

# MOTHERHOUSE SENIOR HOUSING

605 Stevens Ave. | Portland, Maine  
MAP 136, LOT E-6

APPLICATION FOR:  
Site Plan Review

## Consultants:

### PROJECT MANAGER:

LICHT ENVIRONMENTAL DESIGN, LLC  
35 Fran Circle  
Gray, ME 04039  
(207) 749-4924

### LANDSCAPE ARCHITECT:

CARROLL ASSOCIATES  
217 Commercial St. Suite 200  
Portland, ME 04101  
(207) 772-1552

### CIVIL ENGINEER:

FAY SPOFFORD & THORNDIKE  
778 Main Street, Suite 8  
South Portland, ME 04106  
(207) 775-1121

### ARCHITECT:

ARCHETYPE ARCHITECTS  
48 Union Wharf  
Portland, ME 04101  
(207) 772-6022

### SURVEYOR:

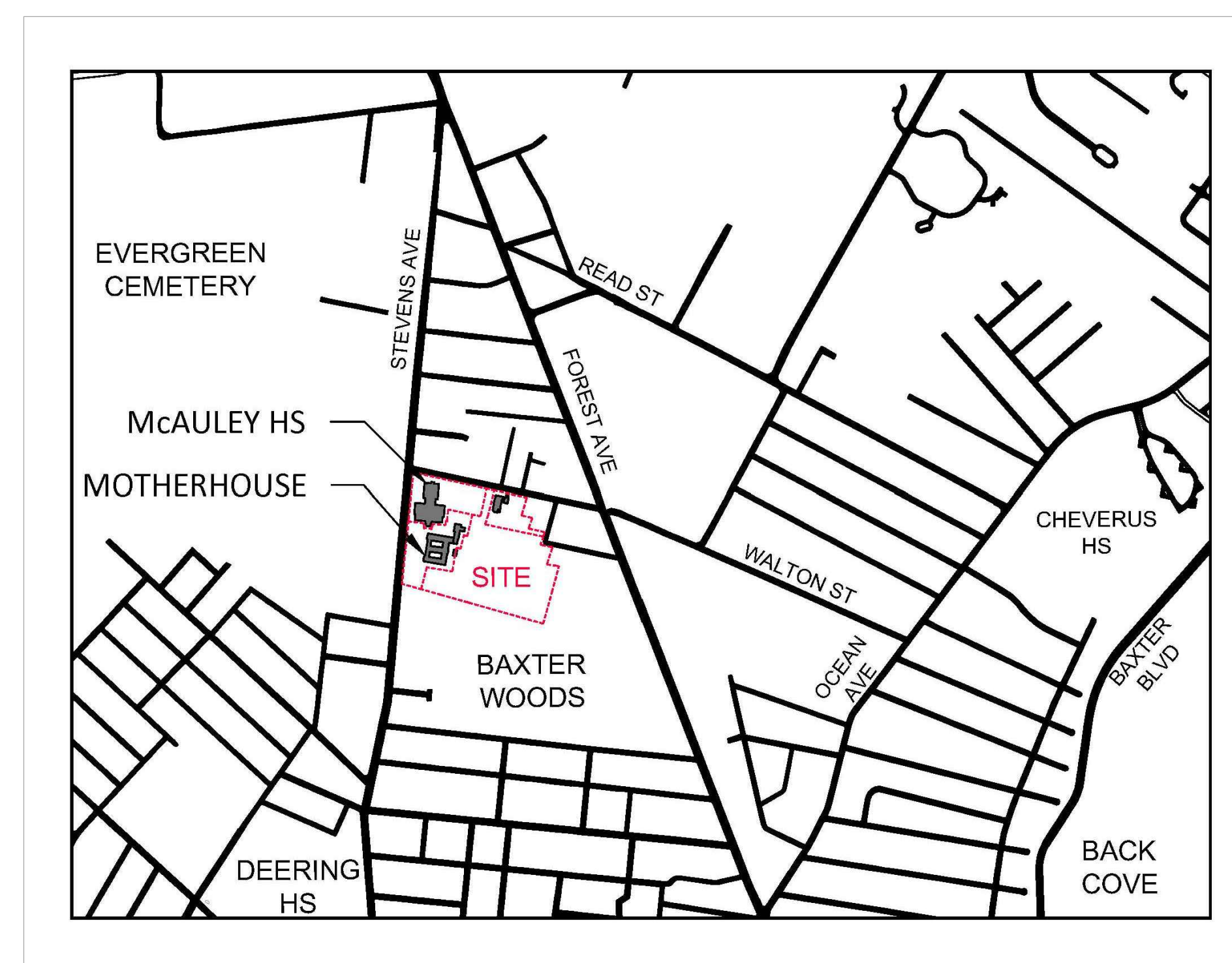
TITCOMB ASSOCIATES  
133 Gray Road  
Falmouth, ME 04105  
(207) 797-9199

## Owner / Applicant:

MOTHERHOUSE ASSOCIATES LP  
100 COMMERCIAL STREET, SUITE 414  
PORTLAND, ME 04101  
207.772.7673  
rlicht@securespeed.net

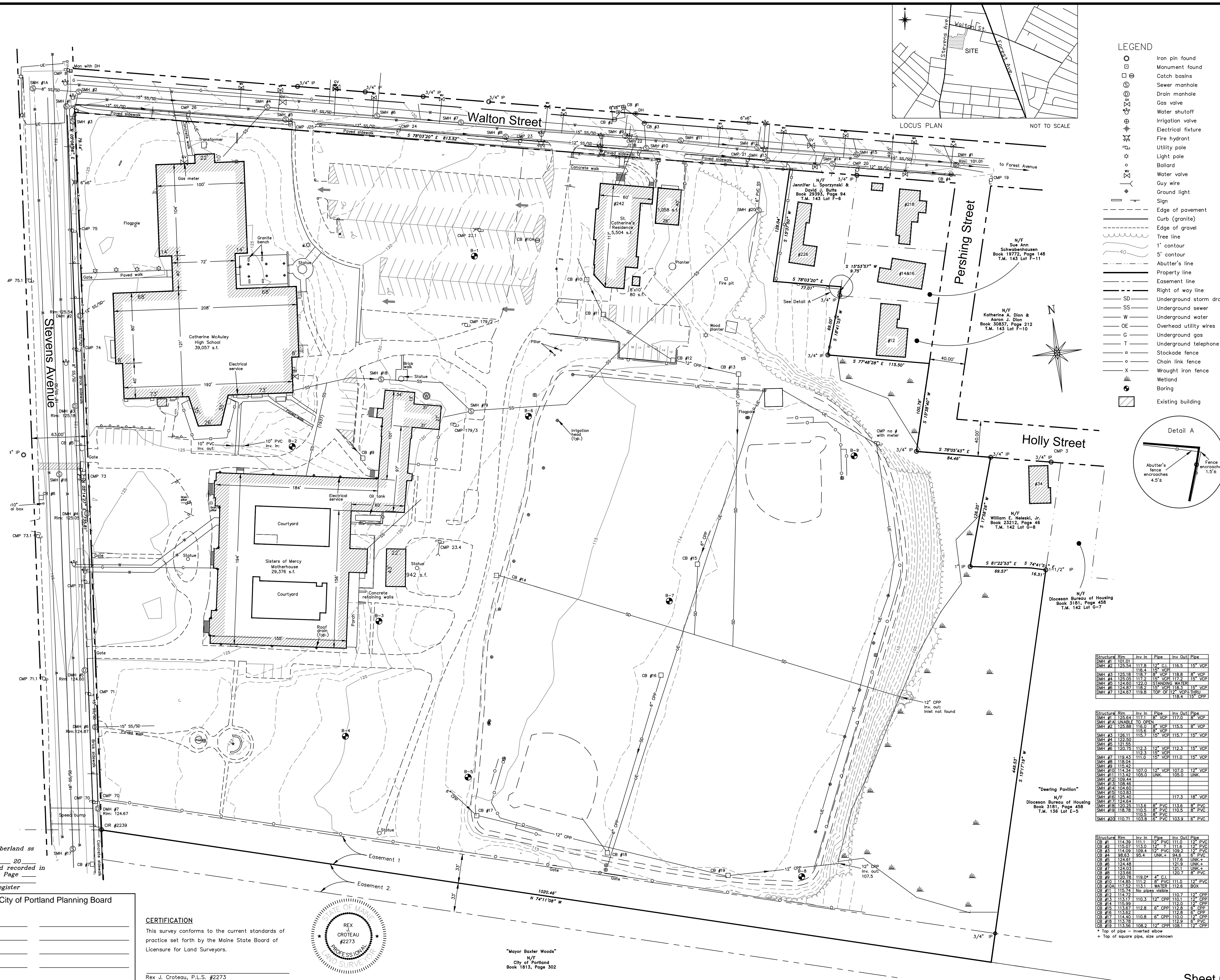
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LOCATION MAP

N.T.S



- NOTES**
- 1) Book and Page references are to the Cumberland County Registry of Deeds.
  - 2) Bearings are referenced to Grid North. See Plan Reference 1.
  - 3) Project Benchmark: Granite monument at southeast corner of intersection of Hartley Street and Stevens Avenue. Elevation: 118.25 City of Portland datum.
  - 4) All utility locations shown on this plan are approximate, based on location of visible features and information provided by others. Dig Safe and/or the appropriate utilities should be contacted prior to any construction.
  - 5) Sewer inverts were provided by the City of Portland Department of Engineering. Field verification should be made before design work is undertaken.
  - 6) Wetlands delineated and located by Mark Hampton Associates, May, 2015.
  - 7) Property lies within Zone X based on FRM Community #230051 Panel #0007 C, dated December 8, 1998. It does not lie within a special flood hazard area.
  - 8) Bearings and the accompanying Preliminary Geotechnical Report by Summit Geoenvironment, 12/29-30, 2014.

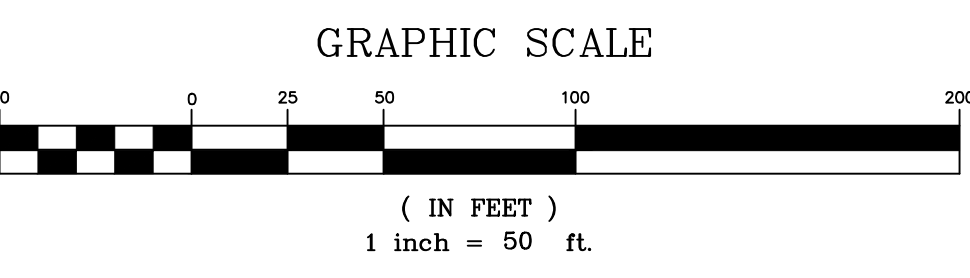
- LEGEND**
- Iron pin found
  - Monument found
  - Catch basins
  - Sewer manhole
  - Drain manhole
  - Gas valve
  - Water shutoff
  - Irrigation valve
  - Electrical fixture
  - Fire hydrant
  - Utility pole
  - Light pole
  - Ballard
  - Water valve
  - Guy wire
  - Ground light
  - Sign
  - Edge of pavement
  - Curb (granite)
  - Edge of gravel
  - Tree line
  - 1' contour
  - 5' contour
  - Abutter's line
  - Property line
  - Easement line
  - Right of way line
  - Underground storm drain
  - Underground sewer
  - Underground water
  - Overhead utility wires
  - Underground gas
  - Underground telephone
  - Stockade fence
  - Chain link fence
  - Wrought iron fence
  - Wetland
  - Boring
  - Existing building

- REFERENCES**
- 1) Site Plan done by SYTDesign Consultants, December 2000 and May 2001, not recorded.
  - 2) Standard Boundary Survey of "Mayor Baxter Woods" by Public Works Department of the City of Portland, Maine, dated April 2001, not recorded.
  - 3) Plan of Land Attached to the Last Will and Testament of Annie E. Ewing by E.C. Jordan, dated April 25, 1892, recorded in Plan Book 10, Page 131.
  - 4) Plan of Topography in Portland, Maine for Mercy Hospital by E.C. Jordan, dated March 21, 1968, not recorded.
  - 5) Plan of Maple Grove, Portland, not signed, recorded October 20, 1868 in Plan Book 2, Page 52.
  - 6) Plan of Property made for St. Joseph's Convent and Hospital Corp. by H.I. & E.C. Jordan, dated June 28, 1977, not recorded.
  - 7) Standard Boundary Survey made for Amy Mulken by Titcomb Associates, dated July 14, 1987, not recorded.
  - 8) Standard Boundary Survey, Property of St. Joseph's Convent and Hospital, made for SYTDesign Consultants by Titcomb Associates, dated November 4, 2002.
  - 9) Plan of Property and Existing Conditions, Catherine McAuley High School & St. Joseph's Convent made for Land Use Consultants by Land Use Consultants dated September 26, 2006.

- EASEMENTS AND ENCUMBRANCES**
- 1) Property is subject to a right of way 33 feet wide as shown, reserved in deed of James P. Baxter to the Roman Catholic Bishop of Portland dated March 10, 1908 and recorded in Book 821, Page 59.
  - 2) Property benefits from a right of way 33 feet wide adjoining the southerly sideline as shown, described in deed of James P. Baxter to the Roman Catholic Bishop of Portland dated March 10, 1908 and recorded in Book 821, Page 59.
  - 3) No record evidence of an easement for utility poles on the property was found.

- OWNERS OF RECORD**
- Tax Assessment Map 136, Lot E-6  
 St. Joseph's Convent and Hospital  
 Book 698, Page 427  
 Book 486, Page 322  
 Book 494, Page 178  
 Book 496, Page 71  
 Book 479, Page 327  
 Book 563, Page 275  
 Book 698, Page 426

**AREA**  
 826,755 sq. ft./18.98 acres



Structure	Rm	Inv. In	Pipe	Inv. Out	Pipe
SMH #1	110.01	110.0	12" VCP	110.0	12" VCP
SMH #2	125.54	117.8	12" VCP	116.5	12" VCP
SMH #3	125.18	118.7	8" VCP	118.8	8" VCP
SMH #4	124.80	117.9	12" VCP	117.9	12" VCP
SMH #5	124.80	122.0	STANDARD WATER	118.4	12" VCP
SMH #6	124.87	118.2	16" VCP	118.4	12" VCP
SMH #7	124.82	118.8	100' of 12" VCP	118.4	115' CPP

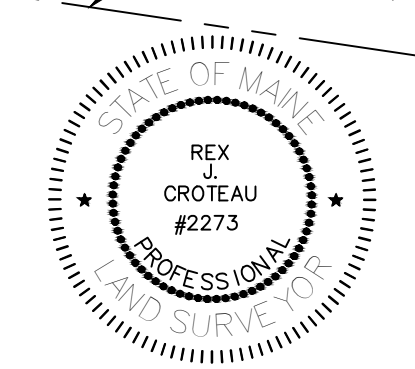
Structure	Rm	Inv. In	Pipe	Inv. Out	Pipe
SMH #8	120.75	112.3	12" VCP	112.3	15" VCP
SMH #9	121.55	119.3	12" VCP	119.3	12" VCP
SMH #10	119.43	111.0	15" VCP	111.0	15" VCP
SMH #11	114.24	107.0	12" VCP	107.0	12" VCP
SMH #12	109.44	105.0	UNK	105.0	UNK
SMH #13	109.44	105.0	UNK	105.0	UNK
SMH #14	104.50	104.5	UNK	104.5	UNK
SMH #15	124.84	117.3	18" VCP	117.3	18" VCP
SMH #16	125.40	117.3	18" VCP	117.3	18" VCP
SMH #17	120.25	113.6	8" PVC	113.6	8" PVC
SMH #18	118.78	110.5	8" PVC	110.5	8" PVC
SMH #19	118.78	110.5	8" PVC	110.5	8" PVC
SMH #20	110.71	103.6	6" PVC	103.9	6" PVC

Structure	Rm	Inv. In	Pipe	Inv. Out	Pipe
CB #1	113.24	111.1	12" VCP	111.0	12" VCP
CB #2	115.07	113.0	12" VCP	111.6	12" VCP
CB #3	114.09	109.4	8" PVC	109.2	12" VCP
CB #4	95.63	95.4	UNK	94.6	6" PVC
CB #5	111.1	111.1	UNK	111.1	UNK
CB #6	124.48	121.9	UNK	121.9	UNK
CB #7	121.65	120.7	UNK	120.7	UNK
CB #8	124.83	119.0	8" VCP	111.0	12" VCP
CB #9	112.72	111.2	8" VCP	111.0	12" VCP
CB #10	117.84	113.1	UNK	112.6	UNK
CB #11	113.74	UNK	UNK	UNK	UNK
CB #12	114.72	110.3	12" CPP	110.7	12" CPP
CB #13	115.39	112.8	6" CPP	112.0	12" CPP
CB #14	113.62	112.8	6" CPP	112.8	6" CPP
CB #15	113.62	110.8	6" CPP	112.9	6" CPP
CB #16	113.78	108.7	12" CPP	108.1	12" CPP
CB #17	113.56	108.7	12" CPP	108.1	12" CPP

State of Maine, Cumberland ss  
 Registry of Deeds  
 Received at \_\_\_\_\_ m \_\_\_\_\_ M and recorded in  
 Plan Book \_\_\_\_\_ Page \_\_\_\_\_  
 Attest: \_\_\_\_\_  
 Register

Approved by the City of Portland Planning Board  
 \_\_\_\_\_

**CERTIFICATION**  
 This survey conforms to the current standards of practice set forth by the Maine State Board of Licensure for Land Surveyors.



"Mayor Baxter Woods"  
 N/F  
 City of Portland  
 Book 1813, Page 302

**STANDARD BOUNDARY SURVEY & EXISTING CONDITIONS PLAN**

**605 Stevens Avenue**  
 Stevens Avenue & Walton Street  
 Portland, Maine

MADE FOR  
**Sea Coast at Baxter Woods Associates, LLC**  
 100 Commercial Street, Suite 414  
 Portland, Maine

JOB#	202096.1	DATE:	June 24, 2015	SCALE:	1" = 50'
BOOK#	525, 578				
202096-2006.dwg					
FILE#	8538				

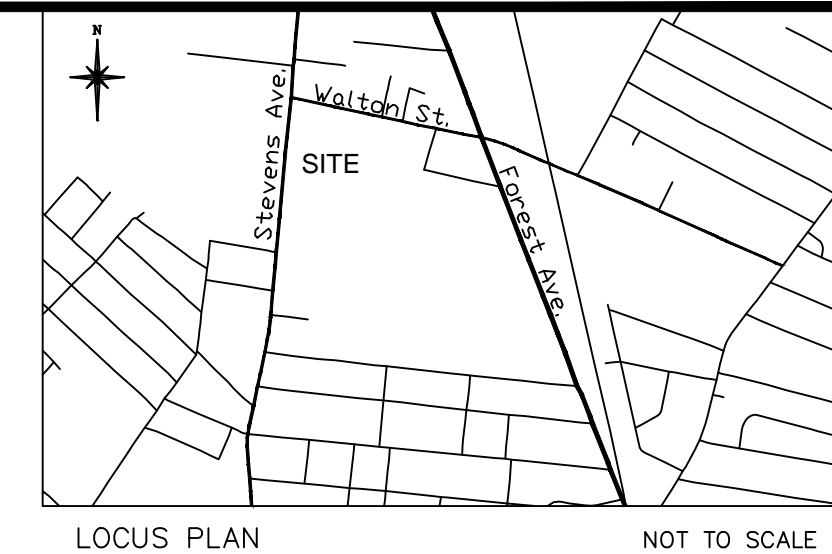
**Titcomb Associates**  
 133 Gray Road, Falmouth, Maine 04105  
 (207)797-9199 www.titcombsurvey.com

Sheet C1

605 Stevens Avenue, Portland - Residential Density Computations Lots 3 & 4

Parcel ID (BASED ON 06-24- Acreeage (Ac.))	Gross Area (ac.)	RSA ESTIMATED NRA DEDUCTS per § 14-47 as AMENDED 06-15-15 (s/f)	LOT AREA IN RSA (APPLY)		LOT AREA IN RS (NO)	
			Mother House Lot 3	Lot 4 (Fields)	Mother House Lot 3	Lot 4 (Fields)
Lot 1 St. Catherine's	2.36		2.65	7.15	1.73	1.90
Lot 2 McAuley HS	3.18		115.538	311.533	75.528	82.577
Lot 3 Motherhouse	4.39					
Lot 4 Fields/Stevens Ave.	9.05					
Total Acreeage	18.98					
Deducts:						
A. Exist. watercourses			0	0	NA	NA
B. Wetlands (as defined)			0	54.341	NA	NA
C. 25% slopes			0	19.827	NA	NA
Deducts Total:			0	74.168	NA	NA
NET LAND AREA (Gross Ac. - Deducts) (s/f)			115.538	237.365	75.528	82.577
(a.2)			2.65	5.45	1.73	1.90
MULTIPLX UNITS PERMITTED						
TOTAL LOT 3			72	148	16	13
TOTAL LOT 4				88		
TOTAL LOT 3 & 4				161		
GRAND TOTAL LOTS 3 & 4				249		

Notes:  
 1. Lot 3 - RS density is 1 unit per 4,500 s/f Gross ac. with 250 ft. frontage. (S 14.117(a).2.)  
 2. Lot 4 - RS density is 1 unit per 6,000 s/f Gross ac. with less than 250 feet frontage (S14.117 (a).2.)  
 3. RSA - Density = 1 unit/1,600 s/f Net Area applying deducts.  
 4. No affordable housing multiple density bonuses per §14-48B applied to Motherhouse Lot 3



LOCUS PLAN NOT TO SCALE

SITE DATA TABLE		
STANDARD	RS	RSA
MIN. LOT AREA		
A. MULTIFAMILY	9,000 SF	2 AC
B. CONGREGATE CARE	N/A	2 AC
C. ELEM. - SECONDARY SCHOOL	30,000 SF	N/A
MIN. FRONTAGE (FT)	50	50
MIN. YD. DIMENSIONS (FT.)		
A. FRONT YD.	20	25
B. REAR YD.	20	25
C. SIDE YD.	14	16
MAX. LOT COVERAGE	40%	30%
MIN. LOT WIDTH (FT.)	30	60

- NOTES
- Book and Page references are to the Cumberland County Registry of Deeds.
  - Bearings are referenced to Grid North. See Plan Reference 1.
  - This plan has been prepared and approved in accordance with the City of Portland Land Use Code, Article IV Subdivisions as a four (4)-lot subdivision. Development of Lots 1-4 shall be subject to Site Plan Review and approval by the Planning Board pursuant to Article V Site Plan Review standards. A sectional recording plan for individual or master planned development shall be prepared and approved for individual lot or section development in accordance with Article IV, § 14-495(n) requirements prior to construction on any lots.
  - No development shall occur within the 33-foot right of way easement located on the southerly property line (the Baxter Easement). Said easement shall forever remain natural, however allowing for tree and vegetation maintenance by a licensed arborist, creation and maintenance of trails for use by the public or other activities consistent with permitted uses within the adjacent Mayor Baxter Woods property.

- REFERENCES
- Site Plan done by SYDesign Consultants, December 2000 and May 2001, not recorded.
  - Standard Boundary Survey of "Mayor Baxter Woods" by Public Works Department of the City of Portland, Maine, dated April 2001, not recorded.
  - Plan of Land Attached to the Last Will and Testament of Annie E. Ewing by E.C. Jordan, dated April 25, 1892, recorded in Plan Book 10, Page 131.
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  - Property benefits from a right of way 33 feet wide adjoining the southerly sideline as shown, described in deed of James P. Baxter to the Roman Catholic Bishop of Portland dated March 10, 1908 and recorded in Book 821, Page 59.
  - No record evidence of an easement for utility poles on the property was found.

OWNERS OF RECORD

Tax Assessment Map 136, Lot E-6	Book 698, Page 427
St. Joseph's Convent and Hospital	Book 821, Page 57
Book 486, Page 322	Book 1649, Page 160
Book 494, Page 178	Book 1652, Page 357
Book 496, Page 71	Book 4057, Page 310
Book 479, Page 327	
Book 563, Page 275	
Book 698, Page 426	

OVERALL SUBDIVISION PLAN

605 Stevens Avenue

Stevens Avenue & Walton Street Portland, Maine

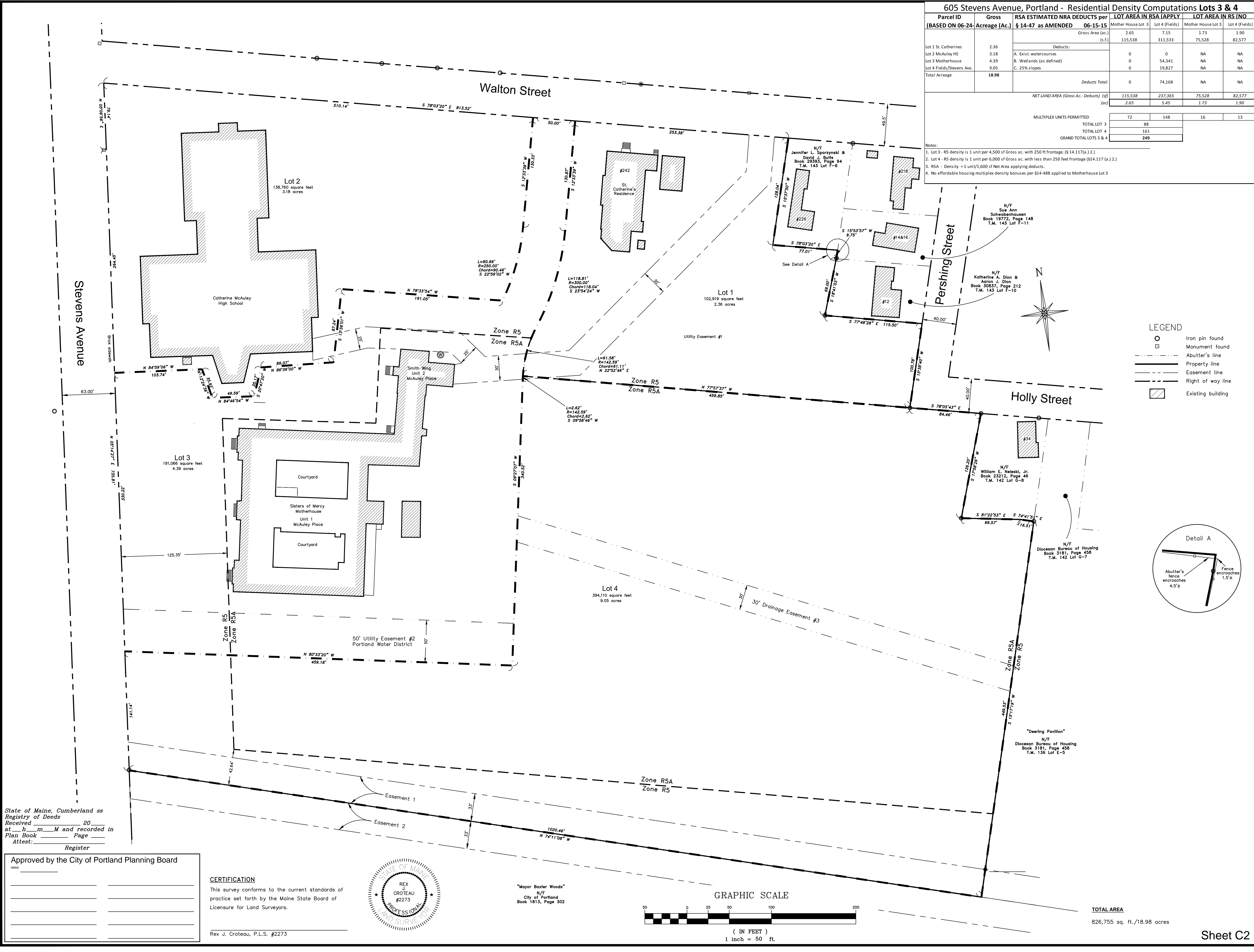
MADE FOR

Sea Coast at Baxter Woods Associates, LLC

966 Riverside Street Portland, Maine

JOB#	202096.1	DATE:	June 24, 2015	SCALE:	1" = 50'
BOOK#	525, 578				
202096-2006.dwg					
FILE#	8538				

**Titcomb Associates**  
 133 Gray Road, Falmouth, Maine 04105  
 (207)797-9199 www.titcombsurvey.com

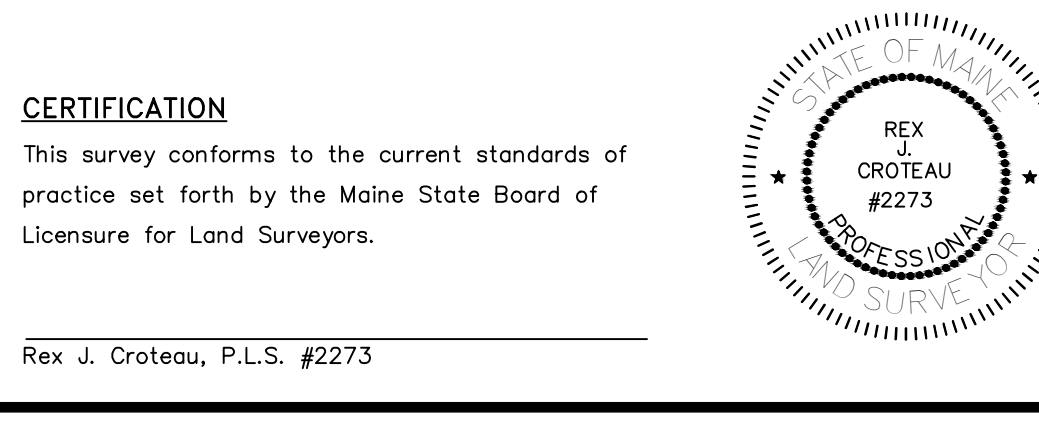


State of Maine, Cumberland ss  
 Registry of Deeds  
 Received \_\_\_\_\_ 20\_\_\_\_  
 at \_\_\_\_\_ h \_\_\_\_\_ m \_\_\_\_\_ M and recorded in  
 Plan Book \_\_\_\_\_ Page \_\_\_\_\_  
 Attest: \_\_\_\_\_  
 Register

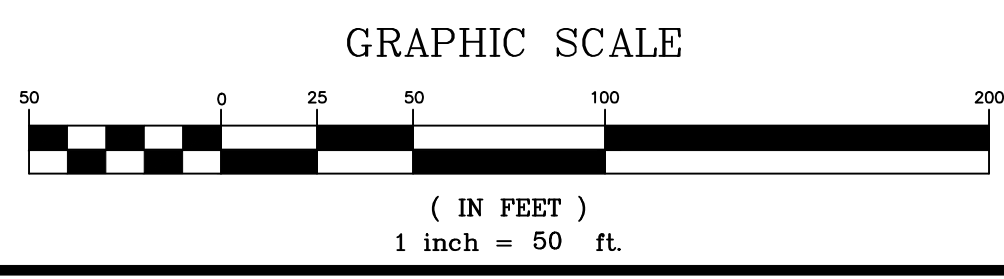
Approved by the City of Portland Planning Board

CERTIFICATION  
 This survey conforms to the current standards of practice set forth by the Maine State Board of Licensure for Land Surveyors.

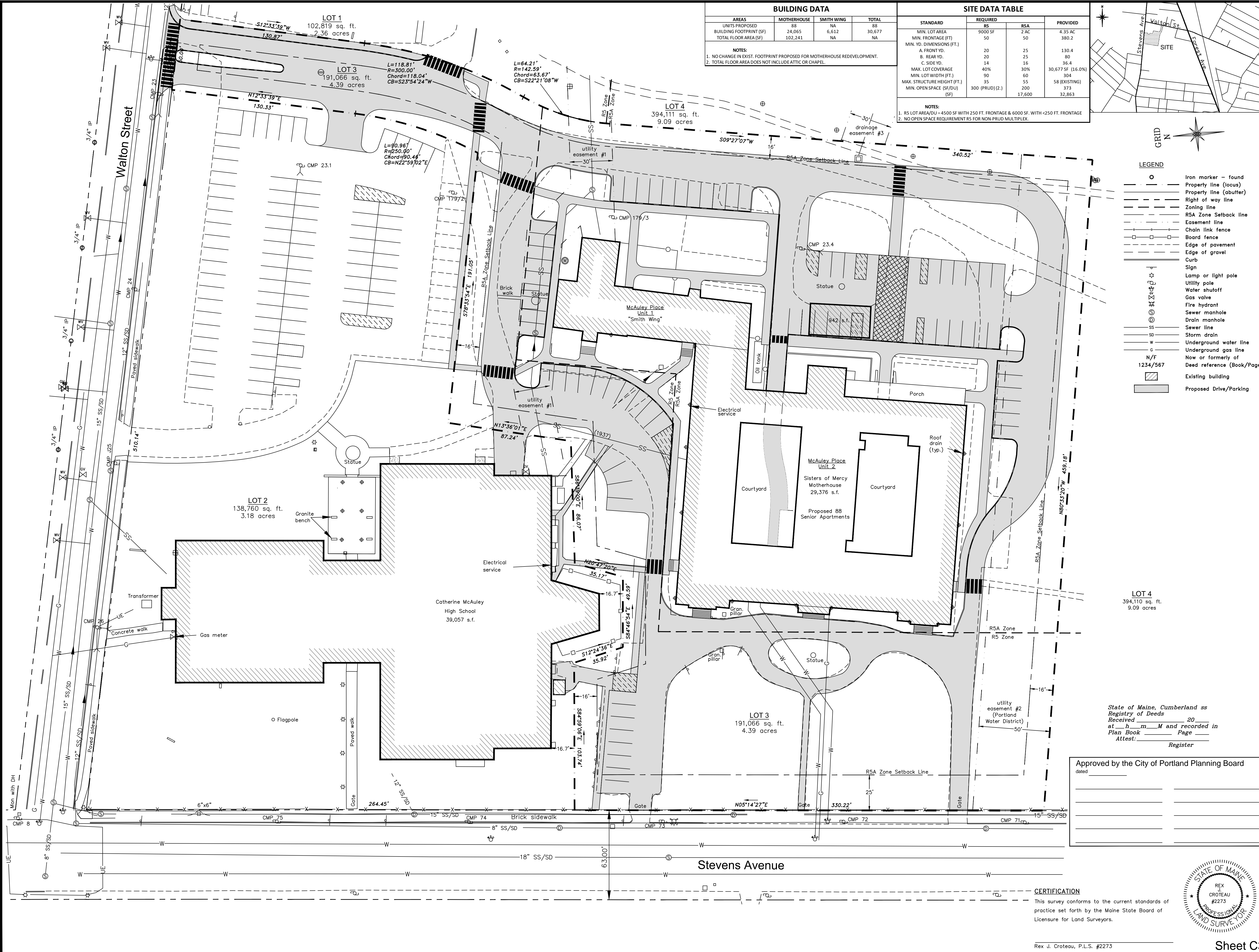
Rex J. Croteau, P.L.S. #2273



"Mayor Baxter Woods"  
 N/F  
 City of Portland  
 Book 1815, Page 302

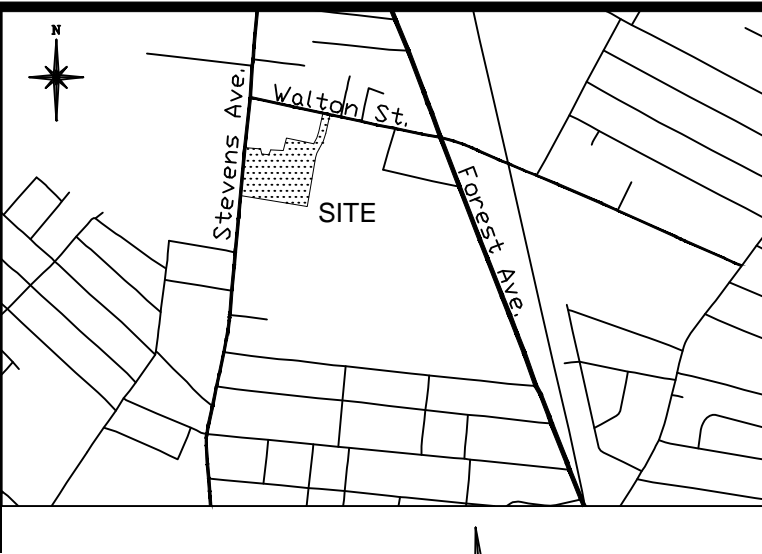


TOTAL AREA  
 826,755 sq. ft./18.98 acres



BUILDING DATA			
AREAS	MOTHERHOUSE	SMITH WING	TOTAL
UNITS PROPOSED	88	NA	88
BUILDING FOOTPRINT (SF)	24,065	6,612	30,677
TOTAL FLOOR AREA (SF)	102,241	NA	NA

SITE DATA TABLE			
STANDARD	REQUIRED		PROVIDED
	R5	R5A	
MIN. LOT AREA	9000 SF	2 AC	4.35 AC
MIN. FRONTAGE (FT)	50	50	380.2
MIN. YD. DIMENSIONS (FT.)			
A. FRONT YD.	20	25	130.4
B. REAR YD.	20	25	80
C. SIDE YD.	14	16	36.4
MAX. LOT COVERAGE	40%	30%	30,677 SF (16.0%)
MIN. LOT WIDTH (FT.)	90	60	304
MAX. STRUCTURE HEIGHT (FT.)	35	55	58 (EXISTING)
MIN. OPEN SPACE (SF/DU)	300 (PRUD)(2)	200	373
			32,863



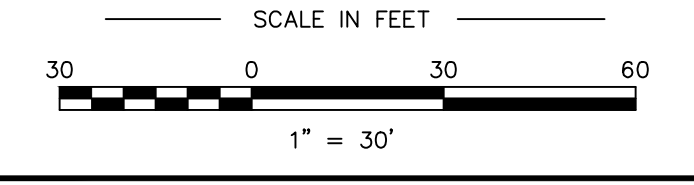
- LEGEND**
- Iron marker - found
  - Property line (locus)
  - - - Property line (abutter)
  - - - Right of way line
  - - - Zoning line
  - - - R5A Zone Setback line
  - - - Easement line
  - - - Chain link fence
  - - - Board fence
  - - - Edge of pavement
  - - - Edge of gravel
  - - - Curb
  - - - Sign
  - - - Lamp or light pole
  - - - Utility pole
  - - - Water shutoff
  - - - Gas valve
  - - - Fire hydrant
  - - - Sewer manhole
  - - - Drain manhole
  - - - Sewer line
  - - - Storm drain
  - - - Underground water line
  - - - Underground gas line
  - - - Now or formerly of
  - - - Deed reference (Book/Page)
  - - - Existing building
  - - - Proposed Drive/Parking

- NOTES**
- 1) Book and Page references are to the Cumberland County Registry of Deeds.
  - 2) Bearings are referenced to Grid North. See Plan Reference 1.
  - 3) All utility locations shown on this plan are approximate, based on location of visible features and information provided by others. Dig Safe and/or the appropriate utilities should be contacted prior to any construction.
  - 4) Property lies within Zone X based on FIRM Community #230051 Panel #0007 C, dated December 8, 1998. It does not lie within a special flood hazard area.
  - 5) This Plat for Lot 3 - of the Motherhouse Senior Apartments has been prepared pursuant to the City of Portland Land Use Code Article IV, Subdivisions, § 14-495(h). Sectional Recordings, for the re-development of the former St. Joseph's Convent (the Motherhouse) into 88 senior apartments.
  - 6) The "Motherhouse" and connected "Smith Wing" are collectively to be established as a condominium under the Maine Condominium Act, Title 33 Chapter 31 Maine Revised Statutes entitled McAuley Place, the Motherhouse being Unit 1 and the Smith Wing being Unit 2 of said condominium. Approval of this plat creates an 88 unit subdivision of Unit 1 only and does not propose to subdivide Unit 2.
  - 7) Lot 3 is shown on the approved 4 lot subdivision plat entitled "605 Stevens Avenue", made for Sea Coast at Baxter Woods Associates, LLC prepared by Titcomb Associates, Plan Sheet C2 dated June 24, 2015 and recorded in the CCRD Plan Book \_\_\_\_\_ Page \_\_\_\_\_ on \_\_\_\_\_ Date \_\_\_\_\_. All relevant conditions of that plan and approval shall apply to Lot 3.
  - 8) Approval of this Sectional Plat includes by reference the accompanying Site Plans entitled Motherhouse Senior Living, prepared by Corral Associates, et al, dated \_\_\_\_\_ and approved by the Portland Planning Board on \_\_\_\_\_.
  - 9) Lot 3 lies within the R5 Residential and R5A Residential zones.
- REFERENCES**
- 1) Site Plan done by SYTDesign Consultants, December 2000 and May 2001, not recorded.
  - 2) Standard Boundary Survey of "Mayor Baxter Woods" by Public Works Department of the City of Portland, Maine, dated April 2001, not recorded.
  - 3) Plan of Land Attached to the Last Will and Testament of Annie E. Ewing by E.C. Jordan, dated April 25, 1892, recorded in Plan Book 10, Page 131.
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  - 8) Standard Boundary Survey, Property of St. Joseph's Convent and Hospital, made for SYTDesign Consultants by Titcomb Associates, dated November 4, 2002.
  - 9) Plan of Property and Existing Conditions, Catherine McAuley High School & St. Joseph's Convent made for Land Use Consultants by Land Use Consultants dated September 26, 2066.
  - 10) Plan of Catherine McAuley High School & St. Joseph's Convent made for 605 Stevens Avenue Senior Apartments by Titcomb Associates dated June 24, 2015.

