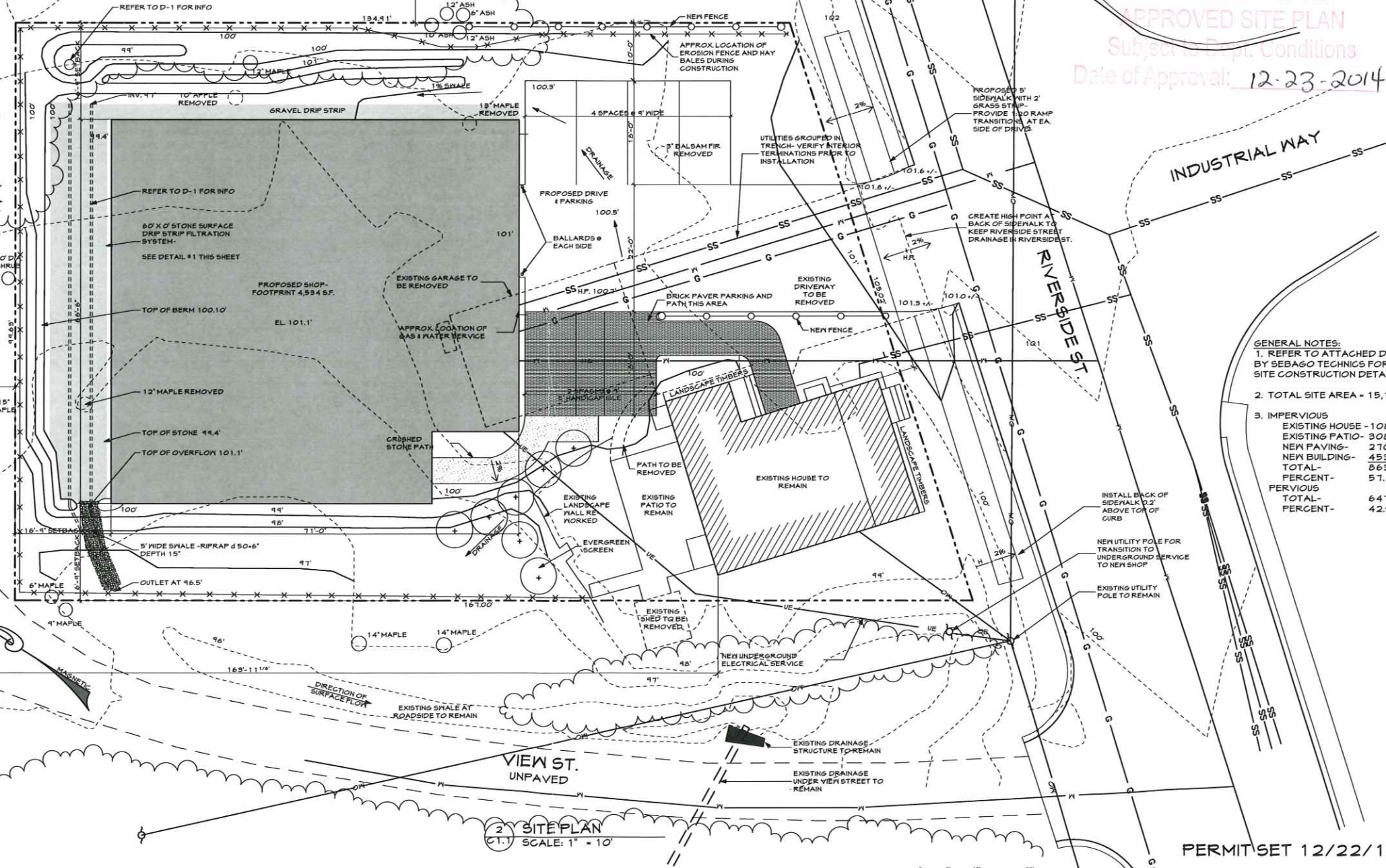
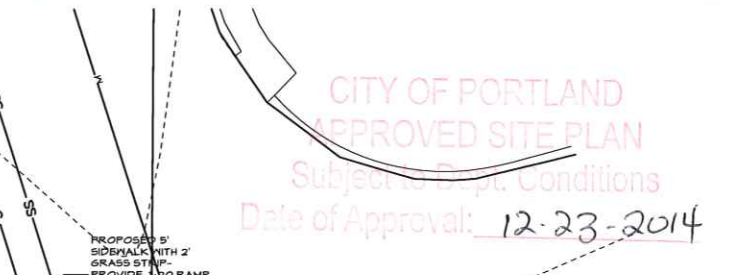


3 EXISTING SITE PLAN
SCALE: 1" = 20'



2 SITE PLAN
SCALE: 1" = 10'

1 DRIPSTRIP FILTER
NOT TO SCALE



CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: 12-23-2014

- GENERAL NOTES:
- REFER TO ATTACHED DOCUMENTS BY SEBAGO TECHNICS FOR CIVIL / SITE CONSTRUCTION DETAILS
 - TOTAL SITE AREA - 15,101 SQFT
 - IMPERVIOUS
EXISTING HOUSE - 1088
EXISTING PATIO - 308
NEW PAVING - 2100
NEW BUILDING - 4534
TOTAL - 8030 SQFT
PERCENT - 57.1%
TOTAL - 6471
PERCENT - 42.9%



WHIPPLE -
CALLENDER
ARCHITECTS

P.O. BOX 1726
PORTLAND, ME 04101
P 207.775.2646
F 207.775.9691
www.whipplecallender.com

DATE	DESCRIPTION	APPROVED BY	CHECKED BY
11.18.14	ADJUSTMENTS TO PERMITS		
12.22.14	CONTOUR CHECK / COORD.		

DATE: 10.22.14
CHECKED BY: J.A.D.
DRAWN BY: JAD
JOB: ROM-14
SHEET TITLE: SITE PLAN

CL.1

Planning file set.

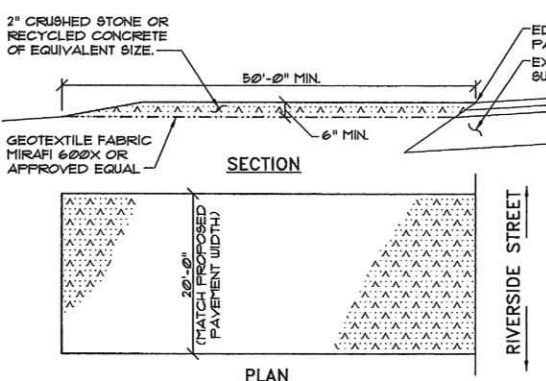
EROSION CONTROL NOTES

GENERAL:

THE DRAWINGS DEPICT THE REQUIRED SOIL EROSION CONTROL MEASURES. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE CONSTRUCTION SITE IN SUCH A MANNER THAT:

- SOIL EROSION IS KEPT TO A MINIMUM.
- NO SEDIMENT LEAVES THE CONSTRUCTION SITE PROPER.
- ALL POSSIBLE MEASURES ARE EMPLOYED TO PREVENT SEDIMENT FROM ENTERING DRAINAGE COURSES AND WETLANDS EVEN BEYOND THE DETAILS SHOWN ON THIS PLAN IF NECESSARY.

- ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENT CONTROL BMP'S PUBLISHED BY THE BUREAU OF LAND AND WATER QUALITY, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 2003.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL FINES RESULTING FROM EROSION OR SEDIMENTATION FROM THE SITE TO SURROUNDING PROPERTIES, WATERBODIES, OR WETLAND AS A RESULT OF THIS PROJECT.
- LOAM AND SEED ALL DISTURBED AREAS AS SOON AS POSSIBLE AFTER DISTURBANCE, BUT NO LONGER THAN 1 DAY. LOAM AND SEED ANY DISTURBED AREA WITHIN 15' OF WETLANDS OR WATERBODIES WITHIN 48 HOURS OR PRIOR TO AND STORM EVENT. USE WATER SEED RATES AND SPECIFICATIONS IF APPROPRIATE.
- INSPECT SOIL EROSION MEASURES WEEKLY AND AFTER SIGNIFICANT STORM EVENTS. MAKE ALL NECESSARY REPAIRS TO FACILITIES AS SOON AS POSSIBLE, BUT NO LONGER THAN 2 DAYS. CLEAN AND RESET SILT FENCES AND STONE CHECK DAMS WHICH ACCUMULATE SEDIMENT AND DEBRIS.
- PROTECT AND STABILIZE ALL AREAS NOT SCHEDULED FOR EROSION PREVENTION OR STABILIZATION BUT THAT SHOW SIGNS OF EROSION. NOTIFY OWNER OF ANY SIGNIFICANT EROSION PROBLEM.
- APPLY MULCH TO BARE SOILS WITHIN 7 DAYS OF INITIAL DISTURBANCE OF SOILS WITHIN 48 HOURS IF WITHIN 75' OF WETLAND OR WATERBODY, PRIOR TO ANY RAIN EVENT, OR PRIOR TO ANY WORK SHUTDOWN LASTING MORE THAN ONE DAY.
- TEMPORARILY SEED WITHIN 7 DAYS ANY AREA WHICH WILL BE LEFT DISTURBED AND UNWORKED FOR MORE THAN 14 DAYS WITH THE TEMPORARY SEED MIX LISTED BELOW. IF AREA IS WITHIN 75' OF A WETLAND OR WATERBODY, SEED WITHIN 48 HOURS. PERMANENTLY SEED ANY AREA WHICH CAN BE LOAMED AS SOON AS POSSIBLE WITH THE PERMANENT SEED MIX LISTED BELOW. DO NOT USE PERMANENT SEED MIX AFTER SEPTEMBER 15.
- MULCH ALL AREAS SEEDED SO THAT SOIL IS NOT VISIBLE THROUGH THE MULCH REGARDLESS OF THE APPLICATION RATE. DURING THE GROWING SEASON (APRIL 15 - SEPT. 30) USE EROSION CONTROL MESH (OR MULCH AND NETTING) ON:
 - THE BASE OF GRASSED WATERWAYS
 - SLOPES STEEPER THAN 15%
 - WITHIN 100' OF STREAMS AND WETLANDS
 BETWEEN OCT. 1 AND APRIL 14 USE EROSION CONTROL MESH (OR MULCH AND NETTING) ON:
 - SIDE SLOPES OF GRASSED WATERWAYS
 - SLOPES STEEPER THAN 8%
- FOLLOW SILT FENCE MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS FOR INSTALLATION OF SILT FENCE. SECURE ENTIRE BOTTOM OF FENCE EITHER BY BURYING BOTTOM OF FENCE IN A TRENCH OR BERING WITH SOIL OR CHIPPED GRUBBINGS. REFER TO SILT FENCE DETAILS.
- PLACE AND GRADE LOAM IN A REASONABLY UNIFORM MANNER. WORK LIME AND FERTILIZER INTO THE SOIL TO A DEPTH OF 4 INCHES WITH A DISC, SPRING TOOTH HARROW OR OTHER SUITABLE EQUIPMENT. CONTINUE TILLAGE UNTIL A REASONABLY UNIFORM SEED BED IS PREPARED. REMOVE FROM SURFACE ALL STONES LARGER THAN 2" AND ALL OTHER UNSUITABLE MATERIAL. LIME AND FERTILIZER SHOULD BE MIXED INTO SOIL PRIOR TO ROLLING EXCEPT IF INCLUDED IN HYDROSEED MIXTURE. PERMANENT STABILIZATION OF REVEGETATED AREAS IS CONSIDERED AS 90% CATCH.
- ALL CULVERT OR PIPE CUTFALL PROTECTION MUST BE INSTALLED WITHIN 48 HOURS OF INSTALLING NEW PIPE OR CULVERT.
- ALL CATCH BASINS, NEW OR EXISTING, THAT MAY RECEIVE RUNOFF FROM DISTURBED AREAS MUST BE PROTECTED BY INSTALLING AND MAINTAINING SILT BAGS DURING CONSTRUCTION.



- NOTES:
- MAINTAIN ENTRANCE IN A CONDITION THAT WILL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. IF WASHING IS REQUIRED PREVENT SEDIMENT FROM ENTERING WATERWAYS, DITCHES OR STORM DRAINS.
 - REMOVE STABILIZED CONSTRUCTION ENTRANCE TO FINISH ROAD CONSTRUCTION & PAVEMENT.

5 STABILIZED CONSTRUCTION ENTRANCE DETAIL NOT TO SCALE

TOPSOIL:

- SUITABLE TOPSOIL SALVAGED FROM SITE OR SCREENED, LOOSE AND FRIABLE SANDY LOAM OR LOAM AS DEFINED BY THE USDA SOIL CONSERVATION SERVICE CLASSIFICATION SYSTEM, FREE FROM ADMIXTURE OF SUBSOIL, REFUSE, LARGE STONES, CLODS, ROOTS, WEEDS, RHIZOMES OR OTHER UNDESIRABLE FOREIGN MATTER AS DETERMINED BY THE INSPECTING AUTHORITY. CONTRACTOR SHALL SUBMIT REPORTS OF LOAM TEST RESULTS PERFORMED BY AN INDEPENDENT TESTING LABORATORY FOR TOPSOIL FROM DIFFERENT SOURCES PRIOR TO PLACING. THE COST OF TESTING SHALL BE INCIDENTAL TO THE COST OF TOPSOIL. TOPSOIL SHALL MEET THE FOLLOWING SPECIFICATIONS:

MATERIAL	
SAND - 0.075 IN. TO 0.002 IN. DIAMETER (% BY VOLUME)	45 - 75
SILT - 0.002 IN. TO 0.0002 IN. DIAMETER (% BY VOLUME)	20 - 40
CLAY - LESS THAN 0.0002 IN. DIAMETER (% BY VOLUME)	5 - 15
ORGANICS (SHALL MEET THE REQUIREMENTS OF MDOT STANDARD SPECIFICATION 1103 PEAT HUMUS) (% BY VOLUME)	10 - 20
NUTRIENTS:	
CALCIUM (CA) (% SATURATION)	60 - 80
MAGNESIUM (MG) (% SATURATION)	10 - 25
POTASSIUM (K) (% SATURATION)	2.1 - 3.0
PHOSPHORUS (P) (POUNDS/ACRE)	10 - 40
PH	6.0 - 6.5
PERMEABILITY (INCHES PER HOUR)	3 - 10
MAXIMUM STONE SIZE (INCHES)	3/4

SEEDING:

USE PERMANENT SEED MIXES AND RATES BETWEEN 5/15 AND 9/30. USE TEMPORARY SEED MIXES FOR PERIODS LESS THAN 12 MONTHS. IF USING TEMPORARY SEED MIXES AND RATES BETWEEN 10/1 AND 5/14, RE-SEED WITH PERMANENT SEED MIX AFTER 5/15.

PERMANENT SEED:

MDOT 11123(a) METHOD NUMBER 3

TEMPORARY SEED:

OATS	80.00 LBS/ACRE	4/01 - 5/14
ANNUAL RYEGRASS	40.00 LBS/ACRE	
SUDANGRASS	40.00 LBS/ACRE	5/15 - 8/14
ANNUAL RYEGRASS	80.00 LBS/ACRE	5/15 - 9/14
WINTER RYE	112.00 LBS/ACRE	9/15 - 9/30
WINTER RYE (W/ MULCH COVER)	112.00 LBS/ACRE	10/01 - 3/31

LIME AND FERTILIZER:

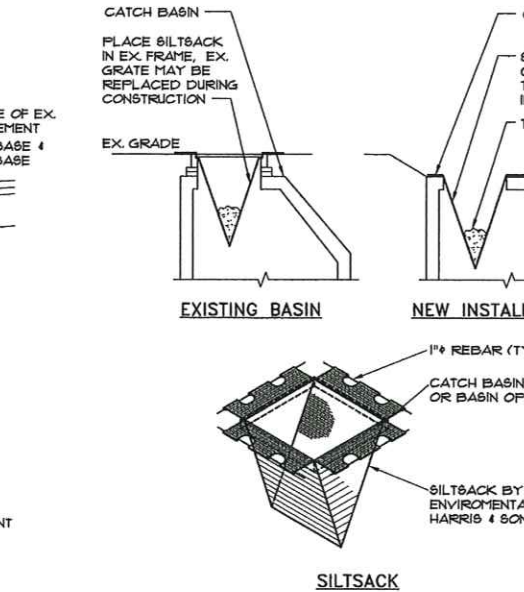
APPLY GROUND LIMESTONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (135 POUNDS PER 1000 SQUARE FEET). APPLY FERTILIZER (10-20-20) AT A RATE OF 800 POUNDS PER ACRE (18.4 POUNDS PER 1000 SQUARE FEET).

