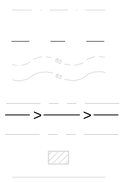
EAST BAYSIDE LOFTS

REDFERN BAYSIDE, LLC
89 ANDERSON STREET
PORTLAND, MAINE

LEGEND:

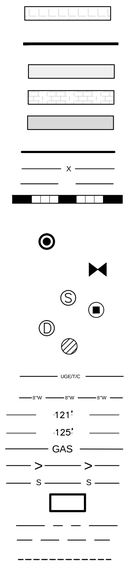
EXISTING

REFER TO THE EXISTING CONDITIONS PLAN FOR ADDITIONAL INFORMATION



GRASS PAVERS
STRIPING
BUILDING (SECOND FLOOD)
BRICK SIDEWALK
GREEN SPACE
EDGE OF PAVEMENT
SEDIMENTATION BARRIER
UNDERDRAIN
CURB
SIGN
LAMP OR LIGHT POLE
UTILITY POLE
GUY WIRE
WATER VALVE
FIRE HYDRANT
SEWER MANHOLE
CATCH BASIN
DRAIN MANHOLE
FIELD INLET
OVERHEAD UTILITY LINE
UNDERGROUND ELECTRIC LINE
UNDERGROUND WATER LINE
MINOR CONTOURS (1FT EX., 0.5FT PROP.)
MAJOR CONTOURS (5FT)
GAS LINE
STORM DRAIN LINE
SEWER LINE
EXISTING/PROPOSED BUILDING
PROPERTY LINE
FOUNDATION DRAIN
ROOF DRAIN

PROPOSED



INDEX:

CALL BEFORE YOU DIG
1-888-DIG-SAFE
1-888-344-7233

UTILITIES

SEWER:

PUBLIC SERVICES ENGINEERING DEPARTMENT
55 PORTLAND STREET
PORTLAND, MAINE 04101
CONTACT: DAVID MARGOLIS-PINEO
(207) 874-8850

WATER:

PORTLAND WATER DISTRICT
225 DOUGLAS STREET
PO BOX 3553
PORTLAND, MAINE 04104
ATTN: GORDON JOHNSON, P.E.
(207)-761-8310

ELECTRIC:

CENTRAL MAINE POWER COMPANY (CMP)
162 CANCO ROAD
PORTLAND, MAINE 04103
CONTACT: JAMIE COUGH
(207) 842-2367

TELEPHONE:

FAIRPOINT COMMUNICATIONS
45 FOREST AVE
PORTLAND MAINE 04101
CONTACT: JOHN CAPRIO
(207) 797-1842

CABLE:

TIME WARNER CABLE
118 JOHNSON ROAD
PORTLAND, MAINE, 04102
CONTACT: MARK PELLETIER
(877) 546-0962

NATURAL GAS:

UNITIL SERVICE CORP
ATTN: KELLY FOWLER
1075 FOREST AVENUE
PORTLAND, ME 04103
(207) 541-2536

PROJECT TEAM

DEVELOPER:

REDFERN BAYSIDE, LLC
PORTLAND, MAINE
CONTACT: JONATHAN CULLEY
(207) 776-9715

ARCHITECT:

RYAN SENATORE ARCHITECTURE
PORTLAND, MAINE
CONTACT: RYAN SENATORE, AIA LEED-AP BD+C
MAINE LICENSED ARCHITECT
(207) 650-6414

SURVEYOR:

NADEAU LAND SURVEYS
PORTLAND, MAINE
CONTACT: JAMES NADEAU, PLS
(207) 878-7870

LANDSCAPE DESIGNER:

SOREN DENIORD DESIGN STUDIO
PORTLAND MAINE
CONTACT: SOREN DENIORD
(207) 400-2450

GEOTECHNICAL ENGINEER:

SUMMIT GEOENGINEERING SERVICES, INC.
LEWISTON, MAINE
CONTACT: BILL PETERLEIN, P.E.
(207) 576-3313

STRUCTURAL ENGINEER:

STRUCTURAL INTEGRITY CONSULTING
ENGINEERS, INC.
PORTLAND, MAINE
CONTACT: AARON JONES, P.E.
(207) 774-4614

CONSTRUCTION MANAGEMENT CO.:

ALLIEDCOOK CONSTRUCTION
SCARBOROUGH, MAINE
CONTACT: MATTHEW COOK, LEED AP
(207) 772-2888

TRAFFIC ENGINEER:

TRAFFIC SOLUTIONS
PORTLAND, MAINE
CONTACT: BILL BRAY, P.E.
(207) 774-3603

ABBREVIATIONS

PARTIAL LIST OF ABBREVIATIONS AND THEIR CORRESPONDING MEANING. PLEASE CONTACT THE ENGINEER FOR ANY CLARIFICATION

APPROX.	APPROXIMATE
BC	BOTTOM OF CURB
BMP	BEST MANAGEMENT PRACTICE
BOT.	BOTTOM
CB	CATCH BASIN
CF	CUBIC FOOT
CIP	CAST IN PLACE
CM	CONSTRUCTION MANAGER
CONC.	CONCRETE
CUBIC YARD	CY
DIA.	DIAMETER
DIM.	DIMENSION
EA.	EACH
ELEC.	ELECTRICAL
ELEV.	ELEVATION
EQUIV.	EQUIVALENT
EST.	ESTIMATE
EX.	EXISTING
FFE	FINISH FLOOR ELEVATION
FT.	FEET
GAL.	GALVANIZED
ID	INNER DIAMETER
IN.	INCH
INV.	INVERT
L	LENGTH
MAX.	MAXIMUM
MDOT	MAINE DEPARTMENT OF TRANSPORTATION
MFG.	MANUFACTURED
MH	MANHOLE
MIN.	MINIMUM
OD	OUTSIDE DIAMETER
OHE/T/C	OVERHEAD ELECTRIC/TELEPHONE/CABLE
PC	PRECAST
PE	PROFESSIONAL ENGINEER
PL	PROPERTY LINE
PLS	PROFESSIONAL LAND SURVEYOR
PROP.	PROPOSED
PSI	POUNDS PER SQUARE INCH
PVC	POLYVINYL CHLORIDE
R	RADIUS
RD	ROOF DRAIN
RET.	RETAINING
ROW	RIGHT OF WAY
S	SLOPE
SD	STORM DRAIN
SDR	STANDARD DIMENSION RATIO
SF	SQUARE FEET
SMH	SEWER MANHOLE
SPEC.	SPECIFICATION
TC	TOP OF CURB
TW	TOP OF WALL
TYP.	TYPICAL
UD	UNDERDRAIN

CONSTRUCTION DRAWINGS

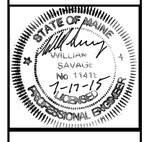
ISSUED FOR	BY / DATE
PRELIMINARY SUB	WHS 4/14/15
UTILITY STUB	WHS 4/14/15
COMMENT RESPONSE	WHS 4/16/15
PRICING SET	WHS 5/5/15
CONSTRUCTION	WHS 5/12/15

REVISION	REV. / DATE

DRAWING NAME: SITE DETAILS
PROJECT NAME: EAST BAYSIDE LOFTS
CLIENT: REDFERN BAYSIDE, LLC. P.O. BOX 8816 PORTLAND, ME 04104

ACORN ENGINEERING, INC.
158 DANFORTH STREET PORTLAND, MAINE 04102
(207) 775-2855

FILE:	1053_DETAILS
DATE:	12/5/2014
JN:	1053
SCALE:	NTS
DESIGNED BY:	WHS
DRAWN BY:	MAC
CHECKED BY:	WHS



DRAWING NO.
C-01

GENERAL NOTES:

1. THE CONTRACTOR SHALL CALL THE APPROPRIATE UTILITY COMPANIES AND DIG SAFE AT LEAST 4 DAYS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION FOR UTILITIES. OTHERWISE IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF UNDERGROUND UTILITIES AND LOCATE ANY POTENTIAL CONFLICTS WITH THE APPROVED PLANS PRIOR TO CONSTRUCTION.

2. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF ALL EROSION CONTROL MEASURES SHOWN ON THE PLAN. IF DEEMED NECESSARY BY THE OWNER OR OWNER'S REPRESENTATIVE, ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED AT NO ADDITIONAL COST TO THE OWNER.

3. THE CONTRACTOR SHALL PREPARE THEIR OWN MATERIAL SCHEDULE BASED ON THE PLANS AND FIELD VERIFICATION BY THE CONTRACTOR. ALL MATERIAL SCHEDULES SHOWN WITHIN THE PLAN SET ARE FOR GENERAL INFORMATION ONLY.

4. ALL CONSTRUCTION METHODS, TESTING AND MATERIALS SHALL CONFORM TO THE MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, THE CITY OF PORTLAND AND SERVICING UTILITY REQUIREMENTS, IF ANY. IN CASES WHERE THESE CONFLICT THE MOST STRINGENT SPECIFICATION SHALL APPLY AT NO ADDITIONAL COST TO THE OWNER.

5. THE SITE CONTRACTOR SHALL MAINTAIN A SET OF DRAWINGS WHICH SHALL RECORD THE ACTUAL LOCATION, DIMENSIONS, ELEVATIONS, MATERIALS OF THEIR WORK, INDICATING THEREON ALL VARIATIONS FROM THE CONTRACT DRAWINGS. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH ONE COMPLETE SET OF REPRODUCIBLE RECORD DRAWINGS STAMPED "AS-BUILT".

6. THE CONTRACTOR WILL REMAIN SOLELY AND COMPLETELY RESPONSIBLE FOR ENFORCEMENT OF AND COMPLIANCE WITH 1) ALL CONTRACT PLANS AND SPECIFICATIONS, 2) APPLICABLE INTERNATIONAL BUILDING CODE REQUIREMENTS, AND 3) ALL SITE WORKING CONDITIONS AND SAFETY REQUIREMENTS, DAY AND NIGHT, FOR BOTH PERSONS AND PROPERTY, IN EACH CASE BOTH BY THE CONTRACTOR AND ITS SUBCONTRACTORS. THESE INCLUDE ALL OSHA, NIOSH, U.S. EPA AND ANY OTHER APPLICABLE GOVERNMENTAL REGULATIONS.

7. EXISTING CONDITIONS, BOUNDARY SURVEY AND TOPOGRAPHIC FROM THE PLAN TITLED EXISTING CONDITIONS SURVEY BY NADEAU LAND SURVEYS FOR REDFERN PROPERTIES, DATED 3/30/15.

8. SUBSURFACE DATA HAVE BEEN OBTAINED BY SUMMIT GEOENGINEERING SERVICES, INC. AND SHALL BE INCLUDED IN THE CONTRACT DOCUMENTS.

9. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ACCESS TO THE SITE AND ALL ADJACENT PROPERTIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY MARKINGS, SIGNAGE AND INCIDENTALS TO MAINTAIN A SAFE VEHICLE AND PEDESTRIAN ACCESS THOUGH THE LIFE OF THE PROJECT. THE CONTRACTOR SHALL NOTIFY THE PORTLAND PUBLIC SAFETY DIVISION ROUTINELY REGARDING TEMPORARY IMPACTS OR CHANGES TO SITE ACCESS CONDITIONS.

10. CONSTRUCTION MANAGEMENT PLAN BY THE ALLIEDCOOK CONSTRUCTION CO. SHALL BE REFERRED TO FOR ANTICIPATED PROJECT SCHEDULE AND CLOSURES. TRAFFIC CONTROL SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

11. CONTRACTOR TO DETERMINE SOIL CLASSIFICATION INDEPENDENTLY FOR TRENCH, SHORING, AND OTHER SIMILAR CONSTRUCTION MEANS AND METHODS APPLICATIONS.

12. THE CONTRACTOR SHALL CONDUCT A PRE-CONSTRUCTION SURVEY OF INTERIOR SUBGRADE AND ABOVE GRADE ACCESSIBLE WALLS, CEILINGS, FLOORS, ROOF AND VISIBLE EXTERIOR AS VIEWED FROM THE GRADE LEVEL. THIS SHALL BE COMPLETED AT A MINIMUM FOR THE GREENLEAF APARTMENTS AND STRONGLY RECOMMENDED FOR STRUCTURES DIRECTLY ACROSS THE SITE ALONG EVERETT ST., ANDERSON ST. AND FOX. ST. A COPY OF THE SURVEY SHOULD BE PROVIDED TO THE OWNER.

CIVIL SITE NOTES:

1. THE CONTRACTOR SHALL SUBMIT IN WRITING ANY REQUESTS TO MODIFY THE CONTRACT DOCUMENTS.

2. ALL SHOP AND ERECTION DRAWINGS SHALL BE CHECKED AND STAMPED BY THE GENERAL CONTRACTOR PRIOR TO SUBMISSION FOR ENGINEER'S REVIEW. ANY UNCHECKED OR NON-STAMPED SUBMITTALS WILL BE RETURNED WITHOUT REVIEW.

3. CONTRACTOR SHALL THOROUGHLY INSPECT AND SURVEY EXISTING STRUCTURES AND SITE TO VERIFY CONDITIONS THAT AFFECT THE WORK SHOWN ON THE DRAWINGS. CONTRACTOR TO NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING.

4. DETAILS SHOWN APPLY TO ALL SIMILAR CONDITIONS UNLESS OTHERWISE INDICATED.

5. ALTHOUGH ALL DUE DILIGENCE HAS BEEN APPLIED TO MAKE THE DRAWINGS AS COMPLETE AS POSSIBLE, NOT ALL DETAILS ARE ILLUSTRATED, NOT IS EVERY EXCEPTION CONDITION ADDRESSED WITHIN THE CONTRACT DOCUMENTS.

6. ALL PROPRIETARY CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

7. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ALL WORK, INCLUDING DIMENSION AND LAYOUT VERIFICATION, MATERIALS COORDINATION, SHOP DRAWING REVIEW, AND THE WORK OF ANY SUBCONTRACTORS.

8. UNLESS OTHERWISE SPECIFICALLY INDICATED, THE DRAWINGS DO NOT DESCRIBE OR DIRECT MEANS OR METHODS OF CONSTRUCTION.

9. THE CONTRACTOR, IN THE PROPER SEQUENCE, SHALL PERFORM OR SUPERVISE ALL WORK NECESSARY TO ACHIEVE THE FINAL COMPLETED STRUCTURE, AND TO PROTECT THE STRUCTURE, WORKMEN, AND OTHERS DURING THE CONSTRUCTION. SUCH WORK SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING FOR CONSTRUCTION EQUIPMENT, SHORING FOR EXCAVATION, FORMWORK, SCAFFOLDING, SAFETY DEVICES AND PROGRAMS OF ALL KINDS, SUPPORT AND BRACING FOR CRANES AND OTHER ERECTION EQUIPMENT.

10. DO NOT BACKFILL AGAINST RETAINING WALLS UNTIL SUPPORTING SLABS AND FLOOR FRAMING ARE IN PLACE AND SECURELY ANCHORED, UNLESS ADEQUATE BRACING IS PROVIDED.

11. TEMPORARY BRACING SHALL REMAIN IN PLACE UNTIL ALL FLOORS, WALLS, ROOFS AND OTHER SUPPORTING ELEMENTS ARE IN PLACE.

12. THE ENGINEER BEARS NO RESPONSIBILITY FOR THE ABOVE ITEMS, AND OBSERVATION VISITS TO THE SITE DO NOT IN ANY WAY INCLUDE INSPECTION OF THEM.

SPECIAL INSPECTION NOTES:

1. ALL SITE SOILS-RELATED WORK AND FOOTING EXCAVATIONS PRIOR TO PLACING FORMS, AS WELL AS SITE DRAINAGE, SHALL BE REVIEWED BY THE PROJECT GEOTECHNICAL ENGINEER.

2. NORMAL REVIEWS BY LOCAL BUILDING DEPARTMENT.

3. NOTIFY 48 HOURS PRIOR TO REQUIRED REVIEW.

4. REQUIRED SPECIAL INSPECTIONS PER I.B.C. SECTION 1705.6 BY AN APPROVED SPECIAL INSPECTOR RETAINED BY OWNER. CONTRACTOR TO COORDINATE SPECIAL INSPECTIONS.

5. SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON WHO SHALL DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL, FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION REQUIRING SPECIAL INSPECTION.

6. DUTIES AND RESPONSIBILITIES OF THE SPECIAL INSPECTOR SHALL BE TO OBSERVE AND/OR TEST THE WORK ASSIGNED AND OUTLINE ABOVE FOR CONFORMANCE WITH THE CONTRACT DOCUMENTS, ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION.

7. THE SPECIAL INSPECTOR SHALL FURNISH REGULAR REPORTS TO THE BUILDING OFFICIAL, THE ARCHITECT AND ENGINEER OF RECORD, AND OTHER DESIGNATED PERSONS. PROGRESS REPORTS FOR CONTINUOUS INSPECTION SHALL BE FURNISHED WEEKLY. INDIVIDUAL REPORTS OF PERIODIC INSPECTIONS SHALL BE FURNISHED WITHIN ONE WEEK OF INSPECTION DATES. THE REPORTS SHALL NOTE UNCORRECTED DEFICIENCIES, AND NET CHANGES TO THE APPROVED CONSTRUCTION DOCUMENTS AUTHORIZED BY THE ENGINEER OF RECORD.

8. THE SPECIAL INSPECTOR SHALL SUBMIT A FINAL SIGNED REPORT WITHIN TEN DAYS OF THE FINAL INSPECTION STATING WHETHER THE WORK REQUIRING A SPECIAL INSPECTION WAS, TO THE BEST OF THE INSPECTOR'S KNOWLEDGE AND BELIEF, IN CONFORMANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS AND THE APPLICABLE WORKMANSHIP PROVISIONS OF THE INTERNATIONAL BUILDING CODE. WORK NOT IN COMPLIANCE SHALL BE NOTED IN THE REPORT.

9. SPECIAL INSPECTION FIRM SHALL BE EMPLOYED BY REDFERN AND COORDINATED BY THE CONTRACTOR.

LAYOUT NOTES:

1. MONUMENTS DELINEATING PROPERTY LINES OR RIGHT OF WAYS SHALL NOT BE DISTURBED DURING CONSTRUCTION OPERATIONS. IN THE CASE A MONUMENT IS DISTURBED, AT THE CONTRACTOR'S EXPENSE, THE MONUMENT SHALL BE RESET TO THEIR ORIGINAL LOCATION BY A REGISTERED LAND SURVEYOR.

2. ALL DIMENSIONS ON THE FOLLOWING SHEETS TAKE PRECEDENT OVER SCALED DIMENSIONS. EACH DRAWING WITH A BAR SCALE MEANS THAT THE DRAWING/DETAIL HAS BEEN SCALED AS ACCURATELY AS POSSIBLE, AND THE BAR SCALE IS FOR GENERAL REFERENCE ONLY. IF NO BAR SCALE IS PRESENT, THEN THERE IS NO SCALE TO THAT DRAWING/DETAIL. AT NO TIME SHOULD DRAWINGS BE SCALED FROM. ANY DISCREPANCIES BETWEEN DRAWINGS, DETAILS, SPECIFICATIONS AND THE FIELD CONDITION SHALL BE IMMEDIATELY REPORTED TO THE CIVIL ENGINEER FOR FURTHER DIRECTIONS BEFORE ANY ADDITIONAL WORK PROCEEDS.

3. SIGNAGE, STRIPING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

4. ALL TRAFFIC CONTROL SIGNS INDICATED ON THE SITE LAYOUT PLAN ARE TO MEET ALL REQUIREMENTS & CONDITIONS OF THE CITY OF PORTLAND, MAINE DEPARTMENT OF TRANSPORTATION AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

5. THE CONTRACTOR SHALL OBTAIN THE SERVICES OF A LICENSED PROFESSIONAL LAND SURVEYOR TO PROVIDE A MINIMUM OF TWO TEMPORARY BENCHMARKS WITHIN THE SITE.

6. CONTRACTOR TO ENSURE THAT DRIVEWAYS AND MAILBOXES ADJACENT TO THE PROJECT REMAIN FUNCTIONAL AND IN USE AT ALL TIMES.

PERMITTING NOTES

1. THIS PROJECT IS SUBJECT TO THE TERMS AND CONDITIONS OF SITE PLAN – LEVEL III AND SUBDIVISION PERMIT FROM THE CITY OF PORTLAND.

2. THE CONTRACTOR SHALL REVIEW THE ABOVE REFERENCED PERMITS PRIOR TO SUBMITTING A BID FOR THIS PROJECT, AND INCLUDE COSTS AS NECESSARY TO COMPLY WITH THE CONDITIONS OF THESE PERMITS.

GRADING AND DRAINAGE NOTES:

1. TOPSOIL STRIPPED FROM THE SITE THAT IS SUITABLE FOR REUSE AS LOAM SHALL BE STOCKPILED WITHIN THE PROPOSED LIMIT OF WORK AREA. THE CONTRACTOR SHALL NOT ASSUME THAT ANY LOAM WILL BE ACCEPTABLE FOR REUSE WITH THEIR ESTIMATE.

2. THE CONTRACTOR SHALL ANTICIPATE THAT GROUNDWATER WILL BE ENCOUNTERED DURING CONSTRUCTION AND SHALL INCLUDE SUFFICIENT COSTS WITHIN THEIR BID TO PROVIDE DEWATERING AS NECESSARY; NO SEPARATE PAYMENT SHALL BE MADE TO THE CONTRACTOR FOR DEWATERING. SEE BORING LOGS FOR ADDITIONAL INFORMATION.

3. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ANY EASEMENT OR TEMPORARY CONSTRUCTION RIGHTS AS NECESSARY BY PRIVATE ADJACENT LAND OWNERS. THE CONTRACTOR SHALL NOT DISTURB ANY SOIL BEYOND THE PROPERTY LINE WITHOUT NOTIFYING AND OBTAINING SUCH EASEMENT OR TEMPORARY CONSTRUCTION RIGHT FROM THE OWNER. PRIOR TO THE CONTRACTOR PRICING THE WORK THE CONTRACTOR SHALL REQUEST PROOF OF SUCH EASEMENT OR TEMPORARY RIGHTS. SHOULD EASEMENTS OR TEMPORARY RIGHTS NOT BE AVAILABLE THE CONTRACTOR SHALL INCLUDE COST FOR BRACING AND SHORING AS NECESSARY.

4. THE CONTRACTOR SHALL PROVIDE A FINISH PAVEMENT SURFACE FREE OF LOW SPOTS AND PONDING AREAS. THE MINIMUM SLOPE SHALL MEET OR EXCEED 0.5% IN ALL CASES. ALL SLOPES SHALL BE AWAY FROM BUILDINGS AND TOP OF PAVEMENT SHALL BE AT OR BELOW EXISTING FINISH FLOOR ELEVATIONS.

5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST GEOTECHNICAL REPORT PREPARED BY THE PROJECT GEOTECHNICAL ENGINEER.

6. NO ADDITIONAL PAYMENT FOR UNSUITABLE MATERIALS.

7. ALL STORM DRAIN PIPE SHALL BE SMOOTH BORE INTERIOR PROVIDING A MANNINGS ROUGHNESS COEFFICIENT OF N=0.012 OR LESS.

8. ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.

9. NATIVE SOILS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LIMIT THE DISTURBANCE TO SUBGRADE SOILS. SHOULD THE SUBGRADE BECOME YIELDING OR DIFFICULT TO WORK, DISTURBED AREAS SHALL BE EXCAVATED AND BACKFILLED WITH COMPACTED SELECT FILL OR CRUSHED STONE AT NO ADDITIONAL EXPENSE TO THE OWNER. ALL SUBGRADE PREPARATION IS SUBJECT TO THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL ENGINEER.

EROSION CONTROL NOTES:

1. ALL ROUTINE MAINTENANCE ACTIVITIES SHALL BE CONDUCTED IN SUCH A WAY TO LIMIT THE AMOUNT OF DISTURBED AREA AT ONE TIME TO THE EXTENT PRACTICABLE.

2. PRIOR TO THE START OF ANY CLEARING/LAND DISTURBING ACTIVITIES, THE CONTRACTOR SHALL INSTALL APPLICABLE EROSION CONTROL DEVICES SUCH AS PERIMETER SILT FENCE, AND OTHER APPLICABLE MEASURES. IN THE EVENT THE CONTRACTOR IS NOT SURE A EROSION CONTROL MEASURE SHOULD BE IMPLEMENTED, THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD TO CONFIRM IMPLEMENTATION OF ANY EROSION CONTROL DEVICES.

3. ALL GROUND AREAS GRADED FOR CONSTRUCTION SHALL BE GRADED, LOAMED, SEEDED AND MULCH SHALL BE APPLIED AS SOON AS POSSIBLE WITHIN 7 DAYS FOLLOWING THE COMPLETION OF ANY SOIL DISTURBANCE, AND PRIOR TO ANY STORM EVENT.

4. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL SHALL BE INSTALLED TO THE SATISFACTION OF THE CITY. THE CONTRACTOR SHALL REFERENCE THE APPROVED EROSION AND SEDIMENTATION CONTROL REPORT FOR TEMPORARY AND PERMANENT EROSION AND SEDIMENTATION CONTROL DEVICES IN ADDITION TO THE PLAN SET. THE CONTRACTOR SHALL ALSO REFER TO THE MAINE D.E.P.'S PERMIT CONDITIONS, FINDINGS OF FACT AND ORDER (IF ANY), AND THE CURRENT MAINE EROSION AND SEDIMENT CONTROL BMP MANUAL FOR ADDITIONAL INFORMATION.

5. PRIOR TO PAVING, THE CONTRACTOR SHALL REMOVE ALL SEDIMENT FROM STORM DRAINS, CATCH BASINS, AND APPURTENANCES.

6. REFER TO THE EROSION CONTROL DETAILS & NOTES FOR ADDITIONAL INFORMATION.

UTILITY NOTES:

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED UPON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO TEST PIT TO DETERMINE THE EXACT LOCATION AND ELEVATION OF UTILITIES TO COORDINATE WITH THE PROPOSED CONNECTIONS OR CROSSING. ANY DISCREPANCIES SHALL BE IMMEDIATELY REPORTED TO THE CIVIL ENGINEER FOR FURTHER DIRECTIONS BEFORE ANY ADDITIONAL WORK PROCEEDS.

2. CONTRACTOR TO BYPASS EXISTING SEWER FLOW CONTROL AT CONNECTION TO EXISTING SYSTEM AT NO ADDITIONAL COST.

3. CONTRACTOR SHALL, AT NO ADDITIONAL COST TO THE OWNER, CONDUCT EXPLORATORY EXCAVATIONS AT LOCATIONS WHERE PROPOSED EXCAVATION WILL INTERSECT WITH EXISTING UTILITIES.

4. ALL NEW SANITARY MANHOLES SHALL BE VACUUM TESTED BEFORE BACKFILLING. TESTING SHALL BE COMPLETED IN ACCORDANCE WITH TECHNICAL REPORT #16 (TR-16): GUIDES FOR THE DESIGN OF WASTEWATER TREATMENT WORKS, PREPARED BY THE NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION.

5. SEWER MANHOLES SHALL BE 4' ID UNLESS OTHERWISE STATED ON THE PLANS.

6. CONTRACTOR TO PROVIDE 5' OF COVER FROM TOP OF PIPE TO FINISH GRADE FOR WATER MAINS.

7. THRUST BLOCKS SHALL BE USED FOR THRUST RESTRAIN ON WATER MAINS. LIMITS FOR THRUST BLOCKS ARE SHOWN ON SHEET C-42.

8. WATER INFRASTRUCTURE SHALL BE TESTED IN ACCORDANCE WITH THE PORTLAND WATER DISTRICT DOCUMENT "WATER AND SEWER CONSTRUCTION SPECIFICATIONS AND PROCEDURES", MOST RECENT REVISION.

9. ALL REQUIRED FITTINGS FOR THE WATER MAIN ARE NOT SHOWN ON DRAWINGS. CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY FITTINGS REQUIRED TO CONSTRUCT THE WATER MAIN IN ACCORDANCE WITH CITY OF PORTLAND, STATE OF MAINE, AND AMERICAN WATER WORKS ASSOCIATION STANDARDS AND REGULATIONS.

10. CONTRACTOR SHALL COORDINATE WORK REGARDING ANY WATER MAIN CONNECTION AND WATER MAIN SHUTDOWN WITH THE PORTLAND WATER DISTRICT AT LEAST SEVEN (7) DAYS PRIOR TO CONSTRUCTION.

11. ALL WATER PIPE INSTALLATION SHALL CONFORM WITH THE PORTLAND WATER DISTRICT SPECIFICATIONS AND PROCEDURES, MOST RECENT EDITION.

12. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

13. SEWER, GAS, TELEPHONE, ELECTRICITY, CABLE, WATER AND ANY OTHER UTILITY CONNECTIONS SHALL BE REVIEWED BY PLUMBING, ELECTRICAL, AND MECHANICAL DESIGNER FOR CONSISTENCY WITH THEIR PLANS PRIOR TO CONSTRUCTION.

14. COORDINATE EXIT POINT FOR SECONDARY SERVICE WITH THE ARCHITECT/ELECTRICAL ENGINEER. SECONDARY LINE LOCATIONS NOT PROVIDED BY ACORN ENGINEERING WITHIN THE UTILITY PLAN.

15. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL THE NECESSARY PERMITS FOR THE INSTALLATION OF THE UTILITIES AND STORMDRAINS WITHIN THE PUBLIC RIGHT OF WAY. THE CONTRACTOR SHALL SUBMIT A MAINTENANCE OF TRAFFIC PLAN TO THE CITY IN ACCORDANCE WITH THE CITY OF PORTLAND TECHNICAL MANUAL PRIOR TO ANY WORK.

16. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL BOXES, FITTINGS, CONNECTORS, COVER PLATES AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED ON THE DRAWINGS TO RENDER INSTALLATION OF UTILITIES COMPLETE AND OPERATIONAL AT NO EXTRA EXPENSE TO THE OWNER.

17. CITY LIGHTS SHALL BE IN ACCORDANCE WITH THE CITY OF PORTLAND TECHNICAL MANUAL SECTION 10.5.

SUBMITTALS

ITEM NUMBER	ITEM	SUBMITTAL
1	WORK SCHEDULE	WORK SCHEDULE
2	BIKE RACK	BIKE RACK MANUFACTURER'S PRODUCT SHEET
3	PAVEMENT (CITY)	SIEVE ANALYSIS HMA MDOT 403.09 GRADE C (12.5 MM)
		SIEVE ANALYSIS HMA MDOT 403.09 GRADE B (19.0 MM)
		BASE GRAVEL 703.06 TYPE B
		SUBBASE GRAVEL MDOT 703.06 TYPE D
4	BRICK WITHIN THE ROW	MANUFACTURE'S PRODUCT SHEET
		SAND MDOT 703.05 SIEVE ANALYSIS
		CRUSHED GRAVEL TYPE B SIEVE ANALYSIS
5	PAVEMENT (SITE)	SIEVE ANALYSIS HMA MDOT 403.09 GRADE C (12.5 MM)
		SIEVE ANALYSIS HMA MDOT 403.09 GRADE B (19.0 MM)
		BASE GRAVEL 703.06 TYPE A
		SUBBASE GRAVEL MDOT 703.06 TYPE D
		BITUMINOUS JOB MIX FORMULA
6	GEOTEXTILE	MANUFACTURE'S PRODUCT SHEET
7	LIGHT POLE	LIGHT POLE MANUFACTURE'S PRODUCT SHEET
		LIGHT POLE BASE MANUFACTURER'S PRODUCT SHEET
8	CATCH BASIN INLET PROTECTION	MANUFACTURE'S PRODUCT SHEET
9	UNDERDRAIN/FOUNDATION DRAIN	UNDERDRAIN PIPE MANUFACTURER'S PRODUCT SHEET
10	ROOF DRAIN	ROOF DRAIN MANUFACTURER'S PRODUCT SHEET
11	SEWER MANHOLE	MANUFACTURER'S SEWER MANHOLE SPECIFICATION SHEET
		MANHOLE JOINT STRIPS MANUFACTURER'S PRODUCT SHEET
		MANHOLE FRAMES, COVERS MANUFACTURER'S PRODUCT SHEET
12	SEWER PIPE	SEWER PIPE MANUFACTURER'S PRODUCT SHEET
		SAND MDOT 703.33 TYPE C SIEVE ANALYSIS
		PIPE GASKETS MANUFACTURER'S PRODUCT SHEET
13	CONNECTION TO EXISTING SEWER	SEWER CONNECTION PLAN
		SEWERAGE BYPASS PLAN
14	STORM DRAIN	DRAIN PIPING MANUFACTURER'S PRODUCT SHEET
		SAND MDOT 703.33 TYPE C SIEVE ANALYSIS
15	DRAIN MANHOLE	DRAIN MANHOLE MANUFACTURER'S PRODUCT SHEET
		MANHOLE JOINT STRIPS MANUFACTURER'S PRODUCT SHEET
		MANHOLE FRAMES AND COVERS MANUFACTURER'S PRODUCT SHEET
16	CATCH BASIN	CATCH BASIN MANUFACTURER'S PRODUCT SHEET
		BASIN COVERS AND FRAMES MANUFACTURER'S PRODUCT SHEET
17	WATER PIPE	PIPE MANUFACTURER'S PRODUCT SHEET
		MDOT 703.33 TYPE B UD BACKFILL
		3/4" CRUSHED STONE SIEVE ANALYSIS
18	SERVICE CONNECTION	WATER SERVICE CONNECTION PLAN
		WATER SERVICE MANUFACTURER'S PRODUCT SHEET
19	WATER VALVE	WATER VALVE MANUFACTURE'S PRODUCT SHEET
		VALVE BOX MANUFACTURE'S PRODUCT SHEET
		BOX COVER MANUFACTURE'S PRODUCT SHEET
20	CONNECTION TO EXISTING WATER	CONNECTION PLAN SHOP DRAWING
21	CONNECTION TO EXISTING DRAIN	CONNECTION PLAN SHOP DRAWING
22	BICYCLE PARKING	SHOP DRAWING DETAILING LAYOUT

CONSTRUCTION DRAWINGS

ISSUED FOR	BY / DATE
PRELIMINARY SUB	WHS 1/14/15
UTILITY STUB	WHS 4/14/15
COMMENT RESPONSE	WHS 4/16/15
PRICING SET	WHS 6/5/15
CONSTRUCTION	WHS 8/12/15
REVISION	REV. / DATE

DRAWING NAME: NOTES SHEET

PROJECT NAME: EAST BAYSIDE LOFTS

CLIENT: REDFERN BAYSIDE, LLC.
P.O. BOX 8816 PORTLAND, ME 04104

A C O R N ENGINEERING, INC.
ACORN ENGINEERING, INC.
158 DANFORTH STREET, PORTLAND MAINE 04102
(207) 775-2655

FILE:	1053_DETAILS
DATE:	12/5/2014
JN:	1053
SCALE:	NTS
DESIGNED BY:	WHS
DRAWN BY:	MAG
CHECKED BY:	WHS

STATE OF MAINE
WILLIAM SAVAGE
No. 11411
7-17-15
LICENSED
PROFESSIONAL ENGINEER
[illegible]

DRAWING NO.
C-02

DEMOLITION NOTES:

1. THE EXISTING ASPHALT SHOULD BE STRIPPED AND PROPERLY DISPOSED OF OFFSITE.
2. ALL POTENTIAL BIDDERS SHALL REFER TO THE BORING LOGS OBTAINED BY SUMMIT GEOENGINEERING SERVICES FOR REDFERN PROPERTIES, LLC. FOR ADDITIONAL INFORMATION. A COPY CAN BE MADE AVAILABLE UPON REQUEST.
3. ALL DISPOSAL OF DEMOLITION DEBRIS OR WASTE SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, & FEDERAL REGULATIONS. CONTRACTORS SHALL PROVIDE OWNER WITH APPROPRIATE "BILLS OF LADING" DEMONSTRATING PROPER DISPOSAL OF ALL MATERIALS.
4. SITE DEMOLITION SHALL NOT OCCUR UNTIL PROPER ABATEMENT PROCEDURES HAVE OCCURRED. ABATEMENT, IF NECESSARY SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
5. FOR ADDITIONAL ENVIRONMENTAL INFORMATION, REFER TO THE PHASE I ENVIRONMENTAL SITE ASSESSMENT FOR REDFERN PROPERTIES, 89 ANDERSON STREET DATED 7/30/14. BIDDERS SHALL REVIEW THE PHASE I – ESA PRIOR TO ANY BID OR WORK. A COPY CAN BE MADE AVAILABLE UPON REQUEST.
6. FOR ADDITIONAL ENVIRONMENTAL INFORMATION, REFER TO THE PHASE II ENVIRONMENTAL SITE ASSESSMENT FOR REDFERN PROPERTIES, 89 ANDERSON STREET DATED 2/27/15. BIDDERS SHALL REVIEW THE PHASE II – ESA PRIOR TO ANY BID OR WORK. A COPY CAN BE MADE AVAILABLE UPON REQUEST.
7. THE CONTRACTOR SHALL CALL THE APPROPRIATE UTILITY COMPANIES AND DIG SAFE AT LEAST 4 DAYS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION FOR UTILITIES. OTHERWISE IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF UNDERGROUND UTILITIES AND LOCATE ANY POTENTIAL CONFLICTS WITH THE APPROVED PLANS PRIOR TO CONSTRUCTION.
8. DEMOLITION PLAN IS NOT INCLUSIVE OF ALL EXISTING ITEMS TO BE REMOVED AS PART OF SITE CONSTRUCTION INCLUDING BUT NOT LIMITED TO LANDSCAPING, UTILITIES, WORK WITHIN THE ROW, ETC. ALL DEMOLITION WORK SHALL BE IN ACCORDANCE WITH THE CITY OF PORTLAND REGULATIONS.

CONSTRUCTION DRAWINGS

ISSUED FOR	BY / DATE
DEMO PLAN	WHS 5/26/15
CONSTRUCTION	WHS 8/12/15

REVISION	REV. / DATE

DRAWING NAME: **DEMOLITION PLAN**

PROJECT NAME: **EAST BAYSIDE LOFTS**

CLIENT: REDFERN BAYSIDE, LLC.
P.O. BOX 8816 PORTLAND, ME 04104

ACORN ENGINEERING, INC.

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM ACORN ENGINEERING, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO ACORN ENGINEERING, INC.