- EASEMENTS and ENCUMBRANCES**
- 1) No record evidence of an easement for utility poles on the property was found.
- AREA**
- 191,066 sq. ft./4.39 acres
- OWNERS OF RECORD**
- Tax Assessment Map 136, Lot E-6  
 St. Joseph's Convent and Hospital  
 Book 486, Page 322  
 Book 494, Page 178  
 Book 496, Page 71  
 Book 479, Page 327  
 Book 563, Page 275  
 Book 698, Page 426
- Book 698, Page 427  
 Book 821, Page 57  
 Book 1649, Page 160  
 Book 1652, Page 357  
 Book 4067, Page 310

State of Maine, Cumberland ss  
 Registry of Deeds  
 Received \_\_\_\_\_ 20\_\_\_\_  
 at \_\_\_\_\_ m \_\_\_\_\_ and recorded in  
 Plan Book \_\_\_\_\_ Page \_\_\_\_\_  
 Attest: \_\_\_\_\_  
 Register

Approved by the City of Portland Planning Board  
 dated \_\_\_\_\_



**PLAN OF LOT 3**  
**Sectional Subdivisional Plat**  
**Motherhouse - 88 Units**

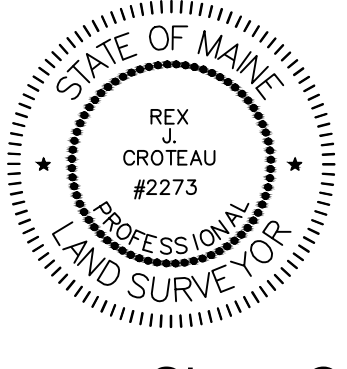
Stevens Avenue Portland, Maine  
 MADE FOR  
**Motherhouse Associates LP**  
 100 Commercial Street-Suite 414 Portland, Maine

JOB# 202096.1	DATE: June 24, 2015	SCALE: 1" = 30'
BOOK# 525, 578		
202096-2015-MH.dwg		
FILE# 8538		



**CERTIFICATION**  
 This survey conforms to the current standards of practice set forth by the Maine State Board of Licensure for Land Surveyors.

Rex J. Croteau, P.L.S. #2273



**NOTES:**

1. ALL WORK SHALL CONFORM TO THE APPLICABLE CODES AND ORDINANCES.
2. EXISTING CONDITIONS BASED ON TOPOGRAPHIC SURVEY COMPLETED BY OWEN HASKELL, INC. MAY 7, 2013. FIELD CONDITIONS MAY VARY SLIGHTLY FROM WHAT IS DEPICTED ON THE PLANS.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION. ANY UNUSUAL CONDITIONS SHALL BE IMMEDIATELY REPORTED TO THE ATTENTION OF THE OWNER.
4. CONTRACTOR SHALL CLEAN AND REMOVE DEBRIS AND SEDIMENT DEPOSITED ON PUBLIC STREETS, SIDEWALKS, ADJACENT AREAS, OR OTHER PUBLIC WAYS DUE TO CONSTRUCTION.
5. CONTRACTOR SHALL PROTECT EXISTING STRUCTURES, PHYSICAL FEATURES, AND MAINTAIN SITE STABILITY DURING CONSTRUCTION. CONTRACTOR SHALL RESTORE ALL AREAS TO ORIGINAL CONDITION AND AS DIRECTED.

6. THE CONTRACTOR SHALL CONTACT DIG SAFE (1-888-DIGSAFE) AT LEAST THREE (3) BUT NOT MORE THAN THIRTY (30) DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES.
7. ALL PAVEMENT JOINTS SHALL BE SAWCUT PRIOR TO PAVING TO PROVIDE A DURABLE AND UNIFORM JOINT.
8. NO HOLES, TRENCHES OR STRUCTURES SHALL BE LEFT OPEN OVERNIGHT IN ANY EXCAVATION ACCESSIBLE TO THE PUBLIC OR IN PUBLIC RIGHTS-OF-WAY.
9. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE A STREET - OPENING PERMIT FROM THE CITY OF PORTLAND AND COORDINATION WITH THE DEPARTMENT OF PUBLIC SERVICES.

605 Stevens Avenue, Portland - Residential Density Computations Lots 3 & 4 V10 06-23-15 LED

Parcel ID (BASED ON 06-24-15 UPDATED SITE PLAN)	Gross Acreage (Ac.)	RSA ESTIMATED NRA DEDUCTS per § 14-47 as AMENDED 15-15		LOT AREA IN RSA (APPLY DEDUCTS)		LOT AREA IN RS (NO DEDUCTS)	
		06 Mother House Lot 3	06 Lot 4 (Fields)	06 Mother House Lot 3	06 Lot 4 (Fields)	06 Mother House Lot 3	06 Lot 4 (Fields)
Lot 1 St. Catharines	2.36	2.65	7.15	1.73	1.90		
Lot 2 McAuley HS	3.18	115,538	311,533	75,528	82,577		
Lot 3 Motherhouse	4.39					NA	NA
Lot 4 Fields/Stevens Ave.	9.05					NA	NA
Total Acreage	18.98						
Deducts Total:		0	74,168	NA	NA		
NET LAND AREA (Gross Ac. - Deducts) (sf)		115,538	237,365	75,528	82,577		
		2.65	5.45	1.73	1.90		
MULTIPLY UNITS PERMITTED		72	148	16	13		
TOTAL LOT 3		88					
TOTAL LOT 4		161					
GRAND TOTAL LOTS 3 & 4		249					

Notes:  
 1. Lot 3 - RS density is 1 unit per 4,500 sf of Gross ac. with 250 ft. frontage. (§ 14.117(a) 2.)  
 2. Lot 4 - RS density is 1 unit per 6,000 sf of Gross ac. with less than 250 feet frontage (§14.117 (a) 2.)  
 3. RSA - Density = 1 unit/1,600 sf of Net Area applying deducts.  
 4. No affordable housing multiplex density bonuses per §14-488 applied to Motherhouse Lot 3

LOT 3 MOTHERHOUSE DATA

SITE DATA TABLE			
STANDARD	REQUIRED	RSA	PROVIDED
MIN. LOT AREA	9000 SF	2 AC	4.35 AC
MIN. FRONTAGE (FT.)	50	50	380.2
MIN. YD. DIMENSIONS (FT.)			
A. FRONT YD.	20	25	130.4
B. REAR YD.	20	25	80
C. SIDE YD.	14	16	36.4
MAX. LOT COVERAGE	40%	30%	30,677 SF (16.0%)
MIN. LOT WIDTH (FT.)	90	60	304
MAX. STRUCTURE HEIGHT (FT.)	85	55	58 (EXISTING)
MIN. OPEN SPACE (SF/DU)	300 (PRUD) (2)	200	373
	(SF)	17,600	32,863

NOTES:  
 1. RS LOT AREA/DU = 4500 SF WITH 250 FT. FRONTAGE & 6000 SF. WITH <250 FT. FRONTAGE  
 2. NO OPEN SPACE REQUIREMENT RS FOR NON-PRUD MULTIPLEX.

PARKING & BICYCLE DATA

STANDARD	REQUIRED	PROVIDED
AUTOMOBILES (ESP/UNIT) (1) (2)		
REGULAR	88	64
HC		9
TOTAL	88	73 (RATIO PROVIDED 0.83 SP/UNIT)
BICYCLE (1 SP/5 UNITS) (3)	35	36

NOTES:  
 1. LAND USE CODE § 14-332.2 (b) PROVIDES NO MORE THAN 1 SP/UNIT AFFORDABLE HSG.  
 2. SITE PLAN ARTICLE V § 14-526 (a) 4. - PARKING TO BE DETERMINED BY PLANNING BD.  
 3. BICYCLE STANDARD: ARTICLE V § 14-526 (a) 4. b. - INSIDE AND OUTSIDE BIKE AREAS PROVIDED.

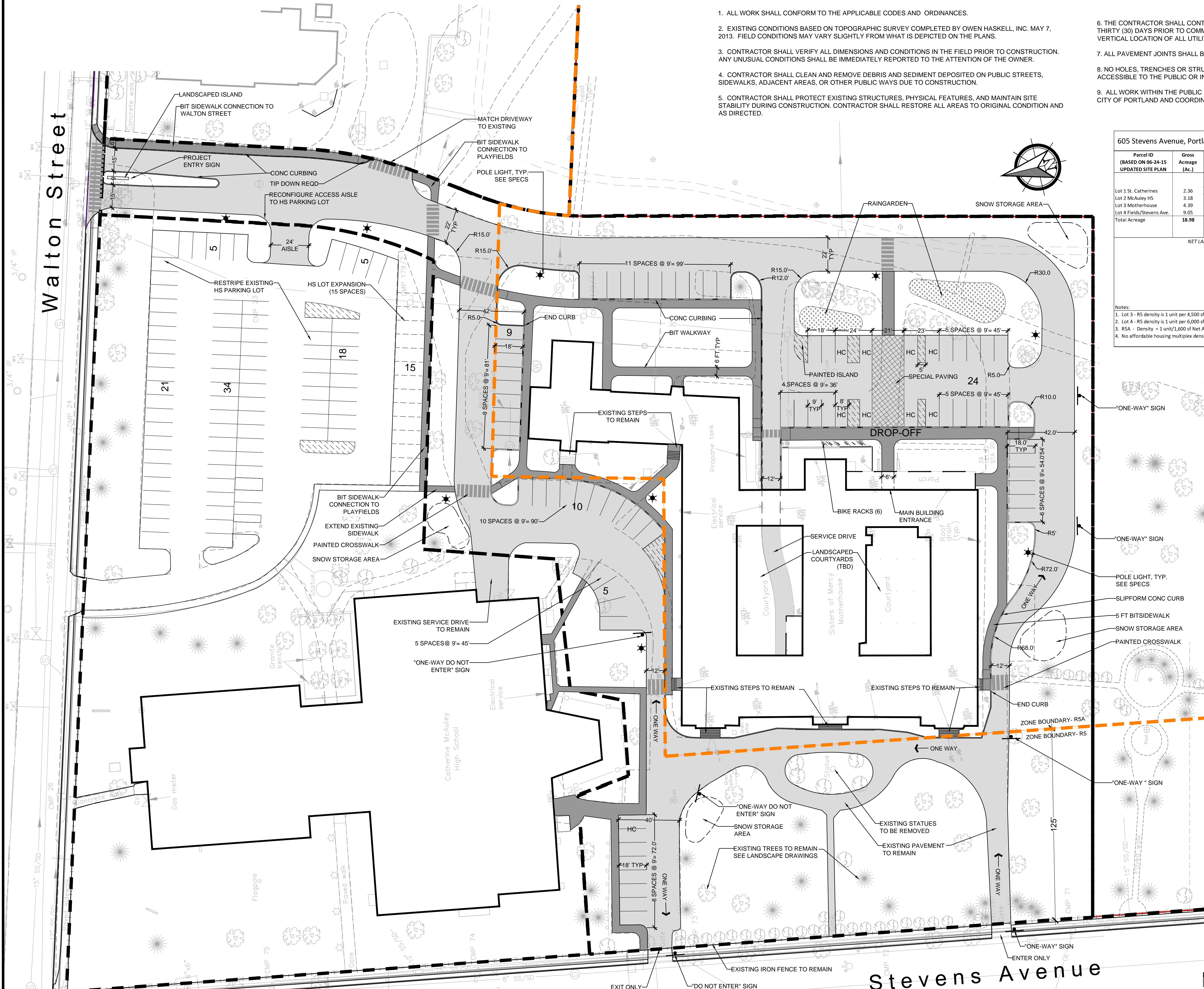
BUILDING DATA

AREAS	MOTHERHOUSE	SMITH WING	TOTAL
UNITS PROPOSED	88	NA	88
BUILDING FOOTPRINT (SF)	24,065	6,612	30,677
TOTAL FLOOR AREA (SF)	102,241	NA	NA

NOTES:  
 1. NO CHANGE IN EXIST. FOOTPRINT PROPOSED FOR MOTHERHOUSE REDEVELOPMENT.  
 2. TOTAL FLOOR AREA DOES NOT INCLUDE ATTIC OR CHAPEL.

**LEGEND:**

(EXISTING)	(PROPOSED)
— PROPERTY LINE	— PROPERTY LINE
○ DECIDUOUS TREE	— ZONE BOUNDARY
○ EVERGREEN TREE	○ DECIDUOUS TREE
○ SHRUBS	○ EVERGREEN TREE
- - - EDGE OF PAVING	○ SHRUBS
— BUILDING OUTLINE	— BIT CONC (ROADWAY)
○ POLE LIGHT	— BIT CONC (SIDEWALK)
○ FIRE HYDRANT	— SPECIAL PAVING
○ DRAIN MH	— RAINGARDEN
○ SEWER MH	— GROUNDCOVER
○ UTILITY POLE	- - - EDGE OF PAVING
○ SIGN	— CURB
○ CATCH BASIN	— CROSSWALK STRIPING
○ CAST IRON FENCE	★ POLE LIGHT
○ CHAIN LINK FENCE	— TRAFFIC SIGNAGE



APPLICANT:  
**MOTHERHOUSE ASSOCIATES LP**  
 100 COMMERCIAL STREET  
 SUITE 414  
 PORTLAND, ME 04101  
 207.772.7673

Project:  
**MOTHERHOUSE SENIOR HOUSING**

Revisions	Date	Description

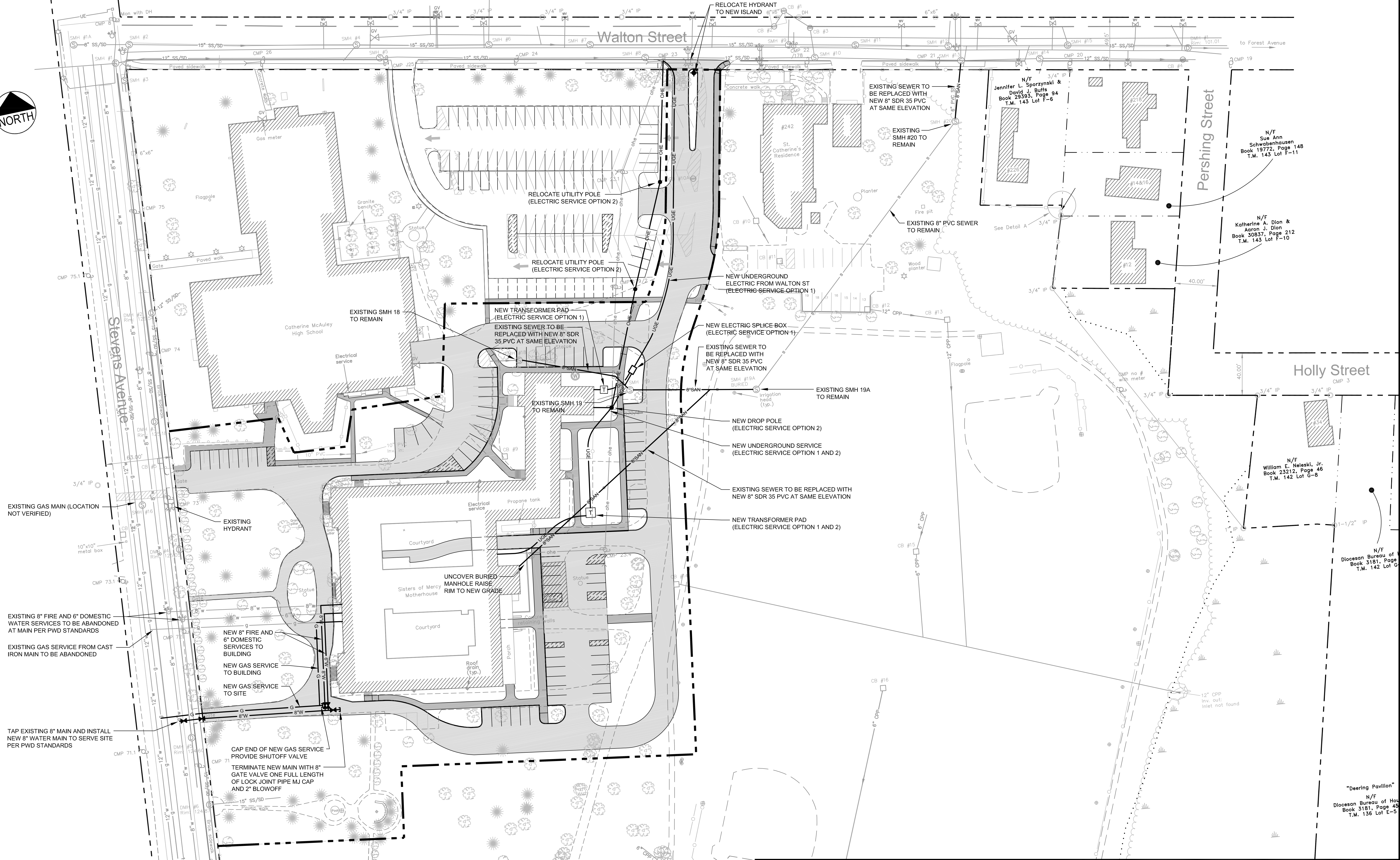
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 Approved By: P.C.  
 Drawn By: E.K.

Phase:  
**PERMITTING**

**CARROLL ASSOCIATES LANDSCAPE ARCHITECTS**  
 217 COMMERCIAL STREET, STE 200  
 PORTLAND, MAINE 04101  
 207.772.1552 V. F. 207.772.0712

Date:  
**JUNE 24, 2015**

Sheet No:  
**C4.0**



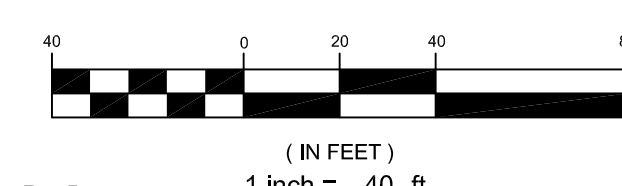
EXISTING GAS MAIN (LOCATION NOT VERIFIED)

EXISTING 8" FIRE AND 6" DOMESTIC WATER SERVICES TO BE ABANDONED AT MAIN PER PWD STANDARDS  
EXISTING GAS SERVICE FROM CAST IRON MAIN TO BE ABANDONED

TAP EXISTING 8" MAIN AND INSTALL NEW 8" WATER MAIN TO SERVE SITE PER PWD STANDARDS

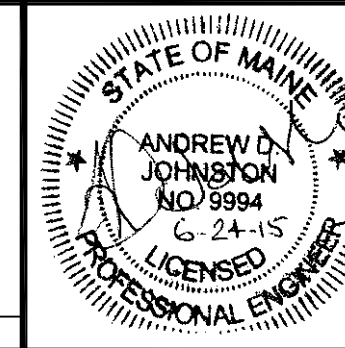
NEW 8" FIRE AND 6" DOMESTIC SERVICES TO BUILDING  
NEW GAS SERVICE TO BUILDING  
NEW GAS SERVICE TO SITE  
CAP END OF NEW GAS SERVICE PROVIDE SHUTOFF VALVE  
TERMINATE NEW MAIN WITH 8" GATE VALVE ONE FULL LENGTH OF LOCK JOINT PIPE MJ CAP AND 2" BLOWOFF

UNCOVER BURIED MANHOLE RAISE RIM TO NEW GRADE



PRELIMINARY - NOT FOR CONSTRUCTION

1	06.24.15	ISSUED FOR SITE PLAN REVIEW
REV	DATE	DESCRIPTION
REVISIONS		



P.E. ANDREW D. JOHNSTON  
LIC. #9994

PROJECT	MOTHERHOUSE SENIOR HOUSING
SHEET TITLE	UTILITY PLAN
CLIENT	MOTHERHOUSE ASSOCIATES LP

<b>FST</b> FAY, SPOFFORD & THORNDIKE ENGINEERS - PLANNERS - SCIENTISTS 778 MAIN ST., SUITE 8, SOUTH PORTLAND, ME 04106	
DRAWN: DED	DATE: JUNE 2015
DESIGNED: ADJ	SCALE: 1" = 40'
CHECKED: ADJ	JOB NO. SP-M162
FILE NAME: SP-M162 UTILITY	
SHEET	C5.0

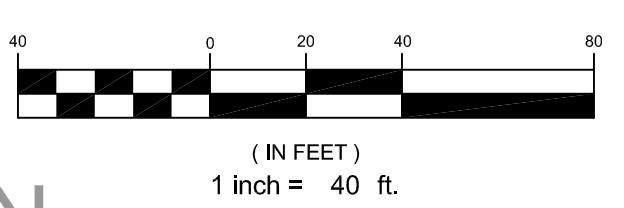
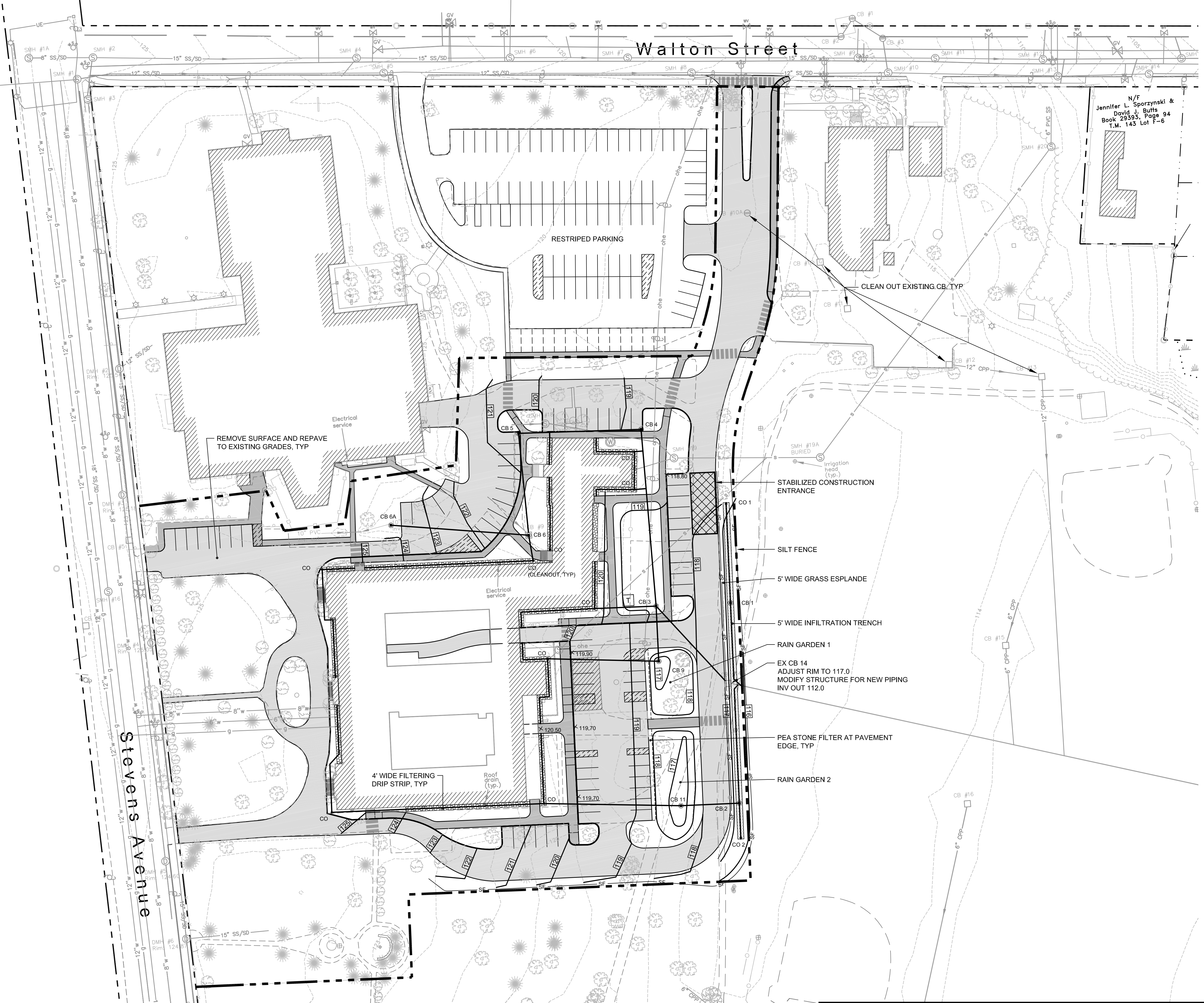


Walton Street

Stevens Avenue

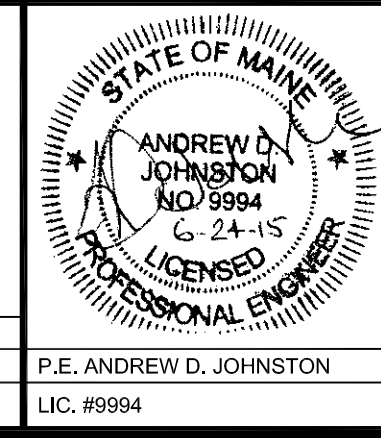
N/F Jennifer L. Sporzynski & David J. Butts Book 29393, Page 94 T.M. 143 Lot F-6

MOTHERHOUSE DRAIN SCHEDULE						
STRUCTURE	RIM	INV IN	DIR	INV OUT	SUMP	SIZE
NEW CB 11	117.50	114.68	W	113.50	111.50	21D
NEW CB 2	116.50	113.20	W	112.98	110.50	21D
		113.02	S			
NEW CB 6A	122.50	N/A	N/A	117.00	116.50	21D
NEW CB 6	120.00	115.96	W	115.50	114.00	21D
		115.90	S			
NEW CB 5	120.40	114.86	S	114.66	111.66	41D
NEW CB 4	118.50	113.66	W	113.56	110.56	41D
NEW CB 9	117.50	114.68	W	114.50	112.50	21D
NEW CB 3	118.50	112.70	N	112.60	109.60	41D
		114.14	S			
		115.00	W			
NEW CB 1	116.50	112.86	SE	112.82	110.50	21D
EX CB 14	117.00	112.09	NW	112.00	109 (EX)	41D
		112.50	S			
		112.50	N			
PIPE FROM	PIPE TO	LENGTH	SLOPE	US INV	DS INV	SIZE
CO 12	NEW CB 11	110	0.012	116.00	114.68	6"PVC
NEW CB 11	NEW CB 2	20	0.015	113.50	113.20	8"PVC
CO 7	NEW CB 6	20	0.005	116.00	115.90	6"PVC
NEW CB 6A	NEW CB 6	104	0.01	117.00	115.96	8"PVC
NEW CB 6	NEW CB 5	80	0.008	115.50	114.86	8"PVC
NEW CB 5	NEW CB 4	100	0.01	114.66	113.66	8"PVC
NEW CB 4	NEW CB 3	143	0.006	113.56	112.70	10"HDPE
CO 10	NEW CB 9	88	0.015	116.00	114.68	6"PVC
NEW CB 9	NEW CB 3	45	0.008	114.50	114.14	8"PVC
NEW CB 3	EX CB 14	85	0.006	112.60	112.09	12"HDPE
NEW CB 2	EX CB 14	96	0.005	112.98	112.50	8"PVC PERF
NEW CB 1	EX CB 14	65	0.005	112.82	112.50	8"PVC PERF



PRELIMINARY - NOT FOR CONSTRUCTION

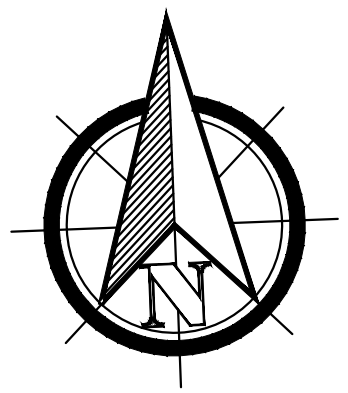
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REV	DATE	DESCRIPTION
		REVISIONS



PROJECT	MOTHERHOUSE SENIOR HOUSING
SHEET TITLE	GRADING, DRAINAGE AND EROSION CONTROL PLAN
CLIENT	MOTHERHOUSE ASSOCIATES LP

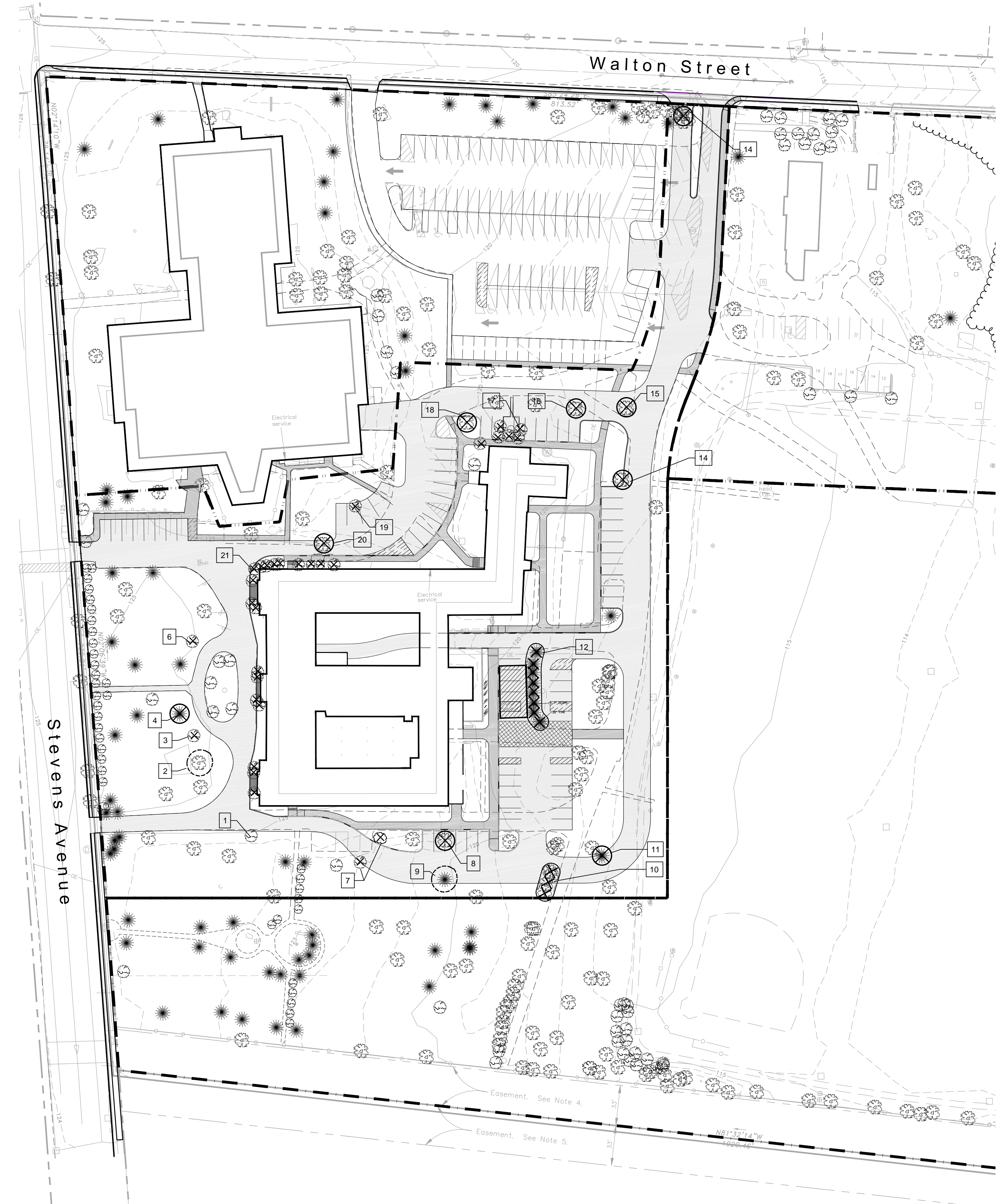
**FST** 100 YEARS  
**FAY, SPOFFORD & THORNDIKE**  
 ENGINEERS · PLANNERS · SCIENTISTS  
 778 MAIN ST, SUITE 8, SOUTH PORTLAND, ME 04106

DRAWN: DED	DATE: JUNE 2015
DESIGNED: ADJ	SCALE: 1" = 40'
CHECKED: ADJ	JOB NO. SP-M162
FILE NAME: SP-M162 GRADING	
SHEET	C6.0



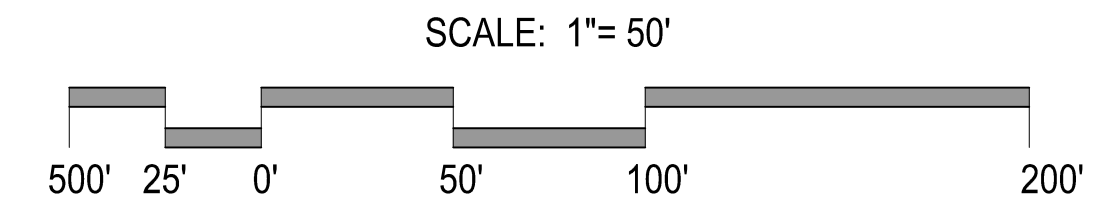
### TREE REMOVAL ANALYSIS

SYM	NOTES	SIZE / TYPE	REMOVE Y / N
1	SCRAPPY HONEYSUCKLE - MAY WANT TO REMOVE	8" DEC	Y
2	PRUNE	4" V	N
3	DEAD SHRUB W/ INVASIVES GROWING IN IT	5" DEC	Y
4	SPRUCE IN BAD SHAPE	10" CON	Y
6	SHRUB IN POOR CONDITION W/ INVASIVES GROWING IN IT	5" DEC	Y
7	SHRUBS TO BE REMOVED	DEC	Y
8	OAK TREE TO BE REMOVED FOR DEVELOPMENT	28" DEC	Y
9	SPRUCE TO BE REMOVED AND RELOCATED	3" CON	Y
10	(3) OAK TO BE REMOVED FOR DEVELOPMENT	18", 18", 12" DEC	Y
11	HEMLOCK TO BE REMOVED FOR DEVELOPMENT	10"	Y
12	(8) EVERGREEN TREES TO BE REMOVED (1 PINE, 7 CEDAR)	(1) 20", (7) 7"	Y
14	MAPLE IN POOR SHAPE TO BE REMOVED FOR DEVELOPMENT	24" DEC	Y
15	NORWAY MAPLE W/ SOME TRUNK ROT TO BE REMOVED FOR DEVELOPMENT	15" DEC	Y
16	NORWAY MAPLE TO BE REMOVED	24" DEC	Y
17	6 SHRUBS TO BE REMOVED ( 5 YEWS, 1 LILAC)	5" HT +/-	Y
18	CRABAPPLE TO BE REMOVED	5" DEC	Y
19	LILAC SHRUB TO BE REMOVED	5" HT +/-	Y
20	PURPLE NORWAY MAPLE	26" DEC	Y
21	(19 SHRUBS) REMOVE ALL FOUNDATION PLANTING SHRUBS, MOSTLY YEWS	3-4" HT	Y
22	5 DECIDUOUS OAK TREES TO BE REMOVED	12", 12", 12", 20", 14"	Y



#### LEGEND:

(EXISTING)	(PROPOSED)	(TREE REMOVAL)
PROPERTY LINE	PROPERTY LINE	TREE TO BE REMOVED
DECIDUOUS TREE	ZONE BOUNDARY	GROUP OF TREES TO BE REMOVED
EVERGREEN TREE	DECIDUOUS TREE	SHRUB TO BE REMOVED
SHRUBS	EVERGREEN TREE	TREE TO BE PRUNED OR RELOCATED
EDGE OF PAVING	SHRUBS	
BUILDING OUTLINE	BIT CONC (ROADWAY)	
POLE LIGHT	BIT CONC (SIDEWALK)	
FIRE HYDRANT	SPECIAL PAVING	
DRAIN MH	RAINGARDEN	
SEWER MH	GROUNDCOVER	
UTILITY POLE	EDGE OF PAVING	
SIGN	CURB	
CATCH BASIN	CROSSWALK STRIPING	
CAST IRON FENCE	POLE LIGHT	
CHAIN LINK FENCE	TRAFFIC SIGNAGE	



APPLICANT:  
**MOTHERHOUSE ASSOCIATES LP**  
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 207.772.7673

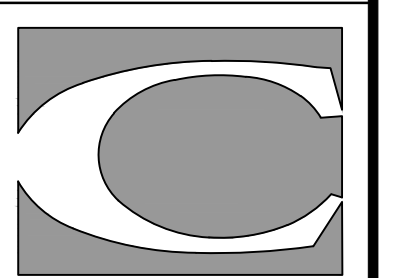
## MOTHERHOUSE SENIOR HOUSING

Project	Description	Date	Revisions

## TREE PRESERVATION PLAN

Drawn By: E.K. Scale: 1"= 50'  
 Approved By: P.C.

