

263A-A-4

2004-0070

1030 Brighten Ave.

Pine Tree Shopping Ctr.

Packard Dev.

# PINE TREE SHOPPING CENTER

PORTLAND, MAINE

Att. 16

## OWNER:

HERITAGE SPE, LLC  
C/O HERITAGE REALTY MANAGEMENT, INC.  
131 DARTMOUTH STREET  
BOSTON, MA 02116

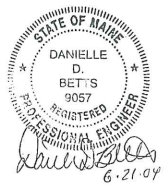
## APPLICANT:



ONE WELLS AVENUE  
NEWTON, MA 02459

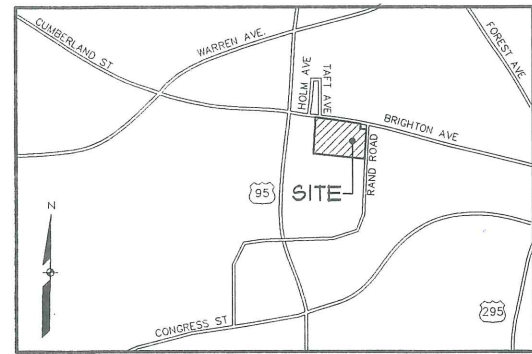
## ENGINEER:

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



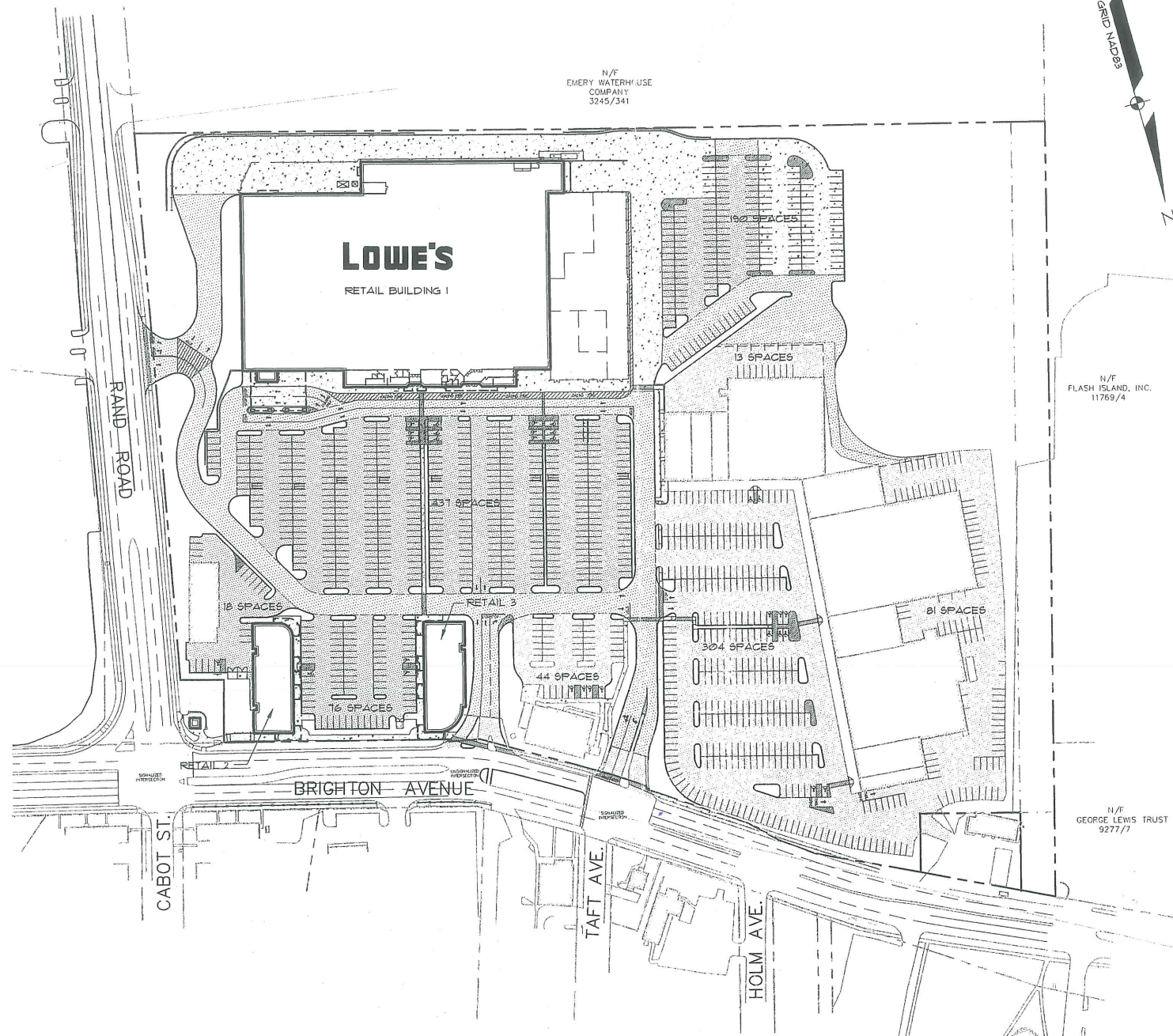
## SHEET INDEX

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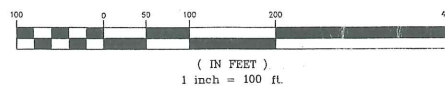


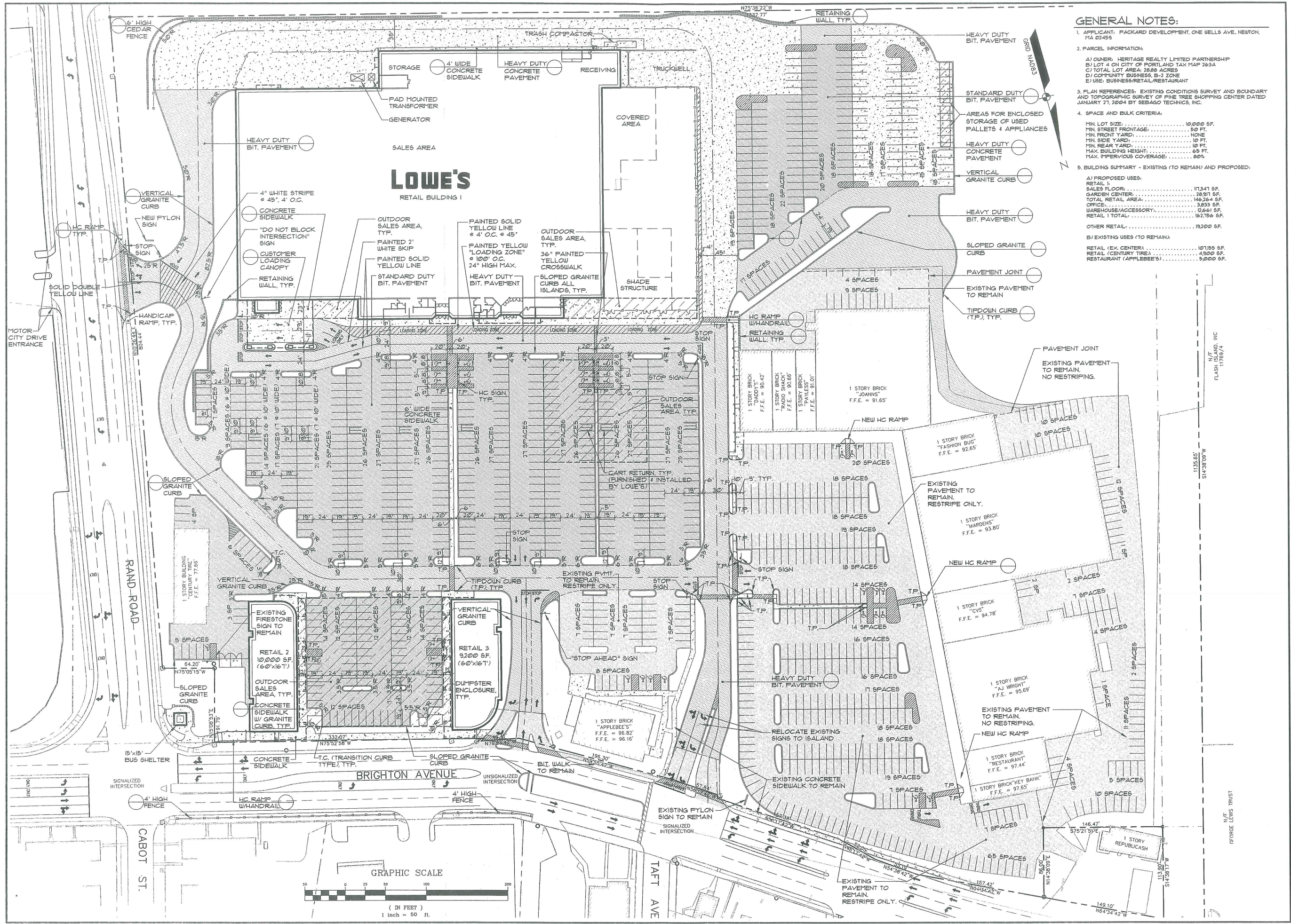
LOCATION MAP

N.T.S.



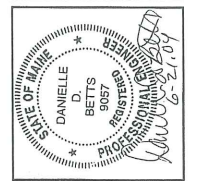
GRAPHIC SCALE



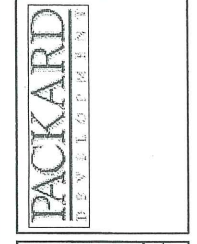


- GENERAL NOTES:**
1. APPLICANT: PACKARD DEVELOPMENT, ONE WELLS AVE. NEWTON, MA 02458
  2. PARCEL INFORMATION:
    - A) OWNER: HERITAGE REALTY LIMITED PARTNERSHIP
    - B) LOT 4 ON CITY OF PORTLAND TAX MAP 263A
    - C) TOTAL LOT AREA: 28.89 ACRES
    - D) COMMUNITY BUSINESS, B-2 ZONE
    - E) USE: BUSINESS/RETAIL/RESTAURANT
  3. PLAN REFERENCES: EXISTING CONDITIONS SURVEY AND BOUNDARY AND TOPOGRAPHIC SURVEY OF PINE TREE SHOPPING CENTER DATED JANUARY 21, 2004 BY SEBAGO TECHNICS, INC.
  4. SPACE AND BULK CRITERIA:
    - MIN. LOT SIZE: 10,000 SF.
    - MIN. STREET FRONTAGE: 50 FT.
    - MIN. FRONT YARD: NONE
    - MIN. SIDE YARD: 10 FT.
    - MIN. REAR YARD: 10 FT.
    - MAX. BUILDING HEIGHT: 65 FT.
    - MAX. IMPERVIOUS COVERAGE: 80%
  5. BUILDING SUMMARY - EXISTING (TO REMAIN) AND PROPOSED:
    - A) PROPOSED USES:
      - RETAIL 1: 173,471 SF.
      - SALES FLOOR: 28,911 SF.
      - GARDEN CENTER: 3,833 SF.
      - TOTAL RETAIL AREA: 146,264 SF.
      - OFFICE: 3,833 SF.
      - WAREHOUSE/ACCESSORY: 3,261 SF.
      - RETAIL 1 TOTAL: 162,796 SF.
    - OTHER RETAIL: 13,200 SF.
    - B) EXISTING USES (TO REMAIN):
      - RETAIL (EX. CENTRA): 107,155 SF.
      - RETAIL (CENTURY TIRE): 4,900 SF.
      - RESTAURANT (APPLEBEE'S): 9,000 SF.

16B



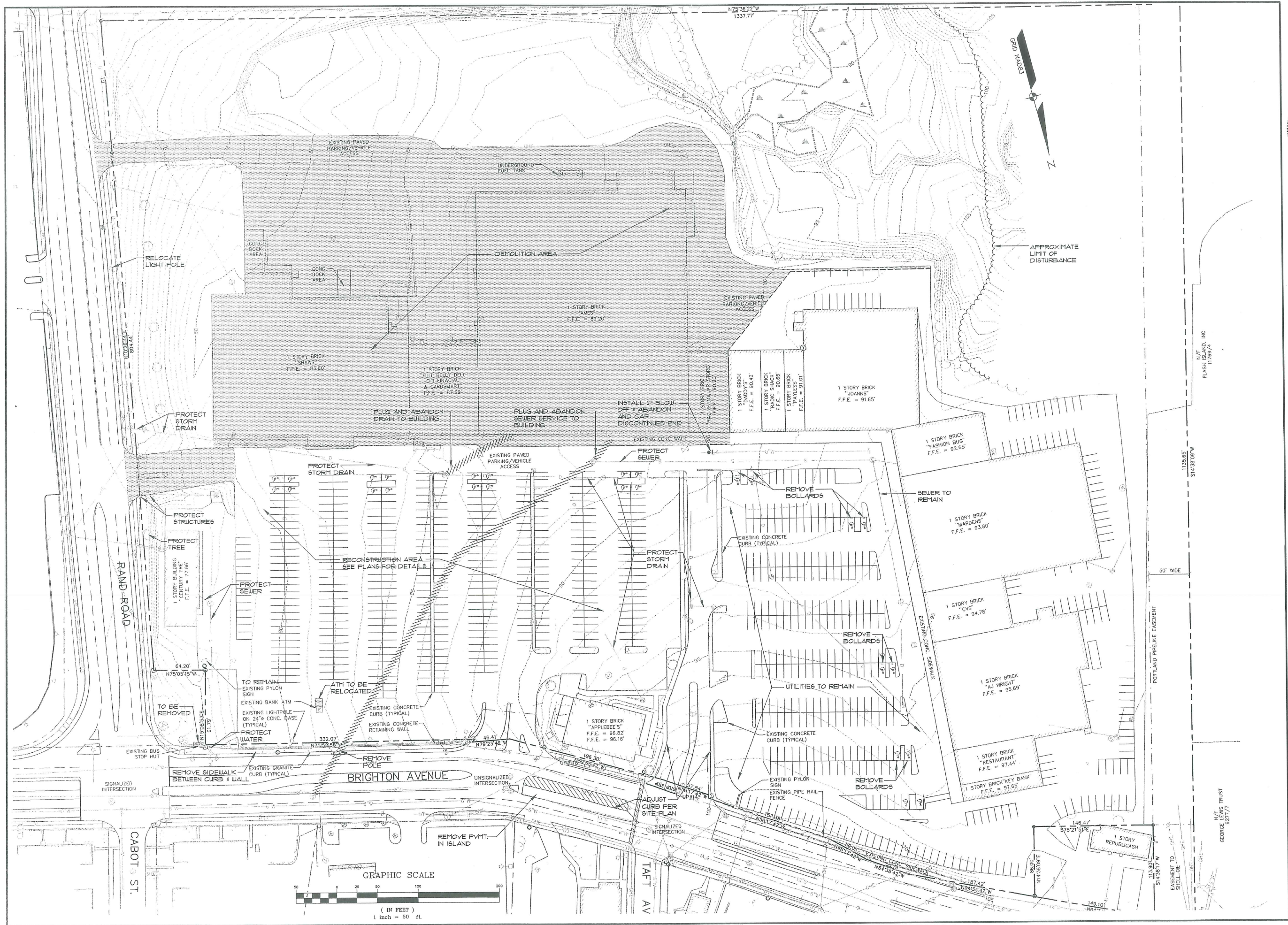
NO.	DATE	ISSUED TO	STATUS
C	06-21-04	ISSUED TO CITY & DEPT FOR REVIEW	
B	05-29-04	ISSUED TO CITY FOR REVIEW	
A	04-13-04	ISSUED TO CITY FOR REVIEW	
REV	BT	DATE	STATUS



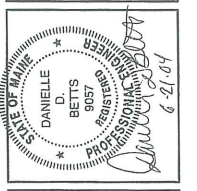
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 Westbrook, Me 04098-1339  
 Tel (207) 855-0277

PROJECT NO: FIELD BOOK DESIGN CHKD DRAWN  
 04005 DIGITAL DBB DBB JLB

**SITE PLAN**  
 OF:  
**PINE TREE SHOPPING CENTER**  
 1030 BRIGHTON AVENUE  
 PORTLAND, MAINE  
 FOR:  
**PACKARD DEVELOPMENT**  
 ONE WELLS AVENUE  
 NEWTON, MA 02459

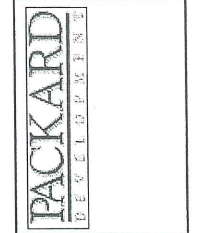


16A



DOB	06-21-04	ISSUED TO CITY & DEP FOR REVIEW
DOB	05-25-04	ISSUED TO CITY FOR REVIEW
REV	DATE	STATUS
A		

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITING FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.



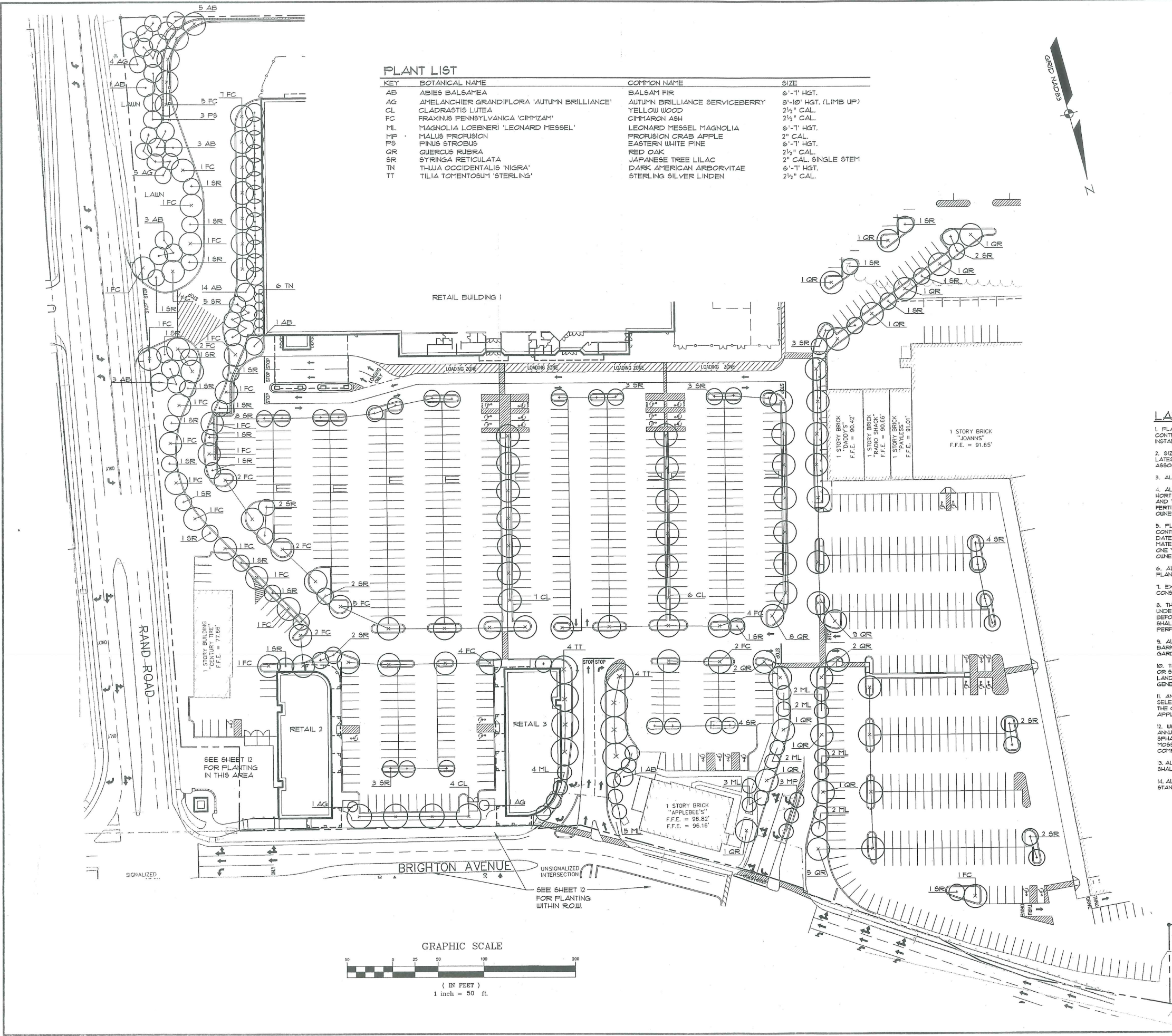
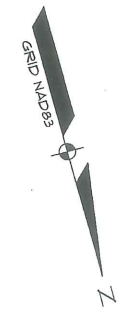
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PROJECT NO. | FIELD BOOK | DESIGN | CHKD | DRAWN |  
 04005 | DIGITAL | DDB | DDB | JLB

EXISTING CONDITIONS /  
 DEMOLITION PLAN  
**PINE TREE SHOPPING CENTER**  
 1030 BRIGHTON AVENUE  
 PORTLAND, MAINE  
 FOR:  
**PACKARD DEVELOPMENT**  
 ONE WELLS AVENUE  
 NEWTON, MA 02459

**PLANT LIST**

KEY	BOTANICAL NAME	COMMON NAME	SIZE
AB	ABIES BALSAMICA	BALSAM FIR	6'-1" HGT.
AG	AMELANCHIER GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	8'-10" HGT. (LIMB UP)
CL	CLADRASTIS LUTEA	YELLOW WOOD	2 1/2" CAL.
FC	FRAXINUS PENNSYLVANICA 'CIMMIZAM'	CIMMIZAM ASH	2 1/2" CAL.
ML	MAGNOLIA LOEBNERI 'LEONARD MESSEL'	LEONARD MESSEL MAGNOLIA	6'-1" HGT.
MP	MALUS PROFUSION	PROFUSION CRAB APPLE	2" CAL.
PS	PINUS STROBUS	EASTERN WHITE PINE	6'-1" HGT.
QR	QUERCUS RUBRA	RED OAK	2 1/2" CAL.
SR	SYRINGA RETICULATA	JAPANESE TREE LILAC	2" CAL. SINGLE STEM
TN	THUJA OCCIDENTALIS 'NIGRA'	DARK AMERICAN ARBORVITAE	6'-1" HGT.
TT	TILIA TOMENTOSUM 'STERLING'	STERLING SILVER LINDEN	2 1/2" CAL.