ACORN ENGINEERING, INC.
158 DANFORTH STREET, PORTLAND MAINE 04102
(207) 775-2655

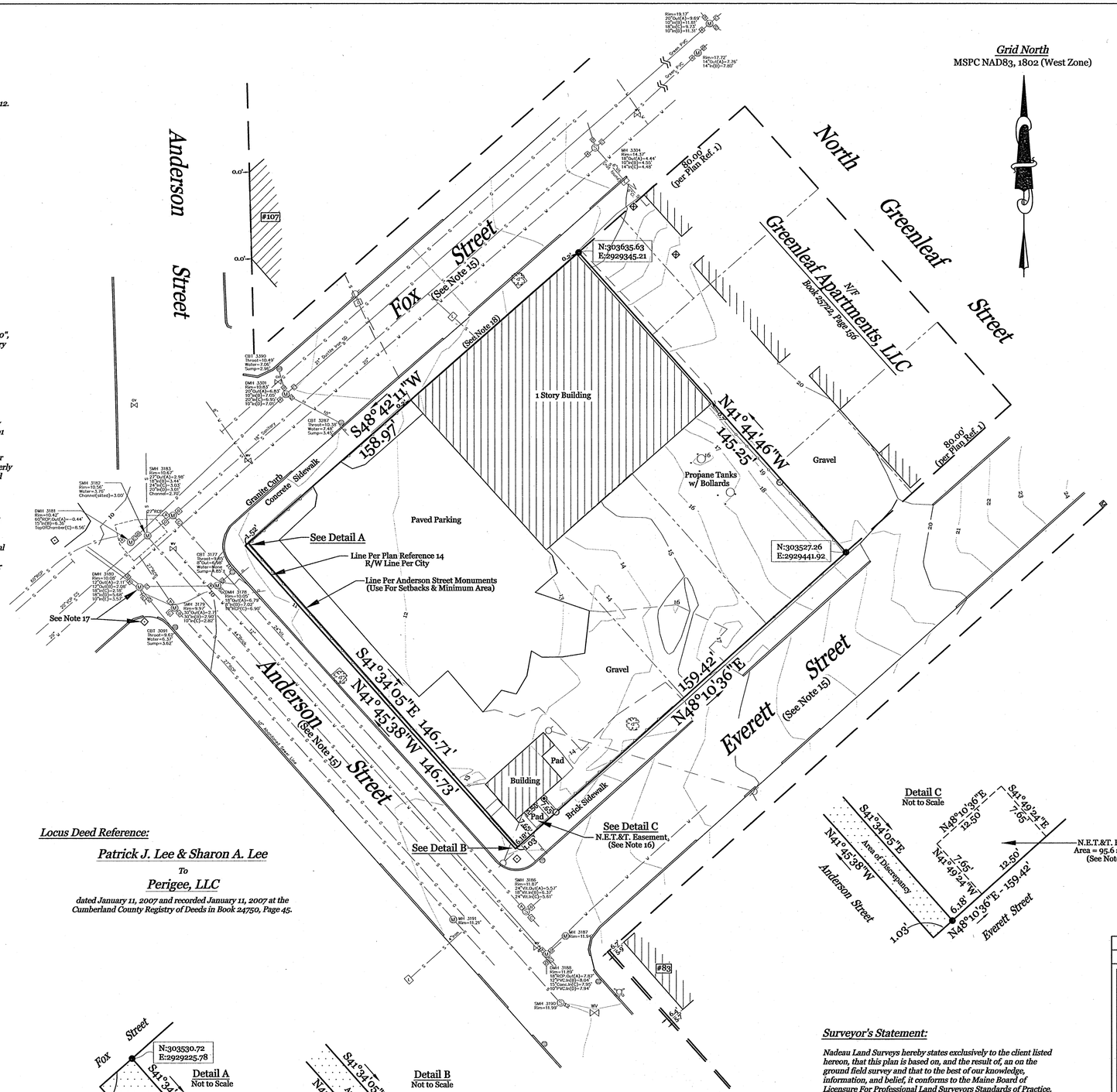
FILE:	1053_CIVIL_11-15-14
DATE:	5/26/15
JN:	1053
SCALE:	1" =10'
DESIGNED BY:	WHS
DRAWN BY:	MAG
CHECKED BY:	WHS

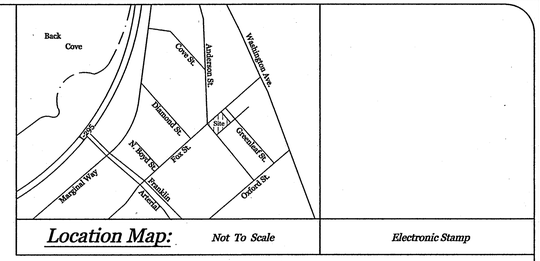
STATE OF MAINE
[illegible]
WILLIAM SAVAGE
No. 11411
7-17-15
LICENSED
PROFESSIONAL ENGINEER

DRAWING NO.
C-03

Plan References:

1. *Untitled Plan Of A Portion Of Oxnard Pasture by A.P. Marshall, recorded June 29, 1857 in CCRD Plan Book 1, Page 38.*
2. *City Of Portland Revaluation Plans, dated 1882 by Wm. A. Goodwin, City Engineer, Sheet 12, recorded October 24, 1884 in CCRD Plan Book 5, Page 12.*
3. *"Plan Of City Stable Lot, Fox Street", dated July 1902, City Plan 108/1.*
4. *"Plan Of Streets In Oxnard Pasture", dated June 12, 1857 by Chas. H. Howe, City Civil Engineer, City Plan 369/7.*
5. *"City Of Portland, Maine Department Of Public Works, Anderson Street, Lancaster St. To Fox St.", dated March 28, 1928 by Edward M. Hunt, City Engineer, City Plan 239/4.*
6. *"City Of Portland, Me. Department Of Public Works, Fox Street, Franklin St. To Washington Ave.", City Plan 239/6.*
7. *"City Of Portland, Maine Department Of Public Works, Anderson Street, Fox St. To Tukey St.", dated December 6, 1940 by Edward M. Hunt, City Engineer, City Plan 598/4.*
8. *"City Of Portland, Maine Department Of Public Works, Fox Street", dated February 17, 1942, City Plan 557/13.*
9. *"Standard Boundary Survey, Plan Of Property, 49-59 Fox Street, Portland, Maine Made For Patrick Lee", dated November 3, 1987 by R.P. Titcomb Associates, Inc. Land Surveyors / Engineers, Falmouth, Maine, recorded November 20, 1987 in CCRD Plan Book 167, Page 13.*
10. *"City Of Portland, Maine Parks And Public Works Department Engineering Division, Fox Street Reconstruction Plan & Profile Sta. 10+00 To Sta. 14+00", dated August 28, 1990 by R. Bruce Ringrose, City Engineer, As Built January 1992, Sheet 2 of 20, City Plan 942/7.*
11. *"City Of Portland, Maine Parks And Public Works Department Engineering Division, Anderson Street Reconstruction Plan & Profile Sta. 0+00 To Sta. 3+50", dated November 27, 1991 by W.H. Boothby, City Engineer, As Built October 13, 1994, Sheet 2 of 29, City Plan 926/11.*
12. *"Standard Boundary Survey, Proposed Easement Located On Property Of: Patrick J. Lee & Sharon A. Lee, Anderson Street, Portland, Maine", for New England Telephone & Telegraph, dated August 1991, revised August 13, 1991 by OEST Associates, Inc.*
13. *"Plan Depicting The Results Of An ALTA/ACSM Land Title Survey Made For Bartlett Island, LLC, Northeasterly Sideline Of Diamond Street, Northwesterly Sideline Of Fox Street, & Westerly Sideline Of Anderson Street, 11 Diamond Street, Portland, Maine", dated March 7, 2013 by Nadeau Land Surveys, Portland, Maine.*
14. *"City Of Portland, Maine Public Services Department Engineering Division Anderson St./Fox St./Gould St./Plowman St. Street Line Retracement And Existing Monumentation Plan", dated April 1, 2014.*
15. *"Plan Of Property In Portland, Maine Made For Bayside Park Urban Renewal Project Me. R-1 Condemnation Area III Sections A,B,C,D,E,F,& G, Parts 1,2,3,& 4 Page 1 Of 2 Pages", dated September 13, 1962, recorded December 3, 1962 in CCRD Plan Book 61, Page 64.*
16. *"City Of Portland, Maine Public Services Department Engineering Division Anderson St./Fox St./Gould St. Existing Conditions, Plan Of Existing Site Conditions #148 Anderson St. To #90 Anderson St.", dated April 1, 2014.*





Location Map: Not To Scale — Electronic Stamp

General Notes:

1. *This plan is not intended to depict limits or extent of fee title ownership. An opinion of title should be rendered by a title attorney.*
2. *This office reserves the right to be held harmless by all 3rd party claims.*
3. *This survey does not purport to reflect any of the following:*
   a. *easements other than those that are visible or specifically stated in the referenced documents.*
   b. *building setback compliance or restrictive covenants.*
   c. *zoning or other land use regulations.*
   d. *the location of any underground utilities or structures.*
4. *This office reserves the right to be held harmless for unknown or unobtainable private records which could affect the results of this survey.*
5. *Reference is made to "Letter Of Agreement" dated May 16, 2014 between Nadeau Land Surveys and the below listed client(s), which shall be considered an integral part of this survey.*
6. *N/F is an abbreviation for Now or Formerly.*
7. *All deeds referenced on this plan are recorded at the Cumberland County Registry of Deeds (CCRD).*
8. *This office does not accept any liability for errors in the Plan References listed hereon, except Plan Reference 13.*
9. *Locus Parcel is shown on the City of Portland Assessor's Map 12, Block I, as Lots 1 and 5, and is listed as 89 Anderson Street, and 29 Everett Street.*
10. *Area of Locus Parcel, including easement, is 23,239.1 square feet (0.53 acre) to monumented line of Anderson Street; 23,425.7 square feet (0.54 acre) to the R/W line of Anderson Street per Plan Reference 14.*
11. *The apparent right of way lines depicted on this plan are based on the Plan References listed hereon, monumentation found in the field, and City Engineering Street Notes.*
12. *The Locus Parcel does not scale in a Special Flood Hazard Area per FEMA Flood Insurance Rate Map Community-Panel Number 230051 0013B, index dated December 8, 1998. The parcel scales in Zone C.*
13. *All building corner offsets to boundary lines are from brick building corners.*
14. *Call 1-888-DIGSAFE at least three business days before performing ANY excavation.*
15. *Per City of Portland Records 14-371, dated October 1, 1866, the name of Fremont Street was changed to Anderson Street, and was accepted June 19, 1857 as fifty (50) feet wide per City of Portland Records 10-152. Fox Street was accepted November 20, 1851 as fifty (50) feet wide per City of Portland Records 8-31. Everett Street was accepted June 19, 1857 as fifty (50) feet wide per City of Portland Records 10-199.*
16. *See Easement Deed from Patrick J. and Sharon A. Lee to New England Telephone and Telegraph Company, dated September 6, 1991 and recorded in CCRD Book 9816, Page 171. (See Plan Reference 12)*
17. *Horizontal and vertical datums are city datums based on Plan Reference 14. Monuments "MF 34" at southerly intersection of Anderson & Fox Streets and "MF 35" at westerly intersection of Anderson & East Lancaster Streets held as common points with Plan Reference 14. "DMH 3180" held for elevation per Plan Reference 14.*
18. *Existing building appears to encroach the Fox Street right of way by 0.2' along its northwesterly face.*
19. *Underground utility lines, sizes, and inverts are based solely on Plan Reference 16 and have not been verified by this office, except for the three manholes depicted northerly of the Locus Parcel. See Note 8.*

Legend:

- Found Granite "M" Monument
- Found Granite 3' Offset Monument
- Found Steel Rebar w/Survey Cap #1245
- Found #5 Steel Rebar
- Found Iron Pipe
- #5 Steel Rebar w/Survey Cap #2124 To Be Set
- Catch Basin
- Sanitary Manhole
- Manhole
- Fire Hydrant
- Utility Pole w/Guy Wire
- Water Shutoff
- Water Valve
- 6" Bollard
- Deciduous Tree
- Chainlink Fence
- Approximate Interior Lot Line
- Edge Of Easement
- Overhead Utility Lines
- Edge Of Gravel
- Edge Of Pavement
- Granite Post
- Underground Water Line
- Underground Gas Line
- Underground Sewer Line
- Underground Drain Line
- Underground Sewer Lateral
- N:303530.72 E:2929225.78 — Maine State Plane Coordinates

Graphic Scale:

0' 10' 20' 30' 40' 60' 80' 100'

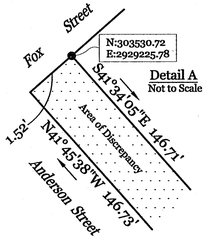
Locus Deed Reference:

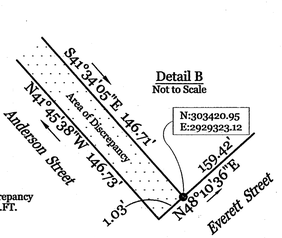
Patrick J. Lee & Sharon A. Lee

To

Perigee, LLC

dated January 11, 2007 and recorded January 11, 2007 at the Cumberland County Registry of Deeds in Book 24750, Page 45.





Surveyor's Statement:

Nadeau Land Surveys hereby states exclusively to the client listed hereon, that this plan is based on, and the result of, an on the ground field survey and that to the best of our knowledge, information, and belief, it conforms to the Maine Board of Licensure For Professional Land Surveyors Standards of Practice.

This plan is not valid without the signature and embossed seal of the below listed Professional Land Surveyor who prepared this plan as it may contain unauthorized alterations unknown to this office.

STATE OF MAINE — JAMES D. NADEAU — 2124 — PROFESSIONAL LAND SURVEYOR

Nadeau Land Surveys

James D. Nadeau, P.L.S. #2124 (agent) *Date:* 3-30-15

3-30-15

Rev. 3/30/2015: Note 19 & Legend, Add bldg.'s for setback calc.'s, Add coord.'s, Add 2 manholes/inverts n'ly of site, MH 3304 inverts

Rev. 9/9/2014: Name, Add underground utility lines, sizes and inverts, Add Note 19 and Plan Reference 16, Vicinity map, Add to Legend

Plan Depicting The Results Of A Boundary, Topographic & Existing Conditions Survey Made For

Redfern Properties, LLC

Southeasterly Sideline Of Fox Street, Northeasterly Sideline Of Anderson Street, & Northwesterly Sideline Of Everett Street

Portland, Maine

PREPARED BY:

Nadeau Land Surveys

918 BRIGHTON AVENUE
PORTLAND, ME 04102

Professional Land Surveyors
Certified Floodplain Managers

PH. (207) 878-7870
FAX (207) 878-7871

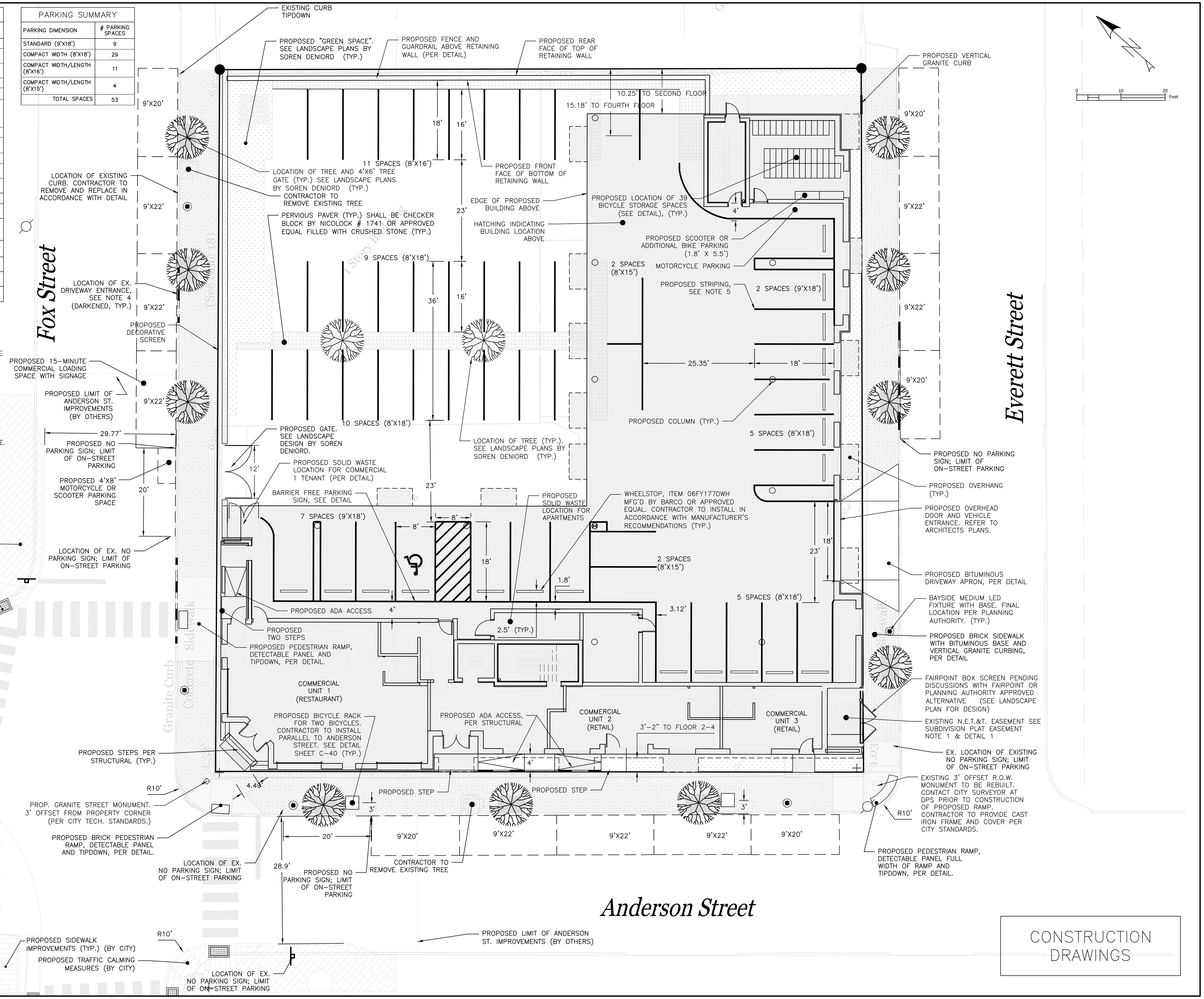
RECORD OWNER: Perigee, LLC, 120 Sheridan Street, Portland, Maine 04101	DRAWN BY: TPB	PLAN DATE: 7/21/2014	
	CHECKED BY: JDN/MLC	SURVEY DATE: June 2014	
	INSTR: Topcon GPT-3003W & Topcon Hyper II GPS	SCALE: 1" = 20'	
FIELD BOOK: FB 402 & Topcon Ranger	JOB No: 2141510BTR1	SHEET No: 1 of 1	

SPACE AND BULK STANDARDS		
ZONE: B1b	REQUIRED	PROVIDED
MINIMUM LOT SIZE	NONE	0.53 Acres
MINIMUM STREET FRONTAGE	20'	146'–8"
FRONT YARD	3'–2"	3'–2"
SIDE YARD	NONE	–
REAR YARD (ABUTS R6)	10'	10'–5"
STRUCTURE STEPBACKS (REAR YARD ABOVE 35')	15'	15'
MAXIMUM LOT COVERAGE	100%	–
MINIMUM LOT WIDTH	NONE	–
MAXIMUM BUILDING HEIGHT	45'	43'–11–3/4"
MAXIMUM IMPERVIOUS SURFACE RATIO	90%	90%
MAXIMUM FLOOR AREA 1ST FLOOR NON–RES.	10,000 SF	4,353 SF
MAXIMUM RETAIL SPACE	5,000 SF	990 SF
MAXIMUM NUMBER OF DWELLING UNITS	435 SF/UNIT = 53 UNITS	53 UNITS
RESTAURANT PARKING:1 SPACE /150 SF	1200 SF / 150 = 8 SPACES*	OFF–SITE LEASED SPACES
RETAIL PARKING	0 SPACES	0 SPACES
RESIDENTIAL PARKING: 1 DWELLING PER UNIT	53 SPACES	53 SPACES
MIN. INTERNAL RESIDENT BIKE STORAGE SPACES	2 SPACES/5 D.U. =21.2	39 SPACES
MIN. NON–RESIDENTIAL BIKE STORAGE SPACES	2 SPACES/10 CAR; 10.2 CARS = 3 SPACES	4

* ONE (1) PARKING SPACE FOR EACH ONE HUNDRED FIFTY (150) SQUARE FEET, OR MAJOR FRACTION THEREOF, OF FLOOR AREA NOT USED FOR BULK STORAGE OR FOOD PREPARATION. (1200 SF TOTAL)

NOTES:
1. ZONING ANALYSIS COMPLETED BY RYAN SENATORE ARCHITECTURE.
2. REFER TO SOREN DENIORD DESIGN STUDIO PLANS FOR LANDSCAPE DRAWINGS AND DECORATIVE SCREEN.
3. PLANS DEPICT PROPOSED CONDITION WITHIN ANDERSON AND FOX STREET. REFERENCED PLANS TITLED ANDERSON STREET NEIGHBORHOOD BYWAY PROJECT PHASE 1 OF 2, CONSTRUCTION PLANS DATED OCTOBER 2014.
4. CONTRACTOR SHALL PLACE NEW CURBING IN LOCATIONS WITHOUT EXISTING CURBING, IN ACCORDANCE WITH DETAIL. EXISTING TIPDOWNS ARE LOCATED AT ALL CURB CUTS. FOR PURPOSES OF BIDDING, CONTRACTOR SHALL NOTE THAT ALL TIPDOWNS SHALL BE RECONSTRUCTED IN ACCORDANCE WITH DETAIL, AND THAT EXISTING TIPDOWNS MAY NOT MEET CITY OF PORTLAND STANDARD.
5. INTERIOR STRIPING AS INDICATED ON SITE PLAN SHALL BE 4" WIDE. STRIPING SHALL BE WHITE UNLESS OTHERWISE NOTED.
6. ON–STREET PARKING DELINEATION IS FOR GRAPHIC REPRESENTATION ONLY AND NOT FOR CONSTRUCTION.

PARKING SUMMARY	
PARKING DIMENSION	# PARKING SPACES
STANDARD (9'X18')	9
COMPACT WIDTH (8'X18')	29
COMPACT WIDTH/LENGTH (8'X16')	11
COMPACT WIDTH/LENGTH (8'X15')	4
TOTAL SPACES	53



CONSTRUCTION DRAWINGS

ISSUED FOR	BY / DATE
PB HEARING	WHS 10/28/14
PRE–APP MTG.	WHS 1/6/15
PRELIMINARY SUB	WHS 1/14/15
COMMENT RESPONSE	WHS 4/16/15
CITY RESPONSE	WHS 5/19/15
PRICING SET	WHS 6/5/15
Construction	WHS 8/12/15

DRAWING NAME: SITE PLAN

PROJECT NAME: EAST BAYSIDE LOFTS

CLIENT: REDFERN BAYSIDE, LLC. P.O. BOX 8816 PORTLAND, ME 04104

A C O R N ENGINEERING, INC.

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM ACORN ENGINEERING, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO ACORN ENGINEERING, INC.

ACORN ENGINEERING, INC. 158 DANFORTH STREET, PORTLAND MAINE 04102 (207) 775–2655

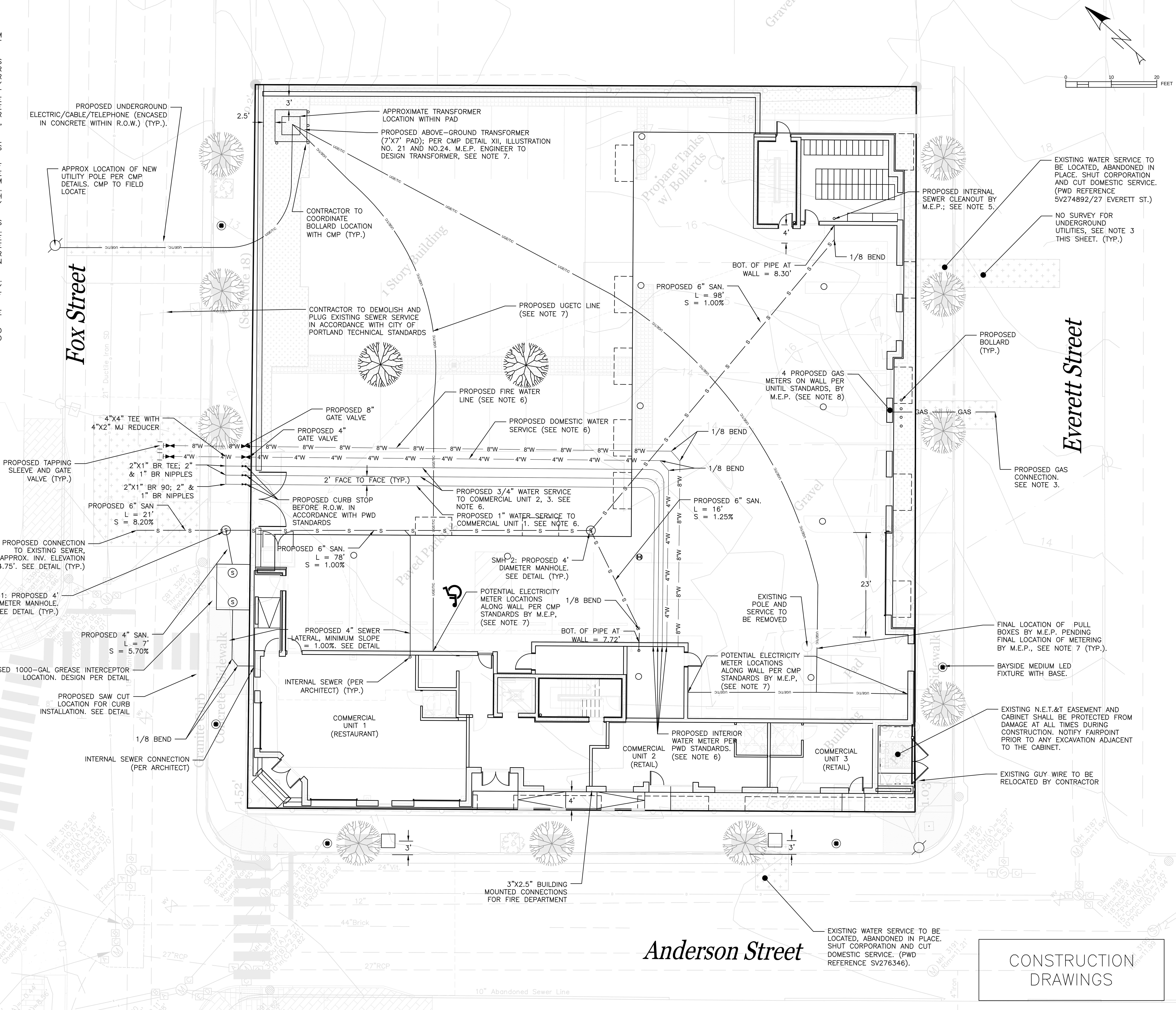
FILE:	1053_CIVIL_10–24–14
DATE:	10–28–2014
JN:	1053
SCALE:	1:10
DESIGNED BY:	WHS
DRAWN BY:	MAG
CHECKED BY:	WHS

STATE OF MAINE WILLIAM SAVAGE No. 11411 LICENSED PROFESSIONAL ENGINEER [illegible] 7-17-15

DRAWING NO.
C-10

GENERAL NOTES:

1. STORMWATER DRAINAGE INFRASTRUCTURE INDICATED ON SHEET C–30.
2. LOCATION OF PROPOSED CONNECTIONS WITHIN ROAD CORRIDORS DETERMINED FROM SLOPE OF PIPE BETWEEN KNOWN INVERT LOCATIONS. CONTRACTOR TO CONTACT ENGINEER IF FIELD INFORMATION VARIES FROM INFORMATION ON PLANS.
3. CONTRACTOR IS TO BE CAUTIONED THAT CERTAIN LOCATIONS AND/OR ELEVATIONS OF EXISTING UTILITIES HAVE BEEN PROVIDED THROUGH UTILITY COORDINATION OR OTHER OBSERVATIONS. INFORMATION IS NOT TO BE RELIED UPON AS EXACT OR COMPLETE. CONTRACTOR TO FIELD VERIFY AND COORDINATE WITH UTILITY COMPANY AND DIG SAFE NO LESS THAN 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF ALL UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS INDICATED IN THE CONTRACT DOCUMENTS. CONTRACTOR TO NOTIFY ENGINEER OF ANY DIFFERENTIATIONS FROM EXISTING CONDITIONS, INCLUDING UTILITY SURVEY, PRIOR TO ANY CHANGES.
4. FOR ALL UTILITIES, ACORN ENGINEERING DESIGN LIMITS EXTEND TO OUTSIDE WALL OF BUILDING. METERING OF UTILITIES TO BE COMPLETED BY M.E.P. UNLESS SPECIFIED OTHERWISE.
5. SEWER: SEWER UTILITIES TO BE CONSTRUCTED IN ACCORDANCE WITH CITY OF PORTLAND TECHNICAL STANDARDS. WASTE FROM KITCHEN OF COMMERCIAL UNIT ONE SHALL CONVEY WASTE TO GREASE TRAP. CONNECTION TO EXISTING SYSTEM APPROXIMATED USING SLOPE BETWEEN UP– AND DOWN–GRADIENT MANHOLES. M.E.P. TO PLACE VALVE FOR BACKFLOW PREVENTION INSIDE OF BUILDING FOR EACH SEWER CONNECTION. CONTACT ENGINEER IF FIELD CONDITIONS FROM INVERT VARY FROM DESIGN.
6. WATER UTILITIES: 4" AND 8" WATER PIPE SHALL BE DUCTILE IRON PIPE UNLESS OTHERWISE APPROVED. FINAL PIPE SIZING TO BE PROVIDED BY MEP ENGINEER. INTERNAL METERING, BACKFLOW PREVENTION, AND PRESSURE REDUCERS TO BE COMPLETED BY M.E.P. ENGINEER. DOMESTIC WATER PIPE SIZES WILL DETERMINE THE FINAL WATER METERING OPTIONS. METER MAY BE SMALLER THAN 4" WATER MAIN. WATER METERING, PRESSURE REDUCER AND BACKFLOW PREVENTION TO BE IN ACCORDANCE WITH THE PORTLAND WATER DISTRICT STANDARDS.
7. ELECTRIC UTILITIES: ELECTRIC DESIGN TO BE FINALIZED BY M.E.P. ENGINEER. ELECTRICAL LOAD TO BE DETERMINED BY M.E.P. ENGINEER. METER LOCATION BY M.E.P. ALL ELECTRIC CONSTRUCTION SHALL CONFORM TO CMP GUIDEBOOK OF STANDARD REQUIREMENTS, MOST RECENT EDITION.
8. GAS UTILITIES: PROJECT GAS LOAD AND INTERNAL GAS UTILITY DESIGN TO BE FINALIZED BY M.E.P. ENGINEER. GAS METERS TO BE LOCATED BY M.E.P.
9. CABLE AND TELEPHONE PULLBOXES AND PEDESTAL LOCATIONS TO BE DETERMINED BY FAIRPOINT AND TIME WARNER PRIOR TO CONSTRUCTION. CONTRCTOR TO COORDINATE.



SEWER STRUCTURE SCHEDULE				
STRUCTURE	INTERIOR DIAMETER	RIM	INV. IN	INV. OUT
SMH–1	4'	11.56'	SMH–2: 6.57' GREASE: 6.70	6.47'
SMH–2	4'	12.25'	FROM E: 7.45' FROM S: 7.45'	7.35'
GREASE INTERCEPTOR	SEE DETAIL	10.70' (SOUTH) 10.99' (NORTH)	7.35'	7.10'

CONSTRUCTION DRAWINGS

ISSUED FOR	BY / DATE
UTILITY LETTERS	WHS 11/12/14
PRE–APP MTG.	WHS 1/6/15
PRELIMINARY SUB	WHS 1/14/15
UTILITY STUB	WHS 4/14/15
COMMENT RESPONSE	WHS 4/16/15
CITY RESPONSE	WHS 5/19/15
PRICING SET	WHS 6/5/15
CONSTRUCTION	WHS 8/12/15
REVISION	REV. DATE

DRAWING NAME: UTILITY PLAN

PROJECT NAME: EAST BAYSIDE LOFTS

CLIENT: REDFERN BAYSIDE, LLC. P.O. BOX 8816 PORTLAND, ME 04104

ACORN ENGINEERING, INC.
ACORN ENGINEERING, INC. 158 DANFORTH STREET, PORTLAND MAINE 04102 (207) 775–2655

FILE:	1053_CIVIL_11–15–14
DATE:	10/15/2014
JN:	1053
SCALE:	1" =10'
DESIGNED BY:	WHS
DRAWN BY:	MAG
CHECKED BY:	WHS

STATE OF MAINE WILLIAM SAVAGE No. 11411 7-17-15 LICENSED PROFESSIONAL ENGINEER

DRAWING NO. C-20

GENERAL NOTES:

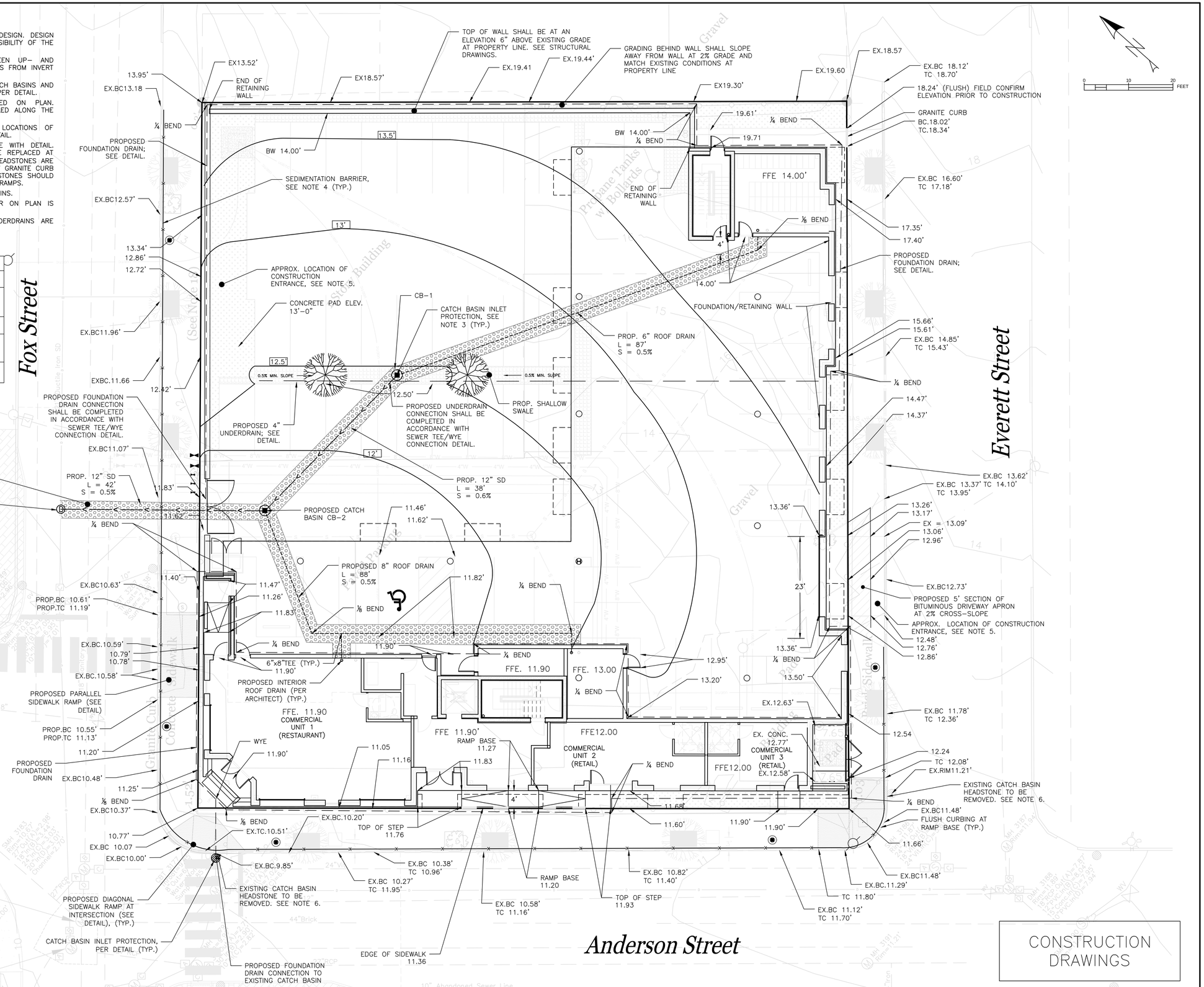
1. REFER TO STRUCTURAL ENGINEER'S PLANS FOR RETAINING WALL DESIGN. DESIGN OF TEMPORARY SOIL RESTRAINT MEASURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR IF NECESSARY FOR CONSTRUCTION.
2. STORM DRAIN MH INVERT APPROXIMATED USING SLOPE BETWEEN UP– AND DOWN–GRADIENT MANHOLES. CONTACT ENGINEER IF FIELD CONDITIONS FROM INVERT VARY FROM DESIGN.
3. CONTRACTOR SHALL PLACE CATCH BASIN INLET PROTECTION ON CATCH BASINS AND FIELD INLETS DOWN–GRADIENT OF ALL NON–STABILIZED SURFACES, PER DETAIL.
4. LOCATION OF PROPOSED SEDIMENTATION BARRIER IS INDICATED ON PLAN. CONTRACTOR TO ENSURE THAT SEDIMENTATION BARRIER IS INSTALLED ALONG THE DOWN–GRADIENT LOCATION OF DISTURBANCE, PER DETAIL.
5. CONTRACTOR SHALL INSTALL CONSTRUCTION ENTRANCE AT ALL LOCATIONS OF INGRESS AND EGRESS DURING CONSTRUCTION TO THE SITE. SEE DETAIL.
6. CURB TO BE REMOVED, STOCKPILED AND RESET IN ACCORDANCE WITH DETAIL. BROKEN CURB SHALL BE PROPERLY DISPOSED OF AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. IN INSTANCES WHERE CATCH BASIN HEADSTONES ARE TO BE REPLACED WITH TIPDOWNS, CONTRACTOR SHALL PROVIDE NEW GRANITE CURB TIPDOWN AND OTHER CURBING AS NECESSARY. CATCH BASIN HEADSTONES SHOULD ONLY BE REMOVED IF THEY ARE TO HINDER ADA ACCESS TO CURB RAMPS.
7. CONTRACTOR SHALL INSTALL CATCH BASIN HOOD ON ALL CATCH BASINS.
8. CONTRACTOR SHALL CONFIRM H–20 LOADING AT INDICATED COVER ON PLAN IS FEASIBLE OVER DRAINAGE PIPE PRIOR TO CONSTRUCTION.
9. CONTRACTOR SHALL ENSURE THAT FOUNDATION DRAINS AND UNDERDRAINS ARE CONSTRUCTED WITH POSITIVE OUTLET TO PROPOSED CONNECTIONS.

