

344-E-6

2003-0124

300 Allen Ave.
Bld. Addition
Northgate Plaza

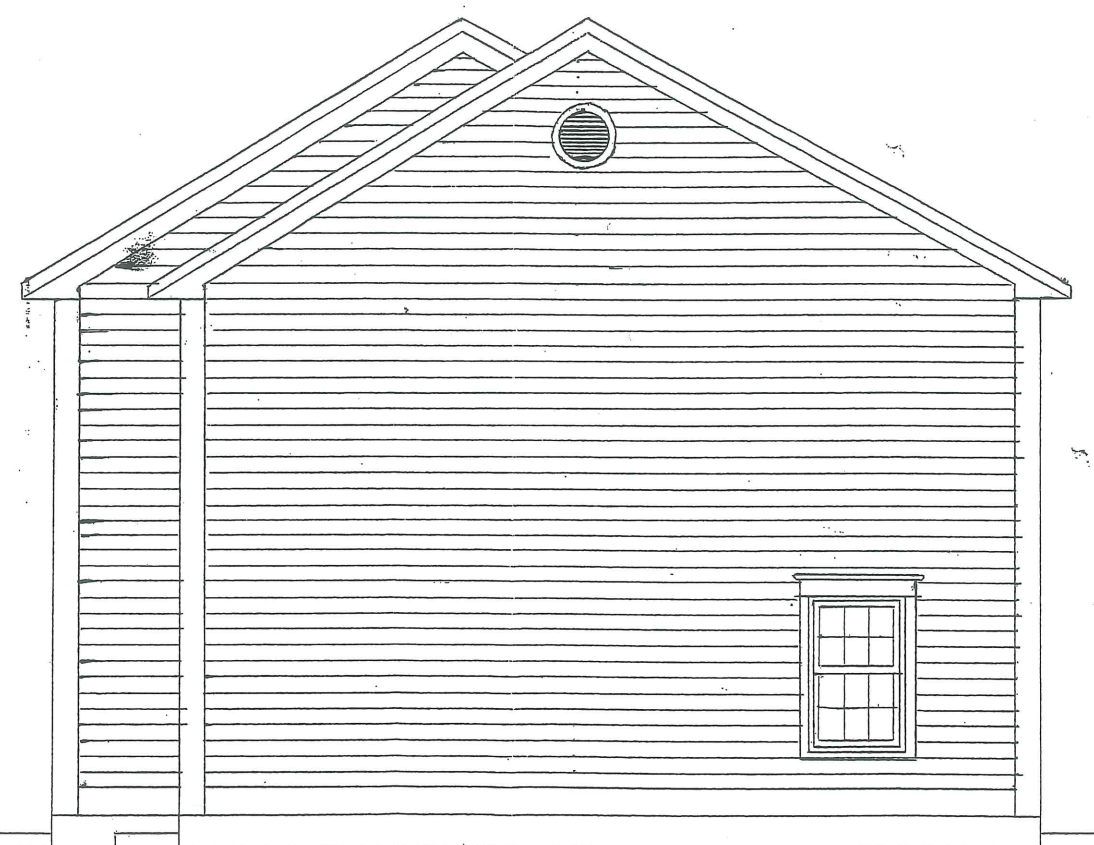
25 year arch. shingles

AH 15



SOUTH ELEVATION

6 Panel Steel Door w/Transom



EAST ELEVATION

PROPOSED MATERIAL LIST:

- * 8" Fluted Vinyl Cornerboard
- * Vinyl Frieze board
- * 6/6 Doublehung vinylclad
- * seamless vinyl clapboard
- * vinylclad molding
- * 10" vinyl freezeboard
- * Concrete foundation wall
- * 4' x 4" x 8" granite or precast slab

"Cyrus B. Abbott" Multifamily Housing F

SCALE: 1/4" = 1'-0"	APPROVED BY:	DR:
DATE: January 21, 2001	OPM, INC.	RE:

Proposed Front and Side Elevatio

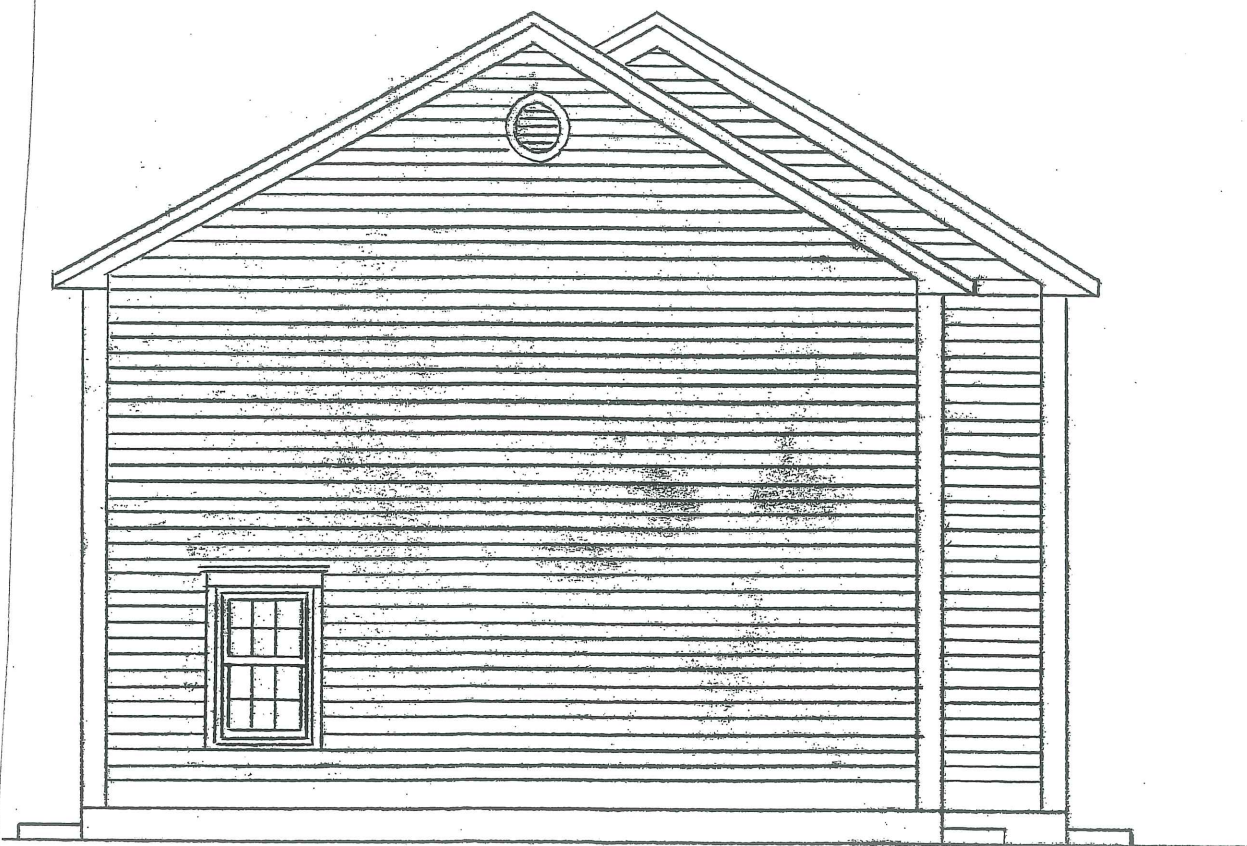
25 year arch. shingles

AH. 15A



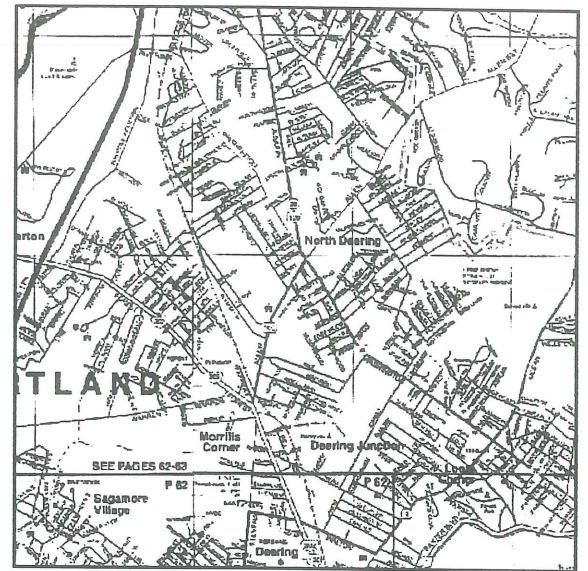
15 Light Entry Door

NORTH ELEVATION



WEST ELEVATION

Att. 16



LOCUST PLAN

PROJECT INFORMATION

RECORD OWNER/
DEVELOPER:
OPM, INC.
52 BANC'S SHORE ROAD
ORRS ISLAND, ME 04068

ENGINEER:
ENVIRONMENTAL ENGINEERING & REMEDIATION, INC.
222 ST. JOHN STREET SUITE 314
PORTLAND, MAINE 04102
MR. STEPHEN J. BRADSTREET, P.E.

SURVEYOR:
TITCOMB ASSOCIATES
133 GRAY ROAD
FALMOUTH, MAINE 04105
MR. DAVID E. TITCOMB

SCALE
SCALE: HOR 1" = 20'



B	SJB	01/22/02	ISSUED FOR: PLANNING BOARD APPROVAL	691_b_c100
A	SJB	11/20/01	ISSUED FOR: PLANNING BOARD REVIEW	691_a_c100
REV.	BY	DATE	STATUS	CAD NO.