**LANDSCAPE NOTES**

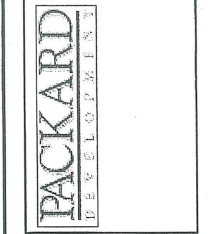
- PLANT QUANTITIES SHOWN ON PLANT LISTS ARE FOR CONVENIENCE TO THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL INSTALLATION AS SHOWN ON PLANS.
- SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF "U.S.A. STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
- ALL PLANT MATERIAL SHALL BE FREE FROM INSECTS AND DISEASE.
- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES. THIS IS TO INCLUDE PROPER PLANTING MIX, PLANT BED AND TREE PIT PREPARATION, PRUNING, STAKING OR GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE UNTIL ACCEPTANCE BY THE OWNER.
- PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BY THE CONTRACTOR AND A PERIOD OF TWO YEARS THEREAFTER BY THE OWNER FROM DATE OF INSTALLATION DURING THE ONE YEAR GUARANTEE PERIOD. DEAD PLANT MATERIAL SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE ONE YEAR PERIOD, THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.
- ALL GRASS, OTHER VEGETATION AND DEBRIS SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO PLANTING.
- EXISTING TREES TO BE PRESERVED WILL BE PROTECTED DURING CONSTRUCTION AND SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- THE LANDSCAPE CONTRACTOR IS ADVISED OF THE PRESENCE OF THE UNDERGROUND UTILITIES AND SHALL VERIFY THE EXISTENCE AND LOCATION OF SAME BEFORE COMMENCING AND DIGGING OPERATIONS. THE LANDSCAPE CONTRACTOR SHALL REPLACE OR REPAIR UTILITIES, PAVING WALKS, CURBS, ETC. DAMAGED IN PERFORMANCE OF THIS JOB AT NO ADDITIONAL COST TO THE OWNER.
- ALL SHRUB BEDS SHALL BE MULCHED WITH 3" CLEAN SHREDDED DARK BROWN BARK MULCH OVER A 10 MIL. WEED MAT EQUAL TO "WEEDBLOCK" BY EASY GARDENER OR DEWITT WEED BARRIER.
- THE CONTRACTOR SHALL PROVIDE 4" LOAM FOR ALL AREAS TO BE SODDED OR SEEDED. PLANTING AREAS SHALL RECEIVE 12" ROLLED THICKNESS OF LOAM. THE LANDSCAPE CONTRACTOR SHALL COORDINATE SUBGRADE PREPARATION WITH THE GENERAL CONTRACTOR PRIOR TO PLACING LOAM.
- ANY DEVIATION FROM THE LANDSCAPE PLAN, INCLUDING PLANT LOCATION, SELECTION, SIZE, QUANTITY OR CONDITION SHALL BE REVIEWED AND APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT (AND MUNICIPAL AUTHORITY, IF APPLICABLE) PRIOR TO INSTALLATION ON SITE.
- WHERE INDICATED ON PLAN, PLANTING SOIL MIXTURE FOR PERENNIAL AND ANNUAL FLOWER BED AREAS SHALL CONSIST OF FOUR PARTS TOPSOIL, TWO PARTS SPHAGNUM PEAT MOSS, AND ONE PART HORTICULTURAL FERTILITE BY VOLUME. PEAT MOSS MAY BE SUBSTITUTED WITH WELL-ROTTED OR DEHYDRATED MANURE OR COMPOST. ROTOTILL BEDS TO A DEPTH OF 8 INCHES.
- ALL DISTURBED AREAS NOT RECEIVING PLANTINGS (INCLUDING RIGHT-OF-WAYS) SHALL BE SEEDED.
- ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH DIVISION 2 OF LOU'S STANDARD SITE SPECIFICATIONS.

NOTE:  
SEE SHEET 12 FOR PLANTING DETAIL.



REV.	BY:	DATE:	STATUS:
C	DOB	06-21-04	ISSUED TO CITY FOR REVIEW
B	DOB	05-25-04	ISSUED TO CITY FOR REVIEW
A	DOB	04-13-04	ISSUED TO CITY FOR REVIEW

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Westport, Maine 04091  
Tel: (207) 856-0271

PROJECT NO. FIELD BOOK DESIGN CHKD DRAWN  
04005 DIGITAL CD DOB JLB/CD

**LANDSCAPE PLAN**  
OF:  
PINE TREE SHOPPING CENTER  
1030 BRIGHTON AVENUE  
PORTLAND, MAINE

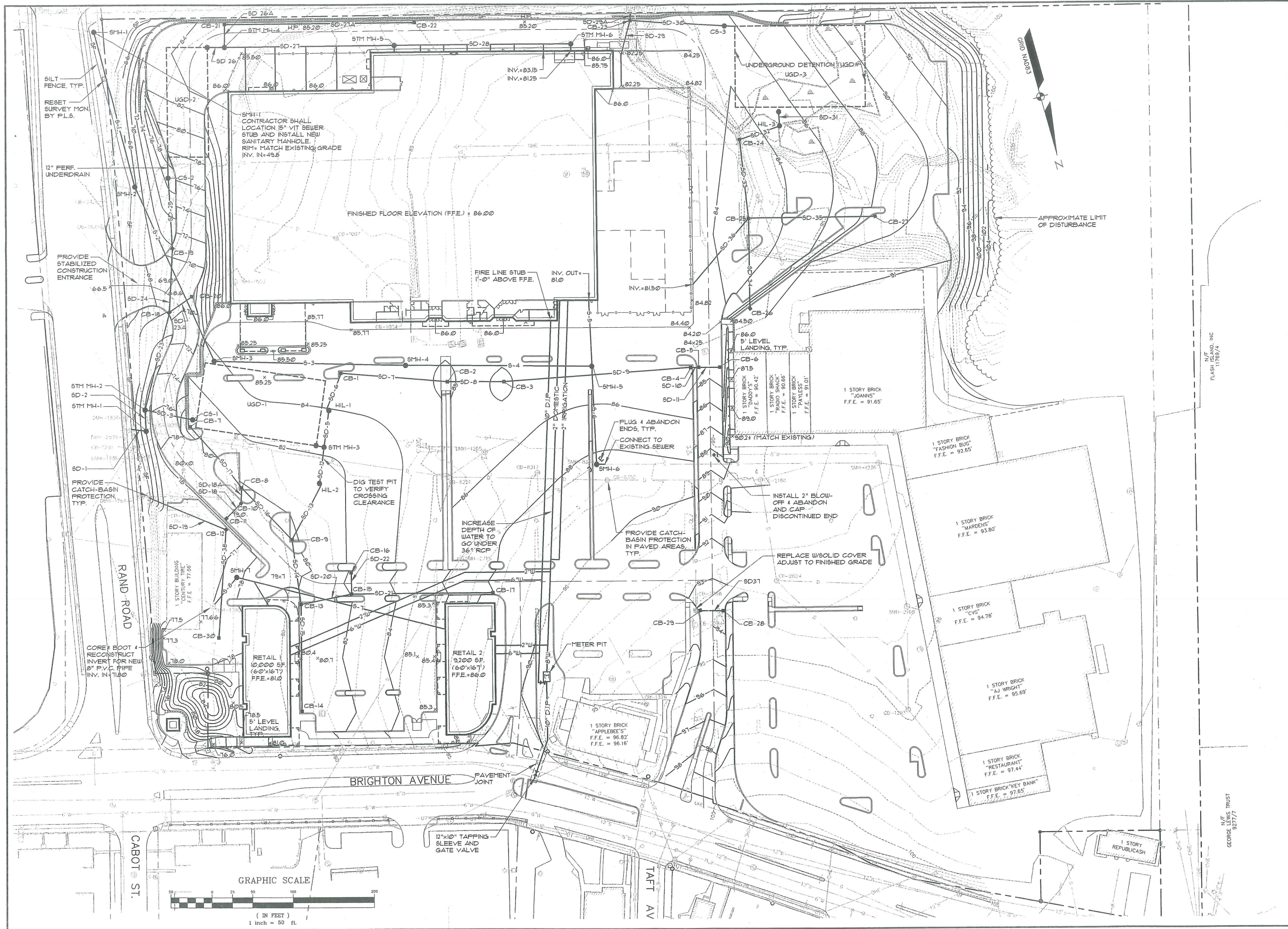
FOR:  
PACKARD DEVELOPMENT  
ONE WELLS AVENUE  
NEWTON, MA 02459

DATE	SCALE
03-05-04	1" = 50'

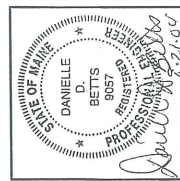
SHEET 4 OF 13

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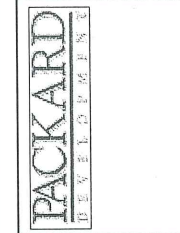
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16D



REV:	DATE:	STATUS:
B	06-21-04	ISSUED TO CITY & DEP FOR REVIEW
A	05-25-04	ISSUED TO CITY FOR REVIEW
BY:		



PROJECT NO:	0-4005
FIELD BOOK:	DIGITAL
DESIGN:	DBB
CHKD:	DBB
DRAWN:	JLB

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 PORTLAND, MAINE  
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**PACKARD DEVELOPMENT**  
 ONE WELLS AVENUE  
 NEWTON, MA 02459

EXISTING SEWER MANHOLE TABLE

STRUCTURE	RIM	INV. IN	INV. OUT	SHELF	SUMP
SMH-1003	80.78	74.78 (8" VIT)	74.73 (8" VIT)	75.93	
SMH-1236	91.36	82.51 (8" VIT) 82.46 (8" VIT)	82.46 (8" VIT)	83.01	
SMH-1396	76.99	71.79 (4" VIT)	71.59 (8" VIT)	72.09	
SMH-2160	93.80	85.83 (8" VIT)	84.59 (8" VIT)		84.55
SMH-2715	85.68	78.48 (4" VIT) 77.63 (8" VIT)	77.53 (8" VIT)	77.78	
SMH-8350	88.40	79.60 (8" VIT) 79.70 (8" VIT)	79.55 (8" VIT)	79.90	
SMH-9102	65.23	49.73 (15" VIT) 49.53 (8" VIT)	49.23 (18" VIT)	50.13	

EXISTING STORMDRAIN STRUCTURE TABLE

STRUCTURE	RIM	INV. IN	INV. OUT	SHELF	SUMP
DMH-1265	87.11	82.97 (15" STEEL)	82.91 (15" VIT)		82.91
DMH-1764	69.89	66.14 (12" PVC)	65.74 (12" PVC)		65.39
DMH-1785	69.69	64.79 (12" PVC) 64.99 (12" PVC)	64.69 (12" PVC)		63.24
DMH-1836	68.86	60.86 (12" CMP)	60.16 (12" CMP)		60.66
DMH-1852	60.86	53.91 (15" CMP) 55.51 (48" RCP) 55.76 (12" CMP) 56.80 (12" PVC)	52.06 (48" RCP)		49.66
DMH-2529	60.75	53.75 (48" CMP) 56.05 (12" PVC)	53.45 (48" RCP)		52.55
DMH-2531	60.75	53.75 (48" SD) 51.75 (48" RCP) 53.75 (18" CMP) 55.35 (12" PVC)	51.55 (48" CMP)		51.00
DMH-2847	65.23	60.38 (12" PVC) 60.48 (12" CMP)	60.34 (12" PVC)	60.93	
CB-1007	81.20	72.30 (12" PVC)	71.95 (12" PVC)		69.50
CB-1034	79.02	73.57 (12" PVC)	73.72 (12" PVC)		71.92
CB-1293	94.61	90.86 (12" PVC) 90.81 (12" PVC)	90.76 (12" PVC)		89.61
CB-1379	94.87	---	92.47 (8" PVC)		92.22
CB-1717	70.97	---	69.47 (15" PVC)		69.37
CB-1766 & CB-1768	70.39	66.39 (12" PVC) IN 58.78 (12" SD)	66.59 (12" PVC)		65.89
CB-1781	70.26	---	65.21 (4" PVC)		64.26
CB-1829	65.23	---			
CB-1838	69.09	62.78 (42" CMP)	62.59 (48" CMP)		62.09
CB-2180	89.74	83.74 (10" RCP) 83.84 (18" RCP)	83.64 (24" RCP)		82.64
CB-2284	93.40	---	89.90 (18" CPP)		89.90
CB-2398	93.06	88.91 (18" CPP)	88.76 (18" CPP)		88.76
CB-2713	75.60	---	70.80 (12" PVC)		69.15
CB-2824	91.69	84.99 (12" RCP) 85.09 (14" RCP)	84.79 (18" RCP)		84.59
CB-8251	84.75	80.98 (15" CMP) 77.35 (36" VIT)	77.40 (42" CMP)		76.45
CB-8317	87.52	---	84.47 (15" PVC)		82.97
CB-8352	88.21	82.57 (12" VIT) 81.32 (24" RCP)	81.07 (36" RCP)		80.01
CB-8420	64.80	59.90 (12" PVC)	59.80 (12" STEEL)		59.30

PROPOSED SEWER MANHOLE TABLE

STRUCTURE	RIM	INV. IN	INV. OUT
SMH-1	62.5 ±	49.9	49.1
SMH-2	68.0	58.52	58.42
SMH-3 6' DIA (DROP)	84.10	72.87	68.82
SMH-4	85.30	74.12	74.62
SMH-5	85.2	76.50	76.40
SMH-6	88.3	79.60	79.50

\* APPROXIMATE ELEVATION MATCH EXISTING OR PROPOSED GRADE  
 ① THIS ELEVATION IS BASED ON CITY OF PORTLAND DESIGN PLAN DATED 10-24-69 THE CONTRACTOR SHALL VERIFY ELEVATION.

PROPOSED SEWER PIPE TABLE

PIPE	SIZE (IN)	LENGTH (FT)	SLOPE (FT/FT)
S-1	8"	192'	0.444
S-2	8"	230'	0.448
S-3	8"	233'	0.075
S-4	8"	224'	0.075
S-5	8"	80'	0.56
S-6	8"	116'	0.258

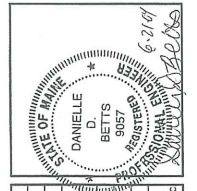
PROPOSED STORMDRAIN STRUCTURE TABLE

STRUCTURE	RIM	INV. IN	INV. OUT
STM MH-1 1' DIA. (DROP)	74.0	62.18	58.19 (48")
STM MH-2 6' DIA.	74.0	63.12	63.02
CS-1	80.5	74.90	72.90
STM TECH-1	.	75.90	75.90
STM MH-3	.	76.07	75.97
HIL-1	.	75.56	71.06
CB-1	.	75.91	75.81
CB-2	.	77.29	77.19
CB-3	84.1	78.05	77.95
CB-4	84.6	79.28	79.18
CB-5	84.6	79.48	79.38
CB-6	84.6	.	79.12
HIL-2	.	74.71	76.27
CB-7	.	.	76.2
CB-8	.	75.13	75.63
CB-9	.	75.20	75.13
CB-10	78.1	75.8	75.8
CB-11	78.1	.	76.91
CB-12	76.5	72.6	72.5
CB-13	79.7	75.68	75.58
CB-14	79.7	.	76.31
CB-15	81.9	76.36	76.26
CB-16	81.9	.	76.6
CB-17	81.9	.	82.4
CB-18	69.30	66.26 (12" SD) 64.38	64.28
CB-19	71.0	65.24	65.14
CB-20	69.50	.	66.40
CS-2	78.0	72.50	72.0
STM TECH-2	84.6	73.67	73.57
STM MH-4	84.7	73.94 76.09 (12" SD)	73.84
STM MH-5	85.8	78.78	78.68
STM MH-6	85.8	81.0	80.9
CB-21	84.2	78.3	78.2
CB-22	84.5	.	80.6
CB-23	84.5	80.00	79.9
CS-3	85.4	80.00	80.00
HIL-3	84.8	78.57	80.07
CB-24	83.5	78.92	78.82
CB-25	83.0	79.50	79.40
CB-26	89.5	.	81.94
CB-27	88.8	.	83.7
CB-28	93.4	.	93.0
CB-29	93.4	89.86	EX. SD TO CB-2398
CB-30	76.15	.	73.25

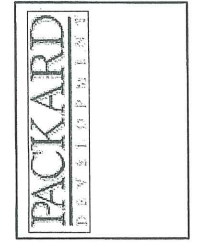
PROPOSED STORMDRAIN PIPE TABLE

PIPE	SIZE (IN)	LENGTH (FT)	SLOPE (FT/FT)
SD-1	48"	14'	36
SD-2	36"	24'	01
SD-3	24"	53'	1845 (TO CONTROL STRUCTURE)
SD-4	24"	6'	0117
SD-5	24"	42'	0236
SD-6	18"	41'	0066
SD-7	18"	126'	01
SD-8	18"	66'	01
SD-9	15"	226'	005
SD-10	15"	6'	01
SD-11	12"	24'	01
SD-12	24"	40'	005
SD-13	18"	73'	005
SD-14	15"	76'	005
SD-15	12"	126'	005
SD-16	15"	86'	005
SD-17	12"	93'	005
SD-18	12"	22'	005
SD-18A	12"	14'	005
SD-19	12"	96'	06
SD-20	12"	58'	01
SD-21	12"	168'	036
SD-22	12"	24'	01
SD-23	24"	116'	01
SD-24	18"	76'	01
SD-25	18"	90'	075
SD-26	24"	16'	02
SD-26A	12"	22'	096
SD-27	24"	206'	023
SD-27A	12"	230'	01
SD-28	18"	212'	01
SD-29	6"	200'	005
SD-30	18" SD	110'	000
SD-30A	6"D1	40'	TO BE FIELD DETERMINED
SD-31	24"	20'	000
SD-32	18"	50'	005
SD-33	15"	96'	005
SD-34	12"	106'	023
SD-35	12"	150'	028
SD-36	12"	90'	023
SD-37	12"	28'	005
SD-38	12"	130'	005

168



REV	BY	DATE	STATUS
B	DOB	08-21-04	ISSUED TO CITY & DEP. FOR REVIEW
A	DOB	08-23-04	ISSUED TO CITY FOR REVIEW



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PROJECT NO. FIELD BOOK DESIGN CHD DRAWN  
 04005 DIGITAL DOB JLB

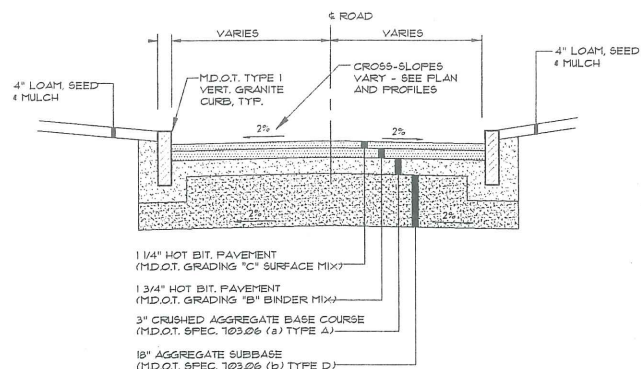
STRUCTURE TABLES  
 OF:  
**PINE TREE SHOPPING CENTER**  
 1030 BRIGHTON AVENUE  
 PORTLAND, MAINE  
 FOR:  
**PACKARD DEVELOPMENT**  
 ONE WELLS AVENUE  
 NEWTON, MA 02459

DATE	SCALE
05-11-04	N/A

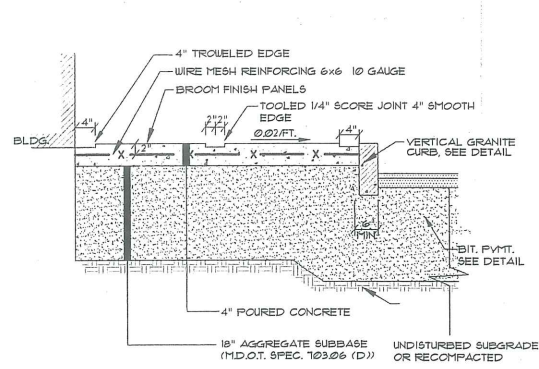
040051AB





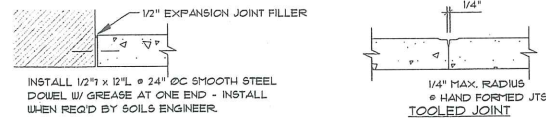
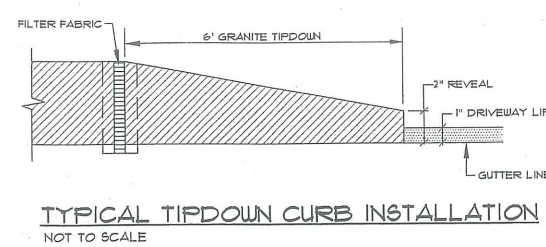


**TYP. ACCESS ROAD SECTION  
(HEAVY DUTY BITUMINOUS PAVEMENT)**  
NOT TO SCALE



**CONCRETE SIDEWALK WITH GRANITE CURB**  
NOT TO SCALE

NOTE:  
INSTALL 5'-0" SQUARE AREA BY 4" DEEP OF FROST-FREE MATERIAL BELOW ALL HANDICAP RAMPS AND ENTRY POINTS AT BUILDING.

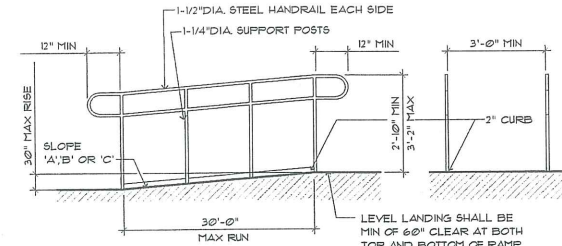
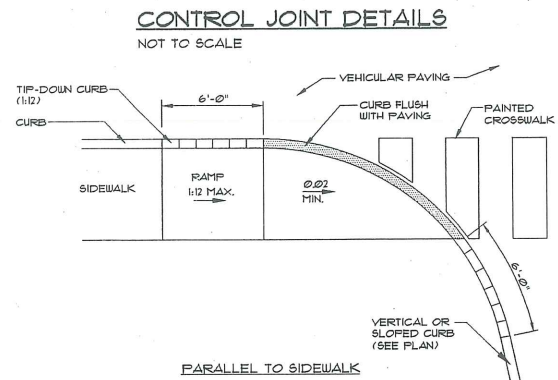
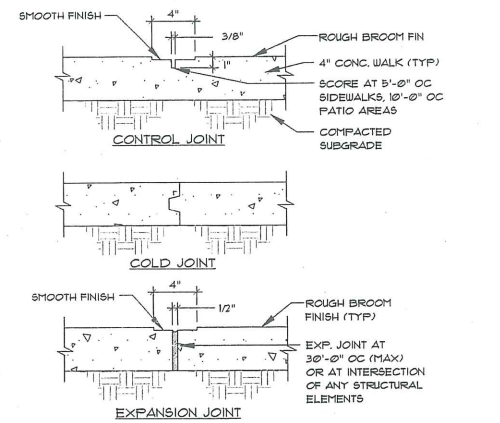


NOTE: USE AT ALL FIXED OBJECTS WITHIN OR ADJUTING PAVED AREA.

**ISOLATION EXPANSION JOINT**

GENERAL NOTES:

1. POUR CONCRETE IN CHECKER BOARD FASHION AS PER JOINT LAYOUT (SEE PLAN)
2. ALL LONGITUDINAL JOINTS MAYBE CONST JOINTS AT CONTRACTORS OPTION TRANSVERSE CONST JOINTS SHALL BE INSTALLED WHENEVER THE PLACING OF CONCRETE IS SUSPENDED A SUFFICIENT LENGTH OF TIME THAT THE CONCRETE MAY BEGIN TO HARDEN.
3. SEE ARCHITECTURAL & LANDSCAPE SITE PLANS FOR COLORED CONCRETE & DECORATIVE STAMPED PATTERN LOCATIONS.
4. REFER TO SOILS INVESTIGATION REPORT FOR ADDITIONAL PAVEMENT INSTALLATION SPECIFICATIONS



**RAMP CRITERIA**

'A' SLOPE LESS THAN 1:20 - NOT CONSIDERED A RAMP

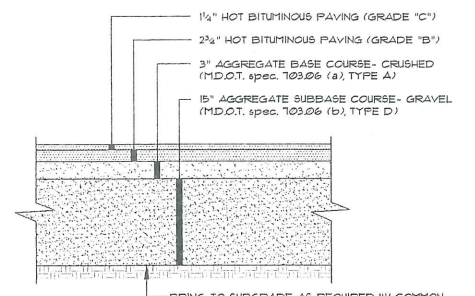
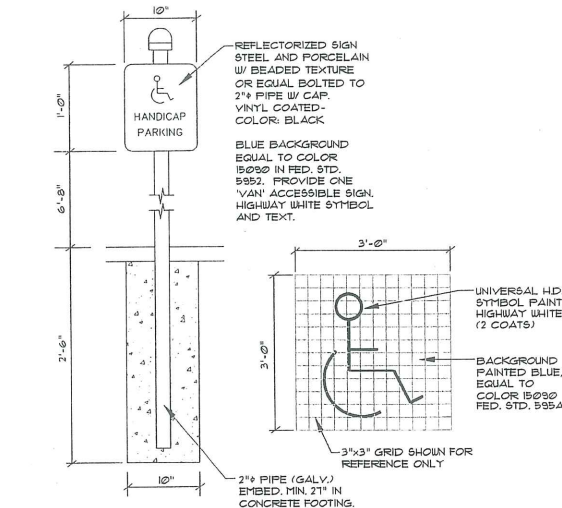
'B' SLOPE 1:12 - 1:20, HANDRAILS & 2" HIGH CURB REQUIRED

'C' SLOPE GREATER THAN 1:12 - NOT ALLOWED

NOTES:  
1. CONCRETE RAMPS ARE TO BE TEXTURED BY BROOMING IN A DIRECTION PARALLEL TO THE LENGTH OF THE RAMP

2. SEE ARCHITECTURAL PLANS.

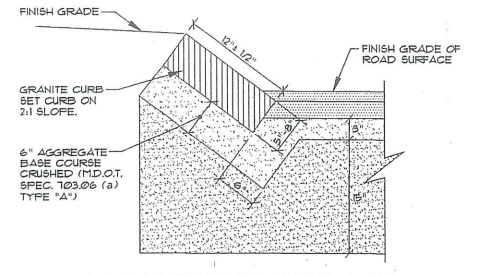
**HANDICAP RAMP RAILING**  
NOT TO SCALE



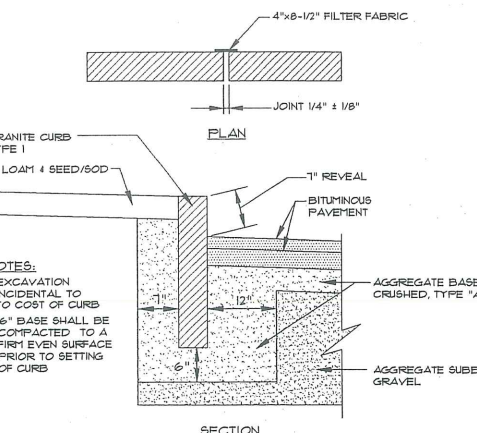
NOTES:  
1. COMPACT GRAVEL SUBBASE COURSE TO 92% OF MAXIMUM DENSITY USING HEAVY ROLLER COMPACTION.

