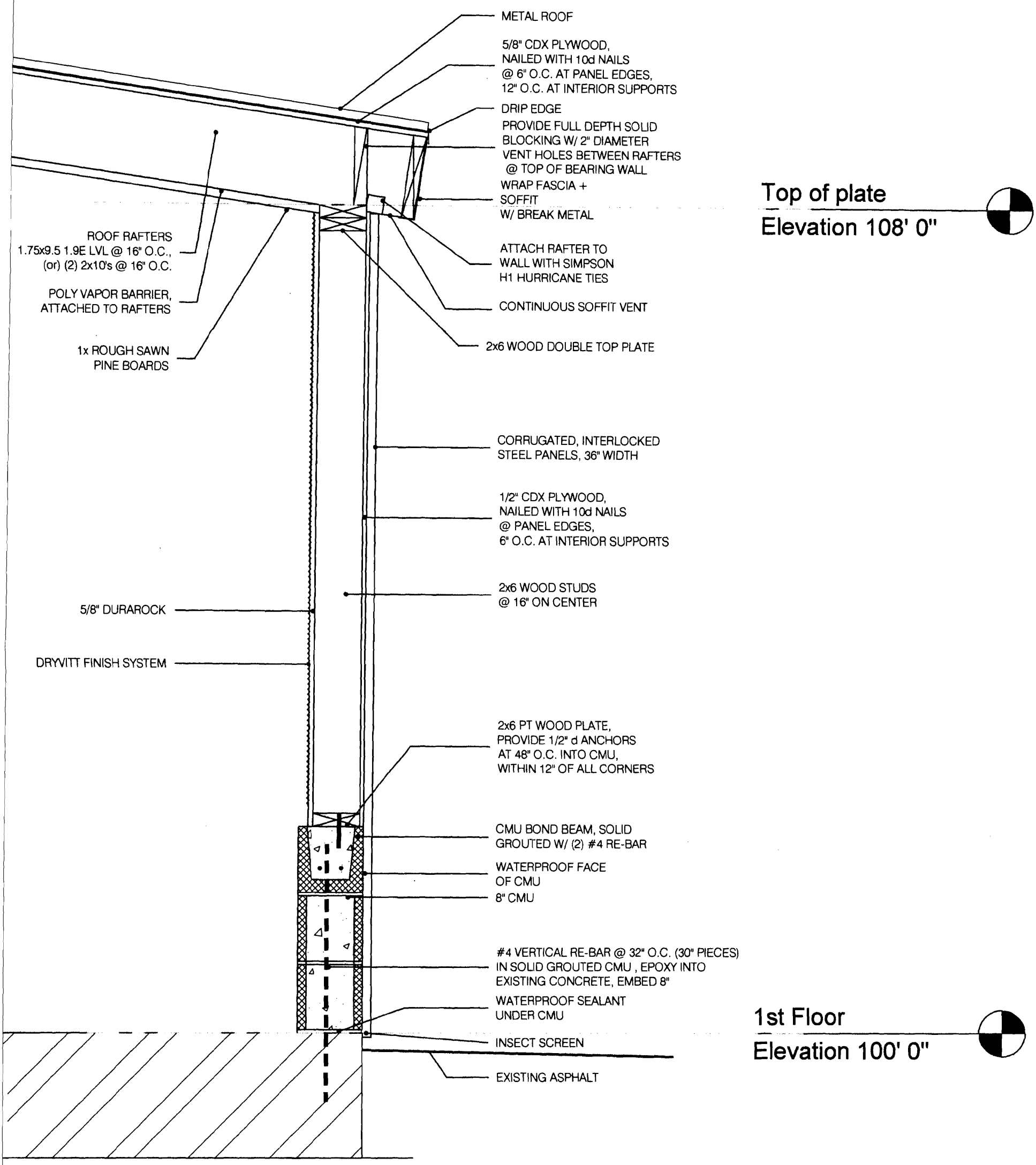

6 Section Details

Scale 1"=1'

LANGFORD AND LOW
GENERAL CONTRACTOR

DRAWN BY:
GABRIELLE RUSSELL
PROJECT DESIGNER / PROJECT COORDINATOR
LANGFORD AND LOW
MASTER OF ARCHITECTURE, TULANE UNIVERSITY
BACHELOR OF ARCHITECTURE, TULANE UNIVERSITY

REVIEWED BY
DPW

JOB NUMBER
0720

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DRAWING STATUS
- ☐ OFFICE REVIEW
- ☐ CLIENT REVIEW
- ☑ PERMIT SET
- ☐ BID / ESTIMATING SET
- ☐ CONTRACT DRAWINGS
- ☐ CONSTRUCTION SET

