

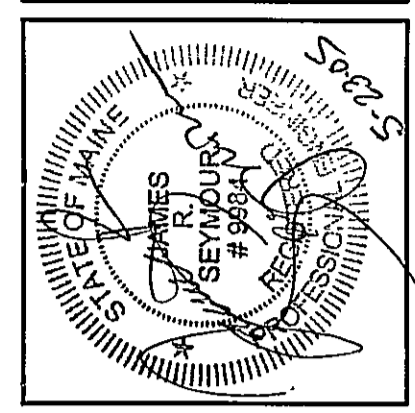
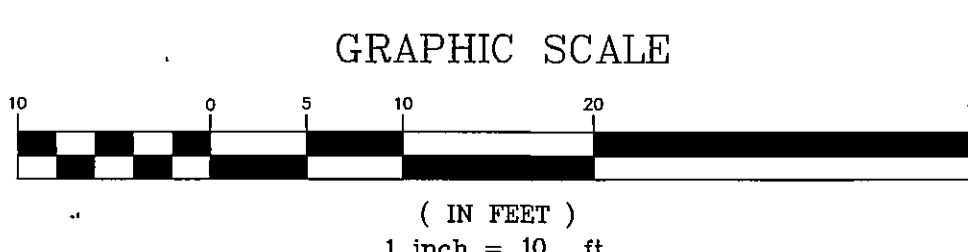
NOT IN CONTRACT (N.I.C.)
SEE YMCA APARTMENT PLAN SET FOR WORK IN THIS AREA

UNDERGROUND ELEC. SERVICE & SPLICE PIT INSTALLED BY OTHERS UNDER YMCA APARTMENT CONTRACT

CONNECT TO EXIST. SD. VERIFY INVERT ELEV.

NOT IN CONTRACT IMPROVEMENTS IN THIS AREA ARE NOT PART OF THIS CONTRACT

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY/ROW	---
---	SETBACK	---
---	MONUMENT	---
---	IRON PIPE/ROD	---
---	BUILDING	---
---	SIGN	---
---	EDGE PAVEMENT	---
---	CURBLINE	---
---	CONTOURS	---
---	GAS	---
---	WATER	---
---	SEWER	---
---	STORM DRAIN	---
---	UNDERGROUND ELEC. & TEL.	---
---	TRANSFORMER PAD	---
---	GATE VALVE	---
---	LIGHT POLE	---
---	UTILITY POLE	---
---	HYDRANT	---
---	CATCH BASIN	---
---	MANHOLE	---
---	SPOT GRADE	---
---	DECIDUOUS TREE	---
---	CONIFEROUS TREE	---



ISSUED FOR PERMITTING & PRICING	STATUS:
5-19-05	DATE:
JRS	BY:
A	REV:

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Sebago Technics
Engineering Expertise You Can Build On
One Chubb Street
Westbrook, Me 04098-1339
Tel (207) 856-0277

PROJECT NO. FIELD BOOK DESIGN CHKD DRAWN
98661 JRS JRS SAB

PARTIAL SITE & GRADING PLAN
OF:
YMCA ENTRANCE IMPROVEMENTS
231 HIGH STREET
PORTLAND, MAINE
FOR:
CUMBERLAND COUNTY YMCA
70 FOREST AVENUE
PORTLAND, ME 04101

DATE	SCALE
4-18-05	1"=10'