DRAINAGE STRUCTURE SCHEDULE

STRUCTURE	SIZE (I.D.)	TYPE	RIM	INV. IN	SUMP DEPTH	INV. OUT
CB–1	4'	4' PRECAST	12.00'	RD (NORTH) 8.64'	3'	12" OUT 8.54'
CB–2	4'	4' PRECAST	11.25'	12" IN: 8.31' 6" IN: 8.31'	3'	12" OUT 8.21'
DMH–1	4'	PRECAST DRAINAGE MANHOLE	11.05' **	20" IN = 7.28' * 12" IN = 8.00'	N/A	7.20' *
EXCB–1	EXIST.	EXISTING CATCH BASIN	EXISTING	FD: 7.08'	EXISTING	EXISTING 6.98'

* BASED ON EXISTING ELEVATIONS, SEE NOTE 2 THIS SHEET

** BASED ON EXISTING STREET ELEVATIONS. CONTRACTOR TO ENSURE THAT ANY CHANGES TO ROADWAY ELEVATION PROFILE ARE COMPLETED IN ACCORDANCE WITH FOX AND ANDERSON STREET IMPROVEMENTS PROJECT.



CONSTRUCTION DRAWINGS

ISSUED FOR	BY	DATE
PRE–APP MTG.	WHS	1/6/15
PRELIMINARY SUB.	WHS	1/14/15
UTILITY STUB	WHS	4/14/15
COMMENT RESPONSE	WHS	5/19/15
CITY RESPONSE	WHS	5/19/15
PRICING SET	WHS	6/5/15
Construction	WHS	9/12/15

DRAWING NAME: GRADING, DRAINAGE AND EROSION CONTROL PLAN

PROJECT NAME: EAST BAYSIDE LOFTS

CLIENT: REDFERN BAYSIDE, LLC. P.O. BOX 8816 PORTLAND, ME 04104

ACORN ENGINEERING, INC.
158 DANFORTH STREET, PORTLAND MAINE 04102
(207) 775–2655

FILE:	1053_CIVIL_11–15–14
DATE:	10/15/2014
JN:	1053
SCALE:	1" =10'
DESIGNED BY:	WHS
DRAWN BY:	MAG
CHECKED BY:	WHS

STATE OF MAINE WILLIAM H. SAVAGE No. 11411 1–17–15 LICENSED PROFESSIONAL ENGINEER

DRAWING NO. C–30

NOTES:

1. COMPOSITE WET SET (REPLACEABLE) DETECTABLE WARNING PANELS SHALL BE AS MANUFACTURED BY ADA SOLUTIONS, INC. (WWW.ADATILE.COM) OR APPROVED EQUAL.

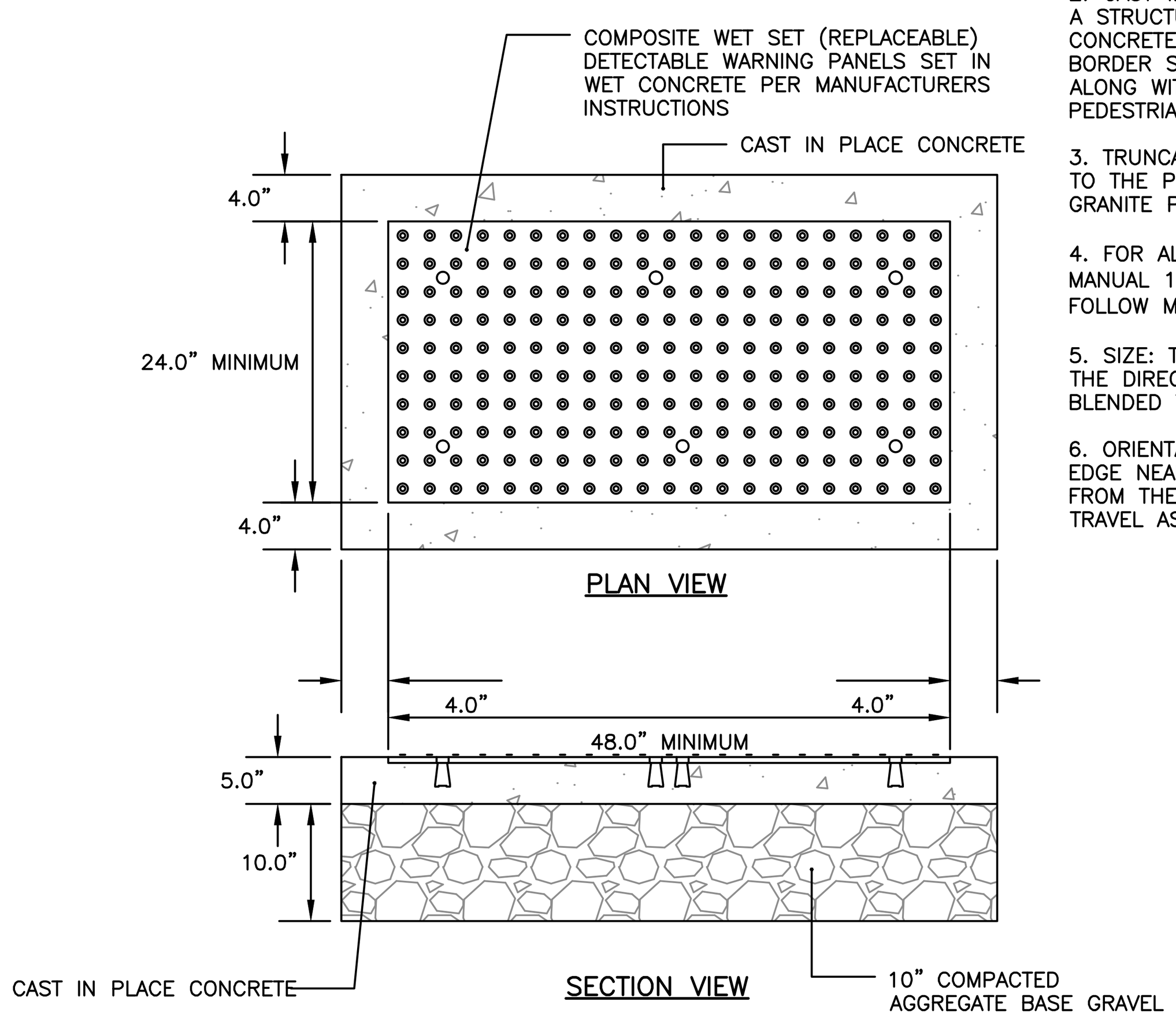
2. CAST IN PLACE CONCRETE SHALL MEET SPECIFICATIONS FOR MAINE D.O.T. CLASS A STRUCTURAL CONCRETE, MINIMUM COMPRESSIVE STRENGTH 4,000 PSI. THE CONCRETE SHALL BE SEALED PRIOR TO SETTING PANELS. THE EXPOSED CONCRETE BORDER SHALL RECEIVE A GROOVED EDGE BETWEEN THE PANEL AND CONCRETE, ALONG WITH A UNIFORM BROOM FINISH PERPENDICULAR TO THE FLOW OF PEDESTRIAN TRAFFIC.

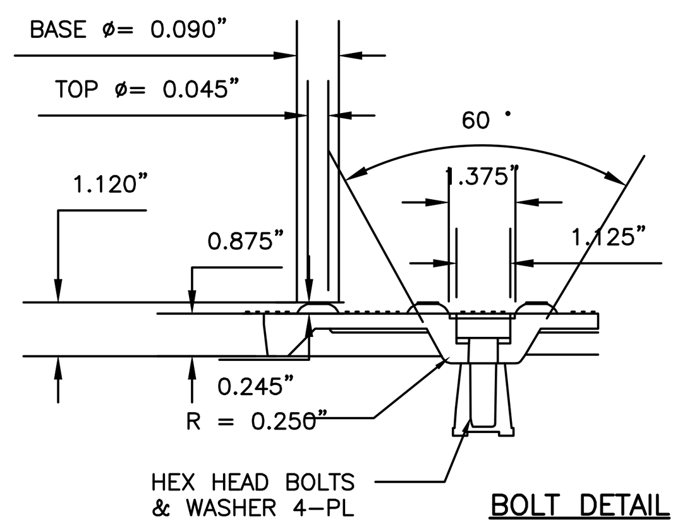
3. TRUNCATED DOMES SHALL BE ALIGNED IN ROWS, PARALLEL AND PERPENDICULAR TO THE PREDOMINANT DIRECTION OF TRAVEL. TRUNCATED DOME BRICKS AND GRANITE PAVERS ARE NOT ALLOWED.

4. FOR ALL DETECTABLE WARNING PANELS (EXCEPT AS SPECIFIED IN TECHNICAL MANUAL 1.8.4.), FEDERAL YELLOW COLORED (#33538) PANEL(S) SHALL BE USED. FOLLOW MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION.

5. SIZE: THE DETECTABLE WARNING PANEL(S) SHALL EXTEND 24 INCHES MINIMUM IN THE DIRECTION OF TRAVEL AND THE FULL WIDTH OF THE CURB RAMP, LANDING, OR BLENDED TRANSITION TO THE STREET.

6. ORIENTATION: THE DETECTABLE WARNING PANEL SHALL BE LOCATED SO THAT THE EDGE NEAREST TO THE CURB LINE IS 6 INCHES MINIMUM AND 8 INCHES MAXIMUM FROM THE CURB LINE. THE PANEL SHALL BE ORIENTED TO THE DIRECTION OF TRAVEL AS IDENTIFIED BY THE POINT OF EGRESS.





SIDEWALK RAMP DETECTABLE WARNING PANEL

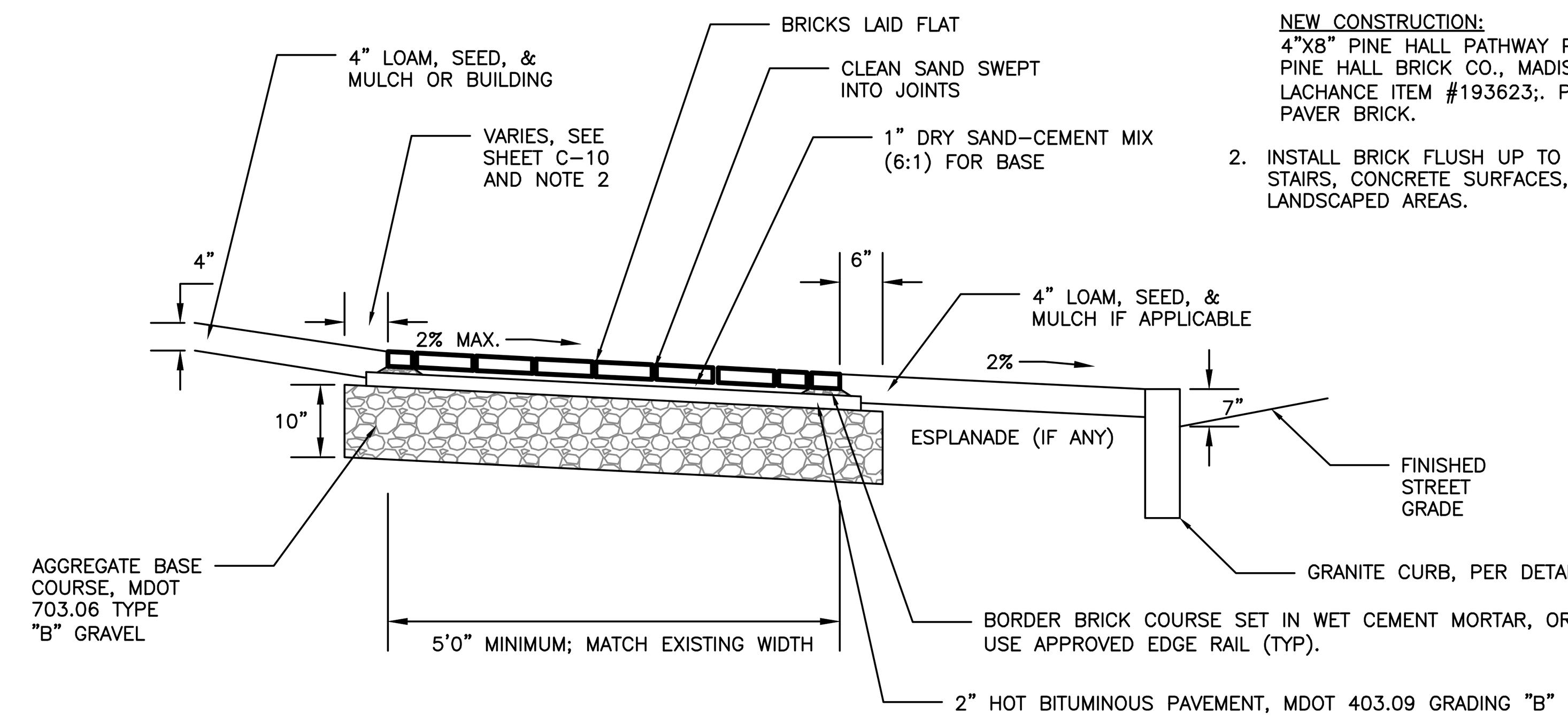
NOT TO SCALE

NOTES:

1. BRICKS TO BE USED:

NEW CONSTRUCTION:
4"X8" PINE HALL PATHWAY PAVER BRICK; MFG. BY PINE HALL BRICK CO., MADISON, NORTH CAROLINA. LACHANCE ITEM #193623;. PINE HALL PATHWAY PAVER BRICK.

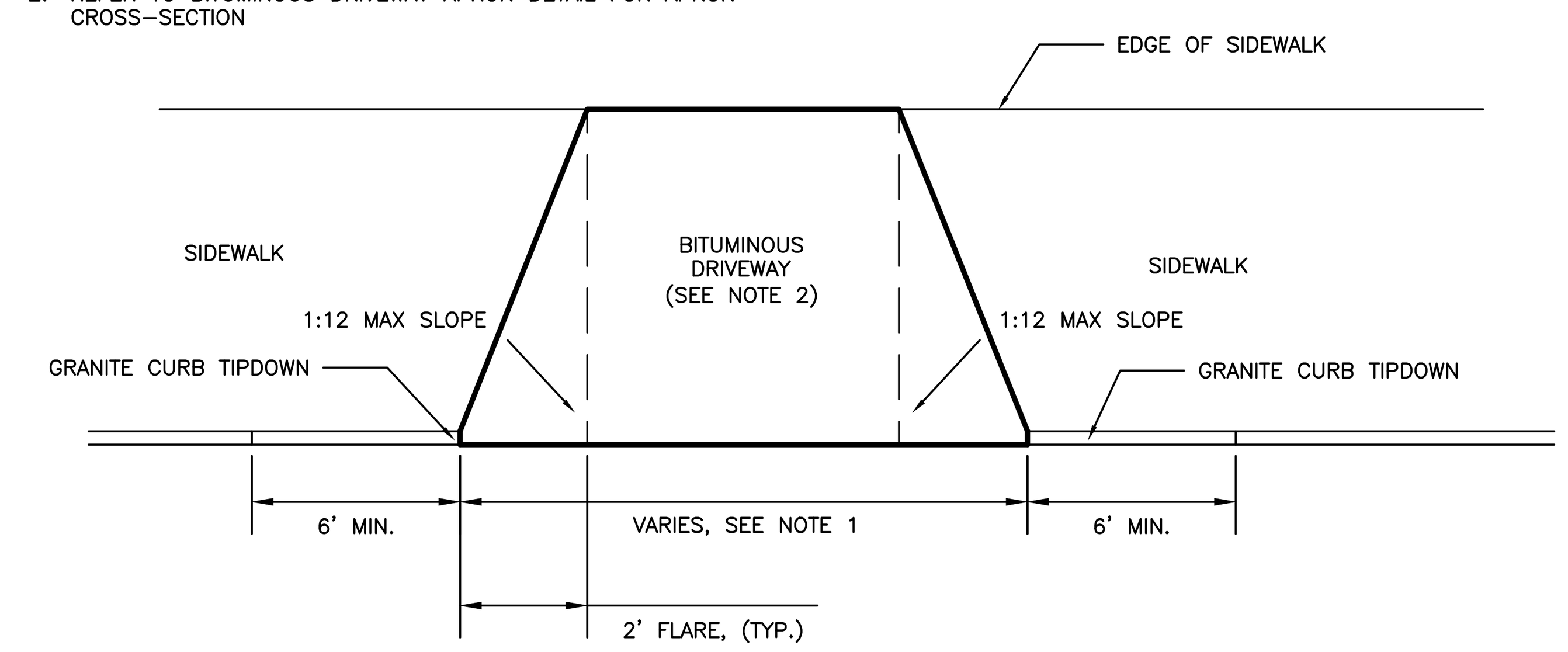
2. INSTALL BRICK FLUSH UP TO BUILDING, PAVEMENT, STAIRS, CONCRETE SURFACES, CURB OR LANDSCAPED AREAS.



BRICK SIDEWALK WITH BITUMINOUS BASE DETAIL

NOT TO SCALE

NOTES:
1. REFER TO GRADING, DRAINAGE AND EROSION CONTROL PLAN FOR SITE GRADING
2. REFER TO BITUMINOUS DRIVEWAY APRON DETAIL FOR APRON CROSS-SECTION



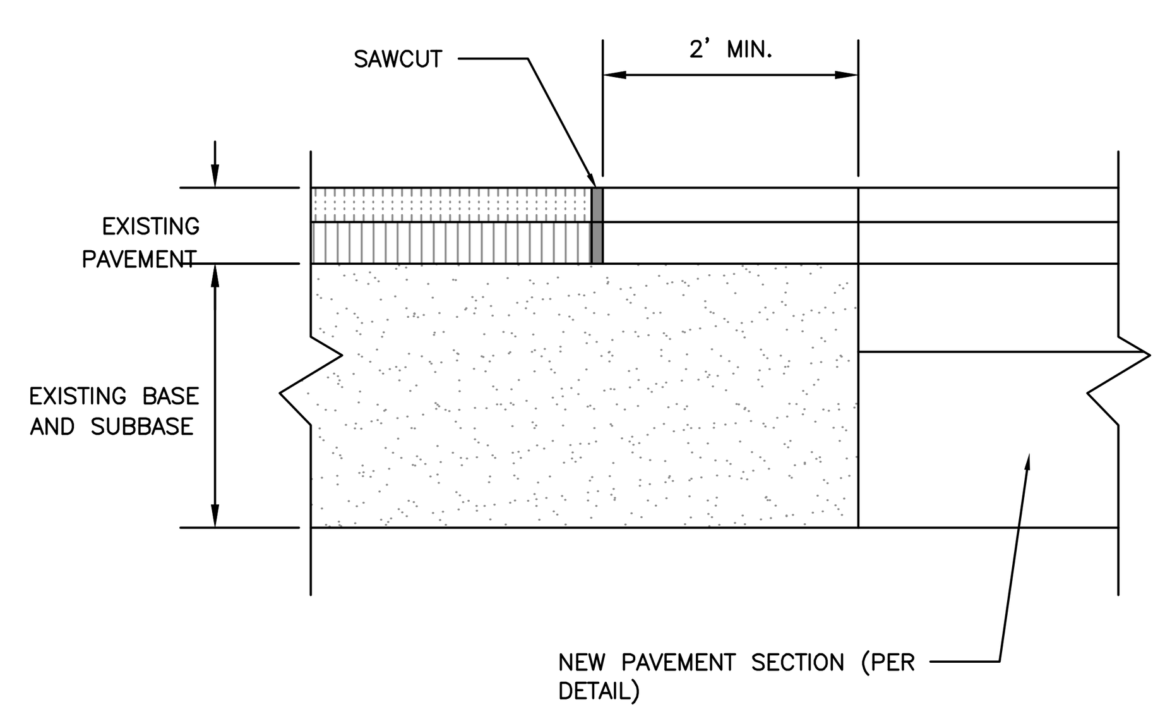
DRIVEWAY APRON LAYOUT DETAIL

NOT TO SCALE

NOTES:

1. SAWCUT EXISTING PAVEMENT AND REMOVE 2' STRIP OF EXISTING PAVEMENT. APPLY BITUMINOUS TACK COAT PRIOR TO PLACEMENT OF NEW BITUMINOUS PAVEMENT.

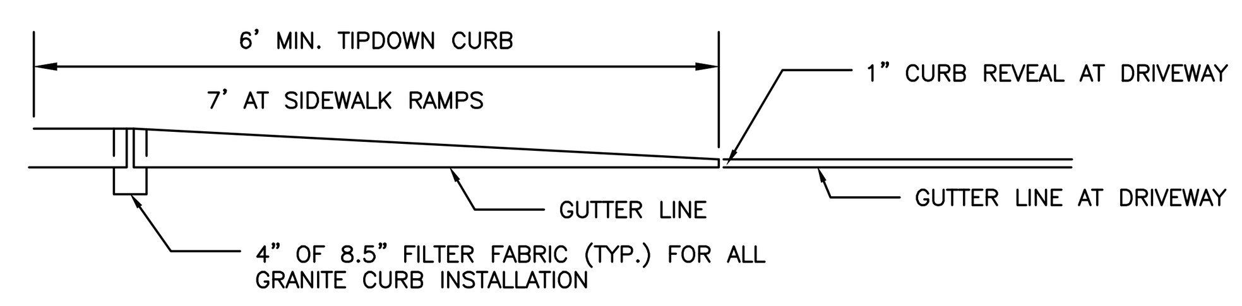
2. THE NEW PAVEMENT SECTION SHALL MEET THE CITY OF PORTLAND LOCAL STREETS BITUMINOUS PAVEMENT DETAIL AT A MINIMUM FOR THE THE EXISTING PAVEMENT AND AGGREGATE BASE AND SUBBASE DEPTH WHICHEVER IS GREATER.



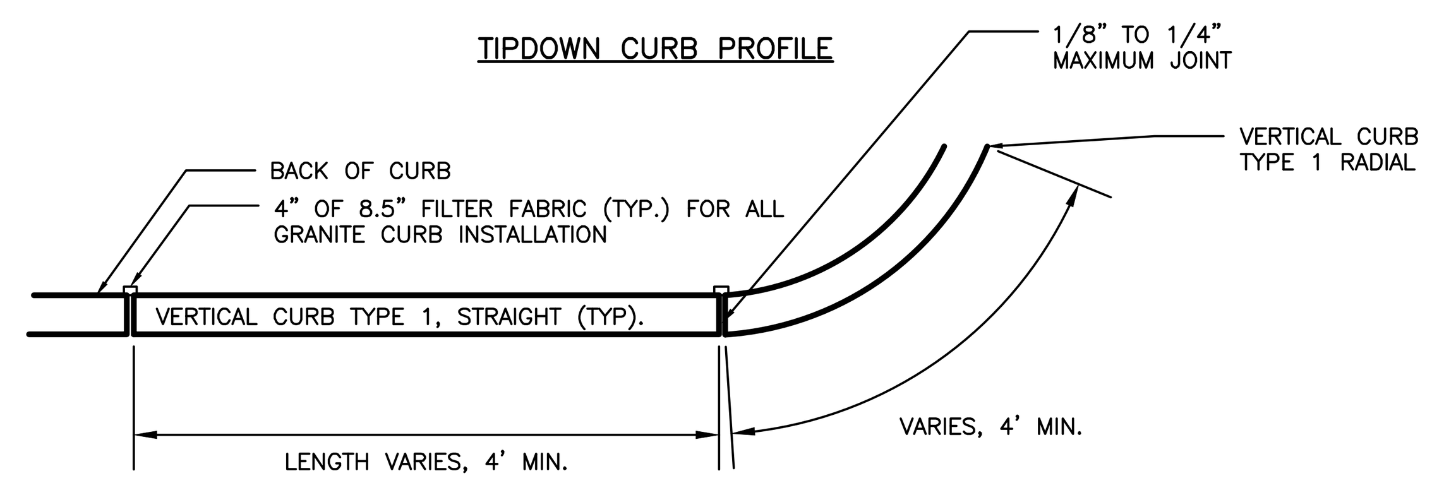
PAVEMENT SAWCUT DETAIL

NOT TO SCALE

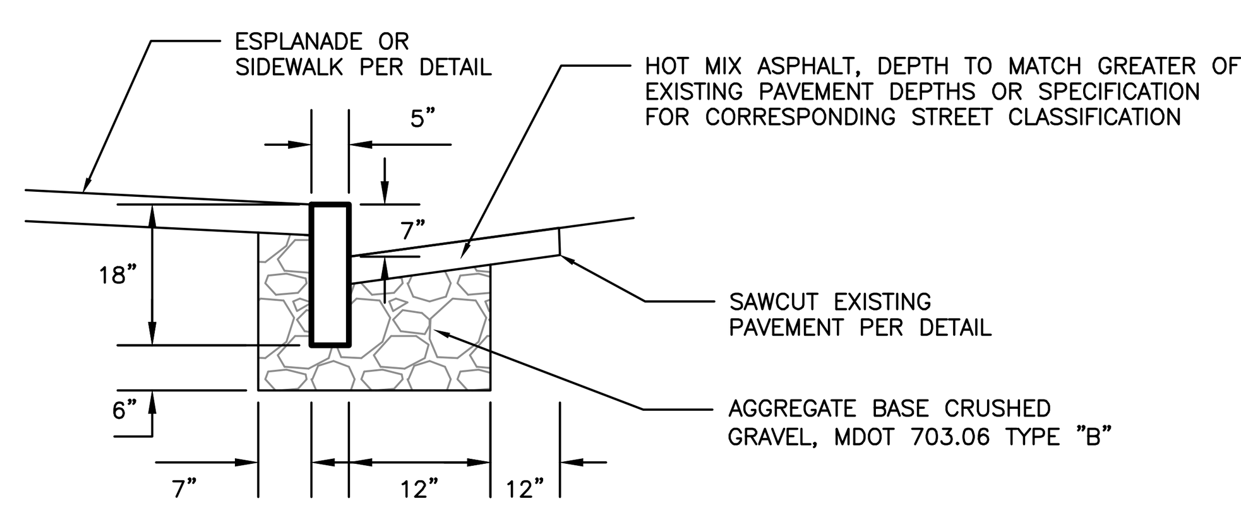
NOTE:
CURB SHALL BE RESET IN ACCORDANCE WITH MDOT 609.08. EXCEPT THAT CURB SPACING SHALL BE AS INDICATED IN THE DETAIL BELOW



TIPDOWN CURB PROFILE



VERTICAL GRANITE CURB PLAN VIEW



VERTICAL GRANITE CURB CROSS SECTION

VERTICAL GRANITE CURB INSTALLATION IN EXISTING STREETS DETAIL

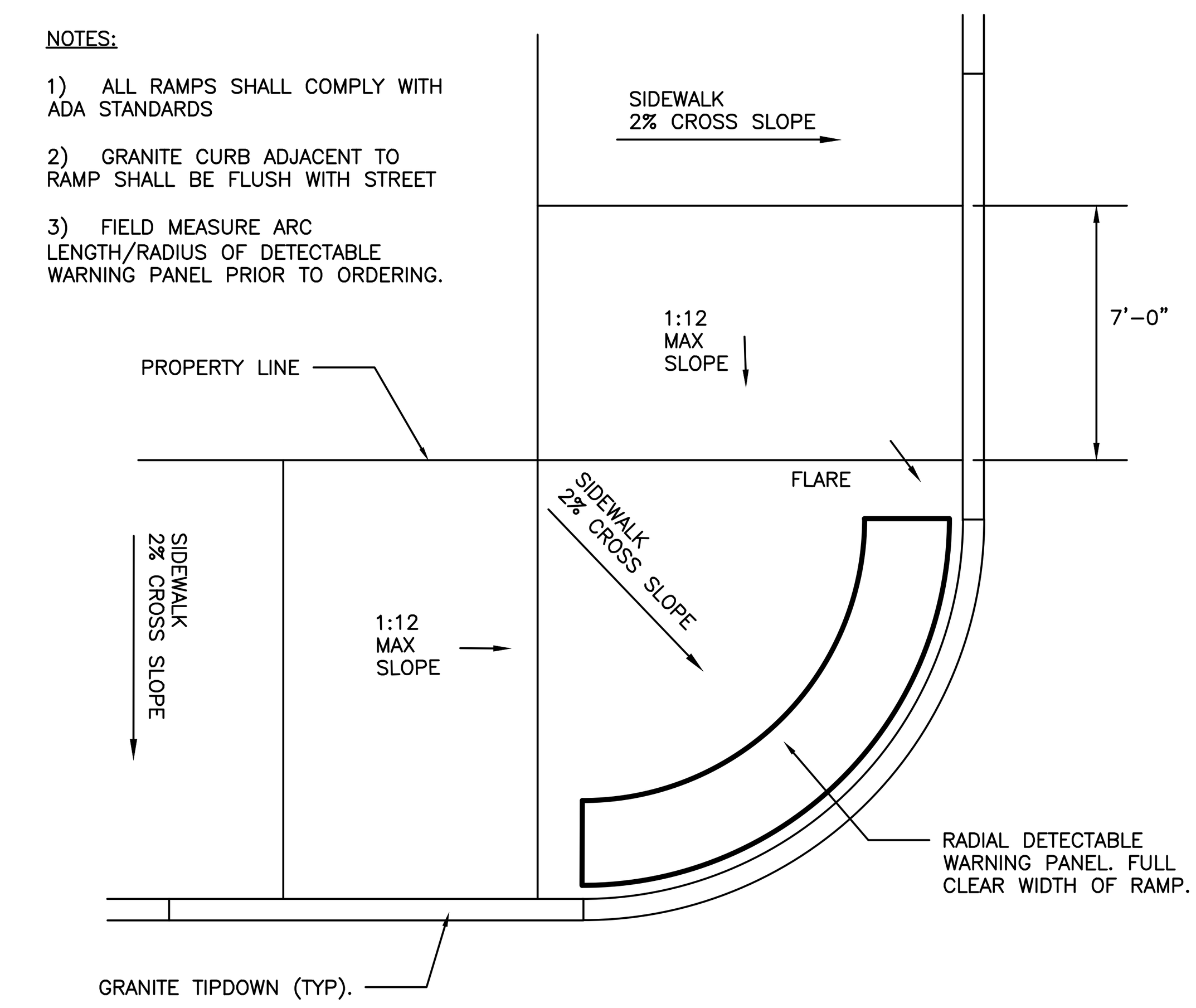
NOT TO SCALE

NOTES:

1) ALL RAMPS SHALL COMPLY WITH ADA STANDARDS

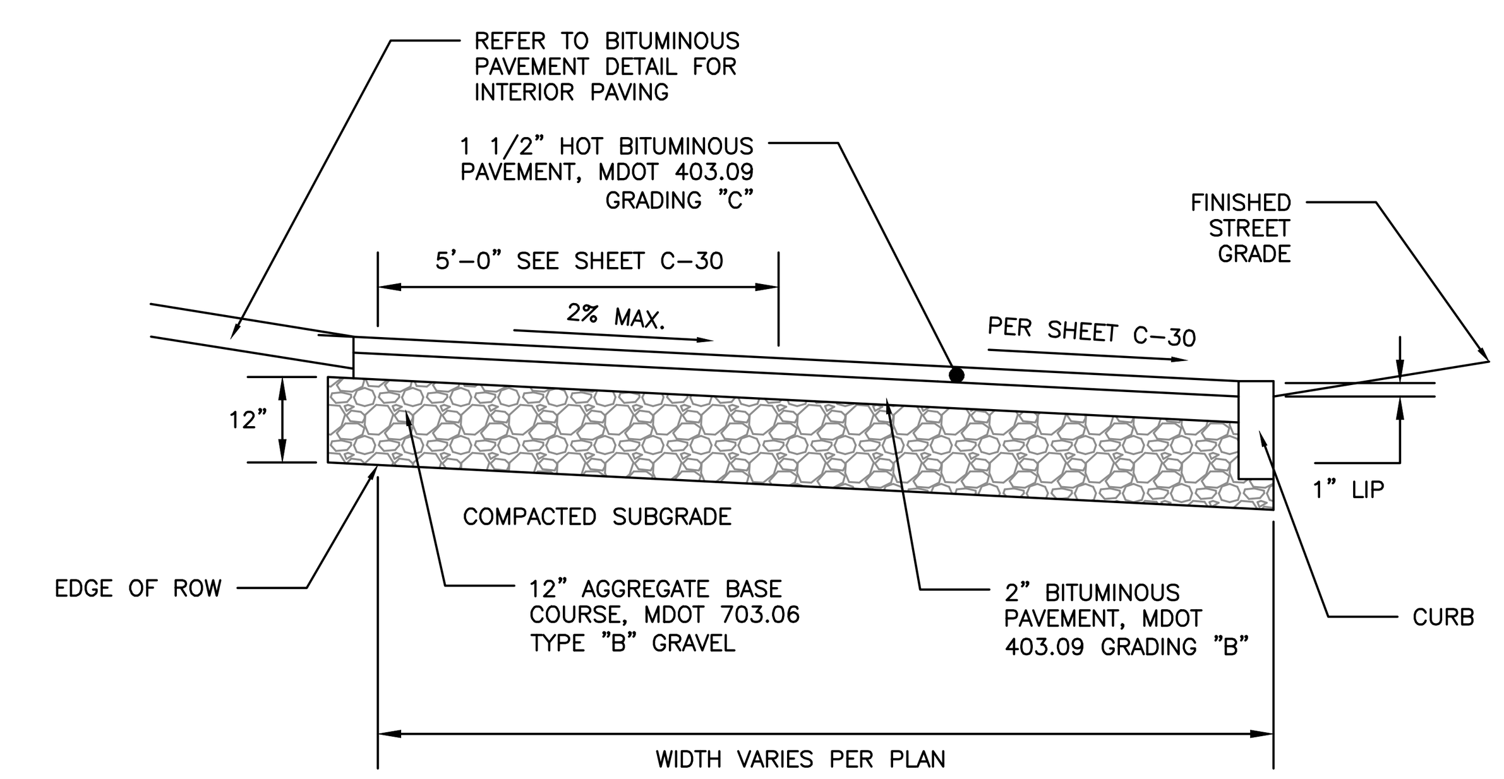
2) GRANITE CURB ADJACENT TO RAMP SHALL BE FLUSH WITH STREET

3) FIELD MEASURE ARC LENGTH/RADIUS OF DETECTABLE WARNING PANEL PRIOR TO ORDERING.



DIAGONAL SIDEWALK RAMP LAYOUT AT INTERSECTION FOR SIDEWALK WITHOUT ESPLANADE

NOT TO SCALE

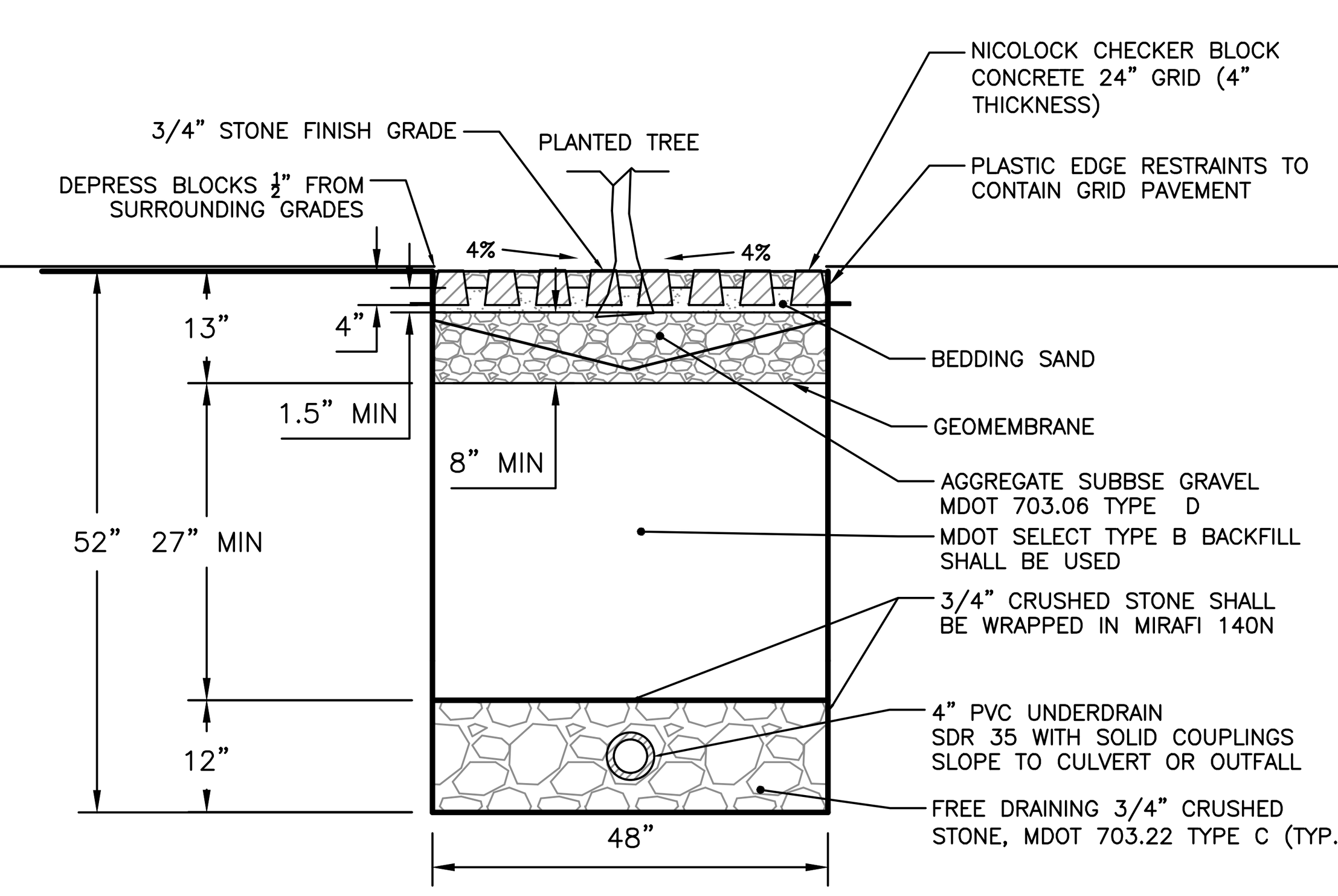


BITUMINOUS DRIVEWAY APRON DETAIL

NOT TO SCALE

CHECKER BLOCK INSTALLATION:
1) AT PROPOSED TREE LOCATION(S) PROVIDE 4'X4' GAP IN CHECKER BLOCK INSTALLATION.
2) MAINTAIN STRAIGHT JOINT LINES BETWEEN GRID UNITS ON BEDDING SAND
3) JOINTS BETWEEN THE GRIDS SHOULD NOT EXCEED 3/16"
4) SURFACE ELEVATION OF GRID UNITS SHALL BE 1/8 TO 1/4" ABOVE ADJACENT CONCRETE COLLARS OR CHANNELS
5) INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS

UNDERDRAIN NOTES:
1. MINIMUM UNDERDRAIN SLOPE 0.0025 (0.25%)
2. PERFORATIONS IN UNDERDRAIN PIPE SHALL BE ORIENTED DOWN.

