

144-A-5

714 Stevens Ave.

Patient Care Ctr.

UNE

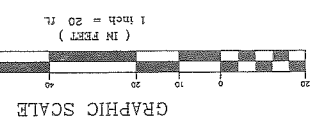
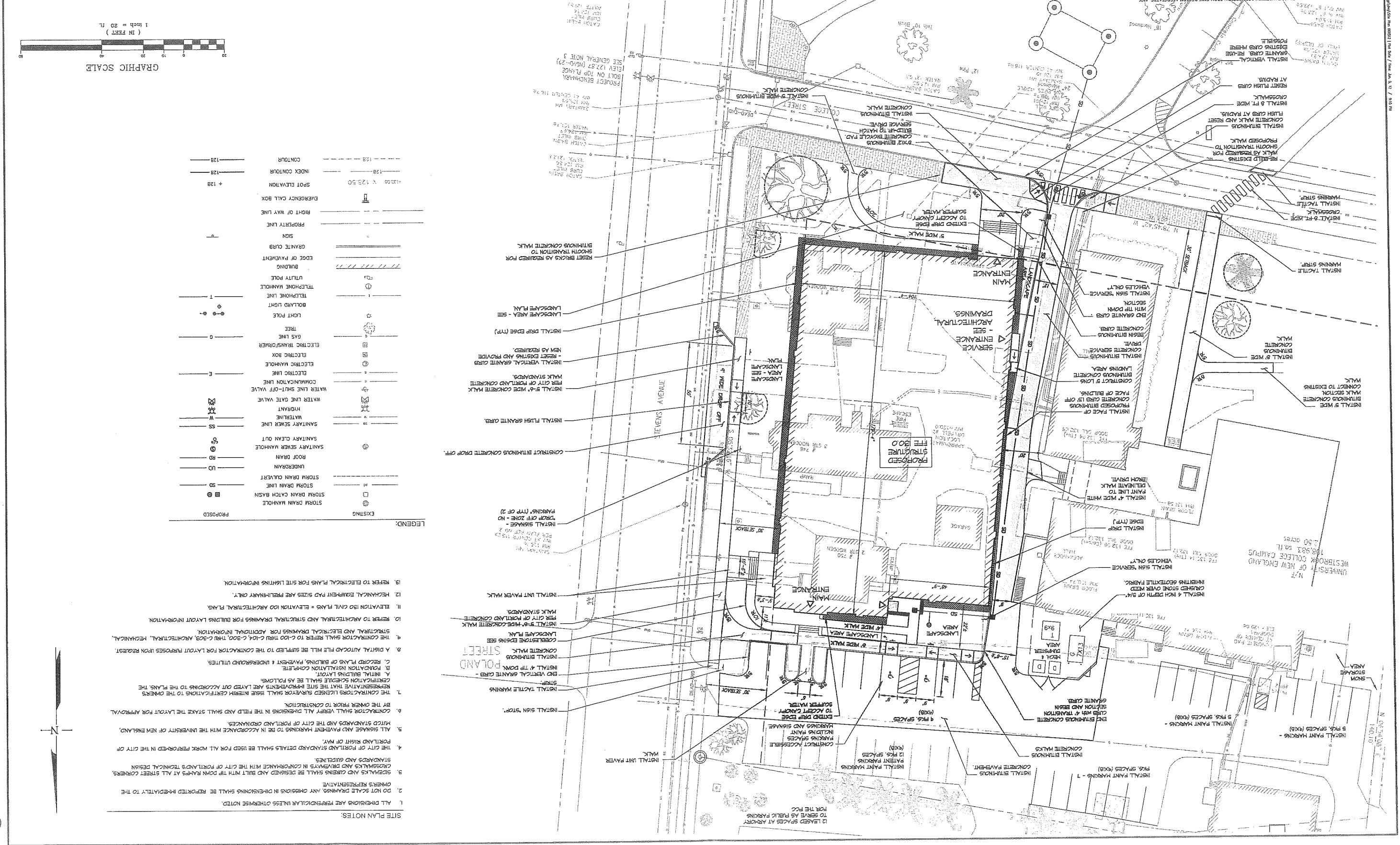
2012-483

add to Spreadsheet

REV	DATE	STATUS	BY	CHKD	APPD
A	4/13/12	ISSUED FOR DESIGN DEVELOPMENT	TWS	TWS	
B	4/17/12	SUBMITTED TO THE CITY OF PORTLAND FOR LEVEL 3 REVIEW	TWS	TWS	
C	5/11/12	ISSUED FOR BUILDING PERMIT	TWS	TWS	
D	5/25/12	ISSUED FOR BID	TWS	TWS	
E	6/06/12	REVISED PER CITY COMMENTS	TWS	TWS	

PROJECT:	PATIENT CARE CENTER UNIVERSITY OF NEW ENGLAND STEVENS AVENUE, PORTLAND, MAINE
DESIGN: DEPT.	Site Design Associates Consulting Engineering & Land Planning
DRAWN: DEPT.	TWS
CHKD: TWS	
DATE: JAN. 2012	
SCALE: 1" = 20'	
PROJ. NO. DWS	
REV. NO. C-101	

CLIENT:	65 NEWBURY STREET, PORTLAND, MAINE 04101
22 Winthrop Way Topsham, Maine 04086 Tel: (207) 449-2175	



LEGEND:

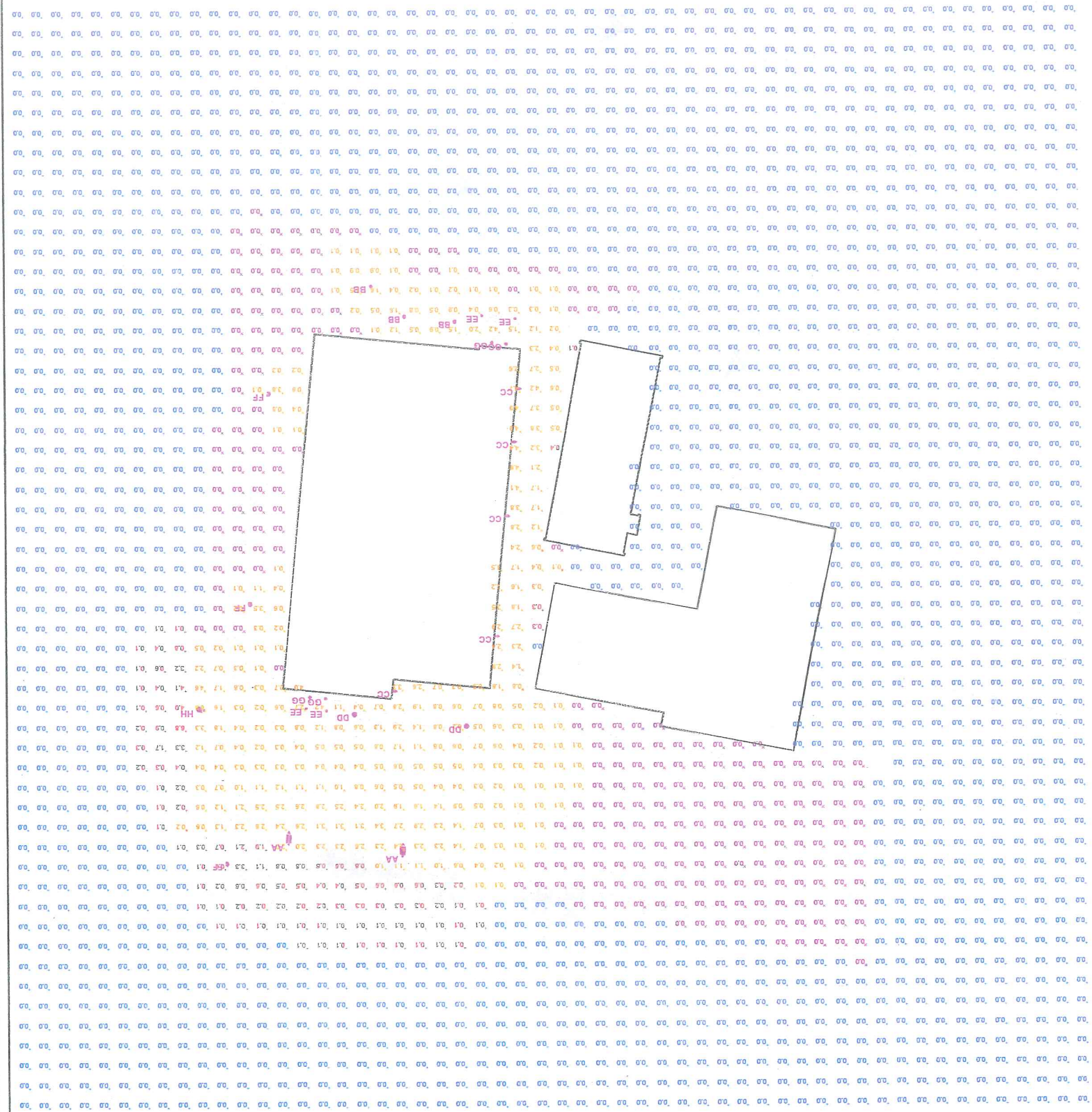
EXISTING	PROPOSED
STORM DRAIN MANHOLE	STORM DRAIN MANHOLE
STORM DRAIN CATCH BASIN	STORM DRAIN CATCH BASIN
STORM DRAIN LINE	STORM DRAIN LINE
UNDERDRAIN	UNDERDRAIN
ROOF DRAIN	ROOF DRAIN
SANITARY SEWER MANHOLE	SANITARY SEWER MANHOLE
SANITARY SEWER LINE	SANITARY SEWER LINE
HYDRANT	HYDRANT
WATER LINE GATE VALVE	WATER LINE GATE VALVE
WATER LINE SHUT-OFF VALVE	WATER LINE SHUT-OFF VALVE
COMMUNICATION LINE	COMMUNICATION LINE
ELECTRIC LINE	ELECTRIC LINE
ELECTRIC MANHOLE	ELECTRIC MANHOLE
ELECTRIC BOX	ELECTRIC BOX
ELECTRIC TRANSFORMER	ELECTRIC TRANSFORMER
GAS LINE	GAS LINE
TREE	TREE
LIGHT POLE	LIGHT POLE
BOLLARD LIGHT	BOLLARD LIGHT
TELEPHONE LINE	TELEPHONE LINE
TELEPHONE MANHOLE	TELEPHONE MANHOLE
UTILITY POLE	UTILITY POLE
BUILDING	BUILDING
EDGE OF PAVEMENT	EDGE OF PAVEMENT
GRANITE CURB	GRANITE CURB
SIGN	SIGN
PROPERTY LINE	PROPERTY LINE
RIGHT OF WAY LINE	RIGHT OF WAY LINE
EMERGENCY CALL BOX	EMERGENCY CALL BOX
SPOT ELEVATION	SPOT ELEVATION
INDEX CONTOUR	INDEX CONTOUR
CONTOUR	CONTOUR

- SITE PLAN NOTES:
1. ALL DIMENSIONS ARE PERPENDICULAR UNLESS OTHERWISE NOTED.
 2. DO NOT SCALE DRAWINGS. ANY OMISSIONS IN DIMENSIONING SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE.
 3. SIDEWALKS AND CURBS SHALL BE DESIGNED AND BUILT WITH TIP DOWN RAMP AT ALL STREET CORNERS, STANDARDS AND GUIDELINES.
 4. THE CITY OF PORTLAND STANDARD DETAILS SHALL BE USED FOR ALL WORK PERFORMED IN THE CITY OF PORTLAND RIGHT OF WAY.
 5. ALL SIGNS AND PAYMENT MARKINGS TO BE IN ACCORDANCE WITH THE UNIVERSITY OF NEW ENGLAND, PORTLAND AND THE CITY OF PORTLAND.
 6. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND SHALL STAKE THE LAYOUT FOR APPROVAL BY THE OWNER PRIOR TO CONSTRUCTION.
 7. THE CONTRACTOR'S LICENSED SURVEYOR SHALL ISSUE INTERIM CERTIFICATIONS TO THE OWNER'S REPRESENTATIVE THAT THE SITE IMPROVEMENTS ARE LAYED OUT ACCORDING TO THE PLANS, THE INITIAL BUILDING LAYOUT.
 8. A. INITIAL BUILDING LAYOUT.
B. FOUNDATION COMPLETE.
C. RECORD PLANS OF BUILDING, PAVEMENT & UNDERGROUND UTILITIES.
9. A DIGITAL AUTOCAD FILE WILL BE SUPPLIED TO THE CONTRACTOR FOR LAYOUT PURPOSES UPON REQUEST.
 9. THE CONTRACTOR SHALL REFER TO C-100 REVISION C-104, C-105, ARCHITECTURAL, MECHANICAL, STRUCTURAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
 10. REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR BUILDING LAYOUT INFORMATION.
 11. ELEVATION 150 CIVIL PLANS = ELEVATION 100 ARCHITECTURAL PLANS.
 12. MECHANICAL EQUIPMENT PAD SIZES ARE PRELIMINARY ONLY.
 13. REFER TO ELECTRICAL PLANS FOR SITE LIGHTING INFORMATION.

3

Designer	JMS
Date	Apr 25 2012
Scale	1"=30'-0"
Drawing No.	SITE

UNIVERSITY OF NEW ENGLAND
College of Dentistry
Portland, ME



STATISTICS						
Symbol	Max	Min	Avg	Symbol	Max	Min
PARKING & SIDEWALKS	6.3%	0.0%	0.6%	+	6.8%	0.0%
SFILL	N/A	N/A	N/A		N/A	N/A

Symbol	Label	Qty	Category	Description	File	Lumens	LLF	Watts
AA	AS1 LED 1	2	68835040K SR2	AS1 LED WITH HLM MODULE, 63 LED, 3500, 400K, AIMED DOWN POS.	AS1_LED_1.6	Absolute	1.00	75.1
BB	VRB2-20LED	3	5100K	VANDAL RESISTANT ROUND BOLLARD LED LUMINAIRE BY PHILIPS	VRB2-20LED	Absolute	1.00	20.4
CC	CSXW LED 1	5	30835040K SR2	CSXW LED WITH 1 LIGHT ENGINE, 3500A DRIVER, 4000K LED, TYPE 2 OPTICS	CSXW_LED_1	Absolute	1.00	38.3
DD	D823PA/100MH	2	120W/BLU/L3	POST TOP LUMINAIRE (1) 100W MH	D823_L3	9000	1.00	170
EE	4456 181RT LLV	4	4456 75JLLVJ 1200	13" WX 6" H X 6" D RECESSED STEP LIGHT, ONE 18W TRIT	4456_75JLLVJ	1200	0.65	78.24
FF	EXISTING	3	EXISTING	HP3 100M LF 3200	HP3_100M_LF	3200	0.81	50
GG	FHW12SHH	4	FHW12SHH	6" OPEN DOWNLIGHT WITH SPECULAR REFLECTOR.	6in_Open_Downlight-Specular	1710	0.65	26
HH	EXISTING LIGHT	1	EXISTING LIGHT	KSEL 175M R 10000	KSEL_175M_R_10000	10000	0.75	175

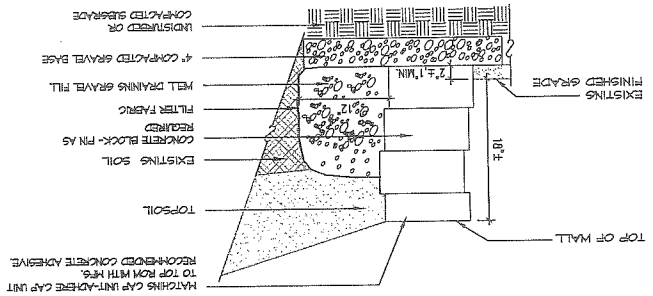


REV	DATE	STATUS	BY	CHKD	APPD	REV	DATE	STATUS	BY	CHKD	APPD
E	5/08/12	REVISED PER CITY COMMENTS									
D	5/25/12	ISSUED FOR BID									
C	5/11/12	ISSUED FOR BUILDING PERMIT									
B	4/17/12	SUBMITTED TO THE CITY OF PORTLAND FOR LEVEL 3 REVIEW									
A	4/13/12	ISSUED FOR DESIGN DEVELOPMENT									

PROJECT:	PATIENT CARE CENTER UNIVERSITY OF NEW ENGLAND STEVENS AVENUE, PORTLAND, MAINE
DESIGN: DEPT.	
DRAWN: DEPT.	
CHKD: TWS	
DATE: JAN. 2012	
SCALE: AS NOTED	
DWG. NO.	
PROJ. NO.	
REV.	C-301

CLIENT:	23 Winery Way Topsham, Maine 04088 Tel: (207) 449-4375
CONSULTING ENGINEERING & LAND PLANNING	Site Design Associates
PORT CITY ARCHITECTURE	65 NEWBURY STREET, PORTLAND, MAINE 04101

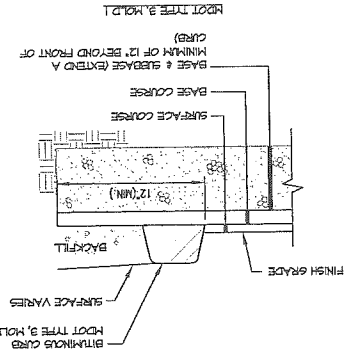
9 SEGMENTAL RETAINING WALL (TUMBLER BLOCK)
SCALE: N.T.S.



NOTES:

1. MODULAR CONCRETE BLOCK WALL TO BE VERSA-LOCK SYSTEM COMPOSED OF ONE OF THE VENTURED MOSAIC SYSTEMS RECOMMENDED BY THE MANUFACTURER'S RECOMMENDATION. THE COLOR OR APPROVED EQUIVALENT CONTACT MATCHING CAP STONE, IN A CHARCOAL PARTONE BLEND SHALL BE HANMERED TO PROVIDE A SURFACE WHICH MATCHES THE 'VENTURED' LOOK.
2. THE RETAINING WALL IS TO BE CONSTRUCTED FOLLOWING STANDARD INDUSTRY BUILDING TECHNIQUES. THE DRAWINGS AND THE MANUFACTURER'S RECOMMENDATION, THE OWNERS REPRESENTATIVE SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS. THE CONTRACTOR SHALL WAIT FOR A RESOLUTION FROM THE OWNERS BEFORE REPRESENTATIVE BEFORE RETAINING WALL CONSTRUCTION.
3. WHERE CONCRETE BLOCKS MUST BE CUT THEY SHALL BE SCORED WITH A CHISEL AND BROKEN ALL SHARP EDGES SHALL BE HANMERED TO PROVIDE A SURFACE WHICH MATCHES THE 'VENTURED' LOOK.
4. CONTRACTOR TO PROVIDE PRODUCT LITERATURE TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO PURCHASING AND CONSTRUCTION.

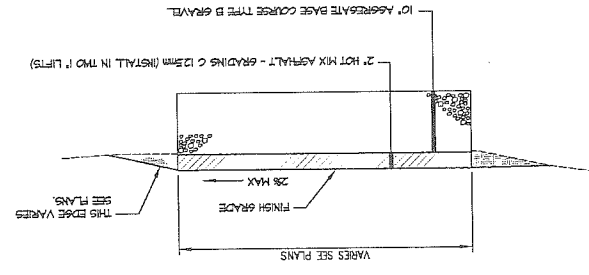
5 BITUMINOUS CURB (ADJACENT TO SIDEWALK)
SCALE: N.T.S.



NOTES:

1. NO STRAIGHT CURB STONES SHALL BE USED ON RADII. SMOOTH SHOP DRAWINGS TO THE OWNERS REPRESENTATIVE OF CURB STONE LENGTHS TO BE USED.
2. MINIMUM LENGTH OF STRAIGHT CURB STONES SHALL BE 4'.
3. MAXIMUM LENGTH OF STRAIGHT CURB STONES SHALL BE 8'.
4. JOINTS BETWEEN CURB STONES SHALL BE NO LESS THAN 1/8" AND NO GREATER THAN 3/8". PLACE FILTER FABRIC IN THE BACK PORTION OF THE JOINT TO PREVENT BACKFILL INFILTRATION.
5. CONTRACTOR TO ADJUST CURB REVEAL AT HANDICAP TIP DOWNS TO MEET 12" MAX GRADE.
6. CONTRACTOR TO RESET STANDARD CURB REPLACEMENT STANDARDS.

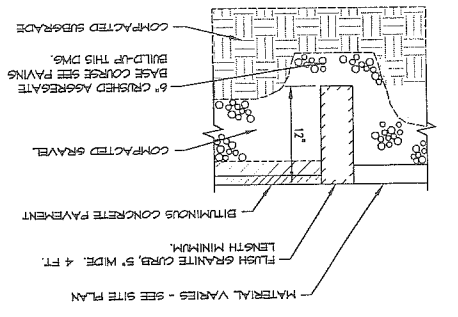
2 WALKWAY BUILD UP - BITUMINOUS CONCRETE (COLLEGE ST., ALEXANDER AND LINNELL PLAZA)
SCALE: N.T.S.



NOTES:

1. SIDEWALK CONSTRUCTION IN COLLEGE STREET ROOM TO CONFORM TO THE CITY OF PORTLAND TECHNICAL STANDARDS FOR BITUMINOUS CONCRETE SIDEWALKS.
2. BUILD UP RECOMMENDATION IS PRELIMINARY REFER TO GEOTECHNICAL REPORT.
3. ADDITIONAL GRAVEL AND/OR GEOTEXTILES MAY BE REQUIRED DURING CONSTRUCTION IF SOIL CONDITIONS WARRANT.

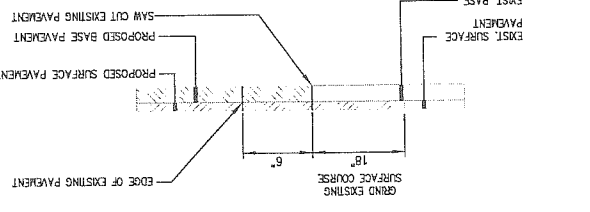
7 GRANITE CURB - FLUSH
SCALE: N.T.S.



NOTES:

1. MATERIAL VARIES - SEE SITE PLAN.
2. LENGTH VARIES - SEE SITE PLAN.
3. BITUMINOUS CONCRETE PAVEMENT.
4. FINISH GRADE.
5. VERTICAL GRANITE CURB WITH SPLIT FACE.
6. 6" CRUSHED AGGREGATE BASE COURSE SEE PAVING BUILD-UP THIS DWG.
7. COMPACTED SUBGRADE.

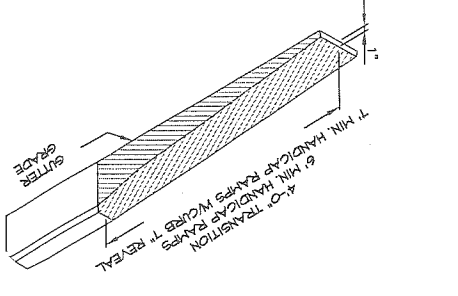
3 HMA PAVEMENT BUTT JOINT
SCALE: N.T.S.



NOTES:

1. PROVIDE FULL DEPTH JOINTS WHERE PAVEMENT JOINTS WITH WATERPROOF SEALANT.
2. PROVIDE A BROOK FINISH PERpendicular TO TRAFFIC FLOW.
3. PROVIDE CONTROL JOINTS EVERY 5 FT.
4. PROVIDE FULL DEPTH JOINTS WHERE PAVEMENT JOINTS WITH WATERPROOF SEALANT.

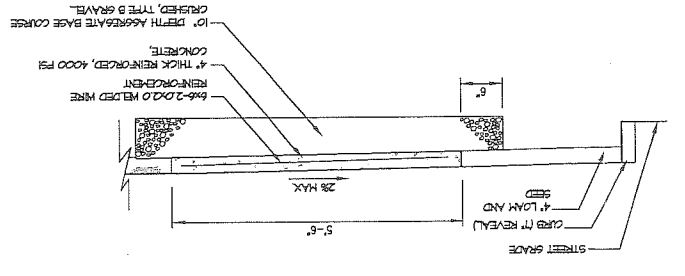
8 TERMINAL CURB SECTION
SCALE: N.T.S.



NOTES:

1. MATERIAL VARIES - SEE SITE PLAN.
2. LENGTH VARIES - SEE SITE PLAN.
3. BITUMINOUS CONCRETE PAVEMENT.
4. FINISH GRADE.
5. VERTICAL GRANITE CURB WITH SPLIT FACE.
6. 6" CRUSHED AGGREGATE BASE COURSE SEE PAVING BUILD-UP THIS DWG.
7. COMPACTED SUBGRADE.

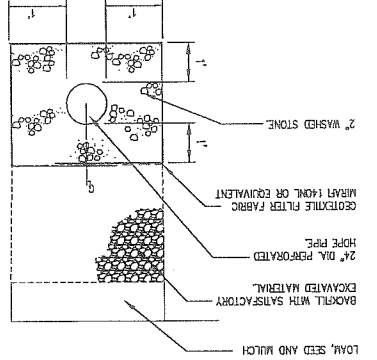
4 CONCRETE SIDEWALK (STEVENS AVENUE)
SCALE: N.T.S.



NOTES:

1. SIDEWALK CONSTRUCTION TO CONFORM TO THE CITY OF PORTLAND REQUIREMENTS FOR CONCRETE SIDEWALKS.
2. PROVIDE A BROOK FINISH PERpendicular TO TRAFFIC FLOW.
3. PROVIDE CONTROL JOINTS EVERY 5 FT.
4. PROVIDE FULL DEPTH JOINTS WHERE PAVEMENT JOINTS WITH WATERPROOF SEALANT.

10 DRAINAGE RING PIPE
SCALE: N.T.S.



NOTES:

1. BACKFILL WITH SANDFILL TO EXISTING FINISH GRADE.
2. 24" DIA. PERFORATED HOPE PIPE.
3. GEOTEXTILE FILTER FABRIC.
4. MIN. 2" WASHED STONE.

C.8a

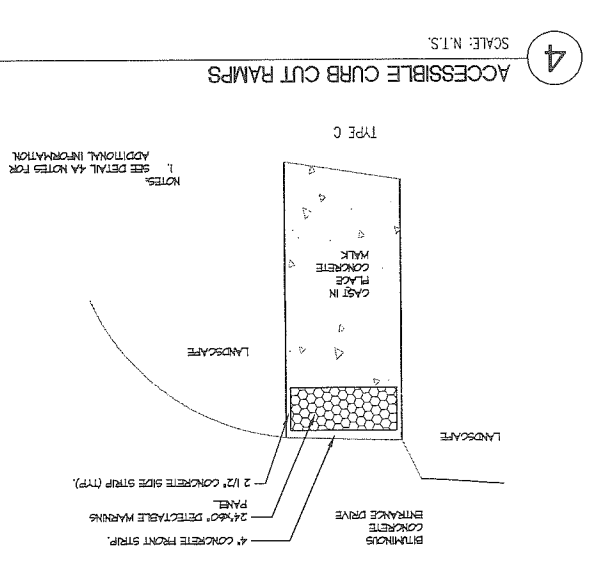
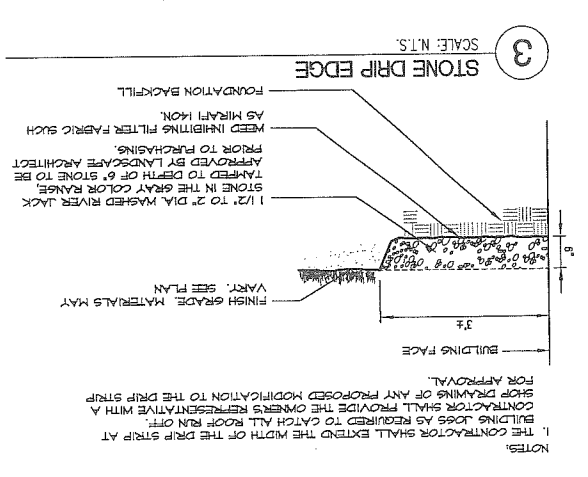
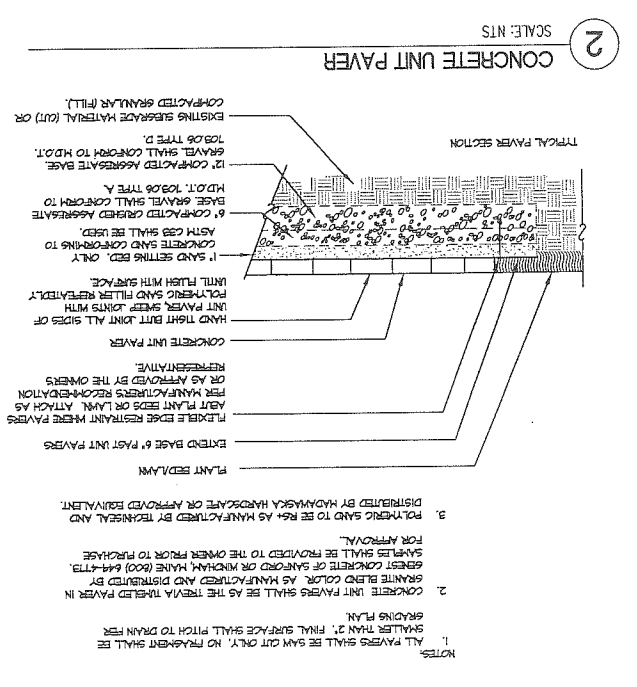
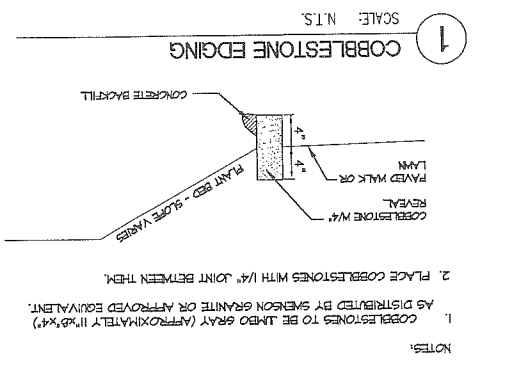
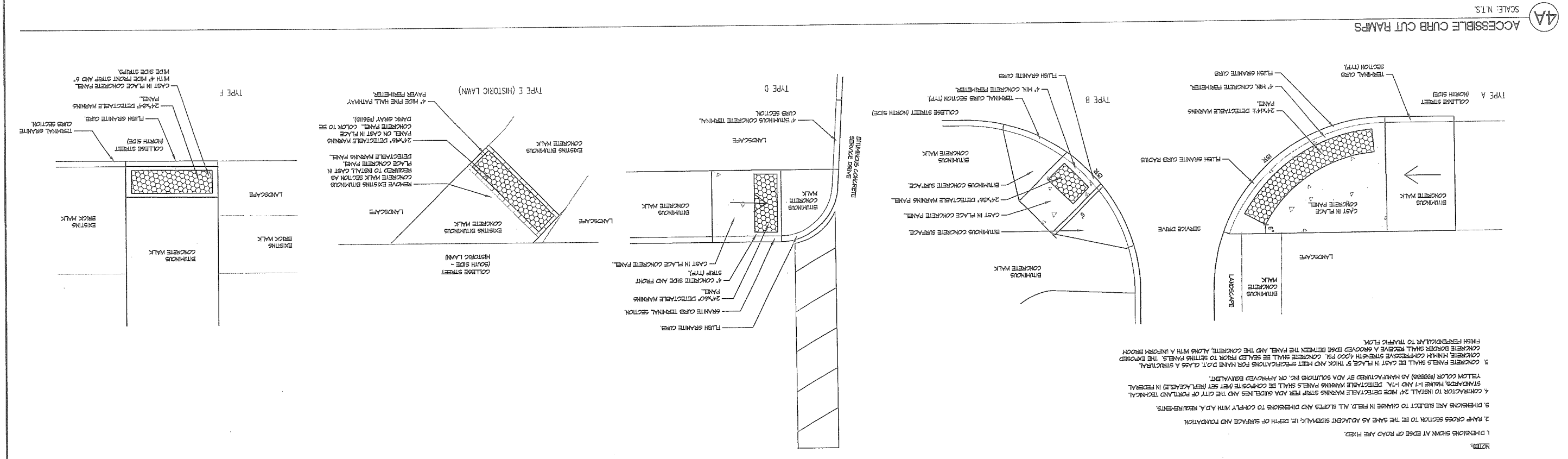
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REV	DATE	STATUS	BY	CHKD	DATE	STATUS	BY	CHKD	DATE
A	4/13/12	ISSUED FOR DESIGN DEVELOPMENT	TWS	TWS					
B	4/17/12	SUBMITTED TO THE CITY OF PORTLAND FOR LEVEL 3 REVIEW	PBB	PBB					
C	5/11/12	ISSUED FOR BUILDING PERMIT	TWS	TWS					
D	5/29/12	ISSUED FOR BID	TWS	TWS					
E	6/06/12	REVISED PER CITY COMMENTS	TWS	TWS					

PROJECT: PATIENT CARE CENTER UNIVERSITY OF NEW ENGLAND STEVENS AVENUE, PORTLAND, MAINE	DESIGN: DEPT. DRAWN: DEPT. CHKD: TWS	DATE: JAN. 2012 SCALE: AS NOTED	PROJECT NO. 010 DWG. NO. C-303
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CLIENT: PORT CITY ARCHITECTURE 65 NEWBURY STREET, PORTLAND, MAINE 04101	CONSULTING ENGINEERING & LAND PLANNING 23 WILSON WAY TOPSHAM, MAINE 04186 TEL: (207) 449-4775	
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4A ACCESSIBLE CURB CUT RAMPS
SCALE: N.T.S.

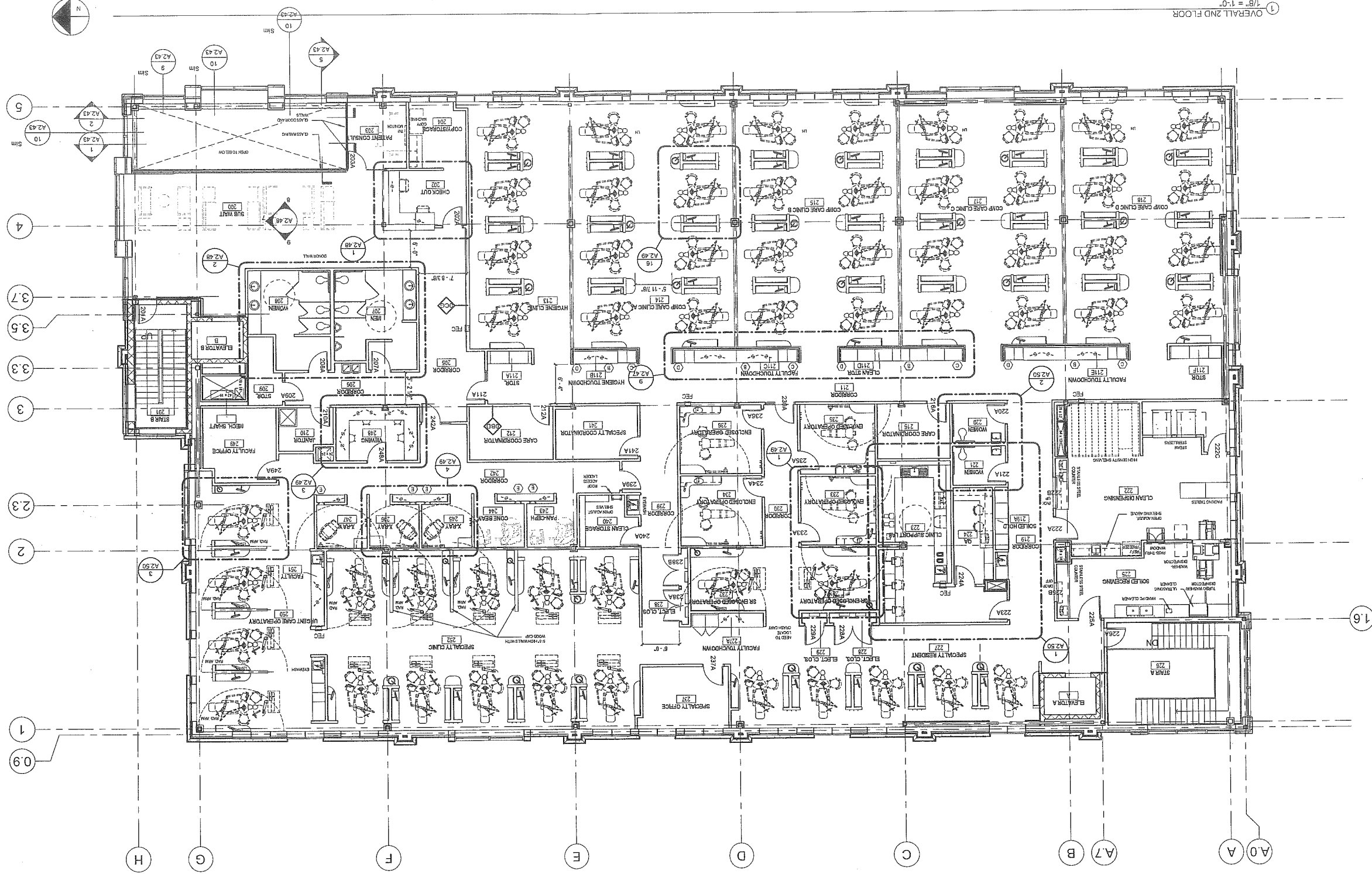


C.8c

IF THIS SHEET IS NOT 24" X 36" IT IS A REDUCED SCALE PRINT - SCALE ACCORDINGLY

SCALE: 1/8" = 1'-0"

1/8" = 1'-0"



DESIGN DEVELOPMENT SET - NOT FOR CONSTRUCTION

GENERAL NOTES - INTERIOR PLANS

A. DETAIL NOTES APPLY ONLY TO SHEETS A.1.1 THROUGH A.2.48. ALL NOTES MAY NOT OCCUR ON THIS SHEET AND DO NOT APPLY TO ANY OTHER SHEETS EXCEPT THOSE NOTED.

B. SEE SHEET 0.1.1 FOR INTERIOR PARTITION TYPES.

C. SEE THE ROOM FINISH SCHEDULE FOR FURTHER FINISH AND MATERIAL INFORMATION.

D. SEE THE EXTERIOR SHELL PLANS FOR EXTERIOR WALL CONSTRUCTION, FLOOR CONSTRUCTION AND RELATED INFORMATION.

E. WHERE DIMENSIONS ARE SHOWN TO WALLS OR CASEWORK, THE DIMENSIONS ARE TO FINISH FACE OF WALL OR CABINET UNLESS OTHERWISE NOTED.

F. WHERE DIMENSIONS ARE SHOWN TO SPECIALTY CENTRAL EQUIPMENT, THE DIMENSIONS ARE TO THE CENTER LINE OF THE EQUIPMENT UNLESS OTHERWISE NOTED.

G. SPECIALTY CENTRAL EQUIPMENT AND CENTRAL CASEWORK INDICATED BY DASHED LINES IS A GENERAL REPRESENTATION OF THE CASEWORK FOR COORDINATION PURPOSES ONLY. THE EXACT SIZE, CONFIGURATION AND TYPE OF CASEWORK AND RELATED OPTIONS SHALL BE DETERMINED BY THE OWNER.

H. PLUMBING MECHANICAL, ELECTRICAL AND TELCOM ROOM LOCATIONS ARE SHOWN FOR GENERAL COORDINATION PURPOSES ONLY. REFER TO THE PLUMBING, MECHANICAL, ELECTRICAL AND TELCOM DRAWINGS FOR FURTHER INFORMATION.

I. UNLESS OTHERWISE INDICATED ON THE DRAWINGS, CASEWORK SHALL BE 2" DEEP FOR BASE CHANGERS AND 15" DEEP FOR UPPER CABINETS. COUNTERTOPS SHALL BE 2" DEEP FOR BASE WITH A SOLID SURFACE COUNTERTOP. SEE SECTION 06.41.00.

J. UNLESS OTHERWISE INDICATED, CASEWORK SHALL BE PLASTIC LAMINATE.

K. UNLESS OTHERWISE INDICATED ON THE DRAWINGS, CASEWORK SHALL BE 2" DEEP FOR BASE CHANGERS AND 15" DEEP FOR UPPER CABINETS. COUNTERTOPS SHALL BE 2" DEEP FOR BASE WITH A SOLID SURFACE COUNTERTOP. SEE SECTION 06.41.00.

L. SINK SIZES SHOWN ARE GENERAL REPRESENTATIONS ONLY. SEE THE PLUMBING DRAWINGS AND SPECIFICATIONS FOR SINK PRODUCT AND SIZE INFORMATION.

M. WHERE DIMENSIONS ARE SHOWN TO SURFACE MOUNTED DISPENSERS INDICATED ON PLANS AND ELECTRICAL TYPED.

N. AT 1/8" AND CLINIC RECEPTION COUNTERTOP HEIGHTS A WALL OR COLUMN PROVIDE A DESIGNER OF THE SAME MATERIAL TO MATCH THE COUNTERTOP.

O. PROVIDE CONCEALED BLOCKING BY WALLS FOR WALL MOUNTED DENTAL EQUIPMENT, GRAB BARS AND CASEWORK.

UNIVERSITY OF
NEW ENGLAND
PORTLAND, MAINE
PATIENT CARE
CENTER
INTERIOR SHELL
SECOND FLOOR PLAN

Project Number: 22005-00
Date: 05.25.2012
Drawn by: CLK
Checked by: MLK
Scale: As indicated
A1.12

DESIGN DOCUMENTS

No.	Description	Date

CONSULTANTS

Kahler Slater
experience design

BECKER

Victor A. Bilotta
Inc.

