

44-C-6

24-25 Tyng St.

Mariners Row

Ron Spinella

HOLT & LACHMAN
ARCHITECTS - PLANNERS

ARCHITECTURE
COMMUNITY PLANNING & DESIGN
PRESERVATION

160 STATE STREET
PORTLAND, MAINE 04101
(207) 775-3833

MARINERS ROW TOWNHOUSES
#25 - #29 TYNG STREET
PORTLAND, MAINE

NOT FOR CONSTRUCTION

TITLE:

YORK STREET
ELEVATION

ISSUED FOR:

SITE PLAN REVIEW

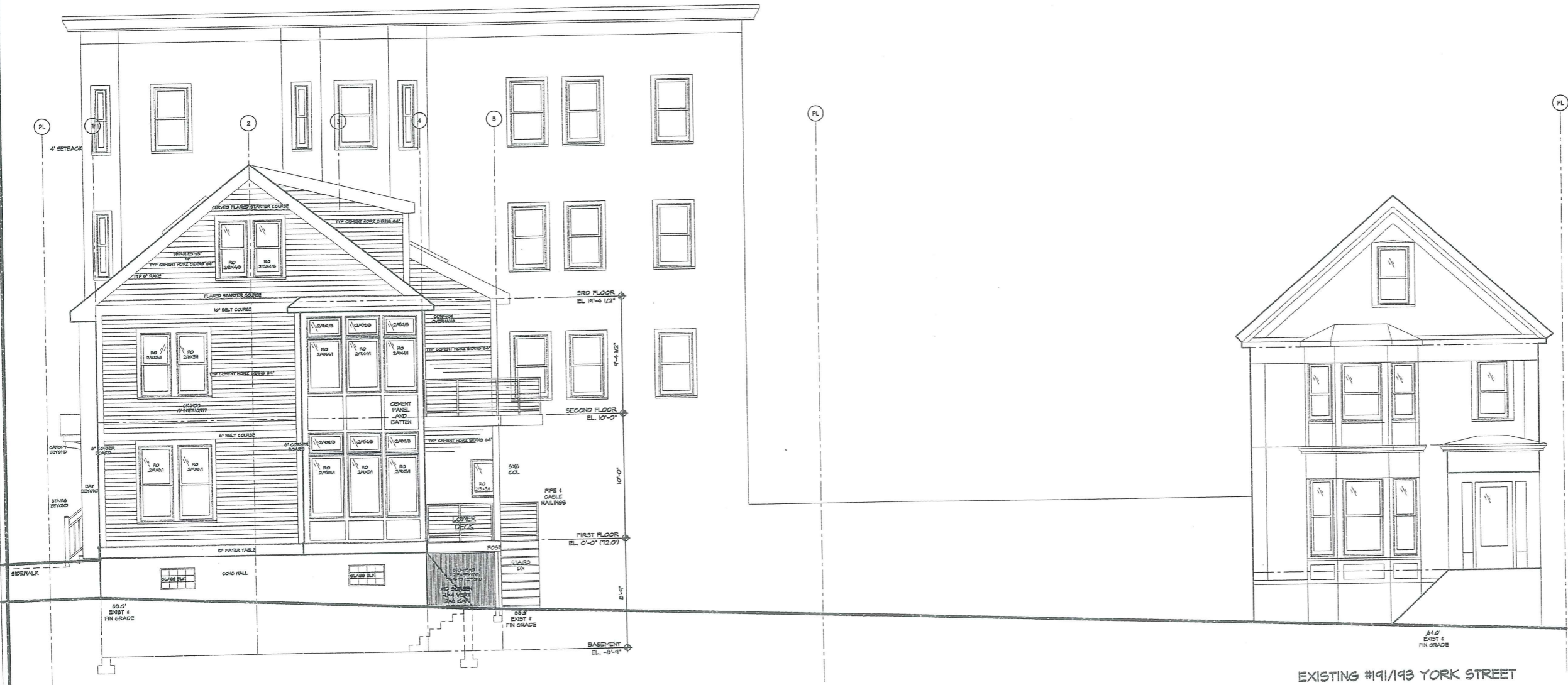
DATE:

JUNE 10, 2004

DRAWING NO.:

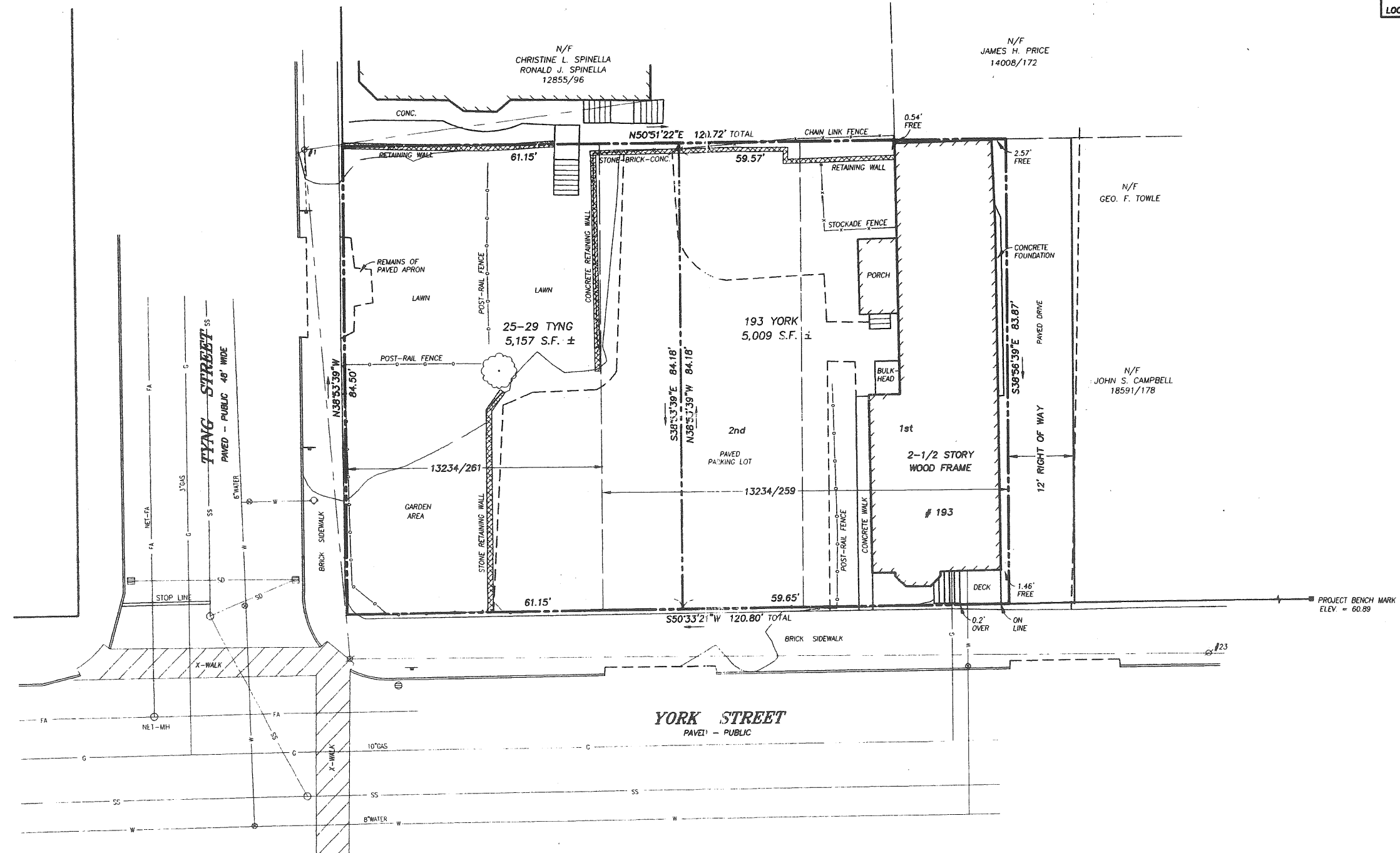
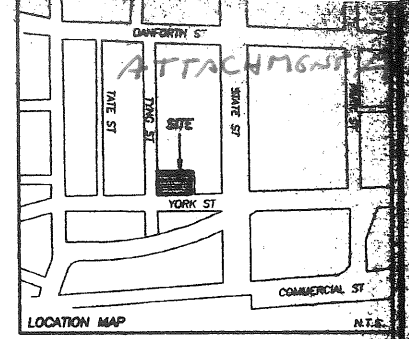
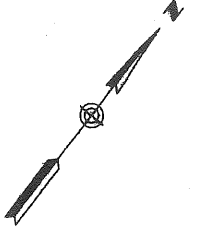
4

