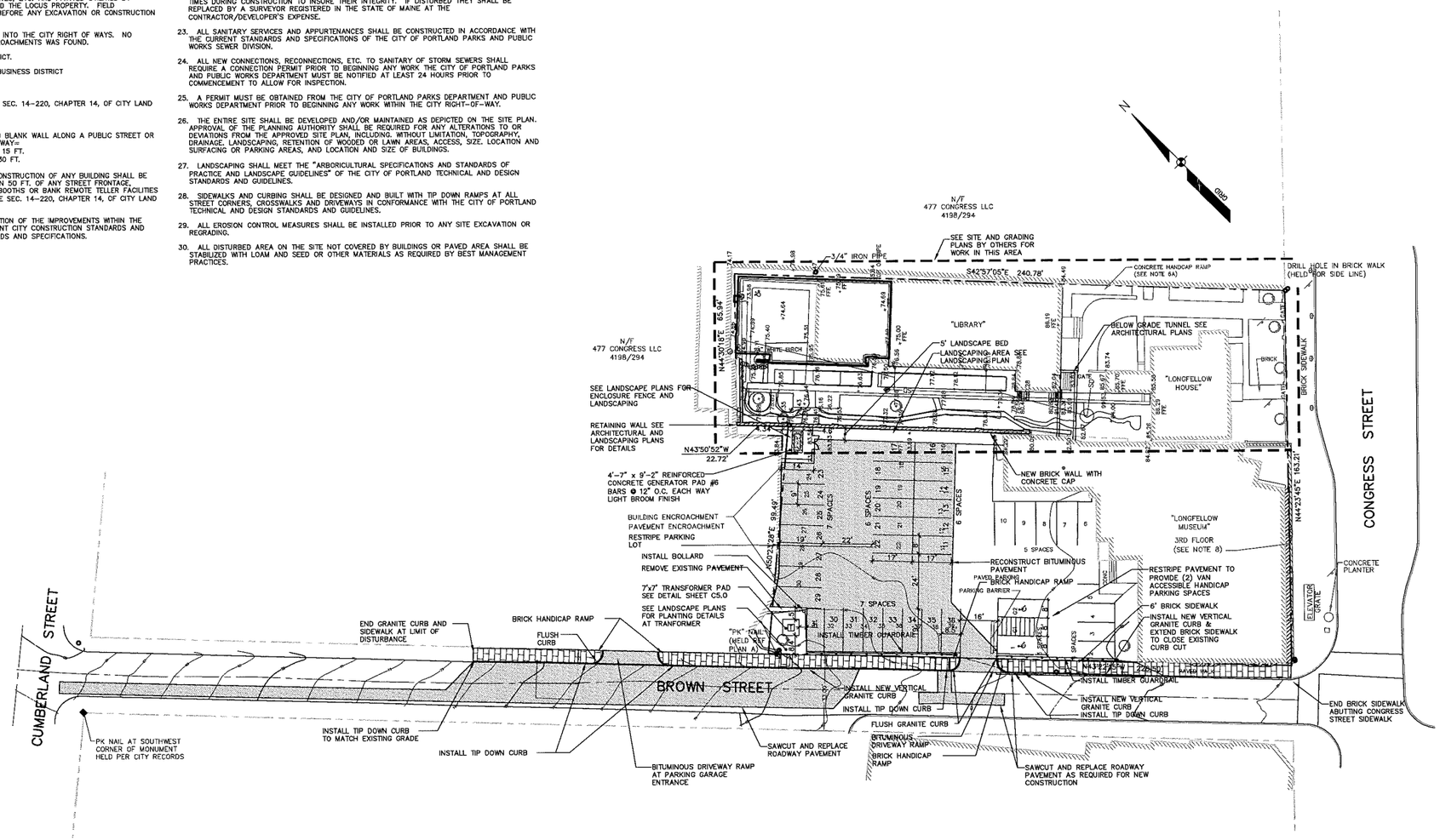
12. ALL CURBING SHALL BE DESIGNED AND BUILT WITH TIP-DOWNS AT ALL DRIVEWAYS AND CROSSWALKS, IN ACCORDANCE WITH THE PUBLIC WORKS, TECHNICAL STANDARDS AND GUIDELINES.
13. ALL ELECTRIC, TELEPHONE AND CABLE T.V. SERVICES SHALL BE UNDERGROUND AND IN CONFORMANCE WITH THE STANDARDS OF CENTRAL MAINE POWER CO., VERIZON NEW ENGLAND, TIME WARNER CABLE T.V. CO., OR OTHER UTILITIES PROVIDING SERVICE TO THE SITE.
14. ALL WATER MAINS, SERVICES AND ASSOCIATED APPURTENANCES SHALL BE IN CONFORMANCE WITH PORTLAND WATER DISTRICT STANDARDS.
15. ALL NATURAL GAS MAINS, SERVICES AND ASSOCIATED APPURTENANCES SHALL BE IN CONFORMANCE WITH NORTHERN UTILITIES STANDARDS.
16. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "MAINE EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTIONS: BEST MANAGEMENT PRACTICES: PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTIONS, MARCH 1991 OR LATEST EDITION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO POSSES A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.
17. THE CONTRACTOR OR OWNER IS REQUIRED TO NOTIFY THE CITY OF PORTLAND PARKS AND PUBLIC WORKS INSPECTION SERVICES DIVISION IN WRITING THREE (3) DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION (874-8300 EXT. 8838). SHOULD THE IMPROVEMENTS BE OF SIGNIFICANT CONCERN OF IN A SENSITIVE AREA, A PRE-CONSTRUCTION MEETING MAY BE REQUIRED AT THE DISCRETION OF THE PUBLIC WORKS AUTHORITY.
18. AN APPROVED SET OF PLANS AND ALL APPLICABLE PERMITS MUSH BE AVAILABLE AT THE CONSTRUCTION SITE. THE OWNER, OR AND AUTHORIZED AGENT, MUST BE AVAILABLE AT ALL TIMES DURING CONSTRUCTION.
19. WARNING SIGN, MARKERS, BARRICADES OR FLAGMEN, APPROPRIATE FOR THE TYPE OF CONSTRUCTION MUST BE EMPLOYED TO REGULATE TRAFFIC.
20. CONSTRUCTION DEBRIS SHALL BE CONTAINERIZED AND DISPOSED OF IN ACCORDANCE WITH CITY OF PORTLAND'S SOLID WASTE ORDINANCE CHAPTER 12.
21. ANY DAMAGE TO PUBLIC OR PRIVATE PROPERTY RESULTING FROM CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE DEVELOPER/CONTRACTOR AT THEIR EXPENSE.
22. PROPERTY MARKERS AND STREET LINE MONUMENTS SHALL BE PROPERLY PROTECTED AT ALL TIMES DURING CONSTRUCTION TO INSURE THEIR INTEGRITY. IF DISTURBED THEY SHALL BE REPLACED BY A SURVEYOR REGISTERED IN THE STATE OF MAINE AT THE CONTRACTOR/DEVELOPER'S EXPENSE.
23. ALL SANITARY SERVICES AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF PORTLAND PARKS AND PUBLIC WORKS SEWER DIVISION.
24. ALL NEW CONNECTIONS, RECONNECTIONS, ETC. TO SANITARY OF STORM SEWERS SHALL REQUIRE A CONNECTION PERMIT PRIOR TO BEGINNING ANY WORK THE CITY OF PORTLAND PARKS AND PUBLIC WORKS DEPARTMENT MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO COMMENCEMENT TO ALLOW FOR INSPECTION.
25. A PERMIT MUST BE OBTAINED FROM THE CITY OF PORTLAND PARKS DEPARTMENT AND PUBLIC WORKS DEPARTMENT PRIOR TO BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
26. THE ENTIRE SITE SHALL BE DEVELOPED AND/OR MAINTAINED AS DEPICTED ON THE SITE PLAN. APPROVAL OF THE PLANNING AUTHORITY SHALL BE REQUIRED FOR ANY ALTERATIONS TO OR DEVIATIONS FROM THE APPROVED SITE PLAN, INCLUDING. WITHOUT LIMITATION, TOPOGRAPHY, DRAINAGE, LANDSCAPING, RETENTION OF WOODED OR LAWN AREAS, ACCESS, SIZE, LOCATION AND SURFACING OR PARKING AREAS, AND LOCATION AND SIZE OF BUILDINGS.
27. LANDSCAPING SHALL MEET THE "ARBORICULTURAL SPECIFICATIONS AND STANDARDS OF PRACTICE AND LANDSCAPE GUIDELINES" OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
28. 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.
29. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR REGRADING.
30. ALL DISTURBED AREA ON THE SITE NOT COVERED BY BUILDINGS OR PAVED AREA SHALL BE STABILIZED WITH LOAM AND SEED OR OTHER MATERIALS AS REQUIRED BY BEST MANAGEMENT PRACTICES.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	BOUNDARY LINE/R.O.W.	
	EASEMENT	
	MONUMENT	
	IRON PIPE/ROD	
	DRILLHOLE	
	BUILDING	
	EDGE PAVEMENT	
	GRAVEL ROAD	
	CURBLINE	
	DECIDUOUS TREE	
	GUARDRAIL	
	BOLLARD	



LOCATION MAP N.T.S.



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

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Engineering Expertise You Can Build On
Gray, Maine 04039-1339
Westbrook, Maine 04092-0277
Tel (207) 658-0277

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MAINE HISTORICAL SOCIETY
489 CONGRESS ST.
PORTLAND, MAINE

Date	Description	Number
06/01/07	60% CD SET	
06/07/07	SITE PLAN APPLICATION	
7/2/07	100% CD REVIEW SET	
7/16/07	100% CD SET	
9/17/07	Addendum 1	1

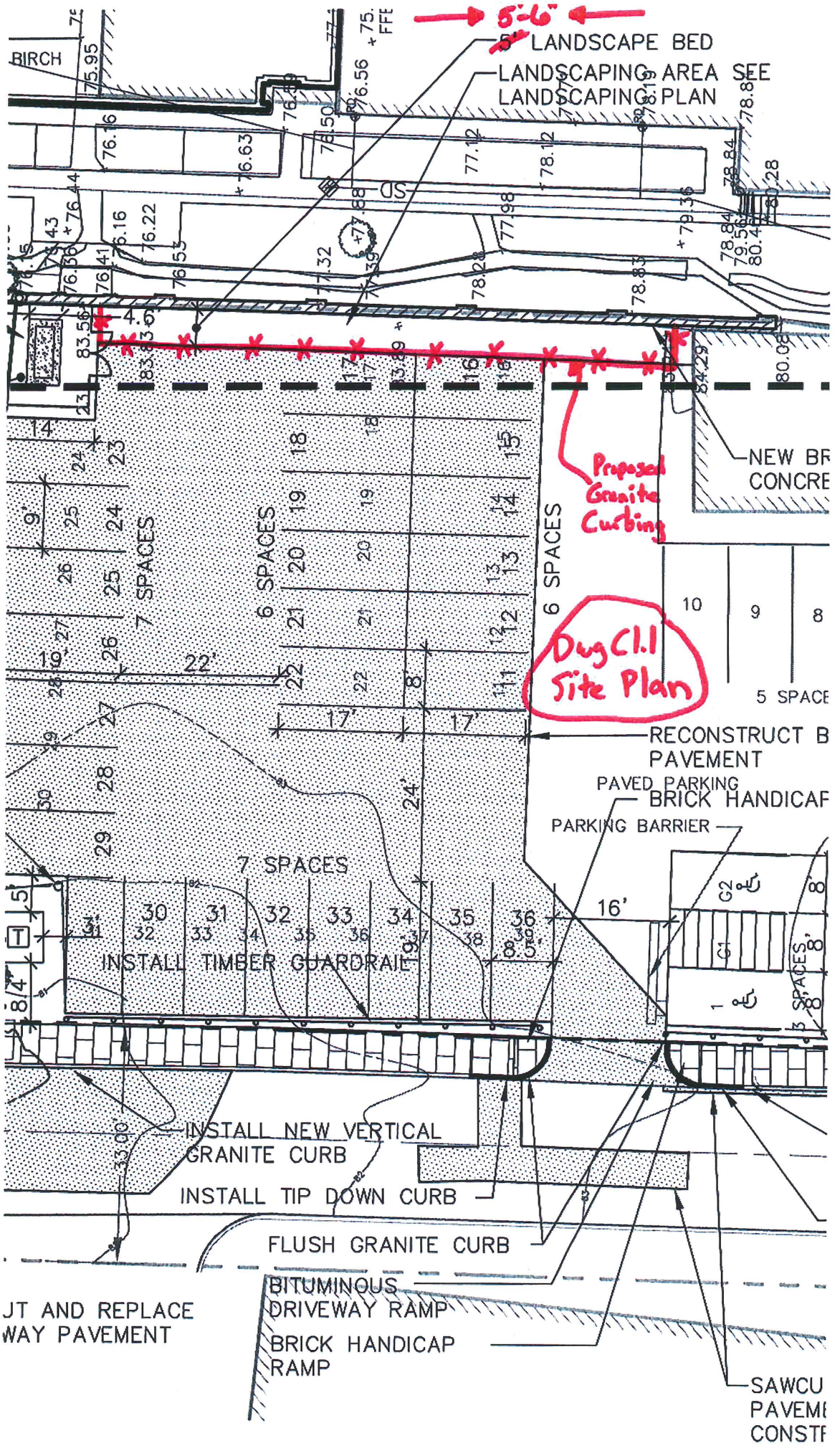
4-26-07 Date	P.L.S. Drawn By
4-26-07 Date	D.L.R. Reviewed By
4-26-07 Date	D.L.R. Approved By

SITE PLAN

1"=20' Scale

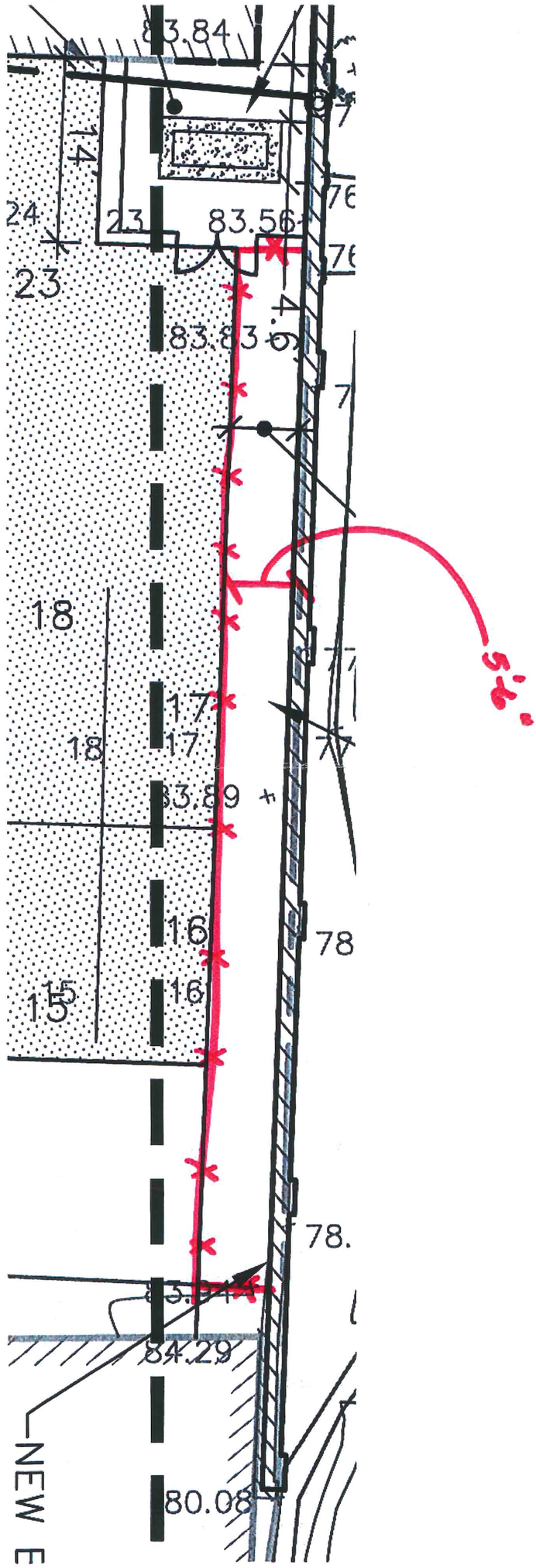
C1.1

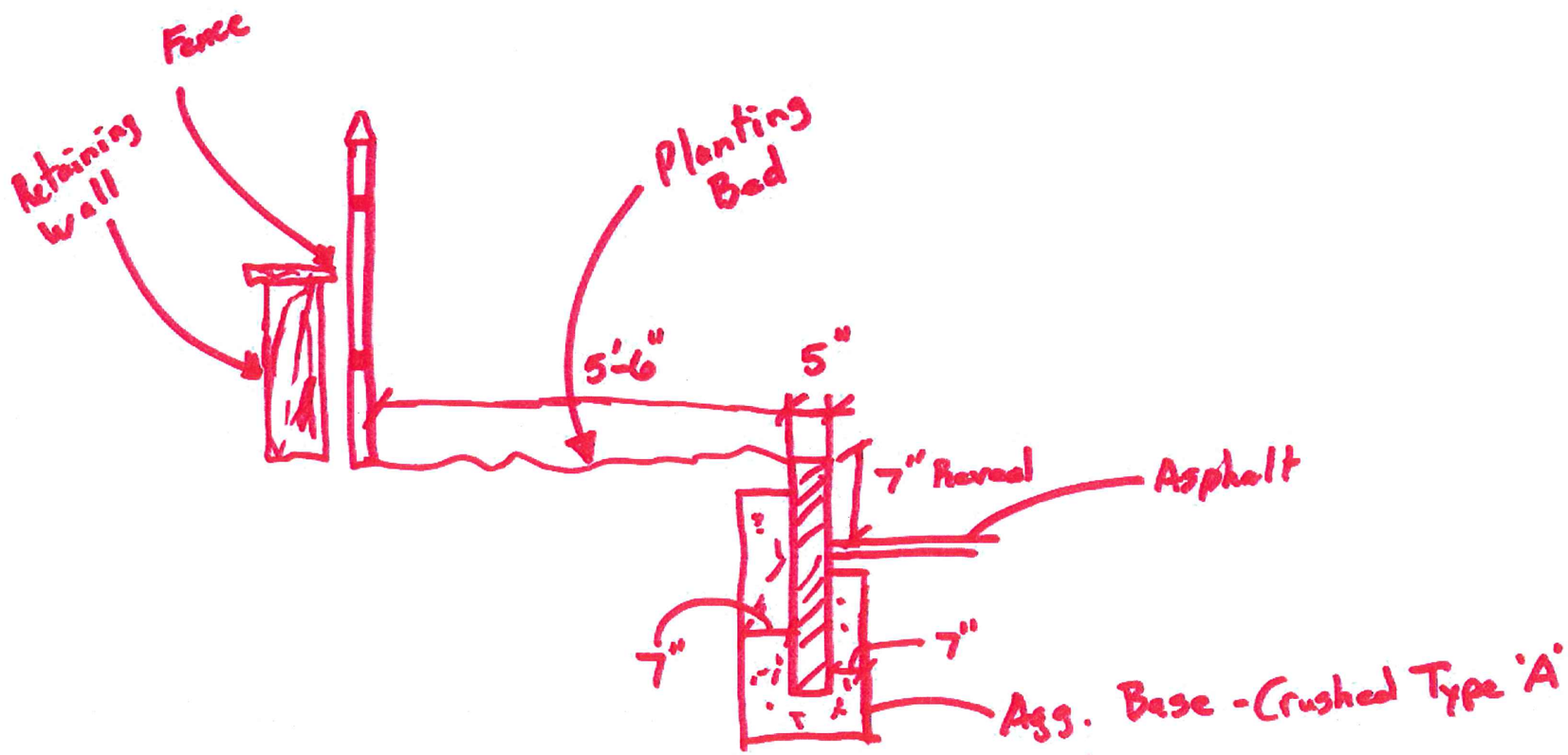
STI#06020S


5'-6"
5' LANDSCAPE BED
LANDSCAPING AREA SEE LANDSCAPING PLAN
BIRCH
Proposed Granite Curbing
NEW BR
CONCRE
7 SPACES
6 SPACES
6 SPACES
10
9
8
5 SPACE
Dwg Cl.1 Site Plan
RECONSTRUCT B
PAVEMENT
PAVED PARKING
BRICK HANDICAF
PARKING BARRIER
7 SPACES
INSTALL TIMBER GUARDRAIL
INSTALL NEW VERTICAL GRANITE CURB
INSTALL TIP DOWN CURB
FLUSH GRANITE CURB
BITUMINOUS DRIVEWAY RAMP
BRICK HANDICAP RAMP
JT AND REPLACE
WAY PAVEMENT
SAWCU
PAVEM
CONST

Page 1 of 4

Page 2 of 4


83.84
14
24
23
83.56
23
83.83
6.
18
17
18
17
83.89
16
15
16
78
78.
84.29
NEW E
80.08
5'6"

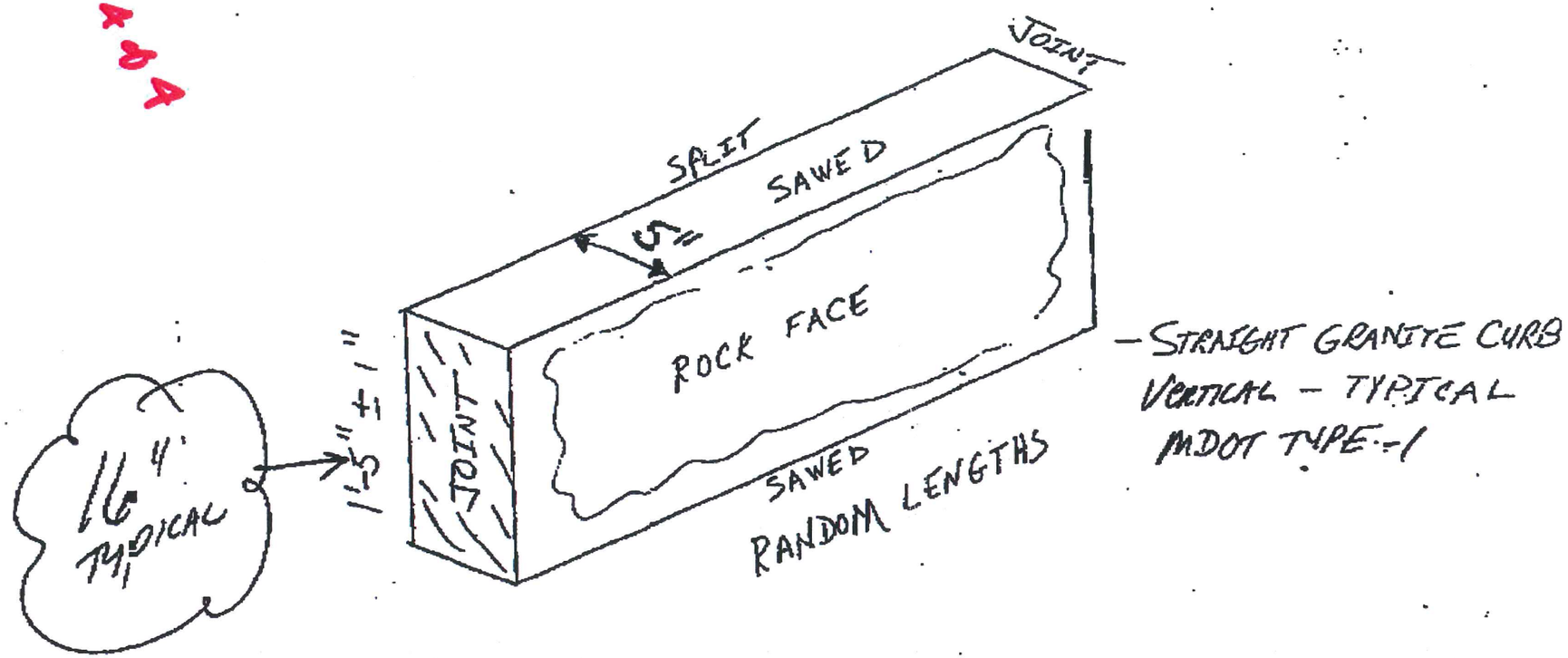


Granite Curb Section
N.T.S

Page 38A

Maine Historical Society
5/26/09

Page 4 of 4



– STRAIGHT GRANITE CURB
VERTICAL – TYPICAL
MDOT TYPE-1

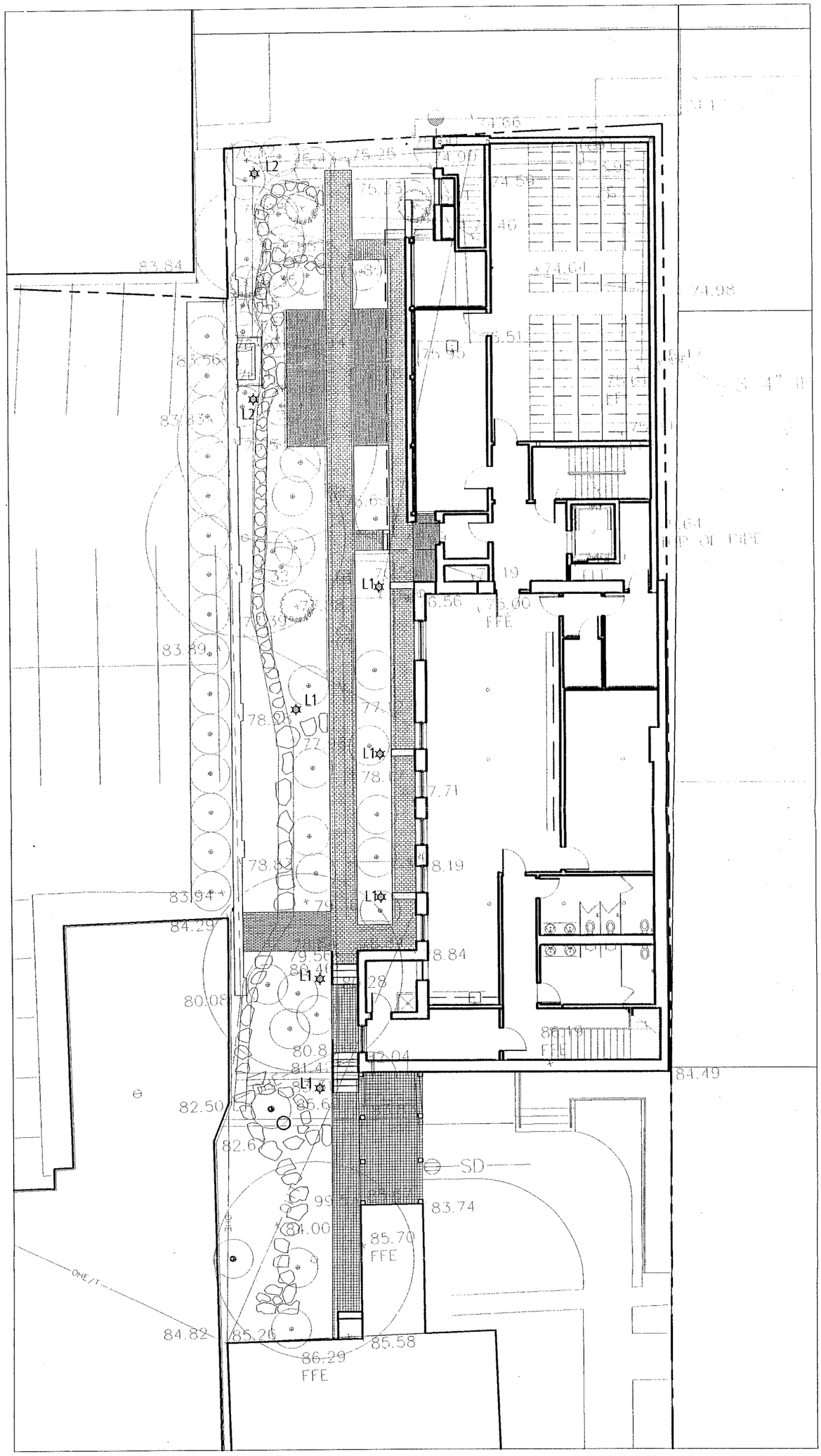
PRINT RECORD		
SENT TO	FOR	DATE

We assume no responsibility as to measurements or details affecting any work but our own, and are not responsible for any errors occurring through the use of these drawings by other parties

JOB			REVISED
LOCATION			
ARCHITECT			
CONTRACTOR			
STOCK	SWENSON GRAY	SAMPLE APPROVED	APPROVED:
FINISH	AS NOTED		STONE MARKED
JOINTS		SCALE: NTS	
DRAWN BY	DAK	DATE:	JOB NO. / SHEET NO.