MULCH:

STRAW OR HAY (ANCHORED)	10 - 30 LBS	PROTECTED AREAS
STRAW OR HAY (ANCHORED)	100 - 275 LBS	WINDY AREAS
SHREDDED OR CHOPPED	100 - 275 LBS	
JUTE MESH	AS REQUIRED	MODERATE TO HIGH VELOCITY AREAS & STEEP SLOPES
EXCELBIOR MAT	AS REQUIRED	

MULCH ANCHORING

PEGS AND TWINE	LIQUID ASPHALT
MULCH NETTING	WOOD CELLULOSE FIBER
ASPHALT EMULSION	CHEMICAL TACK



4 CATCH BASIN PROTECTION NOT TO SCALE

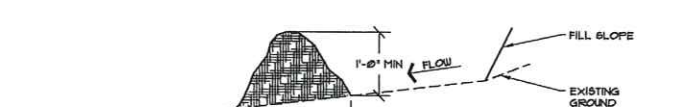
LANDSCAPE NOTES

GENERAL:

- SAVE EXISTING TREES AS SHOWN. DO NOT CUT OR CLEAR ANY VEGETATION BEYOND THE IMPACT LIMIT LINE.
- ALL PLANT MATERIALS INSTALLED ARE TO MEET THE SPECIFICATIONS OF THE "AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- ALL PROPOSED PLANT LOCATIONS SHALL BE AS SHOWN ON PLANS. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO PLANTING AND WILL NOTIFY OWNER'S REPRESENTATIVE IN THE EVENT OF CONFLICTS.
- PLANT LOCATIONS ARE TO BE SCALED FROM THE LANDSCAPE PLAN UNLESS NOTED OTHERWISE.
- NO PLANT MATERIAL SHALL BE INSTALLED UNTIL FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- FINAL QUANTITY FOR EACH PLANT TYPE IS NOTED IN THE PLANT LIST. THIS NUMBER SHALL TAKE PRECEDENCE IN THE CASE OF ANY DISCREPANCY BETWEEN QUANTITIES SHOWN IN THE LIST AND ON THE PLAN.
- ANY PROPOSED SUBSTITUTIONS MUST BE APPROVED BY THE OWNER OR THE OWNER'S REPRESENTATIVE.
- ALL DISTURBED AREAS TO BE LOAMED AND SEEDED.

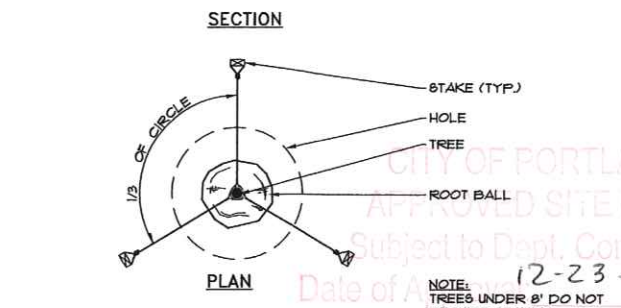
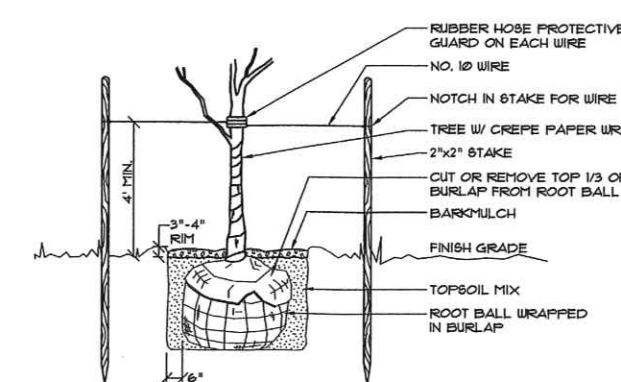
MAINTENANCE:

- LAWNS: SHALL BE WATERED, FERTILIZED AND MOWN ON A REGULAR BASIS ACCORDING TO SEASON AND RAINFALL, TO PRODUCE A STRONG TURF OF 80% MIN. COVERAGE WITHIN THE FIRST YEAR. FREE FROM BIZABLE THIN OR BARE SPOTS. REGRADING AND RESEEDING WILL BE PERFORMED ON BARE SPOTS UNTIL COVERAGE IS COMPLETE.
- TREES & SHRUBS: THE ESTABLISHMENT PERIOD OF THE ESTABLISHMENT PERIOD THE OWNER OR OWNER'S CONTRACTOR SHALL WATER, CULTIVATE AND PRUNE AS REQUIRED TO MAINTAIN A HEALTHY GROWING CONDITION.
- AT THE END OF THE ESTABLISHMENT PERIOD AND UPON SUBSEQUENT ANNUAL INSPECTIONS, PLANTS WHICH HAVE DIED OR FAILED TO THRIVE SHALL BE REPLACED WITH EQUIVALENT SIZE AND SPECIES. AFTER THE CONTRACTOR'S GUARANTEE PERIOD HAS ENDED, IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN AND REPLACE PLANTINGS.
- TREES, SHRUBS AND LAWNS WHICH ARE NOT IRRIGATED WITH AN AUTOMATIC SPRINKLER OR DRIP SYSTEM SHALL BE THOROUGHLY WATERED ON A REGULAR BASIS DURING PERIODS OF BELOW AVERAGE RAINFALL. SOIL SHOULD BE SAMPLED AT A DEPTH OF 12" AND IF DRY, WATER TO DEPTH OF 24".
- MULCH IS TO BE MAINTAINED AT A DEPTH TO COMPLETELY COVER THE SOIL AND TO PRESERVE MOISTURE AND MINIMIZE WEEDS.
- TREES, SHRUBS AND LAWNS SHALL BE FERTILIZED ANNUALLY AND TREATED WITH INSECTICIDES AND/OR FUNGICIDES AS REQUIRED FOR CONTINUED HEALTHY GROWTH.
- SUCKERS, WEEDS, AND DEAD WOOD SHALL BE REMOVED ON A SEASONAL BASIS, AND SHRUBS SHALL BE PRUNED TWICE A YEAR ACCORDING TO THE REQUIREMENTS OF EACH SPECIES (I.E. SOME SPECIES SHOULD NOT BE PRUNED AT ALL). SHRUBS SHALL NOT BE PRUNED INTO INDIVIDUALS BUT ALLOWED TO GROW INTO A MASS.
- WHERE TREES ARE LOCATED NEAR SIDEWALKS OR PARKING LOTS, THE CANOPY SHALL BE LIMBED UP TO PROMOTE SAFE CLEARANCE TO 8' ABOVE GRADE.
- LAWN AREAS SHALL BE MOWN AS OFTEN AS NECESSARY TO KEEP LAWNS TO A 2 1/2 - 3" HEIGHT, AND AERATED ON A SEASONAL BASIS.
- BEDS AND LAWN EDGES SHALL BE REGULARLY TRIMMED AND EDGED.
- PERENNIAL AND ANNUAL BEDS SHALL BE DESIGNED, PLANTED AND MAINTAINED FOR SEASONAL COLOR AND INTEREST. ANNUALS MAY BE INCORPORATED TO A MAXIMUM LIMIT OF 25% OF THE BED AREA OF MAINTAINED BEDS FROM MAY 15 THROUGH NOVEMBER 15. PERENNIAL BEDS SHALL BE WATERED AS REQUIRED FOR HEALTHY PLANT GROWTH, AND WEEDED AND DEADHEADED ON A MONTHLY BASIS.

