

329-A-3
56 Evergreen Dr.
Building Addition
Immucell Corp

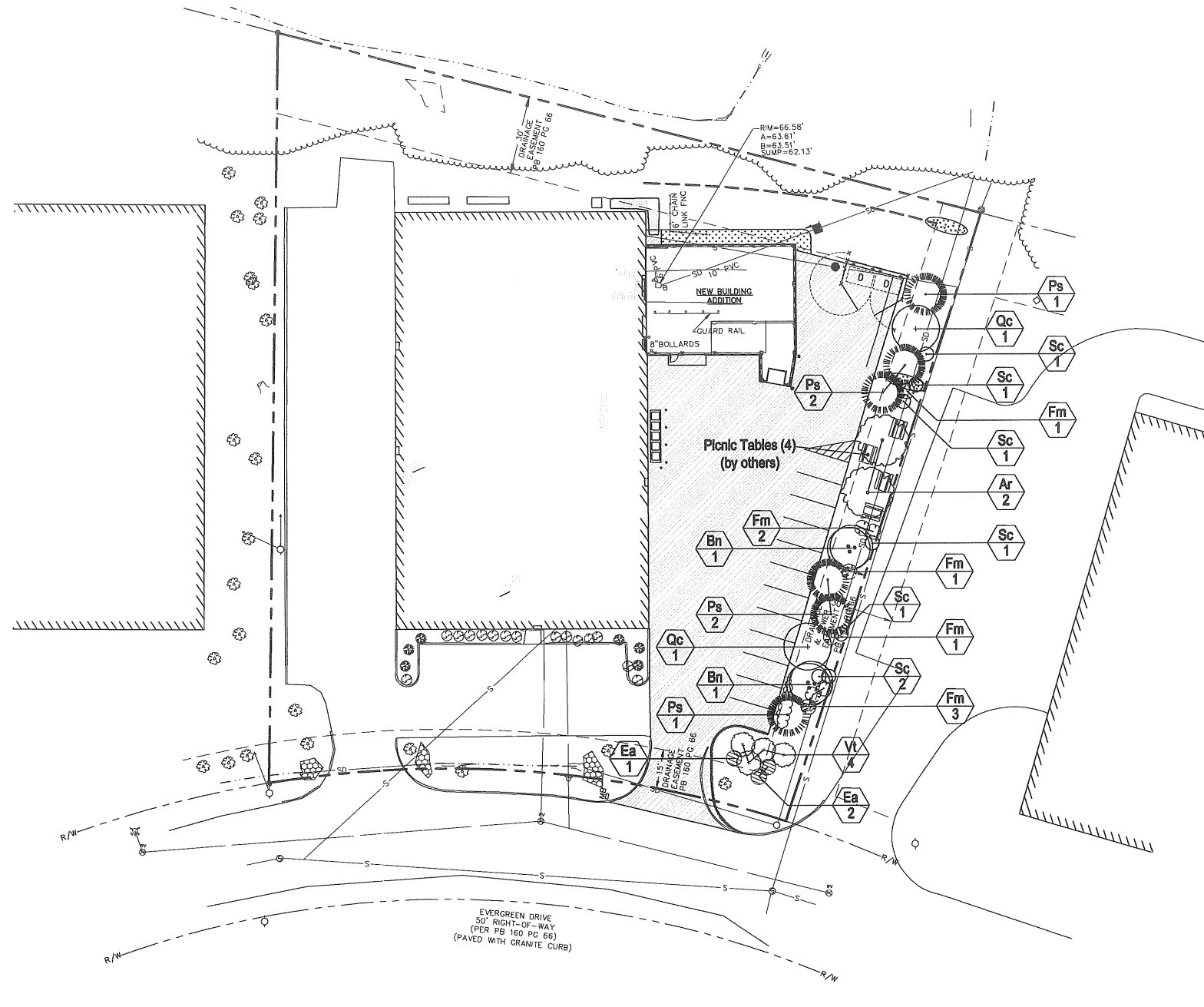
2008-0118



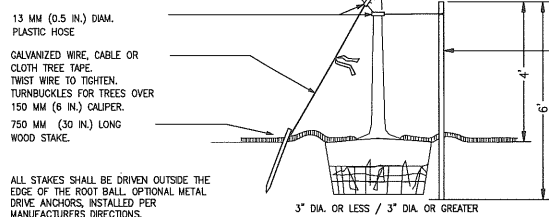
~~Scanned~~

Re-Scanned

on Spreadsheet



TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. PLASTIC HOSE SHALL BE LONG ENOUGH TO ACCOMMODATE 35MM (1.5 IN.) OF GROWTH AND BUFFER ALL BRANCHES FROM THE WIRE.
 TUCK ANY LOOSE ENDS OF THE WIRE OR CABLE INTO THE WIRE WRAP SO THAT NO SHARP WIRE ENDS ARE EXPOSED.
 INSTALL THREE GUY WIRES PER TREE, SPACED EVENLY AROUND THE TRUNK.
 REMOVE ALL STAKING AS SOON AS THE TREE HAS GROWN SUFFICIENT ROOTS TO OVERCOME THE PROBLEM THAT REQUIRED THE TREE TO BE STAKED. STAKES SHALL BE REMOVED NO LATER THAN THE END OF THE FIRST GROWING SEASON AFTER PLANTING.

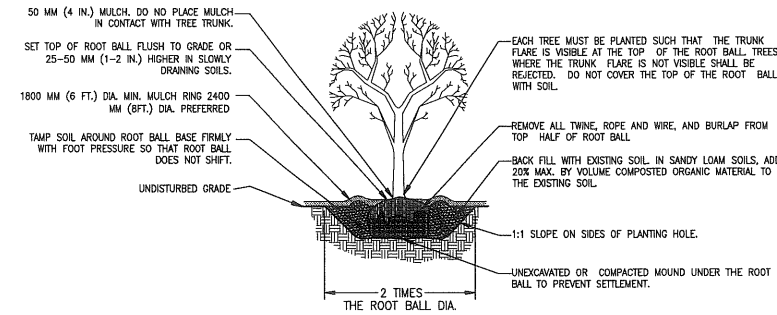


ALL STAKES SHALL BE DRIVEN OUTSIDE THE EDGE OF THE ROOT BALL. OPTIONAL METAL DRIVE ANCHORS, INSTALLED PER MANUFACTURERS DIRECTIONS.

TREE STAKING DETAIL

NOT TO SCALE

L4



NOTE:

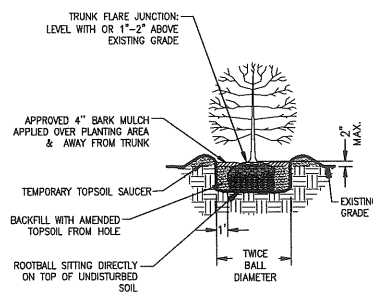
DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

TREE PLANTING DETAIL

NOT TO SCALE

L1

NOTE: NEVER CUT A LEADER. THIN BRANCHES & FOLIAGE BY 1/3 RETAINING NORMAL TREE SHAPE. PAINT ALL CUTS OVER 1/2" WITH APPROVED TREE PAINT.