Phase: **PERMITTING**

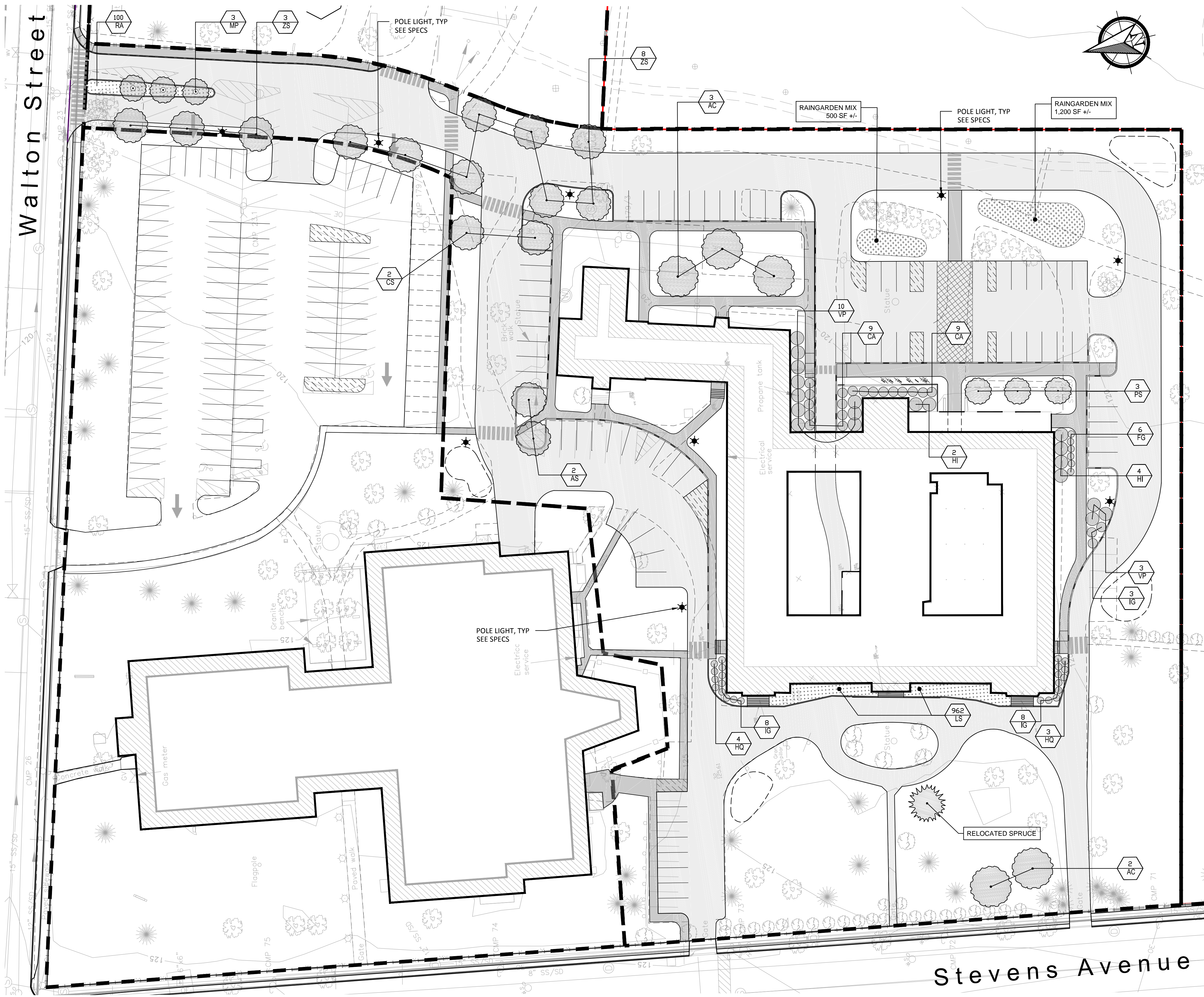


**CARROLL ASSOCIATES**  
 LANDSCAPE ARCHITECTS  
 217 COMMERCIAL STREET, STE 200  
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 207.772.1552 V. F. 207.772.0712

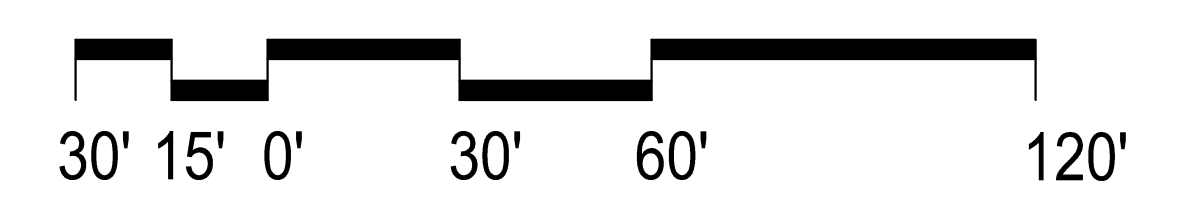
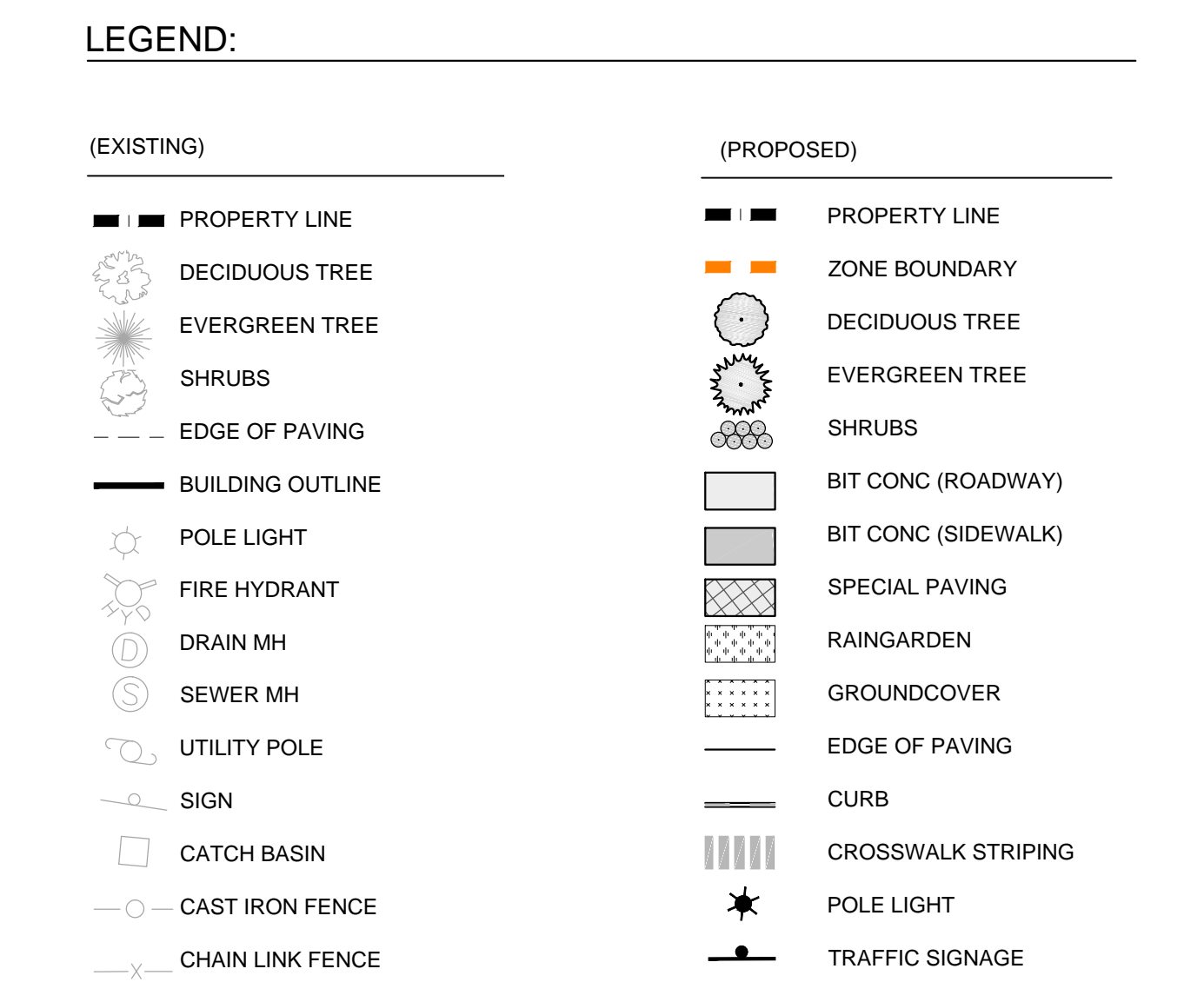
Date: **JUNE 24, 2015**

Sheet No: **L1.0**





- NOTES:**
- CONTRACTOR SHALL BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND SHALL CONTINUE UNTIL FINAL ACCEPTANCE. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS OF WATERING AND MAINTENANCE.
  - CONTRACTOR SHALL SUPPLY PLANTS IN QUANTITIES SUFFICIENT TO COMPLETE WORK SHOWN ON THE PLAN. ANY DISCREPANCY BETWEEN THE QUANTITIES SHOWN IN THE PLANT SCHEDULE AND THOSE REQUIRED ON THE PLAN SHALL NOT ENTITLE THE CONTRACTOR TO ADDITIONAL RENUMERATION. ANY DISCREPANCIES SHALL BE CLARIFIED WITH THE LANDSCAPE ARCHITECT PRIOR TO ORDERING PLANT MATERIAL.
  - ALL MATERIALS SHALL CONFORM TO SPECIFICATIONS OF THE AMERICAN STANDARDS FOR NURSERY STOCK (LATEST EDITION) AS SET FORTH BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
  - ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE AS THE ORIGINAL GRADES BEFORE DIGGING.
  - THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE (1) FULL YEAR FROM DATE OF SUBSTANTIAL COMPLETION.
  - ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AT THE NURSERY AND AT THE SITE.
  - ALL PLANT BEDS SHALL MEET MINIMUM TOPSOIL REQUIREMENTS (SEE SPECIFICATIONS).
  - NO PLANT MATERIAL SHALL BE INSTALLED UNTIL GRUBBING, BED PREPARATION, AND FINISH GRADING HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
  - ALL PLANTS BEDS AND TREE WELLS SHALL HAVE A MINIMUM OF 3" OF UNIFORMLY DISTRIBUTED, DARK, SHREDDED BARK MULCH.
  - CONTRACTOR SHALL SUBMIT SOIL SAMPLE AND TEST OF TOPSOIL TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. SOIL ADMIXTURE SHALL BE ADDED TO EXISTING SOIL (BY CONTRACTOR) IF DEEMED NECESSARY BY SOIL TEST RESULTS.
  - ROUGH GRADING AND BED PREPARATION SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANT INSTALLATION. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT 48 HOURS PRIOR TO REQUIRED SITE VISIT.
  - ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. ALL ROOT WRAPPING AND CONTAINER MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT THE TIME OF PLANTING.
  - ALL BROAD LEAF EVERGREEN PLANTS SHALL BE SPRAYED WITH AN ANTIDESSICANT AT THE BEGINNING OF THEIR FIRST WINTER.
  - ALL PLANTS SHALL BE INSTALLED AS PER DETAILS AND THE CONTRACT SPECIFICATIONS. THE LANDSCAPE CONTRACTOR SHALL REFER TO THE CONTRACT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
  - CONTRACTOR SHALL STAKE TREES IF DEEMED NECESSARY BY THE LANDSCAPE ARCHITECT.
  - THE LANDSCAPE CONTRACTOR SHALL PROVIDE PREPARED SOIL PLANTING MIX AS PER THE CONTRACT SPECIFICATIONS.
  - THE LANDSCAPE CONTRACTOR SHALL REFER TO THE PLANT LIST AND PLANTING SPECIFICATIONS FOR SEASONAL REQUIREMENTS AND OTHER RESTRICTIONS RELATED TO THE TIME AND SEASON OF PLANTING.



**PLANT LIST - TREES**

QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
X	AR	<i>Acer rubrum</i>	Red Maple	3"-3 1/2" CAL.	B&B
X	AS	<i>Acer saccharum 'Green Mountain'</i>	Green Mountain Sugar Maple	3"-3 1/2" CAL.	B&B
X	AC	<i>Aesculus x carnea 'Briotii'</i>	Red Horsechestnut	3"-3 1/2" CAL.	B&B
X	AG	<i>Amelanchier x grandiflora 'Autumn Brilliance'</i>	Serviceberry	6'-7" HT.	MULTI STEMMED CLUMP
X	CS	<i>Catalpa speciosa</i>	Northern Catalpa	3"-3 1/2" CAL.	B&B
X	MP	<i>Malus 'Prairiefire'</i>	Flowering Crabapple	2"-2 1/2" CAL.	B&B
X	PA	<i>Platanus x acerifolia</i>	London Planetree	3"-3 1/2" CAL.	B&B
X	PS	<i>Prunus sargentii</i>	Sargent Cherry	2"-3" CAL.	B&B
X	ZS	<i>Zelcova serrata 'Green Vase'</i>	Zelcova	3"-3 1/2" CAL.	B&B

**PLANT LIST SHRUBS, GROUNDCOVERS, GRASSES**

QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
X	CA	<i>Clethra alnifolia 'September Beauty'</i>	Sweet Pepperbush	# 7	CONT
X	FG	<i>Fothergilla gardenii</i>	Dwarf Fothergilla	# 7	CONT
X	HI	<i>Hamamelis intermedia 'Arnold Promise'</i>	Witchhazel	4-5'	B&B
X	HQ	<i>Hydrangea quercifolia 'Ruby Slipper'</i>	Oakleaf Hydrangea	# 5	CONT
X	IG	<i>Ilex Galabra 'Densa'</i>	Densa Inkberry	# 7	CONT
X	LS	<i>Liriope spicata</i>	Creeping Liriope	1 qt	CONT 12" O.C.
X	MD	<i>Microbiota decussata</i>	Siberian Carpet Cypress	#3	CONT 24" O.C.
X	RA	<i>Rhus aromatica 'Gro-Low'</i>	Fragrant Sumac	#2	CONT 24" O.C.
X	VP	<i>Viburnum p.t. 'Shasta'</i>	Shasta Doublefile Viburnum	4-5'	B&B

**PLANT LIST - RAIN GARDEN MIX**

QUANTITY	SYB.	BOTANICAL NAME	COMMON NAME	Wet	Moist	Mesic	Dry	Size
36		<i>Andropogon scoparius</i>	Little Bluestem			X	X	# 3
26		<i>Deschampsia cespitosa</i>	Tufted Hair Grass		X	X		# 3
18		<i>Cornus sericea 'Yarrow'</i>	Arctic Fire Dogwood	X	X	X		# 5
18		<i>Vaccinium corybosum</i>	Highbush Blueberry		X	X		# 5
60		<i>Iris versicolor</i>	Blue Flag Iris	X	X			# 1
60		<i>Aster novae-angliae</i>	New England Aster		X	X	X	# 1
30		<i>Eupatorium fistulosum</i>	Joe Pye Weed		X	X		# 1
60		<i>Rudbeckia fulgida</i>	black-eyed susan		X	X		# 1
60		<i>Echinacea purpurea</i>	Purple Coneflower		X	X		# 1

**APPLICANT:**  
 MOTHERHOUSE ASSOCIATES LP  
 100 COMMERCIAL STREET  
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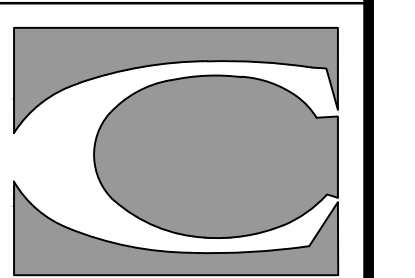
**MOTHERHOUSE SENIOR HOUSING**

Project	Description	Date	Revisions

**LANDSCAPE & LIGHTING PLAN**

Drawn By: E.K. Approved By: P.C. Scale: 1" = 30'

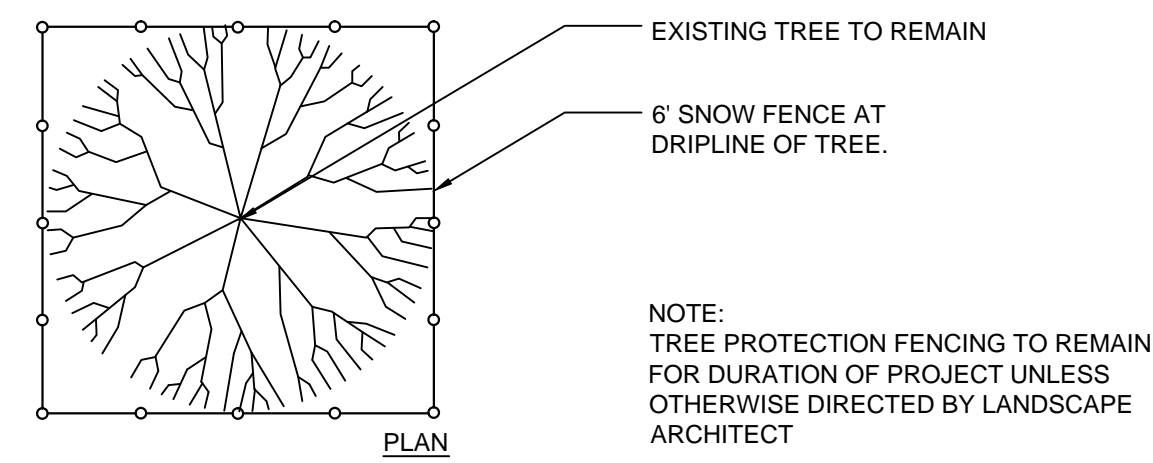
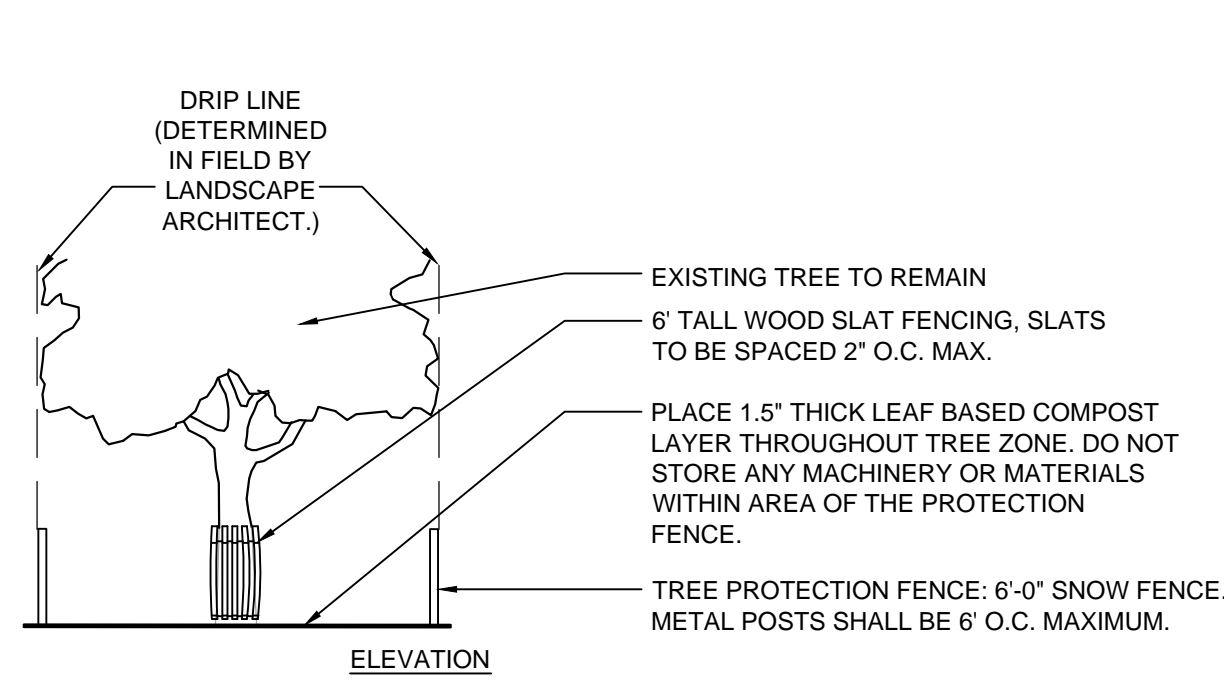
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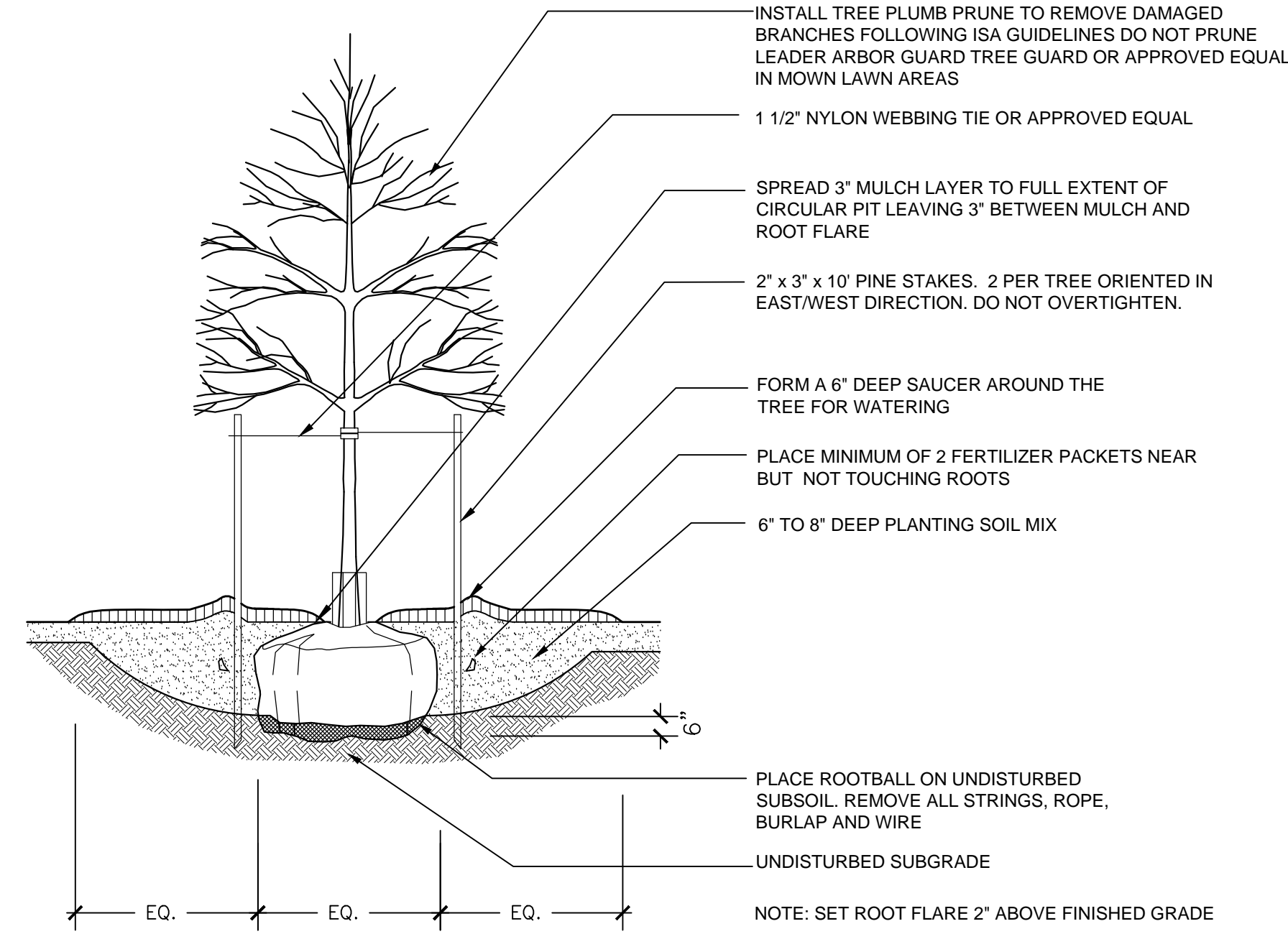
CARROLL ASSOCIATES LANDSCAPE ARCHITECTS  
 217 COMMERCIAL STREET, STE 200  
 PORTLAND, MAINE 04101  
 207.772.1552 V. F. 207.772.0712

Date: JUNE 24, 2015

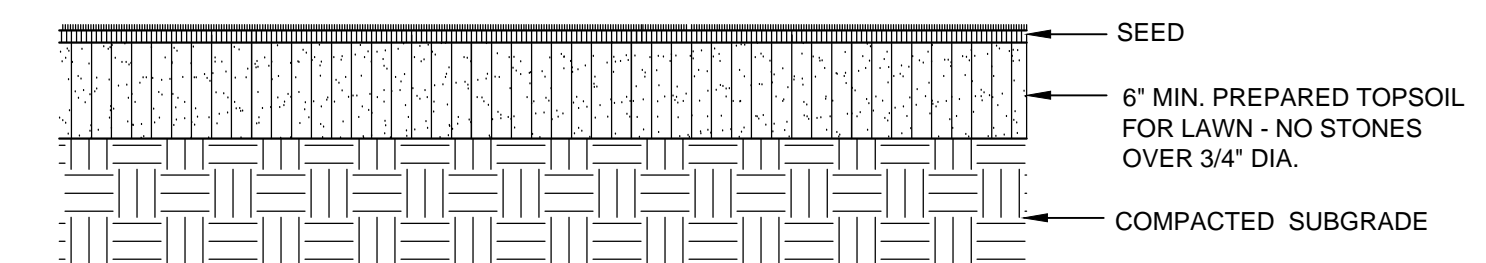
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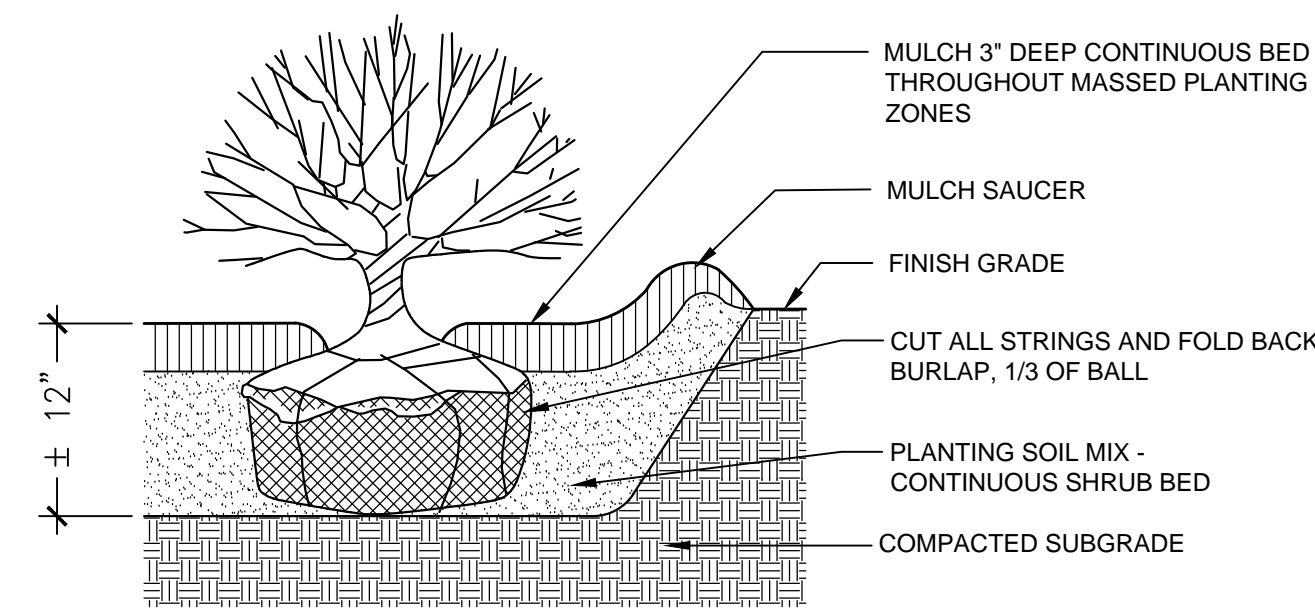
**1 TREE PROTECTION**  
SCALE: N.T.S



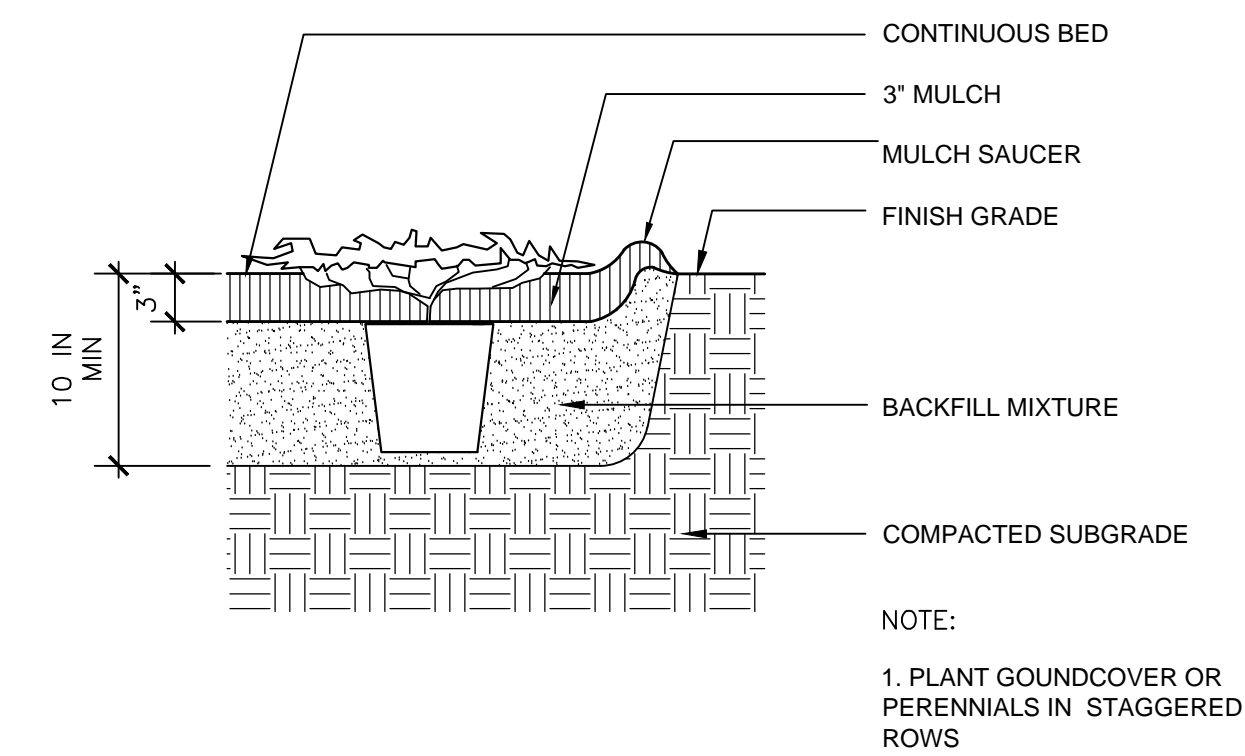
**2 TREE PLANTING**  
SCALE: 1"=1'-0"



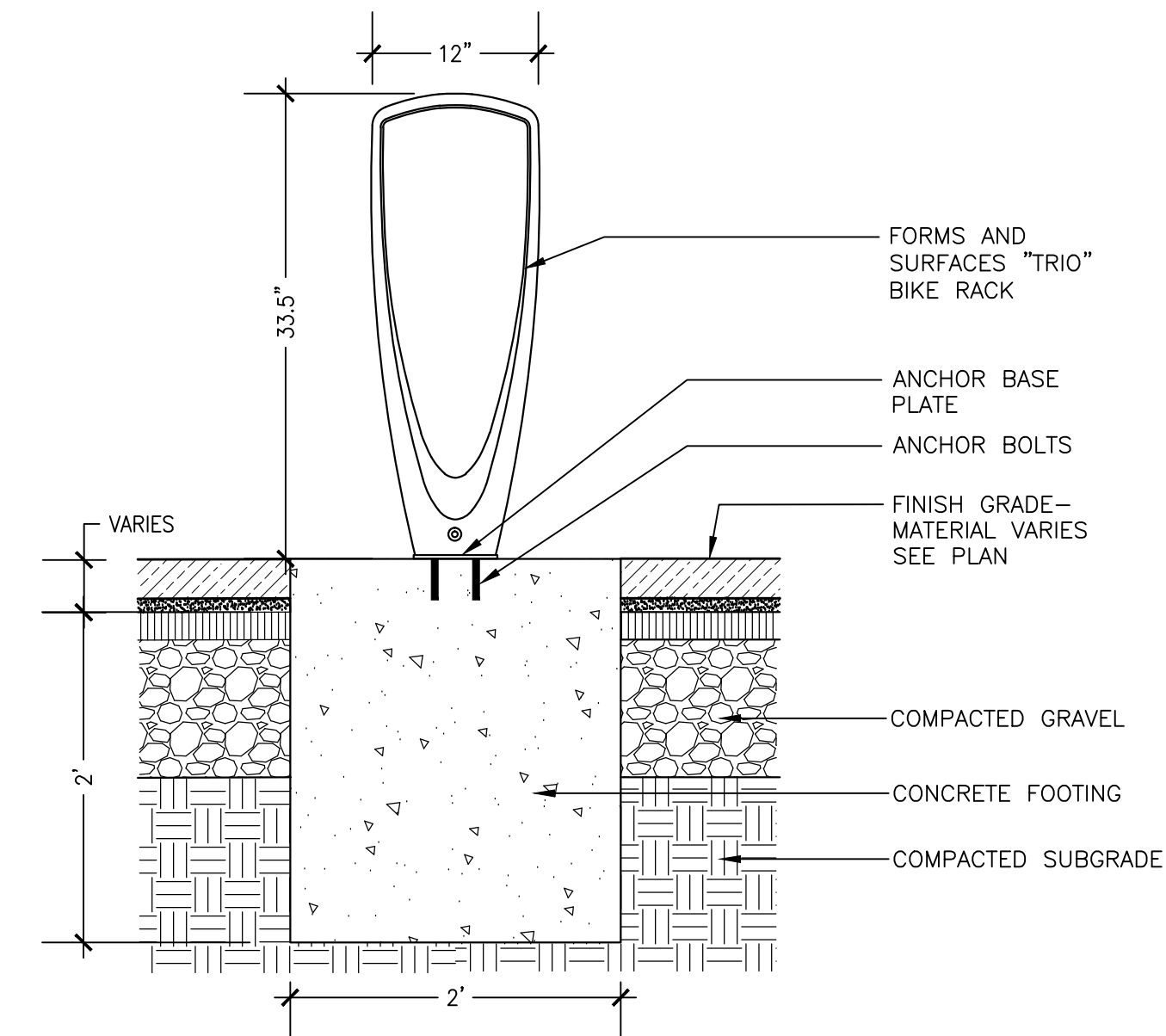
**3 LAWN**  
SCALE: 1"=1'-0"



**4 SHRUB PLANTING**  
SCALE: 1"=1'-0"



**5 GROUNDCOVER PLANTING**  
SCALE: 1"=1'-0"



**6 BIKE RACK**  
SCALE: 1"=1'-0"

APPLICANT:  
**MOTHERHOUSE ASSOCIATES LP**  
100 COMMERCIAL STREET  
SUITE 414  
PORTLAND, ME 04101  
207.772.7673

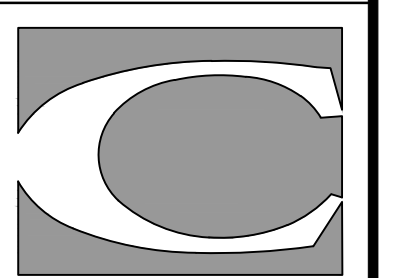
**MOTHERHOUSE SENIOR HOUSING**

Revisions	Date	Description

**LANDSCAPE DETAILS**

Project: MOTHERHOUSE SENIOR HOUSING  
Scale: AS NOTED  
Approved By: P.C.  
Drawn By: E.K.