CONSULTANTS
STRUCTURAL
MECHANICAL
ELECTRICAL
LANDSCAPE
CODE
DESIGN

REGISTERED PROFESSIONAL'S SEAL

PROJECT NAME & LOCATION
ALLAGASH BREWERY
50 INDUSTRIAL WAY
PORTLAND, ME 04103

DRAWING TITLE
DETAILS

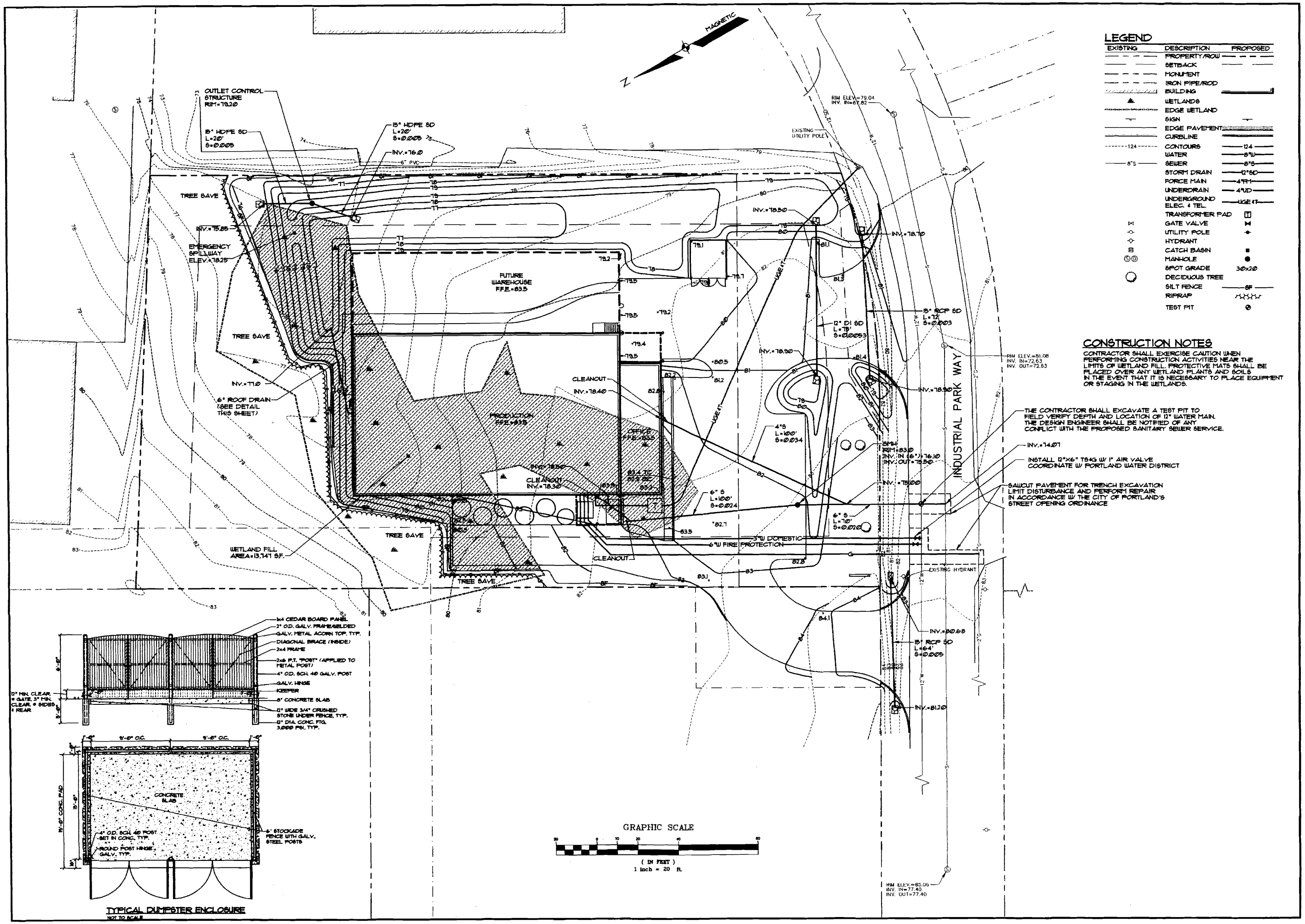
DATE
SEPTEMBER 17, 2007

REVISIONS
REVISION #
DATE
DESCRIPTION
REVISION #
DATE
DESCRIPTION
REVISION #
DATE
DESCRIPTION

SCALE
AS NOTED

SHEET NUMBER
A1.5

9/17/07, 10:10 A



LEGEND

EXISTING	DESCRIPTION	PROPOSED
	PROPERTY/ROW	
	SETBACK	
	MONUMENT	
	IRON PIPE/ROD	
	BUILDING	
	WETLANDS	
	EDGE WETLAND	
	SIGN	
	EDGE PAVEMENT	
	CURBLINE	
124	CONTOURS	124
	WATER	8"W
8"S	SEWER	8"S
	STORM DRAIN	12"SD
	FORCE MAIN	4"FM
	UNDERDRAIN	4"UD
	UNDERGROUND ELEC. & TEL.	UGE&T
	TRANSFORMER PAD	
	GATE VALVE	
	UTILITY POLE	
	HYDRANT	
	CATCH BASIN	
	MANHOLE	
	SPOT GRADE	30x20
	DECIDUOUS TREE	
	SILT FENCE	SF
	RIPRAP	
	TEST PIT	

CONSTRUCTION NOTES

CONTRACTOR SHALL EXERCISE CAUTION WHEN PERFORMING CONSTRUCTION ACTIVITIES NEAR THE LIMITS OF WETLAND FILL. PROTECTIVE MATS SHALL BE PLACED OVER ANY WETLAND PLANTS AND SOILS IN THE EVENT THAT IT IS NECESSARY TO PLACE EQUIPMENT OR STAGING IN THE WETLANDS.