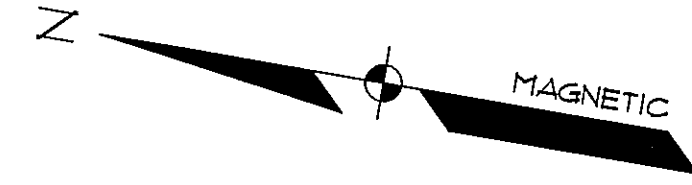
SHEET 1 OF 4

ISSUED FOR PERMITTING & PRICING 5/19/05

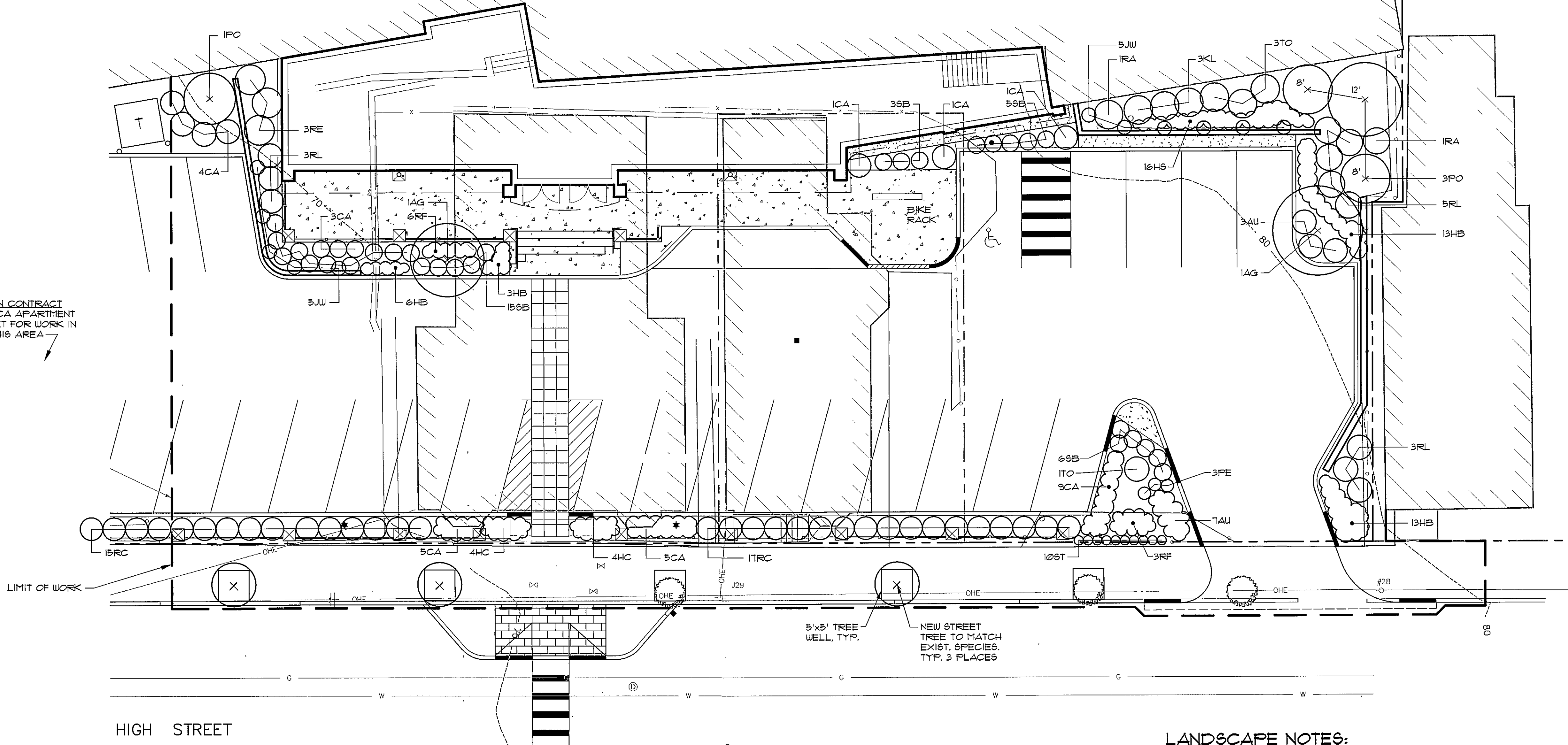
98661-ENT-GU

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	SIZE
AG	AMELANCHIER GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	8'-10' HGT. (LIMB UP)
AU	ARCTOSTAPHYLOS UVA-URSI	BEARBERRY	NO. 1 CONT.
CA	CALAMAGROSTIS X ACUTIFOLIA 'KARL FOERSTER'	KARI FOERSTERS FEATHER REED GRASS	NO. 1 CONT.
HB	HOSTA TARDIANA 'HADSFEN BLUE'	HADSFEN BLUE HOSTA	NO. 1 CONT.
HS	HOSTA 'SUNPOWER'	SUNPOWER HOSTA	NO. 1 CONT.
JU	JUNIFERUS HORIZONTALIS 'WILTON'	BLUE RUG JUNIFER	18"-24"
KL	KALIA LATIFOLIA	MOUNTAIN LAUREL	24"-30"
RA	RHODODENDRON 'ALGO'	ALGO RHODODENDRON	24"-30"
RC	ROSA 'CAREFREE WONDER'	CAREFREE WONDER ROSE	NO. 2 CONT.
RE	RHODODENDRON 'ENGLISH ROSEUM'	ENGLISH ROSEUM RHODODENDRON	24"-30"
RL	RHODODENDRON 'LATEVIRENS'	WILSON RHODODENDRON	24"-30"
SB	SPIREA X BIMALDA 'GOLD FLAME'	GOLD FLAME SPIRAEA	15"-18"
TO	TALIA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	6'-7' HGT. (SEE PLAN FOR HGT.)
FE	FENNISETUM ALOPECUROIDES 'HAMELN'	DIWARF FOUNTAIN GRASS	NO. 1 CONT.
ST	SEDUM TELEPHIUM 'PURPLE EMPEROR'	PURPLE EMPEROR STONE CROP	NO. 1 CONT.
RT	RUDBECKIA FULGIDA 'GOLDSTURM'	GOLDSTURM BLACK-EYED SUSAN	NO. 1 CONT.

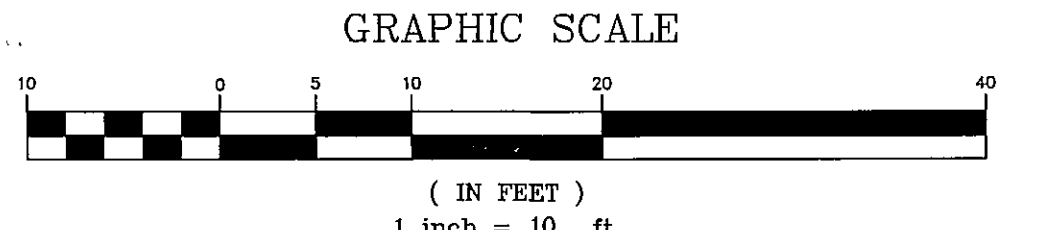


NOT IN CONTRACT
SEE YNCA APARTMENT
PLAN SET FOR WORK IN
THIS AREA



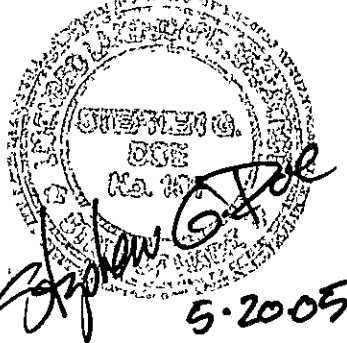
LEGEND

EXISTING	DESCRIPTION	PROPOSED
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---	CURBLINE	---
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---	SEWER	---
---	STORM DRAIN	---
---	UNDERGROUND ELEC. & TEL.	---
⊠	TRANSFORMER PAD	⊠
⊠	GATE VALVE	⊠
☆	LIGHT POLE	☆
○	UTILITY POLE	○
⊕	HYDRANT	⊕
⊠	CATCH BASIN	⊠
⊙	MANHOLE	⊙
○	DECIDUOUS TREE	⊗
⊗	CONIFEROUS TREE	⊗



LANDSCAPE NOTES:

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



REV.	BY:	DATE:	ISSUED FOR PERMITTING & PRICING
A	JRS	5-19-05	STATUS:

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PROJECT NO. FIELD BOOK DESIGN CHKD DRAWN
98661 JRS JRS SAB

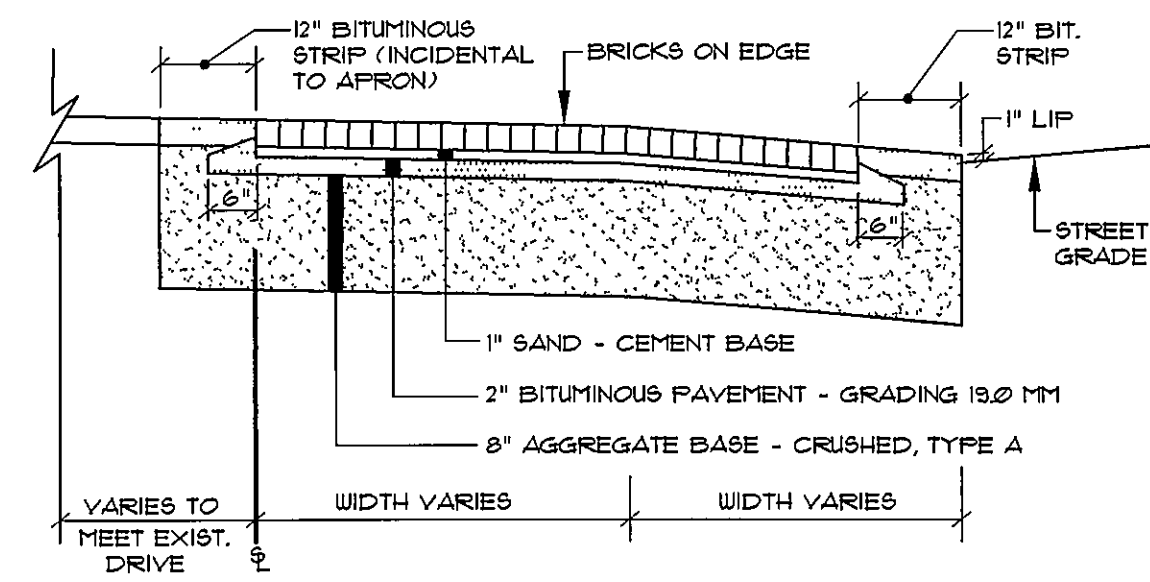
LANDSCAPING PLAN
OF:
YMCA ENTRANCE IMPROVEMENTS
230 HIGH STREET
PORTLAND, MAINE
FOR:
CUMBERLAND COUNTY YMCA
70 FOREST AVENUE
PORTLAND, ME 04101

DATE	SCALE
4-18-05	1"=10'

SHEET 2 OF 4

ISSUED FOR PERMITTING & PRICING 5/19/05

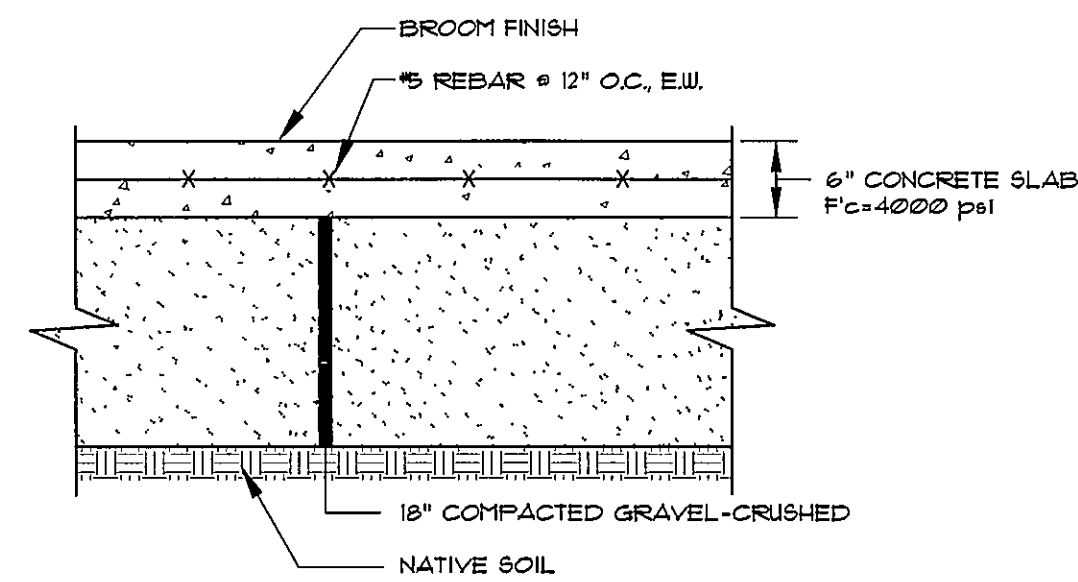
98661-ENT-1



NOTE: BORDER COURSE OF BRICK SHALL BE MORTARED TO CONCRETE BASE.

