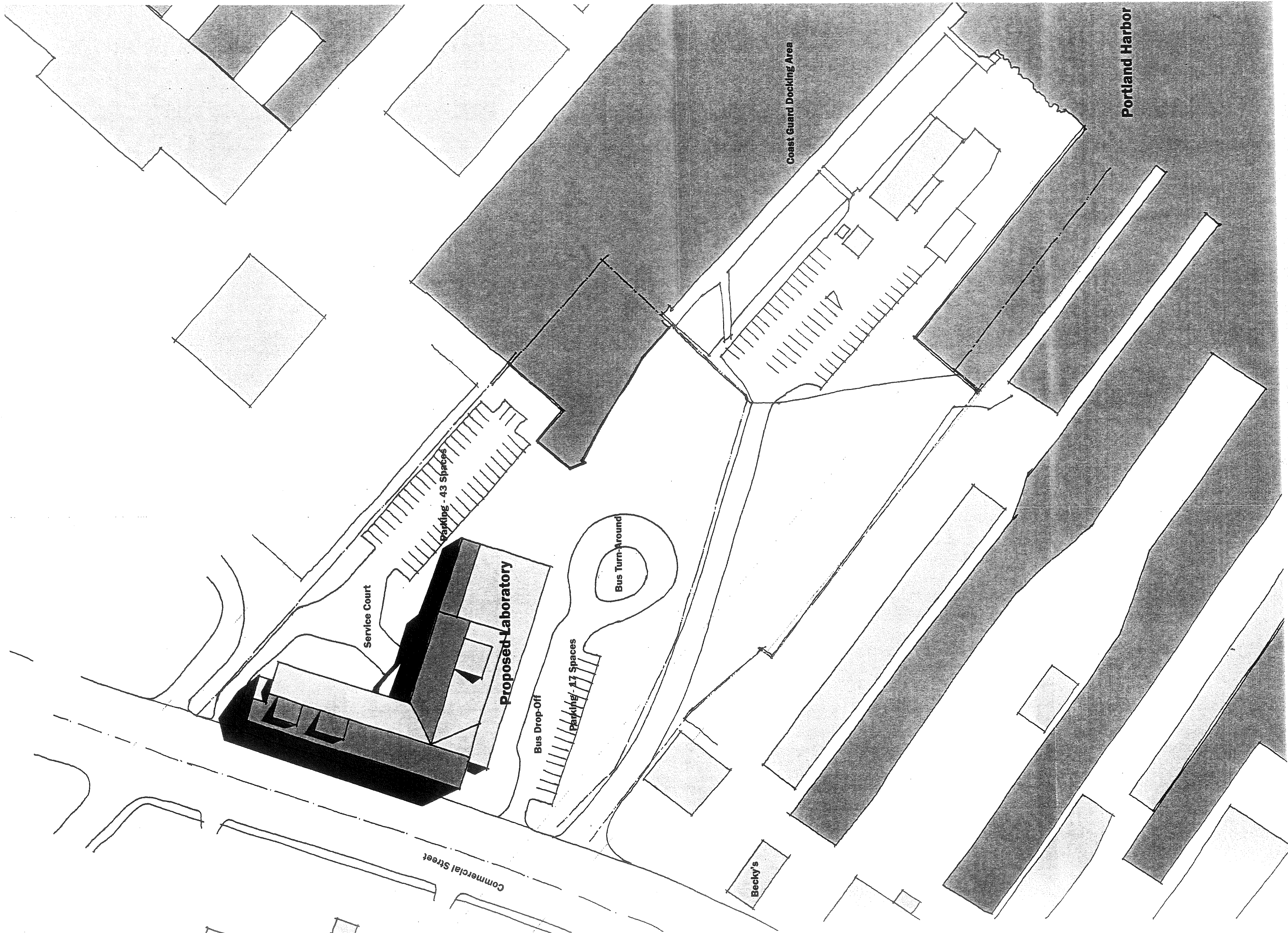


42-C-1

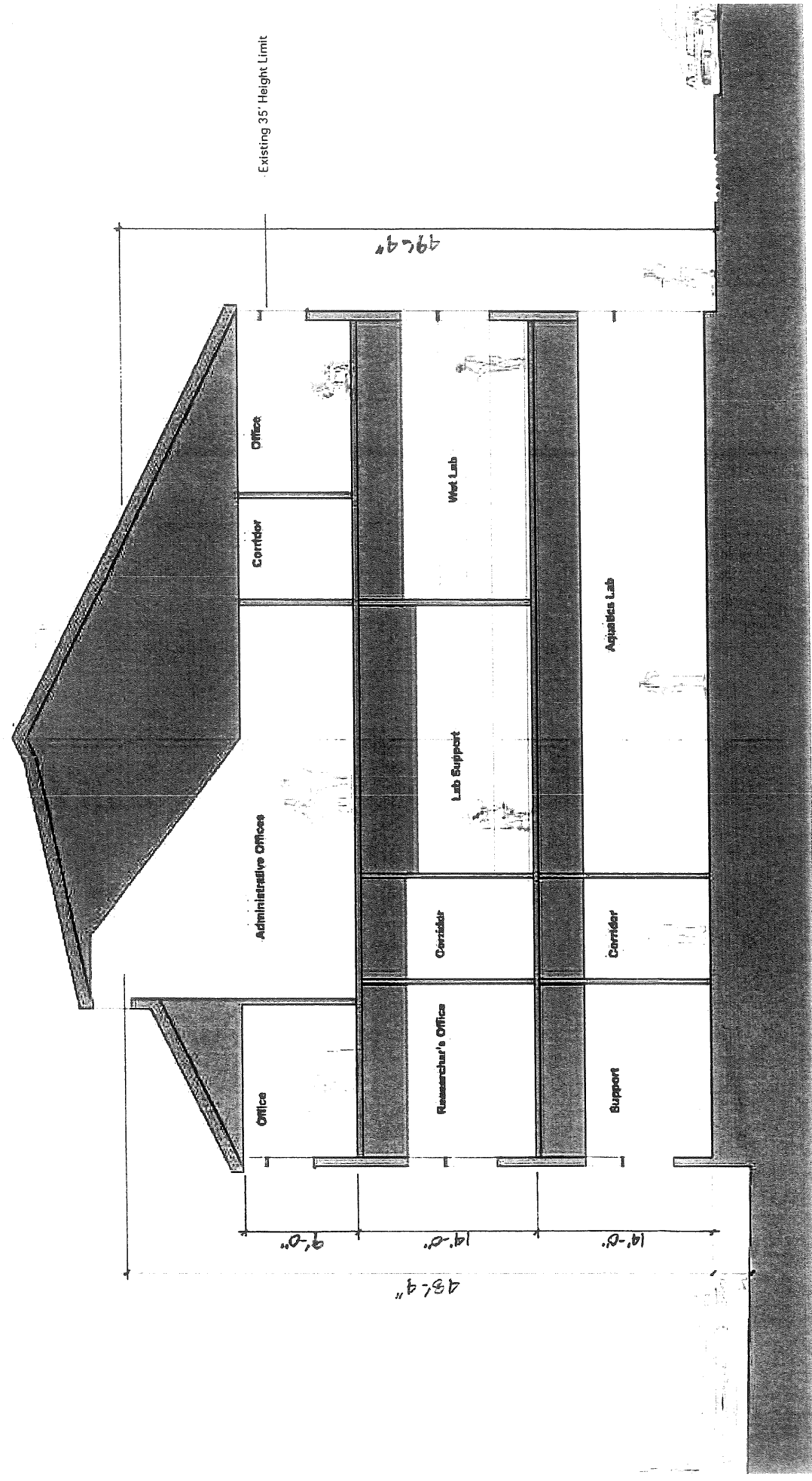
2004-0144

344 Commercial St.
Research Institute
Gulf of ME Aquarium

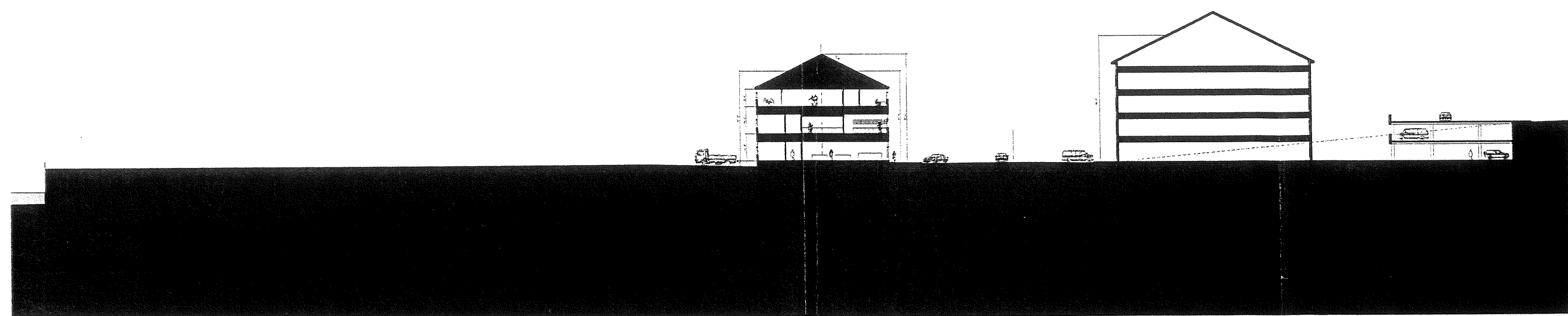


↑ **Site Plan - Laboratory**

1/32" = 1'-0"



Section



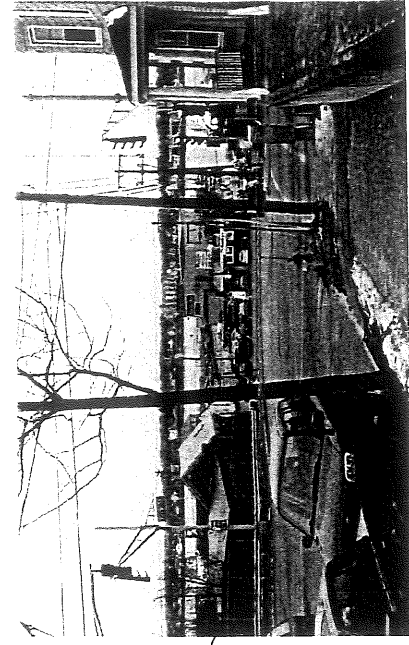
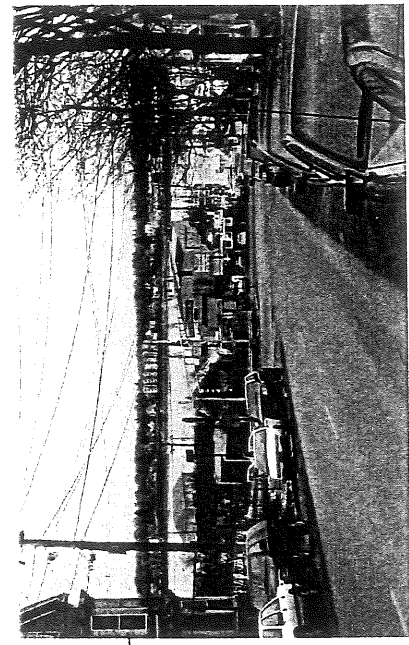
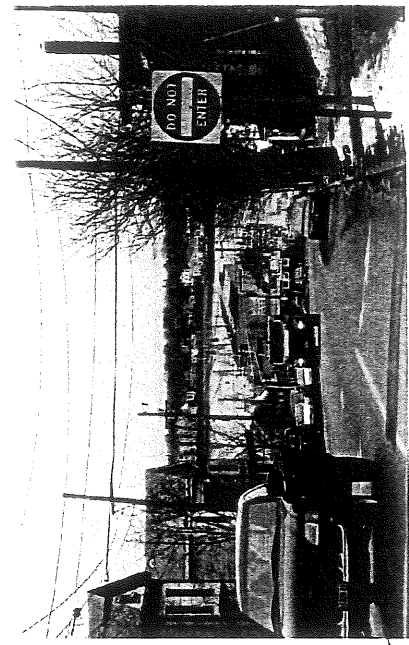
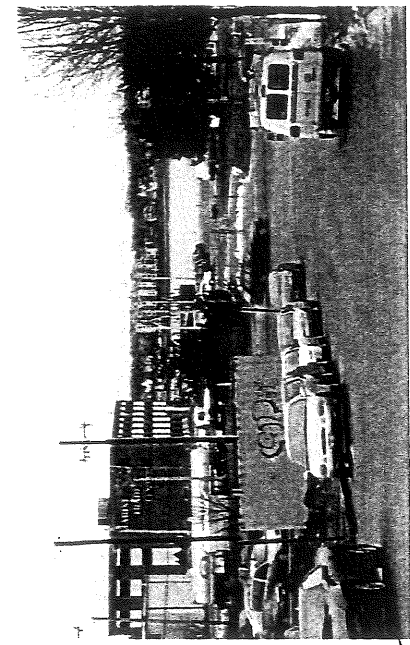
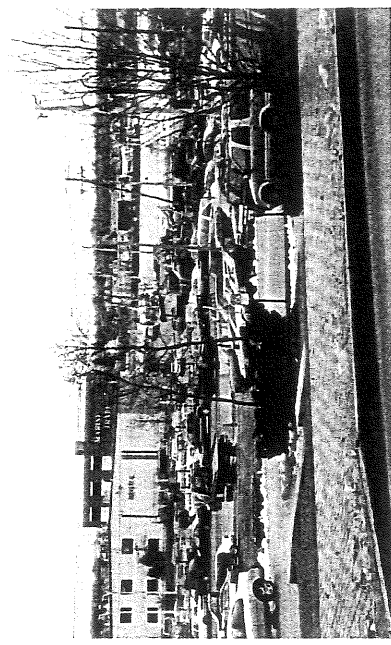
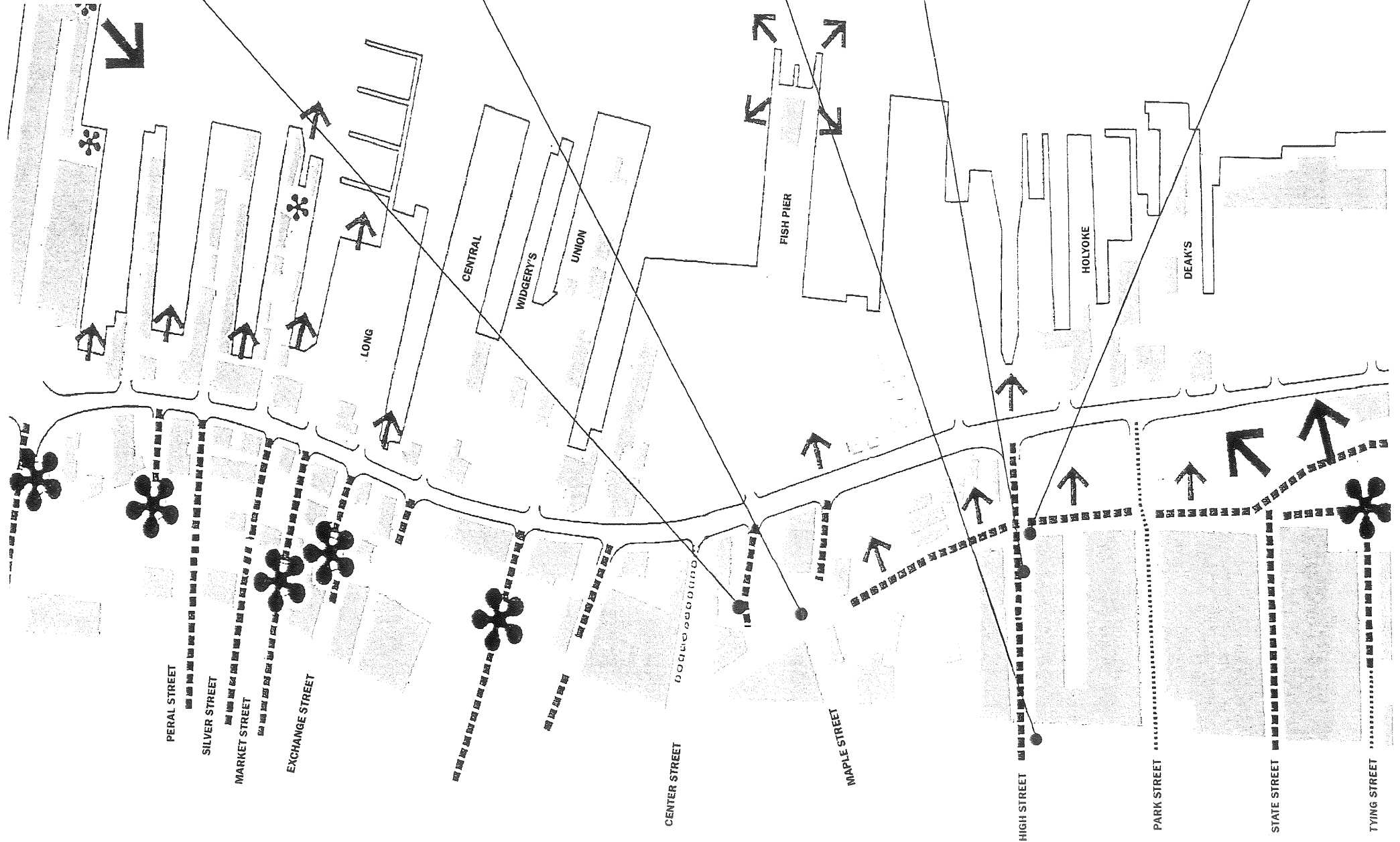
Site Section

'A' VIEWS
'B' VIEWS
'C' VIEWS
PANORAMA

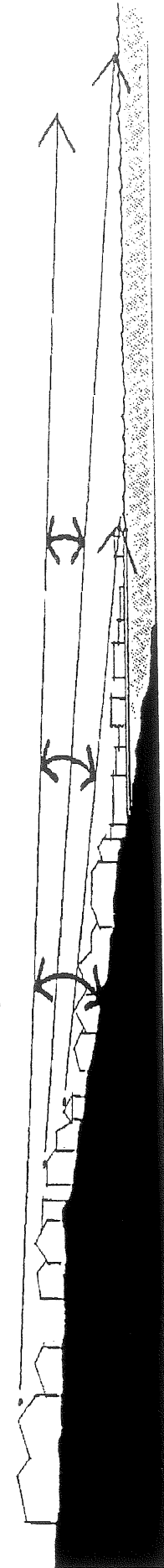


SIGNIFICANT VIEWPOINTS

LEGEND

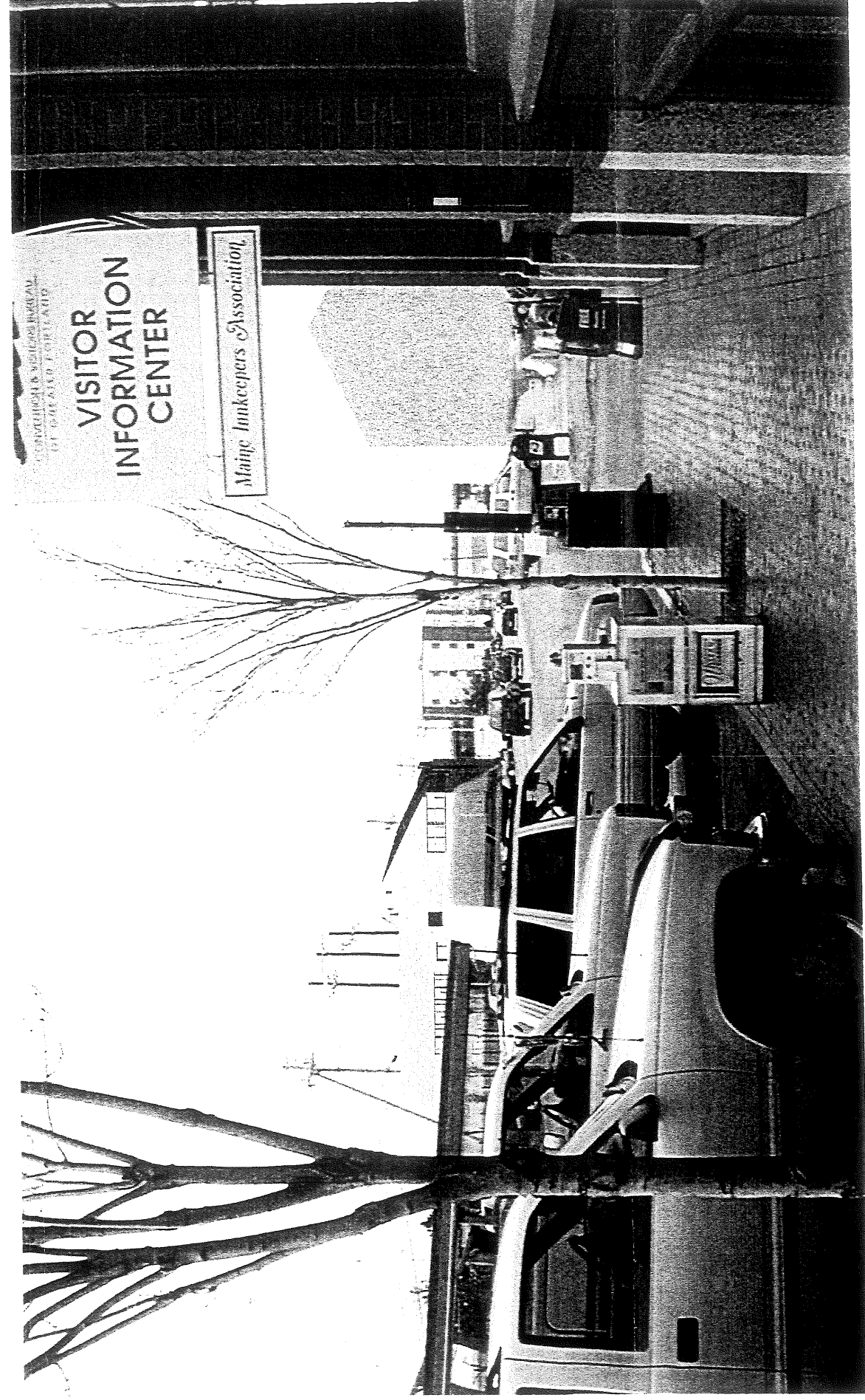
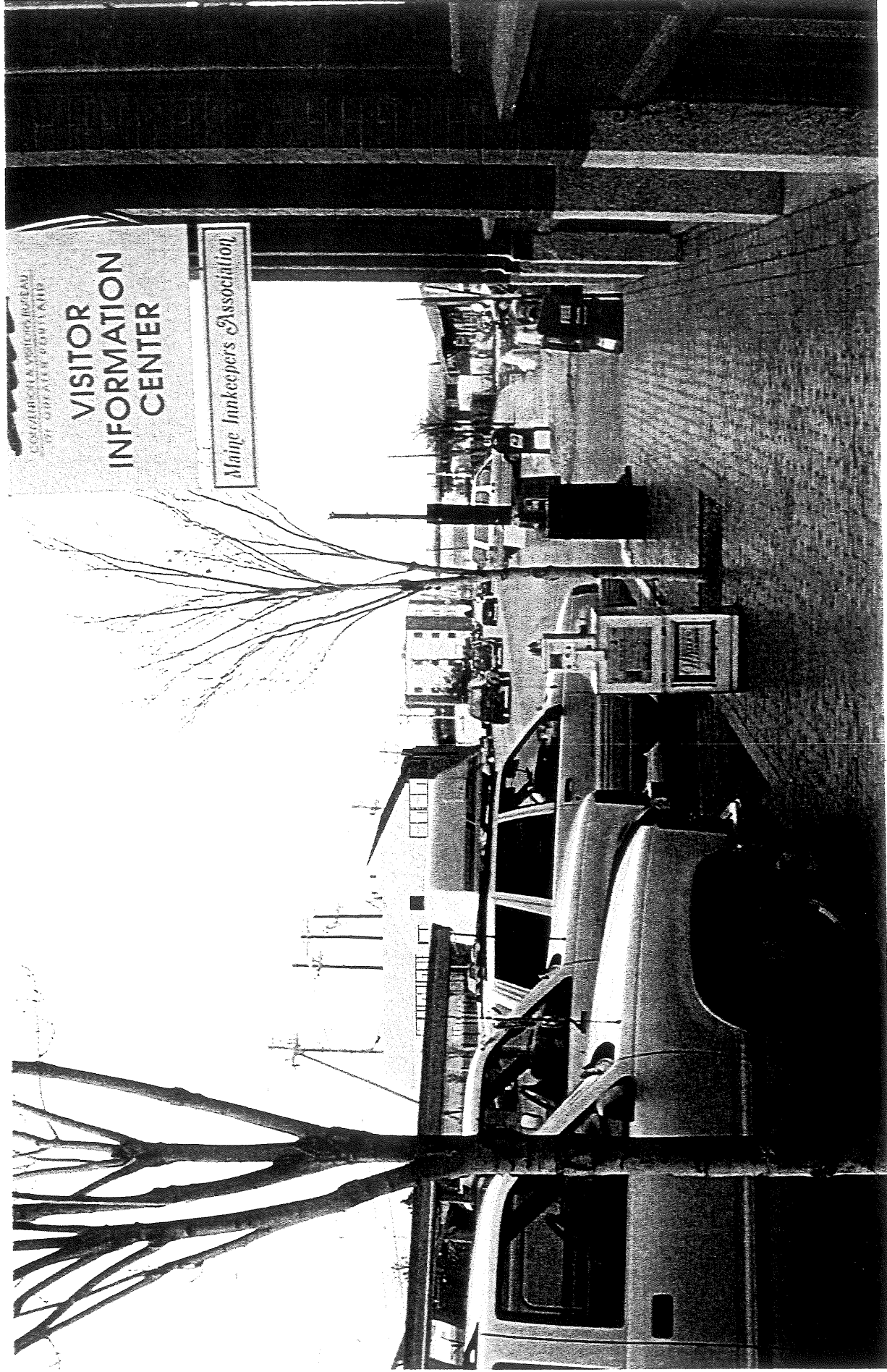


A B C



SECTION INDICATING EXTENT OF VIEW CORRIDOR

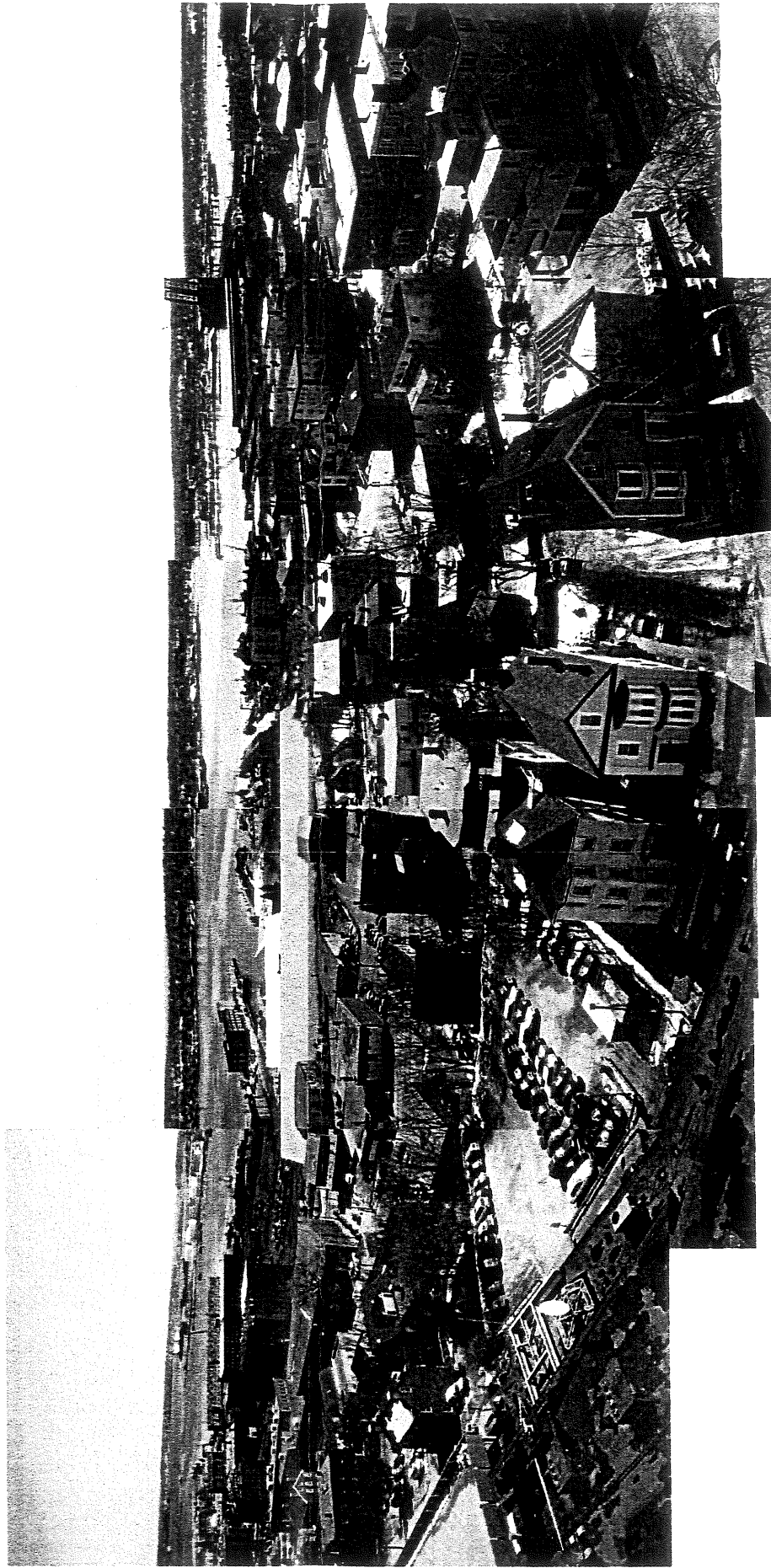
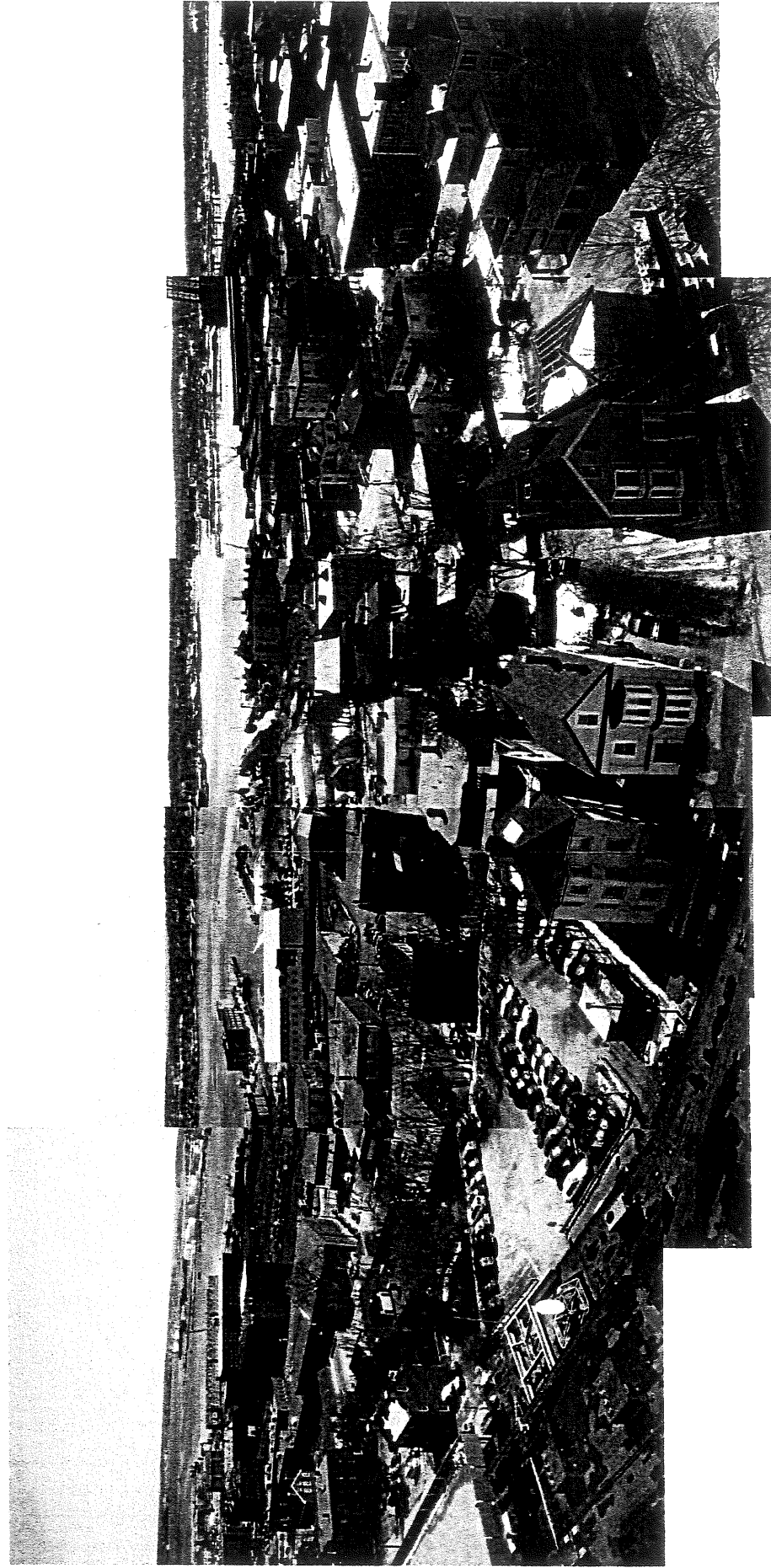
↑ View Corridors



Massing Studies

Massing Studies





Massing Studies

LEGEND:

IRON PIPE	SANITARY SEWER MANHOLE	UNDERGROUND SANITARY SEWER LINE	R/W	RIGHT-OF-WAY
REBAR	STORM DRAIN INLET - ROUND	UNDERGROUND STORM DRAIN LINE	B/C	BACK OF CURB
UTILITY POLE W/OUT WIRE	STORM DRAIN INLET - SQUARE	UNDERGROUND WATER LINE	F/E	FISHED FLOOR ELEVATION
BORING LOCATION w/NO ELEV	FIRE HYDRANT	UNDERGROUND ELECTRIC LINE	RP	REFINISHED CONCRETE PIPE
DOUBLE POST SIGN	ELECTRIC MANHOLE	UNDERGROUND TELEPHONE LINE	PVC	POLYVINYL CHLORIDE PIPE
SHRUB	BACK FLOW PREVENTER	UNDERGROUND CABLE TELEVISION LINE	TM	TAX MAP
TREE STUMP	ELECTRIC MANHOLE	UNDERGROUND NATURAL GAS LINE	BL	BLANK
LIGHT POLE	TELEPHONE MANHOLE	OVERHEAD WIRES	TL	TAX LOT
ELECTRIC TRANSFORMER	TELEPHONE PEDESTAL	APPROXIMATE WATER LINE	DB	DEED BOOK
FLAG POLE	CABLE PEDESTAL	TILE LINE PER GDD	PD	PLAN BOOK
RP RAP	GAS VALVE		PC	PAGE

LEGAL DESCRIPTION:

The lot herein described is a parcel of land now or formerly of the United States of America - Administrator of General Services, as described in a deed recorded at the Cumberland County Registry of Deeds in Deed Book 3121 at Page 663. Said parcel being City of Portland Tax Assessor Map 42, Block C, Lot 1.

Beginning at a point on the easterly sideline of Commercial Street. Said Point of Beginning being marked by a 1 1/2" Iron Pipe Found, as depicted on a plan entitled "ALTA/ACSM Land Title Survey - Tax Map 42 Block C Lot 1 - Commercial Street, prepared for Gulf of Maine Aquarium, prepared by Survey & Geodetic Consultants, Inc. dated 03/21/02, thence:

N 17°-04'-46" E A distance of three hundred seventy one and 05/100 (371.05') feet along Commercial Street to a point thence;

S 47°-41'-36" E A distance of one thousand twenty two and 00/100 (1022.00') feet, along the lands now or formerly of the State of Maine to a point on the 1939 Harbor Commissioners Line and continuing on said line to the channel of the Fore River, thence;

Southwesterly by the channel of the Fore River to its intersection with the division line determined by Judge Barrows in the arbitration award dated March 5, 1877, and recorded in said Registry of Deeds in book 442 page 127 and as shown on a plan recorded in said Registry of Deeds in plan book 4, page 3, thence;

N 51°-48'-14" W by said division line to the 1939 Harbor Commissioners Line, and a point being located S 41°-41'-30" W A distance of three hundred nineteen and 15/100 (319.15') feet along the 1939 Harbor Commissioners Line from the intersection point of the northerly line with said Harbor Commissioners Line, thence;

N 51°-48'-14" W A distance of two hundred fifty four and 00/100 (254.00') feet to a point, thence;

S 41°-59'-46" W A distance of thirty and 07/100 (30.07') feet to a point, thence;

N 51°-48'-14" W A distance of two hundred thirty three and 16/100 (233.16') feet along the land now or formerly of Hobson's Pier, Inc. to a point thence;

N 52°-24'-14" W A distance of one hundred six and 34/100 (106.34') feet along the land now or formerly of Hobson's Pier, Inc. to a point thence;

N 37°-35'-46" E A distance of fourteen and 00/100 (14.00') feet along the land now or formerly of Hobson's Pier, Inc. to a point thence;

N 41°-01'-14" W A distance of ninety and 25/100 (90.25') feet along the land now or formerly of Hobson's Pier, Inc. to a point thence;

N 37°-11'-45" E A distance of zero and 227/100 (0.227') feet along the land now or formerly of Hobson's Pier, Inc. to a point thence;

N 51°-48'-14" W A distance of one hundred sixty eight and 58/100 (168.58') feet along the land now or formerly of Hobson's Pier, Inc. and Central Maine Power to Commercial Street, thence;

N 21°-54'-46" E A distance of thirty seven and 99/100 (37.99') feet along Commercial Street to a 5/8" rebar that marks the westerly end of the administrative division between the Navy and the Coast Guard thence;

N 21°-54'-46" E A distance of nine and 61/100 (9.61') feet along Commercial Street to the Point of Beginning.

Excepting such portions of the above described land that are submerged lands below the low water mark.

The above-described parcel contains a total area, above low water, of 5.987 acres, or 260,815 square feet more or less.

REVISIONS:

NO.	DATE	APPROVED FOR SUBMITTAL
0	12/10/01	ADDED APPROX. LOW WATER
1	04/05/02	VARIOUS EDITS PER ATTORNEY
2	06/12/02	VARIOUS EDITS PER ATTORNEY
3	06/24/02	VARIOUS EDITS PER ATTORNEY

TITLE COMMITMENT:

FIRST AMERICAN TITLE INSURANCE COMPANY
POLICY No.: CC-2539
DATED: JUNE 11, 2002

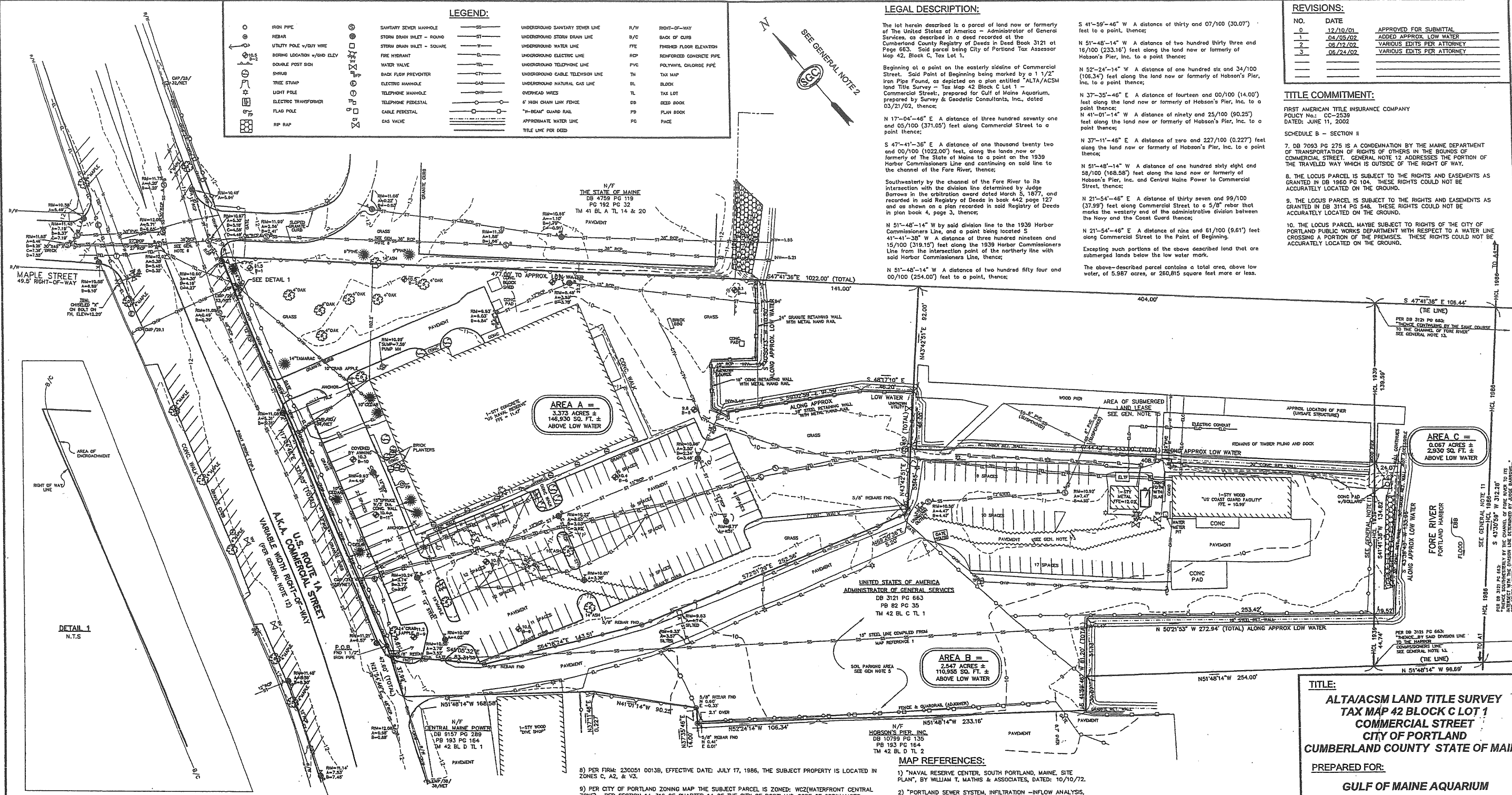
SCHEDULE B - SECTION 8

7. DB 7093 PG 275 IS A CONDEMNATION BY THE MAINE DEPARTMENT OF TRANSPORTATION OF RIGHTS OF OTHERS IN THE BOUNDS OF COMMERCIAL STREET. GENERAL NOTE 12 ADDRESSES THE PORTION OF THE TRAVELED WAY WHICH IS OUTSIDE OF THE RIGHT OF WAY.

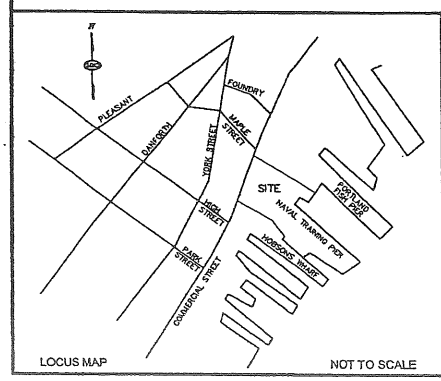
8. THE LOCUS PARCEL IS SUBJECT TO THE RIGHTS AND EASEMENTS AS GRANTED IN DB 1860 PG 104. THESE RIGHTS COULD NOT BE ACCURATELY LOCATED ON THE GROUND.

9. THE LOCUS PARCEL IS SUBJECT TO THE RIGHTS AND EASEMENTS AS GRANTED IN DB 3114 PG 548. THESE RIGHTS COULD NOT BE ACCURATELY LOCATED ON THE GROUND.

10. THE LOCUS PARCEL MAYBE SUBJECT TO RIGHTS OF THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT WITH RESPECT TO A WATER LINE CROSSING A PORTION OF THE PREMISES. THESE RIGHTS COULD NOT BE ACCURATELY LOCATED ON THE GROUND.



DETAIL 1
N.T.S.



GENERAL NOTES:

- BOUNDARY, PLANIMETRIC AND TOPOGRAPHIC INFORMATION AS SHOWN HEREON IS REFERENCED HORIZONTALLY TO THE MAINE WEST STATE PLANE COORDINATE SYSTEM NAD 83 BASED UPON A STATIC GPS TIE TO CORRS STATIONS AND IS REFERENCED VERTICALLY TO NGVD 29 BASED UPON A 3RD ORDER DIFFERENTIAL LEVEL TIE TO STATION: "TIDAL 2 USE STA 84".
- NORTH AS SHOWN HEREON IS BASED UPON GRID NORTH OF THE MAINE WEST STATE PLANE COORDINATE SYSTEM NAD 83.
- THIS PLAN AND ALL WORK ASSOCIATED WITH IT WAS PERFORMED BY SURVEY & GEODETIC CONSULTANTS, INC. PURSUANT TO A PROFESSIONAL SERVICES CONTRACT BETWEEN THE GULF OF MAINE AQUARIUM AND SURVEY & GEODETIC CONSULTANTS, INC. DATED: NOVEMBER 16, 2001.
- BOUNDARY, PLANIMETRIC, AND TOPOGRAPHIC INFORMATION AS SHOWN HEREON IS THE RESULT OF AN ON-THE-GROUND FIELD SURVEY PERFORMED BY SURVEY & GEODETIC CONSULTANTS, INC. BETWEEN NOVEMBER 27, 2001 & DECEMBER 10, 2001.
- THIS AREA IS USED FOR PARKING ON A DAILY BASIS BY TENANTS OF HOBSON'S WHARF. NO DOCUMENT WAS RECOVERED DURING THE COURSE OF OUR RESEARCH TO INDICATE A LEASE OR EASEMENT.
- PER MAP REFERENCE 2 THIS OUTFALL FROM THE DOUBLE 27" RCP'S IN COMMERCIAL STREET TO THE OUTFALL, IS AN OVERFLOW LINE.
- SUBSURFACE UTILITIES WERE DELINEATED ON THE SUBJECT PROPERTY BY OTHERS. PAINT MARKS AND SURFACE OBSERVABLE FEATURES WERE FIELD LOCATED BY SURVEY & GEODETIC CONSULTANTS, INC. NOT ALL UTILITIES APPEAR TO HAVE BEEN MARKED AND ONLY THOSE UTILITIES AT THE INTERSECTION WITH MAPLE STREET WERE MARKED ON COMMERCIAL STREET. MAP REFERENCE 1 INDICATES A WATER LINE FROM THE NAVAL RESERVE CENTER TO THE WATER LINE IS SHOWN FOR REFERENCE. PRIOR TO CONTRACTOR PERFORMING ANY WORK, DIG SAFE SHOULD BE CONTACTED.

8) PER FIRM: 230051 00136, EFFECTIVE DATE: JULY 17, 1986, THE SUBJECT PROPERTY IS LOCATED IN ZONES C, A2, & V3.

9) PER CITY OF PORTLAND ZONING MAP THE SUBJECT PARCEL IS ZONED: WCZ(WATERFRONT CENTRAL ZONE). PER SECTION 14-316 OF CHAPTER 14 OF THE CITY OF PORTLAND CODE OF ORDINANCES: MIN. LOT SIZE: NONE; MIN. FRONTAGE: NONE; MIN. YARD DIMS.: FRONT, SIDE, & REAR SETBACK: NONE; SETBACK FROM PIER LINE: 5 FEET; MAX. LOT COVERAGE: 100%; MAX. BUILDING HEIGHT: 35 FEET.

10) RECORD OWNER: UNITED STATES OF AMERICA, ADMINISTRATOR OF GENERAL SERVICES RECORD DEED: DB 3121 PG 663, RECORD PLAN: PB 82 PG 35

11) THE HARBOR COMMISSIONERS LINE AS SHOWN HEREON AS "HCL 1886" WAS ESTABLISHED BY HOLDING THE POSITIONS OF MONUMENTS: "WILSON" & "BLOUGHT", AS ESTABLISHED BY STATIC GPS, AND COMPILATION OF MAP REFERENCE 3. PURSUANT TO A MEMO, ISSUED FOR CLARIFICATION BY JON GILES (CITY OF PORTLAND) AND DATED 9/22/98, THE CURRENT HARBOR COMMISSIONERS LINE, AS IT AFFECTS THE SUBJECT PROPERTY, IS FROM POINT A1 TO A4 AS DEPICTED ON MAP REFERENCE 3. THE EFFECTIVE DATE OF THIS CONFIGURATION IS OCTOBER 2, 1986. THE HARBOR COMMISSIONERS LINE AS SHOWN HEREON AS "HCL 1939", WAS ESTABLISHED USING THE SAME METHOD AND WAS THE HARBOR COMMISSIONERS LINE PRIOR TO THE 1986 REVISION. FROM POINT A1 TO A2 TO A3 TO A4, AS SHOWN ON MAP REFERENCES 3 & 9, THE AFORESAID 1939 HARBOR COMMISSIONERS LINE IS THE SAME AS THE HARBOR COMMISSIONERS LINE OF 1920.

12) US ROUTE 1A A.K.A. COMMERCIAL STREET IS AN ACCEPTED PUBLIC WAY. THE RIGHT OF WAY WAS LAID OUT PER MAP REFERENCE 4. MAP REFERENCE 5 IS THE MDTOT RIGHT OF WAY PLAN SET WHICH REFERENCES MAP REFERENCE 4 AS THE SOURCE OF THE RIGHT OF WAY LINES.

13) DEED LINES HAVE BEEN SHOWN PER RECORD INFORMATION AND NO DETERMINATION HAS BEEN MADE AS TO THE TITLE OF SUBMERGED LANDS WITHIN THE DEED LINES AS SHOWN.

14) THIS AREA IS SUBJECT TO AN UNRECORDED SUBMERGED LAND LEASE FROM THE STATE OF MAINE TO UNITED STATES COAST GUARD. REFERENCE IS MADE TO DOCUMENT NO. 09-21.

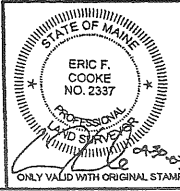
15) AREA B AS SHOWN HEREON IS THAT PARCEL TO BE EXCEPTED BY THE UNITED STATES OF AMERICA, AS DESCRIBED IN THE FIRST AMERICAN TITLE COMMITMENT, POLICY NO.: CC-2539, EFFECTIVE DATE: JUNE 11, 2002 AND ALSO AS SHOWN ON MAP REFERENCE 10.

MAP REFERENCES:

- "NAVAL RESERVE CENTER, SOUTH PORTLAND, MAINE, SITE PLAN", BY WILLIAM T. MATHIS & ASSOCIATES, DATED: 10/10/72.
- "PORTLAND SEWER SYSTEM, INFILTRATION-INFLOW ANALYSIS, SYSTEM BASE MAPPING, STUDY AREA IV", BY HUTER-BALLEW ASSOCIATES, DATED: 1981.
- "HARBOR LINES, PORTLAND HARBOR, MAINE" BY US ENGINEER OFFICE, BOSTON, MASS, DATED: JUNE 30, 1939.
- "COMMERCIAL STREET, CROSS TO HIGH", BY THE CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS, DATED: 4/27/43.
- "COMMERCIAL STREET, RIGHT OF WAY MAP, FEDERAL AID PROJECT NO. M-0885 (1)", DATED: AUGUST 1965, SHEET 2 OF 7, D.O.T. FILE NO. 3-339.
- "PLAN OF PROPERTY IN PORTLAND, MAINE, MADE FOR GREATER PORTLAND PUBLIC DEVELOPMENT COMMISSION", BY HI & EC JORDAN, DATED: 4-11-68, RECORDED AT PB 82 PG 35.
- "SECOND REVISED AMENDED SITE AND SUBDIVISION PLAN, HOBSON'S WHARF, COMMERCIAL STREET, PORTLAND, MAINE, FOR HOBSON'S WHARF CORPORATION", BY OWEN HASKELL, INC., DATED: MAY 26, 1993, RECORDED AT PB 193 PG 164.
- "AMENDED RECORDING PLAT, PORTLAND FISH PIER COMPLEX IN PORTLAND, MAINE, FOR THE CITY OF PORTLAND", BY OWEN HASKELL, INC., REVISED DATE: 10-12-00.
- "CITY OF PORTLAND, ME, DEPARTMENT OF PUBLIC WORKS, HARBOR LINES" TRACED FROM PLAN BY US ENGINEERS, DATED: JUNE 28, 1920, OBTAINED FROM THE CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS.
- "NAVAL RESERVE CENTER, EXCESS AREA, COMMERCIAL STREET, PORTLAND, MAINE, CUMBERLAND COUNTY", BY HTA/OEST, REVISED DATED: 9/2/88.

To: Gulf of Maine Aquarium and First American Title Insurance Company

This is to state that this map or plot and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA, ACSM and NSPS in 1998, and includes items 2.3.4, 5.6.8, 9.10, 11(b), & 13 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this statement, undersigned further states that proper field procedures, instrumentation and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."



TITLE:
ALTA/ACSM LAND TITLE SURVEY
TAX MAP 42 BLOCK C LOT 1
COMMERCIAL STREET
CITY OF PORTLAND
CUMBERLAND COUNTY STATE OF MAINE

PREPARED FOR:
GULF OF MAINE AQUARIUM
400 COMMERCIAL STREET
PORTLAND, MAINE: 04112

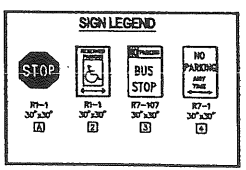
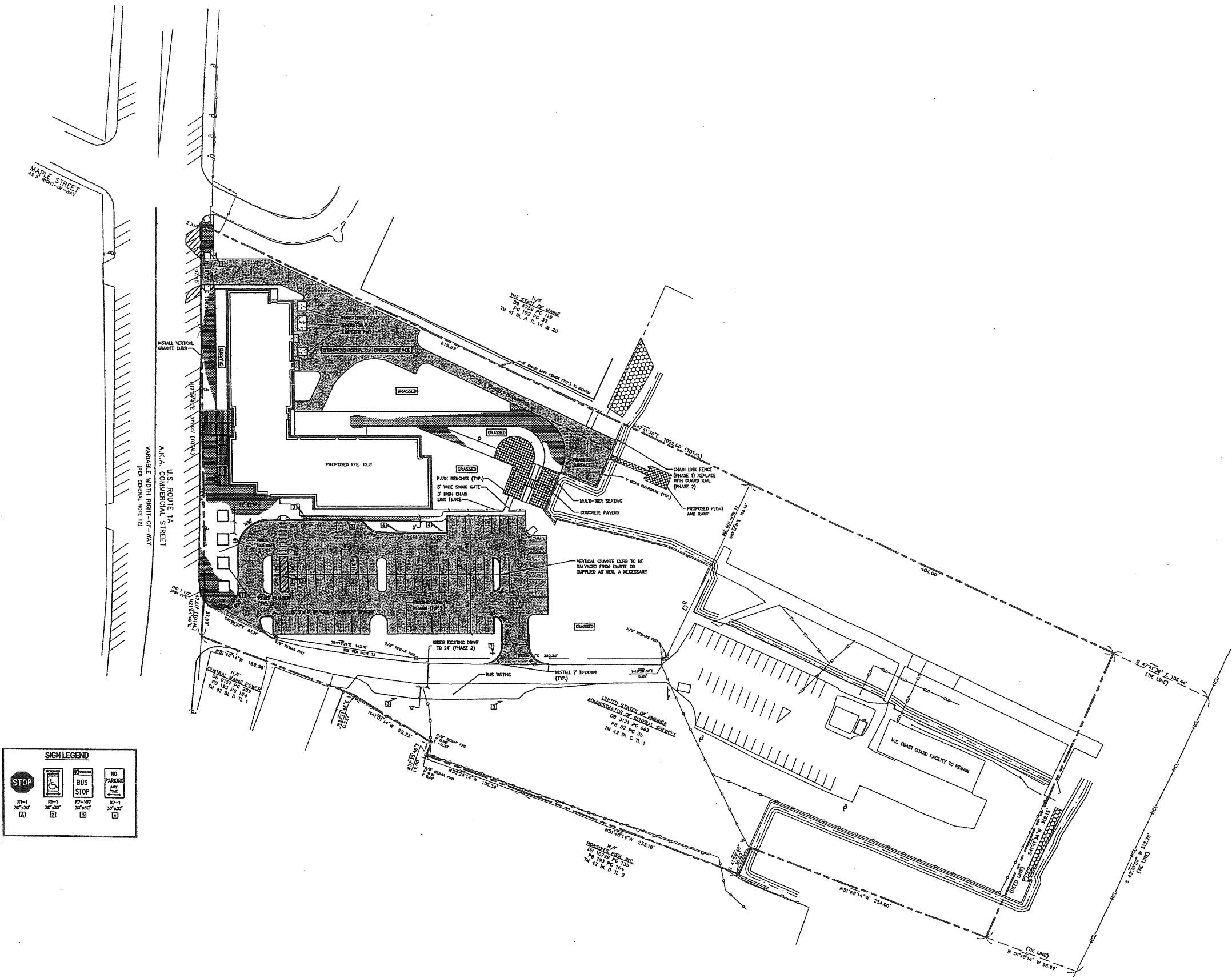


12 Westbrook Commons, 2nd Floor
Westbrook, Maine 04092
Phone: 207-856-0006 • Fax: 207-856-0007
E-Mail: sgc@sgcinc.net

DATE: 03/21/02	DRAWN: EFC	JOB NO.: 1-000134.00	SHEET 1 OF 1
COMPILED/SK: EFC	CHECK: TAP	DWS: 1-000134.00.DWG	

SCALE: 1" = 40'

AH 20.2

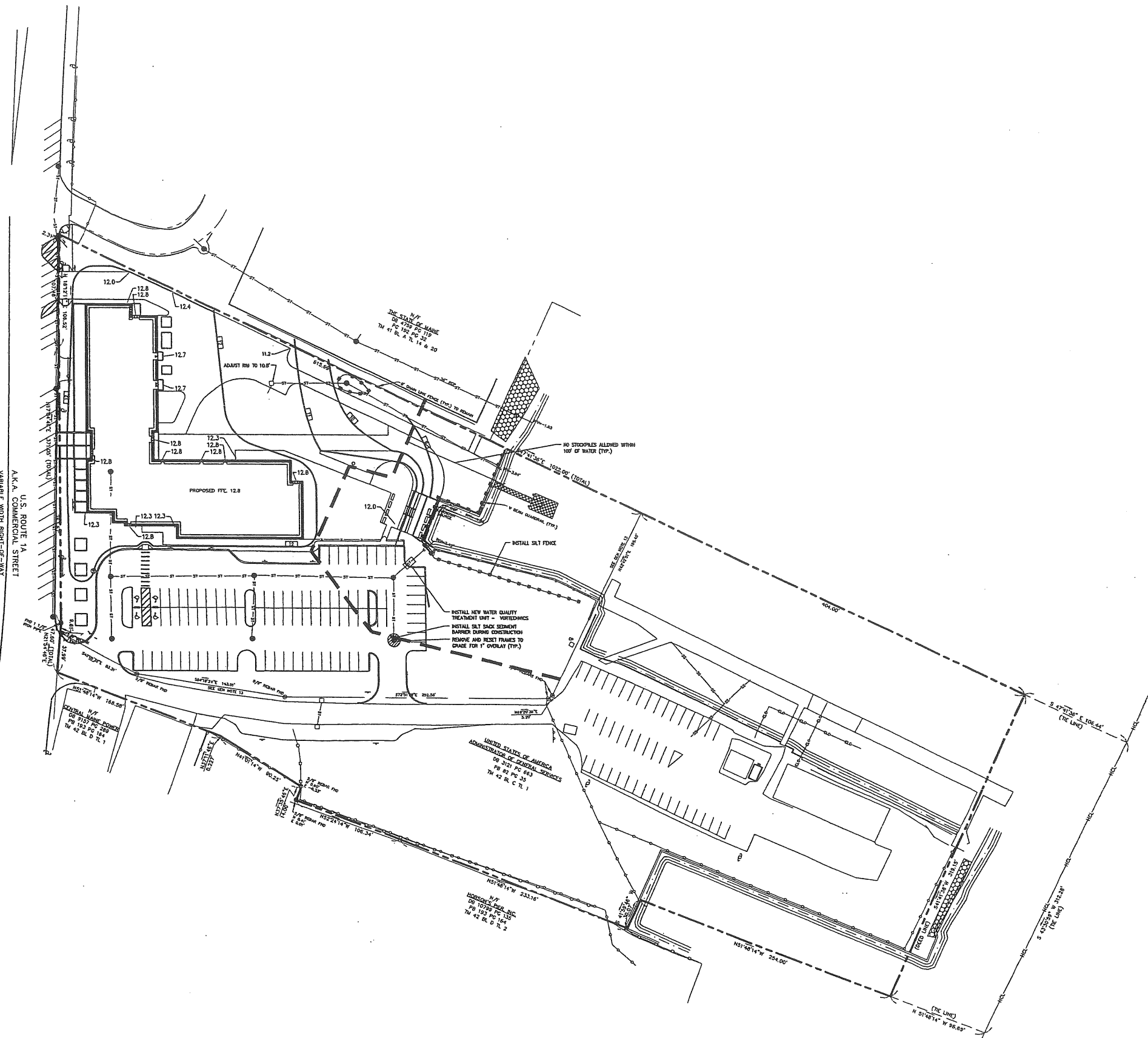


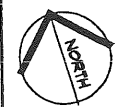


1	SECOND WORKSHOP SUBMISSION TO CITY	6.10.03
REV.	DESCRIPTION	DATE
CURRENT ISSUE STATUS:		
DeLUCA-HOFFMAN ASSOCIATES, INC. 170 BISHOP STREET, SUITE 6 SOUTH PORTLAND, ME 04106 207.772.1029 WWW.DELUCAHOFFMAN.COM		
ARCHITECTURE ENGINEERING PLANNING SMRT 144 Fore Street, 7th Fl., Box 618 Portland, Maine 04101 tel. (207) 772-3046 fax. (207) 772-1070		
GULF OF MAINE MARINE RESEARCH FACILITY PORTLAND, MAINE		
LAYOUT AND MATERIALS PLAN		
SHEET TITLE:		
SCALE: 1" = 40'	DATE:	GRAPHIC SCALE: 0' 10' 20' 30' 40'
PROJECT MANAGER: RLJL	DATE:	
JOB CAP/DRAWING: CMW		
A/E OF RECORD: DVJ		
SMRT CAD FILE: CP101_03034		SHEET No. CP101
PROJECT No. 03034-02/1984.1		

A#203

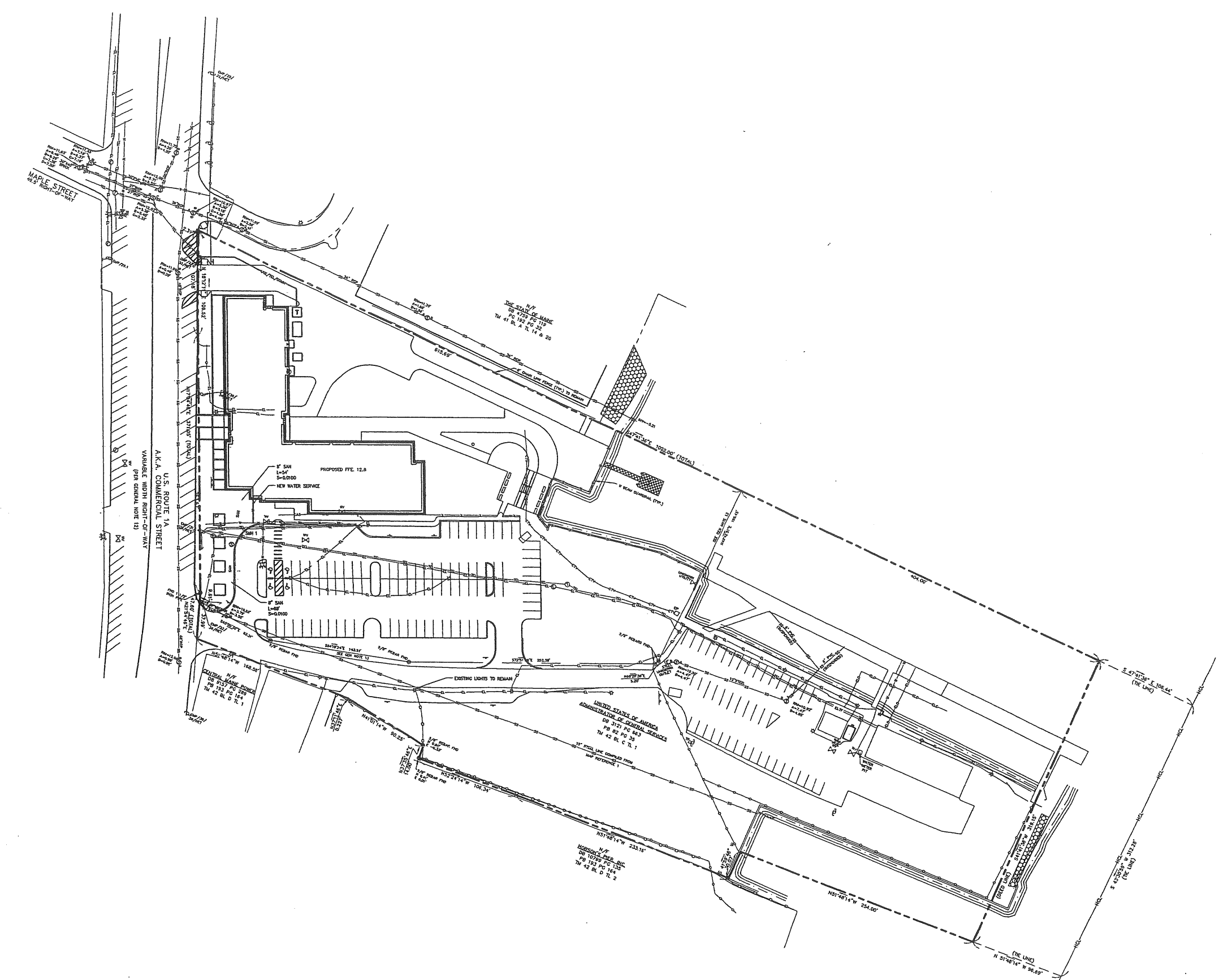
MAPLE STREET
42.3' RIGHT-OF-WAY




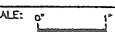
U.S. ROUTE 1A
A.K.A. COMMERCIAL STREET
VARIABLE WIDTH RIGHT-OF-WAY
PER GENERAL NOTE 13



1	SECOND WORKSHOP SUBMISSION TO CITY	6.10.03
REV.	DESCRIPTION	DATE
CURRENT ISSUE STATUS:		
		
 DeLUCA-HOFFMAN ASSOCIATES, INC. 779 BAHN STREET, SUITE B SOUTH PORTLAND, ME 04106 203.775.1951 WWW.DELUCAHOFFMAN.COM		
 ARCHITECTURE ENGINEERING PLANNING SMRT 144 Fore Street, P.O. Box 619 Portland, Maine 04104 Tel. (207) 772-3446 Fax. (207) 772-1079		
GULF OF MAINE MARINE RESEARCH FACILITY PORTLAND, MAINE		
PROJECT: GRADING, DRAINAGE AND EROSION CONTROL PLAN		
SHEET TITLE:		
SCALE: 1" = 40'	DATE:	
PROJECT MANAGER: RML	GRAPHIC SCALE: 0" 1"	
JOB CAP/DRAWN: CMW		
A/E OF RECORD: DWJ	SHEET No.	
SMRT CAD FILE: CG101_03034	CG101	
PROJECT No. 03034-00/1984.1		

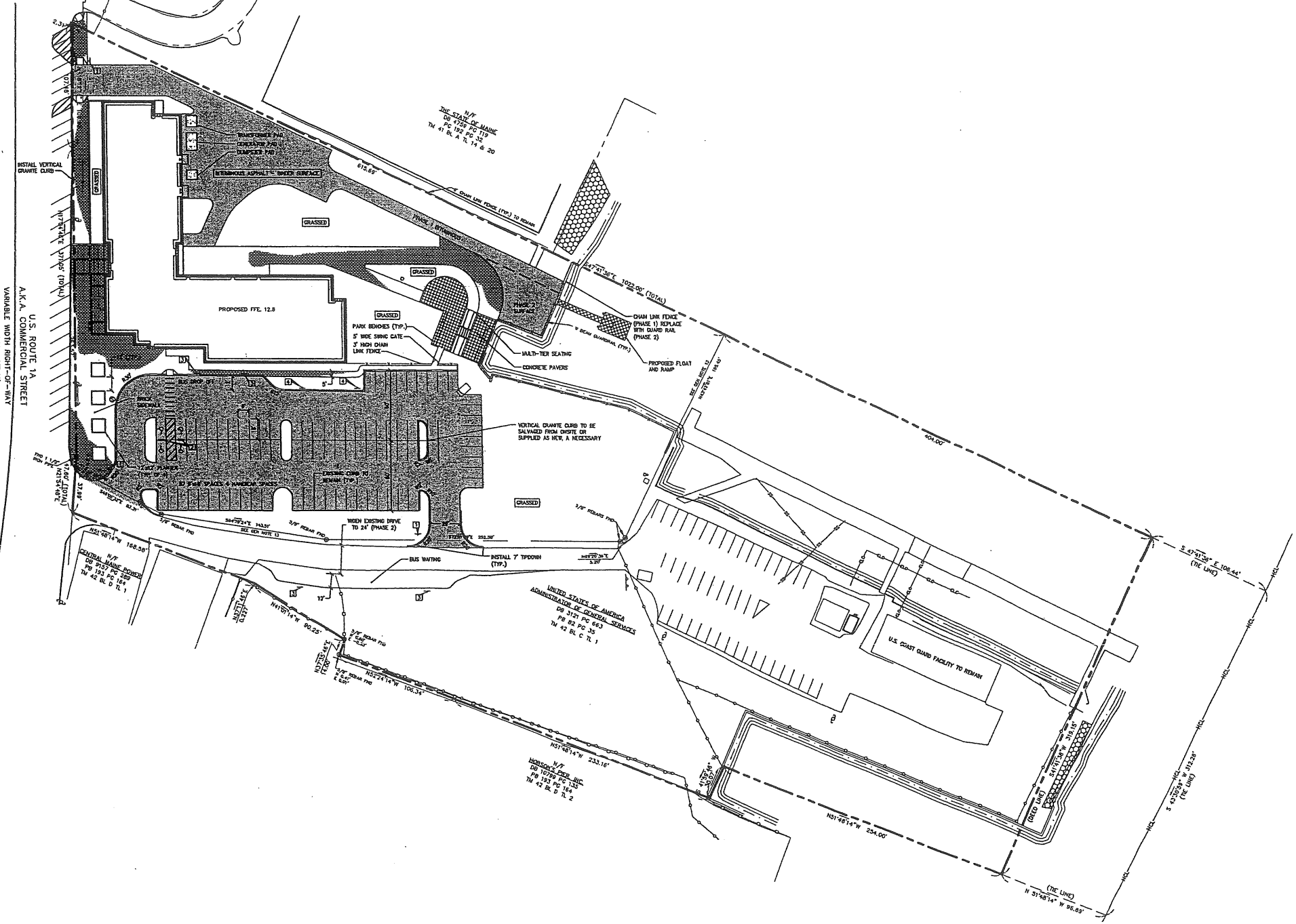
AH 20.4



1		SECOND WORKSHOP SUBMISSION TO CITY	6.10.03
REV.		DESCRIPTION	DATE
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		ARCHITECTURE ENGINEERING PLANNING SMRT 144 Fore Street, P.O. Box 618 Portland, Maine 04104 tel. (207) 772-3846 fax. (207) 772-1000	
GULF OF MAINE MARINE RESEARCH FACILITY PORTLAND, MAINE			
PROJECT: UTILITIES PLAN			
SHEET TITLE:			
SCALE:	1" = 40'	DATE:	
PROJECT MANAGER:	RML	GRAPHIC SCALE:	
JOB CAP/DRAWN:	CMW		
A/E OF RECORD:	DVJ	SHEET No.	
SMRT CAD FILE:	CU101_03034		CU101
PROJECT No.	03034-00/1984.1		

AH 20.5

MAPLE STREET
NO. 5 RIGHT-OF-WAY

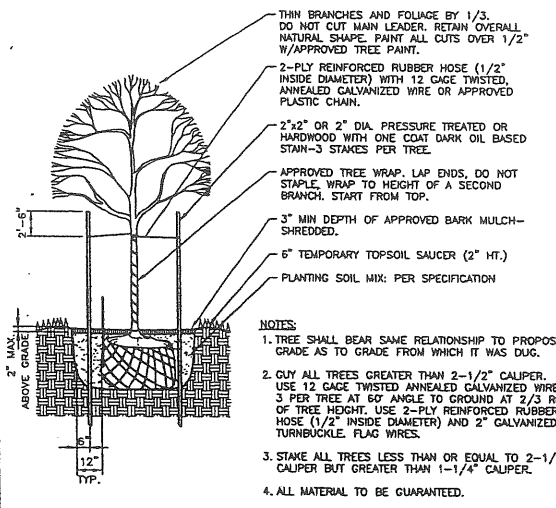


SIGN LEGEND

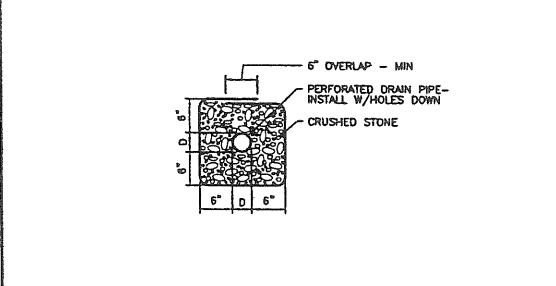
87-1 30'x30'	87-1 30'x30'	87-107 30'x30'	87-1 30'x30'
(B)	(D)	(E)	(E)

1	SECOND WORKSHOP SUBMISSION TO CITY	6.10.03
REV.	DESCRIPTION	DATE
CURRENT ISSUE STATUS:		
	DeLUCA-HOFFMAN ASSOCIATES, INC. 770 BUSH STREET, SUITE B SOUTH PORTLAND, ME 04106 207.776.1921 WWW.DELUCAHOFFMAN.COM	
	ARCHITECTURE ENGINEERING PLANNING SMRT 144 Fore Street, Box 618 Portland, Maine 04104 Tel. (207) 772-3845 Fax. (207) 772-1070	
PROJECT: GULF OF MAINE MARINE RESEARCH FACILITY PORTLAND, MAINE		
SHEET TITLE: LAYOUT AND MATERIALS PLAN		
SCALE: 1" = 40'	DATE:	
PROJECT MANAGER: RML	GRAPHIC SCALE: 0" = 100'	
JOB CAP/DRAWN: CMW		
A/E OF RECORD: DWJ	SHEET No.	
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PROJECT No. 03034-00/1984.1		

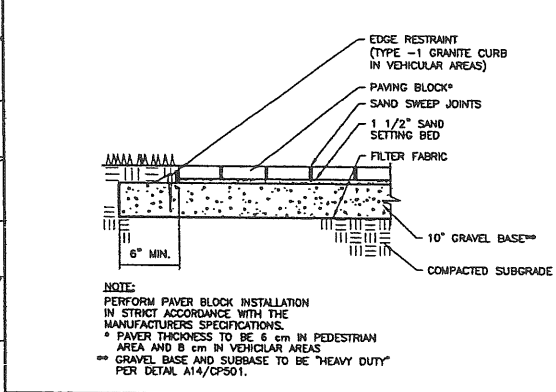
A+H 20.6



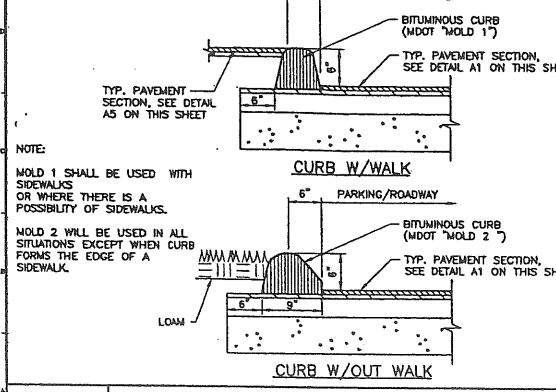
M1 DECIDUOUS TREE PLANTING
N.T.S.



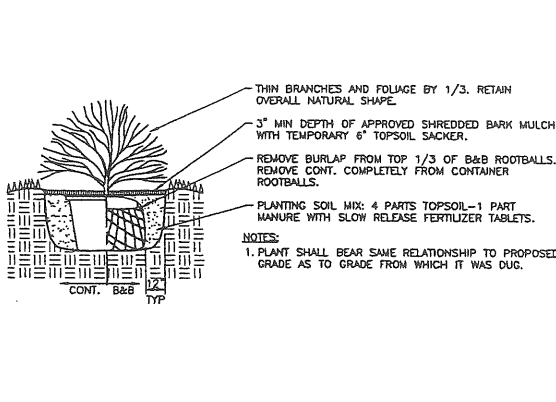
J1 UNDERDRAIN DETAIL
N.T.S.



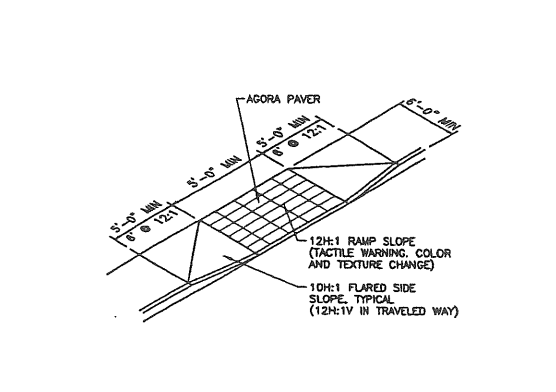
E1 CONCRETE PAVER DETAIL
N.T.S.



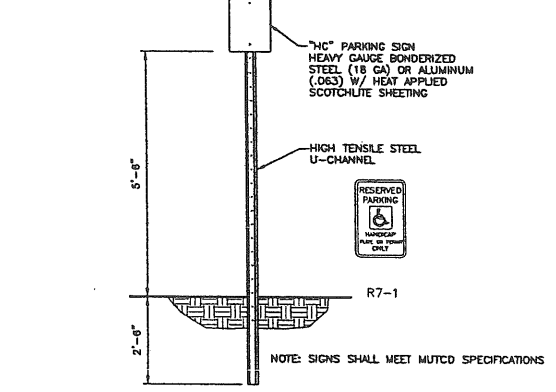
A1 BITUMINOUS CURB DETAIL
N.T.S.



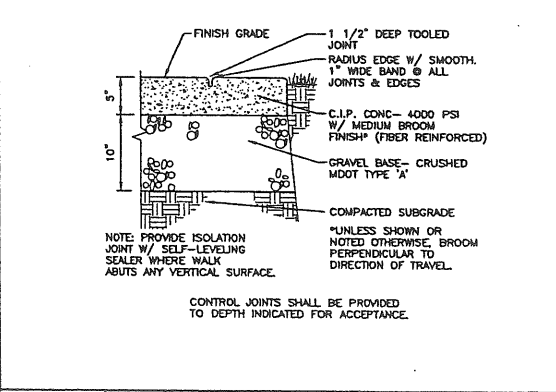
N5 SHRUB PLANTING
N.T.S.



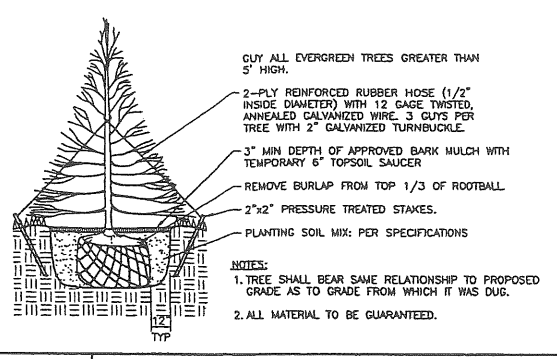
J5 "HC" RAMP
N.T.S.



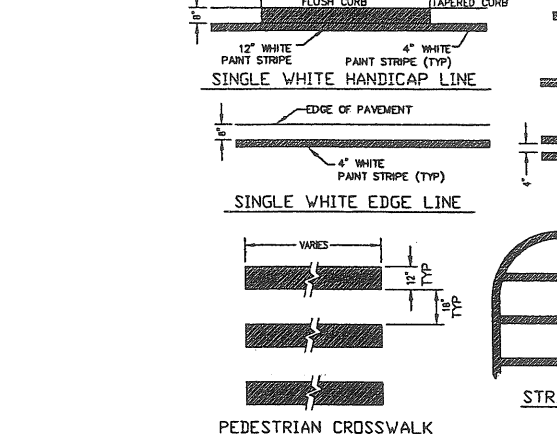
E5 SIGN DETAIL
N.T.S.



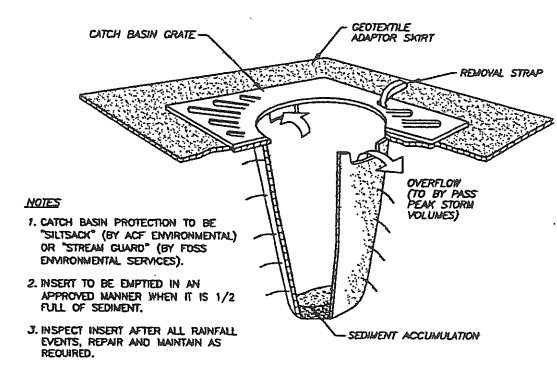
A5 CONCRETE WALK DETAIL
N.T.S.



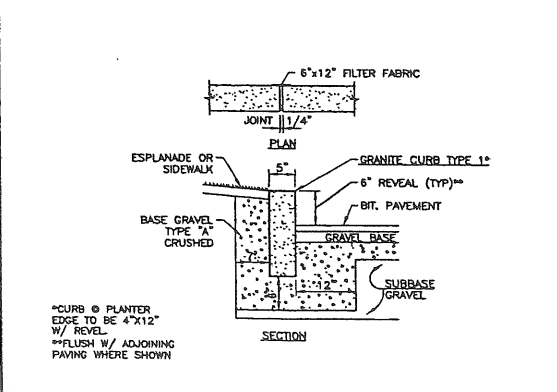
N9 EVERGREEN TREE PLANTING
N.T.S.



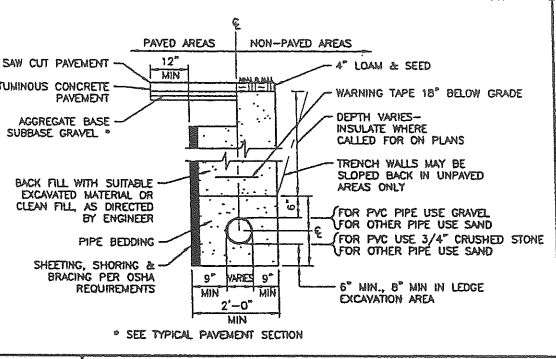
J9 PAINTED STRIPING
N.T.S.



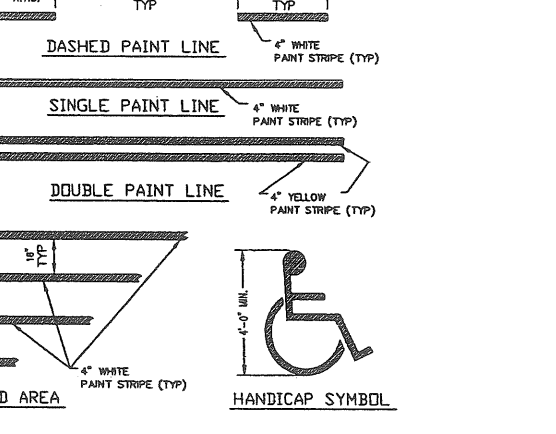
E9 "SILTSACK" DETAIL
N.T.S.



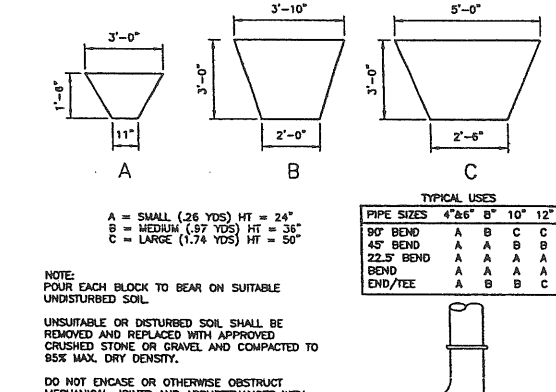
A9 GRANITE CURB DETAIL
N.T.S.



N14 PIPE TRENCH
N.T.S.



C14 THRUST BLOCK DETAIL
N.T.S.



J9 PAINTED STRIPING (continued)
N.T.S.

REV.	DESCRIPTION	DATE
1	SECOND WORKSHOP SUBMISSION TO CITY	6.10.03

DeLUCA-HOFFMAN ASSOCIATES, INC.
 770 MAIN STREET, SUITE 8
 PORTLAND, MAINE 04108
 TEL: (207) 775-2616
 FAX: (207) 775-1529
 WWW.DELUCAHOFFMAN.COM

SMRT ARCHITECTURE ENGINEERING PLANNING
 144 Pine Street, 7th Fl.
 Portland, Maine 04101
 Tel: (207) 775-2616
 Fax: (207) 775-1529

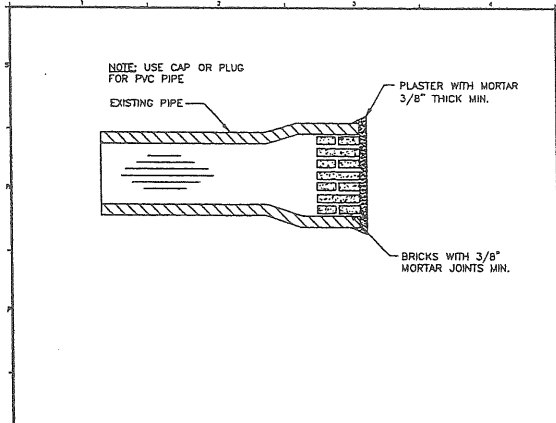
GULF OF MAINE MARINE RESEARCH FACILITY
 PORTLAND, MAINE

SITE DETAILS

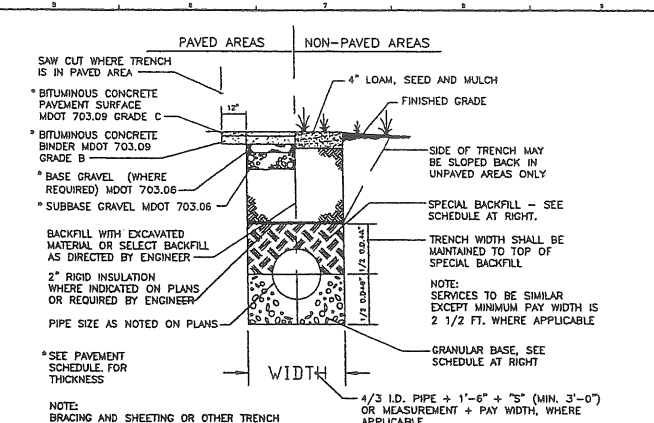
SHEET TITLE: AS NOTED DATE: GRAPHIC SCALE: 1" = 10'-0"
 PROJECT MANAGER: RML JOB CAP/DRAWN: CWV A/E OF RECORD: DJV SHEET No.:
 SMRT CAD FILE: CP501-03034 PROJECT No. 03034-00/1984.1

CP501

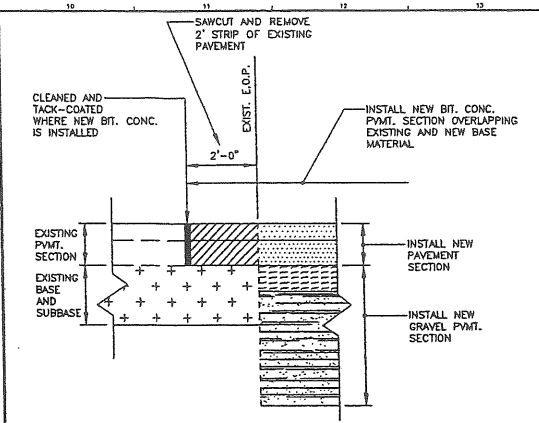
Att 20.7



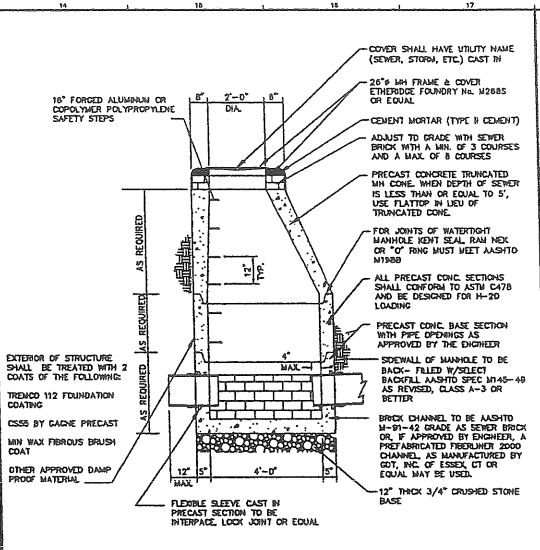
N1 MASONRY PLUG DETAIL
N.T.S.



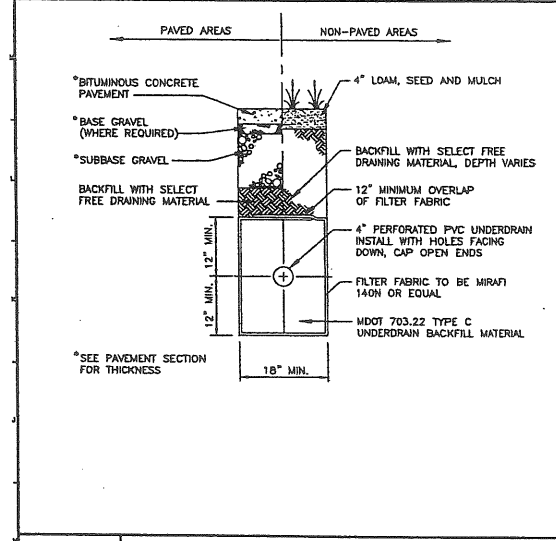
H5 TYPICAL SEWER AND STORM DRAIN TRENCH SECTION
N.T.S.



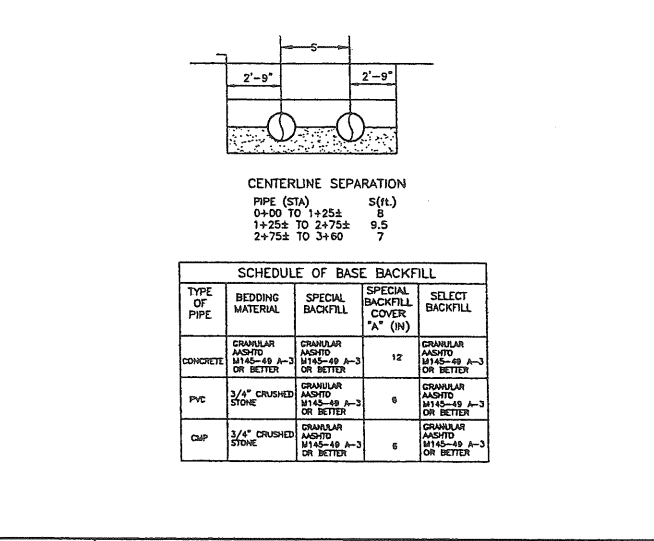
H10 NEW PVMT ADJACENT TO EXISTING PVMT
N.T.S.



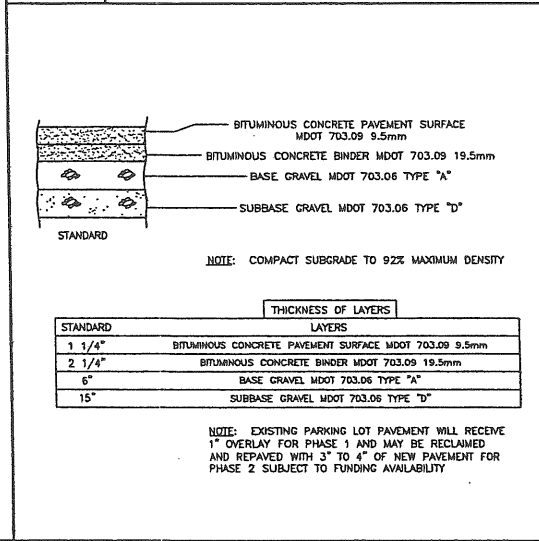
H14 4'-0" PRECAST SAN. SEWER MANHOLE
N.T.S.



H1 TYPICAL UNDERDRAIN TRENCH SECTION
N.T.S.

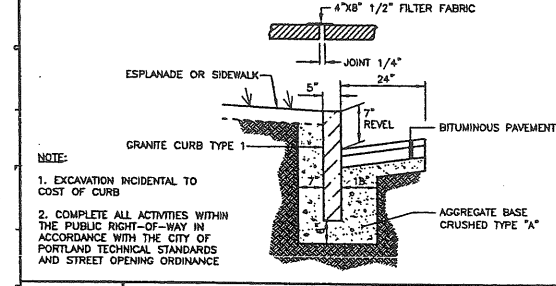


H5 TYPICAL SEWER AND STORM DRAIN TRENCH SECTION
N.T.S.

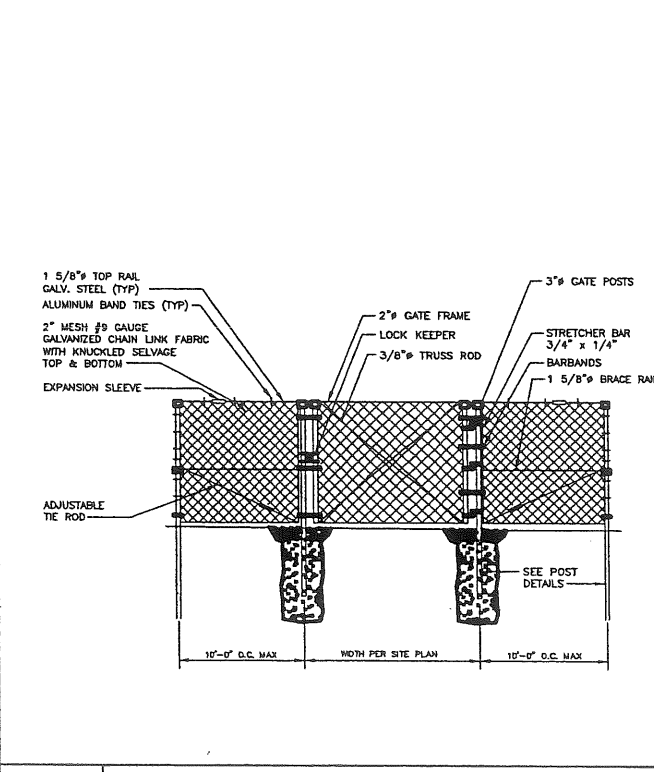


H10 BITUMINOUS PAVEMENT SECTION
N.T.S.

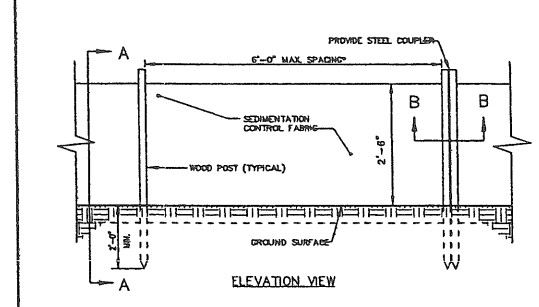
NOTES:
WHEN THIS MANHOLE DETAIL IS USED FOR SANITARY SEWER INSTALLATIONS MAKE THE FOLLOWING CHANGES:
1) THE HEIGHT OF THE TRUNCATED CONE SHALL BE 2'-0"
2) A POLYFIBER BARRIER CONSISTING OF A MINIMUM OF 4 LAYERS, (EACH 8 MIL) SHALL BE PLACED AROUND THE STRUCTURE FROM THE SURFACE TO 5'-0" MIN. BELOW GRADE.
3) THE BACKFILL AROUND THE MANHOLE SHALL BE COMPACTED GRAVEL, A MINIMUM OF 24" OUTSIDE THE STRUCTURE.
4) THE CASTING SHALL BE GASKETED.



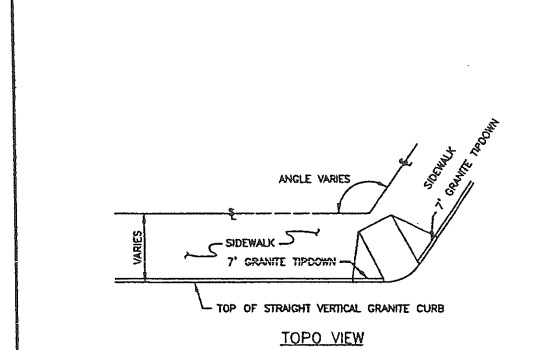
E1 GRANITE CURB DETAIL
N.T.S.



A5 SINGLE LEAF GATE DETAIL
N.T.S.

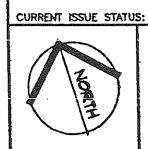


A10 SILTATION FENCE DETAIL
N.T.S.



A14 PEDESTRIAN RAMP
N.T.S.

1	SECOND WORKSHOP SUBMISSION TO CITY	6.10.03
REV.	DESCRIPTION	DATE



DELUCA-HOFFMAN ASSOCIATES, INC.
170 MAIN STREET, SUITE B
SOUTH PORTLAND, ME 04106
TEL: (207) 772-1021
WWW.DELUCAHOFFMAN.COM

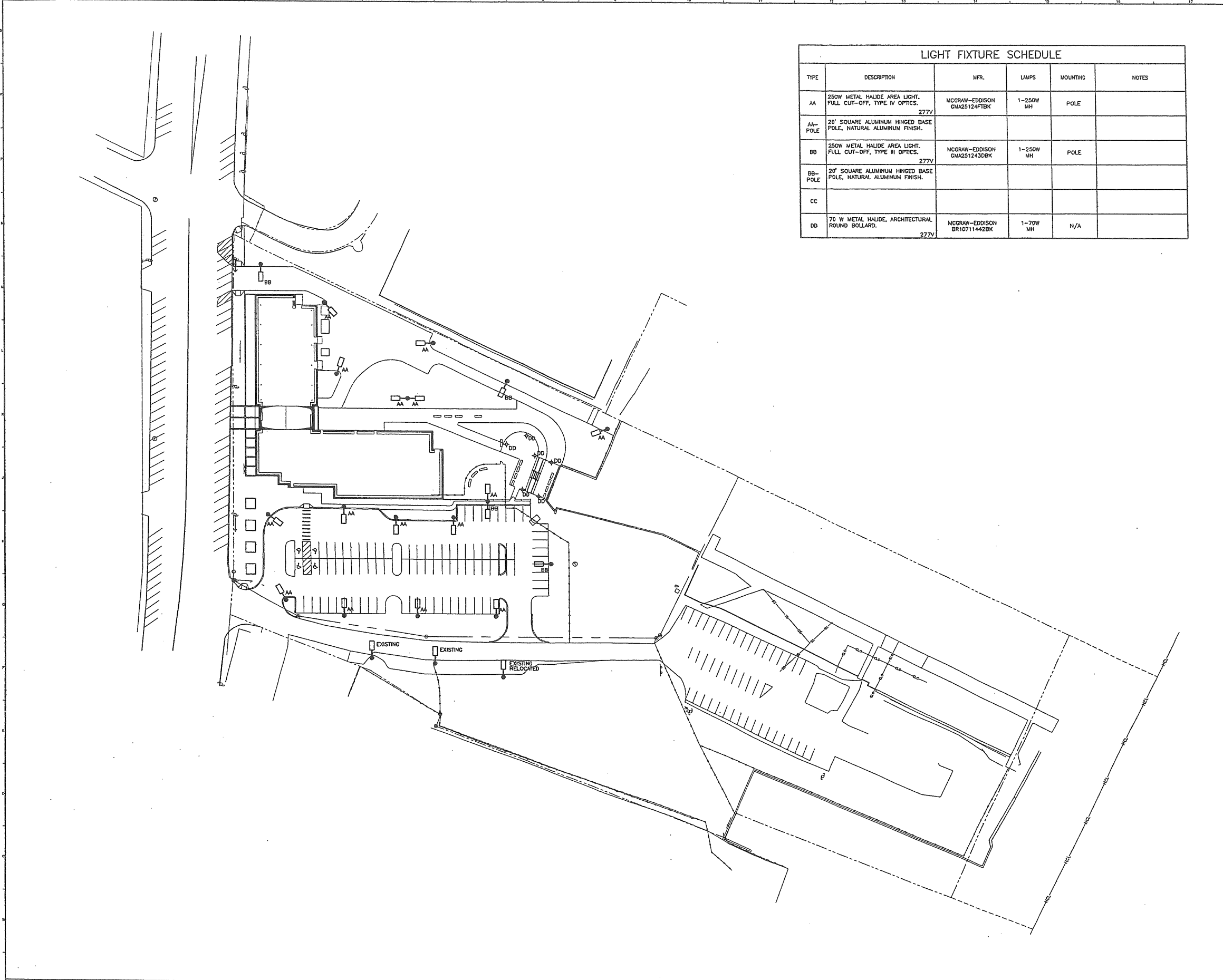
SMRT ARCHITECTURE ENGINEERING PLANNING
144 FIVE STREET, P.O. BOX 918
PORTLAND, MAINE 04104
TEL: (207) 772-3046
FAX: (207) 772-1020

GULF OF MAINE MARINE RESEARCH FACILITY
PORTLAND, MAINE

SITE DETAILS




SCALE:	AS NOTED	DATE:
PROJECT MANAGER:	RML	GRAPHIC SCALE:
JOB CAP/DRAWN:	CWV	
A/E OF RECORD:	DW	SHEET No.
SHRIT CAD FILE:	CP501-03034	CP502
PROJECT No.	03034-00/1984.1	

Att 21.1



LIGHT FIXTURE SCHEDULE					
TYPE	DESCRIPTION	MFR.	LAMPS	MOUNTING	NOTES
AA	250W METAL HALIDE AREA LIGHT. FULL CUT-OFF, TYPE IV OPTICS. 277V	MCGRAW-EDDISON GMA25124FTBK	1-250W MH	POLE	
AA-POLE	20" SQUARE ALUMINUM HINGED BASE POLE, NATURAL ALUMINUM FINISH.				
BB	250W METAL HALIDE AREA LIGHT. FULL CUT-OFF, TYPE III OPTICS. 277V	MCGRAW-EDDISON GMA251243DBK	1-250W MH	POLE	
BB-POLE	20" SQUARE ALUMINUM HINGED BASE POLE, NATURAL ALUMINUM FINISH.				
CC					
DD	70 W METAL HALIDE, ARCHITECTURAL ROUND BOLLARD. 277V	MCGRAW-EDDISON BR1071144ZBK	1-70W MH	N/A	

NOTES:
1. SEE SHEET E-001 FOR LEGEND AND GENERAL NOTES.

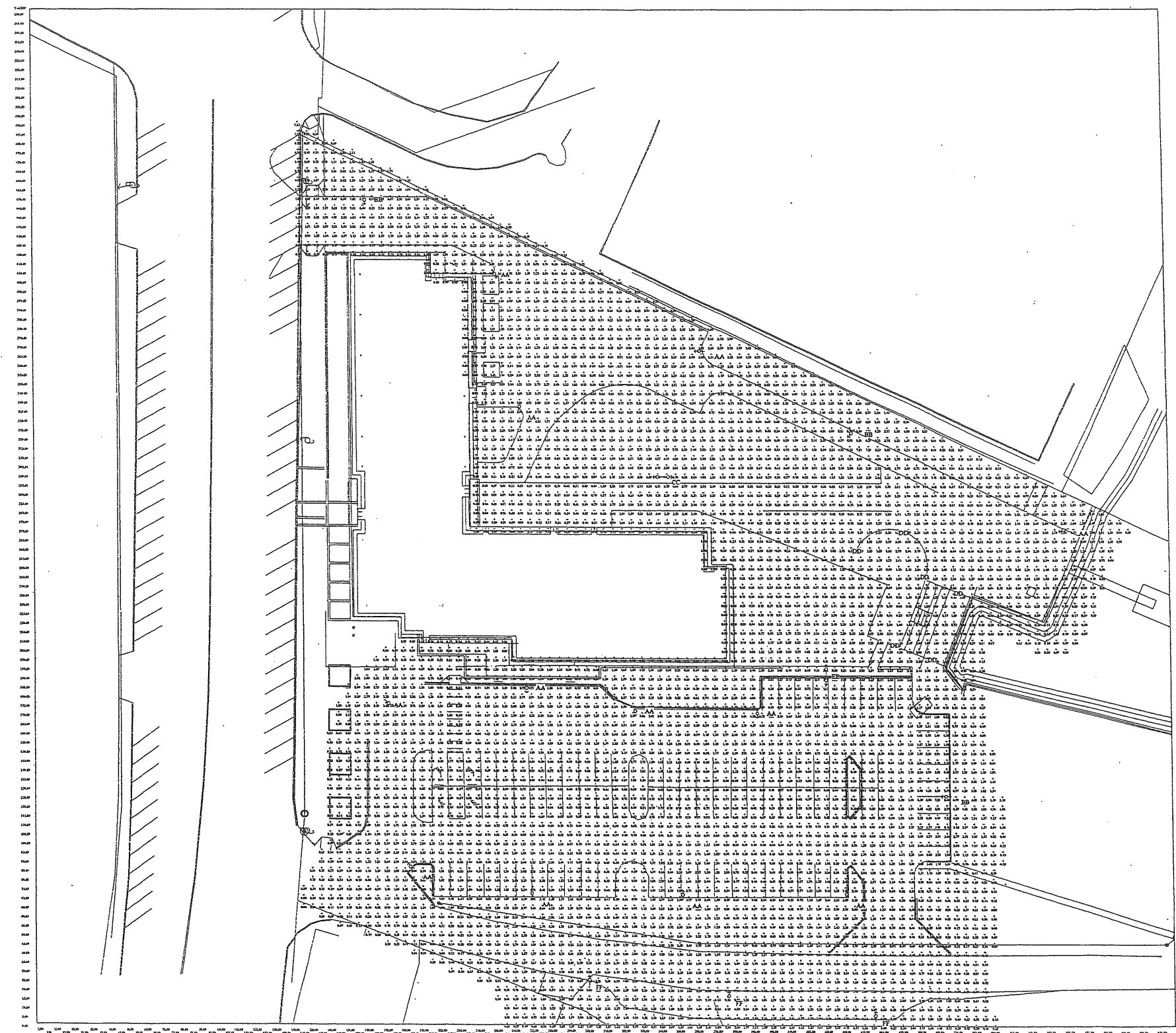
REV.	DESCRIPTION	DATE
ISSUED FOR PERMITTING		
6-18-03		
CURRENT ISSUE STATUS:		
		
 DeLUCA-HOFFMAN ASSOCIATES, INC. 778 MAIN STREET, SUITE 3 SOUTH PORTLAND, ME 04106 300.791.8128 WWW.DELUCAHOFFMAN.COM		
 ARCHITECTURE ENGINEERING PLANNING SMRT 144 FERRIS STREET, P.O. BOX 418 PORTLAND, MAINE 04104 TEL. (207) 772-2848 FAX. (207) 772-1070		
THE GULF OF MAINE RESEARCH INSTITUTE PORTLAND, MAINE		
SITE LIGHTING PLAN		
SHEET TITLE:		
SCALE: 1" = 40'	DATE:	
PROJECT MANAGER: RML	GRAPHIC SCALE: 0" 1"	
JOB CAP/DRAWN: LAM/JAC		
A/E OF RECORD: JPP	SHEET No.	
SMRT CAD FILE: ES101-03034		
PROJECT No. 03034-00/1984.1		ES101

PROJECT: GULF OF MAINE AQUA-03034 GROUP: SITE AREA: SITE GRID: GROUND
 PREPARED BY:
 VALUES ARE FC, SCALE: 1 IN=25.0 FT, HORIZ GRID (U), HORIZ CALC, Z=0.0

Computed in accordance with IES recommendations
 Statistics

GROUP	MIN	MAX	AVE	AVEMIN	MAXMIN
	0.00	12.6	1.34	N/A	N/A

LidPro 3.010 Point-By-Point Results



NOTES:
 1. SEE SHEET E-001 FOR LEGEND AND GENERAL NOTES.

Att 21.2

REV.	DESCRIPTION	DATE

ISSUED FOR PERMITTING
 6-18-03

CURRENT ISSUE STATUS:



DH DeLUCA-HOFFMAN ASSOCIATES, INC.
 778 MAIN STREET, SUITE 8
 SOUTH PORTLAND, ME 04106
 202.776.1101
 WWW.DELUCAHOFFMAN.COM

SM RT ARCHITECTURE ENGINEERING PLANNING
 SMRT
 144 FERRIS STREET, P.O. BOX 618
 PORTLAND, MAINE 04104
 TEL: (207) 772-3948
 FAX: (207) 772-1070

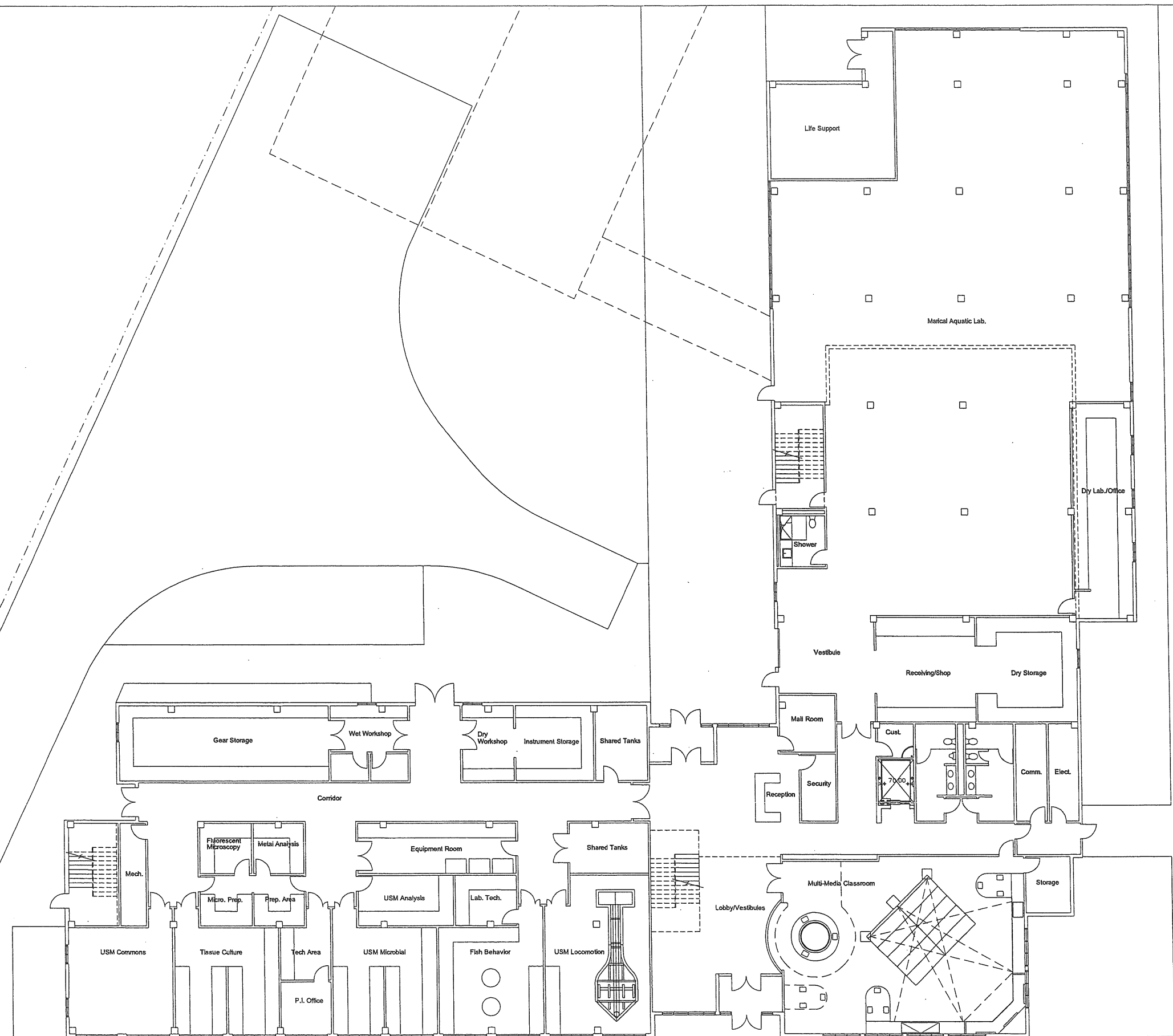
PROJECT: THE GULF OF MAINE
 RESEARCH INSTITUTE
 PORTLAND, MAINE

SITE PHOTOMETRICS
 PLAN

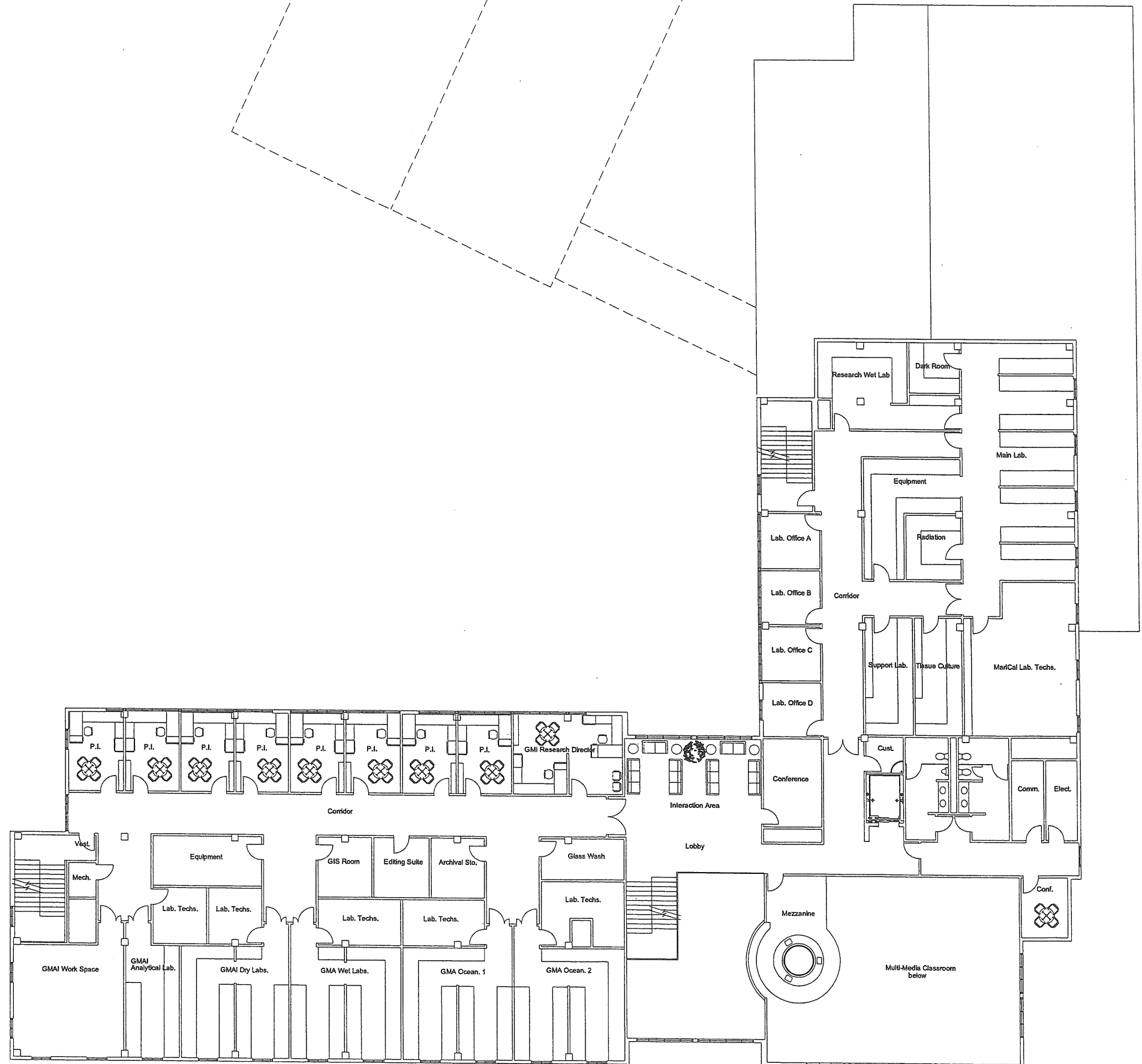
SHEET TITLE:
 SCALE: 1" = 25'
 DATE:
 PROJECT MANAGER: RML GRAPHIC SCALE: 0' 1"
 JOB CAP/DRAWN: LAN/JAC
 A/E OF RECORD: JPP SHEET No.
 SMRT CAD FILE: ES101-03034
 PROJECT No. 03034-00/1984.1 ES101A

A1 SITE PHOTOMETRICS PLAN

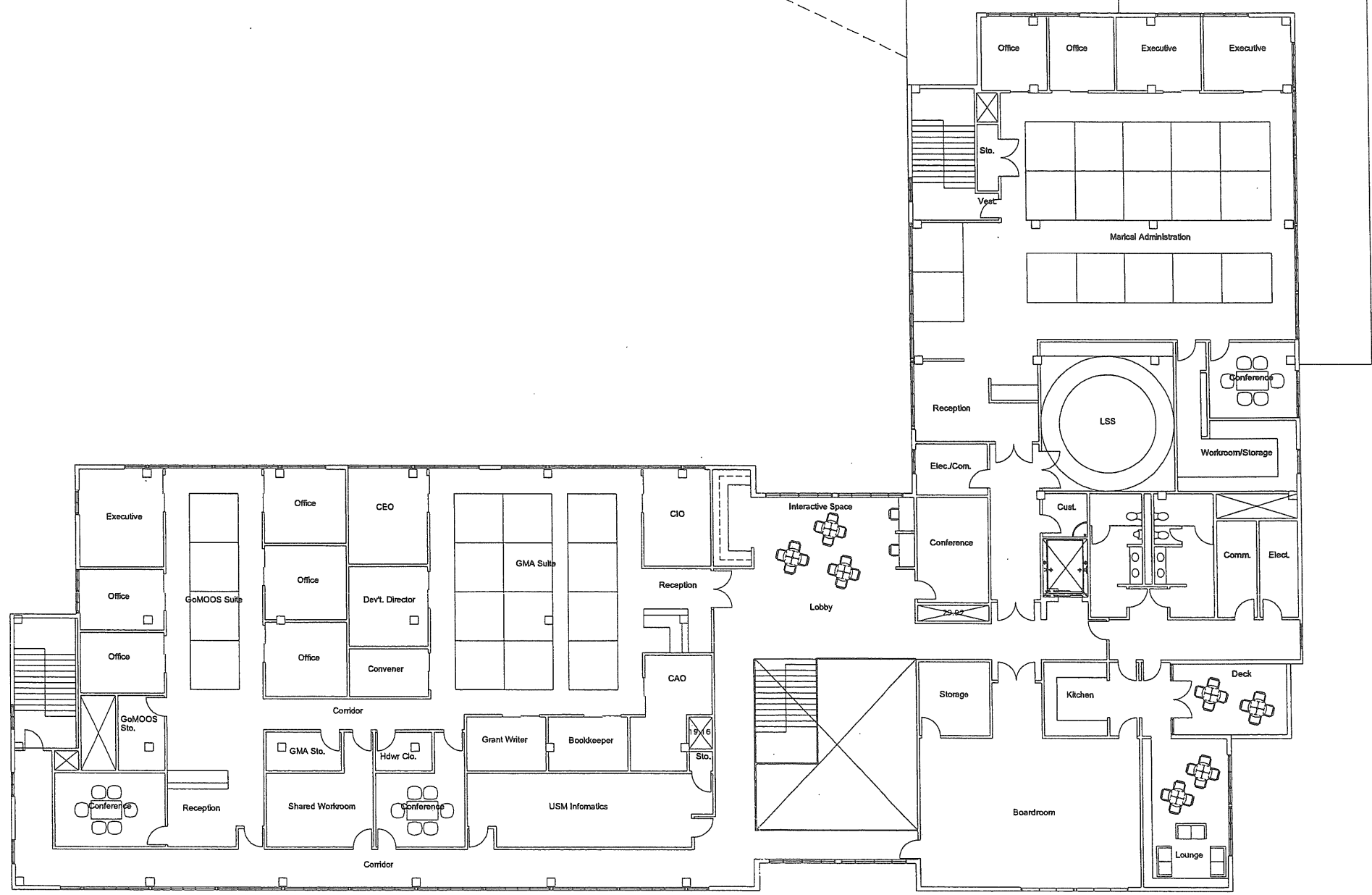
— Att. 22.1

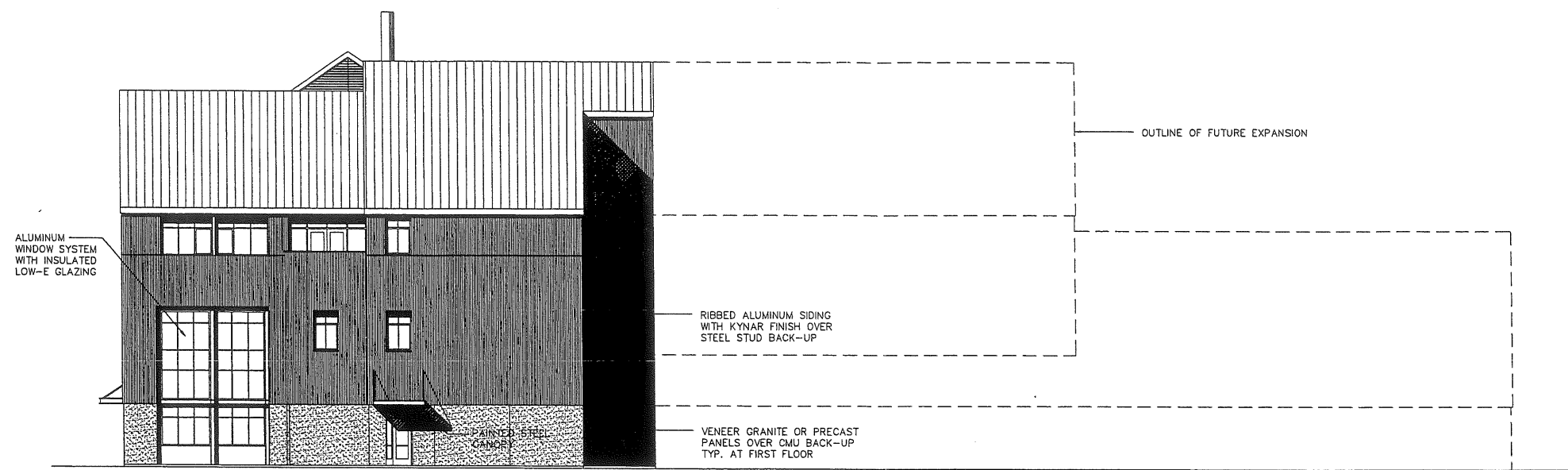


6.7

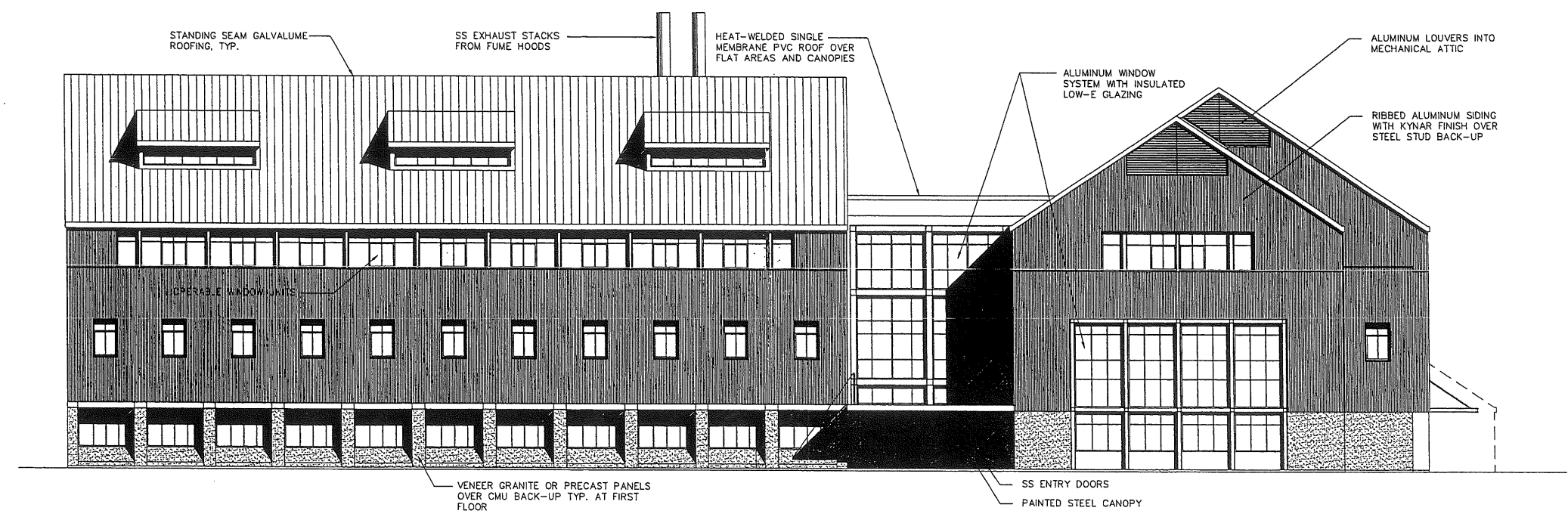


— AH 22.2





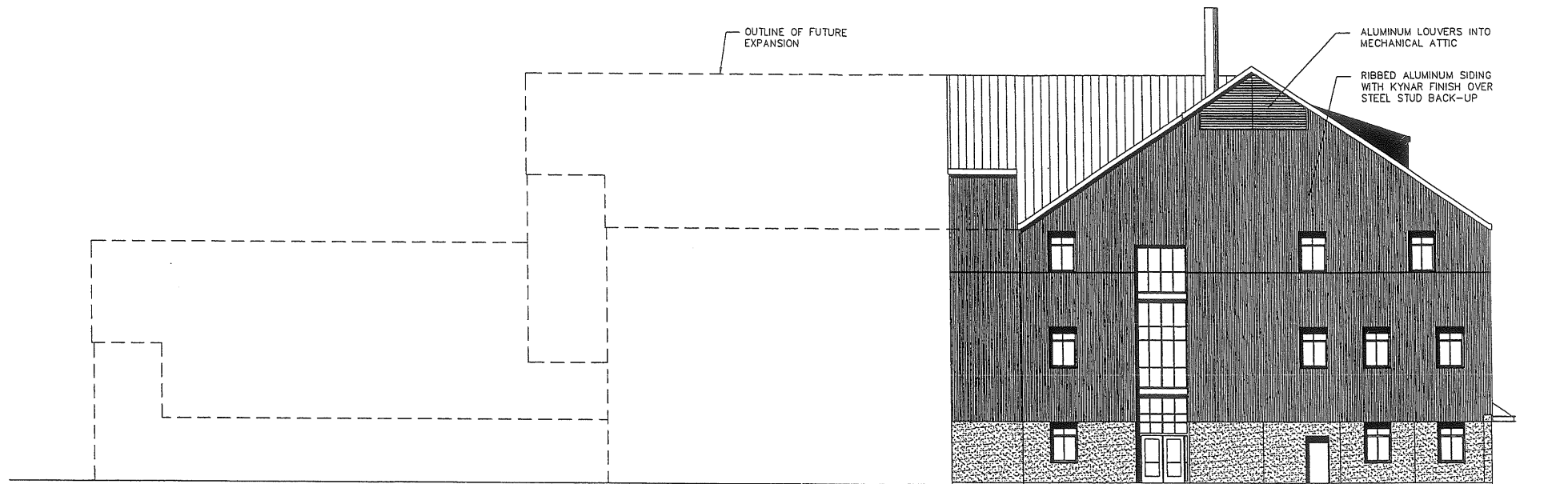
South Elevation



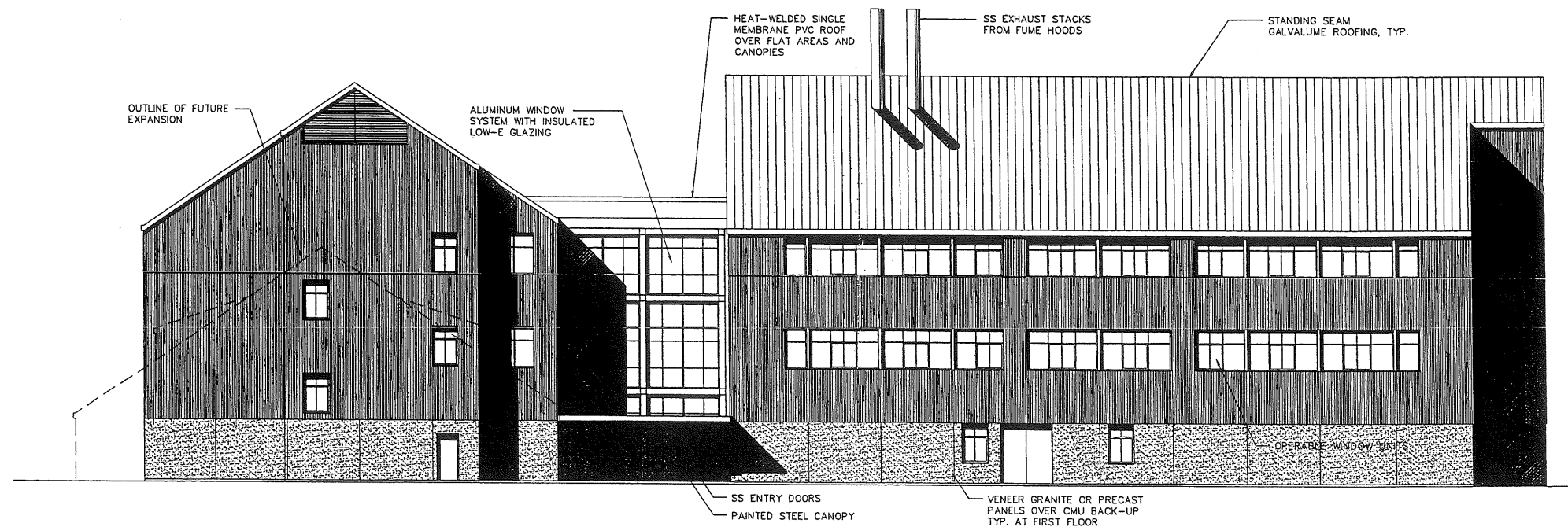
West Elevation



Att 22.4



North Elevation

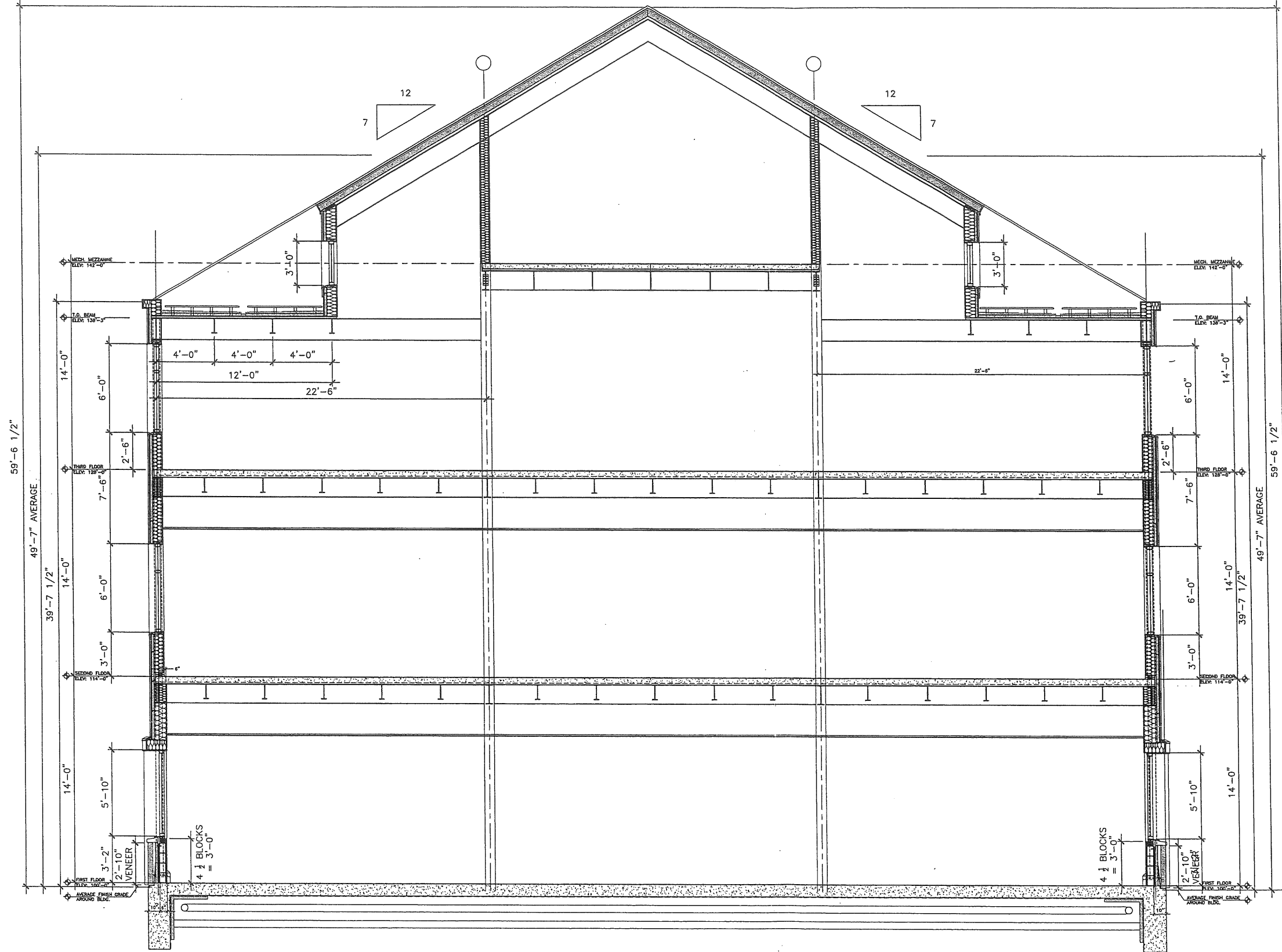


East Elevation



GENERAL NOTES:

A4 22.5



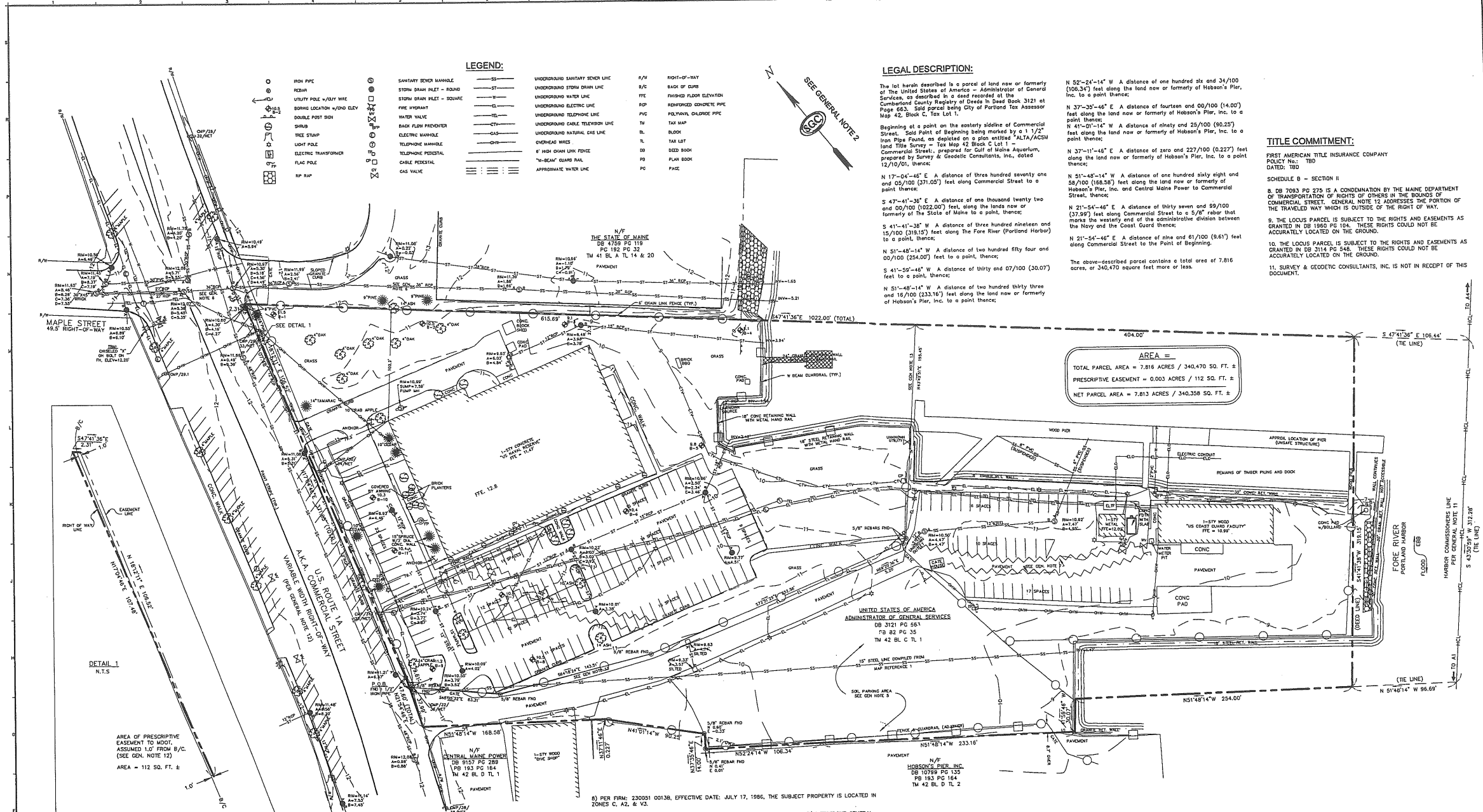
REV.	DESCRIPTION	DATE
	REVIEW	
	4-29-03	
CURRENT ISSUE STATUS:		
SM RT ARCHITECTURE ENGINEERING PLANNING SMRT 144 Fore Street, P.O. Box 618 Portland, Maine 04104 Tel. (207) 772-3446 Fax. (207) 772-1070		
PROJECT: THE GULF OF MAINE RESEARCH LABORATORY PORTLAND, MAINE		
SHEET TITLE: WALL SECTIONS		
SCALE:	DATE:	
PROJECT MANAGER: RML	GRAPHIC SCALE: 0" = 1'-0"	
JOB CAP/DRAWN: SDL/SDL	SHEET No.	
A/E OF RECORD: RML	AE311	
SMRT CAD FILE: AE311-03034	PROJECT No. 03034	

A1 WALL SECTION

1/2" = 1'-0"

PROGRESS PRINT

6.1



LEGEND:

○	IRON PIPE	○	SEWAGE SANITARY SEWER LINE	—	UNDERGROUND SANITARY SEWER LINE	—	RIGHT-OF-WAY	
○	STEAM	○	STORM DRAIN PILE - ROUND	—	UNDERGROUND STORM DRAIN LINE	—	BACK OF CURB	
○	UTILITY POLE W/1/2" DIA	○	STORM DRAIN PILE - SQUARE	—	UNDERGROUND WATER LINE	—	FINISHED FLOOR ELEVATION	
○	BORING LOCATION W/10" DIA	○	FIRE HYDRANT	—	UNDERGROUND ELECTRIC LINE	—	REINFORCED CONCRETE PIPE	
○	DOUBLE POST SIGN	○	WATER VALVE	—	UNDERGROUND TELEPHONE LINE	—	POLYETHYLENE GLYCOL PIPE	
○	DRIP	○	BACK FLOW PREVENTER	—	UNDERGROUND CABLE TELEVISION LINE	—	TAX MAP	
○	FREE STUMP	○	ELECTRIC METER	—	UNDERGROUND NATURAL GAS LINE	—	BL	BLOCK
○	LIGHT POLE	○	TELEPHONE METER	—	OVERHEAD WIRE	—	TL	TAX LOT
○	ELECTRIC TRANSFORMER	○	TELEPHONE PEDestal	—	6" HIGH CHAIN LINK FENCE	—	DB	DEED BOOK
○	FLAG POLE	○	CABLE PEDestal	—	"W-BEAM" QUARE RAIL	—	PC	PLAN BOOK
○	HP MAP	○	GAS VALVE	—	APPROXIMATE WATER LINE	—	PG	PAGE

LEGAL DESCRIPTION:

The lot herein described is a parcel of land now or formerly of the United States of America - Administrator of General Services, as described in a deed recorded at the Cumberland County Registry of Deeds in Deed Book 3121 at Page 663. Said parcel being City of Portland Tax Assessor Map 42, Block C, Tax Lot 1.