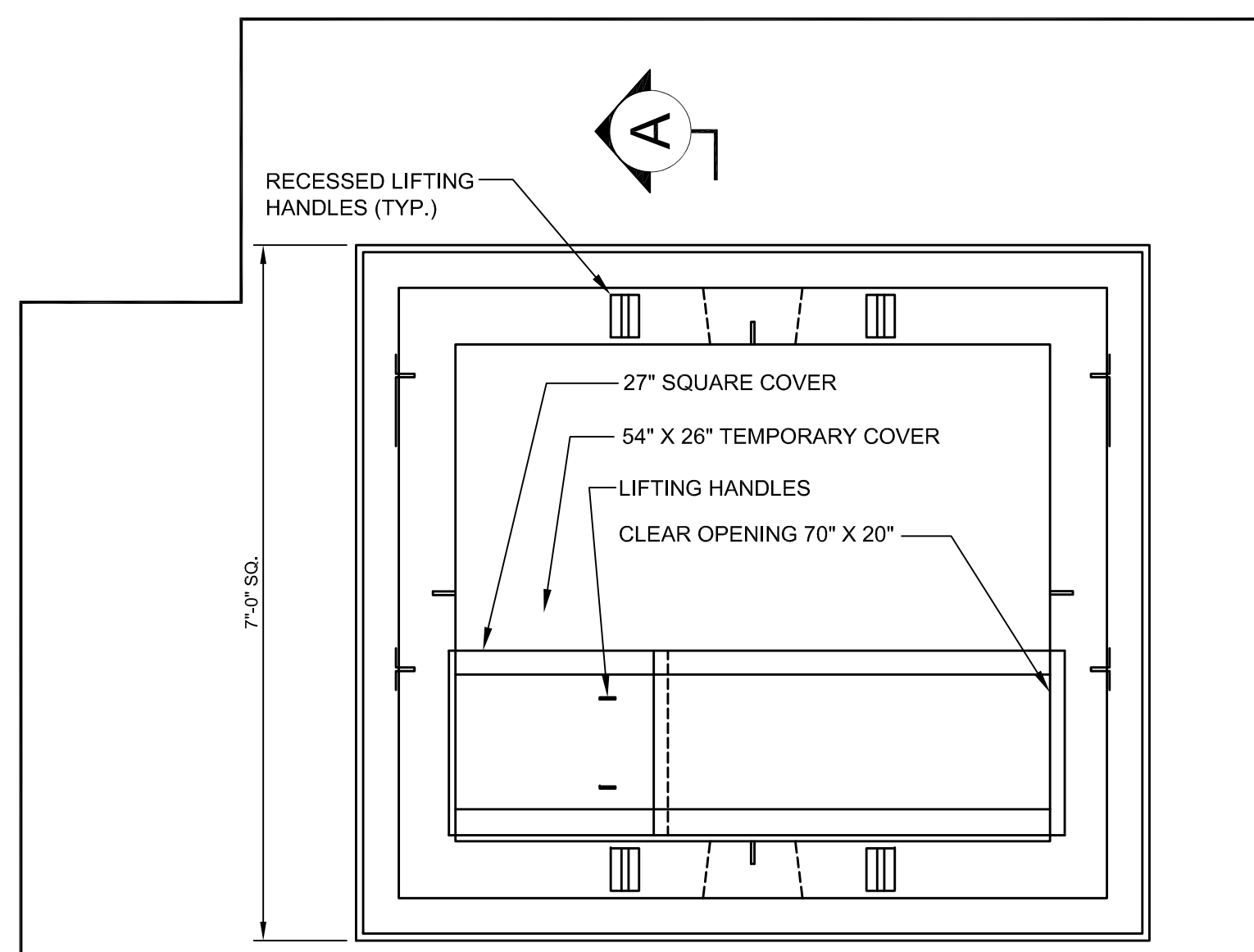
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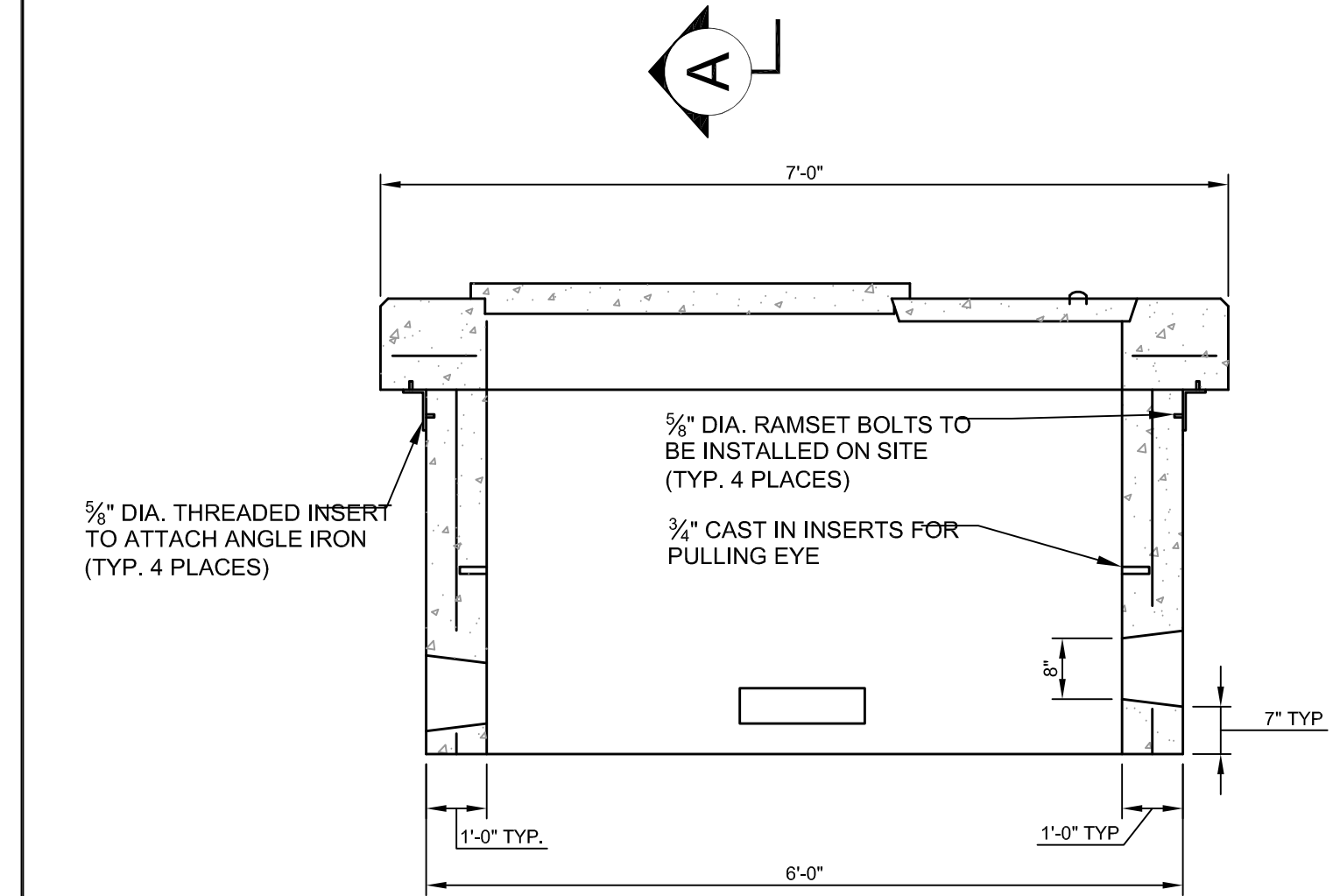
**CARROLL ASSOCIATES**  
LANDSCAPE ARCHITECTS  
217 COMMERCIAL STREET, STE 200  
PORTLAND, MAINE 04101  
207.772.1552 V. F. 207.772.0712

Date: JUNE 24, 2015

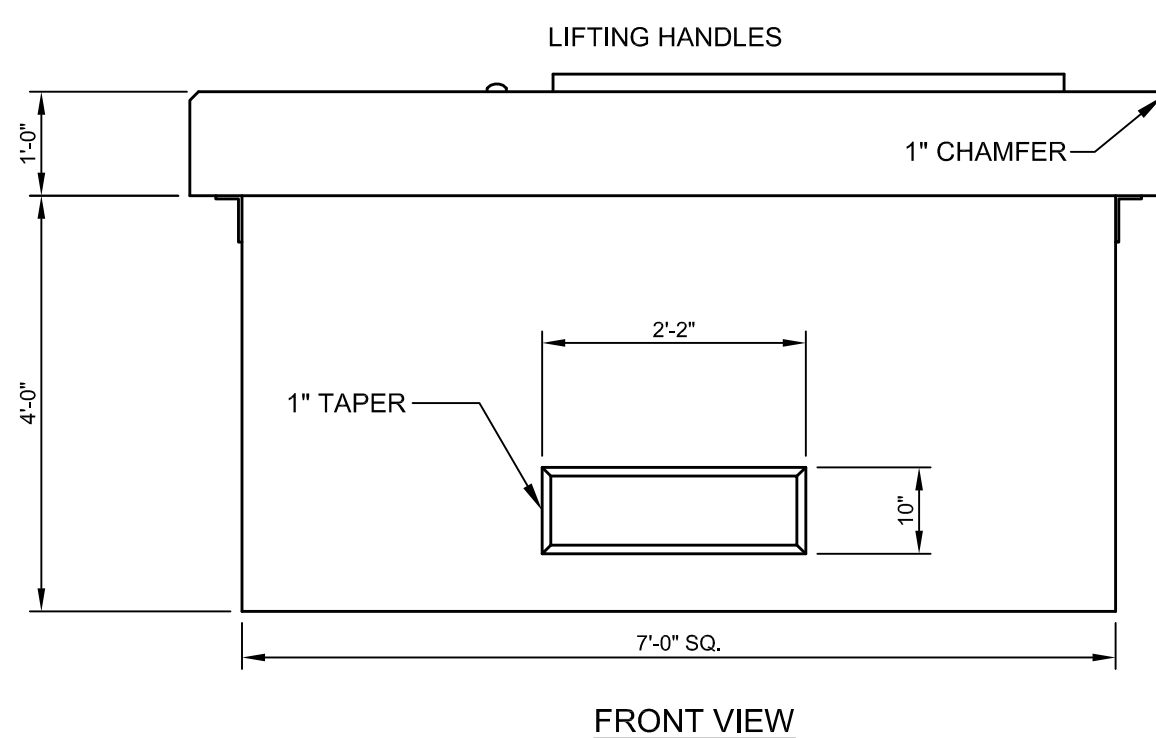
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TOP VIEW



SECTION A-A



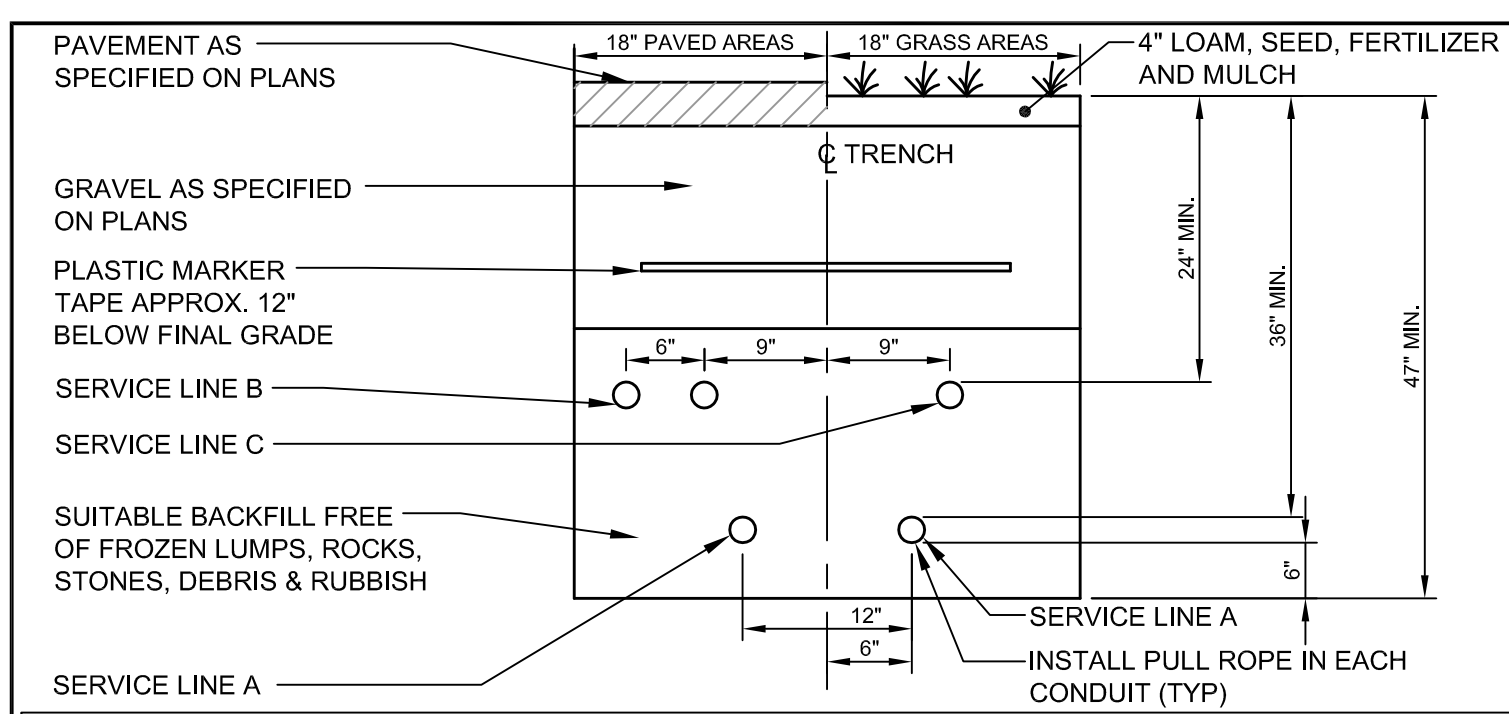
FRONT VIEW

DESIGN NOTES:

- CONCRETE 4,000 PSI AT 28 DAYS.
- REINFORCING #4 BARS AT 6" O.C. EACH WAY.
- DUCT OPENINGS SHOWN ARE TYPICAL AND CAN BE MODIFIED PER REQUEST.
- CENTRAL MAINE POWER COMPANY SPECIFICATION.
- TEMPORARY COVER HAS (2) 5/8" THREADED LIFTING INSERTS CAST IN.

NOTE:  
CONFIRM TRANSFORMER PAD SIZES WITH OWNER. DIVISION 2 CONTRACTOR IS RESPONSIBLE FOR FURNISHING AND INSTALLING THE TRANSFORMER PAD.

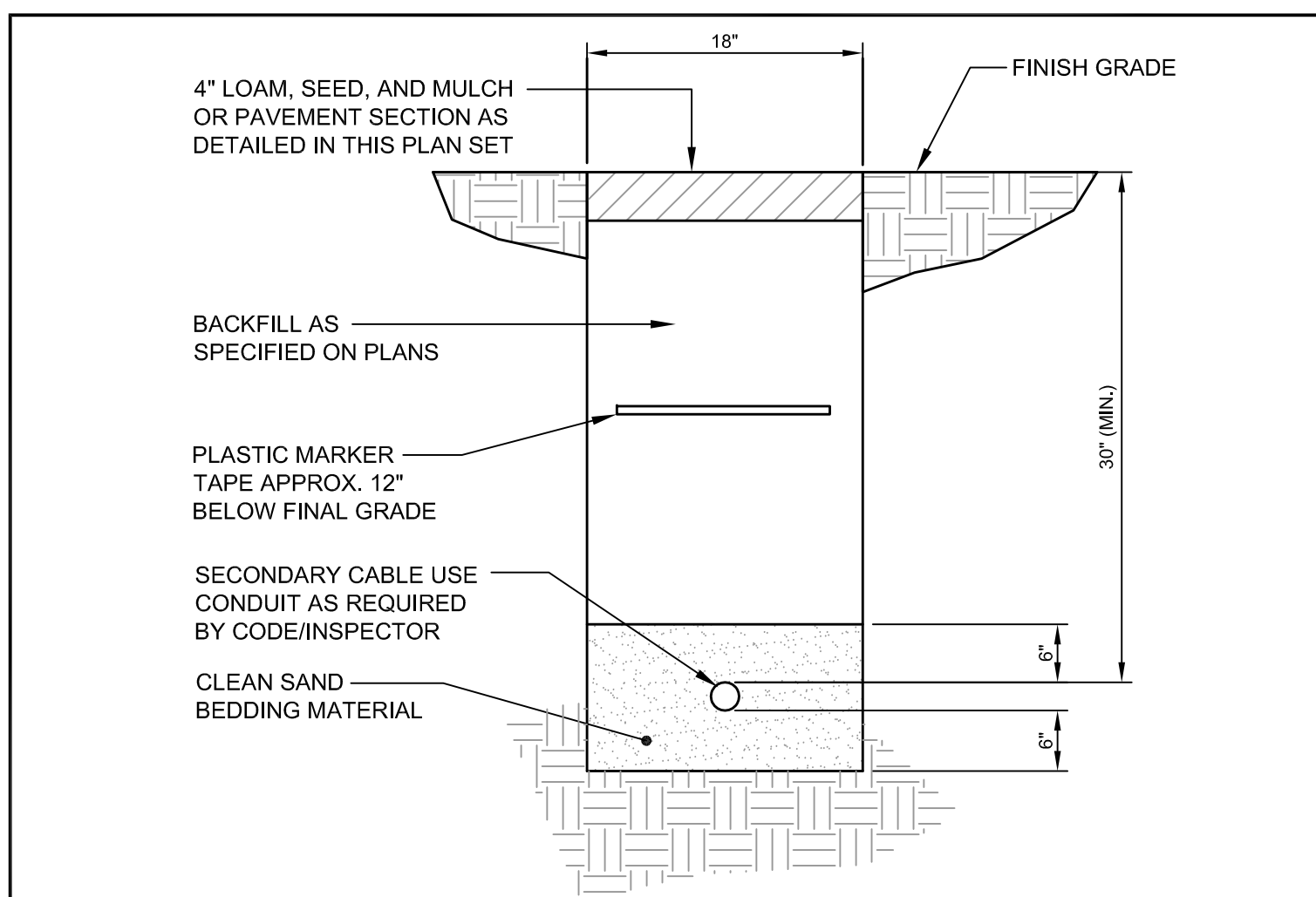
**A** 7'-0" TRANSFORMER PAD  
N.T.S.



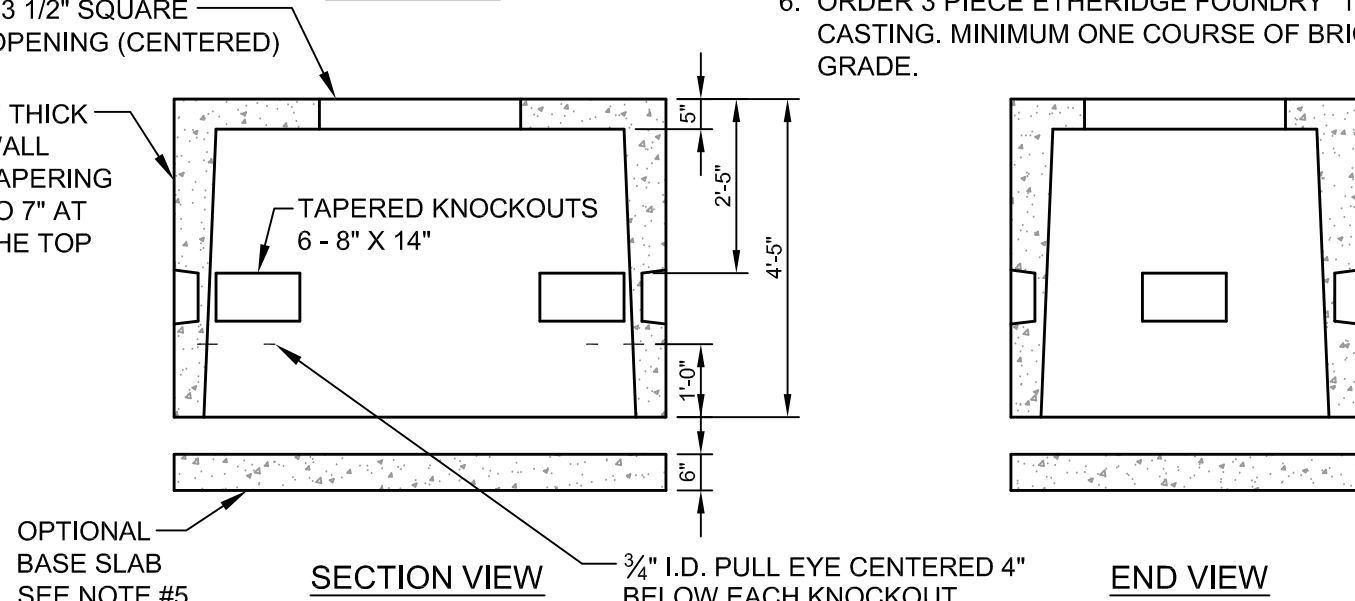
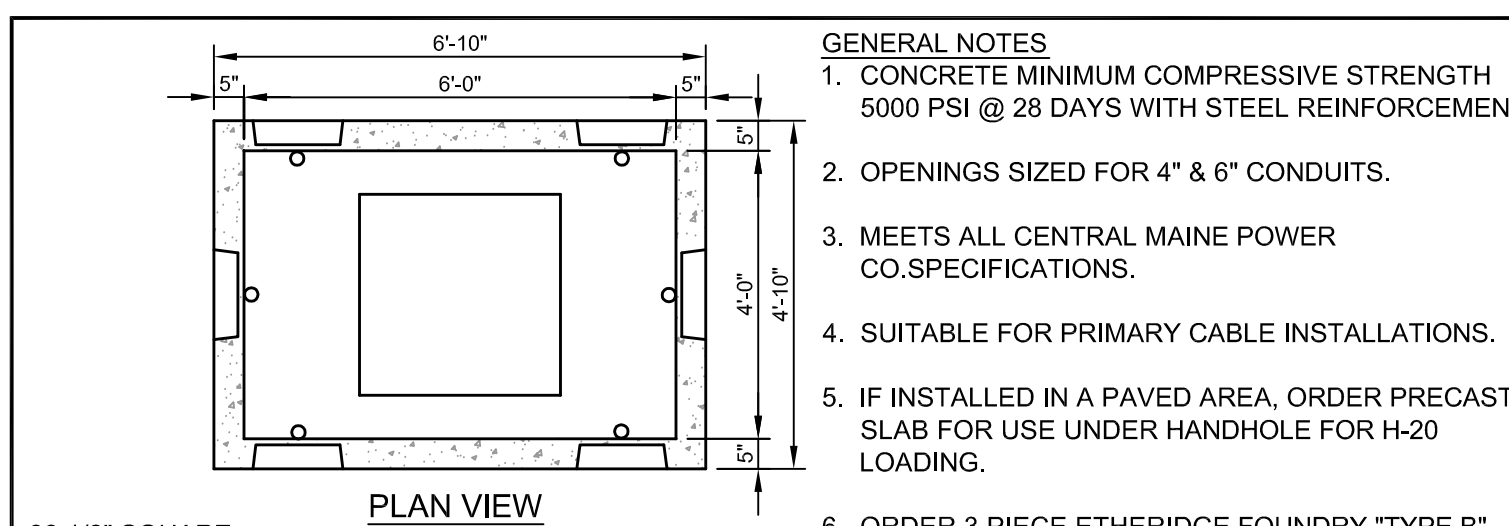
SERVICE	CONDUIT SIZE	GRASS AREAS	PAVED AREAS	UTILITY	REMARKS
A	5"	SCHEDULE 40 PVC ELECTRICAL GRADE	RIGID GALVANIZED STEEL, ASTM A120	POWER	SEE NOTE 1
B	4"	SCHEDULE 40 PVC	RIGID GALVANIZED STEEL, ASTM A120	TELEPHONE	SEE NOTE 1
C	2"	SCHEDULE 40 PVC	RIGID GALVANIZED STEEL, ASTM A120	COMMUNICATION	

- NOTES:
- ONE CONDUIT CAPPED FOR SPARE. PROVIDE GALVANIZED STEEL LONG SWEEP AT RISER POLE AND EXTEND GALVANIZED CONDUIT TO 10' ABOVE GRADE AT POLE WITH STAND-OFF BRACKETS.
  - SEE SITE ELECTRICAL PLAN (SHEET C-7A) FOR LOCATION AND NUMBER OF CONDUITS.

**B** UTILITY TRENCH - PRIMARY ELECTRIC, TELEPHONE & COMMUNICATIONS  
N.T.S.



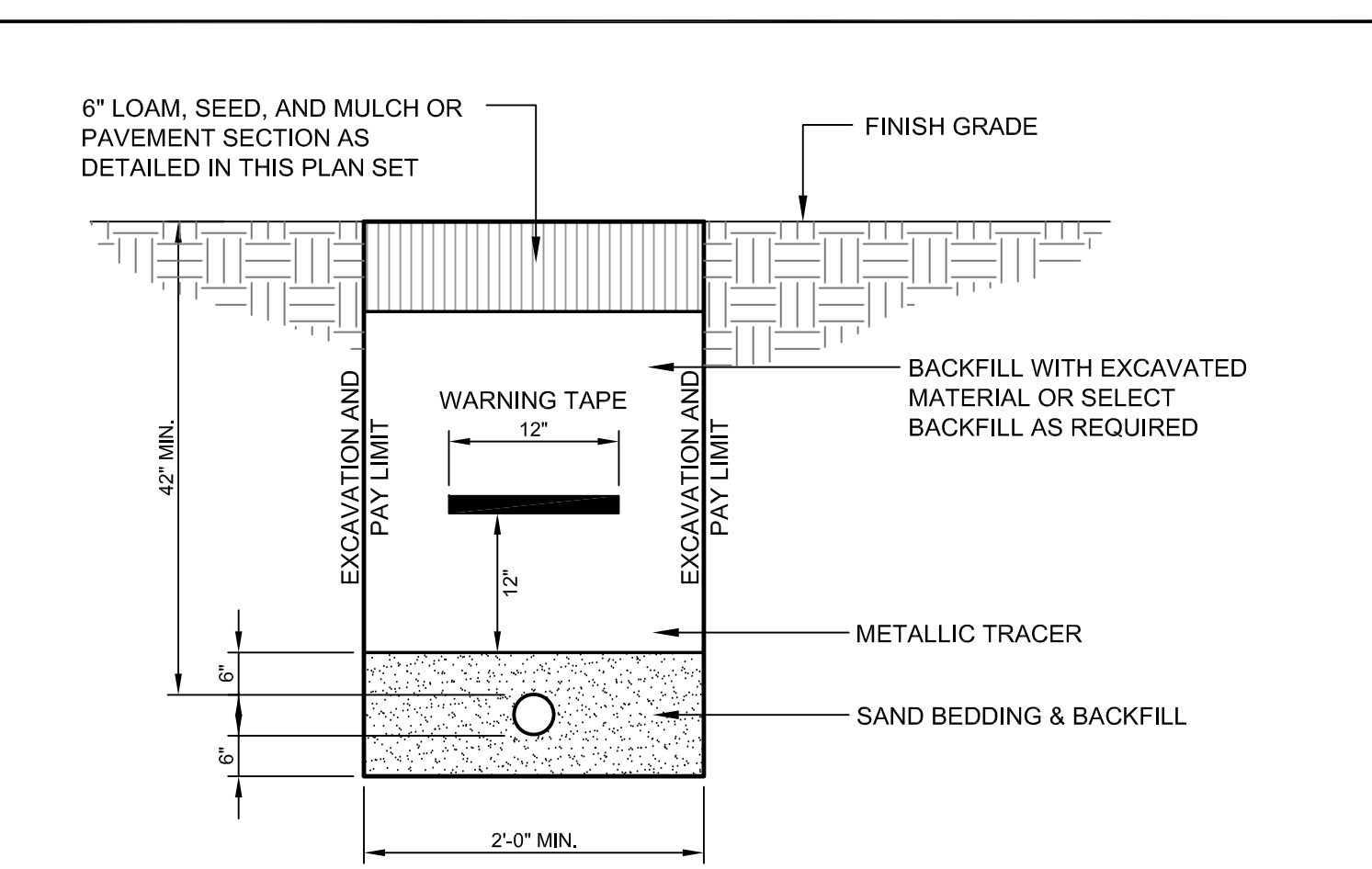
**C** SECONDARY ELECTRICAL TRENCH DETAIL  
N.T.S.



**D** SPLICE BOX DETAIL  
N.T.S.

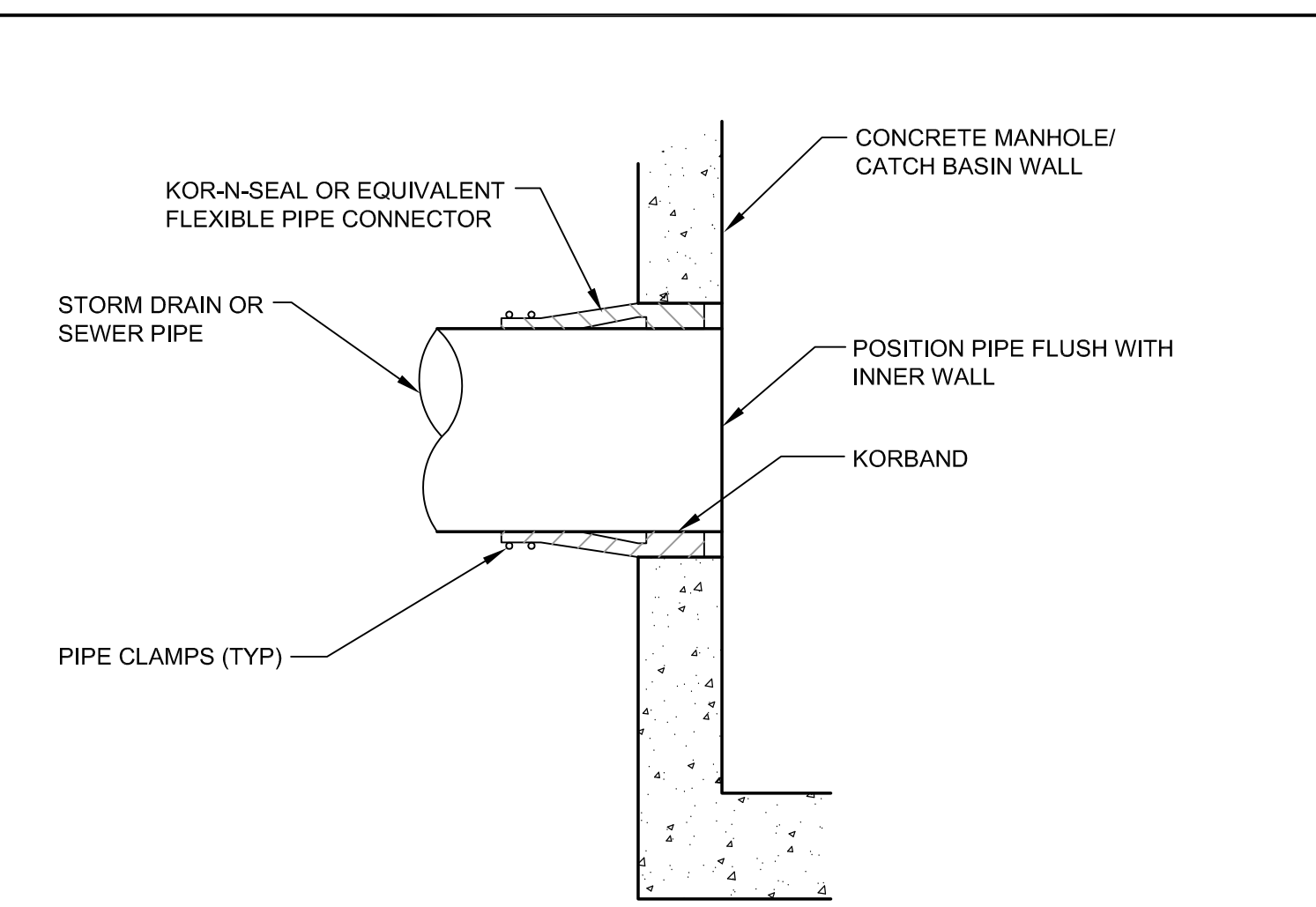
GENERAL NOTES:

- CONCRETE MINIMUM COMPRESSIVE STRENGTH 5000 PSI @ 28 DAYS WITH STEEL REINFORCEMENT
- OPENINGS SIZED FOR 4" & 6" CONDUITS.
- MEETS ALL CENTRAL MAINE POWER CO. SPECIFICATIONS.
- SUITABLE FOR PRIMARY CABLE INSTALLATIONS.
- IF INSTALLED IN A PAVED AREA, ORDER PRECAST SLAB FOR USE UNDER HANDHOLE FOR H-20 LOADING.
- ORDER 3 PIECE ETHERIDGE FOUNDRY "TYPE B" CASTING. MINIMUM ONE COURSE OF BRICK TO GRADE.

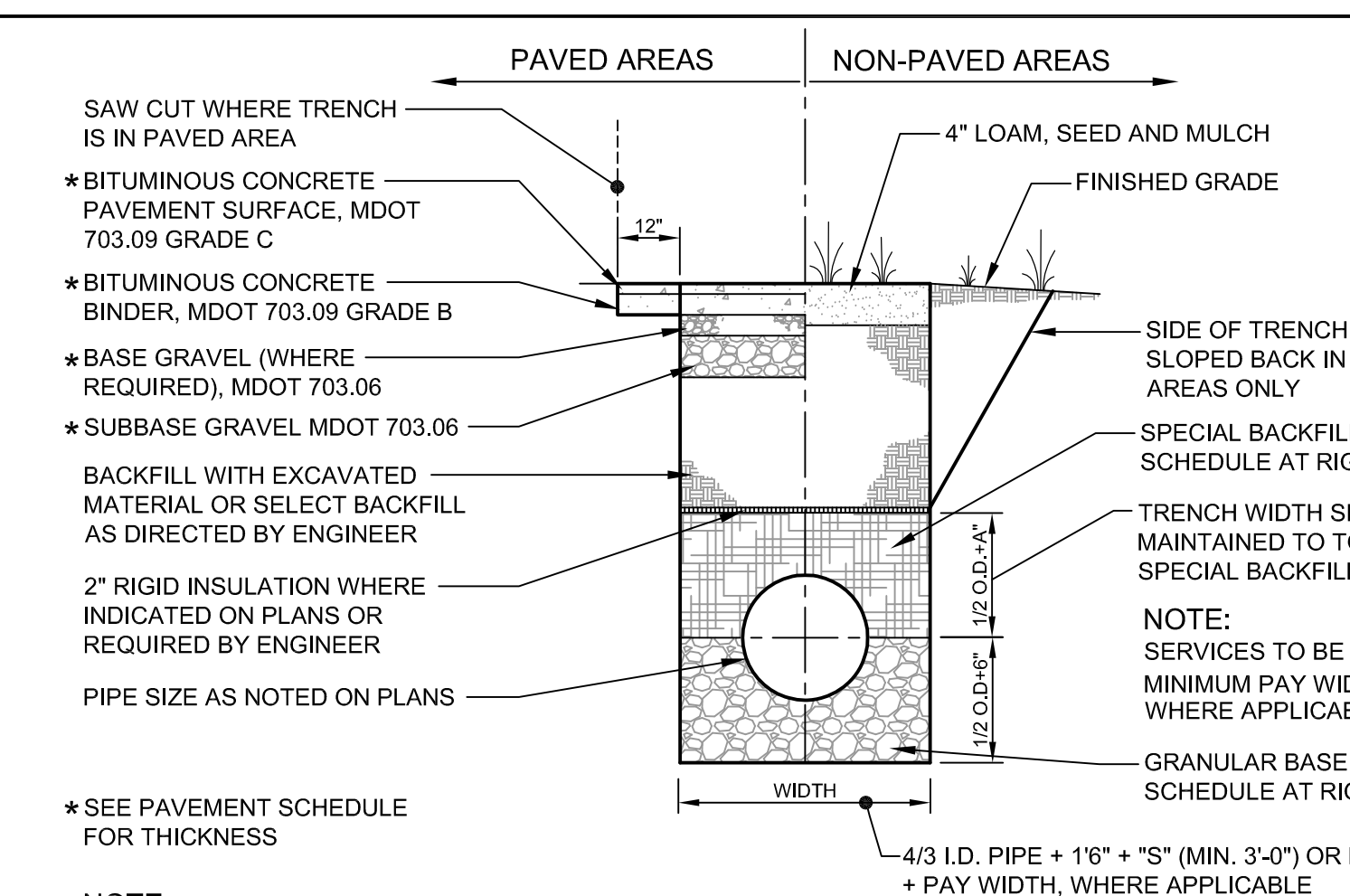


NOTE:  
GAS LINE TO BE INSTALLED BY OTHERS. SITE CONTRACTOR IS RESPONSIBLE FOR EXCAVATION AND BACKFILL OF THE GAS LINE AND PLACEMENT OF THE WARNING TAPES AND TRACER.

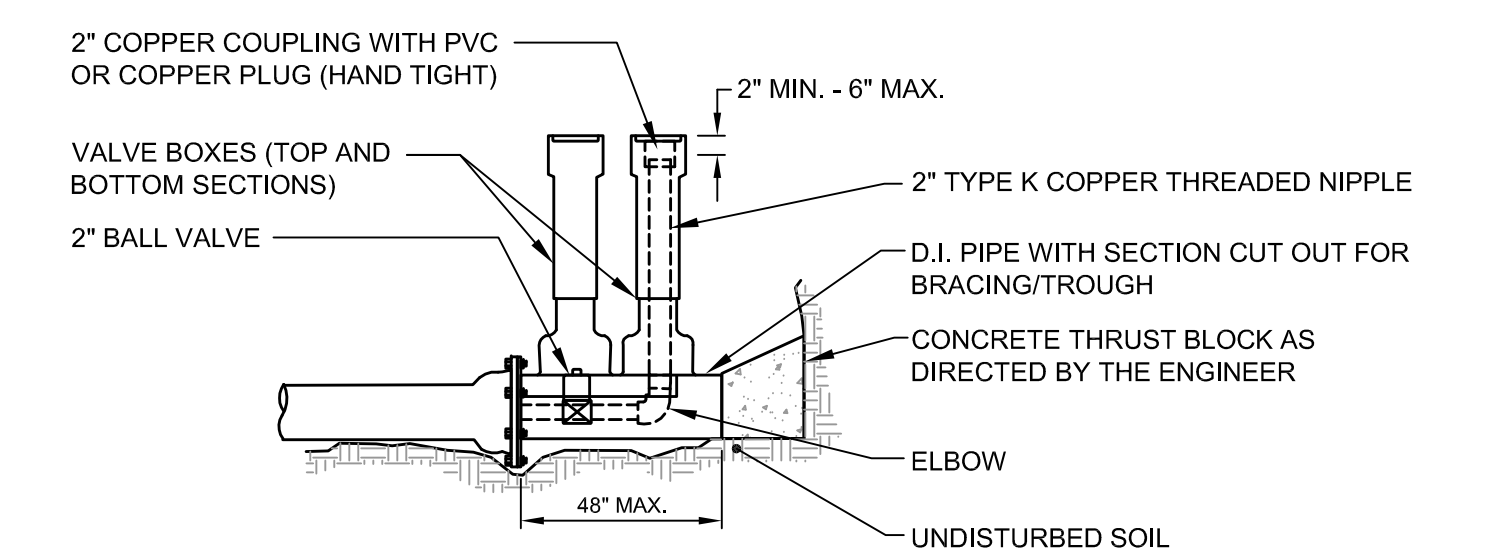
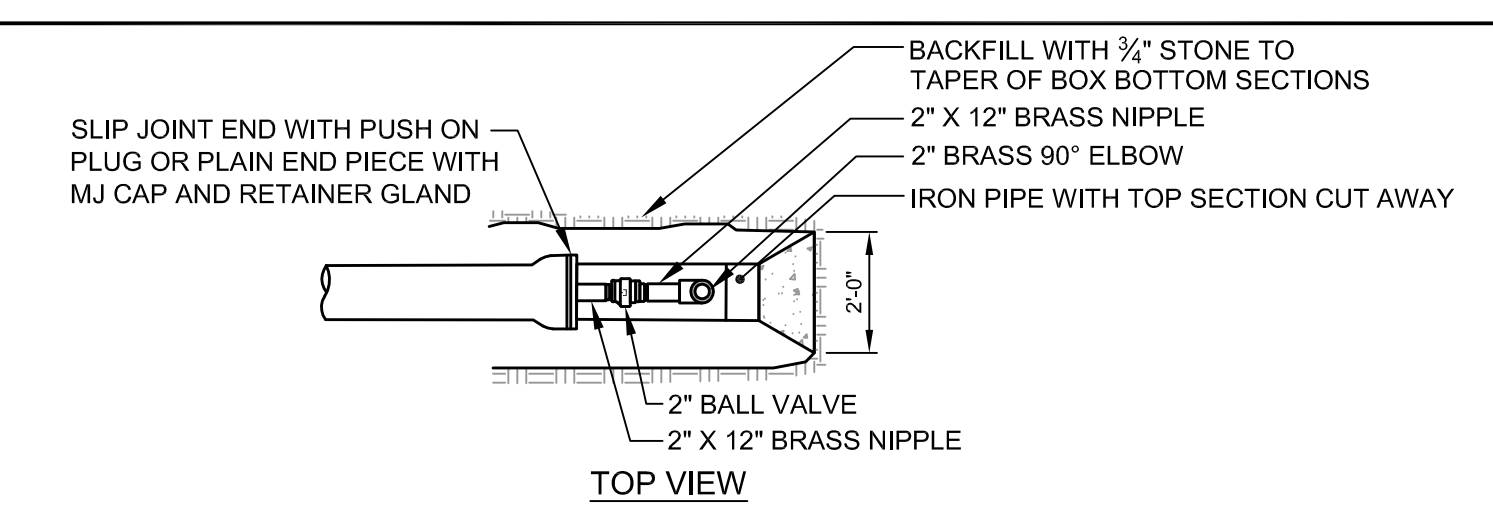
**E** GAS SERVICE TRENCH SECTION  
N.T.S.



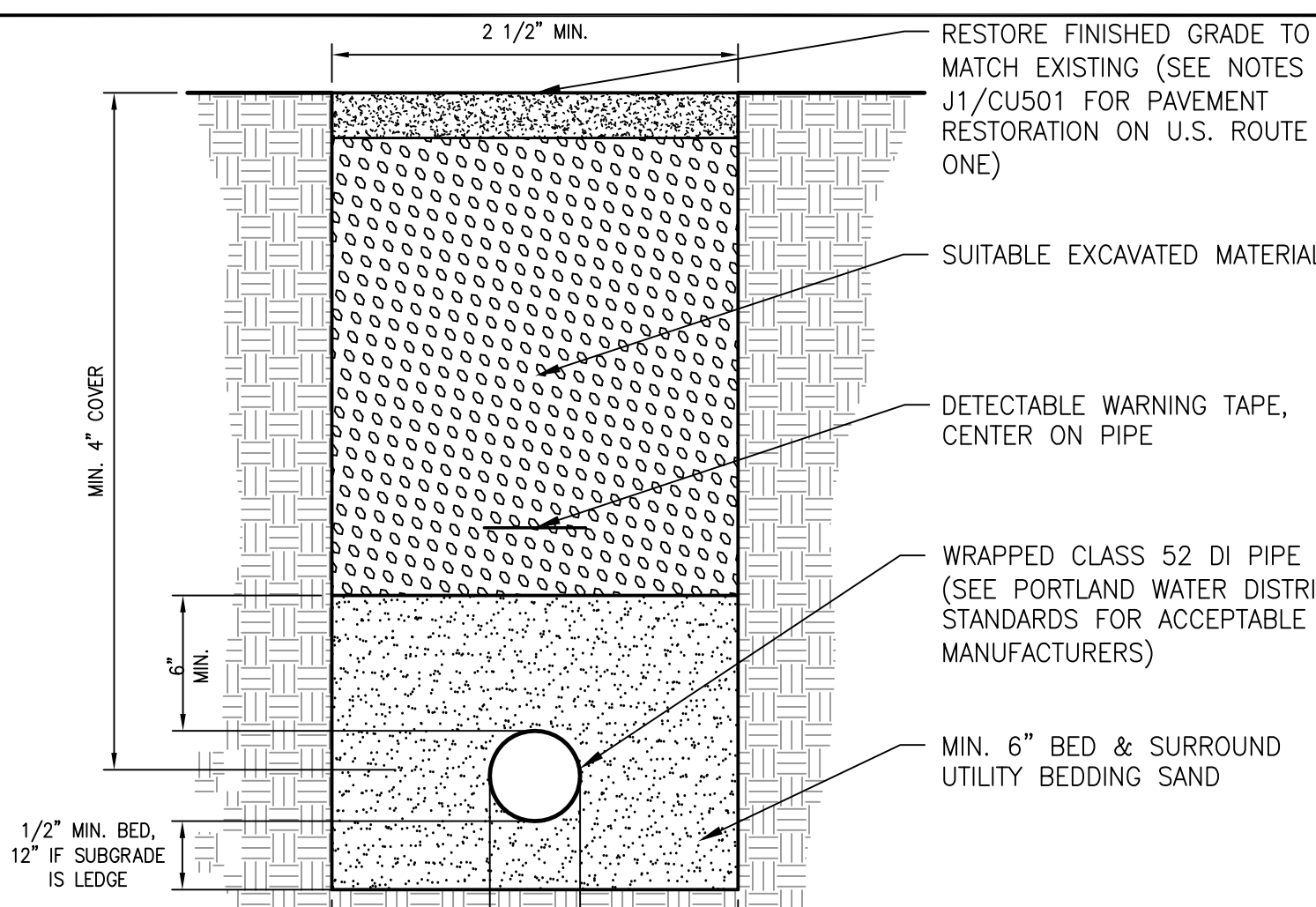
**F** PIPE CONNECTION TO PRECAST CONCRETE SANITARY SEWER AND STORM DRAINAGE STRUCTURES  
N.T.S.



