

156-F-2

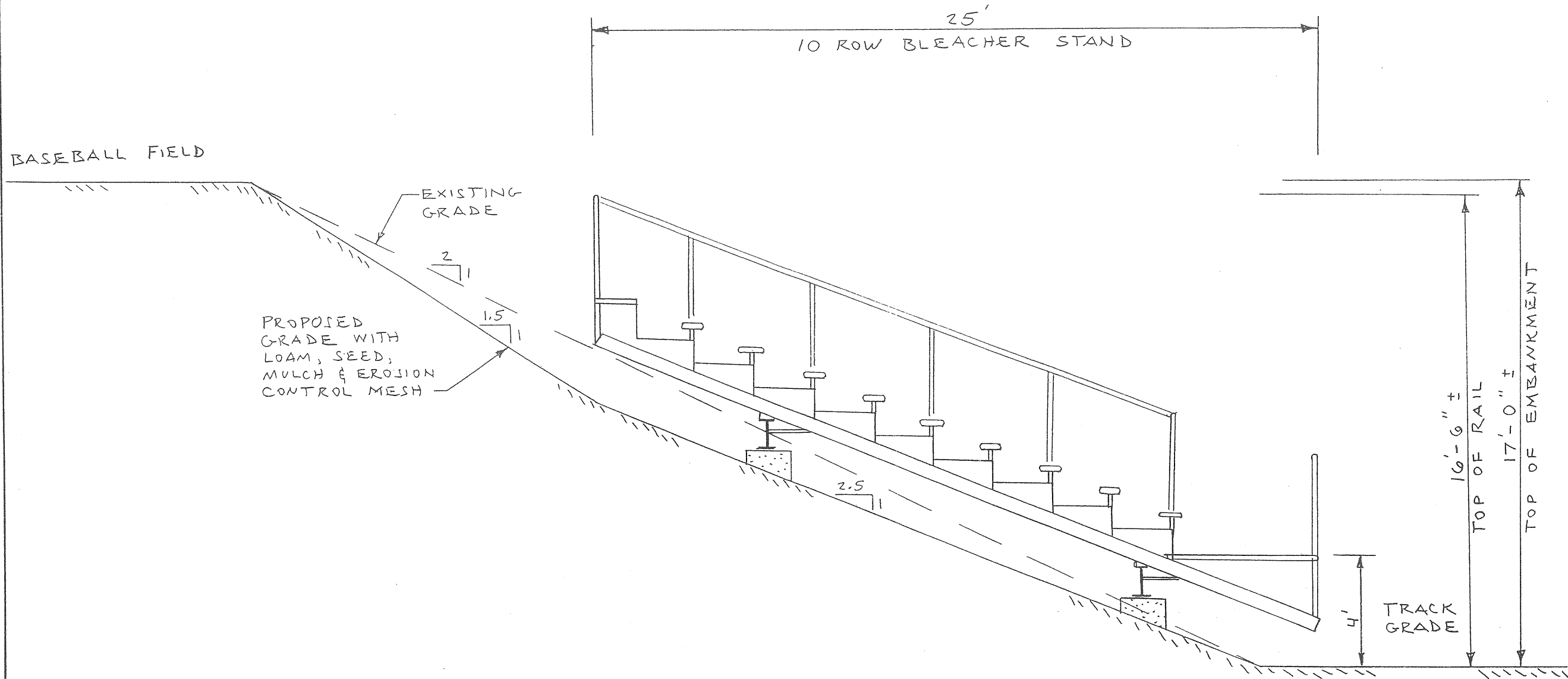
2003-0176

267 Ocean Avenue

Master Plan / Bld. Additions

Cheverus High School

on Spreadsheet



HARRIMAN
ASSOCIATES
ARCHITECTS • ENGINEERS
ONE AUBURN BUSINESS PARK • AUBURN, MAINE 04210
207 • 784 • 5100 • FAX 207 • 782 • 5017

PROJECT TITLE
CHEVERUS HIGH SCHOOL
PORTLAND, MAINE

DRAWING TITLE
PROPOSED BLEACHER
CROSS-SECTION

PROJECT NO.
97.117-00
SCALE
1" = 4'
DATE
3-28-97

DRAWING NO.
B1

BASEBALL FIELD

EXISTING GRADE

2
1

PROPOSED GRADE WITH LOAM, SEED, MULCH & EROSION CONTROL MESH

18' ±
BLEACHER STAND

13'-6" ±
TOP OF RAIL

17'-0" ±
TOP OF EMBANKMENT

4'
TRACK GRADE

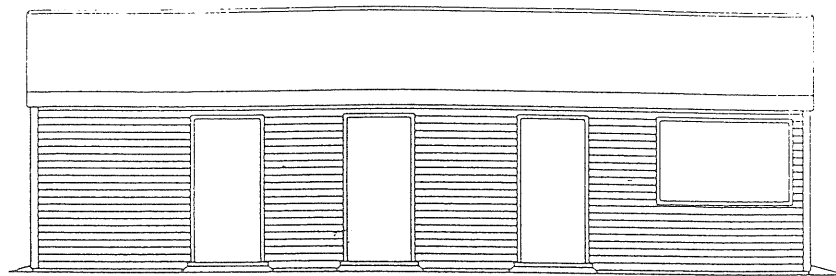

HARRIMAN ASSOCIATES
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ONE AUBURN BUSINESS PARK • AUBURN, MAINE 04210
207 • 784 • 5100 • FAX 207 • 782 • 3017

PROJECT TITLE
CHEVERUS HIGH SCHOOL
PORTLAND, MAINE

DRAWING TITLE
PROPOSED BLEACHER CROSS-SECTION

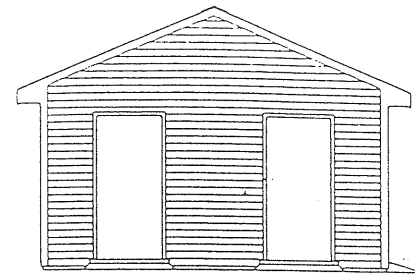
PROJECT NO.
97.117-00
SCALE
1" = 4'
DATE
4-14-97

