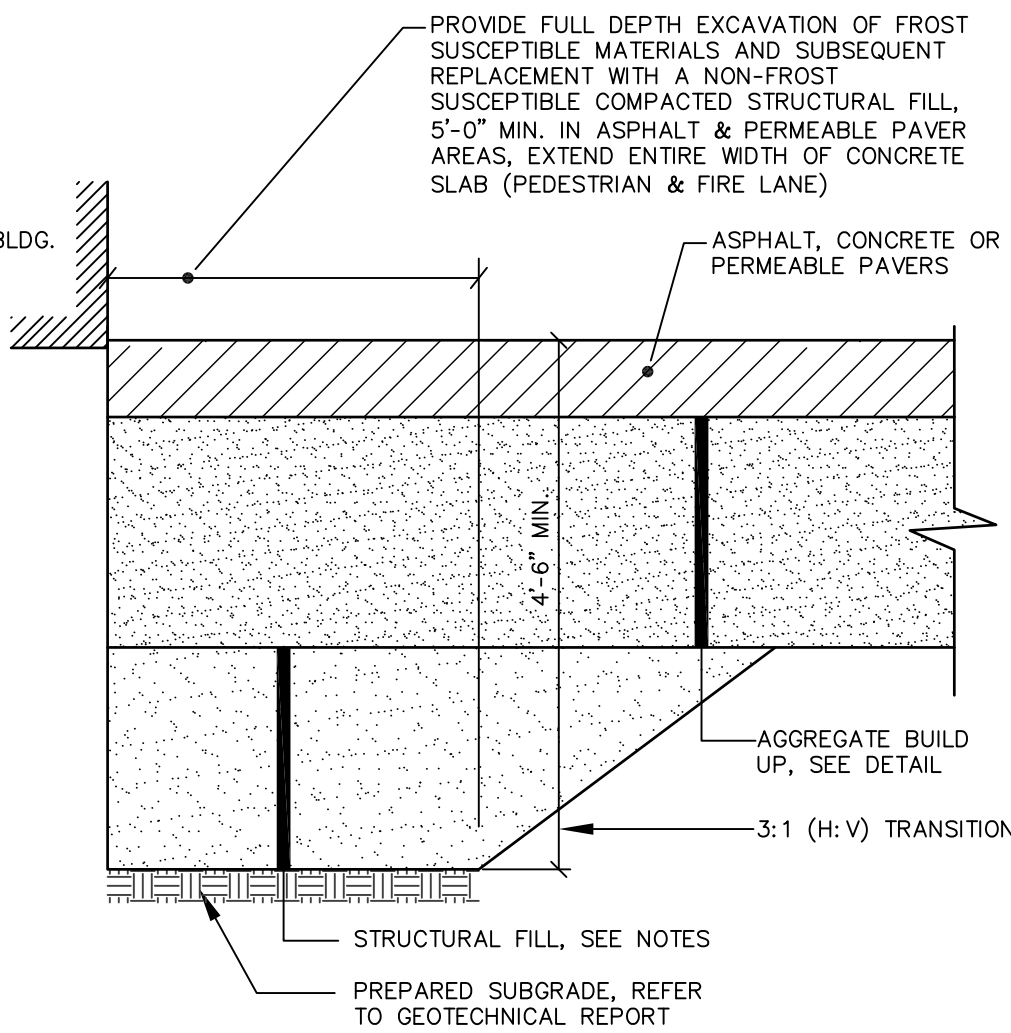
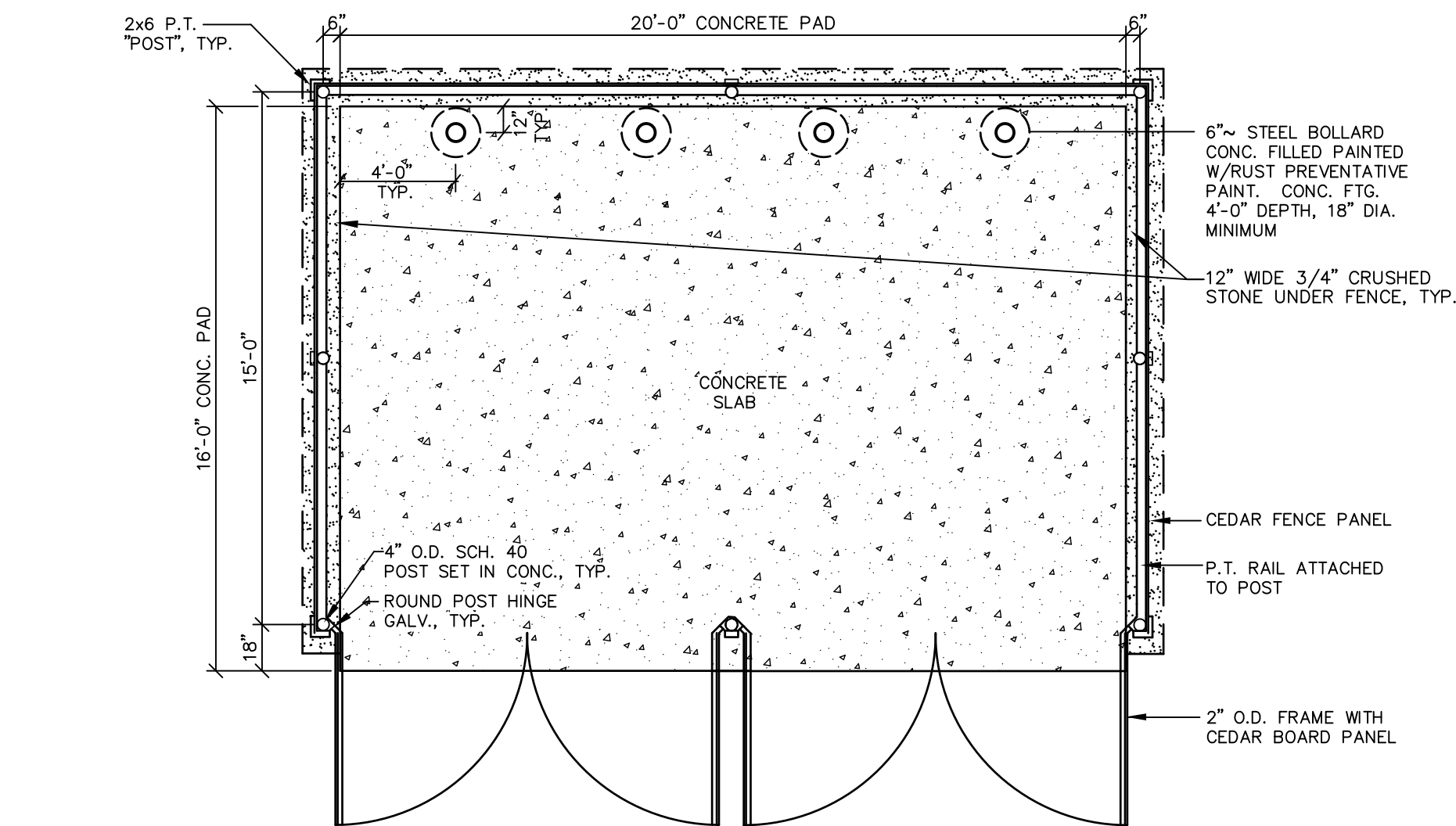
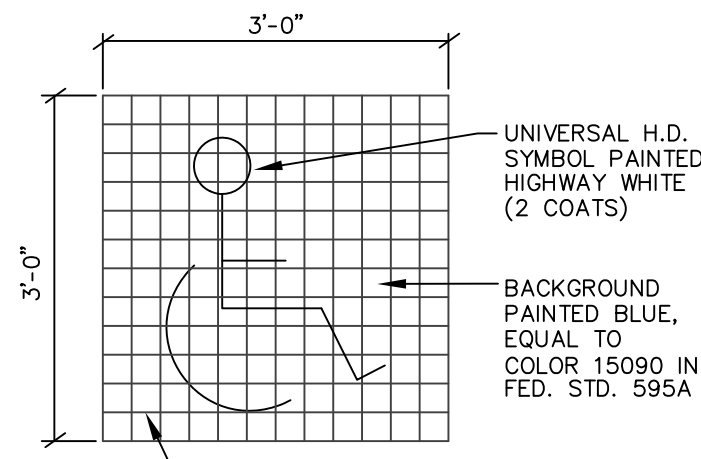