STATE OF MAINE RICHARD MEEK No. 13698 PROFESSIONAL ENGINEER

REV:	BY:	DATE:	STATUS:
J	RLM	9/17/07	REVISED PER STAFF COMMENTS
I	RLM	8/23/07	RELOCATED DUMPSTER AND ROOF DRAIN
H	RLM	8/15/06	RELOCATE SANITARY MANHOLE
G	RLM	7/19/06	REV. SAN. SEWER CONFIGURATION. DELETE PRETREATMENT
F	RLM	7/12/06	ADD PRODUCTION WASTE PRETREATMENT PER OWNER
E	RLM	6/9/06	REVISED UTILITIES PER OWNER
D	SMF	1/27/06	REVISED PER CITY PLANNING COMMENTS

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
Engineering Expertise You Can Build On
One Chabot Street
Westbrook, Maine 04092-1339
Tel (207) 856-0277

PROJECT NO.	FIELD BOOK	DESIGN	CHKD	DRAWN
02249	772	RLM	MWE	FCL

GRADING & UTILITY PLAN

OF:

LOT 18, TURNPIKE INDUSTRIAL PARK

INDUSTRIAL WAY
PORTLAND, MAINE

FOR:

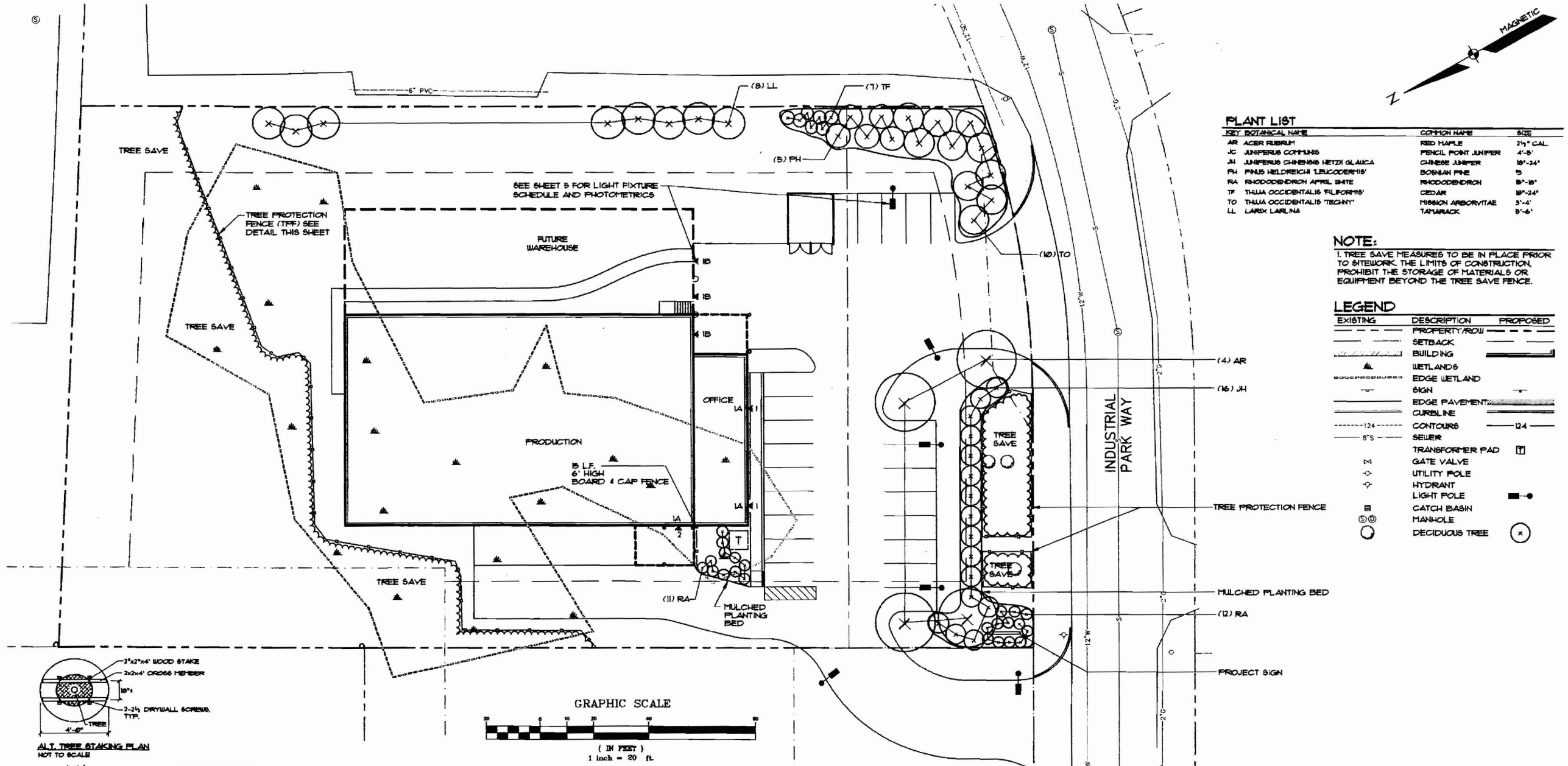
ALLAGASH BREWING

100 INDUSTRIAL WAY
PORTLAND, MAINE 04103

DATE	SCALE
8-26-02	1"=20'