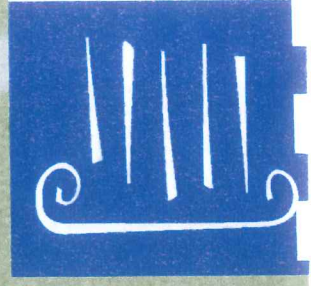
Site Design Associates
23 Whitney Way
Topsham, Maine 04086
207-449-4275

PORT CITY ARCHITECTURE

65 NEWBURY STREET
PORTLAND, ME 04101
207 761 9000
info@portcityarch.com
www.portcityarch.com

C9g

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C.10a

C-100
SHT 1 of 2
DATE: 11/28/07
DRAWING NO. 11/28/07

NO. REV. DATE

B A SUBMITTED TO CLIENT WITH REVISED DATUM
A REVISED

DATE: OCTOBER 2007

PROJECT ADDRESS: STEVENS AVENUE & BISHOP STREET PORTLAND, MAINE

PROJECT NO.: CHKO BY: RAC
DRAWN BY: RAC
SCALE: 1"=80'

OWNER / CLIENT: UNIVERSITY OF NEW ENGLAND
11 HILLS BEACH ROAD, BIDDFORD, MAINE

PROJECT: CAMPUS BOUNDARY SURVEY

COLONIAL SURVEYING COMPANY, LLC
34 Presidential Pike
Orono, Maine 04939
TEL: (207) 697-3400

STATE OF MAINE
RECEIVED
AT: HOUR MIN. M.
AND RECORDED IN BOOK PAGE
ATTEST
CUMBERLAND COUNTY REGISTRY OF DEEDS

RECEIVED
AT: HOUR MIN. M.
AND RECORDED IN BOOK PAGE
ATTEST
CUMBERLAND COUNTY REGISTRY OF DEEDS

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AND RECORDED IN BOOK PAGE
ATTEST
CUMBERLAND COUNTY REGISTRY OF DEEDS

GENERAL NOTES:

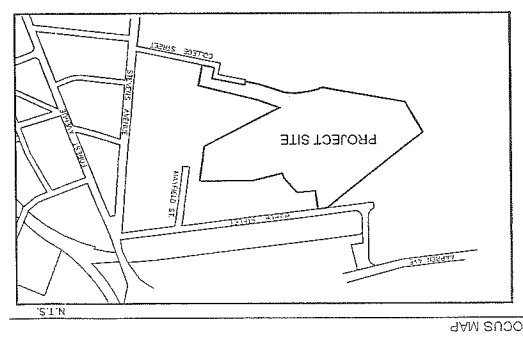
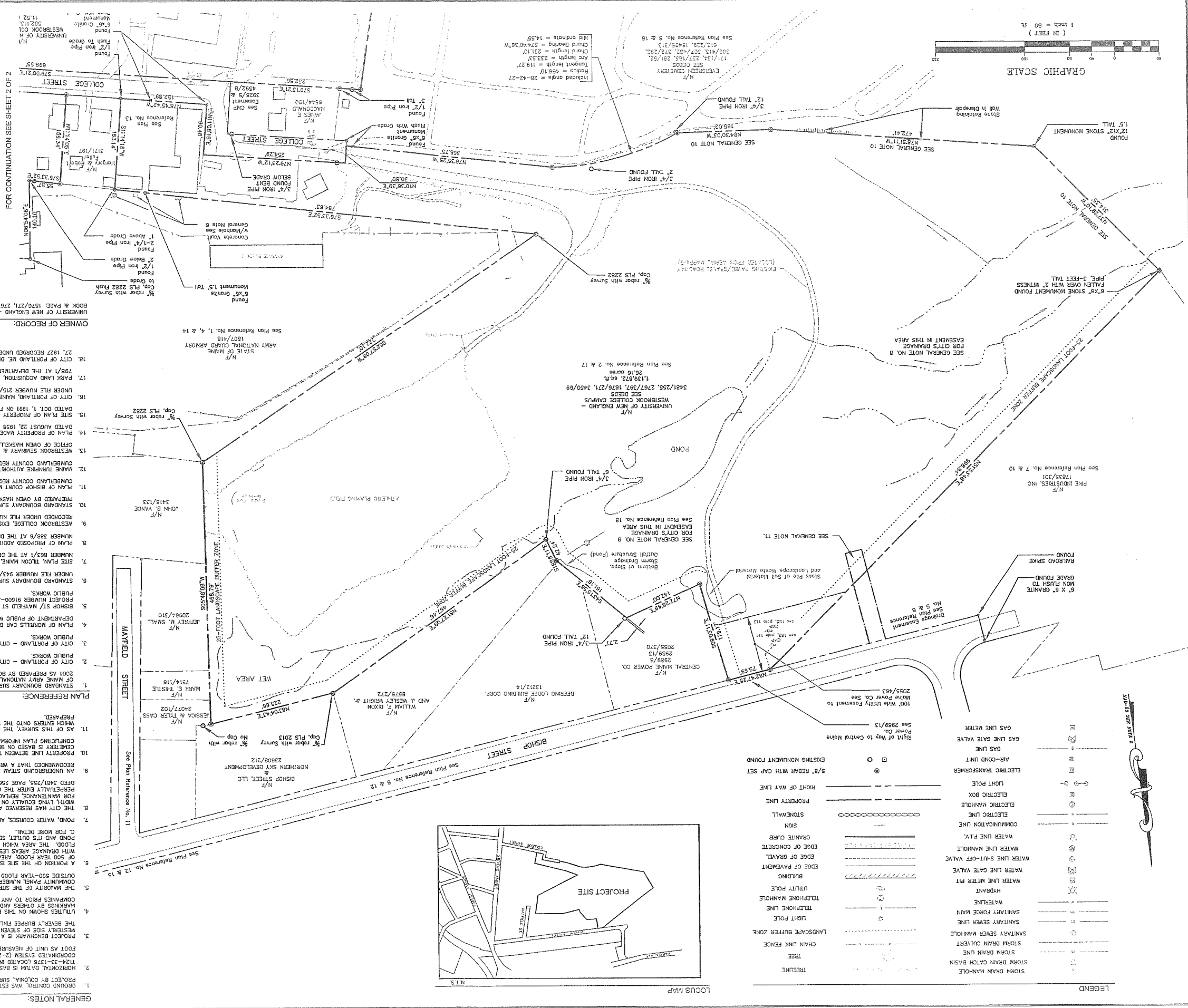
- GROUND CONTROL WAS ESTABLISHED BY SQUAM BAY CORP. IN MAY 1999 AND EXPANDED FOR THIS PROJECT BY COLONIAL SURVEYING COMPANY, LLC. IN 2007.
- HORIZONTAL DATUM IS BASED UPON CITY OF PORTLAND CONTROL POINTS 1124-30-1341 AND 1124-32-1375 LOCATED IN THE VICINITY OF THE SITE. HORIZONTAL IS MAIN STATE PLANE COORDINATE SYSTEM (2-ZONE PROJECTION) WITH ZONE 18E3 (HMA) AND US SURVEY FOOT AS UNIT OF MEASURE. VERTICAL IS NAD 1983 (MONT BLA 85-4, ELY, 10533).
- PROJECT BENCHMARK IS A HYDRANT TOP BOLT SIGNED WITH AN "X" LOCATED ON THE WESTLY SIDE OF STEVENS AVENUE NEAR THE SOUTHWEST CORNER OF THE PARCEL LOT IN FRONT OF THE BUREAU FIRE STATION. ELEVATION 127.40 (NGVD-29) (NGVD-83).
- UTILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD OBSERVATIONS, SURVEYED LOCATIONS OF UTILITIES MARKINGS BY OTHERS AND ARE APPROXIMATE ONLY. LOCATIONS SHOULD BE VERIFIED BY THE UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION OR EXCAVATION IN THIS AREA.
- THE MAJORITY OF THE SITE IS LOCATED IN ZONE X OF THE NATIONAL FLOOD INSURANCE RATE MAP. COMMUNITY PANEL NUMBER 230091 0007. ZONE X IS IDENTIFIED AS AN AREA DETERMINED TO BE A PORTION OF THE SITE IS LOCATED IN ZONE X (SHADED). ZONE X (SHADED) IS IDENTIFIED AS AN AREA WITH FLOODING LESS THAN 1 FOOT WITH AREAS PROTECTED BY LEVIES FROM 1-100 YEARS WITH FLOODING LESS THAN 1 FOOT WITH AREAS PROTECTED BY LEVIES FROM 1-100 YEARS OR MORE.
- A PORTION OF THE SITE IS LOCATED IN ZONE X (SHADED). ZONE X (SHADED) IS IDENTIFIED AS AN AREA WITH FLOODING LESS THAN 1 FOOT WITH AREAS PROTECTED BY LEVIES FROM 1-100 YEARS OR MORE.
- POND, WATER COURSES, AND GRAVEL ROADWAYS LOCATED FROM AERIAL PHOTOGRAPHS PERFORMED IN 1996. THE CITY HAS RESERVED A DRAINAGE EASEMENT FOR ITS STORM DRAIN IN THIS AREA. 50-FOOT EASEMENT FROM MAIN BRAIN AND EXISTING BROOK. THIS EASEMENT IS RESERVED FOR THE CITY AND IS RESERVED FOR THE CITY AND IS RESERVED FOR THE CITY.
- THE CITY HAS RESERVED A DRAINAGE EASEMENT FOR ITS STORM DRAIN IN THIS AREA. 50-FOOT EASEMENT FROM MAIN BRAIN AND EXISTING BROOK. THIS EASEMENT IS RESERVED FOR THE CITY AND IS RESERVED FOR THE CITY.
- AN UNDERGROUND STAIN LEAD FOR HEATING PURPOSES CROSSES THE AIRBORNE PROPERTY. IT IS RECOMMENDED THAT A WRITTEN EASEMENT BE ESTABLISHED FOR THIS SYSTEM.
- PROPERTY LINE BETWEEN THE UNIVERSITY OF NEW ENGLAND - WESTBROOK COLLEGE AND EVERGREEN CENTER IS BASED ON BEST AVAILABLE INFORMATION AND LINES OF OCCUPATION. HOWEVER, DUE TO CONFLICTING PLAN INFORMATION AND AMBIGUOUS DEED CALLS, WE RECOMMEND A LINE AGREEMENT.
- AS OF THIS SURVEY, THE DRAINAGE EASEMENT OF THE STORM DRAIN OUTFALL PIPE WHICH ENTRIES ONTO THE UNIVERSITY OF NEW ENGLAND - WESTBROOK COLLEGE PARCEL HAD NOT BEEN PREPARED.
- STANDARD BOUNDARY SURVEY FOR DEPARTMENT OF DEFENSE, VETERANS AND DURANCE MANAGEMENT OF MAINE ARMY NATIONAL GUARD ARMORY, 772 STEVENS AVENUE, PORTLAND MAINE, DATED JAN 30, 2001 AS PREPARED BY BOUNDARY POINTS OF WESTBROOK, MAINE.
- CITY OF PORTLAND - CITY PROPERTY, RECORDED UNDER FILE NUMBER 72 AT THE DEPARTMENT OF PUBLIC WORKS.
- CITY OF PORTLAND - CITY PROPERTY, RECORDED UNDER FILE NUMBER 139/4 AT THE DEPARTMENT OF PUBLIC WORKS.
- PLAN OF MORTLETT CAR BARN LOT, DEERING, RECORDED UNDER FILE NUMBER 798/14 AT THE DEPARTMENT OF PUBLIC WORKS.
- BISHOP STREET SEVERAL SEPARATION, PLAN AND PROFILE, SHEET 9 OF 9 DATED 11/11/03, PROJECT NUMBER 91600-30-50-57 RECORDED UNDER FILE NUMBER 943/4 AT THE DEPARTMENT OF PUBLIC WORKS.
- STANDARD BOUNDARY SURVEY OF BISHOP STREET EXTENSION, SHEET 1 OF 1 DATED 11/1/95 RECORDED UNDER FILE NUMBER 943/44 AT THE DEPARTMENT OF PUBLIC WORKS.
- SITE PLAN, TILSON MAINE, INC., BISHOP STREET, PORTLAND MAINE DATED 3/31/91, RECORDED UNDER FILE NUMBER 863/1 AT THE DEPARTMENT OF PUBLIC WORKS.
- PLAN OF PROPOSED ADDITION TO EVERGREEN CENTER, DATED AUGUST 1994, RECORDED UNDER FILE NUMBER 389/6 AT THE DEPARTMENT OF PUBLIC WORKS.
- WESTBROOK COLLEGE, EXISTING CONSTRUCTION PLAN, PORTLAND, MAINE DATED 6/1/99 RECORDED UNDER FILE NUMBER 727/2 AT THE DEPARTMENT OF PUBLIC WORKS.
- STANDARD BOUNDARY SURVEY ON BISHOP STREET, PORTLAND MAINE MADE FOR FINE INDUSTRIES, INC. PREPARED BY OWEN HASKELL, INC. DATED JUNE 17, 1999, JOB NUMBER 99119P.
- CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 12, PAGE 68.
- MAINE TURNPIKE AUTHORITY SECTION 2-PORTLAND TO AUGUSTA, PROPERTY PLAN RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 140, PAGE 42.
- WESTBROOK SENIORS & JUNIOR COLLEGE MADE BY E.C. JORDAN & CO. DATED 1/4/84 ON FILE AT THE OFFICE OF OWEN HASKELL, INC. UNDER FILE NUMBER 1113.
- PLAN OF PROPERTY MADE FOR THE ADJUTANT GENERAL, HANSDEN, MAINE UNDER FILE NUMBER 1094 DATED AUGUST 22, 1998 ON FILE AT THE OFFICE OF OWEN HASKELL, INC.
- SITE PLAN OF PROPERTY ON BISHOP STREET, PORTLAND, MAINE UNDER FILE NUMBER 91153P.
- CITY OF PORTLAND, MAINE DEPARTMENT OF PUBLIC WORKS, EVERGREEN CENTER, DEED PLAN RECORDED UNDER FILE NUMBER 215/4 AT THE DEPARTMENT OF PUBLIC WORKS.
- CITY OF PORTLAND AND ME. DEPARTMENT OF PUBLIC WORKS, BISHOP STREET OUTLET DRAIN, DATED AUGUST 27, 1927 RECORDED UNDER FILE NUMBER 247/10 AT THE DEPARTMENT OF PUBLIC WORKS.
- CITY OF PORTLAND ME. DEPARTMENT OF PUBLIC WORKS, BISHOP STREET OUTLET DRAIN, DATED AUGUST 27, 1927 RECORDED UNDER FILE NUMBER 247/10 AT THE DEPARTMENT OF PUBLIC WORKS.

UNIVERSITY OF NEW ENGLAND - WESTBROOK COLLEGE, SEE CUMBERLAND COUNTY REGISTRY OF DEEDS, BOOK & PAGE: 1876/271, 2767/297, 3450/89, 3481/255.

OWNER OF RECORD:

UNIVERSITY OF NEW ENGLAND - WESTBROOK COLLEGE, SEE CUMBERLAND COUNTY REGISTRY OF DEEDS, BOOK & PAGE: 1876/271, 2767/297, 3450/89, 3481/255.

FOR CONTINUATION SEE SHEET 2 OF 2

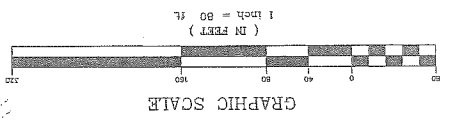


LEGEND

STORM DRAIN MANHOLE	---
STORM DRAIN CATCH BASIN	---
STORM DRAIN LINE	---
SANITARY SEWER MANHOLE	---
SANITARY SEWER MAIN	---
WATERTABLE	---
HYDRANT	---
WATER LINE METER PIT	---
WATER LINE GATE VALVE	---
WATER LINE SHUT-OFF VALVE	---
WATER LINE MANHOLE	---
WATER LINE P.V.	---
COMMUNICATION LINE	---
ELECTRIC LINE	---
ELECTRIC MANHOLE	---
ELECTRIC BOX	---
LIGHT POLE	---
ELECTRIC TRANSFORMER	---
AIR-COND UNIT	---
GAS LINE	---
GAS LINE GATE VALVE	---
GAS LINE METER	---

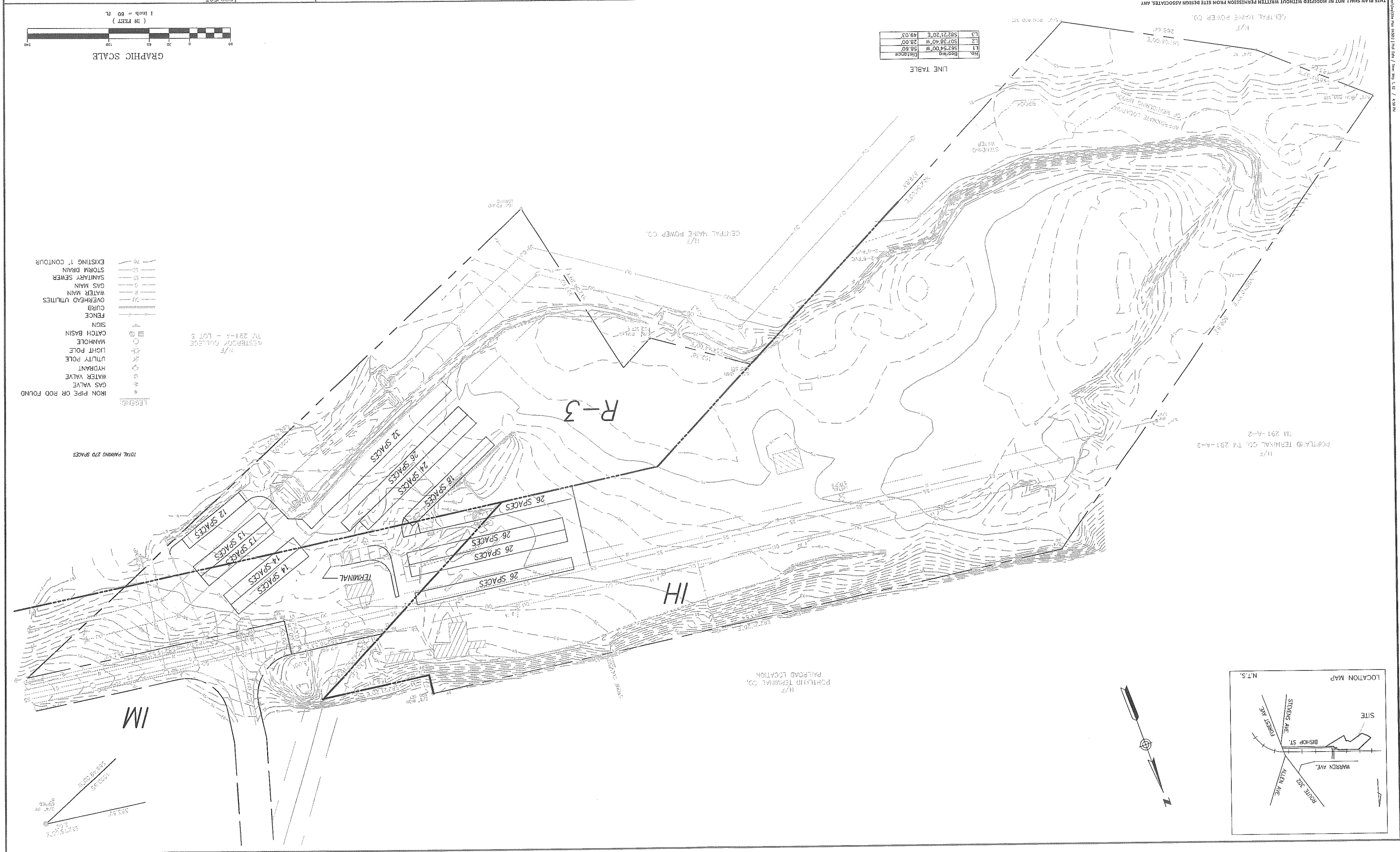
LEGEND

TREELINE	---
CHAIN LINK FENCE	---
LANDSCAPE BUFFER ZONE	---
TREE	---
LIGHT POLE	---
TELEPHONE LINE	---
UTILITY POLE	---
BUILDING	---
EDGE OF PAYMENT	---
EDGE OF GRAVEL	---
EDGE OF CONCRETE	---
SIGN	---
GRANITE CURB	---
STONEWALL	---
RIGHT OF WAY LINE	---
PROPERTY LINE	---
EXISTING MONUMENT FOUND	---
5/8" REBAR WITH CAP SET	---
RIGHT OF WAY EASEMENT TO MAINE POWER CO. SEE 2055/463	---



STATE OF MAINE
RECEIVED
AT: HOUR MIN. M.
AND RECORDED IN BOOK PAGE
ATTEST
CUMBERLAND COUNTY REGISTRY OF DEEDS

REV.	DATE	STATUS	BY	CHKD.	APPD.
A	05/02/12	FOR CITY CONCEPTUAL REVIEW			
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SITE DESIGN ASSOCIATES, ANY ALTERATIONS, OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SITE DESIGN ASSOCIATES.					
PROJECT: INTERMODAL FACILITY 102 BISHOP STREET, PORTLAND, MAINE					
DESIGN:	TWS				
DRAWN:	DEPT.				
CHKD:	TWS				
DATE:	APRIL 2012				
PROJ. NO.:					
DWG. NO.:	C-100				
REV.	A				

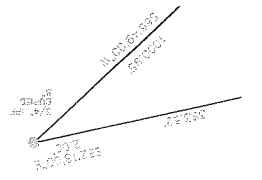
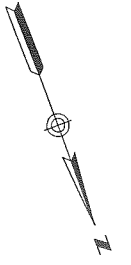
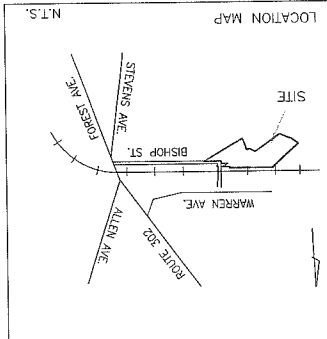


LINE TABLE

1/1	567.54' 00" W	58.80'
1/2	507.38' 40" W	28.00'
1/3	592.21' 20" E	49.03'

- LEGEND:
- IRON PIPE OR ROD FOUND
 - GAS VALVE
 - WATER VALVE
 - HYDRANT
 - UTILITY POLE
 - LIGHT POLE
 - MANHOLE
 - CATCH BASIN
 - SIGN
 - FENCE
 - CURB
 - OVERHEAD UTILITIES
 - WATER MAIN
 - GAS MAIN
 - SANITARY SEWER
 - STORM DRAIN
 - EXISTING 1' CONTOUR

TOTAL PARKING 270 SPACES



11 HILLS BEACH ROAD, BIDDEFORD, MAINE 04005
 UNIVERSITY OF NEW ENGLAND
 23 Whittier Way
 Topsham, Maine 04086
 Tel: (207) 449-4275
 Consulting Engineering & Land Planning
 Site Design Associates

REV	DATE	STATUS
A	4/13/12	ISSUED FOR DESIGN DEVELOPMENT
B	4/17/12	SUBMITTED TO THE CITY OF PORTLAND FOR LEVEL 3 REVIEW

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SITE DESIGN ASSOCIATES, ANY MODIFICATIONS, OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SITE DESIGN ASSOCIATES.

BY	CHKD	APPD	REV	DATE	STATUS
TWS	TWS	TWS			



CLIENT: 23 Wilbur Way
Topsham, Maine 04086
Tel: (207) 494-2755

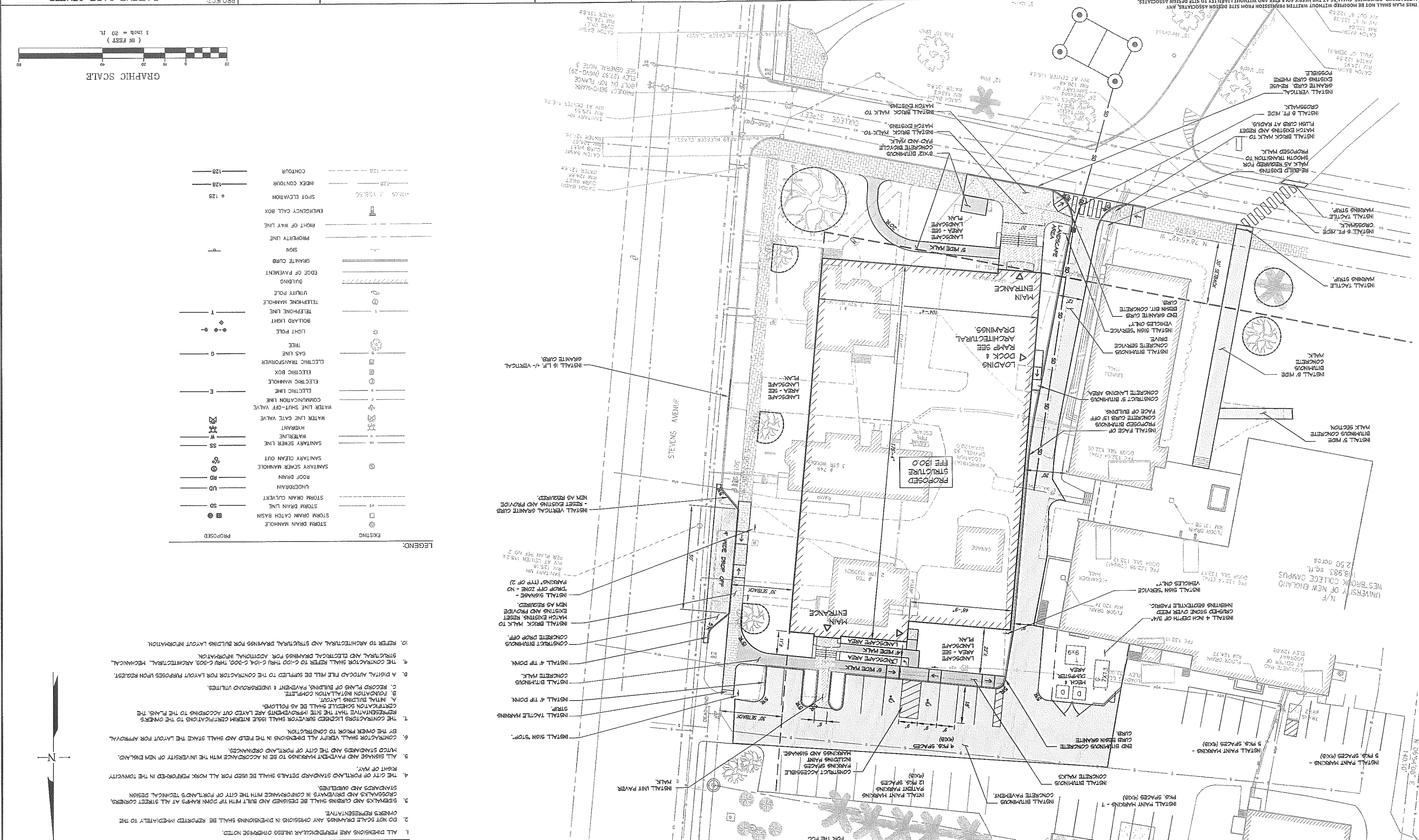
PROJECT: **Site Design Associates**
Consulting Engineering & Land Planning

PROJECT: **PATIENT CARE CENTER**
UNIVERSITY OF NEW ENGLAND
STEVENS AVENUE, PORTLAND, MAINE

DESIGN: DEPT.
DRAWN: DEPT.
CHKD: TWS

DATE: JAN. 2012
PROJ. NO. 12012
DWG. NO. C-101

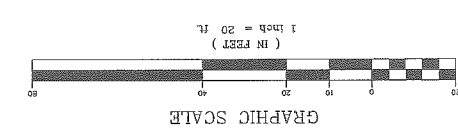
SCALE: 1" = 20'



LEGEND:

EXISTING	PROPOSED
STORM DRAIN MANHOLE	STORM DRAIN MANHOLE
STORM DRAIN CATCH BASIN	STORM DRAIN CATCH BASIN
STORM DRAIN LINE	STORM DRAIN LINE
UNDERDRAIN	UNDERDRAIN
ROOF DRAIN	ROOF DRAIN
SAINTARY SEWER MANHOLE	SAINTARY SEWER MANHOLE
SAINTARY SEWER LINE	SAINTARY SEWER LINE
HYDRANT	HYDRANT
WATER LINE GATE VALVE	WATER LINE GATE VALVE
WATER LINE SHUT-OFF VALVE	WATER LINE SHUT-OFF VALVE
COMMUNICATION LINE	COMMUNICATION LINE
ELECTRIC MANHOLE	ELECTRIC MANHOLE
ELECTRIC BOX	ELECTRIC BOX
ELECTRIC TRANSFORMER	ELECTRIC TRANSFORMER
TREE	TREE
LIGHT POLE	LIGHT POLE
BOLLARD LIGHT	BOLLARD LIGHT
TELEPHONE LINE	TELEPHONE LINE
TELEPHONE MANHOLE	TELEPHONE MANHOLE
UTILITY POLE	UTILITY POLE
BUILDING	BUILDING
EDGE OF PAVEMENT	EDGE OF PAVEMENT
GRANITE CURB	GRANITE CURB
PROPERTY LINE	PROPERTY LINE
RIGHT OF WAY LINE	RIGHT OF WAY LINE
EMERGENCY CALL BOX	EMERGENCY CALL BOX
SPOT ELEVATION	SPOT ELEVATION
INDEX CONTOUR	INDEX CONTOUR
CONTOUR	CONTOUR

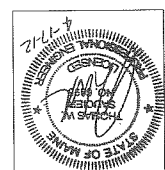
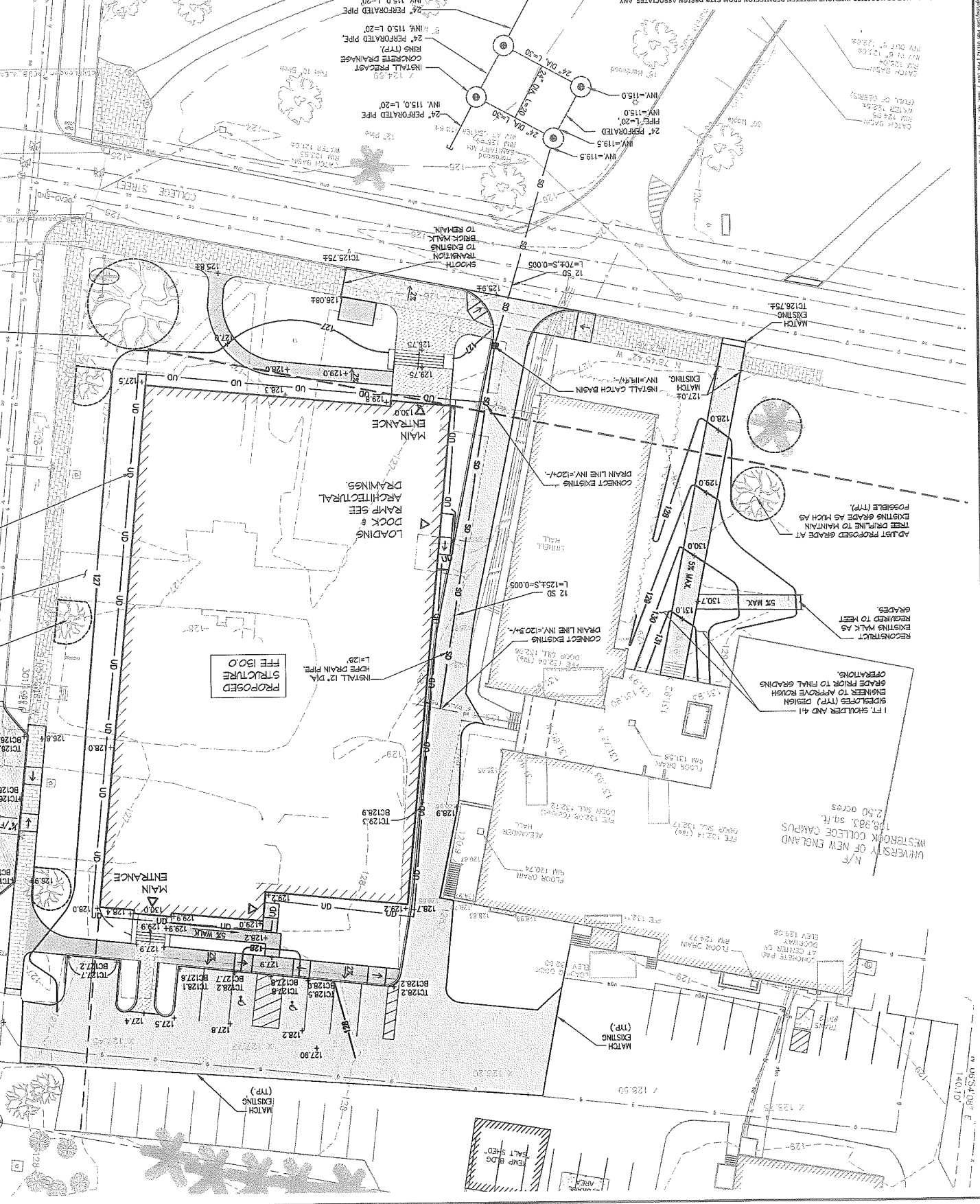
- SITE PLAN NOTES:**
1. ALL DIMENSIONS ARE PERPENDICULAR UNLESS OTHERWISE NOTED.
 2. DO NOT SCALE DRAWINGS. ANY OMISSIONS IN DIMENSIONING SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE.
 3. DRIVEWAYS AND CURBS SHALL BE DESIGNED AND BUILT WITH TYPICAL PAVED AT ALL STREET CORNERS, DRIVEWAYS AND SIDEWALKS. STANDARDS AND DIMENSIONS SHALL BE IN ACCORDANCE WITH THE CITY OF PORTLAND'S TECHNICAL STANDARDS AND ORDINANCES.
 4. ALL SIGNAGE AND PAVEMENT MARKINGS TO BE IN ACCORDANCE WITH THE UNIVERSITY OF NEW ENGLAND.
 5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND SHALL STAKE THE LAYOUT FOR APPROVAL BY THE OWNER PRIOR TO CONSTRUCTION.
 6. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND SHALL STAKE THE LAYOUT FOR APPROVAL BY THE OWNER PRIOR TO CONSTRUCTION.
 7. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND SHALL STAKE THE LAYOUT FOR APPROVAL BY THE OWNER PRIOR TO CONSTRUCTION.
 8. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND SHALL STAKE THE LAYOUT FOR APPROVAL BY THE OWNER PRIOR TO CONSTRUCTION.
 9. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND SHALL STAKE THE LAYOUT FOR APPROVAL BY THE OWNER PRIOR TO CONSTRUCTION.
 10. REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR BUILDING LAYOUT INFORMATION.



B.1a

REV	DATE	STATUS	BY	CHKD	APPD	REV	DATE	STATUS
A	4/13/12	ISSUED FOR DESIGN DEVELOPMENT	TWS	TWS				
B	4/17/12	SUBMITTED TO THE CITY OF PORTLAND FOR LEVEL 3 REVIEW	TWS	TWS				

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SITE DESIGN ASSOCIATES. ANY ALTERATIONS, OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SITE DESIGN ASSOCIATES.



CLIENT: 23 Winbury Way
Topsham, Maine 04086
Tel: (207) 489-4275

PORT CITY ARCHITECTURE
65 NEWBURY STREET, PORTLAND, MAINE 04101

PROJECT: PATIENT CARE CENTER
UNIVERSITY OF NEW ENGLAND
STEVENS AVENUE, PORTLAND, MAINE

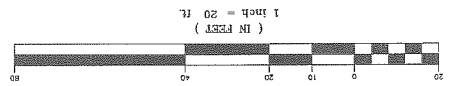
DESIGN: DEPT.
DRAWN: DEPT.
CHKD: TWS

DATE: JAN. 2012
SCALE: 1" = 20'

DWG. NO. C-102
REV. B

LEGEND:

EXISTING	PROPOSED
STORM DRAIN MANHOLE	STORM DRAIN MANHOLE
STORM DRAIN CATCH BASIN	STORM DRAIN CATCH BASIN
STORM DRAIN CULVERT	STORM DRAIN CULVERT
UNDERDRAIN	UNDERDRAIN
ROOF DRAIN	ROOF DRAIN
SANITARY SEWER MANHOLE	SANITARY SEWER MANHOLE
SANITARY SEWER LINE	SANITARY SEWER LINE
WATERLINE	WATERLINE
HYDRANT	HYDRANT
WATER LINE GATE VALVE	WATER LINE GATE VALVE
WATER LINE SHUT-OFF VALVE	WATER LINE SHUT-OFF VALVE
COMMUNICATION LINE	COMMUNICATION LINE
ELECTRIC LINE	ELECTRIC LINE
ELECTRIC MANHOLE	ELECTRIC MANHOLE
ELECTRIC BOX	ELECTRIC BOX
ELECTRIC TRANSFORMER	ELECTRIC TRANSFORMER
GAS LINE	GAS LINE
TREE	TREE
LIGHT POLE	LIGHT POLE
BOLLARD LIGHT	BOLLARD LIGHT
TELEPHONE LINE	TELEPHONE LINE
TELEPHONE MANHOLE	TELEPHONE MANHOLE
UTILITY POLE	UTILITY POLE
BUILDING	BUILDING
EDGE OF PAVEMENT	EDGE OF PAVEMENT
GRANITE CURB	GRANITE CURB
SION	SION
PROPERTY LINE	PROPERTY LINE
RIGHT OF WAY LINE	RIGHT OF WAY LINE
EMERGENCY CALL BOX	EMERGENCY CALL BOX
SPOT ELEVATION	SPOT ELEVATION
INDEX CONTOUR	INDEX CONTOUR
CONTOUR	CONTOUR

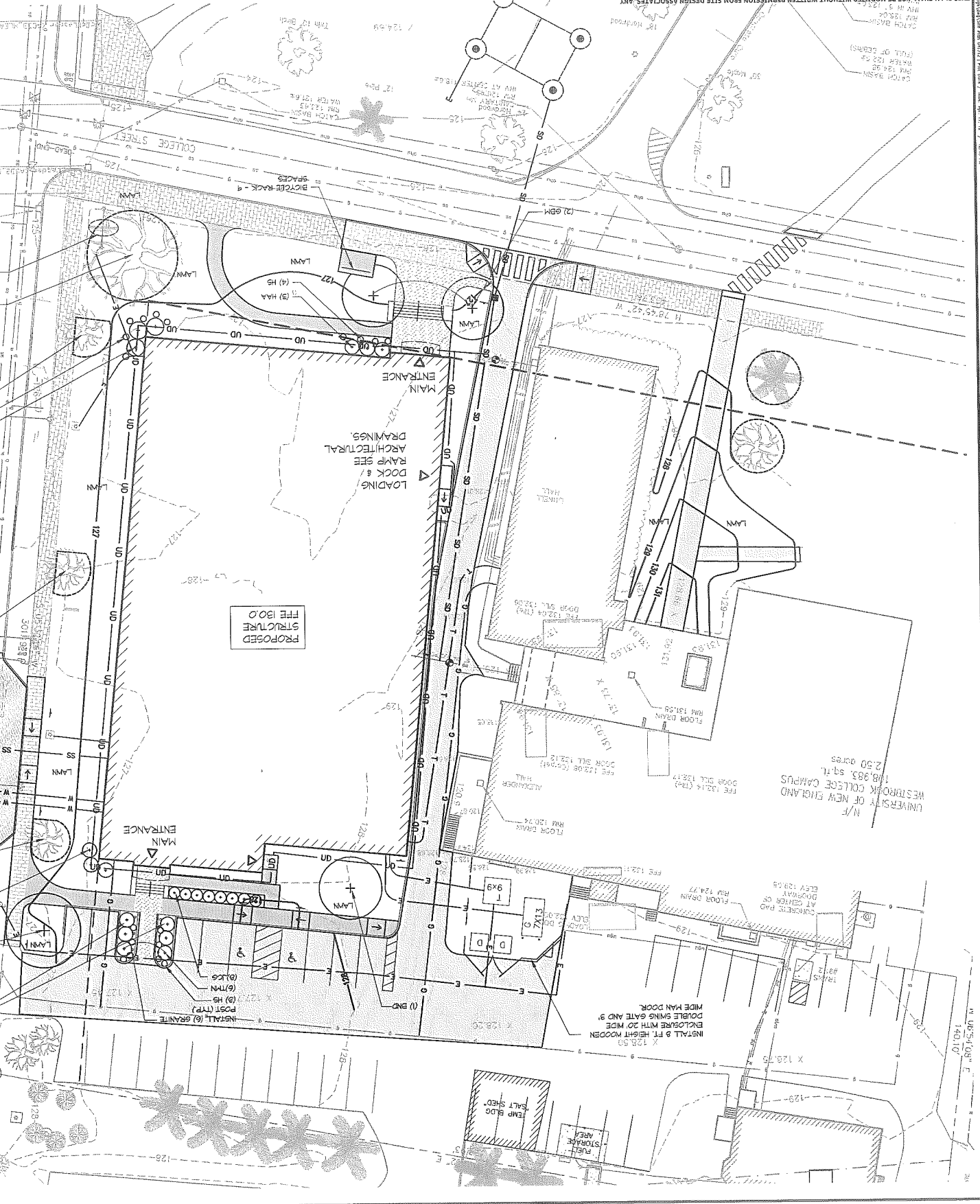


- GRADING & DRAINAGE NOTES:
1. PRIOR TO THE START OF ANY EXCAVATION FOR THE PROJECT BOTH ON AND OFF THE SITE, THE CONTRACTOR SHALL NOTIFY DISBURSE AND BE PROVIDED WITH A DISBURSE NUMBER INDICATING THAT ALL EXISTING UTILITIES HAVE BEEN LOCATED AND MARKED.
 2. CONTRACTOR SHALL VERIFY EXISTING GRADES AND NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
 3. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES AND PLANTING BEDS.
 4. CONTRACTOR TO ADJUST EXISTING AND PROPOSED UTILITY ELEMENT NEARBY TO BE FLUSH WITH GRADE SPECIFICALLY NOTED ON PLANS OR CATCH BASINS, INLETS, ETC.) THAT ARE AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT.
 5. WHERE PROPOSED GRADES MEET EXISTING GRADES, CONTRACTOR SHALL BLEND GRADES TO PROVIDE A SMOOTH TRANSITION.
 6. BETWEEN EXISTING AND NEW WORK, FENDING AT TRANSITION AREAS WILL NOT BE ALLOWED.
 7. CONTRACTOR SHALL PROVIDE A FINISHED PAVEMENT SURFACE FREE OF LOW SPOTS AND POVING AREAS.
 8. BRIMMERS CONCRETE ELEVATIONS AT CATCH BASINS TO BE 1/4 INCH ABOVE RIM ELEVATION SHOWN FOR CATCH BASINS.
 9. ALL WALKS SHALL FITCH TO DRAIN WITH A MAXIMUM GROSS SLOPE OF 2%.
 10. OWNERS REPRESENTATIVE SHALL APPROVE LAYOUT OF ALL DRAINAGE STRUCTURES PRIOR TO INSTALLATION.
 11. ALL DRAINAGE PIPE NOT CALLED OUT ON THE DRAWINGS SHALL BE SMOOTH INTERIOR CORRUGATED EXTERIOR HOPE R-12 AS MANUFACTURED BY AWP.
 12. THE CONTRACTOR SHALL INSTALL CATCH BASIN INLET PROTECTION AT ALL CATCH BASIN INLETS WITHIN THE DISBURSED AREA AND BE RESPONSIBLE FOR TAKING ALL NECESSARY EROSION CONTROL MEASURES. SEE SHEET C-300.
 13. ALL UNUSABLE AND USED MATERIALS WHICH CAN NOT BE DISPOSED OF ON SITE SHALL BE REMOVED AND DISPOSED OF OFF SITE BY THE CONTRACTOR IN ACCORDANCE WITH ALL STATE AND LOCAL LAWS.
 14. REFER TO DRAWINGS C-100 THRU C-104 AND C-300 THRU 303 AND THE ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.

B.1b

REV.	DATE	STATUS	BY	CHKD.	APPD.	REV.	DATE	STATUS
A	4/13/12	ISSUED FOR DESIGN DEVELOPMENT						
B	4/17/12	SUBMITTED TO THE CITY OF PORTLAND FOR LEVEL 3 REVIEW						

THIS PLAN SHALL NOT BE HOBBLED WITHOUT WRITTEN PERMISSION FROM SITE DESIGN ASSOCIATES, ANY ALTERATIONS, OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SITE DESIGN ASSOCIATES.



UNIVERSITY OF NEW ENGLAND
140,983 sq. ft.
2.50 acres
140.10'

PROJECT:	PATIENT CARE CENTER UNIVERSITY OF NEW ENGLAND STEVENS AVENUE, PORTLAND, MAINE
DESIGN: DEPT.	TWS
DRAWN: DEPT.	TWS
CHKD:	TWS
DATE:	JAN. 2012
SCALE:	1" = 20'
PROJ. NO.	
DWG. NO.	
REV.	B

CLIENT: 23 Winery Way
Topsham, Maine 04086
Tel: (207) 494-275

PORT CITY ARCHITECTURE
65 NEWBURY STREET, PORTLAND, MAINE 04101

Site Design Associates
Consulting Engineering & Land Planning

LANDSCAPE PLAN

C-104

REV.