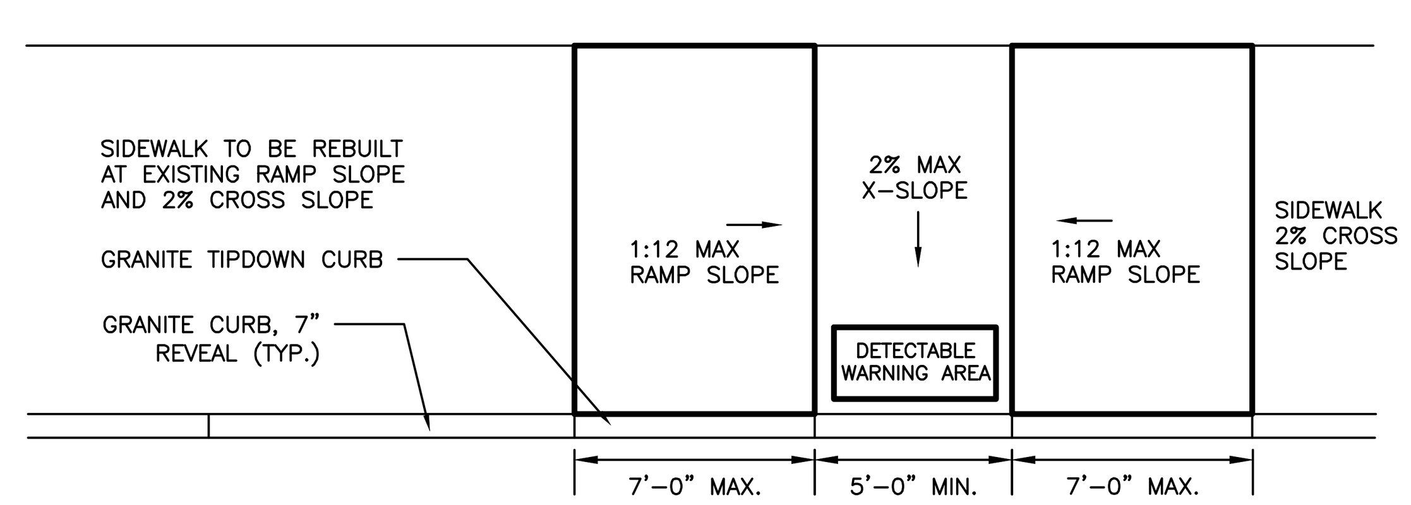


PERVIOUS PAVER DETAIL
NOT TO SCALE

NOTES:

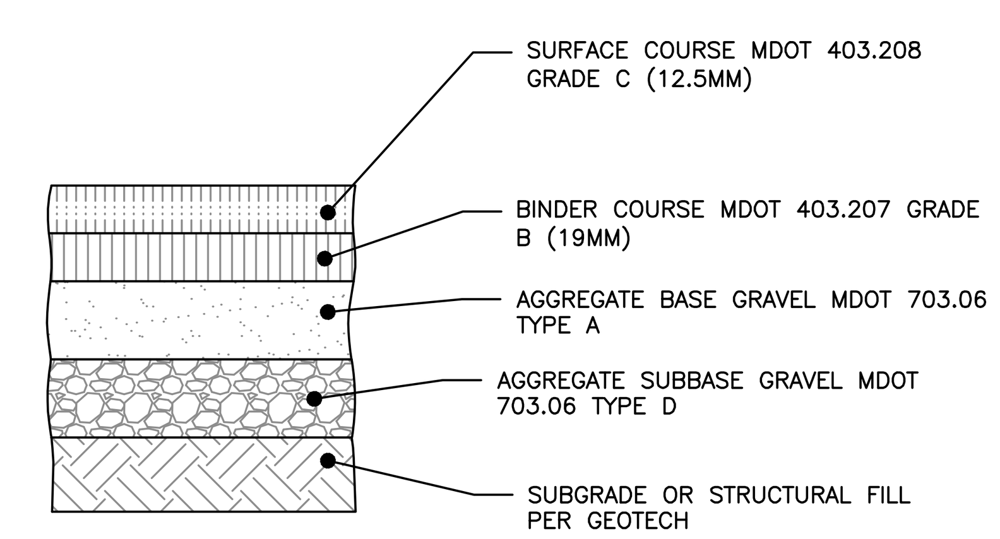
1. ALL RAMPS SHALL COMPLY WITH ADA STANDARDS

2. GRANITE CURB ADJACENT TO RAMP SHALL BE FLUSH WITH STREET



PARALLEL SIDEWALK RAMP LAYOUT FOR SIDEWALK WITHOUT ESPLANADE

NOT TO SCALE



NOTE:

1. PROOF ROLE THE SUBBASE TO 95% MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D-1557 AFTER THE PAVEMENT DRAINS HAVE BEEN INSTALLED AND ARE FULLY FUNCTIONING. MINIMUM OF 5 MODIFIED PROCTOR TESTS ON EXISTING SUBGRADE MATERIALS, BASED UPON FIELD OBSERVATIONS OF MATERIAL GRADATION. FIELD DENSITY TESTING AT A MINIMUM OF 50 FOOT SPACING.

2. COMPACT THE AGGREGATE BASE TO 95% MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D-1557.

3. PAVING OPERATIONS SHALL BE SUBJECT TO THE MINIMUM REQUIREMENTS OF THE MAINE DOT SECTION 401.19 QUALITY CONTROL METHOD D, UNLESS WAIVED BY THE OWNER.

4. PAVING PROFILE EXCEEDS GEOTECH REPORT PROFILE.

THICKNESS OF LAYERS

STANDARD	LAYERS
1-1/4"	SURFACE COURSE MDOT 403.208 GRADE C (12.5 mm)
2-0"	BINDER COURSE MDOT 403.207 GRADE B (19 mm)
3"	AGGREGATE BASE GRAVEL MDOT 703.06 TYPE A
15"	AGGREGATE SUBBASE GRAVEL MDOT 703.06 TYPE D

BITUMINOUS PAVEMENT PROFILE

NOT TO SCALE

CONSTRUCTION DRAWINGS

ISSUED FOR	BY / DATE
PRELIMINARY SUB	WHS 1/14/15
COMMENT RESPONSE	WHS 4/3/15
COMMENT RESPONSE	WHS 4/16/15
PRICING SET	WHS 6/5/15
CONSTRUCTION	WHS 8/12/15
REVISION	REV. / DATE

DRAWING NAME: SITE DETAILS

PROJECT NAME: EAST BAYSIDE LOFTS

CLIENT: REDFERN BAYSIDE, LLC.
P.O. BOX 8816 PORTLAND, ME 04104

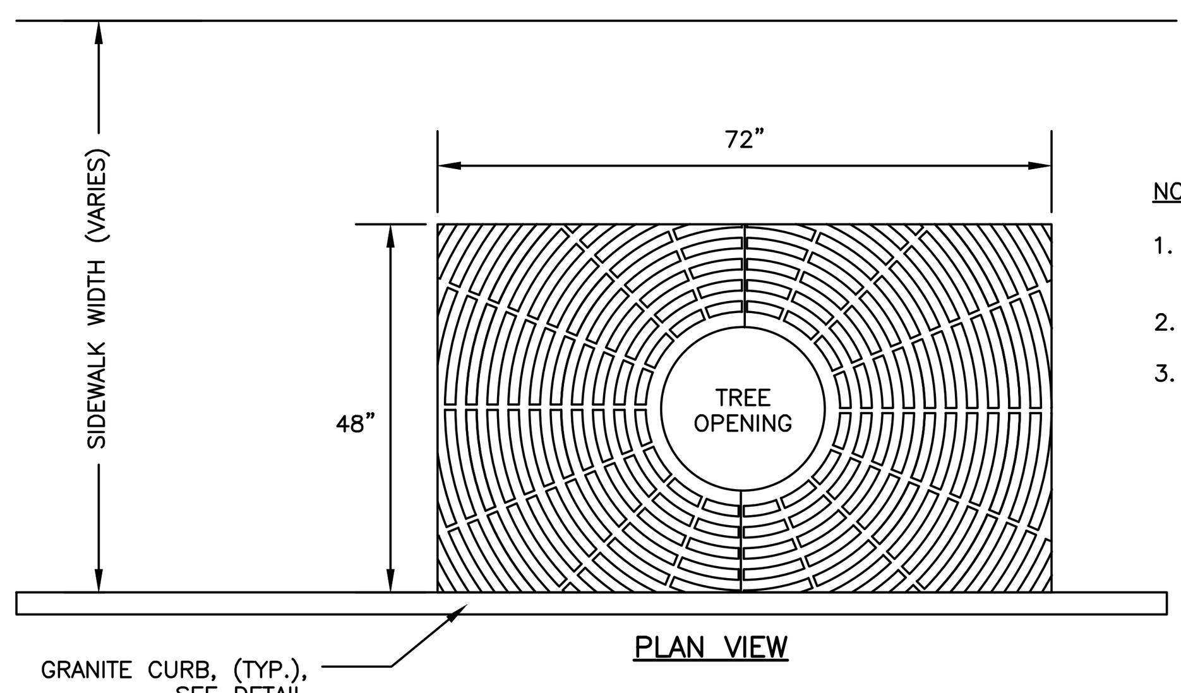
A C O R N ENGINEERING, INC.

ACORN ENGINEERING, INC.
158 DANFORTH STREET, PORTLAND MAINE 04102
(207) 775-2655

FILE:	1053_DETAILS
DATE:	12/5/2014
JN:	1053
SCALE:	NTS
DESIGNED BY:	WHS
DRAWN BY:	MAG
CHECKED BY:	WHS

STATE OF MAINE
WILLIAM SAVAGE
No. 11418
7-17-15
LICENSED
PROFESSIONAL ENGINEER

DRAWING NO.
C-40



NOTES:

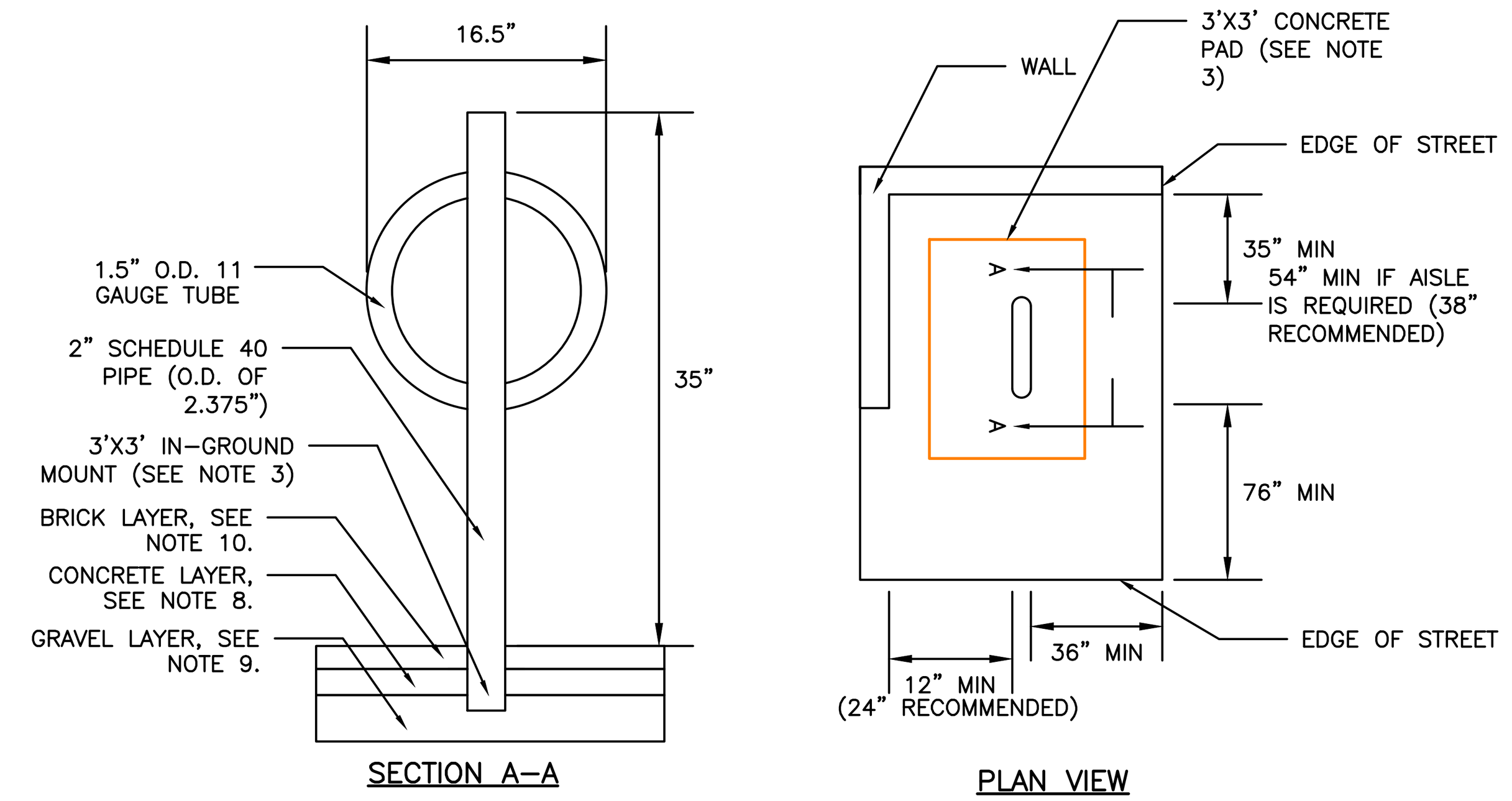
1. 16" EXPANDABLE TREE OPENING; .375" SLOT OPENINGS.
2. SIDEWALK MATERIAL PER PLAN.
3. WHEN INSTALLED IN A BRICK SIDEWALK, GRATE REQUIRES A FRAME TO BE INSTALLED TO HOLD GRATE IN PLACE. CONTRACTOR TO INSTALL IN ACCORDANCE WITH MANUFACTURERS INSTALLATION PROCEDURES FOR PAVERS. CONTRACTOR TO SUBMIT INSTALLATION PROCEDURES FOR REVIEW FROM ENGINEER PRIOR TO CONSTRUCTION.

EXPANDABLE TREE GRATE NEENAH MODEL R-8811

NOT TO SCALE

NOTES:

1. BICYCLE RACK SHALL HAVE CAPACITY FOR TWO BICYCLES.
2. BICYCLE RACK PARTS SHALL BE OF UNIFORM COLOR AND SHALL BE FINISHED IN ACCORDANCE WITH PRODUCT SPECIFICATION.
3. BICYCLE RACK SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S MOST RECENT INSTALLATION RECOMMENDATIONS, AND SHALL BE INSTALLED WITH AN IN-GROUND MOUNT UNLESS OTHERWISE APPROVED BY ENGINEER.
4. BICYCLE RACK SHALL BE "DERO BIKE HITCH", AS MANUFACTURED BY DERO BIKE RACKS.
5. MINIMUM OFFSETS SHOWN. MANUFACTURER'S RECOMMENDED OFFSETS SHALL BE ENFORCED WHERE POSSIBLE.
6. MINIMUM DISTANCE BETWEEN BICYCLE RACKS SHALL BE 24". RECOMMENDED DISTANCE BETWEEN BICYCLE RACKS SHALL BE 38".
7. ALL OFFSETS ARE FROM OUTSIDE EDGES OF ITEMS.
8. CONCRETE SHALL BE 4000 PSI @28 DAYS. BOTTOM OF CONCRETE SHALL BE AT TOP OF SIDEWALK GRAVEL ELEVATION. DEPTH VARIES APRROX. 4"-7".
9. GRAVEL LAYER SHALL BE INSTALLED IN ACCORDANCE WITH BRICK SIDEWALK WITH BITUMINOUS BASE DETAIL, AND SHALL BE MAINEDOT 703.06 TYPE B.
10. TOP OF BRICK LAYER SHALL BE AT SAME ELEVATION IN ACCORDANCE WITH BRICK SIDEWALK DETAIL.

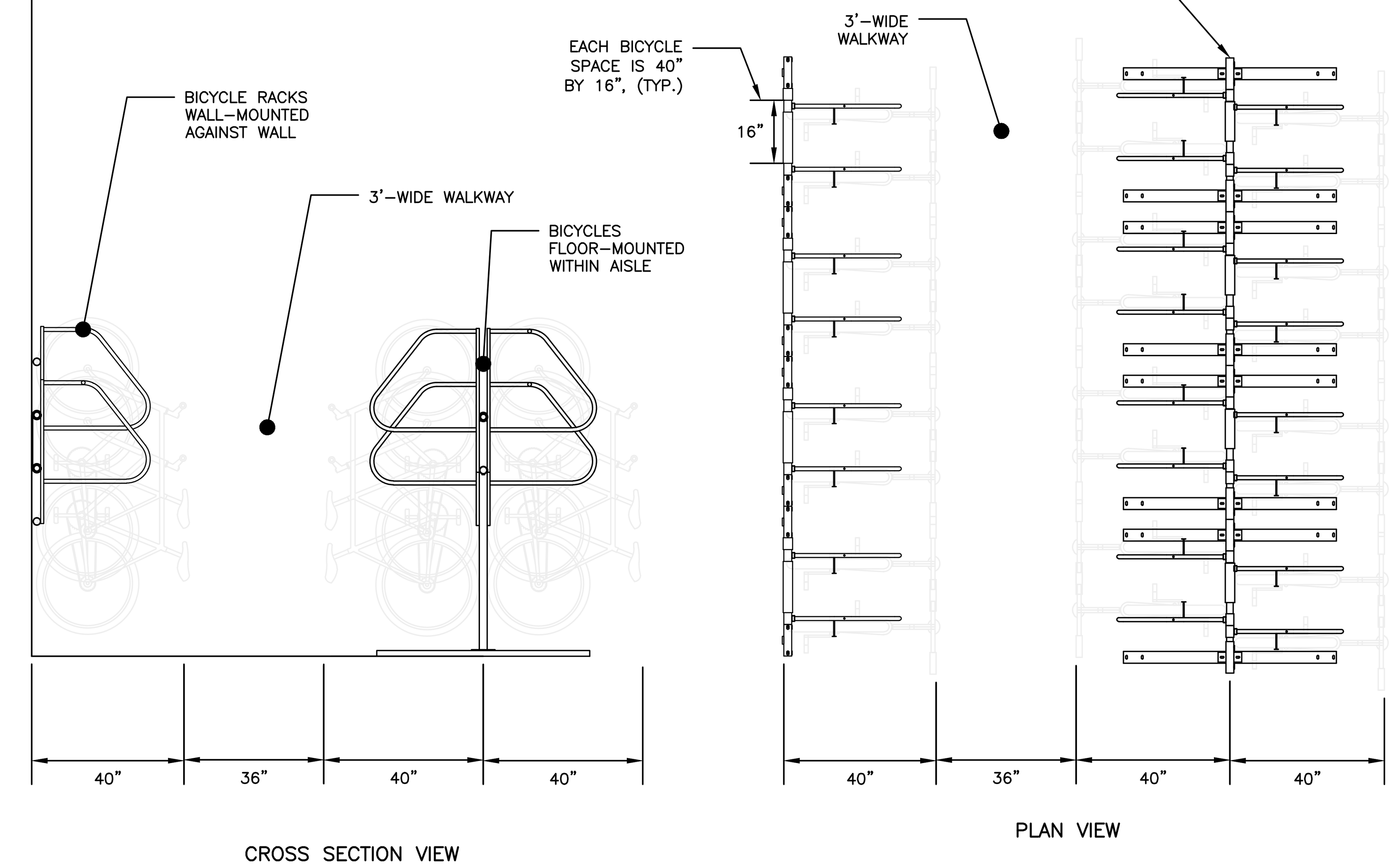


BICYCLE RACK DETAIL

NOT TO SCALE

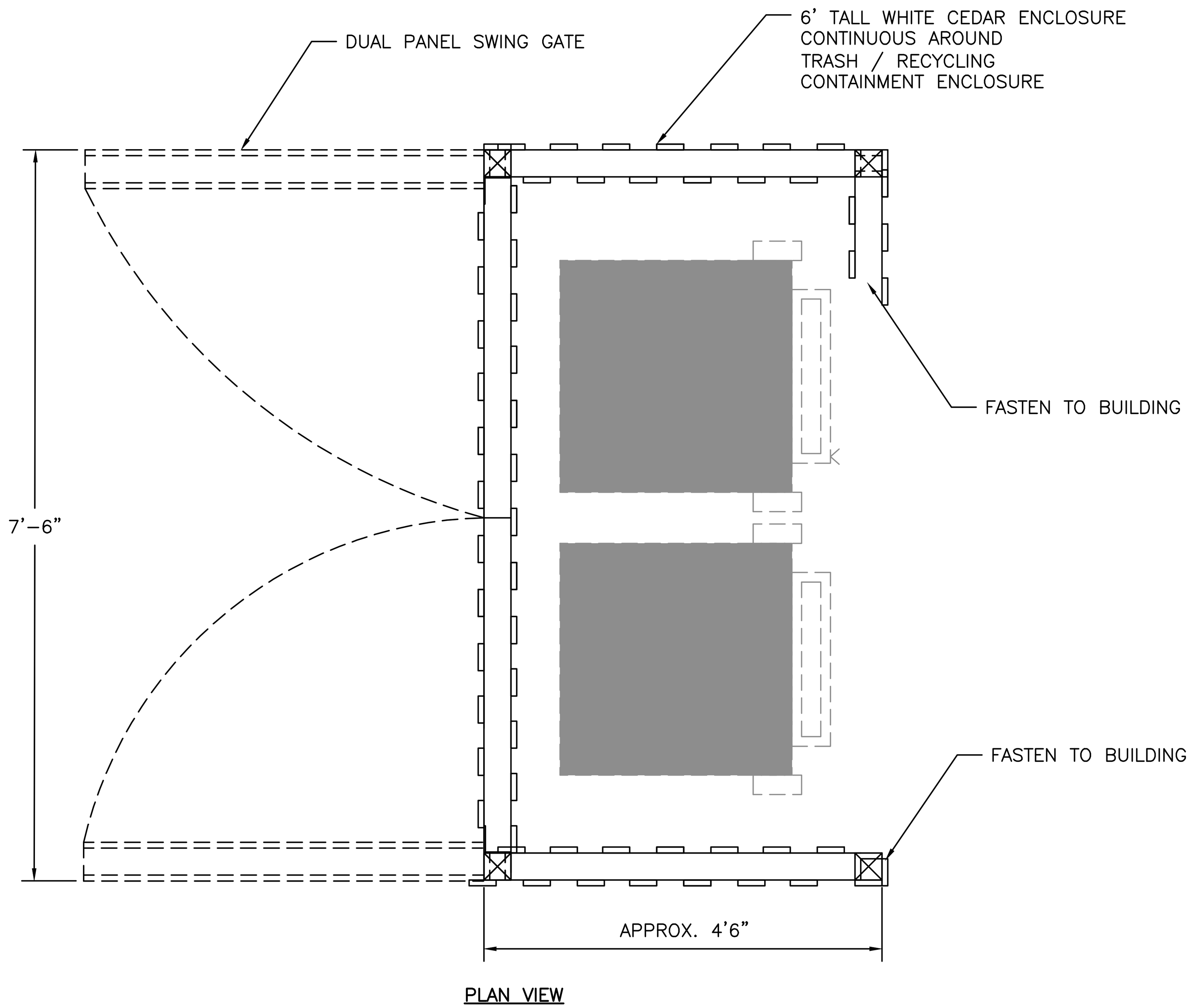
NOTES:

1. FINAL LOCATION OF INTERIOR BICYCLE RACKS SHALL CONFORM TO ALL ARCHITECTURAL DRAWINGS. CONTRACTOR TO NOTIFY ENGINEER AND ARCHITECT WITH ANY DISCREPANCIES.
2. BICYCLE MOUNT SHALL BE ULTRA SPACE SAVER AS MANUFACTURED BY DERO, OR APPROVED EQUAL.
3. BICYCLES SHALL BE WALL MOUNTED OR FLOOR MOUNTED IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS.
4. CONTRACTOR TO SUBMIT SHOP DRAWING DETAILING LAYOUT



INTERIOR BICYCLE STORAGE LAYOUT

NOT TO SCALE

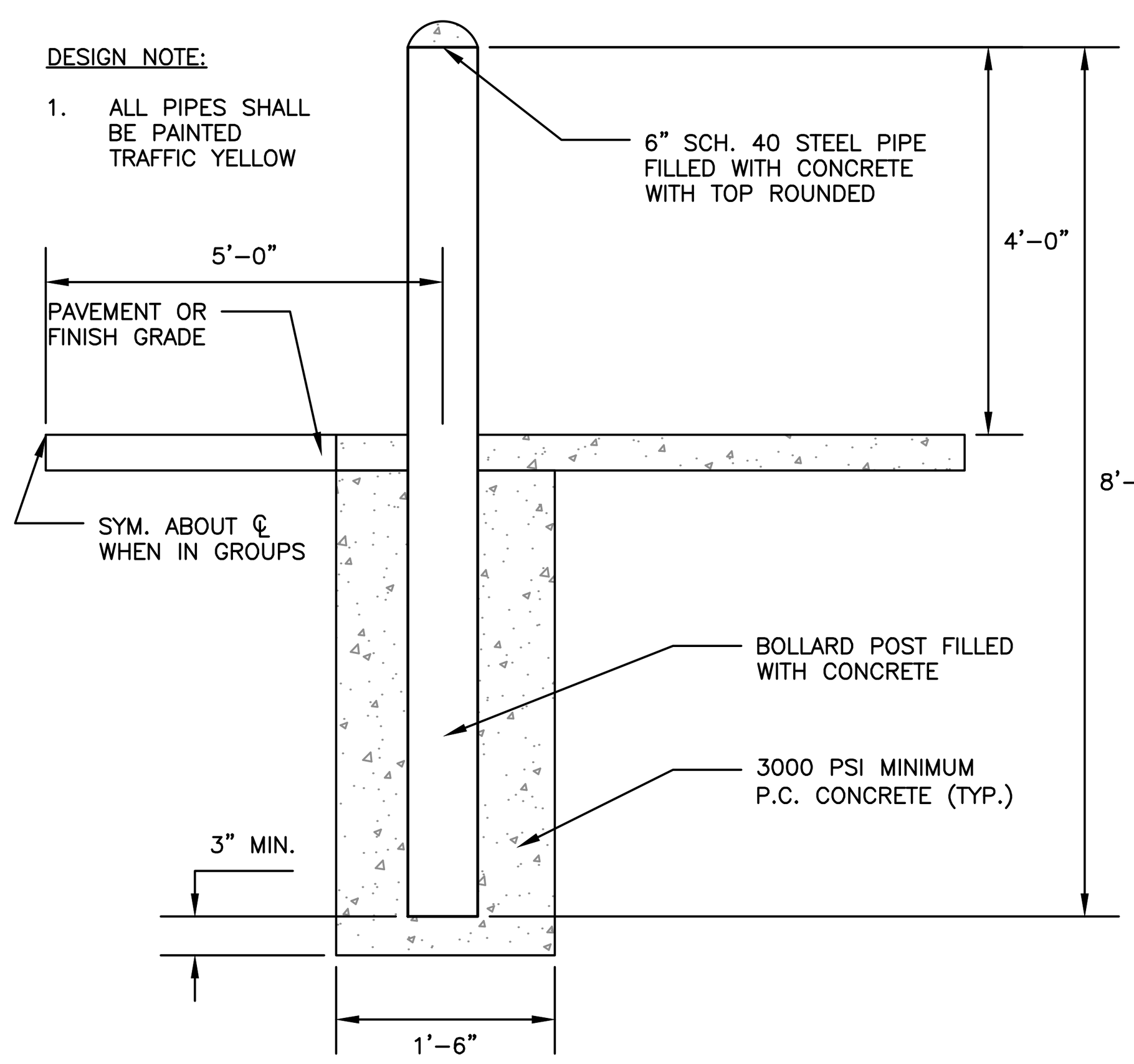


COMMERCIAL 1 TRASH ENCLOSURE DETAIL

NOT TO SCALE

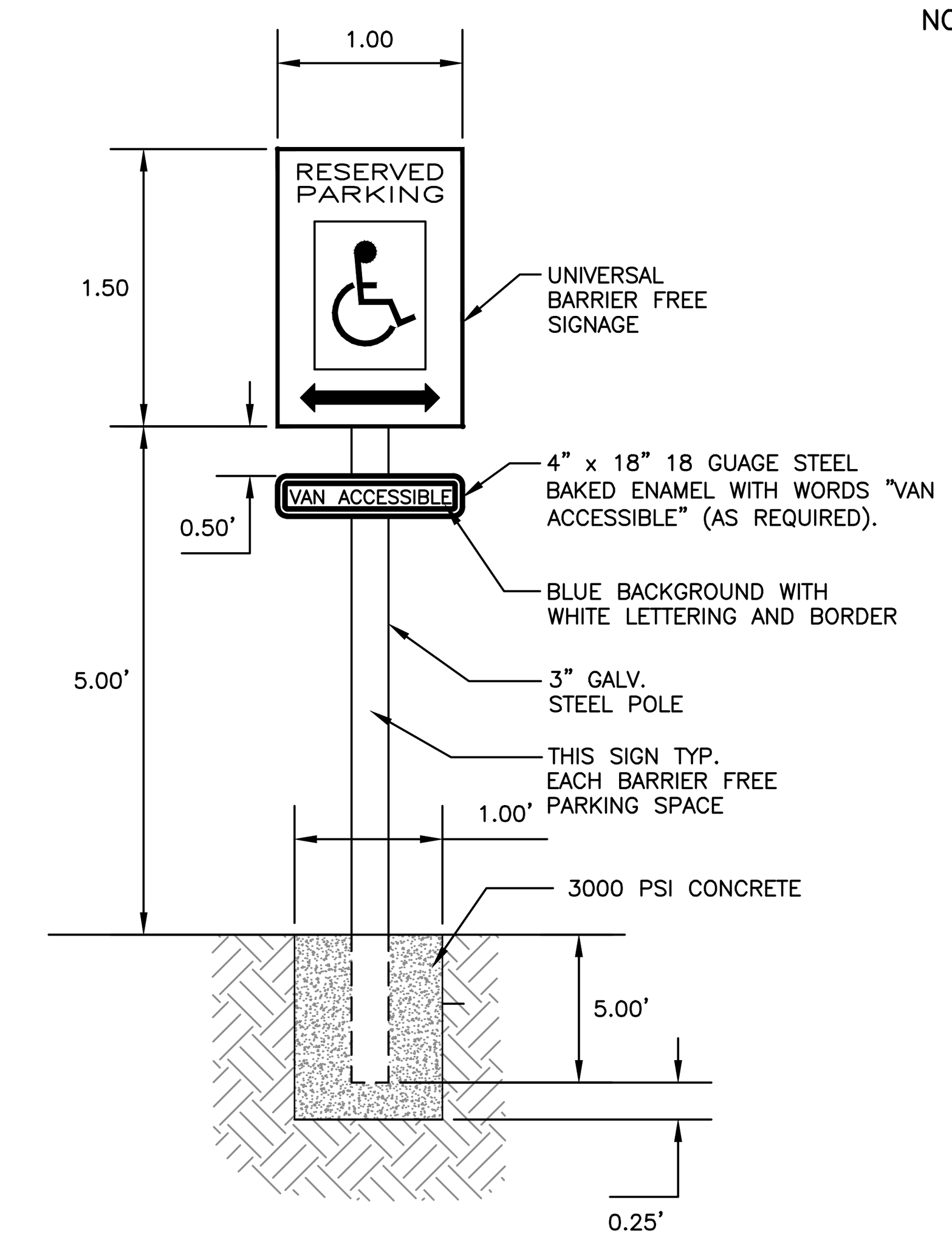
DESIGN NOTE:

1. ALL PIPES SHALL BE PAINTED TRAFFIC YELLOW



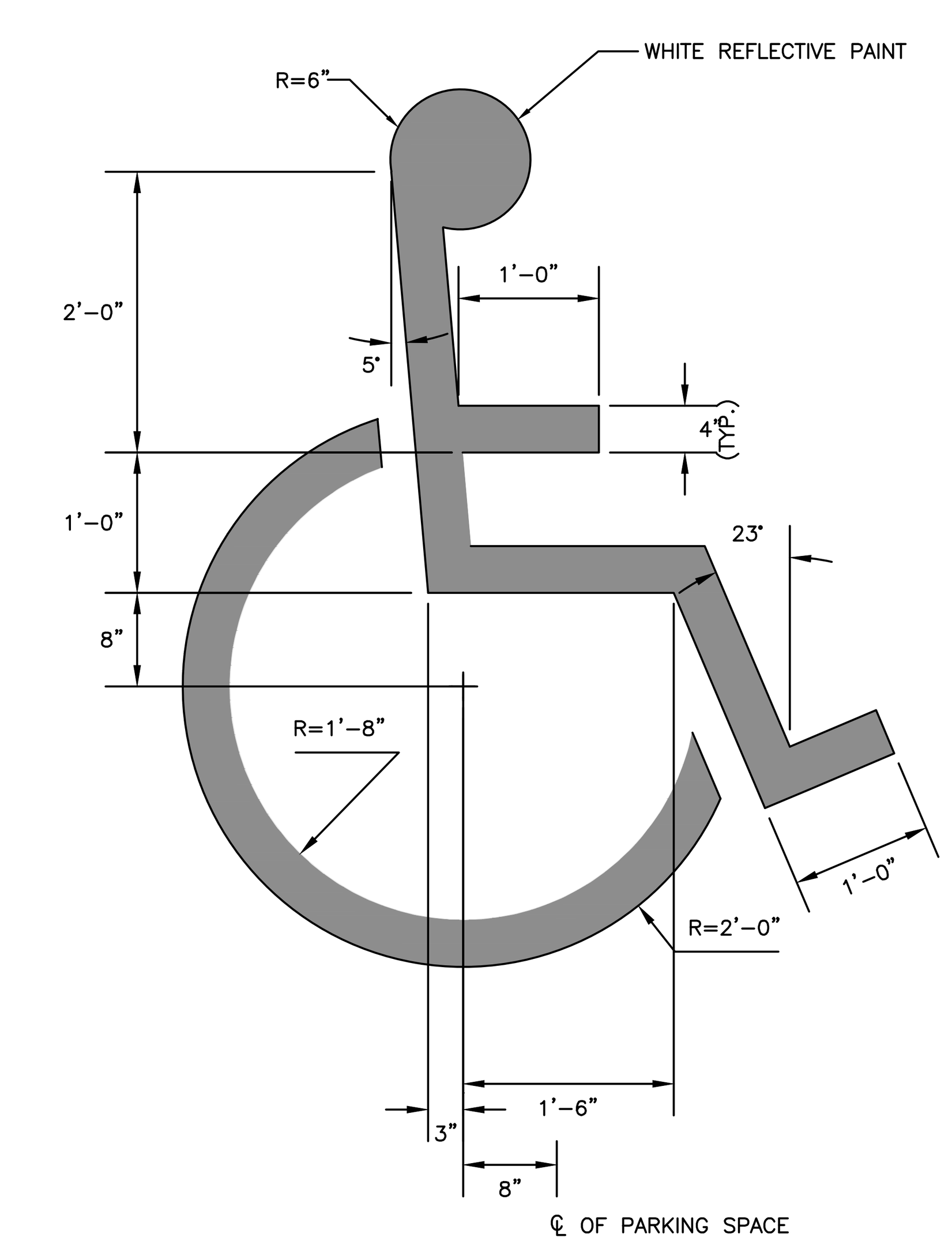
PIPE BOLLARD

NOT TO SCALE



BARRIER FREE PARKING SIGN

NOT TO SCALE



INTERNATIONAL BARRIER FREE SYMBOL

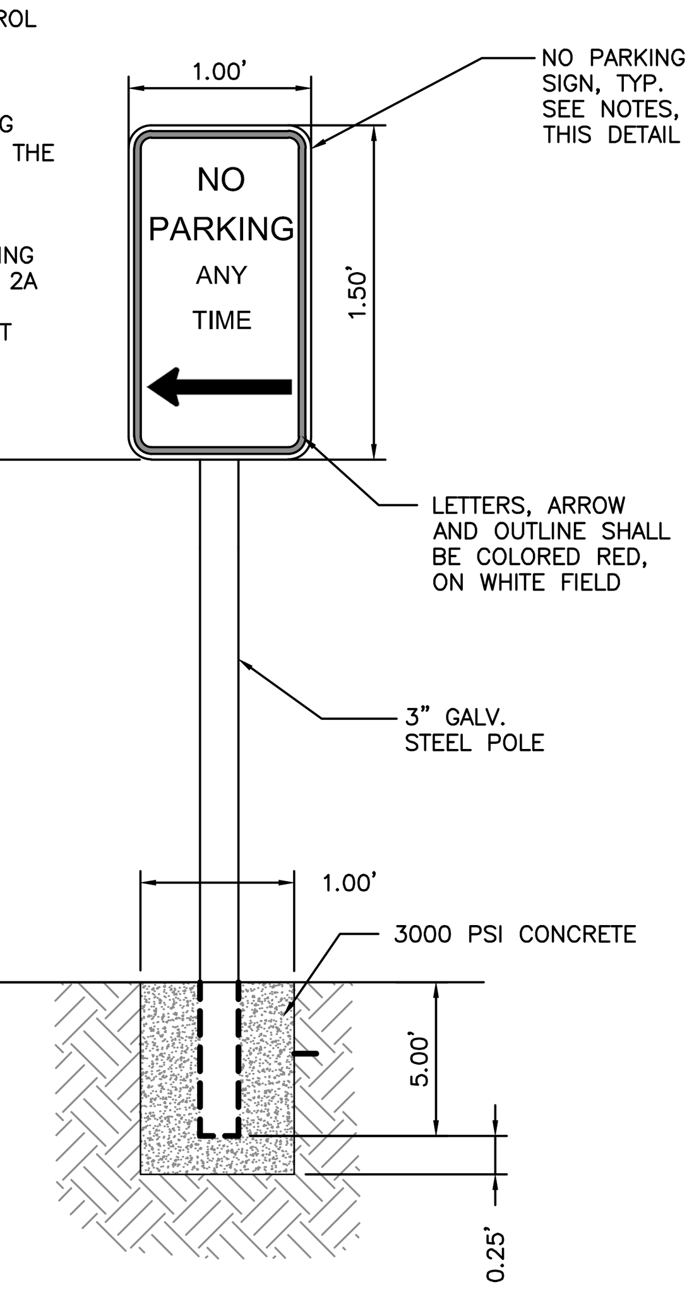
NOT TO SCALE

NOTES:

1. ALL ASPECTS OF NO PARKING SIGN CONSTRUCTION SHALL BE IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, 2009 OR MOST RECENT EDITION

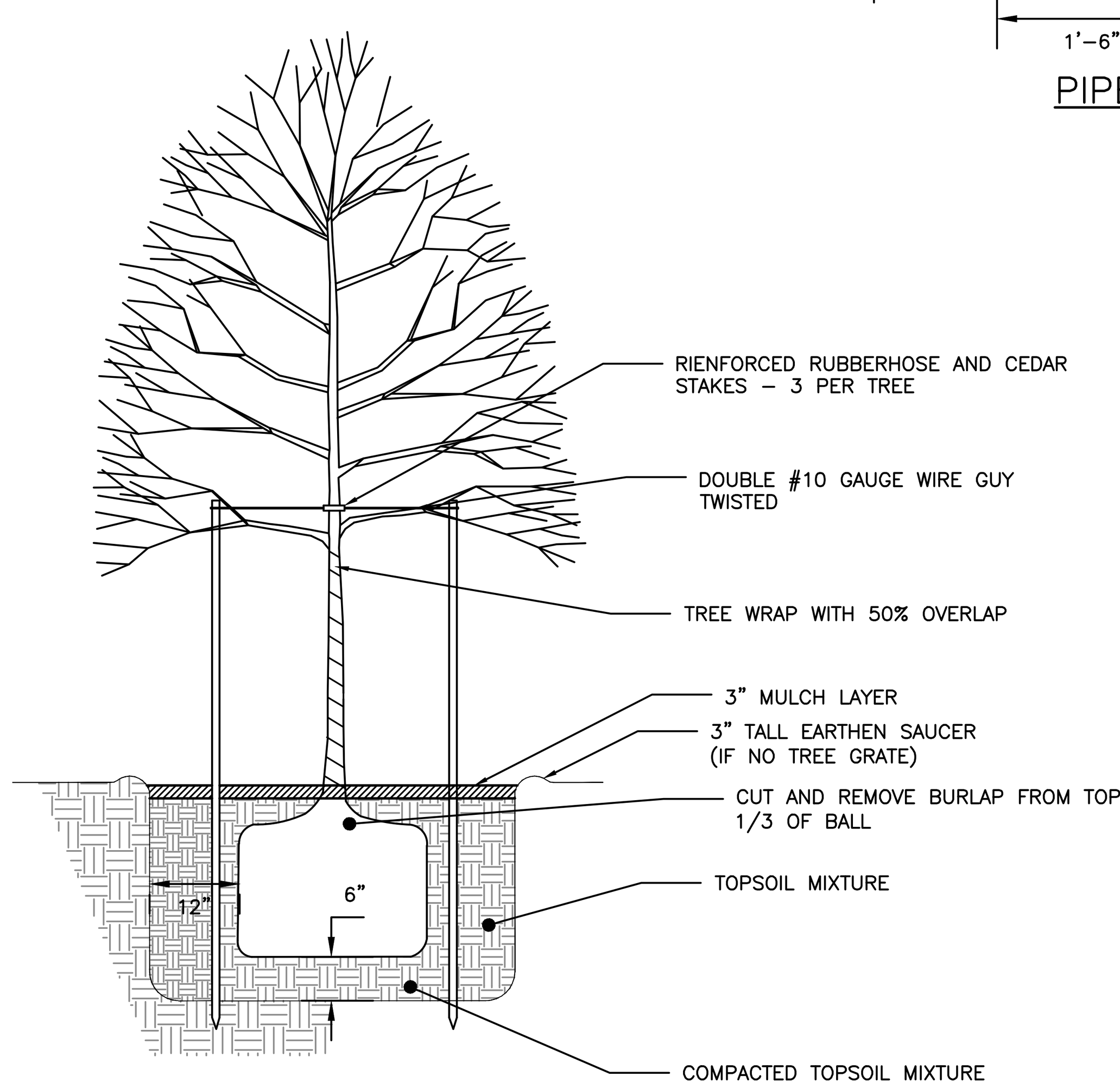
2. SIGN SHALL BE CONSTRUCTED AS SIGN R7-1 UNDER THE "PARKING AND STANDING SIGNS AND PLAQUES" (R7 SERIES) WITHIN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, 2009 OR MOST RECENT EDITION.