THIS ELECTRONIC FILE IS THE PROPERTY OF ENVIRONMENTAL ENGINEERING & REMEDIATION, INC. AND IS TO BE USED ONLY FOR THE SPECIFIC PROJECT IDENTIFIED ON THE DRAWING. NO REVISIONS OR COPIES, IN PART OR WHOLE, SHALL BE MADE WITHOUT THE EXPRESSED WRITTEN CONSENT OF ENVIRONMENTAL ENGINEERING & REMEDIATION, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S RISK AND WITHOUT LIABILITY TO ENVIRONMENTAL ENGINEERING & REMEDIATION, INC.

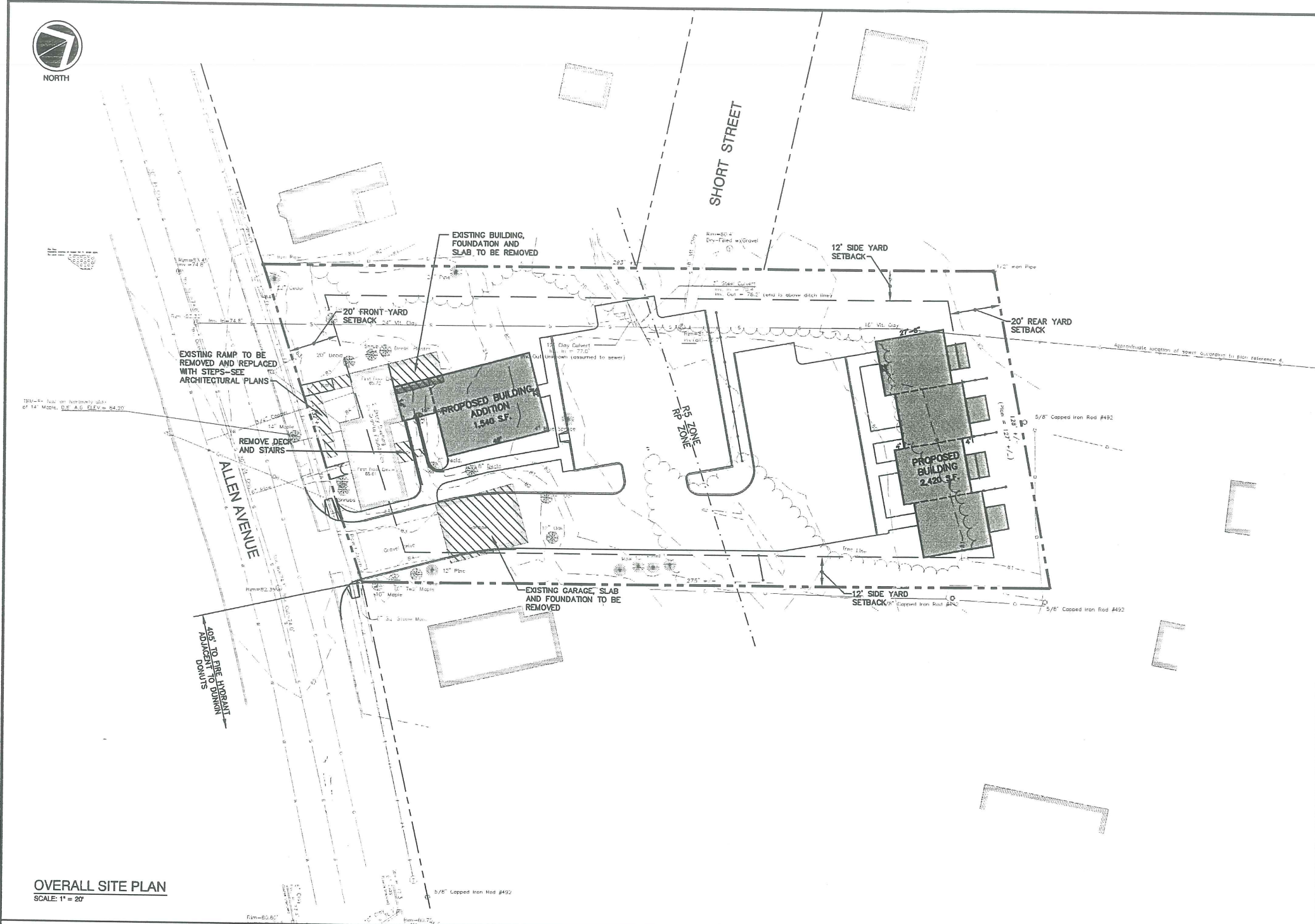


OPM, INC.
CYRUS B. ABBOTT SITE DEVELOPMENT

OVERALL
SITE PLAN

EER Environmental
Engineering &
Remediation, Inc.
222 St. John Street, Suite 314 Portland, Maine 04102

DESIGN BY: SJB
DRAWN BY: JHR
CHECKED BY: SJB
DATE: 11/14/01
JOB NO: 691
SCALE: 1" = 20'
C-100
SHEET 1 OF 7



OVERALL SITE PLAN
SCALE: 1" = 20'

ZONING STANDARDS

RP_ZONE

MINIMUM LOT SIZE: 6,000 S.F.
MINIMUM STREET FRONTAGE: 60'
MINIMUM YARD DIMENSIONS:
FRONT YARD SETBACK: 20'
REAR YARD SETBACK: 20'
SIDE YARD SETBACK: 10' (ONE STORY)
12' (TWO STORIES)
14' (THREE OR MORE STORIES)
MINIMUM LOT WIDTH: 60'
MAXIMUM STRUCTURE HEIGHT: 45'
MAXIMUM IMPERVIOUS SURFACE: 80%

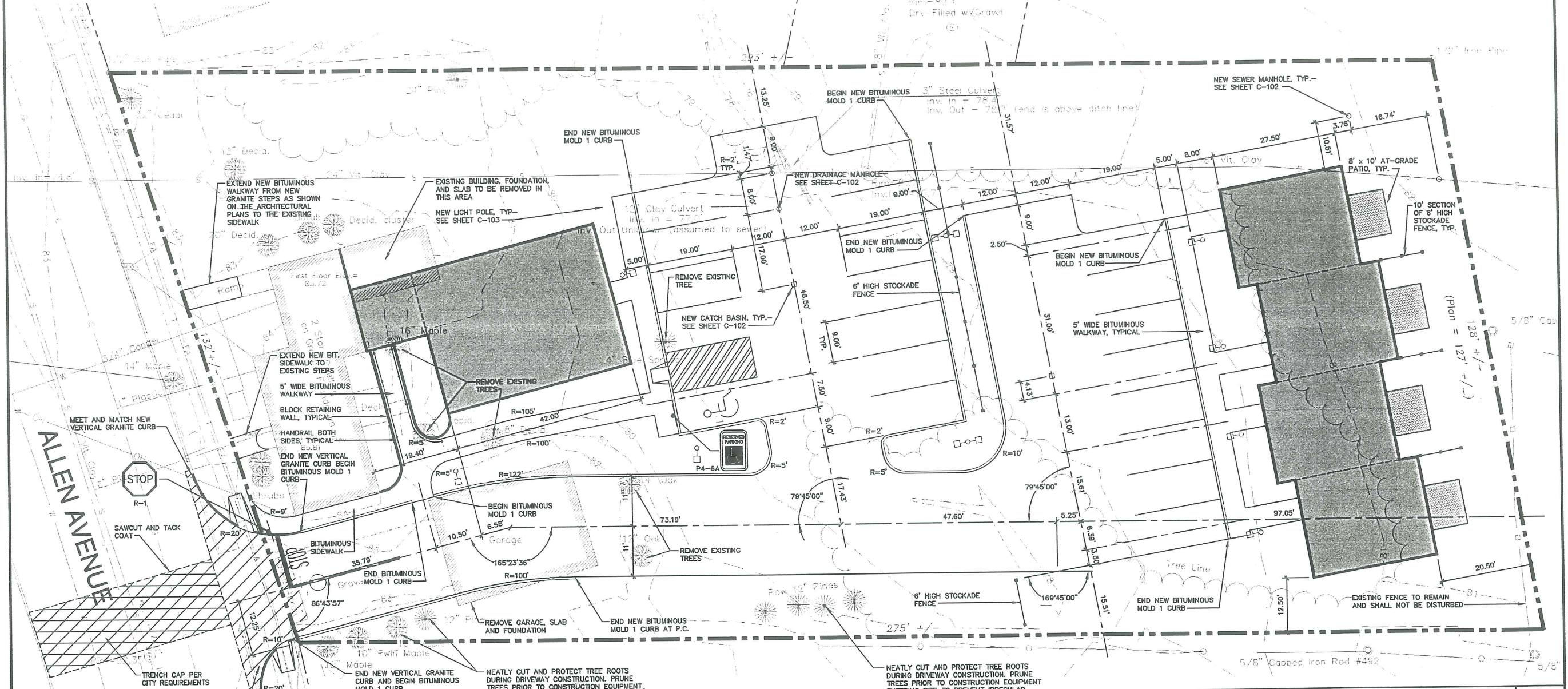
R5_ZONE

MINIMUM LOT AREA/DWELLING AREA: 6,000 S.F.
MINIMUM STREET FRONTAGE: 50'
MINIMUM YARD DIMENSIONS:
FRONT YARD SETBACK: 20'
REAR YARD SETBACK: 8' (ONE STORY)
12' (TWO STORIES)
14' (TWO AND ONE HALF STORIES)
SIDE YARD SETBACK: 8' (ONE AND ONE HALF STORIES)
12' (TWO STORIES)
14' (TWO AND ONE HALF STORIES)
MINIMUM LOT WIDTH: 60'
MAXIMUM STRUCTURE HEIGHT: 35'
MAXIMUM LOT COVERAGE: 40%

IMPERVIOUS SURFACE RATIO

EXISTING LOT AREA: 35,779 S.F.
IMPERVIOUS SURFACE AREA: 17,650 S.F.
IMPERVIOUS SURFACE RATIO: 49.3%

16A

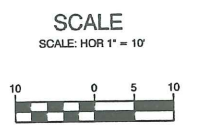


ALLEN AVENUE



NOTES

1. ANY EXISTING GRANITE CURB REMOVED WITHIN THE CITY'S RIGHT OF WAY SHALL REMAIN THE PROPERTY OF THE CITY AND SHALL BE TRANSPORTED TO A CITY DESIGNATED STOCKYARD.
2. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTING THE BUILDINGS WITHIN THE BUILDING ENVELOPE AND CONTACTING THE CODE ENFORCEMENT FOR PERIODIC INSPECTIONS REQUIRED BY THE CODE ENFORCEMENT DEPARTMENT.