EXIST #31/#33 TYNG STREET BEYOND



EXISTING #191/193 YORK STREET

YORK STREET ELEVATION
Scale: 1/4" = 1'-0"



- LEGEND:**
- WATER VALVE
 - ◇ HYDRANT
 - UTILITY POLE
 - MANHOLE
 - CATCH BASIN
 - SIGN
 - DECIDUOUS TREE
 - FENCE
 - CURB
 - OVERHEAD WIRES
 - W WATER LINE
 - G GAS LINE
 - SS SANITARY SEWER
 - SD STORM DRAIN

NOTES

1. OWNERS OF RECORD: RONALD J. AND CHRISTINE L. SPINELLA, PORTLAND, MAINE, BOOK 13234 PAGE 259 & 261.
2. PARCELS ARE SHOWN AS LOTS 4, 5 AND 6, BLOCK C, ON THE CITY OF PORTLAND ASSESSOR'S MAP 44.
3. BEARINGS ARE BASED ON PLAN REFERENCE 1.
4. OWNERSHIP/MAINTENANCE OF RETAINING WALLS UNKNOWN TO THIS SURVEYOR.
5. REFERENCE IS MADE TO VARIOUS PLANS IN E.C. JORDAN FILE #186 AND FIELD BOOK 90 PAGES 16-17.
6. BENCH MARK IS TOP OF MONUMENT AT CORNER OF STATE STREET AND YORK STREET ELEV.=60.89 CITY OF PORTLAND DATUM.

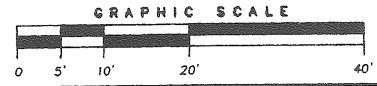
PLAN REFERENCE

1. "EXISTING CONDITIONS PLAN OF TYNG PARK, YORK STREET, TATE STREET AND TYNG STREET, PORTLAND, MAINE MADE FOR PORTLAND PARKS AND RECREATION DEPT." DATED APRIL 16, 1999 BY OWEN HASKELL, INC.
2. "BOUNDARY SURVEY ON TYNG STREET AND YORK STREET, PORTLAND, MAINE MADE FOR RONALD J. AND CHRISTINE L. SPINELLA" DATED APRIL 22, 2003 BY OWEN HASKELL, INC.

CERTIFICATION

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

DATE _____ WILLIAM C. SHIPPEN, PLS #2118



BOUNDARY SURVEY
 ON
 TYNG STREET & YORK STREET, PORTLAND, MAINE
 MADE FOR
RONALD J. & CHRISTINE L. SPINELLA
 377 CUMBERLAND AVENUE, PORTLAND, MAINE

OWEN HASKELL, INC.
 16 CASCO ST., PORTLAND, ME 04101 (800) 774-8882
 PROFESSIONAL LAND SURVEYORS

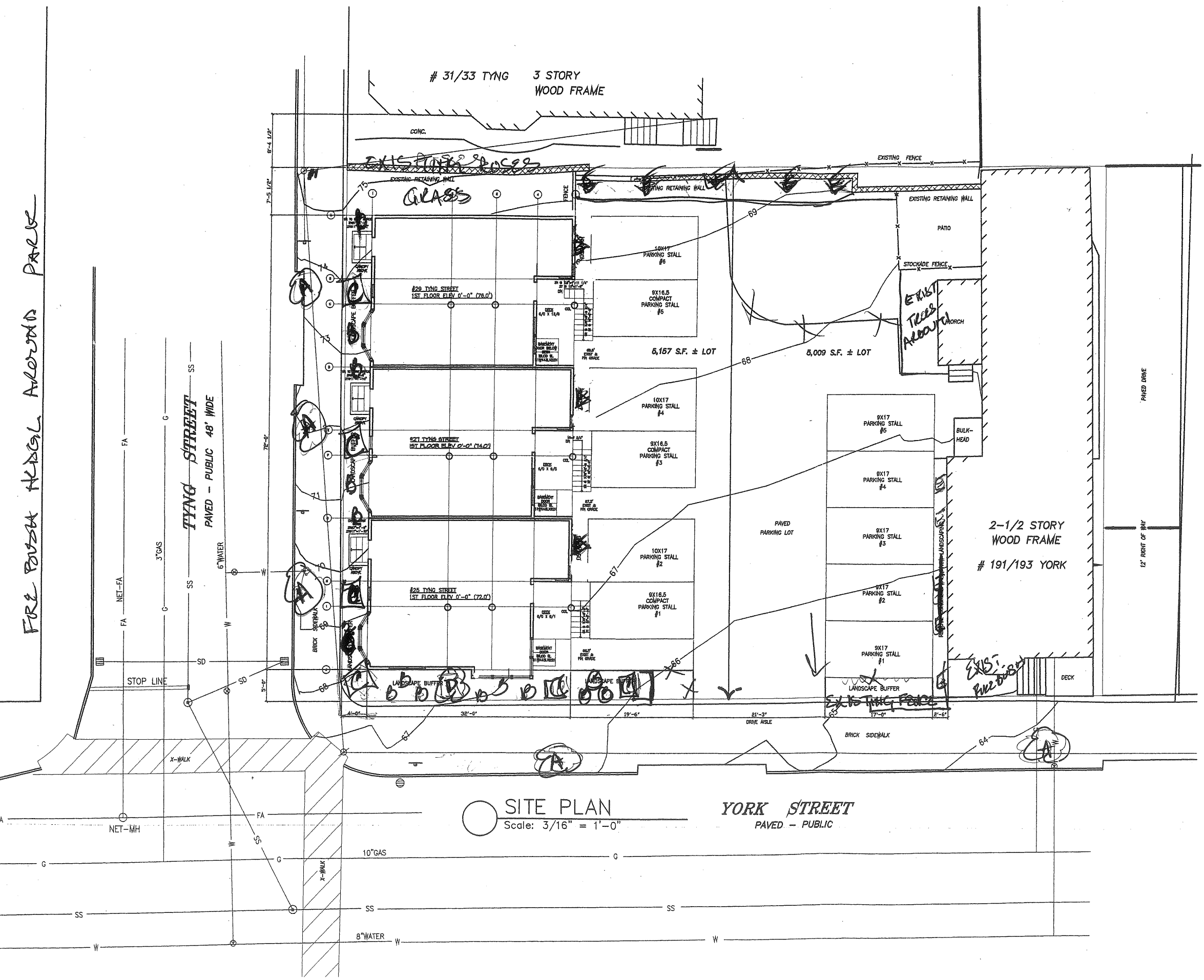
Drawn By	WCS	Date	APR 22, 2003	Job No.	2002-056P
Trace By	JLW	Scale	1" = 10'	Drawn By	
Check By	WCS				
Book No.					