3. SIGN POST CONSTRUCTION AND MOUNTING SHALL BE IN ACCORDANCE WITH CHAPTER 2A OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, 2009 OR MOST RECENT EDITION.



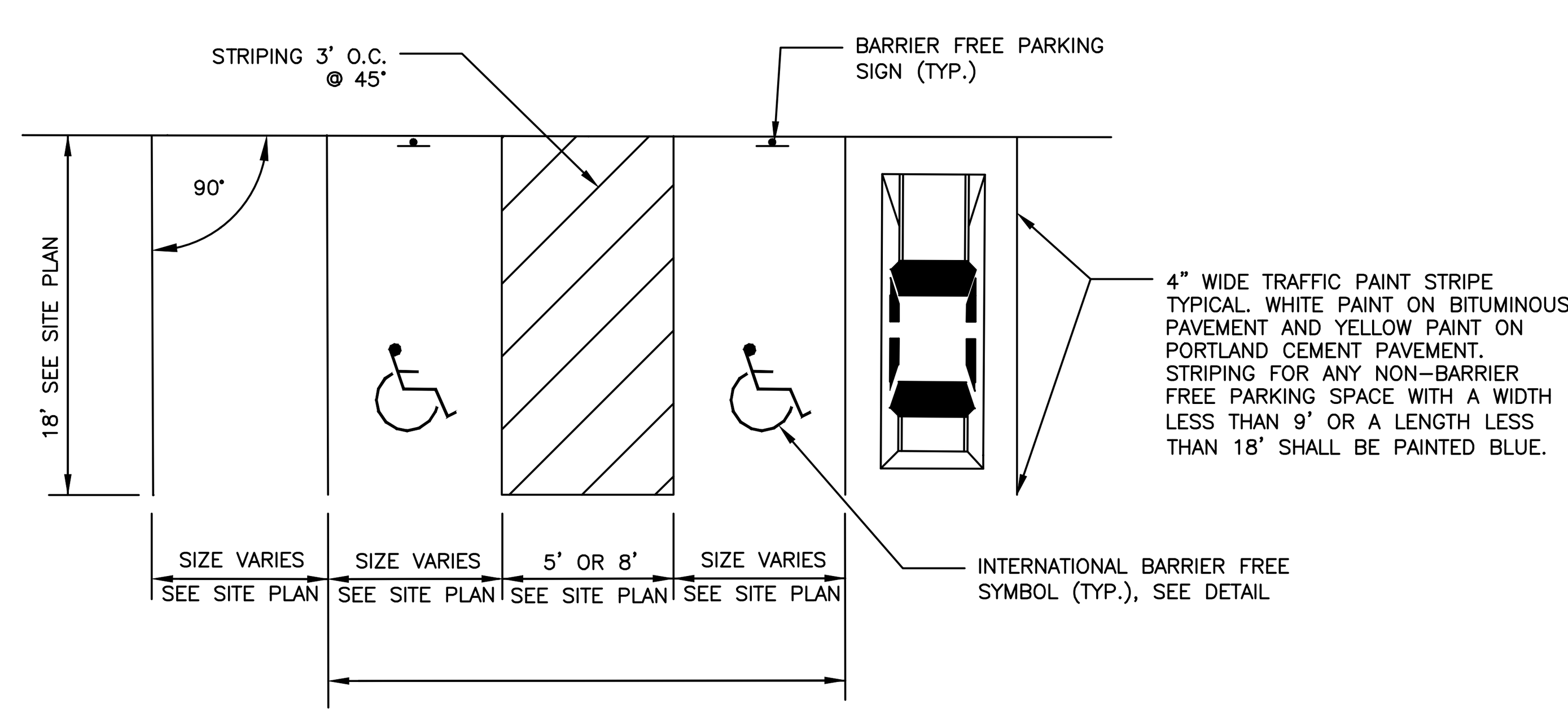
NO PARKING DETAIL

NOT TO SCALE



TREE PLANTING DETAIL

NOT TO SCALE



ADA PARKING SPACE DIMENSIONS

NOT TO SCALE

CONSTRUCTION DRAWINGS

ISSUED FOR	BY / DATE
PRELIMINARY SUB	WHS 1/14/15
COMMENT RESPONSE	WHS 4/3/15
COMMENT RESPONSE	WHS 4/16/15
PRICING SET	WHS 6/5/15
CONSTRUCTION	WHS 8/12/15
REVISION	REV. / DATE

DRAWING NAME: SITE DETAILS 2

PROJECT NAME: EAST BAYSIDE LOFTS

CLIENT: REDFERN BAYSIDE, LLC.
P.O. BOX 8816 PORTLAND, ME 04104

A C O R N ENGINEERING, INC.

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM ACORN ENGINEERING, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO ACORN ENGINEERING, INC.

ACORN ENGINEERING, INC.
158 DANFORTH STREET, PORTLAND MAINE 04102
(207) 775-2655

FILE:	1053_DETAILS
DATE:	12/5/2014
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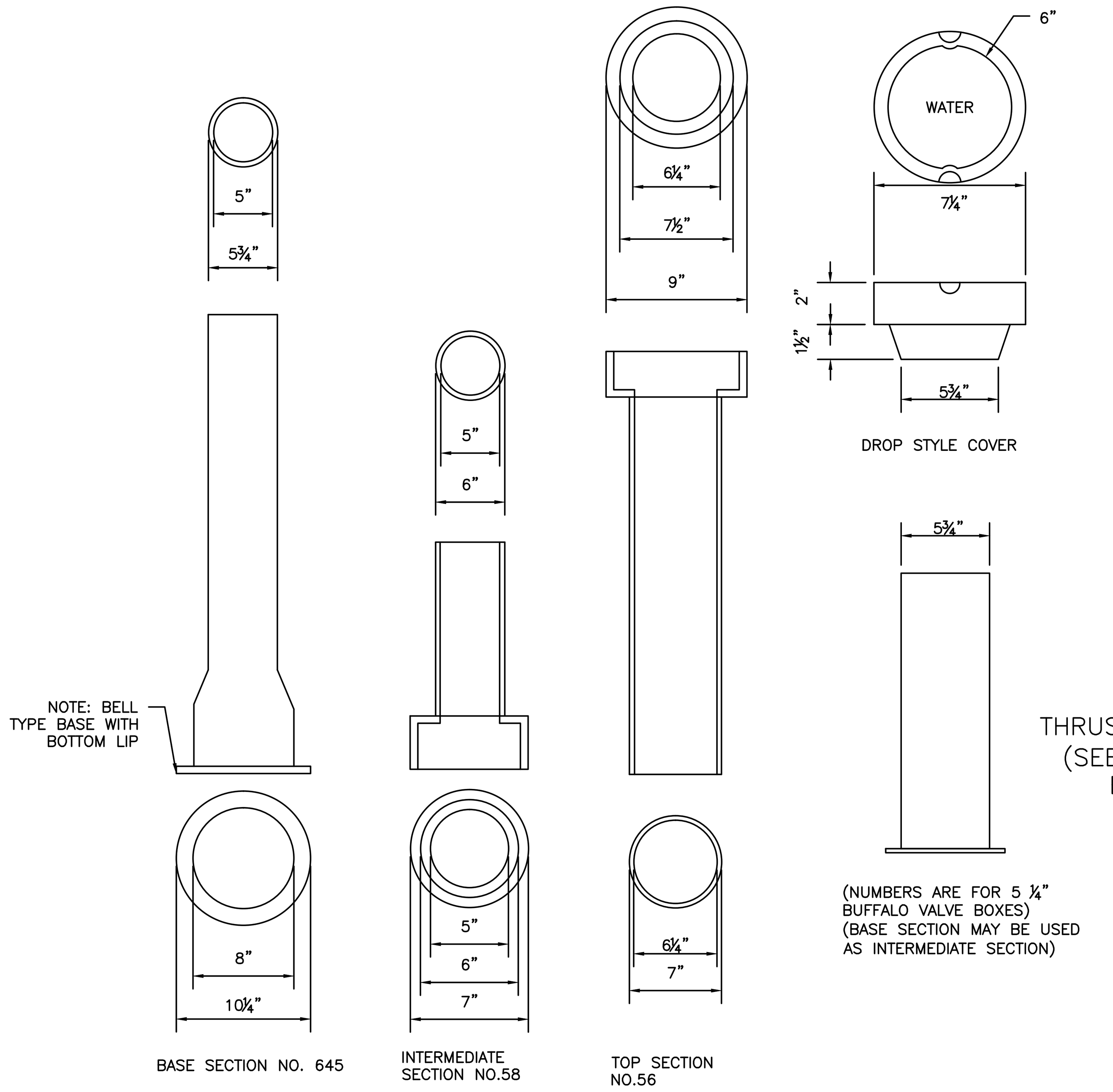
SCALE:	NTS
DESIGNED BY:	WHS
DRAWN BY:	MAG
CHECKED BY:	WHS

STATE OF MAINE
[illegible]
WILLIAM SAVAGE
No. 11415
7-17-15
LICENSED
PROFESSIONAL ENGINEER

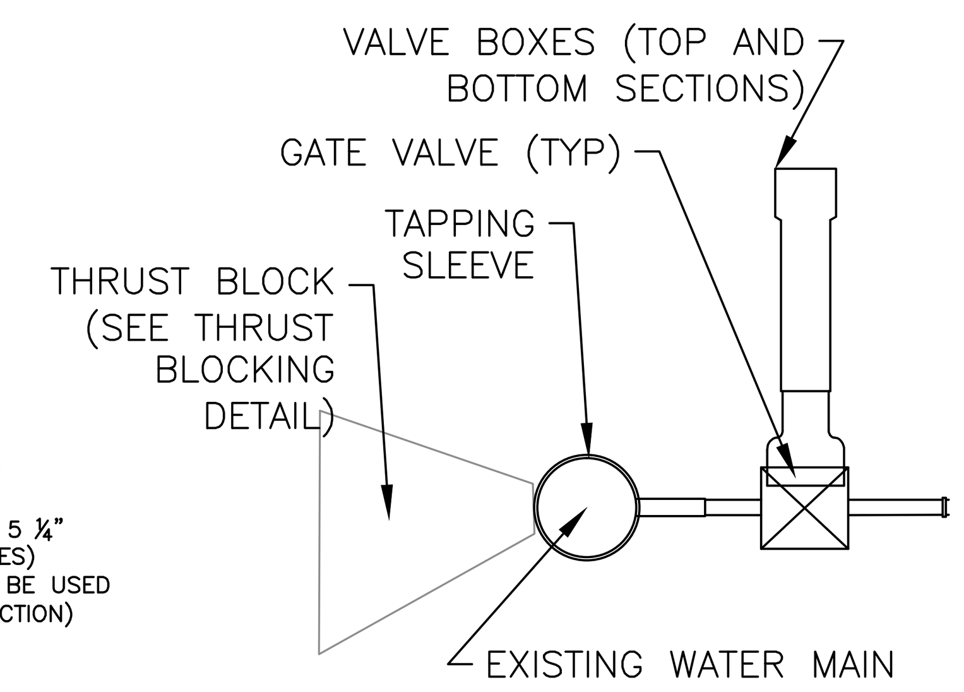
DRAWING NO.

C-41



VALVE BOX & COVER

NOT TO SCALE



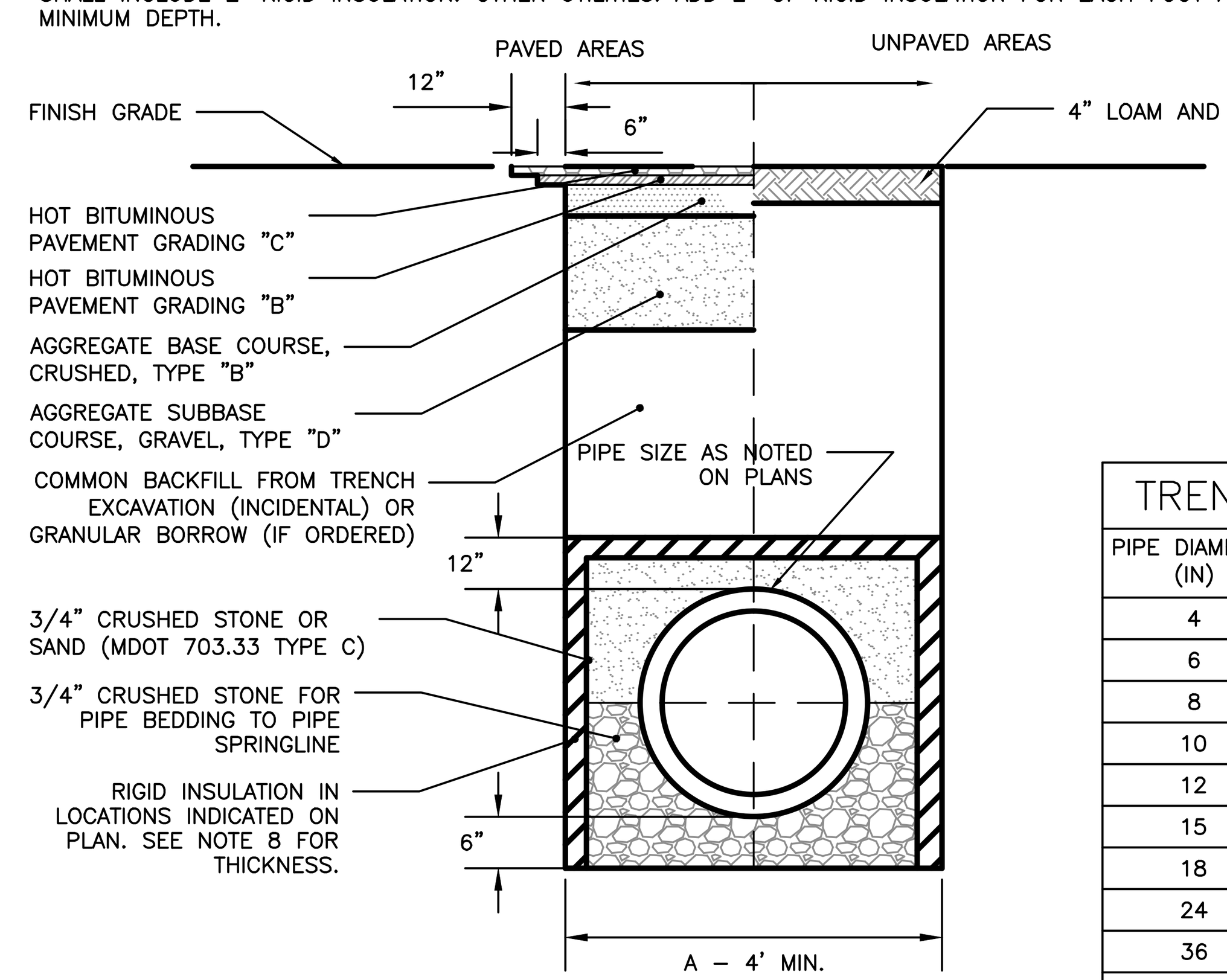
SIDE VIEW

TAPPING SLEEVE AND VALVE

NOT TO SCALE

DESIGN NOTES:

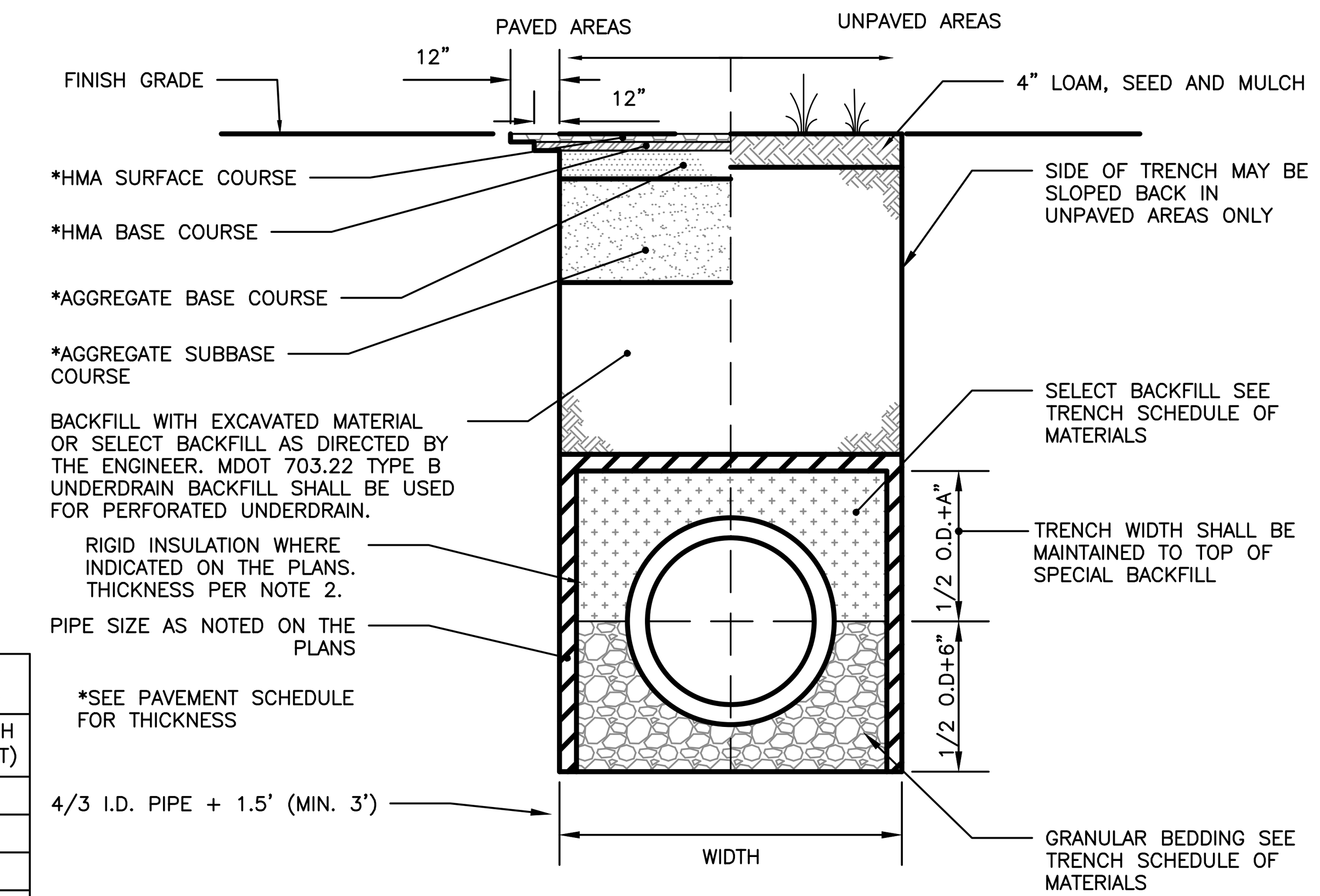
1) ANY ALTERNATE TRENCHING METHODS SHALL BE APPROVED IN ADVANCE BY THE CITY.
2) ALL CONSTRUCTION METHODS SHALL CONFORM TO THE CITY OF PORTLAND TECHNICAL STANDARDS FIGURE II-2.
3) BRACING & SHEETING OR OTHER TRENCH PROTECTION TO BE PROVIDED TO MEET APPLICABLE STATE AND O.S.H.A SAFETY STANDARDS. ALL SUCH TRENCH PROTECTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
4) WHERE APPLICABLE, PERFORATIONS IN STORM DRAIN (PERF.SD) SHALL BE ORIENTED UP.
5) ALL STORM DRAINS SHALL BE PVC SDR 35 MIN PS-46 RATING OR OR IN ACCORDANCE WITH CITY OF PORTLAND TECHNICAL MANUAL , SECTION 2 – SANITARY SEWER AND STORM DRAIN – PART 2.5.2
6) IN PAVED AREAS, DEPTHS OF GRAVEL AND HOT MIX ASPHALT PAVEMENT SHALL MATCH THE GREATER OF EXISTING CONDITIONS OR THE REQUIREMENTS FOR THE CORRESPONDING STREET CLASSIFICATION.
7) THIS DETAIL SHALL BE APPLIED ONLY TO PIPE TRENCHES WITHIN OF THE CITY OF PORTLAND ROW. STORM DRAIN COVER BETWEEN 2' AND 3' SHALL INCLUDE 4" OF RIGID INSULATION. COVER BETWEEN 3' AND 4' SHALL INCLUDE 2' RIGID INSULATION. OTHER UTILITIES: ADD 2" OF RIGID INSULATION FOR EACH FOOT ABOVE MINIMUM DEPTH.



TRENCH WIDTH	
PIPE DIAMETER (IN)	MAX. TRENCH WIDTH, A (FT)
4	4
6	4
8	4
10	4
12	5
15	5
18	5
24	6
36	6
48	7

CITY OF PORTLAND TYPICAL PIPE TRENCH DETAIL

NOT TO SCALE

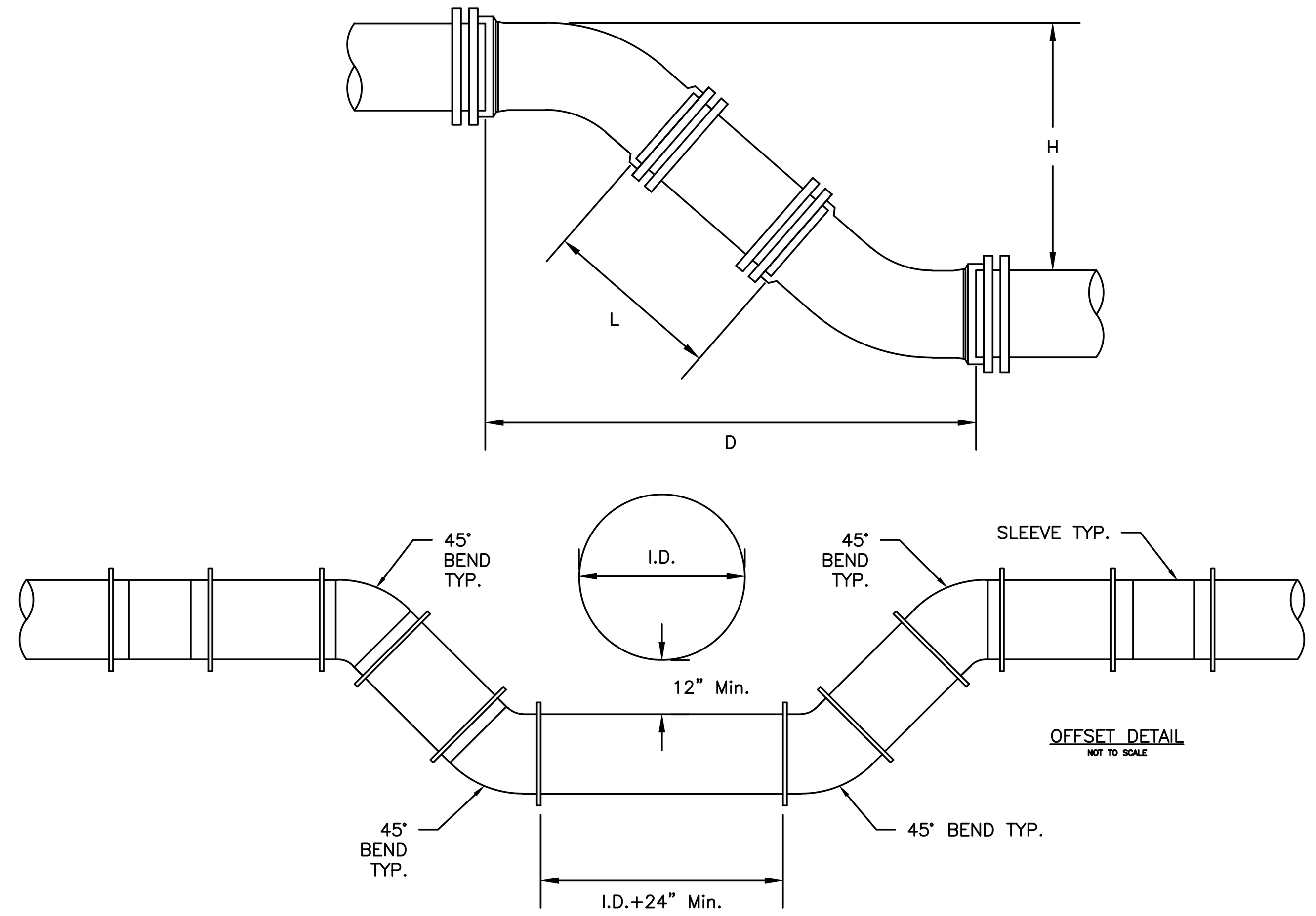


STORM DRAIN AND SEWER TYPICAL TRENCH SECTION

NOT TO SCALE

SCHEDULE OF MATERIALS		
TYPE OF PIPE	GRANULAR BEDDING	SELECT BACKFILL
CMP DUCTILE IRON RCP	MDOT 703.22 TYPE B UD BACKFILL	MDOT 703.22 TYPE B UD BACKFILL
PVC/HDPE	MDOT 703.22 TYPE C 3/4" CRUSHED STONE	MDOT 703.22 TYPE B UD BACKFILL
CMP	MDOT 703.22 TYPE C 3/4" CRUSHED STONE	MDOT 703.22 TYPE C 3/4" CRUSHED STONE

NOTE:
1. BRACING AND SHEETING OR OTHER TRENCH PROTECTION TO BE PROVIDED TO MEET APPLICABLE STATE AND O.S.H.A. SAFETY STANDARDS. ALL SUCH TRENCH PROTECTION TO BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. STORM DRAIN COVER BETWEEN 2' AND 3' SHALL INCLUDE 4" OF RIGID INSULATION. COVER BETWEEN 3' AND 4' SHALL INCLUDE 2' RIGID INSULATION. OTHER UTILITIES: ADD 2" OF RIGID INSULATION FOR EACH FOOT ABOVE MINIMUM DEPTH.
3. INSTALL WARNING TAPE DIRECTLY ABOVE UTILITIES AT THE TOP OF SUBGRADE.
4. MINIMUM COVER
 4.1. 2'-0" – STORM DRAIN
 4.2. 5'-0" – SEWER
5. NO TREES SHALL BE PLANTED WITHIN 5' OF A SEWER PIPE OR SERVICE
6. THIS DETAIL SHALL BE APPLIED ONLY TO DRAINAGE PIPE TRENCHES OUTSIDE OF THE CITY OF PORTLAND ROW.

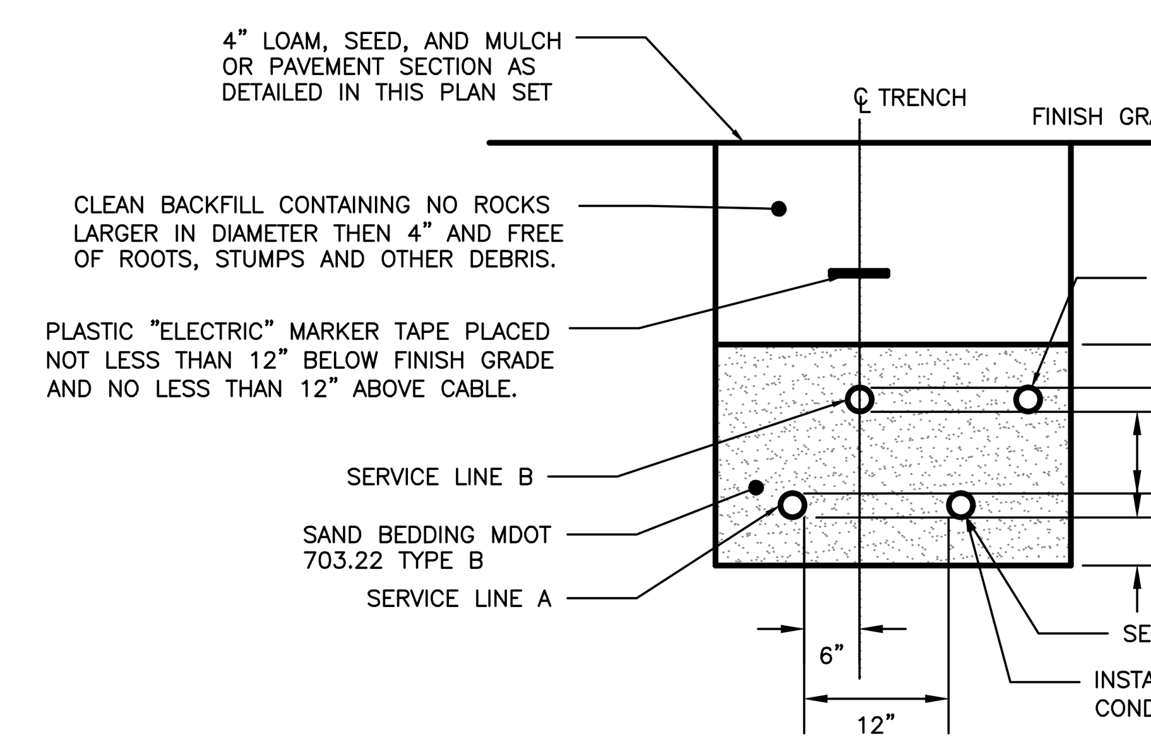


NOTE: DIMENSIONS APPLICABLE FOR SIGMA COMPACT BENDS. FOR TYLER COMPACT BENDS, ADD 1/2" TO "D" DIMENSION AND SUBTRACT 1/2" FROM "L" DIMENSION. FOR OTHER FITTINGS REFER TO MANUFACTURER'S RECOMMENDATIONS.