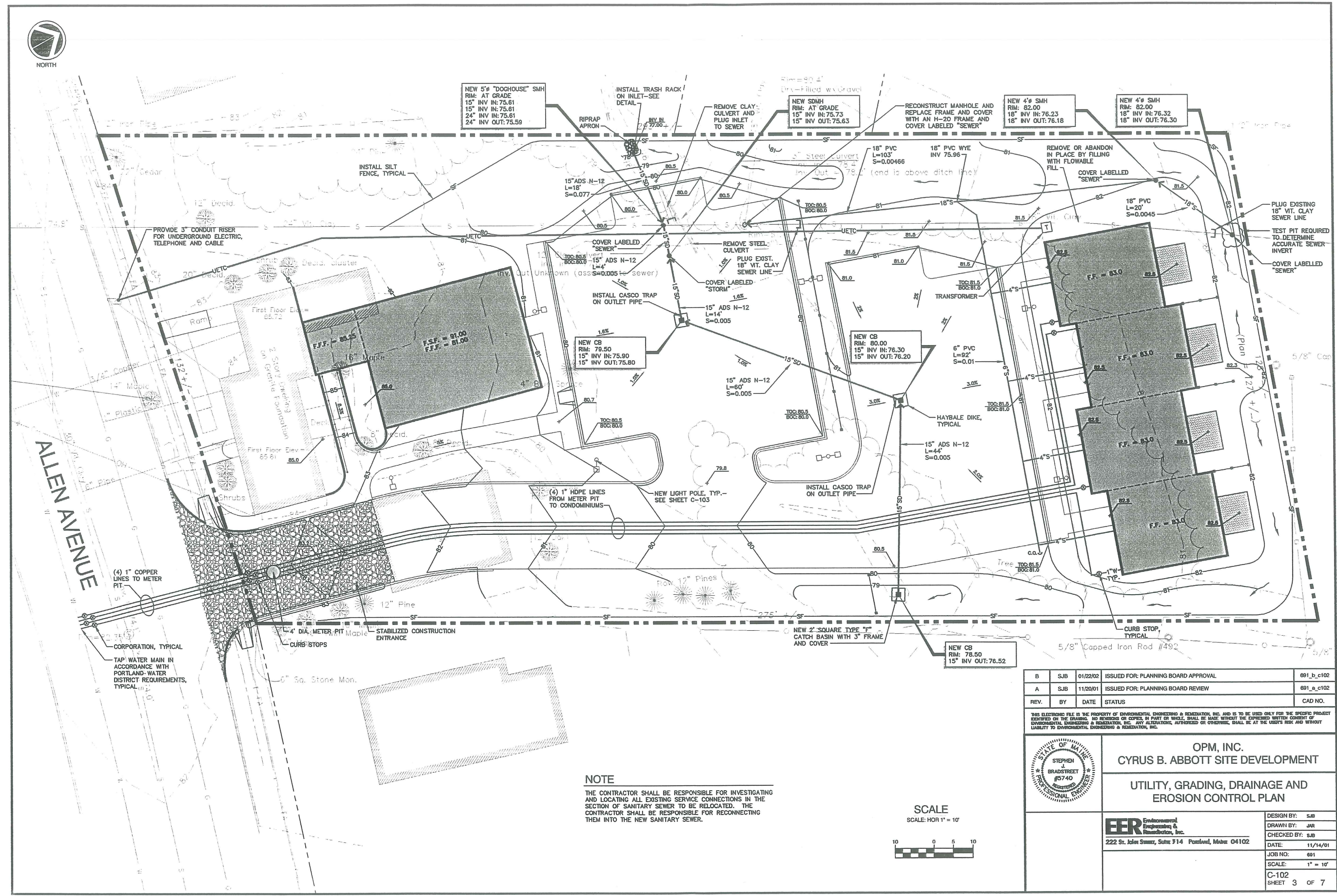
B	SJB	01/22/02	ISSUED FOR: PLANNING BOARD APPROVAL	691_b_c101
A	SJB	11/20/01	ISSUED FOR: PLANNING BOARD REVIEW	691_a_c101
REV.	BY	DATE	STATUS	CAD NO.

THIS ELECTRONIC FILE IS THE PROPERTY OF ENVIRONMENTAL ENGINEERING & REMEDIATION, INC. AND IS TO BE USED ONLY FOR THE SPECIFIC PROJECT IDENTIFIED ON THE DRAWING. NO REPRODUCTION OR COPIES, IN PART OR WHOLE, SHALL BE MADE WITHOUT THE EXPRESS WRITTEN CONSENT OF ENVIRONMENTAL ENGINEERING & REMEDIATION, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S RISK AND WITHOUT LIABILITY TO ENVIRONMENTAL ENGINEERING & REMEDIATION, INC.

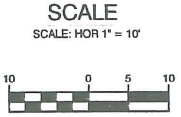
	OPM, INC. CYRUS B. ABBOTT SITE DEVELOPMENT	
	CONSTRUCTION LAYOUT PLAN	
	DESIGN BY:	SJB
	DRAWN BY:	JAR
	CHECKED BY:	SJB
	DATE:	11/14/01
JOB NO:	001	
SCALE:	1" = 10'	
C-101		SHEET 2 OF 7



16B



NOTE
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR INVESTIGATING AND LOCATING ALL EXISTING SERVICE CONNECTIONS IN THE SECTION OF SANITARY SEWER TO BE RELOCATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECONNECTING THEM INTO THE NEW SANITARY SEWER.



REV.	BY	DATE	STATUS	CAD NO.
B	SJB	01/22/02	ISSUED FOR: PLANNING BOARD APPROVAL	081_b_c102
A	SJB	11/20/01	ISSUED FOR: PLANNING BOARD REVIEW	081_a_c102

THIS ELECTRONIC FILE IS THE PROPERTY OF ENVIRONMENTAL ENGINEERING & REMEDIATION, INC. AND IS TO BE USED ONLY FOR THE SPECIFIC PROJECT IDENTIFIED ON THE DRAWING. NO REVISIONS OR COPIES IN PART OR WHOLE SHALL BE MADE WITHOUT THE EXPRESSED WRITTEN CONSENT OF ENVIRONMENTAL ENGINEERING & REMEDIATION, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S RISK AND WITHOUT LIABILITY TO ENVIRONMENTAL ENGINEERING & REMEDIATION, INC.

