BANGOR SAVINGS BANK - PORTLAND

ALLEN AVE. PORTLAND, MAINE

WBRC ARCHITECTS • ENGINEERS

INDEX

Sheet Number	Sheet Name
GENERAL DRAWINGS	
GI001	COVER SHEET
GI002	SYMBOLS AND ABBREVIATIONS
GI003	CODE COMPLIANCE PLAN
CIVIL DRAWINGS	
C001	COVER SHEET, NOTES AND LEGEND
-	PLAN OF PROPERTY
E	EXISTING CONDITIONS PLAN
D1	DEMOLITION PLAN
D2	CONSTRUCTION MOBILIZATION PLAN
C101	SITE PLAN
C102	UTILITY PLAN
C103	GRADING, DRAINAGE AND EROSION CONTROL PLAN
C401	SITE DETAILS
C402	MISCELLANEOUS DETAILS
C403	DRAINAGE AND EROSION CONTROL DETAILS
C404	EROSION AND SEDIMENTATION CONTROL NOTES
C405	BIORETENTION PLANS AND DETAILS
L-101	LANDSCAPE PLAN
L-102	LANDSCAPE DETAILS
LP101	LIGHTING PLAN
STRUCTURAL DRAWINGS	
S-000	STRUCTURAL TESTS AND SPECIAL INSPECTIONS
S-001	STRUCTURAL GENERAL NOTES
S-101	FOUNDATION PLAN SECTIONS AND DETAILS
S-102	FRAMING PLAN SECTIONS AND DETAILS
S-300	FOUNDATION AND FRAMING SECTIONS AND DETAILS
ARCHITECTURAL DRAWINGS	
AE101	FLOOR PLAN
AE102	REFLECTED CEILING PLAN
AE103	ROOF PLAN
AE201	EXTERIOR ELEVATIONS
AE202	EXTERIOR ELEVATIONS
AE203	INTERIOR ELEVATIONS
AE301	BUILDING SECTIONS
AE302	BUILDING SECTIONS
AE303	WALL SECTIONS
AE304	WALL SECTIONS
AE501	ROOF DETAILS & PARTITION TYPES
AE502	DOOR AND WINDOW DETAILS
AE503	MISC DETAILS
AE601	DOOR AND WINDOW SCHEDULES
AF101	FINISHES PLANS AND DETAILS
PLUMBING DRAWINGS	
PL101	PLUMBING WASTE & VENT PLAN
PL102	PLUMBING DOMESTIC WATER PLAN
PL501	PLUMBING SCHEDULES & DETAILS
MECHANICAL DRAWINGS	
M-001	MECHANICAL LEGEND
M-101	FIRST FLOOR MECHANICAL PLAN
M-501	MECHANICAL DETAILS
ELECTRICAL DRAWINGS	
E-001	ELECTRICAL LEGEND
EL101	FIRST FLOOR ELECTRICAL LIGHTING PLAN
EP101	FIRST FLOOR ELECTRICAL POWER PLAN
E-501	ELECTRICAL DETAILS & PANELBOARD SCHEDULES

CONSTRUCTION DOC'S
06.30.10

	Signature	Date
Owner:		
Architect:		
Contractor:		

Rev.	Description	Date

STATE OF MAINE RICHARD L. ROLLINS JR. No. 9117 LICENSED PROFESSIONAL ENGINEER 06/30/10

STATE OF MAINE STEPHANIE A. VAIVANT No. 19272 LICENSED PROFESSIONAL ENGINEER

STATE OF MAINE JOHN P. POULIN No. 11216 LICENSED PROFESSIONAL ENGINEER 6/30/10

LICENSED ARCHITECT GARY S. LEBARKEL No. 3549 STATE OF MAINE

SHEET No.	COMM No.
GI001	2747.93

WBRC ARCHITECTS • ENGINEERS

BANGOR, MAINE
(207) 947-4511
PORTLAND, MAINE
(207) 828-4511
SARASOTA, FLORIDA
(941) 556-0757
WWW.WBRCAE.COM

6/30/2010 2:24:31 PM
C:\Revit Local Files\2747\93 BSB - Allen Ave Portland_admin_jsewell.rvt
REVISION 05/27/10

1 PP	SINGLE PHASE
3 WAY	THREE WAY
3/C	THREE CONDUCTOR
3/P	THREE POLE
4 WAY	FOUR WAY
@	AT
ABI	ADDITIVE BID ITEM
AB	ANCHOR BOLT, AUGER BORING
ABS	AIR BREAK SWITCH
AC	ACOUSTIC
	AIR CONDITIONING,
	ASPHALTIC CONCRETE,
AD	ACCESS DOOR, AREA DRAIN,
ADD ALT	ADDITIVE ALTERNATE
ADJ	ADJUSTABLE
AE	AERIAL ELECTRICAL
AFF	ABOVE FINISH FLOOR
AHU	AIR HANDLING UNIT
ALT	ALTERNATE
ALUM	ALUMINUM
AMP, A	AMPERE
ANOD	ANODIZE
AP	ACCESS PANEL
APC	ACOUSTICAL PANEL CEILING
APD	AIR PRESSURE DROP
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
ASB	ASBESTOS
ASPH	ASPHALT
ATC	ACOUSTIC TILE CEILING
AUTO	AUTOMATIC
AV	AUTOMATIC VENT
B	BATH, BOILER, BASE
B B	BULLETIN BOARD
BC	BALANCING COCK
	BOTTOM OF CURB,
BRD	BOARD
BFP	BACKFLOW PREVENTER
BHP	BREAK HORSEPOWER
BIT. CONC	BITUMINOUS CONCRETE
BJ	BAR JOIST
BLDG	BUILDING
BLK	BLOCK
BM	BEAM, BENCHMARK
BOT	BOTTOM
BR	BOTTOM REGISTER, BEDROOM
BRG	BEARING
BS	BOTTOM OF STEP
BSMT	BASEMENT
BTWN	BETWEEN
BTU	BRITISH THERMAL UNIT
BV	BALANCING VALVE
BVC	BEGIN VERTICAL CURVE
BW	BOTTOM OF WALL
C	CONVECTOR, CARPET, CENTER
CAB	CABINET
CAP	CAPACITY
CB	CATCH BASIN
CC	CENTER TO CENTER
CEM	CEMENT
CFM	CUBIC FEET PER MINUTE
CFS	CUBIC FEET PER SECOND
CG	CORNER GUARD
CI	CAST IRON
CIR	CIRCULATING
CJ	CONSTRUCTION JOINT
	CONTROL JOINT
CKT	CIRCUIT
CL	CLEAR
CLG	CEILING
CLO	CLOSET
CLR	CLEAR
℄	CENTERLINE
CMP	CORRUGATED METAL PIPE
CMU	CONCRETE MASONRY UNITS
CMU G1	GLAZED CMU, ONE SIDE
CMU G2	GLAZED CMU, TWO SIDES
CND,C	CONDUIT
CNDS	CONDENSATE
CO	CLEANOUT
COL	COLUMN
COMP'T	COMPARTMENT
CONC	CONCRETE
COND	CONDUCTOR
CONN	CONNECTION
CONST	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTION
CONV	CONVERTER
COP,CU	COPPER
CPT	CARPET
CR	CONDENSATE RETURN
CS/CI	CONTRACTOR SUPPLIED/ CONTRACTOR INSTALLED
CS/OI	CONTRACTOR SUPPLIED/ OWNER INSTALLED
CSK	COUNTER SUNK
CT	CERAMIC TILE,
	CURRENT TRANSFORMER
CTE	CONNECT TO EXISTING
CTR	CENTER
CTV	CABLE TELEVISION
CU	COPPER
CUH	CABINET UNIT HEATER
CV	CONTROL VALVE
CW	COLD WATER
CWR	CHILLED WATER RETURN
CWS	CHILLED WATER SUPPLY
D	DEPTH, DEGREE OF CURVATURE
	DRAIN, DRYER
Ø	DIAMETER
D PNL	DISTRIBUTION PANEL
D&D	DROP AND DRIP
DB	DIRECT BURIAL,
	DRY BULB, DECIBEL
DD	DOOR DIMENSION
DF	DRINKING FOUNTAIN
DFD	DOOR FRAME DIMENSION
DH	DRILL HOLE, DOUBLE HUNG
DI	DUCTILE IRON, DITCH INVERT
DIA	DIAMETER
DIC	DOWN IN CORNER/CHASE
DIFF	DIFFUSER
DIM	DIMENSION
DIW	DOWN IN WALL
DL	DEAD LOAD
DMH	DRAIN MANHOLE
DMPFG	DAMPPROOFING
DMPR	DAMPER
DN	DOWN
DO	DITTO, DRAW-OFF
DS	DOWN SPOUT
DTL	DETAIL
DWG	DRAWING
E	EAST, ELECTRICAL
EA	EACH
EAT	ENTERING AIR TEMPERATURE
EC	ELECTRICAL CONTRACTOR
	EMPTY CONDUIT
ECG	EXHAUST CEILING GRILLE
ECR	EXHAUST CEILING REGISTER
EF	EACH FACE, EXHAUST FAN
EG	EXHAUST GRILLE

EL,ELEV	ELEVATION
ELEC	ELECTRIC
EMER	EMERGENCY
ENCL	ENCLOSURE
EP	EDGE OF PAVEMENT
EPS	EXTRUDED POLYSTYRENE
EPT	ENAMEL PAINT
EQ	EQUAL
EQUIP	EQUIPMENT
ER	EXHAUST REGISTER
ETC	ETCETERA
EVAP	EVAPORATIVE
EVC	END VERTICAL CURVE
EW	EACH WAY
EWC	ELECTRIC WATER COOLER
EWG	EXHAUST WALL GRILLE
EWR	EXHAUST WALL REGISTER
EWT	ENTERING WATER TEMPERATURE
EXH	EXHAUST
EXIST	EXISTING
EXP	EXPANSION, EXPOSED
EXP JT	EXPANSION JOINT
EXT	EXTERIOR
F	FAHRENHEIT, FIRE, FREEZER, FLOOR
F&T	FLOAT AND THERMOSTATIC
FABX	FIRE ALARM BOX
FAC	FIRST AID CABINET
FBO	FURNISHED BY OTHERS
FC	FLEXIBLE CONNECTION
FCO	FLOOR CLEAN-OUT
FD	FLOOR DRAIN, FOOTING DRAIN
FDR	FEEDER
FE	FIRE EXTINGUISHER
FF	FAR FACE, FINISH FLOOR
FFE	FINISHED FLOOR ELEVATION
FG	FINISH GRADE, FIBERGLASS
FH	FIRE HYDRANT
FHC	FIRE HOSE CABINET
FIG	FIGURE
FIN	FINISH
FJ	FELT JOINT
FL	FLOOR, FLASHING
FLUOR	FLUORESCENT
FM	EXIST. FORCE MAIN
FO	FUEL OIL
FOF	FACE OF FOUNDATION
FOR	FUEL OIL RETURN
FOS	FACE OF STUD,
	FUEL OIL SUPPLY
FOUND	FOUNDATION
FP	FINNED PIPE
	FIREPROOF
FPH	FROST PROOF HYDRANT
FPM	FEET PER MINUTE
FR	FRAME, FIRE RESISTANT
FS	FLOOR SINK
FT	FOOT, FEET, FINNED TUBE
FTG	FOOTING
FU	FIXTURE UNIT
FV	FACE VELOCITY
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GF/GI	GOVT. FURNISHED/GOVT. INSTALLED
GF/CI	GOVT. FURNISHED/CONTRACTOR INSTALLED
GI	GALVANIZED IRON
GL	GLASS
GOV'T	GOVERNMENT
GPM	GALLONS PER MINUTE
GR	GRADE
GRAN	GRANULAR
GRD	GROUND
GT	GREASE TOP
GV	GATE VALVE
GWB	GYPSUM WALLBOARD
GYP	GYPSUM
H	HUMIDIFIER
H,HGT	HEIGHT
H&V	HEATING AND VENTILATING
HB	HOSE BIB
HC	HANDICAPPED
	HEATING CONTRACTOR
HCWD	HOLLOW CORE WOOD DOOR
HDC	HANDICAPPED
HDW	HARDWARE
HDWD	HARDWOOD
HGSW	HORN GAP SWITCH
HM	HOLLOW METAL
HORZ	HORIZONTAL
HP	HORSEPOWER, HIGH POINT
HPS	HIGH PRESSURE STEAM,
	HIGH PRESSURE SODIUM
HR	HOUR
HRU	HEAT RECOVERY UNIT
HS	HIGH STRENGTH
HTHW	HIGH TEMPERATURE HOT WATER
HTP	HIGH TEMPERATURE RETURN
HTS	HIGH TEMPERATURE SUPPLY
HVAC	HEATING, VENTILATING, AND AIR CONDITIONING
HW	HOT WATER HEADWALL
HWR	HOT WATER RETURN
HWS	HOT WATER SUPPLY
HYD	HYDRANT
HZ	HERTZ
ID	INSIDE DIAMETER
IER	INVERTED ECCENTRIC REDUCER
IN	INCH
INCL	INCLUSIVE
INFO	INFORMATION
INSUL	INSULATION, INSULATED
INT	INTERIOR
INV	INVERT
IW	IN WALL
IWP	IMPACT RESISTANT WALL PROTECTION
JB	JUNCTION BOX
JAN	JANITOR CLOSET
JCT	JUNCTION
JST	JOIST
JT	JOINT
K	KITCHEN, CURVE COEFFICIENT
kPa	KILOPASCAL
KO	KNOCK OUT
KV	KILOVOLT
KVA	KILOVOLT-AMPERE
KW	KILOWATT
L	LENGTH OF CURVE
	LOUVER, LENGTH
LA	LIGHTNING ARRESTOR
LAB	LABORATORY
LAD	LADDER
LAT	LEAVING AIR TEMPERATURE
LAV	LAVATORY
LBS	POUNDS
LF	LINEAR FEET
LFC	LINOLEUM FLOOR COVERING
LGR	LEDGER
LL	LIVE LOAD
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LP	LOW POINT, LIGHTING PANEL

LPS	LOW PRESSURE STREAM, LOW PRESSURE
	SODIUM, LITERS PER SECOND
LR	LIVING ROOM
LT	LIGHT
LTHW	LOW TEMPERATURE HOT WATER
LTR	LOW TEMPERATURE RETURN
LTS	LOW TEMPERATURE SUPPLY
LW	LIGHT WEIGHT
LWC	LIGHT WEIGHT CONCRETE
LWCO	LOW WATER CUT-OFF
M&S	MIRROR AND SHELF
MACH	MACHINE
MANUF	MANUFACTURER
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MB	MARKER BOARD
MBH	THOUSAND BTU PER HOUR
MC	MEDICINE CABINET
MCB	METAL CORNER BEAD
MD	MANUAL DAMPER
MECH	MECHANICAL
MH	MANHOLE
MIC	MULTICOLOR INTERIOR COATING
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MLDG	MOULDING
mm	MILLIMETER
MO	MASONRY OPENING,
	MOTOR OPERATED
MOD	MOTOR OPERATED DAMPER
mPa	MEGAPASCAL
MPS	METAL PLASTER STOP
MR	MOISTURE RESISTANT
MS	METAL STRIP
MTD	MOUNTED
MTL	METAL
MV	MANUAL VENT
N	NORTH
N.I.C.	NOT IN CONTRACT
NC	NONCORROSIVE,
	NORMALLY CLOSED
NDC	NOSE DOWN CURB
NE	NEW UNDERGROUND ELECTRICAL
NEUT	NEUTRAL
NF	NEAR FACE
NFD	NEW FOOTING DRAIN
NFH	NEW FIRE HYDRANT
NFM	NEW FORCE MAIN
NLP	NEW LIQUID PROPANE GAS
NO	NUMBER, NORMALLY OPEN
NOM	NOMINAL
NSD	NEW STORM DRAIN
NSS	NEW SANITARY SEWER
NT	NEW TELEPHONE LINE
NTS	NOT TO SCALE
NW	NEW WATER
NUE	NEW UNDERGROUND ELECTRIC
NUP	NEW UNDERGROUND PRIMARY
NUS	NEW UNDERGROUND SECONDARY
OA	OVER ALL, OUTDOOR AIR
	OUTSIDE AIR
OB GL	OBSCURE GLASS
OC	ON CENTER
OCB	OIL CIRCUIT BREAKER
OD	OUTSIDE DIAMETER
OPNG	OPENING
OPP	OPPOSITE
OS&Y	OUTSIDE SCREW AND YOKE
OS/CI	OWNER SUPPLIED / CONTRACTOR INSTALLED
OS/OI	OWNER SUPPLIED / OWNER INSTALLED
OVHD, OH	OVERHEAD
P,	FIXTURE NUMBER, PIPE, PUMP
P-1	PLUMBING FIXTURE TYPE
PART	PARTITION
PAVT	PAVEMENT
PB	PULL BOX
PC	PLUMBING CONTRACTOR
PD	PUMP DISCHARGE
PF	PRESSURIZATION FAN
PG	PRESSURE GAUGE
PI	POINT OF INTERSECTION
PIV	POST INDICATOR VALVE
PL	PLATE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLAST	PLASTIC
PLYWD	PLYWOOD
PNL	PANEL
PNTD	PAINTED
POL	POLISHED
PRELIM	PRELIMINARY
PRESS	PRESSURE
PRIM	PRIMARY
PROJ	PROJECTION
PRV	PRESSURE REDUCING VALVE
PS	PULL SWITCH
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PAINT, POINT, POINT OF TANGENT,
	PRESSURE TREATED
PT DISP	PAPER TOWEL DISPENSER
PVC	POLY VINYL CHLORIDE
PVMT	PAVEMENT
PVI	POINT OF VERTICAL
	INTERSECTION
QT	QUARRY TILE
R	RADIUS, RISER,
	RETURN, RADIUS OF CURVE
	RUBBER SHEATH, RANGE
RA	RETURN AIR
RAD	RADIUS, RADIATOR
RCG	RETURN CEILING GRILLE
RCP	REFLECTED CEILING PLAN,
	REINFORCED CONCRETE PIPE
RCR	RETURN CEILING, REGISTER
RD	ROOF DRAIN, ROAD
RECP	RECEPTACLE
RED	REDUCING
REF	REFRIGERATOR
REG	REGULATOR, REGISTER
REINF	REINFORCEMENT
REQ'D	REQUIRED
REV	REVISION
RF	RETURN FAN
RL	RAIN LEADER
RM	ROOM
RO	ROUGH OPENING
RPM	REVOLUTIONS PER MINUTE
RR	RETURN REGISTER
RS	RUBBER STAIR ACCESSORY
RT	RUBBER TILE
RV	RELIEF VALVE
RW	RAIN WATER
RWG	RETURN WALL GRILLE
RWR	RETURN WALL REGISTER
RWV	RESET WATER VALVE

S	SOUTH, SUPPLY
S DISP	SOAP DISPENSER
S&L	SINK AND LAUNDRY TRAY
S&V	STAIN AND VARNISH
S/S	SERVICE SINK,
	STAINLESS STEEL
S2S	SURFACED TWO SIDES
S4S	SURFACED FOUR SIDES
SA	SUPPLY AIR
SAN	SANITARY SEWER
SB	SECURITY BARS
SCONC	SEALED CONCRETE
SCWD	SOLID CORE WOOD DOOR
SCD	SECURITY CEILING DIFFUSER
SCG	SUPPLY CEILING GRILLE
SCH	SCHEDULE
SCR	SUPPLY CEILING REGISTER
SD	SPLITTER DAMPER,
	STORM DRAIN
SECT	SECTION
SF	SUPPLY FAN, SQUARE FEET
SG	SUPPLY GRILLE
SH	SINGLE HUNG
SHT	SHEET
SIM	SIMILAR
SL	SLOPE
SMH	SANITARY MANHOLE
SP	SINGLE POLE
	STATIC PRESSURE,
SPDT	SINGLE POLE, DOUBLE THROW
SPECS	SPECIFICATIONS
SQ	SQUARE
SQ FT	SQUARE FEET
SR	SUPPLY REGISTER
SS	SERVICE SINK, SANITARY SEWER
ST	STREET, SINGLE THROW,
	STRUCTURAL TUBING
STA	STATION
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURAL
STYRO	STYROFOAM
SUP	SUPPORT
SUSP	SUSPEND
SV	SHEET VINYL
SW	STORM WATER
SWG	SUPPLY WALL GRILLE
SWR	SUPPLY WALL REGISTER
SYM	SYMMETRICAL
T	TRANSFORMER, THERMOMETER,
	TILE, TOP, TANGENT
TB	TACK BOARD
TBA	TOILET BATH ACCESSORIES
TBM	TEMPORARY BENCH MARK
T&B	TOP AND BOTTOM
T&G	TONGUE & GROOVE
T.O.C.	TOP OF CONCRETE
T.O.M.	TOP OF MASONRY
T.O.S.	TOP OF STEEL, TOP OF SLAB
T.O.W.	TOP OF WALL
TC	TEMPERATURE CONTROL
	TOP OF CURB
TCG	TRANSFER CEILING GRILLE
TCP	TEMPERATURE CONTROL PANEL
TDV	TRIPLE DUTY VALVE
TEL	TELEPHONE
TEMP	TEMPERATURE, TEMPORARY
TERM	TERMINAL
THK	THICK
THRU	THROUGH
TP	TOILET PARTITION
TPH	TOILET PAPER HOLDER
TRAN	TRANSOM
TS	TOP OF STEP, TOP OF SILL
TSP	TOTAL STATIC PRESSURE
TSTAT	THERMOSTAT
TT	THERMOSTATIC TRAP
TV	TELEVISION CAMERA
	TURNING VANE
TWG	TRANSFER WALL GRILLE
TYP	TYPICAL
TYPE "X"	UL APPROVED GWB
U&D	UP AND DOWN
UC	UNDERCUT
UE	UNDERGROUND ELECTRICAL
UG	UNDERGROUND
UH	UNIT HEATER
UIC	UP IN CHASE
UIW	UP IN WALL
UNO	UNLESS NOTED OTHERWISE
US	UNDERGROUND SECONDARY
UP	UNDERGROUND PRIMARY
UV	UNIT VENTILATOR
V	VENT, VOLT, VALVE
VAC	VACUUM
VAV	VARIABLE AIR VOLUME
VB	VACUUM BREAKER
	VAPOR BARRIER
VCT	VINYL COMPOSITION TILE
VEN	VENEER
VENT	VENTILATING, VENTILATOR
VERT	VERTICAL
VEST	VESTIBULE
VI	VIBRATION ISOLATOR
VIF	VERIFY IN FIELD
VS	VENT STACK, VINYL STRIP
VT	VINYL THRESHOLD
VTR	VENT THRU ROOF
VWC	VINYL WALL COVERING
W	WATER, WASTE, WALL
	WEST, WASHING MACHINE
WB	RESILIENT WALL BASE
W CAB	WALL CABINET
W/	WITH
W/O	WITHOUT
WC	WATER CLOSET
WCO	WALL CLEAN-OUT
WD	WIDTH, WINDOW DIMENSION,
	WOOD
WDW	WINDOW
WGL	WIRE GLASS
WH	WALL HUNG CABINET
	WATERHEATER
WNSCT	WAINSCOT
WP	WATERPROOF, WEATHERPROOF
WPD	WATER PRESSURE DROP
WS	WASTE STACK
	WATERSTOP, WEATHERSTRIPPING
WSO	WATER SHUT OFF
WT	WEIGHT
WTD	WATER TEMPERATURE DROP
WTR	WATER TEMPERATURE RISE
WWF	WELDED WIRE FABRIC
X-SECT	CROSS SECTION
X-STR	EXTRA STRENGTH
XFMR	TRANSFORMER

NOTE:REFER TO STRUCTURAL, MECHANICAL, AND/OR ELECTRICAL DRAWINGS FOR ABBREVIATIONS SPECIFIC TO EACH DISCIPLINE

A1	ABBREVIATIONS
1 : 1	

SYMBOLS

- DETAIL NUMBER
- SHEET NUMBER DETAIL IS DRAWN ON
- BUILDING ELEVATION NUMBER
- SHEET NUMBER ELEVATION IS DRAWN ON
- BUILDING / WALL SECTION NUMBER
- SHEET NUMBER BUILDING / WALL SECTION IS DRAWN ON
- INTERIOR ELEVATION REFERENCE
- SHEET NUMBER ELEVATION IS DRAWN ON
- COLUMN GRID REFERENCE
- WALL TYPE REFERENCE
- WINDOW TYPE REFERENCE
- DOOR NUMBER REFERENCE
- ELEVATION MARKER - PLAN
- ELEVATION MARKER - SECTION
- REVISION CLOUD
- REVISION NUMBER
- GRAPHIC SCALE
- BREAK LINE
- ROOM NAME
- ROOM NUMBER

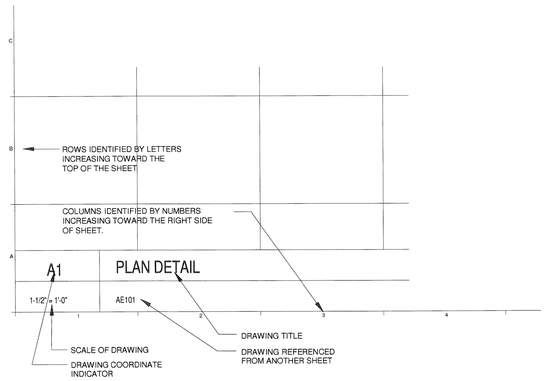
LINETYPES

- SMOKE PARTITION
- 4 HOUR RATED PARTITION
- 3 HOUR RATED PARTITION
- 2 HOUR RATED PARTITION
- 1 HOUR RATED PARTITION
- MATCH LINE

HATCH PATTERNS

- EARTH, CRUSHED ROCK GRAVEL PATTERN
- EARTH, UNDISTURBED PATTERN
- EARTHWORK PATTERN, COMPACTED FILL PATTERN
- EARTHWORK ROCK PATTERN
- SAND PATTERN
- EARTWORK GRAVEL PATTERN, POROUS FILL
- EROSION AND SEDIMENTATION CONTROL, FILTRATION BED PATTERN
- RIPRAP PATTERN
- SAND CLAY GRAVEL PATTERN
- STONE, CONCRETE PATTERN
- CONCRETE PATTERN, LIGHTWEIGHT
- BRICK PATTERN
- BRICK PATTERN, GLAZED
- TERRA COTTA
- CONCRETE BLOCK PATTERN
- STONE CUT PATTERN
- ALUMINUM PATTERN
- BRONZE BRASS PATTERN
- STEEL & OTHER METAL PATTERN
- EARTH, CRUSHED ROCK GRAVEL PATTERN
- PLYWOOD PATTERN
- WOOD BLOCKING OR SHIM PATTERN
- WOOD FRAMING, CONTINUOUS PATTERN
- WOOD, GLUED-LAMINATED PATTERN
- ORIENTED STRAND BOARD PATTERN
- PARTICLE PATTERN
- WOOD FINISH PATTERN
- INSULATION, LOOSE FILL PATTERN
- INSULATION, RIGID BOARD PATTERN
- SEALANT AND BACKER ROD
- GLASS ELEVATION PATTERN
- GYPSUM BOARD FINISH PATTERN
- TILE, ACOUSTICAL CEILING PATTERN
- WOOD FLOORING PATTERN
- CARPET AND PAD PATTERN

G11	SYMBOLS
1/4" = 1'-0"	



A11	PLAN COORDIANTES
1 : 1	

REV.	DESCTIPTION	DATE
	CONSTRUCTION DOC'S	06.30.10

CURRENT ISSUE STATUS:

LICENSED ARCHITECT GARY S. GRANSEE No. CA03 3549 STATE OF MAINE

WBRC ARCHITECTS ENGINEERS
WWW.WBRCAE.COM
BANGOR, MAINE 207-947-4511
PORTLAND, MAINE 207-828-4511
SARASOTA, FLORIDA 941-556-0757

PROJECT: BANGOR SAVINGS BANK - PORTLAND
ALLEN AVE, PORTLAND, MAINE

SHEET TITLE: SYMBOLS AND ABBREVIATIONS

WBRC CAD FILE: C:\Revit Local Files\274793 BSB - Allen Ave Portland_keith jewell.rvt

PROJECT No:	2747.93
SCALE:	As indicated
PROJECT MANAGER:	DCM
DRAWN BY:	KRJ
CHECKED BY:	GSF

GRAPHIC SCALE: 0" 1"

SHEET No. GI002

© COPYRIGHT 2007 WBRC

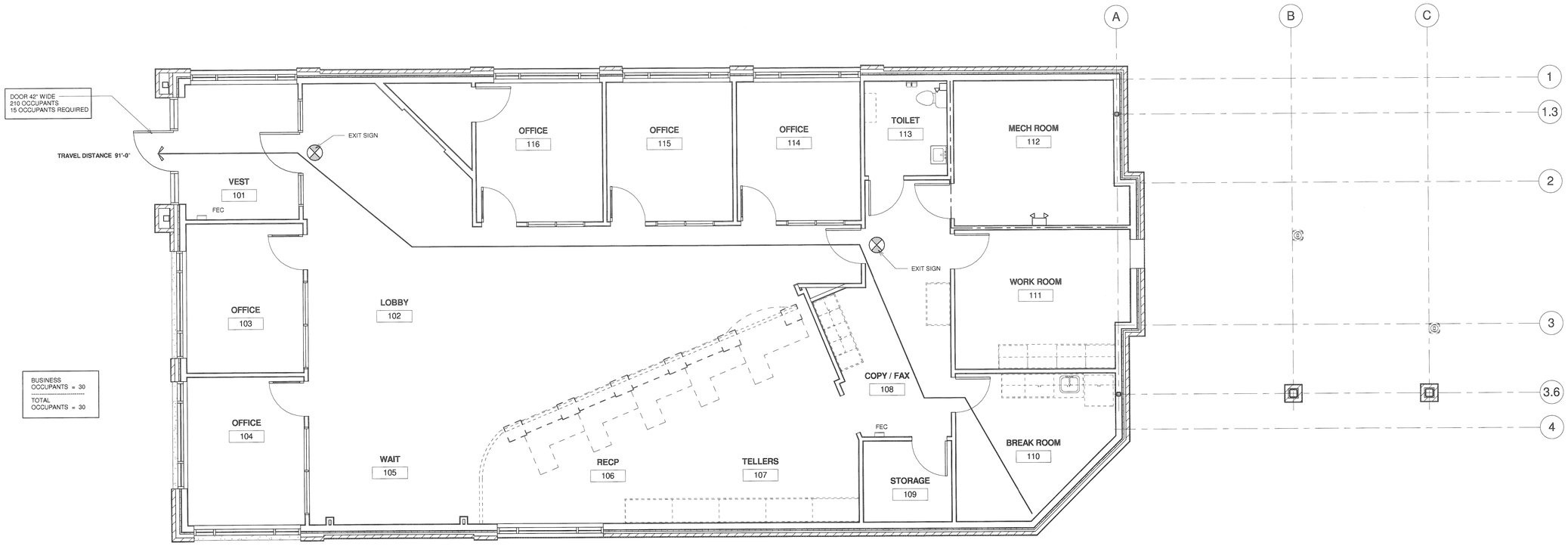
6/30/2010 12:12:58 PM
C:\Revit Local Files\274793 BSB - Allen Ave Portland_keith jewell.rvt

Code Study:
IBC 2006, NFPA Life Safety 2006

NA – Not Applicable
NR – No Requirement

	IBC (2006 Edition)	NFPA 101 (2006 Edition)	Conclusion
CLASSIFICATIONS			
Use Group	Business (B) - *Section 304.1*	New Business Occupancies *(Chapter 38)*	
Height & Area Limitations	Type VB Constr. *(Table 503 and 601)* Max. Allowable Height Business (B) 2 stories & 40' Max. Allowable Area per Flr. Business (B) 9,000 SF	Type V-000 Construction *(NFPA 220, Table 3)* *(Per Table A.8.2.1.2)*	Type VB / V-000 Actual Height – 1 story & 27'-2" Business: Actual Area – 3,004 SF
Fire Protection System	Not required per section 903.2.6 Provide fire extinguishers in accordance with section 906.1	Provide fire extinguishers in accordance with 9.7.4.1, Section 38.3.5	Maximum travel distance to extinguisher is 75 feet per NFPA 10
EGRESS			
Occupant Load	Business (B) 1 per 100 gross SF (per table 1004.1.1)	Business Use 1 per 100 SF (per Table 7.3.1.2)	Business Use 30 Occupants
Means of Egress	Single means of egress (per table 1015.1) shall be permitted if single story with less then 50 occupants and 75 feet or less travel distance. (per table 1019.2)	Single means of egress shall be permitted if less then 75 feet travel distance.	Two means of egress provided.
Egress Width per Occupant	Without Sprinkler System: Doors, Ramps, and Corridors .2"/per person (per Table 1005.1) Minimum corridor width shall be not less then 44" (per section 1016.2) Minimum aisles width shall not be less then 36" (per section 1014.4.1)	Doors, Ramps, and Corridors .2"/per person (per Table 7.3.3.1) Minimum corridor width is the greater of that required by Table 7.3.3.1 or 36" (per Section 7.3.4.1)	Minimum corridor width is 44"
	IBC (2006 Edition)	**NFPA 101 (2006 Edition)**	**Conclusion**
Locations of Means of Egress	Distance between two exits to be not less than 1/2 the length of the overall diagonal dimension of the building. *(per Table 1016.1)*	Distance between exits to be not less than 1/2 length of the overall diagonal dimension of the building. *(per Section 7.5.1.3.3)*	Distance between two exits to be not less than 1/2 the length of the overall diagonal dimension of the building. *(per Table 1016.1)*
Travel Distance to Exits	Without Sprinkler System: Length of exit access travel along natural & unobstructed path: *(per Table 1016.1)* Distance not to exceed 200 feet.	Without Sprinkler System: Length of travel from any point to reach an exit: Business Distance not to exceed 200 feet.	Business: Distance not to exceed 200 feet.
Common Path of Egress Travel	Distance not to exceed 75 feet (per Section 1014.3)	Distance not to exceed 75 feet	Distance not to exceed 75 feet
Dead End Corridors	Distance not to exceed 20 feet (per Section 1017.3)	Business Use Distance not to exceed 140 in. *(per Section 38.2.5.2.2)*	Business: Distance not to exceed 11 feet 8 inches.
FIRE RESISTANCE RATINGS based on Type VB construction *(IBC Table 601 or as noted)*			
Exterior Walls	0-hour Non Bearing (Table 602)	0-hour Nonbearing (Table A.8.2.1.2)	0-hour
Columns and Framing	0-hour (Table 601)	0-hour (Table A.8.2.1.2)	0-hour
Interior Walls	0-hour Loadbearing 0-hour Nonloadbearing (see Table 601 note f)	0-hour (Table A.8.2.1.2)	0-hour
Fire Barrier	2-hour (see Table 706.3.9)	NA	2-hour
Fire Separation Assemblies	2-hour	NA	2-hour
Corridor Fire-Resistance Rating	Without Sprinkler System: 1-hour where serving greater than 30 occupants *(per Table 1017.1)*	Without Sprinkler System: 1-hour or 0-hour if the exits are available from an open floor plan.	1-hour or 0-hour if the exits are available from an open floor plan.
Nonloadbearing Partitions	0-hour (per table 601 see note f)	0-hour (see note #1)	0-hour
Floor Construction	0-hour (per table 601)	0-hour (Table A.8.2.1.2)	0-hour
Roof Construction	0-hour (per table 601)	0-hour (Table A.8.2.1.2)	0-hour
PLUMBING FIXTURE REQUIREMENTS (Maine State Internal Plumbing Code)			
	Bangor Saving Bank		
Water Closets	Unisex 10 or less is one		
Urinals	NA		
Lavatories	Unisex 10 or less is one		
Drinking Fountains	NA		