GRAPHIC SCALE
1 inch = 20 ft.
(IN FEET)

PLANT LIST:

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	COMMENTS
	SHRUBS, GROUNDCOVERS & HERBACEOUS MATERIALS				
HAA	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	3	56" HT.	FILL & BUSH
HA	HEMEROCALLIS STILLA 'DORO'	STILLA DORO DAYLILY	15	1 GAL.	FILL & BUSH
JCS	JUNPEROSA CHINEENSIS 'CASINO GOLD'	CASINO GOLD CHINESE JUNPER	6	24" HT.	FILL & BUSH
RS	RHODOCYDON BOLLE DE NEIGE	BOLLE DE NEIGE RHODODENDRON	3	36" HT.	FILL & BUSH
TAN	TAXUS MEDIA 'NIGRA'	DARK SPREADING YEW	6	30" HT.	FILL & BUSH
VTS	VIBURNUM P. TOKENTOSUM 'SHASTA'	SHASTA DOUBLEDAY VIBURNUM	3	40" HT.	FILL & BUSH
	TREES				
BND	BETULA NIGRA 'DURAEAT'	DURAEAT RIVER BIRCH	1	12" HT.	CLUMP B&B
GBM	GINKGO BILBA 'MAGYAR'	MAGYAR GINKGO	2	3" CAL.	B&B
PC	PRUNUS CALIFORNICA 'CLEVELAND'	CLEVELAND FLOWERING PEAR	1	3" CAL.	B&B

LANDSCAPE NOTES:

1. CONTRACTOR SHALL VERIFY ALL TREE REMOVALS WITH LANDSCAPE ARCHITECT PRIOR TO START OF CONSTRUCTION. ANY TREES MARKED TO REMAIN THAT ARE DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE REPLACED WITH TREES EQUALING THE SPECIES AND CALIPER LOSS.
2. LANDSCAPE CONTRACTOR IS ENCOURAGED TO PROVIDE THE LANDSCAPE ARCHITECT WITH CONCERNS AND/OR SUGGESTIONS WITH REGARDS TO PROPOSED PLANT MATERIAL SELECTION PRIOR TO PLACING A PURCHASE ORDER.
3. THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE ALL PLANTINGS SHOWN GRAPHICALLY ON THIS DRAWING. CLARIFY ANY DISCREPANCIES WITH THE LANDSCAPE ARCHITECT PRIOR TO PLACING ANY PLANT MATERIAL.
4. ALL PLANT MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S AMERICAN STANDARD OF NURSERY STOCK.
5. ALL PLANT MATERIALS ARE SUBJECT TO THE OWNER'S REPRESENTATIVE AT NO ADDITIONAL COST TO THE OWNER.
6. ALL TREES AND SHRUBS TO BE BALLED OR CONTAINERIZED.
7. MESH FOR PLANTED AREAS TO BE Aged SPRUCE AND FIR BARK, PARTIALLY DECOMPOSED, DARK BROWN IN COLOR AND FREE OF MOOD CHIPS THICKER THAN 1/4 INCH.
8. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES AND PLANTING BEDS.
9. NO PLANTS SHALL BE PLANTED BEFORE ACCEPTANCE OF ROUGH GRADING AND BEFORE CONSTRUCTION HAS BEEN COMPLETED IN THE IMEDIATE AREA.
10. ALL SHRUBS AND TREES SHALL BE INCORPORATED INTO BEDS, WHERE MULCHED PLANT BEDS ABOUT LAWN. CONTRACTOR SHALL PROVIDE A TURN OUT EDGE.
11. ALL TREES ALONG WALK AND PARKING AREAS SHALL BEGIN BRANCHING AT 6' HT. MIN.
12. ALL PLANT MATERIALS OR REPRESENTATIVE SAMPLES SHALL BE LEGIBLY TAGGED WITH PROPER COMMON AND BOTANICAL NAMES. TAGS SHALL REMAIN ON THE PLANTS UNTIL FINAL ACCEPTANCE.
13. CONTRACTOR SHALL BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND WILL CONTINUE UNTIL FINAL ACCEPTANCE. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WEANS AND METHODS OF WATERING AND MAINTENANCE.
14. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE (1) FULL YEAR FROM DATE OF FINAL ACCEPTANCE.
15. OR SITE BLENDINGS, THE EXISTING CONDITION WILL BE REMOVED, ABANDONED AND OR CAPPED OR DISMISSED AS REQUIRED.
16. SEE DRAWINGS C-100 THRU C-104 AND C-300 THRU C-302 FOR ADDITIONAL INFORMATION.

B.1d

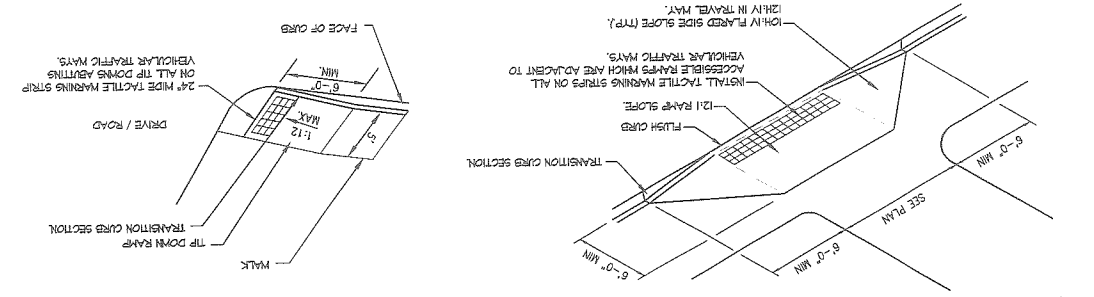
REV	DATE	STATUS
A	4/13/12	ISSUED FOR DESIGN DEVELOPMENT
B	4/17/12	SUBMITTED TO THE CITY OF PORTLAND FOR LEVEL 3 REVIEW

BY	CHKD	APPD	REV	DATE	STATUS



PROJECT:	PATIENT CARE CENTER UNIVERSITY OF NEW ENGLAND, STEVENS AVENUE, PORTLAND, MAINE
DESIGN: DEPT.	Site Design Associates
DRAWN: DEPT.	Consulting Engineering & Land Planning
CLIENT:	23 Walker Way Topsham, Maine 04086 TEL: (207) 440-0375
DATE: JAN. 2012	PORT CITY ARCHITECTURE
SCALE: AS NOTED	65 NEWBURY STREET, PORTLAND, MAINE 04101
DWG. NO.	
PROJ. NO.	
REV	B

9 ACCESSIBLE CURB CUT RAMPS
SCALE: N.T.S.



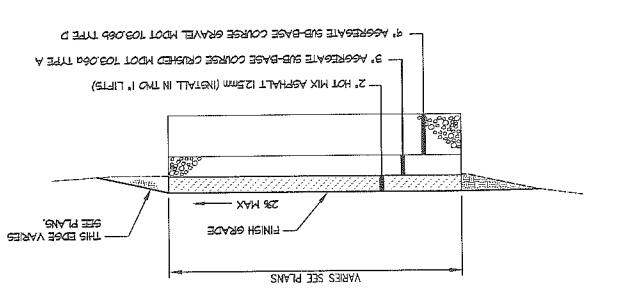
- NOTES:
1. DIMENSIONS SHOWN AT EDGE OF ROAD ARE FIXED.
 2. RAMP CROSS SECTION TO BE THE SAME AS ADJACENT SIDEWALK.
 3. DIMENSIONS ARE SUBJECT TO CHANGE IN FIELD. ALL SLOPES AND DIRECTIONS TO COMPLY WITH ADA REQUIREMENTS.
 4. 24" WIDE DETECTABLE MARKING STRIP TO BE CONSTRUCTED FROM ADA COMPLIANT PRECAST CONCRETE UNIT PAVERS (RED IN COLOR) SUCH AS THE HOLLOWCORE AS MANUFACTURED BY GIBBS CORP. OR EQUIVALENT. PROVIDE PRODUCT INFORMATION TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PURCHASING APPROVED EQUIPMENT. PROVIDE PRODUCT INFORMATION TO THE DEPT. OF TRANSPORTATION AND MAINTENANCE FOR THE BEST COURSE OF ACTION AND INQUIRY. HAWKING OR ACCESSIBLE RAMP MARKING ARE ADJACENT TO THE HIGHLY TRAFFIC SIDE SLOPE (TRP).

5 BITUMINOUS CURB (ADJACENT TO SIDEWALK)
SCALE: N.T.S.

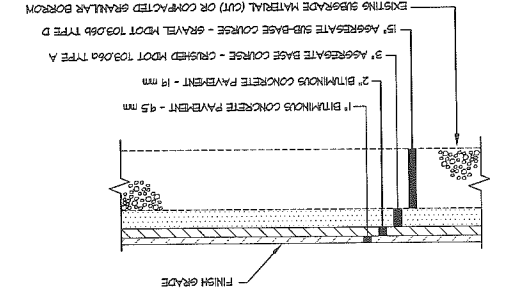


- NOTES:
1. NO STRAIGHT CURB STONES SHALL BE USED ON RADII. SUBMIT SHOP DRAWINGS TO THE OWNER'S REPRESENTATIVE OF CURB STONE LENGTHS TO BE USED.
 2. MINIMUM LENGTH OF STRAIGHT CURB STONES SHALL BE 4'.
 3. MAXIMUM LENGTH OF STRAIGHT CURB STONES SHALL BE 8'.
 4. JOINTS BETWEEN CURB STONES SHALL BE NO LESS THAN 1/8" AND NO GREATER THAN 3/8". PLACE FILTER FABRIC IN THE BACK PORTION OF THE JOINT TO PREVENT BACKFILL INFILTRATION.
 5. CONTRACTOR TO ADJUST CURB REVEAL AT HANDICAP TIP DOWNS TO MEET 12:1 MAX. GRADE.

2 WALKWAY BUILD UP - BITUMINOUS CONCRETE (ALEXANDER AND LINNELL PLAZA)
SCALE: N.T.S.

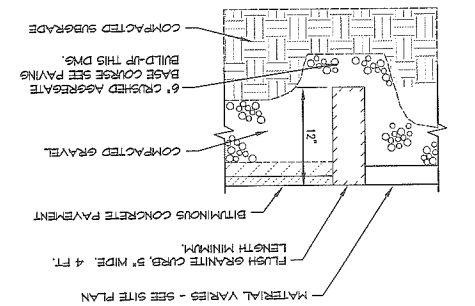


1 PARKING AREAS, SERVICE DRIVE & DROP OFF BUILD-UP
SCALE: N.T.S.



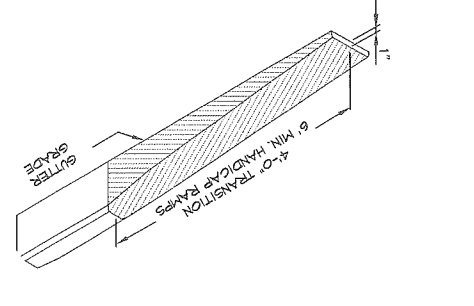
- NOTES:
1. ADDITIONAL SUBBASE GRAVEL AND/OR GEOTEXTILE MAY BE REQUIRED DURING CONSTRUCTION IF SOIL CONDITIONS WARRANT.
 2. BUILD-UP RECOMMENDATION IS PRELIMINARY REFER TO GEOTECHNICAL REPORT.

7 GRANITE CURB - FLUSH
SCALE: N.T.S.



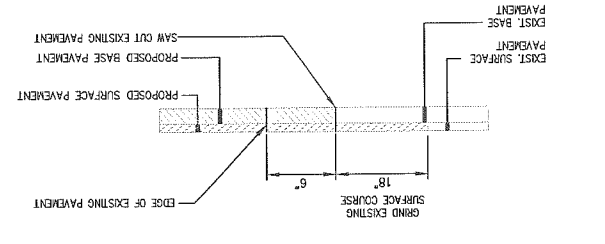
- NOTES:
1. NO STRAIGHT CURB STONES SHALL BE USED ON RADII. SUBMIT SHOP DRAWINGS TO THE OWNER'S REPRESENTATIVE OF CURB STONE LENGTHS TO BE USED.
 2. MINIMUM LENGTH OF STRAIGHT CURB STONES SHALL BE 4'.
 3. MAXIMUM LENGTH OF STRAIGHT CURB STONES SHALL BE 8'.
 4. JOINTS BETWEEN CURB STONES SHALL BE NO LESS THAN 1/8" AND NO GREATER THAN 3/8". PLACE FILTER FABRIC IN THE BACK PORTION OF THE JOINT TO PREVENT BACKFILL INFILTRATION.
 5. CONTRACTOR TO ADJUST CURB REVEAL AT HANDICAP TIP DOWNS TO MEET 12:1 MAX. GRADE.

8 TRANSITION CURB
SCALE: N.T.S.

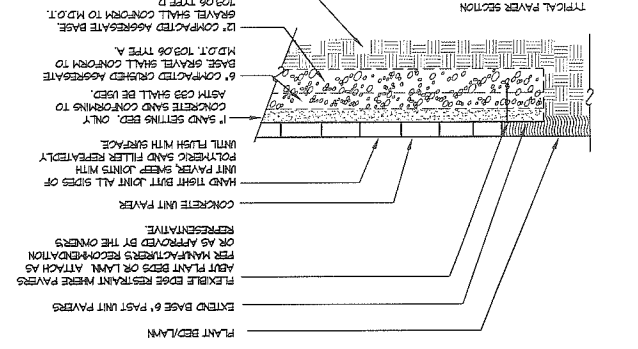


- NOTES:
1. NO STRAIGHT CURB STONES SHALL BE USED ON RADII. SUBMIT SHOP DRAWINGS TO THE OWNER'S REPRESENTATIVE OF CURB STONE LENGTHS TO BE USED.
 2. MINIMUM LENGTH OF STRAIGHT CURB STONES SHALL BE 4'.
 3. MAXIMUM LENGTH OF STRAIGHT CURB STONES SHALL BE 8'.
 4. JOINTS BETWEEN CURB STONES SHALL BE NO LESS THAN 1/8" AND NO GREATER THAN 3/8". PLACE FILTER FABRIC IN THE BACK PORTION OF THE JOINT TO PREVENT BACKFILL INFILTRATION.
 5. CONTRACTOR TO ADJUST CURB REVEAL AT HANDICAP TIP DOWNS TO MEET 12:1 MAX. GRADE.

3 HMA PAVEMENT BUTT JOINT
SCALE: N.T.S.



4 CONCRETE UNIT PAVER
SCALE: N.T.S.



- NOTES:
1. ALL PAVERS SHALL BE SAW CUT ONLY. NO PAVEMENT SHALL BE SMALLER THAN 2" PAVERS. SURFACE SHALL MATCH TO DRAIN PER GRADING PLAN.
 2. CONCRETE UNIT PAVERS SHALL BE AS THE TRAVEL TRIMMED PAVERS IN GRANITE BED COLOR. AS MANUFACTURED AND DISTRIBUTED BY GIBBS CORP. OR EQUIVALENT. PROVIDE PRODUCT INFORMATION TO THE OWNER'S REPRESENTATIVE FOR APPROVAL.

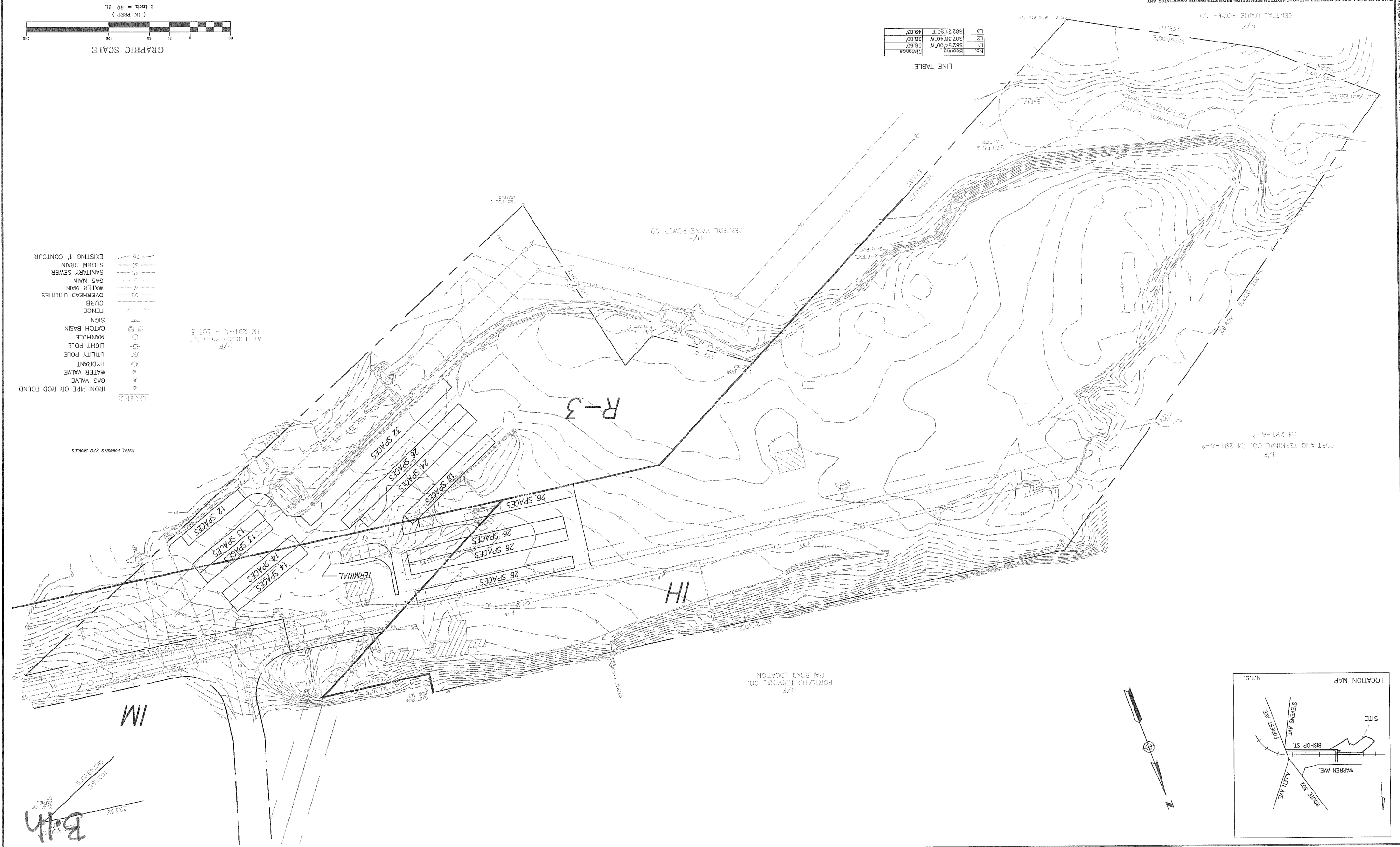
B.I.C.

REV. DATE	A 05/02/12	STATUS	FOR CITY CONCEPTUAL REVIEW
BY	TWS	CHKD	TWS
DEPT	TWS	APPD	TWS
DATE		REV	
STATUS		BY	
		CHKD	
		APPD	

PROJECT:	INTERMODAL FACILITY	DESIGN:	TWS
	102 BISHOP STREET, PORTLAND, MAINE	DRAWN:	DEPT
		CHKD:	TWS
		DATE:	APRIL 2012
		DWG. NO.:	
		PROJ. NO.:	
		SCALE:	1"=60'
		REV:	A

CLIENT:	UNIVERSITY OF NEW ENGLAND
	11 HILLS BEACH ROAD, BIDDEFORD, MAINE 04005
	23 Wilbur Way Topsham, Maine 04086 Tel: (207) 449-4275
	Consulting Engineering & Land Planning Site Design Associates

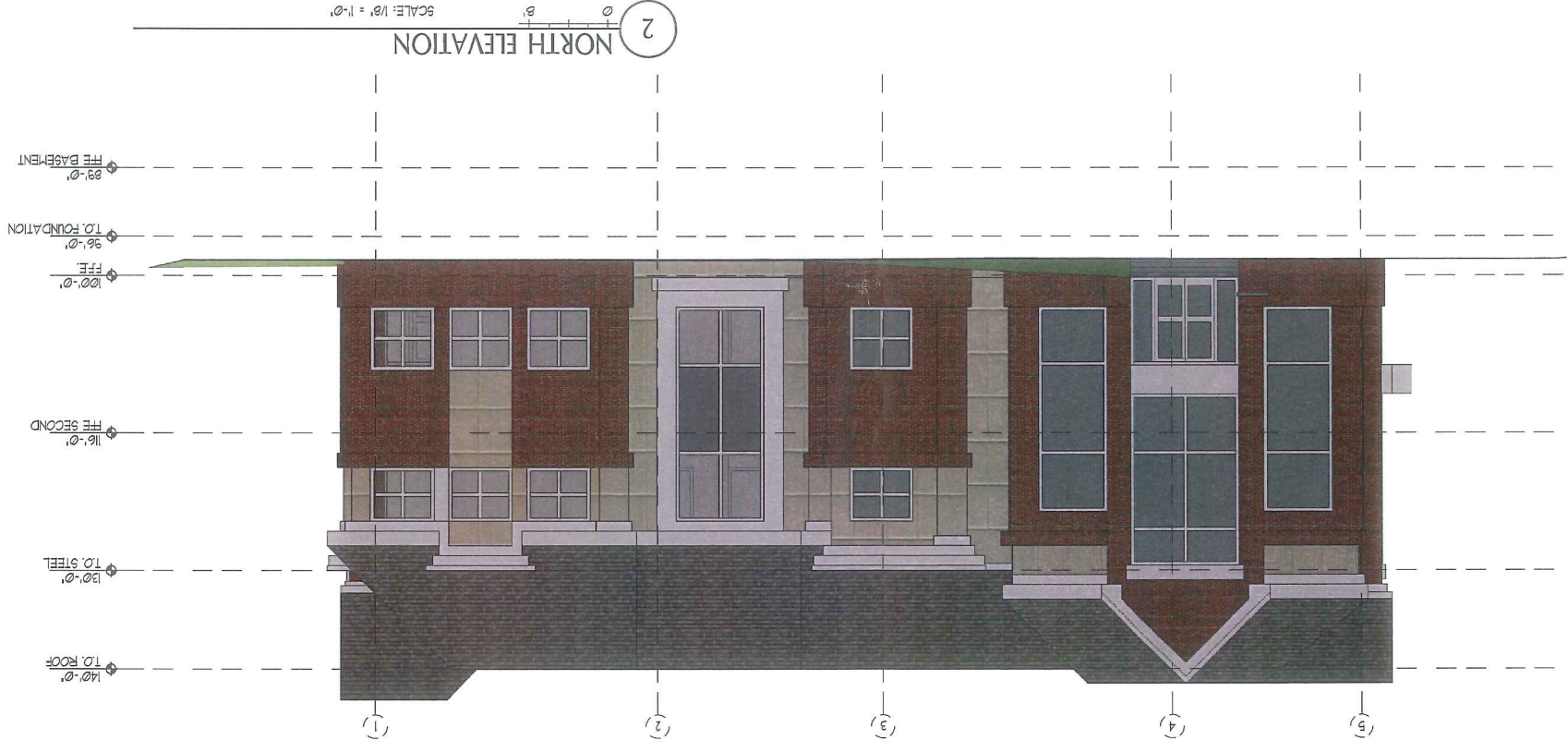
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SITE DESIGN ASSOCIATES, ANY ALTERATIONS, OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SITE DESIGN ASSOCIATES.



Date: 05/02/12 11:58 AM
 User: TWS
 Project: 102 BISHOP STREET, PORTLAND, MAINE
 Drawing: INTERMODAL FACILITY
 Scale: 1"=60'
 Sheet: 1 of 1
 Author: TWS
 Date: 05/02/12 11:58 AM

IF THIS SHEET IS NOT 24 X 36 IT IS A REDUCED SCALE PRINT - SCALE ACCORDINGLY

0 10 20 40
SCALE 1/16"=1'
0 5 10 20
SCALE 1/8"=1'
0 2 4 6 8 10 12
SCALE 1/4"=1'
0 1 2 3 4 5
SCALE 1/2"=1'
0 1 2 3 4
SCALE 3/4"=1'
0 1 2
SCALE 1"=1'



B.I.J.

Scale: A2.00

Checked By:	CHK
Drawn by:	DRW
Date:	March 16, 2022
Project Number:	22502

UNIVERSITY OF NEW ENGLAND
PORTLAND, MAINE
PATIENT CARE CENTER
EXTERNAL SHELL
NORTH/SOUTH ELEVATIONS

DESIGN DOCUMENT

No.	Description	Date

REVISIONS

Site Design Associates
23 Whitney Way
Topsham, Maine 04086
207-449-4275

CONSULTANTS

PORT CITY ARCHITECTURE
65 NEWBURY STREET
PORTLAND, ME 04101
207.761.9000
info@portcityarch.com
WWW.PORTCITYARCH.COM

UNE Proposed Parking Lot

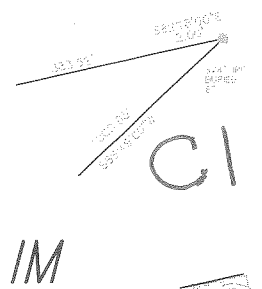
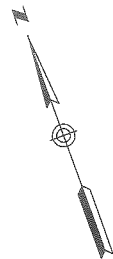
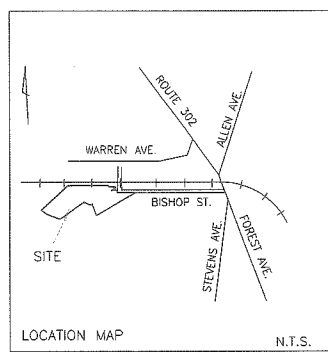


1 inch = 95 feet

0
75
150
Feet

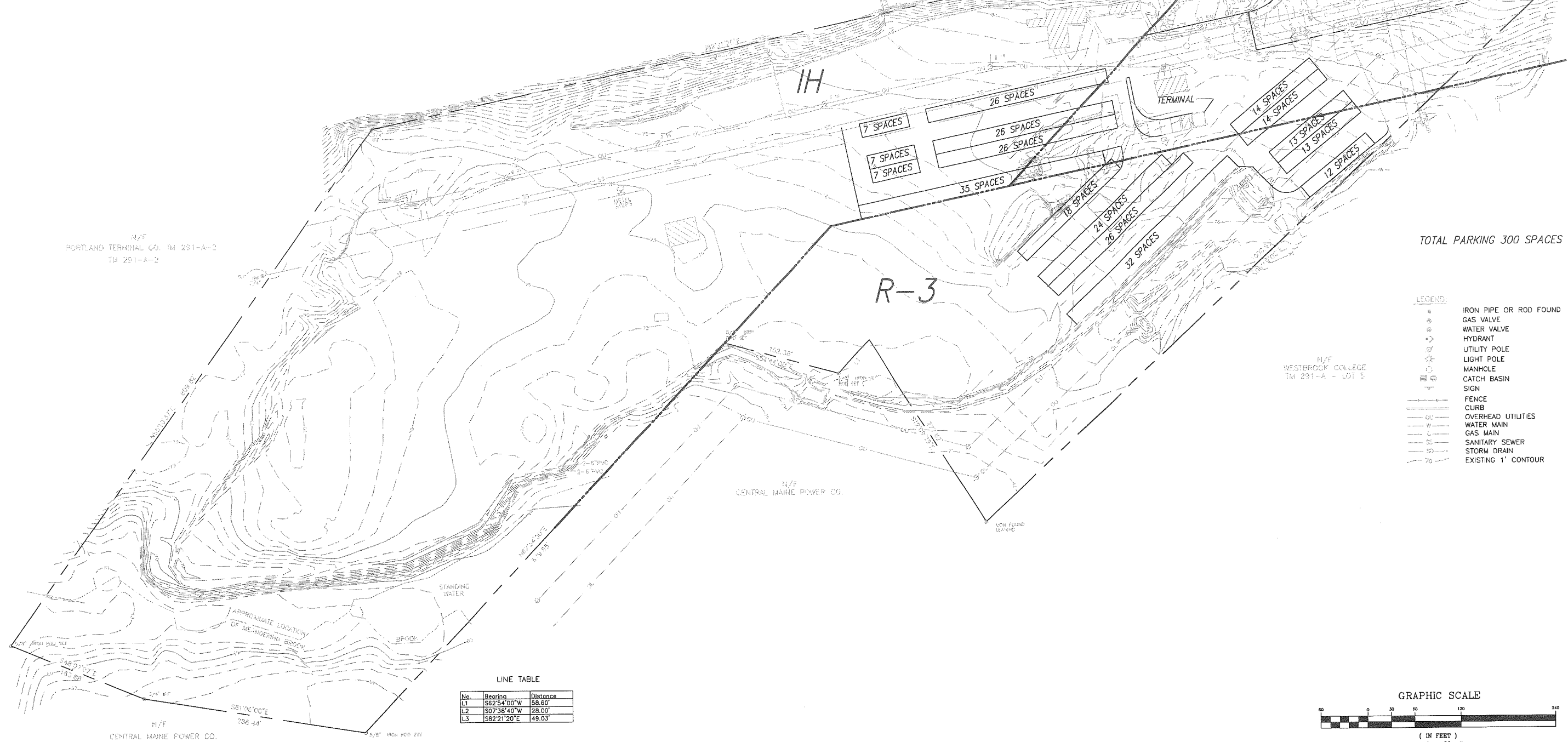
Map Produced by the City of
Portland's ArcGIS Server
Web Application.

10.20.2011



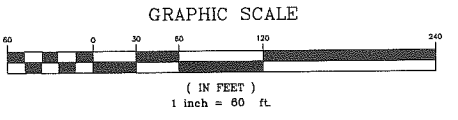
PORTLAND TERMINAL CO. TM 291-A-2
TM 291-A-2

PORTLAND TERMINAL CO. RAILROAD LOCATION



TOTAL PARKING 300 SPACES

- LEGEND:**
- IRON PIPE OR ROD FOUND
 - ⊕ GAS VALVE
 - ⊙ WATER VALVE
 - ⊚ HYDRANT
 - ⊛ UTILITY POLE
 - ⊜ LIGHT POLE
 - ⊝ MANHOLE
 - ⊞ CATCH BASIN
 - ⊟ SIGN
 - FENCE
 - CURB
 - OVERHEAD UTILITIES
 - WATER MAIN
 - GAS MAIN
 - SANITARY SEWER
 - STORM DRAIN
 - EXISTING 1' CONTOUR



LINE TABLE

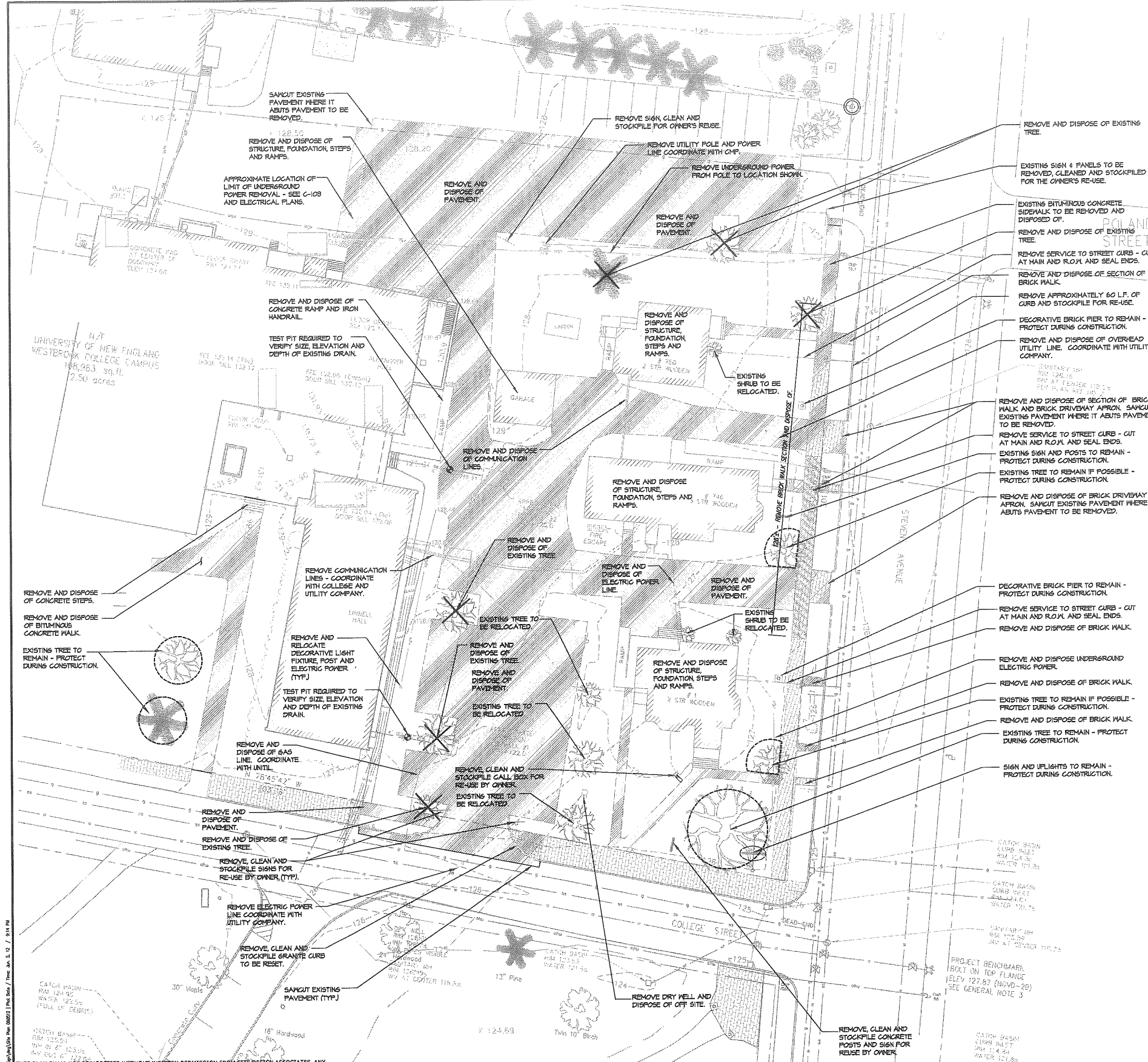
No.	Bearing	Distance
L1	S62°34'00"W	58.60'
L2	S07°38'40"W	28.00'
L3	S82°21'20"E	49.03'

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SITE DESIGN ASSOCIATES, ANY ALTERATIONS, OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SITE DESIGN ASSOCIATES.

<p>Site Design Associates Consulting Engineering & Land Planning 23 Whitney Way, Topsham, Maine 04086 Tel: (207) 449-4275</p>		<p>DESIGN: TWS DRAWN: DEPT. CHKD: TWS</p>	<p>PROJECT: INTERMODAL FACILITY 102 BISHOP STREET, PORTLAND, MAINE</p>
<p>CLIENT: UNIVERSITY OF NEW ENGLAND 11 HILLS BEACH ROAD, BIDDEFORD, MAINE 04005</p>		<p>DATE: APRIL 2012 SCALE: 1"=60'</p>	<p>CONCEPTUAL PARKING PLAN</p>
<p>REV. DATE</p>	<p>STATUS</p>	<p>BY</p>	<p>CHKD</p>
<p>B 06/06/12</p>	<p>FOR CITY REVIEW</p>	<p>TWS</p>	<p>TWS</p>
<p>A 05/02/12</p>	<p>FOR CITY CONCEPTUAL REVIEW</p>	<p>TWS</p>	<p>TWS</p>
		<p>PROJ. NO.</p>	<p>SKC-1</p>
		<p>DWG. NO.</p>	<p>A</p>

Project: 11 Hills Beach Road, Biddeford, Maine 04005
 Date: 05/02/12
 Time: 10:23 AM

C.2



- GENERAL PROJECT NOTES:**
- PRIOR TO THE START OF ANY EXCAVATION FOR THE PROJECT, BOTH ON-SITE AND OFF-SITE, THE CONTRACTOR SHALL NOTIFY DIGSAFE AND BE PROVIDED WITH A DIGSAFE NUMBER INDICATING THAT ALL EXISTING UTILITIES HAVE BEEN LOCATED AND CLEARLY MARKED.
 - CONTRACTOR SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL DRAWINGS AND SITE CONDITIONS PRIOR TO BIDDING AND PRIOR TO CONSTRUCTION.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE CONDITIONS OF ALL PERMITS AND APPROVALS AND CONDUCT THE WORK IN ACCORDANCE WITH THESE PERMITS AND APPROVALS. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL ADDITIONAL PERMITS, STREET OPENINGS, NOTICES AND FEES NECESSARY TO COMPLETE THE WORK.
 - ANY DISCREPANCIES BETWEEN DRAWINGS AND SITE CONDITIONS AS WELL AS MANUFACTURER'S RECOMMENDATIONS SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND RESOLUTION PRIOR TO BIDDING OR CONSTRUCTION.
 - WHERE EXISTING CONDITIONS LIE UNDER OR ARE IMPINGED UPON BY PROPOSED BUILDINGS AND/OR SITE ELEMENTS, THE EXISTING CONDITION WILL BE REMOVED, ADJUSTED, ABANDONED AND/OR CAFFED OR DEMOLISHED, AS REQUIRED.
 - CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL MEANS, METHODS AND TECHNIQUES EMPLOYED TO PERFORM WORK SHOWN ON THESE PLANS.
 - CONTRACTOR SHALL REFER TO DRAWINGS C-100 THRU C-104, C-300 THRU C-303, ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
 - THE CONTRACTOR SHALL LIMIT THE CONSTRUCTION ACTIVITY TO THE WORK SHOWN ON THE PLANS, UNLESS OTHERWISE AUTHORIZED BY THE OWNER'S REPRESENTATIVE.

- EXISTING CONDITIONS AND DEMOLITION NOTES:**
- THE CONTRACTOR SHALL NOTIFY DIGSAFE PRIOR TO ANY DEMOLITION AND CONSTRUCTION ACTIVITIES.
 - THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND NOT GUARANTEED BY THE OWNER OR THE ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, AND REPAIR EXISTING UTILITIES AS REQUIRED TO COMPLETE THE WORK.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION AND OFF-SITE DISPOSAL OF MATERIALS REQUIRED TO COMPLETE THE WORK, EXCEPT FOR WORK NOTED TO BE COMPLETED BY OTHERS.
 - ANY EXISTING PROPERTY DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED TO MATCH ITS ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO CHARGE TO THE OWNER OR ENGINEER.
 - THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, UTILITIES, LANDSCAPE AND PAVEMENT ON THE SITE WITHIN THE AREAS DESIGNATED FOR DEMOLITION UNLESS SPECIFICALLY IDENTIFIED TO REMAIN. ITEMS TO BE REMOVED INCLUDE, BUT ARE NOT LIMITED TO BUILDING STRUCTURES, FOUNDATIONS, PAVEMENT, CURBS, LIGHT Poles & BASES, UTILITIES SUCH AS, BUT NOT LIMITED TO, WATER, SEWER, ELECTRIC, GAS, COMMUNICATION, CONCRETE PADS, STAIRS, RETAINING WALLS, DRAINAGE STRUCTURES, SIGNAGE, TREES AND LANDSCAPING.
 - ALL MATERIALS DESIGNATED FOR REMOVAL/DEMOLITION SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED, AND THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF-SITE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS, ORDINANCES AND CODES.
 - PAVEMENT REMOVAL LIMITS ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. ADDITIONAL PAVEMENT REMOVAL AND REPLACEMENT MAY BE REQUIRED DEPENDING ON THE CONTRACTOR'S OPERATION. CONTRACTOR SHALL VERIFY FULL LIMITS OF PAVEMENT PRIOR TO BIDDING.
 - THE CONTRACTOR SHALL COORDINATE THE REMOVAL, RELOCATION AND DISPOSAL OR SALVAGE OF UTILITIES WITH THE OWNER AND APPROPRIATE UTILITY COMPANY.
 - THE CONTRACTOR SHALL VERIFY THAT ABATEMENT OF THE EXISTING BUILDING AREAS TO BE DEMOLISHED HAS BEEN COMPLETED PRIOR TO DEMOLITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS, METHODS AND TECHNIQUES TO COMPLETE THE BUILDING DEMOLITION.
 - TREES TO REMAIN WITHIN THE LIMITS OF WORK SHALL BE TAGGED PRIOR TO CONSTRUCTION BY THE LANDSCAPE ARCHITECT AND PROTECTED BY THE CONTRACTOR. TREES TO REMAIN WHICH ARE DAMAGED DURING CONSTRUCTION SHALL BE REMOVED BY THE CONTRACTOR AND REPLACED BY A TREE OF EQUAL SIZE OR DOLLAR VALUE.
 - ALL MATERIALS DESIGNATED FOR STOCKPILING OR RELOCATION SHALL BE CLEANED, STOCKPILED AND PROTECTED IN AN AREA APPROVED BY THE OWNER'S REPRESENTATIVE UNTIL RELOCATION TAKES PLACE.
 - SAWCUT AND REMOVE PAVEMENT ONE FOOT OFF PROPOSED EDGE OF PAVEMENT OR CURB LINE IN ALL AREAS WHERE PAVEMENT TO BE REMOVED ABUTS EXISTING PAVEMENT TO REMAIN.
 - SCREENED IMAGES REPRESENT EXISTING CONDITIONS.
 - CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS FOR ABANDONING SANITARY SEWER SERVICE LINES FROM PORTLAND'S DEPARTMENT OF PUBLIC SERVICES. EXISTING SANITARY SEWER SERVICES ARE TO BE REMOVED FROM THE RIGHT OF WAY INTO THE SITE. REMAINING PORTION OF SERVICE TO BE SAVED, IS TO BE PLUGGED AT THE MAIN AND AT THE RIGHT OF WAY, AND FILLED WITH GROUT.