2. CONTRACTOR SHALL SET GRADE STAKES MARKING SUBBASE AND FINISH GRADE ELEVATIONS FOR CONSTRUCTION REFERENCE.

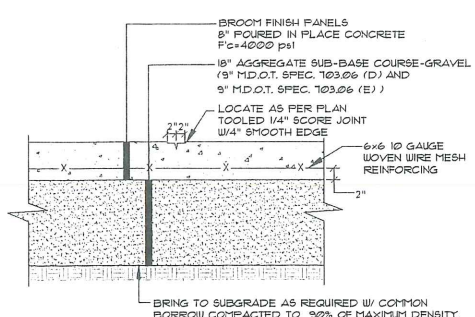
**TYP. PARKING LOT SECTION  
(STANDARD DUTY BITUMINOUS PAVEMENT)**  
NOT TO SCALE



**SLOPED GRANITE CURB (6x12)**  
NOT TO SCALE



**VERTICAL GRANITE CURB**  
NOT TO SCALE

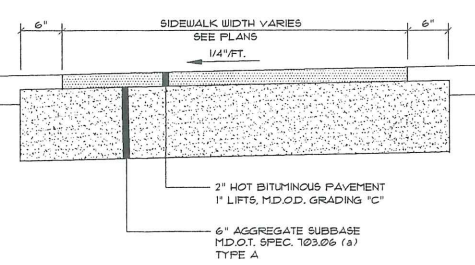


NOTES:  
1. COMPACT GRAVEL SUBBASE COURSE TO 92% OF MAXIMUM DENSITY USING HEAVY ROLLER COMPACTION.

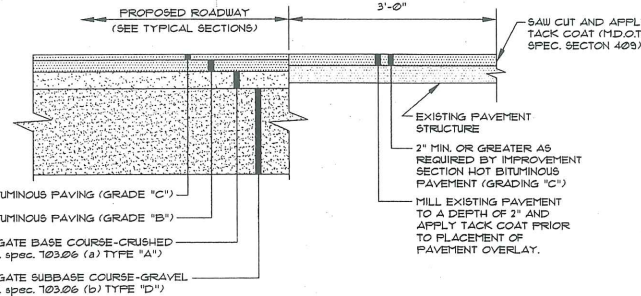
2. CONTRACTOR SHALL SET GRADE STAKES MARKING SUBBASE AND FINISH GRADE ELEVATIONS FOR CONSTRUCTION REFERENCE.

3. PROVIDE CONTRACTION CONTROL JOINTS EVERY 6' IN EACH DIRECTION.

**TYP. PARKING LOT SECTION  
(CONCRETE PAVEMENT)**  
NOT TO SCALE

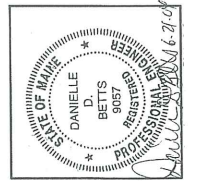


**BITUMINOUS SIDEWALK**  
NOT TO SCALE



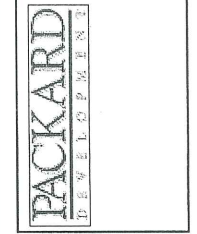
**TYPICAL PAVEMENT JOINT DETAIL**  
NOT TO SCALE

166



ISSUED TO CITY & DEP FOR REVIEW	06-21-04	DBB
ISSUED TO CITY FOR REVIEW	05-25-04	DBB
DATE:	STATUS:	BY:

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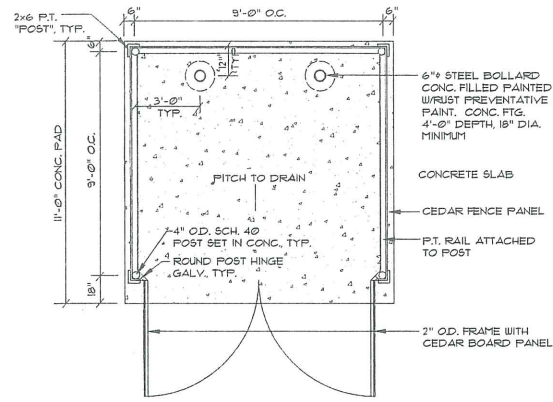
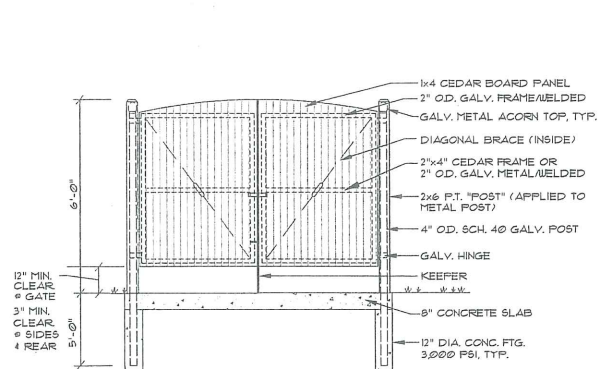
One Chesel Street  
Westbrook, Me 04095-1339  
Tel (207) 856-0277

PROJECT NO. FIELD BOOK DESIGN CHKO DRAWN

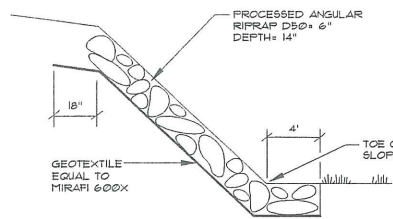
04005 DIGITAL DBB DBB JLB

DETAILS OF:  
**PINE TREE SHOPPING CENTER**  
1030 BRIGHTON AVENUE  
PORTLAND, MAINE

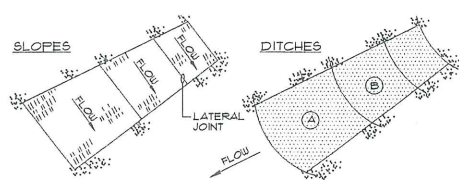
FOR:  
**PACKARD DEVELOPMENT**  
ONE WELLS AVENUE  
NEWTON, MA 02459



**TYPICAL DUMPSTER ENCLOSURE**  
NOT TO SCALE

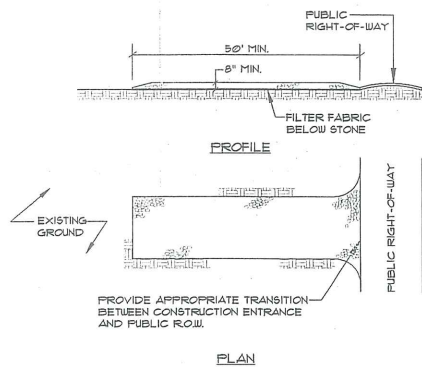


**SIDE SLOPE RIPRAP**  
NOT TO SCALE



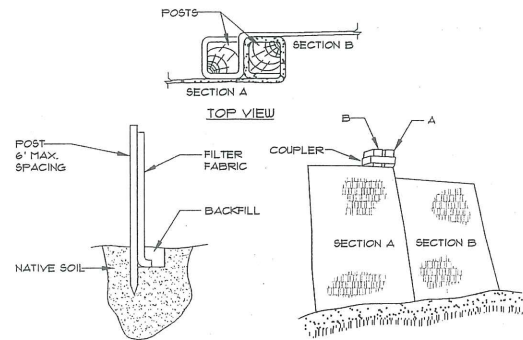
- NOTES:**
- BURY THE TOP END OF THE MESH MATERIAL IN A 6" TRENCH AND BACKFILL AND TAMP TRENCHING SECURE END WITH STAPLES AT 6" BRACING, 4" DOWN FROM EXPOSED END.
  - FLOW DIRECTION JOINTS TO HAVE UPPER END OF LOWER STRIP BURIED WITH UPPER LAYERS OVERLAPPED 4" AND STAPLED, OVERLAP B OVER A.
  - LATERAL JOINTS TO HAVE 4" OVERLAP OF STRIPS, STAPLE 18" ON CENTER.
  - STAPLE OUTSIDE LATERAL EDGE 7" ON CENTER.
  - WIRE STAPLES TO BE MIN. OF #11 WIRE 6" LONG AND 1-1/2" WIDE.
  - USE NORTH AMERICAN GREEN D6 150 OR APPROVED EQUAL.

**EROSION CONTROL BLANKET**  
NOT TO SCALE



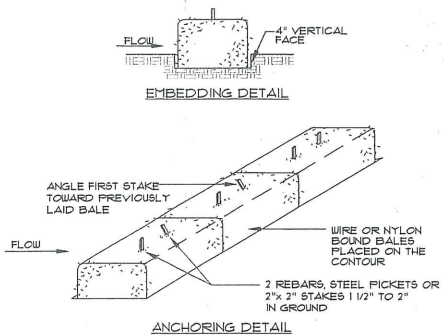
- NOTES:**
- STONE SIZE- AASHTO DESIGNATION M43, SIZE NO. 2 (1/2" TO 1 1/2") USE CRUSHED STONE.
  - LENGTH- AS SHOWN ON PLANS, MIN. 50 FEET.
  - THICKNESS- NOT LESS THAN EIGHT (8) INCHES.
  - WIDTH- NOT LESS THAN FULL WIDTH OF ALL POINT OF INGRESS OR EGRESS.
  - MAINTENANCE- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.

**STABILIZED CONSTRUCTION ENTRANCE**  
NOT TO SCALE



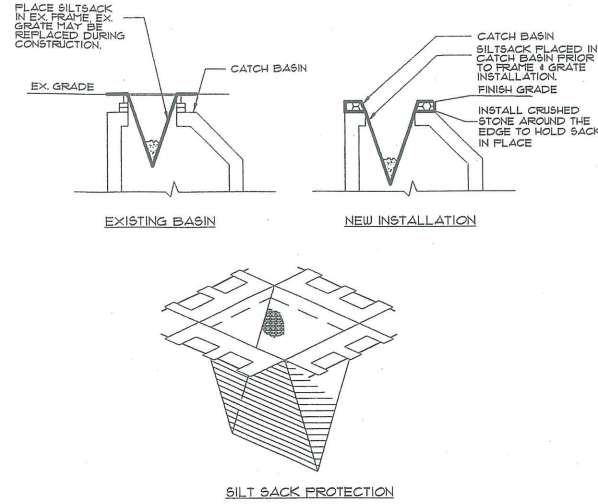
- INSTALLATION:**
- EXCAVATE A 6"x 6" TRENCH ALONG THE LINE OF PLACEMENT FOR THE FILTER BARRIER.
  - UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH.
  - DRIVE POSTS INTO THE GROUND UNTIL APPROXIMATELY 2" OF FABRIC IS LYING ON THE TRENCH BOTTOM.
  - LAY THE TOE-IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH. BACKFILL THE TRENCH AND TAMP THE SOIL. TOE-IN CAN ALSO BE ACCOMPLISHED BY LAYING THE FABRIC FLAP ON UNDISTURBED GROUND AND FILING AND TAMPING FILL AT THE BASE, BUT MUST BE ACCOMPANIED BY AN INTERCEPTION DITCH.
  - JOIN SECTION AS SHOWN ABOVE.
  - BARRIER SHALL BE MIRAFI SILT FENCE OR EQUAL.

**SILT FENCE**  
NOT TO SCALE



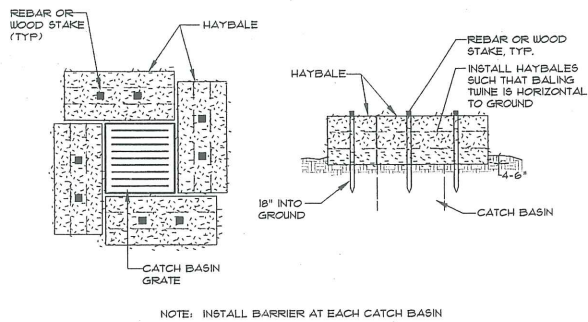
- NOTES:**
- BALES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
  - EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF 4".
  - BALES SHALL BE SECURELY ANCHORED IN PLACE BY STAKES OR REBARS DRIVEN THROUGH THE BALES. THE FIRST STAKE IN EACH BALE SHALL BE ANGLED TOWARD PREVIOUSLY LAID BALE TO FORCE BALES TOGETHER.
  - INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
  - BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

**HAY BALE BARRIER**  
NOT TO SCALE

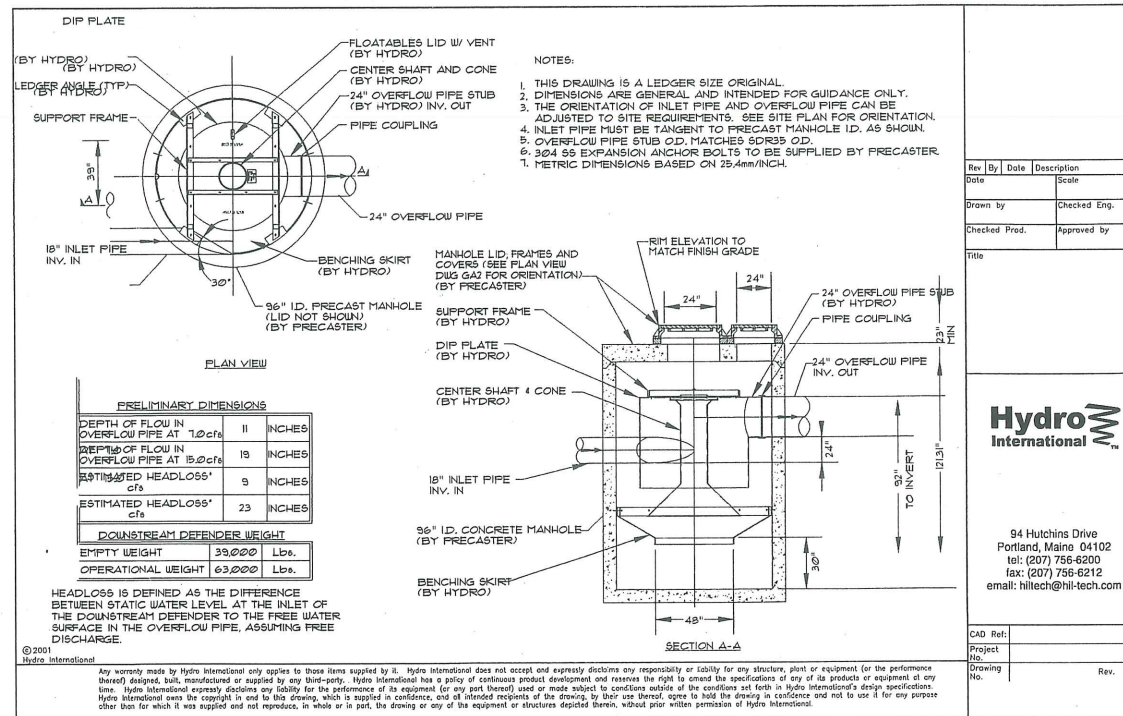


- NOTES:**
- PRIOR TO FINAL GRADING AND PAVING OPERATIONS BEGIN A CATCH BASIN INSERT (SUCH AS A SILT SACK OR A DANDY BAG) MUST BE INSTALLED IN EACH BASIN PER MANUFACTURER'S INSTRUCTIONS. HAY BALES SHOULD BE REMOVED ONCE INSERTS ARE INSTALLED.

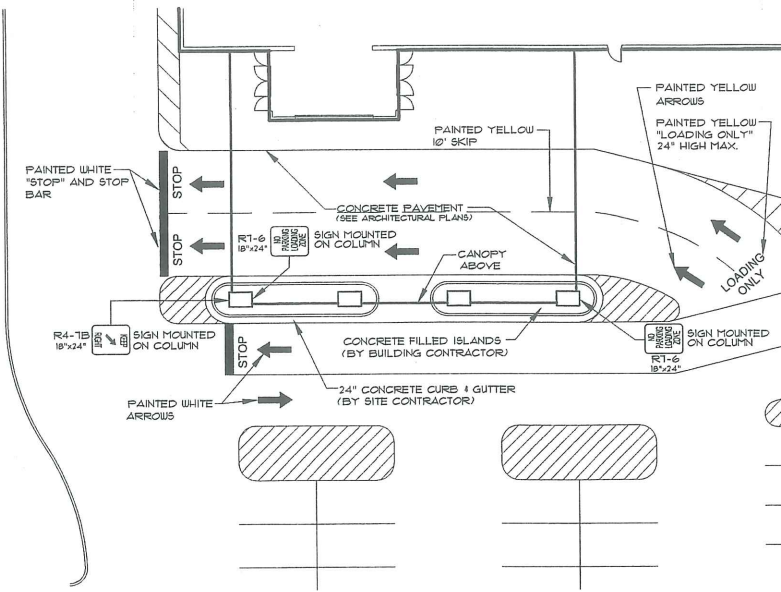
**CATCH BASIN PROTECTION DETAIL (FOR PAVED AREAS)**  
NOT TO SCALE



**CATCH BASIN PROTECTION DETAIL (FOR UNPAVED AREAS)**  
NOT TO SCALE



**HIL / DOWNSTREAM DEFENDER - 8-FT DIAMETER**  
NOT TO SCALE



**ENLARGED CUSTOMER LOADING CANOPY**  
SCALE - 1"=20'

16H

STATE OF MAINE  
DANIELLE D. BOST  
REGISTERED PROFESSIONAL ENGINEER  
12/20/03

REV.	BY:	DATE:	STATUS:
B	DOB	08-21-04	ISSUED TO CITY & DEP. FOR REVIEW
A	DOB	05-25-04	ISSUED TO CITY FOR REVIEW

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**PACKARD DEVELOPMENT**

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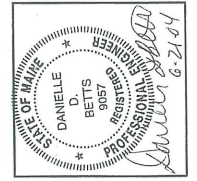
PROJECT NO. FIELD BOOK DESIGN CHKD DRAWN  
04005 DIGITAL DOB DDB JLB

**DETAILS OF:**  
PINE TREE SHOPPING CENTER  
1030 BRIGHTON AVENUE  
PORTLAND, MAINE  
FOR:  
PACKARD DEVELOPMENT  
ONE WELLS AVENUE  
NEWTON, MA 02459

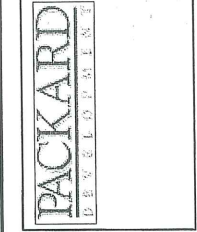
DATE: 05-11-04  
SCALE: AS SHOWN  
SHEET 9 OF 13

0400502

16I



ISSUED TO CITY & DEP FOR REVIEW	DATE	BY
ISSUED TO CITY FOR REVIEW	06-21-04	DBB
ISSUED TO CITY FOR REVIEW	05-25-04	DBB
STATUS:	DATE	BY
REV. NO.	FIELD BOOK	DESIGN
04005	DIGITAL	DBB
CHKD	DBB	JLB
DRAWN	DBB	JLB



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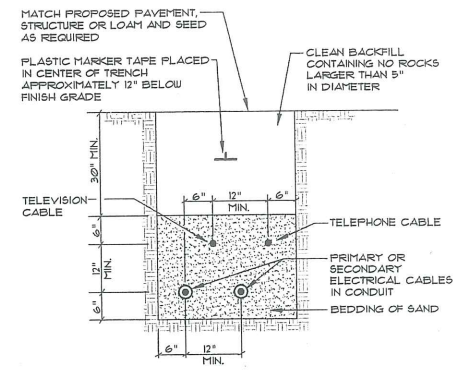
PROJECT NO. 04005  
 FIELD BOOK DESIGN  
 DIGITAL DBB

**DETAILS OF:**  
 PINE TREE SHOPPING CENTER  
 1030 BRIGHTON AVENUE  
 PORTLAND, MAINE  
 FOR: PACKARD DEVELOPMENT  
 ONE WELLS AVENUE  
 NEWTON, MA 02459

DATE	SCALE
05-11-04	AS SHOWN
SHEET 10 OF 13	

**GENERAL NOTES FOR MANHOLES AND CATCH BASINS**

- ALL CONCRETE SHALL BE CLASS "A" AND HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 4000 LBS. PER SQ. INCH AT THE END OF 28 DAYS, UNLESS OTHERWISE NOTED.
- PRECAST REINFORCED CONE BARREL MANUFACTURED PER ASTM SPEC. C-418-67
- SEWER BRICK SHALL CONFORM TO ASTM SPEC. DESIGNATE ON C-32-63, GRADE MIA AND SA.
- ALL MANHOLES SHALL HAVE A BITUMINOUS WATERPROOFING APPLIED TO THE EXTERIOR SURFACE. IF CONSTRUCTED OF BRICK MASONRY, SURFACE SHALL BE PLASTERED WITH A SMOOTH MORTAR FINISH 3/8" THICK. AFTER THE MORTAR HAS SET, THE SURFACE SHALL BE WATERPROOFED AS REQUIRED BY SUPPLEMENTAL SPECIFICATIONS SECTION 604.
- CASTINGS SHALL CONFORM TO ASTM DESIGNATION A48-CLASS 35. ALL PARTS OF CASTINGS, EXCEPT FINISHED SURFACE SHALL RECEIVE A COAT OF COAL TAR PITCH VARNISH OR ASPHALTUM PAINT WHICH SHALL BE SMOOTH AND TOUGH BUT NOT BRITTLE.
- MANHOLES MAY BE CONSTRUCTED OF MASONRY, PRECAST REINFORCED CONCRETE, OR CAST IN PLACE.
- ALL PRECAST MANHOLES AND CATCH BASINS SHALL BE IDENTIFIED BY STATION AND OFFSET, PAINTED ON THE SIDE OF THE STRUCTURE BY THE MANUFACTURER.
- STORM AND SEWER MANHOLES SHALL HAVE SOLID COVERS WITH ONE DRILLED PICK HOLE.
- EXISTING FRAMES, AND COVERS SHALL BE SALVAGED BY THE CONTRACTOR AND SHALL REMAIN THE PROPERTY OF THE CITY OF PORTLAND.
- EXISTING CURBS AND PAVERS SHALL BE SALVAGED BY THE CONTRACTOR AND SHALL REMAIN THE PROPERTY OF THE CITY OF PORTLAND.