SWENSON GRANITE COMPANY LLC
CONCORD, NEW HAMPSHIRE

ALL ANCHORS, CRAMPS AND DOWELS FURNISHED BY OTHERS



GARDEN LIGHTING STRATEGY

1/16"=1'

06.07.2007

Maine Historical Society
Portland ME

LIGHT FIXTURE (SEE ATTACHED SHEETS)
L1 PATH LIGHT
L2 LOW WATTAGE FLOOD LIGHT

EXHIBIT 1
6-1-07

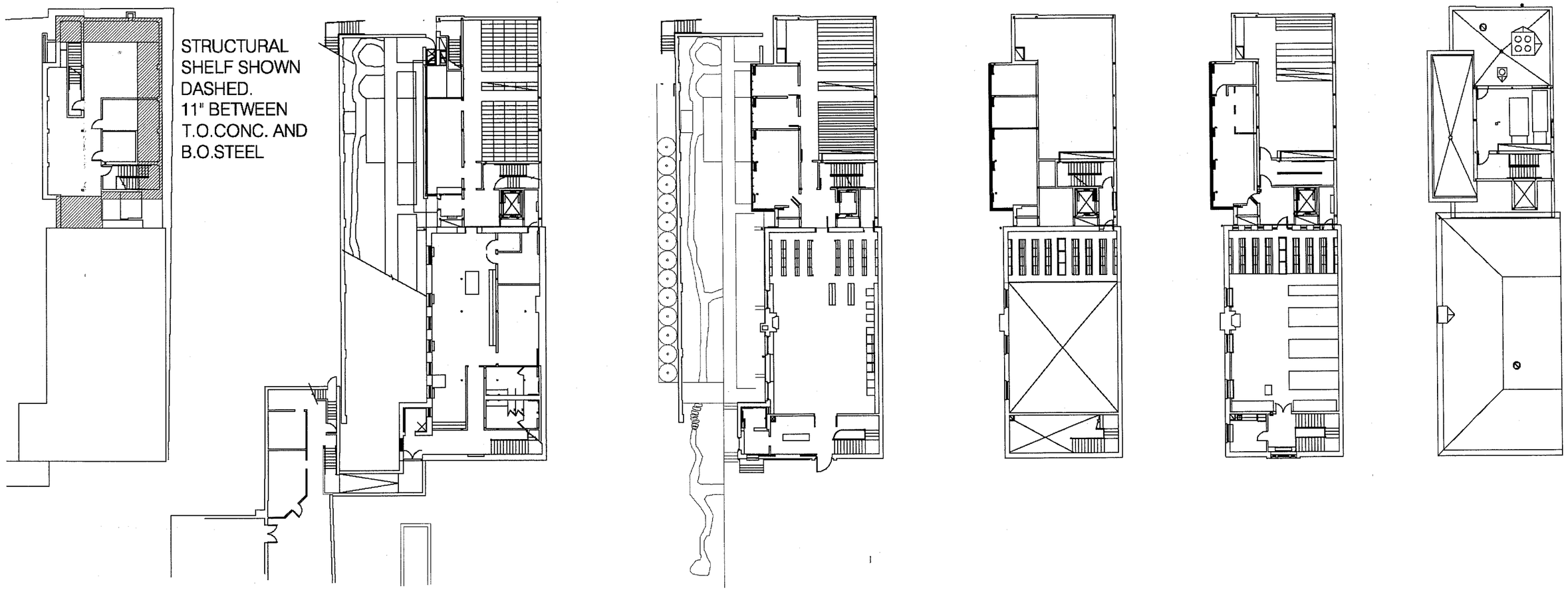
Gross Areas as Submitted 11,125

Basement 2,342 | Garden Level 2,413 | First Floor 2,586 | Mezzanine 344 | Second Floor 2,586 | Mech. Penthouse 854

Gross Areas Revised 9,439
Total Excluded Areas 1,686
(Structural Shelf at Basement, Mechanical Penthouse)

Basement 1,510
Structural Shelf 832

Garden Level 2,413 | First Floor 2,586 | Mezzanine 344 | Second Floor 2,586 | Mech. Penthouse 854



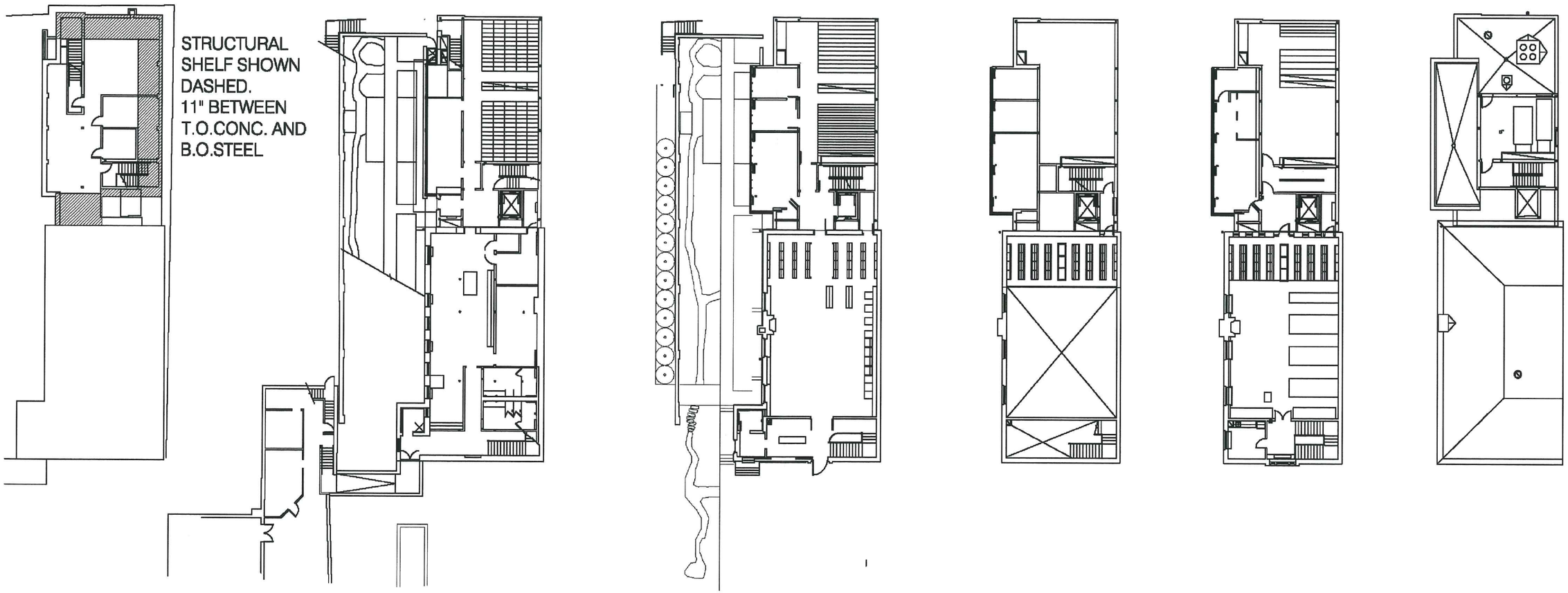
Gross Areas as Submitted 11,125

Basement 2,342 | Garden Level 2,413 | First Floor 2,586 | Mezzanine 344 | Second Floor 2,586 | Mech. Penthouse 854

Gross Areas Revised 7,929
Total Excluded Areas 3,196
(Basement, Structural Shelf, Mechanical Penthouse)

Basement 1,510
Structural Shelf 832

Garden Level 2,413 | First Floor 2,586 | Mezzanine 344 | Second Floor 2,586 | Mech. Penthouse 854



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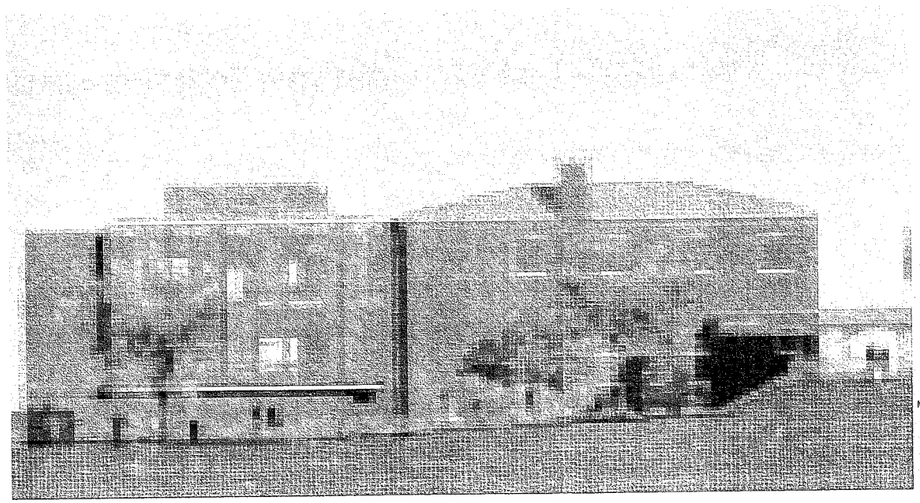
MINOR SITE PLAN APPLICATION

JUNE 27, 2007



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Web: www.schwartzsilver.com

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Fax: 207/865-1455
Web: www.boucherlandscape.com

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Westbrook, ME 04098
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Fax: 207/856-2206
Web: www.sebagotechnics.com

Structural Engineer — **Becker Structural Engineers, Inc.**
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Fax: 207/879-1822
Web: www.beckerstructural.com

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Fax: 617/357-5188
Web: www.tmpeng.com

Construction Manager — **Consigli Construction Co, Inc.**
84 Middle Street
Portland, ME 04101
Tel: 207/773-3000
Web: www.consigli.com

Civil

C1.0 Existing Conditions Plan
C1.1 Site Plan
C2.0 Grading and Utility Plan
C2.1 Foundation Drainage Plan
C5.0 Detail Sheet
C5.1 Detail Sheet
C5.2 Detail Sheet
C6.0 Stormwater Watershed Plan

Landscape

L0 Demolition Plan
L1 Layout and Materials Plan
L2 Grading Plan
L3 Planting Plan
L3.1 Perennial and Gr. Cover Planting Plan
L3.2 Perennial and Gr. Cover Planting Plan
L3.3 Perennial and Gr. Cover Planting Plan
L4 Landscape Details

Architectural

A3.01 Elevations
A4.01 Building Sections
A5.01 Wall Sections and Details
A6.01 Exterior Details
A6.02 Exterior Details - Garden Retaining Wall

Abbreviations

A.C.T	ACOUSTICAL CEILING TILE
ACOUST.	ACOUSTICAL
A.F.F.	ABOVE FINISH FLOOR
ADHES.	ADHESIVE
ALUM.	ALUMINUM
B.R.	BACKER ROD
BIT.	BITUMINOUS
B.O.	BOTTOM OF
BLKG.	BLOCKING
BD.	BEAD
BLDG.	BUILDING
BSMT	BASEMENT
BM.	BEAM
CUH	CABINET UNIT HEATER
CPT.	CARPET
C.J.	CONTROL JOINT
CLG.	CEILING
C.T.	CERAMIC TILE
CLR.	CLEAR
COORD.	COORDINATE
COL.	COLUMN
CONC.	CONCRETE
C.M.U.	CONCRETE MASONRY UNIT
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
DTL.	DETAIL
DEMO	DEMOLITION
DN	DOWN
DWG.	DRAWING
DBL.	DOUBLE
EA.	EACH
ELEC.	ELECTRICAL
EL.	ELEVATION
ELEV.	ELEVATOR
EQ.	EQUAL
EQUIP OR EQUIPT.	EQUIPMENT
EXIST'G.	EXISTING
EXT.	EXTERIOR
FIN.	FINISH
F.F.	FINISH FLOOR
F.A.	FIRE ALARM
FDVC	FIRE DEPT. VENT CABINET
FDV	FIRE DEPT. VALVE
FIXT.	FIXTURE
FLUOR.	FLUORESCENT
FNDN.	FOUNDATION
GA.	GAGE
GALV.	GALVANIZED
GL.	GLASS
GWB	GYPSUM WALL BOARD
H.C.	HANDICAP ACCESSIBLE
HDWD	HARDWOOD
HR.	HOUR-RATED (as in "2HR)
H.M.	HOLLOW METAL
HT.	HEIGHT
HORIZ.	HORIZONTAL

INSUL.	INSULATION
LAV.	LAVATORY
LCC	LEAD COATED COPPER
LIGHWGT	LIGHTWEIGHT
MAS.	MASONRY
MIN.	MINIMUM
M.O.	MASONRY OPENING
MAX.	MAXIMUM
M.D.O.	MEDIUM DENSITY OVER-
MECH.	LAY
MDF	MECHANICAL
MISC.	MEDIUM DENSITY FIBER-
MEMB.	BOARD
MTL.	MISCELLANEOUS
N.I.C.	MEMBRANE
O.C.	METAL
OP'G	NOT IN CONTRACT
OPP.	ON CENTER
PR.	OPENING
PTD.	OPPOSITE
PERF.	PAIR
PERIM.	PAINTED
PLAM	PERFORATED
PL.	PERIMETER
PLYWD	PLASTIC LAMINATE
P.T.	PLATE
PROJ.	PLYWOOD
Q.T.	PRESSURE TREATED
REINF	PROJECTION
REQ'D	QUARRY
RES.	REINFORCED
ROOF'G	REQUIRED
R.O.	RESILIENT
SCHED	ROOFING
SIM.	ROUGH OPENING
SQ.	SCHEDULE
S.S. OR S.STL.	SIMILAR
STL.	SQUARE
STN.	STAINLESS STEEL
STRUCT.	STEEL
SUB FLR.	STONE
SYS.	STRUCTURAL
TEMP.	SUBFLOOR
THRESH	SYSTEM
T.P.	TEMPERED
T.O.	THRESHOLD
TYP.	TOILET PAPER
V.B.	TOP OF
V.C.T.	TYPICAL
V.P.	VAPOR BARRIER
V.I.F.	VINYL COMPOSITE TILE
VERT	VENEER PLASTER
V.T.	VERIFY IN FIELD
WP	VERTICAL
W.C.	VINYL TILE
WD	WATERPROOFING

NOT FOR CONSTRUCTION

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MINOR SITE PLAN APPLICATION JUNE 27, 2007

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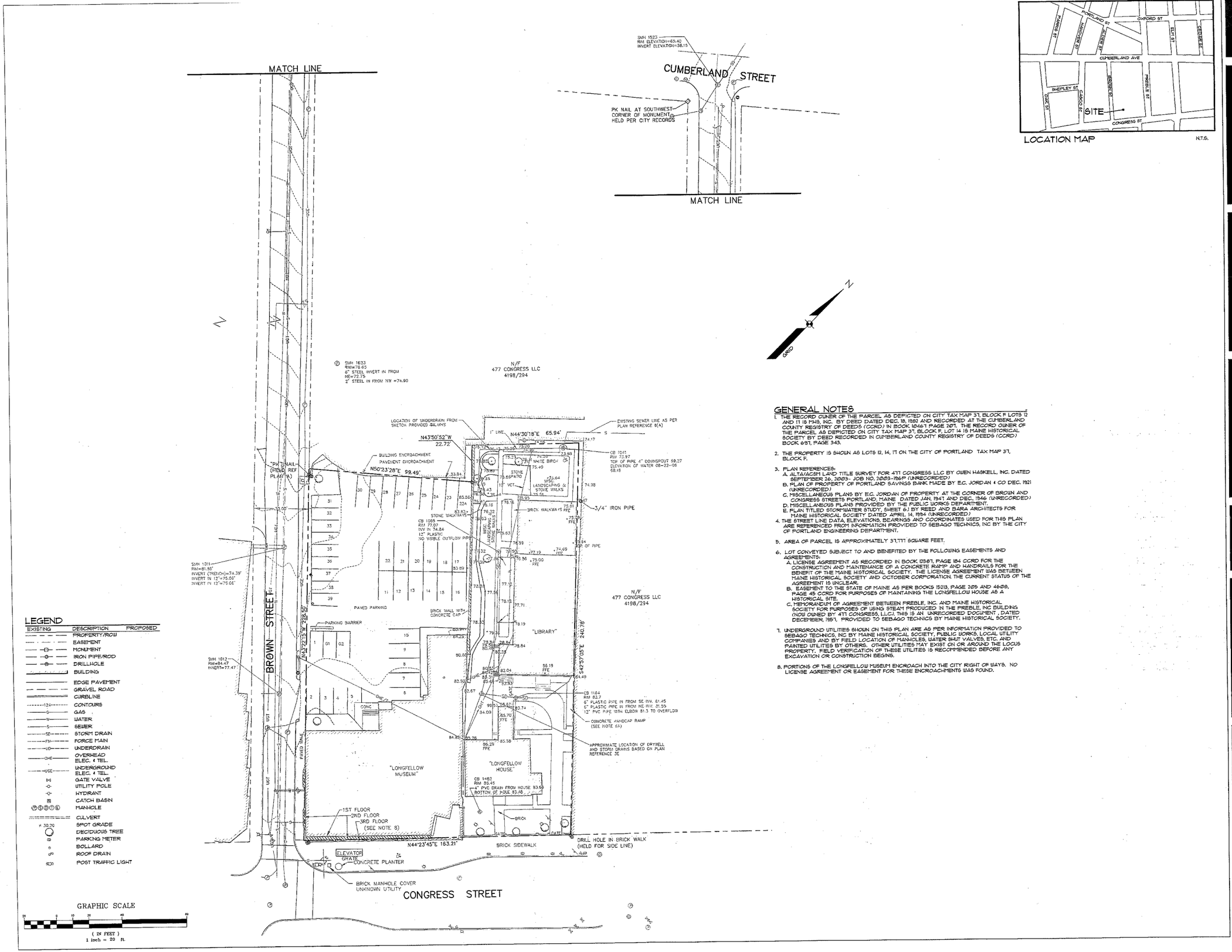

GENERAL NOTES

1. THE RECORD OWNER OF THE PARCEL AS DEPICTED ON CITY TAX MAP 37, BLOCK F LOTS 12 AND 17 IS MHS, INC. BY DEED DATED DEC. 18, 1982 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) IN BOOK 1046-1 PAGE 267. THE RECORD OWNER OF THE PARCEL AS DEPICTED ON CITY TAX MAP 37, BLOCK F, LOT 14 IS MAINE HISTORICAL SOCIETY BY DEED RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) BOOK 6-97, PAGE 343.
2. THE PROPERTY IS SHOWN AS LOTS 12, 14, 17 ON THE CITY OF PORTLAND TAX MAP 37, BLOCK F.
3. PLAN REFERENCES:
   A. ALTA/ACSM LAND TITLE SURVEY FOR 477 CONGRESS LLC BY OWEN HASKELL, INC. DATED SEPTEMBER 26, 2003- JOB NO. 2003-1868P (UNRECORDED)
   B. PLAN OF PROPERTY OF PORTLAND SAVINGS BANK MADE BY E.C. JORDAN & CO DEC. 1921 (UNRECORDED)
   C. MISCELLANEOUS PLANS BY E.C. JORDAN OF PROPERTY AT THE CORNER OF BROWN AND CONGRESS STREETS PORTLAND, MAINE DATED JAN. 1947 AND DEC. 1946 (UNRECORDED)
   D. MISCELLANEOUS PLANS PROVIDED BY THE PUBLIC WORKS DEPARTMENT.
   E. PLAN TITLED STORMWATER STUDY, SHEET 6-1 BY REED AND BARA ARCHITECTS FOR MAINE HISTORICAL SOCIETY DATED APRIL 14, 1994 (UNRECORDED)
4. THE STREET LINE DATA, ELEVATIONS, BEARINGS AND COORDINATES USED FOR THIS PLAN ARE REFERENCED FROM INFORMATION PROVIDED TO SEBAGO TECHNICS, INC BY THE CITY OF PORTLAND ENGINEERING DEPARTMENT.
5. AREA OF PARCEL IS APPROXIMATELY 37,777 SQUARE FEET.
6. LOT CONVEYED SUBJECT TO AND BENEFITED BY THE FOLLOWING EASEMENTS AND AGREEMENTS:
   A. LICENSE AGREEMENT AS RECORDED IN BOOK 2587, PAGE 194 CCRD FOR THE CONSTRUCTION AND MAINTENANCE OF A CONCRETE RAMP AND HANDRAILS FOR THE BENEFIT OF THE MAINE HISTORICAL SOCIETY. THE LICENSE AGREEMENT WAS BETWEEN MAINE HISTORICAL SOCIETY AND OCTOBER CORPORATION. THE CURRENT STATUS OF THE AGREEMENT IS UNCLEAR.
   B. EASEMENT TO THE STATE OF MAINE AS PER BOOKS 15213, PAGE 209 AND 46-08, PAGE 45 CCRD FOR PURPOSES OF MAINTAINING THE LONGFELLOW HOUSE AS A HISTORICAL SITE.
   C. MEMORANDUM OF AGREEMENT BETWEEN PREBLE, INC. AND MAINE HISTORICAL SOCIETY FOR PURPOSES OF USING STEAM PRODUCED IN THE PREBLE, INC BUILDING (NOW OWNED BY 477 CONGRESS, LLC). THIS IS AN UNRECORDED DOCUMENT , DATED DECEMBER, 1957, PROVIDED TO SEBAGO TECHNICS BY MAINE HISTORICAL SOCIETY.
7. UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE AS PER INFORMATION PROVIDED TO SEBAGO TECHNICS, INC BY MAINE HISTORICAL SOCIETY, PUBLIC WORKS, LOCAL UTILITY COMPANIES AND BY FIELD LOCATION OF MANHOLES, WATER SHUT VALVES, ETC. AND PAINTED UTILITIES BY OTHERS. OTHER UTILITIES MAY EXIST ON OR AROUND THE LOCUS PROPERTY. FIELD VERIFICATION OF THESE UTILITIES IS RECOMMENDED BEFORE ANY EXCAVATION OR CONSTRUCTION BEGINS.
8. PORTIONS OF THE LONGFELLOW MUSEUM ENCROACH INTO THE CITY RIGHT OF WAYS. NO LICENSE AGREEMENT OR EASEMENT FOR THESE ENCROACHMENTS WAS FOUND.

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Engineering Expertise You Can Build On.
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SCHWARTZ / SILVER ARCHITECTS INC.
75 Kneeland Street
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MAINE HISTORICAL SOCIETY
489 CONGRESS ST.
PORTLAND, MAINE

Date	Description	By
03/01/07	60% CD SET	
2/26/07	SITE PLAN APPLICATION	
1/2/07	100% CD SET	

	Date	By
Drawn by	4-26-07	PLS
Reviewed by	4-26-07	D.R.
Approved by	4-26-07	D.R.