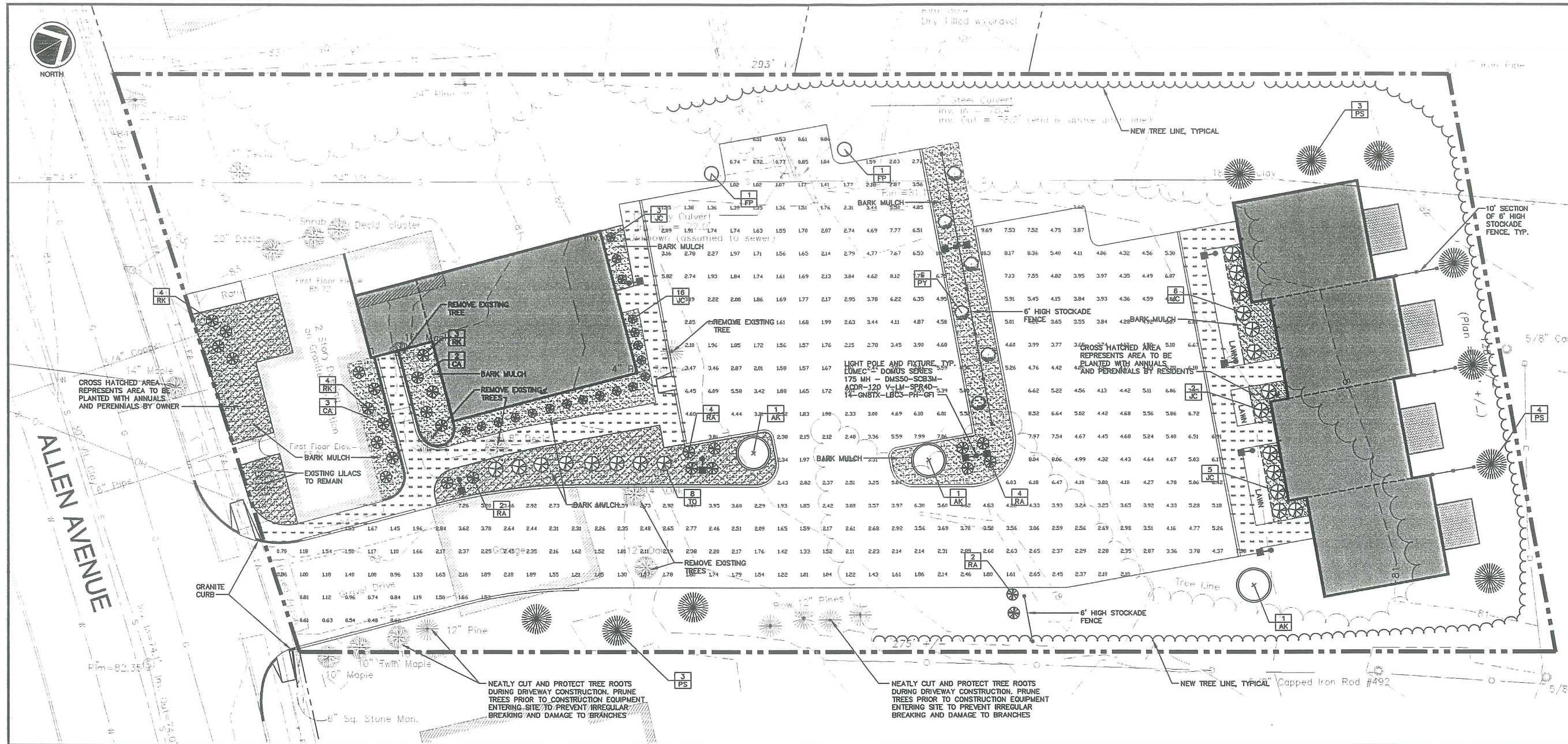


OPM, INC.
 CYRUS B. ABBOTT SITE DEVELOPMENT

UTILITY, GRADING, DRAINAGE AND EROSION CONTROL PLAN

EER Environmental Engineering & Remediation, Inc. 222 St. John Street, Suite #14 Pontiac, MI 48102	DESIGN BY: SJB DRAWN BY: JHR CHECKED BY: SJB DATE: 11/14/01 JOB NO: 001 SCALE: 1" = 10' C-102 SHEET 3 OF 7
--	---

160c



PLANTING NOTES

1. THE LANDSCAPE CONTRACTOR IS ADVISED OF THE POSSIBILITY OF UNDERGROUND UTILITIES. THE LANDSCAPE CONTRACTOR SHALL VERIFY UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
2. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY UTILITIES, WALKS, PAVING, CURBING, ETC., DAMAGED IN THE PERFORMANCE OF THIS JOB AT NO COST TO THE OWNER.
3. PLANTING OF TREES AND SHRUBS SHALL NOT OCCUR UNTIL ALL GRADING AND PAVING IS COMPLETED.
4. ALL PLANTS SHALL HAVE A NORMAL HABIT OF GROWTH FOR THE SPECIES AND SHALL BE SOUND, HEALTHY AND FREE OF DISEASE AND INSECTS. THEY SHALL CONFORM TO THE MEASUREMENTS ON THE PLANT LIST AND SHALL CONFORM TO ANSI Z60.1 - NURSERY STOCK, LATEST REVISION.
5. ALL PLANTS SHALL HAVE ALL NONBIODEGRADABLE MATERIALS (STRING, WIRE, POTS, ETC.) REMOVED AT THE TIME OF PLANTING. CIRCLING ROOTS OR ROOTS THAT WOULD LATER GIRDLING THE PLANT SHALL BE STRAIGHTENED, CUT OR THE ROOT BALL SHALL BE CUT UTILIZING THE "BUTTERFLY METHOD." TOP 1/3 OF WIRE BASKETS AND BURLAP ON TREES SHALL BE CUT AND REMOVED.
6. BACKFILL MIX SHALL BE COMPOSED OF A 80/20, LOAM/PEAT MOSS MIX. PLANTING PITS SHALL BE EXCAVATED TO THREE TIMES THE DIAMETER AND TO THE SAME DEPTH OF THE PLANT ROOT BALL. BACKFILL 1/2 OF THE PIT AT A TIME AND COMPACT. SEE NOTE 7 AND INSTALL SLOW RELEASE FERTILIZER AFTER FIRST BACKFILL LIFT. SETTING THE TREE/SHRUB: EACH TREE/SHRUB SHALL BE PLANTED SUCH THAT THE TRUNK FLARE JUNCTION IS LEVEL WITH OR 1-2" ABOVE EXISTING GRADE. TREES/SHRUBS WHERE THE PLANTING DEPTH IS INCORRECT SHALL BE REJECTED. ALL PLANTING ISLANDS SHALL HAVE 18" OF TOPSOIL INSTALLED, WITH A FINISHED GRADE AT THE TOP OF CURB, PRIOR TO THE INSTALLATION OF PLANT MATERIAL.
7. ALL PLANTINGS SHALL HAVE SLOW RELEASE FERTILIZER TABLETS INSTALLED. TABLETS SHALL BE AGRIFORM 21 GRAM 20-10-5 PLANTING TABLETS OR AN APPROVED EQUAL. APPLICATION RATE: PERENNIALS-1 TABLET/PLANT, WOODY SHRUBS TO 3'-0"-2 TABLETS/PLANT, SHRUBS AND TREES 3'-0" TO 6'-0"-3 TABLETS/PLANT AND TREES 6'-0" AND ABOVE-4 TABLETS/PLANT. AFTER PLANTS ARE INSTALLED, LIQUID FEED ALL PLANTS WITH ROOTS OR AN APPROVED EQUAL. MIX MIX ACCORDING TO MANUFACTURER'S INSTRUCTIONS. APPLICATION RATE: PERENNIALS-2 QT'S/PLANT, WOODY SHRUBS TO 4'-0"-1.5 GAL./PLANT, TREES AND SHRUBS 4'-0" TO 10'-0"-3.0 GAL./PLANT AND TREES 10' AND ABOVE-4.0 GAL./PLANT.
8. TREES WILL NOT BE STAKED UNLESS IN THE OPINION OF THE LANDSCAPE CONTRACTOR THAT IT IS REQUIRED. IN THOSE CASES THE PARTICULAR TREES SHOULD BE REPORTED TO THE OWNER FOR THEIR APPROVAL. IN NO CASES SHALL A TREE BE STAKED BECAUSE THE ROOT BALL CRUMPLED. IN THOSE CASES THE TREE SHALL BE REMOVED AND REPLACED WITH A TREE OF THE SAME SPECIES AND SIZE WITH A SOLID AND INTACT ROOT BALL. IF STAKES ARE USED, THEY SHALL BE REMOVED BY THE CONTRACTOR AFTER ONE YEAR.
9. MULCH TO BE INSTALLED TO A DEPTH OF 3" AFTER NORMAL SETTLING. MULCH SHALL BE MEDIUM SHREDED HEMLOCK BARK. DO NOT PLACE MULCH IN CONTACT WITH THE TREE OR SHRUB TRUNK. ALL SHRUB BEDS AND ISLANDS SHALL BE MULCHED. IN SHRUB BEDS THE EXTENT OF MULCH WILL BE 3" FROM THE CENTER OF THE PLANT TO THE EDGE OF THE BED.
10. ALL PLANTS SHALL BE ORIENTED FOR BEST APPEARANCE. PLANT SPECIES SUBSTITUTIONS WILL NOT BE ALLOWED UNLESS APPROVED BY THE OWNER.
11. ALL PLANTS SHALL BE GUARANTEED FOR ONE GROWING SEASON (ONE YEAR FROM DATE OF ACCEPTANCE). ANY PLANTS THAT DIE DURING THE GUARANTEE SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER.

12. ALL AREAS NOT IDENTIFIED WITH OTHER SURFACE TREATMENTS SHALL BE LAWN. THE LAWN ARE SHALL BE SEEDED WITH (LOFTS TRI-PLEX GENERAL OR APPROVED EQUAL) AND STRAW MULCHED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAWN MAINTENANCE. MAINTENANCE SHALL COMMENCE AT THE TIME OF PLANTING AND LAST UNTIL A GOOD FULL CATCH OR GRASS IS ESTABLISHED.
13. IF QUANTITIES OF PLANTS LISTED IN THE PLANT SPECIES LIST DO NOT CORRELATE WITH THE PLANTINGS INDICATED ON THE PLAN, THE QUANTITIES ON THE PLAN SHALL GOVERN.

SCALE

SCALE: HOR 1" = 10'



PLANTING SCHEDULE

SYM. QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
AK 3	AZER RUBRUM 'KARPICK'	KARPICK RED MAPLE	2.5"-3" CAL	B&B
CA 5	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	HUMMINGBIRD SUMMERSWEET	18"-24"	4' O.C.
JC 32	J. CHIN. VAR. SARGENTI CLAUCA	BLUE SARGENT	2'-2.5' HT.	B&B, 4' O.C.
RA 12	R. "AGLO"	AGLO RHODODENDRON	15"-18" HT.	4' O.C.
RK 11	R. KURUME HYBRID 'HERSEY'S RED'	HERSEY'S RED AZALEA	15"-18" HT.	4' O.C.
TO 8	T. OCC. "SMARTGARD"	EMERALD GREEN	3'-4" HT.	B&B, 4' O.C.
PY 6	PYRUS CALLERYANA 'ARISTOCRAT'	ARISTOCRAT ORNAMENTAL PEAR	2.5"-3" CAL	B&B
PS 10	PNUS STROBUS	WHITE PINE	5'-6" HT.	B&B
FP 2	FRAXINUS PENNSYLVANICA 'SUMMIT'	SUMMIT ASH	2.5"-3" CAL	B&B

REV.	BY	DATE	STATUS	CAD NO.
B	SJB	01/22/02	ISSUED FOR: PLANNING BOARD APPROVAL	691_b_c103
A	SJB	11/20/01	ISSUED FOR: PLANNING BOARD REVIEW	691_a_c103

THIS ELECTRONIC FILE IS THE PROPERTY OF ENVIRONMENTAL ENGINEERING & REMEDIATION, INC. AND IS TO BE USED ONLY FOR THE SPECIFIC PROJECT IDENTIFIED ON THE DRAWING. NO REVISIONS OR COPIES, IN PART OR WHOLE, SHALL BE MADE WITHOUT THE EXPRESS WRITTEN CONSENT OF ENVIRONMENTAL ENGINEERING & REMEDIATION, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S RISK AND WITHOUT LIABILITY TO ENVIRONMENTAL ENGINEERING & REMEDIATION, INC.