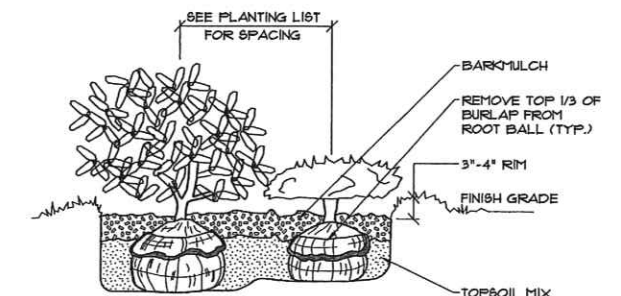


- NOTES:
- EROSION CONTROL MIX CAN BE MANUFACTURED ON OR OFF THE SITE. IT MUST CONSIST PRIMARILY OF ORGANIC MATERIAL SEPARATED AT THE POINT OF GENERATION AND MAY INCLUDE: SHREDDED BARK, STUMP GRINDINGS, COMPOSTED BARK, OR FLUME GRIT AND FRAGMENTED WOOD GENERATED FROM WATER-FLUME LOG HANDLING SYSTEMS. WOOD CHIPS, GROUND CONSTRUCTION DEBRIS, REPROCESSED WOOD PRODUCTS OR BARK CHIPS WILL NOT BE ACCEPTABLE AS THE ORGANIC COMPONENT OF THE MIX. EROSION CONTROL MIX SHALL CONTAIN A WELL-GRADED MIXTURE OF PARTICLE SIZES AND MAY CONTAIN ROCKS LESS THAN 4" IN DIAMETER. EROSION CONTROL MIX MUST BE FREE OF REFUSE, PHYSICAL CONTAMINANTS, AND MATERIAL TOXIC TO PLANT GROWTH. THE MIX COMPOSITION SHALL MEET THE FOLLOWING STANDARDS:
 - A. ORGANIC MATERIAL: BETWEEN 20% - 100% (DRY WEIGHT BASIS)
 - B. PARTICLE SIZE: BY WEIGHT, 100% PASSING 6" SCREEN, 10-85% PASSING #10" SCREEN
 - C. THE ORGANIC PORTION NEEDS TO BE FIBROUS AND ELONGATED.
 - D. LARGE PORTIONS OF SILTS, CLAYS OR FINE SANDS ARE NOT ACCEPTABLE IN THE MIX.
 - E. SOLUBLE SALTS CONTENT SHALL BE LESS THAN 4.0 PPM/0.01%.
 - F. PH: 5.0 - 8.0
 - ON SLOPES LESS THAN 8% OR AT THE BOTTOM OF SLOPES 2:1 OR LESS UP TO 20 FEET LONG, THE BARRIER MUST CONFORM TO THE ABOVE DIMENSIONS. ON THE LONGER OR STEEPER SLOPES, THE BARRIER SHOULD BE WIDER TO ACCOMMODATE THE ADDITIONAL FLOW.
 - THE BARRIER MUST BE PLACED ALONG A RELATIVELY LEVEL ELEVATION. IT MAY BE NECESSARY TO CUT TALL GRASSES OR WOODY VEGETATION TO AVOID CREATING VOIDS AND BRIDGES THAT WOULD ENABLE FINES TO WASH UNDER THE BARRIER THROUGH THE GRASS BLADES OR PLANT STEMS.
 - LOCATIONS WHERE OTHER BMP'S SHOULD BE USED:
 - A. AT LOW POINTS OF CONCENTRATED FLOW
 - B. BELOW CULVERT OUTLET APPROX.
 - C. WHERE A PREVIOUS STAND-ALONE EROSION CONTROL MIX APPLICATION HAS FAILED
 - D. AT THE BOTTOM OF STEEP PERIMETER SLOPES THAT ARE MORE THAN 50 FEET FROM TOP TO BOTTOM (LARGE UPGRADE/INT. WATERSHEDS)
 - E. AROUND CATCH BASINS AND CLOSED STORM DRAIN SYSTEMS.
 - THE EROSION CONTROL MIX BARRIERS SHOULD BE INSPECTED REGULARLY AND AFTER EACH LARGE RAINFALL. REPAIR ALL DAMAGED SECTIONS OF BERM IMMEDIATELY BY REPLACING OR ADDING ADDITIONAL MATERIAL PLACED ON THE BERM TO THE DESIRED HEIGHT AND WIDTH.
 - IT MAY BE NECESSARY TO REINFORCE THE BARRIER WITH SILT FENCE OR STONE CHECK DAMS IF THERE ARE SIGNS OF UNDERCUTTING OR THE INFUNDMENT OF LARGE VOLUMES OF WATER.
 - SEDIMENT DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
 - REPLACE SECTIONS OF BERM THAT DECOMPOSE, BECOME CLOGGED WITH SEDIMENT OR OTHERWISE BECOME INEFFECTIVE. THE BARRIER SHOULD BE RESHAPED AS NEEDED.
 - EROSION CONTROL MIX BARRIERS CAN BE LEFT IN PLACE AFTER CONSTRUCTION. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER BARRIER IS NO LONGER REQUIRED SHOULD BE SPREAD TO CONFORM TO THE EXISTING GRADE AND BE SEEDED AND MULCHED. WOODY VEGETATION CAN BE PLANTED INTO THE BARRIERS, OR THEY CAN BE OVER-SEEDED WITH LEGUMES. IF THE BARRIER NEEDS TO BE REMOVED, IT CAN BE SPREAD OUT INTO THE LANDSCAPE.

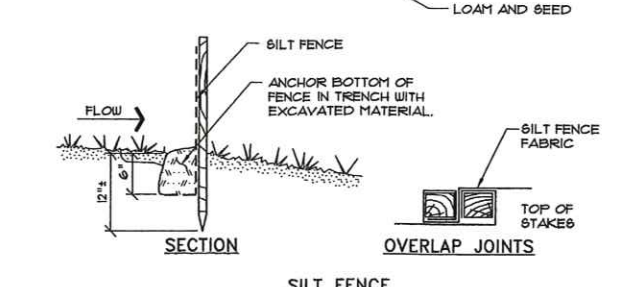
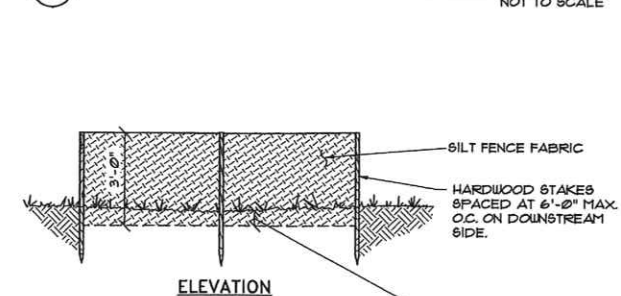
3 SURFACE DRAINAGE SEDIMENT CONTROL NOT TO SCALE



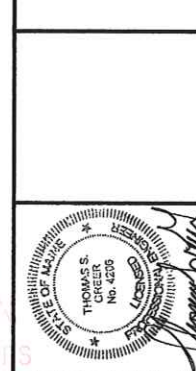
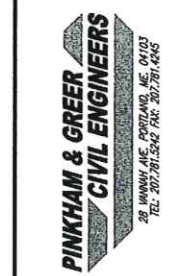
1 TREE PLANTING DETAIL NOT TO SCALE



2 SHRUB PLANTING DETAIL NOT TO SCALE



3 SILT FENCE NOT TO SCALE



REV.	DATE	DESCRIPTION
1	12/23/2014	REVISED PER CITY REVIEW

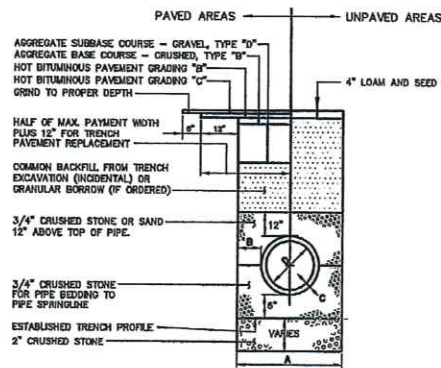
CLEMENTINA PROPERTIES LLC
1731 WASHINGTON AVENUE
PORTLAND, MAINE 04103

SCALE: AS SHOWN
DATE: NOVEMBER 15, 2014
PROJECT: 14157

DRN BY: RUS
DES BY: TSG
CHK BY: [Signature]

PAPI AND ROMANO BUILDERS
828 RIVERSIDE STREET
PORTLAND, MAINE

NOTES:
DEPTH OF BITUMINOUS PAVEMENT AND AGGREGATE COURSES SHALL BE DETERMINED BY STREET CLASSIFICATION.
ANY ALTERNATE TRENCHING OR PAVEMENT METHOD SHALL BE APPROVED IN ADVANCE BY THE CITY OF PORTLAND, DEPARTMENT OF PUBLIC SERVICES.



