

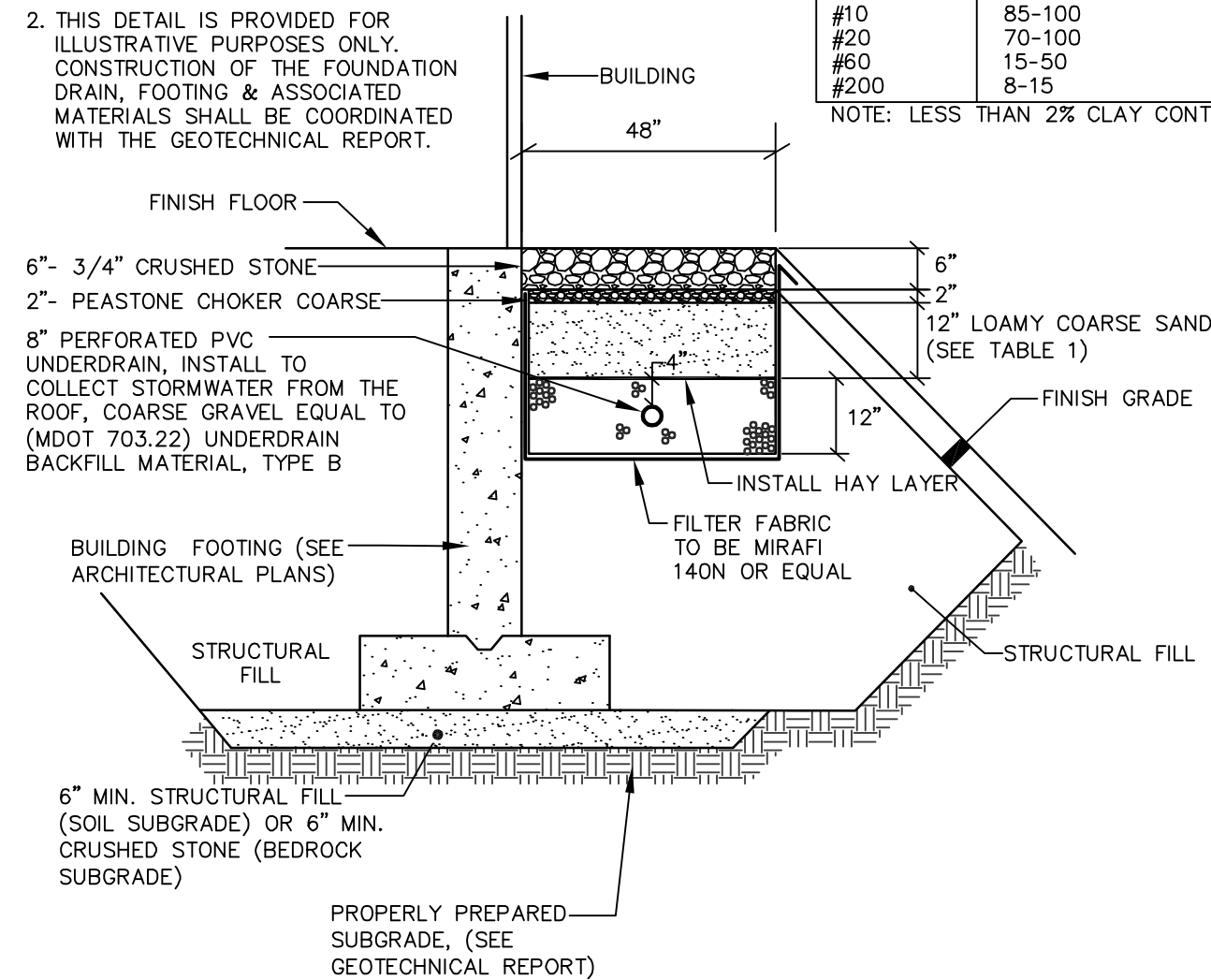
GRASSED SWALE
NOT TO SCALE

NOTE:
1. UNDERDRAIN INSTALLATION AND MATERIAL GRADATION RECOMMENDATIONS SHALL BE COORDINATED WITH THE GEOTECHNICAL REPORT.
2. THIS DETAIL IS PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY. CONSTRUCTION OF THE FOUNDATION DRAIN, FOOTING & ASSOCIATED MATERIALS SHALL BE COORDINATED WITH THE GEOTECHNICAL REPORT.