DRAWING NO.
B1



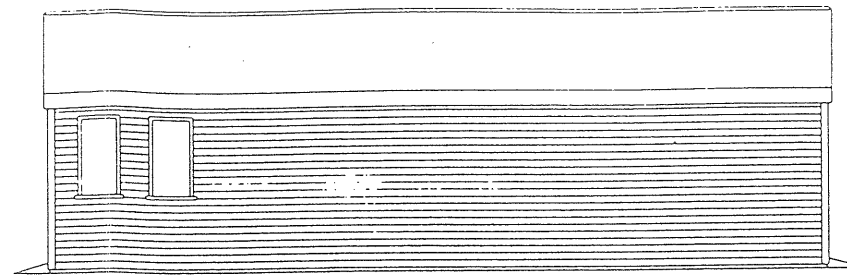
FRONT ELEVATION

SCALE 1:48



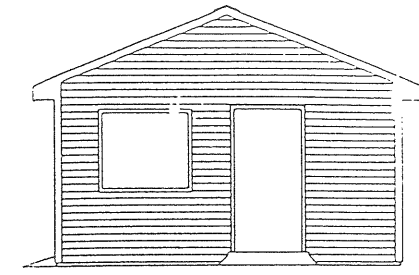
LEFT ELEVATION

SCALE 1:48



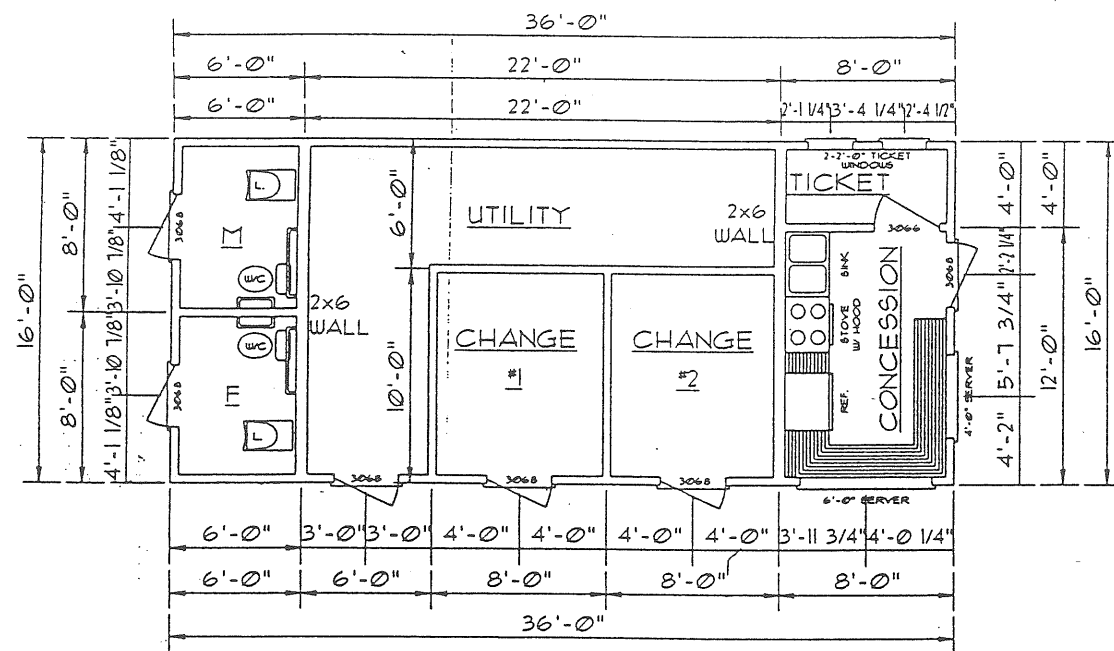
REAR ELEVATION

SCALE 1:48



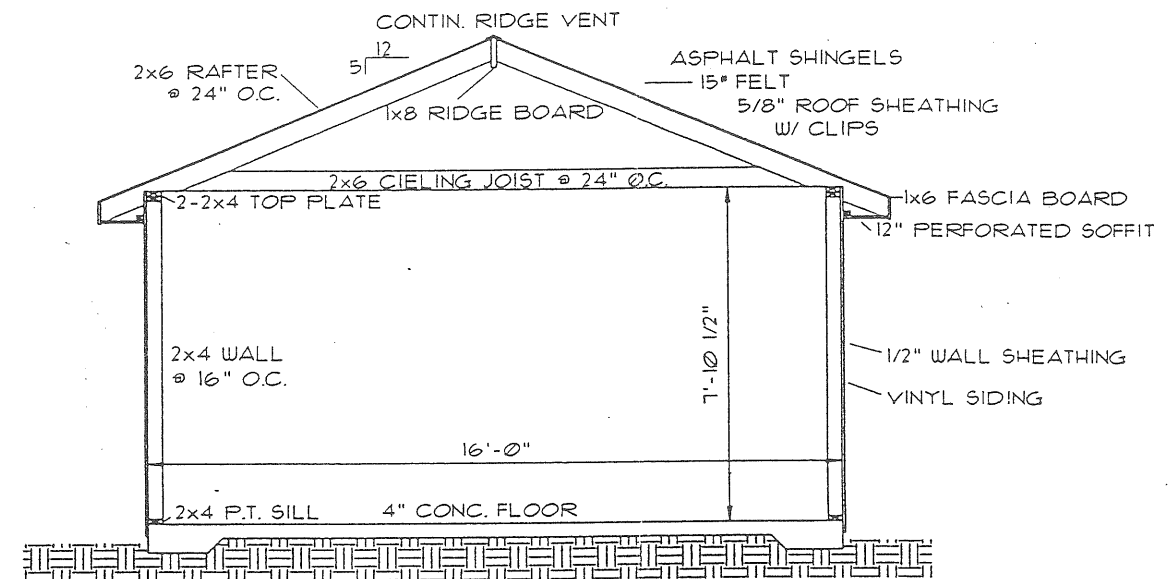
RIGHT ELEVATION

SCALE 1:48



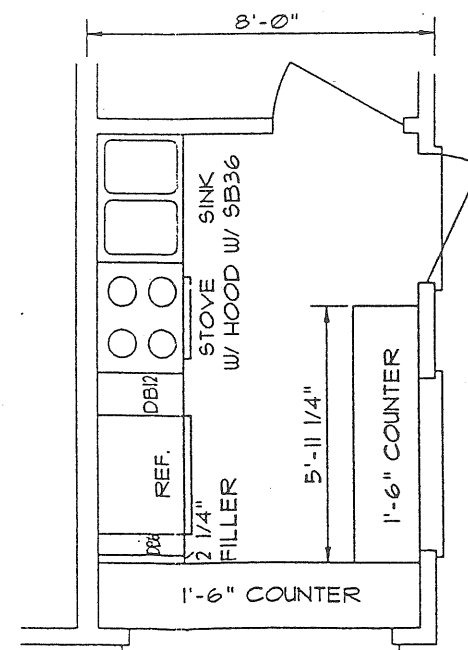
FLOOR PLAN

SCALE 1:48



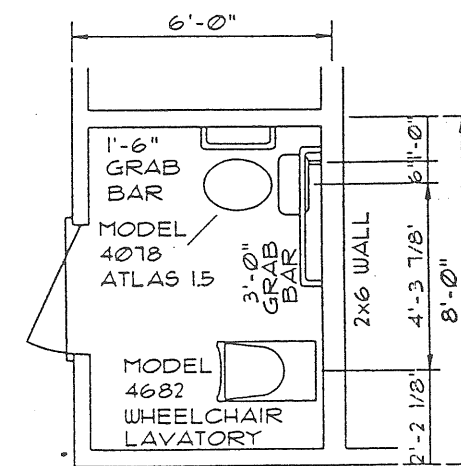
CROSS SECTION

SCALE 1:24



KITCHEN DETAIL

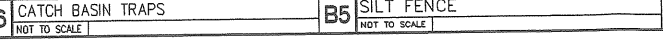
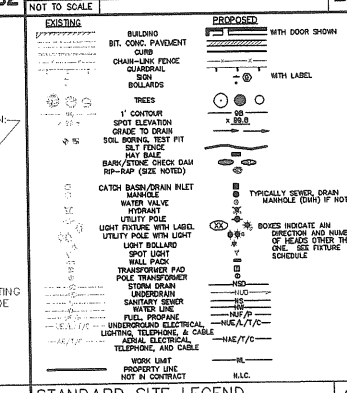
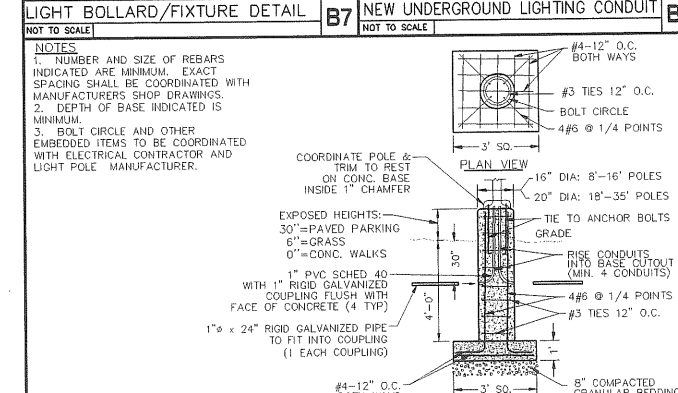
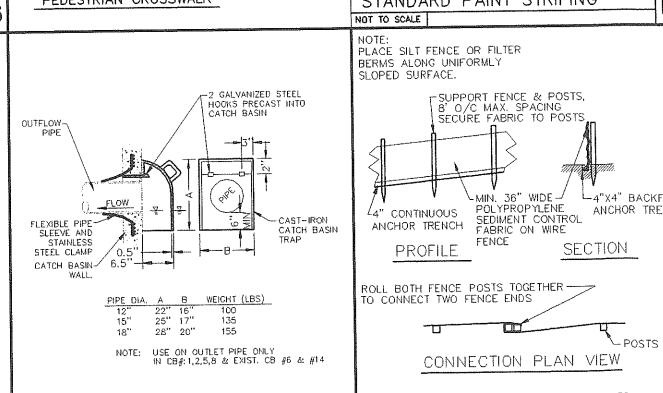
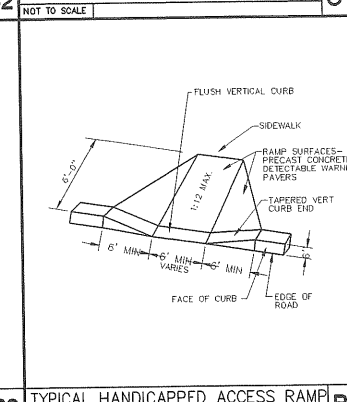
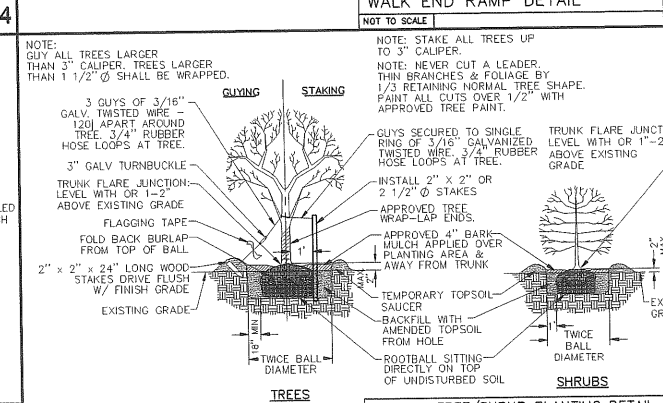
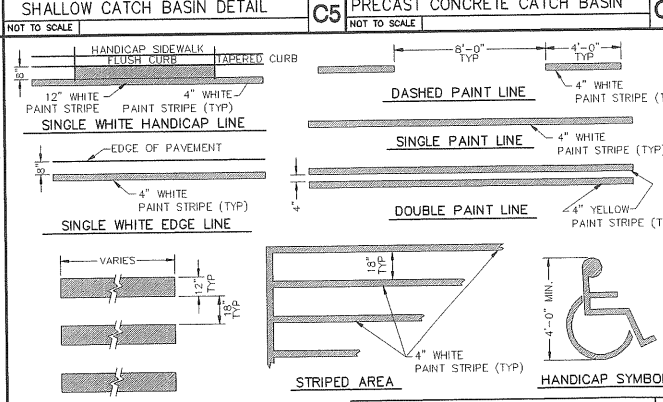
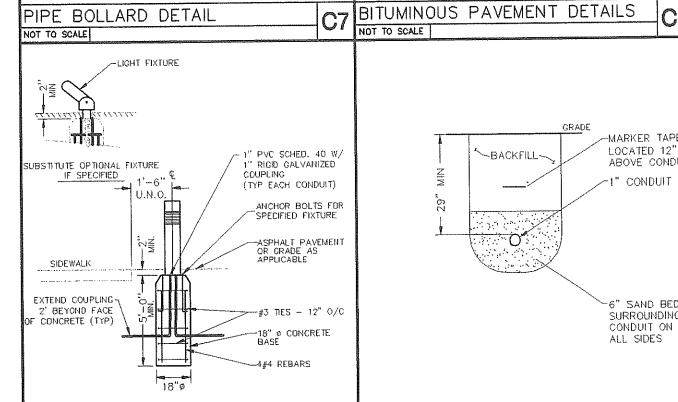
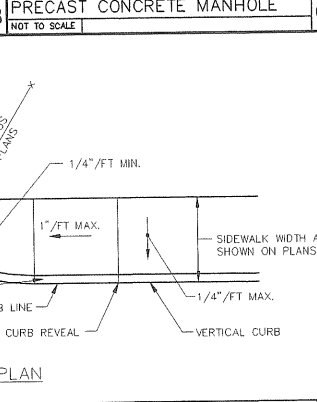
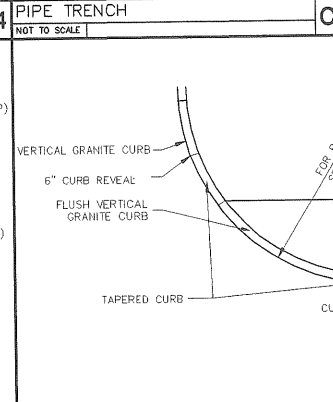
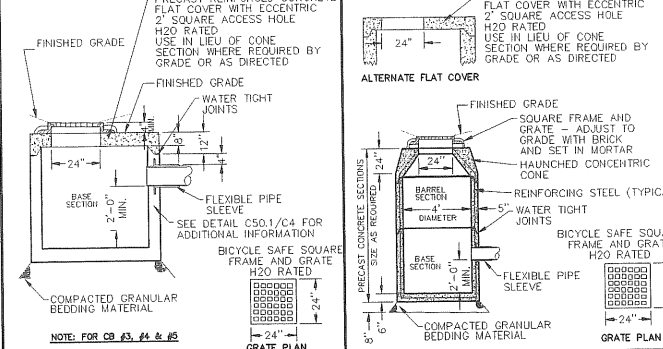
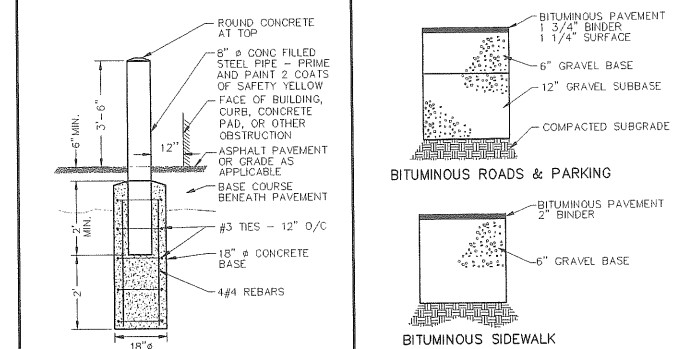
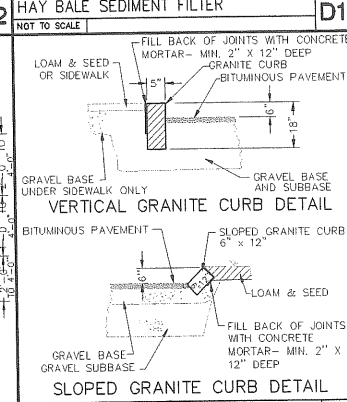
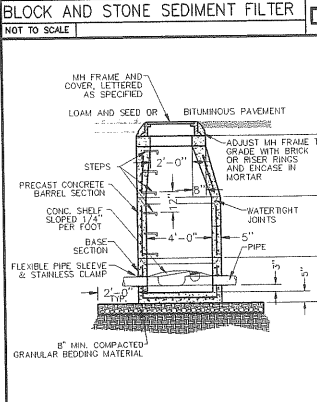
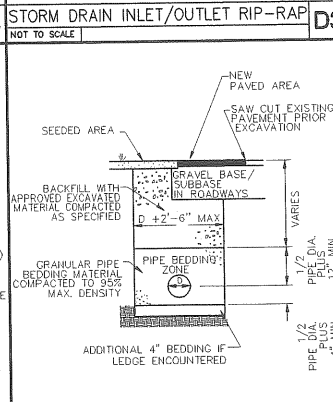
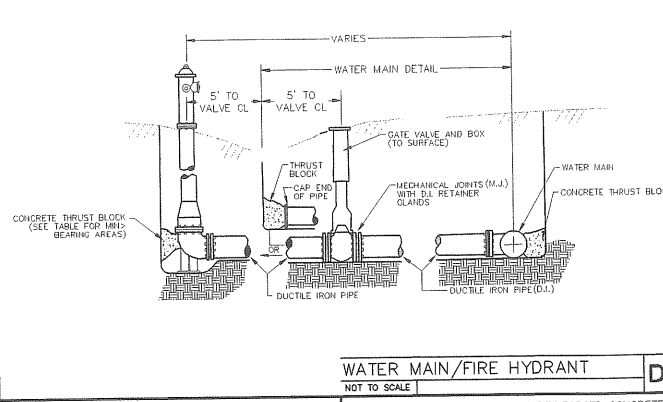
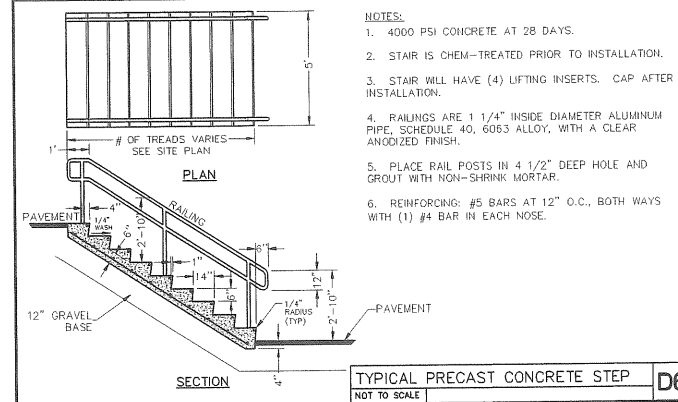
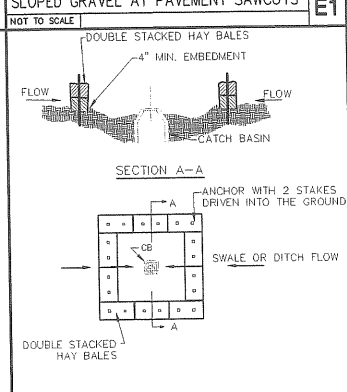
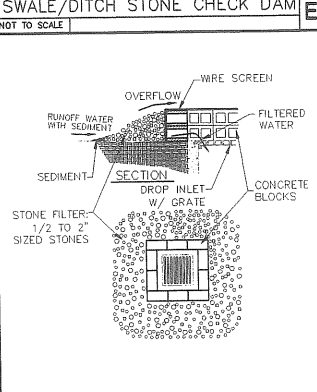
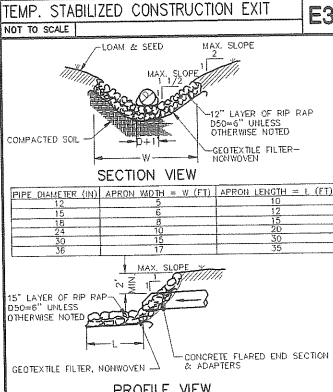
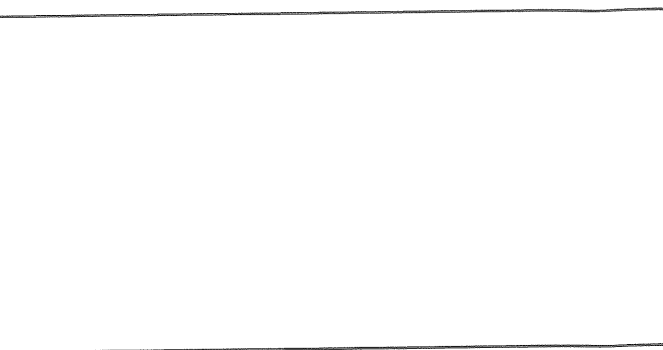
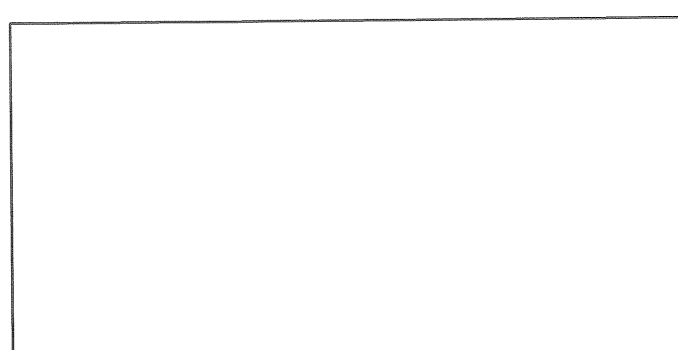
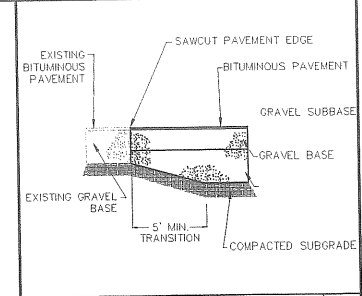
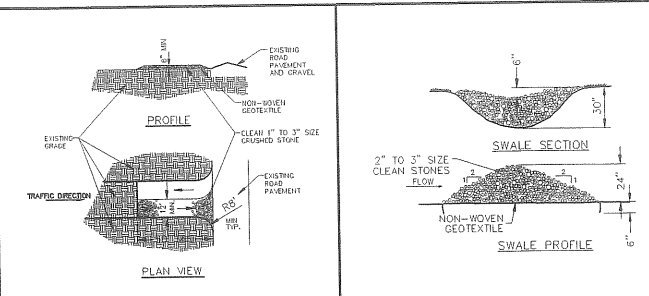
SCALE 1:24