Beginning at a point on the easterly side of Commercial Street, said point of beginning being marked by a 1 1/2" Iron Pipe Found, as depicted on a plan entitled "ALTA/ACSM Land Title Survey - Tax Map 42 Block C Lot 1."

N 17°-04'-46" E A distance of three hundred seventy one and 05/100 (371.05) feet along Commercial Street to a point thence;

S 47°-41'-36" E A distance of one thousand twenty two and 00/100 (1022.00) feet, along the line now or formerly of the State of Maine to a point thence;

S 41°-41'-28" W A distance of three hundred nineteen and 15/100 (319.15) feet along the Fore River (Portland Harbor) to a point thence;

N 51°-48'-14" W A distance of two hundred fifty four and 00/100 (254.00) feet to a point thence;

S 41°-59'-46" W A distance of thirty and 07/100 (30.07) feet to a point thence;

N 51°-48'-14" W A distance of two hundred thirty three and 16/100 (233.16) feet along the land now or formerly of Hobson's Pier, Inc. to a point thence;

N 52°-54'-14" W A distance of one hundred six and 34/100 (106.34) feet along the land now or formerly of Hobson's Pier, Inc. to a point thence;

N 37°-35'-46" E A distance of fourteen and 00/100 (14.00) feet along the land now or formerly of Hobson's Pier, Inc. to a point thence;

N 41°-01'-14" W A distance of ninety and 25/100 (90.25) feet along the land now or formerly of Hobson's Pier, Inc. to a point thence;

N 37°-11'-48" E A distance of zero and 227/100 (0.227) feet along the land now or formerly of Hobson's Pier, Inc. to a point thence;

N 51°-48'-14" W A distance of one hundred sixty eight and 58/100 (168.58) feet along the land now or formerly of Hobson's Pier, Inc. and Central Maine Power to Commercial Street, thence;

N 21°-54'-46" E A distance of thirty seven and 59/100 (37.59) feet along Commercial Street to a 5/8" rebar that marks the westerly end of the administrative division between the Navy and the Coast Guard thence;

N 21°-54'-46" E A distance of nine and 61/100 (9.61) feet along Commercial Street to the Point of Beginning.

The above-described parcel contains a total area of 7.816 acres, or 340,470 square feet more or less.

TITLE COMMITMENT:

FIRST AMERICAN TITLE INSURANCE COMPANY
POLICY No.: TBD
DATED: TBD

SCHEDULE B - SECTION II

8. DB 7093 PG 275 IS A CONDEMNATION BY THE MAINE DEPARTMENT OF TRANSPORTATION OF RIGHTS OF OTHERS IN THE BOUNDS OF COMMERCIAL STREET. GENERAL NOTE 12 ADDRESSES THE PORTION OF THE TRAVELED WAY WHICH IS OUTSIDE OF THE RIGHT OF WAY.

9. THE LOCUS PARCEL IS SUBJECT TO THE RIGHTS AND EASEMENTS AS GRANTED IN DB 1960 PG 104. THESE RIGHTS COULD NOT BE ACCURATELY LOCATED ON THE GROUND.

10. THE LOCUS PARCEL IS SUBJECT TO THE RIGHTS AND EASEMENTS AS GRANTED IN DB 3114 PG 448. THESE RIGHTS COULD NOT BE ACCURATELY LOCATED ON THE GROUND.

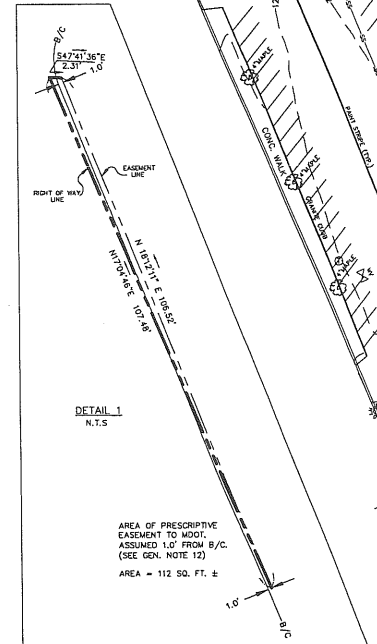
11. SURVEY & GEODETIC CONSULTANTS, INC. IS NOT IN RECEIPT OF THIS DOCUMENT.

AREA =

TOTAL PARCEL AREA = 7.816 ACRES / 340,470 SQ. FT. ±

PRESCRIPTIVE EASEMENT = 0.003 ACRES / 112 SQ. FT. ±

NET PARCEL AREA = 7.813 ACRES / 340,358 SQ. FT. ±



GENERAL NOTES:

- BOUNDARY, PLANIMETRIC AND TOPOGRAPHIC INFORMATION AS SHOWN HEREON IS REFERENCED HORIZONTALLY TO THE MAINE WEST STATE PLANE COORDINATE SYSTEM NAD 83 BASED UPON A STATIC GPS TO THE CORS STATIONS AND IS REFERENCED VERTICALLY TO NAVD 28 BASED UPON A 3RD ORDER DIFFERENTIAL LEVEL TIE TO STATION: "TIDAL 2 USE STA 84".
- NORTH AS SHOWN HEREON IS BASED UPON GRID NORTH OF THE MAINE WEST STATE PLANE COORDINATE SYSTEM NAD 83.
- THIS PLAN AND ALL WORK ASSOCIATED WITH IT WAS PERFORMED BY SURVEY & GEODETIC CONSULTANTS, INC. PURSUANT TO A PROFESSIONAL SERVICES CONTRACT BETWEEN THE GULF OF MAINE AQUARIUM AND SURVEY & GEODETIC CONSULTANTS, INC. DATED: NOVEMBER 16, 2001.
- BOUNDARY, PLANIMETRIC AND TOPOGRAPHIC INFORMATION AS SHOWN HEREON IS THE RESULT OF AN ON-THE-GROUND FIELD SURVEY PERFORMED BY SURVEY & GEODETIC CONSULTANTS, INC. BETWEEN NOVEMBER 27, 2001 & DECEMBER 10, 2001.
- THIS AREA IS USED FOR PARKING ON A DAILY BASIS BY TENANTS OF HOBSON'S WHARF. NO DOCUMENT WAS RECOVERED DURING THE COURSE OF OUR RESEARCH TO INDICATE A LEASE OR EASEMENT.
- PER MAP REFERENCE 2 THIS OUTFALL FROM THE DOUBLE 27" RCP'S ON COMMERCIAL STREET TO THE OUTLET, IS AN OVERFLOW LINE.
- SURFACE UTILITIES WERE DELINEATED ON THE SUBJECT PROPERTY BY OTHERS. PAINT MARKS AND SURFACE OBSERVABLE FEATURES WERE FIELD LOCATED BY SURVEY & GEODETIC CONSULTANTS, INC. NOT ALL UTILITIES APPEAR TO HAVE BEEN MARKED AND ONLY THOSE UTILITIES AT THE INTERSECTION WITH MAPLE STREET WERE MARKED ON COMMERCIAL STREET. MAP REFERENCE 1 INDICATES A WATER LINE FROM THE NAVAL RESERVE CENTER TO THE COAST GUARD. THE PAYMENT CUT WHICH APPEARS TO CONDUIT WITH THE PLAN LOCATION OF THE WATER LINE IS SHOWN FOR REFERENCE. PRIOR TO CONTRACTOR PERFORMING ANY WORK, DIG SAYS SHOULD BE CONTACTED.

8) PER PERM: 230001 00138, EFFECTIVE DATE: JULY 17, 1986, THE SUBJECT PROPERTY IS LOCATED IN ZONES C, A2 & V2.

9) PER CITY OF PORTLAND ZONING MAP THE SUBJECT PARCEL IS ZONED: WCZ(WATERFRONT CENTRAL ZONE). PER SECTION 14-316 OF CHAPTER 14 OF THE CITY OF PORTLAND CODE OF ORDINANCES. MIN. LOT SIZE: NONE. MIN. FRONTAGE: NONE. MIN. YARD DIMS: FRONT SETBACK: NONE. SIDE SETBACK: NONE. REAR SETBACK: NONE. SETBACK FROM PIER LINE: 5 FEET. MAX. LOT COVERAGE: 100%. MAX. BUILDING HEIGHT: 35 FEET.

10) RECORD OWNER: UNITED STATES OF AMERICA
ADMINISTRATOR OF GENERAL SERVICES
RECORD DEED: DB 3121 PG 663
RECORD PLAN: PB 82 PG 35

11) THE HARBOR COMMISSIONERS LINE AS SHOWN HEREON WAS ESTABLISHED BY HOLDING THE POSITIONS OF MONUMENTS: "WILSON" & "BLIGHT" - AS ESTABLISHED BY STATIC GPS, AND COMPILED OF MAP REFERENCE 3. PURSUANT TO A MEMO, ISSUED FOR CLARIFICATION BY JOHN GOLES (CITY OF PORTLAND) AND DATED 9/22/98, THE CURRENT HARBOR COMMISSIONERS LINE, AS IT AFFECTS THE SUBJECT PROPERTY, IS FROM POINT A1 TO A4 AS DEPICTED ON MAP REFERENCE 3. THE EFFECTIVE DATE OF THIS CONDEMNATION IS OCTOBER 2, 1986.

12) U.S. ROUTE 1A A.K.A. COMMERCIAL STREET IS AN ACCEPTED PUBLIC WAY. THE RIGHT OF WAY WAS LAID OUT PER MAP REFERENCE 4. MAP REFERENCE 5 IS THE MOST RIGHT OF WAY PLAN SET WHICH A PRESCRIPTIVE EASEMENT IS CLAIMED WHEREVER THE EXISTING SIDEWALK OR TRAVELED WAY IS OUTSIDE OF THE DEFINED RIGHT-OF-WAY LIMITS.

13) THIS LINE HAS BEEN SHOWN PURSUANT TO THE REQUEST OF THE CLIENT. THIS LINE REPRESENTS THE ADMINISTRATIVE DIVISION BETWEEN THE NAVY AND COAST GUARD.

14) PER PRIVATE & SPECIAL LANDS 1987 CHAPTER 123, TITLE TO SUBMERGED LANDS WAS CEDED TO THE CITY OF PORTLAND. DEED LINES HAVE BEEN SHOWN PER RECORD INFORMATION AND NO DETERMINATION HAS BEEN MADE AS TO THE TITLE OF SUBMERGED LANDS WITHIN THE DEED LINES AS SHOWN.

MAP REFERENCES:

- "NAVAL RESERVE CENTER, SOUTH PORTLAND, MAINE, SITE PLAN", BY WILLIAM T. MATHIS & ASSOCIATES, DATED: 10/10/72.
- "PORTLAND SEWER SYSTEM, INFILTRATION - INFLOW ANALYSIS, SYSTEM BASE MAPPING, STUDY AREA IV", BY HUTER-BALLEW ASSOCIATES, DATED: 1981.
- "HARBOR LINES, PORTLAND HARBOR, MAINE" BY US ENGINEER OFFICE, BOSTON, MASS, DATED: JUNE 30, 1939.
- "COMMERCIAL STREET, CROSS TO HIGH", BY THE CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS, DATED: 4/27/43.
- "COMMERCIAL STREET, RIGHT OF WAY MAP, FEDERAL AID PROJECT NO. W-0888 (1)", DATED: AUGUST 1965, SHEET 2 OF 7, D.O.T. FILE NO. 3-338.
- "PLAN OF PROPERTY IN PORTLAND, MAINE, MADE FOR GREATER PORTLAND PUBLIC DEVELOPMENT COMMISSION" BY W & CG JORDAN, DATED: 4-11-68, RECORDED AT PB 82 PG 35.
- "SECOND REVISED AMENDED SITE AND SUBDIVISION PLAN, HOBSON'S WHARF, COMMERCIAL STREET, PORTLAND, MAINE, FOR HOBSON'S WHARF CORPORATION" BY OWEN HASKELL, INC., DATED: MAY 26, 1993, RECORDED AT PB 193 PG 164.
- "AMENDED RECORDING PLAT, PORTLAND FISH PIER COMPLEX IN PORTLAND, MAINE, FOR THE CITY OF PORTLAND," BY OWEN HASKELL, INC., REVISED DATE: 10-12-00.

This is to state that this map or plot and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA, ACSM and NSPS in 1995, and includes items 2.3.4.5.6.8.9.10.11, & 13 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this statement, underlaid further states that proper field procedures, instrumentation and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

REV.	DESCRIPTION	DATE

CURRENT ISSUE STATUS:

NO

SMRT ARCHITECTURE ENGINEERING PLANNING

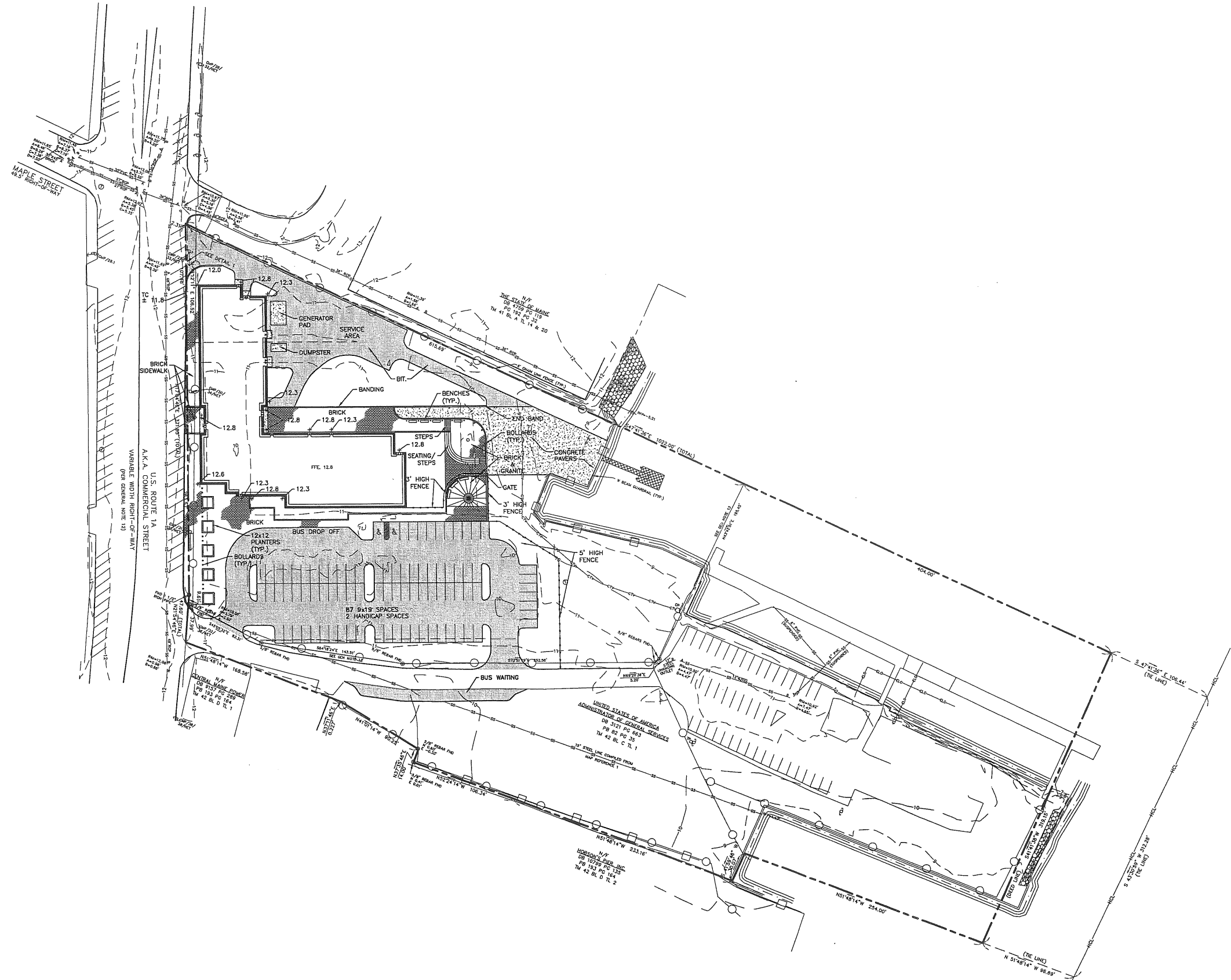
SHIRT
144 Fore Street, P.O. Box 618
Portland, Maine 04104
Tel. (207) 772-3846
Fax. (207) 772-1070

GULF OF MAINE AQUARIUM RESEARCH FACILITY
PORTLAND, MAINE

PROJECT: **EXISTING CONDITIONS AND DEMOLITION PLAN**

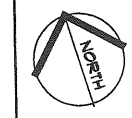
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SCALE:		GRAPHIC SCALE:	0' 1"
PROJECT MANAGER:	RML	SHEET No.	
JOB CAP/DRAWN:	CNW	SMRT CAD FILE:	CS101-03034
A/E OF RECORD:	DWJ	PROJECT No.	03034-00
			CS101

6.2



REV.	DESCRIPTION	DATE

CURRENT ISSUE STATUS:



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 fax. (207) 772-1070

GULF OF MAINE AQUARIUM RESEARCH FACILITY
 PORTLAND, MAINE

PROJECT: **LAYOUT AND MATERIALS PLAN**

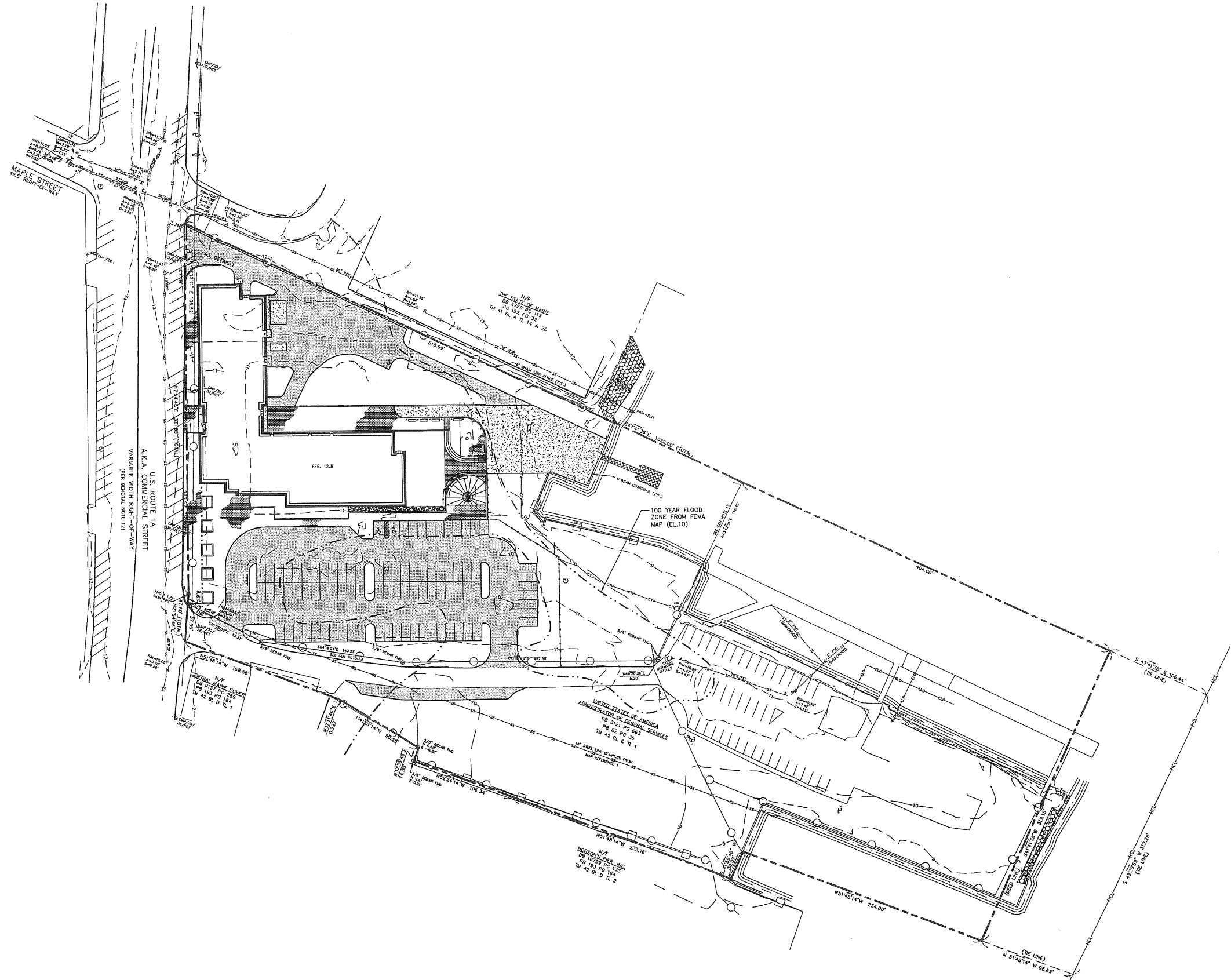
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SCALE:	RML	GRAPHIC SCALE: 0'
PROJECT MANAGER:	CW	
JOB CAP/DRAWN:	DW	SHEET No.
A/E OF RECORD:	CP101-03034	CP101
SMRT CAD FILE:	03034-00	
PROJECT No.		

A1 LAYOUT AND MATERIALS PLAN

1" = 40'

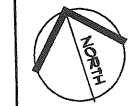
PROGRESS PRINT

6.3



REV.	DESCRIPTION	DATE

CURRENT ISSUE STATUS:



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 fax. (207) 772-1070

**GULF OF MAINE AQUARIUM
 RESEARCH FACILITY**
 PORTLAND, MAINE

PROJECT: **FLOOD PLAN**

SHEET TITLE:	FLOOD PLAN	
SCALE:	1" = 40'	DATE:
PROJECT MANAGER:	RML	GRAPHIC SCALE:
JOB CAP/DRAWN:	CWW	1"
A/E OF RECORD:	DWJ	SHEET No.
SMRT CAD FILE:	FP101-03034	FP101
PROJECT No.	03034-00	

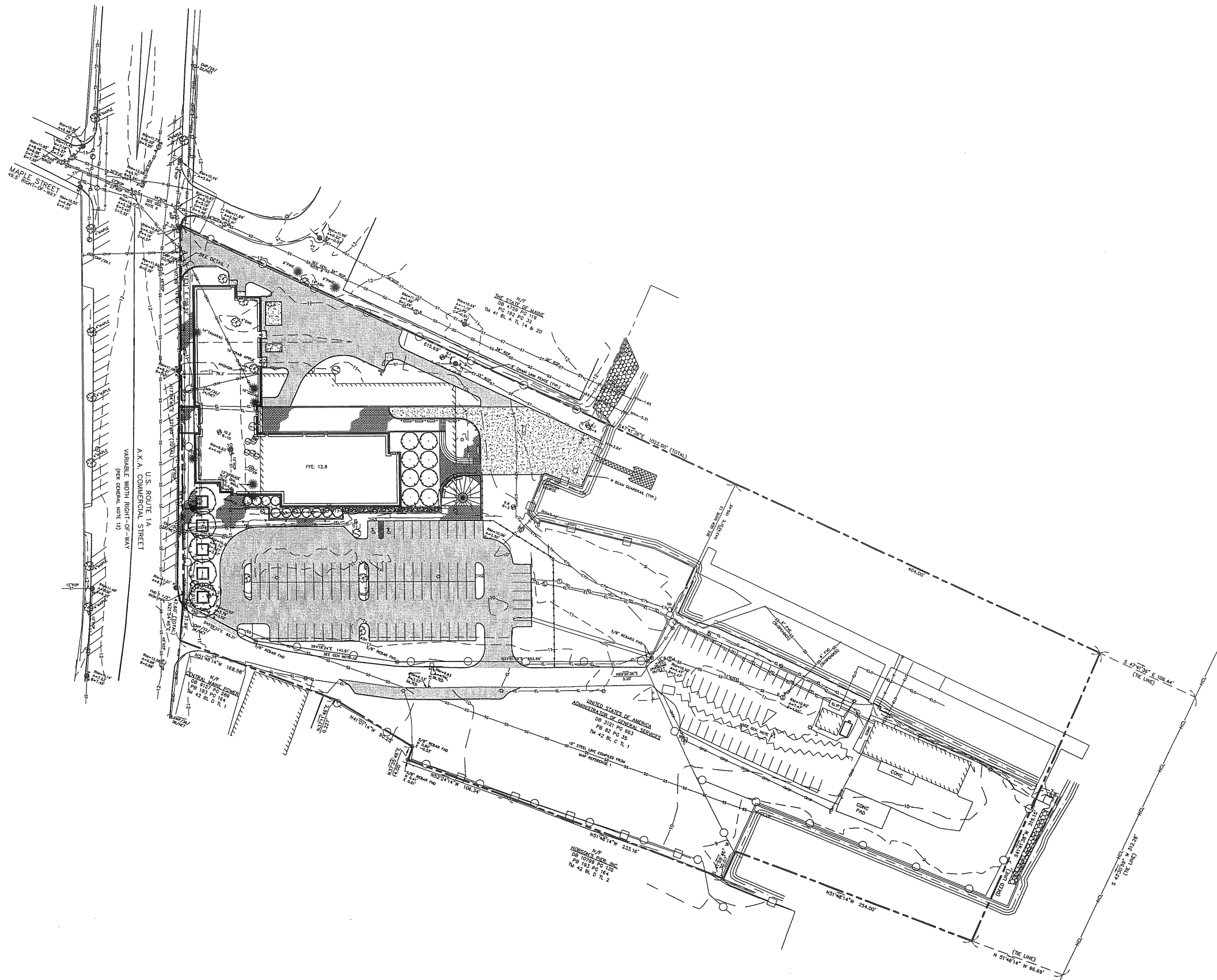
A1

FLOOD PLAN

1" = 40'

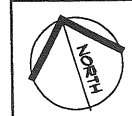
PROGRESS PRINT

6.4



REV.	DESCRIPTION	DATE

CURRENT ISSUE STATUS:



SM RT ARCHITECTURE ENGINEERING PLANNING
 SMART
 144 Fore Street, P.O. Box 618
 Portland, Maine 04104
 Tel. (207) 772-3846
 Fax. (207) 772-1070

**GULF OF MAINE AQUARIUM
 RESEARCH FACILITY**
 PORTLAND, MAINE

PROJECT: **LANDSCAPING PLAN**

SHEET TITLE:	LANDSCAPING PLAN	
SCALE:	1" = 40'	DATE:
PROJECT MANAGER:	RML	GRAPHIC SCALE:
JOB CAP/DRAWN:	CWW	1"
A/E OF RECORD:	DWJ	SHEET No.
SMART CAD FILE:	LP101-03034	LP101
PROJECT No.	03034-00	

A1 LANDSCAPING PLAN

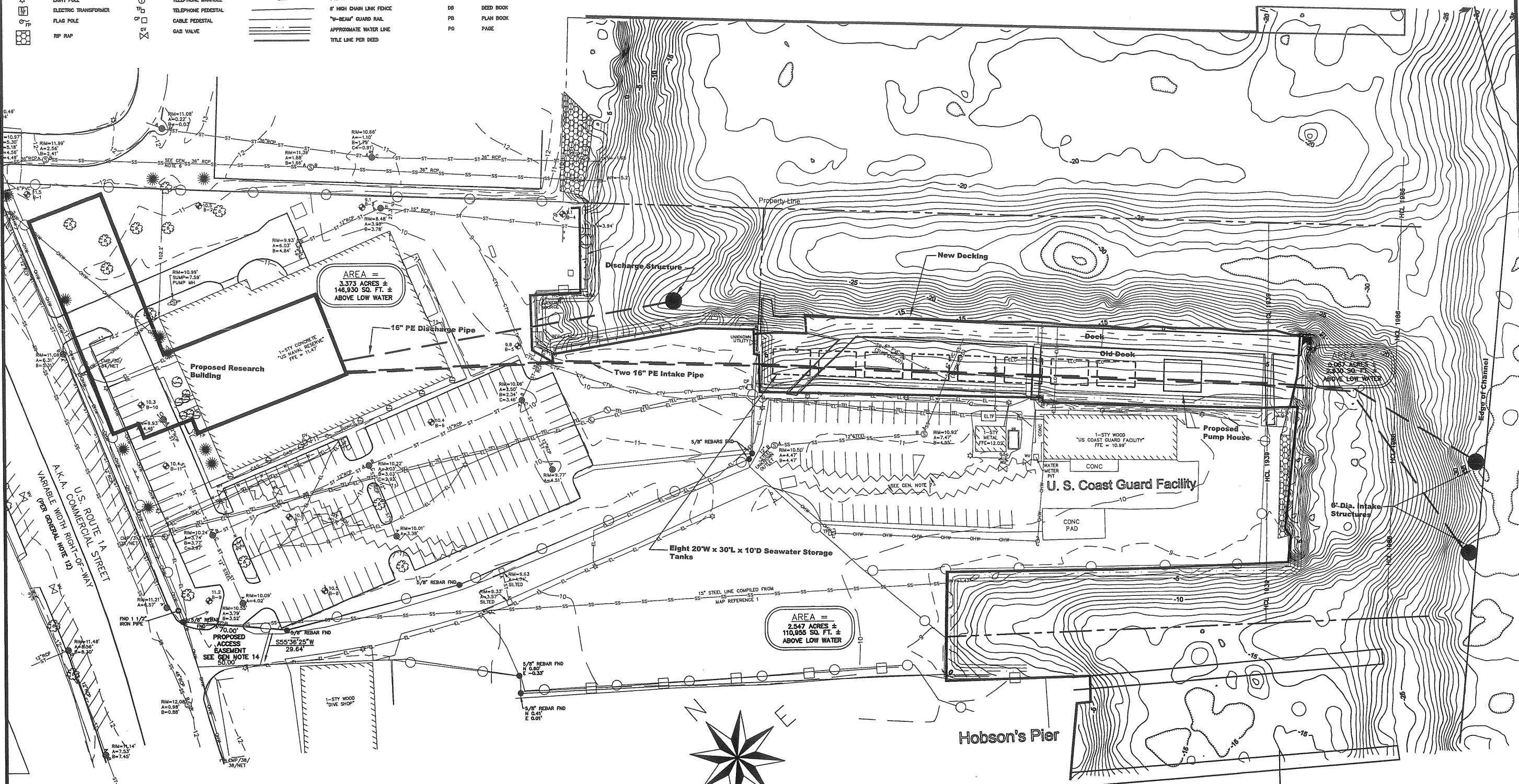
1" = 40'

PROGRESS PRINT

6.5

- IRON PIPE
- REBAR
- UTILITY POLE w/24" WIRE
- BORING LOCATION w/END ELEV
- DOUBLE POST SIGN
- SHRUB
- TREE STUMP
- LIGHT POLE
- ELECTRIC TRANSFORMER
- FLAG POLE
- RIP RAP
- SANITARY SEWER MANHOLE
- STORM DRAIN INLET - ROUND
- STORM DRAIN INLET - SQUARE
- FIRE HYDRANT
- WATER VALVE
- BACK FLOW PREVENTER
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- ELECTRIC PEDESTAL
- CABLE PEDESTAL
- GAS VALVE
- UNDERGROUND SANITARY SEWER LINE
- UNDERGROUND STORM DRAIN LINE
- UNDERGROUND WATER LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND CABLE TELEVISION LINE
- UNDERGROUND NATURAL GAS LINE
- OVERHEAD WIRES
- 6' HIGH CHAIN LINK FENCE
- "W-BEAM" GUARD RAIL
- APPROXIMATE WATER LINE
- TITLE LINE PER DEED
- R/W
- BACK OF CURB
- FFE
- RCP
- PVC
- TM
- BL
- TL
- DB
- PB
- PD
- RIGHT-OF-WAY
- FINISHED FLOOR ELEVATION
- REINFORCED CONCRETE PIPE
- POLYVINYL CHLORIDE PIPE
- TAX MAP
- DEED BOOK
- PLAN BOOK
- PAGE

Portland Fish Pier



Bathymetric survey provided by F. M. Beck Inc. Yarmouth, Maine using coordinate system NAD83.
 Topographic survey provided by S. G. C., Inc. of New England, Westbrook, Maine using coordinate system NAD83.

THE Louis Berger Group, INC.
 1001 Elm Street, Suite 300
 Manchester, NH 03101
 Tel: 603 644 5200 ext. 394
 Fax: 603 644 5220
 www.louisberger.com

Gulf of Maine Aquarium
 400 Commercial Street
 Portland, Maine

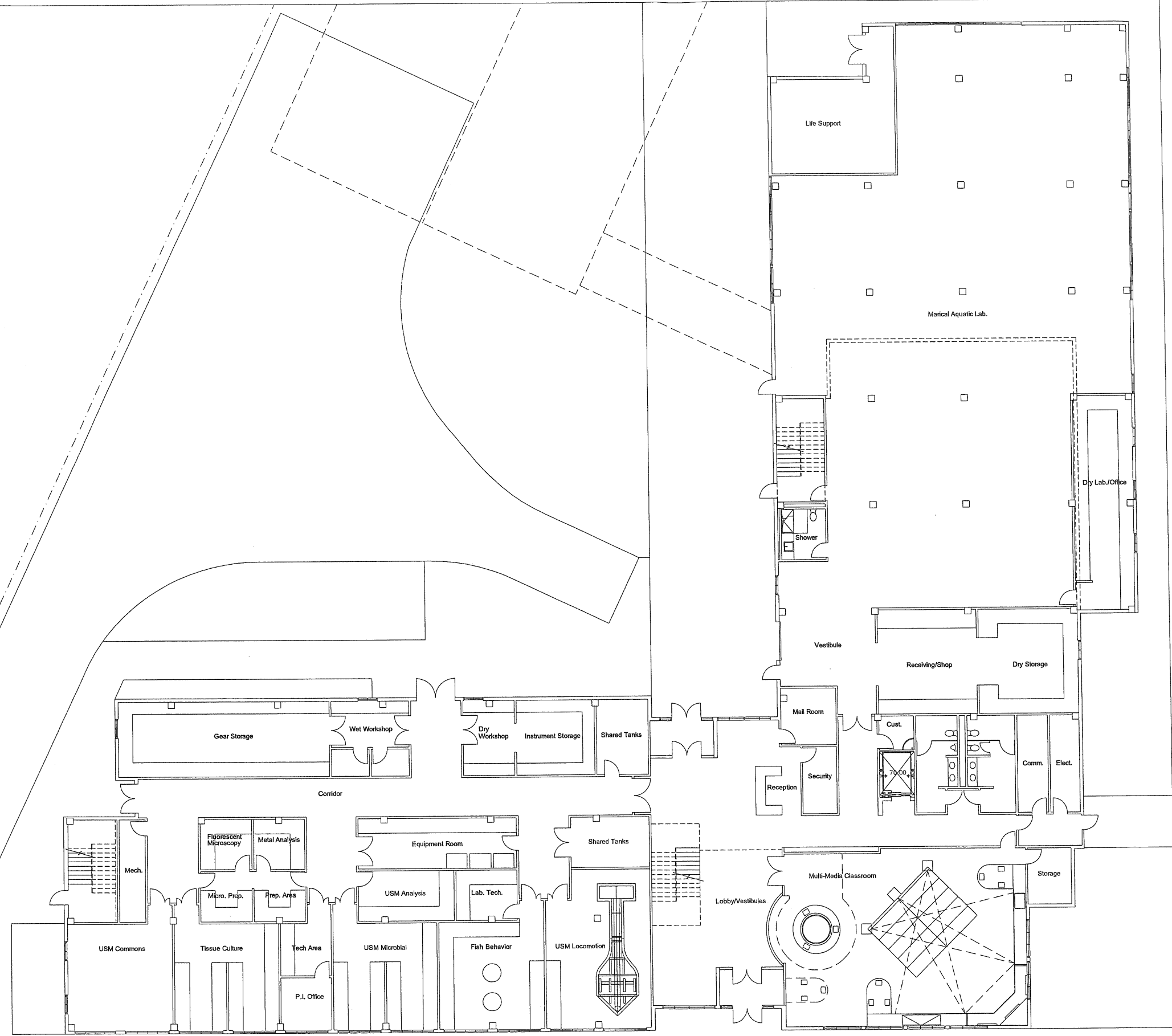
Research Building
 350 Commercial Street
 Portland, Maine

CONCEPTUAL
 Aug. 6, 2002
 CURRENT ISSUE STATUS:
 Conceptual Seawater System
 Site Plan

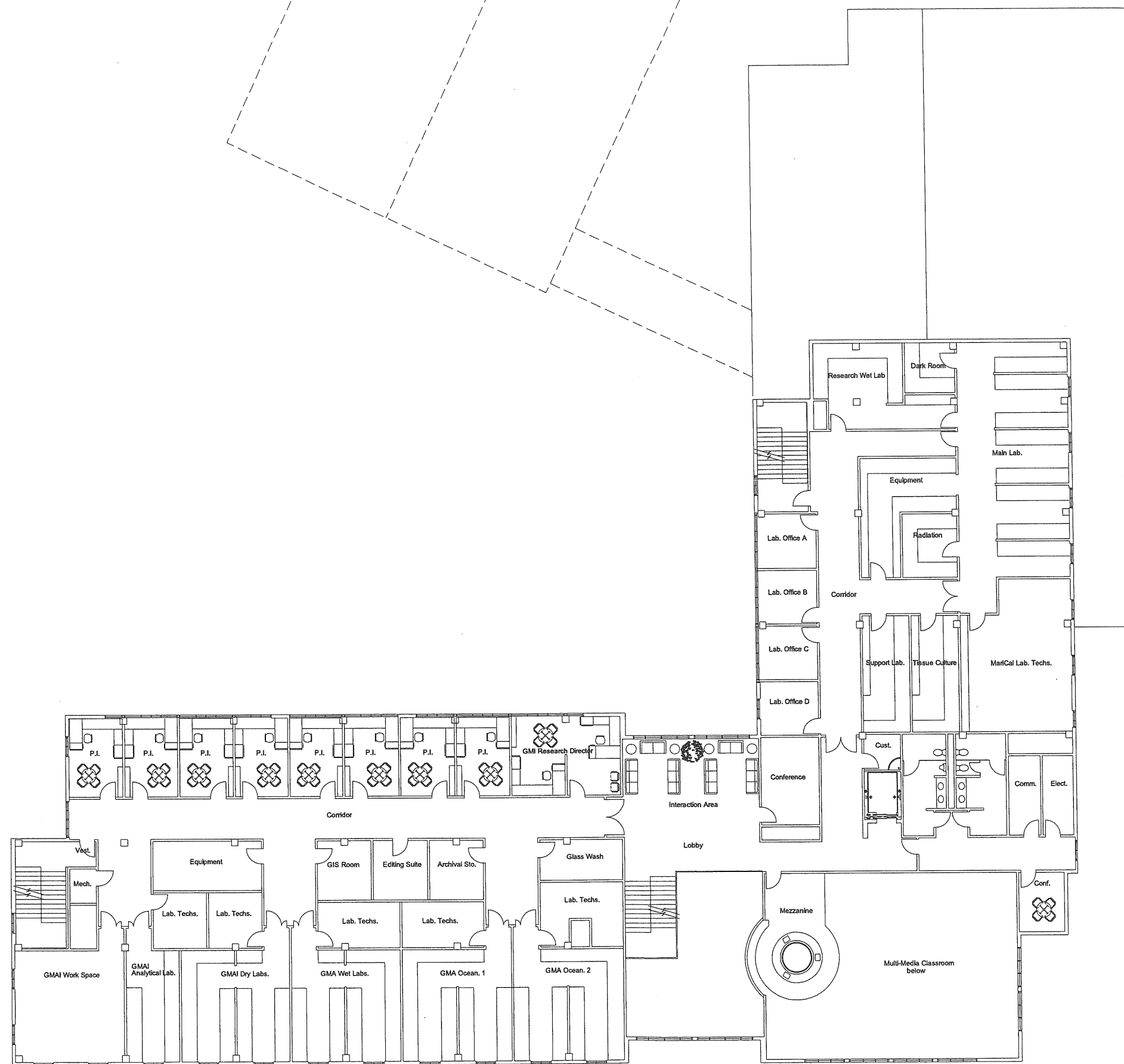
Proj. Manager: JLC
 Proj. Engineer: MCH
 Checked By: JLC
 Drawn By: MCH
 Job Number: 1331
 Date: 8-06-02
 Scale: 1" = 40'
 SHEET No.
LSS A

REV.	DESCRIPTION	DATE
1	NEW PIPE LOCATIONS, TANKS, AND DECKING	9/23/02
	Day Stamp	

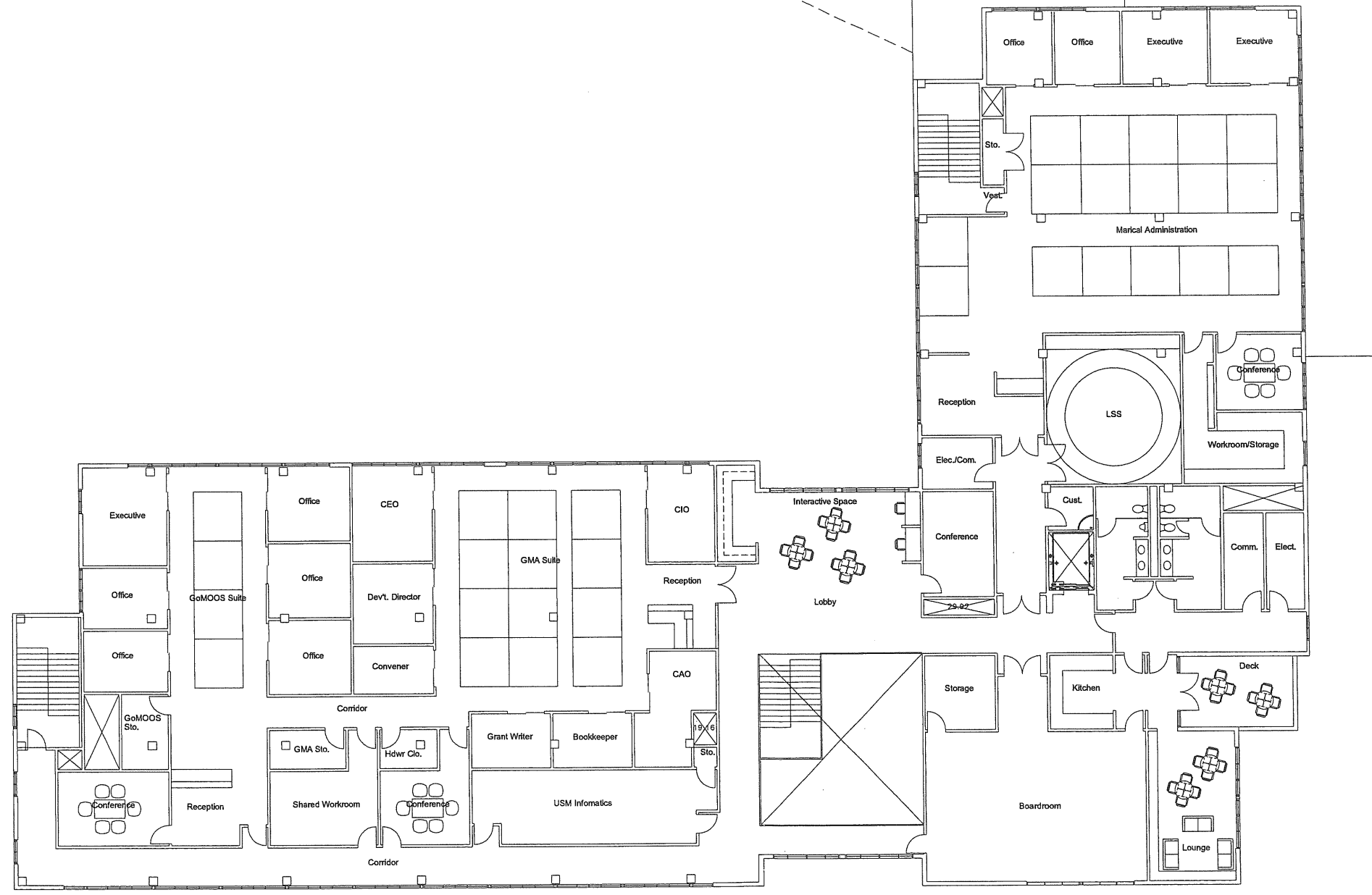
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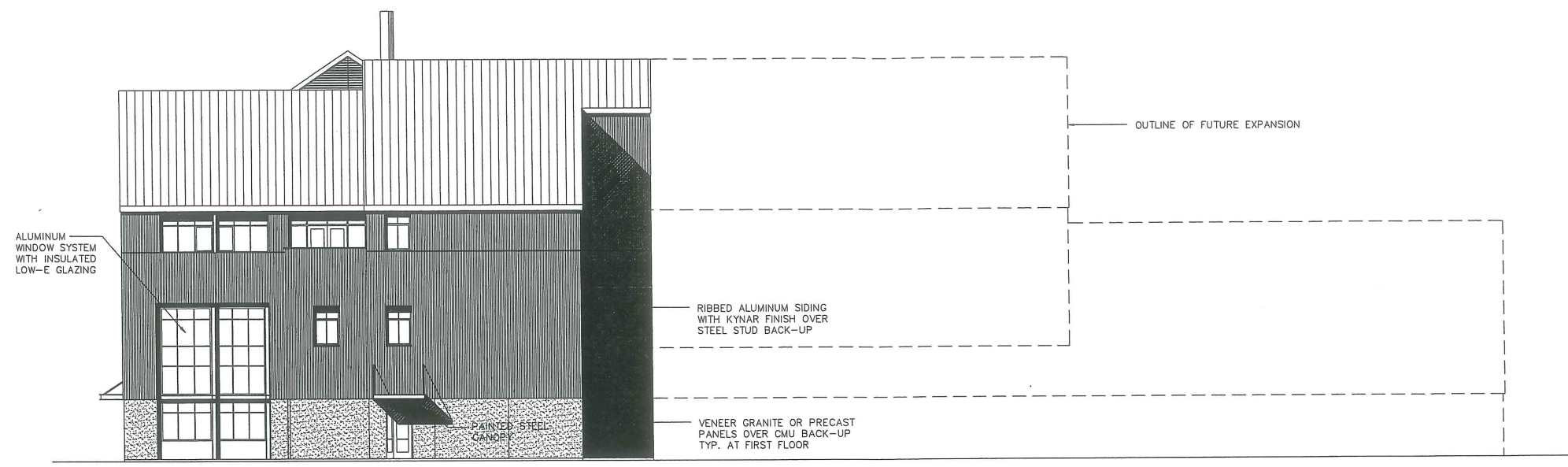
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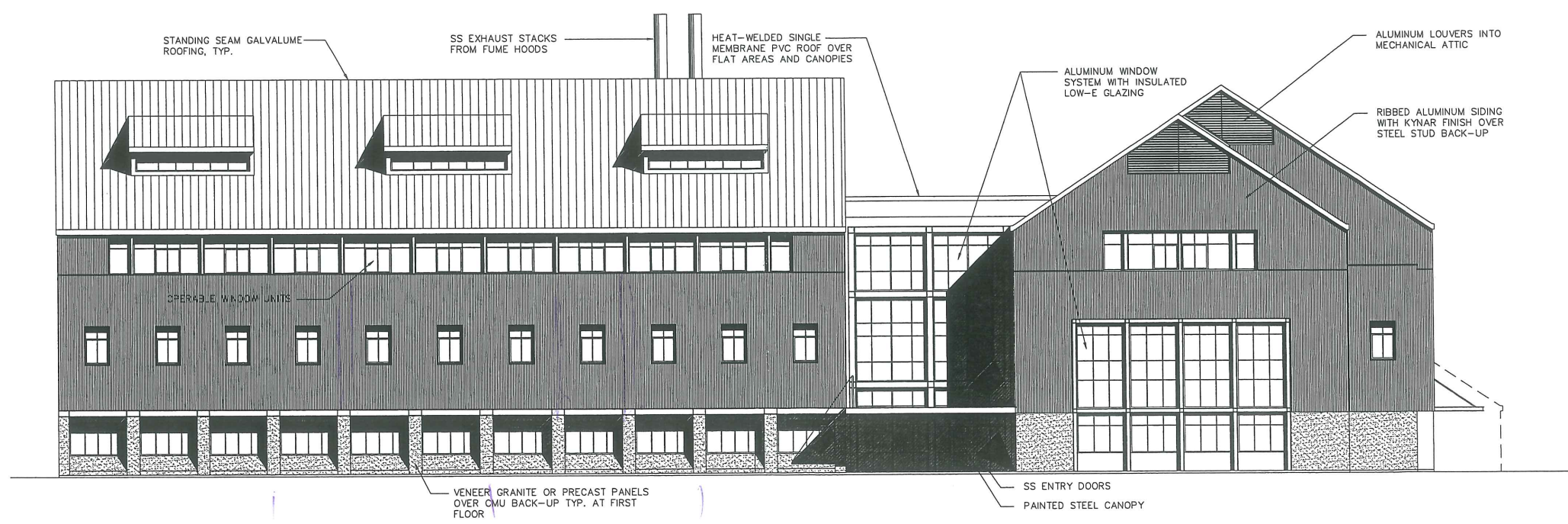
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6-9



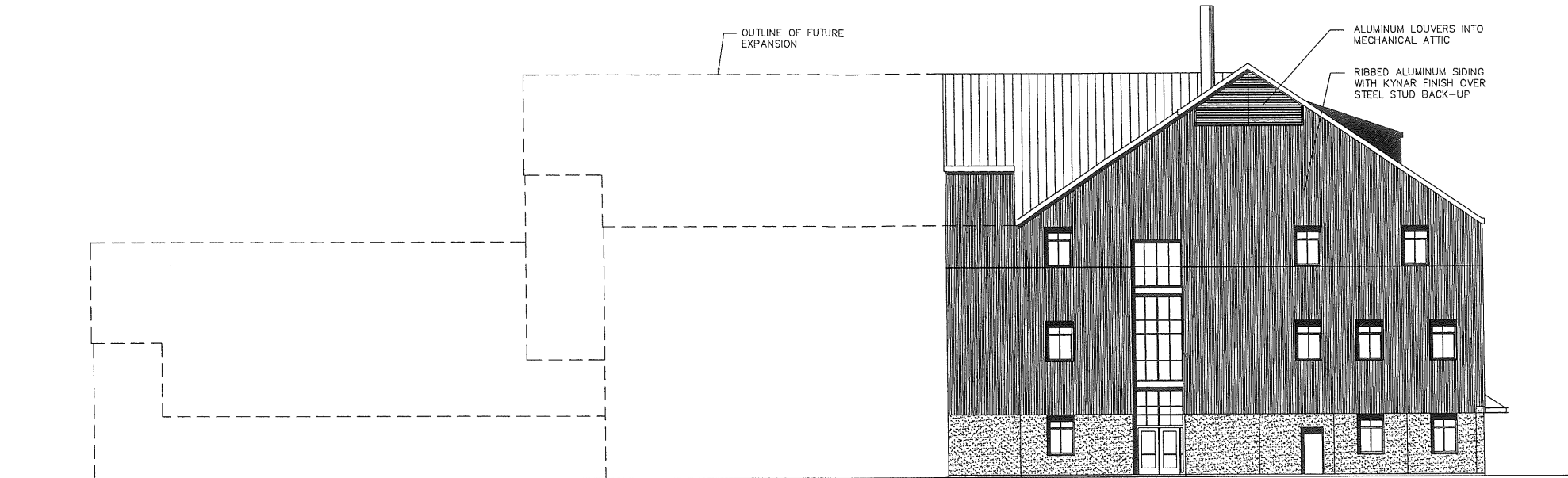
South Elevation



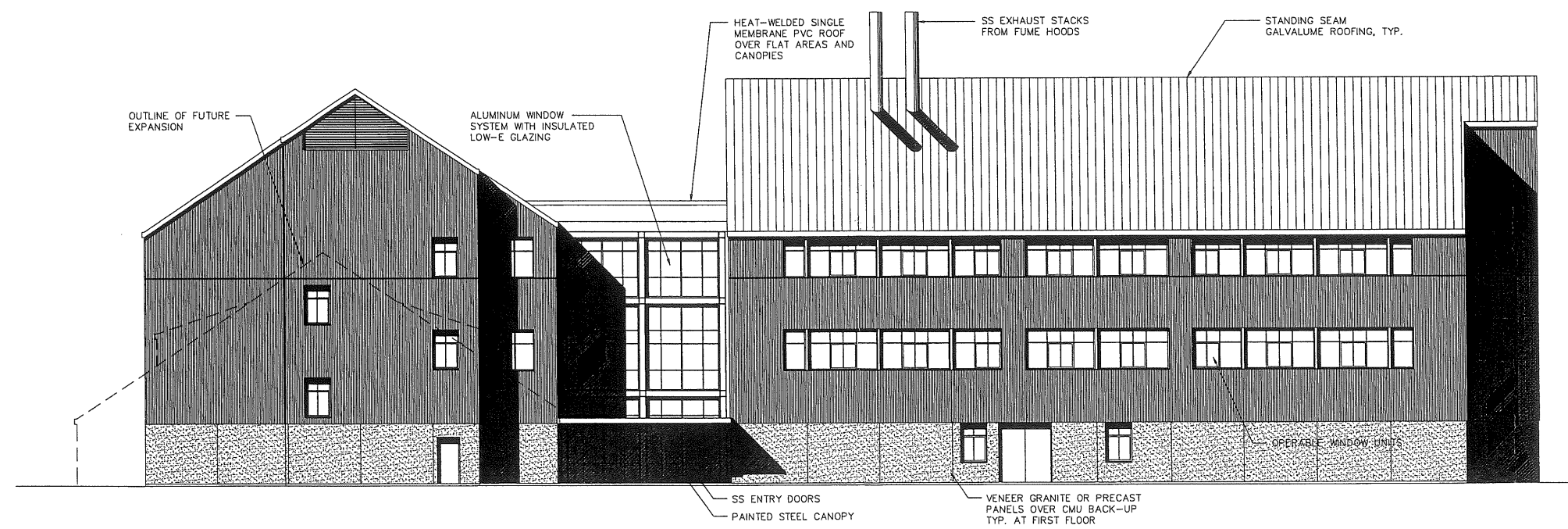
West Elevation



6.10



North Elevation

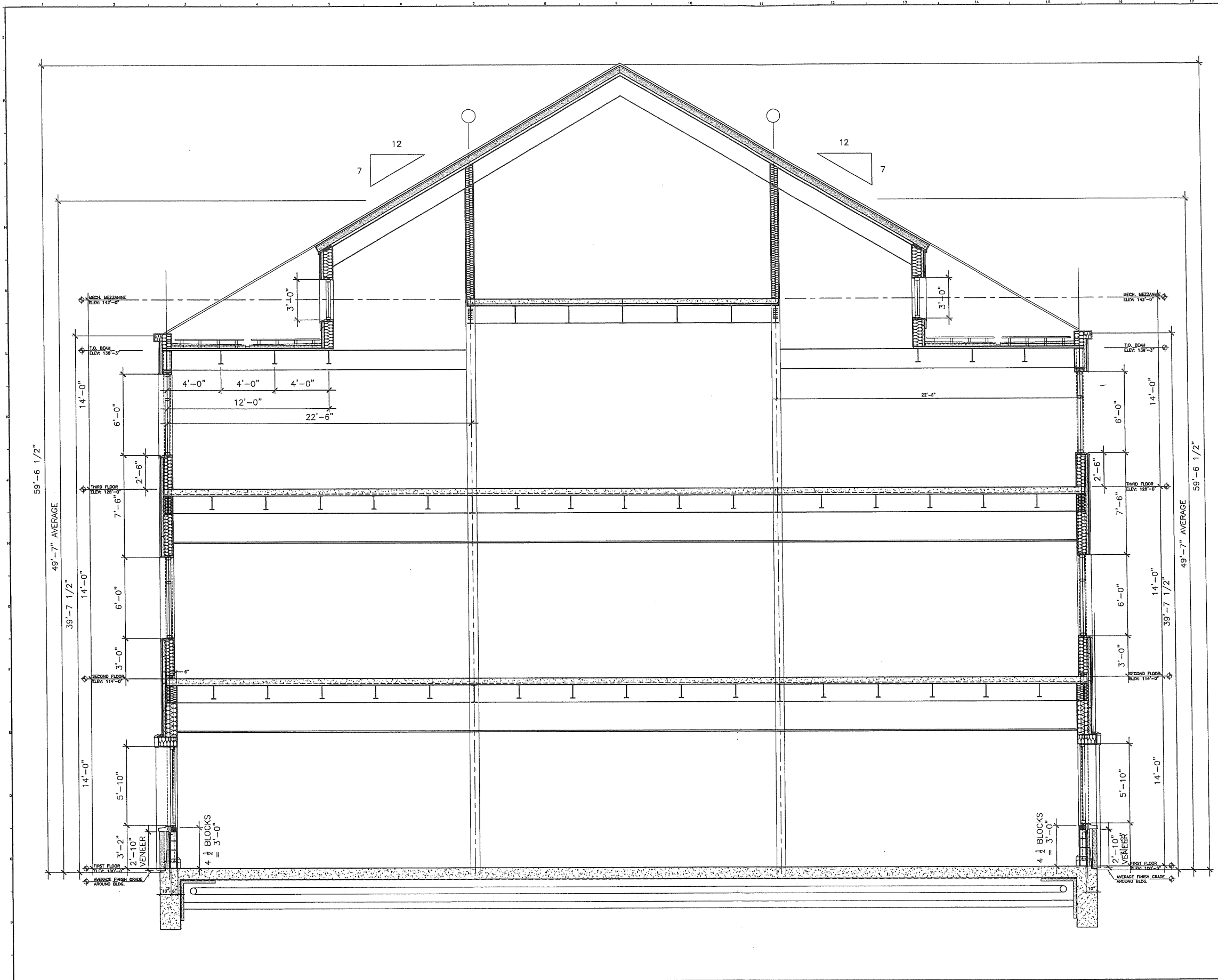


East Elevation



GENERAL NOTES:

6.11



REV.	DESCRIPTION	DATE
	REVIEW	
	4-29-03	
CURRENT ISSUE STATUS:		
<p>SM RT ARCHITECTURE ENGINEERING PLANNING</p> <p>SMRT 144 Fore Street P.O. Box 618 Portland, Maine 04104 tel. (207) 772-3846 fax. (207) 772-1070</p>		
<p>THE GULF OF MAINE RESEARCH LABORATORY PORTLAND, MAINE</p>		
<p>PROJECT: WALL SECTIONS</p>		
SHEET TITLE:		
SCALE:	DATE:	
PROJECT MANAGER: RML	GRAPHIC SCALE: 0" 1"	
JOB CAP/DRAWN: SDL/SDL		
A/E OF RECORD: RML	SHEET No.	
SMRT CAD FILE: AE311-03034	AE311	
PROJECT No. 03034		

A1 WALL SECTION

1/2" = 1'-0"

PROGRESS PRINT

GENERAL NOTES:

1. THE CONTRACTOR SHALL REFER TO THE PROJECT MANUAL FOR CONSTRUCTION SPECIFICATIONS AND BIDDING PROCEDURES.
2. THIS PROJECT WILL BE SUBJECT TO THE TERMS AND CONDITIONS OF ALL PERMITS ISSUED BY THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, THE U.S. DEPARTMENT OF THE ARMY CORPS OF ENGINEERS, LOCAL UTILITY COMPANIES AND THE CITY OF PORTLAND.
3. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF THE ENTRANCE, PAVING, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE POINTS. ENTRANCES IN MOST LOCATIONS REQUIRE STRUCTURAL SLABS. REFER TO THE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR INFORMATION ON THE STRUCTURAL SLAB ENTRANCES.
4. ALL REQUIRED AND NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSIONS AND THE FINAL SERVICE CONNECTIONS.
5. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR THE ELEVATION OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AND DIG SAFE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

6. MAINTENANCE OF EROSION CONTROL MEASURES IS OF PARAMOUNT IMPORTANCE TO THE APPLICANT AND THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ONSITE INSPECTIONS OF THE OWNER, THEIR REPRESENTATIVES, OR THE CITY, AT NO ADDITIONAL COST TO THE OWNER.
7. ALL MATERIAL SCHEDULES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY. THE CONTRACTOR SHALL PREPARE HIS OWN MATERIAL SCHEDULES BASED UPON HIS PLAN REVIEW. ALL SCHEDULES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ORDERING MATERIALS OR PERFORMING WORK.
8. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE PROJECT SPECIFICATIONS, THE CITY OF PORTLAND AND SERVING UTILITY REQUIREMENTS, IN CASES WHERE THESE CONFLICT THE MOST STRINGENT SHALL APPLY AT NO EXTRA COST TO THE OWNER.
9. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RECORD DRAWINGS THROUGHOUT THE PROJECT AND PROVIDING THE OWNER WITH A SET OF THE FINAL RECORD DRAWINGS WHEN THE PROJECT IS COMPLETE.
10. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ACCESS TO THE COAST GUARD PROPERTY AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY MARKINGS, SIGNAGE AND INCIDENTALS TO MAINTAIN SAFE VEHICLE AND PEDESTRIAN ACCESS THROUGHOUT THE LIFE OF THE PROJECT.

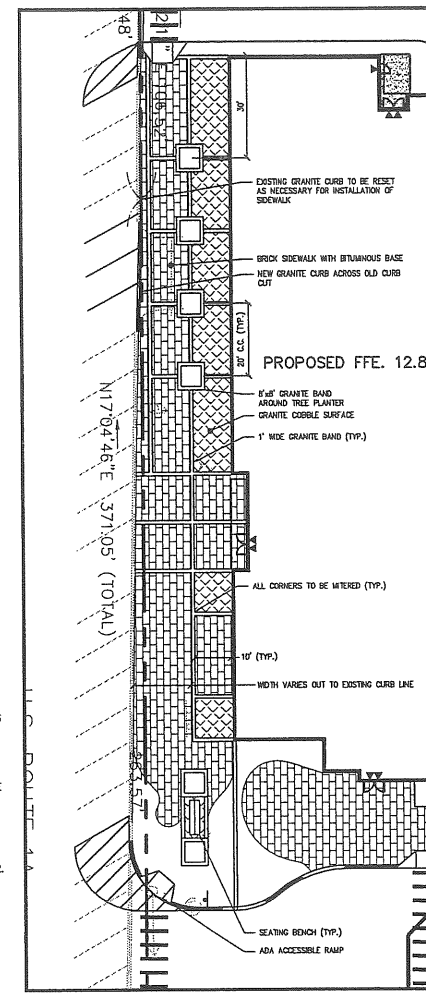
OUTLINE OF DIVISION 2 WORK

THE "C" (CIVIL) SERIES OF DRAWINGS, ANY "L" (LANDSCAPING) SERIES OF DRAWINGS AND ANY AND ALL EXCAVATION AND BACKFILL REQUIRED BY OTHER TRADES IS A PORTION OF THE CIVIL (DIVISION 2) WORK. FOR UTILITIES, THE DIVISION 2 CONTRACTOR IS RESPONSIBLE FOR A COMPLETE INSTALLATION OF UTILITIES UP TO A POINT 5 FEET FROM THE BUILDING FACE. WITHIN 5 FEET OF THE BUILDING IT INCLUDES ALL EXCAVATION, BEDDING AND BACKFILL OF UTILITIES. DIVISION 2 WORK INCLUDES PROVIDING THE TRANSFORMER PADS, TRENCHING AND BACKFILLING FOR ELECTRICAL CONDUIT OR CABLES, ALL CONCRETE FOUNDATIONS FOR LIGHTING, AND PLACEMENT OF SLURRY CONCRETE IN ELECTRICAL TRENCHES AT CROSSINGS OF FUEL OIL OR NATURAL GAS LINES OR OTHER UTILITIES AS REQUIRED BY CENTRAL MAINE POWER. THE WORK INCLUDES ALL EXCAVATION, AND BACKFILLING OF FOUNDATIONS. ON THE EXTERIOR OF THE BUILDING, THE DIVISION 2 CONTRACTOR IS RESPONSIBLE FOR ALL WORK EXCEPT FOR CONCRETE SLABS AT STRUCTURAL ENTRANCES.

THE DIVISION 2 WORK SHALL INCLUDE THE CONSTRUCTION OF ALL OFFSITE ROADWAY IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, NEW PAVEMENT SECTION BOX CONSTRUCTION, PAVING, DRAINAGE, UNDERDRAIN, SIGNAGE, LABOR AND INCIDENTALS NECESSARY TO COMPLETE THE WORK AT NO EXTRA COST TO THE OWNER.

SITE LAYOUT NOTES:

1. ALL SIGNAGE SHALL CONFORM TO THE STANDARDS FOR SIZE, HEIGHT, LOCATION, AND REFLECTIVITY SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND AMERICANS WITH DISABILITIES ACT (ADA) REQUIREMENTS.
2. STRIPE PARKING AREAS, DRIVES AND ROADWAY AS SHOWN, INCLUDING PARKING SPACES, STOP BARS, CROSSWALKS, HANDICAP SPACES, PAINTED ISLANDS AND FIRE LANES. (ALL MARKINGS EXCEPT MEDIAN ISLANDS AND CENTERLINES TO BE CONSTRUCTED USING WHITE TRAFFIC PAINT). ALL TRAFFIC PAINT SHALL MEET THE REQUIREMENTS OF AASHTO M248 TYPE "F". MEDIAN ISLANDS AND CENTERLINES TO BE CONSTRUCTED USING YELLOW TRAFFIC PAINT.
3. ALL CURB SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS AS NOTED ON THE PLANS:
GRANITE AND BITUMINOUS CONCRETE CURB SHALL MEET THE REQUIREMENTS OF MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS 609.03 AND 609.04 AND CITY OF PORTLAND TECHNICAL STANDARDS.
4. ALL DIMENSIONING UNLESS OTHERWISE NOTED IS TO THE FACE OF CURB OR FACE OF BUILDING.
5. EXCEPT WHERE INDICATED OTHERWISE, THE PAVEMENT IS TO BE STANDARD DUTY PAVEMENT.
6. BUILDING SUMMARY: PROPOSED 41,009 S.F.
7. ZONING DATA
WATERFRONT CENTRAL ZONE - WCZ
SPACE AND BULK REGULATIONS
REQUIRED ACTUAL
MINIMUM LOT AREA NONE 340,470 S.F.
MINIMUM STREET FRONTAGE NONE 380.66'
MINIMUM PAVEMENT SETBACKS 10' 10'
FRONT YARD NONE 25±
SIDE/REAR YARD NONE 30±
MAXIMUM IMPERVIOUS SURFACE RATIO 100% <CODE
MAXIMUM BUILDING HEIGHT 50' <50'
OFF-STREET PARKING
PARKING STALL DIMENSION 9'x19' 9'x18'
8. THE FACILITY IS SERVED BY CITY SEWER, PUBLIC WATER, NATURAL GAS, AND OVERHEAD UTILITIES. POWER AND TELEPHONE ARE TO BE EXTENDED UNDERGROUND INTO THE SITE.
9. ALL METHODS AND MATERIALS USED IN THE CONSTRUCTION OF THE IMPROVEMENTS IDENTIFIED HEREIN SHALL CONFORM TO THE CITY OF PORTLAND CONSTRUCTION AND TECHNICAL STANDARDS AND SPECIFICATIONS AND/OR CURRENT MDT STANDARDS AND SPECIFICATIONS, WHICHEVER IS MORE STRINGENT.
10. THE CONTRACTOR OR DEVELOPER IS REQUIRED TO NOTIFY THE CITY OF PORTLAND PUBLIC WORKS INSPECTION SERVICES DIVISION (874-8300 EXT. 8838), CODE ENFORCEMENT OFFICE AND DEVELOPMENT REVIEW COORDINATOR IN WRITING THREE (3) DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION. SHOULD THE IMPROVEMENTS BE OF SIGNIFICANT CONCERN OR IN A SENSITIVE AREA, A PRECONSTRUCTION MEETING MAY BE REQUIRED AT THE DISCRETION OF THE PUBLIC WORKS AUTHORITY OR DEVELOPMENT REVIEW COORDINATOR.
11. AN APPROVED SET OF PLANS AND ALL APPLICABLE PERMITS MUST BE AVAILABLE AT THE CONSTRUCTION SITE. THE DEVELOPER, OR AN AUTHORIZED AGENT, MUST BE AVAILABLE AT ALL TIMES DURING CONSTRUCTION.
12. WARNING SIGNS, MARKERS, BARRICADES OR FLAGMEN MUST BE EMPLOYED ON COMMERCIAL STREET AS NECESSARY.
13. CONSTRUCTION DEBRIS SHALL BE CONTAINERIZED AND DISPOSED OF IN ACCORDANCE WITH THE CITY OF PORTLAND'S SOLID WASTE ORDINANCE CHAPTER 12.
14. ANY DAMAGE TO PUBLIC OR PRIVATE PROPERTY RESULTING FROM CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE DEVELOPER/CONTRACTOR AT THEIR EXPENSE.
15. PROPERTY MARKERS AND STREET LINE MONUMENTS SHALL BE PROPERLY PROTECTED AT ALL TIMES DURING CONSTRUCTION TO INSURE INTEGRITY. IF DISTURBED THEY SHALL BE REPLACED BY A SURVEYOR REGISTERED IN THE STATE OF MAINE AT THE CONTRACTOR/DEVELOPER'S EXPENSE.
16. ALL SANITARY SERVICES AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF PORTLAND PUBLIC WORKS SEWER DIVISION.
17. A STREET OPENING PERMIT MUST BE OBTAINED FROM THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT PRIOR TO BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
18. CONCRETE GENERATOR AND DUMPSTER PADS SHALL BE 6" THICK REINFORCED CONCRETE.
19. ALL HANDICAP PARKING SPACES ARE TO RECEIVE HANDICAP SIGNS AND PAVEMENT MARKINGS AS ILLUSTRATED ON THE DETAIL SHEETS.



7	ADDENDUM #3 - REVISED DUMPSTER ENCLOSURE	10.26.03
6	FINAL APPROVAL PLANS FOR CITY RECORDS	8.25.03
5	ADDENDUM #1 - REVISED DUMPSTER ENCLOSURE	8.22.03
4	PHASE 1 CONSTRUCTION DOCUMENTS	8.25.03
3	FINAL SUBMISSION TO PORTLAND PLANNING AUTH.	7.30.03
2	DESIGN DEVELOPMENT SUBMISSION	6.13.03
1	SECOND WORKSHOP SUBMISSION TO CITY	6.10.03
REV.	DESCRIPTION	DATE

ADDENDUM #3
10-26-03

CURRENT ISSUE STATUS:

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LIC. #7429

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SMRT ARCHITECTURE ENGINEERING PLANNING

SMRT
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Portland, Maine 04104
tel. (207) 772-3846
fax. (207) 772-1070

THE GULF OF MAINE RESEARCH INSTITUTE
PORTLAND, MAINE

PROJECT:
SITE LAYOUT AND MATERIALS PLAN (PHASE 1)

SHEET TITLE:
SCALE: 1" = 40' DATE:
PROJECT MANAGER: RML GRAPHIC SCALE: 0' 10' 20'
JOB CAP/DRAWN: CMW
A/E OF RECORD: DWJ
SMRT CAD FILE: CP101_03034
PROJECT No. 03034-00/1984.1

SHEET No.
CP101

SIGN LEGEND / STRIPING LEGEND

RS-1 24"x24"	RS-1 12"x18"	RS-107 12"x18"	RS-1 12"x18"	RS-123 12"x18"	RS-224 18"x24"

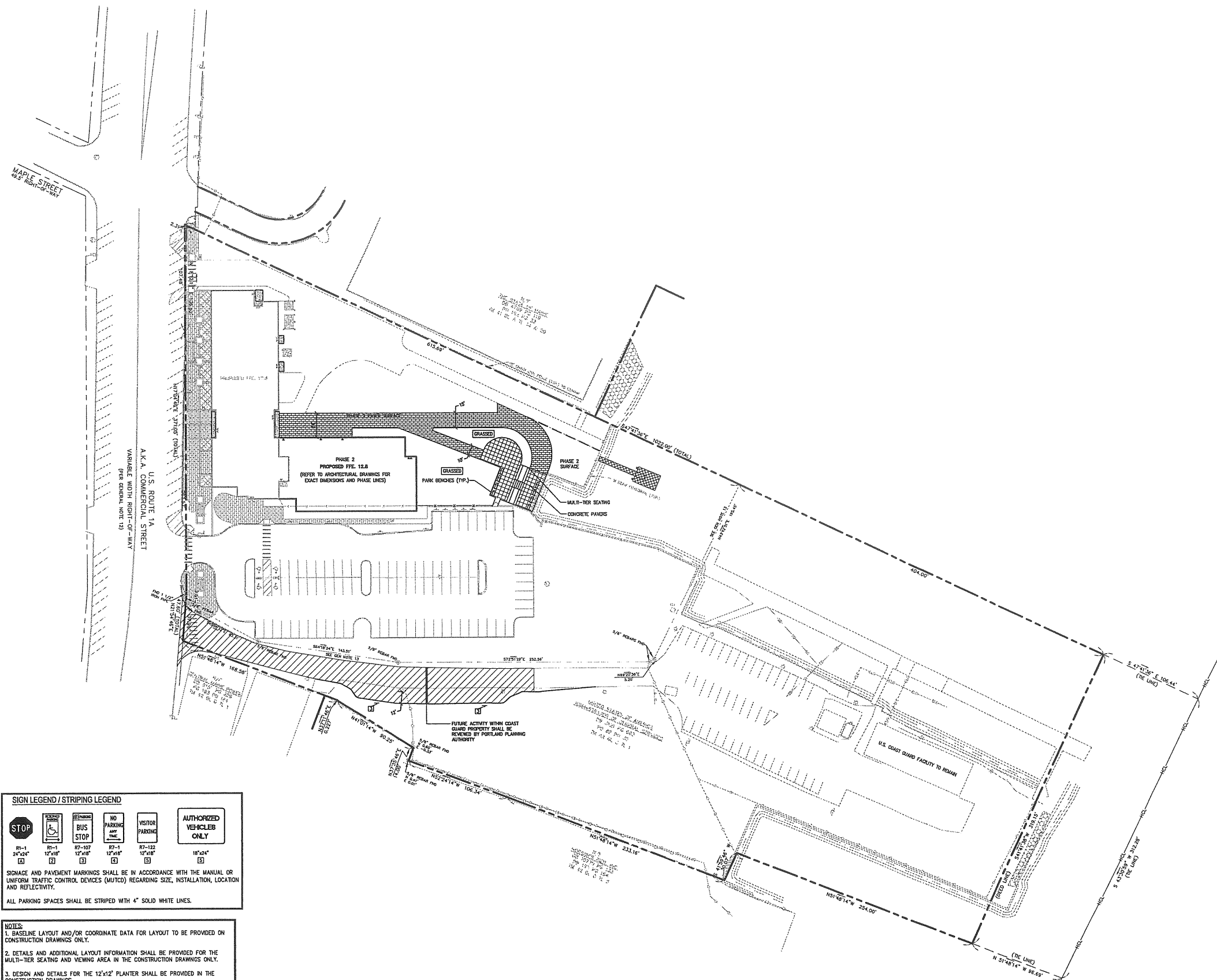
SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REGARDING SIZE, INSTALLATION, LOCATION AND REFLECTIVITY.

ALL PARKING SPACES SHALL BE STRIPED WITH 4" SOLID WHITE LINES.

SURFACE TREATMENT LEGEND

	BRICK SIDEWALK WITH BITUMINOUS BASE
	GRANITE COBBLES
	CONCRETE SLAB

AS APPROVED E/D/S



SIGN LEGEND / STRIPING LEGEND

R1-1 24"x24"	R1-1 12"x18"	R7-107 12"x18"	R7-1 12"x18"	R7-122 12"x18"	18"x24"

SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MANUAL OR UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REGARDING SIZE, INSTALLATION, LOCATION AND REFLECTIVITY.

ALL PARKING SPACES SHALL BE STRIPED WITH 4" SOLID WHITE LINES.

NOTES:

1. BASELINE LAYOUT AND/OR COORDINATE DATA FOR LAYOUT TO BE PROVIDED ON CONSTRUCTION DRAWINGS ONLY.
2. DETAILS AND ADDITIONAL LAYOUT INFORMATION SHALL BE PROVIDED FOR THE MULTI-TIER SEATING AND VIEWING AREA IN THE CONSTRUCTION DRAWINGS ONLY.
3. DESIGN AND DETAILS FOR THE 12"x12" PLANTER SHALL BE PROVIDED IN THE CONSTRUCTION DRAWINGS.

5	FINAL APPROVAL PLANS FOR CITY RECORDS	8.25.03
4	PHASE 1 CONSTRUCTION DOCUMENTS	8.12.03
3	FINAL SUBMISSION TO PORTLAND PLANNING AUTH.	7.30.03
2	DESIGN DEVELOPMENT SUBMISSION	6.13.03
1	SECOND WORKSHOP SUBMISSION TO CITY	6.10.03
REV.	DESCRIPTION	DATE

CURRENT ISSUE STATUS:

P.E. STEPHEN BUSHEY LIC. #7429	

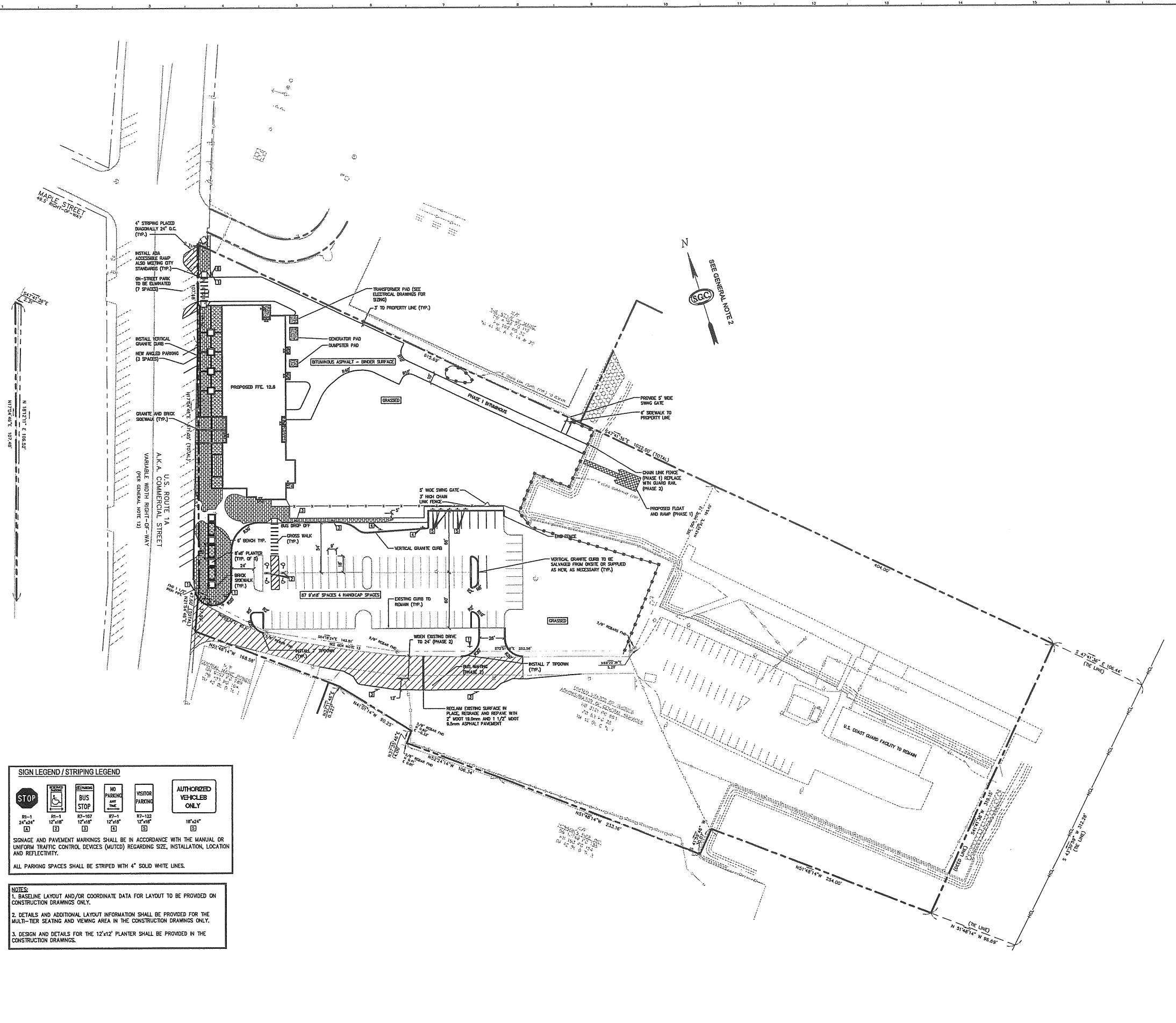
DeLUCA-HOFFMAN ASSOCIATES, INC.
 778 MAIN STREET, SUITE 8
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SM RT ARCHITECTURE ENGINEERING PLANNING
 144 Fore Street/J.P.O. Box 618
 Portland, Maine 04104
 tel. (207) 772-3546
 fax. (207) 772-1070

THE GULF OF MAINE RESEARCH INSTITUTE
 PORTLAND, MAINE

PROJECT: **LAYOUT AND MATERIALS PLAN (PHASE 2)**

SCALE: 1" = 40'	DATE:
PROJECT MANAGER: RML	GRAPHIC SCALE: 0' 10' 20'
JOB CAP/DRAWN: CMW	
A/E OF RECORD: DWJ	SHEET No.
SMRT CAD FILE: CP101_03034	CP102
PROJECT No. 03034-00/1984.1	



SIGN LEGEND / STRIPING LEGEND

R1-1 24"x24" [A]	R1-1 12"x18" [B]	R2-107 12"x18" [C]	R7-1 12"x18" [D]	R7-122 12"x18" [E]

18"x24"
[F]

SIGNAGE AND PAYMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MANUAL OR UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REGARDING SIZE, INSTALLATION, LOCATION AND REFLECTIVITY.

ALL PARKING SPACES SHALL BE STRIPED WITH 4" SOLID WHITE LINES.

- NOTES:**
1. BASELINE LAYOUT AND/OR COORDINATE DATA FOR LAYOUT TO BE PROVIDED ON CONSTRUCTION DRAWINGS ONLY.
 2. DETAILS AND ADDITIONAL LAYOUT INFORMATION SHALL BE PROVIDED FOR THE MULTI-TIER SEATING AND VIEWING AREA IN THE CONSTRUCTION DRAWINGS ONLY.
 3. DESIGN AND DETAILS FOR THE 12'x12' PLANTER SHALL BE PROVIDED IN THE CONSTRUCTION DRAWINGS.

REV.	DESCRIPTION	DATE
ISSUED FOR PERMITTING (COAST GUARD ACCESS) 7-6-04		
CURRENT ISSUE STATUS:		
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THE GULF OF MAINE RESEARCH INSTITUTE PORTLAND, MAINE		
PROJECT: SITE LAYOUT AND MATERIALS PLAN (PHASE 1)		
SHEET TITLE: _____		
SCALE: 1" = 40'	DATE: _____	GRAPHIC SCALE: 0' 1"
PROJECT MANAGER: RML	JOB CAP/DRAWN: CMW	A/E OF RECORD: DWJ
SMRT CAD FILE: CP101_03034	SHEET No. CP101	
PROJECT No. 03034-00/1984.1	PROGRESS PRINT	

SIGN LEGEND / STRIPING LEGEND

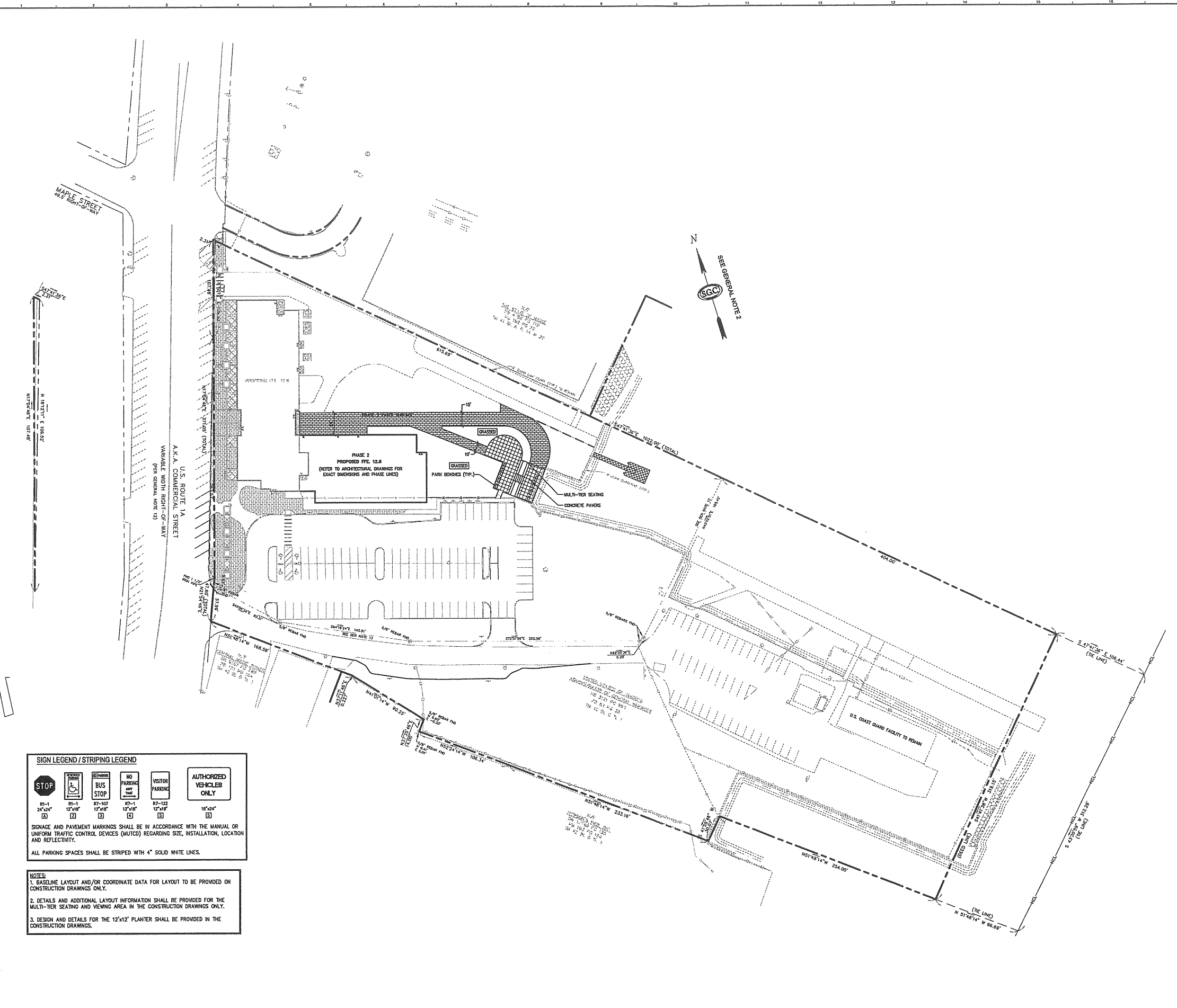
R1-1 24"x24" [S]	R1-1 12"x18" [S]	R1-107 12"x18" [S]	R1-1 12"x18" [S]	R1-122 12"x18" [S]	18"x24" [S]

SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MANUAL OR UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REGARDING SIZE, INSTALLATION, LOCATION AND REFLECTIVITY.

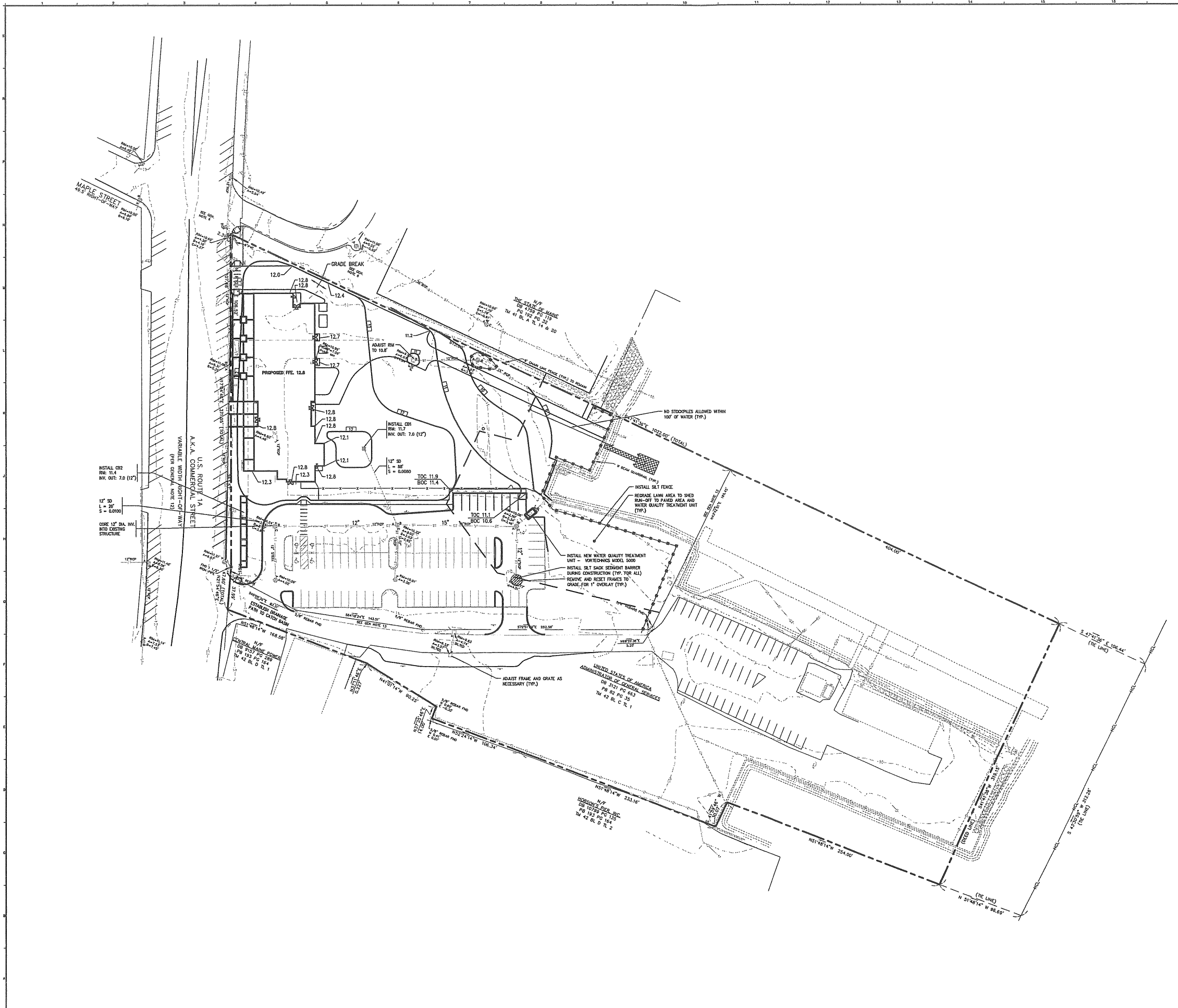
ALL PARKING SPACES SHALL BE STRIPED WITH 4" SOLID WHITE LINES.




NOTES:

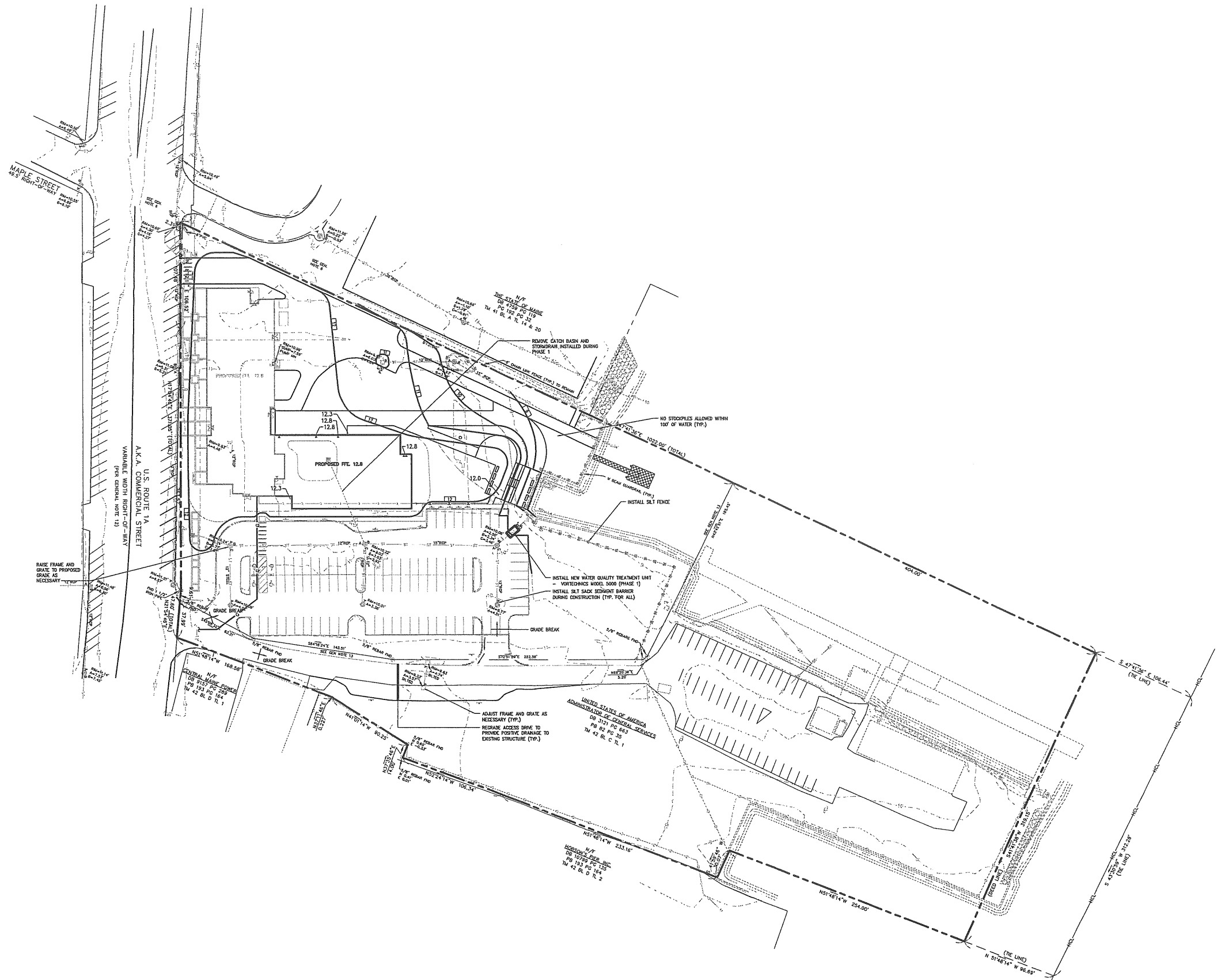
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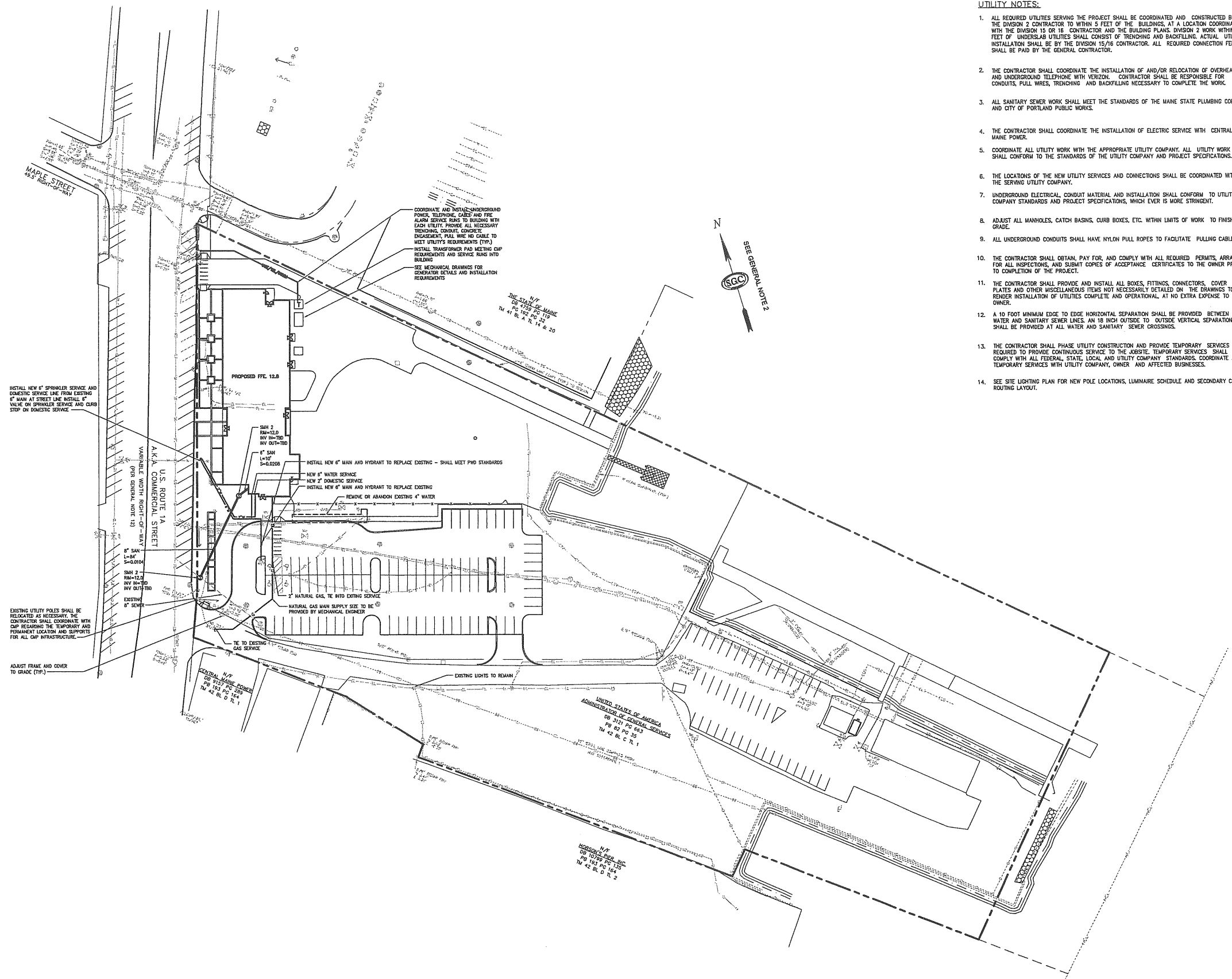
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THE GULF OF MAINE RESEARCH INSTITUTE PORTLAND, MAINE		
PROJECT:		
SITE LAYOUT AND MATERIALS PLAN (PHASE 2)		
SHEET TITLE:		
SCALE: 1" = 40'	DATE:	
PROJECT MANAGER: RML	GRAPHIC SCALE: 0" 1"	
JOB CAP/DRAWN: CMW		
A/E OF RECORD: DWJ	SHEET No.	
SMRT CAD FILE: CP101_03034	CP102	
PROJECT No. 03034-00/1984.1		




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THE GULF OF MAINE RESEARCH INSTITUTE PORTLAND, MAINE		
PROJECT:		
GRADING, DRAINAGE, AND EROSION CONTROL PLAN (PHASE 1)		
SHEET TITLE:		
SCALE:	1" = 40'	DATE:
PROJECT MANAGER:	RML	GRAPHIC SCALE:
JOB CAP/DRAWN:	CMW	
A/E OF RECORD:	DVJ	SHEET No.
SMRT CAD FILE:	CG101_03034	CG101
PROJECT No.	03034-00/1984.1	

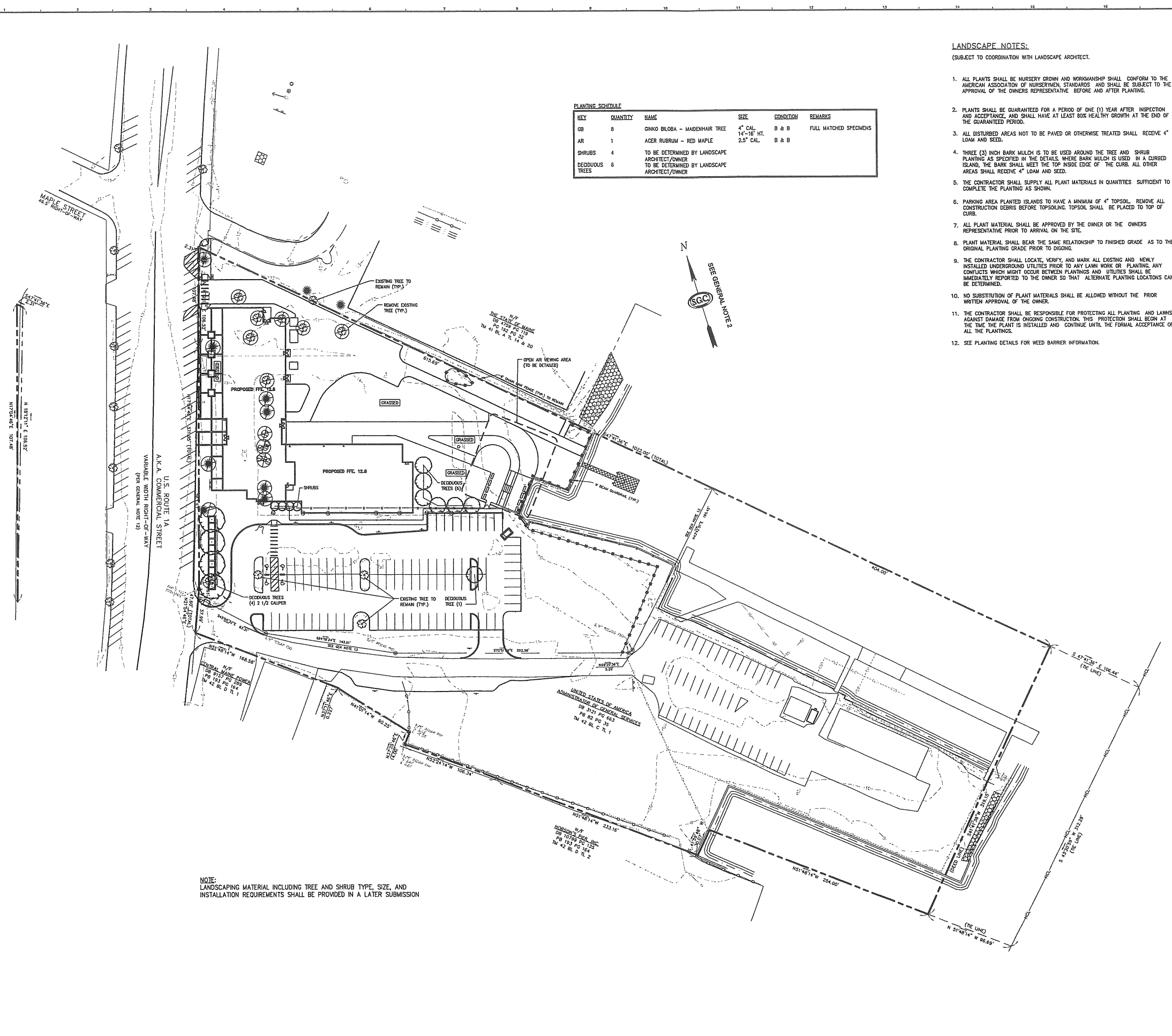


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THE GULF OF MAINE RESEARCH INSTITUTE PORTLAND, MAINE		
PROJECT:		
GRADING, DRAINAGE AND EROSION CONTROL PLAN (PHASE 2)		
SHEET TITLE:		
SCALE:	1" = 40'	DATE:
PROJECT MANAGER:	RML	GRAPHIC SCALE:
JOB CAP/DRAWN:	CMW	
A/E OF RECORD:	DVJ	SHEET No.
SMRT CAD FILE:	CG101_03034	CG102
PROJECT No.	03034-00/19B4.1	



- UTILITY NOTES:**
1. ALL REQUIRED UTILITIES SERVING THE PROJECT SHALL BE COORDINATED AND CONSTRUCTED BY THE DIVISION 2 CONTRACTOR TO WITHIN 5 FEET OF THE BUILDINGS, AT A LOCATION COORDINATED WITH THE DIVISION 15 OR 16 CONTRACTOR AND THE BUILDING PLANS. DIVISION 2 WORK WITHIN 5 FEET OF UNDERSLAB UTILITIES SHALL CONSIST OF TRENCHING AND BACKFILLING. ACTUAL UTILITY INSTALLATION SHALL BE BY THE DIVISION 15/16 CONTRACTOR. ALL REQUIRED CONNECTION FEES SHALL BE PAID BY THE GENERAL CONTRACTOR.
 2. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF AND/OR RELOCATION OF OVERHEAD AND UNDERGROUND TELEPHONE WITH VERIZON. CONTRACTOR SHALL BE RESPONSIBLE FOR CONDUITS, PULL WIRES, TRENCHING AND BACKFILLING NECESSARY TO COMPLETE THE WORK.
 3. ALL SANITARY SEWER WORK SHALL MEET THE STANDARDS OF THE MAINE STATE PLUMBING CODE AND CITY OF PORTLAND PUBLIC WORKS.
 4. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ELECTRIC SERVICE WITH CENTRAL MAINE POWER.
 5. COORDINATE ALL UTILITY WORK WITH THE APPROPRIATE UTILITY COMPANY. ALL UTILITY WORK SHALL CONFORM TO THE STANDARDS OF THE UTILITY COMPANY AND PROJECT SPECIFICATIONS.
 6. THE LOCATIONS OF THE NEW UTILITY SERVICES AND CONNECTIONS SHALL BE COORDINATED WITH THE SERVING UTILITY COMPANY.
 7. UNDERGROUND ELECTRICAL CONDUIT MATERIAL AND INSTALLATION SHALL CONFORM TO UTILITY COMPANY STANDARDS AND PROJECT SPECIFICATIONS, WHICH EVER IS MORE STRINGENT.
 8. ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
 9. ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING CABLES.
 10. THE CONTRACTOR SHALL OBTAIN, PAY FOR, AND COMPLY WITH ALL REQUIRED PERMITS, ARRANGE FOR ALL INSPECTIONS, AND SUBMIT COPIES OF ACCEPTANCE CERTIFICATES TO THE OWNER PRIOR TO COMPLETION OF THE PROJECT.
 11. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL BOXES, FITTINGS, CONNECTORS, COVER PLATES AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED ON THE DRAWINGS TO RENDER INSTALLATION OF UTILITIES COMPLETE AND OPERATIONAL, AT NO EXTRA EXPENSE TO THE OWNER.
 12. A 10 FOOT MINIMUM EDGE TO EDGE HORIZONTAL SEPARATION SHALL BE PROVIDED BETWEEN ALL WATER AND SANITARY SEWER LINES, AN 18 INCH OUTSIDE TO OUTSIDE VERTICAL SEPARATION SHALL BE PROVIDED AT ALL WATER AND SANITARY SEWER CROSSINGS.
 13. THE CONTRACTOR SHALL PHASE UTILITY CONSTRUCTION AND PROVIDE TEMPORARY SERVICES AS REQUIRED TO PROVIDE CONTINUOUS SERVICE TO THE JOBSITE. TEMPORARY SERVICES SHALL COMPLY WITH ALL FEDERAL, STATE, LOCAL AND UTILITY COMPANY STANDARDS. COORDINATE ALL TEMPORARY SERVICES WITH UTILITY COMPANY, OWNER AND AFFECTED BUSINESSES.
 14. SEE SITE LIGHTING PLAN FOR NEW POLE LOCATIONS, LUMINAIRE SCHEDULE AND SECONDARY CABLE ROUTING LAYOUT.

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THE GULF OF MAINE RESEARCH INSTITUTE PORTLAND, MAINE		
PROJECT: UTILITIES PLAN		
SHEET TITLE:		
SCALE: 1" = 40'	DATE:	
PROJECT MANAGER: RML	GRAPHIC SCALE: 0' 1'	
JOB CAP/DRAWN: CMW		
A/E OF RECORD: DWJ	SHEET No.	
SMRT CAD FILE: CU101_03034	CU101	
PROJECT No. 03034-00/1984.1		





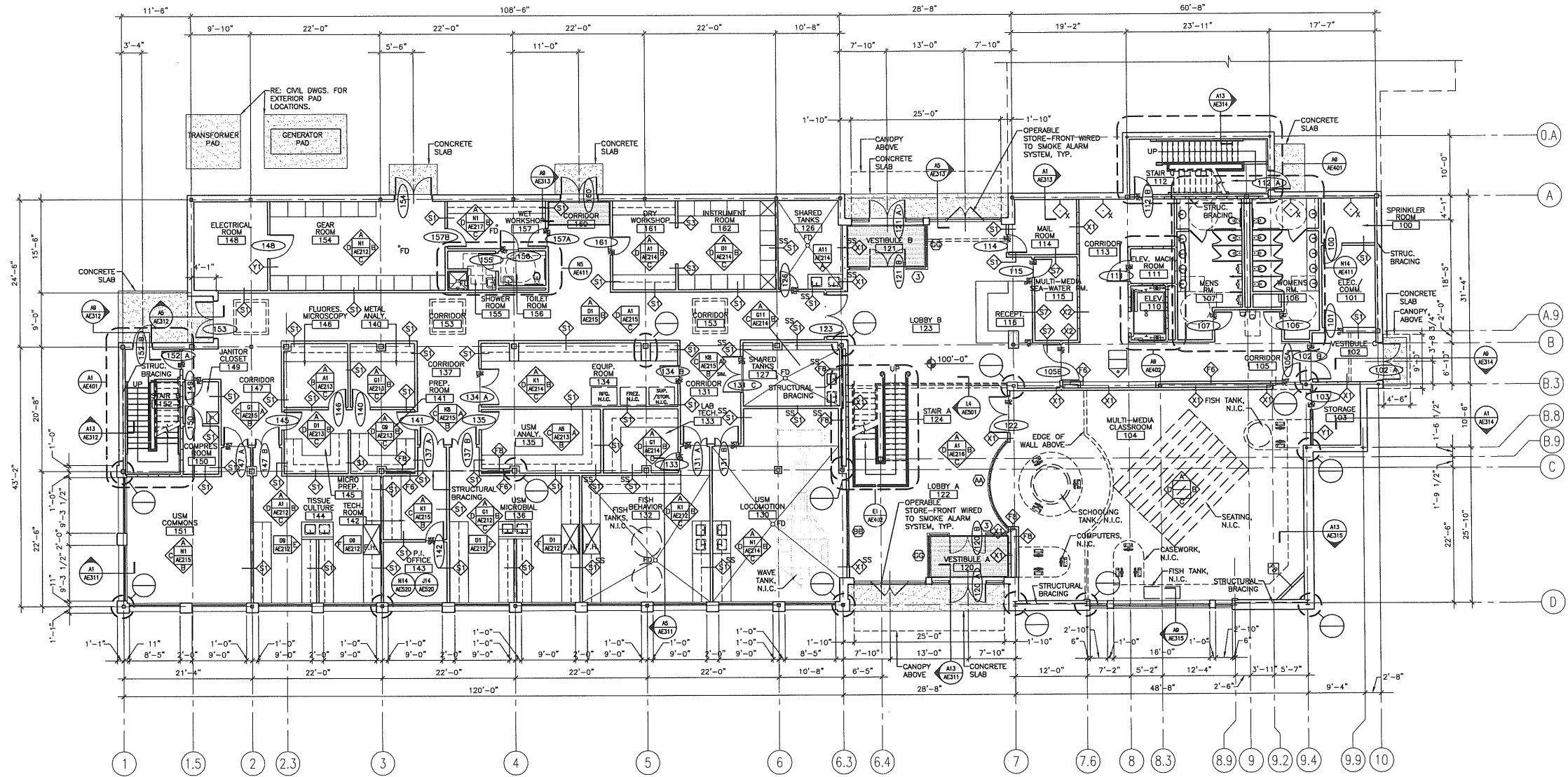
PLANTING SCHEDULE

KEY	QUANTITY	NAME	SIZE	CONDITION	REMARKS
GB	8	GINKGO BILOBA - MAIDENHAIR TREE	4" CAL	B & B	FULL MATCHED SPECIMENS
AR	1	ACER RUBRUM - RED MAPLE	14"-16" HT.	B & B	
SHRUBS	4	TO BE DETERMINED BY LANDSCAPE ARCHITECT/OWNER	2.5" CAL	B & B	
DEEDUOUS TREES	6	TO BE DETERMINED BY LANDSCAPE ARCHITECT/OWNER			

- LANDSCAPE NOTES:**
(SUBJECT TO COORDINATION WITH LANDSCAPE ARCHITECT.)
1. ALL PLANTS SHALL BE NURSERY GROWN AND WORKMANSHIP SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERMEN STANDARDS AND SHALL BE SUBJECT TO THE APPROVAL OF THE OWNERS REPRESENTATIVE BEFORE AND AFTER PLANTING.
 2. PLANTS SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR AFTER INSPECTION AND ACCEPTANCE, AND SHALL HAVE AT LEAST 80% HEALTHY GROWTH AT THE END OF THE GUARANTEED PERIOD.
 3. ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE 4" LOAM AND SEED.
 4. THREE (3) INCH BARK MULCH IS TO BE USED AROUND THE TREE AND SHRUB PLANTING AS SPECIFIED IN THE DETAILS. WHERE BARK MULCH IS USED IN A CURBED ISLAND, THE BARK SHALL MEET THE TOP INSIDE EDGE OF THE CURB. ALL OTHER AREAS SHALL RECEIVE 4" LOAM AND SEED.
 5. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING AS SHOWN.
 6. PARKING AREA PLANTED ISLANDS TO HAVE A MINIMUM OF 4" TOPSOIL. REMOVE ALL CONSTRUCTION DEBRIS BEFORE TOPSOILING. TOPSOIL SHALL BE PLACED TO TOP OF CURB.
 7. ALL PLANT MATERIAL SHALL BE APPROVED BY THE OWNER OR THE OWNERS REPRESENTATIVE PRIOR TO ARRIVAL ON THE SITE.
 8. PLANT MATERIAL SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS TO THE ORIGINAL PLANTING GRADE PRIOR TO DIGGING.
 9. THE CONTRACTOR SHALL LOCATE, VERIFY, AND MARK ALL EXISTING AND NEWLY INSTALLED UNDERGROUND UTILITIES PRIOR TO ANY LAWN WORK OR PLANTING. ANY CONFLICTS WHICH MIGHT OCCUR BETWEEN PLANTINGS AND UTILITIES SHALL BE IMMEDIATELY REPORTED TO THE OWNER SO THAT ALTERNATE PLANTING LOCATIONS CAN BE DETERMINED.
 10. NO SUBSTITUTION OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE OWNER.
 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PLANTING AND LAWNS AGAINST DAMAGE FROM ONGOING CONSTRUCTION. THIS PROTECTION SHALL BEGIN AT THE TIME THE PLANT IS INSTALLED AND CONTINUE UNTIL THE FORMAL ACCEPTANCE OF ALL THE PLANTINGS.
 12. SEE PLANTING DETAILS FOR WEED BARRIER INFORMATION.

NOTE:
LANDSCAPING MATERIAL INCLUDING TREE AND SHRUB TYPE, SIZE, AND INSTALLATION REQUIREMENTS SHALL BE PROVIDED IN A LATER SUBMISSION

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THE GULF OF MAINE RESEARCH INSTITUTE PORTLAND, MAINE		
PROJECT: LANDSCAPING PLAN		
SHEET TITLE:		
SCALE: 1" = 40'	DATE:	
PROJECT MANAGER: RML	GRAPHIC SCALE: 0' 10' 20'	
JOB CAP/DRAWN: CMW		
A/E OF RECORD: DJJ	SHEET No.	
SMRT CAD FILE: LP101_03034		LP101
PROJECT No. 03034-00/19984.1		



- GENERAL NOTES:**
- SEE G101 FOR GENERAL INFORMATION.
 - SEE G102 FOR GENERAL MOUNTING HEIGHTS.
 - SEE G103 FOR PARTITION TYPES.
 - SEE G104 FOR TOP OF WALL DETAILS.
 - PROVIDE CEMENTIOUS BACKER BOARD W/ STUDS 12" O.C. AT ALL AREAS RECEIVING TILE.
 - REFERENCE EXTERIOR ELEVATION FOR EXTERIOR WINDOW TAG INFORMATION.

WALL LEGEND

	SMOKE PARTITION (CONSTRUCT AS 1 HOUR)
	1 HOUR FIRE/SMOKE PARTITION/ WALL
	2 HOUR FIRE/SMOKE PARTITION/ WALL
	3 HOUR FIRE/SMOKE PARTITION/ WALL
	STRUCTURAL BRACING

REV.	DESCRIPTION	DATE

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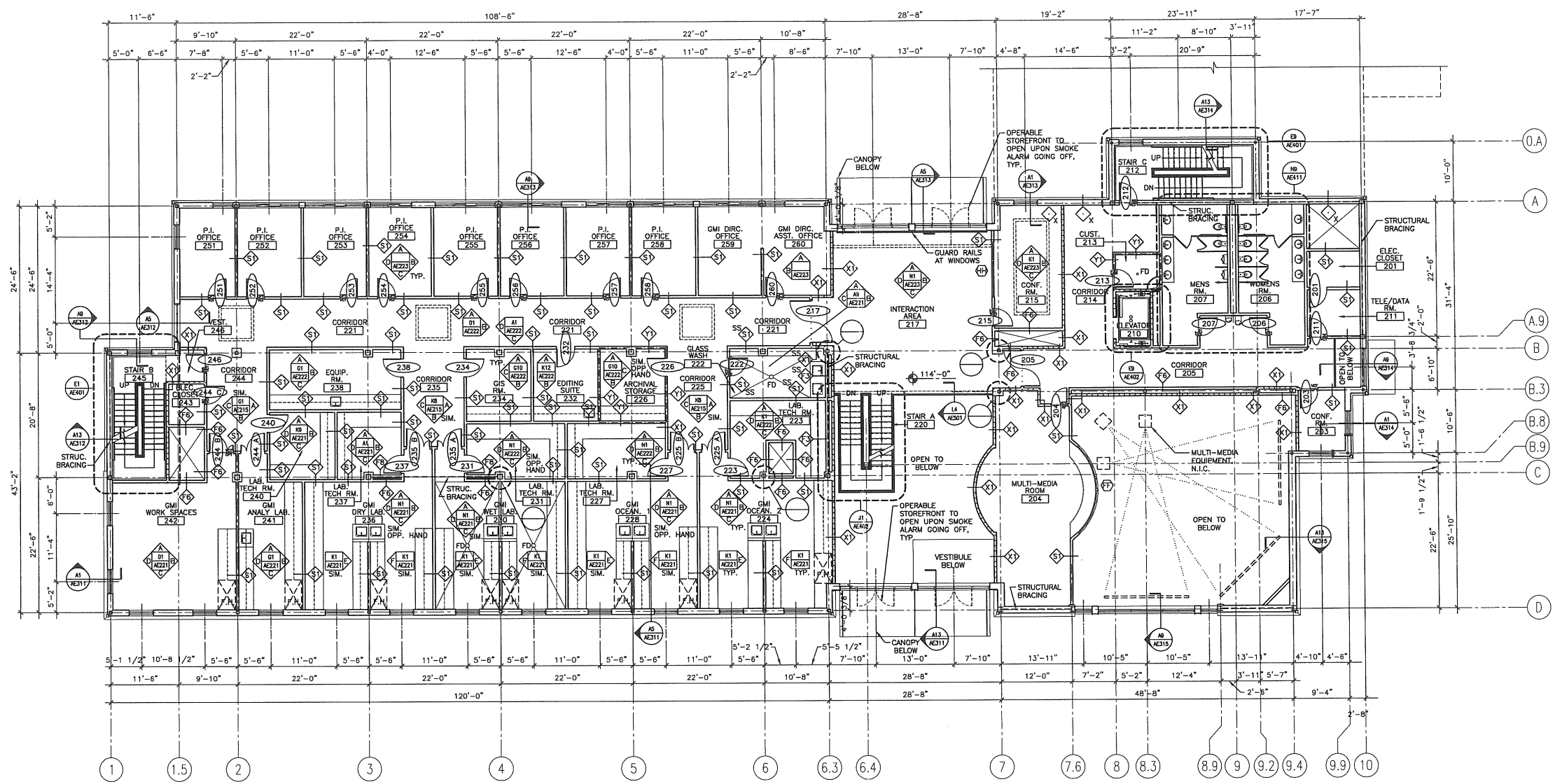
THE GULF OF MAINE RESEARCH INSTITUTE
 PORTLAND, MAINE

PROJECT: **FIRST FLOOR PLAN**

SHEET TITLE:	FIRST FLOOR PLAN		
SCALE:	1/8" = 1'-0"	DATE:	
PROJECT MANAGER:	RML	GRAPHIC SCALE:	0' 1'
JOB CAP/DRAWN:	SDL/SDL		
A/E OF RECORD:	RML	SHEET No.	
SMRT CAD FILE:	AE101-03034		
PROJECT No.	03034		

A1 FIRST FLOOR PLAN

AE101
PROGRESS PRINT



- GENERAL NOTES:**
- SEE G1001 FOR GENERAL INFORMATION.
 - SEE G1002 FOR GENERAL MOUNTING HEIGHTS.
 - SEE G1003 FOR PARTITION TYPES.
 - SEE G1004 FOR TOP OF WALL DETAILS.
 - PROVIDE CEMENTIOUS BACKER BOARD W/ STUDS 12" O.C. AT ALL AREAS RECEIVING TILE.
 - REFERENCE EXTERIOR ELEVATION FOR EXTERIOR WINDOW TAG INFORMATION.