LEGEND:

EXISTING	PROPOSED
⊕	STORM DRAIN MANHOLE
⊞	STORM DRAIN CATCH BASIN
—	STORM DRAIN LINE
—	STORM DRAIN CULVERT
—	UNDERDRAIN
—	ROOF DRAIN
⊙	SANITARY SEWER MANHOLE
⊞	SANITARY CLEAN OUT
—	SANITARY SEWER LINE
—	WATERLINE
⊕	HYDRANT
⊕	WATER LINE GATE VALVE
⊕	WATER LINE SHUT-OFF VALVE
—	COMMUNICATION LINE
—	ELECTRIC LINE
⊕	ELECTRIC MANHOLE
⊕	ELECTRIC BOX
⊕	ELECTRIC TRANSFORMER
—	GAS LINE
⊕	TREE
⊕	LIGHT POLE
⊕	BOLLARD LIGHT
—	TELEPHONE LINE
⊕	TELEPHONE MANHOLE
⊕	UTILITY POLE
—	BUILDING
—	EDGE OF PAVEMENT
—	GRANITE CURB
—	SIGN
—	PROPERTY LINE
—	RIGHT OF WAY LINE
⊕	EMERGENCY CALL BOX
+	SPOT ELEVATION
—	INDEX CONTOUR
—	CONTOUR

DEMOLITION LEGEND:

⊕	EXISTING TREE TO BE PROTECTED
⊕	PAVEMENT TO BE REMOVED
⊕	EXISTING TREE TO BE REMOVED

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

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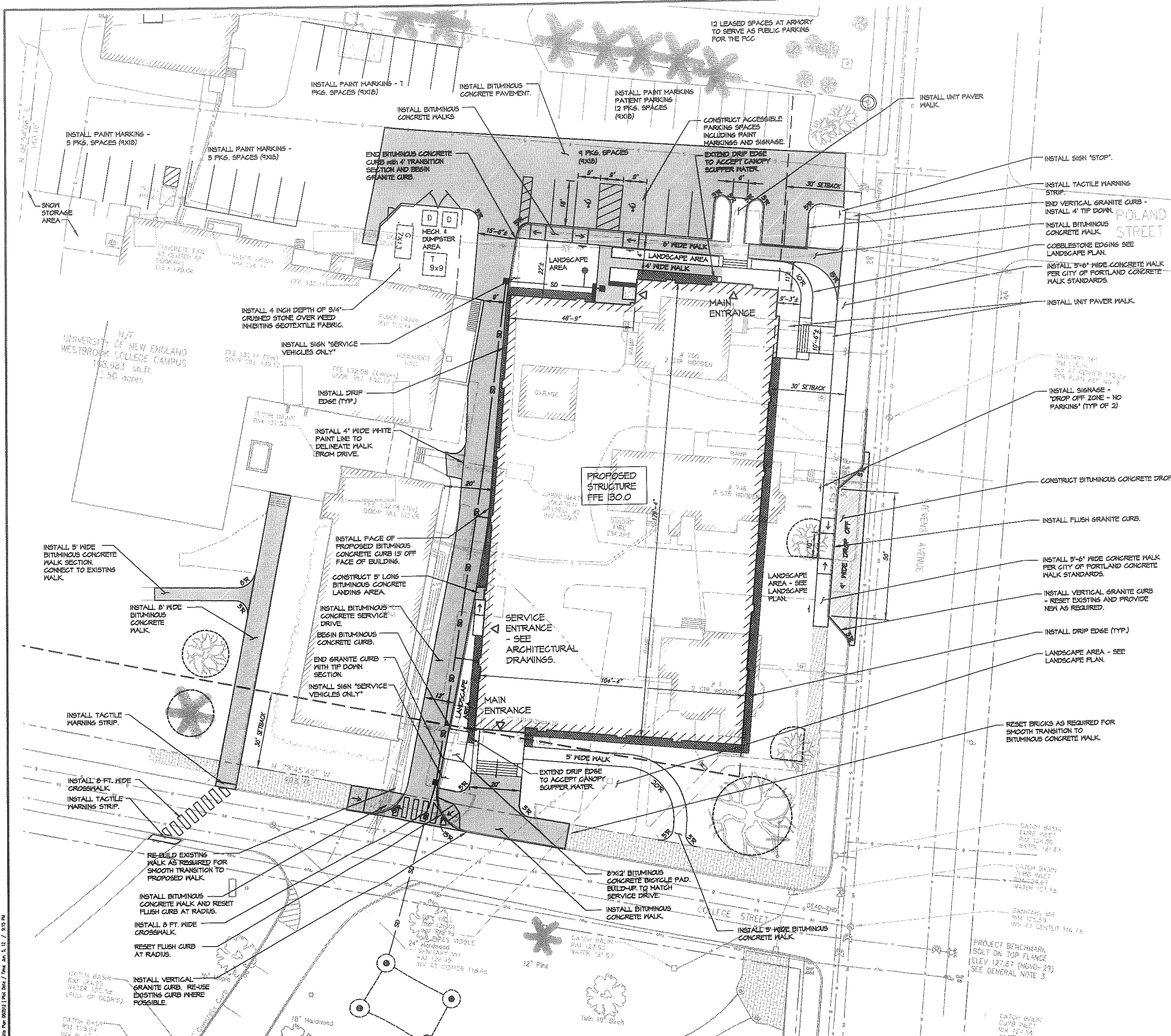
REV.	DATE	STATUS	BY	CHKD.	APPD.	REV.	DATE	STATUS	BY	CHKD.	APPD.
E	6/06/12	REVISED PER CITY COMMENTS		TWS	TWS						
D	5/25/12	ISSUED FOR BID		TWS	TWS						
C	5/11/12	ISSUED FOR BUILDING PERMIT		TWS	TWS						
B	4/17/12	SUBMITTED TO THE CITY OF PORTLAND FOR LEVEL 3 REVIEW		TWS	TWS						
A	4/13/12	ISSUED FOR DESIGN DEVELOPMENT		TWS	TWS						



Site Design Associates
Consulting Engineering & Land Planning
23 Whitney Way Topsham, Maine 04086 Tel: (207) 449-4275
CLIENT: **PORT CITY ARCHITECTURE**
65 NEWBURY STREET, PORTLAND, MAINE 04101

DESIGN: DEPT.	PROJECT:
DESIGN: DEPT.	PATIENT CARE CENTER
DRAWN: DEPT.	UNIVERSITY OF NEW ENGLAND
CHKD: TWS	STEVENS AVENUE, PORTLAND, MAINE
DATE: JAN. 2012	EXISTING CONDITIONS & DEMOLITION PLAN
SCALE: 1" = 20'	PROJ. NO. —
	DWG. NO. —
	REV. —
	C-100

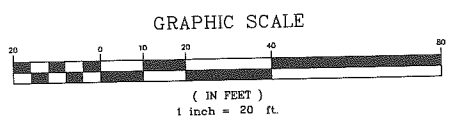
C3



- SITE PLAN NOTES:**
- ALL DIMENSIONS ARE PERPENDICULAR UNLESS OTHERWISE NOTED.
 - DO NOT SCALE DRAWINGS. ANY OMISSIONS IN DIMENSIONS SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE.
 - SIDEWALKS AND CURBS SHALL BE DESIGNED AND BUILT WITH TIP DOWN RAMPS AT ALL STREET CORNERS, CROSSWALKS AND DRIVEWAYS IN CONFORMANCE WITH THE CITY OF PORTLAND'S TECHNICAL DESIGN STANDARDS AND GUIDELINES.
 - THE CITY OF PORTLAND STANDARD DETAILS SHALL BE USED FOR ALL WORK PERFORMED IN THE CITY OF PORTLAND RIGHT OF WAY.
 - ALL SIGNAGE AND PAVEMENT MARKINGS TO BE IN ACCORDANCE WITH THE UNIVERSITY OF NEW ENGLAND, MITCD STANDARDS AND THE CITY OF PORTLAND ORDINANCES.
 - CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND SHALL STAKE THE LAYOUT FOR APPROVAL BY THE OWNER PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR'S LICENSED SURVEYOR SHALL ISSUE INTERIM CERTIFICATIONS TO THE OWNER'S REPRESENTATIVE THAT THE SITE IMPROVEMENTS ARE LAYED OUT ACCORDING TO THE PLANS. THE CERTIFICATION SCHEDULE SHALL BE AS FOLLOWS:
 - INITIAL BUILDING LAYOUT.
 - FOUNDATION INSTALLATION COMPLETE.
 - RECORD PLANS OF BUILDING, PAVEMENT & UNDERGROUND UTILITIES.
 - A DIGITAL AUTOCAD FILE WILL BE SUPPLIED TO THE CONTRACTOR FOR LAYOUT PURPOSES UPON REQUEST.
 - THE CONTRACTOR SHALL REFER TO C-100 THRU C-104, C-300, THRU C-303, ARCHITECTURAL, MECHANICAL, STRUCTURAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
 - REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR BUILDING LAYOUT INFORMATION.
 - ELEVATION 130 CIVIL PLANS + ELEVATION 100 ARCHITECTURAL PLANS.
 - MECHANICAL EQUIPMENT PAD SIZES ARE PRELIMINARY ONLY.
 - REFER TO ELECTRICAL PLANS FOR SITE LIGHTING INFORMATION.

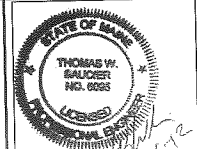
LEGEND:

EXISTING		PROPOSED
Symbol	STORM DRAIN MANHOLE	Symbol
Symbol	STORM DRAIN CATCH BASIN	Symbol
Symbol	STORM DRAIN LINE	SD
Symbol	STORM DRAIN CULVERT	Symbol
Symbol	UNDERDRAIN	UD
Symbol	ROOF DRAIN	RD
Symbol	SANITARY SEWER MANHOLE	Symbol
Symbol	SANITARY CLEAN OUT	Symbol
Symbol	SANITARY SEWER LINE	SS
Symbol	WATERLINE	W
Symbol	HYDRANT	Symbol
Symbol	WATER LINE GATE VALVE	Symbol
Symbol	WATER LINE SHUT-OFF VALVE	Symbol
Symbol	COMMUNICATION LINE	C
Symbol	ELECTRIC MANHOLE	Symbol
Symbol	ELECTRIC BOX	Symbol
Symbol	ELECTRIC TRANSFORMER	Symbol
Symbol	GAS LINE	G
Symbol	TREE	Symbol
Symbol	LIGHT POLE	Symbol
Symbol	BOLLARD LIGHT	Symbol
Symbol	TELEPHONE LINE	T
Symbol	TELEPHONE MANHOLE	Symbol
Symbol	UTILITY POLE	Symbol
Symbol	BUILDING	Symbol
Symbol	EDGE OF PAVEMENT	Symbol
Symbol	GRANITE CURB	Symbol
Symbol	SIGN	Symbol
Symbol	PROPERTY LINE	Symbol
Symbol	RIGHT OF WAY LINE	Symbol
Symbol	EMERGENCY CALL BOX	Symbol
Symbol	SPOT ELEVATION	+ 128
Symbol	INDEX CONTOUR	- 128
Symbol	CONTOUR	- 128



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REV.	DATE	STATUS	BY	CHKD.	APPD.	REV.	DATE	STATUS	BY	CHKD.	APPD.
E	6/05/12	REVISED PER CITY COMMENTS	TWS	TWS							
D	5/25/12	ISSUED FOR BID	TWS	TWS							
C	5/11/12	ISSUED FOR BUILDING PERMIT	TWS	TWS							
B	4/17/12	SUBMITTED TO THE CITY OF PORTLAND FOR LEVEL 3 REVIEW	TWS	TWS							
A	4/13/12	ISSUED FOR DESIGN DEVELOPMENT	TWS	TWS							

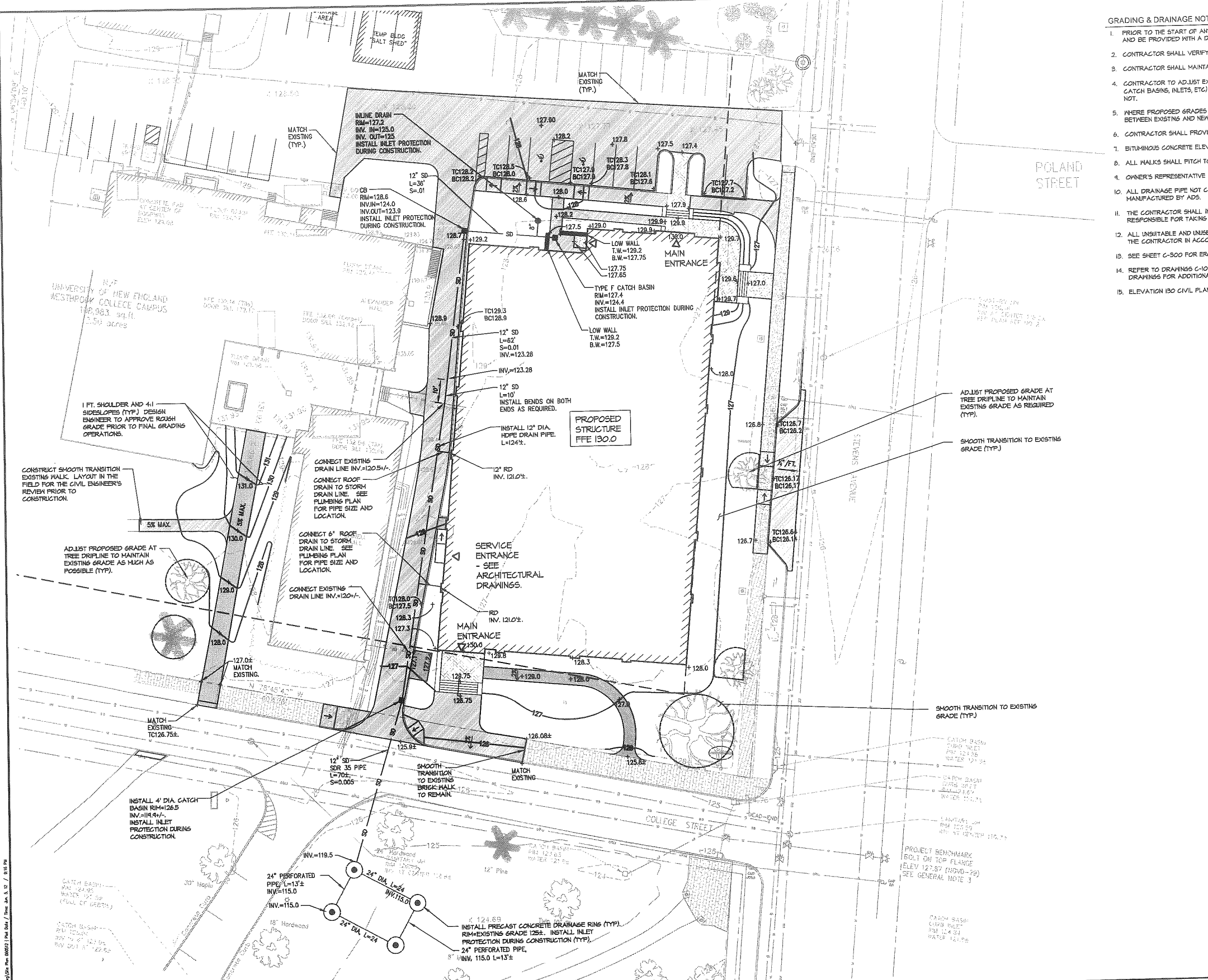


Site Design Associates
Consulting Engineering & Land Planning

33 Whitney Way
TOPSHAM, MAINE 04086
Tel: (207) 449-4273
CLIENT: **PORT CITY ARCHITECTURE**
65 NEWBURY STREET, PORTLAND, MAINE 04101

DESIGN: DEPT.
DRAWN: DEPT.
CHKD: TWS
DATE: JAN. 2012
SCALE: 1" = 20'

PROJECT: **PATIENT CARE CENTER**
UNIVERSITY OF NEW ENGLAND
STEVENS AVENUE, PORTLAND, MAINE
SITE PLAN
PROJ. NO.
DWG. NO.
REV. E
C-101



- GRADING & DRAINAGE NOTES:**
1. PRIOR TO THE START OF ANY EXCAVATION FOR THE PROJECT BOTH ON AND OFF THE SITE, THE CONTRACTOR SHALL NOTIFY DISSEAS AND BE PROVIDED WITH A DISSEAS NUMBER INDICATING THAT ALL EXISTING UTILITIES HAVE BEEN LOCATED AND MARKED.
 2. CONTRACTOR SHALL VERIFY EXISTING GRADES AND NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
 3. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES AND PLANTING BEDS.
 4. CONTRACTOR TO ADJUST EXISTING AND PROPOSED UTILITY ELEMENT MEANT TO BE FLUSH WITH GRADE (CLEAN-OUTS, UTILITY MANHOLES, CATCH BASINS, INLETS, ETC) THAT ARE AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT.
 5. WHERE PROPOSED GRADES MEET EXISTING GRADES, CONTRACTOR SHALL BLEND GRADES TO PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING AND NEW WORK. PONDING AT TRANSITION AREAS WILL NOT BE ALLOWED.
 6. CONTRACTOR SHALL PROVIDE A FINISHED PAVEMENT SURFACE FREE OF LOW SPOTS AND PONDING AREAS.
 7. BITUMINOUS CONCRETE ELEVATIONS AT CATCH BASINS TO BE 1/4 INCH ABOVE RIM ELEVATION SHOWN FOR CATCH BASINS.
 8. ALL WALKS SHALL FITCH TO DRAIN WITH A MAXIMUM CROSS SLOPE OF 2%.
 9. OWNER'S REPRESENTATIVE SHALL APPROVE LAYOUT OF ALL DRAINAGE STRUCTURES PRIOR TO INSTALLATION.
 10. ALL DRAINAGE PIPE NOT CALLED OUT ON THE DRAWINGS SHALL BE SMOOTH INTERIOR, CORRUGATED EXTERIOR, HDPE, M-12 AS MANUFACTURED BY ADS.
 11. THE CONTRACTOR SHALL INSTALL CATCH BASIN INLET PROTECTION AT ALL CATCH BASIN INLETS WITHIN THE DISTURBED AREA AND BE RESPONSIBLE FOR TAKING ALL NECESSARY EROSION CONTROL MEASURES. SEE SHEET C-300.
 12. ALL UNSUITABLE AND UNUSED MATERIALS WHICH CAN NOT BE DISPOSED OF ON SITE SHALL BE REMOVED AND DISPOSED OF OFF SITE BY THE CONTRACTOR IN ACCORDANCE WITH ALL STATE AND LOCAL LAWS.
 13. SEE SHEET C-300 FOR EROSION CONTROL NOTES, SEQUENCE AND DETAILS.
 14. REFER TO DRAWINGS C-100 THRU C-104 AND C-300 THRU 303 AND THE ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
 15. ELEVATION 130 CIVIL PLANS = ELEVATION 100 ARCHITECTURAL PLANS.

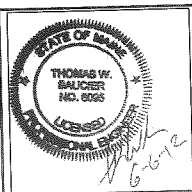
LEGEND:

EXISTING	PROPOSED
	STORM DRAIN MANHOLE
	STORM DRAIN CATCH BASIN
	SD
	SD
	UD
	RD
	SS
	SS
	SS
	W
	W
	W
	C
	E
	E
	E
	E
	G
	T
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	T
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	U
	FFE 100.00
	E
	C
	S
	P
	R
	E
	+ 128
	-128
	-128

GRAPHIC SCALE
 (IN FEET)
 1 inch = 20 ft.

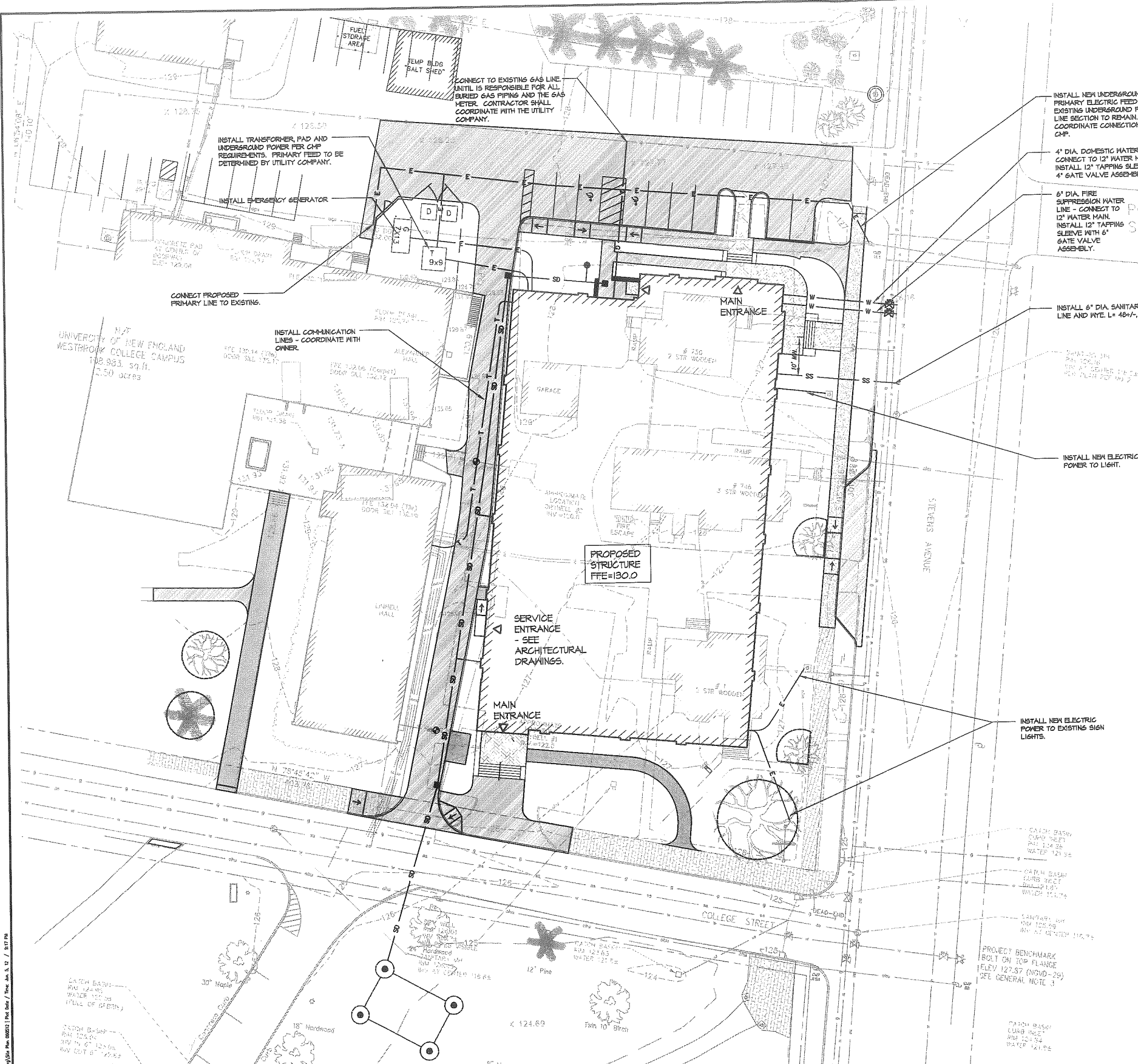
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REV	DATE	STATUS	BY	CHKD	APPD	REV.	DATE	STATUS	BY	CHKD	APPD
E	6/06/12	REVISED PER CITY COMMENTS		TWS	TWS						
D	5/25/12	ISSUED FOR BID		TWS	TWS						
C	5/11/12	ISSUED FOR BUILDING PERMIT		TWS	TWS						
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A	4/13/12	ISSUED FOR DESIGN DEVELOPMENT		TWS	TWS						



Site Design Associates
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 CLIENT: **PORT CITY ARCHITECTURE**
 65 NEWBURY STREET, PORTLAND, MAINE 04101

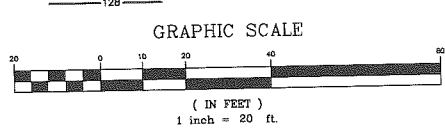
DESIGN: DEPT.	PROJECT: PATIENT CARE CENTER
DRAWN: DEPT.	UNIVERSITY OF NEW ENGLAND
CHKD: TWS	STEVENS AVENUE, PORTLAND, MAINE
DATE: JAN. 2012	GRADING, DRAINAGE & EROSION CONTROL PLAN
SCALE: 1" = 20'	PROJ. NO. -
	DWG. NO. C-102
	REV. E



- UTILITY NOTES:**
1. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF NEW UTILITIES WITH THE APPROPRIATE UTILITY COMPANY.
 2. THE CONTRACTOR SHALL VERIFY ACTUAL FIELD LOCATION OF UTILITIES PRIOR TO CONSTRUCTION.
 3. ALL UTILITY WORK SHALL BE IN CONFORMANCE WITH THE CITY OF PORTLAND AND INDIVIDUAL UTILITY COMPANY STANDARDS RESPECTIVELY.
 4. ALL WATER SERVICE SHALL BE COORDINATED WITH THE PORTLAND WATER DISTRICT. CONSTRUCTION, MATERIALS, TESTING AND CHLORINATION SHALL BE IN ACCORDANCE WITH DISTRICT STANDARDS. WATER VALVES TO BE LEFT OPEN.
 5. CONTRACTOR SHALL EXCAVATE TEST PITS AT ALL POINTS WHERE PROPOSED UTILITIES ARE TO CROSS EXISTING UTILITIES. THIS INFORMATION SHALL BE PROVIDED TO THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
 6. CONTRACTOR SHALL PROVIDE CONDUIT OF SUITABLE SIZE WITH FULL LINES FOR ALL UNDERGROUND WIRING. SEE ELECTRICAL DRAWINGS FOR CONDUIT REQUIREMENTS.
 7. LIGHT POLE BASES TO BE LOCATED 36" MIN. FROM EDGE OF WALKS, DRIVES AND PARKING AREAS. LIGHT POLES SHOWN ON THIS PLAN FOR LOCATION ONLY REFER TO ELECTRICAL DRAWINGS FOR ALL OTHER LIGHTING AND ELECTRICAL INFORMATION.
 8. ALL MANHOLES AND CATCH BASINS SHALL BE PROVIDED WITH FLEXIBLE BOOT CONNECTIONS FOR PIPES.
 9. PROPOSED CONNECTIONS INTO EXISTING MANHOLES AND CATCH BASINS SHALL BE GORE DRILLED AND A FLEXIBLE BOOT INSTALLED WITH A PRESS WEDGE SYSTEM FOR WATER TIGHTNESS.
 10. PIPE MATERIAL FOR 4" AND 6" WATER LINES SHALL BE CLASS 52 DOUBLE CEMENT LINED DUCTILE IRON.
 11. MINIMUM COVER OVER WATER LINE SHALL BE 5'-6".
 12. GAS LINE SHALL BE INSTALLED PER UTILITY COMPANY (NITIL) STANDARDS.
 13. PIPE MATERIAL FOR SANITARY SEWER SHALL BE SDR-35 PVC.
 14. WHERE THERE IS LESS THAN 6'-6" COVER OVER SEWER LINES, PLACE 2 LAYERS OF 2" THICK RIGID INSULATION OVER PIPE FOR FULL WIDTH OF TRENCH. INSULATION JOINTS SHALL BE STAGGERED.
 15. THE OWNER SHALL SUBMIT AS-BUILT RECORD DRAWINGS TO THE CITY FOR ANY UTILITY SERVICE THAT IS UPGRADED OR REPLACED DURING CONSTRUCTION.
 16. REFER TO DRAWING C-102 FOR STORM DRAIN INFORMATION.
 17. CONTRACTOR SHALL REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR EXACT LOCATION, CONFIGURATION, AND DETAILS OF UTILITIES AND WHERE THEY ENTER THE BUILDING.
 18. CONTRACTOR SHALL REFER TO C-100 THRU C-104, C-300 THRU C-303, ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
 19. ELEVATION 100 CIVIL PLANS = ELEVATION 100 ARCHITECTURAL PLANS.

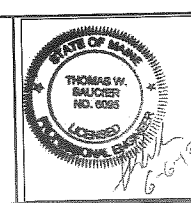
LEGEND:

EXISTING		PROPOSED
	STORM DRAIN MANHOLE	
	STORM DRAIN CATCH BASIN	
	STORM DRAIN LINE	
	STORM DRAIN CULVERT	
	UNDERDRAIN	
	ROOF DRAIN	
	SANITARY SEWER MANHOLE	
	SANITARY CLEAN OUT	
	SANITARY SEWER LINE	
	WATERLINE	
	HYDRANT	
	WATER LINE GATE VALVE	
	WATER LINE SHUT-OFF VALVE	
	COMMUNICATION LINE	
	ELECTRIC LINE	
	ELECTRIC MANHOLE	
	ELECTRIC BOX	
	ELECTRIC TRANSFORMER	
	GAS LINE	
	TREE	
	LIGHT POLE	
	BOLLARD LIGHT	
	TELEPHONE LINE	
	TELEPHONE MANHOLE	
	UTILITY POLE	
	BUILDING	
	EDGE OF PAVEMENT	
	GRANITE CURB	
	SIGN	
	PROPERTY LINE	
	RIGHT OF WAY LINE	
	EMERGENCY CALL BOX	
	SPOT ELEVATION	
	INDEX CONTOUR	
	CONTOUR	



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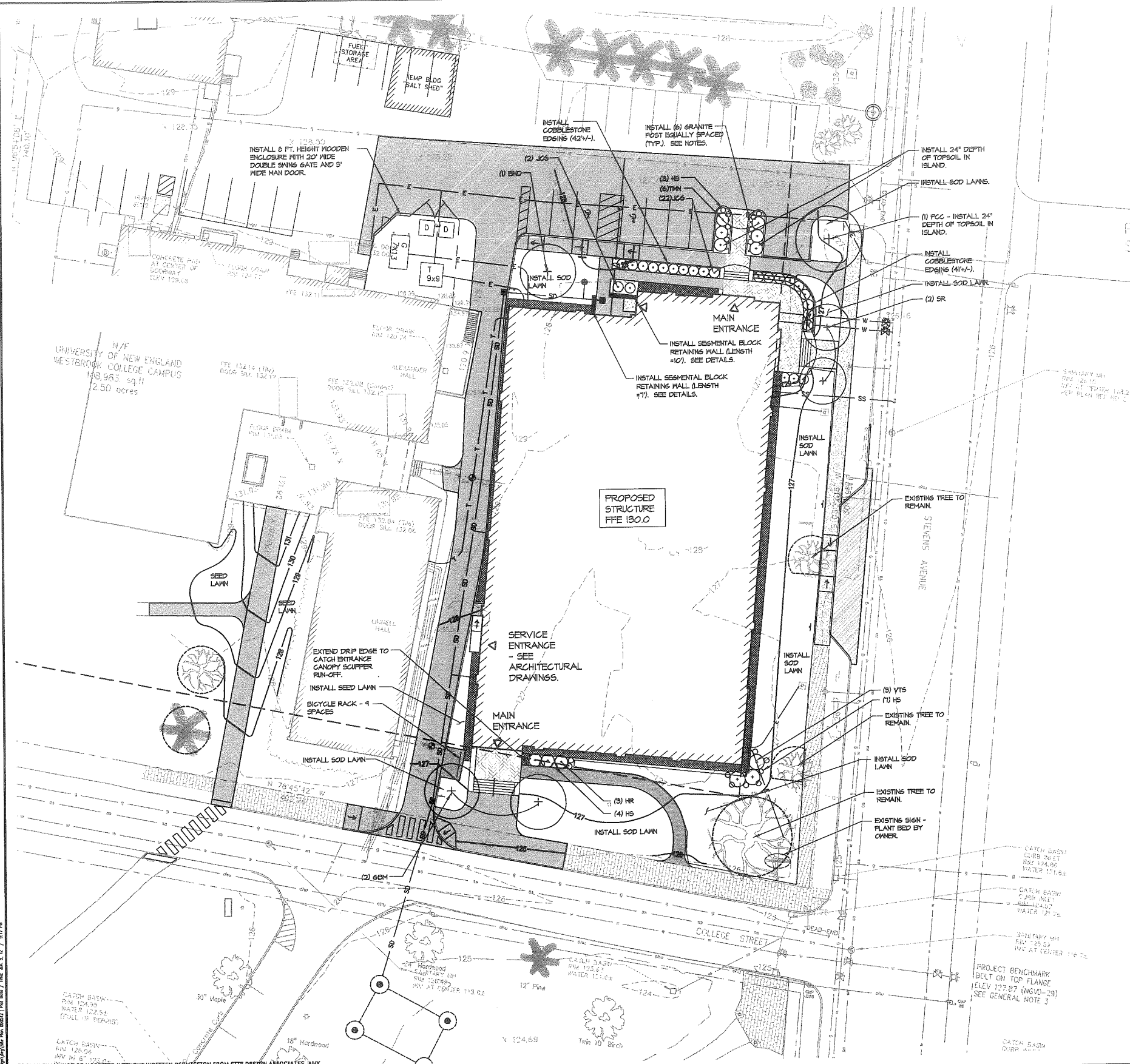
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E	6/08/12	REVISED PER CITY COMMENTS		TWS	TWS						
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DESIGN: DEPT.	PROJECT:	PATIENT CARE CENTER
DRAWN: DEPT.		UNIVERSITY OF NEW ENGLAND
CHKD: TWS		STEVENS AVENUE, PORTLAND, MAINE
		SITE UTILITIES PLAN
DATE: JAN. 2012	PROJ. NO.	
SCALE: 1" = 20'	DWG. NO.	C-103

C.6

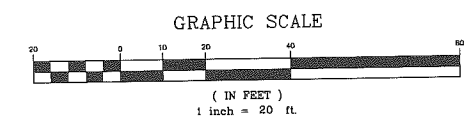


LANDSCAPE NOTES:

- CONTRACTOR SHALL VERIFY ALL TREE REMOVALS WITH LANDSCAPE ARCHITECT PRIOR TO START OF CONSTRUCTION. ANY TREES MARKED TO REMAIN THAT ARE DAMAGED DURING CONSTRUCTION, SHALL BE REPLACED WITH TREES EQUALING THE SPECIES AND CALIPER LOST.
- LANDSCAPE CONTRACTOR IS ENCOURAGED TO PROVIDE THE LANDSCAPE ARCHITECT WITH CONCERNS AND/OR SUGGESTIONS WITH REGARDS TO PROPOSED PLANT MATERIAL SELECTION PRIOR TO PLACING A PURCHASE ORDER.
- THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE ALL PLANTINGS SHOWN GRAPHICALLY ON THIS DRAWING. CLARIFY ANY DISCREPANCIES WITH THE LANDSCAPE ARCHITECT PRIOR TO PURCHASING ANY PLANT MATERIAL.
- ALL PLANT MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S 'AMERICAN STANDARD OF NURSERY STOCK'.
- ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE AT THE SITE. PLANTS WHICH ARE REJECTED SHALL BE REMOVED FROM THE SITE IMMEDIATELY AND REPLACED AT NO ADDITIONAL COST TO THE OWNER.
- ALL TREES AND SHRUBS TO BE BALLED IN BURLAP OR CONTAINERIZED.
- MULCH FOR PLANTED AREAS TO BE ASED SPRUCE AND FIR BARK, PARTIALLY DECOMPOSED, DARK BROWN IN COLOR AND FREE OF MOOD CHIPS THICKER THAN 1/4 INCH.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES AND PLANTING BEDS.
- NO PLANTS SHALL BE PLANTED BEFORE ACCEPTANCE OF ROUGH GRADING AND BEFORE CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- ALL SHRUB GROUPINGS SHALL BE INCORPORATED INTO BEDS. WHERE MULCHED PLANT BED ADJUTS LAWN, CONTRACTOR SHALL PROVIDE A TURF CUT EDGE.
- ALL TREES ALONG WALK AND PARKING AREAS SHALL BEGIN BRANCHING AT 6' HT. MIN.
- ALL PLANT MATERIAL OR REPRESENTATIVE SAMPLES SHALL BE LEGIBLY TAGGED WITH PROPER COMMON AND BOTANICAL NAMES. TAGS SHALL REMAIN ON THE PLANTS UNTIL FINAL ACCEPTANCE.
- CONTRACTOR SHALL LOAMED DISTURBED AREAS AS FOLLOWS:
- LAWN AREAS 6" DEPTH OF TOPSOIL
- SEED MIXTURES FOR AREAS TO BE SEEDED SHALL BE AS FOLLOWS:
- LAWN AREAS SHALL BE SEEDED WITH SEED TYPE & BY WEIGHT CREEPERS RED FESCUE (MIN. 2 VARIETIES) 55%, KENTUCKY BLUEGRASS (MIN. 2 VARIETIES) 30%, PERENNIAL RYE GRASS 15%. SEED AT A RATE OF 4 LBS PER 1000 SQ.FT.
- CONTRACTOR SHALL BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND WILL CONTINUE UNTIL FINAL ACCEPTANCE. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS OF WATERING AND MAINTENANCE.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE (1) FULL YEAR FROM DATE OF FINAL ACCEPTANCE.
- SCREENED IMAGES SHOW EXISTING CONDITIONS. WHERE EXISTING CONDITIONS LIE UNDER OR ARE IMPINGED UPON BY PROPOSED BUILDINGS AND OR SITE ELEMENTS, THE EXISTING CONDITION WILL BE REMOVED, ABANDONED AND OR GAFFED OR DEMOLISHED AS REQUIRED.
- SEE DRAWINGS C-100 THRU C-104 AND C-300 THRU C-303 FOR ADDITIONAL INFORMATION.
- ELEVATION 130 CIVIL PLANS = ELEVATION 100 ARCHITECTURAL PLANS.
- GRANITE POSTS TO BE 3"x3"x1' WITH 2 SIDES THERMAL FINISH AND 2 SIDES SPLIT FACE AS QUARRIED AND DISTRIBUTED BY SWENSON GRANITE WORKS. BURY POSTS 3' DEEP IN WELL COMPACTED GRAVEL.

PLANT LIST:

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	COMMENTS
TREES					
END	BETULA NIGRA 'DURAHEAT'	DURAHEAT RIVER BIRCH	1	12' HT.	CLUMP, B4B
GBM	SINKO BILOBA MASYAR	MASYAR SINKO	2	3' CAL.	B4B
PCC	PYRUS CALLERIANA 'CLEVELAND'	CLEVELAND FLOWERING PEAR	1	3' CAL.	B4B
SR	SYRINGA RETICULATA	JAPANESE TREE LILAC	2	25' CAL.	B4B, SINGLE STEM, SPECIMEN
SHRUBS, GRASSCOVERS & HERBACEOUS MATERIALS					
HR	HYDRANSEA MACROPHYLLA 'ROBERT'	ROBERT M. HYDRANSEA	5	30" HT.	FULL & BUSHY
HS	HEMEROCALLIS STELLA D'ORO	STELLA D'ORO DAYLILLY	14	1 6AL.	FULL & BUSHY
JCS	JUNIPERUS CHINENSIS 'CASINO GOLD'	CASINO GOLD CHINESE JUNIPER	22	24" HT.	FULL & BUSHY
JCS	JUNIPERUS CHINENSIS 'SARGENTII'	SARGENT CHINESE JUNIPER	2	30" SPD.	FULL & BUSHY
TMN	TAXUS X MEDIA 'NIGRA'	DARK SPREADING YEW	6	30" HT.	FULL & BUSHY
VTS	VIBURNUM P. TOMENTOSUM 'SHASTA'	SHASTA DOUBLEFILE VIBURNUM	3	40" HT.	FULL & BUSHY



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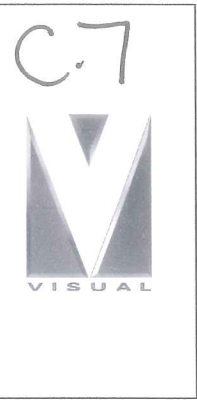
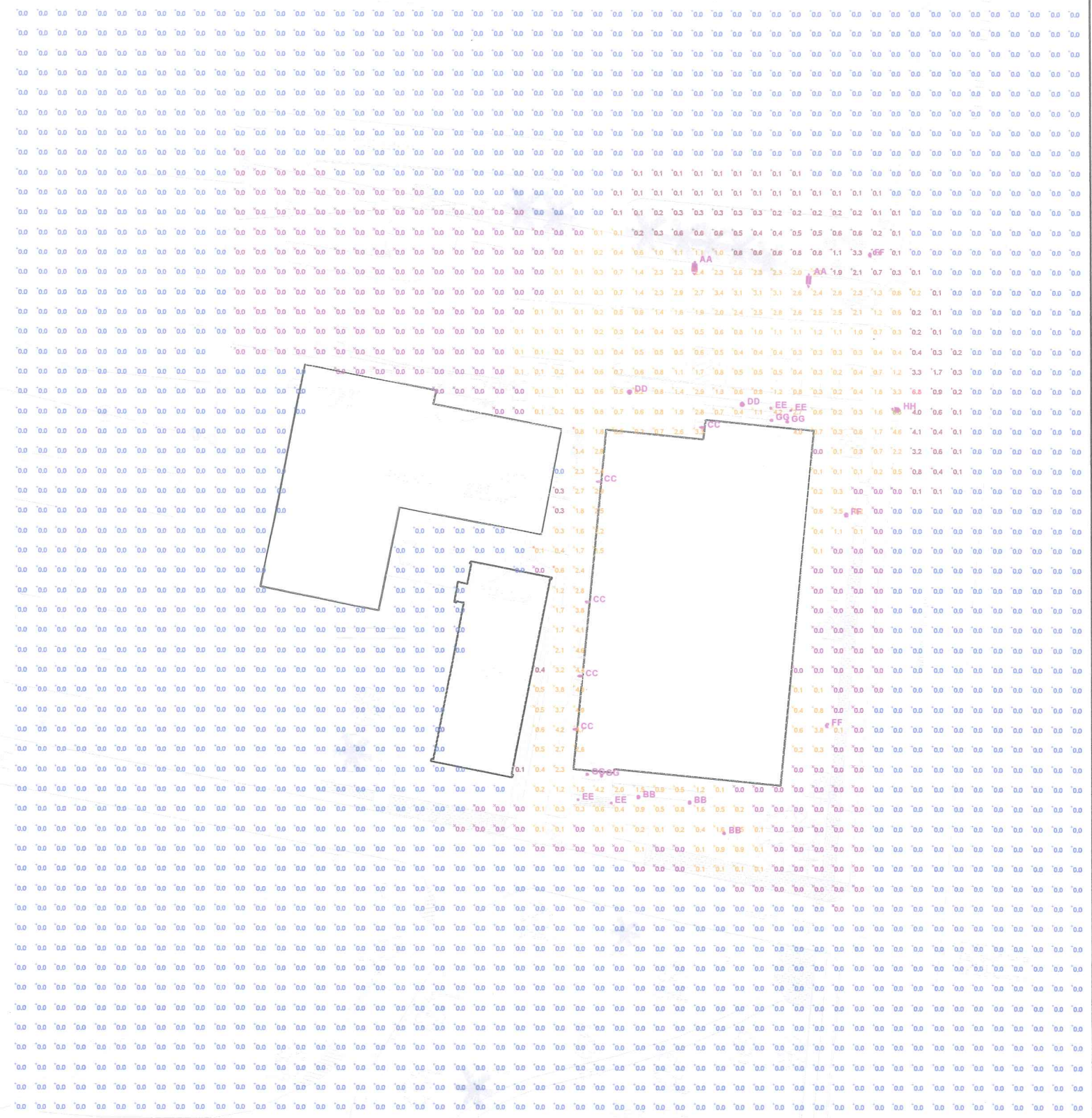
Site Design Associates Consulting Engineering & Land Planning 23 Whitney Way Topsham, Maine 04086 Tel: (207) 449-4275	DESIGN: DEPT. DRAWN: DEPT. CHKD: TWS	PROJECT: PATIENT CARE CENTER UNIVERSITY OF NEW ENGLAND STEVENS AVENUE, PORTLAND, MAINE
	CLIENT: PORT CITY ARCHITECTURE 65 NEWBURY STREET, PORTLAND, MAINE 04101	DATE: JAN. 2012 SCALE: 1" = 20'

LANDSCAPE PLAN

REV. E
C-104

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
AA		2	AS1 LED 1 638350/40K SR2	AS1 LED WITH HLM MODULE, 63 LEDs, 350mA DRIVER, 4000K COLOR TEMPERATURE, TYPE 2 LENS	ONE 75.1-WATT LED, AIMED DOWN POS.	AS1_LED_1_6 38350_40K_S R2.ies	Absolute	1.00	75.1
BB		3	VRB2-20LED- 5100K	VANDAL RESISTANT ROUND BOLLARD LED WHITE CAST ALUMINUM DOME AND LOUVERS. ATTACHED TO AN ALUMINUM RISER, TEMPERED PRISMATIC GLASS.	20 LEDS, 5100K LUMINEIDS BY PHILIPS	vrb2-20led- wh.ies	Absolute	1.00	20.4
CC		5	CSXW LED 1 308350/40K SR2	CSXW LED WITH 1 LIGHT ONE 39.3-WATT LED, ENGINE 350mA DRIVER, AIMED DOWN POS. 4000K LED, TYPE 2 OPTICS		CSXW_LED_1 308350_40K SR2.ies	Absolute	1.00	38.3
DD		2	D623(PA)100MH- 120VBLK/L3	POST TOP LUMINAIRE	(1) 100W MH	D623 L3.ies	9000	1.00	170
EE		4	4456 16TRT LLV	13" W X 6" H X 6-1/2" D RECESSED STEP LIGHT, LOUVERED DOOR WITH TEMPERED FROST GLASS.	ONE 18W TRT	4456_75i_LLVi es	1200	0.85	76.24
FF		3	EXISTING	-	-	HP3_100M_LF V.ies	3200	0.81	50
GG		4	FHV6128HE	6" OPEN DOWNLIGHT WITH SPECULAR REFLECTOR.	(1) 28W TT CFL, VBU	6in Open Downlight - Specular Reflector.ies	1710	0.85	26
HH		1	EXISTING ROADWAY LIGHT	-	-	KSE1_175M_R 3_(PROBE).ies	10000	0.75	175

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING & SIDEWALKS	x	0.6 fc	6.3 fc	0.0 fc	N/A	N/A
SPILL	+	0.0 fc	6.8 fc	0.0 fc	N/A	N/A



UNIVERSITY OF NEW ENGLAND
College of Dentistry
Portland, ME

Designer
JMS
Date
Apr 25 2012
Scale
1"=30'-0"
Drawing No.
SITE

EROSION AND SEDIMENTATION CONTROL NOTES & DETAILS

TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES INCLUDE THE USE OF STABILIZED CONSTRUCTION ENTRANCE, SEDIMENT BARRIER, EROSION CONTROL MIX, STONE CHECK DAMS, HAY BALE BARRIERS, CATCH BASIN INLET BARRIERS, CATCH BASIN SEDIMENT COLLECTION BAGS, EROSION CONTROL BLANKET, AND TEMPORARY SEEDING AND MULCHING AS REQUIRED. PERMANENT DEVICES INCLUDE THE USE OF RIP RAP AT EXPOSED STORM DRAIN AND CULVERT INLETS AND OUTLETS, RIP RAPPED SLOPES, AND PERMANENT VEGETATION.