**TYPICAL UNDERGROUND CABLE INSTALLATION**  
NOT TO SCALE

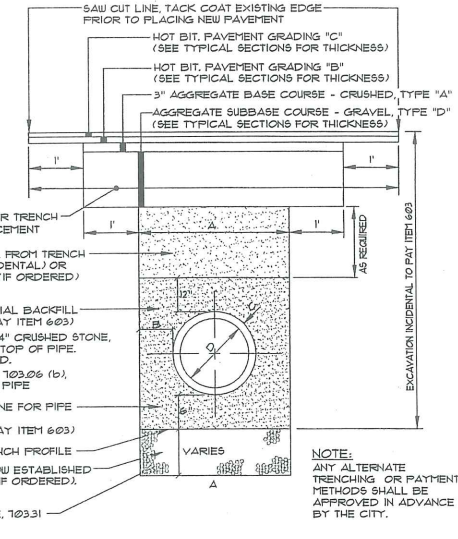
**TABLE OF DIMENSIONS PVC, TRUSS, CMP, AND POLYETHYLENE PIPE**

D	A	B	C	VOL. BASE / 100' UNSHEATHED O.D. SOCKET
8"	3'-0"	1'-1/2"	0'-1/2"	1.255
10"	3'-0"	1'-0 3/8"	0'-0 5/8"	1.655
12"	3'-0"	0'-11 3/8"	0'-0 5/8"	1.937
14"	3'-0"	0'-10 3/8"	0'-0 5/8"	2.118
16"	3'-0"	0'-9 1/4"	0'-0 5/8"	2.241
18"	3'-0"	0'-8 1/4"	0'-0 5/8"	2.303
20"	3'-0"	0'-7 3/8"	0'-0 5/8"	2.355
24"	3'-0"	0'-6 1/2"	0'-0 5/8"	2.433
27"	3'-0"	0'-6"	0'-1 1/8"	2.555
30"	3'-0"	0'-6"	0'-1 1/8"	2.617
36"	4'-0 3/4"	0'-6"	0'-1 3/8"	4.910

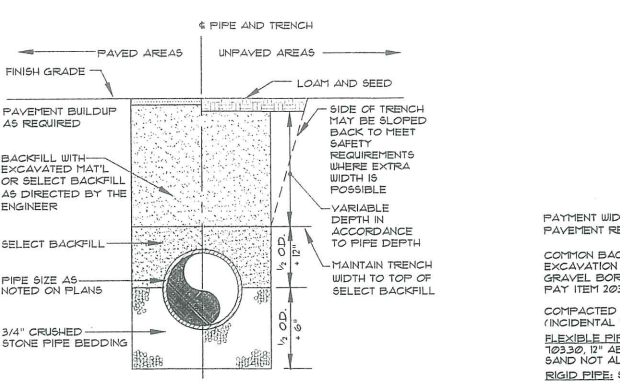
**TABLE OF DIMENSIONS REINFORCED CONCRETE PIPE**

D	A	B	C	VOL. BASE / 100' UNSHEATHED O.D. BELL
12"	3'-0"	0'-10"	0'-2"	8.315
15"	3'-0"	0'-8 1/4"	0'-2 1/4"	8.225
18"	3'-0"	0'-6 1/2"	0'-2 1/2"	8.225
21"	3'-0 1/2"	0'-6"	0'-2 3/4"	9.266
24"	3'-0"	0'-6"	0'-3"	11.233
27"	3'-0 1/2"	0'-6"	0'-3 1/4"	12.655
30"	4'-0 1/2"	0'-6"	0'-3 1/4"	14.120
33"	4'-0 1/2"	0'-6"	0'-3 3/4"	15.172
36"	4'-0 1/2"	0'-6"	0'-4"	16.335
42"	5'-0"	0'-6"	0'-4 1/2"	20.126
48"	5'-0"	0'-6"	0'-5"	24.463
54"	6'-0 5/8"	0'-6"	0'-5 1/2"	28.404
60"	7'-0"	0'-6"	0'-6"	32.621
66"	7'-0"	0'-6"	0'-6 1/2"	37.074
72"	8'-0"	0'-6"	0'-7"	41.856
78"	8'-0"	0'-6"	0'-7 1/2"	46.881
84"	9'-0 1/4"	0'-6"	0'-8"	52.143
90"	9'-0 1/4"	0'-6"	0'-8 1/2"	57.163
96"	10'-0"	0'-6"	0'-9"	63.521

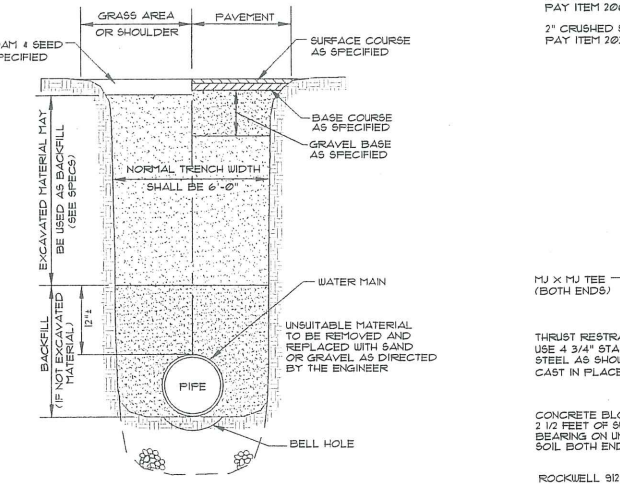
21 in. THROUGH 36 in. INCLUSIVE - TONGUE & GROOVE JOINTS



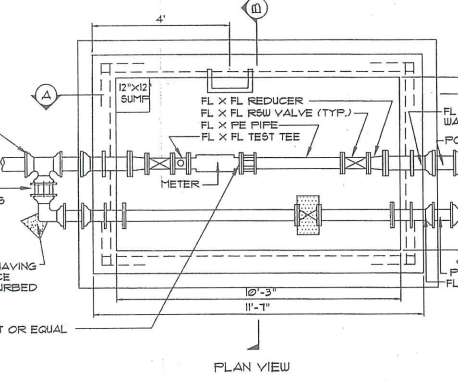
**TYPICAL PIPE INSTALLATION DETAIL**  
NOT TO SCALE



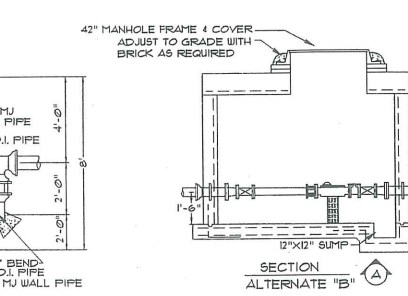
**TYPICAL TRENCH SECTION**  
NOT TO SCALE



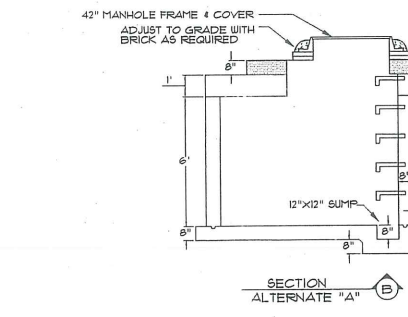
**SECTION THROUGH EARTH TRENCH**  
NOT TO SCALE



**PLAN VIEW**

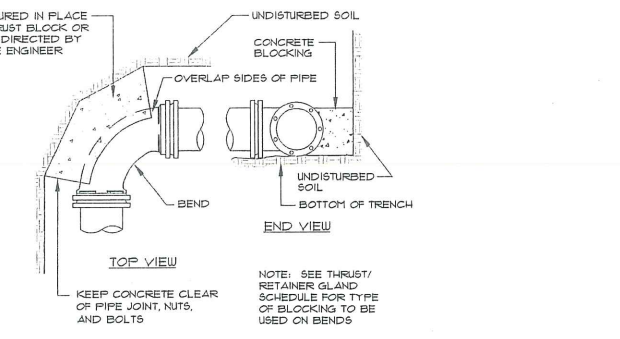


**SECTION A-A**

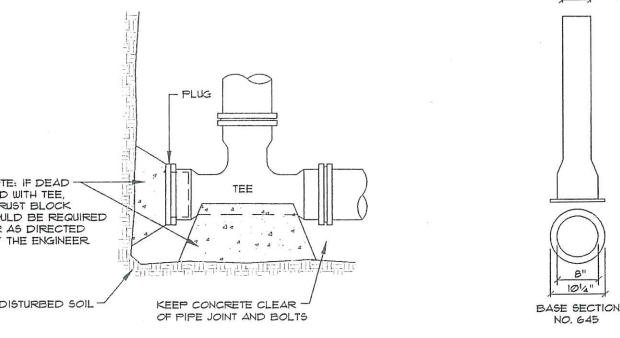


**SECTION B-B**

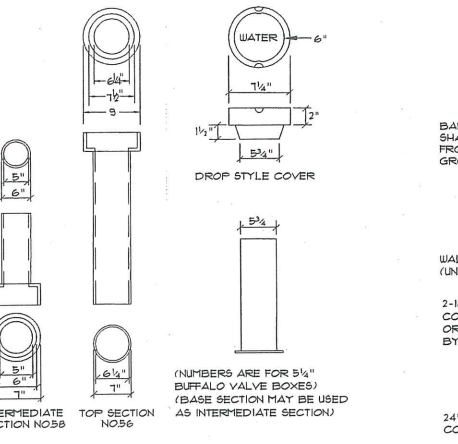
- GENERAL NOTES:**
- INSIDE DIMENSIONS OF VAULT ARE MINIMUMS REQUIRED FOR ACCESS AND OPERATION.
  - ANY MODIFICATION TO THE DIMENSIONS AND/OR REINFORCEMENT OF THE VAULT SHALL BE SUBMITTED TO THE DISTRICT FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
  - ALL VALVES & FITTINGS INSIDE OF VAULT SHALL BE RUID APPROVED FLANGED PIPE RATED FOR 125 PSI MINIMUM WORKING PRESSURE.
  - ALL VALVES SHALL BE ANNUA APPROVED RESILIENT SEAT WEDGE VALVES.
  - CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS.
  - UNFLANGE FITTINGS WILL NOT BE PERMITTED.
  - PIED WILL LOAN THE BUILDER A SPACER CORRESPONDING TO THE METER INSTALLED.
  - FIRE LINE METERS REQUIRE A TESTING TEE



**STANDARD BEND BLOCKING**  
NOT TO SCALE

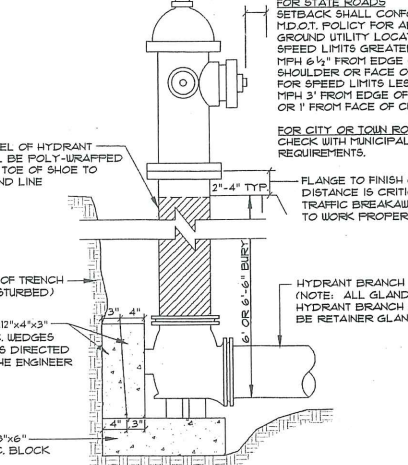


**STANDARD TEE BLOCKING**  
NOT TO SCALE

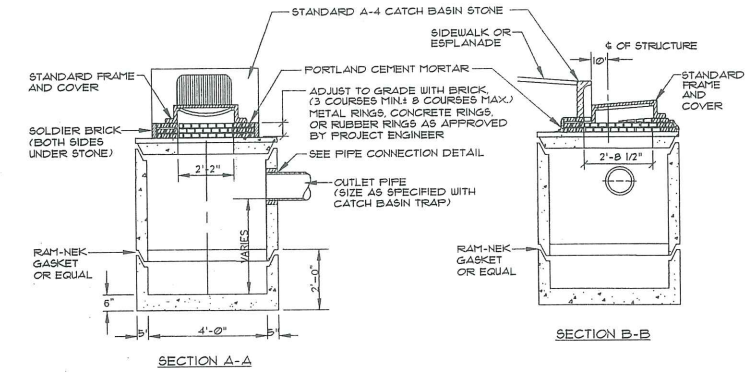


**VALVE BOX & COVER**  
NOT TO SCALE

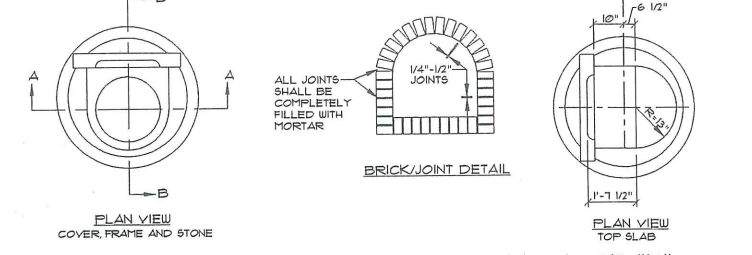
**WATER METER PIT**  
NOT TO SCALE



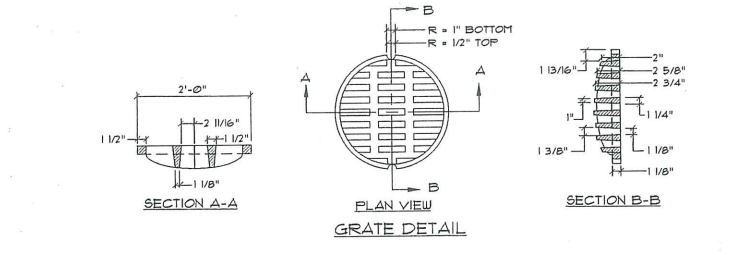
**TYPICAL HYDRANT INSTALLATION**  
NOT TO SCALE



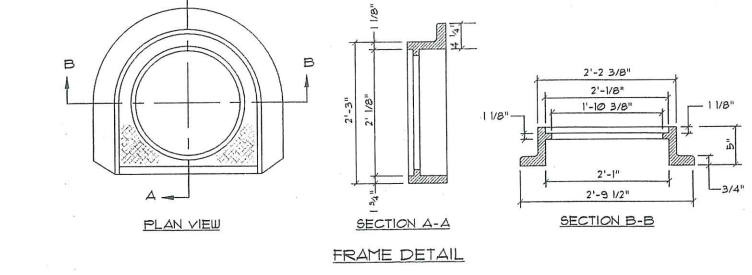
**PRECAST CONCRETE CATCH BASIN - TYPE "E"**  
NOT TO SCALE



**PLAN VIEW COVER, FRAME AND STONE**

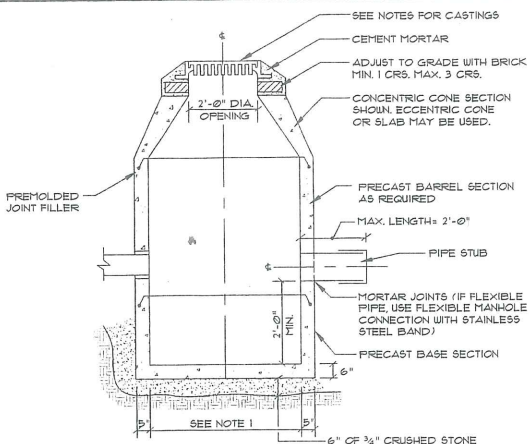


**GRATE DETAIL**



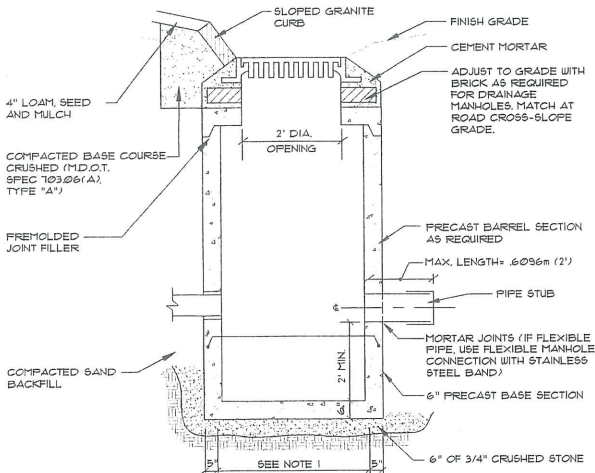
**FRAME DETAIL**

**CATCH BASIN TYPE "D" - FRAME & COVER**  
NOT TO SCALE



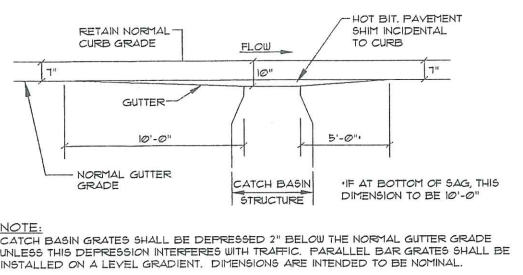
- NOTES:**
- 4'-0" ID. TYPICAL. SOME STRUCTURES MAY REQUIRE LARGER ID. PROVIDE SHOP DRAWINGS.
  - DRAINAGE STRUCTURES TO BE DESIGNED FOR H-20 LOADING.
  - PIPE SIZES AND INVERTS AS NOTED ON PLANS.
  - CATCH BASIN FRAME AND GRATE TO BE ETHERIDGE FOUNDRY 9A248, TYPE M OR C OR APPROVED EQUAL.
  - DRAINAGE MANHOLE FRAME AND COVER TO BE ETHERIDGE FOUNDRY M2485 OR APPROVED EQUAL. COVER SHALL BE MARKED "DRAIN".

**TYPICAL CATCH BASIN**  
NOT TO SCALE



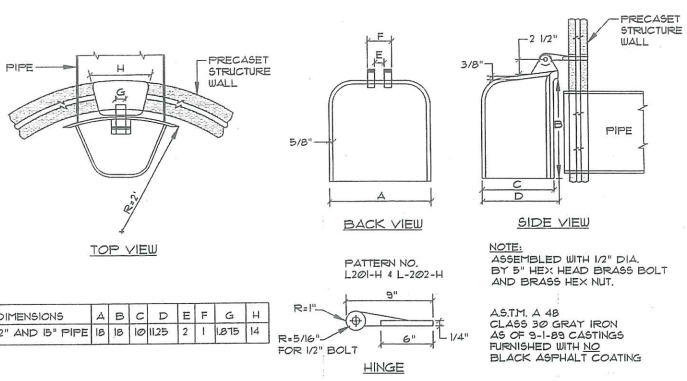
- NOTES:**
- 4'-0" ID. TYPICAL. SOME STRUCTURES MAY REQUIRE LARGER ID. PROVIDE SHOP DRAWINGS.
  - DRAINAGE STRUCTURES TO BE DESIGNED FOR H-20 LOADING.
  - PIPE SIZES AND INVERTS AS NOTED ON PLANS.
  - CATCH BASIN FRAME AND GRATE TO BE ETHERIDGE FOUNDRY E2485 AND/OR DR5A (WITH GRANITE STONE) APPROVED EQUAL. LOW PROFILE FRAMES AND COVERS MAY BE USED AS A SUBSTITUTE.
  - DRAINAGE MANHOLE FRAME AND COVER TO BE ETHERIDGE FOUNDRY E2485 OR APPROVED EQUAL.

**TYP. DRAINAGE STRUCTURE & CATCH BASIN WITH SLOPED GRANITE CURB**  
NOT TO SCALE

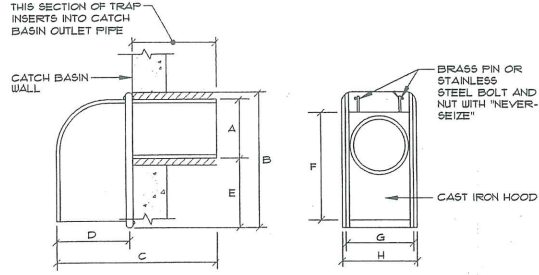


**NOTE:** CATCH BASIN GRATES SHALL BE DEPRESSIONED 2" BELOW THE NORMAL GUTTER GRADE UNLESS THIS DEPRESSION INTERFERES WITH TRAFFIC. PARALLEL BAR GRATES SHALL BE INSTALLED ON A LEVEL GRADIENT. DIMENSIONS ARE INTENDED TO BE NOMINAL.

**GUTTER GRADE TRANSITION AT CATCH BASIN**  
NOT TO SCALE



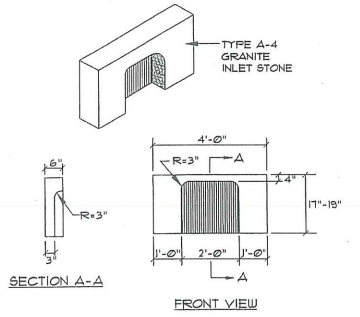
**CATCH BASIN TRAP - LEBARON FOUNDRY**  
NOT TO SCALE



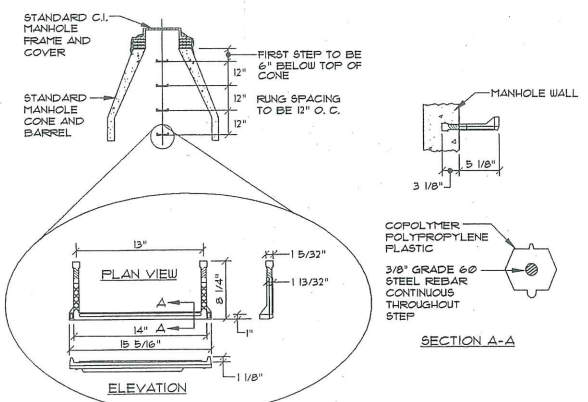
SIZE	A	B	C	D	E	F	G	H
6 in.	5 1/2"	13 3/8"	13 3/4"	5 3/8"	5 1/8"	11 5/8"	6 1/2"	7 1/4"
8 in.	7 1/2"	15"	15 3/8"	5 1/2"	5 3/8"	13 3/4"	8 3/4"	9 3/8"
10 in.	9 1/2"	16"	16 1/4"	6"	4 1/2"	14 1/8"	11 1/2"	13 3/8"
12 in.	11 1/2"	17"	17 1/2"	6 1/2"	5 1/2"	15 1/4"	12 1/2"	15 3/8"

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

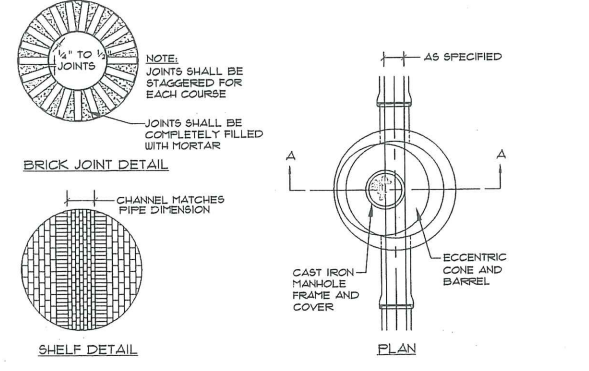
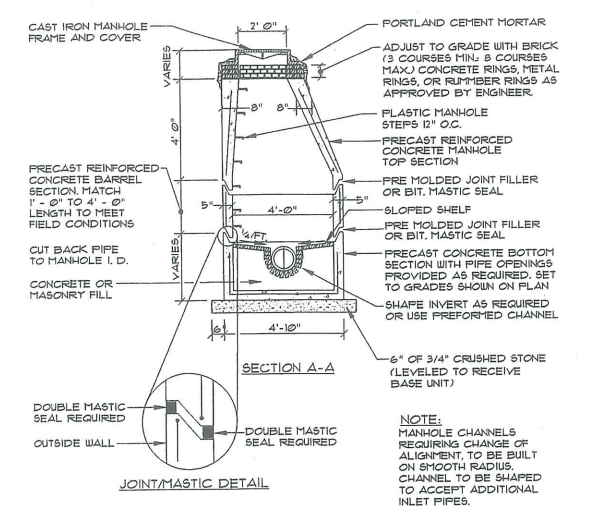
**CASCO TRAP**  
NOT TO SCALE



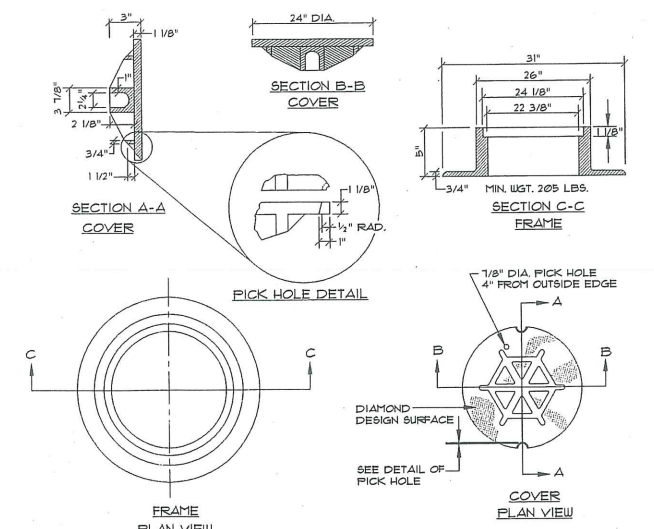
**TYPE A-4 GRANITE CATCH BASIN INLET STONE**  
NOT TO SCALE