FIRE BUSH ALONG PARK

- A - CITY TREES (PER LEFT TYPING) (5)
- B - *LOW SHRUBS - EXPRESS (5)
- C - *FIRE BUSH (6)
- D - ORNAMENTAL TREE (1)
- E - TALL HEDGE (8)

*OR SOME THICK SHUBB

JCF = 50000 TREES
3x6 island for the trees



SITE PLAN
Scale: 3/16" = 1'-0"

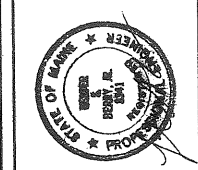
YORK STREET
PAVED - PUBLIC

MARINERS ROW
25-29 TYPING ST.
PORTLAND
ROSA CHRISTINE SPADILLA

NOTES:

- ALL PROPOSED PLANTING LOCATIONS SHALL BE STAKED CAREFULLY AS SHOWN ON THE PLANS FOR FIELD REVIEW BY THE ENGINEER OR CITY.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UTILITIES AND NOTIFY OWNER'S REPRESENTATIVE OF CONFLICTS.
- NO PLANT MATERIAL SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- INSTALL 3" OF BARK MULCH AT ALL PLANTING LOCATIONS.
- ALL TREES SHALL BE BALLED AND BURLAPPED, UNLESS OTHERWISE NOTED OR APPROVED BY THE OWNER'S REPRESENTATIVE.
- FINAL QUANTITY FOR EACH PLANT TYPE SHALL BE AS SHOWN ON THE PLAN. THIS NUMBER SHALL TAKE PRECEDENCE IN CASE OF ANY DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLAN LIST AND ON THE PLAN.
- ANY PROPOSED PLANT SUBSTITUTIONS MUST BE APPROVED IN WRITING BY THE CITY.
- LANDSCAPING SHALL MEET THE "ARBORICULTURAL SPECIFICATIONS AND STANDARDS OF PRACTICE AND LANDSCAPE GUIDELINES" OF THE CITY OR PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
- ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE.
- EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH TEMPORARY SNOW FENCE, ERECT SNOW FENCE (OR EQUAL) AT THE DWP LINE OF THE TREE. CONTRACTOR SHALL NOT STORE VEHICLES OR MATERIALS WITHIN THE LANDSCAPE AREAS. ANY DAMAGE TO EXISTING TREES, SHRUBS, OR LAWNS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- AREAS DESIGNATED "LOAM & SEED" SHALL RECEIVE 4" OF LOAM AND SPECIFIED SEED MIX. LAWNS OVER 3:1 SLOPE SHALL BE PROTECTED WITH EROSION CONTROL FABRIC.
- THE CONTRACTOR SHALL HAVE ALL FALL TRANSPLANTING HAZARD PLANTS DUG IN THE SPRING AND STORED FOR FALL PLANTING.
- LOAM AND SEED ALL AREAS NOT OTHERWISE TREATED.
- THE PLAN IS INTENDED FOR LANDSCAPING PURPOSES ONLY. REFER TO SITE/CIVIL DRAWINGS FOR ALL OTHER SITE CONSTRUCTION INFORMATION.

NO.	DATE	REVISION DESCRIPTION
1	6/10/04	Final Plan



BH2M
 Berry • Huff • MacDonald • Milligan Inc.
 ENGINEERS • SURVEYORS • PLANNERS
 28 State Street, Gorham, Maine 04038, (207) 839-2771

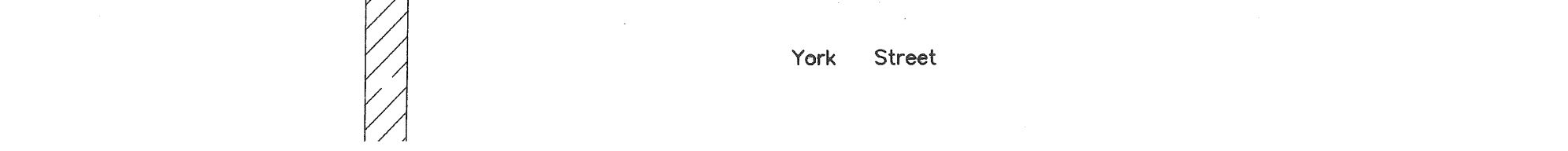
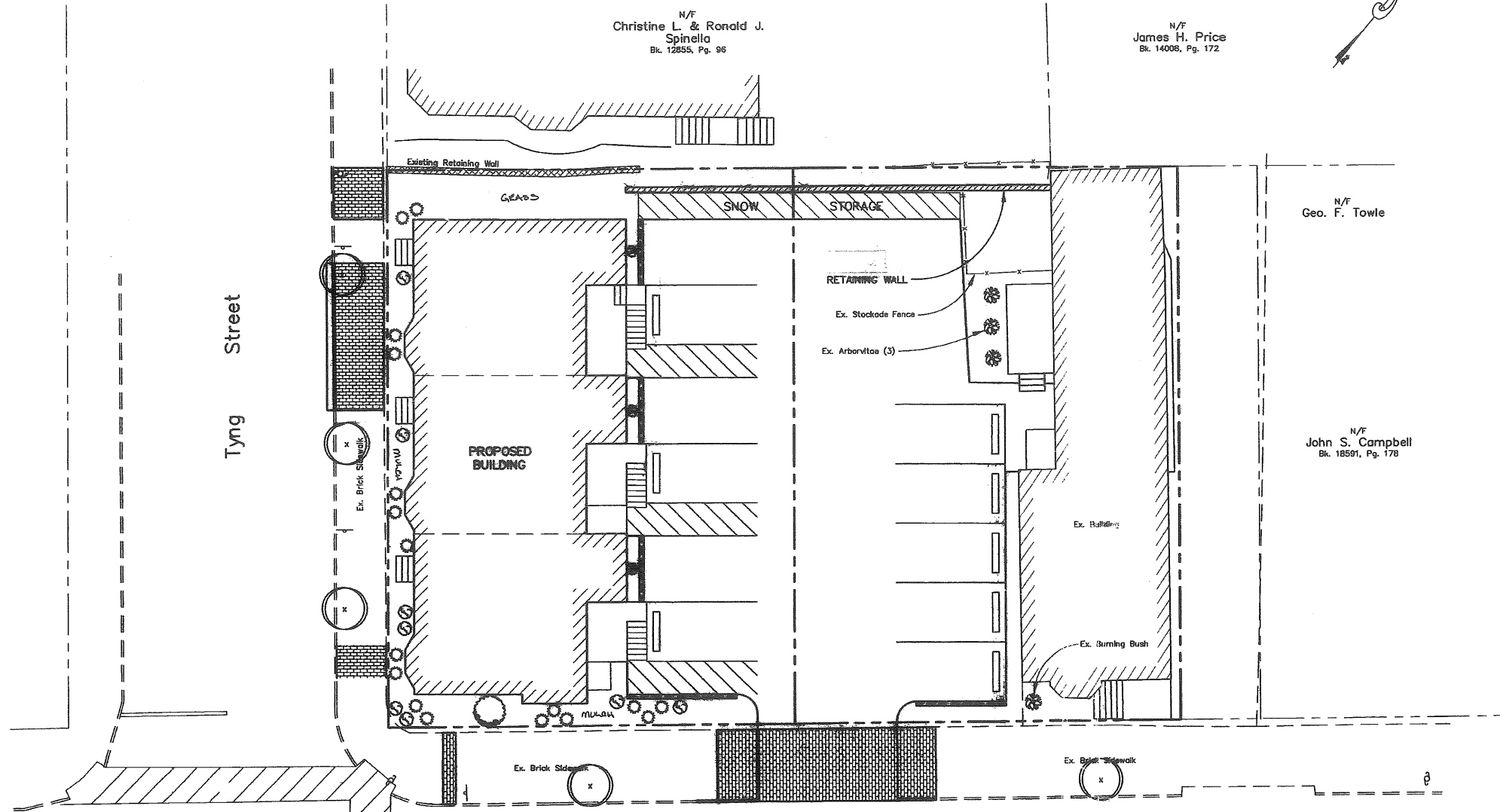
FOR
 Ronald J. & Christine L. Spinella
 377 Cumberland Ave.
 Portland, Maine

