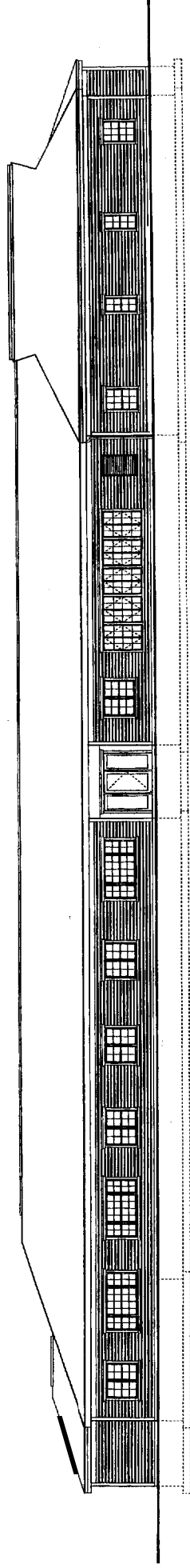


DRAWING LIST

- C-1 COVER SHEET
- C-2 SITE SURVEY
- C-3 COVER SHEET, GENERAL NOTES, & LEGEND
- C-4 EXISTING CONDITIONS PLAN
- C-5 SITE LAYOUT PLAN
- C-6 GRADING, DRAINAGE & EROSION CONTROL PLAN
- C-7 UTILITY PLAN
- C-8 LANDSCAPE PLAN
- C-9 SITE DETAILS
- C-10 UTILITY AND STORM DRAIN DETAILS
- C-11 EROSION CONTROL & LANDSCAPE DETAILS
- A-200 EROSION CONTROL NOTES
- A-201 ENLARGED SITE LAYOUT PLAN
- A-202 FIRST FLOOR PLAN
- A-203 ROOF PLAN
- A-300 UNIT PLANS AND INTERIOR ELEVATIONS
- A-400 PARTITION TYPES/WINDOW ELEVATIONS & DETAILS
- A-500 FIRST FLOOR REFLECTED CEILING PLAN
- A-600 ELEVATIONS
- A-700 WALL SECTIONS AND DETAILS
- S-200 DOOR SCHEDULE AND DETAILS
- S-201 PUBLIC AREA INTERIOR ELEVATIONS & MILLWORK DETAILS
- P-1 FIRST FLOOR FOUNDATION PLAN
- P-2 GENERAL NOTES, DETAIL
- SP-1 ROOF FRAMING PLAN DETAILS & SECTIONS
- M-1 FIRST FLOOR PLUMBING DWV PLAN
- M-2 FIRST FLOOR WATER PIPING PLAN
- E-100 FIRST FLOOR SPRINKLER PLAN
- E-300 FIRST FLOOR PLAN PIPING PLAN, BOILER ROOM DETAIL, SCHEDULES
- E-400 FIRST FLOOR DUCT WORK PLAN
- E-500 LEGEND

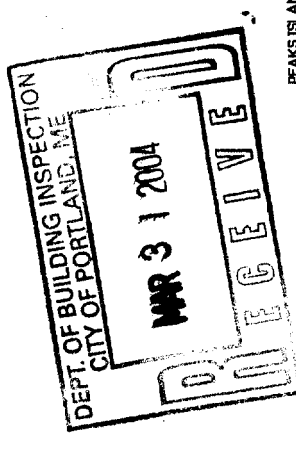


H U.D PROJECT NO 024-22058

VOLUNTEERS OF AMERICA

PEAKS ISLAND V.O.A. SENIOR HOUSING FACILITY & HEALTH CENTER

PEAKS ISLAND, MAINE

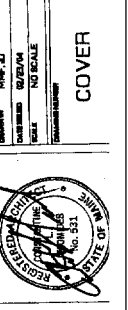


PEAKS ISLAND V.O.A. SENIOR HOUSING
 H.U.D. Project No. 024-22058
 Peaks Island, ME
Proposed Senior Housing
 11 One Bedroom Independent Living Units
 1 Two Bedroom Manager's Unit
 12 Units Total
 Total Parking Spaces Provided = 16 Spaces

PROPOSED BUILDING
 1 Story
 Wood Frame with Wood Siding
SITE AND BUILDING AREAS (s.f.)
 Site: 40,289 s.f.
 Building Footprint: 12,586 s.f.
 Building Area: 10,751 s.f. Elderly Housing
 1,125 s.f. Health Center

ARCHITECT: TSONIDES ASSOCIATES
 By: _____
 Title: -Date: -
 OWNER: VOLUNTEERS OF AMERICA
 By: _____
 Title: -Date: -
 CONTRACTOR: C. M. CIMINO, INC.
 By: _____
 Title: -Date: -
 BONDING COMPANY:
 By: _____
 Title: -Date: -

Tsonides Associates
 Architects and Planners
 388 Elliot Street
 Newton Upper Falls, MA 02454
 (617) 552-4774
 Fax: (617) 552-4753

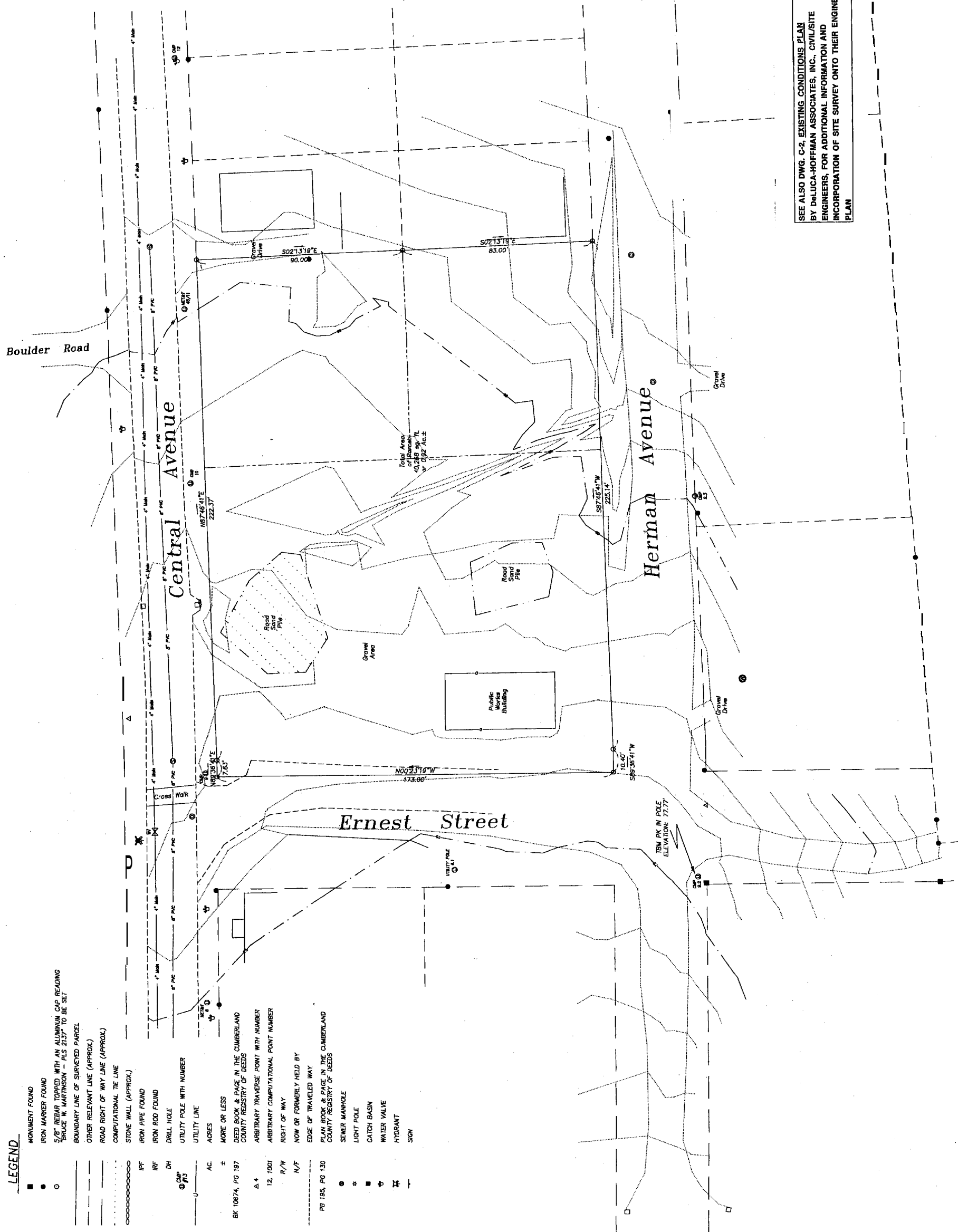


COVER



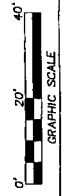
MAGNETIC
SEE NOTE 5

- LEGEND**
- MONUMENT FOUND
 - IRON MARKER FOUND
 - 5/8" REBAR TOPPED WITH AN ALUMINUM CAP READING BRUCE W. MARTINSON - PLS 2137 TO BE SET
 - BOUNDARY LINE OF SURVEYED PARCEL
 - - - OTHER RELEVANT LINE (APPROX.)
 - - - ROAD RIGHT OF WAY LINE (APPROX.)
 - - - COMPUTATIONAL TIE LINE
 - STONE WALL (APPROX.)
 - IPF IRON PIPE FOUND
 - IRF IRON ROD FOUND
 - DH DRILL HOLE
 - UTILITY POLE WITH NUMBER
 - UTILITY LINE
 - AC ACRES
 - ± MORE OR LESS
 - BK 10674, PG 197 DEED BOOK & PAGE IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS
 - △ 4 ARBITRARY TRAVERSE POINT WITH NUMBER
 - 12, 1001 ARBITRARY COMPUTATIONAL POINT NUMBER
 - R/W RIGHT OF WAY
 - N/F NOW OR FORMERLY HELD BY
 - EDGE OF TRAVELED WAY
 - PB 195, PG 130 PLAN BOOK & PAGE IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS
 - SEWER MANHOLE
 - LIGHT POLE
 - CATCH BASIN
 - ⊕ WATER VALVE
 - ⊕ HYDRANT
 - SIGN



SEE ALSO DWG. C-2, EXISTING CONDITIONS PLAN
BY DELUCA-HOFFMAN ASSOCIATES, INC., CIVIL/SITE
ENGINEERS, FOR ADDITIONAL INFORMATION AND
INCORPORATION OF SITE SURVEY ONTO THEIR ENGINEERING
PLAN

OWNER OF RECORD



BOUNDARY SURVEY
FOR
VOA
Peaks Island

CENTRAL AVENUE
PEAKS ISLAND, PORTLAND
(CUMBERLAND COUNTY)

DATE: APRIL 9, 2002 SCALE: 1" = 20'

Prepared By:
DRIBGO LAND SERVICES, INC.
BRUCE W. MARTINSON, PRESIDENT
323 OLD BRUNSWICK ROAD
BATH, MAINE 04530
TEL: (207) 442-7000
FAX: (207) 442-7001
EMAIL: bruce@dribgo.com

DRIBGO LAND SERVICES, INC.
323 OLD BRUNSWICK ROAD
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EMAIL: bruce@dribgo.com

STE DEVELOPMENT PLANS

FOR

SENIOR HOUSING FACILITY AND HEALTH CENTER

CENTER

PORTLAND, MAINE

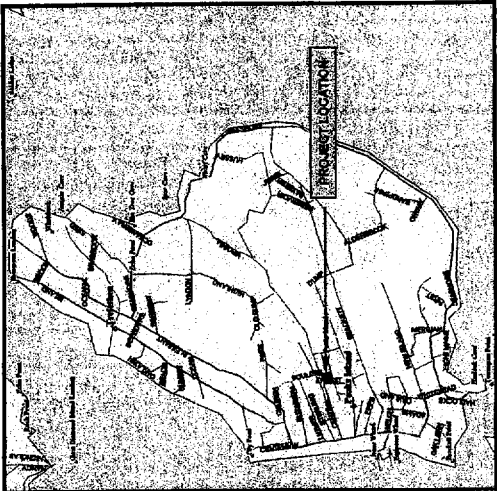
CENTRAL AVENUE AND ERNEST STREET

REVISED BUILDING SET

CITY OF PORTLAND TAX ASSESSOR'S MAP, LOT & BLOCK NUMBERS
 PROJECT PARCEL SITE
 MAP LOT BLOCK
 87 7,8&9 P

ZONING: ISLAND RESIDENTIAL-2 ZONE (IR-2) CONTRACT ZONE
 AGREEMENT WITH THE CITY OF PORTLAND

OWNER/APPLICANT
 PEAKS ISLAND VOLUNTEERS OF AMERICA
 ELDERLY HOUSING INC.
 C/O JULIA WILCOCK
 DIRECTOR OF PROGRAM EXPANSION AND DEVELOPMENT
 VOLUNTEERS OF AMERICA NORTHERN NEW ENGLAND
 14 MAINE STREET #205
 BRUNSWICK, MAINE 04011
 TEL: 207-373-1140



INDEX

- C-1 COVER SHEET, GENERAL NOTES, AND LEGEND
- C-2 EXISTING CONDITIONS
- C-3 SITE LAYOUT PLAN
- C-4 GRADING, DRAINAGE, AND EROSION CONTROL PLAN
- C-5 UTILITY PLAN
- C-6 LANDSCAPE PLAN
- C-7 SITE DETAILS
- C-8 UTILITY AND STORM DETAILS
- C-9 EROSION CONTROL DETAILS
- C-10 EROSION CONTROL NOTES
- C-11 ENLARGED SITE LAYOUT PLAN
- C-12 SUBDIVISION PLAN

PREPARED BY
 CIVIL ENGINEER:
DeLuca-Hoffman Associates, Inc.
 778 MAIN STREET, SUITE 8
 SOUTH PORTLAND, MAINE 04106
 ATTN: STEPHEN BUSHEY
 (207) 775-1121

SURVEYOR:
DIRIGO LAND SERVICES, Inc.
 323 OLD BRUNSWICK ROAD
 BATH, MAINE 04530
 (207) 442-7500
 ATTN: BRUCE W. MARTINSON, PRESIDENT

ARCHITECT:
TSOMIDES ASSOCIATES
 389 ELLIOT STREET
 NEWTON UPPER FALLS, MA 02164
 (617) 968-4774

LEGEND

EXISTING	PROPOSED
IRON PIPE FOUND	CONTOUR LINE
MONUMENT FOUND NOW OR FORMERLY	BITUMINOUS ASPHALT WALKWAY
UTILITY POLE	HOT BITUMINOUS ASPHALT PAVEMENT
SIGN	EDGE OF PAVEMENT
SEWER MANHOLE	SILT FENCE
CURB	BITUMINOUS CONCRETE CURB
WATER VALVE	BUILDING
TREELINE	SIGN
LIGHT POLE (UNLESS NOTED) EXISTING BUILDING	BOLLARD
CATCH BASIN	CATCH BASIN
EXISTING CONTOUR	STONE SEDIMENT BARRIER
SEWER LINE	HAY BALE BARRIER
WATER LINE	STORM DRAIN MANHOLE
EDGE OF PAVEMENT	STORM DRAIN LINE
SURVEY CONTROL POINT	PROPOSED DECIDUOUS TREE
EXISTING SPECIMEN TREE	PROPOSED SHRUB
EXISTING EDGE OF GRAVEL ROAD/DRIVE	YARD LIGHT POLE AND FIXTURE
PROPERTY LINE	PROPOSED SEWER LINE
OVERHEAD ELECTRIC	UNDERGROUND ELECTRIC & TELEPHONE
EXISTING CONTOUR	PROPOSED WATER MAIN
DRAIN MANHOLE	PROPOSED DOWN SPOUT
EXISTING HYDRANT	PROPOSED CONTOUR
	PROPOSED LIGHT BOLLARD
	PROPOSED FOUNDATION DRAIN

9. ALL SIGNAGE SHALL CONFORM TO THE STANDARDS FOR SIZE, HEIGHT, LOCATION, AND REFLECTIVITY SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

10. ALL PARKING STALLS SHALL BE MARKED OFF BY 4" SOLID YELLOW LINES EXCEPT AS SHOWN ON THE LAYOUT PLAN.

11. ALL CURB SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS AS NOTED ON THE PLANS:
 GRANITE AND BITUMINOUS CONCRETE CURB SHALL MEET THE SPECIFICATIONS 608.03 AND 608.04

12. ALL DIMENSIONING UNLESS OTHERWISE NOTED IS TO THE FACE OF CURB OR FACE OF BUILDING.

13. BUILDING SUMMARY: PROPOSED 13,500 S.F.

ZONING DATA	RECORDED	ACTUAL
CONTRACT ZONE AGREEMENT	39,000	40,288 S.F.
SPACE AND BULK REGULATIONS		
MINIMUM LOT AREA	19'	19'
MINIMUM FRONT YARD SETBACKS	14'	14'
MINIMUM SIDE YARD SETBACKS	13'	13'
MINIMUM SIDE/REAR SETBACKS	35%	30%*
MAXIMUM GROSS FLOOR AREA**		

OFF STREET PARKINGS
 PARKING STALL DIMENSION 9'x19'

*THE SIDEYARD SETBACK SHALL BE 16' ON THE ERNEST STREET PROPERTY LINE FOR THE COMMUNITY HEALTH CENTER BUILDINGS

**ALLOWED UNDER ISLAND RESIDENTIAL - 2 ZONE

GENERAL NOTES:
 THIS PROJECT IS SUBJECT TO THE TERMS AND CONDITIONS OF ALL REGULATIONS ADMINISTERED BY THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MAINE DEPARTMENT OF TRANSPORTATION, LOCAL UTILITY COMPANIES AND THE CITY OF PORTLAND.

2. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF THE ENTRANCES, PAVING, EXITS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE POINTS.

3. ALL REQUIRED AND NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL SERVICE CONNECTIONS.

4. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR THE ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR DIG SURE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

5. MAINTENANCE OF EROSION CONTROL MEASURES IS OF PARAMOUNT IMPORTANCE TO THE OWNER AND THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. ADDITIONAL EROSION CONTROL MEASURES SHALL BE THE CONTRACTOR'S DEEMED NECESSARY BY VISUAL INSPECTIONS OF THE OWNER OR THEIR REPRESENTATIVES AT NO ADDITIONAL COST TO THE OWNER.

6. ALL MATERIAL SCHEDULES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY. THE CONTRACTOR SHALL PREPARE HIS OWN MATERIAL SCHEDULES BASED UPON HIS PLAN REVIEW. ALL SCHEDULES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ORDERING MATERIALS OR PERFORMING WORK.

7. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, THE PROJECT SPECIFICATIONS, AND THE CITY OF PORTLAND TECHNICAL STANDARDS.

8. THE PROPERTY SHOWN ON THIS PLAN MAY BE DEVELOPED AND USED ONLY AS DEPICTED ON THIS APPROVED PLAN. ALL ELEMENTS AND FEATURES OF THE PLAN AND ALL REPRESENTATIONS MADE BY THE APPLICANT CONCERNING THE DEVELOPMENT AND USE OF THE PROPERTY WHICH APPEAR IN THE RECORD OF THIS PLAN SHALL BE DEEMED TO BE TRUE AND CORRECT UNLESS AN AMENDED PLAN IS FIRST SUBMITTED TO AND APPROVED BY THE PLANNING BOARD.

PROJECT: SENIOR HOUSING FACILITY & HEALTH CENTER
 PORTLAND, MAINE

DELUCA-HOFFMAN ASSOCIATES, INC.
 323 OLD BRUNSWICK ROAD
 BATH, MAINE 04530
 (207) 775-1121
 SHARLENE@DELUCAHOFFMAN.COM

DRAWN: GAW DATE: NOV. 2002
 DESIGNED: JCM SCALE: AS NOTED
 CHECKED: SRB JOB NO. 2301
 FILE NAME: 2301-COV

SHEET C-1

SENIOR HOUSING FACILITY & HEALTH CENTER
 PORTLAND, MAINE

COVER SHEET, GENERAL NOTES, & LEGEND

VOLUNTEERS OF AMERICA

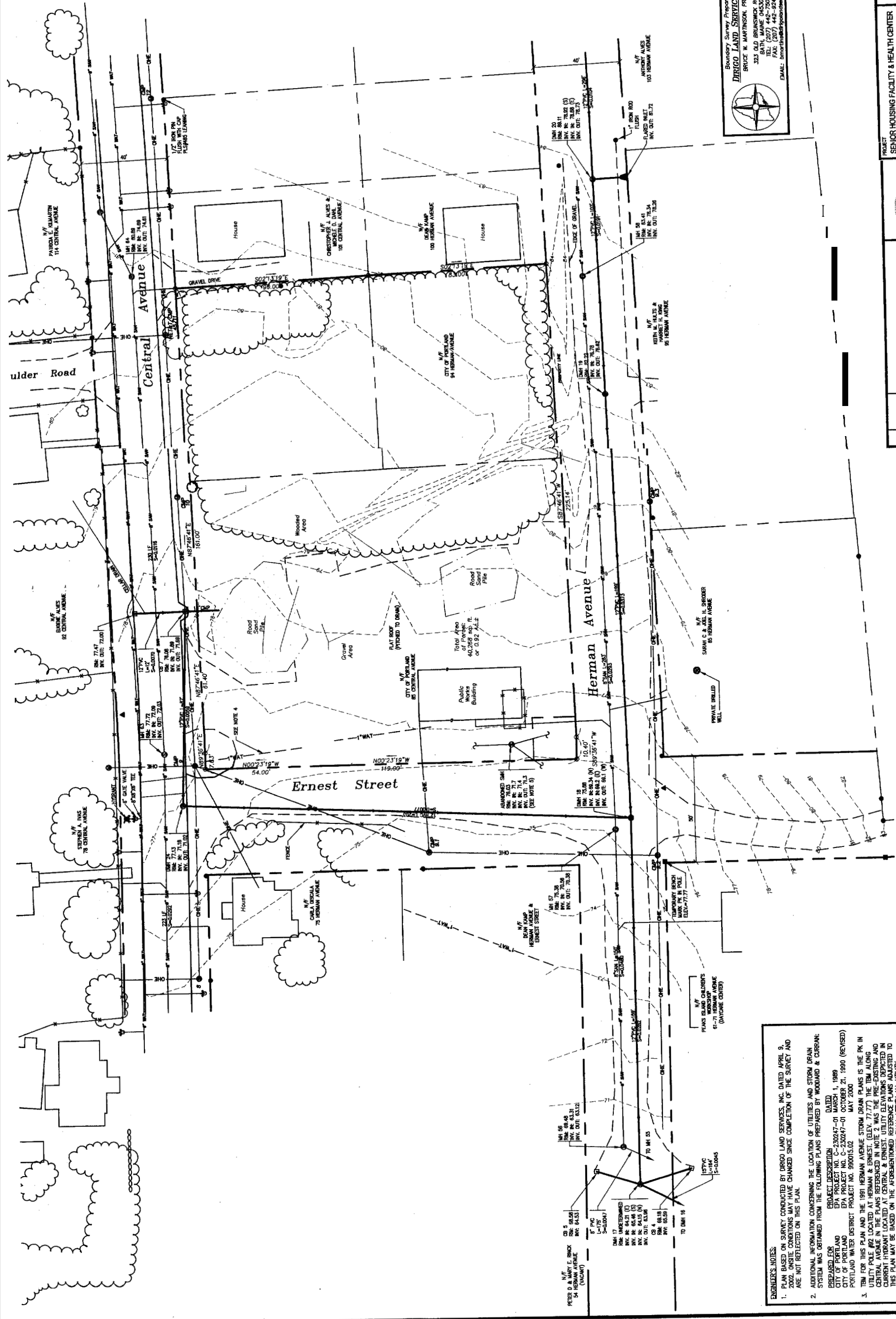
CLIENT: VOLUNTEERS OF AMERICA

PROJECT: SENIOR HOUSING FACILITY & HEALTH CENTER
 PORTLAND, MAINE

DATE: 11/14/02
 DRAWN: GAW
 CHECKED: SRB
 FILE NAME: 2301-COV

REV	DATE	DESCRIPTION
1	11/14/02	SUBMITTED FOR SITE PLAN REVIEW
2	11/14/02	ISSUED FOR PERMITS
3	11/14/02	ISSUED FOR PERMITS
4	02/28/03	RELEASED FOR CONSTRUCTION
5	10/29/03	REVISED BUILDING LAYOUT - ISSUED FOR OWNER REVIEW
6	12/30/03	ISSUED TO PORTLAND PLANNING AUTHORITY
7	02/10/04	RELEASED FOR CONSTRUCTION

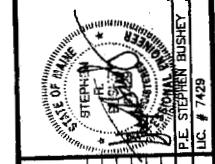
I HEREBY ACKNOWLEDGE THAT THESE PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECT SUPERVISION, AND THAT I AM A DAILY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MAINE AND THAT I AM COMPETENT TO PREPARE THIS DOCUMENT.



Boundary Survey Prepared By
DRIGO LAND SERVICES, INC.
 BRUCE W. MARTINSON, PRESIDENT
 332 OLD BRUNSWICK ROAD
 BATH, MAINE 04502
 TEL: (207) 442-9200
 FAX: (207) 442-9243
 EMAIL: bmart@drigo-land.com



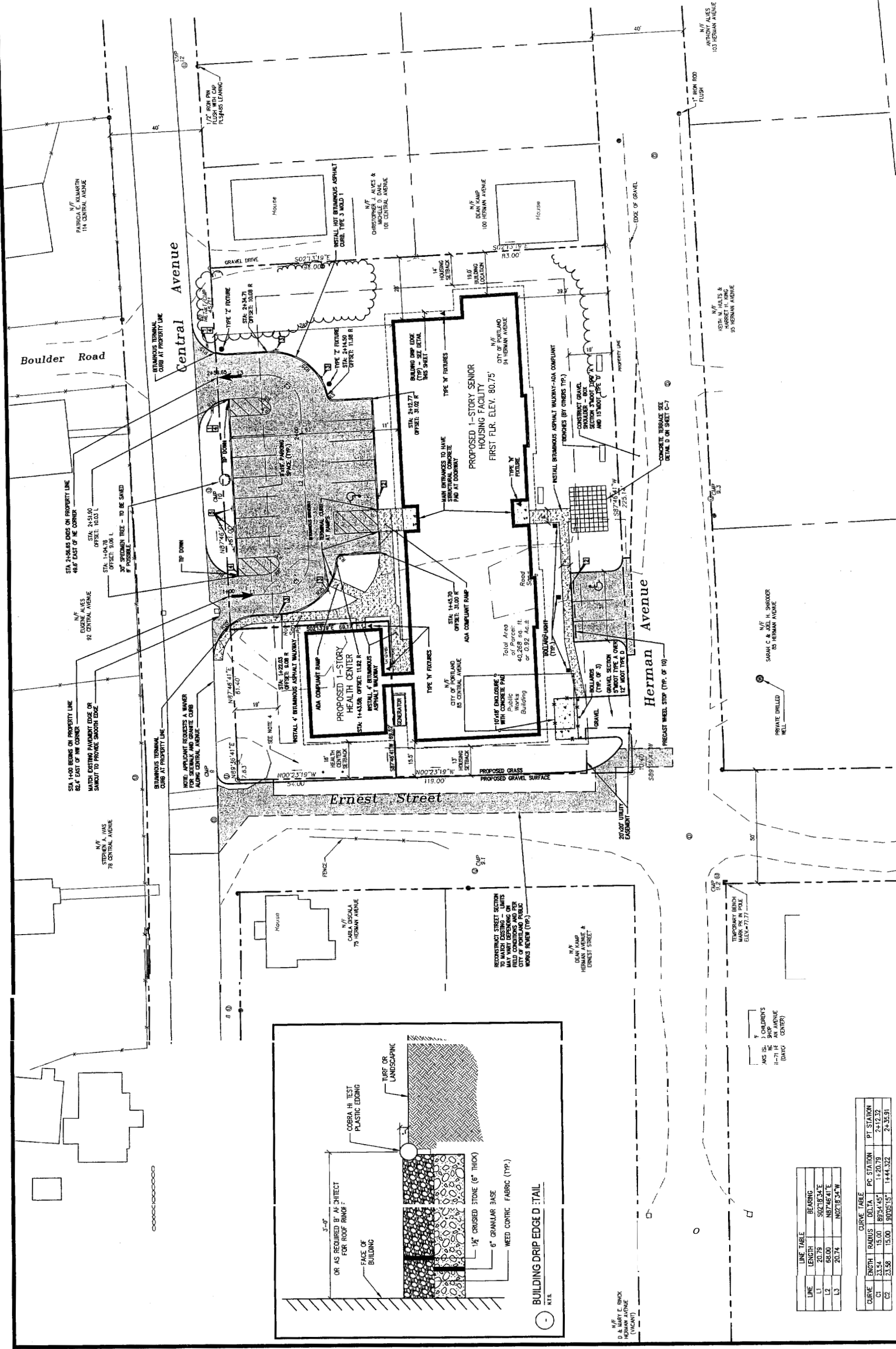
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SHEET TITLE: EXISTING CONDITIONS PLAN	
SHEET: VOLUNTEERS OF AMERICA	
DATE: NOV. 2002	SCALE: 1" = 20'
DESIGNED: JIM	JOB NO. 2301
CHECKED: SSB	FILE NAME: 2301-SP2
DRAWN: DLU	SHEET: C-2



REV.	DATE	DESCRIPTION
6	02.11.04	RELEASED FOR CONSTRUCTION
5	12.30.03	REMOVED FOR PORTLAND PLANNING AUTHORITY
4	10.29.03	REMOVED BUILDING LAYOUT - ISSUED FOR OWNERS REVIEW
3	01.24.03	RELEASED FOR CONSTRUCTION
2	11.19.02	ISSUED FOR CONSTRUCTION
1	11.19.02	ISSUED FOR CONSTRUCTION

ENGINEER'S NOTES:

- PLAN BASED ON SURVEY CONDUCTED BY DRIGO LAND SERVICES, INC. DATED APRIL 9, 2002. ON-SITE CONDITIONS MAY HAVE CHANGED SINCE COMPLETION OF THE SURVEY AND ARE NOT REFLECTED ON THIS PLAN.
- ADDITIONAL INFORMATION CONCERNING THE LOCATION OF UTILITIES AND STORM DRAIN SYSTEM WAS OBTAINED FROM THE FOLLOWING PLANS PREPARED BY WOODWARD & CURRAN:
 PREPARED FOR: PROJECT NO. C-330247-01
 DATED: 1, 1999
 CITY OF PORTLAND
 PORTLAND WATER DISTRICT PROJECT NO. 990015.02
- THE PLAN FOR THIS PLAN AND THE 1991 HERMAN AVENUE STORM DRAIN PLANS IS THE PK IN UTILITY POLE #82 LOCATED AT HERMAN & ERNEST. THE PRE-EXISTING AND EXISTING UTILITY ELEVATIONS SHOWN ON THIS PLAN MAY BE BASED ON THE ABOVE-MENTIONED REFERENCE PLANS DEPICTED IN THE CURRENT BENCHMARK DATUM. THE CONTRACTOR SHALL VERIFY ALL UTILITY ELEVATION DATA PRIOR TO ORDERING OF MATERIALS. THE CONTRACTOR'S SURVEY DATA SHALL BE SUPPLIED TO THE ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION.
- THE EXACT LOCATION OF EXISTING WATER SERVICES IS UNKNOWN BUT HAVE BEEN CONFIRMED TO EXIST. EXISTING WATER LINES SHALL BE ABANDONED IN PLACE.
- ALL EXISTING SEWER INFRASTRUCTURE SHALL BE FIELD VERIFIED AND REMOVED BY THE CONTRACTOR AND A REPRESENTATIVE OF PORTLAND PUBLIC WORKS PRIOR TO REMOVAL FOR ASSURING CONNECTIONS DO NOT CONTINUE TO PROVIDE SERVICE STILL OPERABLE TO OTHER LAND OWNERS.