TYPICAL SHRUB PLANTING DETAIL

NOT TO SCALE

L3

Plant Schedule

QTY	Code	Common Name	Botanical Name	Size	Notes
Deciduous Trees					
2	Ar	Red Maple	Acer rubrum 'Red Sunset'	2 1/2-3" C B&B	as shown
2	Bn	River Birch	Betula nigra	8-10' H	clamp
2	Qc	Scarlet Oak	Quercus cocinea	2-2 1/2" C B&B	as shown
Coniferous Trees					
6	Ps	White Pine	Pinus strobus	5-6' H B&B	as shown
Shrubs & Perennials					
4	VI	Doublefile Viburnum	Viburnum tomentosum	4-6' H	as shown
6	Fm	Meadowlark Forsythia	Forsythia 'Meadowlark'	2-3' H Potted	as shown
8	Sc	Adams Elderberry	Sambucus canadensis 'Adams'	8G	as shown
3	Ea	Dwarf Burning Bush	Euonymus alatus 'Compactus'	3-4' H B&B	as shown



GRAPHIC SCALE
 (IN FEET)

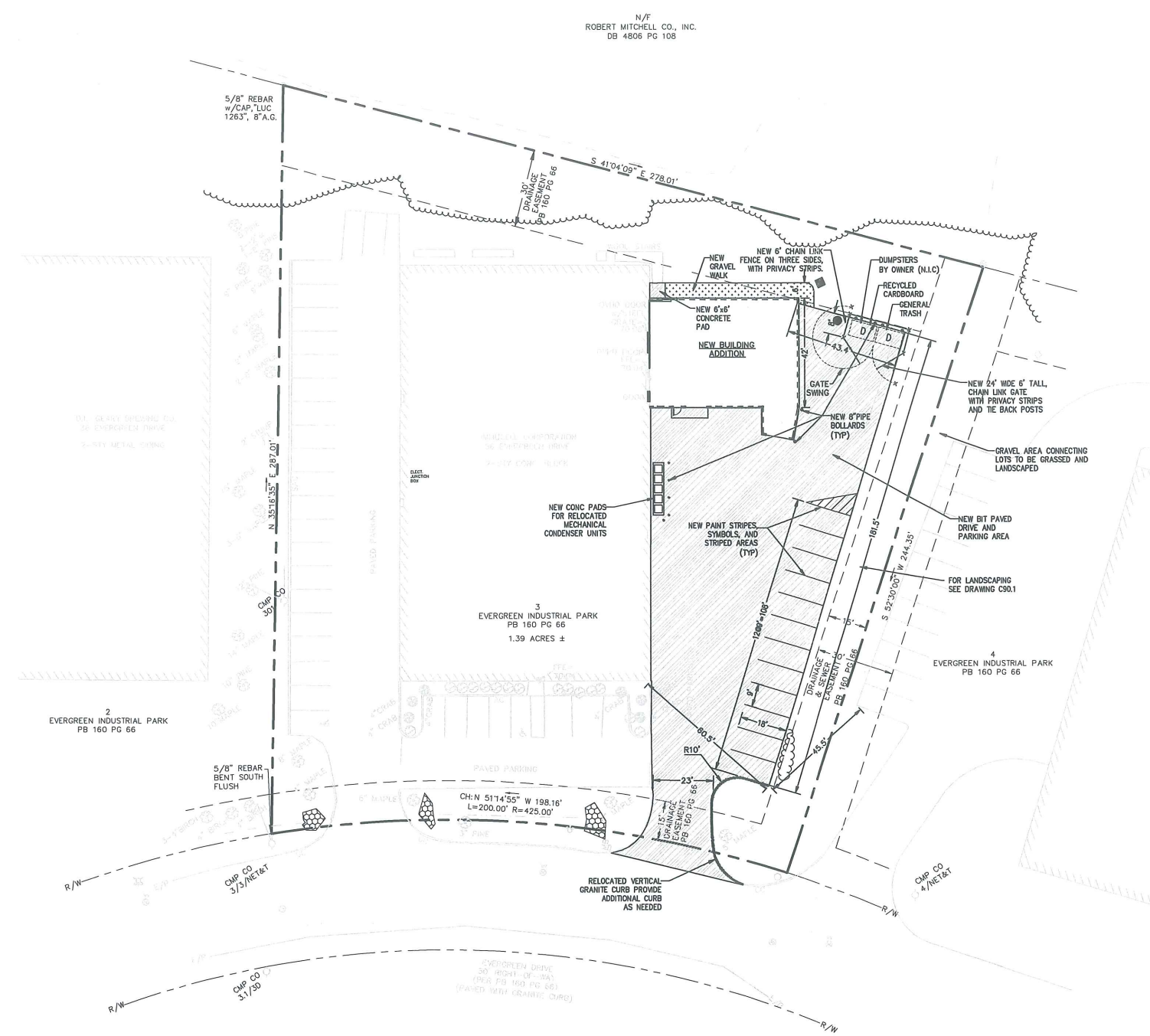
Drawing Status
REVIEW

SITE PLANTING PLAN

PA / PE / FLC Drawn By: MRL/DPD

Drawing Number

C90.1



SITE DATA

PROPERTY OWNER: IMMUCELL CORPORATION, 58 EVERGREEN DRIVE, PORTLAND, ME 04103

ZONE: INDUSTRIAL (I-M)

LOT SIZE: 1.39 ACRES

SOIL TYPE: SCS MAPPING = SCANTIC SILT LOAM

SETBACKS: FRONT: 25' REQUIRED - 165' PROVIDED
SIDE: 25' REQUIRED - 60' PROVIDED
REAR: 25' REQUIRED - 30' PROVIDED

BUILDING HEIGHT: 75' MAX. - 24' PROVIDED

IMPERVIOUS RATIO: 75% MAX. - 62% PROVIDED

NET IMPERVIOUS ADDITION: 3,500 S.F. = 0.08 ACRES

BUILDING USE AREAS:

EXISTING OFFICE:	3,781 GSF
EXISTING STORAGE/MECH:	3,093 GSF
EXISTING UNFINISHED AREA:	5,050 GSF
EXISTING FACTORY:	11,659 GSF
NEW FACTORY ADDITION:	2,542 GSF
TOTAL:	26,125 GSF

OFF STREET LOADING: ONE BAY REQUIRED - ONE BAY PROVIDED

OFF STREET PARKING:

OFFICE @ 1 SPACE PER 400 SF =	10 SPACES
FACTORY @ 1 SPACE PER 1,000 SF =	14 SPACES
STORAGE =	NO PARKING REQUIRED
UNFINISHED AREA =	NO PARKING REQUIRED
REQUIRED PARKING =	24 SPACES
PROVIDED PARKING =	41 SPACES