LANDSCAPING
MARINER ROW
 3 UNIT CONDOMINIUM
 TYING STREET & YORK STREET
 PORTLAND, MAINE

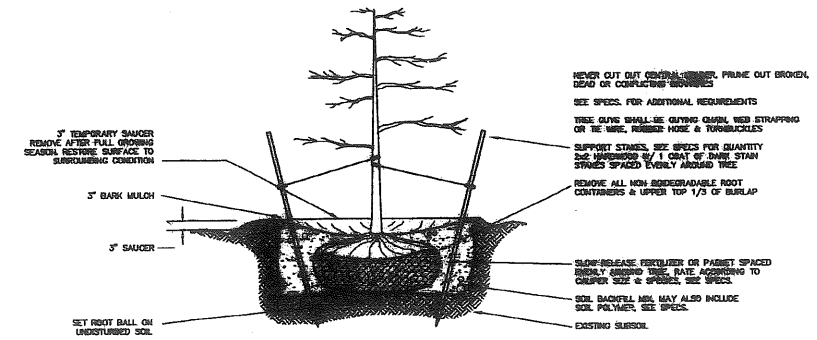
DESIGNED	L. Berry	DATE	June 2004
DRAWN	W. Pelkey	SCALE	As Noted
CHECKED	L. Berry	JOB. NO.	04036

SHEET	3
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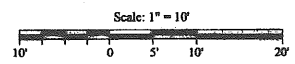
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SHRUB PLANTING DETAIL
 N.T.S.

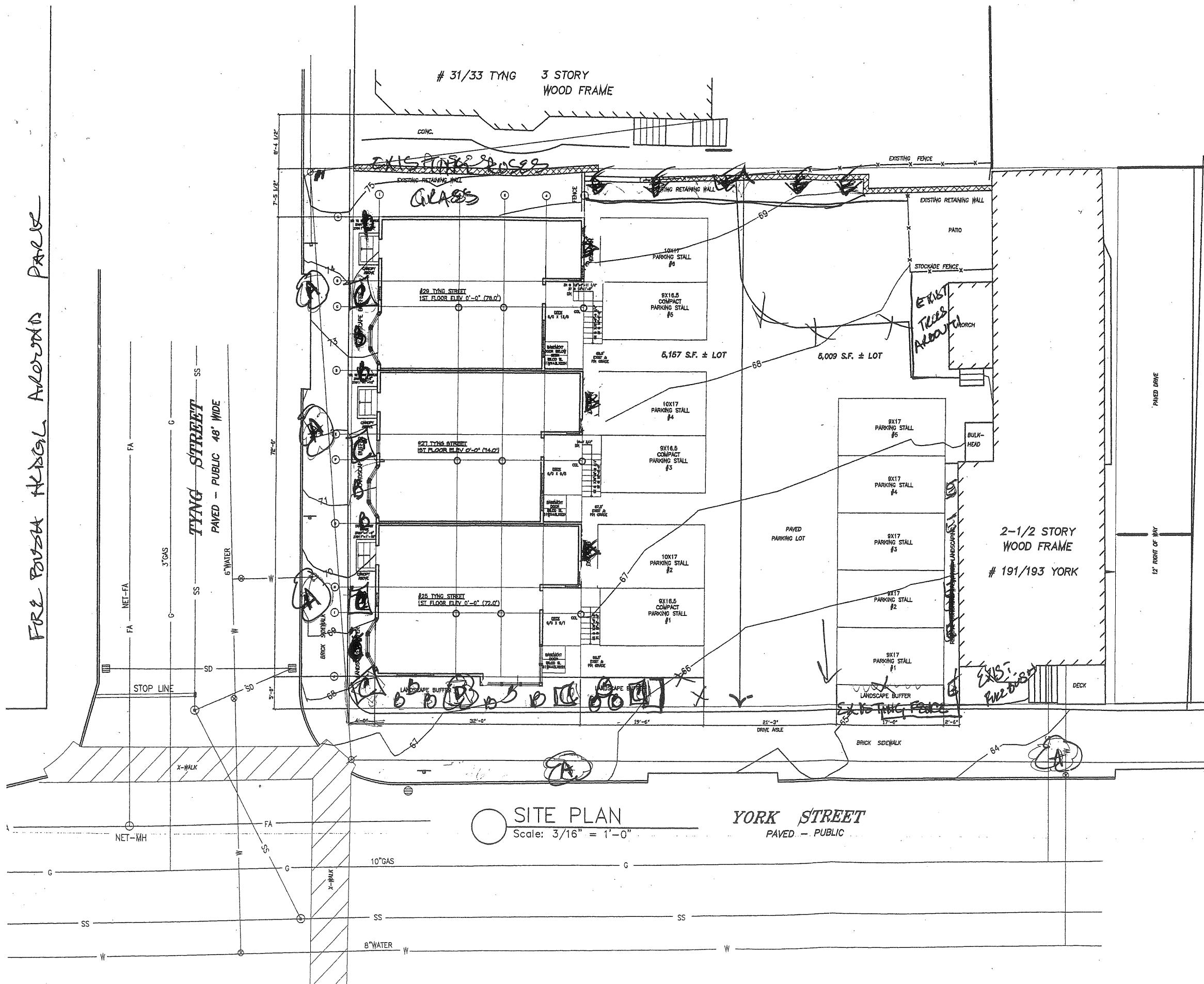


TREE PLANTING & STAKING DETAIL
 N.T.S.