Note #1 -General storage rooms, boiler and furnace rooms require smoke partitions complying with 508.2.2.1(IBC) and 8.7.1.2 (NFPA 101-Life Safety Code)



REV.	DESCTIPTION	DATE

CONSTRUCTION DOC'S
06.30.10
CURRENT ISSUE STATUS:

PLAN N
MAG NORTH

LICENSED ARCHITECT GARY S. FRANKED 6/30/2010 STATE OF MAINE

WBRC
ARCHITECTS ENGINEERS
WWW.WBRCAE.COM
BANGOR, MAINE 207-947-4511
PORTLAND, MAINE 207-828-4511
SARASOTA, FLORIDA 941-556-0757

PROJECT: BANGOR SAVINGS BANK - PORTLAND
ALLEN AVE. PORTLAND, MAINE

SHEET TITLE: CODE COMPLIANCE PLAN

WBRC CAD FILE: C:\Revit Local Files\274793 BSB - Allen Ave Portland_keith.jewell.rvt

PROJECT No.	2747.93	GRAPHIC SCALE	0" 1"
SCALE:	As indicated		
PROJECT MANAGER:	DCM	SHEET No.	GI003
DRAWN BY:	KRJ		
CHECKED BY:	GSF		

© COPYRIGHT 2007 WBRC

A1	CODE COMPLIANCE PLAN
1/4" = 1'-0"	AE201

6/30/2010 12:12:59 PM
C:\Revit Local Files\274793 BSB - Allen Ave Portland_keith.jewell.rvt

BANGOR SAVINGS BANK

PORTLAND, MAINE

PREPARED BY:

Gorrill–Palmer Consulting Engineers, Inc.
PO Box 1237
15 Shaker Road
Gray, ME 04039
Engineering Excellence since 1998
207–657–6910
FAX: 207–657–6912
E–Mail: mailbox@gorrillpalmer.com

PROJECT PARCEL SITE PORTLAND ASSESSOR'S MAP & LOT NUMBERS

MAP	LOT
344	E40, E41, E50

Owner & Applicant

BANGOR SAVINGS BANK
99 FRANKLIN STREET
BANGOR, MAINE 04401
CONTACT: JEFF JETER

NOTES

GENERAL NOTES

1. TOPGRAPHIC DATA AND BOUNDARY INFORMATION IS BASED ON A COMBINATION OF A GROUND SURVEY CONDUCTED BY TITCOMB ASSOCIATES OF FALMOUTH, MAINE AND THE AS–BUILT GRADING PLANS FOR THE WALGREENS DEVELOPMENT BY GORRILL–PALMER CONSULTING ENGINEERS, INC..
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR THE ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AND DIG SAFE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
3. MAINTENANCE OF EROSION CONTROL MEASURES IS OF PARAMOUNT IMPORTANCE TO THE OWNER AND THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON–SITE INSPECTIONS OF THE OWNER OR THEIR REPRESENTATIVES AT NO ADDITIONAL COST TO THE OWNER.
4. ALL MATERIAL SCHEDULES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY. THE CONTRACTOR SHALL PREPARE HIS OWN MATERIAL SCHEDULES BASED UPON HIS PLAN REVIEW. ALL SCHEDULES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ORDERING MATERIALS OR PERFORMING WORK.
5. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND THE SPECIFICATIONS ATTACHED TO THE PROJECT DOCUMENTS.
6. THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN ALL NECESSARY BARRICADES, LIGHTS, WARNING SIGNS AND OTHER DEVICES TO SAFEGUARD TRAFFIC PROPERLY WHILE WORK IS IN PROGRESS FOR THE DURATION OF THE PROJECT.
7. CONTRACTOR SHALL EXAMINE THE PROJECT SITE, ALL DRAWINGS AND SPECIFICATIONS, IF DISCREPANCIES OR DIFFERENCES EXIST BETWEEN DRAWINGS SPECIFICATION OR SITE CONDITIONS PROMPTLY NOTIFY OWNER FOR RESOLUTION. NO LATER CLAIMS TO OWNER SHALL BE MADE FOR EXTRA LABOR, EQUIPMENT, OR MATERIALS WHICH COULD HAVE BEEN FORSEEN BY EXAMINATION OF SITE AND PROJECT DOCUMENTS.
8. ALL CONTRACTORS SHALL REVIEW DRAWINGS AND SPECIFICATIONS OF ALL TRADES AND COORDINATE THEIR WORK WITH OTHERS. CORRECTIONS OF CONFLICTS IN DOCUMENTS, OR FIELD ERRORS SHALL BE MADE AT NO EXTRA COST TO THE OWNER.
9. STREET OPENING PERMITS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. NO ADDITIONAL PAYMENT WILL BE MADE TO THE CONTRACTOR FOR THE COST OF THE STREET OPENING PERMITS

PERMITTING NOTES

THIS PROJECT IS SUBJECT TO THE TERMS AND CONDITIONS OF A SITE PLAN APPROVAL FROM THE CITY OF PORTLAND. THE CONSTRUCTION WILL BE GOVERNED BY THE ZONING ORDINANCES WHICH ARE AVAILABLE FOR VIEWING AT THE OFFICE OF THE ENGINEER OR THE MUNICIPAL OFFICE.

THE CONTRACTOR SHALL REVIEW THE ABOVE REFERENCED PERMITS PRIOR TO SUBMITTING A BID FOR THIS PROJECT, AND INCLUDE COSTS AS NECESSARY TO COMPLY WITH THE CONDITIONS OF THESE PERMITS.

LAYOUT NOTES

1. ALL DIMENSIONING, UNLESS NOTED OTHERWISE, IS TO THE EDGE OF PAVEMENT OR BUILDING.
2. THE STOP SIGNS INDICATED ON THE LAYOUT PLANS ARE TO MEET ALL REQUIREMENTS & STANDARDS OF THE MAINE DEPARTMENT OF TRANSPORTATION & THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
3. PROPERTY LINE AND R.O.W. MONUMENTS SHALL NOT BE DISTURBED BY CONSTRUCTION. IF DISTURBED, THEY SHALL BE RESET TO THEIR ORIGINAL LOCATIONS AT THE CONTRACTOR'S EXPENSE, BY A MAINE REGISTERED LAND SURVEYOR.
4. PROPOSED RIGHT OF WAY MONUMENTS AND PROPERTY LINE PINS SHALL BE INSTALLED UNDER THE DIRECTION OF A MAINE REGISTERED LAND SURVEYOR.

UTILITY NOTES

1. ALL WATER UTILITY MATERIALS AND INSTALLATION METHODS SHALL CONFORM TO PORTLAND WATER DISTRICT STANDARDS. ALL WATER DISTRIBUTION PIPING SHALL BE CLASS 52 DUCTILE IRON PIPE, DOUBLE CEMENT LINED AND BITUMINOUS COATED CONFORMING TO AWWA/ANSI C104/A21.4. DISINFECTION OF WATER LINES SHALL CONFORM TO AWWA STANDARD C651, LATEST REVISION.
2. THRUST BLOCKS OR LOCKING RETAINER GLANDS SHALL BE PLACED ON THE WATER DISTRIBUTION LINES AT ALL BENDS, TEES, VALVES, CHANGES IN DIRECTION, ETC. THE THRUST BLOCKS OR LOCKING RETAINER GLANDS SHALL MEET THE REQUIREMENTS OF THE PORTLAND WATER DISTRICT STANDARDS.
3. DOMESTIC WATER METERS SHALL BE INSTALLED WITHIN THE BUILDING(S) WITH A REMOTE READER INSTALLED ON THE BUILDING(S) AT THE ENTRANCE POINT. THE DOMESTIC WATER SERVICE LINE SHALL HAVE A CURB STOP GATE VALVE INSTALLED OUTSIDE THE BUILDING.
4. TEST PITS, IF REQUIRED, SHALL BE COMPLETED AT LEAST TWO WEEKS PRIOR TO THE START OF CONSTRUCTION OR ORDERING OF MATERIALS. THE CONTRACTOR SHALL PROMPTLY PROVIDE TEST PIT INFORMATION TO THE ENGINEER FOR REVIEW, AND SHALL NOTIFY THE ENGINEER OF ANY POTENTIAL UTILITY CROSSING CONFLICTS.
5. EXISTING UTILITIES ON–SITE TO BE ABANDONED SHALL CONFORM TO APPLICABLE STANDARD FOR ABANDONMENT. CONTRACTOR SHALL CONTACT THE PORTLAND WATER DISTRICT AND THE CITY OF PORTLAND SEWER DEPARTMENT TO CONFIRM THEIR ABANDOMENT REQUIREMENTS PRIOR TO SUBMITTAL OF THEIR BID. NO ADDITIONAL PAYMENT WILL BE MADE FOR ANY WORK ASSOCIATED WITH MEETING REQUIREMENTS OF THE GOVERNING BODY FOR ABANDOMENT OF EXISTING SERVICES.

GRADING AND DRAINAGE NOTES

1. TOPSOIL STRIPPED IN AREAS OF CONSTRUCTION THAT IS SUITABLE FOR REUSE AS LOAM SHALL BE STOCKPILED ON SITE AT A LOCATION TO BE DESIGNATED BY THE OWNER. UNSUITABLE SOIL SHALL BE SEPARATED, REMOVED AND DISPOSED OF AT AN APPROVED DISPOSAL LOCATION OFF SITE.
2. THE CONTRACTOR SHALL ANTICIPATE THAT GROUNDWATER WILL BE ENCOUNTERED DURING CONSTRUCTION AND SHALL INCLUDE SUFFICIENT COSTS WITHIN THEIR BID TO PROVIDE DEWATERING AS NECESSARY. NO SEPARATE PAYMENT SHALL BE MADE TO THE CONTRACTOR FOR DEWATERING.

LANDSCAPE NOTES

1. ALL PLANT MATERIALS SHALL MEET THE STANDARDS AS SET FORTH BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
   ALL TREES ARE TO BE GUYED AND STAKED PER THE DETAIL.
   ALL TREES ARE TO BE MULCHED WITH 4" OF SHREDDED HARDWOOD BARK MULCH.
2. ALL DISTURBED AREAS ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL PRIOR TO PERMANENT SEEDING.
3. SUBSTITUTIONS TO THE PLANTING PLAN MUST BE APPROVED BY THE OWNER.
4. ALL PLANTING LOCATED AT THE ENTRANCE TO THE PROJECT OR AT INTERSECTIONS WITHIN THE SITE WILL BE MAINTAINED AND WILL NOT EXCEED 3 FEET IN HEIGHT WITHIN 15 FEET OF THE TRAVEL WAY.
5. ALL TREES SHOWN ON THE LANDSCAPE PLAN TO BE PROTECTED OR REMAIN SHALL BE REPLACED AT NO COST TO THE CLIENT IF DAMAGED DURING CONSTRUCTION.

EROSION CONTROL NOTES

1. LAND DISTURBING ACTIVITIES SHALL BE ACCOMPLISHED IN A MANNER AND SEQUENCE THAT CAUSES THE LEAST PRACTICAL DISTURBANCE OF THE SITE.
2. PRIOR TO BEGINNING ANY CLEARING/LAND DISTURBING ACTIVITIES, THE CONTRACTOR SHALL INSTALL THE PERIMETER SILT FENCES AND THE CONSTRUCTION ENTRANCE.
3. ALL GROUND AREAS GRADED FOR CONSTRUCTION WILL BE GRADED, LOAMED AND SEEDED AS SOON AS POSSIBLE. PERMANENT SEED MIXTURE SHALL CONFORM TO THE SEEDING PLAN CONTAINED IN THE EROSION CONTROL REPORT PREPARED FOR THIS PROJECT.
4. SILT FENCES SHALL BE INSPECTED, REPAIRED AND CLEANED AS NOTED IN THE EROSION CONTROL REPORT.
5. THE CONTRACTOR SHALL REPAIR AND ADD STONE TO THE CONSTRUCTION ENTRANCE AS IT BECOMES SATURATED WITH MUD TO ENSURE THAT IT WORKS AS PLANNED DURING CONSTRUCTION.
6. SILT REMOVED FROM AROUND INLETS AND BEHIND THE SILT FENCES SHALL BE PLACED ON A TOPSOIL STOCKPILE AND MIXED INTO IT FOR LATER USE IN LANDSCAPING OPERATIONS.
7. A FULL EROSION CONTROL PLAN ACCOMPANIES THIS PLAN SET AND IS CONTAINED ON DRAWING C103 OF THIS PLAN SET.
8. THE CONTRACTOR IS CAUTIONED THAT FAILURE TO COMPLY WITH THE SEQUENCE OF CONSTRUCTION, EROSION/SEDIMENT CONTROL PLAN, AND OTHER PERMIT REQUIREMENTS MAY RESULT IN MONETARY PENALTIES. THE CONTRACTOR SHALL BE ASSESSED ALL SUCH PENALTIES AT NO COST TO THE OWNER OR PERMITTEE.
9. ALL NON–PAVED AREAS DISTURBED DURING CONSTRUCTION SHALL BE LOAMED AND SEEDED, UNLESS OTHERWISE DIRECTED BY THE OWNER.
10. SEE SHEETS C403 AND C404 FOR FULL EROSION AND SEDIMENTATION CONTROL DETAILS AND NOTES.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	BUILDING	
	RIGHT OF WAY	
	PROPERTY LINE	
	BUILDING SETBACK	
	ZONE LINE	
	WETLAND BOUNDARY	
	GUIDE RAIL	
	EDGE OF PAVEMENT	
	EDGE OF GRAVEL DRIVE	
100	GRADING CONTOUR LINE	100
	SPOT ELEVATION	× 100.31
	TREELINE	
	TREES & HEDGES	
	POLE WITH LIGHT FIXTURE(S)	
	UTILITY POLE	
	FREESTANDING SIGN	
	PAINTED DIRECTIONAL TRAFFIC ARROW	
OE	OVERHEAD ELECTRIC/TELEPHONE	OHE/T
UE	UNDERGROUND ELECTRIC/TELEPHONE	UGE/T
W	WATER LINE	8"W
D	STORM DRAIN LINE	18"SD
	CULVERT	18"CULVERT
	HYDRANT	
SV	WATER GATE VALVE	
	WATER SHUT OFF VALVE	
	MANHOLE	
	CATCH BASIN	
	TEST PIT	
	IRON ROD (SET)	
	IRON ROD (FOUND)	
	MONUMENT	
	RIPRAP	
	SILT FENCE – PERIMETER	
	STONE SEDIMENT BARRIER	
	CENTER LINE	
X	FENCE	
	WELL	

INDEX

C001	COVER SHEET, GENERAL NOTES, & LEGEND
–	SURVEY BY TITCOMB ASSOCAIATES
E	EXISTING CONDITIONS PLAN
D1	DEMOLITION PLAN
D2	CONSTRUCTION MOBILIZATION PLAN
C101	SITE LAYOUT
C102	UTILITY PLAN
C103	GRADING, DRAINAGE, AND EROSION CONTROL PLAN
C401	SITE DETAILS
C402	MISCELLANEOUS DETAILS
C403	DRAINAGE AND EROSION CONTROL DETAILS
C404	EROSION CONTROL NOTES
C405	BIORETENTION CELL DETAILS
L101	LANDSCAPE PLAN
L102	LANDSCAPE DETAILS
LP101	LIGHTING PLAN

PREPARED BY:

CIVIL ENGINEERS:

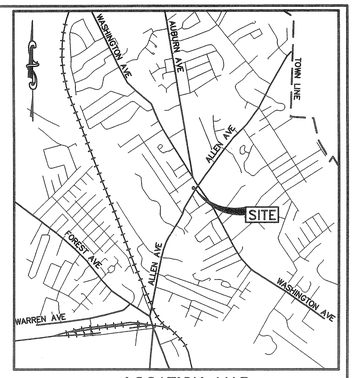
GORRILL–PALMER CONSULTING ENGINEERS, INC.
P.O.BOX 1237
15 SHAKER ROAD
GRAY, MAINE 04039
(207) 657–6910
(207) 657–6912 (FAX)
CONTACT: AL PALMER

LANDSCAPE ARCHITECT:

SYTDESIGN CONSULTANTS
160 LONGWOODS ROAD
CUMBERLAND, MAINE 04021
(207) 829–6994
(207) 829–2331 (FAX)
CONTACT: PETER BIEGEL

SURVEYOR:

TITCOMB ASSOCIATES
133 GRAY ROAD
FALMOUTH, MAINE 04105
(207) 797–9199
CONTACT: DAVID TITCOMB



LOCATION MAP
N.T.S.

UTILITIES

WATER:

ATTN: RICO SPUGNARDI
PORTLAND WATER DISTRICT
225 DOUGLAS STREET
PORTLAND, ME 04104
(207) 774–5961

SEWER:

ATTN: FRANK BRANCELY
DEPARTMENT OF PUBLIC WORKS
55 PORTLAND STREET
PORTLAND, ME 04104
(207) 874–8832

ELECTRIC:

ATTN: PAUL DUPERRE
CENTRAL MAINE POWER COMPANY
162 CANCO ROAD
PORTLAND, ME 04103
(207) 828–2882

PHONE:

ATTN: JOHN CAPRIO
FAIRPOINT
5 DAVIS FARM ROAD
PORTLAND, ME 04103

GAS:

ATTN: STEVE LEWIS
UNITIL
1075 FOREST AVENUE
PORTLAND, ME 04104
(207) 451–8055

CALL BEFORE YOU DIG 1–888–DIG–SAFE

PERMITS

TYPE OF PERMIT	GOVERNING BODY	STATUS
SITE PLAN APPLICATION	CITY OF PORTLAND PLANNING & DEVELOPMENT DEPARTMENT 389 CONGRESS STREET PORTLAND, MAINE 04101 (207) 874–8722	APPROVED APRIL 13, 2010
CONDITIONAL USE PERMIT	CITY OF PORTLAND PLANNING & DEVELOPMENT DEPARTMENT 389 CONGRESS STREET PORTLAND, MAINE 04101 (207) 874–8722	APPROVED APRIL 13, 2010

PROFESSIONAL ENGINEER'S STAMP APPLIES TO EACH PLAN PREPARED BY GORRILL–PALMER CONSULTING ENGINEERS, INC. INCLUDED WITHIN ATTACHED SET, WITH THE EXCEPTION OF THE SURVEY, LANDSCAPE, AND LIGHTING PLANS.

NOTE: THIS PLAN SET IS ISSUED FOR CONSTRUCTION.

STATE OF MAINE
ALTON M. PALMER, JR.
No. 12061
LICENSED

Rev.	Date	Revision
–	–	–

Issued For	Date	By
CONSTRUCTION	6/30/10	AMP
95% REVIEW	6/14/10	DER
PUBLIC HEARING REVIEW	3/23/10	DER
SITE PLAN REVIEW	2/16/10	DER

Design: JJM	Draft: CG	Date: JAN 2010
Checked: DER	Scale: NTS	Job No.: 2287
File Name: 2287–COVER.dwg		

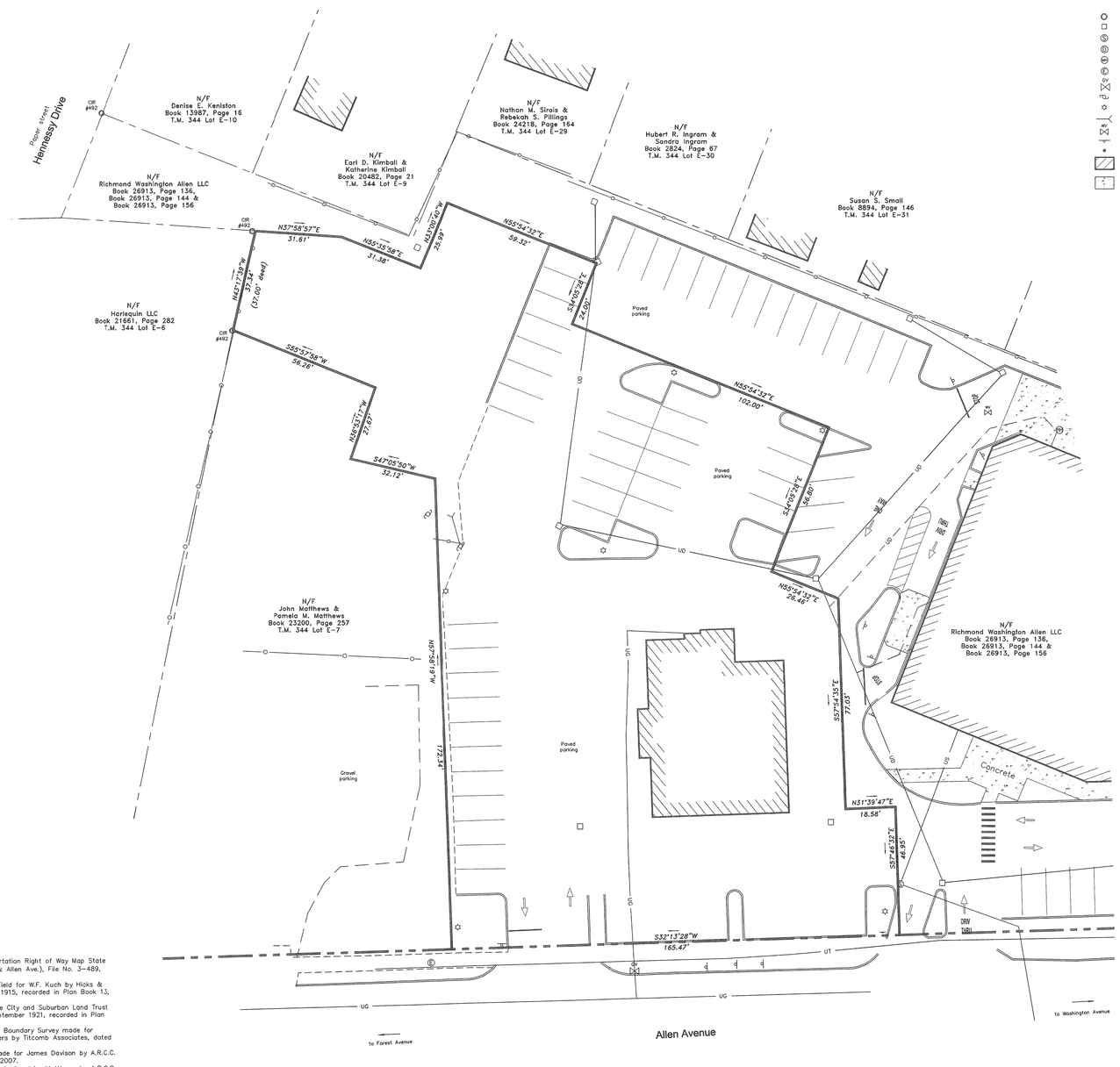
This plan shall not be modified without written permission from Gorrill–Palmer Consulting Engineers, Inc.(GPCEI). Any alterations, authorized or otherwise, shall be at the user's sole risk and without liability to GPCEI.

Gorrill–Palmer Consulting Engineers, Inc.
PO Box 1237 *Engineering Excellence Since 1998* 207–657–6910
15 Shaker Road FAX: 207–657–6912
Gray, ME 04039 E–Mail: mailbox@gorrillpalmer.com

Drawing Name: **Cover Sheet, Notes, and Legend**
Project: **Proposed Bank**
314 Allen Avenue, Portland, Maine
Client: **Bangor Savings Bank**
99 Franklin Street, Bangor, Maine 04401

Drawing No. C001

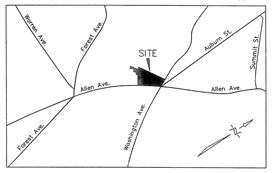
U:\2287 – Bangor Savings – Allen Ave Portland\2 – CAD\DWG\2287–COVER.dwg – 6/30/2010 1:41 PM



LEGEND

- Iron pin found
- Catch basin
- Sewer manhole
- Drain manhole
- Manhole
- Electric manhole
- Gas valve
- Utility pole
- Light pole
- Guy wire
- Water valve
- Sign
- Bollard
- Existing building
- Concrete
- Edge of pavement
- Edge of gravel
- Curb (bituminous, unless noted)
- Abutter's line
- Property line
- Easement line
- Right of way line
- UE — Underground electric
- UD — Storm drain
- UW — Underground water
- UG — Underground gas line
- US — Sewer line
- UT — Underground cable line
- Chain link fence
- Stockade fence

LOCUS PLAN NOT TO SCALE



NOTES

1) Book and Page references are to the Cumberland County Registry of Deeds.
2) Bearings are referenced to grid north, Maine State Plane Coordinate System, NAD83, West Zone.
3) All utility locations shown on this plan are approximate, based on location of visible features and information provided by others. Dig Safe and/or the appropriate utilities should be contacted prior to any excavation or construction.
4) Property is located in Zone C (area of minimal flooding) as shown on FIRM Community Panel 230051 0002B dated July 17, 1986.
5) Site was under construction at the time of this survey. All accessible features were located.

EASEMENTS

1) Parcel is subject to a utility easement granted to Central Maine Power Company and New England Telephone & Telegraph Company by Burger King of Maine dated July 2, 1969 and recorded in Book 3098, Page 560.
2) Parcel is subject to, and benefits from, a "Cross Easement Agreement" among Richmond Washington Allen LLC, Allen Ave Extension, LLC and Ritco Properties, Inc., dated May 19, 2009 and recorded in Book 26913, Page 186.

AREA

37,559 s.f./0.86 ac.

OWNERS OF RECORD

Allen Ave Extension, LLC
Book 23200, Page 257
Book 26913, Page 159

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

PLAN REFERENCES

1) Maine Department of Transportation Right of Way Map State Highway "15" (Washington Ave. & Allen Ave.), File No. 3-489, dated January 2003.
2) Plan Showing Subdivision of Field for W.F. Kuch by Hicks & Newcomb, dated September 25, 1915, recorded in Plan Book 13, Page 76.
3) The Holmsteads made for The City and Suburban Land Trust by E.C. Jordan & Co., dated September 1921, recorded in Plan Book 14, Page 70.
4) Plan of Existing Conditions & Boundary Survey made for Gorrill-Palmer Consulting Engineers by Titcomb Associates, dated June 16, 2003.
5) Standard Boundary Survey made for James Davison by A.R.C.C. Land Surveyors, dated June 21, 2007.
6) Standard Boundary Survey made for John Matthews by A.R.C.C. Land Surveyors, dated September 5, 2001.
7) Standard Boundary Survey made for James Davison by A.R.C.C. Land Surveyors, dated April 8, 1999.
8) Plan of Allen Avenue on file with the Department of Engineering, City of Portland.
9) ALTA/ACSM Land Title Survey Land of Lockard & Davison Realty LLC made for The Richmond Company, Inc. by Titcomb Associates, dated November 16, 2007.
10) Plan of Existing Conditions made for Richmond Washington Allen LLC by Titcomb Associates, dated February 25, 2010.

CERTIFICATION

This survey conforms to the current standards of practice set forth by the Maine State Board of Licensure for Land Surveyors.

Judith N. Soule
Judith N. Soule, P.L.S. #2320

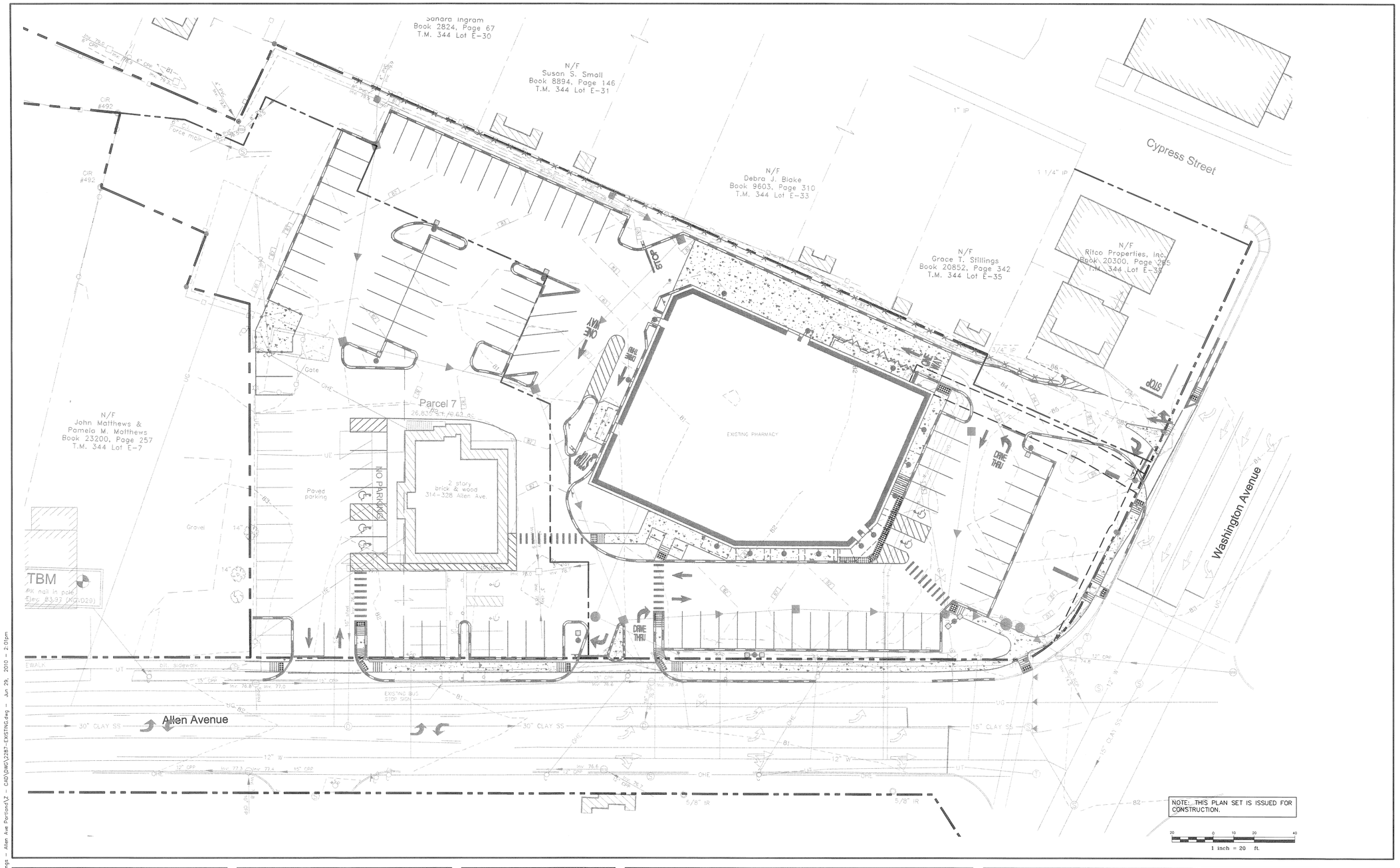
STATE OF MAINE
JUDITH N. SOULE
#2320
PROFESSIONAL LAND SURVEYOR

PLAN OF
Property
320 Allen Avenue Portland, Maine

MADE FOR
Bangor Savings Bank
19 Maine Avenue Bangor, Maine

JOB#	210011	DATE: March 1, 2010	SCALE: 1" = 20'
BOOK#	831		
210011-207075.dwg			
FILE#	9252		

Titcomb Associates
133 Gray Road
Falmouth, Maine 04105 (207)797-9199



Rev.	Date	Revision
1	4/6/10	ADDED BUS STOP SIGN

Issued For	Date	By
CONSTRUCTION	6/30/10	AMP
95% REVIEW	8/14/10	DER
PUBLIC HEARING REVIEW	3/23/10	DER

Design: JJM	Draft: CG	Date: NOV 2009
Checked: AMP	Scale: 1"=20'	Job No.: 2287
File Name: 2287-EXISTING.dwg		

This plan shall not be modified without written permission from Gorrill-Palmer Consulting Engineers, Inc.(GPCEI). Any alterations, authorized or otherwise, shall be at the user's sole risk and without liability to GPCEI.