DELUCA-HOFFMAN ASSOCIATES, INC.
 77 MAIN STREET SUITE 8
 PORTLAND, ME 04101
 WWW.DELUCA-HOFFMAN.COM

PROJECT: SENIOR HOUSING FACILITY & HEALTH CENTER
PORTLAND, MAINE

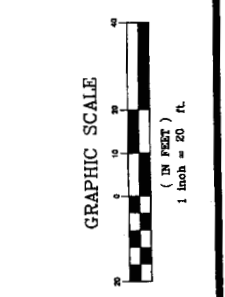
SHEET TITLE: SITE LAYOUT PLAN

CLIENT: VOLUNTEERS OF AMERICA

DESIGNED: J.M. SCALE: NOV. 2012
CHECKED: S.B. SCALE: 200'-0"=1"
FILE NAME: 2001-092
SHEET: C-3

REVISIONS

REV	DATE	DESCRIPTION
1	10.22.02	SITE PLAN REVIEW SUBMISSION
2	11.02.02	REVISIONS FOR PROPOSAL
3	11.02.02	REVISIONS FOR PROPOSAL
4	11.02.02	REVISIONS FOR PROPOSAL
5	01.24.03	REVISIONS FOR CONSTRUCTION
6	02.20.03	REVISIONS FOR CONSTRUCTION
7	02.20.03	REVISIONS FOR CONSTRUCTION
8	02.24.04	REVISIONS FOR CONSTRUCTION
9	03.20.04	REVISED CURB & DWP EDGE DETAIL - RELEASED TO CONTRACTOR



LUMINAIRE SCHEDULE

SYMBOL	QUANTITY	LABEL	DESCRIPTION	MANUFACTURER/TYPE
▲	4	N	ONE-LIGHT WALL LANTERN (BLACK - 60 WATTS)	PROGRESS LIGHTING / P5865-31
●	2	Z	TENERITE POST MOUNT (CLASSIC FAMILY)	BARBICAN PRODUCTS / NORAL
■	3		LOUVER BOLLARD	CARCOO / BRM 620

SIGN LEGEND

SYMBOL	DESCRIPTION	SIZE
STOP	STOP SIGN	24"X24"
♿	ACCESSIBLE PARKING SIGN	12"X18"
NO PARKING ANY TIME	NO PARKING ANY TIME SIGN	12"X18"
DO NOT ENTER	DO NOT ENTER SIGN	24"X24"
VISITOR PARKING	VISITOR PARKING SIGN	12"X18"

LINE TABLE

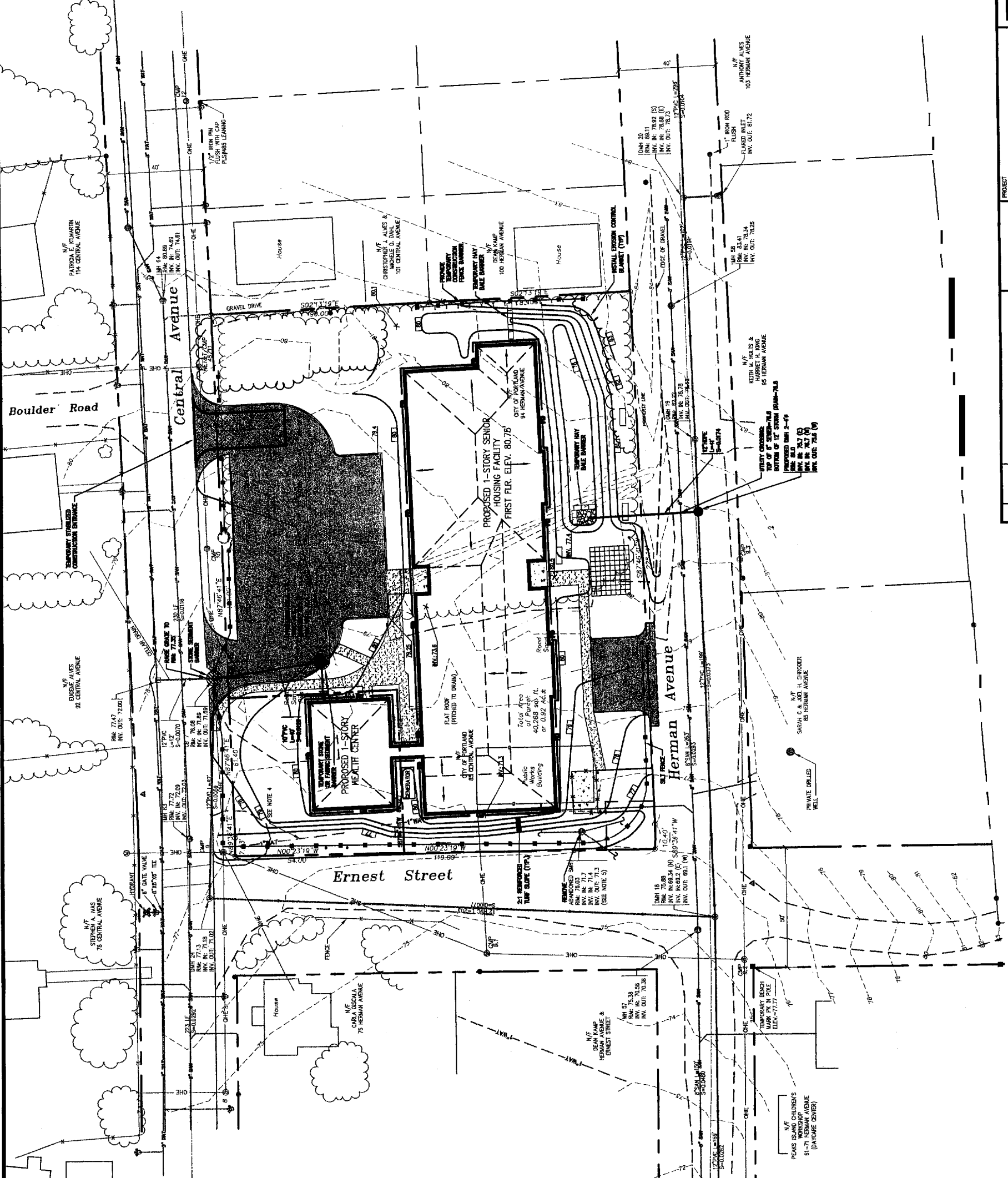
LINE	LENGTH	BEARING
L1	20.79	S02°13'34"E
L2	68.00	N87°46'41"E
L3	20.74	N02°15'34"W

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	PC STATION	PT STATION
C1	33.54	15.00	89°54'45"	1+20.79	2+42.32
C2	33.58	15.00	90°05'15"	1+44.322	2+43.91

NOTES:

- STA. 1+00 BEGINS ON PROPERTY LINE 82.4' EAST OF NW CORNER. MATCH EXISTING PAVEMENT EDGE OR SMOOTH TO PROVIDE SMOOTH EDGE.
- STA. 1+44.78 TO 1+45.78: 1" IRON ROD WITH CAP FLASHING LEADING.
- INSTALL BITUMINOUS ASPHALT CURB TYPE 3 W/ALD.
- INSTALL BITUMINOUS ASPHALT WALKWAY-ADA COMPLIANT (BENCHES BY OTHERS TYP.).
- CONSTRUCT GRAVEL SURFACE SECTION STAGG TYPE D AND 15" MOOT TYPE D.
- INSTALL BITUMINOUS ASPHALT WALKWAY-ADA COMPLIANT (BENCHES BY OTHERS TYP.).
- CONCRETE TERRACE SEE DETAIL D ON SHEET C-7.
- PROCAST WHEEL STOP (TYP. OF 10).
- PRIVATE DRILLED WELL.
- TEMPORARY BENCH MARK PK IN POLE ELEV. = 71.71.
- ANG. 1/2" CARBORON'S SHOP MARK 11-71 1/2" AN AVENUE (DANG. CENTER).
- REINFORCED CONCRETE CURB TO MATCH EXISTING. LIMITS MAY VARY DEPENDING ON FIELD CONDITIONS. PROVIDE CURB WORKS NUMBER (TYP.).
- UNAPPROVED CURB AREA: Public Works Building.
- 1/2" CRUSHED STONE (6" THICK) WITH CONCRETE BASE.
- 6" GRANULAR BASE.
- NEED CONTRIC FABRIC (TYP.).
- OR AS REQUIRED BY ARCHITECT FOR ROOF RINGS.
- FACE OF BUILDING.
- COBBLER TEST PLASTIC EDGING.
- TURF OR LANDSCAPING.



GRADING & DRAINAGE NOTES:

- ALL STORM DRAIN PIPE SHALL BE SMOOTH BORE INTERIOR PROVIDING A MINIMUM SLOPE COEFFICIENT OF 0.01 IN 100 FT.
- PROVIDE CURB FINISH TO BE INDICATED ON THE PLANS.
- AN "AS-BUILT" VERIFICATION OF THE STORMWATER DRAINAGE SYSTEM BY QUALIFIED REPRESENTATIVE IS REQUIRED PRIOR TO THE OWNER ACCEPTING THE BUILDING AND FINISHES. CONTRACTOR IS SPECIFICALLY ADVISED THAT ANY DEVIATION FROM THE PLANS MAY AFFECT THE PROGRESS OF THE PROJECT.
- SEE EXISTING CONDITIONS FOR BENCHMARK INFORMATION.
- ALL DISTURBED AREAS NOT TO BE PAVED, SOILED OR OTHERWISE TREATED SHALL RECEIVE 4" LONA, SEED, FERTILIZER AND MULCH.

COMPACTION REQUIREMENTS:

LOCATION	SOIL
BELOW PAVED OR CONCRETE AREAS	90%
SUBGRADE FILL BELOW PAVED AREAS	90%
TRENCH BEDDING MATERIAL AND SAND FILLER BACKFILL	90%
BELOW LONA AND SEED AREAS	90%

ALL PERCENTAGES OF COMPACTION SHALL BE OF THE MAXIMUM DRY DENSITY AT THE OPTIMUM MOISTURE CONTENT AS DETERMINED AND CONTROLLED IN ACCORDANCE WITH ASTM D-1557.

- ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FRESH CONCRETE.
- CONTRACTOR SHALL PROVIDE A FINISH PAVEMENT SURFACE FREE OF LOW SPOTS AND UNDESIRABLE SURFACE DEFECTS. ALL SURFACE DEFECTS SHALL BE CORRECTED AND ADJUSTED TO THE BUILDING AND ADJACENT AREAS.
- ALL EXISTING UTILITIES SHALL BE DEPTHS AT LEAST 18" TO PROMOTE ADEQUATE DRAINAGE TOWARDS SUBSURFACE DRAINAGE SYSTEMS ORIENTED BY THE OWNER'S REPRESENTATIVE.
- PROVIDE CURBITION AS REQUIRED TO PREVENT UNDESIRABLE SOILS AS ALL ROOF DRAIN PIPES SHALL CONFORM WITH THE PROJECT SPECIFICATIONS AND SHALL BE PROTECTED BY A 18" CONCRETE CURB. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR THE NUMBER AND LOCATION OF ALL ROOF DRAINS.
- CATCH BASINS SHALL BE INSPECTED IN THE SPRING AND FALL OF EACH YEAR. ANY STRUCTURES WHICH ARE INSPECTED AND HAVE AN ACCUMULATED SEDIMENT DEPTH OF 18" SHALL BE CLEANED. CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL CATCH BASINS IN ACCORDANCE WITH LOCAL AND FEDERAL REGULATIONS.
- SEE PREPARATION SHALL BE COMPLETED IN ACCORDANCE WITH THE RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL REPORT PREPARED BY S.A. COLE ENGINEERING INC. DECEMBER 2002.

PAD PREPARATION NOTE:

ALL UNDESIRABLE MATERIALS, INCLUDING TOPSOIL, AND THE UNDERLYING SUBSTRATUM SHOULD BE REMOVED FROM THE BUILDING AREA TO A LIMIT DEFINED BY A 1% HORIZONTAL TO 1 VERTICAL SLOPE EXTENDING DOWNWARD AND OUTWARD FROM TWO FEET OUTSIDE THE EDGES OF THE FOOTINGS TO UNDISTURBED NATURAL SOIL.

ALL BUILDING PAD AREAS SHALL BE DESIGNED PRIOR TO PLACING OTHER WORK. REFER TO CONTRACT DOCUMENTS.

FOUNDATIONS AND FLOOR SLABS SHALL BE COMPLETED IN ACCORDANCE WITH THE RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL REPORT PREPARED BY S.A. COLE ENGINEERING INC. DECEMBER 2002.



REV	DATE	DESCRIPTION	REVISIONS
1	10/22/02	ISSUED FOR PERMITS	
2	11/15/02	ISSUED FOR PERMITS	
3	11/15/02	ISSUED FOR PERMITS	
4	11/15/02	ISSUED FOR PERMITS	
5	11/15/02	ISSUED FOR PERMITS	
6	12/30/02	ISSUED FOR PERMITS	
7	02/19/03	ISSUED FOR PERMITS	

PROJECT: SENIOR HOUSING FACILITY & HEALTH CENTER
 PORTLAND, MAINE

SHEET TITLE: GRADING, DRAINAGE & EROSION CONTROL PLAN

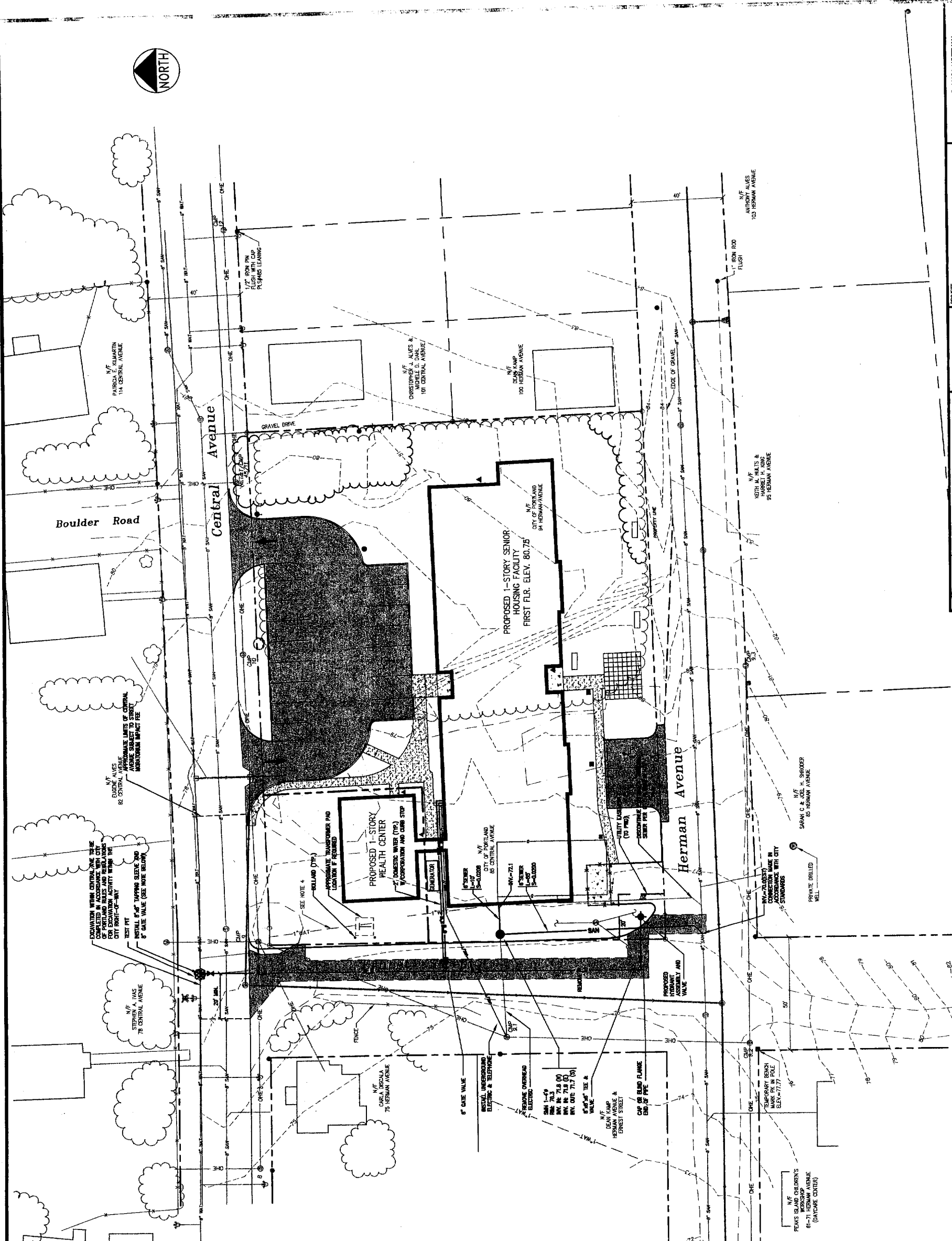
CLIENT: VOLUNTEERS OF AMERICA

DESIGNED: JIM SCALE
 CHECKED: JIM SCALE
 DATE: NOV. 2002

FILE NAME: 2001-SP2
 SHEET: C-4

DELUCA-HOFFMAN ASSOCIATES, INC.
 2001 FRONT SOUTH PORTLAND, ME 04108
 WWW.DELUCAHOFFMAN.COM

STATE OF MAINE
 REGISTERED PROFESSIONAL ENGINEER
 P.E. STEPHEN BUSHEY
 LIC. # 7429



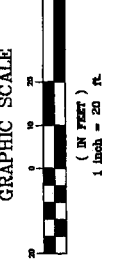
- UTILITY NOTES:**
- ALL REQUIRED UTILITIES SERVICES SHALL BE COORDINATED AND CONSTRUCTED BY THE DESIGNER & CONTRACTOR TO WITHIN 3 FEET OF THE BUILDINGS AT A LOCATION COORDINATED WITH THE DIVISION 15 OR 16 CONTRACTOR AND THE BUILDING PLANS DIVISION 2 CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND BACKLOGS. THE ACTUAL UTILITY INSTALLATION SHALL BE THE DIVISION 15/16 CONTRACTOR. ALL REQUIRED CONNECTION FEES SHALL BE PAID BY THE GENERAL CONTRACTOR.
 - THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF AND/OR RELOCATION OF OVERHEAD TO UNDERGROUND TELEPHONE WITH VERIZON. CONTRACTOR SHALL BE RESPONSIBLE FOR COMMENTS.
 - ALL SANITARY SEWER WORK SHALL MEET THE STANDARDS OF THE CITY OF PORTLAND. SANITARY SEWER PIPE SHALL BE POLYETHYLENE GLASS REINFORCED PIPE MEETING THE REQUIREMENTS OF 500-10 FOR 48" DIA. UNLESS OTHERWISE NOTED ON THE PLANS.
 - THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ELECTRIC SERVICE WITH CENTRAL ELECTRIC COMPANY. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF PORTLAND POWER SERVICE TO NEW UNDERGROUND PRIMARY AND SECONDARY FEEDS AT NO EXTRA EXPENSE TO THE OWNER.
 - COORDINATE ALL UTILITY WORK WITH THE APPROPRIATE UTILITY COMPANY. ALL UTILITY WORK SHALL CONFORM TO THE STANDARDS OF THE UTILITY COMPANY.
 - THE EXACT LOCATIONS OF THE NEW UTILITY SERVICES AND CONNECTIONS SHALL BE DETERMINED BY THE UTILITY COMPANY.
 - UNDERGROUND ELECTRICAL CONDUIT MATERIAL AND INSTALLATION SHALL CONFORM TO UTILITY COMPANY STANDARDS.
 - ADJUST ALL MANHOLES, CATCH BASINS, CATCH BASINS, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
 - ALL UNDERGROUND CONDUITS SHALL HAVE 1/2" MINIMUM WALL THICKNESS TO FACILITATE PULLING CABLES.
 - THE CONTRACTOR SHALL OBTAIN PAY FOR AND COMPLY WITH ALL REQUIRED PERMITS, ADVANCE FOR ALL RESERVATIONS, AND SUBMIT COPIES OF ACCEPTANCE CERTIFICATES TO THE OWNER PRIOR TO COMPLETION OF THE PROJECT.
 - THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL BOXES, FITTINGS, CONNECTIONS, COVER AND MANHOLES, ETC. AS SHOWN ON THE PLANS. ALL CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH THE STANDARDS OF THE UTILITIES COMPANY AND OPERATIONAL.
 - ALL NEW MANHOLES TO BE UNDERGROUND. SEPARATIONS SHALL BE PROVIDED BETWEEN ALL WATER AND SANITARY SEWER LINES. ALL 18" DIA. OUTSIDE TO OUTSIDE VERTICAL SEPARATION SHALL BE PROVIDED AT ALL WATER AND SANITARY SEWER CROSSINGS.
 - THIRST BLOCKS OR LOCKING BUSHINGS SHALL BE PLACED ON THE WATER DISTRIBUTION LINES AT ALL BENDS, TEES, FIRE HYDRANTS, VALVES, CHANGES IN DIRECTION, ETC. THE THIRST BLOCKS OR LOCKING BUSHINGS SHALL MEET THE REQUIREMENTS OF THE PORTLAND WATER BUREAU. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND BACKLOGS. THE ACTUAL UTILITY INSTALLATION SHALL BE THE DIVISION 15/16 CONTRACTOR. ALL REQUIRED CONNECTION FEES SHALL BE PAID BY THE GENERAL CONTRACTOR.
 - THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RECORDS THROUGHOUT THE PROJECT AND PROVIDING THE OWNER WITH A SET OF THE FINAL RECORD DRAWINGS WHEN THE PROJECT IS COMPLETE.
 - PRIOR TO ORDERING FROM THE PRECAST SUPPLIER.
 - SANITARY SEWER SERVICE AND WATER SUPPLY FOR THE HEALTH CENTER SHALL RUN INTERNALLY WITHIN THE BUILDING FROM THE RESIDENTIAL HOUSING SPACE.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND BACKLOGS. THE ACTUAL UTILITY INSTALLATION SHALL BE THE DIVISION 15/16 CONTRACTOR. ALL REQUIRED CONNECTION FEES SHALL BE PAID BY THE GENERAL CONTRACTOR.

TEMPORARY UTILITY SERVICE:

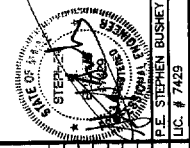
THE SITE CONTRACTOR SHALL PROVIDE THE FOLLOWING TEMPORARY UTILITY SERVICES TO THE MAJOR STAGING AREA: (TO BE DETERMINED BY THE GENERAL CONTRACTOR)

- TEMPORARY ELECTRIC - 100 AMP SINGLE PHASE POWER
- 4" 1/2" TO 2" TEMPORARY WATER SERVICE CAPPED AT THE VALVE (AS SOON AS PRACTICABLE)
- TELEPHONE SERVICE VIA A SINGLE GROUND LINE

NOTE: ACCORDING TO PORTLAND WATER DISTRICT PERSONNEL, THERE MAY BE AN EXISTING 8" 48" TEE AND 8" 4" WATER MAIN. IF SO, THE REDUCER AND 4" MAIN ARE TO BE REMOVED DOWN AND A NEW 8" MAIN EXTENDED DOWN ERNEST STREET.



		DELUCA-HOFFMAN ASSOCIATES, INC. 778 MAIN STREET, SUITE 200 SOUTH PORTLAND, ME 04106 WWW.DHLA-HOFFMAN.COM
PROJECT: SENIOR HOUSING FACILITY & HEALTH CENTER PORTLAND, MAINE	SHEET TITLE: UTILITY PLAN	CLIENT: VOLUNTEERS OF AMERICA
DESIGNED: JMB CHECKED: SRB FILE NAME: 2301-SP2	DATE: NOV. 2022 SCALE: AS SHOWN SHEET NO.: 2301	REVISIONS:
REV: 1 DATE: 11/15/22 DESCRIPTION: REVISION FOR PERMISSORS	REV: 2 DATE: 11/15/22 DESCRIPTION: REVISION FOR PERMISSORS	REV: 3 DATE: 11/15/22 DESCRIPTION: REVISION FOR PERMISSORS
REV: 4 DATE: 11/15/22 DESCRIPTION: REVISION FOR PERMISSORS	REV: 5 DATE: 11/15/22 DESCRIPTION: REVISION FOR PERMISSORS	REV: 6 DATE: 11/15/22 DESCRIPTION: REVISION FOR PERMISSORS
REV: 7 DATE: 12/15/22 DESCRIPTION: REVISION FOR PERMISSORS	REV: 8 DATE: 12/15/22 DESCRIPTION: REVISION FOR PERMISSORS	REV: 9 DATE: 12/15/22 DESCRIPTION: REVISION FOR PERMISSORS
REV: 10 DATE: 12/15/22 DESCRIPTION: REVISION FOR PERMISSORS	REV: 11 DATE: 12/15/22 DESCRIPTION: REVISION FOR PERMISSORS	REV: 12 DATE: 12/15/22 DESCRIPTION: REVISION FOR PERMISSORS
REV: 13 DATE: 12/15/22 DESCRIPTION: REVISION FOR PERMISSORS	REV: 14 DATE: 12/15/22 DESCRIPTION: REVISION FOR PERMISSORS	REV: 15 DATE: 12/15/22 DESCRIPTION: REVISION FOR PERMISSORS



STEPHEN BUSHEY
 LICENSED PROFESSIONAL ENGINEER
 LICENSE NO. 47429
 STATE OF MAINE

REVISIONS:

PROJECT: SENIOR HOUSING FACILITY & HEALTH CENTER
SHEET TITLE: UTILITY PLAN
CLIENT: VOLUNTEERS OF AMERICA

DELUCA-HOFFMAN ASSOCIATES, INC.
 778 MAIN STREET, SUITE 200
 SOUTH PORTLAND, ME 04106
 WWW.DHLA-HOFFMAN.COM

DESIGNED: JMB
CHECKED: SRB
FILE NAME: 2301-SP2

DATE: NOV. 2022
SCALE: AS SHOWN
SHEET NO.: 2301

REVISIONS:

REV: 1
DATE: 11/15/22
DESCRIPTION: REVISION FOR PERMISSORS

REV: 2
DATE: 11/15/22
DESCRIPTION: REVISION FOR PERMISSORS

REV: 3
DATE: 11/15/22
DESCRIPTION: REVISION FOR PERMISSORS

REV: 4
DATE: 11/15/22
DESCRIPTION: REVISION FOR PERMISSORS

REV: 5
DATE: 11/15/22
DESCRIPTION: REVISION FOR PERMISSORS

REV: 6
DATE: 11/15/22
DESCRIPTION: REVISION FOR PERMISSORS

REV: 7
DATE: 12/15/22
DESCRIPTION: REVISION FOR PERMISSORS

REV: 8
DATE: 12/15/22
DESCRIPTION: REVISION FOR PERMISSORS

REV: 9
DATE: 12/15/22
DESCRIPTION: REVISION FOR PERMISSORS

REV: 10
DATE: 12/15/22
DESCRIPTION: REVISION FOR PERMISSORS

REV: 11
DATE: 12/15/22
DESCRIPTION: REVISION FOR PERMISSORS

REV: 12
DATE: 12/15/22
DESCRIPTION: REVISION FOR PERMISSORS

REV: 13
DATE: 12/15/22
DESCRIPTION: REVISION FOR PERMISSORS

REV: 14
DATE: 12/15/22
DESCRIPTION: REVISION FOR PERMISSORS

REV: 15
DATE: 12/15/22
DESCRIPTION: REVISION FOR PERMISSORS



PLANT NOTES:

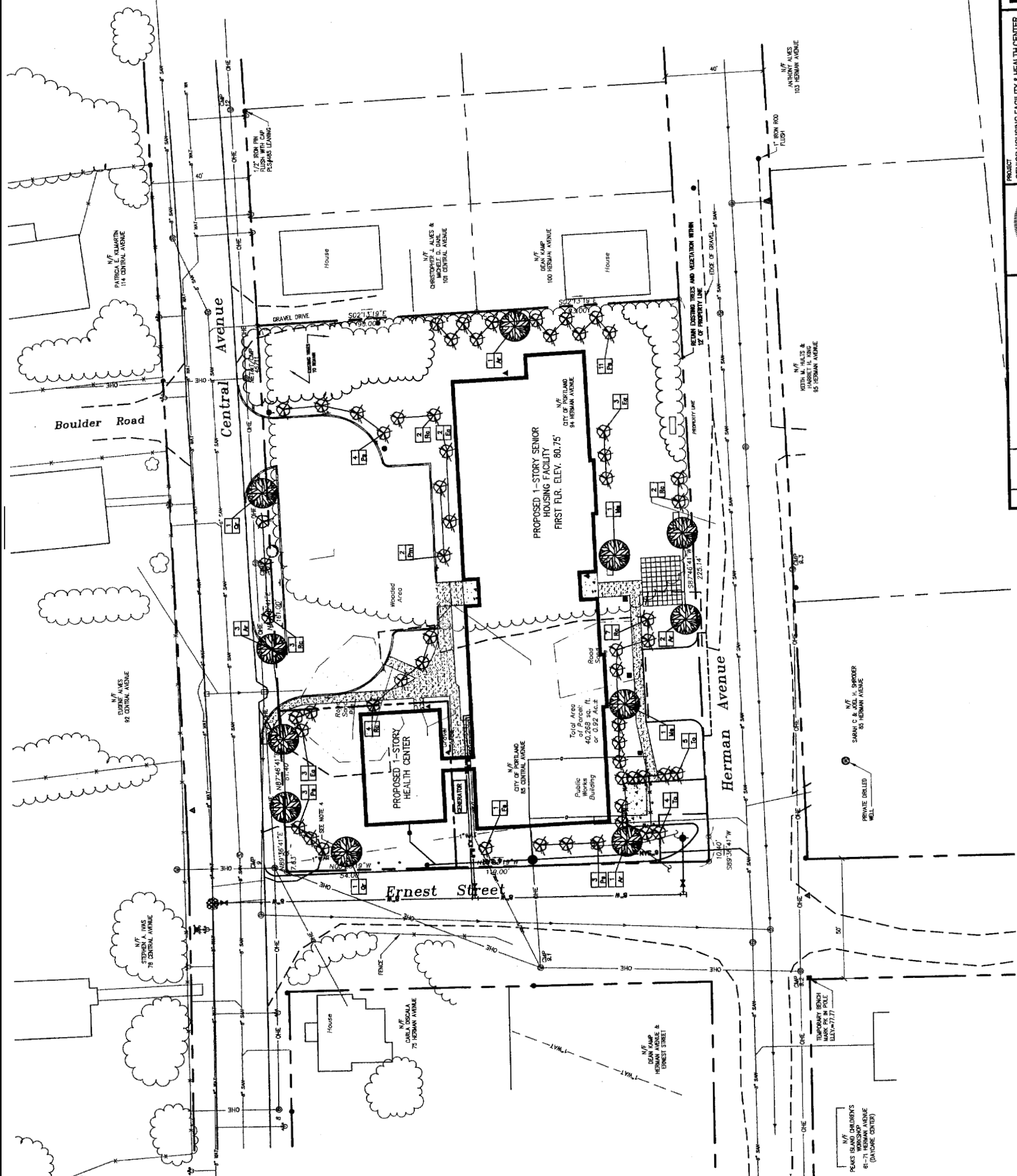
- The Landscape Contractor is advised of the existence of underground utilities. The Landscape Contractor shall verify prior to commencing construction.
- The Landscape Contractor shall be responsible for regrading any utilities, walkways, curbing, etc. damaged in the performance of this job at no cost to the Owner.
- Planting of trees and shrubs shall not occur until all grading and paving is completed.
- All stems shall have a normal height of growth for the season and shall be stock, healthy and free from insect damage, disease, and other defects. All plants shall conform to ANSI Z60.1 - Nursery Stock, listed varieties.
- All plants shall be of non-invasiveness (shrub, vine, etc.) removed at the time of planting. Existing work or roots that would interfere with the plant shall be removed, cut or the root ball shall be cut utilizing the "butterfly method." Top 1/3 of wire baskets and burlap on trees shall be cut and removed.
- Planting pits shall be excavated to three times the diameter and to the same depth of the plant root ball. Backfill 3/4" of depth of pit at a time and compact. Install wire mesh fertilizer cage that extends 1/2" above the top of the root ball. Place wire mesh fertilizer cage on top of the root ball. Place wire mesh fertilizer cage on top of the root ball. Do not cover the top of the root ball with soil.
- All planting shall have slow release fertilizer tablets. Tablets shall be AgriForm 21 gran 20-10-5 planting tablets or an approved equal. Application rate: perennials - 1 tablet/plant, woody shrubs to 3"-6" - 2 tablets/plant, shrubs and trees 3"-6" - 3 tablets/plant and trees 6"-24" - 4 tablets/plant. Apply fertilizer according to manufacturer's instructions. Application rate: perennials - 2 oz/plant, woody shrubs to 3"-6" - 1.5 oz/plant, trees and shrubs 4"-6" - 10" - 3.0 oz/plant, and trees 10" and above - 4.5 oz/plant.
- Trees will not be installed unless in the opinion of the Landscape Contractor that is required. In those cases the particular trees shall be reported to the Owner's Representative or Owner for their approval. The particular trees shall be reported to the Owner's Representative or Owner for their approval. The particular trees shall be reported to the Owner's Representative or Owner for their approval. The particular trees shall be reported to the Owner's Representative or Owner for their approval.
- Labels to be installed to depth of 3" after normal setting. Labels shall be medium sized wood or metal and shall be placed in contact with the tree or shrub trunk.
- All plants shall have their locations checked and approved by the Owner's Representative prior to plant installation. All plants shall be labeled for identification.
- Plant species substitutions will not be allowed unless first approved by the Owner's Representative.
- All plants shall be guaranteed for one growing season. Any plants that die during the guarantee shall be replaced by the Landscape Contractor at its cost, to the Owner.
- All areas not identified with other surface treatments shall be lawn. The contractor shall provide 4" deep topsoil to be used for all areas. The lawn shall be seeded with a high quality seed mixture. Maintenance shall commence at the time of planting and lawn shall be a good fair catch of grass is established.
- If quantities of plants listed in the plant schedule do not coincide with the planting indicated on the plan, the quantities on the plan shall govern.
- Excavations to be prepared shall be protected during construction in accordance with the State BMP Manual and shall be the responsibility of the general contractor.

LANDSCAPE NOTES:

- ALL PLANT MATERIALS SHALL MEET THE STANDARDS AS SET FORTH BY THE AMERICAN ASSOCIATION OF NURSERYMEN. ALL TREES ARE TO BE CUTTED AND STAKED FOR THE REMOVAL OF BRANCHES, SHRUBS, ETC. ARE TO BE UNLASHED WITH 4" OF APPROVED BARK MULCH.
- ALL EXISTING AREAS ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL PRIOR TO PERMANENT SEEDING.
- SUBSTITUTIONS TO THE PLANTING PLAN MUST BE APPROVED BY THE OWNER.
- ALL PLANTING LOCATED AT INTERSECTIONS WILL BE MAINTAINED AND WILL NOT EXCEED 3 FEET IN HEIGHT WITHIN A TRAVEL FORMED 25' INTO THE DRIVEWAY AND 25' ALONG THE TRAVEL WAY.

PLANT LIST:

QUANTITY	SET	BOTANICAL NAME	COMMON NAME	MIN. SIZE
7	M	RED BUDDED	RED MAPLE	2 1/2" CAL.
2	M	MALUS 'SUNSHINE'	SHOWY CRAB APPLE	3 1/2" CAL.
2	SP	SPRING BURNING BUSH	SPRING BURNING BUSH	2 1/2" CAL.
1	SP	SPRING BURNING BUSH	SPRING BURNING BUSH	2 1/2" CAL.
1	SP	SPRING BURNING BUSH	SPRING BURNING BUSH	2 1/2" CAL.
2	M	SPRING BURNING BUSH	SPRING BURNING BUSH	2 1/2" CAL.
2	M	SPRING BURNING BUSH	SPRING BURNING BUSH	2 1/2" CAL.
2	M	SPRING BURNING BUSH	SPRING BURNING BUSH	2 1/2" CAL.
2	M	SPRING BURNING BUSH	SPRING BURNING BUSH	2 1/2" CAL.
2	M	SPRING BURNING BUSH	SPRING BURNING BUSH	2 1/2" CAL.



DELUCA-HOFFMAN ASSOCIATES, INC.
77 W. MAIN STREET, SUITE 100
PORTLAND, MAINE 04101
WWW.DELUCAHOFFMAN.COM

PROJECT: SENIOR HOUSING FACILITY & HEALTH CENTER
PORTLAND, MAINE

SHEET TITLE: LANDSCAPE PLAN

CLIENT: VOLUNTEERS OF AMERICA

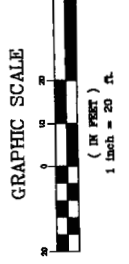
DESIGNED BY: J.M.
CHECKED BY: S.R.
DATE: NOV. 2003
JOB NO.: 2301
FILE NAME: 2003.SP2

REVISIONS:

REV.	DATE	DESCRIPTION
1	10/22/02	SITE PLAN REVIEW SUBMISSION
2	11/13/02	REVISED FOR PROPOSAL
3	11/13/02	REVISED FOR PROPOSAL
4	01/24/03	REVISED FOR CONSTRUCTION
5	10/24/03	REVISED BIDDING LAYOUT - ISSUED FOR OWNERS REVIEW
6	12/24/03	REVISED TO PORTLAND PLANNING AUTHORITY
7	02/24/04	REVISED FOR CONSTRUCTION

PROFESSIONAL SEAL: STEPHEN R. BUSSEY, P.E., PROFESSIONAL ENGINEER, MAINE

PROJECT MANAGER: P.F. STEPHEN BUSSEY, LIC. # 7429



N/P
PETER D. & MARY E. BIRCK
54 HERMAN AVENUE
(VACANT)

N/P
PEAKS ISLAND SHEDS
61-71 HERMAN AVENUE
(DAYSIDE CENTER)

N/P
SANDS & N/P H. BARBER
85 HERMAN AVENUE

N/P
KEITH M. HALLS & HARRETT H. ROME
85 HERMAN AVENUE

N/P
ANTHONY ALVES
105 HERMAN AVENUE

PROPOSED 1-STORY SENIOR HOUSING FACILITY
FIRST FLR. ELEV. 80.75'

PROPOSED 1-STORY HEALTH CENTER

HOUSE
CHRISTOPHER J. ALVES & MARGIE D. DALL
101 CENTRAL AVENUE

HOUSE
DEAN KAMPE
100 HERMAN AVENUE

N/P
PATRICIA E. KUMARIN
114 CENTRAL AVENUE

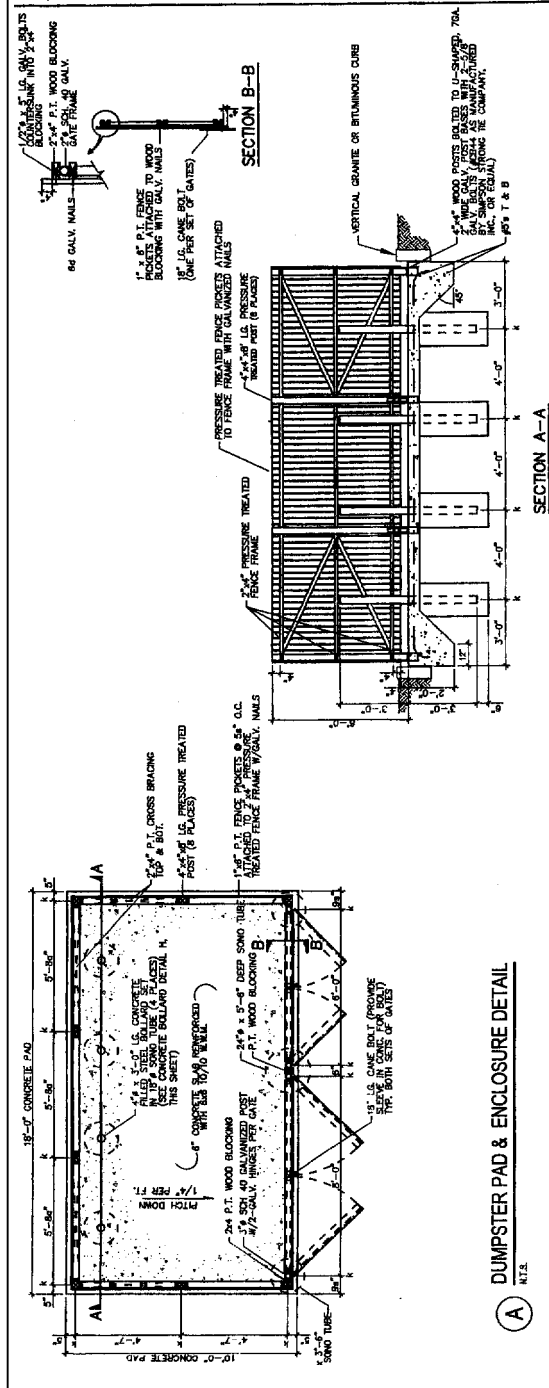
N/P
EUBANK ALVES
92 CENTRAL AVENUE

N/P
STEPHEN J. WINE
75 CENTRAL AVENUE

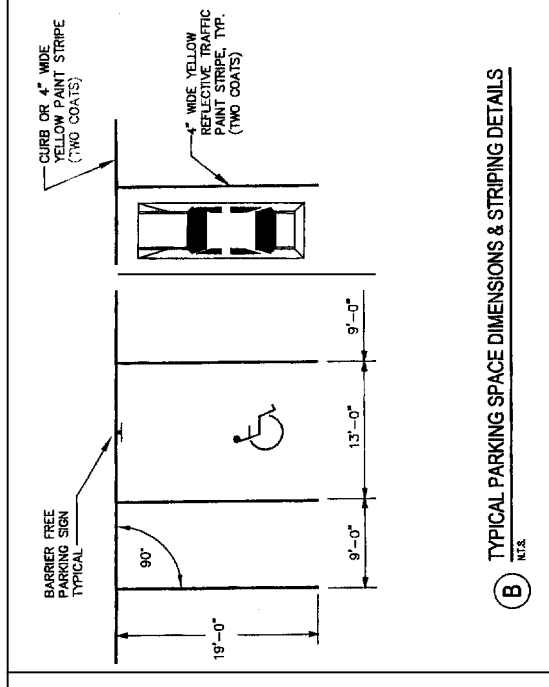
HOUSE
CORA NEALA
75 HERMAN AVENUE

N/P
DEAN CAMP
HERMAN AVENUE & ERNEST STREET

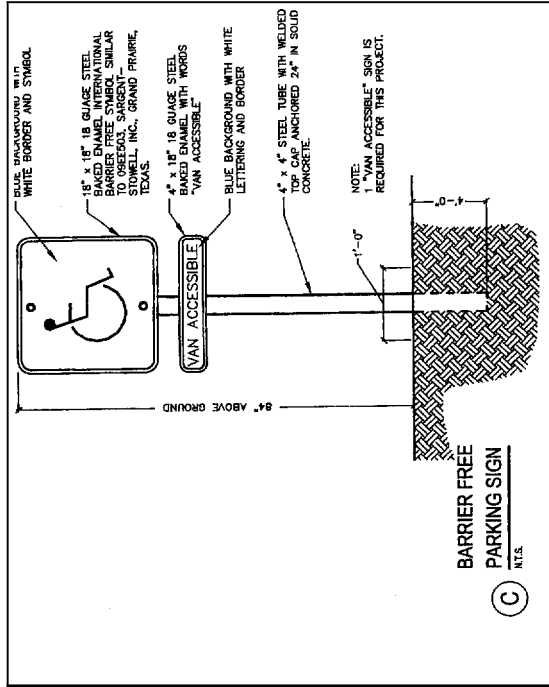
TEMPORARY BENCH
NORTH SIDE OF PAVEMENT
ELEV. 71.77'



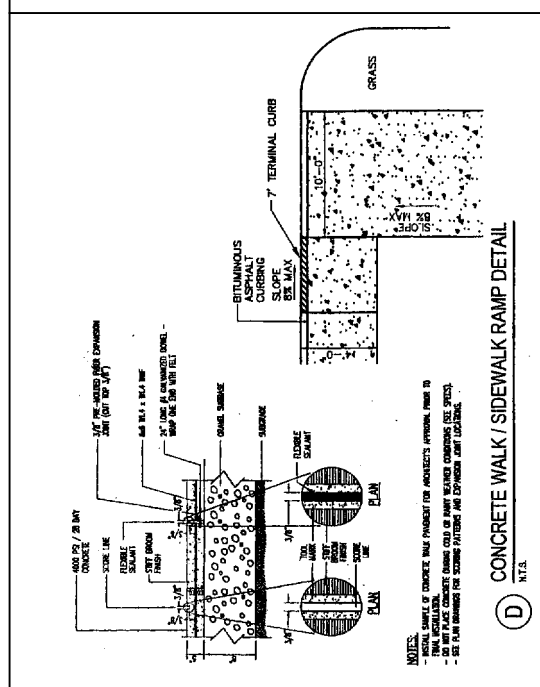
(A) DUMPSTER PAD & ENCLOSURE DETAIL
N.T.S.



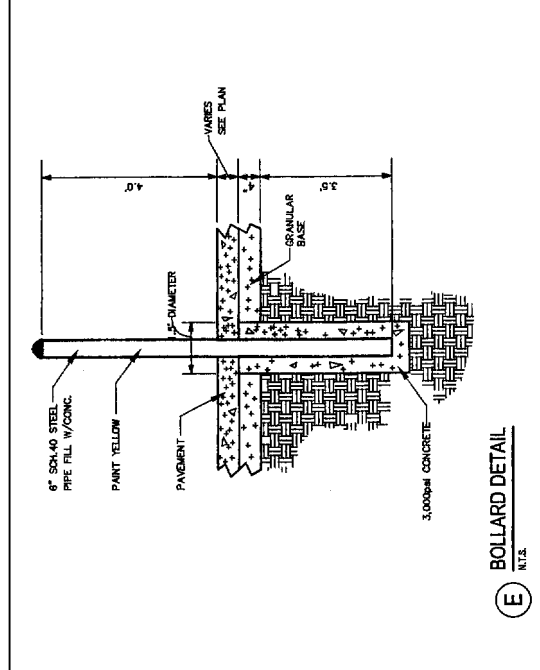
(B) TYPICAL PARKING SPACE DIMENSIONS & STRIPING DETAILS
N.T.S.



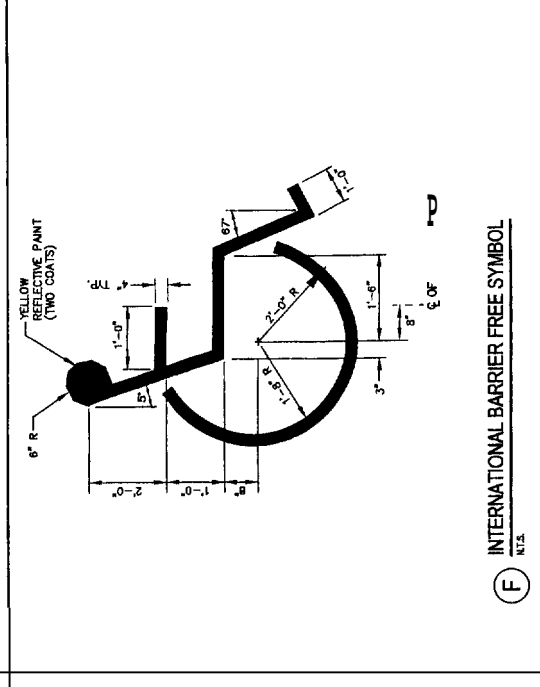
(C) BARRIER FREE PARKING SIGN
N.T.S.



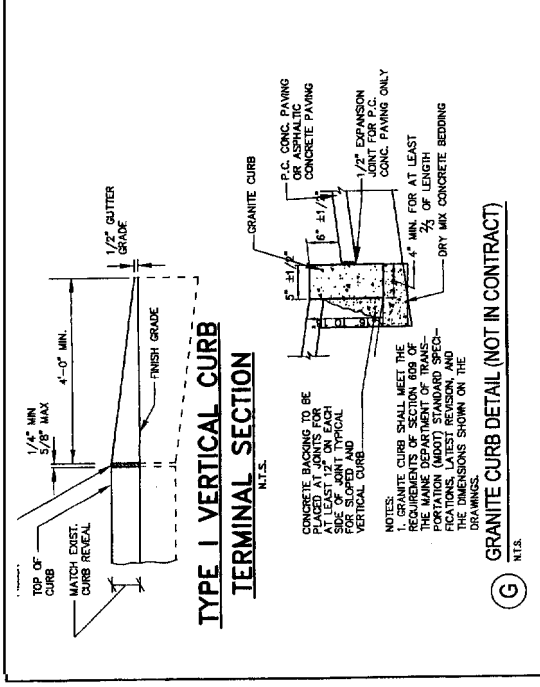
(D) CONCRETE WALK / SIDEWALK RAMP DETAIL
N.T.S.



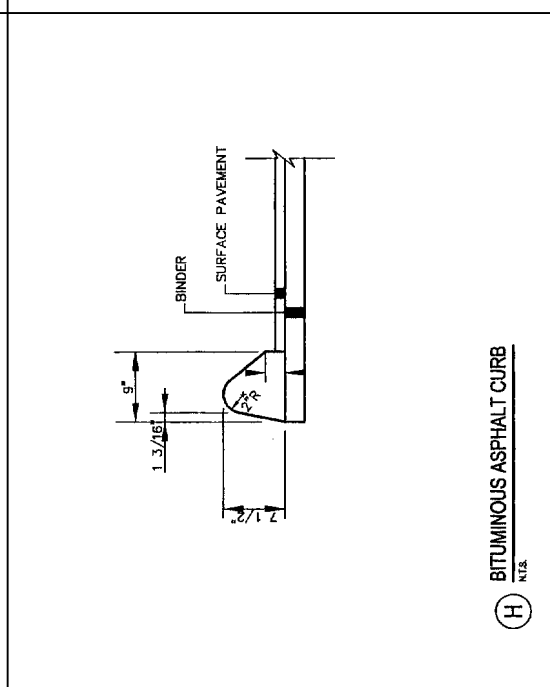
(E) BOLLARD DETAIL
N.T.S.



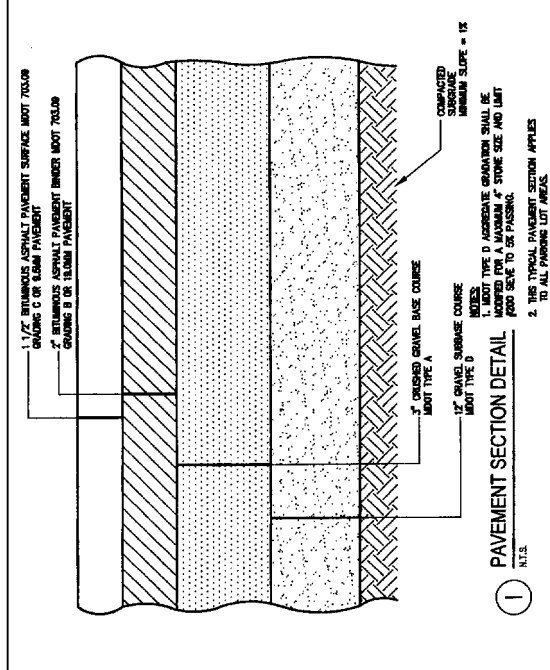
(F) INTERNATIONAL BARRIER FREE SYMBOL
N.T.S.



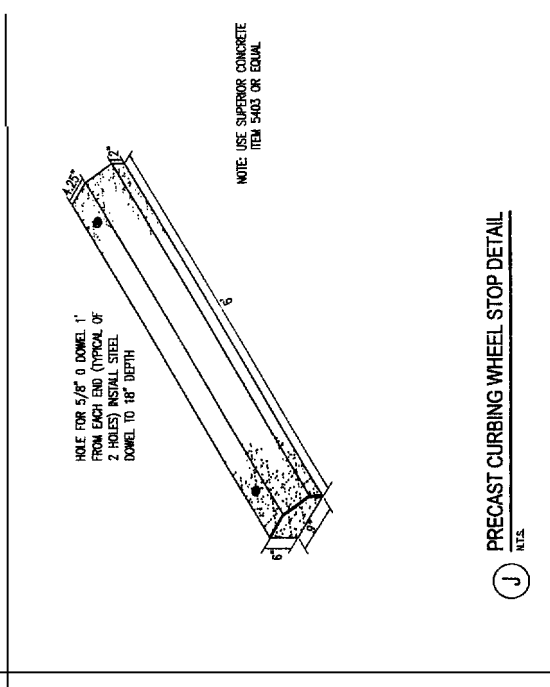
(G) GRANITE CURB DETAIL (NOT IN CONTRACT)
N.T.S.



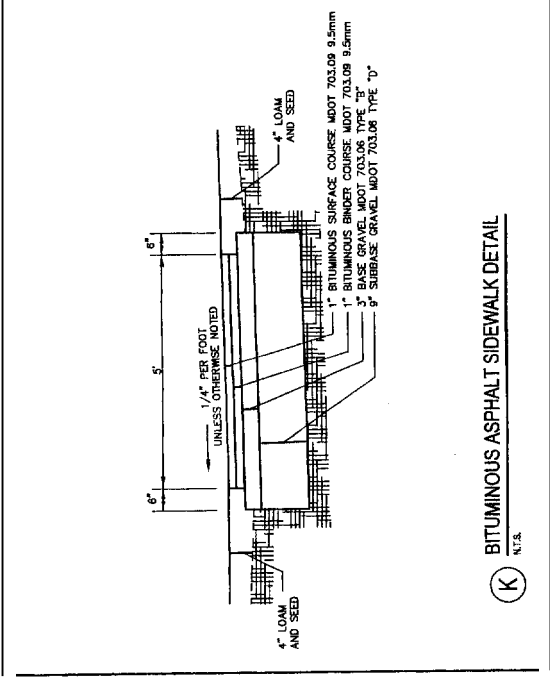
(H) BITUMINOUS ASPHALT CURB
N.T.S.



(I) PAVEMENT SECTION DETAIL
N.T.S.

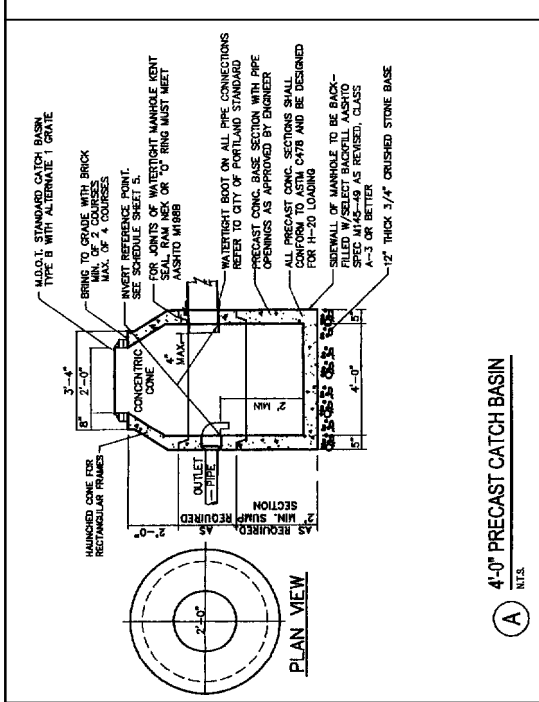


(J) PRECAST CURBING WHEEL STOP DETAIL
N.T.S.

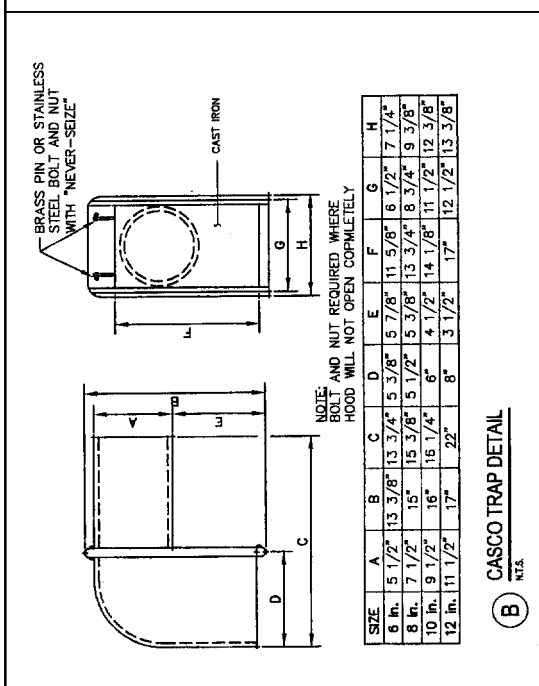


(K) BITUMINOUS ASPHALT SIDEWALK DETAIL
N.T.S.

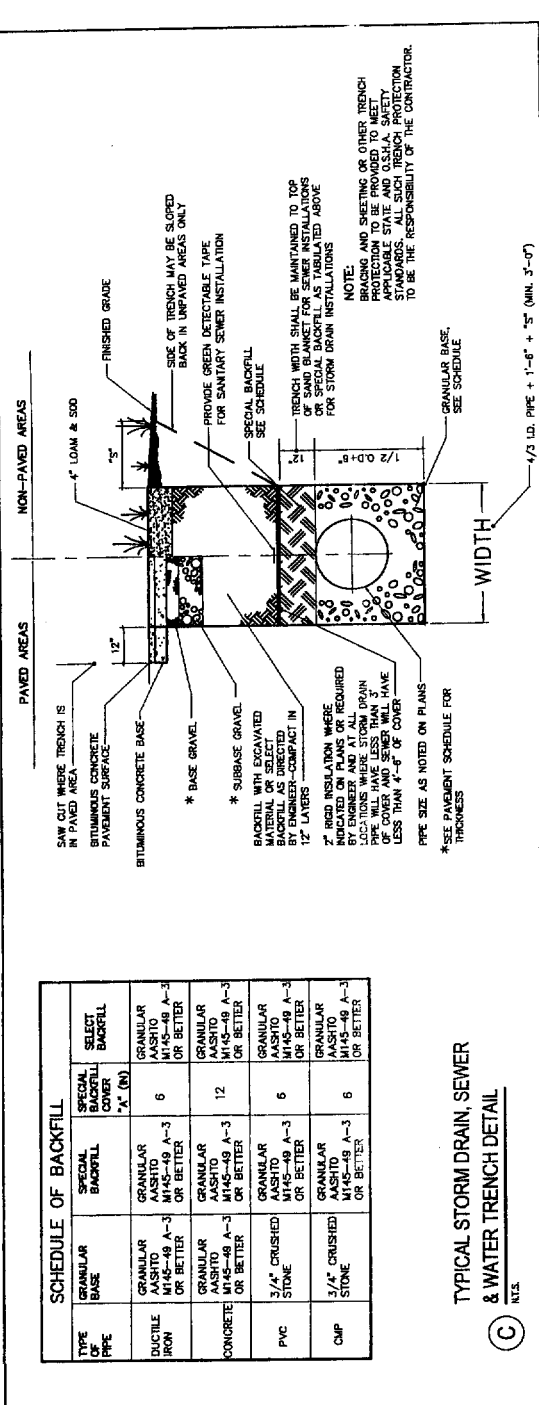
		ASSOCIATES, INC. 778 MAIN STREET, SUITE B SOUTH PORTLAND, ME 04106 DFI@GMAIL.COM	
SENIOR HOUSING FACILITY & HEALTH CENTER PORTLAND, MAINE		SHEET TITLE SITE DETAILS	
CLIENT VOLUNTEERS OF AMERICA		DRAWN: CHW DATE: NOV. 2007 DESIGNED: JCM SCALE: AS NOTED CHECKED: SRB JOB NO. 2307 FILE NAME: 2307-DET-SITE	
P.E. STEPHEN R. BUSHEY		SHEET NO.	
REV. DATE DESCRIPTION		1. 01.24.03 RELEASED FOR CONSTRUCTION	
2. 01.24.03 RELEASED FOR CONSTRUCTION		3. 10.24.03 RELEASED FOR CONSTRUCTION	
4. 01.24.03 RELEASED FOR CONSTRUCTION		5. 01.24.03 RELEASED FOR CONSTRUCTION	



(A) 4'-0" PRECAST CATCH BASIN
N.T.S.