Project Title
**IMMUCELL CORPORATION
ADDITION AND
RENOVATIONS**
PORTLAND, ME

HA Project No. 08528

Key Plan

RECEIVED
SEP 11 2008

City of Portland
Planning Division

09-05-08	NOT FOR CONSTRUCTION	
07-30-08	CITY PLANNING REVIEW	
Mark	Date	Description
Issue Date		

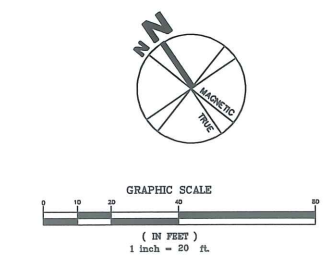
*Flow set.
as approved
2008*

Drawing Status
REVIEW

Drawing Title
**SITE LAYOUT
PLAN**

PA / PG FLC Drawn By: MRL/DPD

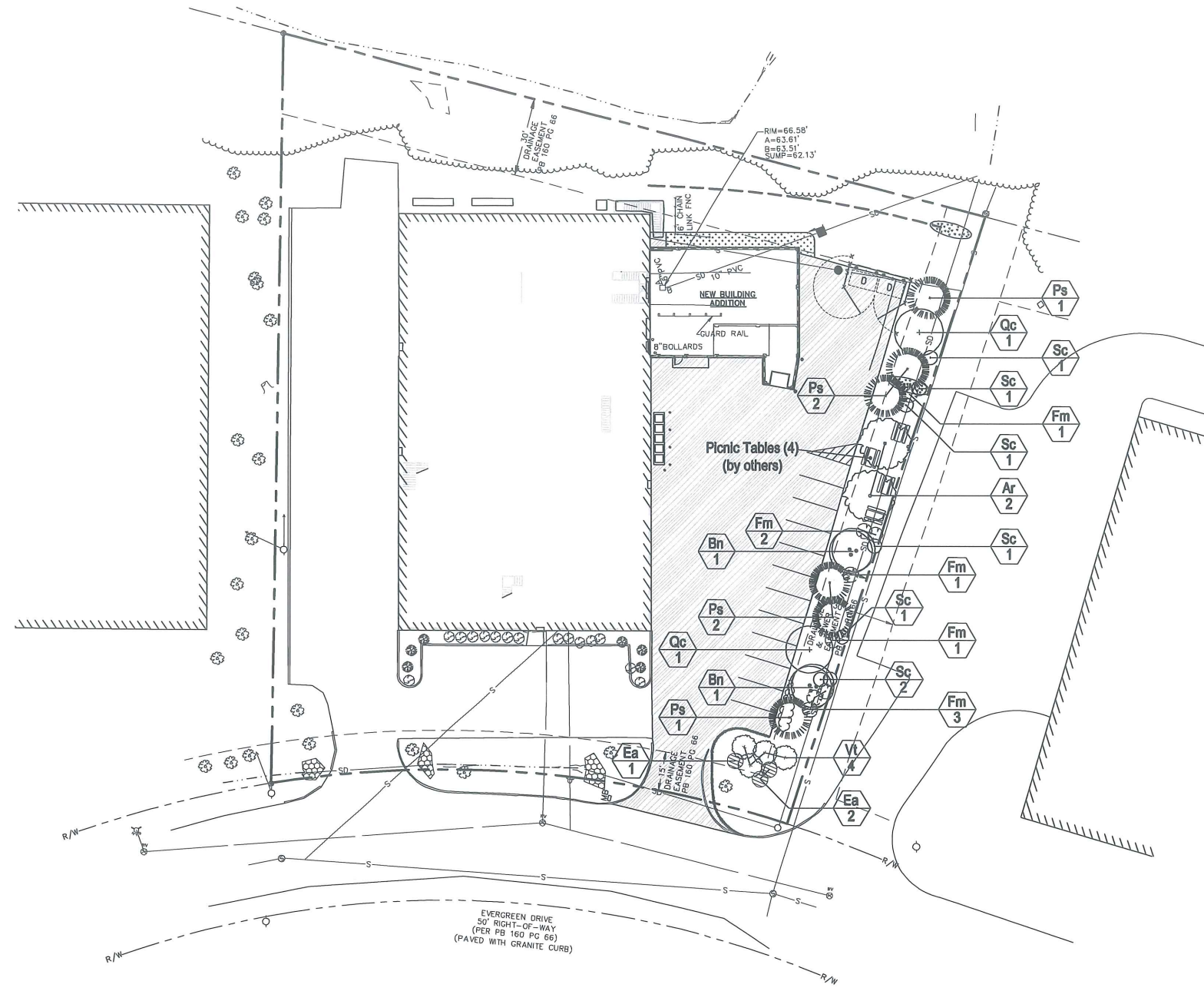
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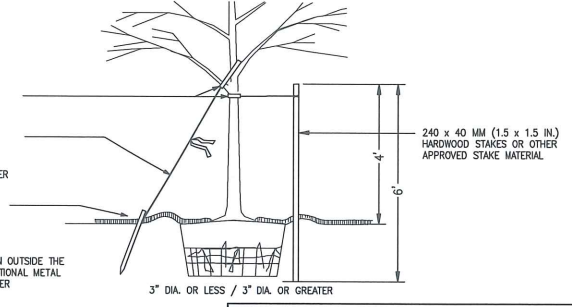
RECEIVED

SEP 11 2008

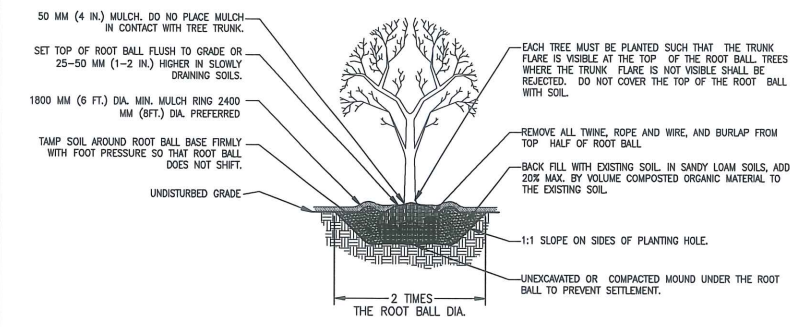
City of Portland
Planning Division



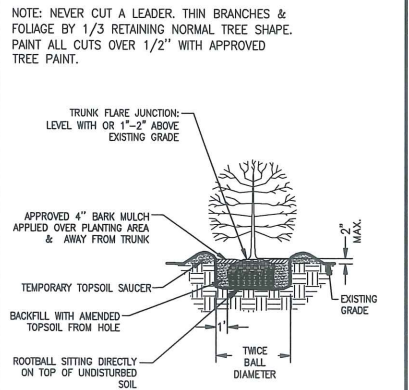
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TREE STAKING DETAIL
NOT TO SCALE **L4**



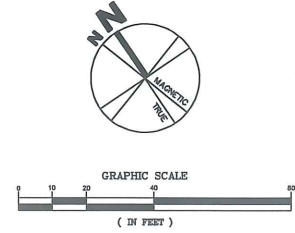
TREE PLANTING DETAIL
NOT TO SCALE **L1**