SHEET 2 OF 5

02249GU.DWG



PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	SIZE
AR	ACER RUBRUM	RED MAPLE	2½" CAL.
JC	JUNIPERUS COMMUNIS	PENCIL POINT JUNIPER	4'-5'
JH	JUNIPERUS CHINENSIS HETZII GLAUCA	CHINESE JUNIPER	18"-24"
PH	PINUS NELDREICHII 'LEUCODERMIS'	BOSNIAN PINE	5'
RA	RHODODENDRON APRIL WHITE	RHODODENDRON	18"-18"
TF	THUJA OCCIDENTALIS 'FILIFORMIS'	CEDAR	18"-24"
TO	THUJA OCCIDENTALIS 'TECHNY'	MISSION ARBORVITAE	3'-4'
LL	LARIX LARLINA	TAMARACK	5'-6'

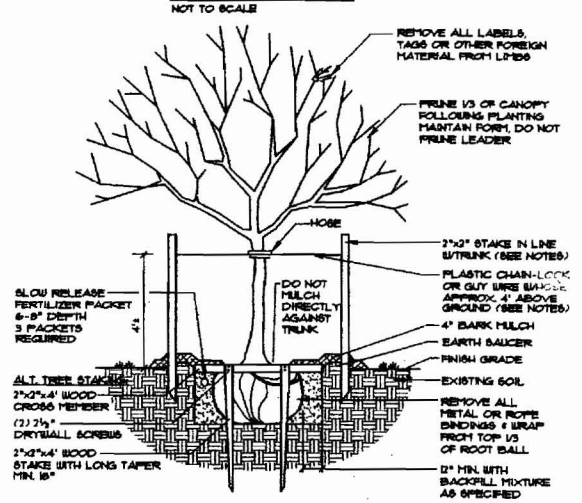
NOTE:

1. TREE SAVE MEASURES TO BE IN PLACE PRIOR TO SITEWORK. THE LIMITS OF CONSTRUCTION, PROHIBIT THE STORAGE OF MATERIALS OR EQUIPMENT BEYOND THE TREE SAVE FENCE.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	PROPERTY/ROW	
	SETBACK	
	BUILDING	
	WETLANDS	
	EDGE WETLAND	
	SIGN	
	EDGE PAVEMENT	
	CURBLINE	
124	CONTOURS	124
8"S	SEWER	
	TRANSFORMER PAD	T
	GATE VALVE	
	UTILITY POLE	
	HYDRANT	
	LIGHT POLE	
	CATCH BASIN	
	MANHOLE	
	DECIDUOUS TREE	

ALT. TREE STAKING PLAN
NOT TO SCALE



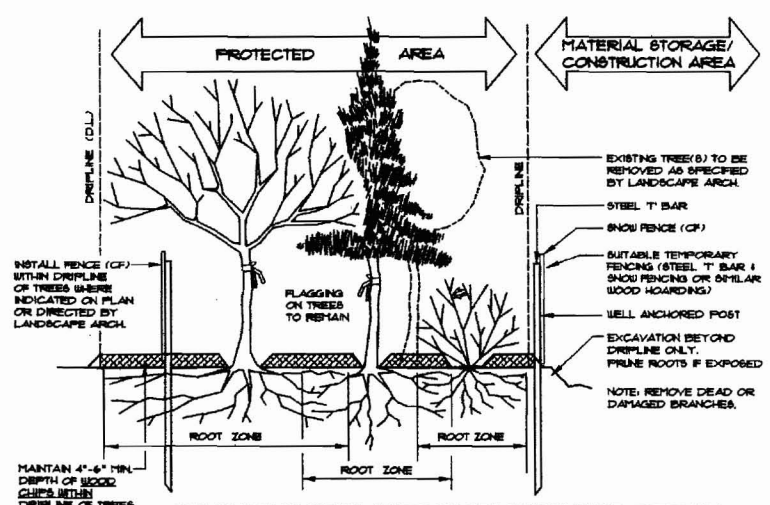
NOTES:

INSTALL STAKES AND GUYS TO TREES IF THE FOLLOWING APPLY:

1. THE TREE IS OF SUBSTANTIAL SIZE.
2. THE PLANTING LOCATION IS EXTREMELY WINDY, AS ON OPEN UNDEVELOPED SITES.
3. THE PLANTING LOCATION IS COMPRISED OF SAND OR OTHER LOOSE TEXTURED SOILS.
4. IF STAKES AND GUYS ARE REQUIRED, REMOVE AFTER ONE YEAR TIME.

