

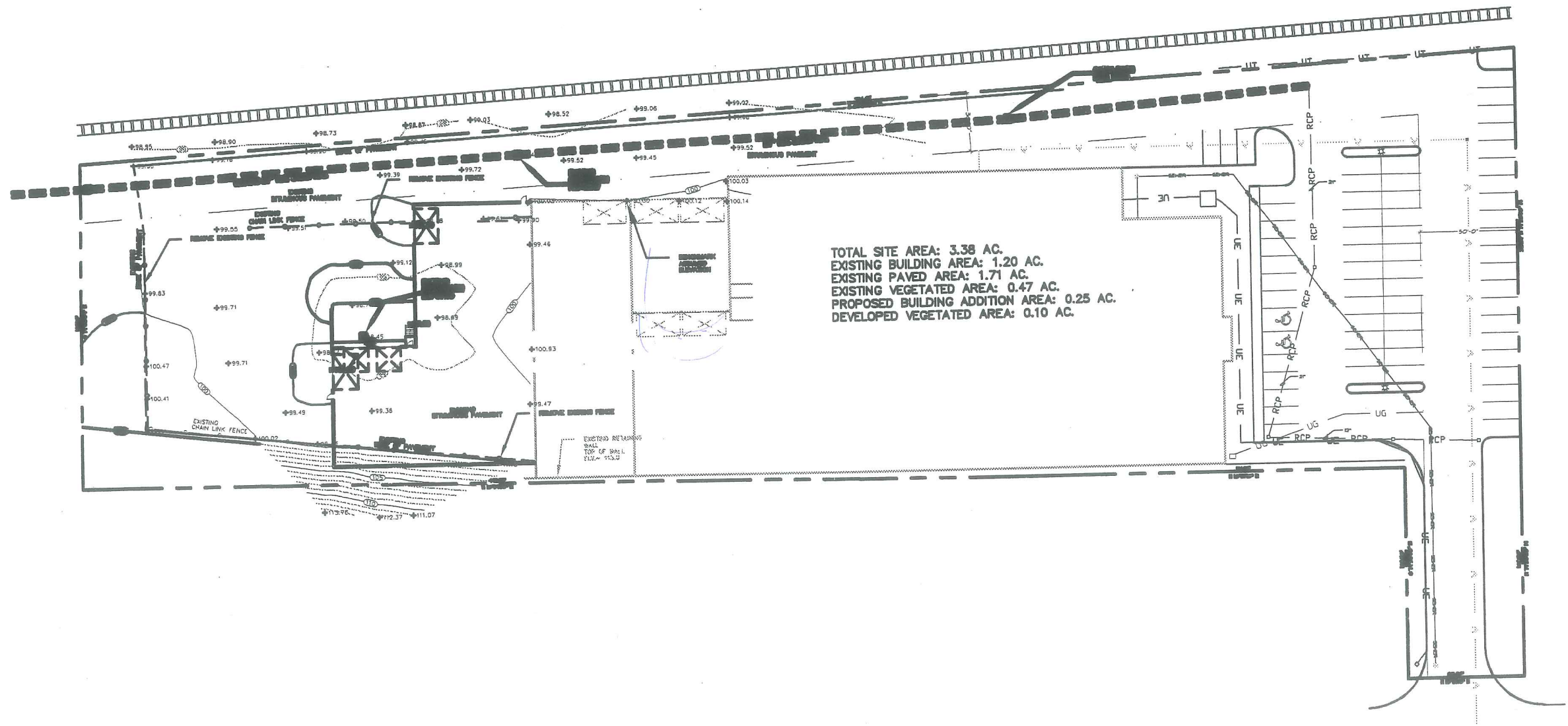
68-D-4

172-174 St. John St.

Warehouse Expansion

Redlon + Johnson

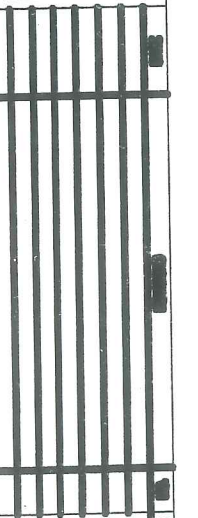
on spreadsheet



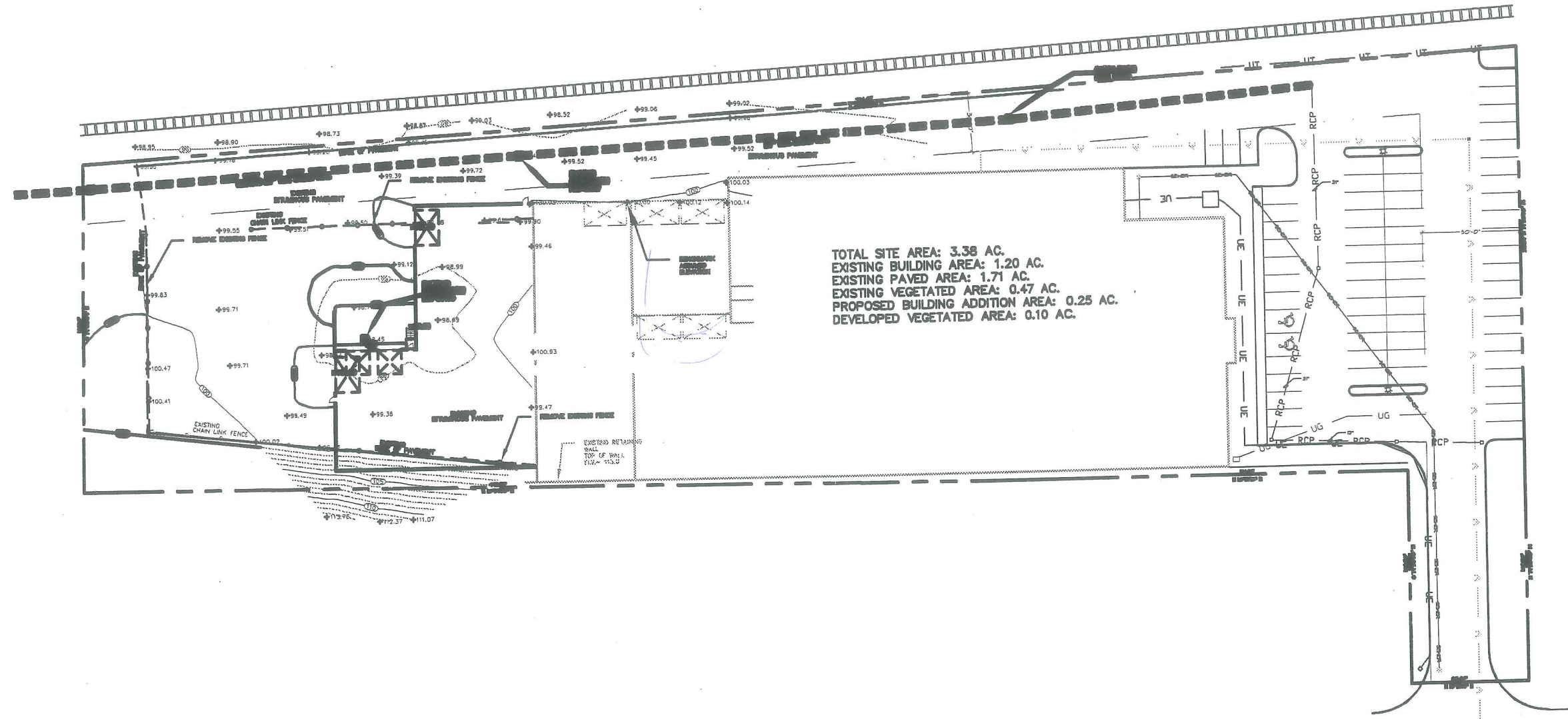
C-1

**SITE GRADING PLAN**

**REDLON JOHNSON**  
 100-01 ST. JOHN STREET  
 FARMERS, MISSISSIPPI



**Alliance**  
 AN ASSOCIATION OF  
 PROFESSIONAL ENGINEERS  
 AND ARCHITECTS

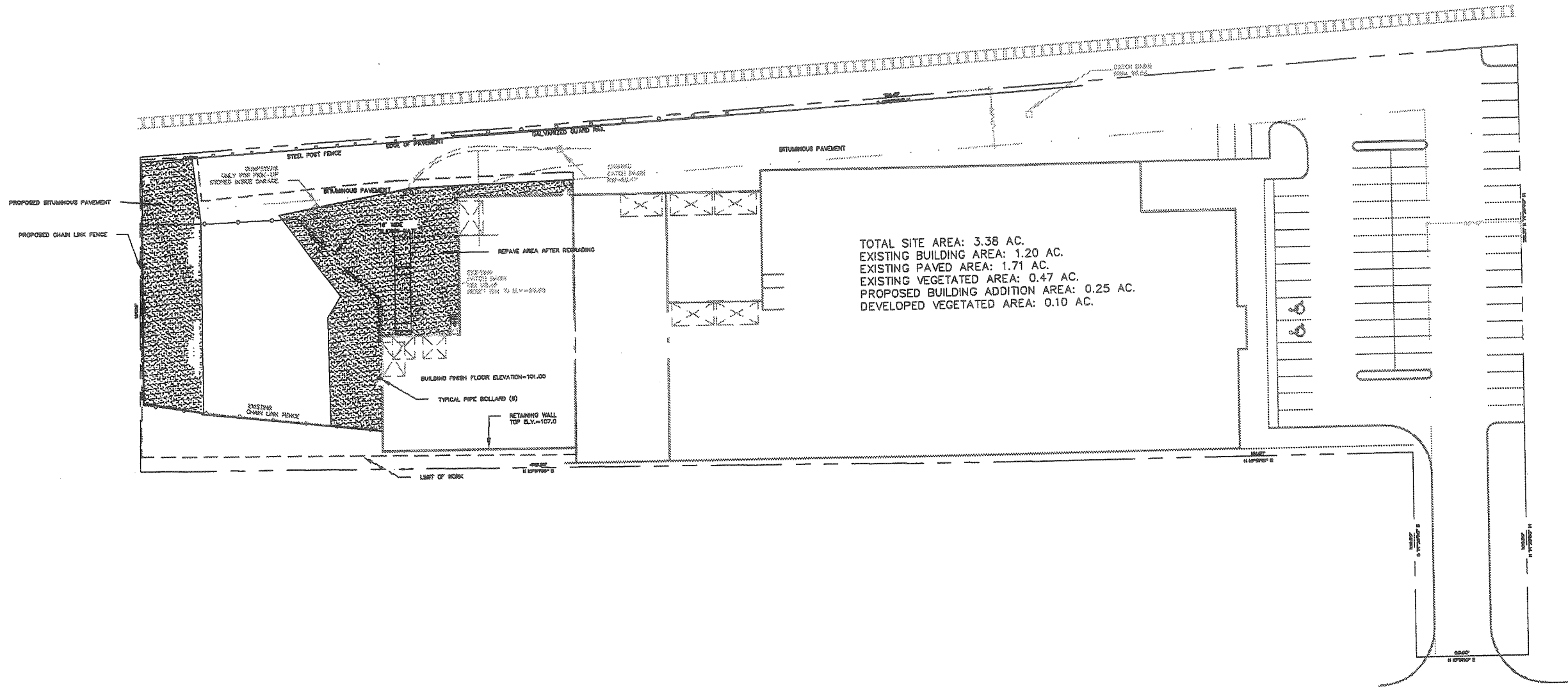


**Alliance**  
 CONSTRUCTED  
 INCORPORATED

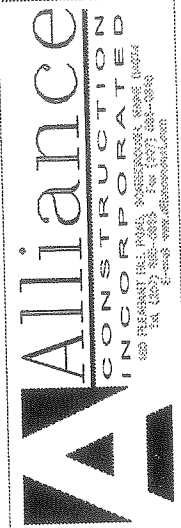
**REDLON JOHNSON**  
 100-0000000000000000  
 PERRIS, MI 48857

**SITE  
 GRADING PLAN**

**C-1**



FOR REVIEW



PROJECT NAME	REDLON JOHNSON
PROJECT ADDRESS	172-174 ST. JOHN STREET PORTLAND, MAINE
DATE	11/27/03
SCALE	1"=30'

OWNER	REDLON JOHNSON
DESIGNER	ALLIANCE CONSTRUCTION INCORPORATED
DATE	11/27/03

**SITE LAYOUT PLAN**

C-2

**PERMANENT SEEDINGS OF GRASS AND/OR LEGUME SPECIES ON SEDIMENT PRODUCING AREAS**

**GENERAL NOTES:**

- 1) SITE PREPARATION
  - A) INSTALL NEEDED SURFACE WATER CONTROL MEASURES PRIOR TO PERMANENT SEEDING.
  - B) WHERE PRACTICAL, GRADE TO PERMIT USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION. SLOPES SHOULD BE 2:1 OR FLATTER.
  - C) PROVIDE ADEQUATE DRAINAGE WHERE INTERNAL WATER MOVEMENT, ESPECIALLY AT TOES OF SLOPES, MAY CAUSE SEEPS OR SUPPAGE BEFORE SEEDING IS WELL ESTABLISHED.
- 2) SEEDBED PREPARATION
  - A) AS PRACTICAL, PERFORM ALL CULTURAL OPERATIONS AT RIGHT ANGLES TO THE SLOPE.
  - B) PROVIDE THE BEST CONDITION POSSIBLE FOR SEEDING. THE BEST SOIL TEXTURES ARE SANDY LOAM, LOAM, AND SILT LOAM. WHERE SANDS OR CLAYS ARE ENCOUNTERED, CONSIDER MODIFYING THEM WITH HAULED-IN MATERIALS. REPLACE TOPSOIL AFTER GRADING.
  - C) WHERE POSSIBLE, THE SEEDBED, IMMEDIATELY BEFORE SEEDING, SHOULD BE FIRM BUT NOT SO COMPACT AS TO PROHIBIT COVERING SEED OR ROOT PENETRATION. TILLAGE IMPLEMENTS USED SHALL PROVIDE A MINIMUM 3" DEPTH OF FIRM BUT FRILABLE SOIL FREE FROM CLODS OR STONES.
- 3) LIME AND FERTILIZER
  - A) WHERE TIME PERMITS, HAVE SOILS TESTED AND FOLLOW LIME AND FERTILIZER RECOMMENDATIONS.
  - B) IN LIEU OF SOIL TESTS:
    - 1) APPLY GROUND LIMESTONE AT A RATE OF 3 TONS PER ACRE. (136 LBS. PER 1,000 SQ. FT.)
    - 2) APPLY 800 LBS. OF 20-20-20 (N-P<sub>2</sub>O<sub>5</sub>-K<sub>2</sub>O) FERTILIZER OR EQUIVALENT PER ACRE (18.4 LBS./1,000 SQ. FT.).
    - 3) AS PRACTICAL, WORK LIME AND FERTILIZER INTO THE SOIL TO A DEPTH OF 4" EITHER BEFORE OR DURING FINAL SEEDBED PREPARATION.
- 4) PLANT SELECTION, SEEDING RATES, AND SEEDING DATES
  - A) VEGETATIVE MIXTURE SHOWN BELOW, IS SELECTED FOR THE PURPOSE AND MANAGEMENT DESIRED.
  - B) APPLY SEED UNIFORMLY AT RATES INDICATED BY BROADCASTING, DRILLING, OR HYDROSEEDING.
  - C) PERMANENT SEEDINGS SHOULD BE MADE AS DAYS OR MORE PRIOR TO THE FIRST KILLING FROST OR AS A DORMANT SEEDING AFTER THE FIRST KILLING FROST. LEGUMES SHALL NOT BE SEEDING BETWEEN JUNE 15 - AUGUST 15 UNLESS MULCHED.
- 5) MULCHING
 

MULCHING IS AN IMPORTANT STEP IN ESTABLISHING VEGETATION ON CRITICAL AREAS. A MULCH WILL HELP HOLD MOISTURE, PROTECT SOIL FROM EROSION, HOLD SEED IN PLACE, AND KEEP SOIL TEMPERATURES MORE CONSTANT. SEE MULCHING RATE BELOW.
- 6) NURSE CROPS
 

NURSE CROPS MAY BE USED IF CLIPPED BACK BEFORE DETRIMENTAL SHADING OF NEW SEEDING OCCURS.
- 7) MAINTENANCE
  - A) PLANTED AREAS SHOULD BE PROTECTED FROM DAMAGE BY GRAZING, FIRE, TRAFFIC, AND UNDESIRABLE WEED AND WOOD GROWTH AS APPLICABLE.
  - B) VISUAL INSPECTIONS MAY BE USED AS A FERTILITY NEEDS ASSESSMENT. IF WARRANTED, SOIL TEST SHOULD BE TAKEN EVERY 5 YEARS TO DETERMINE LIME AND FERTILIZER NEEDS.
  - C) VISUAL INSPECTIONS MAY BE USED TO IDENTIFY FERTILITY PROBLEMS. WHERE WARRANTED, SOIL TEST SHOULD BE TAKEN EVERY 5 YEARS WITH LIME AND FERTILIZER BEING APPLIED ACCORDINGLY. UNDER INTENSIVE MANAGEMENT, WHERE GRASSES PREDOMINATE, BROADCAST 600 LBS. OF 10-10-10 (N-P<sub>2</sub>O<sub>5</sub>-K<sub>2</sub>O) FERTILIZER OR EQUIVALENT PER ACRE (13.6 LBS. PER 1,000 SQ. FT.) ANNUALLY. UNDER INTENSIVE MANAGEMENT, WHERE LEGUMES DOMINATE, BROADCAST 300 LBS. OF 0-20-20 (N-P<sub>2</sub>O<sub>5</sub>-K<sub>2</sub>O) FERTILIZER OR EQUIVALENT PER ACRE (6.9 LBS. PER 1,000 SQ. FT.) OVER 3 YEARS.

**GRASS SEED MIXTURE FOR PERMANENT SEEDINGS:**

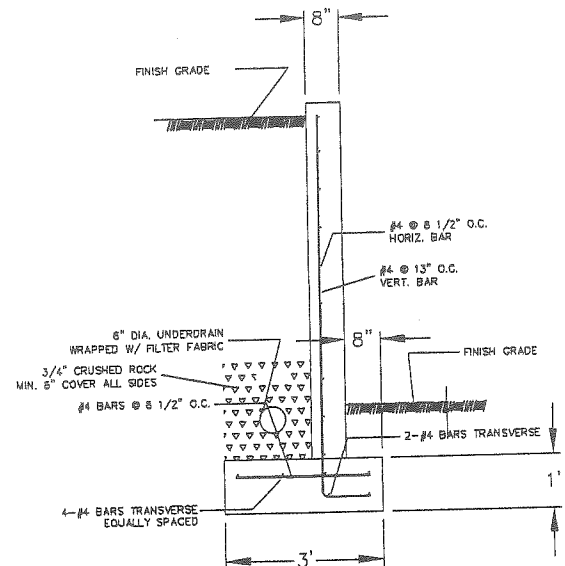
REED CANARY GRASS - .46 LBS./1000 S.F.  
 REDTOP - .11 LBS./1000 S.F.  
 TOTAL - .57 LBS./1000 S.F.

**MULCH RATE**

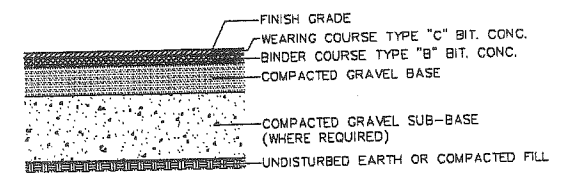
HAY OR STRAW 70-90 LBS./1000 S.F. (2 BALES)

**GENERAL NOTES:**

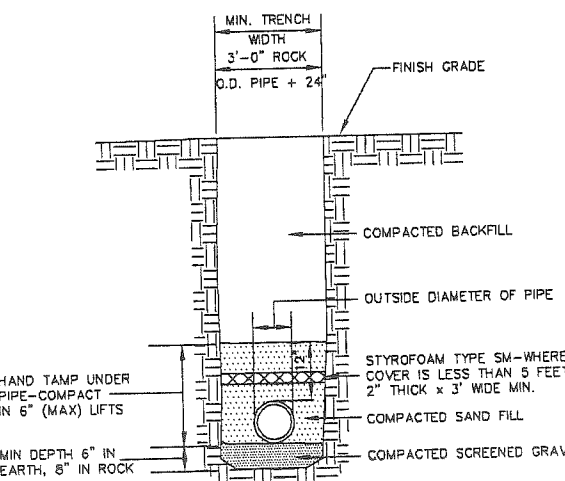
- 1) ALL GRADED OR DISTURBED AREAS INCLUDING SLOPES SHALL BE PROTECTED DURING CLEARING AND CONSTRUCTION IN ACCORDANCE WITH APPROVED EROSION AND SEDIMENT CONTROL PLAN UNTIL THEY ARE PERMANENTLY STABILIZED.
- 2) ALL SEDIMENT CONTROL PRACTICES AND MEASURES SHALL BE CONSTRUCTED, APPLIED, AND MAINTAINED IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.
- 3) TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED IN AMOUNT NECESSARY TO COMPLETE FINISHED GRADING OF ALL EXPOSED AREAS.
- 4) AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS, OR OTHER OBJECTIONABLE MATERIAL. TOPSOIL SHALL BE STOCK PILED ON SITE.
- 5) AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF THREE INCHES PRIOR TO PLACEMENT OF TOPSOIL.
- 6) ALL FILLS SHALL BE COMPACTED, AS REQUIRED, TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE, OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES, AND CONDUITS, ETC., SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
- 7) ALL FILL SHALL BE PLACED AND COMPACTED IN LAYERS NOT TO EXCEED 8 INCHES IN THICKNESS.
- 8) EXCEPT FOR APPROVED LANDFILLS, FILL MATERIAL SHALL BE FREE OF BRUSH, RUBBISH, ROCKS, LOGS, STUMPS, BUILDING DEBRIS, AND OTHER OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
- 9) FROZEN MATERIAL OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
- 10) FILL SHALL NOT BE PLACED ON A FROZEN FOUNDATION.
- 11) ALL BENCHES SHALL BE KEPT FREE OF SEDIMENT DURING ALL PHASES OF DEVELOPMENT.
- 12) SEEPS OF SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATIONS FOR SUBSURFACE DRAIN OR OTHER APPROVED METHODS.
- 13) ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING FINISHED GRADING.
- 14) STOCKPILES, BORROW AREAS, AND SPOIL AREAS SHALL BE SHOWN ON THE PLANS AND SHALL BE SUBJECT TO THE PROVISIONS OF THIS STANDARD AND SPECIFICATIONS.



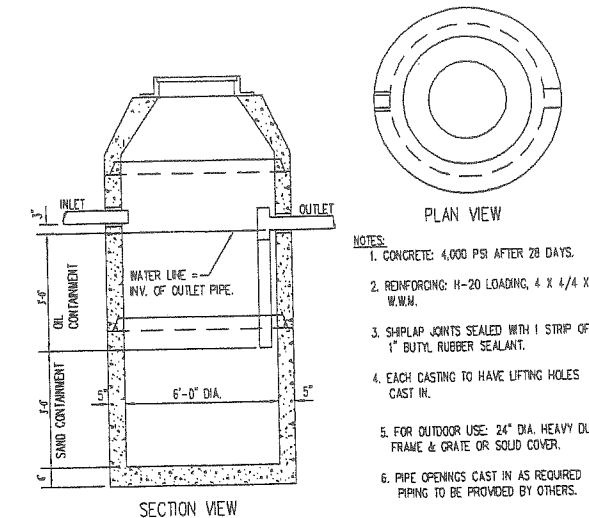
**TYPICAL 6 FT. MAX. HEIGHT RETAINING WALL**



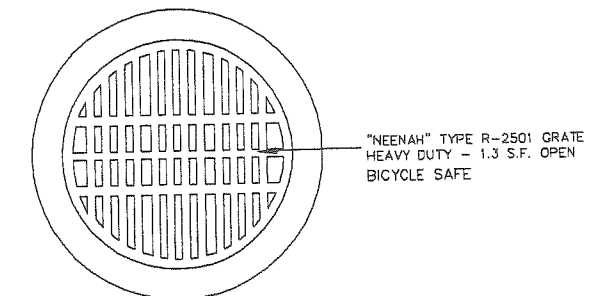
**DETAIL OF TYPICAL BASE & PAVEMENT**  
 NOT TO SCALE



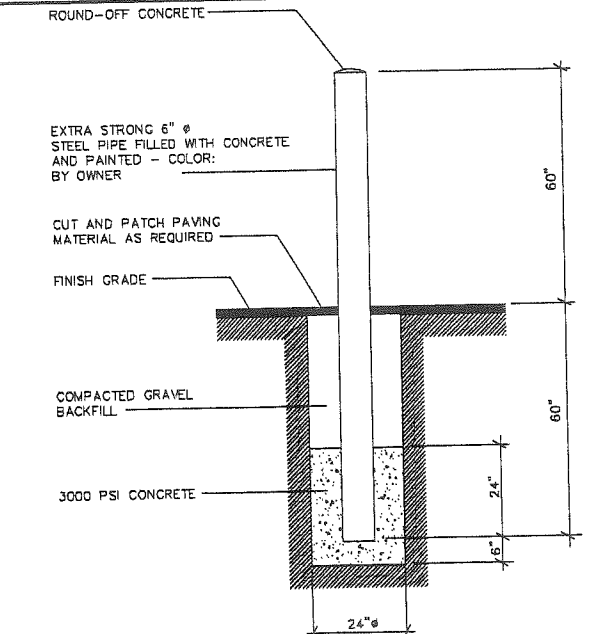
**PIPE TRENCH DETAIL-- NOT CITY STREET**  
 NOT TO SCALE



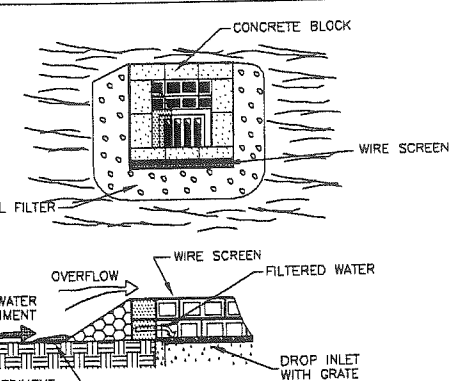
**PRECAST CONCRETE OIL & SAND TRAP**  
 NOT TO SCALE



**CATCH BASIN FRAME AND GRATE**  
 NOT TO SCALE

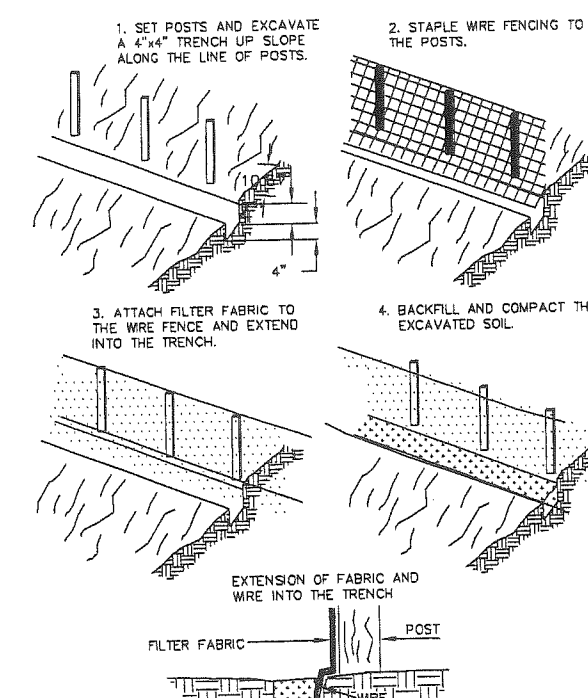


**PIPE BOLLARD DETAIL**  
 NOT TO SCALE



- THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE HEAVY FLOWS ARE EXPECTED AND WHERE AN OVERFLOW CAPACITY IS NECESSARY TO PREVENT EXCESSIVE PONDING AROUND THE STRUCTURE.
- BLOCK AND GRAVEL DROP INLET SEDIMENT FILTER**
- a. PLACE CONCRETE BLOCKS LENGTHWISE ON THEIR SIDES IN A SINGLE ROW AROUND THE PERIMETER OF THE INLET. WITH THE ENDS OF ADJACENT BLOCKS ABUTTING. THE HEIGHT OF THE BARRIER CAN BE VARIED, DEPENDING ON DESIGN NEEDS, BY STACKING COMBINATIONS OF 4", 8", AND 12" WIDE BLOCKS. THE BARRIER OF BLOCKS SHALL BE AT LEAST 12" HIGH AND NO GREATER THAN 24" HIGH.
  - b. WIRE MESH SHALL BE PLACED OVER THE OUTSIDE VERTICAL FACE (WEBBING) OF THE CONCRETE BLOCKS TO PREVENT STONE FROM BEING WASHED THROUGH THE HOLES IN THE BLOCK. HARDWARE CLOTH OR COMPARABLE WIRE MESH WITH 1/2" OPENINGS SHALL BE USED.
  - c. STONE SHALL BE PAILED AGAINST THE WIRE TO THE TOP OF THE BLOCK BARRIER, AS SHOWN. MDOT NO. 1 COARSE AGGREGATE SHALL BE USED.
  - d. IF THE STONE FILTER BECOMES CLOGGED WITH SEDIMENT SO THAT IT NO LONGER ADEQUATELY PERFORMS ITS FUNCTION, THE STONE MUST BE PULLED AWAY FROM THE BLOCKS, CLEANED AND REPLACED.

**BLOCK AND GRAVEL DROP INLET SEDIMENT FILTER**  
 NOT TO SCALE



**CONSTRUCTION OF A SILT FENCE**  
 NOT TO SCALE

**Alliance**  
 CONSULTING ENGINEERS  
 180 PLEASANT HILL ROAD, SCARBOROUGH, MAINE 04074  
 Tel. (207) 885-0855 Fax (207) 885-0846  
 E-mail: www.allianceinc.com

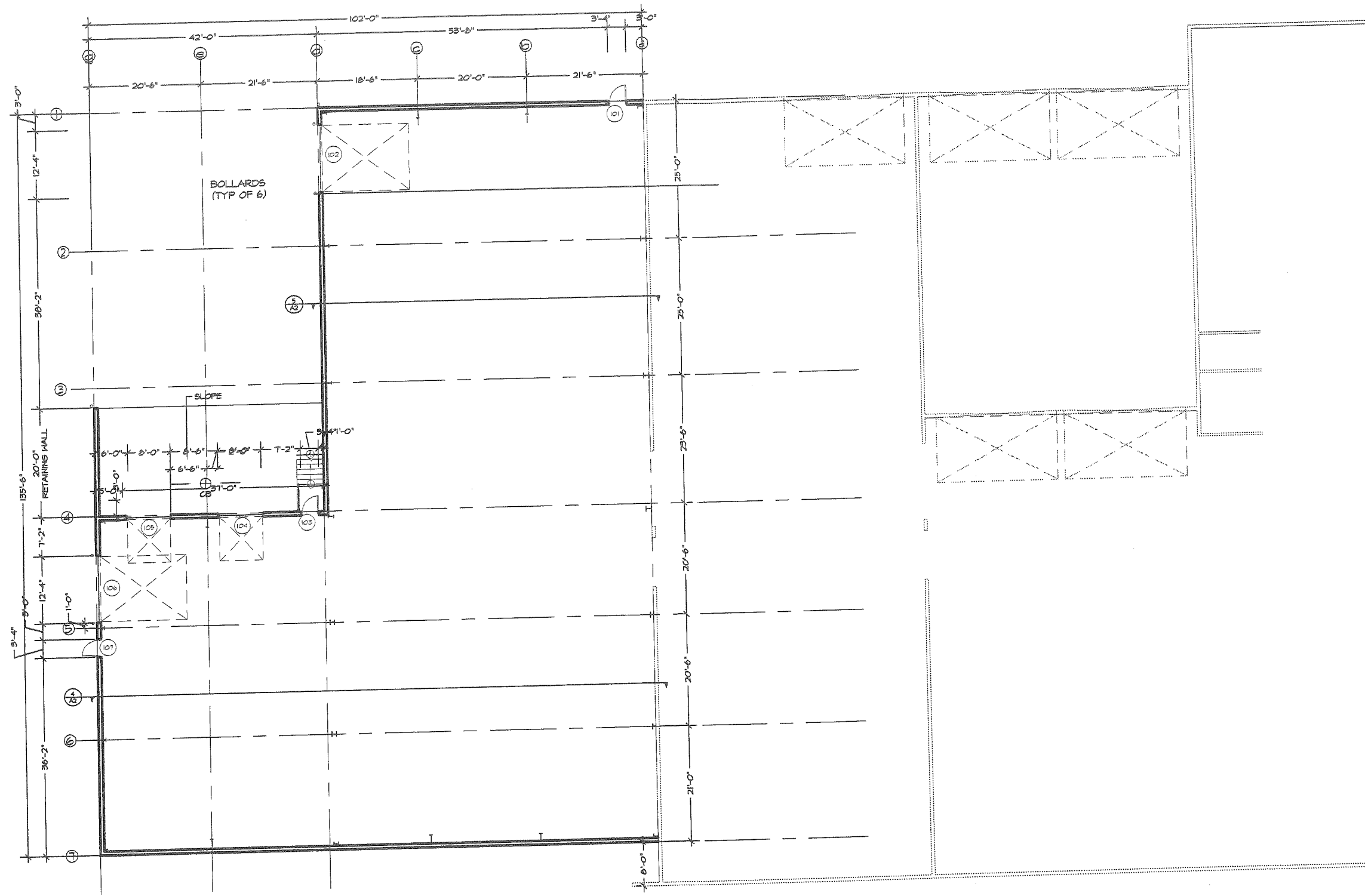
PROJECT NAME: **REDLON JOHNSON**  
 172-174 ST. JOHN STREET  
 PORTLAND, ME

DRAWING TITLE: **SITE DETAILS**

DRAWING NO. **C-3**  
 JOB NO. 03-0323

NO.	DESCRIPTION	DATE

DATE: 9/21/00  
 DRAWN BY: PPLJ  
 CHECKED BY: GJK  
 STATUS: NOTED



NOT FOR CONSTRUCTION  
STATE OF ME REVIEW

DRAWING NO.  
A-1

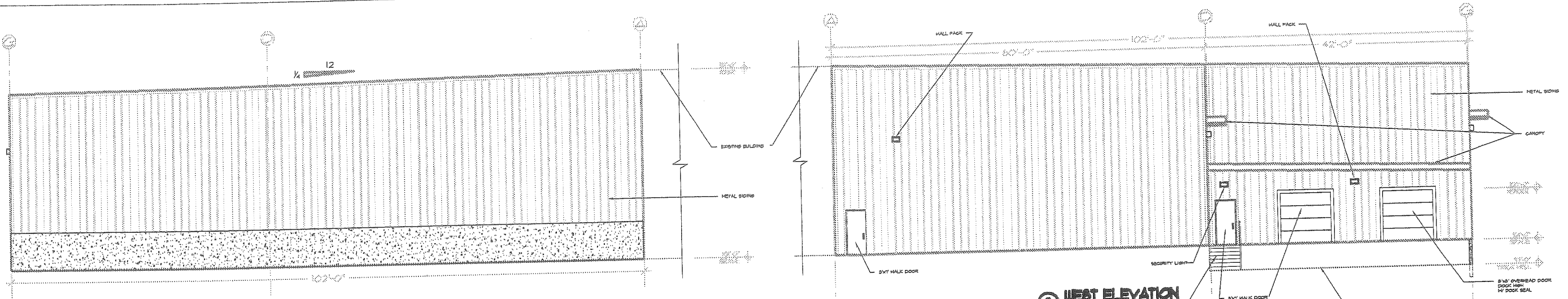
DRAWING TITLE:  
FLOOR PLAN

PROJECT NAME:  
REDLON JOHNSON  
172-174 ST. JOHN STREET  
PORTLAND, ME

NO.	DESCRIPTION	DATE

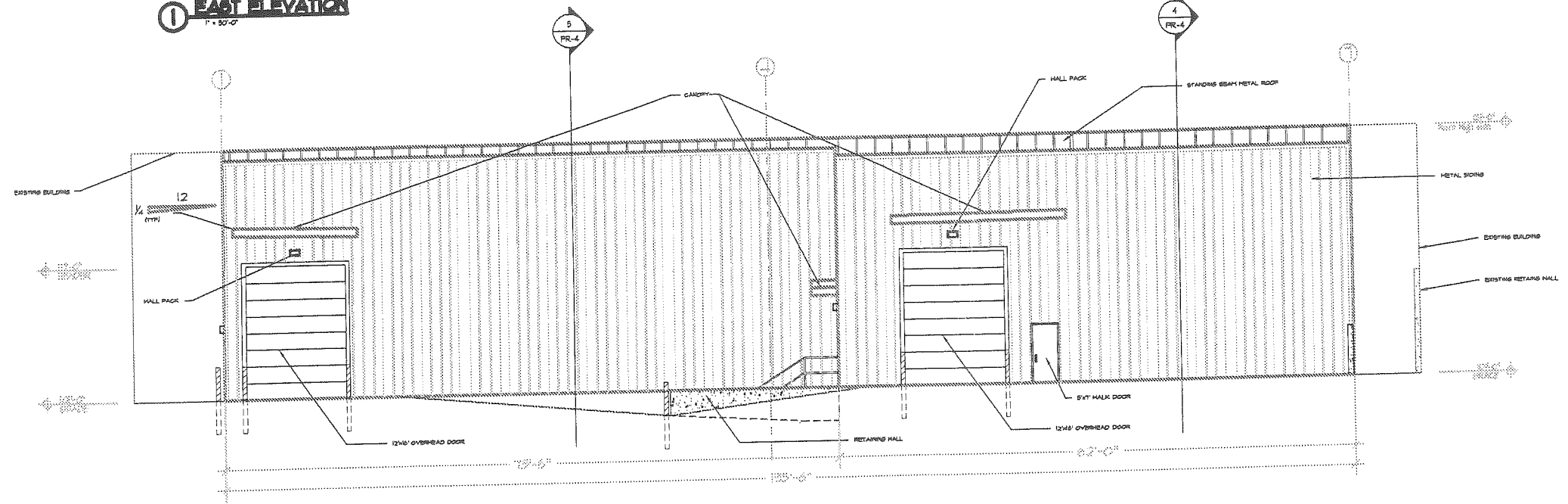
SEAL:

**Alliance**  
INCORPORATED  
180 PLEASANT HILL ROAD, SCARBOROUGH, MAINE 04074  
Tel: (207) 885-0855 Fax: (207) 885-0846  
E-mail: [www.allianceinc.com](mailto:www.allianceinc.com)

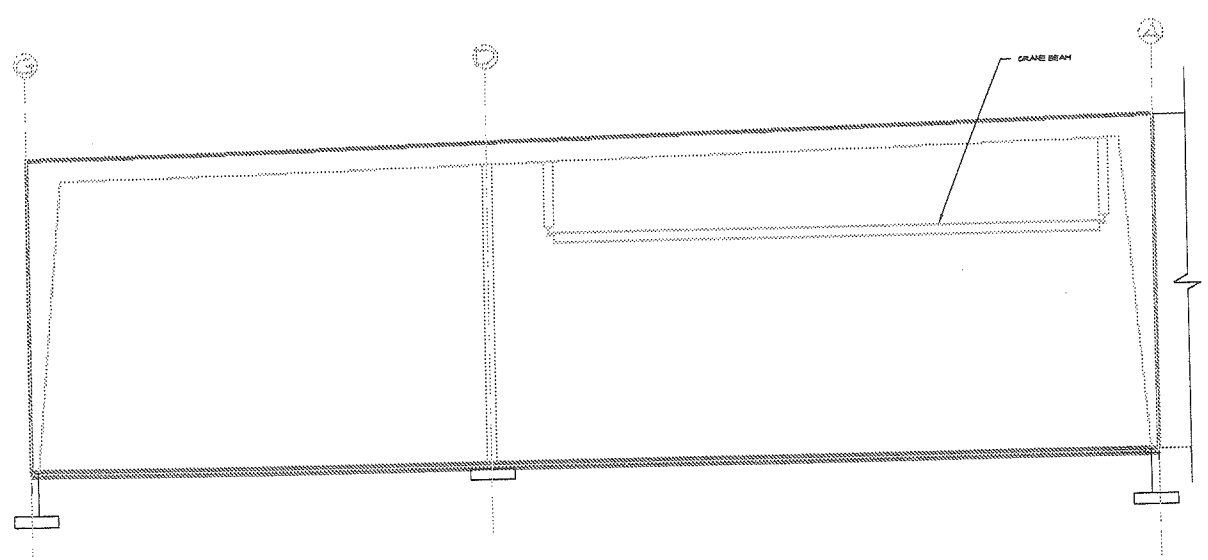


**1 EAST ELEVATION**  
1" = 30'-0"

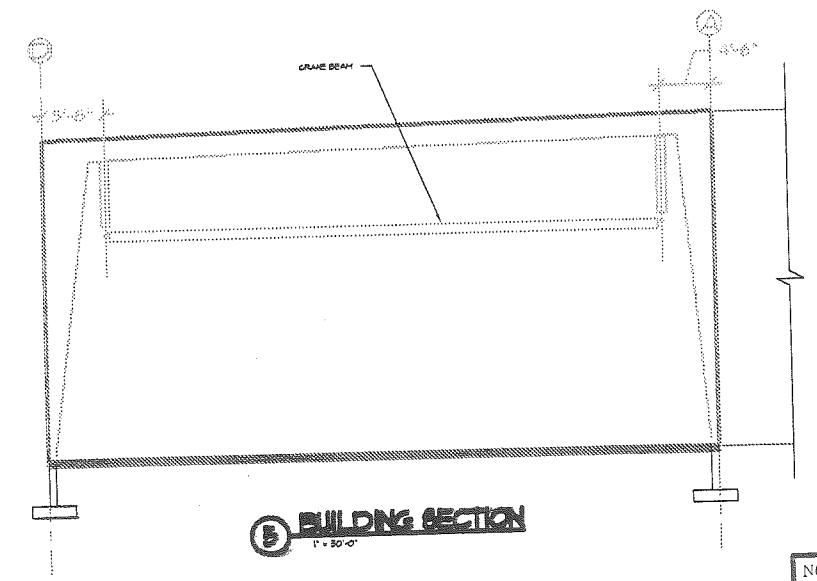
**2 WEST ELEVATION**  
1" = 30'-0"



**3 SOUTH ELEVATION**  
1" = 30'-0"



**4 BUILDING SECTION**  
1" = 30'-0"



**5 BUILDING SECTION**  
1" = 30'-0"

NOT FOR CONSTRUCTION  
STATUS: CITY REVIEW

SCALE:

**Alliance**  
CONSTRUCTED  
160 PLEASANT HILL ROAD, SCARBOROUGH, MAINE 04074  
Tel: (207) 885-0855 Fax: (207) 885-0846  
E-mail: www.alliancecon1.com

NO.	DESCRIPTION	DATE

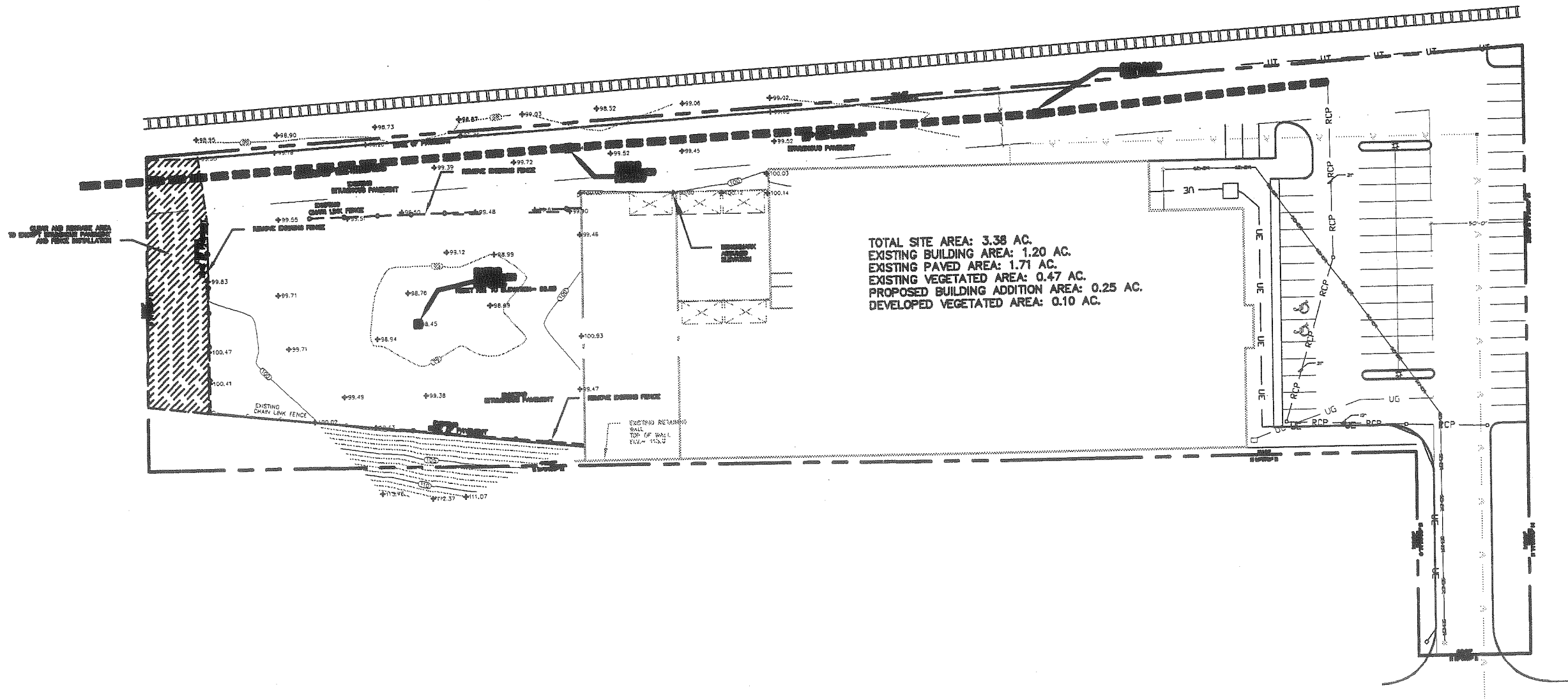
PROJECT NAME:  
**REDLON JOHNSON**  
172-174 ST. JOHN STREET  
PORTLAND, ME

DATE: 10/10/04  
SCALE: 1/8" = 1'-0"  
DRAWN BY: RB  
CHECKED BY: PRL

DRAWING TITLE:  
**ELEVATIONS and SECTIONS**

DRAWING NO.  
**A-2**

JOB NO. 03-0323



TOTAL SITE AREA: 3.38 AC.  
 EXISTING BUILDING AREA: 1.20 AC.  
 EXISTING PAVED AREA: 1.71 AC.  
 EXISTING VEGETATED AREA: 0.47 AC.  
 PROPOSED BUILDING ADDITION AREA: 0.25 AC.  
 DEVELOPED VEGETATED AREA: 0.10 AC.