BATHROOM DETAIL

SCALE 1:24

DRAWN BY
FREDERICK L. STUART III



Date	Description
07-25-00	PLANNING BOARD
06-30-00	PLANNING BOARD

Revision	Description
1	ISSUED FOR PERMIT
2	REVISED PER COMMENTS

Revision	Description
3	REVISED PER COMMENTS
4	REVISED PER COMMENTS

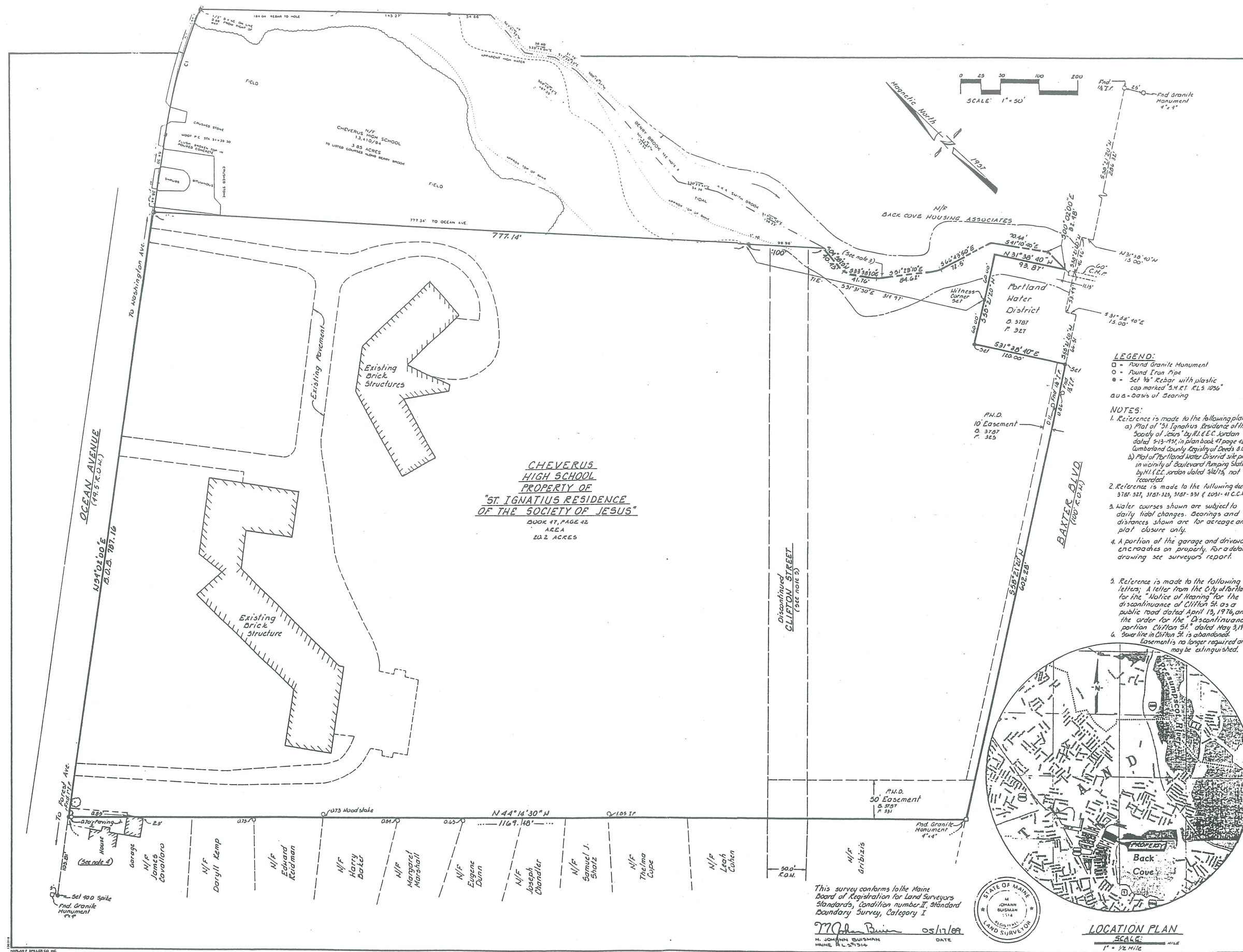
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5	REVISED PER COMMENTS
6	REVISED PER COMMENTS

Revision	Description
7	REVISED PER COMMENTS
8	REVISED PER COMMENTS

Revision	Description
9	REVISED PER COMMENTS
10	REVISED PER COMMENTS

Revision	Description
11	REVISED PER COMMENTS
12	REVISED PER COMMENTS

Revision	Description
13	REVISED PER COMMENTS
14	REVISED PER COMMENTS



STEVENS MORTON ROSE & THOMPSON
 73 OAK STREET
 PORTLAND, ME 04101
 207-772-3846

Project Name: **CHEVERUS HIGH SCHOOL**
 IN
 CITY OF PORTLAND,
 COUNTY OF CUMBERLAND,
 STATE OF MAINE Job No: 8534.1

Rev.	Description	Date

Drawing Name: **STANDARD BOUNDARY SURVEY**
 Scale: 1" = 50' Date: 2-6-87 Drawn By: K.M. Checked By: M.J.D.

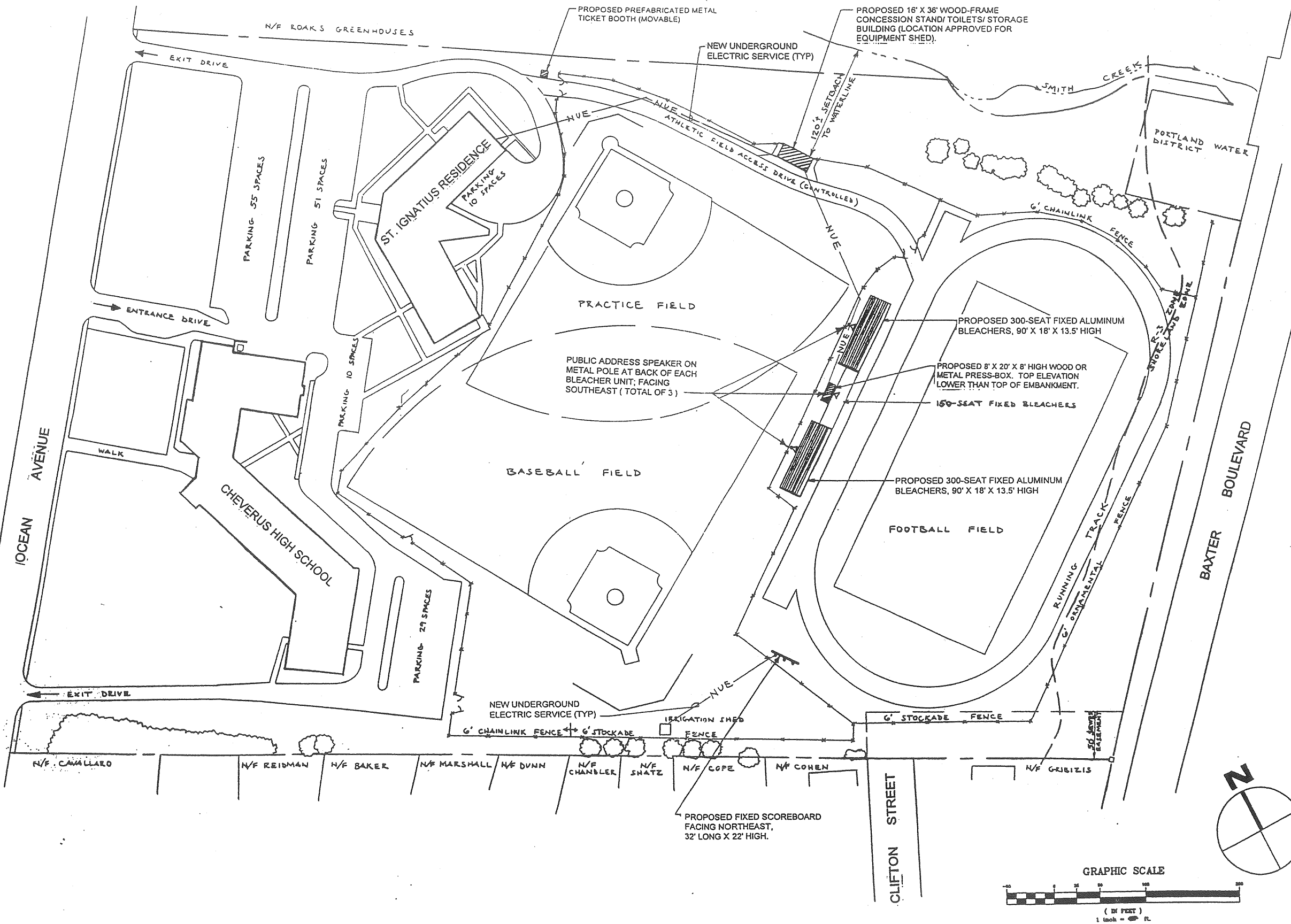
10/1

EXISTING SITE PLAN [LANDSCAPING NOT SHOWN] 1997

N/F BACKCOVE HOUSING ASSOCIATES

NOTES

- EXISTING SITE FEATURES WERE TRACED FROM DRAWING L-1 FROM STEVENS, MORTON, ROSE, AND THOMPSON, REVISED DATED 1-18-89, AS SUBMITTED TO THE CITY OF PORTLAND. PROPERTY BOUNDARIES SHOWN ARE BASED ON TAX ASSESSMENT MAPPING.
- SITE AREA = 20.2 ACRES
- PAVED PARKING SPACES ON-SITE = 155 (INCLUDING 7 BENEATH RESIDENCE).
- SHORELAND ZONE LINE IS DRAWN 250 FT. FROM BACK COVE HIGH WATER LINE.
- THE ENTIRE SITE SHALL BE DEVELOPED AND/OR MAINTAINED AS DEPICTED ON THE SITE PLAN. APPROVAL OF THE PLANNING AUTHORITY OR PLANNING BOARD SHALL BE REQUIRED FOR ANY ALTERATION TO OR DEVIATION FROM THE APPROVED SITE PLAN, INCLUDING, WITHOUT LIMITATION: TOPOGRAPHY; DRAINAGE; LANDSCAPING; RETENTION OF WOODED OR LAWN AREAS; ACCESS; SIZE, LOCATION, AND SURFACING OF PARKING AREAS; AND LOCATION AND SIZE OF BUILDINGS.



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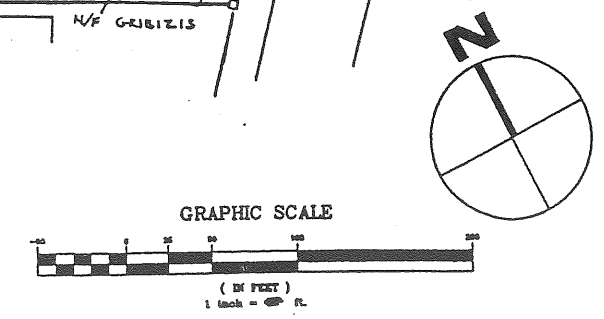
- | NO. | DATE | REVISION DESCRIPTION |
|-----|---------|----------------------|
| 3 | 5-19-97 | PLAN. DEPT. REV'S. |
| 2 | 5-7-97 | MOVE SPEAKERS |
| 1 | 4-14-97 | REDUCED BLEACHERS |

PROJECT TITLE
CHEVERUS HIGH SCHOOL
 PORTLAND, MAINE

DRAWING TITLE
SITE IMPROVEMENTS TO CHANGE "CONDITIONS OF APPROVAL"

PROJECT NO. 97.117-00
 DESIGNED BY FLC
 DRAWN BY FLC
 CHECKED BY FLC
 SCALE
 DATE 3/31/97

DRAWING NO.
SD-1



PLANT LEGEND

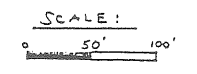
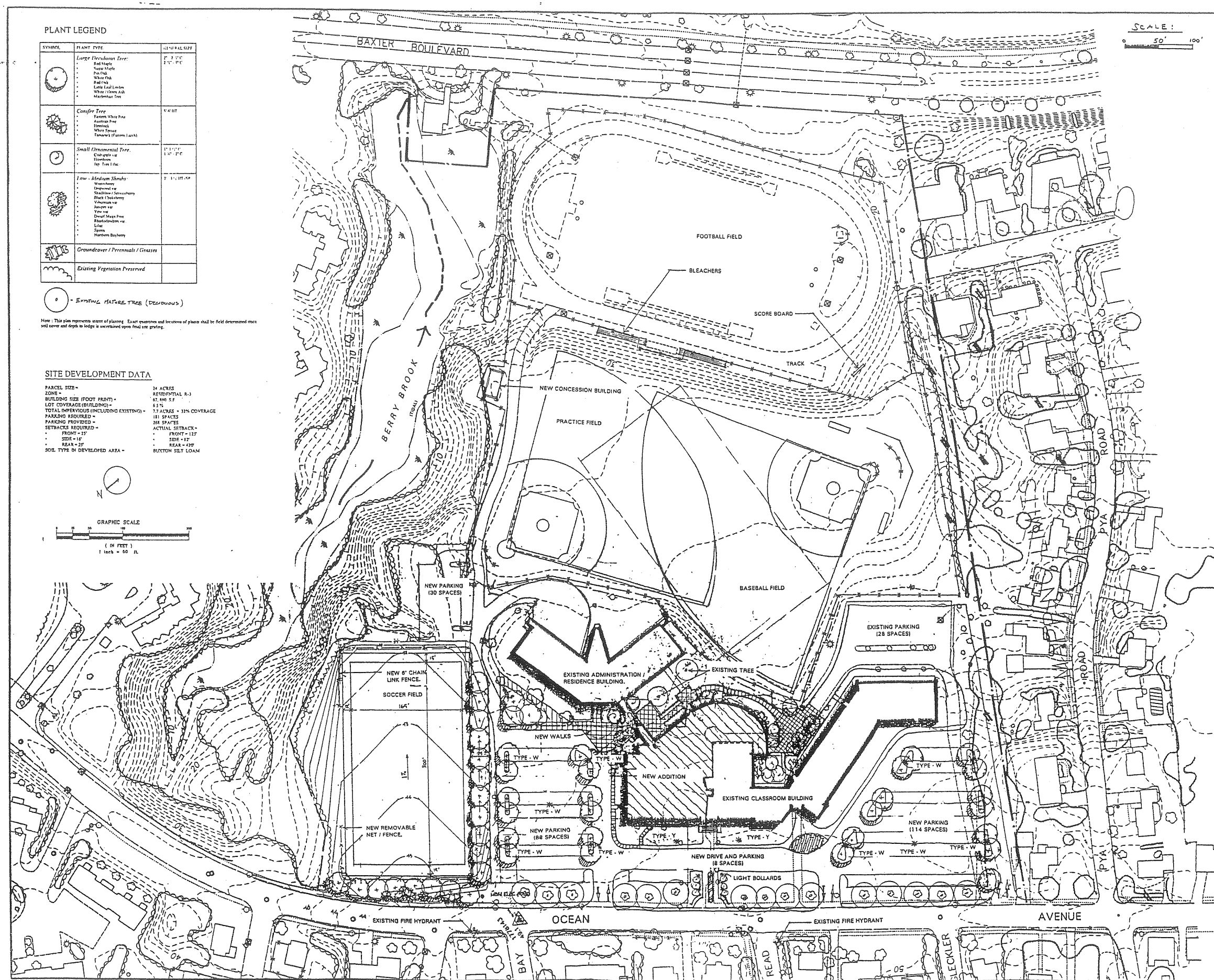
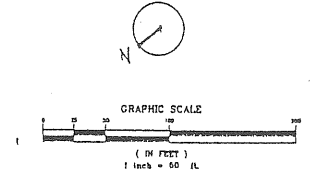
SYMBOL	PLANT TYPE	GENERAL SIZE
	Large Deciduous Tree: Red Maple Sugar Maple White Oak Red Oak Little Leaf Linden White Birch Magnolia Tree	12" DBH 10' - 15' H
	Conifer Tree: Eastern White Pine Atlantic Pine Loblolly White Spruce (various cultivars)	4" DBH
	Small Ornamental Tree: Crape Myrtle Hardenia Top Tree Line	1" DBH 10' - 15' H
	Low-Medium Shrub: Wormwood Dwarfed Shrub Black Chokeberry Viburnum Yucca Coral Balm Shrub Lilac Syringa Northern Bayberry	2" - 3" DBH 4' - 6' H
	Groundcover / Perennial / Grass	
	Existing Vegetation Preserved	

- EXISTING NATURAL TREE (DESIGNATED)

Note: This plan represents a concept of planning. Exact quantities and locations of plants shall be field determined once soil cover and depth to ledge is ascertained upon final site grading.