4 TYPICAL PIPE TRENCH INSTALLATION (11-12)

NOT TO SCALE

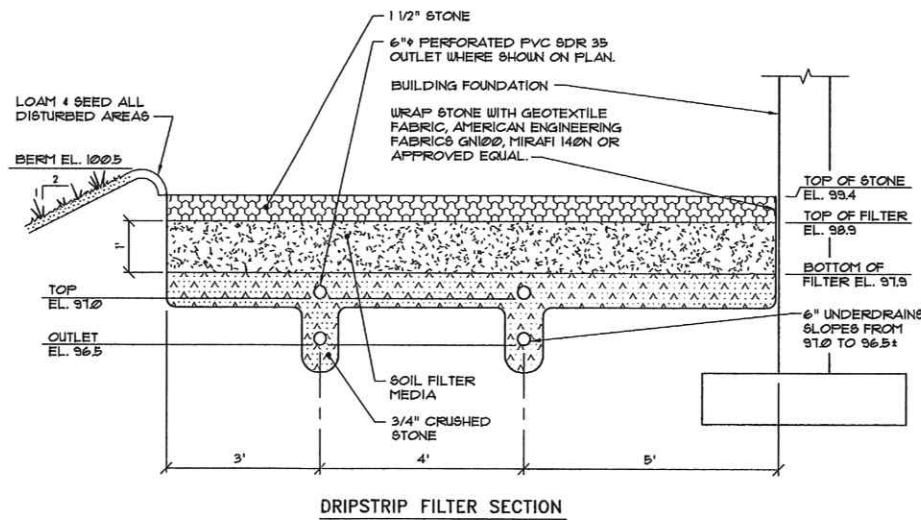
NOTES:
1. ALTERNATIVE CONSTRUCTION METHODS OR PAVEMENT METHODS SHALL BE APPROVED IN ADVANCE BY THE CITY.
2. IN PAVED AREAS, DEPTHS OF GRAVEL AND HOT MIX ASPHALT PAVEMENT SHALL MATCH THE GREATER OF EXISTING CONDITIONS OR THE REQUIREMENTS FOR THE CORRESPONDING STREET CLASSIFICATION.
3. DIMENSION B SHALL BE SUFFICIENT TO ALLOW CRUSHED STONE BEDDING TO BE PLACED AND COMPACTED UNDER THE HANDBARS OF THE PIPES BUT IN ALL CASES DIMENSION B SHALL BE AT LEAST 6".
4. DIMENSION A IS THE MAXIMUM WIDTH ALLOWED FOR CALCULATING PAY QUANTITIES UNDER GRANULAR BORROW, CRUSHED STONE, STRUCTURAL EARTH EXCAVATION, AND STRUCTURAL ROCK EXCAVATION. DIMENSION A SHALL BE BASED ON PIPE DIAMETER D, AS SET FORTH IN THE FOLLOWING TABLE.

PIPE DIAMETER, D (INCHES)	MAX. TRENCH WIDTH, A (FEET)
4	4.0
6	4.0
8	4.0
10	4.0
12	5.0
15	5.0
18	5.0
21	5.0
24	6.0
27	6.0
30	6.0
36	8.0
42	8.0
48	7.0

D RIPSTRIP FILTER NOTES

- THE SOIL FILTER MUST BE AT LEAST 12 INCHES DEEP AND MUST EXTEND ACROSS THE BOTTOM OF THE ENTIRE FILTER AREA AND UP THE SIDES TO THE DEPTH OR ELEVATION SPECIFIED. THIS SOIL MIXTURE SHALL BE A UNIFORM MIX FREE OF STONES, STUMPS, ROOTS, OR OTHER SIMILAR OBJECTS LARGER THAN TWO INCHES. NO OTHER MATERIALS OR SUBSTANCES THAT MAY BE HARMFUL TO PLANT GROWTH, OR PROVE A HINDRANCE TO THE PLANTING OR MAINTENANCE OPERATIONS CAN BE MIXED WITHIN THE FILTER. THE RESULTANT MIXTURE SHOULD HAVE MINIMAL CLAY CONTENT WITH NO LESS THAN 8% FINES PASSING THE #200 SIEVE DURING CONSTRUCTION. CARE SHOULD BE TAKEN TO AVOID COMPACTION OF BOTH THE GRAVEL AND SOIL FILTER. COMPACTION SHOULD BE BY SATURATION ONLY, UNLESS SPECIAL LOW COMPACTION EQUIPMENT IS AVAILABLE.
- CARE SHOULD BE TAKEN, ESPECIALLY IN AREAS WHERE THE PREDOMINANT SOIL AND OVERBURDEN CONTAINS MARINE CLAY, TO BE SURE THAT THE SAND AND TOPSOIL USED IN THE MIXTURE HAVE VERY LITTLE OR NO CLAY CONTENT. USE OF SOILS WITH MORE THAN 2% CLAY CONTENT COULD CAUSE FAILURE OF THE SYSTEM.
- THE SOIL FILTER MEDIA MUST BE COMPOSED OF A THOROUGHLY BLENDED MIXTURE OF MATERIALS MEETING THE SPECIFICATIONS IN TABLE B. ADJUST THE PROPORTIONS BASED ON THE ORGANIC CONTENT AND AMOUNT OF FINES OF EACH COMPONENT. IF THE SAND IS VERY CLEAN OR THE MULCH IS RELATIVELY COARSE, USE MORE MULCH AND LESS SAND WHILE STAYING WITHIN THE ESTABLISHED RANGES. IF THE SAND IS SILTY OR THE MULCH LOAMY, USE MORE SAND AND LESS MULCH.

TABLE A		TABLE B			TABLE C	
ME DOT SPECIFICATIONS FOR UNDERDRAINS (MDOT #103.22)		SOIL FILTER MEDIA			ME DOT SPECIFICATIONS FOR UNDERDRAINS (MDOT #103.01)	
SIEVE SIZE	% BY WEIGHT	FILTER MEDIA	MIXTURE BY VOLUME	SPECIFICATION	SIEVE SIZE	% BY WEIGHT
UNDERDRAIN TYPE C					3/8"	100
1"	100	SAND	70%-80%	ME DOT SPECIFICATION #103.01 FINE AGGREGATE FOR CONCRETE (SEE TABLE C)	1/4"	95-100
3/4"	90-100				3/8"	80-100
3/8"	0-15				1/2"	50-85
1/4"	0-25	MULCH	20%-30%	MODERATELY FINE, SHREDED BARK OR WOOD FIBER MULCH WITH LESS THAN 8%-10% PASSING THE #200 SIEVE	3/4"	25-60
3/16"	0-5				1"	10-30
					1 1/2"	2-10
					200	0-5



2 DRIPSTRIP FILTER DETAILS

NOT TO SCALE

CONSTRUCTION	USE
<ul style="list-style-type: none"> 1 1/4" HMA MDOT 95mm 2 1/4" HMA MDOT 190mm 4" COMPACTED AGGREGATE BASE, MDOT 103.06(a) TYPE A 15" COMPACTED AGGREGATE SUBBASE, MDOT 103.06(b) TYPE D COMPACTED SUBGRADE 	<p>BITUMINOUS</p> <p>PARKING LOT</p>
<ul style="list-style-type: none"> 2 - 1" LAYERS OF HMA MDOT 95mm 12" COMPACTED AGGREGATE BASE, MDOT 103.06(a) TYPE A COMPACTED SUBGRADE 	<p>BITUMINOUS</p> <p>SIDEWALKS</p>

NOTES:
1. HMA = HOT MIX ASPHALT. MDOT = MAINE DEPARTMENT OF TRANSPORTATION.
2. ALL COURSE THICKNESSES AFTER FINAL COMPACTION.

3 SCHEDULE OF SURFACE FINISHES

NOT TO SCALE

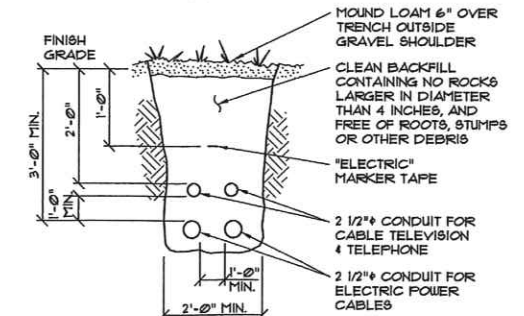
GENERAL NOTES

- OWNER/DEVELOPER: CLEMENTINA PROPERTIES LLC, 1731 WASHINGTON AVE, PORTLAND MAINE.
- ENGINEER: PINKHAM & GREER CIVIL ENGINEERS, 28 VANNAH AVENUE, PORTLAND, MAINE, 04103.
- ZONE: IM
PROPOSED USE: CONTRACTOR OFFICE
- TAX MAP REFERENCE: MAP 325 / LOT B-8-1
- TOTAL PARCEL = 0.3466 acres
- CALL DIG-SAFE PRIOR TO COMMENCING WORK, 1-800-DIG-SAFE.
- LOT TO BE SERVICED BY PUBLIC WATER AND SEWER.
- POWER, TELEPHONE AND CABLE ARE TO BE UNDERGROUND.
- ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENT CONTROL BMP'S PUBLISHED BY THE BUREAU OF LAND AND WATER QUALITY, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, LATEST EDITION, MARCH 2003.