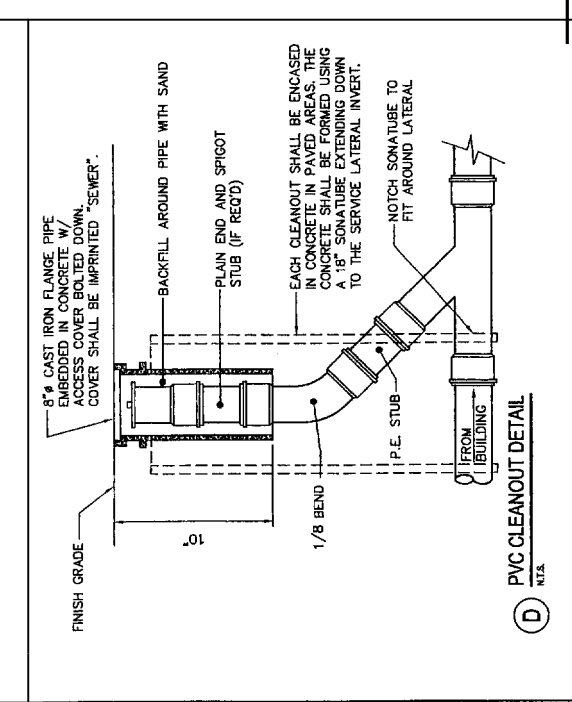
(B) CASCO TRAP DETAIL
N.T.S.



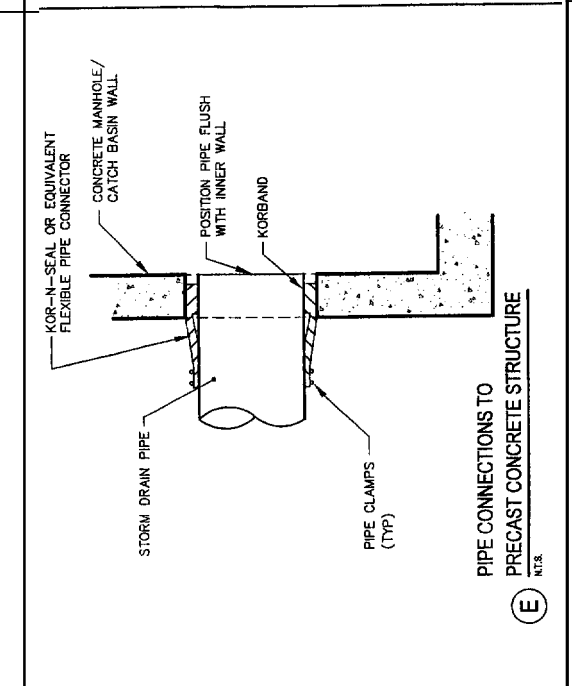
(C) TYPICAL STORM DRAIN, SEWER & WATER TRENCH DETAIL
N.T.S.

SCHEDULE OF BACKFILL

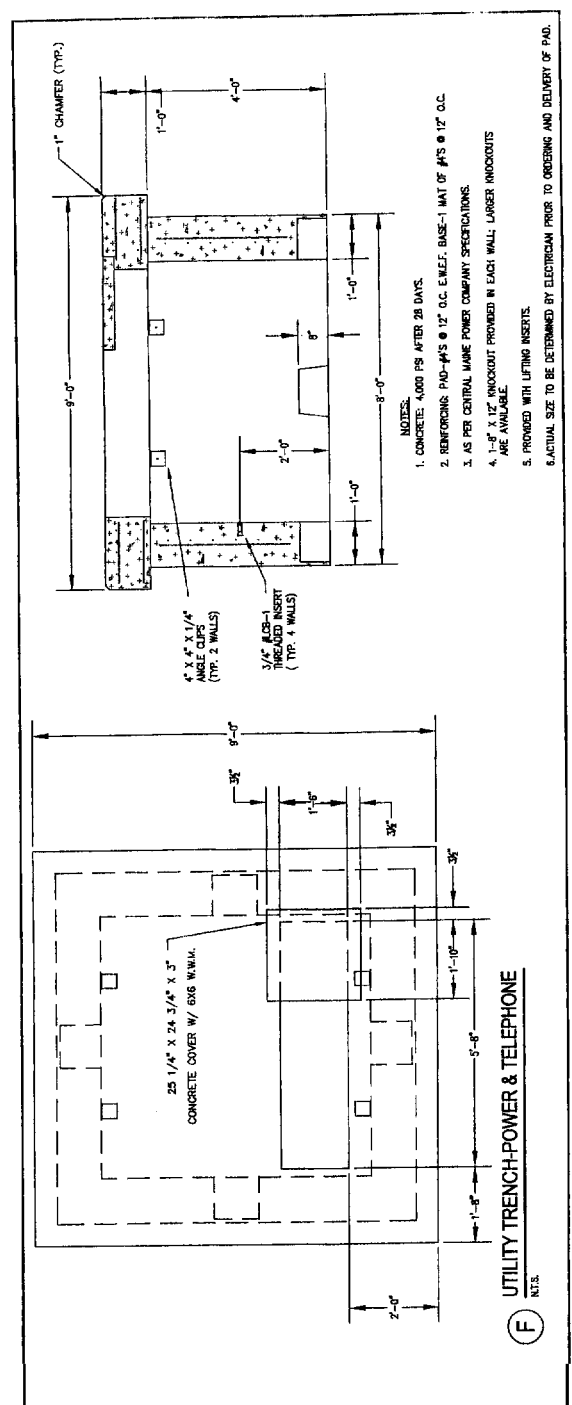
TYPE OF PIPE	GRANULAR BASE	SPECIAL BACKFILL COVER	SPECIAL BACKFILL	SELECT BACKFILL
DUCTILE IRON	GRANULAR ASHTO M145-49 A-3 OR BETTER	6	GRANULAR ASHTO M145-49 A-3 OR BETTER	GRANULAR ASHTO M145-49 A-3 OR BETTER
CONCRETE	GRANULAR ASHTO M145-49 A-3 OR BETTER	12	GRANULAR ASHTO M145-49 A-3 OR BETTER	GRANULAR ASHTO M145-49 A-3 OR BETTER
PVC	3/4" CRUSHED STONE	6	GRANULAR ASHTO M145-49 A-3 OR BETTER	GRANULAR ASHTO M145-49 A-3 OR BETTER
CMP	3/4" CRUSHED STONE	6	GRANULAR ASHTO M145-49 A-3 OR BETTER	GRANULAR ASHTO M145-49 A-3 OR BETTER



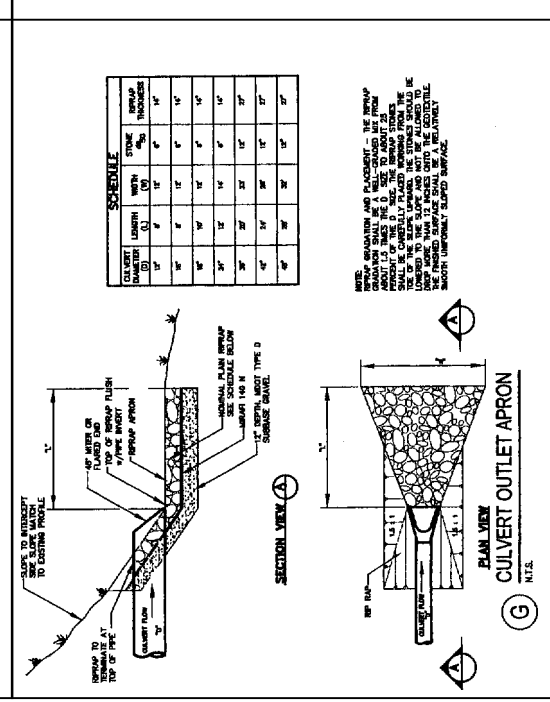
(D) PVC CLEANOUT DETAIL
N.T.S.



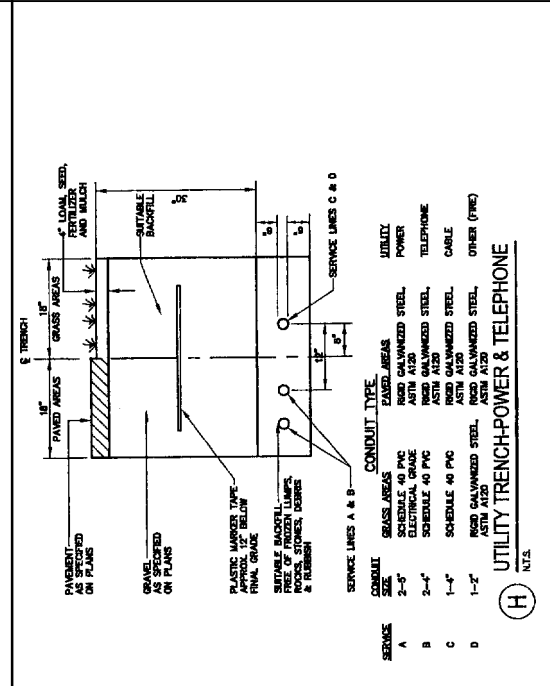
(E) PIPE CONNECTIONS TO PRECAST CONCRETE STRUCTURE
N.T.S.



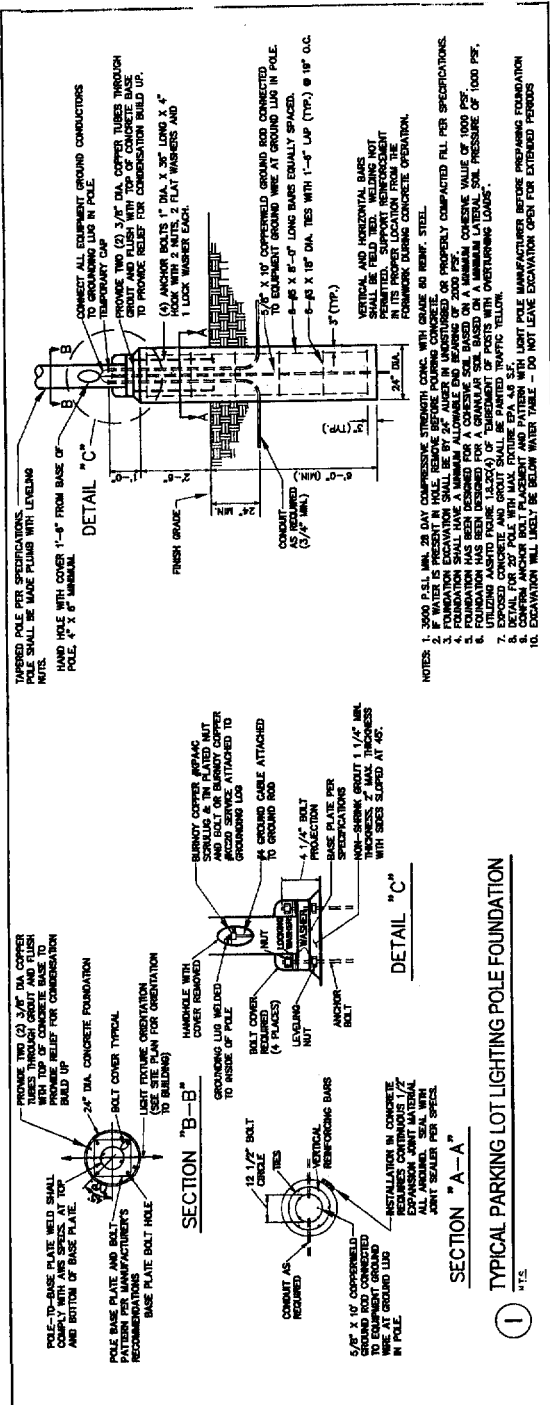
(F) UTILITY TRENCH-POWER & TELEPHONE
N.T.S.



(G) CULVERT OUTLET APRON
N.T.S.



(H) UTILITY TRENCH-POWER & TELEPHONE
N.T.S.



(I) TYPICAL PARKING LOT LIGHTING POLE FOUNDATION
N.T.S.

REVISIONS

REV	DATE	DESCRIPTION
1	10/22/02	SUBMITTED FOR SITE PLAN REVIEW
2	11/02/02	REVISIONS FOR CONSTRUCTION
3	01/24/03	REVISIONS FOR CONSTRUCTION
4	02/24/03	REVISIONS FOR CONSTRUCTION
5	02/24/03	ISSUED FOR OWNERS REVIEW
6	02/24/03	RELEASED FOR CONSTRUCTION

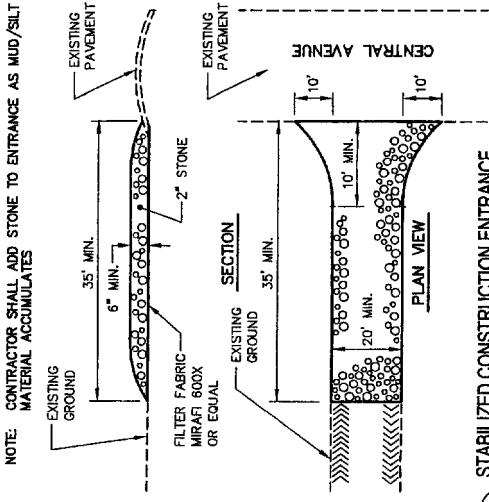
PROJECT INFORMATION

PROJECT	SENIOR HOUSING FACILITY & HEALTH CENTER PORTLAND, MAINE
SHEET TITLE	UTILITY AND STORM DRAIN DETAILS
CLIENT	VOLUNTEERS OF AMERICA
DESIGNER	DA LUCA-HOFFMAN ASSOCIATES, INC. 779 MAIN STREET, SUITE B SOUTH PORTLAND, ME 04106 (207) 775-1121 WWW.DLUCAHOFFMAN.COM
DRAWN	CJM
CHECKED	JCM
DATE	NOV. 2002
SCALE	AS NOTED
JOB NO.	2301
FILE NAME	2301-DET-EROS

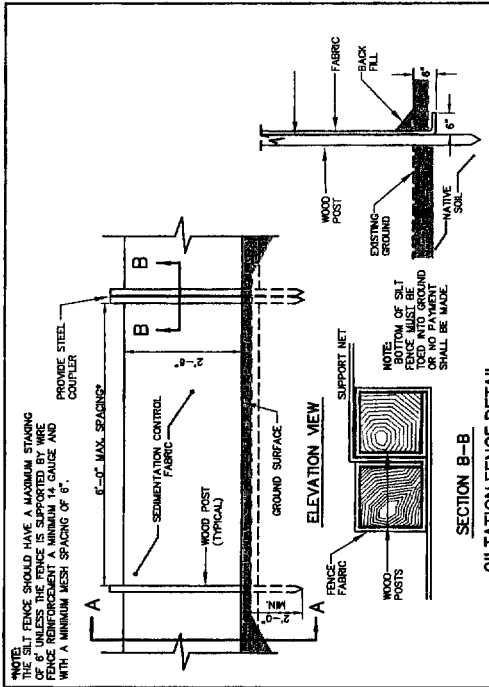
PE: STEPHEN R. BUSHEY
10/11/02

DA LUCA-HOFFMAN ASSOCIATES, INC.
779 MAIN STREET, SUITE B
SOUTH PORTLAND, ME 04106
(207) 775-1121
WWW.DLUCAHOFFMAN.COM

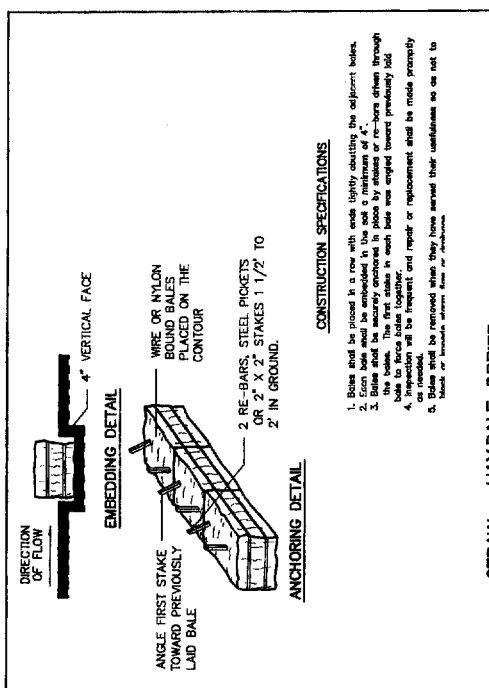
PROJECT: SENIOR HOUSING FACILITY & HEALTH CENTER, PORTLAND, MAINE
SHEET TITLE: UTILITY AND STORM DRAIN DETAILS
CLIENT: VOLUNTEERS OF AMERICA
DESIGNER: DA LUCA-HOFFMAN ASSOCIATES, INC.
DRAWN: CJM | DATE: NOV. 2002
CHECKED: JCM | SCALE: AS NOTED
JOB NO.: 2301
FILE NAME: 2301-DET-EROS
SHEET: C-8



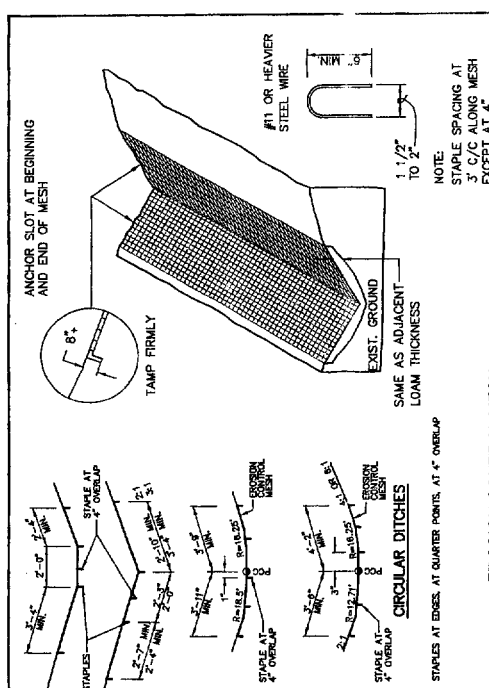
(A) STABILIZED CONSTRUCTION ENTRANCE
N.T.S.



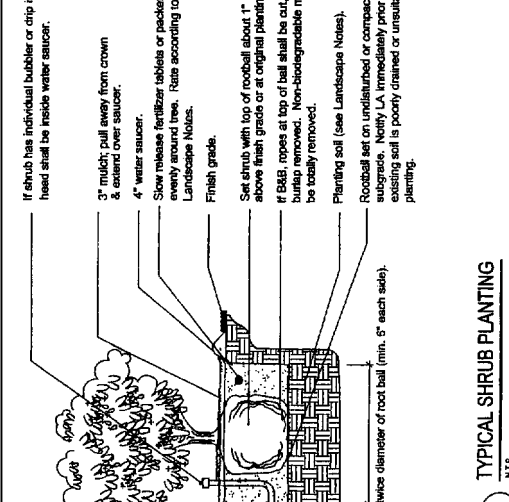
(B) SILTATION FENCE DETAIL
N.T.S.



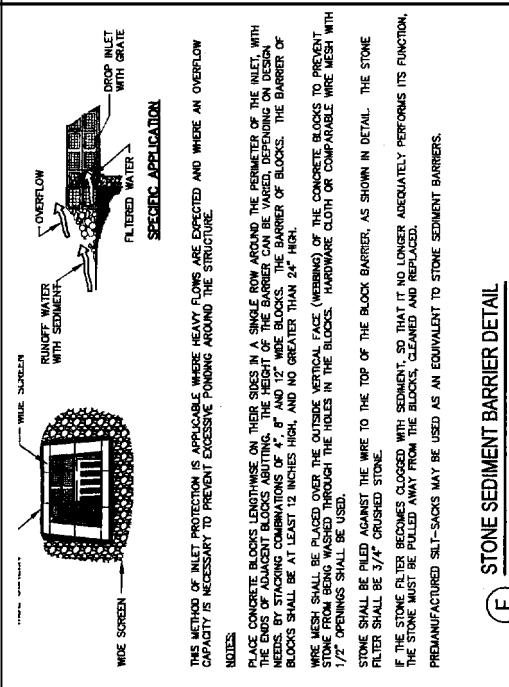
(C) STRAW CO HAY BALE BARRIER
N.T.S.



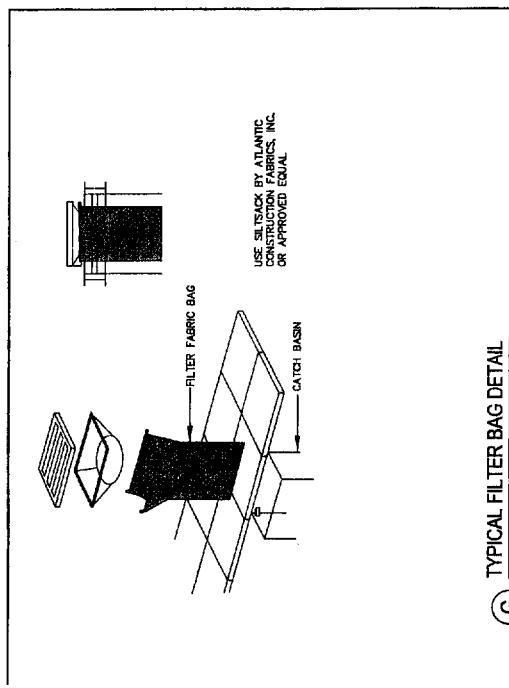
(D) EROSION CONTROL MESH
N.T.S.



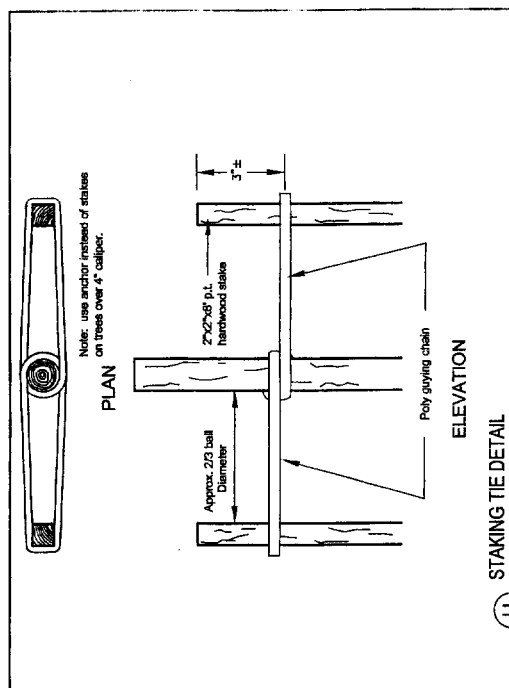
(E) TYPICAL SHRUB PLANTING
N.T.S.



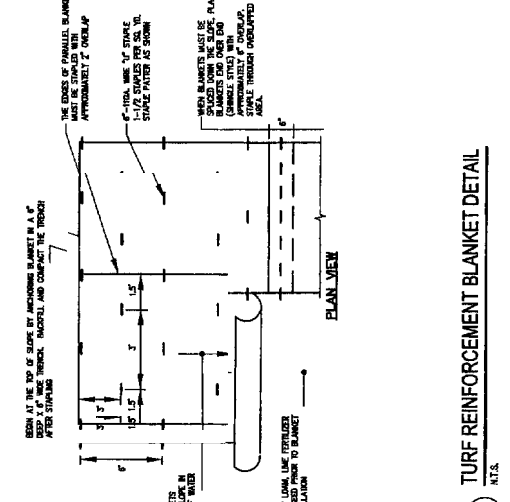
(F) STONE SEDIMENT BARRIER DETAIL
N.T.S.



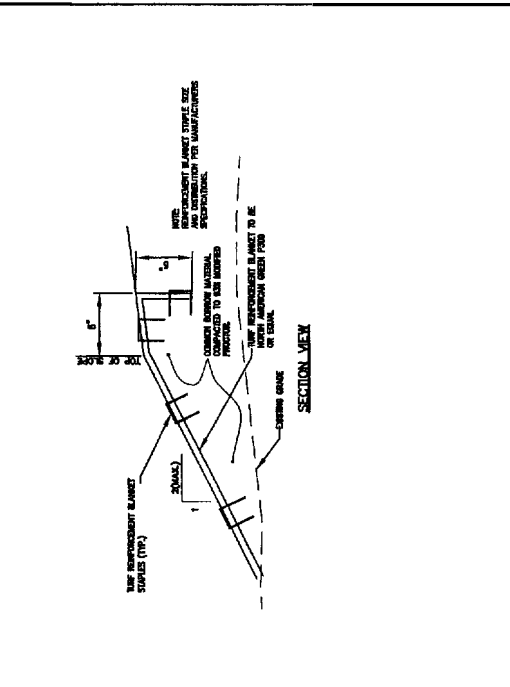
(G) TYPICAL FILTER BAG DETAIL
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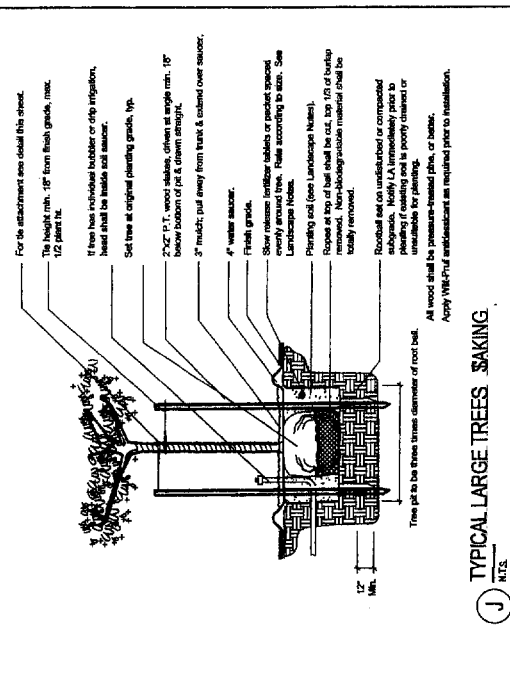
(H) STAKING TIE DETAIL
N.T.S.



(I) TURF REINFORCEMENT BLANKET DETAIL
N.T.S.



(J) TYPICAL LARGE TREES SINKING
N.T.S.



(K) TYPICAL EVERGREEN PLANTING
N.T.S.

PROJECT		DeLUCA-HOFFMAN ASSOCIATES, INC. 220 W. PORTLAND ST. PORTLAND, ME 04108	
SHEET TITLE		EROSION CONTROL & LANDSCAPE DETAILS	
CLIENT		VOLUNTEERS OF AMERICA	
DESIGNED BY		JCM	
CHECKED BY		SRB	
DATE		NOV. 2003	
SCALE		AS NOTED	
JOB NO.		2301-DET-EROS	
FILE NAME		2301-DET-EROS	
DRAWN BY		SRB	
DATE		NOV. 2003	
SCALE		AS NOTED	
JOB NO.		2301-DET-EROS	
FILE NAME		2301-DET-EROS	
PROJECT		SENIOR HOUSING FACILITY & HEALTH CENTER PORTLAND, MAINE	
SHEET TITLE		EROSION CONTROL & LANDSCAPE DETAILS	
CLIENT		VOLUNTEERS OF AMERICA	
DESIGNED BY		JCM	
CHECKED BY		SRB	
DATE		NOV. 2003	
SCALE		AS NOTED	
JOB NO.		2301-DET-EROS	
FILE NAME		2301-DET-EROS	
DRAWN BY		SRB	
DATE		NOV. 2003	
SCALE		AS NOTED	
JOB NO.		2301-DET-EROS	
FILE NAME		2301-DET-EROS	
PROJECT		SENIOR HOUSING FACILITY & HEALTH CENTER PORTLAND, MAINE	
SHEET TITLE		EROSION CONTROL & LANDSCAPE DETAILS	
CLIENT		VOLUNTEERS OF AMERICA	
DESIGNED BY		JCM	
CHECKED BY		SRB	
DATE		NOV. 2003	
SCALE		AS NOTED	
JOB NO.		2301-DET-EROS	
FILE NAME		2301-DET-EROS	
DRAWN BY		SRB	
DATE		NOV. 2003	
SCALE		AS NOTED	
JOB NO.		2301-DET-EROS	
FILE NAME		2301-DET-EROS	

REV.	DATE	DESCRIPTION	REVISIONS
5	02.11.04	RELEASED FOR CONSTRUCTION	
4	12.20.03	REVISED LAYOUT - ISSUED FOR OWNER REVIEW	
3	10.20.03	REVISED LAYOUT - ISSUED FOR OWNER REVIEW	
2	10.20.03	REVISED LAYOUT - ISSUED FOR OWNER REVIEW	
1	10.20.03	STARTED FOR SITE PLAN REVIEW	

PROJECT		DeLUCA-HOFFMAN ASSOCIATES, INC. 220 W. PORTLAND ST. PORTLAND, ME 04108	
SHEET TITLE		EROSION CONTROL & LANDSCAPE DETAILS	
CLIENT		VOLUNTEERS OF AMERICA	
DESIGNED BY		JCM	
CHECKED BY		SRB	
DATE		NOV. 2003	
SCALE		AS NOTED	
JOB NO.		2301-DET-EROS	
FILE NAME		2301-DET-EROS	
DRAWN BY		SRB	
DATE		NOV. 2003	
SCALE		AS NOTED	
JOB NO.		2301-DET-EROS	
FILE NAME		2301-DET-EROS	
PROJECT		SENIOR HOUSING FACILITY & HEALTH CENTER PORTLAND, MAINE	
SHEET TITLE		EROSION CONTROL & LANDSCAPE DETAILS	
CLIENT		VOLUNTEERS OF AMERICA	
DESIGNED BY		JCM	
CHECKED BY		SRB	
DATE		NOV. 2003	
SCALE		AS NOTED	
JOB NO.		2301-DET-EROS	
FILE NAME		2301-DET-EROS	
DRAWN BY		SRB	
DATE		NOV. 2003	
SCALE		AS NOTED	
JOB NO.		2301-DET-EROS	
FILE NAME		2301-DET-EROS	

EROSION AND SEDIMENT CONTROL NOTES

The primary emphasis of the erosion/sedimentation control plan to be implemented for this project are as follows:
Development of a careful construction sequence. Rapid revegetation of denuded areas to minimize the period of soil exposure. Rapid stabilization of drainage paths to avoid rill and gully erosion. The use of onsite measures to capture sediment (hay bales/sat. fence, etc.) The provisions for long term erosion/sediment and pollutant treatment by the incorporation of permanent Best Management Practices.