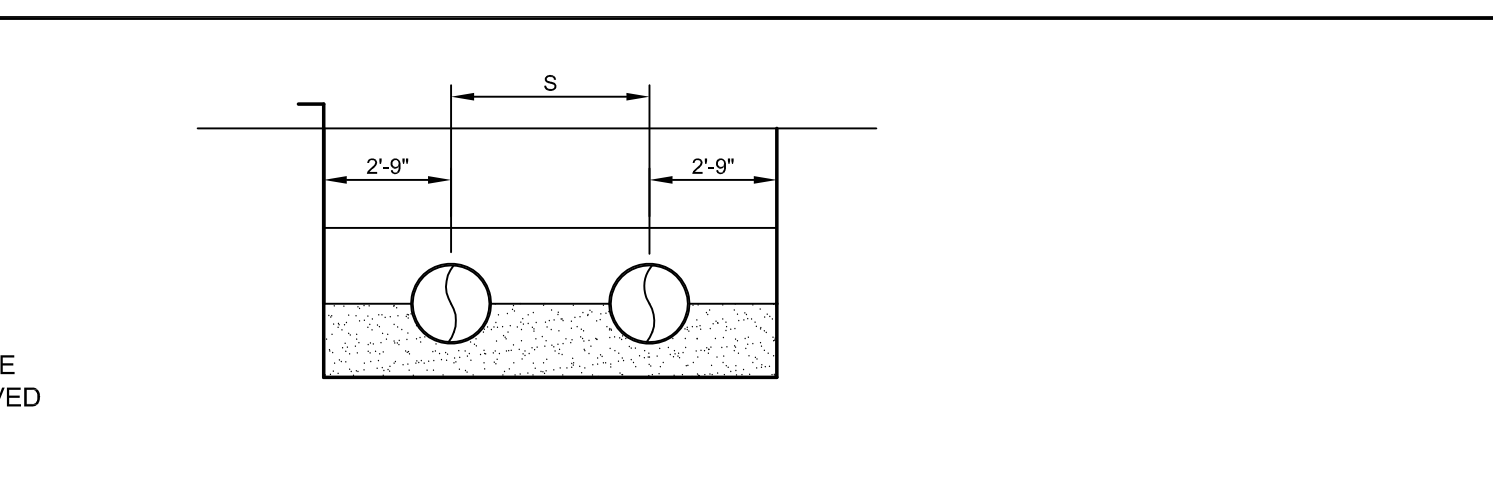
**G** TYPICAL SEWER AND STORM DRAIN TRENCH SECTION  
N.T.S.



**H** WATER MAIN BLOWOFF DETAIL  
N.T.S.



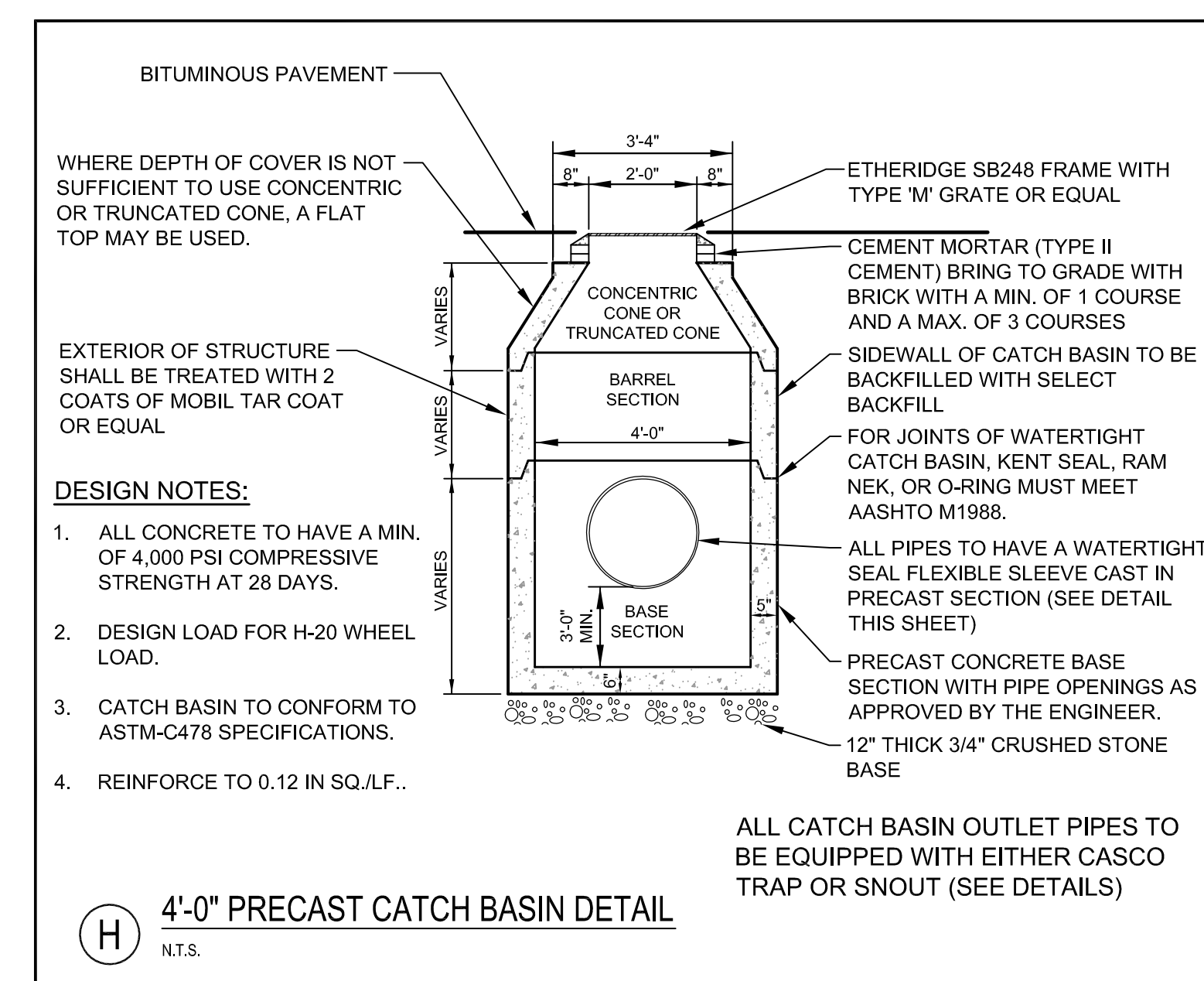
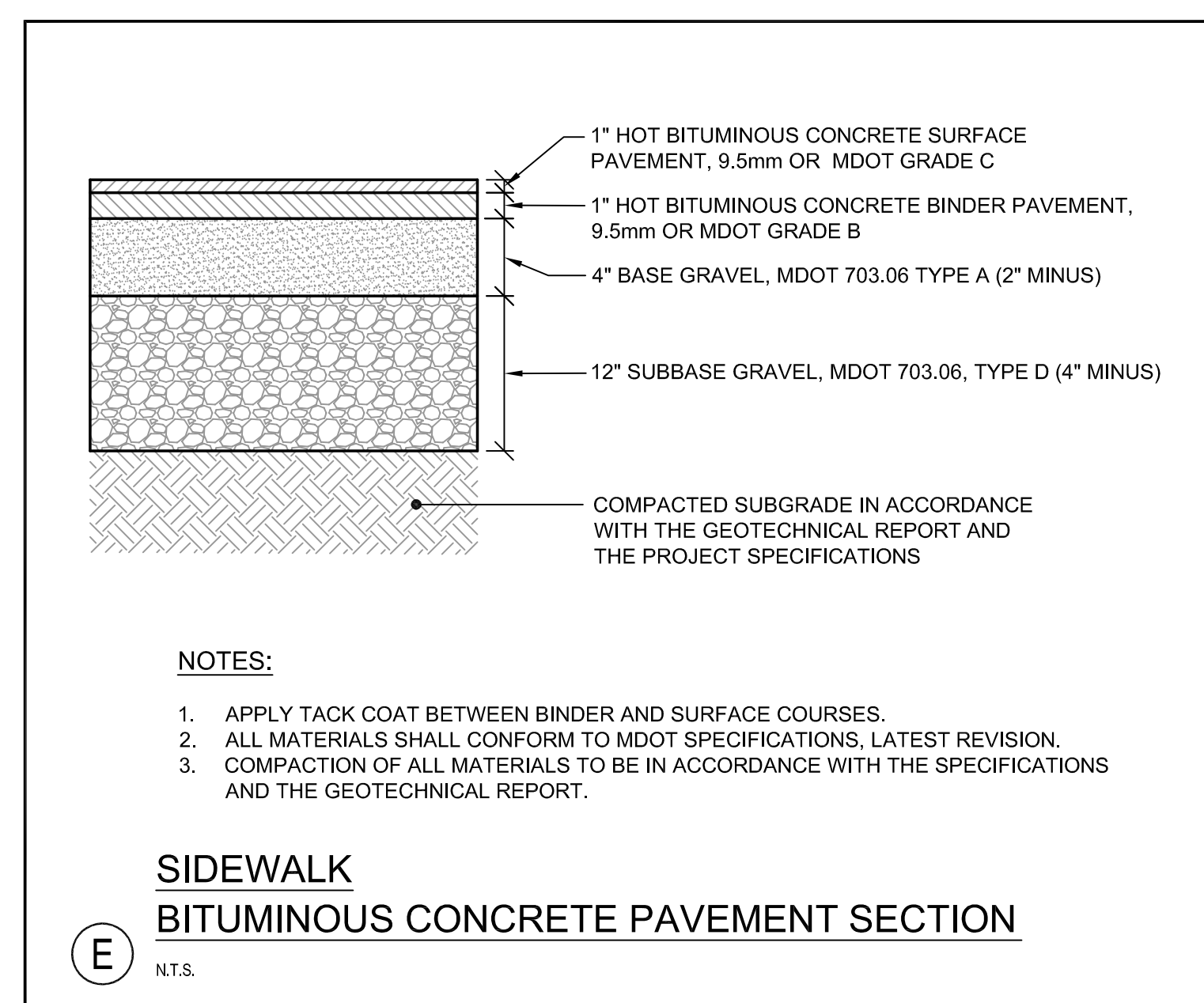
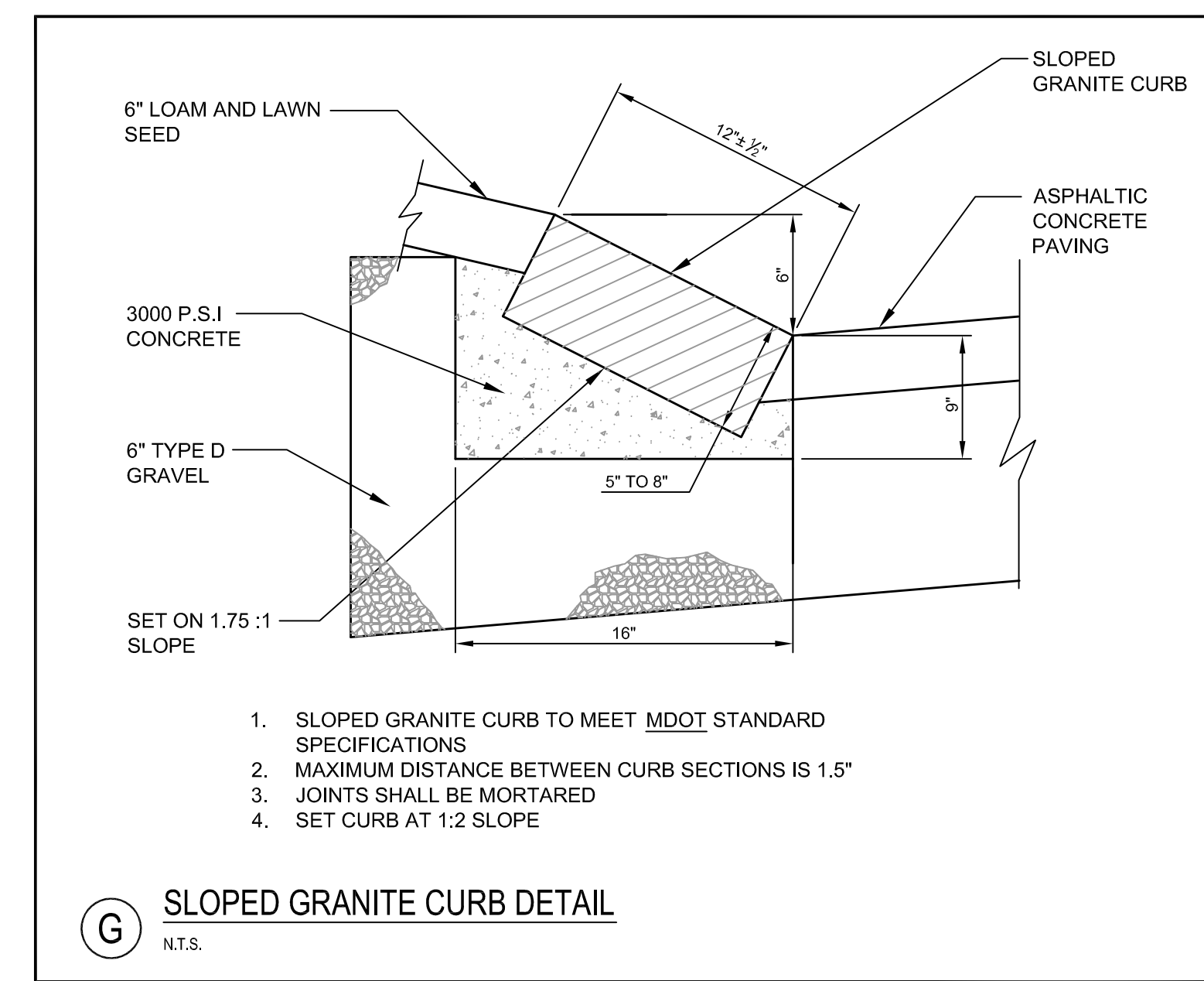
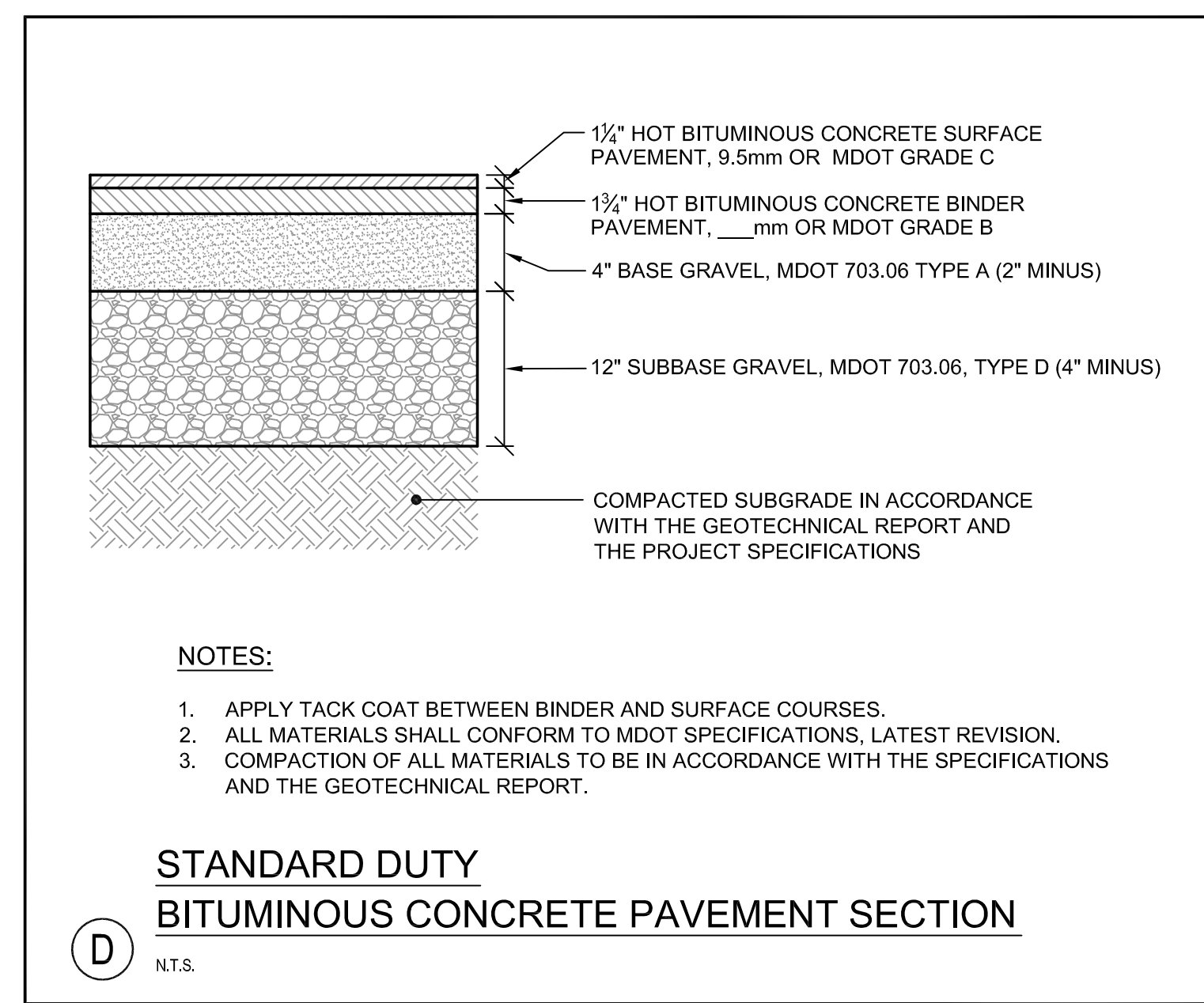
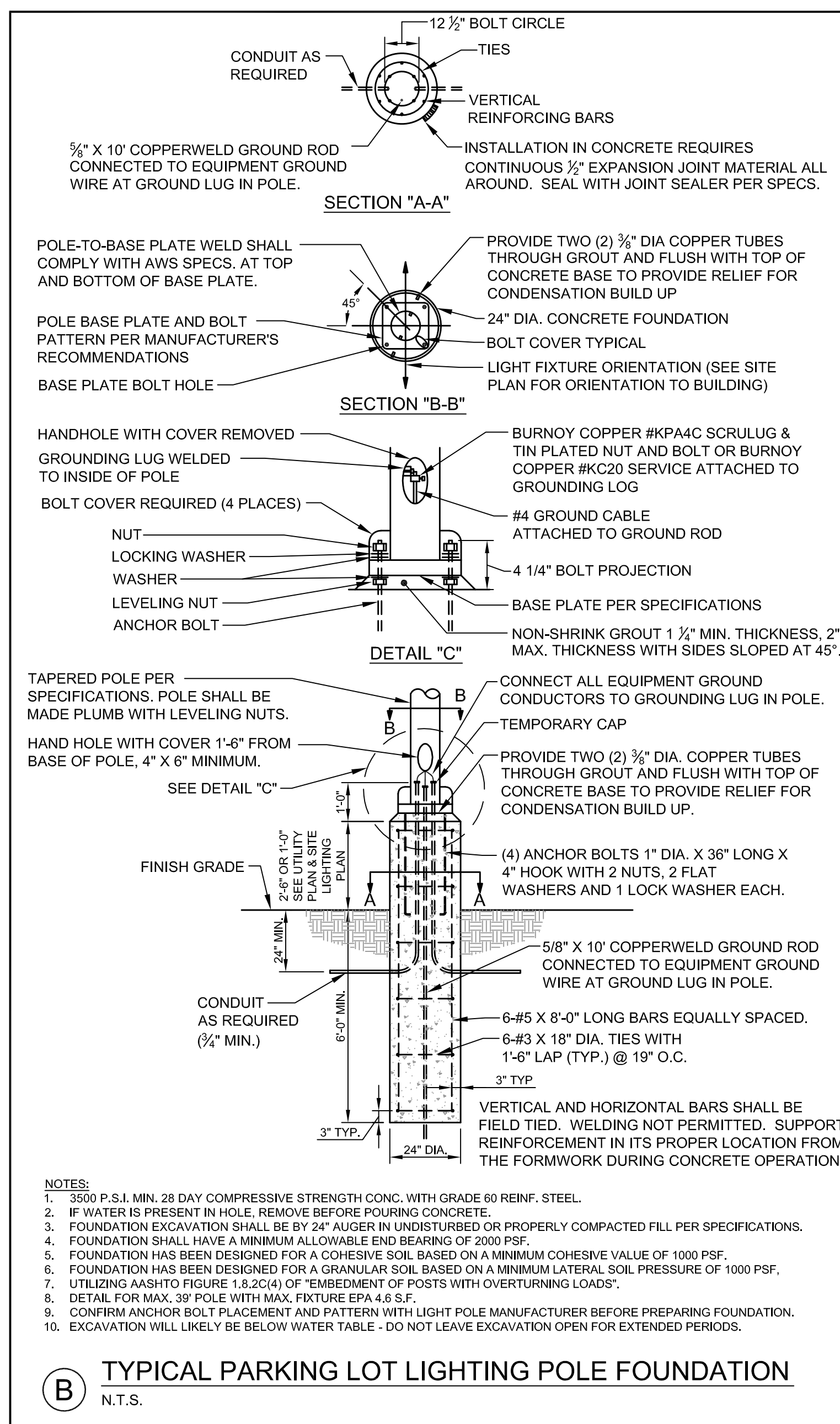
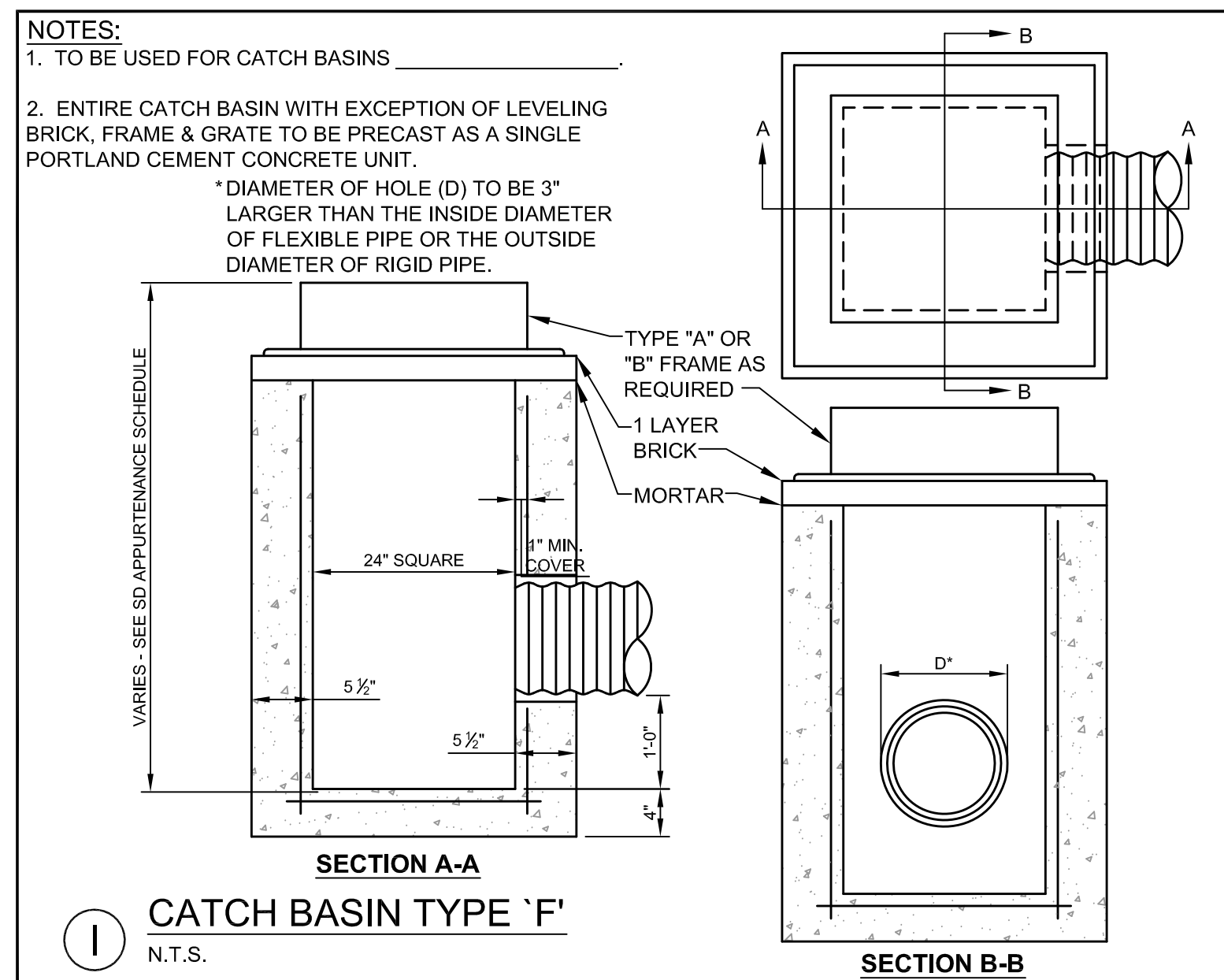
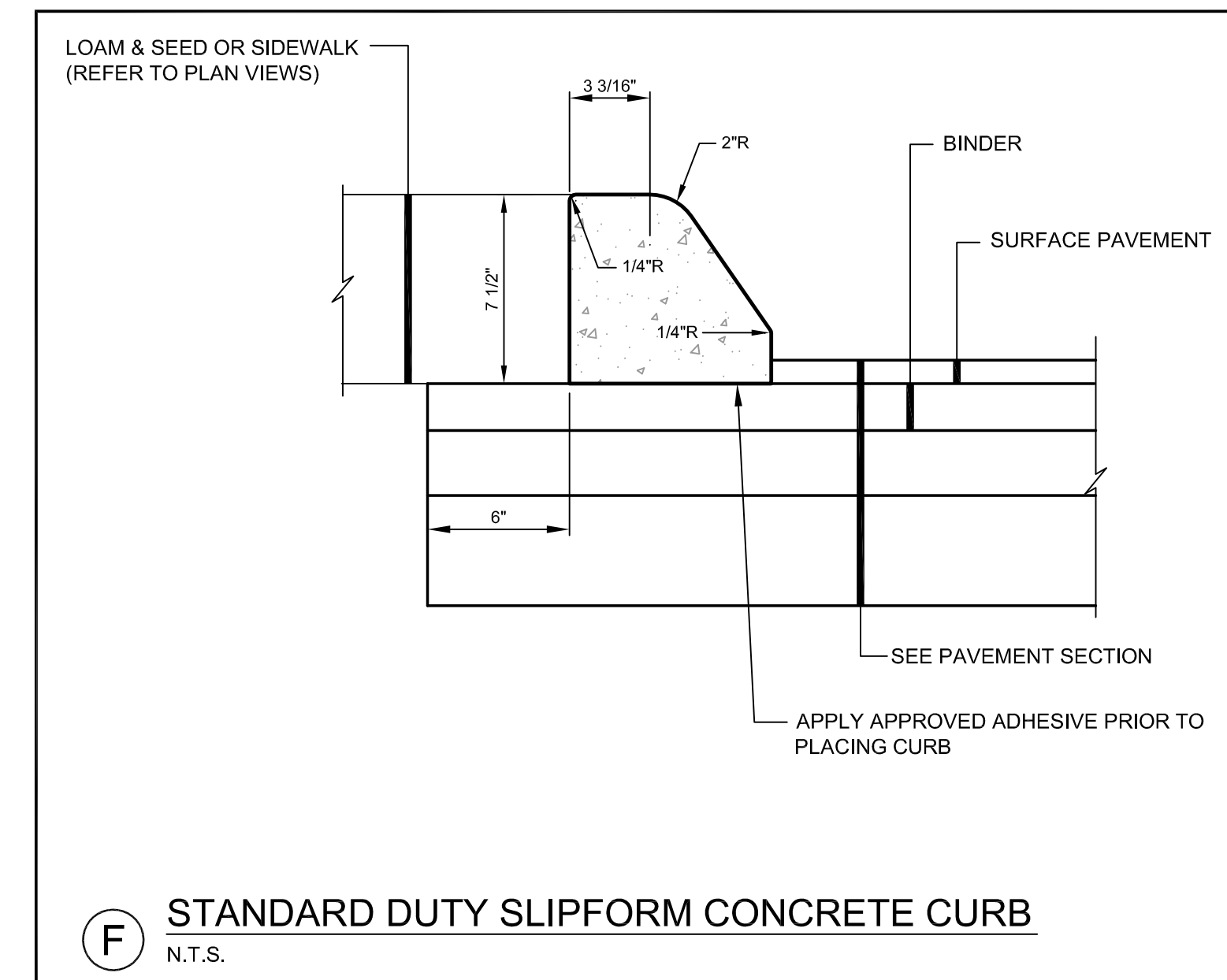
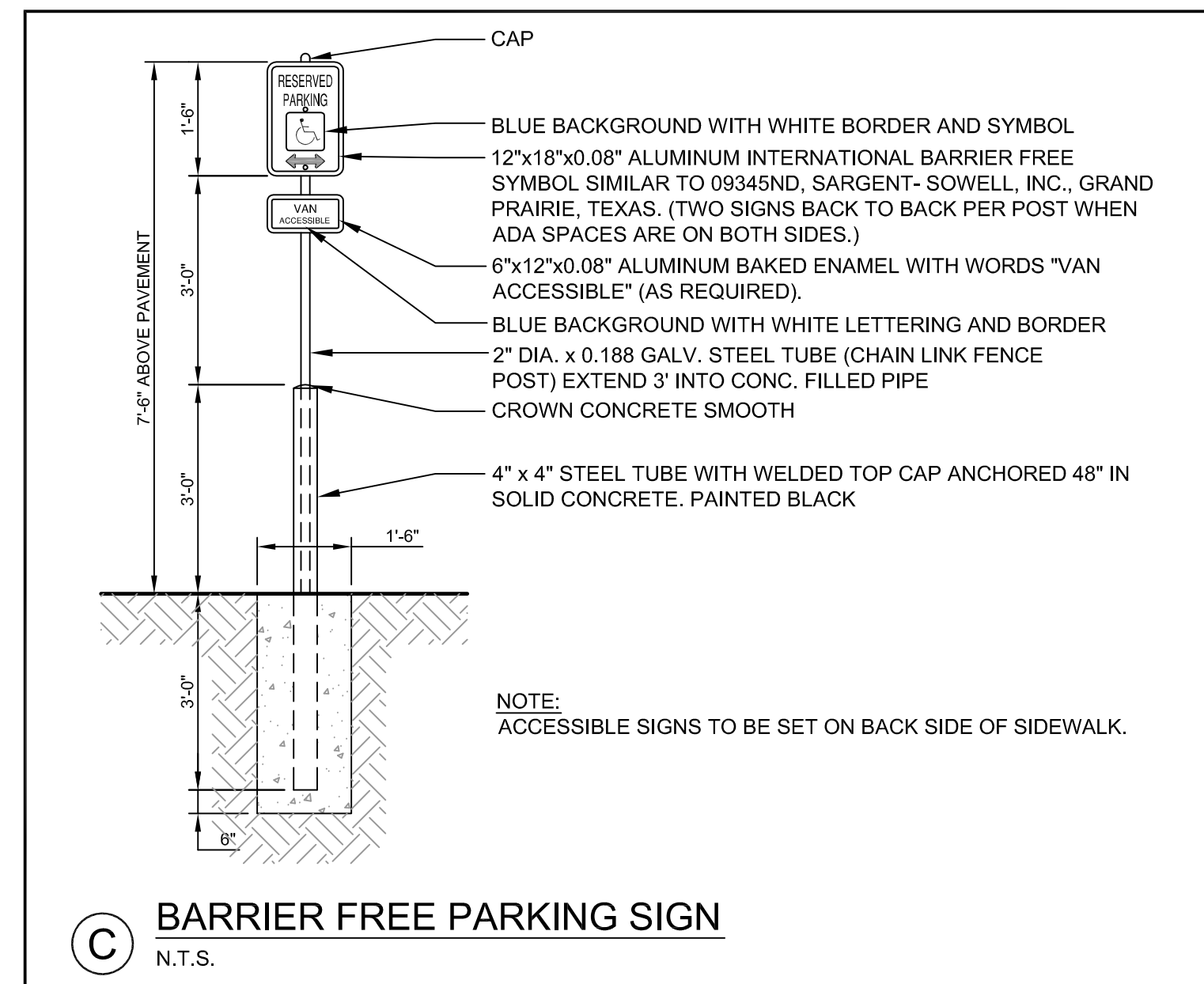
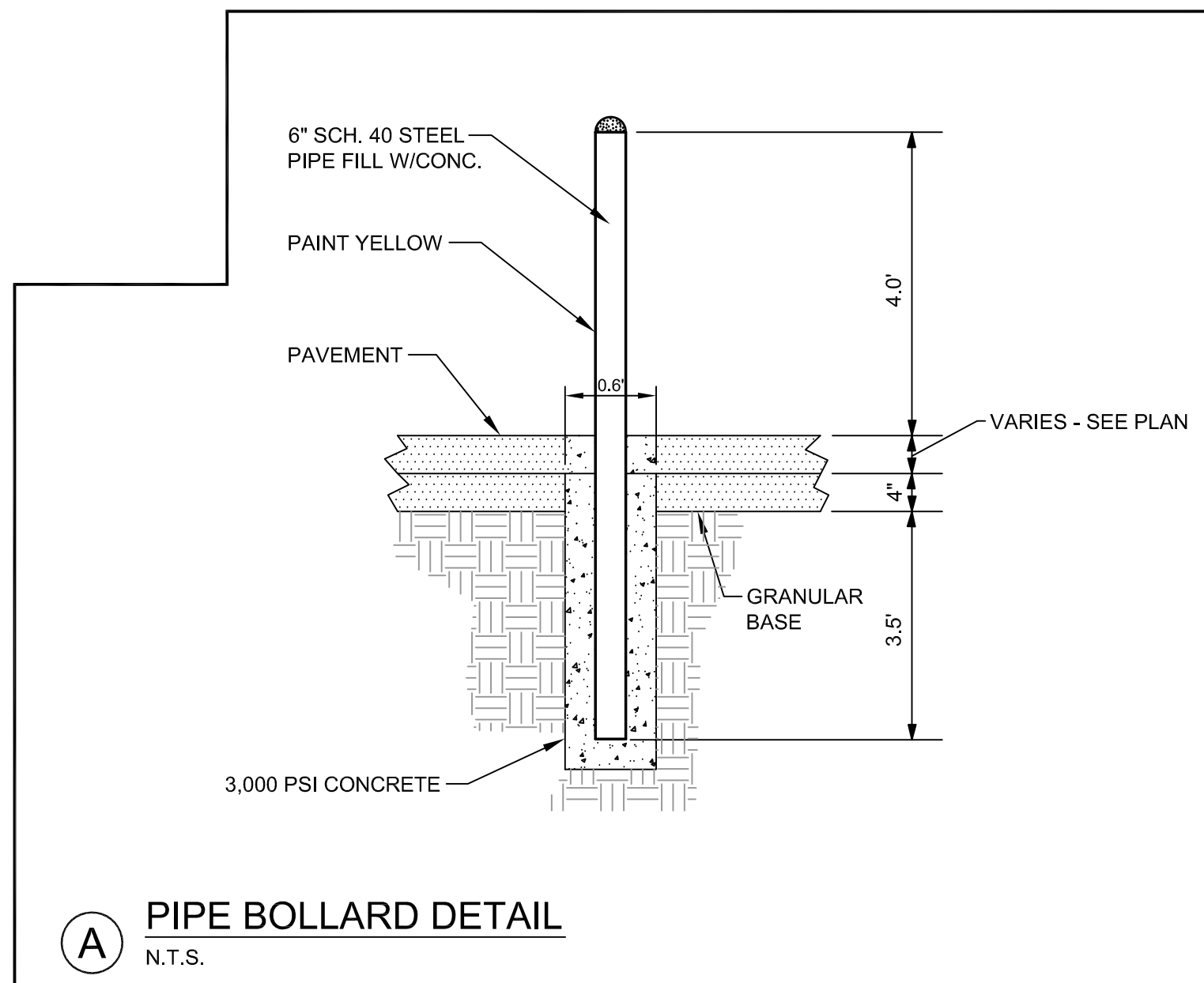
**I** WATER TRENCH DETAIL  
N.T.S.