SITE DEVELOPMENT DATA

PARCEL SIZE -	24 ACRES
ZONE -	RESIDENTIAL R-3
BUILDING SIZE (FOOT PRINT) -	67,000 SF
LOT COVERAGE (BUILDING) -	63%
TOTAL IMPERVIOUS (INCLUDING EXISTING) -	7.5 ACRES - 31% COVERAGE
PARKING REQUIRED -	181 SPACES
PARKING PROVIDED -	268 SPACES
SETBACKS REQUIRED -	ACTUAL SETBACK -
- FRONT - 25'	- FRONT - 15'
- SIDE - 15'	- SIDE - 15'
- REAR - 25'	- REAR - 25'
SOIL TYPE IN DEVELOPED AREA -	SUTTON SUB LOAM



HARRISMAN ASSOCIATES
Site Planning & Landscape Architecture
1000 Main Street
Portland, ME 04101
Tel: 603.761.1111
Fax: 603.761.1112
www.harrisman.com

Project Title
**CHEVERUS HIGH SCHOOL
ADDITIONS & RENOVATIONS**
PORTLAND, MAINE

Project No. 99143

Site Plan

SITE LIGHTING POLES
TYPE W - 30' POLE, 400 WATT
TYPE X - 20' POLE, 250 WATT
TYPE Y - 15' POLE, 175 WATT
METAL HALIDE LAMPS

Revision Number	Revision Description
1	ISSUED FOR BID

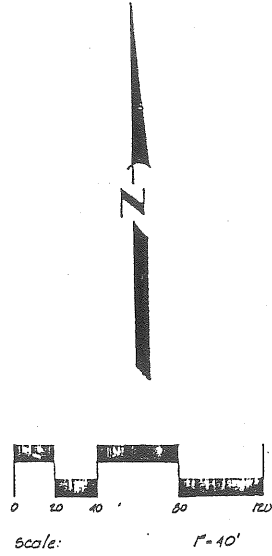
Drawing Status
REVIEW

Drawing Title
**PRELIMINARY
SITE PLAN**

Project No. PPB-1
Drawing No. PPB-1

1989 LANDSCAPING PLAN

ATTACHMENT D

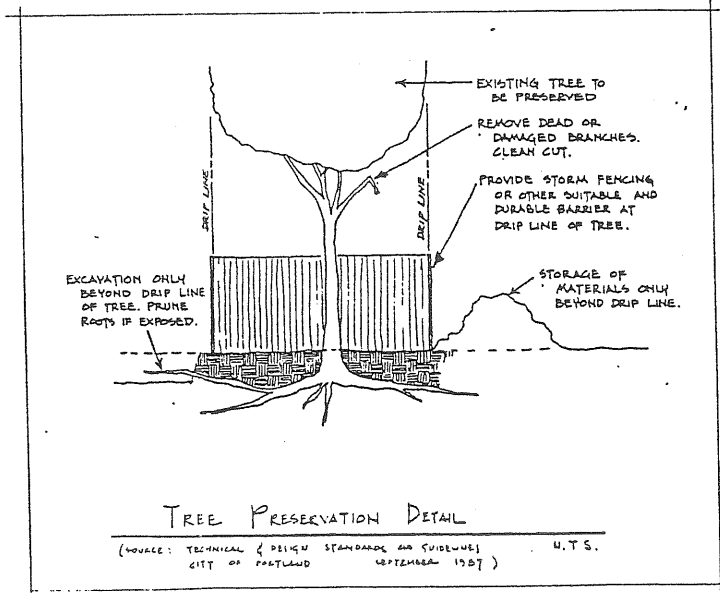
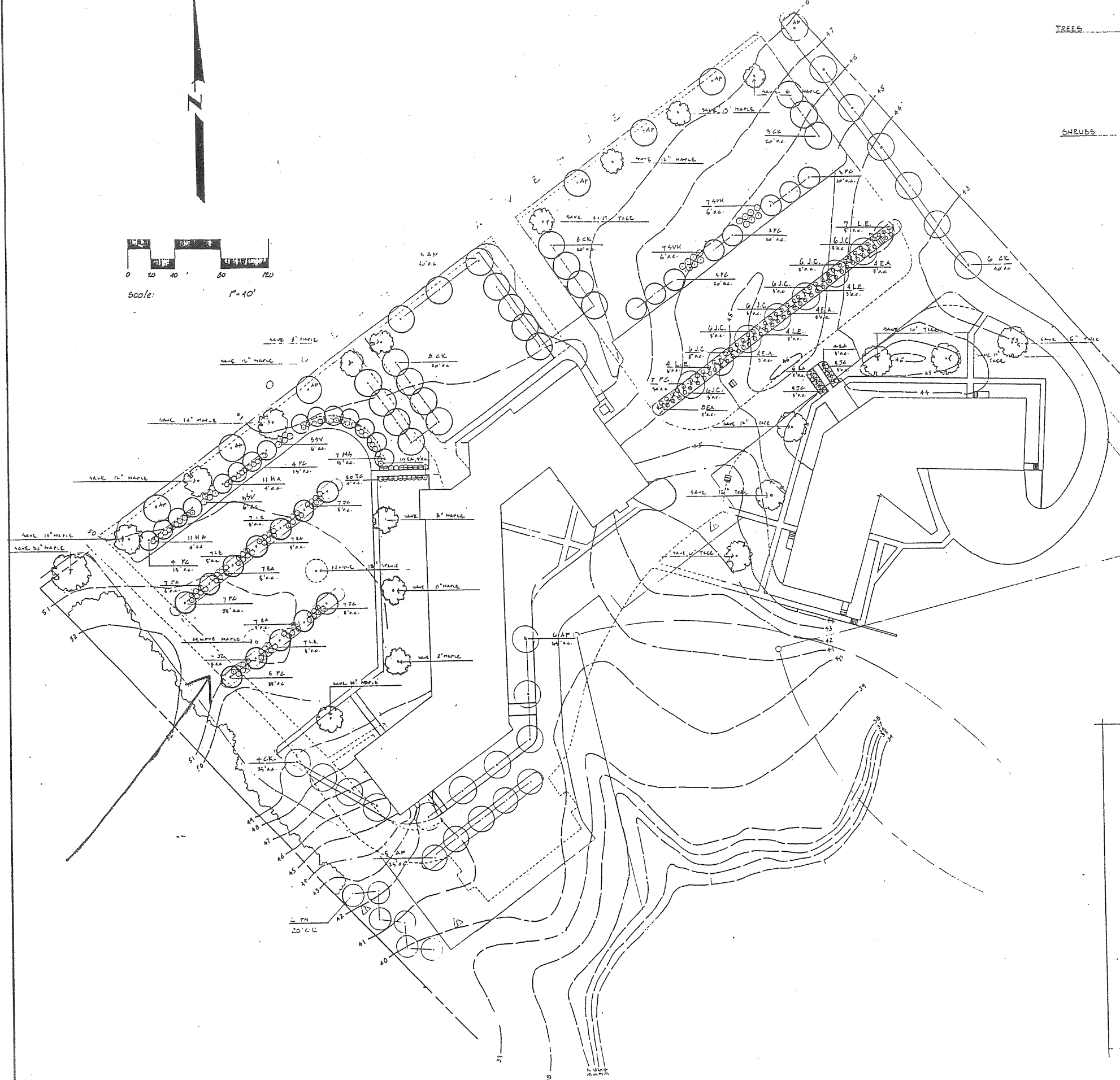


PLANT LIST

QT	ABBR.	BOT NAME	COMMON NAME	SIZE
TREES				
21	AP	ACER PLATANOIDES	HONOLY MAPLE	2 1/2" DBH
22	CK	ACER PLATANOIDES 'ERIMON KING'	ERIMON KING MAPLE	2 1/2" DBH
7	M9	MAGNOLIA SOULANGIANA	SOUKOR MAGNOLIA	2-2 1/2" DBH
6	PN	PINUS NIGRA 'AUSTRIACA'	AUSTRIAN PINE	6-7' HT
25	PC	PINUS CALESTINA 'BRADSHAW'	BRADSHAW PINE	2 1/2" DBH
SHRUBS				
70	E.A.	EVONYMUS ALATUS COMPACTA	SHARPE RINGED BURNING BUSH	2-3 1/2'
80	J.C.	JUNIPERUS CHINENSIS 'SEA GREEN'	SEAGREEN JUNIPER	2-2 1/2'
40	L.E.	LONICERA EMERALD MOUND	EMERALD MOUND HONEYBUZZLE	2-2 1/2'
14	SVH	SPIRAEA X VANHOUTEI	VANHOUTE SPIREA	2-2 1/2'
10	SV	SYRINGA VULGARIS	COMMON LILAC	2-2 1/2'
20	TC	TAKUS CUMPIRATA NIGRA	JAPANESE TEA	2-2 1/2'
22	HA	HYDRANGEA ARBORESCENS 'GRANDIFLORA'	HILLS OF-SNOW HYDRANGEA	2-2 1/2'

NOTES ON TREE PRESERVATION

- THE DEVELOPER SHALL REQUEST THE CITY ADOPT TO MAKE AN INSPECTION OF TREES DESIGNATED FOR PRESERVATION DETERMINING THE LOCATION OF PROTECTIVE BARRIERS AND PRIOR TO THE ONSET OF ANY CONSTRUCTION, INCLUDING STAKEOUT.
- PROTECTIVE BARRIERS SHALL REMAIN IN PLACE UNTIL COMPLETION OF PROJECT.
- NO STORAGE OF CONSTRUCTION MATERIALS SHALL BE PERMITTED WITHIN DEFINED OR TREE TO BE PRESERVED.
- AREAS OF PRESERVED TREES SHALL NOT BE VIEW AS DAMAGE AREAS OR TEMPORARY WORK STORAGE AREAS DURING CONSTRUCTION.



STEVENS MORTON ROSE & THOMPSON
 73 OAK STREET
 PORTLAND, ME 04101
 207-772-3846

Project Name: **SITE IMPROVEMENTS CHEVERUS HIGH SCHOOL**
 267 OCEAN AVENUE
 PORTLAND, MAINE

Rev.	Description	Date	By
1	PRELIMINARY	11/2/87	J.M.T.
2	TREE PRESERVATION	11/2/87	J.M.T.
3	TREE PRESERVATION	11/2/87	J.M.T.
4	TREE PRESERVATION	11/2/87	J.M.T.
5	TREE PRESERVATION	11/2/87	J.M.T.

Job No: 0534-3

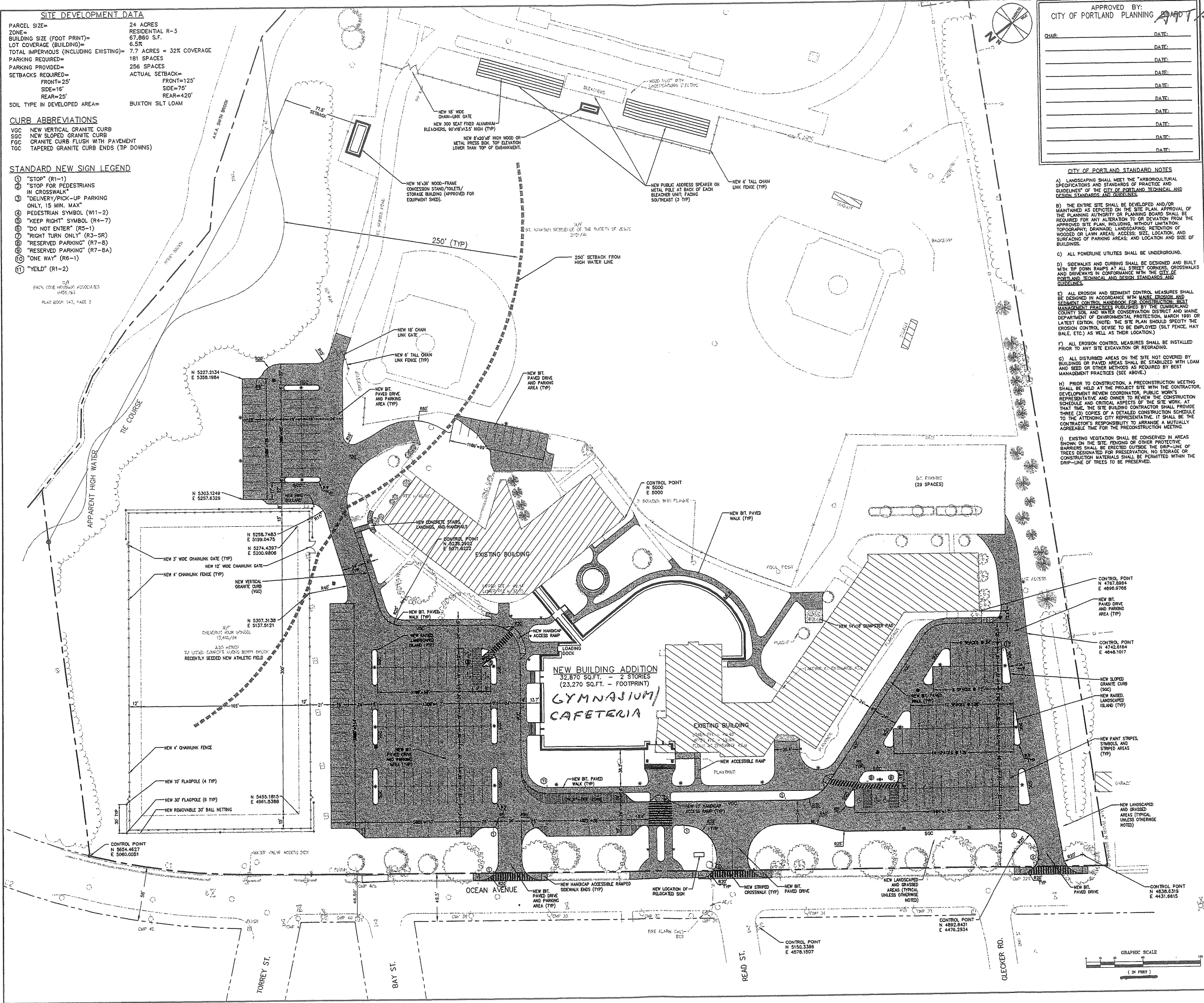
Drawing Name: **CAMPUS LANDSCAPE PLAN**

Date: 1-9-89

Drawn By: J.M.T.

Checked By: J.M.T.