**PLASTIC MANHOLE STEPS**  
NOT TO SCALE

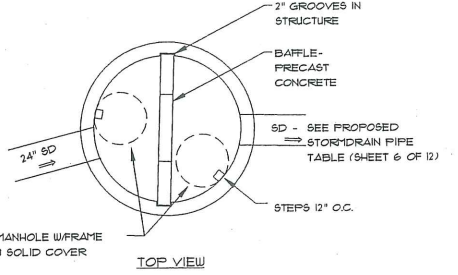


**PRECAST CONCRETE MANHOLE TYPE "A"**  
NOT TO SCALE



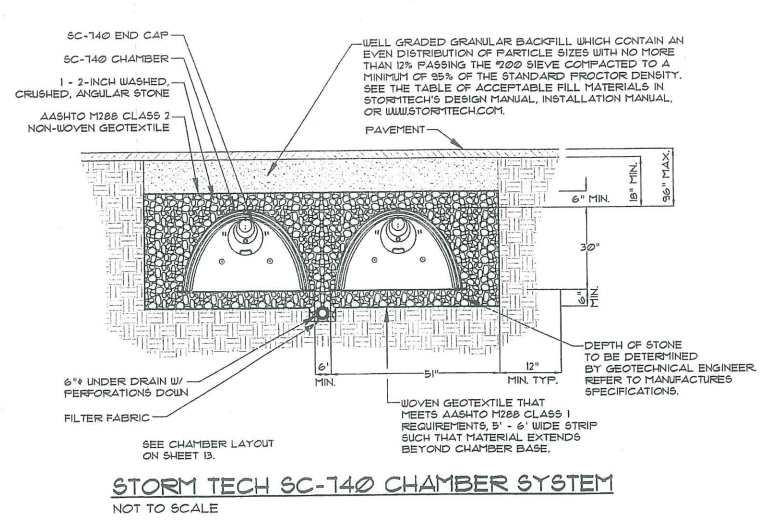
**TYPE "A" CAST IRON MANHOLE COVER AND FRAME**  
NOT TO SCALE

STRUCTURE	OC5 1	OC5 2	OC5 3
INV. IN	74.90	72.5	80.0
INV. OUT	72.90	72.0	80.0
ORIFICE DIA. (IN)	15"	10"	10"
WEIR WIDTH (FT)	4'-0"	4'-0"	4'-0"
BAFFLE HEIGHT (FT)	4.1'	4.6'	3.5'
ELEV. A	73.90	71.90	79.0
ELEV. B	74.90	72.5	80.0
ELEV. C	71.90	75.0	82.0
ELEV. D	78.90	76.0	82.4
RIM ELEVATION	80.90	79.0	85.4

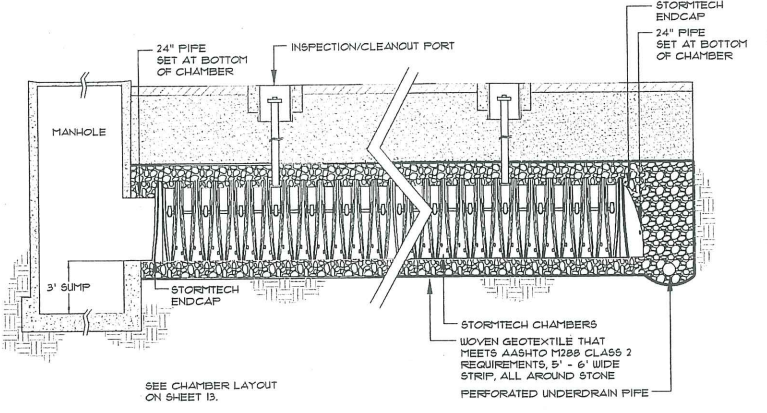


**NOTE:** SUBMIT SHOP DRAWINGS FOR OWNER/ENGINEER APPROVAL.

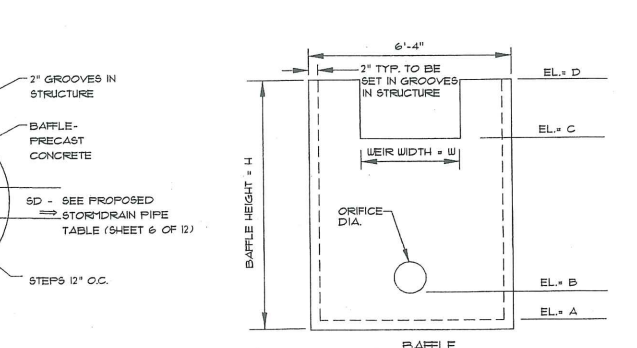
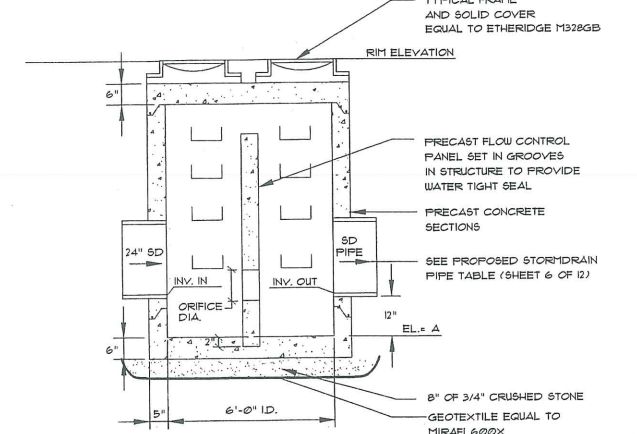
**OUTLET CONTROL STRUCTURE**  
NOT TO SCALE



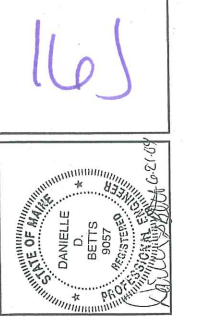
**STORM TECH 6C-140 CHAMBER SYSTEM**  
NOT TO SCALE



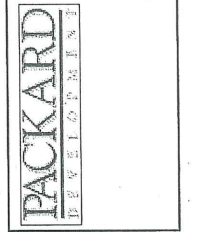
**STORM TECH 6C-140 CHAMBER SYSTEM INLET ROW HEADER SYSTEM**  
NOT TO SCALE



**OUTLET CONTROL STRUCTURE**  
NOT TO SCALE



NO.	DATE	BY	STATUS
1	06-21-04	DOB	ISSUED TO CITY & DEP FOR REVIEW
2	05-25-04	DOB	ISSUED TO CITY FOR REVIEW
3			
4			
5			
6			
7			
8			
9			
10			

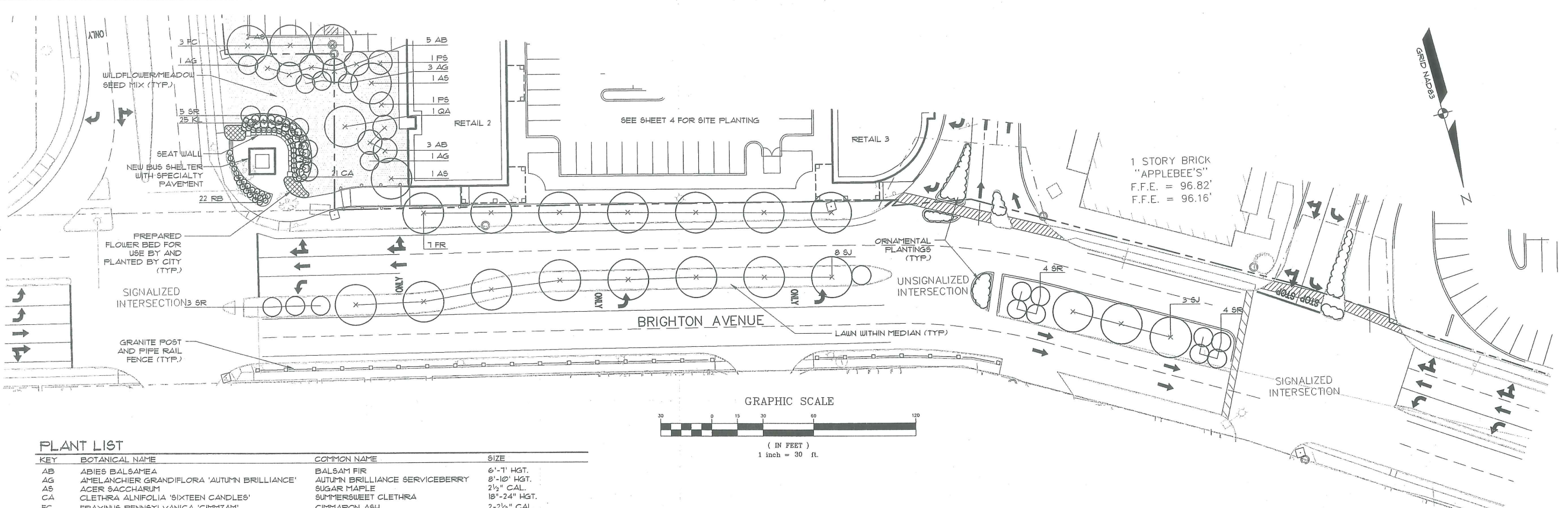


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PROJECT NO. 04005  
FIELD BOOK DIGITAL  
DESIGN DDB  
CHKD DDB  
DRAWN JLB

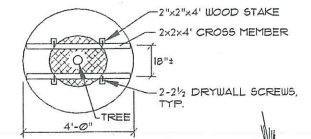
**DETAILS**  
OF:  
PINE TREE SHOPPING CENTER  
100 BRIGHTON AVENUE  
PORTLAND, MAINE  
FOR:  
PACKARD DEVELOPMENT  
ONE WELLS AVENUE  
NEWTON, MA 02459

DATE	SCALE
05-11-04	AS SHOWN

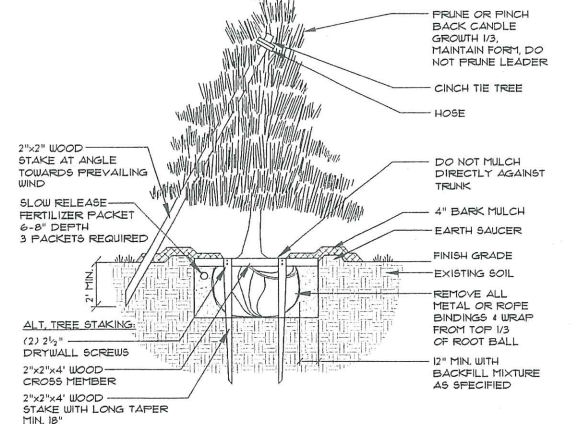


**PLANT LIST**

KEY	BOTANICAL NAME	COMMON NAME	SIZE
AB	ABIES BALSAEAM	BALSAM FIR	6'-7' HGT.
AG	AMELANCHIER GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	6'-10' HGT.
AS	ACER SACCHARUM	SUGAR MAPLE	2 1/2" CAL.
CA	CLETHRA ALNIFOLIA 'SIXTEEN CANDLES'	SUMMERSWEET CLETHRA	18"-24" HGT.
FC	FRAXINUS PENNSYLVANICA 'GIMMZAM'	CIMMARCEN ASH	2-2 1/2" CAL.
FR	FRAXINUS AMERICANA 'CHICAGO REGAL'	WHITE ASH	2-2 1/2" CAL.
KL	KALMIA LATIFOLIA 'TIDDL'WINKS'	TIDDL'WINKS MOUNTAIN LAUREL	18"-24" HGT.
PS	PINUS STROBUS	EASTERN WHITE PINE	6'-7' HGT.
QA	QUERCUS ALBA	WHITE OAK	2-2 1/2" CAL.
RB	ROSA 'BONICA'	BONICA SHRUB ROSE	18"-24" HGT.
SJ	STYFNHOLBIUM JAPONICUM 'PRINCETON UPRIGHT'	PRINCETON UPRIGHT SCHOLARTREE	2-2 1/2" CAL.
SR	SYRINGA RETICULATA	JAPANESE LILAC TREE	2" CAL.

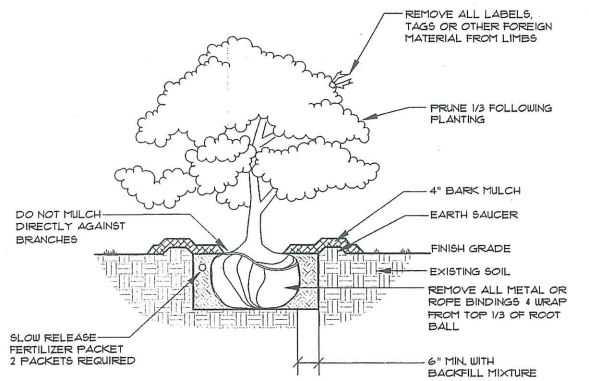


ALT. TREE STAKING PLAN  
NOT TO SCALE

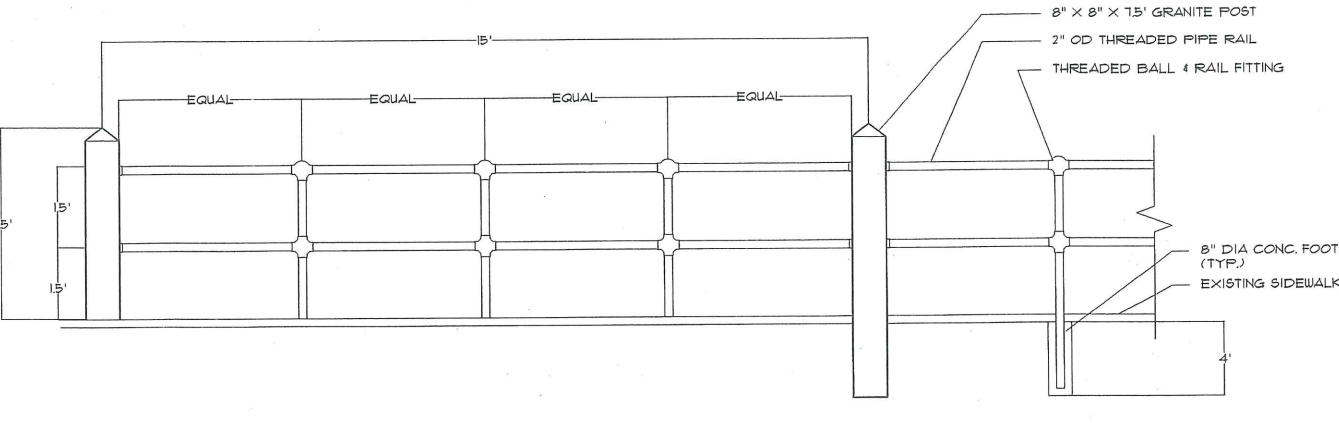
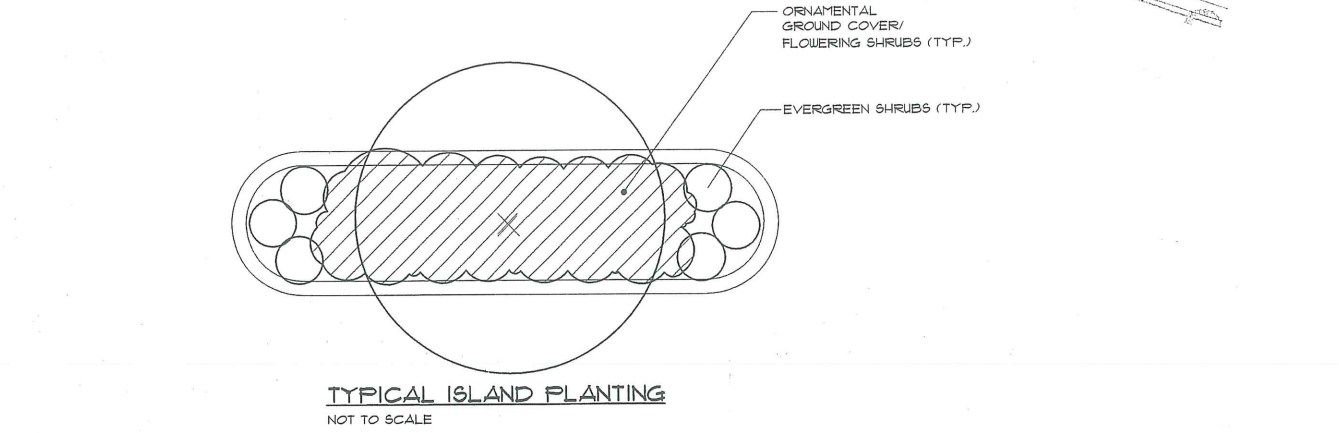


- NOTES:**
- INSTALL STAKES AND GUYS TO TREES IF THE FOLLOWING APPLY:  
1. THE TREE IS OF SUBSTANTIAL SIZE.
  - THE PLANTING LOCATION IS EXTREMELY WINDY, AS ON OPEN UNDEVELOPED SITES.
  - THE PLANTING LOCATION IS COMPRISED OF SAND OR OTHER LOOSE TEXTURED SOILS.
  - IF STAKES AND GUYS ARE REQUIRED, REMOVE AFTER ONE YEAR TIME.

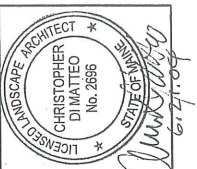
**DECIDUOUS TREES** UNDER 2" CALIFER OR UNDER 8' IN HEIGHT  
**EVERGREEN TREES** 7'-0" IN HEIGHT & UNDER  
NOT TO SCALE



**DECIDUOUS & EVERGREEN SHRUB**  
NOT TO SCALE



**GRANITE POST & PIPE RAIL FENCE**  
NOT TO SCALE

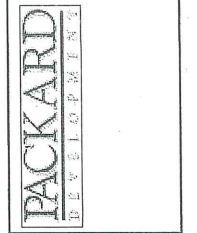


16K

ISSUED TO CITY FOR REVIEW	08-21-04	DATE	08-21-04
ISSUED TO CITY FOR REVIEW	05-25-04	DATE	05-25-04
BY:		BY:	

STATUS: **ISSUED**

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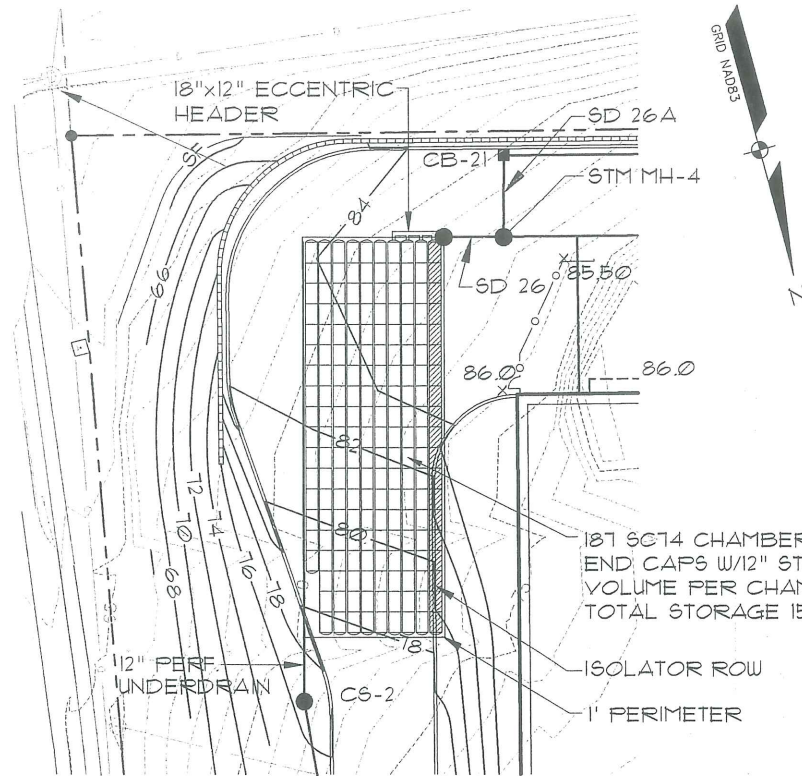


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Tel: (207) 689-9277

PROJECT NO: FIELD BOOK DESIGN CHKO DDB  
04005 CD DDB BRF/CD

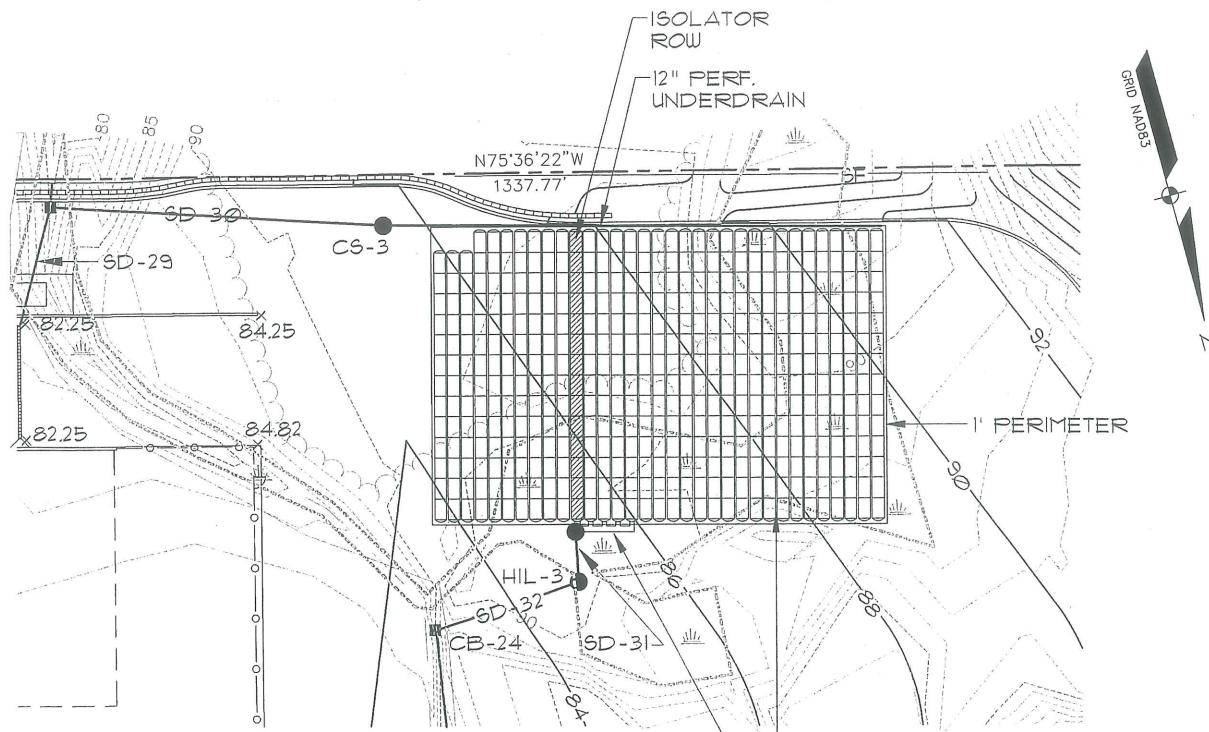
**DETAILS**  
OF:  
**PINE TREE SHOPPING CENTER**  
1010 BRIGHTON AVENUE  
PORTLAND, MAINE  
FOR:  
**PACKARD DEVELOPMENT**  
ONE WELLS AVENUE  
NEWTON, MA 02459