Gorrill-Palmer Consulting Engineers, Inc.
Engineering Excellence Since 1998
PO Box 1237
15 Shaker Road
Gray, ME 04039
207-657-6910
FAX: 207-657-6912
E-Mail: mailbox@gorrillpalmer.com

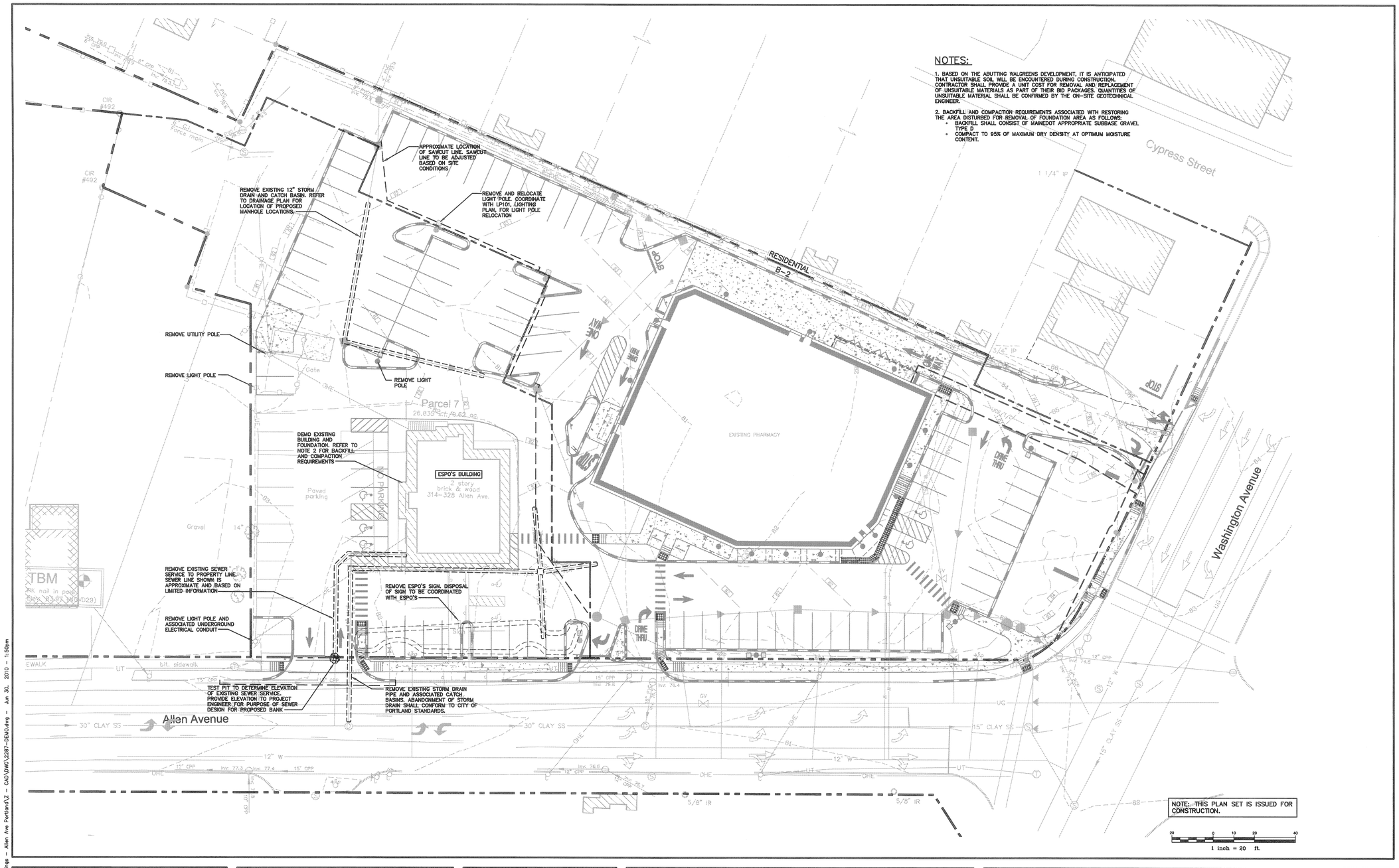
Drawing Name: **Existing Conditions Plan**

Project: **Proposed Bank**
314 Allen Avenue, Portland, Maine

Client: **Bangor Savings Bank**
99 Franklin Street, Bangor, Maine 04401

Drawing No. *E*

U:\2287 - Bangor Savings - Allen Ave Portland\Z - CAD\DWG\2287-EXISTING.dwg - Jun 29, 2010 - 2:01pm



NOTES:

1. BASED ON THE ABUTTING WALGREENS DEVELOPMENT, IT IS ANTICIPATED THAT UNSUITABLE SOIL WILL BE ENCOUNTERED DURING CONSTRUCTION. CONTRACTOR SHALL PROVIDE A UNIT COST FOR REMOVAL AND REPLACEMENT OF UNSUITABLE MATERIALS AS PART OF THEIR BID PACKAGES. QUANTITIES OF UNSUITABLE MATERIAL SHALL BE CONFIRMED BY THE ON-SITE GEOTECHNICAL ENGINEER.

2. BACKFILL AND COMPACTION REQUIREMENTS ASSOCIATED WITH RESTORING THE AREA DISTURBED FOR REMOVAL OF FOUNDATION AREA AS FOLLOWS:
   - BACKFILL SHALL CONSIST OF MAINEDOT APPROPRIATE SUBBASE GRAVEL TYPE D
   - COMPACT TO 95% OF MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT.

NOTE: THIS PLAN SET IS ISSUED FOR CONSTRUCTION.

20 0 10 20 40
1 inch = 20 ft.

U:\2287 - Bangor Savings - Allen Ave Portland\2 - CAD\DWG\2287-DEMO.dwg - Jun 30, 2010 - 1:50pm

Rev.	Date	Revision

Issued For	Date	By
CONSTRUCTION	6/30/10	AMP

Design: JJM	Draft: CG	Date: MAY 2010
Checked: AMP	Scale: 1"=20'	Job No.: 2287
File Name: 2287-DEMO.dwg		

This plan shall not be modified without written permission from Gorrill-Palmer Consulting Engineers, Inc.(GPCEI). Any alterations, authorized or otherwise, shall be at the user's sole risk and without liability to GPCEI.

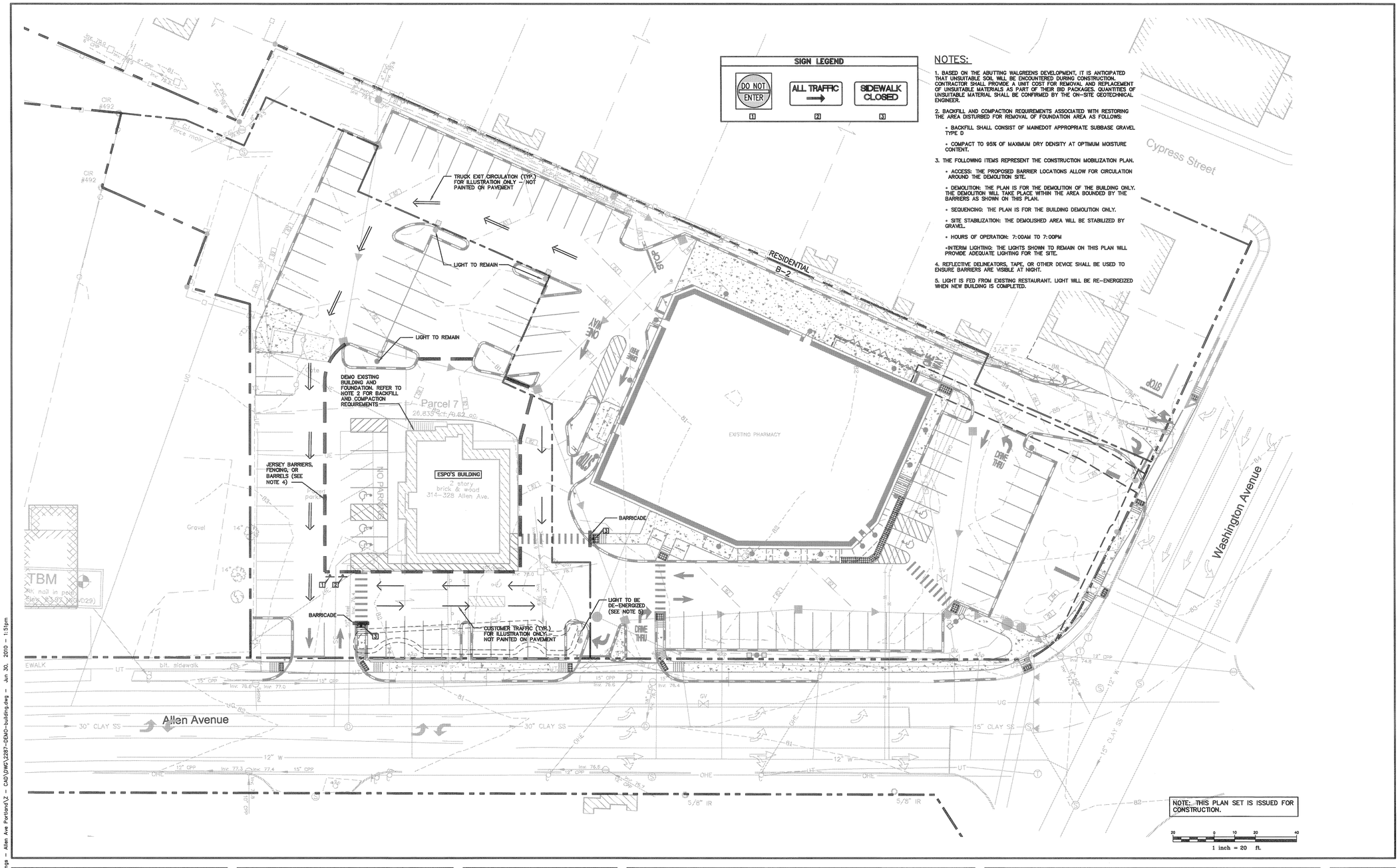
Gorrill-Palmer Consulting Engineers, Inc.
Engineering Excellence Since 1998
PO Box 1237
15 Shaker Road
Gray, ME 04039
207-657-6910
FAX: 207-657-6912
E-Mail: mailbox@gorrillpalmer.com

Drawing Name: **Demolition Plan**

Project: **Proposed Bank**
314 Allen Avenue, Portland, Maine

Client: **Bangor Savings Bank**
99 Franklin Street, Bangor, Maine 04401

Drawing No. *D1*



NOTES:

1. BASED ON THE ABUTTING WALGREENS DEVELOPMENT, IT IS ANTICIPATED THAT UNSUITABLE SOIL WILL BE ENCOUNTERED DURING CONSTRUCTION. CONTRACTOR SHALL PROVIDE A UNIT COST FOR REMOVAL AND REPLACEMENT OF UNSUITABLE MATERIALS AS PART OF THEIR BID PACKAGES. QUANTITIES OF UNSUITABLE MATERIAL SHALL BE CONFIRMED BY THE ON-SITE GEOTECHNICAL ENGINEER.

2. BACKFILL AND COMPACTION REQUIREMENTS ASSOCIATED WITH RESTORING THE AREA DISTURBED FOR REMOVAL OF FOUNDATION AREA AS FOLLOWS:

   - BACKFILL SHALL CONSIST OF MAINEDOT APPROPRIATE SUBBASE GRAVEL TYPE D
   - COMPACT TO 95% OF MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT.

3. THE FOLLOWING ITEMS REPRESENT THE CONSTRUCTION MOBILIZATION PLAN.

   - ACCESS: THE PROPOSED BARRIER LOCATIONS ALLOW FOR CIRCULATION AROUND THE DEMOLITION SITE.
   - DEMOLITION: THE PLAN IS FOR THE DEMOLITION OF THE BUILDING ONLY. THE DEMOLITION WILL TAKE PLACE WITHIN THE AREA BOUNDED BY THE BARRIERS AS SHOWN ON THIS PLAN.
   - SEQUENCING: THE PLAN IS FOR THE BUILDING DEMOLITION ONLY.
   - SITE STABILIZATION: THE DEMOLISHED AREA WILL BE STABILIZED BY GRAVEL.
   - HOURS OF OPERATION: 7:00AM TO 7:00PM
   - INTERIM LIGHTING: THE LIGHTS SHOWN TO REMAIN ON THIS PLAN WILL PROVIDE ADEQUATE LIGHTING FOR THE SITE.

4. REFLECTIVE DELINEATORS, TAPE, OR OTHER DEVICE SHALL BE USED TO ENSURE BARRIERS ARE VISIBLE AT NIGHT.

5. LIGHT IS FED FROM EXISTING RESTAURANT. LIGHT WILL BE RE-ENERGEIZED WHEN NEW BUILDING IS COMPLETED.

U:\2287 - Bangor Savings - Allen Ave Portland\Z - CAD\DWG\2287-DEMO-building.dwg - Jun 30, 2010 - 1:51pm

Rev.	Date	Revision
1	5/25/10	CONDITIONS OF APPROVAL

Issued For	Date	By
CONSTRUCTION	6/30/10	AMP

Design: JJM	Draft: CG	Date: MAY 2010
Checked: AMP	Scale: 1"=20'	Job No.: 2287
File Name: 2287-DEMO-building.dwg		

This plan shall not be modified without written permission from Gorrill-Palmer Consulting Engineers, Inc.(GPCEI). Any alterations, authorized or otherwise, shall be at the user's sole risk and without liability to GPCEI.

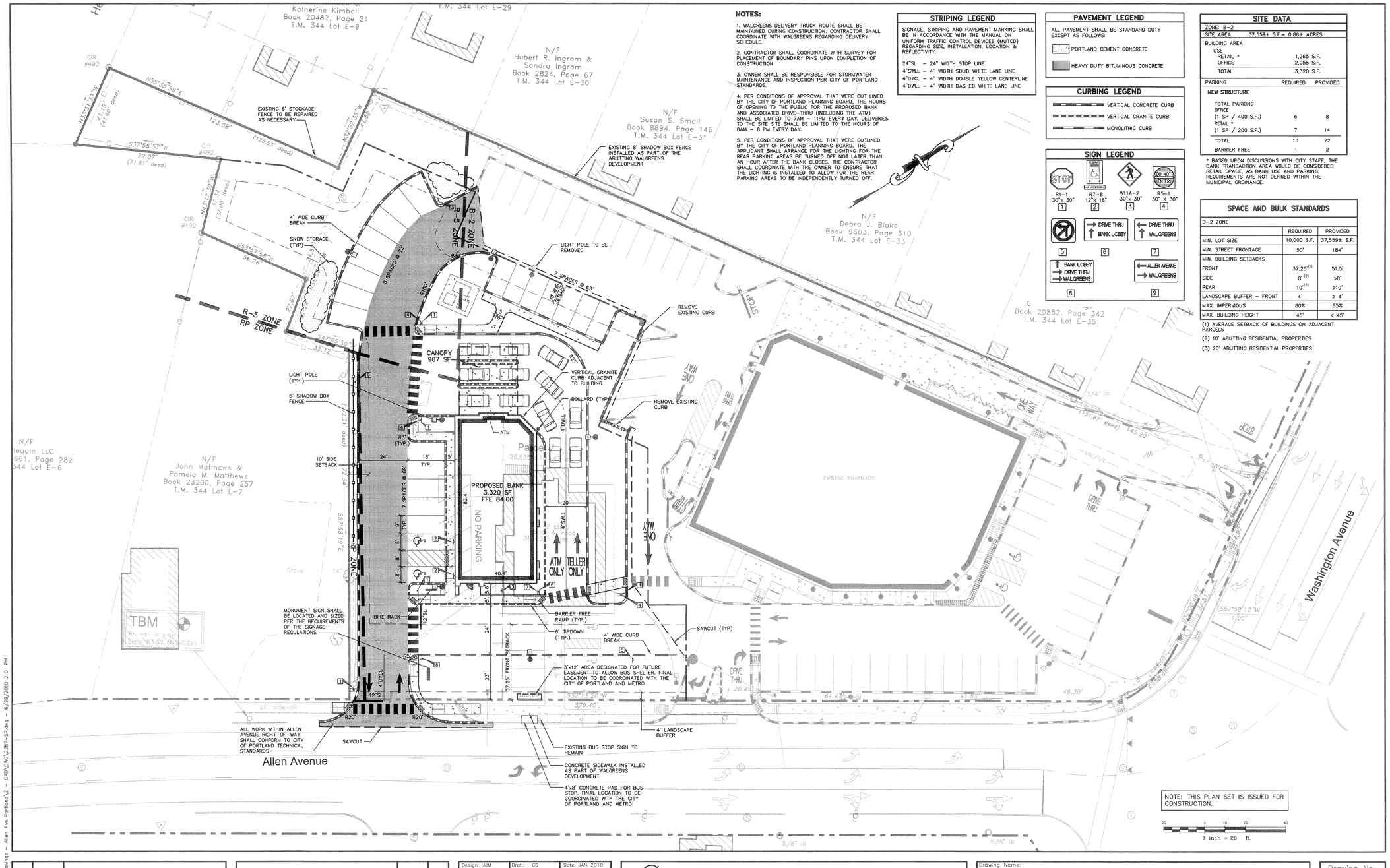
Gorrill-Palmer Consulting Engineers, Inc.
PO Box 1237
15 Shaker Road
Gray, ME 04039
Engineering Excellence Since 1998
207-657-6910
FAX: 207-657-6912
E-Mail: mailbox@gorrillpalmer.com

Drawing Name: **Construction Mobilization Plan**

Project: **Proposed Bank**
314 Allen Avenue, Portland, Maine

Client: **Bangor Savings Bank**
99 Franklin Street, Bangor, Maine 04401

Drawing No. *D2*



NOTE: THIS PLAN SET IS ISSUED FOR CONSTRUCTION.

NOTES:

1. WALGREENS DELIVERY TRUCK ROUTE SHALL BE MAINTAINED DURING CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH WALGREENS REGARDING DELIVERY SCHEDULE.

2. CONTRACTOR SHALL COORDINATE WITH SURVEY FOR PLACEMENT OF BOUNDARY PINS UPON COMPLETION OF CONSTRUCTION

3. OWNER SHALL BE RESPONSIBLE FOR STORMWATER MAINTENANCE AND INSPECTION PER CITY OF PORTLAND STANDARDS.

4. PER CONDITIONS OF APPROVAL THAT WERE OUT LINED BY THE CITY OF PORTLAND PLANNING BOARD, THE HOURS OF OPENING TO THE PUBLIC FOR THE PROPOSED BANK AND ASSOCIATED DRIVE-THRU (INCLUDING THE ATM) SHALL BE LIMITED TO 7AM – 11PM EVERY DAY. DELIVERIES TO THE SITE SITE SHALL BE LIMITED TO THE HOURS OF 8AM – 8 PM EVERY DAY.

5. PER CONDITIONS OF APPROVAL THAT WERE OUTLINED BY THE CITY OF PORTLAND PLANNING BOARD, THE APPLICANT SHALL ARRANGE FOR THE LIGHTING FOR THE REAR PARKING AREAS BE TURNED OFF NOT LATER THAN AN HOUR AFTER THE BANK CLOSES. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER TO ENSURE THAT THE LIGHTING IS INSTALLED TO ALLOW FOR THE REAR PARKING AREAS TO BE INDEPENDENTLY TURNED OFF.

STRIPING LEGEND

SIGNAGE, STRIPING AND PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REGARDING SIZE, INSTALLATION, LOCATION & REFLECTIVITY.

24"SL – 24" WIDTH STOP LINE
4"SWLL – 4" WIDTH SOLID WHITE LANE LINE
4"DYCL – 4" WIDTH DOUBLE YELLOW CENTERLINE
4"DWLL – 4" WIDTH DASHED WHITE LANE LINE

PAVEMENT LEGEND

ALL PAVEMENT SHALL BE STANDARD DUTY EXCEPT AS FOLLOWS:

PORTLAND CEMENT CONCRETE

HEAVY DUTY BITUMINOUS CONCRETE

CURBING LEGEND

VERTICAL CONCRETE CURB

VERTICAL GRANITE CURB

MONOLITHIC CURB

SIGN LEGEND

STOP R1-1 30"x 30" 1	HANDICAPPED PARKING FINE $100 FOR VIOLATION R7-8 12"x 18" 2	W11A-2 30"x 30" 3	DO NOT ENTER R5-1 30" X 30" 4
5	DRIVE THRU BANK LOBBY 6	DRIVE THRU WALGREENS 7	
BANK LOBBY DRIVE THRU WALGREENS 8		ALLEN AVENUE WALGREENS 9	

SITE DATA

ZONE: B-2		
SITE AREA	37,559± S.F.= 0.86± ACRES	
BUILDING AREA		
USE		
RETAIL *	1,265 S.F.	
OFFICE	2,055 S.F.	
TOTAL	3,320 S.F.	
PARKING	REQUIRED	PROVIDED
NEW STRUCTURE		
TOTAL PARKING		
OFFICE (1 SP / 400 S.F.)	6	8
RETAIL * (1 SP / 200 S.F.)	7	14
TOTAL	13	22
BARRIER FREE	1	2

* BASED UPON DISCUSSIONS WITH CITY STAFF, THE BANK TRANSACTION AREA WOULD BE CONSIDERED RETAIL SPACE, AS BANK USE AND PARKING REQUIREMENTS ARE NOT DEFINED WITHIN THE MUNICIPAL ORDINANCE.

SPACE AND BULK STANDARDS

B-2 ZONE	REQUIRED	PROVIDED
MIN. LOT SIZE	10,000 S.F.	37,559± S.F.
MIN. STREET FRONTAGE	50'	184'
MIN. BUILDING SETBACKS		
FRONT	37.25'(1)	51.5'
SIDE	0'(2)	>0'
REAR	10'(3)	>10'
LANDSCAPE BUFFER – FRONT	4'	> 4'
MAX. IMPERVIOUS	80%	65%
MAX. BUILDING HEIGHT	45'	< 45'

(1) AVERAGE SETBACK OF BUILDINGS ON ADJACENT PARCELS

(2) 10' ABUTTING RESIDENTIAL PROPERTIES

(3) 20' ABUTTING RESIDENTIAL PROPERTIES

Rev.	Date	Revision
3	6/7/10	REVISED CURB AROUND BUILDING
2	4/6/10	ADDED BUS STOP NOTE
1	3/23/10	RELOCATED DRIVEWAY 25' SOUTH

Issued For	Date	By
CONSTRUCTION	6/30/10	AMP
95% REVIEW	6/14/10	AMP
PUBLIC HEARING REVIEW	3/23/10	DER
SITE PLAN REVIEW	2/16/10	DER

Design: JJM | Draft: CG | Date: JAN 2010
Checked: DER | Scale: 1"=20' | Job No.: 2287
File Name: 2287-SP.dwg

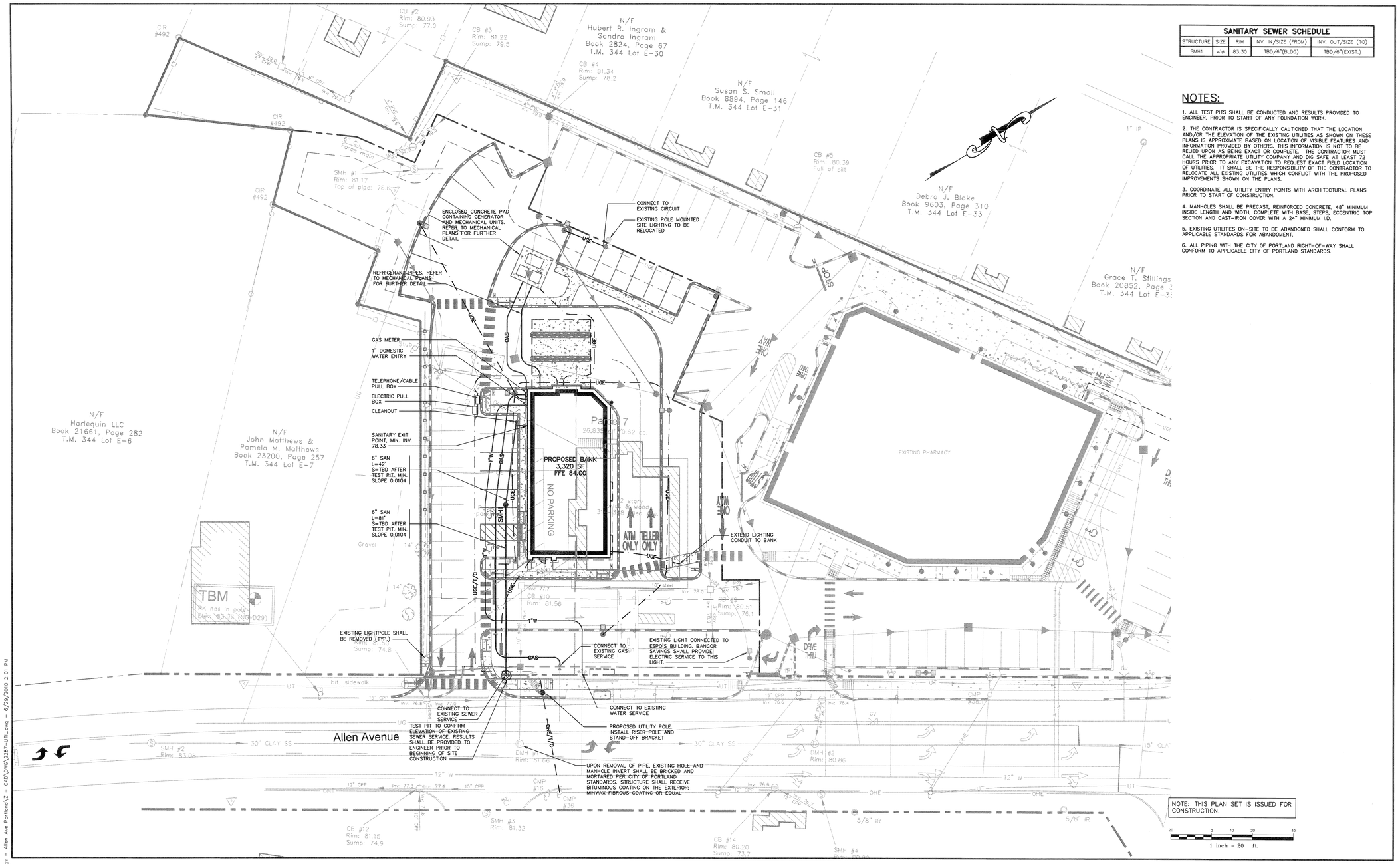
This plan shall not be modified without written permission from Gorrill-Palmer Consulting Engineers, Inc.(GPCEI). Any alterations, authorized or otherwise, shall be at the user's sole risk and without liability to GPCEI.

Gorrill-Palmer Consulting Engineers, Inc.
PO Box 1237 *Engineering Excellence Since 1998*
15 Shaker Road
Gray, ME 04039
207-657-6910
FAX: 207-657-6912
E-Mail: mailbox@gorrillpalmer.com

Drawing Name: **Site Plan**
Project: **Proposed Bank**
314 Allen Avenue, Portland, Maine
Client: **Bangor Savings Bank**
99 Franklin Street, Bangor, Maine 04401

Drawing No. *C101*

U:\2287 – Bangor Savings – Allen Ave Portland\Z – CAD\DWG\2287-SP.dwg – 6/29/2010 2:01 PM



SANITARY SEWER SCHEDULE

STRUCTURE	SIZE	RIM	INV. IN/SIZE (FROM)	INV. OUT/SIZE (TO)
SMH1	4'ø	83.30	TBD/6"(BLDG)	TBD/6"(EXIST.)

NOTES:

1. ALL TEST PITS SHALL BE CONDUCTED AND RESULTS PROVIDED TO ENGINEER, PRIOR TO START OF ANY FOUNDATION WORK.

2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR THE ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS APPROXIMATE BASED ON LOCATION OF VISIBLE FEATURES AND INFORMATION PROVIDED BY OTHERS. THIS INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AND DIG SAFE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

3. COORDINATE ALL UTILITY ENTRY POINTS WITH ARCHITECTURAL PLANS PRIOR TO START OF CONSTRUCTION.

4. MANHOLES SHALL BE PRECAST, REINFORCED CONCRETE, 48" MINIMUM INSIDE LENGTH AND WIDTH, COMPLETE WITH BASE, STEPS, ECCENTRIC TOP SECTION AND CAST-IRON COVER WITH A 24" MINIMUM I.D.

5. EXISTING UTILITIES ON-SITE TO BE ABANDONED SHALL CONFORM TO APPLICABLE STANDARDS FOR ABANDONMENT.

6. ALL PIPING WITH THE CITY OF PORTLAND RIGHT-OF-WAY SHALL CONFORM TO APPLICABLE CITY OF PORTLAND STANDARDS.

NOTE: THIS PLAN SET IS ISSUED FOR CONSTRUCTION.

Rev.	Date	Revision
3	6/7/10	REVISED UTILITY LAYOUT
2	4/6/10	ADDED NOTE TO EXISTING DMH
1	3/23/10	SANITARY SEWER SIZE

Issued For	Date	By
CONSTRUCTION	6/30/10	AMP
95% REVIEW	6/14/10	AMP
SITE PLAN REVIEW	02/16/10	DER
PRELIMINARY UTILITY REVIEW	02/01/10	DER

Design: JJM	Draft: CG	Date: JAN 2010
Checked: DER	Scale: 1"=20'	Job No.: 2287
File Name: 2287-UTIL.dwg		

This plan shall not be modified without written permission from Gorrill-Palmer Consulting Engineers, Inc.(GPCEI). Any alterations, authorized or otherwise, shall be at the user's sole risk and without liability to GPCEI.

GP Gorrill-Palmer Consulting Engineers, Inc.
PO Box 1237 *Engineering Excellence Since 1998*
15 Shaker Road
Gray, ME 04039
207-657-6910
FAX: 207-657-6912
E-Mail: mailbox@gorrillpalmer.com

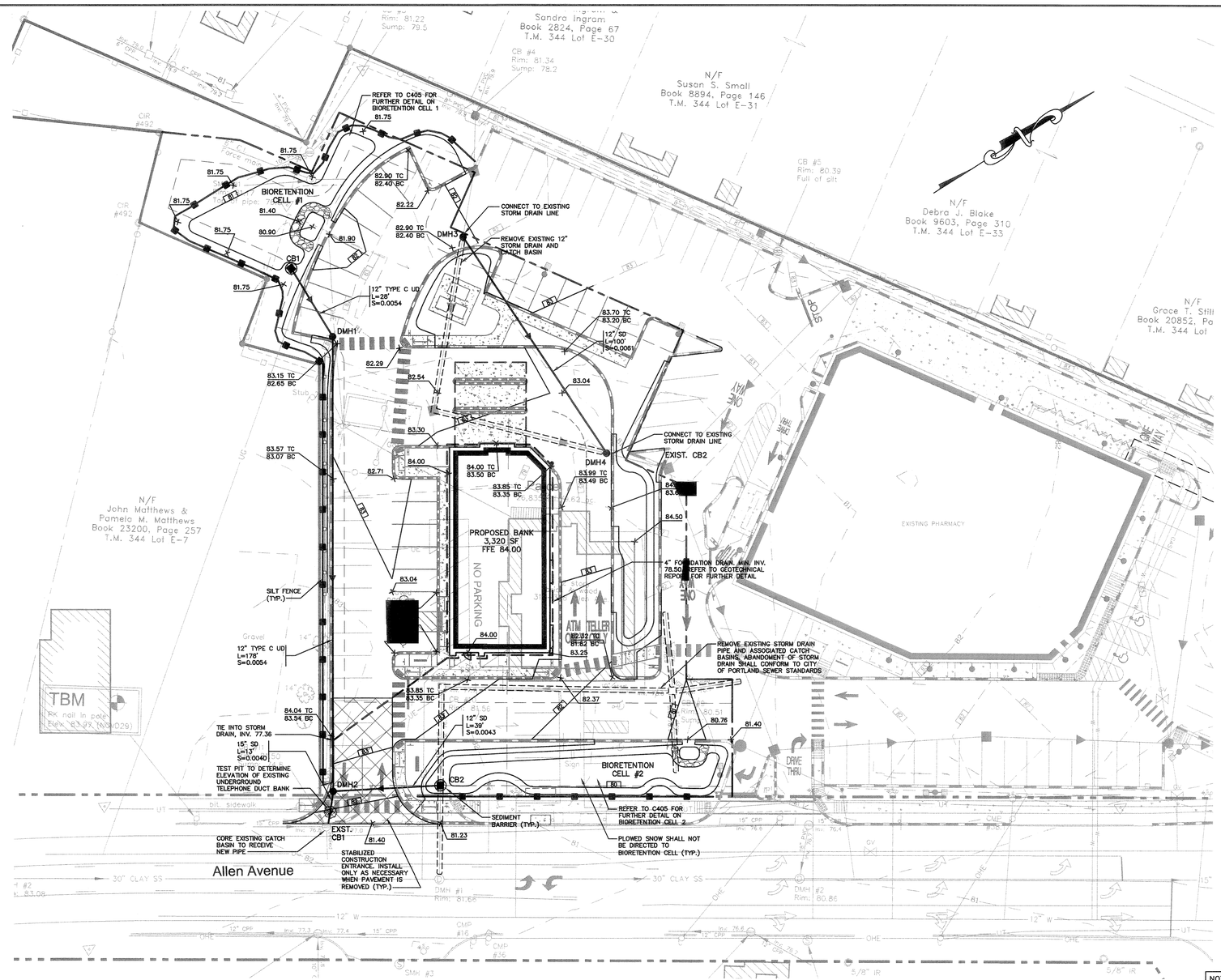
Drawing Name: **Utility Plan**

Project: **Proposed Bank**
314 Allen Avenue, Portland, Maine

Client: **Bangor Savings Bank**
99 Franklin Street, Bangor, Maine 04401

Drawing No. *C102*

U:\2287 - Bangor Savings - Allen Ave Portland\Z - CAD\DWG\2287-UTIL.dwg - 6/29/2010 2:01 PM



STORM SEWER SCHEDULE				
STRUCTURE	SIZE	RIM	INV. IN/SIZE (FROM)	INV. OUT/SIZE (TO)
CB1	4'ø	81.40	78.57/4"(UD)	78.47/12"(DMH1)
CB2	4'ø	80.25	77.42/4"(UD)	77.42/12"(DMH2)
DMH1	4'ø	82.58	78.32/12"(CB1)	78.22/12"(DMH2)
DMH2	4'ø	83.15	77.25/12"(CB2) 77.25/12"(DMH1)	77.15/15"(EXST. CB1)
DMH3	4'ø	82.20	78.07/12"(EXST.)	77.97/12"(EXST.)
DMH4	4'ø	83.04	77.36/12"(DMH3)	77.26/12"(EXIST. CB2)
EXIST. CB1	4'ø	81.50	77.10/15"(DMH2)	77.00/15"(EXST.)
EXIST. CB2	4'ø	81.35	77.15/15"(EXIST.)	77.05/15"(EXIST.)