P-3



SITE DEVELOPMENT DATA

PARCEL SIZE=	24 ACRES
ZONE=	RESIDENTIAL R-3
BUILDING SIZE (FOOT PRINT)=	67,860 S.F.
LOT COVERAGE (BUILDING)=	6.5%
TOTAL IMPERVIOUS (INCLUDING EXISTING)=	7.7 ACRES = 32% COVERAGE
PARKING REQUIRED=	181 SPACES
PARKING PROVIDED=	256 SPACES
SETBACKS REQUIRED=	ACTUAL SETBACK=
FRONT=25'	FRONT=125'
SIDE=15'	SIDE=75'
REAR=25'	REAR=420'
SOIL TYPE IN DEVELOPED AREA=	BUXTON SILT LOAM

CURB ABBREVIATIONS

VGC	NEW VERTICAL GRANITE CURB
SGC	NEW SLOPED GRANITE CURB
FGC	GRANITE CURB FLUSH WITH PAVEMENT
TGC	TAPERED GRANITE CURB ENDS (TIP DOWNS)

- STANDARD NEW SIGN LEGEND**
- 1 "STOP" (R1-1)
 - 2 "STOP FOR PEDESTRIANS IN CROSSWALK"
 - 3 "DELIVERY/PICK-UP PARKING ONLY, 15 MIN. MAX"
 - 4 PEDESTRIAN SYMBOL (W11-2)
 - 5 "KEEP RIGHT" SYMBOL (R4-7)
 - 6 "DO NOT ENTER" (R5-1)
 - 7 "RIGHT TURN ONLY" (R3-SR)
 - 8 "RESERVED PARKING" (R7-B)
 - 9 "RESERVED PARKING" (R7-BA)
 - 10 "ONE WAY" (R6-1)
 - 11 "YIELD" (R1-2)

PLANNING AND DESIGN ASSOCIATES
1055-1057
PLANNING AND DESIGN ASSOCIATES
1055-1057
PLANNING AND DESIGN ASSOCIATES
1055-1057

APPROVED BY:
CITY OF PORTLAND PLANNING AND DESIGN ASSOCIATES

DATE:	
DATE:	
DATE:	
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DATE:	
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DATE:	
DATE:	
DATE:	

PROJECT TITLE

CHEVERUS HIGH SCHOOL
PORTLAND, MAINE

CITY OF PORTLAND STANDARD NOTES

- A) LANDSCAPING SHALL MEET THE "ARBORETOLOGICAL SPECIFICATIONS AND STANDARDS OF PRACTICE AND GUIDELINES OF THE CITY OF PORTLAND, TECHNICAL AND DESIGN STANDARDS AND GUIDELINES."
- B) THE ENTIRE SITE SHALL BE DEVELOPED AND/OR MAINTAINED AS DEPICED ON THE SITE PLAN. APPROVAL OF THE PLANNING AUTHORITY OR PLANNING BOARD SHALL BE REQUIRED FOR ANY ALTERATION TO OR DEVIATION FROM THE APPROVED SITE PLAN, INCLUDING, WITHOUT LIMITATION, TOPOGRAPHY; DRAINAGE; LANDSCAPING; RETENTION OF WOODED OR LAWN AREAS; ACCESS; SIZE, LOCATION, AND SURFACING OF PARKING AREAS; AND LOCATION AND SIZE OF BUILDINGS.
- C) ALL POWERLINE UTILITIES SHALL BE UNDERGROUND.
- D) SIDEWALKS AND CURBS SHALL BE DESIGNED AND BUILT WITH TIP DOWN RAIRS AT ALL STREET CORNERS, CROSSWALKS AND DRIVEWAYS IN CONFORMANCE WITH THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
- E) ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED IN ACCORDANCE WITH MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION, BEST MANAGEMENT PRACTICES PUBLISHED BY THE CLIMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 1991 OR LATEST EDITION. (NOTE: THE SITE PLAN SHOULD SPECIFY THE EROSION CONTROL DEVICE TO BE EMPLOYED (SILT FENCE, MAT BALE, ETC.) AS WELL AS THEIR LOCATION.)
- F) ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR REGRADING.
- G) ALL DISTURBED AREAS ON THE SITE NOT COVERED BY BUILDINGS OR PAVED AREAS SHALL BE STABILIZED WITH LOAM AND SEED OR OTHER METHODS AS REQUIRED BY BEST MANAGEMENT PRACTICES (SEE ABOVE).
- H) PRIOR TO CONSTRUCTION, A PRECONSTRUCTION MEETING SHALL BE HELD AT THE PROJECT SITE WITH THE CONTRACTOR, DEVELOPMENT REVIEW COORDINATOR, PUBLIC WORKS REPRESENTATIVE AND OWNER TO REVIEW THE CONSTRUCTION SCHEDULE AND CRITICAL ASPECTS OF THE SITE WORK. AT THAT TIME, THE SITE BUILDING CONTRACTOR SHALL PROVIDE THREE (3) COPIES OF A DETAILED CONSTRUCTION SCHEDULE TO THE ATTENDING CITY REPRESENTATIVE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE A MUTUALLY AGREEABLE TIME FOR THE PRECONSTRUCTION MEETING.
- I) EXISTING VEGETATION SHALL BE CONSERVED IN AREAS SHOWN ON THE SITE. FENCING OR OTHER PROTECTIVE BARRIERS SHALL BE ERRECTED OUTSIDE THE DRIP-LINE OF TREES DESIGNATED FOR PRESERVATION. NO STORAGE OR CONSTRUCTION MATERIALS SHALL BE PERMITTED WITHIN THE DRIP-LINE OF TREES TO BE PRESERVED.

- NOTES**
1. TOPOGRAPHIC AND BOUNDARY SURVEY AND INFORMATION FOR CHEVERUS HIGH SCHOOL, PORTLAND, ME, PREPARED BY LENS & WAGNA, INC., WESTBROOK, ME, ON 4-20-00.
 2. SEE DRAWING C50.1, SITE DETAILS, FOR STANDARD SIGN LEGEND.
 3. DIMENSIONS ARE TO FACE OF CURB AND TO FACE OF FOUNDATION UNLESS OTHERWISE INDICATED.
 4. CATCH BASIN GRATES SHALL BE SET SQUARE TO PAVEMENT EDGES.
 5. PAVEMENT EDGES SHALL BE TRUE TO LINE. SMOOTH EXISTING PAVEMENT IN SMOOTH STRAIGHT LINE WHERE NEW PAVEMENT JOINS.
 6. CONTRACTOR SHALL VERIFY SITE CONDITIONS, INCLUDING TEST PITS FOR LOCATIONS AND INVERTS OF UTILITIES, AND REPORT ANY DISCREPANCIES TO ARCHITECT PRIOR TO PROCEEDING WITH THAT PORTION OF THE WORK.
 7. PROVIDE TRAFFIC CONTROL SIGNAGE AND STRIPING AS SHOWN AND IN ACCORDANCE WITH U.S.D.O.T. MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

DATE:	
DATE:	
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DATE:	

REVIEW

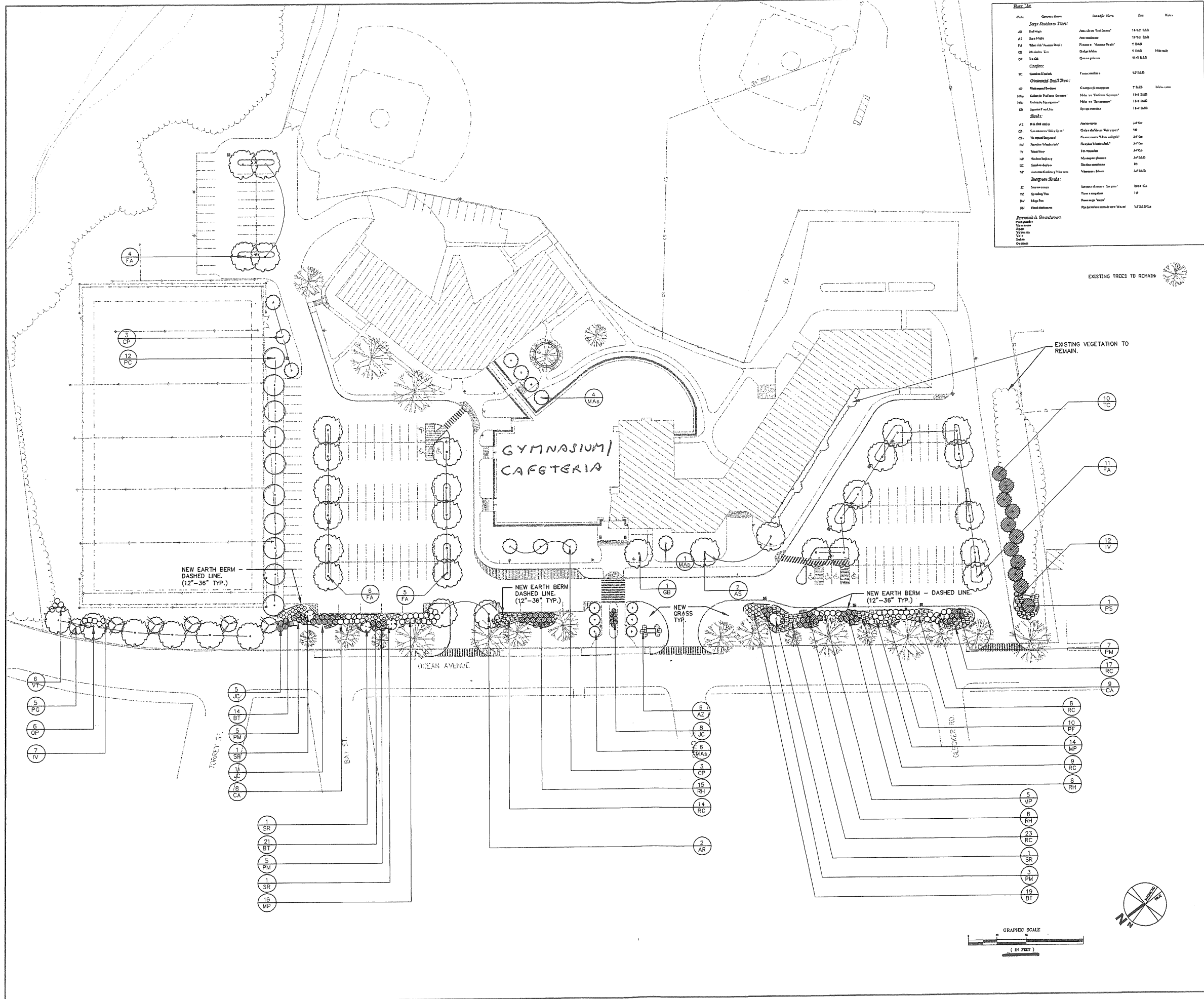
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SITE LAYOUT PLAN

PA / PG: FLC Drawn By: JWH

Graphic Scale: 1" = 20'

C20.1



Plant List

Code	Common Name	Scientific Name	Size	Notes
Large Shade Tree:				
10	Red Maple	Acer rubrum 'Red Maple'	10-12' S&B	
11	Red Maple	Acer rubrum	10-12' S&B	
12	White Birch	Betula picea	8-10' S&B	
13	White Birch	Betula picea	8-10' S&B	Mid-size
14	White Birch	Betula picea	8-10' S&B	
15	White Birch	Betula picea	8-10' S&B	
16	White Birch	Betula picea	8-10' S&B	
17	White Birch	Betula picea	8-10' S&B	
18	White Birch	Betula picea	8-10' S&B	
19	White Birch	Betula picea	8-10' S&B	
20	White Birch	Betula picea	8-10' S&B	
21	White Birch	Betula picea	8-10' S&B	
22	White Birch	Betula picea	8-10' S&B	
23	White Birch	Betula picea	8-10' S&B	
24	White Birch	Betula picea	8-10' S&B	
25	White Birch	Betula picea	8-10' S&B	
26	White Birch	Betula picea	8-10' S&B	
27	White Birch	Betula picea	8-10' S&B	
28	White Birch	Betula picea	8-10' S&B	
29	White Birch	Betula picea	8-10' S&B	
30	White Birch	Betula picea	8-10' S&B	
31	White Birch	Betula picea	8-10' S&B	
32	White Birch	Betula picea	8-10' S&B	
33	White Birch	Betula picea	8-10' S&B	
34	White Birch	Betula picea	8-10' S&B	
35	White Birch	Betula picea	8-10' S&B	
36	White Birch	Betula picea	8-10' S&B	
37	White Birch	Betula picea	8-10' S&B	
38	White Birch	Betula picea	8-10' S&B	
39	White Birch	Betula picea	8-10' S&B	
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46	White Birch	Betula picea	8-10' S&B	
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52	White Birch	Betula picea	8-10' S&B	
53	White Birch	Betula picea	8-10' S&B	
54	White Birch	Betula picea	8-10' S&B	
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77	White Birch	Betula picea	8-10' S&B	
78	White Birch	Betula picea	8-10' S&B	
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82	White Birch	Betula picea	8-10' S&B	
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85	White Birch	Betula picea	8-10' S&B	
86	White Birch	Betula picea	8-10' S&B	
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93	White Birch	Betula picea	8-10' S&B	
94	White Birch	Betula picea	8-10' S&B	
95	White Birch	Betula picea	8-10' S&B	
96	White Birch	Betula picea	8-10' S&B	
97	White Birch	Betula picea	8-10' S&B	
98	White Birch	Betula picea	8-10' S&B	
99	White Birch	Betula picea	8-10' S&B	
100	White Birch	Betula picea	8-10' S&B	

Architect - Student
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 Tel: 603.761.1111
 Fax: 603.761.1112
 www.harrisman.com
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Project Title
CHEVERUS HIGH SCHOOL
 PORTLAND, MAINE

100 Project No. 99143
 Key Plan

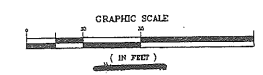
07-25-00 PLANNING BOARD REVIEW
 Date Description
 Issue Dates

Drawing Status
REVIEW

Drawing Title
SITE PLANTING PLAN

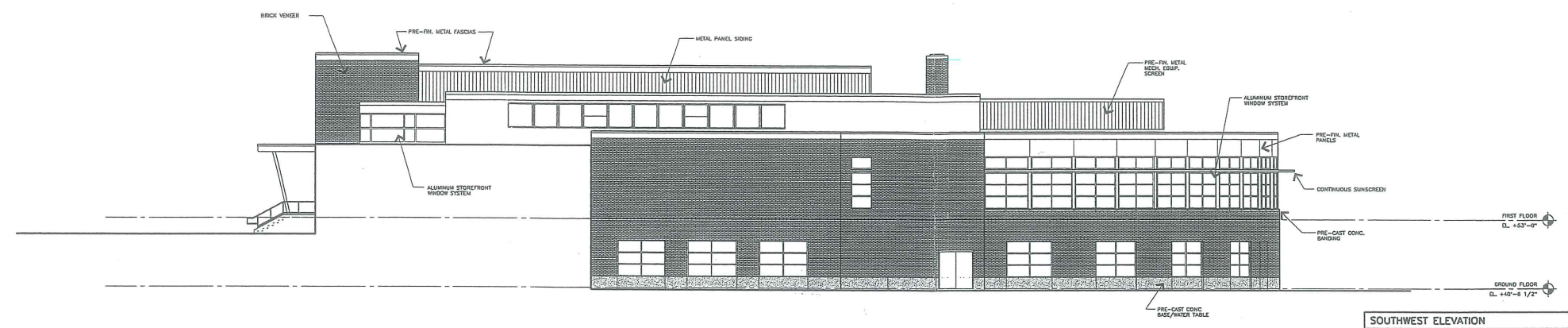
Prep / Rev FLC Drawn By: GJB
 Drawing Number
L10.1