WALL LEGEND

	SMOKE PARTITION (CONSTRUCT AS 1 HOUR)
	1 HOUR FIRE/SMOKE PARTITION/ WALL
	2 HOUR FIRE/SMOKE PARTITION/ WALL
	3 HOUR FIRE/SMOKE PARTITION/ WALL
	STRUCTURAL BRACING

REV.	DESCRIPTION	DATE

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PROJECT NORTH

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PORTLAND, MAINE

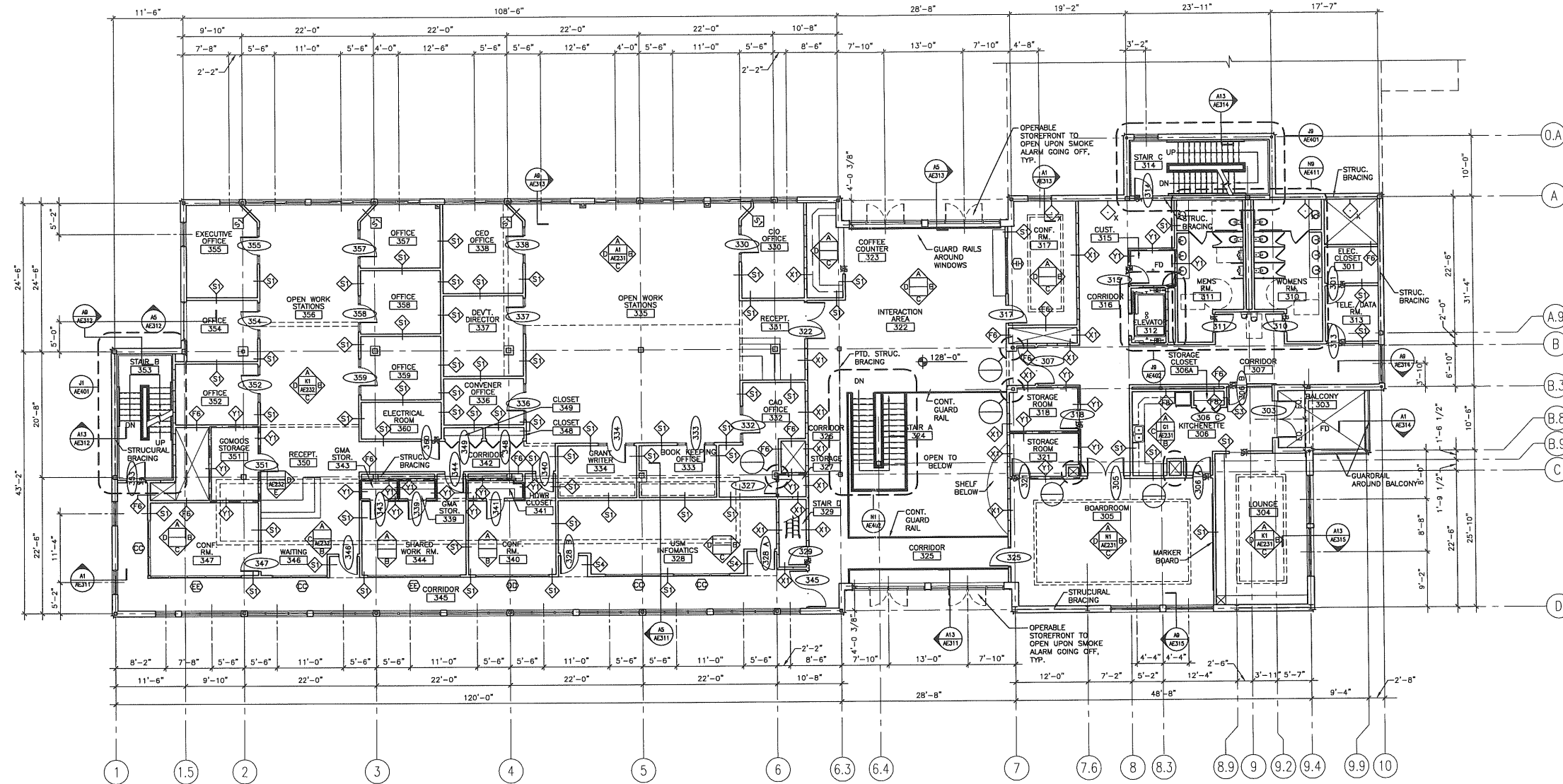
PROJECT: **SECOND FLOOR PLAN**

SHEET TITLE:	1/8" = 1'-0"	DATE:	
SCALE:		GRAPHIC SCALE:	
PROJECT MANAGER:	RML	A/E OF RECORD:	RML
JOB CAP/DRAWN:	SDL/SDL	SMRT CAD FILE:	AE102-03034
PROJECT No.	03034	SHEET No.	AE102

A1 SECOND FLOOR PLAN

1/8" = 1'-0"

PROGRESS PRINT



- GENERAL NOTES:**
- SEE G1001 FOR GENERAL INFORMATION.
 - SEE G1002 FOR GENERAL MOUNTING HEIGHTS.
 - SEE G1003 FOR PARTITION TYPES.
 - SEE G1004 FOR TOP OF WALL DETAILS.
 - PROVIDE CEMENTIOUS BACKER BOARD W/ STUDS 12" O.C. AT ALL AREAS RECEIVING TILE.
 - REFERENCE EXTERIOR ELEVATION FOR EXTERIOR WINDOW TAG INFORMATION.

WALL LEGEND

	SMOKE PARTITION (CONSTRUCT AS 1 HOUR)
	1 HOUR FIRE/SMOKE PARTITION/ WALL
	2 HOUR FIRE/SMOKE PARTITION/ WALL
	3 HOUR FIRE/SMOKE PARTITION/ WALL
	STRUCTURAL BRACING

REV.	DESCRIPTION	DATE

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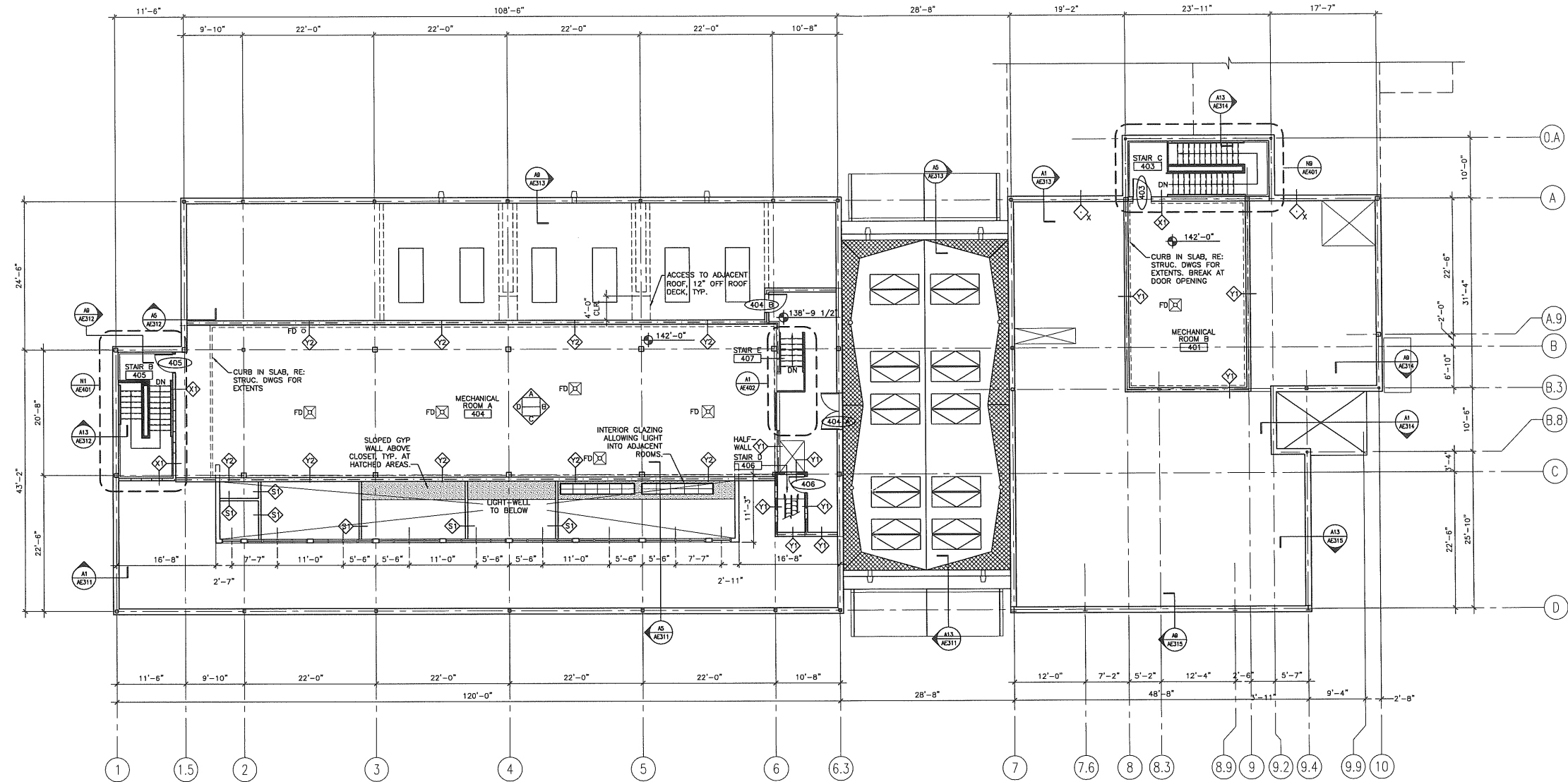
PROJECT: **THIRD FLOOR PLAN**

SHEET TITLE:	1/8" = 1'-0"	DATE:	
SCALE:	1/8" = 1'-0"	GRAPHIC SCALE:	0' 1'
PROJECT MANAGER:	RML	A/E OF RECORD:	RML
JOB CAP/DRAWN:	SDL/SDL	SMRT CAD FILE:	AE103-03034
PROJECT No.	03034	SHEET No.	AE103



A1 THIRD FLOOR PLAN

1/8" = 1'-0"

PROGRESS PRINT

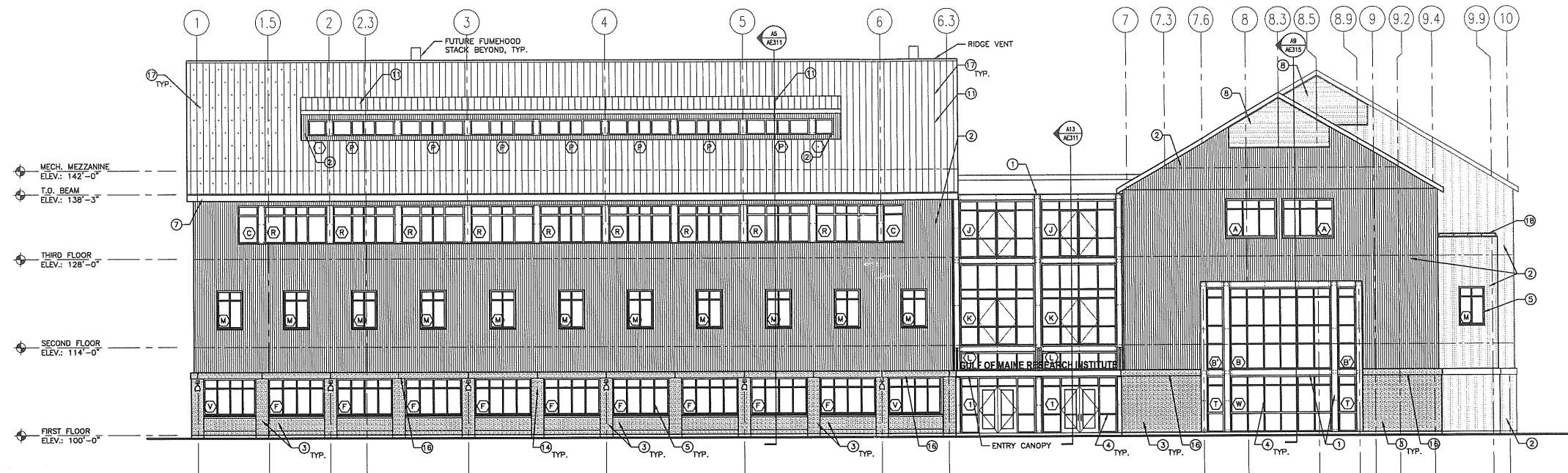


- GENERAL NOTES:**
- SEE G101 FOR GENERAL INFORMATION.
 - SEE G102 FOR GENERAL MOUNTING HEIGHTS.
 - SEE G103 FOR PARTITION TYPES.
 - SEE G104 FOR TOP OF WALL DETAILS.
 - PROVIDE CEMENTIOUS BACKER BOARD W/ STUDS 12" O.C. AT ALL AREAS RECEIVING TILE.
 - REFERENCE EXTERIOR ELEVATION FOR EXTERIOR WINDOW TAG INFORMATION.

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THE GULF OF MAINE RESEARCH INSTITUTE PORTLAND, MAINE		
PROJECT: MEZZANINE FLOOR PLAN		
SHEET TITLE:		
SCALE: 1/8" = 1'-0"	DATE:	
PROJECT MANAGER: RML	GRAPHIC SCALE: 0" 1"	
JOB CAP/DRAWN: SDL/SDL		
A/E OF RECORD: RML	SHEET No.	
SMRT CAD FILE: AE104-03034	AE104	
PROJECT No. 03034		

A1 MEZZANINE FLOOR PLAN
1/8" = 1'-0"

PROGRESS PRINT



GENERAL NOTES:

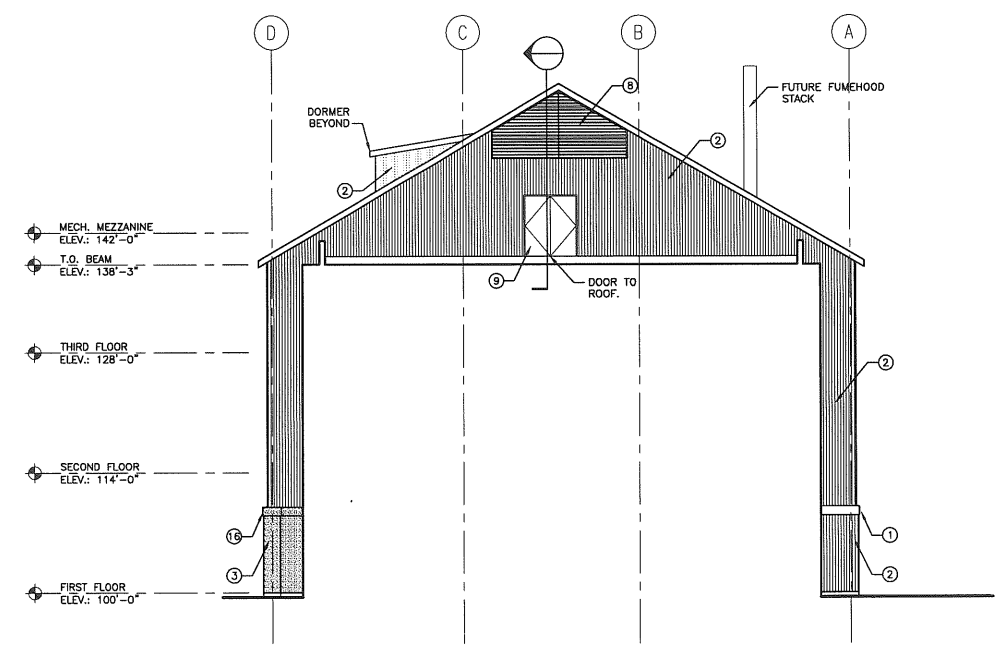
1.

KEYED NOTES:

- ① PAINTED STEEL TRIM
- ② CORRUGATED METAL SIDING
- ③ VENEER STONE MASONRY
- ④ ALUMINUM CURTAINWALL
- ⑤ ALUMINUM WINDOW
- ⑥ LOUVER
- ⑦ METAL FASCIA
- ⑧ GLAZING
- ⑨ HOLLOW METAL DOOR AND FRAME
- ⑩ STEEL SUN SHADE
- ⑪ METAL ROOFING
- ⑫ HOSE BIBB
- ⑬ FIRE DEPARTMENT CONNECTION
- ⑭ LIGHT FIXTURE
- ⑮ MECHANICAL EQUIPMENT
- ⑯ STONE LINTEL
- ⑰ SNOW GUARDS
- ⑱ PAINTED STEEL HANDRAIL
- ⑲ METAL SIDING TRIM

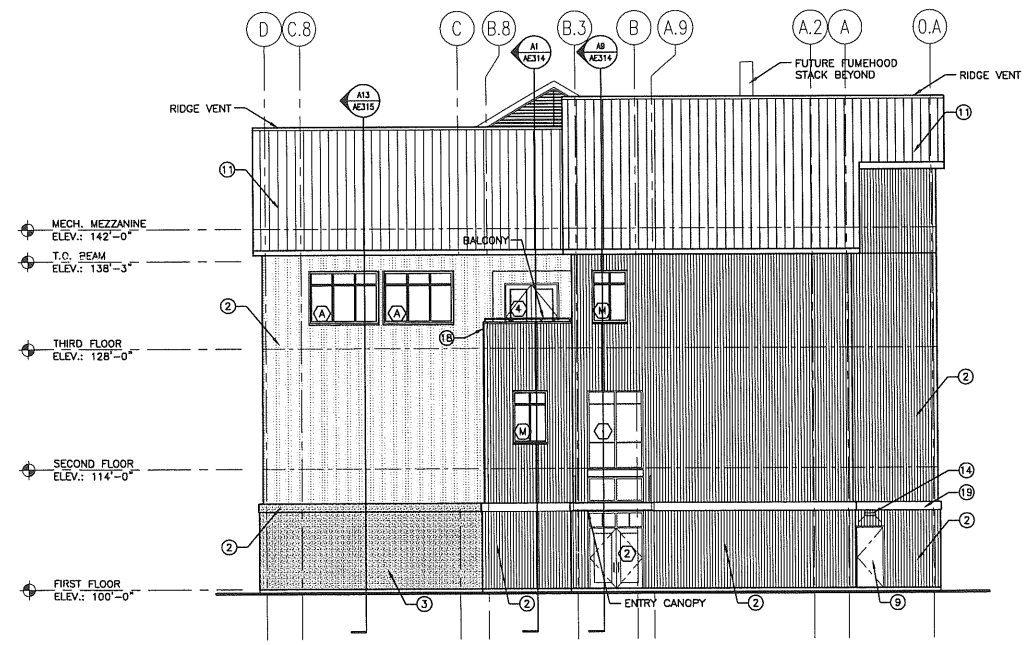
H1 WESTERN ELEVATION

1/8" = 1'-0" A-001




A1 PARTIAL SOUTHERN ELEVATION

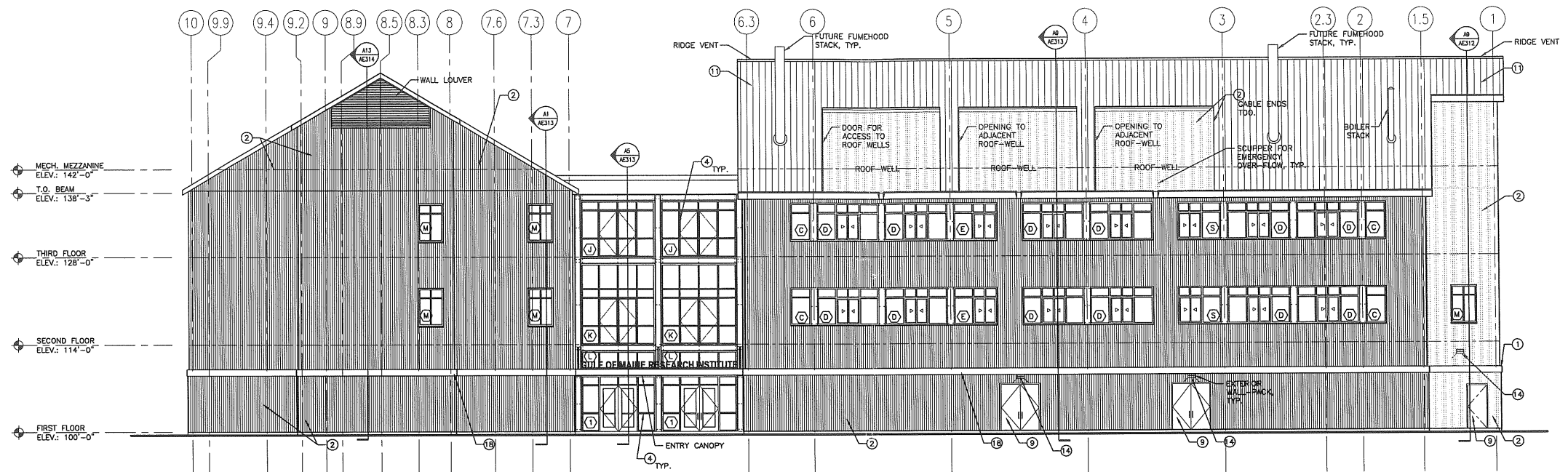
1/8" = 1'-0"



A9 SOUTHERN ELEVATIONS

1/8" = 1'-0" A-001

REV.	DESCRIPTION	DATE
PROGRESS PRINT		
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THE GULF OF MAINE RESEARCH INSTITUTE PORTLAND, MAINE		
EXTERIOR ELEVATIONS		
SHEET TITLE:		
SCALE: 1/8" = 1'-0"	DATE:	
PROJECT MANAGER: RML	GRAPHIC SCALE: 0" = 1"	
JOB CAP/DRAWN: SDL	SHEET No.	
A/E OF RECORD: RML	SMRT CAD FILE: AE201-03034	
PROJECT No. 03034	AE201	



GENERAL NOTES:

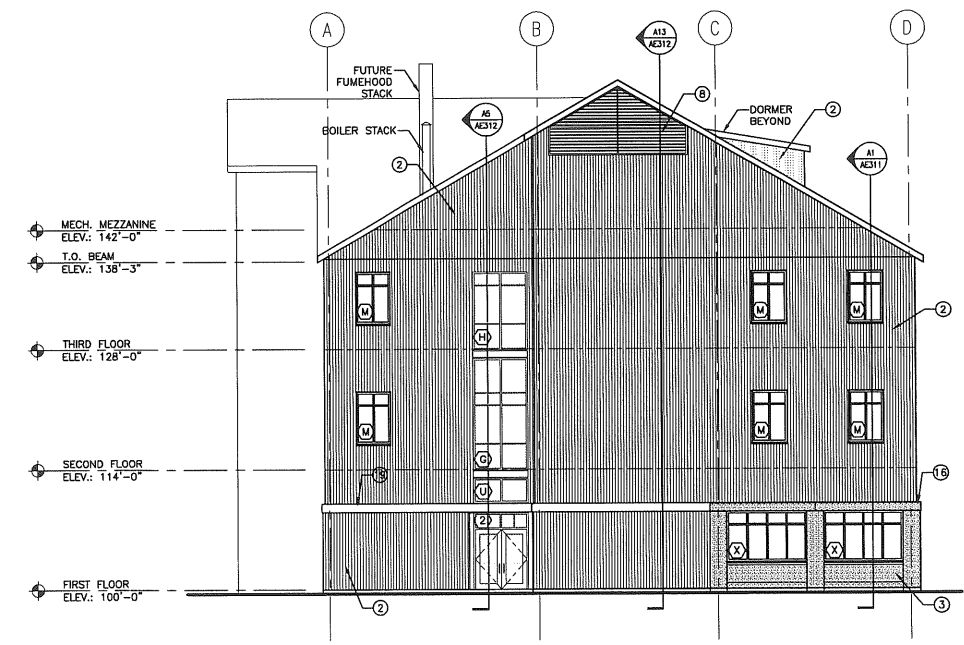
1.

KEYED NOTES:

- ① PAINTED STEEL TRIM
- ② CORRUGATED METAL SIDING
- ③ VENEER STONE MASONRY
- ④ ALUMINUM CURTAINWALL
- ⑤ ALUMINUM WINDOW
- ⑥ LOUVER
- ⑦ METAL FASCIA
- ⑧ GLAZING
- ⑨ HOLLOW METAL DOOR AND FRAME
- ⑩ STEEL SUN SHADE
- ⑪ METAL ROOFING
- ⑫ HOSE BIBB
- ⑬ FIRE DEPARTMENT CONNECTION
- ⑭ LIGHT FIXTURE
- ⑮ MECHANICAL EQUIPMENT
- ⑯ STONE LINTEL
- ⑰ SNOW GUARDS
- ⑱ PAINTED STEEL HANDRAIL
- ⑲ METAL SIDING TRIM

H1 EASTERN ELEVATION

1/8" = 1'-0" A-001



A9 NORTHERN ELEVATIONS

1/8" = 1'-0" A-001

REV.	DESCRIPTION	DATE

PROGRESS PRINT
8-4-03

CURRENT ISSUE STATUS:

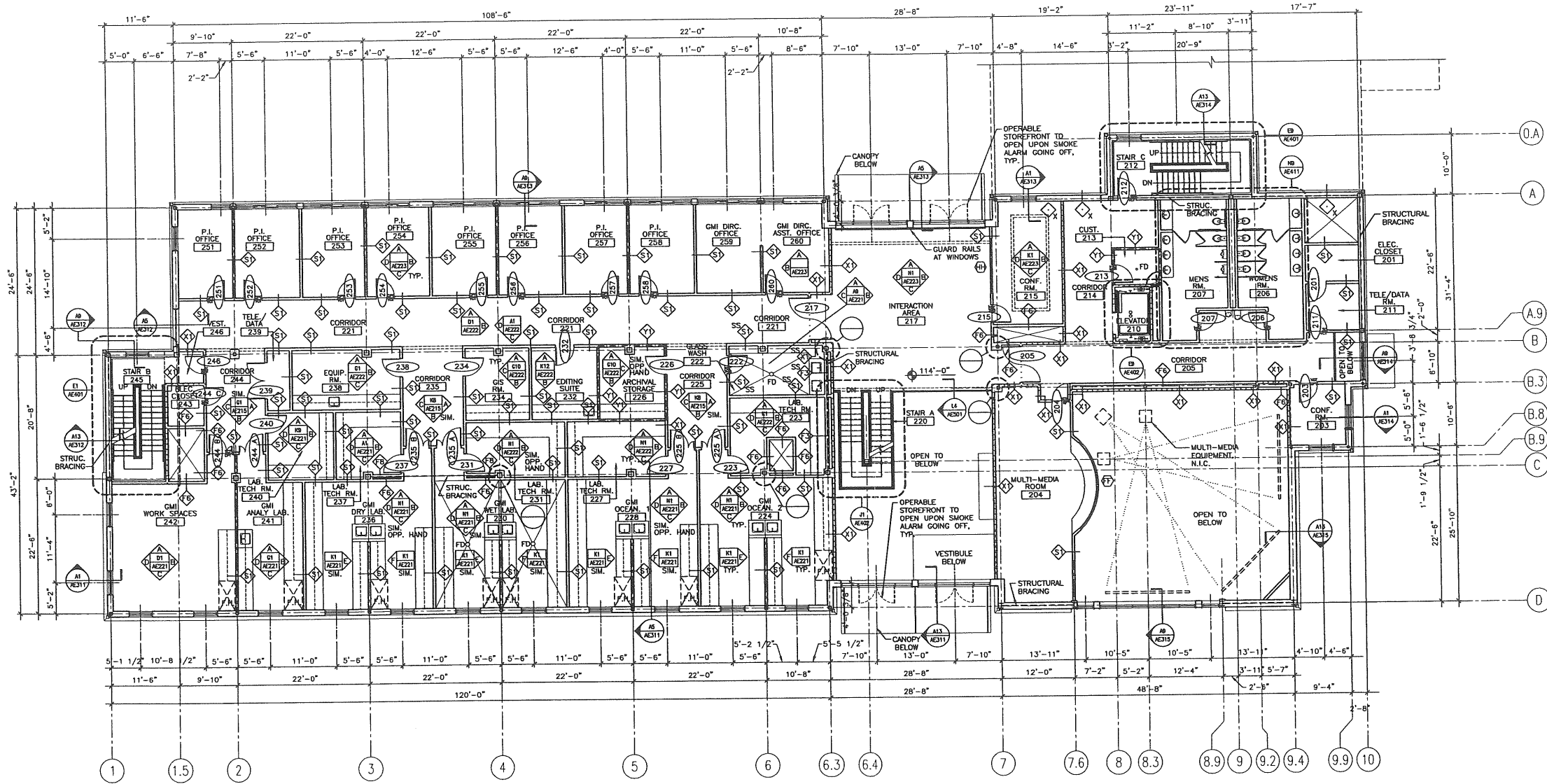
SMRT ARCHITECTURE ENGINEERING PLANNING
 SMRT
 144 Fore Street, P.O. Box 618
 Portland, Maine 04104
 tel. (207) 772-3846
 fax. (207) 772-1070

PROJECT: **THE GULF OF MAINE RESEARCH INSTITUTE**
PORTLAND, MAINE

SHEET TITLE: **EXTERIOR ELEVATIONS**

SHEET No. **AE202**

SCALE: 1/8" = 1'-0" DATE: _____
 PROJECT MANAGER: RML GRAPHIC SCALE: 0" 1"
 JOB CAP/DRAWN: SDL
 A/E OF RECORD: RML SHEET No.
 SMRT CAD FILE: AE202-03034
 PROJECT No. 03034



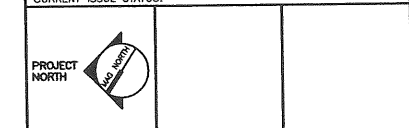
- GENERAL NOTES:**
- SEE G001 FOR GENERAL INFORMATION.
 - SEE G002 FOR GENERAL MOUNTING HEIGHTS.
 - SEE G003 FOR PARTITION TYPES.
 - SEE G004 FOR TOP OF WALL DETAILS.
 - PROVIDE CEMENTIOUS BACKER BOARD W/ STUDS 12" O.C. AT ALL AREAS RECEIVING TILE.
 - REFERENCE EXTERIOR ELEVATION FOR EXTERIOR WINDOW TAG INFORMATION.

WALL LEGEND

	SMOKE PARTITION (CONSTRUCT AS 1 HOUR)
	1 HOUR FIRE/SMOKE PARTITION/ WALL
	2 HOUR FIRE/SMOKE PARTITION/ WALL
	3 HOUR FIRE/SMOKE PARTITION/ WALL
	STRUCTURAL BRACING

REV.	DESCRIPTION	DATE

PROGRESS PRINT
8-4-03



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 144 Fore Street/4th Fl. Box 618
 Portland, Maine 04104
 Tel: (207) 772-3846
 Fax: (207) 772-1070

THE GULF OF MAINE RESEARCH INSTITUTE
 PORTLAND, MAINE

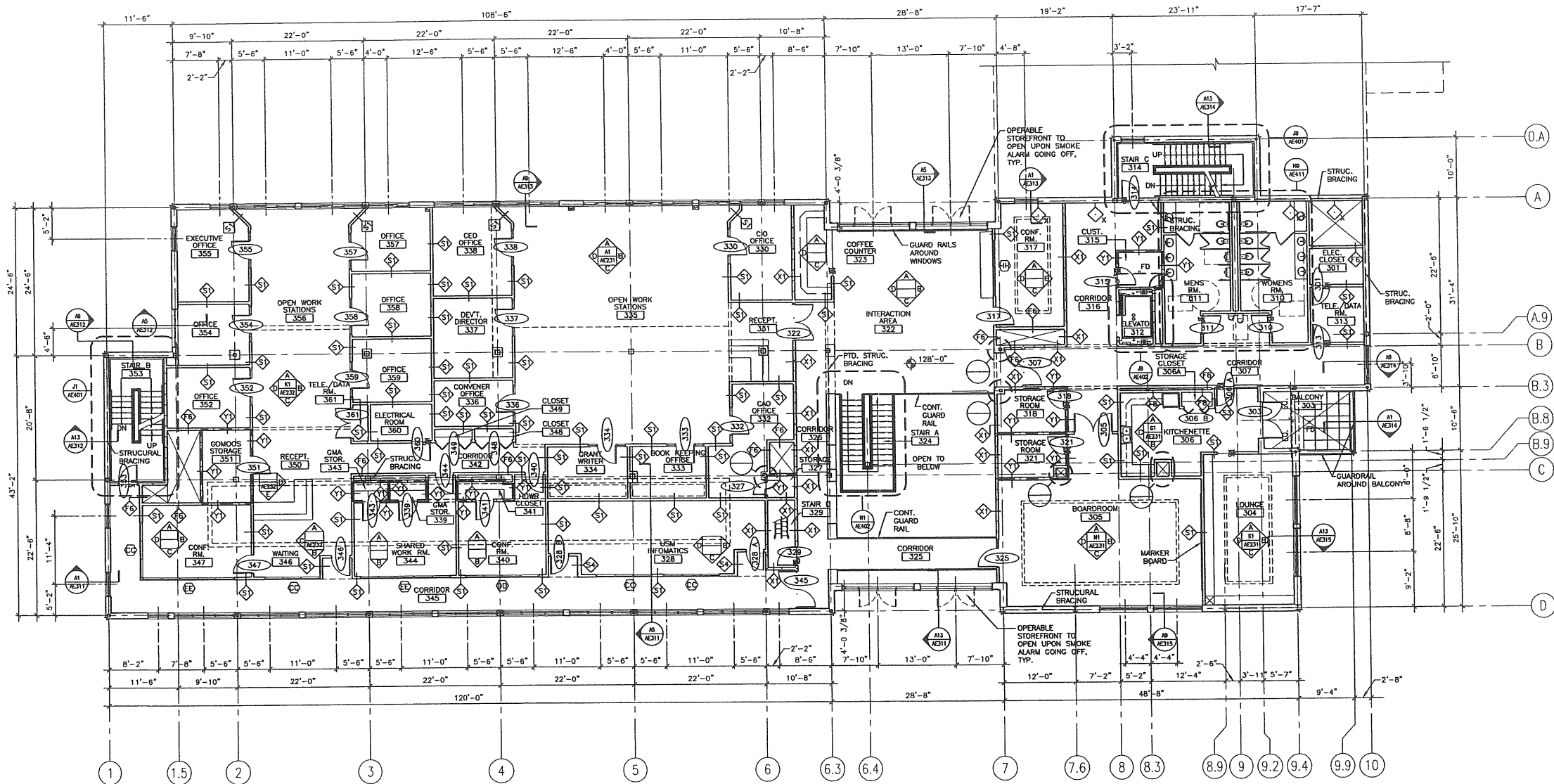
PROJECT: **SECOND FLOOR PLAN**

SHEET TITLE:	1/8" = 1'-0"	DATE:
SCALE:	PROJECT MANAGER: RML	GRAPHIC SCALE: 0" 1"
JOB CAP/DRAWN: SDL/SDL	A/E OF RECORD: RML	SHEET No.
SMRT CAD FILE: AE102-03034	PROJECT No. 03034	AE102

A1 SECOND FLOOR PLAN

1/8" = 1'-0"

PROGRESS PRINT



- GENERAL NOTES:**
- SEE G001 FOR GENERAL INFORMATION.
 - SEE G002 FOR GENERAL MOUNTING HEIGHTS.
 - SEE G003 FOR PARTITION TYPES.
 - SEE G004 FOR TOP OF WALL DETAILS.
 - PROVIDE CEMENTIOUS BACKER BOARD W/ STUDS 12" O.C. AT ALL AREAS RECEIVING TILE.
 - REFERENCE EXTERIOR ELEVATION FOR EXTERIOR WINDOW TAG INFORMATION.

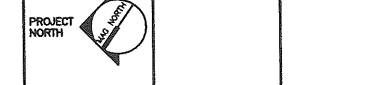
WALL LEGEND

	SMOKE PARTITION (CONSTRUCT AS 1 HOUR)
	1 HOUR FIRE/SMOKE PARTITION/ WALL
	2 HOUR FIRE/SMOKE PARTITION/ WALL
	3 HOUR FIRE/SMOKE PARTITION/ WALL
	STRUCTURAL BRACING

REV.	DESCRIPTION	DATE

PROGRESS PRINT
8-4-03

CURRENT ISSUE STATUS:



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fax. (207) 772-1070

THE GULF OF MAINE RESEARCH INSTITUTE
PORTLAND, MAINE

PROJECT: **THIRD FLOOR PLAN**

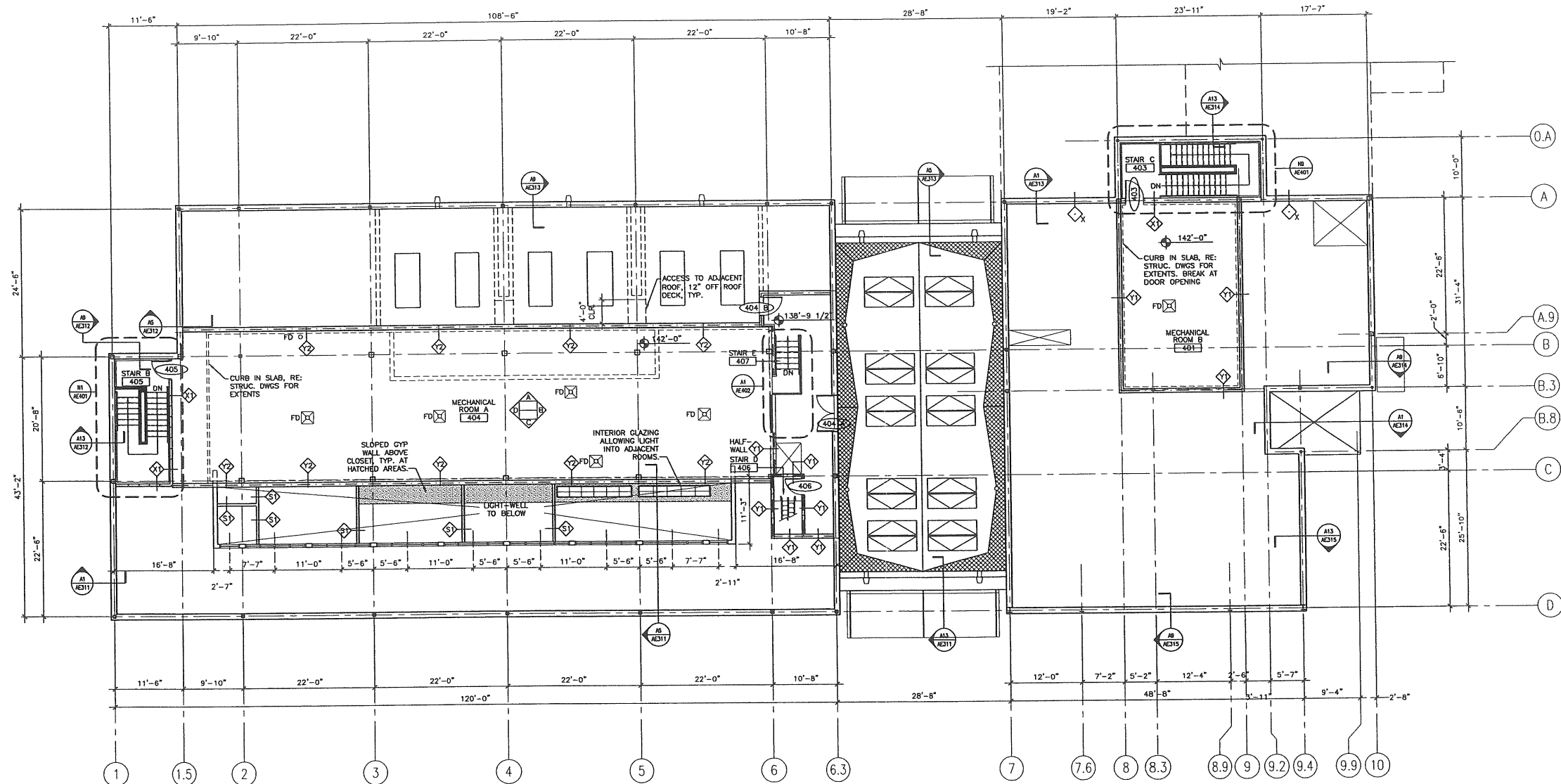
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SCALE: 1/8" = 1'-0" DATE: **8-4-03**

PROJECT MANAGER: RML GRAPHIC SCALE: 0" = 1'
JOB CAP/DRAWN: SDL/SDL
A/E OF RECORD: RML SHEET No. **AE103**
SMRT CAD FILE: AE103-03034
PROJECT No. 03034

A1 THIRD FLOOR PLAN

1/8" = 1'-0"

PROGRESS PRINT



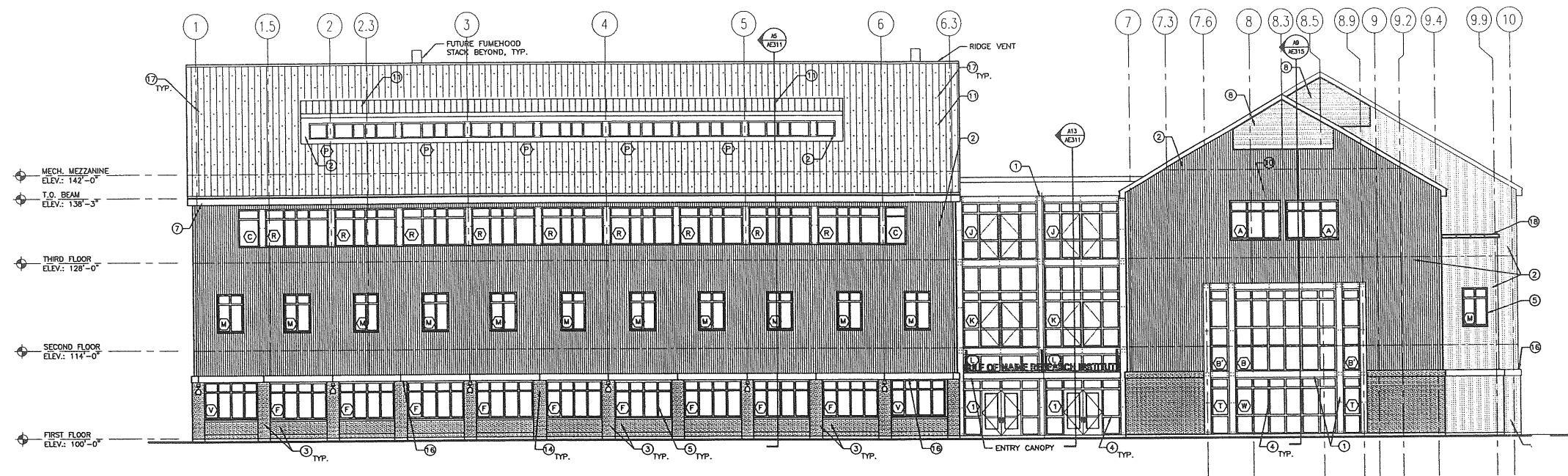
- GENERAL NOTES:**
- SEE GIO01 FOR GENERAL INFORMATION.
 - SEE GIO02 FOR GENERAL MOUNTING HEIGHTS.
 - SEE GIO03 FOR PARTITION TYPES.
 - SEE GIO04 FOR TOP OF WALL DETAILS.
 - PROVIDE CEMENTIOUS BACKER BOARD W/ STUDS 12" O.C. AT ALL AREAS RECEIVING TILE.
 - REFERENCE EXTERIOR ELEVATION FOR EXTERIOR WINDOW TAG INFORMATION.

REV.	DESCRIPTION	DATE
PROGRESS PRINT		
8-4-03		
CURRENT ISSUE STATUS:		
PROJECT NORTH		
ARCHITECTURE ENGINEERING PLANNING <small>SMRT 144 Fore Street/P.O. Box 618 Portland, Maine 04104 tel. (207) 772-3846 fax. (207) 772-1070</small>		
THE GULF OF MAINE RESEARCH INSTITUTE <small>PORTLAND, MAINE</small>		
MEZZANINE FLOOR PLAN		
SHEET TITLE:		
SCALE:	1/8" = 1'-0"	DATE:
PROJECT MANAGER:	RML	GRAPHIC SCALE:
JOB CAP/DRAWN:	SDL/SDL	
A/E OF RECORD:	RML	SHEET No.
SMRT CAD FILE:	AE104-03034	AE104
PROJECT No.	03034	

A1 MEZZANINE FLOOR PLAN

1/8" = 1'-0"

PROGRESS PRINT



GENERAL NOTES:

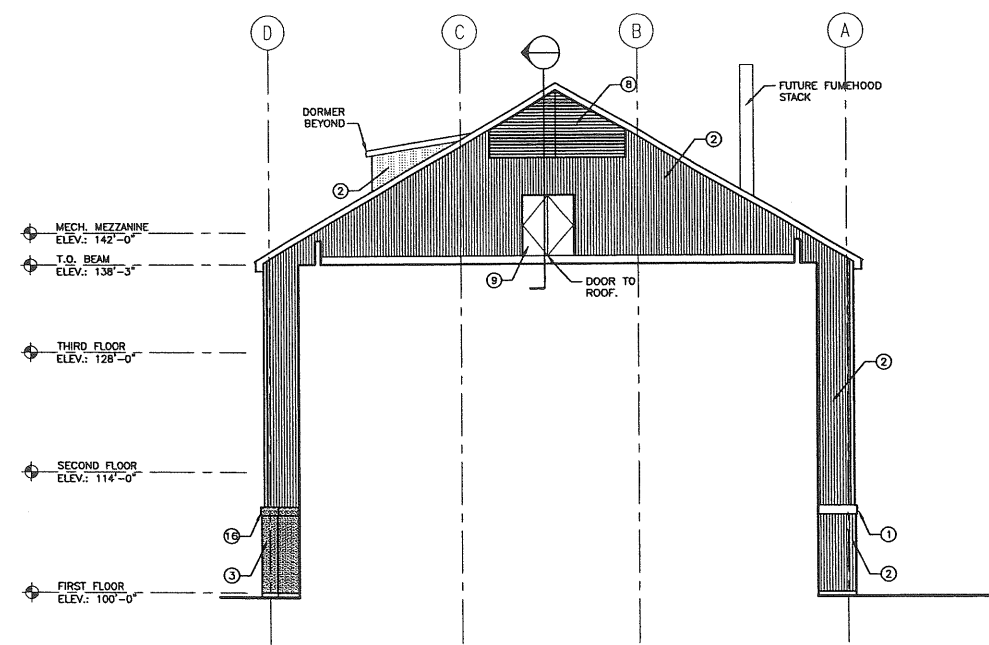
1.

KEYED NOTES:

- ① PAINTED STEEL TRIM
- ② CORRUGATED METAL SIDING
- ③ VENEER STONE MASONRY
- ④ ALUMINUM CURTAINWALL
- ⑤ ALUMINUM WINDOW
- ⑥ LOUVER
- ⑦ METAL FASCIA
- ⑧ GLAZING
- ⑨ HOLLOW METAL DOOR AND FRAME
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- ⑪ METAL ROOFING
- ⑫ HOSE BIBB
- ⑬ FIRE DEPARTMENT CONNECTION
- ⑭ LIGHT FIXTURE
- ⑮ MECHANICAL EQUIPMENT
- ⑯ STONE LINTEL
- ⑰ SNOW GUARDS
- ⑱ PAINTED STEEL HANDRAIL
- ⑲ METAL SIDING TRIM

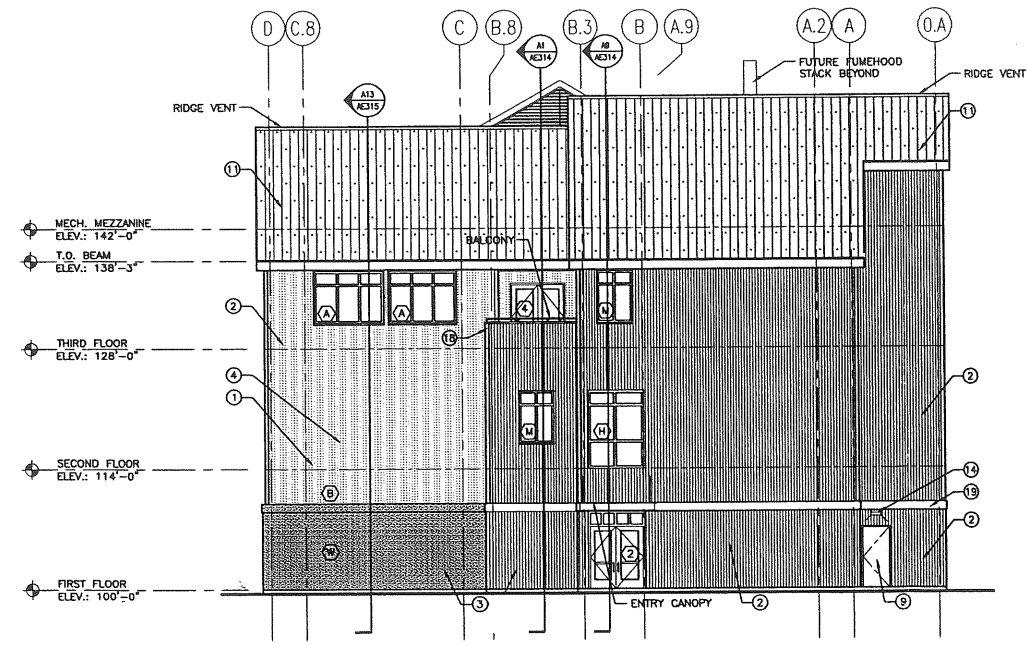
H1 WESTERN ELEVATION

1/8" = 1'-0" A-001



A1 PARTIAL SOUTHERN ELEVATION

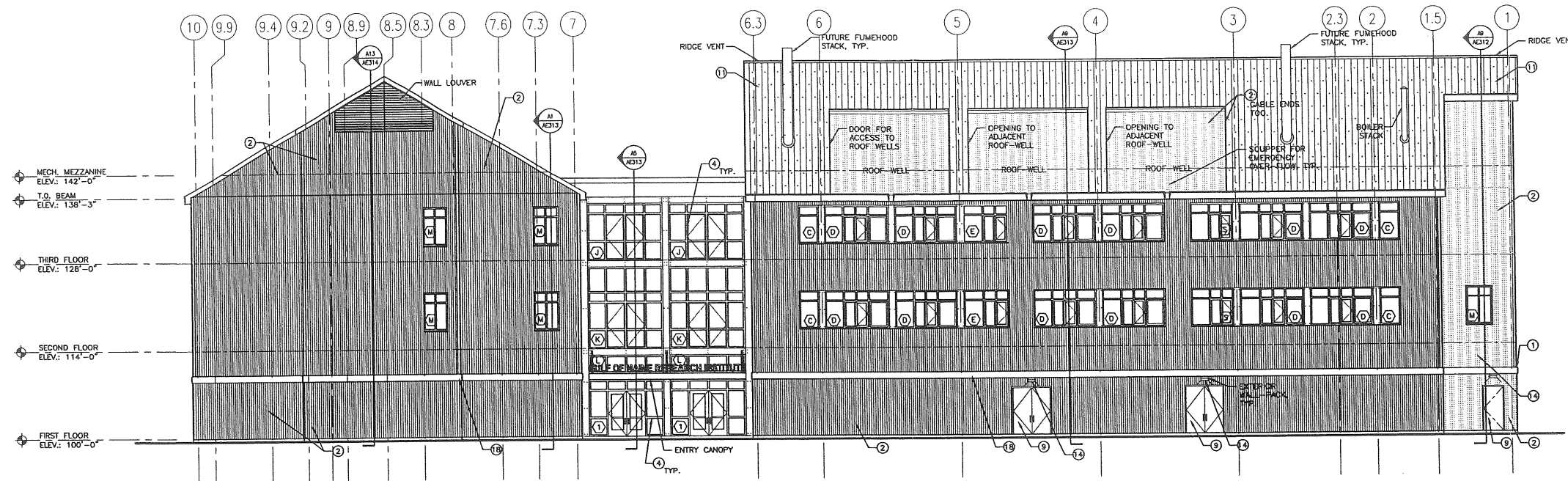
1/8" = 1'-0"



A9 SOUTHERN ELEVATIONS

1/8" = 1'-0" A-001

REV.	DESCRIPTION	DATE
PROGRESS PRINT		
8-4-03		
CURRENT ISSUE STATUS:		
SM RT		
ARCHITECTURE ENGINEERING PLANNING		
SMRT 144 Fore Street/P.O. Box 618 Portland, Maine 04101 Tel. (207) 772-3046 Fax. (207) 772-1070		
THE GULF OF MAINE		
RESEARCH INSTITUTE		
PORTLAND, MAINE		
EXTERIOR ELEVATIONS		
SHEET TITLE:		
SCALE: 1/8" = 1'-0"	DATE:	
PROJECT MANAGER: RML	GRAPHIC SCALE: 0" 1"	
JOB CAP/DRAWN: SDL		
A/E OF RECORD: RML	SHEET No.	
SMRT CAD FILE: AE201-03034	AE201	
PROJECT No. 03034		



GENERAL NOTES:

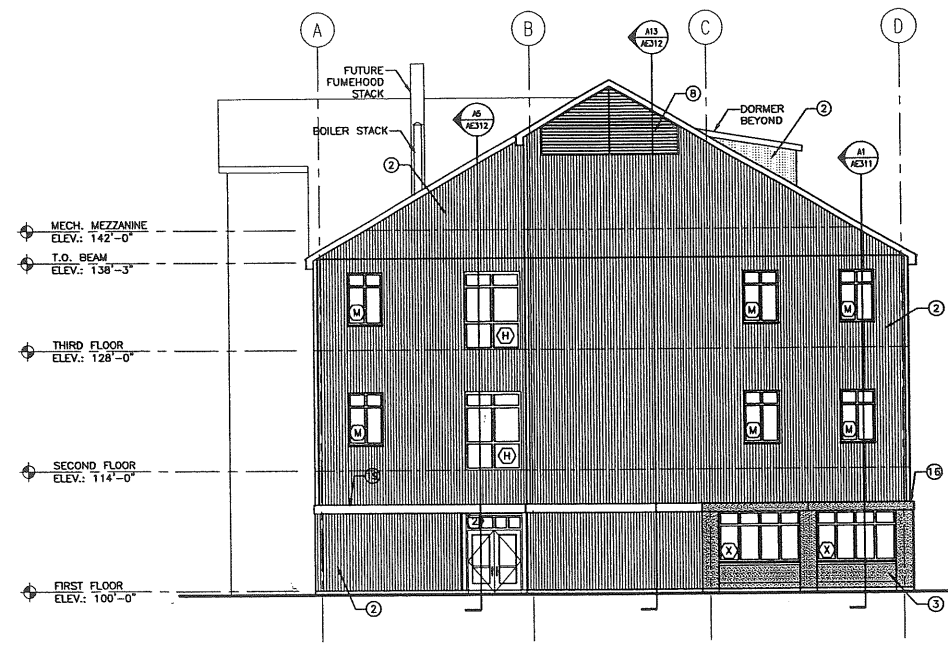
1.

KEYED NOTES:

- ① PAINTED STEEL TRIM
- ② CORRUGATED METAL SIDING
- ③ VENEER STONE MASONRY
- ④ ALUMINUM CURTAINWALL
- ⑤ ALUMINUM WINDOW
- ⑥ LOUVER
- ⑦ METAL FASCIA
- ⑧ GLAZING
- ⑨ HOLLOW METAL DOOR AND FRAME
- ⑩ STEEL SUN SHADE
- ⑪ METAL ROOFING
- ⑫ HOSE BIBB
- ⑬ FIRE DEPARTMENT CONNECTION
- ⑭ LIGHT FIXTURE
- ⑮ MECHANICAL EQUIPMENT
- ⑯ STONE LINTEL
- ⑰ SNOW GUARDS
- ⑱ PAINTED STEEL HANDRAIL
- ⑲ METAL SIDING TRIM

H1 EASTERN ELEVATION

1/8" = 1'-0" A-001



A9 NORTHERN ELEVATIONS

1/8" = 1'-0" A-001

REV.	DESCRIPTION	DATE

PROGRESS PRINT
8-4-03

CURRENT ISSUE STATUS:

SMRT ARCHITECTURE ENGINEERING PLANNING
 5077
 144 Fore Street/P.O. Box 618
 Portland, Maine 04104
 Tel. (207) 772-3046
 Fax. (207) 772-1070

THE GULF OF MAINE RESEARCH INSTITUTE
 PORTLAND, MAINE

PROJECT:

EXTERIOR ELEVATIONS

SHEET TITLE:

SCALE: 1/8" = 1'-0"	DATE:
PROJECT MANAGER: RML	GRAPHIC SCALE: 0" 1"
JOB CAP/DRAWN: SDL	
A/E OF RECORD: RML	SHEET No.
SMRT CAD FILE: AE202-03034	AE202
PROJECT No. 03034	

PROJECT No. 03034

PROGRESS PRINT

A1

1/8" = 1'-0" A-001



REVISIONS:		
NO.	DATE	APPROVED FOR SUBMITTAL
0	12/10/01	ADDED APPROX. LOW WATER
1	04/05/02	VARIOUS EDITS PER ATTORNEY
2	06/12/02	VARIOUS EDITS PER ATTORNEY
3	06/24/02	VARIOUS EDITS PER ATTORNEY

TITLE COMMITMENT:

FIRST AMERICAN TITLE INSURANCE COMPANY
 POLICY NO.: CC-2539
 DATED: JUNE 11, 2002

SCHEDULE B - SECTION II

7. DB 7093 PG 275 IS A CONDEMNATION BY THE MAINE DEPARTMENT OF TRANSPORTATION OF RIGHTS OF OTHERS IN THE BOUNDS OF COMMERCIAL STREET. GENERAL NOTE 12 ADDRESSES THE PORTION OF THE TRAVELED WAY WHICH IS OUTSIDE OF THE RIGHT OF WAY.

8. THE LOCUS PARCEL IS SUBJECT TO THE RIGHTS AND EASEMENTS AS GRANTED IN DB 1950 PG 104. THESE RIGHTS COULD NOT BE ACCURATELY LOCATED ON THE GROUND.

9. THE LOCUS PARCEL IS SUBJECT TO THE RIGHTS AND EASEMENTS AS GRANTED IN DB 3114 PG 548. THESE RIGHTS COULD NOT BE ACCURATELY LOCATED ON THE GROUND.

10. THE LOCUS PARCEL MAYBE SUBJECT TO RIGHTS OF THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT WITH RESPECT TO A WATER LINE CROSSING A PORTION OF THE PREMISES. THESE RIGHTS COULD NOT BE ACCURATELY LOCATED ON THE GROUND.

LEGAL DESCRIPTION:

The lot herein described is a parcel of land now or formerly of the United States of America - Administrator of General Services, as described in a deed recorded at the Cumberland County Registry of Deeds in Deed Book 3121 at Page 663. Said parcel being City of Portland Tax Assessor Map 42, Block C, Lot 1.

Beginning at a point on the easterly sideline of Commercial Street. Said Point of Beginning being marked by a 1 1/2" Iron Pipe Found, as depicted on a plan entitled "ALTA/ACSM Land Title Survey - Tax Map 42 Block C Lot 1 - Commercial Street, prepared for Gulf of Maine Aquarium, prepared by Survey & Geodetic Consultants, Inc., dated 03/21/02, thence:

N 17°-04'-46" E A distance of three hundred seventy one and 05/100 (371.05') feet along Commercial Street to a point thence;

S 47°-41'-36" E A distance of one thousand twenty two and 00/100 (1022.00') feet, along the land now or formerly of the State of Maine to a point on the 1939 Harbor Commissioners Line and continuing on said line to the channel of the Fore River, thence;

Southwesterly by the channel of the Fore River to its intersection with the division line determined by Judge Barrows in the partition award dated March 5, 1877, and recorded in said Registry of Deeds in book 442 page 127 and as shown on a plan recorded in said Registry of Deeds in plan book 4, page 3, thence;

N 51°-48'-14" W by said division line to the 1939 Harbor Commissioners Line, and a point being located S 41°-41'-38" W A distance of three hundred nineteen and 15/100 (319.15') feet along the 1939 Harbor Commissioners Line from the intersection point of the northerly line with said Harbor Commissioners Line, thence;

N 51°-48'-14" W A distance of two hundred fifty four and 00/100 (254.00') feet to a point, thence;

S 41°-59'-46" W A distance of thirty and 07/100 (30.07') feet to a point, thence;

N 51°-48'-14" W A distance of two hundred thirty three and 16/100 (233.16') feet along the land now or formerly of Hobson's Pier, Inc. to a point thence;

N 52°-24'-14" W A distance of one hundred six and 34/100 (106.34') feet along the land now or formerly of Hobson's Pier, Inc. to a point thence;

N 37°-35'-46" E A distance of fourteen and 00/100 (14.00') feet along the land now or formerly of Hobson's Pier, Inc. to a point thence;

N 41°-01'-14" W A distance of ninety and 25/100 (90.25') feet along the land now or formerly of Hobson's Pier, Inc. to a point thence;

N 37°-11'-46" E A distance of zero and 227/100 (0.227') feet along the land now or formerly of Hobson's Pier, Inc. to a point thence;

N 51°-48'-14" W A distance of one hundred sixty eight and 58/100 (168.58') feet along the land now or formerly of Hobson's Pier, Inc. and Central Maine Power to Commercial Street, thence;

N 21°-54'-46" E A distance of thirty seven and 99/100 (37.99') feet along Commercial Street to a 5/8" rebar that marks the westerly end of the administrative division between the Navy and the Coast Guard thence;

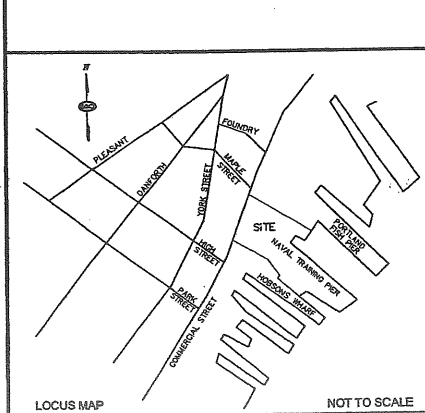
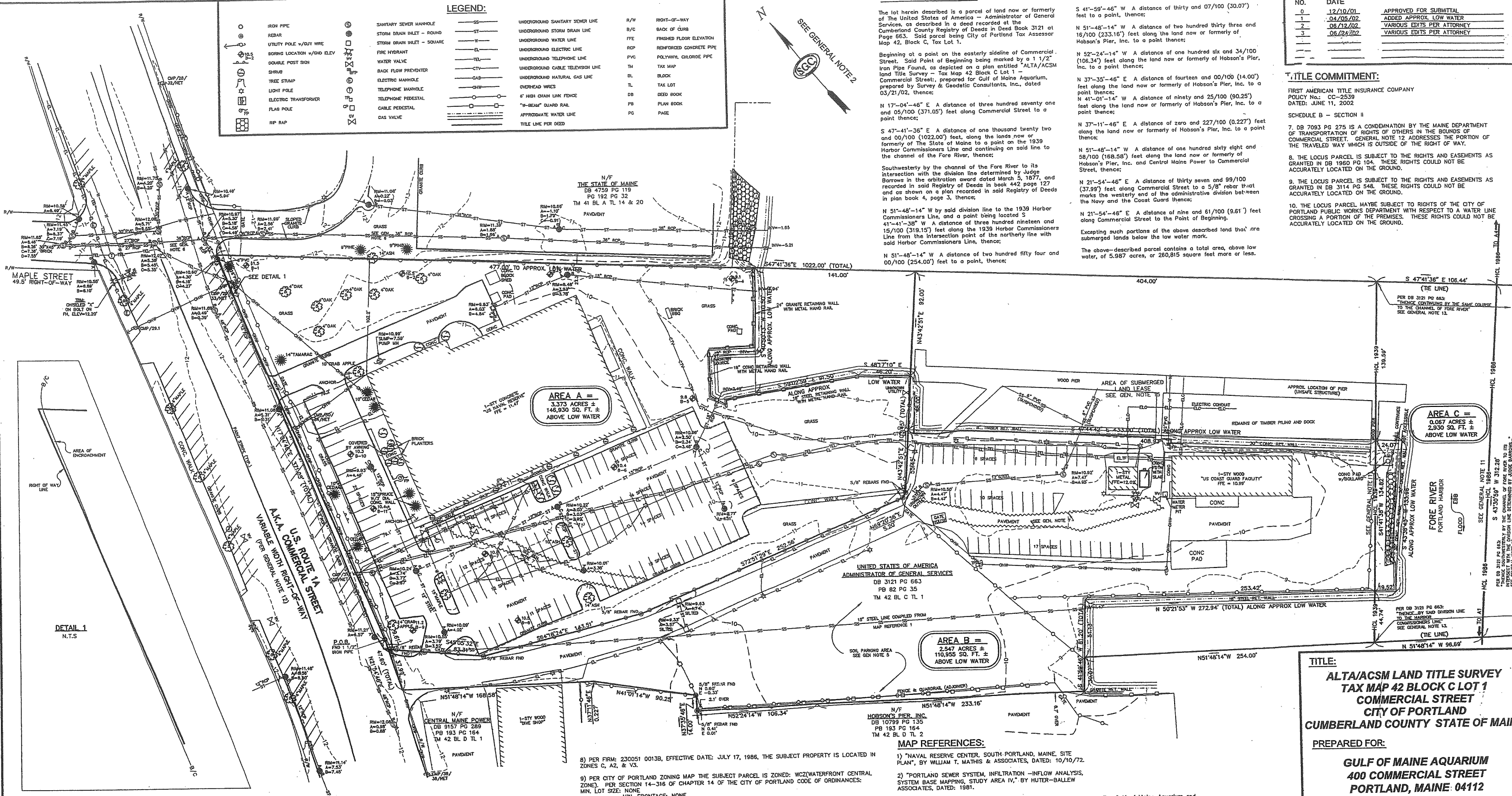
N 21°-54'-46" E A distance of nine and 61/100 (9.61') feet along Commercial Street to the Point of Beginning.

Excepting such portions of the above described land that are submerged lands below the low water mark.

The above-described parcel contains a total area, above low water, of 5.987 acres, or 260,815 square feet or less.

LEGEND:

IRON PIPE	SANITARY SEWER MANHOLE	UNDERGROUND SANITARY SEWER LINE	R/W	RIGHT-OF-WAY
REBAR	STORM DRAIN INLET - ROUND	UNDERGROUND STORM DRAIN LINE	B/C	BACK OF CURB
UTILITY POLE W/OUT WIRE	STORM DRAIN INLET - SQUARE	UNDERGROUND WATER LINE	FTE	FINISHED FLOOR ELEVATION
BURNING LOCATION W/GRD ELEV	FIRE HYDRANT	UNDERGROUND ELECTRIC LINE	PCP	REINFORCED CONCRETE PIPE
DOUBLE POST SIGN	WATER VALVE	UNDERGROUND TELEPHONE LINE	PVC	POLYVINYL CHLORIDE PIPE
SHRUB	BACK FLOW PREVENTER	UNDERGROUND NATURAL GAS LINE	TM	TAX MAP
TREE STUMP	ELECTRIC MANHOLE	OVERHEAD WIRES	TL	TICK LOT
LIGHT POLE	TELEPHONE MANHOLE	6" HIGH CHAIN LINK FENCE	DB	DEED BOOK
ELECTRIC TRANSFORMER	TELEPHONE PEDESTAL	"B-BEAM" GUARD RAIL	PB	PLAN BOOK
FLAG POLE	CABLE PEDESTAL	APPROXIMATE WATER LINE	PG	PAGE
RIP RAP	GAS VALVE	TILE LINE PER DEED		



GENERAL NOTES:

- BOUNDARY, PLANIMETRIC AND TOPOGRAPHIC INFORMATION AS SHOWN HEREON IS REFERENCED HORIZONTALLY TO THE MAINE WEST STATE PLANE COORDINATE SYSTEM NAD 83 BASED UPON A STATIC GPS TO CORS STATIONS AND IS REFERENCED VERTICALLY TO NGVD 29 BASED UPON A 3RD ORDER DIFFERENTIAL LEVEL TO THE STATION: "TIDAL 2 USE STA 84".
- NORTH AS SHOWN HEREON IS BASED UPON GRID NORTH OF THE MAINE WEST STATE PLANE COORDINATE SYSTEM NAD 83.
- THIS PLAN AND ALL WORK ASSOCIATED WITH IT WAS PERFORMED BY SURVEY & GEODETIC CONSULTANTS, INC PURSUANT TO A PROFESSIONAL SERVICES CONTRACT BETWEEN THE GULF OF MAINE AQUARIUM AND SURVEY & GEODETIC CONSULTANTS, INC. DATED: NOVEMBER 16, 2001.
- BOUNDARY, PLANIMETRIC AND TOPOGRAPHIC INFORMATION AS SHOWN HEREON IS THE RESULT OF AN ON-THE-GROUND FIELD SURVEY PERFORMED BY SURVEY & GEODETIC CONSULTANTS, INC. BETWEEN NOVEMBER 27, 2001 & DECEMBER 10, 2001.
- THIS AREA IS USED FOR PARKING ON A DAILY BASIS BY TENANTS OF HOBSON'S WHARF. NO DOCUMENT WAS RECOVERED DURING THE COURSE OF OUR RESEARCH TO INDICATE A LEASE OR EASEMENT.
- PER MAP REFERENCE 2 THIS OUTFALL FROM THE DOUBLE 27" RCP'S IN COMMERCIAL STREET TO THE OUTLET, IS AN OVERFLOW LINE.
- SUBSURFACE UTILITIES WERE DELINEATED ON THE SUBJECT PROPERTY BY OTHERS. PAINT MARKS AND SURFACE OBSERVABLE FEATURES WERE FIELD LOCATED BY SURVEY & GEODETIC CONSULTANTS, INC. NOT ALL UTILITIES APPEAR TO HAVE BEEN MARKED AND ONLY THOSE UTILITIES AT THE INTERSECTION WITH MAPLE STREET WERE MARKED ON COMMERCIAL STREET. MAP REFERENCE 1 INDICATES A WATER LINE FROM THE NAVAL RESERVE CENTER TO THE COAST GUARD. THE PAVEMENT CUT WHICH APPEARS TO COINCIDE WITH THE PLAN LOCATION OF THE WATER LINE IS SHOWN FOR REFERENCE. PRIOR TO CONTRACTOR PERFORMING ANY WORK, DIG SAFE SHOULD BE CONTACTED.

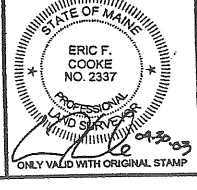
- 8) PER FIRM: 230051 0013B, EFFECTIVE DATE: JULY 17, 1986, THE SUBJECT PROPERTY IS LOCATED IN ZONES C, A2, & V3.
- 9) PER CITY OF PORTLAND ZONING MAP THE SUBJECT PARCEL IS ZONED: WCZ(WATERFRONT CENTRAL ZONE). PER SECTION 14-316 OF CHAPTER 14 OF THE CITY OF PORTLAND CODE OF ORDINANCES: MIN. LOT SIZE: NONE; MIN. FRONTAGE: NONE; MIN. YARD DIMS: FRONT, SIDE, & REAR SETBACK: NONE; MAX. LOT COVERAGE: 100%; MAX. BUILDING HEIGHT: 35 FEET
- 10) RECORD OWNER: UNITED STATES OF AMERICA, ADMINISTRATOR OF GENERAL SERVICES RECORD DEED: DB 3121 PG 663, RECORD PLAN: PB 82 PG 35
- 11) THE HARBOR COMMISSIONERS LINE AS SHOWN HEREON AS "HCL 1986" WAS ESTABLISHED BY HOLDING THE POSITIONS OF MONUMENTS: "WILSON" & "BUGLIGHT", AS ESTABLISHED BY STATIC GPS, PURSUANT TO A MEMO, ISSUED FOR CLARIFICATION BY JON AND COMPILATION OF MAP REFERENCE 3. PURSUANT TO A MEMO, ISSUED FOR CLARIFICATION BY JON AND COMPILATION OF MAP REFERENCE 3. PURSUANT TO A MEMO, ISSUED FOR CLARIFICATION BY JON AND COMPILATION OF MAP REFERENCE 3. AS IT AFFECTS THE SUBJECT PROPERTY, IS FROM POINT A1 TO A4 AS SHOWN ON MAP REFERENCE 3. THE EFFECTIVE DATE OF THIS CONFIGURATION IS OCTOBER 2, 1986. THE HARBOR COMMISSIONERS LINE AS SHOWN HEREON AS "HCL 1939", WAS ESTABLISHED USING THE SAME METHOD AND WAS THE HARBOR COMMISSIONERS LINE PRIOR TO THE 1986 REVISION. FROM POINT A1 TO A2 TO A3 TO A4, AS HARBOR COMMISSIONERS LINE PRIOR TO THE 1986 REVISION. FROM POINT A1 TO A2 TO A3 TO A4, AS HARBOR COMMISSIONERS LINE PRIOR TO THE 1986 REVISION. FROM POINT A1 TO A2 TO A3 TO A4, AS HARBOR COMMISSIONERS LINE PRIOR TO THE 1986 REVISION.
- 12) U.S. ROUTE 1A A.K.A. COMMERCIAL STREET IS AN ACCEPTED PUBLIC WAY. THE RIGHT OF WAY WAS LAID OUT PER MAP REFERENCE 4. MAP REFERENCE 5 IS THE MDOT RIGHT OF WAY PLAN SET WHICH REFERENCES MAP REFERENCE 4 AS THE SOURCE OF THE RIGHT OF WAY LINES.
- 13) DEED LINES HAVE BEEN SHOWN PER RECORD INFORMATION AND NO DETERMINATION HAS BEEN MADE AS TO THE TITLE OF SUBMERGED LANDS WITHIN THE DEED LINES AS SHOWN.
- 14) THIS AREA IS SUBJECT TO AN UNRECORDED SUBMERGED LAND LEASE FROM THE STATE OF MAINE TO UNITED STATES COAST GUARD. REFERENCE IS MADE TO DOCUMENT NO. 09-21.
- 15) AREA B AS SHOWN HEREON IS THAT PARCEL TO BE EXCEPTED BY THE UNITED STATES OF AMERICA, AS DESCRIBED IN THE FIRST AMERICAN TITLE COMMITMENT, POLICY NO.: CC-2539, EFFECTIVE DATE: JUNE 11, 2002 AND ALSO AS SHOWN ON MAP REFERENCE 10.

MAP REFERENCES:

- "NAVAL RESERVE CENTER, SOUTH PORTLAND, MAINE, SITE PLAN", BY WILLIAM T. MATHIS & ASSOCIATES, DATED: 10/10/72.
- "PORTLAND SEWER SYSTEM, INFILTRATION - INFLOW ANALYSIS, SYSTEM BASE MAPPING, STUDY AREA IV," BY HUTER-BALLEW ASSOCIATES, DATED: 1981.
- "HARBOR LINES, PORTLAND HARBOR, MAINE" BY US ENGINEER OFFICE, BOSTON, MASS, DATED: JUNE 30, 1939.
- "COMMERCIAL STREET, CROSS TO HIGH", BY THE CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS, DATED: 4/27/43.
- "COMMERCIAL STREET, RIGHT OF WAY MAP, FEDERAL AD PROJECT NO M-0885 (1)", DATED: AUGUST 1985, SHEET 2 OF 7, D.O.T. FILE NO. 3-338.
- "PLAN OF PROPERTY IN PORTLAND, MAINE, MADE FOR GREATER PORTLAND PUBLIC DEVELOPMENT COMMISSION" BY H & CC JORDAN, DATED: 4-11-68, RECORDED AT PG 82 PG 35.
- "SECOND REVISED AMENDED SITE AND SUBDIVISION PLAN, HOBSON'S WHARF, COMMERCIAL STREET, PORTLAND, MAINE, FOR HOBSON'S WHARF CORPORATION," BY OWEN HASKELL, INC., DATED: MAY 26, 1993, RECORDED AT PB 193 PG 164.
- "AMENDED RECORDING PLAT, PORTLAND FISH PIER COMPLEX IN PORTLAND, MAINE, FOR THE CITY OF PORTLAND," BY OWEN HASKELL, INC., REVISED DATE: 10-12-00.
- "CITY OF PORTLAND, ME, DEPARTMENT OF PUBLIC WORKS, HARBOR LINES" TRACED FROM PLAN BY US ENGINEERS, DATED: JUNE 28, 1920, OBTAINED FROM THE CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS.
- "NAVAL RESEARCH CENTER, EXCESS AREA, COMMERCIAL STREET, PORTLAND, MAINE, CUMBERLAND COUNTY," BY HTA/OEST, REVISED DATED: 9/2/88.

To: Gulf of Maine Aquarium and First American Title Insurance Company

This is to state that this map or plot and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1989, and includes Items 2.3, 4.5, 6.8, 9.10, 11.3, & 13 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this statement, undersigned further states that proper field procedures, instrumentation and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance and Closure Requirements for Survey Measurements" Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."



TITLE:
 ALTA/ACSM LAND TITLE SURVEY
 TAX MAP 42 BLOCK C LOT 1
 COMMERCIAL STREET
 CITY OF PORTLAND
 CUMBERLAND COUNTY STATE OF MAINE

PREPARED FOR:
GULF OF MAINE AQUARIUM
 400 COMMERCIAL STREET
 PORTLAND, MAINE: 04112

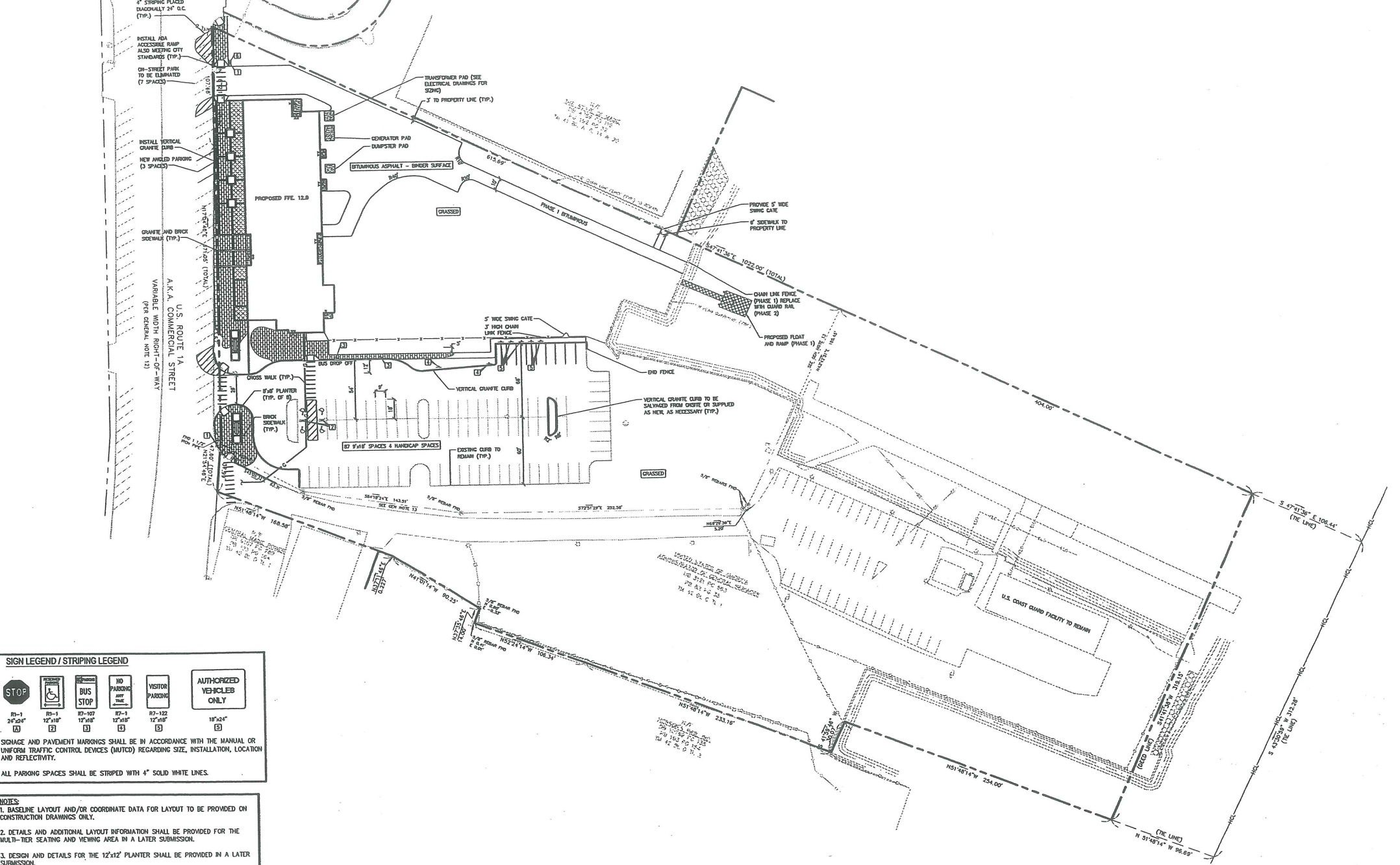


12 Westbrook Commons, 2nd Floor
 Westbrook, Maine 04092
 Phone: 207-856-0006 • Fax: 207-856-0007
 E-Mail: sgc@sgcinc.net

DATE: 03/21/02	DRAWN EFC	JOB NO.: 1-000134.00	SHEET 1 OF 1
COMP/DESIGN: EFC	CHECK TAP	DWG: 1-000134.00B.DWG	

AH 21.2

MAPLE STREET
42' RIGHT-OF-WAY



SIGN LEGEND / STRIPING LEGEND

RS-1 24"x36"	RS-1 12"x18"	RS-107 12"x18"	RS-1 12"x18"	RS-102 12"x18"	10"x12"

SPACE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MANUAL OR UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REGARDING SIZE, INSTALLATION, LOCATION AND REFLECTIVITY.

ALL PARKING SPACES SHALL BE STRIPED WITH 4" SOLID WHITE LINES.

NOTES:

1. BASELINE LAYOUT AND/OR COORDINATE DATA FOR LAYOUT TO BE PROVIDED ON CONSTRUCTION DRAWINGS ONLY.
2. DETAILS AND ADDITIONAL LAYOUT INFORMATION SHALL BE PROVIDED FOR THE MULTI-TIER SEATING AND VIEWING AREA IN A LATER SUBMISSION.
3. DESIGN AND DETAILS FOR THE 12"x12" PLANTER SHALL BE PROVIDED IN A LATER SUBMISSION.

3	FINAL SUBMISSION TO PORTLAND PLANNING AUTH.	7.30.03
2	DESIGN DEVELOPMENT SUBMISSION	6.13.03
1	SECOND WORKSHOP SUBMISSION TO CITY	6.10.03
REV.	DESCRIPTION	DATE

CURRENT ISSUE STATUS:

P.E. STEPHEN BUSHEY
LIC. 77429

DH DeLUCA-HOFFMAN ASSOCIATES, INC.
778 HAN STREET, SUITE 1
SOUTH PORTLAND, ME 04106
207.775.1121
WWW.DELUCAHOFFMAN.COM

SMRT ARCHITECTURE ENGINEERING PLANNING

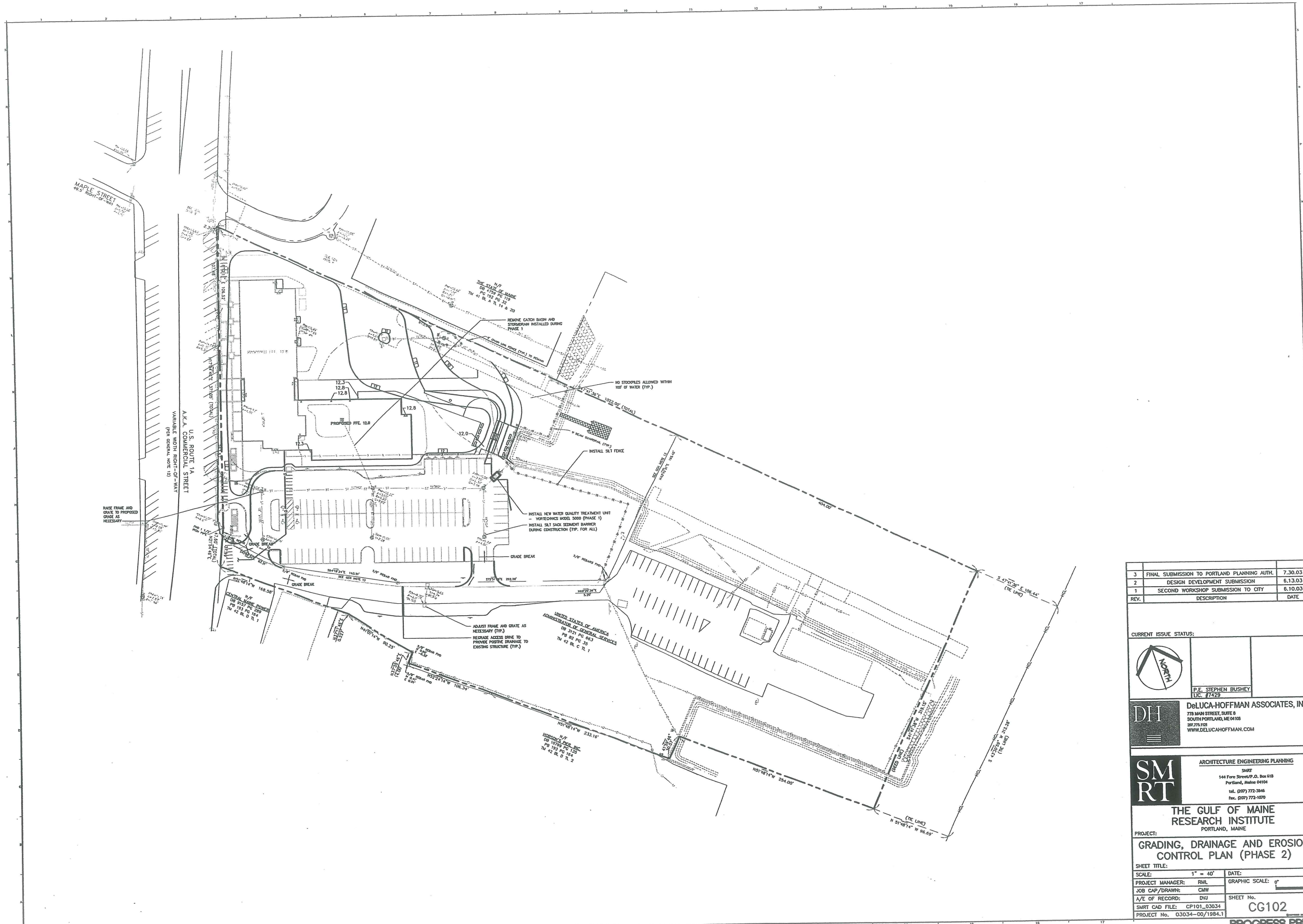
144 Fore Street, P.O. Box 618
Portland, Maine 04103
tel. (207) 772-2846
fax. (207) 772-1070

PROJECT: THE GULF OF MAINE RESEARCH INSTITUTE
PORTLAND, MAINE

SHEET TITLE: LAYOUT AND MATERIALS PLAN (PHASE 1)

SCALE: 1" = 40'	DATE:
PROJECT MANAGER: RML	GRAPHIC SCALE: 0' 10' 20'
JOB CAP/DRAWN: CMW	
A/E OF RECORD: DWJ	
SMRT CAD FILE: CP101_03034	SHEET No. CP101
PROJECT No. 03034-00/1984.1	

PROGRESS PRINT



3	FINAL SUBMISSION TO PORTLAND PLANNING AUTH.	7.30.03
2	DESIGN DEVELOPMENT SUBMISSION	6.13.03
1	SECOND WORKSHOP SUBMISSION TO CITY	6.10.03
REV.	DESCRIPTION	DATE

CURRENT ISSUE STATUS:



P.E. STEPHEN BUSHEY
LIC. #7429



DeLUCA-HOFFMAN ASSOCIATES, INC.
178 MAIN STREET, SUITE 6
SOUTH PORTLAND, ME 04106
207.775.1120
WWW.DELUCAHOFFMAN.COM

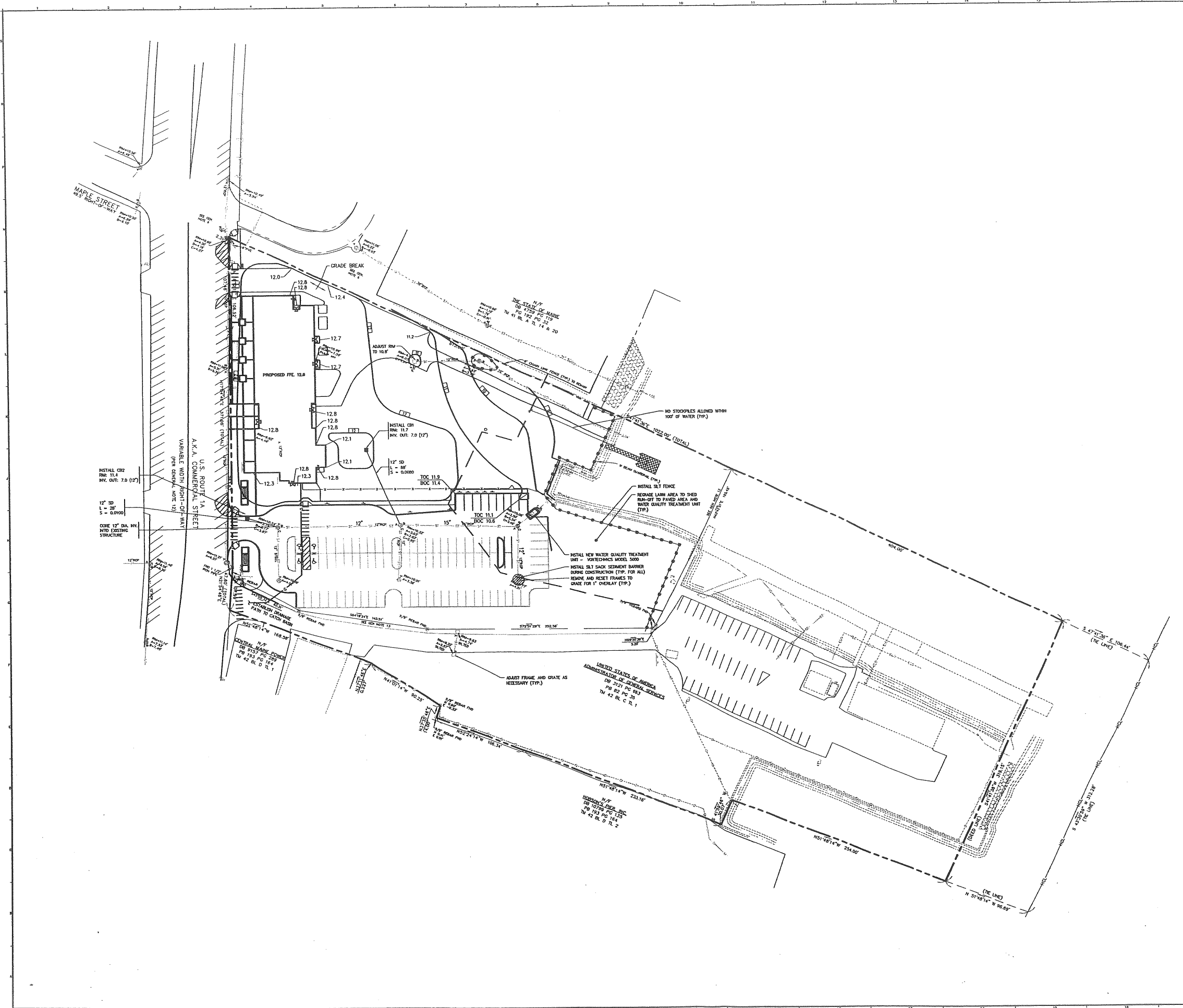


ARCHITECTURE ENGINEERING PLANNING
SMRT
144 Fore Street, P.O. Box 618
Portland, Maine 04104
tel. (207) 772-2846
fax. (207) 772-1070

PROJECT:
**THE GULF OF MAINE
RESEARCH INSTITUTE**
PORTLAND, MAINE

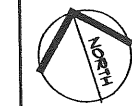
SHEET TITLE:
**GRADING, DRAINAGE AND EROSION
CONTROL PLAN (PHASE 2)**

SCALE:	1" = 40'	DATE:	
PROJECT MANAGER:	RML	GRAPHIC SCALE:	
JOB CAP/DRAWN:	CMW	SHEET No.	CG102
A/E OF RECORD:	DWJ	PROJECT No.	03034-00/1984.1
SMRT CAD FILE:	CP101_03034		



3	FINAL SUBMISSION TO PORTLAND PLANNING AUTH.	7.30.03
2	DESIGN DEVELOPMENT SUBMISSION	6.13.03
1	SECOND WORKSHOP SUBMISSION TO CITY	6.10.03
REV.	DESCRIPTION	DATE

CURRENT ISSUE STATUS:



P.E. STEPHEN BUSHEY
LIC. #7429

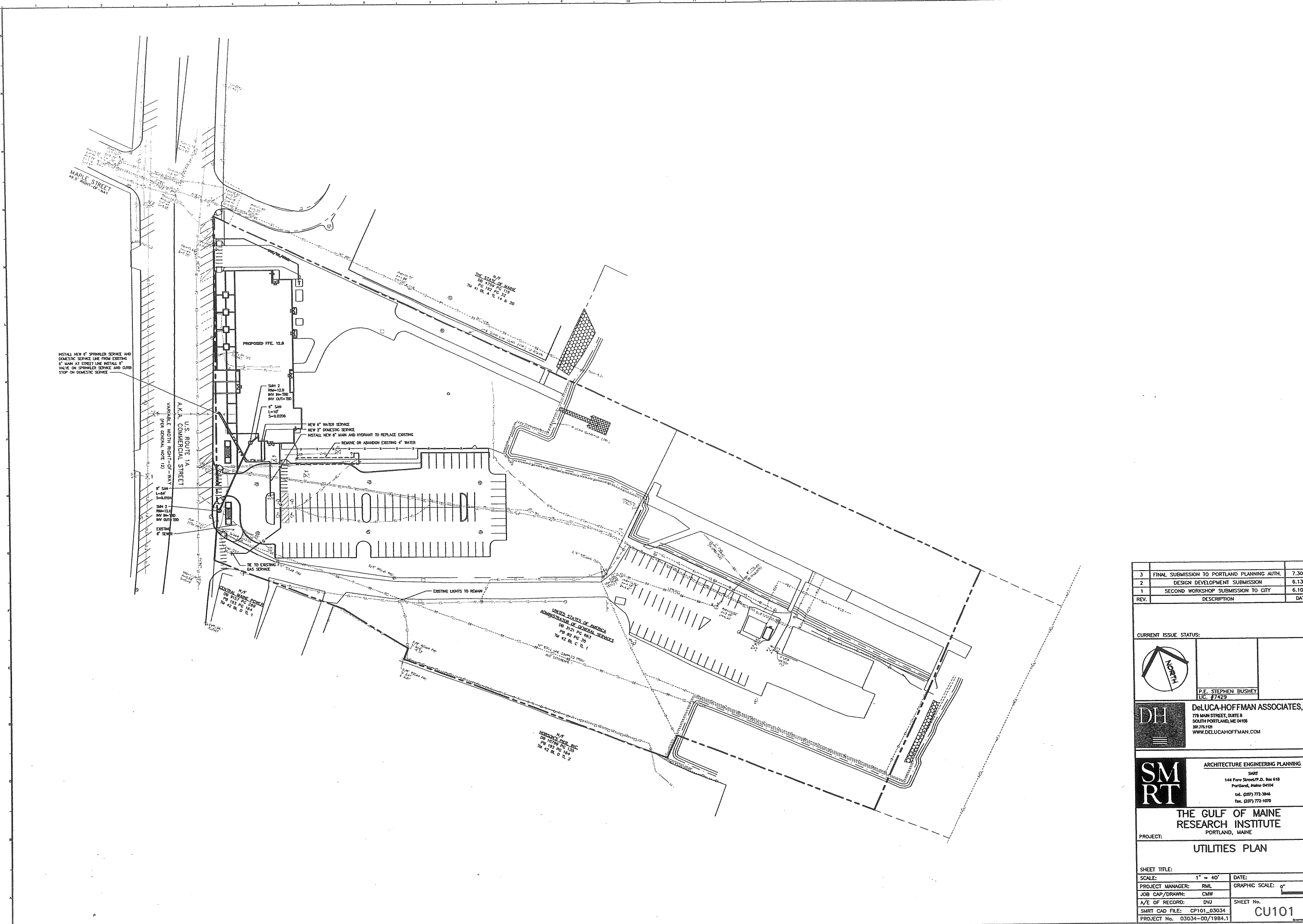
DH DeLUCA-HOFFMAN ASSOCIATES, INC.
779 MAIN STREET, SUITE 8
SOUTH PORTLAND, ME 04106
207.775.1121
WWW.DELUCAHOFFMAN.COM

SMRT ARCHITECTURE ENGINEERING PLANNING
SMRT
144 Fore Street/P.O. Box 618
Portland, Maine 04104
Tel. (207) 773-3946
Fax. (207) 773-1070

PROJECT: THE GULF OF MAINE RESEARCH INSTITUTE
PORTLAND, MAINE

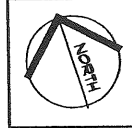
SHEET TITLE: GRADING, DRAINAGE AND EROSION CONTROL PLAN (PHASE 1)

SCALE: 1" = 40'	DATE:
PROJECT MANAGER: RIML	GRAPHIC SCALE: 0" 1"
JOB CAP/DRAWN: CMW	
A/E OF RECORD: DWJ	SHEET No. CG101
SMRT CAD FILE: CP101_03034	PROJECT No. 03034-00/1984.1



3	FINAL SUBMISSION TO PORTLAND PLANNING AUTH.	7.30.03
2	DESIGN DEVELOPMENT SUBMISSION	6.13.03
1	SECOND WORKSHOP SUBMISSION TO CITY	6.10.03
REV.	DESCRIPTION	DATE

CURRENT ISSUE STATUS:



P.E. STEPHEN BUSHEY
LIC. #7429



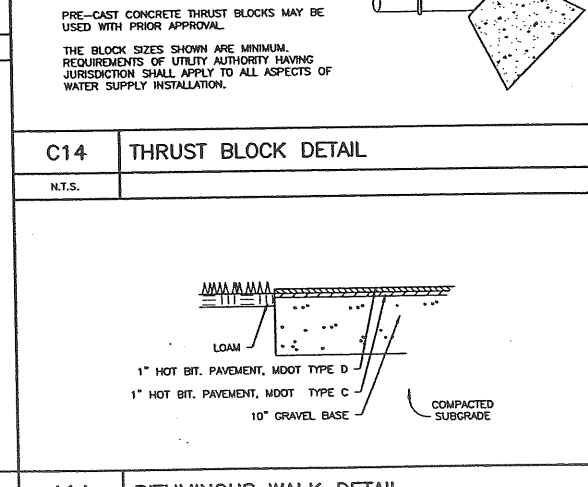
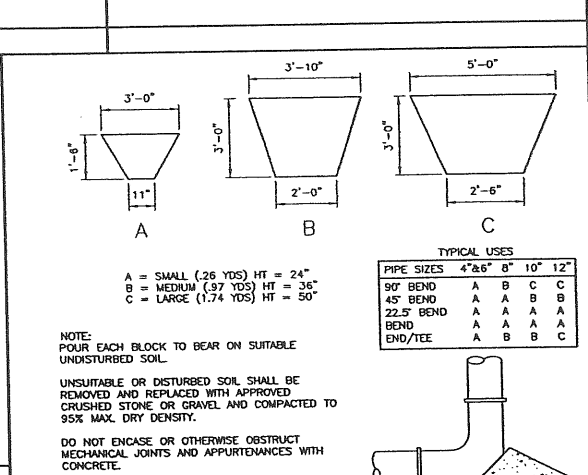
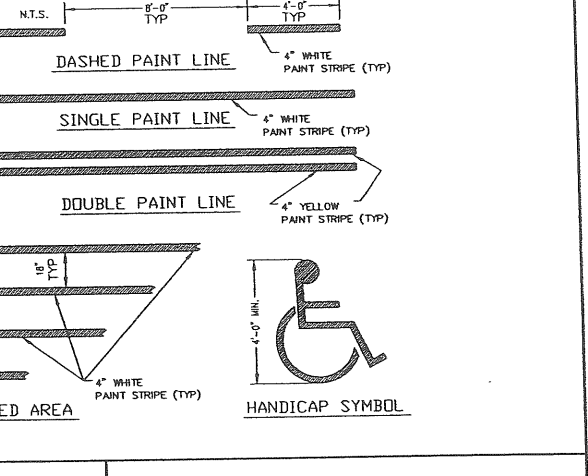
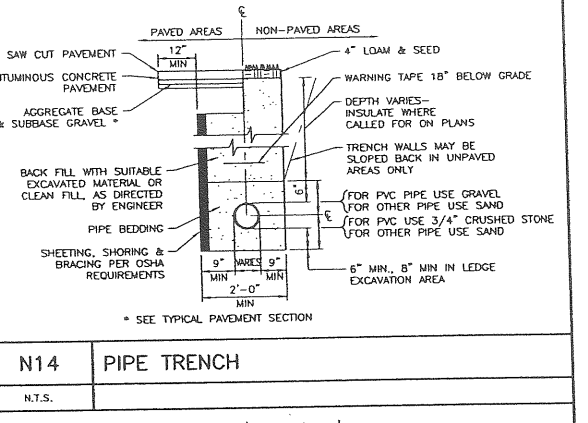
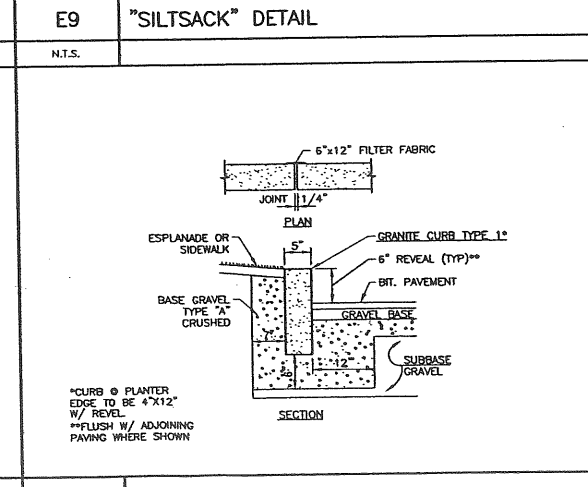
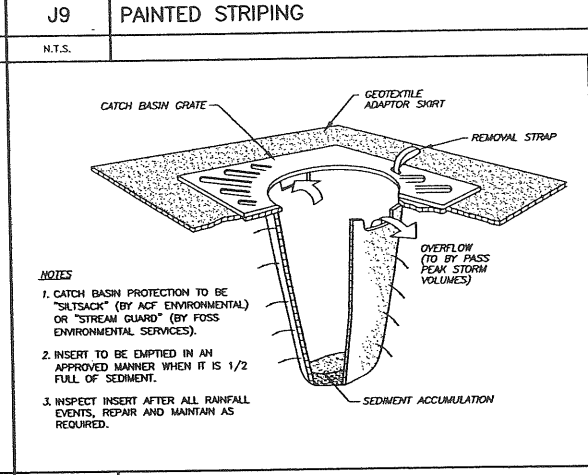
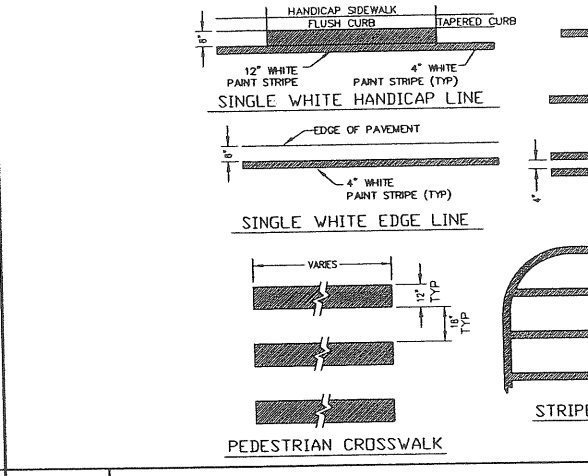
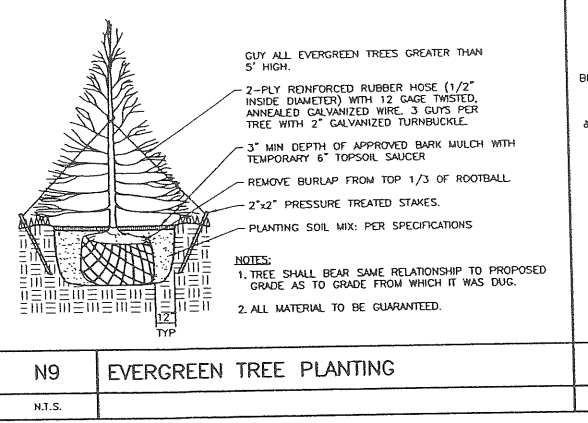
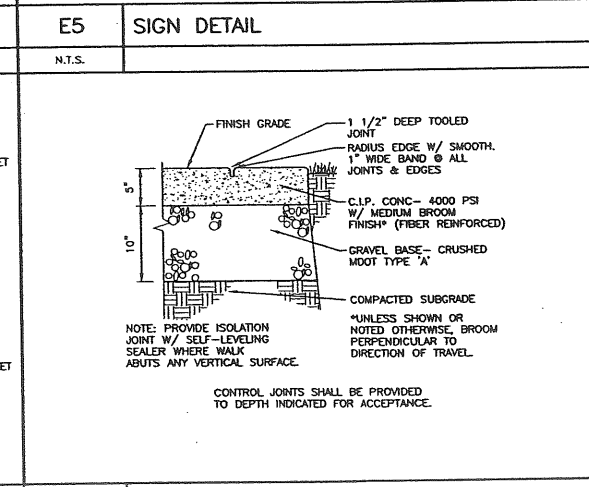
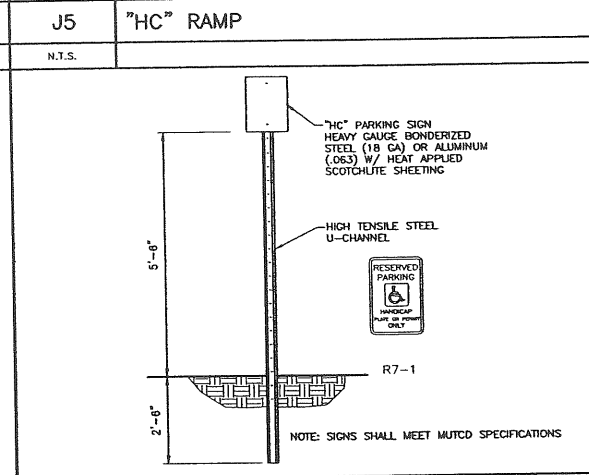
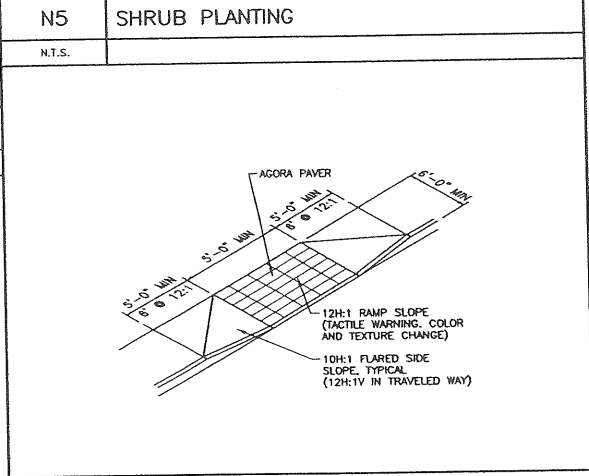
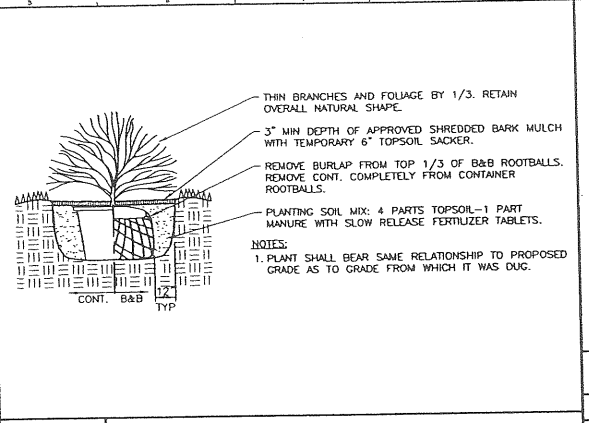
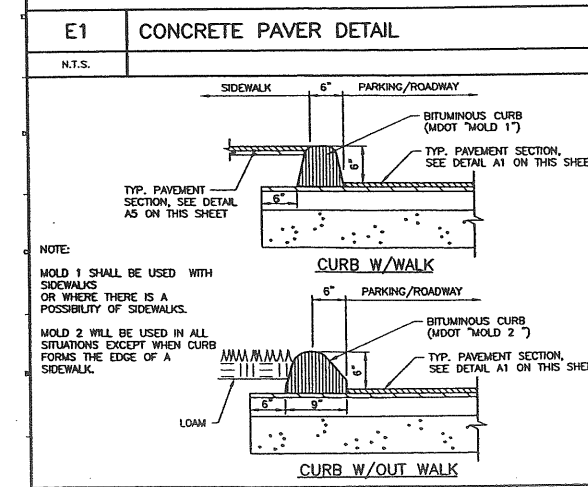
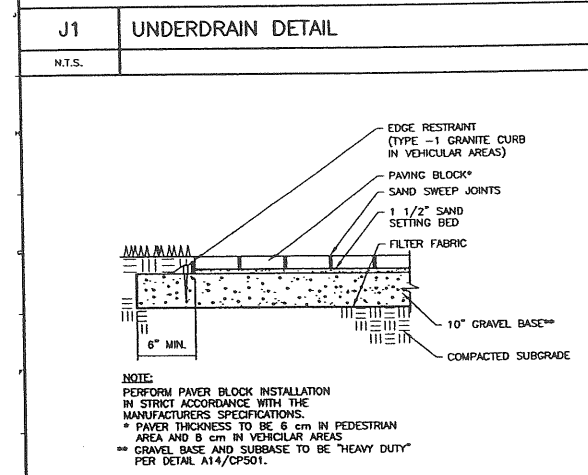
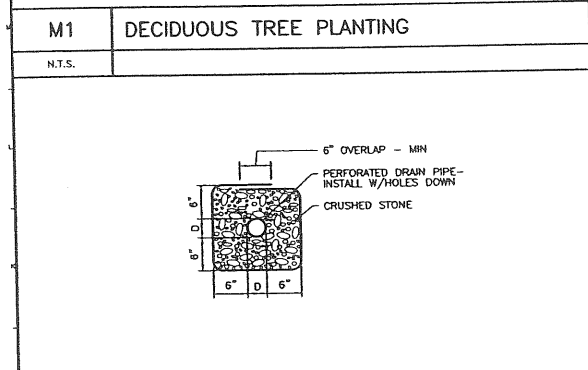
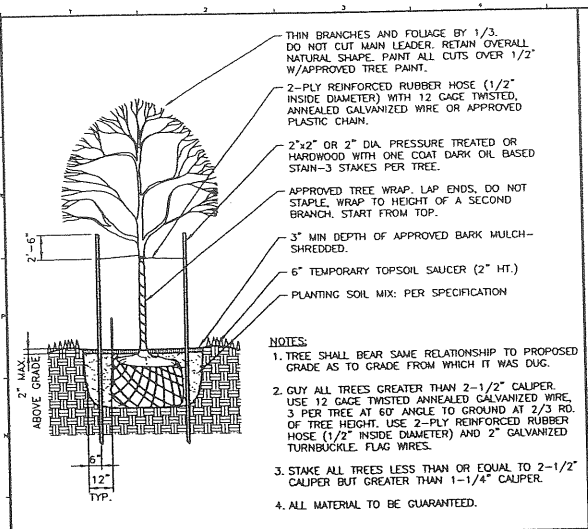
DeLUCA-HOFFMAN ASSOCIATES, INC.
778 MAIN STREET, SUITE 8
SOUTH PORTLAND, ME 04106
202.775.1121
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ARCHITECTURE ENGINEERING PLANNING
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144 Fore Street, P.O. Box 618
Portland, Maine 04104
tel. (207) 772-3846
fax. (207) 772-1070

PROJECT: THE GULF OF MAINE RESEARCH INSTITUTE
PORTLAND, MAINE
UTILITIES PLAN

SHEET TITLE:	DATE:
SCALE: 1" = 40'	GRAPHIC SCALE:
PROJECT MANAGER: RML	JOB CAP/DRAWN: CMW
A/E OF RECORD: DMJ	SHEET No. CU101
SMRT CAD FILE: CP101_03034	PROJECT No. 03034-00/1984.1



REV.	DESCRIPTION	DATE
3	FINAL SUBMISSION TO PORTLAND PLANNING AUTH.	7.30.03
2	DESIGN DEVELOPMENT SUBMISSION	6.13.03
1	SECOND WORKSHOP SUBMISSION TO CITY	6.10.03

CURRENT ISSUE STATUS:

SMRT ARCHITECTURE ENGINEERING PLANNING
 144 Fore Street, Suite 618
 Portland, Maine 04104
 Tel: (207) 772-2846
 Fax: (207) 772-1070

DELUCA-HOFFMAN ASSOCIATES, INC.
 778 MAIN STREET, SUITE 6
 SOUTH PORTLAND, ME 04106
 207.775.1121
 WWW.DELUCAHOFFMAN.COM

SMRT ARCHITECTURE ENGINEERING PLANNING

PROJECT: THE GULF OF MAINE RESEARCH INSTITUTE
 PORTLAND, MAINE

SHEET TITLE: SITE DETAILS

SCALE: AS NOTED DATE: _____

PROJECT MANAGER: RNL GRAPHIC SCALE: 0" = 1'

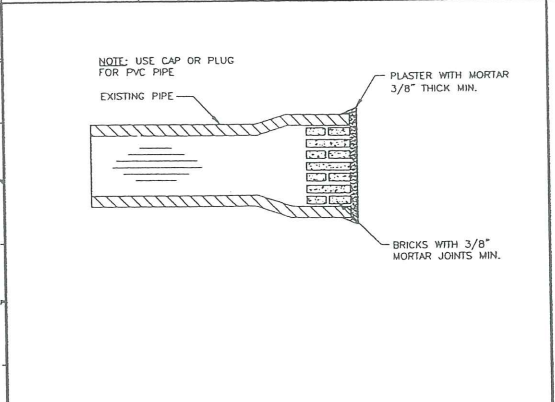
JOB CAP/DRAWN: CWV

A/E OF RECORD: DWJ SHEET No. _____

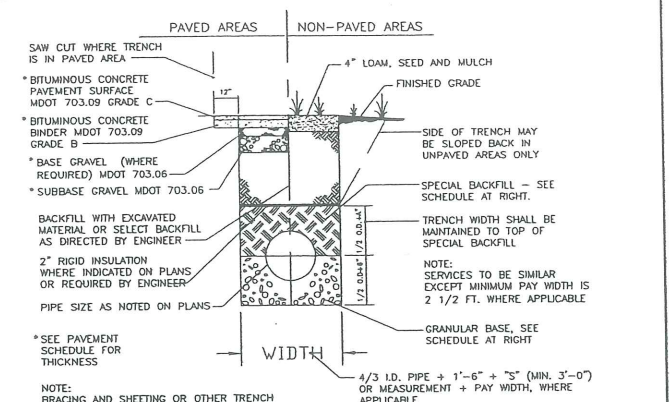
SMRT CAD FILE: CP501-03034

PROJECT No. 03034-00/1984.1

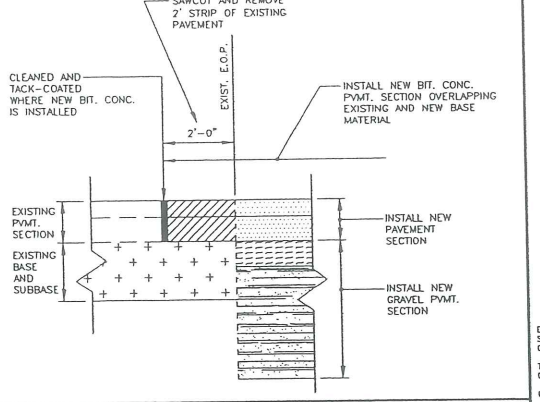
CP501



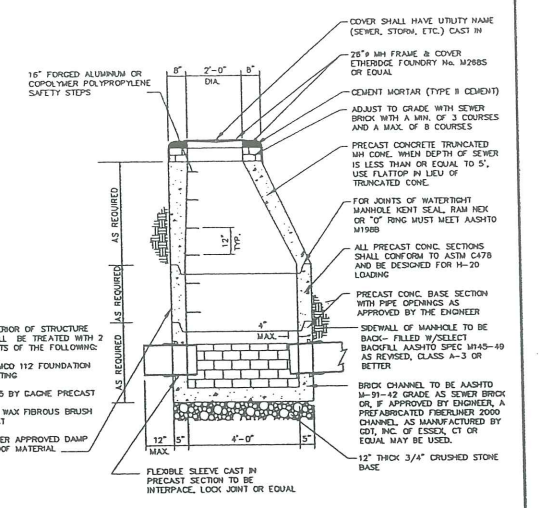
N1 MASONRY PLUG DETAIL
N.T.S.



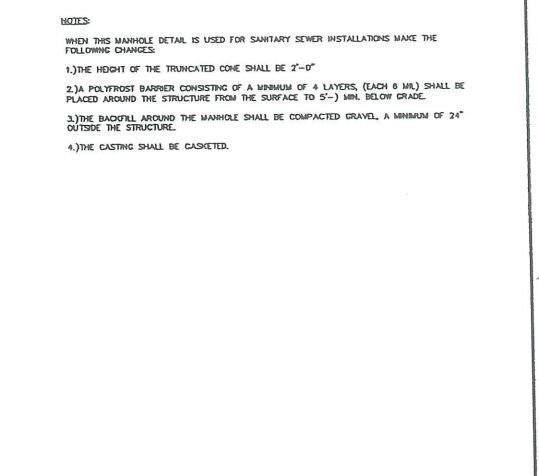
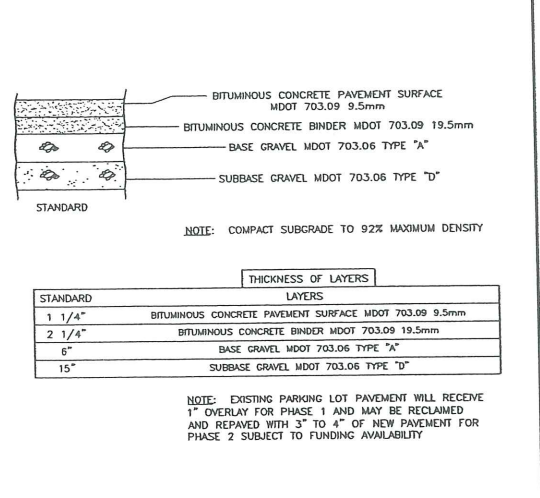
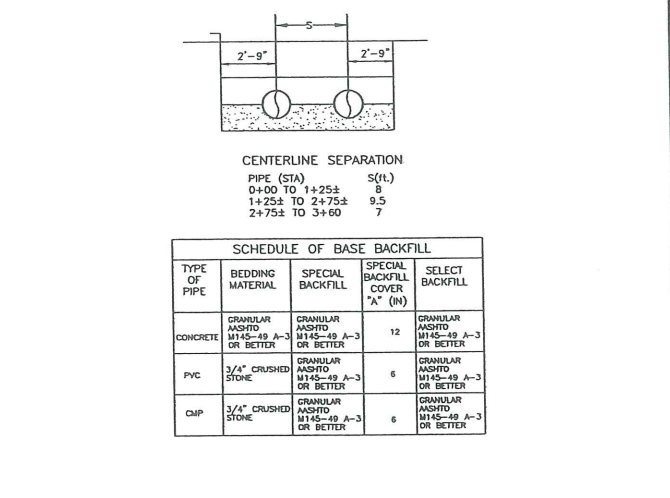
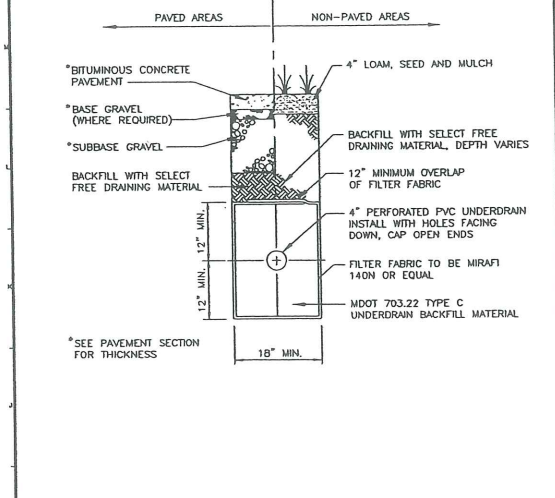
N10 NEW PVMT ADJACENT TO EXISTING PVMT
N.T.S.



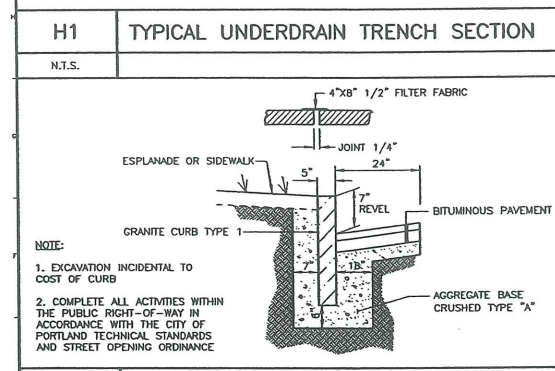
H10 BITUMINOUS PAVEMENT SECTION
N.T.S.



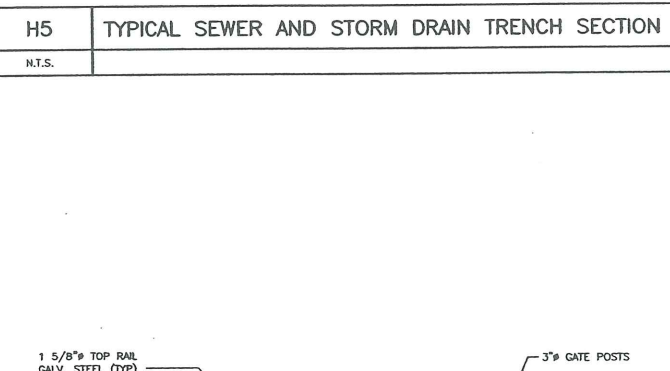
H14 4'-0" PRECAST SAN. SEWER MANHOLE
N.T.S.



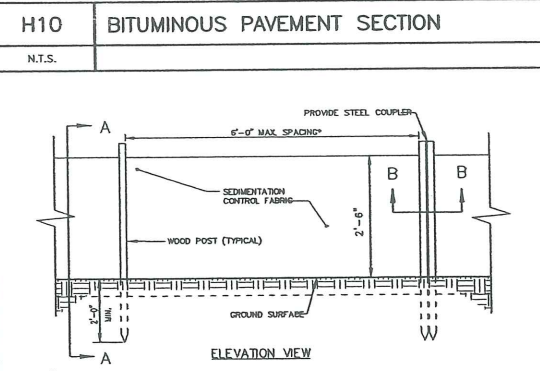
A14 PEDESTRIAN RAMP
N.T.S.



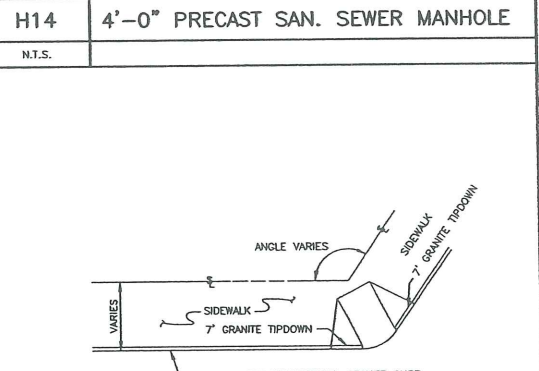
E1 GRANITE CURB DETAIL
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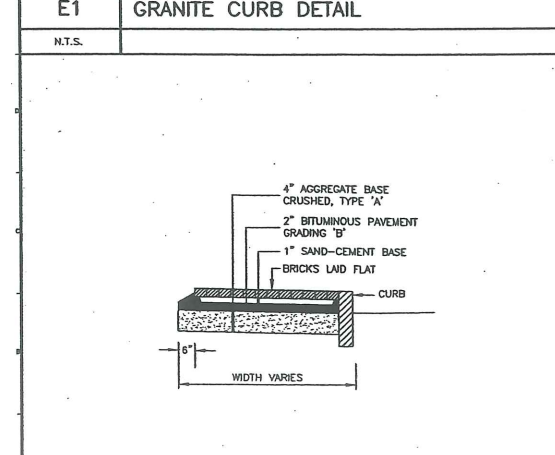
A5 SINGLE LEAF GATE DETAIL
N.T.S.



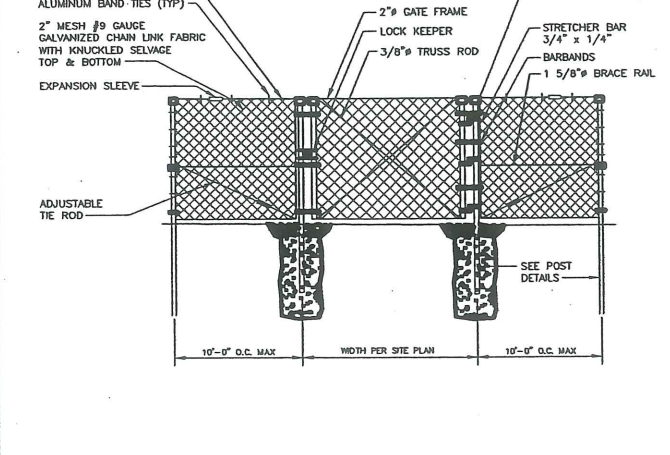
A10 SILTATION FENCE DETAIL
N.T.S.



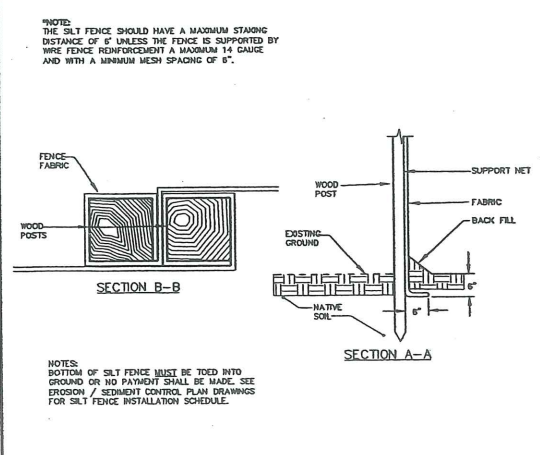
A14 PEDESTRIAN RAMP
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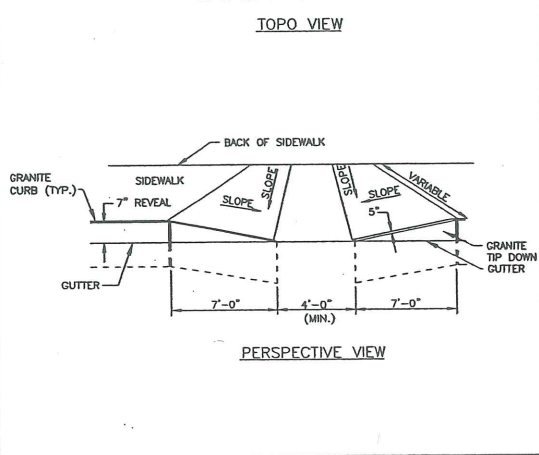
A1 BRICK WITH BITUMINOUS BASE SIDEWALK
N.T.S.



A5 SINGLE LEAF GATE DETAIL
N.T.S.



A10 SILTATION FENCE DETAIL
N.T.S.



A14 PEDESTRIAN RAMP
N.T.S.