TYPICAL SHRUB PLANTING DETAIL
NOT TO SCALE **L3**

Plant Schedule

Qty	Code	Common Name	Botanical Name	Size	Notes
Deciduous Trees					
2	Ar	Red Maple	<i>Acer rubrum</i> 'Red Sunset'	2 1/2-3" C B&B	as shown
2	Bn	River Birch	<i>Betula nigra</i>	6-10' H	clump
2	Qc	Scarlet Oak	<i>Quercus coccinea</i>	2-2 1/2" C B&B	as shown
Coniferous Trees					
6	Ps	White Pine	<i>Pinus strobus</i>	5-6' H B&B	as shown
Shrubs & Perennials					
4	Vl	Doublefile Viburnum	<i>Viburnum tomentosum</i>	4-6' H	as shown
6	Fm	Meadowlark Forsythia	<i>Forsythia 'Meadowlark'</i>	2-3' H Pollard	as shown
5	Sc	Adams Elderberry	<i>Sambucus canadensis</i> 'Adams'	5G	as shown
3	Ea	Dwarf Burning Bush	<i>Euonymus alatus</i> 'Compactus'	3-4' H B&B	as shown



000.1

Drawing Number

Prep: F.L.C. Drawn By: MRL/PPD

SITE LAYOUT PLAN

Drawing Title

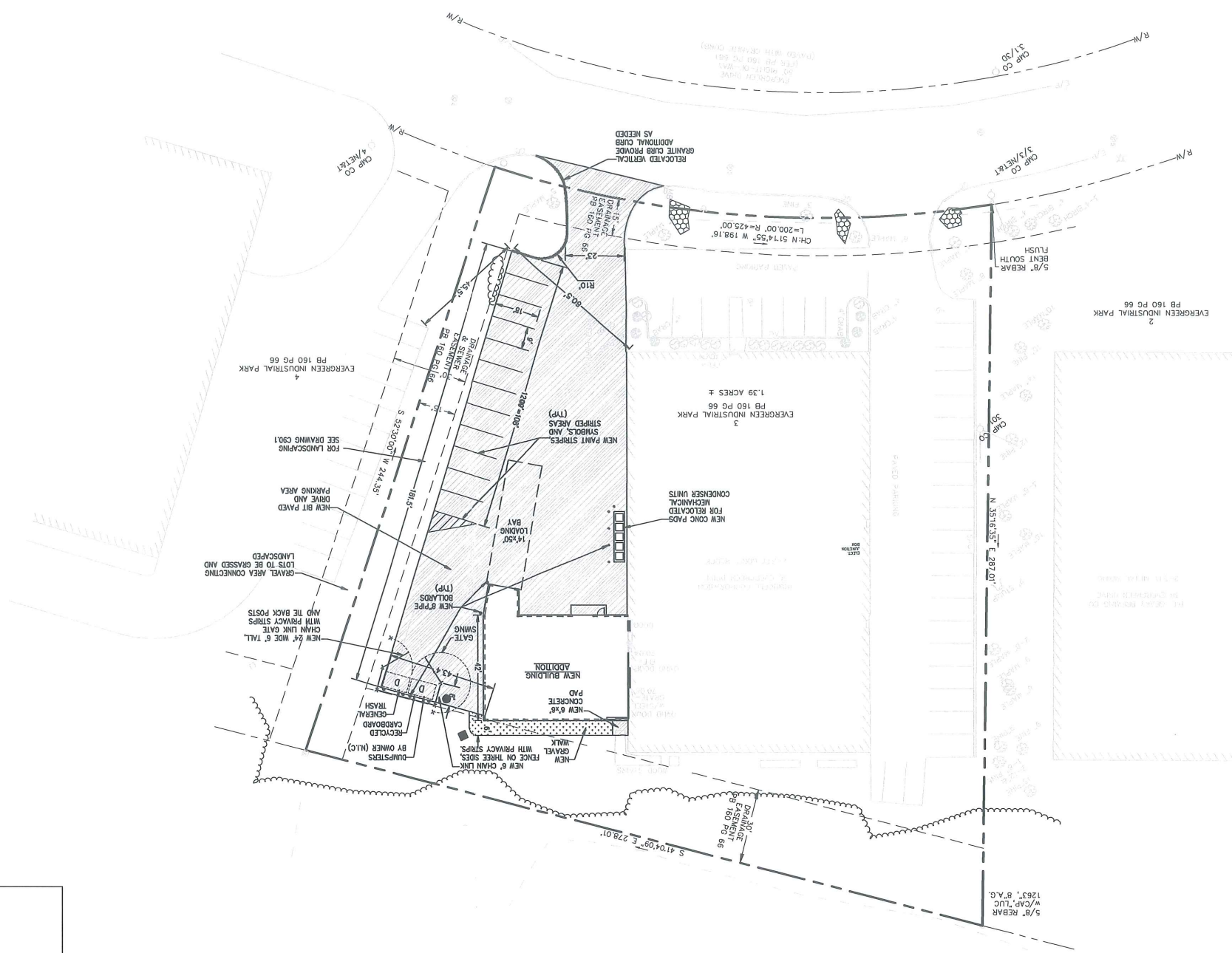
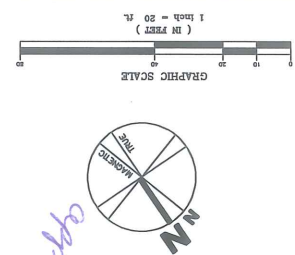
REVIEW

Drawing Status

Issue Dates	Revision	Description
09-12-08	01	CITY PLANNING REVIEW
09-11-08	02	CITY PLANNING REVIEW
09-05-08	03	NOT FOR CONSTRUCTION
07-30-08	04	CITY PLANNING REVIEW

36% approved so far, so that's OK!