TYPICAL DUMPSTER ENCLOSURE
NOT TO SCALE

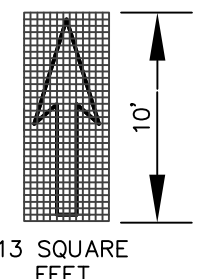


- NOTES:**
- REFER TO DETAILS FOR PAVEMENT, CONCRETE AND PERMEABLE PAVEMENT SECTIONS.
 - PROVIDE FULL DEPTH EXCAVATION OF FROST SUSCEPTIBLE MATERIALS AND SUBSEQUENT REPLACEMENT WITH A NON-FROST SUSCEPTIBLE COMPACTED STRUCTURAL FILL. FILL DEPTH SHALL BE MIN. 4.5' FROM FINISHED GRADE. REFER TO GEOTECHNICAL REPORT.

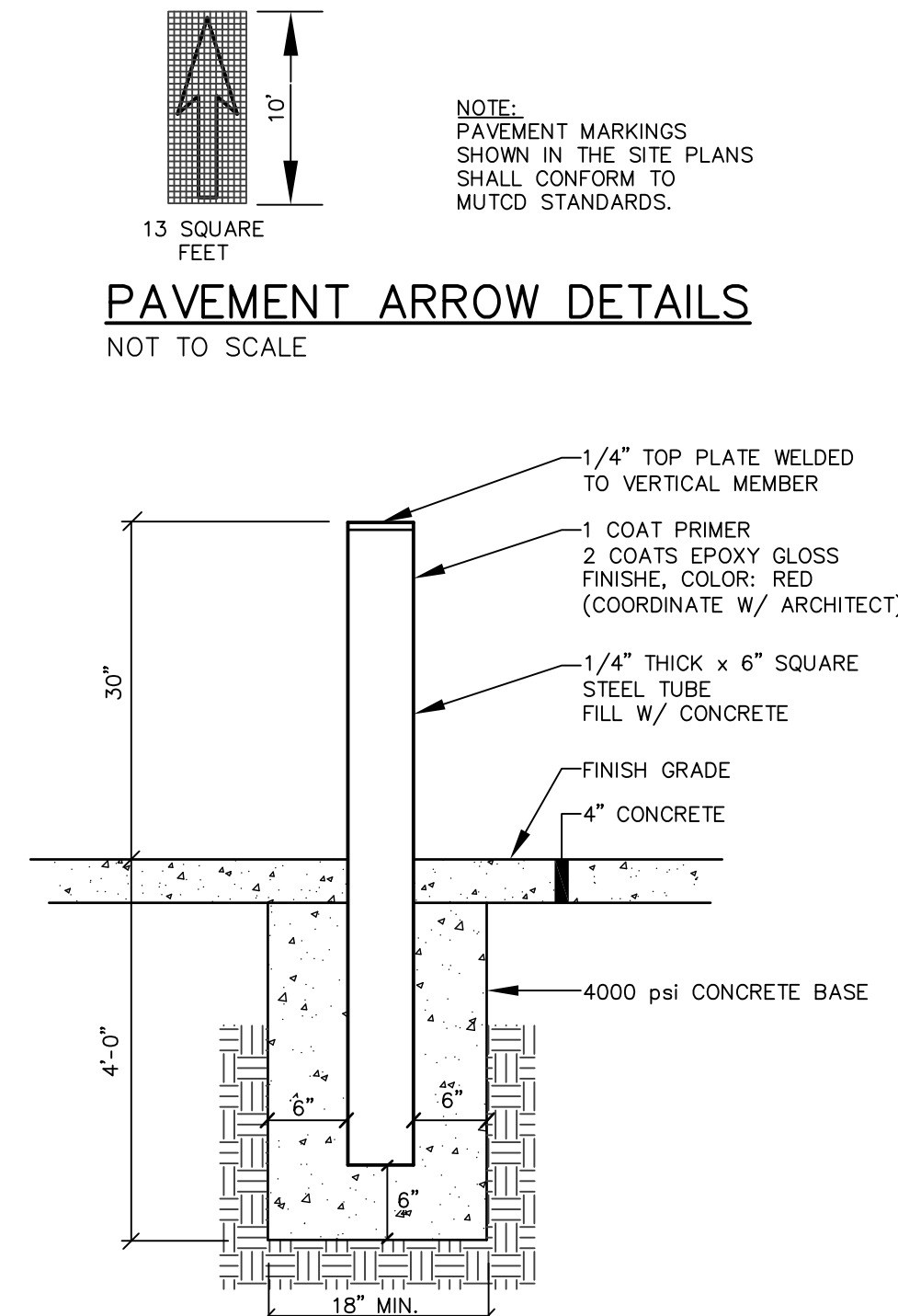
PAVEMENT SECTION @ BUILDING
NOT TO SCALE