SYMBOL	LANDSCAPE LEGEND DESCRIPTION	SIZE
(x)	TURKISH FILBERT	2 1/2" CAL.
(circle with x)	JAPANESE TREE LILAC	2 1/2" CAL.
(circle with vertical lines)	BURNING BUSH	2' - 2 1/2'
(circle with horizontal lines)	GREY OWL JUNIPER	3 GAL.
(circle with diagonal lines)	BUCKTHORN	3 GAL.

Fire POUZA ALONG AROUND PARK



SITE PLAN
Scale: 3/16" = 1'-0"

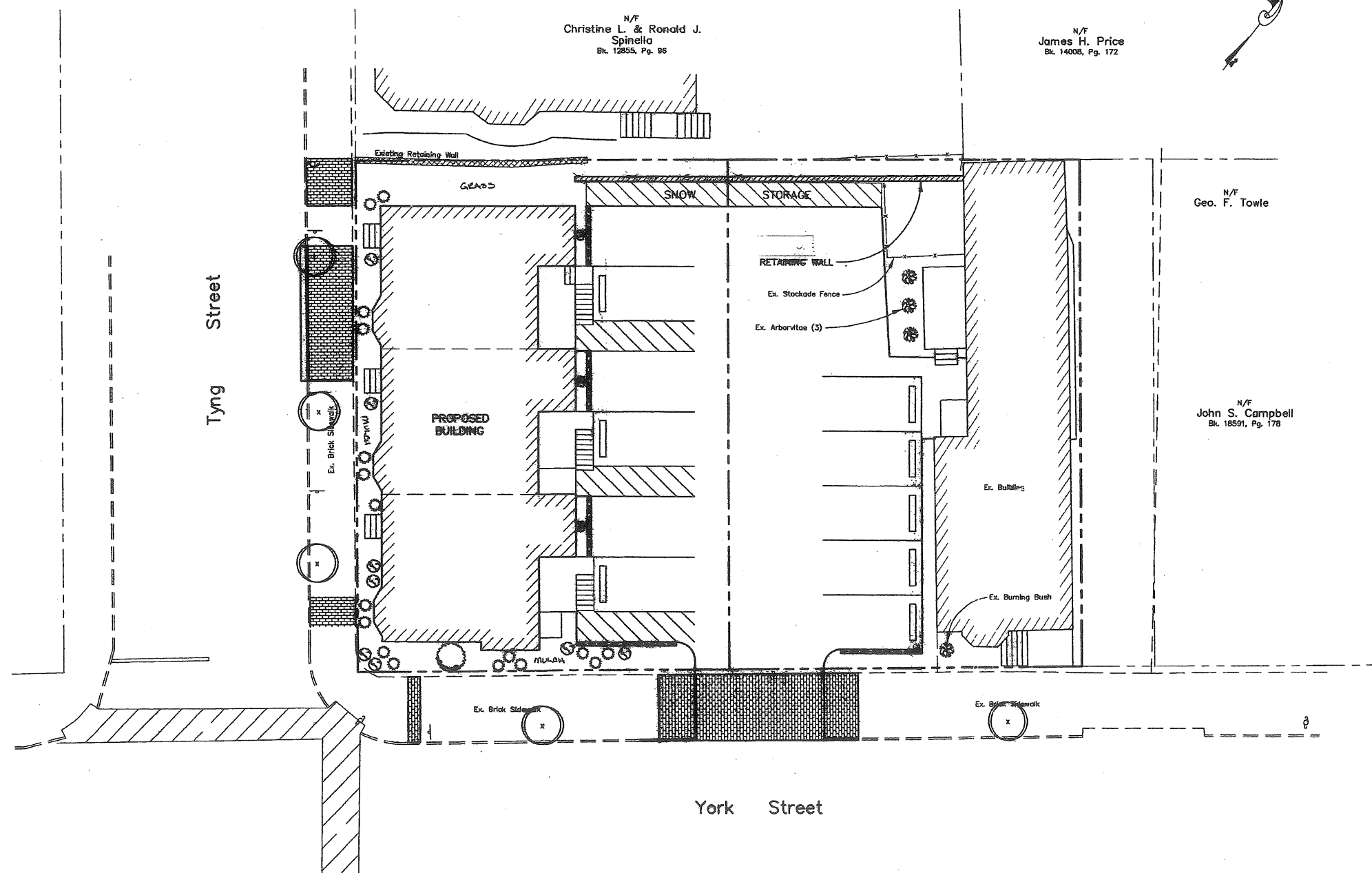
YORK STREET
PAVED - PUBLIC

- A - CITY TREES (PER LEFT TYPING) (5)
- B - *LOW STRUBS - CYPRESS (5)
- C - *FIRE BUSH (6)
- D - ORNAMENTAL TREE (1)
- E - TALL HEDGE (8)

* OR SOMETHING SIMILAR

JCF = STRONG TREES
3x6 island for the trees

MARINERS ROW
25-29 TYNG ST.
FORTLAUD
REAR CHRISTINE SPADILLA



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BH2M

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28 State Street, Portland, Maine 04109, (207) 839-2171

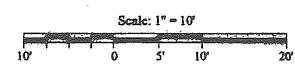
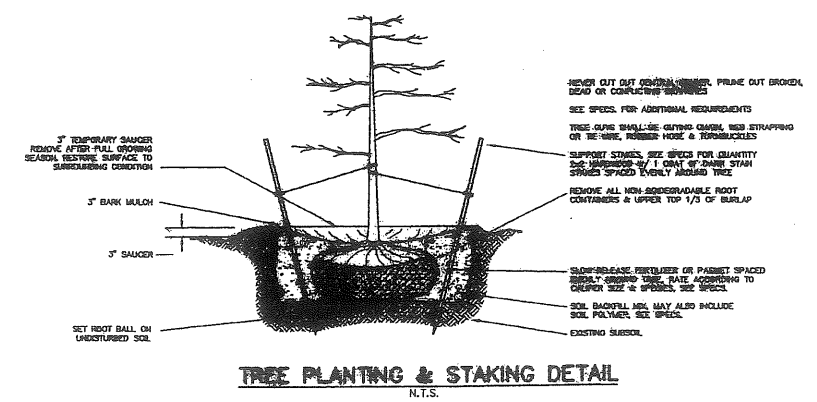
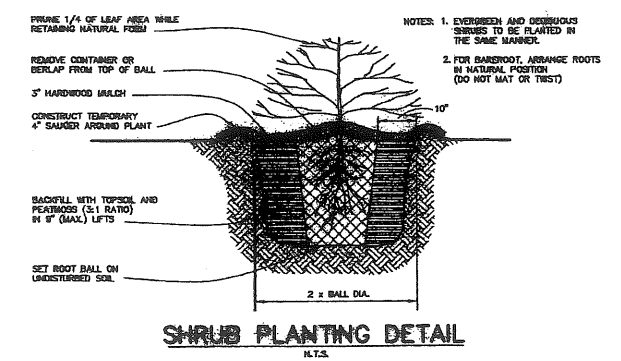
FOR
Ronald L. & Christine L. Spinella
377 Cumberland Ave.
Portland, Maine