DATE	SCALE
05-24-04	AS SHOWN



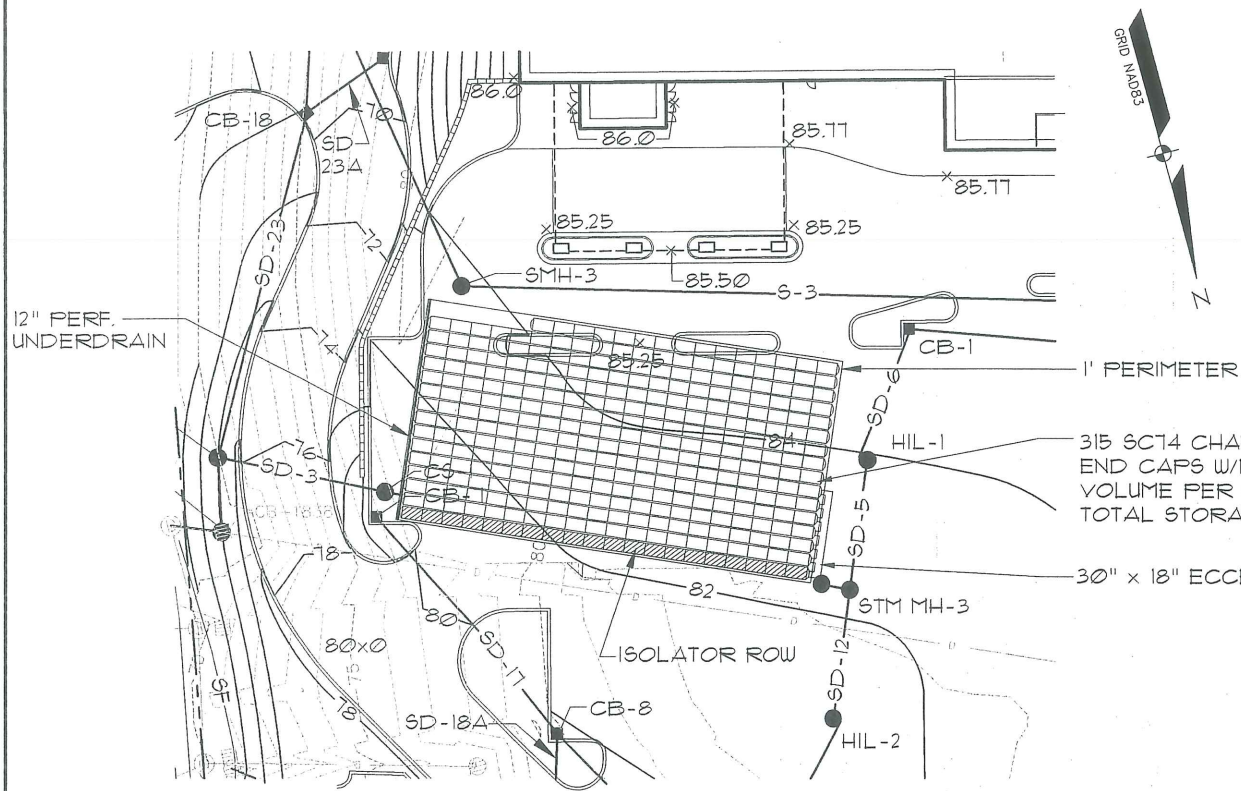
187 SGT4 CHAMBERS & 20 SGT40E  
END CAPS W/12" STONE BASE,  
VOLUME PER CHAMBER INSTALLED 81.7 CF  
TOTAL STORAGE 15,211.9 CF OR .35 AC/FT

**UNDERGROUND DETENTION #2**



459 SGT4 CHAMBERS & 66 SGT40E  
END CAPS W/12" STONE BASE,  
VOLUME PER CHAMBER INSTALLED = 81.7 CF  
TOTAL STORAGE = 37,500.30 CF OR .86 AC/FT

**UNDERGROUND DETENTION #3**

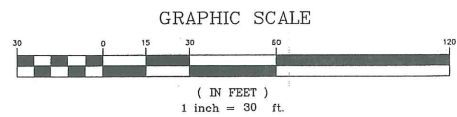


315 SGT4 CHAMBERS & 32 SGT40E  
END CAPS W/12" STONE BASE,  
VOLUME PER CHAMBER INSTALLED 81.7 CF  
TOTAL STORAGE 25,135.50 CF OR .59 AC/FT

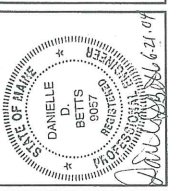
**UNDERGROUND DETENTION #1**

**LEGEND**

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY/ROW	---
---	BUILDING	---
---	WETLANDS	---
---	EDGE WETLAND	---
---	SIGN	---
---	EDGE PAVEMENT	---
---	GRAVEL ROAD	---
---	CURBLINE	---
---	TREELINE	---
---	CONTOURS	---
---	WATER	---
---	SEWER	---
---	STORM DRAIN	---
---	GATE VALVE	---
---	LIGHT POLE	---
---	UTILITY POLE	---
---	HYDRANT	---
---	CATCH BASIN	---
---	MANHOLE	---
---	POTABLE WELL	---
---	CULVERT	---
---	SPOT GRADE	---
---	DECIDUOUS TREE	---
---	CONIFEROUS TREE	---
---	SILT FENCE	---



166



REV.	BY:	DATE:	ISSUED TO CITY & DEP FOR REVIEW	STATUS:
A	DDB	06-21-04	ISSUED TO CITY & DEP FOR REVIEW	

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**PACKARD DEVELOPMENT**

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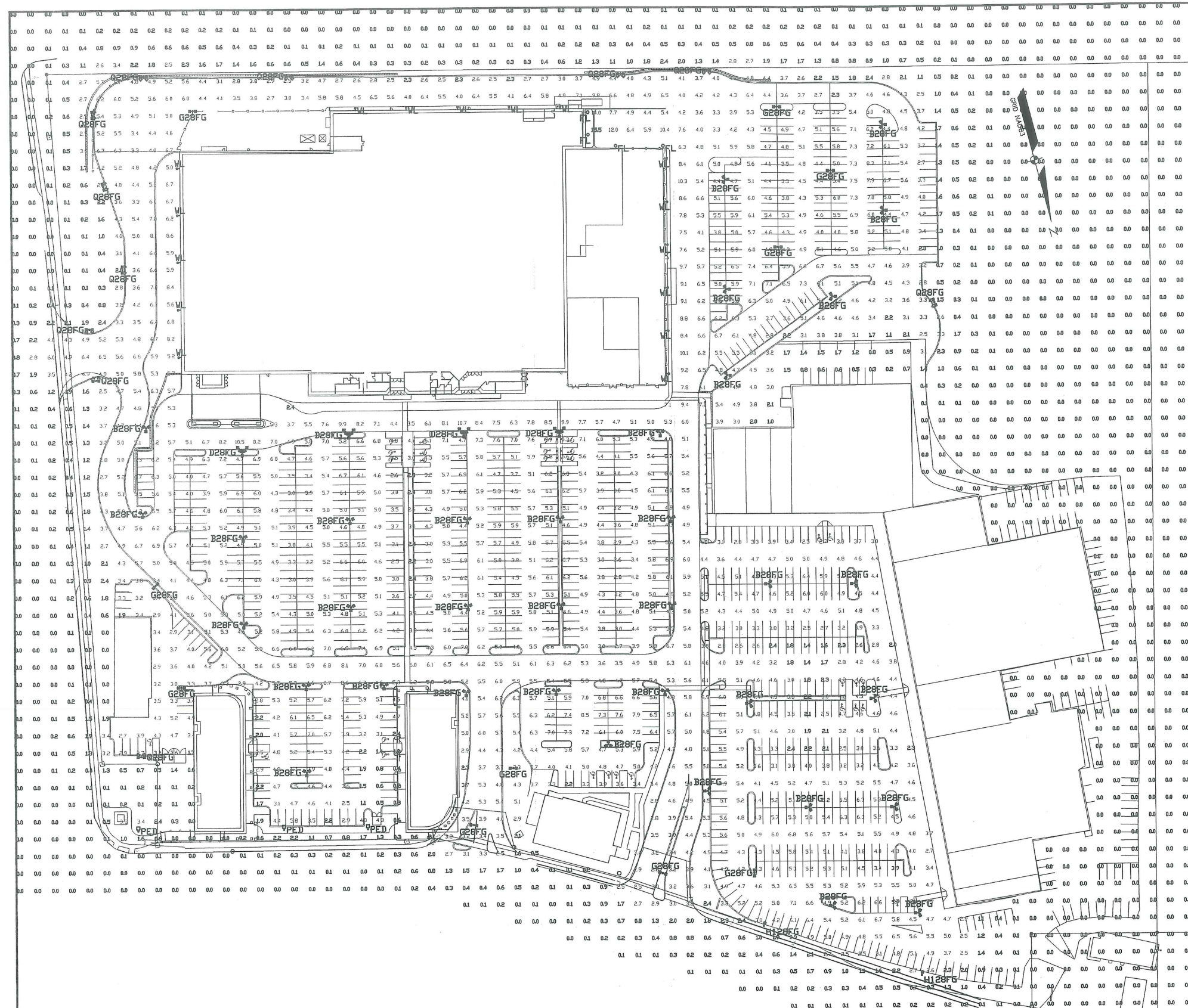
PROJECT NO. FIELD BOOK DESIGN CHKD DRAWN  
04005 DIGITAL DDB DDB JLB

DETAILS OF:  
**PINE TREE SHOPPING CENTER**  
103D BRIGHTON AVENUE  
FOOTLAND, MAINE

FOR:  
**PACKARD DEVELOPMENT**  
ONE WELLS AVENUE  
NEWTON, MA 02459

0400506

16M



- H28FG HUBBELL ND HSV4000P3AR4FGGS  
candela file #P0864SIES  
1 lamp(s) per luminaire, 36000 initial lumens per lamp  
Light Loss Factor = 0.750, watts per luminaire = 460  
Dirtreach (from mounting axis to photometric center) = 21 in  
mounting height = 30 ft  
number locations = 2, number luminaires = 2  
for all locations = 0.5
- PEJ HUBBELL CAT. ND HSS-A17SH-3P-X  
candela file #P0632SIES  
1 lamp(s) per luminaire, 12600 initial lumens per lamp  
Light Loss Factor = 0.750, watts per luminaire = 210  
Dirtreach (from mounting axis to photometric center) = 12 in  
mounting height = 12 ft  
number locations = 3, number luminaires = 3  
for all locations = 0.6
- G28FG HUBBELL ND HSV4000V3AR5FG  
candela file #P0864SIES  
2 luminaires per location, 36000 initial lumens per lamp  
Light Loss Factor = 0.750, watts per luminaire = 460  
Dirtreach (from mounting axis to photometric center) = 21 in  
mounting height = 30 ft  
number locations = 92, number luminaires = 20  
for all locations = 0.2
- D28FG HUBBELL ND HSV4000V3AR5FG  
candela file #P0864SIES  
1 lamp(s) per luminaire, 36000 initial lumens per lamp  
Light Loss Factor = 0.750, watts per luminaire = 460  
Dirtreach (from mounting axis to photometric center) = 21 in  
mounting height = 30 ft  
number locations = 10, number luminaires = 4  
for all locations = 0.2
- G28FG HUBBELL ND HSV4000P3AR5FGGS (Rotata Optics)  
candela file #P0864SIES  
2 luminaires per location, 36000 initial lumens per lamp  
Light Loss Factor = 0.750, watts per luminaire = 460  
Dirtreach (from mounting axis to photometric center) = 21 in  
mounting height = 30 ft  
number locations = 11, number luminaires = 22  
for all locations = 0.4
- B28FG HUBBELL ND HSV4000V3AR5FG  
candela file #P0864SIES  
2 luminaires per location, 36000 initial lumens per lamp  
Light Loss Factor = 0.750, watts per luminaire = 460  
Dirtreach (from mounting axis to photometric center) = 21 in  
mounting height = 30 ft  
number locations = 35, number luminaires = 105  
for all locations = 0.3
- VL HUBBELL ND HSV4000P3R3L  
candela file #P0864SIES  
1 lamp(s) per luminaire, 36000 initial lumens per lamp  
Light Loss Factor = 0.750, watts per luminaire = 460  
Dirtreach (from mounting axis to photometric center) = 18 in  
number locations = 16, number luminaires = 16  
for all locations = 0.4  
Occurrences = 16 at mounting height 20 ft
- FL HUBBELL ND HVK4000E20L  
candela file #P00738SIES  
1 lamp(s) per luminaire, 36000 initial lumens per lamp  
Light Loss Factor = 0.750, watts per luminaire = 460  
Dirtreach (from mounting axis to photometric center) = 18 in  
fit angle = 50 deg  
number locations = 4, number luminaires = 4  
for all locations = 1.0  
Average Tilt Factor these luminaires = 0.92  
Occurrences = 4 at mounting height 20 ft

Target Point Set  
2529 points at ±0.0 spacing 20ft by 20ft  
HORIZONTAL FOOT-CANDLES

Average	5.6
Maximum	5.5
Minimum	0.0
Avg Min	9999.00
St. Dev.	9999.00
Coef Var	0.0
Unit/grad	9999.00



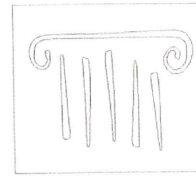
NOTES  
THIS LIGHTING DESIGN IS BASED ON LIMITED INFORMATION SUPPLIED BY OWNERS TO HUBBELL LIGHTING. SITE DETAILS PROVIDED HEREIN ARE REPRODUCED ONLY AS A VISUALIZATION AND FIELD DEVIATIONS MAY SIGNIFICANTLY AFFECT FIELD PERFORMANCE. PRIOR TO INSTALLATION, CRITICAL SITE INFORMATION (POLE LOCATIONS, ORIENTATION, MOUNTING HEIGHT, ETC) SHOULD BE COORDINATED WITH THE CONTRACTOR AND/OR SPECIFIER RESPONSIBLE FOR THE PROJECT.  
1. LUMINAIRE DATA IS TESTED TO INDUSTRY STANDARDS UNDER LABORATORY CONDITIONS. OPERATING VOLTAGE AND NORMAL MANUFACTURING TOLERANCES OF LAMP, BALLAST, AND LUMINAIRE MAY AFFECT FIELD RESULTS.  
2. PERFORMANCE TO FACILITY CODE AND OTHER LOCAL REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.

DATE	04/22/07
SCALE	1"=8'-0"
DATE	07-08-04
SCALE	1"=8'-0"
DATE	04/22/08
SCALE	1"=8'-0"

LOWE'S OF PORTLAND, ME  
FLAT GLASS LIGHTING DESIGN  
REVISION 1

HUBBELL Lighting  
Application Services  
0422198

HUBBELL LIGHTING 2000 ELECTRIC WAY CHRISTIANBURG, VA. 24073

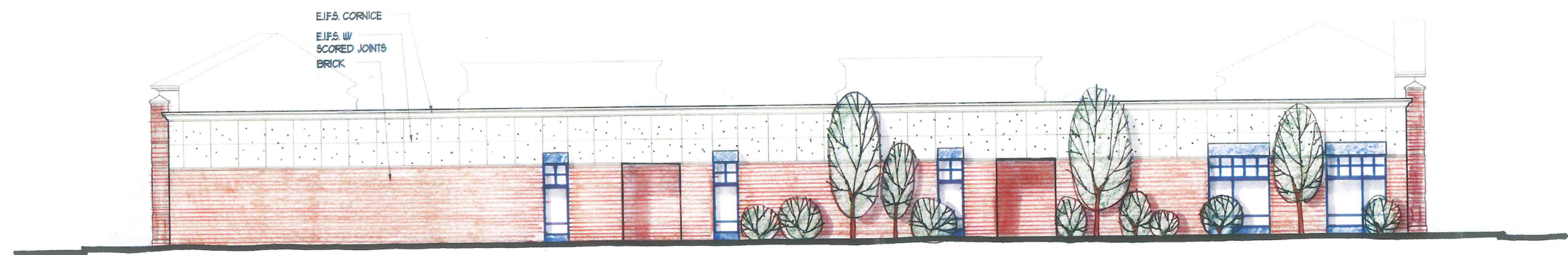


PORT CITY ARCHITECTURE

65 NEWBURY STREET  
PORTLAND, ME 04101  
207.761.9000  
fax: 207.761.2010  
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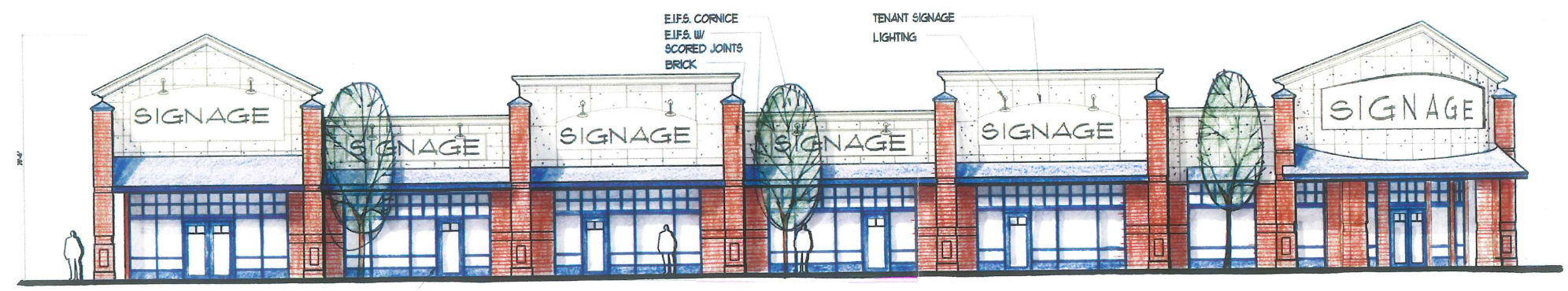
4 RETAIL TWO EAST ELEVATION  
SCALE: 1/8" = 1'-0"



2 RETAIL TWO SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



3 RETAIL TWO NORTH ELEVATION (BRIGHTON)  
SCALE: 1/8" = 1'-0"



1 RETAIL TWO WEST ELEVATION (PARKING)  
SCALE: 1/8" = 1'-0"

General Note:  
Material notes and dimensions are typical of all elevations.

Pine Tree Shopping Center  
Retail Redevelopment  
PORTLAND, MAINE

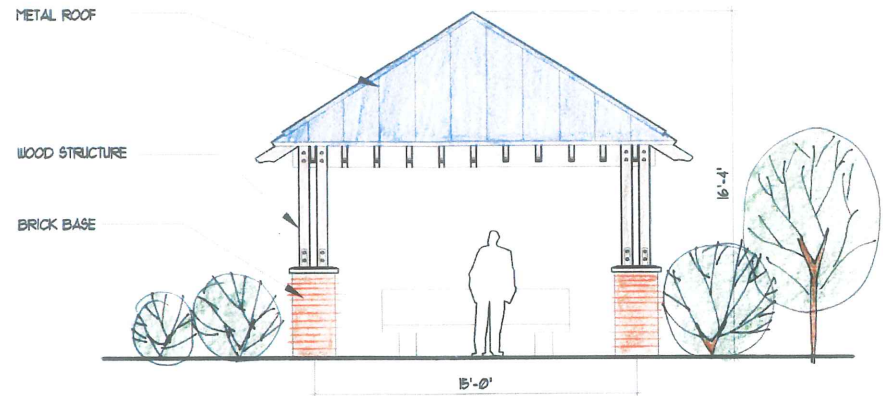
JOB: 04208

ISSUE DATE	
PLANNING	- 7-27-04
SCHEMATIC	-
DESIGN DEV.	-
C.D.'s	-
BIDDING	-
PRINT	- 7-26-04

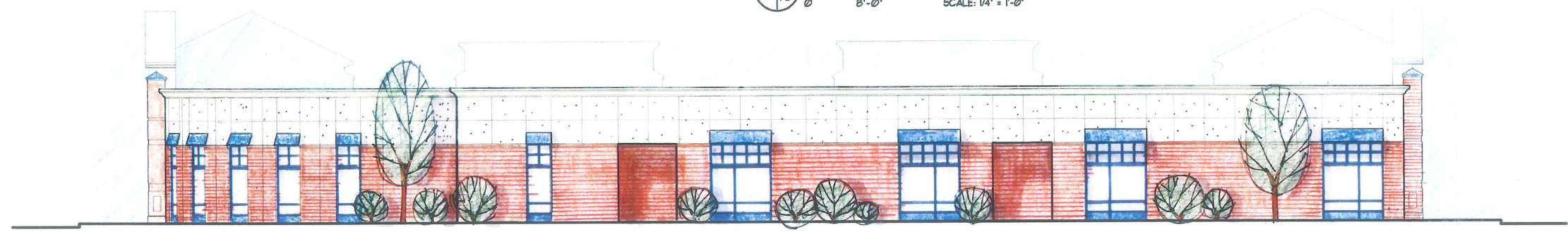
DRAWN BY JCC  
CHECK BY ACH

RETAIL 2  
EXTERIOR  
ELEVATION  
**A-2**

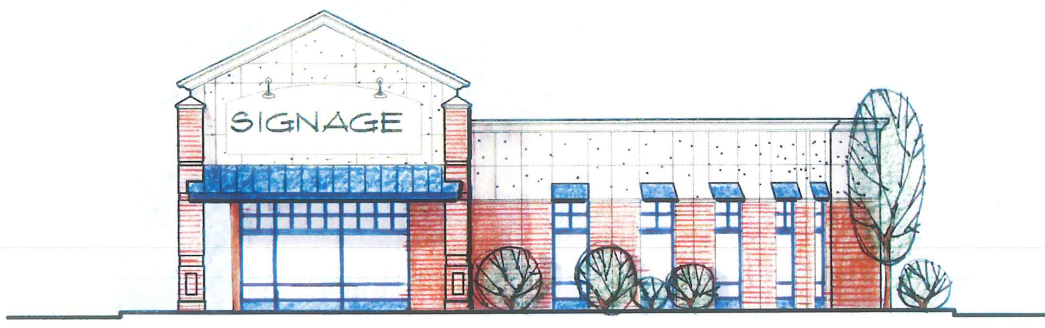




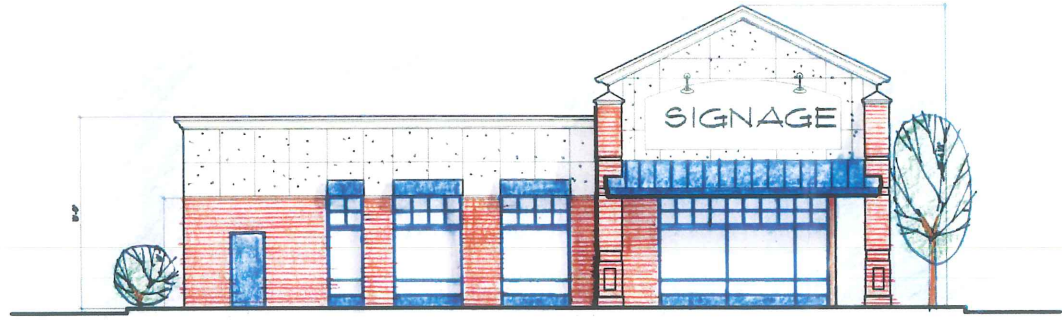
5 TYPICAL BUS STOP ELEVATION  
SCALE: 1/4" = 1'-0"



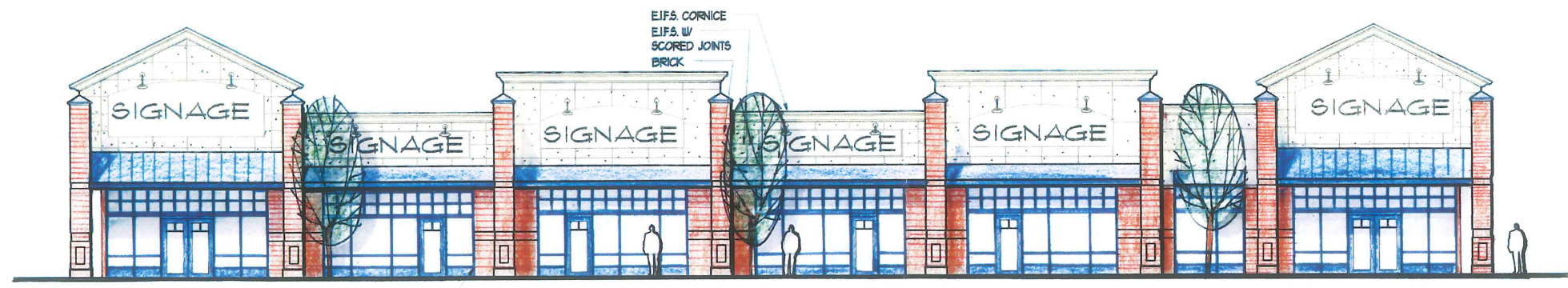
4 RETAIL THREE WEST ELEVATION  
SCALE: 1/8" = 1'-0"



2 RETAIL THREE NORTH ELEVATION (BRIGHTON)  
SCALE: 1/8" = 1'-0"



3 RETAIL THREE SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

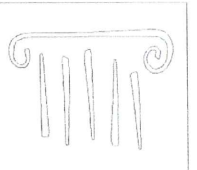


1 RETAIL THREE EAST ELEVATION (PARKING)  
SCALE: 1/8" = 1'-0"

ALUMINUM STOREFRONT  
WINDOWS

E.I.F.S. CORNICE  
E.I.F.S. W/  
SCORED JOINTS  
BRICK

General Note:  
Material notes and dimensions are  
typical of all elevations.