A. GENERAL

- IT IS ANTICIPATED THAT CONSTRUCTION WILL BEGIN AS SOON AS POSSIBLE FOLLOWING RECEIPT OF NECESSARY PERMITS.
- ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENT CONTROL BMPs, PUBLISHED BY THE BUREAU OF LAND AND WATER QUALITY MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, LATEST EDITION.
- ANY ADDITIONAL EROSION AND SEDIMENTATION CONTROL DEEMED NECESSARY BY THE OWNER'S REPRESENTATIVE, DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) PERSONNEL AND/OR MUNICIPAL OFFICIALS SHALL BE INSTALLED BY THE CONTRACTOR.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL FINES RESULTING FROM EROSION OR SEDIMENTATION FROM THE SITE TO SURROUNDING PROPERTIES, WATER BODIES, OR WETLANDS AS A RESULT OF THIS PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR/REPLACEMENT/MAINTENANCE OF ALL EROSION CONTROL MEASURES UNTIL ALL DISTURBED AREAS ARE STABILIZED TO THE SATISFACTION OF THE AGENCIES. DESCRIPTIONS OF ACCEPTABLE PERMANENT STABILIZATION FOR VARIOUS COVER TYPES FOLLOWS:
 - A. FOR SEEDED AREAS, PERMANENT STABILIZATION MEANS A 90% RESTORED AREA WITH MATURE, HEALTHY PLANTS WITH NO EVIDENCE OF WASHING OR COLLAPSE OF THE TOPSOIL.
 - B. FOR SODDED AREAS, PERMANENT STABILIZATION MEANS THE COMPLETE BINDING OF THE SOD ROOTS INTO THE UNDERLYING SOIL WITH NO SLUMPING OF THE SOD OR DIE-OFF.
 - C. FOR MULCHED AREAS, PERMANENT STABILIZATION MEANS TOTAL COVERAGE OF THE EXPOSED AREA WITH AN APPROVED MULCH MATERIAL. EROSION CONTROL MIX MAY BE USED AS MULCH FOR PERMANENT STABILIZATION ACCORDING TO THE APPROVED APPLICATION RATES AND LIMITATIONS.
 - D. FOR AREAS STABILIZED WITH RIPRAP, PERMANENT STABILIZATION MEANS THAT SLOPES STABILIZED WITH RIPRAP HAVE AN APPROPRIATE BACKING OF A WELL-GRADED GRAVEL OR APPROVED GEOTEXTILE TO PREVENT SOIL MOVEMENT FROM BEHIND THE RIPRAP. STONE MUST BE SIZED APPROPRIATELY.
 - E. PAVED AREAS, FOR PAVED AREAS, PERMANENT STABILIZATION MEANS THE PLACEMENT OF THE COMPACTED GRAVEL SUBBASE IS COMPLETED.
 - F. FOR OPEN CHANNELS, PERMANENT STABILIZATION MEANS THE CHANNEL IS STABILIZED WITH MATURE VEGETATION AT LEAST THREE INCHES IN HEIGHT, WITH WELL-GRADED RIP RAP, OR WITH ANOTHER NON-EROSIVE LINING CAPABLE OF WITHSTANDING THE ANTICIPATED FLOW VELOCITIES AND FLOW DEPTHS WITHOUT RELIANCE ON CHECK DAMS TO SLOW FLOW. THERE MUST BE NO EVIDENCE OF SLUMPING OF THE LINING, UNDERCUTTING OF THE BANKS, OR DOWN CUTTING OF THE CHANNEL.

B. EROSION AND SEDIMENTATION CONTROL MEASURES

- PRIOR TO THE BEGINNING OF CONSTRUCTION, A STABILIZED CONSTRUCTION ENTRANCE AND TEMPORARY SILT FENCE SHALL BE SHOWN ON THE PLANS OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. IT IS THE INTENT THAT SEDIMENT BARRIERS BE INSTALLED DOWN GRADIENT OF ALL DISTURBED AREAS OF THE SITE. SEDIMENT BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS WILL BE MADE IMMEDIATELY. SEDIMENT DEPOSITS SHALL BE PERIODICALLY REMOVED FROM THE UPSTREAM SIDE OF THE SEDIMENT BARRIERS. THIS SEDIMENT WILL BE SPREAD AND STABILIZED IN AREAS OF THE SITE NOT SUBJECT TO EROSION. SEDIMENT BARRIERS SHALL BE REPLACED AS NECESSARY TO PROVIDE PROPER FILTERING ACTION. IF THERE ARE SIGNS OF UNDERCUTTING AT THE CENTER OR THE EDGES, OR IMPOUNDING OF LARGE VOLUMES OF WATER BEHIND THEM, THEY WILL BE REPLACED WITH A TEMPORARY CRUSHED STONE CHECK DAM.
 - ALL CATCH BASINS, NEW OR EXISTING, THAT MAY RECEIVE RUNOFF FROM DISTURBED AREAS MUST BE PROTECTED DURING CONSTRUCTION. INSPECT & CLEAN OUT AS NECESSARY. LEGALLY DISPOSE OF SEDIMENT & REMOVE FLOATABLES WITH OIL ABSORBENT PADS AS APPLICABLE.
 - REMOVAL OF SOIL, TREES, BUSHES AND OTHER VEGETATION AND SOIL DISTURBANCE WILL BE KEPT TO A MINIMUM WHILE ALLOWING PROPER SITE DEVELOPMENT.
 - GRUBBINGS AND ANY UNSUITABLE TOPSOIL SHALL BE STRIPPED AND REMOVED FROM THE PROJECT SITE AND DISPOSED OF IN AN APPROVED MANNER.
 - ANY SUITABLE TOPSOIL WILL BE STRIPPED AND STOCKPILED FOR REUSE IN FINAL GRADING. TOPSOIL WILL BE STOCKPILED IN A MANNER SUCH THAT NATURAL DRAINAGE IS NOT OBSTRUCTED AND NO OFF-SITE SEDIMENT DAMAGE WILL RESULT. IF A STOCKPILE IS NECESSARY, THE SIDE SLOPES OF THE TOPSOIL STOCKPILE WILL NOT EXCEED 2:1. TOPSOIL STOCKPILES WILL BE TEMPORARILY SEED WITH AROOSTOOK RYE, ANNUAL OR PERENNIAL RYE GRASS (DEPENDING ON DATE SEEDING) WITHIN 7 DAYS OF FORMATION, OR TEMPORARILY MULCHED IF SEEDING CANNOT BE DONE WITHIN THE RECOMMENDED SEEDING DATES.
 - TEMPORARY DIVERSION BERMS AND DRAINAGE SWALES SHALL BE CONSTRUCTED AS NECESSARY.
 - TEMPORARY STABILIZATION SHALL BE CONDUCTED WITHIN 7 DAYS OF INITIAL DISTURBANCE OF SOILS. PRIOR TO ANY RAIN EVENT, AND PRIOR TO ANY WORK SHUT DOWN LASTING MORE THAN ONE DAY, TEMPORARY STABILIZATION INCLUDES SEED, MULCH, OR OTHER NON-ERODIBLE COVER. AREAS WITHIN 75 FEET OF WETLANDS SHALL BE TEMPORARILY STABILIZED WITHIN 48 HOURS OR PRIOR TO RAIN EVENT.
 - APPLY HAY OR STRAW MULCH AT A RATE OF 2 TONS PER ACRE, AND ANCHOR AS NECESSARY.
 - TEMPORARY SEEDING SPECIFICATIONS, WHERE THE SEEDBED HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS, LOOSEN SOIL TO A DEPTH OF 4 INCHES BEFORE APPLYING FERTILIZER, LIME, AND SEED. APPLY LIMESTONE AT A RATE OF 3 TONS PER ACRE (138 LB. PER 1,000 SQUARE FEET) AND 10-10-10 (N-P-K) FERTILIZER AT A RATE OF 800 LBS. PER ACRE (13.8 LB. PER 1,000 SQUARE FEET), UNIFORMLY APPLY SEED AT THE RECOMMENDED SEEDING RATES AND DATES, APPLY HAY OR STRAW MULCH AT A RATE OF 2 TONS PER ACRE, AND ANCHOR AS NECESSARY.
- RECOMMENDED TEMPORARY SEEDING DATES AND APPLICATION RATES ARE AS FOLLOWS:
- AROOSTOOK RYE: RECOMMENDED SEEDING DATES: 8/15 - 10/1
 - APPLICATION RATE: 112 LBS./ACRE
 - ANNUAL RYE GRASS: RECOMMENDED SEEDING DATES: 4/1 - 7/1
 - APPLICATION RATE: 40 LBS./ACRE
 - PERENNIAL RYE GRASS: RECOMMENDED SEEDING DATES: 8/15 - 9/15
 - APPLICATION RATE: 40 LBS./ACRE

FOR THE LIGHT, MOISTURE, AND SOIL CONDITIONS. AMEND AREAS OF DISTURBED SUBSOIL WITH TOP SOIL OR OTHER ORGANIC AMENDMENTS. PROTECT SEEDING AREAS WITH MULCH OR, IF NECESSARY, EROSION CONTROL BLANKETS. AND SCHEDULE SOODING, PLANTING, AND SEEDING SO TO AVOID DIE-OFF FROM SUMMER DROUGHT AND FALL FROSTS. NEWLY SEED OR SODDED AREAS MUST BE PROTECTED FROM VEHICLE TRAFFIC, EXCESSIVE PEDESTRIAN TRAFFIC, AND CONCENTRATED RUNOFF UNTIL THE VEGETATION IS WELL ESTABLISHED. AREAS MUST BE REMOVED AND RESEEDED IF GERMINATION IS SPARSE, PLANT COVERAGE IS SPOTTY, OR TOPSOIL EROSION IS EVIDENT.

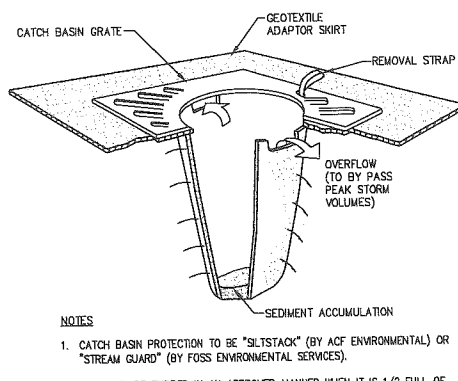
- PERMANENT SEEDING PER TURF AND GRASSES SPECIFICATION AND LANDSCAPE PLAN.
- MULCH ALL AREAS SEED SO THAT SOIL IS NOT VISIBLE THROUGH THE MULCH REGARDLESS OF THE APPLICATION RATE.
- DITCH LININGS, STONE CHECK DAMS, AND RIPRAP INLET AND OUTLET PROTECTION SHALL BE INSTALLED WITHIN 48 HOURS OF COMPLETING THE GRADING OF THAT SECTION OF DITCH OR INSTALLATION OF CULVERT.
- EROSION CONTROL BLANKET SHALL BE INSTALLED ON ALL PERMANENT SLOPES STEEPER THAN 3:1, IN THE BASE OF DITCHES NOT OTHERWISE PROTECTED, AND ANY DISTURBED AREAS WITHIN 100 FEET OF A PROTECTED NATURAL RESOURCE (E.G. WETLANDS AND WATER BODIES). EROSION CONTROL BLANKET SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- TEMPORARY CONTROL MEASURES, SUCH AS SILT FENCE, SHALL BE REMOVED WITHIN 30 DAYS AFTER PERMANENT STABILIZATION IS ATTAINED.

C. WINTER CONDITIONS

- "WINTER CONSTRUCTION" IS CONSTRUCTION ACTIVITY PERFORMED DURING THE PERIOD FROM NOVEMBER 1 THROUGH APRIL 15. IF AREAS WITHIN THE CONSTRUCTION ACTIVITY ARE NOT STABILIZED WITH TEMPORARY OR PERMANENT MEASURES OUTLINED ABOVE BY NOVEMBER 15, THEN THE SITE MUST BE PROTECTED WITH ADDITIONAL STABILIZATION MEASURES THAT ARE SPECIFIC TO WINTER CONDITIONS. NO MORE THAN ONE ACRE OF THE SITE MAY BE WITHOUT STABILIZATION AT ONE TIME. SLOPE STABILIZATION AND DISTURBED AREA STABILIZATION DURING WINTER CONDITIONS SHOULD BE ADDRESSED IN ACCORDANCE WITH SECTION A-3 OF THE MAINE EROSION AND SEDIMENT CONTROL BMPs, MARCH 2003.
- AREAS WITHIN 100 FEET OF A PROTECTED NATURAL RESOURCE MUST BE PROTECTED WITH A DOUBLE ROW OF SEDIMENT BARRIERS.
- HAY MULCH SHALL BE APPLIED AT TWICE THE STANDARD TEMPORARY STABILIZATION RATE. AT THE END OF EACH CONSTRUCTION DAY, AREAS THAT HAVE BEEN BROUGHT TO FINAL GRADE MUST BE STABILIZED. MULCH MAY NOT BE SPREAD ON TOP OF SNOW.
- AFTER NOVEMBER 1 OR THE FIRST KILLING FROST FOR THE REGION AND BEFORE SNOW FALL, ALL EXPOSED AND DISTURBED AREAS NOT TO UNDERGO FURTHER DISTURBANCE ARE TO HAVE DORMANT SEEDING. THE DORMANT SEEDING METHOD: PREPARE THE SEEDING, LIME AND FERTILIZE, APPLY THE SELECTED PERMANENT SEED MIXTURE AT THREE TIMES THE REGULAR SEEDING RATE, AND MULCH AND ANCHOR. DORMANT SEEDINGS NEED TO BE ANCHORED EXTREMELY WELL ON SLOPES, DITCH BASINS AND AREAS OF CONCENTRATED FLOWS. DORMANT SEEDING REQUIRES INSPECTION AND RESEEDING AS NEEDED IN THE SPRING. ALL AREAS WHERE COVER IS INADEQUATE MUST BE IMMEDIATELY RESEED AND MULCHED AS SOON AS POSSIBLE.
- ALL VEGETATED DITCH LINES THAT HAVE NOT BEEN STABILIZED BY SEPTEMBER 1, OR WILL BE WORKED DURING THE WINTER CONSTRUCTION PERIOD, MUST BE STABILIZED WITH AN APPROPRIATE STONE LINING BACKED BY AN APPROPRIATE GRAVEL BED OR GEOTEXTILE UNLESS SPECIFICALLY RELEASED FROM THIS STANDARD BY THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION.
- MULCH NETTING MUST BE USED TO ANCHOR MULCH ON ALL SLOPES GREATER THAN SIX UNLESS EROSION CONTROL BLANKETS OR EROSION CONTROL MIX IS BEING USED ON THESE SLOPES.

D. HOUSEKEEPING

- SPILL PREVENTION CONTROLS MUST BE USED TO PREVENT POLLUTANTS FROM BEING DISCHARGED FROM MATERIALS ON SITE, INCLUDING STORAGE PRACTICES TO MINIMIZE EXPOSURE OF THE MATERIALS TO STORMWATER, AND APPROPRIATE SPILL PREVENTION, CONTAINMENT, AND RESPONSE PLANNING AND IMPLEMENTATION.
- GROUNDWATER PROTECTION. DURING CONSTRUCTION, LIQUID PETROLEUM PRODUCTS AND OTHER HAZARDOUS MATERIALS WITH THE POTENTIAL TO CONTAMINATE GROUNDWATER MAY NOT BE STORED OR HANDLED IN AREAS OF THE SITE DRAINING TO AN INFILTRATION AREA. AN "INFILTRATION AREA" IS ANY AREA OF THE SITE THAT BY DESIGN OR AS A RESULT OF SOILS, TOPOGRAPHY AND OTHER RELEVANT FACTORS, ACCUMULATES RUNOFF THAT INFILTRATES INTO THE SOIL. DIKES, BERMS, SUMPS, AND OTHER FORMS OF SECONDARY CONTAINMENT THAT PREVENT DISCHARGE TO GROUNDWATER MAY BE USED TO ISOLATE PORTIONS OF THE SITE FOR THE PURPOSES OF STORAGE AND HANDLING OF THESE MATERIALS.
- FUGITIVE SEDIMENT AND DUST. ACTIONS MUST BE TAKEN TO ENSURE THAT ACTIVITIES DO NOT RESULT IN NOTICEABLE EMISSIONS OF SOILS OR FUGITIVE DUST EMISSIONS DURING OR AFTER CONSTRUCTION. OIL MAY NOT BE USED FOR DUST CONTROL.

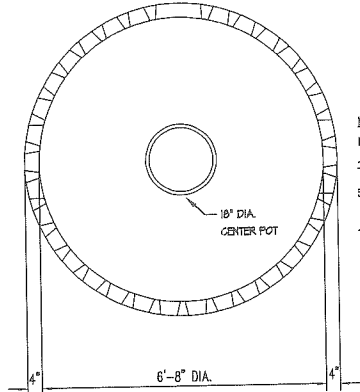


3 TEMPORARY INLET PROTECTION
SCALE: N.T.S.

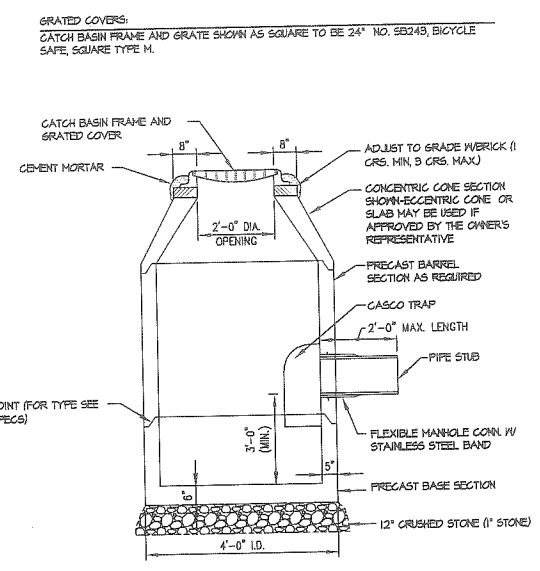
- DEBRIS AND OTHER MATERIAL LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORM WATER, MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE.
- TRENCH OR FOUNDATION DE-WATERING, TRENCH DE-WATERING IS THE REMOVAL OF WATER FROM TRENCHES, FOUNDATIONS, COFFER DAMS, PONDS AND OTHER AREAS WITHIN THE CONSTRUCTION AREA THAT RETAIN WATER AFTER EXCAVATION. IN MOST CASES THE COLLECTED WATER IS HEAVILY SILTED AND HINDERS CORRECT AND SAFE CONSTRUCTION PRACTICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING THE POUVED WATER EITHER THROUGH GRAVITY OR PUMPING, MUST BE SPREAD THROUGH NATURAL WOODED BUFFERS OR REMOVE POSSIBLE. LIKE A COFFER DAM SEDIMENTATION BASIN. AVOID ALLOWING THE WATER TO FLOW OVER DISTURBED AREAS OF THE SITE.

E. INSPECTION AND MAINTENANCE

- INSPECT DISTURBED AND IMPERVIOUS AREAS, EROSION AND STORMWATER CONTROL MEASURES, AREAS USED FOR STORAGE THAT ARE EXPOSED TO PRECIPITATION, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE AT LEAST ONCE A WEEK AS BEFORE AND AFTER STORM EVENTS, PRIOR TO COMPLETION OF PERMANENT STABILIZATION. A PERSON WITH KNOWLEDGE OF EROSION AND STORMWATER CONTROLS, INCLUDING THE STANDARDS IN THE MAINE CONSTRUCTION GENERAL PERMIT AND ANY DEP OR MUNICIPAL COMPANION DOCUMENTS, MUST CONDUCT THE INSPECTION. THIS PERSON MUST BE IDENTIFIED IN THE INSPECTION LOG. IF BEST MANAGEMENT PRACTICES BMPs NEED TO BE MODIFIED OR IF ADDITIONAL BMPs ARE NECESSARY, IMPLEMENTATION MUST BE COMPLETED WITHIN 7 CALENDAR DAYS AND PRIOR TO ANY STORM EVENT (RAINFALL). ALL MEASURES MUST BE MAINTAINED IN EFFECTIVE OPERATING CONDITION UNTIL AREAS ARE PERMANENTLY STABILIZED.
- AN INSPECTION AND MAINTENANCE LOG MUST BE KEPT SUMMARIZING THE SCOPE OF THE INSPECTION, NAME AND QUALIFICATIONS OF THE PERSON PERFORMING THE INSPECTION, DATE, AND MAJOR OBSERVATIONS RELATING TO OPERATION OF EROSION AND SEDIMENTATION CONTROLS AND POLLUTION PREVENTION MEASURES. MAJOR OBSERVATIONS MUST INCLUDE: BMPs THAT NEED TO BE MAINTAINED, LOCATION(S) OF BMPs THAT FAILED TO OPERATE AS DESIGNED THAT NEED TO BE MAINTAINED, LOCATION(S) OF BMPs THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION, AND LOCATION(S) WHERE ADDITIONAL BMPs ARE NEEDED THAT DID NOT EXIST AT THE TIME OF THE INSPECTION. FOLLOW-UP TO CORRECT DEFICIENCIES OR ENHANCE CONTROLS MUST ALSO BE INDICATED IN THE LOG AND DATED; INCLUDING WHAT ACTION WAS TAKEN AND WHEN.
- IT IS RECOMMENDED THAT THE OWNER RETAIN THE SERVICES OF THE DESIGN ENGINEER FOR SITE INSPECTIONS IN COMPLIANCE WITH MAINE DEP STORMWATER RULES, CHAPTER 500.



4 PRECAST CONCRETE DRAINAGE RING
SCALE: N.T.S.



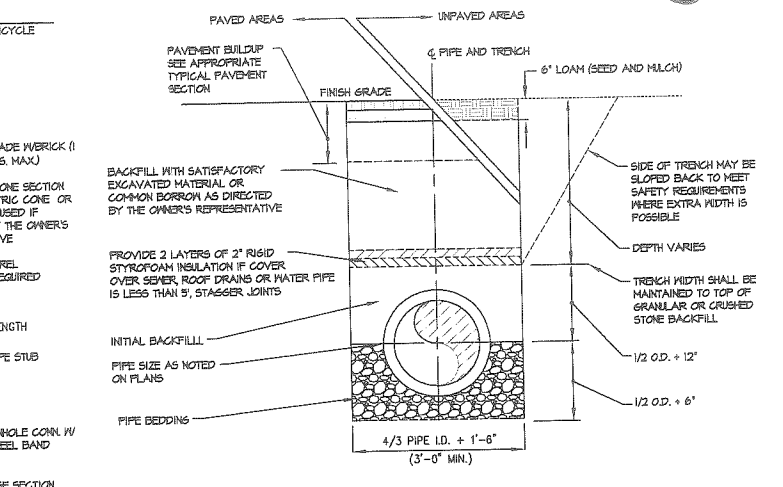
1 CATCH BASIN
SCALE: N.T.S.

NOTES:

- CONCRETE: 4,000 PSI AFTER 28 DAYS.
- REINFORCING: RINGS - 6 X 6/10 X 10 W/M.
- RINGS MAY BE STACKED ONE ON TOP OF ANOTHER FOR MORE CAPACITY.
- DRAINAGE RING TO BE AS MANUFACTURED BY OLD CASTLE OF AUBURN, MAINE, (800) 482-7417.

ITEM NO.	DESCRIPTION	THICKNESS
4630	DRAINAGE RING	
4635	REGULAR COVER	4" THICK
4636	HEAVY DUTY COVER	6" THICK

DRAINAGE RING HEIGHT: 4.000 lbs.



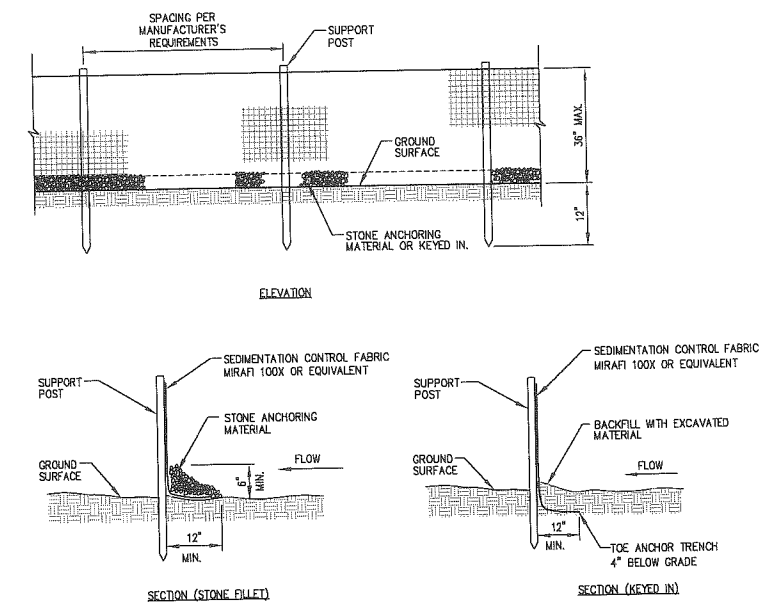
TRENCH BACKFILL SCHEDULE

PIPE MATERIAL	PIPE BEDDINGS	INITIAL BACKFILL	BACKFILL
HDPE	3/4" CRUSHED STONE	3/4" CRUSHED STONE	**EXCAVATED MATERIAL OR GRANULAR BORROW
PVC	3/4" CRUSHED STONE	3/4" CRUSHED STONE	**EXCAVATED MATERIAL OR GRANULAR BORROW
DUCTILE IRON	GRANULAR MATERIAL	GRANULAR MATERIAL	**EXCAVATED MATERIAL OR GRANULAR BORROW
COFFER	SAND	SAND	**EXCAVATED MATERIAL OR GRANULAR BORROW

** EXCAVATED MATERIAL MUST BE REVIEWED AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

GRANULAR MATERIAL TO BE SAND OR GRAVEL.

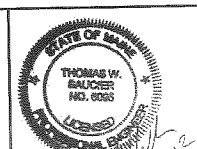
2 TYPICAL TRENCH SECTION
SCALE: N.T.S.



5 SILTING FENCE
SCALE: N.T.S.

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REV	DATE	STATUS	BY	CHKD	APPD	REV	DATE	STATUS	BY	CHKD	APPD
E	6/06/12	REVISED PER CITY COMMENTS		TWS	TWS						
D	5/25/12	ISSUED FOR BID		TWS	TWS						
C	5/11/12	ISSUED FOR BUILDING PERMIT		TWS	TWS						
B	4/17/12	SUBMITTED TO THE CITY OF PORTLAND FOR LEVEL 3 REVIEW		TWS	TWS						
A	4/13/12	ISSUED FOR DESIGN DEVELOPMENT		TWS	TWS						



Site Design Associates
Consulting Engineering & Land Planning
23 Whitney Way Topsham, Maine 04086 Tel: (207) 449-4275
CLIENT: PORT CITY ARCHITECTURE
65 NEWBURY STREET, PORTLAND, MAINE 04101

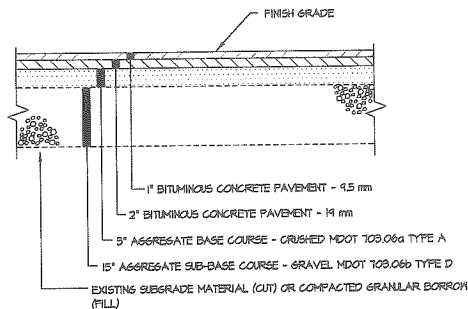
DESIGN: DEPT.	
DRAWN: DEPT.	
CHKD: TWS	
DATE: JAN. 2012	
SCALE: AS NOTED	

PROJECT: PATIENT CARE CENTER UNIVERSITY OF NEW ENGLAND STEVENS AVENUE, PORTLAND, MAINE	
PROJECT NO.	
DWG. NO.	C-300
REV.	E

C.8

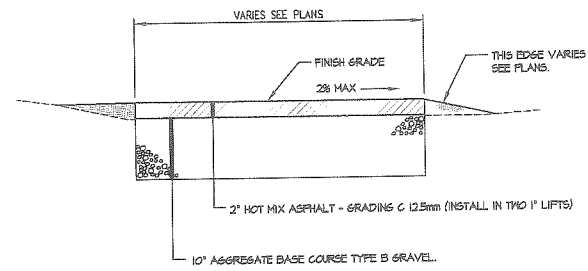
C.8a

- NOTES:
- ADDITIONAL SUBBASE GRAVEL AND/OR GEOTEXTILES MAY BE REQUIRED DURING CONSTRUCTION IF SOIL CONDITIONS WARRANT.
 - BUILD-UP RECOMMENDATION IS PRELIMINARY REFER TO GEOTECHNICAL REPORT.



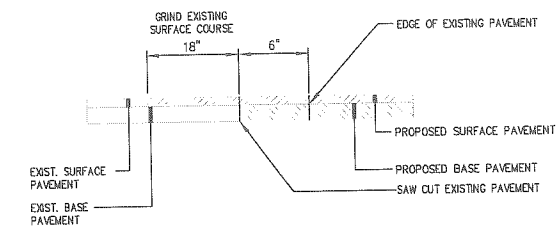
1 PARKING AREAS, SERVICE DRIVE + DROP OFF BUILD-UP

- NOTES:
- SIDEWALK CONSTRUCTION IN COLLEGE STREET R.O.M. TO CONFORM TO THE CITY OF PORTLAND TECHNICAL STANDARDS FOR BITUMINOUS CONCRETE SIDEWALKS.

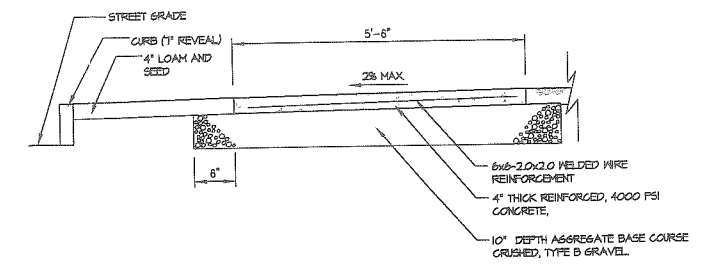


2 WALKWAY BUILD UP - BITUMINOUS CONCRETE (COLLEGE ST., ALEXANDER AND LINNELL PLAZA)

- NOTES:
- SIDEWALK CONSTRUCTION TO CONFORM TO THE CITY OF PORTLAND REQUIREMENTS FOR CONCRETE SIDEWALKS.
 - PROVIDE A BROOK FINISH PERPENDICULAR TO TRAFFIC FLOW.
 - PROVIDE CONTROL JOINTS EVERY 5 FT.
 - PROVIDE FULL DEPTH JOINTS WHERE PAVEMENT ABUTS STRUCTURES AND VERTICAL SURFACES. SEAL ALL EXPANSION JOINTS WITH WATERPROOF SEALANT.

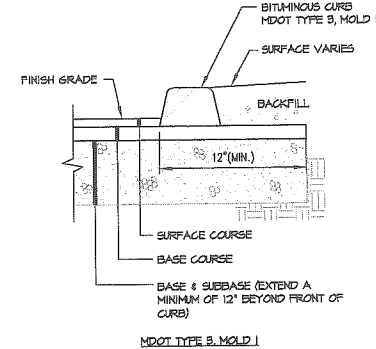


3 HMA PAVEMENT BUTT JOINT SCALE: N.T.S.

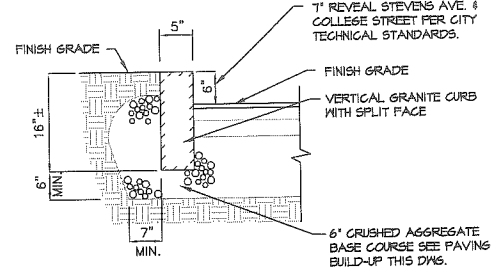


4 CONCRETE SIDEWALK (STEVENS AVENUE) SCALE: N.T.S.

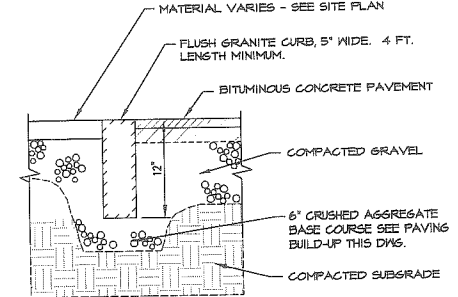
- NOTES:
- NO STRAIGHT CURB STONES SHALL BE USED ON RADII. SUBMIT SHOP DRAWINGS TO THE OWNER'S REPRESENTATIVE OF CURB STONE LENGTHS TO BE USED.
 - MINIMUM LENGTH OF STRAIGHT CURB STONES SHALL BE 4'.
 - MAXIMUM LENGTH OF STRAIGHT CURB STONES SHALL BE 6'.
 - JOINTS BETWEEN CURB STONES SHALL BE NO LESS THAN 1/8" AND NO GREATER THAN 5/8". PLACE FILTER FABRIC IN THE BACK PORTION OF THE JOINT TO PREVENT BACKFILL MATERIAL INFILTRATION.
 - CONTRACTOR TO ADJUST CURB REVEAL AT HANDICAP TIP DOWNS TO MEET 12.1 MAX. GRADE.
 - CONTRACTOR TO RESET GRANITE CURB PER CITY OF PORTLAND CURB REPLACEMENT STANDARDS.



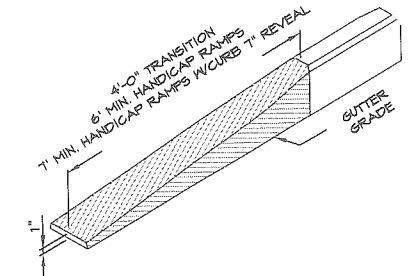
5 BITUMINOUS CURB (ADJACENT TO SIDEWALK) SCALE: N.T.S.



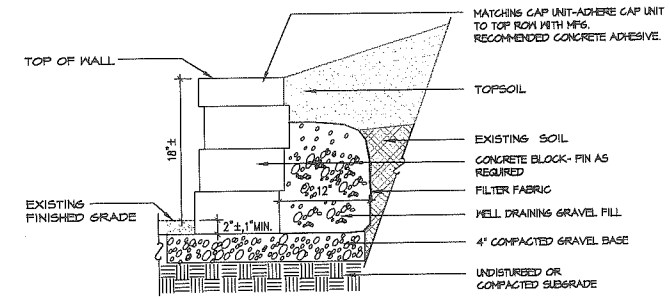
6 VERTICAL GRANITE CURB (RESET + NEW) SCALE: N.T.S.



7 GRANITE CURB - FLUSH SCALE: N.T.S.

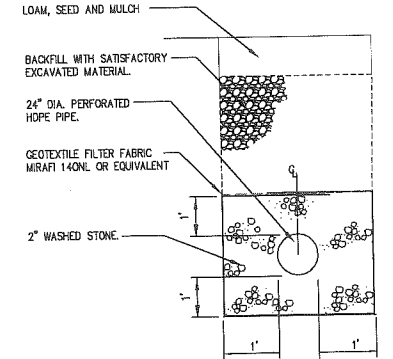


8 TERMINAL CURB SECTION SCALE: N.T.S.



9 SEGMENTAL RETAINING WALL (TUMBLED BLOCK) SCALE: N.T.S.

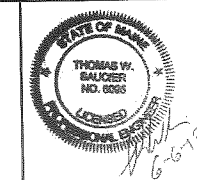
- NOTES:
- MODULAR CONCRETE BLOCK WALL TO BE VERSA-LOK'S 'WEATHERED MOSAIC' SYSTEM COMPRISED OF ONE OF THE MANUFACTURER'S RECOMMENDED MOSAIC PATTERNS WITH MATCHING CAP STONE, IN A CHARCOAL EARTHSTONE BLEND COLOR OR APPROVED EQUIVALENT CONTACT VERSA-LOK AREA REPRESENTATIVE FOR ORDERING AND ADDITIONAL INSTALLATION INFORMATION 603) 883-3042.
 - THE RETAINING WALL IS TO BE CONSTRUCTED FOLLOWING STANDARD INDUSTRY BUILDING TECHNIQUES, THE DRAWINGS AND THE MANUFACTURER'S RECOMMENDATIONS. THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS. THE CONTRACTOR SHALL WAIT FOR A RESOLUTION FROM THE OWNER'S REPRESENTATIVE BEFORE RETAINING WALL CONSTRUCTION CONTINUES.
 - WHERE CONCRETE BLOCKS MUST BE CUT THEY SHALL BE SCORED WITH A CHISEL AND BROKEN. ALL SHARP EDGES SHALL BE HAMMERED TO PROVIDE A SURFACE WHICH MATCHES THE 'WEATHERED' LOOK.
 - CONTRACTOR TO PROVIDE PRODUCT LITERATURE TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO PURCHASING AND CONSTRUCTION.



10 DRAINAGE RING PIPE SCALE: N.T.S.

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E	6/06/12	REVISED PER CITY COMMENTS	DEPT.	TWS	TWS						
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A	4/13/12	ISSUED FOR DESIGN DEVELOPMENT	DEPT.	TWS	TWS						



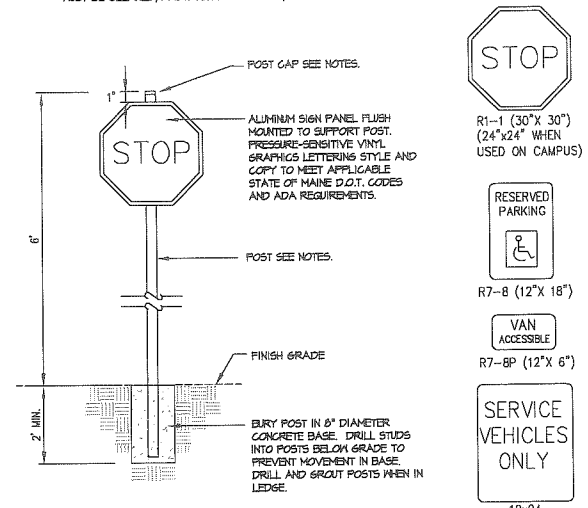
Site Design Associates
Consulting Engineering & Land Planning
23 Whitney Way Topsham, Maine 04086 Tel: (207) 449-4275
CLIENT: PORT CITY ARCHITECTURE
65 NEWBURY STREET, PORTLAND, MAINE 04101

DESIGN: DEPT.	PROJECT: PATIENT CARE CENTER UNIVERSITY OF NEW ENGLAND STEVENS AVENUE, PORTLAND, MAINE
DRAWN: DEPT.	SITE DETAILS
CHKD: TWS	
DATE: JAN. 2012	PROJ. NO.
SCALE: AS NOTED	DWG. NO.
	REV. E

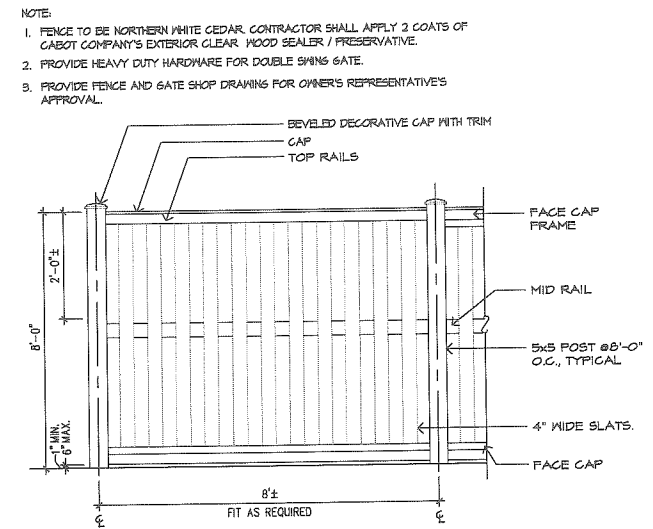
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C.8b

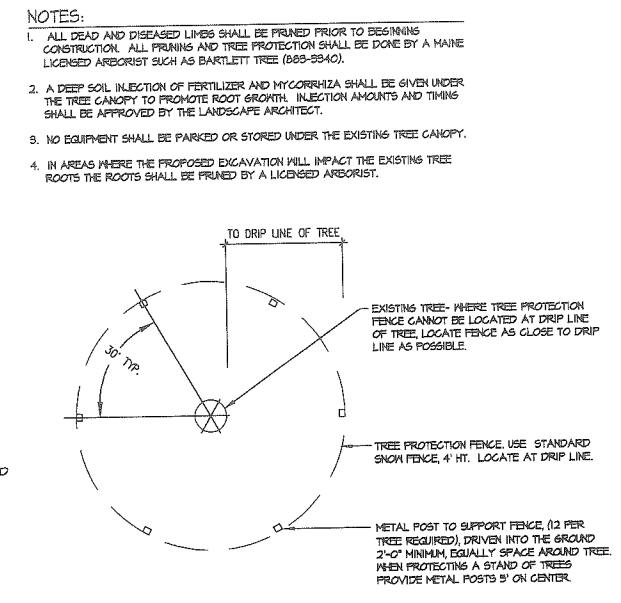
- NOTES:
1. PROVIDE SHOP DRAWINGS OF ALL SIGNS TO THE OWNER FOR APPROVAL PRIOR TO PURCHASING.
 2. OWNER TO APPROVE ALL SIGN LOCATIONS IN THE FIELD PRIOR TO INSTALLATION.
 3. CONTRACTOR TO REVIEW SIGN LOCATIONS FOR CONFLICTS WITH UNDERGROUND UTILITIES AND UNDERDRAIN PRIOR TO INSTALLING POSTS.
 4. ALL SIGNAGE TO COMPLY WITH ALL ADA, FEDERAL, LOCAL CODES AND MUTCD STANDARDS.
 5. SIGN POSTS - FOR POSTS WITH INDIVIDUAL SIGNS, POSTS TO BE 2"x2"x8' POWDERED ALUMINUM, 0.06" THICKNESS, SQUARE PLASTIC CAP IN TOP AS MANUFACTURED BY NEFCO OF FROVINCENCE RHODE ISLAND. FOR POSTS WITH MULTIPLE SIGNS, POST TO BE 2" DIAMETER SCHEDULE 40 GALVANIZED STEEL, 8' LONG WITH CONICAL GALVANIZED STEEL CAP.
 6. POSTS TO BE PAINTED WITH 2 COATS OF PAINT, COLOR TO BE PANTONE 244. GALVANIZED POSTS MUST BE CLEANED, PROTRUSIONS REMOVED, AND SURFACE ROUGHED PRIOR TO PAINTING.