DECIDUOUS TREES 2" TO 4" CALIPER

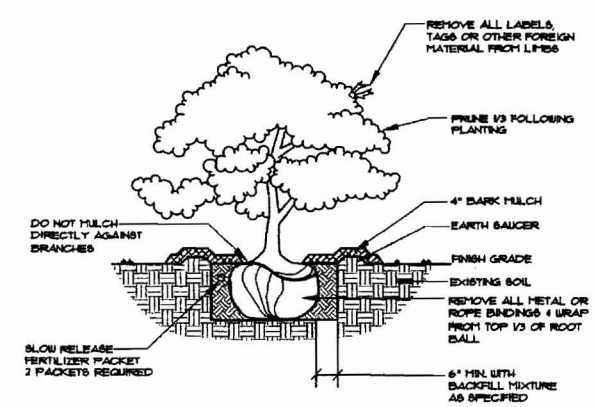
NOT TO SCALE



NOTE: AS THE MAJOR PORTIONS OF THE ROOT SYSTEMS OF THE PLANT(S) TO BE PROTECTED ARE WITHIN THE DRIPLINE ZONE, THIS ENTIRE AREA SHOULD BE FENCED OFF (TO A MINIMUM HEIGHT OF 4') PRIOR TO CONSTRUCTION AND REMOVED THEREAFTER, FOR MAXIMUM PROTECTION. NO VEHICLE TRESPASS, EXCAVATION, FILL, WASTE DISCHARGE OR OR MATERIAL STORAGE SHOULD BE ALLOWED IN THIS ZONE DURING CONSTRUCTION. SEE TREE PROTECTION NOTES, SHEET 5.

TREE PROTECTION DETAIL

NOT TO SCALE
CROSS-SECTION OF TYPICAL PLANT GROUPING



DECIDUOUS & EVERGREEN SHRUB

NOT TO SCALE

REV:	BY:	DATE:	STATUS:
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G	RLM	7/12/06	ADD PRODUCTION WASTE PRETREATMENT PER OWNER
F	RLM	6/9/06	REVISED UTILITIES PER OWNER
E	GRP	4/25/06	REVISED PER CITY ARBORIST COMMENTS
D	SMF	2/27/06	REVISED PER CITY PLANNING COMMENTS

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PROJECT NO.	FIELD BOOK	DESIGN	CHKD	DRAWN
02249	772	RLM	MWC	FCL

LANDSCAPE PLAN

OF:

LOT 18, TURNPIKE INDUSTRIAL PARK

INDUSTRIAL WAY
PORTLAND, MAINE

FOR:

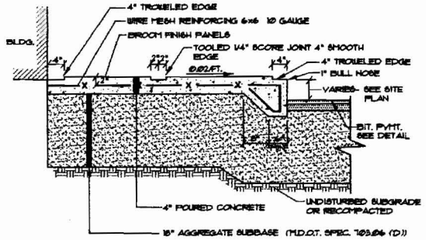
ALLAGASH BREWING

100 INDUSTRIAL WAY
PORTLAND, MAINE 04103

DATE	SCALE
8-26-02	1"=20'

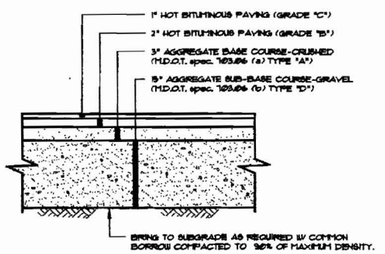
SHEET 3 OF 5

02249L.DWG



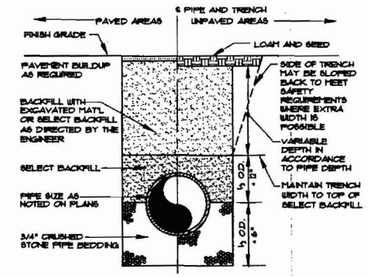
NOTE:
INSTALL 5'-0" SQUARE AREA BY 4" DEEP OF FROST-FREE MATERIAL BELOW ALL HANDICAP RAMPS AND ENTRY POINTS AT BUILDING.

CONCRETE SIDEWALK
NOT TO SCALE

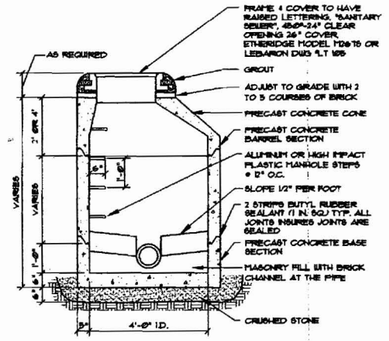


NOTE:
1. COMPACT GRAVEL SUB-BASE, BASE COURSE TO 92% OF MAXIMUM DENSITY USING HEAVY ROLLER COMPACTION.
2. CONTRACTOR SHALL SET GRADE STAKES MARKING SUB-BASE AND FINISH GRADE ELEVATIONS FOR CONSTRUCTION REFERENCE.