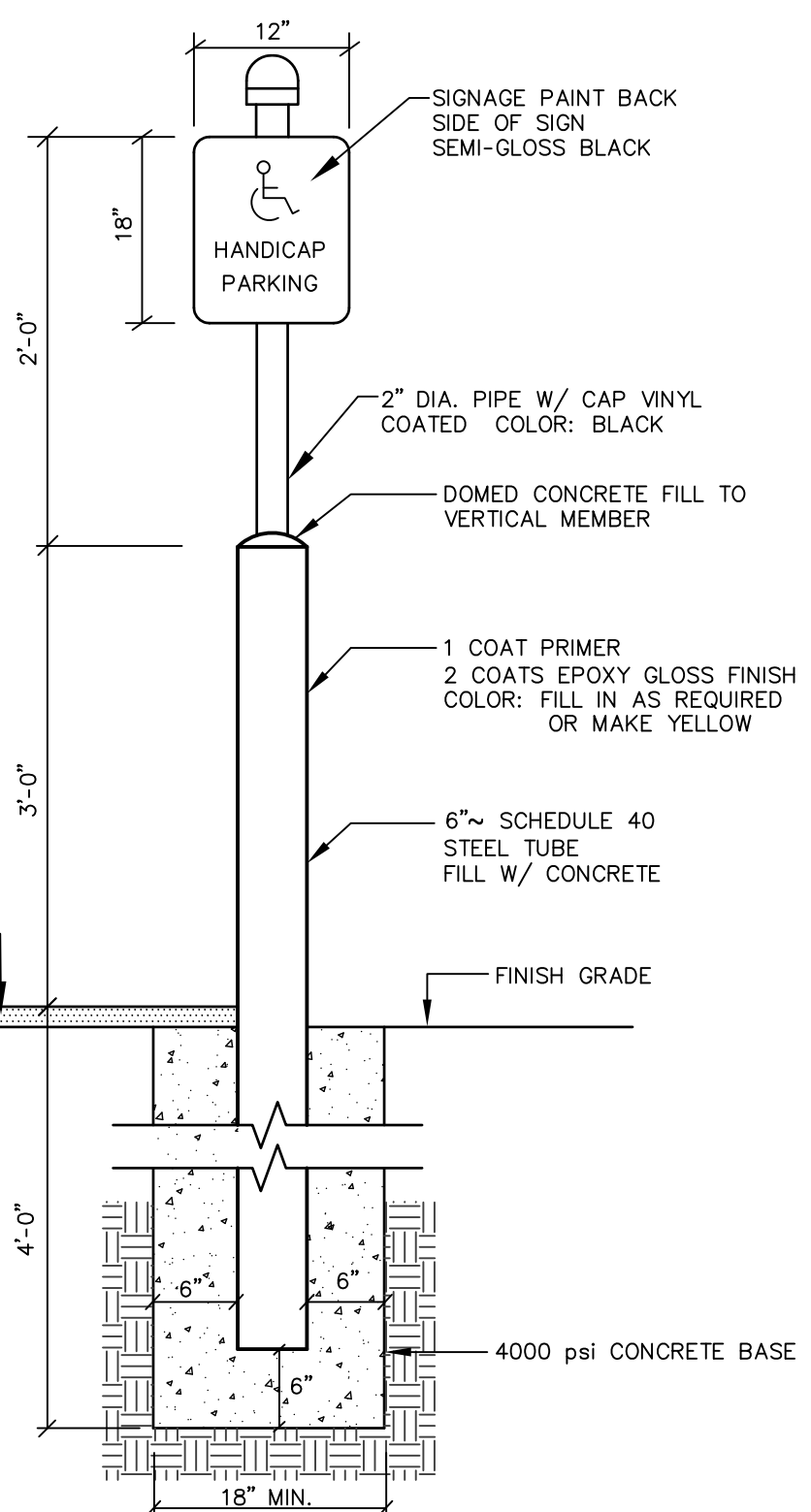
HANDICAP PAINT
NOT TO SCALE



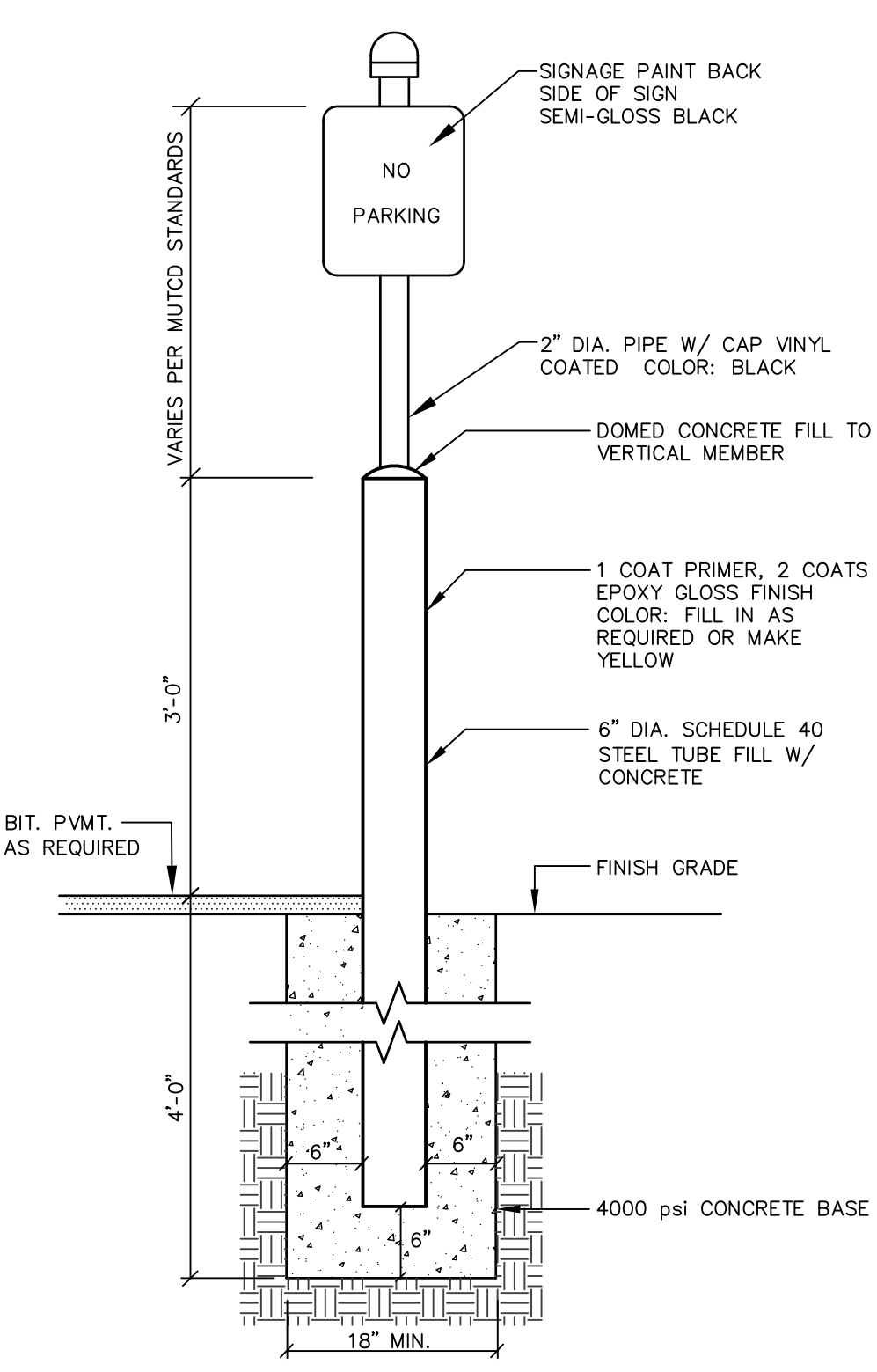
PAVEMENT ARROW DETAILS