EXISTING CONDITIONS PLAN

1"=20'
Scale

C1.0

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8. PORTIONS OF THE LONGFELLOW MUSEUM ENCROACH INTO THE CITY RIGHT OF WAYS. NO LICENSE AGREEMENT OR EASEMENT FOR THESE ENCROACHMENTS WAS FOUND.

9. ZONING DISTRICT= B-3 DOWNTOWN BUSINESS DISTRICT.

10. SPACE AND BULK CRITERIA PER B-3 DOWNTOWN BUSINESS DISTRICT
   (a) MIN. LOT SIZE: 15 FT.
   (b) MIN. STREET FRONTAGE: NONE
   (c) STREET WALL TO BUILD LINE: SEE SEC. 14-220, CHAPTER 14, OF CITY LAND USE ORDINANCE
   (d) MIN. YARD DIMENSIONS: NONE
   (e) MIN. LOT WIDTH: NONE
   (f) MAX. LENGTH OF UNDIFFERENTIATED BLANK WALL ALONG A PUBLIC STREET OR PUBLICLY ACCESSIBLE PEDESTRIAN WAY=
      (1) PAD OVERLAY ZONE: 15 FT.
      (2) ALL OTHER AREAS: 30 FT.
   (g) MAX. LOT COVERAGE: 100%
   (h) MIN. BUILDING HEIGHT: NO NEW CONSTRUCTION OF ANY BUILDING SHALL BE LESS THAN 35 FT. IN HEIGHT WITHIN 50 FT. OF ANY STREET FRONTAGE, EXCEPT FOR PARKING ATTENDANT BOOTHS OR BANK REMOTE TELLER FACILITIES
   (i) MAX. HEIGHT OF STRUCTURES: SEE SEC. 14-220, CHAPTER 14, OF CITY LAND USE ORDINANCE.

11. METHODS AND MATERIALS USED IN THE CONSTRUCTION OF THE IMPROVEMENTS WITHIN THE CITY RIGHT OF WAY SHALL CONFORM TO THE CURRENT CITY CONSTRUCTION STANDARDS AND SPECIFICATIONS AND/OR CURRENT M.D.O.T. STANDARDS AND SPECIFICATIONS.

GENERAL NOTES (CONTINUED)

12. ALL CURBING SHALL BE DESIGNED AND BUILT WITH TIP-DOWNS AT ALL DRIVEWAYS AND CROSSWALKS, IN ACCORDANCE WITH THE PUBLIC WORKS, TECHNICAL STANDARDS AND GUIDELINES.

13. ALL ELECTRIC, TELEPHONE AND CABLE T.V. SERVICES SHALL BE UNDERGROUND AND IN CONFORMANCE WITH THE STANDARDS OF CENTRAL MAINE POWER CO., VERIZON NEW ENGLAND, TIME WARNER CABLE T.V. CO., OR OTHER UTILITIES PROVIDING SERVICE TO THE SITE.

14. ALL WATER MAINS, SERVICES AND ASSOCIATED APPURTENANCES SHALL BE IN CONFORMANCE WITH PORTLAND WATER DISTRICT STANDARDS.

15. ALL NATURAL GAS MAINS, SERVICES AND ASSOCIATED APPURTENANCES SHALL BE IN CONFORMANCE WITH NORTHERN UTILITIES STANDARDS.

16. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "MAINE EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTIONS: BEST MANAGEMENT PRACTICES: PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTIONS, MARCH 1991 OR LATEST EDITION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO POSSES A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.

17. THE CONTRACTOR OR OWNER IS REQUIRED TO NOTIFY THE CITY OF PORTLAND PARKS AND PUBLIC WORKS INSPECTION SERVICES DIVISION IN WRITING THREE (3) DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION (874-8300 EXT. 8838). SHOULD THE IMPROVEMENTS BE OF SIGNIFICANT CONCERN OF IN A SENSITIVE AREA, A PRE-CONSTRUCTION MEETING MAY BE REQUIRED AT THE DISCRETION OF THE PUBLIC WORKS AUTHORITY.

18. AN APPROVED SET OF PLANS AND ALL APPLICABLE PERMITS MUSH BE AVAILABLE AT THE CONSTRUCTION SITE. THE OWNER, OR AND AUTHORIZED AGENT, MUST BE AVAILABLE AT ALL TIMES DURING CONSTRUCTION.

19. WARNING SIGN, MARKERS, BARRICADES OR FLAGMEN, APPROPRIATE FOR THE TYPE OF CONSTRUCTION MUST BE EMPLOYED TO REGULATE TRAFFIC.

20. CONSTRUCTION DEBRIS SHALL BE CONTAINERIZED AND DISPOSED OF IN ACCORDANCE WITH CITY OF PORTLAND'S SOLID WASTE ORDINANCE CHAPTER 12.

21. ANY DAMAGE TO PUBLIC OR PRIVATE PROPERTY RESULTING FROM CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE DEVELOPER/CONTRACTOR AT THEIR EXPENSE.

22. PROPERTY MARKERS AND STREET LINE MONUMENTS SHALL BE PROPERLY PROTECTED AT ALL TIMES DURING CONSTRUCTION TO INSURE THEIR INTEGRITY. IF DISTURBED THEY SHALL BE REPLACED BY A SURVEYOR REGISTERED IN THE STATE OF MAINE AT THE CONTRACTOR/DEVELOPER'S EXPENSE.

23. ALL SANITARY SERVICES AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF PORTLAND PARKS AND PUBLIC WORKS SEWER DIVISION.

24. ALL NEW CONNECTIONS, RECONNECTIONS, ETC. TO SANITARY OF STORM SEWERS SHALL REQUIRE A CONNECTION PERMIT PRIOR TO BEGINNING ANY WORK THE CITY OF PORTLAND PARKS AND PUBLIC WORKS DEPARTMENT MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO COMMENCEMENT TO ALLOW FOR INSPECTION.

25. A PERMIT MUST BE OBTAINED FROM THE CITY OF PORTLAND PARKS DEPARTMENT AND PUBLIC WORKS DEPARTMENT PRIOR TO BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY.

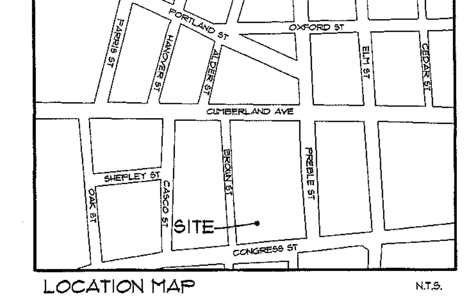
26. THE ENTIRE SITE SHALL BE DEVELOPED AND/OR MAINTAINED AS DEPICTED ON THE SITE PLAN. APPROVAL OF THE PLANNING AUTHORITY SHALL BE REQUIRED FOR ANY ALTERATIONS TO OR DEVIATIONS FROM THE APPROVED SITE PLAN, INCLUDING. WITHOUT LIMITATION, TOPOGRAPHY, DRAINAGE. LANDSCAPING, RETENTION OF WOODED OR LAWN AREAS, ACCESS, SIZE. LOCATION AND SURFACING OR PARKING AREAS, AND LOCATION AND SIZE OF BUILDINGS.

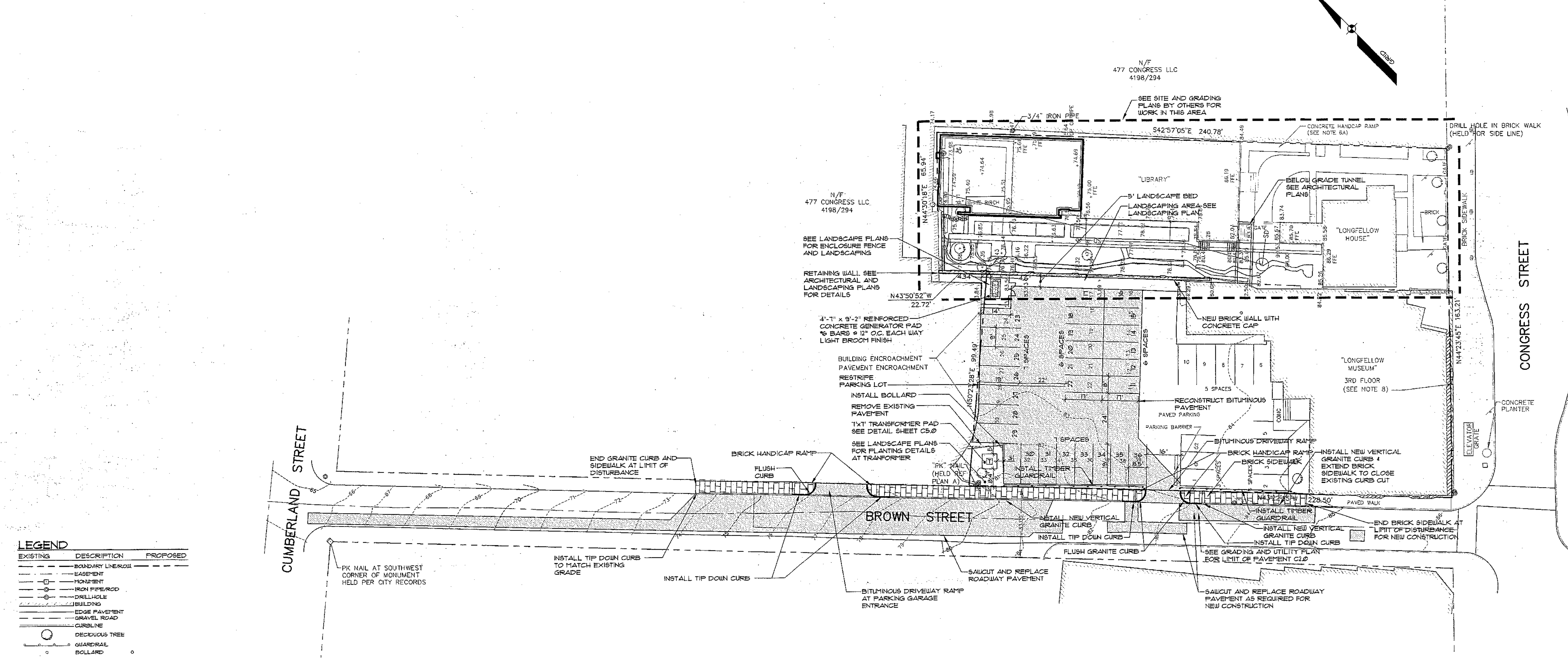
27. LANDSCAPING SHALL MEET THE "ARBORICULTURAL SPECIFICATIONS AND STANDARDS OF PRACTICE AND LANDSCAPE GUIDELINES" OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.

28. 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.

29. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR REGRADING.

30. ALL DISTURBED AREA ON THE SITE NOT COVERED BY BUILDINGS OR PAVED AREA SHALL BE STABILIZED WITH LOAM AND SEED OR OTHER MATERIALS AS REQUIRED BY BEST MANAGEMENT PRACTICES.





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MAINE HISTORICAL SOCIETY
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PLS	Drawn By	4-26-07 Date
DLR	Reviewed By	4-26-07 Date
DLR		4-26-07

05/01/07	60% CD SET
5/24/07	SITE PLAN APPLICATION
7/2/07	100% CD SET

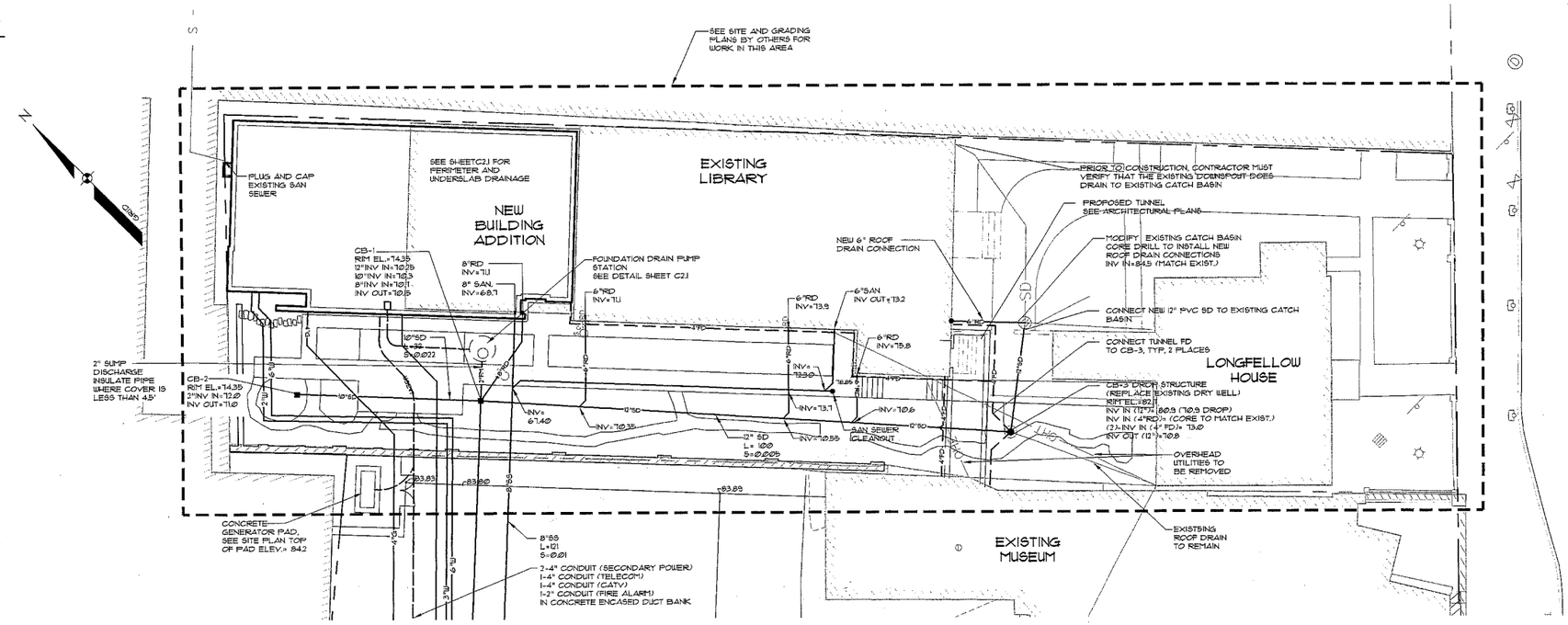
SITE PLAN

1"=20'

C1.1

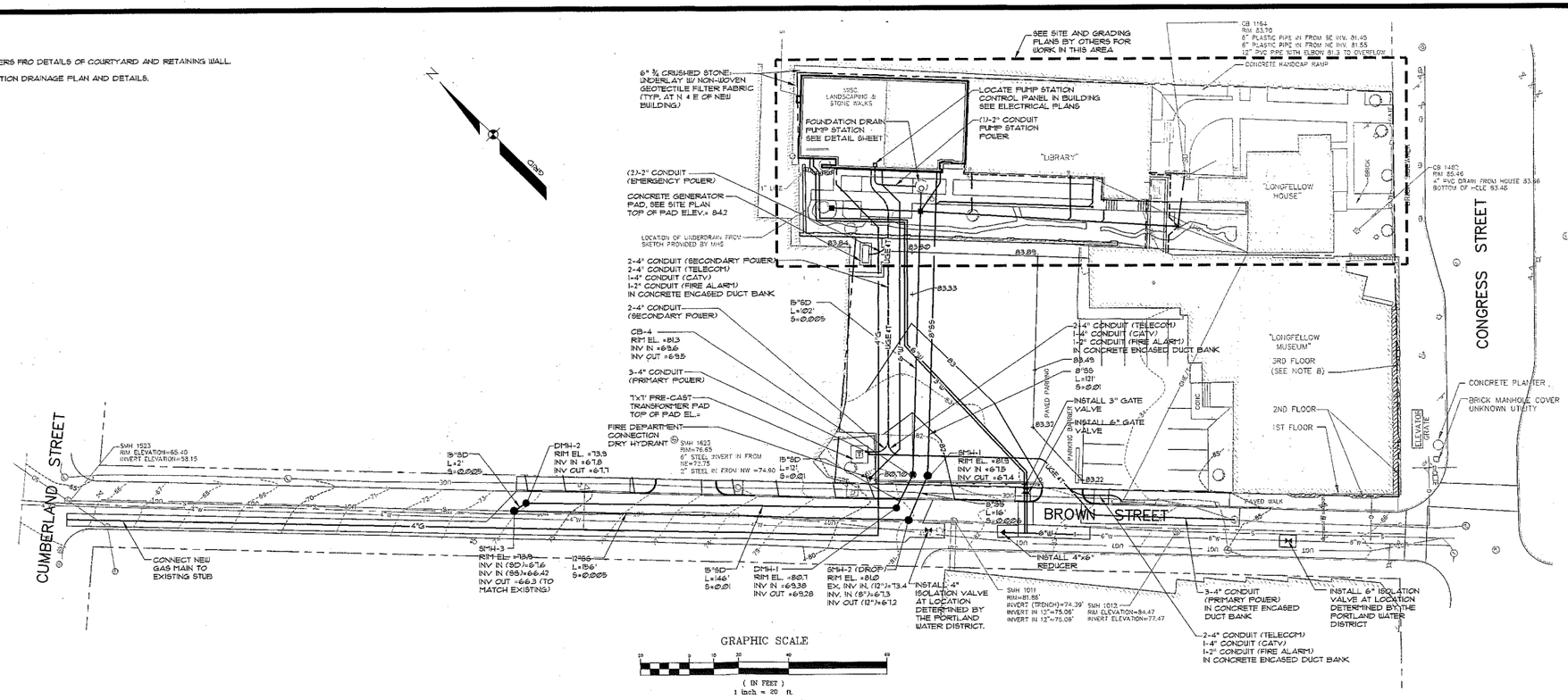
LEGEND

EXISTING	DESCRIPTION	PROPOSED
	PROPERTY/ROW	
	EASEMENT	
	CENTERLINE	
	MONUMENT	
	IRON PIPE/ROD	
	DRILLHOLE	
	BUILDING	
	EDGE PAVEMENT	
	GRAVEL ROAD	
	CURBLINE	
124	CONTOURS	
G	GAS	
W	WATER	
S	SEWER	
SD	STORM DRAIN	
FM	FORCE MAIN	
UD	UNDERDRAIN	
E	ELEC. & TEL. OVERHEAD	
UE	UNDERGROUND ELEC. & TEL.	
	GATE VALVE	
	UTILITY POLE	
	HYDRANT	
	CATCH BASIN	
	MANHOLE	
	CULVERT	
	SPOT GRADE	
	DECIDUOUS TREE	
	PARKING METER	
	BOLLARD	
	ROOF DRAIN	
	POST TRAFFIC LIGHT	
	SIGN	



UTILITY DETAIL
SCALE: 1"=10'

NOTES:
1. SEE SITE AND GRADING PLANS BY OTHERS FRO DETAILS OF COURTYARD AND RETAINING WALL.
2. SEE SHEET C2.1 FOR BASEMENT FOUNDATION DRAINAGE PLAN AND DETAILS.



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PORTLAND, MAINE

Date	Number	Description
05/01/07		60% CD SET
06/15/07		90% CD SET
7/24/07		100% CD SET

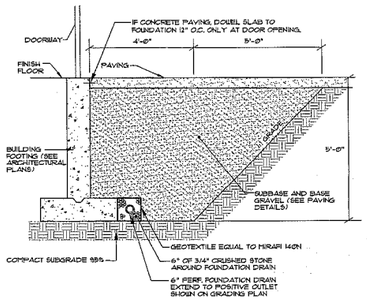
Drawn By	PLS
Reviewed By	DLR
Approved By	DLR
Date	4-26-07
Date	4-26-07
Date	4-26-07

GRADING AND UTILITY PLAN

AS NOTED
Scale

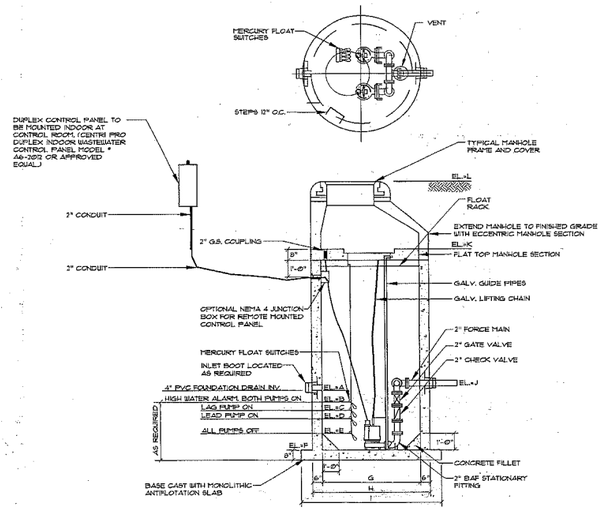
C2.0

STLyd0025DOU



5' GRANULAR BASE @ DOOR THRESHOLD

NOT TO SCALE



PUMP MODEL
PM-
FLOWMAS HYDRAPRO
DERSEO SP33
1/3 HP
1450 RPM
240 GPM
5' TDH

NOTES:
1. CONCRETE: 5,000 PSI AFTER 28 DAYS.
2. REINFORCING: WALLS & FLOOR 4x4/4x4 W2.9.
   SLAB TOP #4 @ 12" O.C.
3. INSTALL (2) SEWP PUMPS WITH 1/2" DIA. MINIMUM SOLIDS HANDLING AT CAPACITY TO DELIVER 30 GPM AT 15 FT TDH.
4. PROVIDE SELF CONTAINED DUPLEX MOTOR CONTROL PANEL WITH SHORT CIRCUIT AND OVERLOAD PROTECTION. THE CONTROL PANEL SHALL BE EQUIPPED WITH A MANUAL-OFF-AUTO SELECTOR SWITCH AND AN AMBER NEM LIGHT.
5. PROVIDE AN ALTERNATOR TO ALTERNATE THE LEAD AND LAG PUMP DUTY BETWEEN THE TWO PUMPS ON SUCCESSIVE CYCLES. THE LAG PUMP CIRCUIT SHALL PROVIDE A MEANS TO START THE LAG PUMP WHEN THE LEAD PUMP CAPACITY IS LESS THEN INFLOW OR THE LEAD PUMP FAILS.
6. PROVIDE AN ENCLOSURE MOUNTED ALARM LIGHT AND ALARM BELL OR HORN.
7. SUBMIT SPECIFICATIONS FOR THE PUMPS, CONTROL PANEL, AND ALARM FOR ENGINEERS APPROVAL.

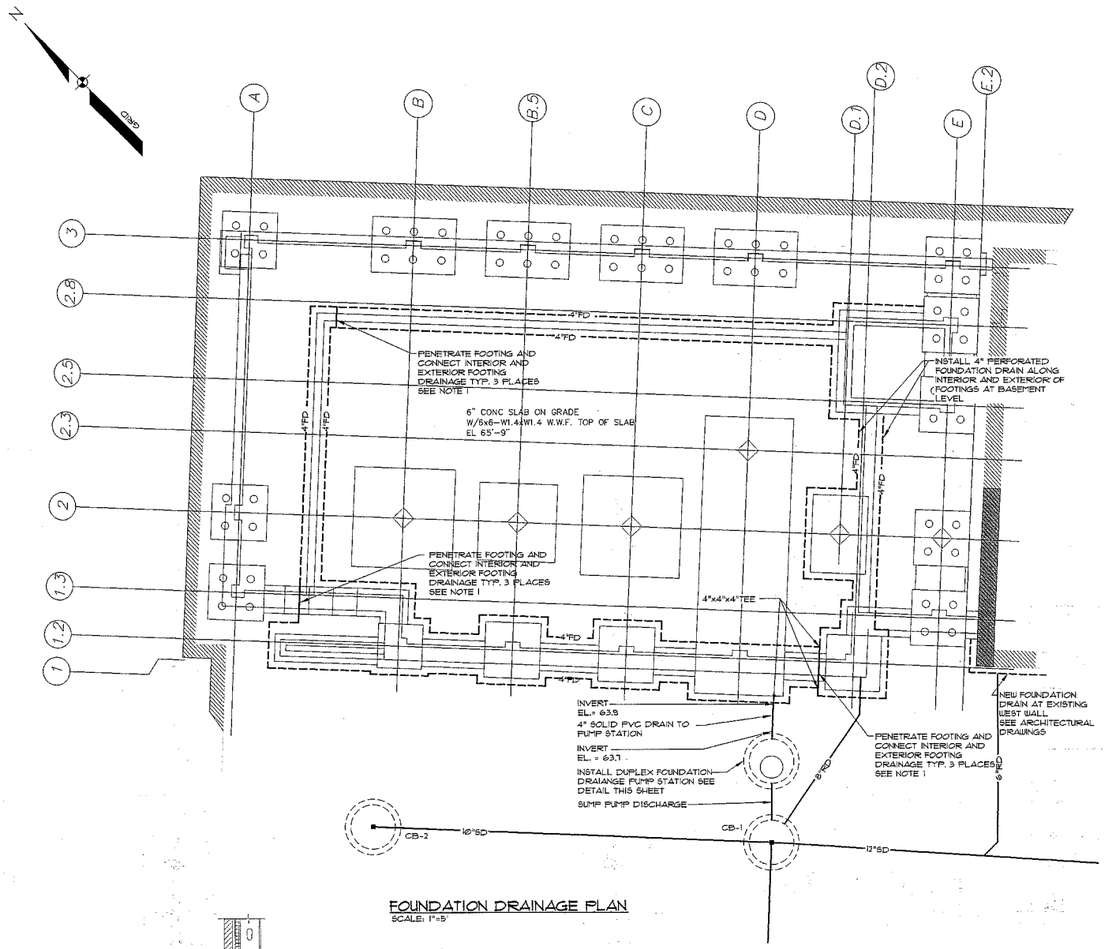
PUMP STATION SCHEDULE													
PUMP STATION	MEASUREMENT (FL)												
	A	B	C	D	E	F	G	H	I	J	K	L
1	63.7	63.6	63.3	63.0	62.5	61.5	4	5	7	67.0	73	74.3

PUMP STATION

NOT TO SCALE

FOUNDATION DRAIN PUMP STATION DETAIL

SCALE: N.T.S.