TYPICAL PAVED PARKING LOT/DRIVE SECTION
NOT TO SCALE

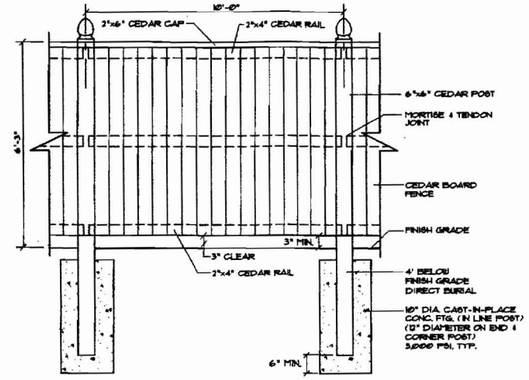


TYPICAL TRENCH SECTION
NOT TO SCALE

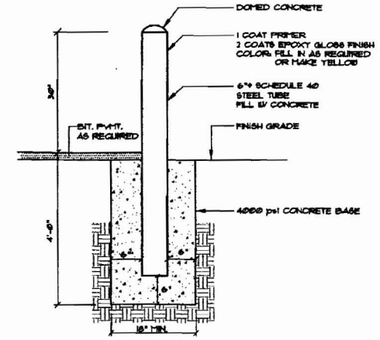


NOTE: PIPE CONNECTIONS SHALL BE WATERTIGHT FLEXIBLE BOOT CONNECTORS PROVIDES LEAKPROOF CONNECTION

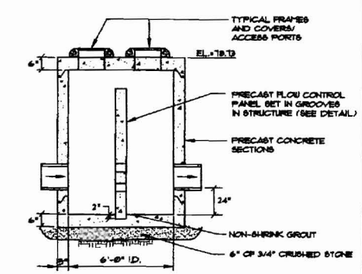
PRECAST MANHOLE
NOT TO SCALE



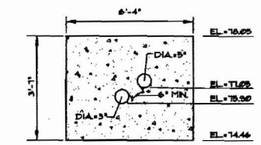
BOARD & CAP FENCE
NOT TO SCALE



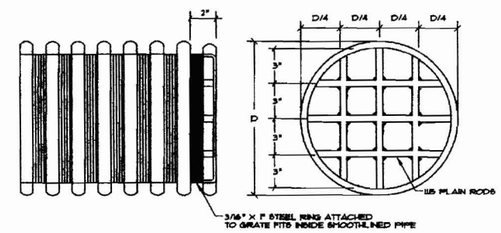
METAL BOLLARD
NOT TO SCALE



OUTLET STRUCTURE DETAIL
NOT TO SCALE

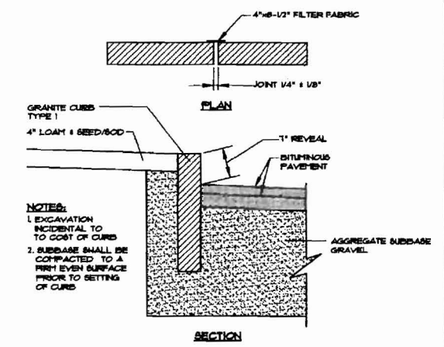


PRECAST FLOW CONTROL PANEL
NOT TO SCALE



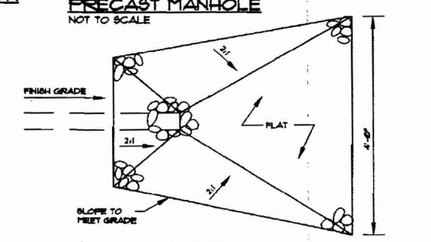
NOTES:
1. RODS CONFORM TO MDOT SPEC. SECTION 709.1
2. GRATE TO HAVE ONE SHOP COAT OF ALUMINUM PAINT.
3. 3/8" GRADE 304 STAINLESS STEEL BOLT AND NUT (4 EA.)

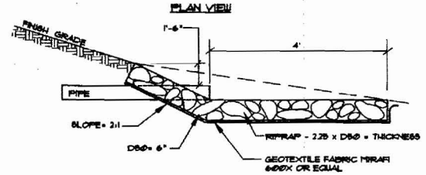
INLET GRATE DETAIL
NOT TO SCALE



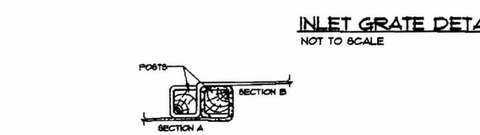
NOTES:
1. EXCAVATION INCIDENTAL TO TO COST OF CURB
2. SUBBASE SHALL BE COMPACTED TO A FIRM EVEN SURFACE PRIOR TO SETTING OF CURB

VERTICAL GRANITE CURB
NOT TO SCALE



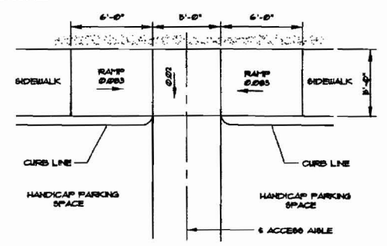


RIPRAP APRON
NOT TO SCALE

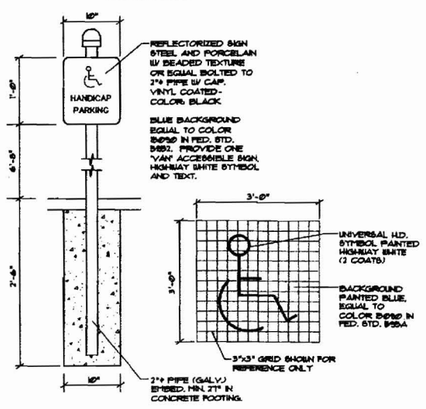


INSTALLATION:
1. EXCAVATE A 6"x 6" TRENCH ALONG THE LINE OF PLACEMENT FOR THE FILTER BARRIER.
2. UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH.
3. DRIVE POSTS INTO THE GROUND UNTIL APPROXIMATELY 2" OF FABRIC IS LYING ON THE TRENCH BOTTOM.
4. LAY THE 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 PILING AND TAMPING FILL AT THE BASE, BUT MUST BE ACCOMPANIED BY AN INTERCEPTION DITCH.
5. JOIN SECTION AS SHOWN ABOVE.
6. BARRIER SHALL BE MIRAFI SILT FENCE OR EQUAL.