REV.	DESCRIPTION	DATE
3	FINAL SUBMISSION TO PORTLAND PLANNING AUTH.	7.30.03
2	DESIGN DEVELOPMENT SUBMISSION	6.13.03
1	SECOND WORKSHOP SUBMISSION TO CITY	6.10.03

DELUCA-HOFFMAN ASSOCIATES, INC.
778 MAIN STREET, SUITE B
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SMRT
ARCHITECTURE ENGINEERING PLANNING
SMRT
144 Fore Street, P.O. Box 618
Portland, Maine 04104
TEL: (207) 772-3344
FAX: (207) 772-1070

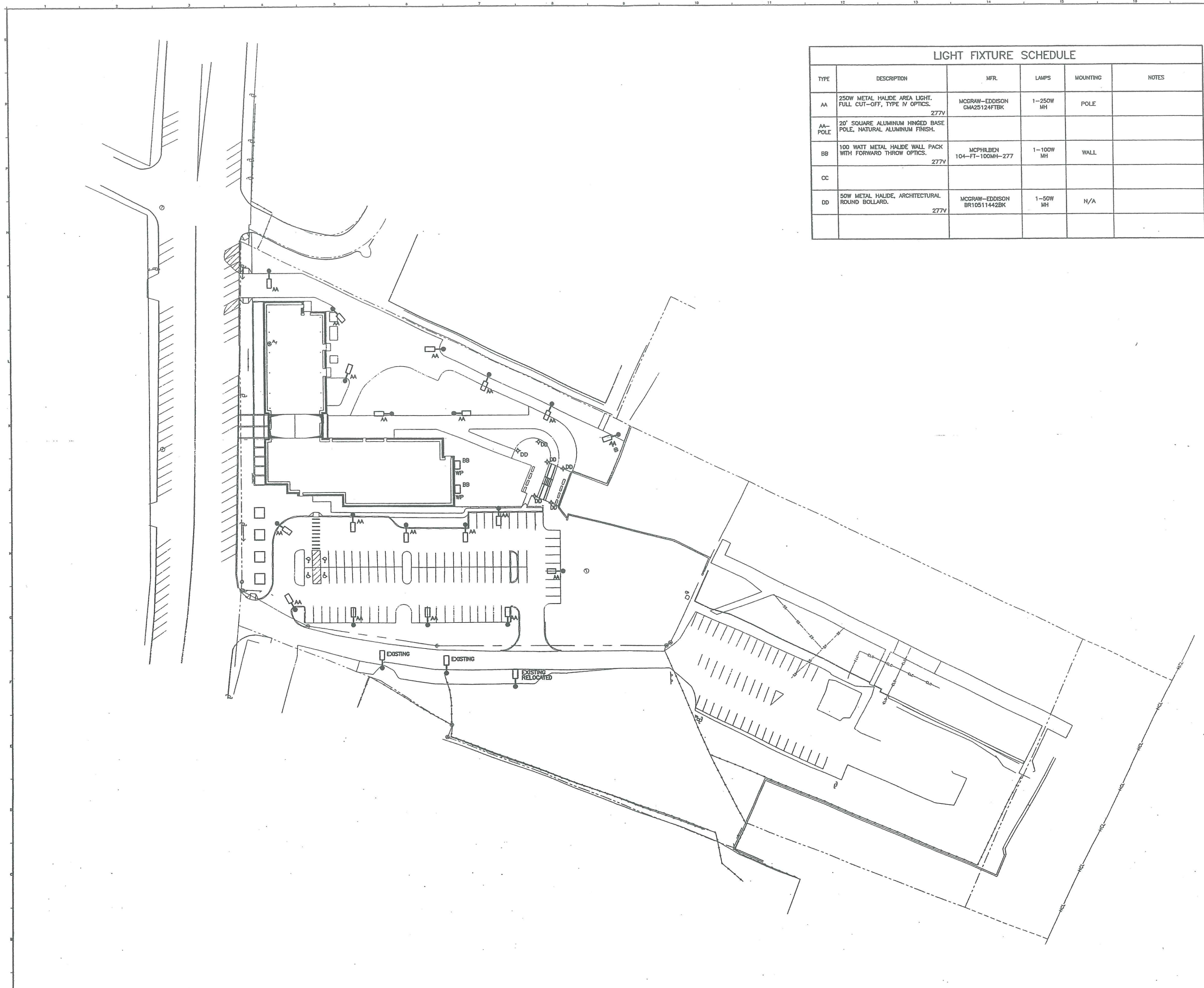
THE GULF OF MAINE RESEARCH INSTITUTE
PORTLAND, MAINE

SITE DETAILS

SHEET TITLE: AS NOTED DATE: 0" GRAPHIC SCALE: 1"

PROJECT MANAGER: RML JOB CAP/DRAWN: CWW A/E OF RECORD: DJV SHEET No. CP502

SMRT CAD FILE: CP501-03034 PROJECT No. 03034-00/1984.1



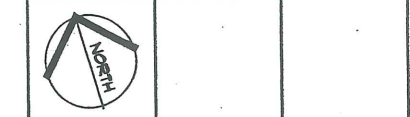
LIGHT FIXTURE SCHEDULE					
TYPE	DESCRIPTION	MFR.	LAMPS	MOUNTING	NOTES
AA	250W METAL HALIDE AREA LIGHT. FULL CUT-OFF, TYPE IV OPTICS.	MCGRAW-EDDISON GMA25124FTBK	1-250W MH	POLE	
AA- POLE	20" SQUARE ALUMINUM HINGED BASE POLE, NATURAL ALUMINUM FINISH.				
BB	100 WATT METAL HALIDE WALL PACK WITH FORWARD THROW OPTICS.	MCPHILBEN 104-FT-100MH-277	1-100W MH	WALL	
CC					
DD	50W METAL HALIDE, ARCHITECTURAL ROUND BOLLARD.	MCGRAW-EDDISON BR10511442BK	1-50W MH	N/A	

NOTES:
1. SEE SHEET E-001 FOR LEGEND AND GENERAL NOTES.

AH.22.1

REV.	DESCRIPTION	DATE

ISSUED FOR PERMITTING
6-18-03



DH DeLUCA-HOFFMAN ASSOCIATES, INC.
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SM RT ARCHITECTURE ENGINEERING PLANNING
SHEET
144 Fore Street/P.O. Box 618
Portland, Maine 04104
tel. (207) 772-3946
fax. (207) 772-1070

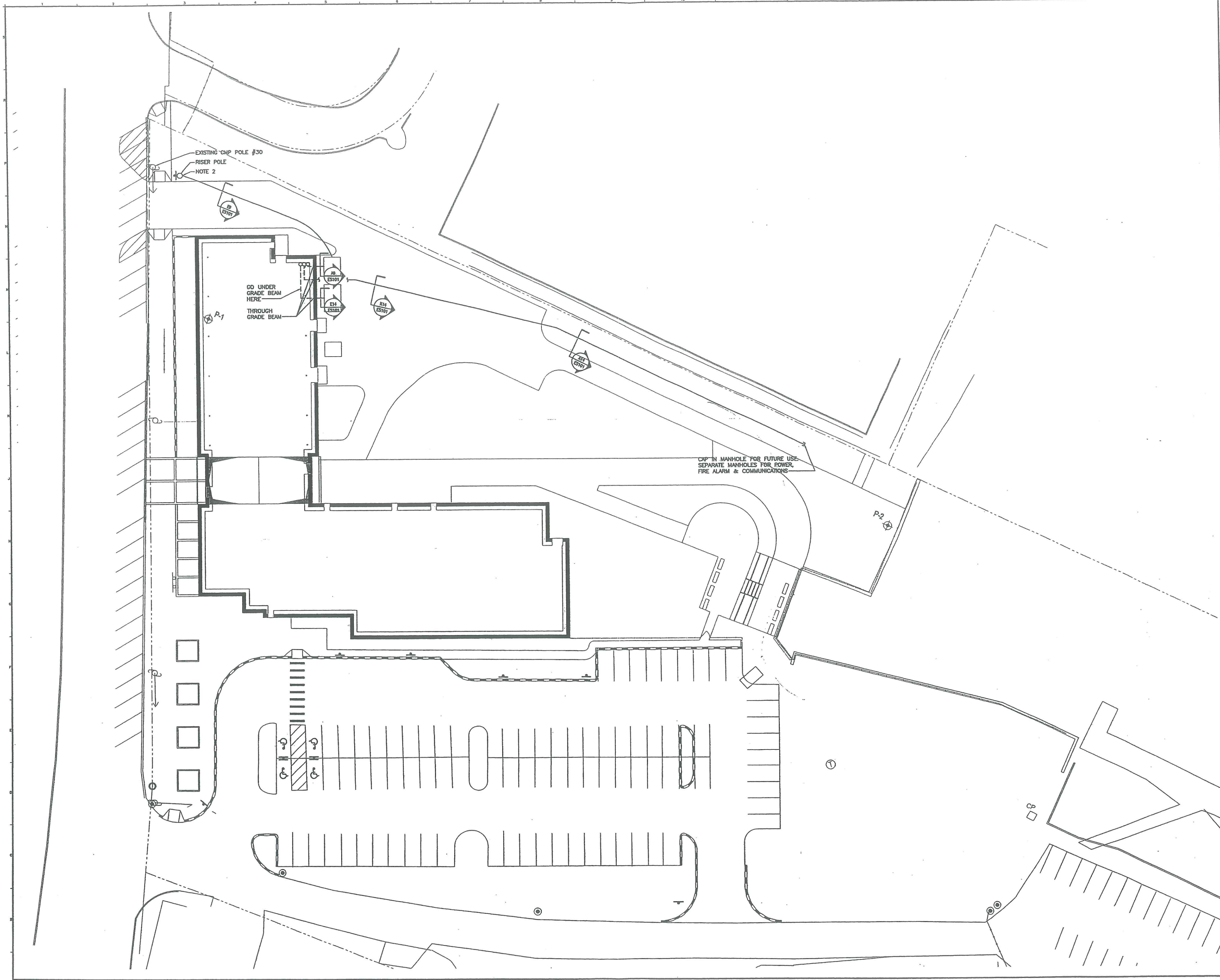
THE GULF OF MAINE RESEARCH INSTITUTE
PORTLAND, MAINE

PROJECT:
SITE LIGHTING PLAN

SHEET TITLE:	SCALE: 1" = 40'	DATE:
PROJECT MANAGER: RML	JOB CAP/DRAWN: -LAM/JAC	GRAPHIC SCALE: 0' 1" 2"
A/E OF RECORD: JFP	SMRT CAD FILE: ES101-03034	SHEET No. ES101
PROJECT No. 03034-00/1984.1		

A1 SITE PLAN
1" = 40'

PROGRESS PRINT



- NOTES:**
1. SEE SHEET E-001 FOR LEGEND AND GENERAL NOTES.
 2. PROVIDE RIGID GALVANIZED STEEL RISER CONDUITS TO A MINIMUM 8" AFG.
 3. REFER TO STRUCTURAL DRAWINGS FOR GRADE BEAM LOCATIONS AND PENETRATIONS.

AH 22.2

REV.	DESCRIPTION	DATE
2	DESIGN DEVELOPMENT SUBMISSION	6.13.03
1	SECOND WORKSHOP SUBMISSION TO CITY	6.10.03

CURRENT ISSUE STATUS:

DH DeLUCA-HOFFMAN ASSOCIATES, INC.
 770 MAIN STREET, SUITE 8
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 SUITE 200
 144 FORE STREET, P.O. BOX 618
 PORTLAND, MAINE 04101
 TEL. (207) 772-3046
 FAX. (207) 772-1070

PROJECT: THE GULF OF MAINE RESEARCH INSTITUTE
 PORTLAND, MAINE

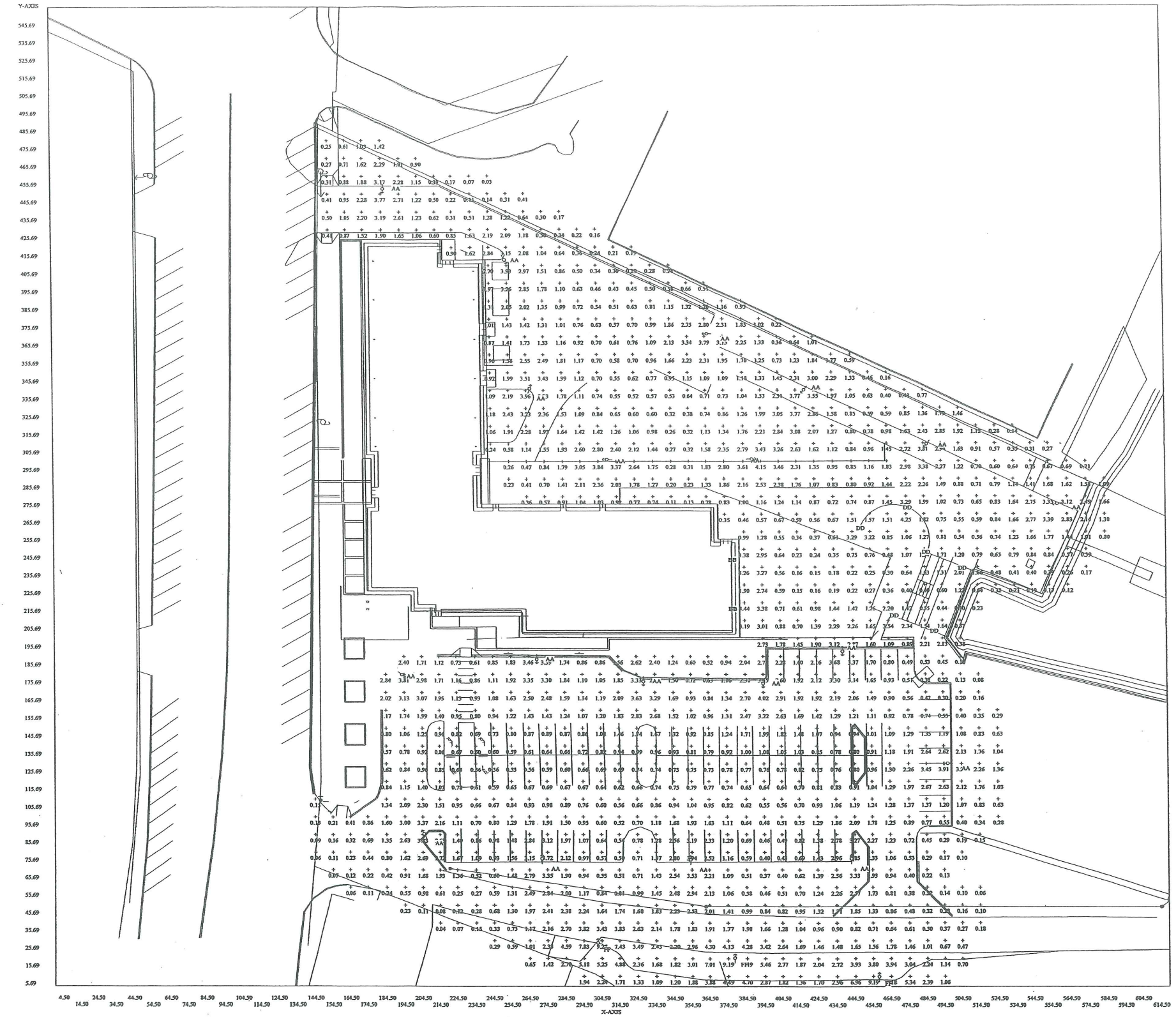
SHEET TITLE: SITE POWER PLAN

SHEET TITLE:	1" = 20'	DATE:	
SCALE:		GRAPHIC SCALE:	
PROJECT MANAGER:	RML	JOB CAP/DRAWN:	LAM/JAC
A/E OF RECORD:	JPP	SMRT CAD FILE:	ES102-03036
PROJECT No.:	03034-00/1984.1	SHEET No.:	ES102

A1 SITE PLAN
 1" = 20'

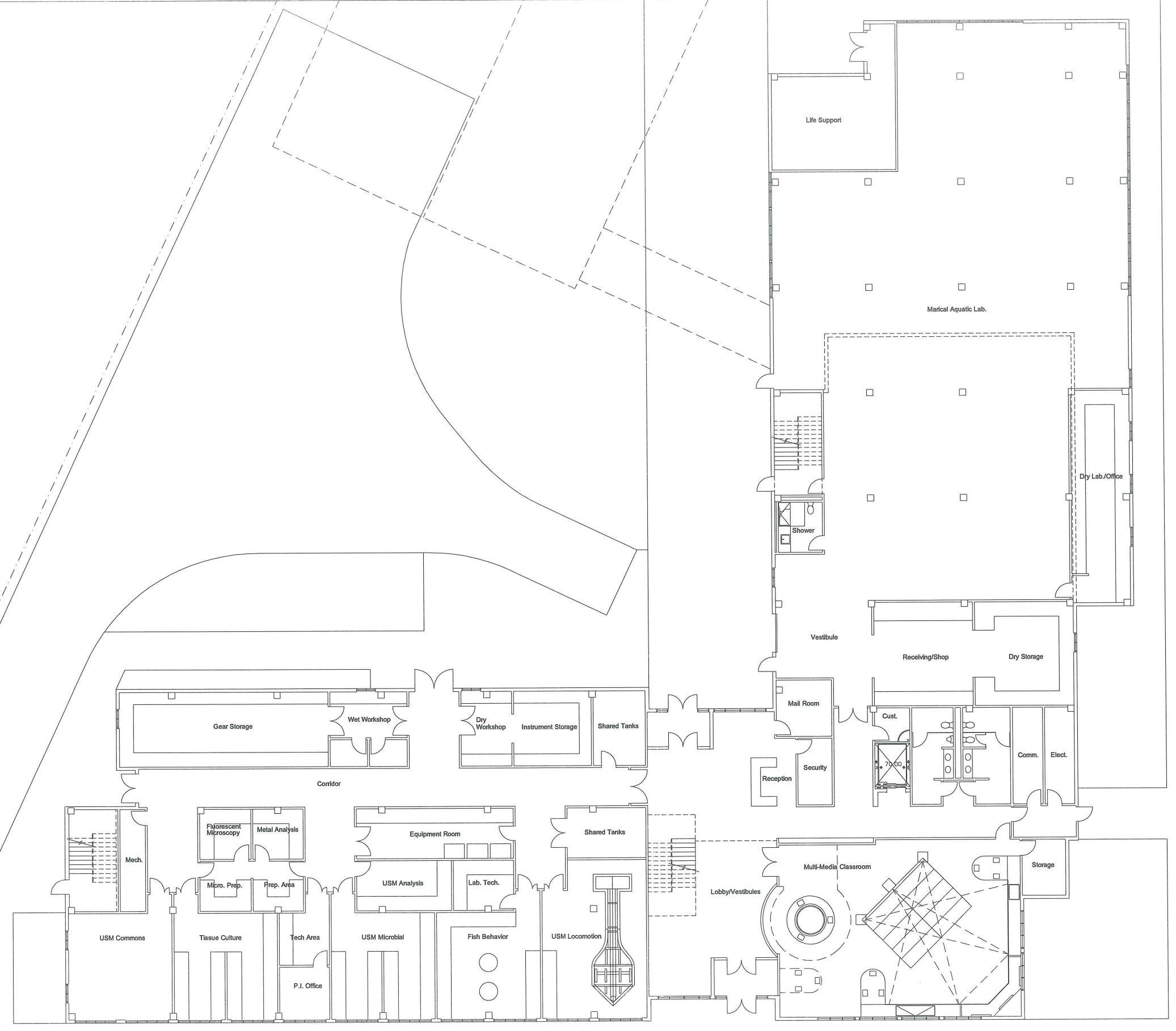
Computed in accordance with IES recommendations

GROUP	MIN	MAX	AVE	AVE/MIN	MAX/MIN
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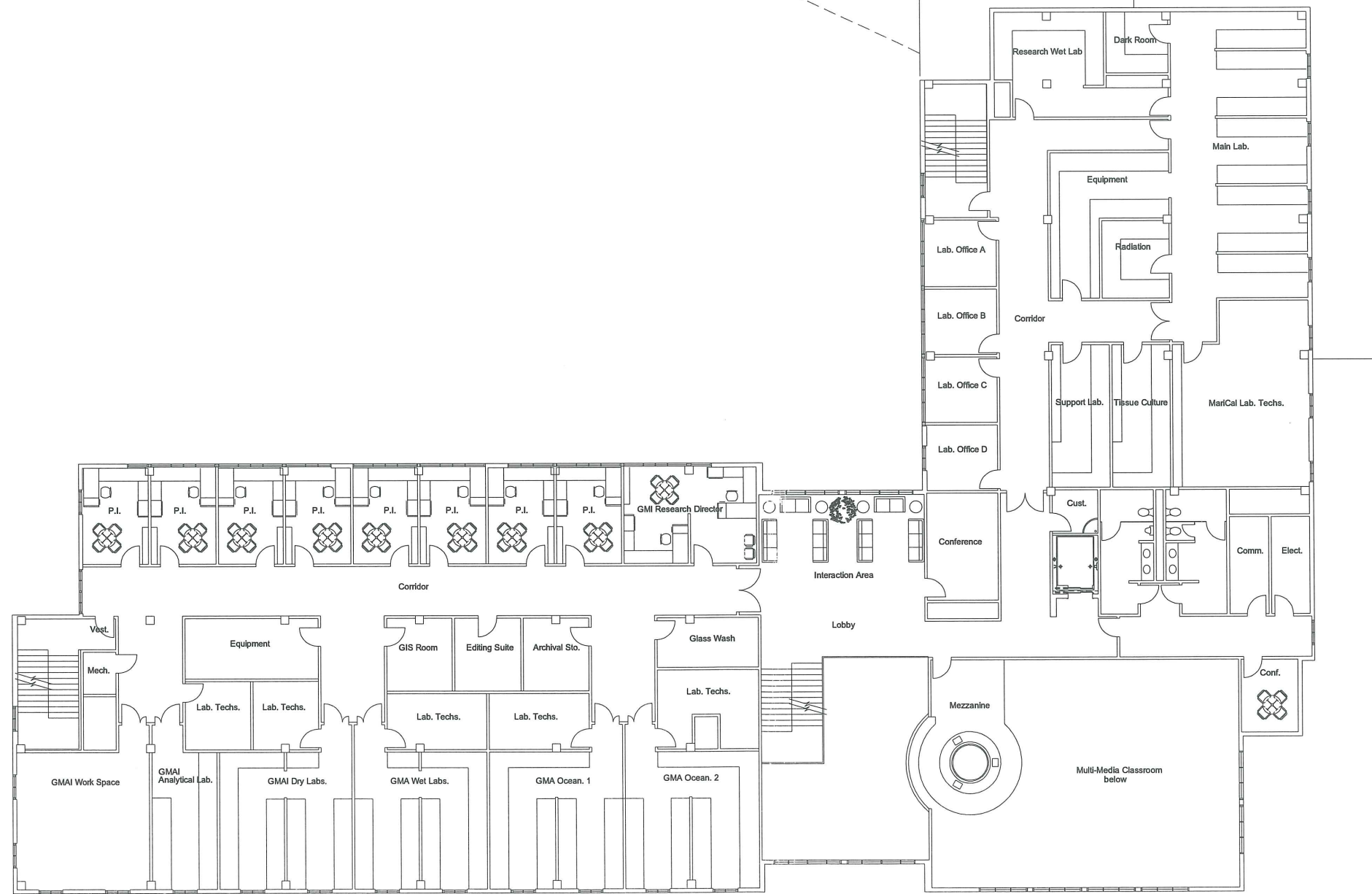


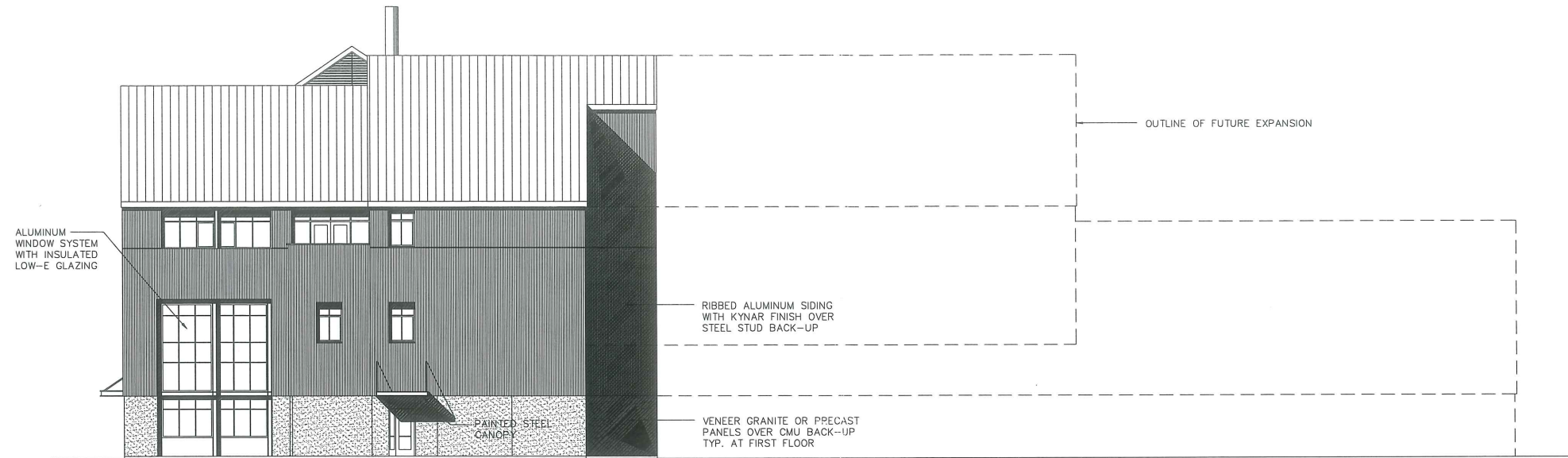
AH 22.3

Att. 23.1

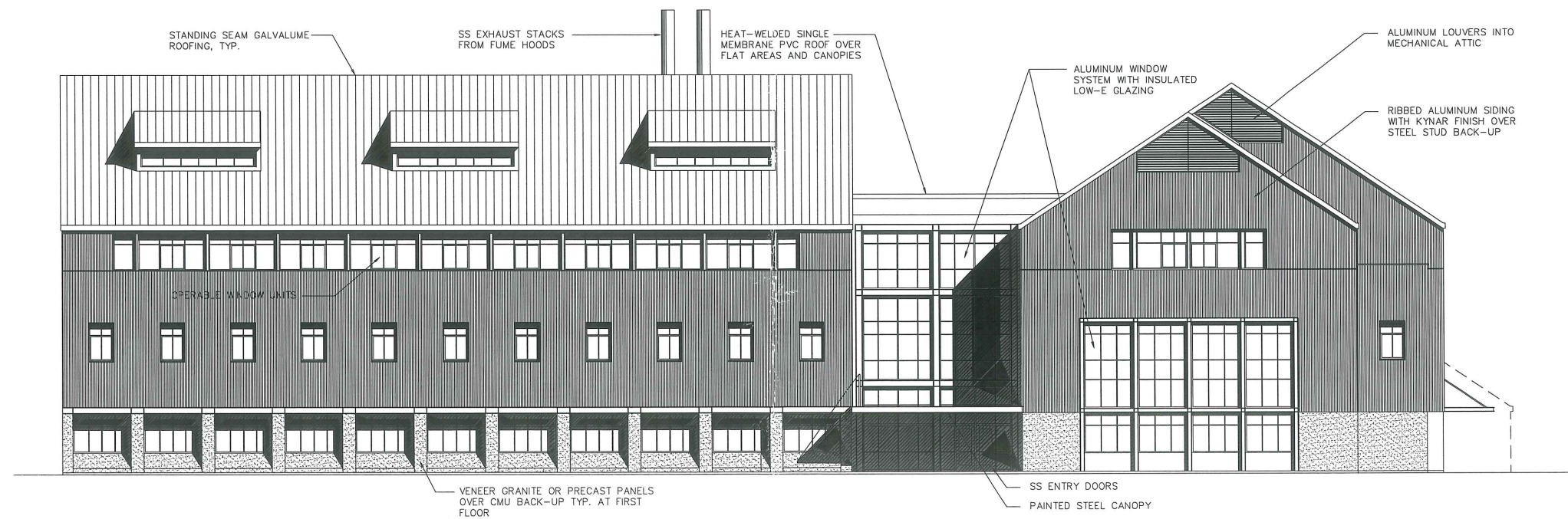


AH.23.2 to 7





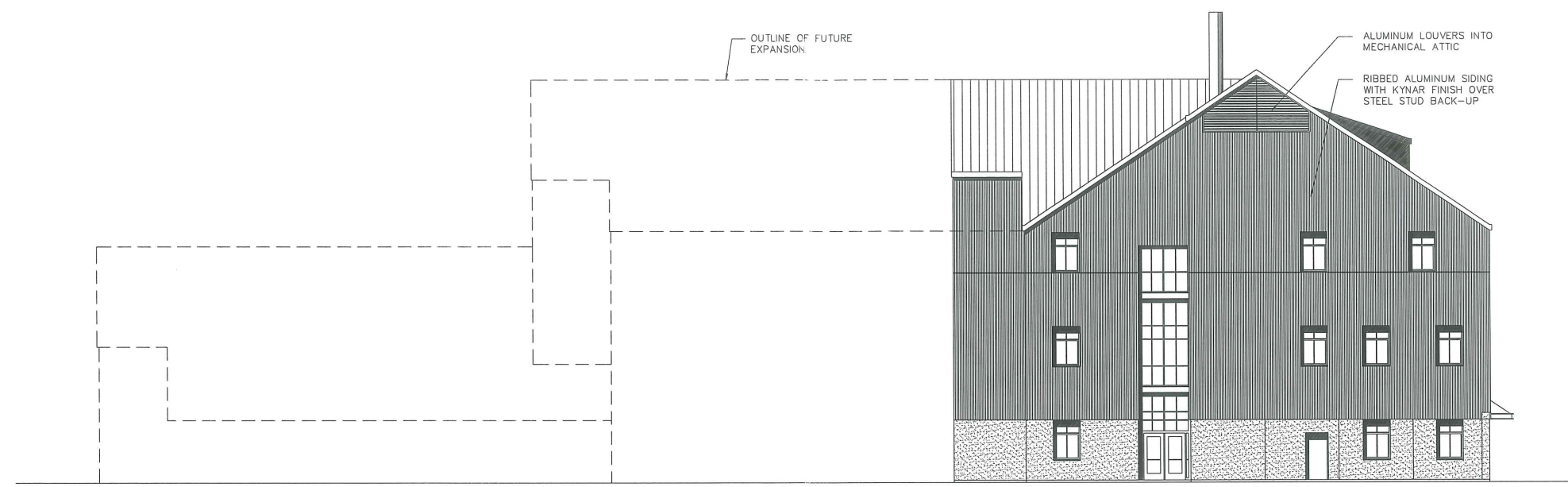
South Elevation



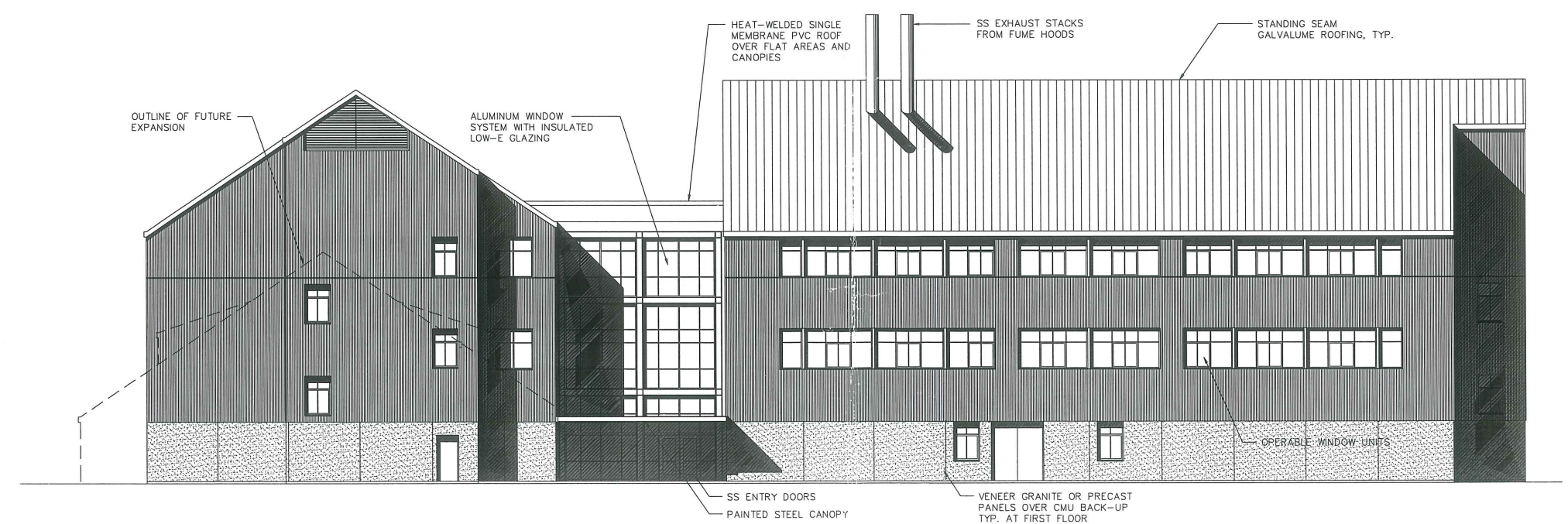
West Elevation



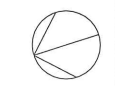
ATT 23.4



North Elevation

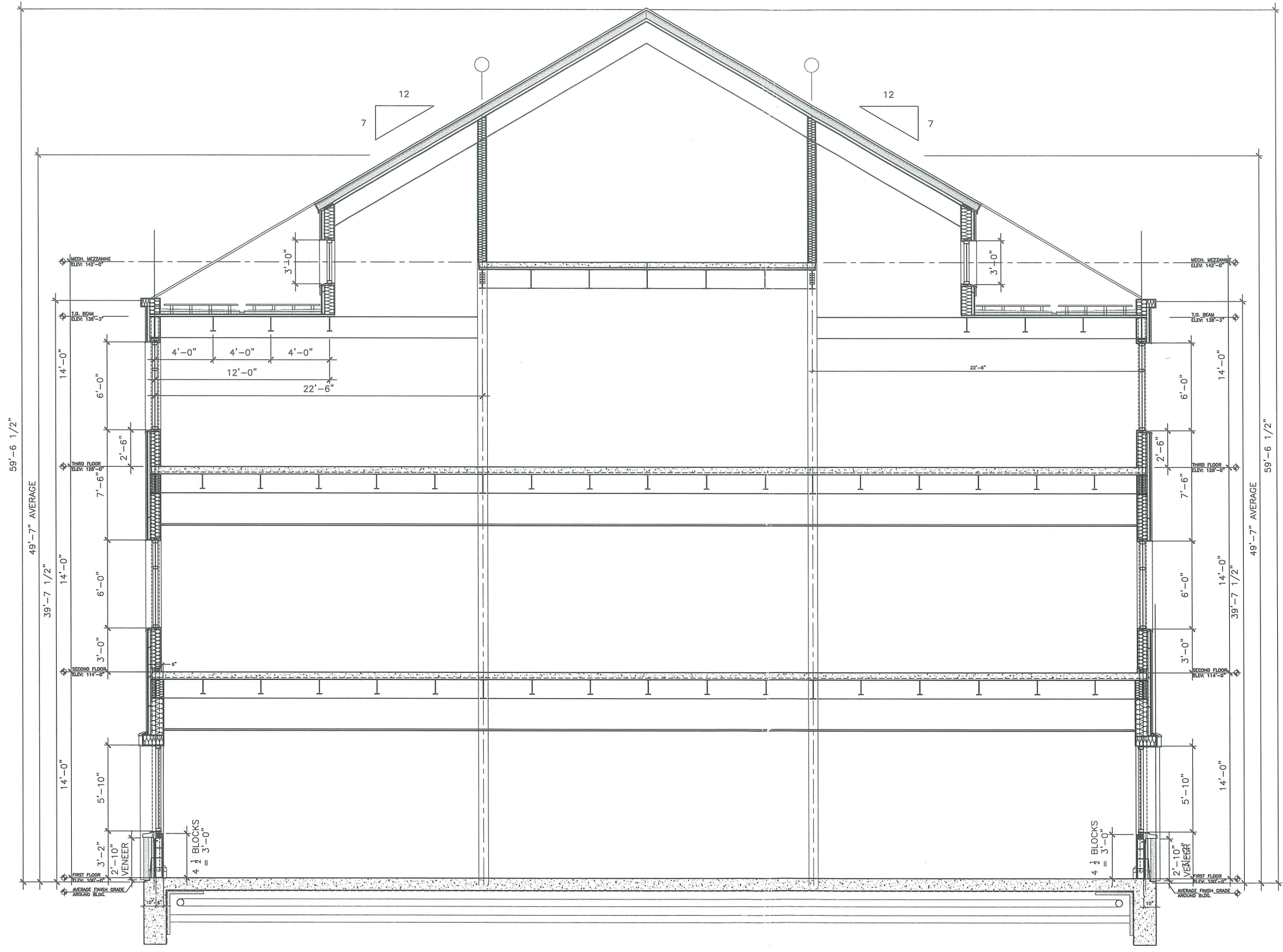


East Elevation



GENERAL NOTES:

AH 23.5



REV.	DESCRIPTION	DATE

REVIEW
4-29-03

CURRENT ISSUE STATUS:

--	--	--

SMRT ARCHITECTURE ENGINEERING PLANNING
 SMRT
 144 Fore Street, P.O. Box 618
 Portland, Maine 04104
 tel. (207) 772-3846
 fax. (207) 772-1070

THE GULF OF MAINE
RESEARCH LABORATORY
 PORTLAND, MAINE

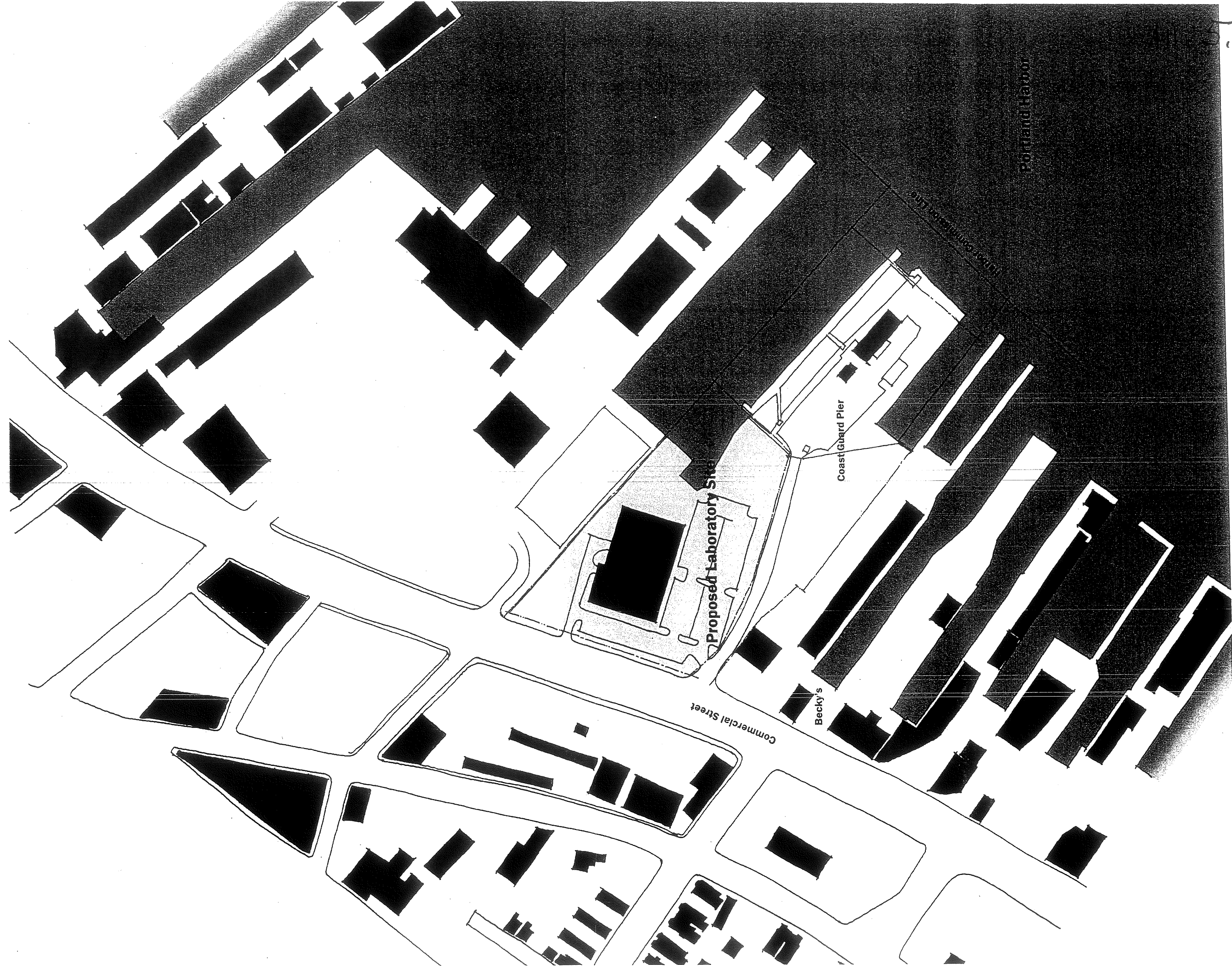
PROJECT: **WALL SECTIONS**

SHEET TITLE:	DATE:
SCALE:	GRAPHIC SCALE: 0" = 1"
PROJECT MANAGER: RML	JOB CAP/DRAWN: SDL/SDL
A/E OF RECORD: RML	SHEET No. AE311
SMRT CAD FILE: AE311-03034	PROJECT No. 03034

A1 WALL SECTION

1/2" = 1'-0"

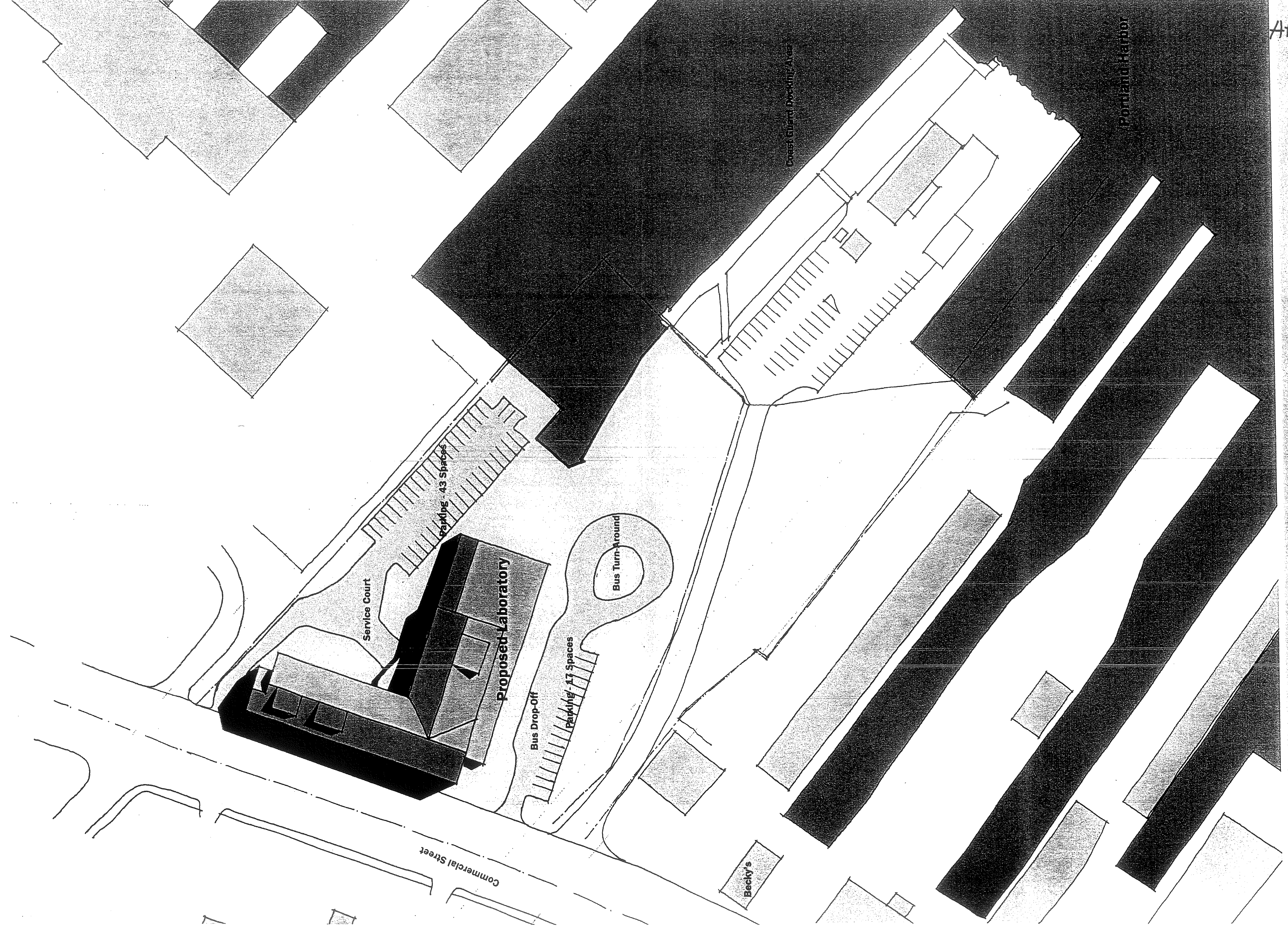
PROGRESS PRINT



1/64" = 1'-0"

↑ Vicinity Plan - Existing

City of Portland, Oregon



A# 5-2



1/32" = 1'-0"

Site Plan - Laboratory

Project Name: Site Plan for Laboratory

Portland Harbor

Drain Storm Draining Area

Bus Turn-Around

Parking - 17 Spaces

Bus Drop-Off

Proposed Laboratory

Service Court

Parking - 43 Spaces

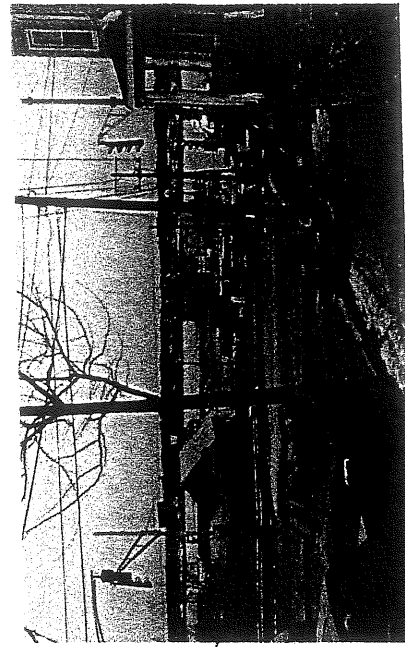
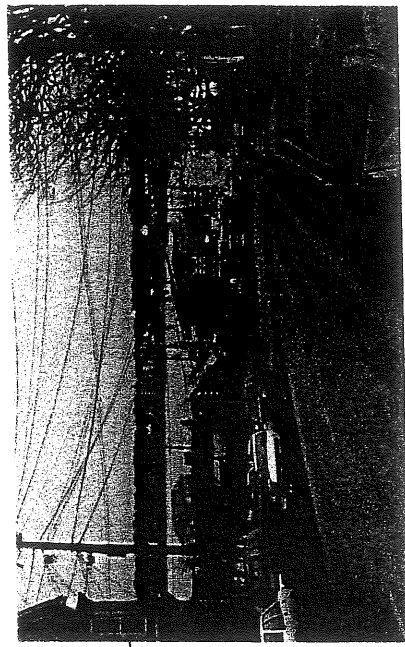
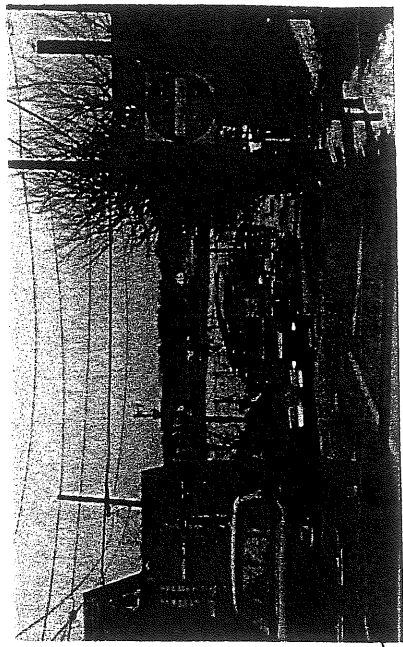
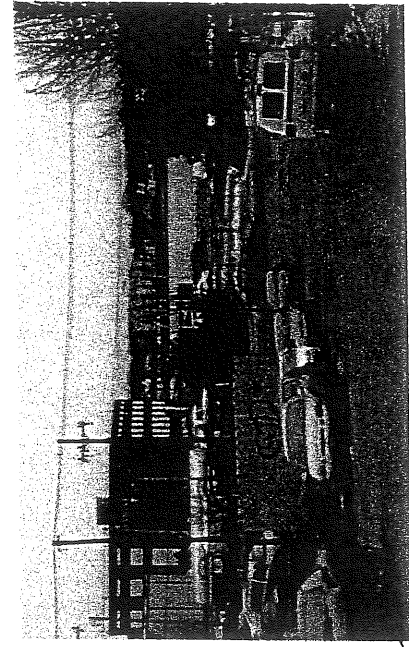
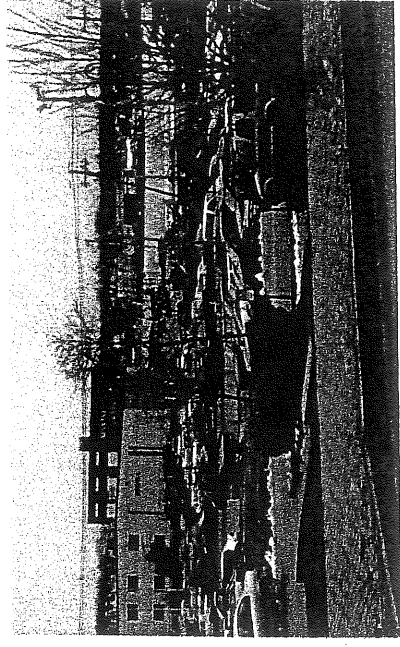
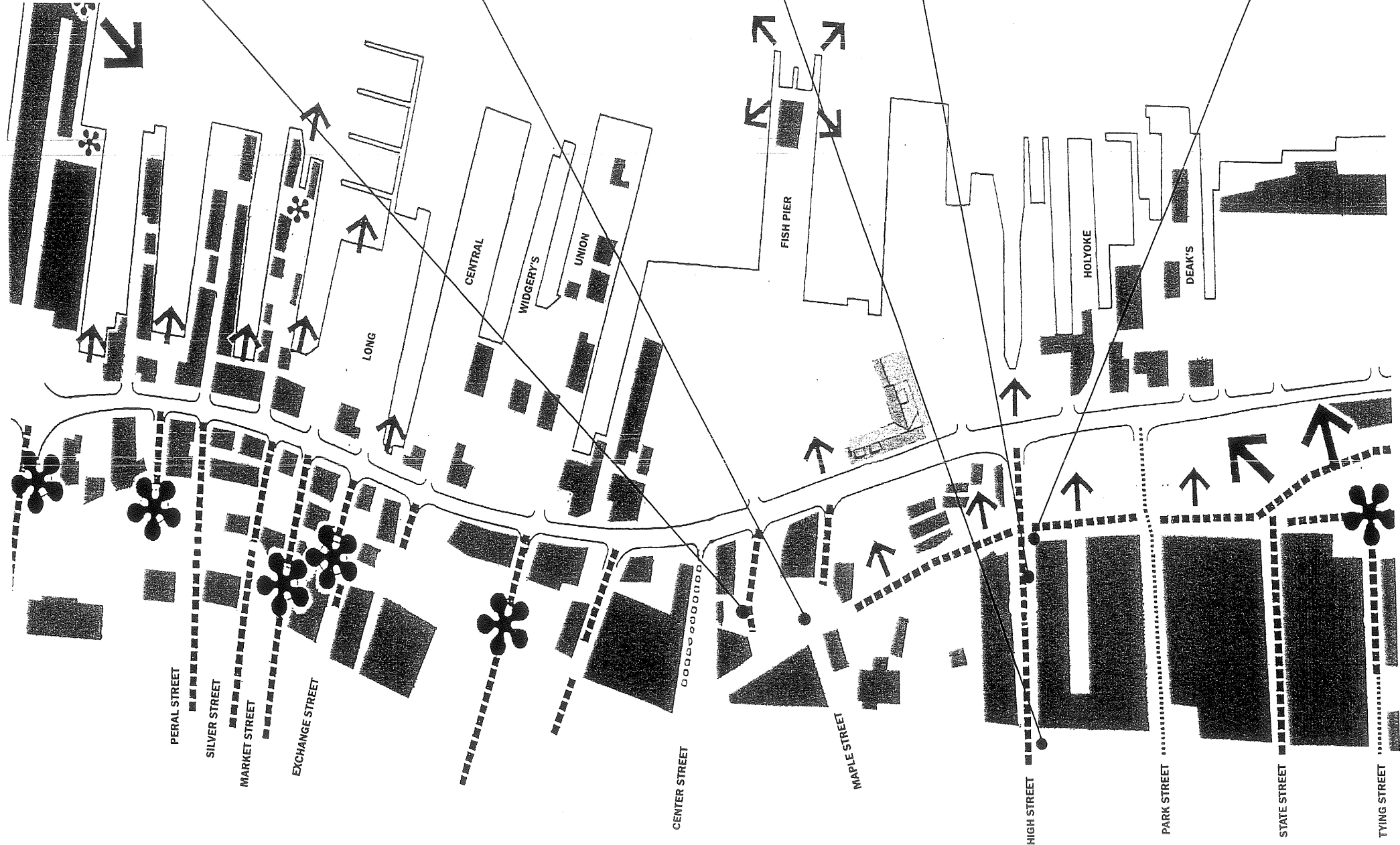
Commercial Street

Becky's

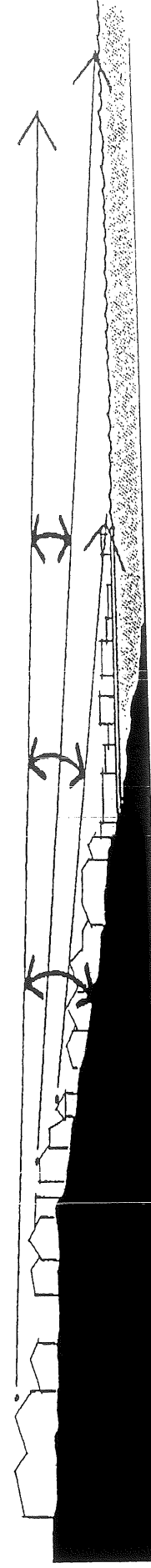
- 'A' VIEWS
- ▤ 'B' VIEWS
- ▥ 'C' VIEWS
- PANORAMA

SIGNIFICANT VIEWPOINTS

LEGEND

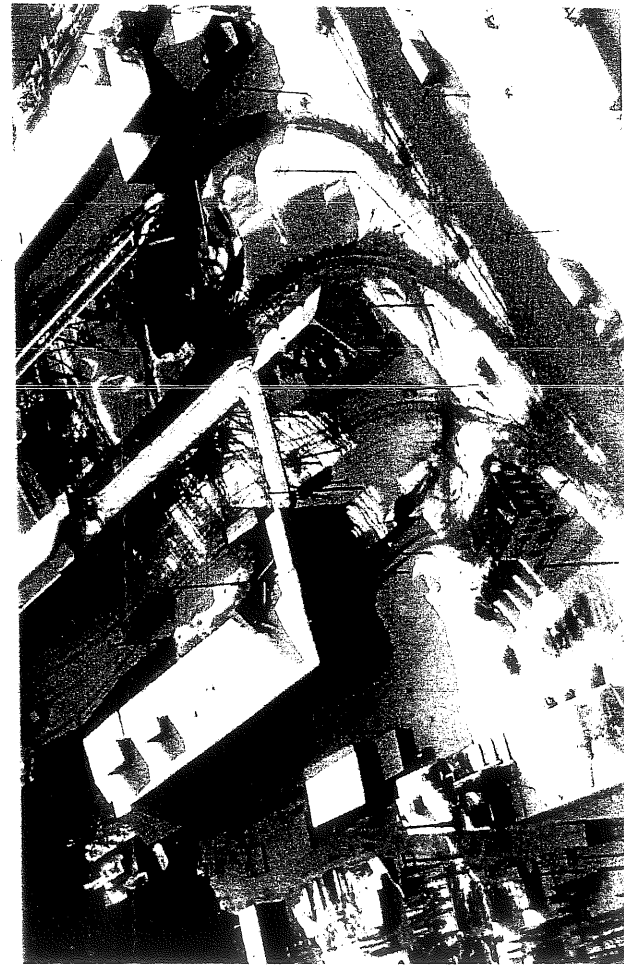
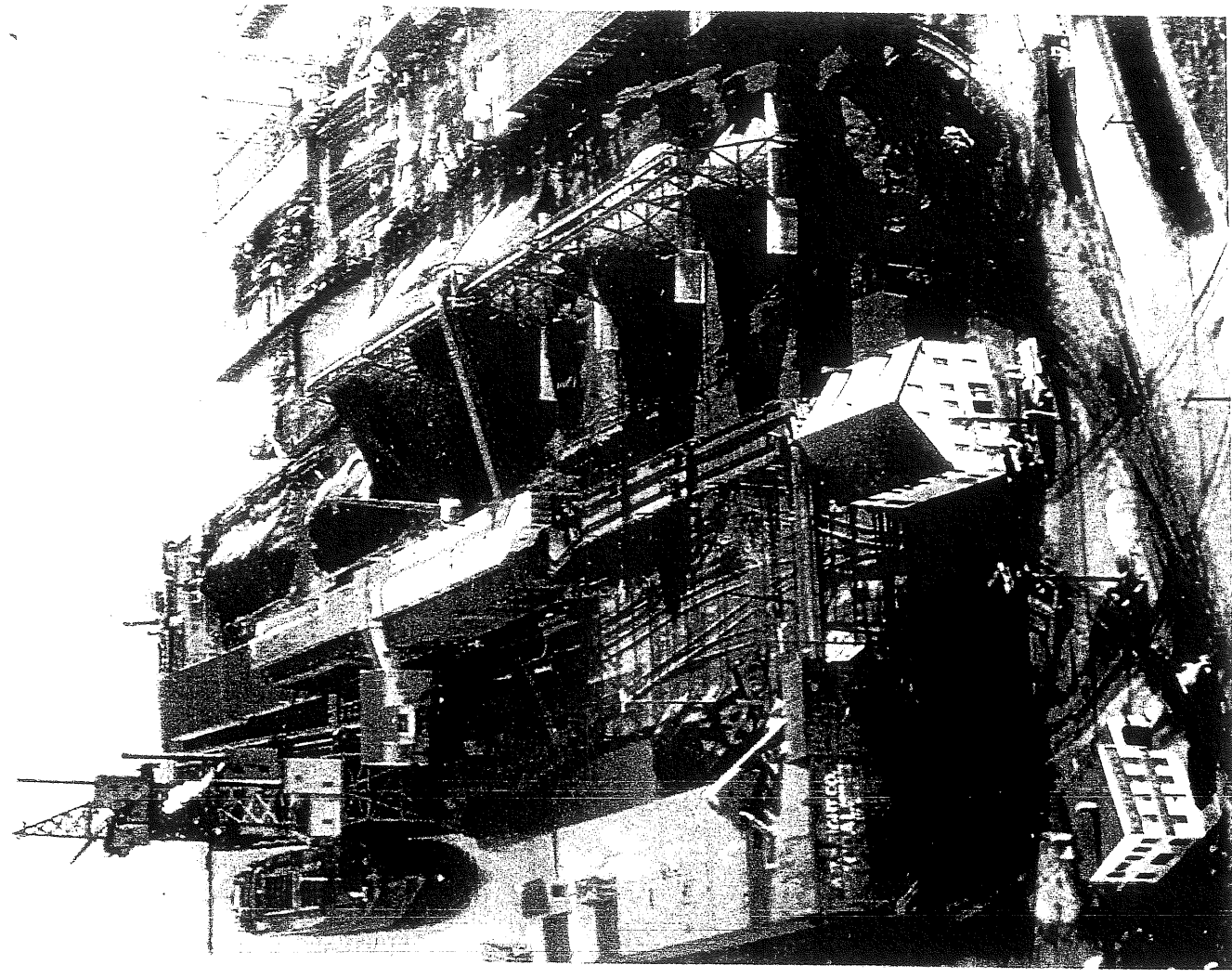
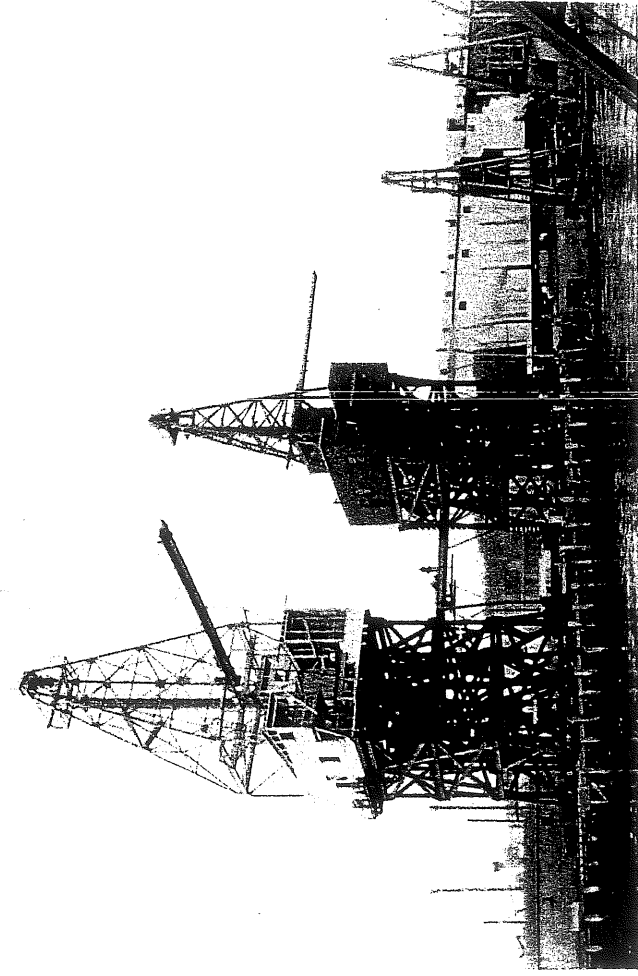
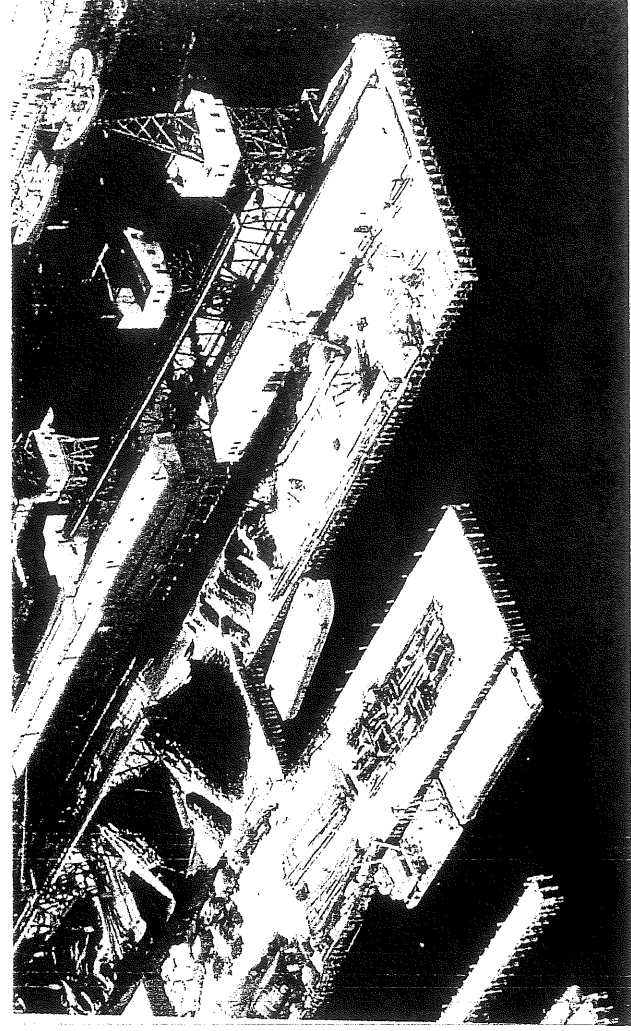
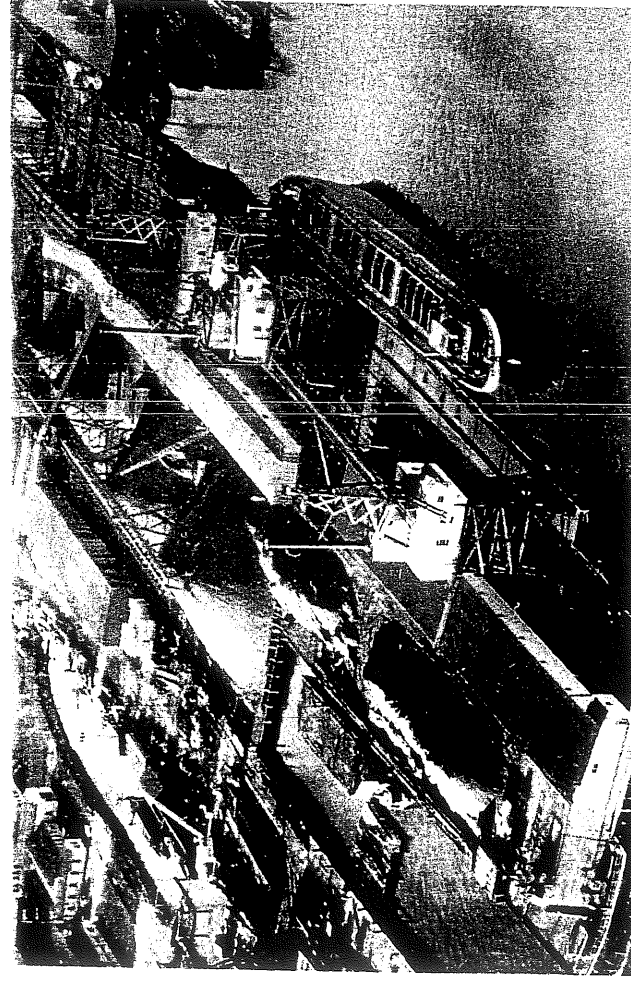


A B C



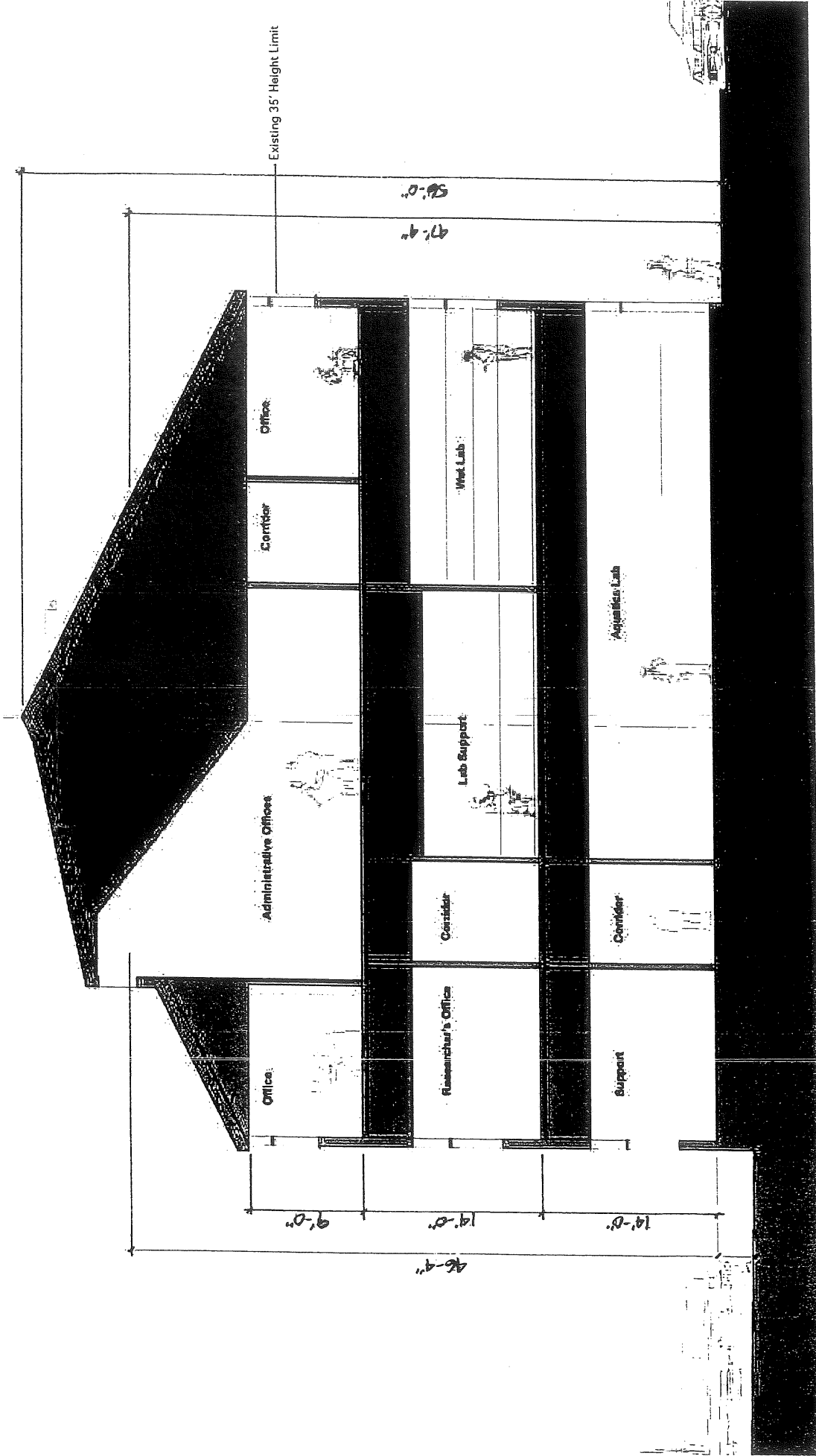
SECTION INDICATING EXTENT OF VIEW CORRIDOR

↑ View Corridors



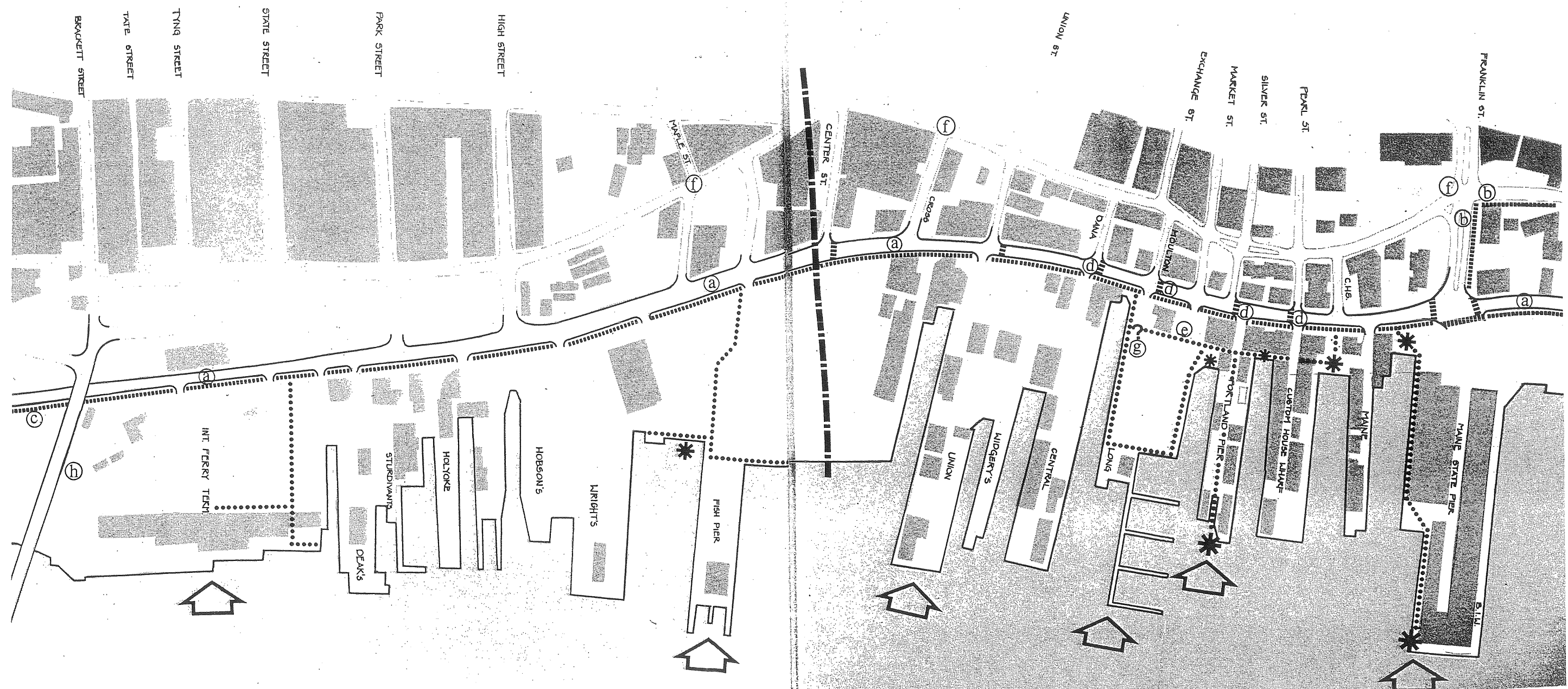
AA 5.4

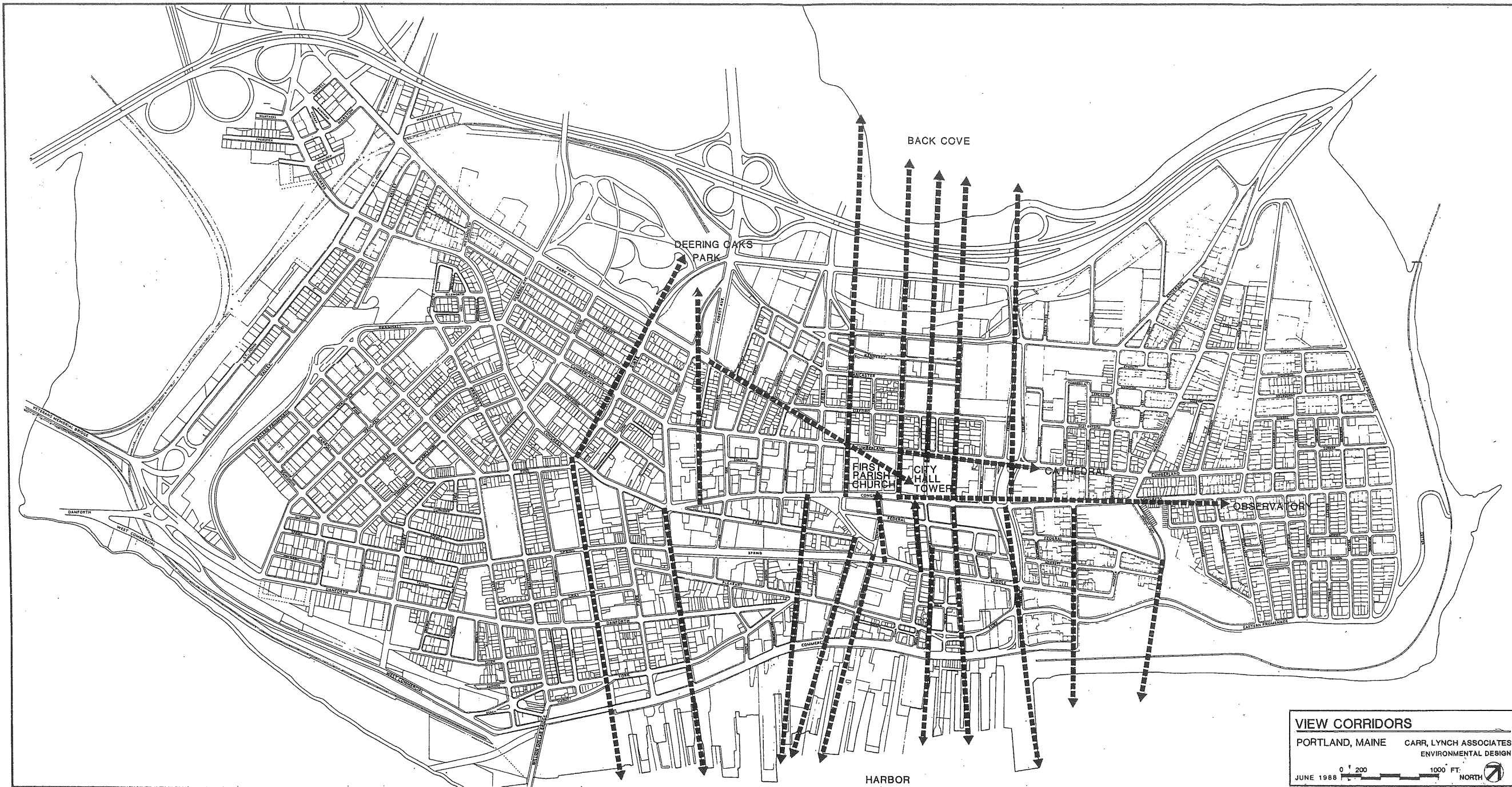
Historical Images



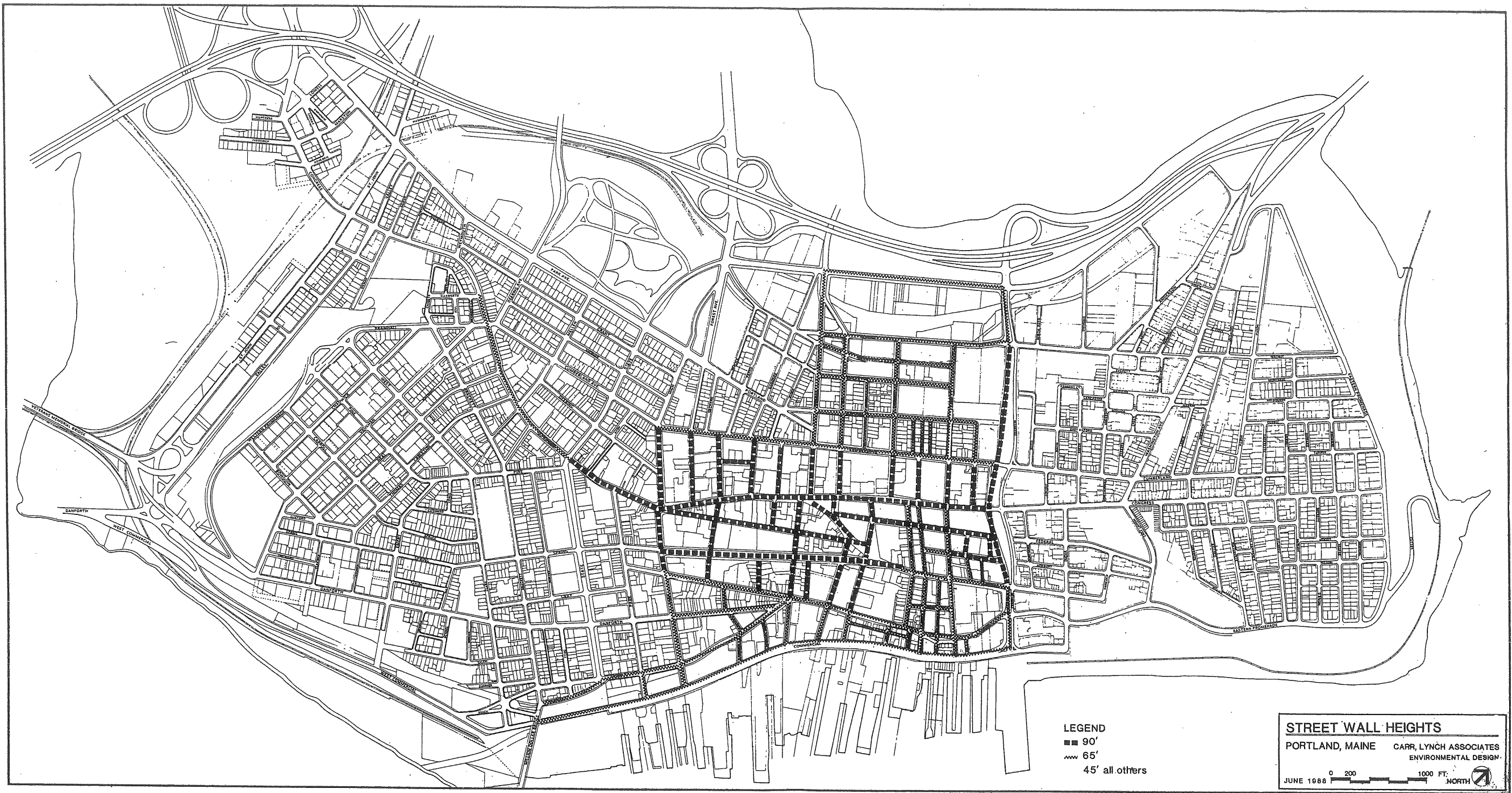
ACCESS RECOMMENDATIONS Commercial Street Waterfront Core

- (Z) KEY TO TEXT
- PEDESTRIAN LINKAGE
- ===== IMPROVED SIDEWALK
- ||||| COMMERCIAL ST. CROSSWALK
- * ACCESS POINTS
- ? INFORMATION CENTER
- HOUSE PART II GUIDELINES

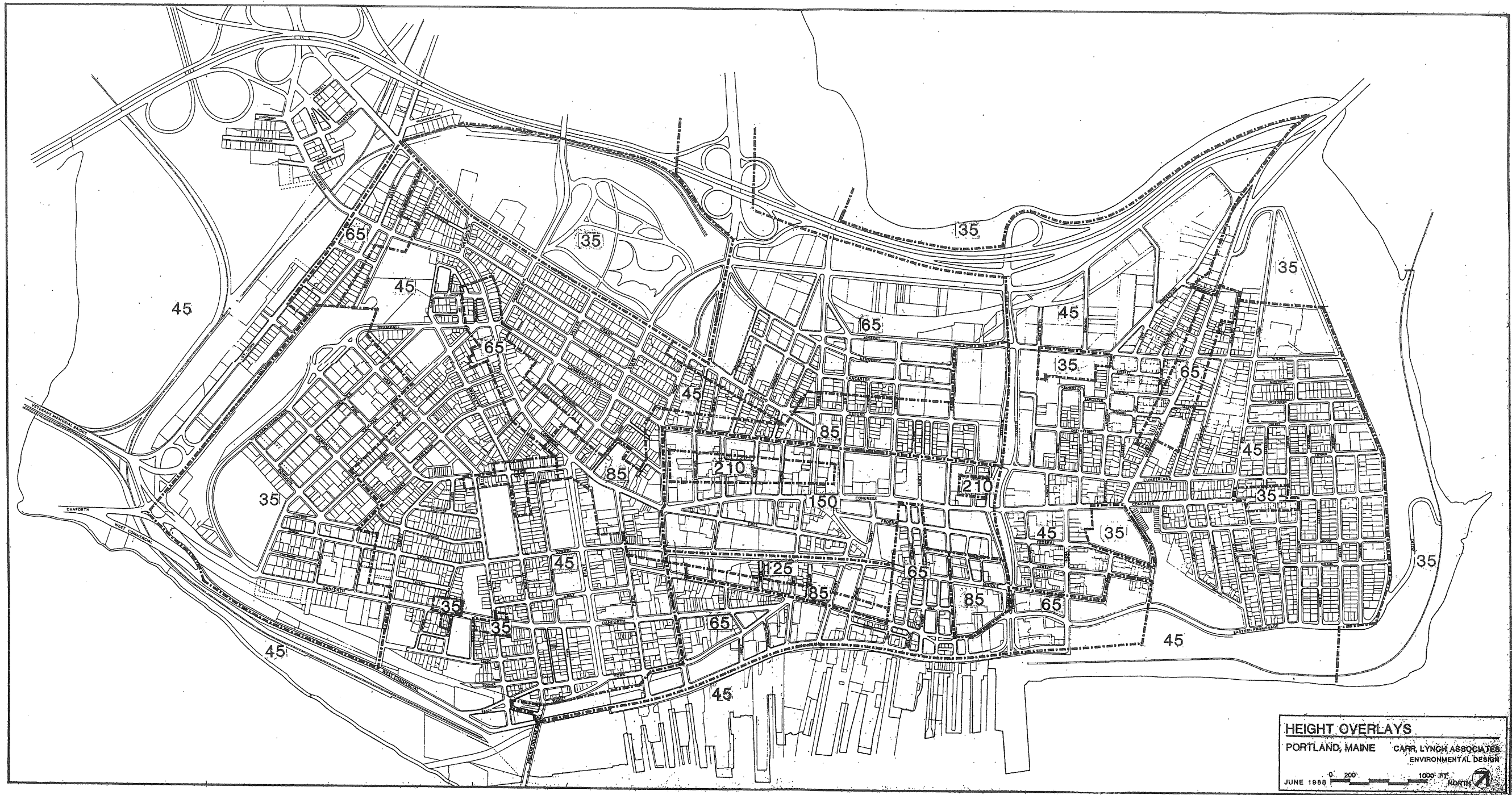




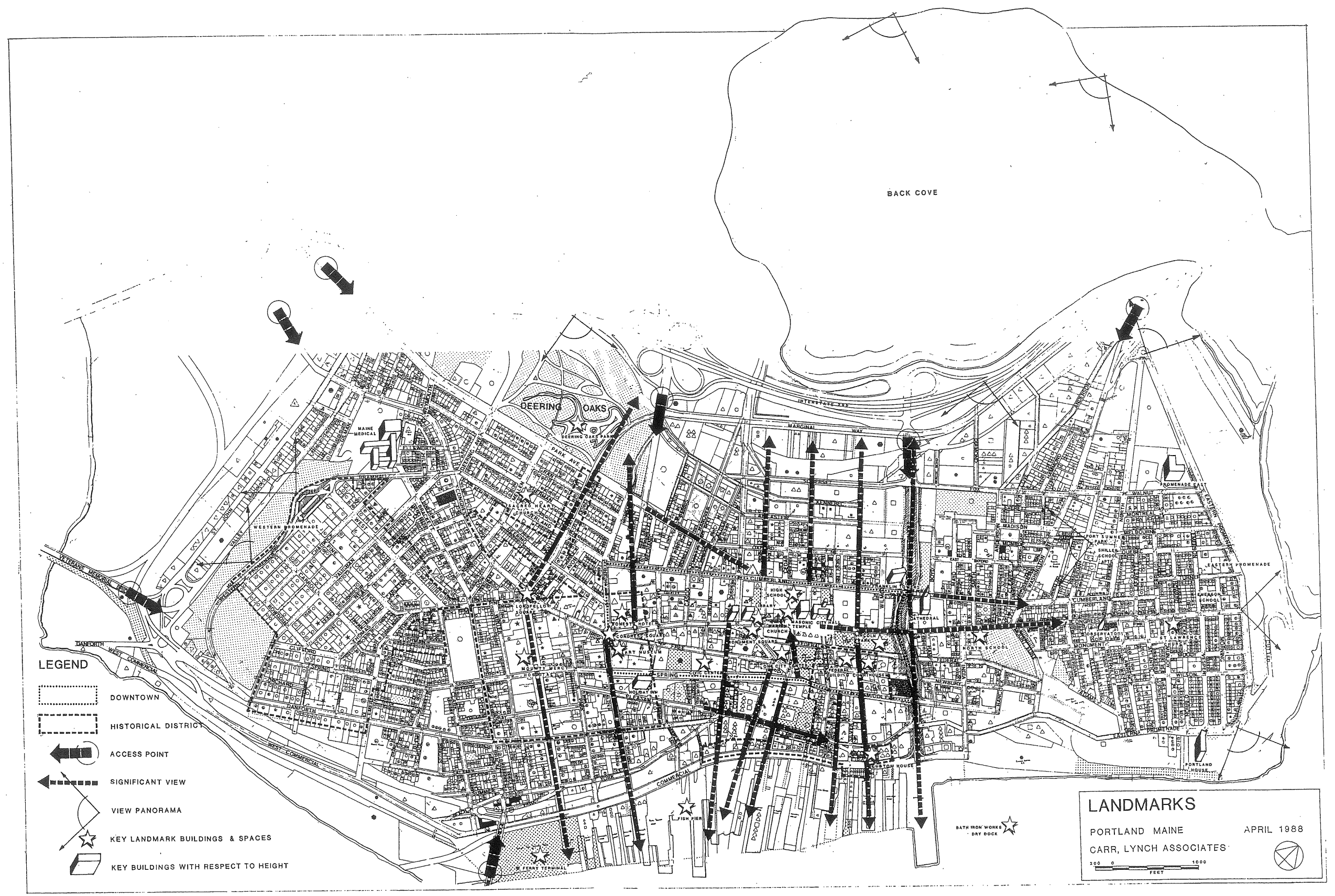
53 View Corridors



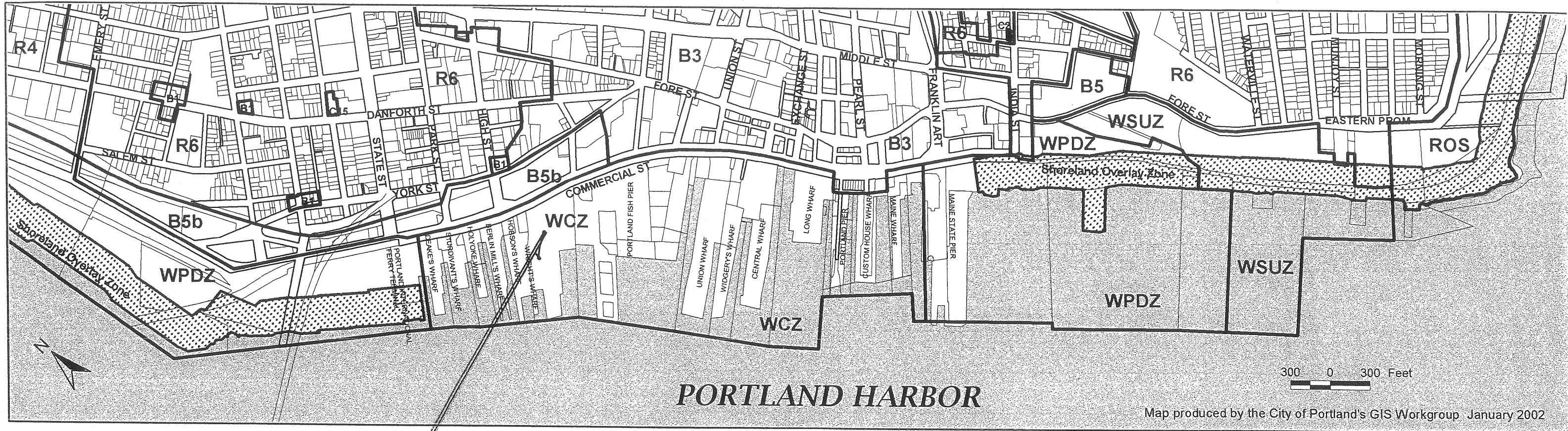
31 Proposed Maximum Street Wall Heights



26 Proposed Overall Height Limits



5 Structure of Views and Landmarks in Downtown Portland



PORTLAND HARBOR

Map produced by the City of Portland's GIS Workgroup January 2002

SITE

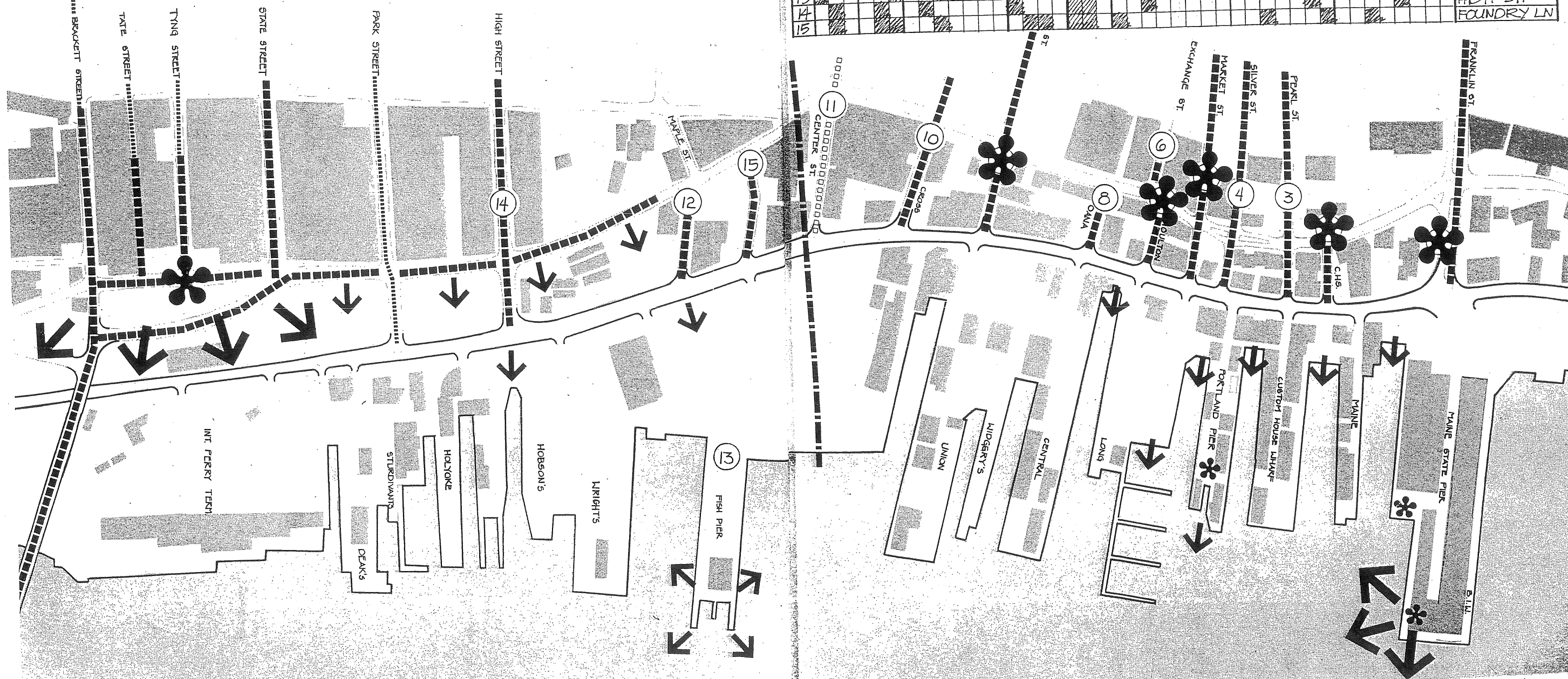
WATERFRONT ZONINGS

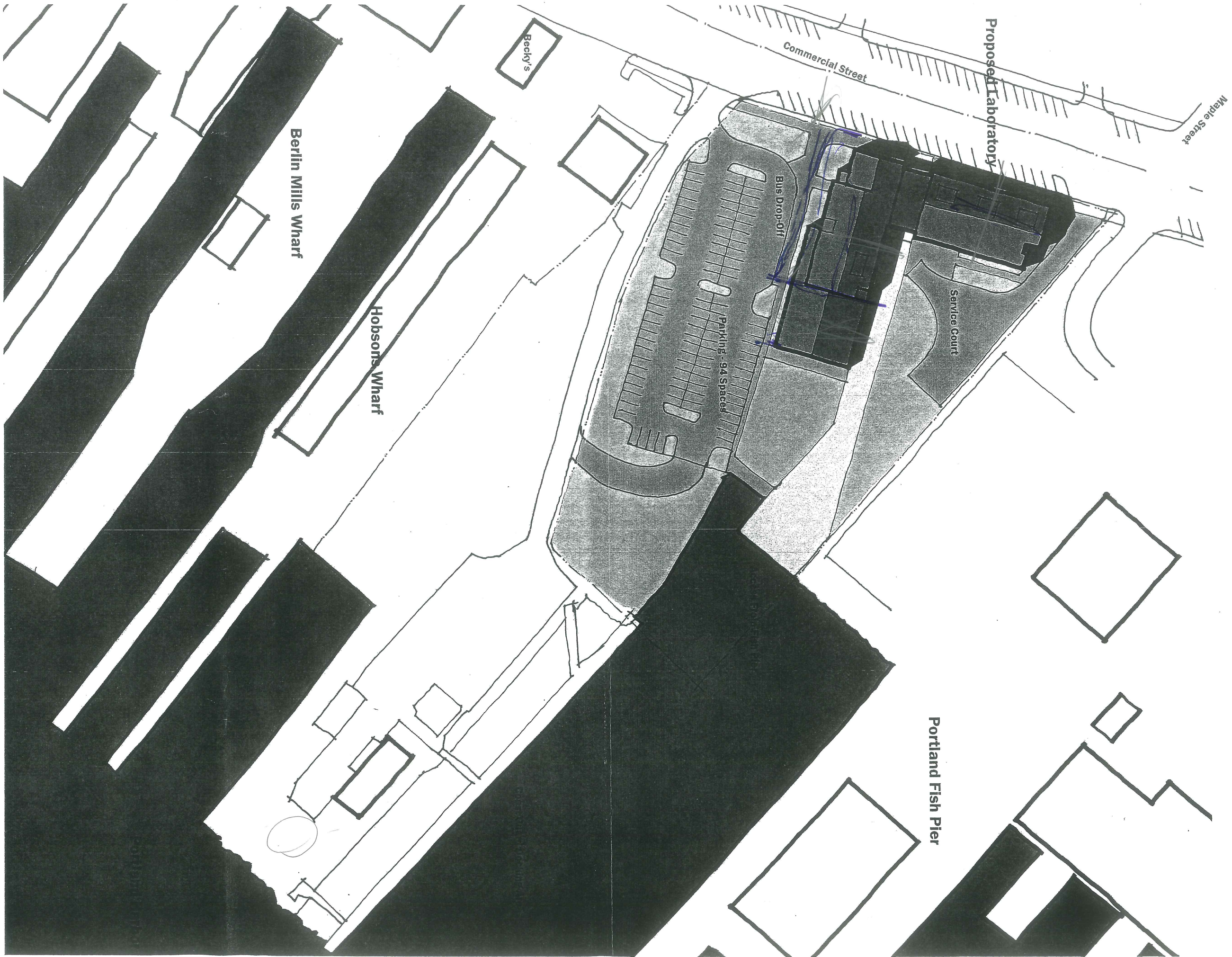
VISUAL CORRIDORS

Commercial Street Waterfront Core

- ⑦ KEY TO CHART
- 'A' VIEWS
 - ▨▨▨▨ 'B' VIEWS
 - 'C' VIEWS
 - ↙ PANORAMA
 - ✻ SIGNIFICANT VIEWPOINTS

KEY TO MAP	LOCATION POSITION	NEIGHBORHOOD LAND USE	NEIGHBORHOOD CONDITION	VIEW TYPE	'A' VIEW FOREGROUND	'B' VIEW BACKGROUND	OBSTRUCTIONS	COMMENTS
1	FOUNTAIN STREET AREA	AT ROOF LINE	MAJOR FACTORY	INDUSTRIAL	INDUSTRIAL	INDUSTRIAL	INDUSTRIAL	FRANKLIN
2	STATE STREET	AT ROOF LINE	MAJOR FACTORY	INDUSTRIAL	INDUSTRIAL	INDUSTRIAL	INDUSTRIAL	PEARL ST
3	STATE STREET	AT ROOF LINE	MAJOR FACTORY	INDUSTRIAL	INDUSTRIAL	INDUSTRIAL	INDUSTRIAL	SILVER
4	STATE STREET	AT ROOF LINE	MAJOR FACTORY	INDUSTRIAL	INDUSTRIAL	INDUSTRIAL	INDUSTRIAL	EXCHANGE
5	STATE STREET	AT ROOF LINE	MAJOR FACTORY	INDUSTRIAL	INDUSTRIAL	INDUSTRIAL	INDUSTRIAL	MOULTON
6	STATE STREET	AT ROOF LINE	MAJOR FACTORY	INDUSTRIAL	INDUSTRIAL	INDUSTRIAL	INDUSTRIAL	DANA
7	STATE STREET	AT ROOF LINE	MAJOR FACTORY	INDUSTRIAL	INDUSTRIAL	INDUSTRIAL	INDUSTRIAL	UNION
8	STATE STREET	AT ROOF LINE	MAJOR FACTORY	INDUSTRIAL	INDUSTRIAL	INDUSTRIAL	INDUSTRIAL	CROSS ST
9	STATE STREET	AT ROOF LINE	MAJOR FACTORY	INDUSTRIAL	INDUSTRIAL	INDUSTRIAL	INDUSTRIAL	C' VIEWS
10	STATE STREET	AT ROOF LINE	MAJOR FACTORY	INDUSTRIAL	INDUSTRIAL	INDUSTRIAL	INDUSTRIAL	FISH PIER
11	STATE STREET	AT ROOF LINE	MAJOR FACTORY	INDUSTRIAL	INDUSTRIAL	INDUSTRIAL	INDUSTRIAL	HIGH ST.
12	STATE STREET	AT ROOF LINE	MAJOR FACTORY	INDUSTRIAL	INDUSTRIAL	INDUSTRIAL	INDUSTRIAL	FOUNDRY LN
13	STATE STREET	AT ROOF LINE	MAJOR FACTORY	INDUSTRIAL	INDUSTRIAL	INDUSTRIAL	INDUSTRIAL	
14	STATE STREET	AT ROOF LINE	MAJOR FACTORY	INDUSTRIAL	INDUSTRIAL	INDUSTRIAL	INDUSTRIAL	
15	STATE STREET	AT ROOF LINE	MAJOR FACTORY	INDUSTRIAL	INDUSTRIAL	INDUSTRIAL	INDUSTRIAL	



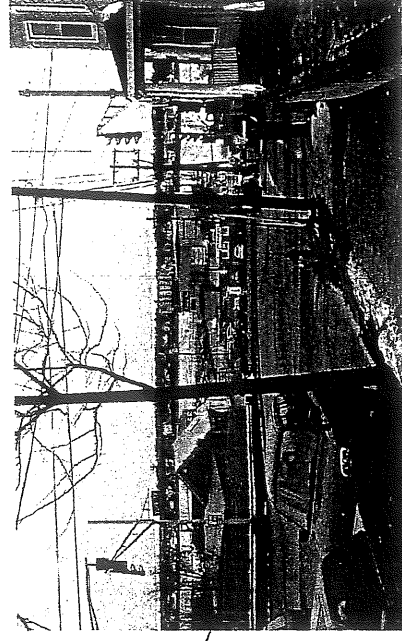
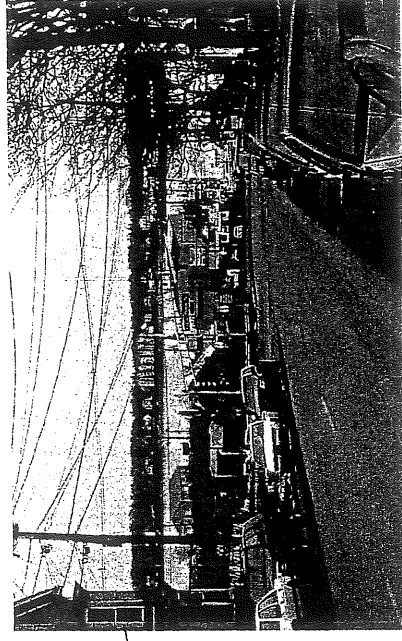
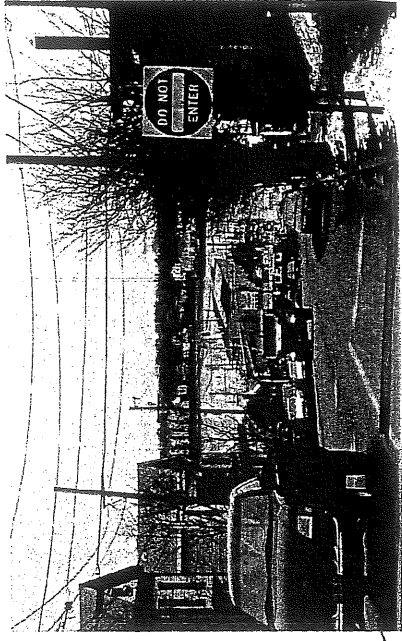
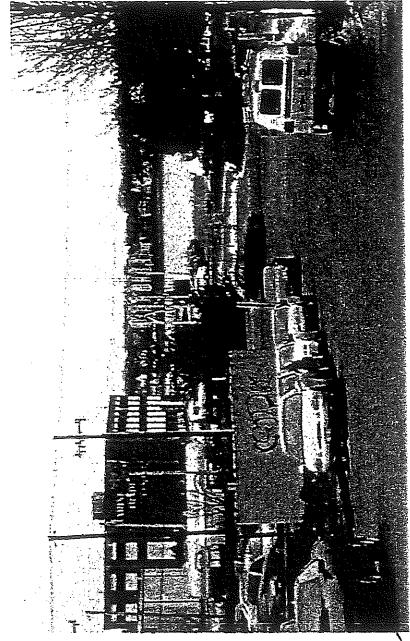
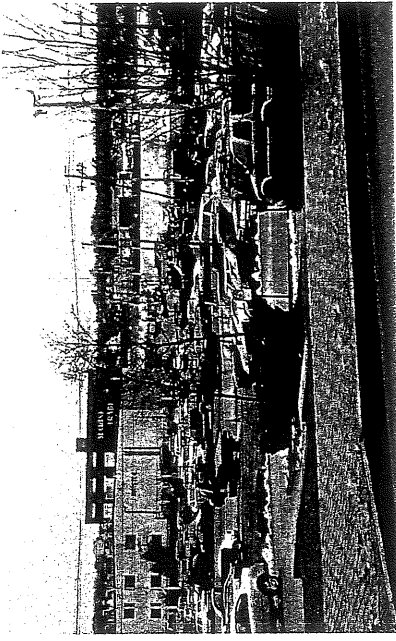
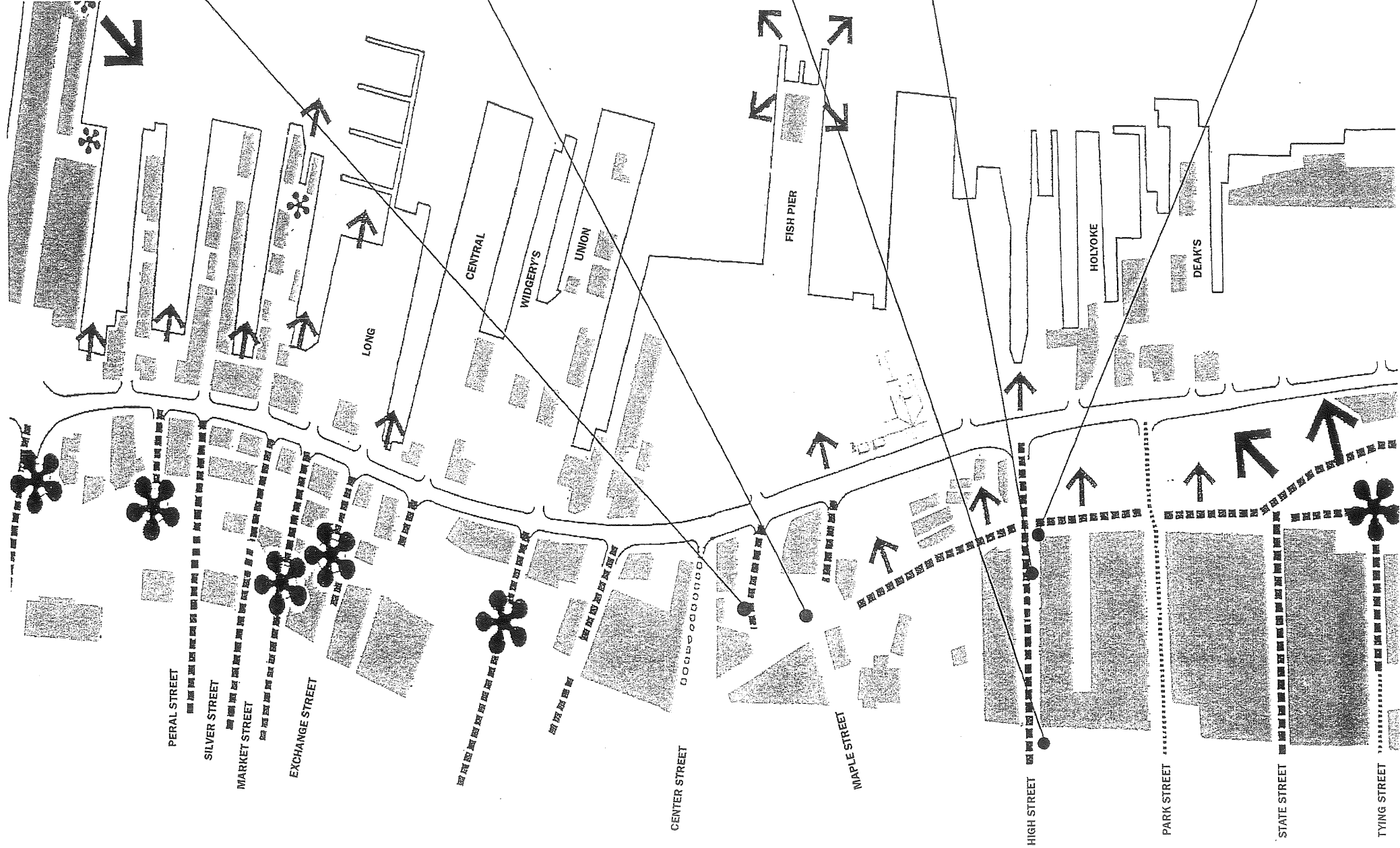


'A' VIEWS
'B' VIEWS
'C' VIEWS
PANORAMA

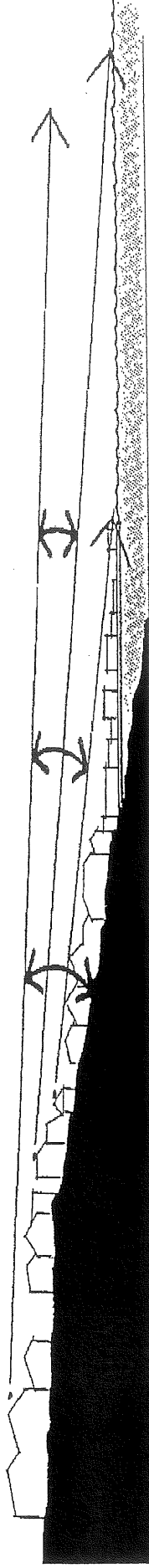


LEGEND

SIGNIFICANT VIEWPOINTS

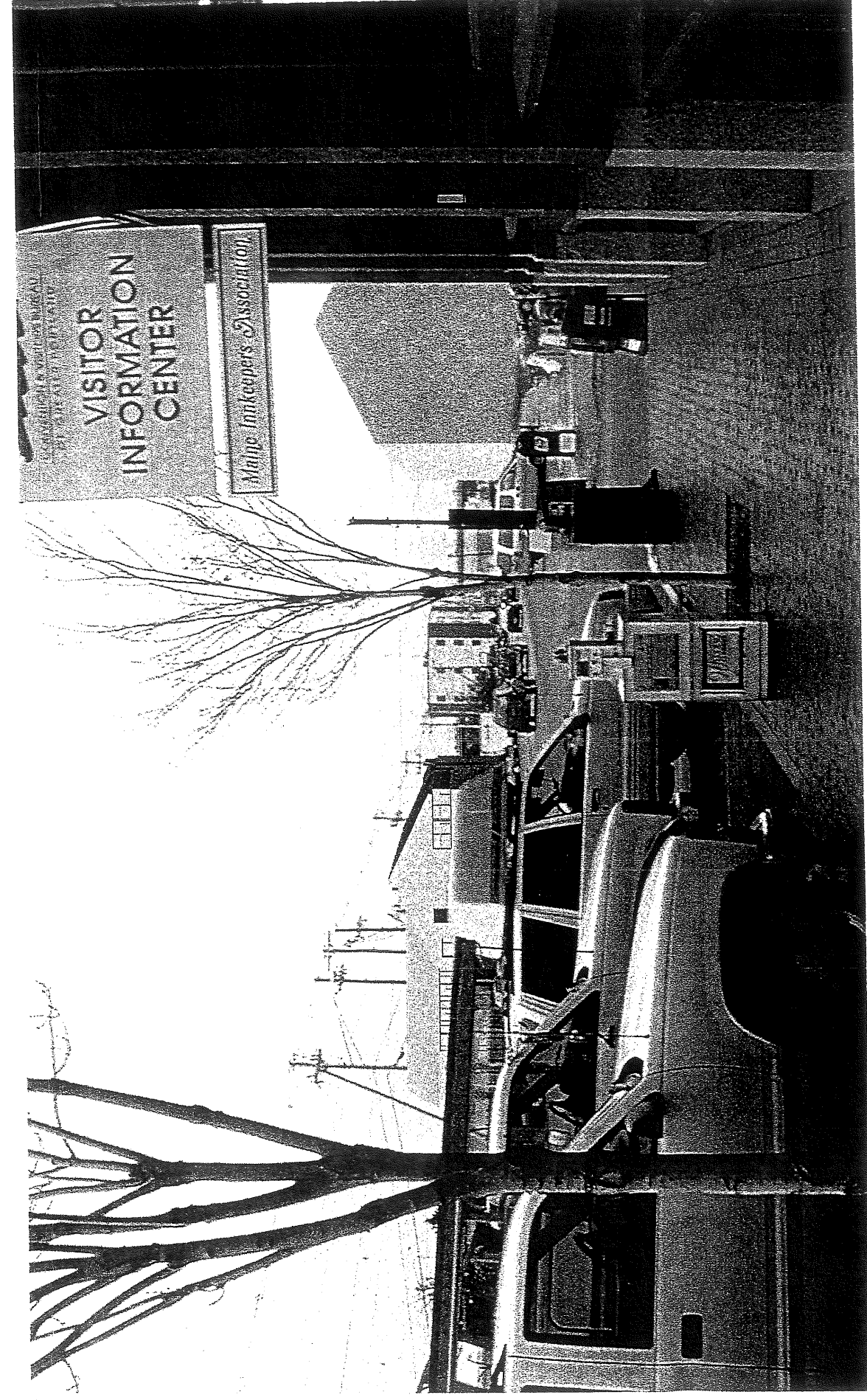
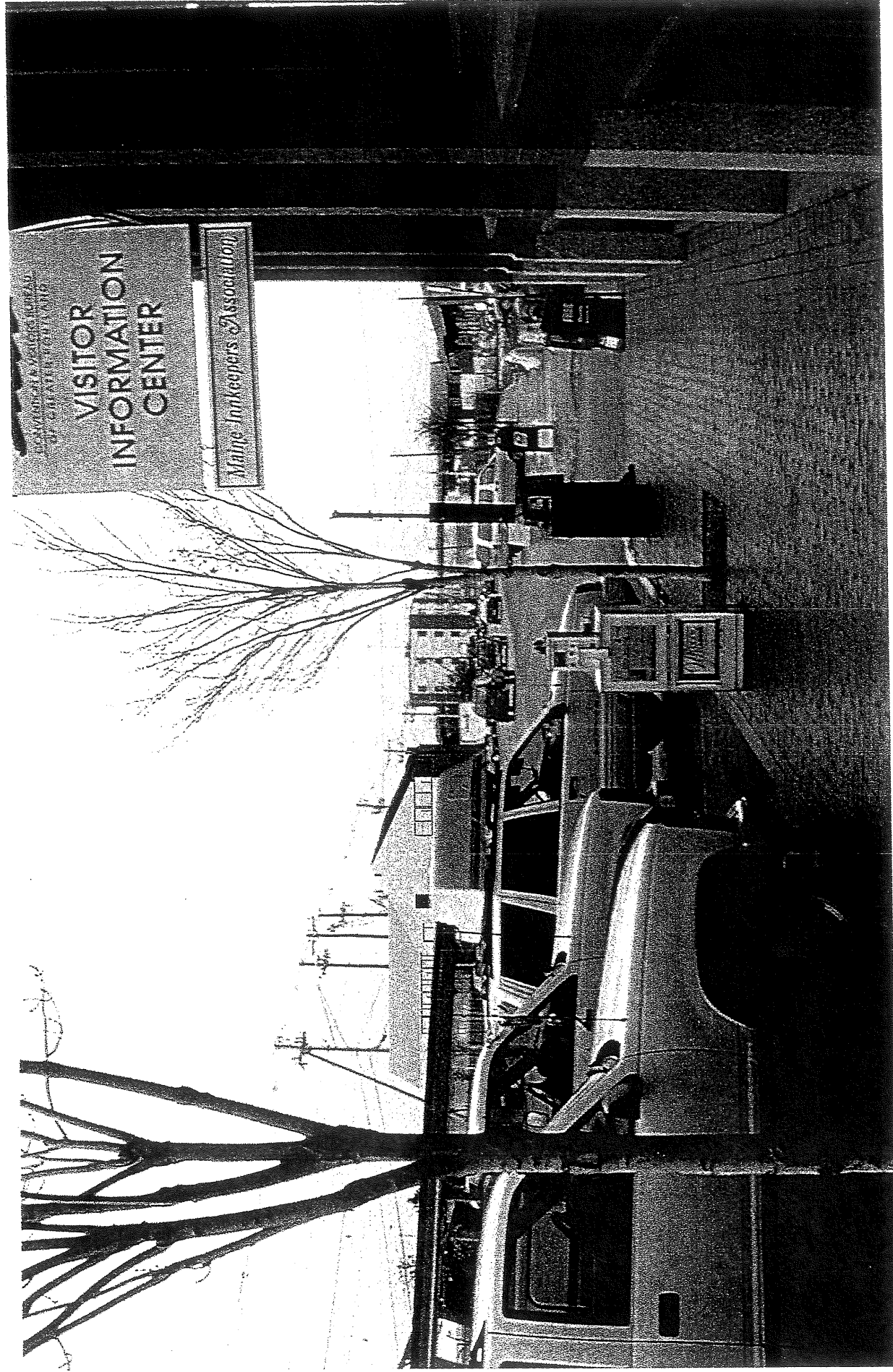


A B C



SECTION INDICATING EXTENT OF VIEW CORRIDOR

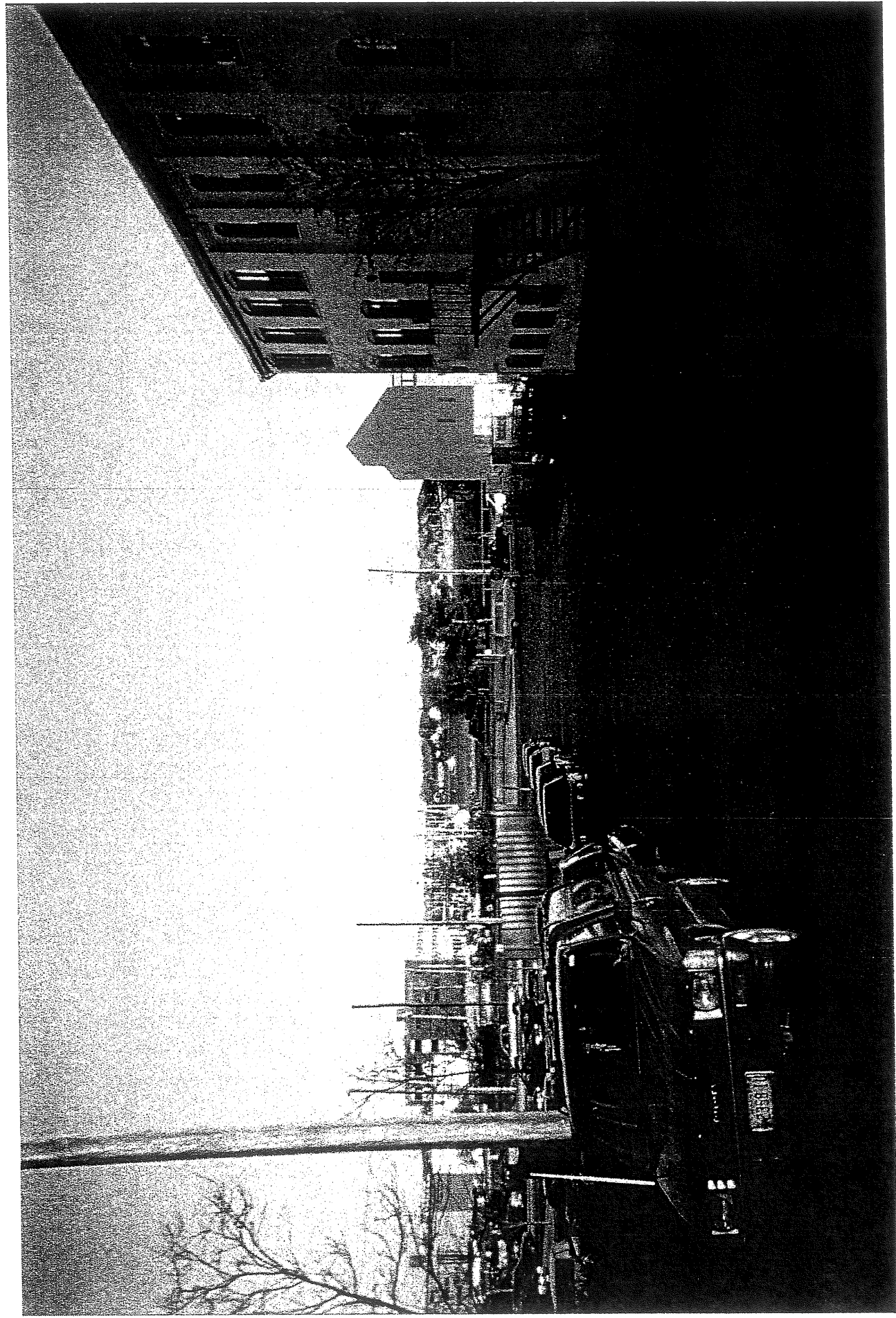
↑ View Corridors

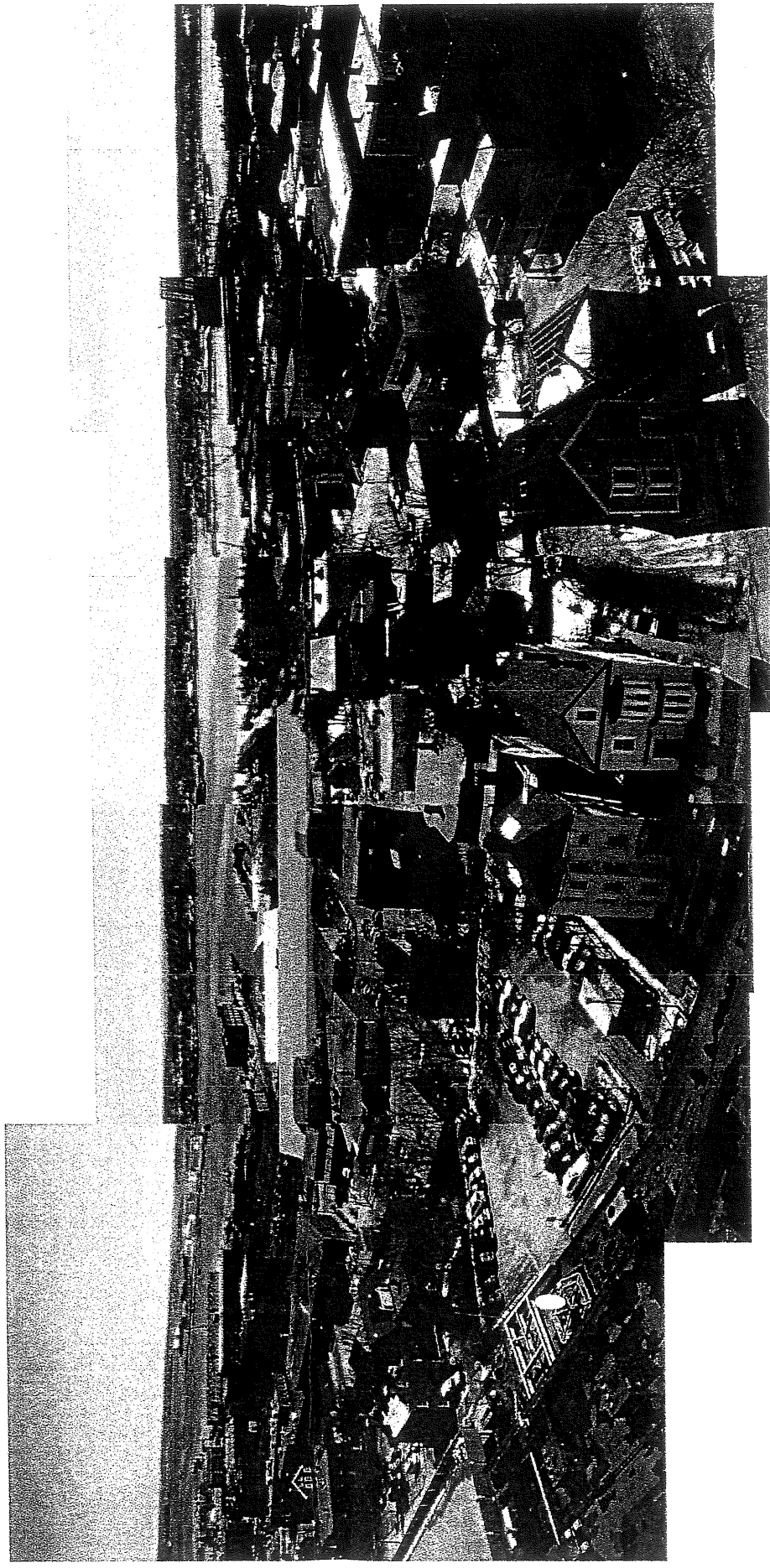
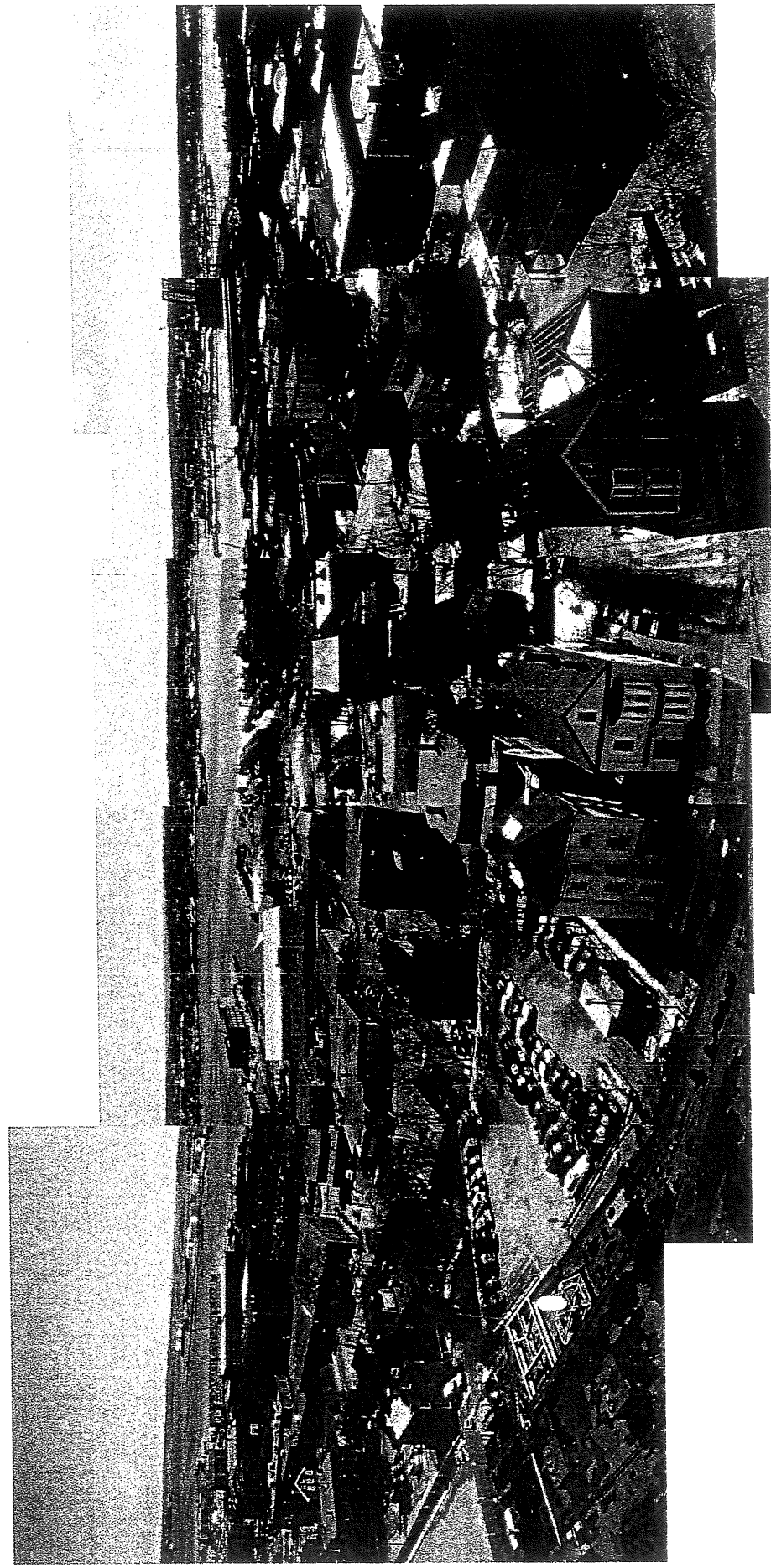