	6" PIPE		8" PIPE		12" PIPE	
H	D	L	D	L	D	L
12"	1' 6-1/2"	0' 10-1/2"	1' 7-1/2"	0' 9-1/2"	1' 11-1/2"	0' 5-1/2"
13"	1' 7-1/2"	0' 11-7/8"	1' 8-1/2"	0' 10-7/8"	2' 0-1/2"	0' 6-7/8"
14"	1' 8-1/2"	1' 1-5/16"	1' 9-1/2"	1' 0-5/16"	2' 1-1/2"	0' 8-5/16"
15"	1' 9-1/2"	1' 2-11/16"	1' 10-1/2"	1' 1-11/16"	2' 2-1/2"	0' 9-11/16"
16"	1' 10-1/2"	1' 4-1/8"	1' 11-1/2"	1' 3-1/8"	2' 3-1/2"	0' 11-1/8"
17"	1' 11-1/2"	1' 5-9/16"	2' 0-1/2"	1' 4-9/16"	2' 4-1/2"	1' 0-9/16"
18"	2' 0-1/2"	1' 6-15/16"	2' 1-1/2"	1' 5-15/16"	2' 5-1/2"	1' 1-15/16"
19"	2' 1-1/2"	1' 8-3/8"	2' 2-1/2"	1' 7-3/8"	2' 6-1/2"	1' 3-3/8"
20"	2' 2-1/2"	1' 9-13/16"	2' 3-1/2"	1' 8-13/16"	2' 7-1/2"	1' 4-13/16"
21"	2' 3-1/2"	1' 11-3/16"	2' 4-1/2"	1' 10-3/16"	2' 8-1/2"	1' 6-3/16"
22"	2' 4-1/2"	2' 0-5/8"	2' 5-1/2"	1' 11-5/8"	2' 9-1/2"	1' 7-5/8"
23"	2' 5-1/2"	2' 2"	2' 6-1/2"	2' 1"	2' 10-1/2"	1' 9"
24"	2' 6-1/2"	2' 3-7/16"	2' 7-1/2"	2' 2-7/16"	2' 11-1/2"	1' 10-7/16"
25"	2' 7-1/2"	2' 4-7/8"	2' 8-1/2"	2' 3-7/8"	3' 0-1/2"	1' 11-7/8"
26"	2' 8-1/2"	2' 6-1/4"	2' 9-1/2"	2' 5-1/4"	3' 1-1/2"	2' 1-1/4"
27"	2' 9-1/2"	2' 7-11/16"	2' 10-1/2"	2' 6-11/16"	3' 2-1/2"	2' 2-11/16"
28"	2' 10-1/2"	2' 9-1/8"	2' 11-1/2"	2' 8-1/8"	3' 3-1/2"	2' 4-1/8"
29"	2' 11-1/2"	2' 10-1/2"	3' 0-1/2"	2' 9-1/2"	3' 4-1/2"	2' 5-1/2"
30"	3' 0-1/2"	2' 11-15/16"	3' 1-1/2"	2' 10-15/16"	3' 5-1/2"	2' 6-15/16"
31"	3' 1-1/2"	3' 1-5/16"	3' 2-1/2"	3' 0-5/16"	3' 6-1/2"	2' 8-5/16"
32"	3' 2-1/2"	3' 2-3/4"	3' 3-1/2"	3' 1-3/4"	3' 7-1/2"	2' 9-3/4"
33"	3' 3-1/2"	3' 4-3/16"	3' 4-1/2"	3' 3-3/16"	3' 8-1/2"	2' 11-3/16"
34"	3' 4-1/2"	3' 5-9/16"	3' 5-1/2"	3' 4-9/16"	3' 9-1/2"	3' 0-9/16"
35"	3' 5-1/2"	3' 7"	3' 6-1/2"	3' 6"	3' 10-1/2"	3' 2"
36"	3' 6-1/2"	3' 8-7/16"	3' 7-1/2"	3' 7-7/16"	3' 11-1/2"	3' 3-7/16"
37"	3' 7-1/2"	3' 9-13/16"	3' 8-1/2"	3' 8-13/16"	4' 0-1/2"	3' 4-13/16"
38"	3' 8-1/2"	3' 11-1/4"	3' 9-1/2"	3' 10-1/4"	4' 1-1/2"	3' 6-1/4"
39"	3' 9-1/2"	4' 0-11/16"	3' 10-1/2"	3' 11-11/16"	4' 2-1/2"	3' 7-11/16"
40"	3' 10-1/2"	4' 2-1/16"	3' 11-1/2"	4' 1-1/16"	4' 3-1/2"	3' 9-1/16"
41"	3' 11-1/2"	4' 3-1/2"	4' 0-1/2"	4' 2-1/2"	4' 4-1/2"	3' 10-1/2"
42"	4' 0-1/2"	4' 4-7/8"	4' 1-1/2"	4' 3-7/8"	4' 5-1/2"	3' 11-7/8"
43"	4' 1-1/2"	4' 6-5/16"	4' 2-1/2"	4' 5-5/16"	4' 6-1/2"	4' 1-5/16"
44"	4' 2-1/2"	4' 7-3/4"	4' 3-1/2"	4' 6-3/4"	4' 7-1/2"	4' 2-3/4"
45"	4' 3-1/2"	4' 9-1/8"	4' 4-1/2"	4' 8-1/8"	4' 8-1/2"	4' 4-1/8"
46"	4' 4-1/2"	4' 10-9/16"	4' 5-1/2"	4' 9-9/16"	4' 9-1/2"	4' 5-9/16"
47"	4' 5-1/2"	4' 11-15/16"	4' 6-1/2"	4' 10-15/16"	4' 10-1/2"	4' 6-15/16"
48"	4' 6-1/2"	5' 1-3/8"	4' 7-1/2"	5' 0-3/8"	4' 11-1/2"	4' 8-3/8"
49"	4' 7-1/2"	5' 2-13/16"	4' 8-1/2"	5' 1-13/16"	5' 0-1/2"	4' 9-13/16"
50"	4' 8-1/2"	5' 4-3/16"	4' 9-1/2"	5' 3-3/16"	5' 1-1/2"	4' 11-3/16"
51"	4' 9-1/2"	5' 5-5/8"	4' 10-1/2"	5' 4-5/8"	5' 2-1/2"	5' 0-5/8"
52"	4' 10-1/2"	5' 7-1/16"	4' 11-1/2"	5' 6-1/16"	5' 3-1/2"	5' 2-1/16"
53"	4' 11-1/2"	5' 8-7/16"	5' 0-1/2"	5' 7-7/16"	5' 4-1/2"	5' 3-7/16"
54"	5' 0-1/2"	5' 9-7/8"	5' 1-1/2"	5' 8-7/8"	5' 5-1/2"	5' 4-7/8"
55"	5' 1-1/2"	5' 11-5/16"	5' 2-1/2"	5' 10-5/16"	5' 6-1/2"	5' 6-5/16"

TYPICAL MAIN OFFSET

NOT TO SCALE



CONDUIT TYPE				
SERVICE	CONDUIT SIZE	GRASS AND PAVED AREAS	UTILITY	REMARKS
A	2-5"	SCHEDULE 40 PVC ELECTRICAL GRADE	PRIMARY POWER	SEE NOTE 1
B	2-4"	SCHEDULE 40 PVC	COMMUNICATION	–
C	2-4"	SCHEDULE 40 PVC ELECTRICAL GRADE	SPARE	IF REQUIRED
D	2-4"	SCHEDULE 40 PVC	CABLE	–

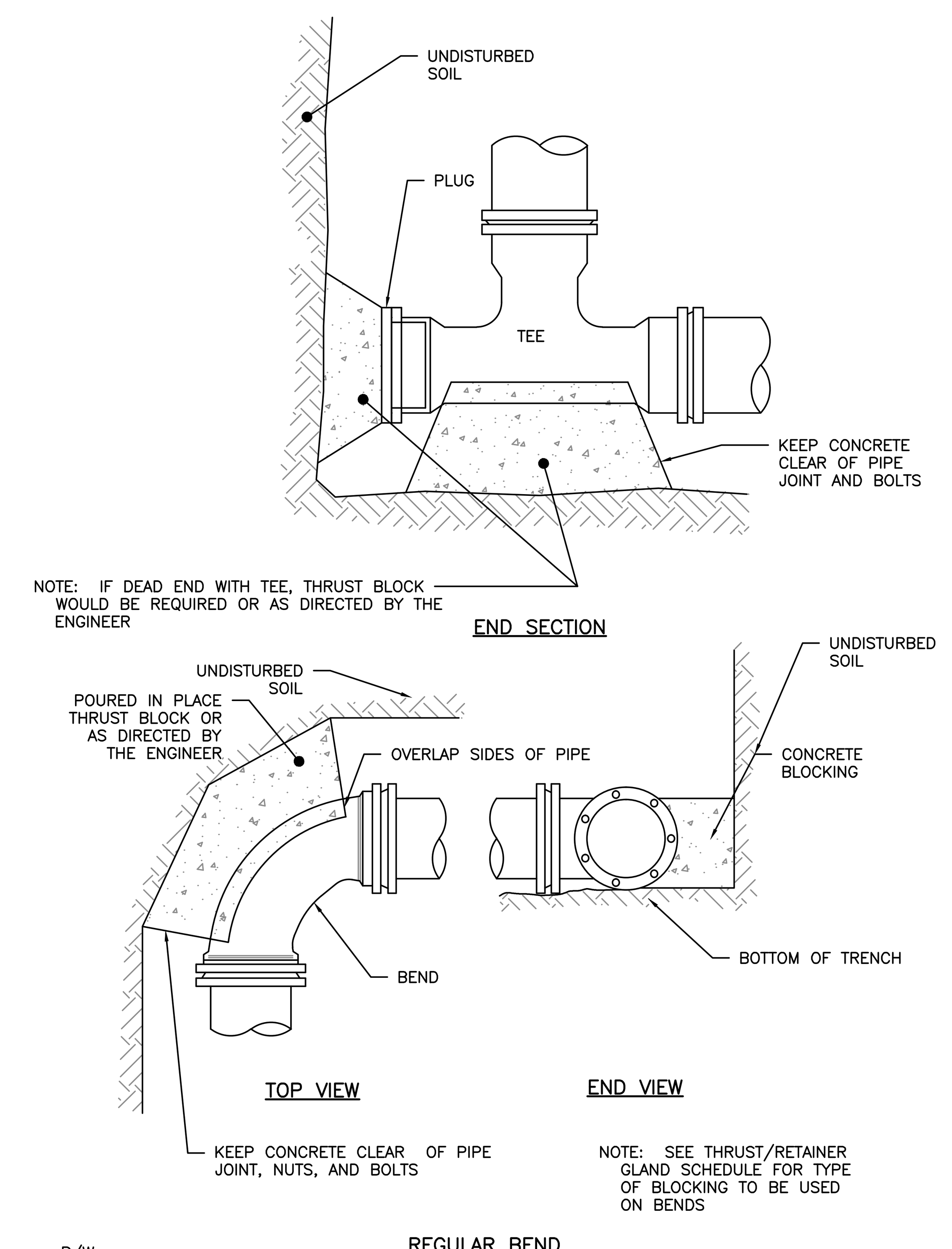
NOTE:

1. ONE CONDUIT CAPPED FOR SPARE, PROVIDE GALVANIZED STEEL LONG SWEEP AT RISER POLE AND EXTEND GALVANIZED CONDUIT TO 10" ABOVE GRADE AT POLE WITH STAND-OFF BRACKETS.

2. MINIMUM SEPARATION OF 24 INCHES BETWEEN PRIMARY CABLE/CONDUIT AND GAS LINES SHALL BE MAINTAINED.

UTILITY TRENCH – PRIMARY AND SECONDARY POWER, TELEPHONE, AND CABLE

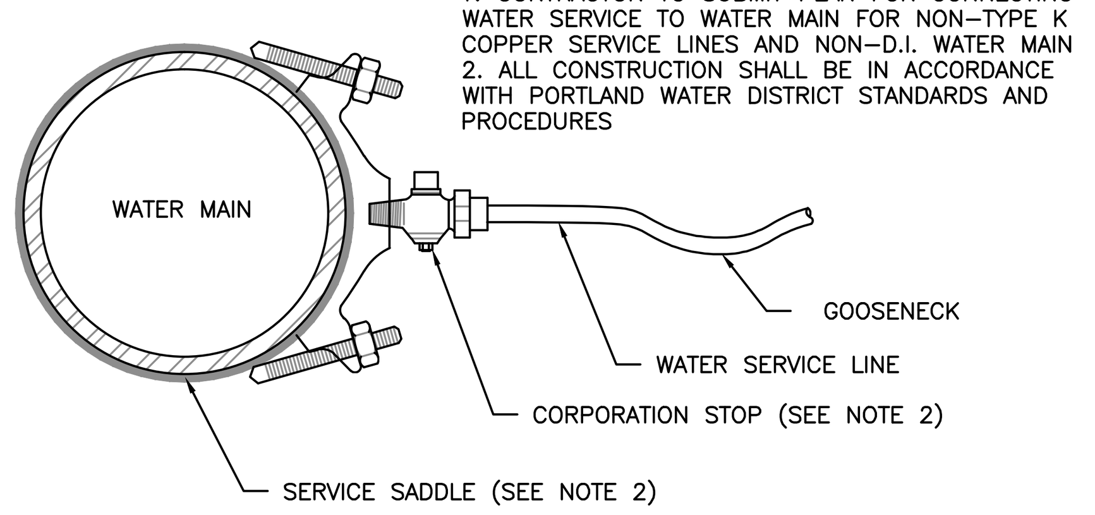
NOT TO SCALE



THRUST BLOCKING

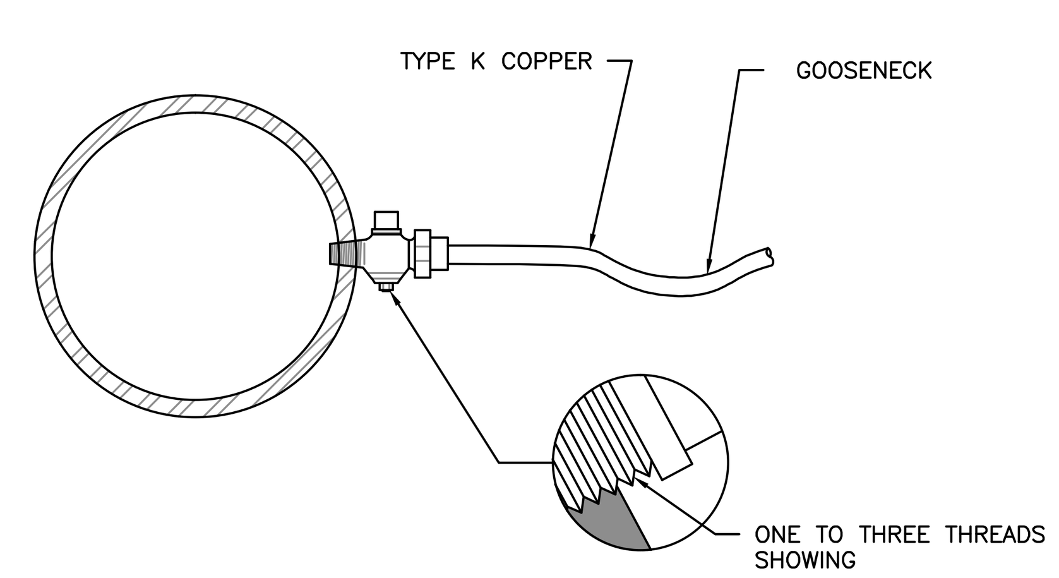
NOT TO SCALE

NOTES:
1. CONTRACTOR TO SUBMIT PLAN FOR CONNECTING WATER SERVICE TO WATER MAIN FOR NON-TYPE K COPPER SERVICE LINES AND NON-D.I. WATER MAIN
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH PORTLAND WATER DISTRICT STANDARDS AND PROCEDURES



SERVICE SADDLE

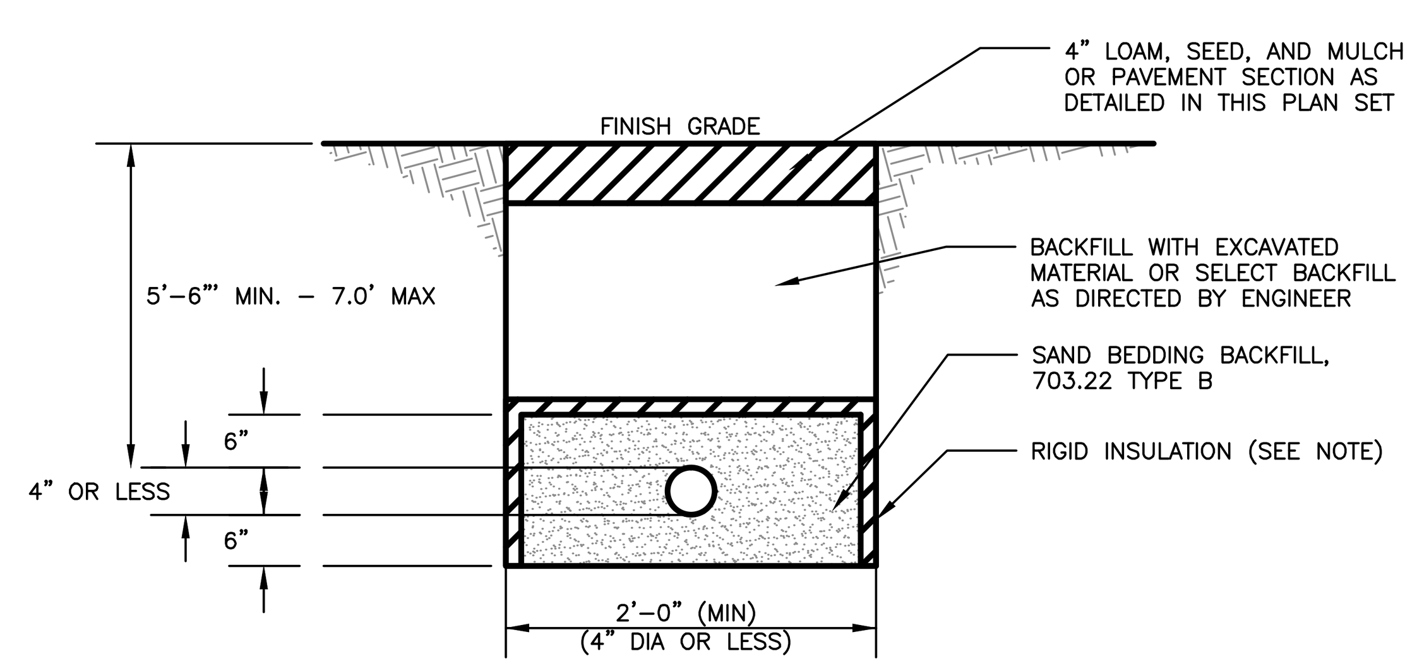
(ALL THREAD SIZES)



SERVICE TAP

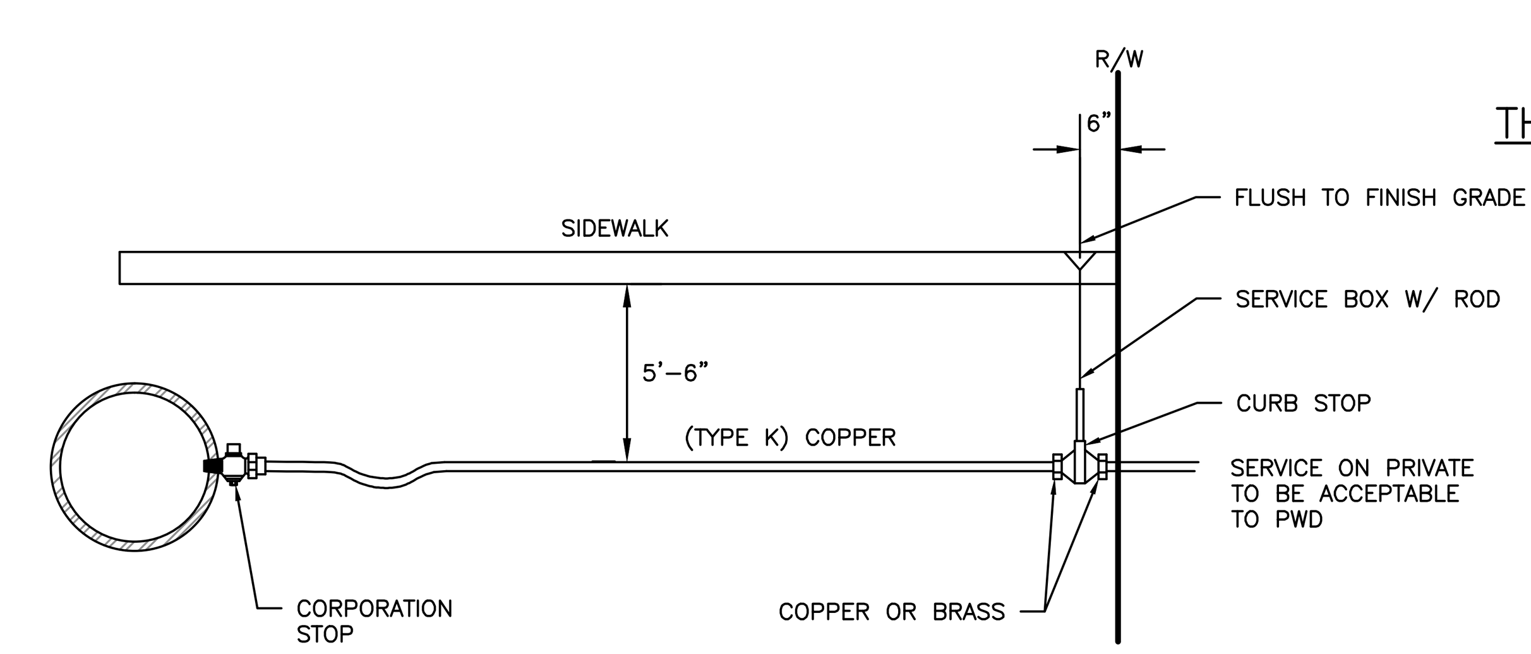
(3/4" AND 1" C.C. THREAD)
NOT TO SCALE

NOTE:
1. THE WATER TRENCH SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PORTLAND WATER DISTRICT STANDARD DETAILS & SPECIFICATIONS.
2. IF LESS THAN 5'-6" OF COVER IS POSSIBLE ADD 1 INCH OF "BLUE DOW" RIGID INSULATION FOR EVERY 12" LESS COVER.



WATER SERVICE TRENCH SECTION DETAIL

NOT TO SCALE



TYPICAL SERVICE CONNECTION

NOT TO SCALE

CONSTRUCTION DRAWINGS

ISSUED FOR	BY / DATE
PRELIMINARY SUB	WHS 1/14/15
UTILITY STUB	WHS 4/14/15
COMMENT RESPONSE	WHS 4/16/15
PRICING SET	WHS 6/5/15
CONSTRUCTION	WHS 8/12/15
REVISION	REV. / DATE

DRAWING NAME: UTILITY DETAILS

PROJECT NAME: EAST BAYSIDE LOFTS

CLIENT: REDFERN BAYSIDE, LLC.
P.O. BOX 8816 PORTLAND, ME 04104

ACORN ENGINEERING, INC.

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ACORN ENGINEERING, INC.
158 DANFORTH STREET, PORTLAND MAINE 04102
(207) 775-2655

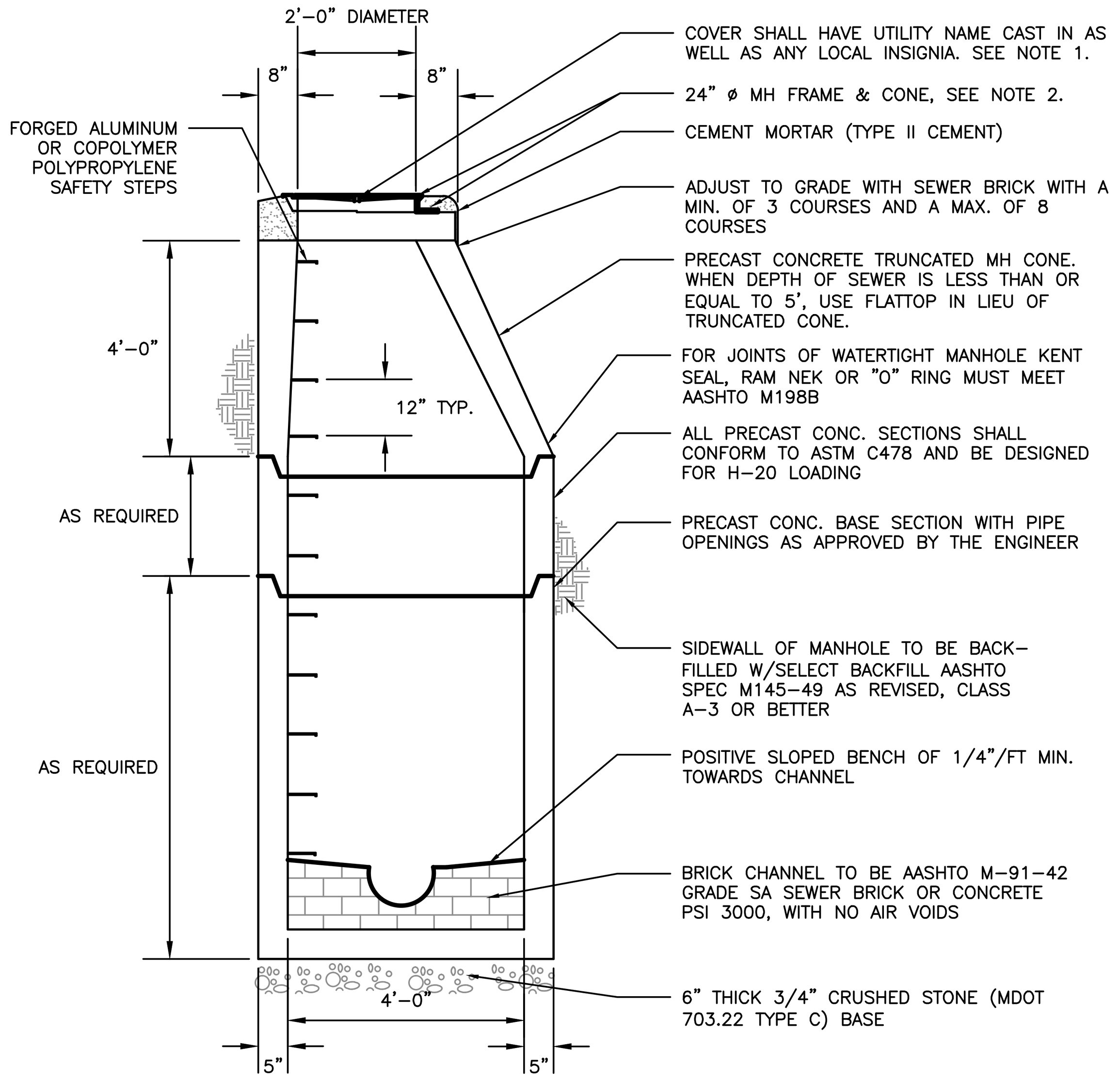
FILE:	1053_DETAILS
DATE:	12/5/2014
JN:	1053
SCALE:	NTS
DESIGNED BY:	WHS
DRAWN BY:	MAG
CHECKED BY:	WHS

STATE OF MAINE
[illegible]
WILLIAM SAVAGE
No. 11411
7-17-15
LICENSED
PROFESSIONAL ENGINEER

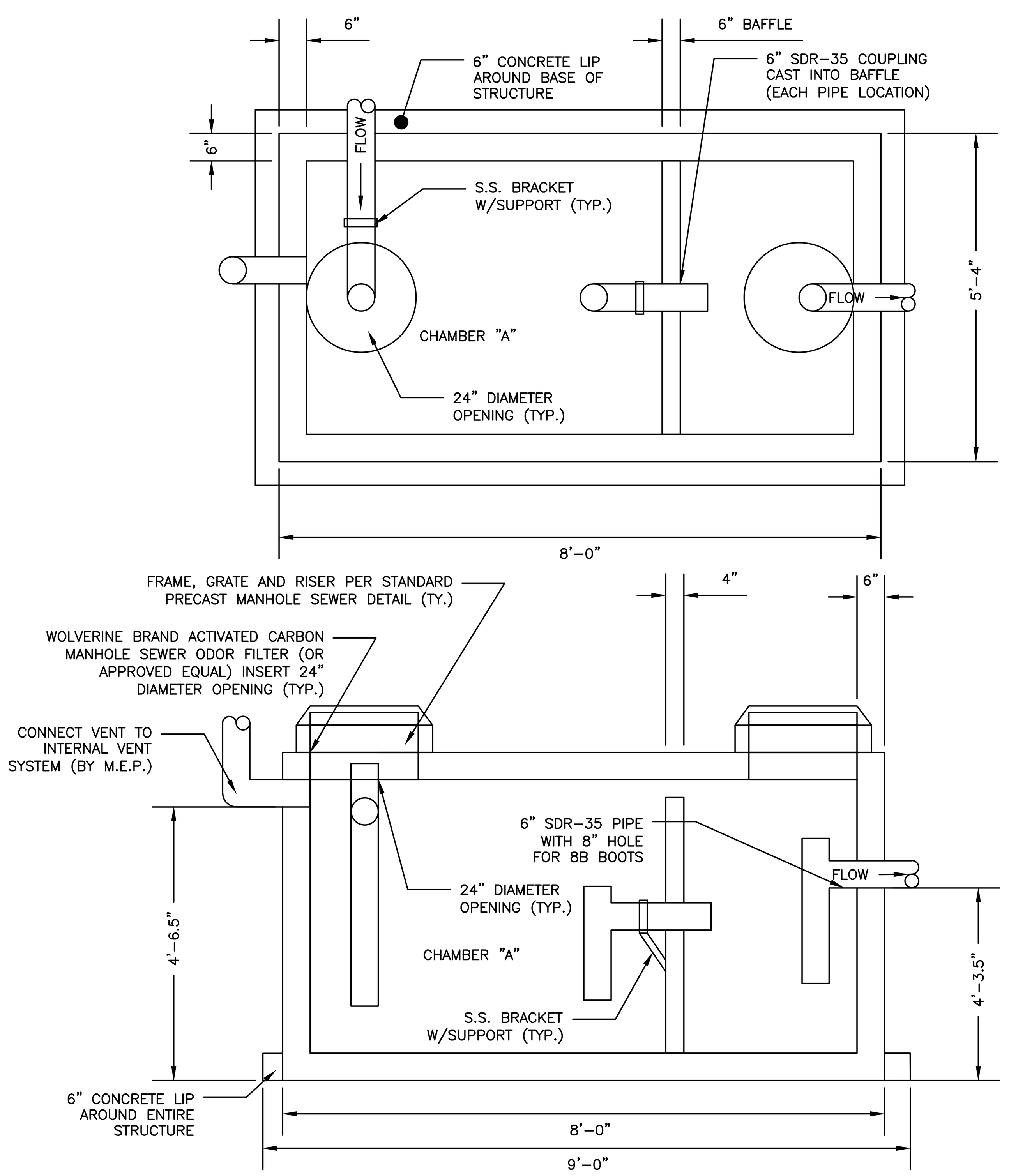
DRAWING NO.
C-42

NOTES:

1. MANHOLE COVER FOR SEWER MANHOLE SHALL BE ENGRAVED "SEWER", AND SHALL BE EITHER ITEM # 2160A AS MANUFACTURED BY EAST JORDAN CO. OR ITEM # 14960002 AS MANUFACTURED BY NEENAH FOUNDRY. MANHOLE COVER FOR STORM SEWER SHALL BE ENGRAVED "DRAIN", AND SHALL BE EITHER ITEM # 2160A AS MANUFACTURED BY EAST JORDAN CO. OR ITEM # 14960003 AS MANUFACTURED BY NEENAH FOUNDRY.
2. MANHOLE FRAME SHALL BE EITHER ITEM # 14960001, AS MANUFACTURED BY NEENAH FOUNDRY, OR ITEM # 1960Z, AS MANUFACTURED BY EAST JORDAN CO.
3. WITHIN CITY OF PORTLAND ROW, STORM DRAIN MANHOLE SHALL CONFORM WITH "STANDARD PRECAST SEWER MANHOLE DETAIL", WITH THE EXCEPTION THAT THE COVER SHALL BE MARKED AS "DRAIN". REFER TO CITY OF PORTLAND TECHNICAL MANUAL, SECTION 2 – SANITARY SEWER AND STORM DRAIN, FIGURE II-1
4. SUBMITTAL REQUIRED FOR MANHOLES, MANHOLE FRAMES & MANHOLE COVERS

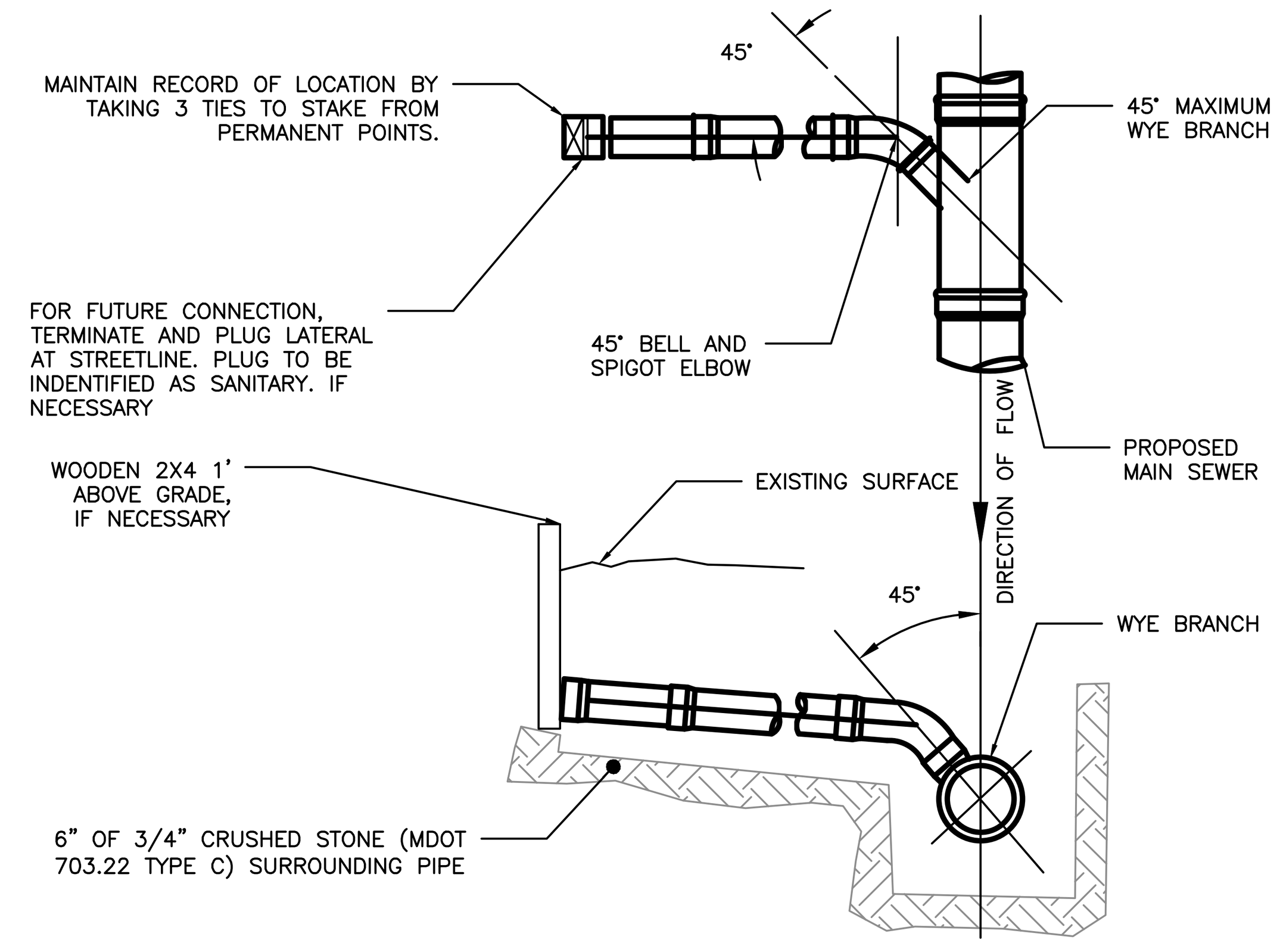


STANDARD PRECAST SEWER MANHOLE
NOT TO SCALE



EXTERNAL 1000-GAL GREASE TRAP DESIGN
NOT TO SCALE

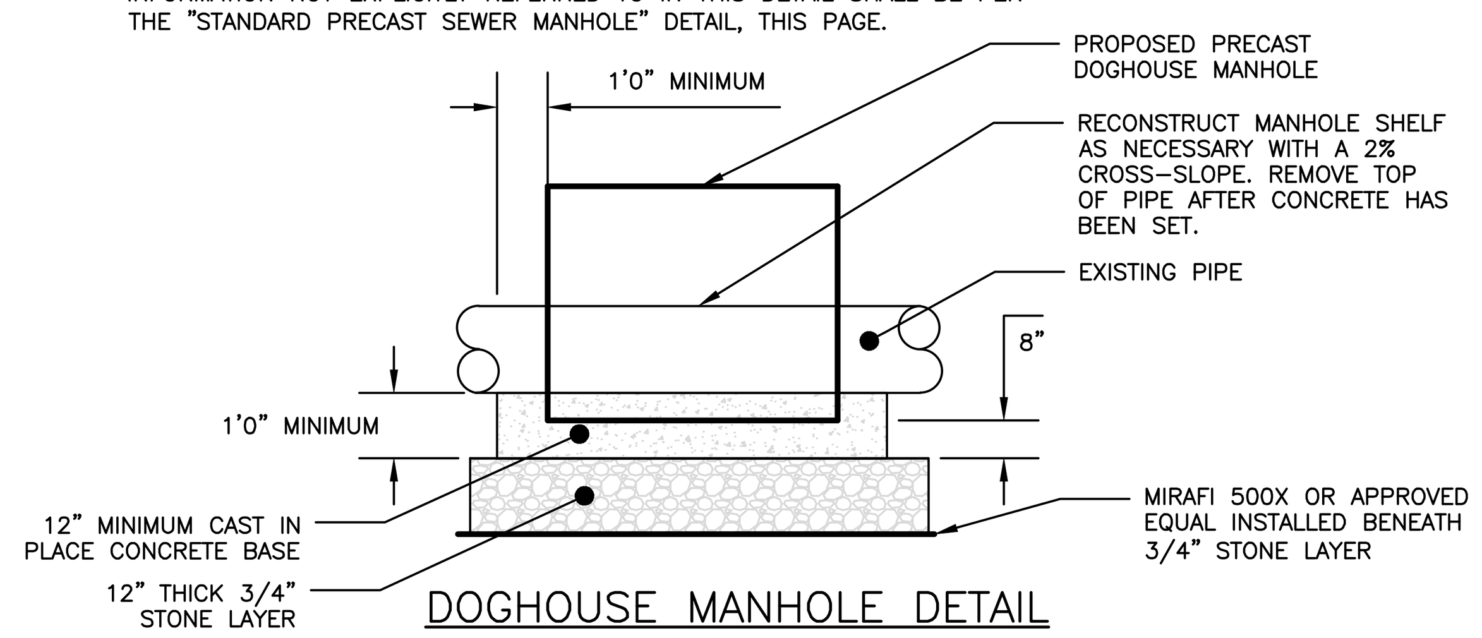
NOTES:
1) LOCATION WITH WARNING TAPE SHALL BE INSTALLED OVER CENTERLINE OF PIPE AT A MAXIMUM OF 24 INCHES BELOW FINISH GRADE.
2) SITE CONTRACTOR TO COORDINATE CONNECTION OF SEWER LATERAL TO BUILDING PLUMBING WITH ARCHITECTURAL CONTRACTOR
3) CONNECTION OF PROPOSED SEWER LATERAL TO HOUSEHOLD PLUMBING SHOULD INCORPORATE USE OF SIMILAR PIPE MATERIALS. IN THE CASE OF DISSIMILAR PIPES BEING USED, A FERNCO FLEXIBLE COUPLING SHALL BE USED.