NOTES:

1. ALL TEST PITS SHALL BE CONDUCTED AND RESULTS PROVIDED TO ENGINEER, PRIOR TO START OF ANY FOUNDATION WORK.

2. CATCH BASIN SEDIMENT AND TRASH FILTERS TO BE INSTALLED AFTER COMPLETION OF SYSTEM. CATCH BASIN SEDIMENT AND TRASH FILTERS SHALL BE CLEANED PRIOR TO COMPLETION OF THE PROJECT AND TURNED OVER TO OWNER.

3. EXISTING CATCH BASINS NOT BEING REUSED SHALL BE REMOVED DURING SITE DEMOLITION.

4. ALL PIPING WITHIN THE CITY OF PORTLAND RIGHT-OF-WAY SHALL CONFORM TO APPLICABLE CITY OF PORTLAND STANDARDS. STORM DRAIN PIPING WITHIN CITY RIGHT-OF-WAY SHALL BE SDR-35.

NOTE: THIS PLAN SET IS ISSUED FOR CONSTRUCTION.

20 0 10 20 40
1 inch = 20 ft.

Rev.	Date	Revision
3	6/7/10	REVISED GRADING AT BIOCELL
2	4/6/10	ADDED NOTE TO EXISTING CB
1	3/23/10	EXPANDED BIOCELL TO DRIVEWAY

Issued For	Date	By
CONSTRUCTION	6/30/10	AMP
95% REVIEW	6/14/10	AMP
PUBLIC HEARING REVIEW	3/23/10	DER
SITE PLAN REVIEW	2/16/10	DER

Design: JJM | Draft: CG | Date: JAN 2010
Checked: DER | Scale: 1"=20' | Job No.: 2287
File Name: 2287-GRADING.dwg

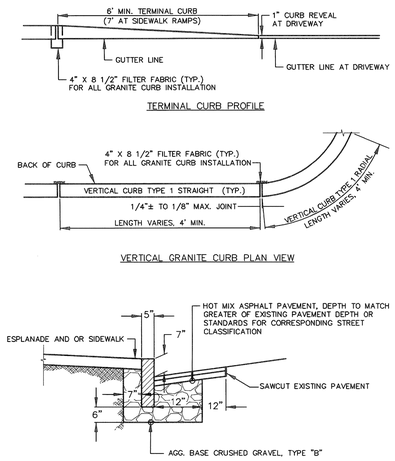
This plan shall not be modified without written permission from Gorrill-Palmer Consulting Engineers, Inc.(GPCEI). Any alterations, authorized or otherwise, shall be at the user's sole risk and without liability to GPCEI.

Gorrill-Palmer Consulting Engineers, Inc.
PO Box 1237 *Engineering Excellence Since 1998*
15 Shaker Road
Gray, ME 04039
207-657-6910
FAX: 207-657-6912
E-Mail: mailbox@gorrillpalmer.com

Drawing Name: **Grading, Drainage, and Erosion Control Plan**
Project: **Proposed Bank**
314 Allen Avenue, Portland, Maine
Client: **Bangor Savings Bank**
99 Franklin Street, Bangor, Maine 04401

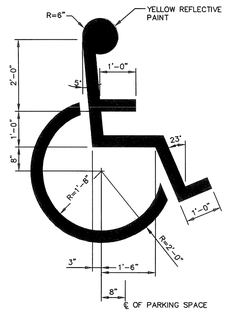
Drawing No. *C103*

U:\2287 - Bangor Savings - Allen Ave Portland\Z - CAD\DWG\2287-GRADING.dwg - 6/30/2010 11:19 AM



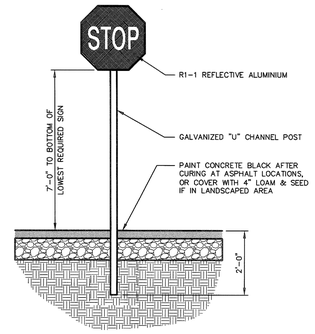
VERTICAL GRANITE CURB INSTALLATION IN EXISTING STREETS

NOT TO SCALE



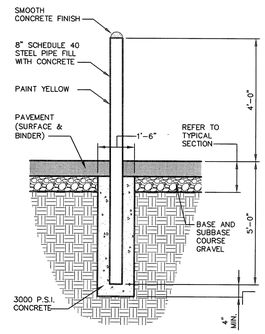
INTERNATIONAL BARRIER FREE SYMBOL

NOT TO SCALE



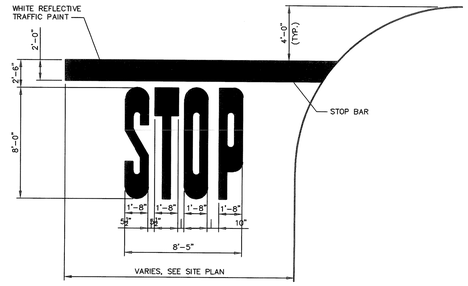
STOP SIGN

NOT TO SCALE



GUARD POST

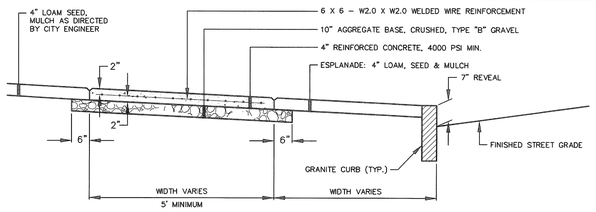
NOT TO SCALE



NOTE:
ALL TRAFFIC MARKINGS TO BE SOLID WHITE REFLECTIVE TRAFFIC PAINT AS PER DIMENSIONS BELOW.

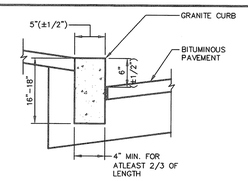
PAVEMENT MARKINGS

NOT TO SCALE



REINFORCED CONCRETE SIDEWALK IN CITY RIGHT-OF-WAY

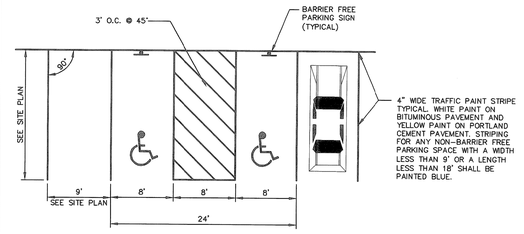
NOT TO SCALE



NOTE: VERTICAL GRANITE CURB SHALL MEET THE REQUIREMENTS OF SECTION 8.13 OF THE MAINE DEPARTMENT OF TRANSPORTATION (MDOT) STANDARD SPECIFICATIONS, LATEST REVISION, AND THE DIMENSIONS SHOWN ON THE DRAWINGS. SLOPED GRANITE CURB SHALL MEET THE REQUIREMENTS OF SECTION 609 OF THE STANDARD SPECIFICATIONS, LATEST REVISION, AND THE DIMENSIONS SHOWN ON THE DRAWINGS.

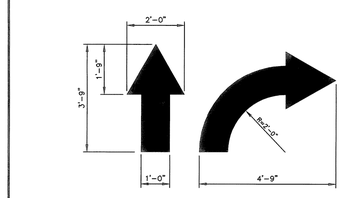
VERTICAL GRANITE CURB

NOT TO SCALE



PARKING SPACE DIMENSIONS

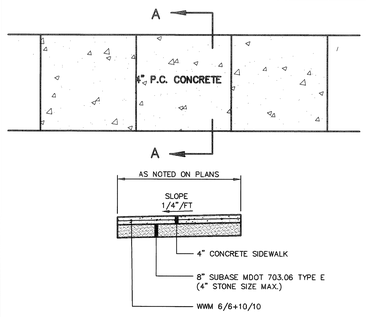
NOT TO SCALE



NOTE:
ALL TRAFFIC FLOW ARROWS TO BE SOLID YELLOW REFLECTIVE TRAFFIC PAINT AS PER DIMENSIONS.

TRAFFIC FLOW ARROWS

NOT TO SCALE



SECTION A–A

NOTES:

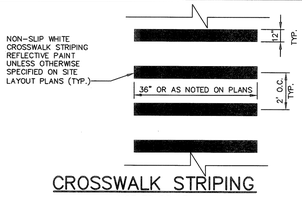
1. 3/4"x4" PREMOULDED EXPANSION MATERIALS AROUND ANY STRUCTURES IN WALK.

2. EXPANSION JOINTS MAXIMUM DISTANCE = 20', USED 3/4"x4" PREMOULDED EXPANSION MATERIAL.

3. CONTRACTION JOINTS MAXIMUM DISTANCE = 5', TROWEL JOINT 2" DEEP AND FILL WITH HOT POURED SEALER.

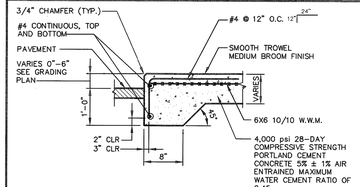
CONCRETE SIDEWALK

NOT TO SCALE



CROSSWALK STRIPING

NOT TO SCALE



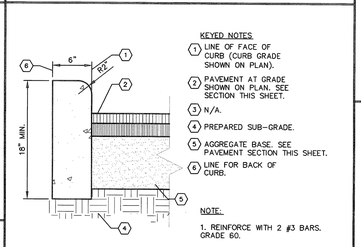
NOTES:

1. SEE FOUNDATION DRAIN AND BACKFILL BUILDING PERIMETER DETAIL FOR SIDEWALK SUBSURFACE CONDITIONS.

2. PROVIDE CONCRETE EXPANSION JOINTS EVERY 6'.

MONOLITHIC CONCRETE CURB AND SIDEWALK

NOT TO SCALE



KEYED NOTES

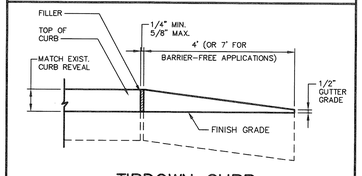
1. LINE OF FACE OF CURB (CURB GRADE SHOWN ON PLAN).
2. PAVEMENT AT GRADE SHOWN ON PLAN. SEE SECTION THIS SHEET.
3. N/A.
4. PREPARED SUB-GRADE.
5. AGGREGATE BASE. SEE PAVEMENT SECTION THIS SHEET.
6. LINE FOR BACK OF CURB.

NOTE:

1. REINFORCE WITH 2 #3 BARS. GRADE 60.

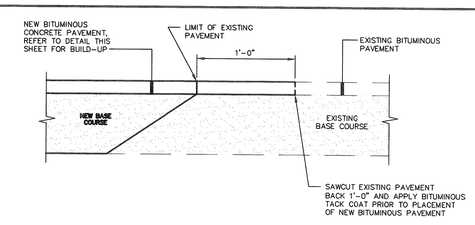
VERTICAL CONCRETE CURB

NOT TO SCALE



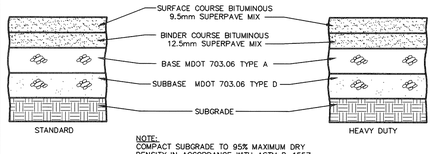
TIPDOWN CURB

NOT TO SCALE



PAVEMENT SAWCUT

NOT TO SCALE



NOTE:
COMPACT SUBGRADE TO 95% MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D-1557

THICKNESS OF LAYERS

STANDARD	LAYERS	HEAVY DUTY
1.25"	SURFACE COURSE BITUMINOUS 9.5 MM SUPERPAVE MIX	1.25"
2.25"	BINDER COURSE BITUMINOUS SUPERPAVE* MIX	2.25"
6"	AGGREGATE BASE GRAVEL MDOT 703.06 TYPE A	8"
12"	AGGREGATE SUBBASE GRAVEL MDOT 703.06 TYPE D	15"

BITUMINOUS PAVEMENT SECTION

NOT TO SCALE

NOTE: THIS PLAN SET IS ISSUED FOR CONSTRUCTION.

Rev.	Date	Revision
1	4/6/10	ADDED CITY SIDEWALK & GRANITE CURB DETAIL

Issued For	Date	By
CONSTRUCTION	6/30/10	AMP
95% REVIEW	5/14/10	AMP
PUBLIC HEARING REVIEW	3/23/10	DER
SITE PLAN REVIEW	2/16/10	DER

Design: JJM	Draft: CG	Date: JAN 2010
Checked: DER	Scale: NTS	Job No.: 2287
File Name: 2287-DETAILS.dwg		

This plan shall not be modified without written permission from Gorrill-Palmer Consulting Engineers, Inc.(GPCEI). Any alterations, authorized or otherwise, shall be at the user's sole risk and without liability to GPCEI.

GP Gorrill-Palmer Consulting Engineers, Inc.
PO Box 1237 Engineering Excellence Since 1998
15 Shaker Road
Gray, ME 04039
207-657-6910
FAX: 207-657-6912
E-Mail: mailbox@gorrillpalmer.com

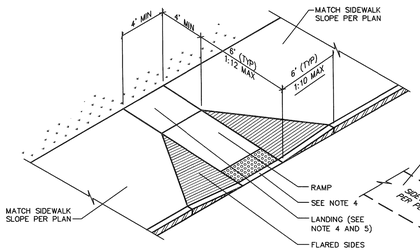
Drawing Name: Site Details – 1

Project: Proposed Bank
314 Allen Avenue, Portland, Maine

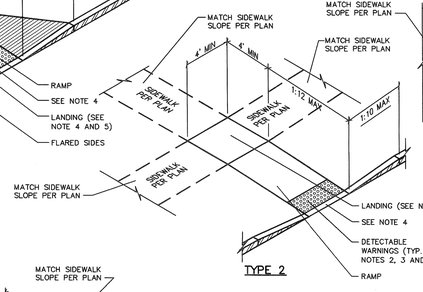
Client: Bangor Savings Bank
99 Franklin Street, Bangor, Maine 04401

Drawing No. C401

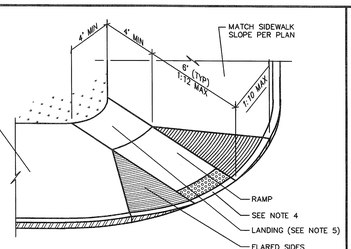
U:\2287 – Bangor Savings – Allen Ave Portland\Z – CAD\DWG\2287-DETAILS.dwg – 6/29/2010 2:01 PM



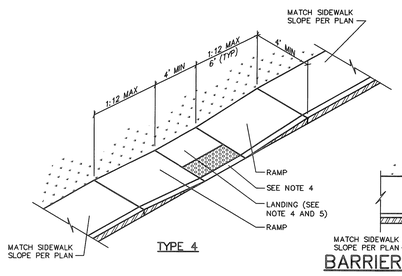
TYPE 1



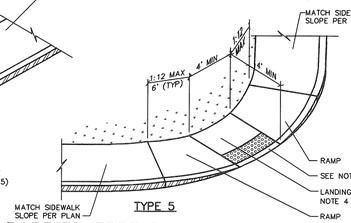
TYPE 2



TYPE 3



TYPE 4



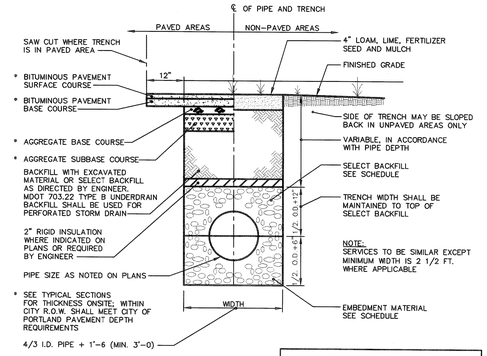
TYPE 5

BARRIER FREE RAMP–ONSITE

N.T.S.

NOTE:

1. CURB RAMP LENGTHS ARE BASED ON SIX (6) INCH CURB REVEAL HEIGHT AND NO RUNNING SLOPE. RAMP LENGTHS SHALL BE ADJUSTED AS NECESSARY TO ACCOMMODATE VARYING CURB REVEAL HEIGHTS AND TO MATCH RUNNING SLOPES OF ADJACENT ROADWAY AND SIDEWALK SLOPES TO MAINTAIN A RAMP THAT DOES NOT EXCEED THE MAXIMUM RAMP SLOPE OF 1:12.
2. DETECTABLE WARNINGS SHALL CONSIST OF RAISED TRUNCATED DOMES AND SHALL HAVE A BASE DIAMETER OF 0.9 INCHES (23 mm) MINIMUM AND 1.4 INCHES (36 mm) MAXIMUM; A TOP DIAMETER OF 50 PERCENT OF THE BASE DIAMETER MINIMUM TO 65 PERCENT OF THE BASE DIAMETER MAXIMUM AND A HEIGHT OF 0.2 INCHES (5.1 mm), A CENTER-TO-CENTER SPACING OF 1.6 INCHES (41mm) MINIMUM AND 2.4 INCHES (61mm) MAXIMUM; AND A BASE-TO-BASE SPACING OF 0.65 INCHES (17mm) MINIMUM, MEASURED BETWEEN THE MOST ADJACENT DOMES ON A SQUARE GRID.
3. DETECTABLE WARNINGS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT. THE MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE. DETECTABLE WARNINGS USED ON INTERIOR SURFACES SHALL DIFFER FROM ADJOINING WALKING SURFACES IN RESILIENCY OR SOUND-ON-CANE CONTACT.
4. ALL ACCESSIBLE ROUTE SIDEWALKS INTERSECTING ROADWAYS, DRIVEWAYS, OR OTHER VEHICULAR CROSSINGS REQUIRE DETECTABLE WARNINGS. DETECTABLE WARNING ZONES SHALL BE INSTALLED SIX (6) INCHES (OR THE HORIZONTAL THICKNESS OF THE ADJACENT CURB) FROM THE FLOW LINE OF THE CURB, EXTEND INTO THE SIDEWALK FOR A 24" DEPTH, AND COVER THE COMPLETE WIDTH OF THE SIDEWALK OR RAMP AREA. DETECTABLE WARNING ZONES SHALL CONFORM TO THE SLOPE REQUIREMENTS OF THE RAMP, LANDING, OR ACCESSIBLE ROUTE AS DEFINED IN THE SPECIFIED DETAIL. DETECTABLE WARNINGS SHALL NOT BE INSTALLED IN FLARED SIDES, IF THE RAMP INCLUDES FLARED SIDES.
5. ALL LANDING AREAS SHALL BE 4 FEET WIDE BY 4 FEET LONG (MINIMUM DIMENSIONS). THE SLOPE OF THE LANDING AREA SHALL NOT EXCEED A 1:48 IN ANY DIRECTION.
6. ALL ACCESSIBLE ROUTE SLOPES ADJOINING THE LANDING AREA, EXCLUDING THE CURB RAMP, SHALL NOT EXCEED A SLOPE OF 1:20 UNLESS OTHERWISE NOTED.



MINIMUM COVER	PIPE
2'-0"	DRAIN (1)
5'-5"	WATER
5'-0"	SEWER

(1) COVER BETWEEN 2' AND 3' SHALL INCLUDE 4" RIGID INSULATION. COVER BETWEEN 3' AND 4' SHALL INCLUDE 2" RIGID INSULATION.

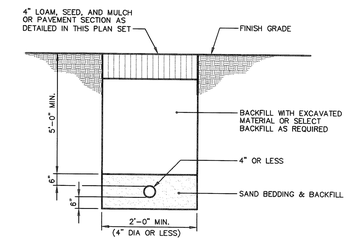
NOTE:

1. BRACING AND SHEETING OR OTHER TRENCH PROTECTION TO BE PROVIDED TO MEET APPLICABLE STATE AND O.S.H.A. SAFETY STANDARDS. ALL SUCH TRENCH PROTECTION TO BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. INSTALL WARNING TAPE DIRECTLY ABOVE UTILITIES, 12" BELOW FINISH GRADE.

SCHEDULE OF TRENCH BACKFILL		
TYPE OF PIPE	EMBEDMENT MATERIAL	SELECT BACKFILL
CMP DUCTILE IRON RCP	MDOT 703.22 TYPE B UD BACKFILL	MDOT 703.22 TYPE B UD BACKFILL
PVC-SDR 35 HDPE	MDOT 703.22 TYPE C 3/4" CRUSHED STONE	MDOT 703.22 TYPE B UD BACKFILL
PERFORATED PVC-SDR35 HDPE	MDOT 703.22 TYPE C 3/4" CRUSHED STONE	MDOT 703.22 TYPE C 3/4" CRUSHED STONE

TRENCH SECTION

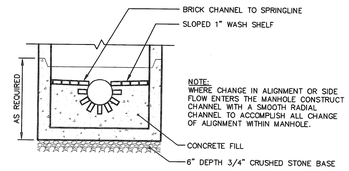
N.T.S.



SEE NOTE 3 IN THRUST BLOCK NOTES DETAIL

WATER SERVICE TRENCH SECTION

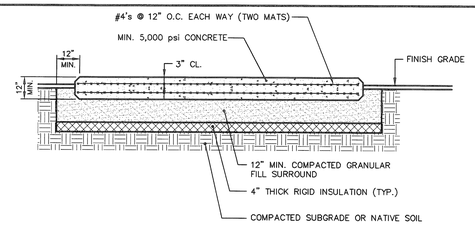
NOT TO SCALE



NOTE:
WHERE CHANGE IN ALIGNMENT OR SIDE FLOW ENTERS THE MANHOLE CONSTRUCT CHANNEL WITH A SMOOTH RADIAL CHANNEL TO ACCOMPLISH ALL CHANGE OF ALIGNMENT WITHIN MANHOLE.

SANITARY SEWER MANHOLE BRICK CHANNEL INSTALLATION

NOT TO SCALE



MECHANICAL UNIT PAD

NOT TO SCALE

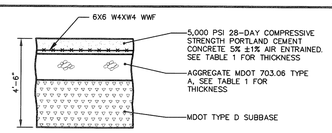


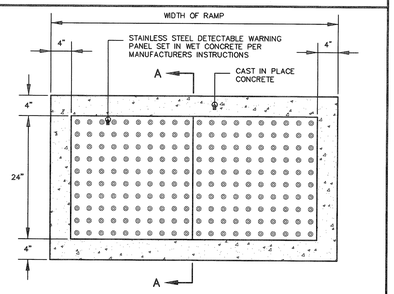
TABLE 1		
DESCRIPTION	SLAB	MDOT 703.06 AGGREGATE TYPE A
ALL SLABS	8"	9"

NOTE:

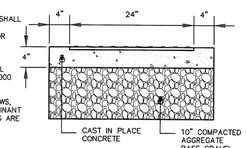
1. COMPACT SUBBASE TO 95% MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D-1557.
2. SITE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBGRADE PREPARATION AND PLACEMENT/COMPOSITION OF ALL AGGREGATE BASE/SUBBASE COURSE GRAVELS FOR PORTLAND CEMENT CONCRETE SURFACES IN CONTACT WITH BUILDINGS.

HEAVY DUTY PORTLAND CEMENT CONCRETE PAVEMENT SECTION

NOT TO SCALE



PLAN VIEW



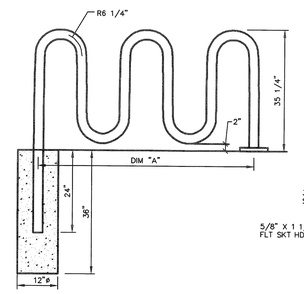
SECTION A–A

NOTES:

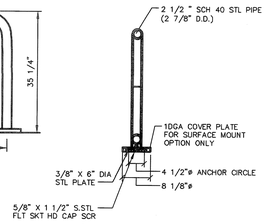
1. STAINLESS STEEL TRUNCATED DOME PANELS SHALL BE AS MANUFACTURED BY ADVANTAGE TACTILE SYSTEMS, INC. (WWW.ADVANTAGETACTILE.COM), OR APPROVED EQUAL.
2. CAST IN PLACE CONCRETE SHALL MEET SPECIFICATIONS FOR MDOT CLASS A STRUCTURAL CONCRETE, MINIMUM COMPRESSIVE STRENGTH 4,000 PSI.
3. TRUNCATED DOMES SHALL BE ALIGNED IN ROWS, PARALLEL AND PERPENDICULAR TO THE PREDOMINANT DIRECTION OF TRAVEL. TRUNCATED DOME BRICKS ARE NOT ALLOWED.
4. THE "YELLOW" COLOR SHALL BE USED IN ALL SIDEWALK RAMPS MADE OF CONCRETE OR ASPHALT WHICH ARE LOCATED IN THE CITY RIGHT-OF-WAY FOLLOW MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION.
5. THE "RED" COLOR SHALL BE USED IN ALL SIDEWALK RAMPS MADE OF CONCRETE OR ASPHALT WHICH ARE LOCATED WITH IN THE PROJECT SITE. FOLLOW MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION.

SIDEWALK RAMP DETECTABLE WARNING PANEL

NOT TO SCALE



S-1 EMBEDMENT



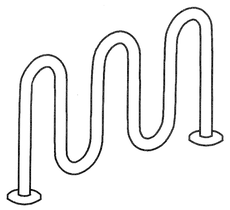
S-2 SURFACE MOUNT

MODEL NO.	PEAKS	DIM "A"
125-30	3	62 1/2" LG.

FINISH OPTIONS
HOT DIPPED GALVANIZED

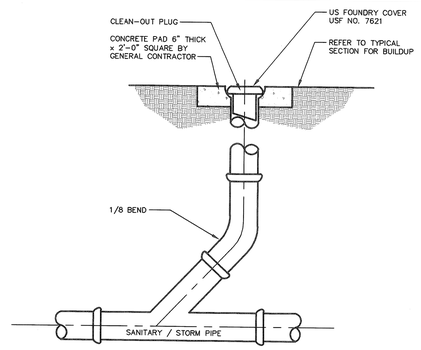
COATED WITH ZINC RICH EPOXY THEN FINISHED WITH POLYESTER POWDER COATING

NOTE
1 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED FOR OPTION S-2



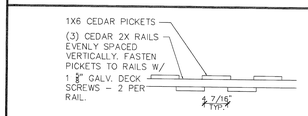
BIKE RACK

NOT TO SCALE



CLEANOUT

NOT TO SCALE



SHADOW BOX FENCE DETAIL

NOT TO SCALE

NOTE: THIS PLAN SET IS ISSUED FOR CONSTRUCTION.

Rev.	Date	Revision
2	4/6/10	ADDED NOTE TO TRENCH SECTION
1	3/23/10	ADDED DETECTABLE WARNING PANEL AND SHADOW BOX DETAILS

Issued For	Date	By
CONSTRUCTION	6/30/10	AMP
95% REVIEW	6/14/10	AMP
PUBLIC HEARING REVIEW	3/23/10	DER
SITE PLAN REVIEW	2/16/10	DER

Design: JJM	Draft: CG	Date: JAN 2010
Checked: DER	Scale: NTS	Job No.: 2287
File Name: 2287-DETAILS.dwg		

This plan shall not be modified without written permission from Gorrill-Palmer Consulting Engineers, Inc.(GPCEI). Any alterations, authorized or otherwise, shall be at the user's sole risk and without liability to GPCEI.

Gorrill-Palmer Consulting Engineers, Inc.
Engineering Excellence Since 1998
PO Box 1237
15 Shaker Road
Gray, ME 04039
207-657-6910
FAX: 207-657-6912
E-Mail: mailbox@gorrillpalmer.com

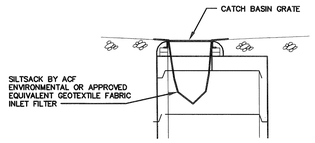
Drawing Name: **Miscellaneous Details**

Project: **Proposed Bank**
314 Allen Avenue, Portland, Maine

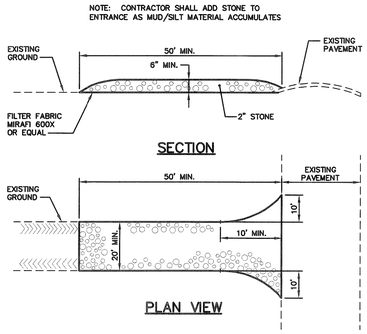
Client: **Bangor Savings Bank**
99 Franklin Street, Bangor, Maine 04401

Drawing No. C402

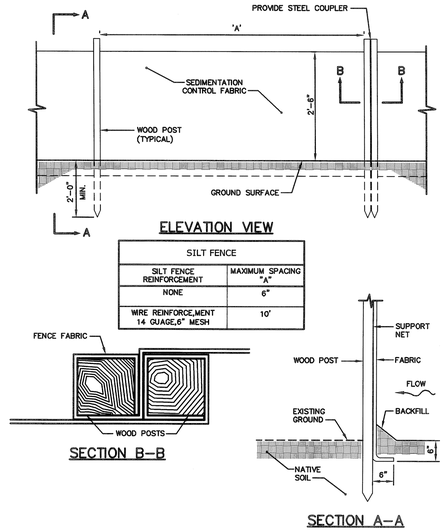
U:\2287 - Bangor Savings - Allen Ave Portland\Z - CAD\DWG\2287-DETAILS.dwg - 6/29/2010 2:01 PM



CATCH BASIN INLET FILTER
NOT TO SCALE

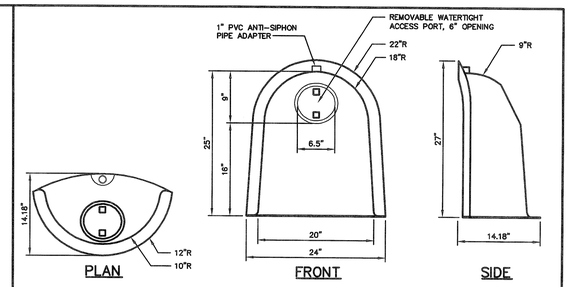


STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



SILT FENCE	
SILT FENCE REINFORCEMENT	MAXIMUM SPACING "A"
NONE	6'
WIRE REINFORCEMENT 14 GUAGE,6" MESH	10'

SILTATION FENCE DETAIL
NOT TO SCALE

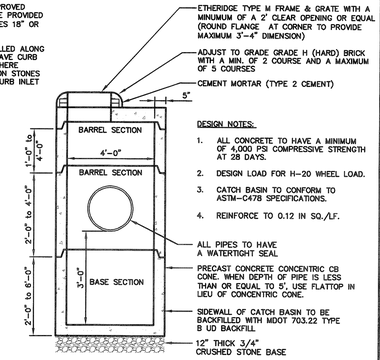


"THE SNOUT"
NOT TO SCALE

NOTE:
FOR USE ON CATCH BASIN OUTLET 18" IN DIAMETER AND LESS

NOTES:

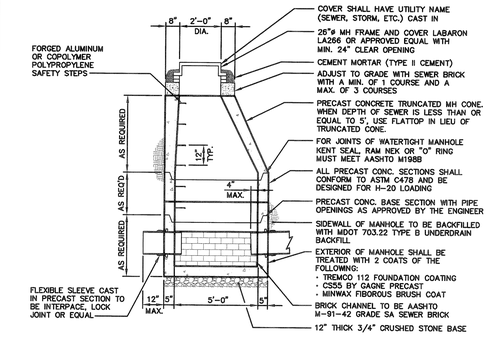
1. "THE SNOUT" OR APPROVED EQUIVALENT SHALL BE PROVIDED ON CATCH BASIN PIPES 18" OR LESS.
2. CATCH BASINS INSTALLED ALONG CURB LINES SHALL HAVE CURB INLET STONES AND WHERE NECESSARY TRANSITION STONES ON BOTH SIDES OF CURB INLET STONE.