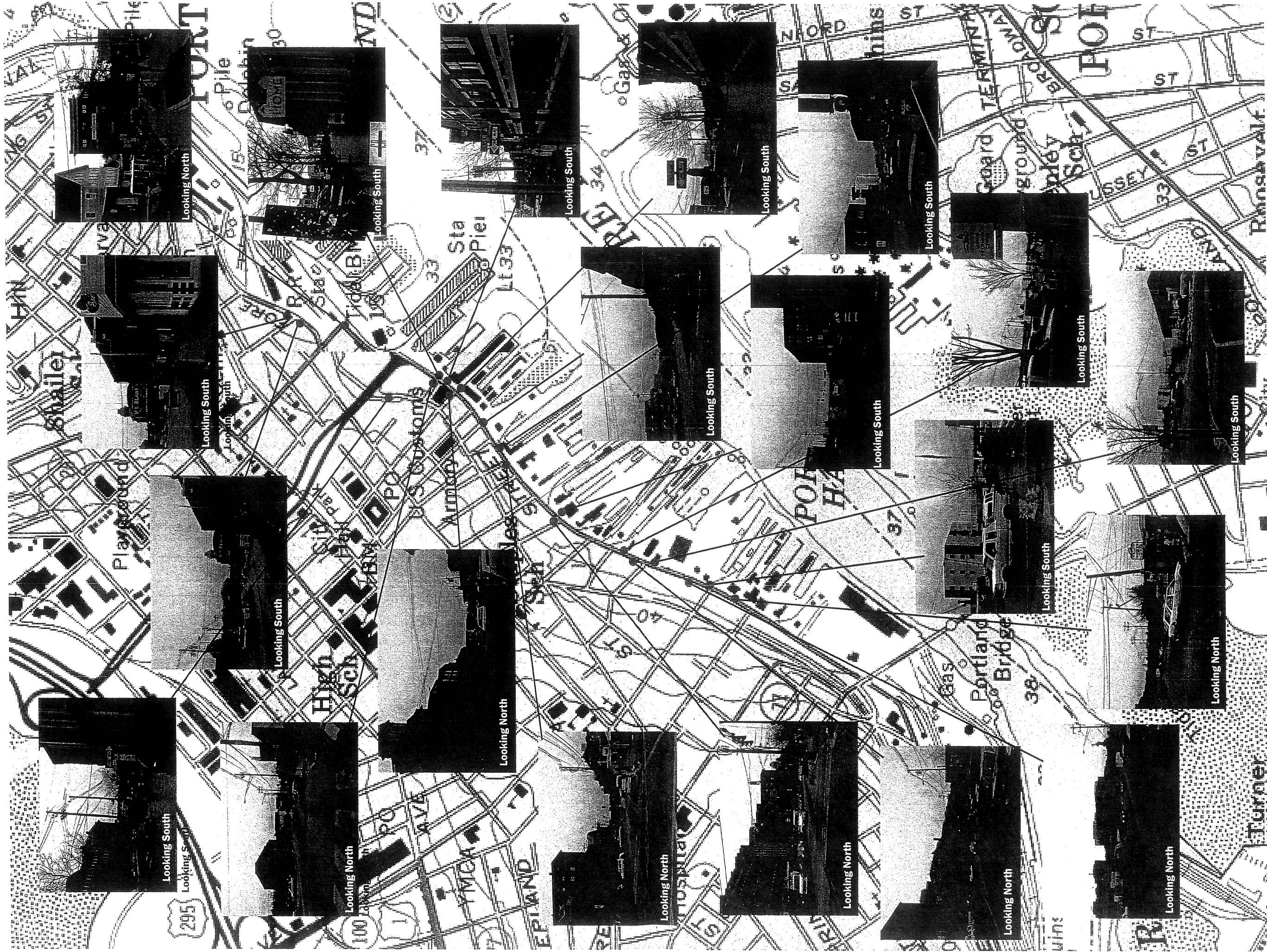
Massing Studies

100% CIVIL

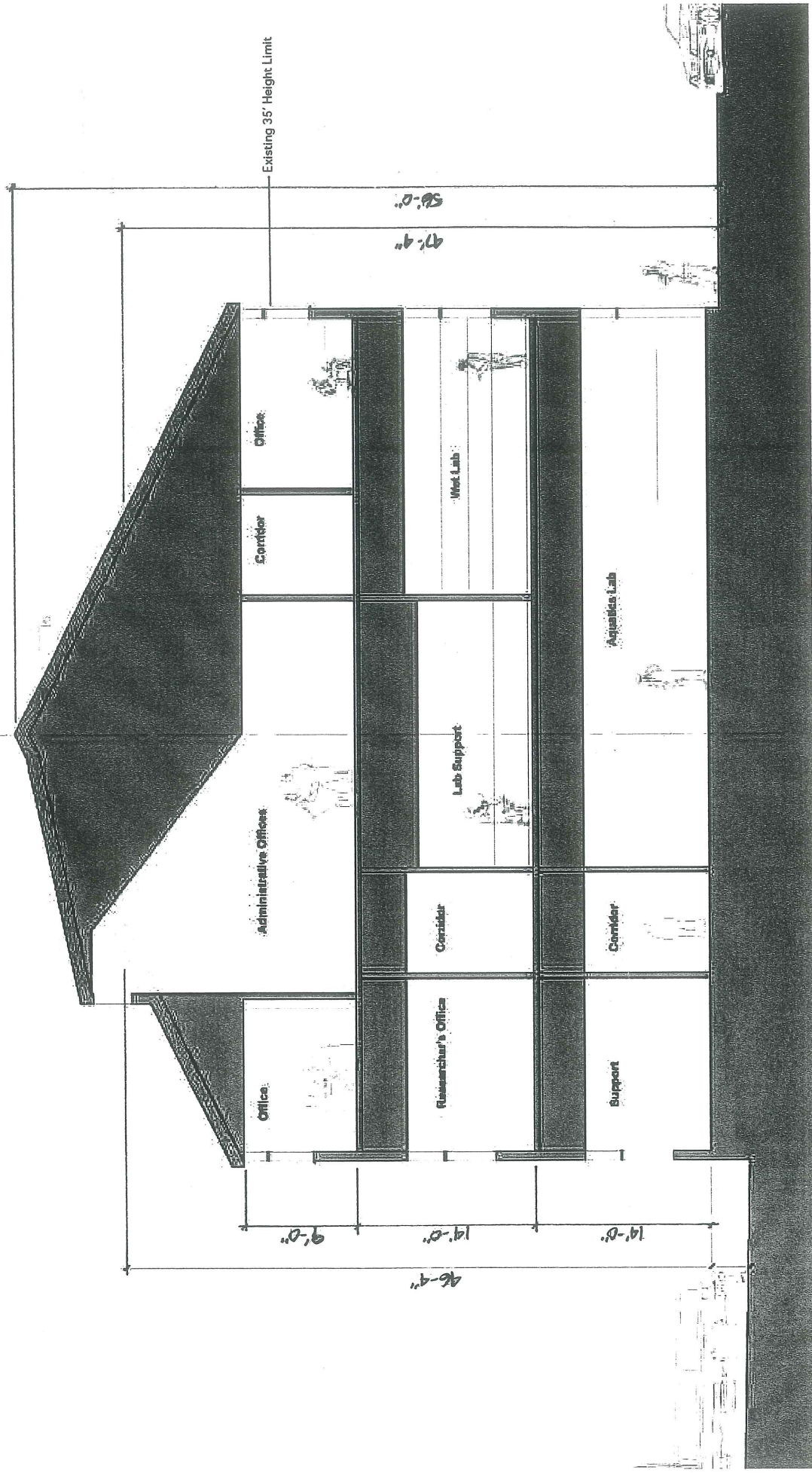
cult of Maine Restaurant Architecture



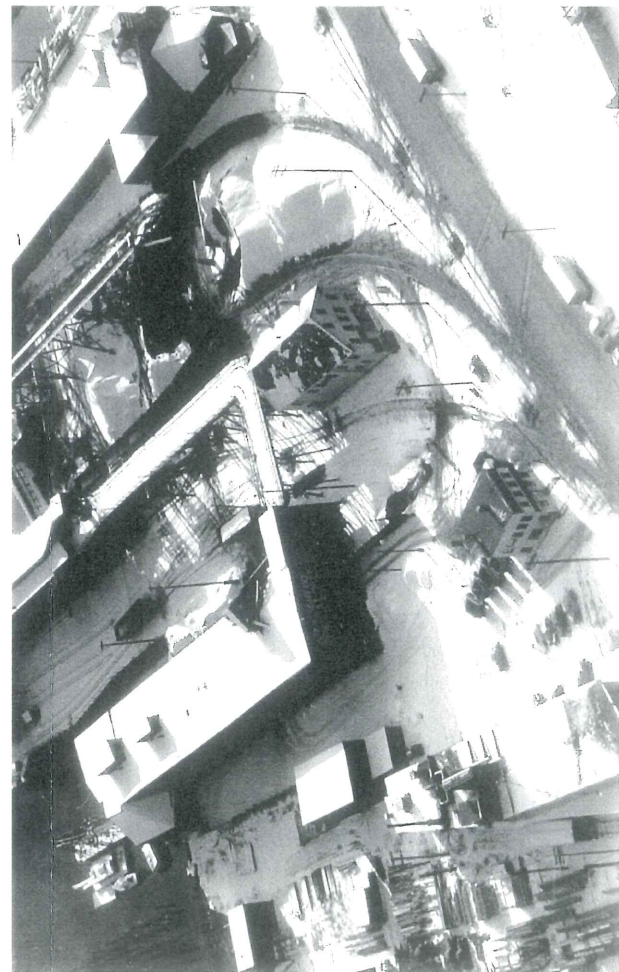
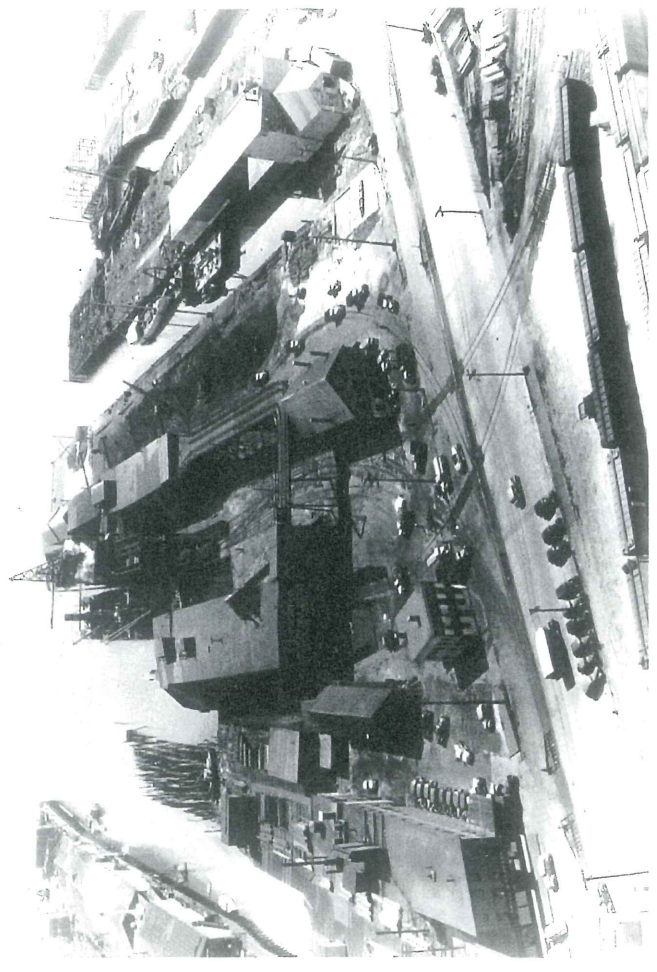
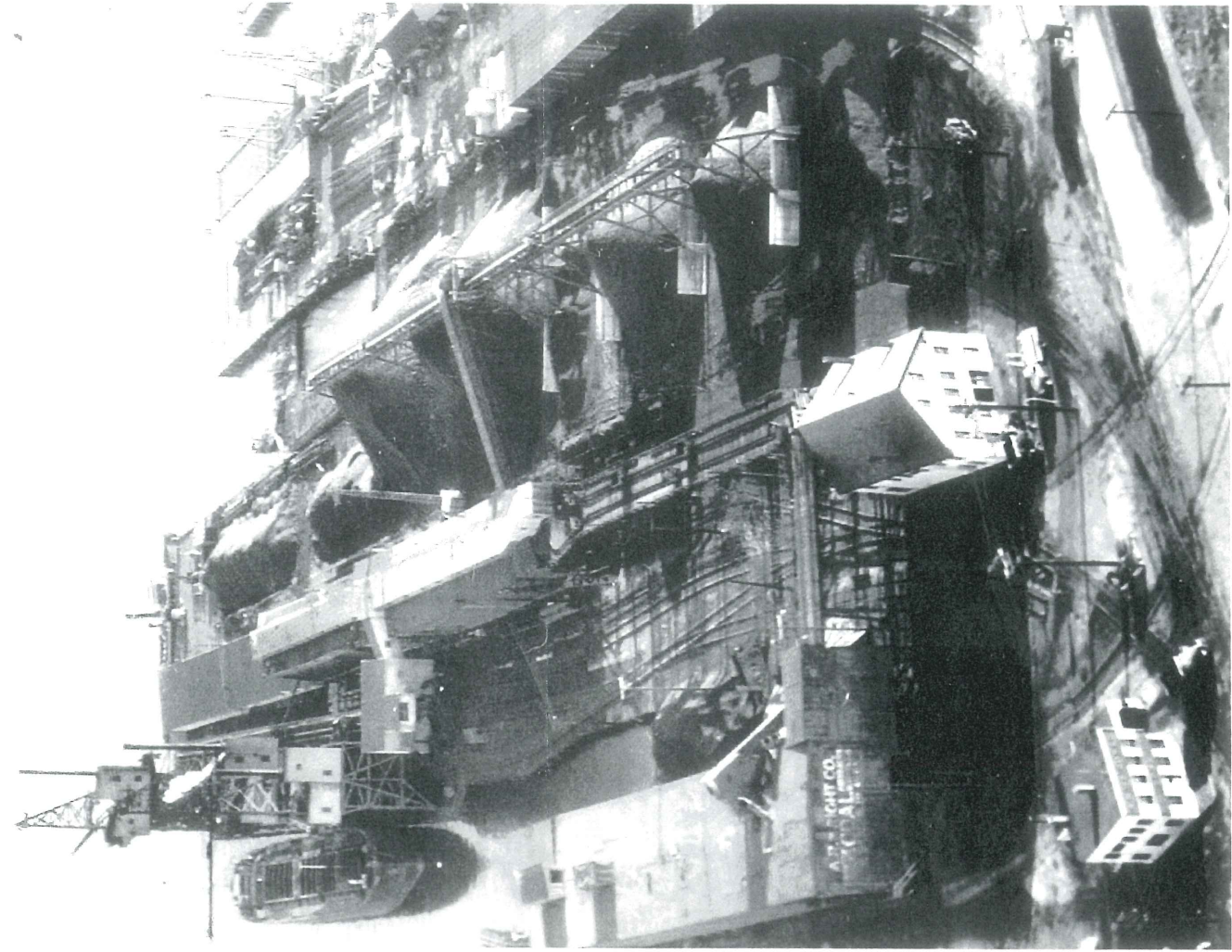
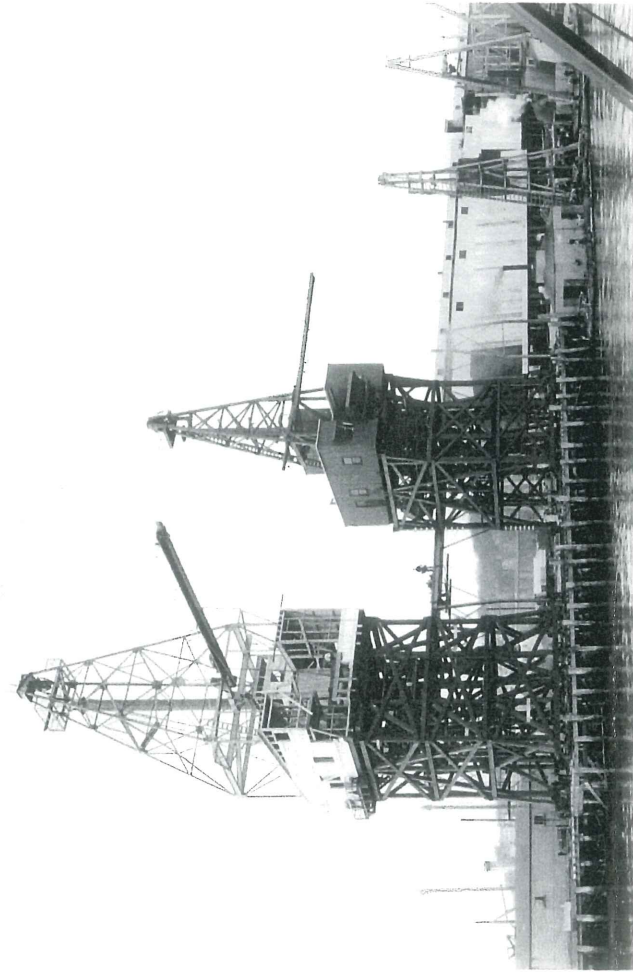
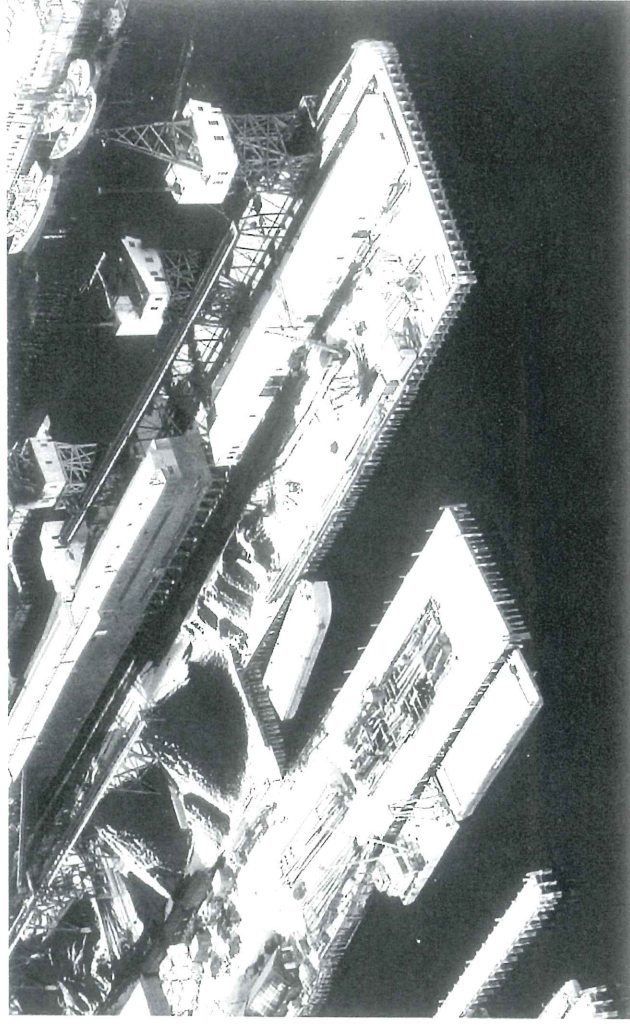
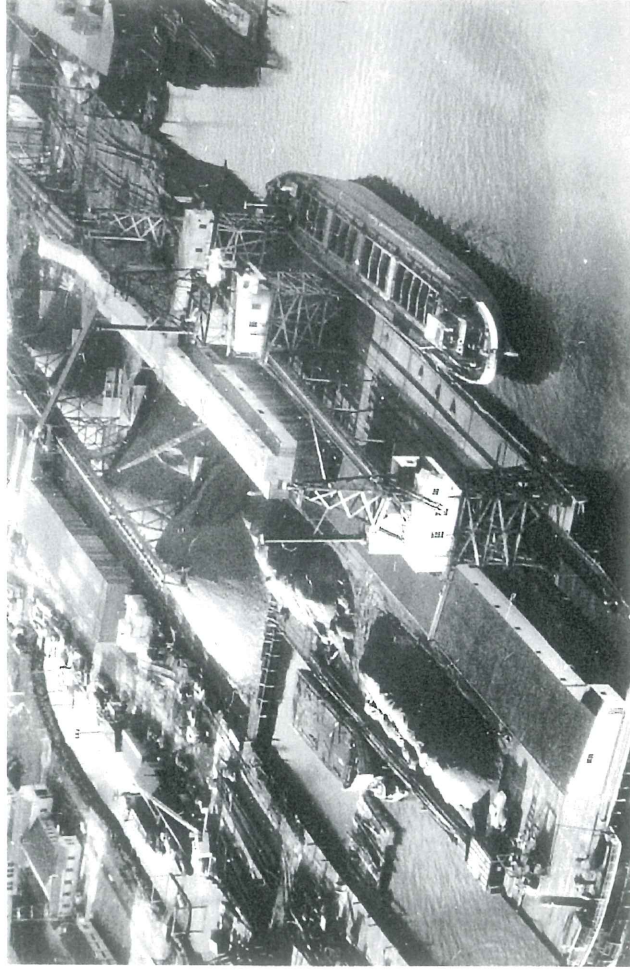


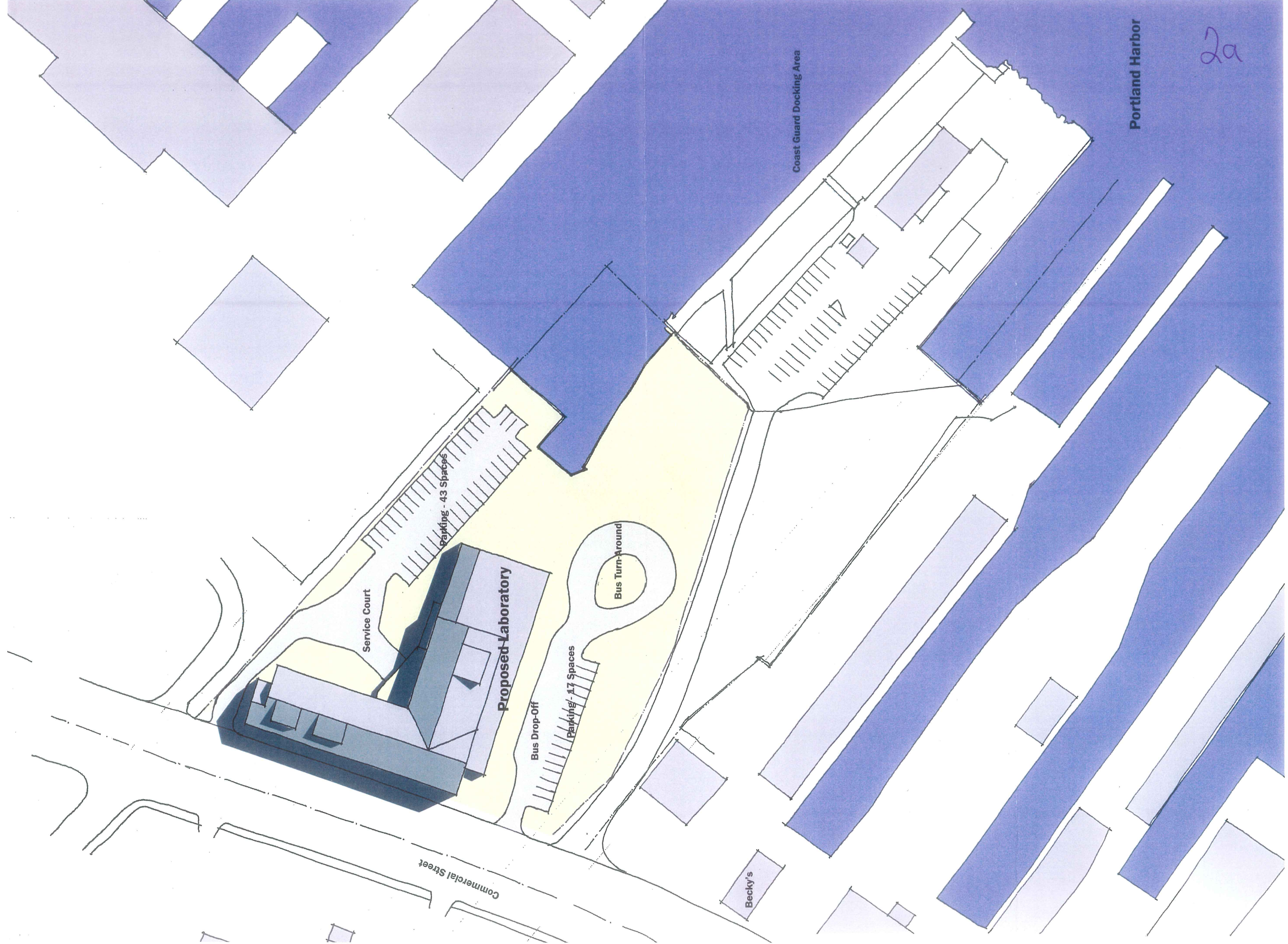


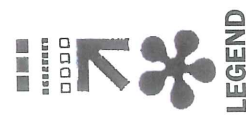
↑ **Commercial St.**



Att. 3



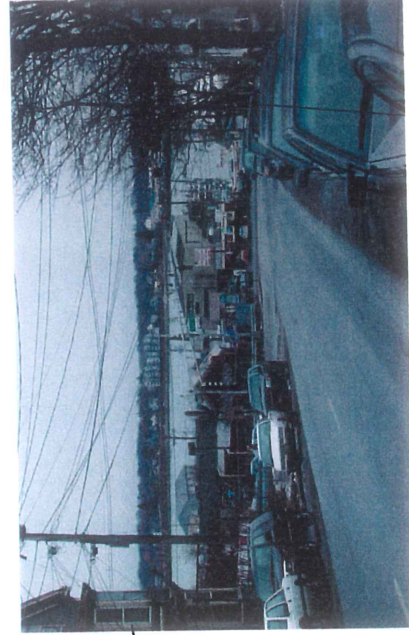
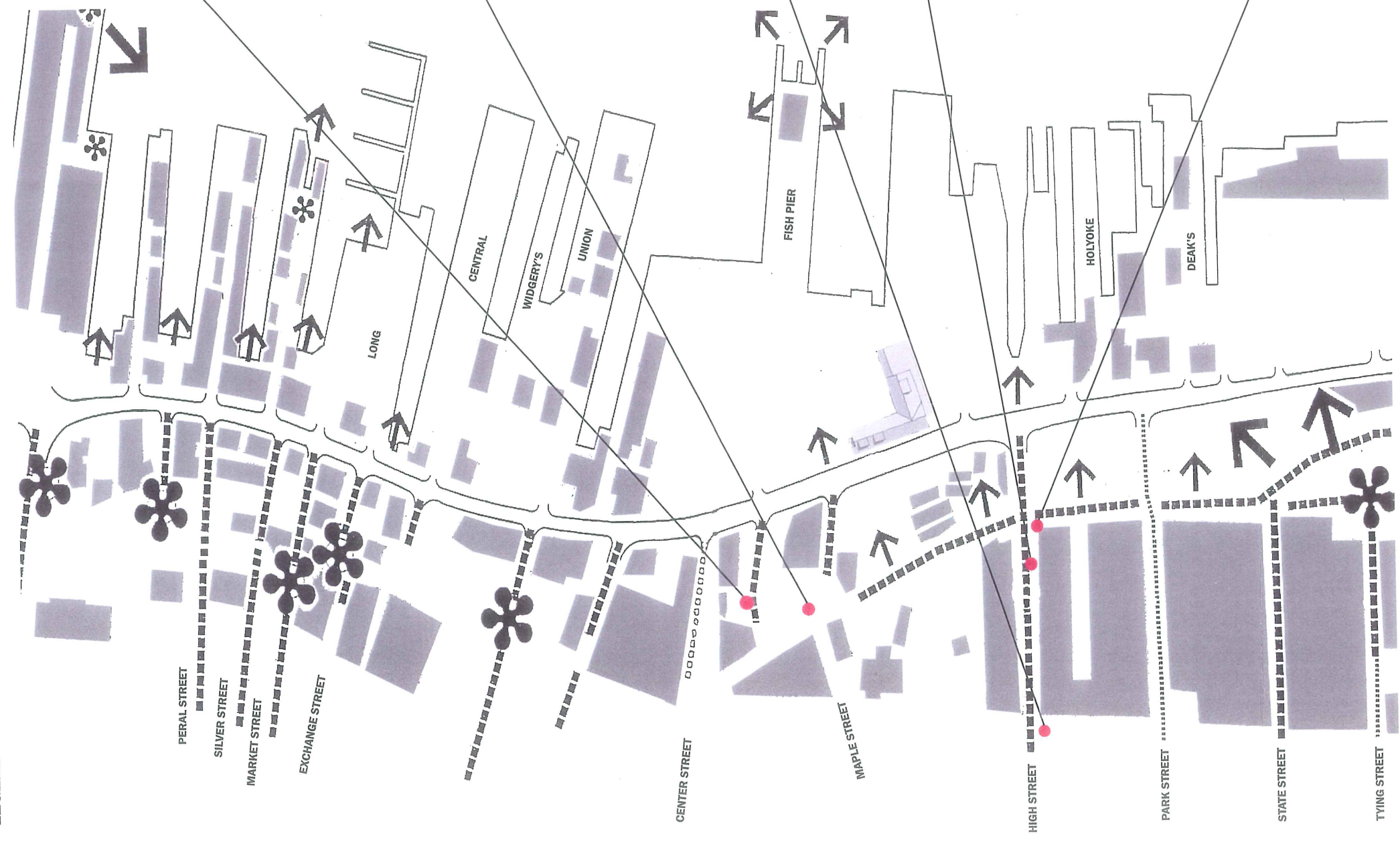




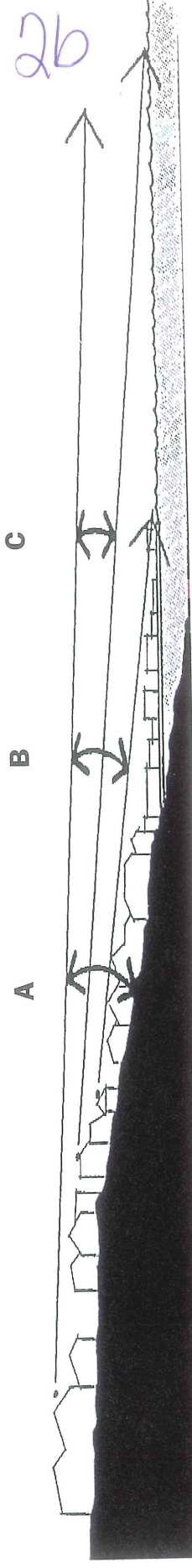
'A' VIEWS
'B' VIEWS
'C' VIEWS
PANORAMA

SIGNIFICANT VIEWPOINTS

LEGEND

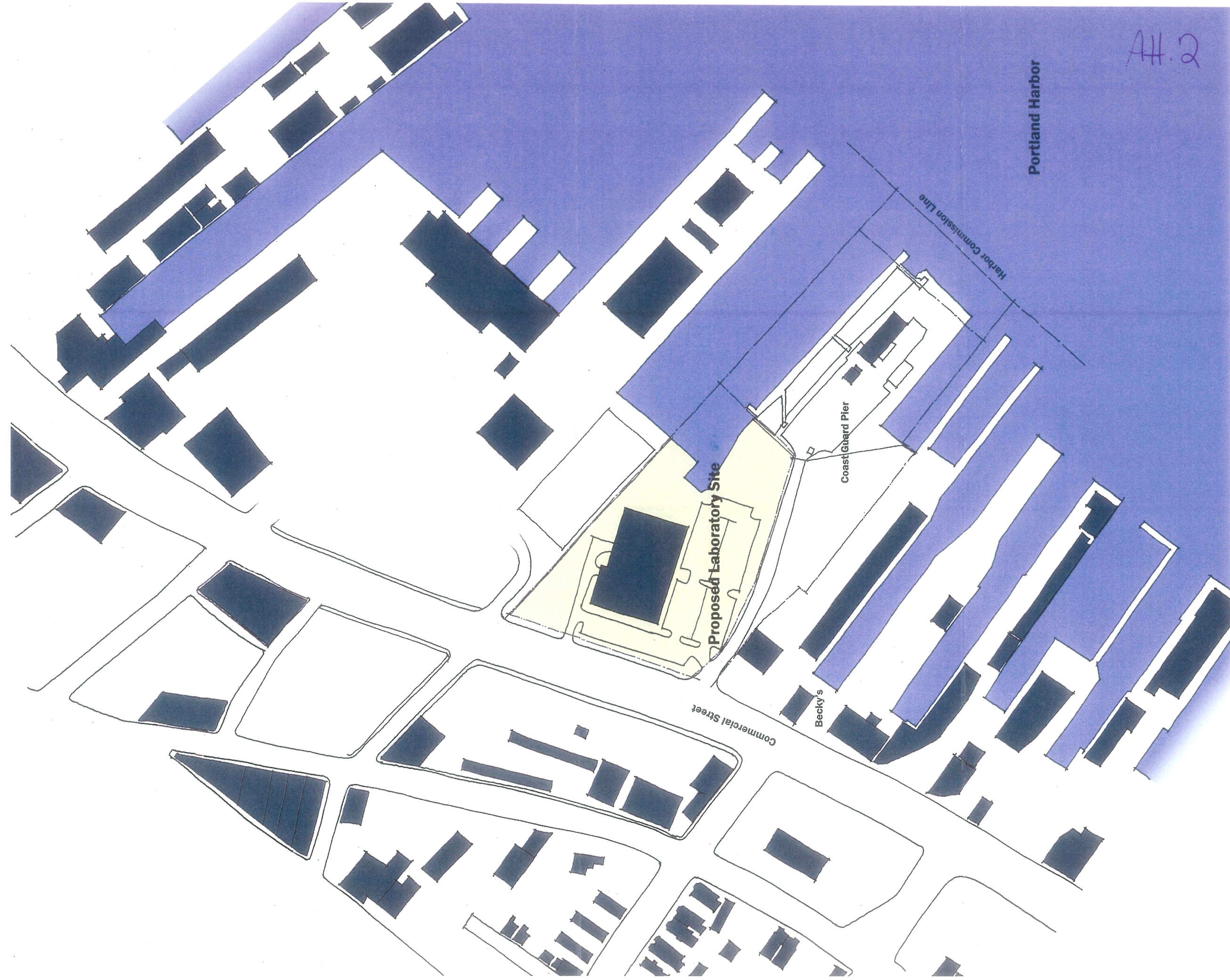


A B C



26

SECTION INDICATING EXTENT OF VIEW CORRIDOR



AH.2

Portland Harbor

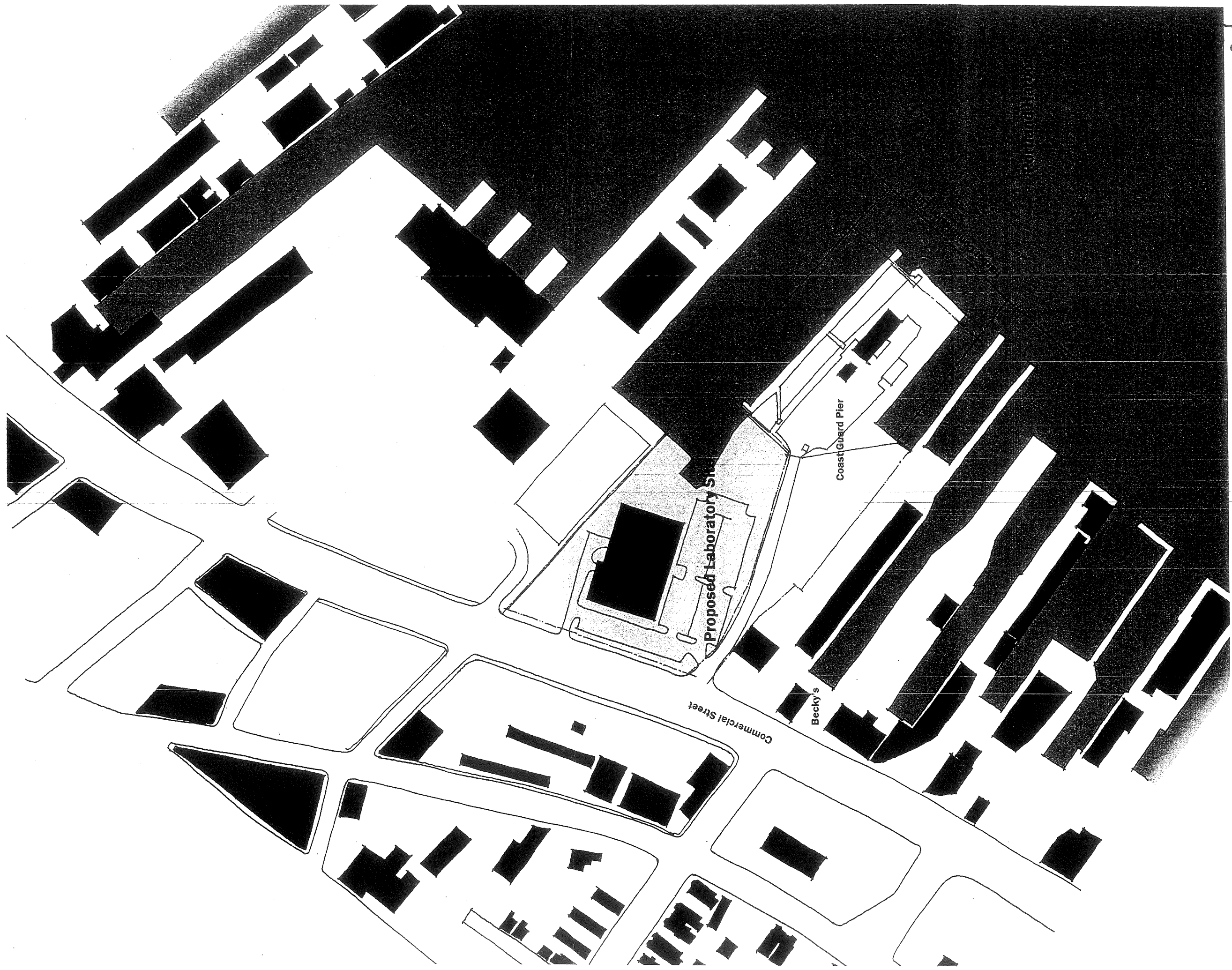
Proposed Laboratory Site

Coast Guard Pier

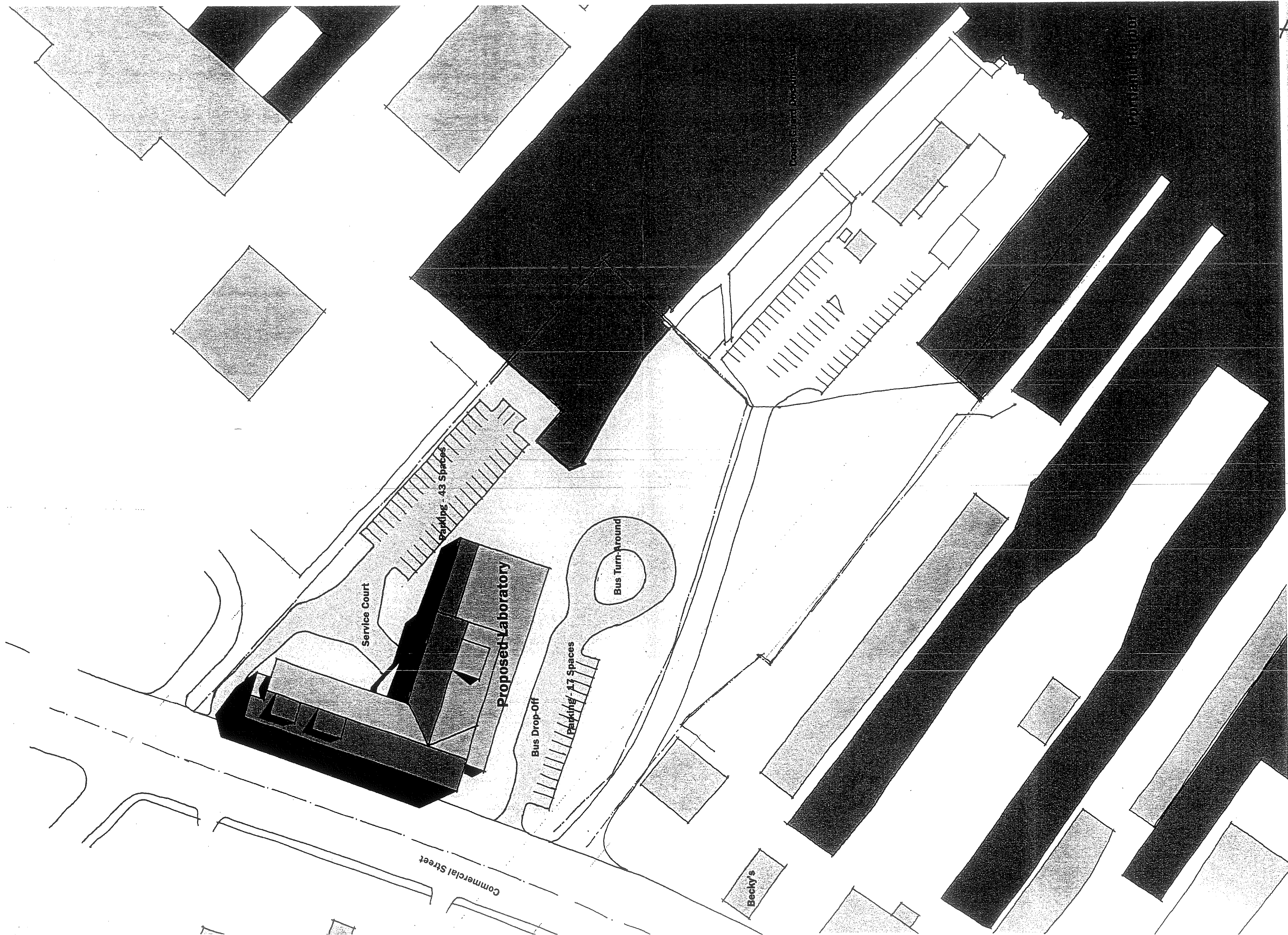
Becky's

Commercial Street

Harbor Commission Line



Vicinity Plan - Existing



Commercial Street

Service Court

Proposed Laboratory

Bus Drop-Off

Parking - 17 Spaces

Bus Turn-Around

Parking - 43 Spaces

Becky's

A# 5-2

Site Plan - Laboratory

1/32" = 1'-0"

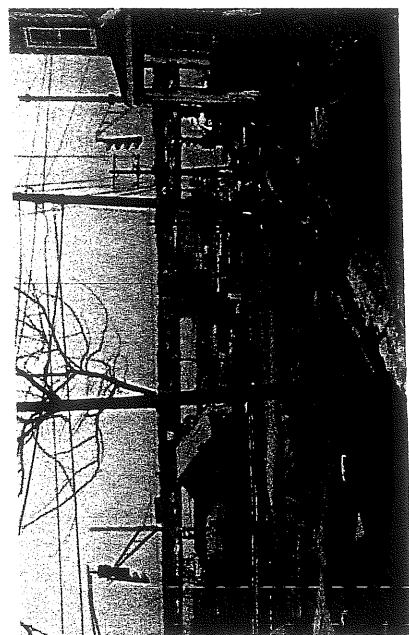
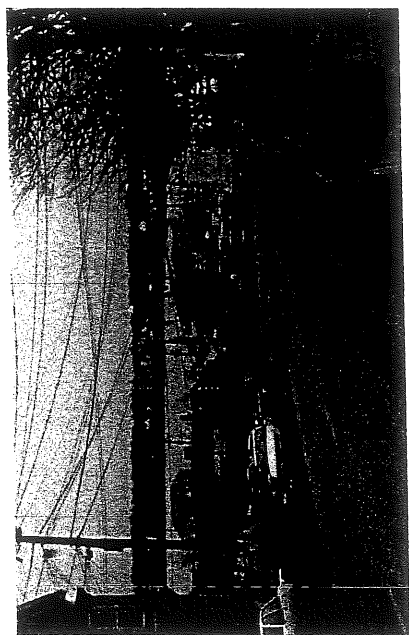
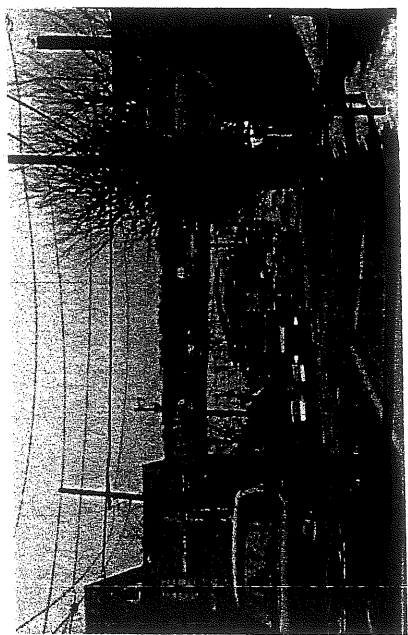
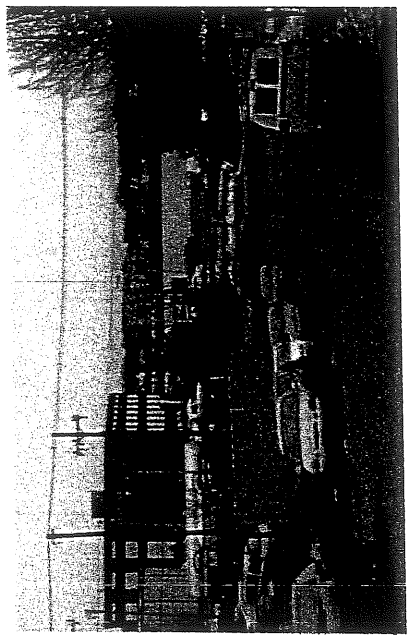
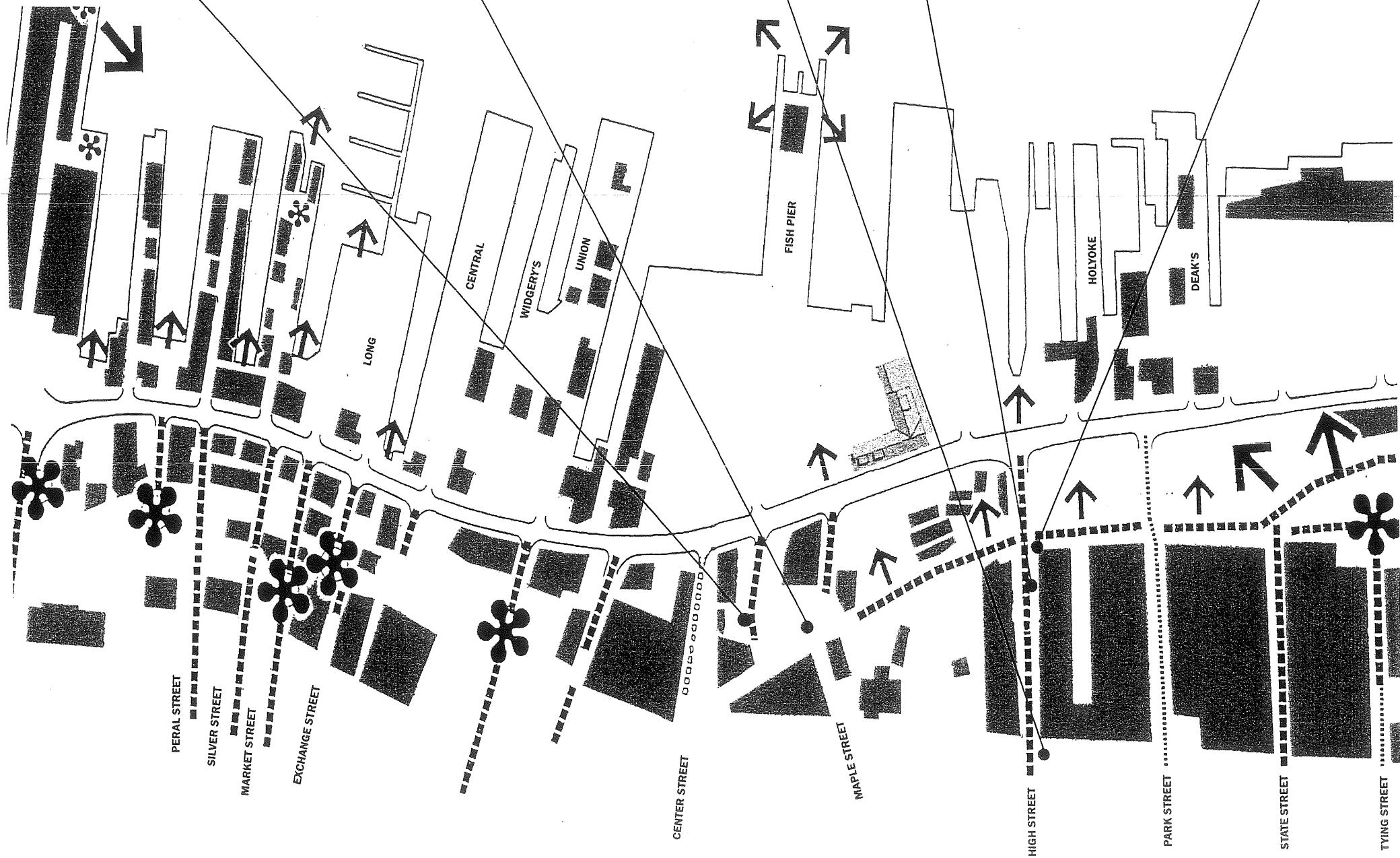
City of Washington, District of Columbia

'A' VIEWS
'B' VIEWS
'C' VIEWS
PANORAMA

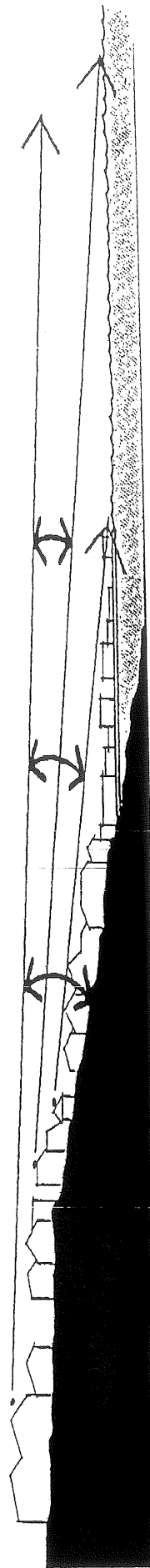
SIGNIFICANT VIEWPOINTS



LEGEND



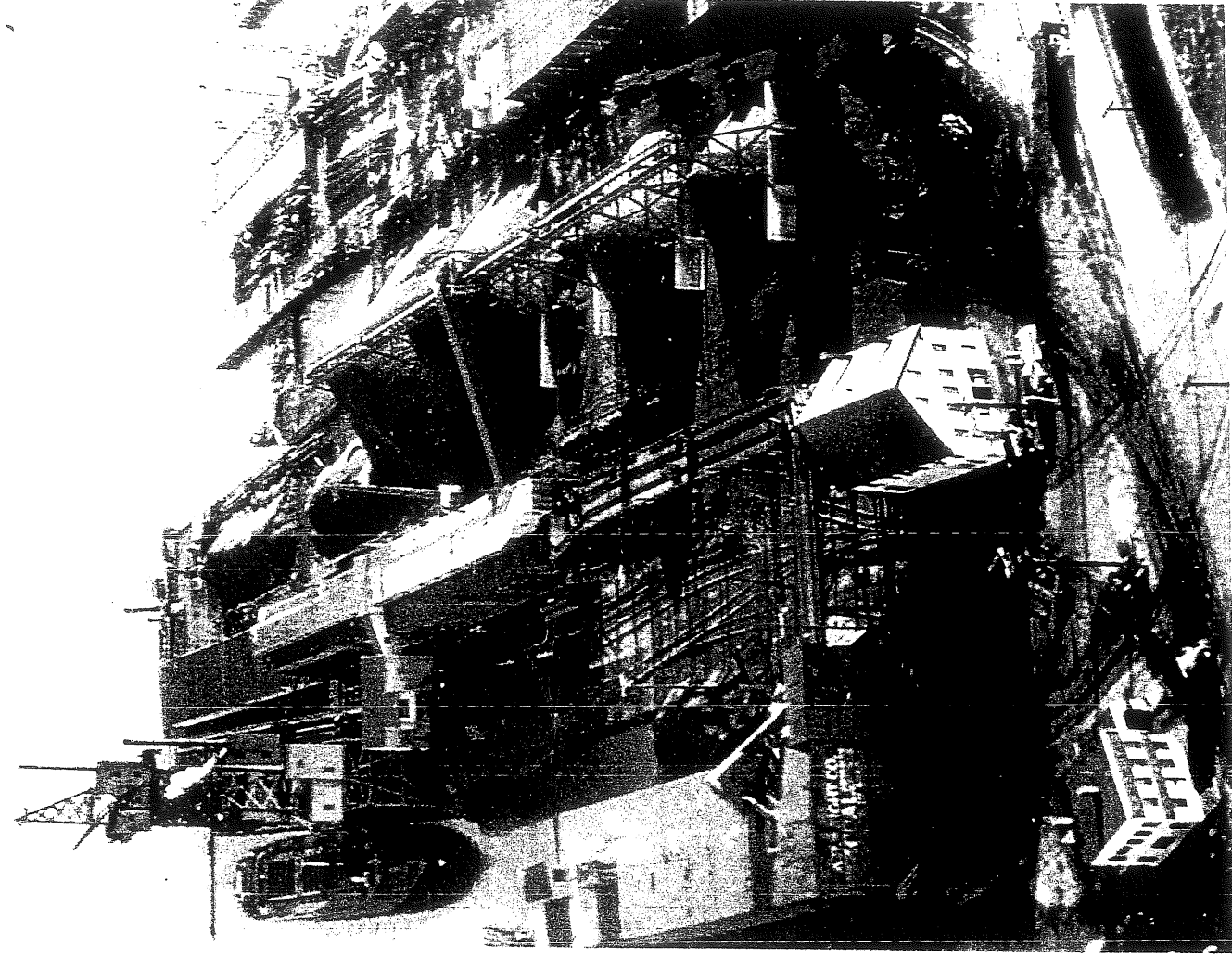
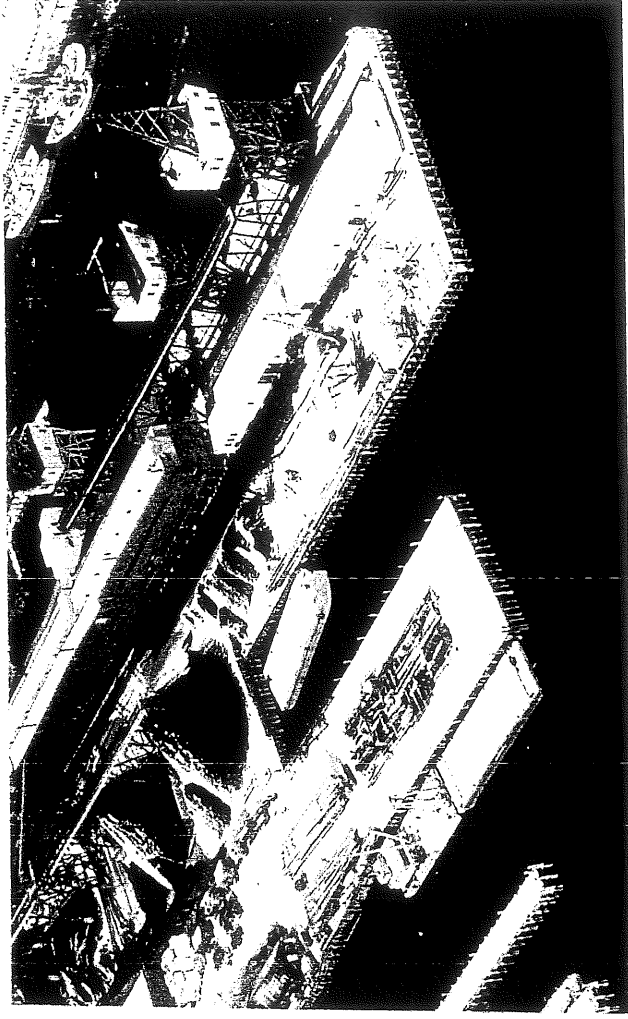
A B C



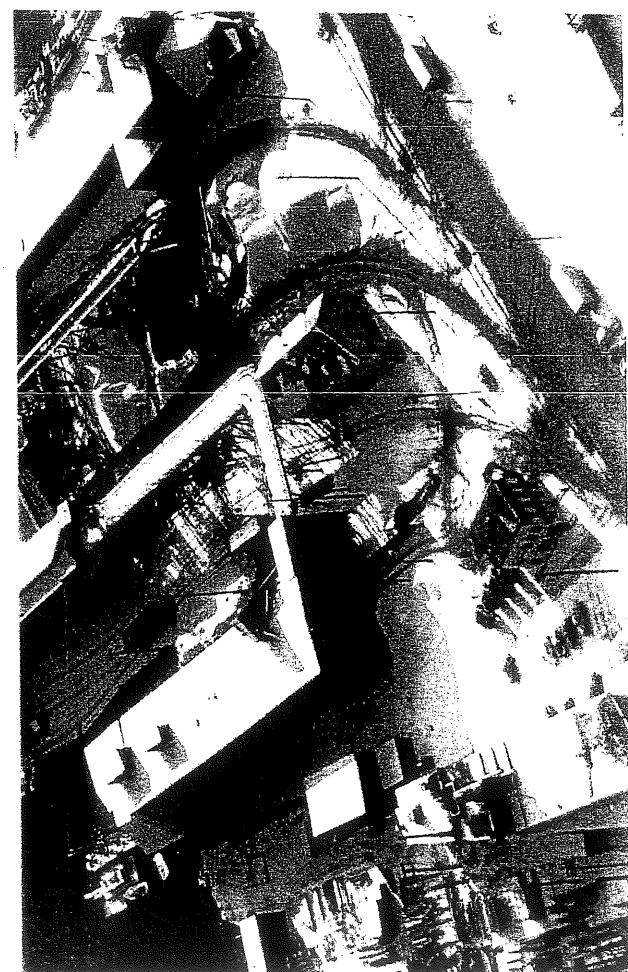
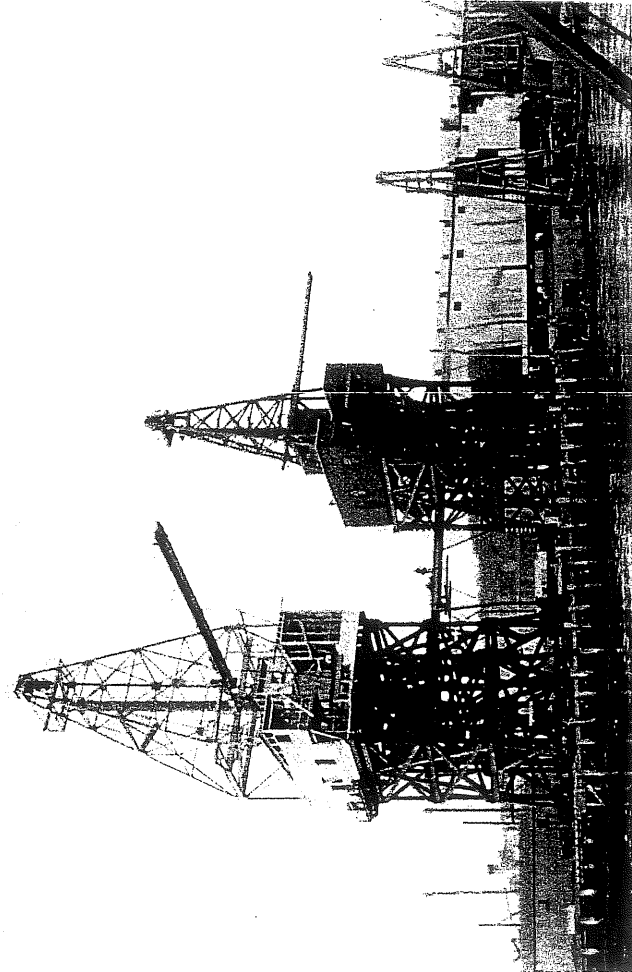
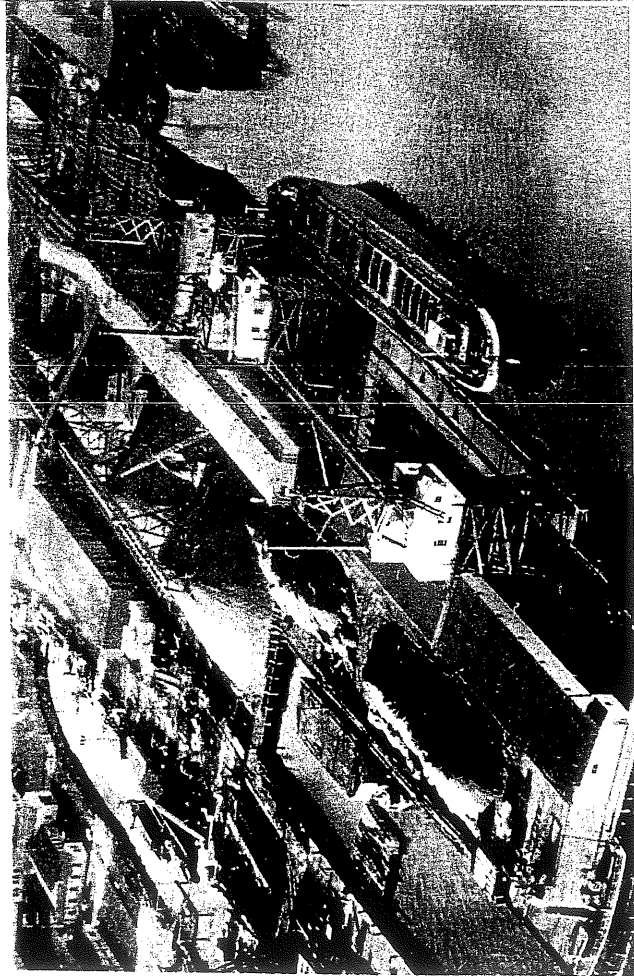
SECTION INDICATING EXTENT OF VIEW CORRIDOR

↑ View Corridors

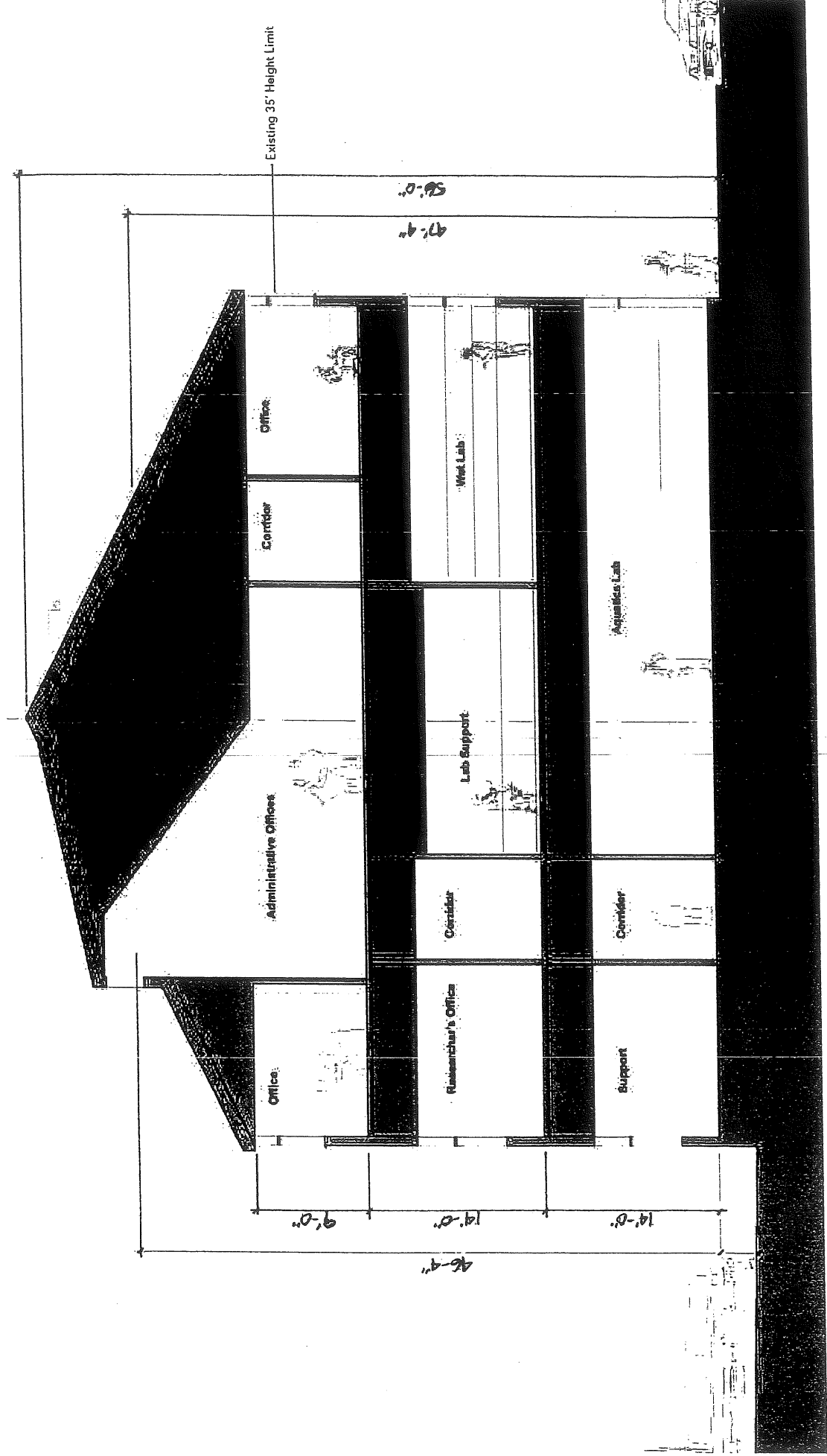
CITY OF WILMINGTON, DELAWARE



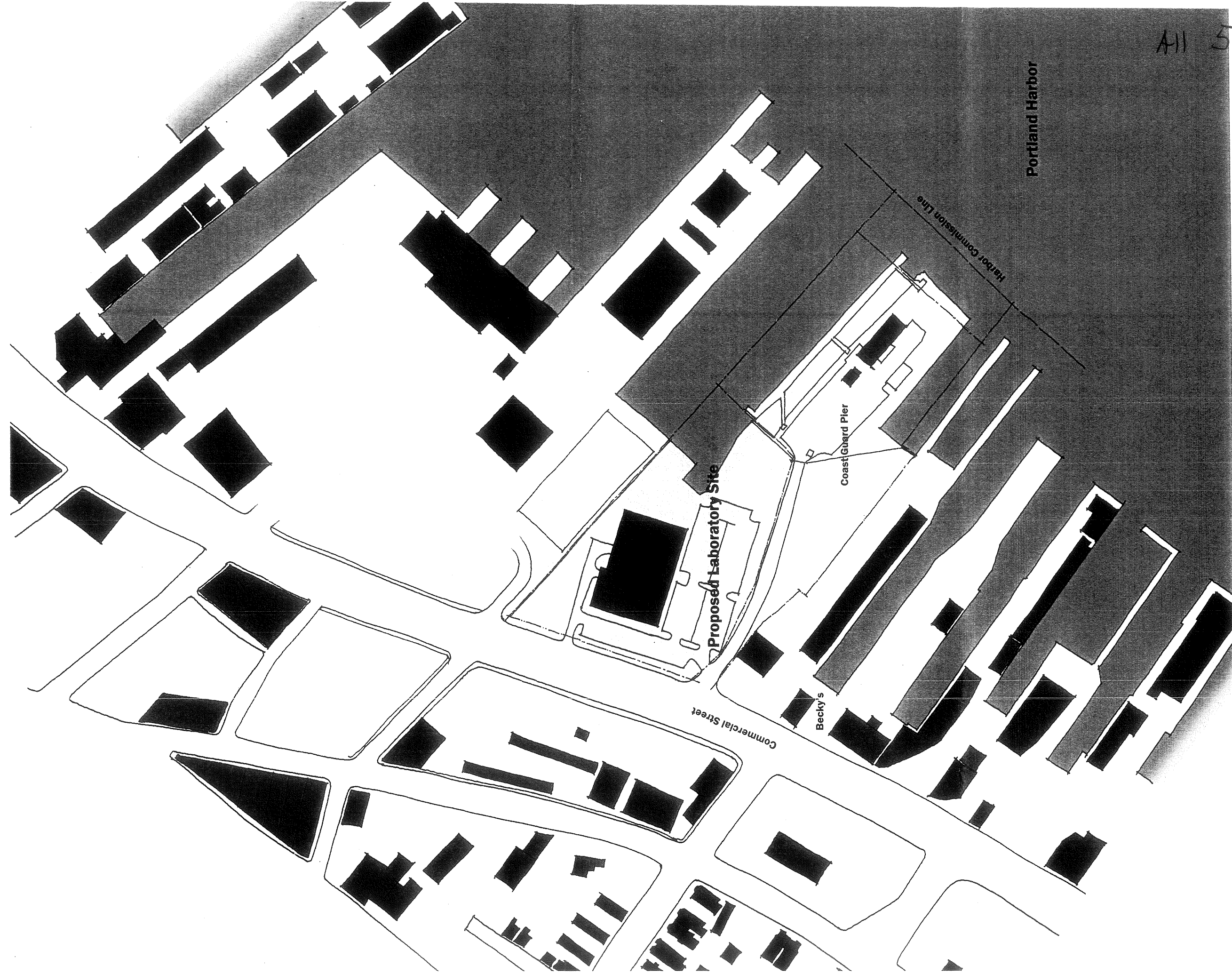
AA 5.4



Historical Images



Alt 5.1



1/64" = 1'-0"

↑ Vicinity Plan - Existing

Portland Harbor Commission

Coast Guard Docking Area

Portland Harbor

Commercial Street

Becky's

Service Court

Proposed Laboratory

Bus Drop-Off

Parking - 17 Spaces

Bus Turn-Around

Parking - 43 Spaces

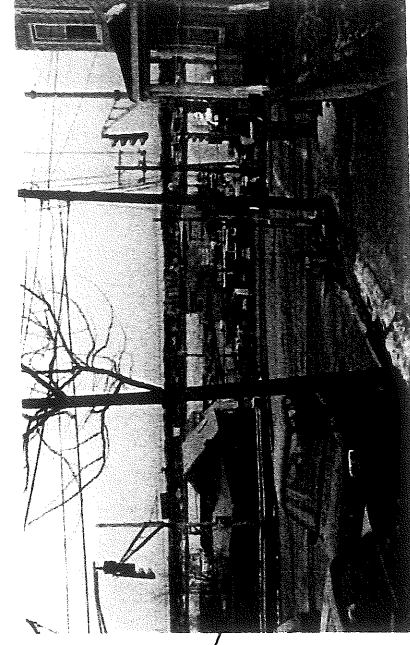
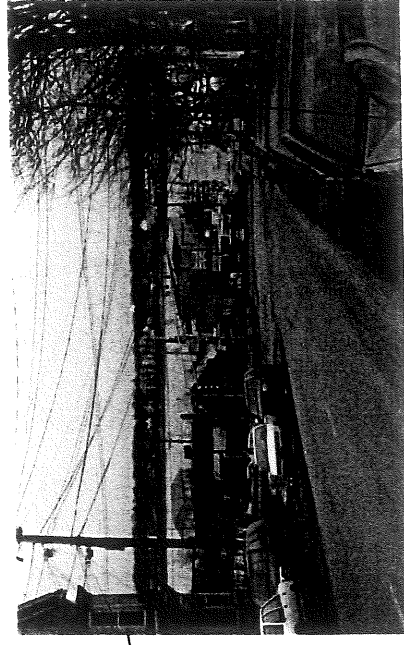
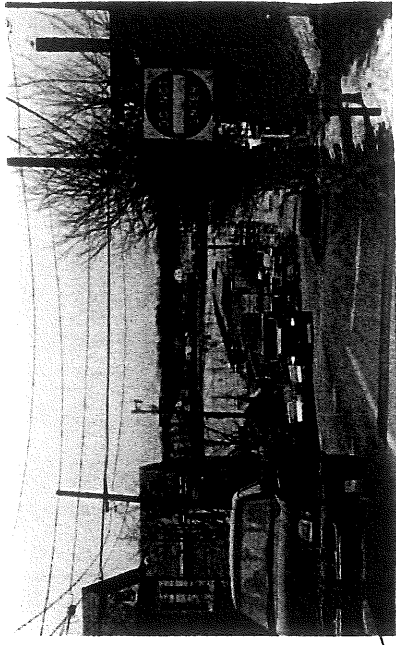
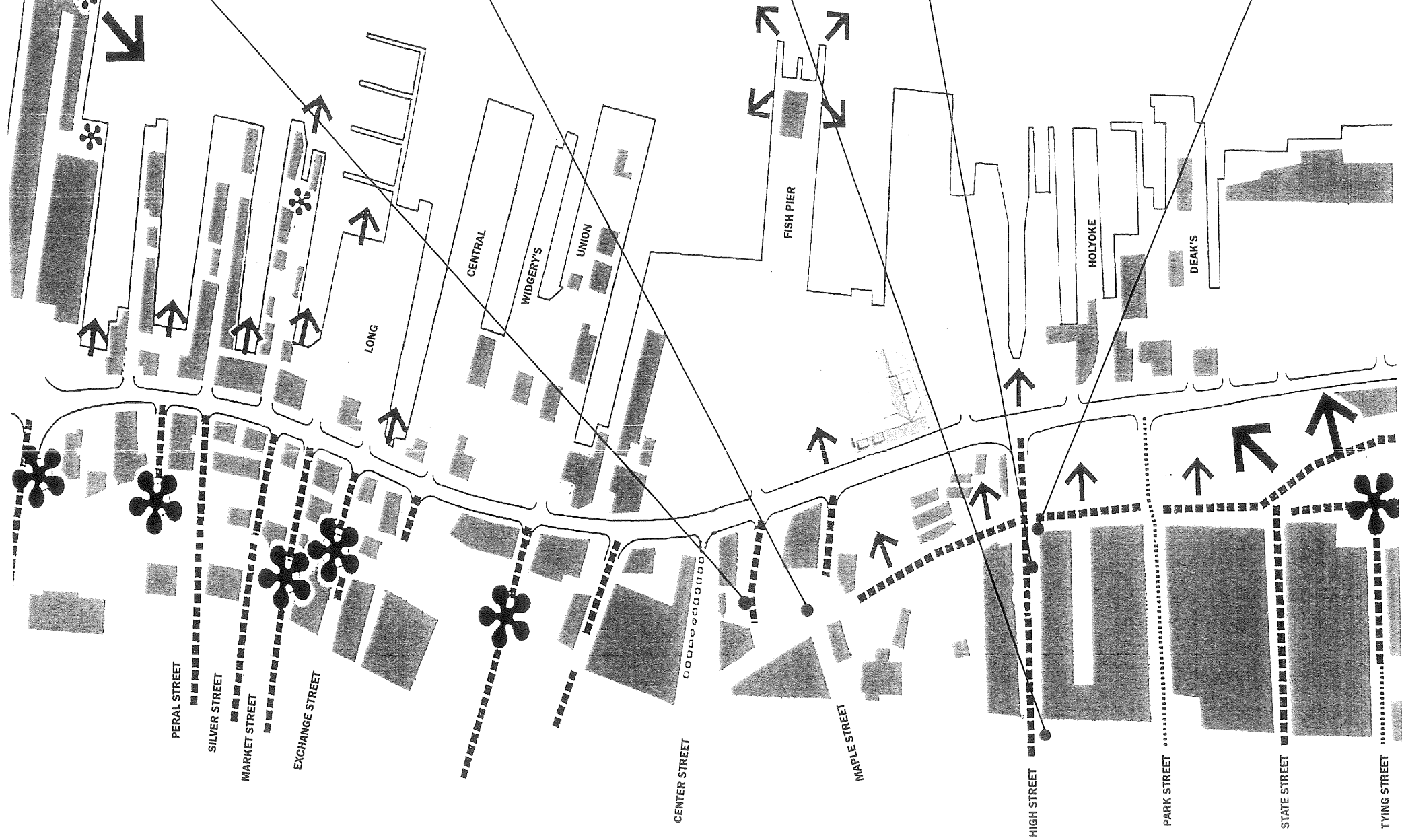
1/32" = 1'-0"

↑ Site Plan - Laboratory

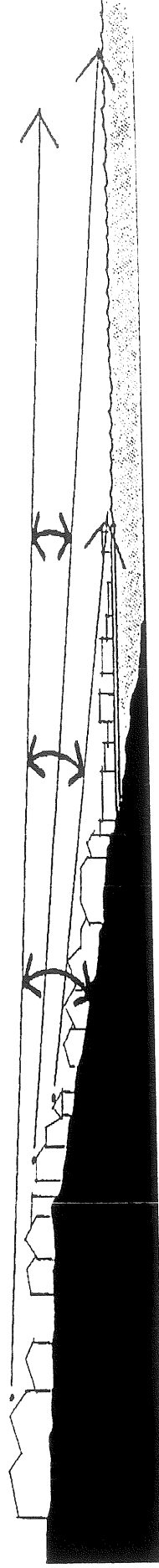
- ▬▬▬ 'A' VIEWS
- ▬▬▬ 'B' VIEWS
- ▬▬▬ 'C' VIEWS
- ▬▬▬ PANORAMA

SIGNIFICANT VIEWPOINTS

LEGEND

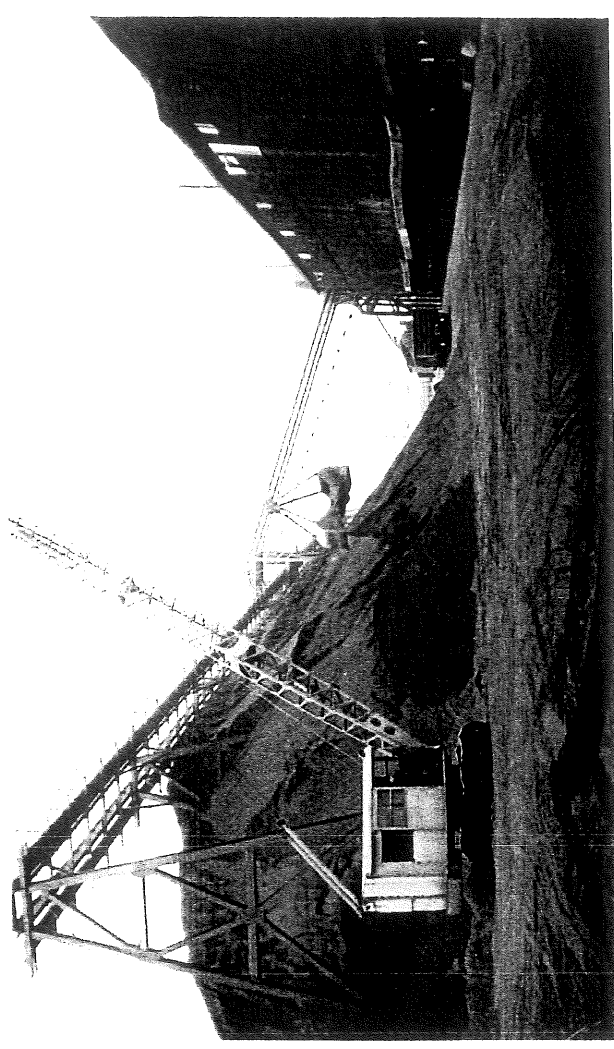
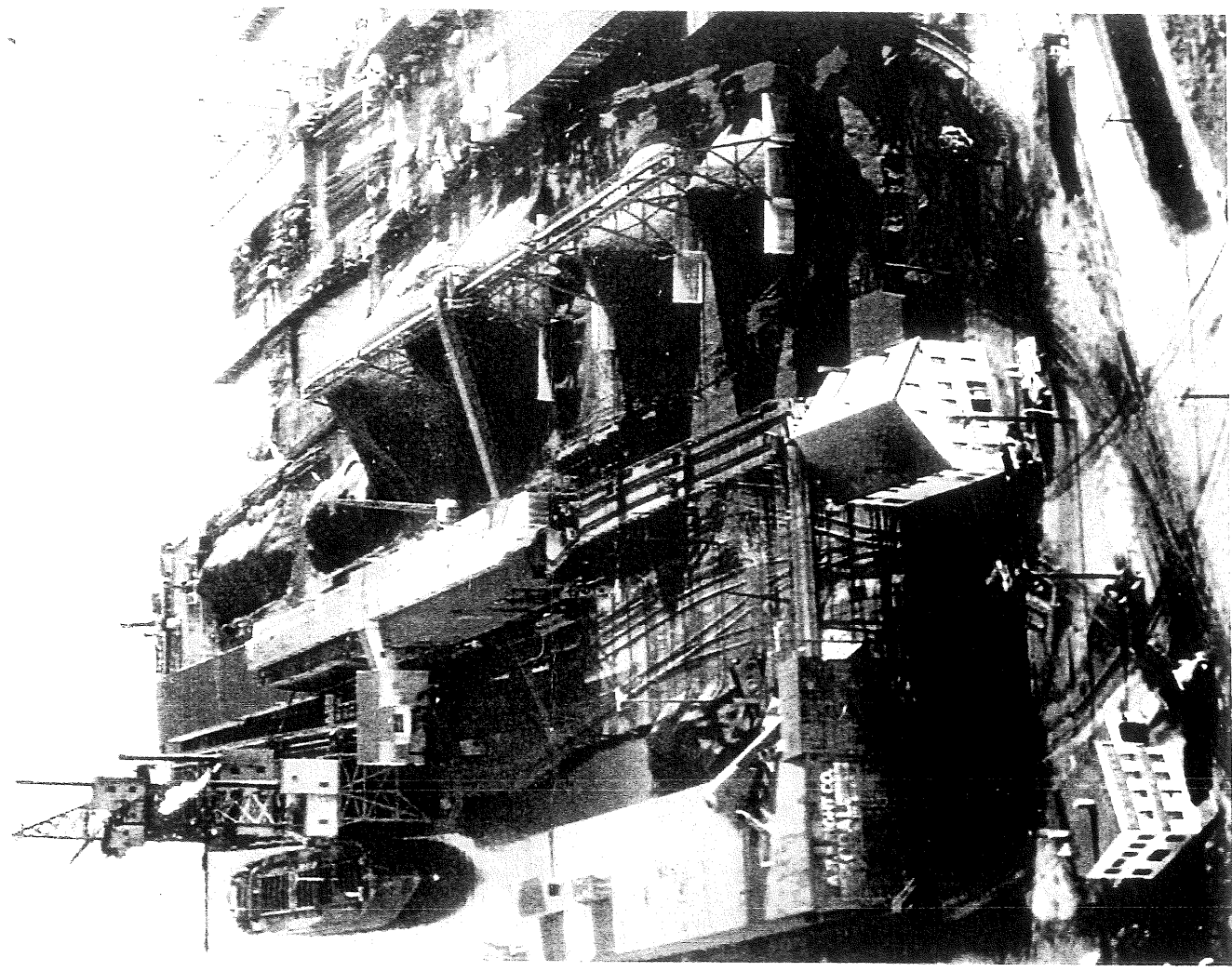
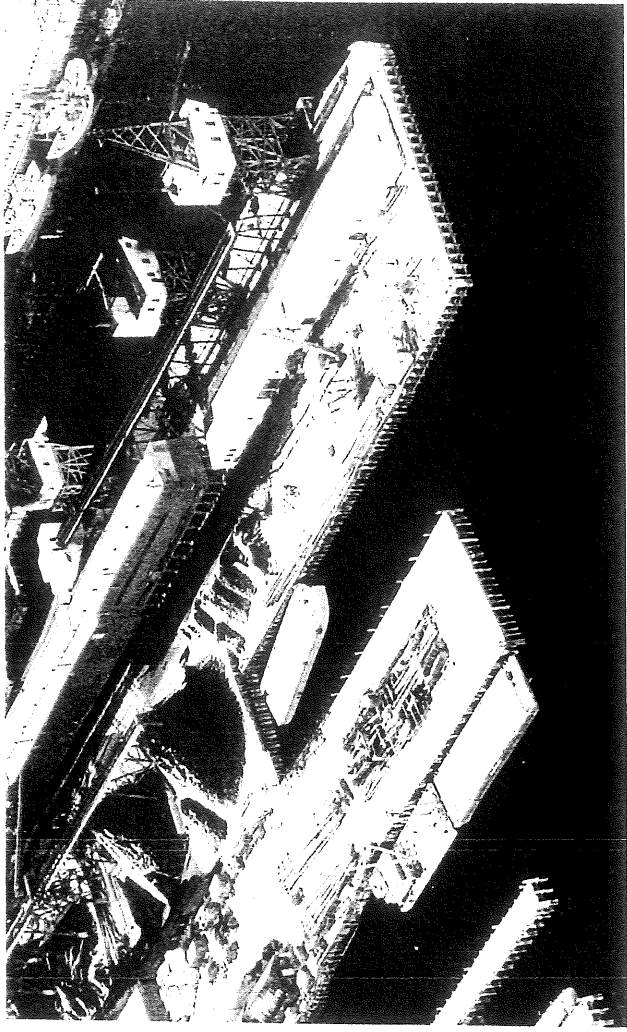


A B C

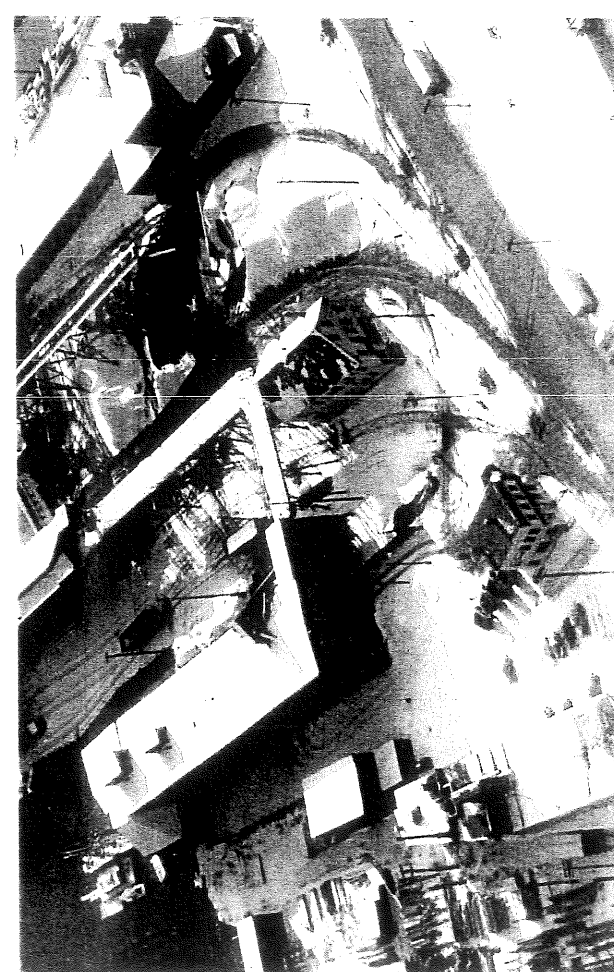
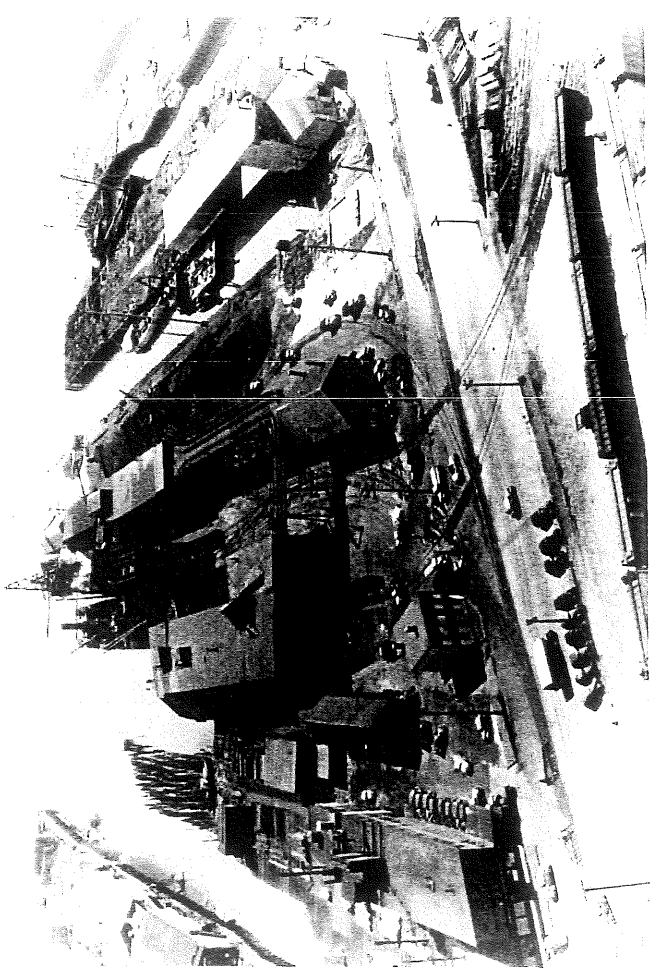
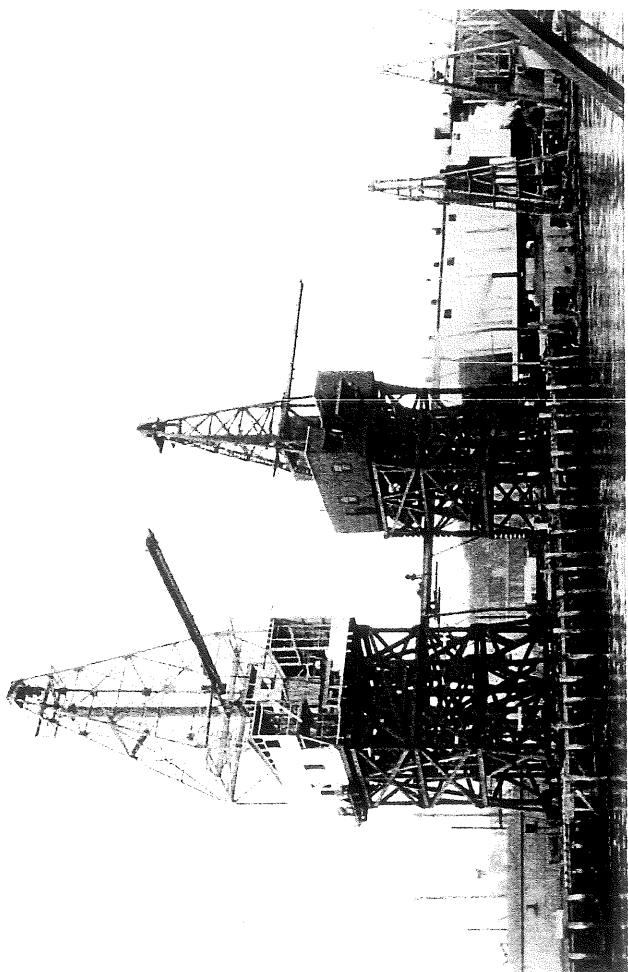
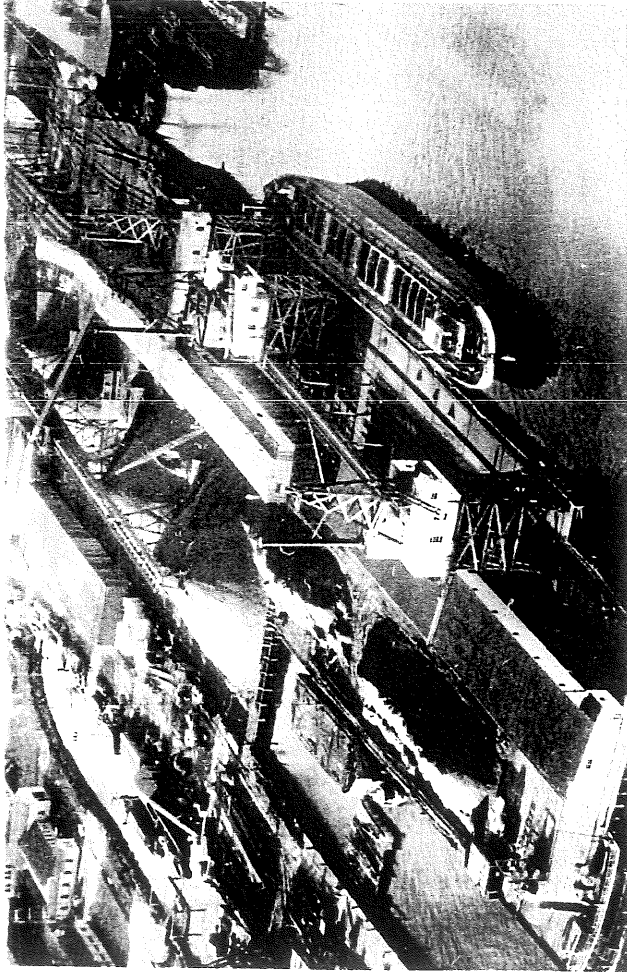


SECTION INDICATING EXTENT OF VIEW CORRIDOR

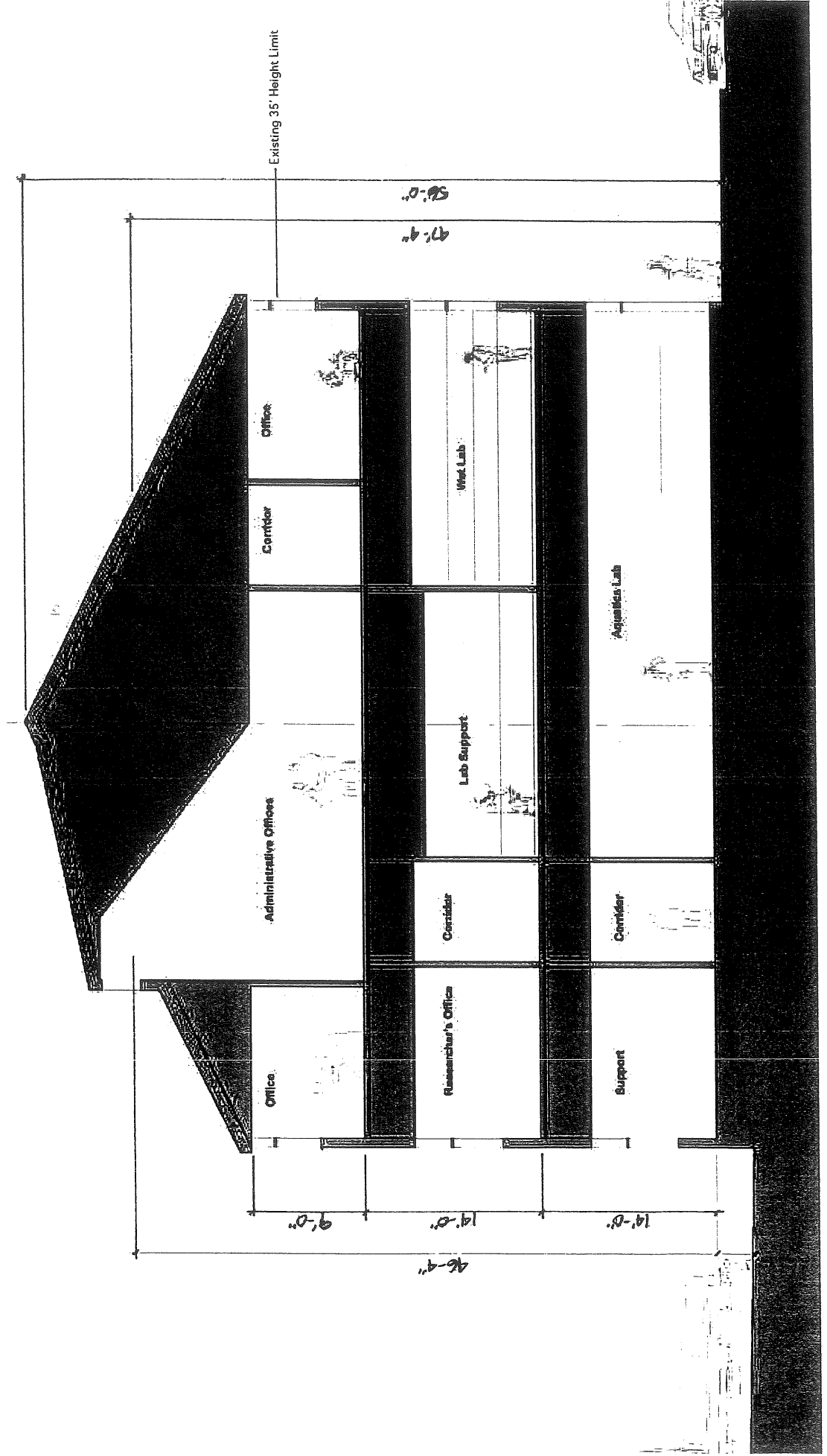
↑ View Corridors



AM 5.4

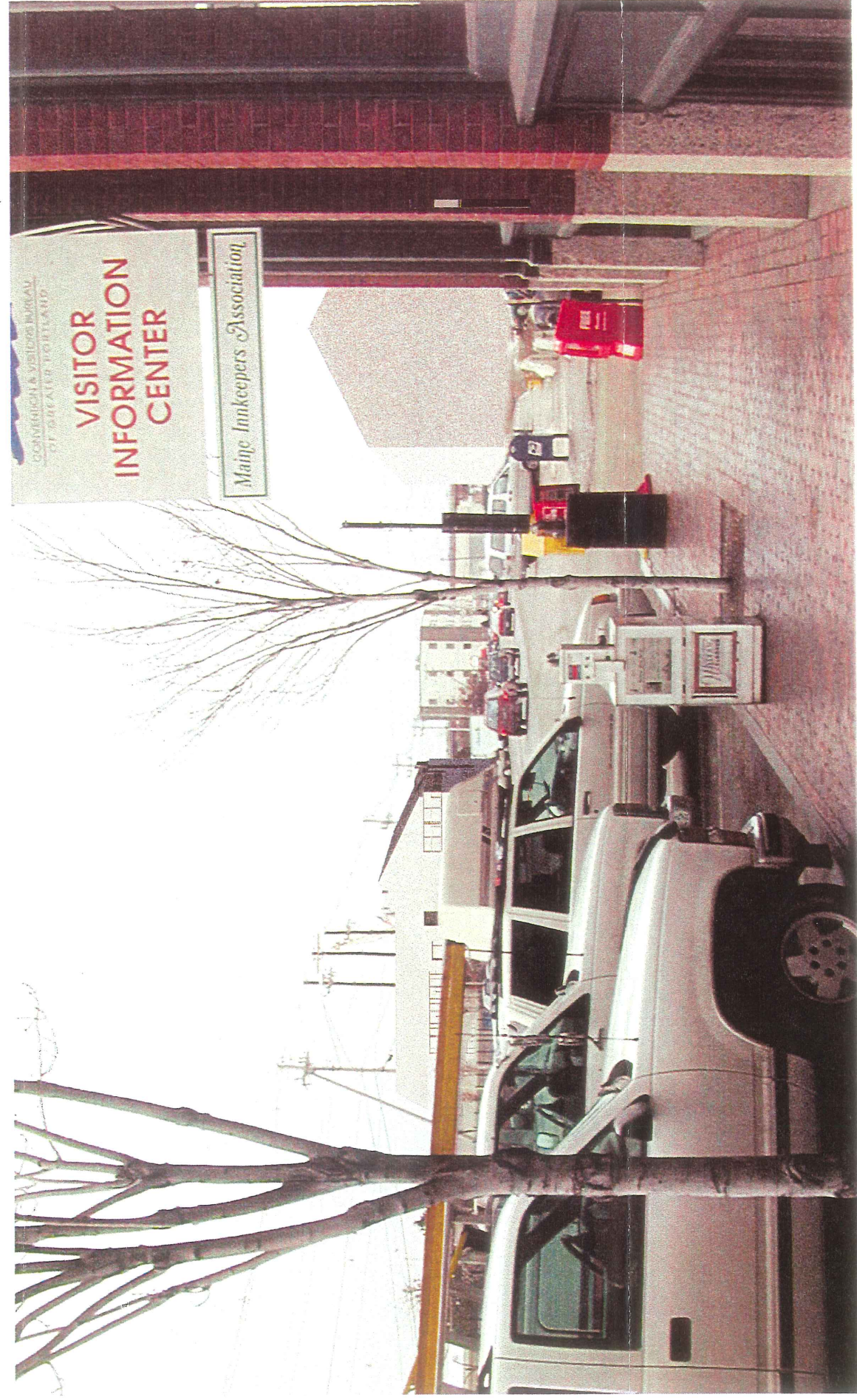


Historical Images







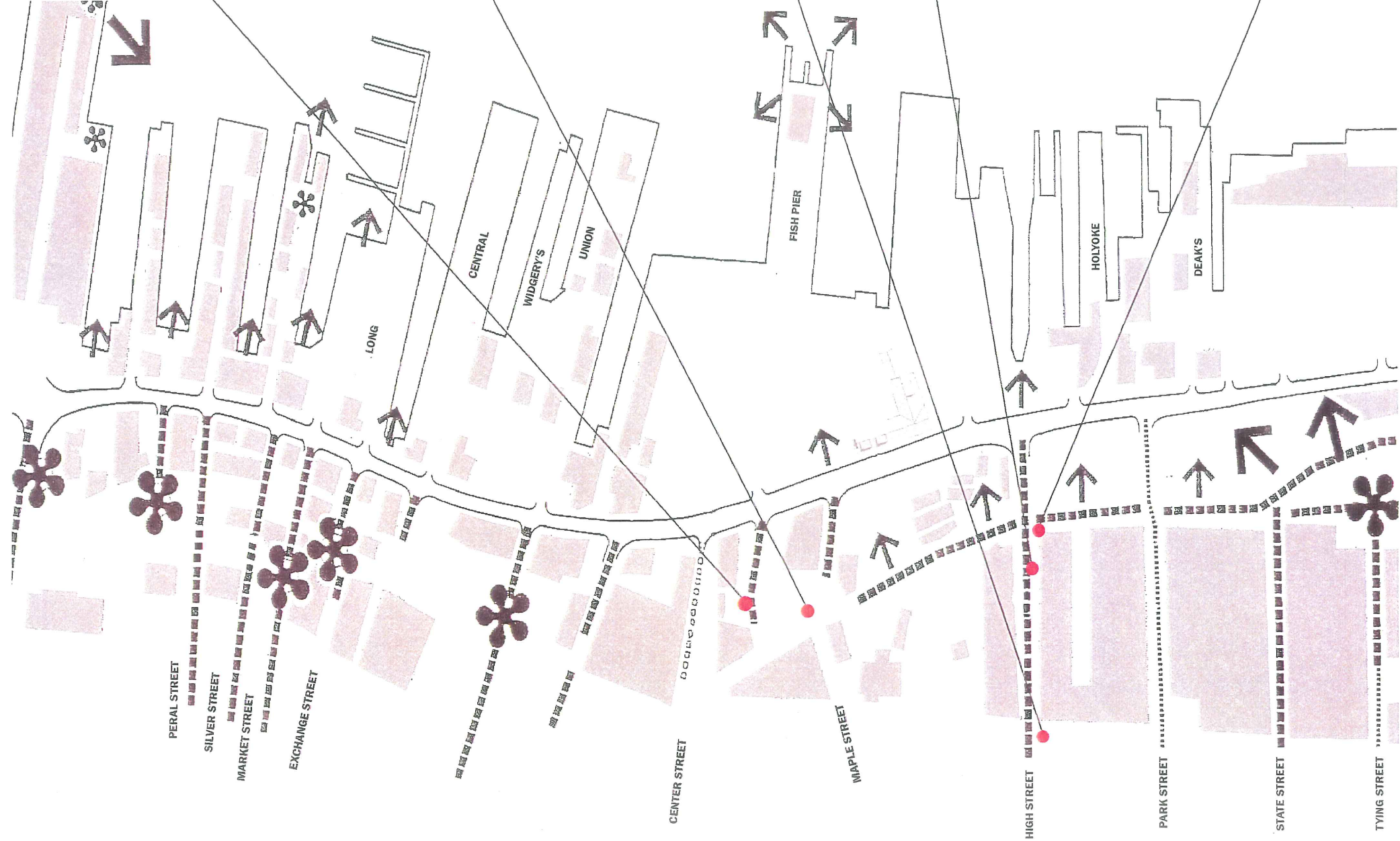


'A' VIEWS
'B' VIEWS
'C' VIEWS
PANORAMA

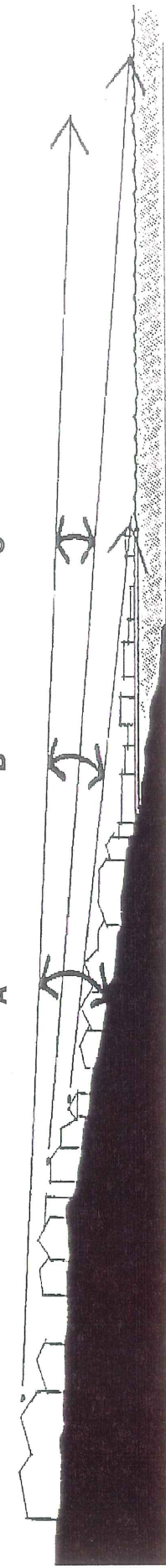


LEGEND

SIGNIFICANT VIEWPOINTS

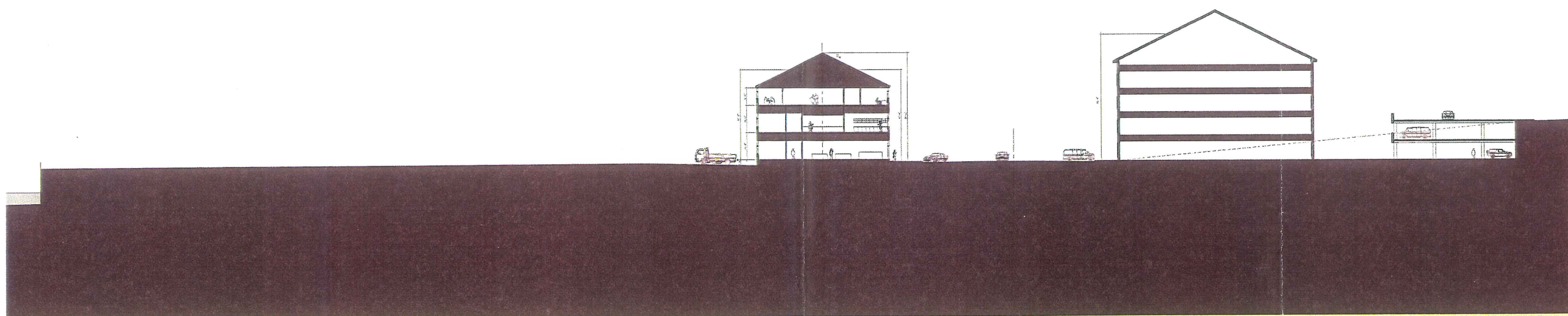


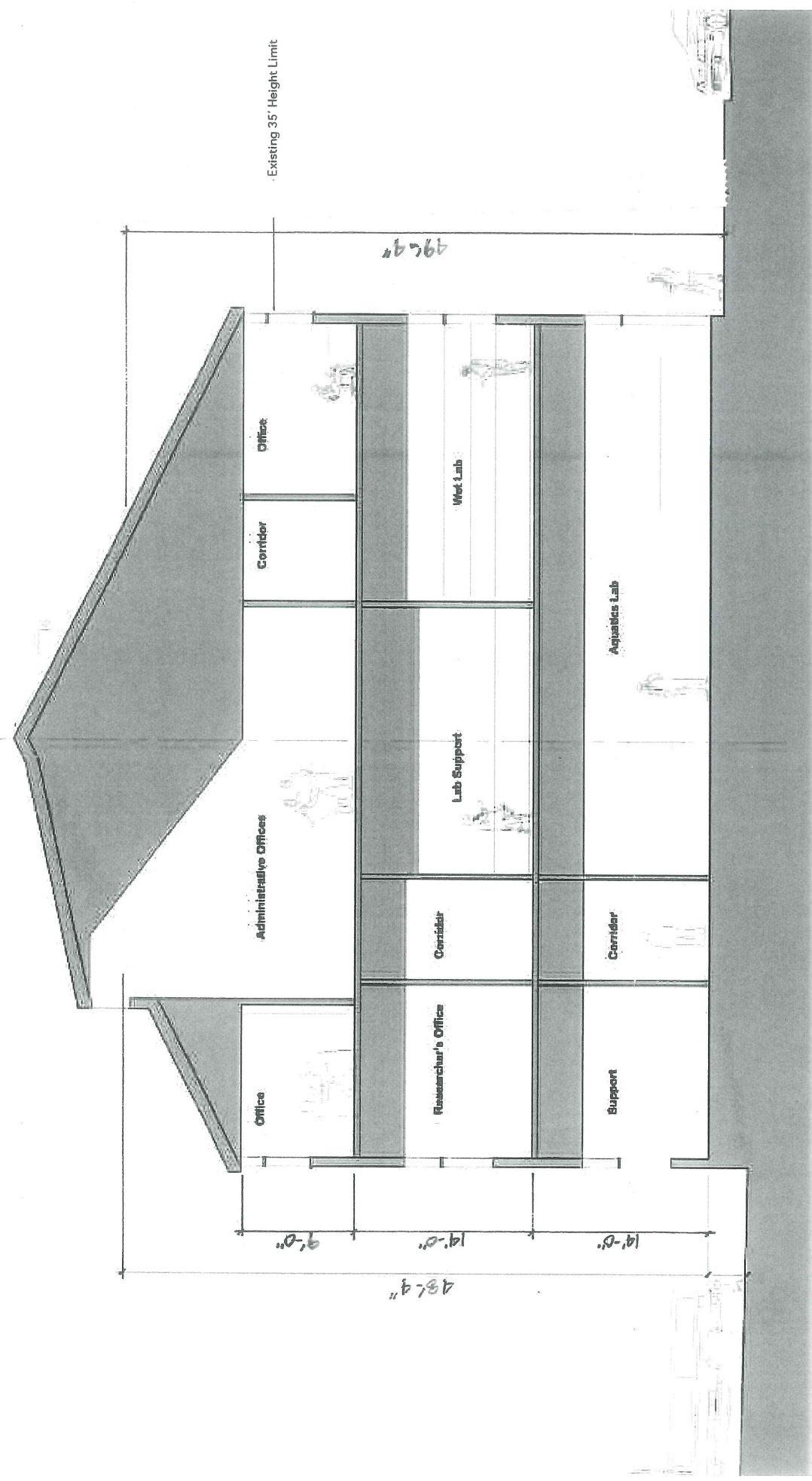
A B C



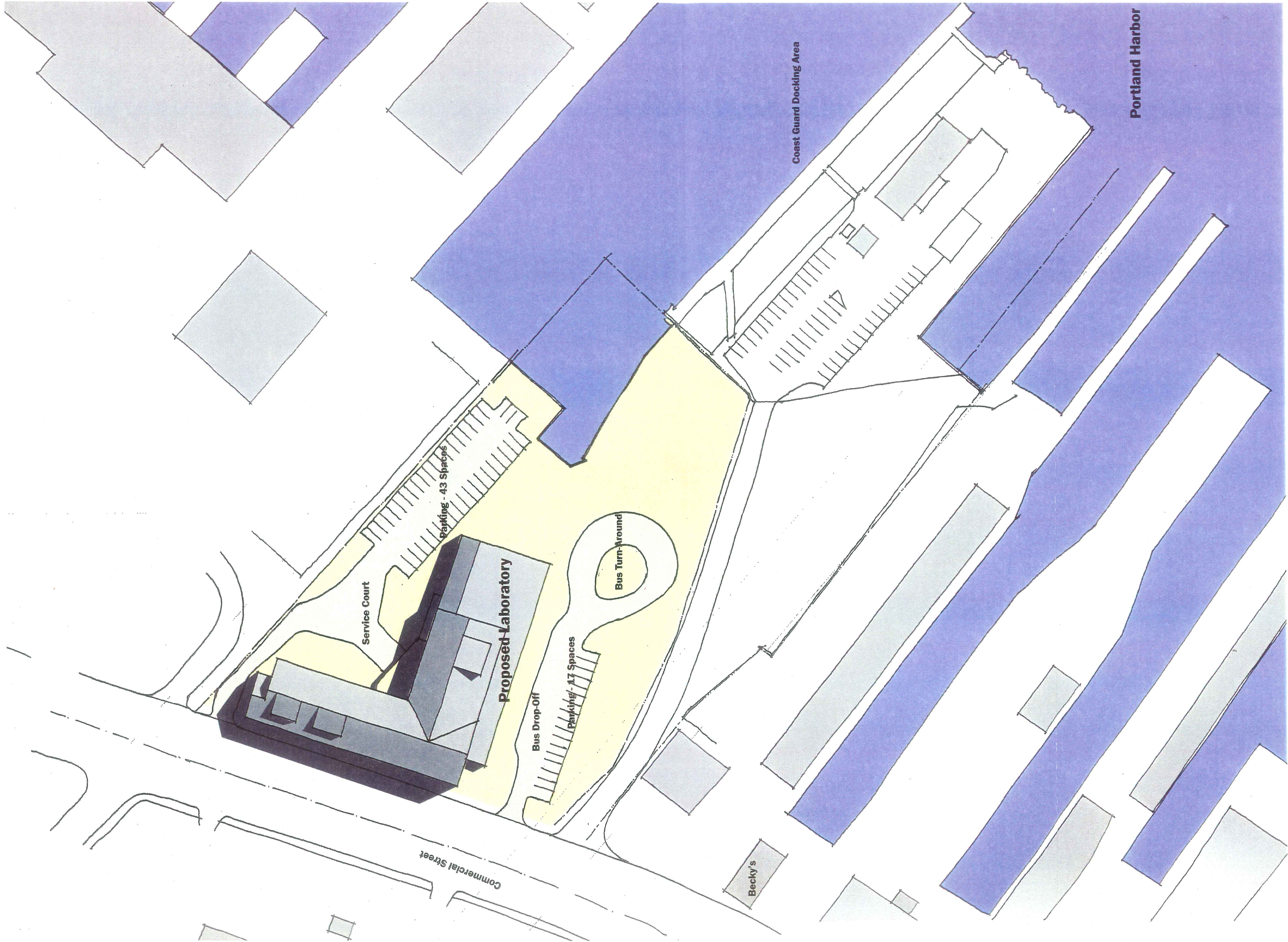
SECTION INDICATING EXTENT OF VIEW CORRIDOR

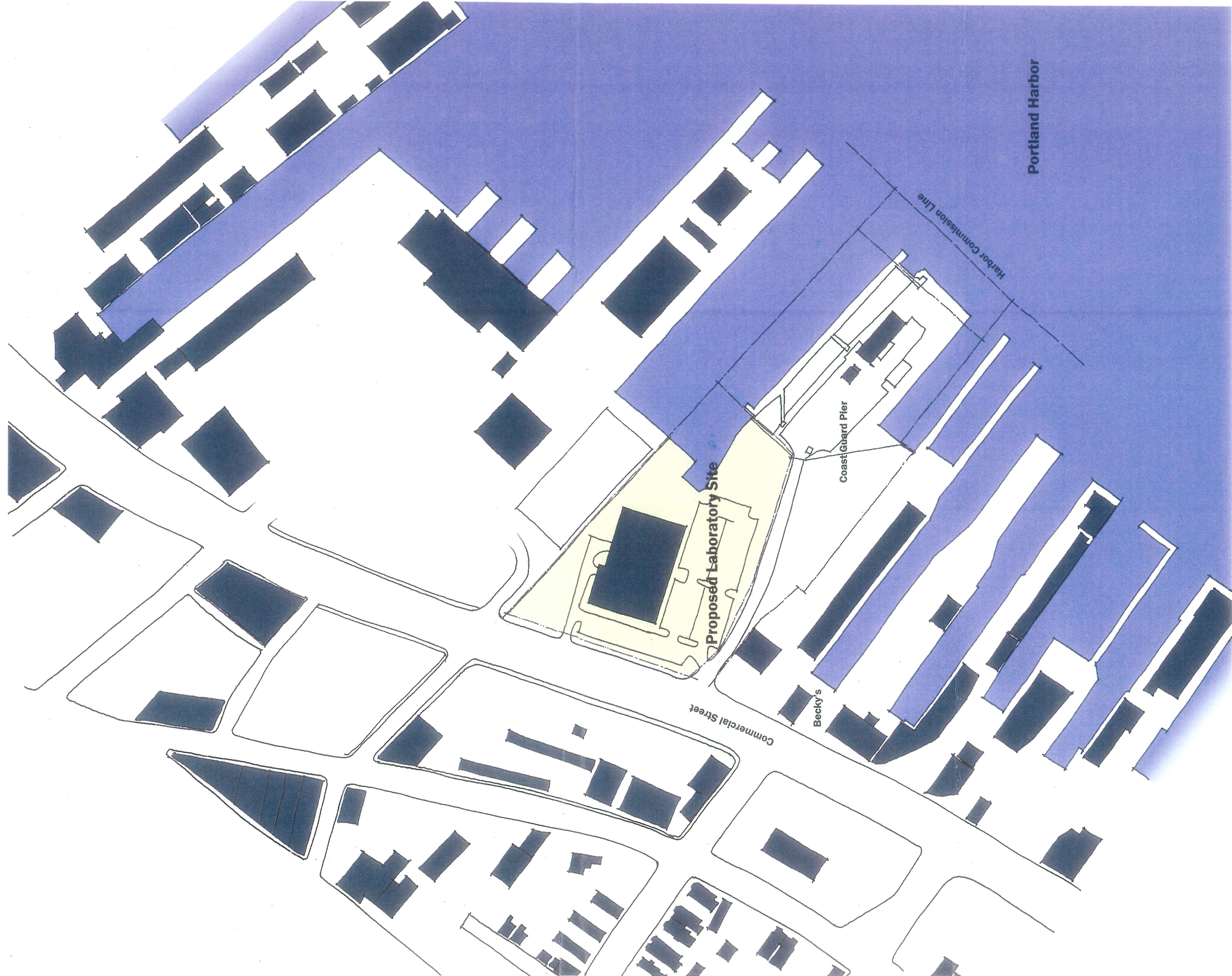
↑ View Corridors

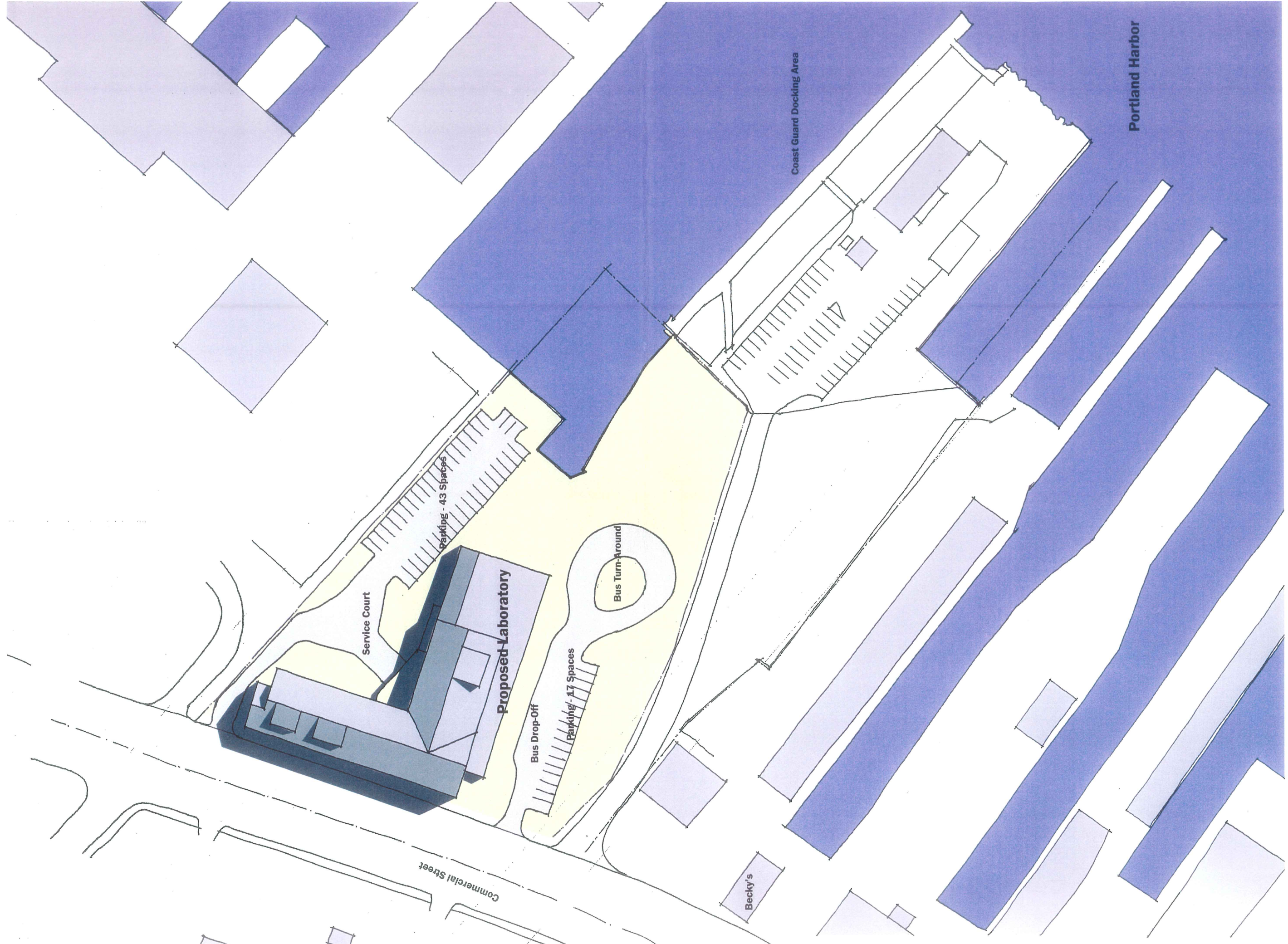




Section





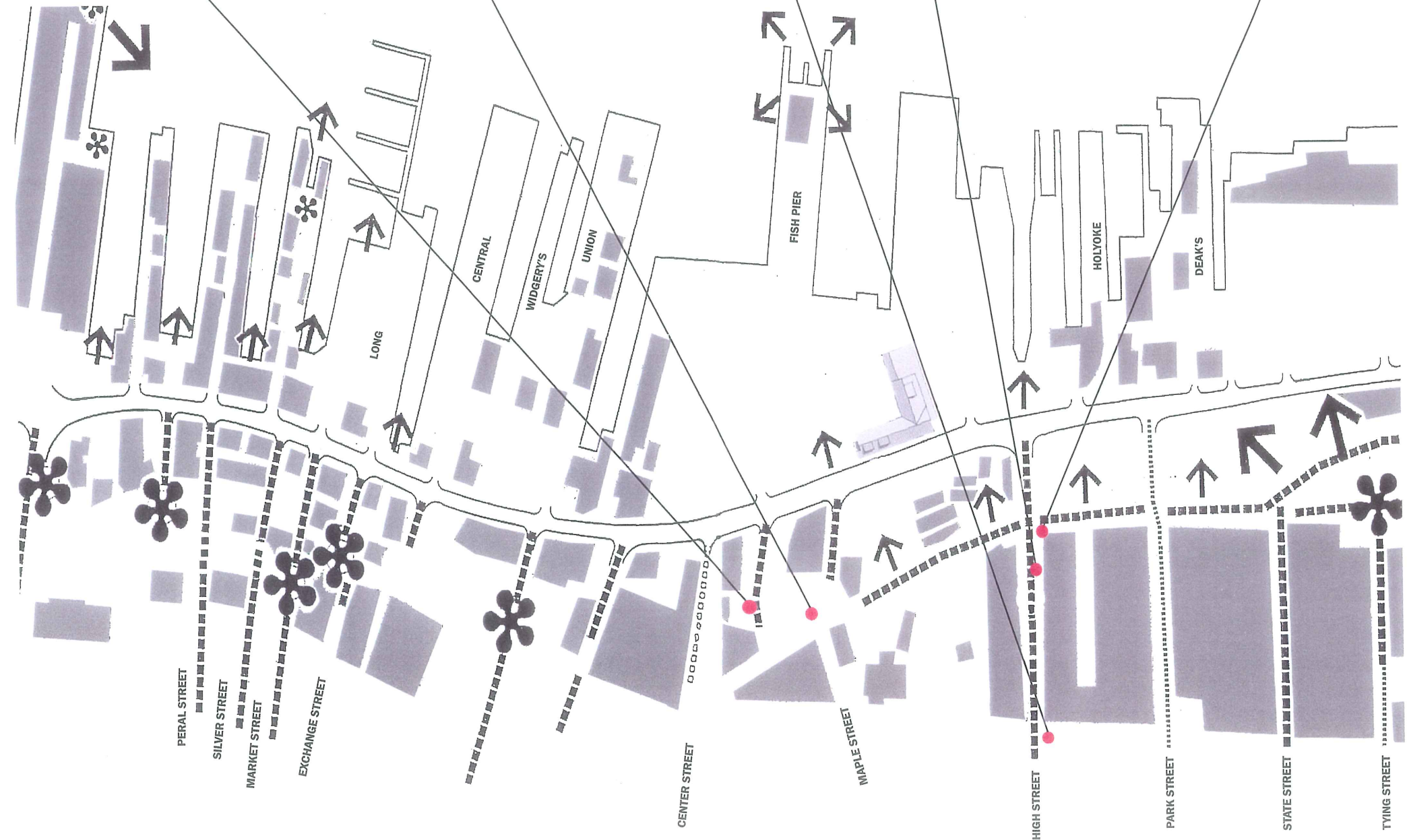




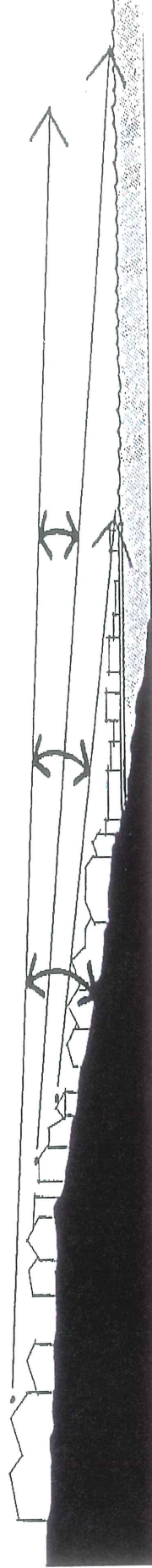
'A' VIEWS
'B' VIEWS
'C' VIEWS
PANORAMA

SIGNIFICANT VIEWPOINTS

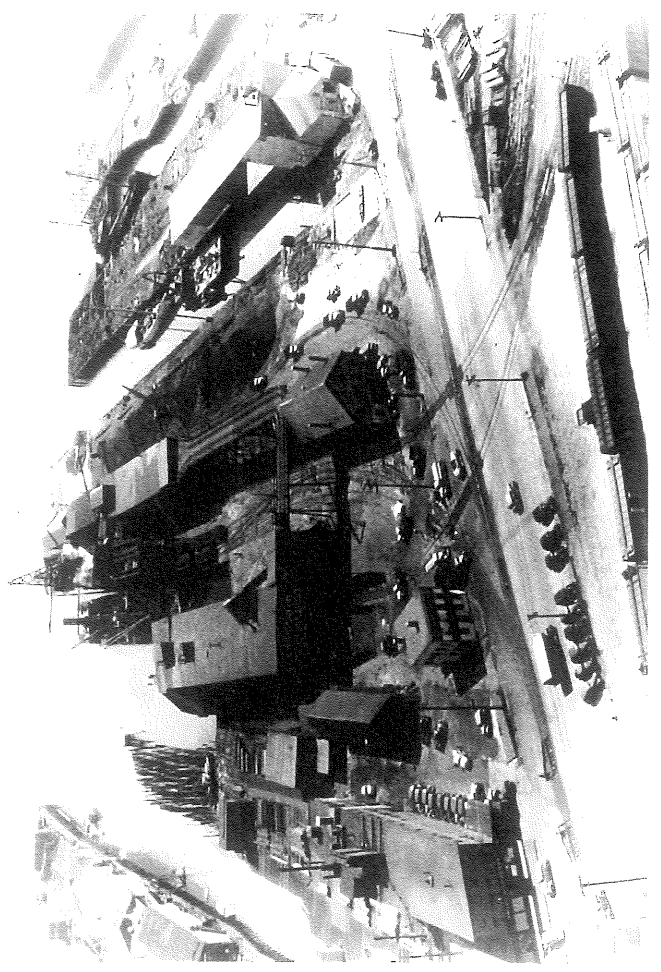
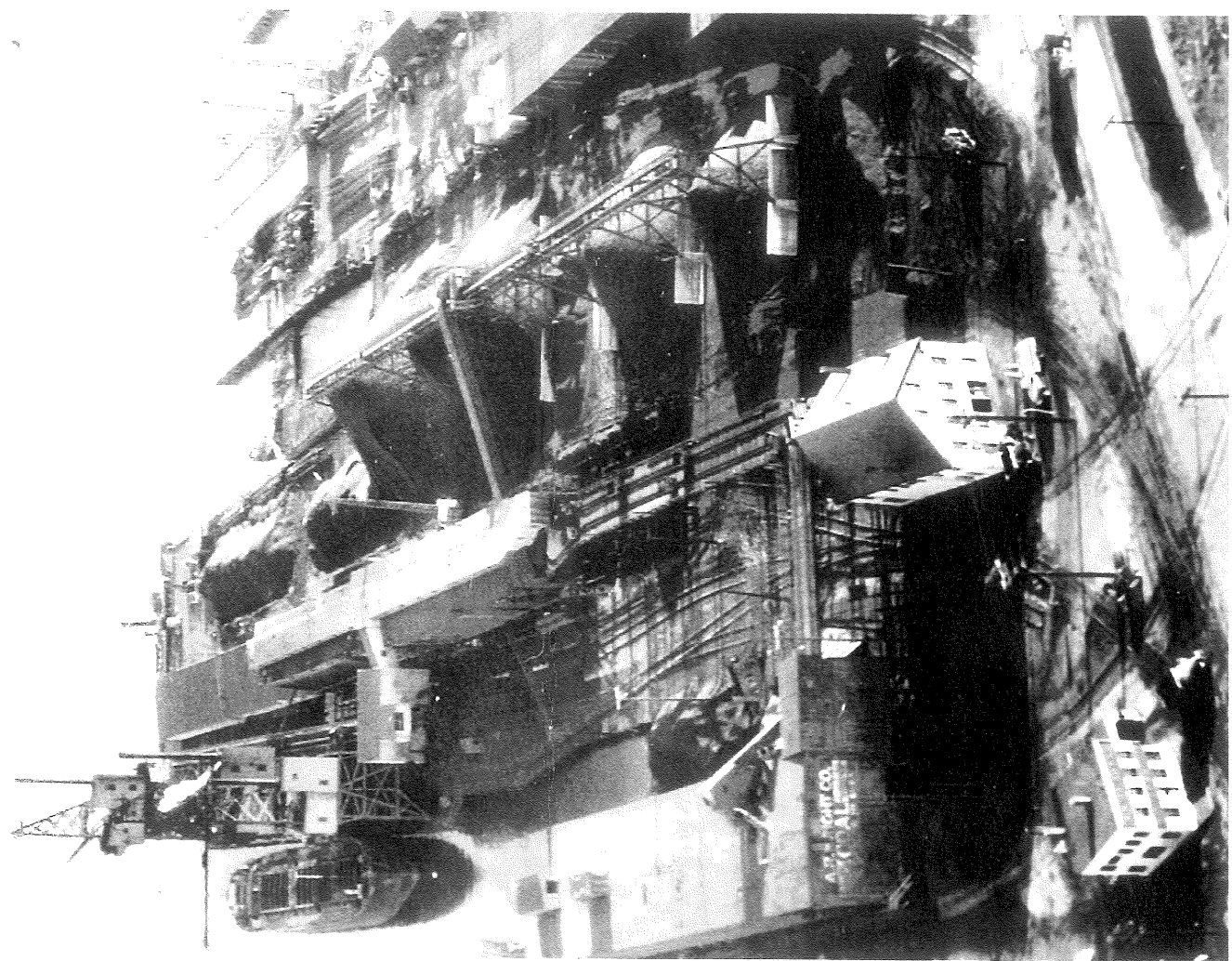
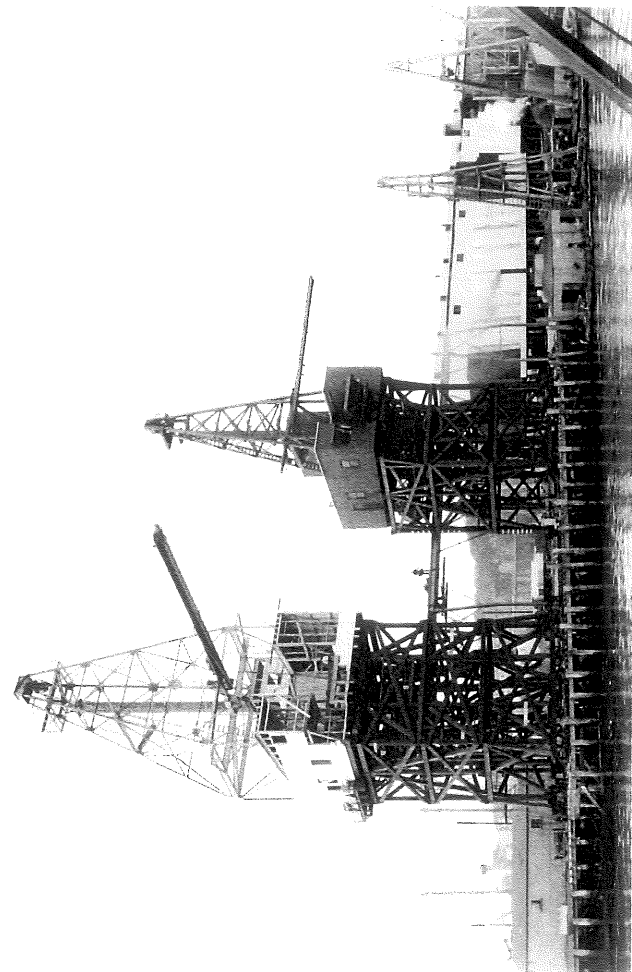
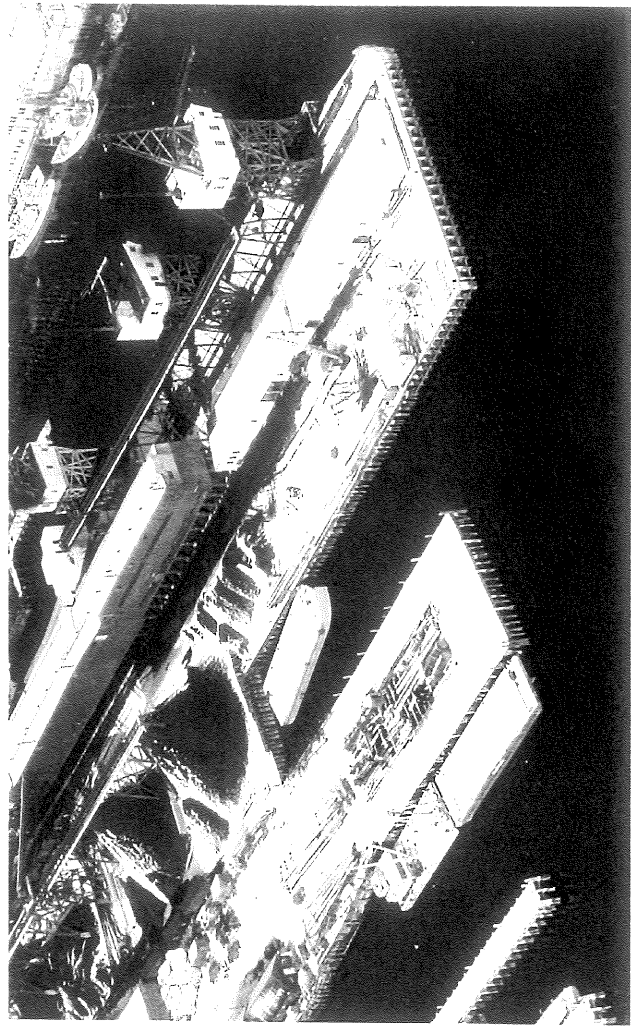
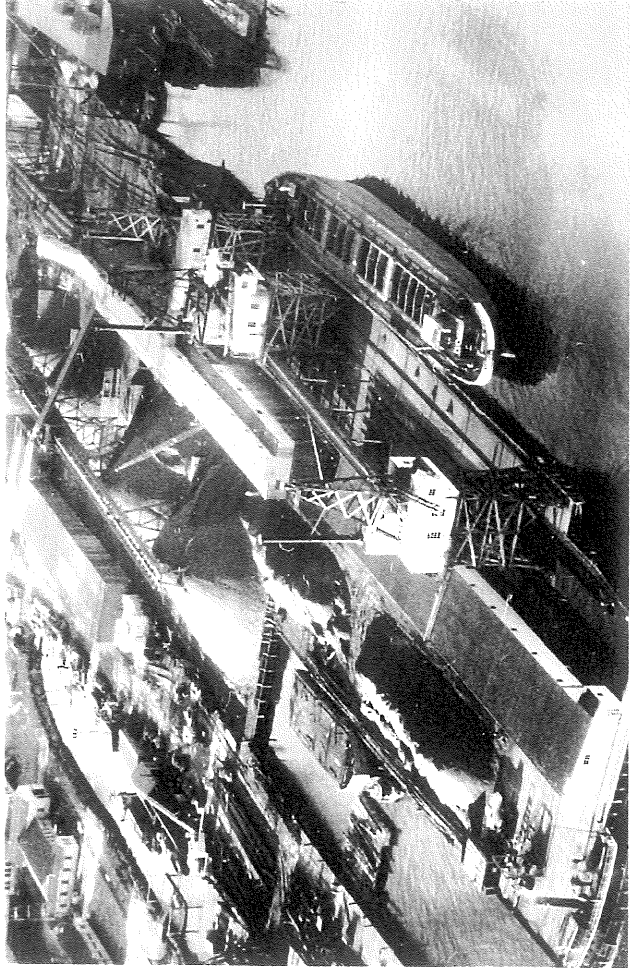
LEGEND