FOUNDATION DRAINAGE PLAN

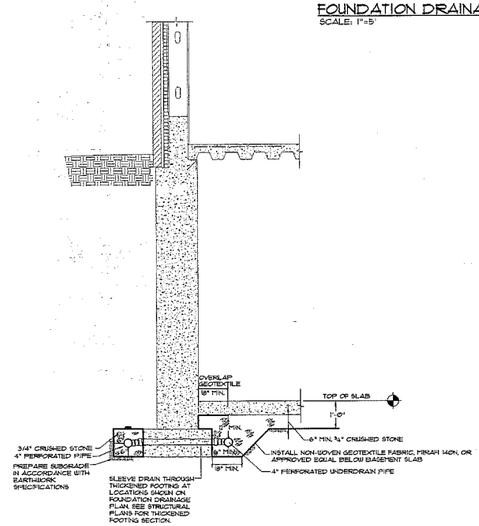
SCALE: 1"=5'

FOUNDATION DRAINAGE NOTES:
1. PENETRATE FOOTING WITH SOLID PVC UNDERDRAIN PIPE CONNECT INTERIOR AND EXTERIOR FOOTING DRAINS. SEE STRUCTURAL PLANS FOR THICKENED FOOTING SECTION.
2. FOUNDATION PLAN IS SHOWN FOR REFERENCE ONLY. SEE STRUTURAL PLANS FOR FOUNDATION DIMENSIONS, ELEVATIONS AND DETAILS.

GRAPHIC SCALE

5 0 3 5 10 20

(IN FEET)
1 inch = 5 ft.



TYPICAL PERIMETER DRAIN INSTALLATION

SCALE: 1/2"=1'

Sebago Technics
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Westbrook, ME 04092-1339
tel (207) 856-0277

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Date	Number	Description
06/01/07		50% CD SET
12/03/07		90% CD SET FOR REVIEW & COMMENT
12/05/07		100% CD SET

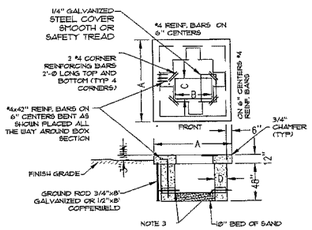
4-26-07	P.S.	Drawn By
4-26-07	D.L.R.	Reviewed By
4-26-07	D.L.R.	Approved By

FOUNDATION DRAINAGE PLAN

AS NOTED
Scale

C2.1

S:\fig\06020\DFD



1. SET CONCRETE BOX PAD ON SUITABLE GRAVEL BASE AND PROVIDE ADEQUATE DRAINAGE AWAY FROM PAD. REINFORCE AS SHOWN. LOCATION TO BE ACCESSIBLE BY TRUCK AND SUITABLY PROTECTED FROM FLOW AND TRAFFIC DAMAGE.

2. "FRONT" DENOTES THE SIDE ON WHICH THE ACCESS DOORS ARE LOCATED. THE PAD MUST BE INSTALLED SO THAT THE FRONT IS READILY ACCESSIBLE.

3. PROVIDE 8" X 12" CABLE HOLES- ONE PER WALL OR MORE IF NEEDED. LINE UP WITH TRENCHES. HOLES MAY EXTEND TO BOTTOM OF WALLS.

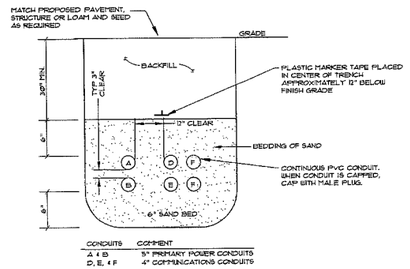
4. PROVIDE REMOVABLE STEEL COVER; SET FLUSH WITH TOP OF CONCRETE- WITH MINIMUM OF 2" BEARING ON REAR EDGE AND ENDS.

5. INSTALL GROUND ROD 6" IN FRONT OF LEFT FRONT CORNER OF PAD. TOP OF GROUND ROD TO BE 6" BELOW FINAL GRADE.

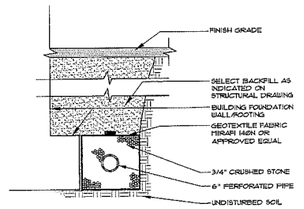
6. COORDINATE AND VERIFY ALL INFORMATION WITH THE LOCAL ELECTRICAL POWER UTILITY COMPANY.

KVA	KV	A	B	C	D	STEEL COVER
750 - 2500	15	9'-0"	5'-8	1'-6	12"	24"X24"X1/4"
150 - 2500	35	9'-0	5'-8	1'-6	12"	24"X24"X1/4"
75 - 500	15	7'-0	4'-0	1'-6	8"	18"X24"X1/4"
75 - 150	35	7'-0	4'-0	1'-6	8"	18"X24"X1/4"

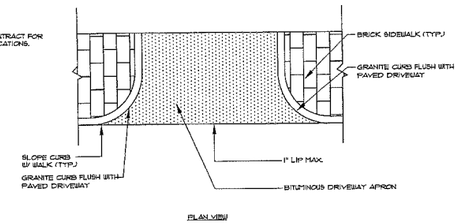
1 PRECAST TRANSFORMER PAD
NOT TO SCALE

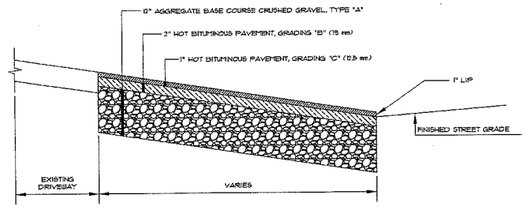


2 TYPICAL UNDERGROUND CABLE INSTALLATION
NOT TO SCALE

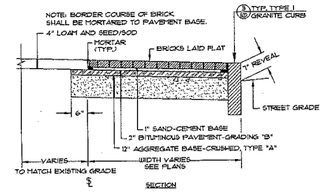


3 TYP. PERFORATED FOUNDATION DRAIN TRENCH SECTION
NOT TO SCALE

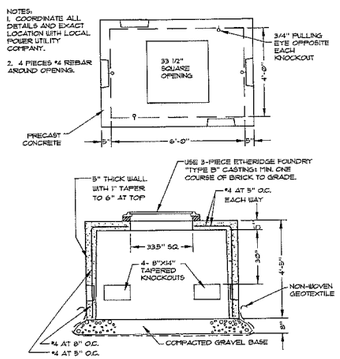




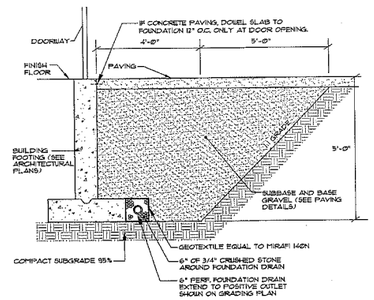
8 SECTION AT BITUMINOUS DRIVEWAY APRON
NOT TO SCALE



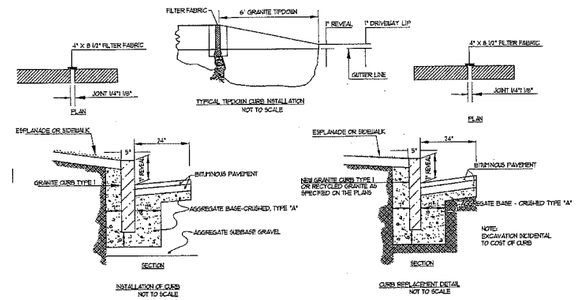
9 BRICK SIDEWALK DETAIL-NO ESPLANADE
NOT TO SCALE



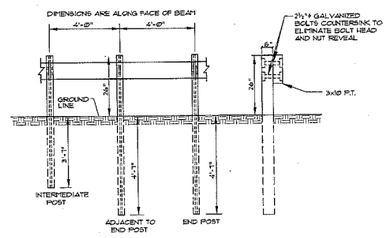
4 PRECAST UTILITY HANDHOLE
NOT TO SCALE



5 5' GRANULAR BASE @ DOOR THRESHOLD
NOT TO SCALE

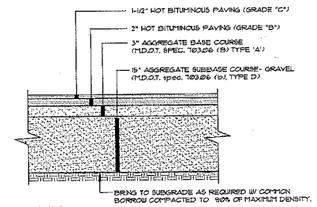


10 TYP. INSTALLATION OF CURB TYPE I
NOT TO SCALE



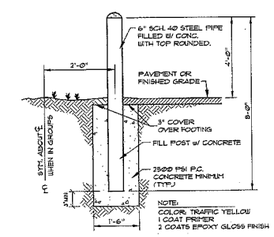
NOTES:
1. POSTS FOR GUARDRAIL SHALL BE 10 6x8.
2. ALL HOLES IN BEAM TO BE SHOP-PUNCHED BEFORE GALVANIZING.

6 GUARDRAIL
NOT TO SCALE



NOTES:
1. COMPACT GRAVEL SUBBASE BASE COURSE TO 95% OF MAXIMUM DENSITY USING HEAVY ROLLER COMPACTION.
2. CONTRACTOR SHALL SET GRADE STAKES MARKING SUBBASE AND FINISH GRADE ELEVATIONS FOR CONSTRUCTION REFERENCE.

7 TYP. PAVED PARKING LOT SECTION
NOT TO SCALE



11 METAL BOLLARD
NOT TO SCALE

Sebago Technics
Engineering Expertise You Can Build On
75 John Roberts Road
Westbrook, ME 04092-1339
Tel: (207) 854-2377

SCHWARTZ / SILVER ARCHITECTS INC.
73 Kneeland Street
Boston, Massachusetts 02111
Telephone 617.542.6660
Facsimile 617.951.0778

MAINE HISTORICAL SOCIETY
489 CONGRESS ST.
PORTLAND, MAINE

Date	Description	Date	Drawn By	Date	Reviewed By	Date	Approved By
03/31/07	60% CD SET	4-26-07	P.L.S.	4-26-07	D.J.R.	4-26-07	D.J.R.
5/24/07	SITE PLAN APP. LOCATION						
7/2/07	100% CD SET						

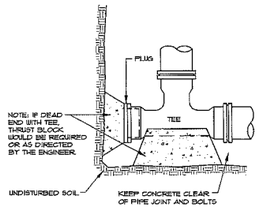
DETAIL SHEET

AS NOTED
Scale

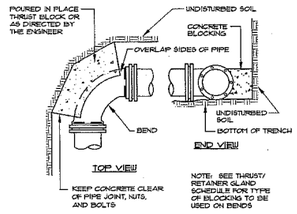
C5.0

STJ560C00

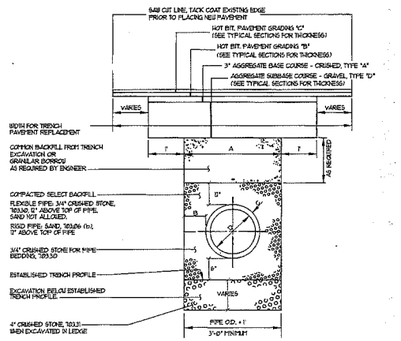
CONCRETE THRUST BLOCKS FOR HORIZONTAL BENDS, SIZE REQUIREMENTS						
	SQ. FT. OF BEARING ON UNDISTURBED SOIL					
FITTINGS	90° BENDS	45° BENDS	22.5° BENDS	11.5° BENDS	TEES AND PLUGS	
PIPE SIZE	4"-6"	5.0	4.5	3.5	1.5	6.0
	8"	11.0	8.0	4.0	2.0	10.0
	12"	32	16	8.0	4.5	24.0



9 STANDARD TEE BLOCKING
NOT TO SCALE



10 STANDARD BEND BLOCKING
NOT TO SCALE



11 TYPICAL PIPE INSTALLATION DETAIL
NOT TO SCALE

NOTE:
SPECIFICATION SECTIONS CITED REFER TO MDOT STANDARD SPECIFICATIONS

TABLE OF DIMENSIONS
PVC, TRUSS, CMP, & POLYETHYLENE PIPE

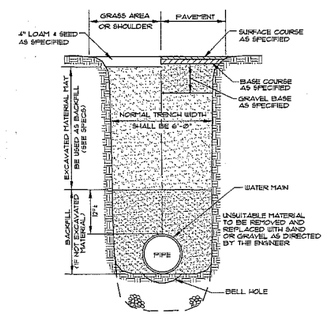
D	A	B	C	VOL. BASE /100' UNDISTURBED O. D. SOCKET
8"	3'- 0"	1'- 1 1/2"	0'- 1 1/2"	7.318 10 3/8"
10"	3'- 0"	1'- 0 3/8"	0'- 0 5/8"	7.626 12 1/2"
12"	3'- 0"	0'- 11 3/8"	0'- 0 5/8"	7.932 14 1/2"
14"	3'- 0"	0'- 10 3/8"	0'- 0 5/8"	8.178 16 3/4"
15"	3'- 0"	0'- 9 1/4"	0'- 0 3/4"	8.447 19"
18"	3'- 0"	0'- 8 1/4"	0'- 0 3/4"	8.863 21 1/8"
20"	3'- 0"	0'- 7 3/8"	0'- 0 3/4"	8.863 23 3/8"
24"	3'- 1 3/4"	0'- 6"	0'- 0 7/8"	9.833 27 3/4"
27"	3'- 3 1/4"	0'- 6"	0'- 1 1/8"	10.559 31 1/8"
30"	3'- 8 1/4"	0'- 6"	0'- 1 1/8"	12.156 34 1/2"
33"	3'- 11 3/4"	0'- 6"	0'- 1 1/8"	13.313 38 1/8"
36"	4'- 2 3/4"	0'- 6"	0'- 1 5/8"	14.610

A = WIDTH OF UNSHEETED TRENCH

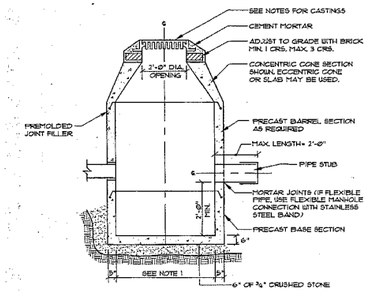
TABLE OF DIMENSIONS
REINFORCED CONCRETE PIPE

D	A	B	C	VOL. BASE /100' UNDISTURBED O. D. BELL
12"	3'- 0"	0'- 10"	0'- 2"	8.319 20 1/4"
15"	3'- 0"	0'- 8 1/4"	0'- 2 1/4"	8.628 24 1/8"
18"	3'- 0"	0'- 6 1/2"	0'- 2 1/2"	8.925 28"
21"	3'- 0 1/2"	0'- 6"	0'- 2 3/4"	9.266 31 7/8"
24"	3'- 8"	0'- 6"	0'- 3"	11.233 35 3/4"
27"	3'- 9 1/2"	0'- 6"	0'- 3 1/4"	12.055
30"	4'-	0'- 6"	0'- 3 1/2"	14.120
33"	4'- 4 1/2"	0'- 6"	0'- 3 3/4"	15.723
36"	4'- 8"	0'- 6"	0'- 4"	17.318
42"	5'- 3"	0'- 6"	0'- 4 1/2"	20.726
48"	5'- 10"	0'- 6"	0'- 5"	24.463
54"	6'- 5"	0'- 6"	0'- 5 1/2"	28.604
60"	7'- 0"	0'- 6"	0'- 6"	32.607
66"	7'- 7"	0'- 6"	0'- 6 1/2"	37.074
72"	8'- 5"	0'- 6"	0'- 7"	41.888
78"	8'- 9"	0'- 6"	0'- 7 1/2"	46.681
84"	9'- 4"	0'- 6"	0'- 8"	52.149
90"	9'- 11"	0'- 6"	0'- 8 1/2"	57.789
96"	10'- 6"	0'- 6"	0'- 9"	63.502

27 in. THROUGH 96 in. INCLUSIVE — TONGUE & GROOVE JOINTS



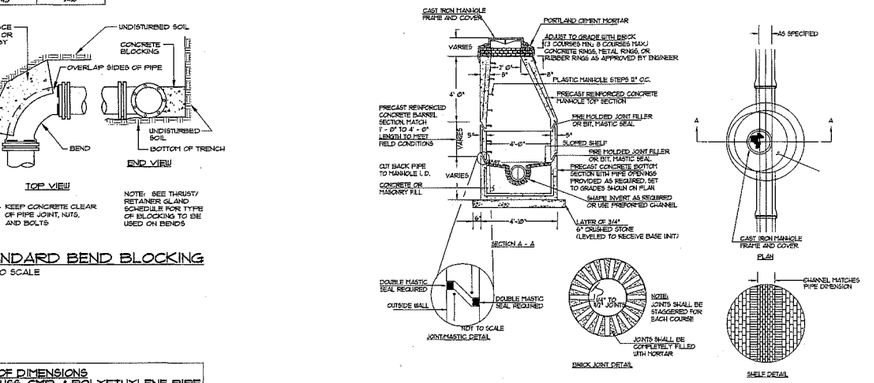
12 WATER LINE SECTION THRU EARTH TRENCH
NOT TO SCALE



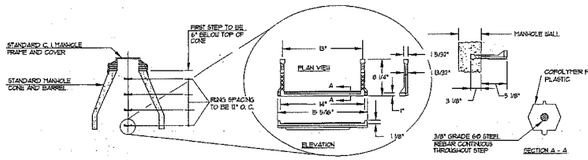
NOTES:
1. 4'-0" I.D. TYPICAL. SOME STRUCTURES MAY REQUIRE LARGER I.D. PROVIDE SHOP DRAWINGS.
2. DRAINAGE STRUCTURES TO BE DESIGNED FOR H-20 LOADING.
3. PIPE SIZES AND INVERTS AS NOTED ON PLANS.
4. CATCH BASIN FRAME AND GRATE TO BE ETHERIDGE FOUNDRY #4248, TYPE H OR C OR APPROVED EQUAL.
5. DRAINAGE MANHOLE FRAME AND COVER TO BE ETHERIDGE FOUNDRY #2485 OR APPROVED EQUAL. COVER SHALL BE MARKED "DRAIN".

13 TYPICAL DRAINAGE STRUCTURE
NOT TO SCALE

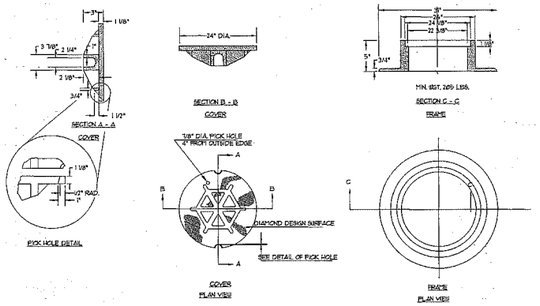
NOTE:
MANHOLE CHANNEL'S REQUIRING CHANGE OF ALIGNMENT, TO BE BUILT ON SWEEPING RADIUS CHANNEL TO BE SHAPED TO ACCEPT ADDITIONAL INLET PIPES.



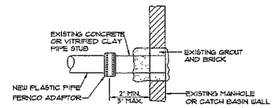
14 PRECAST CONCRETE SEWER MANHOLE TYPE "A"
NOT TO SCALE



15 PLASTIC MANHOLE STEPS
NOT TO SCALE

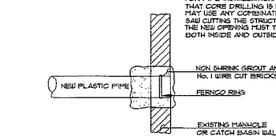


16 TYPE "A" CAST IRON MANHOLE COVER AND FRAME
NOT TO SCALE

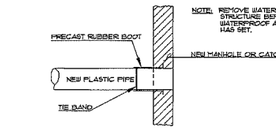


METHOD 4 - NEW PIPE TO EXISTING STRUCTURE STUB

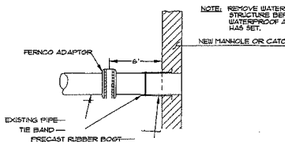
NOTE: EXISTING MANHOLE OR CATCH BASIN SHALL BE CORE DRILLED FOR PIPE INSTALLATION. IF PIPE DIAMETER IS SO LARGE THAT CORE DRILLING IS PROHIBITED, THE CONTRACTOR MAY USE ANY COMBINATION OF JACK HAMMERING AND SAW CUTTING THE STRUCTURE TO CREATE PIPE OPENING. THE NEW OPENING MUST THEN BE SEALED AND WATERTIGHT BOTH INSIDE AND OUTSIDE THE STRUCTURE.



METHOD 3 - NEW PIPE INTO EXISTING STRUCTURE

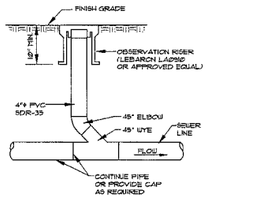


METHOD 2 - NEW CONSTRUCTION

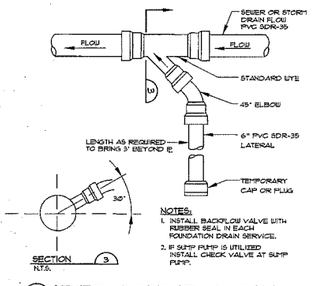


METHOD 1 - EXISTING PIPE INTO NEW STRUCTURE

17 PLASTIC PIPE CONNECTION DETAIL
NOT TO SCALE



18 SEWER CLEANOUT
NOT TO SCALE

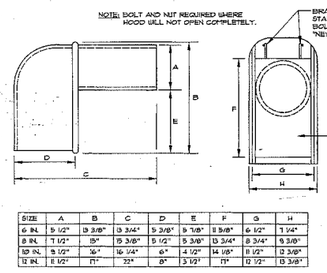


NOTES:
1. INSTALL BACKFLOW VALVE WITH RUBBER SEAL IN EACH FOUNDATION DRAIN SERVICE.
2. IF SUMP PUMP IS UTILIZED INSTALL CHECK VALVE AT SUMP PUMP.

19 SEWER / FOUNDATION DRAIN SERVICE CONNECTION
NOT TO SCALE

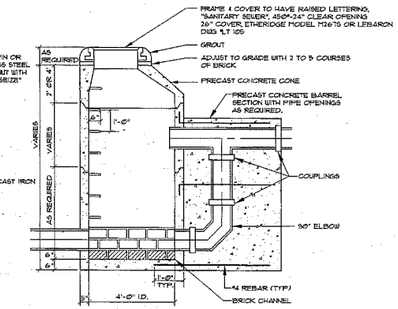
GENERAL NOTES FOR MANHOLES AND CATCH BASINS

1. ALL CONCRETE SHALL BE CLASS "A" AND HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 4000 lbs. PER IN2 NOT AT THE END OF 28 DAYS, UNLESS OTHERWISE NOTED.
2. PRECAST REINFORCED CONE BARREL MANUFACTURED PER ASTM SPEC. C-478-67.
3. SEWER BRICK SHALL CONFORM TO ASTM SPEC. DESIGNATE CN C-32-60, GRADE MS AND SA.
4. ALL MANHOLES SHALL HAVE A BITUMINOUS WATERPROOFING APPLIED TO THE EXTERIOR SURFACE. IF CONSTRUCTED OF BRICK MASONRY, SURFACE SHALL BE PLASTERED WITH A SMOOTH FINISH 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 ASPHALTIC 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 PICK HOLE.
9. EXISTING MANHOLES, CATCH BASINS, FRAMES, AND COVERS SHALL BE SALVAGED BY THE CONTRACTOR, AND SHALL REMAIN THE PROPERTY OF THE CITY OF PORTLAND.