CITY OF PORTLAND SITE PLAN NOTES

- LANDSCAPING SHALL MEET THE "ARBORICULTURAL SPECIFICATIONS AND STANDARDS OF PRACTICE AND LANDSCAPE GUIDELINES" OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
- THE ENTIRE SITE SHALL BE DEVELOPED AND/OR MAINTAINED AS DEPICTED ON THE SITE PLAN. APPROVAL OF THE PLANNING AUTHORITY OR PLANNING BOARD SHALL BE REQUIRED FOR ANY ALTERATION TO OR DEVIATION FROM THE APPROVED SITE PLAN, INCLUDING, WITHOUT LIMITATION: TOPOGRAPHY, DRAINAGE, LANDSCAPING, RETENTION OF WOODED OR LAWN AREAS, ACCESS, SIZE, LOCATION, AND SURFACING OF PARKING AREAS AND LOCATION AND SIZE OF BUILDINGS.
- ALL POWERLINE UTILITIES SHALL BE UNDERGROUND.
- SIDEWALKS AND CURBING SHALL BE DESIGNED AND BUILT WITH TIPDOWN RAMPS AT ALL STREET CORNERS, CROSSWALKS AND DRIVEWAYS IN CONFORMANCE WITH THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
- ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENT CONTROL BMP'S PUBLISHED BY THE BUREAU OF LAND AND QUALITY, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 2003.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR REGRADING.
- ALL DISTURBED AREAS ON THE SITE NOT COVERED BY BUILDINGS OR PAVED AREAS SHALL BE STABILIZED WITH LOAM AND SEED OR OTHER METHODS AS REQUIRED BY BEST MANAGEMENT PRACTICES (SEE ABOVE).
- PRIOR TO CONSTRUCTION, A PRECONSTRUCTION MEETING SHALL BE HELD AT THE PROJECT SITE WITH THE CONTRACTOR, DEVELOPMENT REVIEW COORDINATOR, PUBLIC WORKS REPRESENTATIVE AND OWNER TO REVIEW THE CONSTRUCTION SCHEDULE AND CRITICAL ASPECTS OF THE SITE WORK. AT THAT TIME, THE SITE/BUILDING CONTRACTOR SHALL PROVIDE THREE (3) COPIES OF A DETAILED CONSTRUCTION SCHEDULE TO THE ATTENDING CITY REPRESENTATIVE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE A MUTUALLY AGREEABLE TIME FOR THE PRECONSTRUCTION MEETING.
- EXISTING VEGETATION SHALL BE CONSERVED IN AREAS SHOWN ON THIS SITE. FENCING OR OTHER PROTECTIVE BARRIERS SHALL BE ERRECTED OUTSIDE THE DRIP-LINE OF INDIVIDUAL GROUPINGS OF TREES DESIGNATED FOR PRESERVATION PRIOR TO THE ONSET OF CONSTRUCTION. REGRADING SHALL NOT TAKE PLACE WITHIN THE DRIP-LINE OF TREES DESIGNATED FOR PRESERVATION. NO STORAGE OR CONSTRUCTION MATERIALS SHALL BE PERMITTED WITHIN THE DRIP-LINE OF TREES TO BE PRESERVED.

CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: 12-23-2014



NOTES:
1. INSTALLATION SHALL NOT ALLOW INTER-TWINING OF CABLES.
2. DIRECT BURY ELECTRICAL CABLES MAY BE USED IF ALLOWED BY CENTRAL MAINE POWER.
3. CONFIRM CONDUIT SIZES WITH INDIVIDUAL UTILITY COMPANIES PRIOR TO INSTALLATION.
4. COORDINATE FINAL LAYOUT WITH INDIVIDUAL UTILITY COMPANIES.

1 CABLE TRENCH SECTION

NOT TO SCALE



REV.	DATE	DESCRIPTION
1	12/14/14	REV'D PER CITY REVIEW

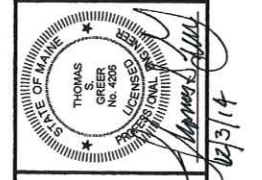
CLEMENTINA PROPERTIES LLC
1731 WASHINGTON AVENUE
PORTLAND, MAINE 04103

SCALE: AS SHOWN
DATE: NOVEMBER 19, 2014
PROJECT: 14157

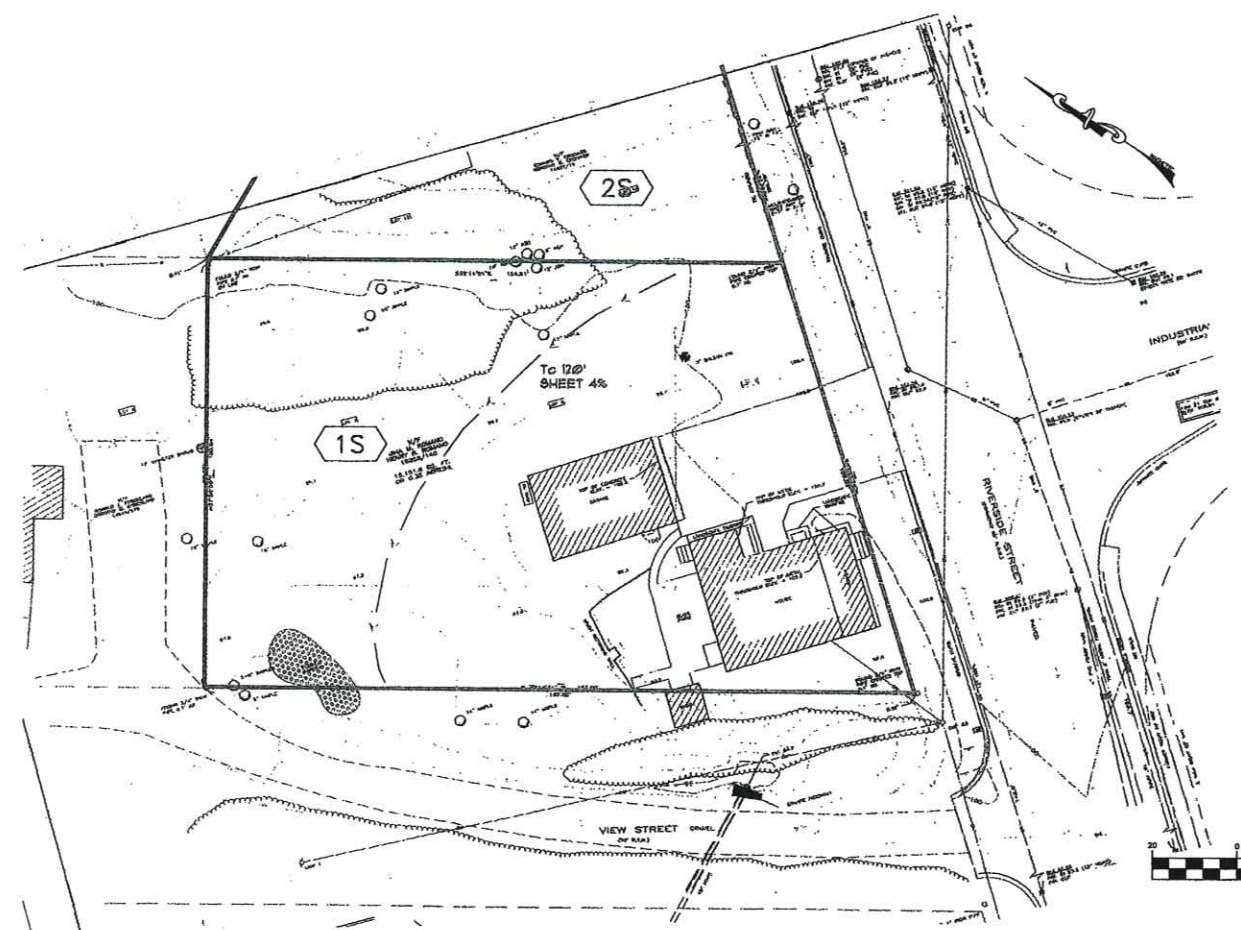
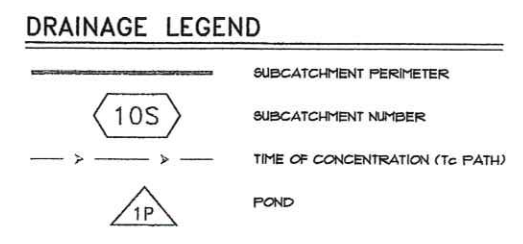
PAPI AND ROMANO BUILDERS
828 RIVERSIDE STREET
PORTLAND, MAINE