Description and Location of Limits of All Proposed Earth Movements

The construction of the development will require the following on-site improvements.
Earthwork activity including cuts and fills to bring the parking, drive aisle and walkway areas to subgrade.
Construction of stormwater measures.
Construction of parking lots, drive aisles, walkways and installation of underground utilities and storm drains for the building.

Erosion/Sedimentation Control Devices

The following erosion and sediment control devices will be implemented by the Contractor as part of the site development. These devices shall be installed as indicated on the plans or as described within this report. For further reference, see the Maine Erosion and Sediment Control Handbook for Construction: Best Management Practices.

Siltation fence shall be installed downstream of any disturbed areas to trap runoff borne sediments until the site is revegetated. The silt fence shall be installed per the detail provided in the plan set and inspected immediately after each rainfall and at least daily during prolonged rainfall. Repairs shall be made immediately by the Contractor if there are any signs of erosion or sedimentation below the fence line. Proper placement of stakes and fabric into the ground is critical to the fence's effectiveness. If there are signs of undercutting at the center or the edges, or impounding of large volumes of water behind the fence, the barrier shall be replaced with a stone check dam.
Straw or hay mulch including hydroseeding is intended to provide cover for denuded or seeded areas until revegetation is established. Mulch placed on slopes of less than 10 percent shall be anchored by applying water; mulch placed on slopes steeper than 10 percent shall be covered with a fabric netting and anchored with staples in accordance with the manufacturer's recommendations. Slopes steeper than 3:1 which are to be revegetated shall receive curlex blankets by American Excelsior or equal. Mulch application rates are provided in seeding recommendations.
Temporary stabilization when necessary.
A stormwater detention pond will be constructed to provide sedimentation control for stormwater runoff from the parking and building areas during and after construction. Riprap slopes, ditch linings, stone check dams, hay bale barriers and culvert outlet aprons are intended to reduce runoff velocities and protect denuded soil surfaces from concentrated flows. Installation details and stone sizes are provided in the construction plan set on the erosion control detail sheets.
A construction entrance will be constructed at all access points onto the site to prevent tracking adjacent road ways.
Stone sediment traps or a premanufactured SiltSack™ will be installed at catch basin inlets to prevent silt from entering the storm drain system. Installation details are provided in the plan set on the erosion control detail sheets.
Loam and seed is intended to serve as the primary permanent vegetative measure for all denuded areas not provided with other erosion control measures, such as riprap. Specific areas as shown on the landscape plan will receive sod. Application rates are provided at the end of this section for temporary and permanent seeding in non-wetland areas.

Temporary Erosion/Sedimentation Control Measures

The following are planned as temporary erosion/sedimentation control measures during construction:
A crushed stone stabilized construction entrance(s) shall be placed at the site access onto Central and Herman Avenues.

Siltation fence shall be installed along the downgradient side of the parking areas and of all fill sections. The siltation fence will remain in place and properly maintained until the site is acceptably revegetated.

Temporary stockpiles of stumps, grubbing, or common excavation will be protected as follows:

Temporary stockpiles shall not be located within 100 feet of the wetlands and shall be located away from drainage swales.

Stockpiles shall be stabilized within 7 days by either temporarily seeding the stockpile with a hydroseed method containing an emulsified mulch tackifier or by covering the stockpile with mulch.

All denuded areas that are within 100 feet of a wetland which have been rough graded and are not located within the building pad or parking and driveway subbase area, shall receive mulch or erosion control mesh fabric within 7 days of initial disturbance of soil. In other areas, the time period may be extended to 14 days.

For work which is conducted between November 1 and April 15 of any calendar year, all denuded areas will be covered with hay mulch, applied at twice the normal application rate and anchored with a fabric netting. The time period for applying mulch shall be limited to 7 days for all areas or immediately in advance of a predicted rainfall event.

Central Avenue shall be swept to control mud and dust as necessary.

During grubbing operations stone check dams or hay bale barriers will be installed to prevent evident concentrated flow discharge points.

Silt fencing with a maximum stake spacing of 6 feet should be used, unless the fence is supported by wire fence reinforcement of minimum 14 gauge and with a maximum mesh spacing of 6 inches, in which case stakes may be spaced a maximum of 10 feet apart. The bottom of the fence should be properly anchored a minimum of 6" per the plan detail and backfilled. Any silt fence identified by the owner or reviewing agencies as not being properly installed during construction shall be immediately repaired in accordance with the installation details.

Storm drain catch basin inlet protection shall be provided through the use of stone sediment barriers or a premanufactured SiltSack™ as distributed by A. H. Harris. Stone sediment barrier installation details are provided in the plan set. The barriers shall be inspected after each rainfall and repairs made as necessary. Sediment shall be removed and the barrier restored to its original dimensions when the sediment has accumulated to 1/2 the design depth of the barrier. The barrier shall be removed when the tributary drainage area has been stabilized.

Sedimentation Basin

The proposed storm drain system will serve as a temporary sediment basin during construction. The storm drain system shall be installed early in the construction process to permit runoff to enter the basin.

The volume of sediment exiting the basin(s) will be minimized by the use of temporary sediment traps at the inlets to the storm drain system and the installation of a sediment sump at the storm drain outlet into each basin. After paving operations have been completed, any sediment accumulated within the basin shall be removed, and the temporary riser shall be removed.

Permanent Erosion Control Measures

The following permanent erosion control measures have been designed as part of the Erosion/Sedimentation Control Plan:

All storm drain pipes that outlet to any areas other than the public storm drain system shall have riprap aprons and plunge pools at their outlet to protect the outlet and receiving channel of the culverts from scour and deterioration. Installation details are provided in the plan set. The aprons and plunge pools shall be installed and stabilized prior to directing runoff to the tributary pipe or culvert.

All areas disturbed during construction, but not subject to other restoration (paving, riprap, etc.) shall be loamed, limed, fertilized, mulched, and seeded. Fabric netting, anchored with staples, will be placed over the mulch in areas where the finish grade slope is greater than 10 percent. All areas within 100' of a wetland shall receive protection within 7 days. Native topsoil shall be stockpiled temporarily stabilized with seed and mulch and reused for final restoration when it is of sufficient quality.

Catch basins will be provided with sediment sumps.

Timing and Sequence of Erosion/Sedimentation Control Measures

The following construction sequence shall be required to insure the effectiveness of the erosion and sedimentation control measures are optimized. The sequence applies to all phases of construction.

Note: For all grading activities, the contractor shall exercise extreme caution not to overexpose the site by limiting the disturbed area.
Install crushed stone stabilized construction entrances at Central and Herman Avenues.
Install perimeter siltation fence as indicated on the plans.

Clear and grub areas as necessary for the detention pond.

Excess material shall be stockpiled and stabilized for use as fill for later grading operations.

Perform earthwork to bring areas to subgrade.

Begin installation of drainage appurtenances and piping.

Foundation preparation area shall be excavated for installation of the building footings.

Commence additional earthwork in fill areas of the parking area.

Complete earthwork and grading to subgrade as necessary for parking areas.

Complete installation of storm drainage appurtenances.

Structures within the parking area shall be temporarily set to subgrade and shall be reset upon placement of gravel and asphalt.

Commence installation of utilities from the street.

Commence installation of remaining portions of sanitary sewer and other utilities.

Commence installation of underground power telephone AND cable utilities.

Complete installation of underground utilities to within 5' of building.

Install dumpster pad and light pole foundations. Note: light pole fixtures mounting elevations may not exceed 20'.

Complete all remaining earthwork operations including fine grading of slopes.

Install subbase and base gravels within parking fields and walkways.

Install base course paving for parking area.

Install curbing where noted.

Loam, lime, fertilizer, seed and mulch disturbed areas, parking areas and complete all landscaping.

Install surface course paving for parking areas. Stripe per plans.

Remove accumulated sediment from ahead of any sediment barriers as necessary.

Once the site is stabilized and a 75% catch of vegetation has been obtained, remove all temporary erosion control measures.

Touch up loam and seed.

Note: All denuded areas not subject to final paving, riprap or gravel, shall be revegetated.

Due to the timing and size of the project, completion of the facility within a summer construction season may not occur. For all work which will be conducted between November 1 and April 15 of the calendar year, the Contractor shall submit a schedule which will satisfy the following criteria:

Limit the amount of exposed area to those areas in which work is expected to be undertaken during the preceding 15 days.

During the construction process, all disturbed areas shall be covered with mulch within 7 days of final grading.

Once final grading has been established, the contractor may choose to dormant seed the disturbed areas prior to placement of mulch and placement of fabric netting anchored with staples.

If dormant seeding is used for the site, all disturbed areas shall receive 4" of loam and seed at an application rate of 5#/1000 s.f.

All areas seeded during the winter months will be inspected in the spring for adequate catch. All areas sufficiently vegetated (less than 75 percent catch) shall be revegetated by replacing loam, seed and mulch.
If dormant seeding is not used for the site, all disturbed areas shall be revegetated in the spring.

The area of denuded non-stabilized construction shall be limited to the minimum area practicable. An area shall be considered to be denuded until the subbase gravel is installed in parking areas, the base slab gravel is installed in building areas, or the areas of future loam and seed have been loamed, seeded, and mulched. The mulch rate shall be twice the rate specified in the seeding plan. [For example, 115#/1,000 s.f. x 2 = 230#/s.f.]

Within the exposed work area, temporary sedimentation sumps shall be provided at the interface between parking areas and graded slopes. This shall be accomplished by creating an area 18" below adjacent temporary grades. The sedimentation area shall have a bottom width of 3' and 3:1 side slopes. Culverts to allow access shall be installed by the Contractor. Along the sedimentation sumps, barriers shall be provided at sufficient intervals to permit runoff to be accumulated to a minimum depth of 12" before overflowing.

The schedule shall be subject to the approval of the Owner.

The Contractor must install any added measures which may be necessary to control erosion/sedimentation from the site dependent upon the actual site and weather conditions.

The Contractor shall note that no area within 100 feet of a wetland shall remain denuded for a period of over 7 days before it is temporarily stabilized. Temporary stabilization shall be the installation of gravel or mulching. All other areas shall be stabilized within 14 days. For construction between November 1 and April 15 of any calendar year, all areas shall be temporarily stabilized within 7 days or prior to a forecasted rainfall event.

PERMANENT SEEDING PLAN NON-WETLAND AREAS

Project: Central Avenue
Site Location: Peaks Island, Portland, Maine
X Permanent Seeding
Temporary Seeding

1. Area to be seeded: 14 acres, OR M Sq. Ft.

2. Instructions on preparation of soil: Prepare a good seed bed for planting method used.

3. Apply lime as follows: #/acres, OR 138#/M Sq. Ft.

4. Fertilize with pounds of N-P-K/acs, OR N-P-K/M Sq. Ft.

18.4 pounds of 10-20-20 N-P-K/M Sq. Ft.

5. Method of applying lime and fertilizer: Spread and work into the soil before seed is applied.

6. Seed with the following mixture:

45% Kentucky Bluegrass

45% Creeping Red Fescue

10% Perennial Ryegrass

When using small grain as nurse crop seed it at one-half the normal seeding rate.

115 pounds per M. Sq. Ft.

7. Mulching instructions: Apply at the rate of tons per acre, OR

Amount Unit #, Tons, Etc.

8. TOTAL LIME 138 #/1000 sq. ft.

9. TOTAL FERTILIZER 18.4 #/1000 sq. ft.

10. TOTAL SEED 1.03 #/1000 sq. ft.

11. TOTAL MULCH 115 #/1000 sq. ft.

12. TOTAL other materials, seeds, etc.

13. REMARKS

Spring seeding is recommended, however, late summer (prior to September 1) seeding can be made. Permanent seeding should be made prior to August 5 or as a dormant seeding after the first killing frost and before the first snowfall. If seeding cannot be done within these seeding dates, temporary seeding and mulching shall be used to protect the site. Permanent seeding shall be delayed until the next recommended seeding period.

Fertilizer requirements shall be subject to actual test results of the topsoil used for the project. The Contractor shall be responsible for providing topsoil test results for pH and recommended fertilizer application rates to the owner.

Temporary Seeding Plan Non-Wetland Areas

Project: Central Avenue

Site Location: Peaks Island, Portland, Maine

Permanent Seeding X Temporary Seeding

1. Area to be seeded: 14 acres, OR M Sq. Ft.

2. Instructions on preparation of soil: Prepare a good seed bed for planting method used.

3. Apply lime as follows: #/acres, OR 138#/M Sq. Ft.

4. Fertilize with pounds of N-P-K/acs, OR

18.4 pounds of 10-20-20 N-P-K/M Sq. Ft.

5. Method of applying lime and fertilizer: Spread and work into the soil before seed is applied.

6. Seed with the following mixture:

50% Perennial Ryegrass

50% Winter Rye

7. Mulching instructions: Apply at the rate of tons per acre, OR

230 pounds per M. Sq. Ft.

8. TOTAL LIME 138 #/1000 sq. ft.

9. TOTAL FERTILIZER 18.4 #/1000 sq. ft.

10. TOTAL SEED 1.75 #/1000 sq. ft.

11. TOTAL MULCH 230 #/1000 sq. ft.

12. TOTAL other materials, seeds, etc.

13. REMARKS

Recommended seeding dates after August 15.

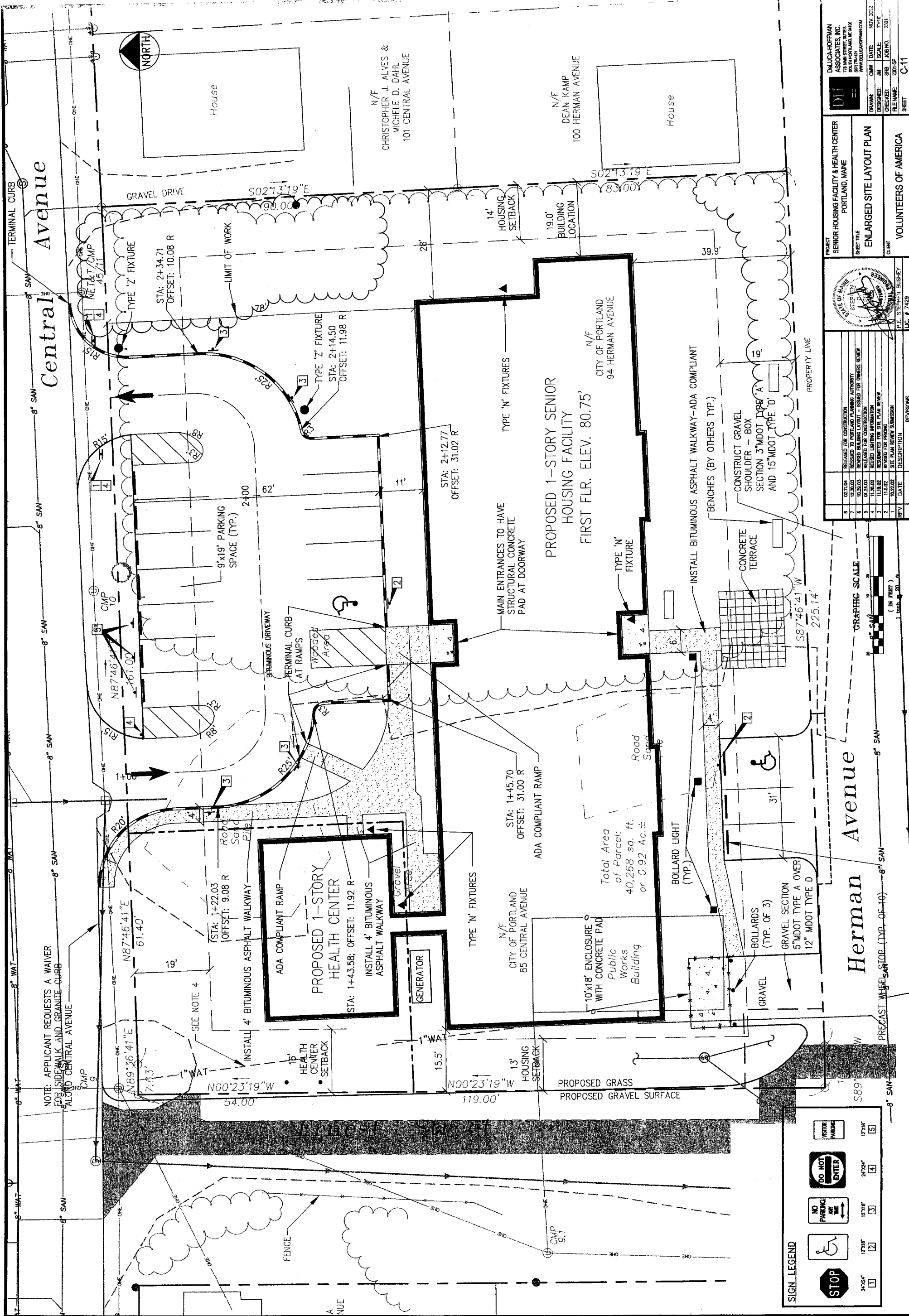
For areas with slopes >10%, waterways, areas within 100 feet of wetlands, and fall and winter erosion control areas, mulch netting shall be used per manufacturer's specifications.

Fertilizer requirements shall be subject to actual test results of the topsoil used for the project. The Contractor shall be responsible for providing topsoil test results for pH and recommended fertilizer application rates to the owner.

DJI ASSOCIATES, INC. 778 MAIN STREET, SUITE B SOUTH PORTLAND, ME 04106 DJI@DJIASSOCIATES.COM	
SHEET TITLE EROSION CONTROL NOTES	
CLIENT VOLUNTEERS OF AMERICA	
PROJECT SENIOR HOUSING FACILITY & HEALTH CENTER PORTLAND, MAINE	
DESIGNED: CHW [DATE: NOV. 2002]	CHECKED: SWB [JOB NO. 2301]
DATE: NOV. 2002	SCALE: AS NOTED
FILE NAME: 2301-DET-EROS	SHEET C-10

REV	DATE	DESCRIPTION
2	02.14.03	RELEASED FOR CONSTRUCTION
1	10.03.03	ISSUED TO PORT AND PLANNING AUTHORITY
3	03.24.03	REVISED BUILDING LAYOUT - ISSUED FOR OWNER REVIEW
1	02.24.03	ISSUED FOR CONSTRUCTION
1	02.24.03	SUBMITTED FOR SITE PLAN REVIEW

DATE PLOTTED: 11/14/02
PLOT FILE: 2301-DET-EROS



NOTE: APPLICANT REQUESTS A WAIVER FOR SIDEWALK AND GRANITE CURB ALONG CENTRAL AVENUE

SIGN LEGEND

	24'x24"	12" H	1
	12" H	2	
	12" H	3	
	24'x24"	4	
	12" H	5	

Herman Avenue

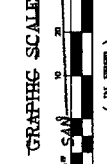
Central Avenue

PROPOSED 1-STORY SENIOR HOUSING FACILITY
FIRST FLR. ELEV. 80.75'

PROPOSED 1-STORY HEALTH CENTER

PROJECT	SENIOR HOUSING FACILITY & HEALTH CENTER PORTLAND, MAINE
SHEET TITLE	ENLARGED SITE LAYOUT PLAN
CLIENT	VOLUNTEERS OF AMERICA
DESIGNED BY	DMJCA-HOFFMAN ASSOCIATES, INC.
CHECKED BY	DMJCA-HOFFMAN ASSOCIATES, INC.
DATE	NOV. 2012
SCALE	1"=10'
JOB NO.	2301-SP
SHEET	C-11

REV	DATE	DESCRIPTION	REVISIONS
1	10/22/12	RELEASED FOR CONSTRUCTION	
2	10/22/12	ISSUED TO PORTLAND PLANNING AUTHORITY	
3	10/22/12	REMOVED BELONG LAYOUT - ISSUED FOR OWNERS REVIEW	
4	10/22/12	RELEASED FOR CONSTRUCTION	
5	11/20/12	RELEASED FOR CONSTRUCTION	
6	11/20/12	RELEASED FOR CONSTRUCTION	
7	11/20/12	REMOVED FOR SITE PLAN REVIEW	
8	11/20/12	REMOVED FOR HOUSING	
9	11/20/12	REMOVED FOR HOUSING	
10	11/20/12	REMOVED FOR HOUSING	



PRECAST WHEEL STOP (TYP. OF 10)

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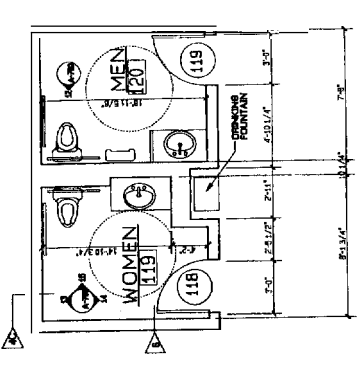
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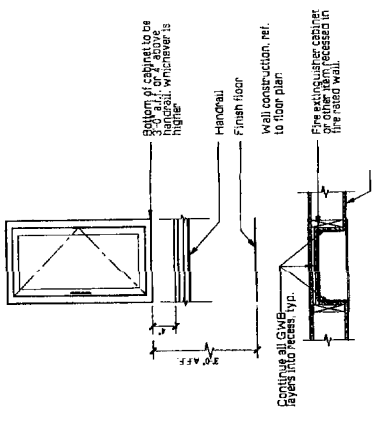
8" SAN

8" SAN

8" SAN



2 ENLARGED TOILET PLAN
SCALE 1/4" = 1'-0"



3 FIRE EXTINGUISHER DETAIL/WALL RECESS DETAIL
Scale: 1" = 1'-0" Plan view, for all treatment basins (US20)

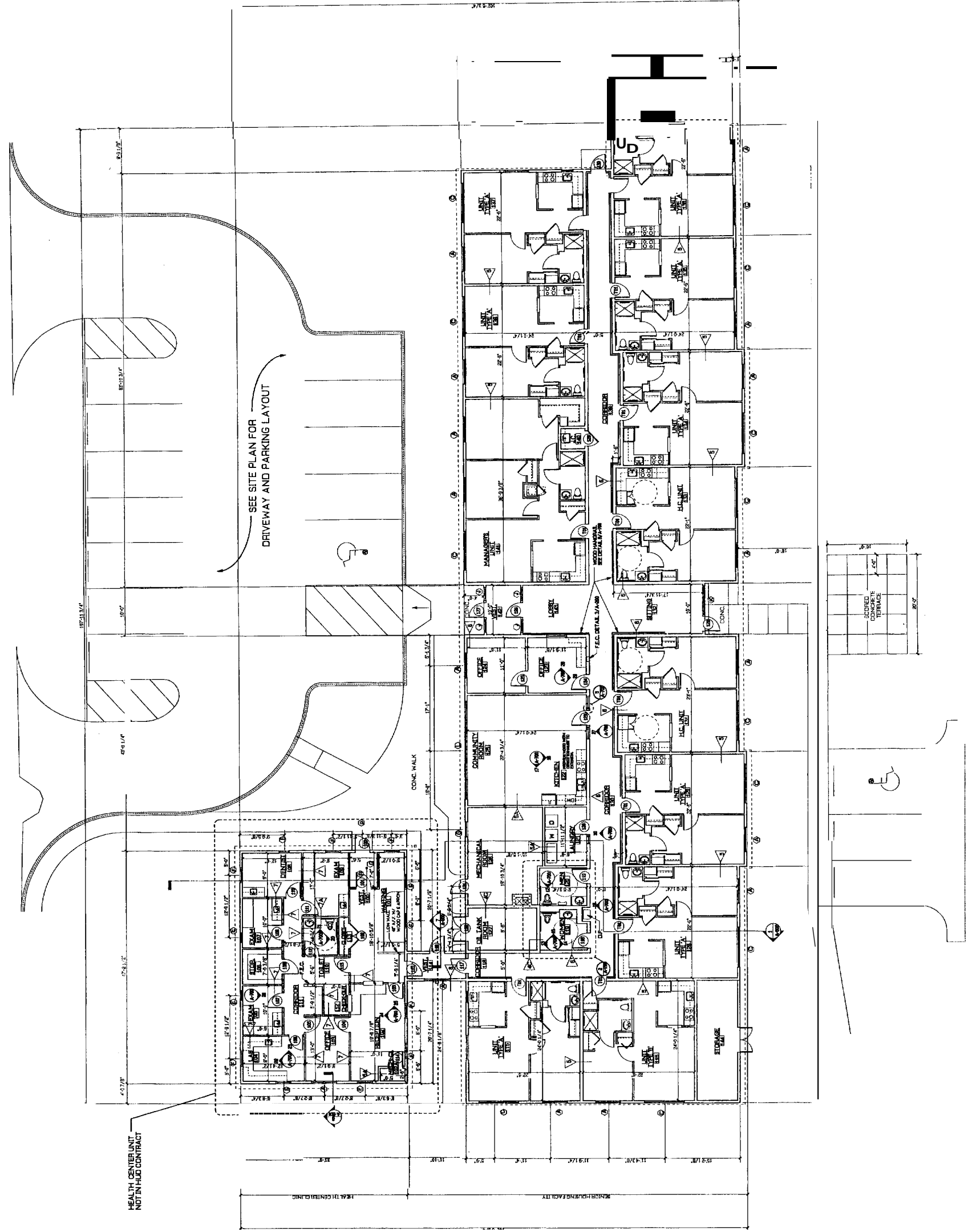
Revisions	No.	Desc.

Project:
**PEAKS ISLAND V.O.A.
 SENIOR HOUSING FACILITY
 & HEALTH CENTER**
 H.U.D. Project # 024-EE058
 Central Avenue
 Peaks Island, Maine

Drawing Title:
**FIRST FLOOR
 PLAN**

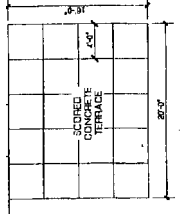
Echo Bridge Office Park
 355 Edgar Street
 Newton Upper Falls, MA 02454
 507.999-4774
 Tsoi@echo-bridge.com
 WWW.ECHOBIDGE.COM

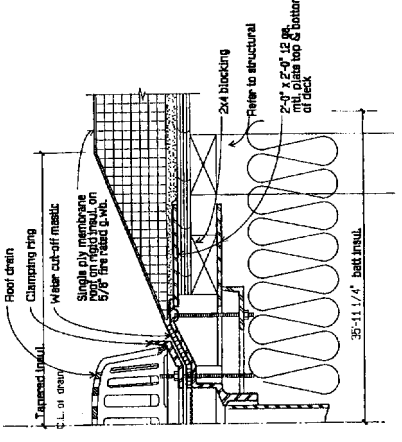
DATE PLOTTED: 07/28/24
 SCALE: 1/8" = 1'-0" OR AS NOTED
 DRAWING NUMBER: **A-200**



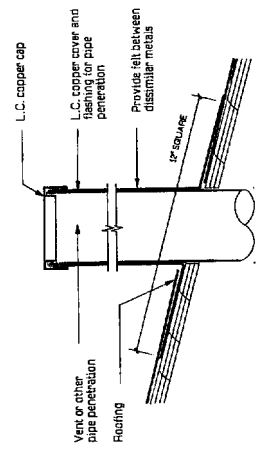
1 FIRST FLOOR PLAN
SCALE 1/8" = 1'-0" (11 BRM UNITS 1 MANAGER'S UNIT)

HEALTH CENTER UNIT
NOT IN HUD CONTRACT

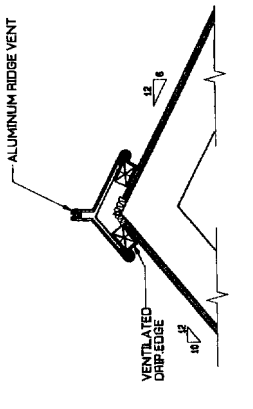




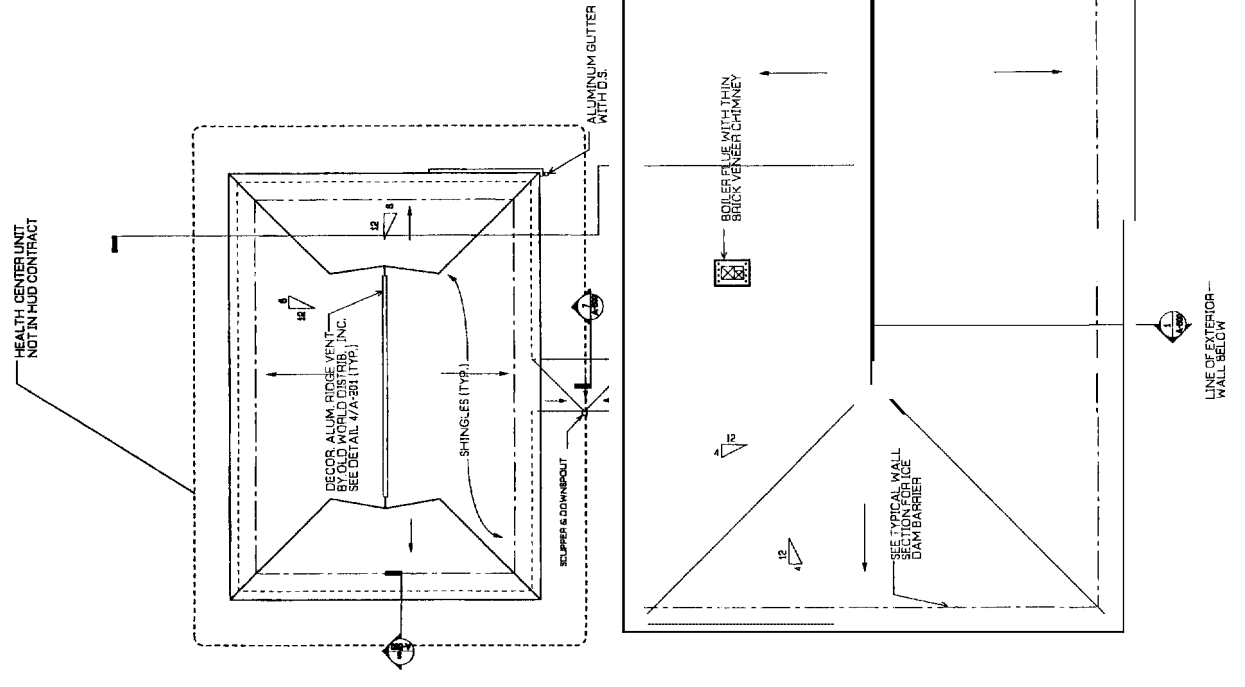
2 Roof Drain Detail
3" = 1'-0"