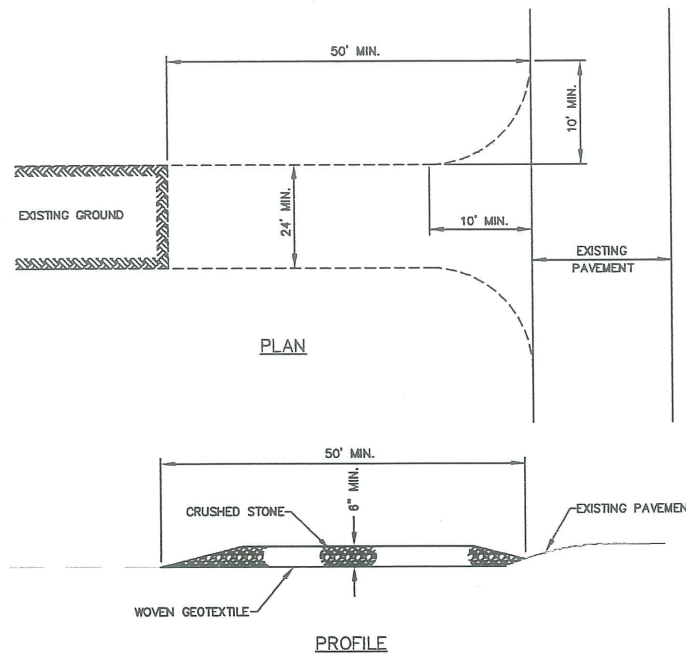
OPM, INC.
CYRUS B. ABBOTT SITE DEVELOPMENT

SITE LANDSCAPING AND LIGHTING PLAN

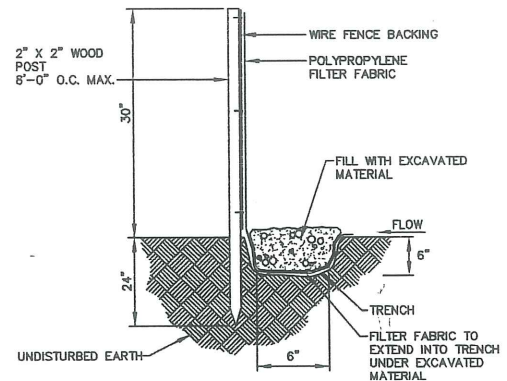
EER Environmental Engineering & Remediation, Inc.
222 St. John Street, Suite 314 Pawtucket, Rhode Island 04102

DESIGN BY: SJB
DRAWN BY: JHR
CHECKED BY: SJB
DATE: 11/14/01
JOB NO: 691
SCALE: 1" = 10'
C-103
SHEET 4 OF 7

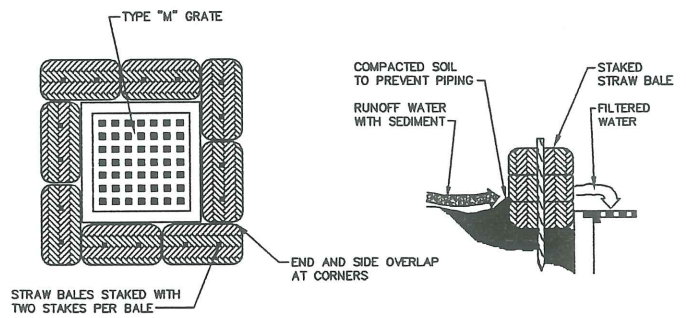
16D



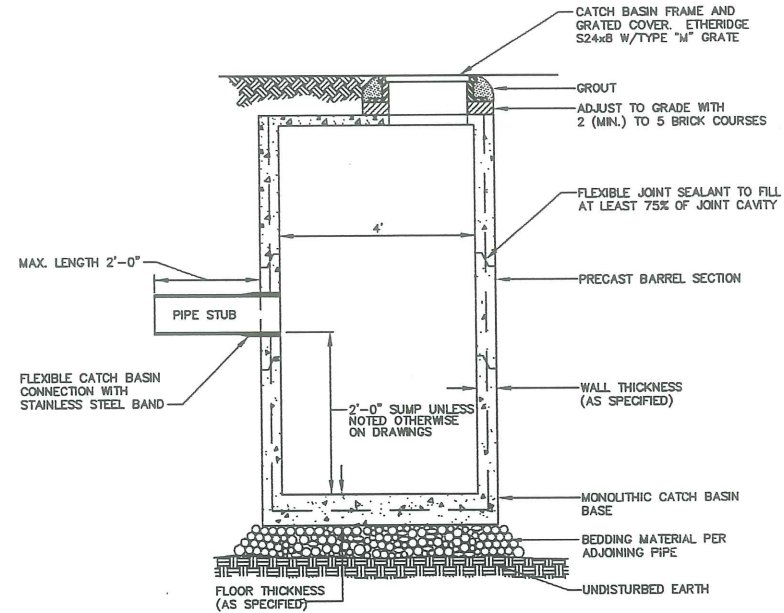
STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



EROSION CONTROL FENCE DETAIL
NOT TO SCALE

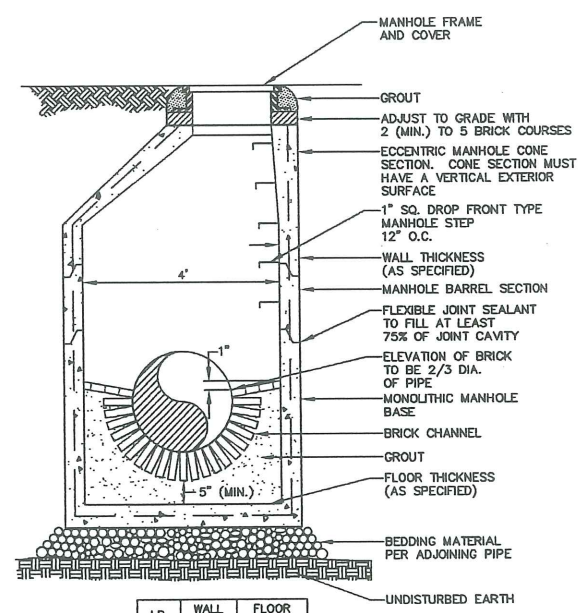


HAYBALE DIKE DETAIL
NOT TO SCALE



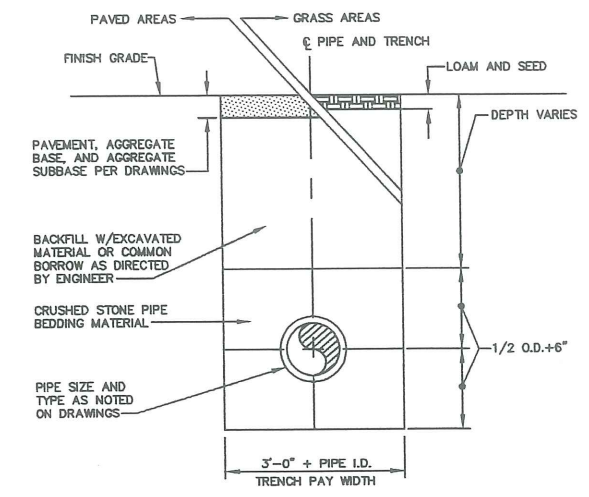
I.D.	WALL WIDTH	FLOOR THICKNESS
4'-0"	5"	6"
5'-0"	6"	6"
6'-0"	7"	6"
8'-0"	8"	6"
10'-0"	10"	9"

PRECAST CONCRETE CATCH BASIN/MANHOLE
NOT TO SCALE

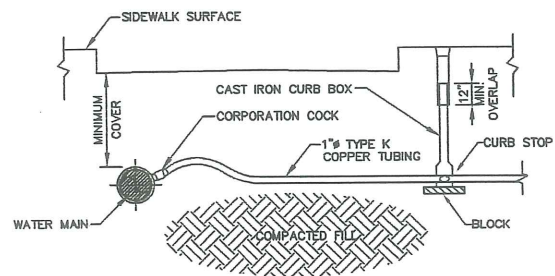


I.D.	WALL WIDTH	FLOOR THICKNESS
4'-0"	5"	6"
5'-0"	6"	6"
6'-0"	7"	6"
8'-0"	8"	6"
10'-0"	10"	9"

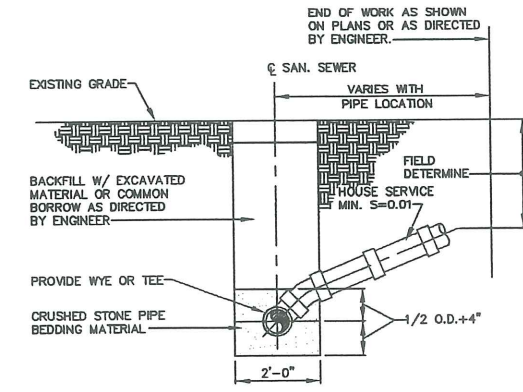
PRECAST CONCRETE MANHOLE
NOT TO SCALE



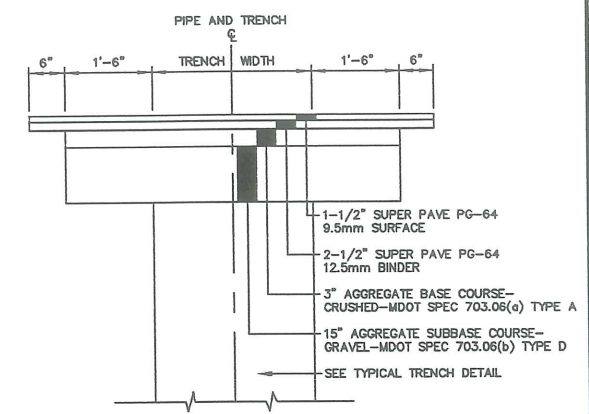
TYPICAL TRENCH DETAIL
NOT TO SCALE



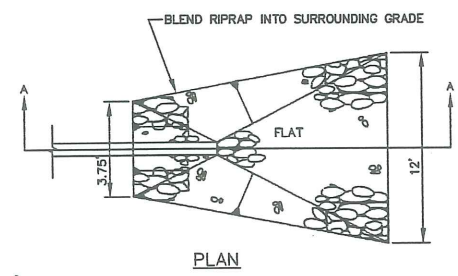
TYPICAL COPPER HOUSE SERVICE DETAIL
NOT TO SCALE