SIZE	A	B	C	D	E	F	G	H
6 IN.	9 1/2"	13 3/8"	13 3/4"	9 3/8"	7 1/8"	5 5/8"	6 1/2"	5 1/4"
8 IN.	7 1/2"	15"	15 3/8"	5 1/2"	5 3/8"	13 3/4"	8 3/4"	5 3/8"
10 IN.	9 1/2"	16"	16 1/4"	6"	4 1/2"	14 1/8"	11 1/2"	3 3/8"
12 IN.	11 1/2"	17"	22"	8"	3 1/2"	17"	12 1/2"	13 3/8"

25 CASCO TRAP
NOT TO SCALE



20 TYPICAL SANITARY DROP MANHOLE (OUTSIDE DROP)
NOT TO SCALE

Sebago Technics
Engineering Expertise You Can Build On.
One Chabot Street
Westbrook, Maine 04092-1339
Tel (207) 856-0277

SCHWARTZ / SILVER ARCHITECTS INC.
76 Kneeland Street
Boston, Massachusetts 02111
Telephone 617/542-8825
Facsimile 617/951-0779

MAINE HISTORICAL SOCIETY
489 CONGRESS ST.
PORTLAND, MAINE

Date	Description	Approved by	Reviewed by	Drawn by
06/01/07	80% CD SET			
06/14/07	SITE PLAN APPLICATION			
7/16/07	100% CD SET			
		D.J.R.	D.J.R.	P.L.S.
		4-26-07	4-26-07	4-26-07
		Date	Date	Date

DETAIL SHEET

AS NOTED
Scale

C5.1

STI#9600200

WINTER EROSION CONTROL MEASURES

THE WINTER CONSTRUCTION PERIOD IS FROM OCTOBER 1 THROUGH APRIL 15. IF THE CONSTRUCTION SITE IS NOT STABILIZED WITH PAVEMENT, A ROAD GRAVEL BASE, 75% MATURE VEGETATION COVER OR RIPRAP BY NOVEMBER 15 THEN THE SITE NEEDS TO BE PROTECTED WITH OVER-WINTER STABILIZATION. AN AREA CONSIDERED OPEN IS ANY AREA NOT STABILIZED WITH PAVEMENT, VEGETATION, MULCHING, EROSION CONTROL MATS, RIPRAP OR GRAVEL BASE ON A ROAD.
WINTER EXCAVATION AND EARTHWORK SHALL BE COMPLETED SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME. LIMIT THE EXPOSED AREA TO THOSE AREAS IN WHICH WORK IS EXPECTED TO BE UNDER TAKEN DURING THE PROCEEDING 15 DAYS AND THAT CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT.
ALL AREAS SHALL BE CONSIDERED TO BE DENUDED UNTIL THE SUBBASE GRAVEL IS INSTALLED IN ROADWAY AREAS OR THE AREAS OF FUTURE LOAM AND SEED HAVE BEEN LOAMED, SEEDED AND MULCHED. HAY AND STRAW MULCH RATE SHALL BE A MINIMUM OF 150 LBS/1,000 S.F. (3 TONS/ACRE) AND SHALL BE PROPERLY ANCHORED. THE CONTRACTOR MUST INSTALL ANY ADDED MEASURES WHICH MAY BE NECESSARY TO CONTROL EROSION/SEDIMENTATION FROM THE SITE DEPENDENT UPON THE ACTUAL SITE AND WEATHER CONDITIONS.
CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED, IN ORDER TO MINIMIZE AREAS WITHOUT EROSION CONTROL PROTECTION.

1. SOIL STOCKPILES

STOCKPILES OF SOIL OR SUBSOIL WILL BE MULCHED FOR OVER WINTER PROTECTION WITH HAY OR STRAW AT TWICE THE NORMAL RATE OR AT 150 LBS/1,000 S.F. (3 TONS PER ACRE) OR WITH A FOUR-INCH LATER OF WOOD WASTE EROSION CONTROL MIX. THIS WILL BE DONE WITHIN 24 HOURS OF STOCKING AND RE-ESTABLISHED PRIOR TO ANY RAINFALL OR SNOWFALL.
ANY SOIL STOCKPILE WILL NOT BE PLACED (EVEN COVERED WITH HAY OR STRAW) WITHIN 100 FEET FROM ANY NATURAL RESOURCES.

2. NATURAL RESOURCES PROTECTION

ANY AREAS WITHIN 100 FEET FROM ANY NATURAL RESOURCES, IF NOT STABILIZED WITH A MINIMUM OF 75% MATURE VEGETATION CATCH, SHALL BE MULCHED BY DECEMBER 1 AND ANCHORED WITH PLASTIC NETTING OR PROTECTED WITH EROSION CONTROL MATS.
DURING WINTER CONSTRUCTION, A DOUBLE LINE OF SEDIMENT BARRIERS (I.E. SILT FENCE BACKED WITH HAY BALES OR EROSION CONTROL MIX) WILL BE PLACED BETWEEN ANY NATURAL RESOURCE AND THE DISTURBED AREA.
PROJECTS CROSSING THE NATURAL RESOURCE SHALL BE PROTECTED A MINIMUM DISTANCE OF 100 FEET ON EITHER SIDE FROM THE RESOURCE. EXISTING PROJECTS NOT STABILIZED BY DECEMBER 1 SHALL BE PROTECTED WITH THE SECOND LINE OF SEDIMENT BARRIER TO ENSURE FUNCTIONALITY DURING THE SPRING THAW AND RAINS.

3. SEDIMENT BARRIERS

DURING FROZEN CONDITIONS, SEDIMENT BARRIERS SHALL CONSIST OF WOOD WASTE FILTER BERMS AS FROZEN SOIL PREVENTS THE PROPER INSTALLATION OF HAY BALES AND SEDIMENT SILT FENCES.

4. MULCHING

ALL AREA SHALL BE CONSIDERED TO BE DENUDED UNTIL AREAS OF FUTURE LOAM AND SEED HAVE BEEN LOAMED, SEEDED AND MULCHED. HAY AND STRAW MULCH SHALL BE APPLIED AT A RATE OF 150 LB. PER 1,000 SQUARE FEET OR 3 TONS/ACRE (TWICE THE NORMAL ACCEPTED RATE OF 75-LBS/1,000 S.F. OR 1.5 TONS/ACRE) AND SHALL BE PROPERLY ANCHORED.
MULCH SHALL NOT BE SPREAD ON TOP OF SNOW. THE SNOW WILL BE REMOVED DOWN TO A ONE-INCH DEPTH OR LESS PRIOR TO APPLICATION.
AFTER EACH DAY OF FINAL GRADING, THE AREA WILL BE PROPERLY STABILIZED WITH ANCHORED HAY OR STRAW OR EROSION CONTROL MATTING.
AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR HAY AT A RATE OF 150 LB. PER 1,000 SQUARE FEET (3TONS/ACRE) AND ADEQUATELY ANCHORED THAT GROUND SURFACE IS NOT VISIBLE THOUGH THE MULCH.

BETWEEN THE DATES OF SEPTEMBER 1 AND APRIL 15, ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING, ASPHALT EMULSION CHEMICAL, TRACK OR WOOD CELLULOSE FIBER. WHEN GROUND SURFACE IS NOT VISIBLE THOUGH THE MULCH THEN COVER IS SUFFICIENT.
AFTER NOVEMBER 1ST, MULCH AND ANCHORING OF ALL BARE SOIL SHALL OCCUR AT THE END OF EACH FINAL GRADING WORK DAY.

5. MULCHING ON SLOPES AND DITCHES

SLOPES SHALL NOT BE LEFT EXPOSED FOR ANY EXTENDED TIME OF WORK SUSPENSION UNLESS FULLY MULCHED AND ANCHORED WITH PEG AND NETTING OR WITH EROSION CONTROL BLANKETS.
MULCHING SHALL BE APPLIED AT A RATE OF 230 LBS/1,000 S.F. ON ALL SLOPES GREATER THAN 8%.
MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPES EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8%.
EROSION CONTROL BLANKETS SHALL BE USED IN LIEU OF MULCH IN ALL DRAINAGE WAYS WITH SLOPES 8%.
EROSION CONTROL MIX CAN BE USED TO SUBSTITUTE EROSION CONTROL BLANKETS ON ALL SLOPES EXCEPT DITCHES.

6. SEEDING

BETWEEN THE DATES OF OCTOBER 15 AND APRIL 1ST, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES FINISHED AREAS SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED.
IF THE DATE IS AFTER NOVEMBER 1ST AND IF THE EXPOSED AREA HAS BEEN LOOMED, FINAL GRADED WITH A UNIFORM SURFACE, THEN THE AREA MAY BE DORMANT SEEDED AT A RATE OF 3 TIMES HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED.
DORMANT SEEDING MAY BE SELECTED TO BE PLACED PRIOR TO THE PLACEMENT OF MULCH AND FABRIC NETTING ANCHORED WITH STAPLES.
IF DORMANT SEEDING IS USED FOR THE SITE, ALL DISTURBED AREAS SHALL RECEIVE 4" OF LOAM AND SEED AT AN APPLICATION RATE OF 5LBS/1000 S.F. ALL AREAS SEEDED DURING THE WINTER WILL BE INSPECTED IN THE SPRING FOR ADEQUATE CATCH. ALL AREAS SUFFICIENTLY VEGETATED

EROSION AND SEDIMENTATION CONTROL NOTES

A. PRE-CONSTRUCTION PHASE

PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, FILTER FABRIC FENCING WILL BE STAKED ACROSS THE SLOPE(S), ON THE CONTOUR, AT OR JUST BELOW THE LIMITS OF CLEARING OR GRUBBING, AND/OR JUST ABOVE ANY ADJACENT PROPERTY LINE OR WATERCOURSE TO PROTECT AGAINST CONSTRUCTION RELATED EROSION. THE PLACEMENT OF SILT FENCES SHALL BE COMPLETED IN ACCORDANCE WITH GUIDELINES ESTABLISHED IN BEST MANAGEMENT PRACTICES AND IN ACCORDANCE WITH THE EROSION CONTROL PLAN & DETAILS IN THE PLAN SET. THIS NETWORK IS TO BE MAINTAINED BY THE CONTRACTOR UNTIL ALL EXPOSED SLOPES HAVE AT LEAST 85%-90% VIGOROUS PERENNIAL VEGETATIVE COVER TO PREVENT EROSION.

SCHEDULE

1.	ESTIMATED CONSTRUCTION TIME:	9 MONTHS
2.	EROSION CONTROL MEASURES PLACED.	WEEK 1 - WEEK 2
3.	SITE CLEARING AND GRUBBING.	WEEK 2+
4.	BUILDING FOUNDATION AND STRUCTURAL.	WEEK 4+-WEEK 30
5.	STORMWATER MANAGEMENT BIORETENTION BED AREA CONSTRUCTION.	WEEK 30
6.	UTILITY IMPROVEMENTS AND SITE CONSTRUCTION.	WEEK 1 - WEEK 36
7.	MULCH SPREAD FOR EROSION CONTROL.	OCT. 15 OF CONSTRUCTION YEAR
8.	START FINAL SEEDINGS ON PREPARED AREAS. (DURING GROWING SEASON)	WEEK 8
9.	BIWEEKLY MONITORING OF VEGETATIVE GROWTH.	WEEK 10
**10.	RE-SEEDING OF AREAS, IF NEEDED.	WEEK 10
**11.	REMOVAL OF EROSION CONTROL DEVICES.	UPON FINAL PROJECT COMPLETION

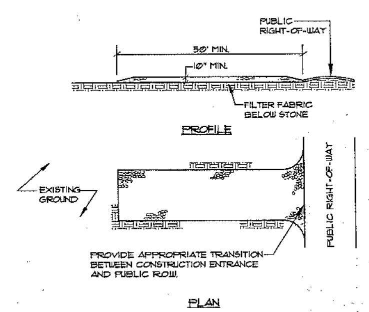
12. ANY EXPOSED GROUND AREA SHALL BE TEMPORARILY OR PERMANENTLY STABILIZED WITHIN ONE (1) WEEK FROM THE TIME THE WORK WAS STARTED, BY USE OF RIP RAP, SOD, SEED, AND MULCH OR OTHER EFFECTIVE MEASURES. IN ALL CASES PERMANENTLY STABILIZATION SHALL OCCUR WITHIN NINE (9) MONTHS OF THE INITIAL DATE OF EXPOSURE.

** DATES ARE SUBJECT TO CHANGE AT THE DISCRETION OF THE ENGINEER DEPENDING ON CONSTRUCTION PROGRESS.

E. INSPECTIONS/MONITORING MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION CYCLE. AFTER EACH RAINFALL, THE CONTRACTOR SHALL PERFORM A VISUAL INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES. THE CONTRACTOR SHALL PERFORM REPAIRS AS NEEDED TO ALLOW CONTINUED PROPER FUNCTIONING OF THE EROSION CONTROL MEASURE. THE CONTRACTOR SHALL PROVIDE THE MUNICIPALITY WITH WRITTEN DOCUMENTATION DESCRIBING DATES OF INSPECTIONS AND NECESSARY FOLLOW-UP WORK TO MAINTAIN EROSION CONTROL MEASURES MEETING THE REQUIREMENTS OF THIS PLAN. FOLLOWING THE TEMPORARY AND/OR FINAL SEEDINGS, THE CONTRACTOR SHALL INSPECT THE WORK AREA SEMIMONTHLY UNTIL THE SEEDINGS HAVE BEEN ESTABLISHED. ESTABLISHED MEANS A MINIMUM OF 85%-90% OF AREAS VEGETATED WITH VIGOROUS GROWTH. RESEEDING SHALL BE CARRIED OUT BY THE CONTRACTOR WITH FOLLOW-UP INSPECTIONS IN THE EVENT OF ANY FAILURES UNTIL VEGETATION IS ADEQUATELY ESTABLISHED.

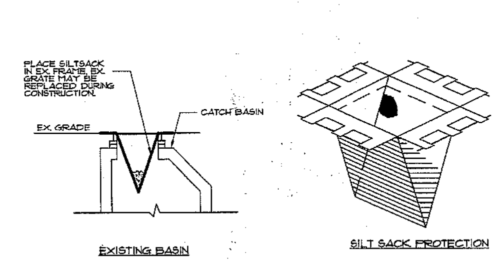
CONSTRUCTION NOTES

1. ALL WORK SHALL CONFORM TO THE APPLICABLE CODES AND ORDINANCES.
2. CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIM OR HERSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS AS TO THE COST THEREOF. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIM OR HERSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
3. CONTRACTOR SHALL NOTIFY ENGINEER OF ALL PRODUCTS OR ITEMS NOTED AS "EXISTING" WHICH ARE NOT FOUND IN THE FIELD.
4. INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND OWNER'S REQUIREMENTS UNLESS SPECIFICALLY OTHERWISE INDICATED OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO FABRICATION AND ERECTION OF ANY MATERIAL. ANY UNUSUAL CONDITIONS SHALL BE REPORTED TO THE ATTENTION OF THE ENGINEER.
6. CONTRACTOR SHALL CLEAN AND REMOVE DEBRIS AND SEDIMENT DEPOSITED ON PUBLIC STREETS, SIDEWALKS, ADJACENT AREAS, OR OTHER PUBLIC WAYS DUE TO CONSTRUCTION.
7. CONTRACTOR SHALL INCORPORATE PROVISIONS AS NECESSARY IN CONSTRUCTION TO PROTECT EXISTING STRUCTURES, PHYSICAL FEATURES, AND MAINTAIN SITE STABILITY DURING CONSTRUCTION. CONTRACTOR SHALL RESTORE ALL AREAS TO ORIGINAL CONDITION AND AS DIRECTED BY DESIGN DRAWINGS.
8. SITE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.
9. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "MAINE EROSION AND SEDIMENTATION 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. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.
10. THE CONTRACTOR IS HEREBY CAUTIONED THAT ALL SITE FEATURES SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS BY THE SURVEYOR AND BY INFORMATION PROVIDED BY UTILITY COMPANIES. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT DIG SAFE (1-888-DIGSAFE) AT LEAST THREE (3) BUT NOT MORE THAN THIRTY (30) DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES.
11. CONTRACTOR SHALL BE AWARE THAT DIG SAFE ONLY NOTIFIES ITS "MEMBER" UTILITIES ABOUT THE DIG. WHEN NOTIFIED, DIG SAFE WILL ADVISE CONTRACTOR OF MEMBER UTILITIES IN THE AREA. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND CONTACTING NON-MEMBER UTILITIES DIRECTLY. NON-MEMBER UTILITIES MAY INCLUDE TOWN OR CITY WATER AND SEWER DISTRICTS AND SMALL LOCAL UTILITIES, AS WELL AS USG PUBLIC WORKS SYSTEMS.
12. CONTRACTORS SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE REQUIREMENTS OF 23 MRSA 3360-A. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITIES TO OBTAIN AUTHORIZATION PRIOR TO RELOCATION OF ANY EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS. IF A UTILITY CONFLICT ARISES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER, THE MUNICIPALITY AND APPROPRIATE UTILITY COMPANY PRIOR TO PROCEEDING WITH ANY RELOCATION.
13. ALL PAVEMENT MARKINGS AND DIRECTIONAL SIGNAGE SHOWN ON THE PLAN SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS.
14. ALL PAVEMENT JOINTS SHALL BE SAWCUT PRIOR TO PAVING TO PROVIDE A DURABLE AND UNIFORM JOINT.
15. NO HOLES, TRENCHES OR STRUCTURES SHALL BE LEFT OPEN OVERNIGHT IN ANY EXCAVATION ACCESSIBLE TO THE PUBLIC OR IN PUBLIC RIGHTS-OF-WAY.
16. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE A M.D.O.T. PERMIT AS WELL AS PERMITS FROM THE TOWN AS APPLICABLE.
17. THE PROPOSED LIMITS OF CLEARING SHOWN HEREON ARE APPROXIMATE BASED UPON THE PROPOSED LIMITS OF SITE GRADING. THE APPLICANT RESERVES THE RIGHT TO PERFORM NORMAL FOREST MANAGEMENT ACTIVITIES OUTSIDE OF THE CLEARING LIMIT AS SHOWN. TREE REMOVAL OUTSIDE OF THE LIMITS OF CLEARING MAY BE NECESSARY TO REMOVE DEAD OR DYING TREES OR TREE LIMBS. THIS REMOVAL IS DUE TO POTENTIAL SAFETY HAZARDS AND TO PROMOTE PROPER FOREST GROWTH.
18. IMMEDIATELY UPON COMPLETION OF CUTS/FILLS, THE CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH EROSION CONTROL NOTES AND AS SPECIFIED ON PLANS.
19. THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR THE REMOVAL, REPLACEMENT AND RECTIFICATION OF ALL DAMAGED AND DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE CONTRACT WORK. THE CONTRACTOR SHALL REPLACE OR REPAIR AS DIRECTED BY THE OWNER ALL SUCH DAMAGED OR DEFECTIVE MATERIALS WHICH APPEAR WITHIN A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.
20. ALL WORK PERFORMED BY THE GENERAL CONTRACTOR AND/OR TRADE SUBCONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF LOCAL, STATE OR FEDERAL LAWS, AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.
21. WHERE THE TERMS "APPROVED EQUAL", "OTHER APPROVED", "EQUAL TO", "ACCEPTABLE" OR OTHER GENERAL QUALIFYING TERMS ARE USED IN THESE NOTES, IT SHALL BE UNDERSTOOD THAT REFERENCE IS MADE TO THE RULING AND JUDGMENT OF SEBAGO TECHNICS, INC.
22. THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION FOR THE WORK UNTIL TURNED OVER TO THE OWNER.
23. THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DRAWINGS ON SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES.
24. THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY CHANGES AND DEVIATION OF APPROVED PLANS NOT AUTHORIZED BY THE ARCHITECT/ENGINEER AND/OR CLIENT/OWNER.
25. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. ANY MODIFICATION TO SUIT FIELD DIMENSION AND CONDITION SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO ANY WORK.
26. BEFORE THE FINAL ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL REMOVE ALL EQUIPMENT AND MATERIALS, REPAIR OR REPLACE PRIVATE OR PUBLIC PROPERTY WHICH MAY HAVE BEEN DAMAGED OR DESTROYED DURING CONSTRUCTION, CLEAN THE AREAS WITHIN AND ADJACENT TO THE PROJECT WHICH HAVE BEEN OBSTRUCTED BY HIS/HER OPERATIONS, AND LEAVE THE PROJECT AREA NEAT AND PRESENTABLE.
27. ALL NEW POWER POLES SHALL BE PLACED 6'-0" FROM THE EDGE OF PAVEMENT. LOCATIONS SHALL BE APPROVED BY CENTRAL MAINE POWER COMPANY AND FIELD VERIFIED.



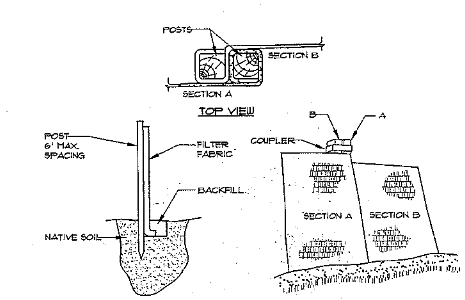
NOTES:
1. STONE SIZE- 4"-6" CLEAN CRUSHED STONE.
2. LENGTH- AS SHOWN ON PLANS, MIN. 50 FEET.
3. THICKNESS- NOT LESS THAN TEN (10) INCHES.
4. WIDTH- NOT LESS THAN FULL WIDTH OF ALL POINT OF INGRESS OR EGRESS.
5. MAINTENANCE- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.

(22) STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



NOTES:
PRIOR TO FINAL GRADING AND PAVING OPERATIONS BEGIN A CATCH BASIN INSERT (SUCH AS A SILT SACK® OR A DANDY BAG® II) MUST BE INSTALLED IN EACH BASIN PER MANUFACTURES INSTRUCTIONS. INLET PROTECTION/ SILT FENCE SHOULD BE REMOVED ONCE INSERTS ARE INSTALLED.

(23) CATCH BASIN PROTECTION DETAIL (FOR PAVED AREAS)
NOT TO SCALE



INSTALLATION:
1. EXCAVATE A 6"x 6" TRENCH ALONG THE LINE OF PLACEMENT FOR THE FILTER BARRIER.
2. UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH.
3. DRIVE POSTS INTO THE GROUND UNTIL APPROXIMATELY 2" OF FABRIC IS LYING ON THE TRENCH BOTTOM.
4. LAY THE TOE-IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH, BACKFILL THE TRENCH AND TAMP THE SOIL. TOE-IN CAN ALSO BE ACCOMPLISHED BY LAYING THE FABRIC FLAP ON UNDISTURBED GROUND AND PILING AND TAMPING FILL AT THE BASE, BUT MUST BE ACCOMPANIED BY AN INTERCEPTION DITCH.
5. JOIN SECTION AS SHOWN ABOVE.
6. BARRIER SHALL BE MIRAFI SILT FENCE OR EQUAL.

(24) FILTER BARRIER
NOT TO SCALE

Sebago Technics
Engineering Expertise You Can Build On
One Chabot Street
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Tel (207) 856-0277

SCHWARTZ / SILVER ARCHITECTS INC.
75 Kneeland Street Telephone 617/542-6650
Boston, Massachusetts 02111 Facsimile 617/951-0779

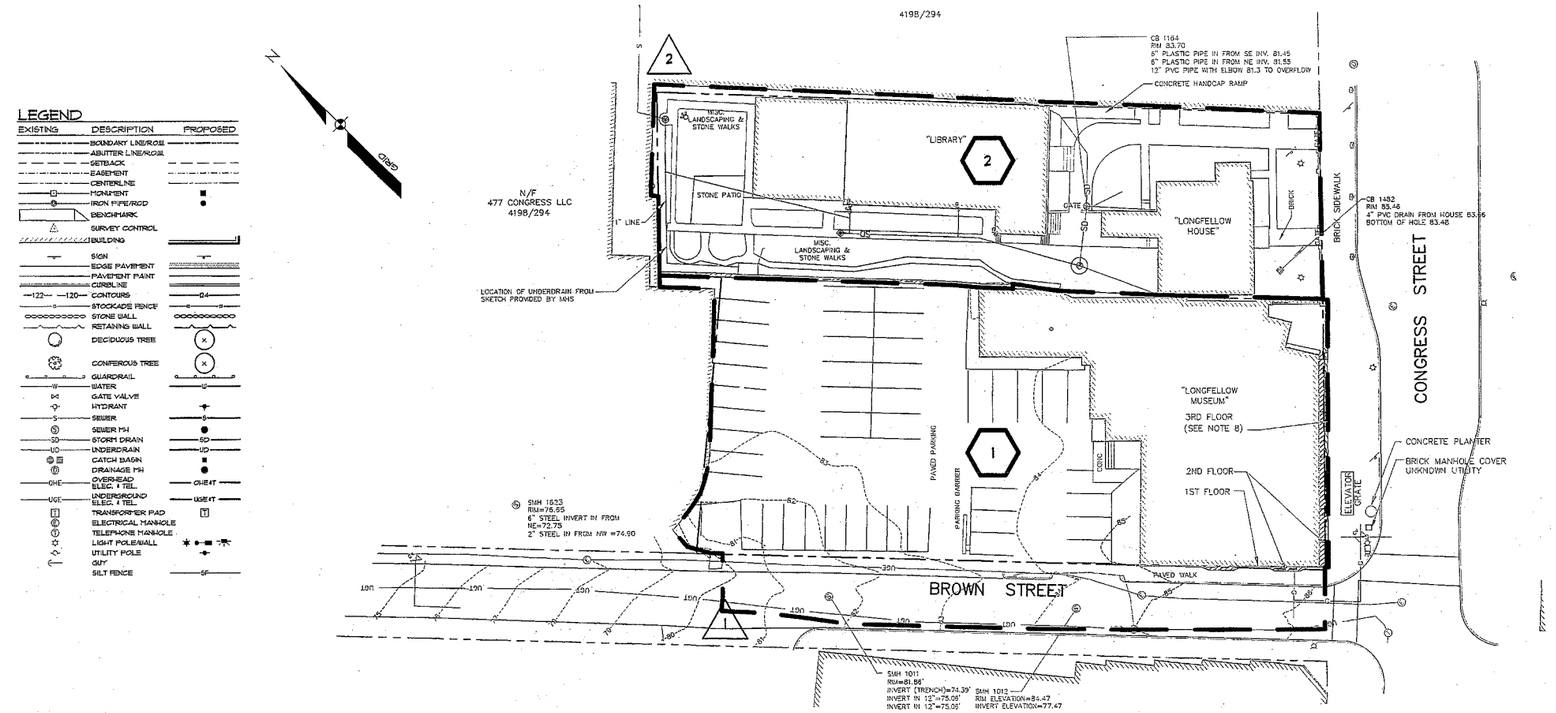
MAINE HISTORICAL SOCIETY
489 CONGRESS ST.
PORTLAND, MAINE

Date	Number	Description
05/01/07		60% CD SET
5/24/07		SITE PLAN APPLICATION
7/2/07		100% CD SET

PLS Drawn By 4-26-07 Date
DLR Reviewed By 4-26-07 Date
DLR Approved By 4-26-07 Date

DETAIL SHEET
AS NOTED Scale

C5.2
STI #06020D

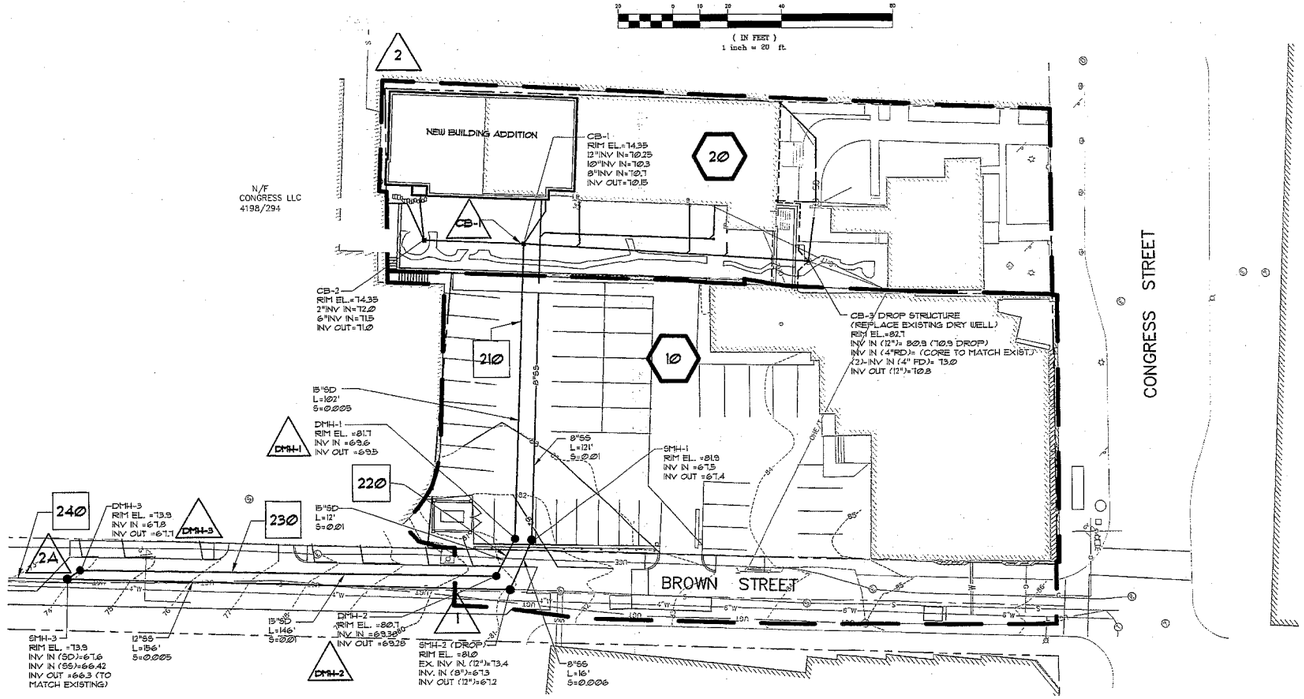


PRE-DEVELOPMENT WATERSHEDS

SCALE: 1"=20'

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.