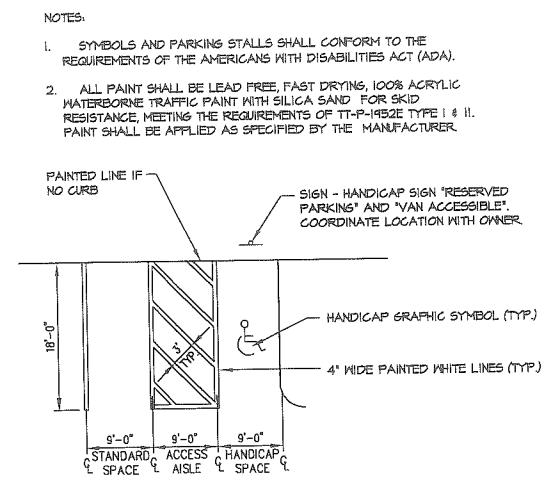
1 SIGNAGE
SCALE: N.T.S.



2 WOODEN SHADOWBOX FENCE MECHANICAL PAD ENCLOSURE
SCALE: N.T.S.

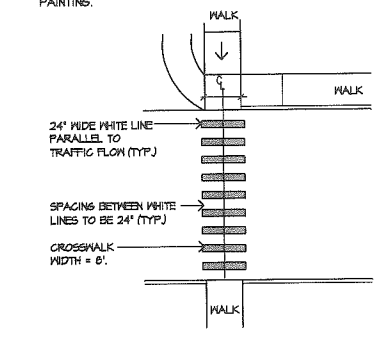


3 EXISTING TREE PROTECTION PLAN
SCALE: N.T.S.

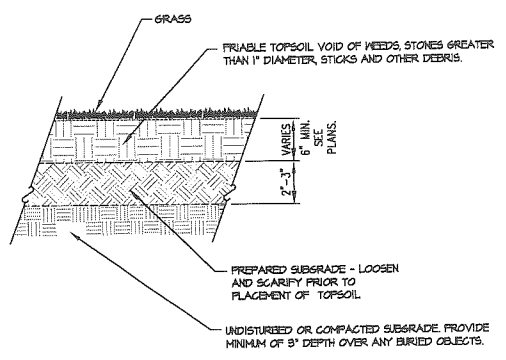


4 HANDICAP PARKING SPACE LAYOUT
SCALE: N.T.S.

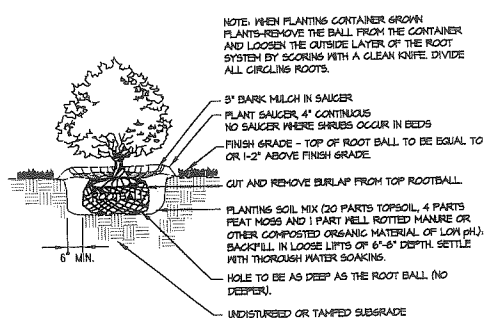
- NOTES:
1. CROSSWALKS SHALL CONFORM TO THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND ALL LOCAL CODES AND MUTCD STANDARDS.
 2. ALL PAINT SHALL BE LEAD FREE, FAST DRYING, 100% ACRYLIC WATERBORNE TRAFFIC PAINT WITH SILICA SAND FOR SKID RESISTANCE, MEETING THE REQUIREMENTS OF TT-P-1452E TYPE I & II. PAINT SHALL BE APPLIED AS SPECIFIED BY THE MANUFACTURER.
 3. OWNER TO APPROVE THE LAYOUT OF CROSSWALKS PRIOR TO PAINTING.



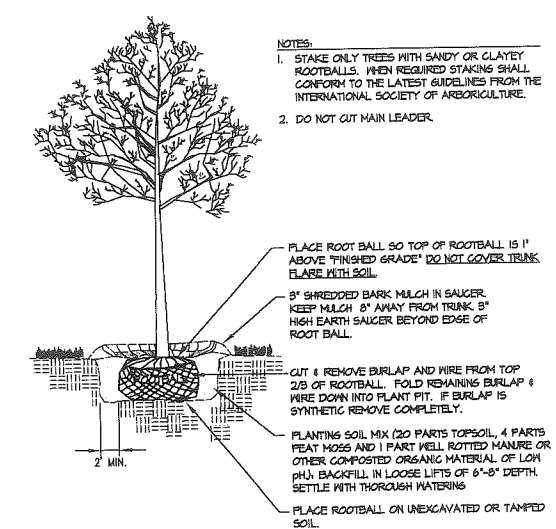
5 PAINTED CROSSWALK
SCALE: N.T.S.



6 LAWN INSTALLATION (SEED OR SOD)
SCALE: N.T.S.



7 SHRUB PLANTING DETAIL
SCALE: N.T.S.

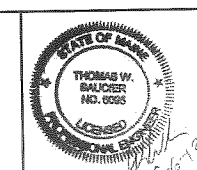


8 DECIDUOUS TREE PLANTING
SCALE: N.T.S.

Date: 04/13/12, P:\2012 Projects\12-216-02 Detail Shop\Design\020217\Plan_Signs / Area: 5, 12 / 2:10 PM

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SITE DESIGN ASSOCIATES, ANY ALTERATIONS, OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SITE DESIGN ASSOCIATES.

REV.	DATE	STATUS	BY	CHKD.	APPD.	REV.	DATE	STATUS	BY	CHKD.	APPD.
E	6/06/12	REVISED PER CITY COMMENTS	DEPT.	TWS	TWS						
D	5/25/12	ISSUED FOR BID	DEPT.	TWS	TWS						
C	5/11/12	ISSUED FOR BUILDING PERMIT	DEPT.	TWS	TWS						
B	4/17/12	SUBMITTED TO THE CITY OF PORTLAND FOR LEVEL 3 REVIEW	DEPT.	PBB	PBB						
A	4/13/12	ISSUED FOR DESIGN DEVELOPMENT	DEPT.	TWS	TWS						

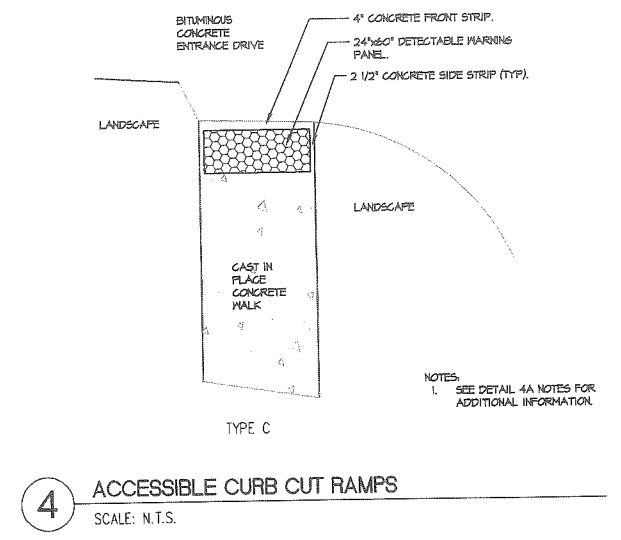
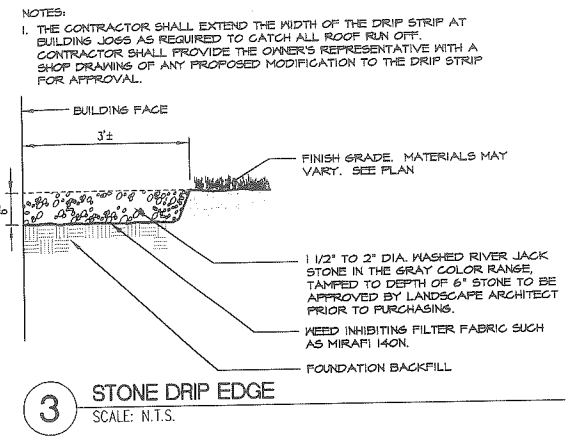
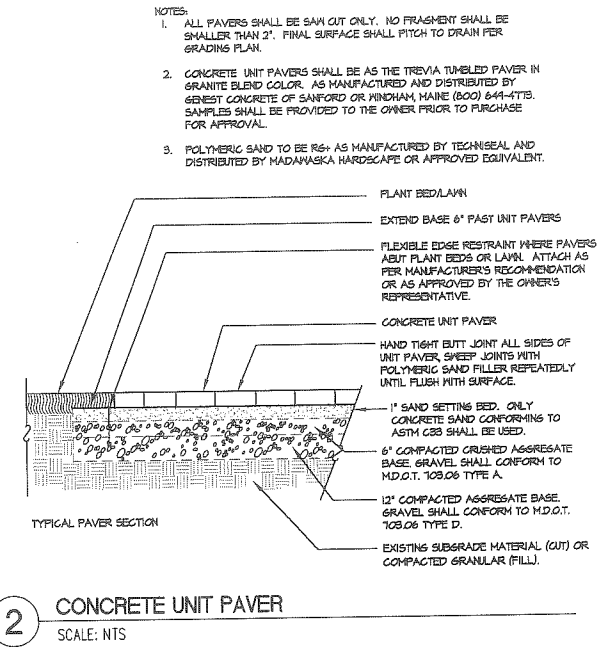
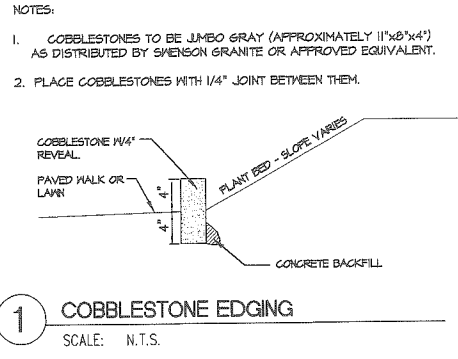


Site Design Associates
 Consulting Engineering & Land Planning
 23 Whitney Way, Topsham, Maine 04086 Tel: (207) 449-4273
 CLIENT: **PORT CITY ARCHITECTURE**
 65 NEWBURY STREET, PORTLAND, MAINE 04101

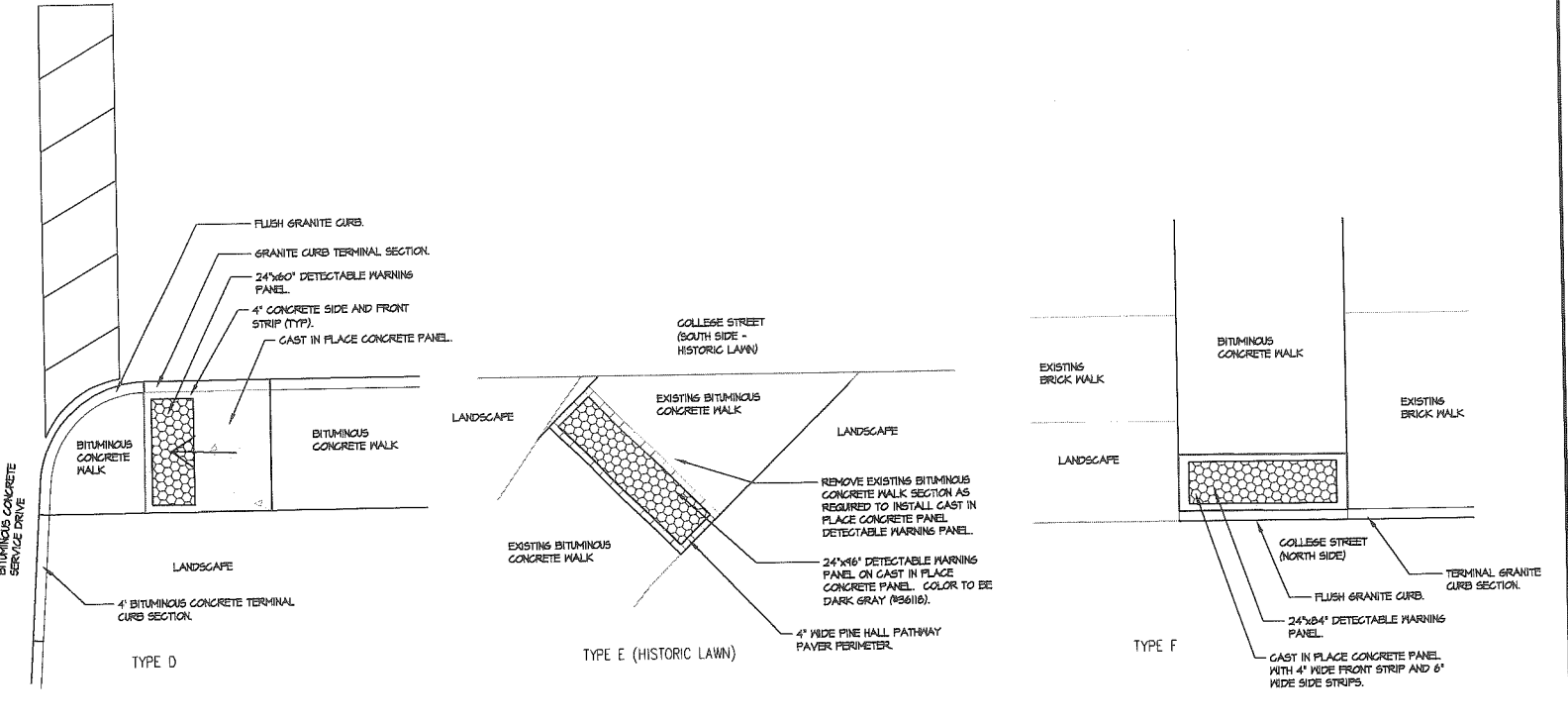
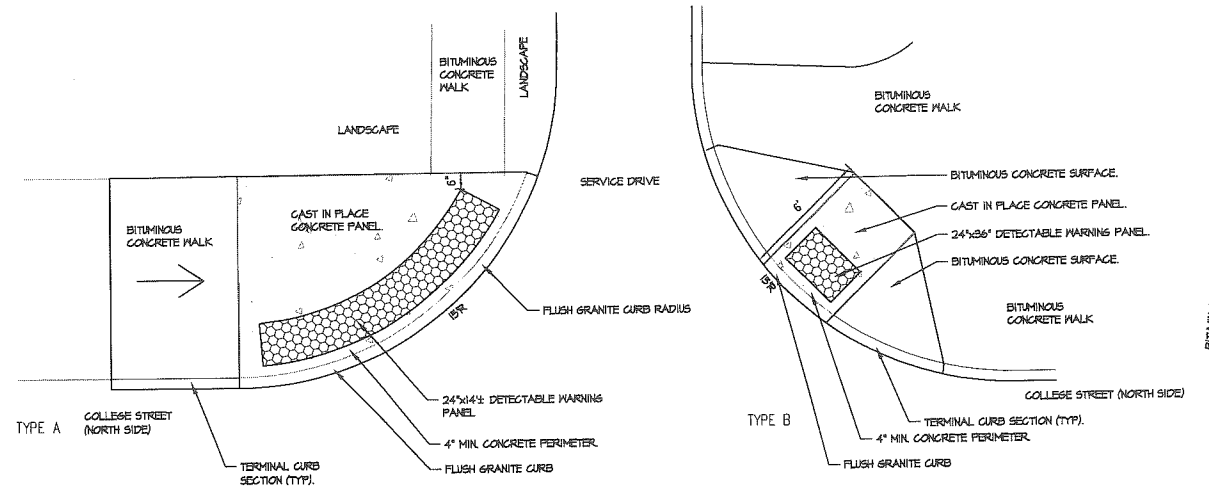
DESIGN: DEPT.
 DRAWN: DEPT.
 CHKD: TWS
 DATE: JAN. 2012
 SCALE: AS NOTED

PROJECT: **PATIENT CARE CENTER**
 UNIVERSITY OF NEW ENGLAND
 STEVENS AVENUE, PORTLAND, MAINE
SITE DETAILS
 PROJ. NO. _____
 DWG. NO. _____
 REV. _____
C-302

C.8c

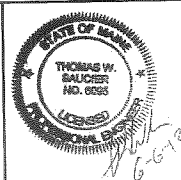


- NOTES:**
- DIMENSIONS SHOWN AT EDGE OF ROAD ARE FIXED.
 - RAMP CROSS SECTION TO BE THE SAME AS ADJACENT SIDEWALK; I.E. DEPTH OF SURFACE AND FOUNDATION.
 - DIMENSIONS ARE SUBJECT TO CHANGE IN FIELD. ALL SLOPES AND DIMENSIONS TO COMPLY WITH ADA REQUIREMENTS.
 - CONTRACTOR TO INSTALL 24" WIDE DETECTABLE WARNING STRIP PER ADA GUIDELINES AND THE CITY OF PORTLAND TECHNICAL STANDARDS, FIGURE 1-7 AND 1-7A. DETECTABLE WARNING PANELS SHALL BE COMPOSITE (NET SET (REPLACEABLE)) IN FEDERAL YELLOW COLOR (#93288) AS MANUFACTURED BY ADA SOLUTIONS INC. OR APPROVED EQUIVALENT.
 - CONCRETE PANELS SHALL BE CAST IN PLACE, 5" THICK AND MEET SPECIFICATIONS FOR MAINE D.O.T. CLASS A STRUCTURAL CONCRETE, MINIMUM COMPRESSIVE STRENGTH 4,000 PSI. CONCRETE SHALL BE SEALED PRIOR TO SETTING PANELS. THE EXPOSED CONCRETE BORDER SHALL RECEIVE A GROOVED EDGE BETWEEN THE PANEL AND THE CONCRETE, ALONG WITH A UNIFORM BRUSH FINISH PERPENDICULAR TO TRAFFIC FLOW.



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REV	DATE	STATUS	BY	CHKD	APPD	REV	DATE	STATUS	BY	CHKD	APPD
E	6/06/12	REVISED PER CITY COMMENTS									
D	5/25/12	ISSUED FOR BID	DEPT.	TWS	TWS						
C	5/11/12	ISSUED FOR BUILDING PERMIT	DEPT.	TWS	TWS						
B	4/17/12	SUBMITTED TO THE CITY OF PORTLAND FOR LEVEL 3 REVIEW	DEPT.	PBB	PBB						
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Site Design Associates
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23 Whitney Way, Topsham, Maine 04096, Tel: (207) 449-4275
CLIENT: **PORT CITY ARCHITECTURE**
65 NEWBURY STREET, PORTLAND, MAINE 04101

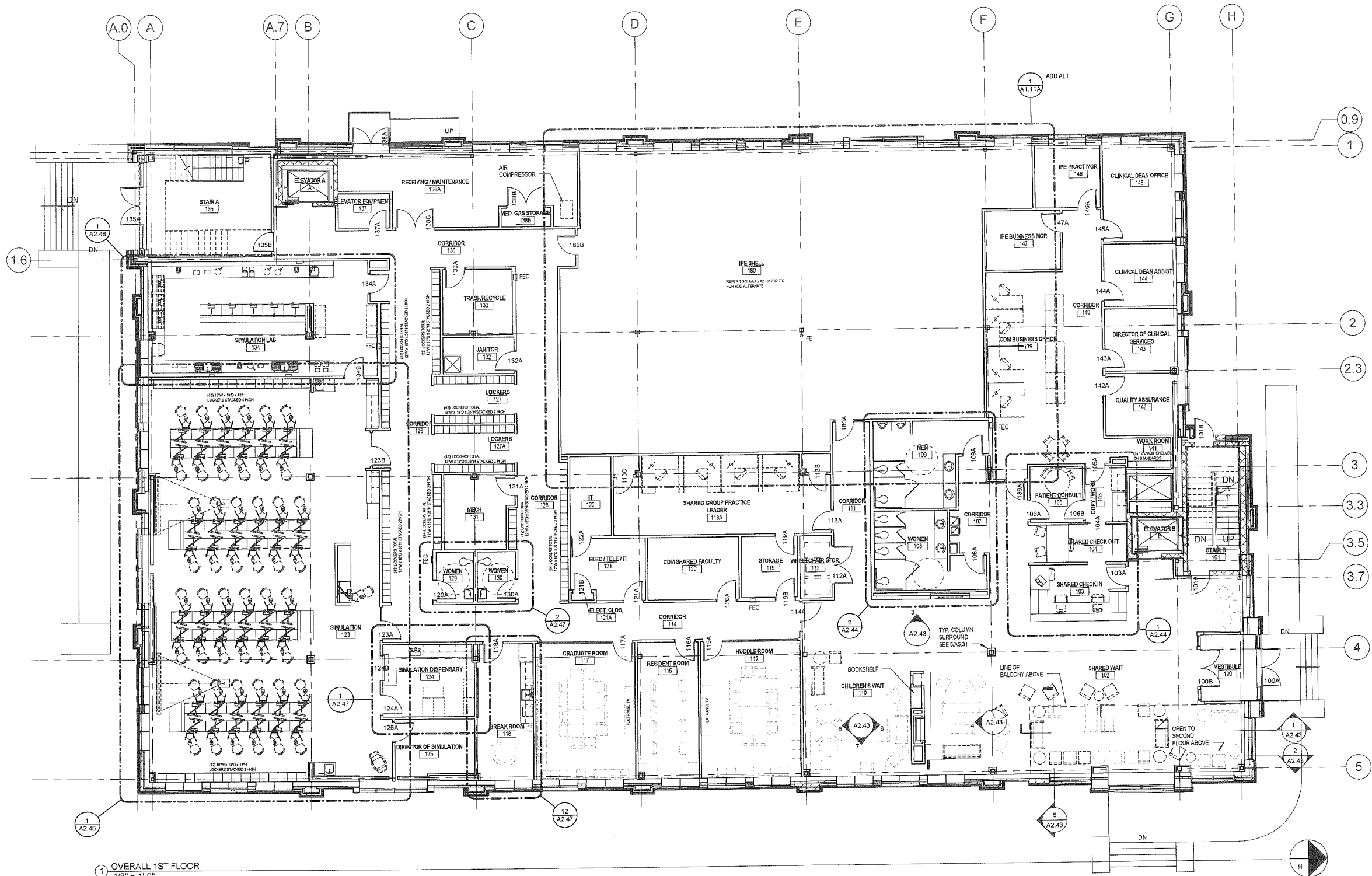
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DRAWN: DEPT.	UNIVERSITY OF NEW ENGLAND
CHKD: TWS	STEVENS AVENUE, PORTLAND, MAINE
DATE: JAN. 2012	SITE DETAILS
SCALE: AS NOTED	PROJ. NO. _____
	DWC. NO. _____
	REV. _____

IF THIS SHEET IS NOT 24 X 36 IT IS A REDUCED SCALE PRINT - SCALE ACCORDINGLY



GENERAL NOTES - INTERIOR PLANS

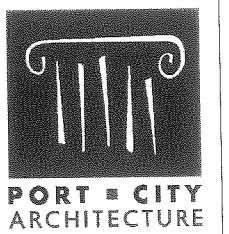
- A. DENTAL KEYNOTES APPLY ONLY TO SHEETS A1.11 THROUGH A2.48. ALL KEYNOTES MAY NOT OCCUR ON THIS SHEET AND DO NOT APPLY TO ANY OTHER SHEETS EXCEPT THOSE NOTED.
- B. SEE SHEET G1.11 FOR INTERIOR PARTITION TYPES.
- C. SEE THE ROOM FINISH SCHEDULE FOR FURTHER FINISH AND MATERIAL INFORMATION.
- D. SEE THE EXTERIOR SHELL PLANS FOR EXTERIOR WALL CONSTRUCTION, FLOOR CONSTRUCTION AND RELATED INFORMATION.
- E. WHERE DIMENSIONS ARE SHOWN TO WALLS OR CASEWORK, THE DIMENSIONS ARE TO FINISHED FACE OF WALL OR CABINET UNLESS OTHERWISE NOTED.
- F. WHERE DIMENSIONS ARE SHOWN TO SPECIALTY DENTAL EQUIPMENT, THE DIMENSIONS ARE TO THE CENTER LINE OF THE EQUIPMENT UNLESS OTHERWISE NOTED.
- G. SPECIALTY DENTAL EQUIPMENT AND DENTAL CASEWORK INDICATED BY DASHED LINES IS A GENERAL REPRESENTATION OF THE CASEWORK FOR COORDINATION PURPOSES ONLY. THE EXACT SIZE, CONFIGURATION AND TYPE OF CASEWORK AND RELATED OPTIONS SHALL BE DETERMINED BY THE OWNER.
- H. PLUMBING, MECHANICAL, ELECTRICAL AND TELECOM ROUGH-IN LOCATIONS ARE SHOWN FOR GENERAL COORDINATION PURPOSES ONLY. REFER TO THE PLUMBING, MECHANICAL, ELECTRICAL AND TELECOM DRAWINGS FOR FURTHER INFORMATION.
- I. PLUMBING, MECHANICAL, ELECTRICAL AND TELECOM ROUGH-INS SHALL BE COORDINATED WITH THE OWNER'S SPECIALTY EQUIPMENT INSTALLATION CONTRACTOR.
- J. UNLESS OTHERWISE INDICATED ON THE DRAWINGS, CASEWORK SHALL BE PLASTIC LAMINATE WITH A SOLID SURFACE COUNTERTOP. SEE SECTION 06 41 00.
- K. UNLESS OTHERWISE INDICATED ON THE DRAWINGS, CASEWORK SHALL BE 24" DEEP FOR BASE CABINETS AND 18" DEEP FOR UPPER CABINETS. COUNTERTOPS SHALL BE 25" DEEP WITH A 4" HIGH BACKSPLASH.
- L. SINK SIZES SHOWN ARE GENERAL REPRESENTATIONS ONLY. SEE THE PLUMBING DRAWINGS AND SPECIFICATIONS FOR SINK PRODUCT AND SIZE INFORMATION.
- M. SEE SPECIFICATION SECTION 10 28 00 FOR SURFACE MOUNTED DISPENSERS INDICATED ON PLANS AND ELEVATIONS, TYP.
- N. AT LAB AND CLINICAL AREAS WHERE COUNTERTOP ABUTS A WALL OR COLUMN, PROVIDE A SIDESPLASH OF THE SAME MATERIAL TO MATCH THE COUNTERTOP.
- O. PROVIDE CONCEALED BLOCKING IN WALLS FOR WALL MOUNTED DENTAL EQUIPMENT, GRAB BARS, AND CASEWORK.



LOCKER TOTALS
CORRIDOR
(280) LOCKERS
12' W x 18' D x 36" H
SIMULATION LAB
(100) LOCKERS
18' W x 18' D x 18" H

1 OVERALL 1ST FLOOR
1/8" = 1'-0"

DESIGN DEVELOPMENT SET - NOT FOR CONSTRUCTION



65 NEWBURY STREET
PORTLAND, ME 04101
207.761.9000
info@portcityarch.com
WWW.PORTCITYARCH.COM

C9

- CONSULTANTS**
- Kahler Slater**
experiences design
 - BECKER**
ARCHITECTS
 - Vincent A. Difuria Inc.**
 - E.D.E. INC.**
ELECTRICAL DESIGN ENGINEERING
- Site Design Associates
23 Whitney Way
Topsham, Maine 04086
207-449-4275

REVISIONS

No.	Description	Date

DESIGN DOCUMENTS

UNIVERSITY OF NEW ENGLAND
PORTLAND, MAINE
PATIENT CARE CENTER
INTERIOR SHELL
FIRST FLOOR PLAN

Project Number: 212005-00
Date: 05.25.2012
Drawn by: CLK
Checked by: ML

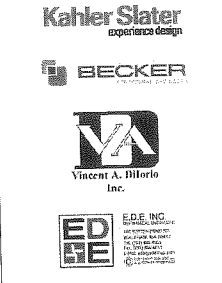
A1.11
Scale: As indicated



65 NEWBURY STREET
PORTLAND, ME 04101
207.761.9000
info@portcityarch.com
WWW.PORTCITYARCH.COM

C9a

CONSULTANTS



Site Design Associates
23 Whitney Way
Topsham, Maine 04086
207-449-4275

REVISIONS

No.	Description	Date

DESIGN DOCUMENTS

UNIVERSITY OF
NEW ENGLAND
PORTLAND, MAINE

PATIENT CARE
CENTER
INTERIOR SHELL
SECOND FLOOR PLAN

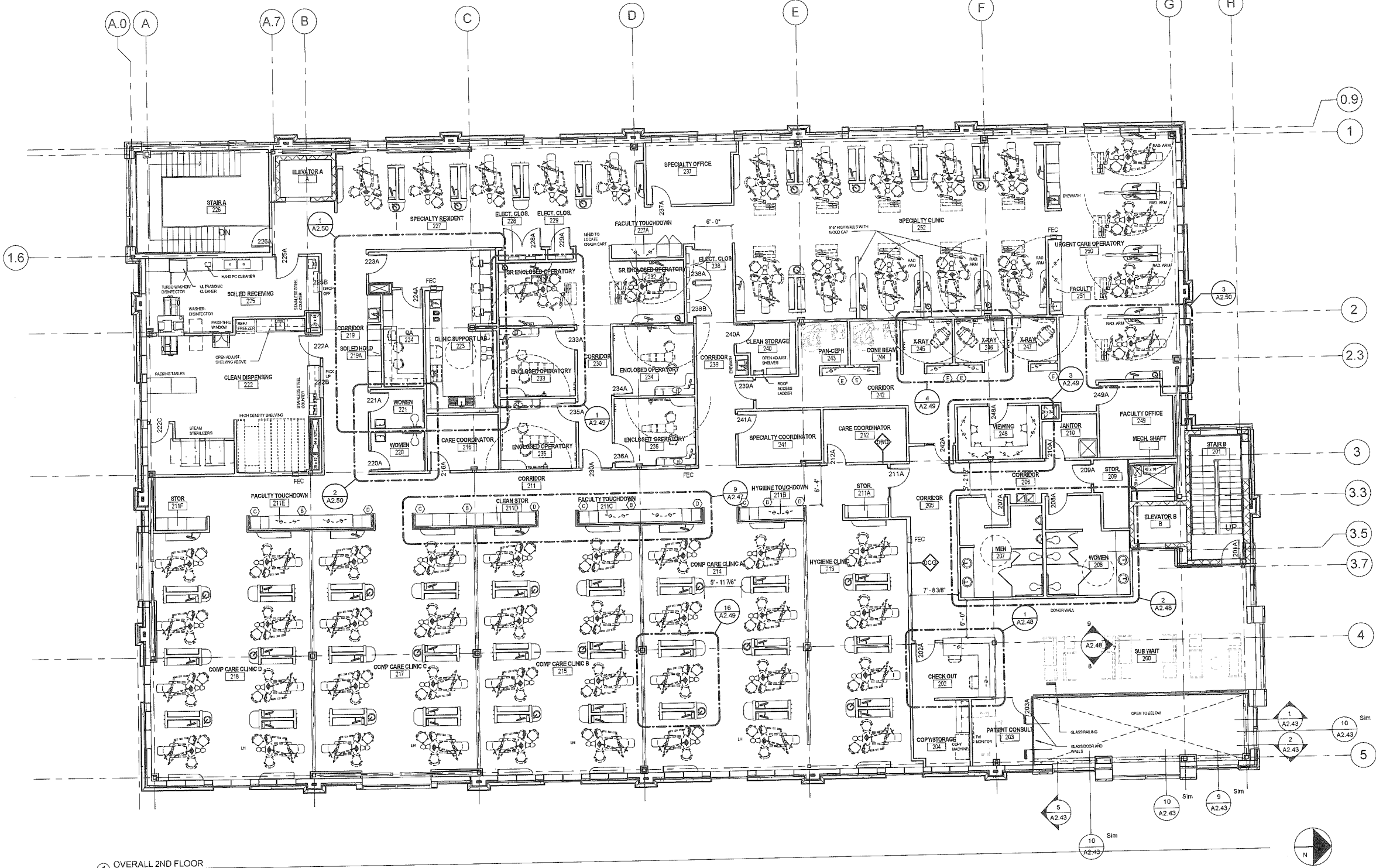
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Date 05.25.2012
Drawn by CLK
Checked by ML

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Scale As indicated

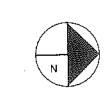
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1 OVERALL 2ND FLOOR
1/8" = 1'-0"





C. 10a



C.10b

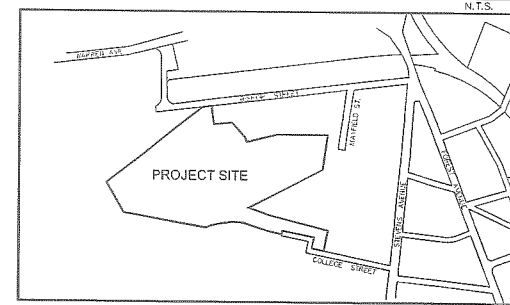


ORT ■ CITY
ARCHITECTURE

LEGEND

STORM DRAIN MANHOLE	STORM DRAIN CATCH BASIN	STORM DRAIN LINE	STORM DRAIN CULVERT	SANITARY SEWER MANHOLE	SANITARY SEWER LINE	SANITARY FORCE MAIN	WATERLINE	HYDRANT	WATER LINE METER PIT	WATER LINE GATE VALVE	WATER LINE SHUT-OFF VALVE	WATER LINE MANHOLE	WATER LINE P.I.V.	COMMUNICATION LINE	ELECTRIC LINE	ELECTRIC MANHOLE	ELECTRIC BOX	LIGHT POLE	ELECTRIC TRANSFORMER	AIR-COND UNIT	GAS LINE	GAS LINE GATE VALVE	GAS LINE METER	
TREELINE	TREE	CHAIN LINK FENCE	LANDSCAPE BUFFER ZONE	LIGHT POLE	TELEPHONE LINE	TELEPHONE MANHOLE	UTILITY POLE	BUILDING	EDGE OF PAVEMENT	EDGE OF GRAVEL	EDGE OF CONCRETE	GRANITE CURB	SIGN	STONEWALL	PROPERTY LINE	RIGHT OF WAY LINE	5/8" REBAR WITH CAP SET	EXISTING MONUMENT FOUND						

LOCUS MAP



GENERAL NOTES:

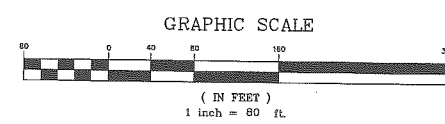
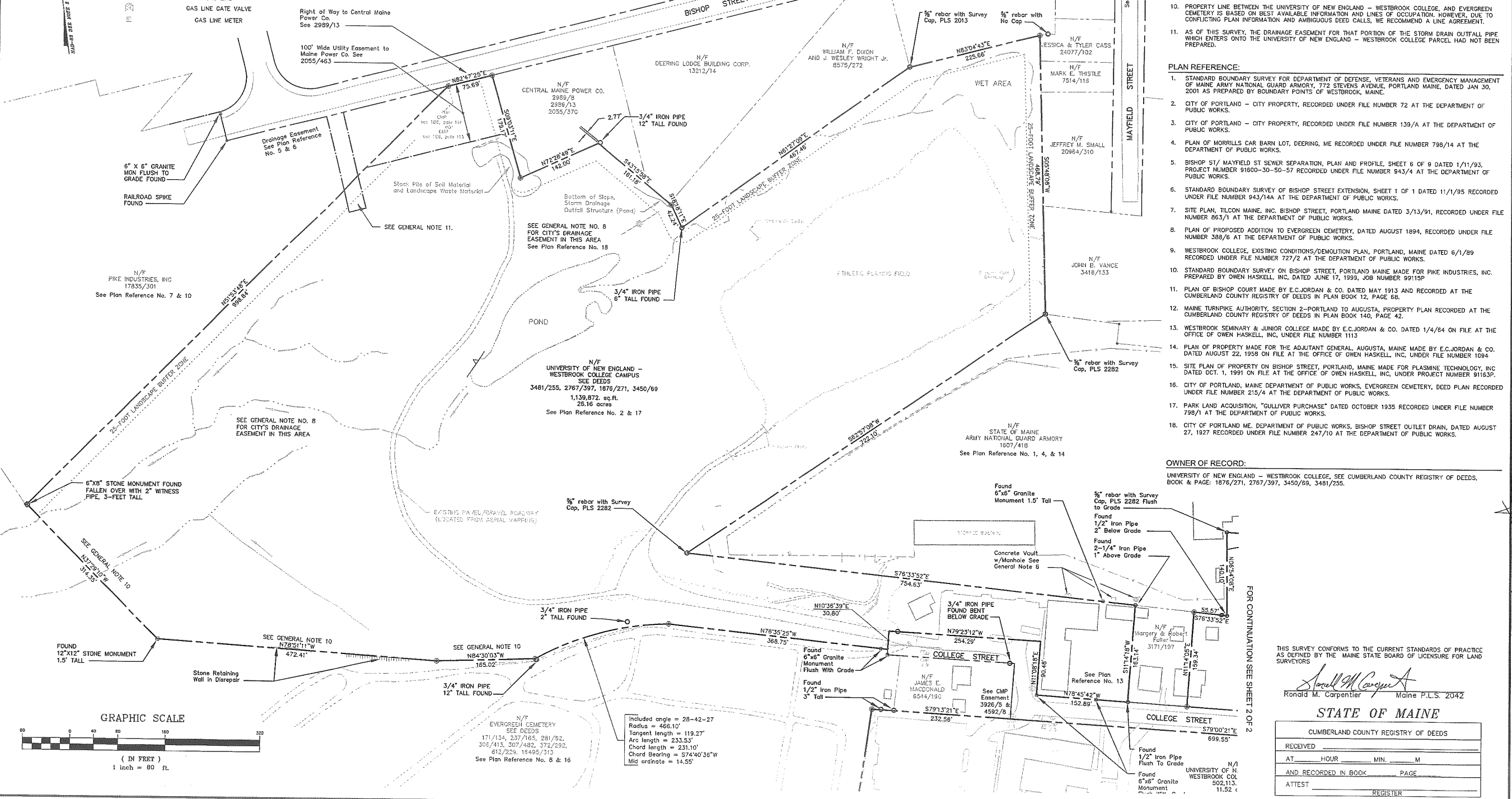
- GROUND CONTROL WAS ESTABLISHED BY SQUAW BAY CORP. IN MAY 1998 AND EXPANDED FOR THIS PROJECT BY COLONIAL SURVEYING COMPANY, LLC. IN 2007.
- HORIZONTAL DATUM IS BASED UPON CITY OF PORTLAND CONTROL POINTS T124-30-1341 AND T124-33-1376 LOCATED IN THE VICINITY OF THE SITE. HORIZONTAL IS MAINE STATE PLANE COORDINATED SYSTEM (2-ZONE PROJECTION) WEST ZONE, USING NAD 1983 (HARN) AND US SURVEY FOOT AS UNIT OF MEASURE. VERTICAL IS NGVD 1929. (MOOT BM BIS-A, ELEV. 105.35)
- PROJECT BENCHMARK IS A HYDRANT'S TOP BONNET BOLT SCRIBED WITH AN "X" LOCATED ON THE WESTERLY SIDE OF STEVENS AVENUE NEAR THE SOUTHERLY CORNER OF THE PARKING LOT IN FRONT OF THE BEVERLY BURPEE FINLEY RECREATION CENTER. ELEVATION 127.40 (NGVD-29)
- UTILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD OBSERVATIONS. SURVEYED LOCATIONS OF UTILITY MARKINGS BY OTHERS AND ARE APPROXIMATELY ONLY. LOCATIONS SHOULD BE VERIFIED BY THE UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION OR EXCAVATION IN THIS AREA.
- THE MAJORITY OF THE SITE IS LOCATED IN ZONE X OF THE NATIONAL FLOOD INSURANCE RATE MAP. COMMUNITY PANEL NUMBER 230051 0007 C. ZONE X IS IDENTIFIED AS AN AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAN.
- A PORTION OF THE SITE IS LOCATED IN ZONE X(SHADED). ZONE X(SHADED) IS IDENTIFIED AS AN AREAS OF 500 YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1-FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE. AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. THE AREA WHICH IS LOCATED IN ZONE X(SHADED) IS THAT AREA IMMEDIATELY SURROUNDING THE POND AND ITS OUTLET. SEE THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 230051 0007 C. FOR MORE DETAIL.
- POND, WATER COURSES, AND GRAVEL ROADWAYS LOCATED FROM AERIAL MAPPING PERFORMED IN 1998.
- THE CITY HAS RESERVED A DRAINAGE EASEMENT FOR ITS STORM DRAINS IN THIS AREA, 50-FEET IN WIDTH, LYING EQUALLY ON EITHER SIDE OF THE STORM DRAIN AND EXISTING BROOK. THIS EASEMENT IS FOR MAINTENANCE, REPLACEMENT AND RELOCATION. THE CITY HAS ALSO RESERVED A RIGHT TO PERPETUALLY ENTER THE COLLEGE'S PROPERTY FOR THE PURPOSE OF ACCESS TO THE EASEMENT. SEE DEED 3481/255, PAGE 255, FOR MORE DETAILS.
- AN UNDERGROUND STEAM LINE FOR HEATING PURPOSES CROSSES THE ARMOY PROPERTY. IT IS RECOMMENDED THAT A WRITTEN EASEMENT BE ESTABLISHED FOR THIS SYSTEM.
- PROPERTY LINE BETWEEN THE UNIVERSITY OF NEW ENGLAND - WESTBROOK COLLEGE, AND EVERGREEN CEMETERY IS BASED ON BEST AVAILABLE INFORMATION AND LINES OF OCCUPATION. HOWEVER, DUE TO CONFLICTING PLAN INFORMATION AND AMBIGUOUS DEED CALLS, WE RECOMMEND A LINE AGREEMENT.
- AS OF THIS SURVEY, THE DRAINAGE EASEMENT FOR THAT PORTION OF THE STORM DRAIN OUTFALL PIPE WHICH ENTERS ONTO THE UNIVERSITY OF NEW ENGLAND - WESTBROOK COLLEGE PARCEL HAD NOT BEEN PREPARED.