approved by zoning Admin. for info re loading bay



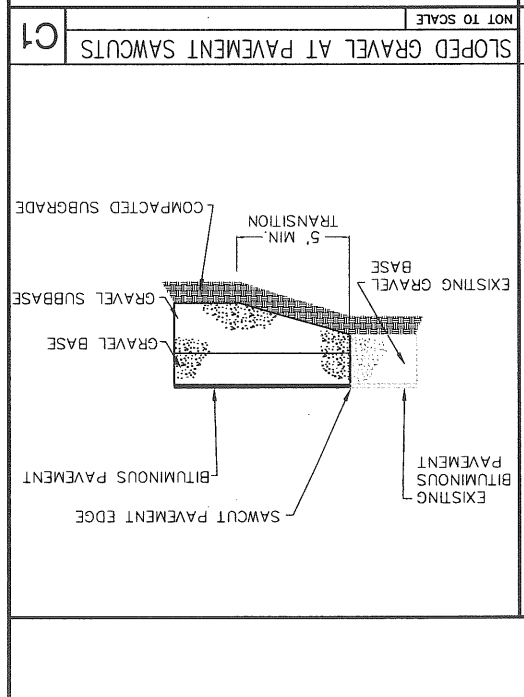
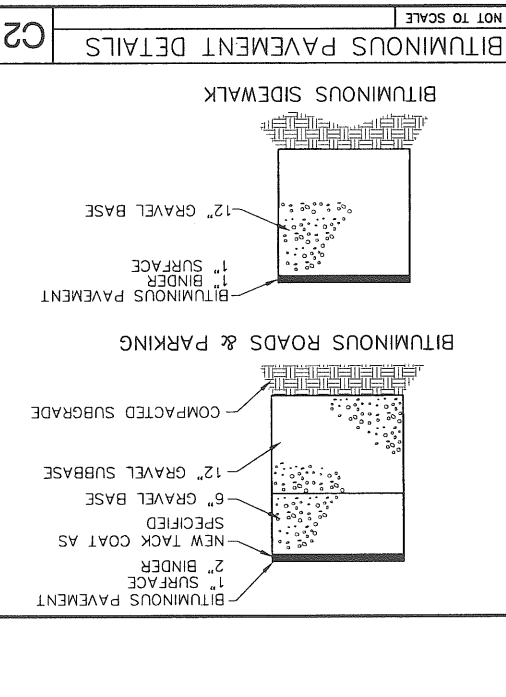
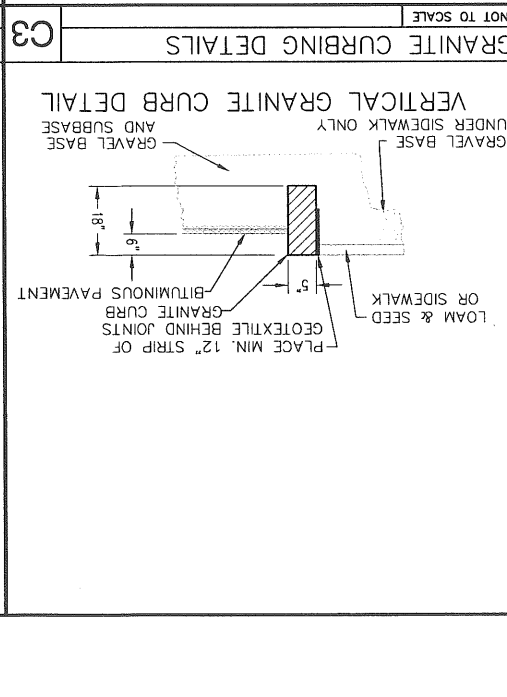
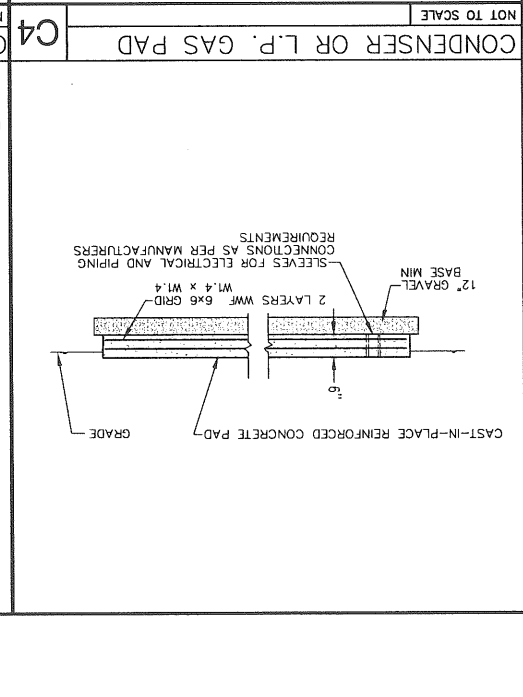