LANDSCAPING
MARINER ROW
3 UNIT CONDOMINIUM
TYNG STREET & YORK STREET
PORTLAND, MAINE

DESIGNED L. Berry	DATE June 2004
DRAWN W. Pelkey	SCALE As Noted
CHECKED L. Berry	JOB. NO. 04036

SHEET
3

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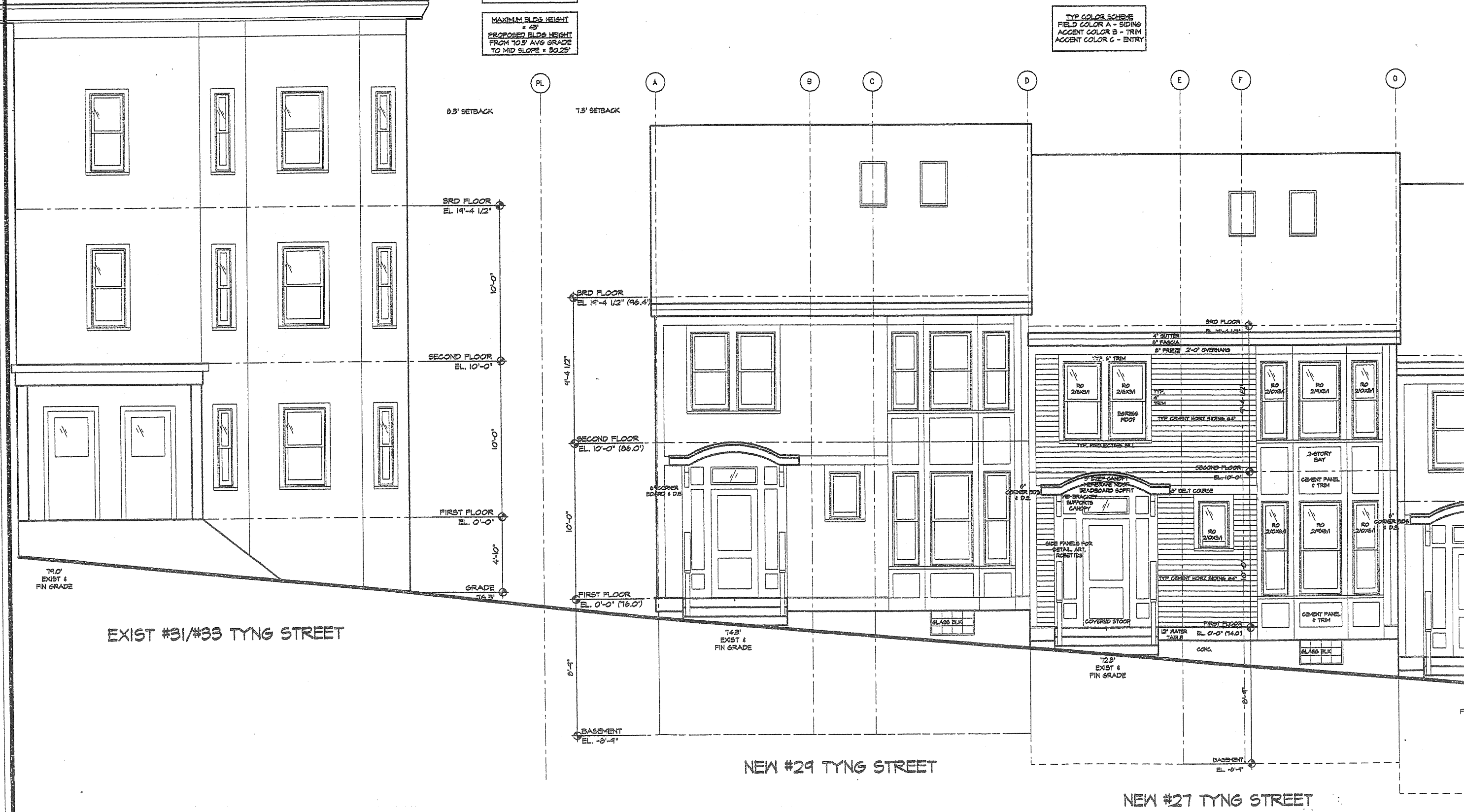
LANDSCAPE LEGEND

SYMBOL	DESCRIPTION	SIZE
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○	JAPANESE TREE LILAC	2 1/2" CAL.
⊗	BURNING BUSH	2' - 2 1/2'
⊙	GREY OWL JUNIPER	3 GAL.
⊕	BUCKTHORN	3 GAL.

REQUIRED SEPARATION
BETWEEN BLDGS
HEIGHT BLDG 1 (26')
+ HEIGHT BLDG 2 (25')
= 51'-0"
PROVIDED SEPARATION
= 16'

MAXIMUM BLDG HEIGHT
= 45'
PROPOSED BLDG HEIGHT
FROM 10.5' AVG GRADE
TO MID SLOPE = 30.25'