NOT TO SCALE



METAL BOLLARD
NOT TO SCALE



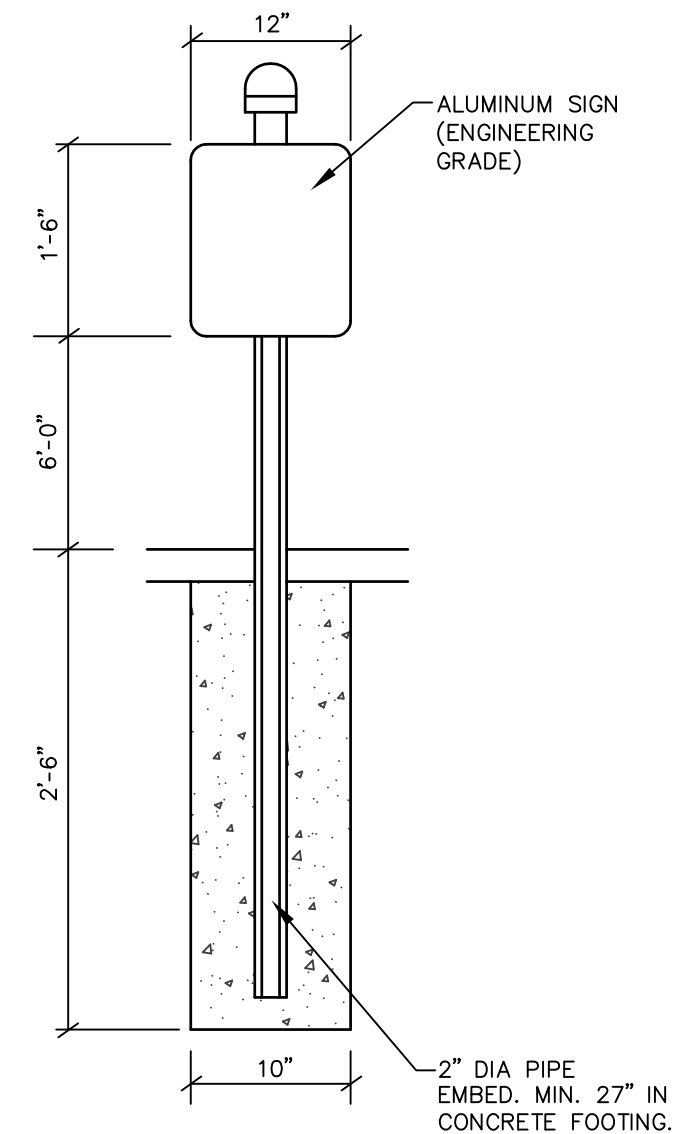
HANDICAP SIGNS IN METAL BOLLARD
NOT TO SCALE