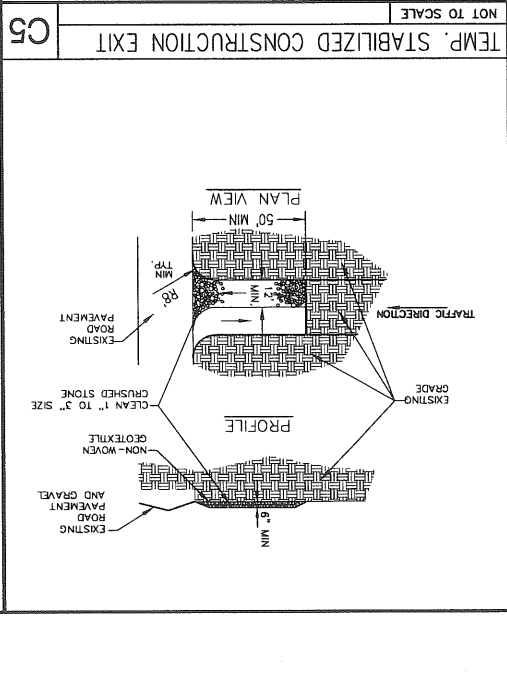
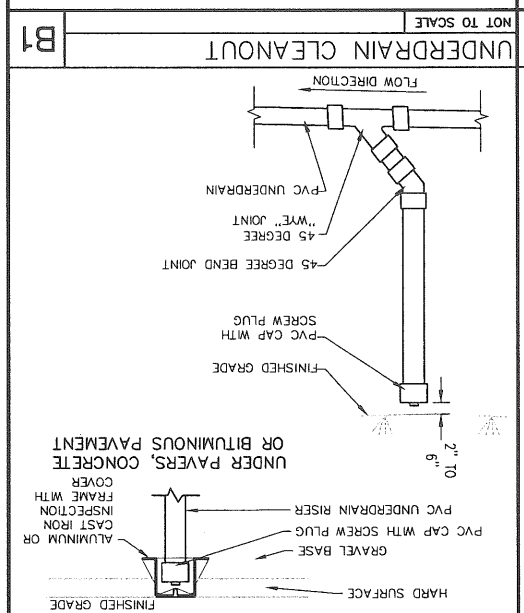
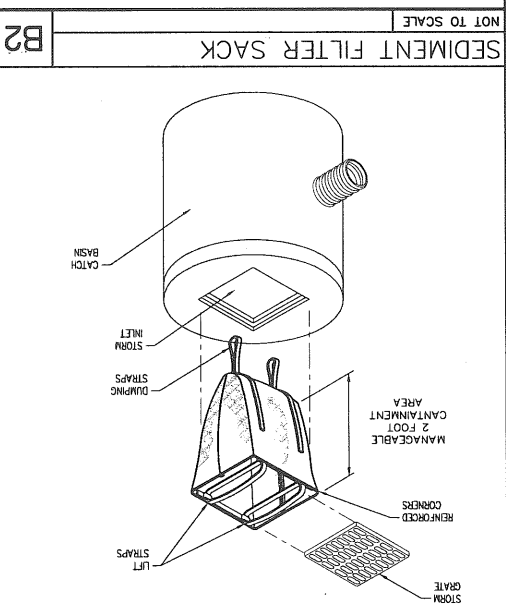
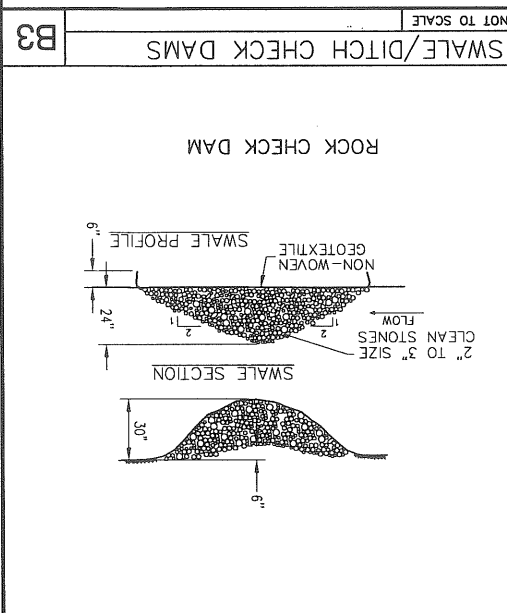
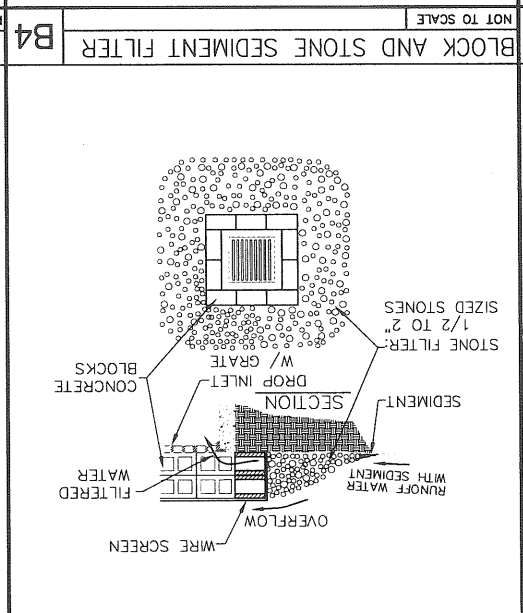
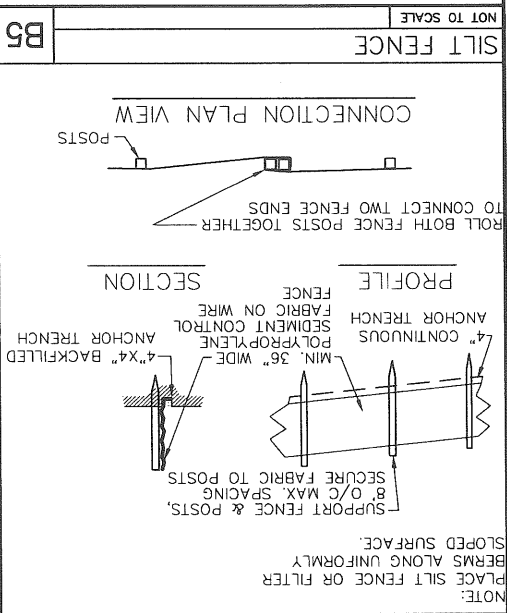