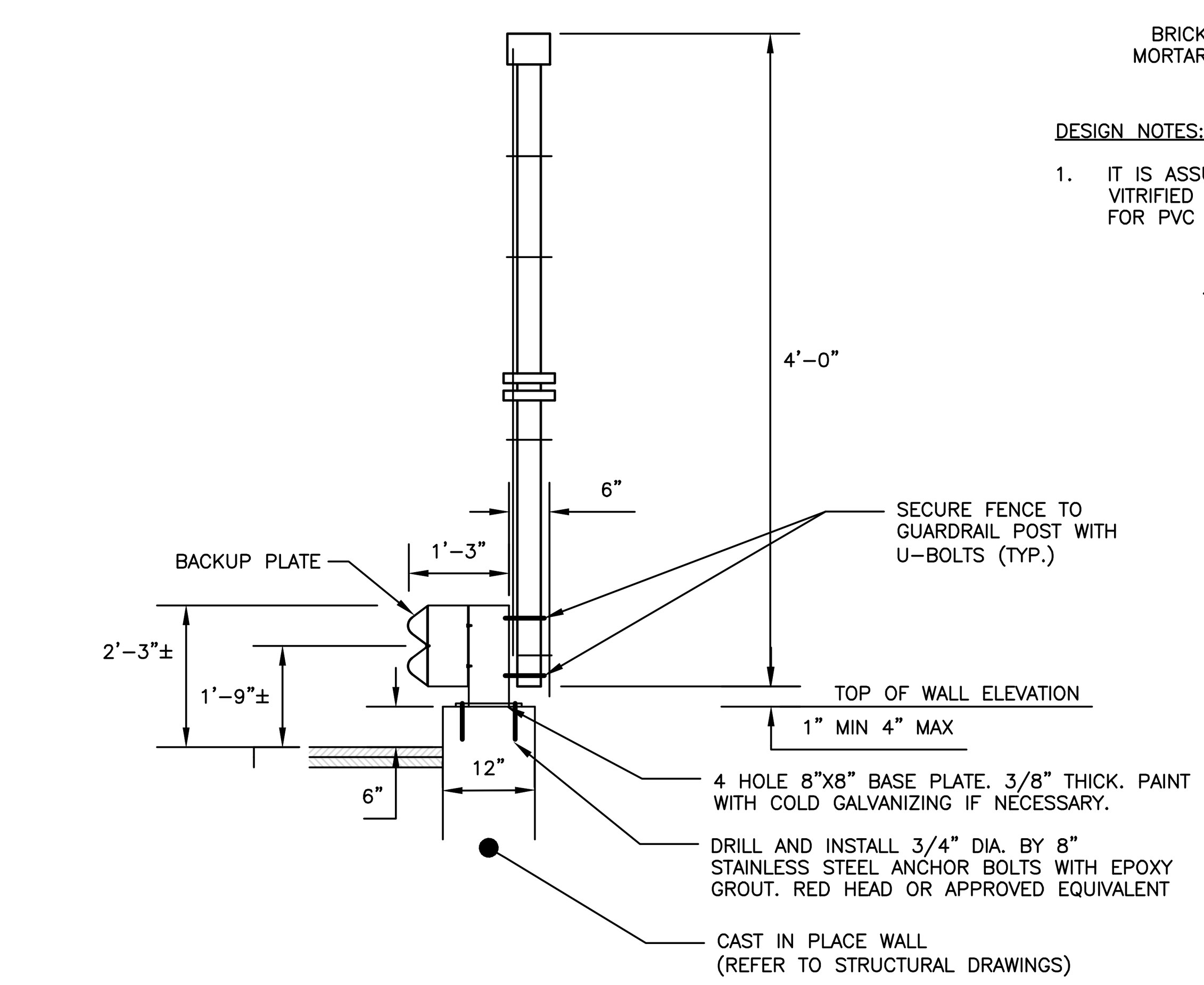
SEWER TEE/WYE CONNECTION DETAIL
NOT TO SCALE

NOTES:

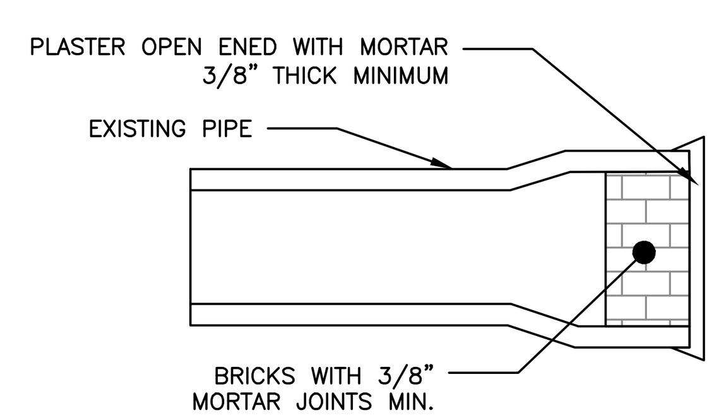
1. DOGHOUSE MANHOLE MAY BE SET ON 8"X8"X16" CONCRETE BLOCKS DURING CONCRETE CURING PROCESS.
2. UNLESS OTHERWISE SPECIFIED, CONCRETE SHALL BE 4000 PSI @28 DAYS.
3. RECONSTRUCT INTERIOR MANHOLE INVERT AS NECESSARY TO ACCOMMODATE NEW PIPE.
4. FILL DOGHOUSE OPENING WITH 3000 PSI @28 DAYS CONCRETE. PLACE WATER PROOFING SEALANT AT JOINT.
5. THIS DETAIL IS INTENDED TO PROVIDE ADDITIONAL INFORMATION TO THE CONTRACTOR IN REGARDS TO THE CONNECTION OF THE DOGHOUSE MANHOLE BASE TO THE EXISTING SANITARY SEWER SYSTEM. MANHOLE INSTALLATION INFORMATION NOT EXPLICITLY REFERRED TO IN THIS DETAIL SHALL BE PER THE "STANDARD PRECAST SEWER MANHOLE" DETAIL, THIS PAGE.



DOGHOUSE MANHOLE DETAIL
NOT TO SCALE



GUARDRAIL WITH CHAIN LINK FENCE INSTALLED ON CAST IN PLACE RETAINING WALL DETAIL
NOT TO SCALE



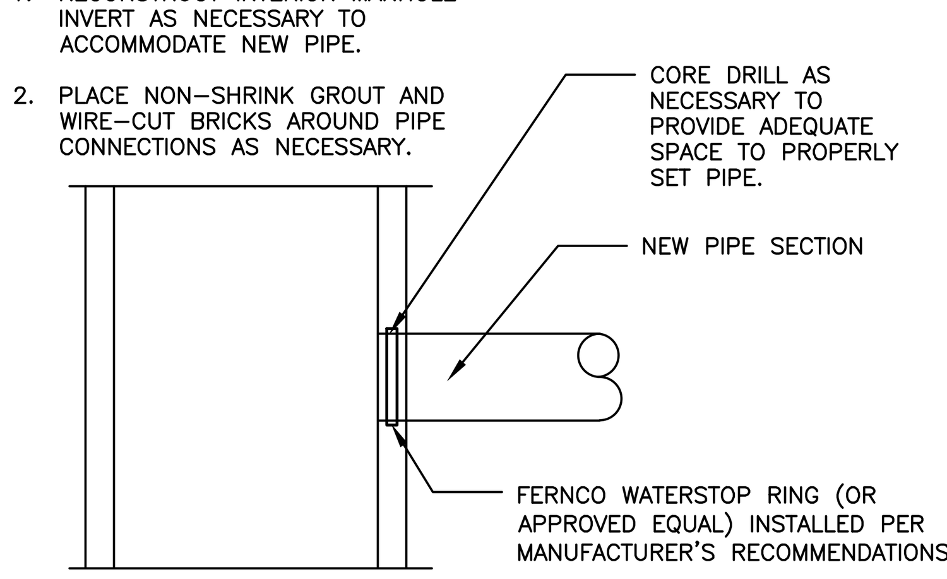
DESIGN NOTES:

1. IT IS ASSUMED THAT THE EXISTING PIPE IS OF VITRIFIED CLAY CONSTRUCTION. USE CAP OR PLUG FOR PVC PIPE

MASONRY PLUG
NOT TO SCALE

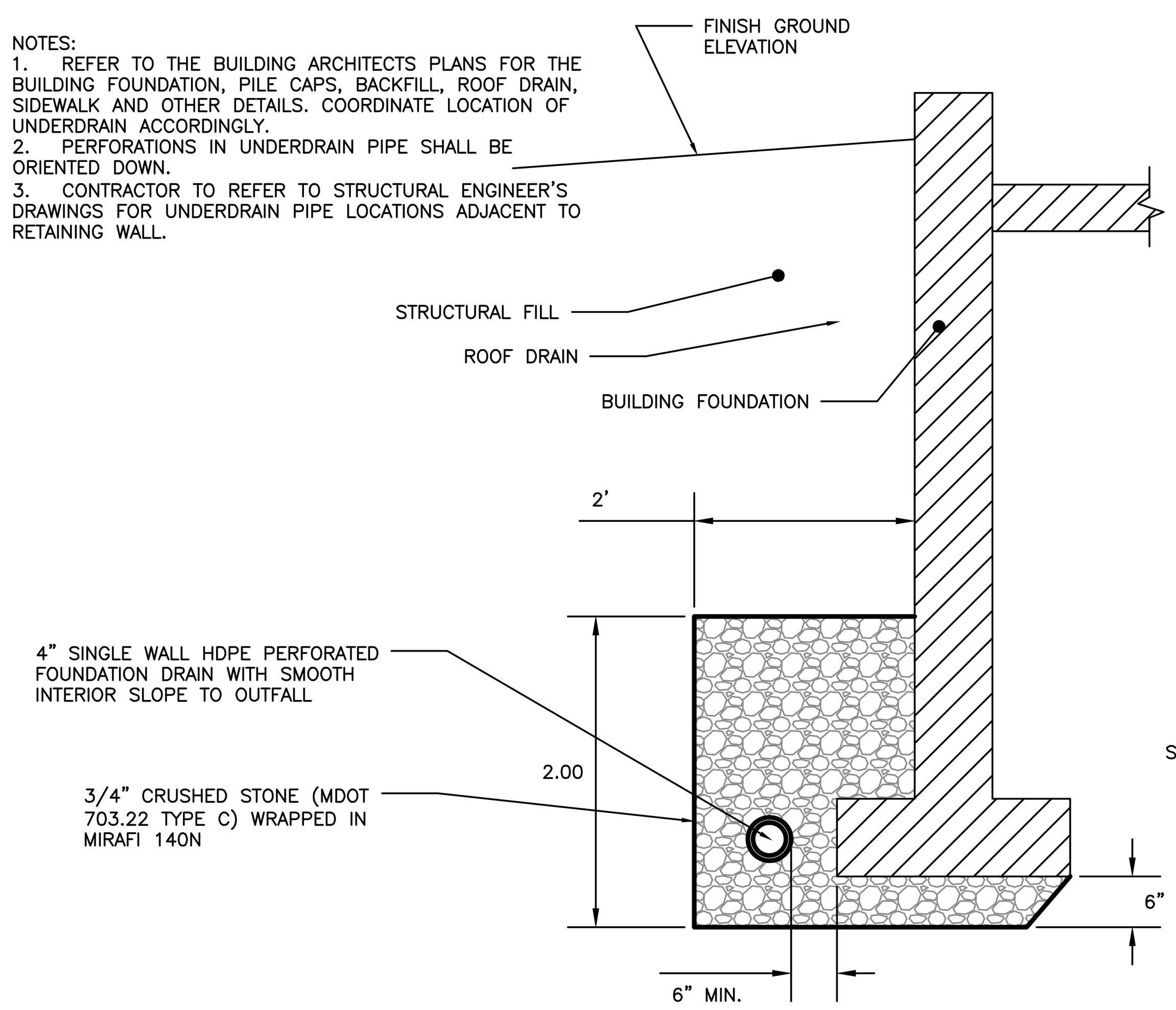
NOTES:

1. RECONSTRUCT INTERIOR MANHOLE INVERT AS NECESSARY TO ACCOMMODATE NEW PIPE.
2. PLACE NON-SHRINK GROUT AND WIRE-CUT BRICKS AROUND PIPE CONNECTIONS AS NECESSARY.



NEW PIPE TO EXISTING STRUCTURE
NOT TO SCALE

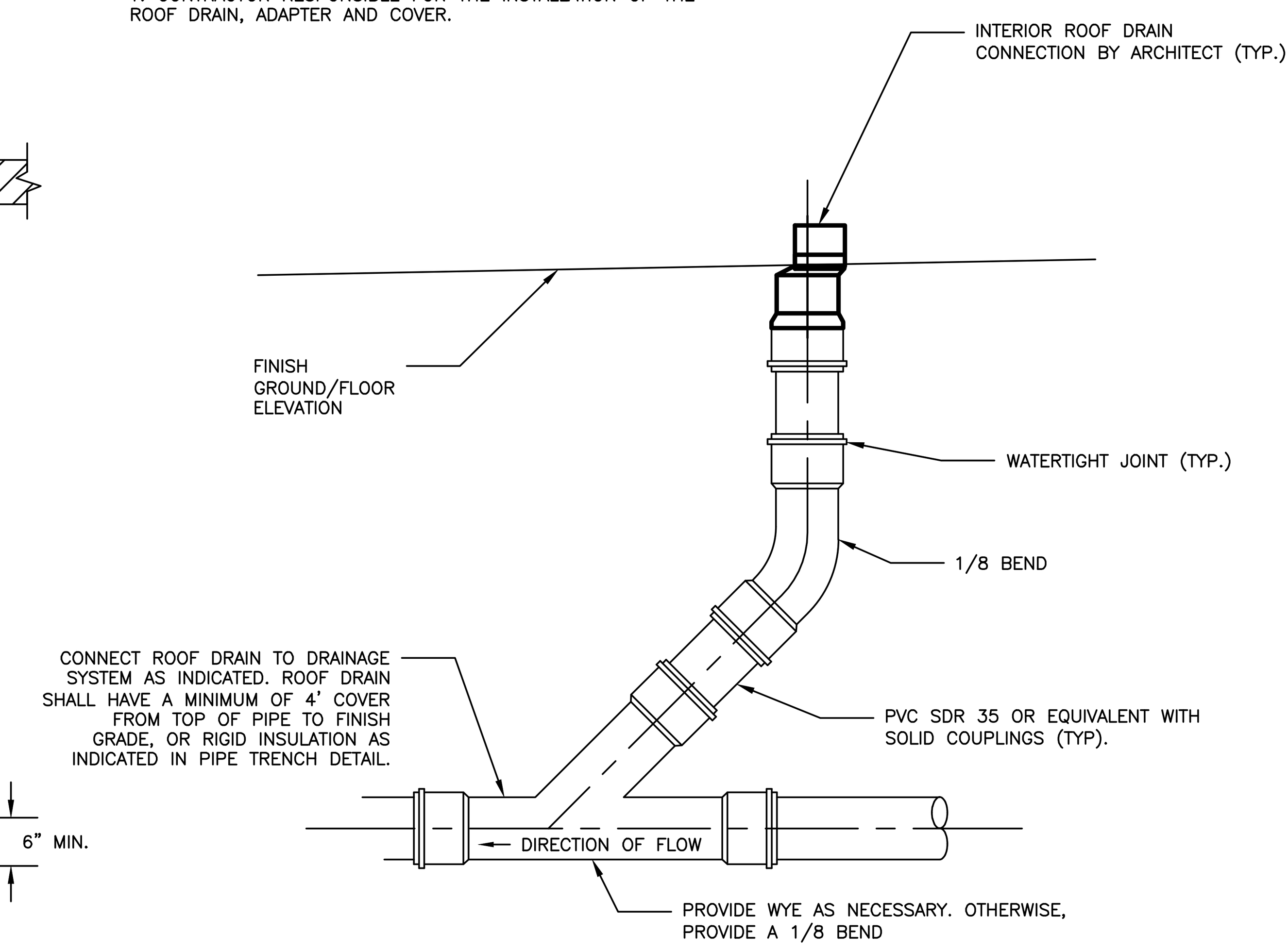
NOTES:
1. REFER TO THE BUILDING ARCHITECTS PLANS FOR THE BUILDING FOUNDATION, PILE CAPS, BACKFILL, ROOF DRAIN, SIDEWALK AND OTHER DETAILS. COORDINATE LOCATION OF UNDERDRAIN ACCORDINGLY.
2. PERFORATIONS IN UNDERDRAIN PIPE SHALL BE ORIENTED DOWN.
3. CONTRACTOR TO REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR UNDERDRAIN PIPE LOCATIONS ADJACENT TO RETAINING WALL.



FOUNDATION DRAIN DETAIL

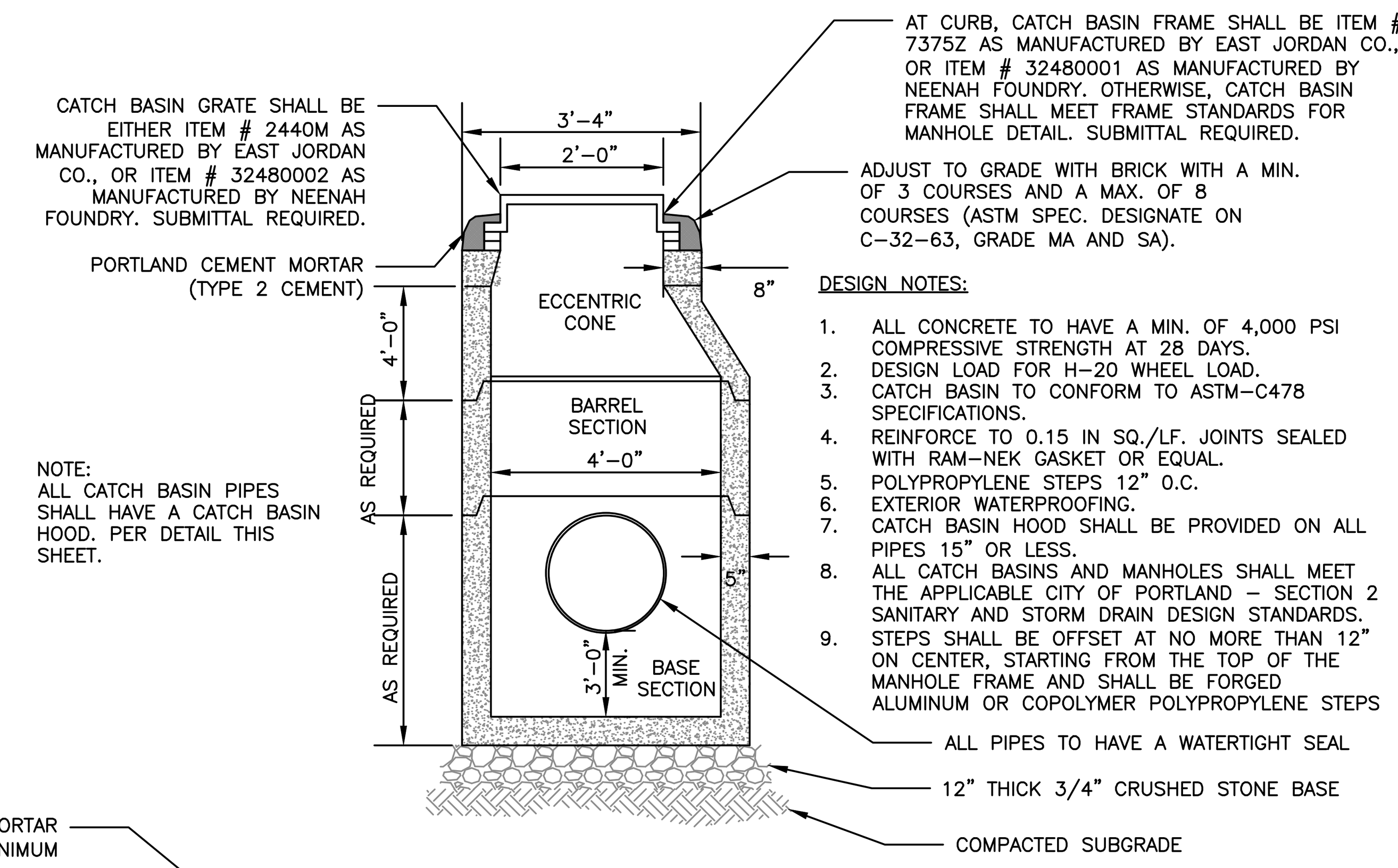
NOT TO SCALE

NOTES:
1. CONTRACTOR RESPONSIBLE FOR THE INSTALLATION OF THE ROOF DRAIN, ADAPTER AND COVER.



ROOF DRAIN DETAIL

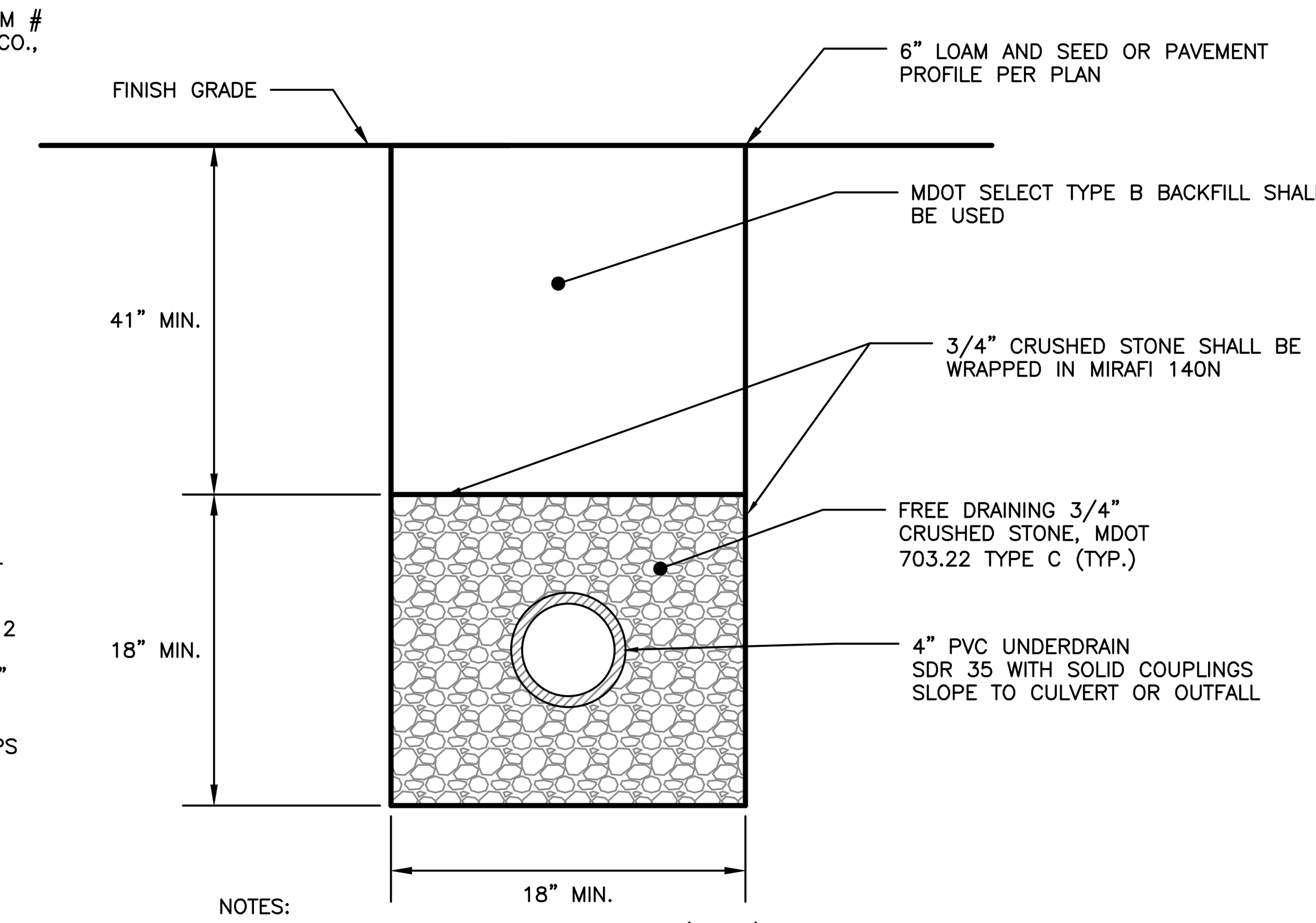
NOT TO SCALE



DESIGN NOTES:

1. ALL CONCRETE TO HAVE A MIN. OF 4,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS.
2. DESIGN LOAD FOR H-20 WHEEL LOAD.
3. CATCH BASIN TO CONFORM TO ASTM-C478 SPECIFICATIONS.
4. REINFORCE TO 0.15 IN SQ./LF. JOINTS SEALED WITH RAM-NEK GASKET OR EQUAL.
5. POLYPROPYLENE STEPS 12" O.C.
6. EXTERIOR WATERPROOFING.
7. CATCH BASIN HOOD SHALL BE PROVIDED ON ALL PIPES 15" OR LESS.
8. ALL CATCH BASINS AND MANHOLES SHALL MEET THE APPLICABLE CITY OF PORTLAND – SECTION 2 SANITARY AND STORM DRAIN DESIGN STANDARDS.
9. STEPS SHALL BE OFFSET AT NO MORE THAN 12" ON CENTER, STARTING FROM THE TOP OF THE MANHOLE FRAME AND SHALL BE FORGED ALUMINUM OR COPOLYMER POLYPROPYLENE STEPS

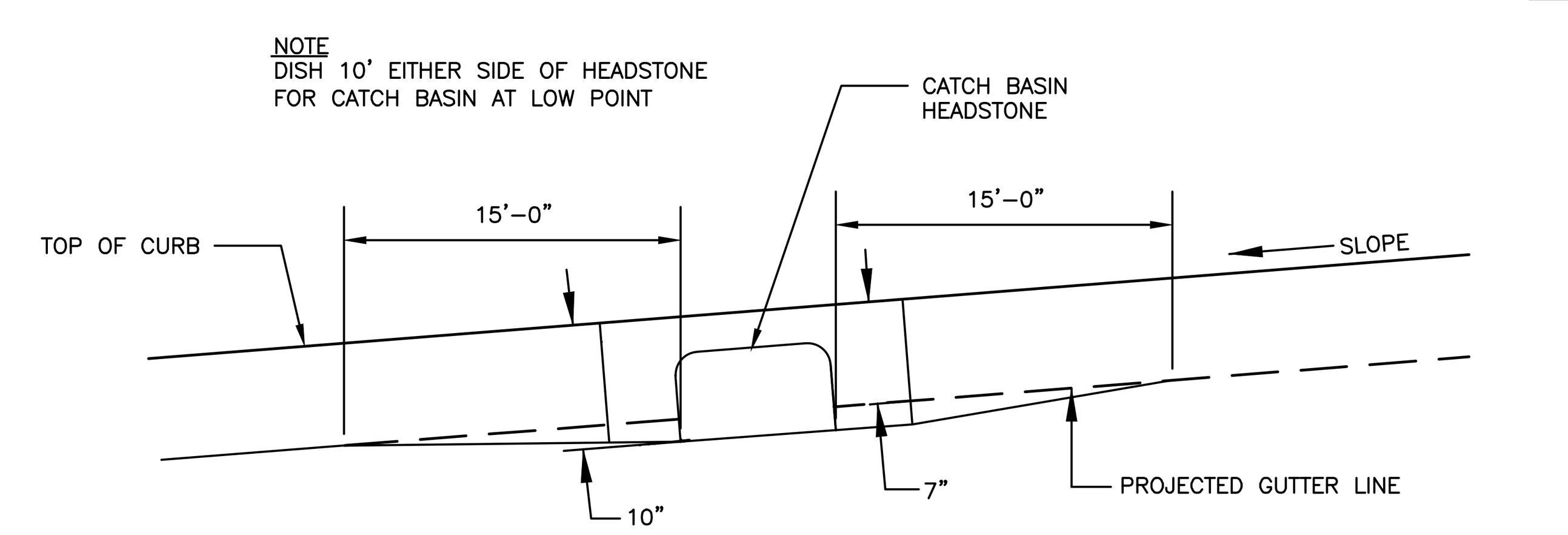
4'-0" DIAMETER PRECAST CATCH BASIN
NOT TO SCALE



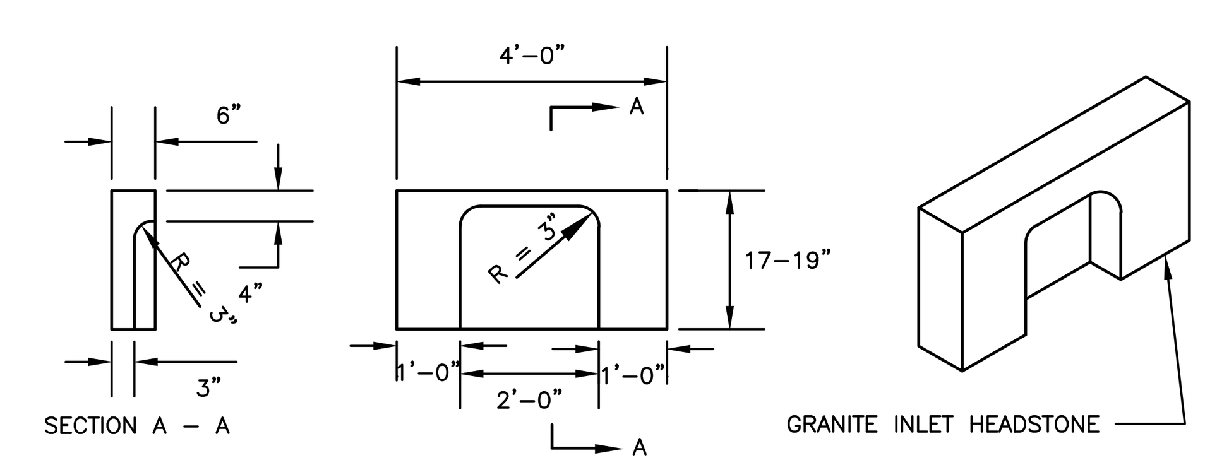
NOTES:
1. MINIMUM UNDERDRAIN SLOPE 0.0025 (0.25%)
2. PERFORATIONS IN UNDERDRAIN PIPE SHALL BE ORIENTED DOWN.
3. IF MINIMUM DEPTH IS NOT ATTAINABLE PIPE SHALL HAVE RIGID INSULATION AS INDICATED IN PIPE TRENCH DETAIL.

UNDERDRAIN DETAIL
NOT TO SCALE

NOTE
DISH 10' EITHER SIDE OF HEADSTONE FOR CATCH BASIN AT LOW POINT



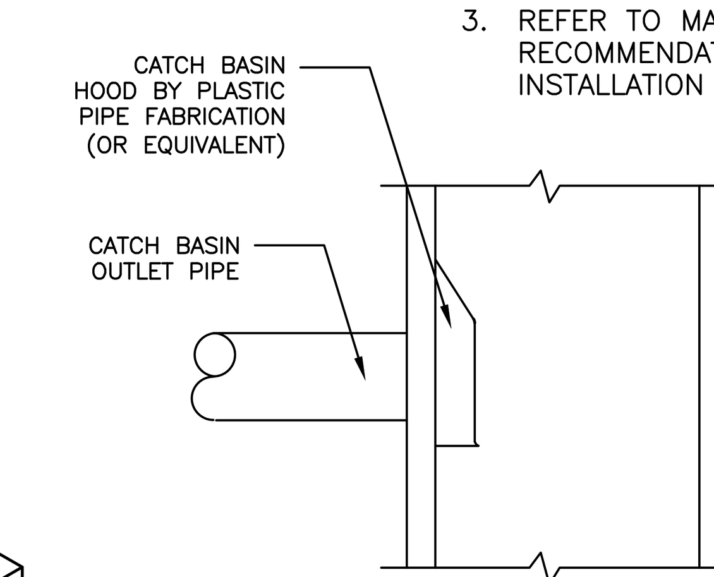
PAVEMENT GRADING ON SLOPES FOR CATCH BASIN AND INLET
NOT TO SCALE



4' GRANITE HEADSTONE FOR CATCH BASIN INLET
NOT TO SCALE

NOTES:

1. INSTALL CATCH BASIN HOODS IN ALL CATCH BASINS WITH A 12" OR 15" OUTLET PIPE.
2. PREFERRED STYLE DESIGNED TO ELIMINATE CEMENTING OF THE TRAP.
3. REFER TO MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION REQUIREMENTS



CATCH BASIN HOOD DETAIL
NOT TO SCALE

CONSTRUCTION DRAWINGS

ISSUED FOR	BY / DATE
PRELIMINARY SUB	WHS 1/14/15
UTILITY STUB	WHS 4/14/15
COMMENT RESPONSE	WHS 4/16/15
PRICING SET	WHS 6/5/15
CONSTRUCTION	WHS 8/12/15
REVISION	REV. / DATE
REV. GREASE TRAP	WHS 5/19/15

DRAWING NAME: DRAINAGE DETAILS

PROJECT NAME: EAST BAYSIDE LOFTS

CLIENT: REDFERN BAYSIDE, LLC.
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WILLIAM SAVAGE
LICENSED
PROFESSIONAL ENGINEER
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DRAWING NO.
C-43

1.0 EROSION CONTROL MEASURES AND SITE STABILIZATION

AS PART OF THE SITE DEVELOPMENT, THE FOLLOWING TEMPORARY AND PERMANENT EROSION AND SEDIMENTATION CONTROL DEVICES SHALL BE IMPLEMENTED. DEVICES SHALL BE INSTALLED AS DESCRIBED IN THIS REPORT OR WITHIN THE PLAN SET. SEE THE MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES FOR FURTHER REFERENCE.

1.1 TEMPORARY EROSION CONTROL MEASURES

THE FOLLOWING TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES ARE PLANNED FOR THE PROJECT'S CONSTRUCTION PERIOD.

1.1.1 CRUSHED STONE STABILIZED CONSTRUCTION ENTRANCES SHALL BE PLACED AT ALL ACCESS POINTS TO THE PROJECT SITE WHERE THERE ARE DISTURBED AREAS. THE FOLLOWING SPECIFICATIONS SHALL BE FOLLOWED AT A MINIMUM:
- STONE SIZE SHALL BE 2–3 INCHES, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- THE THICKNESS OF THE ENTRANCE SHALL BE NO LESS THAN 6 INCHES.
- THE ENTRANCE SHALL NOT BE LESS THAN 20 FEET WIDE, HOWEVER NOT LESS THAN THE FULL WIDTH OF POINTS WHERE INGRESS OR EGRESS OCCURS. THE LENGTH SHALL NOT BE LESS THAN 50 FEET IN LENGTH.
- GEOTEXTILE FABRIC (WOVEN OR NON WOVEN) SHALL BE PLACED OVER THE ENTIRE ENTRANCE AREA. PIPING FOR SURFACE WATER DRAINAGE SHALL BE PROVIDED UNDER THE ENTRANCE; HOWEVER A MOUNTABLE BERM WITH 5:1 SLOPES SHALL BE PERMITTED.
- THE ENTRANCE/EXIT SHALL BE MAINTAINED TO THE EXTENT THAT IT WILL PREVENT THE TRACKING OF SEDIMENT ONTO PUBLIC ROAD WAYS.

1.1.2 SILTATION FENCE OR EROSION CONTROL BERM SHALL BE INSTALLED DOWN GRADIENT OF ANY DISTURBED AREAS TO TRAP RUNOFF BORNE SEDIMENTS UNTIL PERMANENT STABILIZATION IS ACHIEVED. THE SILT FENCE OR EROSION CONTROL BERM SHALL BE INSTALLED PER THE DETAILS PROVIDED IN THE PLAN SET AND INSPECTED BEFORE AND IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. REPAIRS SHALL BE MADE IF THERE ARE ANY SIGNS OF EROSION OR SEDIMENTATION BELOW THE FENCE LINE OR BERM. IF THERE ARE SIGNS OF UNDERCUTTING AT THE CENTER OR THE EDGES, OR IMPOUNDING OF LARGE VOLUMES OF WATER BEHIND THE FENCE OR BERM, THE BARRIER SHALL BE REPLACED WITH A STONE CHECK DAM.

1.1.3 HAY MULCH INCLUDING HYDRO SEEDING IS INTENDED TO PROVIDE COVER FOR DENUDED OR SEEDED AREAS UNTIL REVEGETATION IS ESTABLISHED. MULCH PLACED BETWEEN APRIL 15TH AND NOVEMBER 1ST ON SLOPES OF LESS THAN 15 PERCENT SHALL BE COVERED BY FABRIC NETTING AND ANCHORED WITH STAPLES IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION. MULCH PLACED BETWEEN NOVEMBER 1ST AND APRIL 15TH ON SLOPES EQUAL TO OR STEEPER THAN 8 PERCENT AND EQUAL TO OR FLATTER THAN 2:1 SHALL USE MATS OR FABRIC NETTING AND ANCHORED WITH STAPLES IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION.

1.1.4 AT ANY TIME OF THE YEAR, ALL SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH DOUBLE NET EROSION CONTROL BLANKET BIONET SC150BN BY NORTH AMERICAN GREEN OR APPROVED EQUAL, OR EROSION CONTROL MIX SLOPE PROTECTION AS DETAILED WITHIN THE PLANS.

1.1.5 ALL STREETS USED AS CONSTRUCTION ENTRANCES SHALL BE SWEPT TO CONTROL MUD AND DUST AS NECESSARY. ADD ADDITIONAL STONE TO THE STABILIZED CONSTRUCTION ENTRANCE TO MINIMIZE THE TRACKING OF MATERIAL OFF THE SITE AND ONTO THE SURROUNDING ROADWAYS.

1.1.6 DURING CLEARING AND GRUBBING OPERATIONS, STONE CHECK DAMS SHALL BE INSTALLED AT ANY AREAS OF CONCENTRATED FLOW. THE MAXIMUM HEIGHT OF THE CHECK DAM SHALL NOT EXCEED 2 FEET. THE CENTER OF THE CHECK DAM SHALL BE 6 INCHES BELOW THE OUTER EDGES OF THE DAM. THE CONTRACTOR SHALL MULCH THE SIDE SLOPES AND INSTALL STONE CHECK DAMS FOR ALL NEWLY EXCAVATED DITCH LINES WITHIN 24 HOURS OF THEIR CREATION.

1.1.7 SILT FENCE STAKE SPACING SHALL NOT EXCEED 6 FEET UNLESS THE FENCE IS SUPPORTED WITH 14 GAUGE WIRE IN WHICH CASE THE MAXIMUM SPACING SHALL NOT EXCEED 10 FEET. THE SILT FENCE SHALL BE "TOED" INTO THE GROUND.

1.1.8 STORMDRAIN INLET PROTECTION SHALL BE PROVIDED THROUGH THE USE OF ANY OF THE FOLLOWING: HAY BALE DROP INLET STRUCTURES, SILT FENCE DROP INLET SEDIMENT FILTER, GRAVEL AND WIRE MESH DROP INLET SEDIMENT FILTER, OR CURB INLET SEDIMENT FILTER. BARRIERS SHALL BE INSPECTED AFTER EVERY RAINFALL EVENT AND REPAIRED AS NECESSARY. SEDIMENTS SHALL BE REMOVED WHEN ACCUMULATION HAS REACHED ½ THE DESIGN HEIGHT.

1.1.9 DUST CONTROL SHALL BE ACCOMPLISHED BY THE USE OF ANY OF THE FOLLOWING: WATER, CALCIUM CHLORIDE, STONE, OR AN APPROVED MDEP PRODUCT. DUST CONTROL SHALL BE APPLIED AS NEEDED TO ACCOMPLISH DUST CONTROL.

1.1.10 TEMPORARY LOAM, SEED, AND MULCHING SHALL BE USED IN AREAS WHERE NO OTHER EROSION CONTROL MEASURE IS USED. APPLICATION RATES FOR SEEDING ARE PROVIDED AT THE END OF THIS REPORT.

1.1.11 STOCKPILES SHALL BE STABILIZED WITHIN 7 DAYS OF FORMATION UNLESS A SCHEDULED RAIN EVENT OCCURS PRIOR TO THE 7 DAY WINDOW, IN WHICH CASE THE STOCKPILE SHALL BE STABILIZED PRIOR TO THE RAIN EVENT. METHODS OF STABILIZATION SHALL BE MULCH, EROSION CONTROL MIX, OR EROSION CONTROL BLANKETS/MATS. SILT FENCE OR A WOOD WASTE COMPOST FILTER BERM SHALL BE PLACED DOWNHILL OF ANY SOIL STOCKPILE LOCATION.

1.1.12 FOR DISTURBANCE BETWEEN NOVEMBER 1 AND APRIL 15, PLEASE REFER TO WINTER STABILIZATION PLAN IN THIS REPORT AND THE MAINE EROSION AND SEDIMENT CONTROL BMP MANUAL FOR FURTHER INFORMATION.