TYPE OF PIPE	BEDDING MATERIAL	SPECIAL BACKFILL	SPECIAL BACKFILL COVER 'A' (IN)	SELECT BACKFILL
PVC	3/4" CRUSHED STONE	GRANULAR AASHTO M145 A-3 OR BETTER	6	GRANULAR AASHTO M145 A-3 OR BETTER
HDPE	3/4" CRUSHED STONE	GRANULAR AASHTO M145 A-3 OR BETTER	6	GRANULAR AASHTO M145 A-3 OR BETTER

PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT: MOTHERHOUSE SENIOR HOUSING					
SHEET TITLE: UTILITY DETAILS			778 MAIN ST, SUITE 8, SOUTH PORTLAND, ME 04106 DRAWN: DED DATE: JUNE 2015 DESIGNED: ADJ SCALE: AS NOTED CHECKED: ADJ JOB NO: SP-M162 CLIENT: MOTHERHOUSE ASSOCIATES LP FILE NAME: SP-M162 DETAILS SHEET: C7.0		
1	06.24.15	ISSUED FOR SITE PLAN REVIEW			
REV		DATE	DESCRIPTION		
			REVISIONS		
			P.E. ANDREW D. JOHNSTON		
			LIC. #9994		

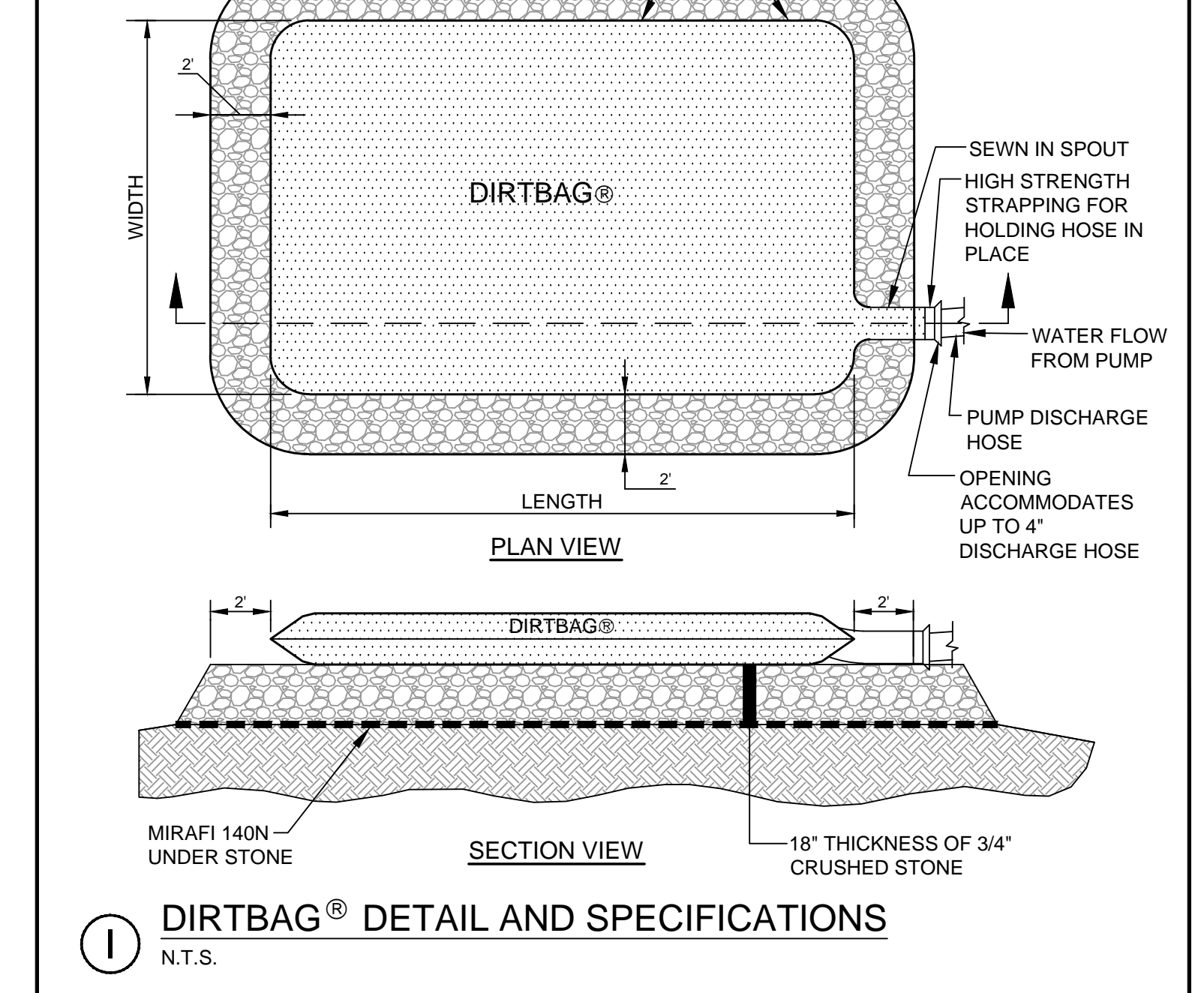
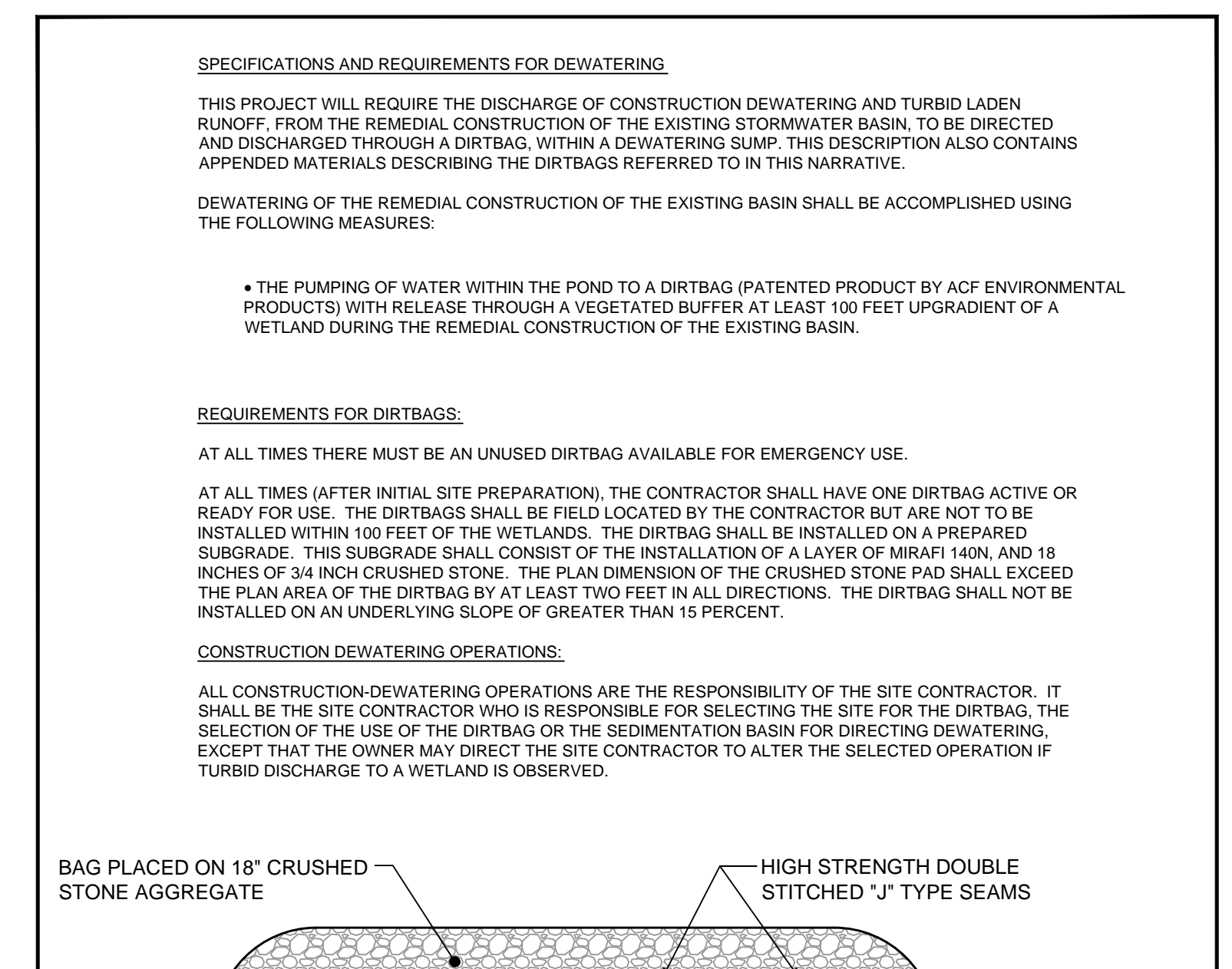
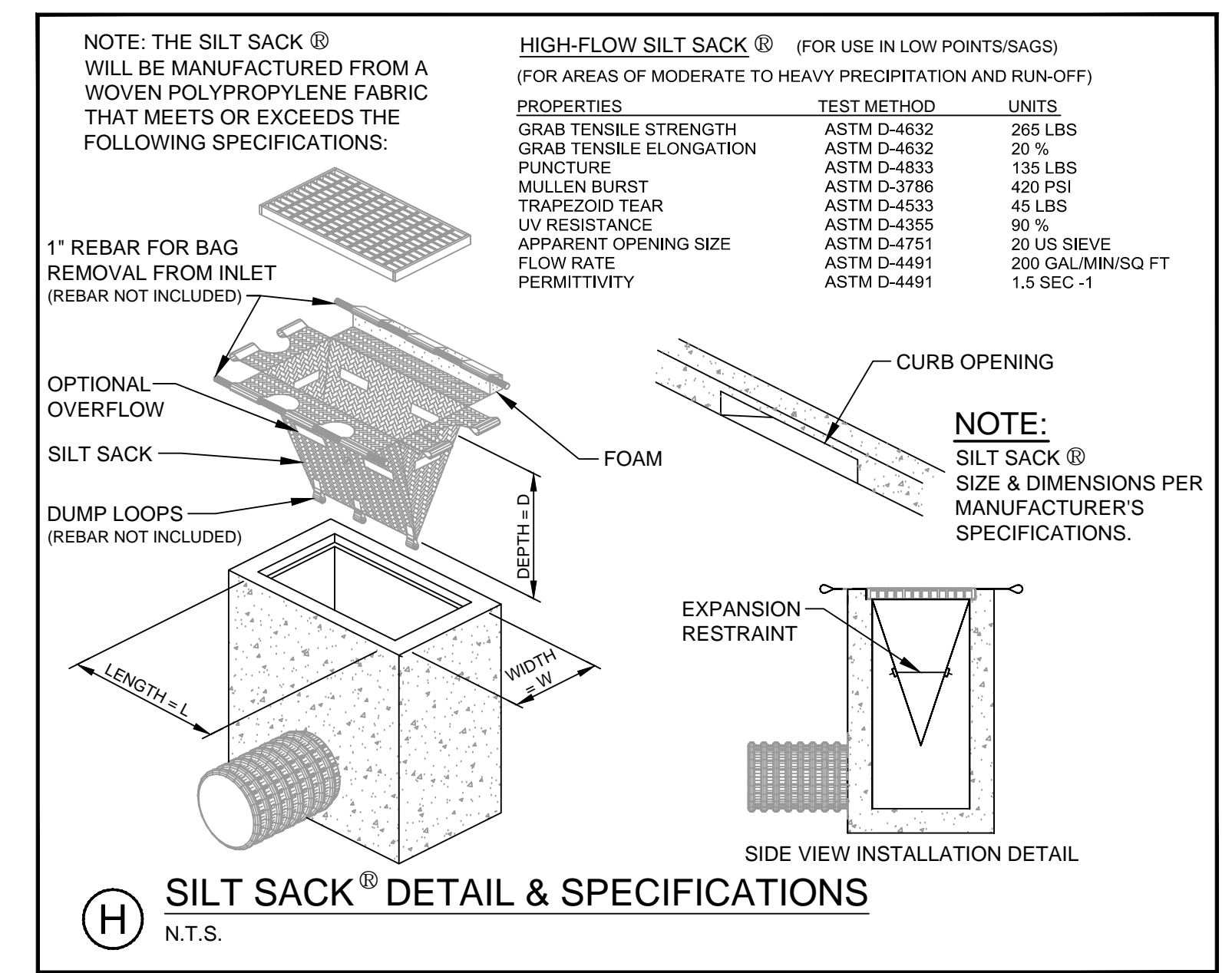
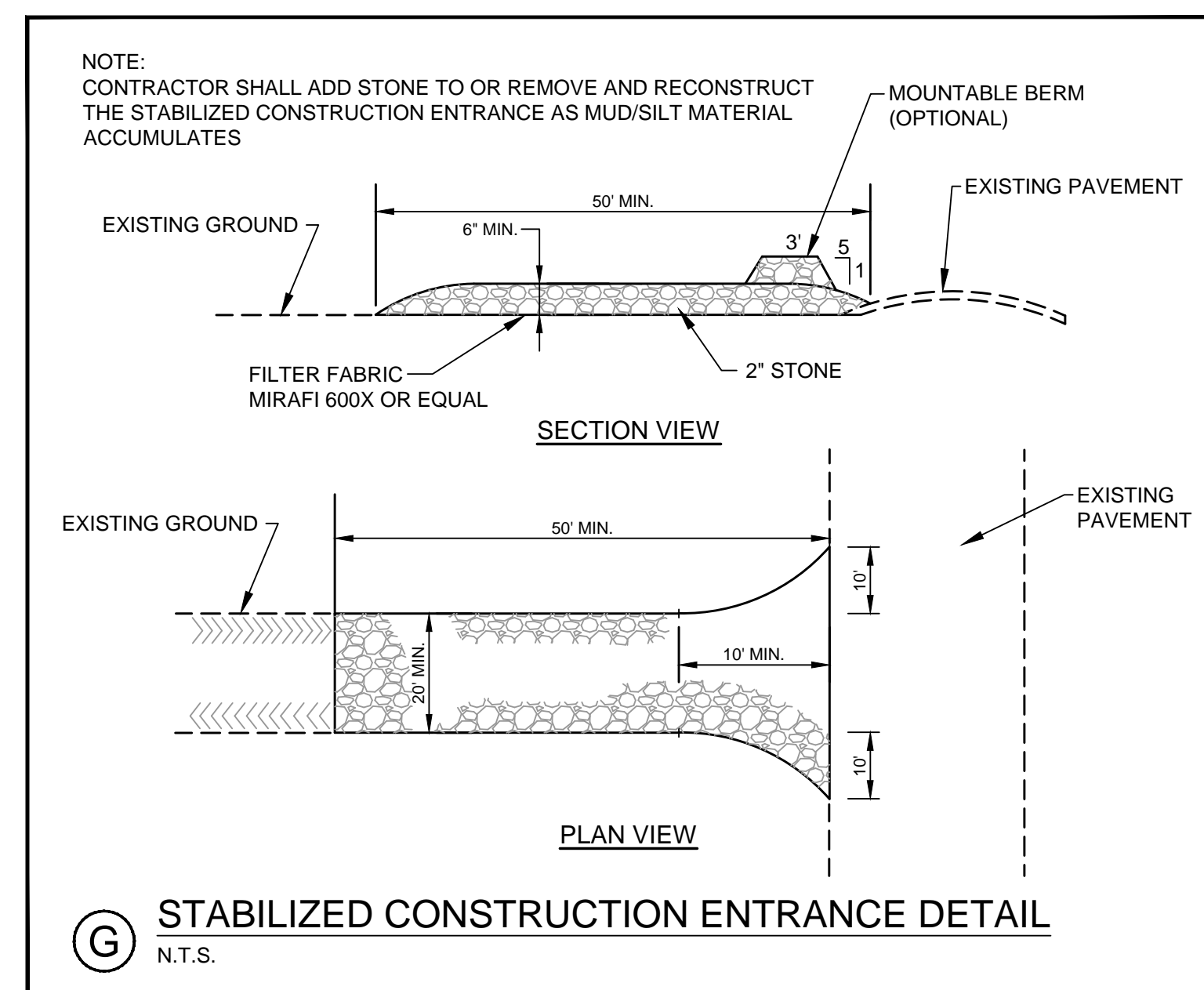
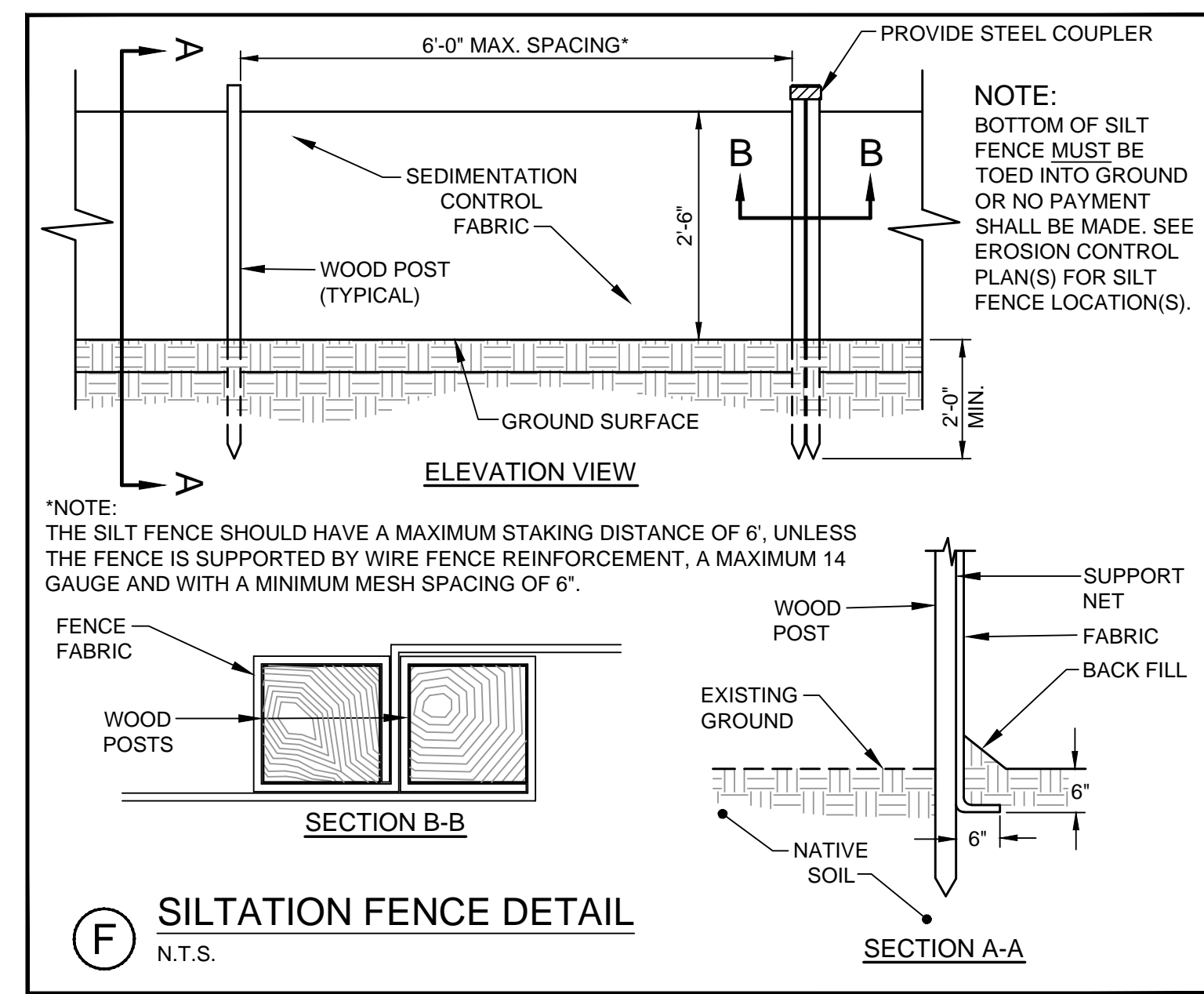
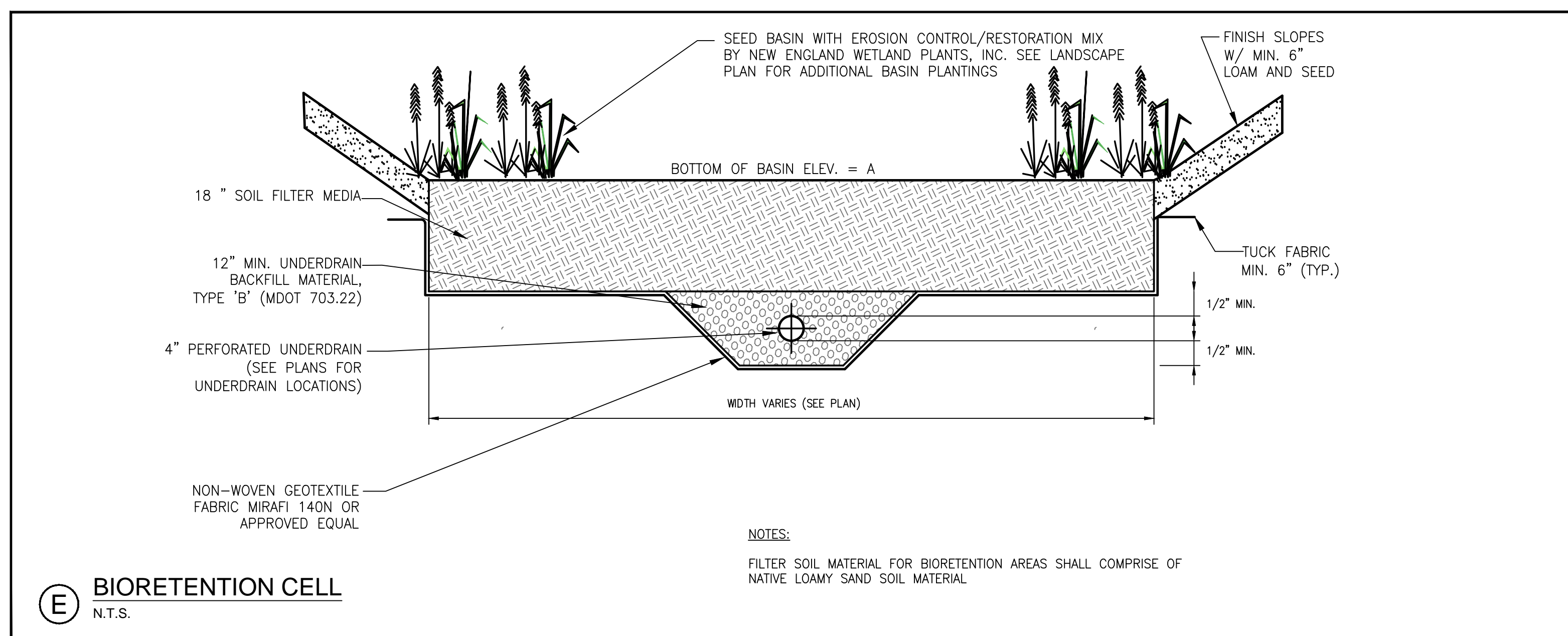
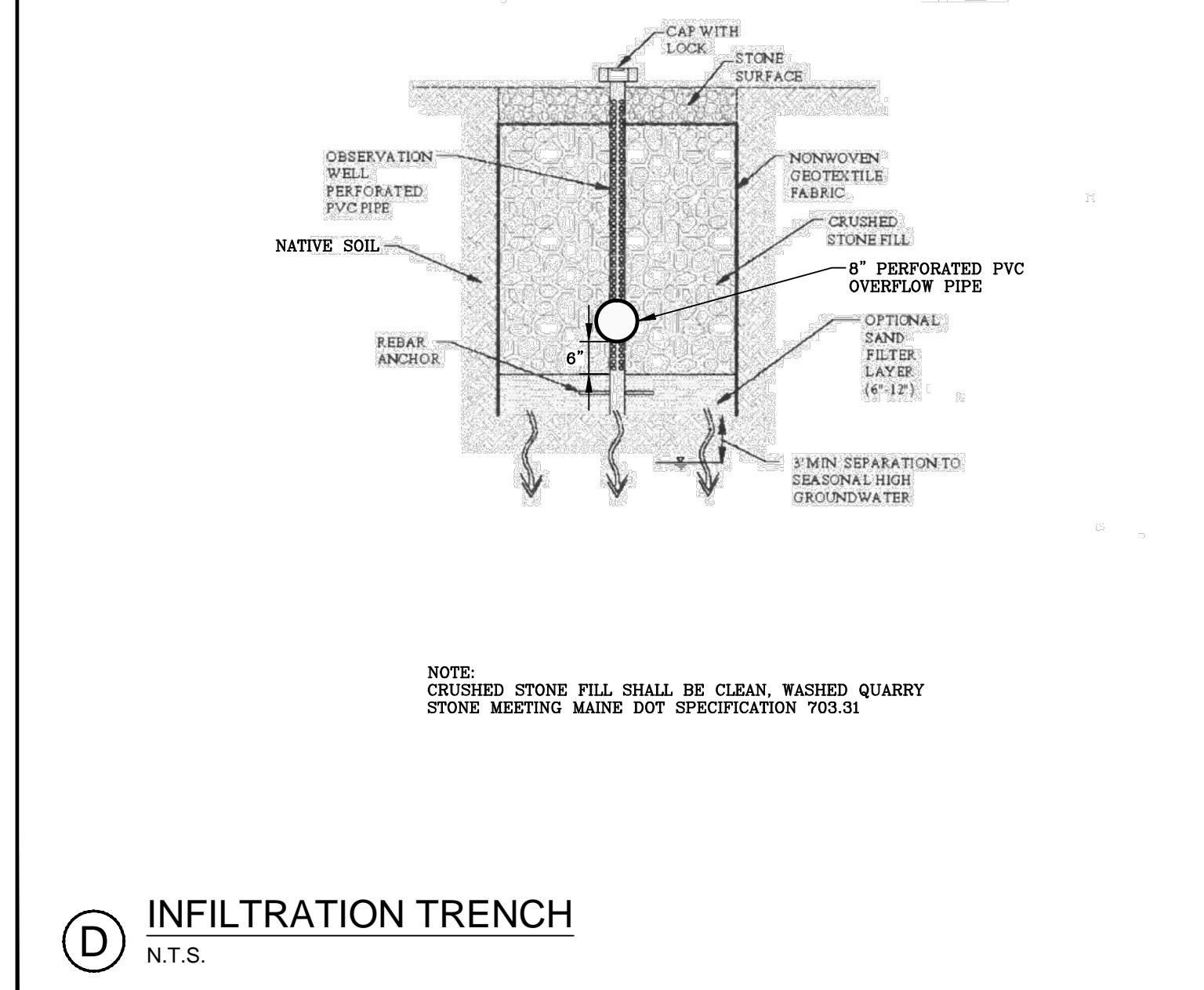
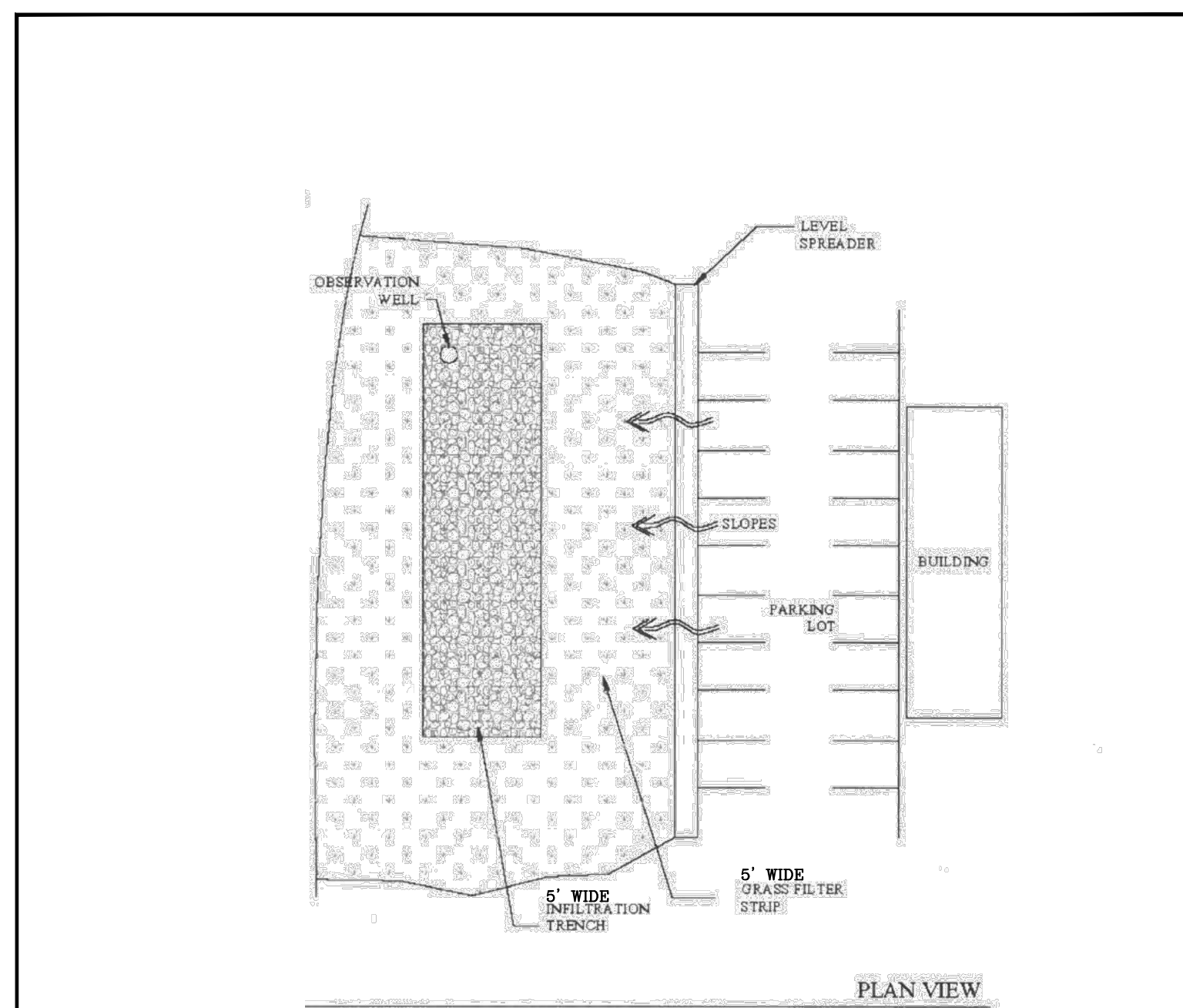
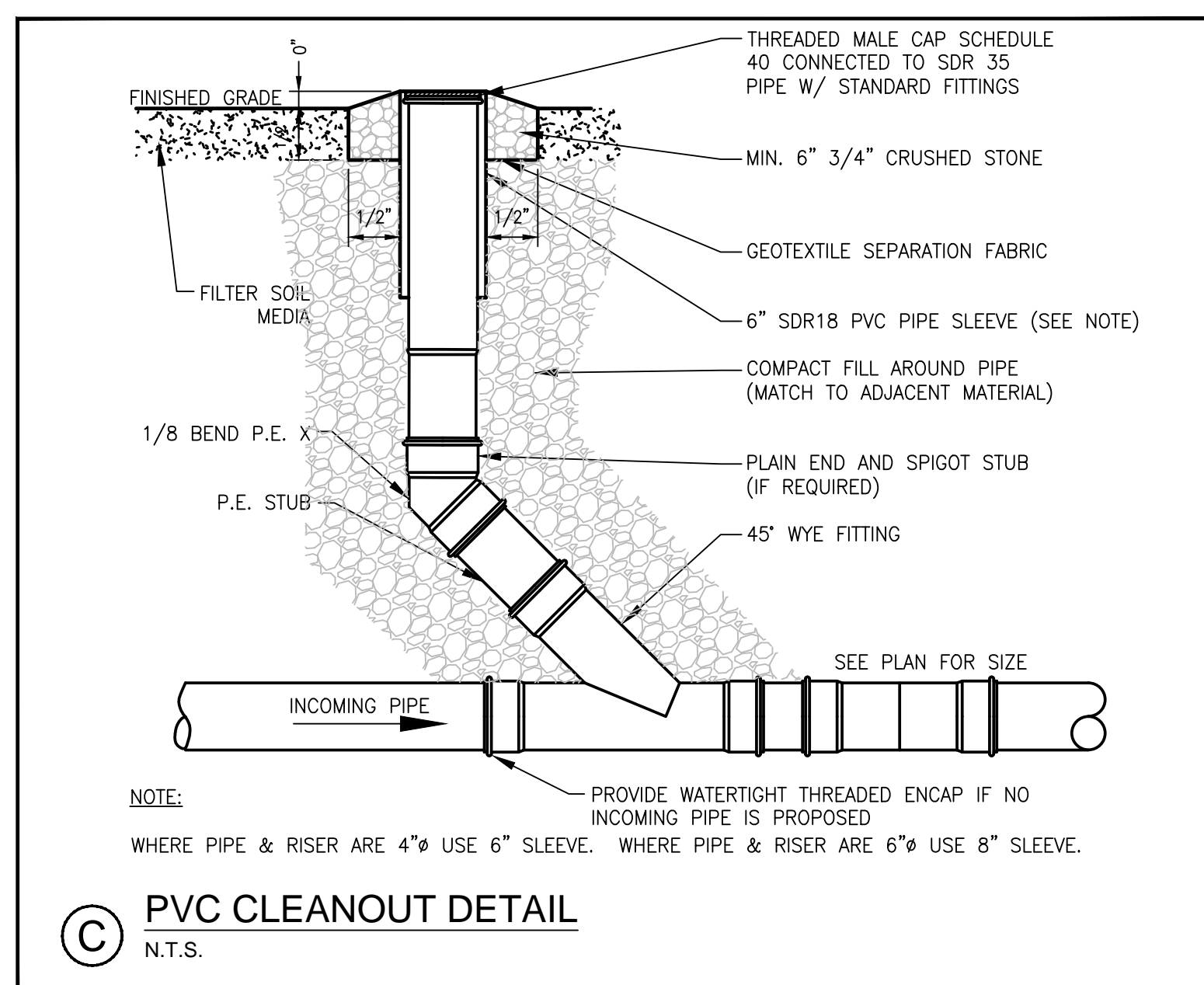
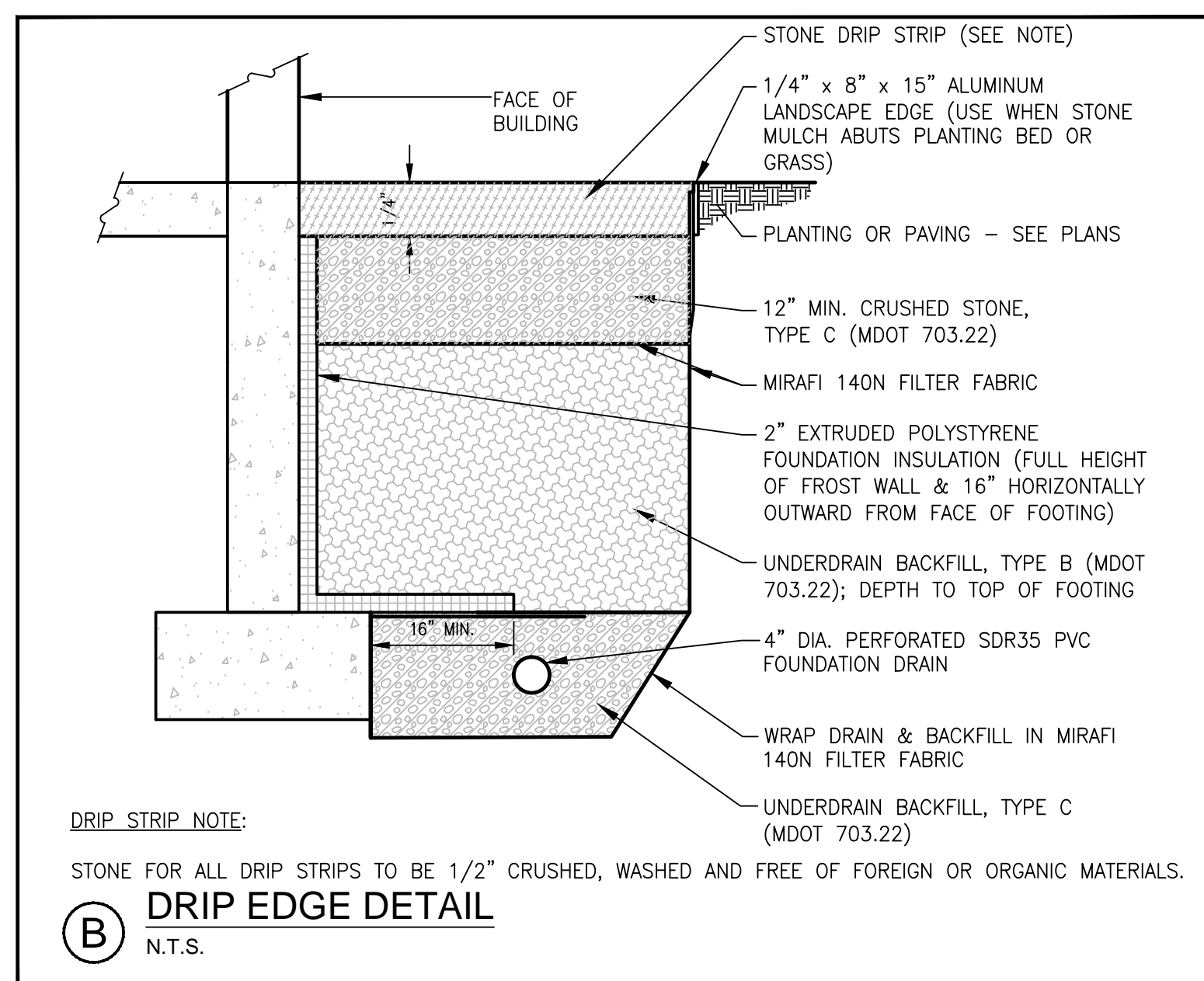
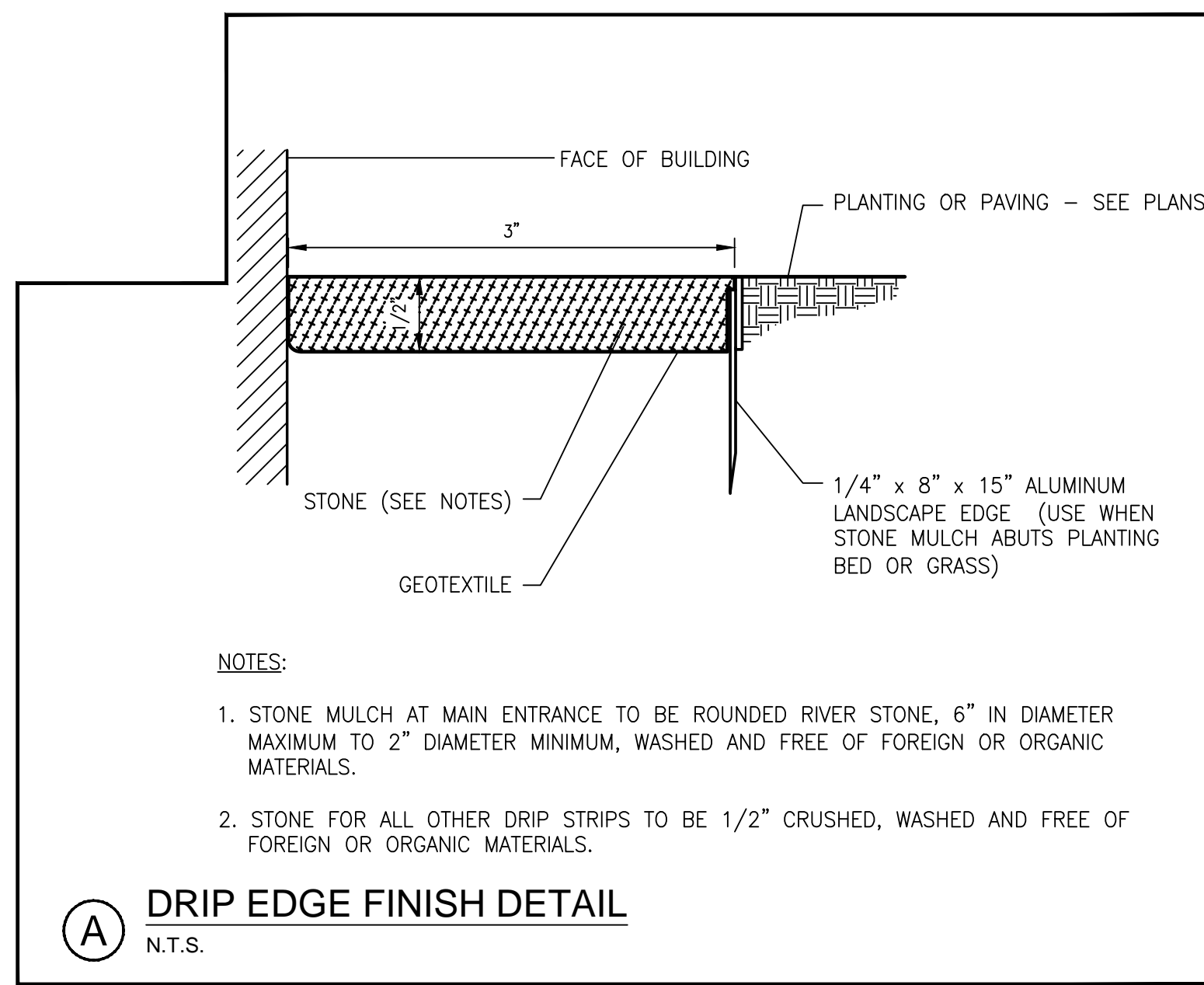


PRELIMINARY - NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	REVISIONS
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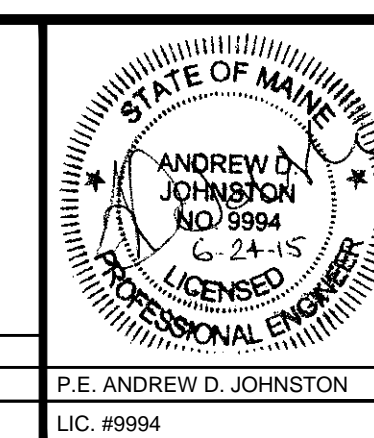
PROJECT	MOTHERHOUSE SENIOR HOUSING
SHEET TITLE	SITE DETAILS
CLIENT	MOTHERHOUSE ASSOCIATES LP

<b>FAY, SPOFFORD &amp; THORNDIKE</b> ENGINEERS · PLANNERS · SCIENTISTS 778 MAIN ST., SUITE 8, SOUTH PORTLAND, ME 04106	
DRAWN: DED	DATE: JUNE 2015
DESIGNED: ADJ	SCALE: AS NOTED
CHECKED: ADJ	JOB NO. SP-M162
FILE NAME: SP-M162 DETAILS	
SHEET	C7.1



PRELIMINARY - NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	REVISIONS
1	06.24.15	ISSUED FOR SITE PLAN REVIEW	



PROJECT	MOTHERHOUSE SENIOR HOUSING
SHEET TITLE	STORMWATER AND EROSION CONTROL DETAILS
CLIENT	MOTHERHOUSE ASSOCIATES LP

<b>FST</b> FAY, SPOFFORD & THORNDIKE ENGINEERS • PLANNERS • SCIENTISTS 778 MAIN ST, SUITE 8, SOUTH PORTLAND, ME 04106	DRAWN: DED DESIGNED: ADJ CHECKED: ADJ FILE NAME: SP-M162 DETAILS SHEET	DATE: JUNE 2015 SCALE: AS NOTED JOB NO. SP-M162 C8.0
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TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES INCLUDE THE USE OF STABILIZED CONSTRUCTION ENTRANCES, SILTATION FENCE, CATCH BASIN INLET BARRIERS, CATCH BASIN SEDIMENT COLLECTION BAGS, EROSION CONTROL BLANKET, AND TEMPORARY SEEDING AND MULCHING AS REQUIRED. PERMANENT DEVICES INCLUDE PAVEMENT AND PERMANENT VEGETATION.