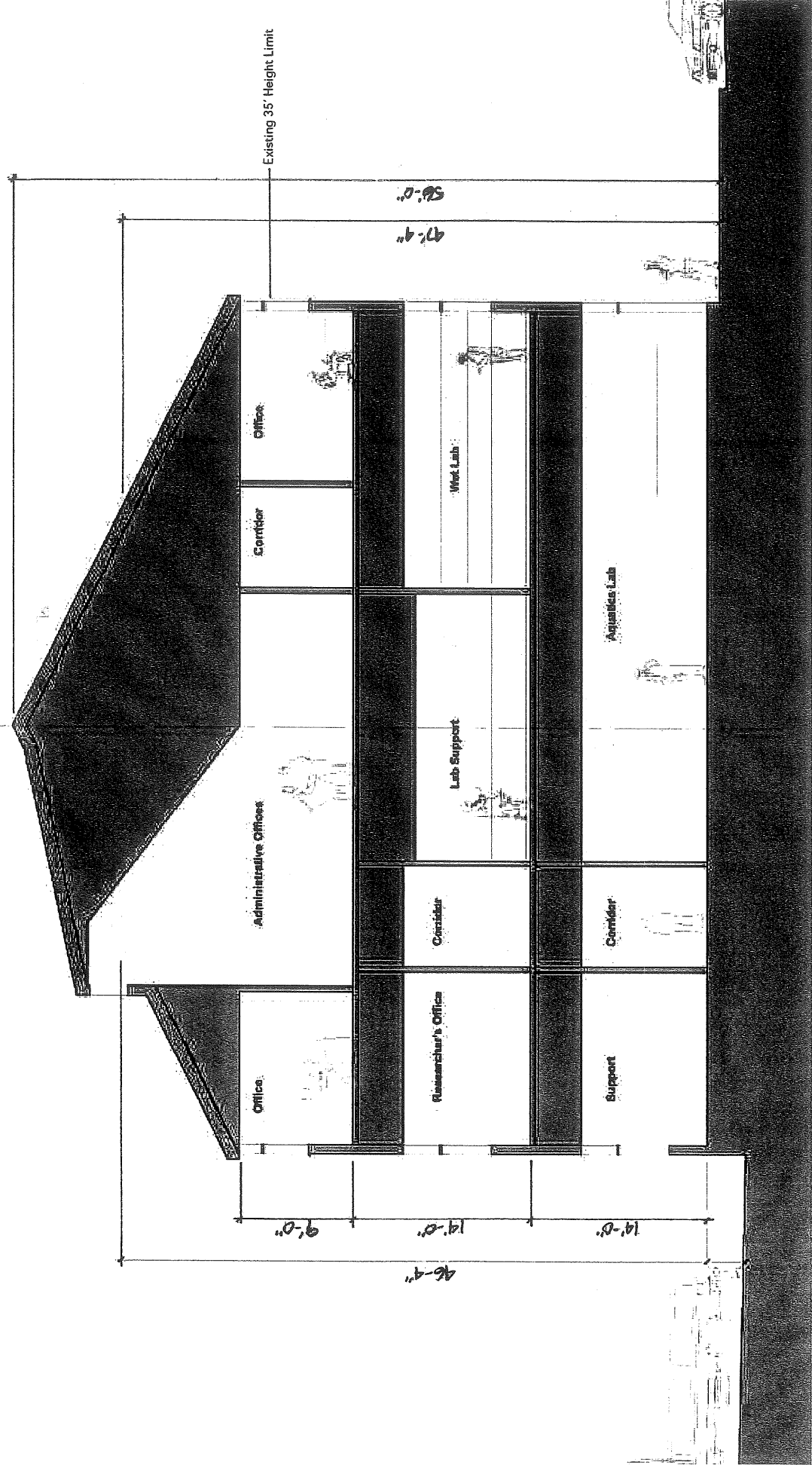


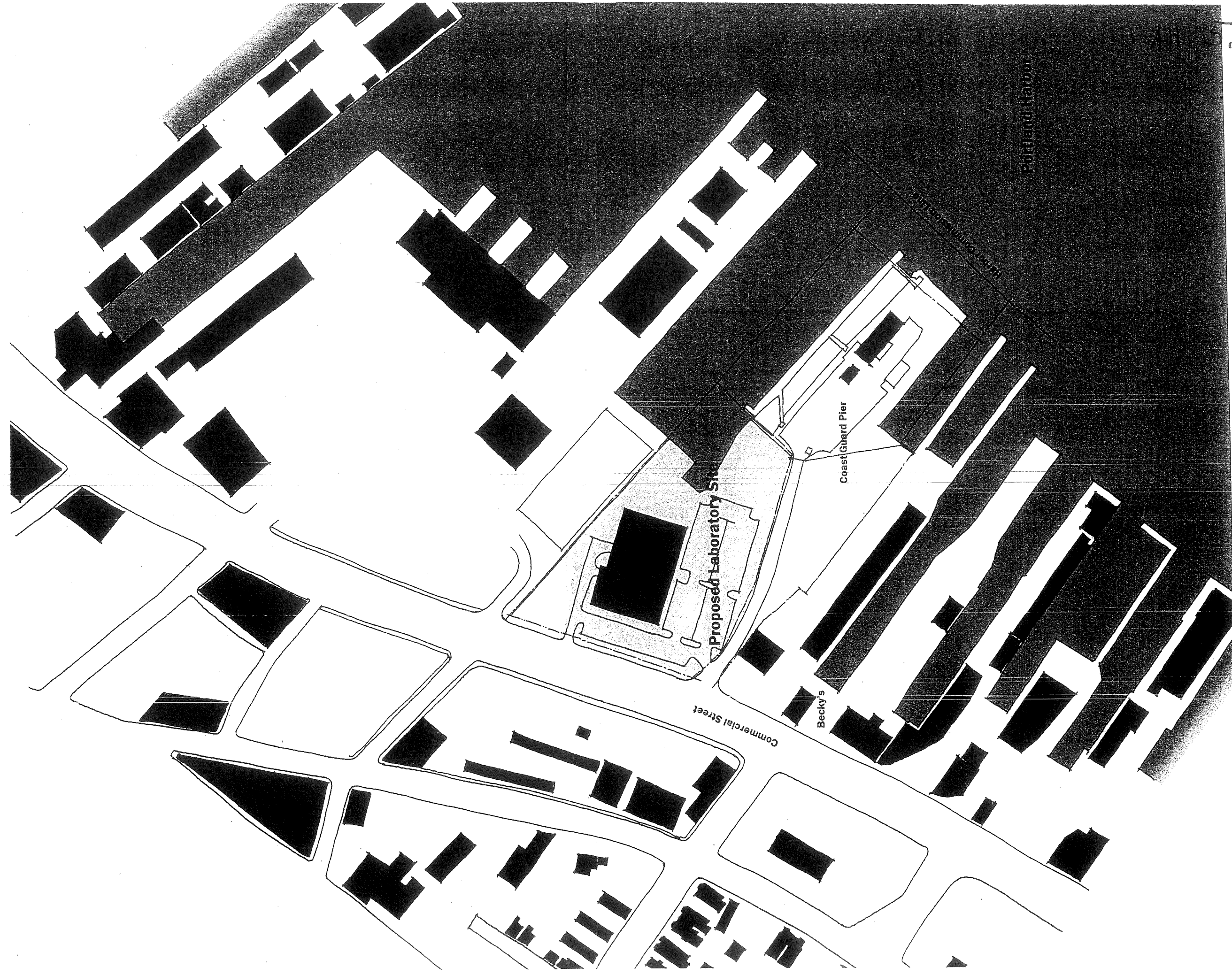
A B C



SECTION INDICATING EXTENT OF VIEW CORRIDOR



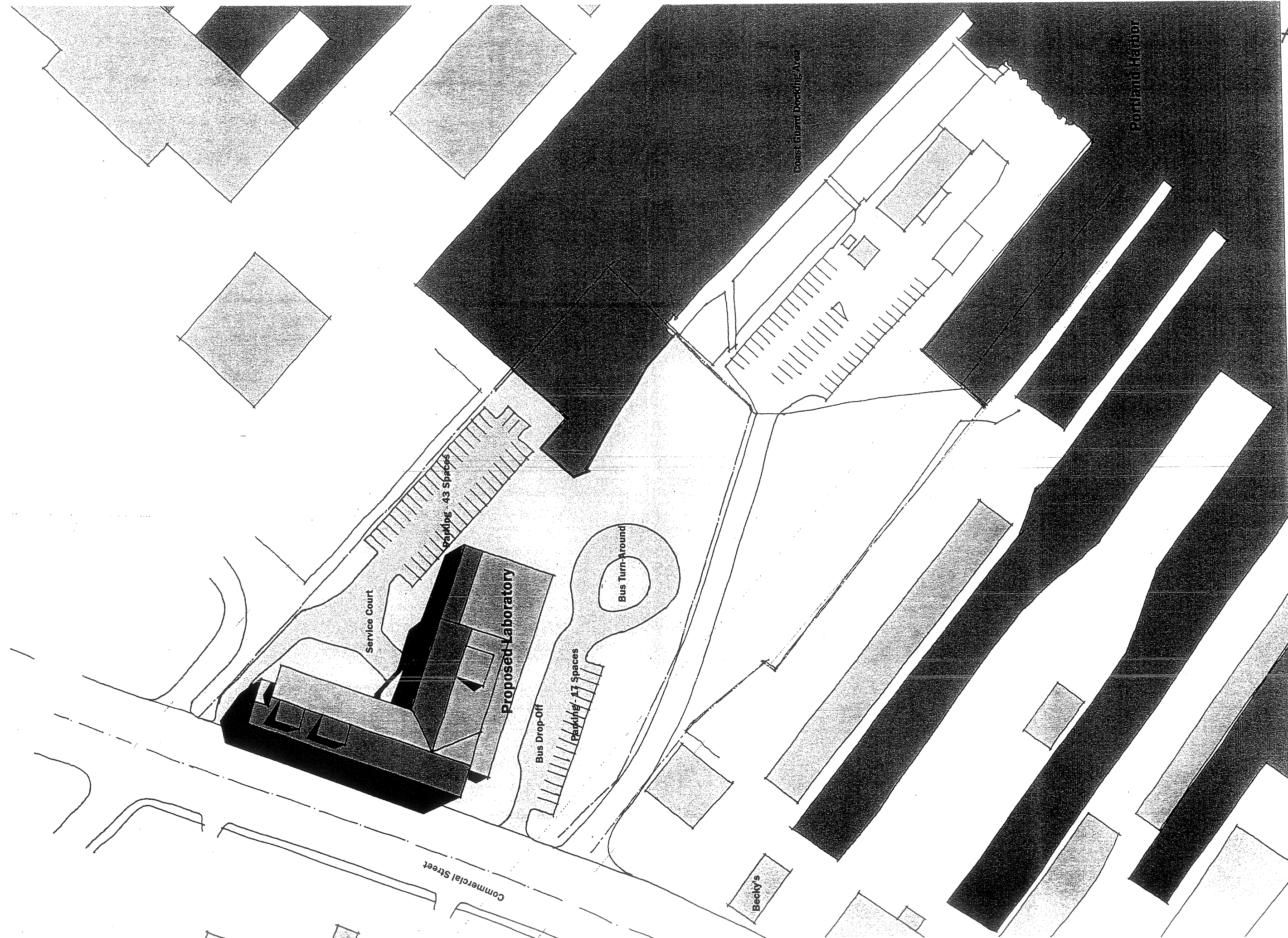




1/64" = 1'-0"



Vicinity Plan - Existing



A#5-2

1/32" = 1'-0"

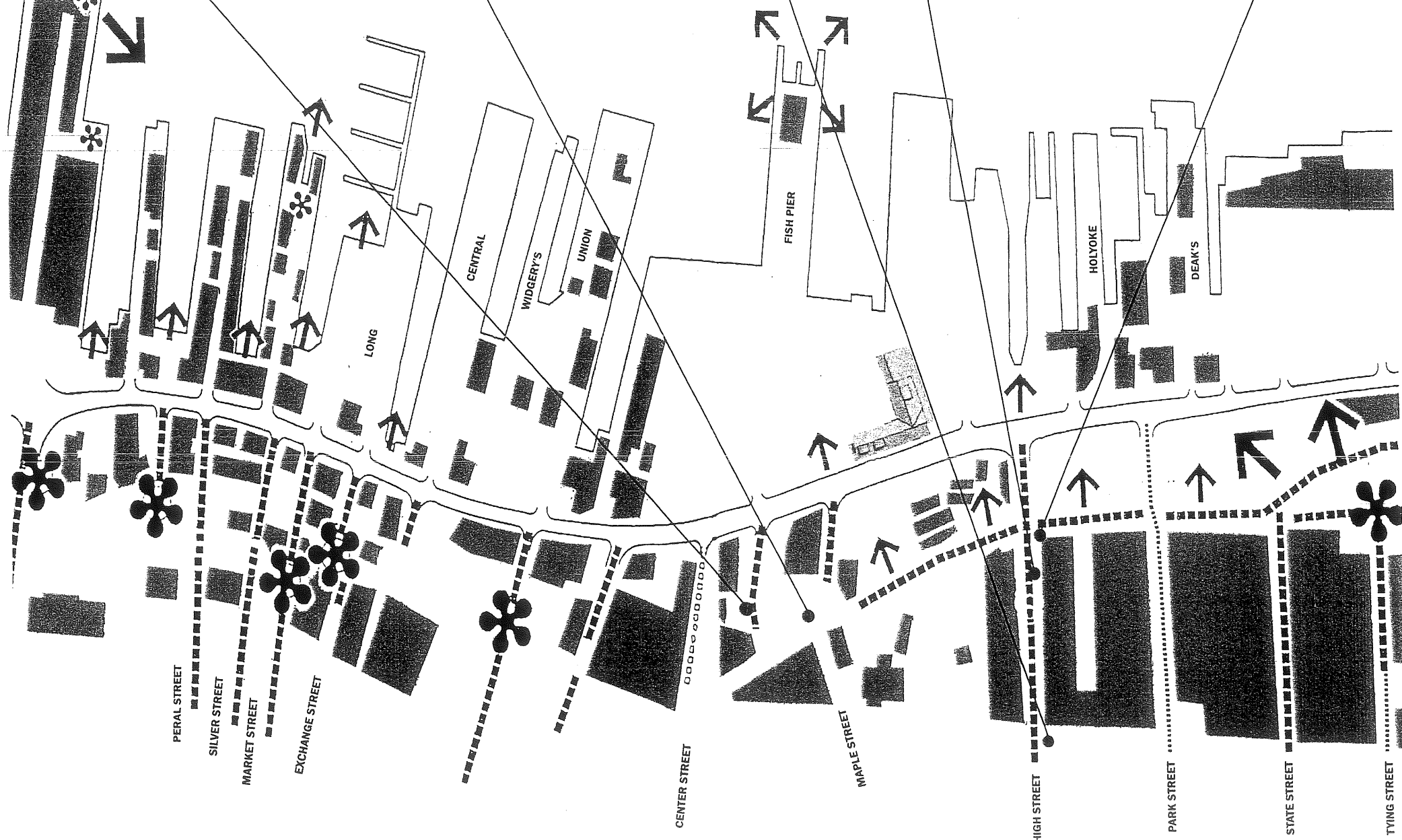
↑ **Site Plan - Laboratory**

Portland Harbor
Coast Guard Docking Area
Becky's
Commercial Street

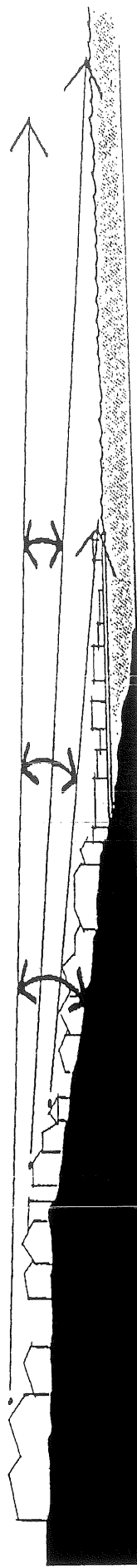
- ■ ■ 'A' VIEWS
- ▨ ▨ ▨ 'B' VIEWS
- ○ ○ ○ 'C' VIEWS
- PANORAMA

SIGNIFICANT VIEWPOINTS

LEGEND



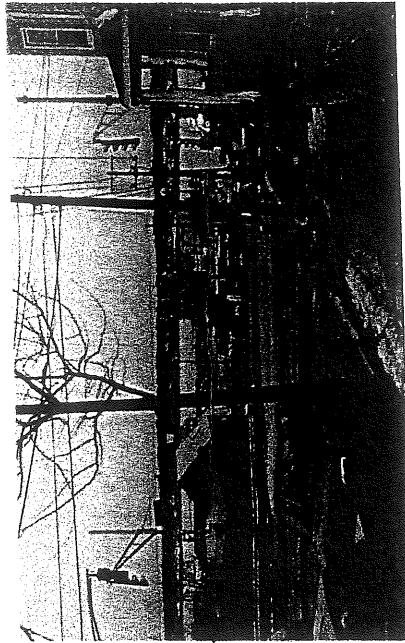
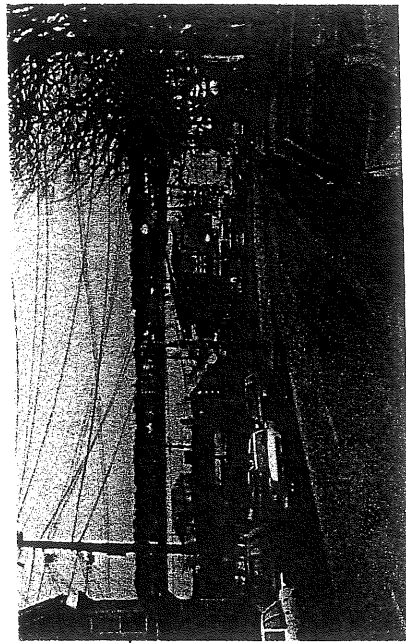
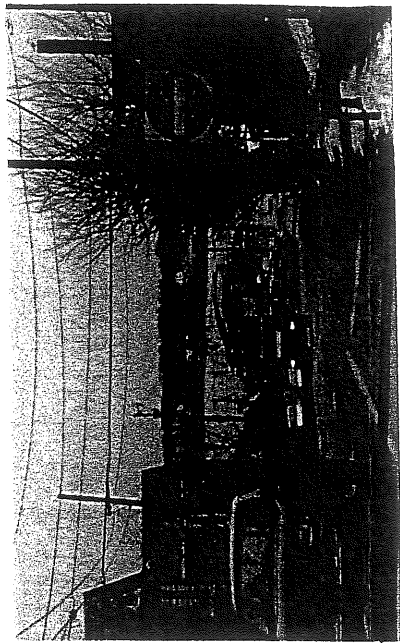
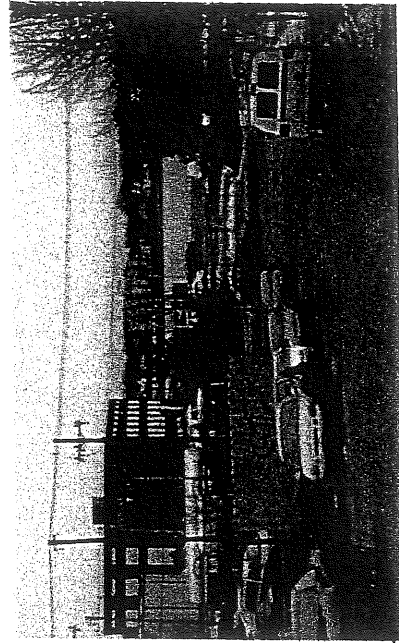
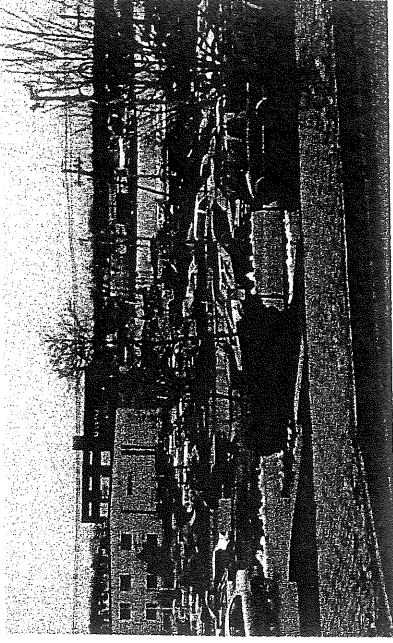
A B C

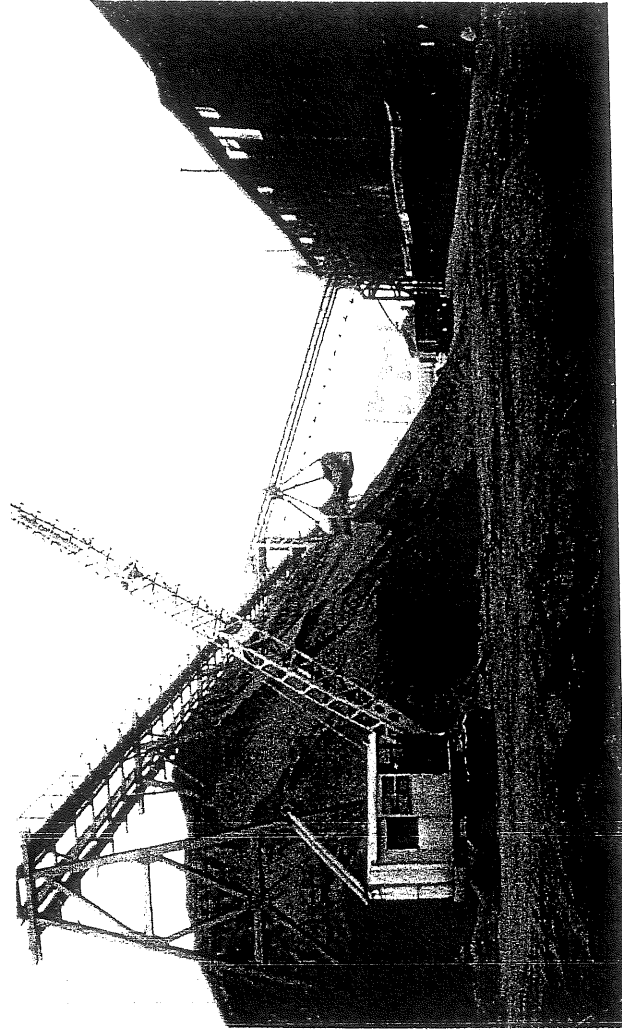
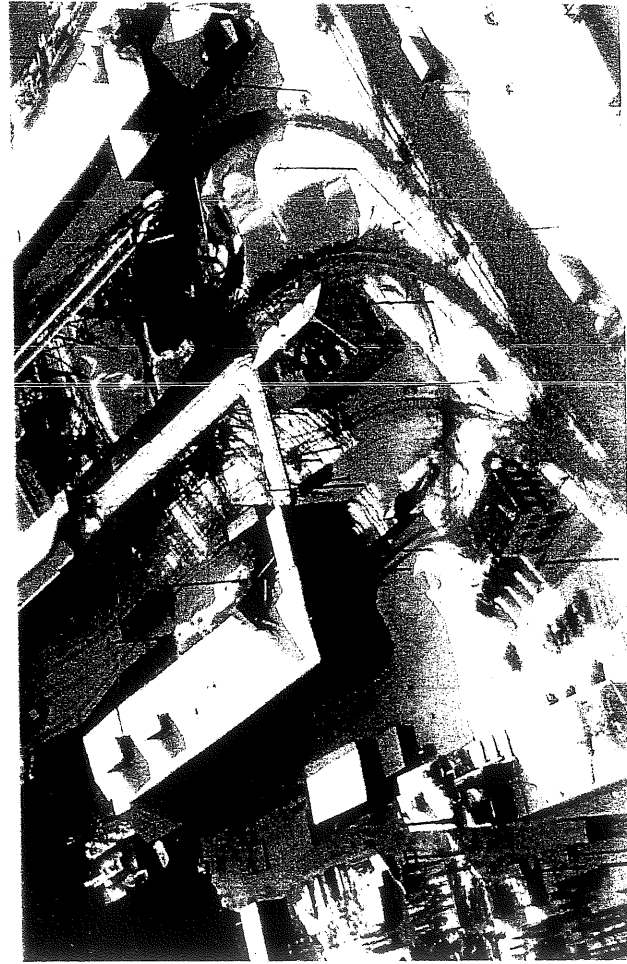
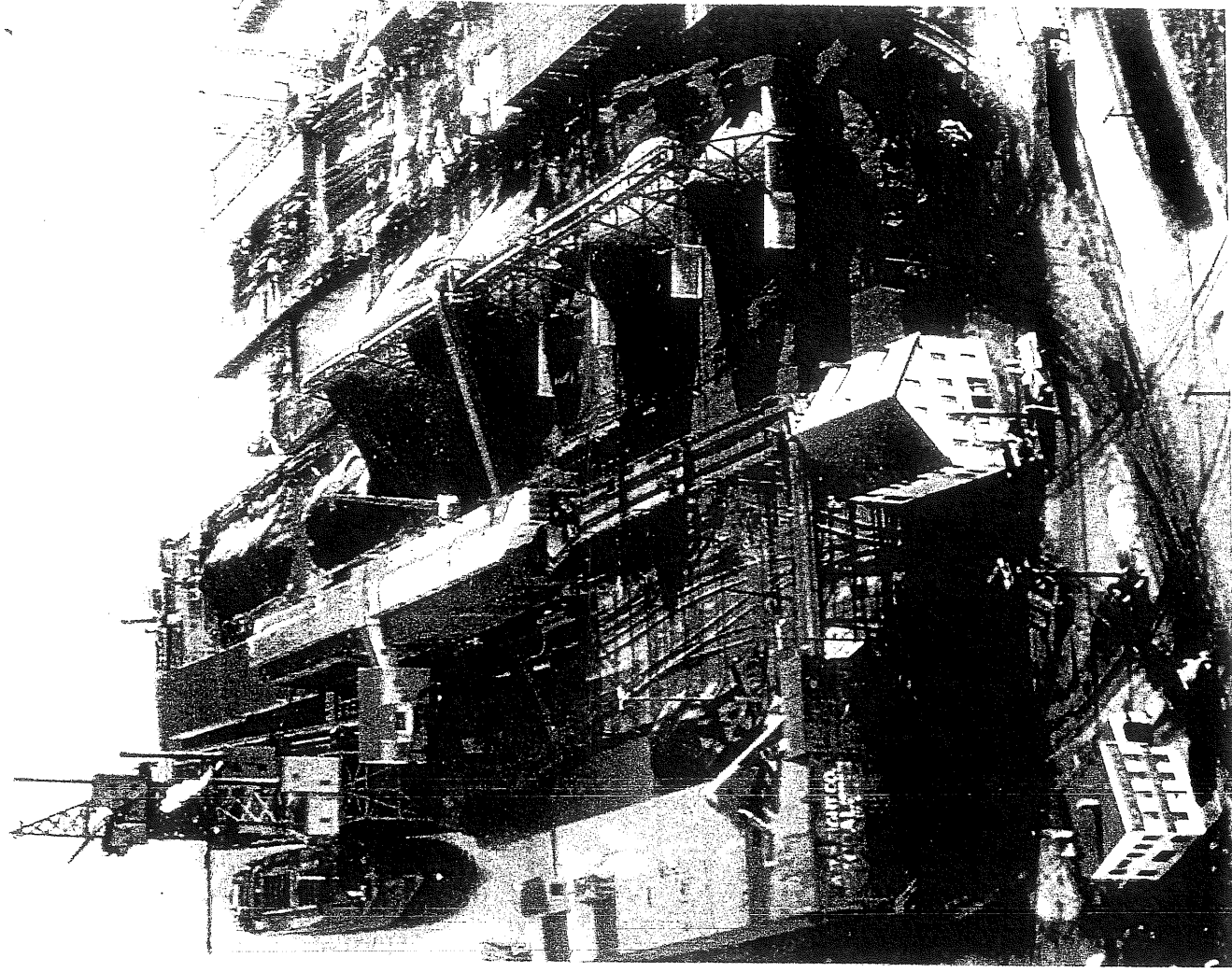
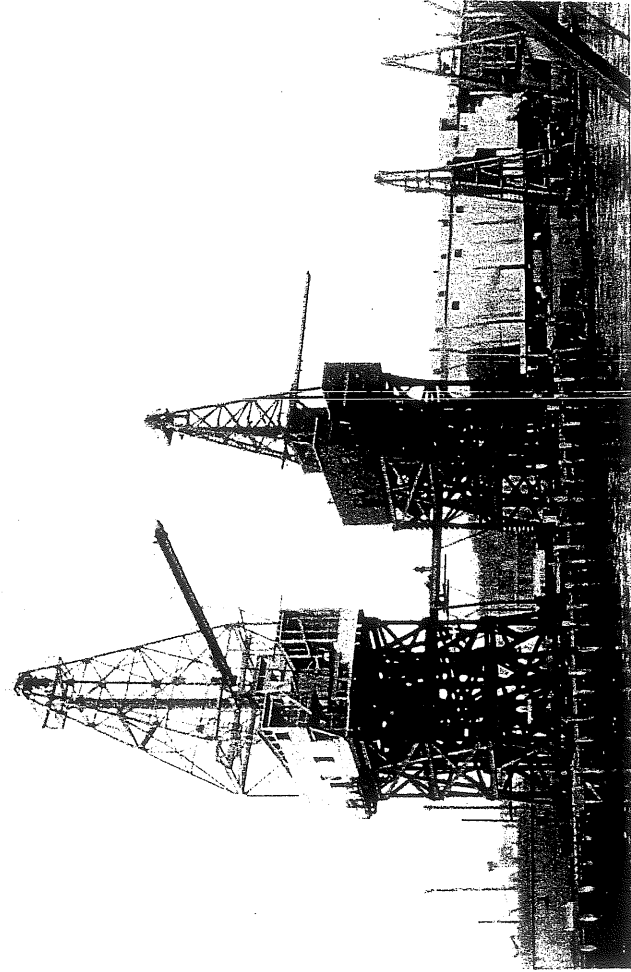
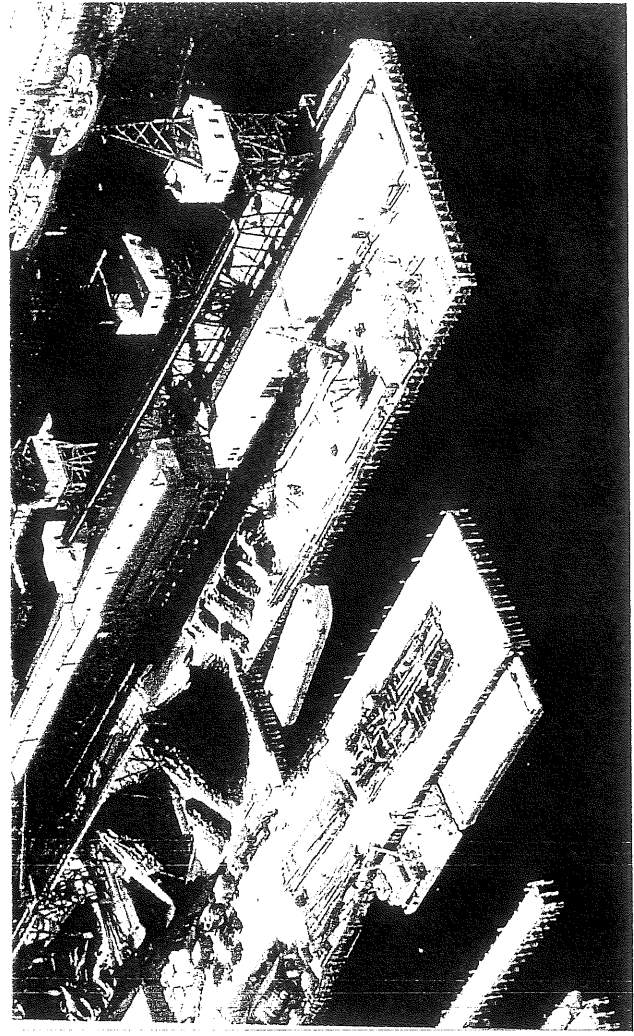
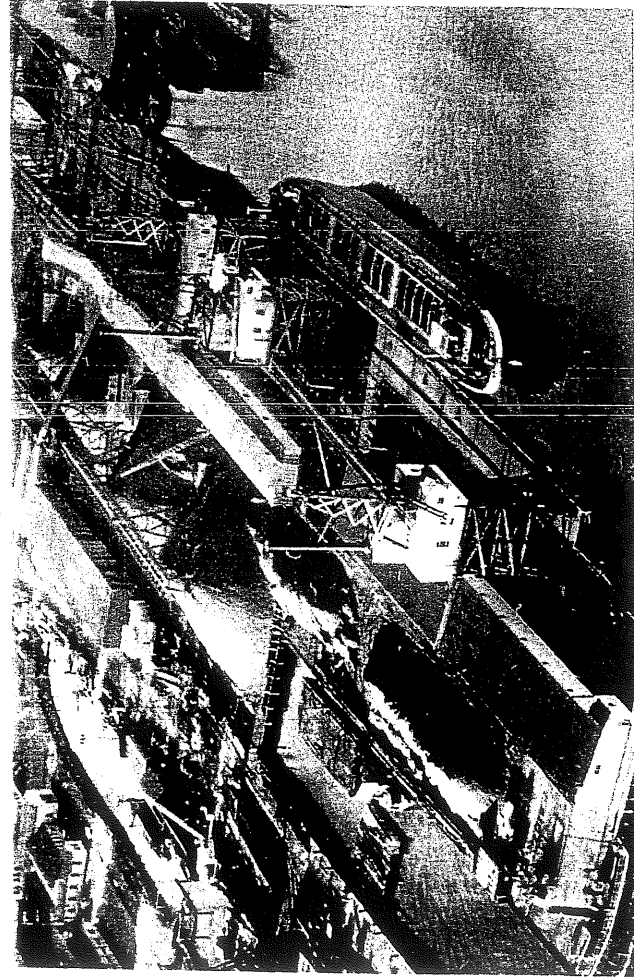


SECTION INDICATING EXTENT OF VIEW CORRIDOR

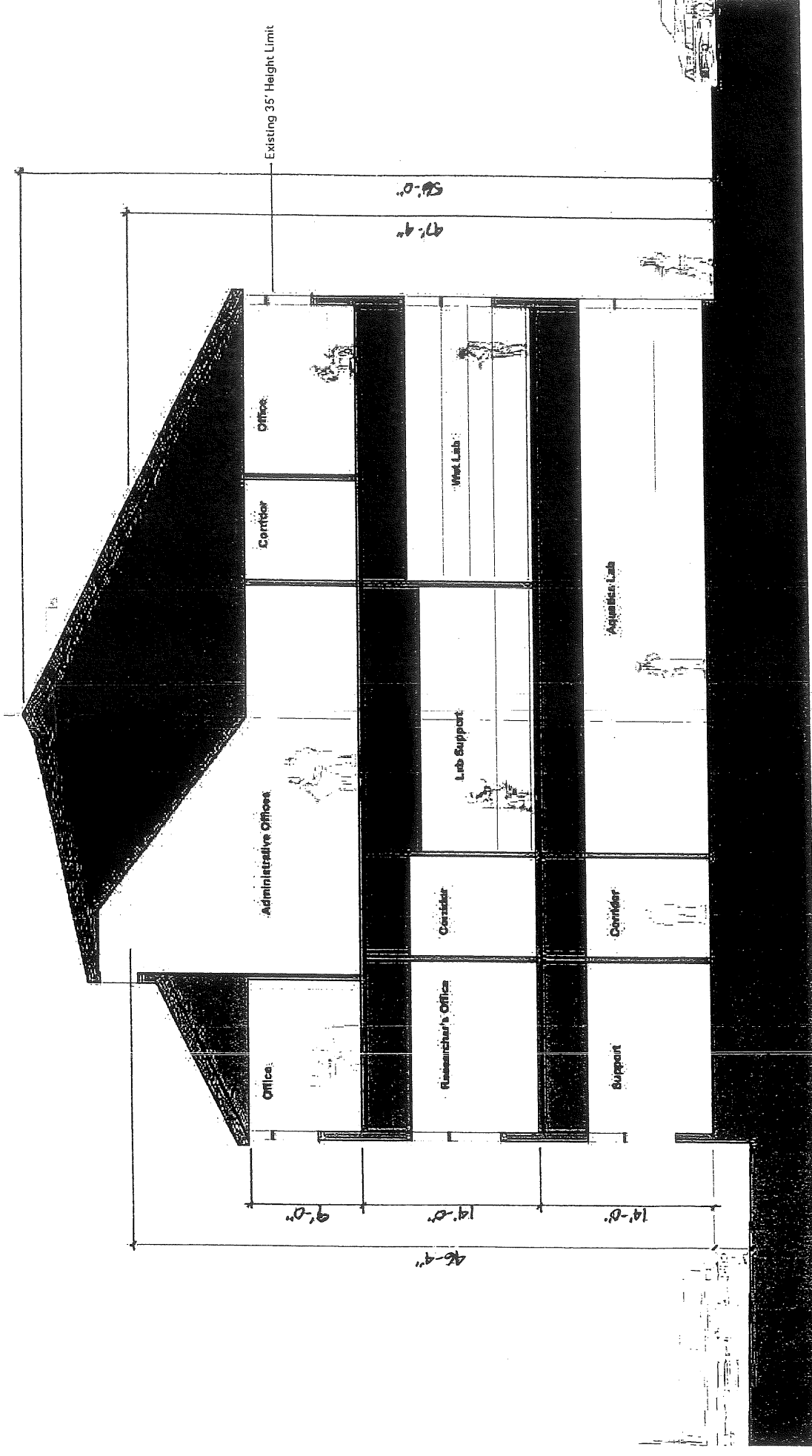
➤ View Corridors

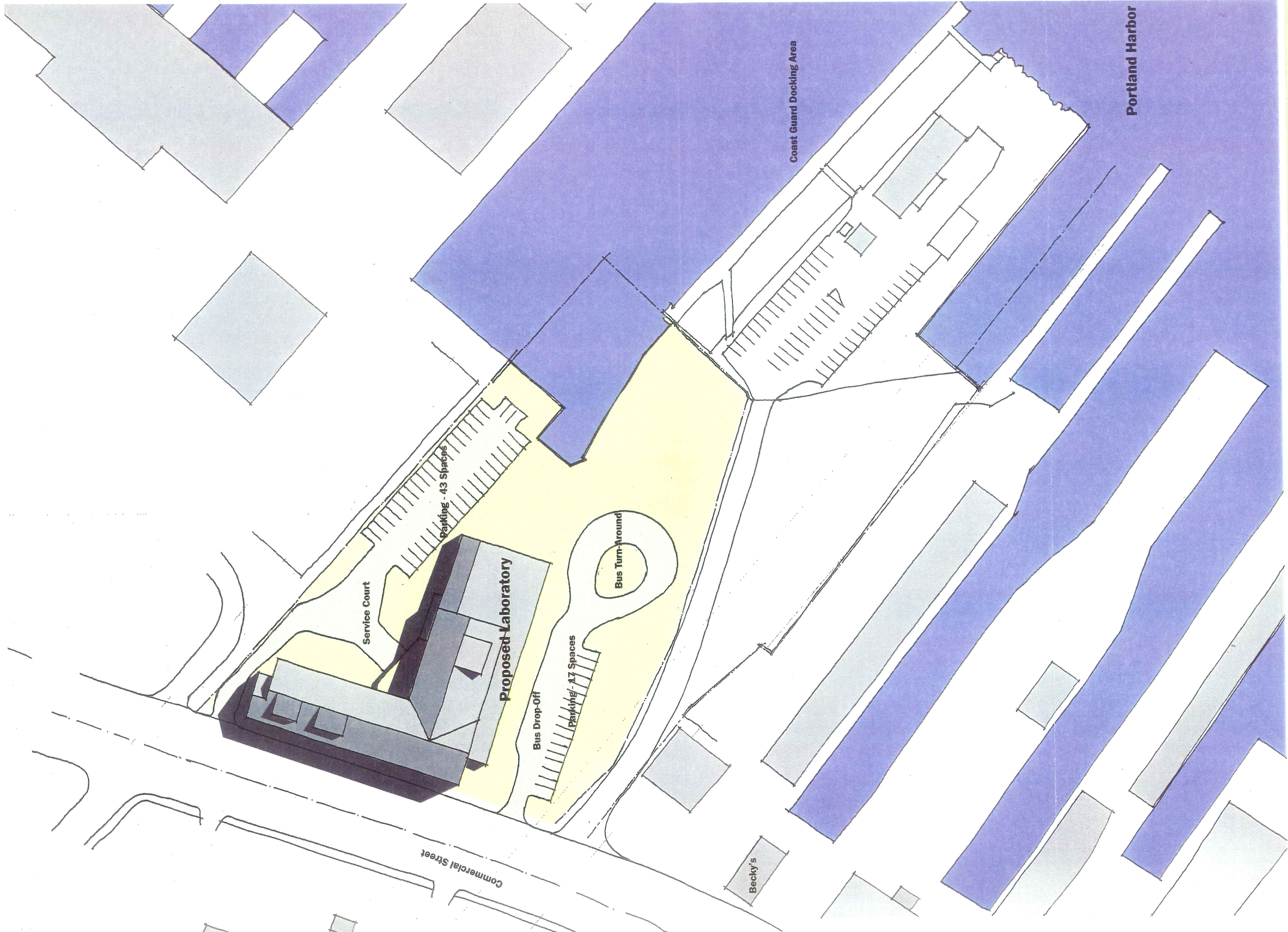
AH 53

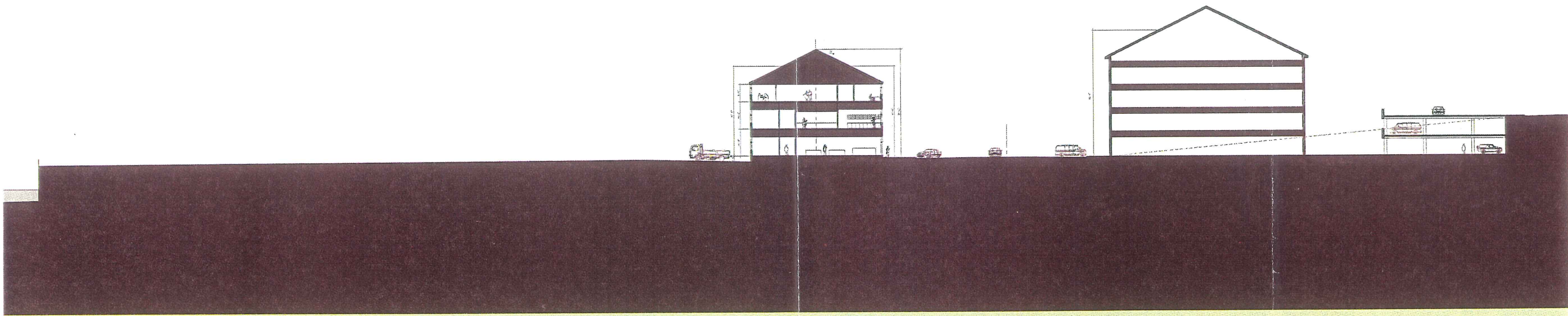




AM 5.4



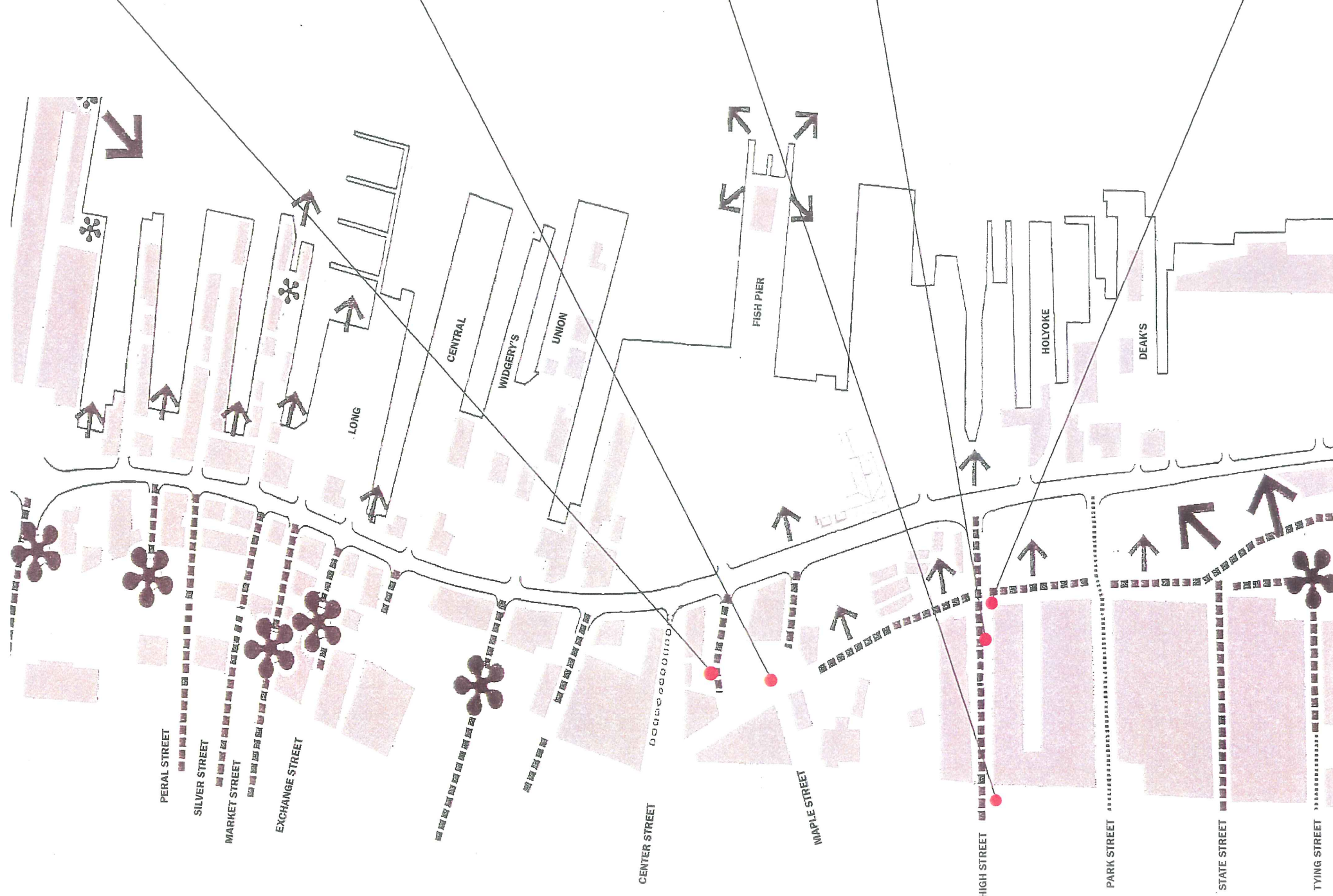




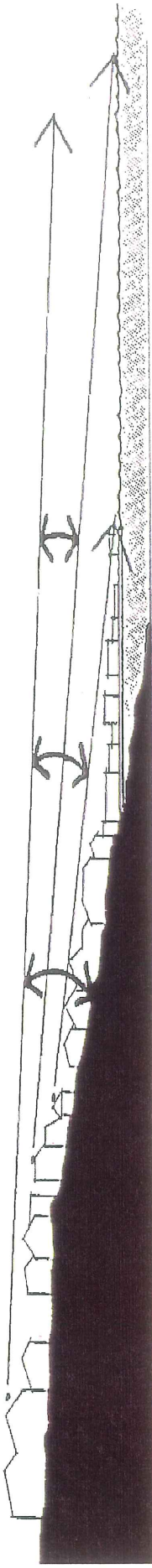
- 'A' VIEWS
- 'B' VIEWS
- 'C' VIEWS
- PANORAMA

SIGNIFICANT VIEWPOINTS

LEGEND



A B C



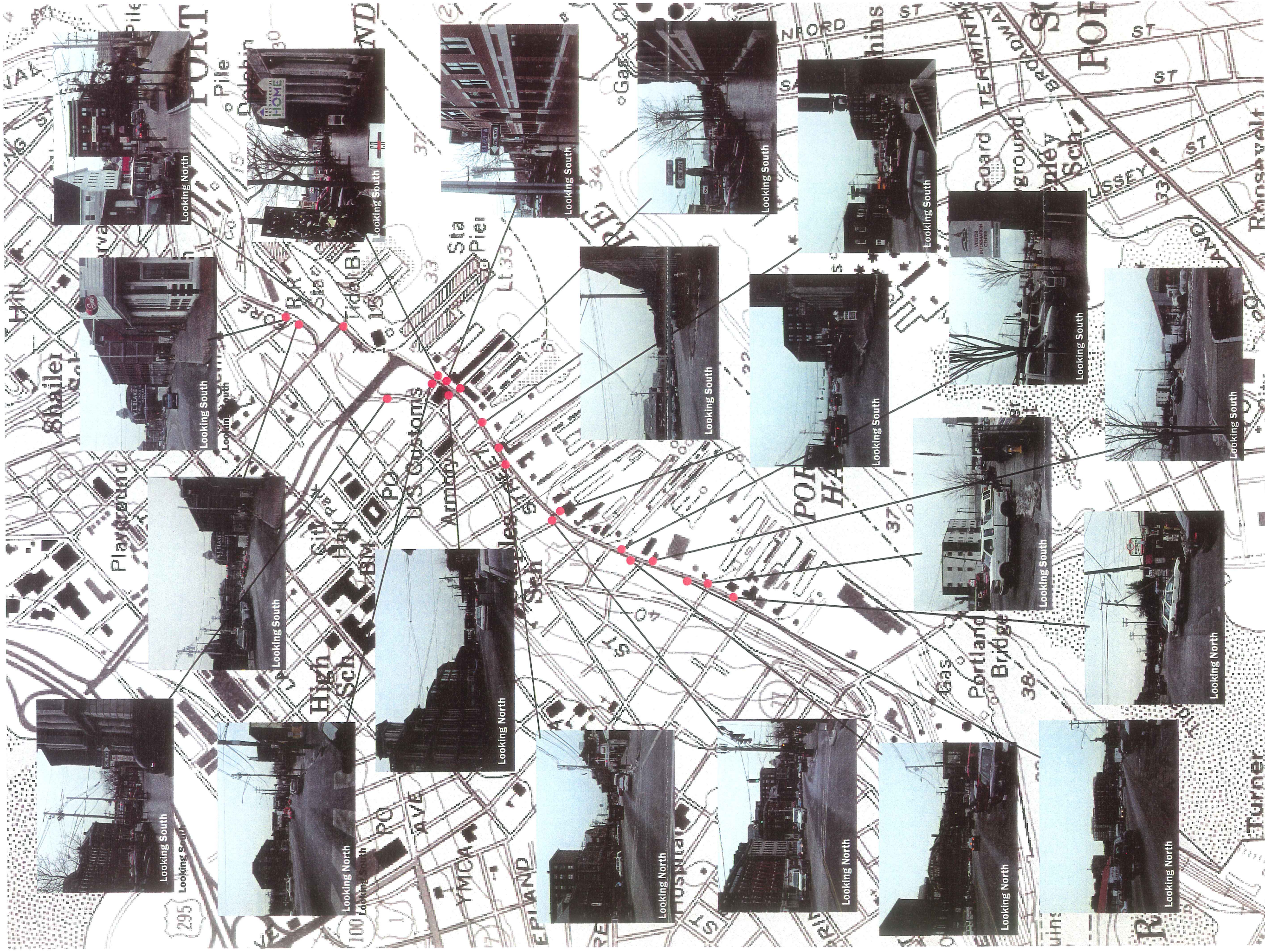
SECTION INDICATING EXTENT OF VIEW CORRIDOR

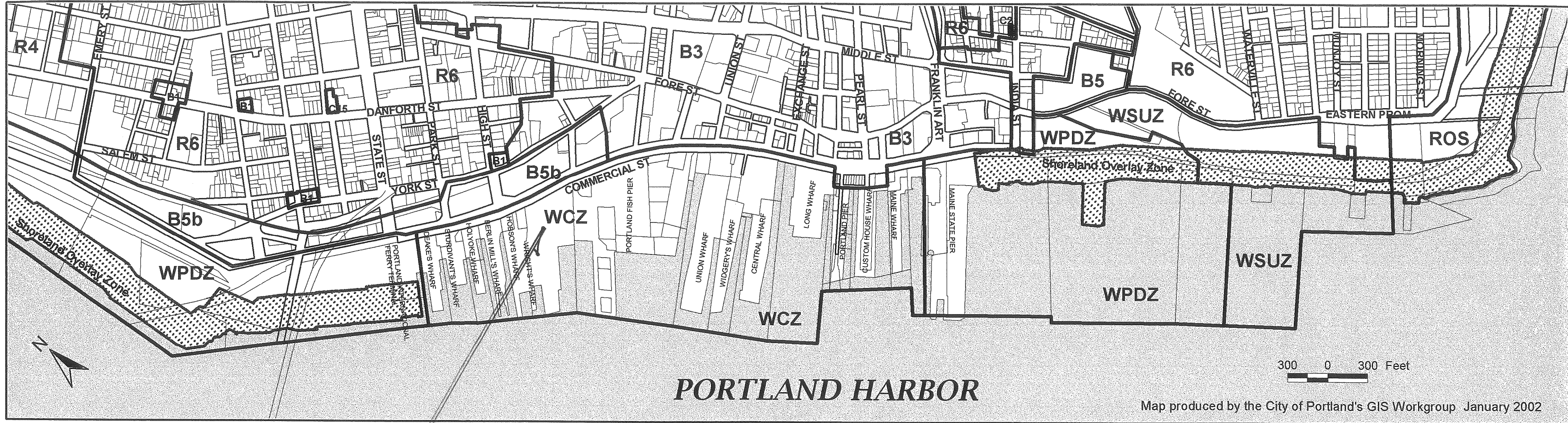
↑ View Corridors







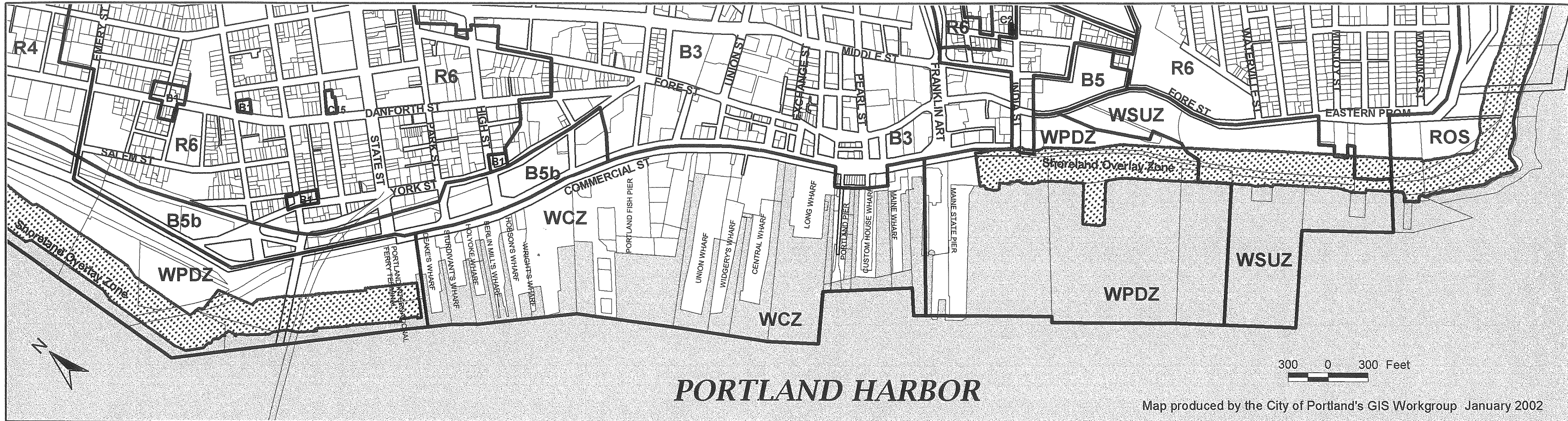




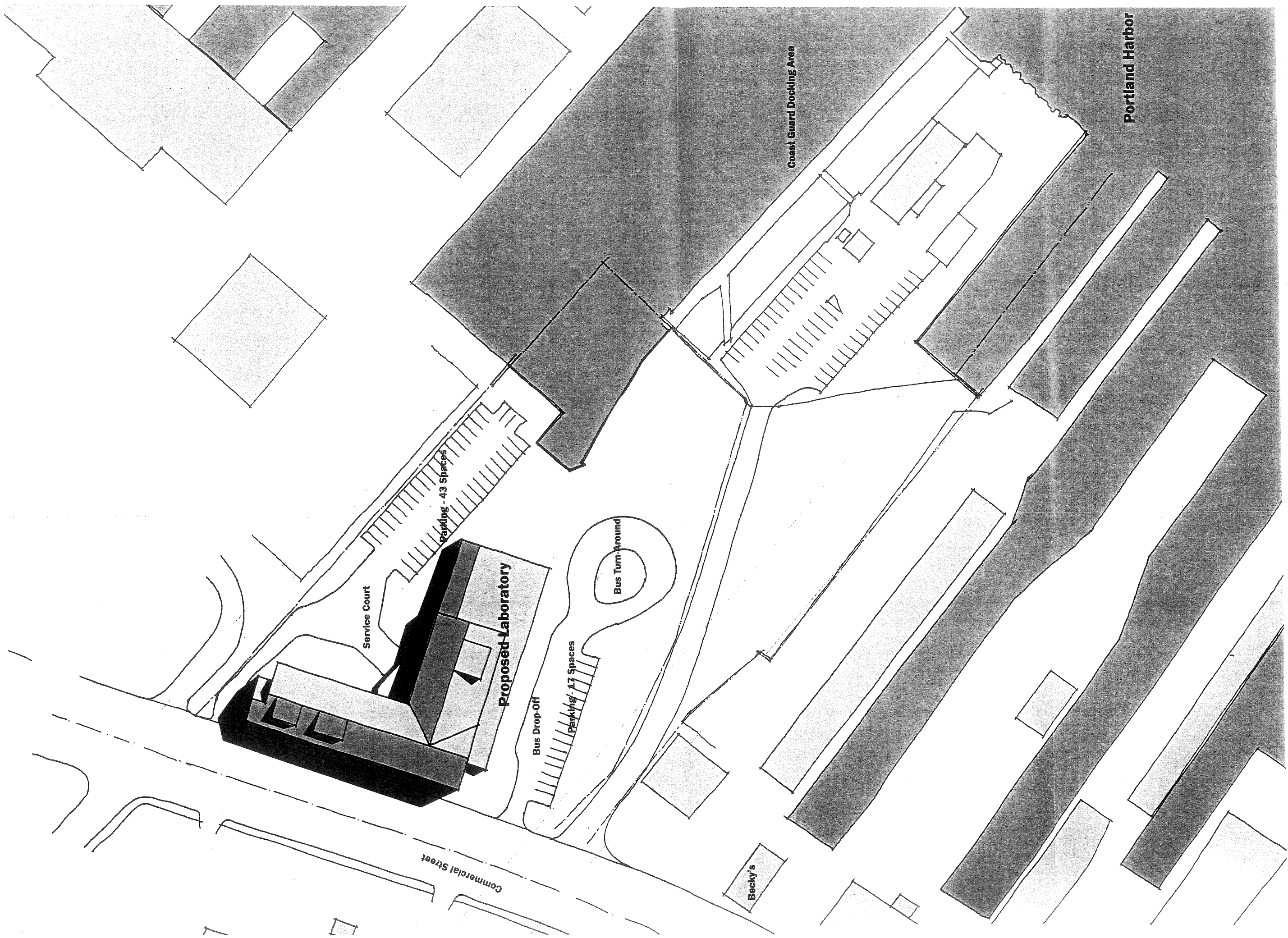
Map produced by the City of Portland's GIS Workgroup January 2002

SITE

WATERFRONT ZONING

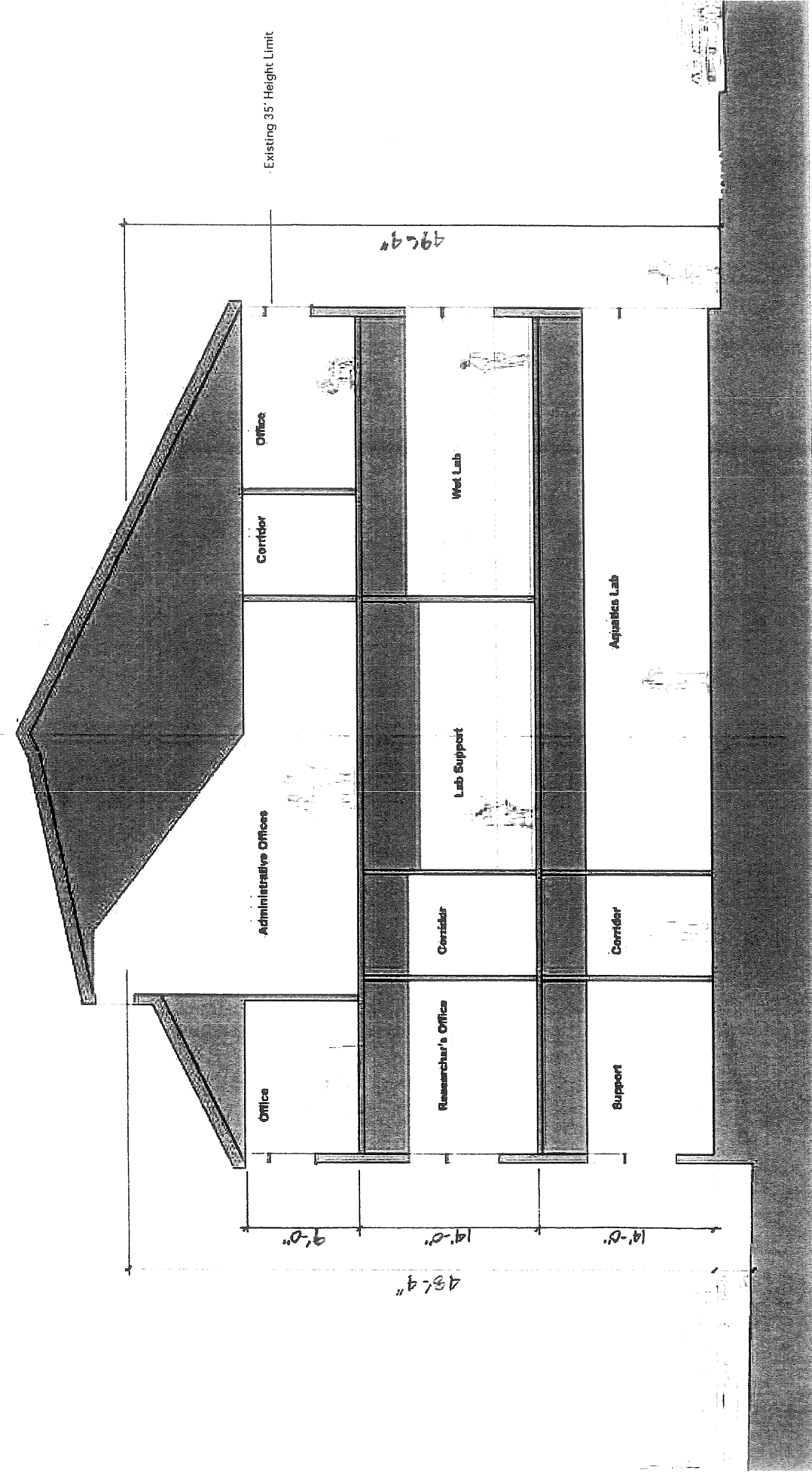




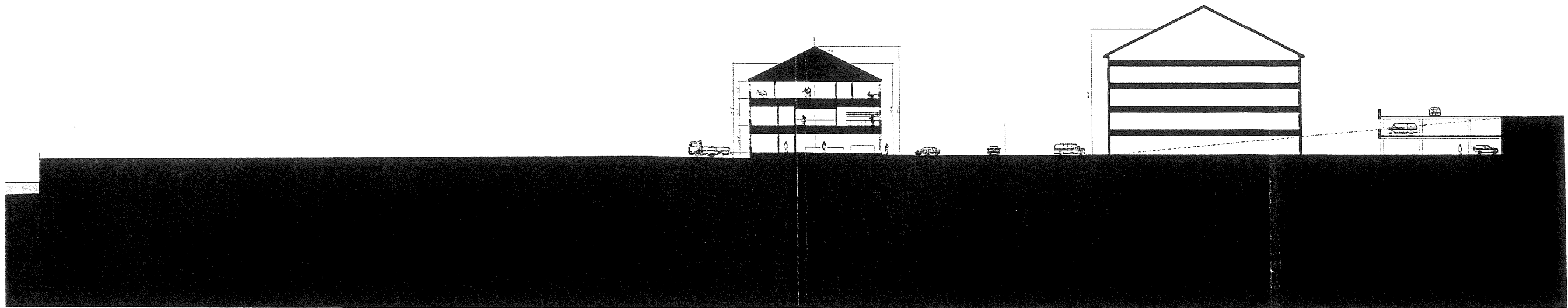


↑ **Site Plan - Laboratory**

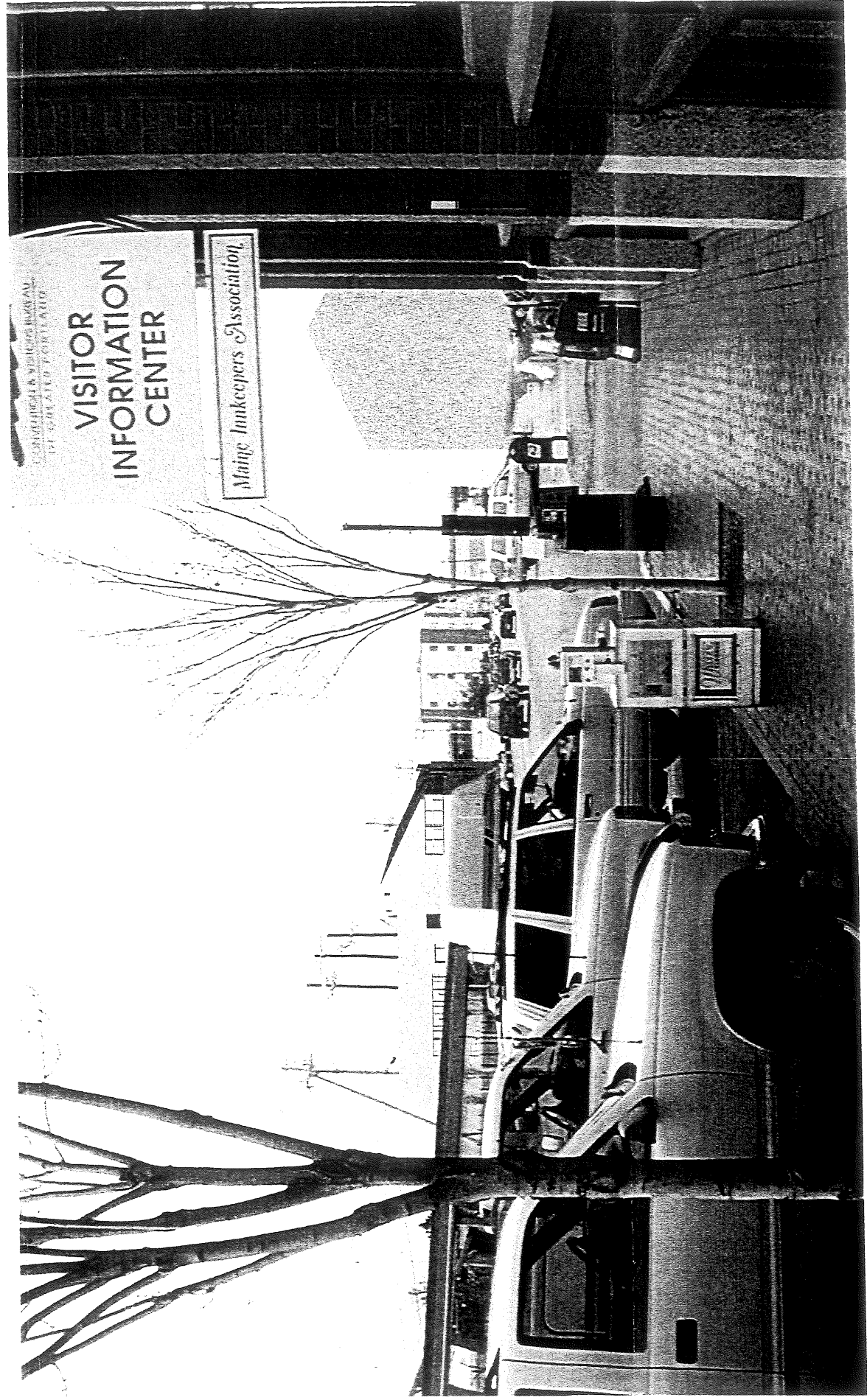
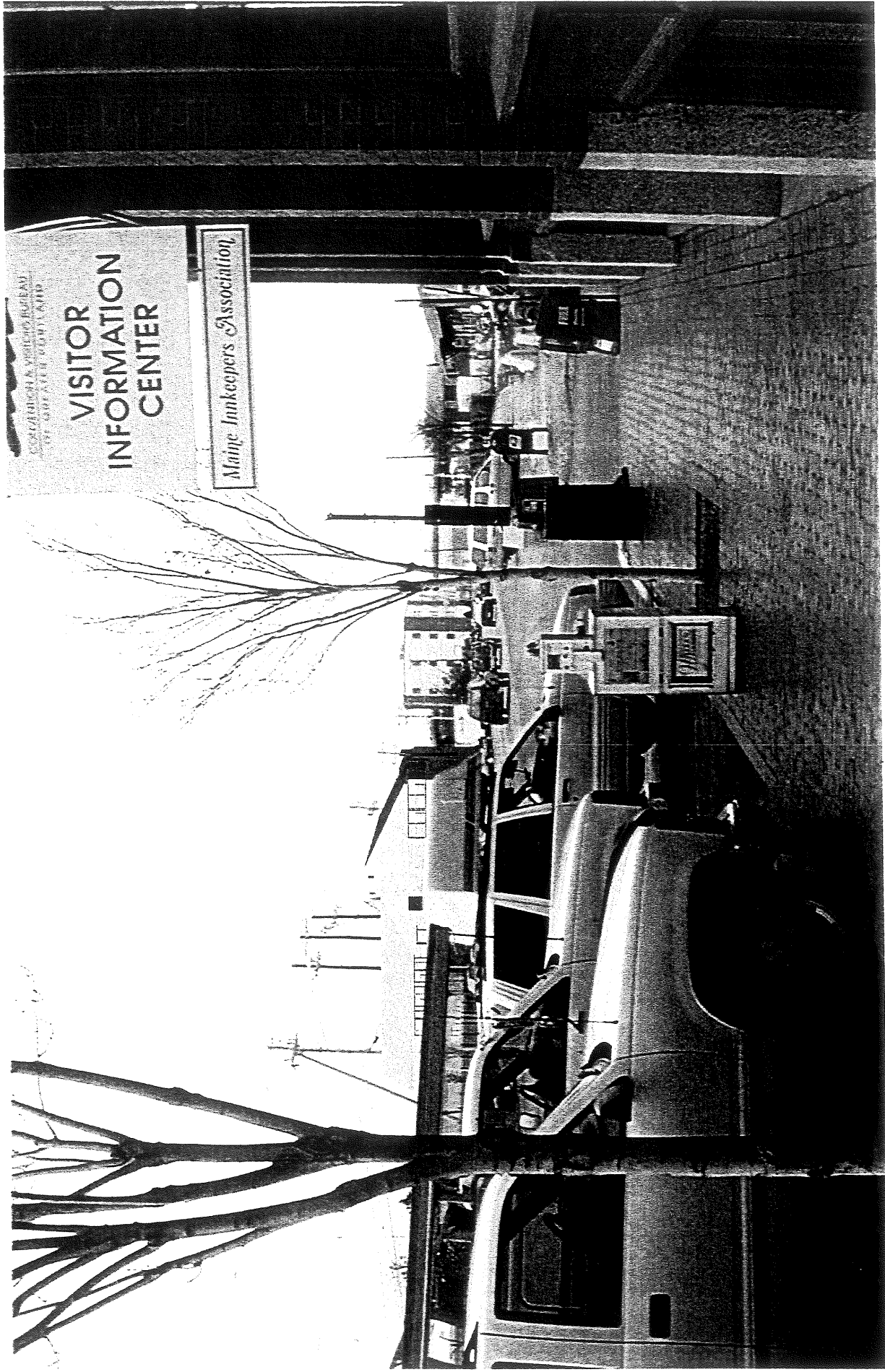
1/32" = 1'-0"



Section



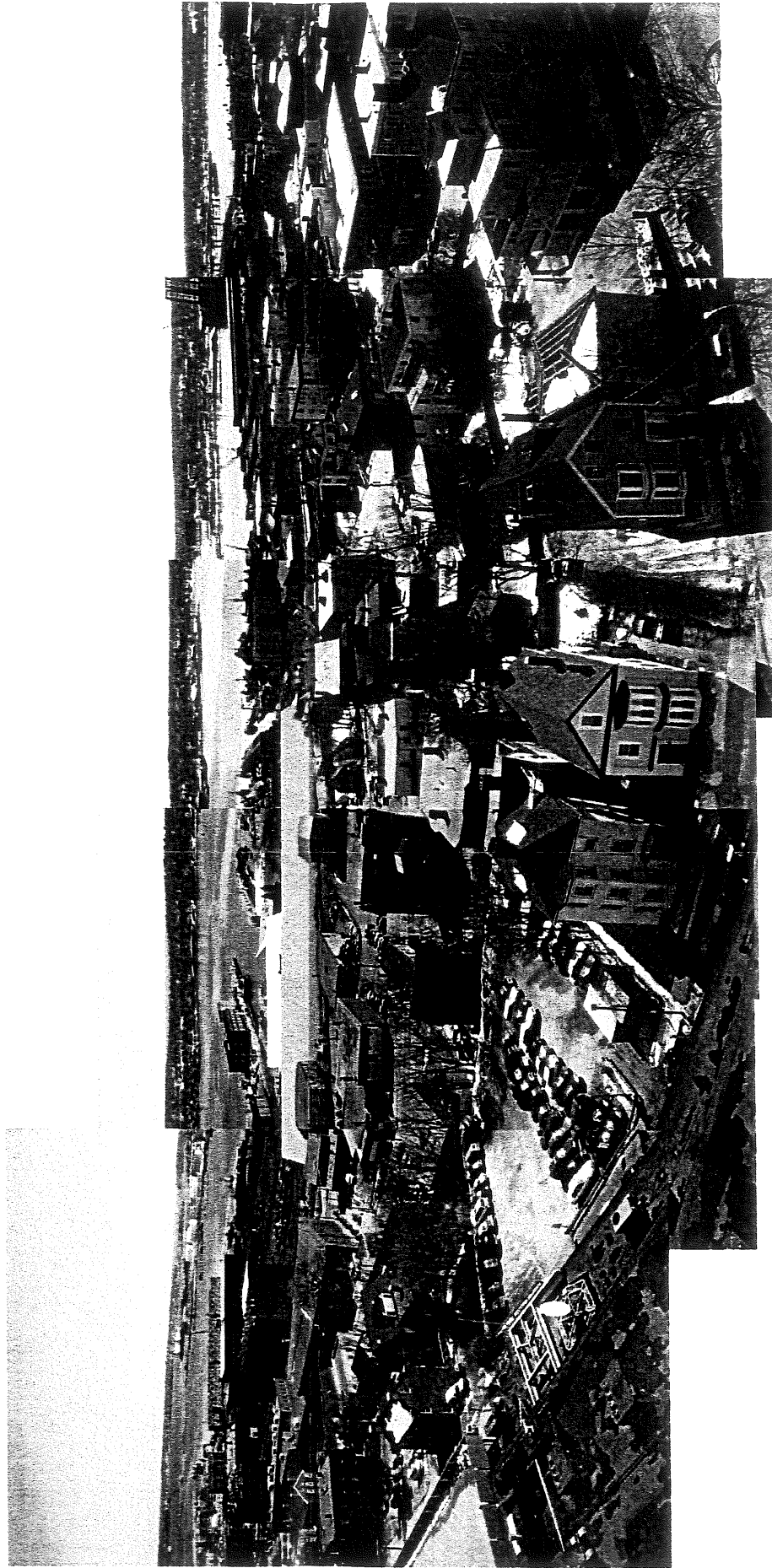
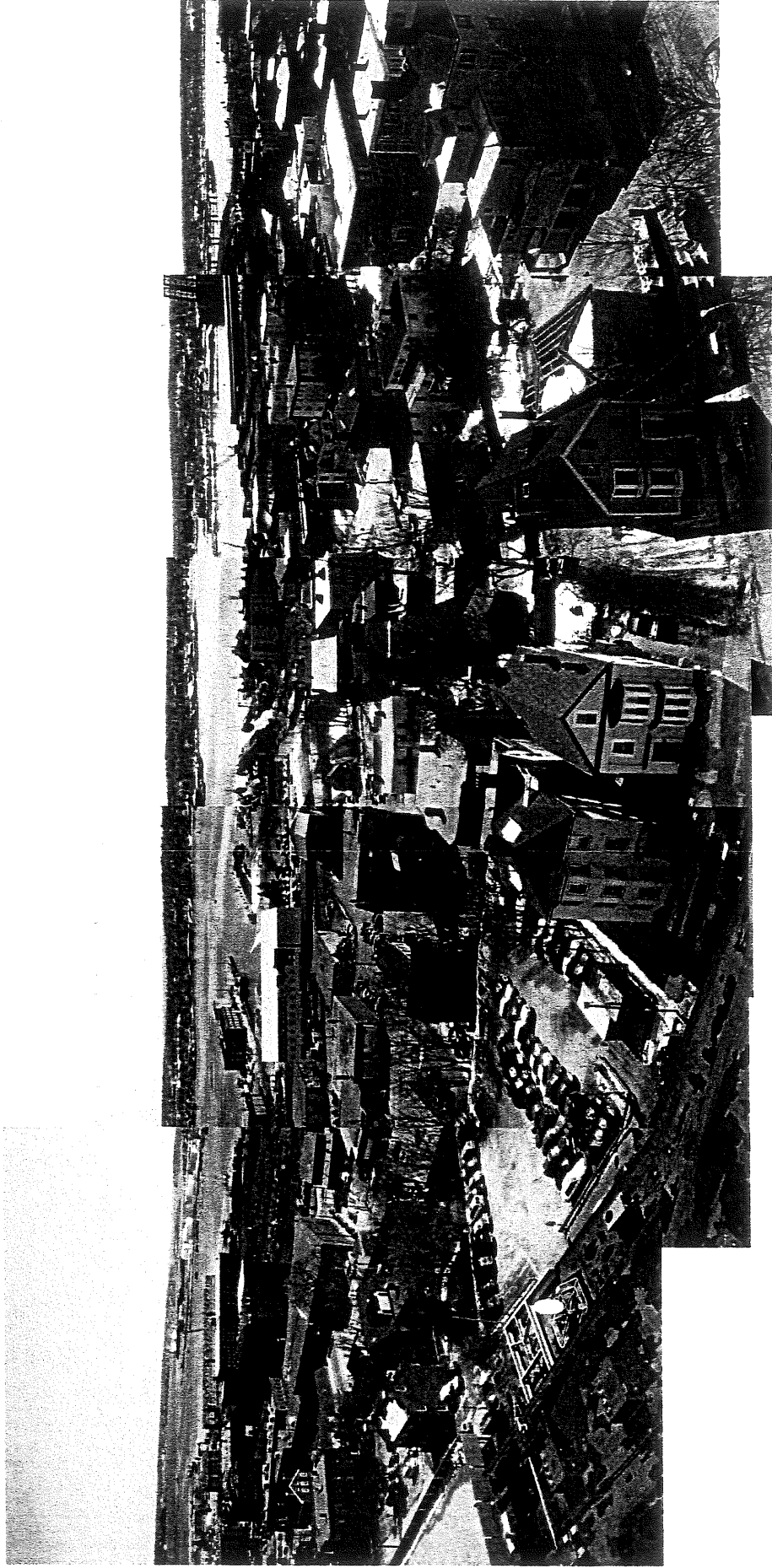
Site Section



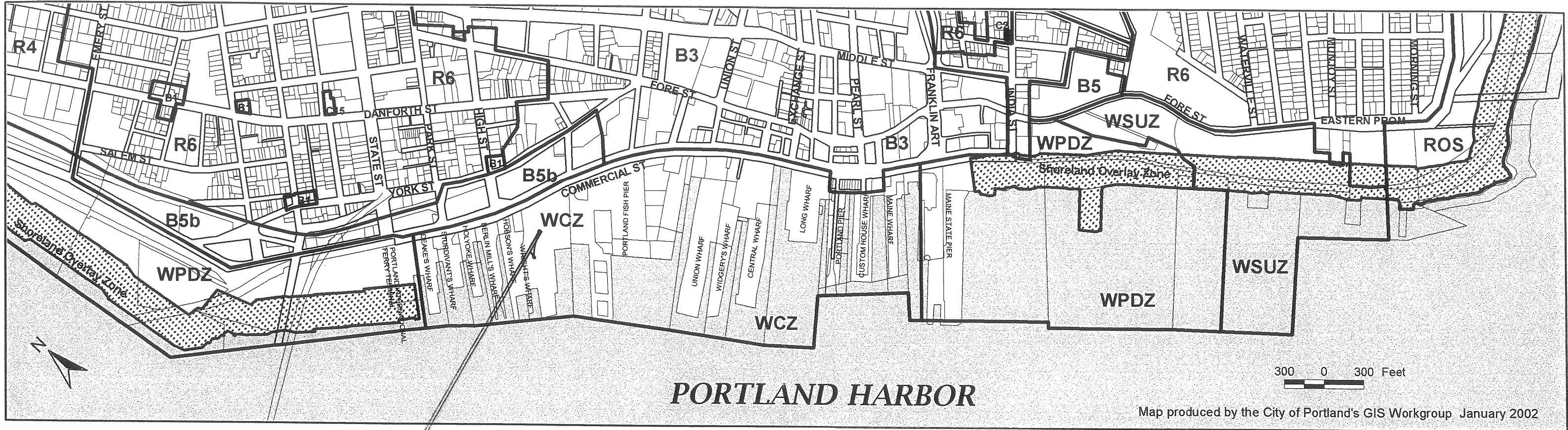
Massing Studies

Massing Studies



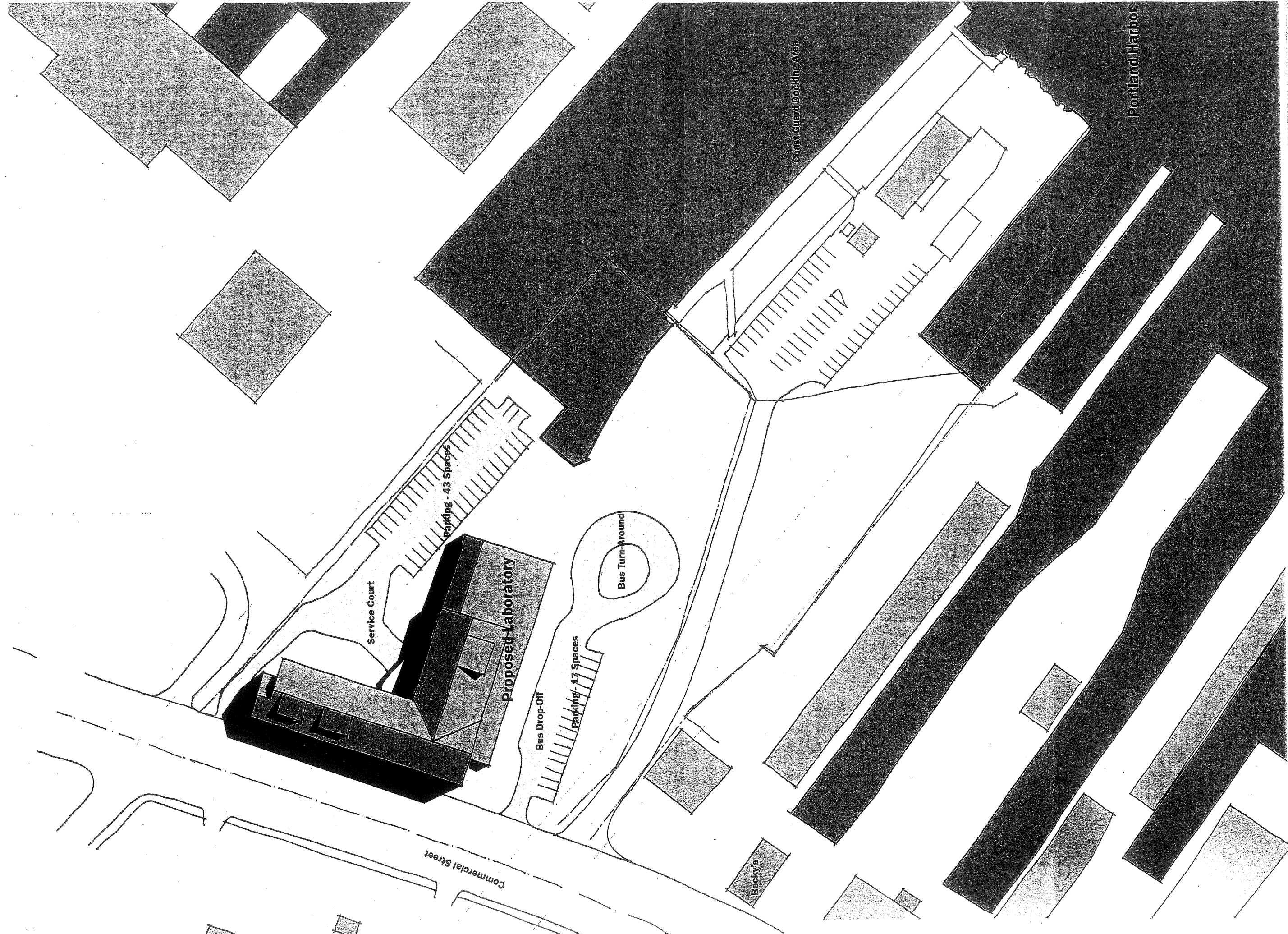


Massing Studies



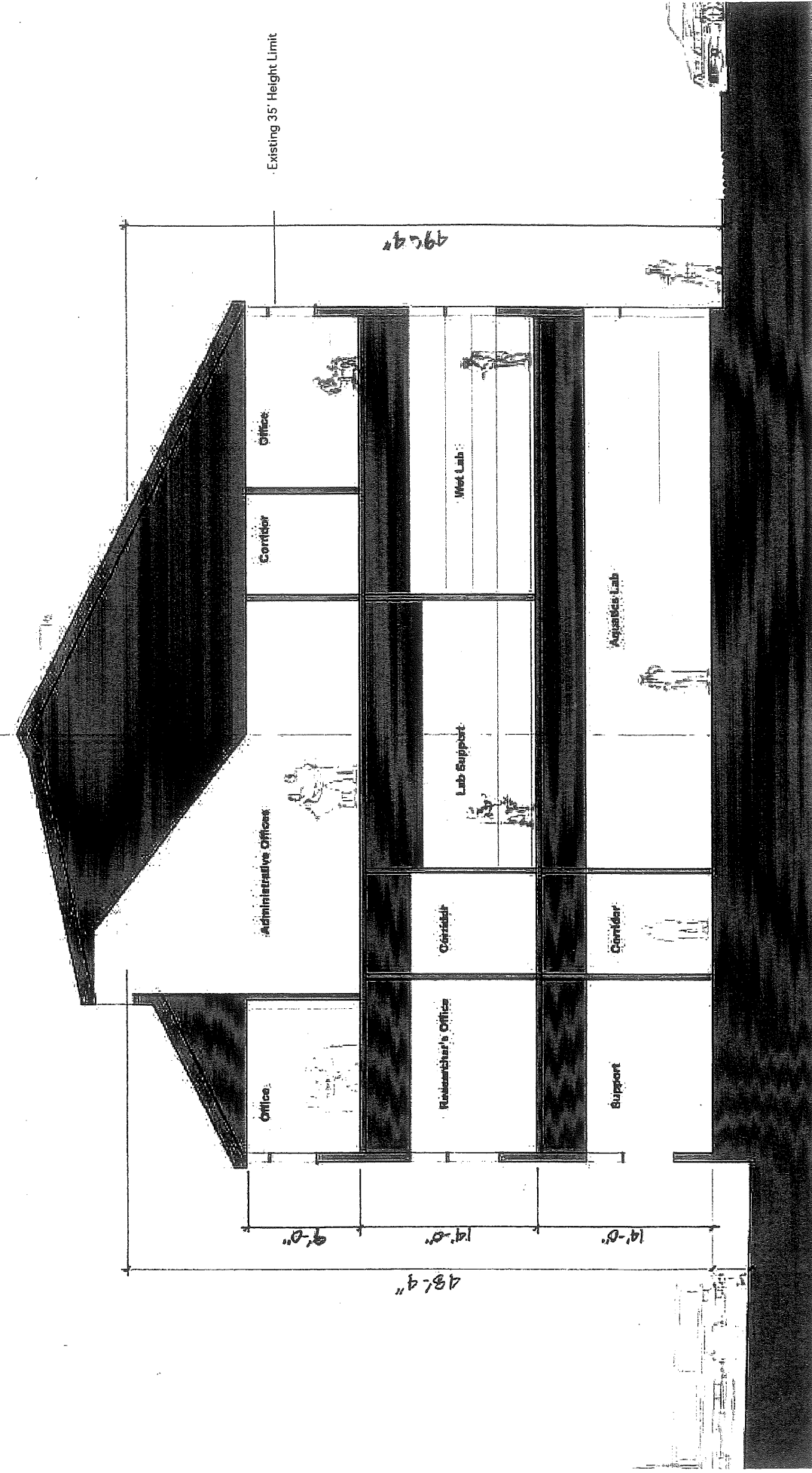
SITE

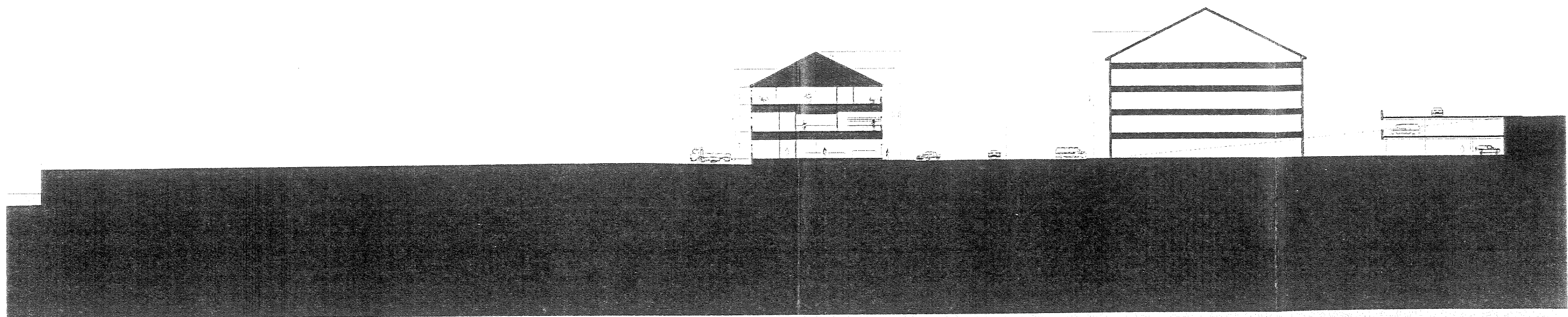
WATERFRONT ZONINGS



1/32" = 1'-0"

↑ **Site Plan - Laboratory**





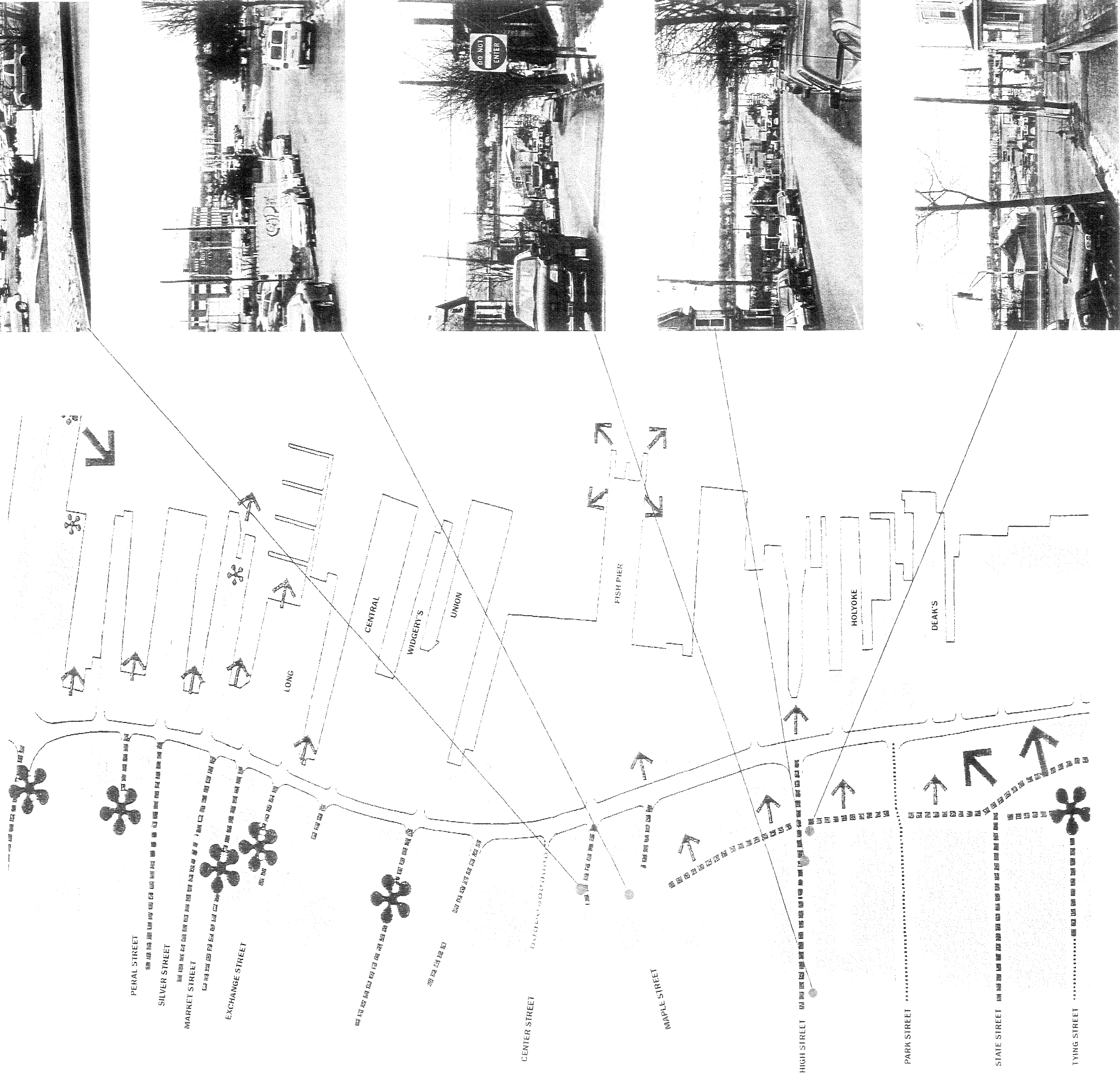
Site Section

- A' VIEWS
- B' VIEWS
- C' VIEWS
- PANORAMA

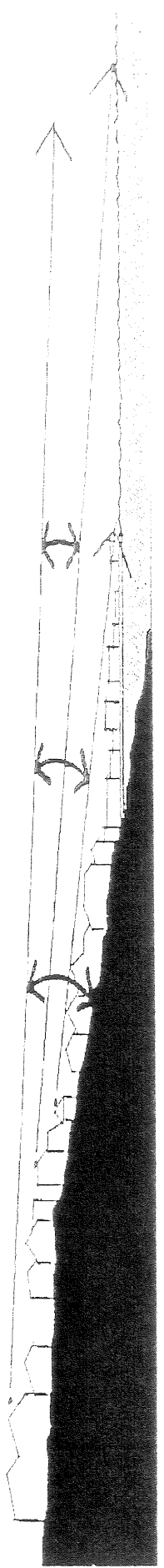


LEGEND

SIGNIFICANT VIEWPOINTS

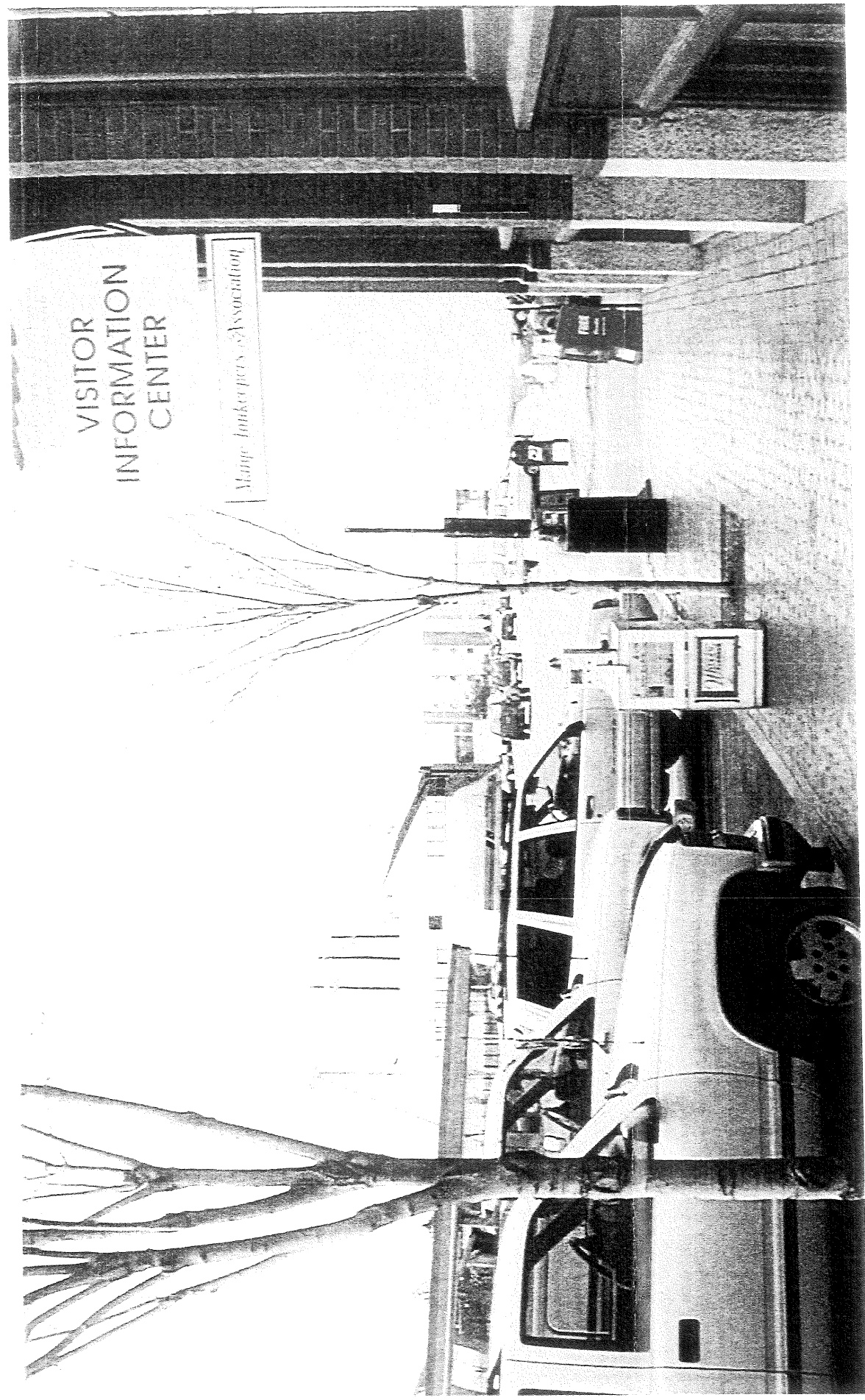
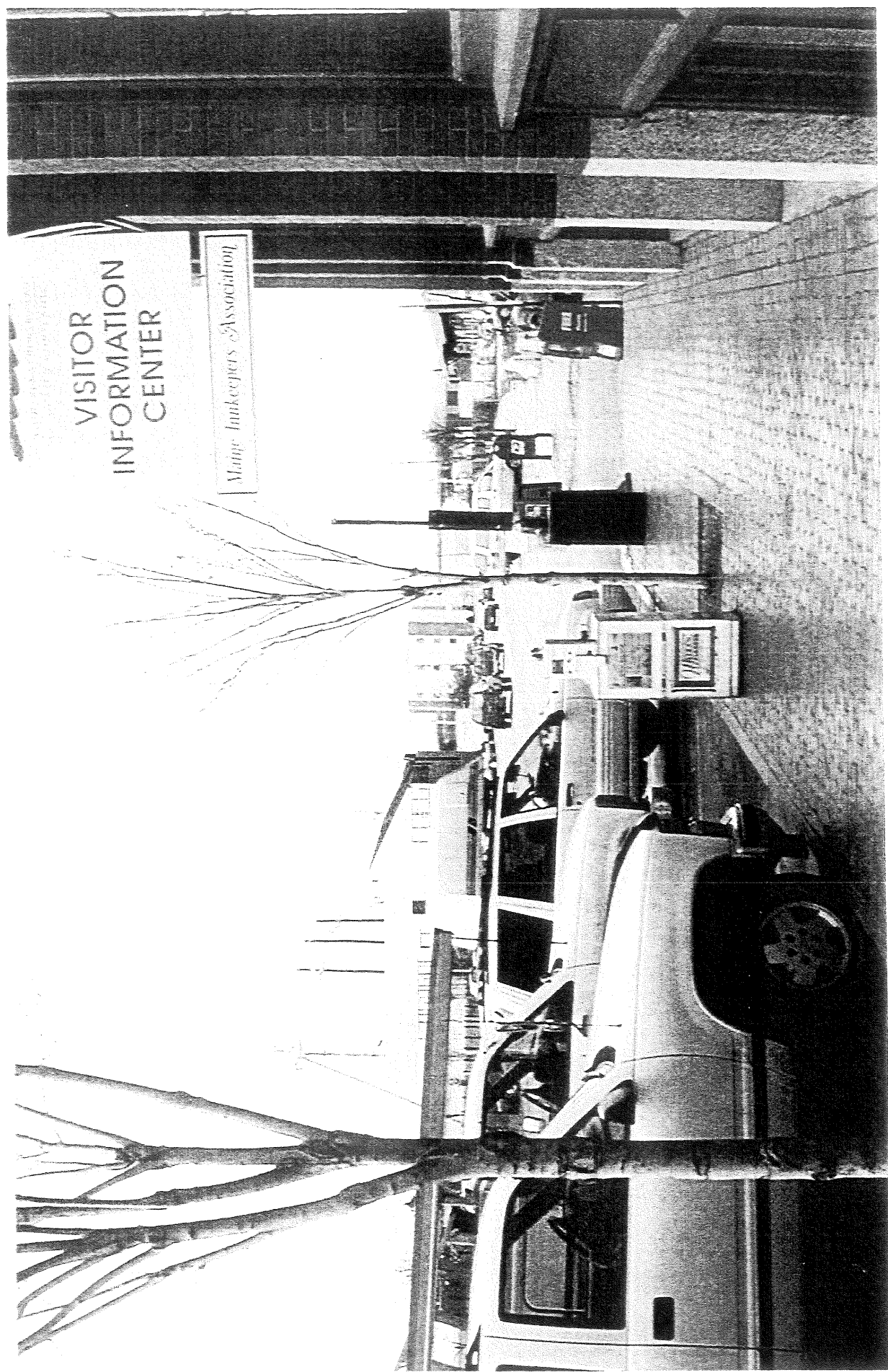


A B C



SECTION INDICATING EXTENT OF VIEW CORRIDOR

↑ View Corridors



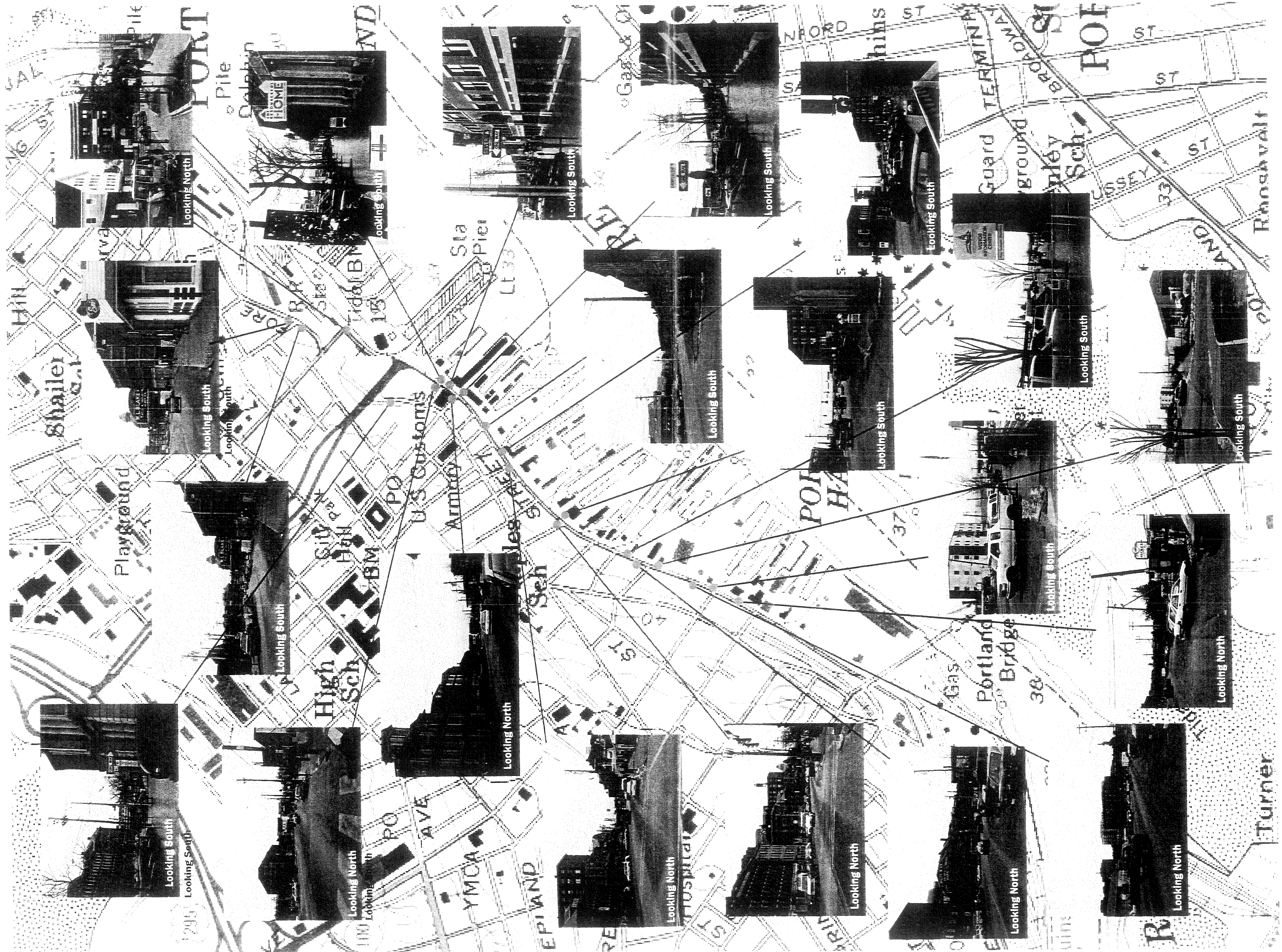
Massing Studies



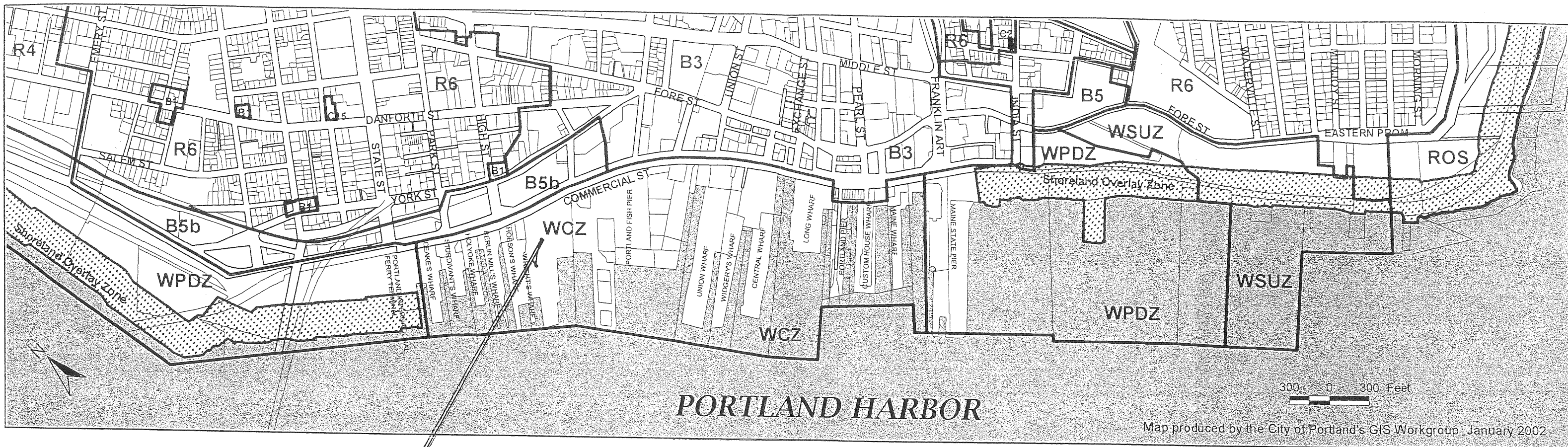
Massing Studies



Massing Studies








↑ Commercial St.

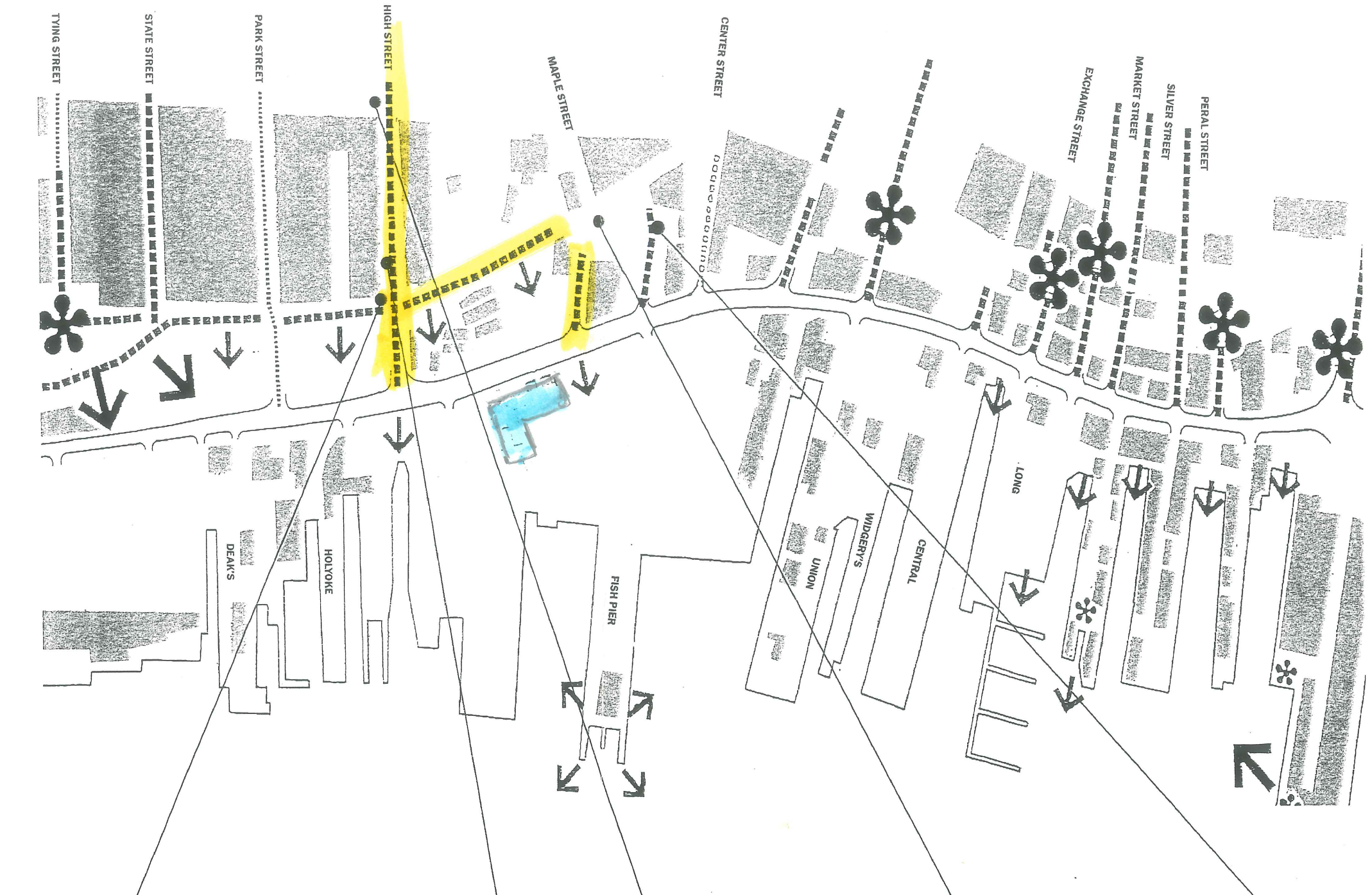


SITE

WATERFRONT ZONINGS

*Prepared @ Public Hearing
By S. Moody*

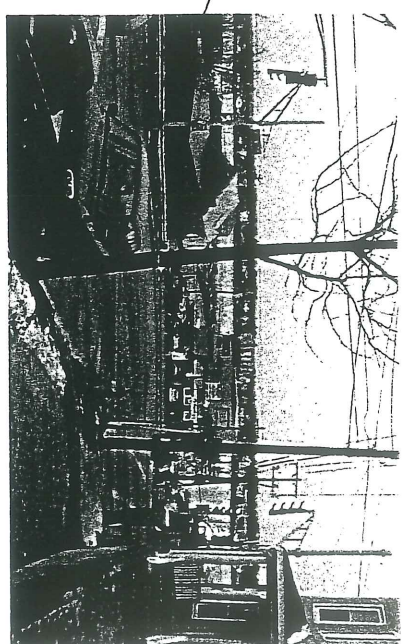
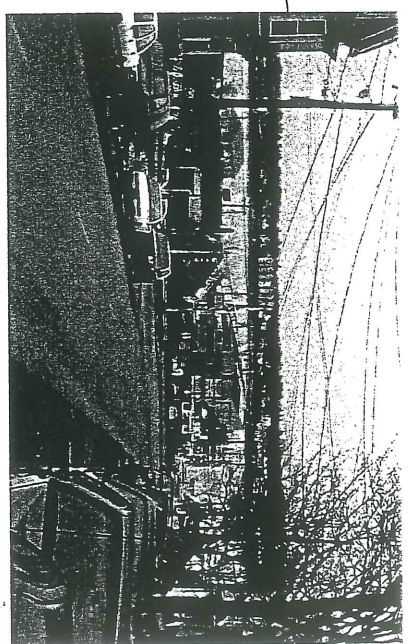
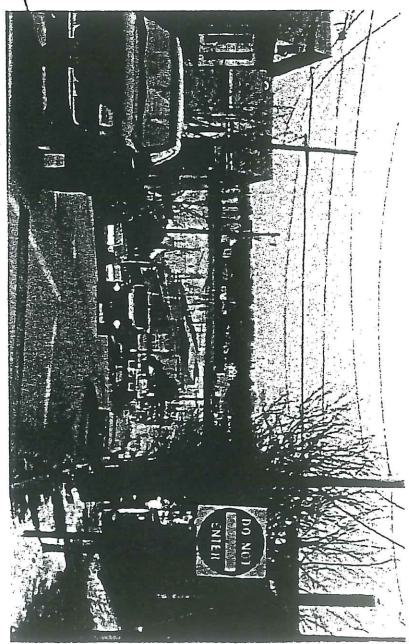
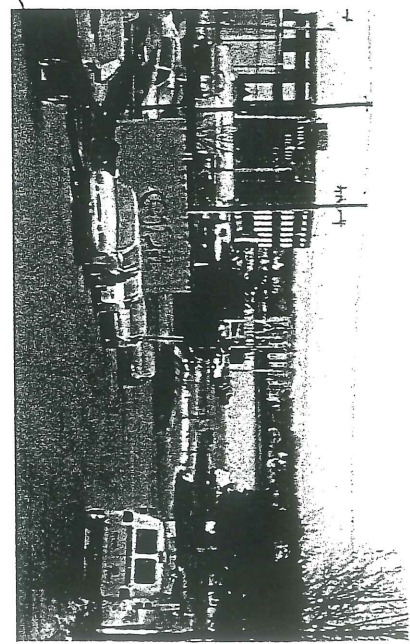
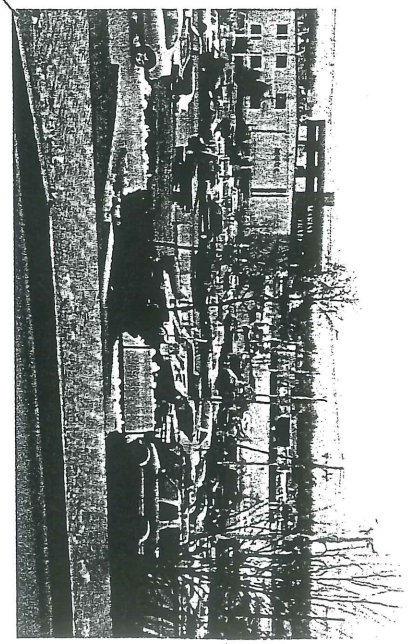
- LEGEND**
-  'A' VIEWS
 -  'B' VIEWS
 -  'C' VIEWS
 -  PANORAMA
 -  SIGNIFICANT VIEWPOINTS

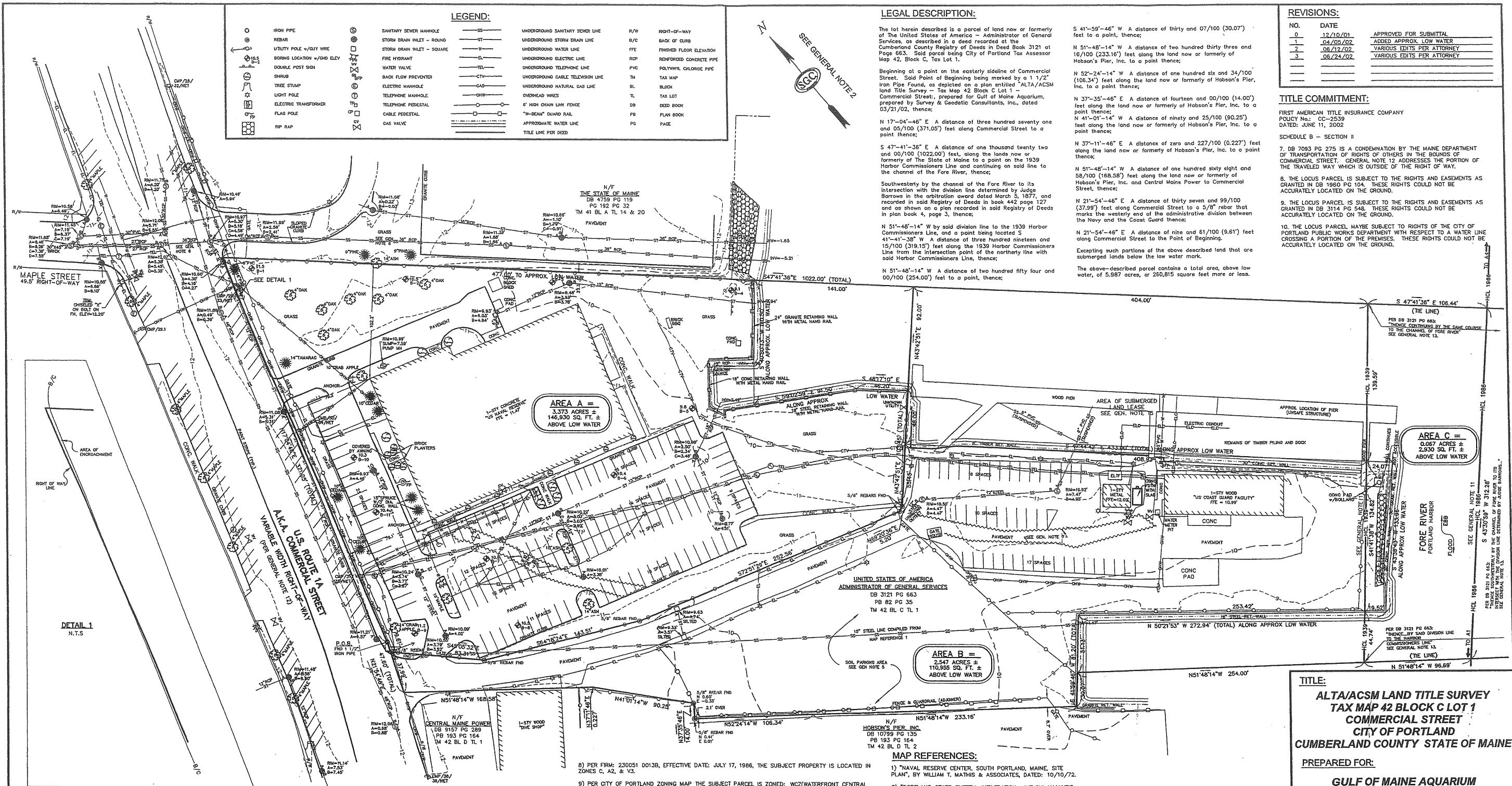


A B C

SECTION INDICATING EXTENT OF VIEW CORRIDOR

→ View Corridors





LEGEND:

○	IRON PIPE	○	SANITARY SEWER MANHOLE	—	UNDERGROUND SANITARY SEWER LINE	R/W	RIGHT-OF-WAY
○	REBAR	○	STORM DRAIN INLET - ROUND	—	UNDERGROUND STORM DRAIN LINE	B/C	BACK OF CURB
○	UTILITY POLE w/ GUY WIRE	○	STORM DRAIN INLET - SQUARE	—	UNDERGROUND WATER LINE	F/E	FINISHED FLOOR ELEVATION
○	BORING LOCATION w/ GSD ELEV	○	FIRE HYDRANT	—	UNDERGROUND ELECTRIC LINE	R/C	REINFORCED CONCRETE PIPE
○	DOUBLE POST SIGN	○	WATER VALVE	—	UNDERGROUND TELEPHONE LINE	PV	POLYVINYL CHLORIDE PIPE
○	SHRUB	○	BACK FLOW PREVENTER	—	UNDERGROUND CABLE TELEVISION LINE	TM	TAX MAP
○	TREE STUMP	○	ELECTRIC MANHOLE	—	UNDERGROUND NATURAL GAS LINE	BL	BLOCK
○	LIGHT POLE	○	TELEPHONE MANHOLE	—	OVERHEAD WIRES	DL	TAX LOT
○	ELECTRIC TRANSFORMER	○	CABLE PEDESTAL	—	6" HIGH CHAIN LINK FENCE	TB	TRAIL BOOK
○	FLAG POLE	○	GAS VALVE	—	"T-BEAM" QUARD RAIL	PB	PLAN BOOK
○	RP RAP	○		—	APPROXIMATE WATER LINE	PG	PAZ
		○		—	TITLE LINE PER DEED		

LEGAL DESCRIPTION:

The lot herein described is a parcel of land now or formerly of the United States of America - Administrator of General Services, as described in a deed recorded at the Cumberland County Registry of Deeds in Deed Book 3121 at Page 663. Said parcel being City of Portland Tax Assessor Map 42, Block C, Lot 1.