REMOVE AND REINSTALL FENCE AND FENCE REPAIRS TO EXISTING FENCE LINE AND FENCE REPAIRS

EXISTING CHAIN LINK FENCE

EXISTING RETAINING WALL  
 TOP OF WALL  
 ELEV. 113.2



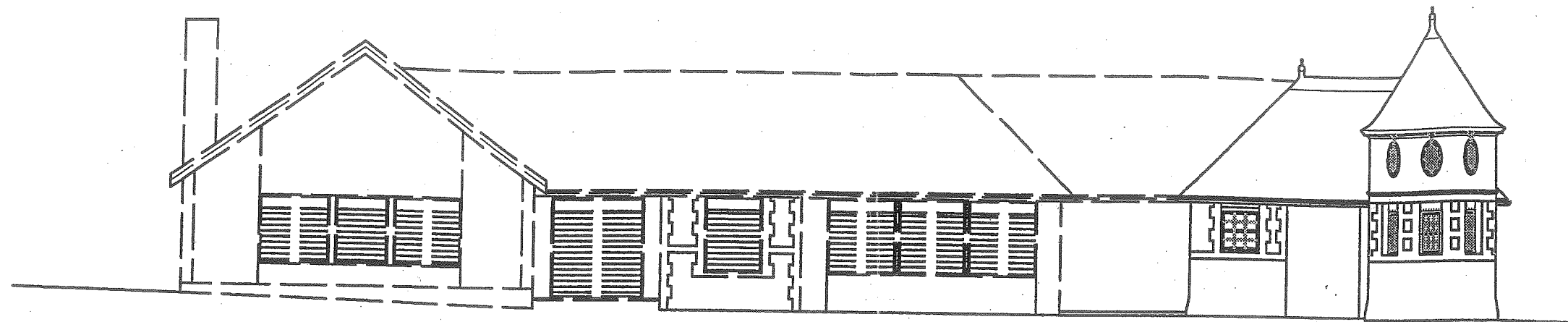


Exhibit B2  
Architectural Plans

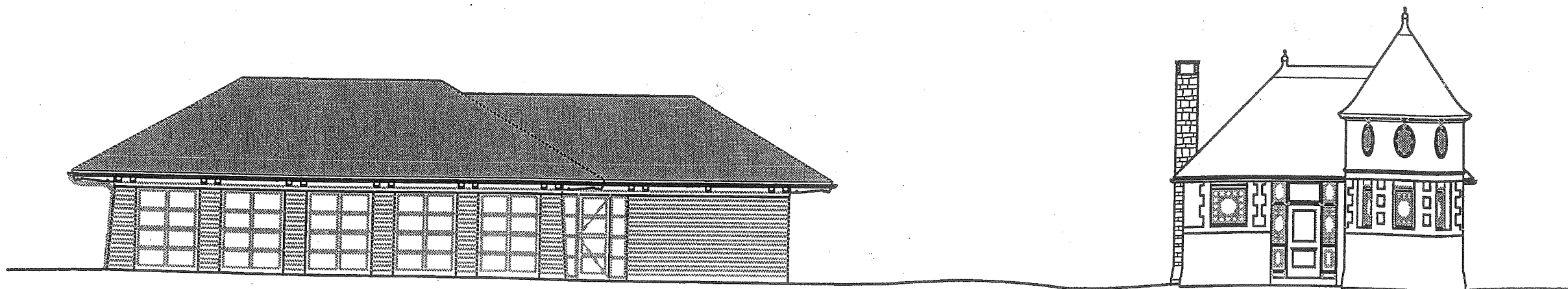
AH 5.1



Architect:  
TUNE TRACEY & LARRY  
ARCHITECTS, LLC  
52 EXCHANGE STREET  
PORTLAND, MAINE 04101  
TEL. 207.761.9966  
FAX. 207.761.9966



2 EXISTING CASTLE DEMOLITION ELEVATIONS  
A1.1 3/16" = 1'-0"

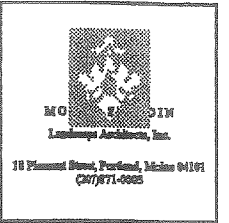


2 RESTORED CASTLE & NEW RESTAURANT ELEVATION  
A1.1 3/16" = 1'-0"

*Deering Oaks Rehabilitation*  
**CASTLE AND SURROUNDING GROUNDS**  
 CITY OF PORTLAND  
 PORTLAND, MAINE

DATE: 22 AUGUST 2001  
SCALE: 1" = 20'-0"  
DRAWN BY: TS/EG  
REVISIONS:

TITLE:  
EXISTING CASTLE  
ELEVATIONS  
RESTORED CASTLE  
& NEW RESTAURANT  
ELEVATIONS  
SHEET: **A0.0**

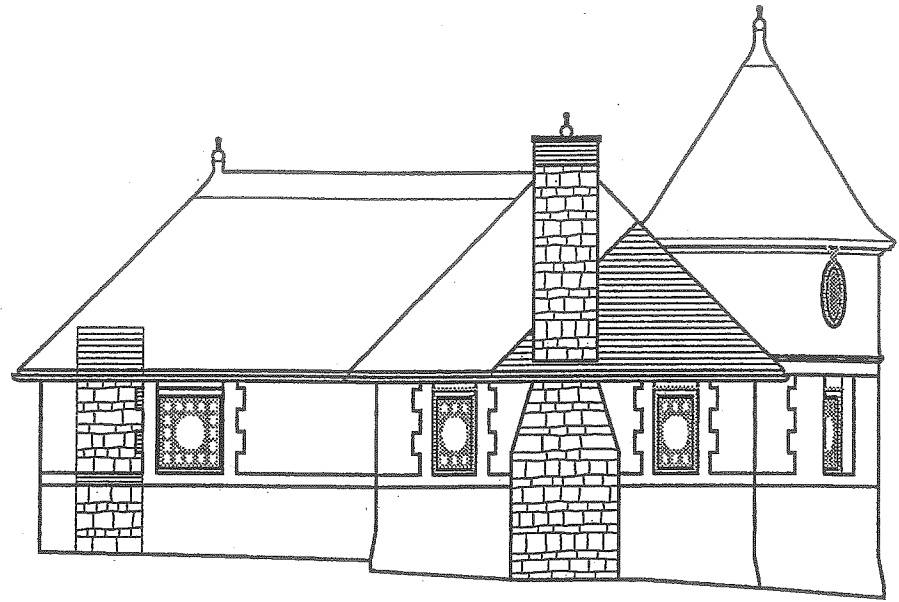


Architect:  
 TURE TRACY & LARNEY  
 ARCHITECTS, LLC  
 52 EXCHANGE STREET  
 PORTLAND, MAINE 04101  
 TEL. 207.761.9962  
 FAX. 207.761.9966

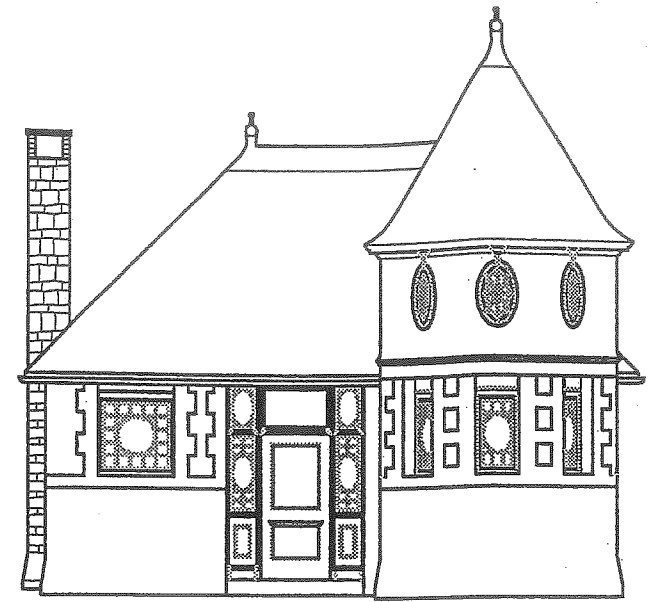
*Deering Oaks Rehabilitation*  
**CASTLE AND SURROUNDING GROUNDS**  
 CITY OF PORTLAND  
 PORTLAND, MAINE

DATE: 22 AUGUST 2001  
 SCALE: 1"=20'-0"  
 DRAWN BY: TS/EG  
 REVISIONS:

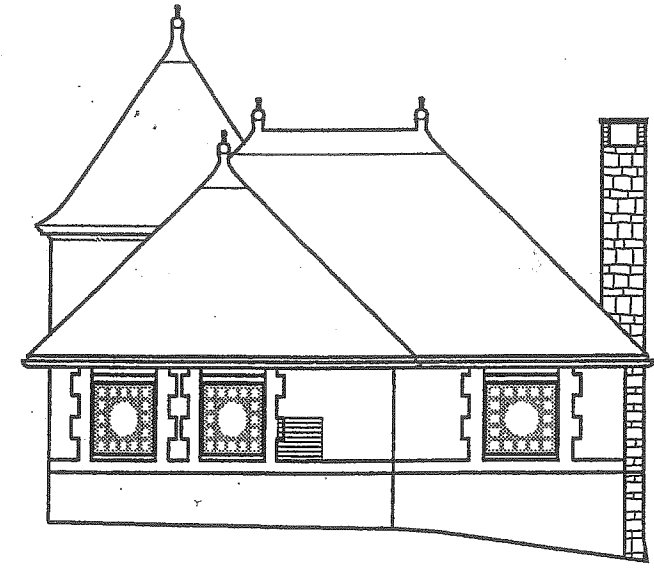
TITLE:  
 RESTORED CASTLE  
 ELEVATIONS  
 SHEET: **A1.2**



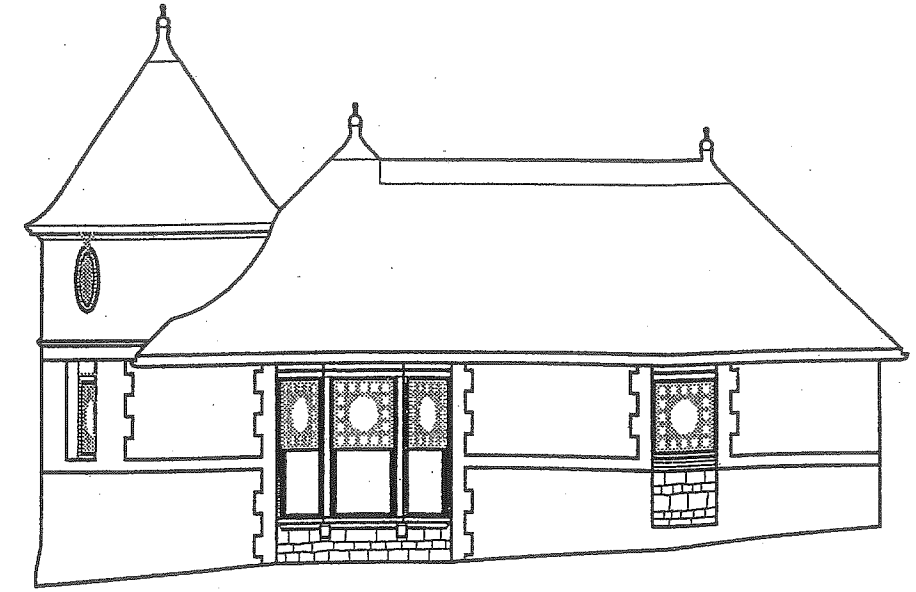
**1** RESTORED WEST ELEVATION  
 A1.2 1/4" = 1'-0"




**2** RESTORED SOUTH ELEVATION  
 A1.2 1/4" = 1'-0"



**3** RESTORED NORTH ELEVATION  
 A1.2 1/4" = 1'-0"

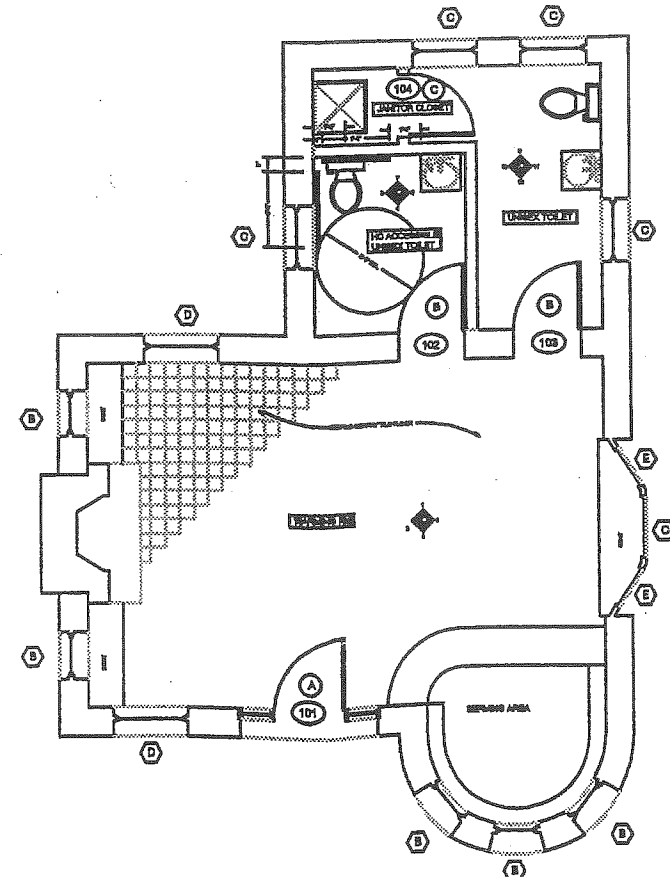
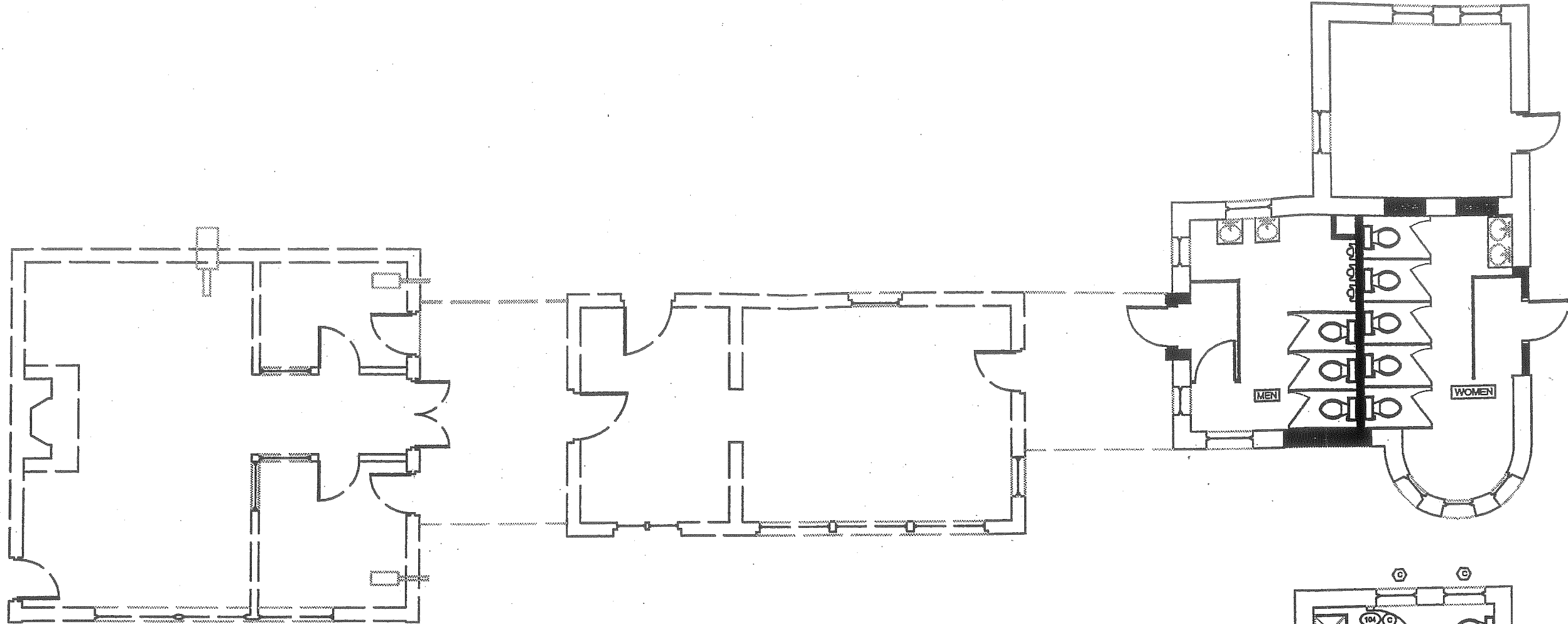


**4** RESTORED EAST ELEVATION  
 A1.2 1/4" = 1'-0"

  
 MCGILL & MOTTIN  
 Landscape Architects, Inc.  
 18 Pleasant Street, Portland, Maine 04101  
 (207) 871-0025

Architect:  
 TUCK TRACY & LARNEY  
 ARCHIBUTH, LLC  
 52 BEECHAM STREET  
 PORTLAND, MAINE 04101  
 TEL. 207.761.9662  
 FAX. 207.761.9696

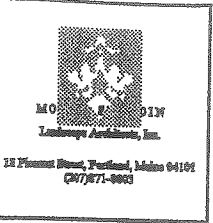
*Deering Oaks Rehabilitation*  
**CASTLE AND SURROUNDING GROUNDS**  
 CITY OF PORTLAND  
 PORTLAND, MAINE



DATE: 22 AUGUST 2001  
 SCALE: 1"=20'-0"  
 DRAWN BY: TS/EG  
 REVISIONS:

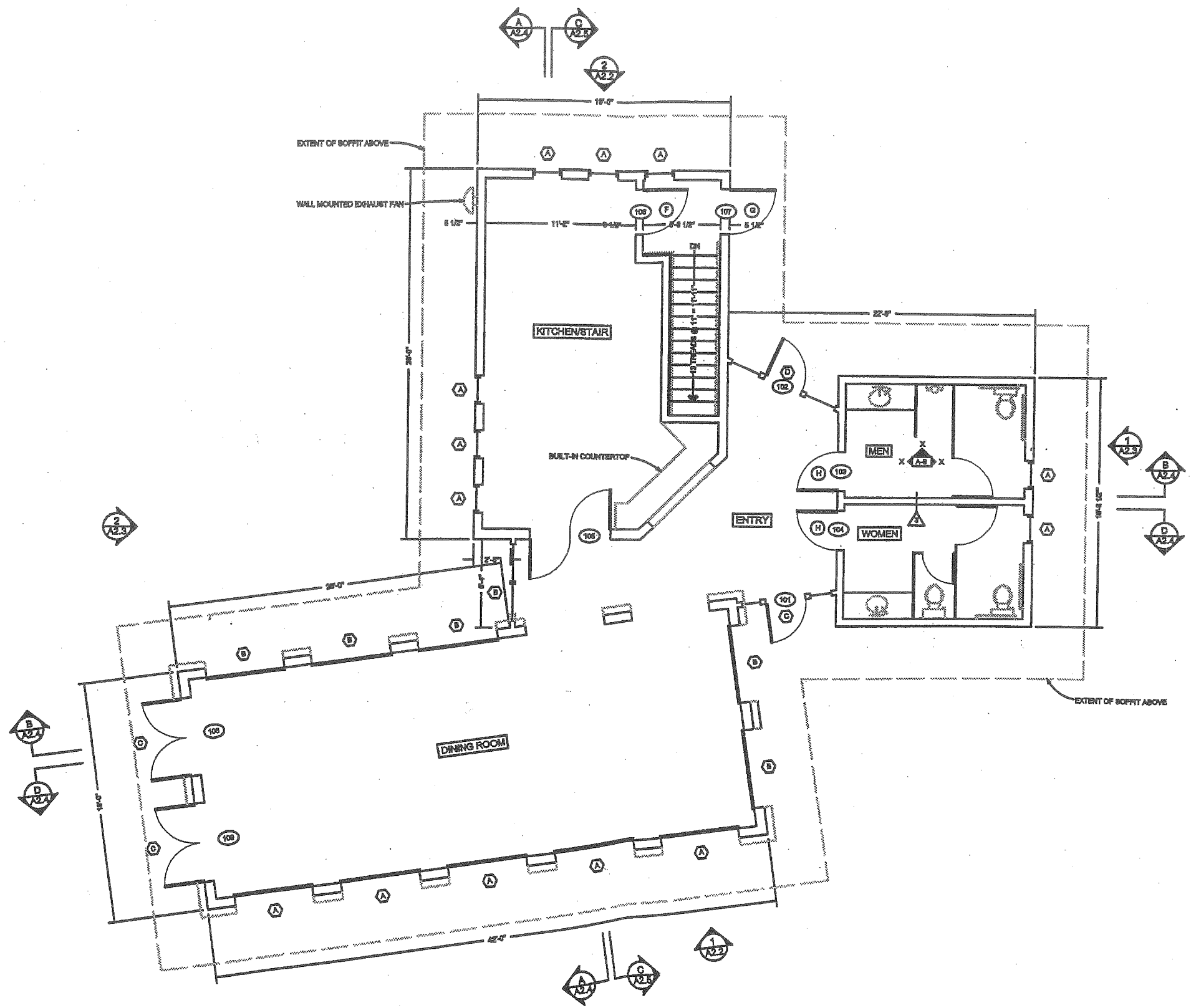
TITLE:  
 EXISTING CASTLE  
 DEMOLITION PLAN  
 RESTORED CASTLE  
 FLOOR PLAN  
 SHEET **A1.1**

**2** RESTORED CASTLE FLOOR PLAN  
 A1.1 1/4" = 1'-0"



Architect:  
 TUBE TRACY & LARLEY  
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 32 EXCHANGE STREET  
 PORTLAND, MAINE 04101  
 TEL: 207.611.9968  
 FAX: 207.611.9966

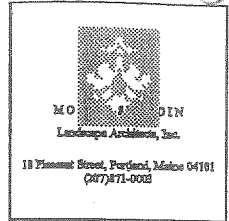
*Deering Oaks Rehabilitation*  
**CASTLE AND SURROUNDING GROUNDS**  
 CITY OF PORTLAND  
 PORTLAND, MAINE



DATE: 22 AUGUST 2001  
 SCALE: 1"=20'-0"  
 DRAWN BY: TS/EG  
 REVISIONS:

TITLE:  
 RESTAURANT  
 FLOOR PLAN

SHEET: **A2.1**

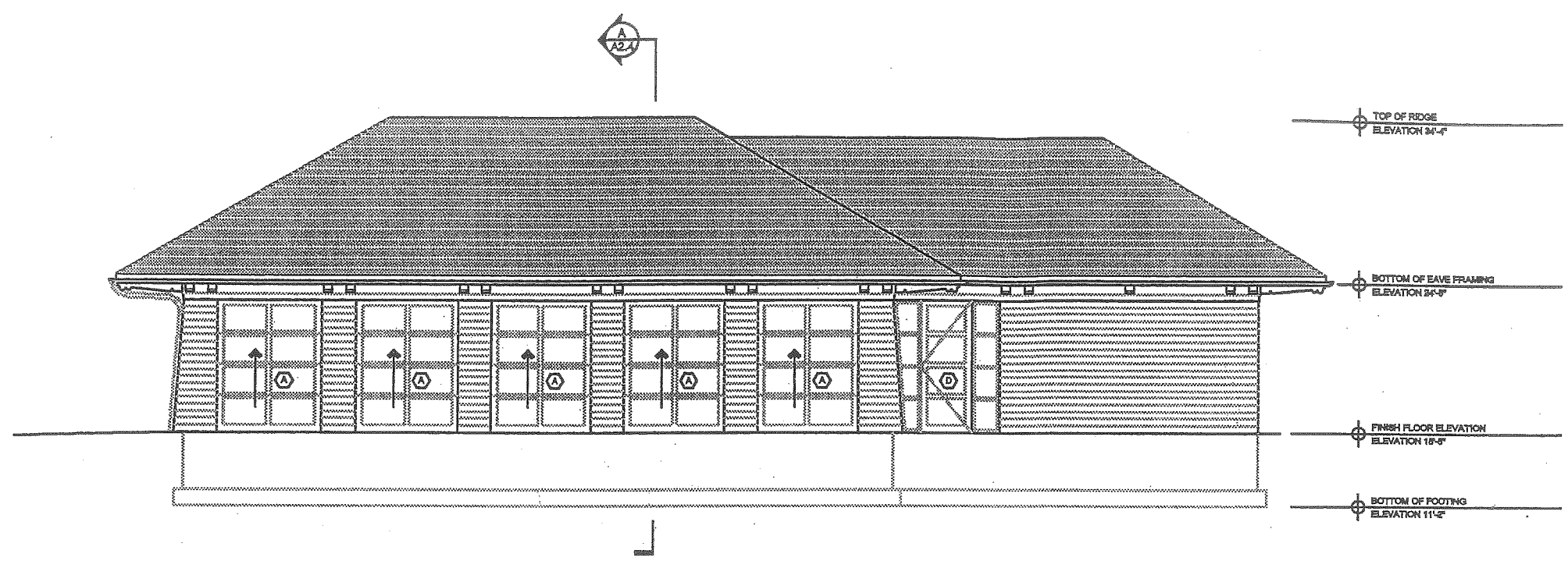


Architect:  
 TUREK TRACY & LAMBY  
 ARCHITECTS, LLC  
 92 EXCHANGE STREET  
 PORTLAND, MAINE 04101  
 TEL. 207.761.9682  
 FAX. 207.761.9696

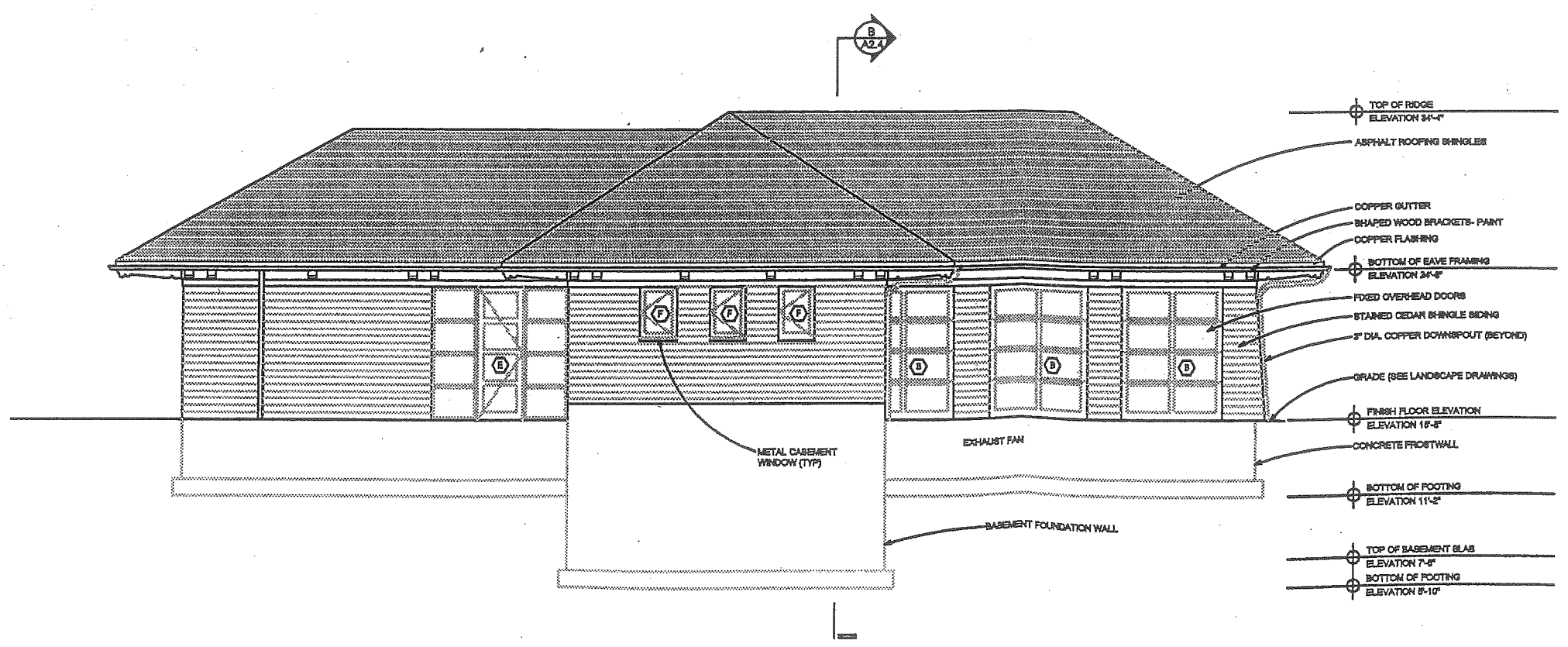
Deering Oaks Rehabilitation  
**CASTLE AND SURROUNDING GROUNDS**  
 CITY OF PORTLAND  
 PORTLAND, MAINE

DATE: 22 AUGUST 2001  
 SCALE: 1/4"=1'-0"  
 DRAWN BY: TS/BG  
 REVISIONS:

TITLE:  
 RESTAURANT  
 SOUTH & NORTH  
 ELEVATIONS  
 SHEET: **A2.2**



**1 SOUTH ELEVATION**  
 A2.2 1/4" = 1'-0"



**2 NORTH ELEVATION**  
 A2.2 1/4" = 1'-0"

5.6

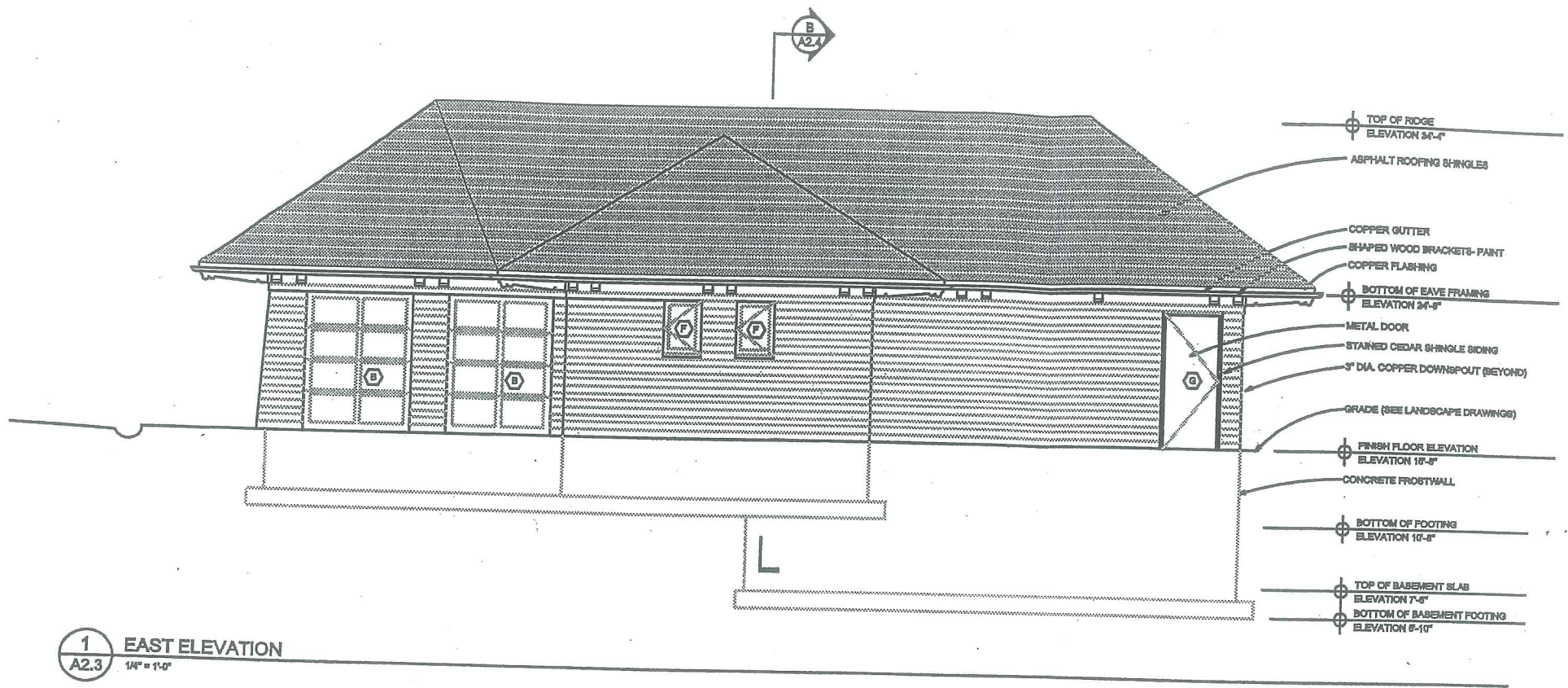


Architect:  
TOM TRACY & LARRY  
ARCHITECTS, LLC  
52 EXCHANGE STREET  
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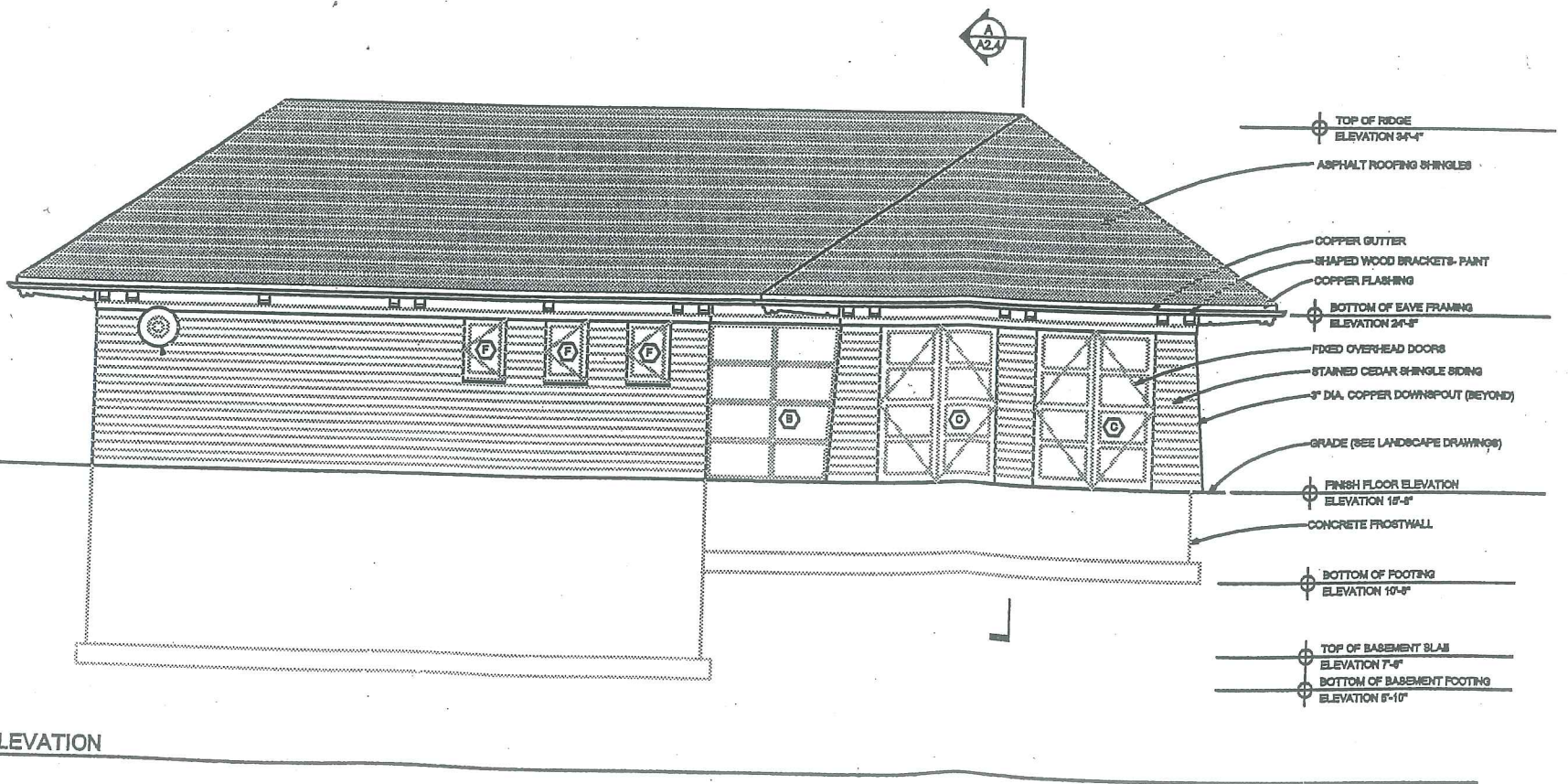
*Deering Oaks Rehabilitation*  
**CASTLE AND SURROUNDING GROUNDS**  
CITY OF PORTLAND  
PORTLAND, MAINE

DATE: 22 AUGUST 2001  
SCALE: 1"=20'-0"  
DRAWN BY: TS/RG  
REVISIONS:

TITLE:  
RESTAURANT  
EAST & WEST  
ELEVATIONS  
SHEET: **A2.3**



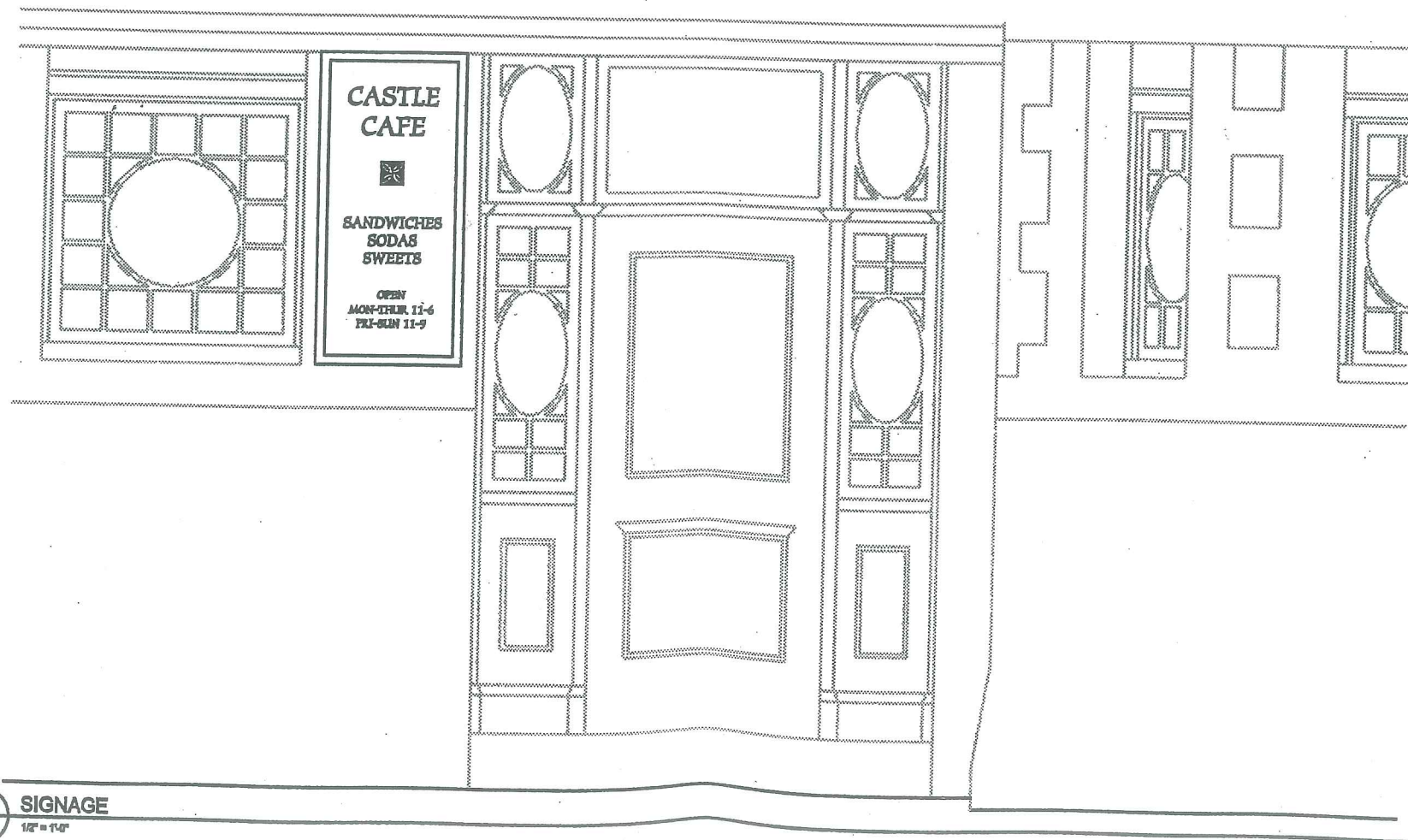
**1 EAST ELEVATION**  
A2.3 1/8" = 1'-0"



**2 WEST ELEVATION**  
A2.3 1/8" = 1'-0"



1 SIGNAGE  
A3.1 1/2" = 1'-0"



2 SIGNAGE  
A3.1 1/2" = 1'-0"

5.7



Architect:  
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*Derring Oats Rehabilitation*  
**CASTLE AND SURROUNDING GROUNDS**  
CITY OF PORTLAND  
PORTLAND, MAINE

DATE: 22 AUGUST 2001  
SCALE: 1"=20'-0"  
DRAWN BY: TS/BG  
REVISIONS:

TITLE:  
RESTAURANT & CASTLE  
SIGNAGE

SHEET: A3.1

Att. 6

9 October 2001

# DEERING OAKS REHABILITATION CASTLE AND SURROUNDING GROUNDS

Deering Oaks Park  
State Street, Portland, Maine 04101



Architect:  
TURK TRACEY & LARRY  
ARCHITECTS, LLC  
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PORTLAND, MAINE 04101  
TEL: 207.761.9662  
FAX: 207.761.9696

OWNER:  
CITY OF PORTLAND  
389 Congress Street  
Portland, Maine 04101

CITY'S REPRESENTATIVE:  
PORTLAND PARKS AND RECREATION DEPARTMENT  
17 Arbor Street  
Portland, Maine 04103  
Tel.: 207.874.8793

LANDSCAPE ARCHITECT:  
MOHR & SEREDIN LANDSCAPE ARCHITECTS  
18 Pleasant Street  
Portland, Maine 04101  
Tel.: 207.871.0003

ARCHITECT:  
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92 Exchange Street  
Portland, Maine 04101  
Tel.: 207.761.9662

CIVIL ENGINEER:  
PINKHAM & GREER CONSULTING ENGINEERS  
170 U.S. Route One  
Falmouth, Maine 04105  
Tel.: 207.781.5242

LOCATION MAP



SHEET INDEX:

- L-1 EXISTING CONDITIONS AND SITE PREPARATION PLAN
- L-2.1 LAYOUT AND MATERIALS PLAN -- PHASE I
- L-2.2 LAYOUT AND MATERIALS PLAN -- PHASE II
- L-3.1 GRADING PLAN -- PHASE I
- L-3.2 GRADING PLAN -- PHASE II
- L-4.1 UTILITIES PLAN -- PHASE I
- L-4.2 UTILITIES PLAN -- PHASE II
- L-5 NOT USED
- L-6 SITE DETAILS
- L-7 SITE DETAILS
- L-8 SITE DETAILS
- L-9 SITE DETAILS
- STATE OF MAINE RIGHT-OF-WAY PLAN

Deering Oaks Rehabilitation  
CASTLE AND SURROUNDING GROUNDS  
CITY OF PORTLAND  
PORTLAND, MAINE

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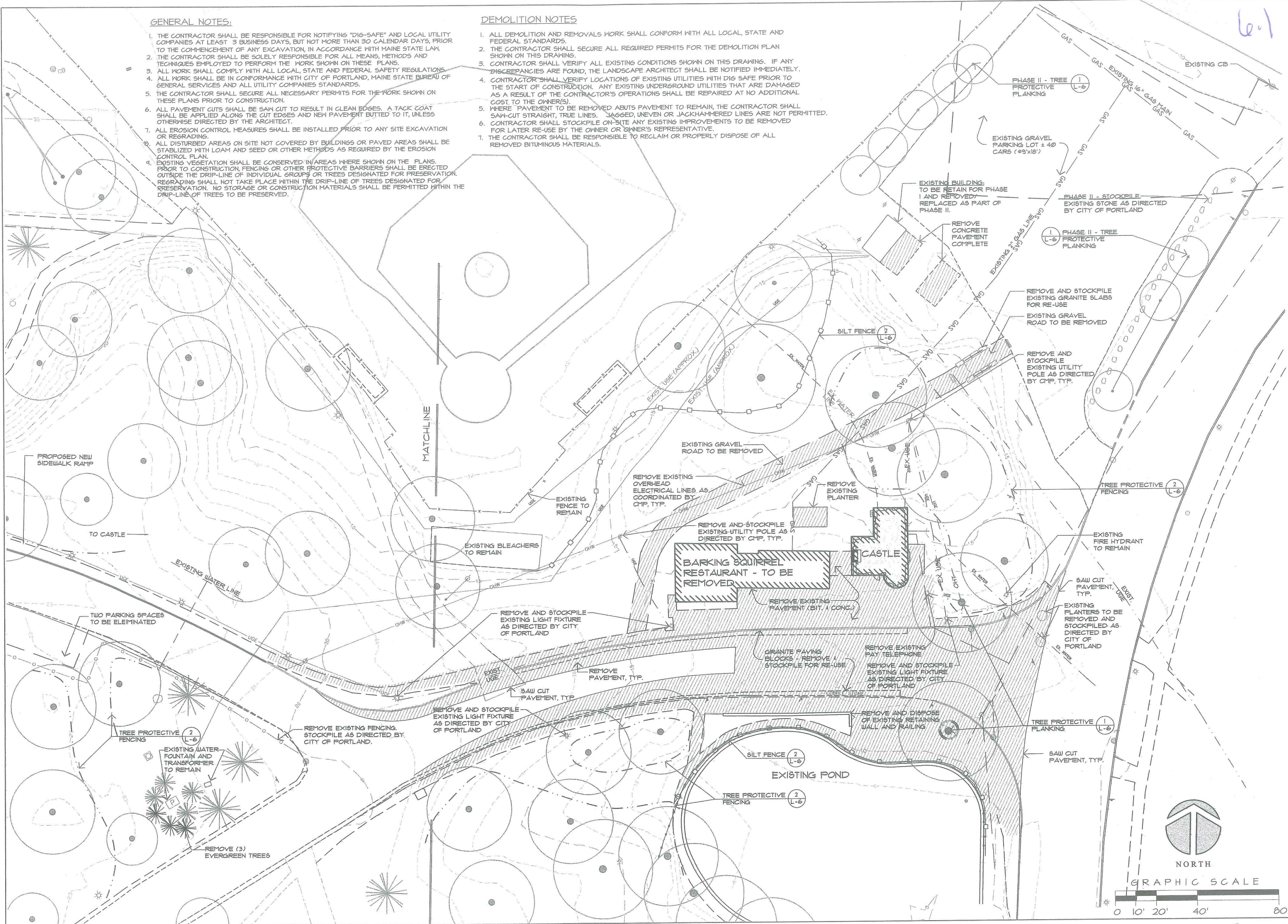


**GENERAL NOTES:**

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**DEMOLITION NOTES**

1. ALL DEMOLITION AND REMOVALS WORK SHALL CONFORM WITH ALL LOCAL, STATE AND FEDERAL STANDARDS.
2. THE CONTRACTOR SHALL SECURE ALL REQUIRED PERMITS FOR THE DEMOLITION PLAN SHOWN ON THIS DRAWING.
3. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS SHOWN ON THIS DRAWING. IF ANY DISCREPANCIES ARE FOUND, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY.
4. CONTRACTOR SHALL VERIFY LOCATIONS OF EXISTING UTILITIES WITH DIG SAFE PRIOR TO THE START OF CONSTRUCTION. ANY EXISTING UNDERGROUND UTILITIES THAT ARE DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER(S).
5. WHERE PAVEMENT TO BE REMOVED ABUTS PAVEMENT TO REMAIN, THE CONTRACTOR SHALL SAW-CUT STRAIGHT, TRUE LINES. JAGGED, UNEVEN OR JACKHAMMERED LINES ARE NOT PERMITTED.
6. CONTRACTOR SHALL STOCKPILE ON-SITE ANY EXISTING IMPROVEMENTS TO BE REMOVED FOR LATER RE-USE BY THE OWNER OR OWNER'S REPRESENTATIVE.
7. THE CONTRACTOR SHALL BE RESPONSIBLE TO RECLAIM OR PROPERLY DISPOSE OF ALL REMOVED BITUMINOUS MATERIALS.



6.1

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EXISTING  
CONDITIONS &  
SITE PREPARATION  
PLAN  
SHEET: **L-1**

SUBMITTED TO PLANNING BOARD 11/24/01

6.2



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SCALE: 1"=20'-0"  
DRAWN BY: TS/EG  
REVISIONS:

TITLE:  
**LAYOUT &  
MATERIALS  
PLAN**

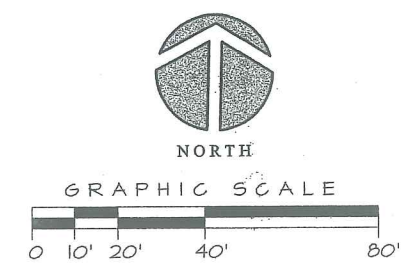
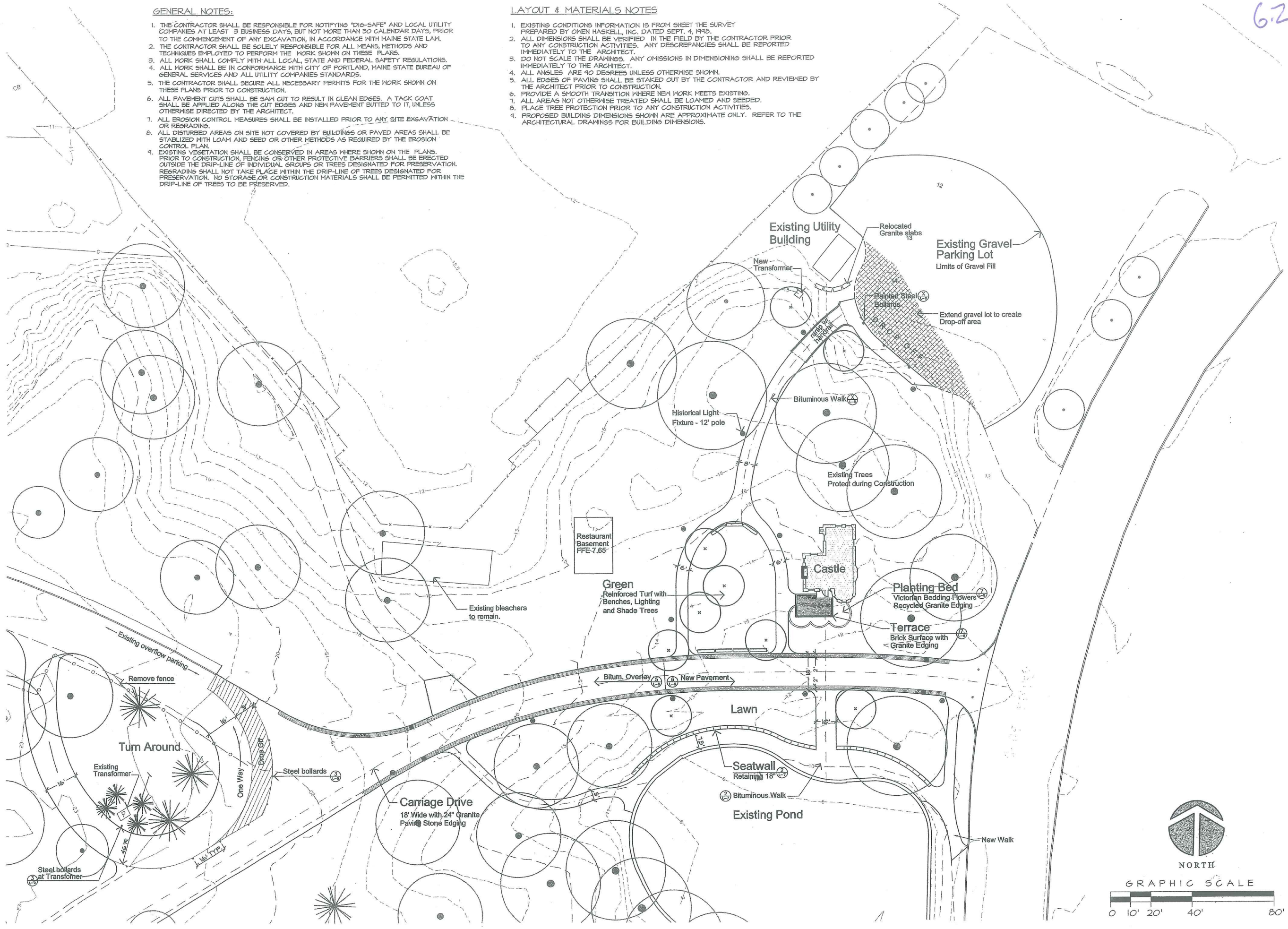
SHEET:  
PHASE I **L-2.1**

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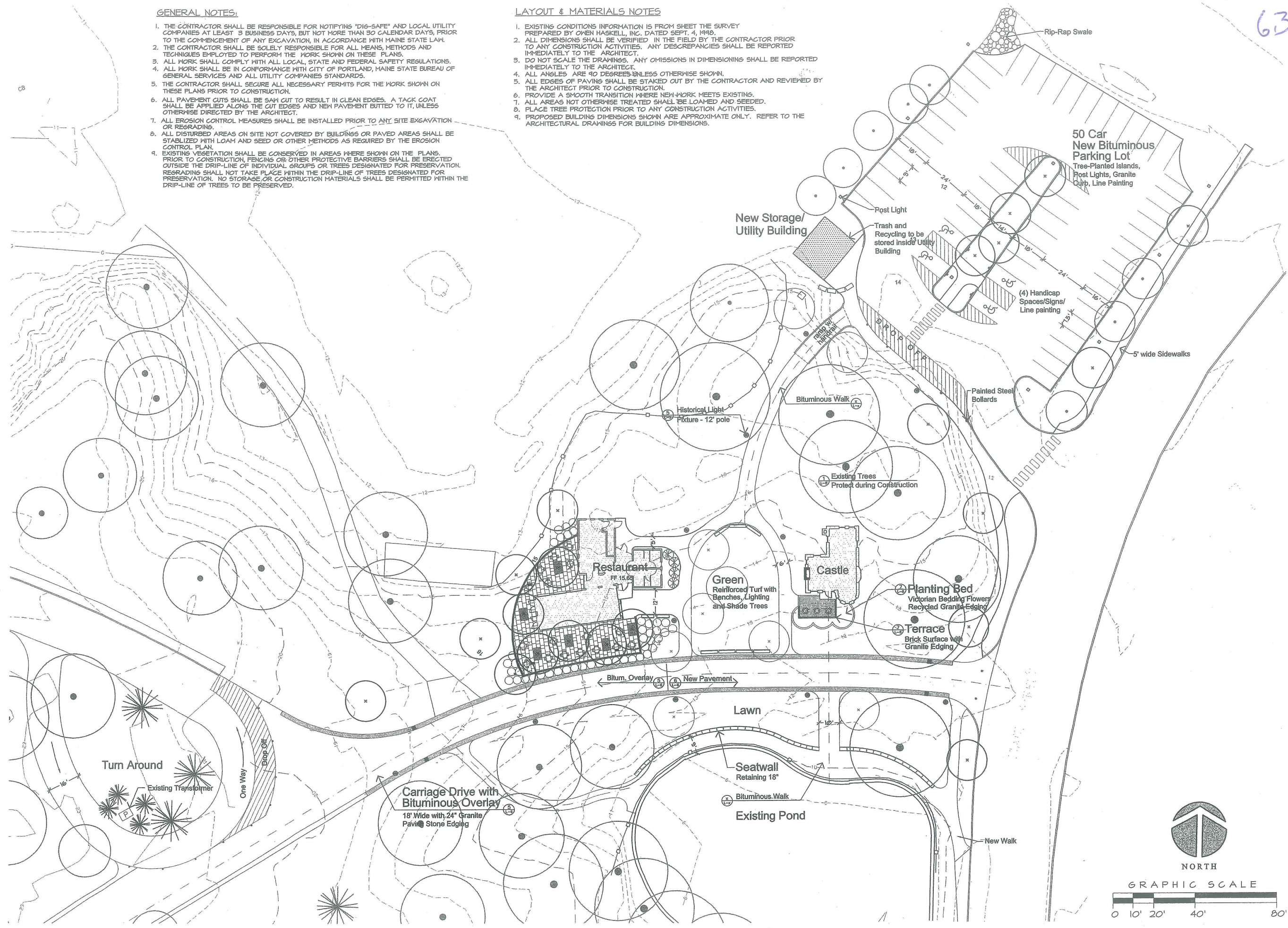


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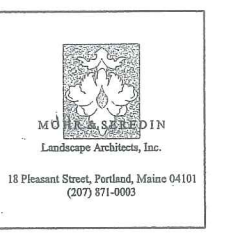
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63

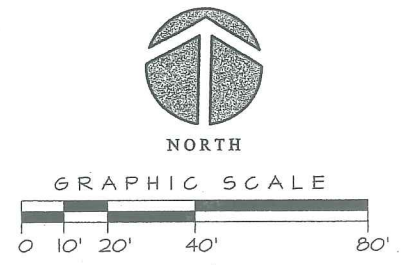


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Deering Oaks Rehabilitation  
**CASTLE AND SURROUNDING GROUNDS**  
 CITY OF PORTLAND  
 PORTLAND, MAINE

DATE: 9 OCTOBER 2001  
SCALE: 1"=20'-0"  
DRAWN BY: TS/EG  
REVISIONS:

TITLE:  
**LAYOUT & MATERIALS PLAN**  
SHEET:  
**PHASE II L-2.2**



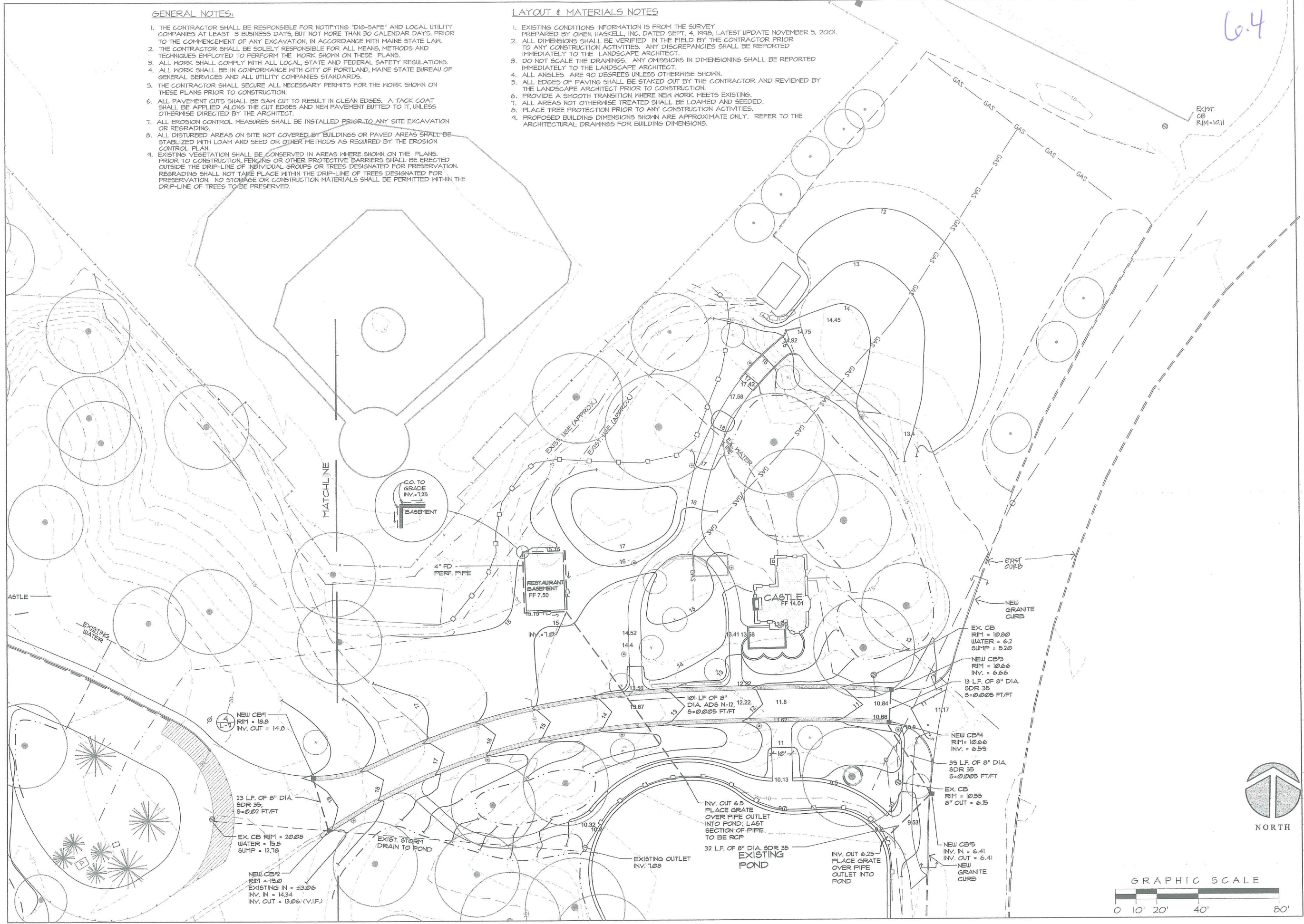
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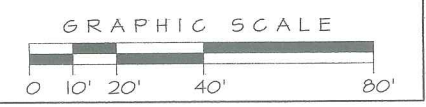
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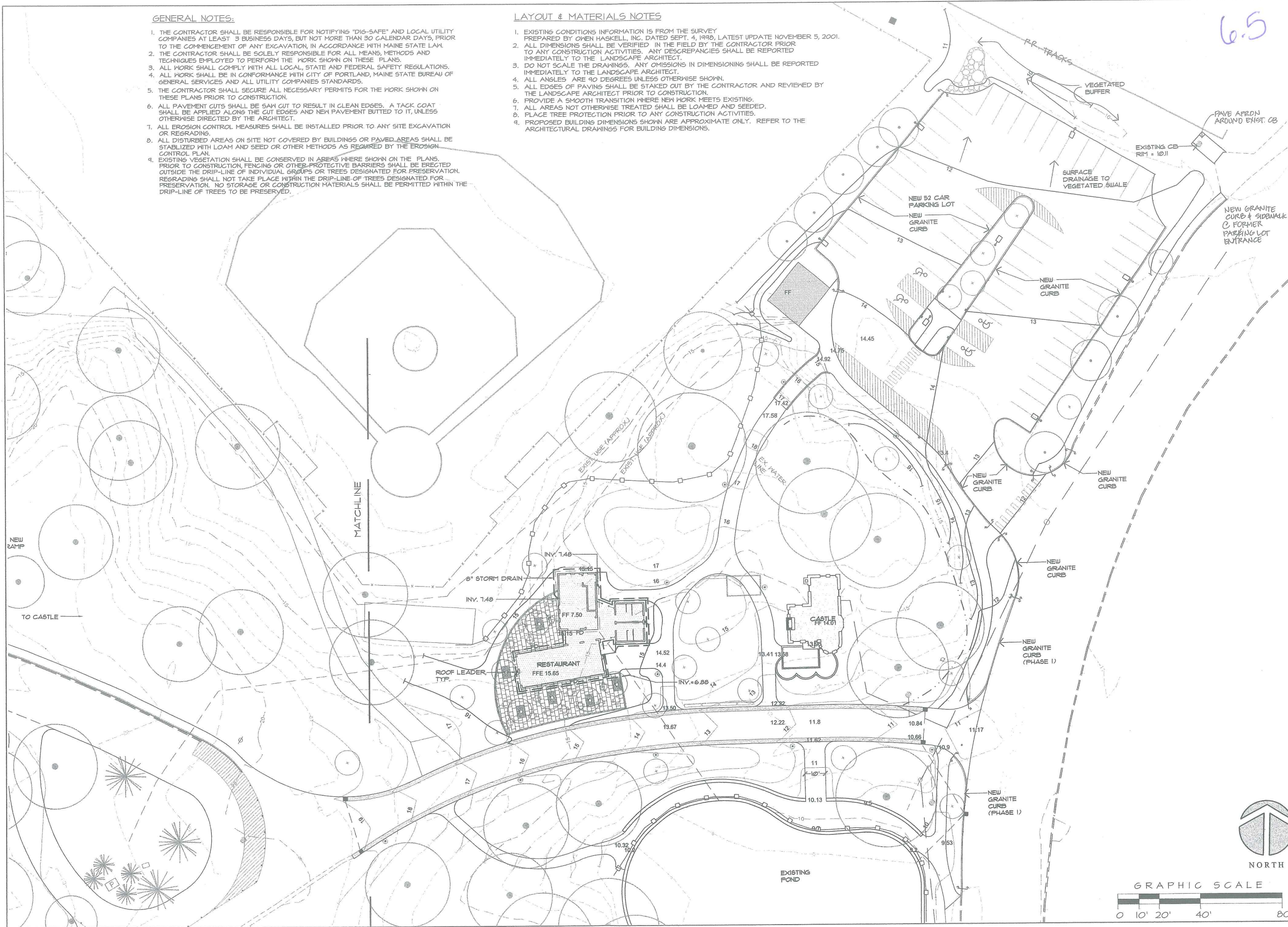
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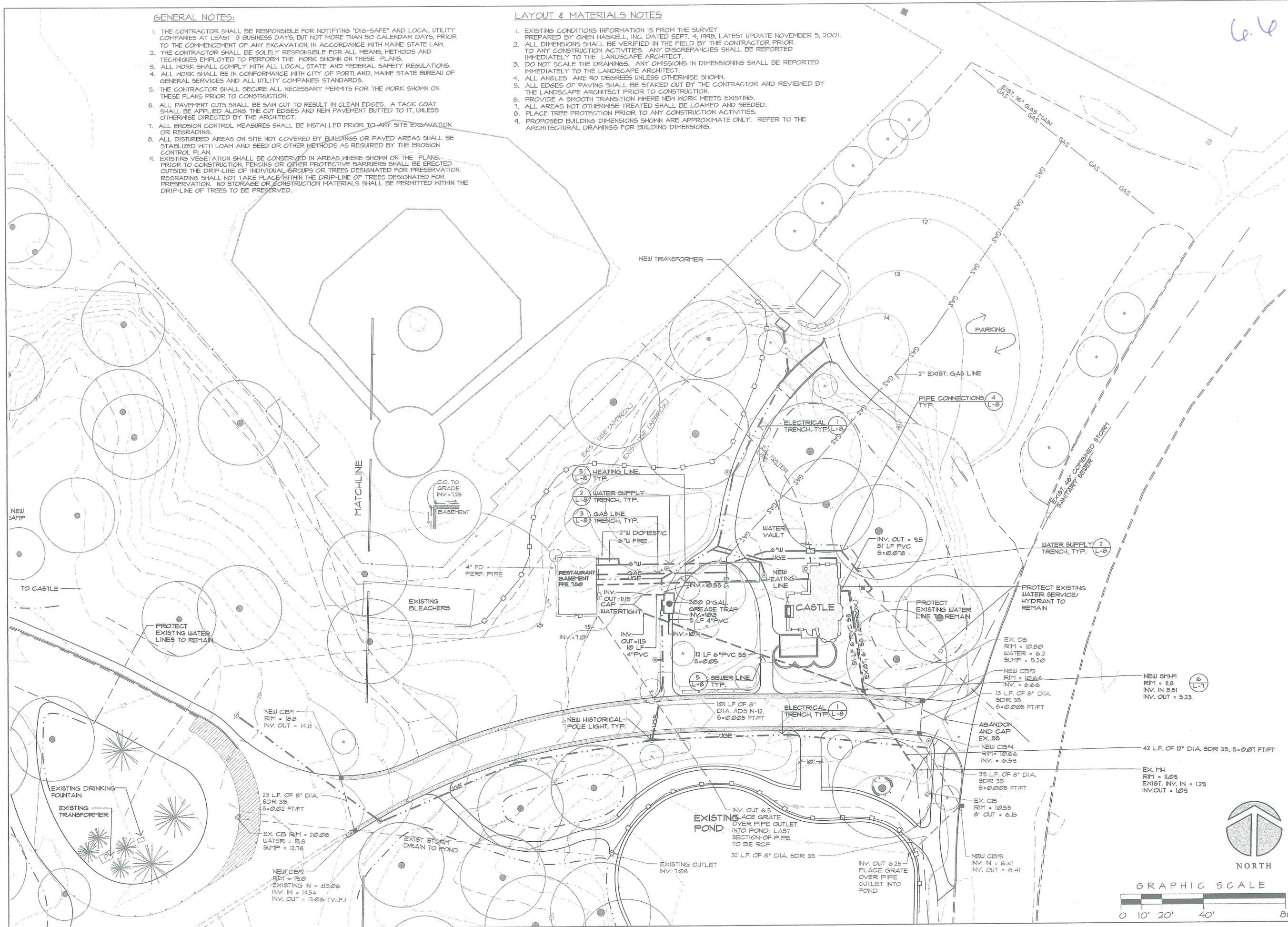
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9. EXISTING VEGETATION SHALL BE CONSERVED IN AREAS WHERE SHOWN ON THE PLANS. PRIOR TO CONSTRUCTION, FENCING OR OTHER PROTECTIVE BARRIERS SHALL BE ERECTED OUTSIDE THE DRIP-LINE OF INDIVIDUAL GROUPS OR TREES DESIGNATED FOR PRESERVATION. REGRADING SHALL NOT TAKE PLACE WITHIN THE DRIP-LINE OF TREES DESIGNATED FOR PRESERVATION. NO STORAGE OR CONSTRUCTION MATERIALS SHALL BE PERMITTED WITHIN THE DRIP-LINE OF TREES TO BE PRESERVED.

**LAYOUT & MATERIALS NOTES**

1. EXISTING CONDITIONS INFORMATION IS FROM THE SURVEY PREPARED BY OWEN HASKELL, INC. DATED SEPT. 4, 1998, LATEST UPDATE NOVEMBER 5, 2001.
2. ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION ACTIVITIES. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT.
3. DO NOT SCALE THE DRAWINGS. ANY OMISSIONS IN DIMENSIONING SHALL BE REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT.
4. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE SHOWN.
5. ALL EDGES OF PAVING SHALL BE STAKED OUT BY THE CONTRACTOR AND REVIEWED BY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
6. PROVIDE A SMOOTH TRANSITION WHERE NEW WORK MEETS EXISTING.
7. ALL AREAS NOT OTHERWISE TREATED SHALL BE LOAMED AND SEEDED.
8. PLACE TREE PROTECTION PRIOR TO ANY CONSTRUCTION ACTIVITIES.
9. PROPOSED BUILDING DIMENSIONS SHOWN ARE APPROXIMATE ONLY. REFER TO THE ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS.

6.4



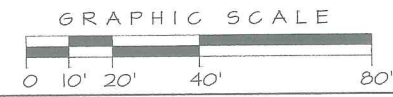
MOHR & SEREDIN  
Landscape Architects, Inc.  
18 Pleasant Street, Portland, Maine 04101  
(207) 871-0003

Architect:  
TURK TRACEY & LARRY  
ARCHITECTS, LLC  
92 EXCHANGE STREET  
PORTLAND, MAINE 04101  
TEL. 207.761.9662  
FAX. 207.761.9696

Deering Oaks Rehabilitation  
**CASTLE AND SURROUNDING GROUNDS**  
CITY OF PORTLAND  
PORTLAND, MAINE

DATE: 27 NOVEMBER 2001  
SCALE: 1"=20'-0"  
DRAWN BY: TS/EG  
REVISIONS:

TITLE:  
**UTILITIES PLAN**  
SHEET:  
**PHASE I L-4.1**



6.8

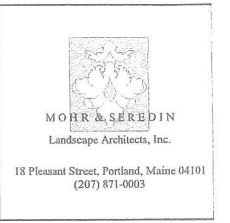
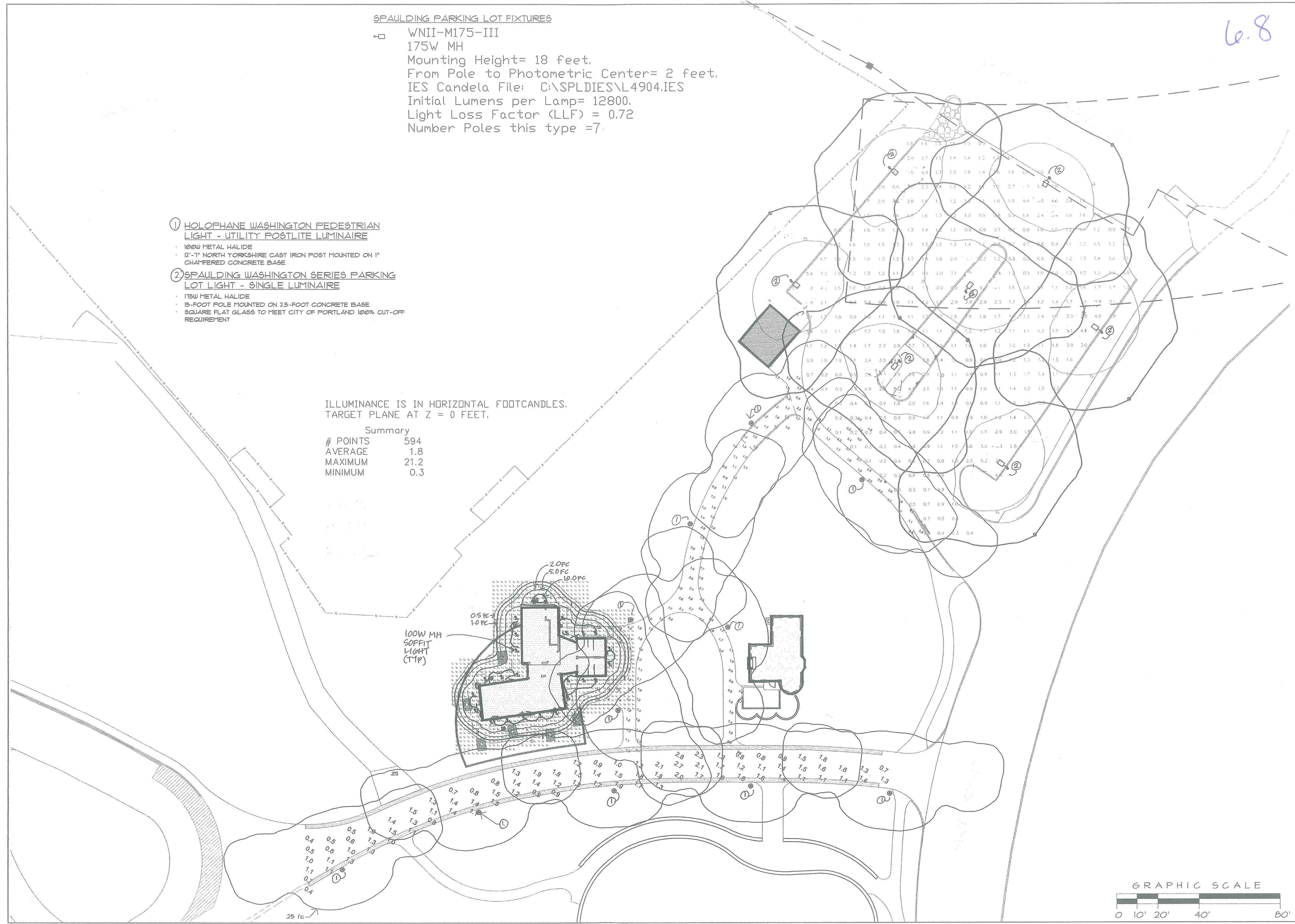
SPAULDING PARKING LOT FIXTURES

- WNII-M175-III  
175W MH  
Mounting Height= 18 feet.  
From Pole to Photometric Center= 2 feet.  
IES Candela File: C:\SPLDIES\L4904.IES  
Initial Lumens per Lamp= 12800.  
Light Loss Factor (LLF) = 0.72  
Number Poles this type =7

- ① HOLOPHANE WASHINGTON PEDESTRIAN LIGHT - UTILITY POSTLITE LUMINAIRE
  - 100W METAL HALIDE
  - 12'-1" NORTH YORKSHIRE CAST IRON POST MOUNTED ON 1" CHAMFERED CONCRETE BASE
- ② SPAULDING WASHINGTON SERIES PARKING LOT LIGHT - SINGLE LUMINAIRE
  - 175W METAL HALIDE
  - 15-FOOT POLE MOUNTED ON 2.5-FOOT CONCRETE BASE
  - SQUARE FLAT GLASS TO MEET CITY OF PORTLAND 100% CUT-OFF REQUIREMENT

ILLUMINANCE IS IN HORIZONTAL FOOTCANDLES.  
TARGET PLANE AT Z = 0 FEET.