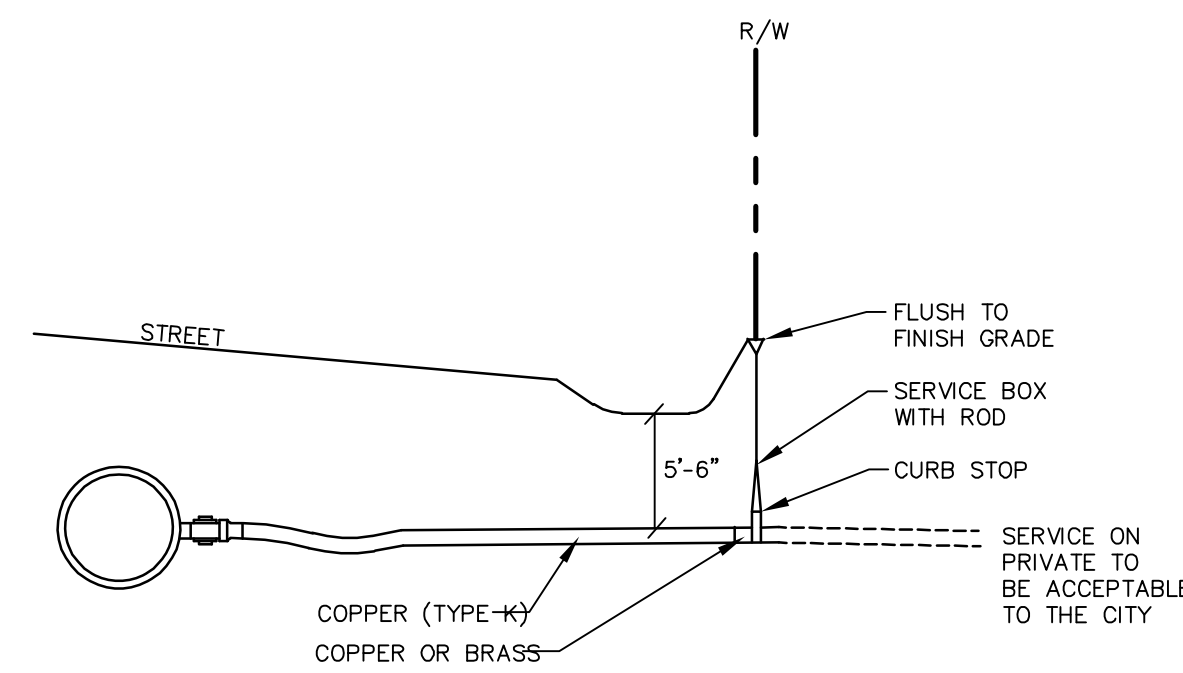
TABLE 1
LOAMY COARSE SAND LAYER

SIEVE SIZE	% PASSING BY WEIGHT
#10	85-100
#20	70-100
#60	15-50
#200	8-15

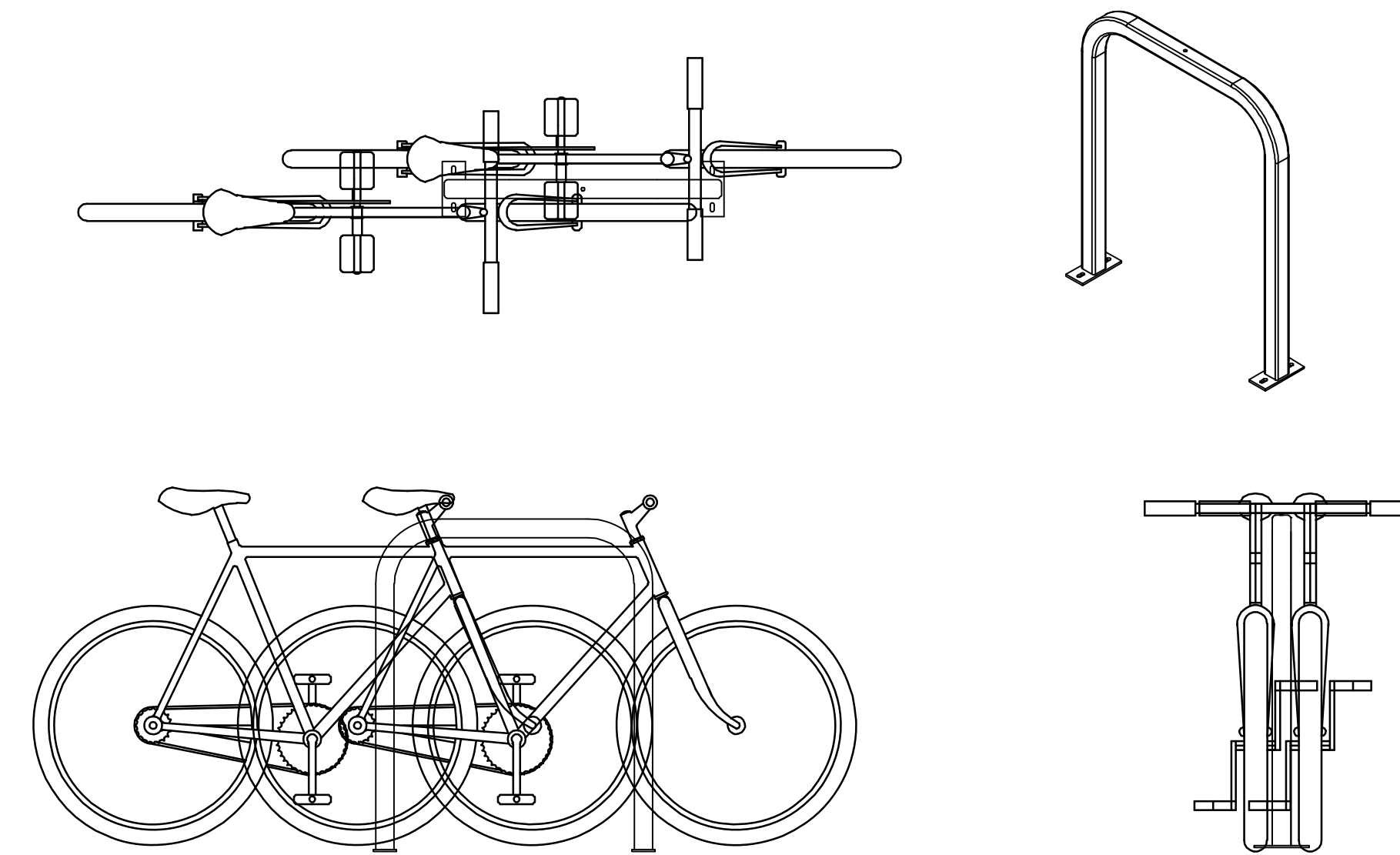
NOTE: LESS THAN 2% CLAY CONTENT.