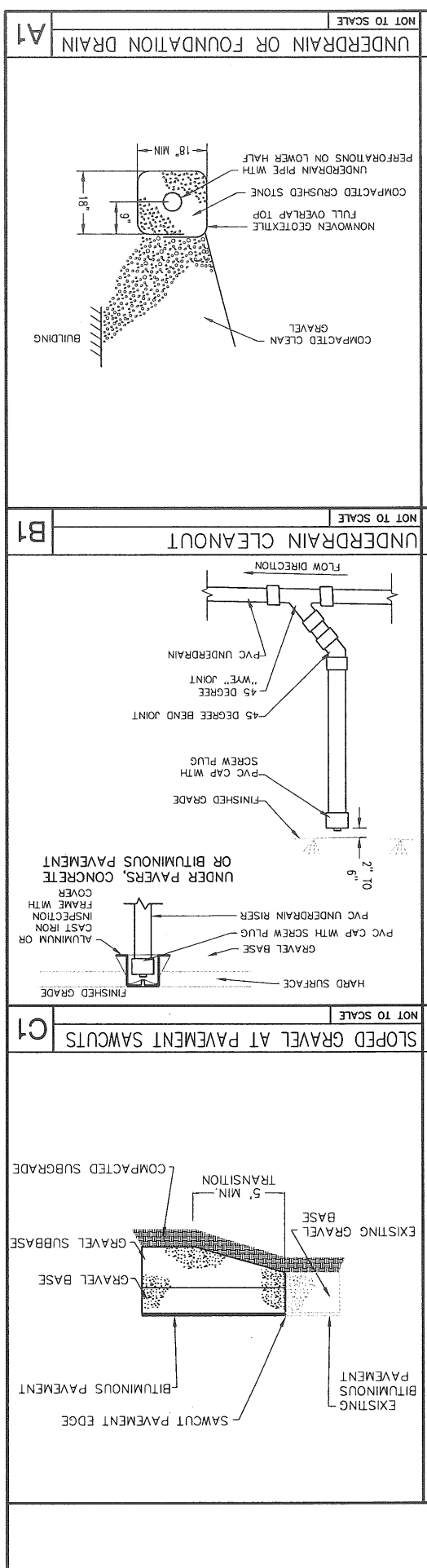
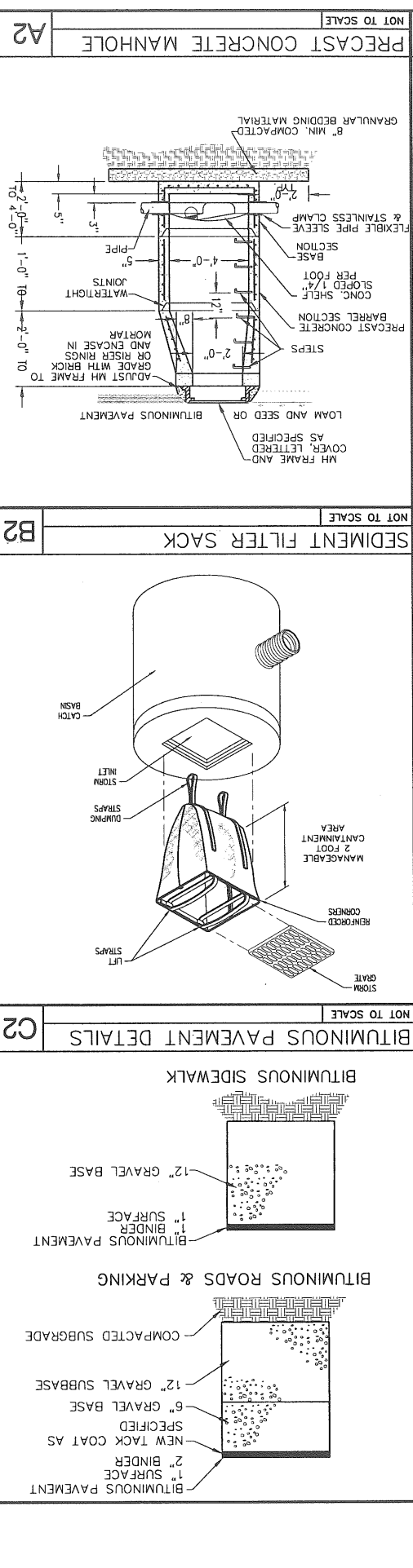
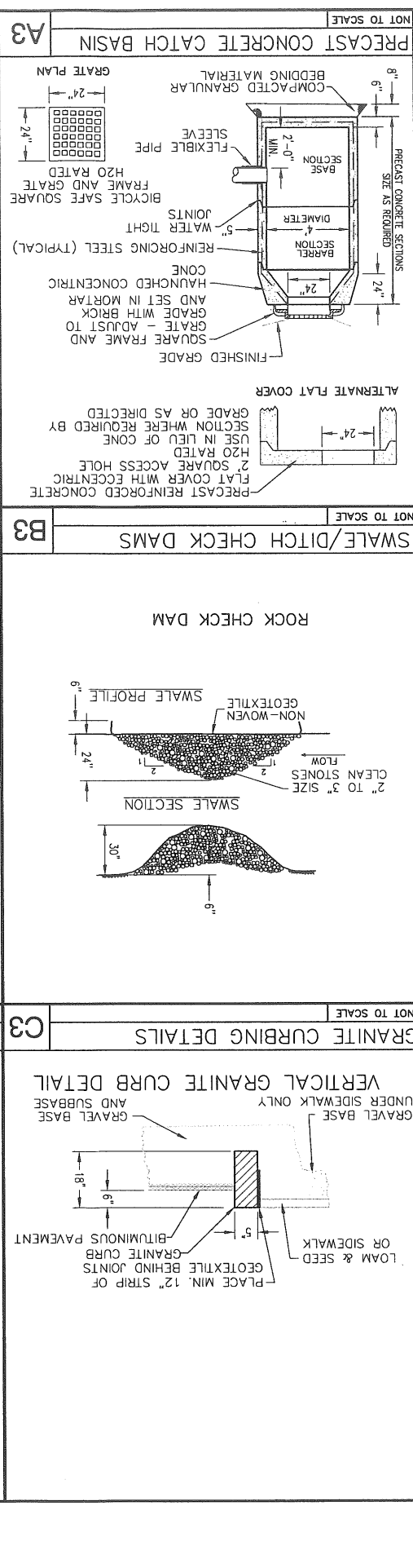
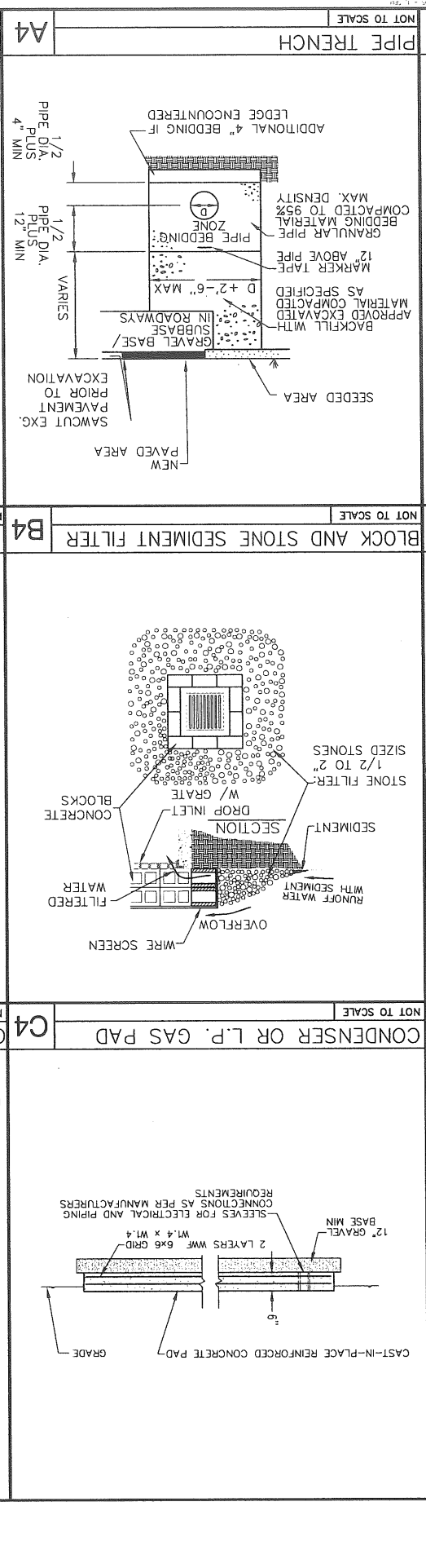
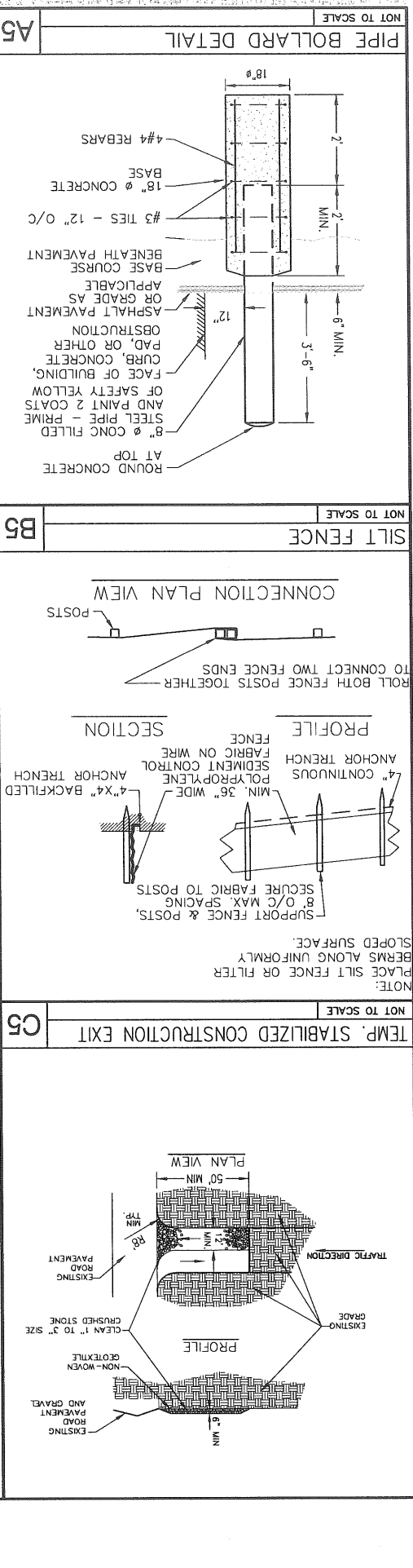
SITE DATA