Summary	
# POINTS	594
AVERAGE	1.8
MAXIMUM	21.2
MINIMUM	0.3

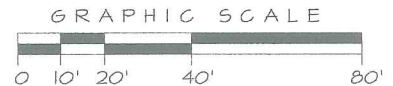


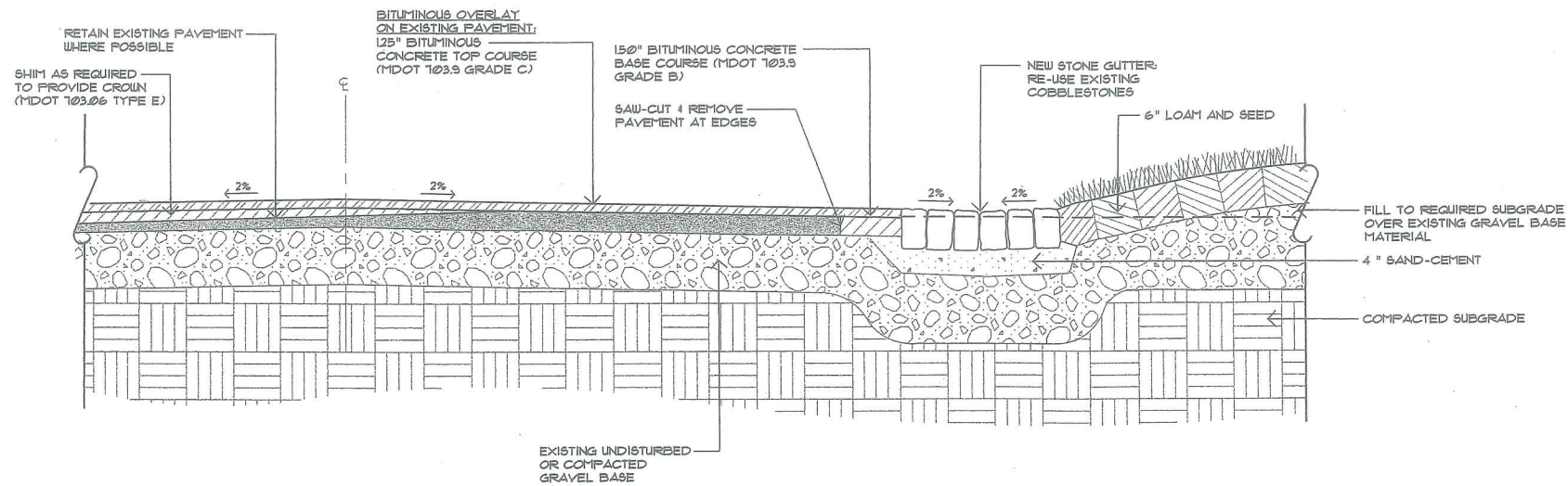
Architect:  
 TURK TRACEY & LARRY  
 ARCHITECTS, LLC  
 92 EXCHANGE STREET  
 PORTLAND, MAINE 04101  
 TEL. 207.761.9662  
 FAX. 207.761.9696

Deering Oaks Rehabilitation  
**CASTLE AND SURROUNDING GROUNDS**  
 CITY OF PORTLAND  
 PORTLAND, MAINE

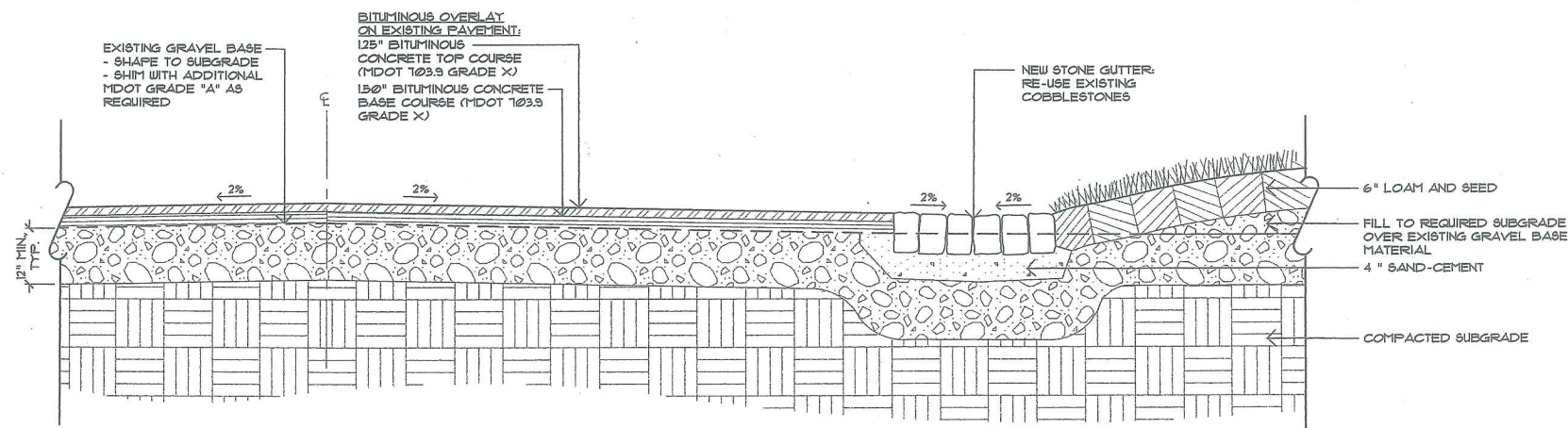
DATE: 27 NOVEMBER 2001  
 SCALE: 1"=20'-0"  
 DRAWN BY: TS/EG  
 REVISIONS:

TITLE:  
**LIGHTING PLAN**  
 SHEET:  
**PHASE II L-5.2**

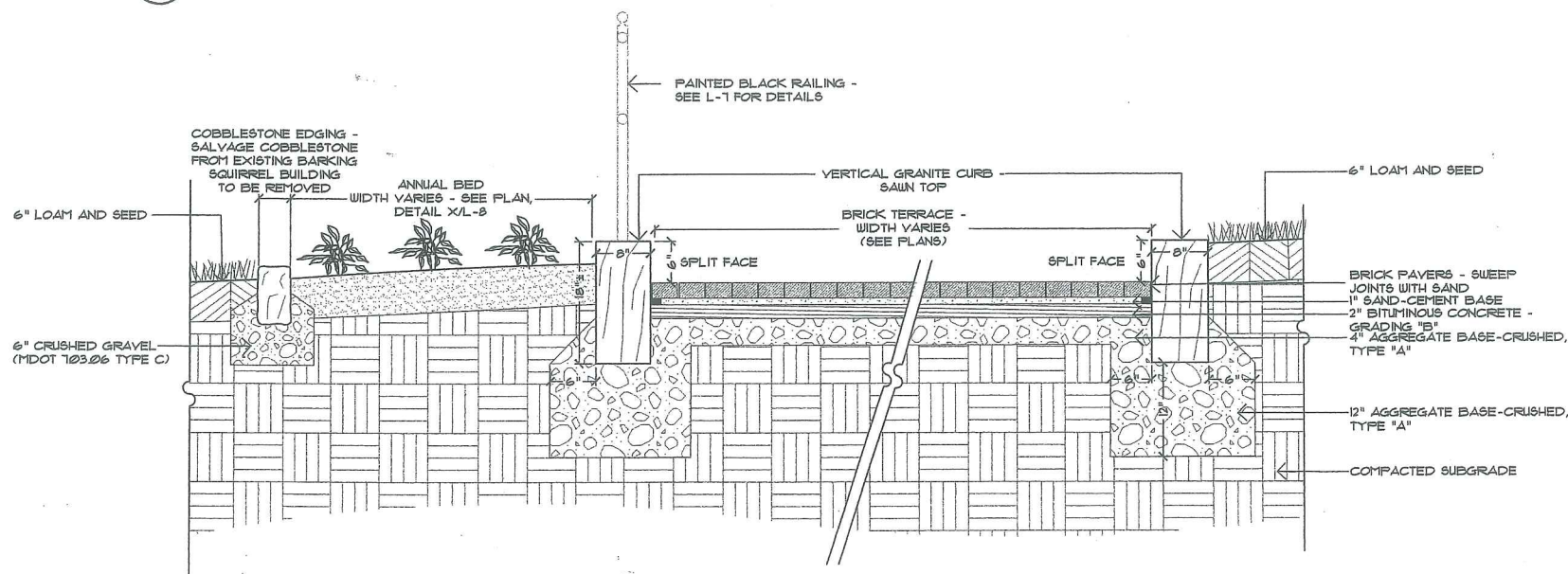




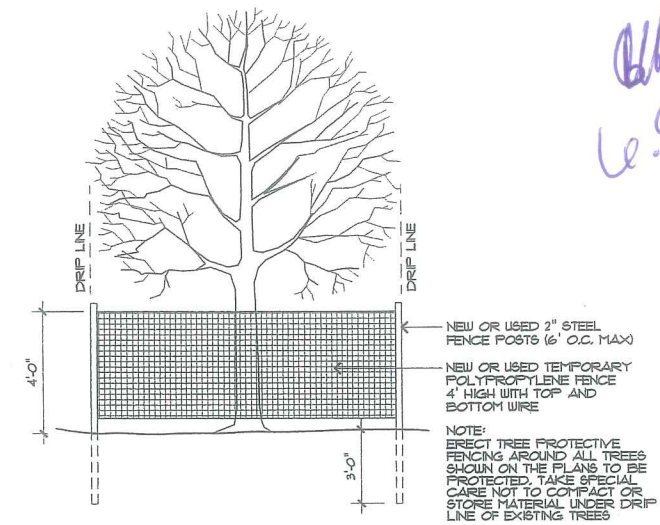
5 BITUMINOUS CONCRETE OVERLAY  
L-6 1" = 1'-0"



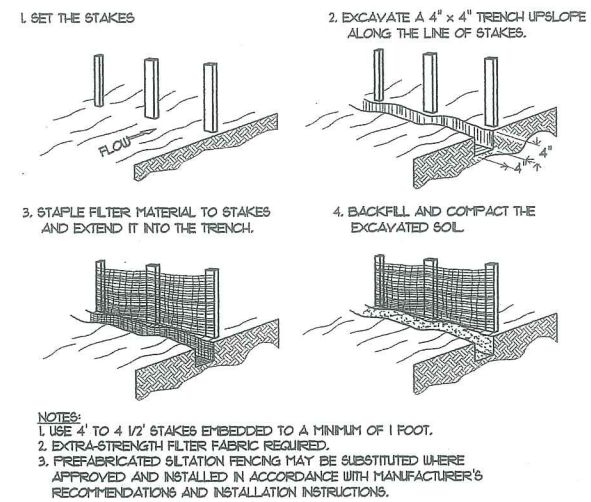
6 BITUMINOUS CONCRETE NEW CONSTRUCTION  
L-6 1" = 1'-0"



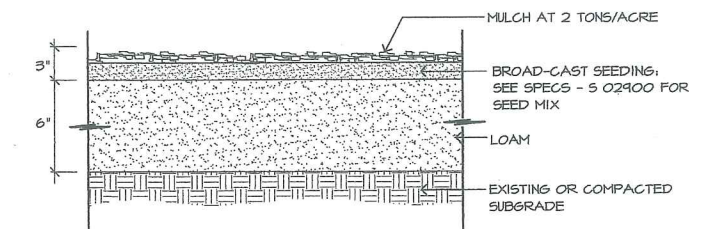
7 TERRACE AT CASTLE  
L-6 1" = 1'-0"



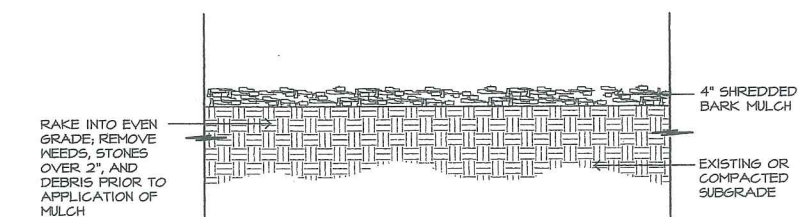
1 TREE PROTECTION  
L-6 N.T.S.



2 SILT FENCE  
L-6 N.T.S.

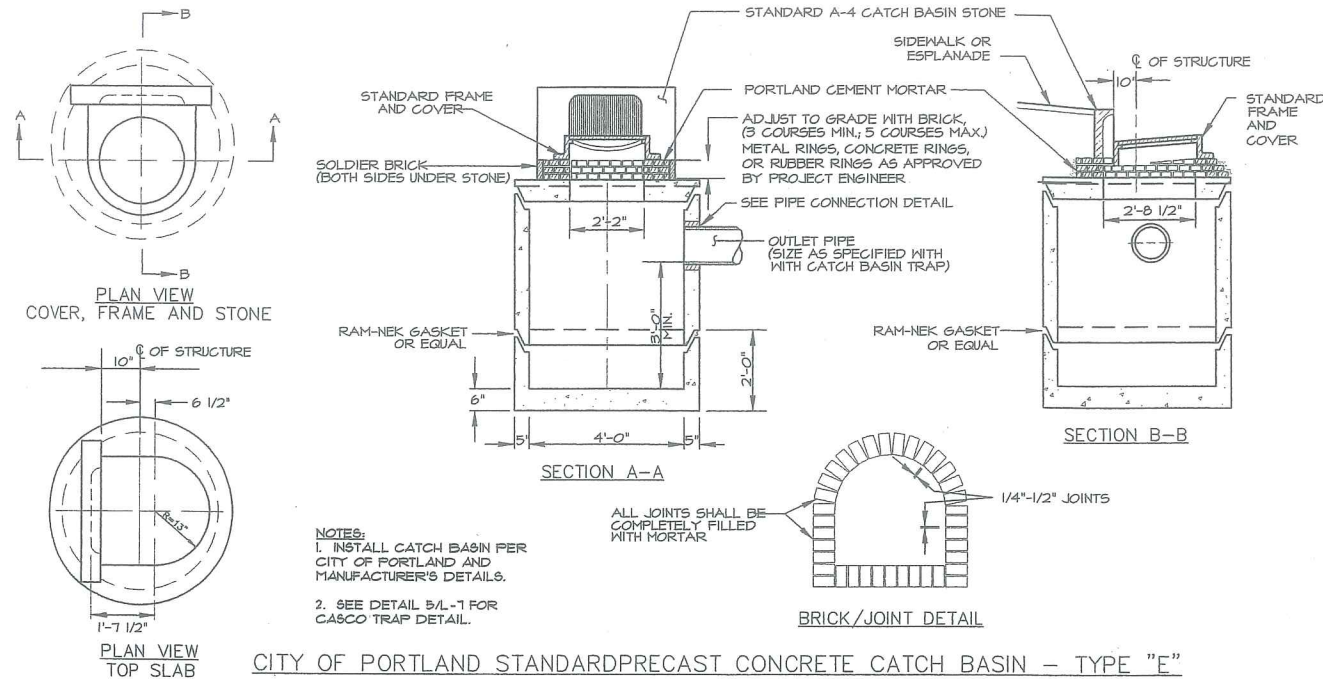


3 LOAM & SEED  
L-6 N.T.S.



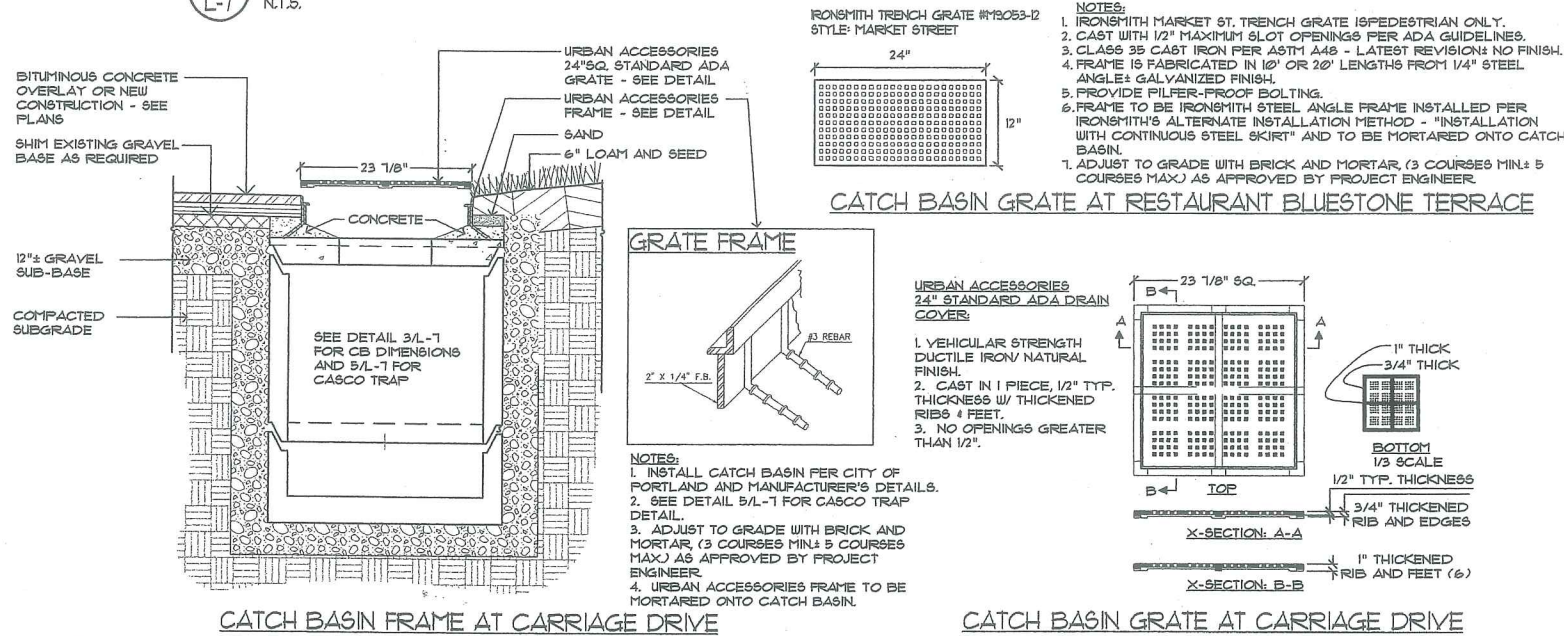
4 BARK MULCH  
L-6 N.T.S.





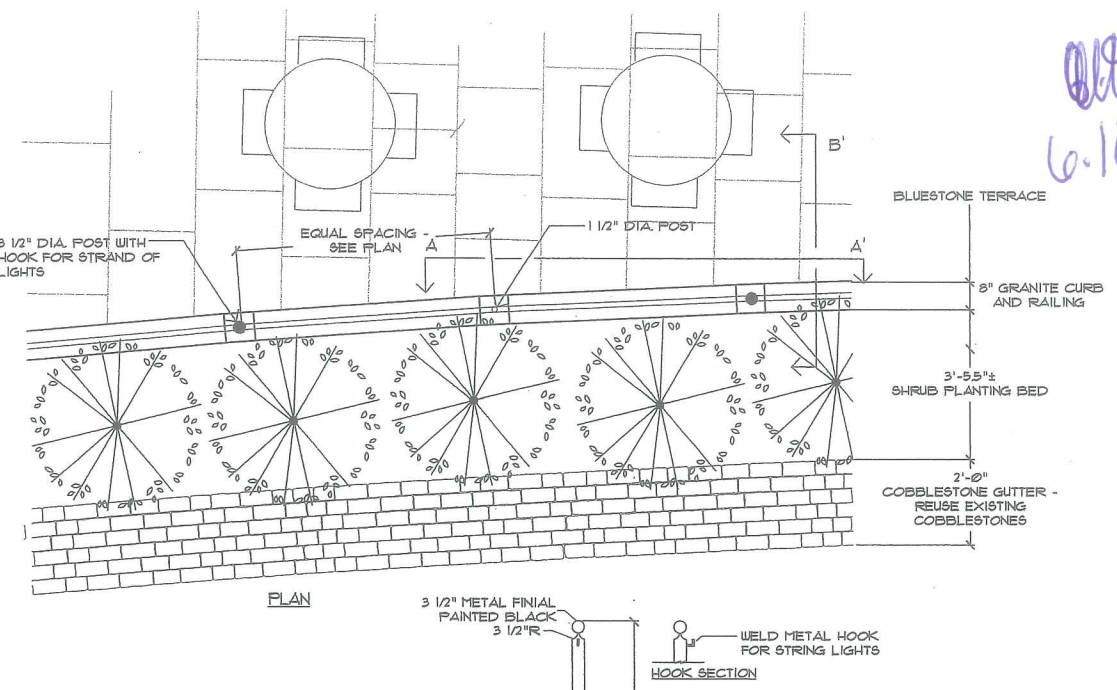
CITY OF PORTLAND STANDARD PRECAST CONCRETE CATCH BASIN - TYPE "E"

3 CATCH BASIN AT GRANITE CURB  
L-7 N.T.S.



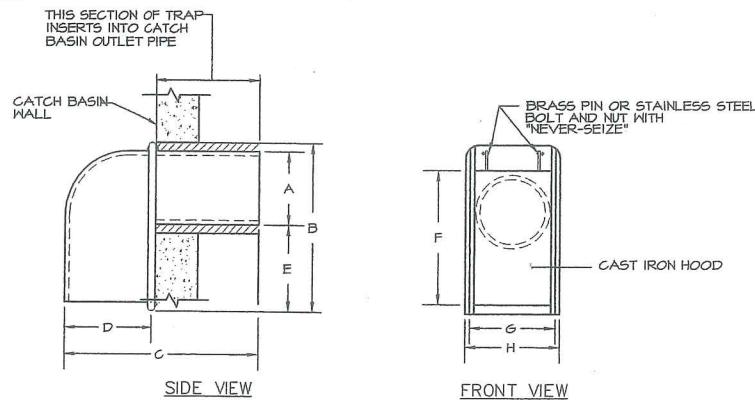
CATCH BASIN FRAME AT CARRIAGE DRIVE

CATCH BASIN GRATE AT CARRIAGE DRIVE



1 BLUESTONE TERRACE W/RAILING AT RESTAURANT  
L-7 1/2\"/>

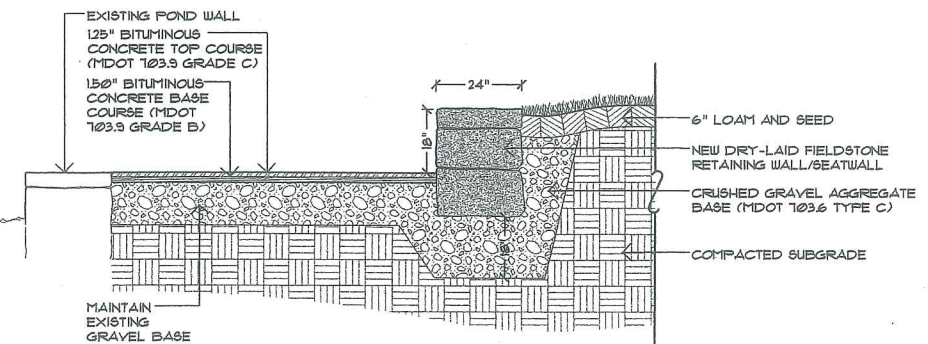
4 CATCH BASIN FRAMES AND GRATES  
L-7 NOT TO SCALE



SIZE	A	B	C	D	E	F	G	H
6 in.	5 1/2"	13 3/8"	13 3/4"	5 3/8"	5 7/8"	11 5/8"	6 1/2"	7 1/4"
8 in.	7 1/2"	15"	15 3/8"	5 1/2"	5 3/8"	13 3/4"	6 3/4"	9 3/8"
10 in.	9 1/2"	16"	16 1/4"	6"	4 1/2"	14 1/8"	11 1/2"	12 3/8"
12 in.	11 1/2"	17"	22"	8"	3 1/2"	17"	12 1/2"	13 3/8"

(AS MANUFACTURED BY THE ETHERIDGE FOUNDRY IN PORTLAND, ME.)

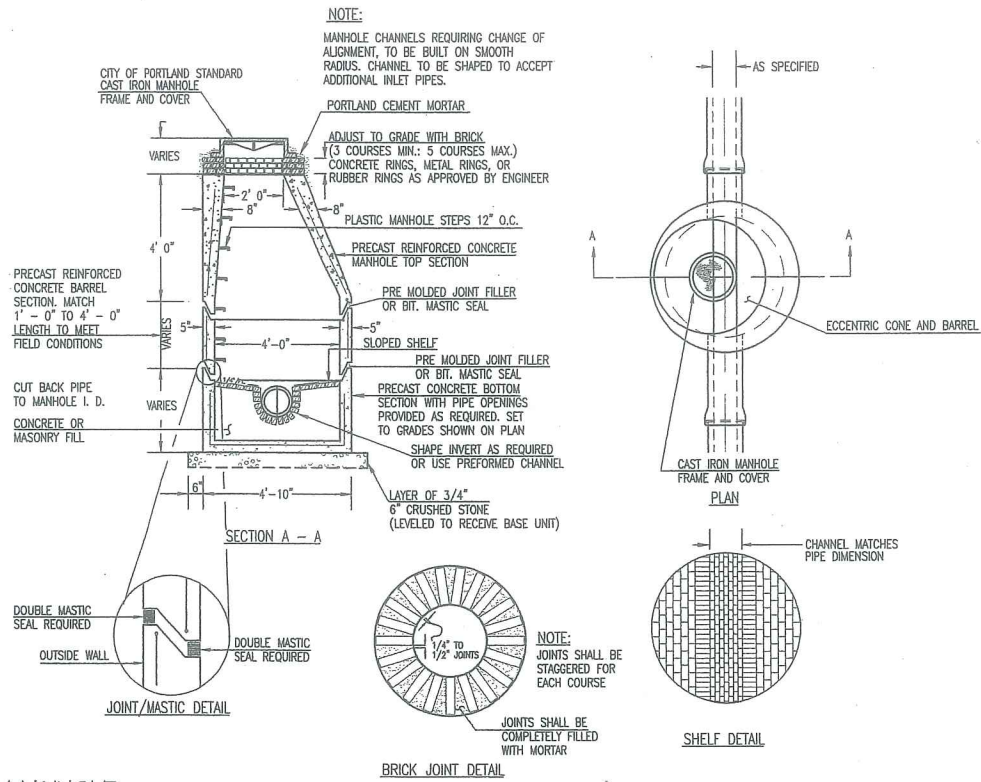
NOTE: CONTRACTOR UTILIZE THE "CASCO TRAP" AS MANUFACTURED BY THE ETHERIDGE FOUNDRY APPROVED EQUIVALENT AS SUPPLIED BY THE LEBARON FOUNDRY, MODEL # L, 202 "STANDARD CATCH BASIN TRAP"



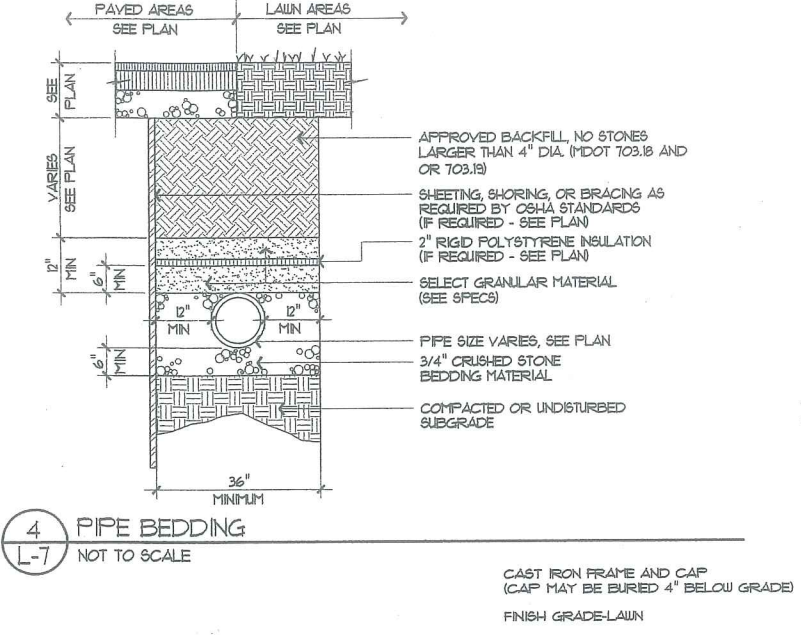
2 POND SEATING WALL AND PATH  
L-7 1/2\"/>

5 CITY OF PORTLAND CASCO TRAP  
L-7 NOT TO SCALE

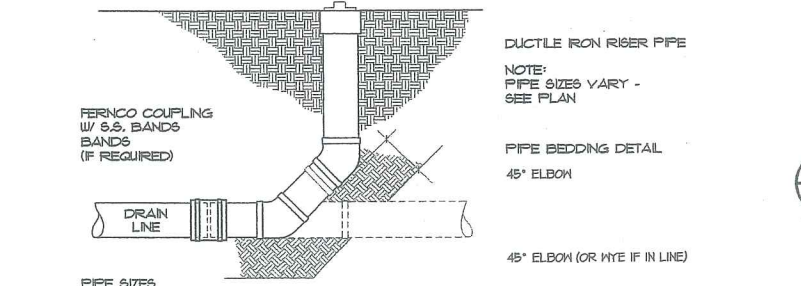
6.11



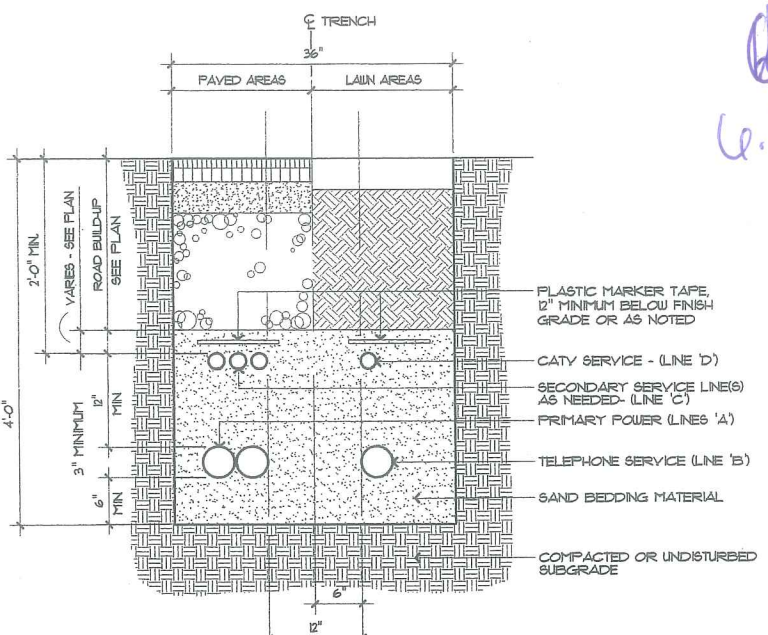
7 MANHOLE  
L-8 NOT TO SCALE



4 PIPE BEDDING  
L-7 NOT TO SCALE



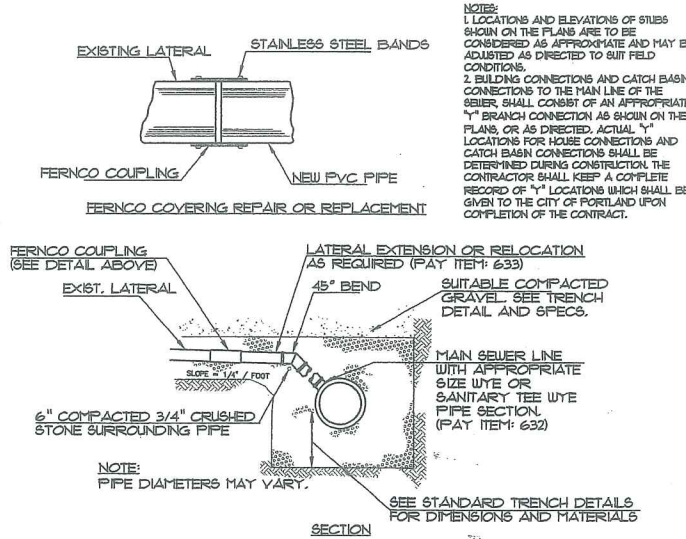
5 PIPE CLEANOUT  
L-8 NOT TO SCALE



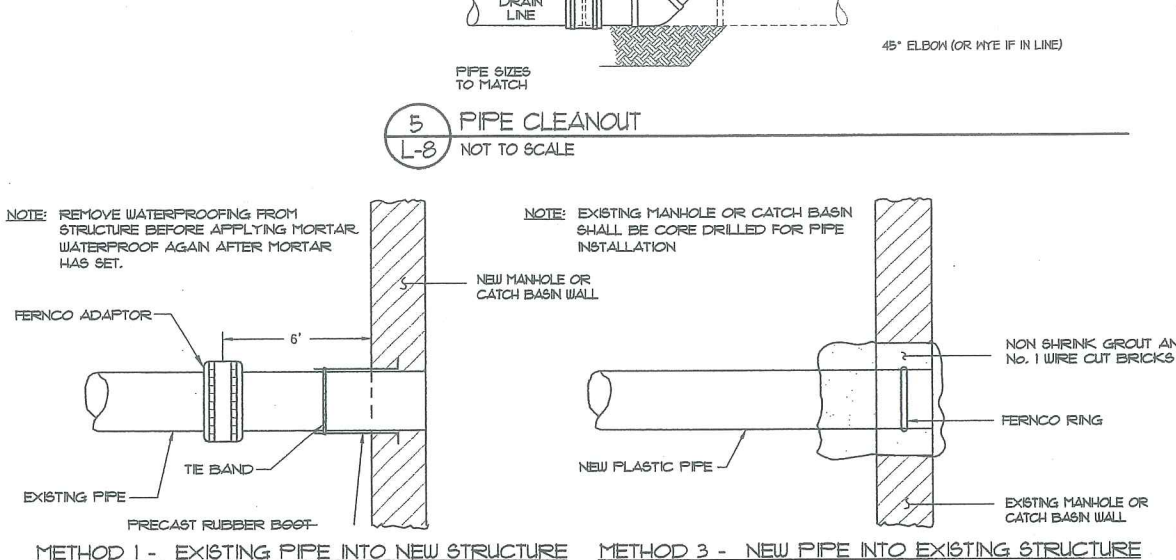
SERVICE	CONDUIT SIZE	CONDUIT TYPE	UTILITY
'A'	4"	SCHEDULE 40 P.V.C. ELECTRICAL GRADE	PRIMARY POWER
'B'	4"	SCHEDULE 40 P.V.C. ELECTRICAL GRADE	TELEPHONE
'C'	2"	SCHEDULE 40 P.V.C. ELECTRICAL GRADE	SECONDARY ELECTRIC
'D'	2"	SCHEDULE 40 P.V.C. ELECTRICAL GRADE	CATV

NOTES:  
1. ALL WORK SHALL COMPLY WITH THE RESPECTIVE UTILITY COMPANY STANDARDS

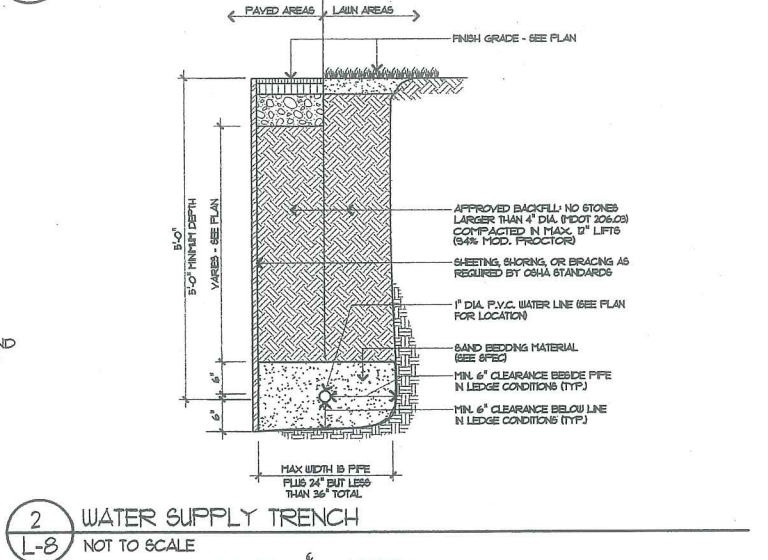
1 UTILITY TRENCH  
L-8 NOT TO SCALE



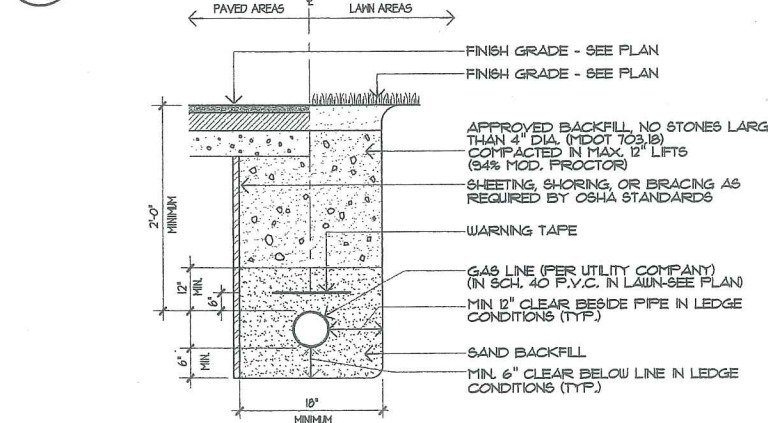
8 EXISTING LATERAL CONNECTIONS  
L-8 NOT TO SCALE



6 PIPE CONNECTIONS  
L-8 NOT TO SCALE

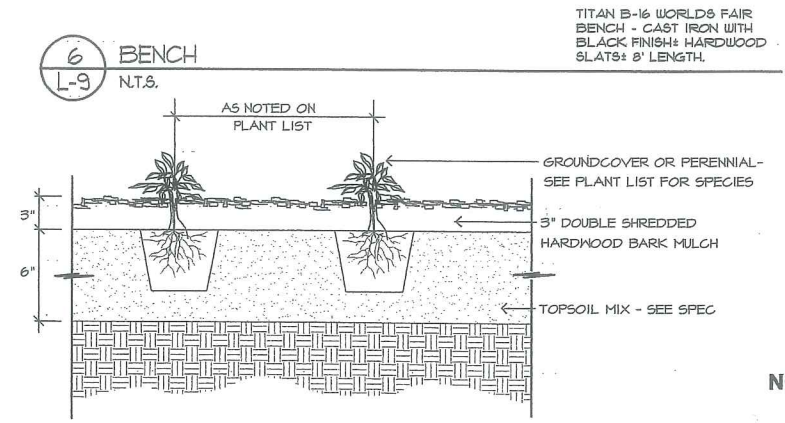


2 WATER SUPPLY TRENCH  
L-8 NOT TO SCALE



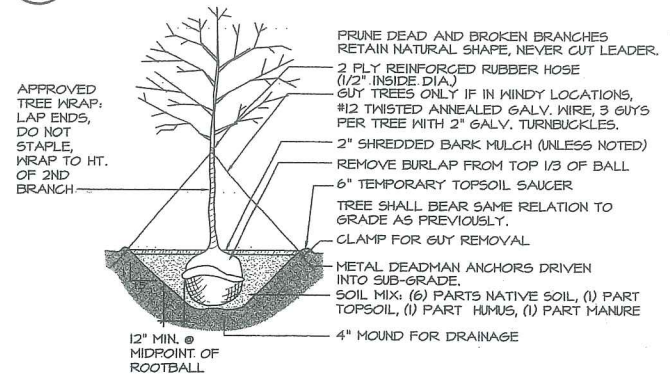
3 GAS LINE TRENCH  
L-8 NOT TO SCALE

**6 BENCH**  
L-9 N.T.S.

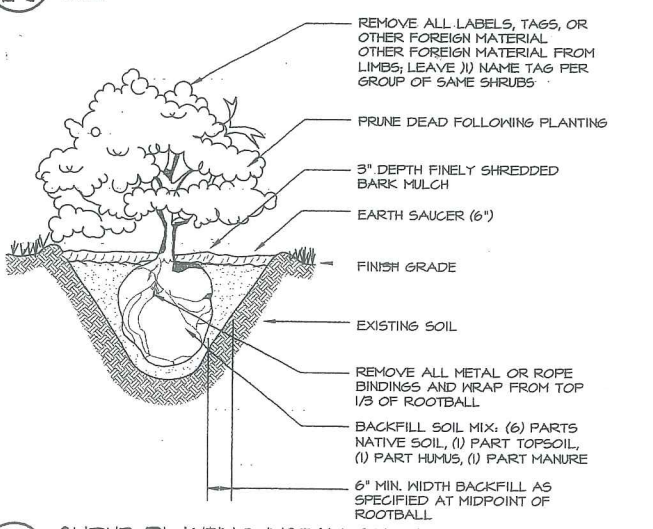


TITAN B-16 WORLD'S FAIR BENCH - CAST IRON WITH BLACK FINISH & HARDWOOD SLATS 8' LENGTH.

**7 ANNUAL/PERENNIAL PLANTING**  
L-9 N.T.S.

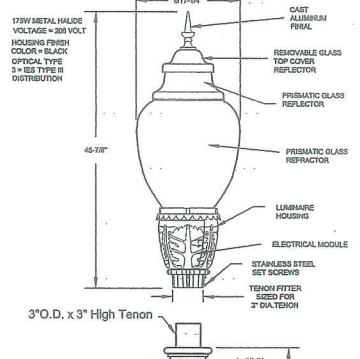


**8 TREE PLANTING INSTALLATION**  
L-9 N.T.S.

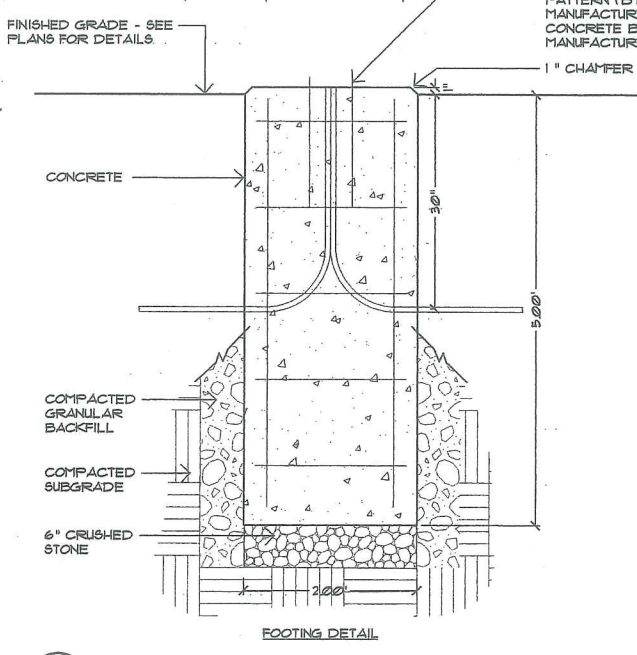
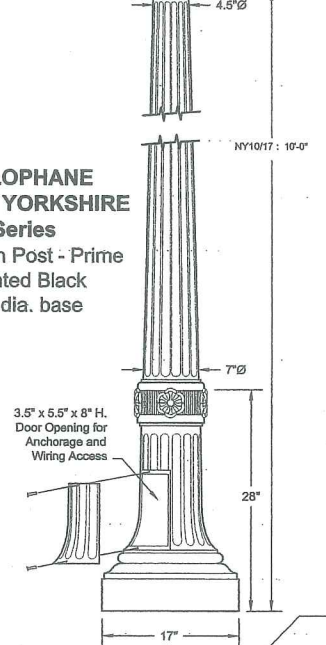


**9 SHRUB PLANTING INSTALLATION**  
L-9 N.T.S.

**HOLOPHANE WASHINGTON POSTLITE® LUMINAIRE ACORN STYLE WITH FINIAL**  
MAXIMUM WEIGHT - 80 lbs.  
MAXIMUM EFFECTIVE PROJECTED AREA - 2.26 sq. ft.

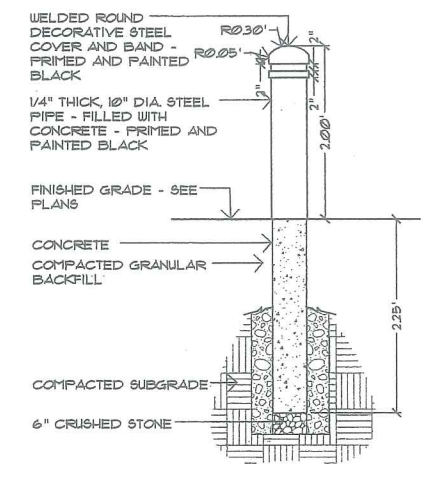


**HOLOPHANE NORTH YORKSHIRE Series**  
Cast Iron Post - Prime Painted Black  
17" dia. base

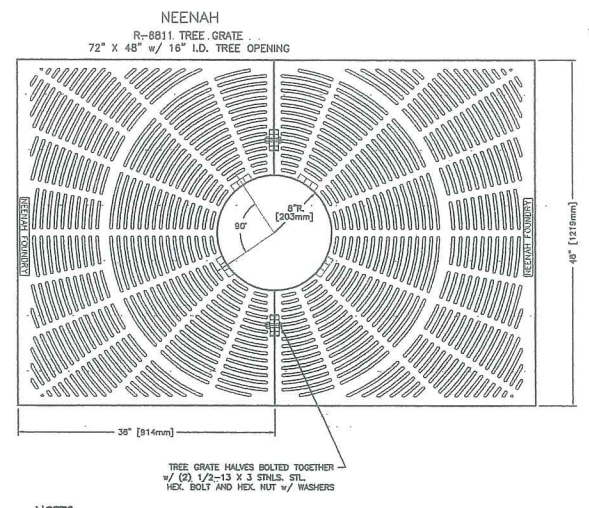
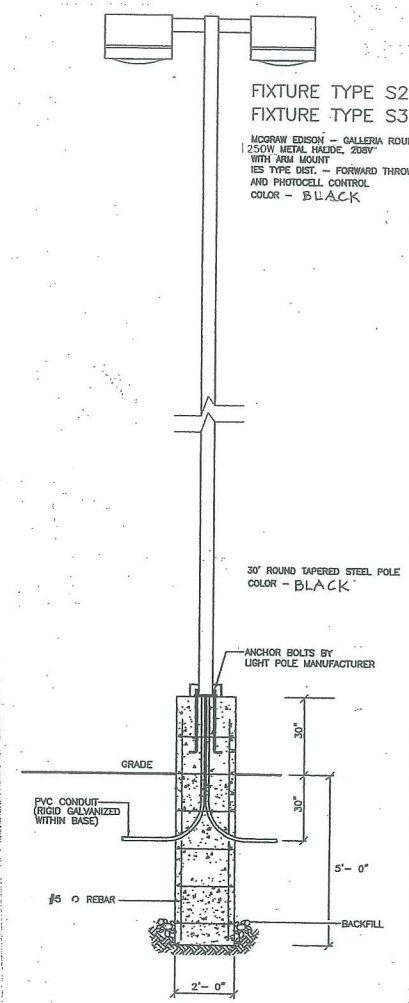


**5 ACORN LIGHT AT PATHS**  
L-9 N.T.S.

**3 BOLLARD**  
L-9 1/2" = 1'-0"

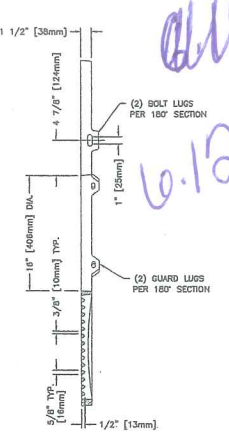


**4 POLE LIGHT AT PARKING LOT**  
L-9 N.T.S.



- NOTES:  
1. TREE GRATE COMPONENT NUMBERS: (1) TREE GRATE 8811-0002.  
2. TREE GRATE MATERIAL CAST GRAY IRON ASTM A-48, CLASS 35B; NOT PAINTED; WEIGHT 330#/SET.  
3. TREE GUARDS TO BE NEENAH STYLE B, 16" DIA., 4' HEIGHT; PRIME AND PAINTED (3) COATS BLACK.  
4. PROVIDE LANDSCAPE ARCHITECT WITH SHOP DRAWINGS FOR GRATES, FRAMES, AND GUARDS.