Beginning at a point on the easterly sideline of Commercial Street. Said Point of Beginning being marked by a 1 1/2" Iron Pipe Found, as depicted on a plan entitled "ALTA/ACSM Land Title Survey - Tax Map 42 Block C Lot 1 - Commercial Street, prepared for Gulf of Maine Aquarium, prepared by Survey & Geodetic Consultants, Inc., dated 03/21/02, thence:

N 17°-04'-46" E A distance of three hundred seventy one and 05/100 (371.05) feet along Commercial Street to a point thence;

S 47°-41'-36" E A distance of one thousand twenty two and 00/100 (1022.00) feet, along the lands now or formerly of The State of Maine to a point on the 1939 Harbor Commissioners Line and continuing on said line to the channel of the Fore River, thence;

Southwesterly by the channel of the Fore River to its intersection with the division line determined by Judge Barrows in the arbitration award dated March 5, 1877, and recorded in said Registry of Deeds in book 442 page 127 and as shown on a plan recorded in said Registry of Deeds in plan book 4, page 3, thence;

N 51°-48'-14" W by said division line to the 1939 Harbor Commissioners Line, and a point being located S 41°-41'-38" W A distance of three hundred nineteen and 15/100 (319.15) feet along the 1939 Harbor Commissioners Line from the intersection point of the northerly line with said Harbor Commissioners Line, thence;

N 51°-48'-14" W A distance of two hundred fifty four and 00/100 (254.00) feet to a point, thence;

REVISIONS:

NO.	DATE	APPROVED FOR SUBMITTAL
0	12/10/01	ADDED APPROX. LOW WATER
1	04/05/02	VARIOUS EDITS PER ATTORNEY
2	06/12/02	VARIOUS EDITS PER ATTORNEY
3	06/24/02	VARIOUS EDITS PER ATTORNEY

TITLE COMMITMENT:

FIRST AMERICAN TITLE INSURANCE COMPANY
POLICY NO.: CC-2539
DATED: JUNE 11, 2002

SCHEDULE B - SECTION II

7. DB 7093 PG 275 IS A CONDEMNATION BY THE MAINE DEPARTMENT OF TRANSPORTATION OF RIGHTS OF OTHERS IN THE BOUNDS OF COMMERCIAL STREET. GENERAL NOTE 12 ADDRESSES THE PORTION OF THE TRAVELED WAY WHICH IS OUTSIDE OF THE RIGHT OF WAY.

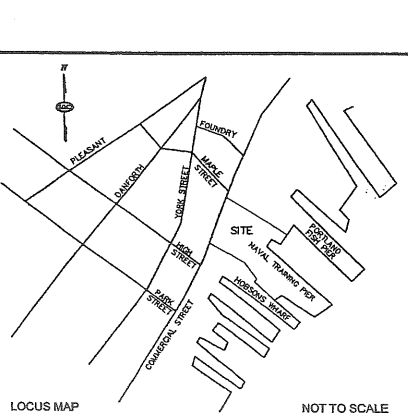
8. THE LOCUS PARCEL IS SUBJECT TO THE RIGHTS AND EASEMENTS AS GRANTED IN DB 1950 PG 104. THESE RIGHTS COULD NOT BE ACCURATELY LOCATED ON THE GROUND.

9. THE LOCUS PARCEL IS SUBJECT TO THE RIGHTS AND EASEMENTS AS GRANTED IN DB 3114 PG 548. THESE RIGHTS COULD NOT BE ACCURATELY LOCATED ON THE GROUND.

10. THE LOCUS PARCEL MAYBE SUBJECT TO RIGHTS OF THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT WITH RESPECT TO A WATER LINE CROSSING A PORTION OF THE PREMISES. THESE RIGHTS COULD NOT BE ACCURATELY LOCATED ON THE GROUND.

Excepting such portions of the above described land that are submerged lands below the low water mark.

The above-described parcel contains a total area, above low water, of 5.987 acres, or 260,815 square feet more or less.



GENERAL NOTES:

- BOUNDARY, PLANIMETRIC AND TOPOGRAPHIC INFORMATION AS SHOWN HEREON IS REFERENCED HORIZONTALLY TO THE MAINE WEST STATE PLANE COORDINATE SYSTEM NAD 83 BASED UPON A STATIC GPS TIE TO CORS STATIONS AND IS REFERENCED VERTICALLY TO NGVD 29 BASED UPON A 3RD ORDER DIFFERENTIAL LEVEL. THE TO STATION: "TIDAL 2 USE STA 84".
- NORTH AS SHOWN HEREON IS BASED UPON GRID NORTH OF THE MAINE WEST STATE PLANE COORDINATE SYSTEM NAD 83.
- THIS PLAN AND ALL WORK ASSOCIATED WITH IT WAS PERFORMED BY SURVEY & GEODETIC CONSULTANTS, INC PURSUANT TO A PROFESSIONAL SERVICES CONTRACT BETWEEN THE GULF OF MAINE AQUARIUM AND SURVEY & GEODETIC CONSULTANTS, INC. DATED: NOVEMBER 16, 2001.
- BOUNDARY, PLANIMETRIC, AND TOPOGRAPHIC INFORMATION AS SHOWN HEREON IS THE RESULT OF AN ON-THE-GROUND FIELD SURVEY PERFORMED BY SURVEY & GEODETIC CONSULTANTS, INC. BETWEEN NOVEMBER 27, 2001 & DECEMBER 10, 2001.
- THIS AREA IS USED FOR PARKING ON A DAILY BASIS BY TENANTS OF HOBSON'S WHARF. NO DOCUMENT WAS RECOVERED DURING THE COURSE OF OUR RESEARCH TO INDICATE A LEASE OR EASEMENT.
- PER MAP REFERENCE 2 THIS OUTFALL FROM THE DOUBLE 27" RCP'S IN COMMERCIAL STREET TO THE OUTFALL, IS AN OVERFLOW LINE.
- SUBSURFACE UTILITIES WERE DELINEATED ON THE SUBJECT PROPERTY BY OTHERS. PAINT MARKS AND SURFACE OBSERVABLE FEATURES WERE FIELD LOCATED BY SURVEY & GEODETIC CONSULTANTS, INC. NOT ALL UTILITIES APPEAR TO HAVE BEEN MARKED AND ONLY THOSE UTILITIES AT THE INTERSECTION WITH MAPLE STREET WERE MARKED ON COMMERCIAL STREET. MAP REFERENCE 1 INDICATES A WATER LINE FROM THE NAVAL RESERVE CENTER TO THE COAST GUARD. THE PAYMENT CUT WHICH APPEARS TO COINCIDE WITH THE PLAN LOCATION OF THE WATER LINE IS SHOWN FOR REFERENCE. PRIOR TO CONTRACTOR PERFORMING ANY WORK, DIG SAFE SHOULD BE CONTACTED.

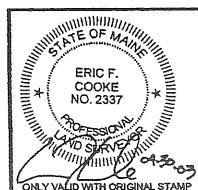
- PER FIRM: 230051 0013B, EFFECTIVE DATE: JULY 17, 1986, THE SUBJECT PROPERTY IS LOCATED IN ZONES C, A2, & V3.
- PER CITY OF PORTLAND ZONING MAP THE SUBJECT PARCEL IS ZONED: WC2(WATERFRONT CENTRAL ZONE). PER SECTION 14-316 OF CHAPTER 14 OF THE CITY OF PORTLAND CODE OF ORDINANCES: MIN. LOT SIZE: NONE
MIN. FRONTAGE: NONE
MIN. YARD DIMS: FRONT, SIDE, & REAR SETBACK: NONE
SETBACK FROM PIER LINE: 5 FEET
MAX. LOT COVERAGE: 100%
MAX. BUILDING HEIGHT: 35 FEET
- RECORD OWNER: UNITED STATES OF AMERICA, ADMINISTRATOR OF GENERAL SERVICES
RECORD DEED: DB 3121 PG 663, RECORD PLAN: PB 82 PG 35
- THE HARBOR COMMISSIONERS LINE AS SHOWN HEREON AS "HCL 1986" WAS ESTABLISHED BY HOLDING THE POSITIONS OF MONUMENTS: "WILSON" & "BUGLIGHT", AS ESTABLISHED BY STATIC GPS, AND COMPILED OF MAP REFERENCE 3. PURSUANT TO A MEMO, ISSUED FOR CLARIFICATION BY JON GILES (CITY OF PORTLAND) AND DATED 9/22/98, THE CURRENT HARBOR COMMISSIONERS LINE, AS IT AFFECTS THE SUBJECT PROPERTY, IS FROM POINT A1 TO A4 AS DEPICTED ON MAP REFERENCE 3. THE EFFECTIVE DATE OF THIS CONFIGURATION IS OCTOBER 2, 1986. THE HARBOR COMMISSIONERS LINE AS SHOWN HEREON AS "HCL 1939" WAS ESTABLISHED USING THE SAME METHOD AND WAS THE HARBOR COMMISSIONERS LINE PRIOR TO THE 1986 REVISION. FROM POINT A1 TO A2 TO A3 TO A4, AS SHOWN ON MAP REFERENCES 3 & 9, THE AFORESAID 1939 HARBOR COMMISSIONERS LINE IS THE SAME AS THE HARBOR COMMISSIONERS LINE OF 1920.
- US ROUTE 1A A.K.A. COMMERCIAL STREET IS AN ACCEPTED PUBLIC WAY. THE RIGHT OF WAY WAS LAID OUT PER MAP REFERENCE 4. MAP REFERENCE 5 IS THE MDOT RIGHT OF WAY PLAN SET WHICH REFERENCES MAP REFERENCE 4 AS THE SOURCE OF THE RIGHT OF WAY LINES.
- DEED LINES HAVE BEEN SHOWN PER RECORD INFORMATION AND NO DETERMINATION HAS BEEN MADE AS TO THE TITLE OF SUBMERGED LANDS WITHIN THE DEED LINES AS SHOWN.
- THIS AREA IS SUBJECT TO AN UNRECORDED SUBMERGED LAND LEASE FROM THE STATE OF MAINE TO UNITED STATES COAST GUARD. REFERENCE IS MADE TO DOCUMENT NO. 09-21.
- AREA B AS SHOWN HEREON IS THAT PARCEL TO BE EXCEPTED BY THE UNITED STATES OF AMERICA, AS DESCRIBED IN THE FIRST AMERICAN TITLE COMMITMENT, POLICY NO.: CC-2539, EFFECTIVE DATE: JUNE 11, 2002 AND ALSO AS SHOWN ON MAP REFERENCE 10.

MAP REFERENCES:

- "NAVAL RESERVE CENTER, SOUTH PORTLAND, MAINE, SITE PLAN", BY WILLIAM T. MATHIS & ASSOCIATES, DATED: 10/10/72.
- "PORTLAND SEWER SYSTEM, INFILTRATION-INFLOW ANALYSIS, SYSTEM BASE MAPPING, STUDY AREA IV," BY HUTER-BALLEW ASSOCIATES, DATED: 1981.
- "HARBOR LINES, PORTLAND HARBOR, MAINE" BY US ENGINEER OFFICE, BOSTON, MASS, DATED: JUNE 30, 1939.
- "COMMERCIAL STREET, CROSS TO HIGH", BY THE CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS, DATED: 4/27/43.
- "COMMERCIAL STREET, RIGHT OF WAY MAP, FEDERAL AID PROJECT NO M-0685 (1)", DATED: AUGUST 1985, SHEET 2 OF 2, D.O.T. FILE NO. 3-339.
- "PLAN OF PROPERTY IN PORTLAND, MAINE, MADE FOR GREATER PORTLAND PUBLIC DEVELOPMENT COMMISSION," BY HI & EC JORDAN, DATED: 4-11-68, RECORDED AT PB 82 PG 35.
- "SECOND REVISED AMENDED SITE AND SUBDIVISION PLAN, HOBSON'S WHARF, COMMERCIAL STREET, PORTLAND, MAINE, FOR HOBSON'S WHARF CORPORATION," BY OWEN HASKELL, INC., DATED: MAY 26, 1993, RECORDED AT PB 193 PG 164.
- "AMENDED RECORDING PLAT, PORTLAND FISH PIER COMPLEX IN PORTLAND, MAINE, FOR THE CITY OF PORTLAND," BY OWEN HASKELL, INC., REVISED DATE: 10-12-00.
- "CITY OF PORTLAND, ME, DEPARTMENT OF PUBLIC WORKS, HARBOR LINES" TRACED FROM PLAN BY US ENGINEERS, DATED: JUNE 23, 1920, OBTAINED FROM THE CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS.
- "NAVAL RESEARCH CENTER, EXCESS AREA, COMMERCIAL STREET, PORTLAND, MAINE, CUMBERLAND COUNTY," BY HTA/GEST, REVISED DATED: 9/2/88.

To: Gulf of Maine Aquarium and First American Title Insurance Company

This is to state that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes items 2.3, 4.5, 6.8, 9.11(b), & 13 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this statement, undersigned further states that proper field procedures, instrumentation and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."



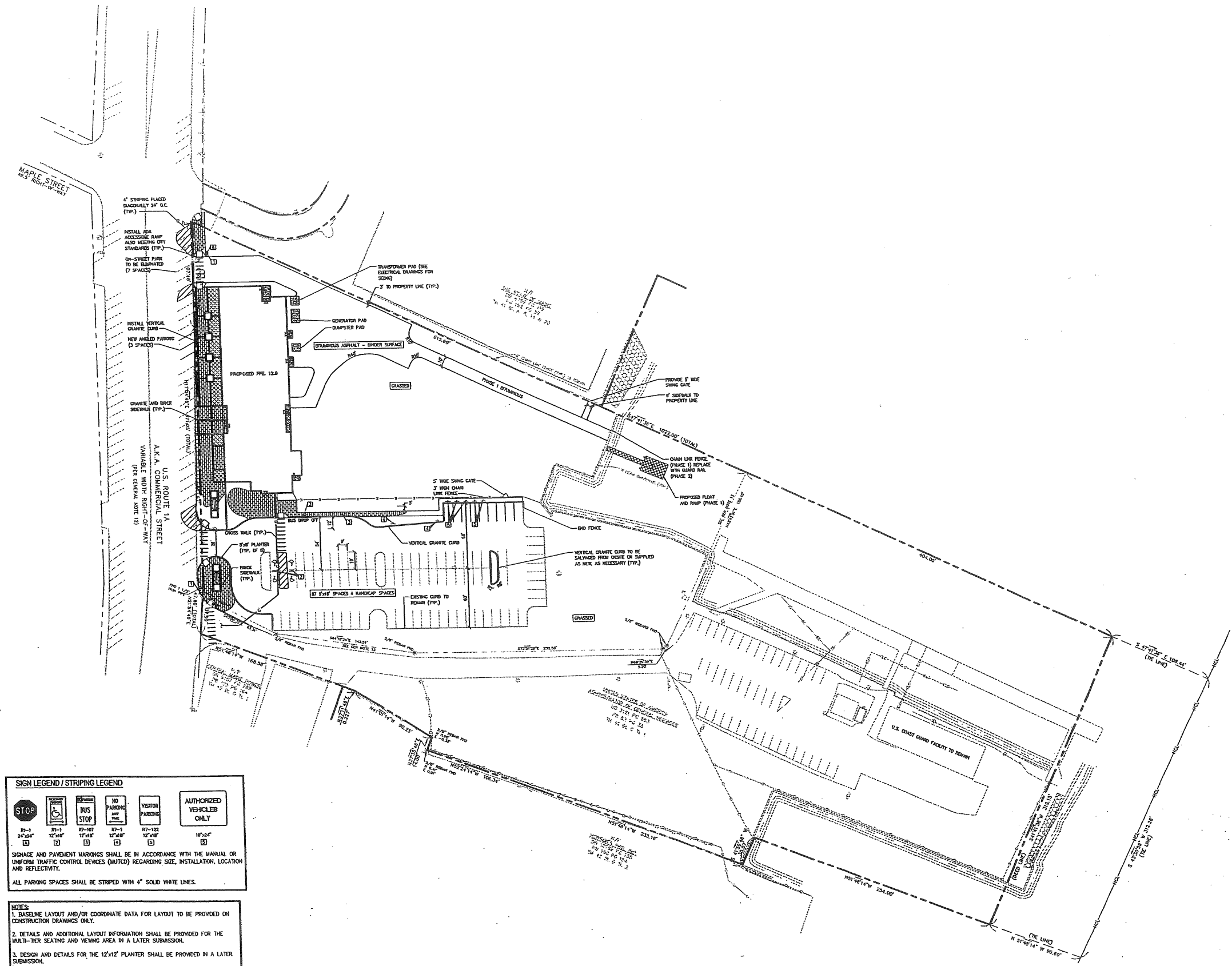
TITLE:
ALTA/ACSM LAND TITLE SURVEY
TAX MAP 42 BLOCK C LOT 1
COMMERCIAL STREET
CITY OF PORTLAND
CUMBERLAND COUNTY STATE OF MAINE

PREPARED FOR:
GULF OF MAINE AQUARIUM
400 COMMERCIAL STREET
PORTLAND, MAINE 04112



12 Westbrook Commons, 2nd Floor
Westbrook, Maine 04092
Phone: 207-856-0006 • Fax: 207-856-0007
E-Mail: sgc@sgcinc.net

DATE: 02/11/02	DRAWN: EFC	JOB NO: 1-000194.00	SHEET 1 OF 1
COMP/DESIGN: EFC	CHECK: TAP	DWG: 1-00013400B.DWG	



SIGN LEGEND / STRIPING LEGEND

24" x 24"	12" x 18"	12" x 18"	12" x 18"	18" x 24"

SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MANUAL OR UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REGARDING SIZE, INSTALLATION, LOCATION AND REFLECTIVITY.

ALL PARKING SPACES SHALL BE STRIPED WITH 4" SOLID WHITE LINES.

- NOTES:**
- BASELINE LAYOUT AND/OR COORDINATE DATA FOR LAYOUT TO BE PROVIDED ON CONSTRUCTION DRAWINGS ONLY.
 - DETAILS AND ADDITIONAL LAYOUT INFORMATION SHALL BE PROVIDED FOR THE MULTI-TIER SEATING AND VIEWING AREA IN A LATER SUBMISSION.
 - DESIGN AND DETAILS FOR THE 12'x12' PLANTER SHALL BE PROVIDED IN A LATER SUBMISSION.

3	FINAL SUBMISSION TO PORTLAND PLANNING AUTH.	7.30.03
2	DESIGN DEVELOPMENT SUBMISSION	6.13.03
1	SECOND WORKSHOP SUBMISSION TO CITY	6.10.03
REV.	DESCRIPTION	DATE

CURRENT ISSUE STATUS:

P.E. STEPHEN BUSHEY
LIC. #7429

DeLUCA-HOFFMAN ASSOCIATES, INC.
778 MAIN STREET, SUITE B
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WWW.DELUCAHOFFMAN.COM

SM RT ARCHITECTURE ENGINEERING PLANNING

144 Fore Street, P.O. Box 618
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fax. (207) 772-1070

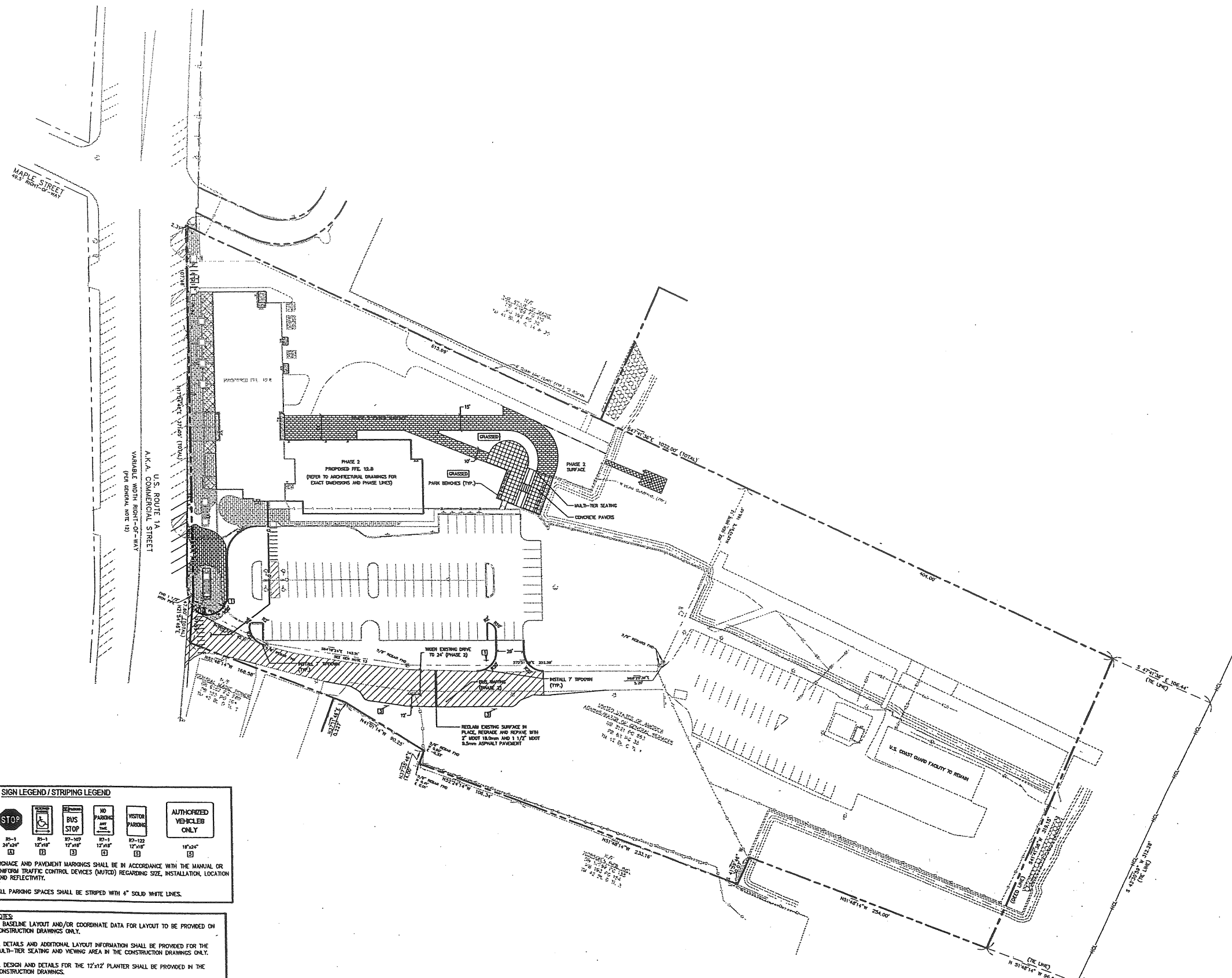
THE GULF OF MAINE RESEARCH INSTITUTE
PORTLAND, MAINE

PROJECT: LAYOUT AND MATERIALS PLAN (PHASE 1)

SHEET TITLE: CP101

SCALE: 1" = 40' DATE: _____
PROJECT MANAGER: RML GRAPHIC SCALE: _____
JOB CAP/DRAWN: CMW
I/E OF RECORD: DJJ SHEET No. _____
SWIT CAD FILE: CP101_03034
PROJECT No. 03034-00/1984.1

PROGRESS PRINT



SIGN LEGEND / STRIPING LEGEND

8'-1 24"x24"	8'-1 12"x18"	8'-1 12"x18"	8'-1 12"x18"	8'-1 12"x18"	11'0"x4'

SIZE AND PAVEMENT MARGINS SHALL BE IN ACCORDANCE WITH THE MANUAL OR UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REGARDING SIZE, INSTALLATION, LOCATION AND REFLECTIVITY.

ALL PARKING SPACES SHALL BE STRIPED WITH 4" SOLID WHITE LINES.

- NOTES:**
1. BASELINE LAYOUT AND/OR COORDINATE DATA FOR LAYOUT TO BE PROVIDED ON CONSTRUCTION DRAWINGS ONLY.
 2. DETAILS AND ADDITIONAL LAYOUT INFORMATION SHALL BE PROVIDED FOR THE MULTI-TIER SEATING AND VIEWING AREA IN THE CONSTRUCTION DRAWINGS ONLY.
 3. DESIGN AND DETAILS FOR THE 12'x12' PLANTER SHALL BE PROVIDED IN THE CONSTRUCTION DRAWINGS.

3	FINAL SUBMISSION TO PORTLAND PLANNING AUTH.	7.30.03
2	DESIGN DEVELOPMENT SUBMISSION	6.13.03
1	SECOND WORKSHOP SUBMISSION TO CITY	6.10.03
REV.	DESCRIPTION	DATE

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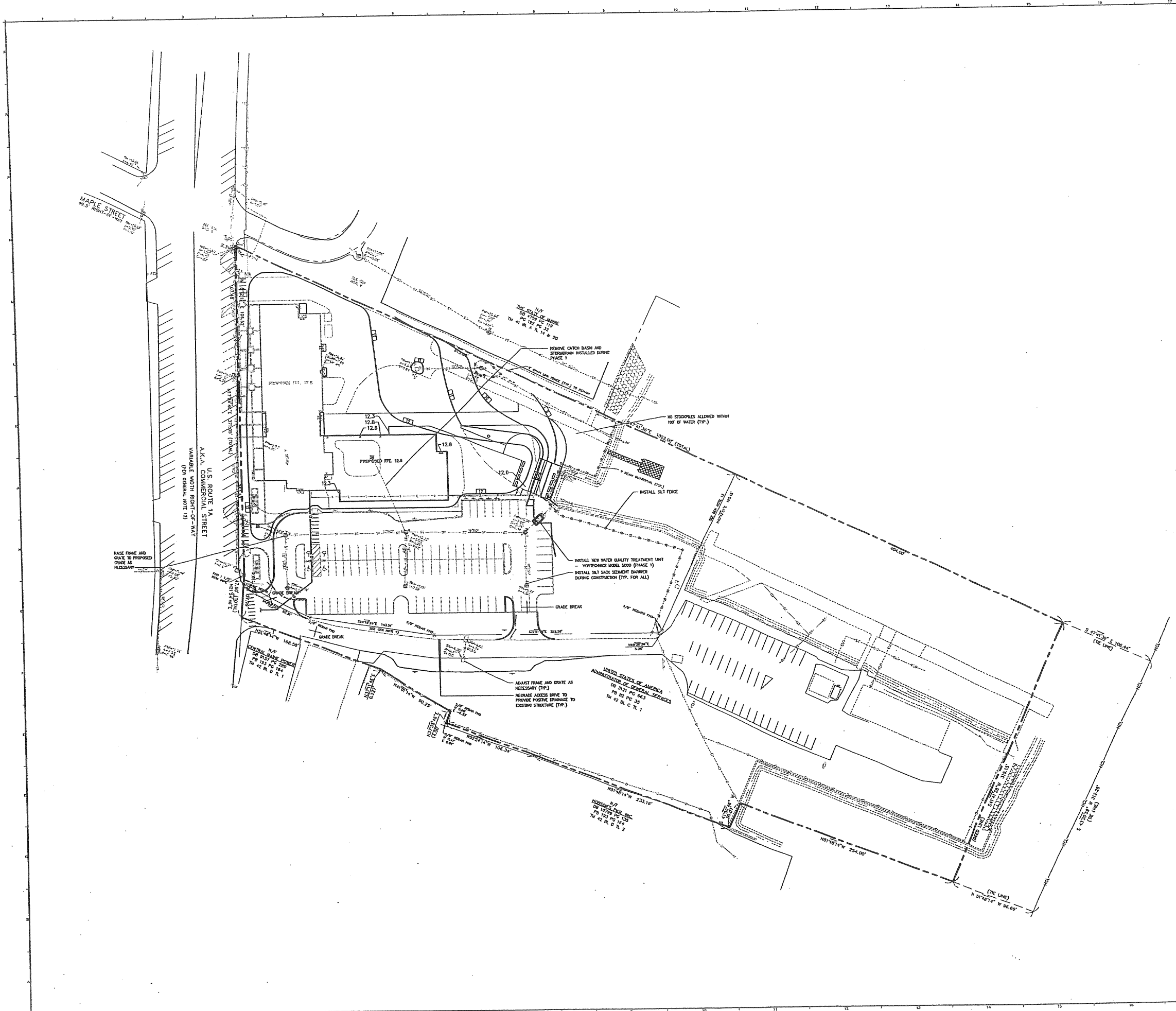
DL DeLUCA-HOFFMAN ASSOCIATES, INC.
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fax. (207) 772-1070

PROJECT: THE GULF OF MAINE RESEARCH INSTITUTE
PORTLAND, MAINE

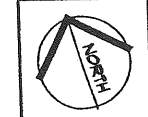
SHEET TITLE: LAYOUT AND MATERIALS PLAN (PHASE 2)

SCALE: 1" = 40'	DATE:
PROJECT MANAGER: RML	GRAPHIC SCALE: 0'
JOB CAP/DRAWN: CLW	
A/E OF RECORD: DWJ	SHEET No. CP102
SMRT CAD FILE: CP101_03034	
PROJECT No. 03034-00/1984.1	



3	FINAL SUBMISSION TO PORTLAND PLANNING AUTH.	7.30.03
2	DESIGN DEVELOPMENT SUBMISSION	6.13.03
1	SECOND WORKSHOP SUBMISSION TO CITY	6.10.03
REV.	DESCRIPTION	DATE

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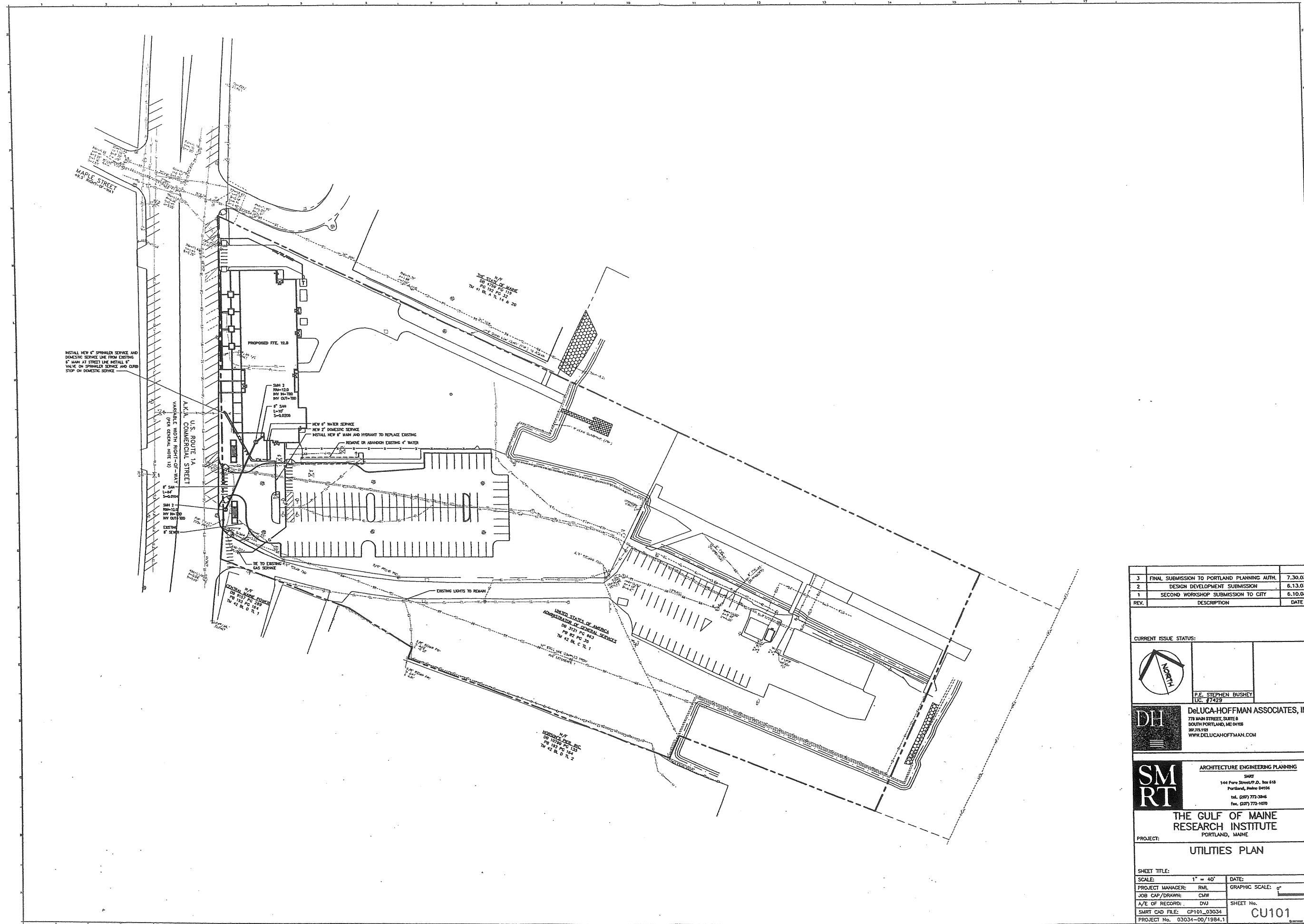
SMART ARCHITECTURE ENGINEERING PLANNING
SMART
144 Fore Street, P.O. Box 618
Portland, Maine 04104
tel. (207) 772-2846
fax. (207) 772-1670

PROJECT:
THE GULF OF MAINE RESEARCH INSTITUTE
PORTLAND, MAINE

SHEET TITLE:
GRADING, DRAINAGE AND EROSION CONTROL PLAN (PHASE 2)

SCALE:	1" = 40'	DATE:	
PROJECT MANAGER:	RML	GRAPHIC SCALE:	
JOB CAP/DRAWN:	GMW	SHEET No.	
A/E OF RECORD:	DWJ		
SMART CAD FILE:	CP101_03034		
PROJECT No.	03034-00/1984.1		

CG102



3	FINAL SUBMISSION TO PORTLAND PLANNING AUTH.	7.30.03
2	DESIGN DEVELOPMENT SUBMISSION	6.13.03
1	SECOND WORKSHOP SUBMISSION TO CITY	6.10.03
REV.	DESCRIPTION	DATE

CURRENT ISSUE STATUS:

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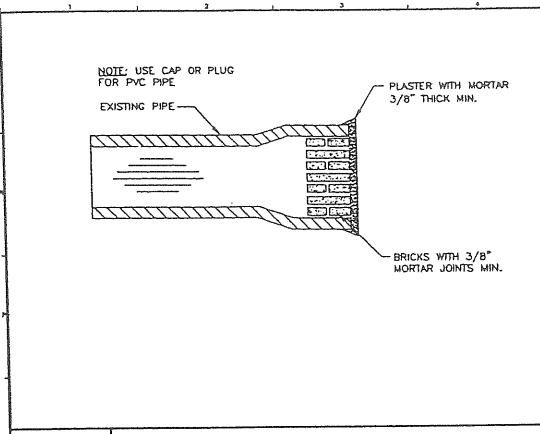
THE GULF OF MAINE RESEARCH INSTITUTE
PORTLAND, MAINE

PROJECT: **UTILITIES PLAN**

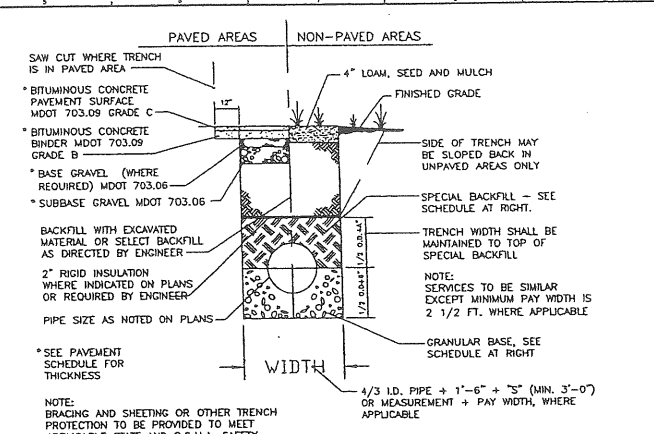
SHEET TITLE:

SCALE: 1" = 40'	DATE:
PROJECT MANAGER: RML	GRAPHIC SCALE: 0' 10' 20'
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PROJECT No. 03034-00/1984.1	

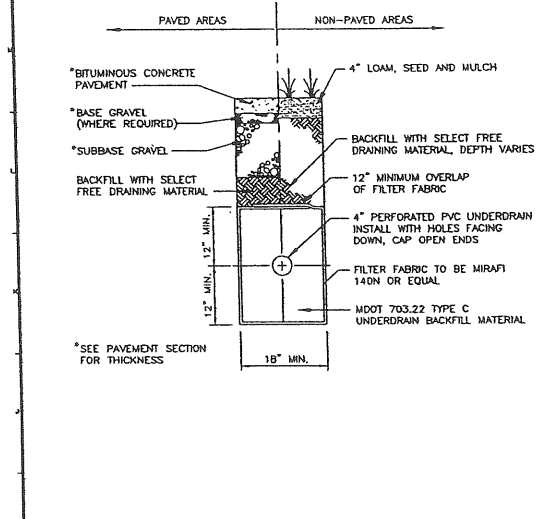
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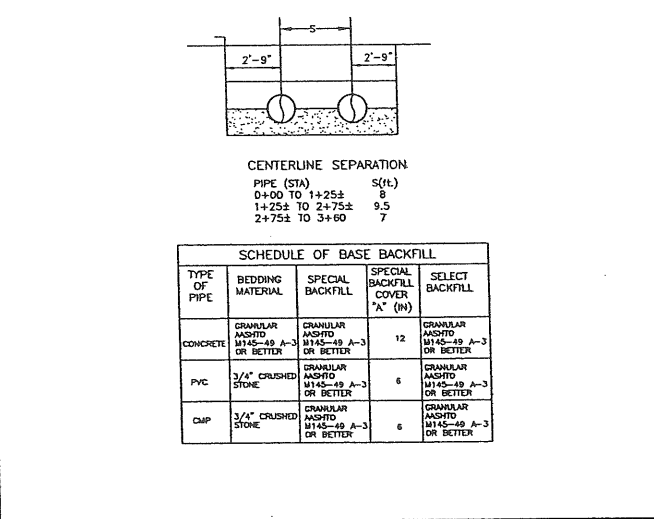
N1 MASONRY PLUG DETAIL
N.T.S.



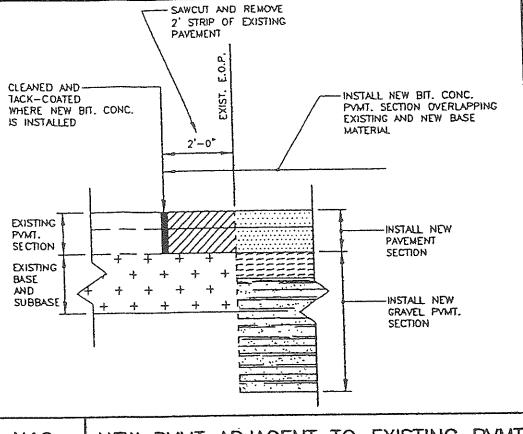
H5 TYPICAL SEWER AND STORM DRAIN TRENCH SECTION
N.T.S.



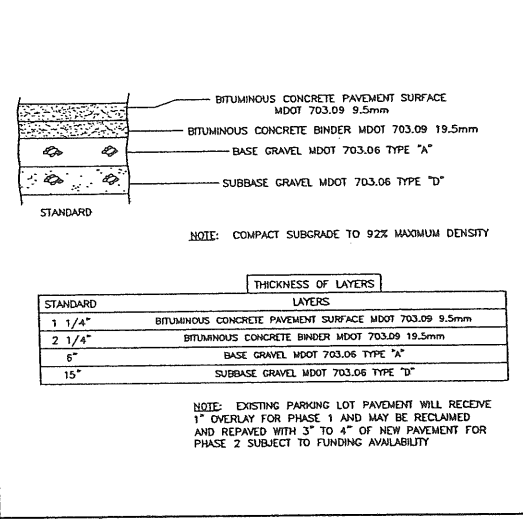
H1 TYPICAL UNDERDRAIN TRENCH SECTION
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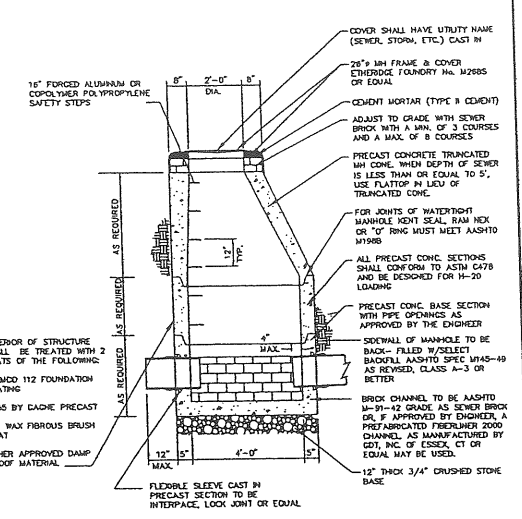
H5 TYPICAL SEWER AND STORM DRAIN TRENCH SECTION
N.T.S.



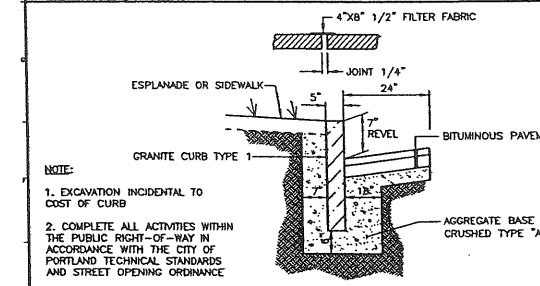
N10 NEW PVMT ADJACENT TO EXISTING PVMT
N.T.S.



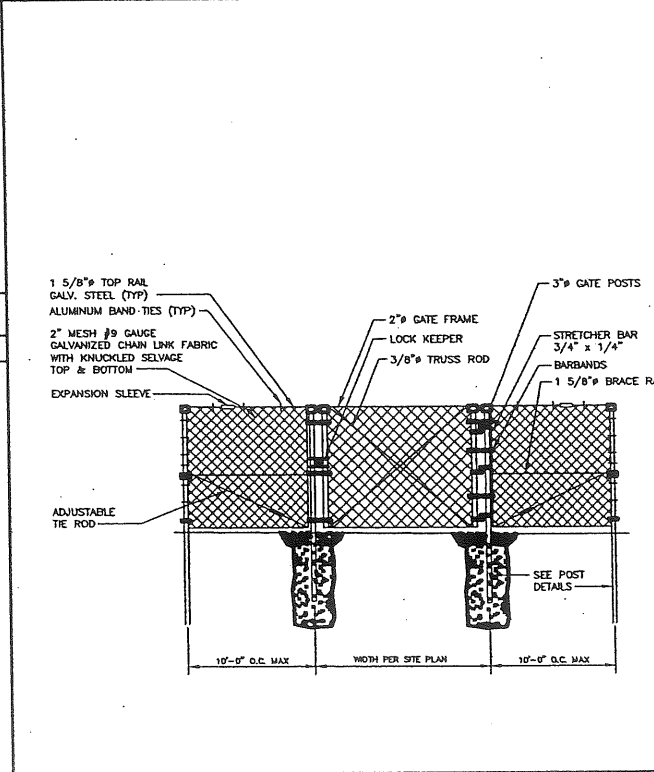
H10 BITUMINOUS PAVEMENT SECTION
N.T.S.



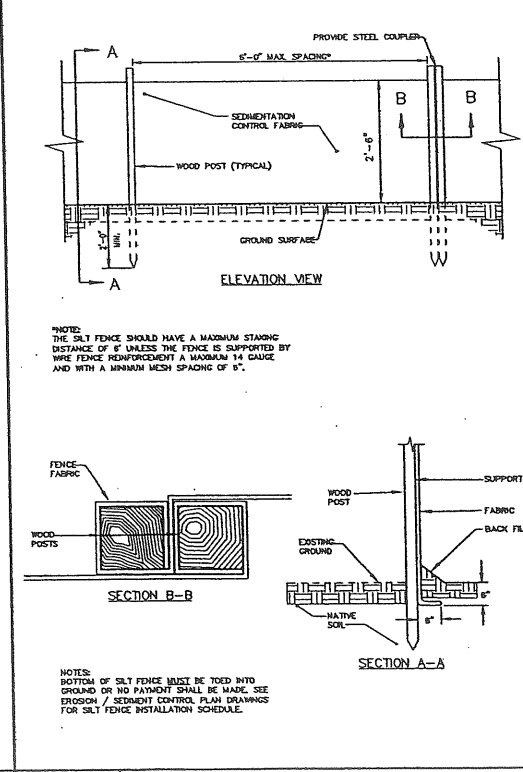
H14 4'-0" PRECAST SAN. SEWER MANHOLE
N.T.S.



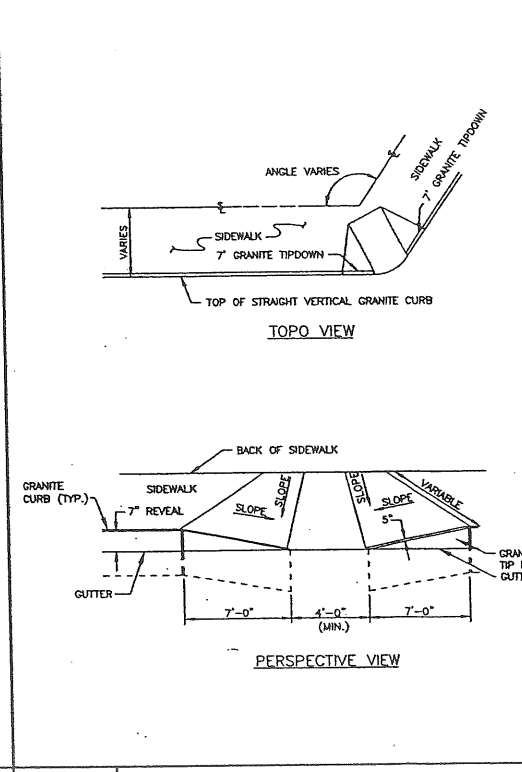
E1 GRANITE CURB DETAIL
N.T.S.



A5 SINGLE LEAF GATE DETAIL
N.T.S.



A10 SILTATION FENCE DETAIL
N.T.S.



A14 PEDESTRIAN RAMP
N.T.S.

3	FINAL SUBMISSION TO PORTLAND PLANNING AUTH.	7.30.03
2	DESIGN DEVELOPMENT SUBMISSION	6.13.03
1	SECOND WORKSHOP SUBMISSION TO CITY	6.10.03
REV.	DESCRIPTION	DATE

CURRENT ISSUE STATUS:

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DeLuca-Hoffman Associates, Inc.
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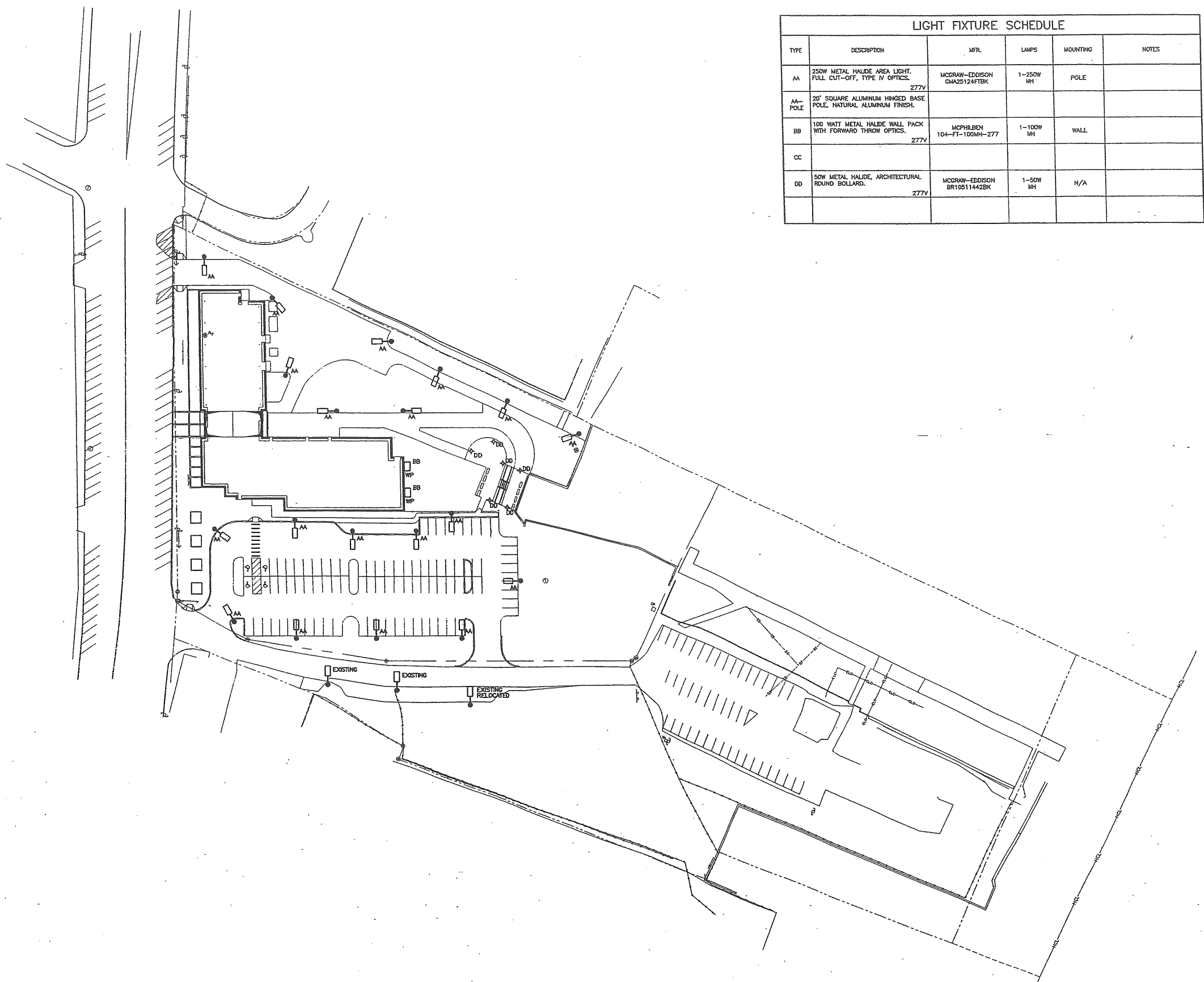
THE GULF OF MAINE RESEARCH INSTITUTE
 PORTLAND, MAINE

PROJECT: **SITE DETAILS**

SHEET TITLE: **CP502**


SCALE: AS NOTED DATE: GRAPHIC SCALE: 0" = 1"

PROJECT MANAGER: RML JOB CAP/DRAWN: CWW A/E OF RECORD: DNJ SHEET No. CP502 SMRT CAD FILE: CP501-03034 PROJECT No. 03034-00/1984.1

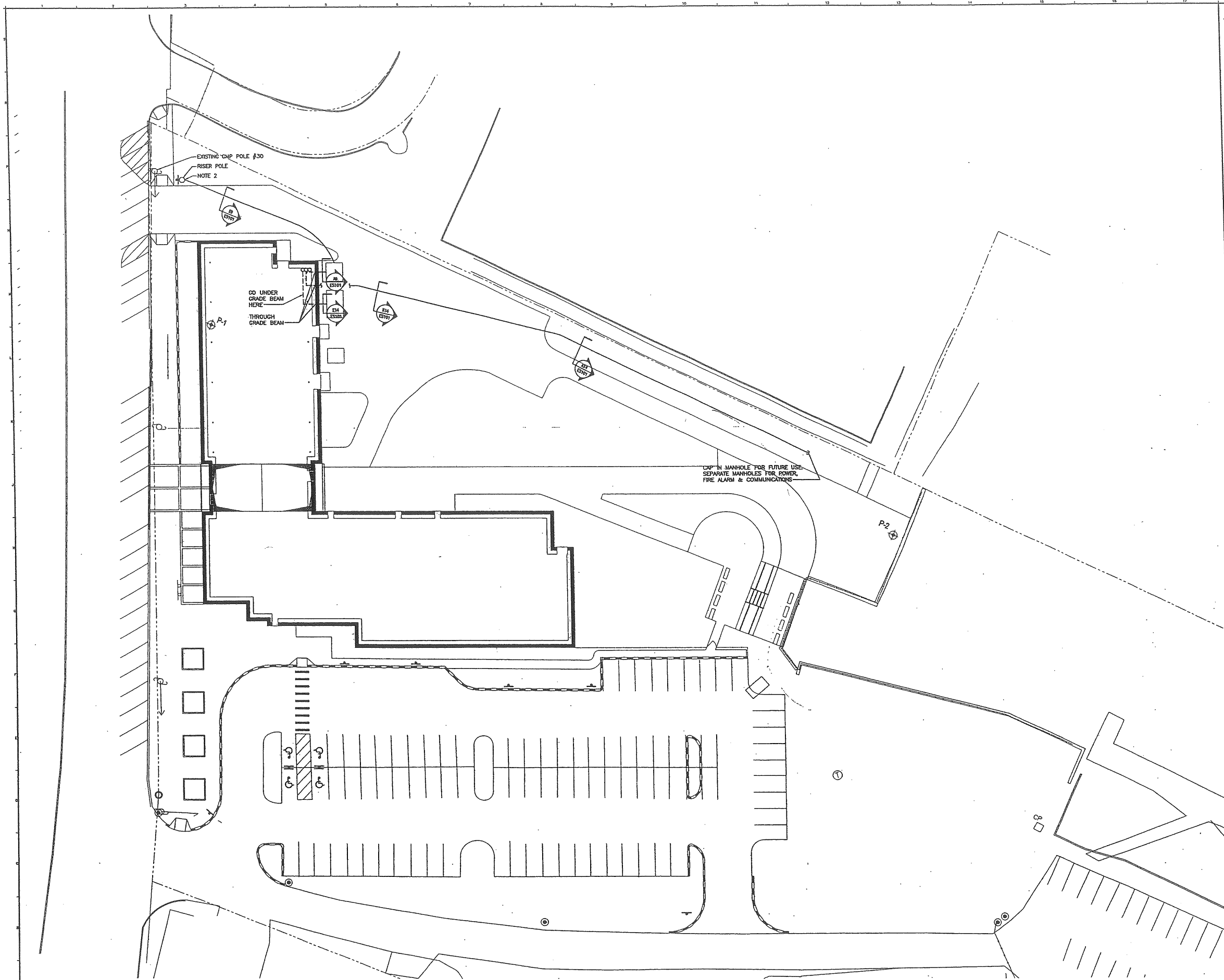


LIGHT FIXTURE SCHEDULE					
TYPE	DESCRIPTION	MFR.	LAMPS	MOUNTING	NOTES
AA	250W METAL HALIDE AREA LIGHT. FULL CUT-OFF, TYPE IV OPTICS. 277V	MCGRAW-EDDISON QMA25124FTBK	1-250W MH	POLE	
AA- POLE	20" SQUARE ALUMINUM HINGED BASE POLE, NATURAL ALUMINUM FINISH.				
BB	100 WATT METAL HALIDE WALL PACK WITH FORWARD THROW OPTICS. 277V	MCPHILBEN 104-FT-100MH-277	1-100W MH	WALL	
CC					
DD	50W METAL HALIDE, ARCHITECTURAL ROUND BOLLARD. 277V	MCGRAW-EDDISON BR10511442BK	1-50W MH	N/A	

NOTES:
1. SEE SHEET E-001 FOR LEGEND AND GENERAL NOTES.
AH.22.1

REV.	DESCRIPTION	DATE
ISSUED FOR PERMITTING 6-18-03		
CURRENT ISSUE STATUS:		
		
 DeLUCA-HOFFMAN ASSOCIATES, INC. 778 MAIN STREET, SUITE 8 SOUTH PORTLAND, ME 04106 WWW.DELUCAHOFFMAN.COM		
 ARCHITECTURE ENGINEERING PLANNING SUITE 7 144 FINE STREET/P.O. BOX 618 PORTLAND, MAINE 04104 TEL. (207) 772-3846 FAX. (207) 772-1079		
THE GULF OF MAINE RESEARCH INSTITUTE PORTLAND, MAINE PROJECT:		
SITE LIGHTING PLAN		
SHEET TITLE:		
SCALE: 1" = 40'	DATE:	
PROJECT MANAGER: RML	GRAPHIC SCALE:	
JOB CAP/DRAWN: LAM/JAC		
A/E OF RECORD: JFP	SHEET No.	
SUITE CAD FILE: ES101-03024		
PROJECT No. 03034-00/1984.1		ES101

A1 SITE PLAN
1" = 40'



- NOTES:**
1. SEE SHEET E-001 FOR LEGEND AND GENERAL NOTES.
 2. PROVIDE RIGID GALVANIZED STEEL RISER CONDUITS TO A MINIMUM 8' AFG.
 3. REFER TO STRUCTURAL DRAWINGS FOR GRADE BEAM LOCATIONS AND PENETRATIONS.

AH 22.2

REV.	DESCRIPTION	DATE
2	DESIGN DEVELOPMENT SUBMISSION	6.13.03
1	SECOND WORKSHOP SUBMISSION TO CITY	6.10.03

CURRENT ISSUE STATUS:



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SM RT ARCHITECTURE ENGINEERING PLANNING
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 FAX. (207) 772-1070

PROJECT: THE GULF OF MAINE RESEARCH INSTITUTE
 PORTLAND, MAINE

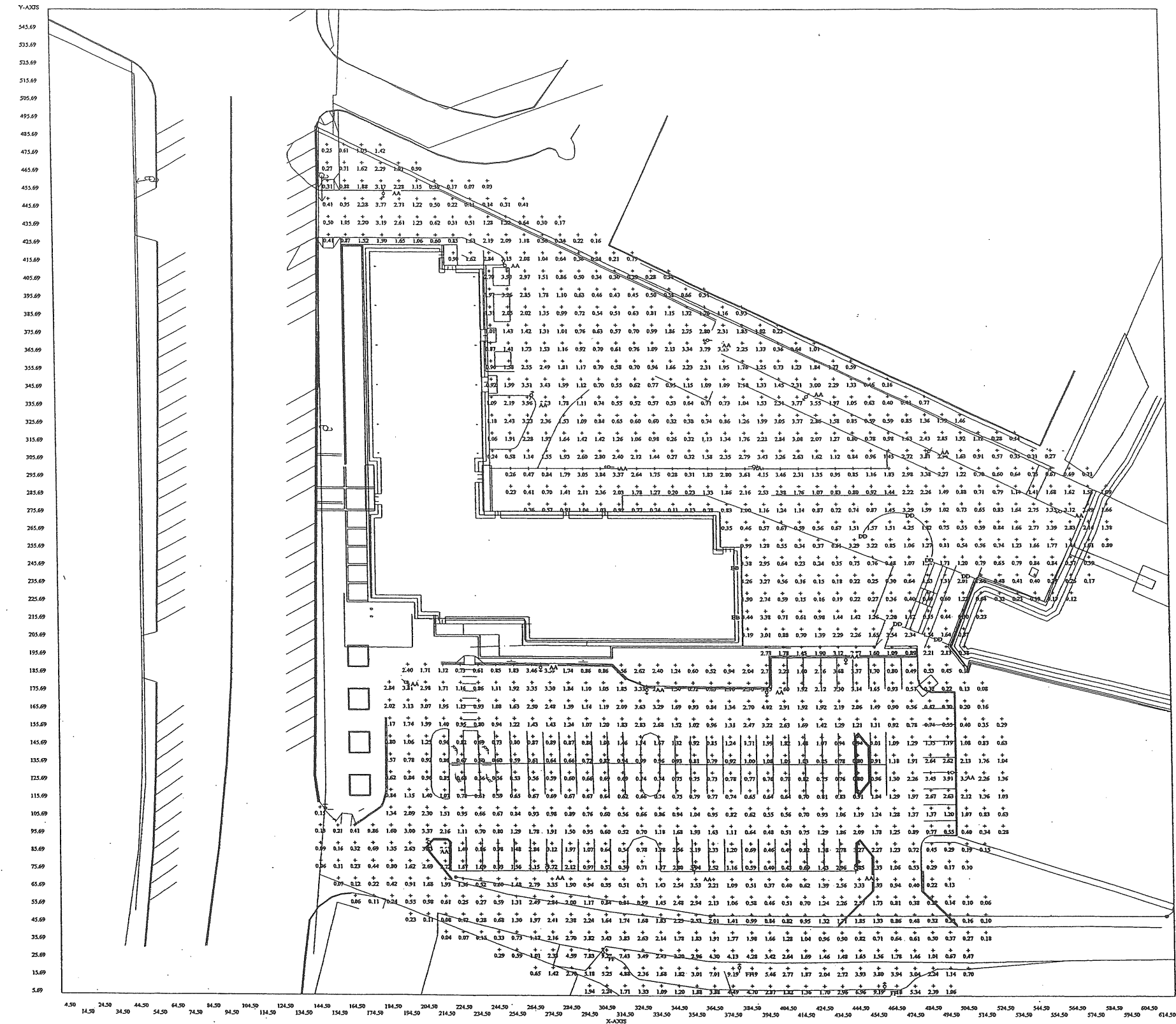
SHEET TITLE: SITE POWER PLAN

SCALE: 1" = 20'	DATE:
PROJECT MANAGER: RML	GRAPHIC SCALE: 0' 10' 20'
JOB CAP/DRAWN: LAM/JAC	
A/E OF RECORD: JPP	SHEET No. ES102
SMART CAD FILE: ES102-03034	PROJECT No. 03034-00/1984.1

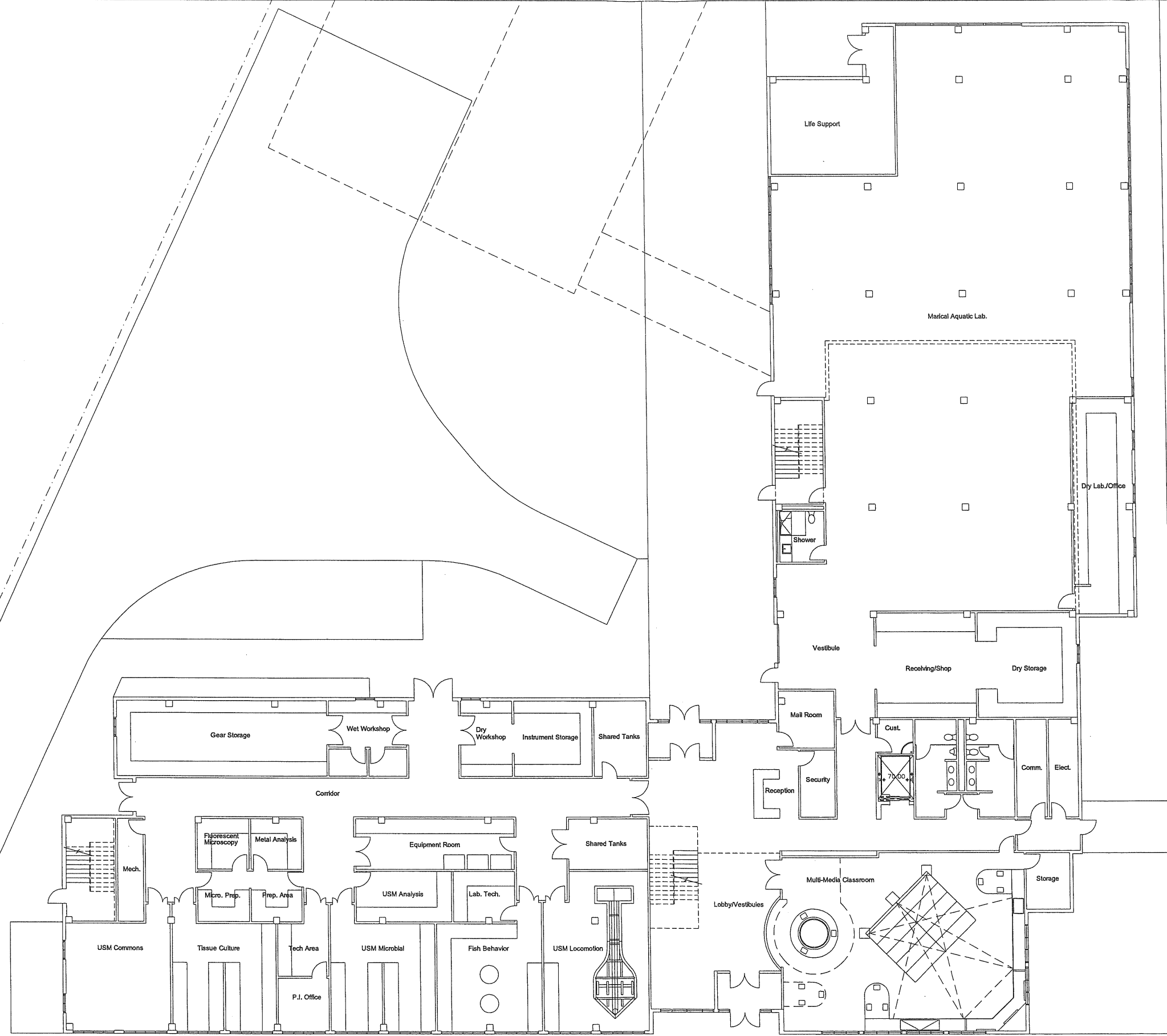
A1 SITE PLAN
 1" = 20'

Computed in accordance with IES recommendations

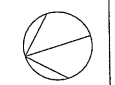
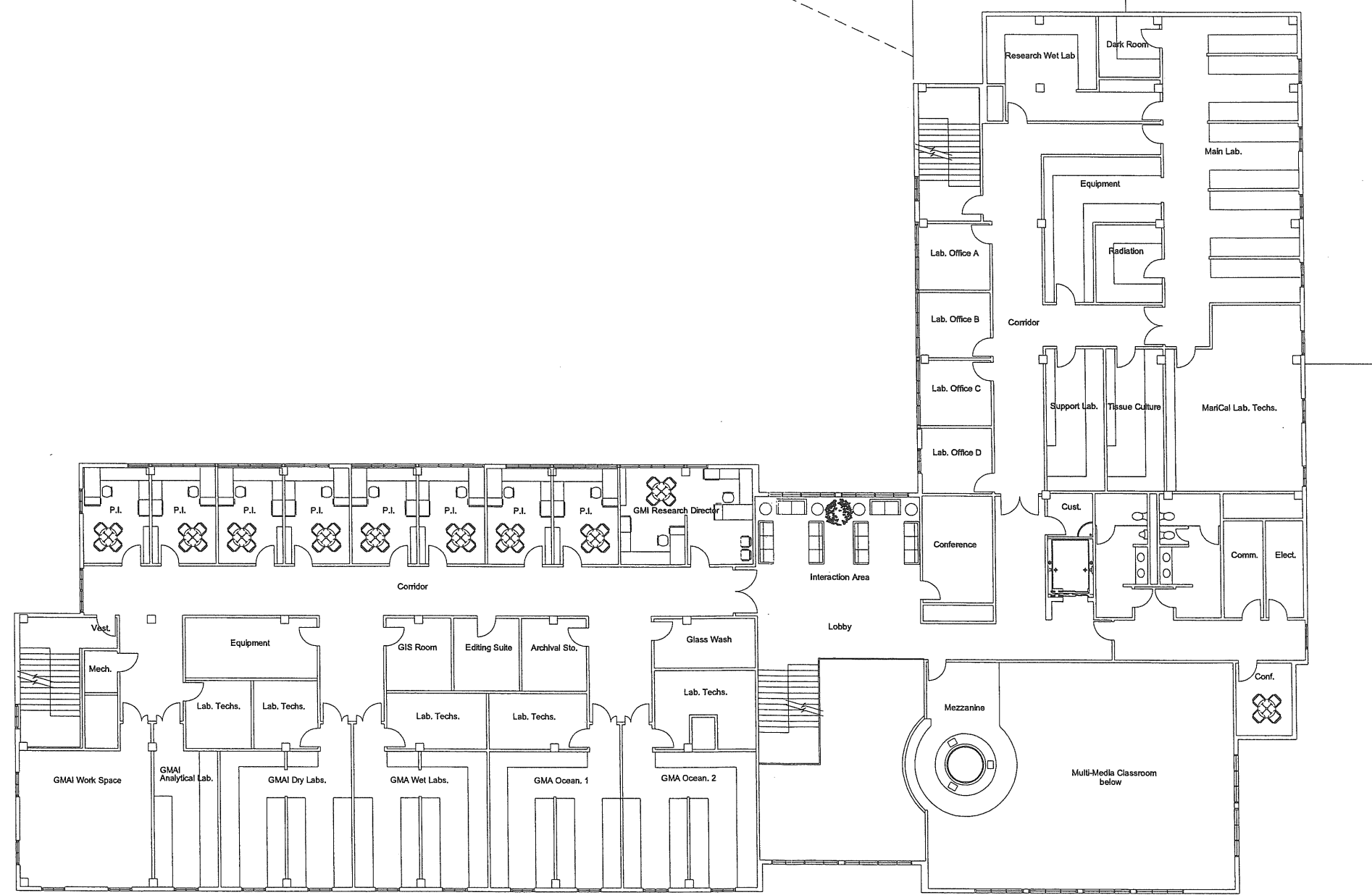
GROUP	MIN	MAX	AVE	AVE/MIN	MAX/MIN
+	0.03	2.27	1.42	43.33	221.51



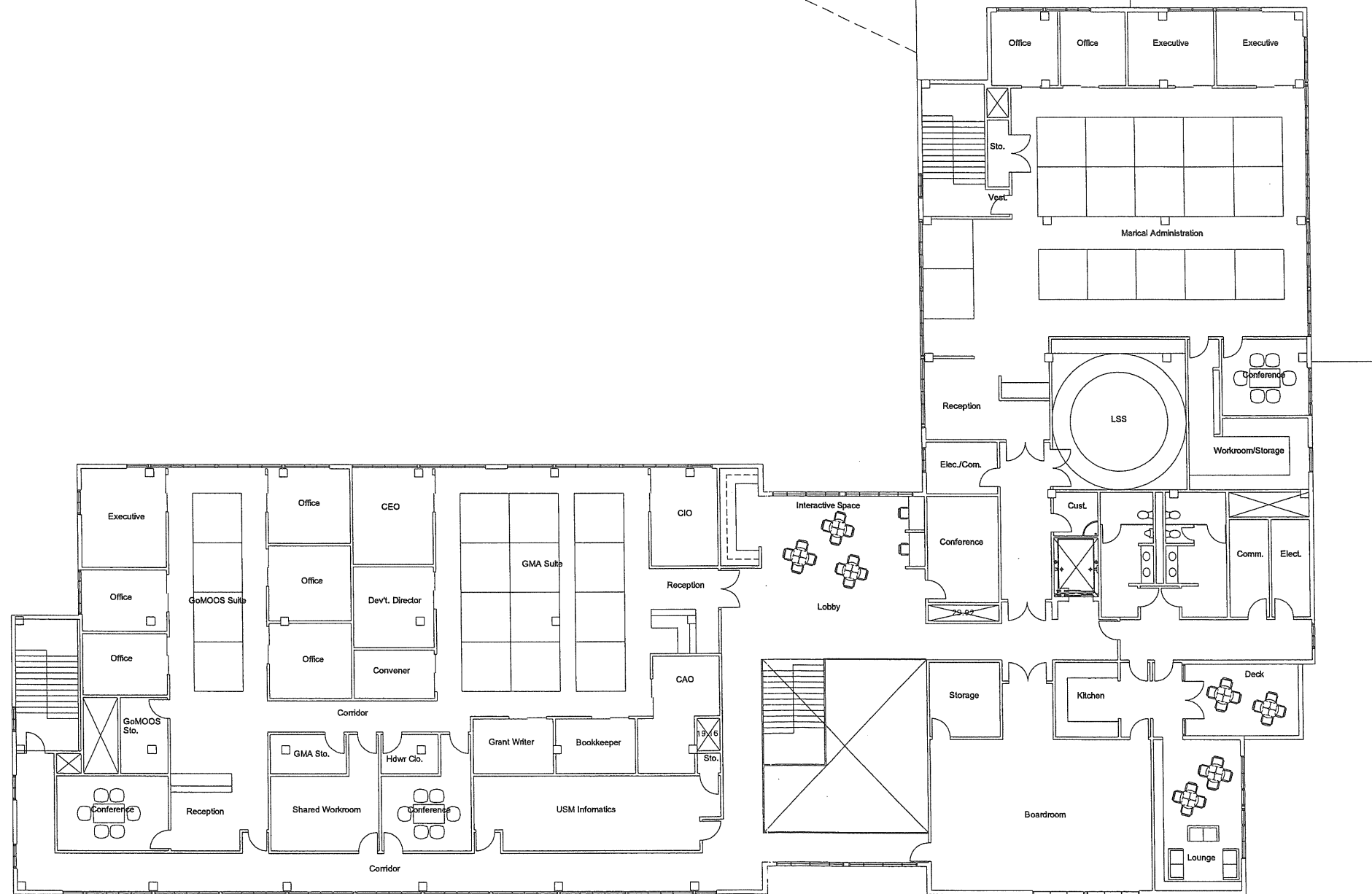
— AH. 23.1

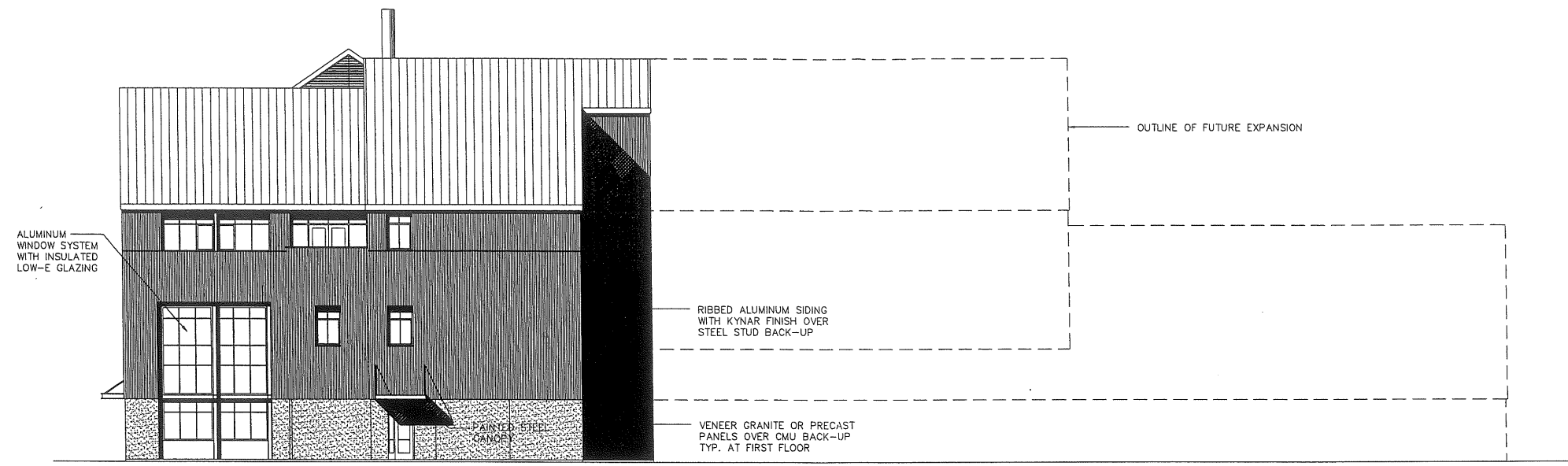


AH.23.2 6.7

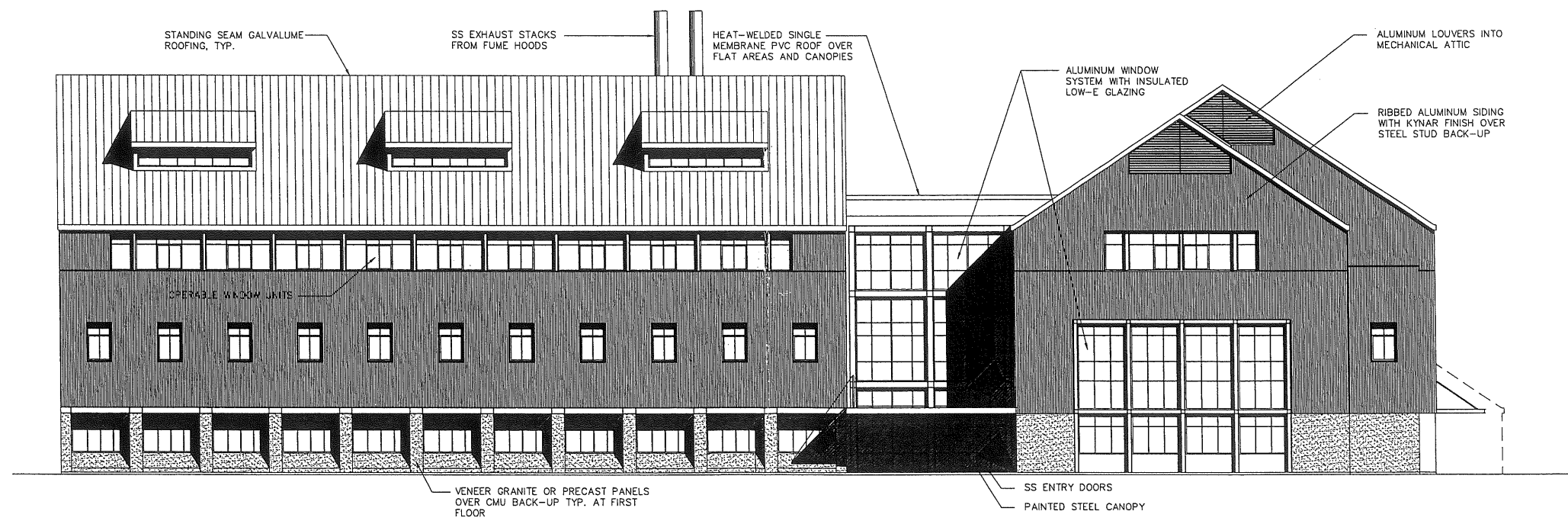


- AH 23.2





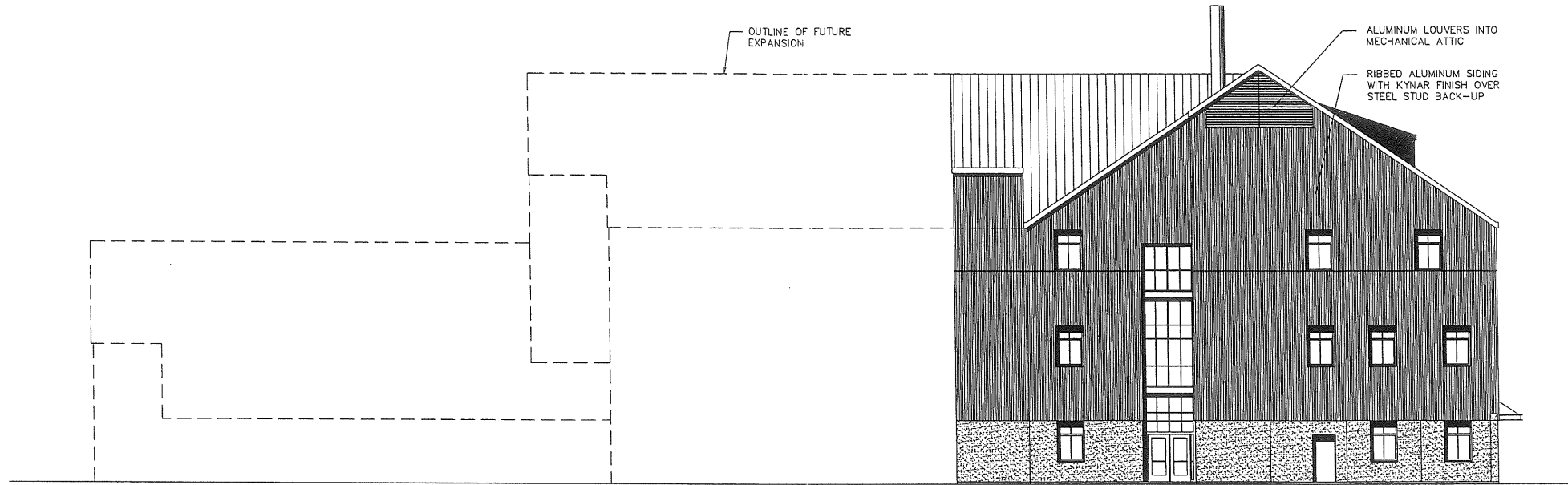
South Elevation



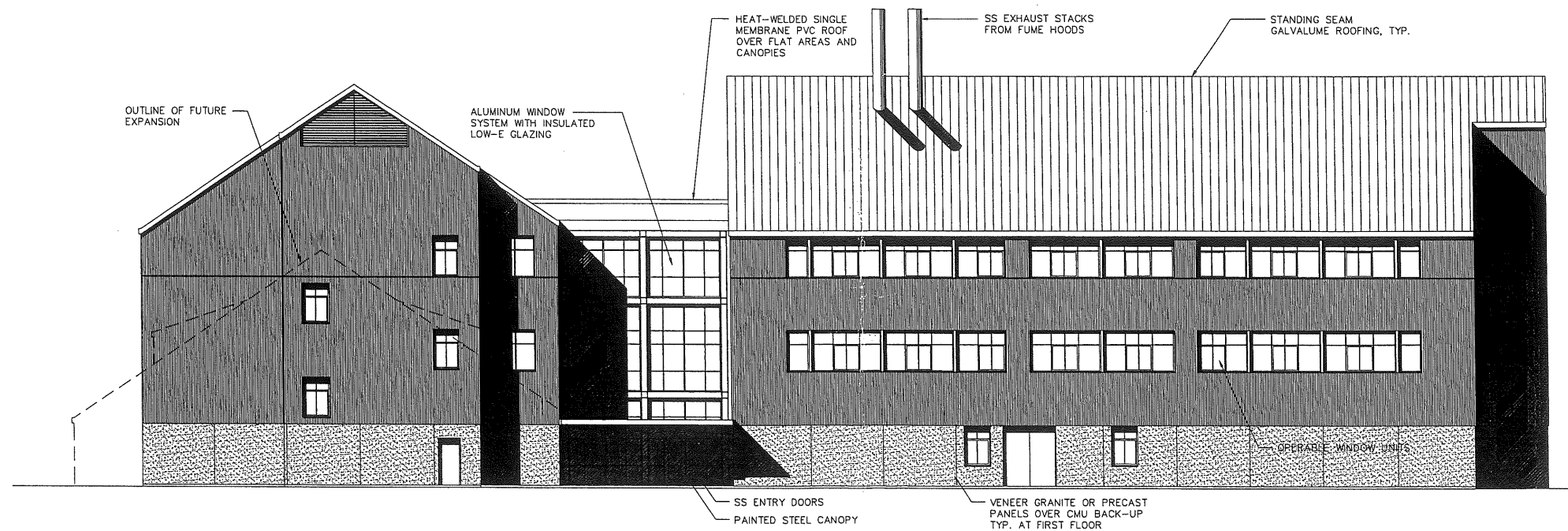
West Elevation



Att 23.4



North Elevation

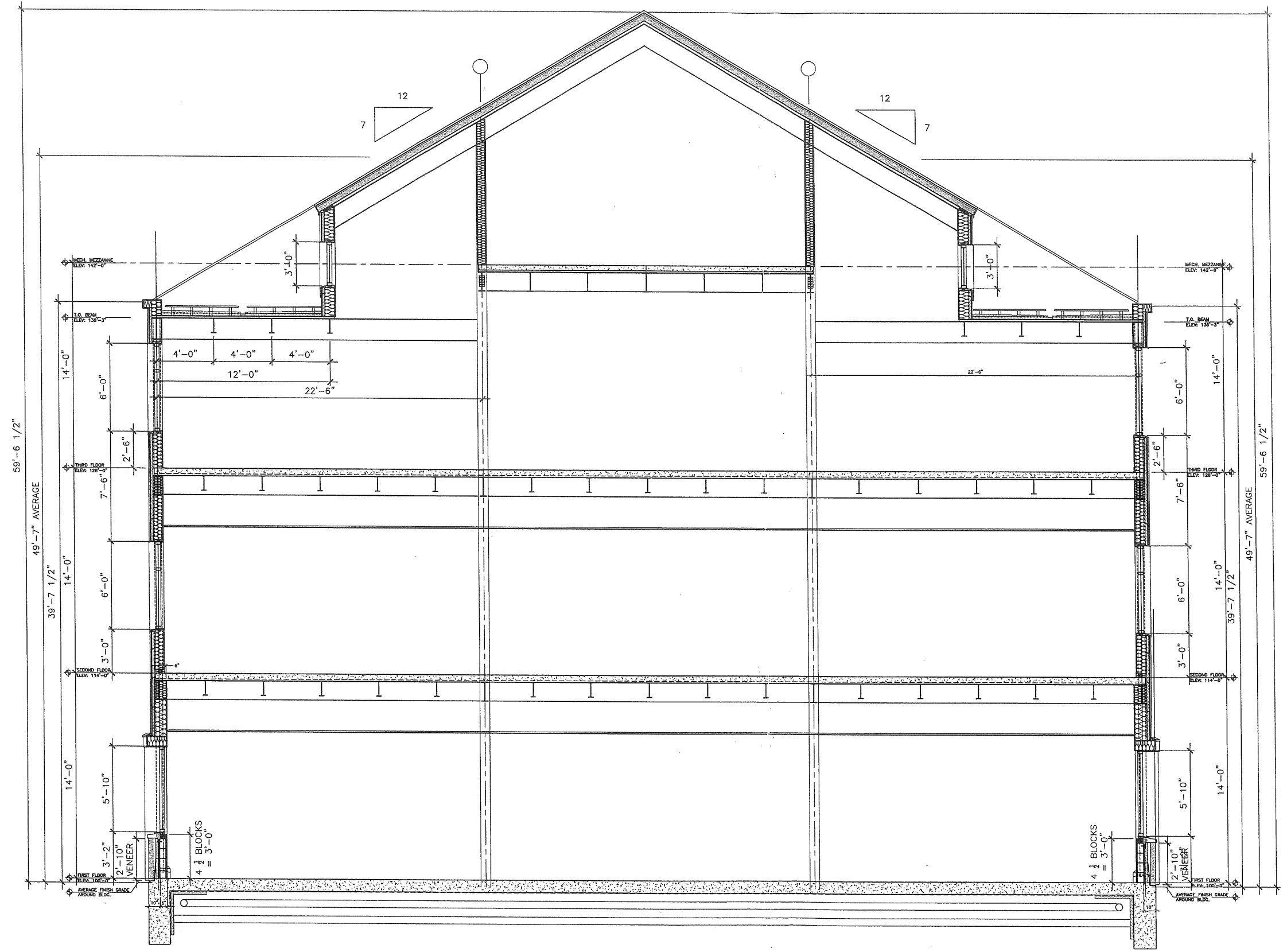


East Elevation



GENERAL NOTES:

AH 23.5

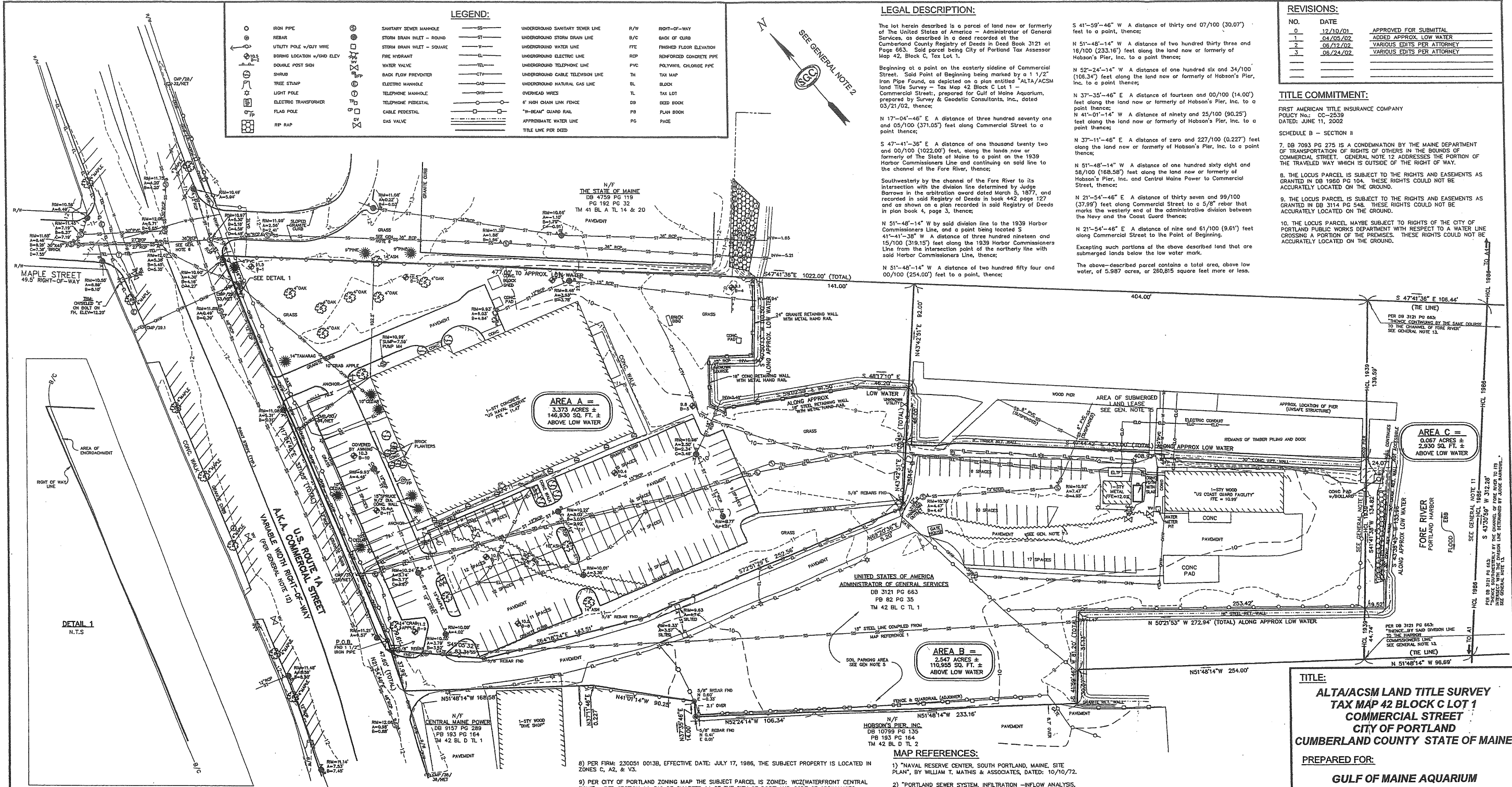


REV.	DESCRIPTION	DATE
	REVIEW	
	4-29-03	
CURRENT ISSUE STATUS:		
SM RT ARCHITECTURE ENGINEERING PLANNING SMRT 144 Fore Street/F.O. Box 618 Portland, Maine 04104 tel. (207) 772-3846 fax. (207) 772-1070		
PROJECT: THE GULF OF MAINE RESEARCH LABORATORY PORTLAND, MAINE		
SHEET TITLE: WALL SECTIONS		
SCALE:	DATE:	
PROJECT MANAGER: RML	GRAPHIC SCALE: 0" 1"	
JOB CAP/DRAWN: SDL/SDL		
A/E OF RECORD: RML	SHEET No.	
SMRT CAD FILE: AE311-03034	AE311	
PROJECT No. 03034		

A1 WALL SECTION

1/2" = 1'-0"

PROGRESS PRINT



LEGEND:

○	IRON PIPE	○	SANITARY SEWER MANHOLE	—	UNDERGROUND SANITARY SEWER LINE	R/W	RIGHT-OF-WAY
○	REBAR	○	STORM DRAIN INLET - ROUND	—	UNDERGROUND STORM DRAIN LINE	B/C	BACK OF CURB
○	UTILITY POLE w/ GUY WIRE	○	STORM DRAIN INLET - SQUARE	—	UNDERGROUND WATER LINE	F/F	FINISHED FLOOR ELEVATION
○	BORING LOCATION w/ GND ELEV	○	FIRE HYDRANT	—	UNDERGROUND ELECTRIC LINE	R/C	REINFORCED CONCRETE PIPE
○	DOUBLE POST SIGN	○	WATER VALVE	—	UNDERGROUND TELEPHONE LINE	PVC	POLYVINYL CHLORIDE PIPE
○	SHRUB	○	BACK FLOW PREVENTER	—	UNDERGROUND CABLE TELEVISION LINE	TM	TAX MAP
○	TREE STUMP	○	ELECTRIC MANHOLE	—	UNDERGROUND NATURAL GAS LINE	BL	BLOCK
○	LIGHT POLE	○	TELEPHONE MANHOLE	—	OVERHEAD WIRE	TL	TAX LOT
○	ELECTRIC TRANSFORMER	○	TELEPHONE PEDESTAL	—	4" HIGH CHAIN LINK FENCE	DB	DEED BOOK
○	FLAG POLE	○	CABLE PEDESTAL	—	"B-BEAM" GUARD RAIL	PB	PLAN BOOK
○	RP RAP	○	GAS VALVE	—	APPROXIMATE WATER LINE	PG	PAGE
				—	TITLE LINE PER DEED		

LEGAL DESCRIPTION:

The lot herein described is a parcel of land now or formerly of the United States of America - Administrator of General Services, as described in a deed recorded at the Cumberland County Registry of Deeds in Deed Book 3121 at Page 663. Said parcel being City of Portland Tax Assessor Map 42, Block C, Tax Lot 1.

Beginning at a point on the easterly side of Commercial Street, said Point of Beginning being marked by a 1 1/2" Iron Pipe Found, as depicted on a plan entitled "ALTA/ACSM Land Title Survey - Tax Map 42 Block C Lot 1 - Commercial Street, prepared by Gulf of Maine Aquarium, prepared by Survey & Geodetic Consultants, Inc., dated 05/21/02, thence;

N 17°-04'-46" E A distance of three hundred seventy one and 05/100 (371.05) feet along Commercial Street to a point thence;

S 47°-41'-36" E A distance of one thousand twenty two and 00/100 (1022.00) feet, along the lands now or formerly of the State of Maine to a point on the 1939 Harbor Commissioners Line and continuing on said line to the channel of the Fore River, thence;

Southwesterly by the channel of the Fore River to its intersection with the division line determined by Judge Barrows in the arbitration award dated March 5, 1877, and recorded in said Registry of Deeds in book 442 page 127 and as shown on a plan recorded in said Registry of Deeds in plan book 4, page 3, thence;

N 51°-48'-14" W by said division line to the 1939 Harbor Commissioners Line, and a point being located S 41°-41'-38" W A distance of three hundred nineteen and 15/100 (319.15) feet along the 1939 Harbor Commissioners Line from the intersection point of the northerly line with said Harbor Commissioners Line, thence;

N 51°-48'-14" W A distance of two hundred fifty four and 00/100 (254.00) feet to a point, thence;

S 41°-59'-46" W A distance of thirty and 07/100 (30.07) feet to a point, thence;

N 51°-48'-14" W A distance of two hundred thirty three and 16/100 (233.16) feet along the land now or formerly of Hobson's Pier, Inc. to a point thence;

N 52°-24'-14" W A distance of one hundred six and 34/100 (106.34) feet along the land now or formerly of Hobson's Pier, Inc. to a point thence;

N 37°-35'-46" E A distance of fourteen and 00/100 (14.00) feet along the land now or formerly of Hobson's Pier, Inc. to a point thence;

N 41°-01'-14" W A distance of ninety and 25/100 (90.25) feet along the land now or formerly of Hobson's Pier, Inc. to a point thence;

N 37°-11'-46" E A distance of zero and 227/100 (0.227) feet along the land now or formerly of Hobson's Pier, Inc. to a point thence;

N 51°-48'-14" W A distance of one hundred sixty eight and 58/100 (168.58) feet along the land now or formerly of Hobson's Pier, Inc. and Central Maine Power to Commercial Street, thence;

N 21°-54'-46" E A distance of thirty seven and 99/100 (37.99) feet along Commercial Street to a 5/8" rebar that marks the westerly end of the administrative division between the Navy and the Coast Guard thence;

N 21°-54'-46" E A distance of nine and 61/100 (9.61) feet along Commercial Street to the Point of Beginning.

Excepting such portions of the above described land that are submerged lands below the low water mark.

The above-described parcel contains a total area, above low water, of 5.987 acres, or 260,815 square feet more or less.

REVISIONS:

NO.	DATE	DESCRIPTION
0	12/10/01	APPROVED FOR SUBMITTAL
1	04/05/02	ADDED APPROX LOW WATER
2	06/12/02	VARIOUS EDITS PER ATTORNEY
3	06/24/02	VARIOUS EDITS PER ATTORNEY

TITLE COMMITMENT:

FIRST AMERICAN TITLE INSURANCE COMPANY
POLICY No.: CC-2539
DATED: JUNE 11, 2002

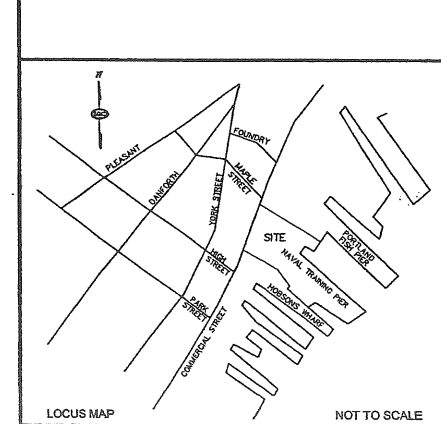
SCHEDULE B - SECTION 8

7. DB 7093 PG 275 IS A CONDEMNATION BY THE MAINE DEPARTMENT OF TRANSPORTATION OF RIGHTS OF OTHERS IN THE BOUNDS OF COMMERCIAL STREET. GENERAL NOTE 12 ADDRESSES THE PORTION OF THE TRAVELED WAY WHICH IS OUTSIDE OF THE RIGHT OF WAY.

8. THE LOCUS PARCEL IS SUBJECT TO THE RIGHTS AND EASEMENTS AS GRANTED IN DB 1960 PG 104. THESE RIGHTS COULD NOT BE ACCURATELY LOCATED ON THE GROUND.

9. THE LOCUS PARCEL IS SUBJECT TO THE RIGHTS AND EASEMENTS AS GRANTED IN DB 3114 PG 548. THESE RIGHTS COULD NOT BE ACCURATELY LOCATED ON THE GROUND.

10. THE LOCUS PARCEL, MAYBE SUBJECT TO RIGHTS OF THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT WITH RESPECT TO A WATER LINE CROSSING A PORTION OF THE PREMISES. THESE RIGHTS COULD NOT BE ACCURATELY LOCATED ON THE GROUND.



GENERAL NOTES:

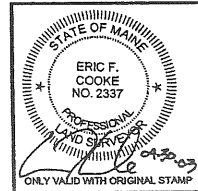
- BOUNDARY, PLANIMETRIC AND TOPOGRAPHIC INFORMATION AS SHOWN HEREON IS REFERENCED HORIZONTALLY TO THE MAINE WEST STATE PLANE COORDINATE SYSTEM NAD 83 BASED UPON A STATIC GPS TIE TO CORRS STATIONS AND IS REFERENCED VERTICALLY TO NAVD 29 BASED UPON A 3RD ORDER DIFFERENTIAL LEVEL TIE TO STATION: "TIDAL 2 USE STA 84".
- NORTH AS SHOWN HEREON IS BASED UPON GRID NORTH OF THE MAINE WEST STATE PLANE COORDINATE SYSTEM NAD 83.
- THIS PLAN AND ALL WORK ASSOCIATED WITH IT WAS PERFORMED BY SURVEY & GEODETIC CONSULTANTS, INC PURSUANT TO A PROFESSIONAL SERVICES CONTRACT BETWEEN THE GULF OF MAINE AQUARIUM AND SURVEY & GEODETIC CONSULTANTS, INC. DATED: NOVEMBER 15, 2001.
- BOUNDARY, PLANIMETRIC, AND TOPOGRAPHIC INFORMATION AS SHOWN HEREON IS THE RESULT OF AN ON-THE-GROUND FIELD SURVEY PERFORMED BY SURVEY & GEODETIC CONSULTANTS, INC. BETWEEN NOVEMBER 27, 2001 & DECEMBER 10, 2001.
- THIS AREA IS USED FOR PARKING ON A DAILY BASIS BY TENANTS OF HOBSON'S WHARF. NO DOCUMENT WAS RECOVERED DURING THE COURSE OF OUR RESEARCH TO INDICATE A LEASE OR EASEMENT.
- PER MAP REFERENCE 2 THIS OUTFALL FROM THE DOUBLE 27" RCP'S IN COMMERCIAL STREET TO THE OUTFALL, IS AN OVERFLOW LINE.
- SUBSURFACE UTILITIES WERE DELINEATED ON THE SUBJECT PROPERTY BY OTHERS. PAINT MARKS AND SURFACE OBSERVABLE FEATURES WERE FIELD LOCATED BY SURVEY & GEODETIC CONSULTANTS, INC. NOT ALL UTILITIES APPEAR TO HAVE BEEN MARKED AND ONLY THOSE UTILITIES AT THE INTERSECTION WITH MAPLE STREET WERE MARKED ON COMMERCIAL STREET. MAP REFERENCE 1 INDICATES A WATER LINE FROM THE NAVAL RESERVE CENTER TO THE COAST GUARD. THE PAVEMENT CUT WHICH APPEARS TO COINCIDE WITH THE PLAN LOCATION OF THE WATER LINE IS SHOWN FOR REFERENCE. PRIOR TO CONTRACTOR PERFORMING ANY WORK, DIG SAFE SHOULD BE CONTACTED.

- 8) PER FIRM: 230051 00138, EFFECTIVE DATE: JULY 17, 1986, THE SUBJECT PROPERTY IS LOCATED IN ZONES C, A2, & V3.
- 9) PER CITY OF PORTLAND ZONING MAP THE SUBJECT PARCEL IS ZONED: WCZ(WATERFRONT CENTRAL ZONE). PER SECTION 14-316 OF CHAPTER 14 OF THE CITY OF PORTLAND CODE OF ORDINANCES: MIN. LOT SIZE: NONE
MIN. FRONTAGE: NONE
MIN. YARD DIMS: FRONT, SIDE, & REAR SETBACK: NONE
SETBACK FROM PIER LINE: 5 FEET
MAX. LOT COVERAGE: 100%
MAX. BUILDING HEIGHT: 35 FEET
- 10) RECORD OWNER: UNITED STATES OF AMERICA, ADMINISTRATOR OF GENERAL SERVICES
RECORD DEED: DB 3121 PG 663, RECORD PLAN: PB 82 PG 35
- 11) THE HARBOR COMMISSIONERS LINE AS SHOWN HEREON AS "HCL 1986" WAS ESTABLISHED BY HOLDING THE POSITIONS OF MONUMENTS: "WILSON" & "BROUGHTON", AS ESTABLISHED BY STATIC GPS, AND COMPLETION OF MAP REFERENCE 3. PURSUANT TO A MEMO, ISSUED FOR CLARIFICATION BY JON GILES (CITY OF PORTLAND) AND DATED 9/22/98, THE CURRENT HARBOR COMMISSIONERS LINE, AS IT AFFECTS THE SUBJECT PROPERTY, IS FROM POINT A1 TO A4 AS SHOWN ON MAP REFERENCE 3. THE EFFECTIVE DATE OF THIS CONFIGURATION IS OCTOBER 2, 1986. THE HARBOR COMMISSIONERS LINE AS SHOWN HEREON AS "HCL 1939", WAS ESTABLISHED USING THE SAME METHOD AND WAS THE HARBOR COMMISSIONERS LINE PRIOR TO THE 1986 REVISION. FROM POINT A1 TO A2 TO A3 TO A4, AS SHOWN ON MAP REFERENCES 3 & 9, THE AFORESAID 1939 HARBOR COMMISSIONERS LINE IS THE SAME AS THE HARBOR COMMISSIONERS LINE OF 1920.
- 12) US ROUTE 1A A.K.A. COMMERCIAL STREET IS AN ACCEPTED PUBLIC WAY. THE RIGHT OF WAY WAS LAID OUT PER MAP REFERENCE 4. MAP REFERENCE 5 IS THE MDOT RIGHT OF WAY PLAN SET WHICH REFERENCES MAP REFERENCE 4, AS THE SOURCE OF THE RIGHT OF WAY LINES.
- 13) DEED LINES HAVE BEEN SHOWN PER RECORD INFORMATION AND NO DETERMINATION HAS BEEN MADE AS TO THE TITLE OF SUBMERGED LANDS WITHIN THE DEED LINES AS SHOWN.
- 14) THIS AREA IS SUBJECT TO AN UNRECORDED SUBMERGED LAND LEASE FROM THE STATE OF MAINE TO UNITED STATES COAST GUARD. REFERENCE IS MADE TO DOCUMENT NO. 09-21.
- 15) AREA B AS SHOWN HEREON IS THAT PARCEL TO BE EXCEPTED BY THE UNITED STATES OF AMERICA, AS DESCRIBED IN THE FIRST AMERICAN TITLE COMMITMENT, POLICY NO.: CC-2539, EFFECTIVE DATE: JUNE 11, 2002 AND ALSO AS SHOWN ON MAP REFERENCE 10.

MAP REFERENCES:

- 1) "NAVAL RESERVE CENTER, SOUTH PORTLAND, MAINE, SITE PLAN", BY WILLIAM T. MATHIS & ASSOCIATES, DATED: 10/10/72.
- 2) "PORTLAND SEWER SYSTEM, INFILTRATION - INFLOW ANALYSIS, SYSTEM BASE MAPPING, STUDY AREA IV," BY HUTER-BALLEW ASSOCIATES, DATED: 1991.
- 3) "HARBOR LINES, PORTLAND HARBOR, MAINE" BY US ENGINEER OFFICE, BOSTON, MASS, DATED: JUNE 30, 1939.
- 4) "COMMERCIAL STREET, CROSS TO HIGH", BY THE CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS, DATED: 4/27/43.
- 5) "COMMERCIAL STREET, RIGHT OF WAY MAP, FEDERAL AID PROJECT NO M-0885 (1)", DATED: AUGUST 1985, SHEET 2 OF 7, D.O.T. FILE NO. 3-3339.
- 6) "PLAN OF PROPERTY IN PORTLAND, MAINE, MADE FOR, GREATER PORTLAND PUBLIC DEVELOPMENT COMMISSION," BY H & EC JORDAN, DATED: 4-11-68, RECORDED AT PB 82 PG 35.
- 7) "SECOND REVISED AMENDED SITE AND SUBDIVISION PLAN, HOBSON'S WHARF, COMMERCIAL STREET, PORTLAND, MAINE, FOR HOBSON'S WHARF CORPORATION," BY OWEN HASKELL, INC., DATED: MAY 26, 1993, RECORDED AT PB 193 PG 164.
- 8) "AMENDED RECORDING PLAT, PORTLAND FISH PIER COMPLEX IN PORTLAND, MAINE, FOR THE CITY OF PORTLAND," BY OWEN HASKELL, INC., REVISED DATE: 10-12-00.
- 9) "CITY OF PORTLAND, MAINE, DEPARTMENT OF PUBLIC WORKS, HARBOR LINES" TRACED FROM PLAN BY US ENGINEERS, DATED: JUNE 28, 1920, OBTAINED FROM THE CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS.
- 10) "NAVAL RESEARCH CENTER, EXCESS AREA, COMMERCIAL STREET, PORTLAND, MAINE, CUMBERLAND COUNTY," BY HTA/OEST, REVISED DATED: 9/2/88.

This is to state that this map or plan and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes Items 2,3,4,5,6,8,9,10,11(1), & 13 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this statement, undersigned further states that proper field procedures, instrumentation and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."



TITLE:
ALTA/ACSM LAND TITLE SURVEY
TAX MAP 42 BLOCK C LOT 1
COMMERCIAL STREET
CITY OF PORTLAND
CUMBERLAND COUNTY STATE OF MAINE

PREPARED FOR:
GULF OF MAINE AQUARIUM
400 COMMERCIAL STREET
PORTLAND, MAINE 04112

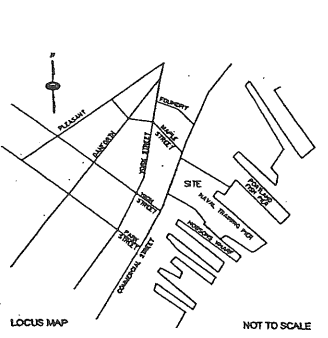
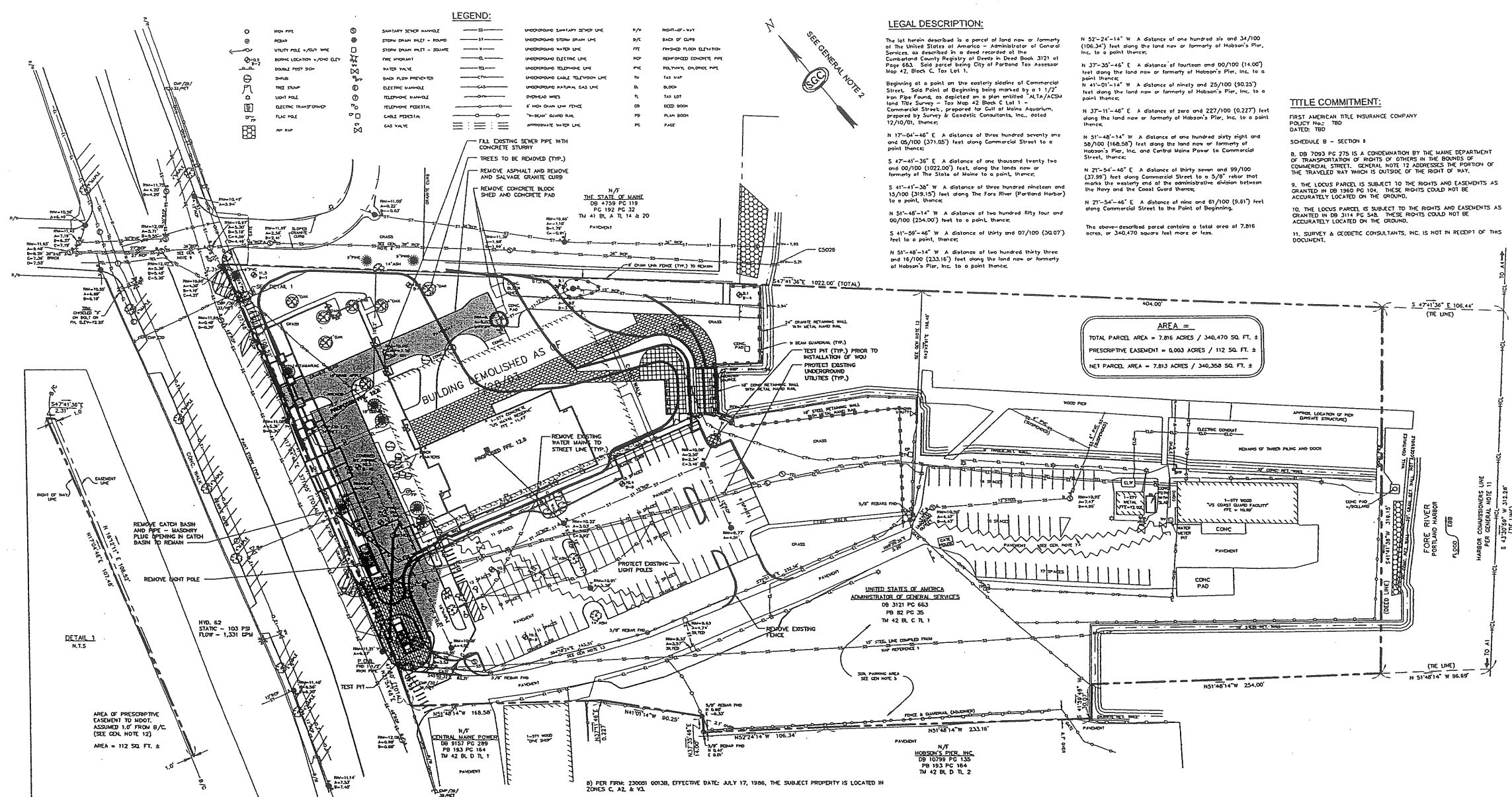


12 Westbrook Commons, 2nd Floor
Westbrook, Maine 04092
Phone: 207-856-0006 • Fax: 207-856-0007
E-Mail: sgc@sgcinc.net

DATE: 03/21/02 DRAWN: EFC JOB NO: 1-000134.00 SCALE: 1" = 40'

COMP/DESIGN: EFC CHECK: TAP DWG: 1-00013400B.DWG SHEET 1 OF 1

AH 21.1



GENERAL NOTES:

- BOUNDARY, PLANNING AND TOPOGRAPHIC INFORMATION AS SHOWN HEREON IS REFERENCED HORIZONTALLY TO THE MAINE WEST STATE PLANE COORDINATE SYSTEM HAD 83 BASED UPON A STATIC GPS TO THE CORP STATIONS AND IS REFERENCED VERTICALLY TO NAVD 29 BASED UPON A 3RD ORDER DIFFERENTIAL LEVEL TIE TO STATION "TBM 1" USE STA 84".
- NORTH AS SHOWN HEREON IS BASED UPON GRID NORTH OF THE MAINE WEST STATE PLANE COORDINATE SYSTEM HAD 83.
- THIS PLAN AND ALL WORK ASSOCIATED WITH IT WAS PERFORMED BY SURVEY & GEODETIC CONSULTANTS, INC. PURSUANT TO A PROFESSIONAL SERVICES CONTRACT BETWEEN THE GULF OF MAINE AQUARIUM AND SURVEY & GEODETIC CONSULTANTS, INC. DATED: NOVEMBER 16, 2001.
- BOUNDARY, PLANNING AND TOPOGRAPHIC INFORMATION AS SHOWN HEREON IS THE RESULT OF AN ON-THE-GROUND FIELD SURVEY PERFORMED BY SURVEY & GEODETIC CONSULTANTS, INC. BETWEEN NOVEMBER 27, 2001 & DECEMBER 10, 2001.
- PER MAP REFERENCE 2 THIS OUTFALL FROM THE DOUBLE 27" ROP'S IN COMMERCIAL STREET TO THE OUTLET, IS AN OVERFLOW LINE.
- SUBSURFACE UTILITIES WERE DELINEATED ON THE SUBJECT PROPERTY BY OTHERS. PAINT MARKS AND SURFACE OBSERVABLE FEATURES WERE FIELD LOCATED BY SURVEY & GEODETIC CONSULTANTS, INC. NOT ALL UTILITIES APPEAR TO HAVE BEEN MARKED AND ONLY THOSE UTILITIES AT THE INTERSECTION WITH MAINE STREET WERE MARKED ON COMMERCIAL STREET. MARK REFERENCE 1 INDICATES A WATER LINE FROM THE NAVAL RESERVE CENTER TO THE COAST GUARD. THE PAVIDENT CUT WHICH APPEARS TO COINCIDE WITH THE PLAN LOCATION OF THE WATER LINE IS SHOWN FOR REFERENCE. PRIOR TO CONTRACTOR PERFORMING ANY WORK, DIG SAFE SHOULD BE CONTACTED.

MAP REFERENCES:

- NAVAL RESERVE CENTER, SOUTH PORTLAND, MAINE, SITE PLAN, BY WILLIAM T. MATS & ASSOCIATES, DATED: 10/10/72.
- PORTLAND SEWER SYSTEM, INFILTRATION-FLOW ANALYSIS, SYSTEM BASE MAPPING, STUDY AREA IV, BY HUNTER-BALLEN ASSOCIATES, DATED: 1981.
- HARBOR LINES, PORTLAND HARBOR, MAINE, BY US ENGINEER OFFICE, BOSTON, MASS, DATED: JUNE 30, 1939.
- COMMERCIAL STREET, CROSS TO HIGH, BY THE CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS, DATED: 4/27/43.
- COMMERCIAL STREET, RIGHT OF WAY MAP, FEDERAL AID PROJECT NO. M-088 (1), DATED: AUGUST 1985, SHEET 2 OF 7, D.S.I. FILE NO. 2-338.
- PLAN OF PROPERTY IN PORTLAND, MAINE, MADE FOR GREATER PORTLAND PUBLIC DEVELOPMENT COMMISSION, BY H & EC JORDAN, DATED: 4-11-68, RECORDED AT PG 82 PG 35.
- SECOND REVISED AMENDED SITE AND SUBDIVISION PLAN, HOBSON'S PIER, COMMERCIAL STREET, PORTLAND, MAINE, FOR HOBSON'S PIER CORPORATION, BY OWEN HASSELL, INC., DATED: MAY 26, 1993, RECORDED AT PG 183 PG 184.
- HARBOR RECORDING PLAN, PORTLAND FROM PIER COMPLEX IN PORTLAND, MAINE, FOR THE CITY OF PORTLAND, BY OWEN HASSELL, INC., REVISED DATE: 10-12-00.

8) PER FROM: 230031 00130, EFFECTIVE DATE: JULY 17, 1986, THE SUBJECT PROPERTY IS LOCATED IN ZONES C, A2, & V1.

9) PER CITY OF PORTLAND ZONING MAP THE SUBJECT PARCEL IS ZONED: RECREATION CENTRAL ZONE), PER SECTION 14-316 OF CHAPTER 14 OF THE CITY OF PORTLAND CODE OF ORDINANCES. MIN. LOT SIZE: NONE

MIN. FRONTAGE: NONE
MIN. TARD DIMS: FRONT SETBACK: NONE
SIDE SETBACK: NONE
REAR SETBACK: NONE
SETBACK FROM PER LINE: 5 FEET.
MAX. LOT COVERAGE: 100%
MAX. BUILDING HEIGHT: 35 FEET

10) RECORD OWNER: UNITED STATES OF AMERICA
ADMINISTRATOR OF GENERAL SERVICES
RECORD DEED: DB 3121 PG 663
RECORD PLAN: PB 82 PG 35

11) THE HARBOR COMMISSIONERS LINE AS SHOWN HEREON WAS ESTABLISHED BY HOLDING THE POSITIONS OF MONUMENTS "WELSH" & "BOUGHT", AS ESTABLISHED BY STATIC GPS, AND COMPLETION OF MAP REFERENCE 3. PURSUANT TO A MEMO, ISSUED FOR CLARIFICATION BY JON DUES (CITY OF PORTLAND) AND DATED 9/22/78, THE CURRENT HARBOR COMMISSIONERS LINE, AS IT AFFECTS THE SUBJECT PROPERTY, IS FROM POINT A1 TO A4 AS DEPICTED ON MAP REFERENCE 3. THE EFFECTIVE DATE OF THIS COMPOSITION IS OCTOBER 2, 1986.

12) US ROUTE 14 A.K.A. COMMERCIAL STREET IS AN ACCEPTED PUBLIC WAY. THE RIGHT OF WAY HAS LAD OUT PER MAP REFERENCE 4. MAP REFERENCE 5 IS THE MOOT RIGHT OF WAY PLAN SET WHICH REFERENCE MAP REFERENCE 4 AS THE SOURCE OF THE RIGHT OF WAY LINES. PER MAP REFERENCE 4, A PRESCRIPTIVE EASEMENT IS CLAIMED WHEREVER THE EXISTING SIGNAL OR TRAVELED WAY IS OUTSIDE OF THE DEFINED RIGHT-OF-WAY LIMITS.

13) THIS LINE HAS BEEN SHOWN PURSUANT TO THE REQUEST OF THE CLUIT. THIS LINE REPRESENTS THE ADMINISTRATIVE DIVISION BETWEEN THE NAVY AND COAST GUARD.

14) PER PRIVATE & SPECIAL LANS 1987 CHAPTER 123, TITLE TO SUBMERGED LANDS WAS CEDED TO THE CITY OF PORTLAND. RED LINES HAVE BEEN SHOWN PER RECORD INFORMATION AND NO DETERMINATION HAS BEEN MADE AS TO THE TITLE OF SUBMERGED LANDS WITHIN THE DEED LINES AS SHOWN.

TITLE COMMITMENT:

FIRST AMERICAN TITLE INSURANCE COMPANY
POLICY NO. TBD
DATED: TBD

SCHEDULE B - SECTION 8

8. DB 7093 PG 275 IS A CONDEMNATION BY THE MAINE DEPARTMENT OF TRANSPORTATION OF RIGHTS OF OTHERS IN THE BOUNDS OF COMMERCIAL STREET, GENERAL NOTE 12 ADDRESSES THE PORTION OF THE TRAVELED WAY WHICH IS OUTSIDE OF THE RIGHT OF WAY.

9. THE LOCUS PARCEL IS SUBJECT TO THE RIGHTS AND EASEMENTS AS GRANTED IN DB 1960 PG 104. THESE RIGHTS COULD NOT BE ACCURATELY LOCATED ON THE GROUND.

10. THE LOCUS PARCEL IS SUBJECT TO THE RIGHTS AND EASEMENTS AS GRANTED IN DB 314 PG 548. THESE RIGHTS COULD NOT BE ACCURATELY LOCATED ON THE GROUND.

11. SURVEY & GEODETIC CONSULTANTS, INC. IS NOT IN RECEIPT OF THIS DOCUMENT.

REV.	DESCRIPTION	DATE
3	FINAL SUBMISSION TO PORTLAND PLANNING AUTH.	7.30.03
2	DESIGN DEVELOPMENT SUBMISSION	6.13.03
1	SECOND WORKSHOP SUBMISSION TO CITY	6.10.03

CURRENT ISSUE STATUS:

P.E. STEPHEN BUSHEY
LIC. 17429

DL DeLUCA-HOFFMAN ASSOCIATES, INC.
770 MAIN STREET, SUITE 8
SOUTH PORTLAND, ME 04106
202.741.0200
WWW.DELUCAHOFFMAN.COM

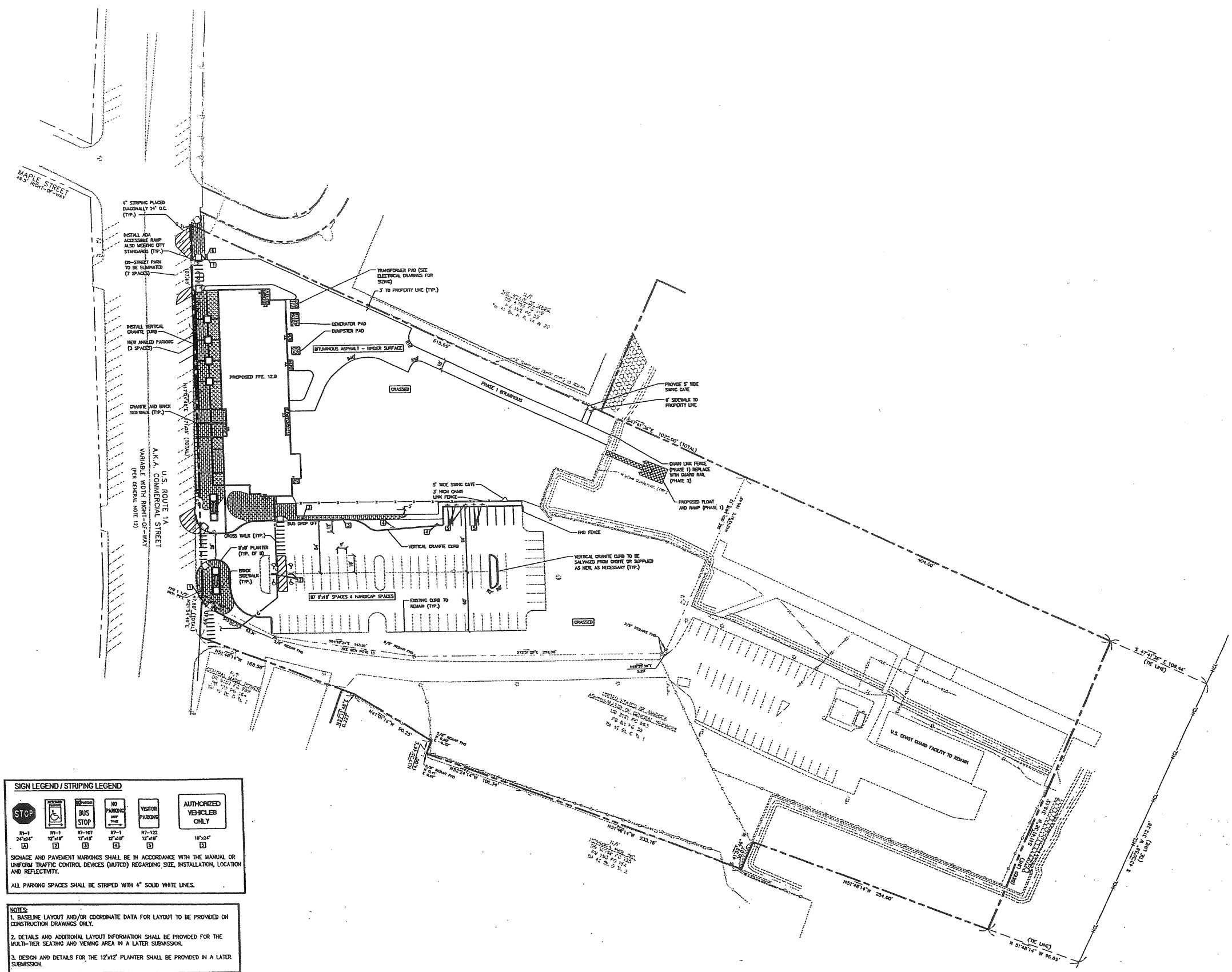
SM RT ARCHITECTURE ENGINEERING PLANNING
SHEET
144 Fore Street, P.O. Box 618
Portland, Maine 04104
tel. (207) 772-3846
fax. (207) 772-1020

THE GULF OF MAINE RESEARCH INSTITUTE
PORTLAND, MAINE

EXISTING CONDITIONS AND DEMOLITION PLAN

SHEET TITLE: A1 EXISTING CONDITIONS AND DEMOLITION PLAN
SCALE: 1" = 40'
PROJECT MANAGER: RAL
JOB CAP/DRAWN: CMW
A/E OF RECORD: DUJ
SMRT CAD FILE: CS101-03034
PROJECT NO.: 03034-00/1984.1

DATE:
GRAPHIC SCALE:
SHEET No.: CS101
PROJECT No.: 03034-00/1984.1



SIGN LEGEND / STRIPING LEGEND				
87-1 24"x24"	87-1 12"x18"	87-107 12"x18"	87-102 12"x18"	18"x24"

SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MANUAL OR UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REGARDING SIZE, INSTALLATION, LOCATION AND REFLECTIVITY.

ALL PARKING SPACES SHALL BE STRIPED WITH 4" SOLID WHITE LINES.

- NOTES:**
1. BASELINE LAYOUT AND/OR COORDINATE DATA FOR LAYOUT TO BE PROVIDED ON CONSTRUCTION DRAWINGS ONLY.
 2. DETAILS AND ADDITIONAL LAYOUT INFORMATION SHALL BE PROVIDED FOR THE MULTI-TIER SEATING AND VIEWING AREA IN A LATER SUBMISSION.
 3. DESIGN AND DETAILS FOR THE 12'x12' PLANTER SHALL BE PROVIDED IN A LATER SUBMISSION.

3	FINAL SUBMISSION TO PORTLAND PLANNING AUTH.	7.30.03
2	DESIGN DEVELOPMENT SUBMISSION	6.13.03
1	SECOND WORKSHOP SUBMISSION TO CITY	6.10.03
REV.	DESCRIPTION	DATE

CURRENT ISSUE STATUS:

P.E. STEPHEN BUSHEY
LIC. #7429

DeLUCA-HOFFMAN ASSOCIATES, INC.
778 MAIN STREET, SUITE 8
SOUTH PORTLAND, ME 04106
202.776.1100
WWW.DELUCAHOFFMAN.COM

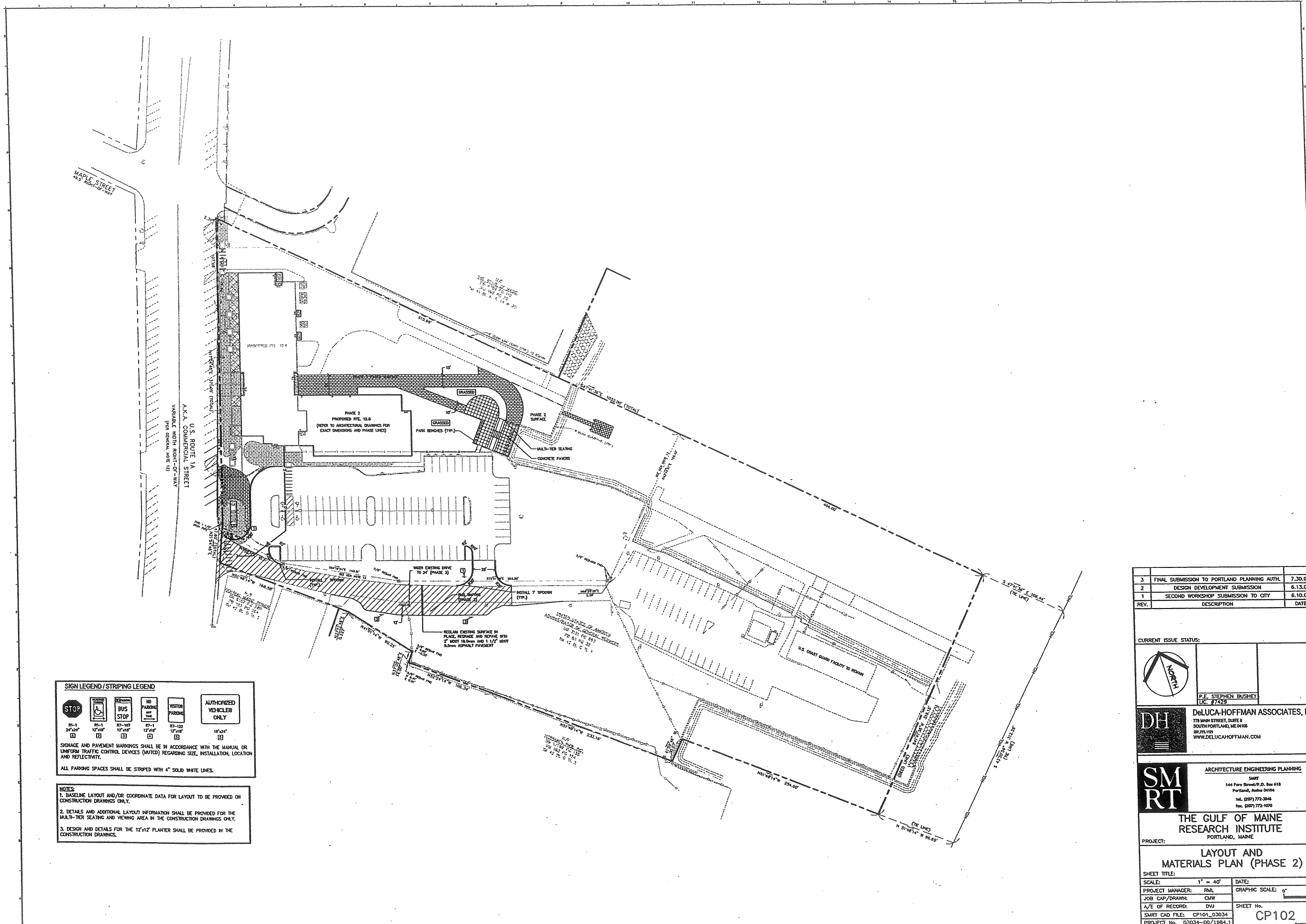
SM RT ARCHITECTURE ENGINEERING PLANNING
SHRIT
144 Fore Street, P.O. Box 618
Portland, Maine 04106
tel. (207) 772-2846
fax. (207) 772-1070

PROJECT: **THE GULF OF MAINE RESEARCH INSTITUTE**
PORTLAND, MAINE

SHEET TITLE: **LAYOUT AND MATERIALS PLAN (PHASE 1)**

SCALE: 1" = 40'	DATE:
PROJECT MANAGER: RML	GRAPHIC SCALE: 0' 1'
JOB CAP/DRAWN: CMW	
A/E OF RECORD: DWJ	SHEET No. CP101
SMART CAD FILE: CP101_03034	
PROJECT No. 03034-00/1984.1	

PROGRESS PRINT



SIGN LEGEND / STRIPING LEGEND

RS-1 36" x 48"	RS-1 12' x 8'	RS-107 12' x 8'	RS-1 12' x 8'	RS-122 12' x 8'
18" x 24"	12' x 8'	12' x 8'	12' x 8'	18" x 24"

SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REGARDING SIZE, INSTALLATION, LOCATION AND REFLECTIVITY.