INDUSTRIAL (I-M)
 1.39 ACRES
 SCS MAPPING = SCANTIC S1TL0AM
 FRONT: 25' REQUIRED - 165' PROVIDED
 SIDE: 25' REQUIRED - 60' PROVIDED
 REAR: 25' REQUIRED - 30' PROVIDED
 BUILDING HEIGHT:
 75' MAX - 24' PROVIDED
 75' MAX - 62% PROVIDED
 NET IMPROVEMENT ADDITION:
 3,500 S.F. = 0.08 ACRES
 EXISTING OFFICE: 3,781 GSF
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 PROVIDED PARKING = 41 SPACES

Project Title: **IMMUCELL CORPORATION ADDITION AND RENOVATIONS**
 Location: **PORTLAND, ME**
 Project No.: 08528

HARRIMAN
 Architects + Engineers
 40 Business Park
 40 Business Park
 Auburn, Maine 04210
 Tel: 603.883.8800
 Fax: 603.883.8801
 www.harriman.com

N/E
 ROBERT MITCHELL CO., INC.
 DB 4806 PG 108



C50.1

DETAIL SHEET

REVIEW

Issue Dates

Mark	Date	Description
07-30-08	CITY PLANNING REVIEW	

Key Plan

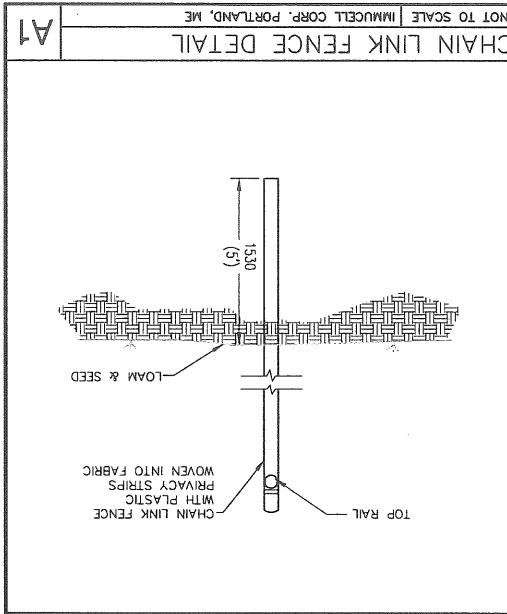
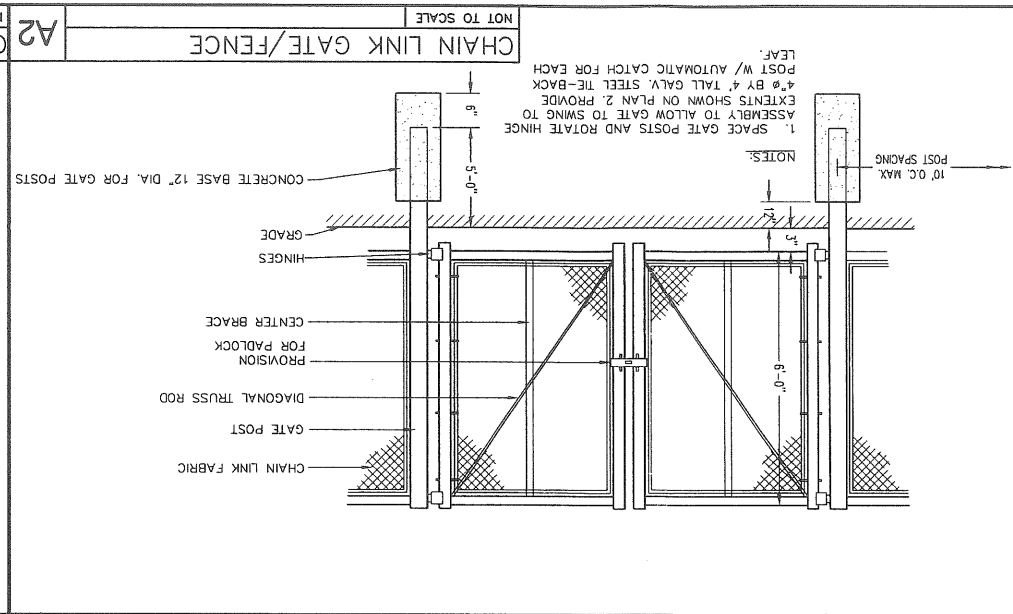
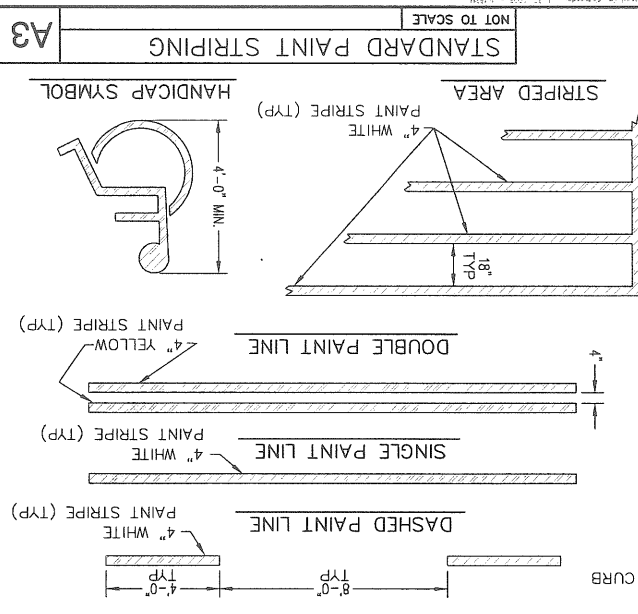
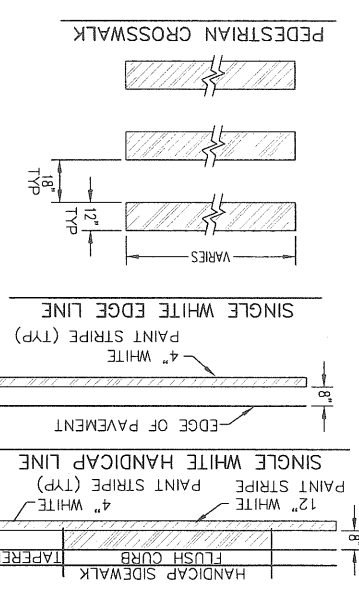
Project Title: IMMUCELL CORPORATION ADDITION AND RENOVATIONS

Project No.: 08528

Portland, ME

HARRIMAN Architects + Engineers

Frank Crabtree, State of Maine Professional Engineer No. 2993



A3 NOT TO SCALE

A2 NOT TO SCALE

A1 NOT TO SCALE

C50.2

DETAIL SHEET

Drawing Title

PA / FC FLC

Drawn By: MRL/DPD

Drawing Number

REVIEW

Drawing Status

Work	Date	Description
	07-30-08	CITY PLANNING REVIEW

Project Title

IMMUCELL CORPORATION ADDITION AND RENOVATIONS

PORTLAND, ME

MA Project No. 08528

Key Plan

Architects + Engineers

HARRIMAN

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