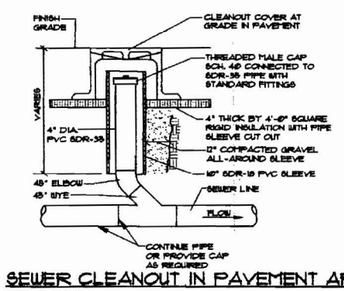
FILTER BARRIER
NOT TO SCALE



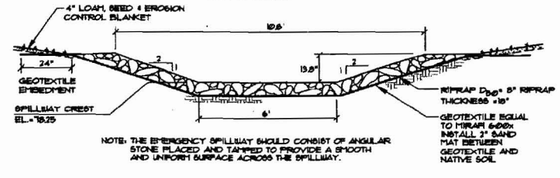
HANDICAP RAMP
NOT TO SCALE



HANDICAP SIGNS
NOT TO SCALE

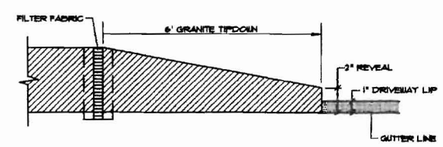


SEWER CLEANOUT IN PAVEMENT AREAS
NOT TO SCALE

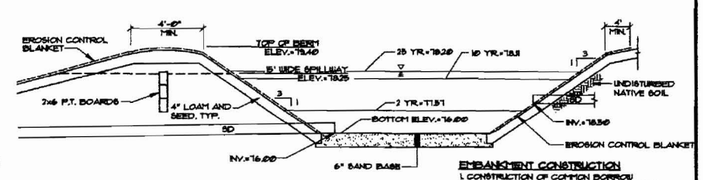


NOTE: THE EMERGENCY SPILLWAY SHOULD CONSIST OF ANGULAR STONE PLACED AND TAMPED TO PROVIDE A SMOOTH AND UNIFORM SURFACE ACROSS THE SPILLWAY.

EMERGENCY SPILLWAY CROSS-SECTION
NOT TO SCALE



TYPICAL TIPDOWN CURB INSTALLATION
NOT TO SCALE



EMBANKMENT CONSTRUCTION
1. CONSTRUCTION OF COMMON BORROW MATERIAL MEETING M.D.O.T. SPECIFICATION
2. PLACE BORROW MATERIAL IN 12" LIFTS COMPACTED TO 95% OF MAXIMUM
3. INSTALL RIPRAP AND EROSION CONTROL MESH WHERE SPECIFIED ON PLANS
4. LOAM, SEED, AND STABILIZE IN ACCORDANCE WITH SEDIMENTATION AND EROSION CONTROL PLAN.

DETENTION POND SECTION
NOT TO SCALE

STATE OF MAINE
RICHARD L. MEEK
No. 10068
PROFESSIONAL ENGINEER

REV:	BY:	DATE:	STATUS:
I	RLM	9/11/07	REVISED PER STAFF COMMENTS
H	RLM	8/23/07	RELOCATED DUMPSTER AND ROOF DRAIN
G	RLM	7/13/06	REV. PER SCHOOL WORK SESSION, DELETE PRETREATMENT
F	RLM	6/9/06	REVISED UTILITIES PER OWNER TREATMENT PER OWNER
E	RLM	1/27/06	REVISED PER CITY PLANNING COMMENTS
C	SMF	11/15/05	SUBMIT TO CITY