POST-DEVELOPMENT WATERSHEDS

SCALE: 1"=20'

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

NOT FOR CONSTRUCTION

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	BOUNDARY LINE/ROW	
	ABUTTER LINE/ROW	
	SETBACK	
	EASEMENT	
	CENTERLINE	
	MONUMENT	
	IRON PIPE/ROD	
	BENCHMARK	
	SURVEY CONTROL	
	BUILDING	
	SIGN	
	EDGE PAVEMENT	
	PAVEMENT MARK	
	CURBLINE	
122	CONTOURS	24
	STOCKADE FENCE	
	STONE WALL	
	RETAINING WALL	
	DECIDUOUS TREE	
	CONIFEROUS TREE	
	GUARDRAIL	
W	WATER	W
	GATE VALVE	
	HYDRANT	
S	SEWER	S
	SEWER MH	
SD	STORM DRAIN	SD
UD	UNDERDRAIN	UD
	CATCH BASIN	
	DRAINAGE MH	
OHE	OVERHEAD ELEC. & TEL.	OHEWT
UGE	UNDERGROUND ELEC. & TEL.	UGEWT
	TRANSFORMER PAD	
	ELECTRICAL MANHOLE	
	TELEPHONE MANHOLE	
	LIGHT POLE/WALL	
	UTILITY POLE	
	GUY	
SF	SILT FENCE	

LEGEND

- WATERSHED BOUNDARY
- TIME OF CONCENTRATION (B, C)
- REACH
- WATERSHED LABEL
- REACH
- DETENTION POND
- SOILS BOUNDARY

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MAINE HISTORICAL SOCIETY
489 CONGRESS ST.
PORTLAND, MAINE

Date	Description	Drawn By	Reviewed By	Approved By	Date
03/01/07	90% CD SET	P.S.	D.P.	D.P.	4/26/07
3/26/07	SITE PLAN APPLICATION	P.S.	D.P.	D.P.	4/26/07

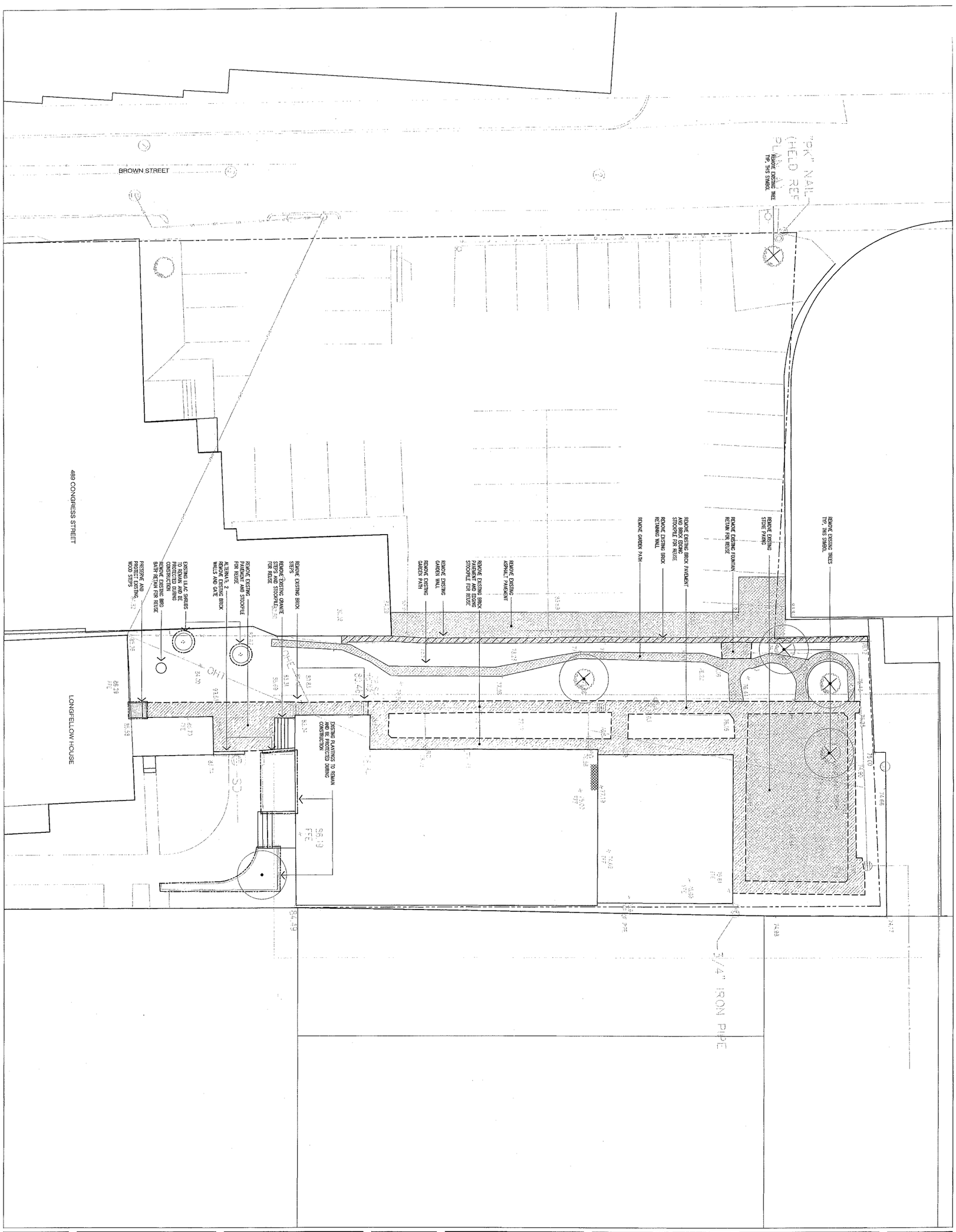
STORMWATER WATERSHED PLAN

PLAN

AS NOTED
Scale

C6.0

S:\PJ\04020STM



DRAWING NUMBER

LO

DRAWING TITLE

DEMOLITION PLAN

1/8" = 1'
Scale

DATE | REVISIONS

Date	Number	Description
05/01/07		60% CD SET
07/02/07		100% CD SET

Drawn By | Date
Reviewed By | Date
Approved By | Date

PROJECT

MAINE HISTORICAL SOCIETY
489 CONGRESS ST.
PORTLAND, MAINE

SCHWARTZ / SILVER ARCHITECTS INC.

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CONSULTANTS

michael boucher landscape architecture
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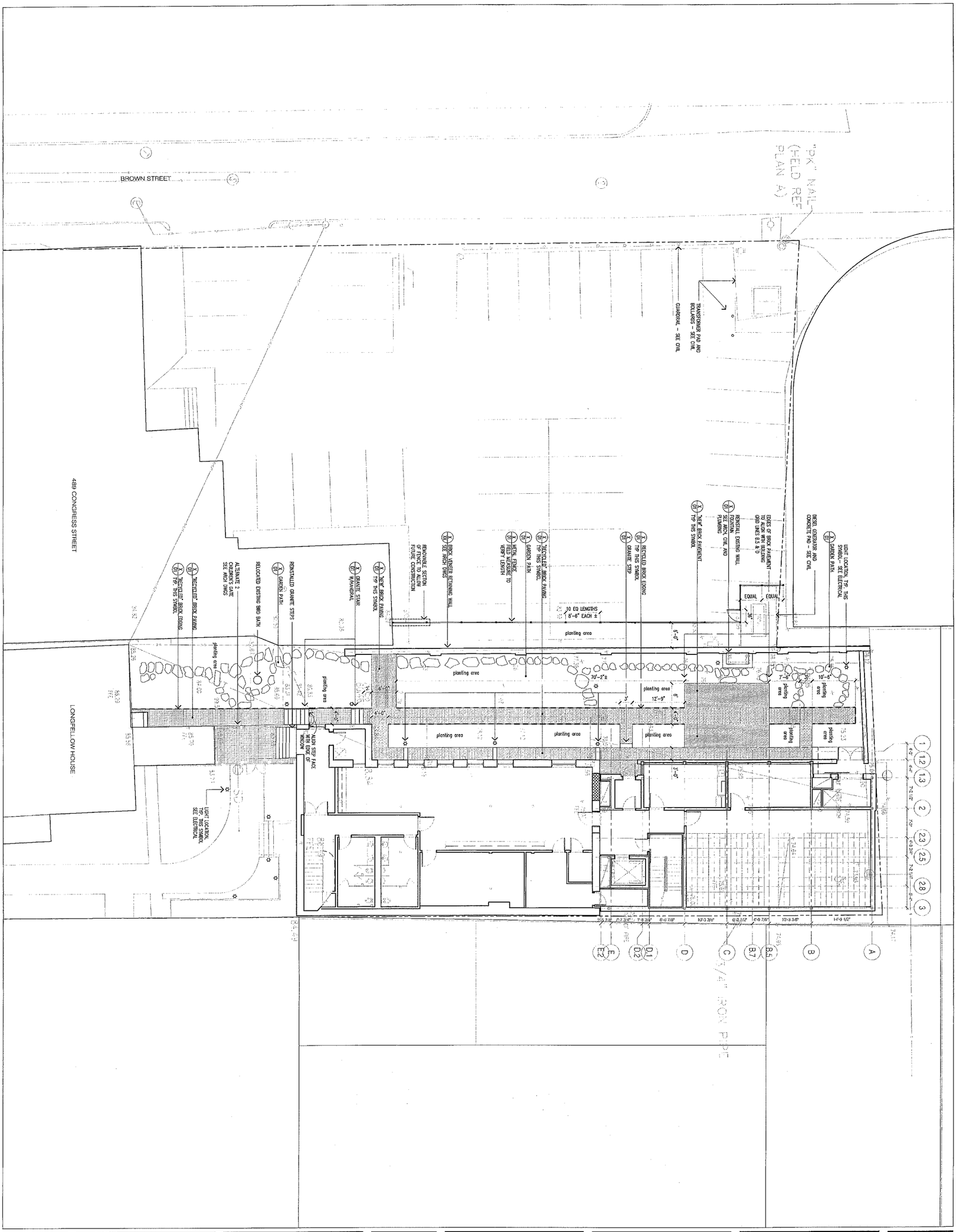
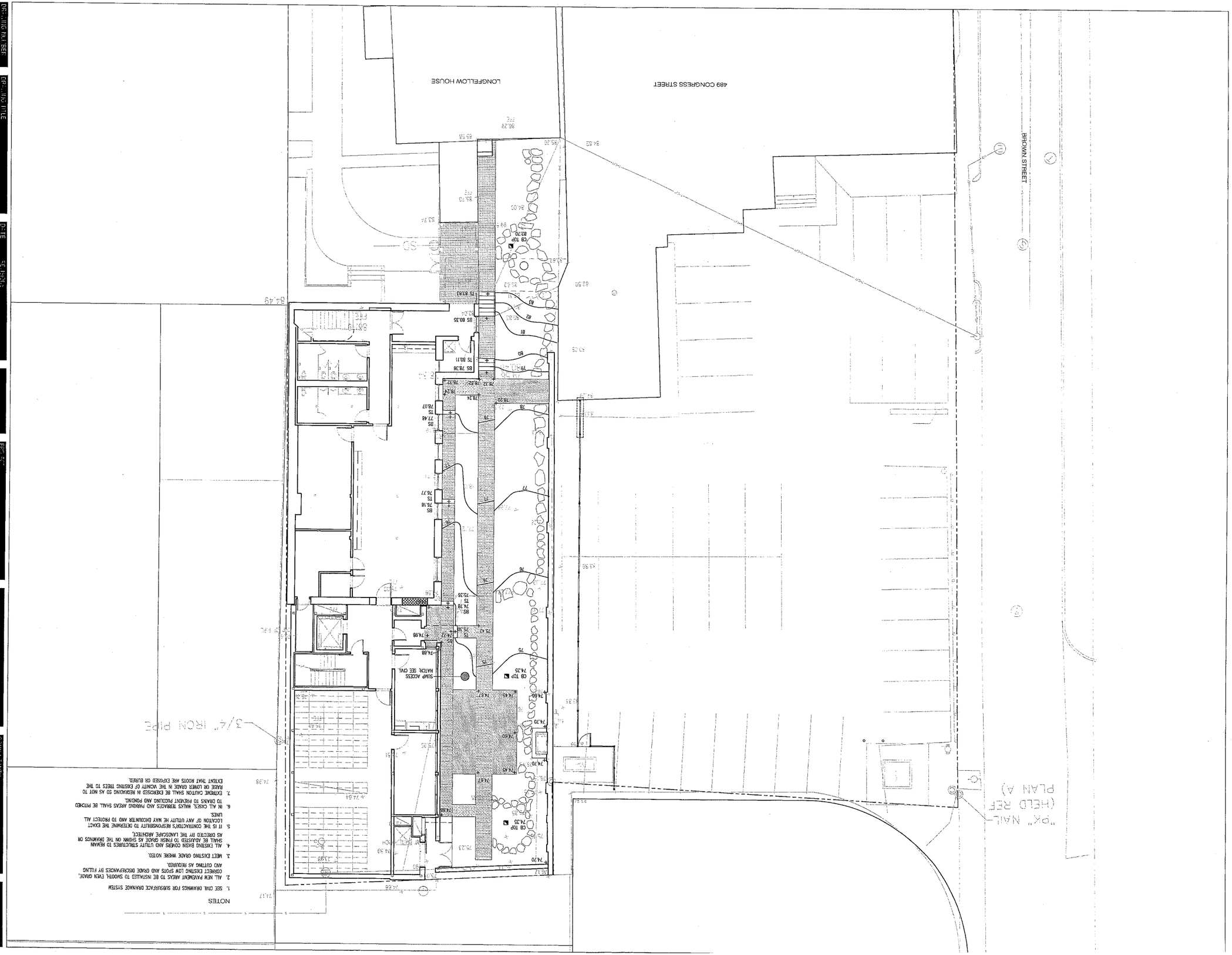
-- L1_PDF PAGE 1 - 6/27/07 8:47:22 AM



DRAWING NUMBER	DRAWING TITLE	DATE	REVISIONS		PROJECT	CONSULTANTS
L1	LAYOUT & MATERIALS PLAN	05/01/07	60% CD SET	Drawn By / Date	MAINE HISTORICAL SOCIETY	michael boucher landscape architecture
		07/03/07	100% CD SET	Reviewed By / Date	489 CONGRESS ST.	457 US Route 1, Freeport, ME 04032, t 207.865.1080, f 207.865.1455, www.boucherlandscape.com
	1/8" = 1' Scale	Date / Number / Description		Approved By / Date	PORTLAND, MAINE	SCHWARTZ / SILVER ARCHITECTS INC. 75 Kneeland Street, Boston, Massachusetts 02111, Telephone 617/542-6650, Facsimile 617/951-0779



NOTES

1. SEE CIVIL DRAWINGS FOR SUBSURFACE DRAINAGE SYSTEM
2. ALL NEW PAVEMENT AREAS TO BE INSTALLED TO SMOOTH, EVEN GRADE. CORRECT EXISTING LOW SPOTS AND GRADE DISCREPANCIES BY FILLING AND CUTTING AS REQUIRED.
3. MEET EXISTING GRADE WHERE NOTED.
4. ALL EXISTING BASIN COVERS AND UTILITY STRUCTURES TO REMAIN SHALL BE ADJUSTED TO FINISH GRADE AS SHOWN ON THE DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT.
5. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF ANY UTILITY HE MAY ENCOUNTER AND TO PROTECT ALL LINES.
6. IN ALL CASES, WALKS TERRACES AND PARKING AREAS SHALL BE PITCHED TO DRAINS TO PREVENT PUDDLING AND PONDING.
7. EXTREME CAUTION SHALL BE EXERCISED IN RESPONDING SO AS NOT TO RAISE OR LOWER GRADE IN THE VICINITY OF EXISTING TREES TO THE EXTENT THAT ROOTS ARE EXPOSED OR BURIED.

DRAWING NUMBER: L2

DRAWING TITLE: GRADING PLAN

Scale: 1/8"=1'

ISSUE: 05/01/07 — 60% CD SET; 07/20/07 — 100% CD SET

Date	Number	Description

Drawn By: ____ Date: ____
Reviewed By: ____ Date: ____
Approved By: ____ Stage: ____

PROJECT: MAINE HISTORICAL SOCIETY
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PORTLAND, MAINE

SCHWARTZ / SILVER ARCHITECTS INC.
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LEGEND

PROPOSED TREE

SALVAGED HISTORIC SHRUB

PROPOSED SHRUB

PERENNIAL PLANTING

RECOMMENDED PLANT LIST *

PERENNIALS
ACARITUM NAPELLUS
ACONITUM AUTUMNALE
ACONITUM NAPELLUS
ACTAEA ALBA
ACTAEA RUBRA
ADIANTUM PEDATUM
AEGOPODIUM PODOGRARIA
ALYSSUM MARITUMUM
AMPELOPSIS QUINQUEFOLIA
ANDROMEDA JAPONICA
ANTHEMIS TINCTORIA
ANTIRRHINUM MAJUS
AQUILEGIA CHRYSANTHIA
AQUILEGIA VULGARIS
ARISAEMA TRIPHYLLUM
ARTEMESIA STELLARIANA
ASARUM CANADENSE
ASPLENIUM FELIX-FEMINA
ASTER NOVI-BELGII
ASTILBE ASTILBOIDES
ATHYRIUM FELIX-FEMINA
CALENDULA OFFICIALIS
CALLISTEPHUS CHINESIS
CAMPANULA PERSICIFOLIA
CAMPANULA ROTUNDIFOLIA
CELASTRUS SCANDENS
CHRYSANTHEMUM BARTHENIUM
CHRYSANTHEMUM HORTORUM
CHRYSANTHEMUM PARTHENIUM
CHRYSANTHEMUM R
CIMICIFUGA RACEMOSA
COMMELINA NUDIFLORA
CONVALLARIA MAJALIS
CROCUS COLCHICUM
CYPREPEDIUM PUBESCENS
DELPHINIUM HYBRID
DIANTHUS BARBATUS
DICENTRA SPECTABILIS
DIGITALIS PURPUREA
ECHINOCYSTIS LOBATA
FLORENTINA ALBA
FUCHSIA POLYGONATUM BIFLORUM
FUCHSIA SPECIOSA
HELENIUM AUTUMNALE
HELIOPSIS HELIANTHOIDES
HELIOTROPUM PERUVIANUM
HEMEROCALLIS FLAVA
HEMEROCALLIS FULVA
HEPATICA TRILOBA
HOSTA CORDATA
HOSTA LANCEOLATA
HOSTA LANCIFOLIA
HOSTA PLANTAGINEA
IRIS GERMANICA
IRIS SIBERIA
LILIUM CANDIDUM
LILIUM TIGRINUM
LYSIMACHIA NUMMULARIA
MENTHA SPICATA
MONARDA DIDYMA ROSEA
MYOSOTIS SCORPIOIDES
NARCISSUS POETICUS
OENOTHERA BIENNIS
ONOCLEA STRUTHEOPTERIS
OSMUNDA CINNAMOMEAEA
OSMUNDA CLAYTONIANA
OSMUNDA REGALIS
PAEONIA OFFICIALIS
PELARGONIUM HORTORUM
PHALARIS ARUNDINACEA
PHEGOPTERIS DRYOPTERIS
PHLOX PANNICULATA
POLEMONIUM CAERULEUM
POLYGONATUM MULTIFLORUM
POLYSTICHUM ACROSTICHOIDES
PTERETIS NODULOSA
SALVIA SPLENDENS
SANGUINARIA CANADENSIS
SCILLA SIBERICA
SEDUM SPECTABILE
TAGETES ERECTA
THALICTRUM ADIANTIFOLIUM
TIARELLA CORDIFOLIA
TRADESCANTIA VIRGINIANA
TRITONIA AURANTIACA
TUBER BEGONIA
VIOLA BLANDA
VIOLA CANADENSIS
VIOLA CUCULLATA
VIOLA ODORATUS
VIOLA PEACOCK
VIOLA PUBESCENS
VIOLA TRICOLOR

GROUNDCOVER & VINES
ARCTOSTAPHYLUS UVA-URSI
EUONYMUS KEWENSIS
FORSYTHIA SUSPENSOR
PACHYSANDRA TERMINALIS
VINCA MINOR
WISTERIA SINENSIS
ZANTHORHIZA APIIFOLIA

SHRUBS
CALYCANTHUS FLORIDUS
DAPHNE CNEORUM
HYDRANGEA OPULOIDES
KERRIA JAPONICA
LONICERA TATARICA
PHILADELPHUS CORONARIUS
RIBES ODORATUM
ROSA SPINOSISSIMA
ROSMARINUS OFFICIONALIS
SORBUS AMERICANA
SYMPHORICARPOS RACEMOSUS
SYRINGA VULGARIS
VIBURNUM ACERIFOLUM
VIBURNUM DENTATUM
VIBURNUM OPULUS
VIBURNUM TOMENTOSUM
WEIGELA ROSEA