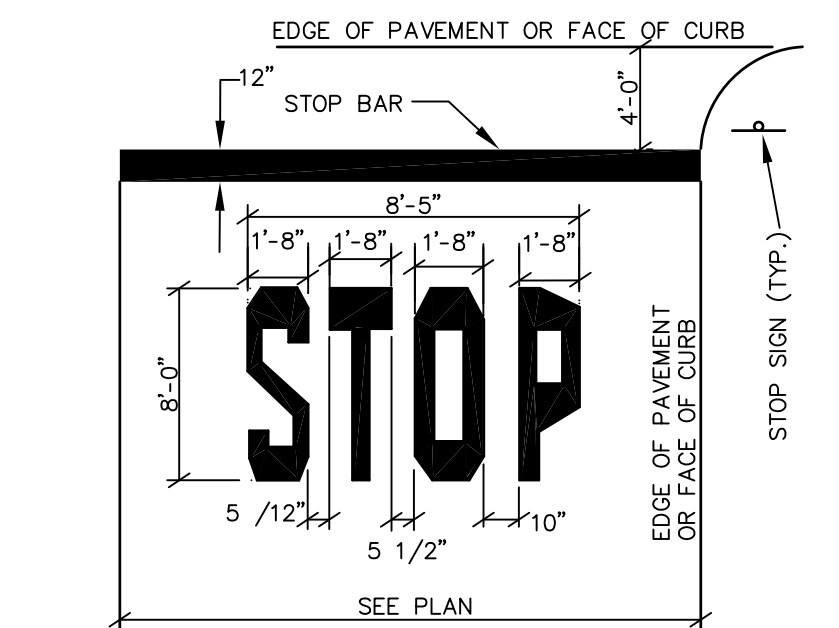
SIGN ON METAL BOLLARD
NOT TO SCALE

- NOTES:**
- BIKE RACK SHALL EQUAL DERO BIKE HITCH AS MANUFACTURED BY DERO BIKE RACKS. INSTALL BIKE RACKS AS RECOMMENDED BY THE MANUFACTURER.
 - INSTALL BIKE RACKS MINIMUM OF 36" FROM ANY BUILDING ENTRYWAY AND 24" FROM SIDE OF BUILDING.
 - DISTANCE BETWEEN RACKS SHALL BE 36" AS SHOWN IN THE DETAIL.