PLAN REFERENCE:

- STANDARD BOUNDARY SURVEY FOR DEPARTMENT OF DEFENSE, VETERANS AND EMERGENCY MANAGEMENT OF MAINE ARMY NATIONAL GUARD ARMOY, 772 STEVENS AVENUE, PORTLAND MAINE, DATED JAN 30, 2001 AS PREPARED BY BOUNDARY POINTS OF WESTBROOK, MAINE.
- CITY OF PORTLAND - CITY PROPERTY, RECORDED UNDER FILE NUMBER 72 AT THE DEPARTMENT OF PUBLIC WORKS.
- CITY OF PORTLAND - CITY PROPERTY, RECORDED UNDER FILE NUMBER 139/A AT THE DEPARTMENT OF PUBLIC WORKS.
- PLAN OF MORRIS CAR BARN LOT, DEERING, ME RECORDED UNDER FILE NUMBER 798/14 AT THE DEPARTMENT OF PUBLIC WORKS.
- BISHOP ST / MAYFIELD ST SEWER SEPARATION, PLAN AND PROFILE, SHEET 6 OF 9 DATED 1/11/93, PROJECT NUMBER S1800-30-50-57 RECORDED UNDER FILE NUMBER 943/4 AT THE DEPARTMENT OF PUBLIC WORKS.
- STANDARD BOUNDARY SURVEY OF BISHOP STREET EXTENSION, SHEET 1 OF 1 DATED 11/1/95 RECORDED UNDER FILE NUMBER 943/14A AT THE DEPARTMENT OF PUBLIC WORKS.
- SITE PLAN, TILCON MAINE, INC. BISHOP STREET, PORTLAND MAINE DATED 3/13/91, RECORDED UNDER FILE NUMBER 663/1 AT THE DEPARTMENT OF PUBLIC WORKS.
- PLAN OF PROPOSED ADDITION TO EVERGREEN CEMETERY, DATED AUGUST 1994, RECORDED UNDER FILE NUMBER 388/6 AT THE DEPARTMENT OF PUBLIC WORKS.
- WESTBROOK COLLEGE, EXISTING CONDITIONS/DEMOLITION PLAN, PORTLAND, MAINE DATED 6/1/89 RECORDED UNDER FILE NUMBER 727/2 AT THE DEPARTMENT OF PUBLIC WORKS.
- STANDARD BOUNDARY SURVEY ON BISHOP STREET, PORTLAND MAINE MADE FOR PIKE INDUSTRIES, INC. PREPARED BY OWEN HASKELL, INC. DATED JUNE 17, 1999, JOB NUMBER 99115P.
- PLAN OF BISHOP COURT MADE BY E.C. JORDAN & CO. DATED MAY 1913 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 12, PAGE 68.
- MAINE TURNPIKE AUTHORITY, SECTION 2-PORTLAND TO AUGUSTA, PROPERTY PLAN RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 140, PAGE 42.
- WESTBROOK SEMINARY & JUNIOR COLLEGE MADE BY E.C. JORDAN & CO. DATED 1/4/64 ON FILE AT THE OFFICE OF OWEN HASKELL, INC. UNDER FILE NUMBER 1113.
- PLAN OF PROPERTY MADE FOR THE ADJUTANT GENERAL, AUGUSTA, MAINE MADE BY E.C. JORDAN & CO. DATED AUGUST 22, 1958 ON FILE AT THE OFFICE OF OWEN HASKELL, INC. UNDER FILE NUMBER 1094.
- SITE PLAN OF PROPERTY ON BISHOP STREET, PORTLAND, MAINE MADE FOR PLASMINE TECHNOLOGY, INC. DATED OCT. 1, 1991 ON FILE AT THE OFFICE OF OWEN HASKELL, INC. UNDER PROJECT NUMBER 91163P.
- CITY OF PORTLAND, MAINE DEPARTMENT OF PUBLIC WORKS, EVERGREEN CEMETERY, DEED PLAN RECORDED UNDER FILE NUMBER 215/4 AT THE DEPARTMENT OF PUBLIC WORKS.
- PARK LAND ACQUISITION, "GULLIVER PURCHASE" DATED OCTOBER 1935 RECORDED UNDER FILE NUMBER 798/1 AT THE DEPARTMENT OF PUBLIC WORKS.
- CITY OF PORTLAND ME. DEPARTMENT OF PUBLIC WORKS, BISHOP STREET OUTLET DRAIN, DATED AUGUST 27, 1927 RECORDED UNDER FILE NUMBER 247/10 AT THE DEPARTMENT OF PUBLIC WORKS.

OWNER OF RECORD:

UNIVERSITY OF NEW ENGLAND - WESTBROOK COLLEGE, SEE CUMBERLAND COUNTY REGISTRY OF DEEDS, BOOK & PAGE: 1876/271, 2767/397, 3450/69, 3481/255.



Included angle = 28-42-27
 Radius = 486.10'
 Tangent length = 119.27'
 Arc length = 233.53'
 Chord length = 231.10'
 Chord Bearing = S74°40'36"W
 Mid ordinate = 14.55'

FOR CONTINUATION SEE SHEET 2 OF 2

THIS SURVEY CONFORMS TO THE CURRENT STANDARDS OF PRACTICE AS DEFINED BY THE MAINE STATE BOARD OF LICENSURE FOR LAND SURVEYORS

Ronald M. Carpentier
 Maine P.L.S. 2042

STATE OF MAINE

CUMBERLAND COUNTY REGISTRY OF DEEDS

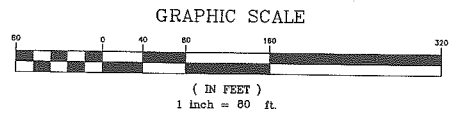
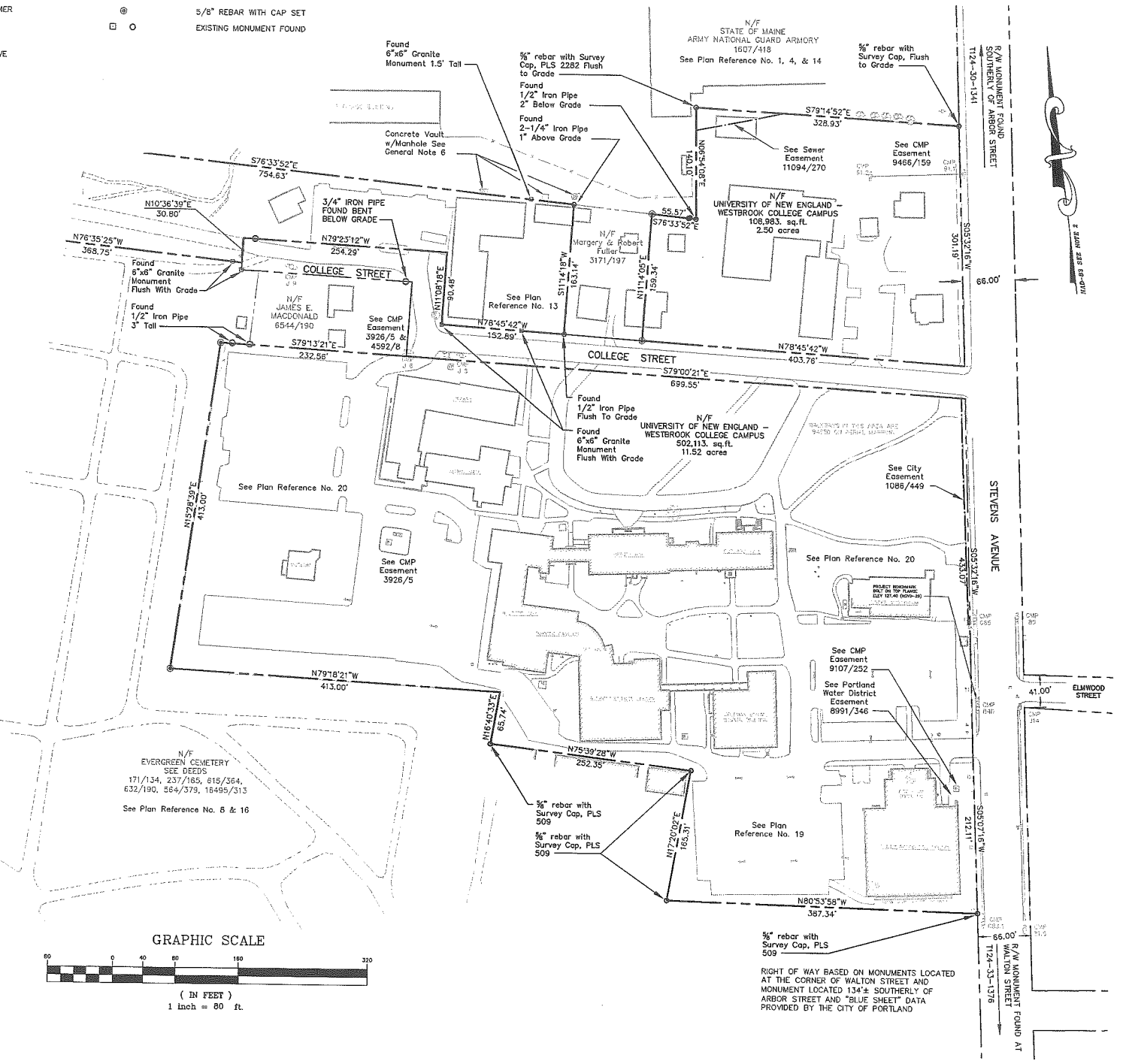
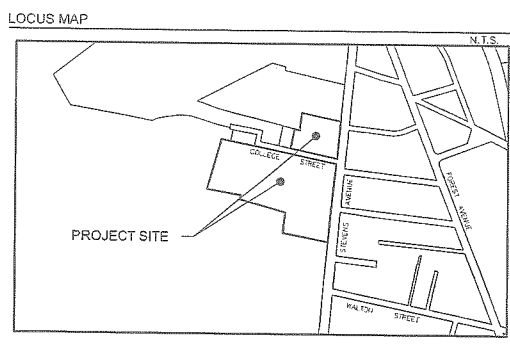
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AT _____ HOUR _____ MIN. _____ M	
AND RECORDED IN BOOK _____ PAGE _____	
ATTEST _____ REGISTER	

C-100 SHT 1 of 2		DRAWING NO.
	11/26/07	DATE
B	SUBMITTED TO CLIENT WITH REVISED DATUM	
A	SUBMITTED TO CLIENT	
No.	REV.	
BOUNDARY SURVEY ATHLETIC FIELD		DATE: OCTOBER 2007
UNIVERSITY OF NEW ENGLAND 11 HILLS BEACH ROAD, BIDDEFORD, MAINE		SCALE: 1"=80'
PROJECT ADDRESS: STEVENS AVENUE & BISHOP STREET PORTLAND, MAINE		DRAWN BY: RMC
PROJECT: CAMPUS BOUNDARY SURVEY		CHKD BY: RMC
PROJECT NO.: 020-02-07		DATE: 11/16/07

COLONIAL SURVEYING COMPANY, LLC
 34 Presidential Drive
 Gray, Maine 04039
 TEL: (207) 657-3400

C.11a

LEGEND	
	STORM DRAIN MANHOLE
	STORM DRAIN CATCH BASIN
	STORM DRAIN LINE
	STORM DRAIN CULVERT
	SANITARY SEWER MANHOLE
	SANITARY SEWER LINE
	SANITARY FORCE MAIN
	WATERLINE
	HYDRANT
	WATER LINE METER PIT
	WATER LINE GATE VALVE
	WATER LINE SHUT-OFF VALVE
	WATER LINE MANHOLE
	WATER LINE P.V.
	COMMUNICATION LINE
	ELECTRIC LINE
	ELECTRIC MANHOLE
	ELECTRIC BOX
	LIGHT POLE
	ELECTRIC TRANSFORMER
	AIR-COND UNIT
	GAS LINE
	GAS LINE GATE VALVE
	GAS LINE METER
	TREELINE
	TREE
	CHAIN LINK FENCE
	LANDSCAPE BUFFER ZONE
	LIGHT POLE
	TELEPHONE LINE
	TELEPHONE MANHOLE
	UTILITY POLE
	BUILDING
	EDGE OF PAVEMENT
	EDGE OF GRAVEL
	EDGE OF CONCRETE
	GRANITE CURB
	SIGN
	STONEWALL
	PROPERTY LINE
	RIGHT OF WAY LINE
	5/8" REBAR WITH CAP SET
	EXISTING MONUMENT FOUND



- GENERAL NOTES:**
- GROUND CONTROL WAS ESTABLISHED BY SQUAW BAY CORP. IN MAY 1998 AND EXPANDED FOR THIS PROJECT BY COLONIAL SURVEYING COMPANY, LLC. IN 2007.
 - HORIZONTAL DATUM IS BASED UPON CITY OF PORTLAND CONTROL POINTS 1124-30-1341 AND 1124-33-1376 LOCATED IN THE VICINITY OF THE SITE. HORIZONTAL IS MAINE STATE PLANE COORDINATED SYSTEM (2-ZONE PROJECTION) WEST ZONE, USING NAD 1983 (HARN) AND US SURVEY FOOT AS UNIT OF MEASURE. VERTICAL IS NGVD 1929. (MDOF BM BIS-A, ELEV. 105.35)
 - PROJECT BENCHMARK IS A HYDRANT'S TOP BONNET BOLT SCRIBED WITH AN "X" LOCATED ON THE WESTERLY SIDE OF STEVENS AVENUE NEAR THE SOUTHERLY CORNER OF THE PARKING LOT IN FRONT OF THE BEVERLY BURPEE FINLEY RECREATION CENTER. ELEVATION 127.40 (NGVD-29)
 - UTILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD OBSERVATIONS, SURVEYED LOCATIONS OF UTILITY MARKINGS BY OTHERS AND ARE APPROXIMATELY ONLY. LOCATIONS SHOULD BE VERIFIED BY THE UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION OR EXCAVATION IN THIS AREA.
 - THE SITE IS LOCATED IN ZONE X OF THE NATIONAL FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 230051 0007 C. ZONE X IS IDENTIFIED AS AN AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.
 - AN UNDERGROUND STEAM LINE FOR HEATING PURPOSES CROSSES THE ARMOY PROPERTY. IT IS RECOMMENDED THAT A WRITTEN EASEMENT BE ESTABLISHED FOR THIS SYSTEM.

- PLAN REFERENCE:**
- STANDARD BOUNDARY SURVEY FOR DEPARTMENT OF DEFENSE, VETERANS AND EMERGENCY MANAGEMENT OF MAINE ARMY NATIONAL GUARD ARMOY, 772 STEVENS AVENUE, PORTLAND MAINE, DATED JAN 30, 2001 AS PREPARED BY BOUNDARY POINTS OF WESTBROOK, MAINE.
 - CITY OF PORTLAND - CITY PROPERTY, RECORDED UNDER FILE NUMBER 72 AT THE DEPARTMENT OF PUBLIC WORKS.
 - CITY OF PORTLAND - CITY PROPERTY, RECORDED UNDER FILE NUMBER 139/A AT THE DEPARTMENT OF PUBLIC WORKS.
 - PLAN OF MORRILLS CAR BARN LOT, DEERING, ME RECORDED UNDER FILE NUMBER 798/14 AT THE DEPARTMENT OF PUBLIC WORKS.
 - BISHOP ST/ MAYFIELD ST SEWER SEPARATION, PLAN AND PROFILE, SHEET 6 OF 9 DATED 1/11/93, PROJECT NUMBER 91600-30-50-57 RECORDED UNDER FILE NUMBER 943/4 AT THE DEPARTMENT OF PUBLIC WORKS.
 - STANDARD BOUNDARY SURVEY OF BISHOP STREET EXTENSION, SHEET 1 OF 1 DATED 11/1/95 RECORDED UNDER FILE NUMBER 945/144 AT THE DEPARTMENT OF PUBLIC WORKS.
 - SITE PLAN, TILCON MAINE, INC. BISHOP STREET, PORTLAND MAINE DATED 3/13/91, RECORDED UNDER FILE NUMBER 388/6 AT THE DEPARTMENT OF PUBLIC WORKS.
 - PLAN OF PROPOSED ADDITION TO EVERGREEN CEMETERY, DATED AUGUST 1894, RECORDED UNDER FILE NUMBER 388/6 AT THE DEPARTMENT OF PUBLIC WORKS.
 - WESTBROOK COLLEGE, EXISTING CONDITIONS/DEMOLITION PLAN, PORTLAND, MAINE DATED 6/1/89 RECORDED UNDER FILE NUMBER 727/2 AT THE DEPARTMENT OF PUBLIC WORKS.
 - STANDARD BOUNDARY SURVEY ON BISHOP STREET, PORTLAND MAINE MADE FOR PKE INDUSTRIES, INC. PREPARED BY OWEN HASKELL, INC. DATED JUNE 17, 1999, JOB NUMBER 99115P
 - PLAN OF BISHOP COURT MADE BY E.C. JORDAN & CO. DATED MAY 1913 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 12, PAGE 68.
 - MAINE TURNPIKE AUTHORITY, SECTION 2-PORTLAND TO AUGUSTA, PROPERTY PLAN RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 140, PAGE 42.
 - WESTBROOK SEMINARY & JUNIOR COLLEGE MADE BY E.C. JORDAN & CO. DATED 1/4/64 ON FILE AT THE OFFICE OF OWEN HASKELL, INC. UNDER FILE NUMBER 1113
 - PLAN OF PROPERTY MADE FOR THE ADJUTANT GENERAL, AUGUSTA, MAINE MADE BY E.C. JORDAN & CO. DATED AUGUST 22, 1958 ON FILE AT THE OFFICE OF OWEN HASKELL, INC. UNDER PROJECT NUMBER 1094
 - SITE PLAN OF PROPERTY ON BISHOP STREET, PORTLAND, MAINE MADE FOR PLASMINE TECHNOLOGY, INC. DATED OCT. 1, 1991 ON FILE AT THE OFFICE OF OWEN HASKELL, INC. UNDER PROJECT NUMBER 91163P.
 - CITY OF PORTLAND, MAINE DEPARTMENT OF PUBLIC WORKS, EVERGREEN CEMETERY, DEED PLAN RECORDED UNDER FILE NUMBER 215/4 AT THE DEPARTMENT OF PUBLIC WORKS.
 - PARK LAND ACQUISITION, "GULLIVER PURCHASE" DATED OCTOBER 1935 RECORDED UNDER FILE NUMBER 798/1 AT THE DEPARTMENT OF PUBLIC WORKS.
 - CITY OF PORTLAND ME. DEPARTMENT OF PUBLIC WORKS, BISHOP STREET OUTLET DRAIN, DATED AUGUST 27, 1927 RECORDED UNDER FILE NUMBER 247/10 AT THE DEPARTMENT OF PUBLIC WORKS.
 - PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR WESTBROOK COLLEGE, SITE CONDITION PLAN PREPARED BY H.I. & E.C. JORDAN DATED 2/27/89 ON FILE AT THE OFFICE OF OWEN HASKELL, INC. UNDER PROJECT NUMBER L-1115.
 - 3-PLANS ENTITLED "WESTBROOK JUNIOR COLLEGE, PORTLAND MAINE" PREPARED BY H.I. & E.C. JORDAN DATED: JULY 1935, JULY 1939, AND DECEMBER 1942 RECORDED UNDER FILE NUMBER 1002/2 AT THE PORTLAND DEPARTMENT OF PUBLIC WORKS.

OWNER OF RECORD:
 UNIVERSITY OF NEW ENGLAND - WESTBROOK COLLEGE, SEE CUMBERLAND COUNTY REGISTRY OF DEEDS, BOOK & PAGE: 128/102, 127/555, 127/556, 127/557, 358/170, 492/172, 757/136, 1133/454, 1704/369, 1752/321, 1876/271, 1879/392, 2507/303, 2539/425, 2320/415, 1068/226, 1759/271, 963/174.

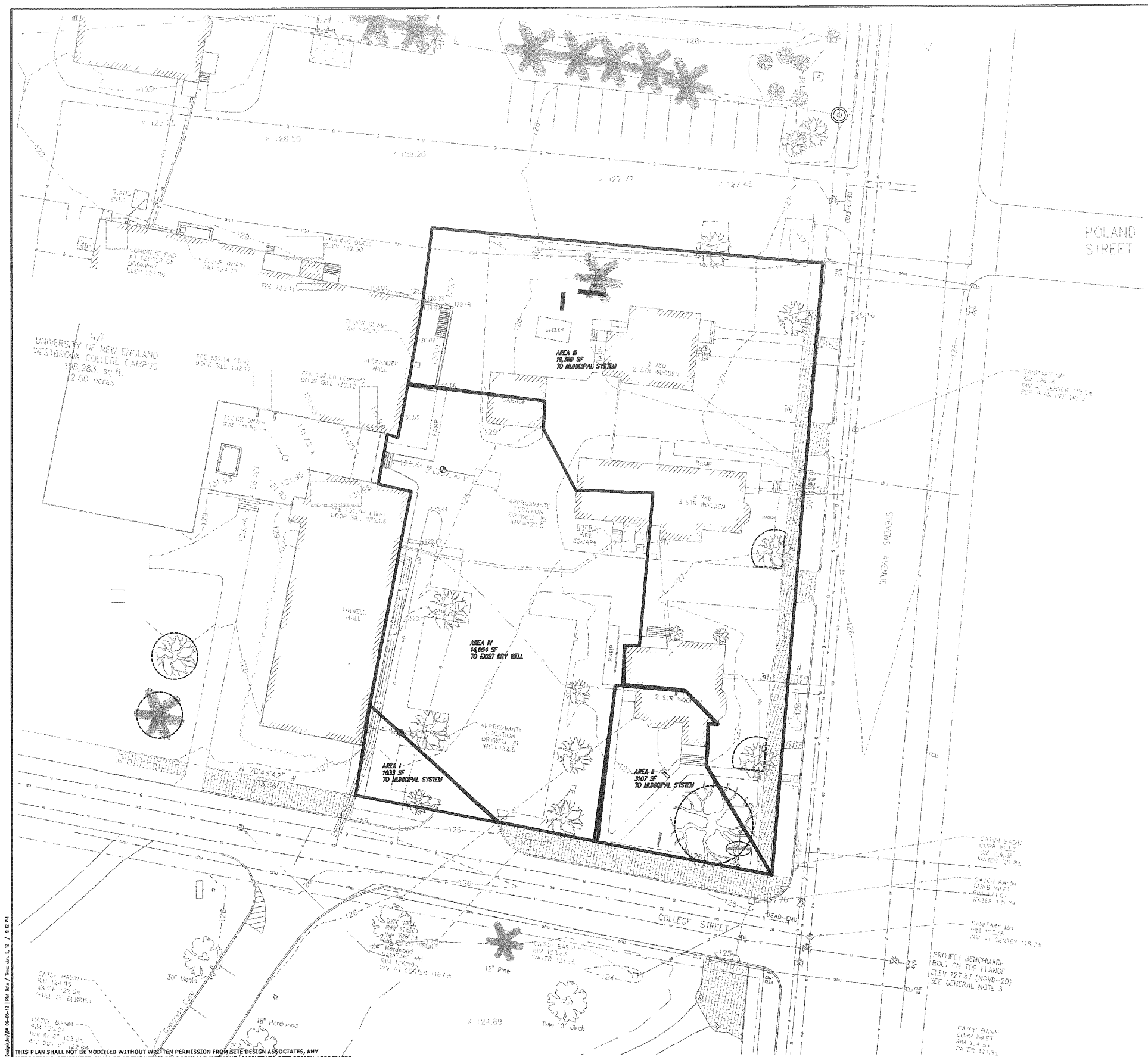
THIS SURVEY CONFORMS TO THE CURRENT STANDARDS OF PRACTICE AS DEFINED BY THE MAINE STATE BOARD OF LICENSURE FOR LAND SURVEYORS
Ronald M. Carpenter
 Ronald M. Carpenter Maine P.L.S. 2042

STATE OF MAINE
 CUMBERLAND COUNTY REGISTRY OF DEEDS

RECEIVED	_____
AT _____ HOUR	_____ MIN. _____ M
AND RECORDED IN BOOK	_____ PAGE _____
ATTEST _____	REGISTER

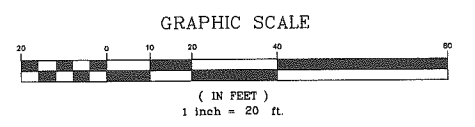
C-100 SHT 2 of 2		DATE: 11/29/07	DRAWING NO.
BOUNDARY SURVEY CAMPUS PROPER		DATE: OCTOBER 2007	REV. No.
UNIVERSITY OF NEW ENGLAND 11 HILLS BEACH ROAD, BIDDEFORD, MAINE		DATE: OCTOBER 2007	REV. No.
PROJECT: CAMPUS BOUNDARY SURVEY		DATE: OCTOBER 2007	REV. No.
PROJECT ADDRESS: STEVENS AVENUE & BISHOP STREET PORTLAND, MAINE		SCALE: 1"=80'	REV. No.
OWNER / CLIENT: UNIVERSITY OF NEW ENGLAND		DRAWN BY: RMC	REV. No.
PROJECT: CAMPUS BOUNDARY SURVEY		CHKD BY: RMC	REV. No.
PROJECT NO.: 020-02-07		DRAWN BY: RMC	REV. No.
DATE: 11/29/07		DRAWN BY: RMC	REV. No.
COLONIAL SURVEYING COMPANY, LLC 34 Presidential Drive Grey, Maine 04039 TEL: (207) 657-3400		DATE: 11/29/07	

B.1e



LEGEND:		PROPOSED
EXISTING	STORM DRAIN MANHOLE	SD
	STORM DRAIN CATCH BASIN	SD
	STORM DRAIN LINE	SD
	STORM DRAIN CULVERT	SD
	UNDERDRAIN	UD
	ROOF DRAIN	RD
	SANITARY SEWER MANHOLE	SS
	SANITARY SEWER LINE	SS
	WATERLINE	W
	HYDRANT	W
	WATER LINE GATE VALVE	W
	WATER LINE SHUT-OFF VALVE	W
	COMMUNICATION LINE	E
	ELECTRIC LINE	E
	ELECTRIC MANHOLE	E
	ELECTRIC BOX	E
	ELECTRIC TRANSFORMER	E
	GAS LINE	G
	TREE	G
	LIGHT POLE	G
	BOLLARD LIGHT	G
	TELEPHONE LINE	T
	TELEPHONE MANHOLE	T
	UTILITY POLE	T
	BUILDING	
	EDGE OF PAVEMENT	
	GRANITE CURB	
	SIGN	
	PROPERTY LINE	
	RIGHT OF WAY LINE	
	EMERGENCY CALL BOX	
	SPOT ELEVATION	+ 128
	INDEX CONTOUR	-128
	CONTOUR	-128

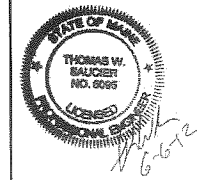
DEMOLITION LEGEND:	
EXISTING TREE TO BE PROTECTED	
PAVEMENT TO BE REMOVED	
EXISTING TREE TO BE REMOVED	



Drawing Name: S:\2011 Projects\12-15-12\02\02.dwg Date: 06/06/12 11:43:03 AM / Time: 06/06/12 11:43:03 AM

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SITE DESIGN ASSOCIATES. ANY ALTERATIONS, OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SITE DESIGN ASSOCIATES.

REV	DATE	STATUS	BY	CHKD	APPD	REV	DATE	STATUS	BY	CHKD	APPD
A	06/06/12	ISSUED FOR REVIEW									



Site Design Associates
 Consulting Engineering & Land Planning
 23 Whitney Way Topsham, Maine 04086 Tel: (207) 449-4275
 CLIENT: **UNIVERSITY OF NEW ENGLAND**
 11 HILLS BEACH ROAD BIDDEFORD, MAINE 04005

DESIGN: DEPT.
 DRAWN: DEPT.
 CHKD: TWS
 DATE: JAN. 2012
 SCALE: 1" = 20'

PROJECT: **PATIENT CARE CENTER**
 UNIVERSITY OF NEW ENGLAND
 STEVENS AVENUE, PORTLAND, MAINE
EXISTING CONDITIONS DRAINAGE AREAS
 PROJ. NO. _____ REV. _____
 DWG. NO. _____
D-101 A

B.1f

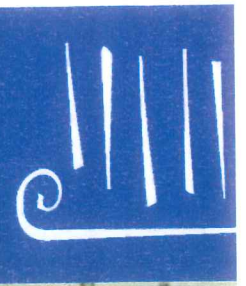
**Appendix B:
Post-Development
Drainage Plan**



PORT CITY ARCHITECTURE

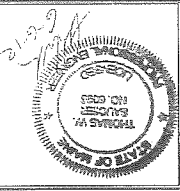


C.109



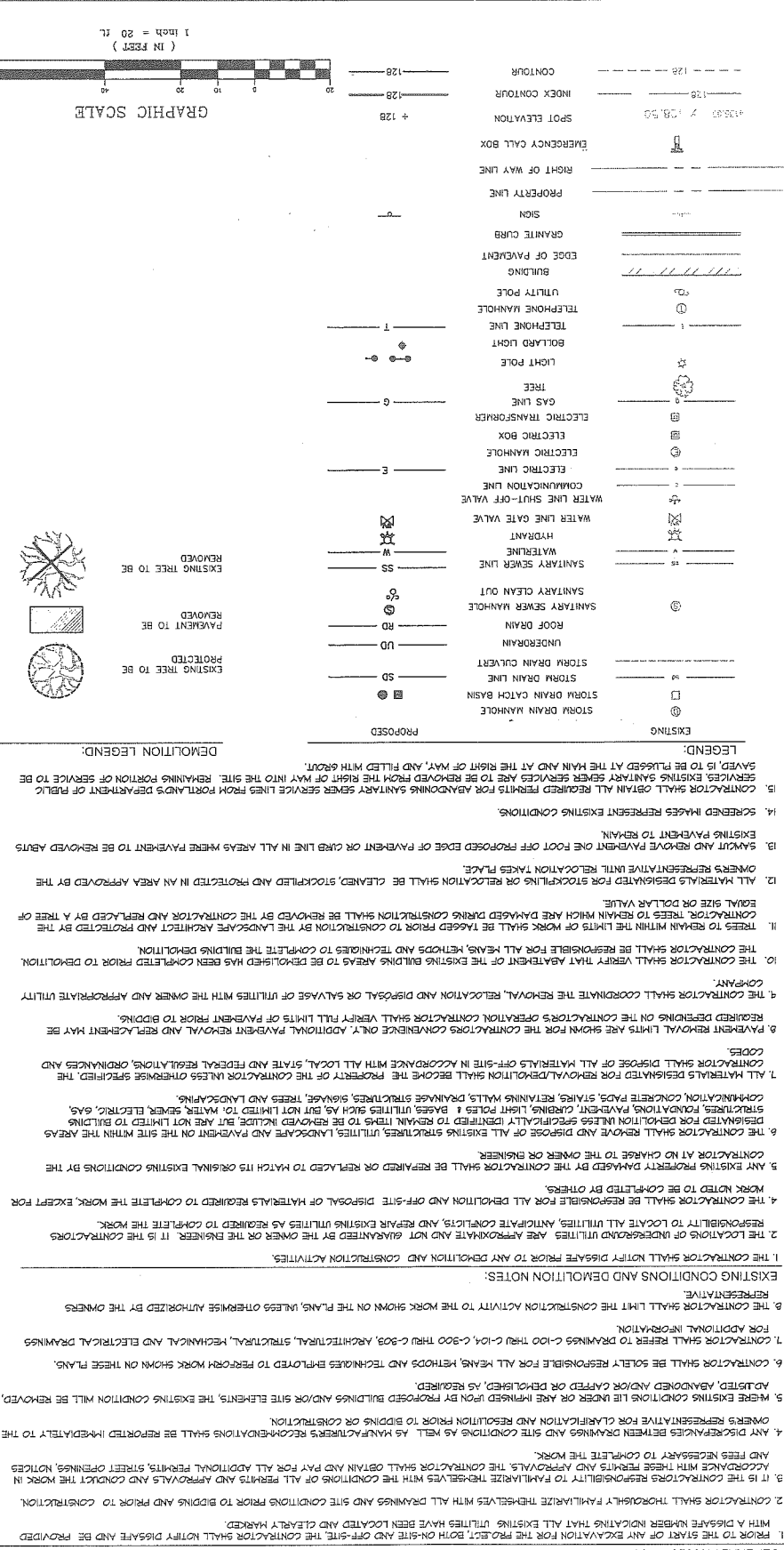
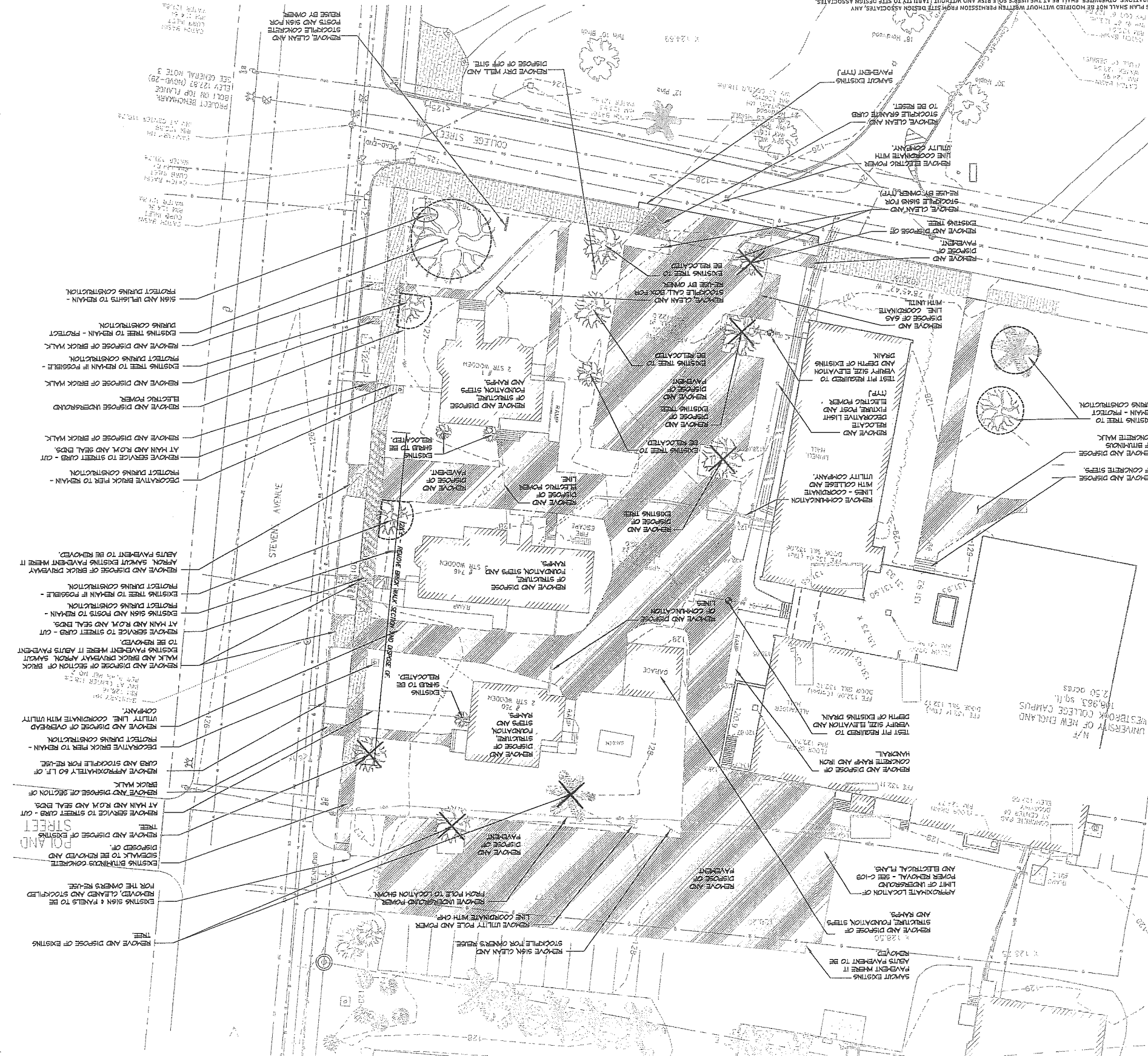
REV	DATE	STATUS
E	6/08/12	REVISED PER CITY COMMENTS
D	5/25/12	ISSUED FOR BID
C	5/11/12	ISSUED FOR BUILDING PERMIT
B	4/17/12	SUBMITTED TO THE CITY OF PORTLAND FOR LEVEL 3 REVIEW
A	4/13/12	ISSUED FOR DESIGN DEVELOPMENT

REV	DATE	STATUS	BY	CHKD	APPD



CLIENT: 23 Winthrop Way, Portland, Maine 04108, Tel: (207) 499-1275
Site Design Associates
 Consulting Engineering & Land Planning

PROJECT: PATIENT CARE CENTER, UNIVERSITY OF NEW ENGLAND, STEVENS AVENUE, PORTLAND, MAINE
 DESIGN: DEPT., DRAWN: DEPT., CHKD: TWS
 DATE: JAN. 2012, SCALE: 1" = 20', PROJ. NO.: 100, DWG. NO.: C-100



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REV	DATE	STATUS
E	6/09/12	REVISED PER CITY COMMENTS
D	5/25/12	ISSUED FOR BID
C	5/17/12	ISSUED FOR BUILDING PERMIT
B	4/17/12	SUBMITTED TO THE CITY OF PORTLAND FOR LEVEL 3 REVIEW
A	4/13/12	ISSUED FOR DESIGN DEVELOPMENT

STATUS

BY	CHKD	APPD	REV	DATE

CLIENT: 23 Winter Way
Topsham, Maine 04088
1st (201) 444-2755

PORT CITY ARCHITECTURE

65 NEWBURY STREET, PORTLAND, MAINE 04101

PROJECT: PATIENT CARE CENTER
UNIVERSITY OF NEW ENGLAND
STEVENS AVENUE, PORTLAND, MAINE

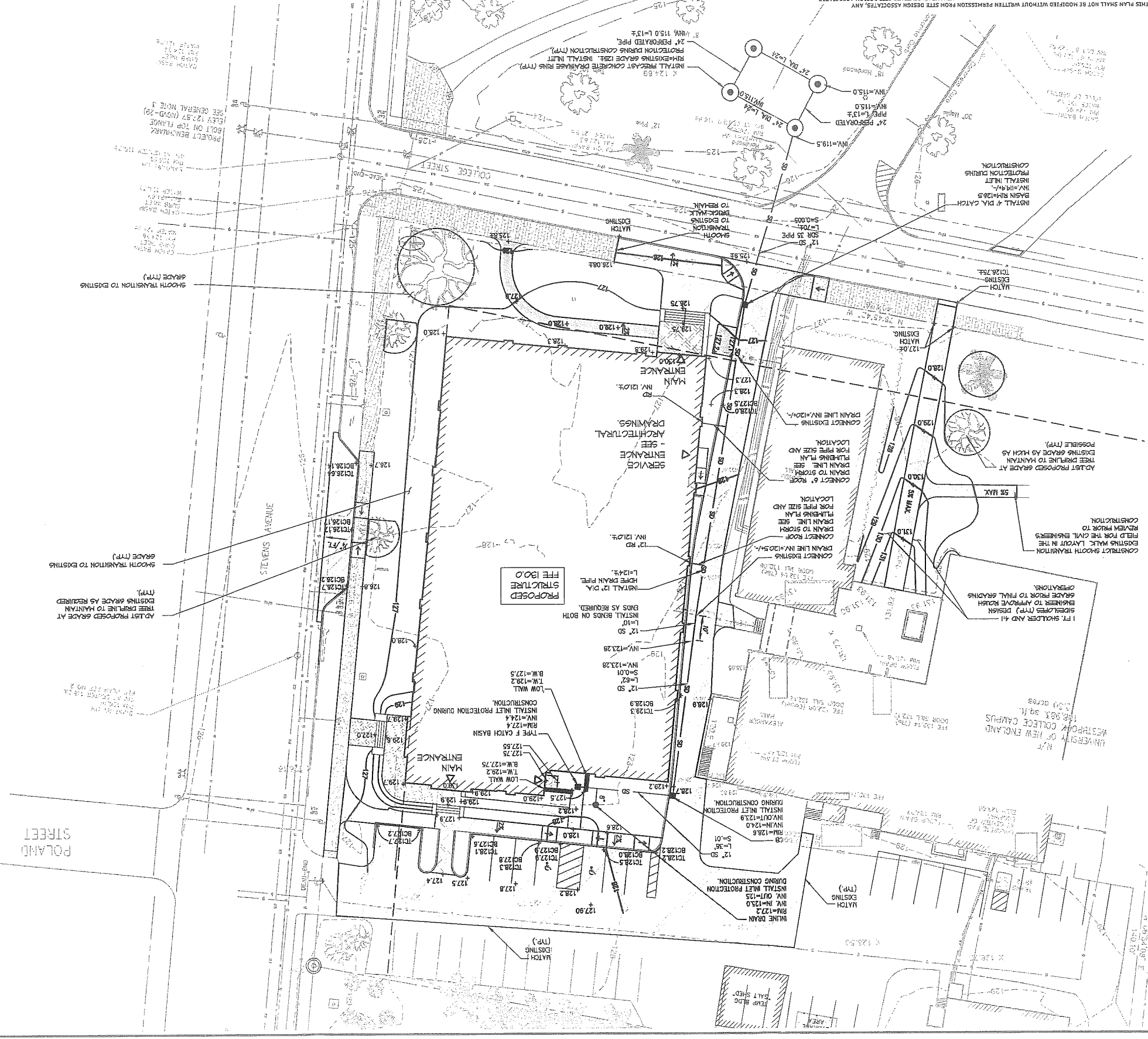
DESIGN: DEPT.
DRAWN: DEPT.

CHKO: TWS

DATE: JAN. 2012
SCALE: 1" = 20'

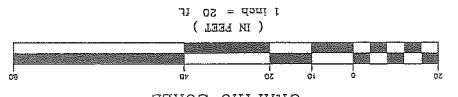
NO. 10
DWG. NO. C-102

REV. 1



LEGEND

EXISTING	PROPOSED
STORM DRAIN MANHOLE	STORM DRAIN CATCH BASIN
STORM DRAIN LINE	STORM DRAIN CATCH BASIN
UNDERDRAIN	ROOF DRAIN
SANITARY SEWER MANHOLE	SANITARY CLEAN OUT
SANITARY SEWER LINE	WATERLINE
HYDRANT	WATER LINE GATE VALVE
WATER LINE SHUT-OFF VALVE	COMMUNICATION LINE
ELECTRIC MANHOLE	ELECTRIC LINE
ELECTRIC BOX	ELECTRIC TRANSFORMER
ELECTRIC TRANSFORMER	TREE
GAS LINE	BOLLARD LIGHT
BOLLARD LIGHT	TELEPHONE LINE
TELEPHONE MANHOLE	UTILITY POLE
UTILITY POLE	EDGE OF PAVEMENT
EDGE OF PAVEMENT	GRANITE CURB
GRANITE CURB	SIGN
SIGN	PROPERTY LINE
PROPERTY LINE	RIGHT OF WAY LINE
RIGHT OF WAY LINE	EMERGENCY CALL BOX
EMERGENCY CALL BOX	SPOT ELEVATION
SPOT ELEVATION	INDEX CONTOUR
INDEX CONTOUR	CONTOUR



C4

REV.	DATE	STATUS
A	4/13/12	ISSUED FOR DESIGN DEVELOPMENT
B	4/17/12	SUBMITTED TO THE CITY OF PORTLAND FOR LEVEL 3 REVIEW
C	5/11/12	ISSUED FOR BUILDING PERMIT
D	5/25/12	ISSUED FOR BID
E	6/06/12	REVISED PER CITY COMMENTS

BY	CHKD.	APPD.	REV.	DATE	STATUS
TWS	TWS	TWS			
PBB	PBB	PBB			
TWS	TWS	TWS			
TWS	TWS	TWS			

CLIENT: PORT CITY ARCHITECTURE
 65 NEWBURY STREET, PORTLAND, MAINE 04101
 23 Wadsworth Way
 Portland, Maine 04106
 Tel: (207) 494-4275

PROJECT: Site Design Associates
 Consulting Engineering & Land Planning

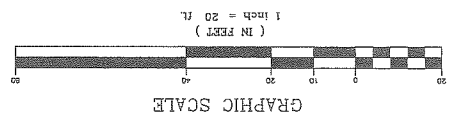
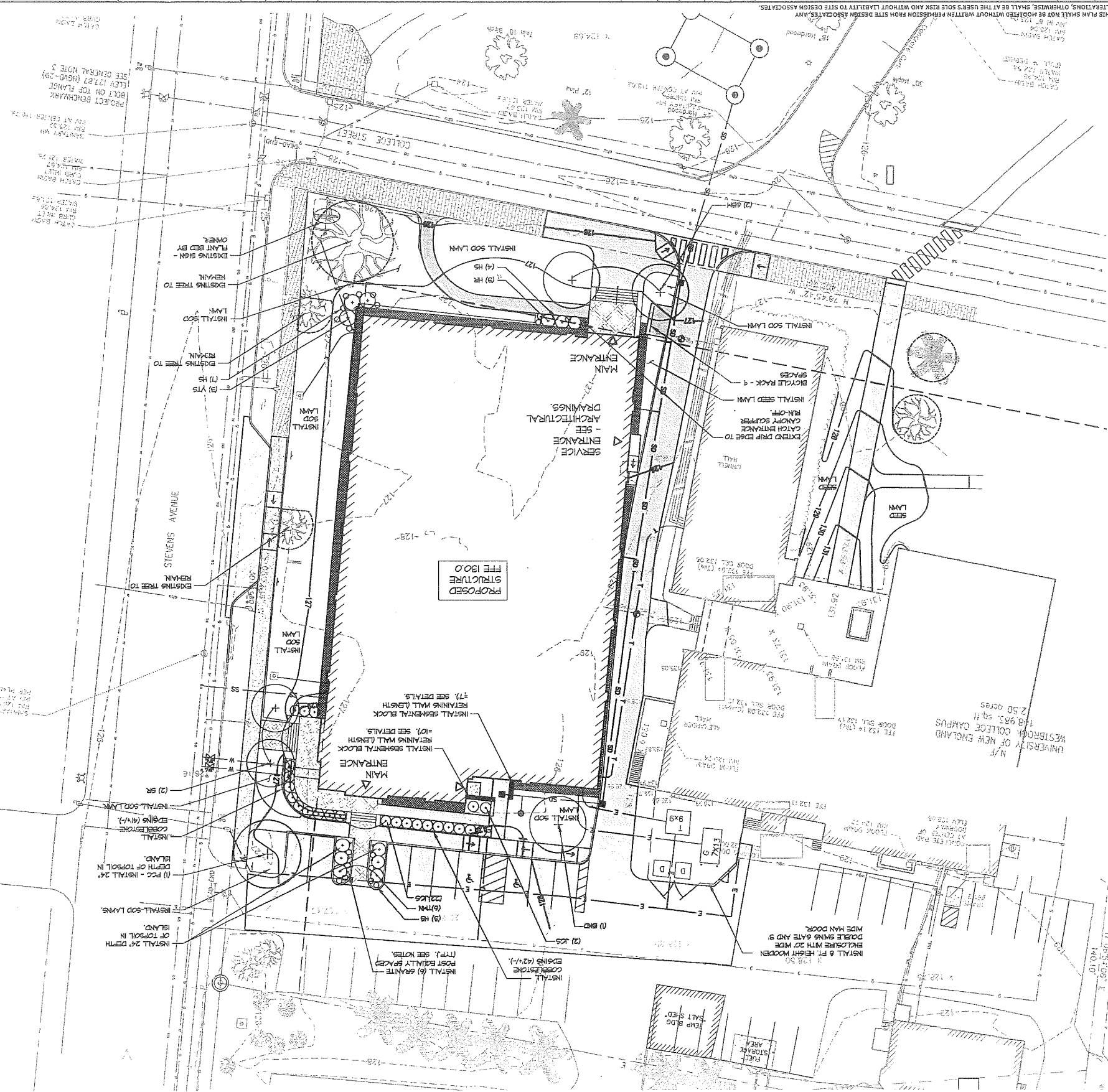
PROJECT: PATENT CARE CENTER
 UNIVERSITY OF NEW ENGLAND
 STEVENS AVENUE, PORTLAND, MAINE

DESIGN: DEPT.
DRAWN: DEPT.
CHKD: TWS

DATE: JAN. 2012
SCALE: 1" = 20'

DWG. NO.: C-104
PROJ. NO.: E

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SITE DESIGN ASSOCIATES. ANY ALTERATIONS, OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SITE DESIGN ASSOCIATES.