BRICK WITH BITUMINOUS BASE DRIVEWAY CONSTRUCTION

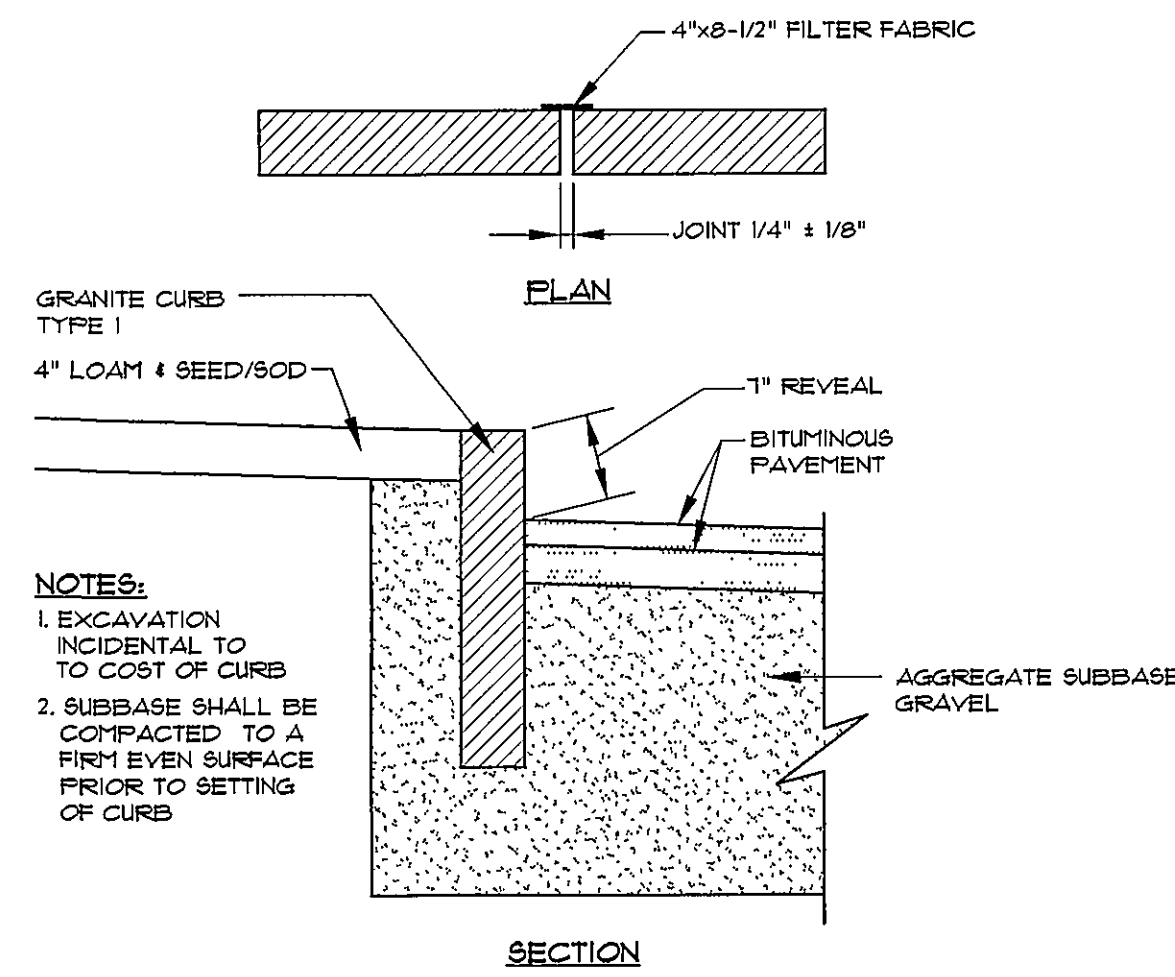
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NOTE: PROVIDE CONTRACTION CONTROL JOINTS EVERY 6' IN EACH DIRECTION

TYPICAL CONCRETE SLAB

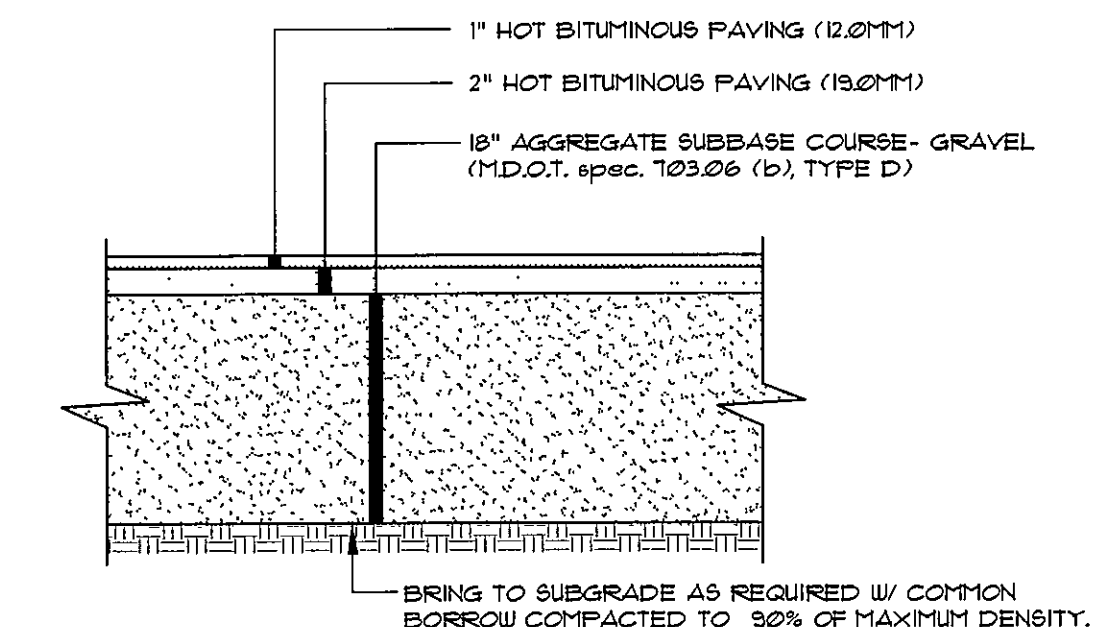
NOT TO SCALE



NOTES:
1. EXCAVATION INCIDENTAL TO COST OF CURB
2. SUBBASE SHALL BE COMPACTED TO A FIRM EVEN SURFACE PRIOR TO SETTING OF CURB