TYP COLOR SCHEME
FIELD COLOR A - SIDING
ACCENT COLOR B - TRIM
ACCENT COLOR C - ENTRY



EXIST #31/#33 TYNG STREET

NEW #29 TYNG STREET

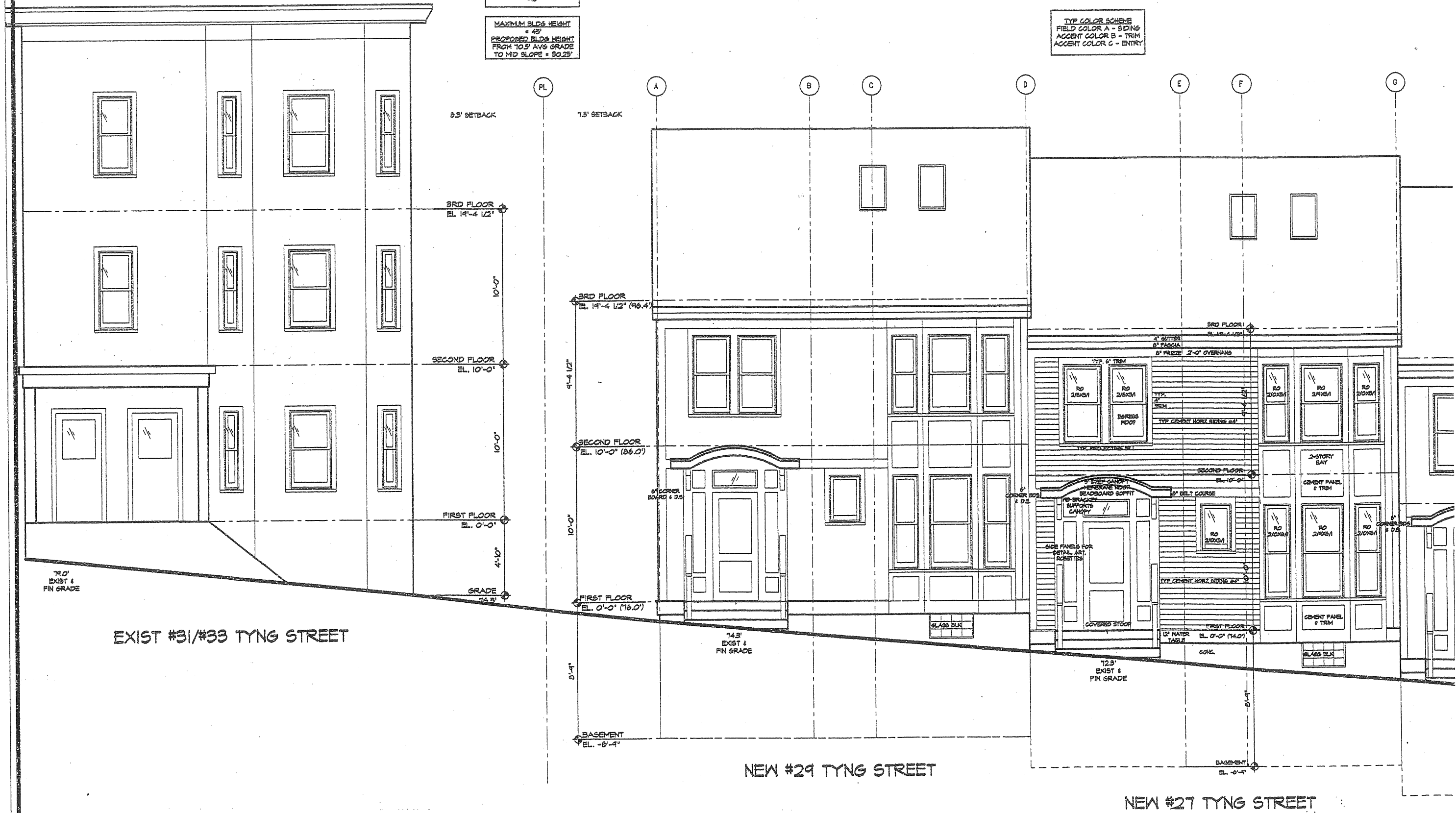
NEW #27 TYNG STREET

TYNG STREET ELEVATION
Scale: 1/4" = 1'-0"

REQUIRED SEPARATION
BETWEEN BLDGS
HEIGHT BLDG 1 (88')
+ HEIGHT BLDG 2 (26')
= 114' = 12.3'
PROVIDED SEPARATION
= 16'

MAXIMUM BLDG HEIGHT
= 45'
PROPOSED BLDG HEIGHT
FROM 10.5' AVG GRADE
TO MID SLOPE = 30.25'

TYPE COLOR SCHEME
FIELD COLOR A - SIDING
ACCENT COLOR B - TRIM
ACCENT COLOR C - ENTRY



TYNG STREET ELEVATION
Scale: 1/4" = 1'-0"

HOLT & LACHMAN
 ARCHITECTS - PLANNERS

ARCHITECTURE
 COMMUNITY PLANNING & DESIGN
 PRESERVATION

180 STATE STREET
 PORTLAND, MAINE 04101
 (207) 775-3333

MARINERS ROW TOWNHOUSES
 #25 - #29 TYNG STREET
 PORTLAND, MAINE

NOT FOR CONSTRUCTION

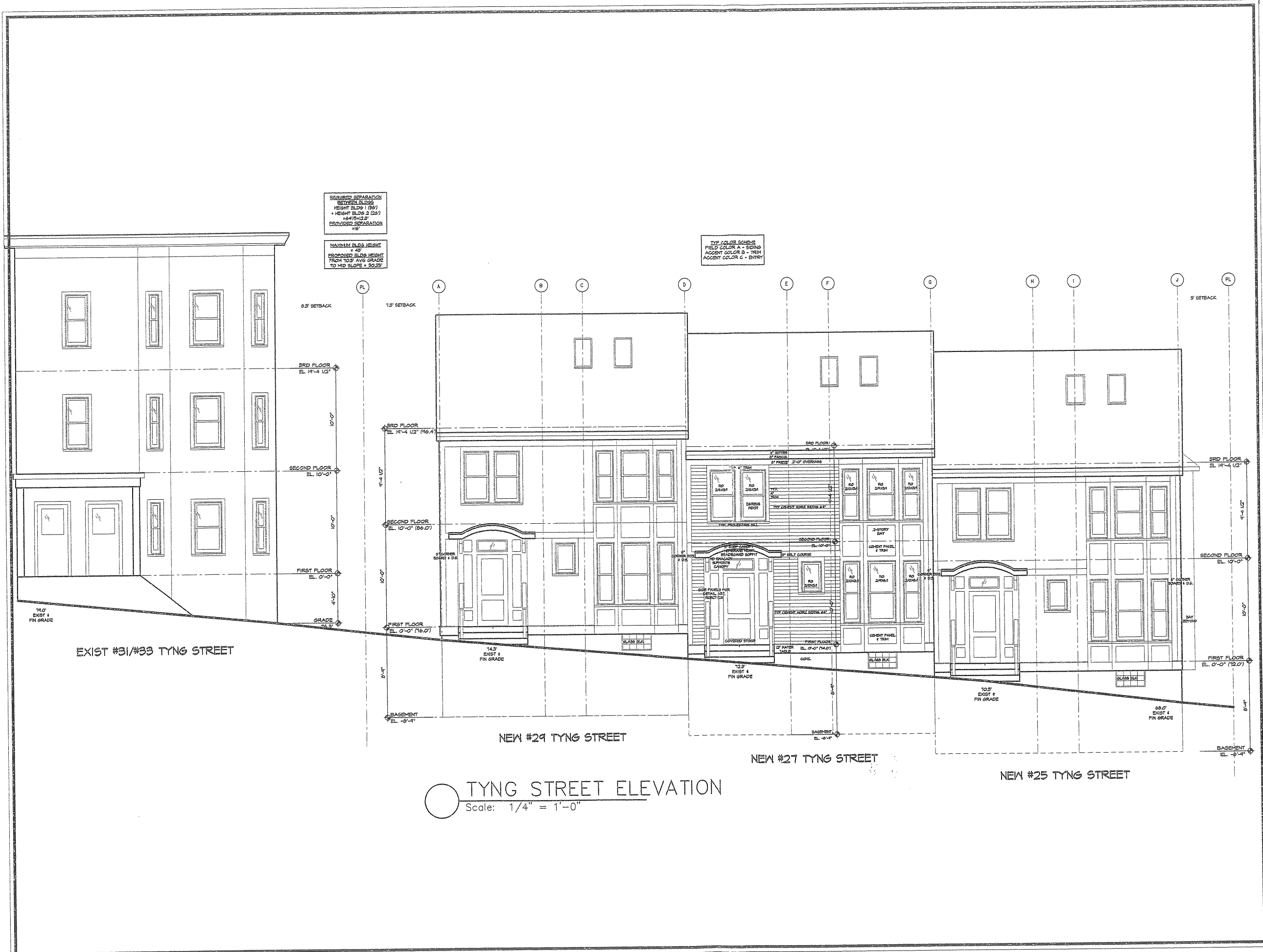
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3