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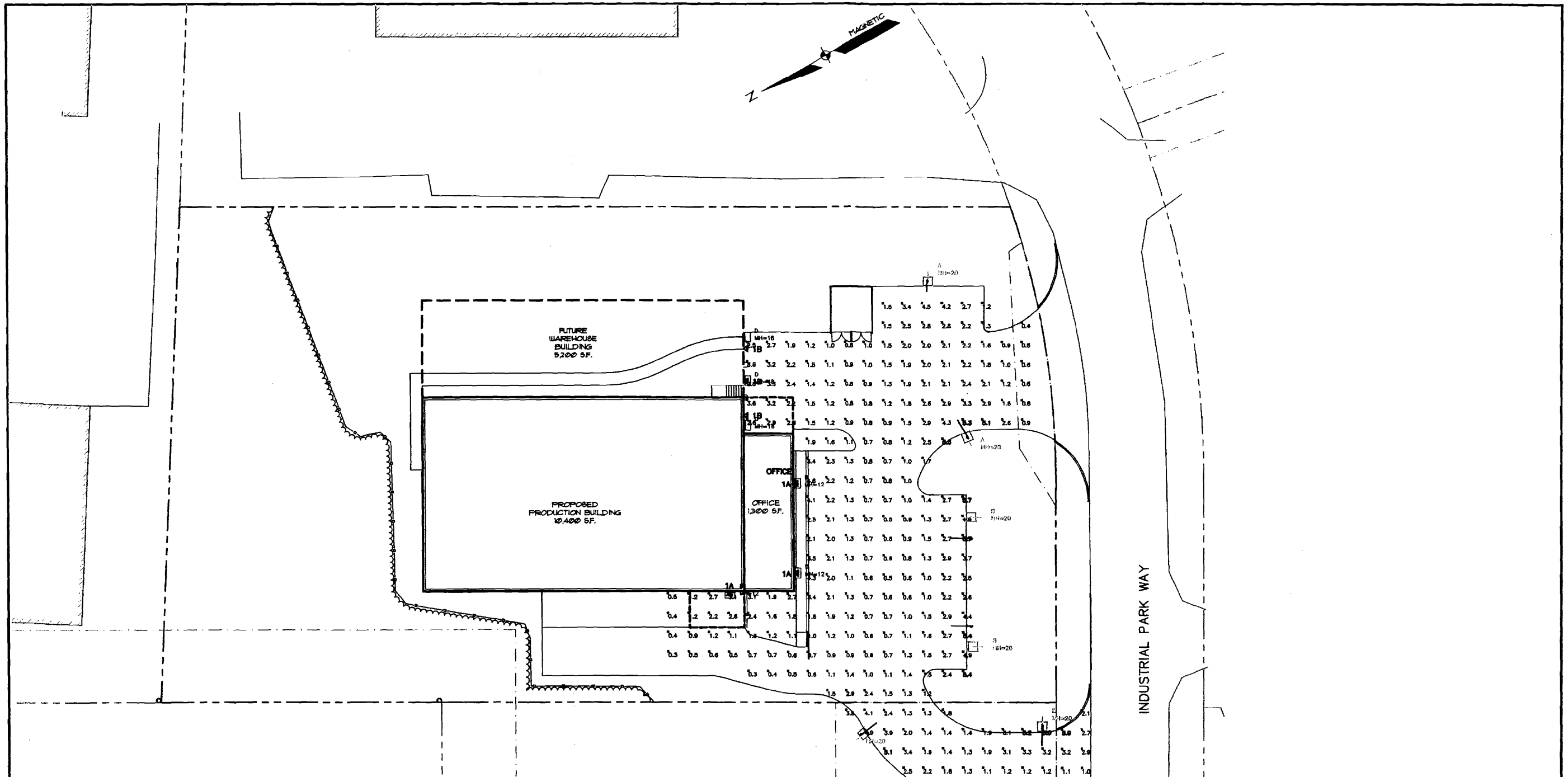
PROJECT NO.	FIELD BOOK	DESIGN	CHKD	DRAWN
02249	772	RLM	SMF	RLM

DETAILS
OF:
LOT 18, TURNPIKE INDUSTRIAL PARK
INDUSTRIAL WAY
PORTLAND, MAINE
FOR:
ALLAGASH BREWING
100 INDUSTRIAL WAY
PORTLAND, MAINE 04103

DATE	SCALE
8-26-02	AS NOTED

SHEET 4 OF 5

02249D1.DWG



Luminaire Schedule								
Project: All Projects								
Label	Symbol	Qty	Lumens	LLF	Description	Filename	Mtg Ht	PRODUCT
A		2	19100	0.587	CR1-H25-H4	L9624CR1.ies	20 Feet	CIMARRON MFD. BY SPAULDING
B		4	19100	0.587	CR1-H25-H3	L9608CR1.ies	20 Feet	
D		6	9000	0.587	LMC-100P	I10184.ies	See Drawing	LAREDO MFD. BY SPAULDING

Numeric Summary									
Project: All Projects									
Label	# Pts	Avg	Max	Min	Avg/Min	Max/Min	CV	UG	Grid Spacing
CalcPts	289	1.84	5.7	0.2	9.20	28.50	0.38	3.00	8' x 8'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	PROPERTY/ROW	
	SETBACK	
	MONUMENT	
	IRON PIPE/ROD	
	CURVE/LINE NO.	CI / LI
	BUILDING	
	WETLANDS	
	EDGE WETLAND	
	SIGN	
	EDGE PAVEMENT	
	CURBLINE	

REV:	BY:	DATE:	STATUS:
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D	RLM	7/19/06	REV. SAN. SEWER CONFIGURATION. DELETE PRETREATMENT
C	RLM	7/12/06	ADD PRODUCTION WASTE PRETREATMENT PER OWNER
B	RLM	6/9/06	REVISED UTILITIES PER OWNER
A	SMF	1/27/06	ADDED PER CITY PLANNING COMMENTS

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Sebago Technics
Engineering Expertise You Can Build On.
One Chabot Street
Westbrook, Maine 04092-1339
Tel (207) 856-0277

PROJECT NO.	FIELD BOOK	DESIGN	CHKD	DRAWN
02249	772	RLM	MWE	FCL

LIGHTING PLAN

OF:

LOT 18, TURNPIKE INDUSTRIAL PARK

INDUSTRIAL WAY
PORTLAND, MAINE

FOR:

ALLAGASH BREWING

100 INDUSTRIAL WAY
PORTLAND, MAINE 04103

DATE	SCALE
8-26-02	1"=20'

SHEET 5 OF 5

022490LT.DWG