BICYCLE RACK
NOT TO SCALE

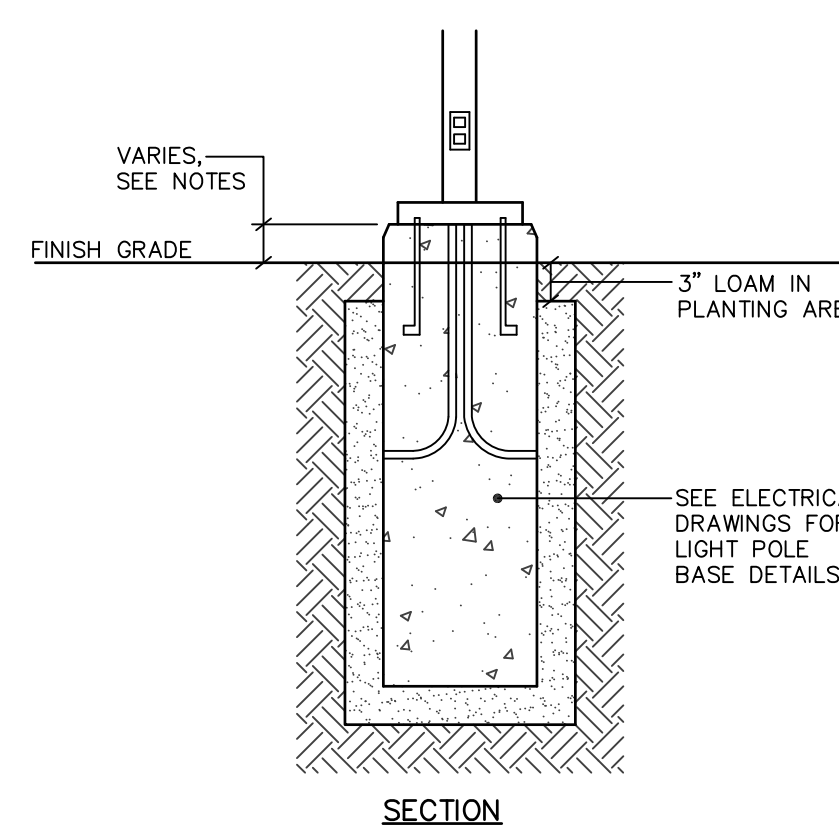


TYPICAL SIGN DETAIL
NOT TO SCALE



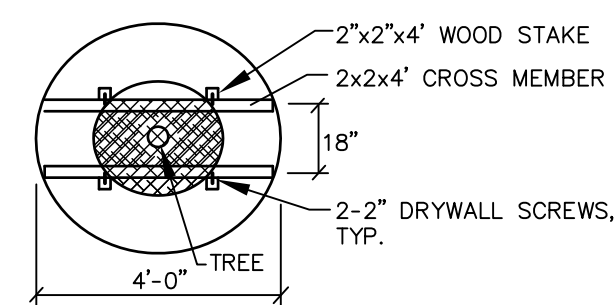
STOP BAR
NOT TO SCALE

- NOTE:** WORDS AND ARROWS FOR DRIVEWAYS SHALL BE APPLIED ACCORDING TO REQUIREMENTS AS OUTLINED IN SECTION 3B OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
- THESE WORDS AND BAR ARE TO BE PAINTED REFLECTIVE WHITE.

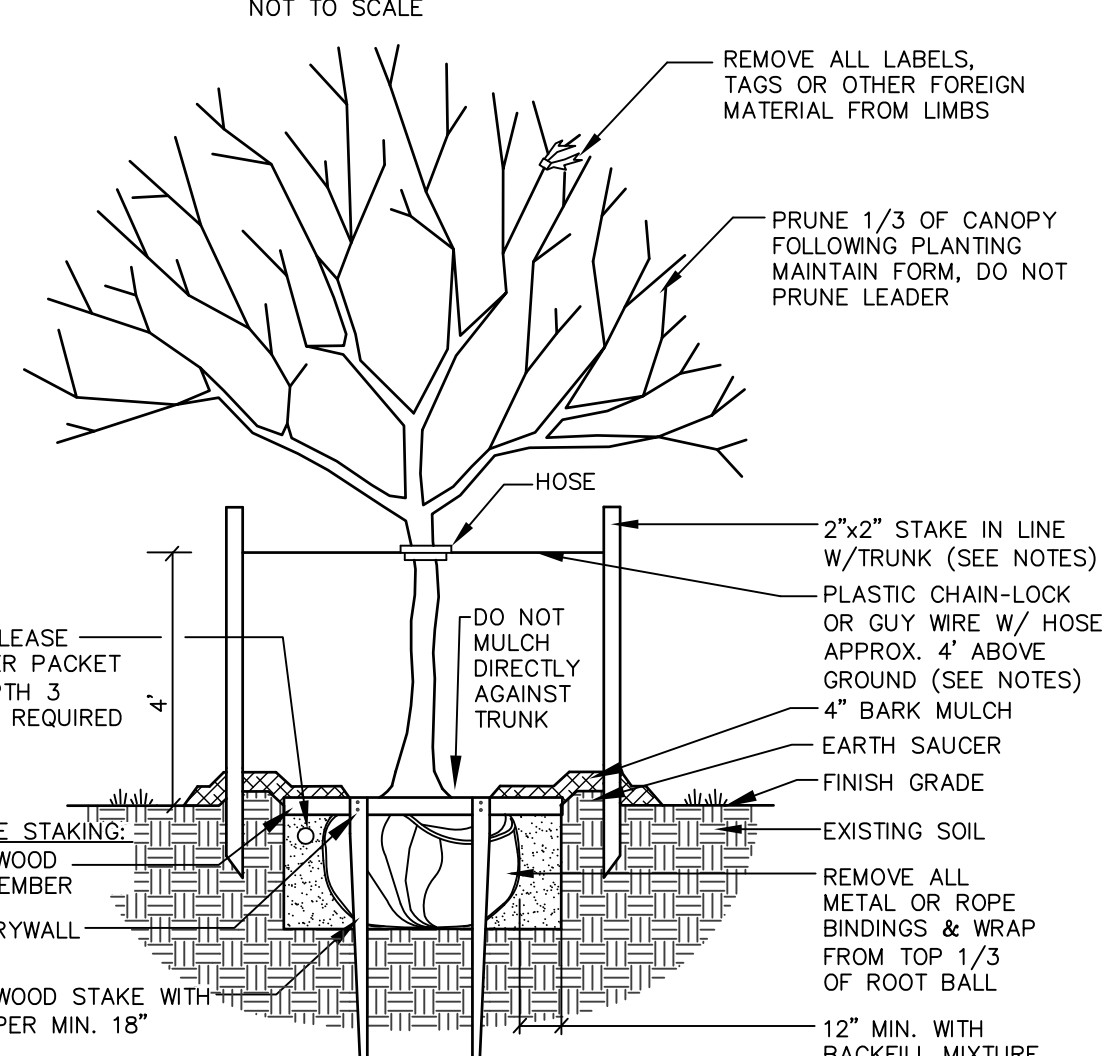


LIGHT POLE BASE HEIGHT
NOT TO SCALE

- NOTES:**
- 3' HEIGHT IN LANDSCAPE AREAS WHEN LIGHT POLE BASE IS 3-FT. OR MORE FROM PAVED AREAS. (COORDINATE LOCATIONS WITH ELECTRICAL DRAWINGS.)
 - 30" IN PAVED AREAS AND LANDSCAPED AREAS WHERE LIGHT POLE BASE IS WITHIN 3-FT. OF PAVED AREAS. (COORDINATE LOCATIONS WITH ELECTRICAL DRAWINGS.)