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Pine Tree Shopping Center  
Retail Redevelopment  
PORTLAND, MAINE

JOB: 04208

ISSUE DATE	
PLANNING	- 7-27-04
SCHEMATIC	-
DESIGN DEV.	-
C.D.'s	-
BIDDING	-
PRINT	- 7-26-04

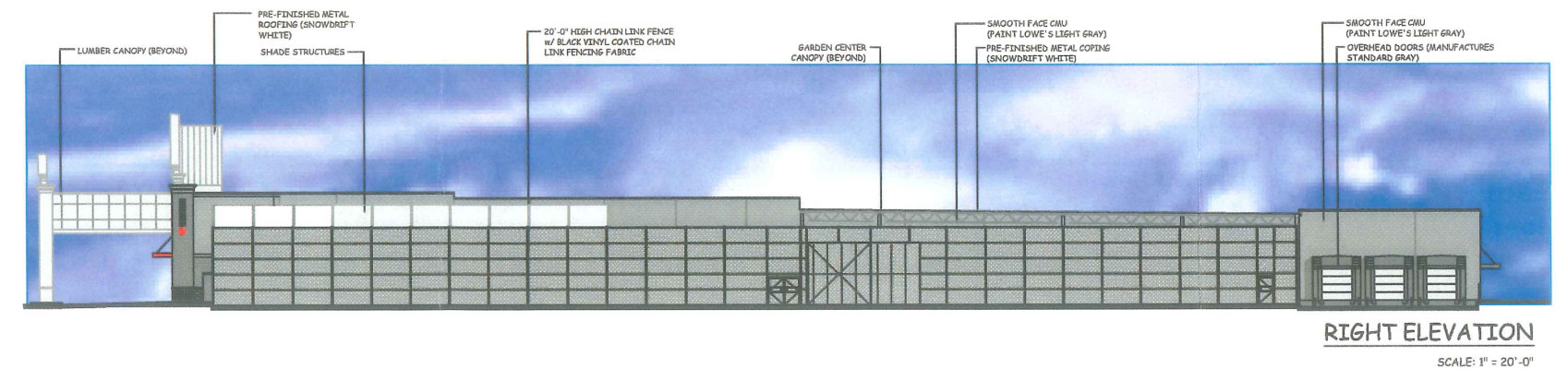
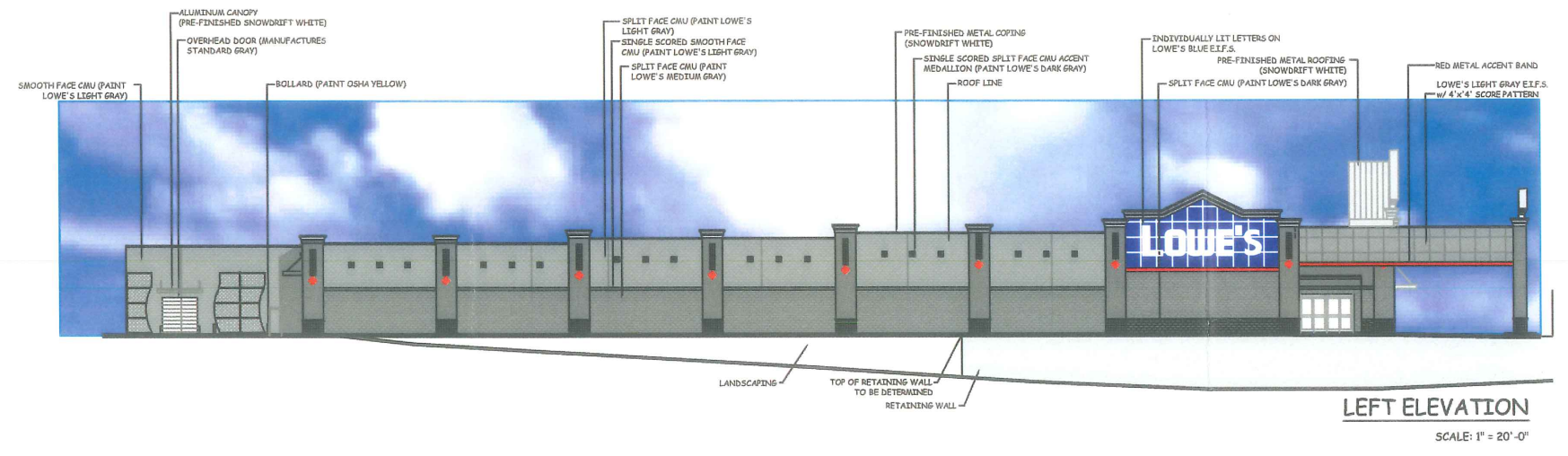
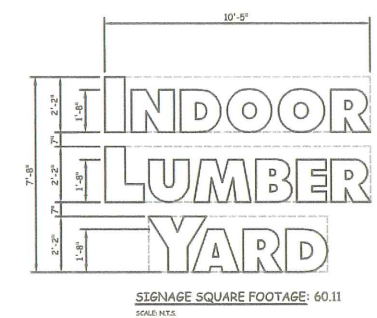
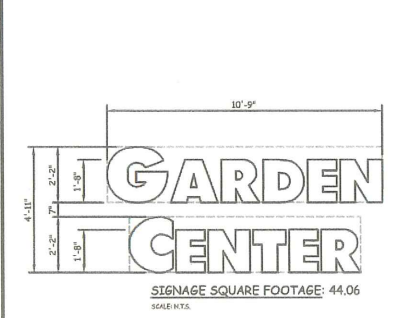
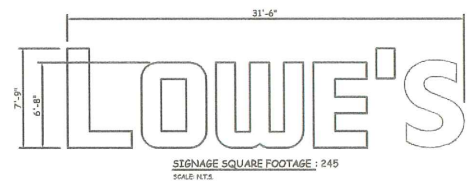
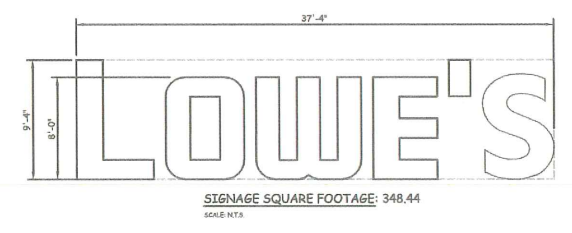
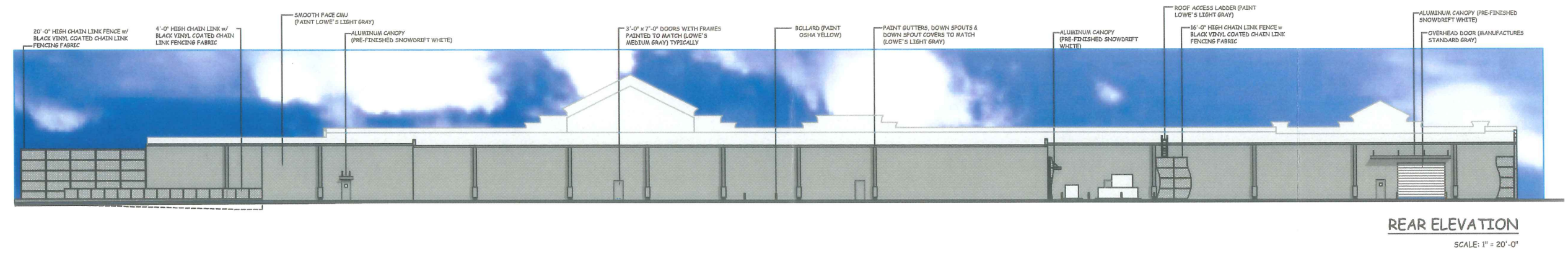
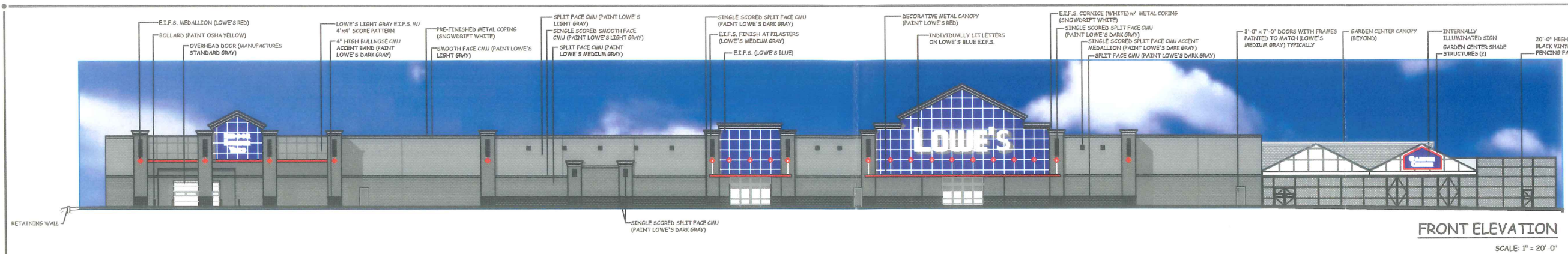
DRAWN BY JCC  
CHECK BY ACH

RETAIL 3  
EXTERIOR  
ELEVATION  
**A-3**

**LOWE'S**  
HOME CENTERS, INC.  
P.O. BOX 1111 N. WILKESBORO, NC 28659

REVISIONS	
DATE	DESCRIPTION
5/8/2008	RELINQUISH COLORED ELEVATIONS
6/4/2009	ADD ARCHITECTURAL FEATURES
7/23/2009	ADD ARCHITECTURAL FEATURES ON LEFT ELEVATION

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ENGINEERING AND  
CONSTRUCTION  
HWY 288 EAST, EAST DOCK N. WILKESBORO, NC 28659  
336.658.4000 (V)  
336.658.3257 (F)

COLORED EXTERIOR  
ELEVATIONS  
LOWE'S OF  
PORTLAND, MAINE  
PROJECT NO: [ ] DRAWN BY: JDI CHECKED BY:

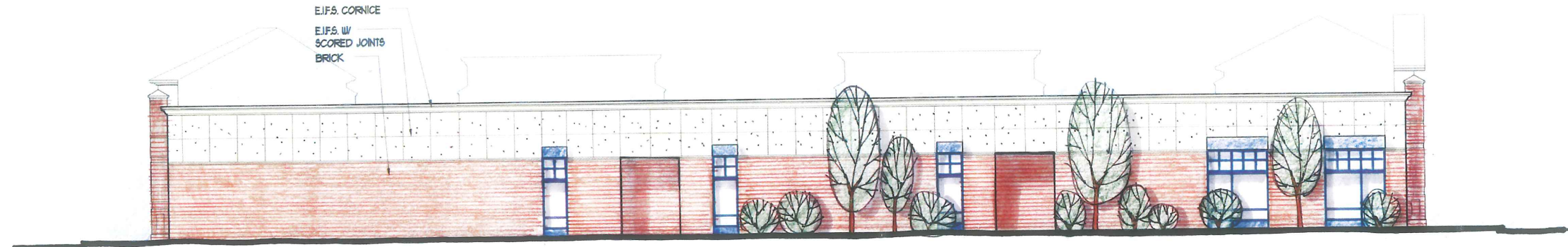
ORIGINAL  
ISSUE DATE: 5.19.2004  
PERMIT SET  
ISSUE DATE:  
CONSTRUCTION SET  
ISSUE DATE:  
DRAWING NUMBER:  
**A-2.0**



PORT CITY ARCHITECTURE

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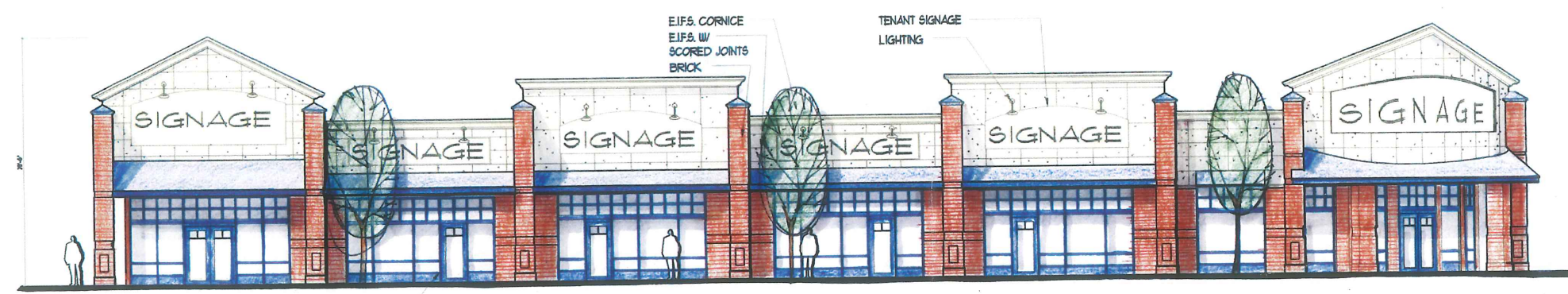
4 RETAIL TWO EAST ELEVATION  
SCALE: 1/8" = 1'-0"



2 RETAIL TWO SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



3 RETAIL TWO NORTH ELEVATION (BRIGHTON)  
SCALE: 1/8" = 1'-0"



1 RETAIL TWO WEST ELEVATION (PARKING)  
SCALE: 1/8" = 1'-0"

General Note:  
Material notes and dimensions are  
typical of all elevations.

Pine Tree Shopping Center  
Retail Redevelopment  
PORTLAND, MAINE

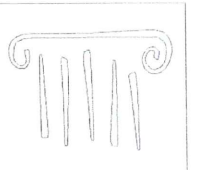
JOB: 04208

ISSUE DATE	
PLANNING	- 7-21-04
SCHEMATIC	-
DESIGN DEV.	-
C.D.'s	-
BIDDING	-
PRINT	- 7-26-04

DRAWN BY JCC  
CHECK BY ACH

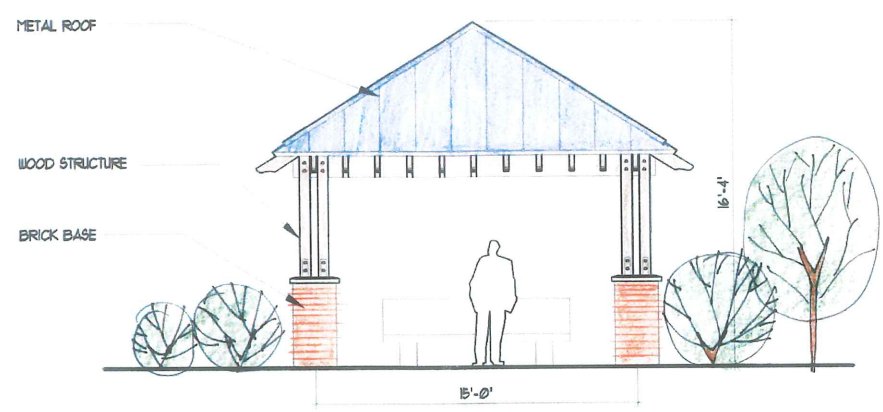
RETAIL 2  
EXTERIOR  
ELEVATION

A-2

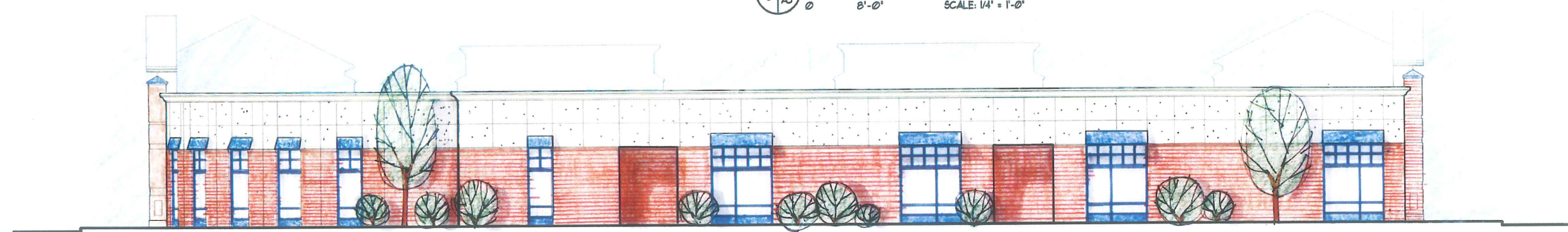


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**5 TYPICAL BUS STOP ELEVATION**  
 SCALE: 1/4" = 1'-0"



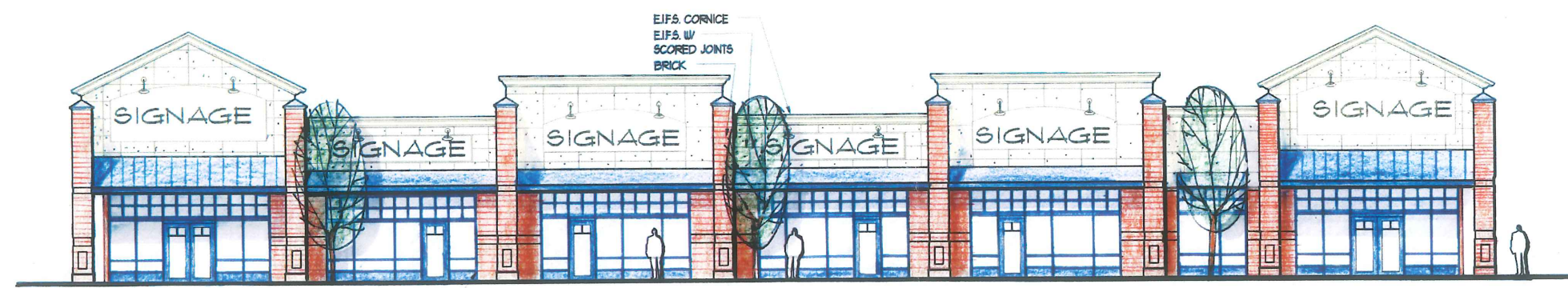
**4 RETAIL THREE WEST ELEVATION**  
 SCALE: 1/8" = 1'-0"



**2 RETAIL THREE NORTH ELEVATION (BRIGHTON)**  
 SCALE: 1/8" = 1'-0"



**3 RETAIL THREE SOUTH ELEVATION**  
 SCALE: 1/8" = 1'-0"



**1 RETAIL THREE EAST ELEVATION (PARKING)**  
 SCALE: 1/8" = 1'-0"

ALUMINUM STOREFRONT  
 WINDOWS

EIFS CORNICE  
 EIFS W/  
 SCORED JOINTS  
 BRICK

General Note:  
 Material notes and dimensions are  
 typical of all elevations.

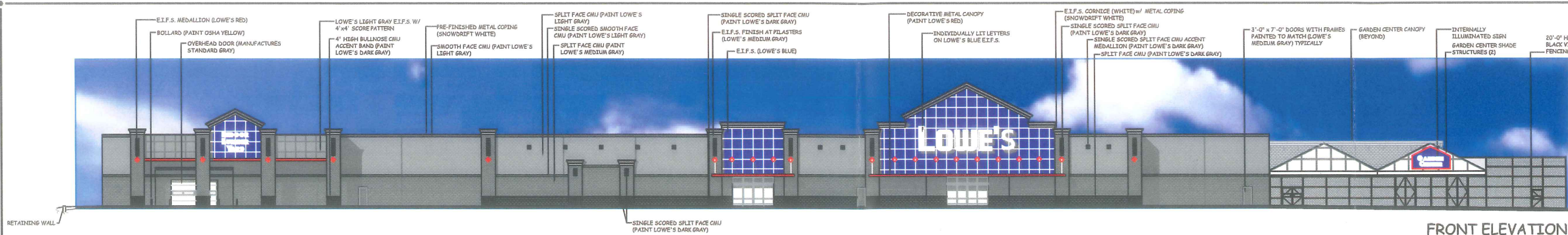
**Pine Tree Shopping Center  
 Retail Redevelopment  
 PORTLAND, MAINE**

JOB: 04208

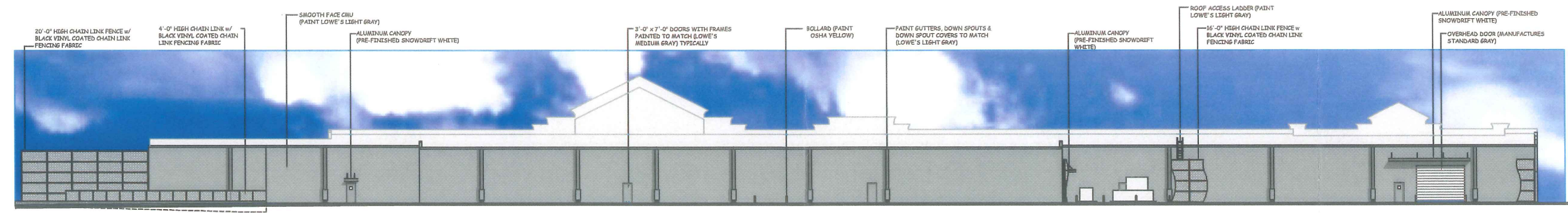
ISSUE DATE	
PLANNING -	7-27-04
SCHEMATIC -	
DESIGN DEV.	
C.D.'s -	
BIDDING -	
PRINT -	7-26-04

DRAWN BY JCC  
 CHECK BY ACH

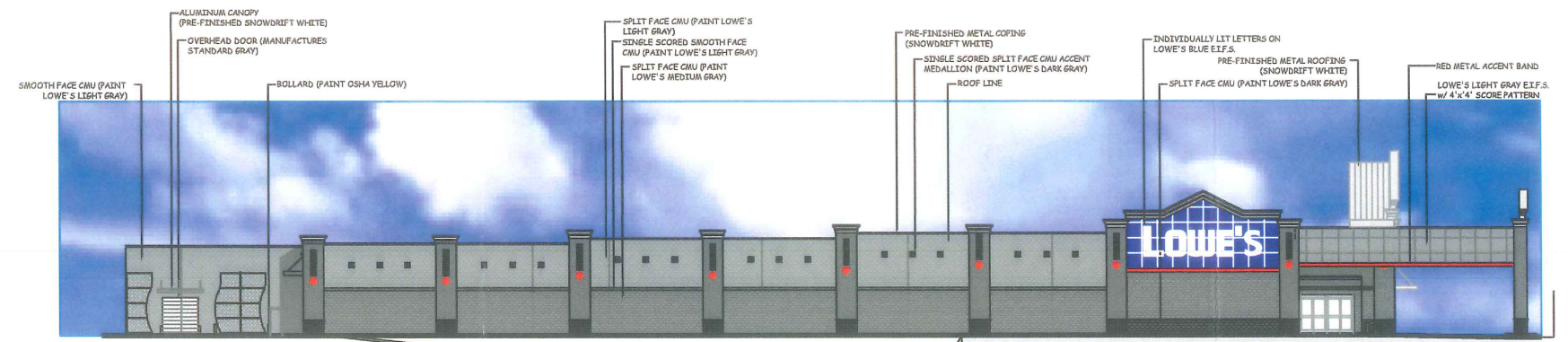
RETAIL 3  
 EXTERIOR  
 ELEVATION  
**A-3**