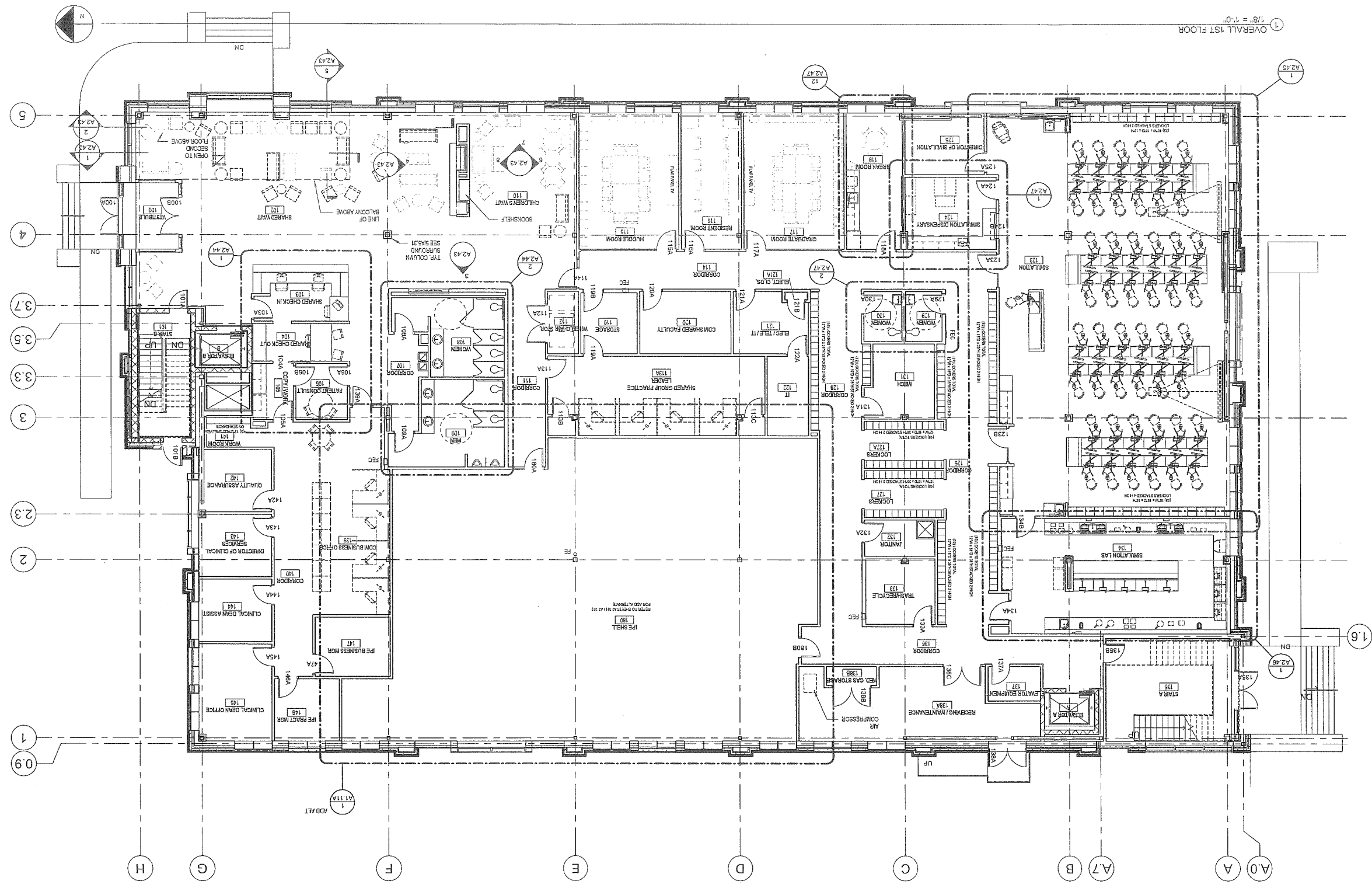
PLANT LIST:

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	COMMENTS
BND	BETULA NIGRA 'DRAHEAT'	DRAHEAT RIVER BIRCH	1	12 HT.	GLUE BALL
GBM	GIKKO BLOBA HAZYAR	HAZYAR GIKKO	2	3' CAL.	BIB
PCC	PERYS CALLERIANA 'CLEVELAND'	CLEVELAND FLOWERING PEAR	1	3' CAL.	BIB
SR	SYRINGA RETICULATA	JAPANESE TREE LILAC	2	2 1/2\" CAL.	B&B, SINGLE STEM, SPECIMEN
HR	HERACOLIA STILLA DORO	ROBERT H. HYDRANGEA	3	30\" HT.	FALL & BUSHY
HS	HERACOLIA STILLA DORO	STILLA DORO DAYLILY	19	1 GAL.	FALL & BUSHY
JCS	JINFEROUS CHINENSIS CASINO GOLD	CASINO GOLD CHINESE JINFER	22	24\" HT.	FALL & BUSHY
JCS	JINFEROUS CHINENSIS CASINO GOLD	SARACENT CHINESE JINFER	2	30\" SFD.	FALL & BUSHY
TAN	TAYIS X MEDIA NIGRA	DARK SPREADING YEM	6	30\" HT.	FALL & BUSHY
VTS	VIBURNUM P. TOKENTOSHII SHASTA	SHASTA DOBBLEFLE VIBURNUM	3	40\" HT.	FALL & BUSHY

- LANDSCAPE NOTES:**
- CONTRACTOR SHALL VERIFY ALL TREE REMOVALS WITH LANDSCAPE ARCHITECT PRIOR TO START OF CONSTRUCTION. ANY TREES MARKED TO REMAIN THAT ARE DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE REPLACED WITH TREES EQUALING THE SPECIES AND CALIPER LOSS.
 - LANDSCAPE CONTRACTOR IS REQUESTED TO PROVIDE THE LANDSCAPE ARCHITECT WITH CONCERNS AND/OR SUGGESTIONS WITH REGARDS TO PROPOSED PLANT MATERIAL SELECTION PRIOR TO PLACING A PURCHASE ORDER.
 - THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE ALL PLANTINGS SHOWN GRAPHICALLY ON THIS DRAWING. CLARIFY ANY DISCREPANCIES WITH THE LANDSCAPE ARCHITECT PRIOR TO PLACING ANY PLANT MATERIAL.
 - ALL PLANT MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S AMERICAN STANDARD OF NURSERY STOCK.
 - ALL PLANT MATERIALS ARE SUBJECT TO THE OWNER'S REPRESENTATIVE AT THE SITE. PLANTS WHICH ARE REJECTED SHALL BE REMOVED FROM THE SITE IMMEDIATELY AND REPLACED AT NO ADDITIONAL COST TO THE OWNER.
 - ALL TREES AND SHRUBS TO BE BALLED IN BURLAP OR CONTAINERIZED.
 - MULCH FOR PLANTED AREAS TO BE ASED GRAPE AND FIR BARK PARTIALLY DECOMPOSED, DARK BROWN IN COLOR AND FREE OF MOOD CHIPS THICKER THAN 1/4 INCH.
 - CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES AND PLANTING BEDS.
 - NO PLANTS SHALL BE PLANTED BEFORE ACCEPTANCE OF ROUGH GRADING AND BEFORE CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREAS.
 - ALL SHRUB GROUPINGS SHALL BE INCORPORATED INTO BEDS, WHERE MIXED PLANT BEDS ADJUTS LAWN. CONTRACTOR SHALL PROVIDE A TREE CUT EDGE.
 - ALL TREES ALONG WALK AND PARKING AREAS SHALL BEGIN BRACKING AT 6\" HT. MIN.
 - ALL PLANT MATERIAL OR REPRESENTATIVE SAMPLES SHALL BE LEGIBLY TAGGED WITH PROPER COMMON AND BOTANICAL NAMES. TAGS SHALL REMAIN ON THE PLANTS UNTIL FINAL ACCEPTANCE.
 - CONTRACTOR SHALL LOADED DISTURBED AREAS AS FOLLOWS:
 - LAWN AREAS 6\" DEPTH OF TOPSOIL.
 - SEED MIXTURES FOR AREAS TO BE SEEDED SHALL BE AS FOLLOWS:
 - VARIETIES) 30% PERENNIAL RYE GRASS 95% SEED AT A RATE OF 4 LBS PER 1000 SQFT.
 - LAWN AREAS SHALL BE SEEDED WITH SEED TBE 3% BY WEIGHT GREENING RED FESCUE (MIN. 2 VARIETIES) 95% KENTUCKY BLUEGRASS (MIN. 2 VARIETIES) 30% PERENNIAL RYE GRASS 95% SEED AT A RATE OF 4 LBS PER 1000 SQFT.
 - CONTRACTOR SHALL BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND WILL CONTINUE UNTIL FINAL ACCEPTANCE. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WEARS AND METHODS OF WATERING AND MAINTENANCE.
 - THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE (1) FULL YEAR FROM DATE OF FINAL ACCEPTANCE.
 - SCREENED IMAGES SHOW EXISTING CONDITIONS, WHERE EXISTING CONDITIONS ARE UNDER OR ARE IMPLICATED BY PROPOSED BUILDINGS AND OR SITE ELEMENTS, THE EXISTING CONDITION WILL BE REMOVED, ABANDONED AND OR CAPPED OR DEMOLISHED AS REQUIRED.
 - SEE DRAWINGS C-100 THRU C-104 AND C-300 THRU C-303 FOR ADDITIONAL INFORMATION.
 - ELEVATION 130 CIVIL PLANS - ELEVATION 100 ARCHITECTURAL PLANS.
 - GRANITE POSTS TO BE 1\" X 1\" WITH 2 SIDES THERMAL FINISH AND 2 SIDES SPLIT FACE AS QUARRIED AND DISTRIBUTED BY SWENSON GRANITE WORKS. BURY POSTS 3\" DEEP IN WELL COMPACTED GRAVEL.

C-104
 E

IF THIS SHEET IS NOT 24 X 36 IT IS A REDUCED SCALE PRINT - SCALE ACCORDINGLY

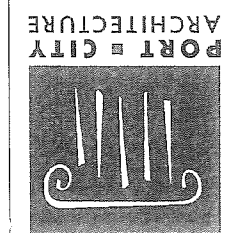


LOCKER TOTALS
 COORDINATOR
 1291 LOCERS
 17'W X 18'D X 36'H
 SIMULATION LAB
 18'W X 18'D X 18'H

DESIGN DEVELOPMENT SET - NOT FOR CONSTRUCTION

GENERAL NOTES - INTERIOR PLANS

- A DENTAL NETWORKS APPLY ONLY TO SHEETS A.1.11 THROUGH A.2.46. ALL KEYNOTES MAY NOT OCCUR ON THIS SHEET AND DO NOT APPLY TO ANY OTHER SHEETS EXCEPT THOSE NOTED.
- B SEE SHEET G.1.11 FOR INTERIOR PARTITION TYPES.
- C SEE THE ROOM FINISH SCHEDULE FOR FURTHER FINISH AND MATERIAL INFORMATION.
- D SEE THE EXTERIOR SHEET PLANS FOR EXTERIOR WALL CONSTRUCTION FLOOR CONSTRUCTION AND RELATED INFORMATION.
- E WHERE DIMENSIONS ARE SHOWN TO WALL OR CASEWORK, THE DIMENSIONS ARE TO FINISHED FACE OF WALL OR CABINET UNLESS OTHERWISE NOTED.
- F WHERE DIMENSIONS ARE SHOWN TO SPECIALTY DENTAL EQUIPMENT, THE DIMENSIONS ARE TO THE CENTER LINE OF THE EQUIPMENT UNLESS OTHERWISE NOTED.
- G SPECIALTY DENTAL EQUIPMENT AND DENTAL WORKSHOPS INDICATED BY DASHED LINES IS A GENERAL REPRESENTATION OF THE EQUIPMENT PURPOSES ONLY. THE EXACT SIZE, CONFIGURATION AND TYPE OF CASEWORK AND RELATED OPTIONS SHALL BE DETERMINED BY THE OWNER.
- H PLUMBING, MECHANICAL, ELECTRICAL AND TELECOM ROUGH-IN LOCATIONS ARE SHOWN FOR GENERAL COORDINATION PURPOSES ONLY. REFER TO THE PLUMBING, MECHANICAL, ELECTRICAL AND TELECOM DRAWINGS FOR FURTHER INFORMATION.
- I PLUMBING, MECHANICAL, ELECTRICAL AND TELECOM ROUGH-INS SHALL BE COORDINATED WITH THE OWNER'S SPECIALTY EQUIPMENT INSTALLATION CONTRACTOR.
- J UNLESS OTHERWISE NOTED ON THE DRAWINGS, CASEWORK SHALL BE PLASTIC LAMINATE WITH A SOLID SURFACE COUNTERTOP. SEE SECTION 08 41 00.
- K UNLESS OTHERWISE INDICATED ON THE DRAWINGS, CASEWORK SHALL BE 3" DEEP FOR BASE CABINETS AND 1 1/2" DEEP FOR UPPER CABINETS. COUNTERTOPS SHALL BE 3" DEEP WITH A 1/4" HIGH BACKSLASH.
- L DIMENSIONS OF CASEWORK REPRESENTATIONS ONLY. SEE THE PLUMBING DRAWINGS AND SPECIFICATION FOR SINK PRODUCT AND SIZE INFORMATION.
- M SEE SPECIFICATION SECTION 19 28 00 FOR SURFACE MOUNTED DISPENSERS INDICATED ON PLANS AND ELEVATIONS. TP.
- N AT LAB AND CLINICAL AREAS WHERE COUNTERTOP ABUTS A WALL OR COLUMN, PROVIDE A SIDE DISPLAY OF THE SAME MATERIAL TO MATCH THE COUNTERTOP.
- O PROVIDE CONCEALED BLOCKING IN WALLS FOR WALL MOUNTED DENTAL EQUIPMENT, GRAB BARS AND CASEWORK.



PORT CITY ARCHITECTURE
 65 NEWBURY STREET
 PORTLAND, ME 04101
 207.761.9000
 info@portcityarch.com
 WWW.PORTCITYARCH.COM

CONSULTANTS

- Kehler Slater *space design*
- BECKER
- Vincent A. D'Iorio
- ED *ENGINEERING DESIGN*
- Site Design Associates
 23 Whitney Way
 Topsham, Maine 04096
 207-449-4275

REVISIONS

No.	Description	Date

DESIGN DOCUMENTS

**UNIVERSITY OF NEW ENGLAND
 PORTLAND, MAINE
 PATIENT CARE CENTER
 INTERIOR SHELL
 FIRST FLOOR PLAN**

Project Number	212005.00
Date	05-25-2012
Drawn by	CLK
Checked by	ML
Scale	As indicated

C.11a

C-100
SHT 2 of 2

DATE 11/28/07

SUBMITTED TO CLIENT

NO. REVISED

REV. A

DATE OCTOBER 2007

SCALE 1"=80'

CHCK BY: RMC

DRAWN BY: RMC

PROJECT NO.: 020-02-07

PROJECT: CAMPUS BOUNDARY SURVEY

OWNER / CLIENT: UNIVERSITY OF NEW ENGLAND

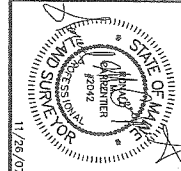
11 HILLS BEACH ROAD, BIDDEFORD, MAINE

SHEET TITLE: BOUNDARY SURVEY CAMPUS PROPER

PROJECT ADDRESS: STEVENS AVENUE & BISHOP STREET PORTLAND, MAINE

COLONIAL SURVEYING COMPANY, LLC

34 Presidential Drive
Gray, Maine 04039
TEL: (207) 657-3400



GENERAL NOTES:

- GROUND CONTROL WAS ESTABLISHED BY SQUARE BAY CORP. IN MAY 1988 AND EXPANDED FOR THIS PROJECT BY COLONIAL SURVEYING COMPANY, LLC. IN 2007.
- HORIZONTAL DATA IS BASED UPON CITY OF PORTLAND CONTROL POINTS 1124-20-1341 AND 1124-23-1376 LOCATED IN THE VICINITY OF THE SITE. HORIZONTAL IS MAINE STATE PLANE 1724-23-1376 LOCATED IN THE WEST ZONE. POINTS WERE USED HAD 1983 (HARN) AND US SURVEY FOOT AS UNIT OF MEASURE. VERTICAL IS NAVD 83 - 4. ELEV. 105.35)
- PROJECT BENCHMARK IS A HYDRANT TOP BONNET BOLT SCORDED WITH AN 'X' LOCATED ON THE WESTERN SIDE OF STEVENS AVENUE NEAR THE SOUTHERLY CORNER OF THE PLANNED LOT IN FRONT OF THE BEVELLY BURBEE PLAY RECREATION CENTER. ELEVATION 127.40 (NAVD -29)
- UTILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD OBSERVATIONS. SURVEYED LOCATIONS OF UTILITY MARKINGS BY OTHERS AND ARE APPROXIMATELY ONLY. LOCATIONS SHOULD BE VERIFIED BY THE UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION OR EXCAVATION IN THIS AREA.
- THE SITE IS LOCATED IN ZONE X OF THE NATIONAL FLOOD INSURANCE RATE MAP. COMMUNITY PANEL NUMBER 220051 0007 C. ZONE X IS IDENTIFIED AS AN AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.
- AN UNDERGROUND STEAM LINE FOR HEATING PURPOSES CROSSES THE RAMPWAY PROPERTY. IT IS RECOMMENDED THAT A WRITTEN EASEMENT BE ESTABLISHED FOR THIS SYSTEM.

- PLAN REFERENCE:
- STANDARD BOUNDARY SURVEY FOR DEPARTMENT OF DEFENSE, VETERANS AND EMERGENCY MANAGEMENT OF MAINE ARMY NATIONAL GUARD ARMORY, 772 STEVENS AVENUE PORTLAND, MAINE, DATED JAN 30, 2001 AS PREPARED BY BOUNDARY POINTS OF WESTBROOK, MAINE.
 - CITY OF PORTLAND - CITY PROPERTY, RECORDED UNDER FILE NUMBER 72 AT THE DEPARTMENT OF PUBLIC WORKS.
 - CITY OF PORTLAND - CITY PROPERTY, RECORDED UNDER FILE NUMBER 139/A AT THE DEPARTMENT OF PUBLIC WORKS.
 - PLAN OF MORRIS CAR BARN LOT, DEERING, HE RECORDED UNDER FILE NUMBER 796/14 AT THE DEPARTMENT OF PUBLIC WORKS.
 - BISHOP ST. MATHEW ST SEWER SEPARATION, PLAN AND PROFILE, SHEET 9 OF 9 DATED 11/11/93. PROJECT NUMBER 9160-30-50-57 RECORDED UNDER FILE NUMBER 943/4 AT THE DEPARTMENT OF PUBLIC WORKS.
 - STANDARD BOUNDARY SURVEY OF BISHOP STREET EXTENSION, SHEET 1 OF 1 DATED 11/1/95 RECORDED UNDER FILE NUMBER 943/14A AT THE DEPARTMENT OF PUBLIC WORKS.
 - SITE PLAN, TILCOX MAINE, INC. BISHOP STREET, PORTLAND MAINE DATED 3/13/91, RECORDED UNDER FILE NUMBER 58/6 AT THE DEPARTMENT OF PUBLIC WORKS.
 - PLAN OF PROPOSED ADDITION TO EVERGREEN CEMETERY, PORTLAND, MAINE DATED AUGUST 1994, RECORDED UNDER FILE NUMBER 228/6 AT THE DEPARTMENT OF PUBLIC WORKS.
 - WESTBROOK COLLEGE, EXISTING CONDITIONS/DEMOLITION PLAN, PORTLAND, MAINE DATED 6/1/99 RECORDED UNDER FILE NUMBER 727/2 AT THE DEPARTMENT OF PUBLIC WORKS.
 - PREPARED BY OWEN HASKELL, INC. DATED JUNE 17, 1995. JOB NUMBER 9915P
 - MAINE TURNPIKE AUTHORITY, SECTION 2-PORTLAND TO AUGUSTA, PROPERTY PLAN RECORDED AT THE CUMBERLAND COUNTY REGISTER OF DEEDS IN PLAN BOOK 140, PAGE 42.
 - WESTBROOK COLLEGE MADE BY E.C. JORDAN & CO. DATED 1/4/64 ON FILE AT THE OFFICE OF OWEN HASKELL, INC. UNDER FILE NUMBER 1113
 - PLAN OF PROPERTY MADE FOR THE ADJUTANT GENERAL, AUGUSTA, MAINE MADE BY E.C. JORDAN & CO. DATED AUGUST 22, 1958 ON FILE AT THE OFFICE OF OWEN HASKELL, INC. UNDER FILE NUMBER 1094
 - SITE PLAN OF PROPERTY ON BISHOP STREET, PORTLAND, MAINE MADE FOR PLASMINE TECHNOLOGY, INC. DATED OCT. 1, 1991 ON FILE AT THE OFFICE OF OWEN HASKELL, INC. UNDER PROJECT NUMBER 9183P.
 - CITY OF PORTLAND, MAINE DEPARTMENT OF PUBLIC WORKS, DEED PLAN RECORDED UNDER FILE NUMBER 215/4 AT THE DEPARTMENT OF PUBLIC WORKS.
 - PAK LAND ACQUISITION, "CULTIVER PURCHASE" DATED OCTOBER 1935 RECORDED UNDER FILE NUMBER 796/1 AT THE DEPARTMENT OF PUBLIC WORKS.
 - CITY OF PORTLAND ME. DEPARTMENT OF PUBLIC WORKS, BISHOP STREET OUTLET DRAIN, DATED AUGUST 27, 1927 RECORDED UNDER FILE NUMBER 247/10 AT THE DEPARTMENT OF PUBLIC WORKS.
 - PLAN OF PROPERTY IN PORTLAND MADE FOR WESTBROOK COLLEGE, SITE CONDITION PLAN PREPARED BY H.L. & E.C. JORDAN DATED 2/27/89 ON FILE AT THE OFFICE OF OWEN HASKELL, INC. UNDER PROJECT NUMBER L-1115.
 - PLANS ENTITLED "WESTBROOK JUNIOR COLLEGE, PORTLAND MAINE" PREPARED BY H.L. & E.C. JORDAN DATED: JULY 1935, AND DECEMBER 1942 RECORDED UNDER FILE NUMBER 1002/2 AT THE PORTLAND DEPARTMENT OF PUBLIC WORKS.

- OWNER OF RECORD:
- UNIVERSITY OF NEW ENGLAND - WESTBROOK COLLEGE. SEE CUMBERLAND COUNTY REGISTER OF DEEDS, BOOK & PAGE: 128/150, 127/155A, 127/155B, 127/155C, 127/155D, 127/155E, 127/155F, 127/155G, 127/155H, 127/155I, 127/155J, 127/155K, 127/155L, 127/155M, 127/155N, 127/155O, 127/155P, 127/155Q, 127/155R, 127/155S, 127/155T, 127/155U, 127/155V, 127/155W, 127/155X, 127/155Y, 127/155Z, 127/155AA, 127/155AB, 127/155AC, 127/155AD, 127/155AE, 127/155AF, 127/155AG, 127/155AH, 127/155AI, 127/155AJ, 127/155AK, 127/155AL, 127/155AM, 127/155AN, 127/155AO, 127/155AP, 127/155AQ, 127/155AR, 127/155AS, 127/155AT, 127/155AU, 127/155AV, 127/155AW, 127/155AX, 127/155AY, 127/155AZ, 127/155BA, 127/155BB, 127/155BC, 127/155BD, 127/155BE, 127/155BF, 127/155BG, 127/155BH, 127/155BI, 127/155BJ, 127/155BK, 127/155BL, 127/155BM, 127/155BN, 127/155BO, 127/155BP, 127/155BQ, 127/155BR, 127/155BS, 127/155BT, 127/155BU, 127/155BV, 127/155BW, 127/155BX, 127/155BY, 127/155BZ, 127/155CA, 127/155CB, 127/155CC, 127/155CD, 127/155CE, 127/155CF, 127/155CG, 127/155CH, 127/155CI, 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CUMBERLAND COUNTY REGISTER OF DEEDS

RECEIVED _____

AT _____ HOUR _____ MIN _____ M

AND RECORDED IN BOOK _____

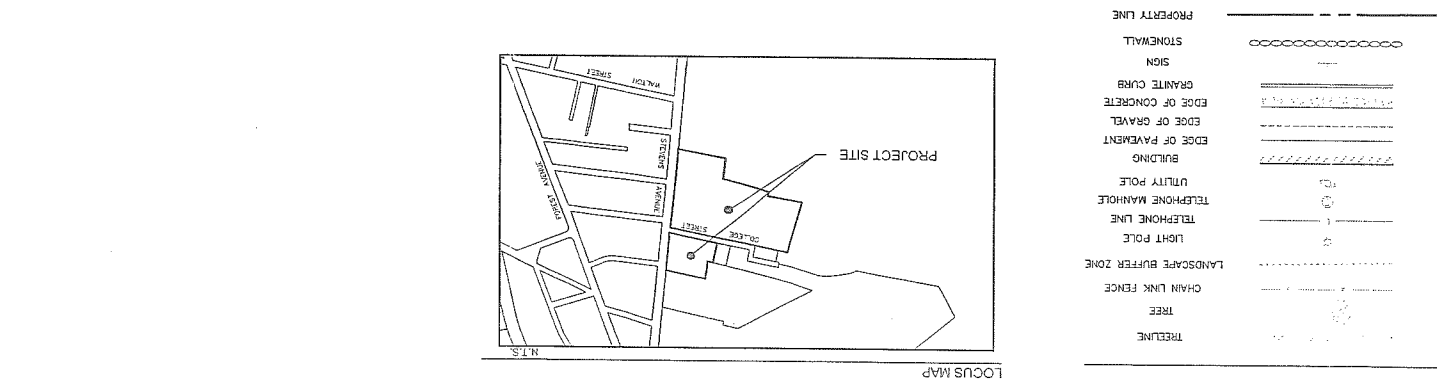
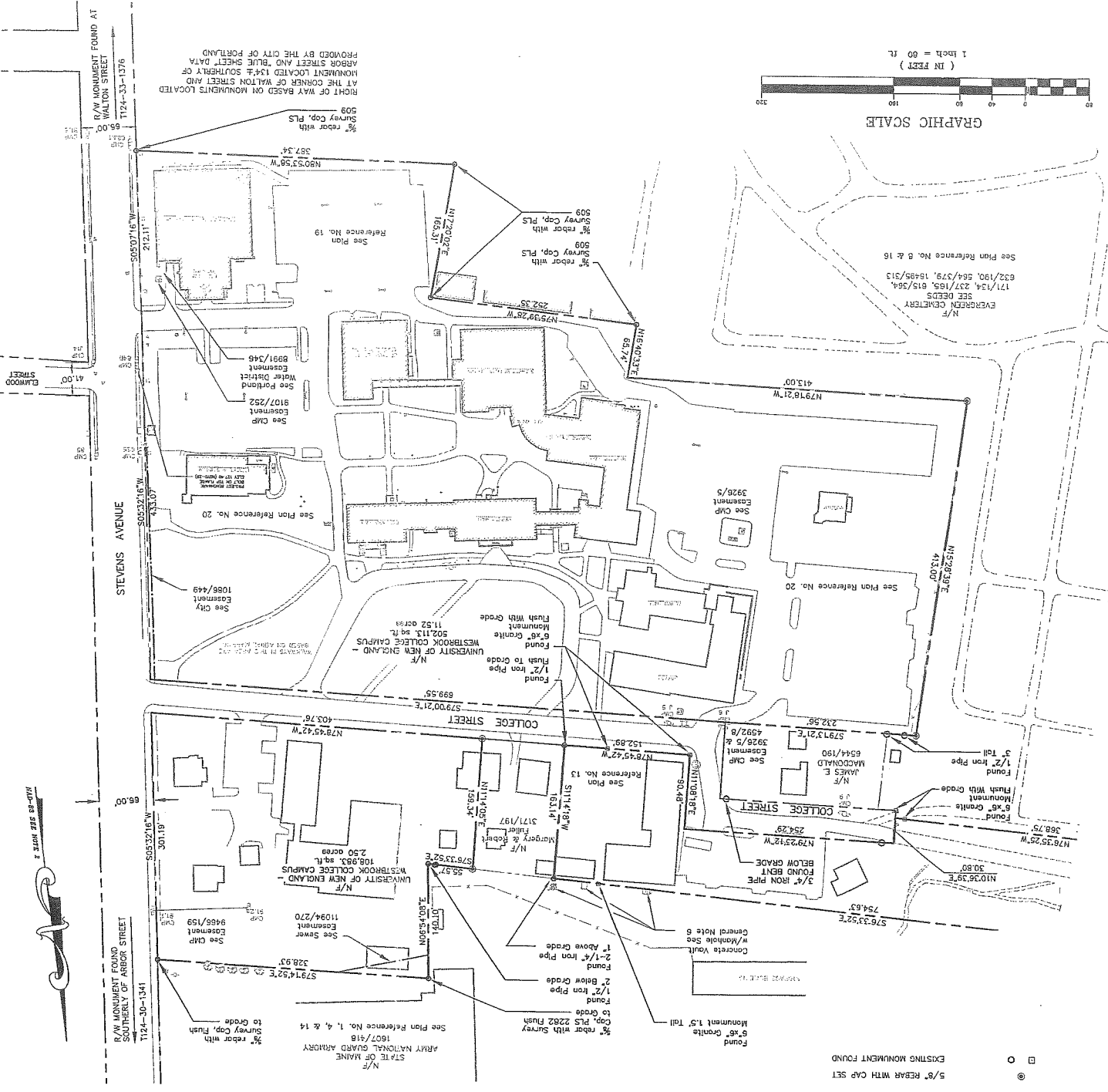
PAGE _____

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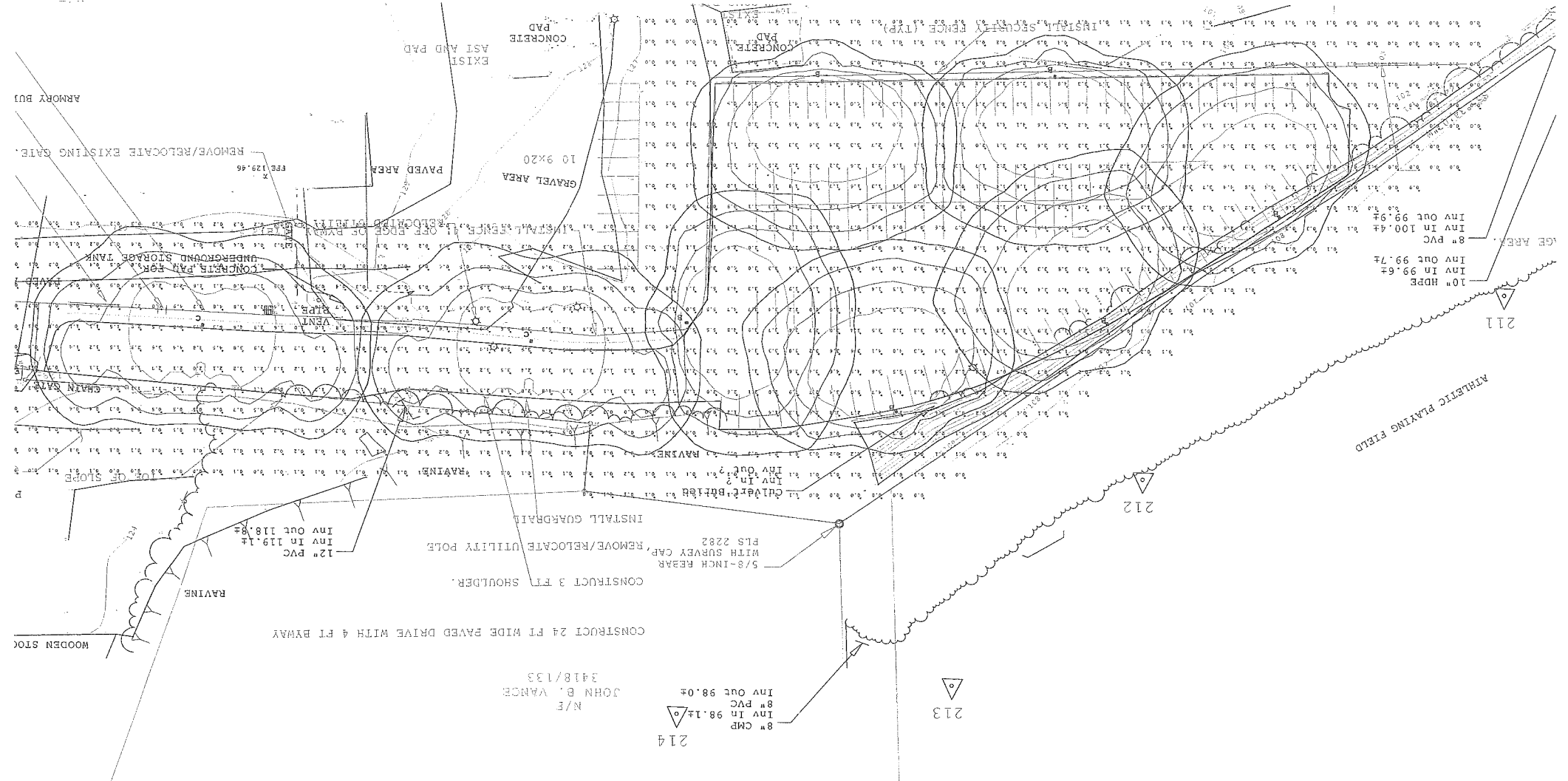
STATE OF MAINE
Ronald M. Carpenter
Maine P.L.S. 2047

THIS SURVEY CONFORMS TO THE CURRENT STANDARDS OF PRACTICE SET FORTH BY THE MAINE STATE BOARD OF LICENSURE FOR LAND SURVEYORS



LEGEND

(Symbol)	STORM DRAIN MANHOLE
(Symbol)	STORM DRAIN CATCH BASIN
(Symbol)	STORM DRAIN LINE
(Symbol)	STORM DRAIN OVERTLET
(Symbol)	SANITARY SEWER MANHOLE
(Symbol)	SANITARY SEWER LINE
(Symbol)	SANITARY FORCE MAIN
(Symbol)	WATERLINE
(Symbol)	HYDRANT
(Symbol)	WATER LINE METER PIT
(Symbol)	WATER LINE GATE VALVE
(Symbol)	WATER LINE SHUT-OFF VALVE
(Symbol)	WATER LINE MANHOLE
(Symbol)	WATER LINE SHUT-OFF VALVE
(Symbol)	WATER LINE GATE VALVE
(Symbol)	WATER LINE MANHOLE
(Symbol)	WATER LINE PLY.
(Symbol)	COMMUNICATION LINE
(Symbol)	ELECTRIC LINE
(Symbol)	ELECTRIC MANHOLE
(Symbol)	ELECTRIC BOX
(Symbol)	LIGHT POLE
(Symbol)	RIGHT OF WAY LINE
(Symbol)	5/8" REBAR WITH CAP SET
(Symbol)	EXISTING MONUMENT FOUND
(Symbol)	GAS LINE
(Symbol)	GAS LINE GATE VALVE
(Symbol)	GAS LINE METER



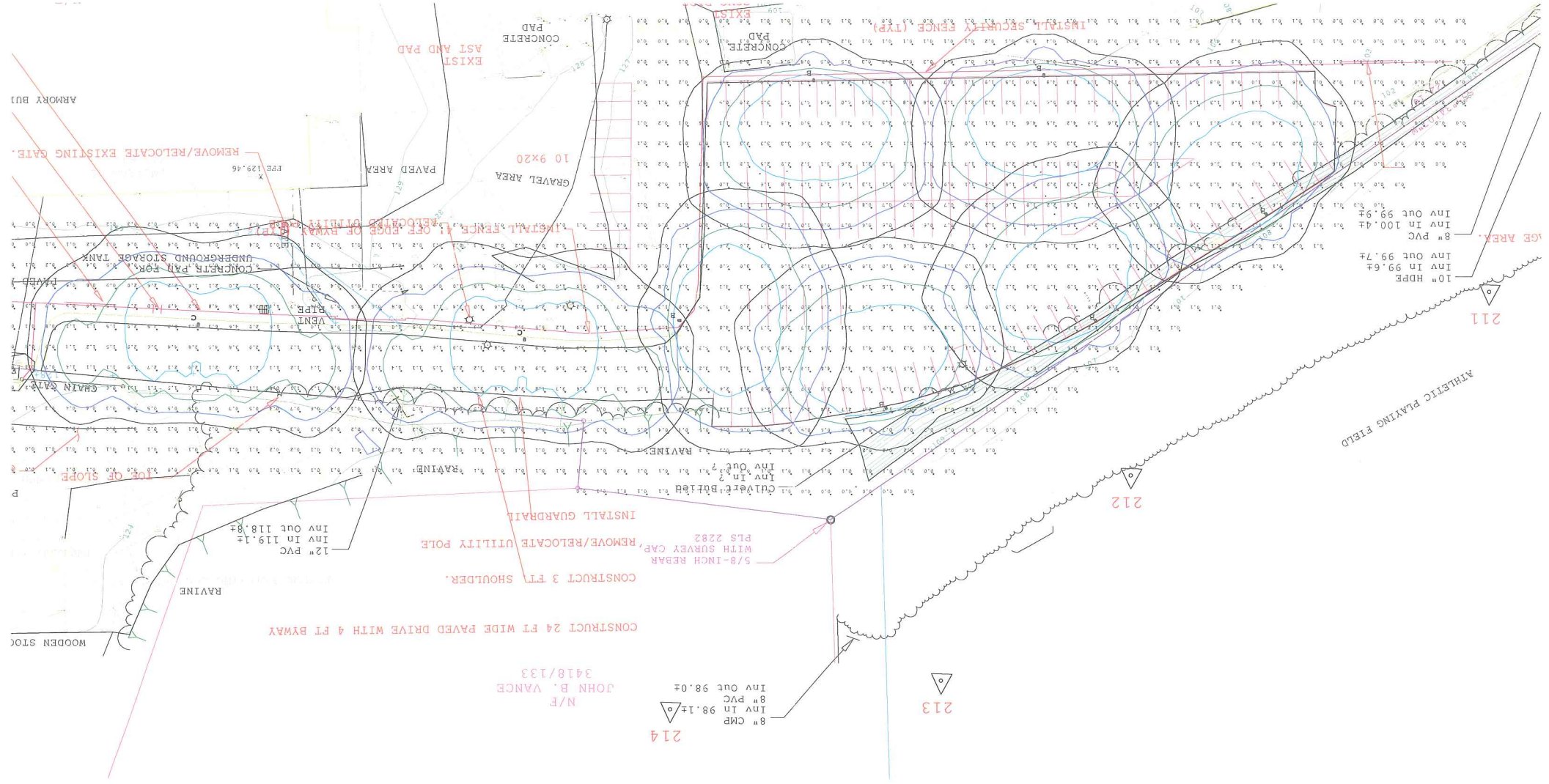
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LT	Description
□	2	C	SINGLE	40000	0.750	NETR-25-400/251 AFG
□	6	B	SINGLE	40000	0.750	NETR-25-400/251 AFG

Scarearea
 PARKING AND DRIVE ENTRANCE
 Illuminance (fc)
 Average = 2.34
 Minimum = 0.6
 Maximum = 6.3
 Avg/Min Ratio = 3.90
 Max/Min Ratio = 10.50

JOHN B. VANCE
 N/E
 3418/133

8" CMP
 INV IN 98.14/0
 8" PVC
 INV OUT 98.04

10" HPPB
 INV IN 99.67
 INV OUT 99.77
 8" PVC
 INV IN 100.47
 INV OUT 99.97



Scatter and Drive Entrance
 Illuminance (fc)
 Average = 2.34
 Minimum = 0.6
 Maximum = 6.3
 Avg/Min Ratio = 3.90
 Max/Min Ratio = 10.50

Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
+	6	B	SINGLE	40000	0.750	MFR-SL-400/25' APG
-	2	C	SINGLE	40000	0.750	MFR-SL-400/25' APG

N/E
 JOHN B. VANCE
 3418/133

CONSTRUCT 24 FT WIDE PAVED DRIVE WITH 4 FT BYWAY

CONSTRUCT 3 FT SHOULDER.

REMOVE/RELOCATE UTILITY POLE

5/8-INCH REBAR WITH SURVEY CAP

INSTALL GUARDRAIL

RAVINE

WOODEN STOC

10% OF SLOPE

GRAVEL AREA

UNDERGROUND STORAGE TANK

PAVED AREA

ARMORY BUJ