VERTICAL GRANITE CURB

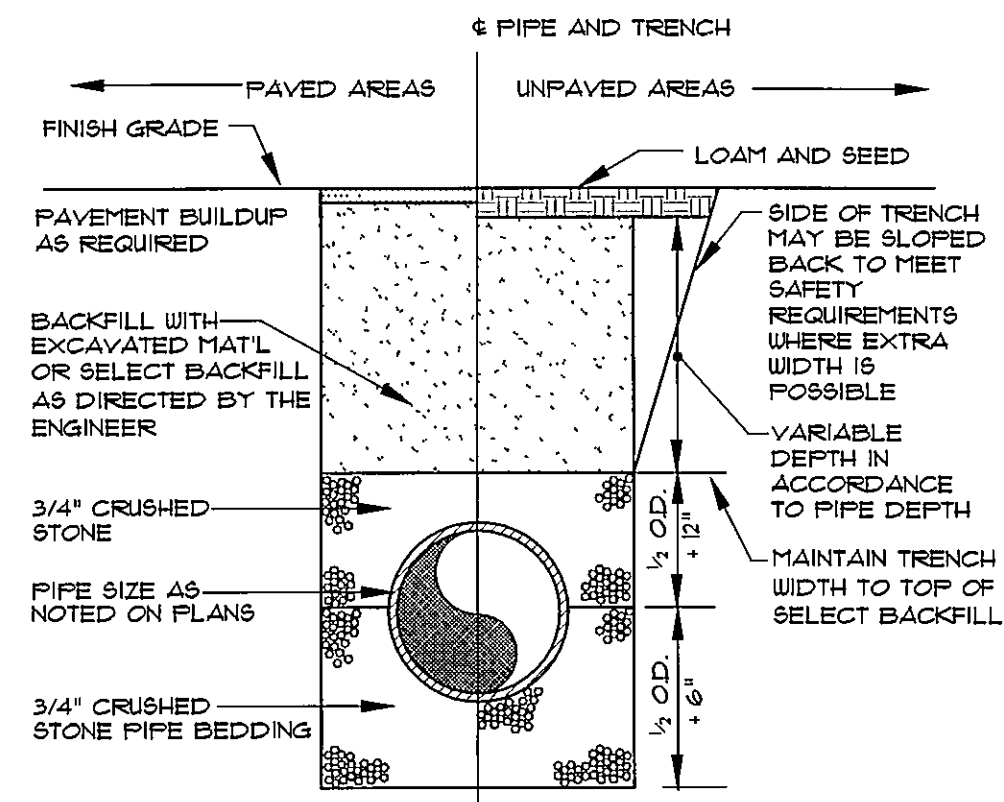
NOT TO SCALE



BRING TO SUBGRADE AS REQUIRED W/ COMMON BORROW COMPACTED TO 92% OF MAXIMUM DENSITY.
NOTES:
1. COMPACT GRAVEL SUBBASE, BASE COURSE TO 92% OF MAXIMUM DENSITY USING HEAVY ROLLER COMPACTION.
2. CONTRACTOR SHALL SET GRADE STAKES MARKING SUBBASE AND FINISH GRADE ELEVATIONS FOR CONSTRUCTION REFERENCE.

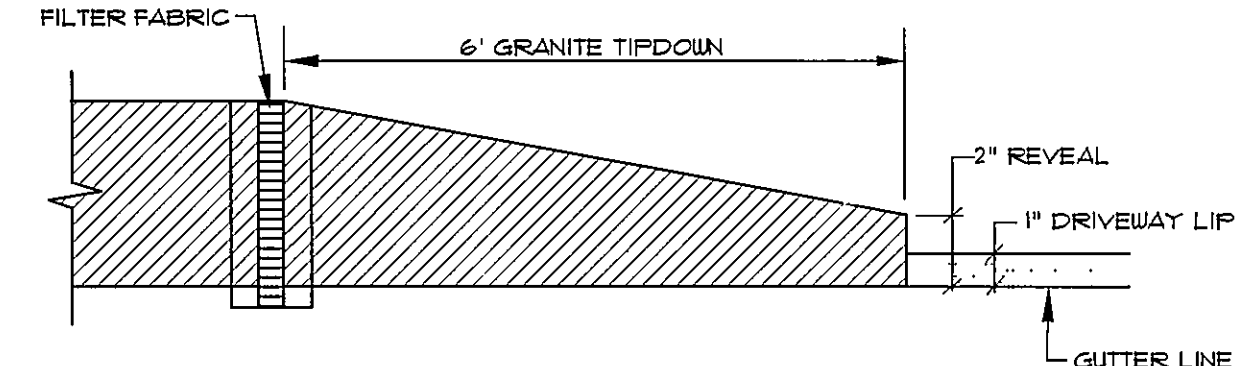
TYP. PAVED PARKING LOT SECTION

NOT TO SCALE



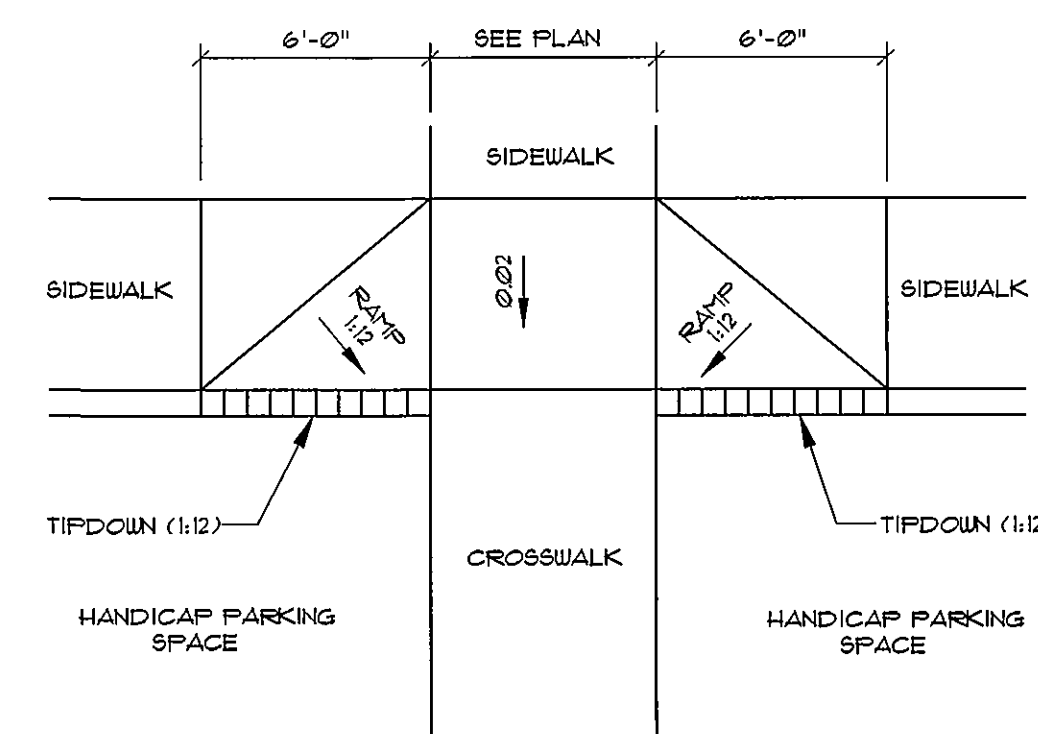
TYPICAL TRENCH SECTION

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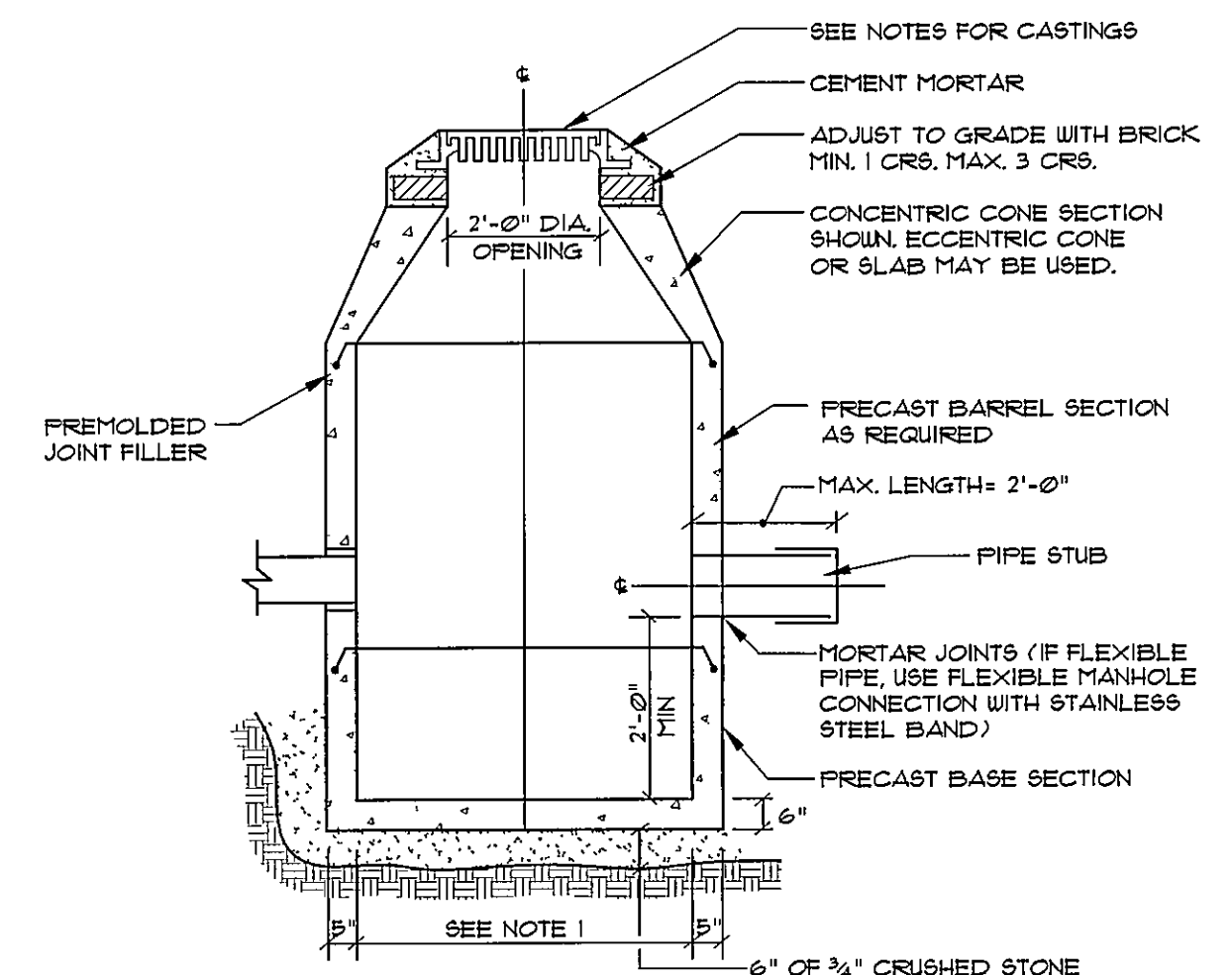
TYPICAL TIPDOWN CURB INSTALLATION