**1 TREE GRATE & GUARD**  
L-9 N.T.S.



MORAN, SEREDIN  
Landscape Architects, Inc.  
18 Pleasant Street, Portland, Maine 04101  
(207) 871-0003

Deering Oaks Rehabilitation  
CASTLE AND SURROUNDING GROUNDS  
CITY OF PORTLAND  
PORTLAND, MAINE

DATE: 9 OCTOBER 2001  
SCALE: N.T.S.  
DRAWN BY: TS/EG

TITLE:  
SITE  
DETAILS

SHEET: L-9

**MOR & SEREDIN**  
Landscape Architects, Inc.  
18 Pleasant Street, Portland, Maine 04101  
(207) 871-0003

Architect:  
**TURK TRACEY & LARRY**  
ARCHITECTS, LLC  
92 EXCHANGE STREET  
PORTLAND, MAINE 04101  
TEL. 207.761.9662  
FAX. 207.761.9696

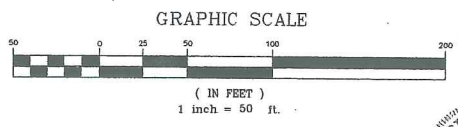
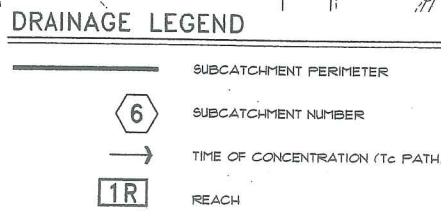
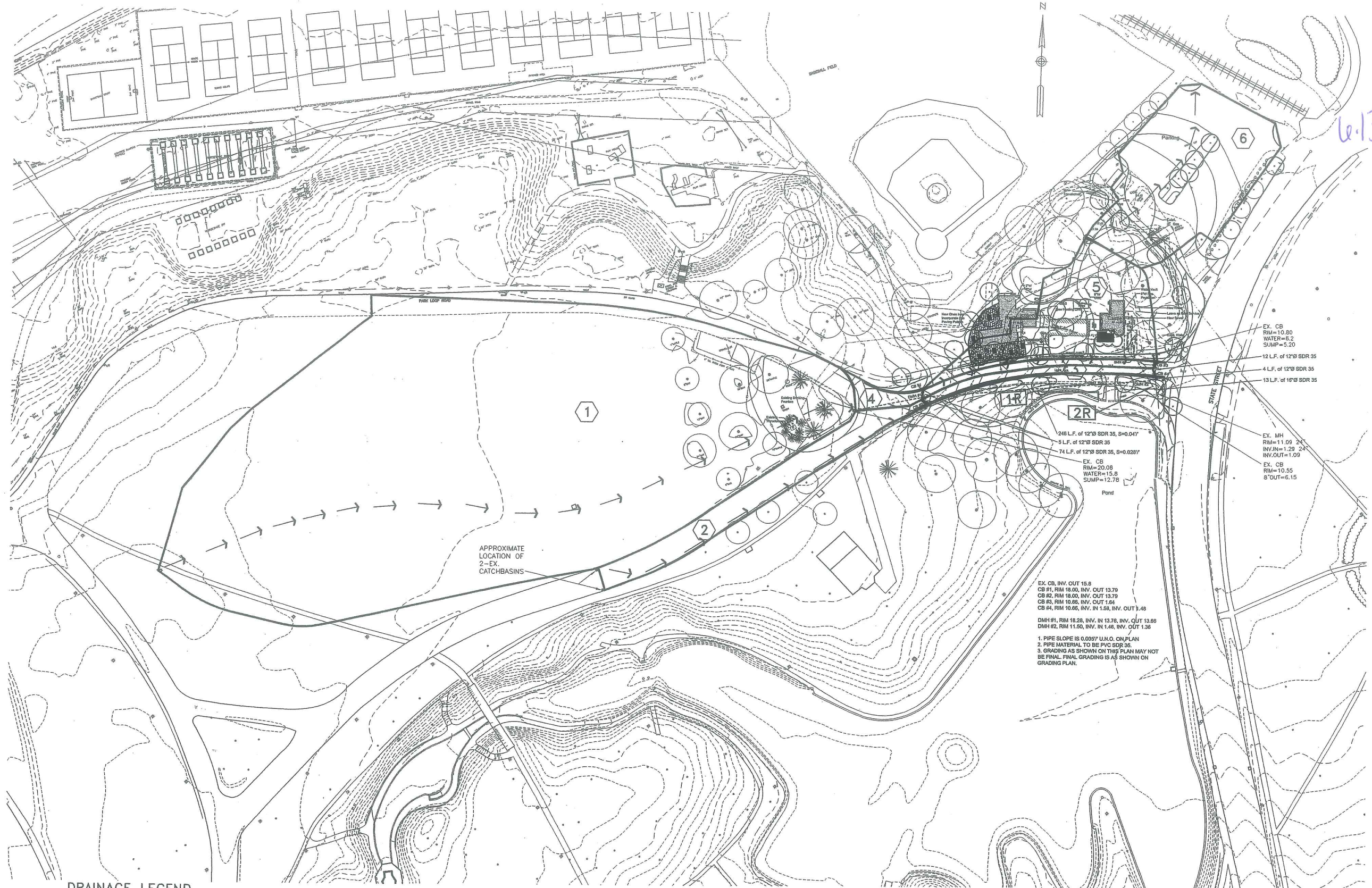
**Deering Oaks Rehabilitation**  
**CASTLE AND SURROUNDING GROUNDS**  
 CITY OF PORTLAND  
 PORTLAND, MAINE

DATE: 9 OCTOBER 2001  
SCALE: 1"=50'  
DRAWN BY: P&G

REVISIONS:

TITLE:  
**DRAINAGE PLAN**

SHEET: **DA**



STATE OF MAINE  
THOMAS S. GREER  
4206  
REGISTERED PROFESSIONAL ENGINEER  
10/9/01

**PINKHAM & GREER**  
CONSULTING ENGINEERS, INC.  
MAINE, U.S.A.  
DRAINAGE ANALYSIS  
BY PINKHAM & GREER

AMS  
6.14

NOTE: 1  
PORTLAND TERMINAL CO RIGHTS TO CONSTRUCT & MAINTAIN SPUR TRACK ON LAND OF CENTRAL MAINE POWER CO. A.R. WRIGHT CO., WINSLOW & CO., INC. SWEARINGEN MOTORS CO. & BELLIS, INC.

NOTE: 2  
SPUR TRACK TO BE USED IN COMMON BY CENTRAL MAINE POWER CO., A.R. WRIGHT CO., WINSLOW & CO., INC. THE JOHN NAPPI ESTATE, STATE OF MAINE, SWEARINGEN MOTORS CO. & BELLIS, INC.

NOTE: 3  
POTTERY LANE IS SUBJECT TO A RIGHT OF WAY TO WINSLOW & CO., INC., STATE OF MAINE AND THE JOHN NAPPI ESTATE,

ITEM NO. (9448)  
CITY OF PORTLAND  
EASE RIGHTS

FOREST AVE.  
CURVE 908  
Δ = 7°-46'-56" LT  
D = 2°-26'-39"  
T = 159.45'  
L = 318.41'  
R = 2344.22'

PARCEL NO. 936-2  
WARREN REALTY CO.  
MOBIL OIL CORP (LESSEE)  
LAND TAKEN = 10,200 ± SF  
7,510 ± SF  
TOTAL 17,710 ± SF  
(ENTIRE LOT)

PARCEL NO. 937  
SEE SHEET NO. 3

PARCEL NO. 938  
SEE SHEET NO. 3

PARCEL NO. 939  
WAREHOUSE, INC.  
LAND TAKEN = 31,700 ± SF  
(ENTIRE LOT)

PARCEL NO. 966  
A. R. WRIGHT CO.  
LAND TAKEN = 30,125 ± SF  
17,195 ± SF  
TOTAL 47,320 ± SF  
(ENTIRE LOT)

PARCEL NO. 967-2  
CENTRAL MAINE POWER CO.  
LAND TAKEN = 1680 ± SF  
ACCESS RIGHTS  
GRADING RIGHTS = (1)

PARCEL NO. 967-3  
LAND TAKEN = 4615 ± SF  
TOTAL AREA = 43,515 ± SF.

FOREST AVE.  
Δ = 14°13'16" LT  
D = 3°00'00"  
T = 238.241'  
L = 474.033'  
R = 1909.828'

CURVE 103  
Δ = 48°05'24" RT.  
D = 19°05'56"  
T = 133.85'  
L = 251.80'  
R = 300.00'

FOREST AVE.  
CURVE 908  
Δ = 7°-46'-56" LT  
D = 2°-26'-39"  
T = 159.45'  
L = 318.41'  
R = 2344.22'

DEERING OAKS PARK

DEERING OAKS POND

PARCEL NO. 1003  
OMITTED  
PARCEL NO. 1004  
OMITTED

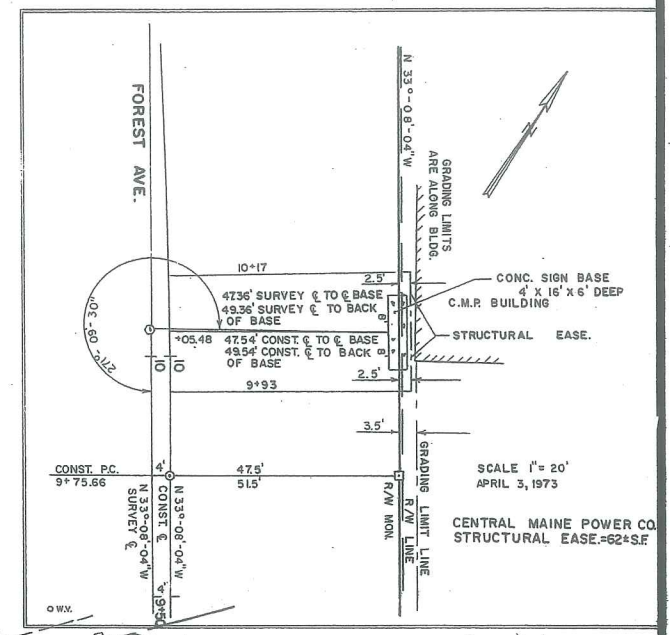
PARCEL NO. 1005-2  
PORTLAND TERMINAL CO.  
LAND TAKEN = 18,630 ± SF = 0.43 ± AC. FLATS  
GRADING RIGHTS  
TOTAL AREA = 28,030 ± SF = 0.64 ± AC.

ITEM NO. 1005-1  
PORTLAND TERMINAL CO.  
RIGHTS SEE NOTES 1 & 2

ITEM NO. 1006  
BERTHA SILVERMAN  
GRADING RIGHTS

CONTROLLED ACCESS LIMIT  
CONTROLLED ACCESS LIMIT LINE ALONG R/W LINE  
R/W LINE  
CONTROLLED ACCESS LIMIT LINE NOT ON R/W LINE  
NO ACCESS WILL BE PERMITTED TO OR FROM STATE HIGHWAY "295" AND ADJOINING PROPERTIES WITHIN BOUNDARIES DEFINED BY CONTROLLED ACCESS LIMIT LINES

NO.		GRANTOR		COUNTY RECORD		
				INSTRUMENT	DATE	BOOK PAGE
936	WARREN REALTY CO			QUIT CLAIM	2/16/68	3029 678
939	WAREHOUSE INC.			CORP DEED	3/25/68	3033 77
1005-2	PORTLAND TERMINAL CO			CONDEMNATION	10/24/68	3062 857
				QUIT CLAIM	4-8-71	3164 867
967	CENTRAL MAINE POWER CO.			CONDEMNATION	3/8/73	3367 58
967	STATE OF ME. TO INTOWN CARWASH INC.			QUIT CLAIM	3/25/74	3523 84
				GOVERNOR'S	12/13/82	6112 58



CURVE 502  
Δ = 163° 35' 12" RT.  
D = 38° 11' 49"  
T = 1040.06'  
L = 428.27'  
R = 150.00'

CURVE 503  
Δ = 47° 44' 49" RT.  
D = 19° 05' 56"  
T = 132.78'  
L = 250.00'  
R = 300.00'

CURVE 701  
Δ = 90° 00' 00" RT.  
D = 114° 35' 21"  
T = 50.00'  
L = 78.54'  
R = 50.00'

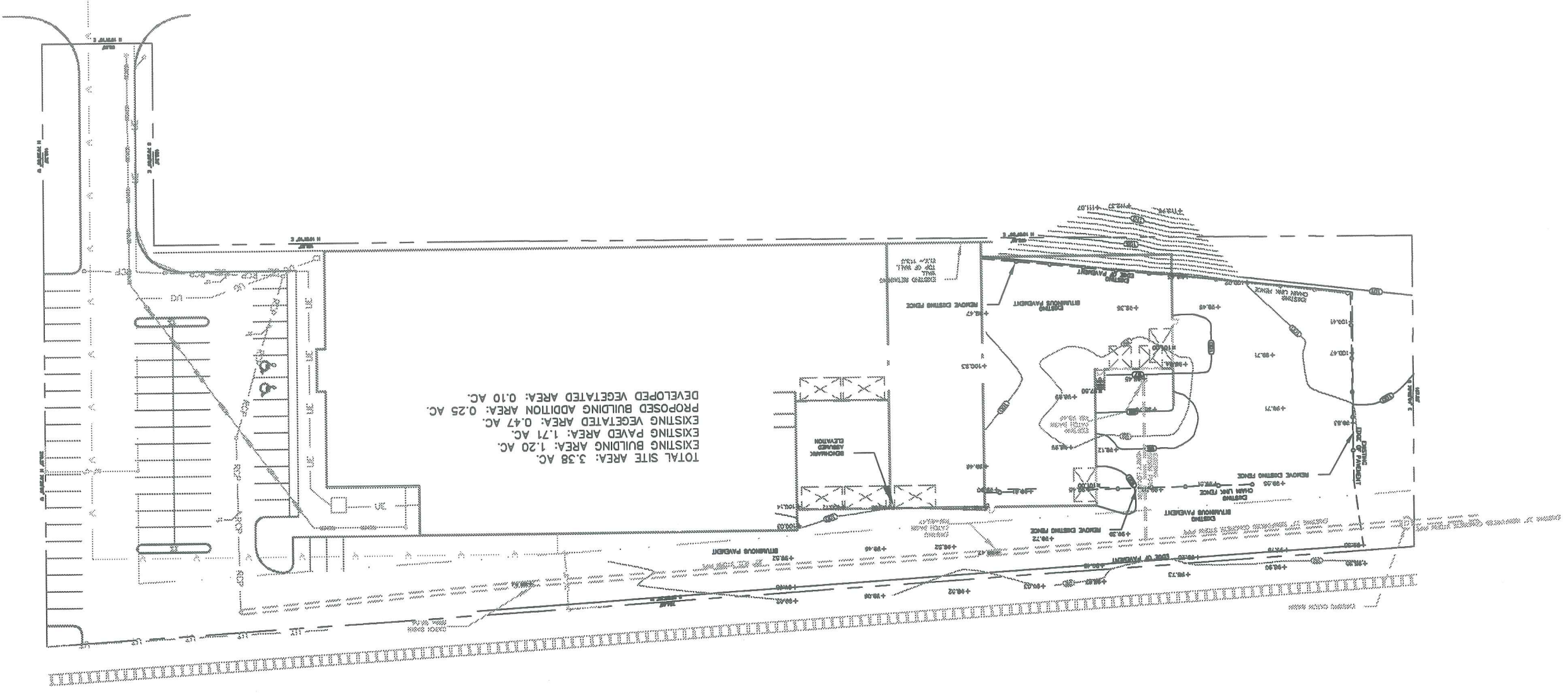
CURVE 702  
Δ = 43° 53' 29" LT.  
D = 28° 53' 59"  
T = 78.57'  
L = 149.38'  
R = 195.00'

R/W CONTROL POINT R/W MON. R/W MONUMENT INSTALLED

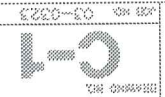
**MAINE STATE HIGHWAY COMMISSION**  
**RIGHT OF WAY MAP**  
STATE HIGHWAY "295"  
PORTLAND CUMBERLAND COUNTY  
FEDERAL AID PROJECT NO. I-295-3(28) I-295-3(29) I-295-3(30)  
APPROVED: DAVID H. STEVENS CHAIRMAN  
BERTRAND A. LACHARITE  
STEVEN D. SHAW CHIEF ENGINEER  
DATE: JAN. 1967  
DEC. 67  
SCALE: 1 INCH = 50 FEET  
SHEET NO. 60 OF 73. SHEET  
S.H.G. FILE NO. 3-185

NO.	DATE	DESCRIPTION	BY
1	10-20-72	CHANGED R/W LINE PARCELS	D.O.H.
2	5-27-73	CHANGED BASE LINE FOREST AV	D.O.H.
3	4-3-73	REVISED BEARING RT. STA. 9+05 EA	D.O.H.
4			
5			

ITEM	PLANNED	CHECKED
BASE LINE		
TOPOGRAPHY		
R/W LINES		
AREAS		
R/W MON.		
CO. RECORD		



Att. 3A.1



**SITE GRADING PLAN**

**REDLON JOHNSON**  
172-174 ST. JOHN STREET  
PORTLAND, MAINE

NO.	REVISION	DATE
1.	ADJUSTMENT TO DESIGN BASED ON CITY COMMENTS	5/28/2020
2.	GRADE FROM LANDSCAPE ARCHITECT'S BASIS	1/9/20
3.	ADD DIMENSIONS AND NOTES	1/9/20
4.	REVISIONS TO DIMENSIONS & COMMENTS APPROVED	5/27/20

A

Alliance  
CONSTRUCTED

180 PLEASANT HILL ROAD, SOUTHPORT, MAINE 04086  
TEL: 603.883.2222 FAX: 603.883.2223  
WWW.ALLIANCECONSTRUCTED.COM

FOR CONSTRUCTION

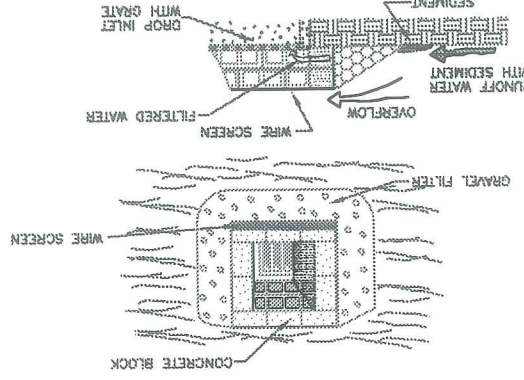
**PERMANENT SEEDINGS OF GRASS AND/OR LEGUME SPECIES ON SEDIMENT PRODUCING AREAS**

**GENERAL NOTES:**

- 1) SITE PREPARATION
  - a) INITIAL WEEDING SHOULD BE DONE IMMEDIATELY PRIOR TO PERMANENT SEEDING
  - b) PERMANENT SEEDING SHOULD BE 2" OR PLASTER FROM EXISTING SURFACE WITH A MINIMUM OF 1" OF PLASTER
  - c) PERMANENT SEEDING SHOULD BE APPLIED WITHIN 14 DAYS OF PREPARATION
  - d) PERMANENT SEEDING SHOULD BE APPLIED WITHIN 14 DAYS OF PREPARATION
- 2) SEEDING
  - a) SEEDING SHOULD BE APPLIED AT THE RATE OF 100 LBS/1000 S.F. OF SEEDING AREA
  - b) SEEDING SHOULD BE APPLIED AT THE RATE OF 100 LBS/1000 S.F. OF SEEDING AREA
  - c) SEEDING SHOULD BE APPLIED AT THE RATE OF 100 LBS/1000 S.F. OF SEEDING AREA
  - d) SEEDING SHOULD BE APPLIED AT THE RATE OF 100 LBS/1000 S.F. OF SEEDING AREA
- 3) MAINTENANCE
  - a) MAINTENANCE SHOULD BE DONE AT THE RATE OF 100 LBS/1000 S.F. OF SEEDING AREA
  - b) MAINTENANCE SHOULD BE DONE AT THE RATE OF 100 LBS/1000 S.F. OF SEEDING AREA
  - c) MAINTENANCE SHOULD BE DONE AT THE RATE OF 100 LBS/1000 S.F. OF SEEDING AREA
  - d) MAINTENANCE SHOULD BE DONE AT THE RATE OF 100 LBS/1000 S.F. OF SEEDING AREA

GRASS SEED MIXTURE FOR PERMANENT SEEDINGS:

RED CANARY GRASS - .46 LBS/1000 S.F.
HELMET GRASS - .11 LBS/1000 S.F.
TOTAL - .57 LBS/1000 S.F.
HAY OR STRAW - 70-90 LBS/1000 S.F. (2 BALE)



**BLOCK AND GRAVEL DROP INLET SEDIMENT FILTER**

THE METHOD OF INLET PROTECTION IS APPLICABLE WHERE HEAVY FLOWS ARE EXPECTED AND WHERE AN OVERFLOW CAPACITY IS NECESSARY TO PREVENT EXCESSIVE PONDING AROUND THE STRUCTURE.

**BLOCK AND GRAVEL DROP INLET SEDIMENT FILTER**

- a. PLACE CONCRETE BLOCKS LENGTHWISE ON THEIR SIDES IN A SINGLE ROW AROUND THE PERIMETER OF THE INLET, WITH THE ENDS OF ADJACENT BLOCKS ABUTTING. THE HEIGHT OF THE BARRIER CAN BE VARIED, DEPENDING ON DESIGN NEEDS, BY STACKING CONCRETE BLOCKS.
- b. WIRE MESH SHALL BE PLACED OVER THE OUTSIDE VERTICAL FACE (WEAVING) OF THE CONCRETE BLOCKS TO PREVENT STONE FROM BEING WASHED THROUGH THE HOLES IN 1/2" OPENINGS SHALL BE USED. OR COMPRESSIBLE WIRE MESH WITH 1/2" OPENINGS SHALL BE USED.
- c. STONE SHALL BE PLACED AGAINST THE WIRE TO THE TOP OF THE BARRIER, AS SHOWN. MESH NO. 1 COARSE AGGREGATE SHALL BE USED.
- d. IF THE STONE FILTER BECOMES CLOGGED WITH SEDIMENT SO THAT IT NO LONGER ADEQUATELY PERFORMS ITS FUNCTION, THE STONE MUST BE PULLED AWAY FROM THE BLOCKS, CLEANED AND REPLACED.



**CONSTRUCTION OF A SILT FENCE**

1. SET POSTS AND EXCAVATE 4" DEPTH TRENCH UP SLOPE ALONG THE LINE OF POSTS.
2. STAPLE WIRE FENCING TO THE POSTS.
3. ATTACH FILTER FABRIC TO THE WIRE FENCE AND EXTEND INTO THE TRENCH.
4. BACKFILL AND COMPACT THE



**PIPE TRENCH DETAIL-- NOT CITY STREET**

MIN. TRENCH WIDTH 3'-0" ROCK

D.D. PIPE + 24"

FINISH GRADE

COMPACTED BACKFILL

OUTSIDE DIAMETER OF PIPE

STYROFOAM TYPE SM--WHERE COVER IS LESS THAN 5 FEET

2" THICK X 3" WIDE MIN. PIPE-COMPACT IN 6" (MAX) LIFTS

MIN. DEPTH 6" IN ROCK

COMPACTED SCREENED GRAVEL

EARTH, 6" IN ROCK



**PIPE BOLLARD DETAIL**

NOT TO SCALE

FOR CONSTRUCTION

3000 P.S. CONCRETE

BACKFILL

COMPACTED GRAVEL

FINISH GRADE

OUT AND PATCH PAVING MATERIAL AS REQUIRED

EXTRA 2" THICK 8" X 8" STEEL PIPE FILLED WITH CONCRETE AND PAINTED - COLOR BY OWNER

ROUND-OFF CONCRETE

**GENERAL NOTES:**

- 1) ALL GRADED OR DISTURBED AREAS INCLUDING SLOPES SHALL BE PROTECTED DURING AND CONSTRUCTION IN ACCORDANCE WITH APPROVED EROSION AND SEDIMENT CONTROL PLAN WITH DELAY AND PERMANENTLY STABILIZED.
- 2) ALL SEDIMENT CONTROL PRACTICES AND MEASURES SHALL BE CONSTRUCTED, APPLIED, AND MAINTAINED IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.
- 3) TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED IN AREAS NECESSARY TO COMPLETE FINISHED GRADING OF ALL EXPOSED AREAS.
- 4) AREAS TO BE FILLED SHALL BE CLEANED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS, OR OTHER OBSTACLES. MATERIAL TO BE REMOVED SHALL BE STOCKPILED ON SITE.
- 5) AREAS WHICH ARE TO BE TOP-SOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF THREE INCHES PRIOR TO PLACEMENT OF TOPSOIL.
- 6) ALL FILLS SHALL BE COMPACTED, AS REQUIRED, TO REDUCE EROSION, SLIPAGE, SETTLEMENT, SUBSIDENCE, OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES, AND CONDUITS, ETC., SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
- 7) ALL FILL SHALL BE PLACED AND COMPACTED IN LAYERS NOT TO EXCEED 6 INCHES IN THICKNESS.
- 8) EXCEPT FOR APPROVED LANDFILLS, FILL MATERIAL SHALL BE FREE OF GROUNDWATER, DEBRIS, OR HAZARDOUS MATERIALS.
- 9) EXCEPT FOR APPROVED LANDFILLS, FILL MATERIAL SHALL BE FREE OF GROUNDWATER, DEBRIS, OR HAZARDOUS MATERIALS.
- 10) FILL SHALL NOT BE PLACED ON A FROZEN FOUNDATION.
- 11) ALL TRENCHES SHALL BE KEPT FREE OF SEDIMENT DURING ALL PHASES OF DEVELOPMENT.
- 12) SEEPS OF SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATIONS FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
- 13) ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING FINISHED GRADING.
- 14) STOCKPILES, BURNING AREAS, AND OTHER AREAS SHALL BE SHOWN ON THE PLANS AND SHALL BE SUBJECT TO THE PROVISIONS OF THIS STANDARD AND SPECIFICATIONS.

NO.	DATE	DESCRIPTION
1	12/28/05	REVISION TO 1" X 8" BARS
2	1/12/06	ADD DIMENSIONAL DIMENSIONS TO THE DET.
3	5/1/06	REVISION TO 1" X 8" BARS
4	5/1/06	REVISION TO 1" X 8" BARS

**Alliance**

CONSTRUCTED

INTEGRATED

FOR PLACEMENT: 1111 SOUTH SPANGLER, JAMES 60404  
 TEL: (207) 885-8888 FAX: (207) 885-8888  
 E-MAIL: www.allianceinc.com

**REDLON JOHNSON**

177-17A ST. JOHN STREET  
 PORTLAND, ME

PROJECT NAME

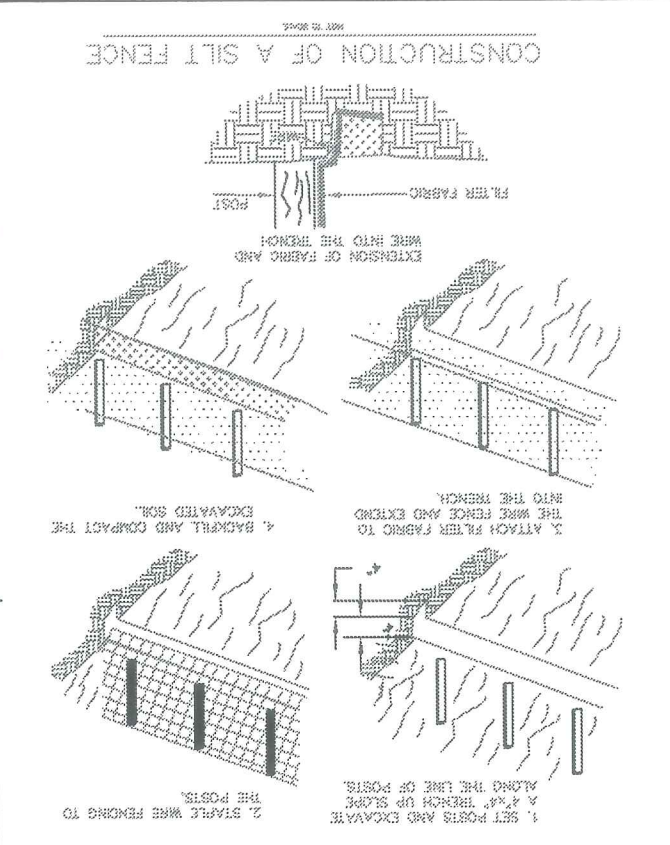
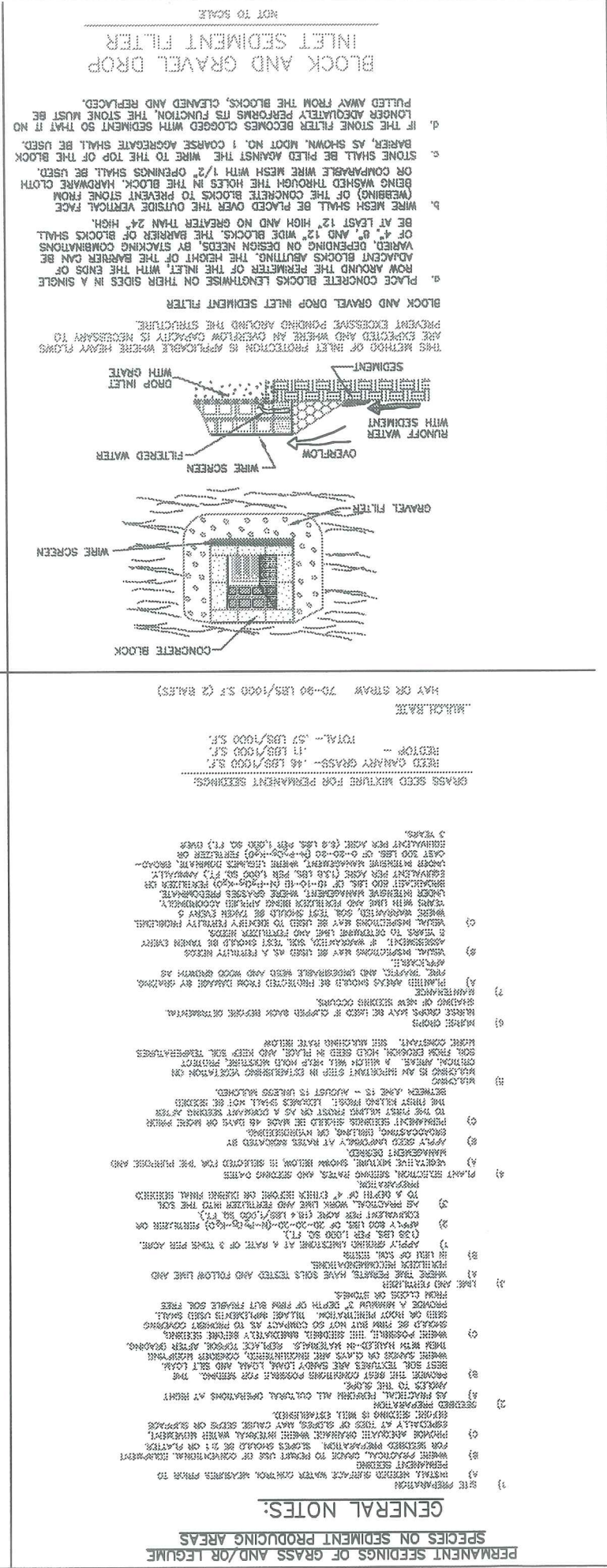
**SITE DETAILS**

DRAWING NO. 3

DATE: 05/01/06

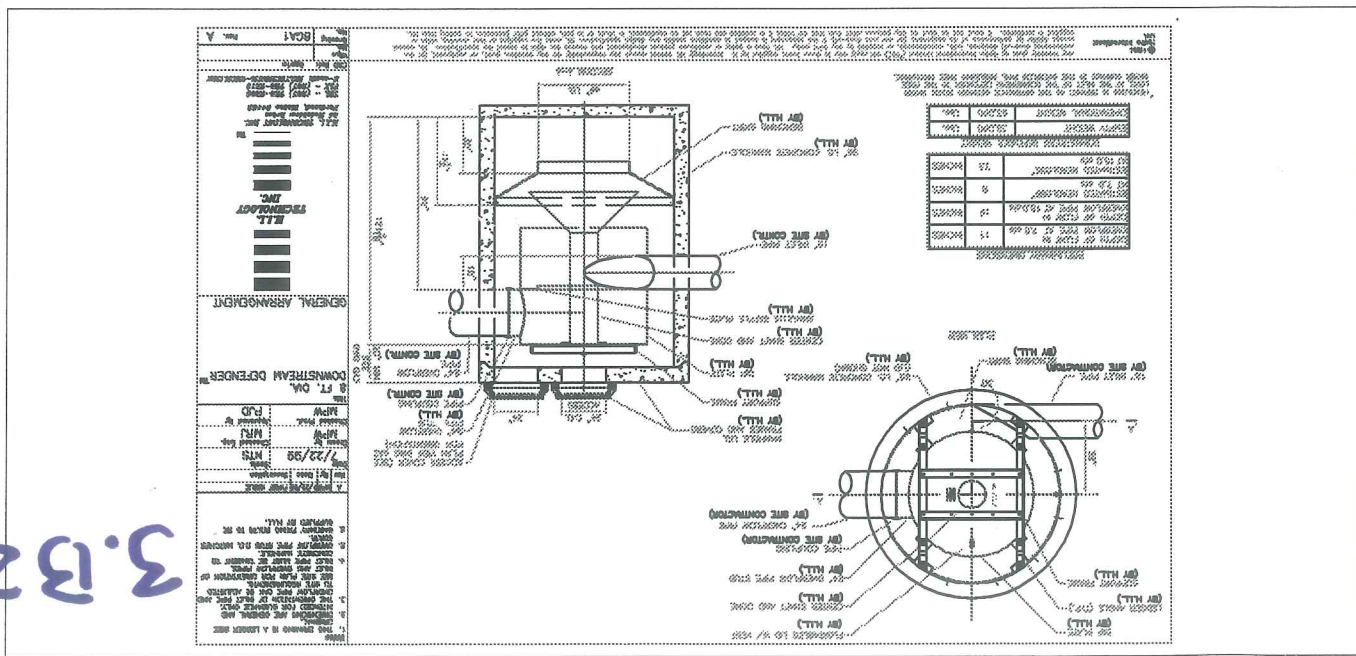
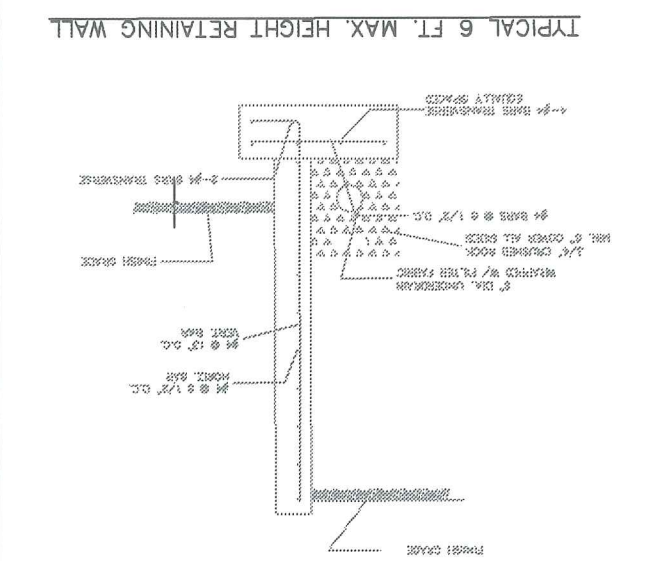
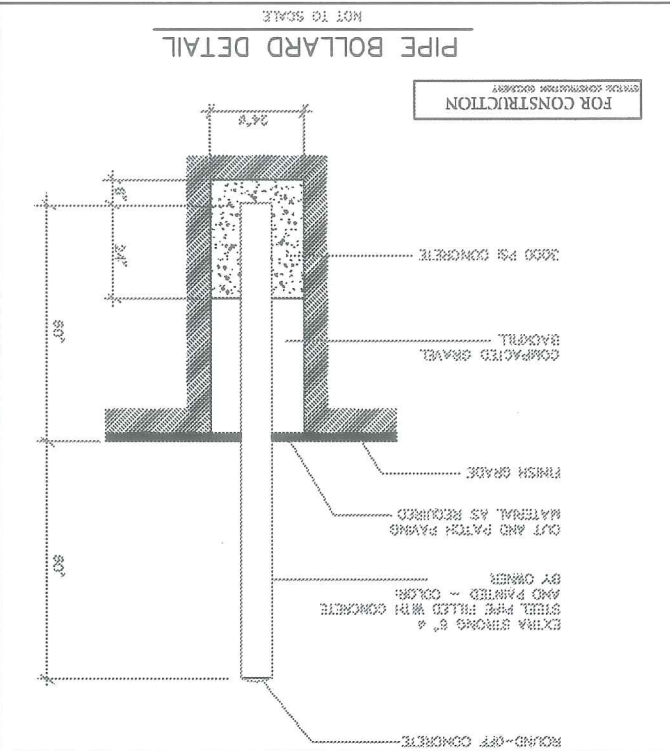
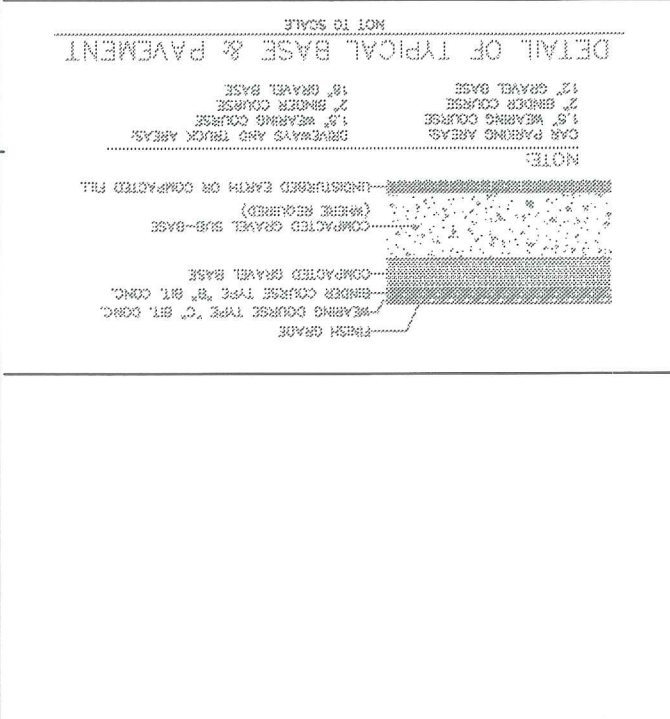
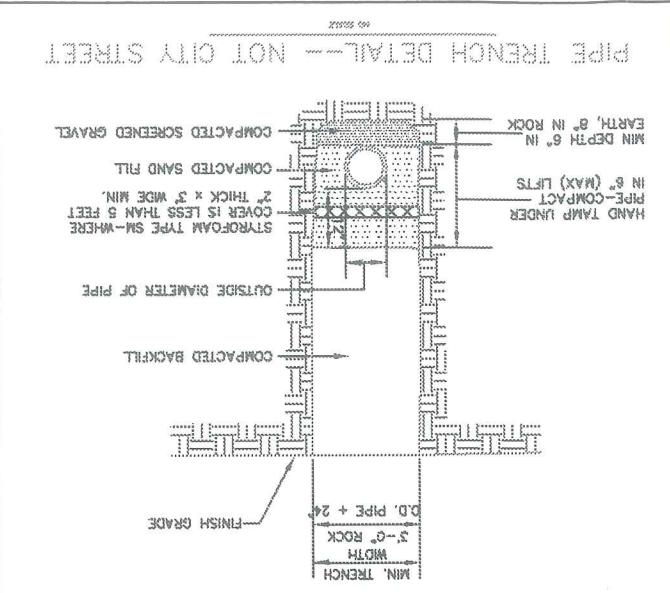






#### GENERAL NOTES:

- 1) ALL GRADED OR DISTURBED AREAS INCLUDING SLOPES SHALL BE PROTECTED DURING CLEANUP AND CONSTRUCTION IN ACCORDANCE WITH APPROVED EROSION AND SEDIMENT CONTROL PLAN UNTIL THEY ARE PERMANENTLY STABILIZED.
- 2) ALL SEDIMENT CONTROL STRUCTURES AND MEASURES SHALL BE CONSTRUCTED, APPLIED, AND MAINTAINED IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.
- 3) TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED IN A MANNER NECESSARY TO COMPLETE FRESHING GROUPS OF ALL EXPOSED AREAS.
- 4) AREAS TO BE PLACED SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS, OR OTHER OBSTRUCTIONAL MATERIAL. TOPSOIL SHALL BE STOCK PILED ON SITE.
- 5) AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF THREE INCHES PRIOR TO PLACEMENT OF TOPSOIL.
- 6) ALL FILL SHALL BE COMPACTED, AS REQUIRED, TO REDUCE PROBLEMATIC SETTLEMENT, SUBSIDENCE, OR OTHER RELATED PROBLEMS. SURFACE SETTLEMENT SHALL BE MONITORED AND REPORTED TO THE OWNER.
- 7) ALL FILL SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
- 8) EXCEPT FOR APPROVED LANDFILLS, FILL MATERIAL SHALL BE FREE OF BRUSH, RUBBER, ROCK, LOGS, STUMPS, BUILDUP DEBRIS, AND OTHER OBSTRUCTIONAL MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF BATHFACTORY FILLS.
- 9) PROZON MATERIAL OR SOFT MUCKY, OR HEAVY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILL.
- 10) FILL SHALL NOT BE PLACED ON A FROZEN FOUNDATION.
- 11) ALL BENCHES SHALL BE KEPT FREE OF SEDIMENT DURING ALL PHASES OF DEVELOPMENT.
- 12) SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATIONS FOR SUBSURFACE DRAIN OR OTHER APPROVED METHODS.
- 13) ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING FINISHED GRADING.
- 14) STOCKPILES, BURNING AREAS, AND SPILL AREAS SHALL BE SHOWN ON THE PLANS AND SHALL BE SUBJECT TO THE PROVISIONS OF THIS STANDARD AND SPECIFICATIONS.