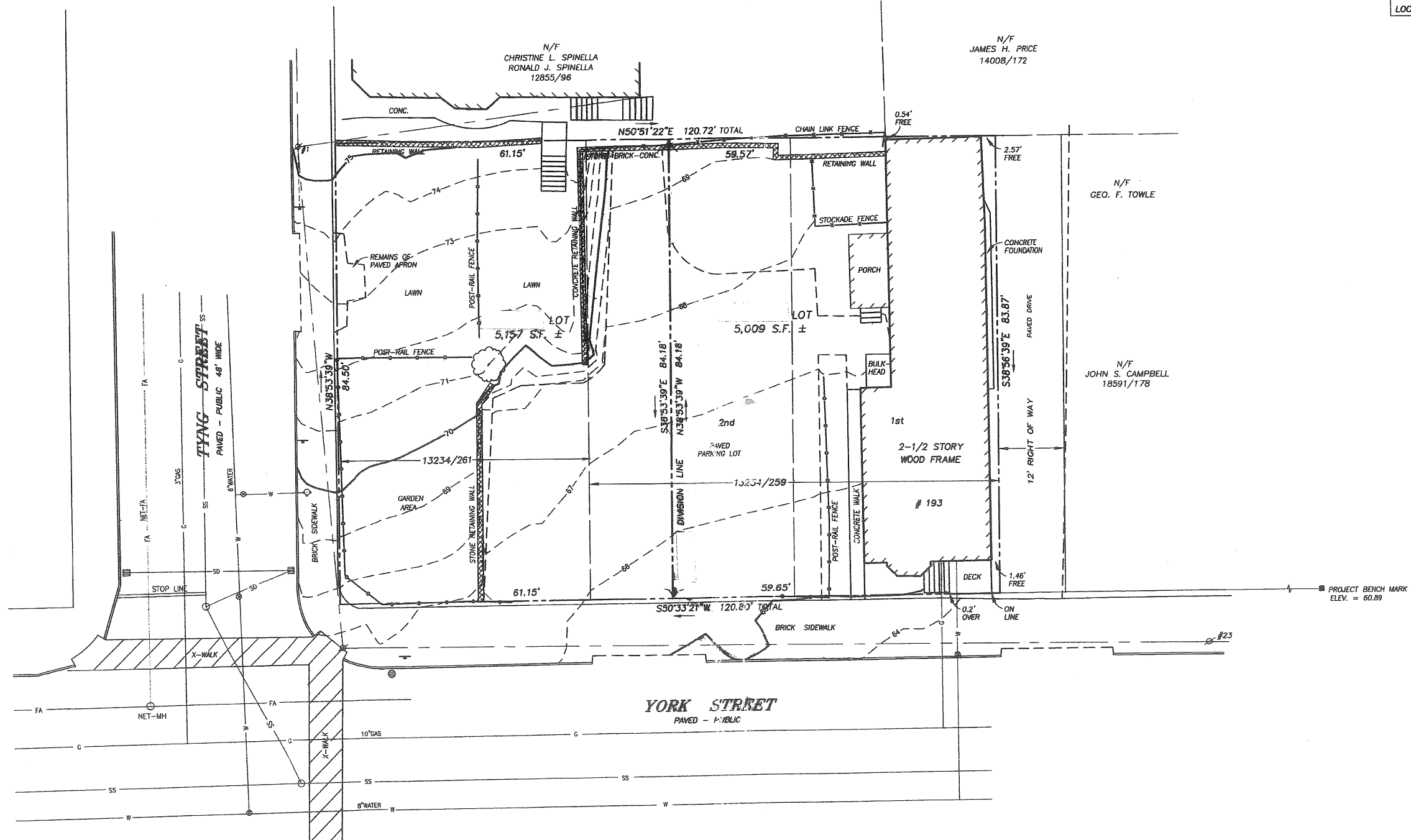
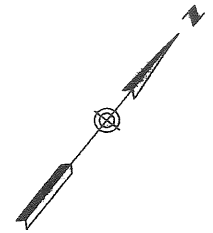
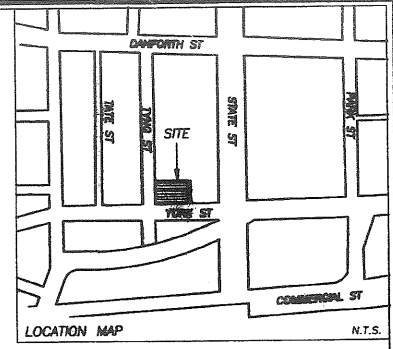


REQUIRED SEPARATION BETWEEN BLDGS
 HEIGHT BLDG 1 (80')
 + HEIGHT BLDG 2 (25')
 + 4/12 SLOPE
 PROVIDED SEPARATION = 110'

MAXIMUM BLDG HEIGHT = 40'
 PROPOSED BLDG HEIGHT FROM 100' AVG GRADE TO MID SLOPE = 30.25'

TYPE COLOR SCHEMES
 FIELD COLOR A - SIDING
 ACCENT COLOR B - TRIM
 ACCENT COLOR C - ENTRY

TYNG STREET ELEVATION
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- LEGEND:**
- WATER VALVE
 - HYDRANT
 - UTILITY POLE
 - MANHOLE
 - CATCH BASIN
 - SIGN
 - DECIDUOUS TREE
 - FENCE
 - CURB
 - OVERHEAD WIRES
 - W WATER LINE
 - G GAS LINE
 - SS SANITARY SEWER
 - SD STORM DRAIN
 - 70 1' CONTOUR

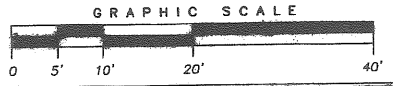
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DATE _____ WILLIAM C. SHIPPEN, PLS #2118



REV. 1 | 02-23-04 | TOPO ADDED

BOUNDARY SURVEY
ON
TYNG STREET & YORK STREET, PORTLAND, MAINE
MADE FOR
RONALD J. & CHRISTINE L. SPINELLA
377 CUMBERLAND AVENUE, PORTLAND, MAINE

OWEN HASKELL, INC.
16 CASCO ST., PORTLAND, ME 04101 (207) 774-0424
PROFESSIONAL LAND SURVEYORS

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Check By	WCS	Scale	Drwg. No.
Book No.	-	1" = 10'	1