NOT TO SCALE



HANDICAP RAMP

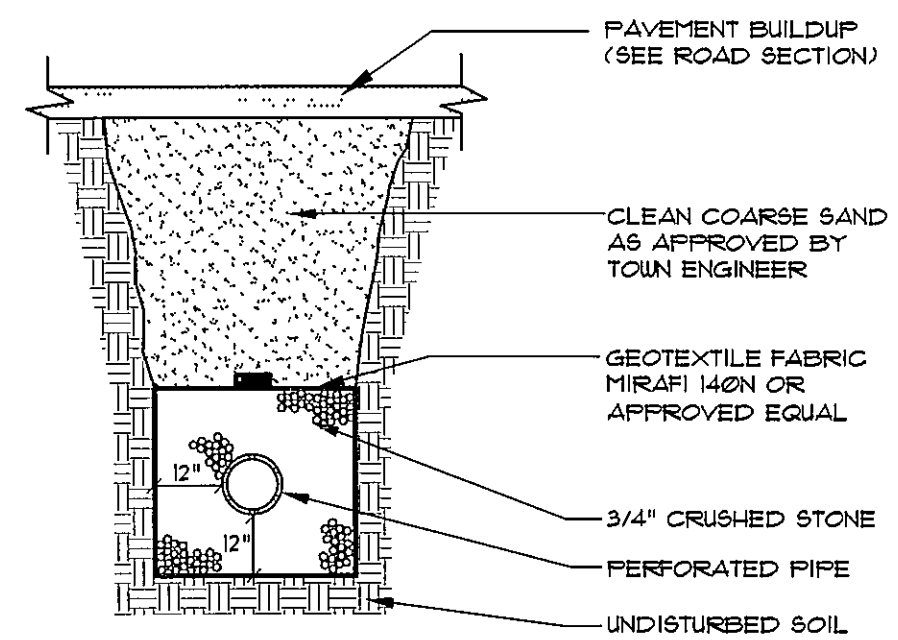
NOT TO SCALE



NOTES:
1. 4'-0" ID. TYPICAL. SOME STRUCTURES MAY REQUIRE LARGER ID. PROVIDE SHOP DRAWINGS.
2. DRAINAGE STRUCTURES TO BE DESIGNED FOR H-20 LOADING.
3. PIPE SIZES AND INVERTS AS NOTED ON PLANS.
4. CATCH BASIN FRAME AND GRATE TO BE ETHERIDGE FOUNDRY S4248, TYPE M OR C OR APPROVED EQUAL.
5. DRAINAGE MANHOLE FRAME AND COVER TO BE ETHERIDGE FOUNDRY M2486 OR APPROVED EQUAL. COVER SHALL BE MARKED "DRAIN".

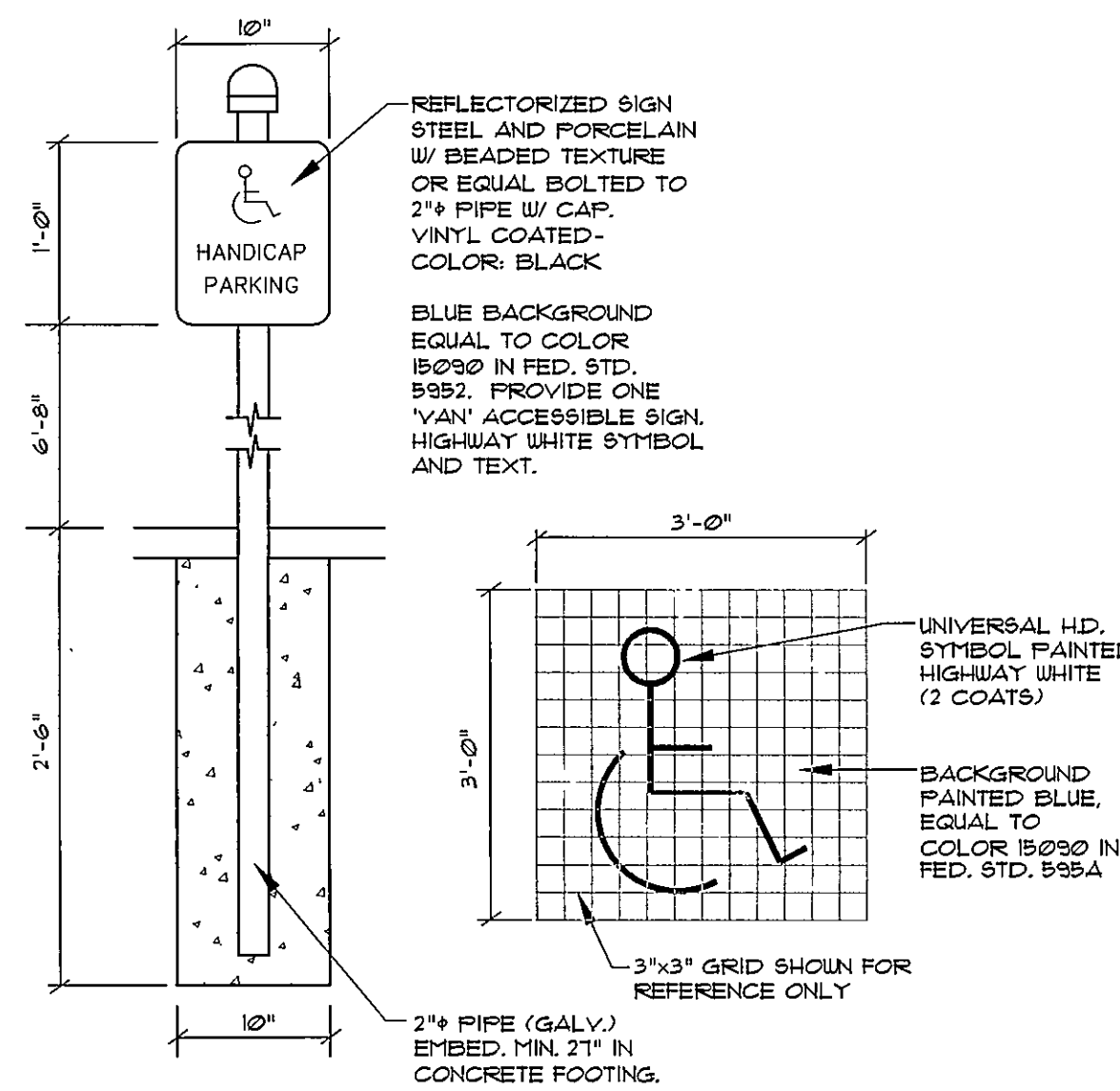
TYPICAL CATCH BASIN

NOT TO SCALE



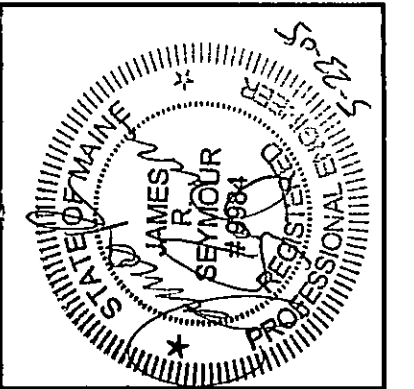
TYP. PERFORATED UNDERDRAIN TRENCH SECTION