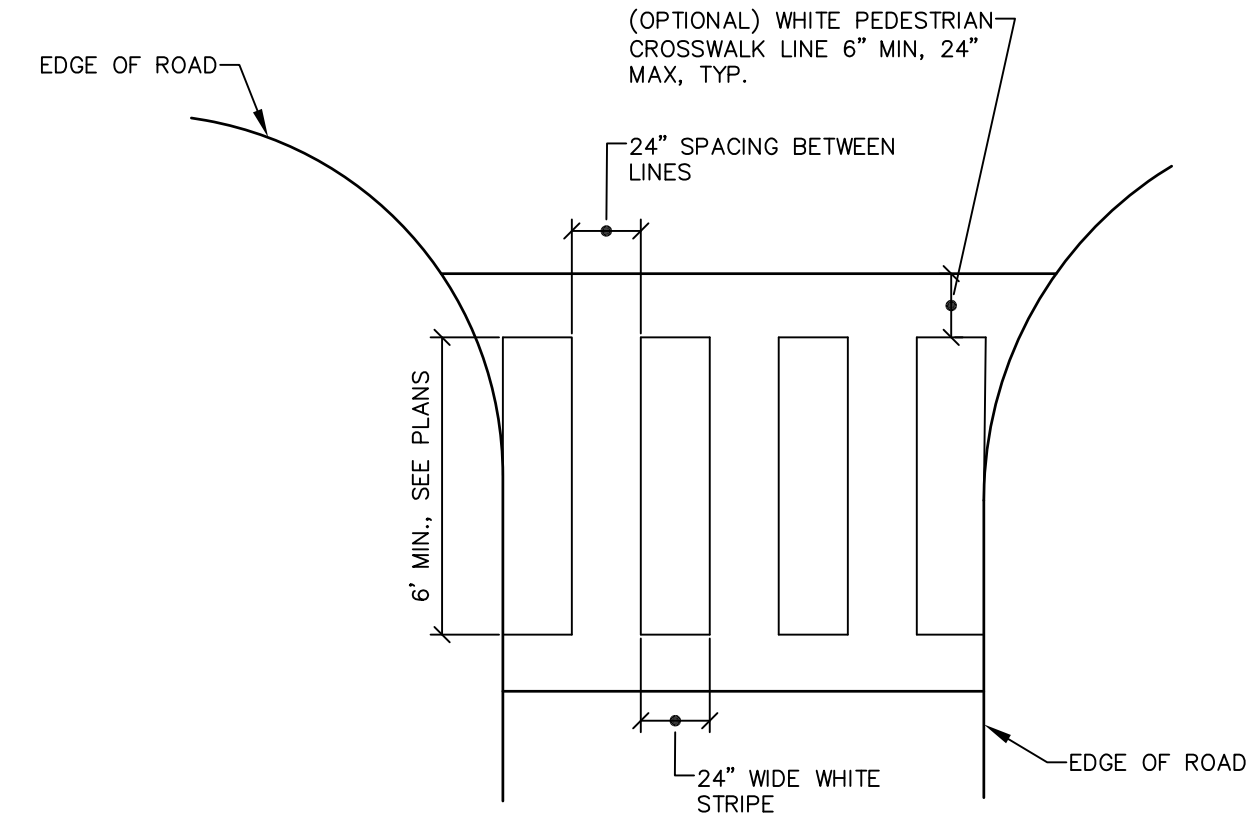


ALT. TREE STAKING PLAN
NOT TO SCALE

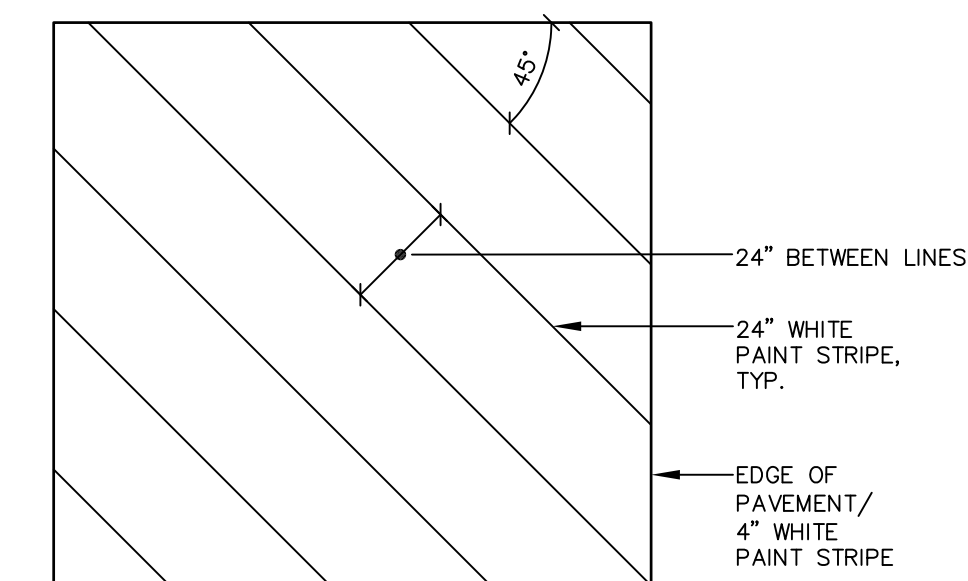


- NOTES:**
- INSTALL STAKES AND GUYS TO TREES IF THE FOLLOWING APPLY:
 - THE TREE IS OF SUBSTANTIAL SIZE.
 - THE PLANTING LOCATION IS EXTREMELY WINDY, AS ON OPEN UNDEVELOPED SITES.
 - THE PLANTING LOCATION IS COMPRISED OF SAND OR OTHER LOOSE TEXTURED SOILS.
 - IF STAKES AND GUYS ARE REQUIRED, REMOVE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