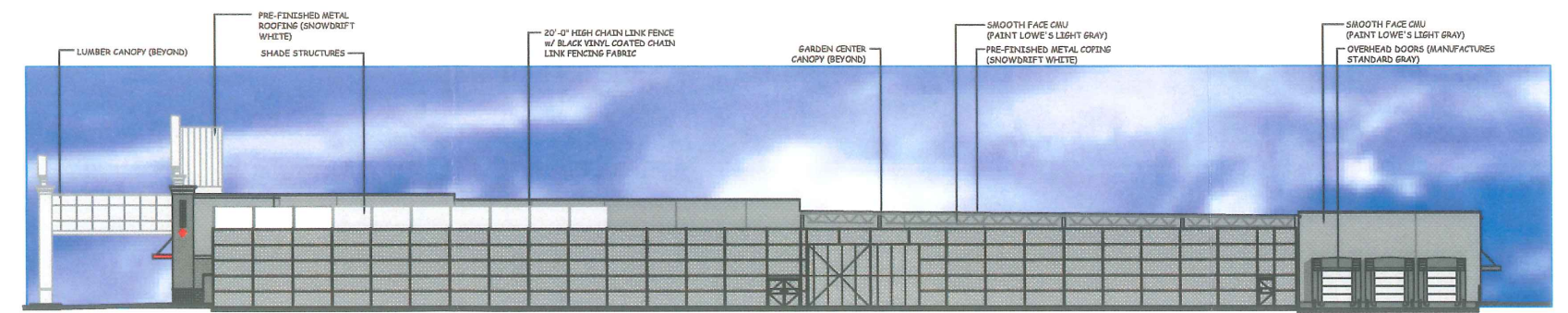
**FRONT ELEVATION**  
SCALE: 1" = 20'-0"



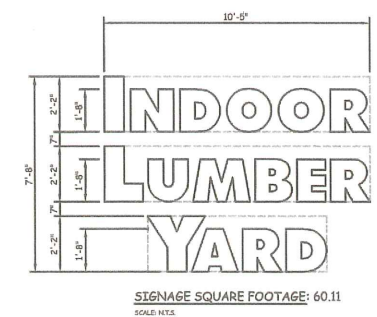
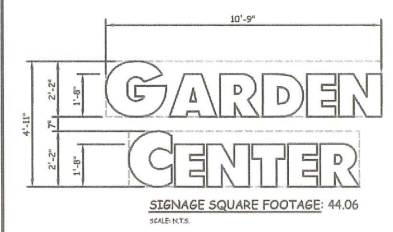
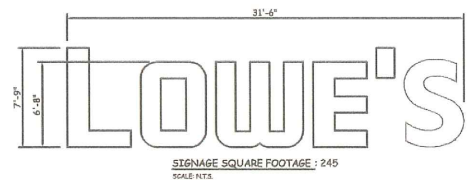
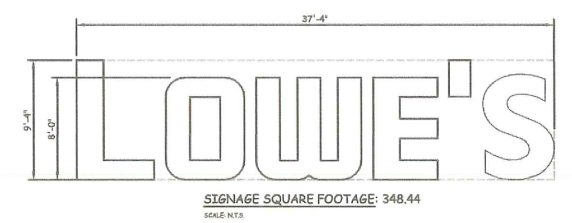
**REAR ELEVATION**  
SCALE: 1" = 20'-0"



**LEFT ELEVATION**  
SCALE: 1" = 20'-0"



**RIGHT ELEVATION**  
SCALE: 1" = 20'-0"



**LOWE'S HOME CENTERS, INC.**  
P.O. BOX 1111 N. WILKESBORO, NC 28659

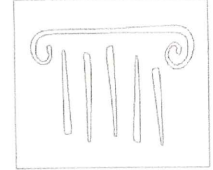
REVISIONS	
DATE	DESCRIPTION
5/18/2004	PRELIMINARY COLORED ELEVATIONS
6/18/2004	ADD ARCHITECTURAL FEATURES
7/23/2004	ADD ARCHITECTURAL FEATURES ON LEFT ELEVATION

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ENGINEERING AND  
CONSTRUCTION  
HWY 268 EAST, EAST DOCK N. WILKESBORO, NC 28659  
336.658.4000 (V) 336.658.3257 (F)

COLORED EXTERIOR ELEVATIONS	ORIGINAL ISSUE DATE: 5.19.2004
LOWE'S OF PORTLAND, MAINE	PERMIT SET ISSUE DATE:
PROJECT NO. [DRAWN BY: JDI] [CHECKED BY: ]	CONSTRUCTION SET ISSUE DATE:
	DRAWING NUMBER: <b>A-2.0</b>

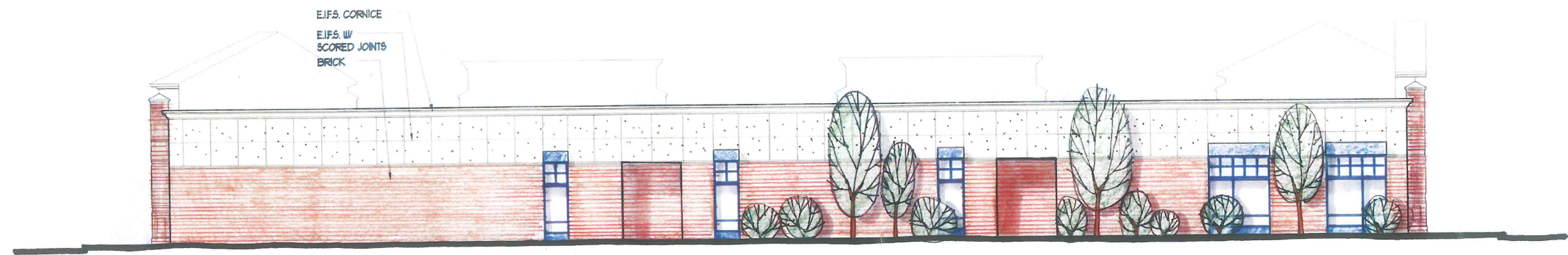
1.23.2004 PORTLAND, MA



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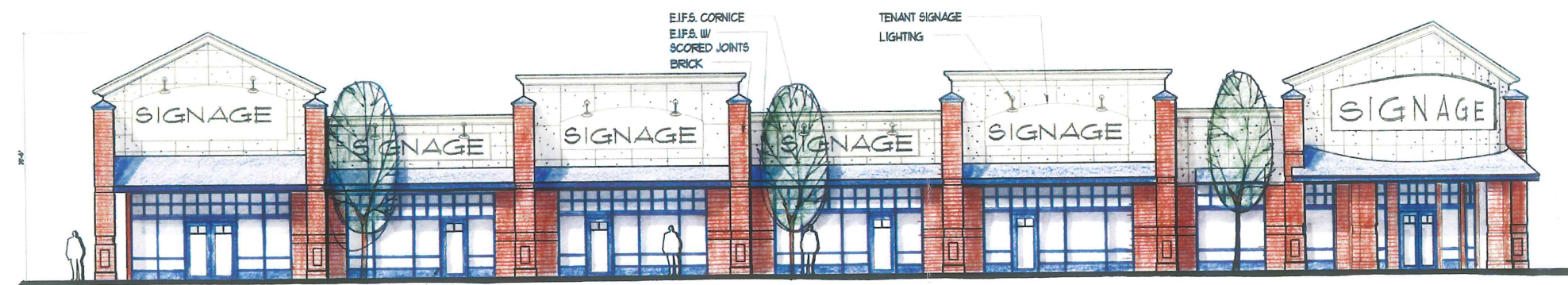
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SCALE: 1/8" = 1'-0"



2 RETAIL TWO SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



3 RETAIL TWO NORTH ELEVATION (BRIGHTON)  
SCALE: 1/8" = 1'-0"



1 RETAIL TWO WEST ELEVATION (PARKING)  
SCALE: 1/8" = 1'-0"

General Note:  
Material notes and dimensions are typical of all elevations.

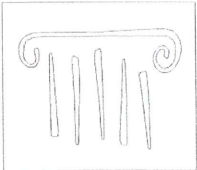
Pine Tree Shopping Center  
Retail Redevelopment  
PORTLAND, MAINE

JOB: 04208

ISSUE DATE	
PLANNING -	7-21-04
SCHEMATIC -	
DESIGN DEV.	
C.D.'s	
BIDDING	
PRINT	7-26-04

DRAWN BY JCC  
CHECK BY ACH

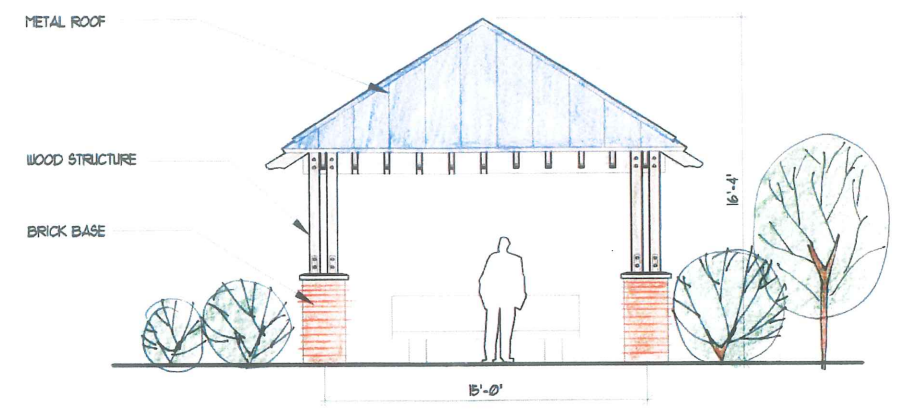
RETAIL 2  
EXTERIOR  
ELEVATION  
**A-2**



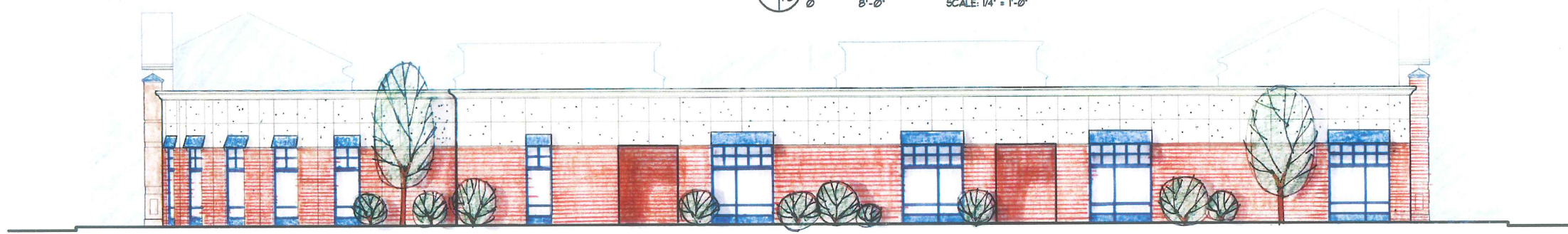
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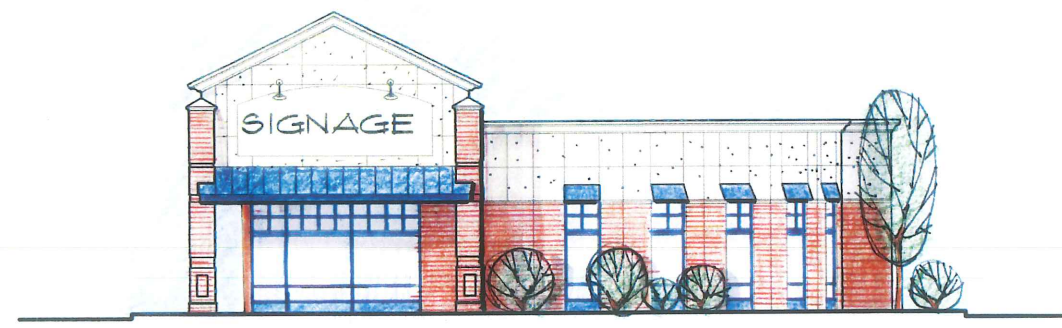
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5 TYPICAL BUS STOP ELEVATION  
SCALE: 1/4" = 1'-0"



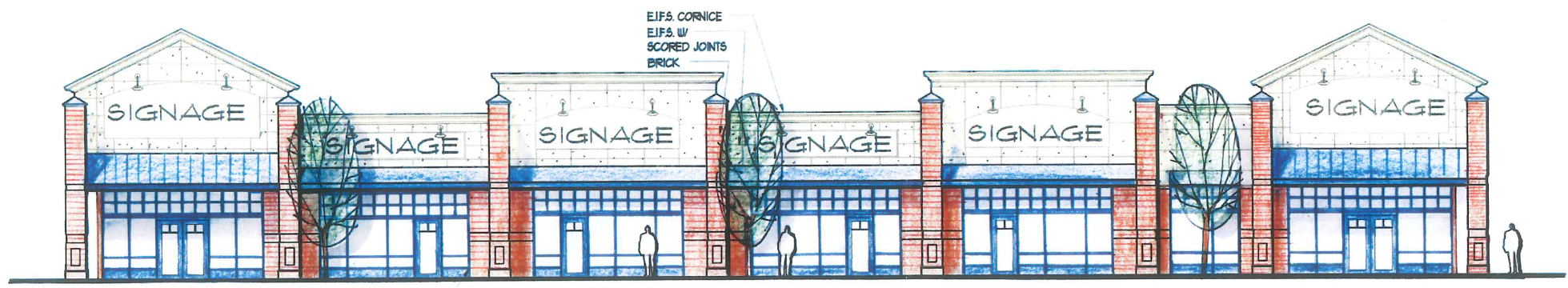
4 RETAIL THREE WEST ELEVATION  
SCALE: 1/8" = 1'-0"



2 RETAIL THREE NORTH ELEVATION (BRIGHTON)  
SCALE: 1/8" = 1'-0"



3 RETAIL THREE SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



1 RETAIL THREE EAST ELEVATION (PARKING)  
SCALE: 1/8" = 1'-0"

ALUMINUM STOREFRONT  
WINDOWS

General Note:  
Material notes and dimensions are  
typical of all elevations.

Pine Tree Shopping Center  
Retail Redevelopment  
PORTLAND, MAINE

JOB: 04208

ISSUE DATE	
PLANNING	- 7-27-04
SCHEMATIC	-
DESIGN DEV.	-
C.D.'s	-
BIDDING	-
PRINT	- 7-26-04

DRAWN BY JCC  
CHECK BY ACH

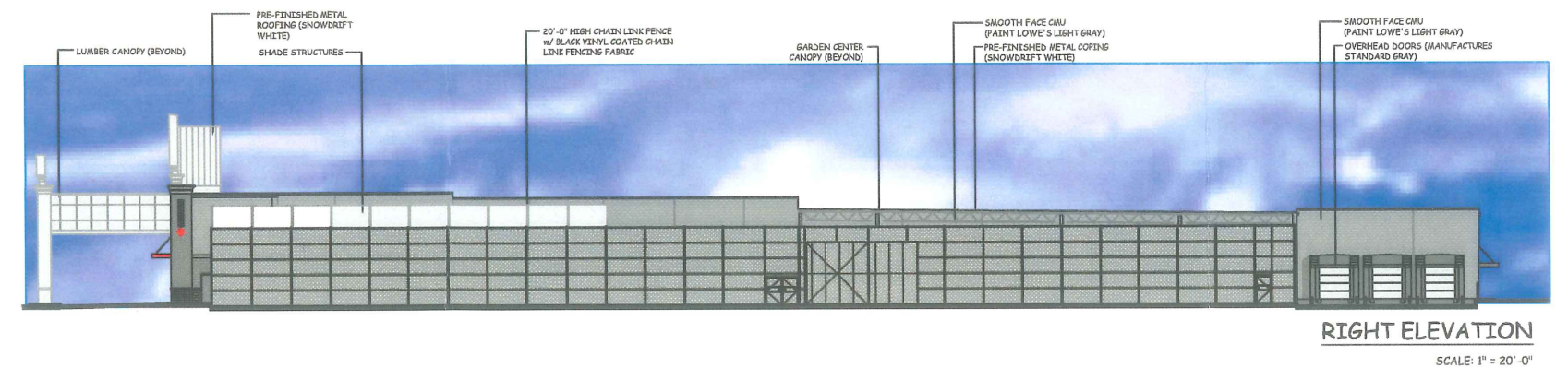
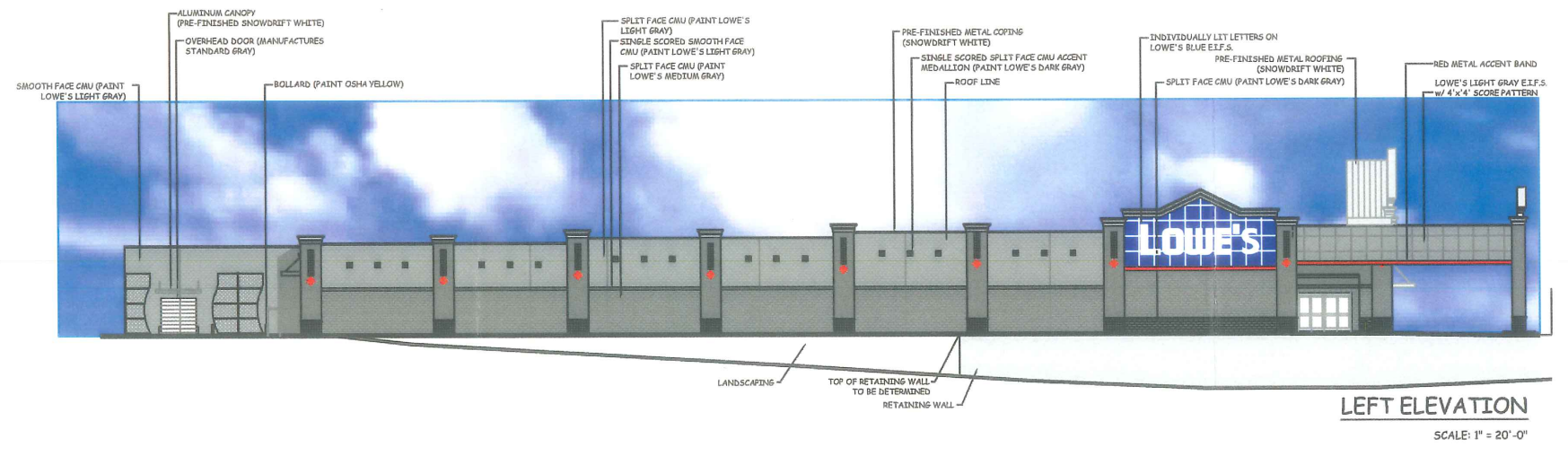
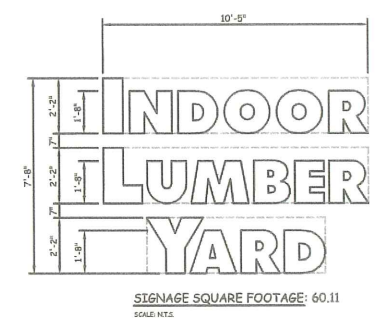
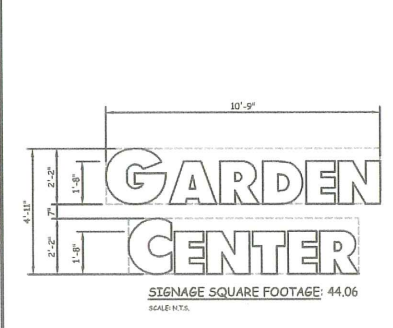
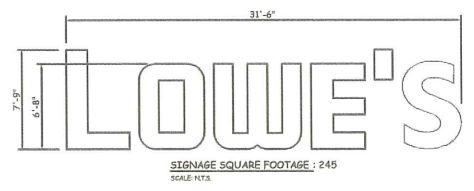
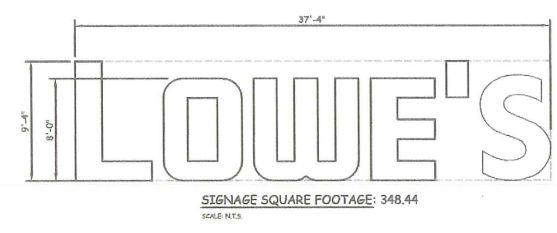
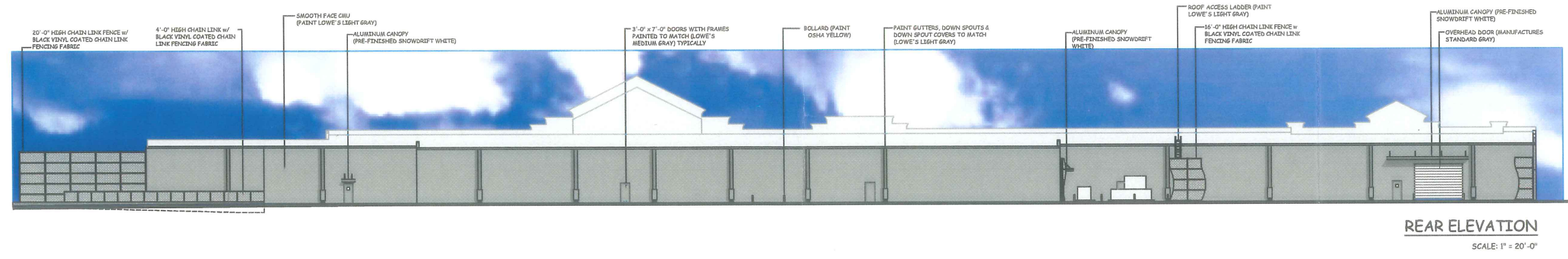
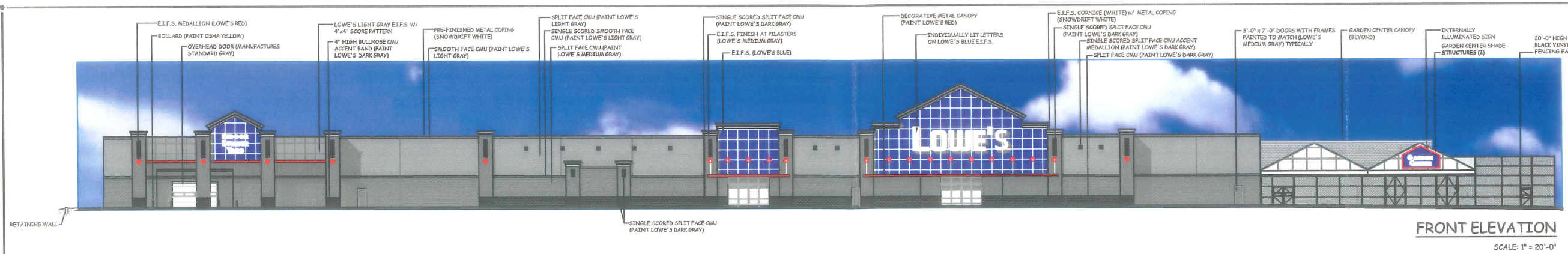
RETAIL 3  
EXTERIOR  
ELEVATION  
**A-3**

**LOWE'S**  
HOME CENTERS, INC.  
P.O. BOX 1111 N. WILKESBORO, NC 28699

**REVISIONS**

DATE	DESCRIPTION
5/18/2014	PERMIT SET
5/18/2014	CONSTRUCTION SET
7/23/2014	ADD ARCHITECTURAL FEATURES ON LEFT ELEVATION

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336.658.4000 (V)  
336.658.3257 (F)

COLORED EXTERIOR ELEVATIONS  
LOWE'S OF PORTLAND, MAINE  
PROJECT NO.:  
DRAWN BY: JDI | CHECKED BY:

ORIGINAL ISSUE DATE: 5.19.2014  
PERMIT SET ISSUE DATE:  
CONSTRUCTION SET ISSUE DATE:  
DRAWING NUMBER:

**A-2.0**