ALL PARKING SPACES SHALL BE STRIPED WITH 4" SOLID WHITE LINES.

NOTES

1. BASELINE LAYOUT AND/OR COORDINATE DATA FOR LAYOUT TO BE PROVIDED ON CONSTRUCTION DRAWINGS ONLY.
2. DETAILS AND ADDITIONAL LAYOUT INFORMATION SHALL BE PROVIDED FOR THE MULTI-TER SEATING AND VIEWING AREA IN THE CONSTRUCTION DRAWINGS ONLY.
3. DESIGN AND DETAILS FOR THE 12'x12' PLANTER SHALL BE PROVIDED IN THE CONSTRUCTION DRAWINGS.

3	FINAL SUBMISSION TO PORTLAND PLANNING AUTH.	7.20.03
2	DESIGN DEVELOPMENT SUBMISSION	6.13.03
1	SECOND WORKSHOP SUBMISSION TO CITY	6.10.03
REV.	DESCRIPTION	DATE

CURRENT ISSUE STATUS:

P.E. STEPHEN BUSHEY
LIC. #7429

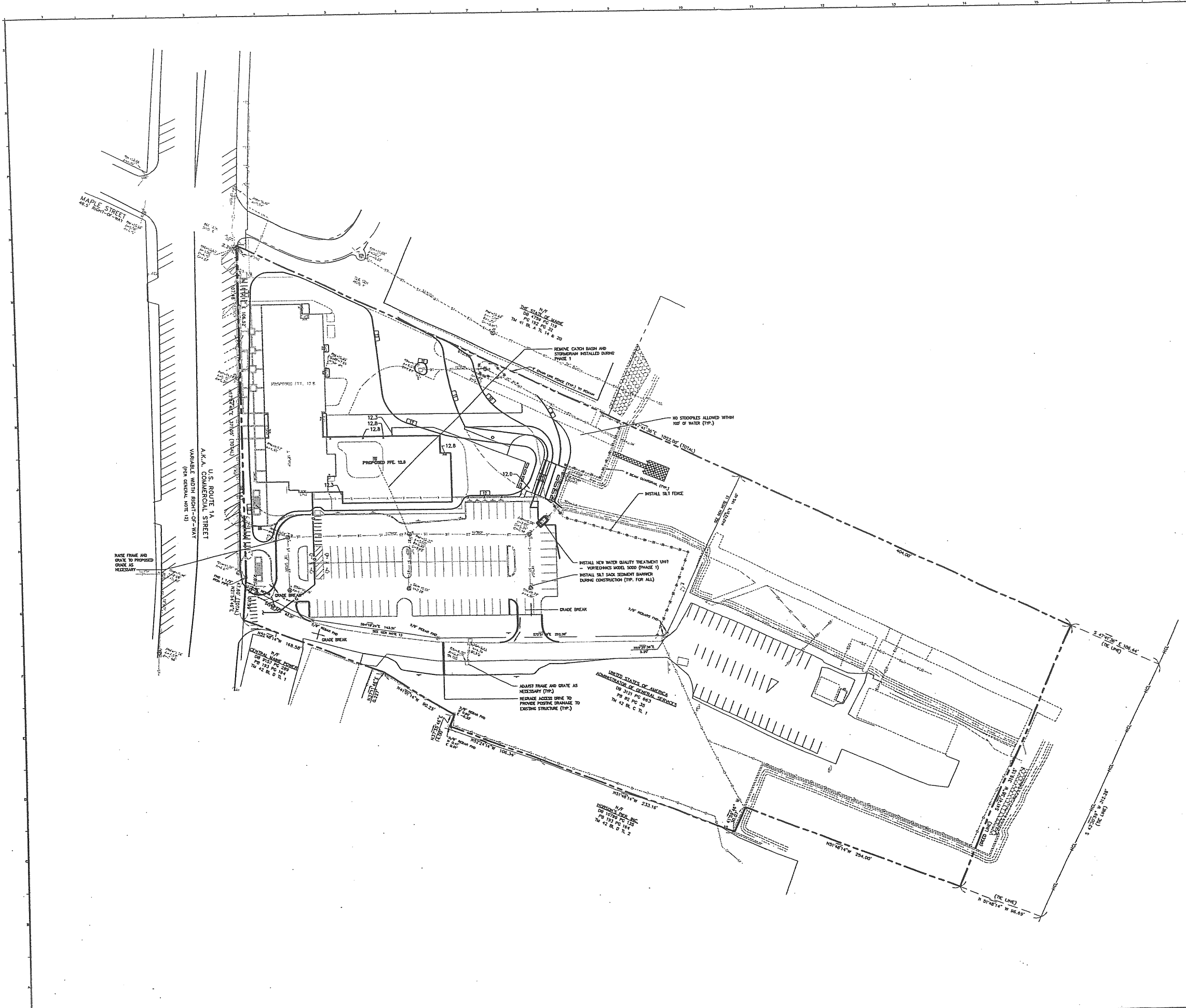
DH DeLUCA-HOFFMAN ASSOCIATES, INC.
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SOUTH PORTLAND, ME 04106
203.773.1119
WWW.DELUCAHOFFMAN.COM

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Portland, Maine 04106
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fax. (207) 772-1070

PROJECT: THE GULF OF MAINE RESEARCH INSTITUTE
PORTLAND, MAINE

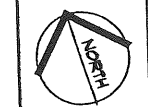
SHEET TITLE: LAYOUT AND MATERIALS PLAN (PHASE 2)

SHEET TITLE:	LAYOUT AND MATERIALS PLAN (PHASE 2)		
SCALE:	1" = 40'	DATE:	
PROJECT MANAGER:	RML	GRAPHIC SCALE:	
JOB CAP/DRAWN:	CMW	A/E OF RECORD:	DNJ
SMRT CAD FILE:	CP101_03034	SHEET No.:	CP102
PROJECT No.:	03034-00/1984.1		



3	FINAL SUBMISSION TO PORTLAND PLANNING AUTH.	7.30.03
2	DESIGN DEVELOPMENT SUBMISSION	6.13.03
1	SECOND WORKSHOP SUBMISSION TO CITY	6.10.03
REV.	DESCRIPTION	DATE

CURRENT ISSUE STATUS:



P.E. STEPHEN BRUSHY
LIC. #7429



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SOUTH PORTLAND, ME 04106
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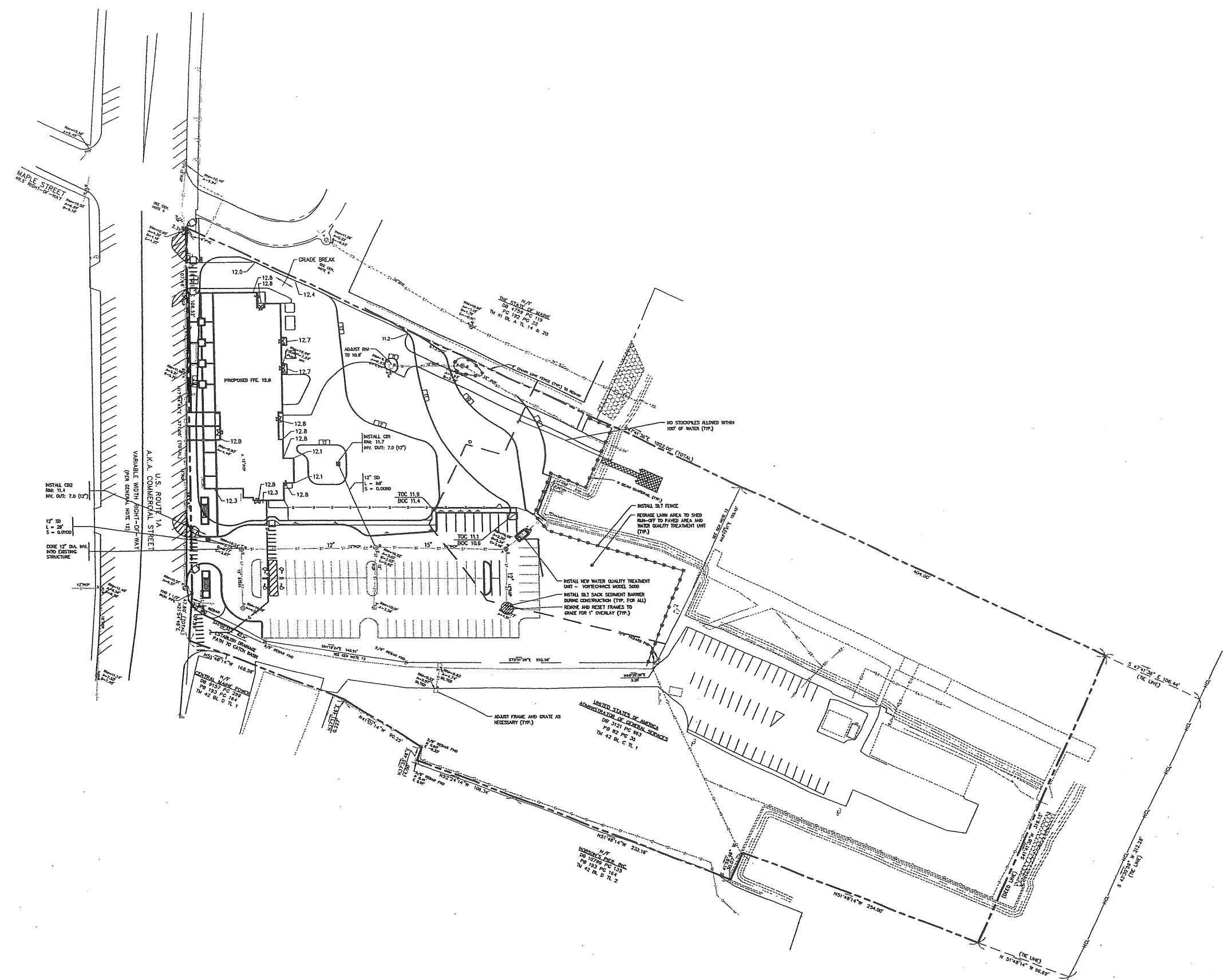
ARCHITECTURE ENGINEERING PLANNING
SMRT
144 Fore Street, P.O. Box 418
Portland, Maine 04104
tel. (207) 772-3846
fax. (207) 772-1070

PROJECT:
**THE GULF OF MAINE
RESEARCH INSTITUTE**
PORTLAND, MAINE

SHEET TITLE:
**GRADING, DRAINAGE AND EROSION
CONTROL PLAN (PHASE 2)**

SCALE:	1" = 40'	DATE:	
PROJECT MANAGER:	RML	GRAPHIC SCALE:	
JOB CAP/DRAWN:	CMW	SHEET No.	
A/E OF RECORD:	DWJ		
SMRT CAD FILE:	CP101_03034		
PROJECT No.	03034-00/1984.1		

CG102



3	FINAL SUBMISSION TO PORTLAND PLANNING AUTH.	7.30.03
2	DESIGN DEVELOPMENT SUBMISSION	6.13.03
1	SECOND WORKSHOP SUBMISSION TO CITY	6.10.03
REV.	DESCRIPTION	DATE

CURRENT ISSUE STATUS:

P.E. STEPHEN BUSHBY
LIC. 77429

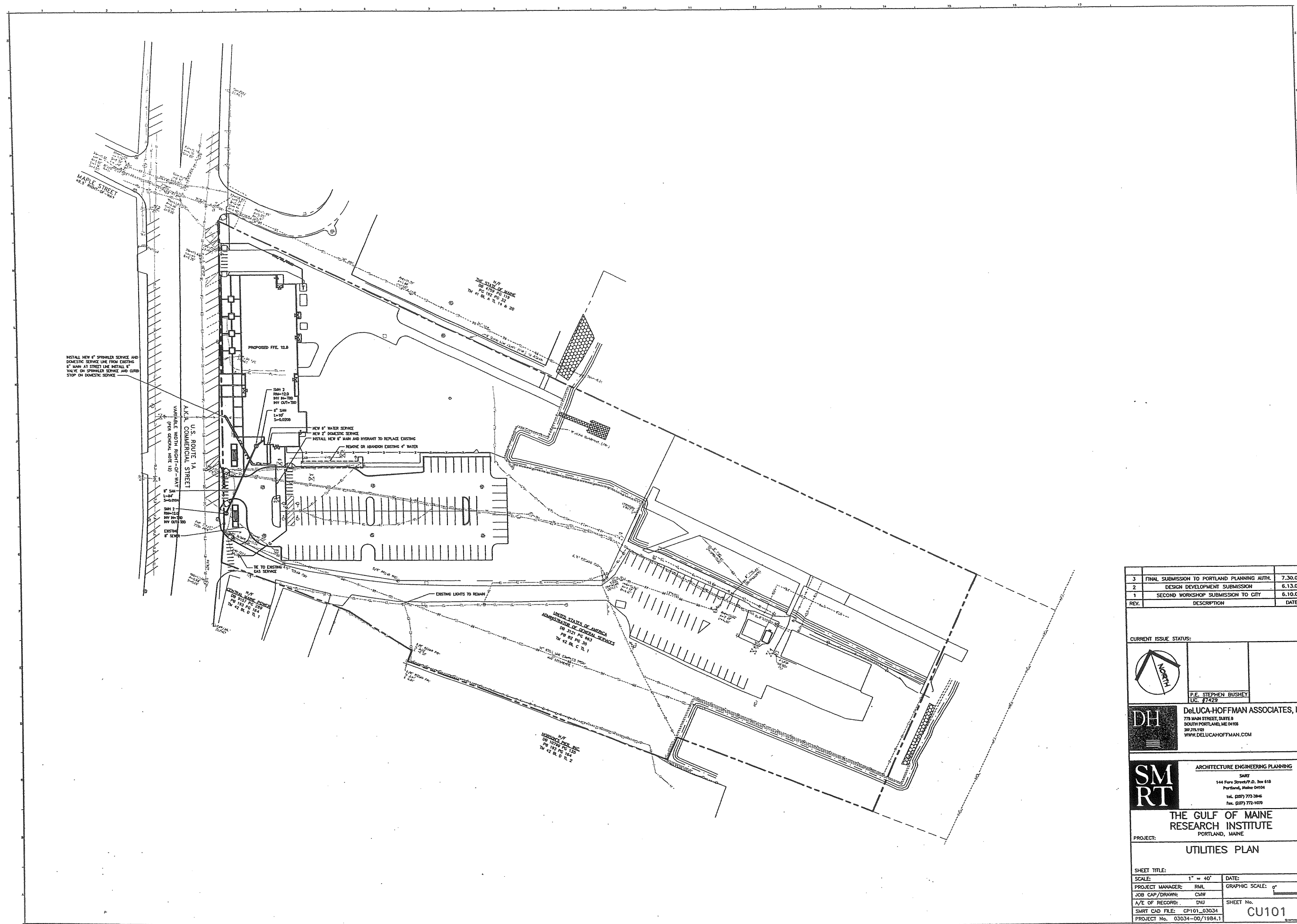
DeLUCA-HOFFMAN ASSOCIATES, INC.
778 MAIN STREET, SUITE 618
SOUTH PORTLAND, ME 04106
203.776.1970
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fax. (207) 772-1070

PROJECT:
THE GULF OF MAINE
RESEARCH INSTITUTE
PORTLAND, MAINE

SHEET TITLE:
GRADING, DRAINAGE AND EROSION
CONTROL PLAN (PHASE 1)

SCALE: 1" = 40'	DATE:
PROJECT MANAGER: RML	GRAPHIC SCALE: 0" 1"
JOB CAP/DRAWN: CMW	
A/E OF RECORD: DWJ	SHEET No.
SMART CAD FILE: CP101_03034	CG101
PROJECT No. 03034-00/1984.1	



3	FINAL SUBMISSION TO PORTLAND PLANNING AUTH.	7.30.03
2	DESIGN DEVELOPMENT SUBMISSION	6.13.03
1	SECOND WORKSHOP SUBMISSION TO CITY	6.10.03
REV.	DESCRIPTION	DATE

CURRENT ISSUE STATUS:

	P.E. STEPHEN BUSHEY LIC. #7429

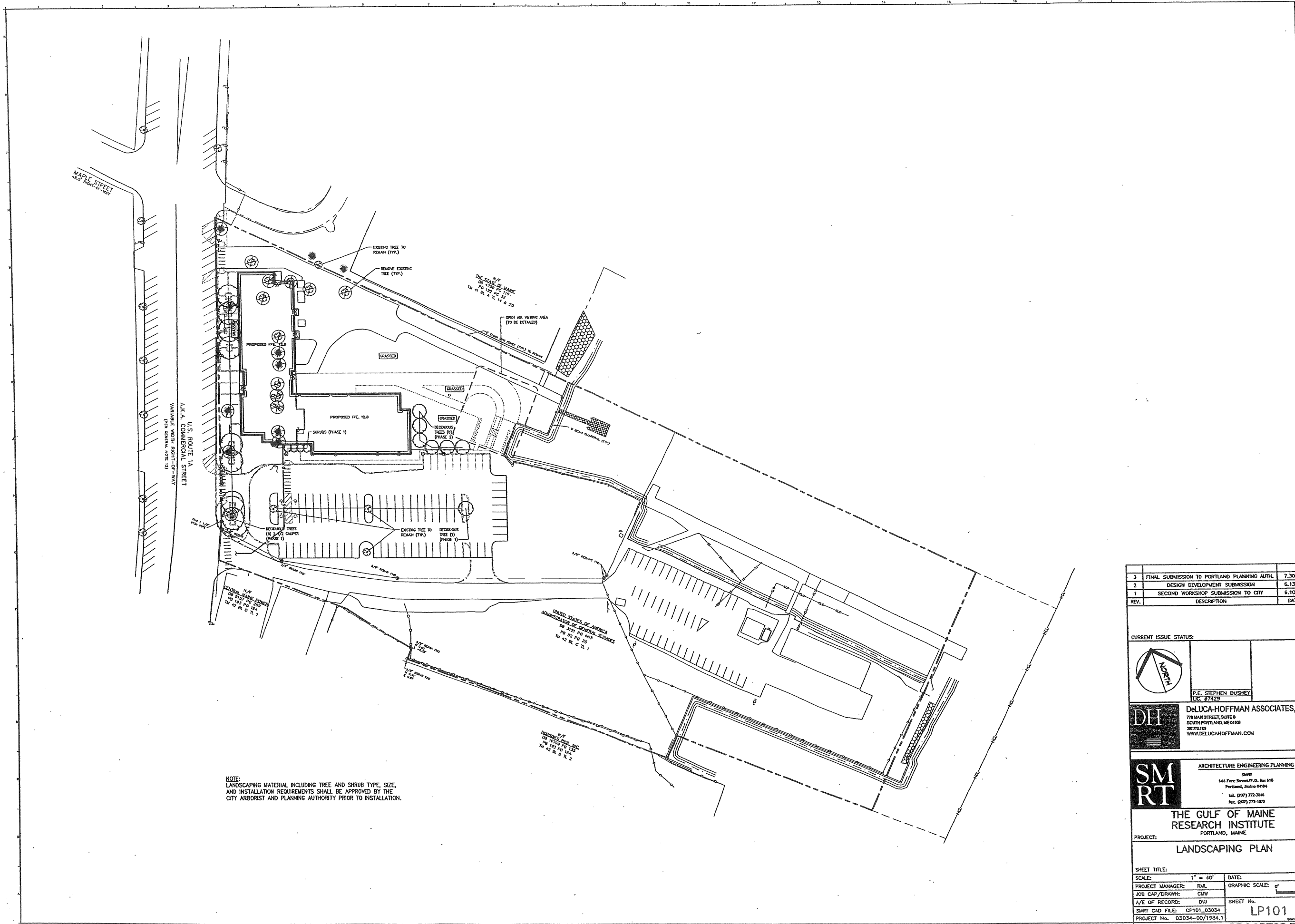
	DeLUCA-HOFFMAN ASSOCIATES, INC.	
	778 MAIN STREET, SUITE B	
	SOUTH PORTLAND, ME 04106	
	WWW.DELUCAHOFFMAN.COM	

	ARCHITECTURE ENGINEERING PLANNING	
	SMRT	
	144 Fore Street, 2nd Fl., Box 618	
	Portland, Maine 04104	

THE GULF OF MAINE
RESEARCH INSTITUTE
PORTLAND, MAINE

PROJECT:
UTILITIES PLAN

SHEET TITLE:		DATE:	
SCALE:	1" = 40'	PROJECT MANAGER:	RML
JOB CAP/DRAWN:	CLW	GRAPHIC SCALE:	
A/E OF RECORD:	DHJ	SHEET No.:	CU101
SMART CAD FILE:	CP101_03034	PROJECT No.:	03034-00/1984.1



NOTE:
LANDSCAPING MATERIAL INCLUDING TREE AND SHRUB TYPE, SIZE,
AND INSTALLATION REQUIREMENTS SHALL BE APPROVED BY THE
CITY ARBORIST AND PLANNING AUTHORITY PRIOR TO INSTALLATION.

3	FINAL SUBMISSION TO PORTLAND PLANNING AUTH.	7.30.03
2	DESIGN DEVELOPMENT SUBMISSION	6.13.03
1	SECOND WORKSHOP SUBMISSION TO CITY	6.10.03
REV.	DESCRIPTION	DATE

CURRENT ISSUE STATUS:

P.E. STEPHEN BUSHEY
LIC. #7429

DeLUCA-HOFFMAN ASSOCIATES, INC.
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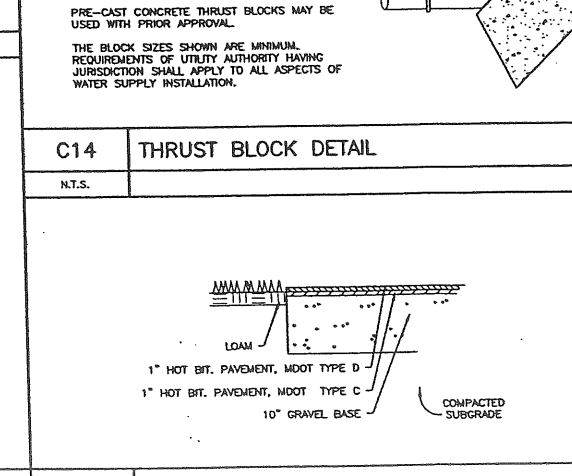
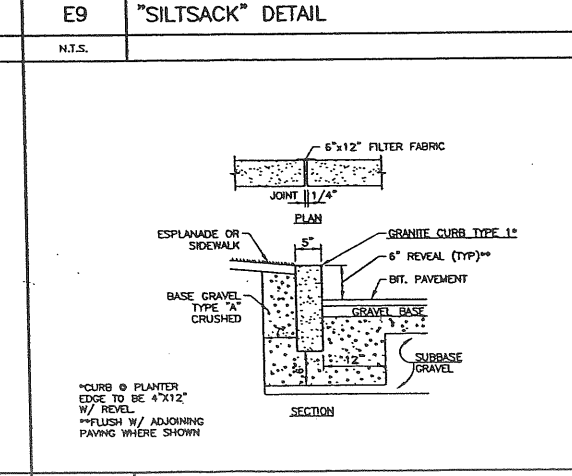
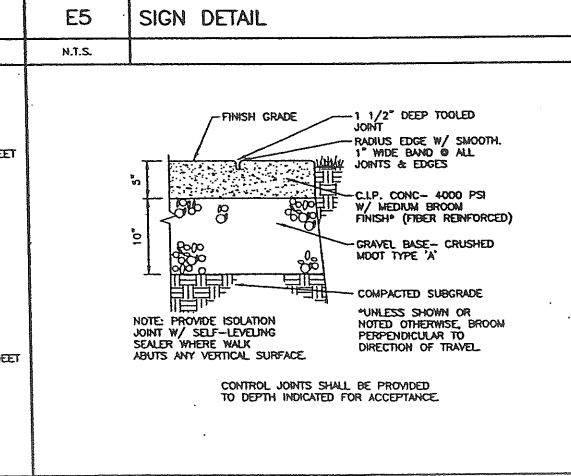
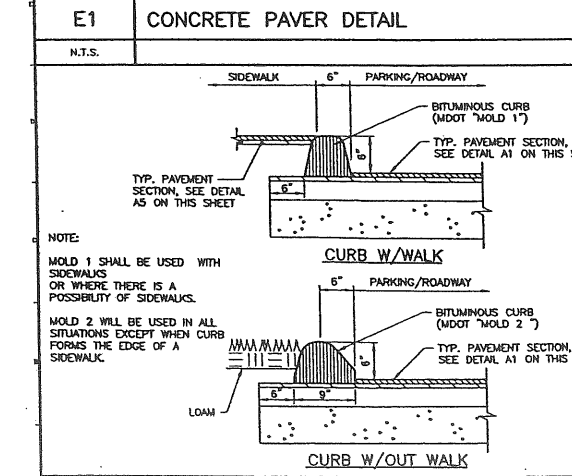
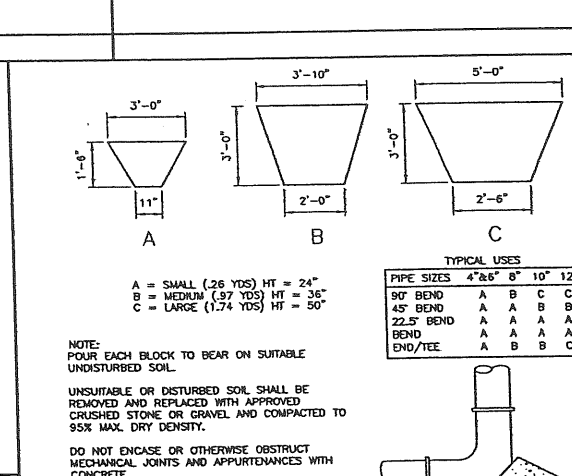
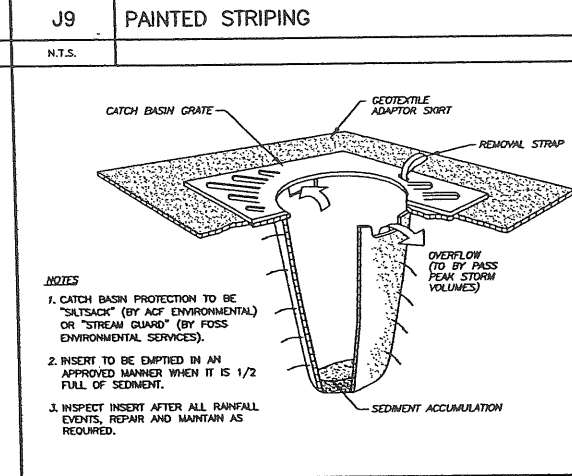
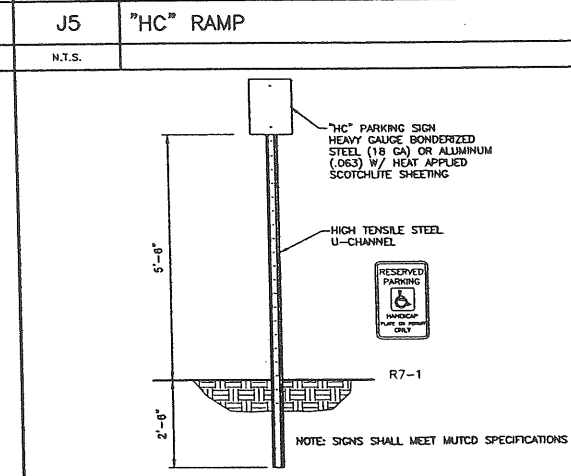
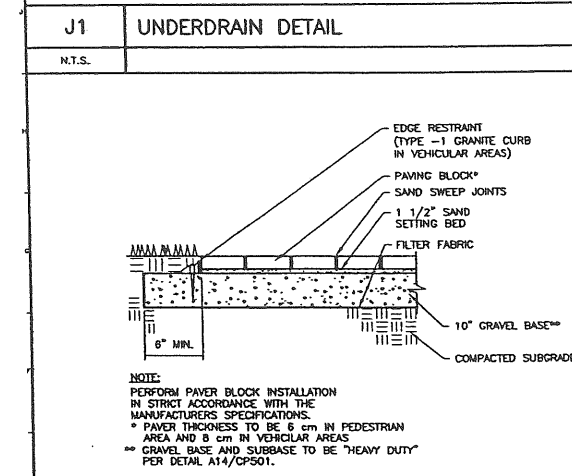
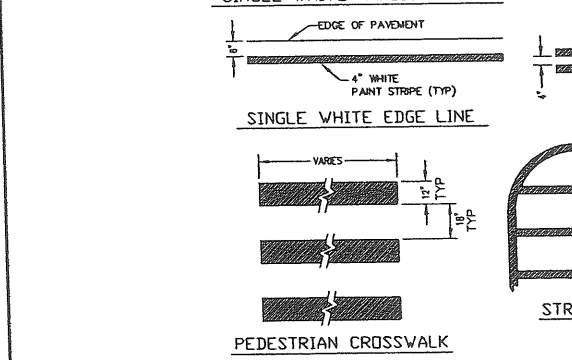
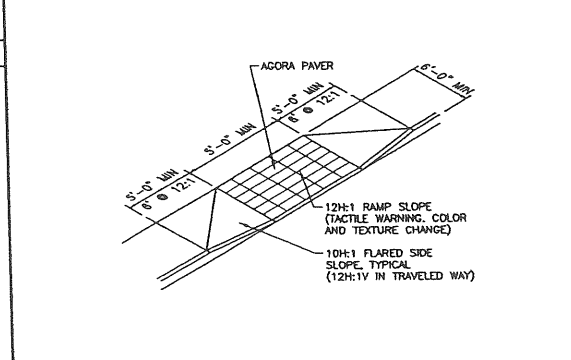
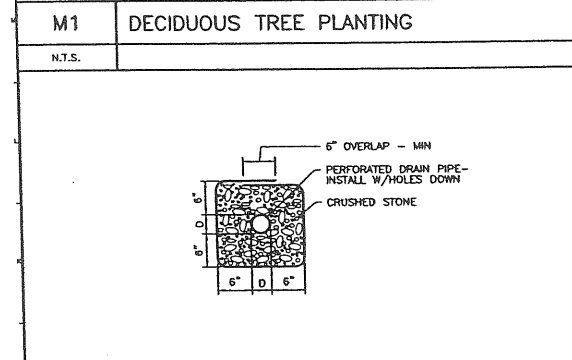
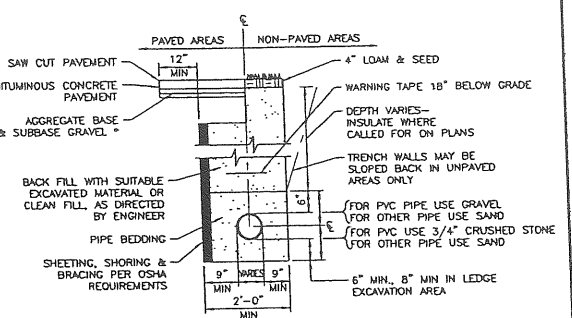
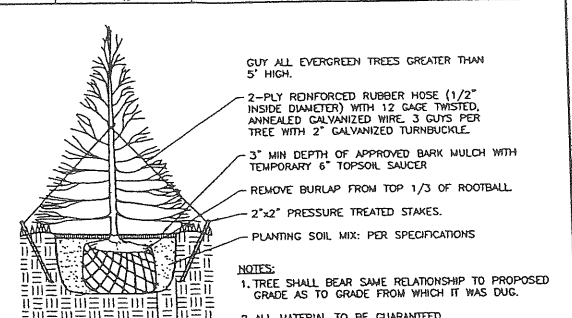
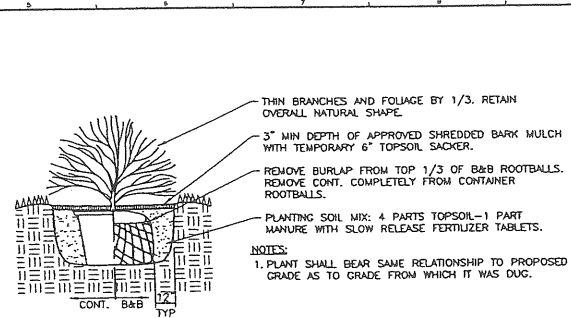
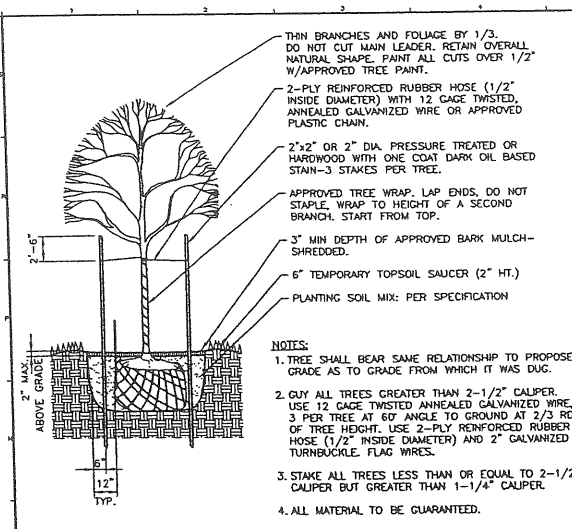
ARCHITECTURE ENGINEERING PLANNING
SMRT
144 Fore Street/F.P.D. Box 618
Portland, Maine 04104
tel. (207) 772-3846
fax. (207) 772-1070

THE GULF OF MAINE RESEARCH INSTITUTE
PORTLAND, MAINE

PROJECT: **LANDSCAPING PLAN**

SHEET TITLE:	
SCALE: 1" = 40'	DATE:
PROJECT MANAGER: RML	GRAPHIC SCALE: 0" 1"
JOB CAP/DRAWN: CMW	
A/E OF RECORD: DMJ	SHEET No.
SMRT CAD FILE: CP101_03034	LP101
PROJECT No. 03034-00/1984.1	

PROGRESS PRINT



REV.	DESCRIPTION	DATE
3	FINAL SUBMISSION TO PORTLAND PLANNING AUTH.	7.30.03
2	DESIGN DEVELOPMENT SUBMISSION	6.13.03
1	SECOND WORKSHOP SUBMISSION TO CITY	6.10.03

CURRENT ISSUE STATUS:

SMRT

P.E. STEPHEN BUSHEY
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ARCHITECTURE ENGINEERING PLANNING

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144 Fore Street, P.O. Box 418
Portland, Maine 04104
tel. (207) 772-3945
fax. (207) 772-1070

THE GULF OF MAINE RESEARCH INSTITUTE
PORTLAND, MAINE

PROJECT: **SITE DETAILS**

SHEET TITLE: **CP501**

SCALE: AS NOTED DATE: _____

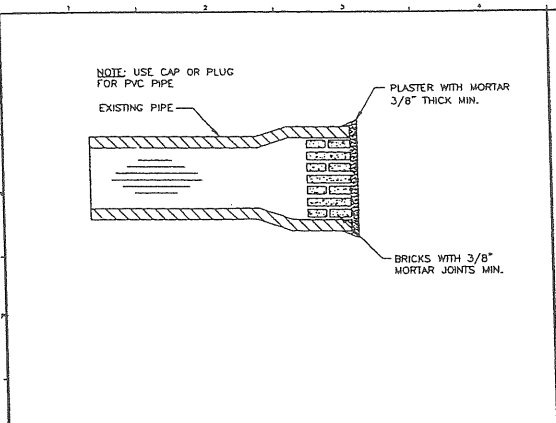
PROJECT MANAGER: RML GRAPHIC SCALE: 0" = _____

JOB CAP/DRAWN: CWW

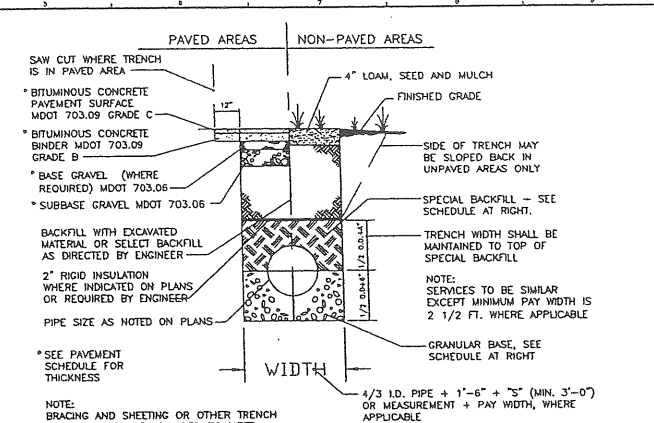
A/E OF RECORD: DWJ SHEET No. _____

SMRT CAD FILE: CP501-03034

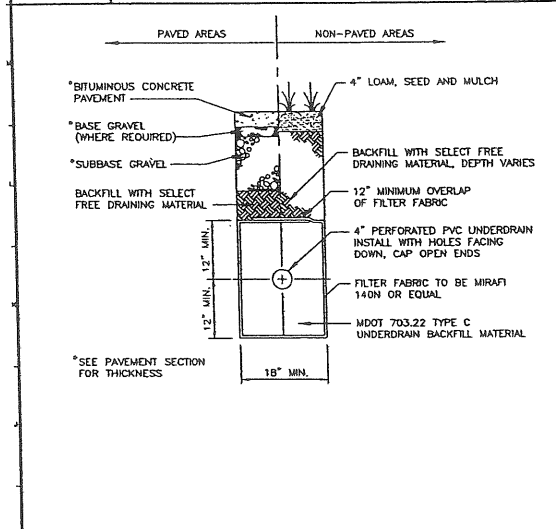
PROJECT No. 03034-00/1984.1



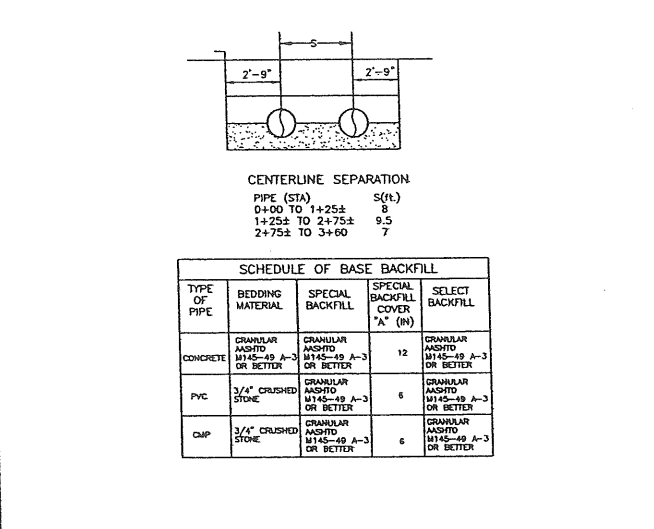
N1 MASONRY PLUG DETAIL
N.T.S.



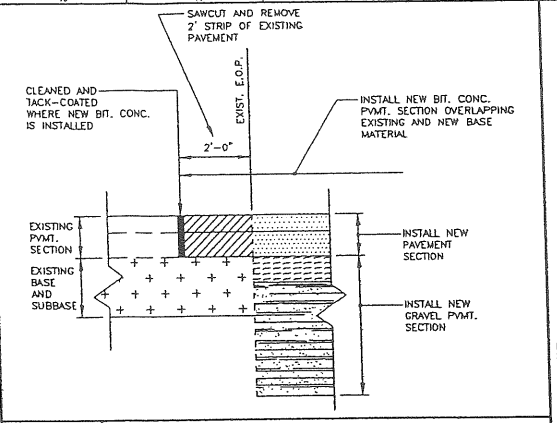
H5 TYPICAL SEWER AND STORM DRAIN TRENCH SECTION
N.T.S.



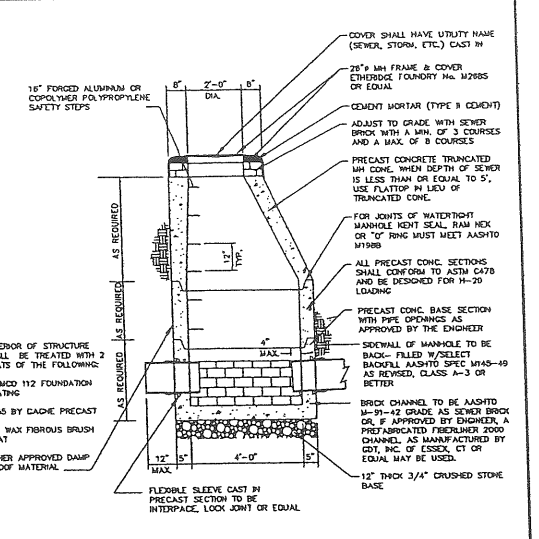
H1 TYPICAL UNDERDRAIN TRENCH SECTION
N.T.S.



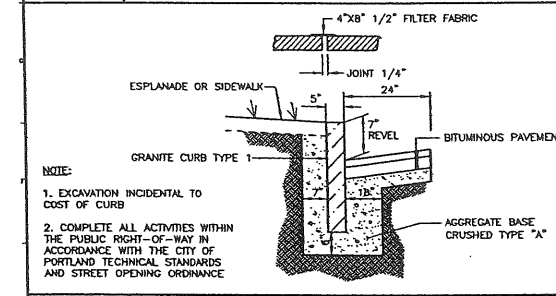
H10 BITUMINOUS PAVEMENT SECTION
N.T.S.



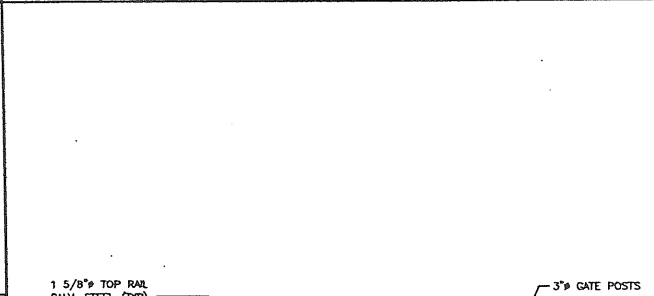
H10 NEW PVMT ADJACENT TO EXISTING PVMT
N.T.S.



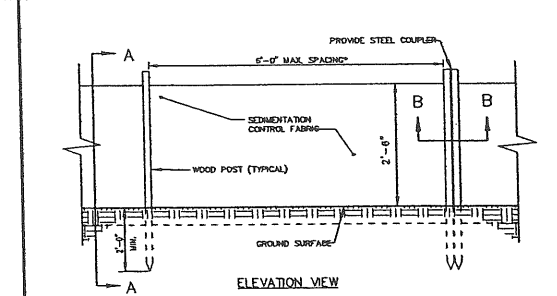
H14 4'-0" PRECAST SAN. SEWER MANHOLE
N.T.S.



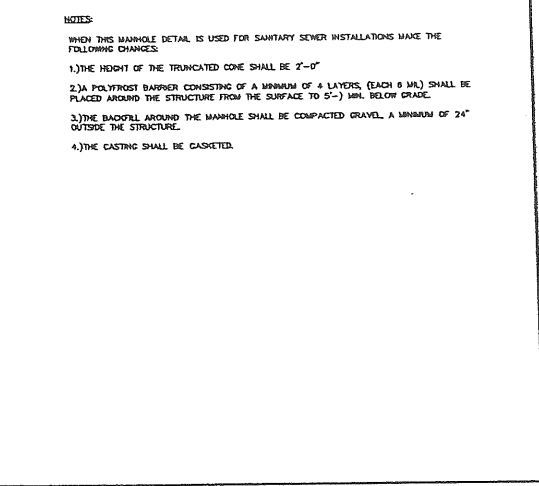
E1 GRANITE CURB DETAIL
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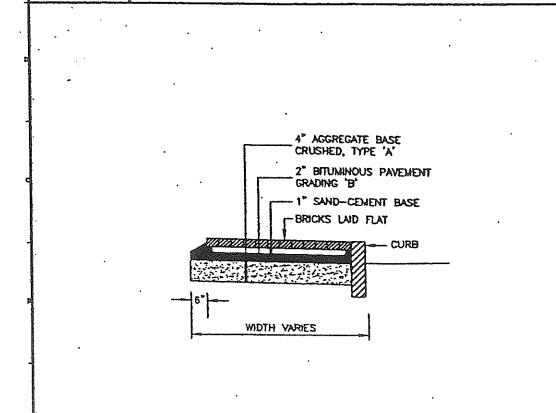
A5 SINGLE LEAF GATE DETAIL
N.T.S.



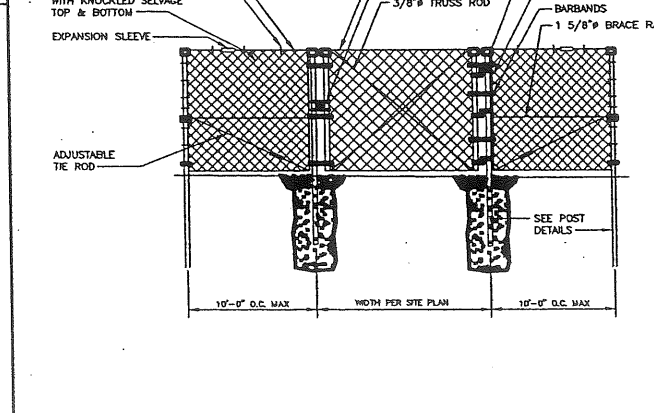
A10 SILTATION FENCE DETAIL
N.T.S.



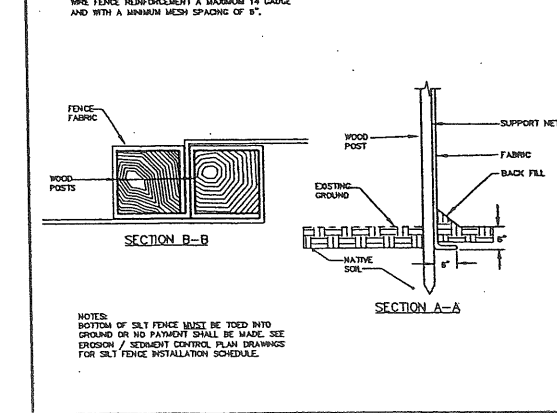
A14 PEDESTRIAN RAMP
N.T.S.



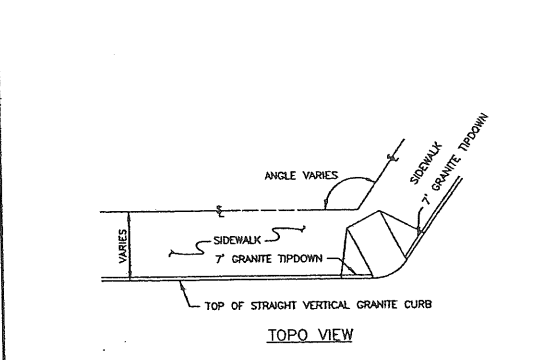
A1 BRICK WITH BITUMINOUS BASE SIDEWALK
N.T.S.



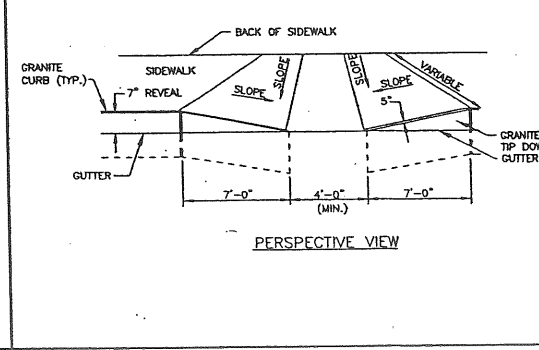
A5 SINGLE LEAF GATE DETAIL
N.T.S.



A10 SILTATION FENCE DETAIL
N.T.S.



A14 PEDESTRIAN RAMP
N.T.S.



A1 BRICK WITH BITUMINOUS BASE SIDEWALK
N.T.S.

3	FINAL SUBMISSION TO PORTLAND PLANNING AUTH.	7.30.03
2	DESIGN DEVELOPMENT SUBMISSION	6.13.03
1	SECOND WORKSHOP SUBMISSION TO CITY	6.10.03

REV.	DESCRIPTION	DATE
------	-------------	------

CURRENT ISSUE STATUS:

P.F. STEPHEN BUSHEY
LIC. #7429

DH DeLUCA-HOFFMAN ASSOCIATES, INC.
778 MAIN STREET, SUITE B
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tel. (207) 772-3846
fax. (207) 772-1070

THE GULF OF MAINE RESEARCH INSTITUTE
PORTLAND, MAINE

PROJECT: **SITE DETAILS**

SHEET TITLE: _____

SCALE: AS NOTED DATE: _____

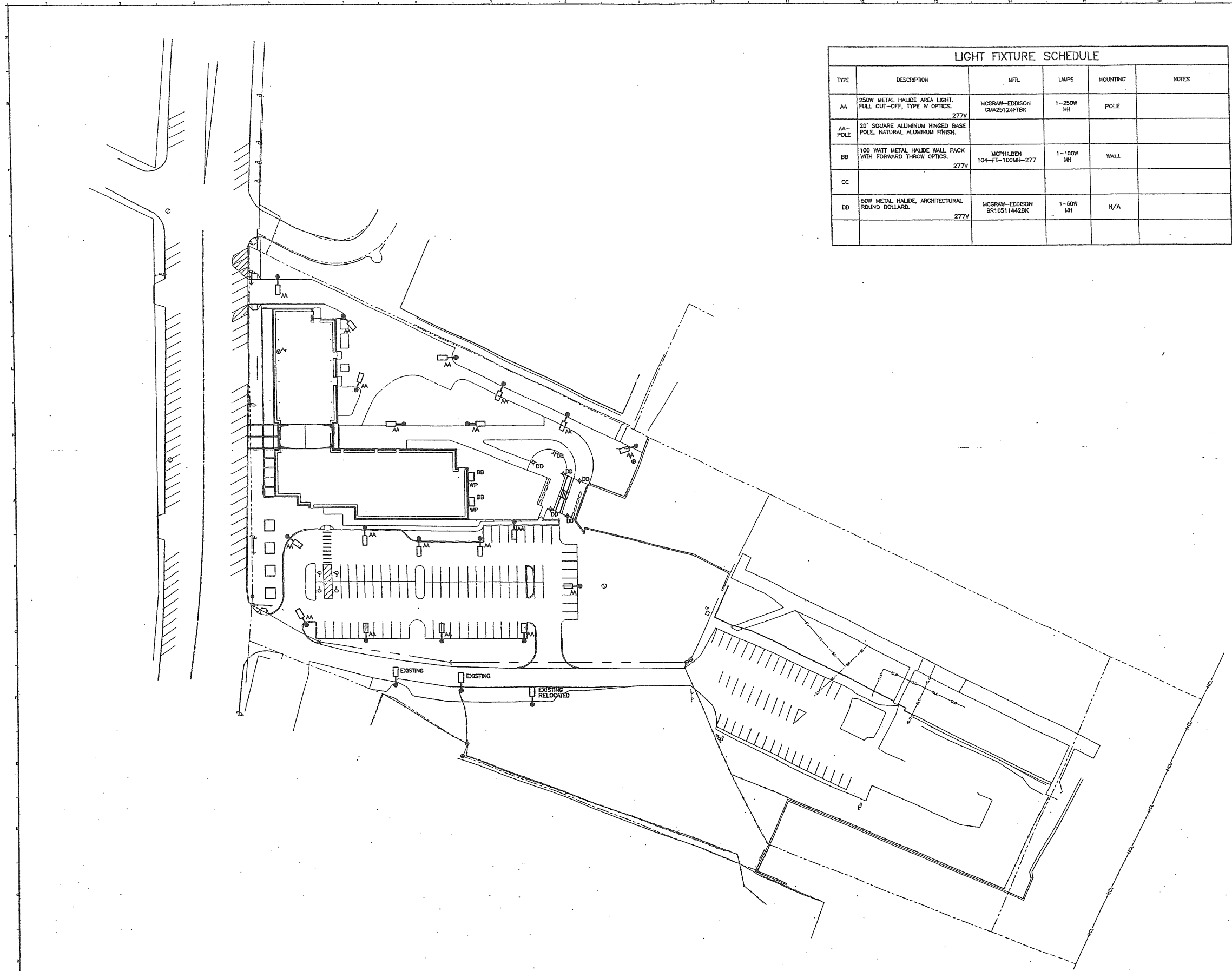
PROJECT MANAGER: RML GRAPHIC SCALE: 0" = 1"

JOB CAP/DRAWN: CWH

A/E OF RECORD: DWJ SHEET No. **CP502**

SMRT CAD FILE: CP501-03034




PROJECT No. 03034-00/1984.1



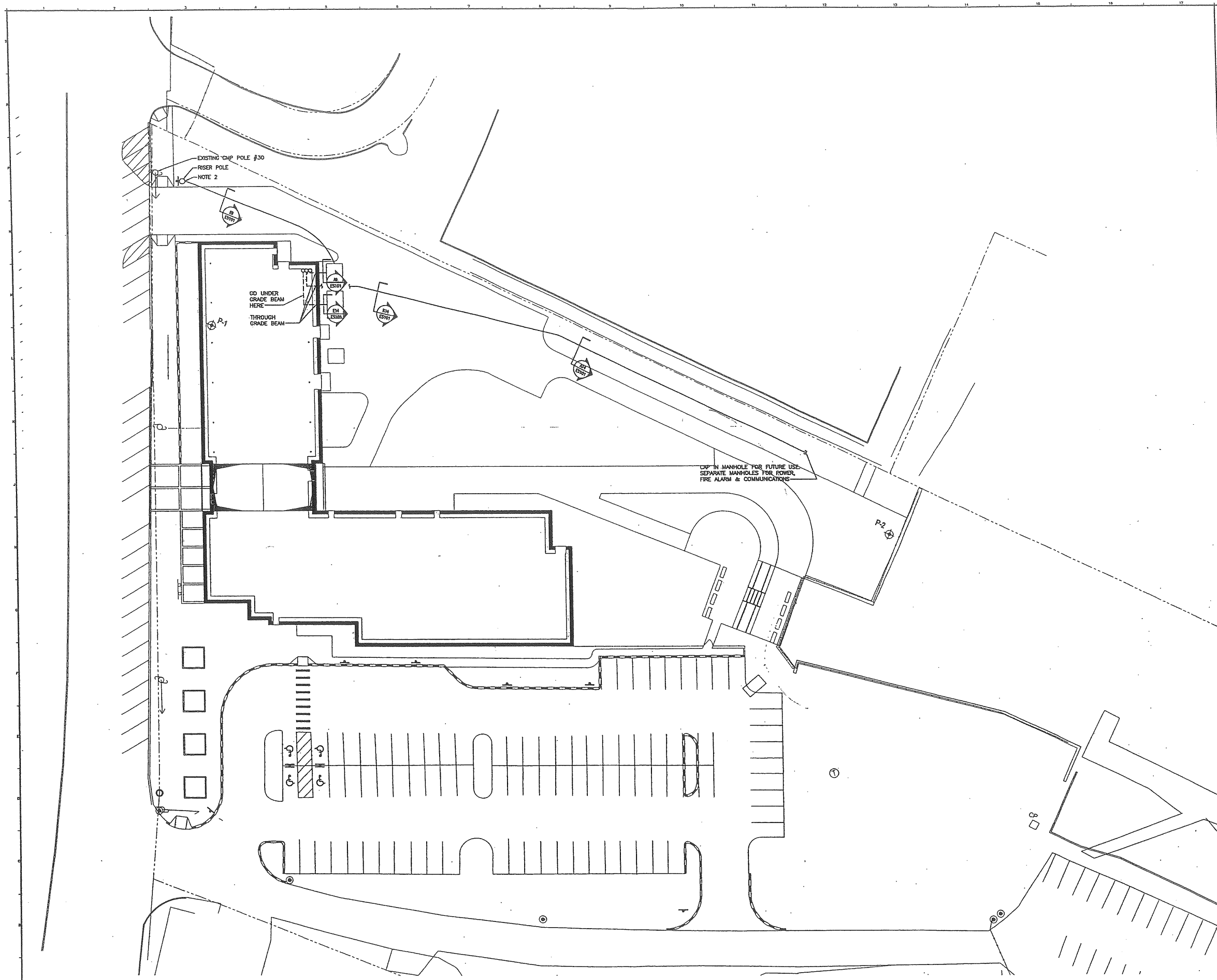
LIGHT FIXTURE SCHEDULE					
TYPE	DESCRIPTION	MFR.	LAMPS	MOUNTING	NOTES
AA	250W METAL HALIDE AREA LIGHT. FULL CUT-OFF, TYPE IV OPTICS. 277V	MCGRAW-EDDISON GMA25124FTBK	1-250W MH	POLE	
AA- POLE	20' SQUARE ALUMINUM HINGED BASE POLE. NATURAL ALUMINUM FINISH.				
BB	100 WATT METAL HALIDE WALL PACK WITH FORWARD THROW OPTICS. 277V	MCPHILBEN 104-FT-100MH-277	1-100W MH	WALL	
CC					
DD	50W METAL HALIDE, ARCHITECTURAL ROUND BOLLARD. 277V	MCGRAW-EDDISON BR10511442BK	1-50W MH	N/A	

NOTES:
1. SEE SHEET E-001 FOR LEGEND AND GENERAL NOTES.

AH:22.1

REV.	DESCRIPTION	DATE
ISSUED FOR PERMITTING		
6-18-03		
CURRENT ISSUE STATUS:		
		
 DeLUCA-HOFFMAN ASSOCIATES, INC. 770 MAIN STREET, SUITE 8 SOUTH PORTLAND, ME 04106 207.771.1211 WWW.DELUCAHOFFMAN.COM		
 ARCHITECTURE ENGINEERING PLANNING SMRT 144 Fore Street, P.O. Box 618 Portland, Maine 04104 Tel: (207) 772-3846 Fax: (207) 772-1670		
THE GULF OF MAINE RESEARCH INSTITUTE PORTLAND, MAINE		
PROJECT: SITE LIGHTING PLAN		
SHEET TITLE:		
SCALE: 1" = 40'	DATE:	GRAPHIC SCALE: 0' 1"
PROJECT MANAGER: RML	JOB CAP/DRAWN: LAM/JAC	A/E OF RECORD: JPP
SMRT CAD FILE: ES101-03034	SHEET No. ES101	PROJECT No. 03034-00/1984.1

A1 SITE PLAN
1" = 40'



- NOTES:**
1. SEE SHEET E-001 FOR LEGEND AND GENERAL NOTES.
 2. PROVIDE RIGID GALVANIZED STEEL RISER CONDUITS TO A MINIMUM 8" AFC.
 3. REFER TO STRUCTURAL DRAWINGS FOR GRADE BEAM LOCATIONS AND PENETRATIONS.

AH 22.2

REV.	DESCRIPTION	DATE
2	DESIGN DEVELOPMENT SUBMISSION	6.13.03
1	SECOND WORKSHOP SUBMISSION TO CITY	6.10.03

CURRENT ISSUE STATUS:



DH DeLUCA-HOFFMAN ASSOCIATES, INC.
 779 MAIN STREET, SUITE B
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 207.778.1921
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SM RT ARCHITECTURE ENGINEERING PLANNING
 144 Fore Street, P.O. Box 618
 Portland, Maine 04104
 Tel: (207) 772-3846
 Fax: (207) 772-1920

PROJECT: THE GULF OF MAINE RESEARCH INSTITUTE
 PORTLAND, MAINE

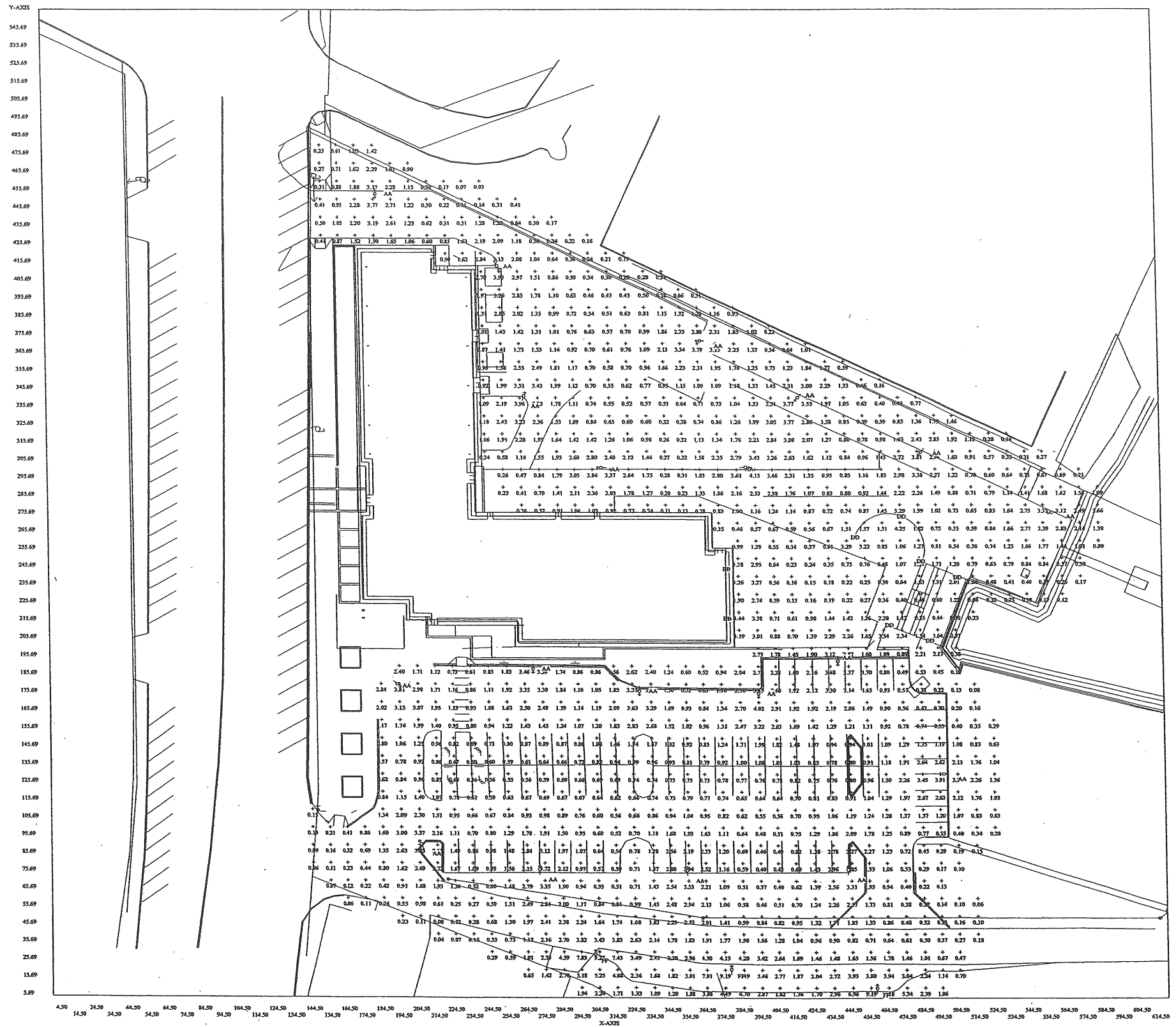
SHEET TITLE: SITE POWER PLAN

SCALE: 1" = 20'	DATE:
PROJECT MANAGER: RML	GRAPHIC SCALE: 0' 10' 20'
JOB CAP/DRAWN: LAM/JAC	SHEET No.:
A/E OF RECORD: JPP	ES102
SMRT CAD FILE: ES102-03034	PROJECT No. 03034-00/1984.1

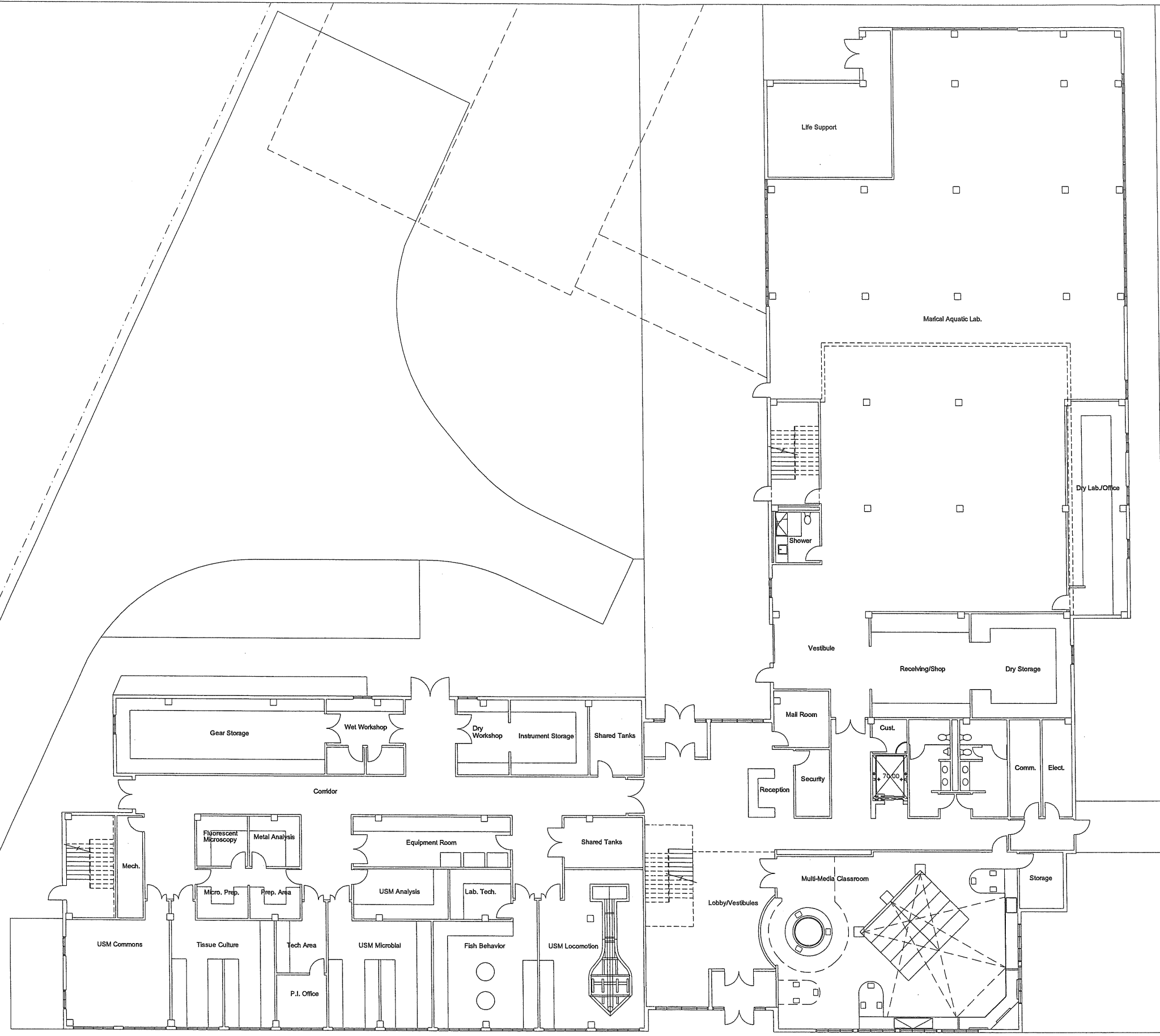
A1 SITE PLAN
 1" = 20'

Computed in accordance with IES recommendations

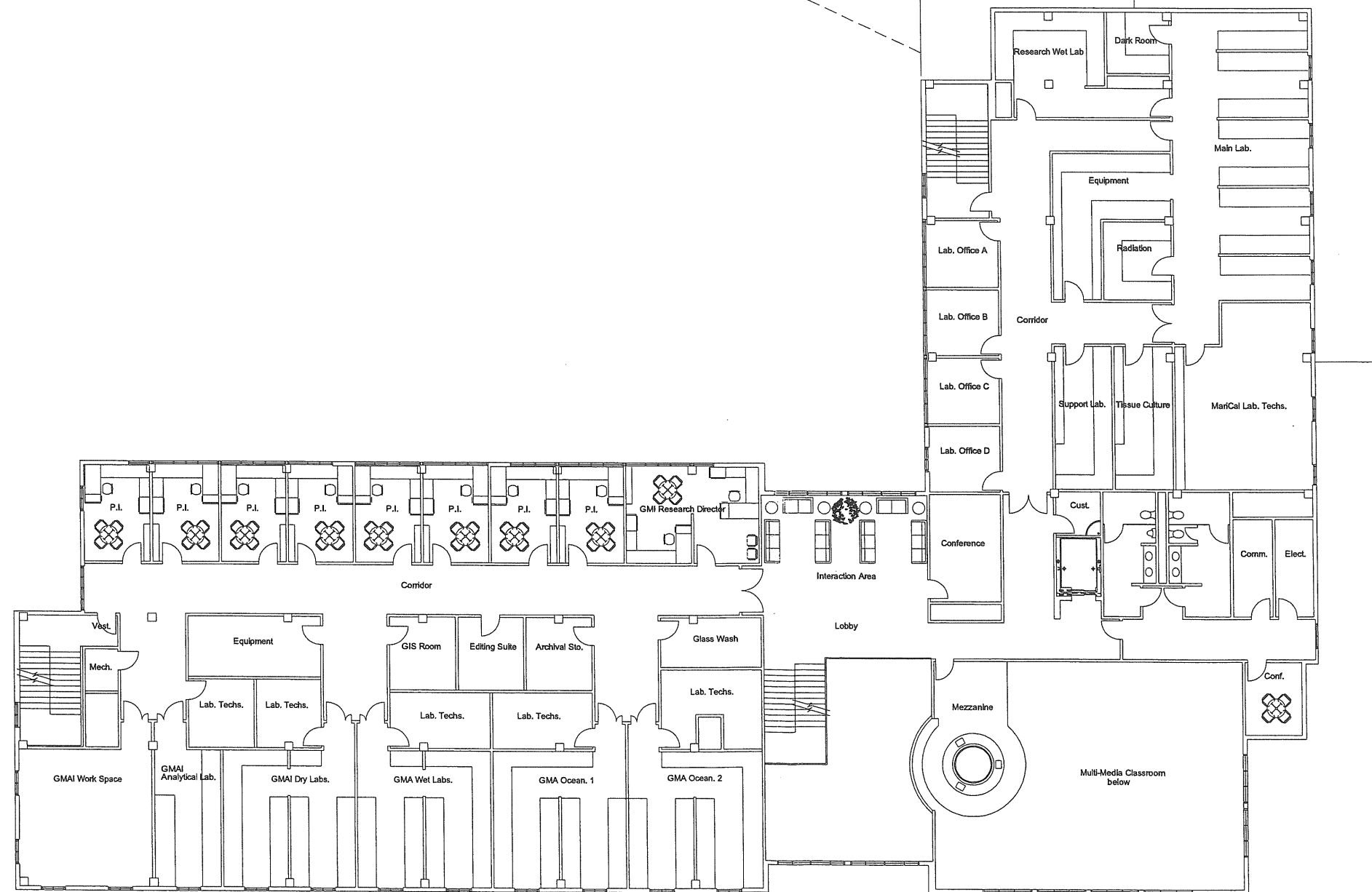
GROUP	MIN	MAX	AVE	AVE/MBN	MAX/MBN
+	0.03	9.27	1.42	43.33	281.91

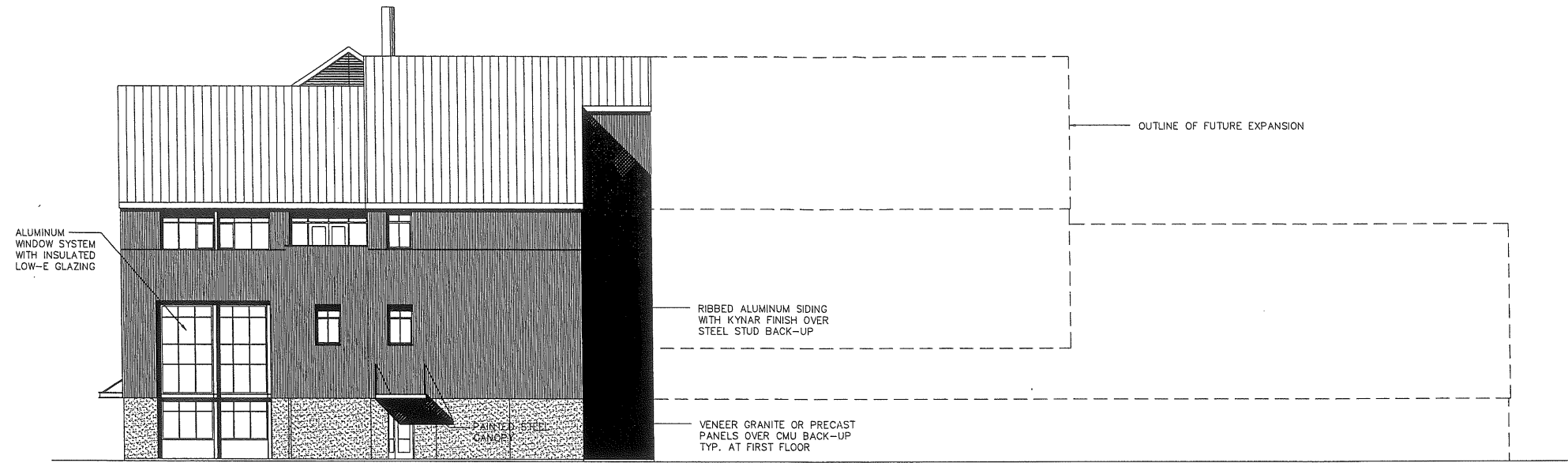


— Att. 23.1

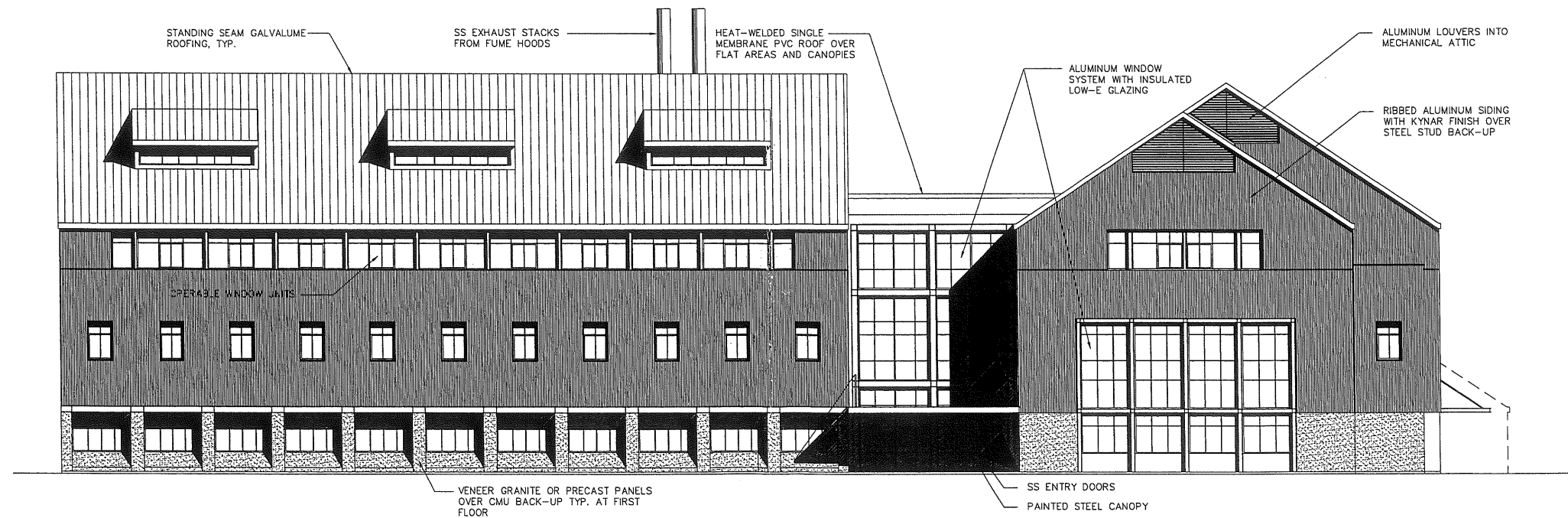


AH.23.2 to 7





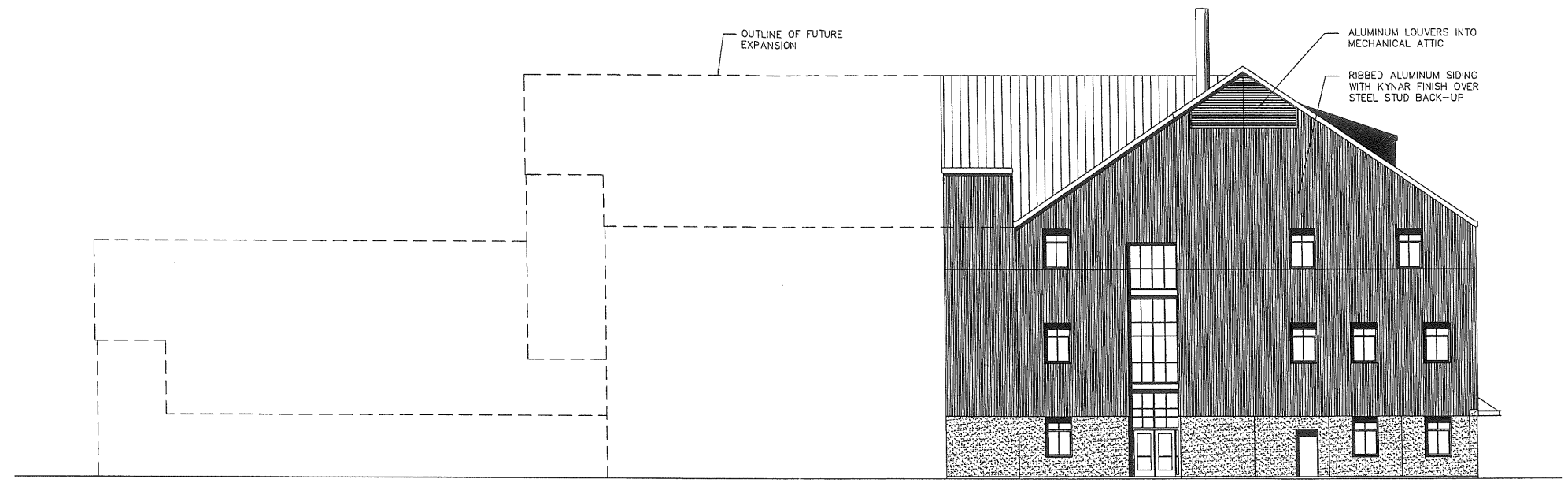
South Elevation



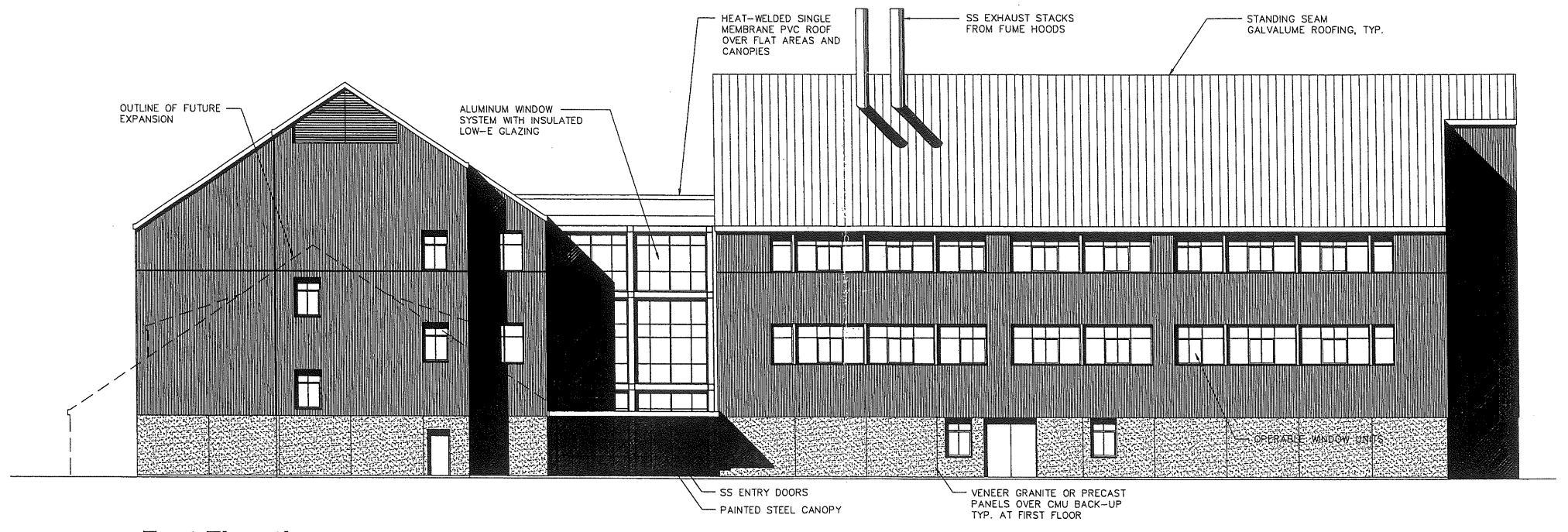
West Elevation



Att 23.4



North Elevation



East Elevation



U.S. ROUTE 1A
A.K.A. COMMERCIAL STREET

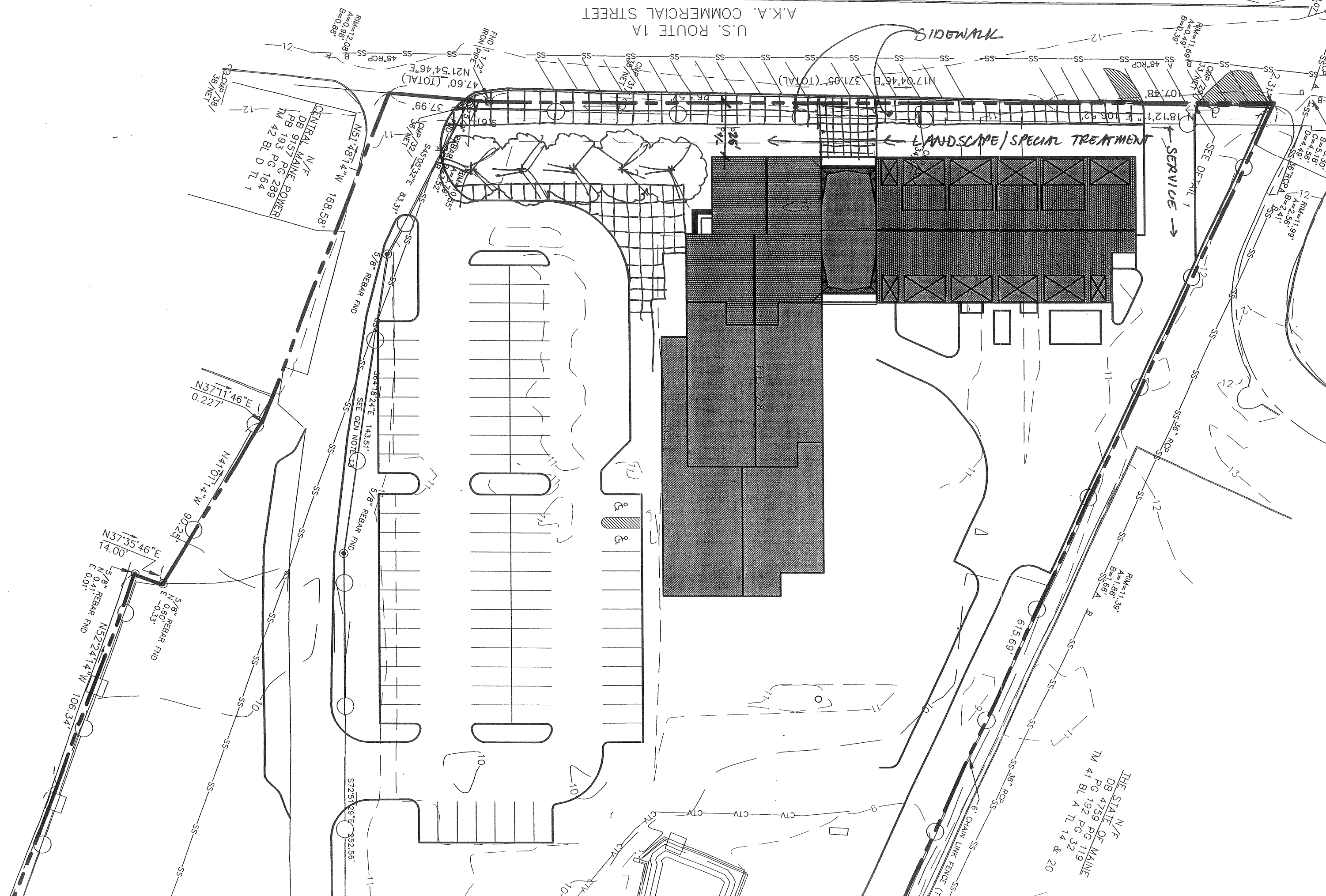
LANDSCAPE/SPECIAL TREATMENT

SERVICE →

SEE DETAIL 1

CENTRAL N/F
DB 9157 PG 289
M 42 BL D TL 1

N/F
THE STATE OF MAINE
DB 4759 PG 119
TM 41 BL A TL 14 & 20




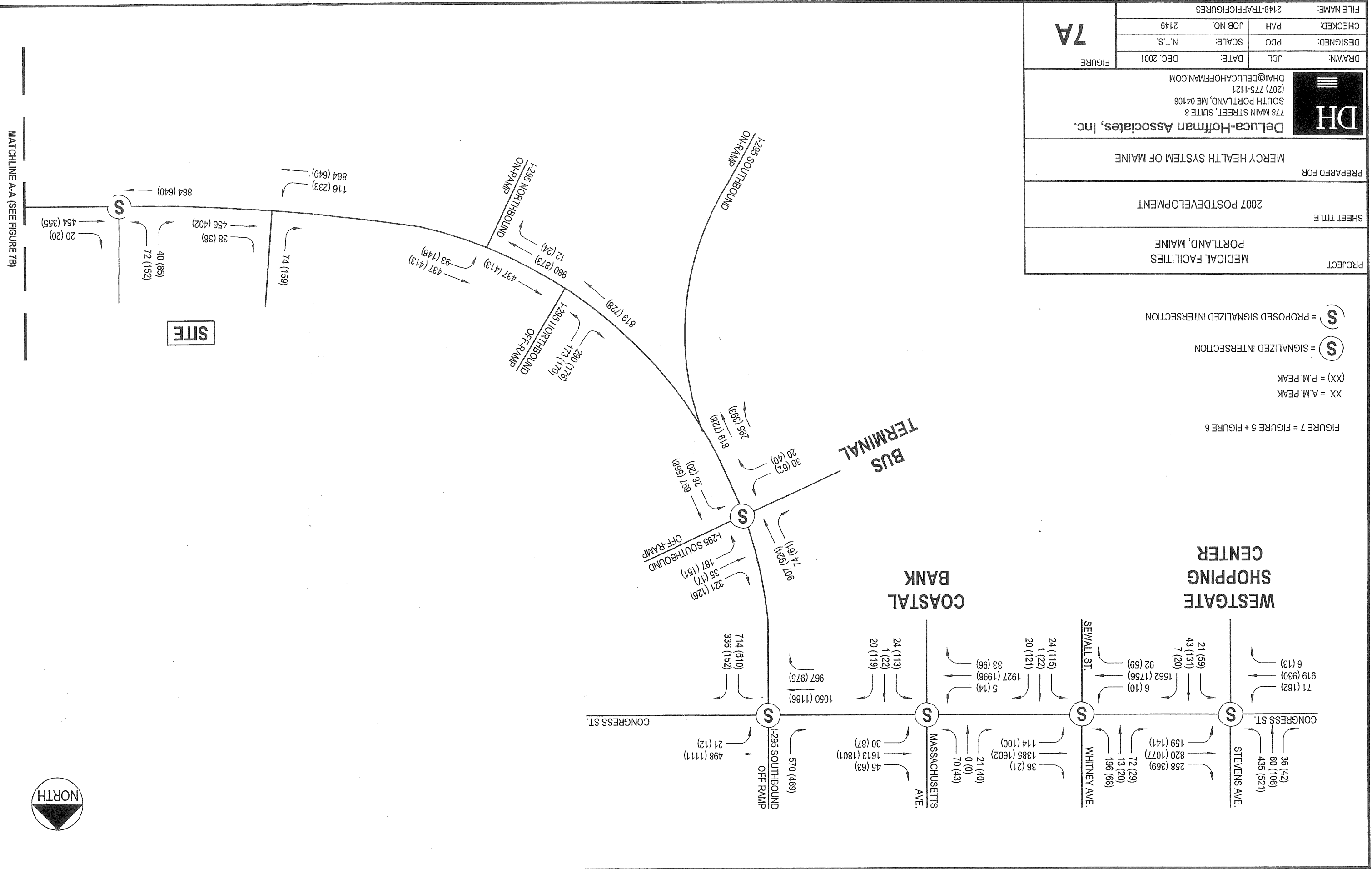
PROJECT	MEDICAL FACILITIES PORTLAND, MAINE
SHEET TITLE	2007 POSTDEVELOPMENT
PREPARED FOR	MERCY HEALTH SYSTEM OF MAINE
 Deluca-Hoffman Associates, Inc. 778 MAIN STREET, SUITE 8 SOUTH PORTLAND, ME 04106 (207) 775-1121 DHA@DELUCAHOFFMAN.COM	
DRAWN:	JDL DATE: DEC. 2001
DESIGNED:	PDO SCALE: N.T.S.
CHECKED:	PAH JOB NO. 2149
FILE NAME:	2149-TRAFFICFIGURES

FIGURE 7 = FIGURE 5 + FIGURE 6

XX = A.M. PEAK
(XX) = P.M. PEAK

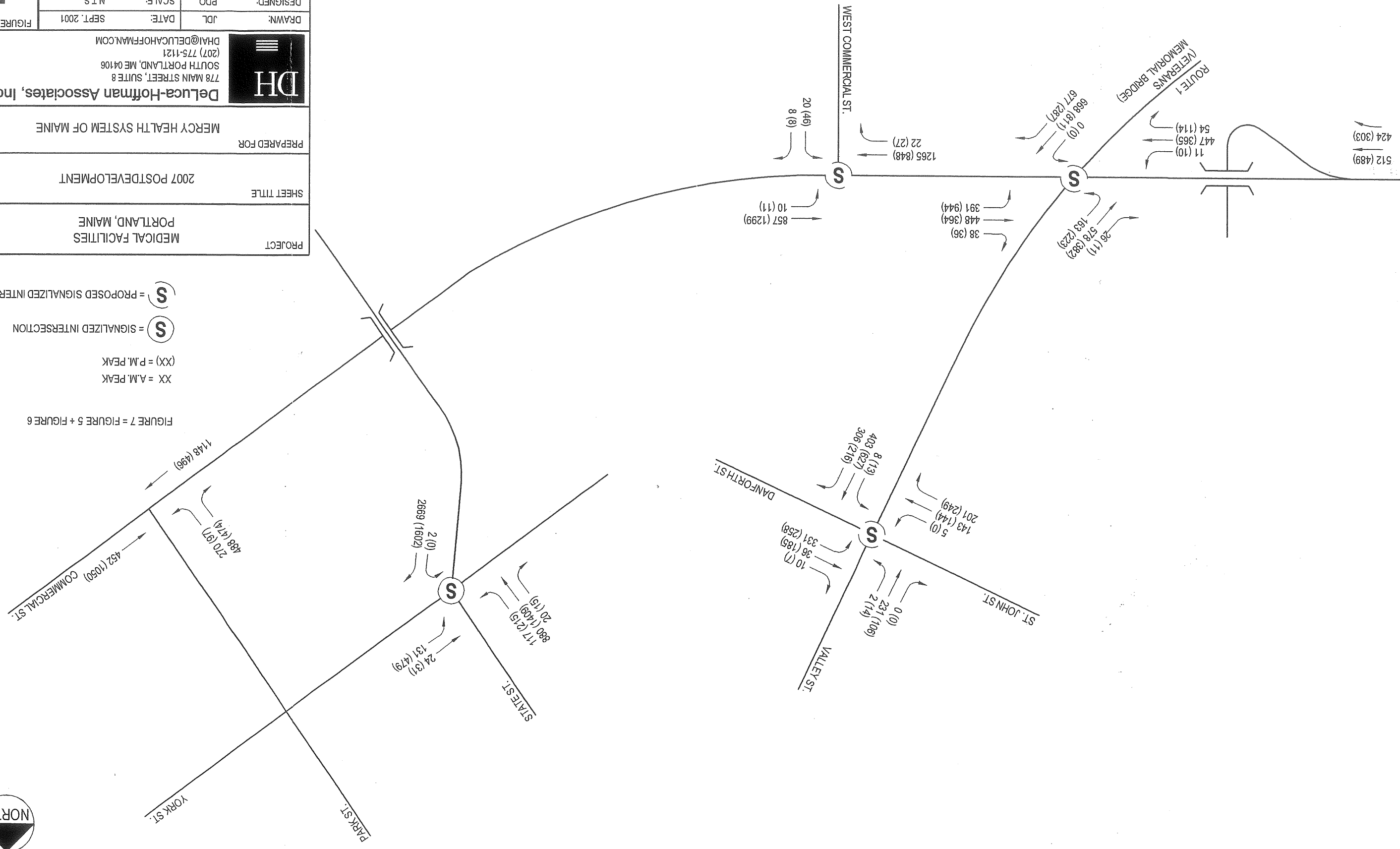
 = SIGNALIZED INTERSECTION

 = PROPOSED SIGNALIZED INTERSECTION



MATCHLINE A-A (SEE FIGURE 7B)

MATCHLINE A-A (SEE FIGURE 7A)

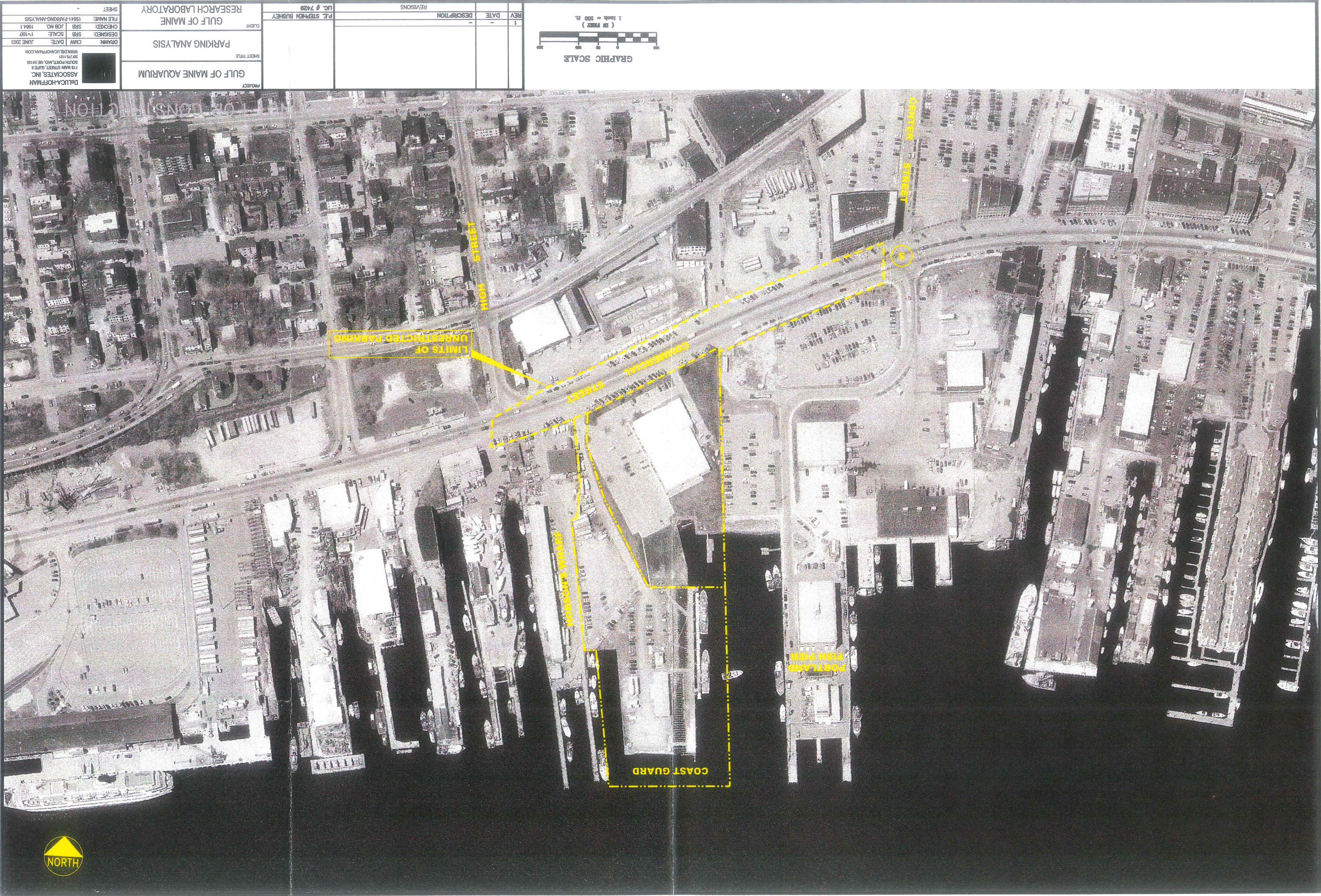


XX = A.M. PEAK
 (XX) = P.M. PEAK
 S = SIGNALIZED INTERSECTION
 S = PROPOSED SIGNALIZED INTERSECTION
 FIGURE 7 = FIGURE 5 + FIGURE 6

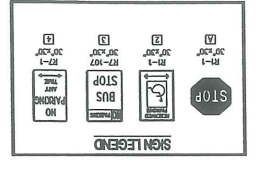
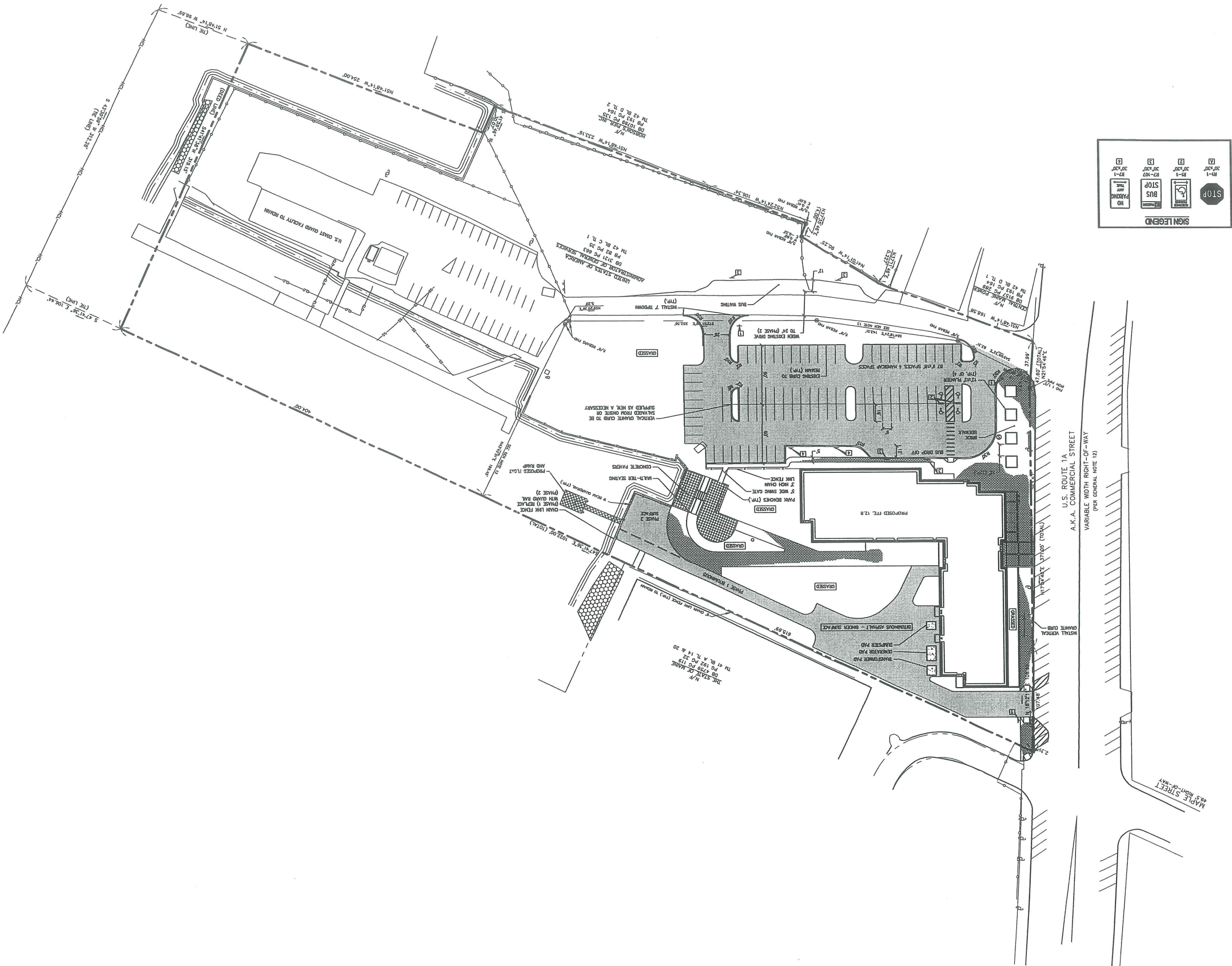
PROJECT	MEDICAL FACILITIES PORTLAND, MAINE
SHEET TITLE	2007 POSTDEVELOPMENT
PREPARED FOR	MERCY HEALTH SYSTEM OF MAINE
Deluca-Hoffman Associates, Inc. 778 MAIN STREET, SUITE 8 SOUTH PORTLAND, ME 04106 (207) 775-1121 DHA@DELUGAHOFFMAN.COM	
DRAWN:	JDL DATE: SEPT. 2001
DESIGNED:	PDO SCALE: N.T.S.
CHECKED:	PAH JOB NO. 2149
FILE NAME:	2149-TRAFFICFIGURES

7B





A# 20.2



REV.	DESCRIPTION	DATE
1	SECOND WORKSHOP SUBMISSION TO CITY	6.10.03

CURRENT ISSUE STATUS:



DLUCA-HOFFMAN ASSOCIATES, INC.
 770 MAIN STREET, SUITE 3
 SOUTHPORT, ME 04090
 WWW.DLUCAHOFFMAN.COM

SM RT
 ARCHITECTURE ENGINEERING PLANNING
 144 FRENCH STREET, SUITE 618
 PORTLAND, ME 04104
 TEL: (207) 773-2848
 FAX: (207) 773-2878

GULF OF MAINE MARINE RESEARCH FACILITY
 PORTLAND, MAINE
 PROJECT TITLE:
LAYOUT AND MATERIALS PLAN

SHEET TITLE:
 SCALE: 1" = 40'
 DATE:
 PROJECT MANAGER: RML
 JOB CAP/DRAWN: CMW
 A/E OF RECORD: DWJ
 SHEET NO.: CP101
 PROJECT NO.: 03034-00/1984.1

PROGRESS PRINT

SM RT
ARCHITECTURE ENGINEERING PLANNING
144 Park Street, Portland, ME 04101
Tel: (207) 772-2868
Fax: (207) 772-0780

DH
DALUCA-HOFFMAN ASSOCIATES, INC.
779 MAIN STREET, SUITE 8
PORTLAND, ME 04105
WWW.DELUCAHOFFMAN.COM

PROJECT:
GULF OF MAINE MARINE RESEARCH FACILITY
PORTLAND, MAINE

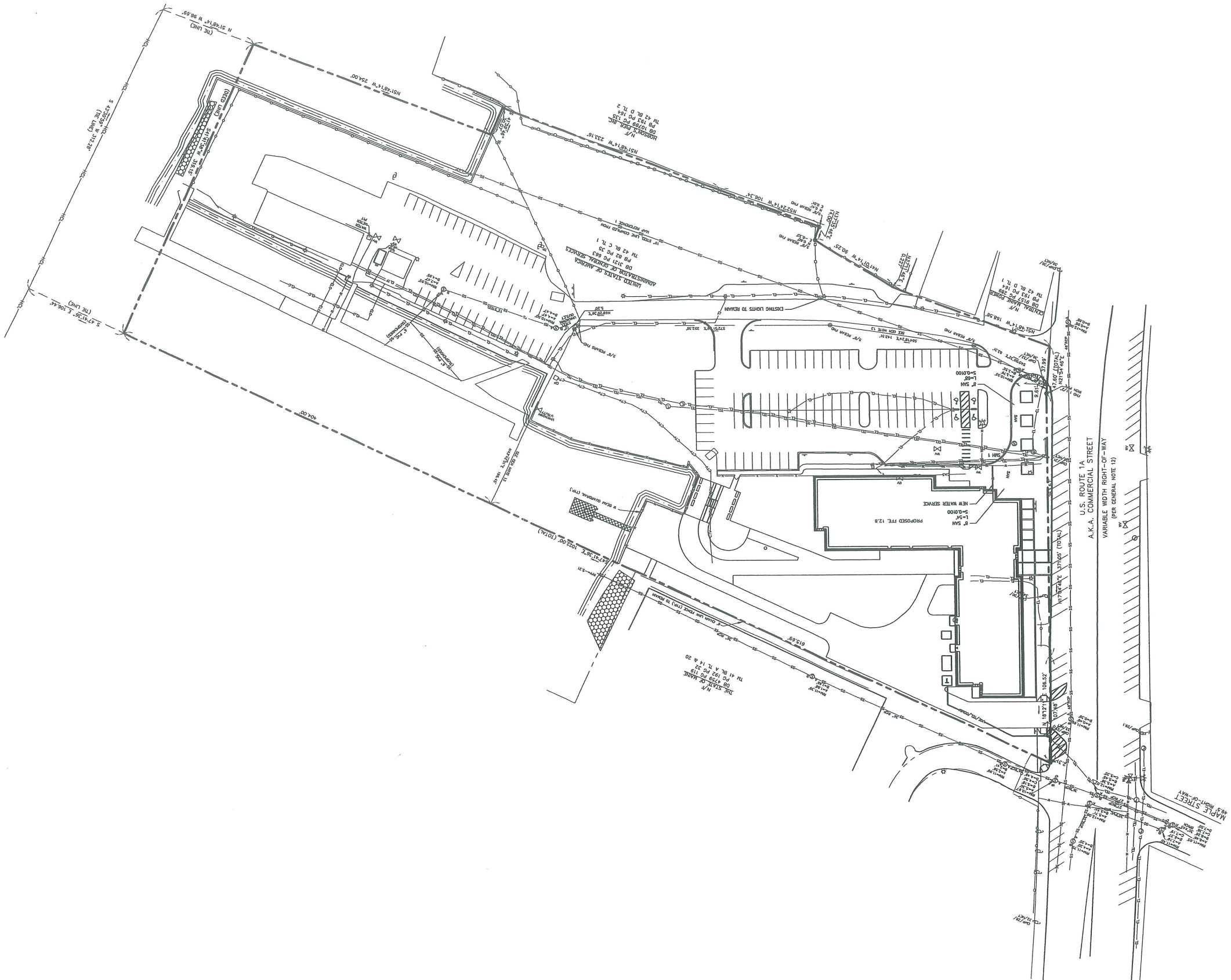
UTILITIES PLAN

DATE: 1" = 40'
SCALE:
PROJECT MANAGER: RAL
JOB CDP/DRAWN: CMM
A/E OF RECORD: DWJ
SHEET NO.: CU101
PROJECT NO.: 03034-00/1984.1

REV.	DESCRIPTION	DATE
1	SECOND WORKSHOP SUBMISSION TO CITY	8.10.03

CURRENT ISSUE STATUS:

PROGRESS PRINT



4# 20.9

PROJECT: GULF OF MAINE MARINE RESEARCH FACILITY, PORTLAND, MAINE
 ARCHITECTURE ENGINEERING PLANNING SM RT
 PROJECT MANAGER: RHL
 DATE: AS NOTED
 SHEET TITLE: DETAILS
 SHEET NO. CP502
 PROJECT NO. 03034-00/1984.1

REV. 1 SECOND WORKSHOP SUBMISSION TO CITY 6.10.03
 DESCRIPTION DATE
 CURRENT ISSUE STATUS: APPROVED

DATE: 07.20.17

A1 GRANITE CURB DETAIL

NOTE:
 1. EXCAVATION INCIDENTAL TO COST OF CURB
 2. COMPLETE ALL ACTIVITIES WITHIN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE CITY OF PORTLAND TECHNICAL STANDARDS AND STREET OPENING ORDINANCE

H1 TYPICAL UNDERDRAIN TRENCH SECTION

NOTE:
 * SEE PAVEMENT SECTION FOR THICKNESS
 * SEE PAVEMENT SECTION FOR UNDERDRAIN BACKFILL MATERIAL

N1 MASONRY PLUG DETAIL

NOTE: USE CAP OR PLUG FOR PIPE

A5 SINGLE LEAF GATE DETAIL

NOTE:
 * SEE PAVEMENT SECTION FOR THICKNESS
 * SEE PAVEMENT SECTION FOR UNDERDRAIN BACKFILL MATERIAL

H5 TYPICAL SEWER AND STORM DRAIN TRENCH SECTION

SCHEDULE OF BASE BACKFILL

DEPTH (ft)	THICKNESS (ft)	THICKNESS (in)	TYPE OF MATERIAL	CONCRETE	GRAVEL	STONE	PIPE
0.00 to 1.25	0.10	1.25	SPECIAL BACKFILL	12	6	6	4"
1.25 to 2.75	0.15	1.90	GRAVEL	12	6	6	4"
2.75 to 3.60	0.20	2.40	GRAVEL	12	6	6	4"
3.60 to 4.50	0.25	3.15	GRAVEL	12	6	6	4"
4.50 to 5.40	0.30	3.90	GRAVEL	12	6	6	4"

N10 NEW PWMT ADJACENT TO EXISTING PWMT

NOTE:
 * SEE PAVEMENT SECTION FOR THICKNESS
 * SEE PAVEMENT SECTION FOR UNDERDRAIN BACKFILL MATERIAL

A10 SILTATION FENCE DETAIL

NOTE:
 * SEE PAVEMENT SECTION FOR THICKNESS
 * SEE PAVEMENT SECTION FOR UNDERDRAIN BACKFILL MATERIAL

H10 BITUMINOUS PAVEMENT SECTION

NOTE:
 * SEE PAVEMENT SECTION FOR THICKNESS
 * SEE PAVEMENT SECTION FOR UNDERDRAIN BACKFILL MATERIAL

H14 4'-0" PRECAST SAN. SEWER MANHOLE

NOTE:
 * SEE PAVEMENT SECTION FOR THICKNESS
 * SEE PAVEMENT SECTION FOR UNDERDRAIN BACKFILL MATERIAL

A14 PEDESTRIAN RAMP

NOTE:
 * SEE PAVEMENT SECTION FOR THICKNESS
 * SEE PAVEMENT SECTION FOR UNDERDRAIN BACKFILL MATERIAL

H14 4'-0" PRECAST SAN. SEWER MANHOLE

NOTE:
 * SEE PAVEMENT SECTION FOR THICKNESS
 * SEE PAVEMENT SECTION FOR UNDERDRAIN BACKFILL MATERIAL

H14 4'-0" PRECAST SAN. SEWER MANHOLE

NOTE:
 * SEE PAVEMENT SECTION FOR THICKNESS
 * SEE PAVEMENT SECTION FOR UNDERDRAIN BACKFILL MATERIAL

SHEET No. **LSS A**
 Scale: 1" = 40'
 Date: 8-06-02
 Job Number: 1331
 Drawn By: MCH
 Checked By: JLC
 Proj. Engineer: MCH
 Proj. Manager: JLC

CONCEPTUAL
 Aug. 6, 2002
Conceptual Seawater System
 Site Plan

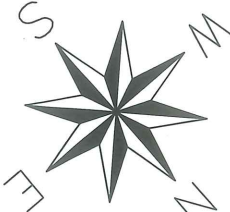
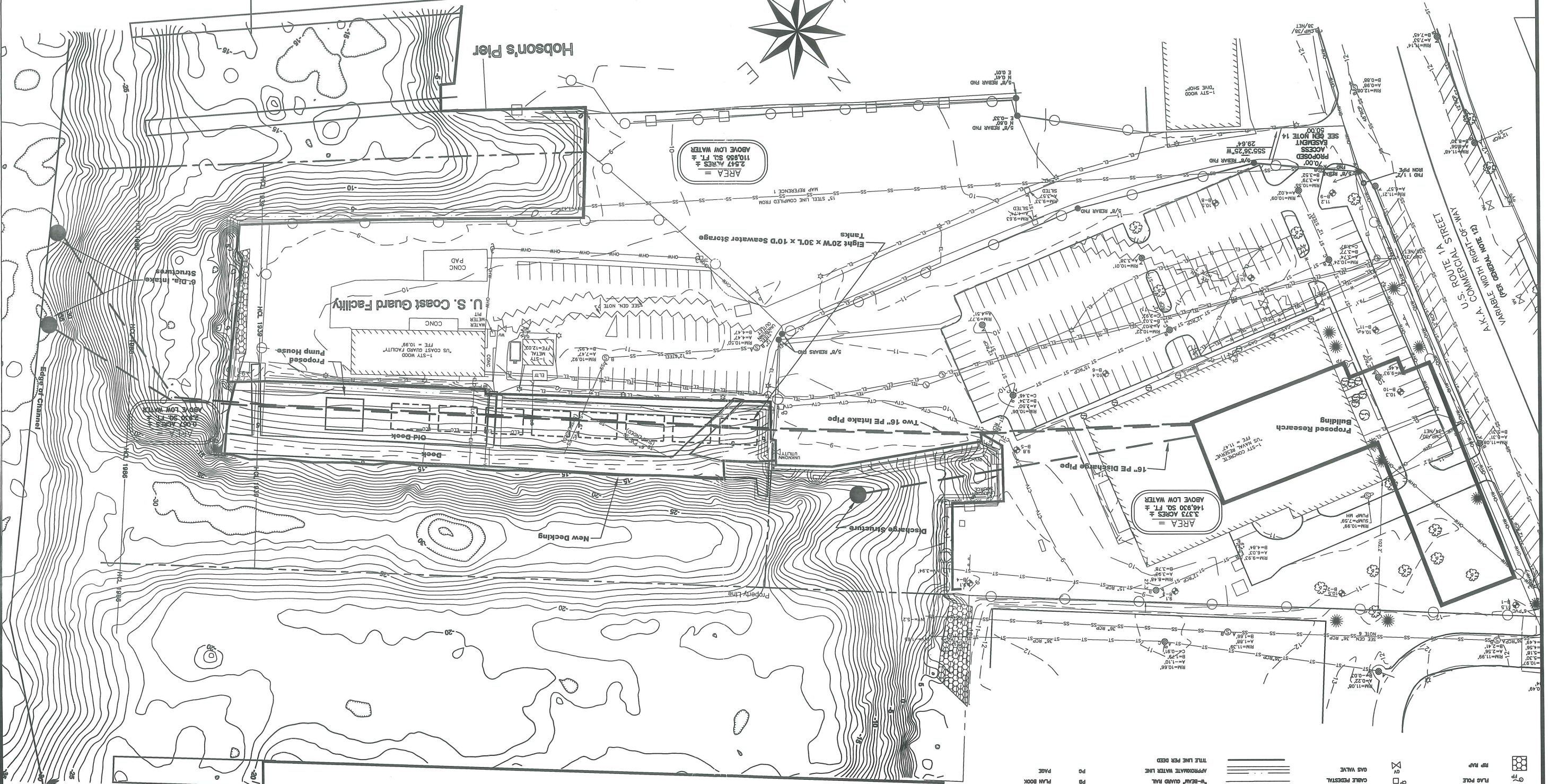
CLIENT:
Gulf of Maine Aquarium
 400 Commercial Street
 Portland, Maine

PROJECT:
Research Building
 350 Commercial Street
 Portland, Maine

THE Louis Berger Group, INC.
 1001 Elm Street, Suite 300
 Manchester, New Hampshire 03101
 Tel 603 644 3300 ext 335
 Fax 603 644 3320
 www.louisberger.com

REV.	DESCRIPTION	DATE
1	NEW PIPE LOCATIONS, TANKS, AND DECKING	9/23/02

Bathymetric survey provided by F. M. Beck Inc., Yarmouth, Maine using coordinate system NAD83.
 Topographic survey provided by S. G. C., Inc. of New England, Westbrook, Maine using coordinate system NAD83.



○	IRON PIPE	SS	UNDERGROUND SANITARY SEWER LINE
○	REAR	ST	UNDERGROUND STORM DRAIN LINE
○	UTILITY POLE W/ GUY WIRE	ST	UNDERGROUND WATER LINE
○	BORING LOCATION W/ VOID ELV.	ST	UNDERGROUND ELECTRIC LINE
○	DOUBLE POST SIGN	ST	UNDERGROUND TELEPHONE LINE
○	FIRE HYDRANT	ST	UNDERGROUND CABLE TELEVISION LINE
○	WATER VALVE	ST	BACK FLOW PREVENTER
○	STORM DRAIN INLET - SQUARE	ST	ELECTRIC MANHOLE
○	STORM DRAIN INLET - ROUND	ST	TELEPHONE MANHOLE
○	SANITARY SEWER MANHOLE	ST	TELEPHONE PESTRAL
○		ST	CABLE PESTRAL
○		ST	GAS VALVE
○		ST	TITLE LINE PER DEED
○		ST	APPROXIMATE WATER LINE
○		ST	PLUM BOOK
○		ST	DEED BOOK
○		ST	TAX LOT
○		ST	BLOCK
○		ST	TAX MAP
○		ST	POLYMER CHLORIDE PIPE
○		ST	REINFORCED CONCRETE PIPE
○		ST	FINISHED FLOOR ELEVATION
○		ST	BACK OF CURB
○		ST	RIGHT-OF-WAY

Handwritten: #20.7
 6.5

Portland Fish Pier

1" = 40'

DATE: 11/18/11

SCALE: 1" = 40'

PROJECT MANAGER: RML

JOB CAP/DRYAN: LAM/JAC

A/E OF RECORD: JFP

SHEET NO. ES101

PROJECT NO. 03034-00/1984.1

SMART CAD FILE: ES101-03034

PROJECT TITLE: SITE LIGHTING PLAN

PROJECT: THE GULF OF MAINE RESEARCH INSTITUTE
PORTLAND, MAINE

ARCHITECTURE ENGINEERING PLANNING
SM RT
144 Pine Street, Suite 618
Portland, Maine 04108
Tel: (207) 772-2848
Fax: (207) 772-1000

DH
779 MAIN STREET, SUITE 8
SOUTH PORTLAND, ME 04106
WWW.DELUCAHOFFMAN.COM

D'ALUCAHOFFMAN ASSOCIATES, INC.

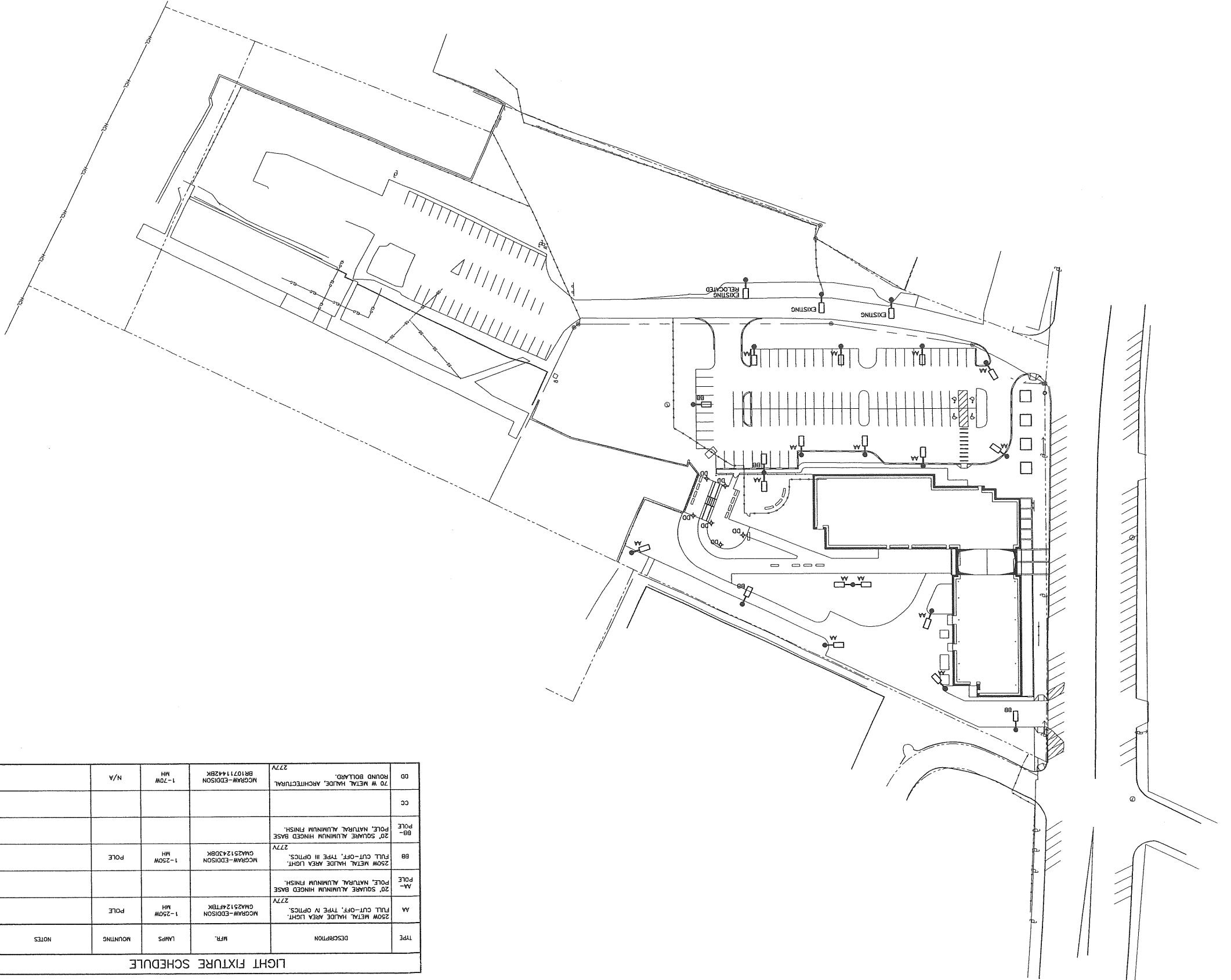
NORTH

ISSUED FOR PERMITTING
6-18-03

CURRENT ISSUE STATUS:

REV.	DATE	DESCRIPTION

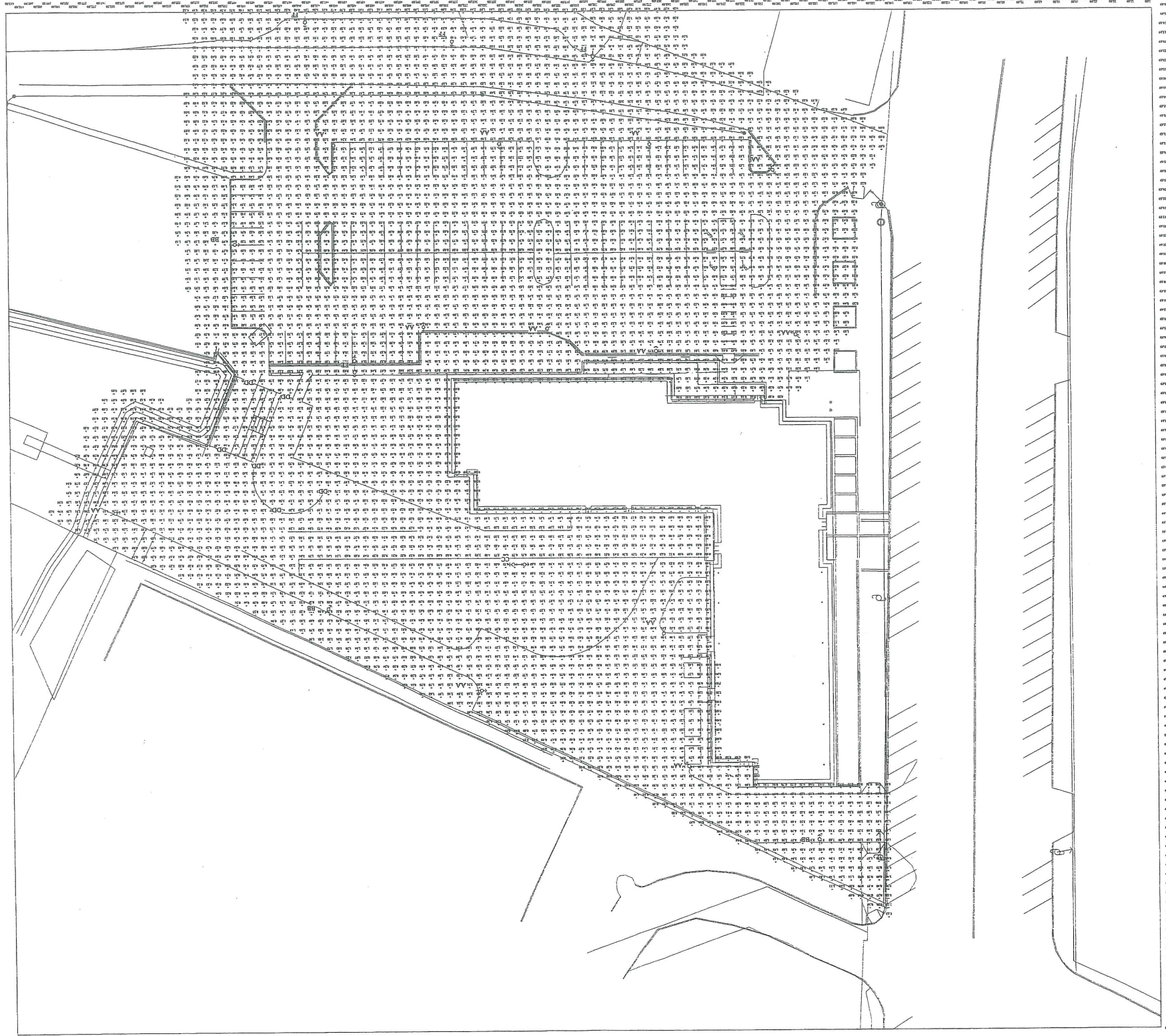
NOTES:
1. SEE SHEET E-001 FOR LEGEND AND GENERAL NOTES.



LIGHT FIXTURE SCHEDULE

TYPE	DESCRIPTION	MFR.	LAMPS	MOUNTING	NOTES
AA	250W METAL HALIDE AREA LIGHT, FULL CUT-OFF, TYPE IV OPTICS.	MCGRAW-EDISON	1-250W MH	POLE	
AA-	20" SQUARE ALUMINUM HINGED BASE POLE, NATURAL ALUMINUM FINISH.				
BB	250W METAL HALIDE AREA LIGHT, FULL CUT-OFF, TYPE III OPTICS.	MCGRAW-EDISON	1-250W MH	POLE	
BB-	20" SQUARE ALUMINUM HINGED BASE POLE, NATURAL ALUMINUM FINISH.				
CC					
DD	70" W METAL HALIDE, ARCHITECTURAL ROUND BOLLARD.	MCGRAW-EDISON	1-70W MH	N/A	

Att 2.1.1



PROJECT: GULF OF MAINE AQUARIUM GROUP SITE AREA SITE GRID GROUND
 PREPARED BY: VALUES ARE FC, SCALE: 1 IN = 25 FT. HORIZ GRID (VA, HORIZ CALC, Z = 0.0)
 Computed in accordance with IES recommendations

GROUP	MIN	MAX	AVE	AVR/MIN	MAX/MIN
0001	12.6	1.56	1	N/A	N/A

Lighting 2,010 Point-By-Point Results

NOTES:

1. SEE SHEET E-001 FOR LEGEND AND GENERAL NOTES.

#212



REV.	DESCRIPTION	DATE

ISSUED FOR PERMITTING
 6-18-03

CURRENT ISSUE STATUS:

DH
 DALUCA-HOFFMAN ASSOCIATES, INC.
 778 MAIN STREET, SUITE A
 SOUTH PORTLAND, ME 04106
 WWW.DALUCAHOFFMAN.COM

SM RT
 ARCHITECTURE ENGINEERING PLANNING
 SMART
 144 River Street, Box 610
 Portland, Maine 04104
 Tel. (603) 772-3846
 Fax. (603) 772-1070

PROJECT:
 THE GULF OF MAINE
 RESEARCH INSTITUTE
 PORTLAND, MAINE

SHEET TITLE:
 SITE PHOTOMETRICS
 PLAN

SCALE: 1" = 25'
 DATE: PROJECT MANAGER: RAL
 GRAPHIC SCALE: 0'
 SHEET NO.: JPP
 A/E OF RECORD: JPP
 JOB CAP/DRAWN: LAM/JAC
 SHEET CAD FILE: ES101-02034
 PROJECT NO.: 03034-00/1984.1