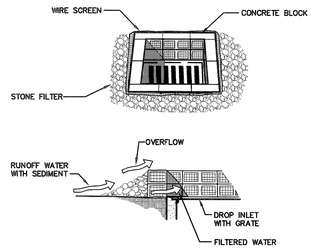
DESIGN NOTES:

1. ALL CONCRETE TO HAVE A MINIMUM OF 4,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS.
2. DESIGN LOAD FOR H-20 WHEEL LOAD.
3. CATCH BASIN TO CONFORM TO ASTM-C478 SPECIFICATIONS.
4. REINFORCE TO 0.12 IN SQ./LF.

4'-0" PRECAST CATCH BASIN
NOT TO SCALE



4'-0" PRECAST SEWER MANHOLE AND DRAIN MANHOLE
NOT TO SCALE



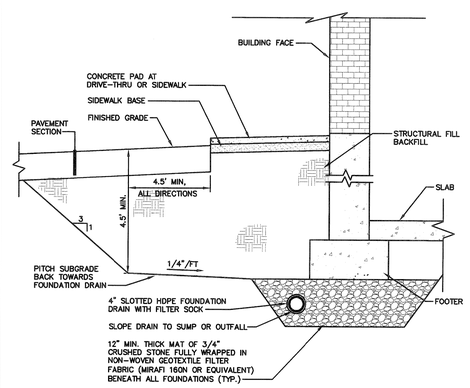
SPECIFIC APPLICATION

THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE HEAVY FLOWS ARE EXPECTED AND WHERE AN OVERFLOW CAPACITY IS NECESSARY TO PREVENT EXCESSIVE PONDING AROUND THE STRUCTURE.

NOTES:

1. PLACE CONCRETE BLOCKS LENGTHWISE ON THEIR SIDES IN A SINGLE ROW AROUND THE PERIMETER OF THE INLET, WITH THE ENDS OF ADJACENT BLOCKS ABUTTING. THE HEIGHT OF THE BARRIER CAN BE VARIED, DEPENDING ON DESIGN NEEDS, BY STACKING COMBINATIONS OF 4", 8" AND 12" WIDE BLOCKS. THE BARRIER OF BLOCKS SHALL BE AT LEAST 12 INCHES HIGH, AND NO GREATER THAN 24" HIGH.
2. WIRE MESH SHALL BE PLACED OVER THE OUTSIDE VERTICAL FACE (WEBBING) OF THE CONCRETE BLOCKS TO PREVENT STONE FROM BEING WASHED THROUGH THE HOLES IN THE BLOCKS. HARDWARE CLOTH OR COMPARABLE WIRE MESH WITH 1/2" OPENINGS SHALL BE USED.
3. STONE SHALL BE PILED AGAINST THE WIRE TO THE TOP OF THE BLOCK BARRIER, AS SHOWN IN DETAIL. THE STONE FILTER SHALL BE 3/4" CRUSHED STONE.
4. IF THE STONE FILTER BECOMES CLOGGED WITH SEDIMENT, SO THAT IT NO LONGER ADEQUATELY PERFORMS ITS FUNCTION, THE STONE MUST BE PULLED AWAY FROM THE BLOCKS, CLEANED AND REPLACED.

STONE SEDIMENT BARRIER
NOT TO SCALE



DRIVE-THRU PAD/SIDEWALK BASE AND FOUNDATION DRAIN DETAIL
N.T.S.

NOTE: THIS PLAN SET IS ISSUED FOR CONSTRUCTION.

Rev.	Date	Revision
–	–	–

Issued For	Date	By
CONSTRUCTION	6/30/10	AMP
95% REVIEW	6/14/10	AMP
PUBLIC HEARING REVIEW	3/23/10	DER
SITE PLAN REVIEW	2/16/10	DER

Design: JJM	Draft: CG	Date: JAN 2010
Checked: DER	Scale: NTS	Job No.: 2287
File Name: 2287-DETAILS.dwg		

This plan shall not be modified without written permission from Gorrill-Palmer Consulting Engineers, Inc.(GPCEI). Any alterations, authorized or otherwise, shall be at the user's sole risk and without liability to GPCEI.

Gorrill-Palmer Consulting Engineers, Inc.
PO Box 1237 *Engineering Excellence Since 1998* 207-657-6910
15 Shaker Road FAX: 207-657-6912
Gray, ME 04039 E-Mail: mailbox@gorrillpalmer.com

Drawing Name: **Drainage and Erosion Control Details**
Project: **Proposed Bank**
314 Allen Avenue, Portland, Maine
Client: **Bangor Savings Bank**
99 Franklin Street, Bangor, Maine 04401

Drawing No. C403

H:\2287 - Bangor Savings - Allen Ave Portland\2 - CAD\DWG\2287-DETAILS.dwg - 6/30/2010 11:18 AM

EROSION CONTROL MEASURES AND SITE STABILIZATION

THE PRIMARY EMPHASIS OF THE EROSION/SEDIMENTATION CONTROL PLAN, WHICH WILL BE IMPLEMENTED FOR THIS PROJECT, IS AS FOLLOWS:

- DEVELOPMENT OF A CAREFUL CONSTRUCTION SEQUENCE.
- RAPID REVEGETATION OF DENUDED AREAS TO MINIMIZE THE PERIOD OF SOIL EXPOSURE.
- RAPID STABILIZATION OF DRAINAGE PATHS TO AVOID RILL AND GULLY EROSION.
- THE USE OF ON-SITE MEASURES TO CAPTURE SEDIMENT (HAY BALES/ STONE CHECK DAMS/SILT FENCE, ETC.)

THE FOLLOWING TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL DEVICES WILL BE IMPLEMENTED AS PART OF THE SITE DEVELOPMENT. THESE DEVICES SHALL BE INSTALLED AS INDICATED ON THE PLANS OR AS DESCRIBED WITHIN THIS REPORT. FOR FURTHER REFERENCE, SEE THE LATEST EDITION OF THE MAINE EROSION AND SEDIMENT CONTROL BMPS.

A. DEWATERING

WATER FROM CONSTRUCTION TRENCH DEWATERING SHALL PASS FIRST THROUGH A FILTER BAG OR SECONDARY CONTAINMENT STRUCTURE (E.G. HAY BALE LINED POOL) PRIOR TO DISCHARGE. THE DISCHARGE SITE SHALL BE SELECTED TO AVOID FLOODING, ICING, AND SEDIMENT DISCHARGES TO A PROTECTED RESOURCE. IN NO CASE SHALL THE FILTER BAG OR CONTAINMENT STRUCTURE BE LOCATED WITHIN 50 FEET OF A PROTECTED NATURAL RESOURCE.

B. INSPECTION AND MONITORING

MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION SEASON. AFTER EACH RAINFALL, SNOW STORM OR PERIOD OF THAWING AND RUNOFF, THE SITE CONTRACTOR SHALL PERFORM A VISUAL INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES AND PERFORM REPAIRS AS NEEDED TO INSURE THEIR CONTINUOUS FUNCTION. FOLLOWING THE TEMPORARY AND/OR FINAL SEEDING AND MULCHING, THE CONTRACTOR SHALL IN THE SPRING INSPECT AND REPAIR ANY DAMAGES AND/OR UNESTABLISHED SPOTS. ESTABLISHED VEGETATIVE COVER MEANS A MINIMUM OF 90% OF AREAS VEGETATED WITH VIGOROUS GROWTH.

C. TEMPORARY EROSION CONTROL MEASURES

THE FOLLOWING MEASURES ARE PLANNED AS TEMPORARY EROSION/SEDIMENTATION CONTROL MEASURES DURING CONSTRUCTION:

1. CRUSHED STONE-STABILIZED CONSTRUCTION ENTRANCE SHALL BE PLACED AT THE ENTRANCE ALONG ALLEN AVENUE.

2. SILTATION FENCE OR WOOD WASTE COMPOST BERMS SHALL BE INSTALLED DOWNSTREAM OF ANY DISTURBED AREAS TO TRAP RUNOFF- BORNE SEDIMENTS UNTIL GRASS AREAS ARE REVEGETATED. THE SILT FENCE AND/OR WOOD WASTE COMPOST BERMS SHALL BE INSTALLED PER THE DETAILS PROVIDED IN THIS PACKAGE AND INSPECTED AT LEAST ONCE A WEEK AND BEFORE AND IMMEDIATELY AFTER A STORM EVENT OF 0.5 INCHES OR GREATER, AND AT LEAST DAILY DURING PROLONGED RAINFALL. REPAIRS SHALL BE MADE IF THERE ARE ANY SIGNS OF EROSION OR SEDIMENTATION BELOW THE FENCE OR BERM LINE. IF THERE ARE SIGNS OF UNDERCUTTING AT THE CENTER OR THE EDGES, OR MPOUNDING OF LARGE VOLUMES OF WATER BEHIND THE FENCE OR BERM, THE BARRIER SHALL BE REPLACED WITH A STONE CHECK DAM. WOOD WASTE COMPOST BERMS ARE NOT TO BE USED ADJACENT TO WETLAND AREAS THAT ARE NOT TO BE DISTURBED.

3. STRAW OR HAY MULCH INCLUDING HYDROSEEDING IS INTENDED TO PROVIDE COVER FOR DENUDED OR SEEDED AREAS UNTIL REVEGETATION IS ESTABLISHED. MULCH PLACED BETWEEN APRIL 15TH AND OCTOBER 15TH ON SLOPES OF LESS THEN 15 PERCENT SHALL BE ANCHORED BY APPLYING WATER; MULCH PLACED ON SLOPES OF EQUAL TO OR STEEPER THAN 15 PERCENT SHALL BE COVERED BY A FABRIC NETTING AND ANCHORED WITH STAPLES IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION. FABRIC NETTING AND STAPLES SHALL BE USED ON DISTURBED AREAS WITHIN 50' OF LAKES, STREAMS, AND WETLANDS REGARDLESS OF THE UPSTREAM SLOPE. MULCH PLACED BETWEEN OCTOBER 15TH AND APRIL 15TH ON SLOPES EQUAL TO OR STEEPER THAN 8 PERCENT SHALL BE COVERED WITH A FABRIC NETTING AND ANCHORED WITH STAPLES IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. SLOPES STEEPER THAN 3:1 AND EQUAL TO OR FLATTER THAN 2:1, WHICH ARE TO BE REVEGETATED, SHALL RECEIVE CURLEX BLANKETS BY AMERICAN EXCELSOR OR EQUAL. SLOPES STEEPER THAN 2:1 SHALL RECEIVE RIPRAP AS NOTED ON THE PLANS. THE MULCH APPLICATION RATE FOR BOTH TEMPORARY AND PERMANENT SEEDING IS 75 LBS PER 1000 SF AS IDENTIFIED IN ATTACHMENT A OF THIS SECTION. MULCH SHALL NOT BE PLACED OVER SNOW.

4. TEMPORARY STOCKPILES OF STUMPS, GRUBBINGS, OR COMMON EXCAVATION WILL BE PROTECTED AS FOLLOWS:

a) TEMPORARY STOCKPILES SHALL NOT BE LOCATED WITHIN 100 FEET OF ANY WETLANDS WHICH WILL NOT BE DISTURBED AND SHALL BE LOCATED AWAY FROM DRAINAGE SWALES.

b) STOCKPILES SHALL BE STABILIZED WITHIN 7 DAYS BY EITHER TEMPORARILY SEEDING THE STOCKPILE BY A HYDROSEED METHOD CONTAINING AN EMULSIFIED MULCH TACKIFIER OR BY COVERING THE STOCKPILE WITH MULCH, SUCH AS HAY, STRAW, OR EROSION CONTROL MIX.

c) STOCKPILES SHALL BE SURROUNDED BY SEDIMENTATION BARRIER AT THE TIME OF FORMATION.

5. ALL DENUDED AREAS THAT ARE WITHIN 100 FEET OF AN UNDISTURBED WETLAND, WHICH HAVE BEEN ROUGH GRADED AND ARE NOT LOCATED WITHIN A BUILDING PAD, PARKING AREA, OR ACCESS DRIVE SUBBASE AREA, SHALL RECEIVE MULCH OR EROSION CONTROL MESH FABRIC WITHIN 48 HOURS OF INITIAL DISTURBANCE OF SOIL. ALL AREAS WITHIN 100 FEET OF AN UNDISTURBED WETLAND SHALL BE MULCHED PRIOR TO ANY PREDICTED RAIN EVENT REGARDLESS OF THE 48 HOUR WINDOW. IN OTHER AREAS, THE TIME PERIOD MAY BE EXTENDED TO 7 DAYS.

6. FOR WORK, WHICH IS CONDUCTED BETWEEN OCTOBER 15TH AND APRIL 15TH OF ANY CALENDAR YEAR, ALL DENUDED AREAS, SHALL BE COVERED WITH HAY MULCH OR EROSION CONTROL MIX, APPLIED AT TWICE THE NORMAL APPLICATION RATE AND ANCHORED WITH A FABRIC NETTING. THE TIME PERIOD FOR APPLYING MULCH SHALL BE LIMITED TO 2 DAYS FOR ALL AREAS.

7. ALLEN AVENUE SHALL BE SWEPT TO CONTROL MUD AND DUST AS NECESSARY. ADDITIONAL STONE SHALL BE ADDED TO THE STABILIZED CONSTRUCTION ENTRANCE TO MINIMIZE THE TRACKING OF MATERIAL OFF THE SITE AND ONTO THE SURROUNDING ROADWAYS.

8. DURING GRUBBING OPERATIONS STONE CHECK DAMS SHALL BE INSTALLED AT ANY EVIDENT CONCENTRATED FLOW DISCHARGE POINTS AND AS DIRECTED ON THE EROSION CONTROL PLANS.

9. SILT FENCING WITH A MINIMUM STAKE SPACING OF 6 FEET SHOULD BE USED, UNLESS THE FENCE IS SUPPORTED BY WIRE FENCE REINFORCEMENT OF MINIMUM 14 GAUGE AND WITH A MAXIMUM MESH SPACING OF 6 INCHES. IN WHICH CASE STAKES MAY BE SPACED A MAXIMUM OF 10 FEET APART. THE BOTTOM OF THE FENCE SHOULD BE ANCHORED.

10. WOOD WASTE COMPOST/BARK BERMS MAY BE USED IN LIEU OF SILTATION FENCING. BERMS SHALL BE REMOVED AND SPREAD IN A LAYER NOT TO EXCEED 3" THICK ONCE UPSTREAM AREAS ARE COMPLETED AND A 90% CATCH OF VEGETATION IS ATTAINED.

11. STORM DRAIN CATCH BASIN INLET PROTECTION SHALL BE PROVIDED THROUGH THE USE OF STONE SEDIMENT BARRIERS OR APPROVED SEDIMENT BAGS (SUCH AS SILT SACK). INSTALLATION DETAILS ARE PROVIDED IN THE PLAN SET. THE BARRIERS SHALL BE INSPECTED AFTER EACH RAINFALL AND REPAIRS MADE AS NECESSARY. SEDIMENT SHALL BE REMOVED AND THE BARRIER RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO ½ THE DESIGN DEPTH OF THE BARRIER. THE BARRIER SHALL BE REMOVED WHEN THE TRIBUTARY DRAINAGE AREA HAS BEEN STABILIZED.

12. WATER AND/OR CALCIUM CHLORIDE SHALL BE FURNISHED AND APPLIED IN ACCORDANCE WITH MDOT SPECIFICATIONS - SECTION 637 - DUST CONTROL.

13. LOAM AND SEED IS INTENDED TO SERVE, AS THE PRIMARY PERMANENT REVEGETATIVE MEASURE FOR ALL DENUDED AREAS NOT PROVIDED WITH OTHER EROSION CONTROL MEASURES, SUCH AS RIPRAP. APPLICATION RATES ARE PROVIDED IN ATTACHMENT A OF THIS SECTION. SEEDING SHALL NOT OCCUR OVER SNOW.

D. PERMANENT EROSION CONTROL MEASURES

THE FOLLOWING PERMANENT EROSION CONTROL MEASURES HAVE BEEN DESIGNED AS PART OF THE EROSION/SEDIMENTATION CONTROL PLAN:

1. ALL AREAS DISTURBED DURING CONSTRUCTION, BUT NOT SUBJECT TO OTHER RESTORATION (PAVING, RIPRAP, ETC.) WILL BE LOAMED, LIMED, FERTILIZED, MULCHED, AND SEEDED. FABRIC NETTING, ANCHORED WITH STAPLES, SHALL BE PLACED OVER THE MULCH IN AREAS AS NOTED IN TEMPORARY EROSION CONTROL MEASURES PARAGRAPH 3 OF THIS REPORT. ALL AREAS WITHIN 100 FEET OF AN UNDISTURBED WETLAND SHALL BE MULCHED PRIOR TO ANY PREDICTED RAIN EVENT REGARDLESS OF THE 48 HOUR WINDOW. NATIVE TOPSOIL SHALL BE STOCKPILED AND REUSED FOR FINAL RESTORATION WHEN IT IS OF SUFFICIENT QUALITY.

2. ALL STORM DRAIN PIPE OUTLETS SHALL HAVE RIPRAP APRONS AT THEIR OUTLET TO PROTECT THE OUTLET AND RECEIVING CHANNEL FROM SCOUR AND DETERIORATION. INSTALLATION DETAILS ARE PROVIDED IN THE PLAN SET. THE APRONS SHALL BE INSTALLED AND STABILIZED TO THE EXTENT PRACTICABLE PRIOR TO DIRECTING RUNOFF TO THE TRIBUTARY PIPE OR CULVERT.

3. CATCH BASINS SHALL BE PROVIDED WITH SEDIMENT SUMPS AND INLET HOODS (THE SNOUT) FOR ALL OUTLET PIPES THAT ARE 18" IN DIAMETER OR LESS.

IMPLEMENTATION SCHEDULE

THE FOLLOWING CONSTRUCTION SEQUENCE SHALL BE REQUIRED TO INSURE THE EFFECTIVENESS OF THE EROSION AND SEDIMENTATION CONTROL MEASURES ARE OPTIMIZED:

IT IS ANTICIPATED THAT CONSTRUCTION OF THE PROPOSED BANK AND RELATED INFRASTRUCTURE WILL COMMENCE IN SPRING OF 2010 AND BE COMPLETED BY FALL OF 2010.

NOTE: FOR ALL GRADING ACTIVITIES, THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION NOT TO OVEREXPOSE THE SITE BY LIMITING THE DISTURBED AREA.

1. INSTALL PERIMETER SILT FENCE AND/OR WOOD WASTE BERMS PRIOR TO GRUBBING RESPECTIVE AREAS.

2. INSTALL CRUSHED STONE TO STABILIZED CONSTRUCTION ENTRANCE AT DRIVEWAY ENTRANCE ALONG ALLEN AVENUE, IF REQUIRED.

3. INSTALL SILT SACK IN CATCH BASINS WITHIN CITY RIGHT-OF-WAY.

4. COMMENCE BUILDING AND SITE DEMOLITION WITHIN THE SPECIFIED CLEARING LIMITS.

5. FOUNDATION PREPARATION AREA SHALL BE EXCAVATED FOR INSTALLATION OF THE BUILDING FOOTINGS. BUILDING WORK WILL BE ON GOING THROUGH THE REMAINDER OF THE PROJECT.

6. COMMENCE INSTALLATION OF DRAINAGE APPURTENANCES.

7. COMMENCE EARTHWORK AND GRADING TO SUBGRADE.

8. COMMENCE INSTALLATION OF ELECTRICAL SERVICE.

9. COMMENCE INSTALLATION OF WATER LINE AND SEWER LINE.

10. COMMENCE INSTALLATION OF GAS SERVICE.

11. CONTINUE EARTHWORK AND GRADING TO SUBGRADE AS NECESSARY FOR CONSTRUCTION.

12. COMPLETE INSTALLATION OF UNDERGROUND UTILITIES TO WITHIN 5' OF THE BUILDINGS.

13. INSTALL LIGHT POLE FOUNDATIONS AND UTILITY POLES.

14. COMPLETE REMAINING EARTHWORK OPERATIONS.

15. COMPLETE INSTALLATION OF CATCH BASINS AND APPURTENANCES.

16. INSTALL SUB-BASE AND BASE GRAVEL WITHIN PARKING FIELDS, WALKWAYS, AND ALL DRIVEWAYS.

17. INSTALL CURBING IN PARKING FIELDS, DRIVEWAYS, AND ALONG THE STREETS AS NEEDED.

18. INSTALL BASE COURSE PAVING FOR ACCESS DRIVE AND PARKING AREA AS WELL AS CONCRETE SURFACES.

19. LOAM, LIME, FERTILIZE, SEED AND MULCH DISTURBED AREAS AND COMPLETE ALL LANDSCAPING.

20. INSTALL SURFACE COURSE PAVING FOR ACCESS DRIVE AND PARKING AREAS. STRIPE PER PLAN.

21. ONCE THE SITE IS STABILIZED AND A 90% CATCH OF VEGETATION HAS BEEN OBTAINED, REMOVE ALL TEMPORARY EROSION CONTROL MEASURES.

23. TOUCH UP LOAM AND SEED.

NOTE: ALL DENUDED AREAS NOT SUBJECT TO FINAL PAVING, RIPRAP, OR GRAVEL SHALL BE REVEGETATED.

PRIOR TO CONSTRUCTION OF THE PROJECT, THE CONTRACTOR SHALL SUBMIT TO THE OWNER A SCHEDULE FOR THE COMPLETION OF THE WORK, WHICH WILL SATISFY THE FOLLOWING CRITERIA:

1. THE ABOVE CONSTRUCTION SEQUENCE SHOULD GENERALLY BE COMPLETED IN THE SPECIFIED ORDER; HOWEVER, SEVERAL SEPARATE ITEMS MAY BE CONSTRUCTED SIMULTANEOUSLY. WORK MUST ALSO BE SCHEDULED OR PHASED TO REDUCE THE EXTENT OF THE EXPOSED AREAS AS SPECIFIED BELOW. THE INTENT OF THIS SEQUENCE IS TO PROVIDE FOR EROSION CONTROL AND TO HAVE STRUCTURAL MEASURES SUCH AS SILT FENCE AND CONSTRUCTION ENTRANCES IN PLACE BEFORE LARGE AREAS OF LAND ARE DENUDED.

2. THE WORK SHALL BE CONDUCTED IN SECTIONS WHICH SHALL:

a) LIMIT THE AMOUNT OF EXPOSED AREA TO THOSE AREAS IN WHICH WORK IS EXPECTED TO BE UNDERTAKEN DURING THE PROCEEDING 30 DAYS.

b) REVEGETATE DISTURBED AREAS AS RAPIDLY AS POSSIBLE. ALL AREAS SHALL BE PERMANENTLY STABILIZED WITHIN 7 DAYS OF FINAL GRADING OR BEFORE A STORM EVENT; OR TEMPORARILY STABILIZED WITHIN 48 HOURS OF INITIAL DISTURBANCE OF SOIL FOR AREAS WITHIN 100 FEET OF AN UNDISTURBED WETLAND AND 7 DAYS FOR ALL OTHER AREAS. AREAS WITHIN 100 FEET OF AN UNDISTURBED WETLAND SHALL BE MULCHED PRIOR TO ANY PREDICTED RAIN EVENT REGARDLESS OF THE 48 HOUR WINDOW.

c) INCORPORATE PLANNED INLETS AND DRAINAGE SYSTEM AS EARLY AS POSSIBLE INTO THE CONSTRUCTION PHASE. THE DITCHES SHALL BE IMMEDIATELY LINED OR REVEGETATED AS SOON AS THEIR INSTALLATION IS COMPLETE.

EROSION, SEDIMENTATION AND STABILIZATION CONTROL PLAN

THE EROSION CONTROL PLAN IS INCLUDED IN THE PLAN SET.

DETAILS AND SPECIFICATIONS

THE EROSION CONTROL DETAILS AND SPECIFICATIONS ARE INCLUDED IN THE PLAN SET.

WINTER STABILIZATION PLAN

THE WINTER CONSTRUCTION PERIOD IS FROM NOVEMBER 1 THROUGH APRIL 15. IF THE CONSTRUCTION SITE IS NOT STABILIZED WITH PAVEMENT, A ROAD GRAVEL BASE, 75% MATURE VEGETATION COVER OR RIPRAP BY NOVEMBER 15 THEN THE SITE NEEDS TO BE PROTECTED WITH OVER-WINTER STABILIZATION. AN AREA CONSIDERED OPEN IS ANY AREA NOT STABILIZED WITH PAVEMENT; VEGETATION, MULCHING, EROSION CONTROL MATS, RIPRAP OR GRAVEL BASE ON A ROAD.

WINTER EXCAVATION AND EARTHWORK SHALL BE COMPLETED SUCH THAT ANY AREA LEFT EXPOSED CAN BE CONTROLLED BY THE CONTRACTOR. LIMIT THE EXPOSED AREA TO THOSE AREAS IN WHICH WORK IS EXPECTED TO BE UNDER TAKEN DURING THE PROCEEDING 15 DAYS AND THAT CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT.

ALL AREAS SHALL BE CONSIDERED TO BE DENUDED UNTIL THE SUBBASE GRAVEL IS INSTALLED IN ROADWAY/PARKING AREAS OR THE AREAS OF FUTURE LOAM AND SEED HAVE BEEN LOAMED, SEEDED AND MULCHED. HAY AND STRAW MULCH RATE SHALL BE A MINIMUM OF 150 LBS./1,000 S.F. (3 TONS/ACRE) AND SHALL BE PROPERLY ANCHORED.

THE CONTRACTOR SHALL INSTALL ANY ADDED MEASURES WHICH MAY BE NECESSARY TO CONTROL EROSION/SEDIMENTATION FROM THE SITE DEPENDENT UPON THE ACTUAL SITE AND WEATHER CONDITIONS. CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED, IN ORDER TO MINIMIZE AREAS WITHOUT EROSION CONTROL PROTECTION.

1. SOIL STOCKPILES

STOCKPILES OF SOIL OR SUBSOIL SHALL BE MULCHED FOR OVER WINTER PROTECTION WITH HAY OR STRAW AT TWICE THE NORMAL RATE OR AT 150 LBS./1,000 S.F. (3 TONS PER ACRE) OR WITH A FOUR-INCH LAYER OF WOODWASTE EROSION CONTROL MIX. THIS SHALL BE DONE WITHIN 24 HOURS OF STOCKING AND RE-ESTABLISHED PRIOR TO ANY RAINFALL OR SNOWFALL. ANY SOIL STOCKPILE SHALL NOT BE PLACED (EVEN COVERED WITH HAY OR STRAW) WITHIN 100 FEET FROM ANY NATURAL RESOURCES.

2. NATURAL RESOURCE PROTECTION

ANY AREAS WITHIN 100 FEET FROM ANY NATURAL RESOURCES, IF NOT STABILIZED WITH A MINIMUM OF 75% MATURE VEGETATION CATCH, SHALL BE MULCHED BY DECEMBER 1 AND ANCHORED WITH PLASTIC NETTING OR PROTECTED WITH EROSION CONTROL MATS. DURING WINTER CONSTRUCTION, A DOUBLE LINE OF SEDIMENT BARRIERS (I.E. SILT FENCE BACKED WITH HAY BALES OR EROSION CONTROL MIX) SHALL BE PLACED BETWEEN ANY NATURAL RESOURCE AND THE DISTURBED AREA. PROJECTS CROSSING THE NATURAL RESOURCE SHALL BE PROTECTED A MINIMUM DISTANCE OF 100 FEET ON EITHER SIDE FROM THE RESOURCE. EXISTING PROJECTS NOT STABILIZED BY DECEMBER 1 SHALL BE PROTECTED WITH THE SECOND LINE OF SEDIMENT BARRIER TO ENSURE FUNCTIONALITY DURING THE SPRING THAW AND RAINS.

3. SEDIMENT BARRIERS

DURING FROZEN CONDITIONS, SEDIMENT BARRIERS SHALL CONSIST OF WOODWASTE FILTER BERMS AS FROZEN SOIL PREVENTS THE PROPER INSTALLATION OF HAY BALES AND SEDIMENT SILT FENCES.

4. MULCHING

AN AREA SHALL BE CONSIDERED DENUDED UNTIL AREAS OF FUTURE LOAM AND SEED HAVE BEEN LOAMED, SEEDED AND MULCHED. HAY AND STRAW MULCH SHALL BE APPLIED AT A RATE OF 150 LB. PER 1,000 SQUARE FEET OR 3 TONS/ACRE (TWICE THE NORMAL ACCEPTED RATE OF 75-LBS./1,000 S.F. OR 1.5 TONS/ACRE) AND SHALL BE PROPERLY ANCHORED. MULCH SHALL NOT BE SPREAD ON TOP OF SNOW. THE SNOW SHALL BE REMOVED DOWN TO A ONE-INCH DEPTH OR LESS PRIOR TO APPLICATION. AFTER EACH DAY OF FINAL GRADING, THE AREA SHALL BE PROPERLY STABILIZED WITH ANCHORED HAY OR STRAW OR EROSION CONTROL MATTING. AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR HAY AT A RATE OF 150 LB. PER 1,000 SQUARE FEET (3 TONS/ACRE) AND ADEQUATELY ANCHORED THAT GROUND SURFACE IS NOT VISIBLE THOUGH THE MULCH.

BETWEEN THE DATES OF NOVEMBER 1 AND APRIL 15, ALL MULCH SHALL BE ANCHORED BY PEG LINE, MULCH NETTING, ASPHALT EMULSION CHEMICAL, OR WOOD CELLULOSE FIBER. WHEN GROUND SURFACE IS NOT VISIBLE THROUGH THE MULCH THEN COVER IS SUFFICIENT. AFTER NOVEMBER 1ST, MULCH AND ANCHORING OF ALL BARE SOIL SHALL OCCUR AT THE END OF EACH FINAL GRADING WORKDAY.

5. MULCHING ON SLOPES AND DITCHES

SLOPES SHALL NOT BE LEFT EXPOSED FOR ANY EXTENDED TIME OF WORK SUSPENSION UNLESS FULLY MULCHED AND ANCHORED WITH PEG AND NETTING OR WITH EROSION CONTROL BLANKETS. MULCHING SHALL BE APPLIED AT A RATE OF 230 LBS./1,000 S.F. ON ALL SLOPES GREATER THAN 8%

MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAT 3% FOR SLOPES EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAT 8%. EROSION CONTROL BLANKETS SHALL BE USED IN LIEU OF MULCH IN ALL DRAINAGE WAYS WITH SLOPES 8%. EROSION CONTROL MIX CAN BE USED TO SUBSTITUTE EROSION CONTROL BLANKETS ON ALL SLOPES EXCEPT DITCHES.

6. SEEDING

BETWEEN THE DATES OF OCTOBER 15 AND APRIL 15T, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES FINISHED AREAS SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1ST AND IF THE EXPOSED AREA HAS BEEN LOOMED, FINAL GRADED WITH A UNIFORM SURFACE, THEN THE AREA MAY BE DORMANT SEEDED AT A RATE OF 3 TIMES HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED. DORMANT SEEDING MAY BE SELECTED TO BE PLACED PRIOR TO THE PLACEMENT OF MULCH AND FABRIC NETTING ANCHORED WITH STAPLES. IF DORMANT SEEDING IS USED FOR THE SITE, ALL DISTURBED AREAS SHALL RECEIVE 8" OF LOAM AND SEED AT AN APPLICATION RATE OF 5 LBS/1,000 S.F. UNLESS OTHERWISE INDICATED ON THE LANDSCAPE PLAN. ALL AREAS SEEDED DURING THE WINTER SHALL BE INSPECTED IN THE SPRING FOR ADEQUATE CATCH. ALL AREAS INSUFFICIENTLY VEGETATED (LESS THAN 75% CATCH) SHALL BE REVEGETATED BY RE-LADING LOAM, SEED AND MULCH. IF DORMANT SEEDING IS NOT USED FOR THE SITE, ALL DISTURBED AREAS SHALL BE REVEGETATED IN THE SPRING.

STANDARDS FOR TIMELY STABILIZATION OF CONSTRUCTION SITES DURING WINTER

1. STANDARD FOR THE TIMELY STABILIZATION OF DITCHES AND CHANNELS -- THE APPLICANT SHALL CONSTRUCT AND STABILIZE ALL STONE-LINED DITCHES AND CHANNELS ON THE SITE BY NOVEMBER 15. THE APPLICANT SHALL CONSTRUCT AND STABILIZE ALL GRASS-LINED DITCHES AND CHANNELS ON THE SITE BY SEPTEMBER 1. IF THE APPLICANT FAILS TO STABILIZE A DITCH OR CHANNEL TO BE GRASS-LINED BY SEPTEMBER 1, THEN THE APPLICANT WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE DITCH FOR LATE FALL AND WINTER.

INSTALL A SOD LINING IN THE DITCH -- THE APPLICANT SHALL LINE THE DITCH WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE APPLICANT PINNING THE SOD ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL, AND ANCHORING THE SOD WITH JUTE OR PLASTIC MESH TO PREVENT THE SOD STRIPS FROM SLOUGHING DURING FLOW CONDITIONS.

INSTALL A STONE LINING IN THE DITCH --THE APPLICANT SHALL LINE THE DITCH WITH STONE RIPRAP BY NOVEMBER 15. THE APPLICANT SHALL HIRE A REGISTERED PROFESSIONAL ENGINEER TO DETERMINE THE STONE SIZE AND LINING THICKNESS NEEDED TO WITHSTAND THE ANTICIPATED FLOW VELOCITIES AND FLOW DEPTHS WITHIN THE DITCH. IF NECESSARY, THE APPLICANT SHALL REGRADE THE DITCH PRIOR TO PLACING THE STONE LINING SO TO PREVENT THE STONE LINING FROM REDUCING THE DITCH'S CROSS-SECTIONAL AREA.

2. STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SLOPES -- THE APPLICANT SHALL CONSTRUCT AND STABILIZE STONE-COVERED SLOPES BY NOVEMBER 15. THE APPLICANT SHALL SEED AND MULCH ALL SLOPES TO BE VEGETATED BY SEPTEMBER 1. THE DEPARTMENT SHALL CONSIDER ANY AREA HAVING A GRADE GREATER THAN 15% TO BE A SLOPE. IF THE APPLICANT FAILS TO STABILIZE ANY SLOPE TO BE VEGETATED BY SEPTEMBER 1, THEN THE APPLICANT SHALL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SLOPE FOR LATE FALL AND WINTER.

STABILIZE THE SOIL WITH TEMPORARY VEGETATION AND EROSION CONTROL MATS -- BY SEPTEMBER 1 THE APPLICANT SHALL SEED THE DISTURBED SLOPE WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1,000 SQUARE FEET AND APPLY EROSION CONTROL MATS OVER THE MULCHED SLOPE. THE APPLICANT SHALL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR COVER AT LEAST 75% OF THE DISTURBED SLOPE BY NOVEMBER 1, THEN THE APPLICANT SHALL COVER THE SLOPE WITH A LAYER OF WOODWASTE COMPOST AS DESCRIBED IN ITEM II OF THIS STANDARD OR WITH STONE RIPRAP AS DESCRIBED IN ITEM IV OF THIS STANDARD.

STABILIZE THE SLOPE WITH SOD -- THE APPLICANT SHALL STABILIZE THE DISTURBED SLOPE WITH PROPERLY INSTALLED SOD BY SEPTEMBER 1. PROPER INSTALLATION INCLUDES THE APPLICANT PINNING THE SOD ONTO THE SLOPE WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL. THE APPLICANT SHALL NOT USE LATE-SEASON SOD INSTALLATION TO STABILIZE SLOPES HAVING A GRADE GREATER THAN 33% (3H:1V).

STABILIZE THE SLOPE WITH WOODWASTE COMPOST -- THE APPLICANT SHALL PLACE A SIX-INCH LAYER OF WOODWASTE COMPOST ON THE SLOPE BY NOVEMBER 15. PRIOR TO PLACING THE WOODWASTE COMPOST, THE APPLICANT SHALL REMOVE ANY SNOW ACCUMULATION ON THE DISTURBED SLOPE. THE APPLICANT SHALL NOT USE WOODWASTE COMPOST TO STABILIZE SLOPES HAVING GRADES GREATER THAN 50% (2H:1V) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.

STABILIZE THE SLOPE WITH STONE RIPRAP -- THE APPLICANT SHALL PLACE A LAYER OF STONE RIPRAP ON THE SLOPE BY NOVEMBER 15. THE APPLICANT SHALL HIRE A REGISTERED PROFESSIONAL ENGINEER TO DETERMINE THE STONE SIZE NEEDED FOR STABILITY AND TO DESIGN A FILTER LAYER FOR UNDERNEATH THE RIPRAP.

3. STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SOILS -- BY SEPTEMBER 15 THE APPLICANT SHALL SEED AND MULCH ALL DISTURBED SOILS ON AREAS HAVING A SLOPE LESS THAN 15%. IF THE APPLICANT FAILS TO STABILIZE THESE SOILS BY THIS DATE, THEN THE APPLICANT SHALL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SOIL FOR LATE FALL AND WINTER.

STABILIZE THE SOIL WITH TEMPORARY VEGETATION -- BY SEPTEMBER 1 THE APPLICANT SHALL SEED THE DISTURBED SOIL WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET, LIGHTLY MULCH THE SEEDED SOIL WITH HAY OR STRAW AT 75 POUNDS PER 1000 SQUARE FEET, AND ANCHOR THE MULCH WITH PLASTIC NETTING. THE APPLICANT SHALL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR COVER AT LEAST 75% OF THE DISTURBED SOIL BEFORE NOVEMBER 1, THEN THE APPLICANT SHALL MULCH THE AREA FOR OVER-WINTER PROTECTION AS DESCRIBED BELOW.

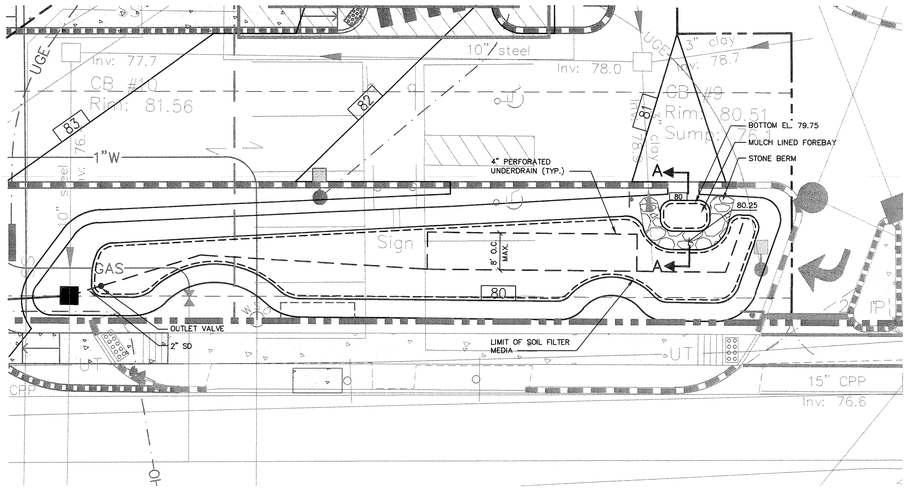
STABILIZE THE SOIL WITH SOD -- THE APPLICANT SHALL STABILIZE THE DISTURBED SOIL WITH PROPERLY INSTALLED SOD BY SEPTEMBER 15. PROPER INSTALLATION INCLUDES THE APPLICANT PINNING THE SOD ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL.

STABILIZE THE SOIL WITH MULCH -- BY NOVEMBER 15 THE APPLICANT SHALL MULCH THE DISTURBED SOIL BY SPREADING HAY OR STRAW AT A RATE OF AT LEAST 150 POUNDS PER 1000 SQUARE FEET ON THE AREA SO THAT NO SOIL IS VISIBLE THROUGH THE MULCH. PRIOR TO APPLYING THE MULCH, THE APPLICANT SHALL REMOVE ANY SNOW ACCUMULATION ON THE DISTURBED AREA. IMMEDIATELY AFTER APPLYING THE MULCH, THE APPLICANT WILL ANCHOR THE MULCH WITH PLASTIC NETTING TO PREVENT WIND FROM MOVING THE MULCH OFF THE DISTURBED SOIL.

MAINTENANCE OF FACILITIES

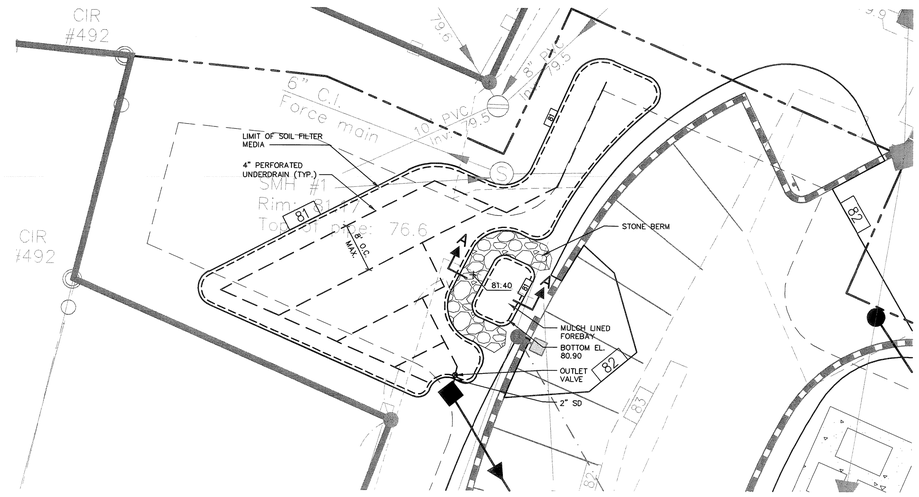
THE STORMWATER FACILITIES WILL BE MAINTAINED BY THE APPLICANT, BANGOR SAVINGS BANK OR THEIR ASSIGNED HEIRS. THE CONTRACT DOCUMENTS WILL REQUIRE THE CONTRACTOR TO DESIGNATE A PERSON RESPONSIBLE FOR MAINTENANCE OF THE SEDIMENTATION CONTROL FEATURES DURING CONSTRUCTION AS REQUIRED BY THE EROSION CONTROL REPORT. LONG-TERM OPERATION/MAINTENANCE RECOMMENDED FOR THE STORMWATER FACILITIES IS PRESENTED BELOW.

THE RESPONSIBLE PARTY MAY CONTRACT WITH SUCH PROFESSIONALS, AS MAY BE NECESSARY IN ORDER TO COMPLY WITH THIS PROVISION AND MAY RELY ON THE ADVICE OF SUCH PROFESSIONALS IN CARRYING OUT ITS DUTY HEREUNDER, PROVIDED THAT THE FOLLOWING OPERATION AND MAINTENANCE PROCEDURES ARE HE



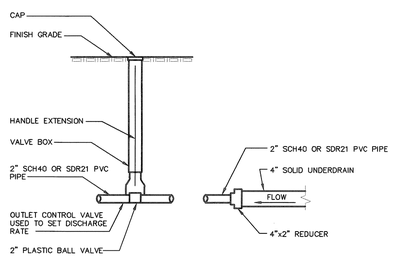
BIORETENTION POND #2

1"=10'



BIORETENTION POND #1

1"=10'



OUTLET VALVE

NOT TO SCALE

Table 1
MEDOT Specifications for Aggregate (MEDOT #703.01)

SIEVE SIZE	% PASSING BY WEIGHT
3/8"	100
#4	95–100
#8	80–100
#16	50–85
#30	25–60
#60	10–30
#100	2–10
#200	0–5

Table 2 MEDOT Specifications for Underdrain Type B (MEDOT #703.22)

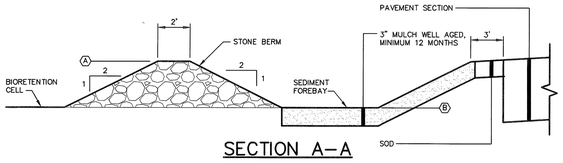
SIEVE SIZE	% PASSING BY WEIGHT
1"	90–100
1/2"	75–100
#4	50–100
#20	15–80
#50	0–15
#200	0–5

SCHEDULE A

	ITEM DESCRIPTION	BIORETENTION CELL DIMENSION/ ELEVATION	
		CELL 1	CELL 2
A	TOP MULCH	80.90	79.75
B	TOP SOIL FILTER	80.73	79.58
C	TOP UNDERDRAIN BEDDING STONE	79.23	78.08
D	PIPE INVERT: 4" PERF. UD	78.56	77.41
E	BOTTOM UNDERDRAIN BEDDING	78.23	77.08

SCHEDULE B

	ITEM DESCRIPTION	BIORETENTION CELL DIMENSION/ ELEVATION	
		CELL 1	CELL 2
A	TOP OF BERM	81.40	80.25
B	SEDIMENT FOREBAY	80.90	79.75



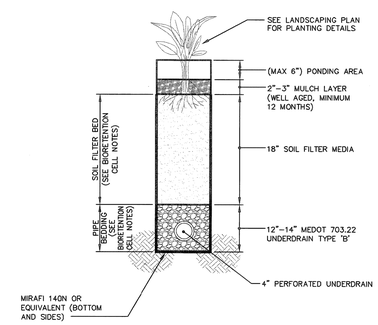
SECTION A–A

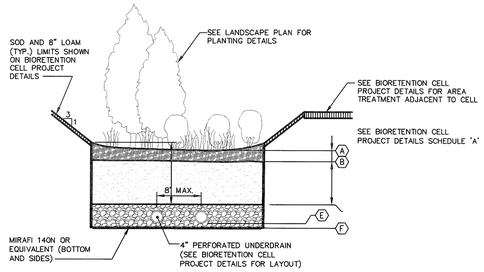
MULCH LINED FOREBAY

NOT TO SCALE

BERM STONE SIZE

SIEVE DESIGNATION (US CUSTOMARY)	PERCENT BY WEIGHT PASSING
12 IN	100
6 IN	84–100
3 IN	68–83
1 IN	42–55
NO. 4	8–12





BIORETENTION CELL TYPICAL DETAILS

NOT TO SCALE

BIORETENTION CELL NOTES:

SOIL SPECIFICATIONS:

1. THE SOIL FILTER MEDIA SHALL CONSIST OF A SANDY SOIL MIXED WITH 20% BY VOLUME OF A MODERATELY FINE SHREDDED BARK OR WOOD FIBER MULCH.

2. SOIL FILTER MEDIA SAND SHALL MEET THE GRADATION LISTED IN TABLE 1 (MEDOT SPECIFICATION 703.01).

3. THE RESULTING SOIL FILTER MEDIA MIXTURE SHALL HAVE 8% TO 12% BY WEIGHT PASSING THE #200 SIEVE.

4. THE UNDERDRAIN BEDDING MATERIAL SHALL MEET THE GRADATION LISTED IN TABLE 3 (MEDOT SPECIFICATION 703.22 UNDERDRAIN TYPE B.

5. SOIL FILTER MEDIA MIXTURE SHALL HAVE A PERMEABILITY OF 2.4 IN./HR. TO 4 IN./HR UPON COMPACTION BETWEEN 90% AND 92% STANDARD PROCTOR (ASTM D698).

6. SOIL FILTER MEDIA SHALL HAVE A pH IN THE RANGE OF 6.0 TO 6.5

SUBMITTALS:

1. CONTRACTOR SHALL HAVE SOIL FILTER MEDIA LABRATORY TESTED TO ENSURE NUTRIENT AND pH LEVELS. THE CONTRACTOR SHALL ADD FERTILIZER AS RECOMMENDED BY THE TESTING LAB ANALYSIS TO OBTAIN OPTIMUM NUTRIENT AND pH LEVELS.

2. SUBMIT RESULTS OF FIELD AND LABORATORY TESTING TO PROJECT ENGINEER.

3. SUBMIT 75 lb. SAMPLE OF EACH TYPE OF MATERIAL: SUBMIT IN AIR TIGHT CONTAINERS TO PROJECT ENGINEER.

4. THE FOLLOWING MATERIAL SHALL BE SUBMITTED:
   A. SOIL FILTER MEDIA SAND.
   B. SOIL FILTER MEDIA MIXTURE.
   C. UNDERDRAIN BEDDING MATERIAL.

5. PERFORM A SIEVE ANALYSIS CONFORMING TO ASTM C136 – STANDARD TEST METHOD FOR SIEVE ANALYSIS OF FINE AND COARSE AGGREGATES; 1996o ON EACH TYPE OF THE SAMPLE MATERIAL AND SUBMIT RESULTS TO PROJECT ENGINEER.

6. PERFORM A PERMEABILITY TEST ON THE SOIL FILTER MEDIA MIXTURE CONFORMING TO ASTM D2434 WITH THE MIXTURE COMPACTED TO 90% TO 92% OF MAXIMUM DRY DENSITY BASED ON ASTM D698. SUBMIT RESULTS TO THE PROJECT ENGINEER.

7 .PERFORM ONE COMPACTION DENSITY TEST ON THE IN PLACE SOIL FILTER FOR EVERY 2,000 SQUARE FEET OF FILTER SURFACE AREA. TEST SHALL CONFORM TO ASTM D 2922 – STANDARD TEST METHODS FOR DENSITY OF SOIL AND SOIL–AGGREGATE IN PLACE BY NUCLEAR METHODS (SHALLOW DEPTH); 1996. SUBMIT RESULTS TO THE PROJECT ENGINEER.

CONSTRUCTION:

1. A PRE–CONSTRUCTION MEETING SHALL BE HELD FOR THE BIORETENTION CELL IN WHICH THE LANDSCAPE CONTRACTOR AND LANDSCAPE ARCHITECT SHALL ATTEND.

2. SOIL FILTER MEDIA AND UNDERDRAIN BEDDING MATERIAL SHALL BE COMPACTED TO BETWEEN 90% AND 92% STANDARD PROCTOR.

3. PERFORATED UNDERDRAIN PIPE SHALL BE 4" SCHEDULE 40 OR SDR 35 PVC PIPE. SPACED 8 FEET ON CENTER MAXIMUM.

4. TRIBUTARY AREAS SHALL BE STABILIZED PRIOR TO INSTALLATION OF THE SOIL FILTER MEDIA MIXTURE AND UNDERDRAIN. STABILIZED IS DEFINED AS PAVED IF IN A PARKING AREA OR ROADWAY, AND 90% GRASS CATCH IF IN A VEGETATED AREA.

5. OUTFLOW OF THE BIORETENTION CELL SHALL BE CONTROLLED BY A 2" PLASTIC TYPE 346 BALL VALVE WITH TYPE 615 BALL VALVE HANDLE EXTENSION (AVAILABLE FROM E.J. PRESCOTT OR EQUIVALENT). A THREE PIECE VALVE BOX (AVAILABLE FROM E.J. PRESCOTT OR EQUIVALENT) SHALL BE INSTALLED OVER THE VALVE.

6. ALL EQUIPMENT USED WITHIN THE LIMITS OF THE BIORETENTION CELL SHALL BE LOW GROUND PRESSURE VEHICLES (LESS THAN 2.0 PSI) WHEN FULLY LOADED.

7. UPON COMPLETION OF THE INSTALLATION OF THE SOIL FILTER MEDIA AND PLANTINGS, THE CONTRACTOR SHALL FLOOD THE BIORETENTION CELL TO THE DESIGN ELEVATION WITH CLEAN WATER AND ADJUST THE VALVE TO OBTAIN A 24 HOUR TO 32 HOUR RELEASE TIME.

NOTE: THIS PLAN SET IS ISSUED FOR CONSTRUCTION.

Rev.	Date	Revision
2	6/7/10	REVISED GRADING OF BIOCELL
1	3/23/10	EXPANDED BIO CELL #2

Issued For	Date	By
CONSTRUCTION	6/30/10	AMP
95% REVIEW	6/14/10	AMP
PUBLIC HEARING REVIEW	3/23/10	DER
SITE PLAN REVIEW	2/16/10	DER

Design: JJM | Draft: CG | Date: JAN 2010
Checked: DER | Scale: NTS | Job No.: 2287
File Name: 2287–DETAILS.dwg

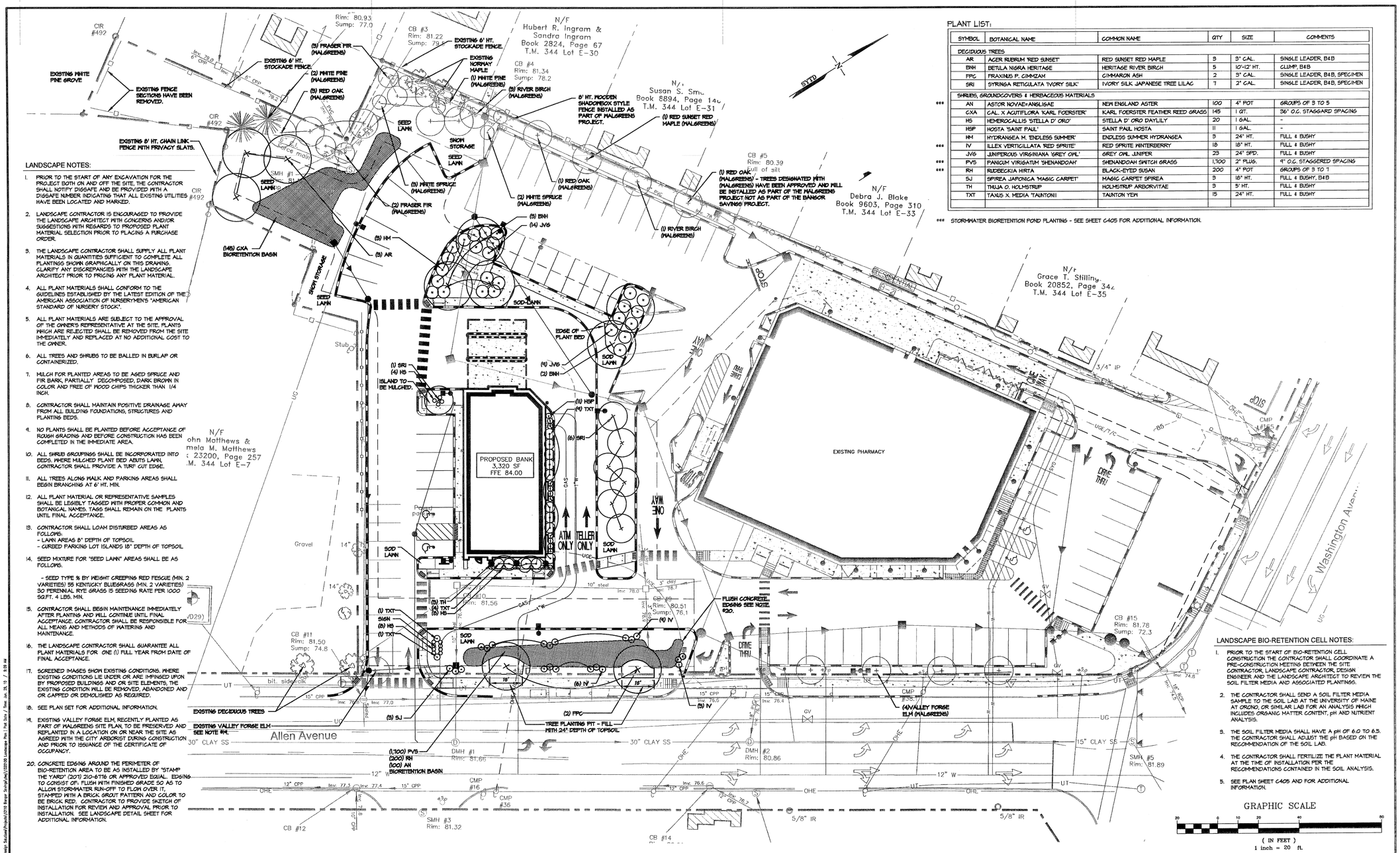
This plan shall not be modified without written permission from Gorrill–Palmer Consulting Engineers, Inc.(GPCEI). Any alterations, authorized or otherwise, shall be at the user's sole risk and without liability to GPCEI.

Gorrill–Palmer Consulting Engineers, Inc.
Engineering Excellence Since 1998
PO Box 1237
15 Shaker Road
Gray, ME 04039
207–657–6910
FAX: 207–657–6912
E–Mail: mailbox@gorrillpalmer.com

Drawing Name: **Bioretention Plans and Details**
Project: **Proposed Bank**
314 Allen Avenue, Portland, Maine
Client: **Bangor Savings Bank**
99 Franklin Street, Bangor, Maine 04401

Drawing No. C405

U:\2287 – Bangor Savings – Allen Ave Portland\Z – CAD\DWG\2287–DETAILS.dwg – 6/29/2010 2:02 PM



PLANT LIST:

	SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	COMMENTS
	DECIDUOUS TREES					
	AR	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	5	3" CAL.	SINGLE LEADER, B&B
	BNH	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	5	10'-12' HT.	CLUMP, B&B
	FPC	FRAXINUS P. 'CIMMZAM'	CIMMARON ASH	2	3" CAL.	SINGLE LEADER, B&B, SPECIMEN
	SRI	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	7	3" CAL.	SINGLE LEADER, B&B, SPECIMEN
	SHRUBS, GROUNDCOVERS & HERBACEOUS MATERIALS					
***	AN	ASTOR NOVAE=ANGLIAE	NEW ENGLAND ASTER	100	4" POT	GROUPS OF 3 TO 5
	CXA	CAL. X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	145	1 GT.	36" O.C. STAGGARD SPACING
	HS	HEMEROCALLIS 'STELLA D' ORO'	STELLA D' ORO DAYLILY	20	1 GAL.	-
	HSP	HOSTA 'SAINT PAUL'	SAINT PAUL HOSTA	11	1 GAL.	-
	HM	HYDRANGEA M. 'ENDLESS SUMMER'	ENDLESS SUMMER HYDRANGEA	3	24" HT.	FULL & BUSHY
***	IV	ILLEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY	18	18" HT.	FULL & BUSHY
	JVG	JUNIPEROUS VIRGINIANA 'GREY OWL'	GREY OWL JUNIPER	23	24" SPD.	FULL & BUSHY
***	PVS	PANICUM VIRIGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	1,100	2" PLUG.	9" O.C. STAGGERED SPACING
***	RH	RUDBECKIA HIRTA	BLACK-EYED SUSAN	200	4" POT	GROUPS OF 3 TO 7
	SJ	SPIREA JAPONICA 'MAGIC CARPET'	MAGIC CARPET SPIREA	3	18" HT.	FULL & BUSHY, B&B
	TH	THUJA O. HOLMSTRUP	HOLMSTRUP ARBORVITAE	3	5' HT.	FULL & BUSHY
	TXT	TAXUS X. MEDIA 'TAUNTONII'	TAUNTON YEW	15	24" HT.	FULL & BUSHY

*** STORMWATER BIORETENTION POND PLANTING - SEE SHEET C405 FOR ADDITIONAL INFORMATION.

LANDSCAPE NOTES:

1. PRIOR TO THE START OF ANY EXCAVATION FOR THE PROJECT BOTH ON AND OFF THE SITE, THE CONTRACTOR SHALL NOTIFY DIGSAFE AND BE PROVIDED WITH A DIGSAFE NUMBER INDICATING THAT ALL EXISTING UTILITIES HAVE BEEN LOCATED AND MARKED.
2. LANDSCAPE CONTRACTOR IS ENCOURAGED TO PROVIDE THE LANDSCAPE ARCHITECT WITH CONCERNS AND/OR SUGGESTIONS WITH REGARDS TO PROPOSED PLANT MATERIAL SELECTION PRIOR TO PLACING A PURCHASE ORDER.
3. THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE ALL PLANTINGS SHOWN GRAPHICALLY ON THIS DRAWING. CLARIFY ANY DISCREPANCIES WITH THE LANDSCAPE ARCHITECT PRIOR TO PRICING ANY PLANT MATERIAL.
4. ALL PLANT MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S "AMERICAN STANDARD OF NURSERY STOCK".
5. ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE AT THE SITE. PLANTS WHICH ARE REJECTED SHALL BE REMOVED FROM THE SITE IMMEDIATELY AND REPLACED AT NO ADDITIONAL COST TO THE OWNER.
6. ALL TREES AND SHRUBS TO BE BALLED IN BURLAP OR CONTAINERIZED.
7. MULCH FOR PLANTED AREAS TO BE AGED SPRUCE AND FIR BARK, PARTIALLY DECOMPOSED, DARK BROWN IN COLOR AND FREE OF WOOD CHIPS THICKER THAN 1/4 INCH.
8. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES AND PLANTING BEDS.
9. NO PLANTS SHALL BE PLANTED BEFORE ACCEPTANCE OF ROUGH GRADING AND BEFORE CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
10. ALL SHRUB GROUPINGS SHALL BE INCORPORATED INTO BEDS. WHERE MULCHED PLANT BED ABUTS LAWN, CONTRACTOR SHALL PROVIDE A TURF CUT EDGE.
11. ALL TREES ALONG WALK AND PARKING AREAS SHALL BEGIN BRANCHING AT 6' HT. MIN.
12. ALL PLANT MATERIAL OR REPRESENTATIVE SAMPLES SHALL BE LEGIBLY TAGGED WITH PROPER COMMON AND BOTANICAL NAMES. TAGS SHALL REMAIN ON THE PLANTS UNTIL FINAL ACCEPTANCE.
13. CONTRACTOR SHALL LOAM DISTURBED AREAS AS FOLLOWS:
    - LAWN AREAS 8" DEPTH OF TOPSOIL
    - CURBED PARKING LOT ISLANDS 18" DEPTH OF TOPSOIL
14. SEED MIXTURE FOR "SEED LAWN" AREAS SHALL BE AS FOLLOWS.
    - SEED TYPE % BY WEIGHT: CREEPING RED FESCUE (MIN. 2 VARIETIES) 55 KENTUCKY BLUEGRASS (MIN. 2 VARIETIES) 30 PERENNIAL RYE GRASS 15 SEEDING RATE PER 1000 SQ.FT. 4 LBS. MIN.
15. CONTRACTOR SHALL BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND WILL CONTINUE UNTIL FINAL ACCEPTANCE. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS OF WATERING AND MAINTENANCE.
16. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE (1) FULL YEAR FROM DATE OF FINAL ACCEPTANCE.
17. SCREENED IMAGES SHOW EXISTING CONDITIONS. WHERE EXISTING CONDITIONS LIE UNDER OR ARE IMPINGED UPON BY PROPOSED BUILDINGS AND OR SITE ELEMENTS, THE EXISTING CONDITION WILL BE REMOVED, ABANDONED AND OR CAPPED OR DEMOLISHED AS REQUIRED.
18. SEE PLAN SET FOR ADDITIONAL INFORMATION.
19. EXISTING VALLEY FORGE ELM, RECENTLY PLANTED AS PART OF WALGREENS SITE PLAN, TO BE PRESERVED AND REPLANTED IN A LOCATION ON OR NEAR THE SITE AS AGREED WITH THE CITY ARBORIST DURING CONSTRUCTION AND PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
20. CONCRETE EDGING AROUND THE PERIMETER OF BIO-RETENTION AREA TO BE AS INSTALLED BY "STAMP THE YARD" (207) 210-6716 OR APPROVED EQUAL. EDGING TO CONSIST OF: FLUSH WITH FINISHED GRADE SO AS TO ALLOW STORMWATER RUN-OFF TO FLOW OVER IT, STAMPED WITH A BRICK GROUT PATTERN AND COLOR TO BE BRICK RED. CONTRACTOR TO PROVIDE SKETCH OF INSTALLATION FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. SEE LANDSCAPE DETAIL SHEET FOR ADDITIONAL INFORMATION.

LANDSCAPE BIO-RETENTION CELL NOTES:

1. PRIOR TO THE START OF BIO-RETENTION CELL CONSTRUCTION THE CONTRACTOR SHALL COORDINATE A PRE-CONSTRUCTION MEETING BETWEEN THE SITE CONTRACTOR, LANDSCAPE CONTRACTOR, DESIGN ENGINEER AND THE LANDSCAPE ARCHITECT TO REVIEW THE SOIL FILTER MEDIA AND ASSOCIATED PLANTINGS.
2. THE CONTRACTOR SHALL SEND A SOIL FILTER MEDIA SAMPLE TO THE SOIL LAB AT THE UNIVERSITY OF MAINE AT ORONO, OR SIMILAR LAB FOR AN ANALYSIS WHICH INCLUDES ORGANIC MATTER CONTENT, pH AND NUTRIENT ANALYSIS.
3. THE SOIL FILTER MEDIA SHALL HAVE A pH OF 6.0 TO 6.5. THE CONTRACTOR SHALL ADJUST THE pH BASED ON THE RECOMMENDATION OF THE SOIL LAB.
4. THE CONTRACTOR SHALL FERTILIZE THE PLANT MATERIAL AT THE TIME OF INSTALLATION PER THE RECOMMENDATIONS CONTAINED IN THE SOIL ANALYSIS.
5. SEE PLAN SHEET C405 AND FOR ADDITIONAL INFORMATION.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

REV.	DATE	STATUS	BY	CHKD.	APPD.	REV.	DATE	STATUS	BY	CHKD.	APPD.
1	6/29/10	ISSUED FOR CONSTRUCTION	PBB	PBB	PBB						
E	5/11/10	REVISED PER CITY STAFF COMMENTS AND RE-ISSUED FOR SITE PLAN REVIEW	PBB	PBB	PBB						
D	4/7/10	REVISED AND ISSUED TO THE CITY OF PORTLAND FOR SITE PLAN REVIEW	PBB	PBB	PBB						
C	3/26/10	REVISED AND ISSUED TO THE CITY OF PORTLAND FOR SITE PLAN REVIEW	PBB	PBB	PBB						
B	3/23/10	REVISED AND ISSUED TO THE CITY OF PORTLAND FOR SITE PLAN REVIEW	PBB	PBB	PBB						
A	2/16/10	ISSUED TO THE CITY OF PORTLAND FOR SITE PLAN REVIEW	PBB	PBB	PBB						

LICENSED LANDSCAPE ARCHITECT
PETER B. BIEGEL
No. 2624
STATE OF MAINE
6-29-10

LAND DESIGN SOLUTIONS
LAND PLANNING, SITE PLANNING & LANDSCAPE ARCHITECTURE
P.O. Box 316, 160 Longwoods Road, Cumberland, ME 04081 tel:(207) 829-1717

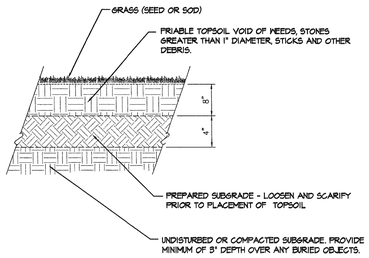
CLIENT:
BANGOR SAVINGS BANK
99 FRANKLIN STREET, BANGOR, MAINE 04401

DESIGN: PBB
DRAWN: PBB
CHKD: PBB
DATE: FEB 2010
SCALE: 1"=20'

PROPOSED BANK
314 ALLEN AVENUE, PORTLAND, MAINE

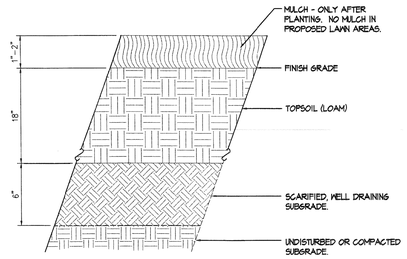
LANDSCAPE PLAN

PROJ. NO. 10-201-00
DWG. NO. L-101
REV. 1



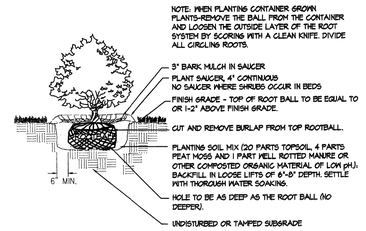
1 LAWN AREAS - LOAM AND SEEDING OR SOD

SCALE: N.T.S.