DETAILS

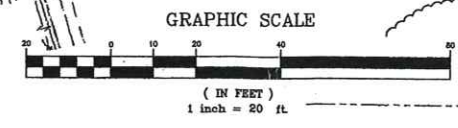
C2.2



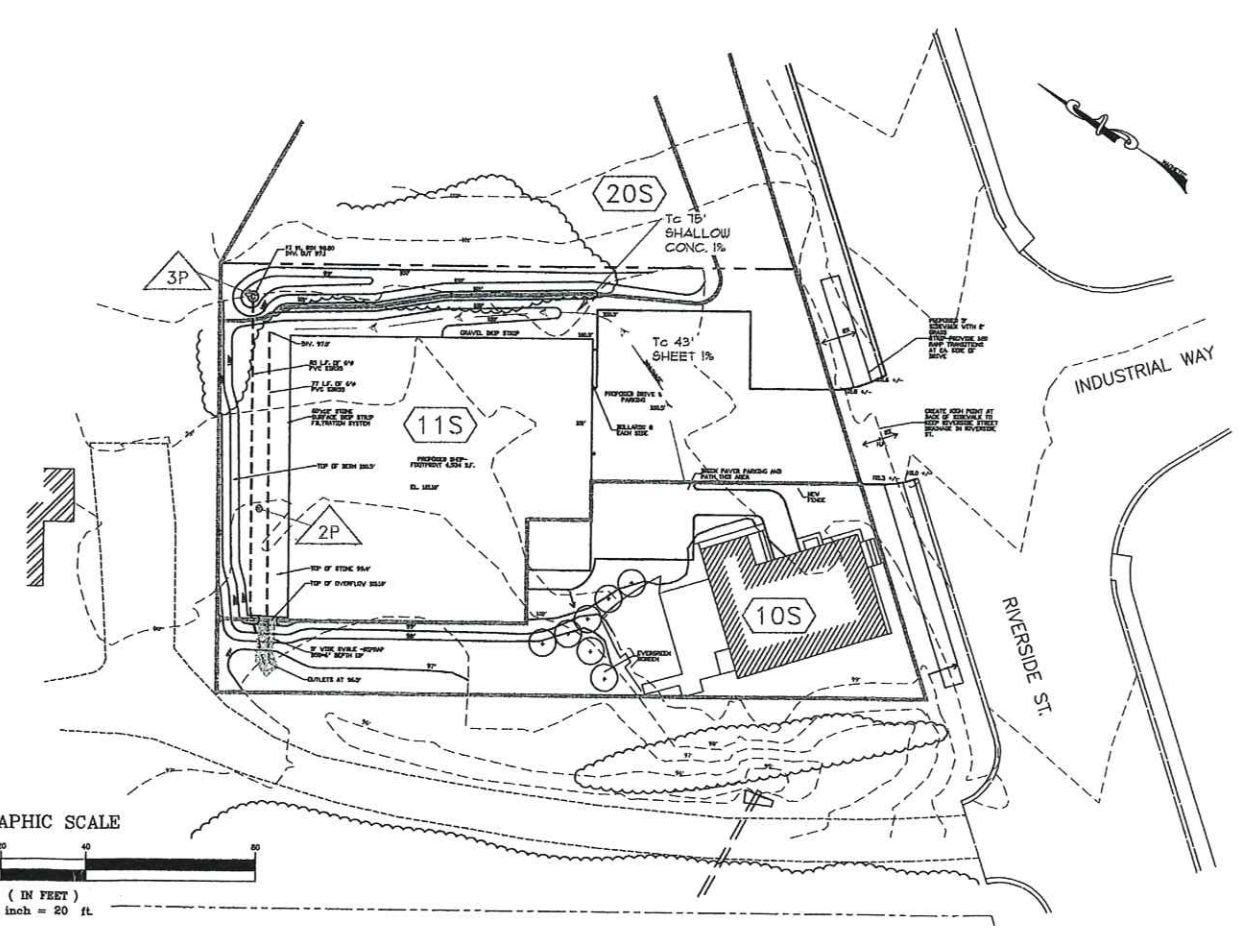
CITY OF PORTLAND
 APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval: 12-23-2014



EXISTING DRAINAGE PLAN



SCALE: 1"=20'



PROPOSED DRAINAGE PLAN

SCALE: 1"=20'

REV.	DATE	DESCRIPTION
1	12/14/14	REV'D PER CITY REVIEW

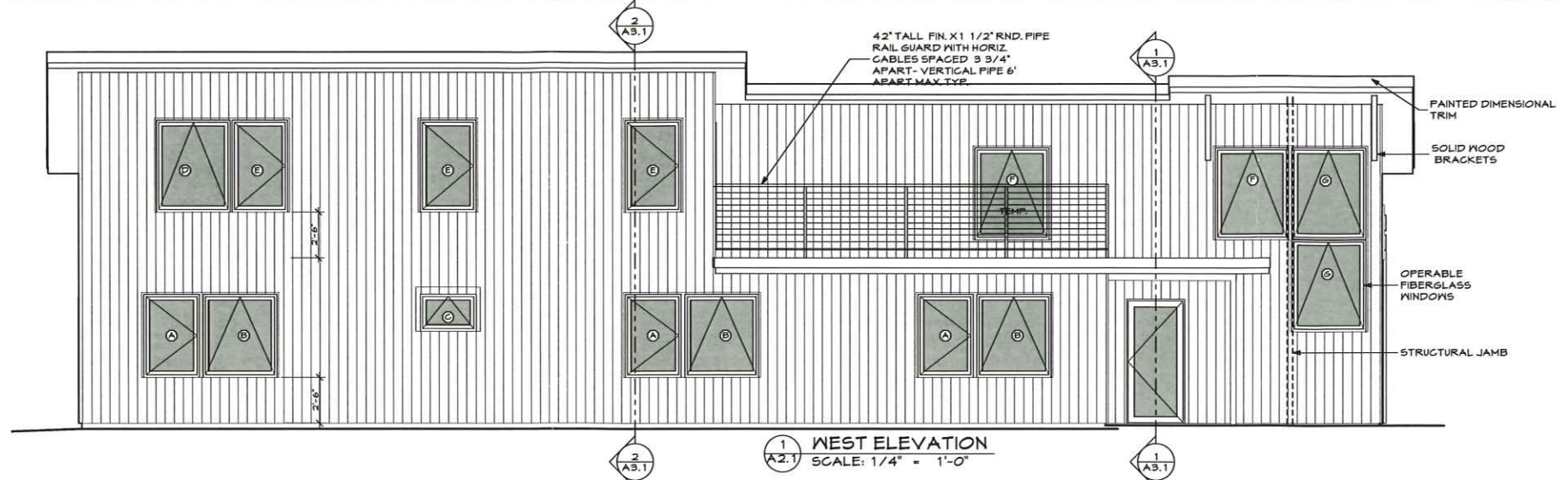
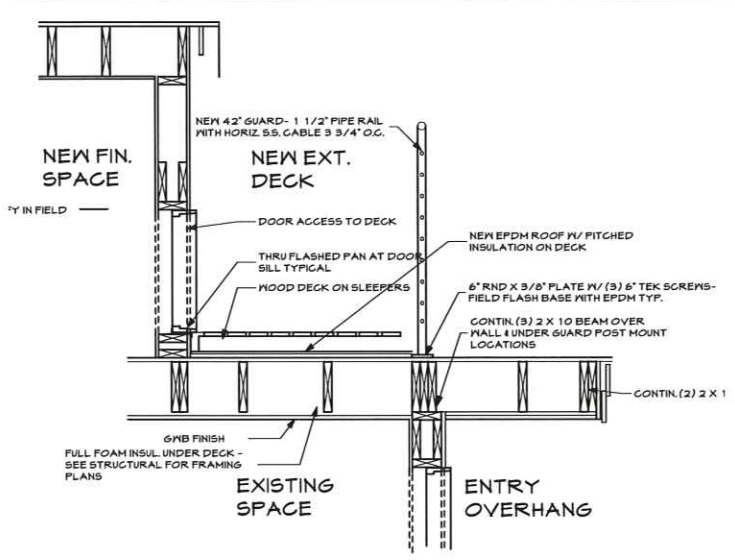
CLEMENTINA PROPERTIES LLC
 1731 WASHINGTON AVENUE
 PORTLAND, MAINE 04103