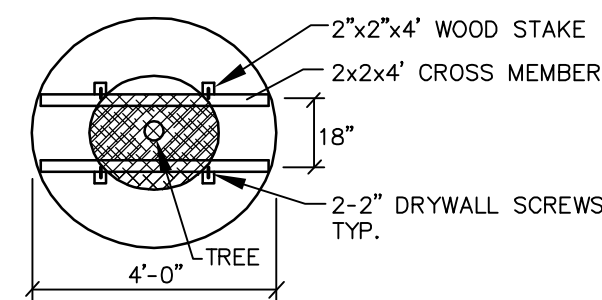
ROOF DRIP EDGE DETAIL
NOT TO SCALE



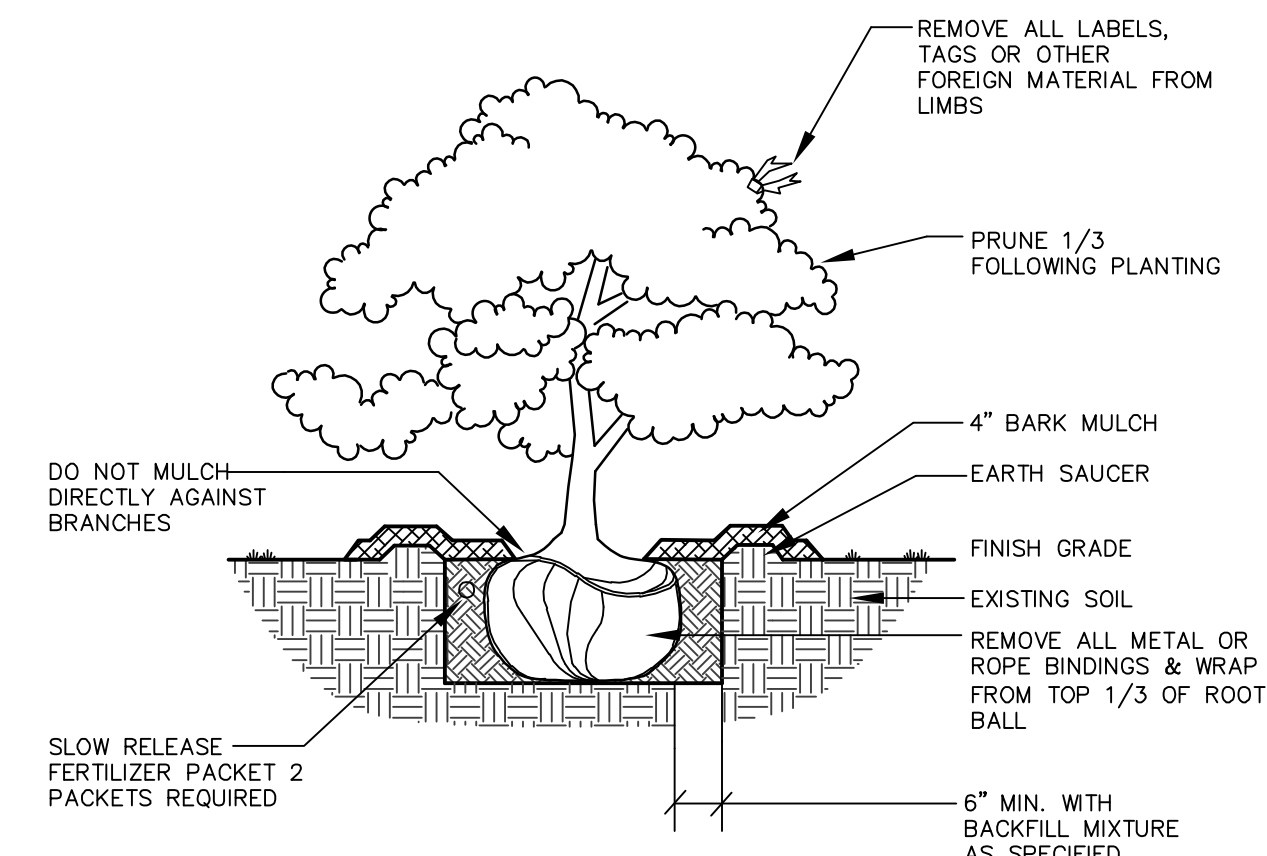
TYPICAL WATER SERVICE CONNECTION
NOT TO SCALE