1.1.13 IT IS OF THE UTMOST IMPORTANCE THAT STORMWATER RUNOFF AND POTENTIAL SEDIMENT FROM THE CONSTRUCTION SITE BE DIVERTED AROUND THE PROPOSED UNDERDRAINS UNTIL THE TRENCH IS BACKFILLED.

1.2 PERMANENT EROSION CONTROL MEASURES

THE FOLLOWING PERMANENT EROSION CONTROL MEASURES ARE INTENDED FOR POST DISTURBANCE AREAS OF THE PROJECT.

1.2.1 ALL DISTURBED AREAS DURING CONSTRUCTION, NOT SUBJECT TO OTHER PROPOSED CONDITIONS, SHALL RECEIVE A MINIMUM 4" OF LOAM, LIMED, FERTILIZED, SEEDED, AND MULCHED. EROSION CONTROL BLANKETS OR MATS SHALL BE PLACED OVER THE MULCH IN AREAS NOTED IN PARAGRAPH 4.1 OF THIS REPORT.

1.2.2 ALL STORMDRAIN OUTLETS SHALL HAVE RIPRAP APRONS OR STABILIZED SWALES AS DEPICTED ON THE PLANS. THE RIPRAP APRONS OR STABILIZED APRONS SHALL BE CONSTRUCTED WITHIN 48 HOURS OF THE CONSTRUCTION OF THE STORMDRAIN OUTLET.

1.2.3 ALL STORMWATER DEVICES SHALL BE INSTALLED AND STABILIZED PRIOR RECEIVING STORMWATER.

1.2.4 REFER TO THE MAINE EROSION AND SEDIMENT CONTROL BMP MANUAL FOR ADDITIONAL INFORMATION.

2.0 EROSION AND SEDIMENTATION CONTROL PLAN

2.1 THE EROSION AND SEDIMENTATION CONTROL PLAN IS INCLUDED WITHIN THE PLAN SET.

3.0 DETAILS AND SPECIFICATIONS

3.1 EROSION CONTROL DETAILS AND SPECIFICATION ARE INCLUDED IN THE PLAN SET.

4.0 STABILIZATION PLAN FOR WINTER CONSTRUCTION

WINTER CONSTRUCTION CONSISTS OF EARTHWORK DISTURBANCE BETWEEN THE DATES OF NOVEMBER 1 AND APRIL 15. IF A CONSTRUCTION SITE IS NOT STABILIZED WITH PAVEMENT, A ROAD GRAVEL BASE, 75% MATURE VEGETATION COVER OR RIPRAP BY NOVEMBER 15, THEN THE SITE SHALL BE PROTECTED WITH OVER–WINTER STABILIZATION. ANY AREA NOT STABILIZED WITH PAVEMENT, VEGETATION, MULCHING, EROSION CONTROL MIX, EROSION CONTROL MATS, RIPRAP OR GRAVEL BASE ON A ROAD SHALL BE CONSIDERED OPEN.

THE CONTRACTOR SHALL LIMIT THE WORK AREA TO AREAS THAT WORK WILL OCCUR IN DURING THE SUBSEQUENT 15 DAYS AND SO THAT IT CAN BE MULCHED ONE DAY PRIOR TO A SNOW EVENT. THE CONTRACTOR SHALL STABILIZE WORK AREAS PRIOR TO OPENING ADDITIONAL WORK AREAS TO MINIMIZE AREAS WITHOUT EROSION CONTROL MEASURES.

THE FOLLOWING MEASURES SHALL BE IMPLEMENTED DURING WINTER CONSTRUCTION PERIODS:

4.1 SEDIMENT BARRIERS

DURING FROZEN CONDITIONS, SEDIMENT BARRIERS MAY CONSIST OF EROSION CONTROL MIX BERMS OR ANY OTHER RECOGNIZED SEDIMENT BARRIERS AS FROZEN SOIL PREVENTS THE PROPER INSTALLATION OF HAY BALES OR SILT FENCES.

4.2 MULCHING

ALL AREAS SHALL BE CONSIDERED TO BE DENUDED UNTIL SEEDED AND MULCHED. HAY AND STRAW MULCH SHALL BE APPLIED AT A RATE OF 150 LB. PER 1,000 SQUARE FEET OR 3 TONS/ACRE (TWICE THE NORMAL ACCEPTED RATE OF 75–LBS./1,000 S.F. OR 1.5 TONS/ACRE) AND SHALL BE PROPERLY ANCHORED. EROSION CONTROL MIX MUST BE APPLIED WITH A MINIMUM 4 INCH THICKNESS. MULCH SHALL NOT BE SPREAD ON TOP OF SNOW. THE SNOW SHALL BE REMOVED DOWN TO A ONE–INCH DEPTH OR LESS PRIOR TO APPLICATION. AFTER EACH DAY OF FINAL GRADING, THE AREA SHALL BE PROPERLY STABILIZED WITH ANCHORED HAY OR STRAW OR EROSION CONTROL MATTING. AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED OR ADEQUATELY ANCHORED SO THAT GROUND SURFACE IS NOT VISIBLE THROUGH THE MULCH. BETWEEN THE DATES OF NOVEMBER 1 AND APRIL 15, ALL MULCH SHALL BE ANCHORED BY EITHER MULCH NETTING, TRACKING OR WOOD CELLULOSE FIBER. THE COVER WILL BE CONSIDERED SUFFICIENT WHEN THE GROUND SURFACE IS NOT VISIBLE THROUGH THE MULCH. AFTER NOVEMBER 1ST, MULCH AND ANCHORING OF ALL EXPOSED SOIL SHALL OCCUR AT THE END OF EACH FINAL GRADING WORKDAY.

4.3 SOIL STOCKPILING

STOCKPILES OF SOIL OR SUBSOIL SHALL BE MULCHED FOR OVER WINTER PROTECTION WITH HAY OR STRAW AT TWICE THE NORMAL RATE OR WITH A FOUR–INCH LAYER OF EROSION CONTROL MIX. THIS SHALL BE DONE WITHIN 24 HOURS OF STOCKING AND RE–ESTABLISHED PRIOR TO ANY RAINFALL OR SNOWFALL.

4.4 SEEDING

BETWEEN THE DATES OF OCTOBER 15TH AND APRIL 1ST, LOAM OR SEED SHALL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES FINISHED AREAS SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1ST AND IF THE EXPOSED AREA HAS NOT BEEN LOAMED, FINAL GRADING WITH A UNIFORM SURFACE, THEN THE AREA MAY BE DORMANT SEEDED AT A RATE OF 3 TIMES HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED.

DORMANT SEEDING MAY BE PLACED PRIOR TO THE PLACEMENT OF MULCH OR EROSION CONTROL BLANKETS. IF DORMANT SEEDING IS USED FOR THE SITE, ALL DISTURBED AREAS SHALL RECEIVE 4□ OF LOAM AND SEED AT AN APPLICATION RATE OF 5 LBS/1,000 S.F. ALL AREAS SEEDED DURING THE WINTER SHALL BE INSPECTED IN THE SPRING FOR ADEQUATE CATCH. ALL AREAS INSUFFICIENTLY VEGETATED (LESS THAN 75% CATCH) SHALL BE REVEGETATED BY REPLACING LOAM, SEED AND MULCH. IF DORMANT SEEDING IS NOT USED FOR THE SITE, ALL DISTURBED AREAS SHALL BE REVEGETATED IN THE SPRING.

4.5 OVER WINTER STABILIZATION OF DISTURBED SOILS

BY SEPTEMBER 15TH, ALL DISTURBED SOILS ON AREAS HAVING A SLOPE LESS THAN 15% SHALL BE SEEDED AND MULCHED. IF THE DISTURBED AREAS ARE NOT STABILIZED BY THIS DATE, THEN ONE OF THE FOLLOWING ACTIONS SHALL BE TAKEN TO STABILIZE THE SOIL FOR LATE FALL AND WINTER:

- STABILIZE THE SOIL WITH TEMPORARY VEGETATION – BY OCTOBER 1ST, SEED THE DISTURBED SOIL WITH WINTER RYE AT A SEEDING RATE OF 3LBS PER 1,000 S.F., LIGHTLY MULCH THE SEEDED SOIL WITH HAY OR STRAW AT 75 LBS PER 1,000 S.F., AND ANCHOR THE MULCH WITH PLASTIC NETTING. MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR FAILS TO COVER AT LEAST 75% OF THE DISTURBED SOIL BEFORE NOVEMBER 1ST, THEN MULCH THE AREA FOR OVER–WINTER PROTECTION.

- STABILIZE THE SOIL WITH SOD – STABILIZE THE DISTURBED SOIL WITH PROPERLY INSTALLED SOD BY OCTOBER 1ST. PROPER INSTALLATION INCLUDES PINNING THE SOD ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL.

- STABILIZE THE SOIL WITH MULCH – BY NOVEMBER 15TH, MULCH THE DISTURBED SOIL BY SPREADING HAY OR STRAW AT A RATE OF AT LEAST 150 LBS PER 1,000 S.F. ON THE AREA SO THAT NO SOIL IS VISIBLE THROUGH THE MULCH. IMMEDIATELY AFTER APPLYING THE MULCH, ANCHOR THE MULCH WITH PLASTIC NETTING TO PREVENT WIND FROM MOVING THE MULCH OFF THE DISTURBED SOIL.

4.6 OVER WINTER STABILIZATION OF DISTURBED SLOPES

ALL STONE–COVERED SLOPES SHALL BE CONSTRUCTED AND STABILIZED BY NOVEMBER 15TH. ALL SLOPES TO BE VEGETATED SHALL BE SEEDED AND MULCHED BY SEPTEMBER 1ST. A SLOPE IS CONSIDERED A GRADE GREATER THAN 15%. IF A SLOPE TO BE VEGETATED IS NOT STABILIZED BY SEPTEMBER 1ST, THEN ONE OF THE FOLLOWING ACTION SHALL BE TAKEN TO STABILIZE THE SLOPE FOR LATE FALL AND WINTER:

- STABILIZE THE SOIL WITH TEMPORARY VEGETATION AND EROSION CONTROL MATS – BY OCTOBER 1ST THE DISTURBED SLOPE SHALL BE SEEDED WITH WINTER RYE AT A SEEDING RATE OF 3 LBS PER 1,000 S.F. AND THEN INSTALL EROSION CONTROL MATS OR ANCHORED MULCH OVER THE SEEDING. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR FAILS TO COVER AT LEAST 75% F THE SLOPE BY NOVEMBER 1ST, THEN THE CONTRACTOR SHALL COVER THE SLOPE WITH A LAYER OF EROSION CONTROL MIX OR WITH STONE RIPRAP.

- STABILIZE THE SOIL WITH SOD – THE DISTURBED SLOPE SHALL BE STABILIZED WITH PROPERLY INSTALLED SOD BY OCTOBER 1ST. PROPER INSTALLATION INCLUDES THE CONTRACTOR PINNING THE SOD ONTO THE SLOPE WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL. THE CONTRACTOR SHALL NOT USE LATE–SEASON SOD INSTALLATION TO STABILIZE SLOPES HAVING A GRADE GREATER THAN 3H:1V OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.

- STABILIZE THE SOIL WITH EROSION CONTROL MIX – EROSION CONTROL MIX SHALL BE PROPERLY INSTALLED BY NOVEMBER 15TH. THE CONTRACTOR SHALL NOT USE EROSION CONTROL MIX TO STABILIZE SLOPES HAVING GRADES GREATER THAN 2H:1V OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.

- STABILIZE THE SOIL WITH STONE RIPRAP – PLACE A LAYER OF STONE RIPRAP ON THE SLOPE BY NOVEMBER 15TH. A REGISTERED PROFESSIONAL ENGINEER SHALL BE HIRED TO DETERMINE THE STONE SIZE NEEDED FOR STABILITY ON THE SLOPE AND TO DESIGN A FILTER LAYER FOR UNDERNEATH THE RIPRAP.

5.0 INSPECTION AND MAINTENANCE

A PERSON WITH KNOWLEDGE OF EROSION AND STORMWATER CONTROL, INCLUDING THE STANDARDS AND CONDITIONS IN THE PERMIT, SHALL CONDUCT PERIODIC VISUAL INSPECTIONS OF INSTALLED EROSION CONTROL MEASURES. THE FREQUENCY OF INSPECTION SHALL OCCUR AT LEAST ONCE EVERY TWO WEEKS, PRIOR TO COMPLETING PERMANENT STABILIZATION MEASURES, AS WELL AS AFTER A "STORM EVENT". A "STORM EVENT" SHALL CONSIST 0.5 INCHES OF RAIN WITHIN A 24 HOUR PERIOD. THE FOLLOWING EROSION AND SEDIMENT CONTROL – BEST MANAGEMENT PRACTICES (BMP'S) SHALL INSPECTED IN THE MANNER AS DESCRIBED.

SEDIMENT BARRIERS: HAY BALE BARRIERS, SILT FENCES AND FILTER BERMS SHALL BE INSPECTED AND REPAIRED FOR THE FOLLOWING IF THERE ARE ANY SIGNS OF EROSION OR SEDIMENTATION BELOW THEM. IF THERE ARE SIGNS OF UNDERCUTTING AT THE CENTER OR THE EDGES OF THE BARRIER, OR IMPOUNDING OF LARGE VOLUMES OF WATER BEHIND THEM, SEDIMENT BARRIERS SHALL BE REPLACED WITH A TEMPORARY CHECK DAM. SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY. SEDIMENT DEPOSITS SHOULD BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE–HALF THE HEIGHT OF THE BARRIER. FILTER BERMS SHOULD BE RESHAPED AS NEEDED. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHOULD BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.

STABILIZED STONE CONSTRUCTION ENTRANCES THE EXIT SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHTS–OF–WAY. WHEN THE CONTROL PAD BECOMES INEFFECTIVE, THE STONE SHALL BE REMOVED ALONG WITH THE COLLECTED SOIL MATERIAL AND REDISTRIBUTED ON SITE IN A STABLE MANNER. THE ENTRANCE SHOULD THEN BE RECONSTRUCTED. THE CONTRACTOR SHALL SWEEP OR WASH PAVEMENT AT EXITS, WHICH HAVE EXPERIENCED MUD–TRACKING ON TO THE PAVEMENT OR TRAVELED WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH AGGREGATE, WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING STORM DRAINS, DITCHES, OR WATERWAYS.

MULCHED AREAS ALL MULCHES MUST BE INSPECTED PERIODICALLY, IN PARTICULAR AFTER RAINSTORMS, TO CHECK FOR RILL EROSION. IF LESS THAN 90% OF THE SOIL SURFACE IS COVERED BY MULCH, ADDITIONAL MULCH SHALL BE IMMEDIATELY APPLIED. NETS MUST BE INSPECTED AFTER RAIN EVENTS FOR DISLOCATION OR FAILURE. IF WASHOUTS OR BREAKAGE OCCUR, RE–INSTALL THE NETS AS NECESSARY AFTER REPAIRING DAMAGE TO THE SLOPE. INSPECTIONS SHALL TAKE PLACE UNTIL GRASSES ARE FIRMLY ESTABLISHED (95% SOIL SURFACE COVERED WITH GRASS). WHERE MULCH IS USED IN CONJUNCTION WITH ORNAMENTAL PLANTINGS, INSPECT PERIODICALLY THROUGHOUT THE YEAR TO DETERMINE IF MULCH IS MAINTAINING COVERAGE OF THE SOIL SURFACE. REPAIR AS NEEDED.

DUST CONTROL WHEN TEMPORARY DUST CONTROL MEASURES ARE USED, REPETITIVE TREATMENT SHALL BE APPLIED AS NEEDED TO ACCOMPLISH CONTROL.

STORMWATER APPURTENANCES INCLUDING THE UNDERDRAINS, STORM DRAINS, AND CATCH BASINS.

EROSION AND SEDIMENTATION CONTROL INSPECTIONS:

ACORN ENGINEERING HAS PERSONNEL QUALIFIED TO CONDUCT EROSION AND SEDIMENTATION CONTROL INSPECTIONS. FOR FURTHER INFORMATION CONTACT:

CONTACT: WILL SAVAGE, PE
TELEPHONE: (207) 775–2655

QUALIFICATIONS:

- MAINE PROFESSIONAL ENGINEERING LICENSE #11419
- MAINE DEP – CERTIFIED IN MAINTENANCE & INSPECTION OF STORMWATER BMP'S CERT #14
- CERTIFIED EROSION, SEDIMENT AND STORM WATER INSPECTOR (CESSWI) CERT #0293
- CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL (CPESC) CERT. #4620

THE CONTRACTOR HAS SOLE RESPONSIBILITY FOR COMPLYING WITH THE EROSION AND SEDIMENTATION REPORT/PLAN, INCLUDING CONTROL OF FUGITIVE DUST. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MONETARY PENALTIES RESULTING FROM FAILURE TO COMPLY WITH THESE STANDARDS.

6.0 IMPLEMENTATION SCHEDULE

THE FOLLOWING IMPLEMENTATION SEQUENCE IS INTENDED TO MAXIMIZE THE EFFECTIVENESS OF THE ABOVE DESCRIBED EROSION CONTROL MEASURES. CONTRACTORS SHOULD AVOID OVEREXPOSING DISTURBED AREAS AND LIMIT THE AMOUNT OF STABILIZATION AREA.

1. INSTALL A STABILIZED CONSTRUCTION ENTRANCE IN ALL LOCATIONS WHERE CONSTRUCTION TRAFFIC WILL ENTER AND EXIT THE SITE.
2. INSTALL PERIMETER SILT FENCE OR EROSION CONTROL BERM.
3. INSTALL ALL OTHER EROSION CONTROL DEVICES AS NECESSARY THROUGHOUT THE REMAINDER OF THIS SCHEDULE.
4. CUT AND FILL ONLY AS NECESSARY TO BACKFILL THE RETAINING WALL AND FOUNDATION WALL AS DESIGNED WITHIN THE APPROPRIATE PLAN(S).
5. COMMENCE EARTHWORK OPERATIONS, WALL AND FOUNDATION INSTALLATION.
6. COMMENCE INSTALLATION OF DRAINAGE INFRASTRUCTURE.
7. COMMENCE INSTALLATION OF OTHER UTILITIES.
8. CONTINUE EARTHWORK AND GRADING TO SUBGRADE AS NECESSARY FOR CONSTRUCTION.
9. COMPLETE INSTALLATION OF DRAINAGE INFRASTRUCTURE, AS WELL AS OTHER UTILITY WORK.
10. COMPLETE REMAINING EARTHWORK OPERATIONS.
11. INSTALL SUB–BASE AND BASE GRAVELS IN PAVED AREAS.
12. INSTALL PAVING, CURBING AND BRICKWORK.
13. LOAM, LIME, FERTILIZE, SEED AND MULCH DISTURBED AREAS AND COMPLETE ALL LANDSCAPING.
14. ONCE THE SITE IS STABILIZED AND 90% CATCH OF VEGETATION HAS BEEN OBTAINED, REMOVE ALL TEMPORARY EROSION CONTROL MEASURES.
15. TOUCH UP AREAS WITHOUT A VIGOROUS CATCH OF GRASS WITH LOAM AND SEED.
16. COMPLETE SITE SIGNAGE AND STRIPING.
17. EXECUTE PROPER MAINTENANCE OF ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES THROUGHOUT THE PROJECT.

THE ABOVE IMPLEMENTATION SEQUENCE SHOULD BE GENERALLY FOLLOWED BY THE SITE CONTRACTOR. HOWEVER, THE CONTRACTOR MAY CONSTRUCT SEVERAL ITEMS SIMULTANEOUSLY. THE CONTRACTOR SHALL SUBMIT TO THE OWNER A SCHEDULE OF THE COMPLETION OF THE WORK. IF THE CONTRACTOR IS TO COMMENCE THE CONSTRUCTION OF MORE THAN ONE ITEM ABOVE, THEY SHALL LIMIT THE AMOUNT OF EXPOSED ARE TO THOSE AREAS IN WHICH WORK IS EXPECTED TO BE UNDERTAKEN DURING THE FOLLOWING 30 DAYS.

THE CONTRACTOR SHALL REVEGETATE DISTURBED AREAS AS RAPIDLY AS POSSIBLE. ALL AREAS SHALL BE PERMANENTLY STABILIZED WITHIN 7 DAYS OF FINAL GRADING OR BEFORE A STORM EVENT. THE CONTRACTOR SHALL INCORPORATE PLANNED INLETS AND DRAINAGE SYSTEMS AS EARLY AS POSSIBLE INTO THE CONSTRUCTION PHASE.

7.0 CONCLUSION

THE ABOVE EROSION CONTROL NARRATIVE IS INTENDED TO MINIMIZE THE DEVELOPMENT IMPACT BY IMPLEMENTING TEMPORARY AND PERMANENT EROSION CONTROL MEASURES. THE CONTRACTOR SHALL ALSO REFER TO THE MAINE EROSION AND SEDIMENT CONTROL BMP MANUAL FOR ADDITIONAL INFORMATION.

TEMPORARY SEEDING PLAN

SITE PREPARATION

THE SEEDED AREAS SHALL BE FEASIBLY GRADED OUT TO PROVIDE THE USE OF EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. IF NECESSARY, THE SITE MAY REQUIRE ADDITIONAL TEMPORARY EROSION CONTROL MEASURES OUTLINED IN THE EROSION CONTROL REPORT.

SEEDBED PREPARATION

FERTILIZER SHALL BE APPLIED TO THE SITE AT A RATE OF 13.8 POUNDS PER 1,000 SQUARE FEET. THE COMPOSITION OF THE FERTILIZER SHALL BE 10–10–10 (N–P205–K20) OR EQUIVALENT.

LIMESTONE SHALL BE APPLIED TO THE SITE AT A RATE OF 138 POUNDS PER 1,000 SQUARE FEET.

SEEDING

THE COMPOSITION AND AMOUNT OF TEMPORARY SEED APPLIED TO A SITE SHALL BE DETERMINED BY THE FOLLOWING TABLE:

SEEDPOUNDS / 1,000 S.F.RECOMMENDED SEEDING DATESWINTER RYE2.57AUG–15 TO OCT–1OATS1.84APR–1 TO JUL–1
AUG–15 TO SEP–15ANNUAL RYEGRASS0.92APR–1 TO JUL–1SUDANGRASS0.92MAY–15 TO AUG–15PERENNIAL0.92AUG–15 TO SEP–15
MULCHING

MULCH SHALL BE APPLIED AT A RATE OF 70 LBS – 90 LBS PER 1,000 SQUARE FEET. THE MULCH SHALL BE INSTALLED AT A MINIMUM DEPTH OF 4 INCHES. THE SEEDED AREA SHALL BE MULCHED IMMEDIATELY AFTER SEED IS APPLIED. MULCHING DURING THE WINTER SEASON SHALL BE DOUBLE THE NORMAL AMOUNT.

CONCLUSION

PLEASE REFER TO THE MAINE EROSION AND SEDIMENT CONTROL BMP MANUAL FOR ADDITIONAL INFORMATION PERTAINING TO TEMPORARY SEEDING AND MULCHING.

PERMANENT SEEDING PLAN

SITE PREPARATION

THE SEEDED AREAS SHALL BE FEASIBLY GRADED OUT TO PROVIDE THE USE OF EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. IF NECESSARY, THE SITE MAY REQUIRE ADDITIONAL TEMPORARY EROSION CONTROL MEASURES OUTLINED IN THE EROSION CONTROL REPORT.

SEEDBED PREPARATION

FERTILIZER SHALL BE APPLIED TO THE SITE AT A RATE OF 13.8 POUNDS PER 1,000 SQUARE FEET. THE COMPOSITION OF THE FERTILIZER SHALL BE 10–10–10 (N–P205–K20) OR EQUIVALENT.

LIMESTONE SHALL BE APPLIED TO THE SITE AT A RATE OF 138 POUNDS PER 1,000 SQUARE FEET.

SEEDING

THE COMPOSITION AND AMOUNT OF PERMANENT SEED APPLIED TO A SITE SHALL BE DETERMINED BY THE FOLLOWING TABLE:

SEEDPOUNDS / 1,000 S.F.KENTUCKY BLUEGRASS0.46CREEPING RED FESCUE0.46PERENNIAL RYEGRASS0.11TOTAL1.03
MULCHING

MULCH SHALL BE APPLIED AT A RATE OF 70 LBS – 90 LBS PER 1,000 SQUARE FEET. THE MULCH SHALL BE INSTALLED AT A MINIMUM DEPTH OF 4 INCHES. THE SEEDED AREA SHALL BE MULCHED IMMEDIATELY AFTER SEED IS APPLIED. MULCHING DURING THE WINTER SEASON SHALL BE DOUBLE THE NORMAL AMOUNT.

RECOMMENDATIONS

PERMANENT SEEDING IS RECOMMENDED TO BE COMPLETED IN THE SPRING. LATER SUMMER SEEDING IS ALLOWED IF COMPLETED PRIOR TO SEPTEMBER 1ST. IF SEEDING CANNOT BE ACCOMPLISHED DURING THE PERIODS RECOMMENDED FOR PERMANENT SEEDING, THEN THE CONTRACTOR SHALL PERFORM TEMPORARY SEEDING PER THE TEMPORARY SEEDING PLAN.

CONCLUSION

PLEASE REFER TO THE MAINE EROSION AND SEDIMENT CONTROL BMP MANUAL FOR ADDITIONAL INFORMATION PERTAINING TO PERMANENT SEEDING AND MULCHING.

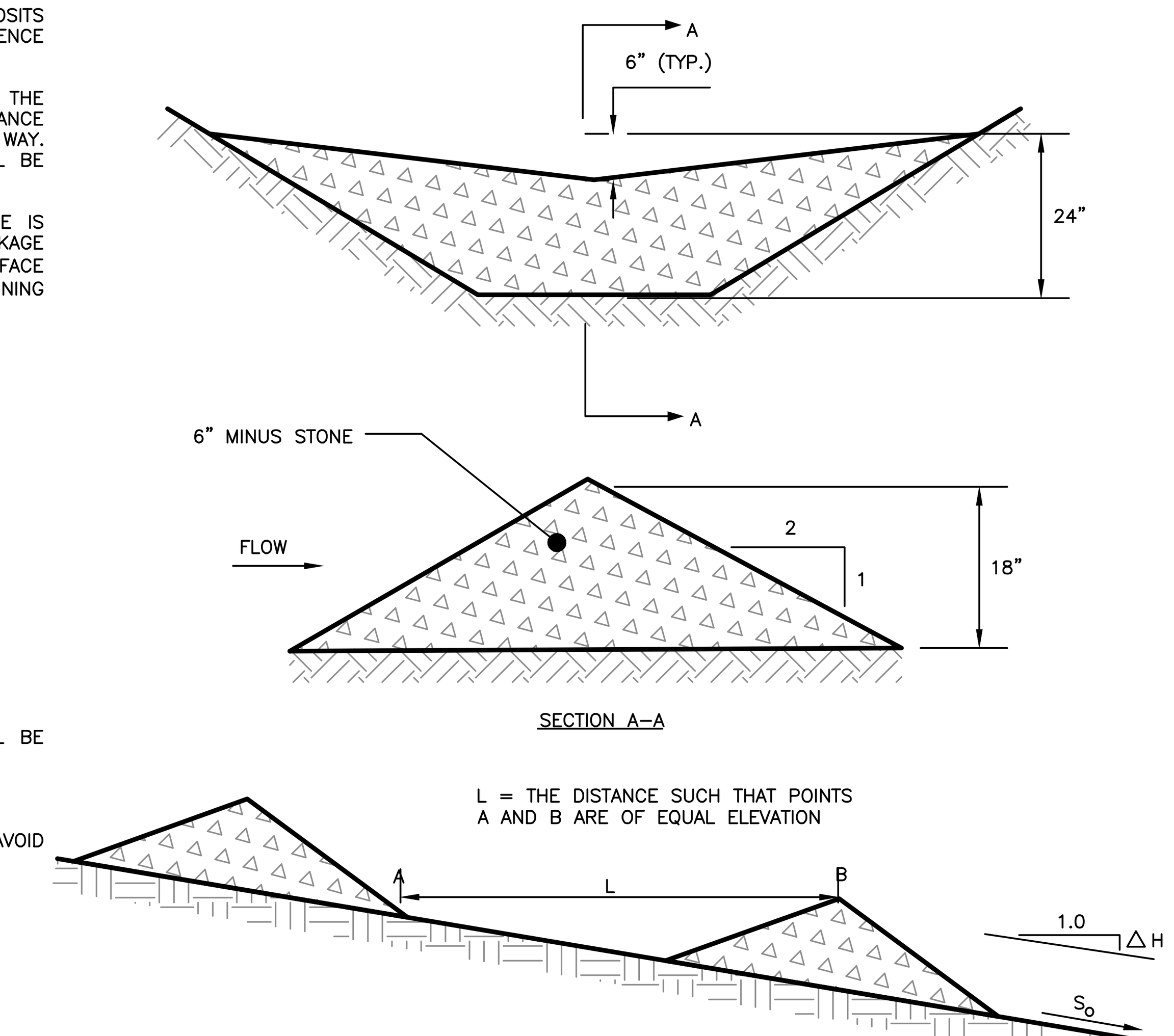
TEMPORARY SEED APPLICATION RATES

SEED	LBS / ACRE	RECOMMENDED SEEDING DATES
WINTER RYE	2.57	8/15 TO 10/1
OATS	1.84	4/1 TO 7/1 8/15 TO 9/15
ANNUAL RYGRASS	0.92	4/1 TO 7/1
SUDANGRASS	0.92	5/15 TO 8/15
PERENNIAL	0.92	8/15 TO 9/15
TOTAL	7.17 LBS/ACRE	

PERMANENT SEED APPLICATION RATES

SEED	LBS / ACRE
KENTUCKY BLUEGRASS	20.00
CREEPING RED FESCUE	20.00
PERENNIAL RYEGRASS	4.80
TOTAL	44.8 LBS/ACRE

CONSTRUCTION DRAWINGS



SPACING BETWEEN CHECK DAMS

S_o (FT./FT.)	L (FT.)
0.020	75
0.030	50
0.040	40
0.050	30
0.080	20
0.100	10

STONE CHECK DAM

NOT TO SCALE

NOTES:

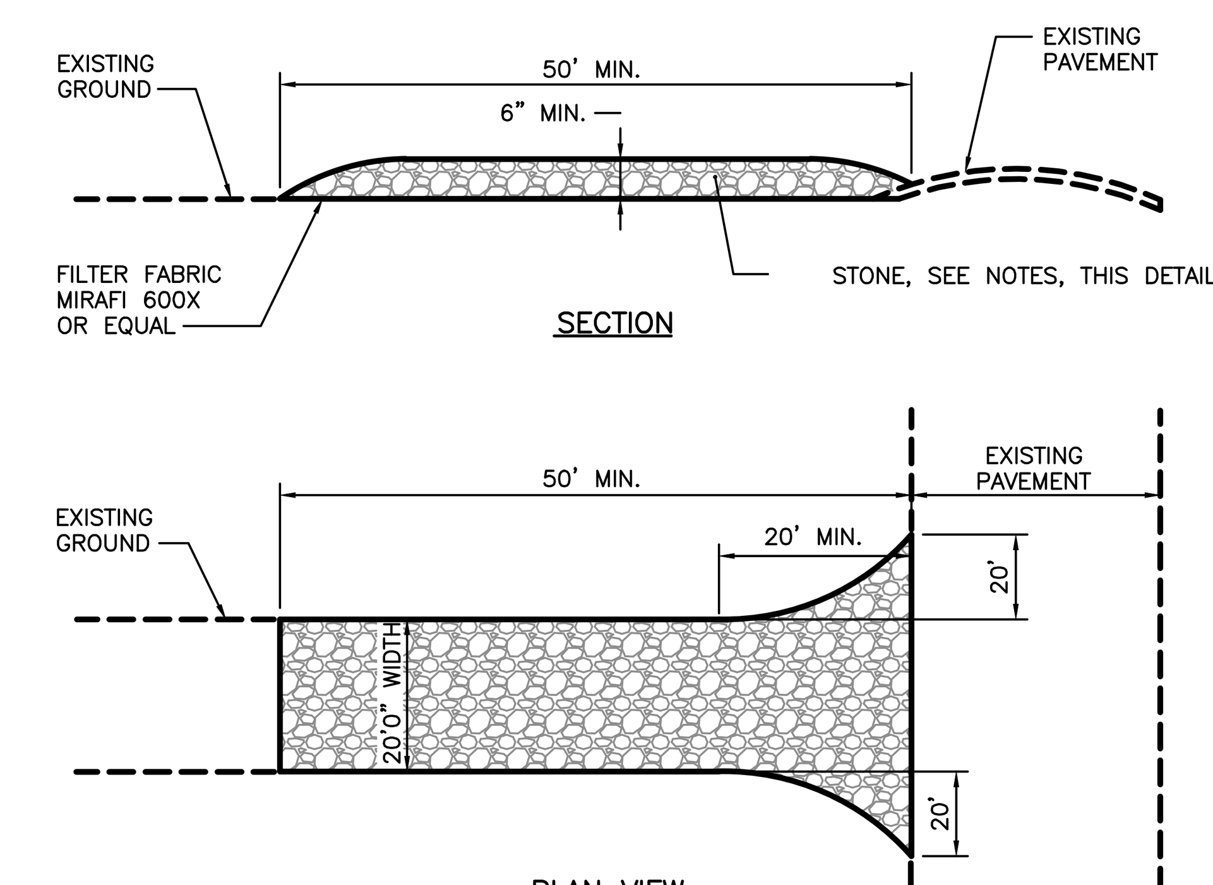
1) CONTRACTOR SHALL ADD STONE TO ENTRANCE AS MUD/SILT MATERIAL ACCUMULATES

2) STONE SHALL BE 2"–3" COARSE AGGREGATE

3) CONSTRUCTION ENTRANCE SHALL BE GRADED TO NOT ALLOW ANY STORMWATER TO BE CONVEYED OFF SITE. IN SITUATIONS WHERE THIS IS NOT POSSIBLE, ANY STORMWATER CONVEYED OFFSITE SHALL BE TREATED OR RETAINED IN A MANNER APPROVED BY ENGINEER.

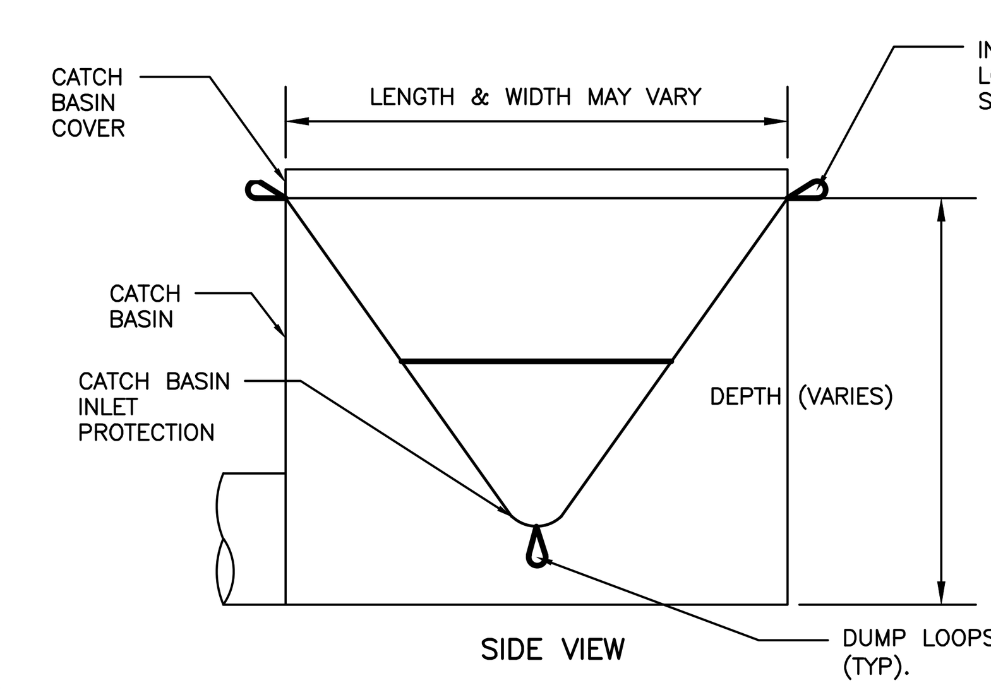
4) WHEN NECESSARY, ON–SITE VEHICLES SHALL HAVE THEIR WHEELS CLEANED PRIOR TO LEAVING SITE.

5) CONSTRUCTION ENTRANCE SHALL BE GRADED IN A MANNER THAT PREVENTS TRACKING OF SEDIMENTS ONTO PUBLIC RIGHT–OF–WAY



STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE



NOTES:

1) CATCH BASIN INLET PROTECTION SHALL BE INSTALLED DOWNGRADIENT OF PROPOSED PROJECT AND ROUTINELY MAINTAINED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS

2) CATCH BASIN SIZE VARIES. CONTRACTOR TO ENSURE CATCH BASIN INLET PROTECTION MATCHES CATCH BASIN DIMENSIONS.

3) SILT SACK SHALL BE ACF ENVIRONMENTAL SILT SACK, TYPE A, OR APPROVED EQUAL.

CATCH BASIN INLET PROTECTION

NOT TO SCALE

ISSUED FOR	BY / DATE
PRELIMINARY SUB	WHS 1/14/15
COMMENT RESPONSE	WHS 4/16/15
PRICING SET	WHS 6/5/15
CONSTRUCTION	WHS 8/12/15

REVISION	REV. / DATE

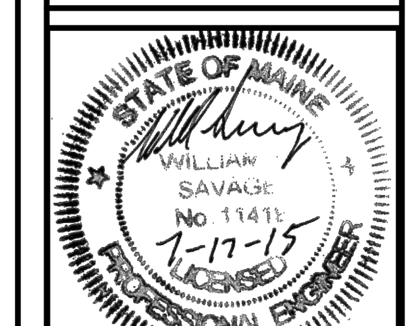
DRAWING NAME: EROSION AND SEDIMENT CONTROL DETAILS

PROJECT NAME: EAST BAYSIDE LOFTS

CLIENT: REDFERN BAYSIDE, LLC.
P.O. BOX 8816 PORTLAND, ME 04104

A C O R N ENGINEERING, INC.
ACORN ENGINEERING, INC.
158 DANFORTH STREET, PORTLAND MAINE 04102
(207) 775–2655

FILE:	1053_DETAILS
DATE:	12/5/2014
JN:	1053
SCALE:	NTS
DESIGNED BY:	WHS
DRAWN BY:	MAG
CHECKED BY:	WHS



DRAWING NO.

C-44