**GENERAL**

A. IT IS ANTICIPATED THAT CONSTRUCTION MAY BEGIN AS SOON AS POSSIBLE FOLLOWING RECEIPT OF NECESSARY PERMITS.

1. ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT AND THE DEPARTMENT OF ENVIRONMENTAL PROTECTION, 2003, OR AS CURRENTLY REVISED OR U.S. ENVIRONMENTAL PROTECTION AGENCY PUBLICATION #32/R-92-005 (SEPTEMBER, 1992) STORM WATER MANAGEMENT FOR CONSTRUCTION, CHAPTER 3, WHICHEVER IS MORE STRINGENT.
2. ANY ADDITIONAL EROSION AND SEDIMENTATION CONTROL DEEMED NECESSARY BY THE OWNER'S REPRESENTATIVE, DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) PERSONNEL AND/OR MUNICIPAL OFFICIALS SHALL BE INSTALLED BY THE CONTRACTOR.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL FINES RESULTING FROM EROSION OR SEDIMENTATION FROM THE SITE TO SURROUNDING PROPERTIES, WATER BODIES, OR WETLANDS AS A RESULT OF THIS PROJECT.
4. ANY SOIL OR DEBRIS TRACKED ONTO ABUTTING PAVED AREAS OR STREETS SHALL BE REMOVED IMMEDIATELY
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR/ REPLACEMENT/ MAINTENANCE OF ALL EROSION CONTROL MEASURES UNTIL ALL DISTURBED AREAS ARE STABILIZED TO THE SATISFACTION OF THE ABOVE PERSONNEL. DESCRIPTIONS OF ACCEPTABLE PERMANENT STABILIZATION FOR VARIOUS COVER TYPES FOLLOWS:

- A. FOR SEEDED AREAS, PERMANENT STABILIZATION MEANS A 90% COVER OF THE DISTURBED AREA WITH MATURE, HEALTHY PLANTS WITH NO EVIDENCE OF WASHING OR RILLING OF THE TOPSOIL.
- B. FOR SODDED AREAS, PERMANENT STABILIZATION MEANS THE COMPLETE BINDING OF THE SOD ROOTS INTO THE UNDERLYING SOIL WITH NO SLUMPING OF THE SOD OR DIE-OFF.
- C. FOR MULCHED AREAS, PERMANENT MULCHING MEANS TOTAL COVERAGE OF THE EXPOSED AREA WITH AN APPROVED MULCH MATERIAL. EROSION CONTROL MIX MAY BE USED AS MULCH FOR PERMANENT STABILIZATION ACCORDING TO THE APPROVED APPLICATION RATES AND LIMITATIONS.
- D. PAVED AREAS: FOR PAVED AREAS, PERMANENT STABILIZATION MEANS THE PLACEMENT OF THE COMPACTED GRAVEL SUBBASE IS COMPLETED.

**EROSION AND SEDIMENTATION CONTROL MEASURES**

1. PRIOR TO THE BEGINNING OF CONSTRUCTION, THE STABILIZED CONSTRUCTION ENTRANCE AND TEMPORARY SILT FENCE SHALL BE INSTALLED AS SHOWN ON THE PLANS OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. IT IS THE INTENT THAT SILT FENCE BE INSTALLED DOWN GRADIENT OF ALL DISTURBED AREAS OF THE SITE. SILT FENCE SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS WILL BE MADE IMMEDIATELY. SEDIMENT DEPOSITS SHALL BE PERIODICALLY REMOVED FROM THE UPSTREAM SIDE OF THE SILT BARRIERS. THIS SEDIMENT WILL BE SPREAD AND STABILIZED IN AREAS OF THE SITE NOT SUBJECT TO EROSION. SILT FENCE SHALL BE REPLACED AS NECESSARY TO PROVIDE PROPER FILTERING ACTION. IF THERE ARE SIGNS OF UNDERCUTTING AT THE CENTER OR THE EDGES, OR IMPOUNDING OF LARGE VOLUMES OF WATER BEHIND THEM, THEY WILL BE REPLACED WITH A TEMPORARY CRUSHED STONE CHECK DAM.
2. ALL CATCH BASINS, NEW OR EXISTING, THAT MAY RECEIVE RUNOFF FROM DISTURBED AREAS MUST BE PROTECTED DURING CONSTRUCTION.
3. REMOVAL OF SOD, TREES, BUSHES AND OTHER VEGETATION AND SOIL DISTURBANCE WILL BE KEPT TO A MINIMUM WHILE ALLOWING PROPER SITE DEVELOPMENT.
4. GRUBBINGS AND ANY UNUSABLE TOPSOIL SHALL BE STRIPPED AND REMOVED FROM THE PROJECT SITE AND DISPOSED OF IN AN APPROVED MANNER.
5. ANY SUITABLE TOPSOIL WILL BE STRIPPED AND STOCKPILED FOR REUSE IN FINAL GRADING. TOPSOIL WILL BE STOCKPILED IN A MANNER SUCH THAT NATURAL DRAINAGE IS NOT OBSTRUCTED AND NO OFF-SITE SEDIMENT DAMAGE WILL RESULT.
7. TEMPORARY STABILIZATION SHALL BE CONDUCTED WITHIN 7 DAYS OF INITIAL DISTURBANCE OF SOILS, PRIOR TO ANY RAIN EVENT, AND PRIOR TO ANY WORK SHUT DOWN LASTING MORE THAN ONE DAY. TEMPORARY STABILIZATION INCLUDES SEED, MULCH, OR OTHER NON-ERODABLE COVER.
8. PERMANENT SEEDING SPECIFICATION SHALL BE AS SHOWN ON THE LANDSCAPE PLAN. LATE SEASON SEEDING SHALL BE DONE BETWEEN AUGUST 15 AND SEPTEMBER 15. AREAS NOT SEEDED OR WHICH DO NOT OBTAIN A SATISFACTORY GROWTH BY OCTOBER 15 SHALL BE SEEDED WITH AROOSTOOK RYE OR MULCHED AT RATES PREVIOUSLY SPECIFIED. SEE WINTER CONDITIONS NOTES FOR SEEDING STABILIZATION AFTER NOVEMBER 1.
- A. APPLY TOPSOIL TO A MINIMUM DEPTH OF 4 INCHES. MIX TOPSOIL WITH THE SUBSOIL TO A MINIMUM DEPTH OF 6 INCHES.
- B. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TESTS. IN LIEU OF SOIL TESTS, APPLY GROUND LIMESTONE AT A RATE OF 3 TONS PER ACRE (138 LB. PER 1,000 SQUARE FEET) AND GRANULAR, COMMERCIAL-GRADE, 10-10-10 (N-P20S-K2O) FERTILIZER AT A RATE OF 800 LBS PER ACRE (18.4 LBS PER 1,000 SQUARE FEET).
- C. UNIFORMLY APPLY SEED MIXTURE AT THE RECOMMENDED SEEDING RATES AND DATES, APPLY HAY OR STRAW MULCH AT A RATE OF 2 TONS PER ACRES, AND ANCHOR AS NECESSARY.
13. EROSION CONTROL BLANKET SHALL BE INSTALLED ON ALL PERMANENT SLOPES STEEPER THAN 15%. EROSION CONTROL BLANKET SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
14. TEMPORARY CONTROL MEASURES, SUCH AS SILT FENCE, SHALL BE REMOVED WITHIN 30 DAYS AFTER PERMANENT STABILIZATION IS ATTAINED.

C. WINTER CONDITIONS - NO WINTER SITE CONSTRUCTION IS PROPOSED ON THIS PROJECT.

D. HOUSEKEEPING

1. SPILL PREVENTION. CONTROLS MUST BE USED TO PREVENT POLLUTANTS FROM CONSTRUCTION AND WASTE MATERIALS STORED ON-SITE, INCLUDING STORAGE PRACTICES TO MINIMIZE EXPOSURE OF THE MATERIALS TO STORM WATER, AND APPROPRIATE SPILL PREVENTION, CONTAINMENT, AND RESPONSE PLANNING AND IMPLEMENTATION.
2. GROUNDWATER PROTECTION. DURING CONSTRUCTION, LIQUID PETROLEUM PRODUCTS AND OTHER HAZARDOUS MATERIALS WITH THE POTENTIAL TO CONTAMINATE GROUNDWATER MAY NOT BE STORED OR HANDLED IN AREAS OF THE SITE DRAINING TO AN INFILTRATION AREA. AN "INFILTRATION AREA" IS ANY AREA OF THE SITE THAT BY DESIGN OR AS A RESULT OF SOILS, TOPOGRAPHY AND OTHER RELEVANT FACTORS, ACCUMULATES RUNOFF THAT INFILTRATES INTO THE SOIL. DIKES, BERMS, SUMPS, AND OTHER FORMS OF SECONDARY CONTAINMENT THAT PREVENT DISCHARGE TO GROUNDWATER MAY BE USED TO ISOLATE PORTIONS OF THE SITE FOR THE PURPOSES OF STORAGE AND HANDLING OF THESE MATERIALS.
3. FUGITIVE SEDIMENT AND DUST. ACTIONS MUST BE TAKEN TO ENSURE THAT ACTIVITIES DO NOT RESULT IN NOTICEABLE EROSION OF SOILS OR FUGITIVE DUST EMISSIONS DURING OR AFTER CONSTRUCTION. OIL MAY NOT BE USED FOR DUST CONTROL.

4. DEBRIS AND OTHER MATERIAL. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORM WATER, MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE.
5. COMPLY WITH THE REQUIREMENTS OF SECTION 01570, CONSTRUCTION WASTE MANAGEMENT, FOR REMOVAL AND DISPOSAL OF CONSTRUCTION DEBRIS AND WASTE.
6. TRENCH OR FOUNDATION DE-WATERING. THE COLLECTED WATER REMOVED FROM THE PONDED AREA, EITHER THROUGH GRAVITY OR PUMPING, MUST BE SPREAD THROUGH NATURAL WOODED BUFFERS OR REMOVED AREAS THAT ARE SPECIFICALLY DESIGNATED TO COLLECT THE MAXIMUM AMOUNT OF SEDIMENT POSSIBLE, LIKE A COFFER DAM SEDIMENTATION BASIN. AVOID ALLOWING THE WATER TO FLOW OVER DISTURBED AREAS OF THE SITE.

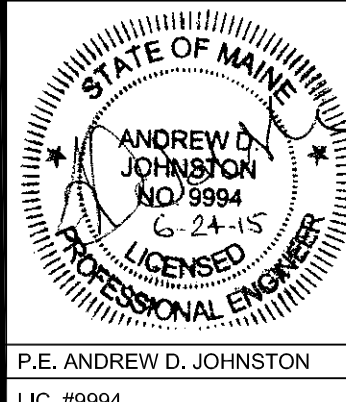
**E. INSPECTION AND MAINTENANCE**

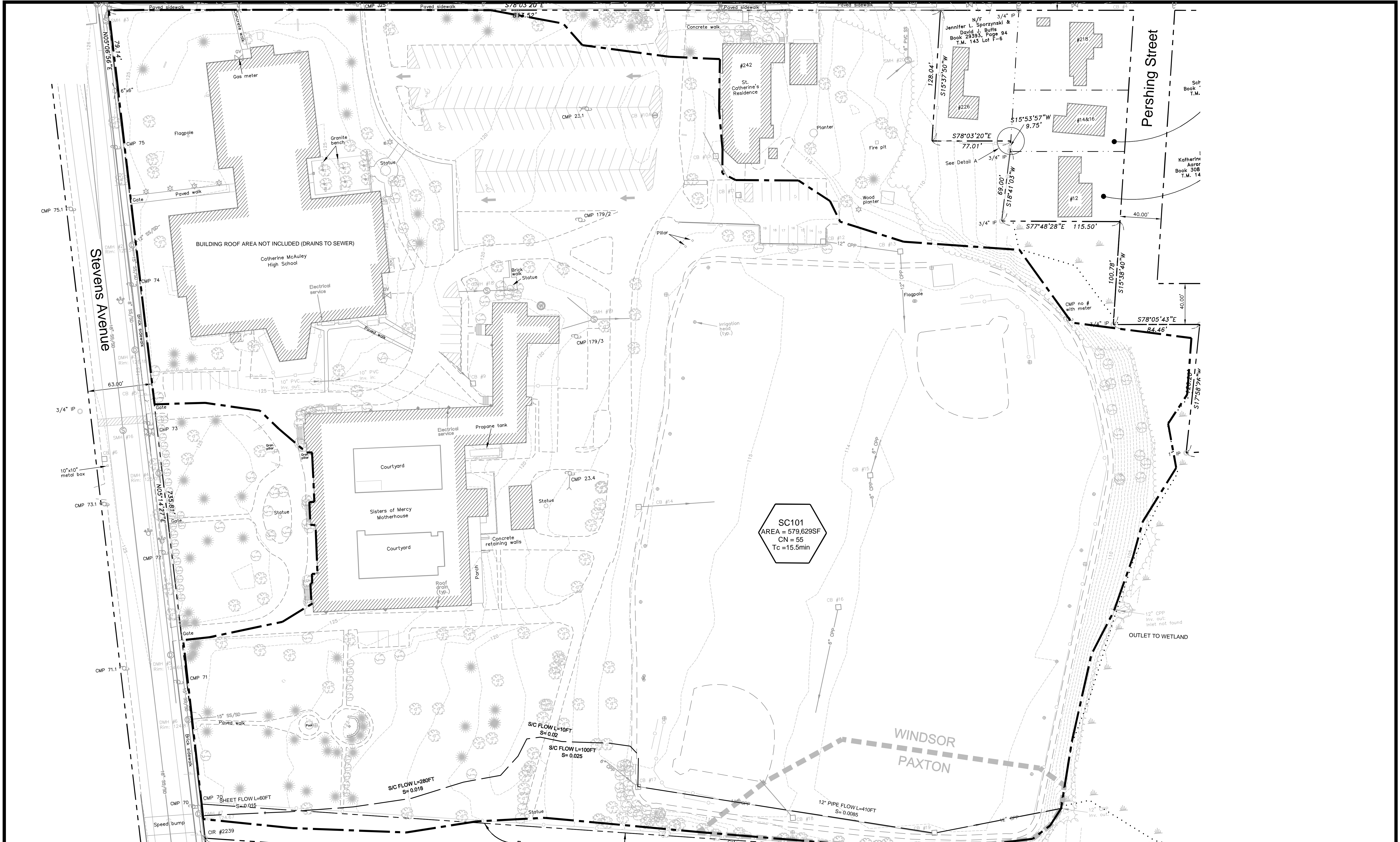
1. INSPECT DISTURBED AND IMPERVIOUS AREAS, EROSION AND STORM WATER CONTROL MEASURES, AREAS USED FOR STORAGE THAT ARE EXPOSED TO PRECIPITATION, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE AT LEAST ONCE A WEEK AND BEFORE AND AFTER A STORM EVENT, PRIOR TO COMPLETION OF PERMANENT STABILIZATION. A PERSON WITH KNOWLEDGE OF EROSION AND STORM WATER CONTROLS, INCLUDING THE STANDARDS IN THE MAINE CONSTRUCTION GENERAL PERMIT AND ANY DEP OR MUNICIPAL COMPANION DOCUMENTS, MUST CONDUCT THE INSPECTION. THIS PERSON MUST BE IDENTIFIED IN THE INSPECTION LOG. IF BEST MANAGEMENT PRACTICES (BMPS) NEED TO BE MODIFIED OR IF ADDITIONAL BMPS ARE NECESSARY, IMPLEMENTATION MUST BE COMPLETED WITHIN 7 CALENDAR DAYS AND PRIOR TO ANY STORM EVENT (RAINFALL). ALL MEASURES MUST BE MAINTAINED IN EFFECTIVE OPERATING CONDITION UNTIL AREAS ARE PERMANENTLY STABILIZED.
2. AN INSPECTION AND MAINTENANCE LOG MUST BE KEPT SUMMARIZING THE SCOPE OF THE INSPECTION, NAME AND QUALIFICATIONS OF THE PERSON PERFORMING THE INSPECTION, DATE, AND MAJOR OBSERVATIONS RELATING TO OPERATION OF EROSION AND SEDIMENTATION CONTROLS AND POLLUTION PREVENTION MEASURES. MAJOR OBSERVATIONS MUST INCLUDE: BMPS THAT NEED TO BE MAINTAINED, LOCATION(S) OF BMPS THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION, AND LOCATION(S) WHERE ADDITIONAL BMPS ARE NEEDED THAT DID NOT EXIST AT THE TIME OF THE INSPECTION. FOLLOW-UP TO CORRECT DEFICIENCIES OR ENHANCE CONTROLS MUST ALSO BE INDICATED IN THE LOG AND DATED, INCLUDING WHAT ACTION WAS TAKEN AND WHEN.

**F. CONSTRUCTION SCHEDULE & SEQUENCE**

1. INSTALL TEMPORARY EROSION CONTROL MEASURES IN THE VICINITY OF THE CONSTRUCTION AREA, INCLUDING A STABILIZED CONSTRUCTION ENTRANCE AT LOCATIONS DEEMED NECESSARY BY THE OWNER'S REPRESENTATIVE, SEDIMENT BARRIERS, AND SILT FENCE.
2. REMOVE EXISTING PAVEMENT AND STRUCTURES AS SHOWN, STOCKPILE REUSABLE MATERIAL, AND DISPOSE OF UNUSABLE AND/OR SURPLUS MATERIAL. INSTALL UNDERGROUND UTILITIES AND INSTALL NEW BASE GRAVEL IN PARKING AREAS AND DRIVES.
3. EXCAVATE AROUND FOUNDATIONS FOR BUILDING IMPROVEMENTS AND DRIP EDGE INSTALLATION.
4. CONSTRUCT OTHER SITE IMPROVEMENTS, INCLUDING PAVEMENT, SIDEWALKS.
5. INSTALL LANDSCAPING AND HARDSCAPE AROUND BUILDINGS.
6. FOLLOWING PERMANENT STABILIZATION OF THE SITE, REMOVE TEMPORARY EROSION CONTROL MEASURES.

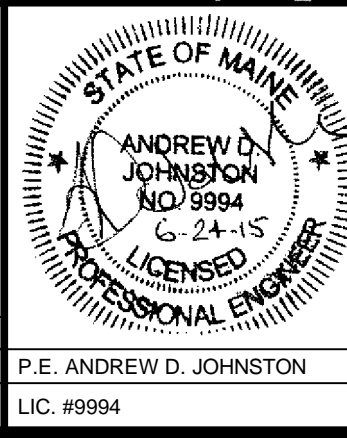
PRELIMINARY - NOT FOR CONSTRUCTION

				PROJECT	MOTHERHOUSE SENIOR HOUSING
				SHEET TITLE	EROSION CONTROL NOTES
			CLIENT	MOTHERHOUSE ASSOCIATES LP	
1	06.24.15	ISSUED FOR SITE PLAN REVIEW			
REV	DATE	DESCRIPTION			
			DRAWN: DED      DATE: JUNE 2015 DESIGNED: ADJ      SCALE: AS NOTED CHECKED: ADJ      JOB NO. SP-M162 FILE NAME: SP-M162 DETAILS SHEET: C8.1		



PRELIMINARY - NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	REVISIONS
1	06.24.15	ISSUED FOR SITE PLAN REVIEW	



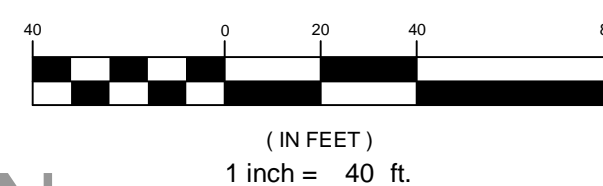
PROJECT	MOTHERHOUSE SENIOR HOUSING
SHEET TITLE	PRE-DEVELOPMENT WATERSHED PLAN
CLIENT	MOTHERHOUSE ASSOCIATES LP

**FST** 100 YEARS  
**FAY, SPOFFORD & THORNDIKE**  
 ENGINEERS · PLANNERS · SCIENTISTS  
 778 MAIN ST., SUITE 8, SOUTH PORTLAND, ME 04106

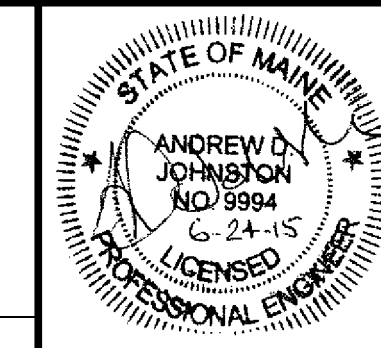
DRAWN: ADJ	DATE: JUNE 2015
DESIGNED: ADJ	SCALE: 1" = 40'
CHECKED: ADJ	JOB NO. SP-M162
FILE NAME: WSHED-PRE	
SHEET	C 9.0



PRELIMINARY - NOT FOR CONSTRUCTION

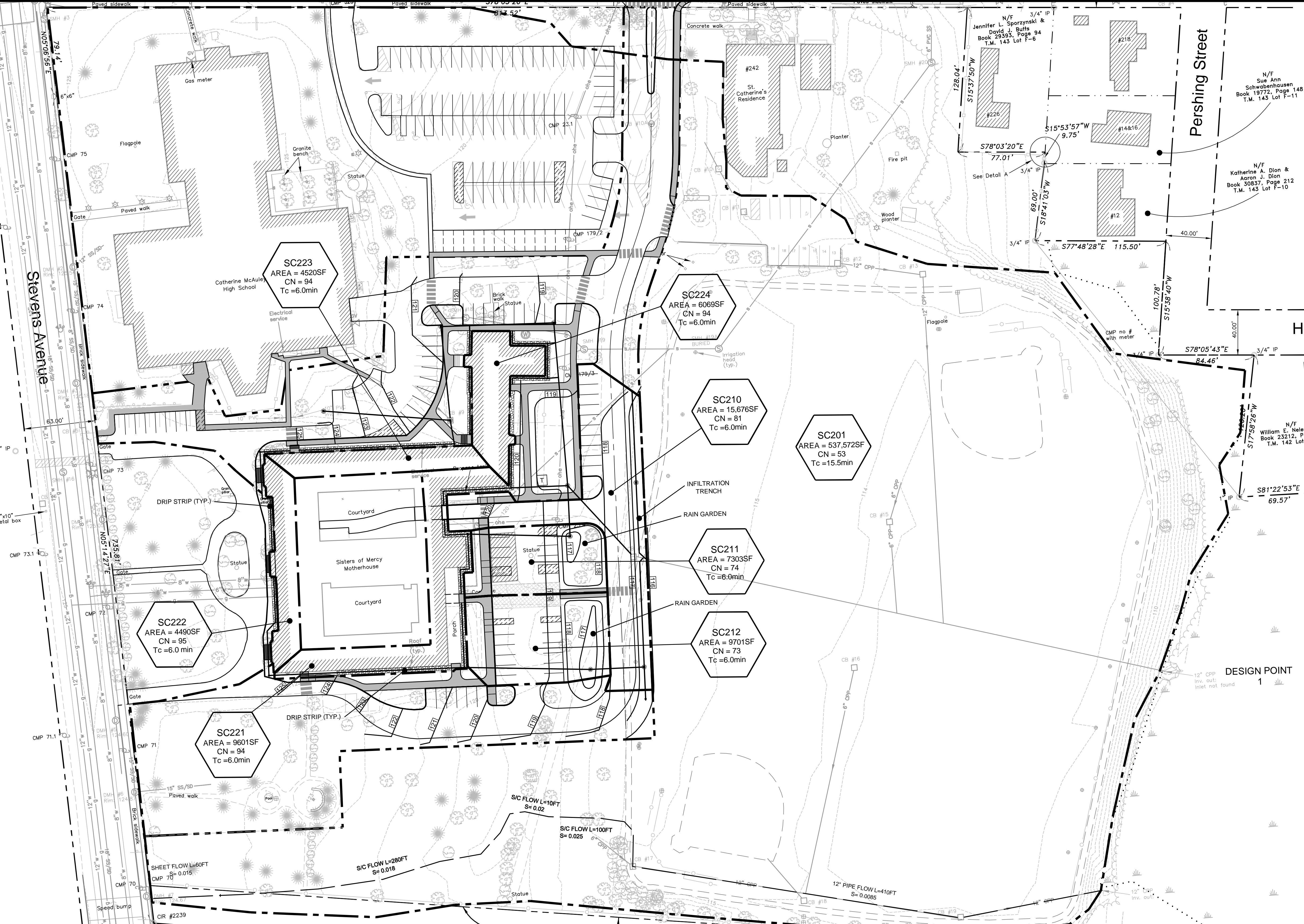


PROJECT		MOTHERHOUSE SENIOR HOUSING
SHEET TITLE		POST-DEVELOPMENT WATERSHED PLAN
CLIENT		MOTHERHOUSE ASSOCIATES LP
DESIGNED		ADJ
CHECKED		ADJ
DATE		JUNE 2015
SCALE		1" = 40'
JOB NO.		SP-M162
FILE NAME		WSHED-POST
SHEET		C 9.1

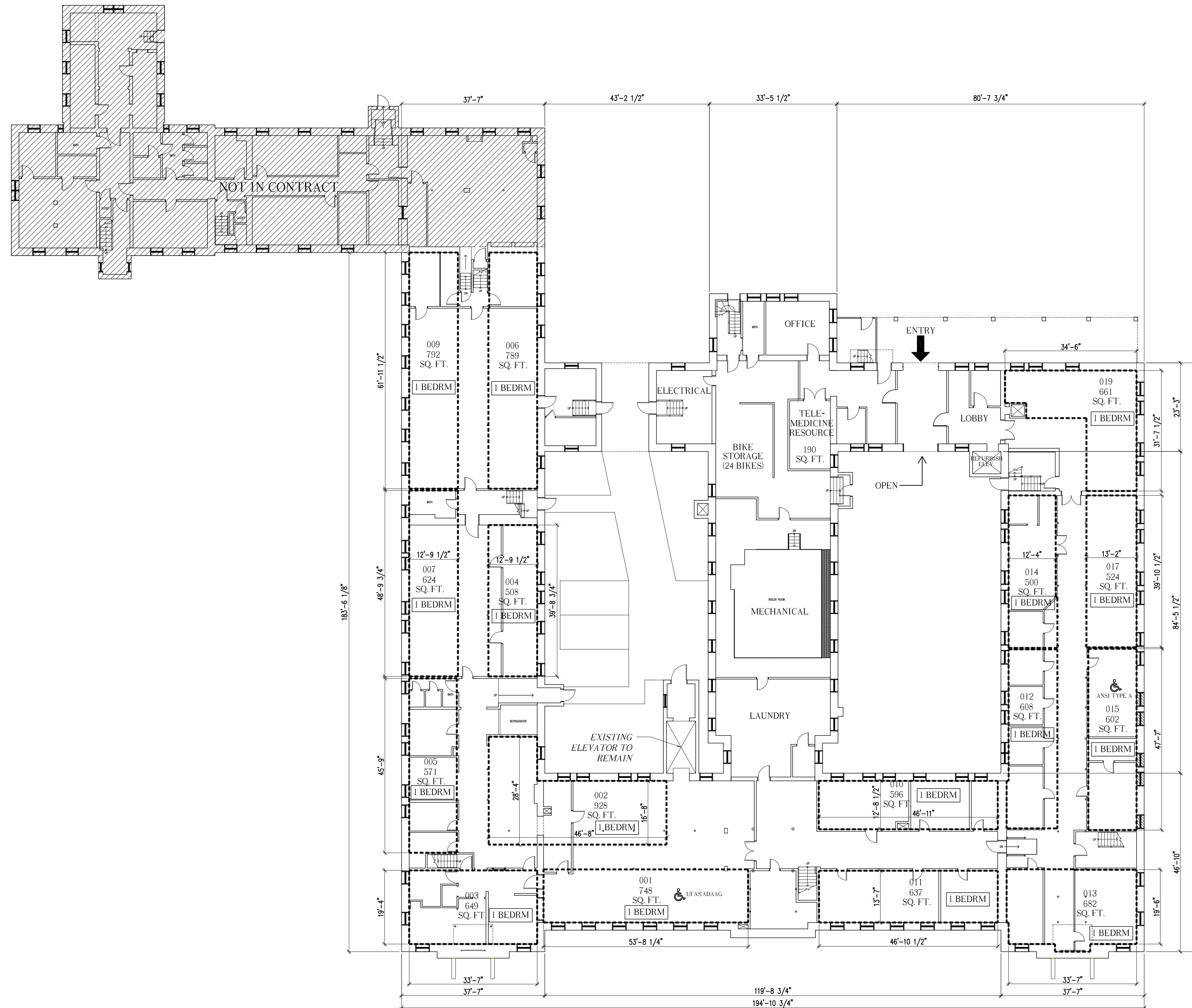


PROJECT: MOTHERHOUSE SENIOR HOUSING  
 SHEET TITLE: POST-DEVELOPMENT WATERSHED PLAN  
 CLIENT: MOTHERHOUSE ASSOCIATES LP

**FST** 100 YEARS  
**FAY, SPOFFORD & THORNDIKE**  
 ENGINEERS · PLANNERS · SCIENTISTS  
 778 MAIN ST., SUITE 8, SOUTH PORTLAND, ME 04106




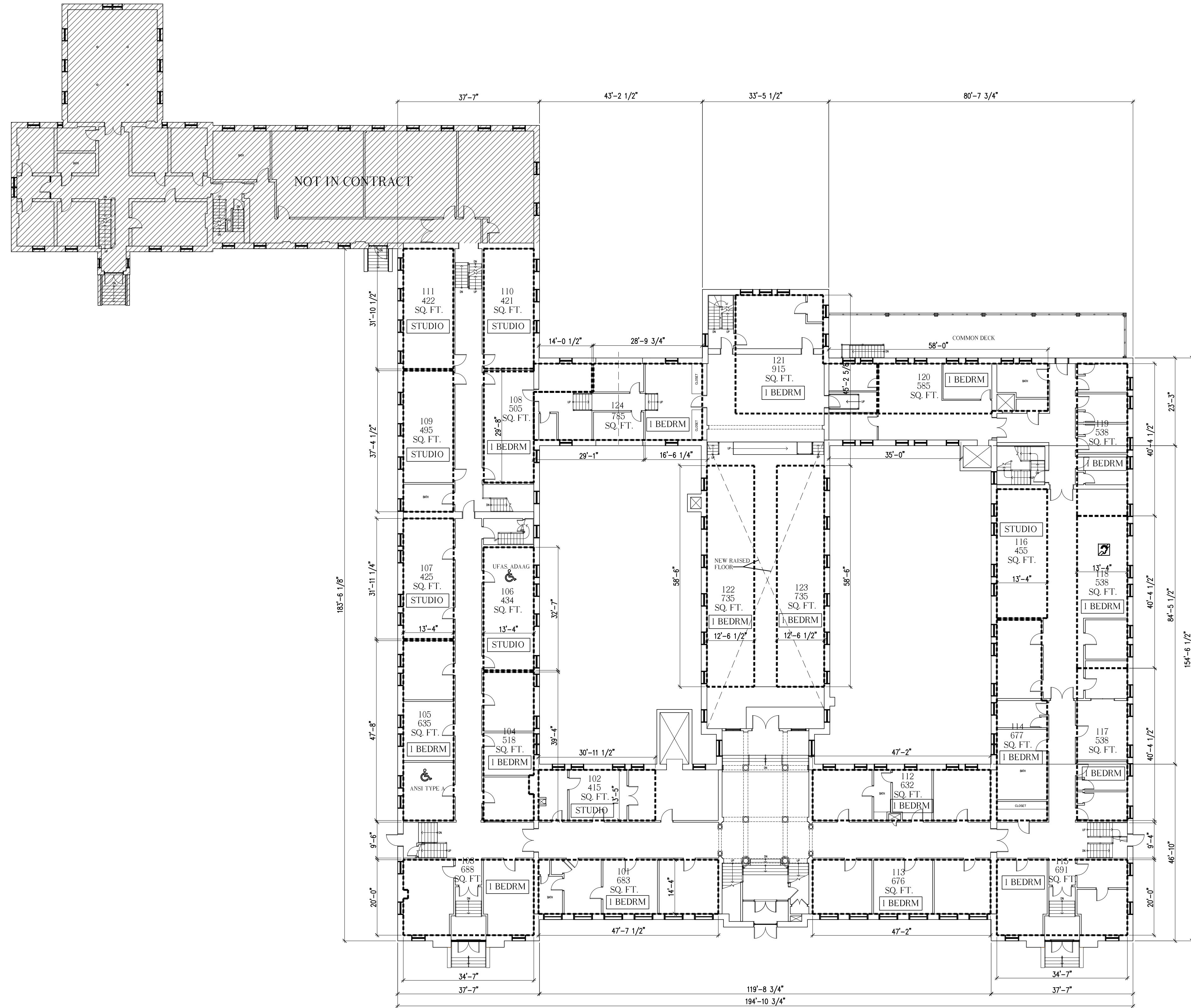




**GROUND FLOOR PLAN**  
 16 UNITS  
 16 1 BEDROOM UNITS  
 GROSS AREA = 24,065 SQ. FT.  
 APARTMENTS NET AREA = 10,419 SQ. FT.

**PROJECT TOTALS**  
 88 UNITS  
 20 STUDIO UNITS, 68 1 BEDROOM UNITS

	Owner:		Developer:	
	Consulting Engineer:			
	Architect:	 48 Union Wharf Portland, Maine 04101 (207) 772-6022 Fax (207) 772-4056		
	Project:	<b>MOTHERHOUSE SENIOR HOUSING</b> PORTLAND, MAINE		
	Revisions:			
Date: 23 June 2015	Scale: 1/16" = 1'-0"	<b>GROUND FLOOR PLAN</b>		
A1.01				



**FIRST FLOOR PLAN**  
 24 UNITS  
 7 STUDIO UNITS, 17 1 BEDROOM UNITS  
 GROSS AREA = 24, 212 SQ. FT.  
 APARTMENTS NET AREA = 14,659 SQ. FT.