DOWNTOWN BIKE RACK
NOT TO SCALE



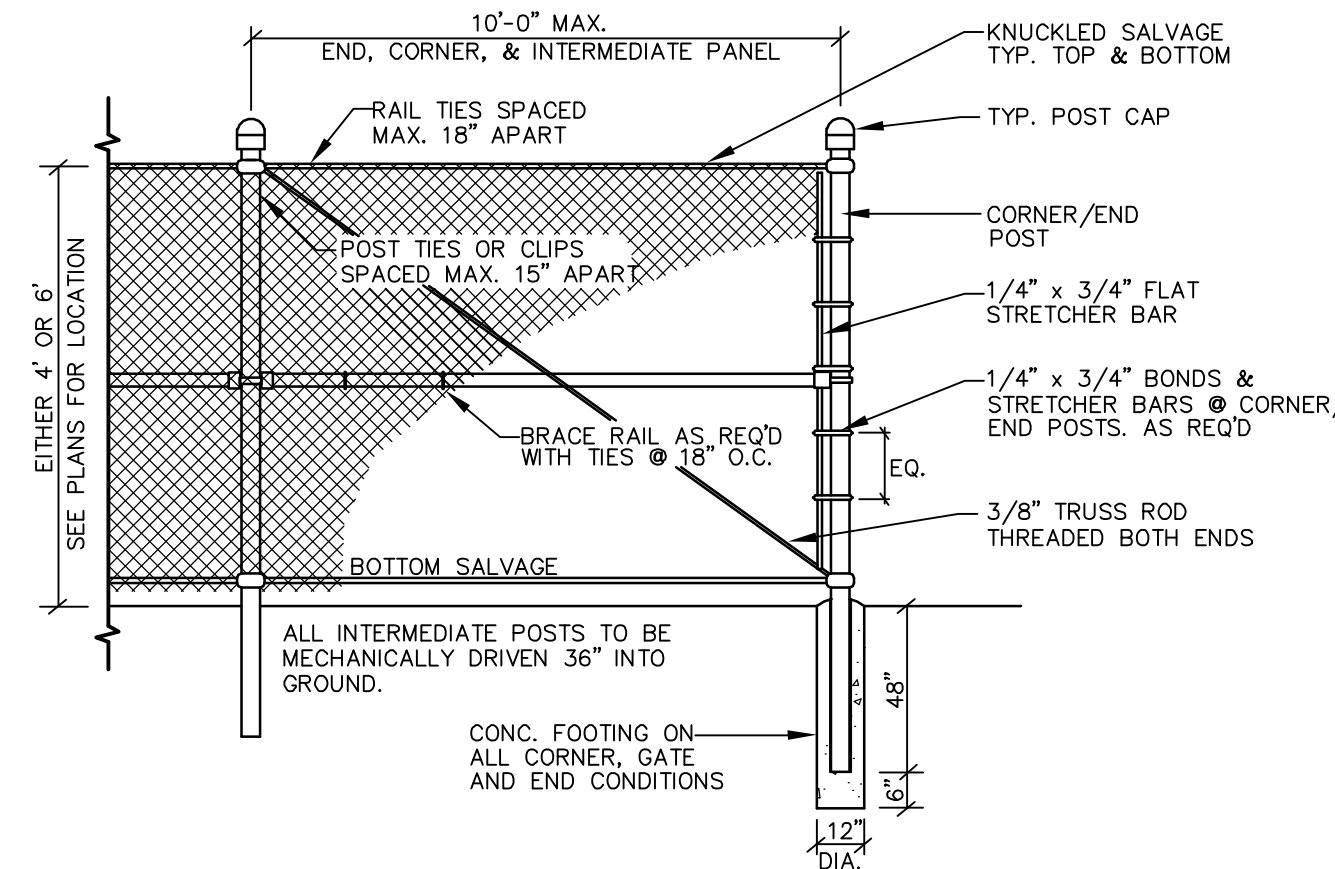
ALT. TREE STAKING PLAN
NOT TO SCALE



DECIDUOUS & EVERGREEN SHRUB
NOT TO SCALE

LANDSCAPE NOTES

- PLANT QUANTITIES SHOWN ON PLANT LISTS ARE FOR CONVENIENCE TO THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL INSTALLATION AS SHOWN ON PLANS.
- SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF "U.S.A. STANDARD FOR NURSERY STOCK," BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
- ALL PLANT MATERIAL SHALL BE FREE FROM INSECTS AND DISEASE.
- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES. THIS IS TO INCLUDE PROPER PLANTING MIX, PLANT BED AND TREE PIT PREPARATION, PRUNING, STAKING OR GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE UNTIL ACCEPTANCE BY THE OWNER.
- PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BY THE CONTRACTOR AND A PERIOD OF TWO YEARS THEREAFTER BY THE OWNER FROM DATE OF INSTALLATION. DURING THE ONE YEAR GUARANTEE PERIOD, DEAD PLANT MATERIAL SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE ONE YEAR PERIOD, THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.
- ALL GRASS, OTHER VEGETATION AND DEBRIS SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO PLANTING.