5-5
1-6



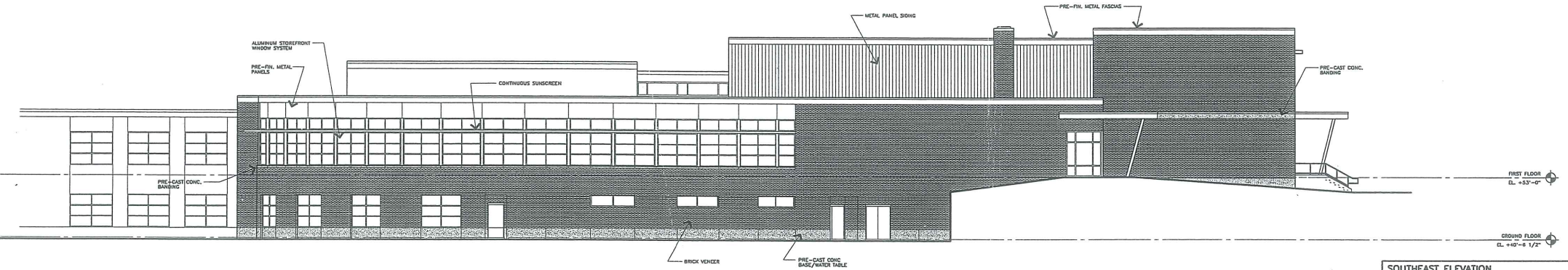
REVISION 10/03

ATTACHMENT E-1



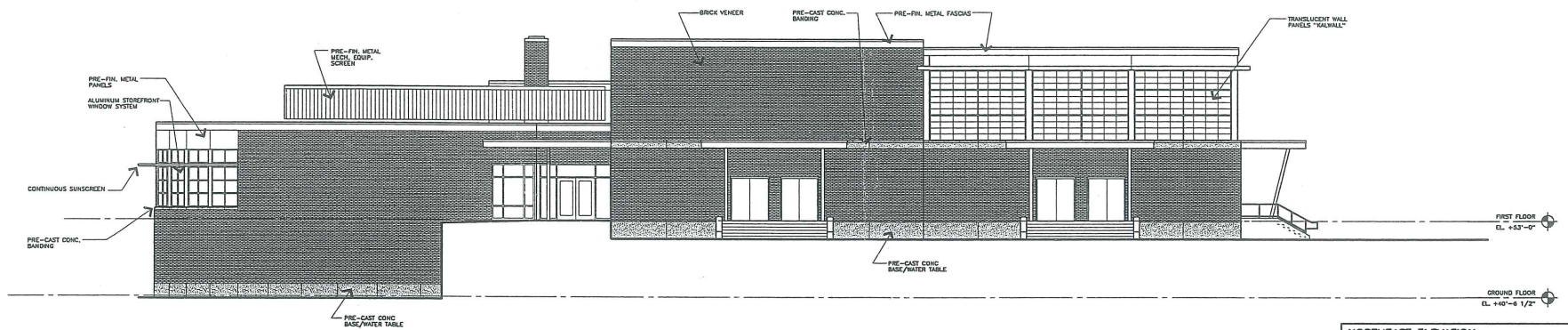
SOUTHWEST ELEVATION
 1/8" = 1'-0" REF: NA

D1



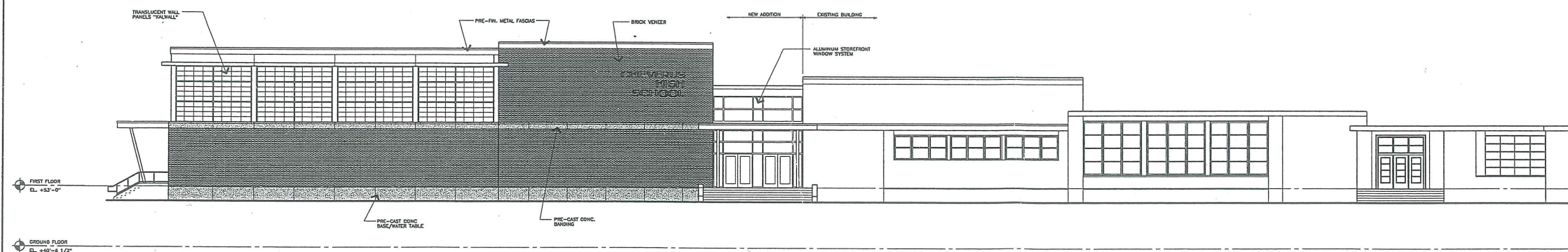
SOUTHEAST ELEVATION
 1/8" = 1'-0" REF: NA

C1



NORTHEAST ELEVATION
 1/8" = 1'-0" REF: NA

B1



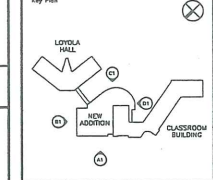
NORTHWEST ELEVATION
 1/8" = 1'-0" REF: NA

A1

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 www.harriman.com

Project Title
**CHEVERUS HIGH SCHOOL
 PHASE 3-ADDITIONS
 & RENOVATIONS**
 PORTLAND, MAINE

NA Project No. **02103**



Mark	Date	Description
10-08-03	PROGRESS REVIEW	
08-28-03	PLANNING BOARD SUBMISSION	
05-01-03	SCHEMATIC REVIEW	

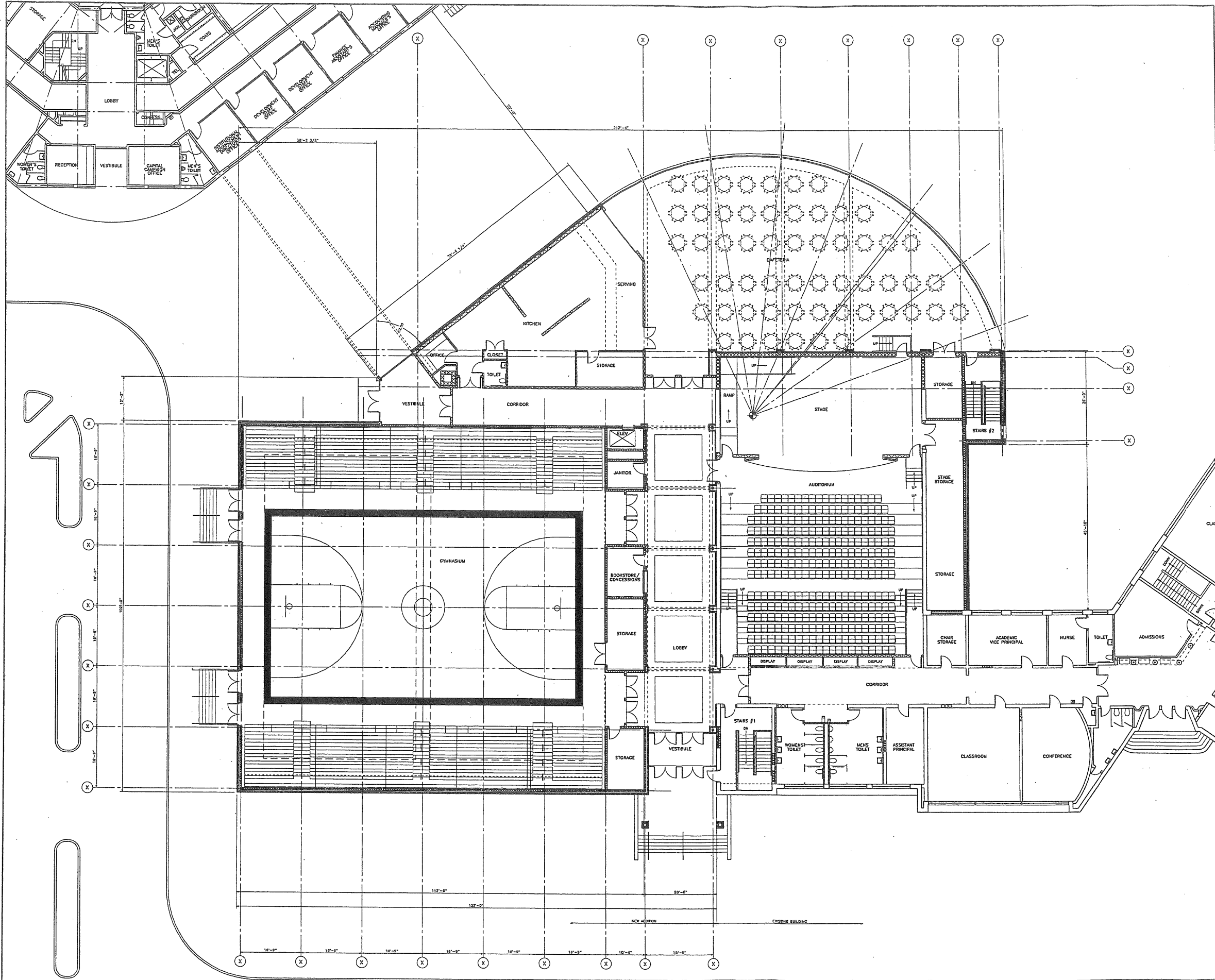
Mark	Date	Description

Drawing Status
REVIEW

Drawing Title
EXTERIOR ELEVATIONS

PA / PCL JPL Drawn By: MDL

Drawing Number
A20.1

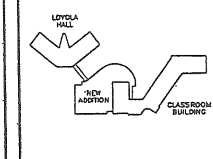


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Project Title
**CHEVERUS HIGH SCHOOL
 PHASE 3-ADDITIONS
 & RENOVATIONS**
 PORTLAND, MAINE

No. Project No. 02103

File No. [Symbol]



Revision	Date	Description
01-29-02		PLANNING SO. SUBMISSION
02-01-03		SCHEMATIC REVIEW

Revision	Date	Description

Drawing Title

Drawing No.

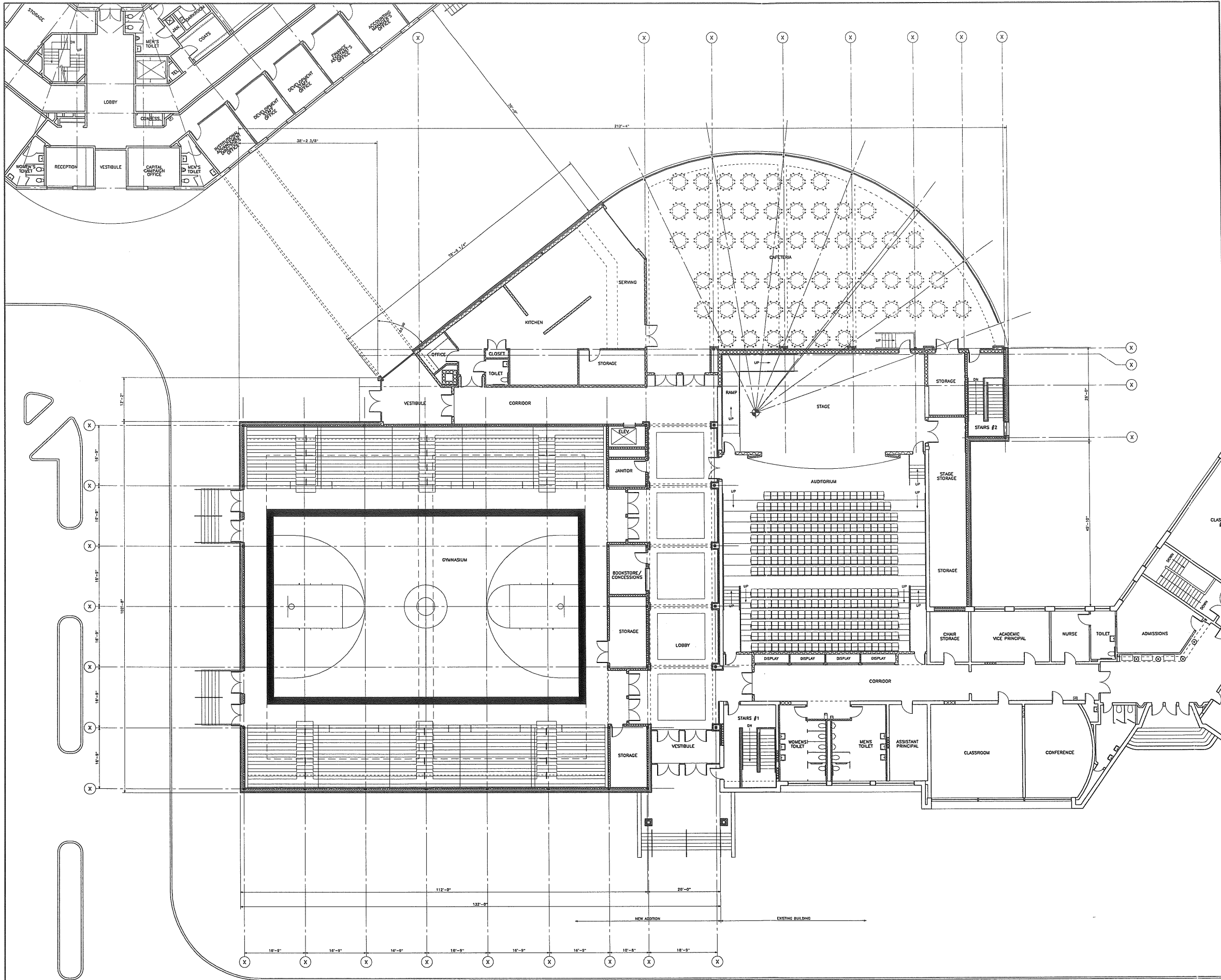
PA / PL: JPL Drawn By: JPL

Drawing Number

FIRST FLOOR PLAN
 1/8" = 1'-0"
 REF: NA

A1

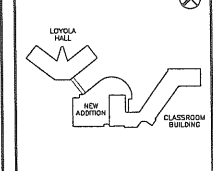
A10.2



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 603.882.2222 fax
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 Building constructed
 since 1970
 © 2003

Project Title
**CHEVERUS
 HIGH SCHOOL
 PHASE 3-ADDITIONS
 & RENOVATIONS**
 PORTLAND, MAINE

AA Project No. **02103**



Rev	Date	Description
04-29-03		PLANNING BD. SUBMISSION
05-01-03		SCHEMATIC REVIEW