Owner:  
 Developer:

Consulting Engineer:

Architect:  
**ARCHETYPE**  
 architects  
 48 Union Wharf Portland, Maine 04101  
 (207) 772-6022 Fax (207) 772-4056

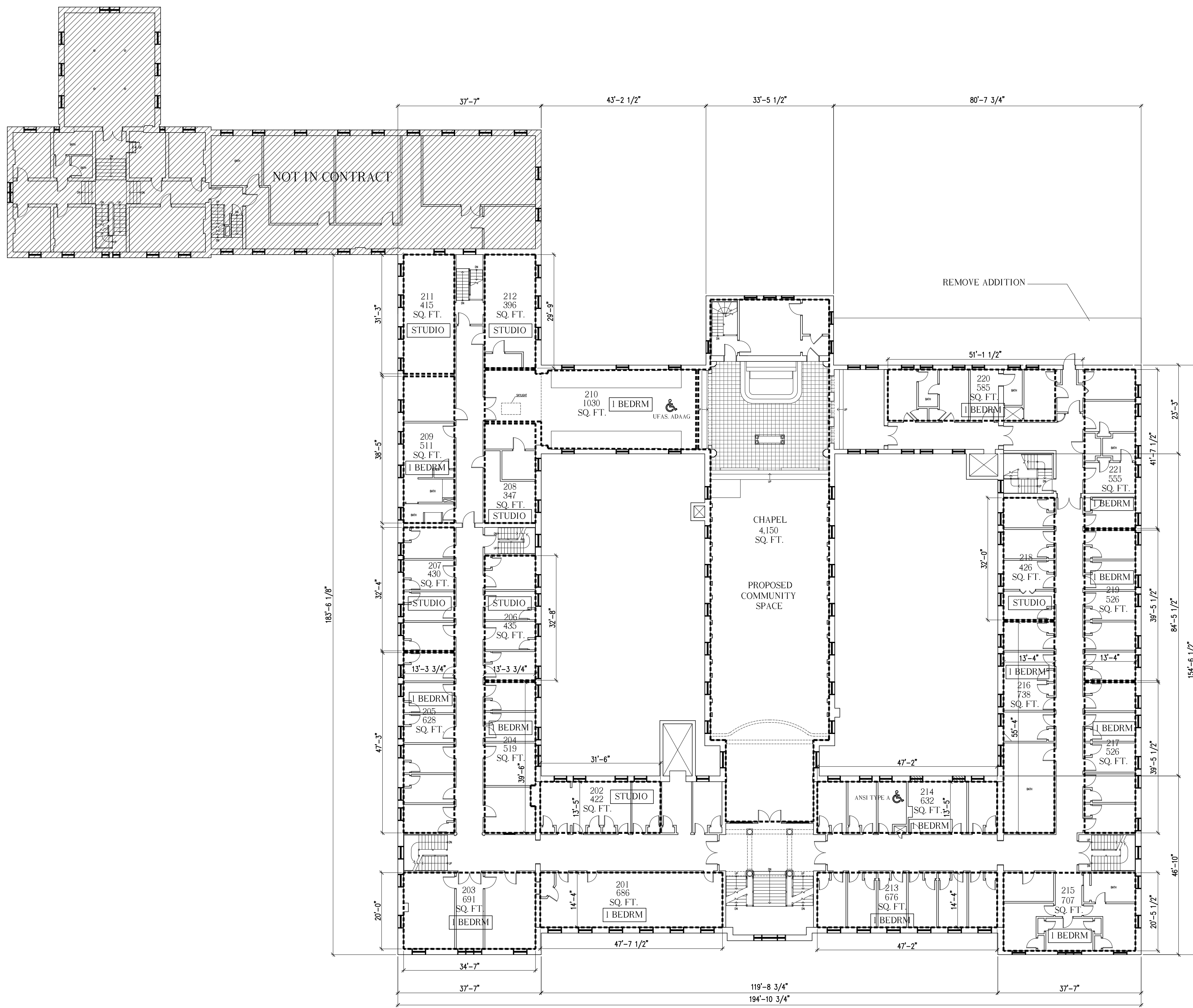
Project:  
**MOTHERHOUSE SENIOR HOUSING**  
 PORTLAND, MAINE

Revisions:

Date: 23 June 2015  
 Scale: 1/16" = 1'-0"

**FIRST FLOOR PLAN**

**A1.02**

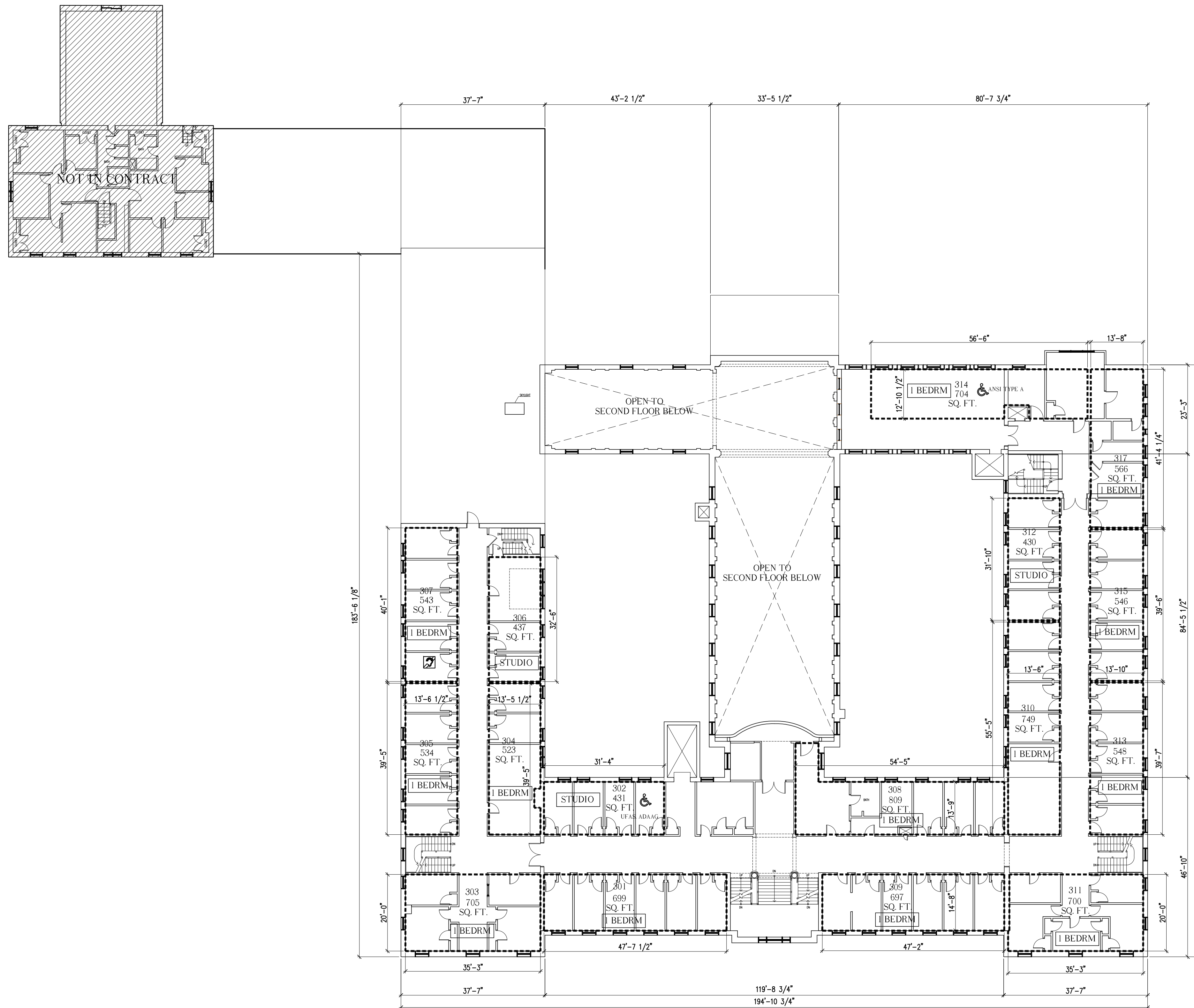


**SECOND FLOOR PLAN**

21 UNITS  
 7 STUDIO UNITS, 14 1 BEDROOM UNITS  
 GROSS AREA (INCL. CHAPEL) = 24,153 SQ. FT.  
 GROSS AREA (NOT INCL. CHAPEL) = 18,333 SQ. FT.  
 APARTMENTS NET AREA = 10,604 SQ. FT.


Date: 23 June 2015	Scale: 1/16" = 1'-0"	Project: MOTHERHOUSE SENIOR HOUSING PORTLAND, MAINE	Revisions:
			Architect: <b>ARCHETYPE</b> architects 48 Union Wharf Portland, Maine 04101 (207) 772-6022 Fax (207) 772-4056
Consulting Engineer:		Owner:	Developer:

**A1.03**

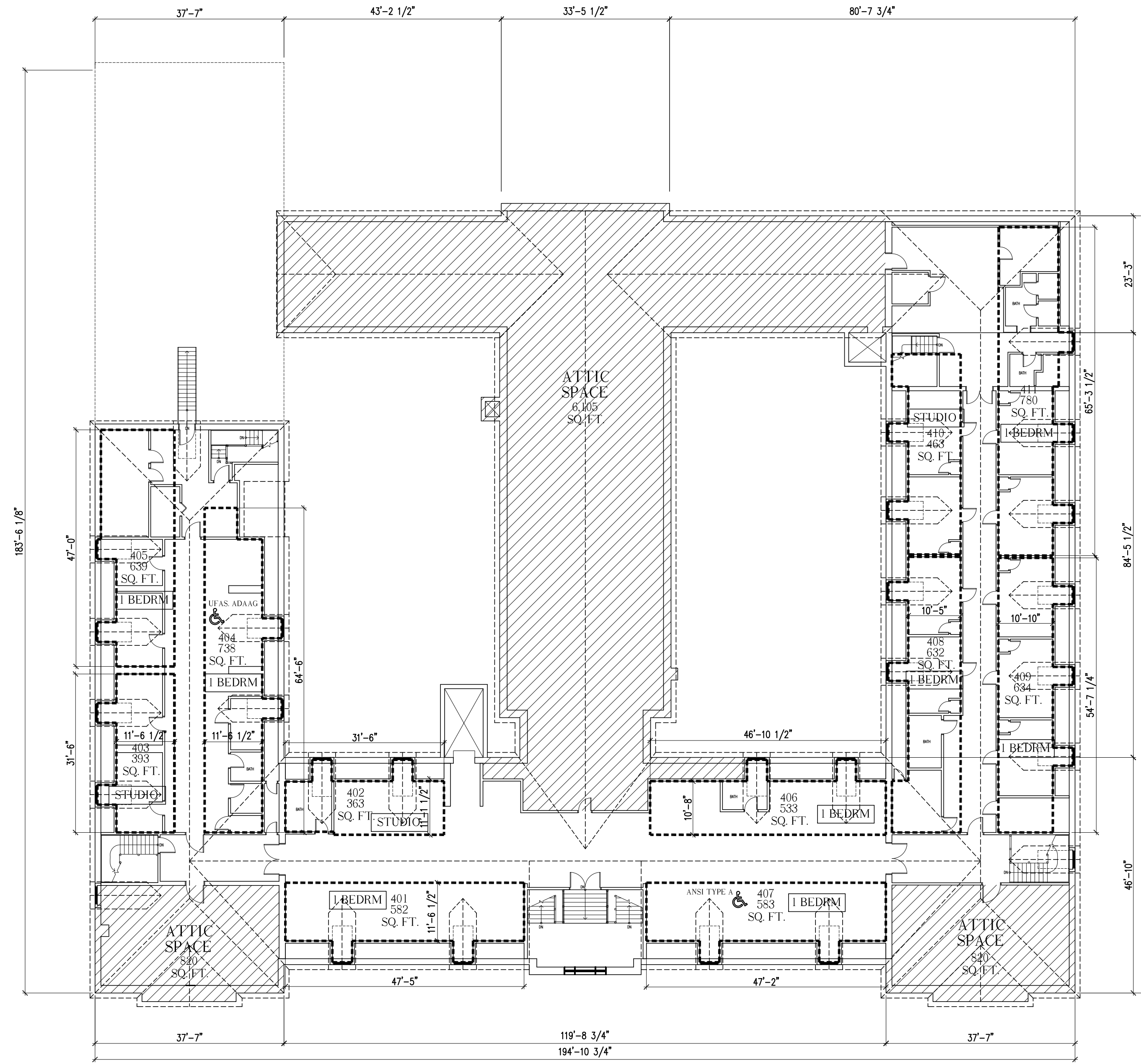


**THIRD FLOOR PLAN**

16 UNITS  
 3 STUDIO UNITS, 13 1 BEDROOM UNITS  
 GROSS AREA (INCL. CHAPEL) = 21, 018 SQ. FT  
 GROSS AREA (NOT INCL. CHAPEL) = 16, 538 SQ. FT  
 APARTMENTS NET AREA = 9,621 SQ. FT

Owner:	Developer:
Consulting Engineer:	
Architect:	 48 Union Wharf Portland, Maine 04101 (207) 772-6022 Fax (207) 772-4056
Project:	MOTHERHOUSE SENIOR HOUSING PORTLAND, MAINE
Revisions:	
Date:	23 June 2015
Scale:	1/16" = 1'-0"
<b>THIRD FLOOR PLAN</b>	
<b>A1.04</b>	

1 BEDRM  
STUDIO



**FOURTH FLOOR PLAN**  
 11 UNITS  
 3 STUDIO UNITS, 8 1 BEDROOM UNITS  
 GROSS AREA (INCL. ATTIC) = 21, 018 SQ. FT  
 GROSS AREA (NOT INCL. ATTIC) = 13, 273 SQ. FT  
 APARTMENTS NET AREA = 6,340 SQ. FT

Date: 23 June 2015

Scale: 1/16" = 1'-0"

Revisions:

Project:

MOTHERHOUSE SENIOR HOUSING  
PORTLAND, MAINE

Architect:

**ARCHETYPE** architects  
48 Union Wharf Portland, Maine 04101  
(207) 772-6022 Fax (207) 772-4056

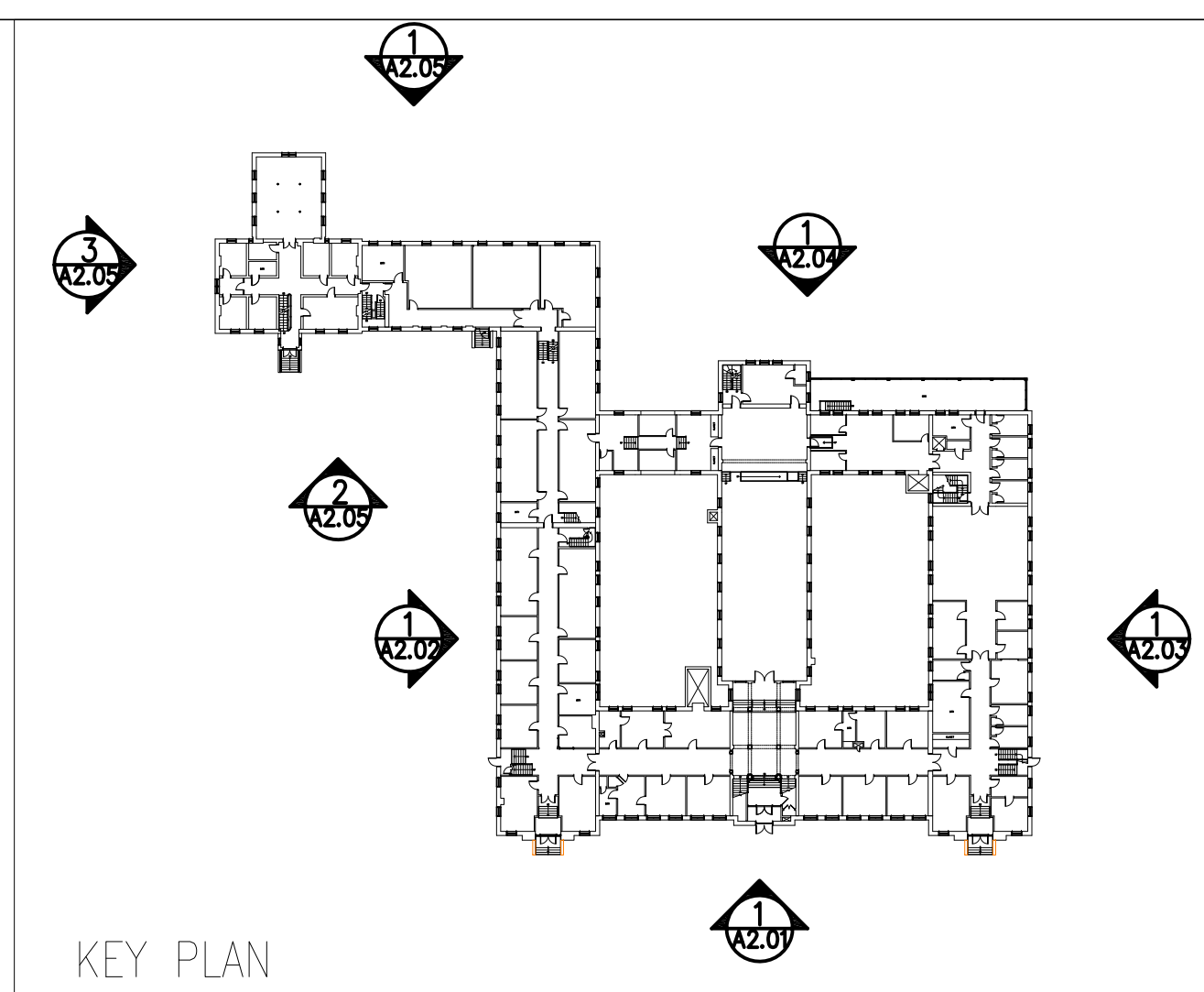
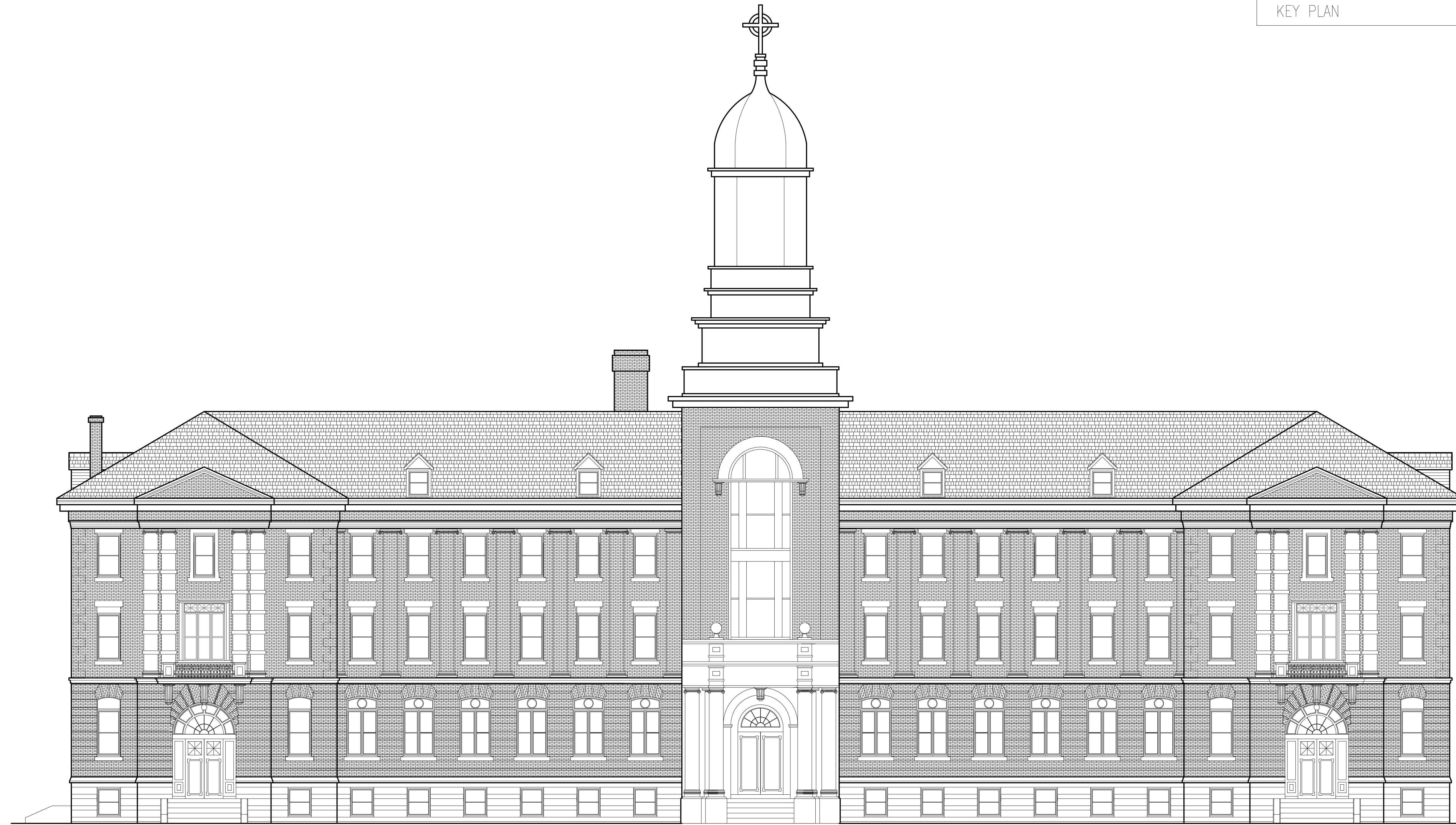
Consulting Engineer:

Owner:

Developer:

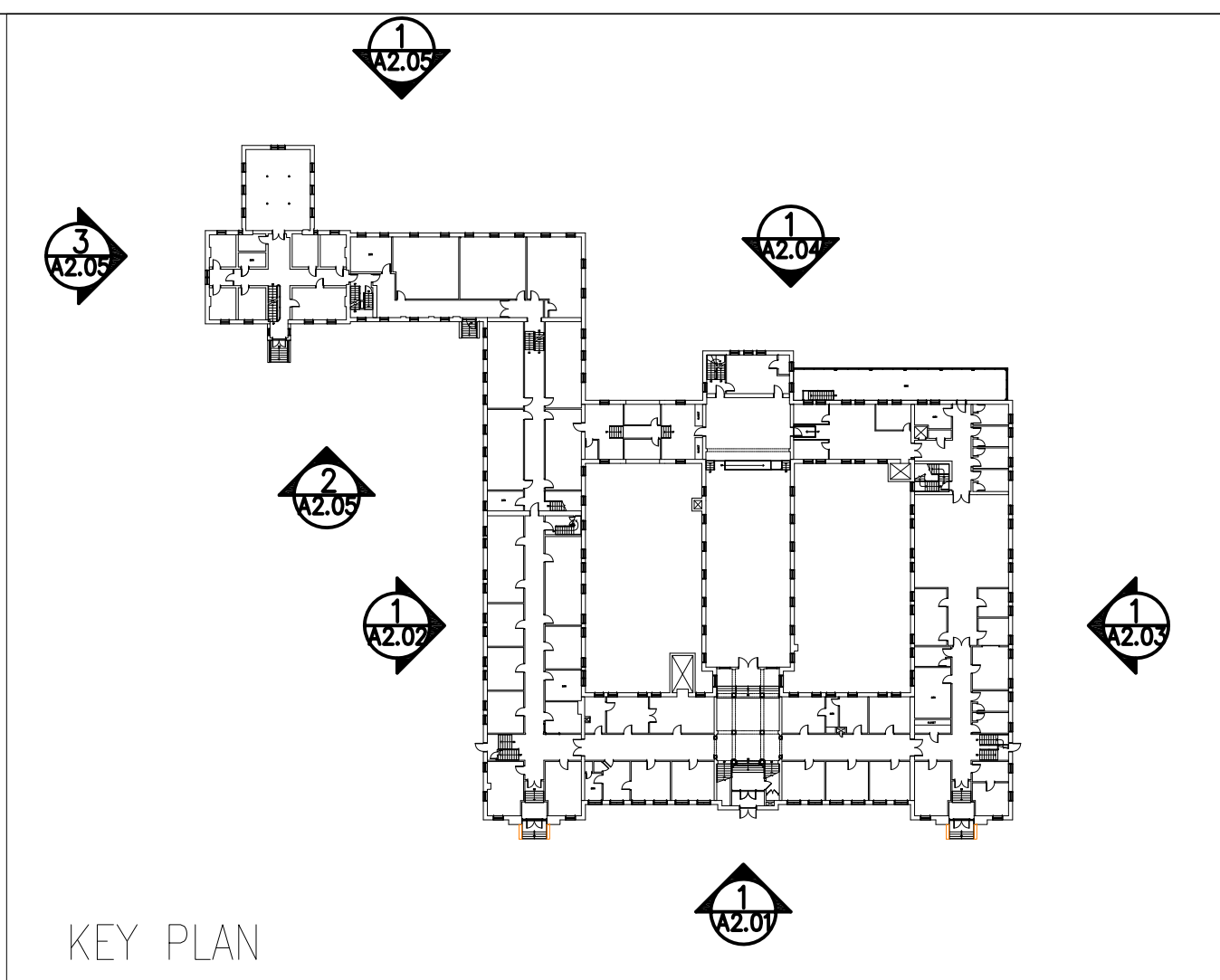
FOURTH FLOOR PLAN

A1.05



1 | SOUTH ELEVATION

Owner:		Developer:	
Consulting Engineer:			
Architect:		<b>ARCHETYPE</b> architects 48 Union Wharf Portland, Maine 04101 (207) 772-6022 Fax (207) 772-4056	
Project:		MOTHERHOUSE SENIOR HOUSING PORTLAND, MAINE	
Revisions:			
Date:	Scale:	SOUTH ELEVATION	
23 Jun 2015	1/8" = 1'-0"		
A2.01			

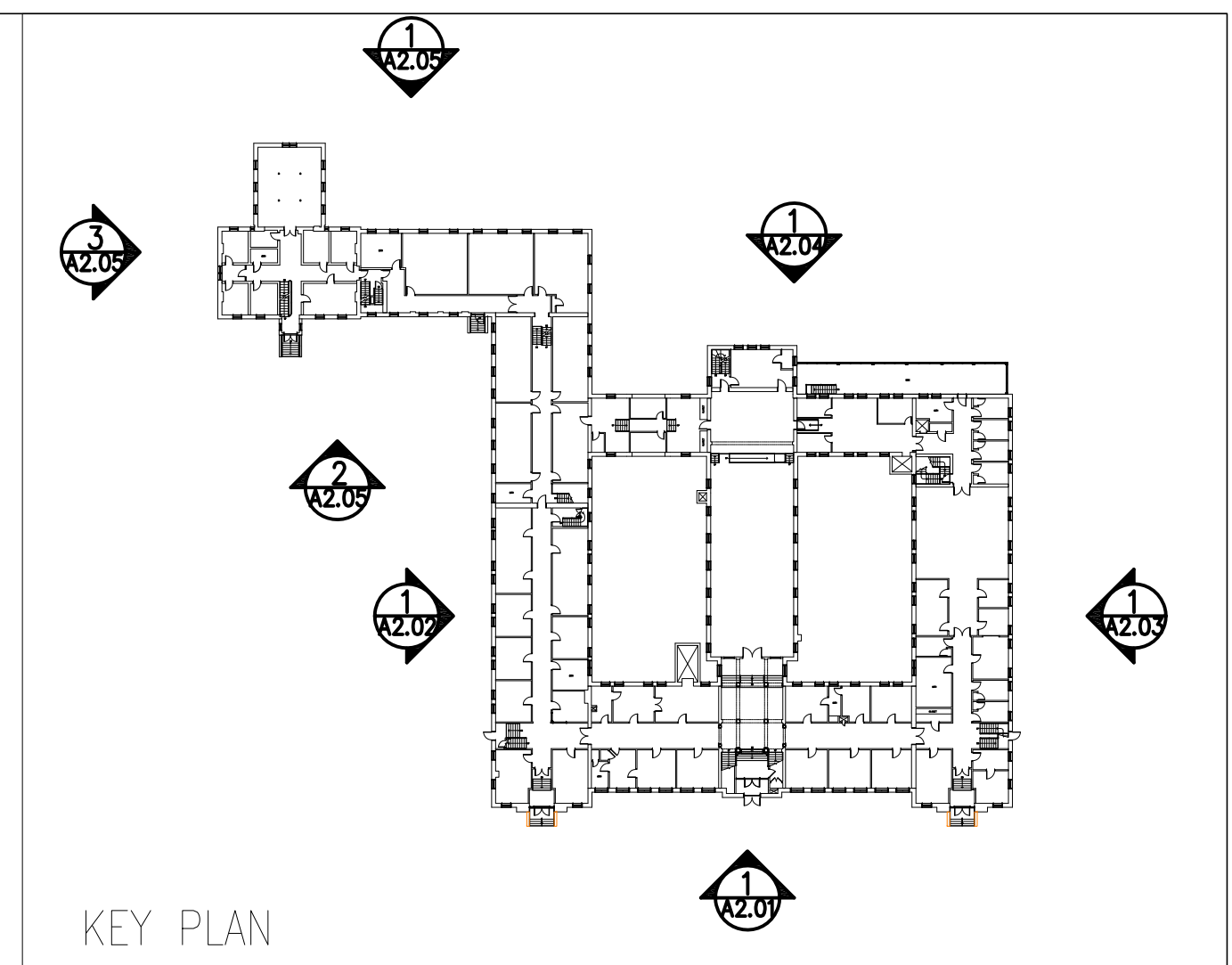


1 | WEST ELEVATION

Date: 23 Jun 2015		Scale: 1/8" = 1'-0"		WEST ELEVATION	
Revisions:		Project: MOTHERHOUSE SENIOR HOUSING PORTLAND, MAINE		Architect: <b>ARCHETYPE</b> a.r.c.h.i.t.e.c.t.s 48 Union Wharf Portland, Maine 04101 (207) 772-6022 Fax (207) 772-4056	
				Consulting Engineer:	
				Owner:	
				Developer:	
A2.02					

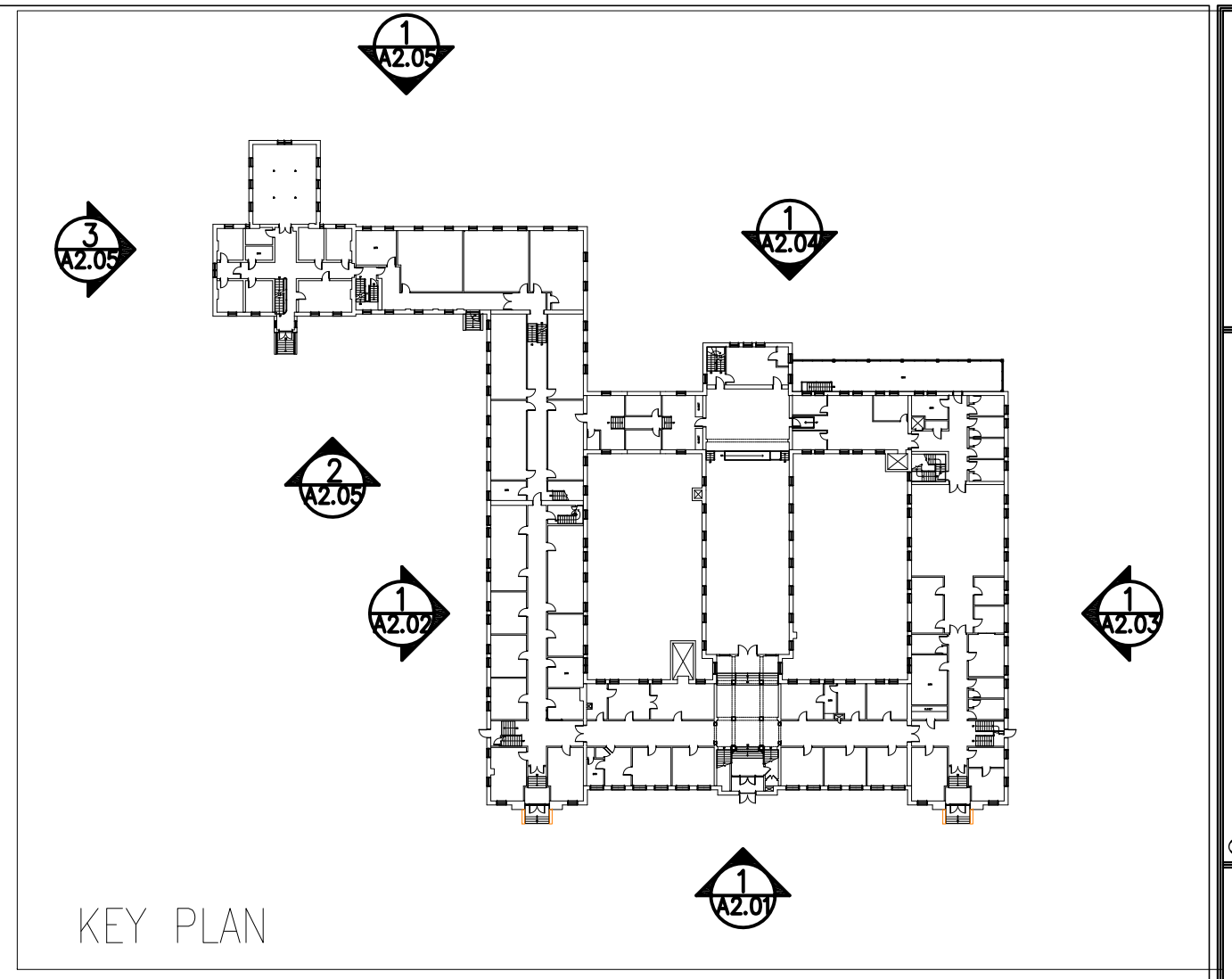


1 | EAST ELEVATION



Date: 23 Jun 2015		Scale: 1/8" = 1'-0"		Project: MOTHERHOUSE SENIOR HOUSING PORTLAND, MAINE		Architect: <b>ARCHETYPE</b> a.r.c.h.i.t.e.c.t.s 48 Union Wharf Portland, Maine 04101 (207) 772-6022 Fax (207) 772-4056		Consulting Engineer:		Owner:		Developer:	
Revisions:				EAST ELEVATION				A2.03					





1 | NORTH ELEVATION 1

Owner:  
Developer:

Consulting Engineer:

Architect:  
**ARCHETYPE**  
 architects  
 48 Union Wharf Portland, Maine 04101  
 (207) 772-6022 Fax (207) 772-4056

Project:  
**MOTHERHOUSE SENIOR HOUSING**  
 PORTLAND, MAINE

Revisions:


Date: 23 Jun 2015  
 Scale: 1/16" = 1'-0"  
**NORTH ELEVATION**

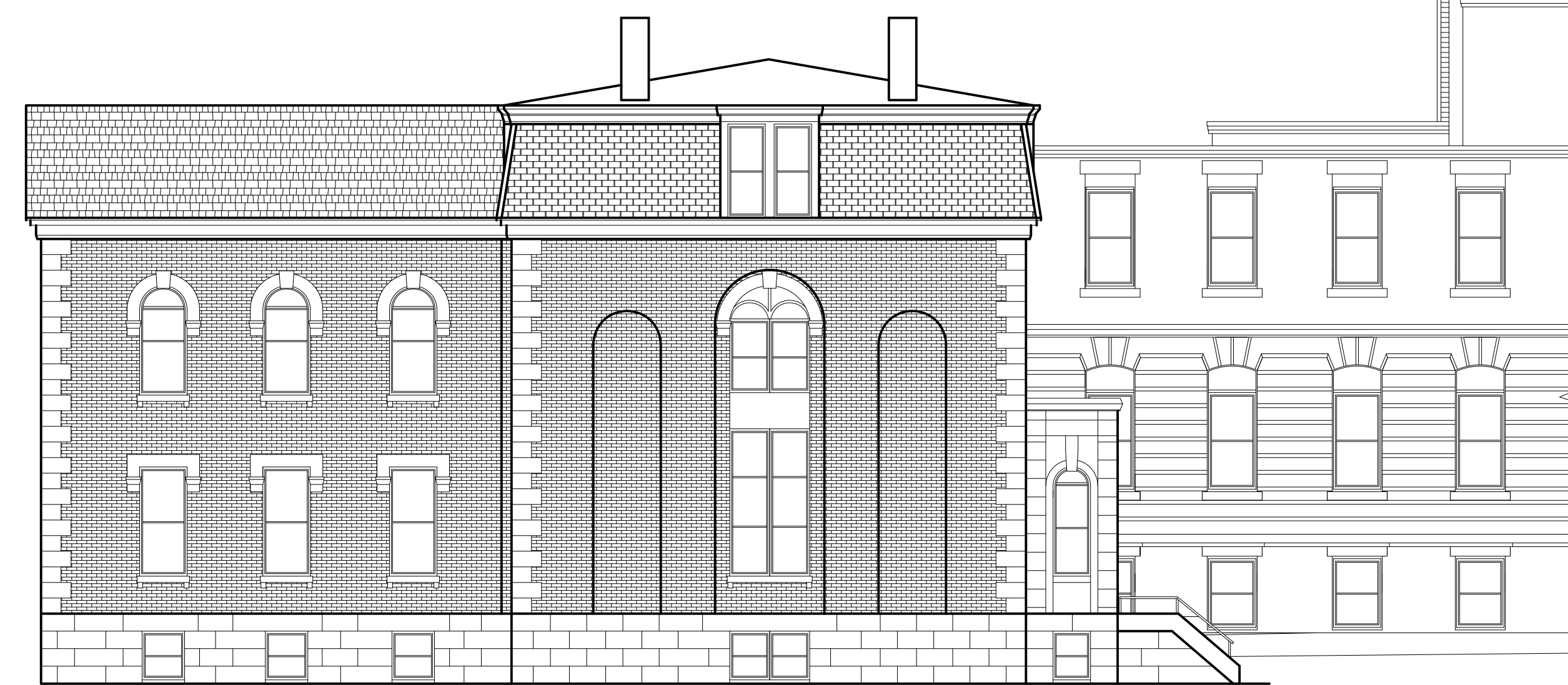
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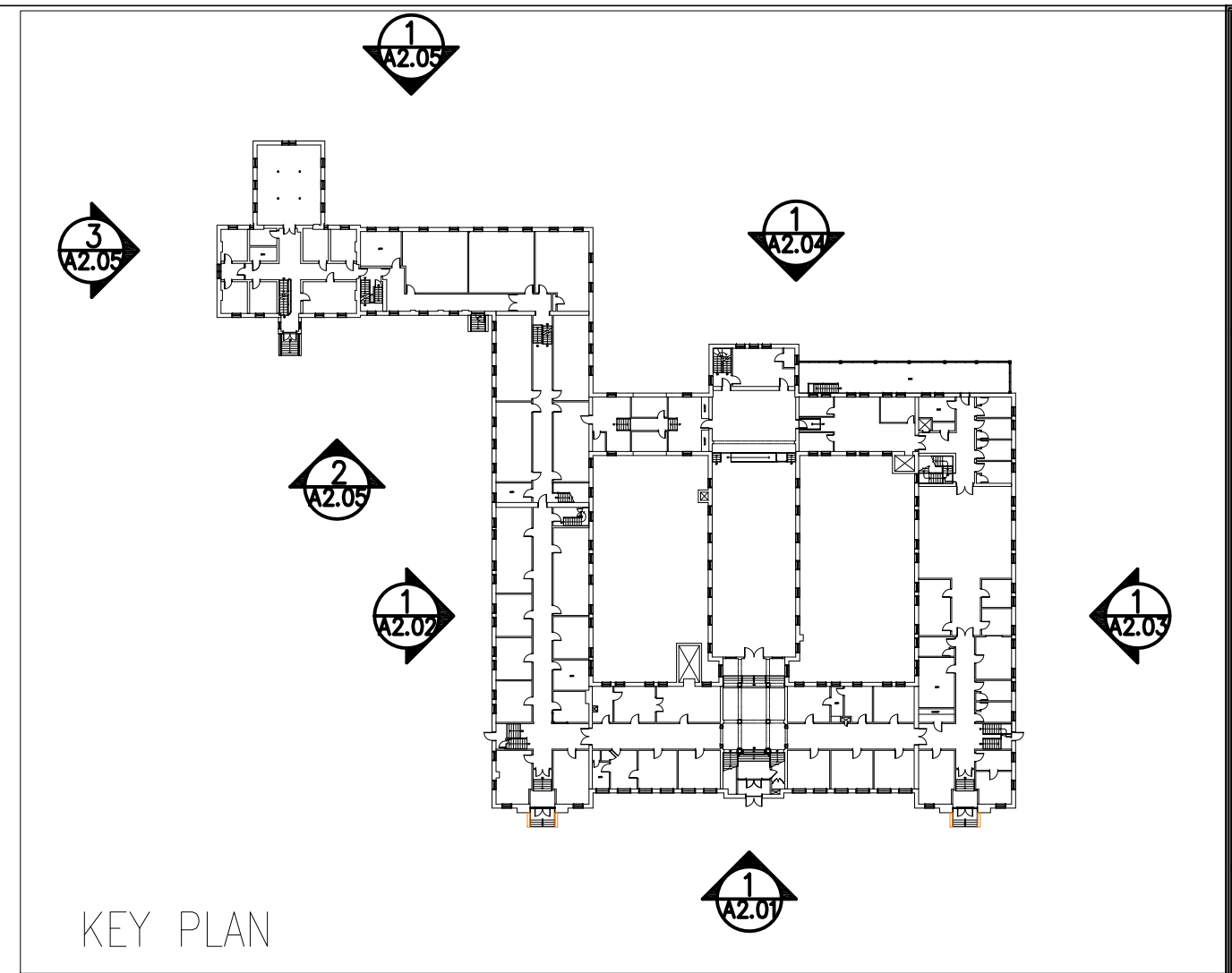
1 NORTH ELEVATION 2



2 WEST ELEVATION



3 SOUTH ELEVATION



Owner:	Developer:
Consulting Engineer:	
<b>ARCHETYPE</b> architects 48 Union Wharf Portland, Maine 04101 (207) 772-6022 Fax (207) 772-4056	
Project:	MOTHERHOUSE SENIOR HOUSING
Revisions:	PORTLAND, MAINE
Date:	23 Jun 2015
Scale:	1/8" = 1'-0"
ELEVATIONS	
A2.05	