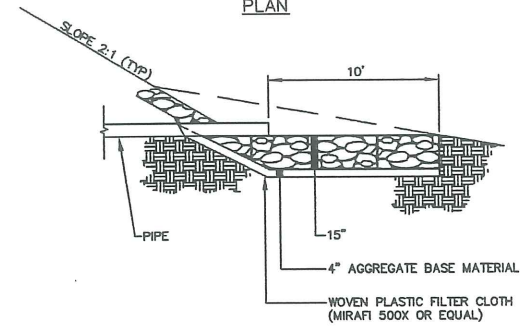
TYPICAL TRENCH SECTION BUILDING CONSTRUCTION
NOT TO SCALE



TYPICAL TRENCH PAVING DETAIL
NOT TO SCALE



PLAN

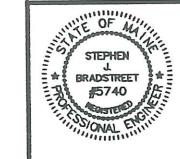


SECTION A-A

RIPRAP APRON DETAIL
NOT TO SCALE

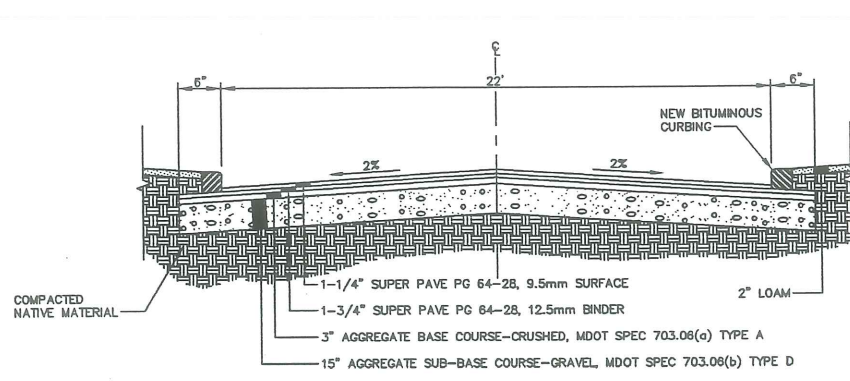
REV.	BY	DATE	STATUS	CAD NO.
B	SJB	01/22/02	ISSUED FOR: PLANNING BOARD APPROVAL	091_b_c104
A	SJB	11/20/01	ISSUED FOR: PLANNING BOARD REVIEW	091_a_c104

THIS ELECTRONIC FILE IS THE PROPERTY OF ENVIRONMENTAL ENGINEERING & REMEDIATION, INC. AND IS TO BE USED ONLY FOR THE SPECIFIC PROJECT IDENTIFIED ON THE DRAWING. NO REPRODUCTION OR COPIES IN PART OR WHOLE SHALL BE MADE WITHOUT THE EXPRESS WRITTEN CONSENT OF ENVIRONMENTAL ENGINEERING & REMEDIATION, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S RISK AND WITHOUT LIABILITY TO ENVIRONMENTAL ENGINEERING & REMEDIATION, INC.

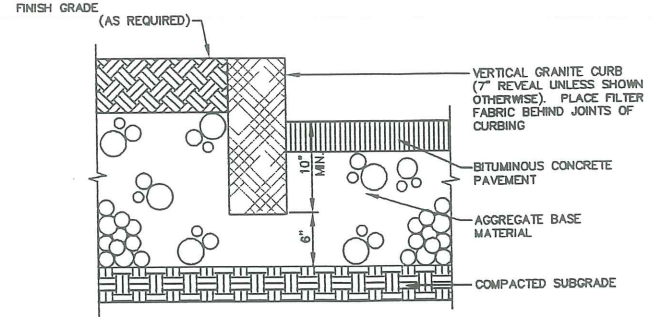


OPM, INC.
CYRUS B. ABBOTT SITE DEVELOPMENT
CONSTRUCTION DETAILS

DESIGN BY: SJB
DRAWN BY: JWR
CHECKED BY: SJB
DATE: 11/14/01
JOB NO: 091
SCALE: AS NOTED
C-104
SHEET 5 OF 7



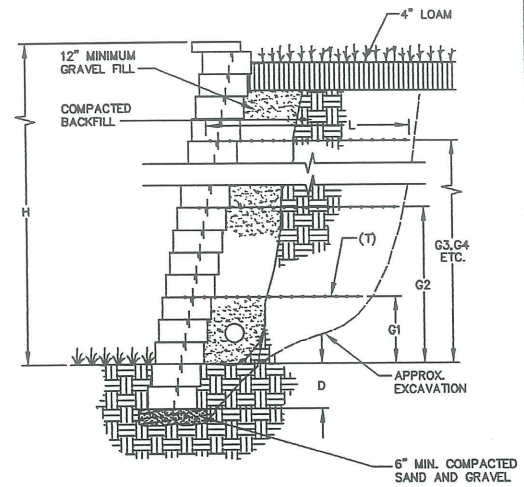
TYPICAL ROADWAY SECTION
NOT TO SCALE



VERTICAL GRANITE CURBING
NOT TO SCALE

VARIABLES:
H - WALL HEIGHT ABOVE GRADE
D - DEPTH BASE UNIT BELOW GRADE
G# - DISTANCE OF GRID LAYER# ABOVE GRADE
L - GRID LENGTH

- GENERAL NOTES:
1. FACTOR OF SAFETY FOR SLIDING: 1.5
 2. FACTOR OF SAFETY FOR OVERTURNING: 2.0
 3. UNIT WEIGHT SOIL: 125 PCF
 4. GEOGRID DESIGN BASED ON TENSAR SYSTEM.
 5. GLOBAL STABILITY HAS NOT BEEN CHECKED.
 6. ALLOWABLE BEARING PRESSURE: 3,000 PSF
 7. DIMENSIONS SHOWN IN CHART ARE IN FEET.
 8. DESIGN OF WALL SHALL BE PROVIDED BY THE MANUFACTURER.

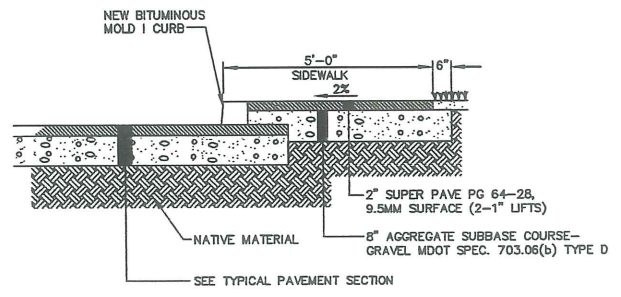


DESIGN CHART

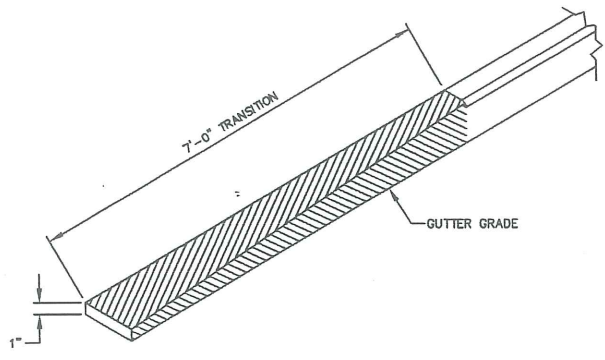
SLOPING FILL 2.5H : 1V SANDS/GRAVEL $\phi = 34^\circ$

H	D	GRID TYPE	GRID LENGTH	GRID LOCATION				
				G1	G2	G3	G4	G5
2	.5							
3	.5	SS2	2.6	1.5				
4	.5	SS2	3.5	1.0	2.5			
5	1.0	SR1	4.1	1.0	3.0			
6	1.0	SR1	5.1	1.0	2.5	4.5		
7	1.0	SR1	6.0	1.0	3.0	5.0		
8	1.0	SR1	6.5	1.0	3.0	5.0	7.0	

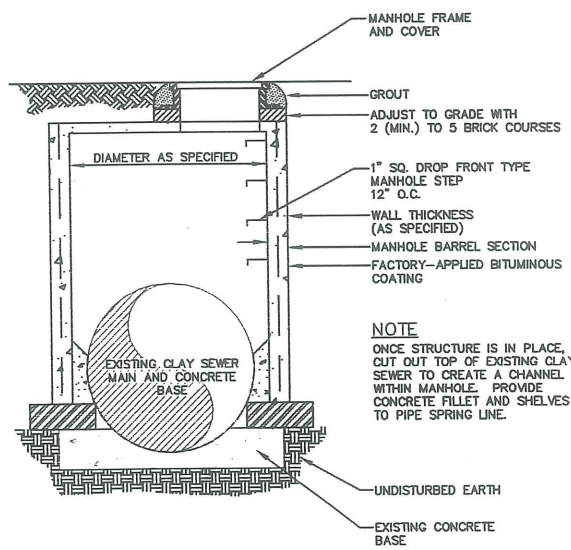
CONCRETE BLOCK RETAINING WALL
NOT TO SCALE