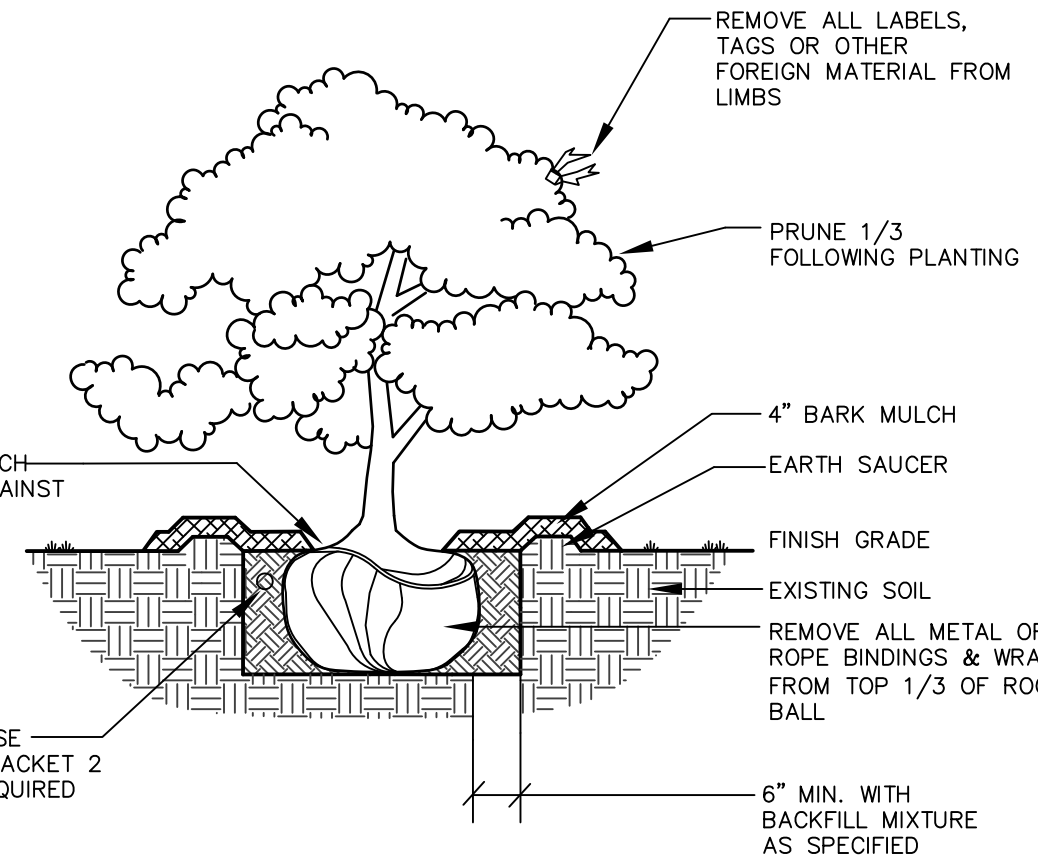
TREE PLANTING DETAIL
NOT TO SCALE



CROSSWALK MARKINGS
NOT TO SCALE



DIAGONAL PAINT MARKINGS
NOT TO SCALE



DECIDUOUS & EVERGREEN SHRUB
NOT TO SCALE

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, CURBING, ETC. DAMAGED IN PERFORMANCE OF THIS JOB AT NO ADDITIONAL COST TO THE OWNER.
- ALL SHRUB BEDS SHALL BE MULCHED WITH 3" CLEAN SHREDED DARK BROWN BARK MULCH.
- THE CONTRACTOR SHALL PROVIDE 4" LOAM FOR ALL AREAS TO BE SODDED OR SEEDED. PLANTING AREAS SHALL RECEIVE 12" ROLLED THICKNESS OF LOAM. THE LANDSCAPE CONTRACTOR SHALL COORDINATE SUBGRADE PREPARATION WITH THE GENERAL CONTRACTOR PRIOR TO PLACING LOAM.
- ANY DEVIATION FROM THE LANDSCAPE PLAN, INCLUDING PLANT LOCATION, SELECTION, SIZE, QUANTITY OR CONDITION SHALL BE REVIEWED AND APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT (AND MUNICIPAL AUTHORITY, IF APPLICABLE) PRIOR TO INSTALLATION ON SITE.
- WHERE INDICATED ON PLAN, PLANTING SOIL MIXTURE FOR PERENNIAL AND ANNUAL FLOWER BED AREAS SHALL CONSIST OF FOUR PARTS TOPSOIL, TWO PARTS SPHAGNUM PEAT MOSS, AND ONE PART HORTICULTURAL PERLITE BY VOLUME. PEAT MOSS MAY BE SUBSTITUTED WITH WELL-ROTTED OR DEHYDRATED MANURE OR COMPOST. ROTOTILL BEDS TO A DEPTH OF 8" INCHES.

CRAIG BURGESS, P.E. #12638

DESIGNED	CHECKED
CAB	MAM

REVIEW: DATE: STATUS: APPROVAL

A CAB 04-04-17 SUBMITTED FOR CITY REVIEW & APPROVAL

REVIEW: DATE: STATUS: APPROVAL

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

SEBAGO TECHNICS

WWW.SEBAGO-TECHNICS.COM

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250 Oodford Rd. Suite B Lewiston, ME 04240

Tel: 207-783-5656

DETAILS

OF: **PROPOSED OFFICE BUILDING**

473 & 483 RIVERSIDE ST
PORTLAND, ME

FOR: **ACADIA LENDING GROUP**

180 RIVERSIDE ST, UNIT 48
PORTLAND, ME 04103

PROJECT NO. 16078

SCALE NTS

SHEET 10 OF 12

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