- EXISTING TREES TO BE PRESERVED WILL BE PROTECTED DURING CONSTRUCTION AND SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- THE LANDSCAPE CONTRACTOR IS ADVISED OF THE PRESENCE OF THE UNDERGROUND UTILITIES AND SHALL VERIFY THE EXISTENCE AND LOCATION OF SAME BEFORE COMMENCING AND DIGGING OPERATIONS. THE LANDSCAPE CONTRACTOR SHALL REPLACE OR REPAIR UTILITIES, PAVING, WALKS, CURBING, ETC. DAMAGED IN PERFORMANCE OF THIS JOB AT NO ADDITIONAL COST TO THE OWNER.
- ALL SHRUB BEDS SHALL BE MULCHED WITH 3" CLEAN SHREDED DARK BROWN BARK MULCH.
- THE CONTRACTOR SHALL PROVIDE 4" LOAM FOR ALL AREAS TO BE SODED OR SEEDED. PLANTING AREAS SHALL RECEIVE 12" ROLLED THICKNESS OF LOAM. THE LANDSCAPE CONTRACTOR SHALL COORDINATE SUBGRADE PREPARATION WITH THE GENERAL CONTRACTOR PRIOR TO PLACING LOAM.
- ANY DEVIATION FROM THE LANDSCAPE PLAN, INCLUDING PLANT LOCATION, SELECTION, SIZE, QUANTITY OR CONDITION SHALL BE REVIEWED AND APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT (AND MUNICIPAL AUTHORITY, IF APPLICABLE) PRIOR TO INSTALLATION ON SITE.
- WHERE INDICATED ON PLAN, PLANTING SOIL MIXTURE FOR PERENNIAL AND ANNUAL FLOWER BED AREAS SHALL CONSIST OF FOUR PARTS TOPSOIL, TWO PARTS SPHAGNUM PEAT MOSS, AND ONE PART HORTICULTURAL PERLITE BY VOLUME. PEAT MOSS MAY BE SUBSTITUTED WITH WELL-ROTTED OR DEHYDRATED MANURE OR COMPOST. ROTOTILL BEDS TO A DEPTH OF 8 INCHES.