**3.132**

**Alliance**  
 CONSTRUCTION CORPORATION

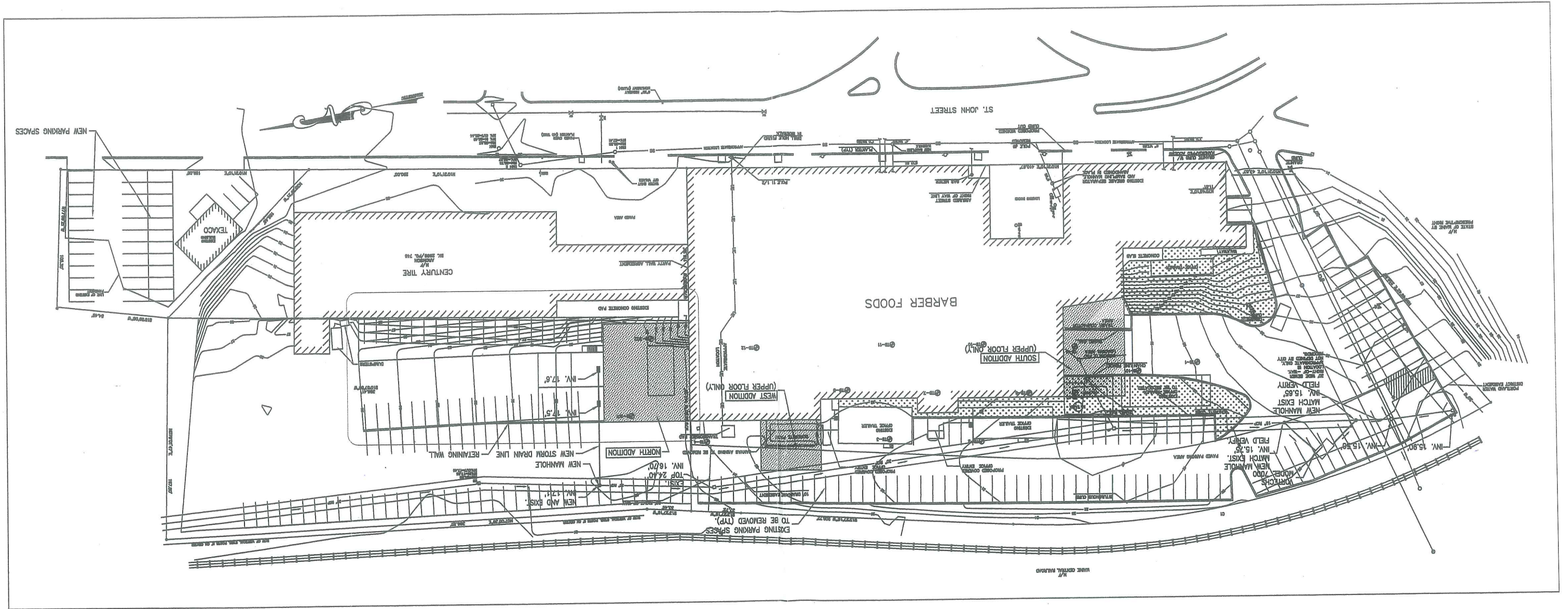
150 PLEASANT HILL ROAD, SCARBOROUGH, MAINE 04094  
 TEL: (207) 888-0888 FAX: (207) 888-0848  
 E-mail: www.alliancecorp.com

PROJECT NAME: **REDDION JOHNSON**  
 172-174 ST. JOHN STREET  
 PORTLAND, ME

DRAWING NO. **3**

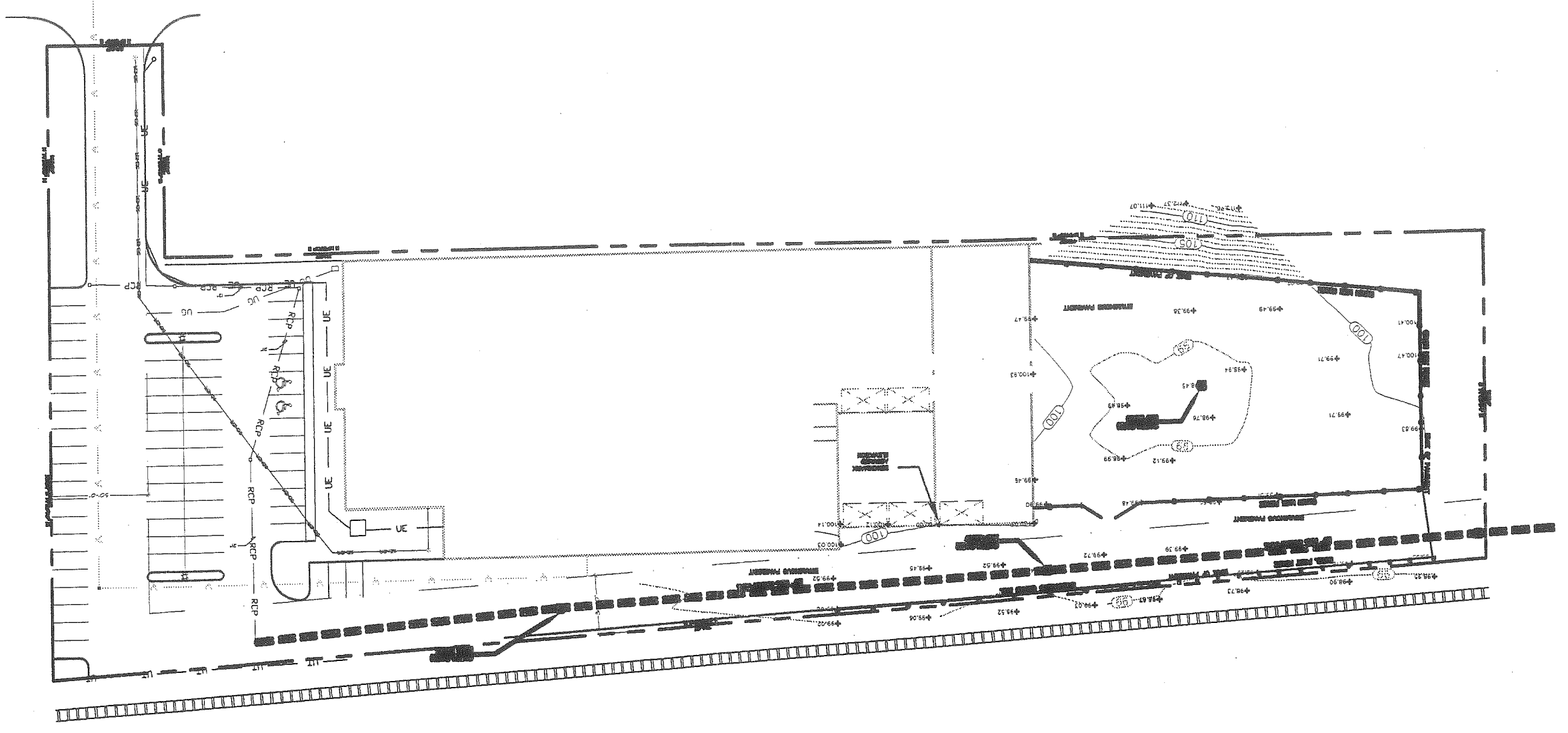
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SCALE: AS SHOWN



Att. 4

Att. 8

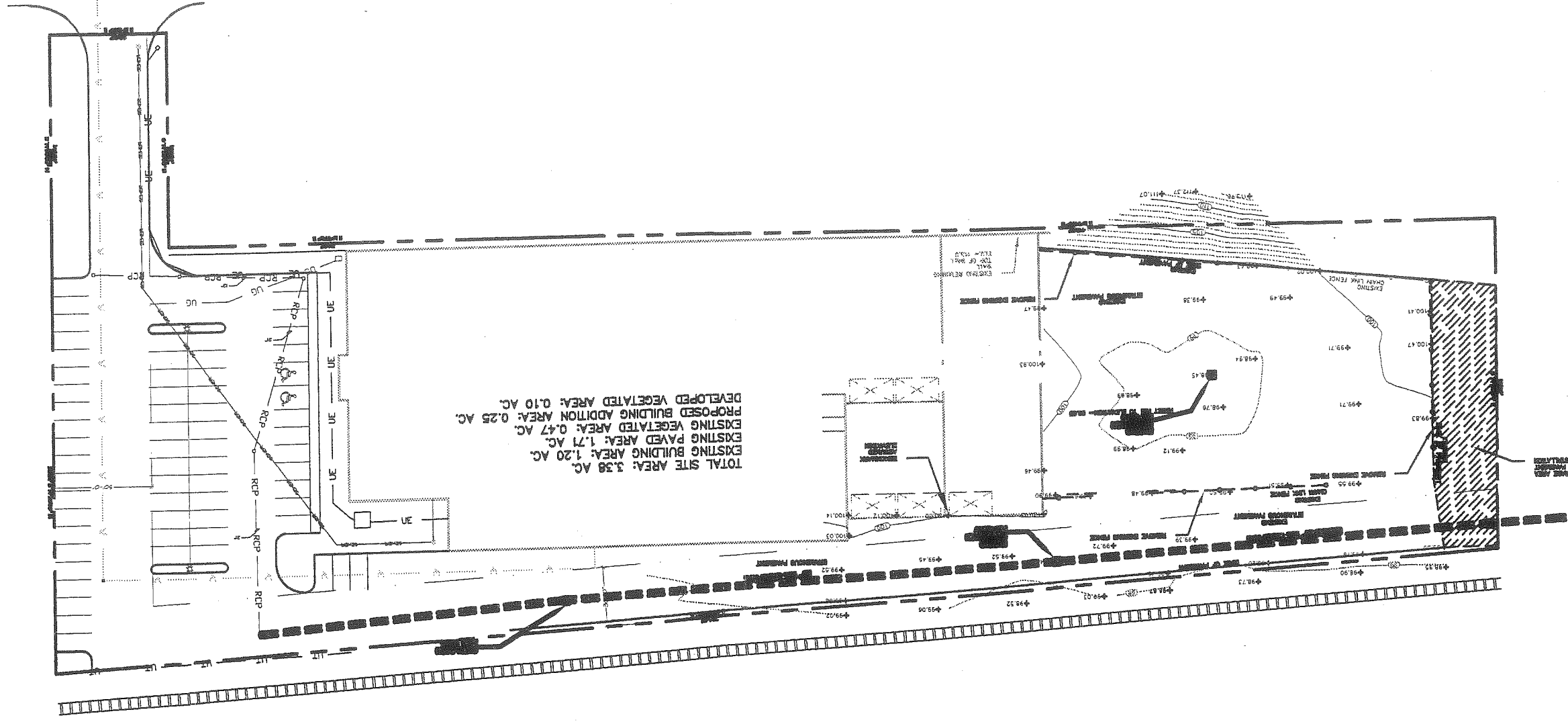


**TOPOGRAPHICAL  
PLAN**

**REDLON JOHNSON**  
200-221 ST. JAMES STREET  
MEMPHIS, TENN.

**Alliance**  
CONSULTANTS  
INCORPORATED

13.6



TOTAL SITE AREA: 3.38 AC.  
EXISTING BUILDING AREA: 1.20 AC.  
EXISTING PAVED AREA: 1.71 AC.  
PROPOSED BUILDING ADDITION AREA: 0.25 AC.  
DEVELOPED VEGETATED AREA: 0.10 AC.

**D**  
SITE  
DEMOLITION PLAN

**FREDLON JOHNSON**  
700-300 SE 4TH STREET  
PENSACOLA, FLORIDA

**Alliance**  
INCORPORATED

13.7

NOT FOR CONSTRUCTION  
STATE OF MAINE

DRAWING NO. A-1

FLOOR PLAN

PROJECT NAME:  
**REDELOON JOHNSON**  
172-174 ST. JOHN STREET  
PORTLAND, ME

DATE: 10/1/00

NO.

DESCRIPTION

DATE

**Alliance**  
CONSULTING ARCHITECTS  
160 PLEASANT HILL ROAD, SCARBOROUGH, MAINE 04074  
Tel: (207) 885-0855 Fax: (207) 885-0846  
E-mail: www.alliancecentral.com

SEAL:

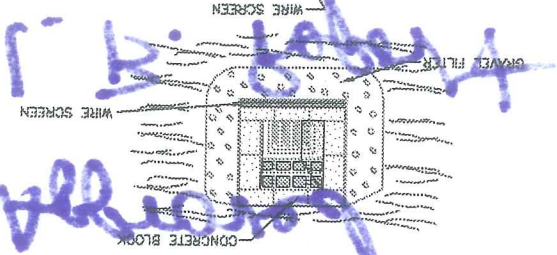
13.8



**GENERAL NOTES:**

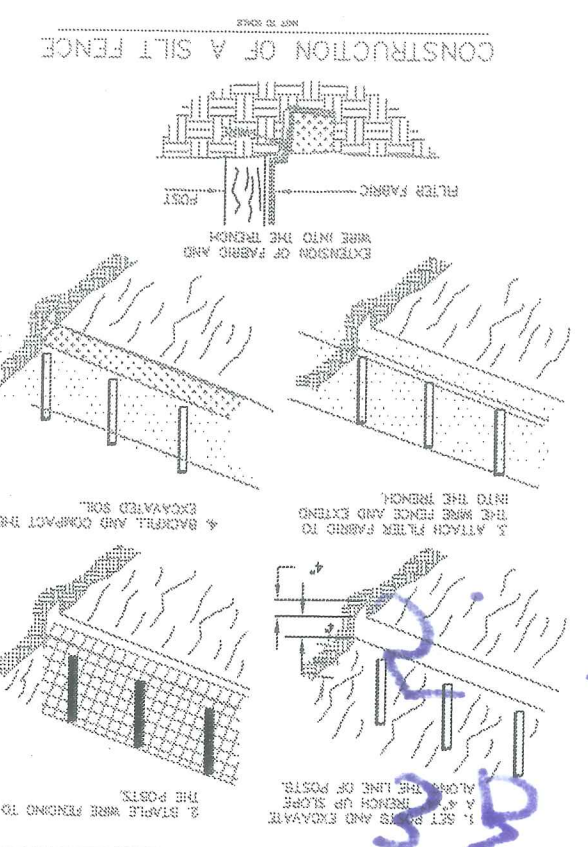
- 1) INITIAL NEEDED SURFACE WATER CONTROL MEASURES PRIOR TO PREPARATION
- 2) SITE PREPARATION
- 3) LINE AND PERIMETER
- 4) THE REPAIR SHALL BE TESTED AND FOUND TO BE SUFFICIENT TO PROTECT THE UNDERLYING STRUCTURE AND TO PREVENT FURTHER SETTLEMENT.
- 5) THE REPAIR SHALL BE TESTED AND FOUND TO BE SUFFICIENT TO PROTECT THE UNDERLYING STRUCTURE AND TO PREVENT FURTHER SETTLEMENT.
- 6) THE REPAIR SHALL BE TESTED AND FOUND TO BE SUFFICIENT TO PROTECT THE UNDERLYING STRUCTURE AND TO PREVENT FURTHER SETTLEMENT.
- 7) THE REPAIR SHALL BE TESTED AND FOUND TO BE SUFFICIENT TO PROTECT THE UNDERLYING STRUCTURE AND TO PREVENT FURTHER SETTLEMENT.
- 8) THE REPAIR SHALL BE TESTED AND FOUND TO BE SUFFICIENT TO PROTECT THE UNDERLYING STRUCTURE AND TO PREVENT FURTHER SETTLEMENT.
- 9) THE REPAIR SHALL BE TESTED AND FOUND TO BE SUFFICIENT TO PROTECT THE UNDERLYING STRUCTURE AND TO PREVENT FURTHER SETTLEMENT.
- 10) THE REPAIR SHALL BE TESTED AND FOUND TO BE SUFFICIENT TO PROTECT THE UNDERLYING STRUCTURE AND TO PREVENT FURTHER SETTLEMENT.
- 11) THE REPAIR SHALL BE TESTED AND FOUND TO BE SUFFICIENT TO PROTECT THE UNDERLYING STRUCTURE AND TO PREVENT FURTHER SETTLEMENT.
- 12) THE REPAIR SHALL BE TESTED AND FOUND TO BE SUFFICIENT TO PROTECT THE UNDERLYING STRUCTURE AND TO PREVENT FURTHER SETTLEMENT.
- 13) THE REPAIR SHALL BE TESTED AND FOUND TO BE SUFFICIENT TO PROTECT THE UNDERLYING STRUCTURE AND TO PREVENT FURTHER SETTLEMENT.
- 14) THE REPAIR SHALL BE TESTED AND FOUND TO BE SUFFICIENT TO PROTECT THE UNDERLYING STRUCTURE AND TO PREVENT FURTHER SETTLEMENT.
- 15) THE REPAIR SHALL BE TESTED AND FOUND TO BE SUFFICIENT TO PROTECT THE UNDERLYING STRUCTURE AND TO PREVENT FURTHER SETTLEMENT.

GRASS SEED MIXTURE FOR PERMANENT SEEDINGS:  
 NEED OASIS GRASS - 45 LBS/1000 S.F.  
 REDTOP - 1 LBS/1000 S.F.  
 TOTAL - 46 LBS/1000 S.F.  
 MAY OR STRAW 70-90 LBS/1000 S.F. (2 BALS)



**BLOCK AND GRAVEL DROP INLET SEDIMENT FILTER**

THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE HEAVY FLOWS ARE EXPECTED AND WHERE AN OVERFLOW CAPACITY IS NECESSARY TO PREVENT EXCESSIVE FLOODING AROUND THE STRUCTURE.  
 PLACE CONCRETE BLOCKS LENGTHWISE ON THEIR SIDES IN A SINGLE ROW AROUND THE PERIMETER OF THE INLET, WITH THE ENDS OF ADJACENT BLOCKS BUTTING. THE HEIGHT OF THE BARRIER CAN BE VARYED, DEPENDING ON DESIGN NEEDS. BY STACKING OF BLOCKS SHALL BE AT LEAST 12" HIGH AND NO GREATER THAN 24" HIGH.  
 WIRE MESH SHALL BE PLACED OVER THE OUTSIDE VERTICAL FACE (WEBBING) OF THE CONCRETE BLOCKS TO PREVENT STONE FROM BEING WASHED THROUGH THE HOLES IN THE BLOCK. HARDWARE CLOTH OR COMPARABLE WIRE MESH WITH 1/2" OPENINGS SHALL BE USED.  
 STONE SHALL BE PLACED AGAINST THE WIRE TO THE TOP OF THE BLOCK BARRIER, AS SHOWN. MESH NO. 1 COARSE AGGREGATE SHALL BE USED.  
 IF THE FILTER BECOMES CLOGGED WITH SEDIMENT SO THAT IT NO LONGER ADEQUATELY PERFORMS ITS FUNCTION, THE STONE MUST BE PULLED AWAY FROM THE BLOCKS, CLEANED AND REPLACED.

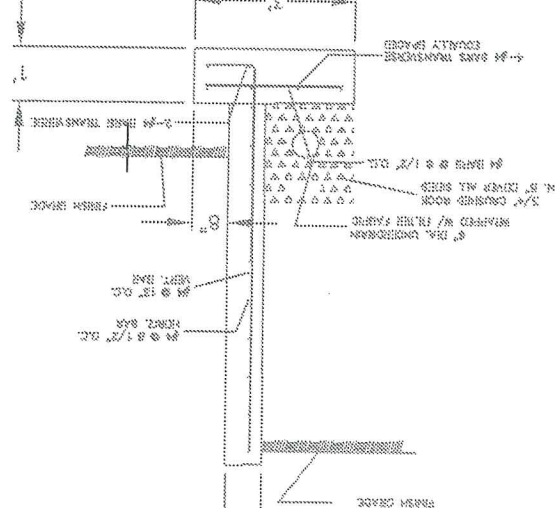


**CONSTRUCTION OF A SILT FENCE**

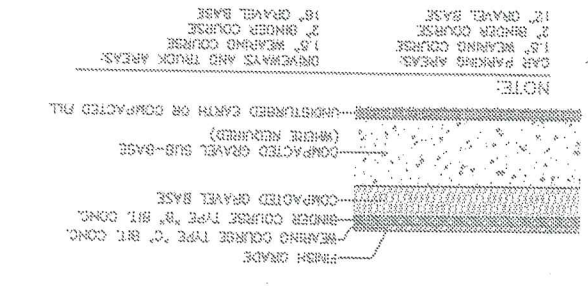
**GENERAL NOTES:**

- 1) ALL GRADED OR CURBED AREAS INCLUDING BLOCKS SHALL BE PROTECTED DURING CLEANING AND CONSTRUCTION IN ACCORDANCE WITH APPROVED EROSION AND SEDIMENT CONTROL PLAN UNTIL THEY ARE PERMANENTLY STABILIZED.
- 2) ALL SEDIMENT CONTROL STRUCTURES AND MEASURES SHALL BE CONSTRUCTED, APPLIED, AND MAINTAINED IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.
- 3) TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STORED IN SHADY AREAS NECESSARY TO COMPLETE FINISHING OF ALL EXPOSED AREAS.
- 4) AREAS TO BE REPLETED SHALL BE CLEARED, GRUBBED, AND STEPPED TO REMOVE TREES, OR OTHER OBSTACLES, OR OTHER OBSTRUCTIONS. TOPSOIL SHALL BE STOCK PILED ON SITE.
- 5) AREAS WHICH ARE TO BE TERNISHED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF THREE INCHES PRIOR TO PLACEMENT OF TOPSOIL.
- 6) ALL PLOTS SHALL BE COMPACTED, AS REQUIRED, TO REDUCE EROSION. GRAVEL, DETAIL, OR OTHER RELATED PROBLEMS.
- 7) EXCEPT FOR APPROVED LANDFILLS, ALL MATERIAL SHALL BE FREE OF BRUSH, RUBBER, STYRENE FOAM, STYRENE BUILDING DEBRIS, AND OTHER OBSTRUCTIVE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF BARRIERS.
- 8) FROZEN MATERIAL OR SOFT, MOIST, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO PLOTS.
- 9) FILLS SHALL NOT BE PLACED ON A FROZEN FOUNDATION.
- 10) ALL DITCHES SHALL BE KEPT FREE OF SEDIMENT DURING ALL PHASES OF DEVELOPMENT.
- 11) STEPS OF SPURDERS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATIONS FOR SUBGRADE. MEANS OR OTHER APPROVED METHODS.
- 12) ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING FINISHING.
- 13) STOCKPILES, BARRIERS, AND SPILL AREAS SHALL BE SHOWN ON THE PLANS AND SHALL BE SUBJECT TO THE PROVISIONS OF THIS STANDARD AND SPECIFICATIONS.

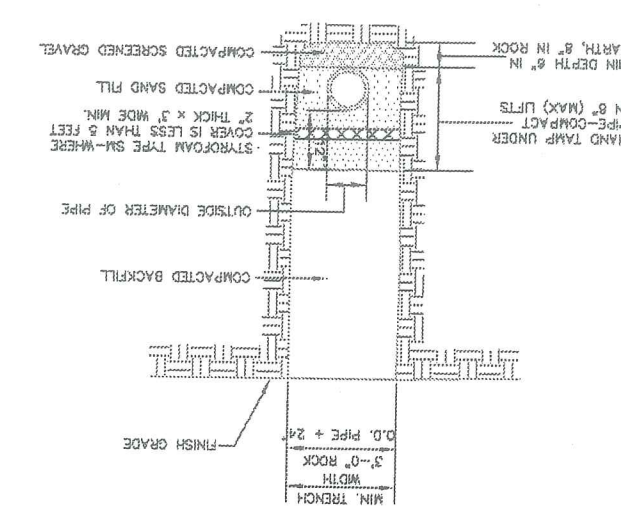
**TYPICAL 6 FT. MAX. HEIGHT RETAINING WALL**



**DETAIL OF TYPICAL BASE & PAVEMENT**



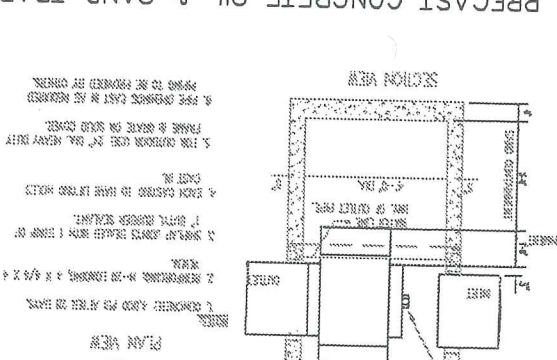
**PIPE TRENCH DETAIL - NOT CITY STREET**



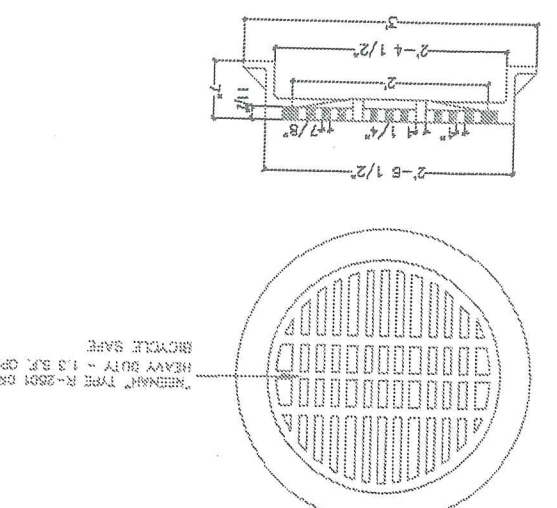
**PRECAST CONCRETE OIL & SAND TRAP**



**CATCH BASIN FRAME AND GRATE**



**PIPE BOLLARD DETAIL**



NO.	REVISIONS	DATE
1	REVISION TO 'TR. & SAND TRAP' DETAIL	12/29/09

**REDLON JOHNSON**  
 17-174 ST. JOHN STREET  
 PORTLAND, ME





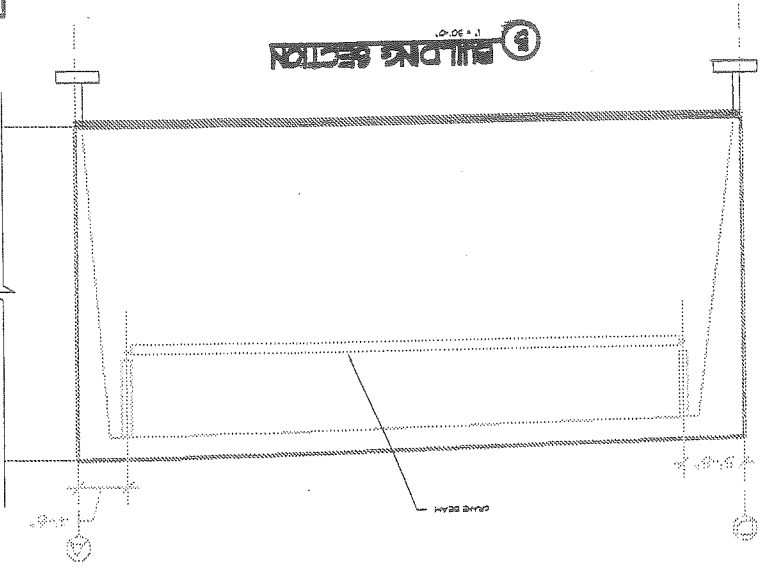




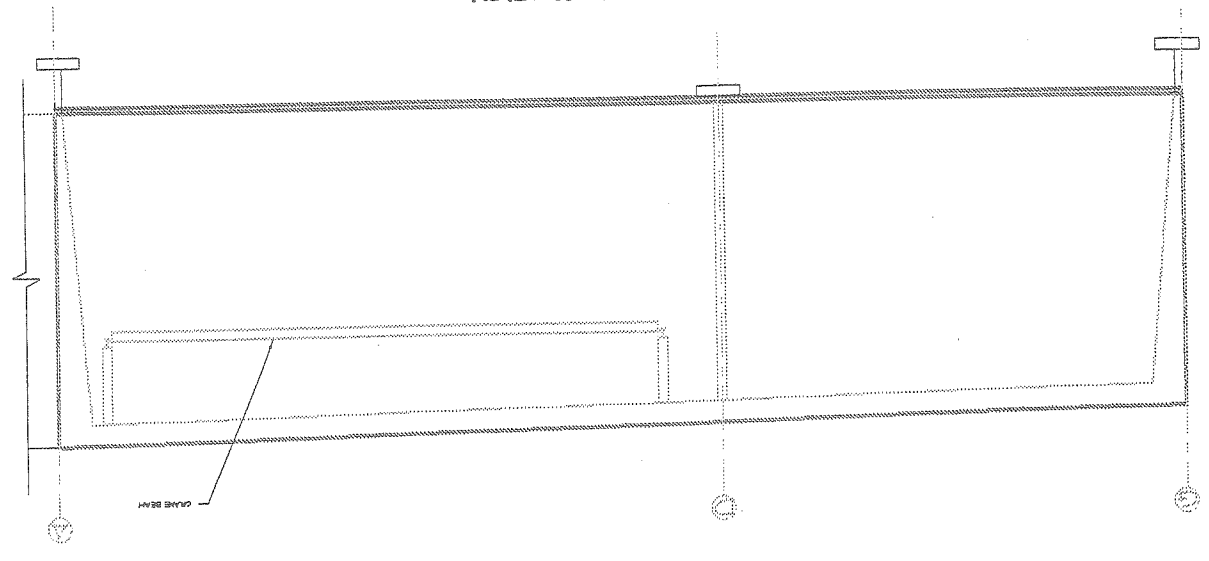




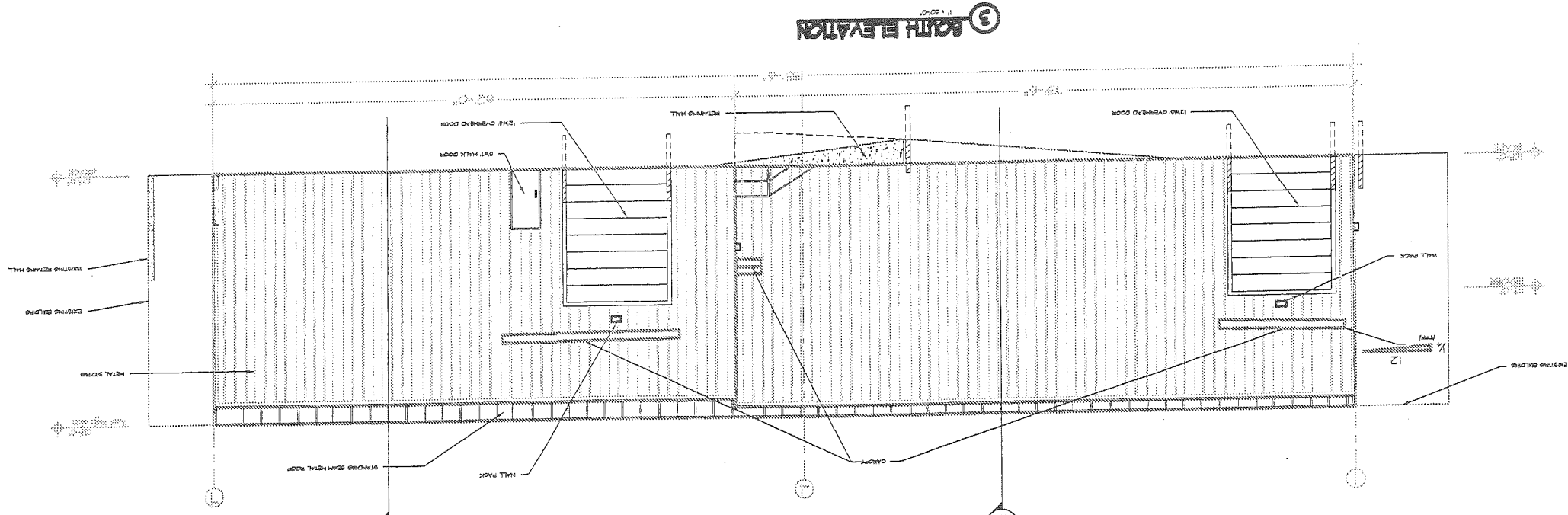
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STARS OR MARKS



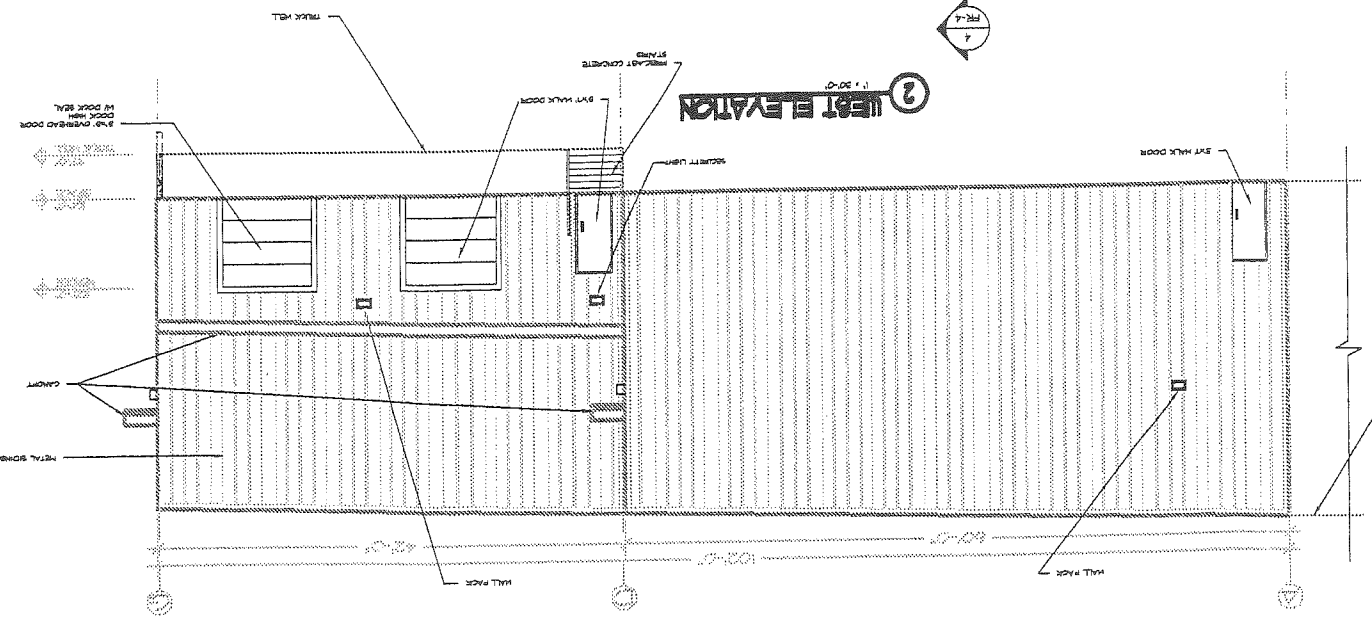
**B BUILDING SECTION**  
1" = 20'-0"



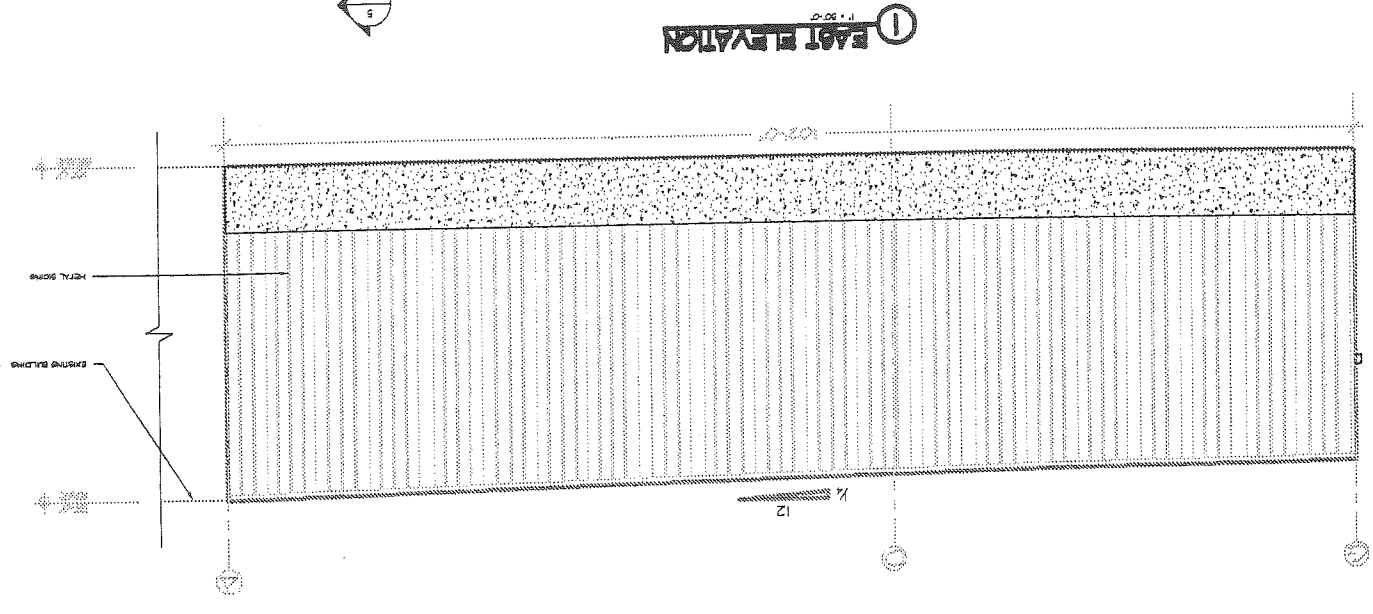
**A BUILDING SECTION**  
1" = 20'-0"



**SOUTH ELEVATION**  
1" = 20'-0"



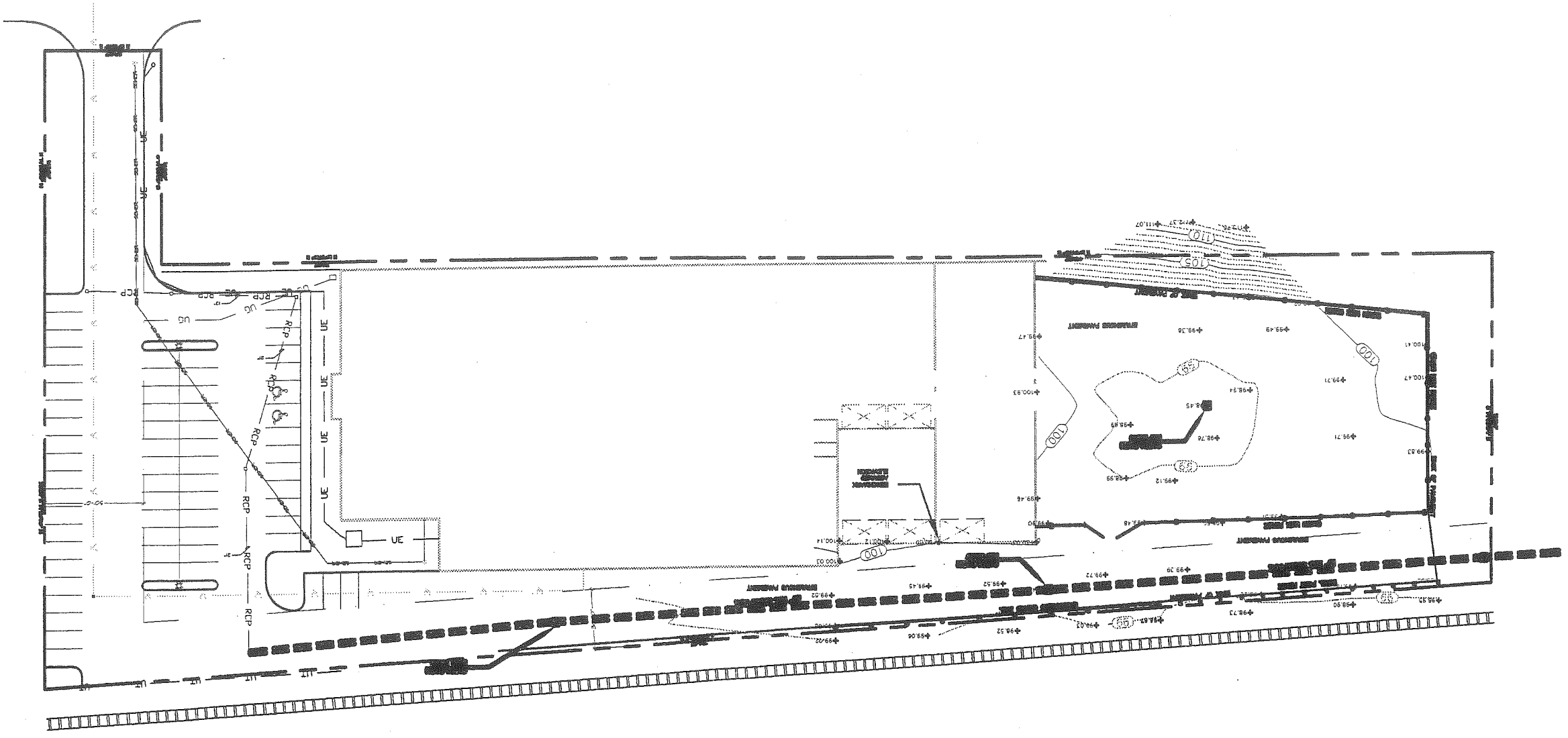
**WEST ELEVATION**  
1" = 20'-0"



**EAST ELEVATION**  
1" = 20'-0"

DRAWING NO. <b>A-2</b>		DRAWING TITLE <b>ELEVATIONS and SECTIONS</b>	
PROJECT NAME <b>REDLON JOHNSON</b> 172-174 ST. JOHN STREET MORRISTOWN, NJ		DRAWING NO.	
DATE	DESCRIPTION	NO.	DESCRIPTION
<b>Alliance</b> CONSTRUCTION INCORPORATED 160 PLEASANT HILL ROAD, SCARBOROUGH, MAINE 04074 Tel. (207) 885-0855 Fax (207) 885-0446 E-mail <a href="mailto:www.alliancecentral.com">www.alliancecentral.com</a>			
SCALE			