Drawing Status

Drawing Title

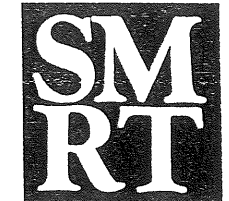
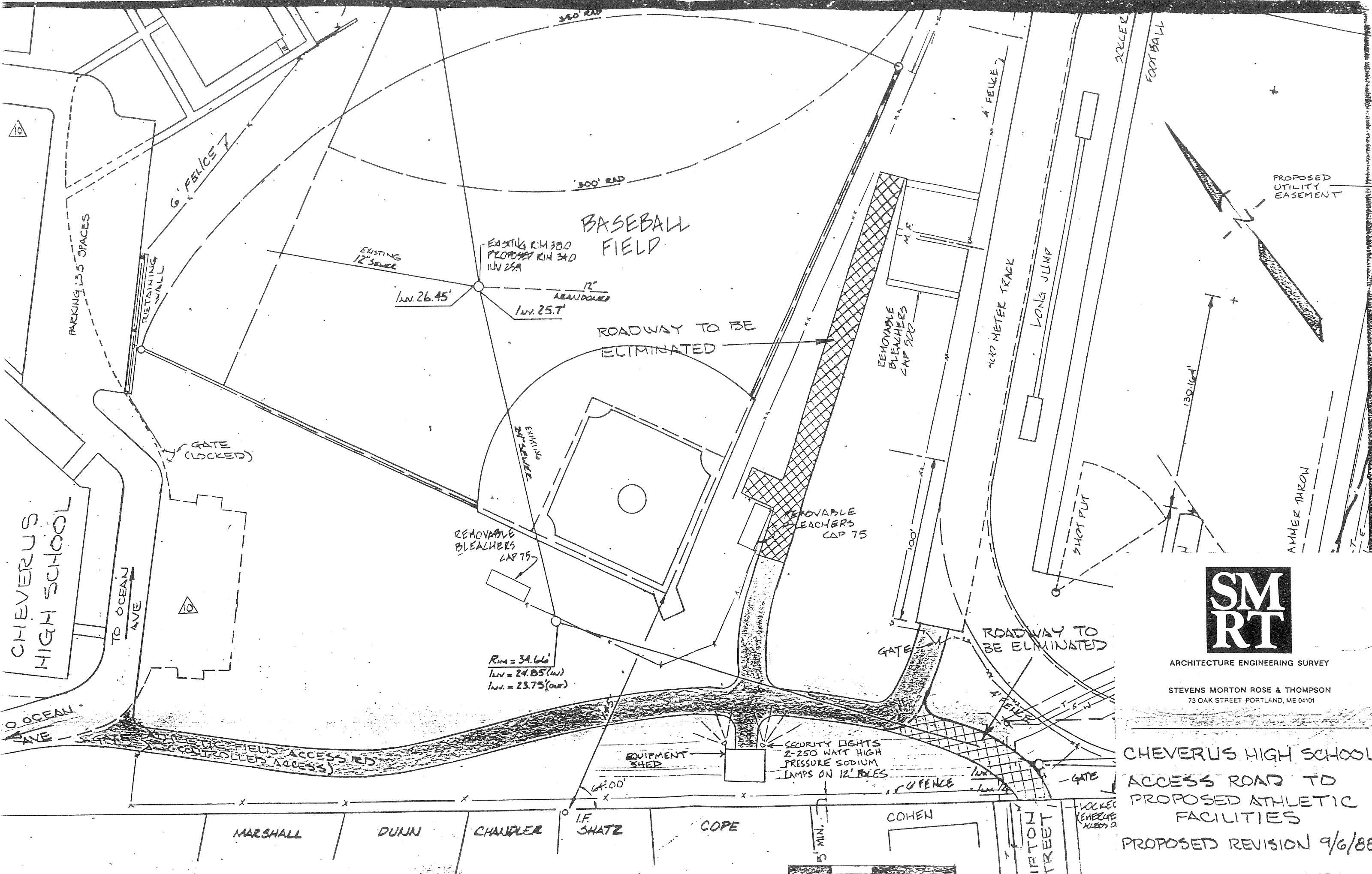
PA / PJL Drawn By: JPL

Drawing Number

FIRST FLOOR PLAN
 1/8" = 1'-0" REF: NA

A1

A10.2



ARCHITECTURE ENGINEERING SURVEY

STEVENS MORTON ROSE & THOMPSON
73 OAK STREET PORTLAND, ME 04101

CHEVERUS HIGH SCHOOL
ACCESS ROAD TO
PROPOSED ATHLETIC
FACILITIES

PROPOSED REVISION 9/6/88

RFC

SCALE: 1" = 50'



CHEVERUS HIGH SCHOOL

BASEBALL FIELD

FOOTBALL

OCEAN AVE

MARSHALL

DUNN

CHANDLER

I.F. SHATZ

COPE

COHEN

CLIFTON STREET

LOCKER (CHECK ACCESS)

PROPOSED UTILITY EASEMENT

HAMMER THROW

SHOT PUT

LONG JUMP

400 METER TRACK

REMOVABLE BLEACHERS CAP 500

REMOVABLE BLEACHERS CAP 75

REMOVABLE BLEACHERS CAP 75

ROADWAY TO BE ELIMINATED

ROADWAY TO BE ELIMINATED

SECURITY LIGHTS
2-250 WATT HIGH
PRESSURE SODIUM
LMP'S ON 12' POLES

EQUIPMENT SHED

$R_{in} = 34.66'$
 $Inv. = 24.85'(w)$
 $Inv. = 23.75'(out)$

EXISTING 12" SEWER

EXISTING 24" SEWER

$Inv. 26.45'$

$Inv. 25.7'$

12" ABANDONED

EXISTING RIM 38.0
PROPOSED RIM 34.0
INV 25.9

PARKING 13.5 SPACES

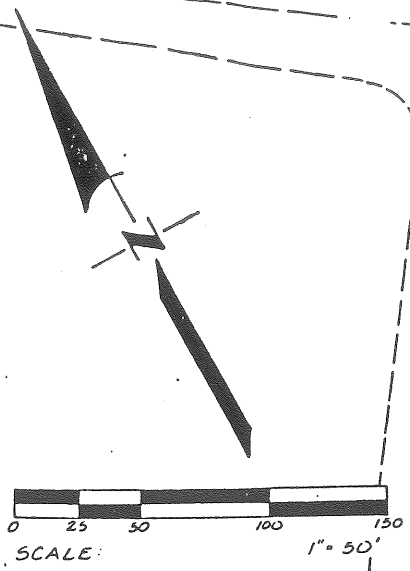
RETAINING WALL

GATE (LOCKED)

GATE

GATE

ACCESS ROAD TO PROPOSED ATHLETIC FACILITIES (CONTROLLED ACCESS)



EXISTING
BRICK
STRUCTURE

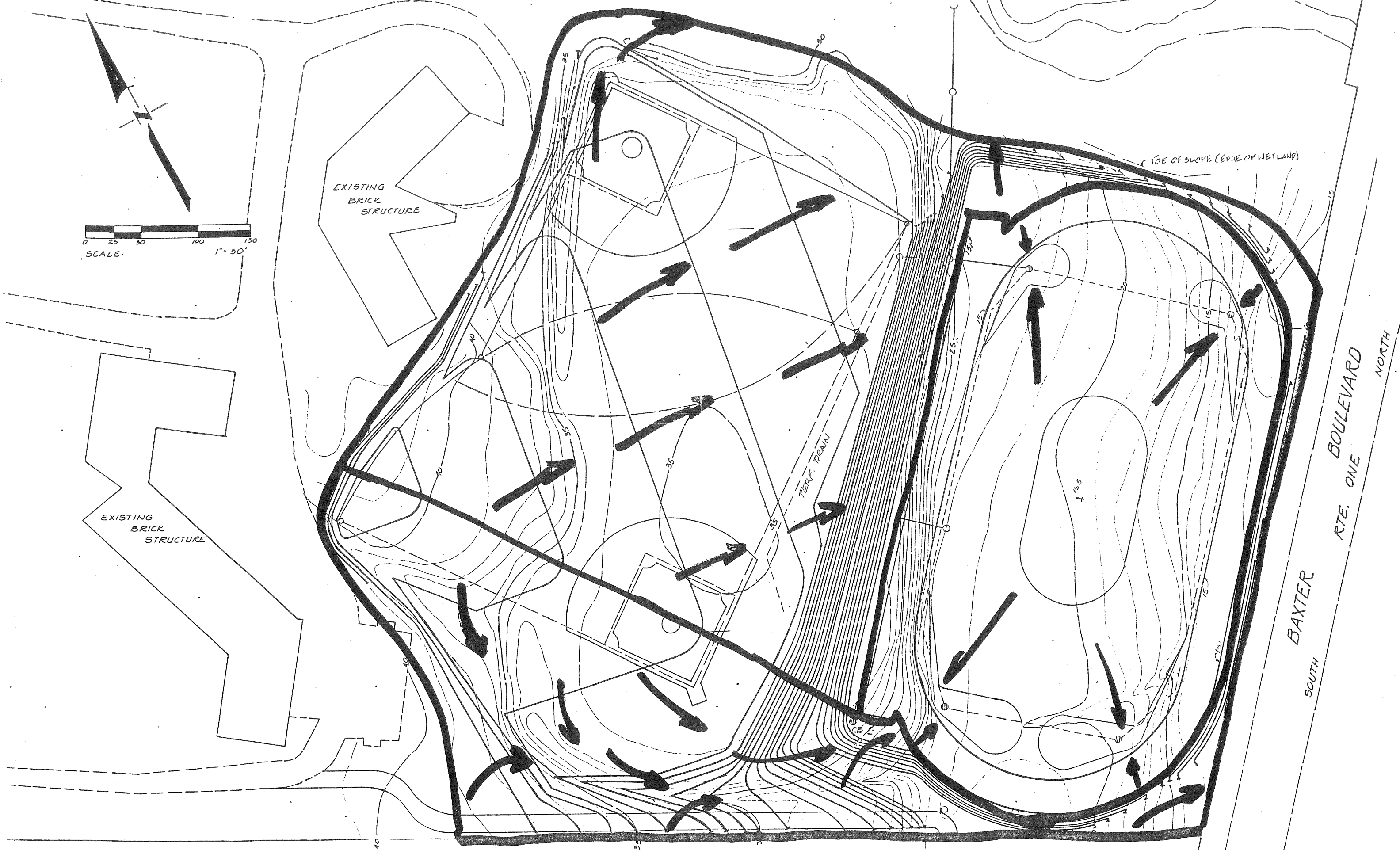
EXISTING
BRICK
STRUCTURE

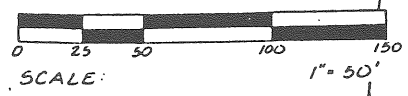
(TOE OF SLOPE (EDGE OF WETLAND))