NOT TO SCALE



HANDICAP SIGNS

NOT TO SCALE



PROJECT NO.	98661	FIELD BOOK	DESIGN	CHKD	JRS	DRAWN	SAB
REV.	A	DATE	5-19-05	ISSUED FOR PERMITTING & PRICING	STATUS:		

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PROJECT NO.	98661	FIELD BOOK	DESIGN	CHKD	JRS	DRAWN	SAB
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DETAILS OF
YMCA ENTRANCE IMPROVEMENTS
231 HIGH STREET
PORTLAND, MAINE
FOR:
CUMBERLAND COUNTY YMCA
70 FOREST AVENUE
PORTLAND, ME 04101

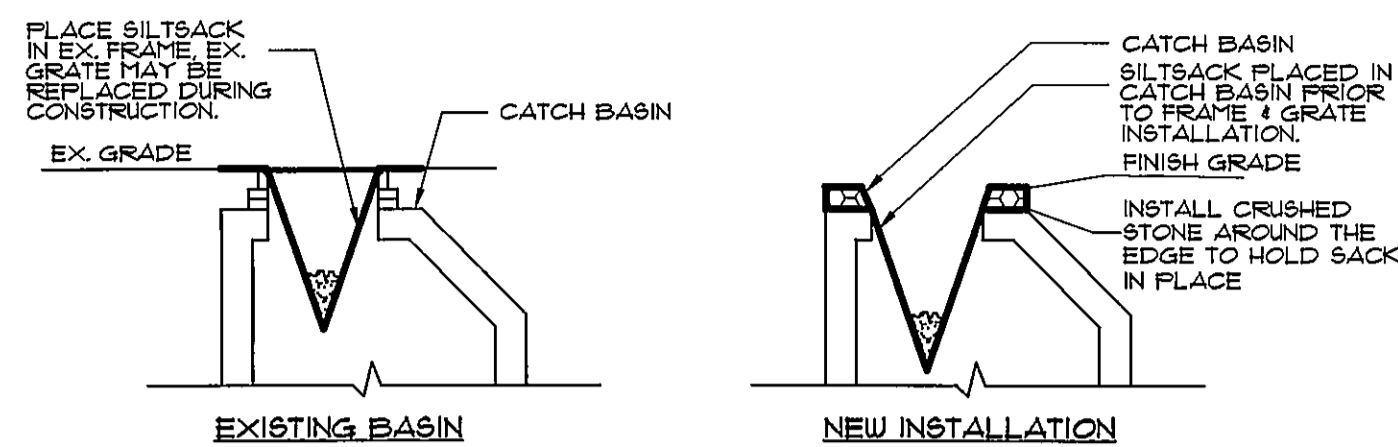
DATE	SCALE
4-18-05	AS SHOWN

ISSUED FOR PERMITTING & PRICING 5/19/05

SHEET 3 OF 4

ISSUED FOR PERMITTING & PRICING 5/19/05

98661-ENT-01

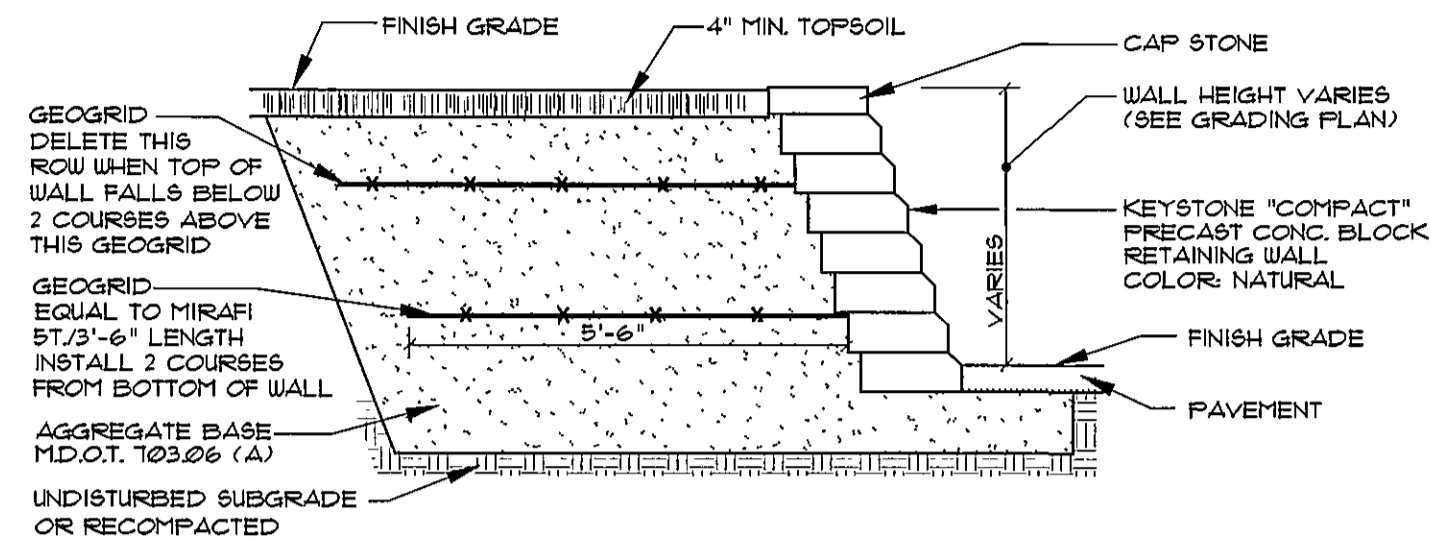


NOTES:
PRIOR TO FINAL GRADING AND HAVING OPERATIONS BEGIN A CATCH BASIN INSERT (SUCH AS A SILT SACK OR A DANDY BAG) MUST BE INSTALLED IN EACH BASIN PER MANUFACTURER'S INSTRUCTIONS. HAY BALES SHOULD BE REMOVED ONCE INSERTS ARE INSTALLED.