TREES
CRATAEGUS OXYCANTHUS
HAMAMELIS VIRGINIANA
POPULUS NIGRA
PRUNUS GLANDULOSA
ULMUS AMERICANA

* RECOMMENDED PLANTS BASED ON 1926 MYRON LAMB PLAN. FINAL PLANT LIST SUBJECT TO CLIENT DISCUSSION AND AVAILABILITY

PLANT LAYOUT

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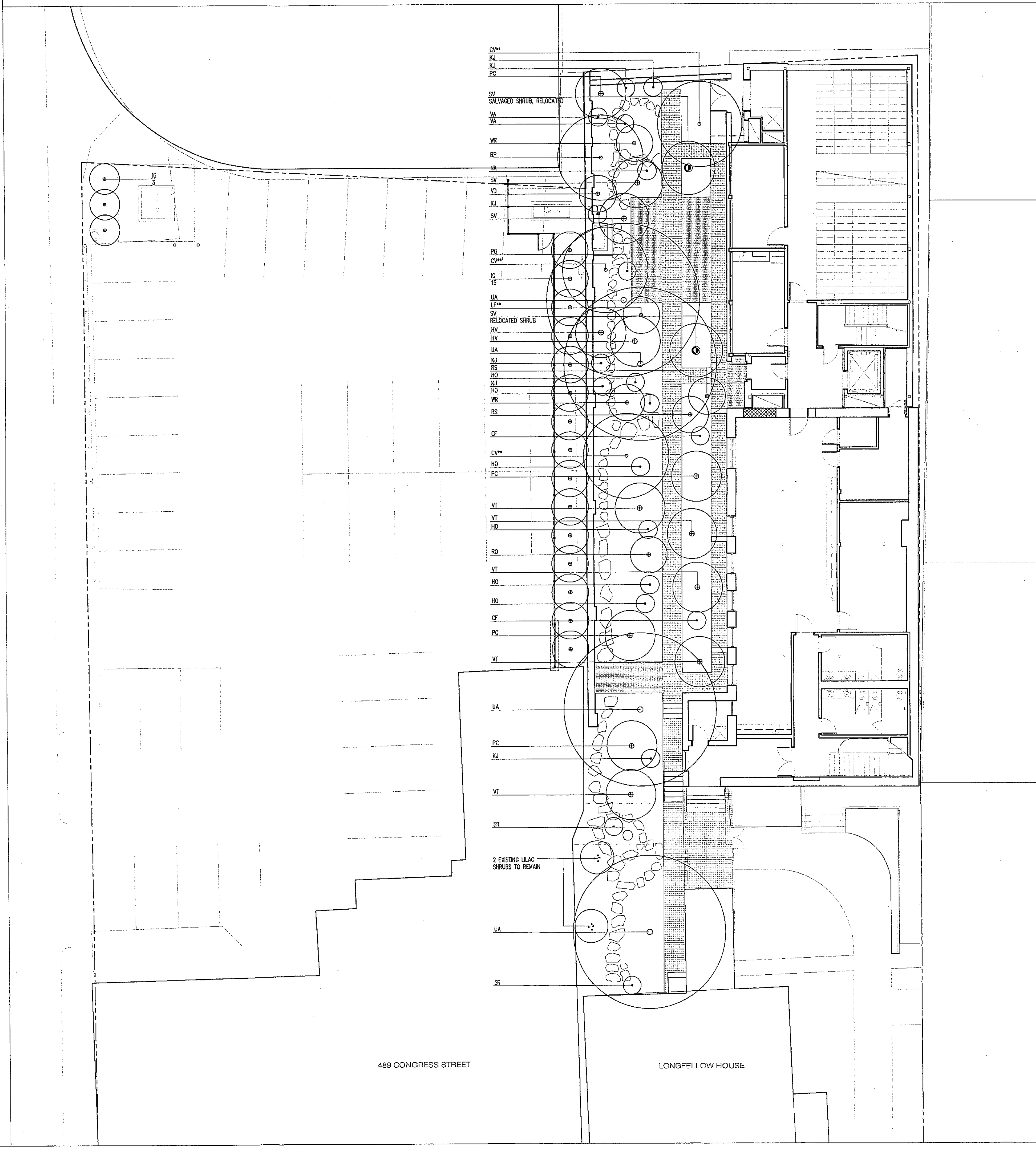

MAINE HISTORICAL SOCIETY
489 CONGRESS ST.
PORTLAND, MAINE

SCHWARTZ / SILVER ARCHITECTS INC.
75 Kneeland Street Boston, Massachusetts 02111 Telephone 617/542-6650 Facsimile 617/951-0779

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t 207.865.1080
f 207.865.1455
www.boucherlandscape.com

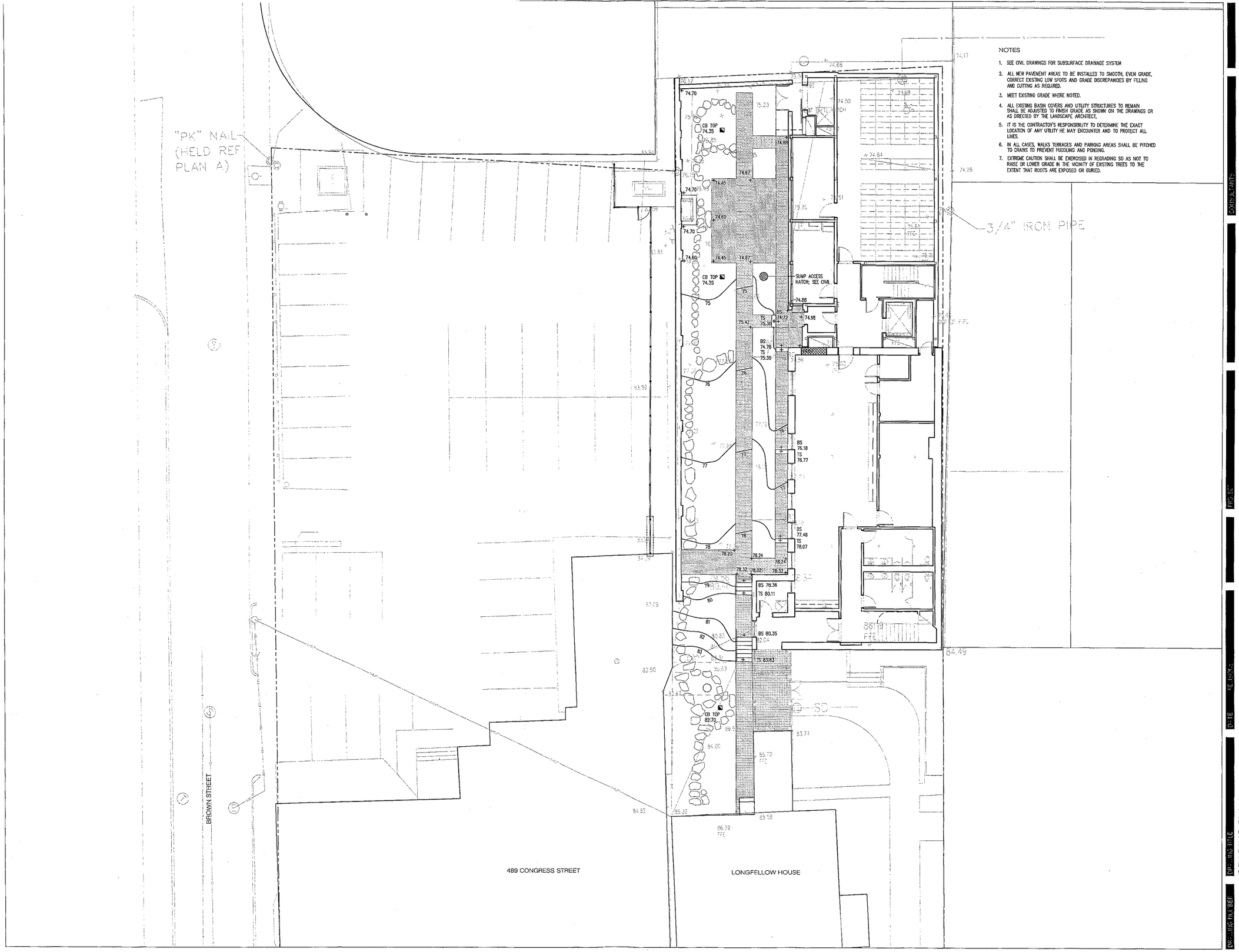
Date	Number	Description
05/01/07		60% CD SET
07/02/07		100% CD SET

Drawn By ______ Date ______
Reviewed By ______ Date ______
Approved By ______ Date ______

TREE & SHRUB PLANTING PLAN

Scale 1/8" = 1'

L3



NOTES

1. SEE CIVIL DRAWINGS FOR SUBSURFACE DRAINAGE SYSTEM
2. ALL NEW PAVEMENT AREAS TO BE INSTALLED TO SMOOTH, EVEN GRADE, CORRECT EXISTING LOW SPOTS AND GRADE DISCREPANCIES BY FILLING AND CUTTING AS REQUIRED.
3. MEET EXISTING GRADE WHERE NOTED.
4. ALL EXISTING BASIN COVERS AND UTILITY STRUCTURES TO REMAIN SHALL BE ADJUSTED TO FINISH GRADE AS SHOWN ON THE DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF ANY UTILITY HE MAY ENCOUNTER AND TO PROTECT ALL LINES.
6. IN ALL CASES, WALKS TERRACES AND PARKING AREAS SHALL BE PITCHED TO DRAINS TO PREVENT PUDDLING AND PONDING.
7. EXTREME CAUTION SHALL BE EXERCISED IN REGRADING SO AS NOT TO RAISE OR LOWER GRADE IN THE VICINITY OF EXISTING TREES TO THE EXTENT THAT ROOTS ARE EXPOSED OR BURIED.

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07/20/07	100% CD SET	Reviewed By	Date
		Approved By	Date
Date	Number	Description	

DRAWING TITLE
GRADING PLAN

DRAWING NUMBER
L2

Scale 1/8" = 1'

DRAWING NUMBER
L3.1

DRAWING TITLE
PERENNIAL & GR.COVER PLANTING PLAN

Scale 3/8"=1'

DATE
06/01/07
07/02/07

REVISIONS
60% CD SET
100% CD SET

Date | Description | Revision

Drawn By | Date
Reviewed By | Date
Approved By | Date

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mb@michaelboucher.com
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L3_1.PDF PAGE 1 - 6/27/07 8:54:58 AM

LEGEND

PROPOSED TREE

SALVAGED HISTORIC SHRUB

PROPOSED SHRUB

PERENNIAL PLANTING

RECOMMENDED PLANT LIST *

PERENNIALS
ACARITUM NAPELLUS
ACONITUM AUTUMNALE
ACONITUM NAPELLUS
ACTAEA ALBA
ACTAEA RUBRA
ADIANTUM PEDATUM
AEGOPODIUM PODOGRARIA
ALYSSUM MARITUMUM
AMPELOPSIS QUINQUEFOLIA
ANDROMEDA JAPONICA
ANTHEMIS TINCTORIA
ANTIRRHINUM MAJUS
AQUILEGIA CHRYSANTHIA
AQUILEGIA VULGARIS
ARISAEMA TRIPHYLLUM
ARTEMESIA STELLARIANA
ASARUM CANADENSE
ASPLENIUM FELIX-FEMINA
ASTER NOVI-BELGII
ASTILBE ASTILBOIDES
ATHYRIUM FELIX-FEMINA
CALENDULA OFFICIALIS
CALLISTEPHUS CHINESIS
CAMPANULA PERSICIFOLIA
CAMPANULA ROTUNDIFOLIA
CELASTRUS SCANDENS
CHRYSANTHEMUM BARTHENIUM
CHRYSANTHEMUM HORTORUM
CHRYSANTHEMUM PARTHENIUM
CHRYSANTHEMUM R
CIMICIFUGA RACEMOSA
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CONVALLARIA MAJALIS
CROCUS COLCHICUM
CYPREPEDIUM PUBESCENS
DELPHINIUM HYBRID
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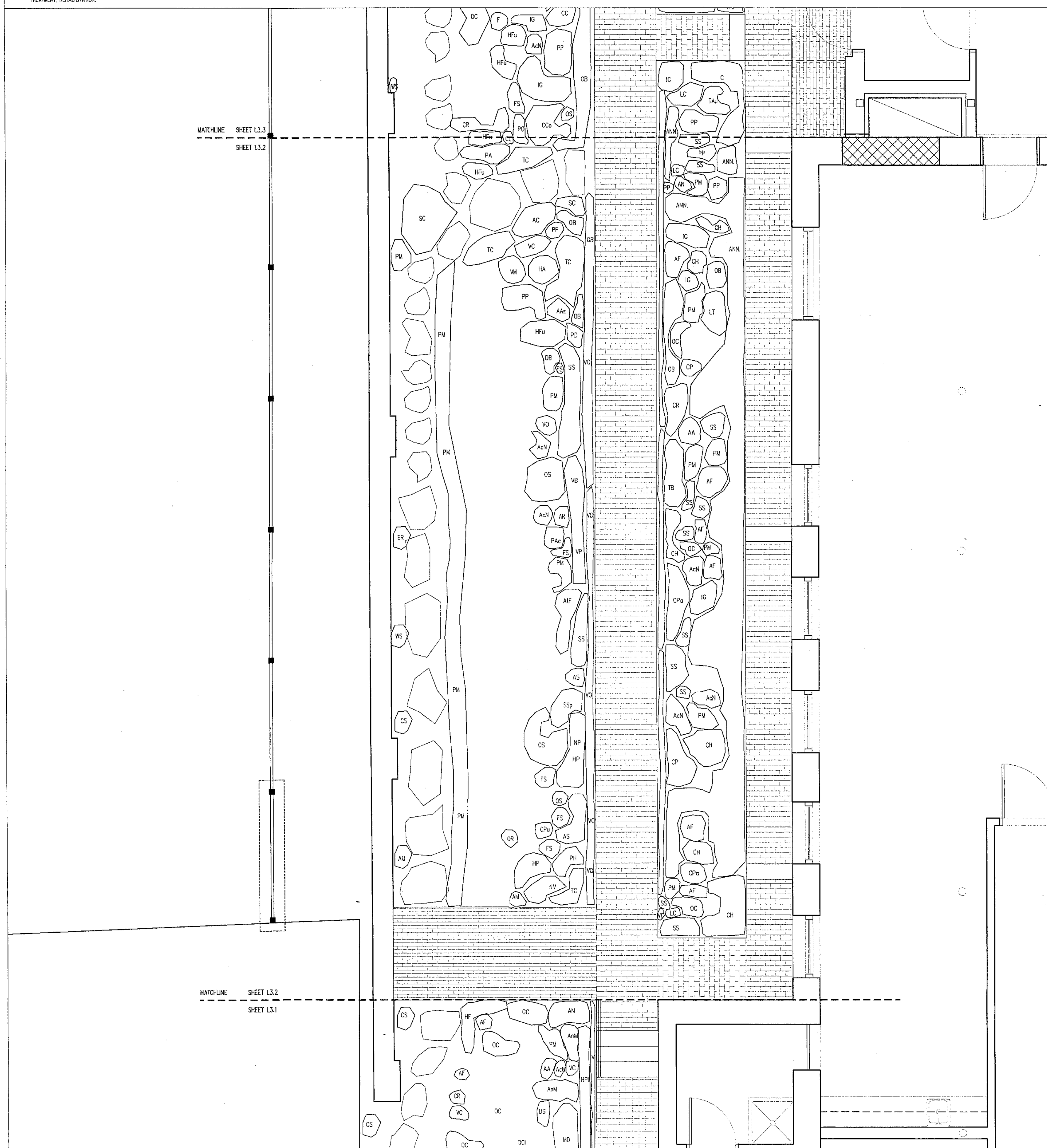

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Reviewed By ___ Date ___
Approved By ___ Date ___

DATE | REVISIONS
05/01/07 60% CD SET
07/02/07 100% CD SET
Date | Number | Description

DRAWING TITLE
PERENNIAL & GR.COVER PLANTING PLAN
Scale 3/8"=1'

DRAWING NUMBER
L3.2

_- L3_2_PDF PAGE 1 - 6/27/07 8:56:15 AM

-- L3_3_PDF PAGE 1 - 6/27/07 8:57:07 AM

LEGEND

PROPOSED TREE

SALVAGED HISTORIC SHRUB

PROPOSED SHRUB

PERENNIAL PLANTING

RECOMMENDED PLANT LIST *

PERENNIALS
ACARITUM NAPELLUS
ACONITUM AUTUMNALE
ACONITUM NAPELLUS
ACTAEA ALBA
ACTAEA RUBRA
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VIBURNUM OPULUS
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WEIGELA ROSEA

TREES
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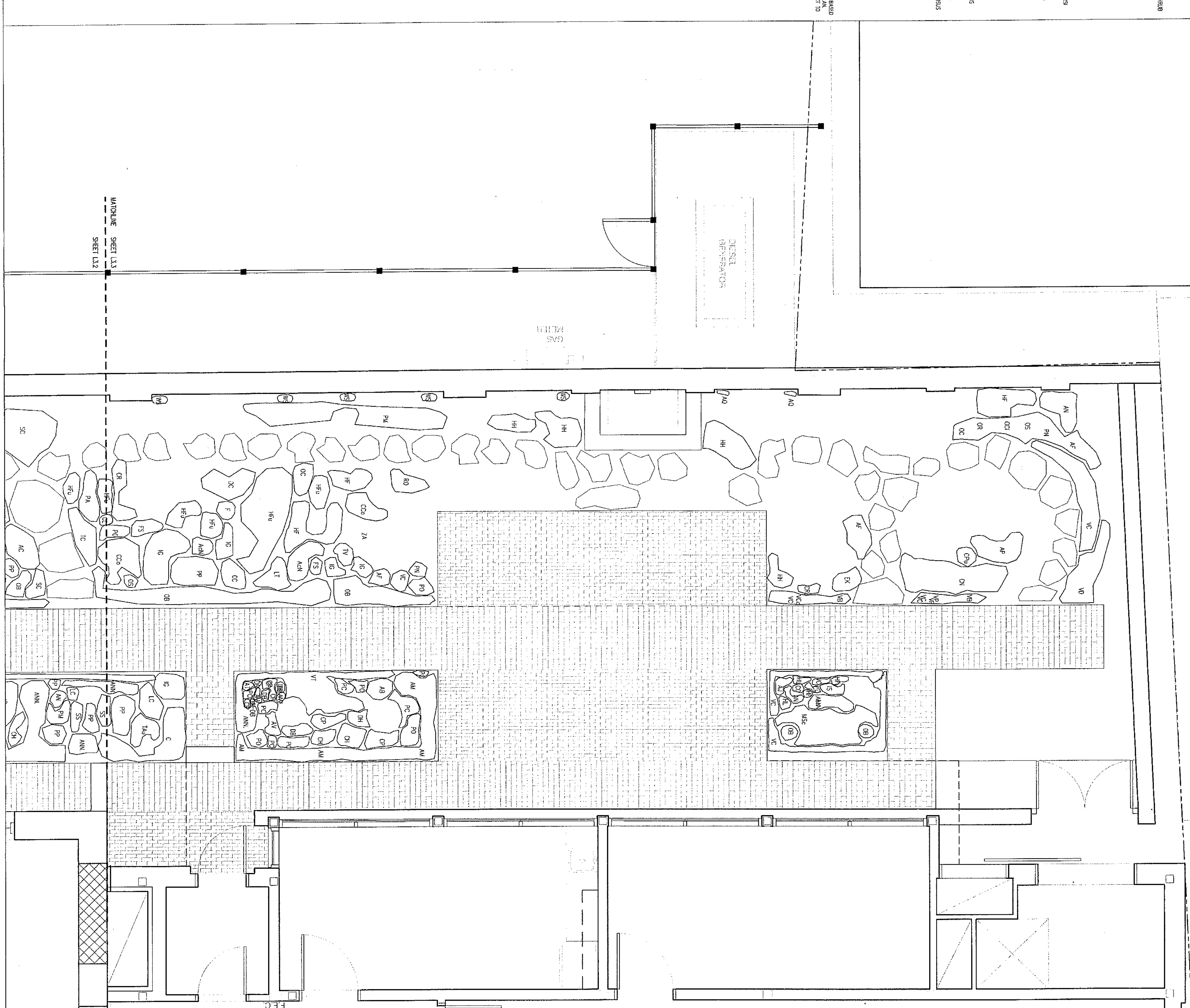

DRAWING NUMBER
L3.3

DRAWING TITLE
PERENNIAL & GR.COVER PLANTING PLAN

3/8" = 1'
Scale

DATE	REVISIONS	
05/01/07		60% CD SET
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Date	Number	Description

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Approved By ____ Date

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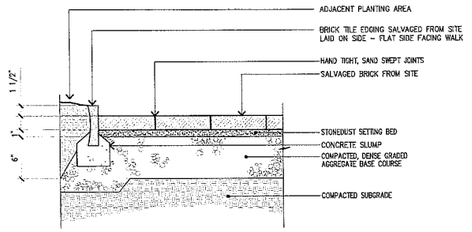
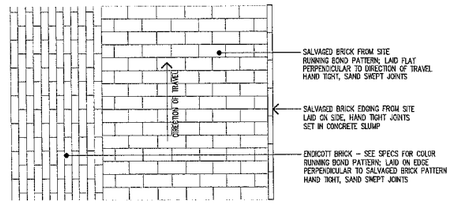


X D-1 BRICK PAVEMENT
SCALE: 1 1/2" = 1' - 0"



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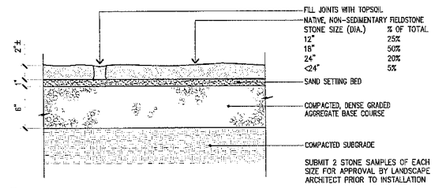

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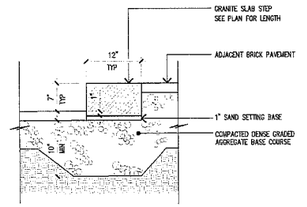

X D-1 GRANITE STEP
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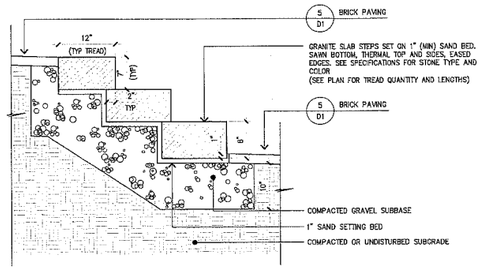
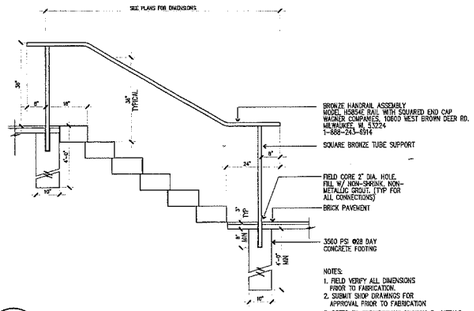
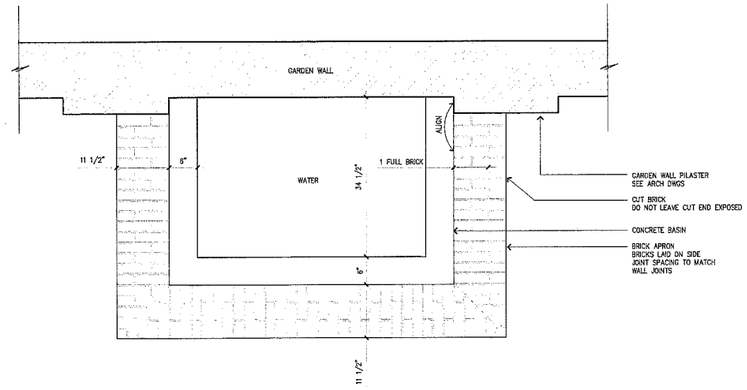


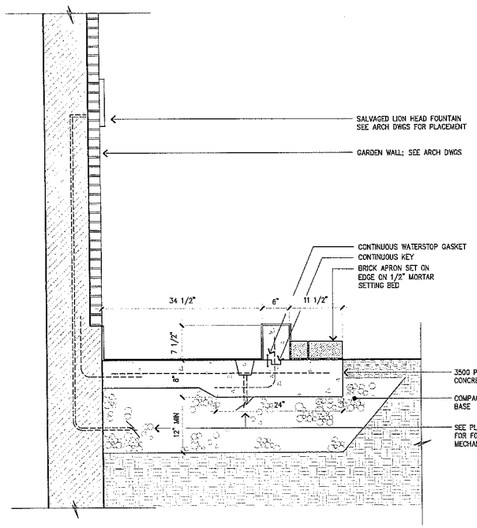
X D-1 GRANITE STAIRS
SCALE: 1" = 1' - 0"



X D-1 HANDRAIL
SCALE: 1/2" = 1' - 0"



X D-1 FOUNTAIN BASIN PLAN
SCALE: 1" = 1' - 0"



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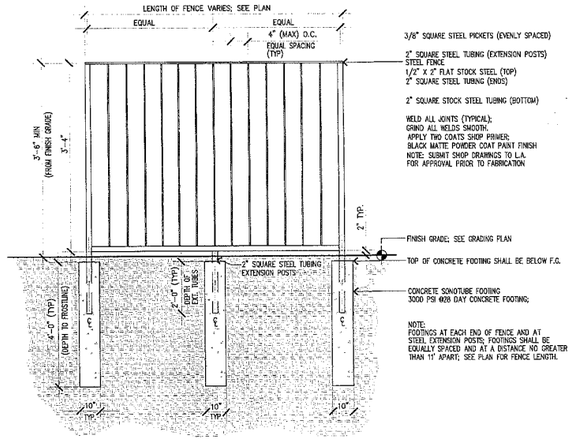

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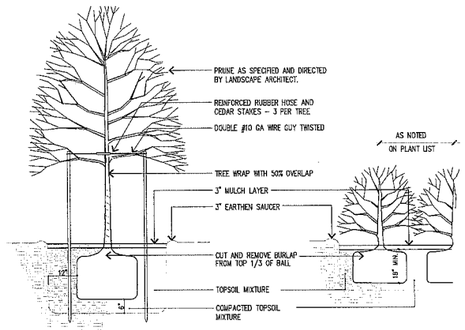
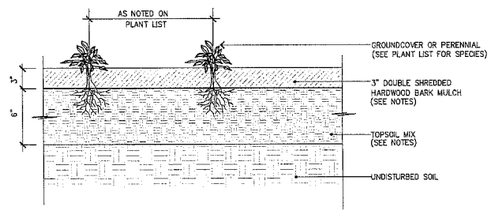
SCALE: 1/2" = 1' - 0"



X D-1 TREE & SHRUB PLANTING
NOT TO SCALE



X D-1 GROUNDCOVER PLANTING
NOT TO SCALE

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489 CONGRESS ST.
PORTLAND, MAINE