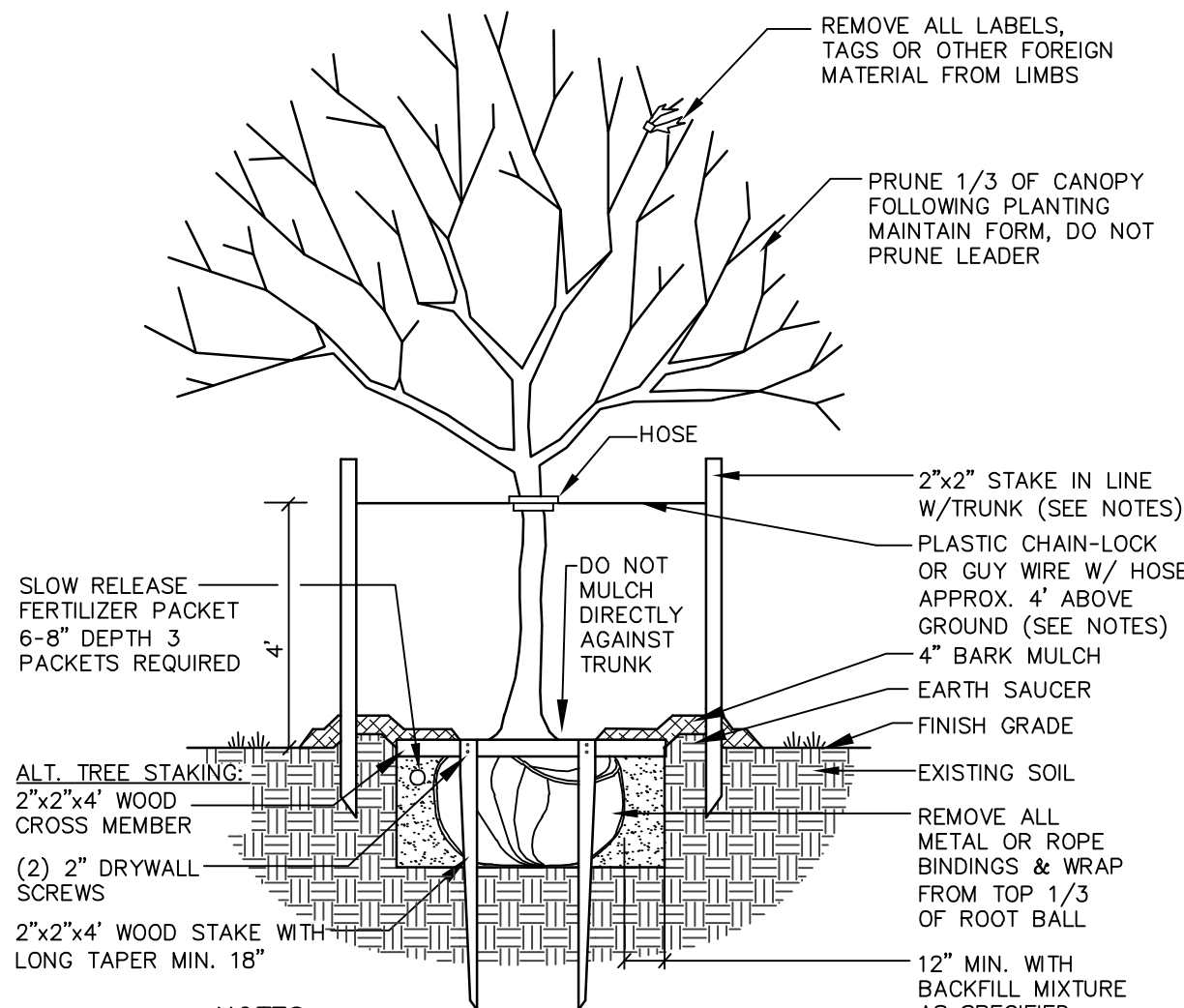


NOTES:

- CORNER OR END POST: NOMINAL 3" O.D. GALVANIZED STEEL PIPE, MIN. 5.79 lbs./LF.
- INTERMEDIATE POST: NOMINAL 2-1/2" O.D. GALVANIZED STEEL PIPE, MIN. 3.65 lbs./LF.
- BRACES (TOP & BOTTOM): NOMINAL 1-5/8" O.D. GALVANIZED STEEL PIPE, MIN. 2.27 lbs./LF.
- THE OUTSIDE OF THE FENCE FABRIC SHALL BE 3" INSIDE THE EDGE OF PAVEMENT.
- BRACE RAIL AND DIAGONAL BRACE ROD SHALL BE INSTALLED AT EACH 10' CORNER SECTION OF ENCLOSURE.
- CONCRETE SHALL HAVE MINIMUM COMPRESSIVE STRENGTH (f') c OF 3,000 psi WITH 6% AIR ENTRAINMENT.
- SUBMIT SHOP DRAWINGS FOR OWNER'S/ENGINEER'S APPROVAL. FENCE FABRIC, POST, RAILS AND APPURTENANCES SHALL BE VINYL CLAD; COLOR: BLACK.

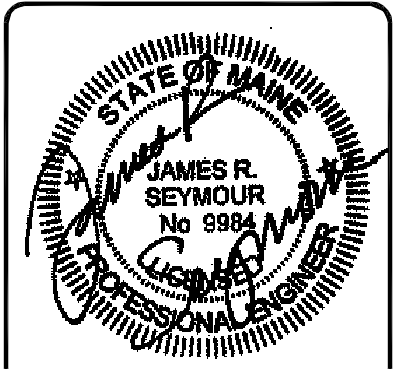
TYPICAL CHAIN LINK FENCE

NOT TO SCALE



- NOTES:**
INSTALL STAKES AND GUYS TO TREES IF THE FOLLOWING APPLY:
1. THE TREE IS OF SUBSTANTIAL SIZE.
2. THE PLANTING LOCATION IS EXTREMELY WINDY, AS ON OPEN UNDEVELOPED SITES.
3. THE PLANTING LOCATION IS COMPRISED OF SAND OR OTHER LOOSE, TEXTURED SOILS.
4. IF STAKES AND GUYS ARE REQUIRED, REMOVE AFTER ONE YEAR TIME.

TREE PLANTING DETAIL
NOT TO SCALE



DESIGNED	CHECKED
JRS	JRS
A. JRS 9/21/16 LEVEL 3 SITE PLAN APPLICATION REV. BY: DATE: STATUS: THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.	

SEBAGO TECHNICS
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Tel. 207-200-9100 Tel. 207-783-5656

DETAILS
OF: ANDERSON STREET INDUSTRIAL FLEX BUILDING
122 ANDERSON STREET
PORTLAND, MAINE
FOR: ANDERSON STREET REALTY, LLC
322 THIRD STREET, THIRD FLOOR
PORTLAND, MAINE 04101