SILT SACK PROTECTION

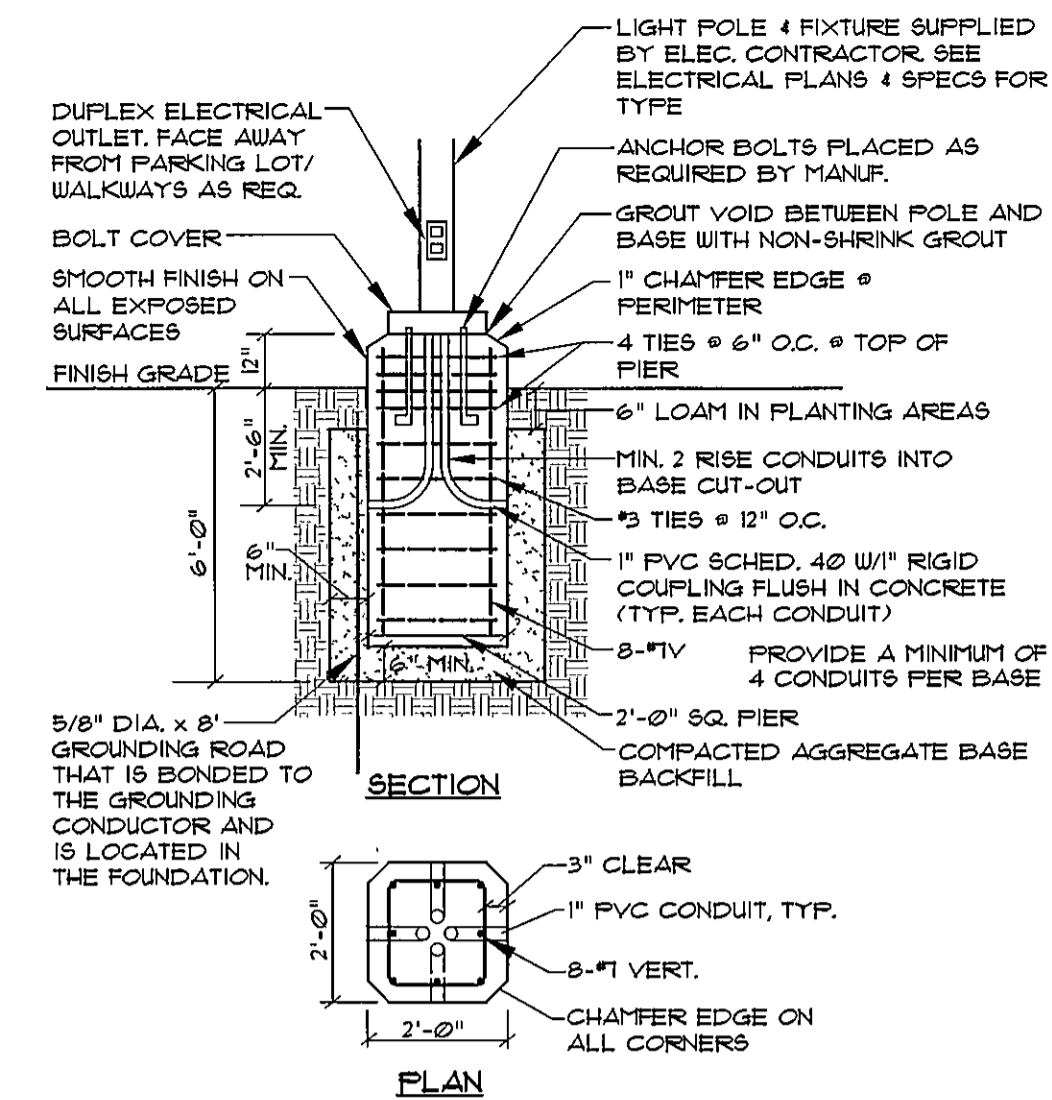
**CATCH BASIN PROTECTION DETAIL
(FOR PAVED AREAS)**

NOT TO SCALE



CONCRETE BLOCK RETAINING WALL

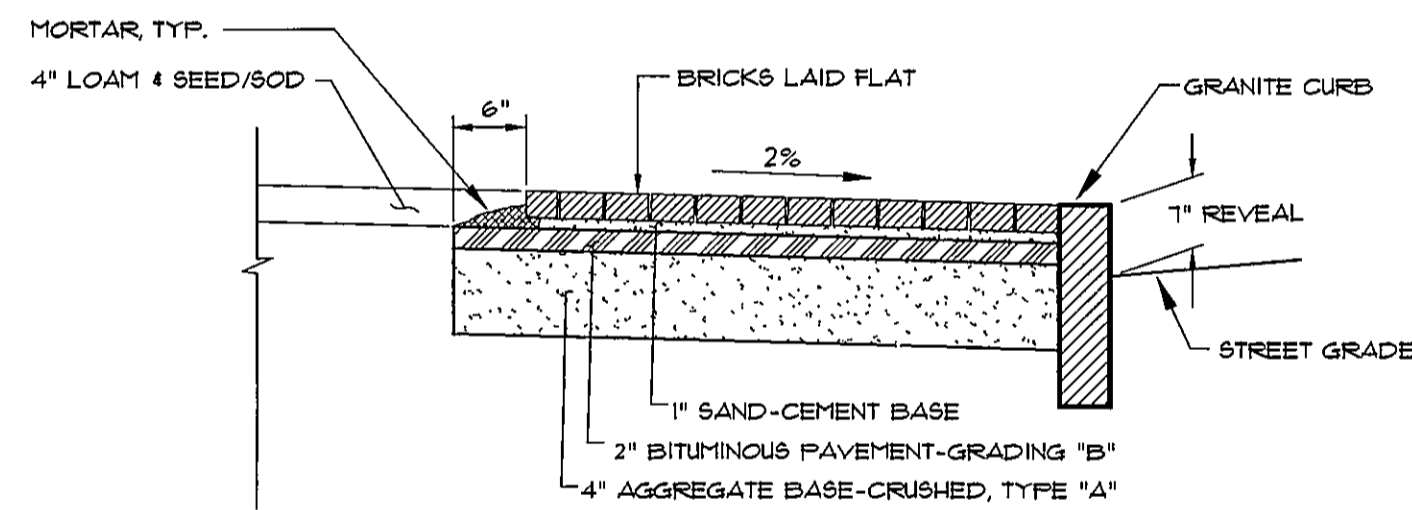
NOT TO SCALE



NOTES:
1. CONCRETE (f_c=4000) psi.
2. REINF. STEEL GRADE 60 NEW BARS.
3. CONCRETE 3/4" AGG. 6% ± ENTRAINED AIR.
4. PROVIDE 2 COATS BITUMINOUS DAMPROOFING FOR ALL CONCRETE BELOW GRADE.
5. INSTALL BASE 3'-0" ABOVE FINISH GRADE IN LOCATIONS WHERE POLES ARE IN PARKING LOT PAVEMENT.
6. BID ALT. - CONTRACTOR MAY SUBSTITUTE PRECAST CONCRETE LIGHT POLE BASE EQUAL TO ABOVE SPEC.

LIGHT POLE BASE

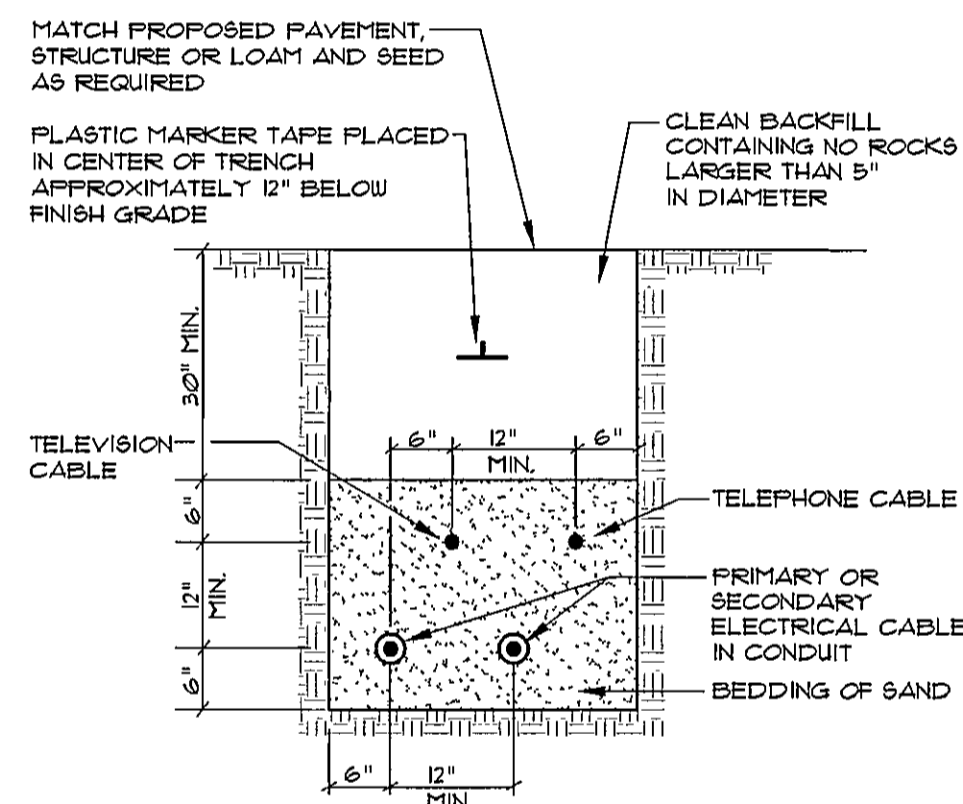
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SECTION

BRICK SIDEWALK DETAIL

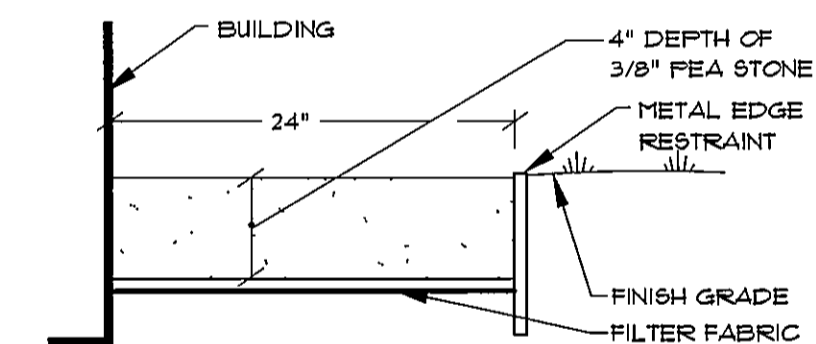
NOT TO SCALE



CABLES TO BE ENCASED IN SCHEDULE 40 PVC CONDUIT WHEN RUN BENEATH PAVED AREAS.