DATE	SE ISSUE
06/01/07	60% CD SET
07/06/07	100% CD SET

Drawn By Date
Reviewed By Date
Approved By Date

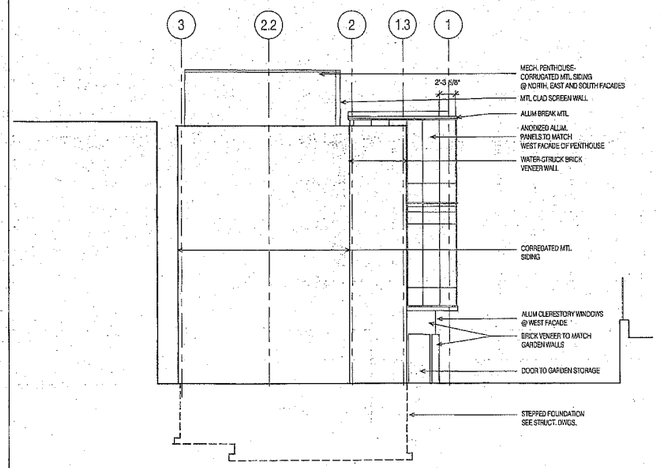
Date	Number	Description

DWG. TITLE
LANDSCAPE DETAILS

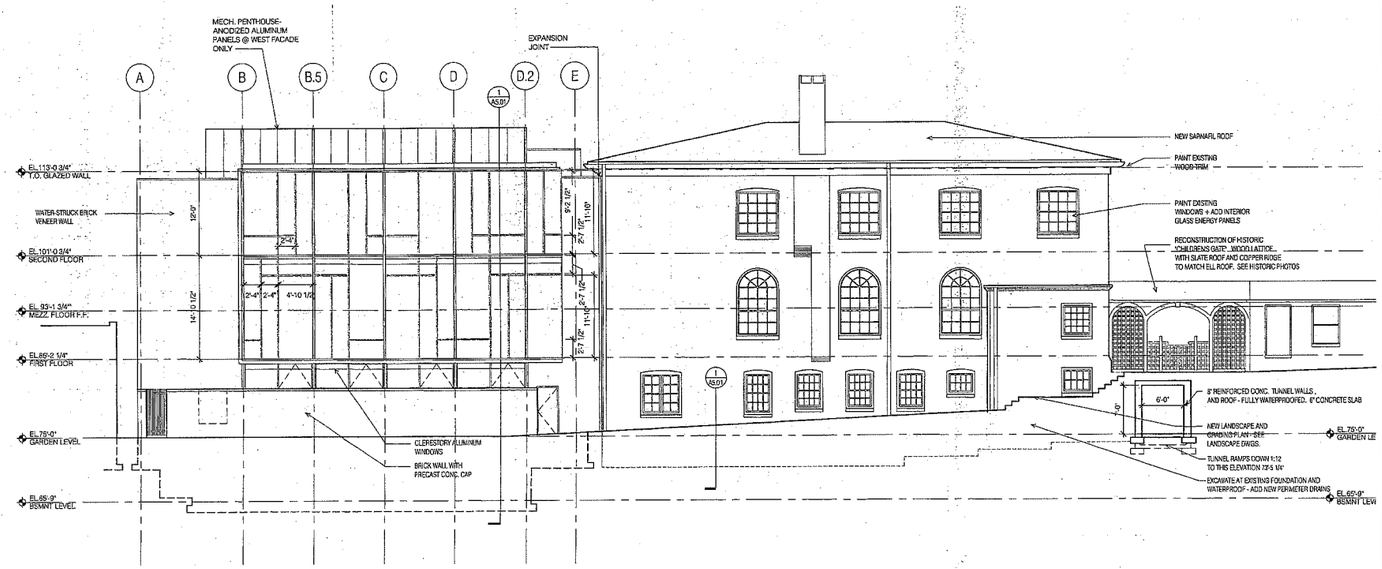
DWG. NO. & SHEET
L4

Scale

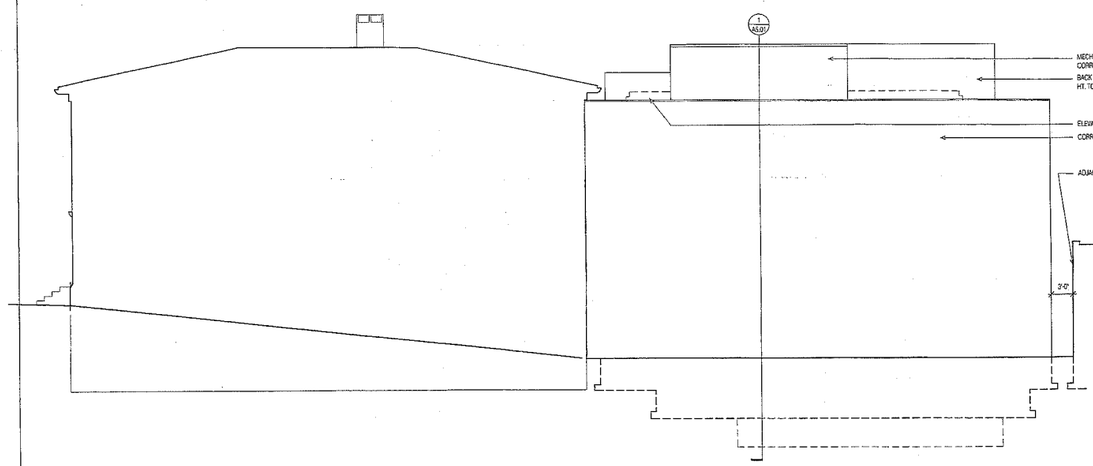
L4_.PDF PAGE 1 - 6/27/07 8:45:05 AM



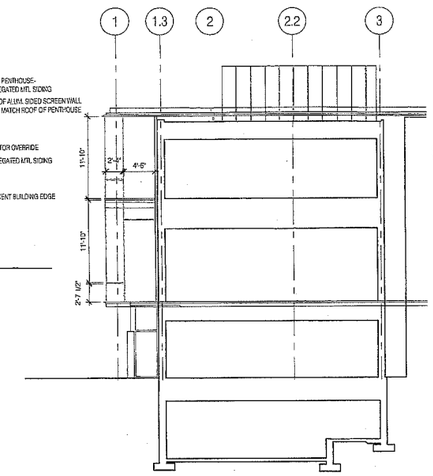
5 NORTH ELEVATION
Scale: 1/8" = 1'-0"



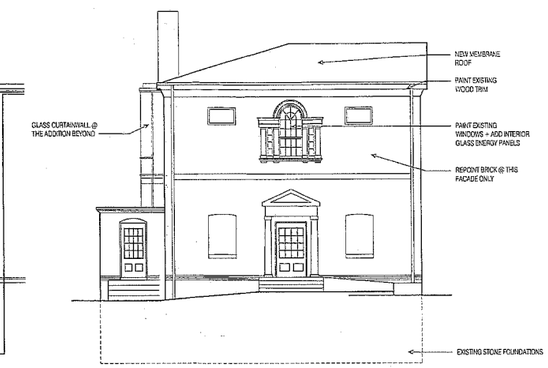
4 WEST ELEVATION
Scale: 1/8" = 1'-0"



3 EAST ELEVATION
Scale: 1/8" = 1'-0"



2 SOUTH ELEVATION - PARTIAL
Scale: 1/8" = 1'-0"



1 SOUTH ELEVATION
Scale: 1/8" = 1'-0"

PLAN NORTH

NOT FOR CONSTRUCTION

CONSULTANTS

SCHWARTZ / SILVER ARCHITECTS INC.
75 Kneeland Street Telephone 617/542-6500
Boston, Massachusetts 02111 Facsimile 617/951-0779

PROJECT
MAINE HISTORICAL SOCIETY
489 CONGRESS ST.
PORTLAND, MAINE

Drawn by Date
Reviewed by Date
Approved by Date

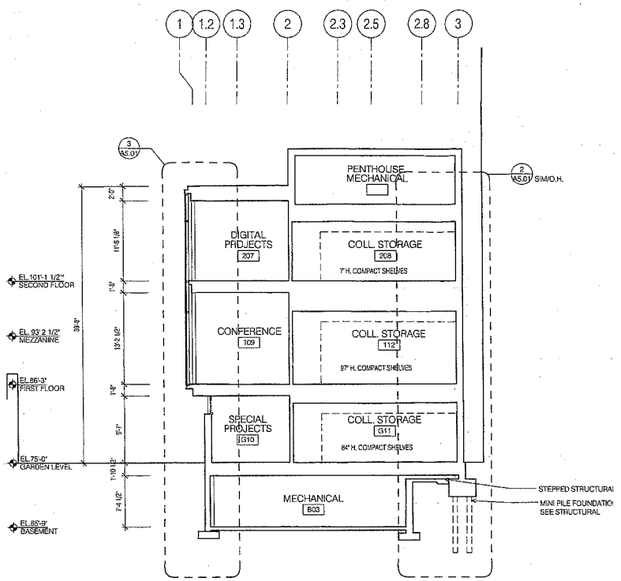
DATE REVISIONS
09/01/07 60% CD SET

Date	Number	Description

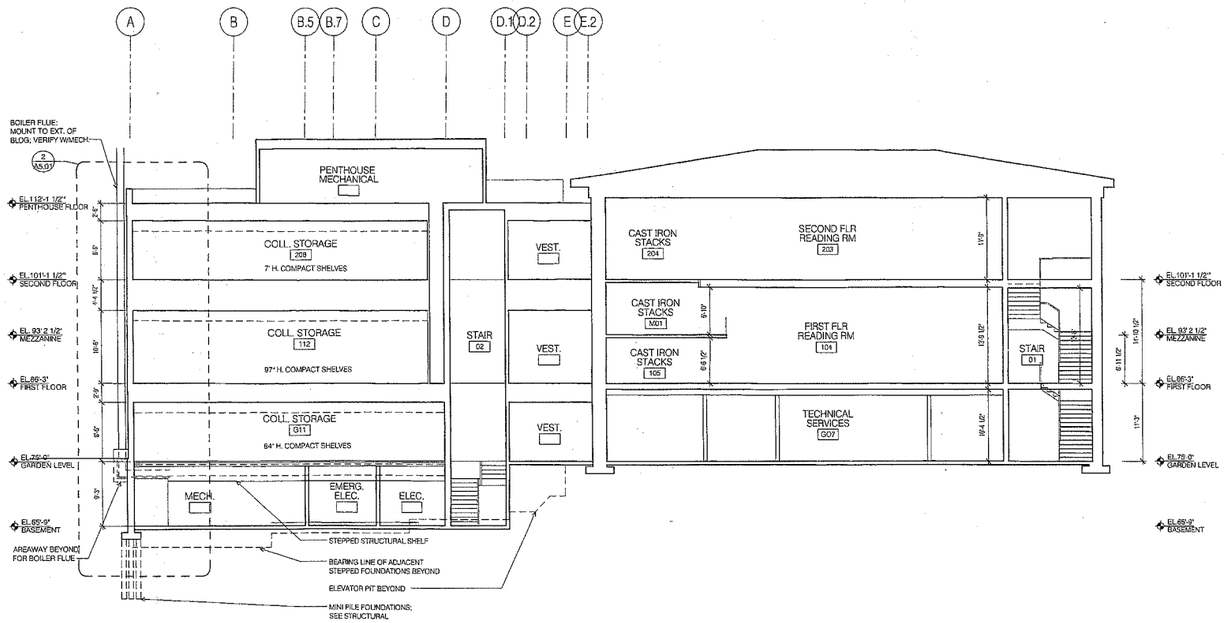
DRAWING TITLE
BUILDING ELEVATIONS

1/8"=1'-0" Scale

DRAWING NUMBER
A3.01



2 E-W BUILDING SECTION
Scale: 1/8" = 1'-0"



1 N-S BUILDING SECTION
Scale: 1/8" = 1'-0"

PLAN NORTH

NOT FOR CONSTRUCTION

CONSULTANTS

SCHWARTZ / SILVER ARCHITECTS INC.
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PROJECT

MAINE HISTORICAL SOCIETY
489 CONGRESS ST.
PORTLAND, MAINE

Drawn By	Date
Reviewed By	Date
Approved By	Date

REVISIONS

Number	Description	Date
	60% CD SET	05/01/07

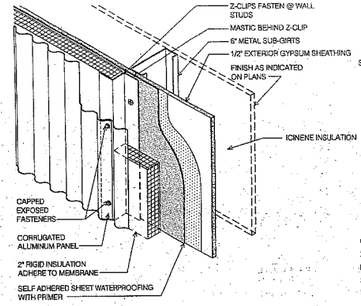
DRAWING TITLE

BUILDING SECTIONS

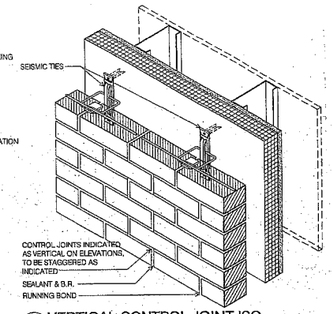
1/8" = 1'-0"
Scale

DRAWING NUMBER

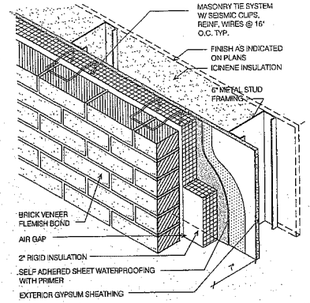
A4.01



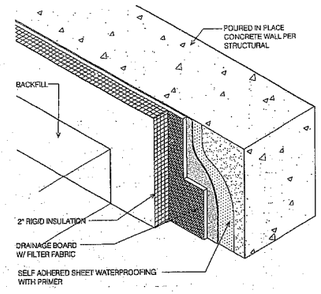
X WALL TYPE W70 (W70)
Scale: 1-1/2" = 1'-0"



X VERTICAL CONTROL JOINT ISO
Scale: 1-1/2" = 1'-0"



X WALL TYPE W40 (W40)
Scale: 1-1/2" = 1'-0"



X WALL TYPE W30 (W30)
Scale: 1-1/2" = 1'-0"

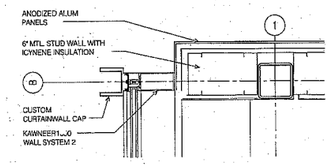
SYSTEM NOTES:

FLOOR SYSTEMS:

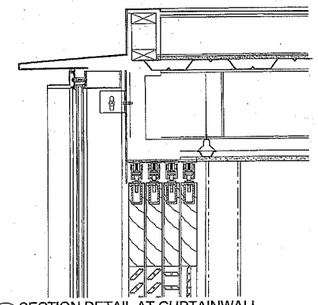
- F10 HARDENED, SEALED, STEEL TROWELED REINFORCED CONCRETE SLAB ON GRADE VAPOR BARRIER 2" RIGID INSULATION - EXTEND TO FOOTING
- F20 HARDENED, SEALED, STEEL TROWELED REINFORCED CONCRETE SLAB STEEL FRAME - SEE STRUCTURAL SPRAYED FIREPROOFING - 2 HR RATED
- F21 HARDENED, SEALED, STEEL TROWELED REINFORCED CONCRETE SLAB ACOUSTICAL STEEL DECK STEEL FRAME - SEE STRUCTURAL SPRAYED FIREPROOFING - 2 HR RATED
- F30 1 1/2" STEEL DECK STEEL FRAME - SEE STRUCTURAL SPRAYED FIREPROOFING - 1 HR RATED

ROOF SYSTEMS:

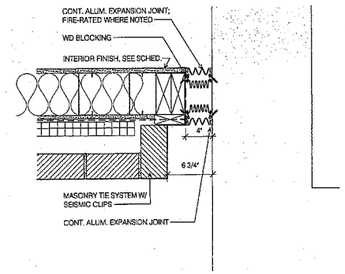
- R10 MEMBRANE ROOF SYSTEM SEE w/ A7.??



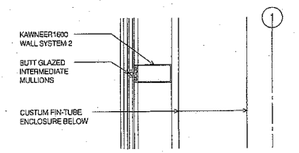
X PLAN DETAIL AT CURTAINWALL
Scale: 3" = 1'-0"



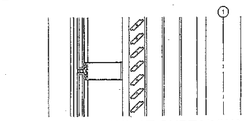
X SECTION DETAIL AT CURTAINWALL
Scale: 3" = 1'-0"



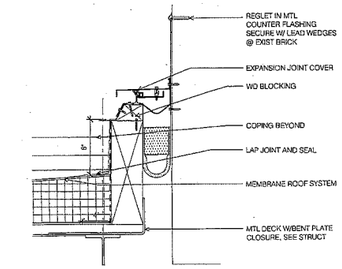
X PLAN DETAIL @ EXP. JOINT
Scale: 1-1/2" = 1'-0"



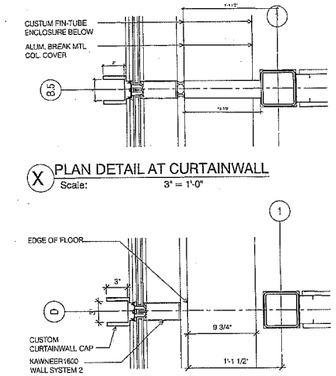
X PLAN DETAIL AT CURTAINWALL
Scale: 3" = 1'-0"



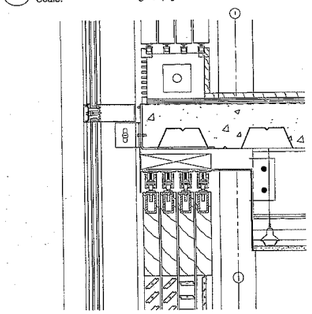
X SECTION DETAIL AT CURTAINWALL
Scale: 3" = 1'-0"



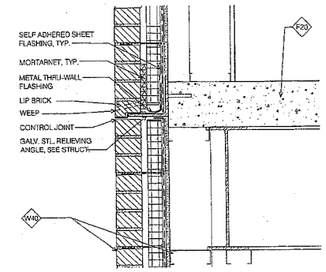
X EXPANSION JOINT @ ROOF
Scale: 1-1/2" = 1'-0"



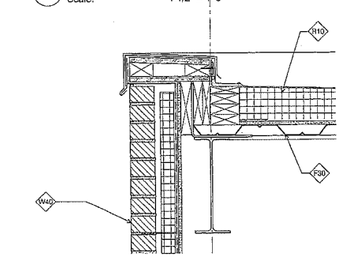
X PLAN DETAIL AT CURTAINWALL
Scale: 3" = 1'-0"



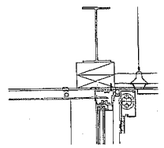
X SECTION DETAIL AT CURTAINWALL
Scale: 3" = 1'-0"



8 DETAIL @ 2ND FLOOR SLAB
Scale: 1-1/2" = 1'-0"

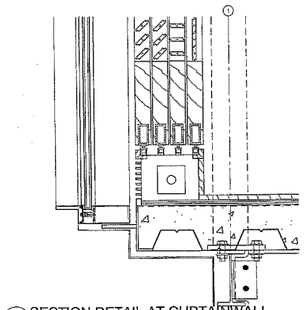


7 PARAPET DETAIL
Scale: 1-1/2" = 1'-0"

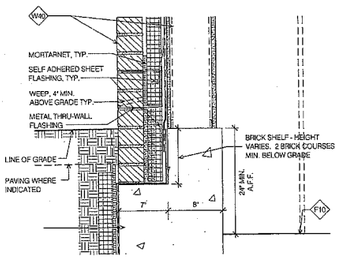


X WINDOW HEAD DETAIL
Scale: 3" = 1'-0"

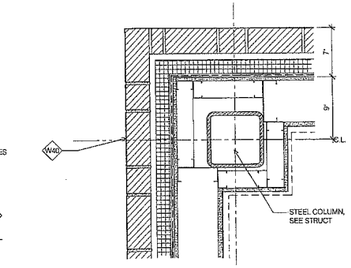
X PLAN DETAIL AT CURTAINWALL
Scale: 3" = 1'-0"



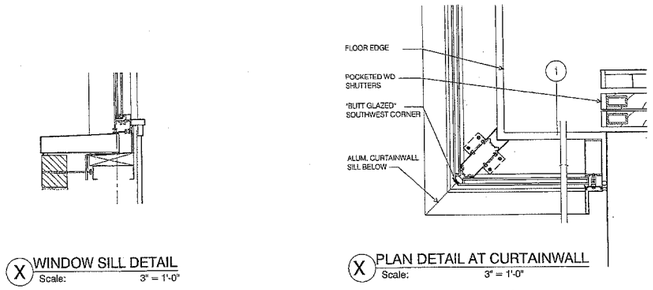
X SECTION DETAIL AT CURTAINWALL
Scale: 3" = 1'-0"



5 BRICK SHELF
Scale: 1-1/2" = 1'-0"



4 PLAN @ CORNER
Scale: 1-1/2" = 1'-0"



X PLAN DETAIL AT CURTAINWALL
Scale: 3" = 1'-0"

X WINDOW SILL DETAIL
Scale: 3" = 1'-0"

X PLAN DETAIL AT CURTAINWALL
Scale: 3" = 1'-0"

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CONSULTANTS

SCHWARTZ / SILVER ARCHITECTS INC.
75 Kneeland Street: Telephone 617/542-6600
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PROJECT

MAINE HISTORICAL SOCIETY
489 CONGRESS ST.
PORTLAND, MAINE

Drawn By: Date
Reviewed By: Date
Approved By: Date

REVISIONS

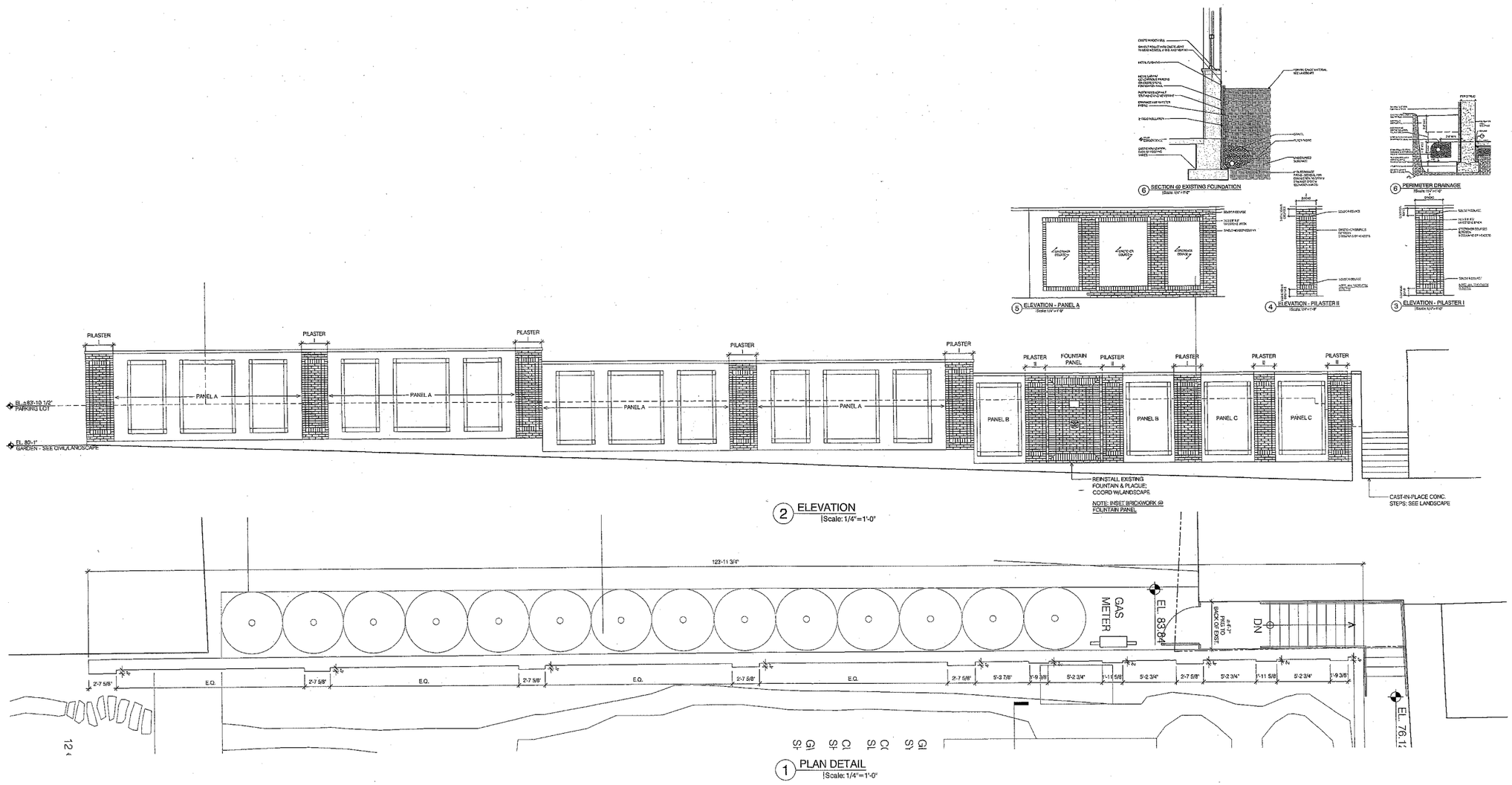
Number	Description	Date
	50% CD SET	05/03/02

DRAWING TITLE

EXTERIOR DETAILS

AS NOTED
SCALE

A6.01



NOT FOR CONSTRUCTION

CONSULTANTS

SCHWARTZ / SILVER ARCHITECTS INC.
75 Kneeland Street Telephone 617/542-6660
Boston, Massachusetts 02111 Facsimile 617/951-0778

PROJECT
MAINE HISTORICAL SOCIETY
489 CONGRESS ST.
PORTLAND, MAINE

DATE REVISIONS
60% CD SET

Date	Number	Description

Drawn By Date
Reviewed By Date
Approved By Date

DRAWING TITLE
EXTERIOR DETAILS
RETAINING WALL & EXIST FDTN

AS NOTED
Date

DRAWING NUMBER
A6.02

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