13.9



**TOPOGRAPHICAL  
PLAN**

**REDLON JOHNSON**  
150-075 55, 56, 57, 58, 59, 60  
PARKWAY, SUITE 100

**Alliance**  
CONSULTANTS  
AND ARCHITECTS  
INC.

13.6

NOT FOR CONSTRUCTION  
STATE OF NEW

A-1

DRAWING NO.  
DRAWING TITLE  
FLOOR PLAN

PROJECT NAME:  
**REDDON JOHNSON**  
172-174 ST. JOHNS STREET  
PORTLAND, ME

DATE: 10/1/00  
SCALE: 1/8" = 1'-0"  
SHEET: 10/1/00

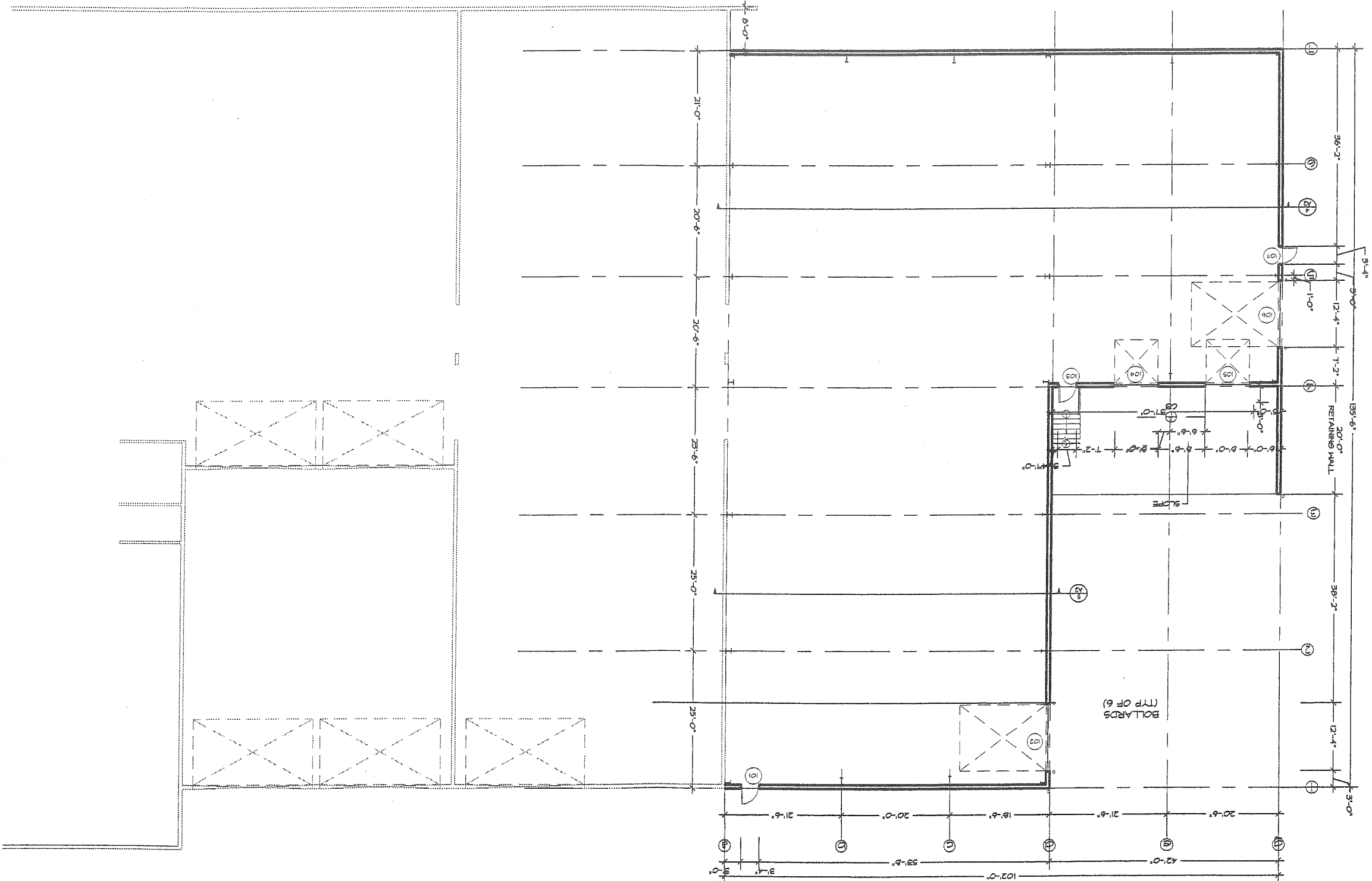
NO. DESCRIPTION

DATE

**Alliance**  
CONSTRUCTION CORPORATION  
160 PLEASANT HILL ROAD, SCARBOROUGH, MAINE 04074  
Tel. (207) 885-0855 Fax (207) 885-5808  
E-mail: www.alliancecon.com

SCALE

13.8

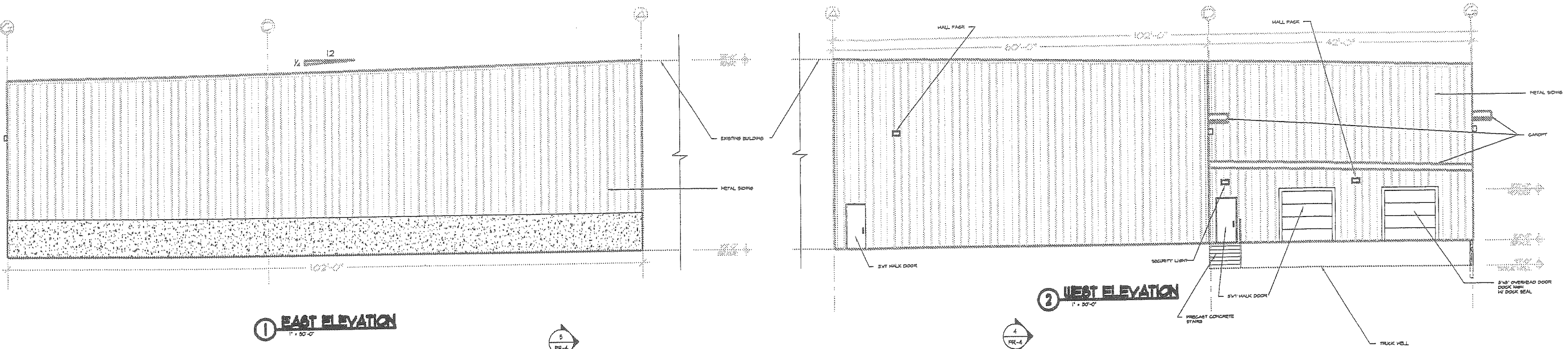




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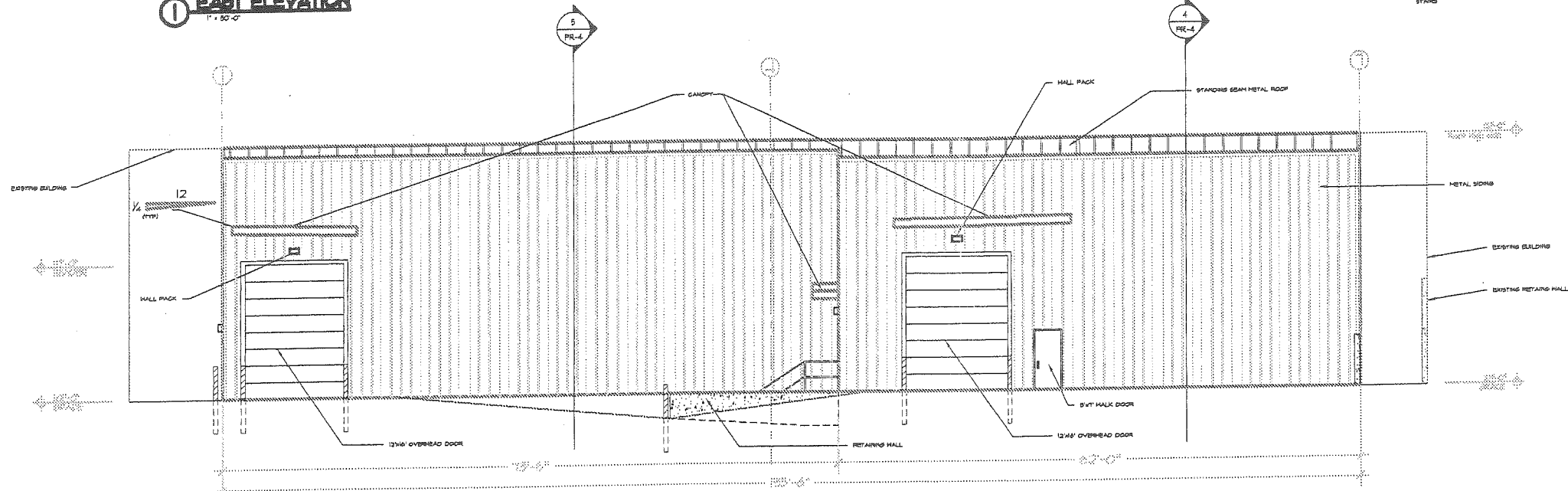
SEAL

**Alliance**  
 CONSTRUCTION CORPORATION  
 160 PLEASANT HILL ROAD, SCARBOROUGH, MAINE 04074  
 Tel: (207) 885-0855 Fax: (207) 885-0848  
 E-mail: www.alliancecmal.com

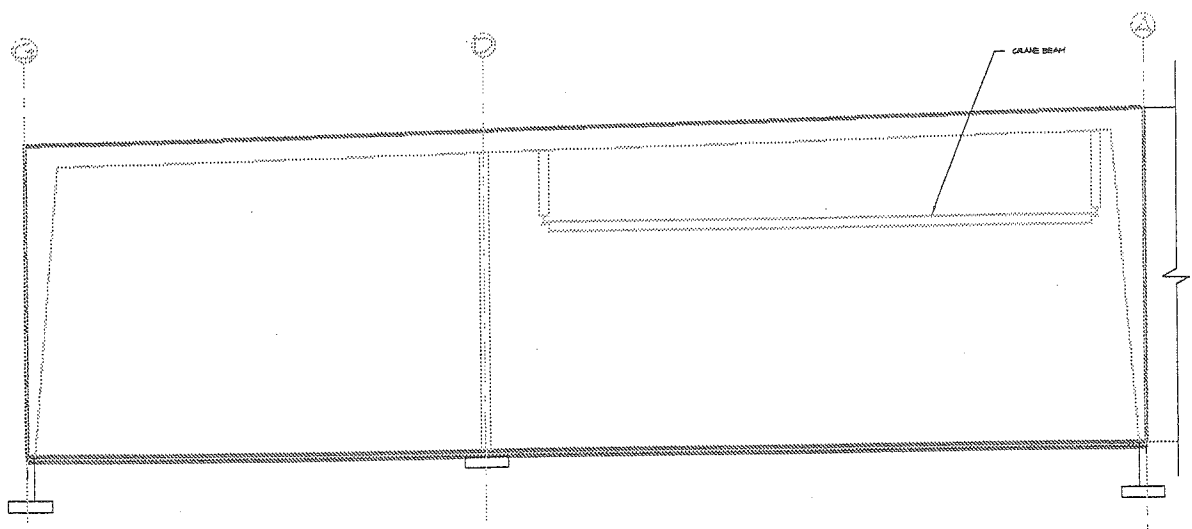


1 EAST ELEVATION  
1" = 30'-0"

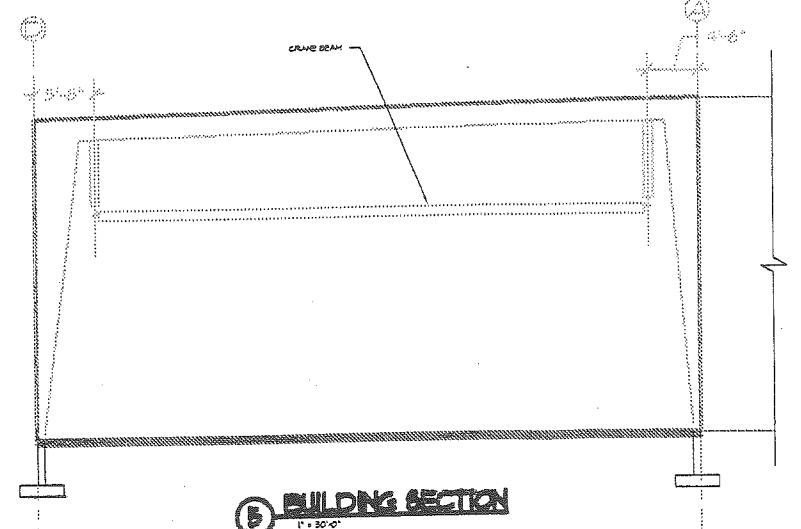
2 WEST ELEVATION  
1" = 30'-0"



3 SOUTH ELEVATION  
1" = 30'-0"



4 BUILDING SECTION  
1" = 30'-0"



5 BUILDING SECTION  
1" = 30'-0"

NOT FOR CONSTRUCTION  
STATUS: CITY REVIEW

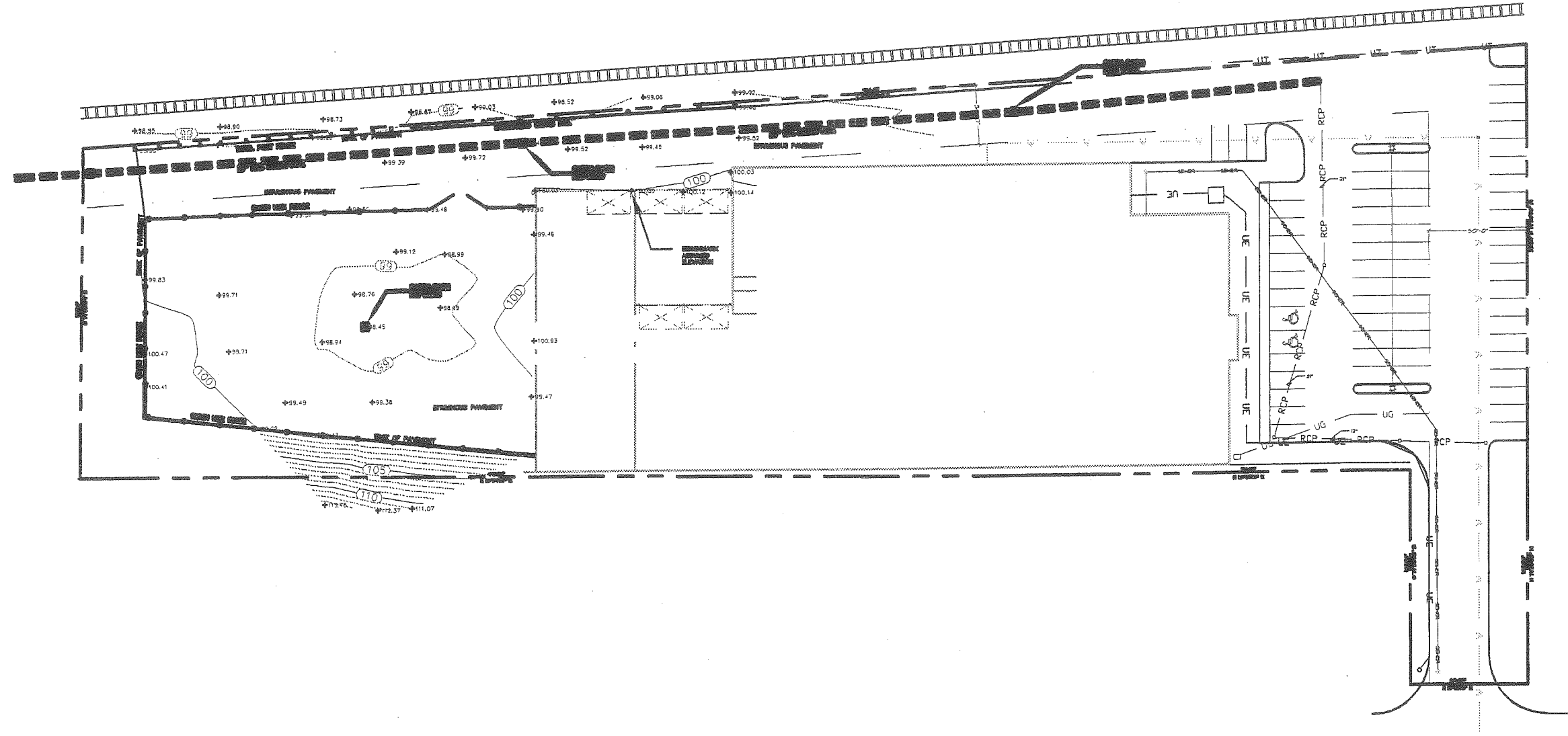
NO.	DESCRIPTION	DATE

PROJECT NAME: **REDLON JOHNSON**  
 172-174 ST. JOHN STREET  
 PORTLAND, ME  
 Date: 10/10/04  
 Scale: 1/8" = 1'-0"  
 Drawn: RB  
 Check: PRL

DRAWING TITLE:  
**ELEVATIONS and SECTIONS**

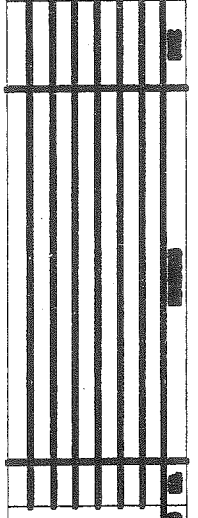
DRAWING NO.  
**A-2**





**TOPOGRAPHICAL  
PLAN**

**FREDLON JOHNSON**  
100-074 ST. JOHN STREET  
FARMINGHAM, MASS



**Alliance**  
CONSTRUCTIVE  
INCORPORATED

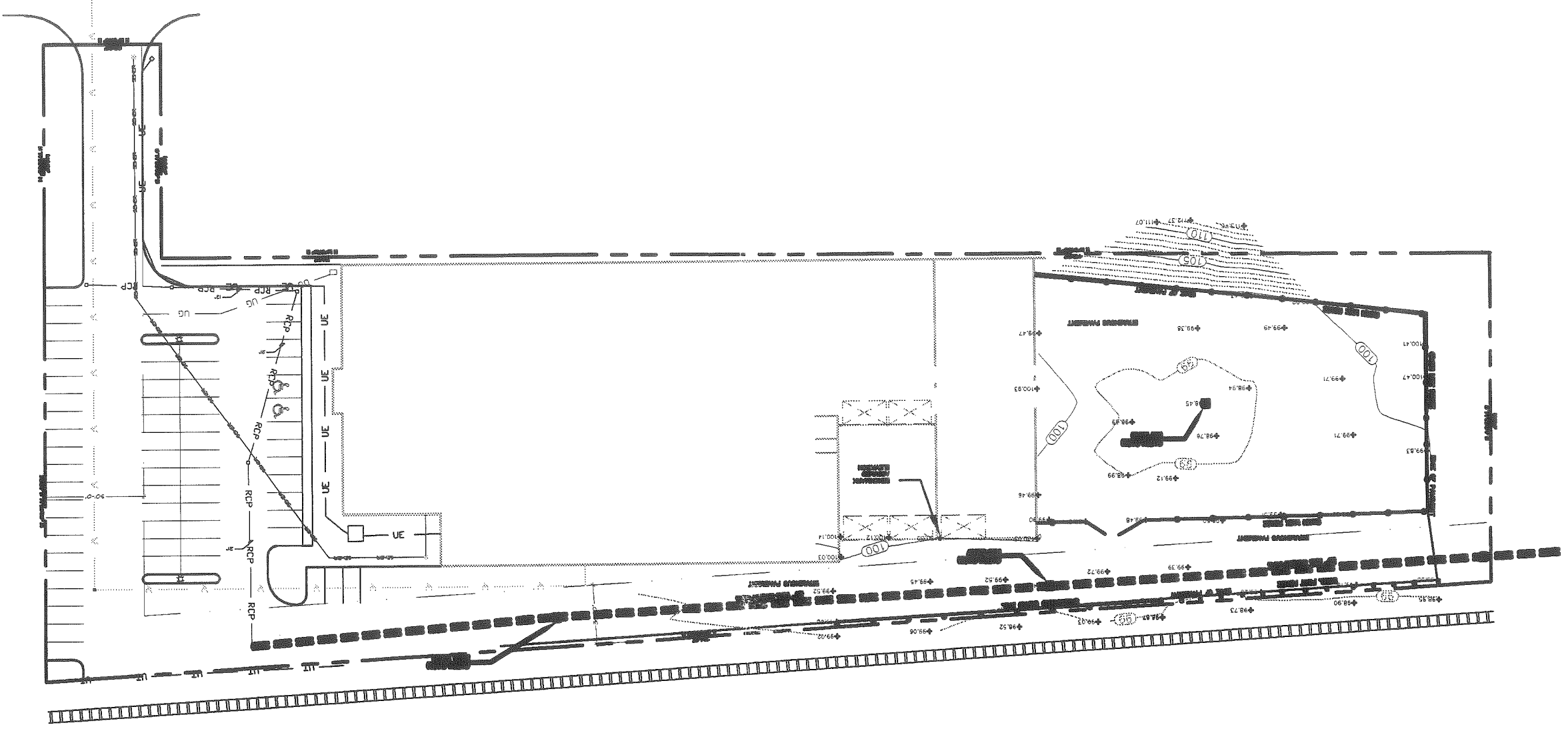






TOPOGRAPHICAL  
PLAN

REDLON JOHNSON  
100-00 E. 40th Street  
Portland, OR 97223

**Alliance**  
CONSULTING  
ENGINEERS  
ARCHITECTS



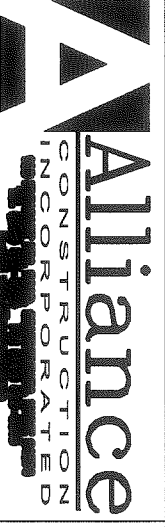


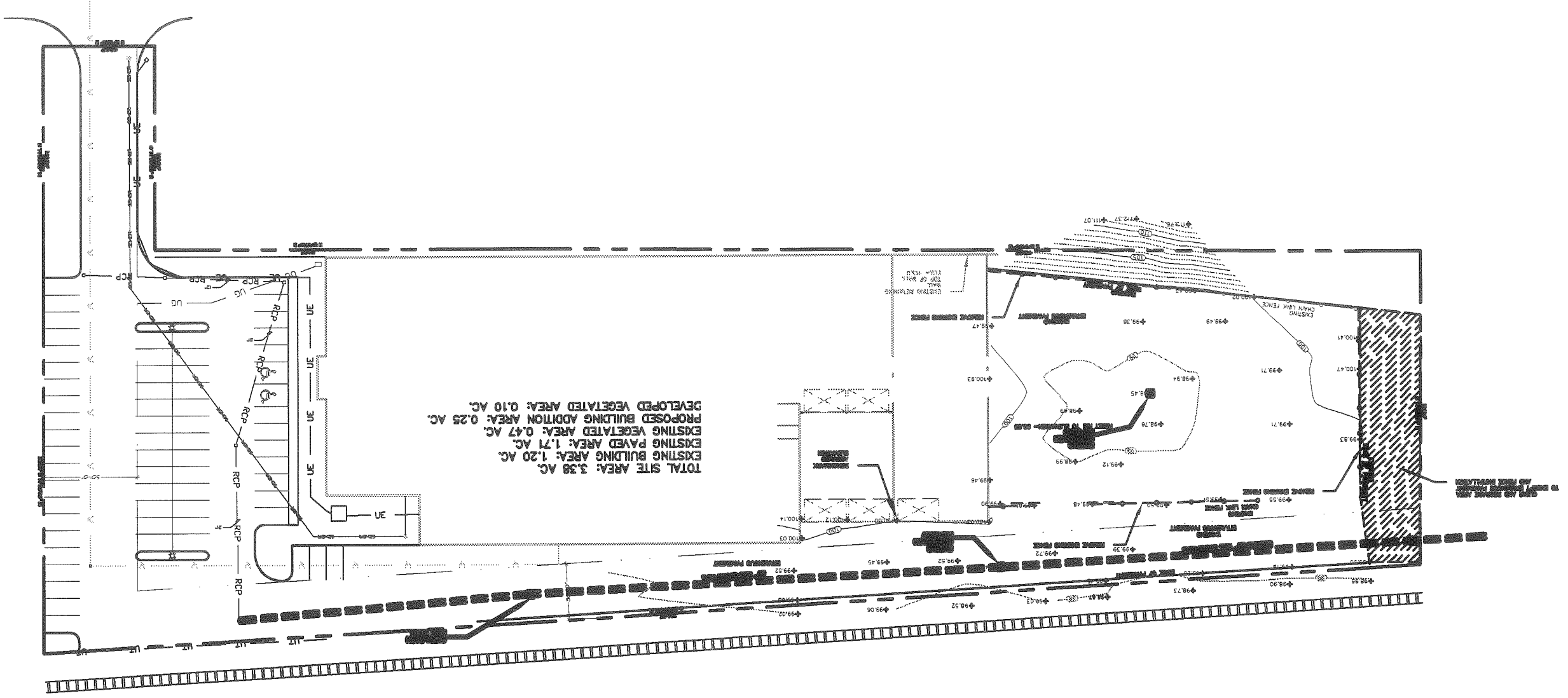

**DEMOLITION PLAN**

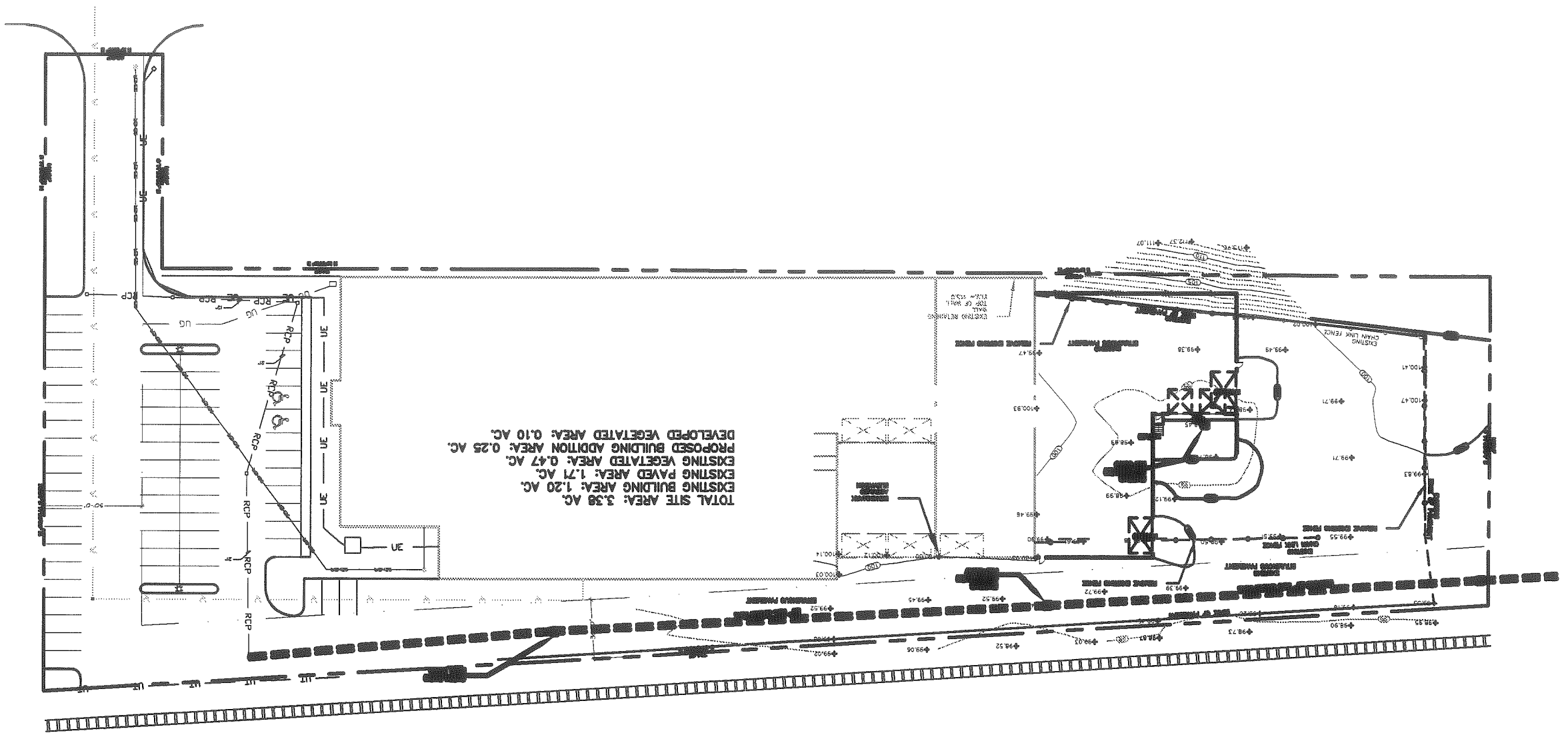
**SITE**  
**DEMOLITION PLAN**

**REDLON JOHNSON**  
 100-00 S. JANA STREET  
 MEMPHIS, TN 38117

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**Alliance**  
 AN ASSOCIATION  
 OF REGISTERED  
 PROFESSIONAL ENGINEERS

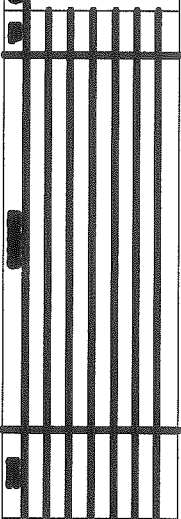




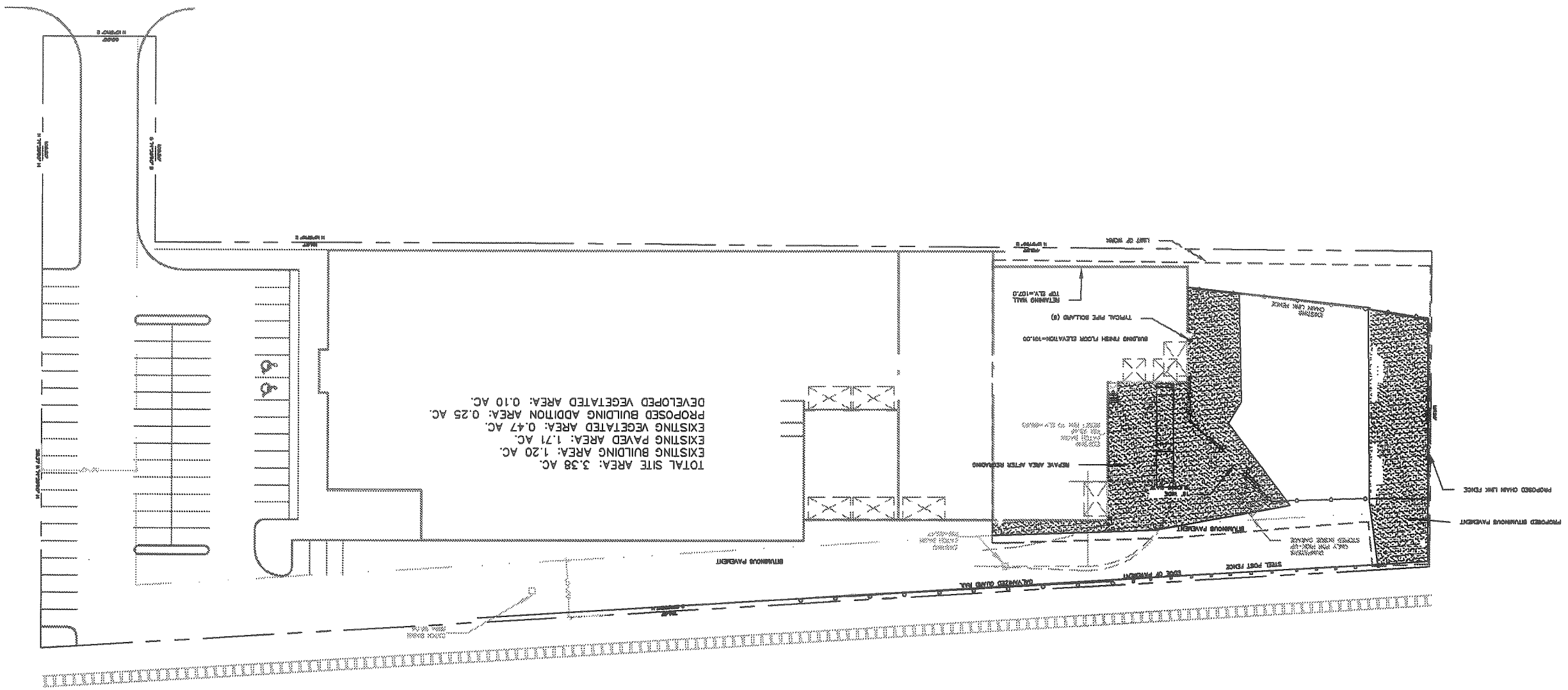
C1

**SITE GRADING PLAN**

**MEDLON JOHNSON**  
 10-000 ST. 4TH ST.  
 PAVEMENT, SANIT.



**Alliance**  
 CONSULTING  
 ENGINEERS  
 INCORPORATED



FOR REVIEW

03-03-2023  
C-2

**SITE LAYOUT PLAN**

**REDLON JOHNSON**  
172-174 ST. JOHN STREET  
PORTLAND, MAINE

PROJECT NUMBER	172-174
CITY COMMISSIONER	EDWARDS
DATE	11/7/23

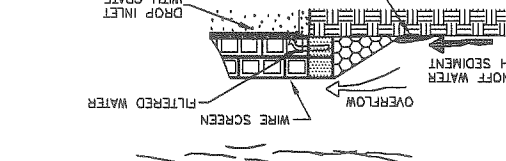
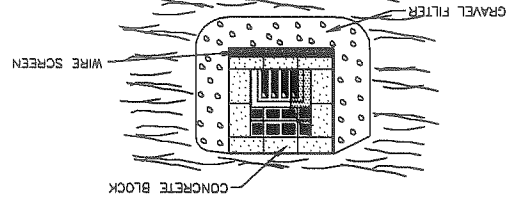
**Alliance**  
CONSTRUCTED  
169 Pleasant St., Portland, ME 04101  
Tel: (207) 888-0885 Fax: (207) 888-0886  
Email: [www.allianceinc.com](mailto:www.allianceinc.com)

PERMANENT SEEDINGS OF GRASS AND/OR LEGUME SPECIES ON SEDIMENT PRODUCING AREAS

GENERAL NOTES:

- 1) SITE PREPARATION
  - a) INITIAL SURFACE WATER CONTROL MEASURES PRIOR TO PERMANENT SEEDING.
  - b) WHERE PRACTICAL, GRADE TO PERMIT USE OF CONVENTIONAL EQUIPMENT FOR SEEDING PREPARATION. SLOPES SHOULD BE 2:1 OR FLATTER.
  - c) PROPOSED GRASS OR LEGUME SPECIES SHOULD BE SEEDS OF EQUAL OR BETTER QUALITY THAN THOSE AVAILABLE AT THE SITE.
  - d) BEFORE SEEDING IS WELL ESTABLISHED.
  - e) PERMANENT SEEDING IS WELL ESTABLISHED.
- 2) SEEDING PREPARATION
  - a) AS PRACTICAL, PERFORM ALL CULTURAL OPERATIONS AT RIGHT ANGLES TO THE SLOPE.
  - b) PROVIDE THE BEST CONDITIONS POSSIBLE FOR SEEDING, THE BEST SOIL TEXTURES ARE SANDY LOAM, LOAM, AND SILT LOAM.
  - c) WHERE SOILS ARE UNDESIRABLE, SOIL SHOULD BE REPLACED OR AMENDED TO A DEGREE THAT WILL PERMIT ADEQUATE SEEDING.
  - d) SEEDING SHOULD BE PERFORMED AS SOON AS POSSIBLE AFTER GRADING.
  - e) SEEDING SHOULD BE PERFORMED AS SOON AS POSSIBLE AFTER GRADING.
- 3) LINE AND FERTILIZER
  - a) LINE AND FERTILIZER SHOULD BE APPLIED TO THE SOIL AS SOON AS POSSIBLE.
  - b) FERTILIZER SHOULD BE APPLIED TO THE SOIL AS SOON AS POSSIBLE.
  - c) FERTILIZER SHOULD BE APPLIED TO THE SOIL AS SOON AS POSSIBLE.
- 4) PERMANENT SEEDING RATES AND SEEDING DATES
  - a) VEGETATION MIXTURE SHOWN BELOW IS SELECTED FOR THE PURPOSE AND MANAGEMENT DESIRED.
  - b) PERMANENT SEEDING RATES AND SEEDING DATES SHOULD BE DETERMINED BY CONSULTING WITH A SEEDING EXPERT.
  - c) PERMANENT SEEDING SHOULD BE MADE AS SOON AS POSSIBLE AFTER GRADING AND FERTILIZER APPLICATION.
  - d) PERMANENT SEEDING SHOULD BE MADE AS SOON AS POSSIBLE AFTER GRADING AND FERTILIZER APPLICATION.
- 5) MULCHING IS AN IMPORTANT STEP IN ESTABLISHING VEGETATION ON EROSION PRONE AREAS. A MULCH WILL HELP HOLD NUTRIENTS AND SOIL FROM EROSION, HOLD SEED IN PLACE, AND KEEP SOIL TEMPERATURES MORE CONSTANT. SEE MULCHING RATE BELOW.
  - 6) NURSE CROPS MAY BE USED IF CLIPPED BACK BEFORE DETRIMENTAL MAINTENANCE.
  - 7) PLANTED AREAS SHOULD BE PROTECTED FROM DAMAGE BY GRAZING, FIRE, TRAFFIC, AND UNDESIRABLE WEED AND WOOD GROWTH AS APPLICABLE.
  - 8) VISUAL INSPECTIONS MAY BE USED AS A PERMANENT SEEDING MEASUREMENT. VISUAL INSPECTIONS SHOULD BE TAKEN EVERY 3 YEARS TO DETERMINE LINE AND FERTILIZER NEEDS. VISUAL INSPECTIONS SHOULD BE TAKEN EVERY 3 YEARS TO DETERMINE LINE AND FERTILIZER NEEDS.
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DESCRIPTION	AMOUNT
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	REEDTOP - .11 LBS/1000 S.F.
	TOTAL - .57 LBS/1000 S.F.
MULCH BAIT	HAY OR STRAW - 70-90 LBS/1000 S.F. (2 BALES)

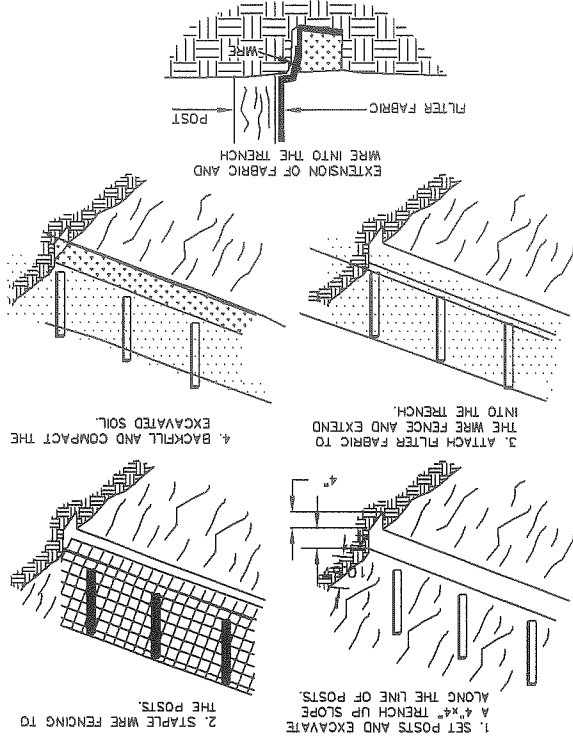


BLOCK AND GRAVEL DROP INLET SEDIMENT FILTER

- a) PLACE CONCRETE BLOCKS LENGTHWISE ON THEIR SIDES IN A SINGLE ROW AROUND THE PERIMETER OF THE INLET. WITH THE ENDS OF ADJACENT BLOCKS ABUTTING. THE HEIGHT OF THE BARRIER CAN BE VARYING, DEPENDING ON DESIGN NEEDS. BY STACKING COMBINATIONS OF 4" AND 12" WIDE BLOCKS, THE BARRIER OF BLOCKS SHALL BE AT LEAST 12" HIGH AND NO GREATER THAN 24" HIGH.
- b) WIRE MESH SHALL BE PLACED OVER THE OUTSIDE VERTICAL FACE (WEBS) OF THE CONCRETE BLOCKS TO PREVENT STONE FROM PASSING THROUGH THE HOLES. HARDWARE SHALL BE USED. OR COMPAREABLE WIRE MESH WITH 1/2" OPENINGS SHALL BE USED.
- c) STONE SHALL BE PILED AGAINST THE WIRE TO THE TOP OF THE BLOCK BARRIER. AS SHOWN. ABOUT NO. 1 COARSE AGGREGATE SHALL BE USED. LONGER ADEQUATELY PERFORMS ITS FUNCTION, THE STONE MUST BE PULLED AWAY FROM THE BLOCKS, CLEANED AND REPLACED.

NOT TO SCALE

CONSTRUCTION OF A SILT FENCE



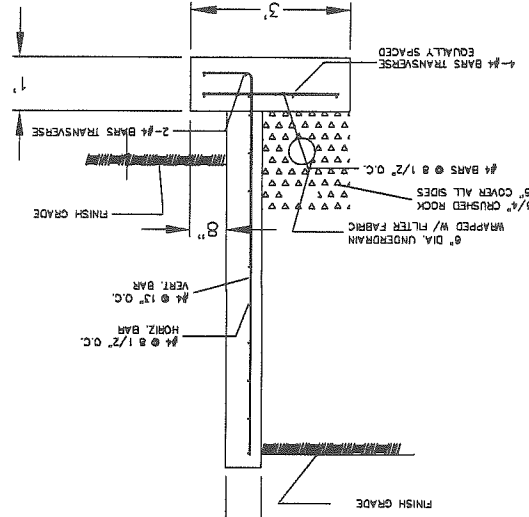
CONSTRUCTION OF A SILT FENCE

NOT TO SCALE

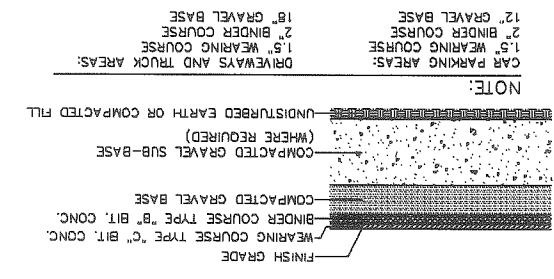
GENERAL NOTES:

- 1) ALL GRADED OR DISTURBED AREAS INCLUDING SLOPES SHALL BE PROTECTED DURING EROSION AND SEDIMENT CONTROL PLAN UNTIL THEY ARE PERMANENTLY STABILIZED.
- 2) ALL SEDIMENT CONTROL PRACTICES AND MEASURES SHALL BE CONSTRUCTED, APPLIED, AND MAINTAINED IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.
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- 7) ALL FILLS SHALL BE PLACED AND COMPACTED IN LAYERS NOT TO EXCEED 8 INCHES IN THICKNESS.
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- 14) STOCKPILES, BORROW AREAS, AND SPOIL AREAS SHALL BE SHOWN ON THE PLANS AND SHALL BE SUBJECT TO THE PROVISIONS OF THIS STANDARD AND SPECIFICATIONS.