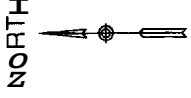
3 Pipe Penetration @ Sloped Roof
3" = 1'-0"



4 RIDGE VENT AT HEALTH CENTER
1 1/2" = 1'-0"



1 ROOF PLAN
SCALE 1/8" = 1'



Revisions	No.	Date

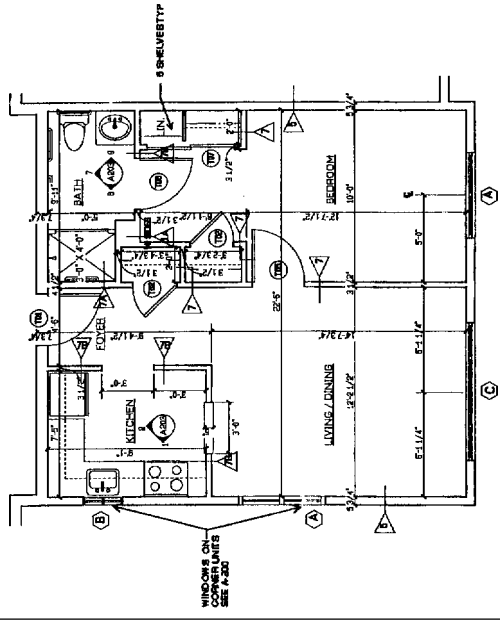
PEAKS ISLAND V.O.A.
SENIOR HOUSING FACILITY
& HEALTH CENTER
H.U.D. Project # 024-EE068
Central Avenue
Peaks Island, Maine
Drawing Title

ROOF PLAN

Tsomides Associates Architects Planners
Encl Bridge Office Park
300 Main Street
Newton Upper Falls, MA 02459
507.858.4776
507.858.4776
WWW.TSOMIDES.COM

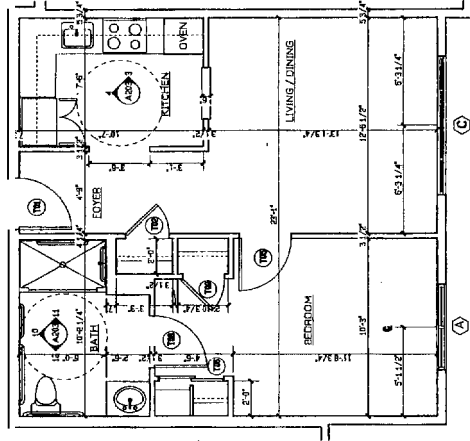


DATE PLOTTED 02/28/04
SCALE 1/8" = 1'
DRAWING NUMBER
A-20

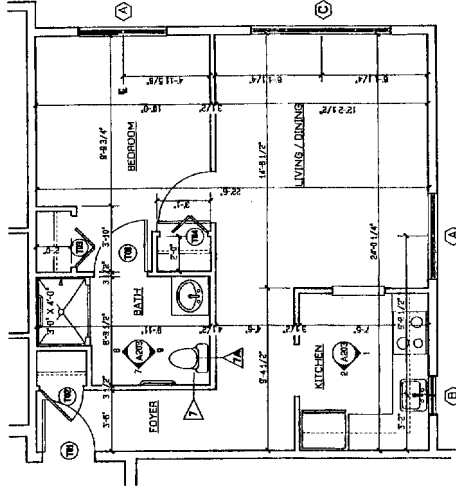


A UNIT TYPE A
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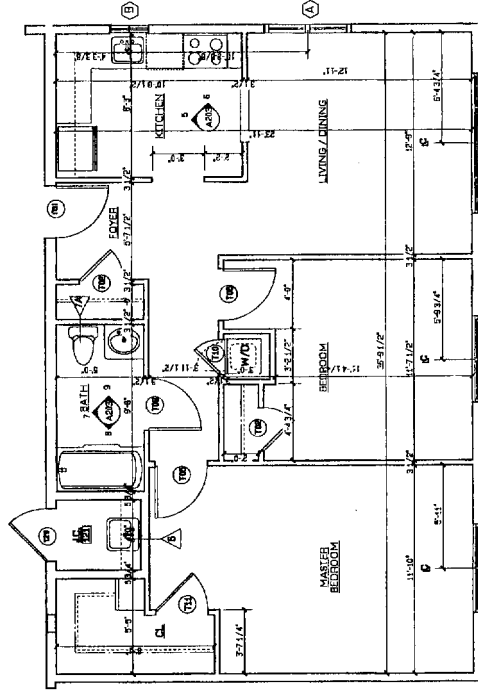
NOTE:
FOR TYPICAL
PARTITION TYPES
AND DIMENSIONS,
REFERENCE
UNIT TYPE A



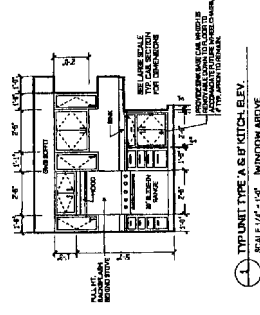
C H.C. UNIT
SCALE 1/4" = 1'-0"



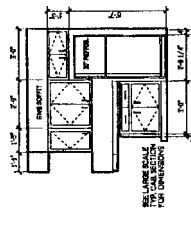
B UNIT TYPE B
SCALE 1/4" = 1'-0"



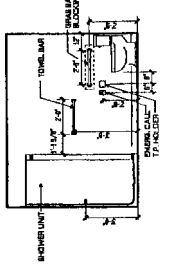
D MANAGER'S UNIT
SCALE 1/4" = 1'-0"



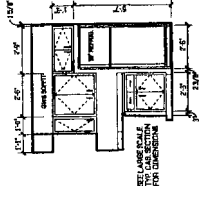
1 TYP. UNIT TYPE A H.C. KITCH. ELEV.
SCALE 1/4" = 1'-0"



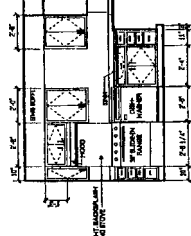
5 MANAGER'S UNIT KITCHEN ELEVATION
SCALE 1/4" = 1'-0"



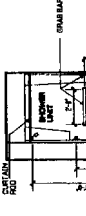
7 TYPICAL BATH ELEVATION - UNIT 'A'
SCALE 1/4" = 1'-0"



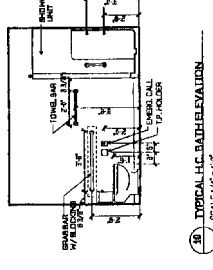
2 TYP. UNIT TYPE A H.C. KITCH. ELEV.
SCALE 1/4" = 1'-0"



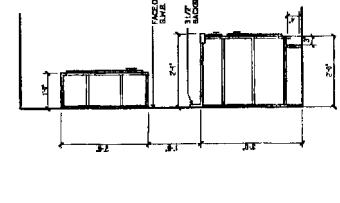
4 MANAGER'S UNIT KITCHEN ELEVATION
SCALE 1/4" = 1'-0"



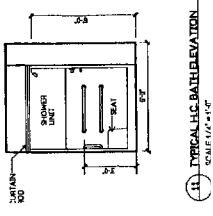
6 TYPICAL BATH ELEVATION - UNIT 'A'
SCALE 1/4" = 1'-0"



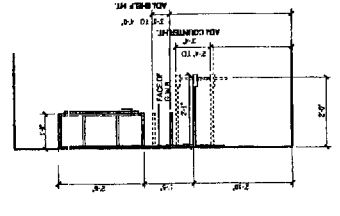
8 TYPICAL H.C. BATH ELEVATION
SCALE 1/4" = 1'-0"



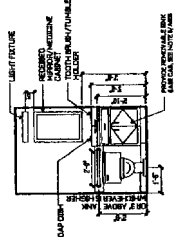
15 TYPICAL KITCHEN CABINET SECTION
SCALE 1/4" = 1'-0"



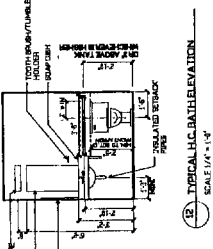
11 TYPICAL H.C. BATH ELEVATION
SCALE 1/4" = 1'-0"



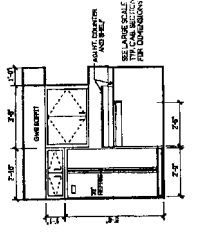
16 TYPICAL H.C. KITCHEN CABINET SECTION
SCALE 1/4" = 1'-0"



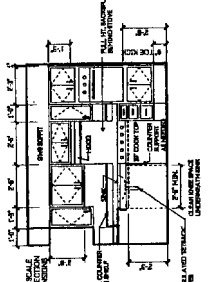
3 TYPICAL BATH ELEVATION - UNIT 'A'
SCALE 1/4" = 1'-0"



12 TYPICAL H.C. BATH ELEVATION
SCALE 1/4" = 1'-0"



4 TYPICAL H.C. KITCHEN ELEVATION
SCALE 1/4" = 1'-0"



3 TYPICAL H.C. KITCHEN ELEVATION
SCALE 1/4" = 1'-0"

REVISIONS	No.	DATE

Project:
**PEAKS ISLAND V.O.A.
SENIOR HOUSING FACILITY
H.U.D. Project # 024-EE058**

Central Avenue
Peaks Island, Maine

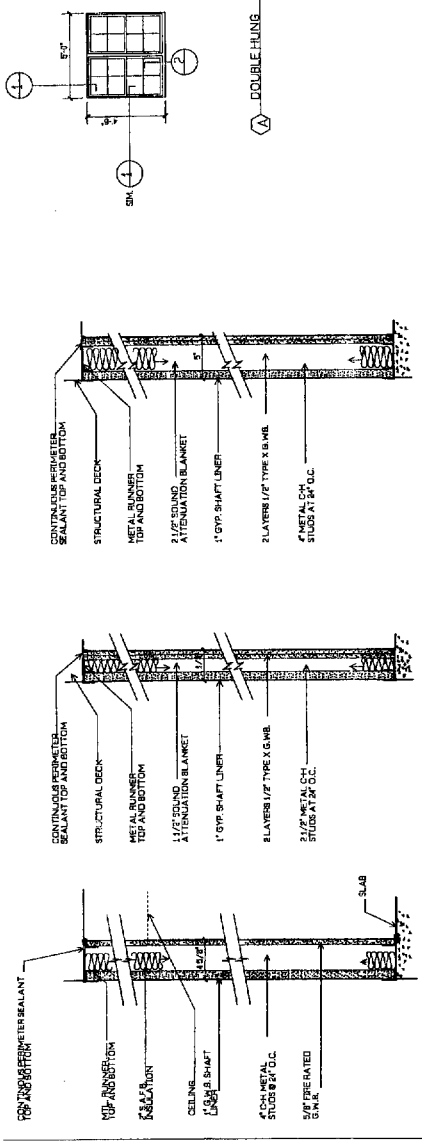
**UNIT PLANS
AND
INTERIOR ELEVATIONS**

Drawing Title

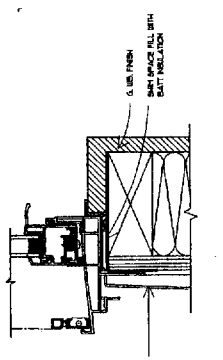
Tsomides Associates
Architects and Planners
389 Elliot Street
Newton Upper Falls, MA 02464
TEL: 603-774-7774
FAX: 603-774-7905

DATE: 02/22/94
SCALE: 1/4" = 1'-0" (IF NOT INDICATED)
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CHECKED BY: JMS

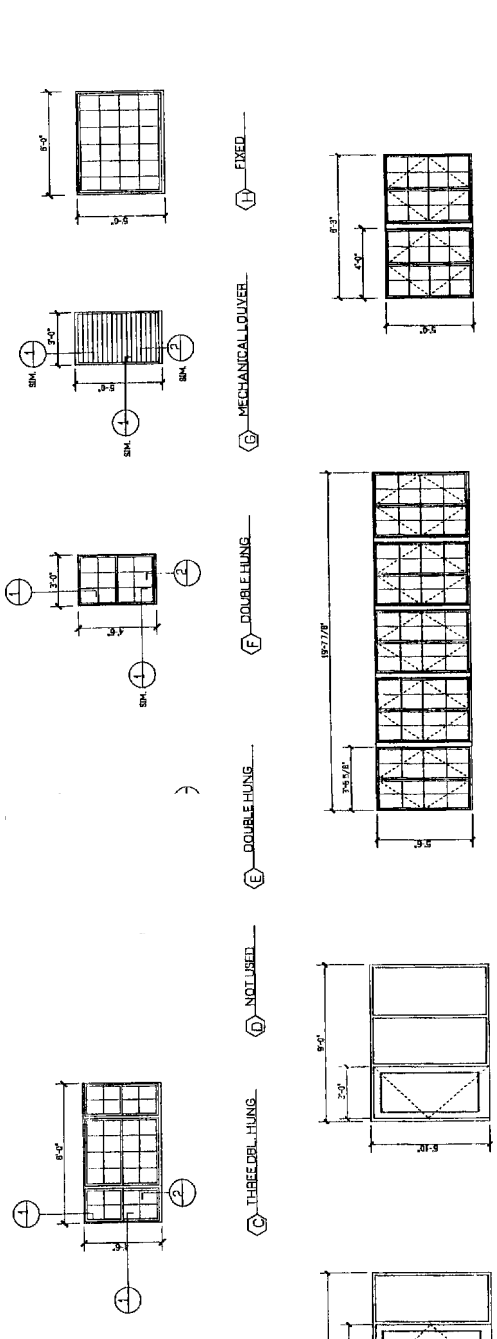
A-20



1 Window Head Detail @ Vinyl Siding (Jamb sim.)
3" = 1'-0"



2 Window Sill Detail @ Vinyl Siding
3" = 1'-0"



COMMUNITY ROOM CASSEMENT (EXTENDED)

MAINTENANCE EXTERIOR VESTIBULE

DOUBLE HUNG

DOUBLE HUNG

DOUBLE HUNG

DOUBLE HUNG

DOUBLE HUNG

CASSEMENT WINDOWS & LOBBY EXTERIOR

HEALTH CENTER VESTIBULE

DOUBLE HUNG

DOUBLE HUNG

DOUBLE HUNG

DOUBLE HUNG

DOUBLE HUNG

DOUBLE HUNG

DOUBLE HUNG

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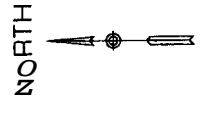
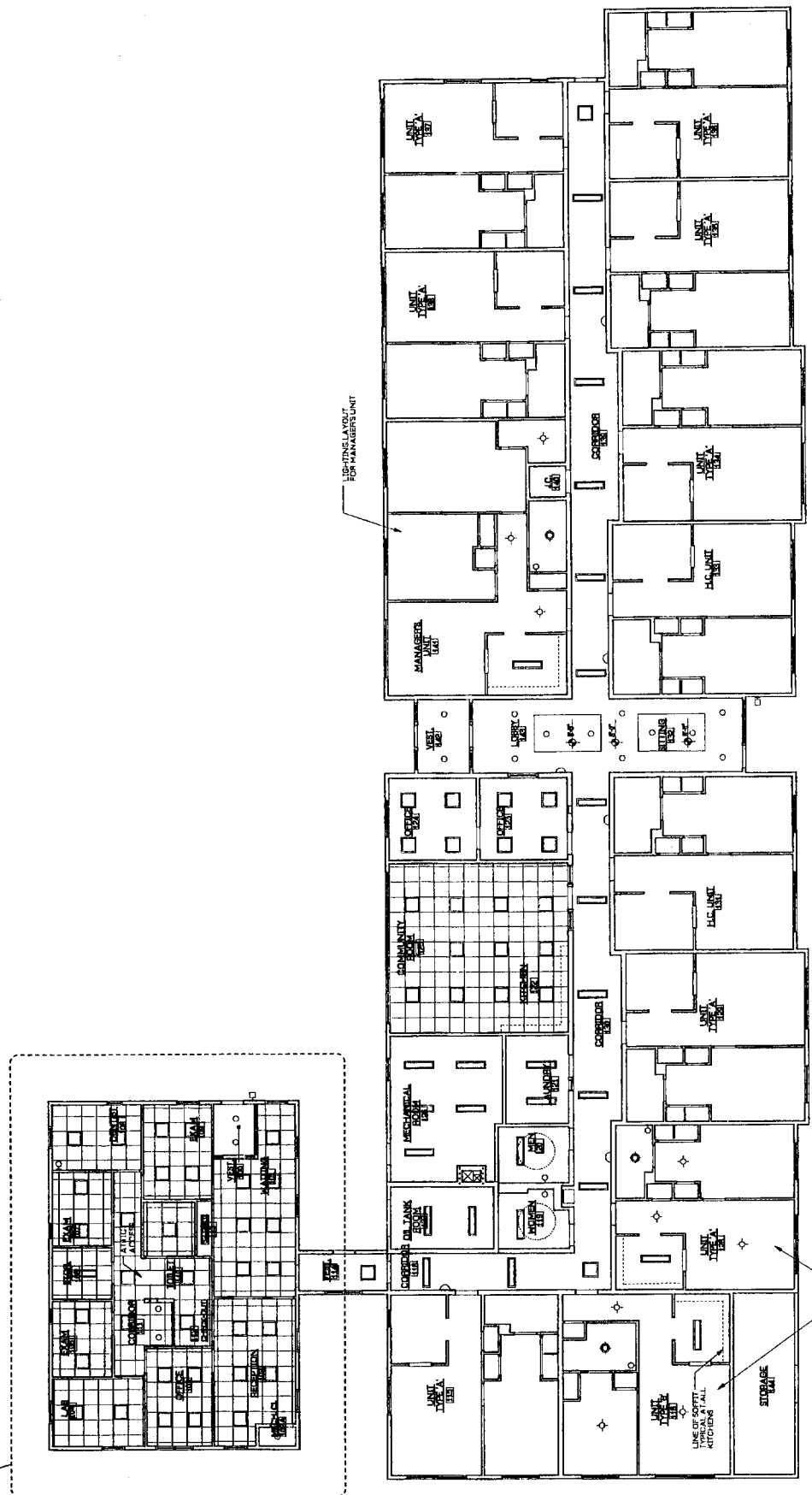
DOUBLE HUNG

DOUBLE HUNG

DOUBLE HUNG

- LIGHT FIXTURE LEGEND (SEE ALSO ELECTRICAL DWGS.)
- RECESSED DOWNLIGHT LIGHT FIXTURE
 - RECESSED DOWNLIGHT LIGHT FIXTURE
 - △ WALL SCENE
 - RECESSED DOWNLIGHT
 - P.V. SURFACE MOUNTED LIGHT FIXTURE
 - ◇ SURFACE MOUNTED LIGHT FIXTURE
 - ◇ WALL MOUNTED LIGHT FIXTURE
 - ◇ EXTERIOR WALL MOUNTED LIGHT FIXTURE
 - ◇ RECESSED PARALLEL LIGHT FIXTURE
 - ◇ CEILING HET LAMP LIGHT FIXTURE

HEALTH CENTER UNIT NOT IN RFD CONTRACT



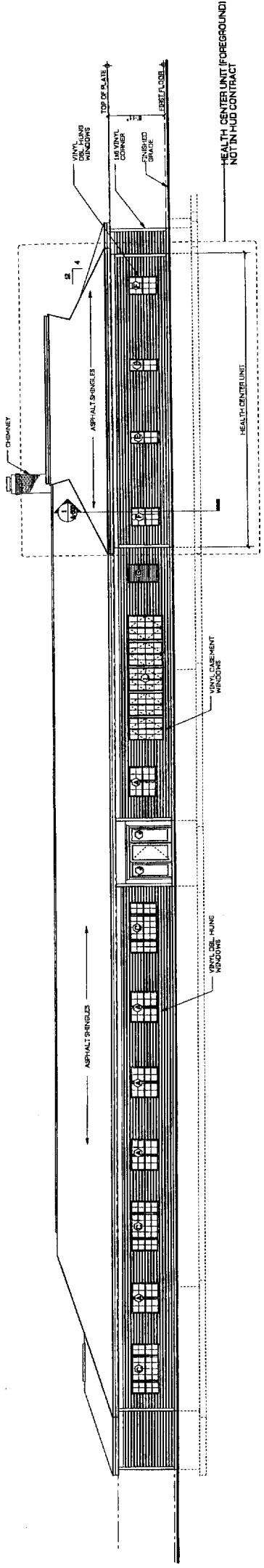
Project: PEAKS ISLAND V.O.A. SENIOR HOUSING FACILITY & HEALTH CENTER
H.U.D. Project # 024-EE058
Central Avenue
Peaks Island, Maine

FIRST FLOOR REFLECTED CEILING PLAN

Architects: Tsomides Associates Planners
Address: Echo Bridge Office Park, 388 Elliot Street, Newton Upper Falls, MA 02451
Phone: 617 998-4774, Fax: 617 998-4760, WWW.TSOMIDES.COM

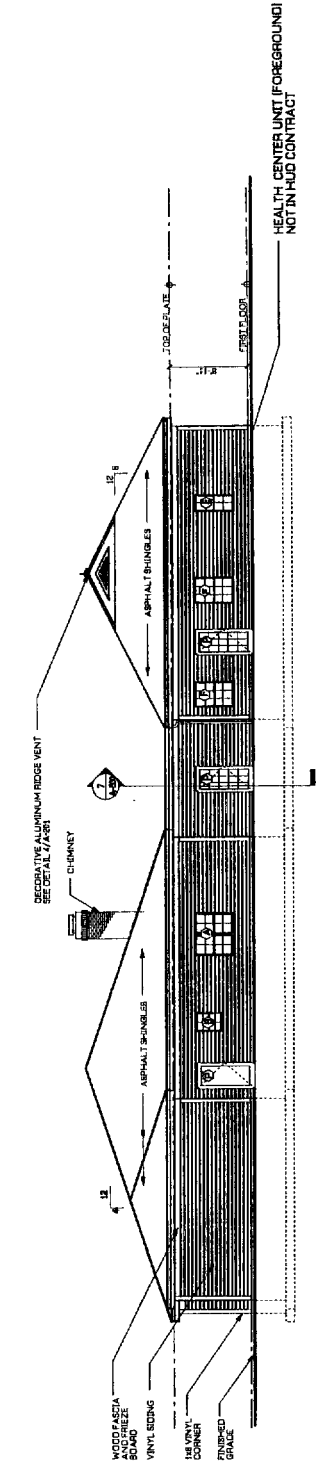
DATE: 02/22/04
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DRAWN BY: DP
CHECKED BY: [Signature]
DATE: 02/22/04
SCALE: 1/8" = 1'-0" (AS SHOWN)
DRAWING NUMBER: A-300

FIRST R D CEILING N
SCALE -0 M UNITS 1 MAN S



NORTH ELEVATION

1/8" = 1'-0"

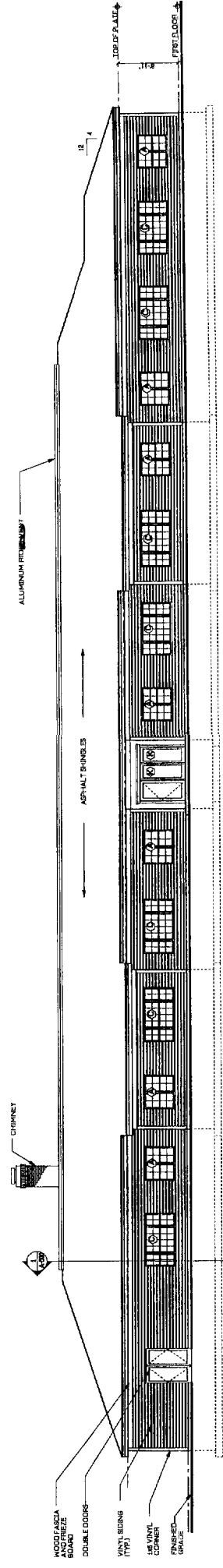
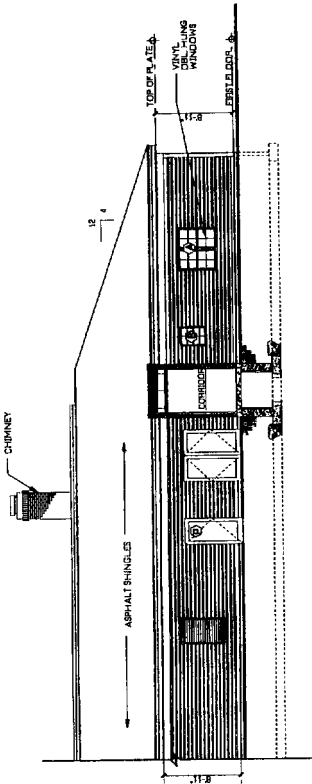


EAST ELEVATION HEALTH CENTER EAST ELE

1/8" = 1'-0"

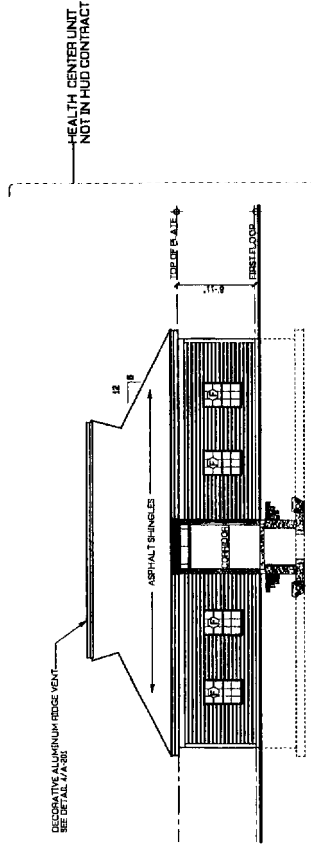
ARTIAL NORTH ELEVATION

1/8" = 1'-0"



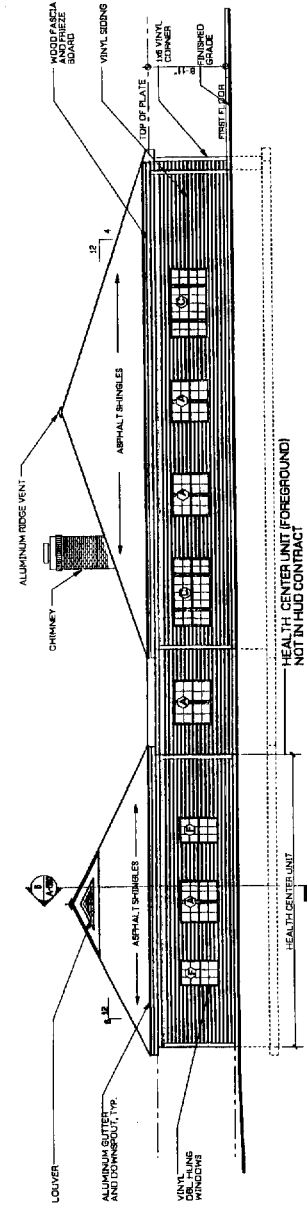
SOUTH ELEVATION

1/8" = 1'-0"



HEALTH CENTER SOW H ELEVATION

1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"

REVISION	No.	Date

Project: PEAKS ISLAND V.O.A.
SENIOR HOUSING FACILITY
& HEALTH CENTER
H.U.D. Project # 024-EE058

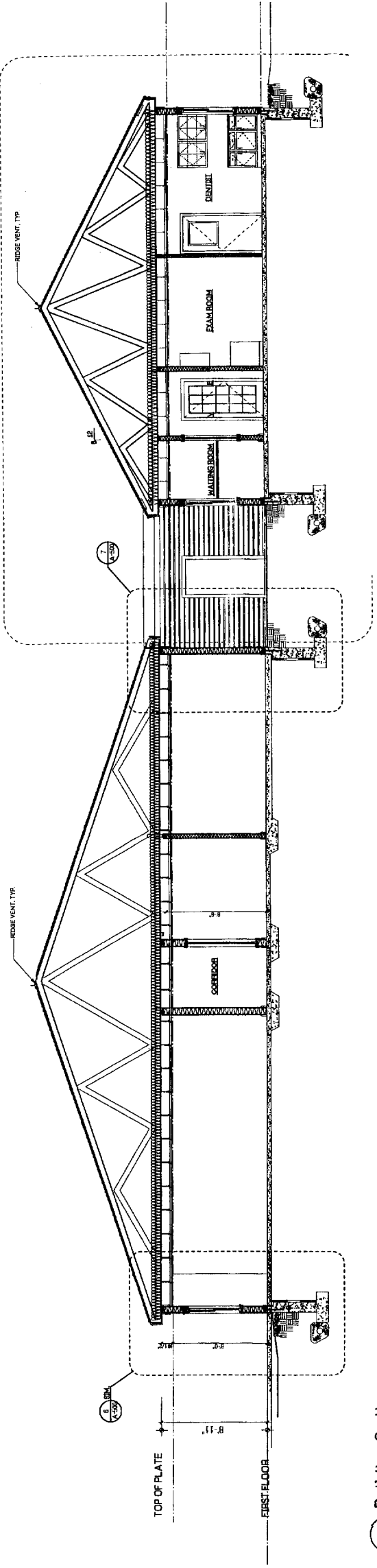
Central Avenue
Peaks Island, Maine

Drawing Title

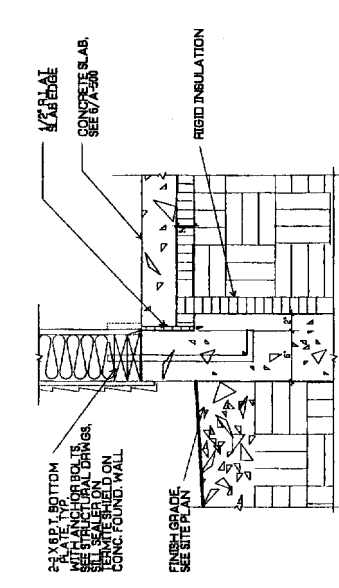
ELEVATIONS

Tsomides Associates
Architects and Planners
388 Elliot Street
Newton Upper Falls, MA 02464
(617) 552-4774
Fax (617) 552-4786

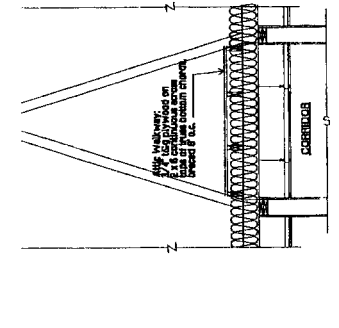
DATE: 02/22/84
SCALE: 1/8" = 1'-0"
PROJECT: A-400