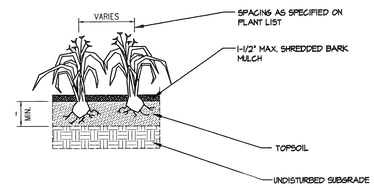
2 PARKING AREA ISLAND PLANTINGS

SCALE: N.T.S.



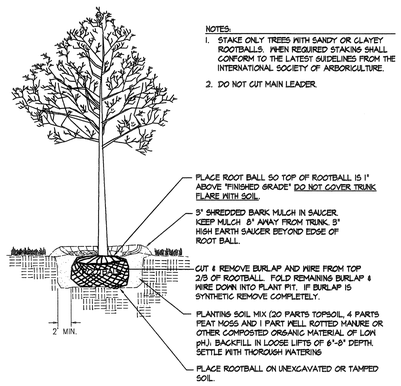
3 SHRUB PLANTING DETAIL

SCALE: N.T.S.



4 PERENNIAL + ORNAMENTAL GRASS

SCALE: N.T.S.



NOTES:

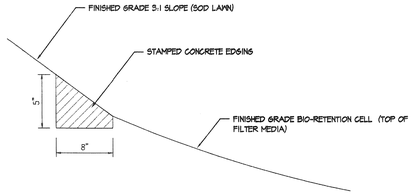
1. STAKE ONLY TREES WITH SANDY OR CLAYEY ROOTBALLS. WHEN REQUIRED STAKING SHALL CONFORM TO THE LATEST GUIDELINES FROM THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
2. DO NOT CUT MAIN LEADER.

5 TREE PLANTING - DECIDUOUS

SCALE: N.T.S.

NOTES:

1. EDGING TO BE STAKED OUT IN THE FIELD FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
2. CONCRETE EDGING TO BE COLORED BRICK RED (INTEGRAL). COLOR SAMPLE TO BE PROVIDED TO THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.



6 CONCRETE EDGING (BIO-RETENTION AREAS)

SCALE: N.T.S.

REV.	DATE	STATUS	BY	CHKD.	APPD.	REV.	DATE	STATUS	BY	CHKD.	APPD.
1	6/29/10	ISSUED FOR CONSTRUCTION	PBB	PBB	PBB						
A	2/16/10	ISSUED TO THE CITY OF PORTLAND FOR SITE PLAN REVIEW	PBB	PBB	PBB						

LICENSED LANDSCAPE ARCHITECT PETER B. BIEGEL No. 2624 STATE OF MAINE
6-29-10

LAND DESIGN SOLUTIONS
LAND PLANNING, SITE PLANNING & LANDSCAPE ARCHITECTURE
P.O. Box 316, 160 Longwoods Road, Cumberland, ME 04081 tel:(207) 829-1717

CLIENT:
BANGOR SAVINGS BANK
99 FRANKLIN STREET, BANGOR, MAINE 04401

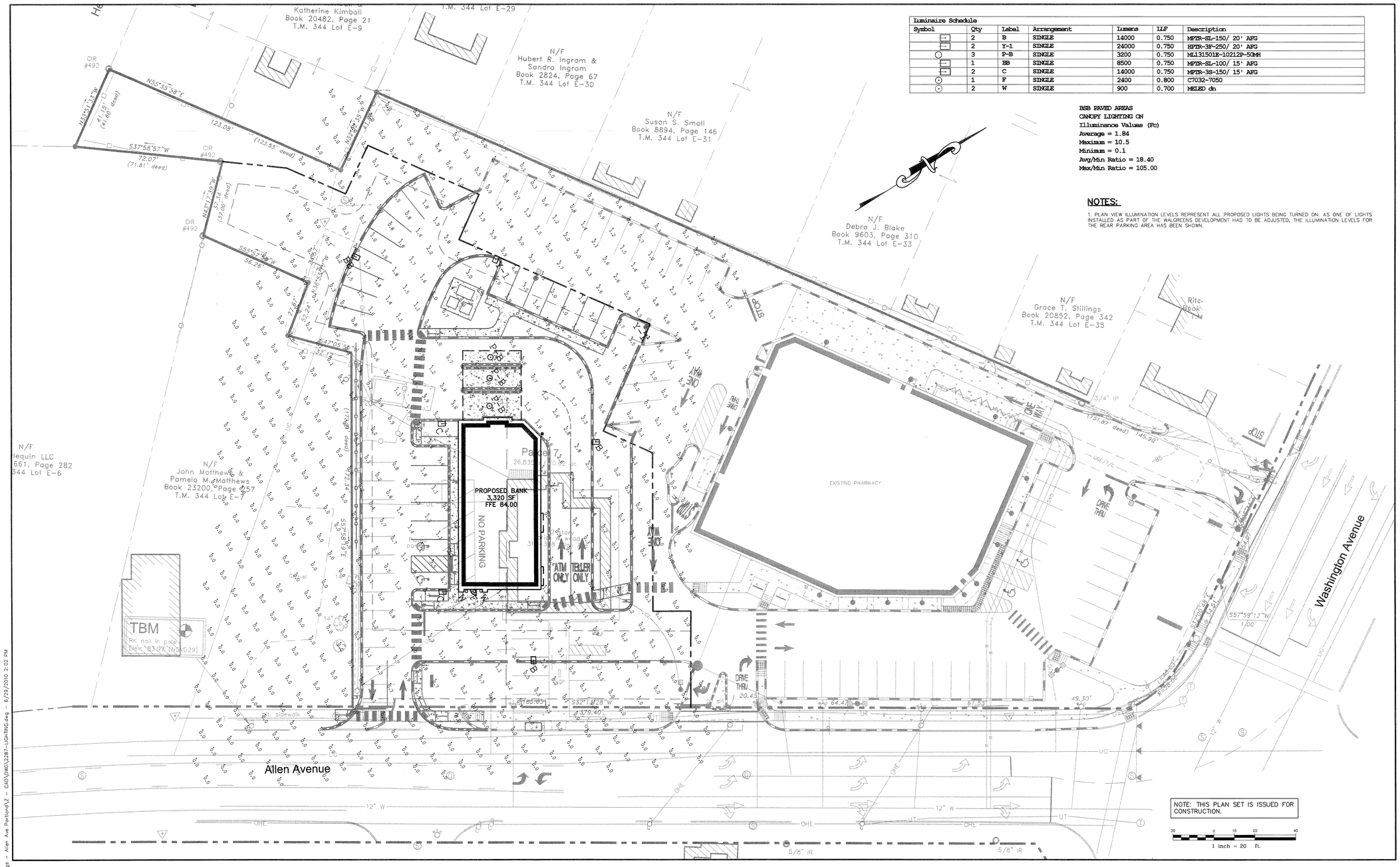
DESIGN: PBB
DRAWN: PBB
CHKD: PBB
DATE: FEB 2010
SCALE: AS NOTED

PROPOSED BANK
314 ALLEN AVENUE, PORTLAND, MAINE

LANDSCAPE DETAILS

PROJ. NO. 10-201-00
DWG. NO. L-102
REV. 1

Drawing Name: G:\Users\PETER\Land Design Solutions\Land Design Solutions\Projects\2010 Bangor Savings\Land\10201 Landscape Details | Plot Date / Time: Jun 29, 10 / 3:41 PM



Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Lumens	LLF	Description
	2	B	SINGLE	14000	0.750	MPTR-SL-150/ 20' AFG
	2	Y-1	SINGLE	24000	0.750	MPTR-3P-250/ 20' AFG
	3	P-B	SINGLE	3200	0.750	ML131501E-10212P-50MH
	1	BB	SINGLE	8500	0.750	MPTR-SL-100/ 15' AFG
	2	C	SINGLE	14000	0.750	MPTR-3S-150/ 15' AFG
	1	F	SINGLE	2400	0.800	C7032-7050
	2	W	SINGLE	900	0.700	MELED dn

BSB PAVED AREAS
CANOPY LIGHTING ON
Illuminance Values (Fc)
Average = 1.84
Maximum = 10.5
Minimum = 0.1
Avg/Min Ratio = 18.40
Max/Min Ratio = 105.00

NOTES:

1. PLAN VIEW ILLUMINATION LEVELS REPRESENT ALL PROPOSED LIGHTS BEING TURNED ON. AS ONE OF LIGHTS INSTALLED AS PART OF THE WALGREENS DEVELOPMENT HAD TO BE ADJUSTED, THE ILLUMINATION LEVELS FOR THE REAR PARKING AREA HAS BEEN SHOWN.

Rev.	Date	Revision
1	4/6/10	REVISED LEFT SIDE LIGHTS

Issued For	Date	By
CONSTRUCTION	6/30/10	AMP
95% REVIEW	6/14/10	AMP
SITE PLAN REVIEW	2/16/10	DER

Design: JJM | Draft: CG | Date: JAN 2010
Checked: DER | Scale: 1"=20' | Job No.: 2287
File Name: 2287-LIGHTING.dwg

This plan shall not be modified without written permission from Gorrill-Palmer Consulting Engineers, Inc.(GPCEI). Any alterations, authorized or otherwise, shall be at the user's sole risk and without liability to GPCEI.

Gorrill-Palmer Consulting Engineers, Inc.
PO Box 1237
15 Shaker Road
Gray, ME 04039
Engineering Excellence Since 1998
207-657-6910
FAX: 207-657-6912
E-Mail: mailbox@gorrillpalmer.com

Drawing Name: **Lighting Plan**
Project: **Proposed Bank**
314 Allen Avenue, Portland, Maine
Client: **Bangor Savings Bank**
99 Franklin Street, Bangor, Maine 04401

Drawing No. *LP101*

L:\2287 - Bangor Savings - Allen Ave Portland\Z - CAD\DWG\2287-LIGHTING.dwg - 6/23/2010 2:02 PM

STATEMENT OF STRUCTURAL TESTS AND SPECIAL INSPECTIONS

THIS STATEMENT OF STRUCTURAL TESTS AND SPECIAL INSPECTIONS IS SUBMITTED AS A CONDITION FOR BUILDING PERMIT ISSUANCE IN ACCORDANCE WITH CHAPTER 17 OF THE INTERNATIONAL BUILDING CODE. IT INCLUDES A SCHEDULE OF SPECIAL INSPECTION SERVICES APPLICABLE TO THIS PROJECT AS WELL AS THE NAME OF THE STRUCTURAL SPECIAL INSPECTION COORDINATOR AND THE IDENTITY OF THE APPROVED AGENCIES TO BE RETAINED FOR CONDUCTING THESE TESTS AND INSPECTIONS.

PROJECT:	BANGOR SAVINGS BANK
LOCATION:	ALLEN AVENUE PORTLAND, MAINE
OWNER:	BANGOR SAVINGS BANK, BANGOR, ME 04401
BUILDING OFFICIAL:	JEAN BOURKE (CODE ENFORCEMENT OFFICER)
DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE:	JOHN P. POULIN, P.E. (STRUCTURAL ENGINEER)
SEISMIC RESISTANCE:	SEISMIC DESIGN CATEGORY "B" < "C, D, E, F"
WIND RESISTANCE:	EXPOSURE "B," BASIC WIND SPEED 100 MPH < 120 MPH

THE SPECIAL INSPECTION COORDINATOR SHALL KEEP RECORDS OF ALL TESTS AND INSPECTIONS AND SHALL FURNISH REPORTS TO THE BUILDING OFFICIAL AND THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE. NONCOMPLIANT WORK (DEFICIENCIES) SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION. IF DEFICIENCIES ARE NOT CORRECTED, IT SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDING OFFICIAL AND THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE.

INTERIM TEST AND INSPECTION REPORTS SHALL BE SUBMITTED TO THE BUILDING OFFICIAL AND THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE ON A MONTHLY BASIS.

A FINAL REPORT OF STRUCTURAL TESTS AND SPECIAL INSPECTIONS DOCUMENTING COMPLETION OF ALL REQUIRED TEST, INSPECTIONS AND CORRECTION OF ANY DISCREPANCIES DETECTED SHALL BE SUBMITTED PRIOR TO ISSUANCE OF A CERTIFICATE OF USE AND OCCUPANCY.

PREPARED BY:	JOHN P. POULIN, P.E.	DESIGN PROFESSIONAL SEAL	
06-30-2010		STATE OF MAINE JOHN P. POULIN No.11216 LICENSED PROFESSIONAL ENGINEER	
SIGNATURE	DATE		
OWNER'S AUTHORIZATION:		BUILDING OFFICIAL'S ACCEPTANCE:	
SIGNATURE	DATE	SIGNATURE	DATE
PRINT NAME:		PRINT NAME:	

CONTRACTOR'S RESPONSIBILITIES

STRUCTURAL TESTS AND SPECIAL INSPECTIONS DO NO RELIEVE THE CONTRACTOR OF ITS RESPONSIBILITIES AND OBLIGATIONS FOR QUALITY CONTROL OF THE WORK, THEIR OBLIGATIONS FOR SUPERVISING THE WORK, FOR ANY DESIGN WORK THAT IS INCLUDED IN THEIR SCOPE OF SERVICES AND FOR FULL COMPLIANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. FURTHERMORE, THE DETECTION OF, OR THE FAILURE TO DETECT DEFICIENCIES IN THE WORK DURING TESTING AND INSPECTION CONDUCTED PURSUANT TO THIS PROGRAM SHALL NOT RELIEVE THE CONTRACTOR OF THEIR RESPONSIBILITY TO CORRECT ALL DEFICIENCIES OR DEFECTS, WHETHER DETECTED OR UNDETECTED, IN ALL PARTS OF THE WORK, AND TO OTHERWISE COMPLY WITH ALL REQUIREMENTS OF THE CONTRACT DOCUMENTS.

JOB SITE SAFETY IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR AND NOT PART OF THESE TESTS AND INSPECTIONS. MATERIALS AND ACTIVITIES TO BE TESTED AND INSPECTED DO NOT INCLUDE THE CONTRACTOR'S EQUIPMENT OR THE MEANS, METHODS AND PROCEDURES USED TO ERECT OR INSTALL THE MATERIALS OR ASSEMBLIES LISTED.

WHERE A STRUCTURAL COMPONENT OR SYSTEM IS SUBJECT TO TESTS AND INSPECTIONS AS DETERMINED BY THE BUILDING OFFICIAL, AND THE DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE FOR THE PROJECT HAS NOT BEEN RETAINED TO DESIGN OR TO PREPARE A PERFORMANCE SPECIFICATION FOR SAID COMPONENT OR SYSTEM, THE CONTRACTOR SHALL RETAIN A LICENSED PROFESSIONAL ENGINEER TO DESIGN SAID COMPONENT OR SYSTEM AND TO PROVIDE ANY REQUIRED TESTS AND INSPECTIONS.

THE CONTRACTOR SHALL PROVIDE FREE AND SAFE ACCESS TO THE WORK FOR ALL INDIVIDUALS WHO ARE PERFORMING THE TESTS OR INSPECTIONS. THE CONTRACTOR SHALL PROVIDE ALL LADDERS, SCAFFOLDING, STAGING, AND UP-TO-DATE SAFETY EQUIPMENT, ALL IN GOOD AND SAFE WORKING ORDER, AND QUALIFIED PERSONNEL TO HANDLE AND ERECT THEM, AS MAY BE REQUIRED FOR SAFE ACCESS.

THE CONTRACTOR SHALL GIVE REASONABLE NOTICE TO THOSE PERFORMING INSPECTIONS AND TESTS OF WHEN THE VARIOUS PARTS OF THE WORK WILL BE READY FOR TESTING AND INSPECTION. THE CONTRACTOR SHALL OBTAIN INSTRUCTIONS FROM THE INSPECTION COORDINATOR AS TO WHAT IS REASONABLE NOTICE FOR THE VARIOUS ASPECTS OF THE WORK (TYPICALLY 48 HOURS), WHO IS TO BE NOTIFIED AND HOW.

THE OWNER RESERVES THE RIGHT TO BACK CHARGE THE CONTRACTOR FOR ADDITIONAL EXPENSE INCURRED BY THE OWNER FOR THE SERVICES OF THE INSPECTORS WHEN WORK IS NOT REASONABLY READY FOR INSPECTION IN ACCORDANCE WITH THE NOTICE PROVIDED BY THE CONTRACTOR. LIKEWISE, IF WORK IS REPEATEDLY FOUND DEFICIENT, COSTS FOR A THIRD INSPECTION AND BEYOND MAY BE REIMBURSED FROM THE CONTRACTOR.

SCHEDULE OF TESTING AND INSPECTION AGENCIES

	SPECIAL INSPECTION AGENCIES	FIRM	ADDRESS, TELEPHONE
1	SPECIAL INSPECTION COORDINATOR	WBRC ARCHITECTS ENGINEERS	44 CENTRAL STREET BANGOR, MAINE 04401 V. (207) 947-4511 F. (207) 947-4628
2	BUILDING CONSTRUCTION INSPECTOR	WBRC ARCHITECTS ENGINEERS	44 CENTRAL STREET BANGOR, MAINE 04401 V. (207) 947-4511 F. (207) 947-4628
3	EARTHWORK INSPECTOR	TO BE DETERMINED	
5	STRUCTURAL STEEL WELD TESTING AGENCY	TO BE DETERMINED	
6	COLD FORMED METAL FRAMING INSPECTOR	TO BE DETERMINED, INCLUDED IN THE CONTRACTOR'S SCOPE OF SERVICES	

NOTE: UNLESS NOTED OTHERWISE, THE INSPECTORS AND TESTING AGENCIES SHALL BE ENGAGED BY THE OWNER, AND NOT BY THE CONTRACTOR WHOSE WORK IS TO BE INSPECTED OR TESTED. ANY CONFLICT OF INTEREST MUST BE DISCLOSED TO THE BUILDING OFFICIAL PRIOR TO COMMENCING WORK.

QUALIFICATIONS OF INSPECTORS AND TESTING TECHNICIANS

THE CREDENTIALS AND QUALIFICATIONS OF ALL INDIVIDUALS PERFORMING SPECIAL INSPECTION AND TESTING ACTIVITIES ARE SUBJECT TO THE APPROVAL OF THE BUILDING OFFICIAL AND THE DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE. CREDENTIALS SHALL BE PROVIDED FOR REVIEW, APPROVAL AND RECORD.

KEY FOR MINIMUM QUALIFICATIONS OF INSPECTION AGENTS: WHEN THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE DEEMS IT APPROPRIATE THAT THE INDIVIDUAL PERFORMING A STIPULATED TEST OR INSPECTION HAVE A SPECIFIC CERTIFICATION, LICENSE OR EXPERIENCE LEVEL AS INDICATED BELOW, SUCH DESIGNATION SHALL APPEAR WITH THE AGENCY NAME ON THE SCHEDULE.

ENGINEER	
PE/SE	STRUCTURAL ENGINEER – A LICENSED SE OR PE SPECIALIZING IN THE DESIGN OF BUILDING STRUCTURES
PE/GE	GEOTECHNICAL ENGINEER – A LICENSED PE SPECIALIZING IN SOIL MECHANICS AND FOUNDATIONS
EIT	ENGINEER-IN-TRAINING – A GRADUATE ENGINEER WHO HAS PASSED THE FUNDAMENTALS OF ENGINEERING EXAMINATION
EXPERIENCED TESTING TECHNICIAN	
ETT	EXPERIENCED TESTING TECHNICIAN - AN EXPERIENCED TESTING TECHNICIAN WITH A MINIMUM 5 YEARS EXPERIENCE WITH THE STIPULATED TEST.
AMERICAN CONCRETE INSTITUTE (ACI) CERTIFICATION	
ACI-CFTT	CONCRETE FIELD TESTING TECHNICIAN – GRADE 1
ACI-CCI	CONCRETE CONSTRUCTION INSPECTOR
ACI-LTT	LABORATORY TESTING TECHNICIAN – GRADE 1&2
ACI-STT	STRENGTH TESTING TECHNICIAN
AMERICAN WELDING SOCIETY (AWS) CERTIFICATION	
AWS-CWI	CERTIFIED WELDING INSPECTOR
AWS/AISC-SSI	CERTIFIED STRUCTURAL STEEL INSPECTOR
AMERICAN SOCIETY OF NON-DESTRUCTIVE TESTING (ASNT) CERTIFICATION	
ASNT	NON-DESTRUCTIVE TESTING TECHNICIAN – LEVEL II OR III.
INTERNATIONAL CODE COUNCIL (ICC) CERTIFICATION	
ICC-SMSI	STRUCTURAL MASONRY SPECIAL INSPECTOR
ICC-SWSI	STRUCTURAL STEEL AND WELDING SPECIAL INSPECTOR
ICC-SFSI	SPRAY-APPLIED FIREPROOFING SPECIAL INSPECTOR
ICC-PCSI	PRESTRESSED CONCRETE SPECIAL INSPECTOR
ICC-RCSI	REINFORCED CONCRETE SPECIAL INSPECTOR
NATIONAL INSTITUTE FOR CERTIFICATION IN ENGINEERING TECHNOLOGIES (NICET)	
NICET-CT	CONCRETE TECHNICIAN – LEVELS I, II, III & IV
NICET-ST	SOILS TECHNICIAN - LEVELS I, II, III & IV
NICET-GET	GEOTECHNICAL ENGINEERING TECHNICIAN - LEVELS I, II, III & IV

REQUIRED VERIFICATION AND INSPECTION OF SOILS

	VERIFICATION AND INSPECTION TASK	FREQUENCY	AGENT	QUALIFICATION
1	VERIFY MATERIALS BELOW FOOTINGS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY AND ARE CONSISTENT WITH THE GEOTECHNICAL REPORT.	PERIODIC	SW COLE	PE/GE EIT, ETT
2	VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED THE PROPER MATERIAL.	PERIODIC	SW COLE	PE/GE EIT, ETT
3	PERFORM CLASSIFICATION AND TESTING OF CONTROLLED FILL MATERIALS.	PERIODIC	SW COLE	PE/GE EIT, ETT
4	TEST AND VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF CONTROLLED FILL.	CONTINUOUS	SW COLE	PE/GE EIT, ETT
5	INSPECT REMOVAL OF UNSUITABLE MATERIAL AND PREPARATION OF SUBGRADE PRIOR TO PLACEMENT OF CONTROLLED FILL.	CONTINUOUS	SW COLE	PE/GE EIT, ETT
6	PROPER TO PLACEMENT OF CONTROLLED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.	PERIODIC	SW COLE	PE/GE EIT, ETT
7	APPROVE SUBGRADE PRIOR TO FORMING FOOTINGS, PREPARING SLABS-ON-GRADE AND PLACING CONCRETE.	PERIODIC	SW COLE	PE/GE EIT, ETT

REQUIRED VERIFICATION AND INSPECTION OF CONCRETE CONSTRUCTION

	VERIFICATION AND INSPECTION TASK	FREQUENCY	AGENT	QUALIFICATION
1	INSPECTION OF REINFORCING STEEL INCLUDING SIZE, SPACING, COVER, LAPS. VERIFY THAT BARS ARE FREE OF FORM OIL OR OTHER DELETERIOUS MATERIALS. VERIFY THAT BARS ARE ADEQUATELY TIED AND SUPPORTED ON CHAIRS OR BOLSTERS	PERIODIC	WBRC A/E	PE/SE, EIT
2	INSPECTION OF EMBEDDED STRUCTURAL STEEL ITEMS, SUCH AS COLUMN ANCHOR RODS, PRIOR TO AND DURING CONCRETE PLACEMENT. INSPECT SIZE, POSITIONING, EMBEDMENT AND CONCRETE CONSOLIDATION AROUND ANCHORS.	PERIODIC	WBRC A/E	PE/SE, EIT
3	REVIEW BATCH TICKETS AND VERIFY COMPLIANCE WITH APPROVED MIX DESIGN. VERIFY THAT WATER ADDED AT THE SITE DOES NOT EXCEED THAT ALLOWED BY THE MIX DESIGN.	CONTINUOUS	CONCRETE TESTING LAB	ACI-CFTT, ACI-STT
4	AT THE TIME FRESH CONCRETE IS SAMPLED TO FABRICATE SPECIMENS FOR STRENGTH TESTS, VERIFY SLUMP, AIR CONTENT AND TEMPERATURE.	CONTINUOUS	CONCRETE TESTING LAB	ACI-CFTT, ACI-STT
5	INSPECTION OF CONCRETE FOR PROPER PLACEMENT TECHNIQUES, INCLUDING HOT AND COLD WEATHER CONCRETING. VERIFY THAT CONVEYANCE AND DEPOSITING AVOIDS SEGREGATION OR CONTAMINATION AND ACHIEVES PROPER CONSOLIDATION.	CONTINUOUS	CONCRETE TESTING LAB	ACI-CFTT, ACI-STT
6	INSPECTION FOR MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES.	PERIODIC	WBRC A/E	PE/SE, EIT
7	INSPECT FORMWORK GEOMETRY, FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED.	PERIODIC	WBRC A/E	PE/SE, EIT
8	INSPECT THE TIMELY INSTALLATION OF SLAB CONTROL JOINTS AND LOCATION OF THICKENED SLABS.	PERIODIC	WBRC A/E	PE/SE, EIT

REQUIRED VERIFICATION AND INSPECTION OF STEEL CONSTRUCTION

	VERIFICATION AND INSPECTION TASK	FREQUENCY	AGENT	QUALIFICATION
1	REVIEW SHOP FABRICATION CERTIFICATION AND QUALITY CONTROL PROCEDURES.	SUBMITTAL	WBRC A/E	PE/SE
2	VERIFY MATERIALS: REVIEW CERTIFIED MILL TEST REPORTS AND IDENTIFICATION MARKINGS ON WIDE-FLANGE SHAPES, HIGH-STRENGTH BOLTS, NUTS AND WELDING ELECTRODES.	SUBMITTAL	WBRC A/E	PE/SE
3	INSPECT INSTALLATION, FIELD WELDING AND/OR BOLTED AND BRIDGING OF OPEN WEB JOISTS.	PERIODIC	WBRC A/E	PE/SE
4	INSPECT INSTALLATION AND TIGHTENING OF HIGH-STRENGTH BOLTS IN BEARING CONNECTIONS.	PERIODIC	STEEL TESTING AGENCY	AWS/AISC-SSI
5	INSPECTION OF BOLTS IN SLIP-CRITICAL CONNECTIONS.	CONTINUOUS	STEEL TESTING AGENCY	AWS/AISC-SSI
6	VISUALLY INSPECT ALL WELDS. INSPECT PRE-HEAT, POST-HEAT AND SURFACE PREPARATION BETWEEN PASSES. VERIFY SIZE AND LENGTH OF FILLET WELDS.	PERIODIC	STEEL TESTING AGENCY	AWS-CWI
7	ULTRASONIC TESTING OF ALL FULL-PENETRATION WELDS.	PERIODIC	STEEL TESTING AGENCY	AWS-CWI
8	INSPECT SIZE, NUMBER, POSITIONING AND WELDING OF SHEAR CONNECTORS. INSPECT FOR FULL 360 DEGREE FLASH. RING TEST WITH A 3 LB HAMMER; BEND TEST ALL QUESTIONABLE STUDS TO 15 DEGREES.	CONTINUOUS	WBRC A/E	PE/SE, EIT
9	INSPECT STEEL FRAME FOR COMPLIANCE WITH STRUCTURAL DRAWINGS, INCLUDING BRACING, MEMBER CONFIGURATION AND CONNECTION DETAILS.	PERIODIC	WBRC A/E	PE/SE, EIT
10	INSPECT GAGE, TYPE, PLACEMENT, WELDING AND SIDE-LAP FASTENING OF METAL ROOF AND FLOOR DECK.	PERIODIC	WBRC A/E	PE/SE, EIT

REQUIRED VERIFICATION AND LEVEL 1 INSPECTION OF MASONRY CONSTRUCTION

	VERIFICATION AND INSPECTION TASK	FREQUENCY	AGENT	QUALIFICATION
1	VERIFY STRENGTH: SAMPLE, PREPARE AND TEST GROUT SPECIMENS, MORTAR SPECIMENS, AND MASONRY PRISMS.	CONTINUOUS	MASONRY TESTING LAB	ETT
2	INSPECT PROPORTIONING, MIXING AND RETEMPERING OF MORTAR AND GROUT.	CONTINUOUS	MASONRY TESTING LAB	ETT
3	VERIFY MASONRY INSTALLATION SPECIFICATIONS. INSPECT SIZE, LAYOUT, BONDING AND PLACEMENT OF MASONRY UNITS.	CONTINUOUS	MASONRY TESTING LAB	ETT
4	INSPECT CELLS PRIOR TO GROUTING AND VERIFY GROUTING PROCEDURES. INSPECT PLACEMENT AND CONSOLIDATION OF GROUT. INSPECT MASONRY CLEAN-OUTS FOR HIGH-LIFT GROUTING.	CONTINUOUS	MASONRY TESTING LAB	ETT
5	INSPECT CONSTRUCTION OF MORTAR JOINTS INCLUDING TOOLING AND FILLING OF HEAD JOINTS.	CONTINUOUS	MASONRY TESTING LAB	ETT
6	INSPECT ANCHORAGE OF MASONRY TO OTHER CONSTRUCTION, AND THE INSTALLATION OF EMBEDDED ITEMS.	PERIODIC	WBRC A/E	PE/SE, EIT
7	VERIFY CURING AND PROTECTION PROCEDURES. VERIFY PROTECTION FOR COLD AND HOT WEATHER PROCEDURES. VERIFY THAT WALL CAVITIES ARE PROTECTED AGAINST PRECIPITATION.	PERIODIC	WBRC A/E	PE/SE, EIT
8	INSPECT THE SIZE, QUANTITY, CONDITION AND PLACEMENT OF REINFORCING.	PERIODIC	WBRC A/E	PE/SE, EIT
		CONTINUOUS	MASONRY TESTING LAB	ETT

REV.	DESCRIPTION	DATE
--	--	--
--	--	--
--	--	--
0	CONSTRUCTION DOC'S	06-30-10

CONSTRUCTION DOC'S

CURRENT ISSUE STATUS: 06.30.10

STATE OF MAINE JOHN P. POULIN No.11216 LICENSED PROFESSIONAL ENGINEER 06.30.10

WBRC ARCHITECTS• ENGINEERS
WWW.WBRCAE.COM
BANGOR, MAINE 207-947-4511
PORTLAND, MAINE 207-828-4511
SARASOTA, FLORIDA 941-556-0757

BANGOR SAVINGS BANK - PORTLAND

PROJECT: ALLEN AVE. PORTLAND, MAINE

STRUCTURAL TESTS AND SPECIAL INSPECTIONS

SHEET TITLE:

WBRC CAD FILE: 2747.93–S–000

PROJECT No. 2747.93

SCALE: AS NOTED

PROJECT MANAGER: DCM

DRAWN BY: ADG

CHECKED BY: JPP

GRAPHIC SCALE: 0" 1"

SHEET No. S-000

© COPYRIGHT 2010 WBRC

6/30/2010 12:56 PM I:\2701-2800\274793 BSB - ALLEN AVE PORTLAND\2 DESIGN PHASE\WORKING DRAWINGS AND DOCUMENTS\DESIGN DRAWINGS\BUILDING\274793-S-000.DWG ADAM.GILLESPIE

STRUCTURAL GENERAL NOTES:

1. REFER TO THE PROJECT MANUAL FOR GENERAL CONTRACT REQUIREMENTS AND DETAILED REQUIREMENTS FOR MATERIALS, WORKMANSHIP AND SHOP DRAWING SUBMITTALS.
2. REFER TO THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND APPROVED SHOP DRAWINGS FOR LOCATION AND DIMENSIONS OF CHASES, INSERTS, OPENINGS, SLEEVES, DEPRESSIONS AND ATTACHMENT OF FINISHES.
3. ALL DIMENSIONS SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE FIELD COORDINATED BY THE CONTRACTOR WITH THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND APPROVED SHOP DRAWINGS. REPORT ANY INCONSISTENCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
4. THE STRUCTURAL DESIGN OF THE BUILDING IS BASED ON THE FULL INTERACTION OF ALL ITS COMPONENT PARTS. NO PROVISIONS HAVE BEEN MADE FOR CONDITIONS OCCURRING DURING CONSTRUCTION. ANY FAILURE TO MAKE PROPER AND ADEQUATE PROVISIONS FOR STRESSES AND STABILITY OCCURRING FROM ANY CAUSE DURING CONSTRUCTION SHALL BE THE SOLE RISK AND RESPONSIBILITY OF THE CONTRACTOR.
5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS IN THE FIELD. NOTIFY THE ARCHITECT IMMEDIATELY, IN WRITING, OF ANY FIELD CONDITION UNCOVERED DURING CONSTRUCTION THAT IS NOT CONSISTENT WITH THE PLANS, THAT MAY BE STRUCTURALLY INADEQUATE, OR THAT WILL IMPAIR ARCHITECTURAL LAYOUTS OR ATTACHMENT OF FINISHES.
6. THE CONTRACTOR SHALL REVIEW AND APPROVE ALL SHOP DRAWING SUBMITTALS PRIOR TO SUBMITTAL TO THE ARCHITECT. ALL COPIES OF ALL SHOP DRAWINGS SHALL BEAR A STAMP FROM THE CONTRACTOR VERIFYING THEY HAVE REVIEWED AND APPROVED THE DRAWINGS FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS. SHOP DRAWINGS NOT BEARING THE CONTRACTOR'S APPROVAL STAMP WILL NOT BE REVIEWED AND SHALL BE RETURNED "NOT APPROVED."
7. DETAILS SHOWN ON ANY DRAWING ARE TO BE CONSIDERED TYPICAL FOR ALL SIMILAR CONDITIONS, UNLESS NOTED OTHERWISE.
8. ALL WALLS SHALL BE CENTERED OVER FOOTINGS, UNLESS DETAILED OTHERWISE.
9. ALL FOUNDATION WALLS SHALL BE BRACED DURING THE OPERATIONS OF BACKFILLING AND TAMPING. BRACING SHALL BE LEFT IN POSITION UNTIL PERMANENT RESTRAINTS HAVE BEEN INSTALLED.