SCALE: AS SHOWN
 DATE: NOVEMBER 19, 2014
 PROJECT: 14157

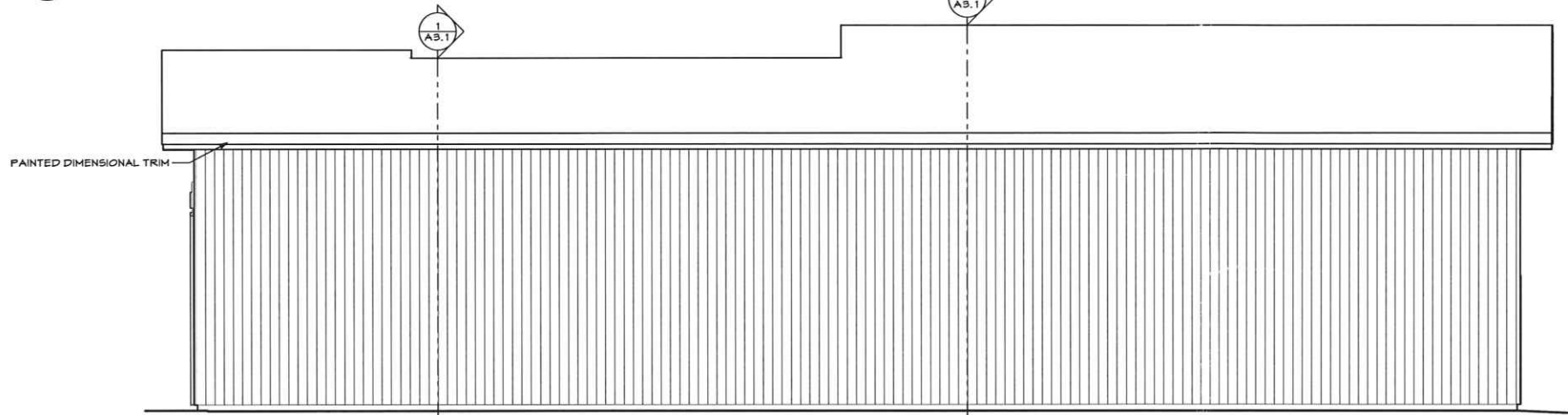
DRN BY: RJS
 DESG BY: TSG
 CHK BY:

PAPI AND ROMANO BUILDERS
 828 RIVERSIDE STREET
 PORTLAND, MAINE

DRAINAGE ANALYSIS PLAN

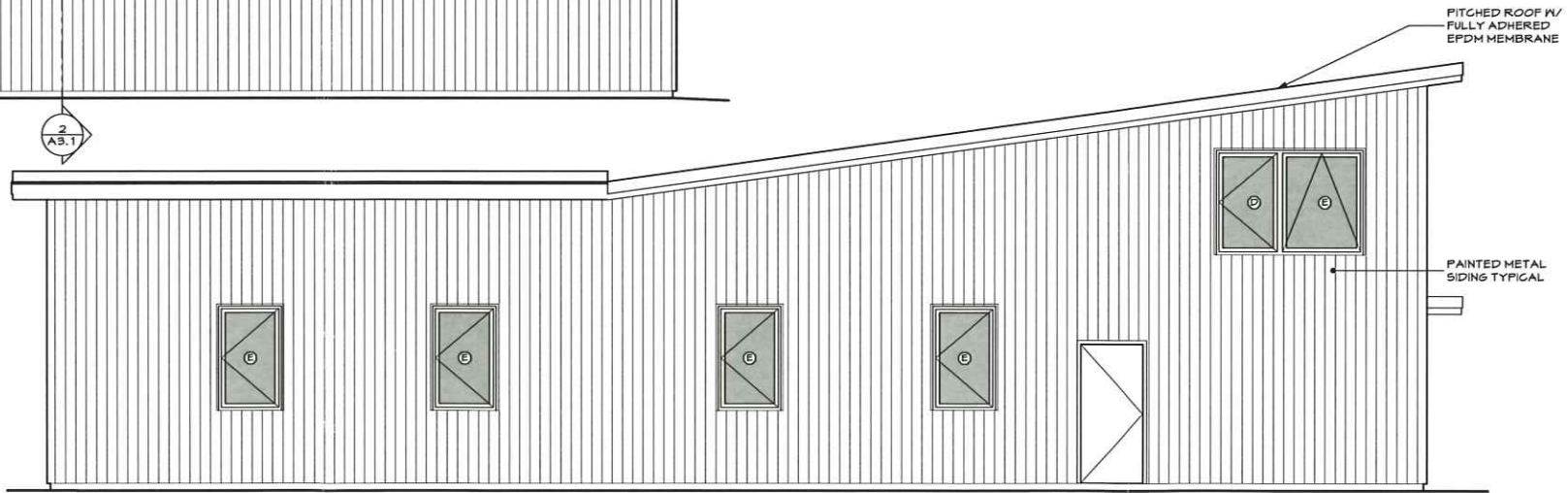


5 ROOF DECK
A2.1 SCALE: 3/4" = 1'-0"



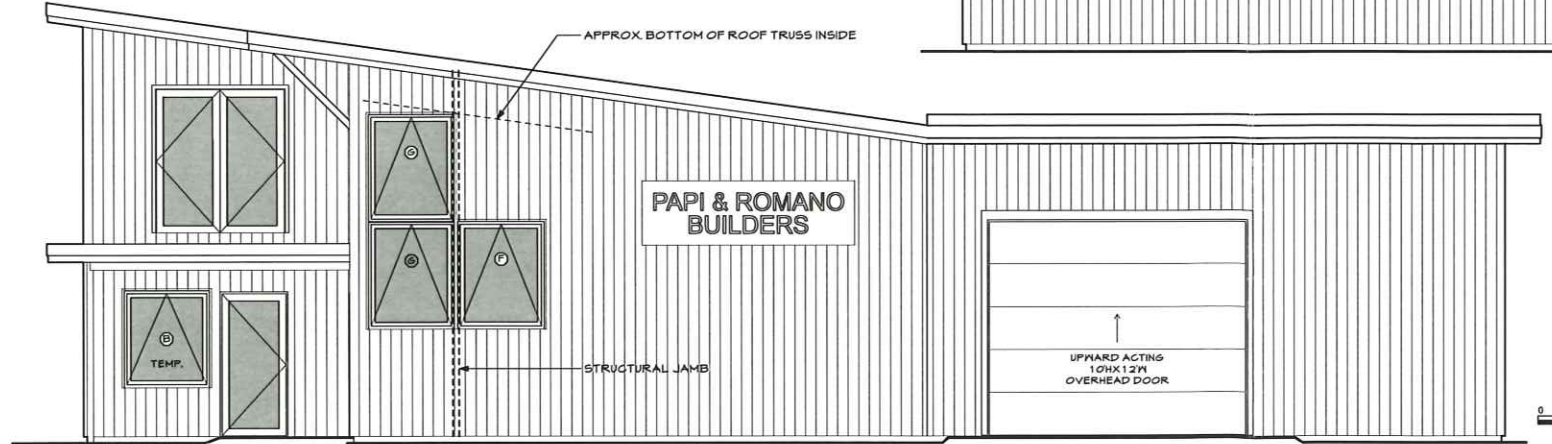
2 EAST ELEVATION
A2.1 SCALE: 1/4" = 1'-0"

Date of Approval: 12-23-2014
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CITY OF PORTLAND



3 NORTH ELEVATION
A2.1 SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE - 2009 IECC CODE COMPLIANT U-35 MIN. ENERGY STAR WINDOWS							
ID	QUANTITY	MANUFACTURER	MODEL	TYPE	WIDTH	HEIGHT	NOTES
A	3				3'	4'-6"	
B	4				4'	4'-6"	
C	1			AWNING	3'	2'	
D	2				4'	5'	
E	1				4'	5'	
F	4				3'	5'	
G	2				4'	5'	
H	2				4'	5'	
J	4				3'	5'	



4 SOUTH ELEVATION
A2.1 SCALE: 1/4" = 1'-0"

PAPI AND ROMANO BUILDERS
228 RIVERSIDE ST. PORTLAND, MAINE

LICENSED ARCHITECT
JOSEPH P. ROMANO
#1722
STATE OF MAINE

WHIPPLE - CALLENDER ARCHITECTS

P.O. BOX 1128
PORTLAND, ME 04101
P 207.715.2646
F 207.715.3631
www.whipplecalender.com

DATE	DESCRIPTION
10.22.14	

CHECKED BY: JAD.
DRAWN BY: JAD
JOB: ROM-14
SHEET TITLE: EXTERIOR ELEVATIONS

A2.1

PERMIT SET 12/29/14
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