PERF. PAVL

BAXTER
SOUTH
BOULEVARD
RTE. ONE
NORTH

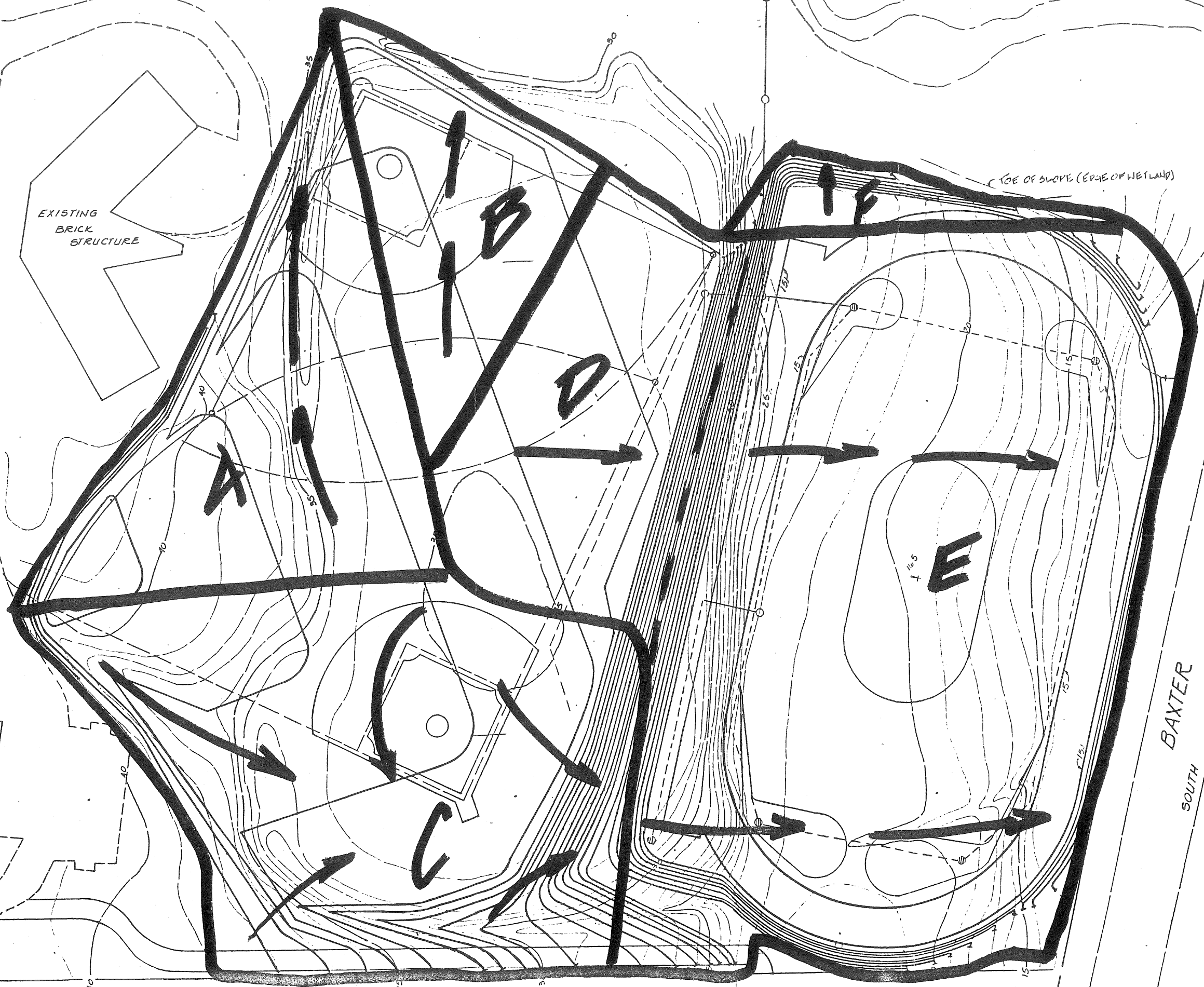
FUTURE





EXISTING
BRICK
STRUCTURE

EXISTING
BRICK
STRUCTURE



BAXTER
SOUTH

BAXTER
NORTH

RTE. ONE
BOULEVARD

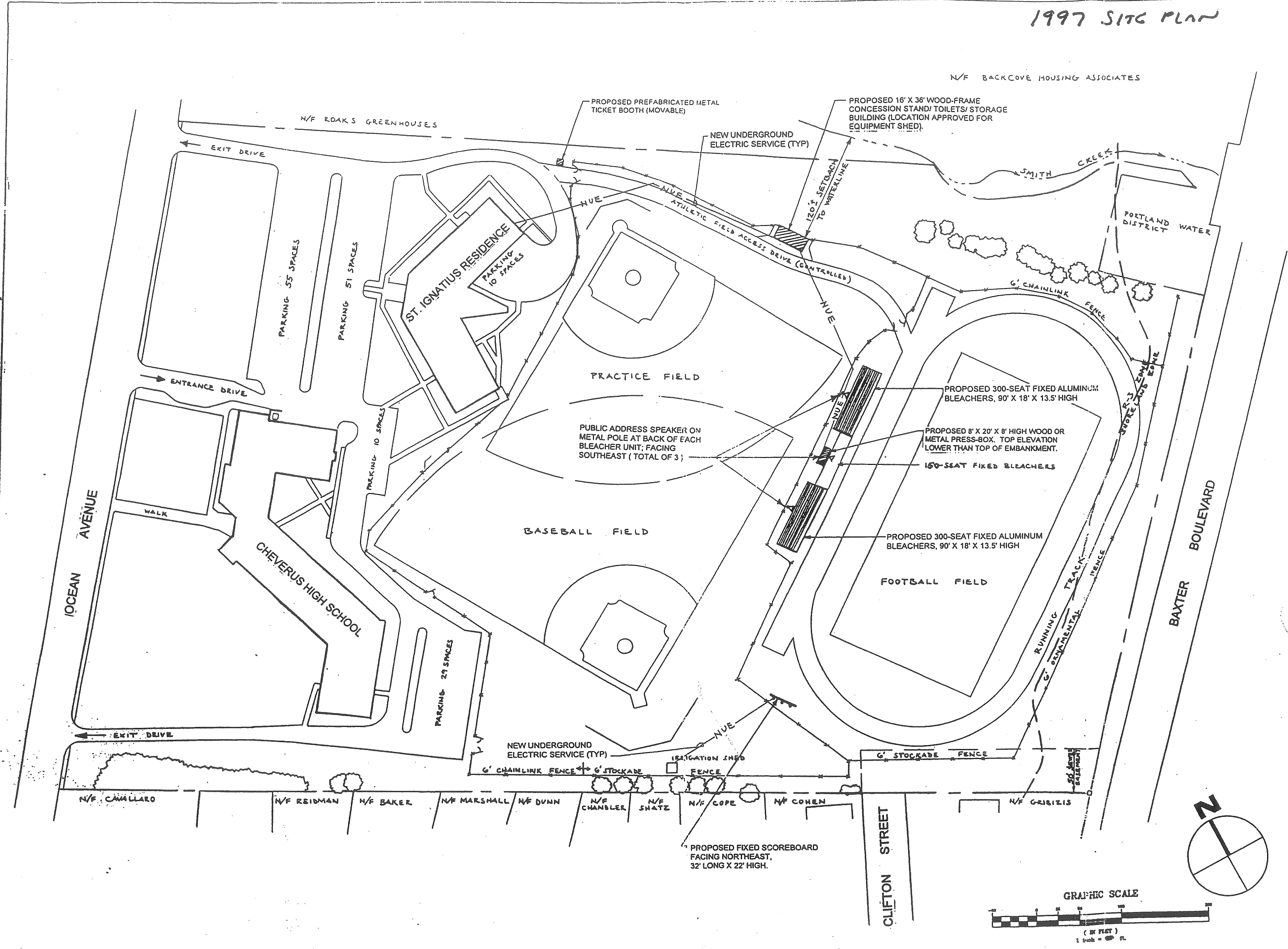
PRESENT

1997 SITE PLAN

N/F BACKCOVE HOUSING ASSOCIATES

NOTES

- EXISTING SITE FEATURES WERE TRACED FROM DRAWING L-1 FROM STEVENS, MORTON, ROSE, AND THOMPSON, REVISED DATED 1-18-89, AS SUBMITTED TO THE CITY OF PORTLAND. PROPERTY BOUNDARIES SHOWN ARE BASED ON TAX ASSESSMENT MAPPING.
- SITE AREA = 20.2 ACRES
- PAVED PARKING SPACES ON-SITE = 155 (INCLUDING 7 BENEATH RESIDENCE).
- SHORELAND ZONE LINE IS DRAWN 250 FT. FROM BACK COVE HIGH WATER LINE.
- THE ENTIRE SITE SHALL BE DEVELOPED AND/OR MAINTAINED AS DEPICTED ON THE SITE PLAN. APPROVAL OF THE PLANNING AUTHORITY OR PLANNING BOARD SHALL BE REQUIRED FOR ANY ALTERATION TO OR DEVIATION FROM THE APPROVED SITE PLAN, INCLUDING, WITHOUT LIMITATION: TOPOGRAPHY; DRAINAGE; LANDSCAPING; RETENTION OF WOODED OR LAWN AREAS; ACCESS; SIZE, LOCATION, AND SURFACING OF PARKING AREAS; AND LOCATION AND SIZE OF BUILDINGS.



HARRIMAN ASSOCIATES
 ARCHITECTS • ENGINEERS
 ONE AUBURN BUSINESS PARK • AUBURN, MAINE 04210
 207 • 784 • 5100 • FAX 207 • 782 • 5017

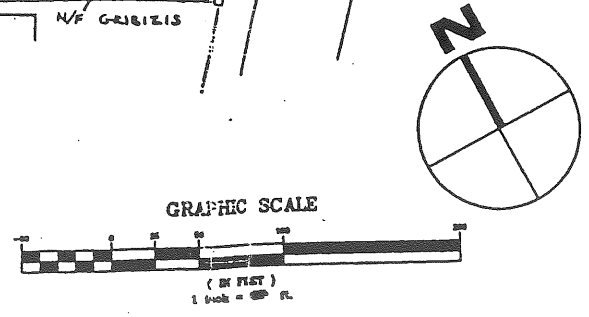
- | | | |
|-----|---------|----------------------|
| 3 | 5-19-97 | PLAN DEPT. REV'S. |
| 2 | 5-7-97 | MOVE SPEAKERS |
| 1 | 4-14-97 | REDUCED BLEACHERS |
| NO. | DATE | REVISION DESCRIPTION |

PROJECT TITLE
CHEVERUS HIGH SCHOOL
 PORTLAND, MAINE

DRAWING TITLE
SITE IMPROVEMENTS TO CHANGE "CONDITIONS OF APPROVAL"

PROJECT NO. 97.117-00
 DESIGNED BY FLC
 DRAWN BY FLC
 CHECKED BY FLC
 SCALE
 DATE 3/31/97

DRAWING NO.
SD-1



SITE DEVELOPMENT DATA

PARCEL SIZE= 2.4 ACRES
 ZONE= RESIDENTIAL R-3
 BUILDING SIZE (FOOT PRINT)= 87,560 S.F.
 LOT COVERAGE (BUILDING)= 6.5%
 TOTAL IMPERVIOUS (INCLUDING EXISTING)= 7.7 ACRES = 32% COVERAGE
 PARKING REQUIRED= 181 SPACES
 PARKING PROVIDED= 256 SPACES
 SETBACKS REQUIRED= ACTUAL SETBACK= FRONT=125' SIDE=75' REAR=420'
 SOIL TYPE IN DEVELOPED AREA= BUXTON SILT LOAM

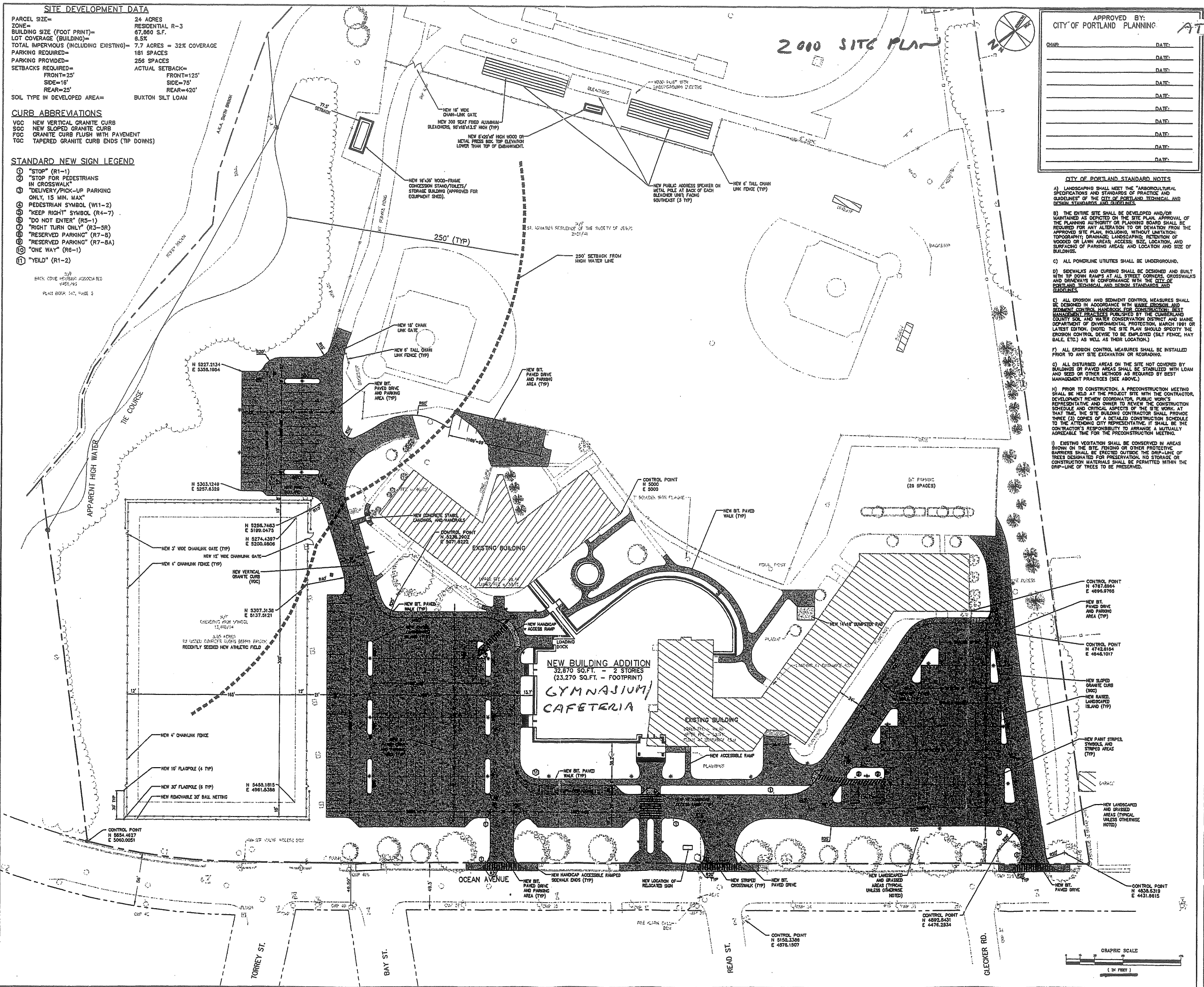
CURB ABBREVIATIONS

VGC NEW VERTICAL GRANITE CURB
 SOC NEW SLOPED GRANITE CURB
 FGC GRANITE CURB FLUSH WITH PAVEMENT
 TGC TAPERED GRANITE CURB ENDS (TIP DOWNS)

STANDARD NEW SIGN LEGEND

① "STOP" (R1-1)
 ② "STOP FOR PEDESTRIANS IN CROSSWALK"
 ③ "DELIVERY PICK-UP PARKING ONLY, 15 MIN. MAX"
 ④ PEDESTRIAN SYMBOL (W1-2)
 ⑤ "KEEP RIGHT" SYMBOL (R4-7)
 ⑥ "DO NOT ENTER" (R5-1)
 ⑦ "RIGHT TURN ONLY" (R3-5R)
 ⑧ "RESERVED PARKING" (R7-B)
 ⑨ "RESERVED PARKING" (R7-BA)
 ⑩ "ONE WAY" (R6-1)
 ⑪ "YIELD" (R1-2)

BACK COVER HEREIN ASSOCIATED SHEETS
 PLANT BOOK 147, PAGE 3



2000 SITE PLAN

APPROVED BY: CITY OF PORTLAND PLANNING

DATE:	
DATE:	
DATE:	
DATE:	
DATE:	
DATE:	
DATE:	
DATE:	

ATTACHMENT F

CHEVERUS HIGH SCHOOL
 PORTLAND, MAINE

99143

CITY OF PORTLAND STANDARD NOTES

- LANDSCAPING SHALL MEET THE "ARBORICULTURAL SPECIFICATIONS AND STANDARDS OF PRACTICE AND GUIDELINES" OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND SPECIFICATIONS.
- THE ENTIRE SITE SHALL BE DEVELOPED AND/OR MAINTAINED AS DEPICTED ON THE SITE PLAN. APPROVAL OF THE PLANNING AUTHORITY OR PLANNING BOARD SHALL BE REQUIRED FOR ANY ALTERATION OR DEVIATION FROM THE APPROVED SITE PLAN, INCLUDING, WITHOUT LIMITATION, TOPOGRAPHY, DRAINAGE, LANDSCAPING, RETENTION OF WOODS OR LAWN AREAS, ACCESS, SIGN LOCATION, AND SURFACING OF PARKING AREAS, AND LOCATION AND SIZE OF BUILDINGS.
- ALL POWERLINE UTILITIES SHALL BE UNDERGROUND.
- 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 TECHNICAL AND DESIGN STANDARDS AND SPECIFICATIONS.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED IN ACCORDANCE WITH MAINE REGIONAL BEST MANAGEMENT PRACTICES PUBLISHED BY THE CLERMONT COUNTY SOIL AND WATER CONSERVATION DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 1991 OR LATEST EDITION. (NOTE: THE SITE PLAN SHOULD SPECIFY THE EROSION CONTROL DEVICE TO BE EMPLOYED (SILT FENCE, HAY BALE, ETC.) AS WELL AS THEIR LOCATION).
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR REGRADING.
- ALL DISTURBED AREAS ON THE SITE NOT COVERED BY BALDWIN OR PAVED AREAS SHALL BE STABILIZED WITH LOAM AND SEED OR OTHER METHODS AS REQUIRED BY BEST MANAGEMENT PRACTICES (SEE ABOVE).
- PRIOR TO CONSTRUCTION, A PRECONSTRUCTION MEETING SHALL BE HELD AT THE PROJECT SITE WITH THE CONTRACTOR, DESIGNER, REVIEW COORDINATOR, PUBLIC WORKS REPRESENTATIVE AND OWNER TO REVIEW THE CONSTRUCTION SCHEDULE AND CRITICAL ASPECTS OF THE SITE WORK. AT THAT TIME, THE SITE BUILDING CONTRACTOR SHALL PROVIDE THREE (3) COPIES OF A DETAILED CONSTRUCTION SCHEDULE TO THE ATTENDING CITY REPRESENTATIVE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE A MUTUALLY AGREEABLE TIME FOR THE PRECONSTRUCTION MEETING.
- EXISTING VEGETATION SHALL BE CONSERVED IN AREAS SHOWN ON THE SITE PLAN OR OTHER PROTECTIVE BARRIERS SHALL BE ERRECTED OUTSIDE THE DRIP-LINE OF TREES DESIGNATED FOR PRESERVATION. NO STORAGE OR CONSTRUCTION MATERIALS SHALL BE PERMITTED WITHIN THE DRIP-LINE OF TREES TO BE PRESERVED.

- NOTES**
- TOPOGRAPHIC AND BOUNDARY SURVEY AND INFORMATION FOR CHEVERUS HIGH SCHOOL, PORTLAND, ME, PREPARED BY JENS & WASHA, INC., WESTBROOK, ME, ON 4-20-00.
 - SEE DRAWING 0501, SITE DETAILS, FOR STANDARD SITE LEGEND.
 - DIMENSIONS ARE TO FACE OF CURB AND TO FACE OF FOUNDATION UNLESS OTHERWISE INDICATED.
 - CATCH BASIN GRATES SHALL BE SET SQUARE TO PAVEMENT EDGES.
 - PAVEMENT EDGES SHALL BE TRUE TO LINE, SAWCUT EXISTING PAVEMENT IN SMOOTH STRAIGHT LINE WHERE NEW PAVEMENT JOINS.
 - CONTRACTOR SHALL VERIFY SITE CONDITIONS, INCLUDING TEST PITS FOR LOCATIONS AND DEPTHS OF UTILITIES, AND REPORT ANY DISCREPANCIES TO ARCHITECT PRIOR TO PROCEEDING WITH THAT PORTION OF THE WORK.
 - PROVIDE TRAFFIC CONTROL SIGNAGE AND STRIPING AS SHOWN AND IN ACCORDANCE WITH U.S.D.O.T. MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

07-25-00	PLANNING BOARD
08-27-00	PLANNING BOARD - REV
05-30-00	PLANNING BOARD
Date	Description

REVIEW

SITE LAYOUT PLAN

C20.1