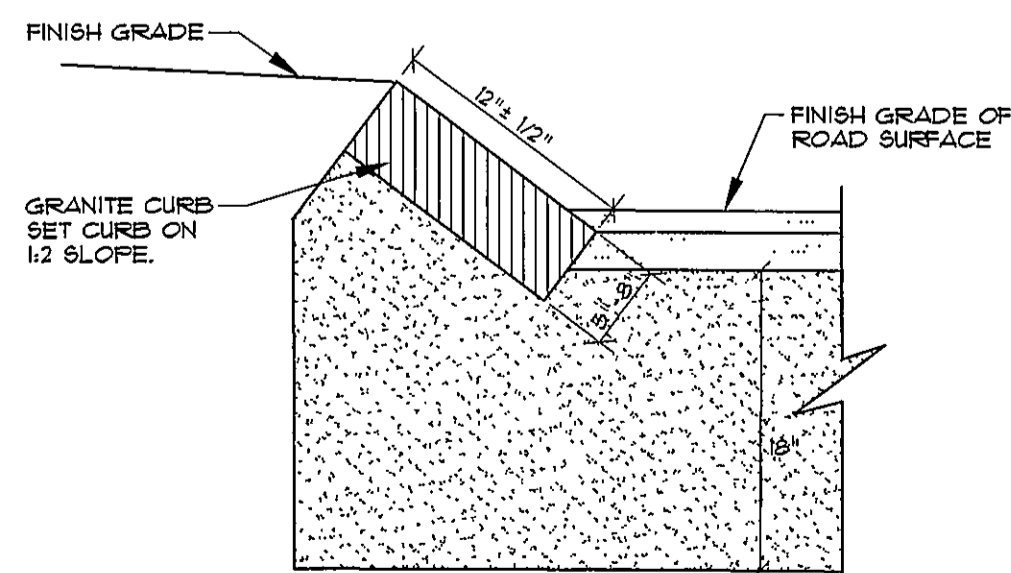
TYPICAL UNDERGROUND CABLE INSTALLATION

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STONE DRIP EDGE

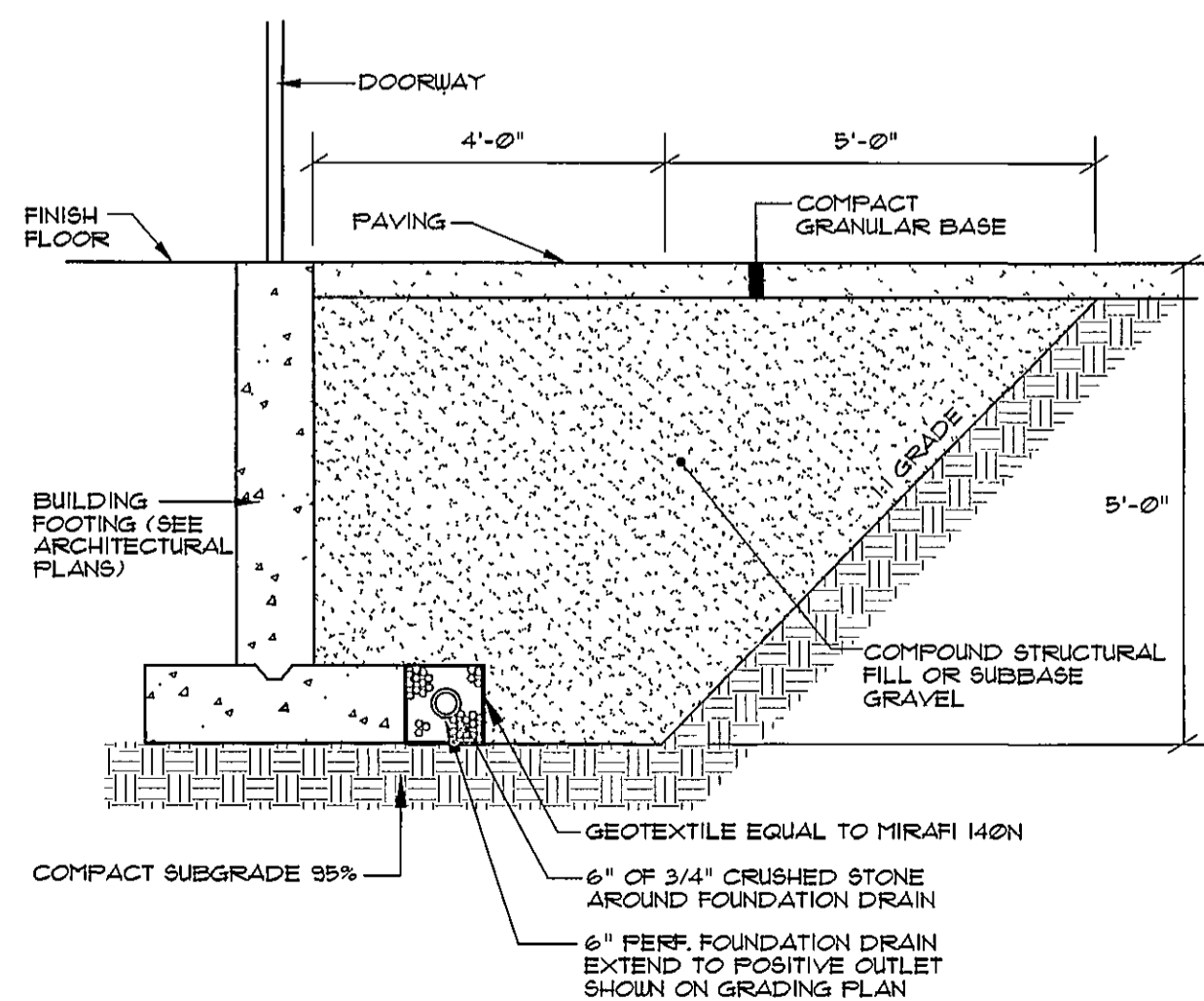
NOT TO SCALE



NOTE: REUSE EXISTING GRANITE CURB WHEN POSSIBLE

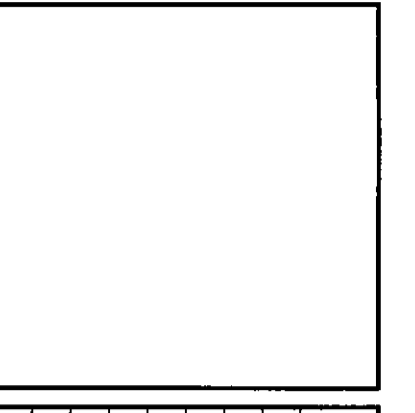
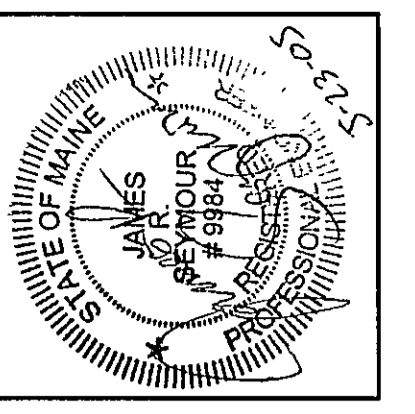
SLOPED GRANITE CURB (6x12)

NOT TO SCALE



5' GRANULAR BASE @ DOOR THRESHOLD

NOT TO SCALE



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