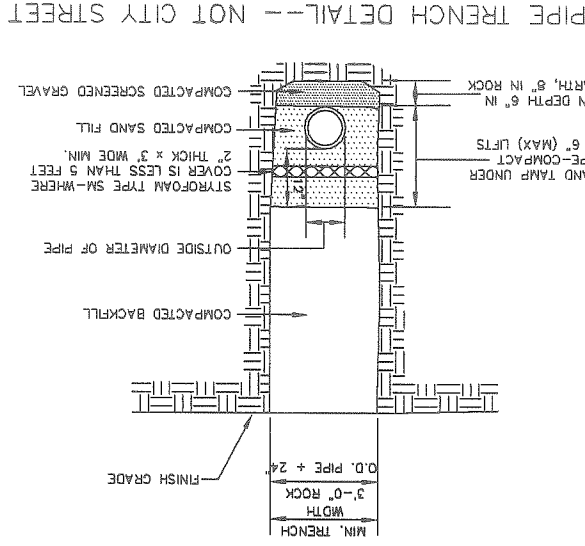
TYPICAL 6 FT. MAX. HEIGHT RETAINING WALL



DETAIL OF TYPICAL BASE & PAVEMENT



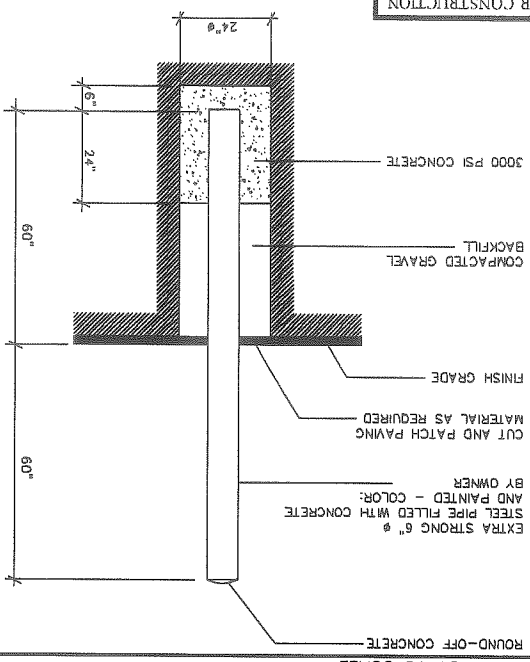
NOT TO SCALE



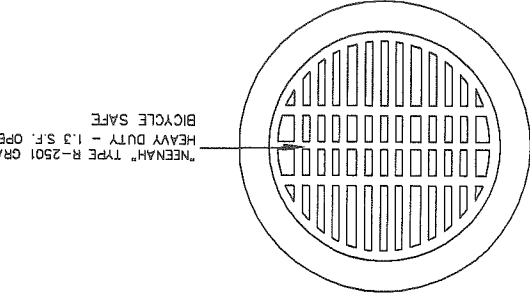
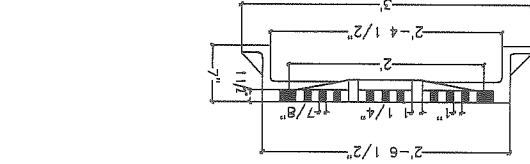
PIPE TRENCH DETAIL-- NOT CITY STREET

NOT TO SCALE

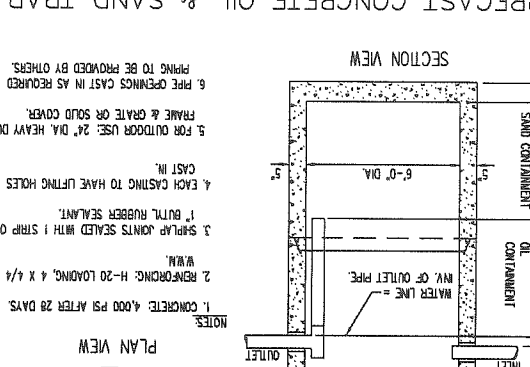
PIPE BOLLARD DETAIL



CATCH BASIN FRAME AND GRATE



PRECAST CONCRETE OIL & SAND TRAP



1. CONCRETE: 4000 PSI AFTER 28 DAYS.
2. REBARING: H-20 LACING, 4 X 1/4 X 4 W.W.
3. SHAPED JOINTS SEALED WITH 1 STRIP OF 1\"/>

NOT TO SCALE

HEAVY DUTY - 1.3 S.F. OPEN \"MECAN\" TYPE R-2501 GRATE

BICYCLE SAFE

FINISH GRADE

UNDISTURBED EARTH OR COMPACTED FILL (WHERE REQUIRED)

CAR PARKING AREAS: 1.5\"/>

BINDER COURSE TYPE \"B\" BIT. CONC.

WEARING COURSE TYPE \"C\" BIT. CONC.

COMPACTED GRAVEL SUB-BASE

FINISH GRADE

SEEPS OF SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATIONS FOR SUBSURFACE DRAIN OR OTHER APPROVED METHODS.

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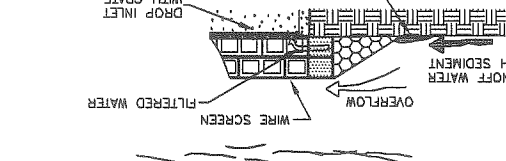
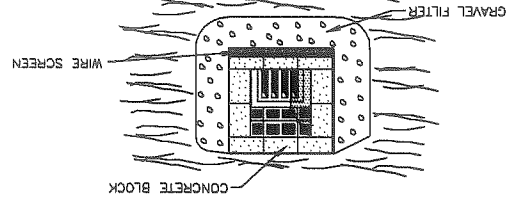
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	TOTAL - .57 LBS/1000 S.F.
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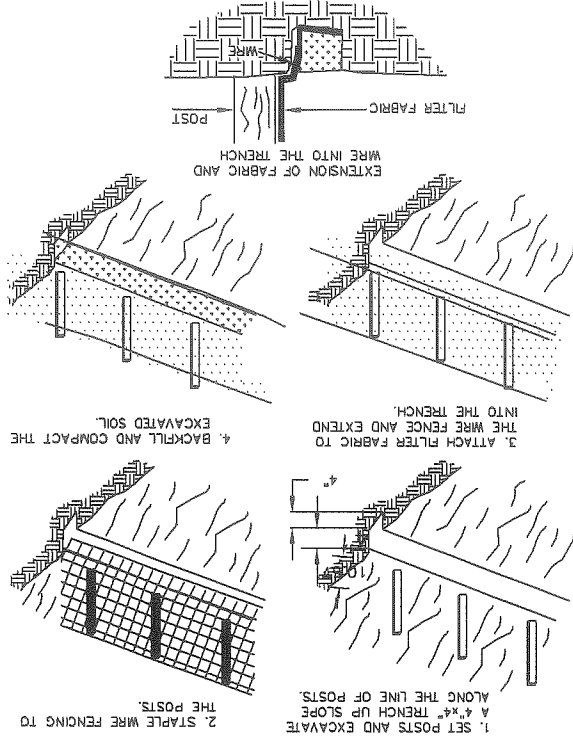


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NOT TO SCALE

CONSTRUCTION OF A SILT FENCE



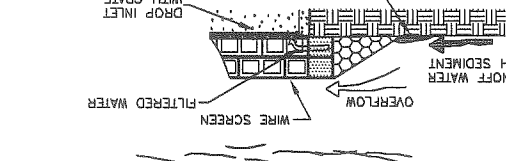
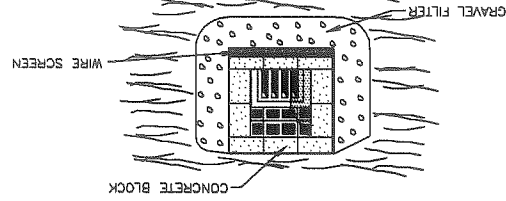
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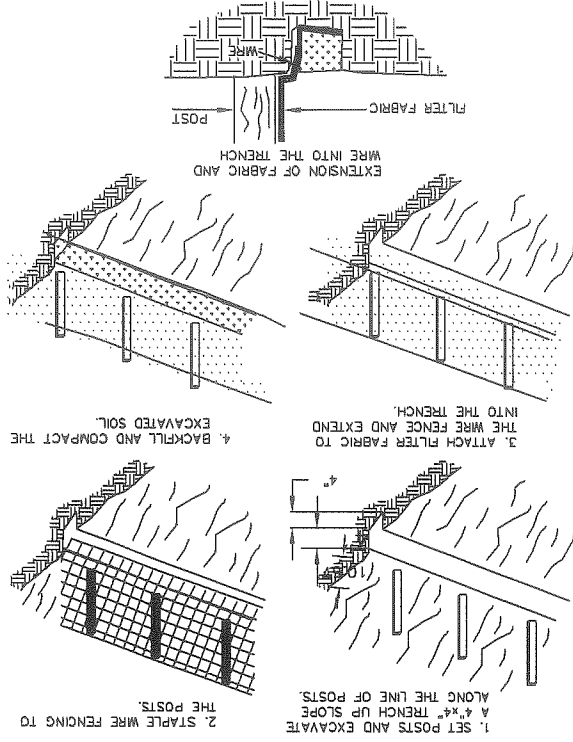


BLOCK AND GRAVEL DROP INLET SEDIMENT FILTER

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NOT TO SCALE

CONSTRUCTION OF A SILT FENCE



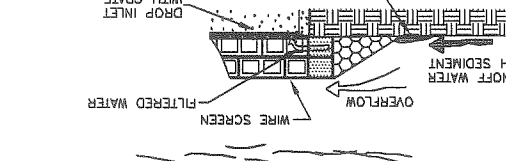
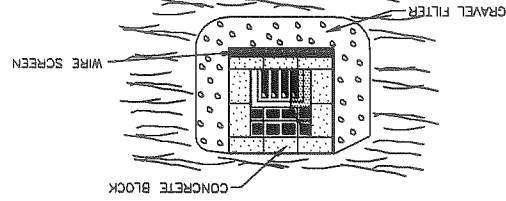
CONSTRUCTION OF A SILT FENCE

NOT TO SCALE

GENERAL NOTES:

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- 2) ALL SEDIMENT CONTROL PRACTICES AND MEASURES SHALL BE CONSTRUCTED, APPLIED, AND MAINTAINED IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.
- 3) TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED IN AMOUNT NECESSARY TO COMPLETE FINISHED GRADING OF ALL EXPOSED AREAS.
- 4) AREAS TO BE FILLED SHALL BE CLEARLY GRABBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS, OR OTHER OBSTRUCTIBLE MATERIAL. TOPSOIL SHALL BE STOCK PILED ON SITE.
- 5) AREAS WHICH ARE TO BE TOPSOILED SHALL BE SECURED TO A MINIMUM DEPTH OF THREE INCHES PRIOR TO PLACEMENT OF TOPSOIL.
- 6) ALL FILLS SHALL BE COMPACTED, AS REQUIRED, TO REDUCE EROSION, SLURP, SETTLEMENT, SUBSISTENCE, OR OTHER RELATED PROBLEMS. FILLS INTENDED TO SUPPORT BUILDINGS, STRUCTURES, AND CONDUITS, ETC., SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
- 7) ALL FILLS SHALL BE PLACED AND COMPACTED IN LAYERS NOT TO EXCEED 8 INCHES IN THICKNESS.
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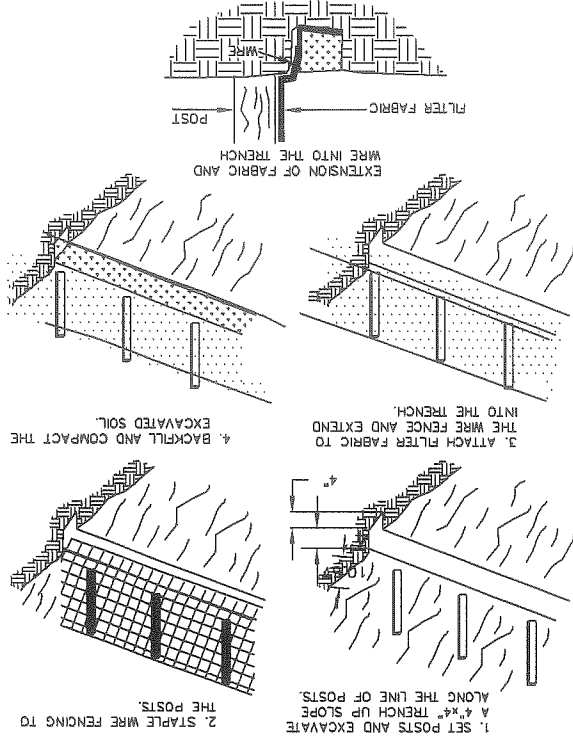


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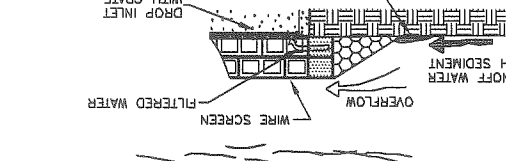
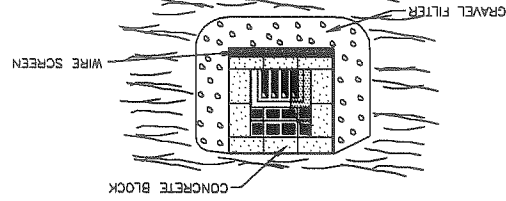
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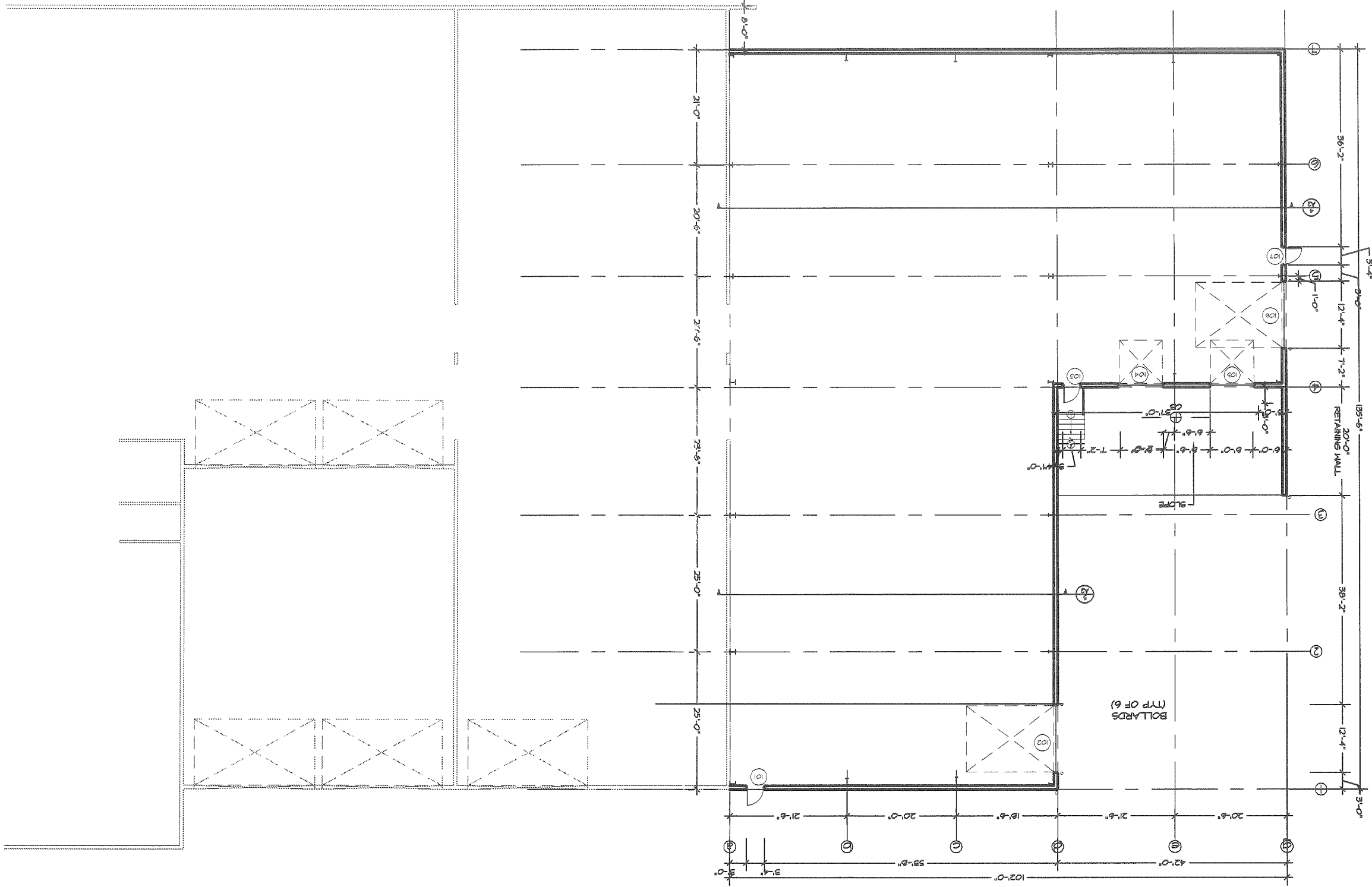


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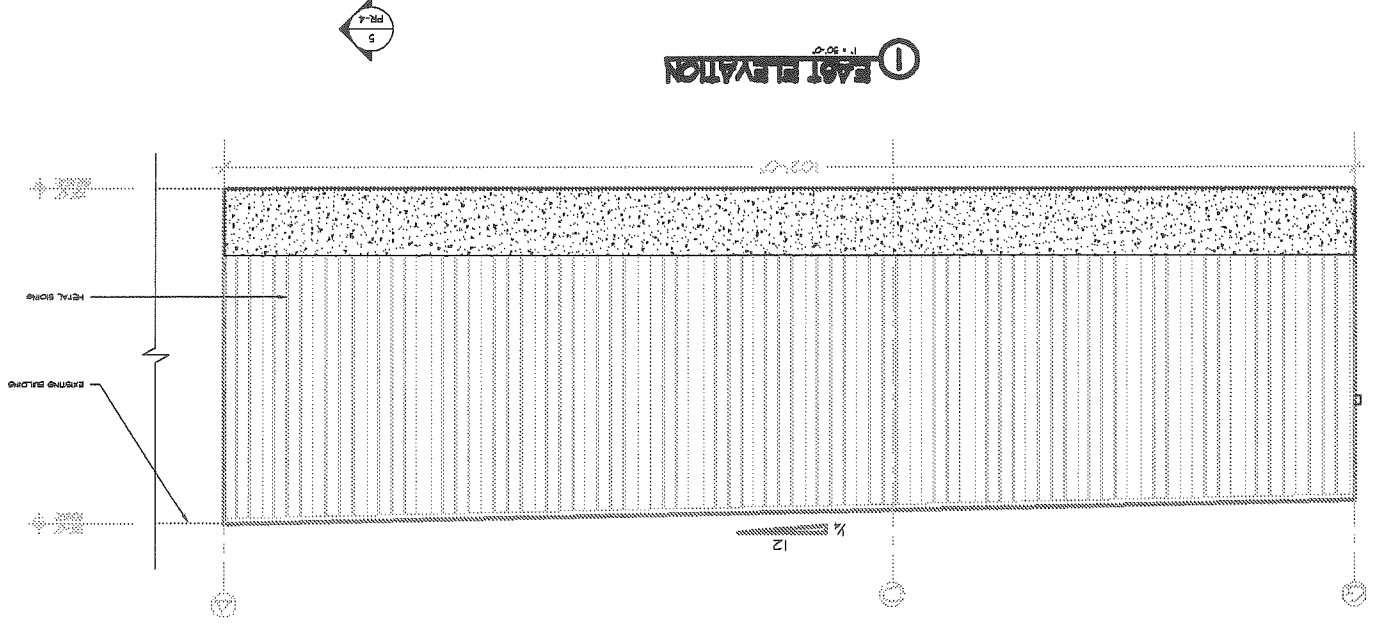
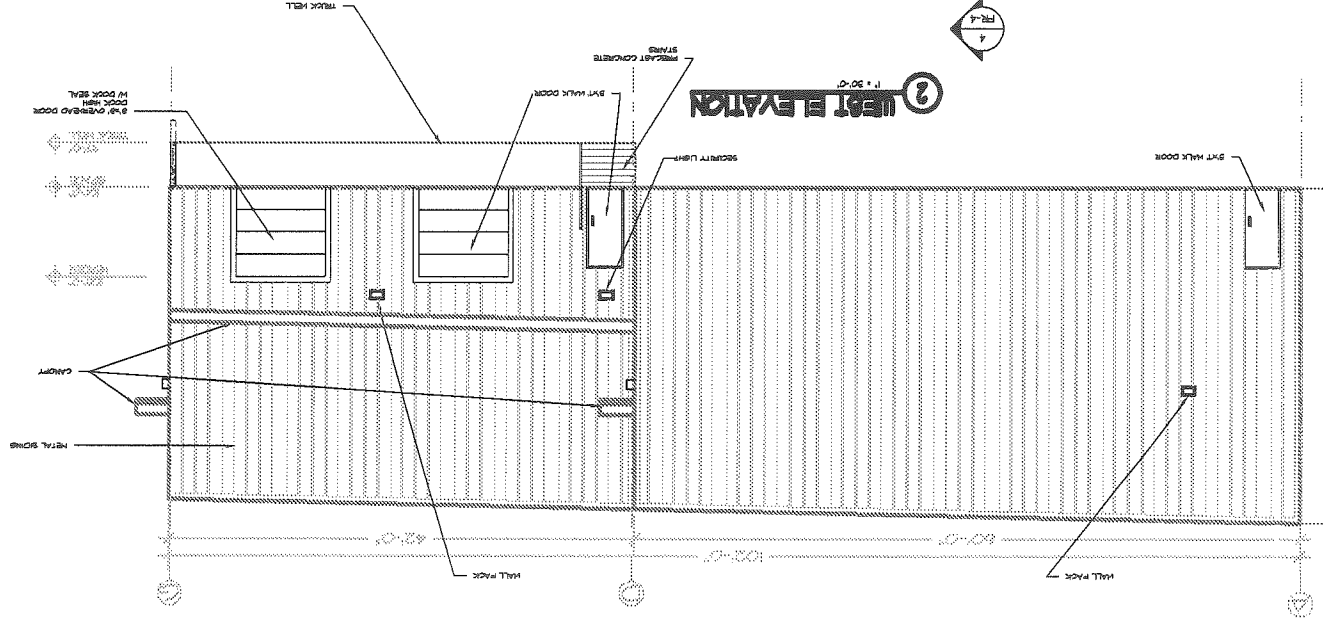
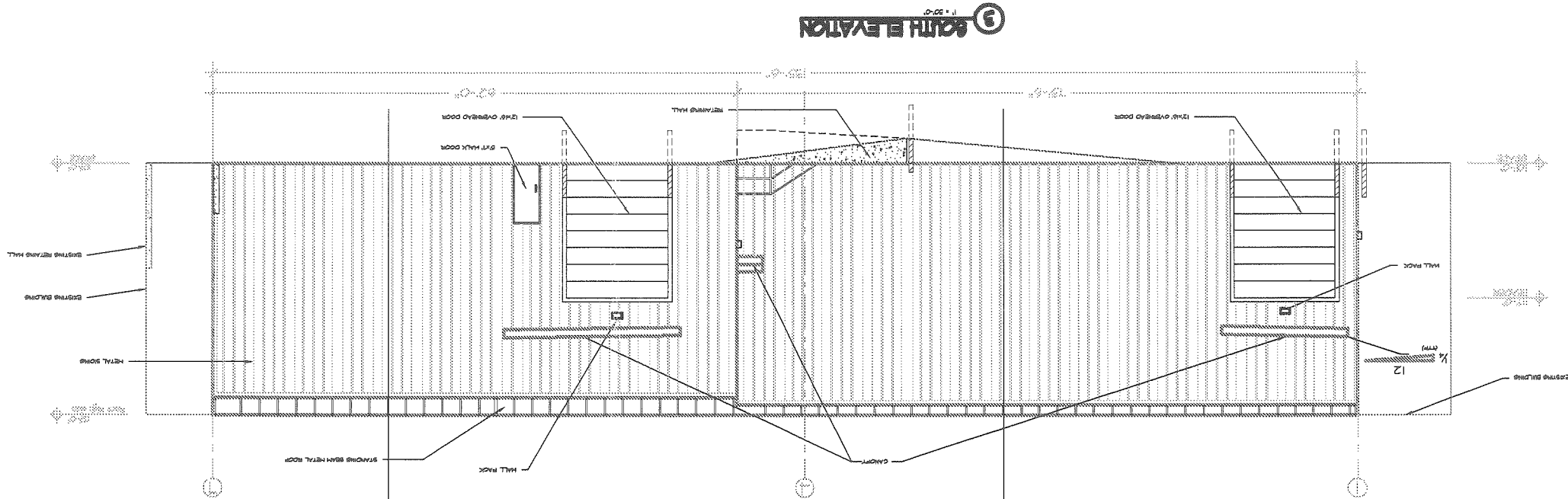
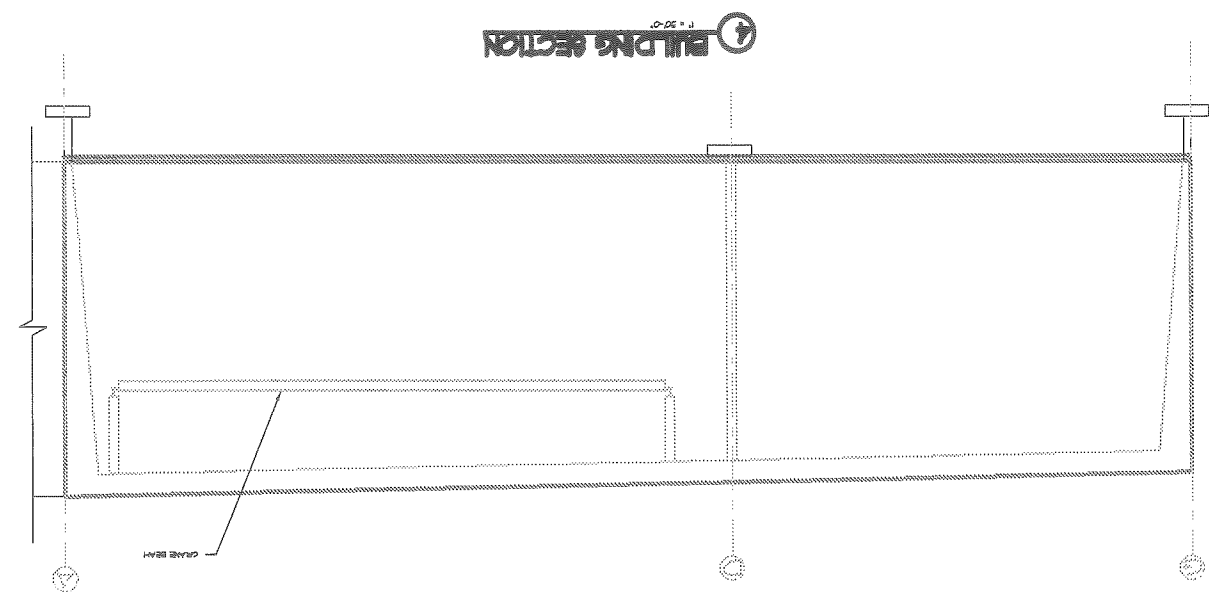
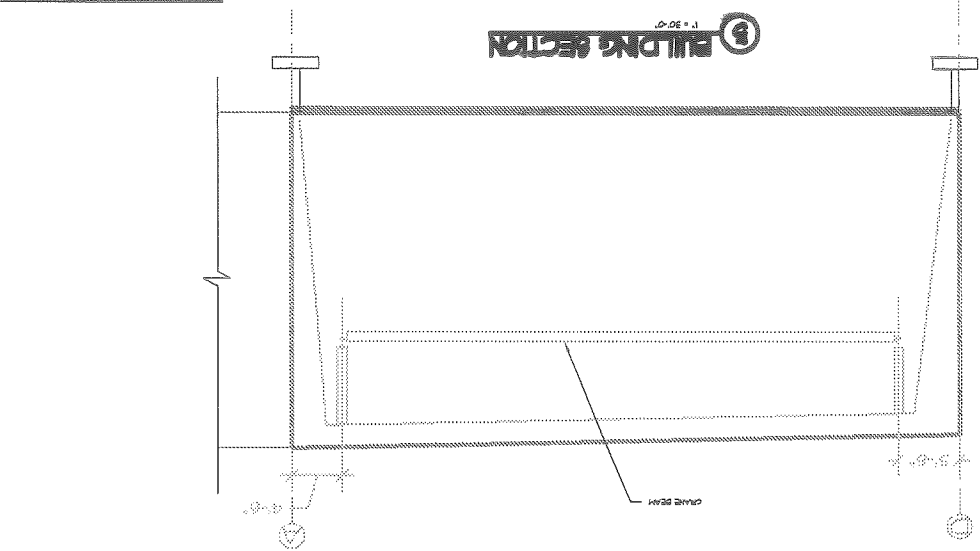
NOT FOR CONSTRUCTION  
STAFF: QTR REVIEW



JOB NO. (13-0323) <b>A-1</b> DRAWING NO.	DRAWING TITLE: <b>FLOOR PLAN</b>	PROJECT NAME: <b>REDLON JOHNSON</b> 172-174 ST. JOHN STREET PORTLAND, ME	NO. DESCRIPTION DATE		SEAL:
CONTRACTOR: NJL DRAWN BY: PRL SCALE: 1/8" = 1'-0" DATE: 10/4/10	DATE:	DATE:	DATE:	160 PLEASANT HILL ROAD, SCARBOROUGH, MAINE 04074 TEL: (207) 895-0855 FAX: (207) 895-0846 E-MAIL: www.allianceintl.com	



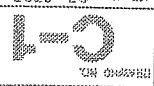
NOT FOR CONSTRUCTION  
STATE CITY REVIEW



**Alliance**  
CONSTRUCTION  
INCORPORATED  
160 PLEASANT HILL ROAD, SCARBOROUGH, MAINE 04074  
Tel: (207) 885-0955 Fax: (207) 885-0846  
E-mail: www.alliancecon.com

SEAL:

FOR CONSTRUCTION  
FIELD OPERATIONS DEPARTMENT



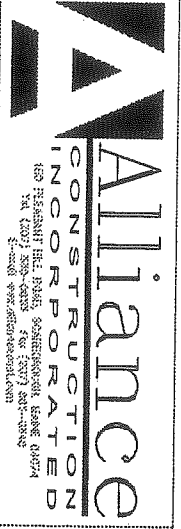
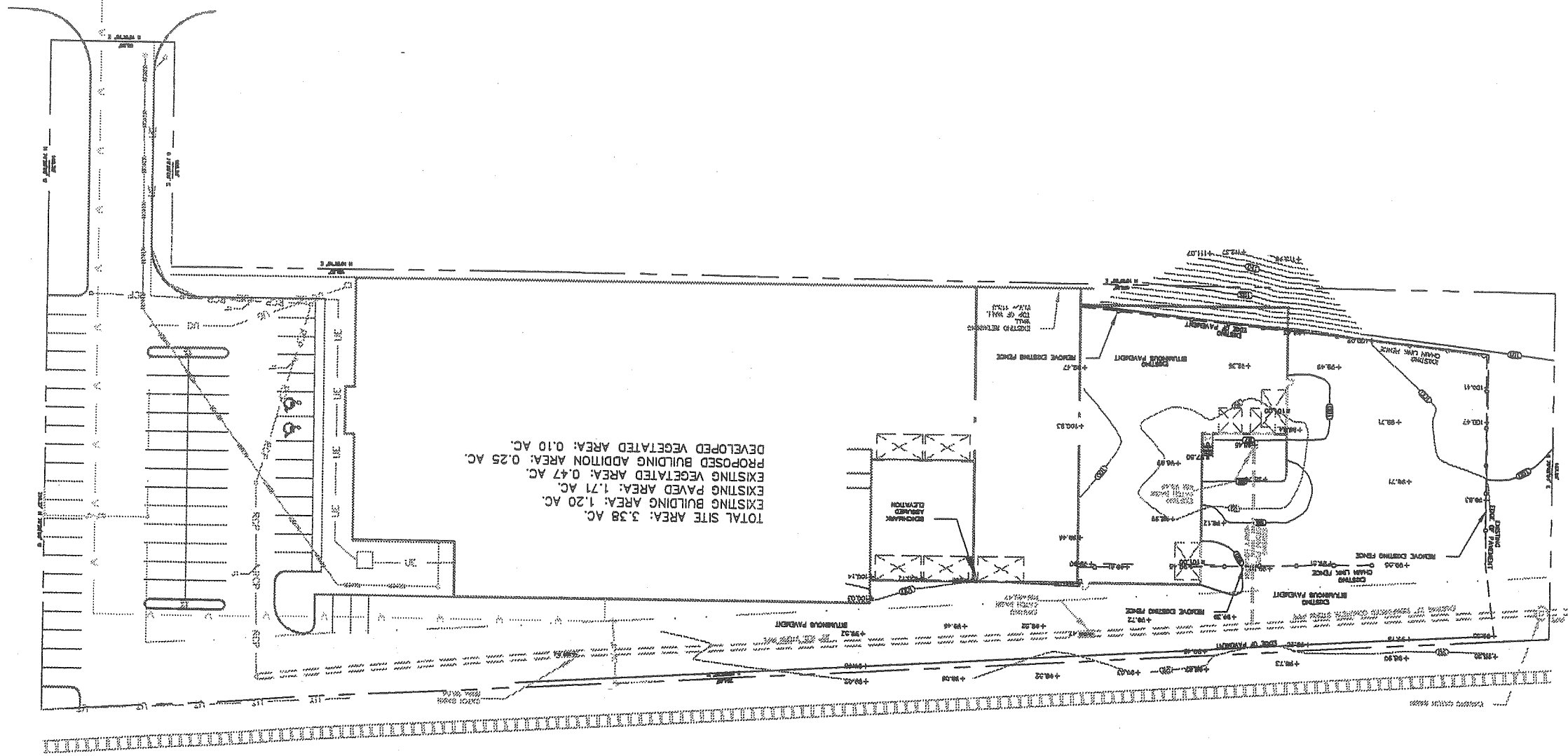
**SITE  
GRADING PLAN**

**REDLON JOHNSON**

177-17A ST. JOHN STREET  
PORTLAND, MAINE

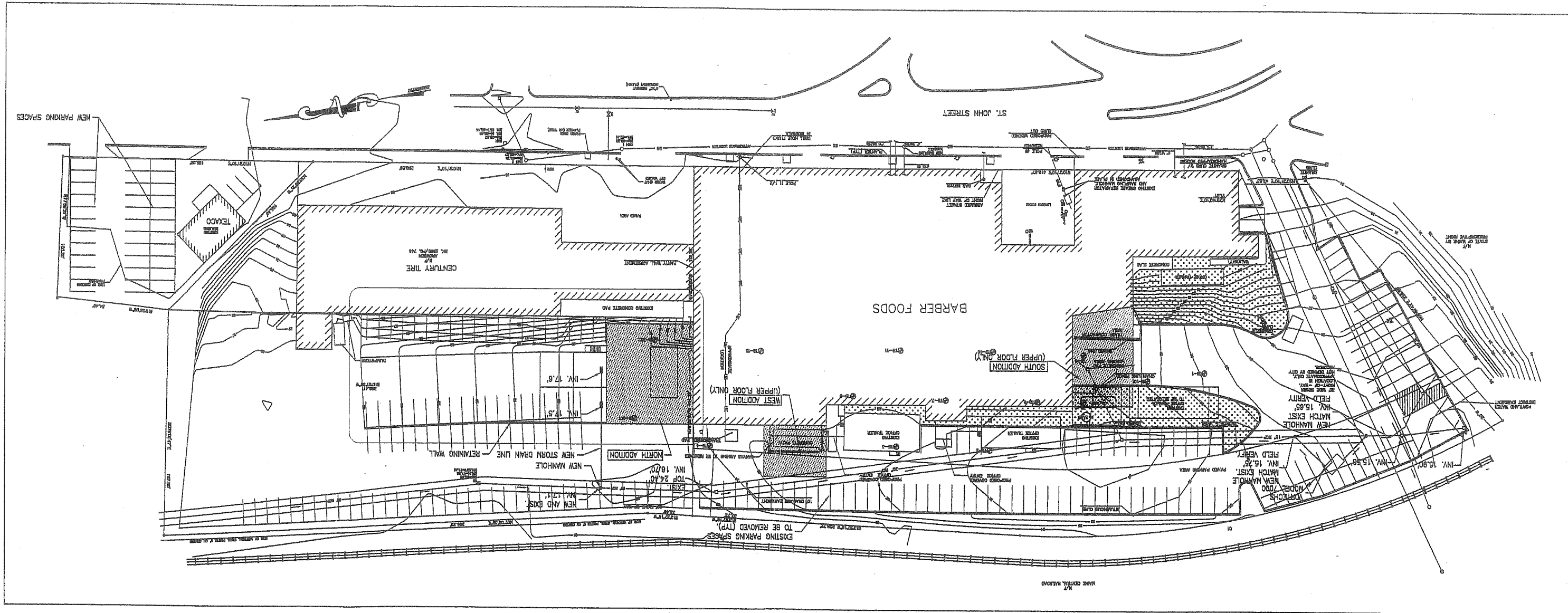
PROJECT NUMBER: 177-17A  
DATE: 2/1/04

1.	REVISIONS	12/29/03	FAH
2.	ADJUSTMENTS TO EXISTING ELEVATIONS FOR CITY COMMENTS	1/9/04	
3.	STAKE PINS FROM LANDSCAPE ARCHITECT'S WORK	1/9/04	
4.	NO CHANGES TO EXISTING ELEVATIONS	1/9/04	
5.	REVISIONS TO EXISTING ELEVATIONS FOR CITY COMMENTS	1/9/04	



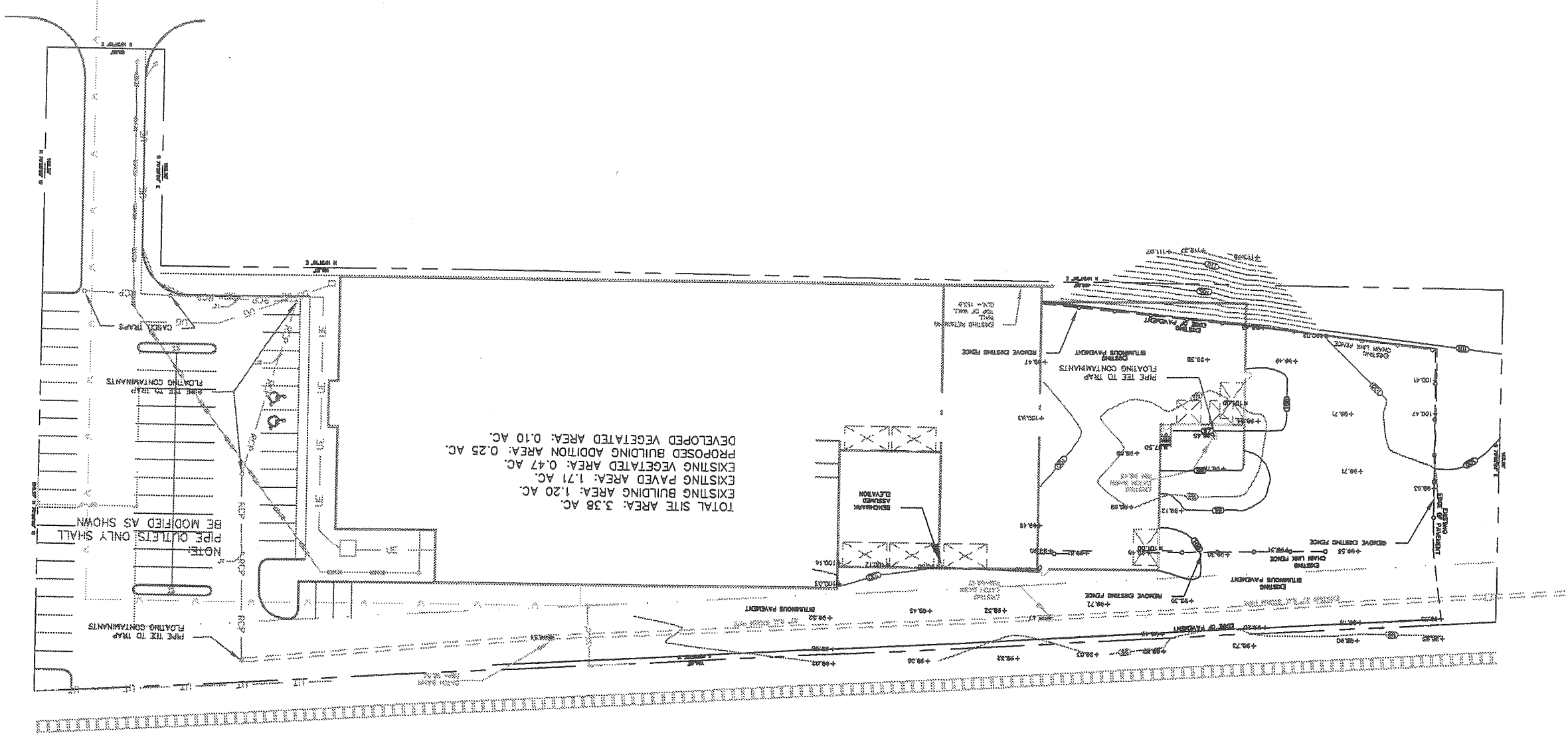
Att. 3A.1





Att. 4

ATT 8



TOTAL SITE AREA: 3.58 AC.  
 EXISTING BUILDING AREA: 1.20 AC.  
 EXISTING PAVED AREA: 1.71 AC.  
 EXISTING VEGETATED AREA: 0.47 AC.  
 PROPOSED BUILDING ADDITION AREA: 0.25 AC.  
 DEVELOPED VEGETATED AREA: 0.10 AC.

NOTE:  
 PIPE OULETS ONLY SHALL  
 BE MODIFIED AS SHOWN

AS NOTED ON SHEET



**SITE GRADING PLAN**

**REDLON JOHNSON**  
 172-174 ST. JOHN STREET  
 PORTLAND, MAINE

PROJECT NO.	DATE	BY	DESCRIPTION
172-174 ST. JOHN STREET	1-1-03	1-1-03	RESPONSE TO CUSTOMER'S COMMENTS
172-174 ST. JOHN STREET	1-1-03	1-1-03	REVISED
172-174 ST. JOHN STREET	1-1-03	1-1-03	REVISED

**Alliance**  
 CONSTRUCTION CORPORATION  
 140 FLAGSHIP HILL ROAD, SCARBOROUGH, MAINE 04074  
 TEL: (207) 880-0888 FAX: (207) 880-0886  
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SCALE: **1/4" = 1'-0"**