TYPICAL SIDEWALK SECTION
NOT TO SCALE

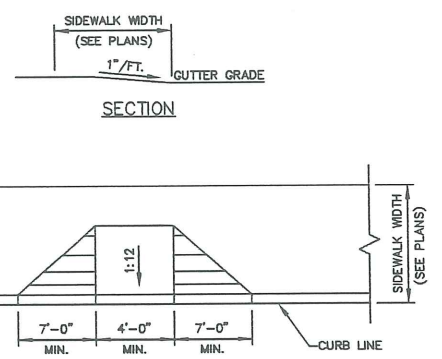


BITUMINOUS TRANSITION CURB
NOT TO SCALE

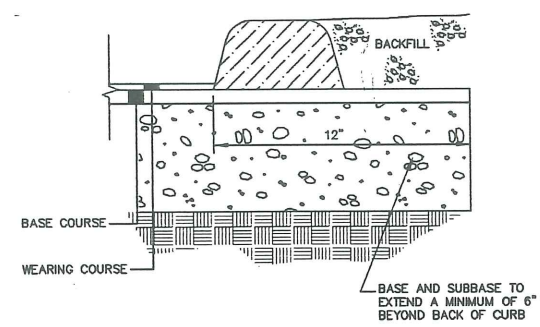


DOGHOUSE SANITARY MANHOLE
NOT TO SCALE

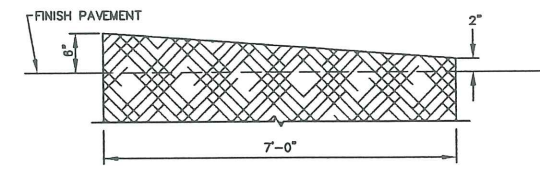
NOTE
ONCE STRUCTURE IS IN PLACE, CUT OUT TOP OF EXISTING CLAY SEWER TO CREATE A CHANNEL WITHIN MANHOLE. PROVIDE CONCRETE FILLET AND SHELVES TO PIPE SPRING LINE.



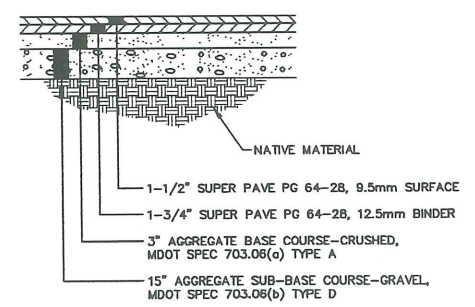
SIDEWALK RAMP
NOT TO SCALE



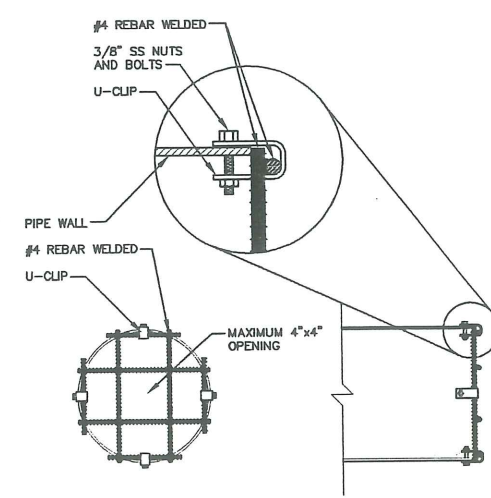
BITUMINOUS CURB-MOLD 1
NOT TO SCALE



TYPICAL TIPDOWN CURB INSTALLATION
NOT TO SCALE



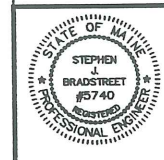
TYPICAL PAVEMENT SECTION
NOT TO SCALE



INLET TRASH RACK
NOT TO SCALE

REV.	BY	DATE	STATUS	CAD NO.
B	SJB	01/22/02	ISSUED FOR: PLANNING BOARD APPROVAL	691_b_c105
A	SJB	11/20/01	ISSUED FOR: PLANNING BOARD REVIEW	691_a_c105

THIS ELECTRONIC FILE IS THE PROPERTY OF ENVIRONMENTAL ENGINEERING & REMEDIATION, INC. AND IS TO BE USED ONLY FOR THE SPECIFIC PROJECT IDENTIFIED ON THE DRAWING. NO REVISIONS OR COPIES, IN PART OR WHOLE, SHALL BE MADE WITHOUT THE EXPRESSED WRITTEN CONSENT OF ENVIRONMENTAL ENGINEERING & REMEDIATION, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S RISK AND WITHOUT LIABILITY TO ENVIRONMENTAL ENGINEERING & REMEDIATION, INC.

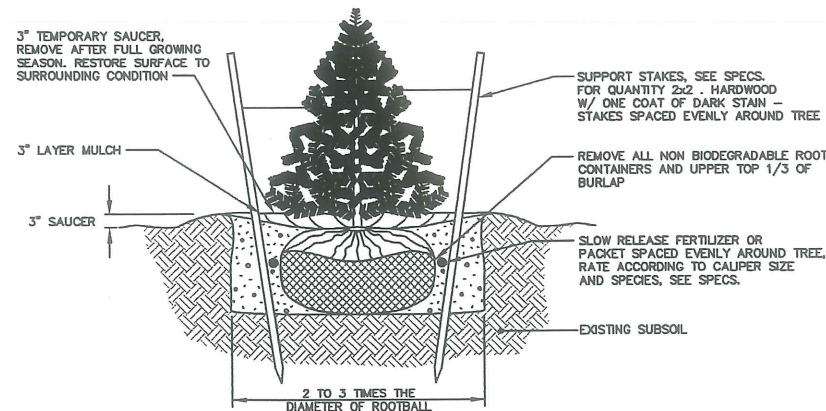


OPM, INC.
CYRUS B. ABBOTT SITE DEVELOPMENT

CONSTRUCTION
DETAILS

 222 St. John Street, Suite F14, Pikesville, MD 21113	DESIGN BY: SJB
	DRAWN BY: JMR
	CHECKED BY: SJB
	DATE: 11/14/01
JOB NO: 001	SCALE: AS NOTED
C-105	SHEET 6 OF 7

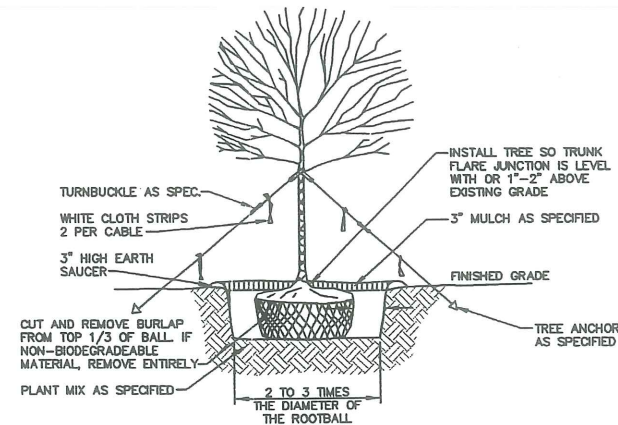
166F



- NOTES:**
1. NEVER CUT OUT CENTRAL LEADER, PRUNE OUT BROKEN, DEAD, OR CONFLICTING BRANCHES
 2. SEE SPECS. FOR ADDITIONAL REQUIREMENTS
 3. TREE GUYS SHALL BE GUYING CHAIN OR WEB STRAPPING.
 4. INSTALL TREE SO TRUNK FLARE JUNCTION IS LEVEL WITH OR 1"-2" ABOVE EXISTING GRADE.
 5. WATER AT TIME OF PLANTING-SEE NOTES AND SPECS.

EVERGREEN TREE PLANTING & STAKING DETAIL

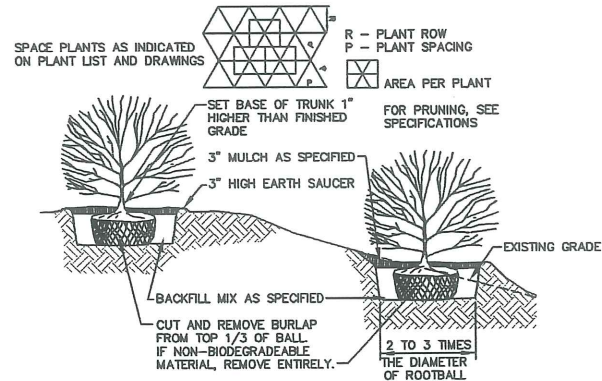
NOT TO SCALE



- NOTES:**
1. ON TREES LESS THAN 4" CA. USE WOOD STAKES.
 2. ON TREES 3" CA. OR GREATER USE GUYING CABLES (3) EVENLY SPACED.
 3. FOR PRUNING, SEE SPECIFICATIONS.
 4. NEVER CUT OUT CENTRAL LEADER, PRUNE OUT BROKEN, DEAD, OR CONFLICTING BRANCHES
 5. SEE SPECS. FOR ADDITIONAL REQUIREMENTS
 6. WATER AT TIME OF PLANTING-SEE NOTES AND SPECS.

TYPICAL TREE PLANTING DETAIL

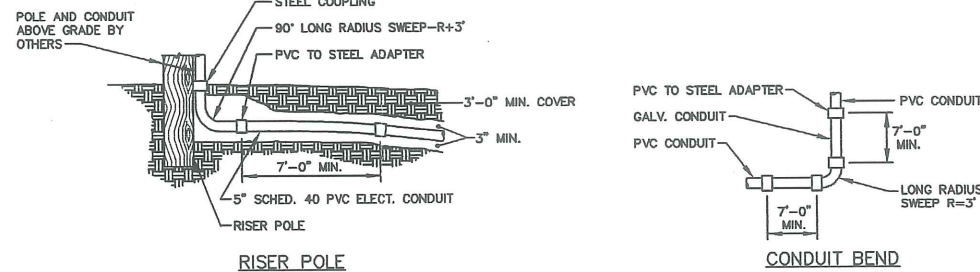
NOT TO SCALE 4" CALIPER AND GREATER



- NOTES:**
1. SEE SPECS. FOR ADDITIONAL REQUIREMENTS
 2. INSTALL SHRUB SO TRUNK ROOT JUNCTION IS LEVEL WITH OR 1"-2" ABOVE EXISTING GRADE.