1 Building Section
1/4" = 1'-0"



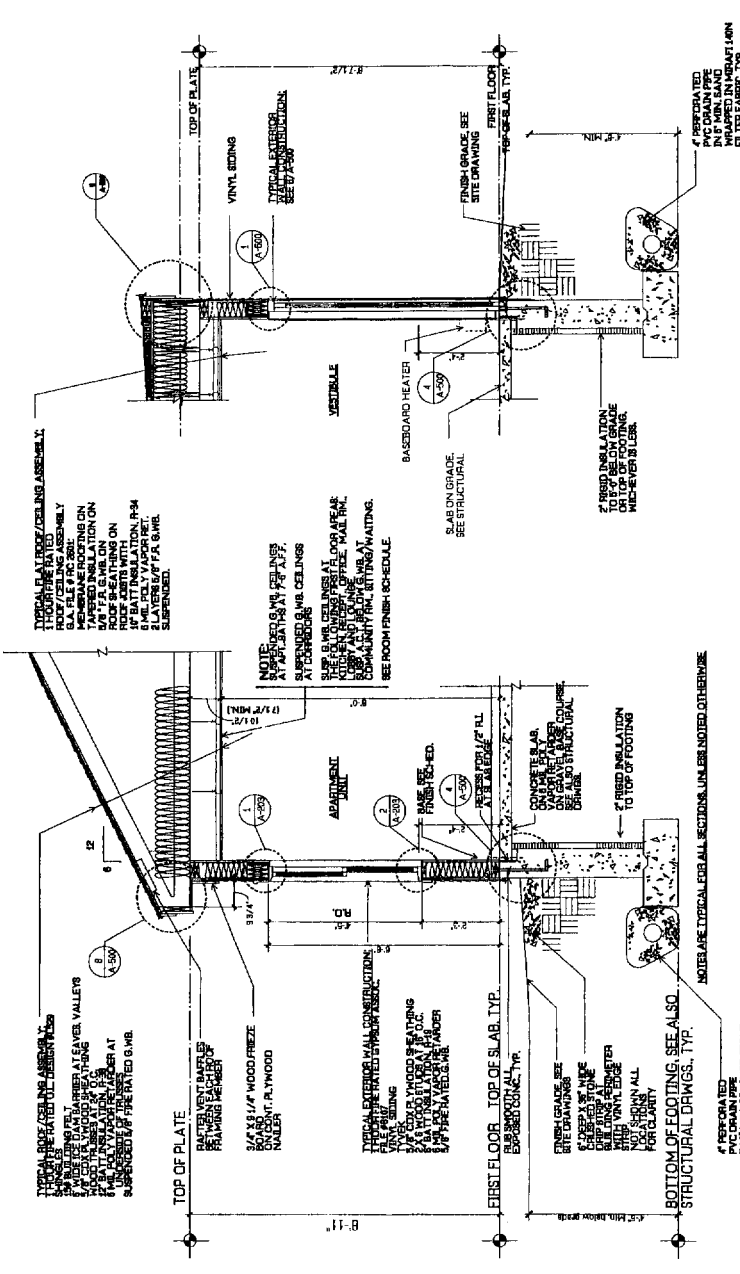
2 Typical Foundation Detail
1/4" = 1'-0"



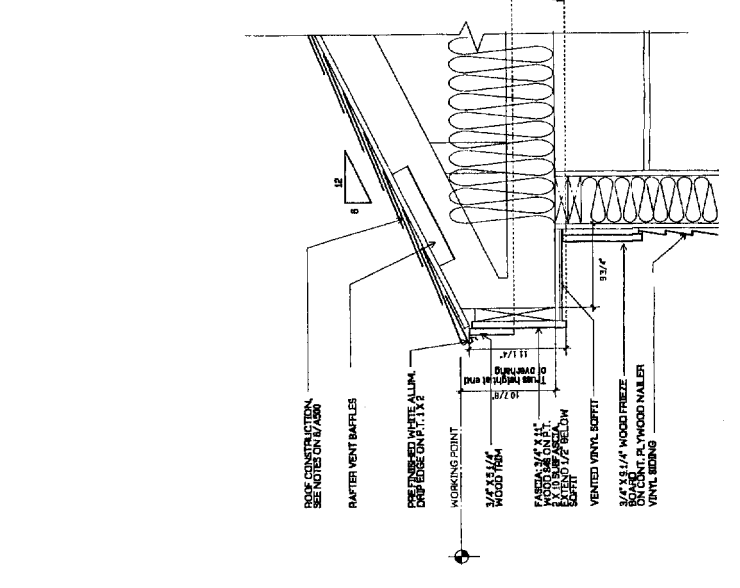
4 Attic Walkway @ Health Center
1/2" = 1'-0"

3 NOT USED

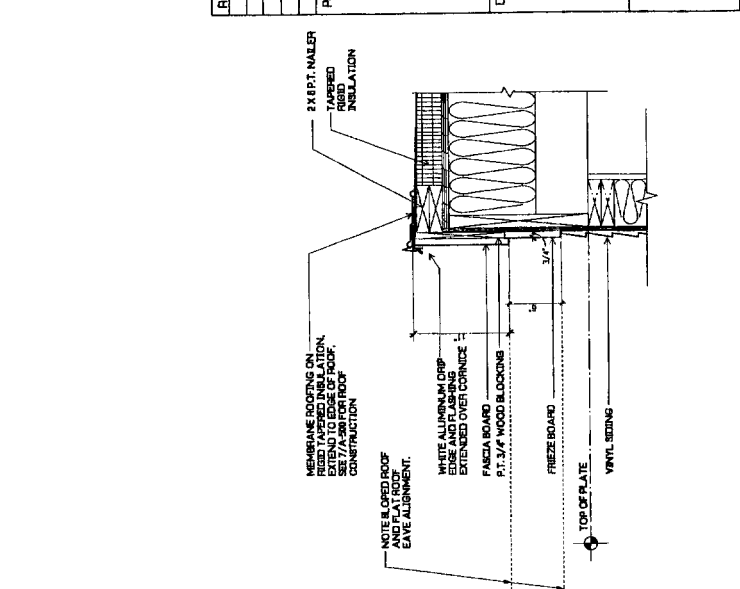
5 NOT USED



7 Typical Roof/Ceiling Assembly
1/4" = 1'-0"



8 Typical Cornice Detail
1/4" = 1'-0"



9 Detail @ Roof Edge
1/2" = 1'-0"

Revisions	No.	Date

PROJECT: PEAKS ISLAND V.O.A. ELDERLY HOUSING H.U.D. Project # 024-EE056

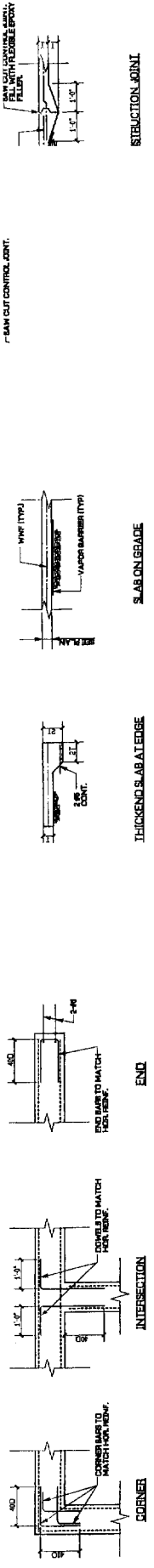
Central Avenue
Peaks Island, Maine

Drawing Title: WALL SECTIONS & DETAILS

Tsomicides Associates
Architects and Planners
388 Edging Street
Newtown Upper Falls, VA 02884
(817) 992-4774
FAX (817) 992-4796

DATE: 02/27/04
BY: [Signature]
CHECKED: [Signature]
IN CHARGE: [Signature]

PROJECT NO: A-500

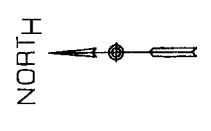
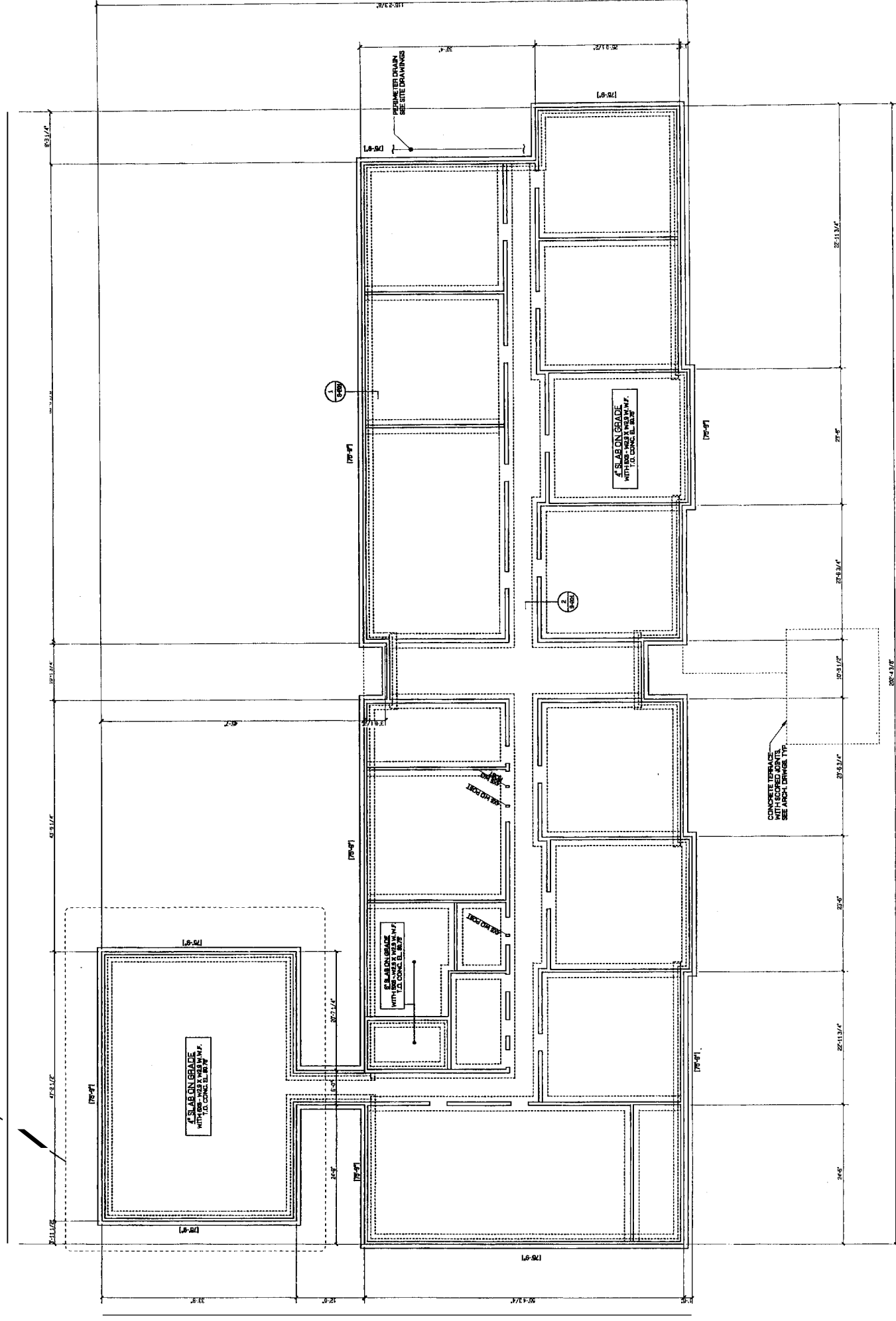


TYPICAL WALL DETAILS

TYPICAL SLAB ON GRADE DETAILS

STRACTION JOINT

STRUCTURAL NOTES:
 BUILD UP OR BRIDGE NOTED ON DRAWINGS OR IN SPECIFICATIONS
GENERAL:
 1. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PIPING DRAWINGS AND SPECIFICATIONS.
 2. ALL EXISTING DIMENSIONS AND CONDITIONS MUST BE VERIFIED ON SITE. IN THE FIELD AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE APPLICABLE PORTION OF THE WORK.
 3. SHOP DRAWINGS FOR BRASS, STEEL, BRONZE, ALUMINUM, AND WOOD SHALL BE SUBMITTED TO THE ARCHITECT AND A WRITTEN APPROVAL RECEIVED BEFORE FABRICATION CAN PROCEED. FINISHES SHALL BE MADE FROM APPROVED SHOP DRAWINGS ONLY.
 4. DETAILS SHOWN ON ANY DRAWINGS ARE TO BE CONSIDERED TYPICAL FOR ALL SIMILAR CONDITIONS, UNLESS OTHERWISE NOTED.
 5. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS AND DETAILS NOT SHOWN.
DESIGN LIVE LOADS: BOCA 1989
 1. AND OTHER AS SHOWN AT TOILET AREAS (AS SHOWN IN PLAN)
 2. ROOF: 20 PSF
 3. FLOOR: CORRIDOR: 40 PSF
 4. PUBLIC AREA: 40 PSF
 5. MECHANICAL: 40 PSF
 6. SERVICE: 1.5 PSF
FOUNDATION:
 1. ALL FOUNDATION CONSTRUCTION SHALL CONFORM TO GEOTECHNICAL REPORT BY HALL'S ALDRIDGE, INC. DATED 1/28/04.
 2. THE BOTTOM SURFACE OF ALL FOUNDATIONS SHALL REST ON UNDISTURBED NATURAL OR COMPACTED FILL WITH AN ALLOWABLE BEARING CAPACITY OF 2.0 TONS PER SQUARE FOOT.
 3. THE TOP OF EACH COLUMN OR FOOTING SHALL BE FINISHED TO THE FINISH FLOOR OR FINISH GRADE.
 4. NO FOOTINGS SHALL BE PLACED UNDER WATER OR ON FROZEN GROUND.
 5. PROVIDE 6" MINIMUM COMPACTED GRAVEL AND 4" MIN. POLYETHYLENE (PE) MEMBRANE UNDER FOOTINGS.
 6. NO WALLS SHALL BE PLACED AGAINST FOUNDATION WALLS RETAINING EARTH UNLESS WALLS ARE SPECIFICALLY DESIGNED TO PREVENT MOVEMENT OF STRUCTURAL DAMAGE.
 7. PROVIDE FIVE (5) UNDERLAYS UNDER PERIMETER AND VENT FLUDES CAPED ABOVE FINISH FLOOR LEVEL. USE POLYETHYLENE (PE) MEMBRANE, 6 MIL. THICK, MANUFACTURED BY GAF SYSTEMS, INC. OR EQUIVALENT.
 8. ALL FOUNDATIONS SHALL BE PROTECTED FROM TERMITES BY APPLYING AN APPROPRIATE TREATMENT TO ALL FOUNDATIONS.
CONCRETE:
 1. ALL CONCRETE CONSTRUCTION SHALL CONFORM TO AC 308 AND 309 AS WELL AS THE REQUIREMENTS FOR REINFORCED CONCRETE.
 2. ALL CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH AT 28 DAYS OF AT LEAST 3000 PSI EXCEPT EXTERIOR PAVING WHICH SHALL BE 4000 PSI.
 3. ALL REINFORCING BARS SHALL CONFORM TO ASTM A 618 GRADE 60, AND SHALL BE SUPPLIED IN LAP OR CONTINUOUS BARS. EXCEPT WHERE NOTED OTHERWISE, PROVIDE MATCHING CORNER AND INTERSECTION BARS.
 4. ALL REINFORCING BARS SHALL CONFORM TO ASTM A 618, LAP ONE AND ONE-HALF BARREN AT ALL CORNERS AND 1.5 LAP FOR ALL.
 5. CLEAR CONCRETE PROTECTION FOR REINFORCING:
 A. FOOTINGS: 2" MIN.
 B. FOUNDATION WALLS: 1.5" MIN.
 C. SLABS: 1" MIN.
 D. WALLS: 1" MIN.
 E. ALL BARS SHALL BE COVERED IN THE FIELD BECAUSE OF SLABS, CURT LAP ORS OR REBAR. BARS MAY BE HOOKED JAMES WITHOUT CHANGE IN LEVEL, WITH THE APPROVAL OF THE ARCHITECT.
 F. ALL REINFORCING BARS SHALL BE INSTALLED IN CONCRETE WITHOUT THE USE OF TIE WIRE OR CHAIRS.
 G. ALL BARS SHALL BE 2" MIN. WITH REBAR BARS.
 H. ALL ANCHOR BOLTS SHALL BE SET BY TEMPLATE.
 I. HORIZONTAL CONSTRUCTION JOINTS SHALL BE INDICATED ON THE DRAWINGS. VERTICAL CONSTRUCTION JOINTS SHALL BE APPROVED BY THE ARCHITECT. ALL CONSTRUCTION JOINTS SHALL BE FORMED WITH A STANCHION SET AND ALL REINFORCING EXTENDED A MINIMUM OF 48 BARREN.
 J. DETAILS NOT SHOWN ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH THE AC 308 AND 309 AND THE LATEST EDITION OF THE NATIONAL BUILDING CODE.
WOOD:
 1. ALL STRUCTURAL LUMBER SHALL CONFORM TO THE LATEST EDITION OF THE NFA, NATIONAL LUMBER ASSOCIATION FOR WOOD CONSTRUCTION, AND BE GRADE 1, 2 OR 3, UNLESS OTHERWISE NOTED.
 2. ALL ROOF AND FLOOR TRIMERS SHALL CONFORM TO THE LATEST EDITION OF THE NATIONAL LUMBER ASSOCIATION FOR WOOD CONSTRUCTION, AND BE GRADE 1, 2 OR 3, UNLESS OTHERWISE NOTED.
 3. TOTAL AND LIVE LOADS SHALL BE LIMITED TO THE FOLLOWING VALUES:
 LIVE LOADS: 40 PSF (ROOF), 40 PSF (FLOOR)
 TOTAL LIVE LOADS: 40 PSF (ROOF), 40 PSF (FLOOR)
 4. SUBMIT COMPLETE DRAWINGS AND CALCULATION FOR ROOF AND FLOOR TRIMERS TO THE ARCHITECT FOR REVIEW AND APPROVAL.
 5. ALL ROOF AND FLOOR TRIMERS SHALL BE INSTALLED WITH A MINIMUM OF 2" PROTECTION FROM THE EDGE OF THE ROOF OR FLOOR.
 6. ALL ROOF AND FLOOR TRIMERS SHALL BE INSTALLED WITH A MINIMUM OF 2" PROTECTION FROM THE EDGE OF THE ROOF OR FLOOR.
 7. ALL ROOF AND FLOOR TRIMERS SHALL BE INSTALLED WITH A MINIMUM OF 2" PROTECTION FROM THE EDGE OF THE ROOF OR FLOOR.
 8. ALL ROOF AND FLOOR TRIMERS SHALL BE INSTALLED WITH A MINIMUM OF 2" PROTECTION FROM THE EDGE OF THE ROOF OR FLOOR.
 9. ALL ROOF AND FLOOR TRIMERS SHALL BE INSTALLED WITH A MINIMUM OF 2" PROTECTION FROM THE EDGE OF THE ROOF OR FLOOR.
 10. ALL ROOF AND FLOOR TRIMERS SHALL BE INSTALLED WITH A MINIMUM OF 2" PROTECTION FROM THE EDGE OF THE ROOF OR FLOOR.
 11. ALL ROOF AND FLOOR TRIMERS SHALL BE INSTALLED WITH A MINIMUM OF 2" PROTECTION FROM THE EDGE OF THE ROOF OR FLOOR.
 12. ALL ROOF AND FLOOR TRIMERS SHALL BE INSTALLED WITH A MINIMUM OF 2" PROTECTION FROM THE EDGE OF THE ROOF OR FLOOR.
 13. ALL ROOF AND FLOOR TRIMERS SHALL BE INSTALLED WITH A MINIMUM OF 2" PROTECTION FROM THE EDGE OF THE ROOF OR FLOOR.
 14. ALL ROOF AND FLOOR TRIMERS SHALL BE INSTALLED WITH A MINIMUM OF 2" PROTECTION FROM THE EDGE OF THE ROOF OR FLOOR.
 15. ALL ROOF AND FLOOR TRIMERS SHALL BE INSTALLED WITH A MINIMUM OF 2" PROTECTION FROM THE EDGE OF THE ROOF OR FLOOR.
 16. ALL ROOF AND FLOOR TRIMERS SHALL BE INSTALLED WITH A MINIMUM OF 2" PROTECTION FROM THE EDGE OF THE ROOF OR FLOOR.
 17. ALL ROOF AND FLOOR TRIMERS SHALL BE INSTALLED WITH A MINIMUM OF 2" PROTECTION FROM THE EDGE OF THE ROOF OR FLOOR.
 18. ALL ROOF AND FLOOR TRIMERS SHALL BE INSTALLED WITH A MINIMUM OF 2" PROTECTION FROM THE EDGE OF THE ROOF OR FLOOR.
 19. ALL ROOF AND FLOOR TRIMERS SHALL BE INSTALLED WITH A MINIMUM OF 2" PROTECTION FROM THE EDGE OF THE ROOF OR FLOOR.
 20. ALL ROOF AND FLOOR TRIMERS SHALL BE INSTALLED WITH A MINIMUM OF 2" PROTECTION FROM THE EDGE OF THE ROOF OR FLOOR.



FIRST FLOOR / FOUNDATION PLAN
 SCALE 1/8" = 1'-0" [1:1 BRM UNITS 1: MANAGER'S UNIT]

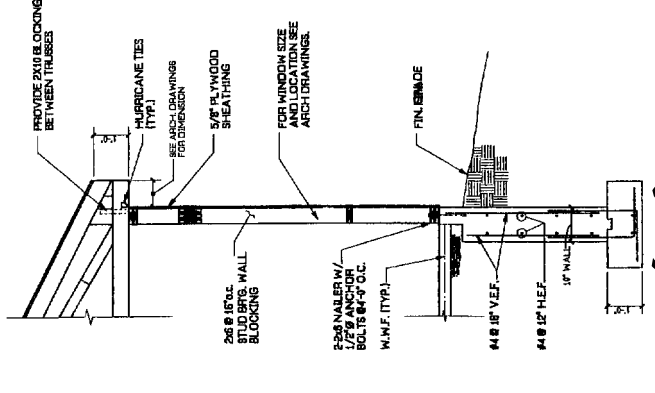
REVISIONS	No.	Date

PEAKS ISLAND V.O.A.
 SENIOR HOUSING FACILITY
 & HEALTH CENTER
 H.U.D. Project #024-EE058
 Central Avenue
 Peaks Island, Maine

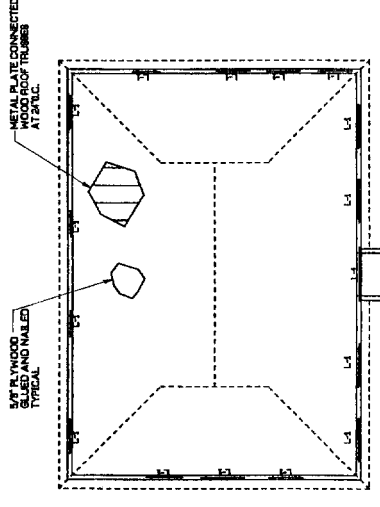
FIRST FLOOR
 FOUNDATION PLAN
 GENERAL NOTES
 DETAILS

Echo Bridge Office Park
 389 Elliot Street
 Newton Upper Falls, MA 02454
 Architects
 Planners
 (617) 552-4774
 Fax (617) 552-4765
 WWW.ECHOBRIDGE.COM

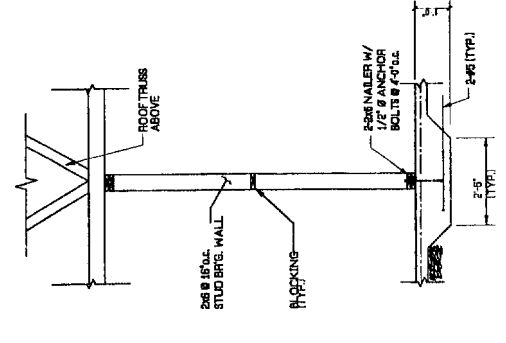
DATE: 02/20/04
 SCALE: AS NOTED
 DRAWING NUMBER: S-200



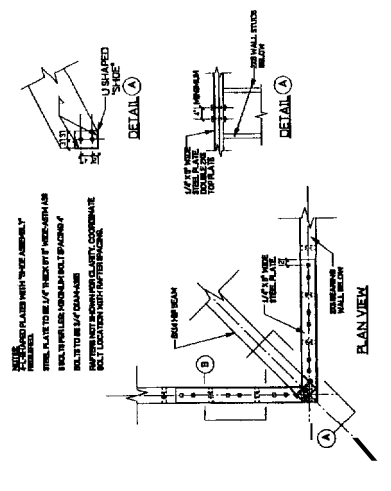
1 Section @ Typ. Exterior Wall
1/2" = 1'-0"



2 Section @ Typ. Int. Bearing Wall
1/2" = 1'-0"



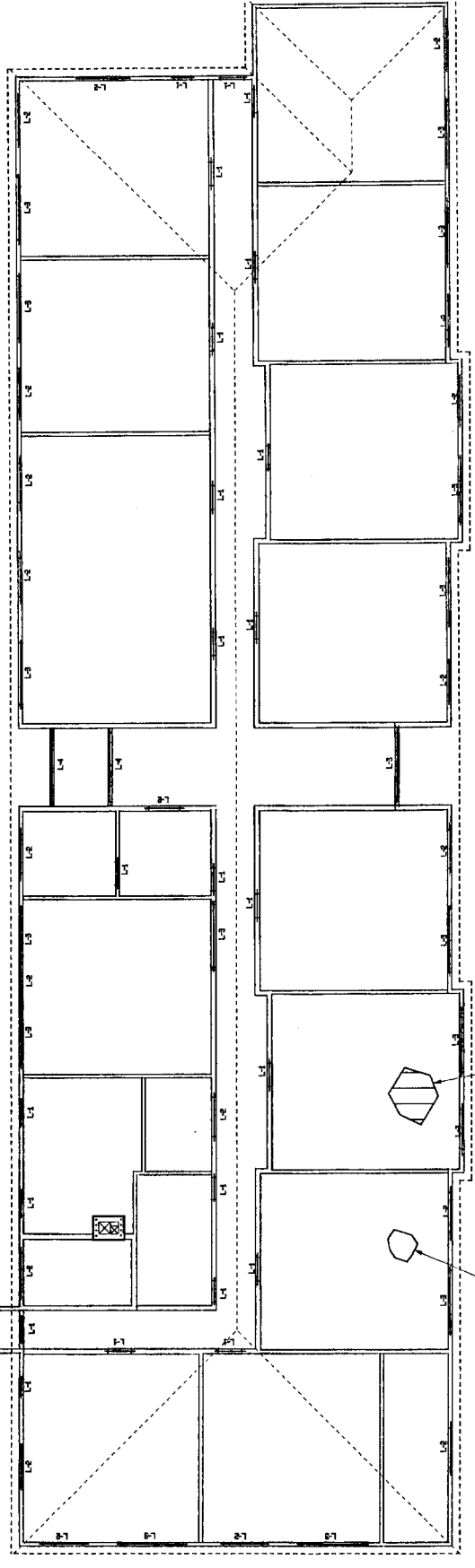
3 NOT USED



4 Hip Beam Connection Detail
1/2" = 1'-0"

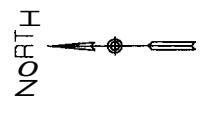
LINTEL SCHEDULE

MARK	OPENING WIDTH	LINTEL SIZE	JAMB STUDS
L-1	2'-4" TO 3'-4"	3-26	2-26
L-2	4'-4" TO 6'-1"	3-26	2-26
L-3	7'-4" TO 8'-1"	3-26	3-26
L-4	10'-0" TO 12'-6"	3-1 1/2" x 11 7/8" LVL	3-26



5/8" PLYWOOD SHEATHING AND NAILED TYPICAL

METAL PLATE CONNECTED TO WOOD ROOF TRUSSES AT JAMB



ROOF FRAMING PLAN
SCALE 1/8" = 1'-0"

Revisions

NO.	DATE	DESCRIPTION

PEAKS ISLAND V.O.A.
SENIOR HOUSING FACILITY
& HEALTH CENTER
H.U.D. Project #024-EE058
Central Avenue
Peaks Island, Maine

Drawing Title
ROOF FRAMING PLAN
DETAILS AND SECTIONS

Escho Bridge Office Park
380 Elliot Street
Newton Upper Falls, MA 02454
Tel: (603) 888-4955
Fax: (603) 888-4955
www.tsonmidas.com

Tsonmidas
Associates
Architects
Planners

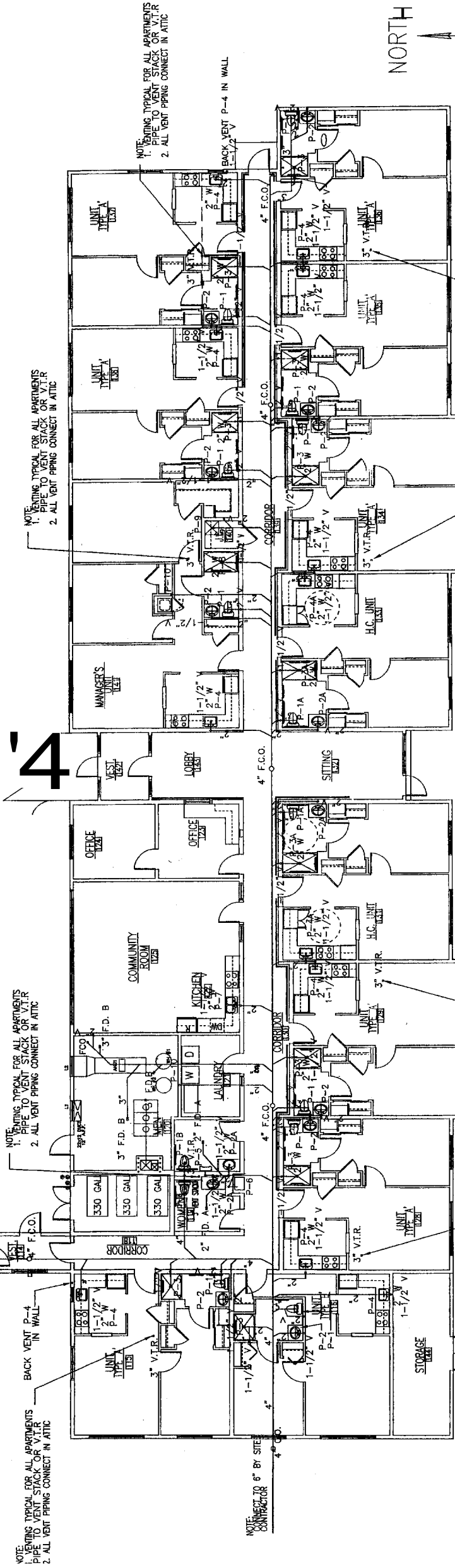
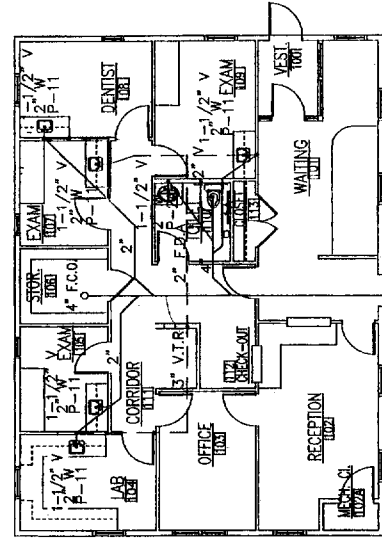
DATE PLOTTED: 02/20/04
SCALE: AS NOTED
DRAWN BY: J. DP
CHECKED BY: J. DP
NO. 531

5-201

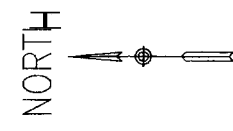
PIPING LEGEND	
SYMBOL	DEFINITION
F.D.#	FLOOR DRAIN
F.C.O.	FLOOR CLEAN OUT
P.#	PLUMBING FIXTURE
W	WASTE
V	VENT
V.T.R.	VENT THROUGH ROOF
SIZE INDICATED	SANITARY UNDERGROUND
SIZE INDICATED	WASTE PIPING
SIZE INDICATED	VENT PIPING
—	CAP

FIXTURE SCHEDULE				
ITEM	FIXTURE	WASTE	VENT	COLD WATER
P-1	APARTMENT TOILET	3"	2"	1/2"
P-1A	H.C. TOILET	3"	2"	1/2"
P-1B	PUBLIC TOILET	3"	2"	1"
P-2	APARTMENT LAVATORY	2"	1-1/2"	1/2"
P-2A	H.C. LAVATORY	2"	1-1/2"	1/2"
P-3	APARTMENT SHOWER UNIT	2"	1-1/2"	1/2"
P-3A	H.C. SHOWER UNIT	2"	1-1/2"	1/2"
P-4	APARTMENT KITCHEN SINK	2"	1-1/2"	1/2"
P-4A	H.C. KITCHEN SINK	2"	1-1/2"	1/2"
P-5	URINAL	2"	1-1/2"	1/2"
P-6	DRINKING FOUNTAIN	1-1/2"	1-1/2"	1/2"
P-7	COMMUNITY RM KITCHEN SINK	2"	1-1/2"	1/2"
P-8	TUBSHOWER MANAGERS APT	1-1/2"	1-1/2"	1/2"
P-9	MOP SINK	3"	1-1/2"	1/2"
P-10	WASHING MACHINE BOX	2"	1-1/2"	1/2"
P-11	HEALTH CARE EXAM SINK	2"	1-1/2"	1/2"

Provide passive subs underlab venting system and vent stacks, capped above finish floor slab, per S. W. Cole Engineering, Inc. Geotechnical Report dated December 12, 2003, page 6. Pursuant to a positive gas test when structure is enclosed, run insulated vent stacks through attic space to roof, and cap and extend top of stack.