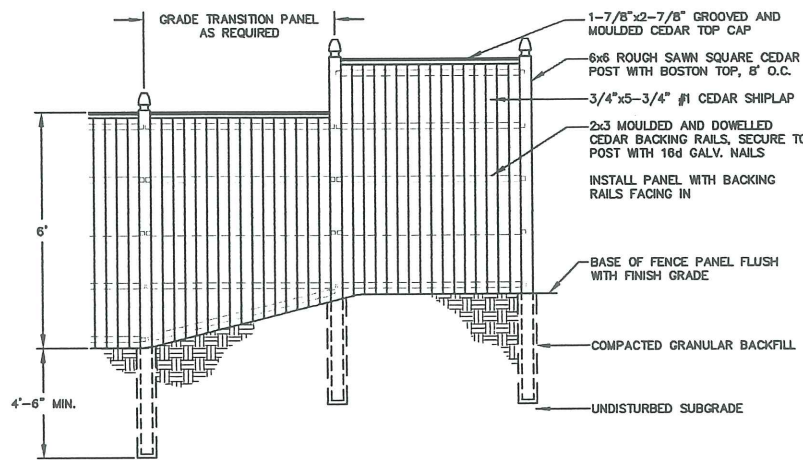
TYPICAL SHRUB PLANTING DETAIL

NOT TO SCALE



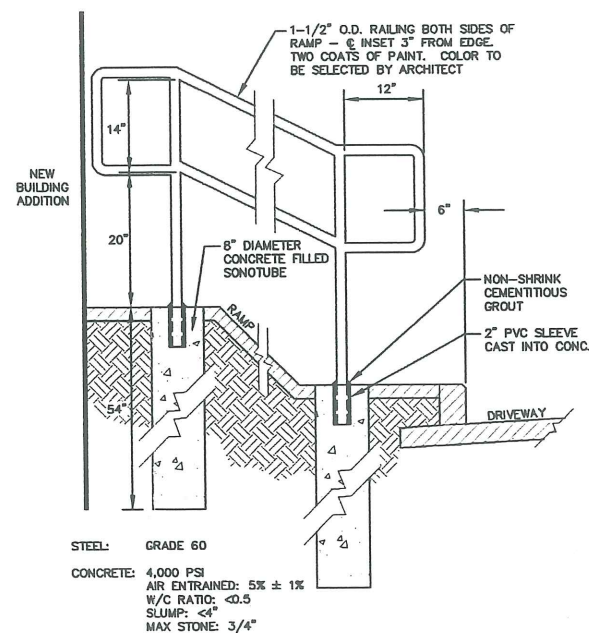
CONDUIT BEND AND RISER POLE DETAIL

NOT TO SCALE



STOCKADE FENCE DETAIL

NOT TO SCALE



STEEL: GRADE 60
 CONCRETE: 4,000 PSI
 AIR ENTRAINMENT: 5% ± 1%
 W/C RATIO: <0.5
 SLUMP: <4"
 MAX STONE: 3/4"

RAILING DETAIL

SCALE: 1" = 1' 0"

EROSION CONTROL NOTES

1. APPLICATION OF TEMPORARY AND PERMANENT EROSION CONTROL MEASURES FOR THE PROJECT SHALL BE IN ACCORDANCE WITH PROCEDURES AND SPECIFICATIONS OF THE "MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES," MARCH 1991 (BMP HANDBOOK).
2. SILTATION FENCE SHALL BE INSTALLED BEFORE GRUBBING OR EARTH MOVING OPERATIONS.
3. PERMANENT SEEDING SHALL BE APPLIED WITHIN 15 DAYS OF FINAL GRADING FROM APRIL 15 TO SEPTEMBER 1.
4. PERMANENT SEEDING SHALL BE:

SEED	LB/1,000 SQ. FT.	SEEDING DEPTH	RECOMMENDED SEEDING DATES
BIRDSFOOT TREFLOIL	.18		8/15-10/1
CROWNVEITCH	.34		4/1-7/1
CREeping RED FESCUE OR TALL FESCUE	.46		8/15-9/15
5. TEMPORARY SEEDING SHALL BE APPLIED WITHIN 30 DAYS OF INITIAL DISTURBANCE OF THE SOIL IF PERMANENT SEEDING IS NOT APPLIED. TEMPORARY SEEDING SHALL BE:

SEED	LB/1,000 SQ. FT.	SEEDING DEPTH	RECOMMENDED SEEDING DATES
WINTER RYE	2.6	1-1.5"	8/15-10/1
OATS	1.8	1-1.5"	4/1-7/1
ANNUAL RYEGRASS	0.9	.25"	8/15-9/15
SUDANGRASS	0.9	.5-1"	4/1-7/1
PERENNIAL	0.9	.25"	5/15-8/15
6. FERTILIZER SHALL BE 10-20-20 GRANULAR GAREN FERTILIZER AND APPLIED AT 18.4 LBS/1,000 S.F.
7. LIMESTONE SHALL BE GROUND WITH 50% CALCIUM PLUS MAGNESIUM OXIDE AND APPLIED AT 138 LBS/1,000 S.F.
8. MULCH SHALL BE HAY OR STRAW APPLIED AT 70-90 LBS/1,000 S.F.
9. WINTER MULCH SHALL BE APPLIED BETWEEN OCTOBER 1 AND APRIL 1 AND SHALL BE HAY OR STRAW APPLIED AT 300 LBS/1,000 S.F.
10. ALL EROSION CONTROL MEASURES, SEEDING AND MULCHING SHALL BE INSPECTED WEEKLY, AFTER RAINSTORMS AND DURING RUNOFF EVENTS. ALL MEASURES SHALL BE REPAIRED OR REPLACED WHEN NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION OR DAMAGE.
11. SEEDED AND MULCHED AREAS SHALL BE MAINTAINED UNTIL FINAL ACCEPTANCE OF THE WORK. SEED CATCH SHALL BE ACCEPTABLE WHEN 75 PERCENT CATCH IS ESTABLISHED. MAINTENANCE SHALL CONSIST OF PROVIDING PROTECTION AGAINST TRAFFIC AND REPAIRING ANY AREAS TO RE-ESTABLISHED THE CONDITION AND GRADE OF THE SOIL PRIOR TO SEEDING AND SHALL THEN BE REFERFERTILIZED, RESEEDED AND REMULCHED.
12. TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED UPON COMPLETION OF GRADING OPERATIONS AND ESTABLISHMENT OF A 75 PERCENT CATCH OF GRASS.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL MEASURES DURING CONSTRUCTION.
14. EROSION CONTROL INSPECTION SHALL BE PERFORMED BY: ENVIRONMENTAL ENGINEERING AND REMEDIATION, INC. STEPHEN J. BRADSTREET, P.E. 222 ST. JOHN STREET SUITE 314 (207) 828-1272
15. EROSION CONTROL AND CONSTRUCTION SEQUENCE:
 - a) INSTALL ALL TEMPORARY EROSION CONTROL AS SHOWN ON THE PLAN SHEET IN ACCORDANCE WITH THE DETAILS AND BMP'S.
 - b) CONSTRUCT THE DRIVE AND PARKING LOTS. IMMEDIATELY UPON INSTALLATION OF STORMDRAINS CONSTRUCT RIPRAP INLET PROTECTION.
 - c) REMOVE TEMPORARY EROSION CONTROL MEASURES ONCE IMPROVEMENTS ARE COMPLETE AND THERE IS 75 PERCENT CATCH OF GRASS.
 - d) INSTALL PERMANENT EROSION CONTROL MEASURES.
16. CONSTRUCTION SCHEDULE

REMOVE EXISTING GARAGE	FEBRUARY 2002
EXISTING HOME RENOVATIONS	FEBRUARY TO JUNE 2002
PROPOSED BUILDING ADDITION	MARCH TO JUNE 2002
SITE CONSTRUCTION	MARCH TO AUGUST 2002
RESIDENTIAL APARTMENT CONSTRUCTION	MARCH TO AUGUST 2002

B	SJB	01/22/02	ISSUED FOR: PLANNING BOARD APPROVAL	891_b_c106
A	SJB	11/20/01	ISSUED FOR: PLANNING BOARD REVIEW	891_r_c106
REV.	BY	DATE	STATUS	CAD NO.

THIS ELECTRONIC FILE IS THE PROPERTY OF ENVIRONMENTAL ENGINEERING & REMEDIATION, INC. AND IS TO BE USED ONLY FOR THE SPECIFIC PROJECT IDENTIFIED ON THE DRAWING. NO REVISIONS OR COPIES, IN PART OR WHOLE, SHALL BE MADE WITHOUT THE EXPRESSED WRITTEN CONSENT OF ENVIRONMENTAL ENGINEERING & REMEDIATION, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S RISK AND WITHOUT LIABILITY TO ENVIRONMENTAL ENGINEERING & REMEDIATION, INC.

	OPM, INC. CYRUS B. ABBOTT SITE DEVELOPMENT	DESIGN BY: SJB DRAWN BY: JNR CHECKED BY: SJB
	CONSTRUCTION DETAILS	DATE: 11/14/01 JOB NO: 891 SCALE: AS NOTED C-106 SHEET 7 OF 7
		222 St. John Street, Suite F14 Portland, Maine 04102