1 FIRST FLOOR PLAN
1/8" = 1'-0"



Revisions: No. _____ Date: _____

SENIOR HOUSING FACILITY & HEALTH CENTER
H.U.D. Project # 024-EE05E
Central Avenue
Peaks Island, Maine

Drawing Title: **FIRST FLOOR PLUMBING DWV PLAN**

Tsomides Associates Architects Planners
Echo Bridge Office Park
389 Edge Street
Newton Upper Falls, MA 02
617.889.4774
Fax: (617) 889-4743

THE GERBER CO.
PLUMBING MECHANICAL
4 GRAY ROAD
PALMOUTH ME 04056
(207) 797-0500

DATE ISSUED: 7/10/01
SCALE: 1/8" = 1'-0"
DRAWING NUMBER: **P-**

FIXTURE SCHEDULE

ITEM	FIXTURE	WASTE	VENT	COLD WATER	HOT WATER
P-1	APARTMENT TOILET	3"	2"	1/2"	1/2"
P-1A	H.C. TOILET	3"	2"	1"	
P-1B	PUBLIC TOILET	3"	2"	1"	
P-2	APARTMENT LAVATORY	2"	1-1/2"	1/2"	1/2"
P-2A	H.C. LAVATORY	2"	1-1/2"	1/2"	1/2"
P-3	APARTMENT SHOWER UNIT	2"	1-1/2"	1/2"	1/2"
P-3A	H.C. SHOWER UNIT	2"	1-1/2"	1/2"	1/2"
P-4	APARTMENT KITCHEN SINK	2"	1-1/2"	1/2"	1/2"
P-4A	H.C. KITCHEN SINK	2"	1-1/2"	1/2"	1/2"
P-5	URINAL	2"	1-1/2"	1/2"	1/2"
P-6	DRINKING FOUNTAIN	1-1/2"	1-1/2"	1/2"	1/2"
P-7	COMMUNITY RM KITCHEN SINK	2"	1-1/2"	1/2"	1/2"
P-8	TUBSHOWER MANAGERS APT	2"	1-1/2"	1/2"	1/2"
P-9	MOP SINK	3"	1-1/2"	1/2"	1/2"
P-10	WASHING MACHINE BOX	2"	1-1/2"	1/2"	1/2"
P-11	HEALTH CARE EXAM SINK	2"	1-1/2"	1/2"	1/2"

PIPING LEGEND

SYMBOL	DEFINITION
M	GATE VALVE
X	BALL VALVE
+	BUTTERFLY VALVE
∅	BALANCING VALVE
⊥	STAINER
⊕	UNION
⊞	THERMOMETER
⊙	PRESSURE GAUGE
○	PIPE RISE
○	PIPE DROP
→	DIRECTION OF FLOW
HWR	HOT WATER RECIRCULATION
HW	HOT WATER
CW	COLD WATER
—	CAP
HB#	HOSE BIB

Revisions: No. _____ Date _____

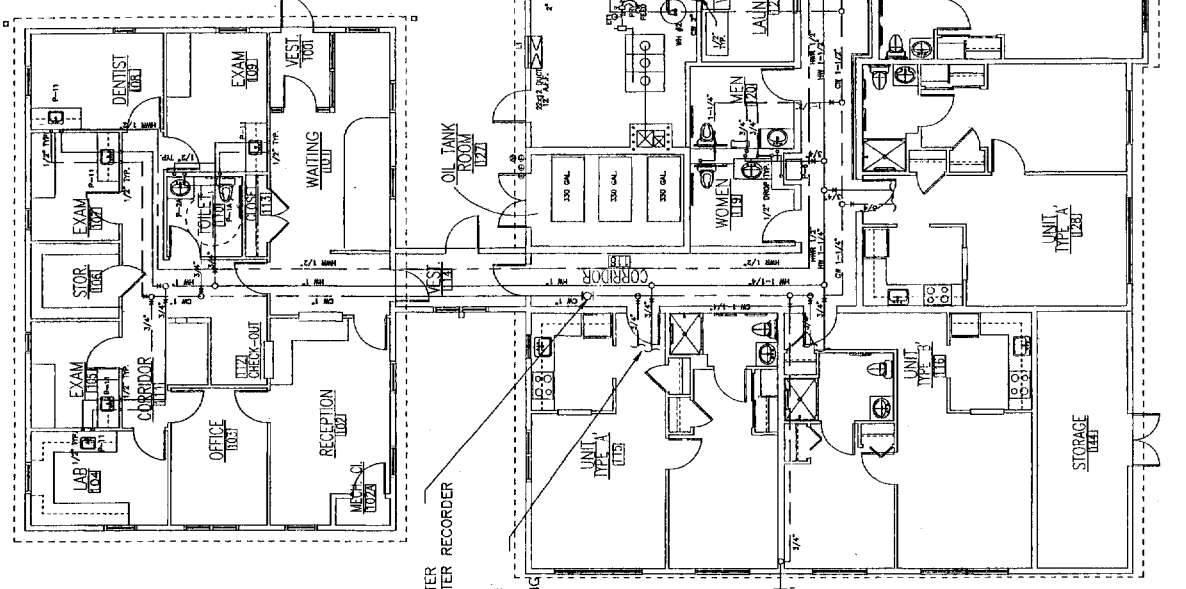
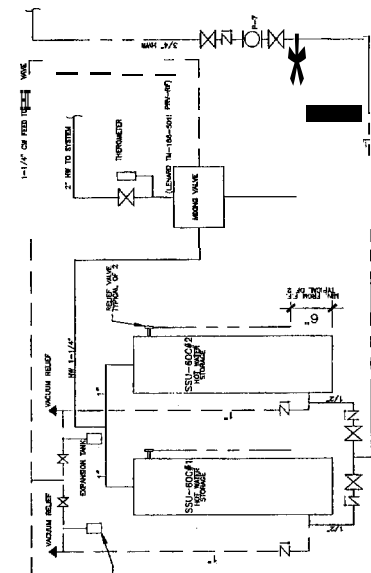
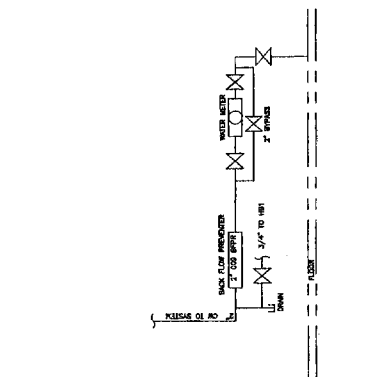
Project: **PEAKS ISLAND VOA SENIOR HOUSING FACILITY & HEALTH CENTER**
 H.U.D. Project # 024-EE058
 Central Avenue
 Peaks Island, Maine

Drawing Title: **FIRST FLOOR PLAN WATER PIPING PLAN**

Drawn by: EMC/JSK
 Date Issued: 2/10/04
 Scale: 1/8" = 1'-0"
 Drawing Number: P-

Tsomides Associates Architects Planners
 389 Elliot Street
 Newton Upper Falls, MA 02454
 617-889-4774
 Fax: 617-889-4193
 www.tsomides.com

Echo Garage Office Park
 1000 Main Street
 Portland, ME 04102
 404-876-0900



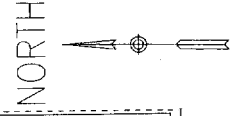
NOTE:
 1. HEALTH CARE SUB METER
 2. HEALTH CARE SUB METER RECORDER
 BY OTHERS

NOTE:
 1. 3/4" HOT AND COLD WATER PIPING
 TYPICAL FOR ALL APARTMENTS
 2. 1/2" HOT AND COLD WATER PIPING
 DROPS TYPICAL

NOTE:
 1. 3/4" HOT AND COLD WATER PIPING
 TYPICAL FOR ALL APARTMENTS
 2. 1/2" HOT AND COLD WATER PIPING
 DROPS TYPICAL

NOTE:
 1. 3/4" HOT AND COLD WATER PIPING
 TYPICAL FOR ALL APARTMENTS
 2. 1/2" HOT AND COLD WATER PIPING
 DROPS TYPICAL

1 FIRST FLOOR PLAN
 1/8" = 1'-0"



UNIT	MODEL	CONN. SIZE (NPT)	MAX. OPERATING TEMPERATURE	MAX. OPERATING PRESSURE	NOTES
ET1	SX-90V	1-1/4"	240 F	100 PSIG	
ET2	ST-12-C	3/4"	200 F	150 PSIG	
ET3	ST-12-C	3/4"	200 F	150 PSIG	

NOTES:
1. BASED ON AMTRC
2. SIZE DETERMINED BY NUMERICAL VALUE

UNIT	MODEL	GPM	TDH (FT)	HP	RPM	POWER	NOTES
P-1	1811	43	15	1/3	1760	115/1	1
P-2	1811	43	15	1/3	1760	115/1	1
P-3	0010	14	8	1/8	3260	115/1	1
P-4	0010	14	8	1/8	3260	115/1	1
P-5	0013	22	16	1/6	3250	115/1	1
P-6	0013	22	16	1/6	3250	115/1	1
P-7	008 - BRONZE	5	12	1/25	3260	115/1	1

NOTES:
1. BASED ON TACO

UNIT	ELEMENT	AVERAGE SIZE	ROWS	WATER TEMP.	RATINGS (MBH)	GROSS OUTPUT	GPM	NOTES
SB	3/4"	1	1	180	760 BTU/H ²	4	1.2	

NOTES:
1. BASED ON SLANT FIN 75A
2. SIZE DETERMINED BY NUMERICAL VALUE

BOILER MODEL	NO. OF MODULES	TOTAL G.P.H.	FUEL TYPE	BTU (INPUT)	GROSS OUTPUT	POWER	NOTES
MO-155A	3	8.25	NO. 2 OIL	1155	918	115	1, 2

NOTES:
1. BASED ON HYDROTHERM
2. PROVIDE BECKETT BURNER

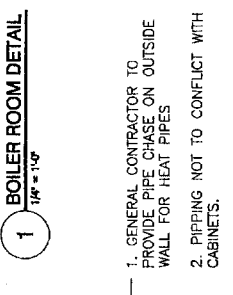
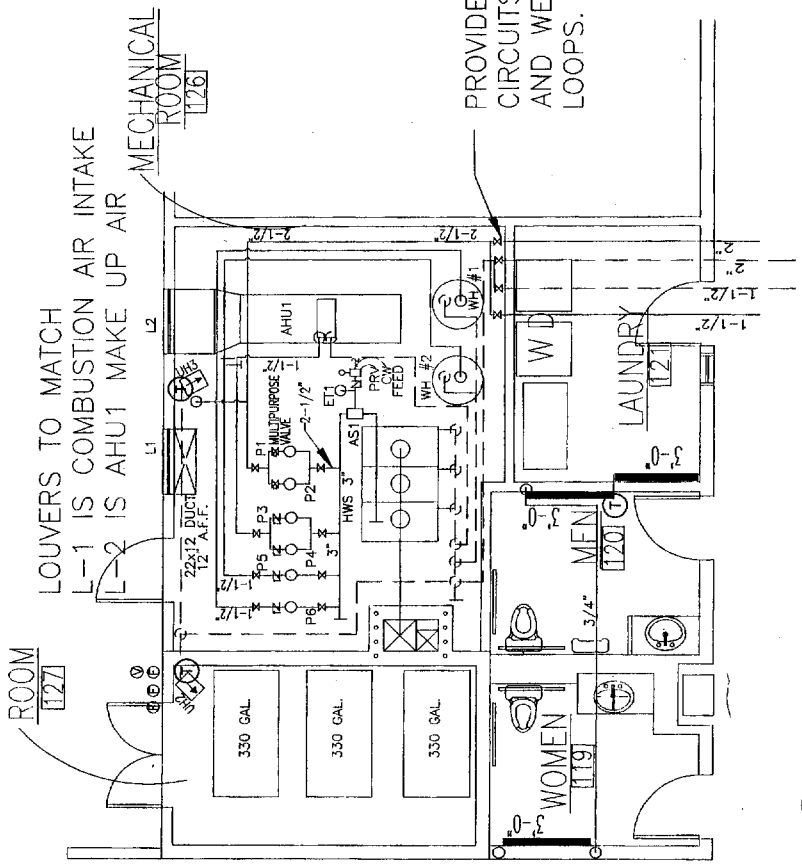
UNIT	TYPE	MODEL	CFM	HP	THROW	MBH	GPM	POWER	NOTES
UH-1	VERTICAL	HS-24	370	1/25	18" @ 9" MOUNT HEIGHT	16,600	1.7	120V	1, 3
UH-2	VERTICAL	HS-24	370	1/25	18" @ 9" MOUNT HEIGHT	16,600	1.7	120V	1, 3
UH-3	VERTICAL	HS-24	370	1/25	18" @ 9" MOUNT HEIGHT	16,600	1.7	120V	1, 3
CUH-1	HORIZONTAL	PSU15	140/100	1/25	N/A	10,590	2	120V	2, 3
CUH-2	HORIZONTAL	PSU15	140/100	1/25	N/A	10,590	2	120V	2, 3
CUH-3	HORIZONTAL	PSU15	140/100	1/25	N/A	10,590	2	120V	2, 3
CUH-4	HORIZONTAL	PSU15	140/100	1/25	N/A	10,590	2	120V	2, 3

NOTES:
1. BASED ON MODINE
2. BASED ON VRV PRODUCTS
3. MOUNT AS INDICATED ON PRINTS

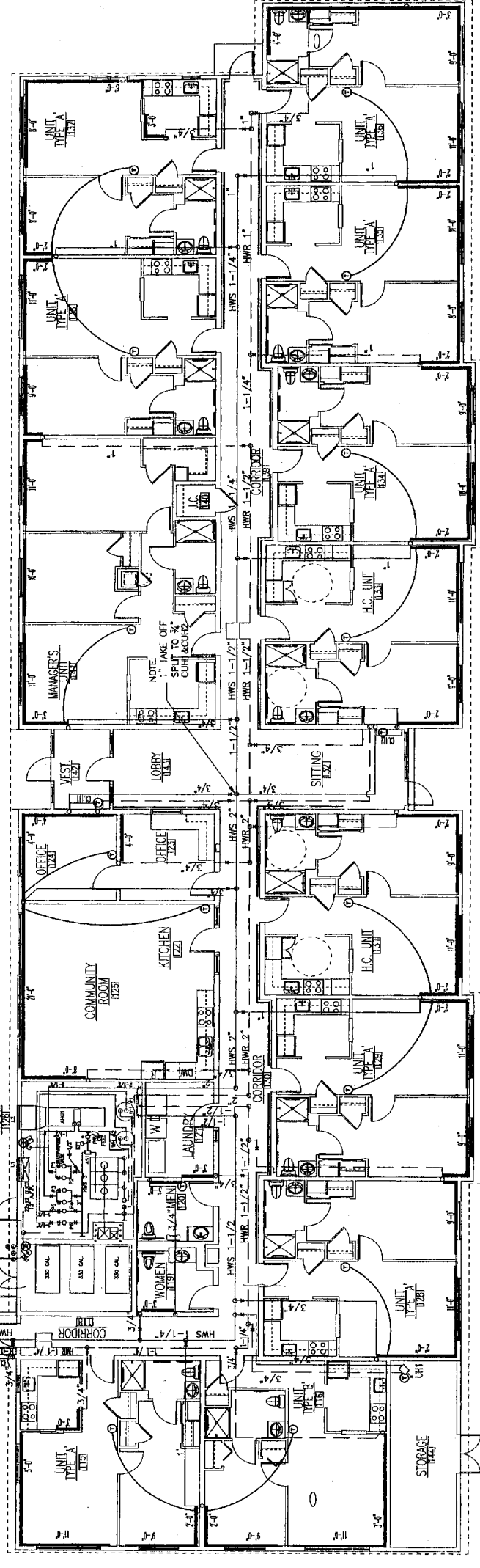
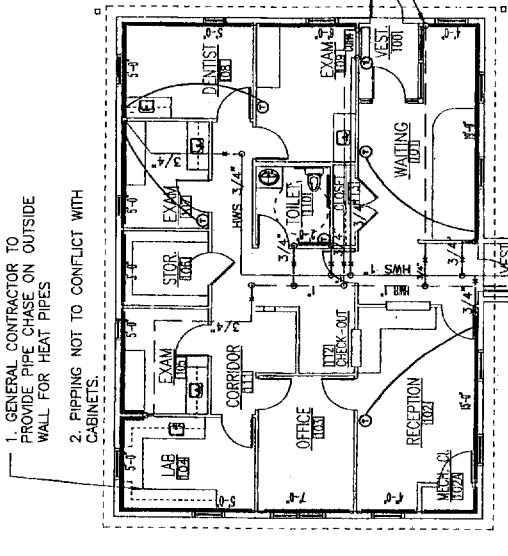
TAG	MIN. O.A. CFM	MAX. O.A. CFM	FAN SUPPLY	FAN TYPE	FAN DIA. (IN.)	AIRFLOW (CFM)	I.S.P. (IN. W.C.)	E.S.P. (IN. W.C.)	RPM	HP	BHP	V/PHHZ	NOTES
AHL-1	1250	1250	1250	FC	9.5"	1250	1.53	0.5	1417	1	.764	230/180	1, 2, 3, 4, 5

NOTES:
1. BASED ON TRANE MODEL MCC SIZE 3
2. HORIZONTAL CONFIGURATION
3. FILTERS ANGLED
4. FACE AND BYPASS DAMPERS
5. HEATING COIL

TAG	MODEL	COIL DESIGN AIR FLOW	EDB	LDB	FLOW RATE	FLUID TYPE	COIL ROWS	E.W.T	L.W.T	AIR PRESSURE DROP
HC-1	PRIMA-FLOW	1250 CFM	-20F	80F	13.54 GPM	WATER	2	180 F	160 F	.39" OF W.C.



ROOMS SHARED	T-STAT LOCATION
ZONE 1	102, 103, 104
ZONE 2	105, 106, 107
ZONE 3	108, 109
ZONE 4	101
ZONE 5	VEST. 100
ZONE 6	TOILET 110



NORTH



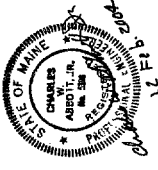
Project: PEAKS ISLAND Y.O.A. SENIOR HOUSING FACILITY & HEALTH CENTER H.U.D. Project # 024-EE058
Central Avenue, Peaks Island, Maine

Drawing Title: FIRST FLOOR PIPING PLAN

Drawn By: PFC/JR
Date Issued: 2/10/04
Scale: 1/8" = 1'-0"
Drawing Number: M-1

Tsomides Associates Architects Planners
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889 WEST STREET
NEWTON UPPER FALLS, MA 02461
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THE GERBER CO. PLUMBING MECHANICAL
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MA 02027 977-0900



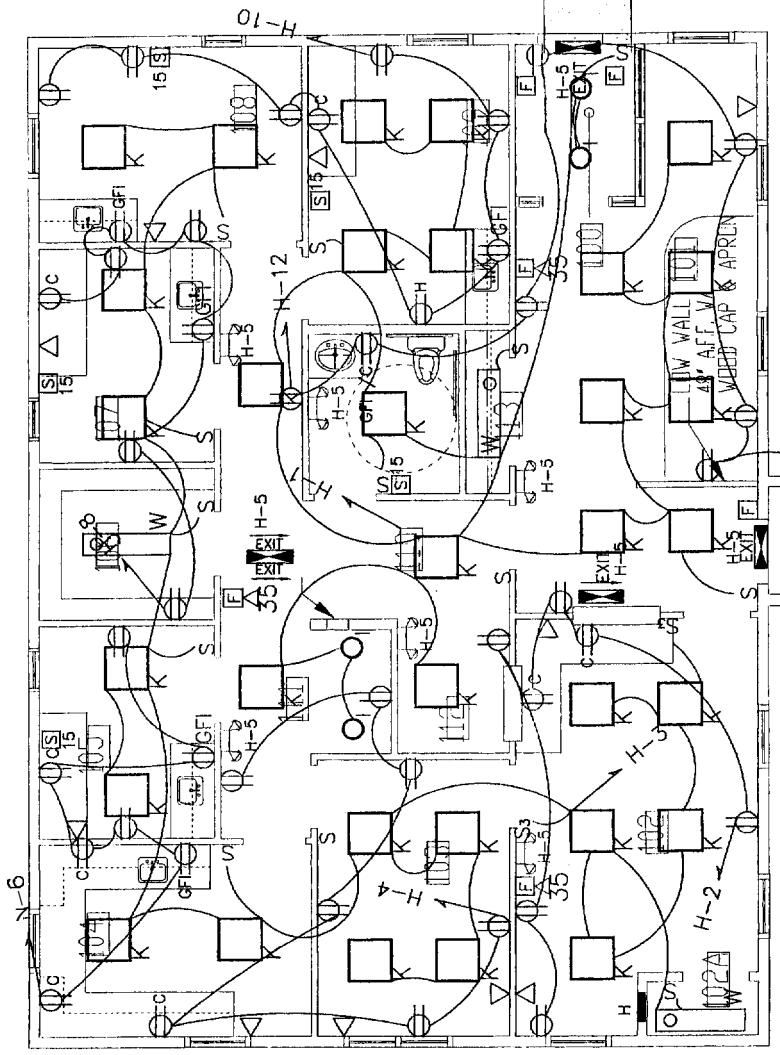
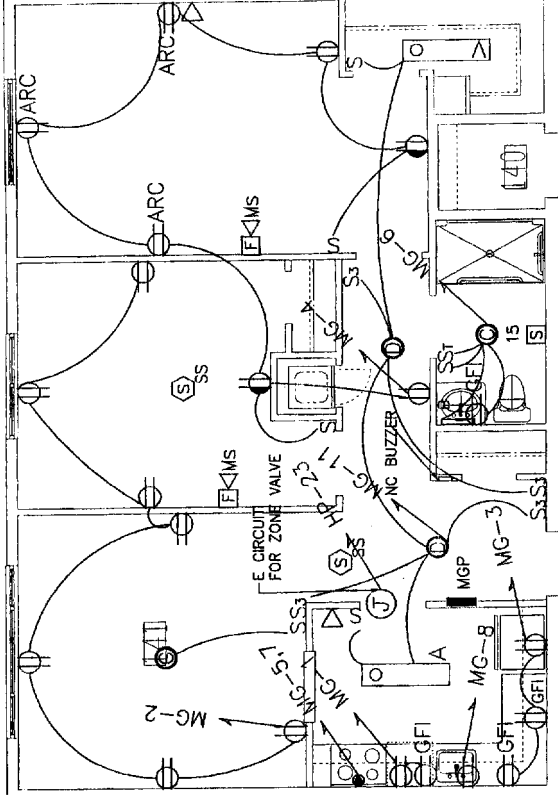
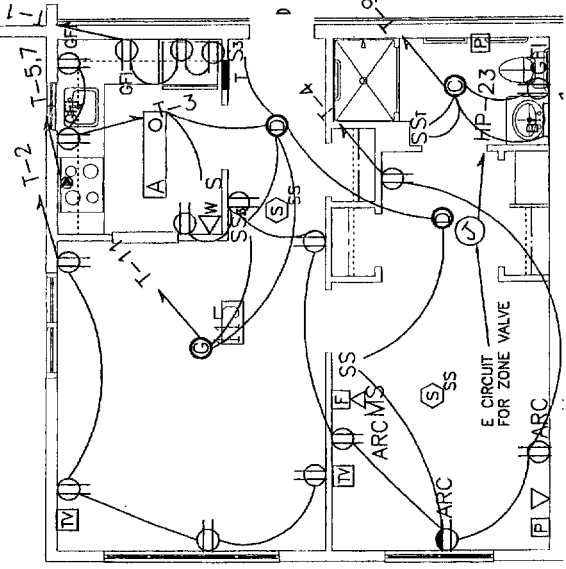
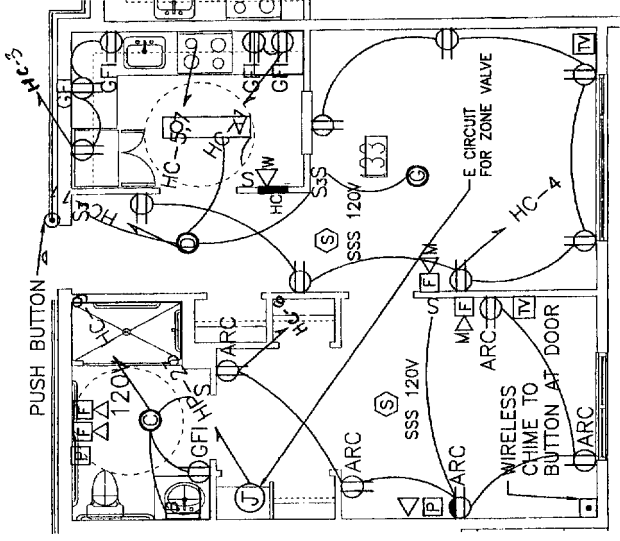
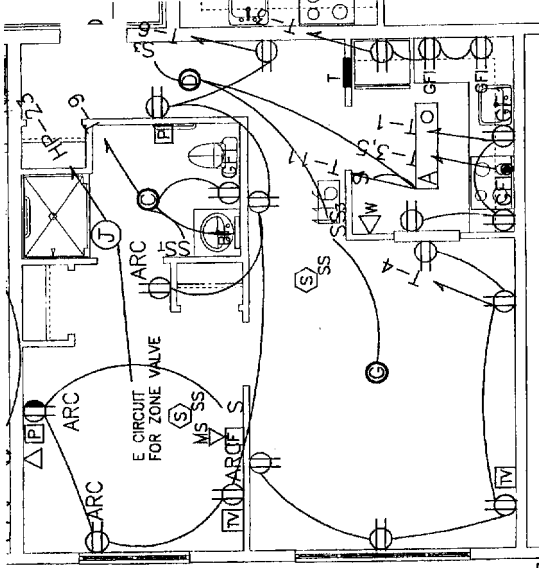
BENNETT ENGINEERING
CONSULTING ENGINEERS
2000 W. 11th St., Portland, ME 04102
Tel: 855-8877 Fax: 855-8877

BEMiliken
ELECTRICAL CONTRACTORS
175 ANDERSON STREET
PORTLAND, MAINE 04101
PHONE: 879-1877
FAX: 741-1522

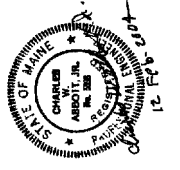
PEAKS ISLAND VOA
SENIOR HOUSING FACILITY
CENTRAL AVENUE
PEAKS ISLAND

TITLE	UNIT DETAILS
SCALE: AS NOTED	
DATE: 2-11-04	
	SHEET
E300	

2/11/2004 1:13:58 PM



GENERAL NOTES:
1) SEE PANEL SCHEDULES FOR CIRCUITING
2) MEDICAL EXAM AREAS TO BE HOSPITAL GRADE WIRING AND DEVICES



BENNETT ENGINEERING
CONSULTING ENGINEERS
BENNETT ENGINEERING, INC.
1000 WASHINGTON ST., SUITE 200
PORTLAND, ME 04101

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172 ANDERSON STREET
PORTLAND, MAINE 04101
PHONE: 879-1877
FAX: 742-1892

PEAKS ISLAND V.O.A.
SENIOR HOUSING FACILITY
CENTRAL AVE.
PEAKS ISLAND, MAINE

TITLE	HOUSE POWER
SCALE:	1/8"=1'
DATE:	2-11-04
SHEET	E400

2/11/2004 1:14:04 PM