DESIGN LOADS:

THE STRUCTURE IS DESIGNED TO CARRY THE FOLLOWING LIVE LOADS, IN ADDITION TO SPECIFIC MACHINERY AND EQUIPMENT LOADS, IN CONFORMANCE WITH CHAPTER 16 OF THE 2006 EDITION OF THE INTERNATIONAL BUILDING CODE AND THE 2005 EDITION OF ASCE-7, "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES."

1. GRAVITY LOADS:

   A. ROOF SNOW LOAD: (UNBALANCED, DRIFTING AND SLIDING SNOW IN ACCORDANCE WITH CHAPTER 7 OF ASCE 7-05)
      i. GROUND SNOW LOAD, Pg: 50 PSF
      ii. FLAT ROOF SNOW LOAD, Pf: 40 PSF
      iii. SNOW EXPOSURE FACTOR, Ce: 1.0
      iv. SNOW LOAD IMPORTANCE FACTOR, Is: 1.0
      v. THERMAL FACTOR, Ct: 1.1

2. LATERAL LOADS:

   A. WIND DESIGN DATA:
      i. BASIC WIND SPEED (3-SECOND GUST): 100 MPH
      ii. WIND IMPORTANCE FACTOR, Iw: 1.0
      iii. BUILDING CATEGORY: II
      iv. WIND EXPOSURE CATEGORY: B
      v. INTERNAL PRESSURE COEFFICIENT: +/-0.18
      vi. COMPONENTS AND CLADDING: VARIES BASED ON TRIBUTARY AREA AND LOCATION. COMPLY WITH SECTION 6.4.2.2 OF ASCE 7-05 FOR WIND PRESSURES TO BE USED FOR THE DESIGN OF EXTERIOR COMPONENT AND CLADDING MATERIALS NOT SPECIFICALLY DESIGNED BY THE REGISTERED DESIGN PROFESSIONAL.

   B. EARTHQUAKE DESIGN DATA:
      i. SEISMIC IMPORTANCE FACTOR, Ie: 1.0
      ii. SEISMIC OCCUPANCY CATEGORY: II
      iii. MAPPED SPECTRAL RESPONSE ACCELERATIONS, Ss AND S1: 0. 317g AND 0.077g RESPECTIVELY
      iv. SITE CLASS: D PER S.W. COLE ENGINEERING, INC. GEOTECHNICAL REPORT DATED JUNE 22, 2010.
      v. SPECTRAL RESPONSE COEFFICIENTS, Sds AND Sd1: 0.327g AND 0.124g RESPECTIVELY
      vi. SEISMIC DESIGN CATEGORY: B
      vii. BASIC SEISMIC FORCE RESISTING SYSTEM: LIGHT FRAMED WALL SYSTEM USING FLAT STRAP BRACING AND STEEL SYSTEMS NOT DETAILED FOR SEISMIC RESISTANCE.
      viii. DESIGN BASE SHEAR: 10 KIPS
      ix. SEISMIC RESPONSE COEFFICIENT, Cs: 0.11
      x. RESPONSE MODIFICATION FACTOR, R: 3
      xi. ANALYSIS PROCEDURE UTILIZED: EQUIVALENT LATERAL FORCE

EXCAVATIONS:

1. REMOVE ALL SOFT, ORGANIC AND OTHER UNSUITABLE MATERIAL FROM UNDER AND ADJACENT TO ALL FOOTINGS AND FROM UNDER ALL SLABS ON GRADE.
2. EXTEND AND SLOPE SIDES OF EXCAVATION TO ENSURE STABILITY AND SAFETY AT ALL TIMES.
3. SHORE, SHEET AND BRACE EXCAVATION AS REQUIRED TO ENSURE SAFETY AND STABILITY AT ALL TIMES.
4. PUMP EXCAVATION TO REMOVE SURFACE AND GROUND WATER TO PERMIT FINISHING OF EXCAVATION AND PLACEMENT OF FOUNDATIONS IN THE DRY.
5. ELEVATIONS GIVEN ARE MINIMUM IN DEPTH AND ARE NOT TO BE CONSTRUED AS LIMITING IN ANY WAY THE AMOUNT OF EXCAVATION REQUIRED TO REACH A SPECIFIED BEARING STRATA.

FOUNDATIONS, BACKFILL AND DRAINAGE:

1. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE VALIDITY OF THE SUBSURFACE CONDITIONS DESCRIBED ON THE DRAWINGS. TEST BORINGS OR TEST PITS MAY BE AVAILABLE TO ASSIST THE CONTRACTOR DURING BIDDING AND SUBSEQUENT CONSTRUCTION, AND REPRESENT CONDITIONS ONLY AT THOSE SPECIFIC LOCATIONS AT THE PARTICULAR TIME THEY WERE MADE.
2. ASSUMED BEARING MATERIAL, DESIGN BEARING PRESSURE AND FOOTING ELEVATIONS INDICATED ON THE DRAWINGS ARE BASED ON AVAILABLE INFORMATION DESCRIBED IN A GEOTECHNICAL REPORT PROVIDED BY THE OWNER. IF ACCEPTABLE BEARING MATERIAL IS NOT ENCOUNTERED UPON EXCAVATION TO THE LEVELS INDICATED, THE FOOTINGS SHALL BE LOWERED OR INCREASED IN SIZE AT THE DIRECTION OF THE ARCHITECT.
3. TYPICAL FOOTING EXCAVATIONS WILL BE INSPECTED BY THE DESIGNATED STRUCTURAL INSPECTOR BEFORE THE FOOTINGS ARE CAST.
4. ALL EXTERIOR CONSTRUCTION SHALL BE CARRIED DOWN A MINIMUM OF 4.5 FEET BELOW FINISHED EXTERIOR GRADE, UNLESS OTHERWISE SHOWN ON PLANS.
5. ALL WALLS AND PIERS SHALL BE CENTERED OVER FOOTINGS, UNLESS DETAILED OTHERWISE.
6. ALL FOUNDATION WALLS SHALL BE BRACED DURING THE OPERATIONS OF BACKFILLING AND TAMPING. BRACING SHALL BE LEFT IN POSITION UNTIL PERMANENT RESTRAINTS HAVE BEEN INSTALLED.
7. NO CONCRETE SLAB OR FOOTING SHALL BE PLACED IN WATER, ON MUD OR FROZEN MATERIAL.
8. ALL FOOTING EXCAVATIONS ARE TO BE FINISHED BY HAND.
9. MATERIAL ADJACENT TO AND BELOW FOOTING SHALL BE KEPT FROM FREEZING AT ALL TIMES. IF ANY MATERIAL IS FOUND TO BE FROZEN, IT SHALL BE REMOVED AND REPLACED WITH CONCRETE IF ANY FROZEN MATERIAL IS FOUND BELOW THE SLAB ON GRADE IT SHALL BE REMOVED AND REPLACED WITH STRUCTURAL FILL COMPACTED TO 95% MAXIMUM DRY DENSITY.
10. BACKFILL UNDER SLABS ON GRADE AND AGAINST FOUNDATION WALLS INSIDE AND OUTSIDE THE BUILDING WITH AN APPROVED GRANULAR MATERIAL PLACED IN SIX INCH THICK LIFTS. COMPACT EACH LIFT TO 95% MAXIMUM DRY DENSITY AT OPTIMUM WATER CONTENT. ENTIRE FILLING AND COMPACTING OPERATION TO BE MONITORED AND TESTED BY THE STRUCTURAL INSPECTOR.
11. REFER TO ALL CONTRACT DOCUMENTS FOR REQUIRED FOUNDATION DRAINAGE SYSTEMS. COORDINATE INSTALLATION OF FOUNDATION DRAINS WITH STRUCTURAL ELEMENTS.
12. PROVIDE 15 MIL. CONTINUOUS VAPOR RETARDER UNDER ALL SLABS ON GRADE. SEE TYPICAL DETAIL FOR MORE INFORMATION.
13. SEE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR PERIMETER FOUNDATION INSULATION AND THERMAL BREAKS.

STRUCTURAL FILL:

1. ALL FOOTINGS SHALL BEAR ON A MINIMUM12 INCH THICK MAT OF COMPACTED ¾" CRUSHED STONE, FULLY WRAPPED WITH A NON-WOVEN GEOTEXTILE FABRIC. REFERENCE S.W. COLE ENGINEERING, INC. REPORT DATED JUNE 22, 2010 "UNDERDRAIN AND FOUNDATION DETAIL." STONE MAT SHALL HAVE A MINIMUM BEARING CAPACITY OF 1.25 TONS PER SQUARE FOOT.

   A. REMOVE ALL UNSUITABLE MATERIAL (INCLUDING, BUT NOT LIMITED TO, EXISTING FILL, TOPSOIL AND OTHER ORGANICS) WITHIN THE BUILDING FOOTPRINT AND AS REQUIRED FOR STABLE EXCAVATION.

   B. PREPARE THE APPROVED SUBGRADE IN ACCORDANCE WITH THE SPECIFICATIONS.

   C. PLACE CRUSHED STONE IN APPROVED LIFTS, EACH LIFT COMPACTED. FILLING AND COMPACTION SHALL BE CARRIED OUT ONLY WHILE THE STRUCTURAL INSPECTOR IS ON SITE.

REINFORCING STEEL:

1. ALL REINFORCING BAR DETAILING SHALL CONFORM TO THE ACI 315, "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES."
2. SUBMIT COMPLETE SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.
3. REINFORCING STEEL SHALL CONFORM TO ASTM A615 GRADE 60.
4. WHERE CONTINUOUS BARS ARE CALLED FOR, INDICATED, OR REQUIRED THEY SHALL BE RUN CONTINUOUSLY AROUND CORNERS, DOWELED INTO INTERSECTING WALLS, LAPPED AT NECESSARY SPLICES, WITH SPLICES STAGGERED WHEREVER POSSIBLE, AND HOOKED AT DISCONTINUOUS ENDS. LAPS SHALL CONFORM TO THE REQUIREMENTS OF ACI 318 AND BE NO LESS THAN 40 BAR DIAMETERS.
5. PROVIDE AND SCHEDULE WITH SHOP DRAWINGS, ALL NECESSARY ACCESSORIES TO HOLD THE REINFORCING SECURELY AND ACCURATELY IN POSITION.
6. CLEARANCE OF REINFORCING BARS FROM CONCRETE SURFACES SHALL BE:

   A. UNFORMED FACE IN CONTACT WITH EARTH: 3"
   B. UNFORMED SLABS IN CONTACT WITH EARTH: 1-1/2"
   C. FORMED FACE IN CONTACT WITH EARTH: 2"
   D. FORMED FACE EXPOSED TO WEATHER: 1-1/2" FOR #5 AND SMALLER BARS
   E. SLABS NOT EXPOSED TO EARTH OR WEATHER: 3/4"
   F. TOPS OF VERTICAL BARS IN WALLS AND PIERS: 1"
   G. HORIZONTAL BARS FROM TOP OF WALL: 2" MAX.

THE MAXIMUM ALLOWABLE DEVIATION FROM THE FIGURES ABOVE SHALL BE 1/4" FOR CONCRETE SHAPES 10" OR LESS IN DEPTH OR WIDTH AND 1/2" FOR CONCRETE SHAPES MORE THAN 10" IN DEPTH OR WIDTH.

7. PROVIDE DOWELS FROM FOOTINGS TO MATCH VERTICAL WALL REINFORCING. PROVIDE MINIMUM LAP LENGTH OF 40 BAR DIAMETERS.
8. DO NOT CUT OR DISPLACE ANY REINFORCING STEEL TO ACCOMMODATE THE INSTALLATION OF ANY EMBEDDED ITEMS WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE ARCHITECT.
9. COORDINATE THE INSTALLATION OF PIPES AND CONDUIT IN THE SLAB WITH THE PLACING OF THE REINFORCING STEEL AND MESH TO ENSURE THAT THE TOP BARS AND MESH ARE IN THEIR PROPER POSITION AT THE TOP OF THE SLAB AND ARE NOT CUT OR DISPLACED BY CONDUIT OR PIPES.
10. USE SLEEVES TO ACCOMMODATE PIPING WHICH MUST PASS THROUGH STRUCTURAL CONCRETE. SUBMIT LAYOUT OF SLEEVES TO ARCHITECT FOR APPROVAL PRIOR TO CASTING CONCRETE. ALL SLEEVES SHALL BE STEEL, CAST IRON PIPE OR PVC PIPE.

CAST-IN-PLACE CONCRETE:

1. CONCRETE WORK SHALL COMPLY WITH THE LATEST EDITION OF ACI 301, "STANDARD SPECIFICATION FOR STRUCTURAL CONCRETE IN BUILDINGS," AND ACI 318, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE."
2. ALL STRUCTURAL CONCRETE IS CONTROLLED AND SHALL BE USED, PROPORTIONED, MIXED AND PLACED UNDER THE SUPERVISION OF THE STRUCTURAL INSPECTOR AS A PART OF THE STRUCTURAL INSPECTIONS REQUIRED FOR THE PROJECT.
3. NORMAL WEIGHT CONCRETE FOR FOOTINGS, FOUNDATION WALLS, AND SLABS SHALL ATTAIN A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI, UNLESS NOTED OTHERWISE.
4. PROVIDE SIX PERCENT (PLUS/MINUS) AIR ENTRAINMENT IN ALL CONCRETE EXPOSED TO EARTH OR WEATHER.
5. ALL SLABS ON GROUND SHALL BE PLACED ON A LAYER OF APPROVED GRANULAR MATERIAL UNLESS OTHERWISE INDICATED OR DIRECTED BY THE ARCHITECT.
6. SLABS SHALL BE PLACED WITHOUT HORIZONTAL CONSTRUCTION JOINTS.
7. SUBMIT TO THE ARCHITECT FOR APPROVAL PROPOSED LOCATION OF CONSTRUCTION JOINTS IN WALLS, PROPERLY COORDINATED WITH THE REINFORCING STEEL SHOP DRAWINGS.
8. LOCATION OF EXPANSION JOINTS ARE MANDATORY AS SHOWN.
9. PROVIDE DOWELS AND KEYWAYS AT ALL CONSTRUCTION JOINTS. ALLOW 48 HOURS TO ELAPSE BETWEEN ADJACENT PLACEMENTS.
10. FOUNDATION WALL CONSTRUCTION JOINTS SHALL BE KEYED AND SPACED AT 60'-0" MAXIMUM o/c.
11. PROVIDE CONTROL JOINTS IN ALL SLABS ON GRADE WITHIN 12 HOURS OF PLACING CONCRETE.
12. ALL CONCRETE FORMWORK SHALL REMAIN IN PLACE FOR A MINIMUM OF THREE DAYS UNLESS AUTHORIZED OTHERWISE BY THE ARCHITECT.
13. PROVIDE 3/4" CHAMFER AT ALL EXPOSED CORNERS OF CONCRETE UNLESS NOTED OTHERWISE.
14. ALL CONCRETE SURFACES THAT DO NOT RECEIVE A FINISHED FLOOR MATERIAL SHALL RECEIVE A PENTRATING LIQUID FLOOR TREATEMENT IN ACCORDANCE WITH SPECIFICATION 033000.
15. ALL HORIZONTAL EXTERIOR CONCRETE SURFACES, SUCH AS SIDEWALKS, EXPOSED TO DEICING CHEMICALS SHALL RECEIVE AN APPROVED LIQUID PENETRATING SEALER SUCH AS "SALTGUARD WB" BY CONSOLIDECK.
16. NOTIFY THE STRUCTURAL INSPECTOR AT LEAST 48 HOURS IN ADVANCE OF PLACING CONCRETE FOR INSPECTION OF THE REINFORCING STEEL. DO NOT CAST CONCRETE UNTIL THE INSPECTION HAS BEEN MADE OR WAIVED.

MASONRY LOOSE LINTEL SCHEDULE:

1. UNLESS OTHERWISE INDICATED ON THE DRAWINGS, PROVIDE ONE ANGLE FOR EACH 4" OF MASONRY THICKNESS FOR ALL MASONRY VENEER OPENINGS IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

MAXIMUM MASONRY OPENING	
UP TO 4'-0"	L4x3-1/2x3/8
4'-1" TO 6'-0"	L5x3-1/2x3/8
6'-1" TO 8'-0"	L6x3-1/2x3/8
8'-1" TO 10'-0"	L7x4x3/8
10'-1" TO 12'-0"	L8x4x1/2

2. ANGLE LONG LEG SHALL BE VERTICAL.
3. THE SIZES IN THE SCHEDULE ABOVE ARE INVALID IF VERTICAL CONTROL JOINTS ARE MADE ON EACH END OF THE MASONRY OPENING. A SINGLE VERTICAL CONTROL JOINT IS ACCEPTABLE ON ONE END.
4. ALL EXTERIOR LINTELS SHALL BE GALVANIZED.
5. LINTELS SHALL BE 12" LONGER THAN MASONRY OPENINGS AND HAVE MINIMUM 6" BEARING ON MASONRY EACH END.

STRUCTURAL STEEL:

1. STRUCTURAL STEEL WIDE-FLANGED SECTIONS SHALL CONFORM TO ASTM A992.
2. HOLLOW STRUCTURAL STEEL SHAPES (RECTANGULAR, SQUARE AND ROUND) SHALL CONFORM TO ASTM A500, GRADE B MINIMUM Fy=46 KSI
3. OTHER STRUCTURAL STEEL SHAPES AND PLATES SHALL CONFORM TO ASTM A36, UNLESS NOTED OTHERWISE.
4. SHOP AND FIELD CONNECTIONS SHALL BE BY HIGH STRENGTH BOLTS OR WELDING. ALL BOLTED CONNECTIONS SHALL BE DETAILED FOR MAXIMUM END REACTIONS OF SUPPORTED ELEMENT AND ALL WELDS SHALL DEVELOP FULL STRENGTH OF MEMBERS TO BE WELDED, UNLESS NOTED OTHERWISE.
5. PROVIDE 5/16" THICK FITTED STIFFENER PLATE ON EACH SIDE OF STEEL BEAM WEB WHERE POSTS OCCUR.
6. PROVIDE NON-SHRINK GROUT AND 1/4" THICK STEEL LEVELING PLATES UNDER ALL COLUMN BASE PLATES. ANCHOR ALL COLUMNS TO PIERS, WALLS OR FOOTINGS WITH MINIMUM FOUR ANCHOR RODS.
7. ALL HOLLOW TUBE COLUMNS SHALL HAVE A 1/2" DIAMETER WEEP HOLE IN THE SIDE WALL, SET 1" ABOVE FINISHED FLOOR FOR DRAINAGE DURING CONSTRUCTION, UNLESS TUBES ARE DELIVERED TO THE JOB SITE WITH A SEALED CAP PLATE AT EACH END.

COLD-FORMED METAL:

1. SUBMIT TO THE ARCHITECT FOR REVIEW AND APPROVAL, PRIOR TO FABRICATION, DETAILED SHOP DRAWINGS AND DESIGN CALCULATIONS BEARING THE STAMP OF A STRUCTURAL ENGINEER REGISTERED IN THE STATE OF MAINE. SHOP DRAWINGS SHALL INCLUDE WALL ELEVATIONS, FLOOR AND ROOF FRAMING PLANS, CONNECTION DETAILS, SIZES OF ALL MEMBERS AND TYPICAL WALL SECTIONS.
2. DESIGN, FABRICATE AND INSTALL ALL WALL ELEMENTS IN ACCORDANCE WITH THE AISI STANDARD SPECIFICATION FOR THE DESIGN OF LIGHT GAUGE, COLD-FORMED STEEL STRUCTURAL MEMBERS.
3. DEPTH AND GAUGE OF METAL STUDS SHALL NOT BE LESS THAN SPECIFIED ON THE CONTRACT DRAWINGS AND SPECIFICATIONS.
4. USE SCREWED CONNECTIONS FOR ATTACHING LIGHT GAGE MEMBERS TO STRUCTURAL STEEL MEMBERS AND POWDER DRIVEN FASTENERS FOR ATTACHING TO CONCRETE.
5. ALL ROOF TRUSSES MUST LINE UP DIRECTLY OVER WALL STUDS.
6. PROVIDE TWO ROWS OF HORIZONTAL BRIDGING, EQUALLY SPACED, FOR WALLS GREATER THAN 14'-0" IN HEIGHT.
7. SPECIAL INSPECTION FIELD REPORTS: THE PROFESSIONAL ENGINEER RESPONSIBLE FOR THE DESIGN SHALL SCHEDULE AT LEAST THREE SITE VISITS AND SUBMIT INSPECTION FIELD REPORTS BEARING HIS/HER SEAL, INCLUDING A FINAL AFFIDAVIT AFTER THE CONSTRUCTION IS COMPLETE AND INSPECTED STATING THAT THE WORK IS COMPLETE AND IS IN ACCORDANCE WITH ALL REQUIREMENTS.

ENGINEERED WOOD PRODUCTS:

1. SHOP FABRICATE WOOD TRUSSES USING KILN-DRIED LUMBER WITH MINIMUM F'C VALUES OF 1,500 PSI FOR TOP AND BOTTOM CHORDS AND 1,200 PSI FOR WEB MEMBERS. DESIGN JOINTS AND PROPORTION MEMBERS FOR LOADS SPECIFIED ON PLANS. FORM CONNECTIONS WITH METAL PLATES AND SUBMIT CALCULATIONS FOR APPROVAL BASED ON TRUSS PLATE INSTITUTE SPECIFICATIONS.
2. ALL METAL-PLATE CONNECTED WOOD TRUSS DESIGN, CONNECTORS AND BRACING SHALL BE ENGINEERED BY THE MANUFACTURER AND COMPLETED IN ACCORDANCE WITH TPI. SUBMIT SHOP DRAWINGS AND CALCULATIONS, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENESED IN THE STATE OF MAINE, FOR EACH TRUSS AND LOAD CONDITION.
3. CONTRACTOR SHALL PROVIDE ALL TYPICAL AND SPECIAL METAL FRAMING CONNECTORS REQUIRED BY THE TRUSS MANUFACTURER'S SHOP DRAWINGS, INCLUDING TRUSS-TO-TRUSS CONNECTIONS AND HURRICANE HOLD-DOWN ANCHORS.
4. PROVIDE CONTINUOUS LUMBER FOR LATERAL BRACING (STRONGBACKS) AND CROSS BRACING ACCORDING TO TRUSS MANUFACTURER REQUIREMENTS. INSTALL IN ACCORDANCE WITH MANUFACTURER'S ERECTION RECOMMENDATIONS. TEMPORARILY BRACE TOP CHORD UNTIL PLYWOOD SHEATHING IS NAILED IN PLACE.
5. CONNECT ALL PERMANENT BRIDGING AND BRACING WITH MIN. (2)-16d COMMON SPIKES TO TRUSS MEMBERS.
6. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
7. ROOF SHEATHING IS CONTINUOUS UNDER VALLEY ROOF TRUSSES. BEVEL BOTTOM CHORD OF VALLEY TRUSS TO MATCH ROOF SLOPE.

REV.	DESCRIPTION	DATE
--	--	--
--	--	--
--	--	--
0	CONSTRUCTION DOC'S	06-30-10

CURRENT ISSUE STATUS: CONSTRUCTION DOC'S 06.30.10

STATE OF MAINE JOHN P. POULIN No.11216 PROFESSIONAL ENGINEER 06.30.10

WBRC ARCHITECTS• ENGINEERS
WWW.WBRCAE.COM
BANGOR, MAINE 207-947-4511
PORTLAND, MAINE 207-828-4511
SARASOTA, FLORIDA 941-556-0757

BANGOR SAVINGS BANK - PORTLAND

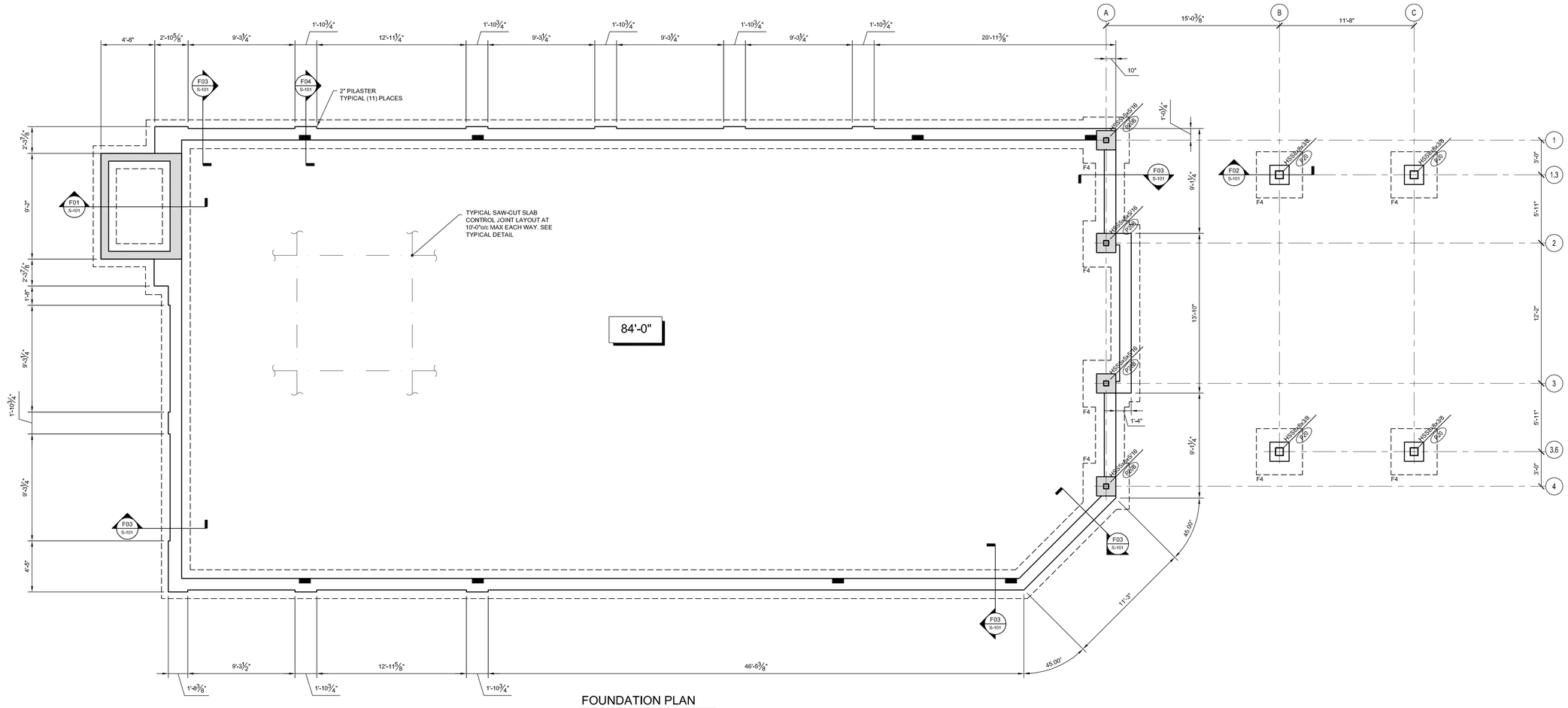
PROJECT: ALLEN AVE. PORTLAND, MAINE

SHEET TITLE: STRUCTURAL GENERAL NOTES

WBRC CAD FILE: 2747.93-S-001
PROJECT No. 2747.93
SCALE: AS NOTED
PROJECT MANAGER: DCM
DRAWN BY: ADG
CHECKED BY: JPP
GRAPHIC SCALE: 0" 1"
SHEET No. S-001

© COPYRIGHT 2010 WBRC

6/30/2010 1:05 PM I:\2701-2800\274793 BSB - ALLEN AVE PORTLAND\2 DESIGN PHASE\WORKING DRAWINGS AND DOCUMENTS\DESIGN DRAWINGS\BUILDING\274793-S-001.DWG ADAM.GILLESPIE



FOUNDATION PLAN

1/4" = 1'-0"

FOUNDATION PLAN NOTES:

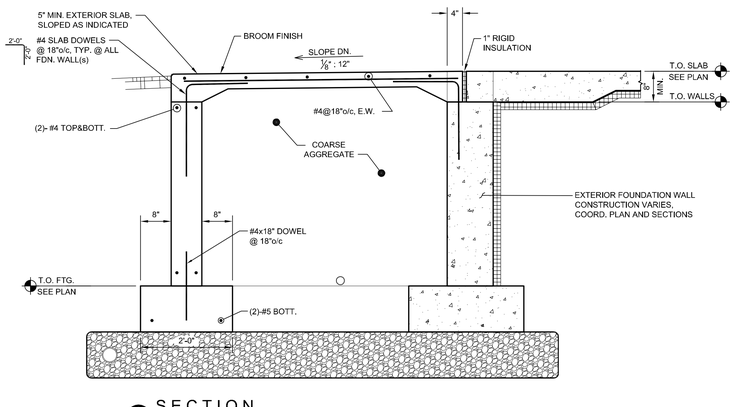
1. TOP OF SLAB = EL. 84'-0"
2. TOP OF EXTERIOR WALL = TOP OF SLAB TYPICAL U.N.O., SUCH AS AT DOORS AND PIERS SHOWN SHADED.
3. **TOP** OF FOOTING = EL 80'-0" COORDINATE REQUIRED TOP OF EXCAVATION WITH FOOTING THICKNESS PER SECTIONS.
4. SLAB-ON-GRADE CONSTRUCTION IS 5" THICK, CAST-IN-PLACE, 3,000 PSI CONCRETE w/ #4@18" EACH WAY. SEE SECTIONS AND TYPICAL DETAILS FOR REINFORCEMENT AT SLAB EDGES.
5. PROVIDE 15 MIL CONTINUOUS VAPOR RETARDER UNDER ALL SLABS ON GRADE. SEE TYPICAL DETAIL FOR MORE INFORMATION.
6. PROVIDE 1 1/4" DEEP SAWCUT CONTROL JOINTS AT 10'-0" o/c MAXIMUM EACH WAY WITHIN 12 HOURS OF PLACING SLAB.
7. ▬ INDICATES TOP OF WALL EMBEDDED ANGLE. SEE DETAIL F03 ON S-101.
8. FOUNDATION WALL PENETRATIONS NOT SHOWN. COORD. w/ OTHER TRADES AND PROVIDE SLEEVES AND/OR CORES THROUGH WALLS AS REQUIRED.

PIER SCHEDULE		
MARK	TOP ELEVATION	
P20	84'-0"	DETAIL F02/S-101 TYP/S-300
P20B	83'-7"	DETAIL F02/S-101 TYP/S-300

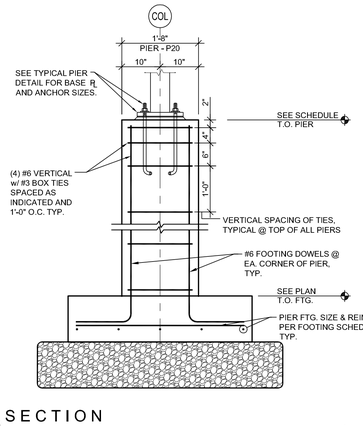
FOOTING SCHEDULE		
MARK	SIZE	REINFORCING
F4	4'-0" SQ. x 1'-0"	(5)-#6 B.E.W.

NOTES:

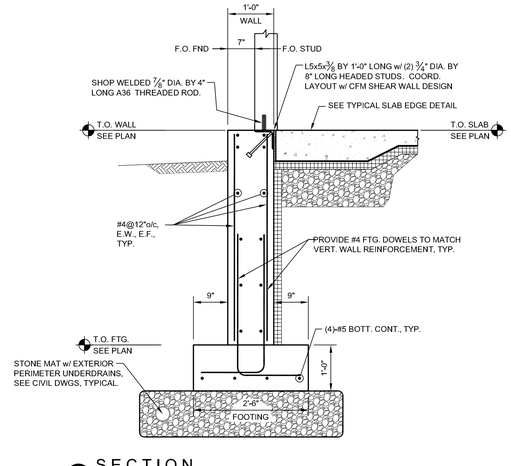
1. UNDER SIDE OF COLUMN BASE PLATE ELEVATION IS 0'-1" ABOVE TOP OF FOOTING OR PIER, STEEL FAB. TO COORDINATE PLAN AND SCHEDULE.
2. SEE PIER PLAN DETAILS FOR ARRANGEMENT OF VERTICAL REINFORCING AND TIES. SEE SECTIONS FOR VERTICAL SPACING OF PIER TIES.



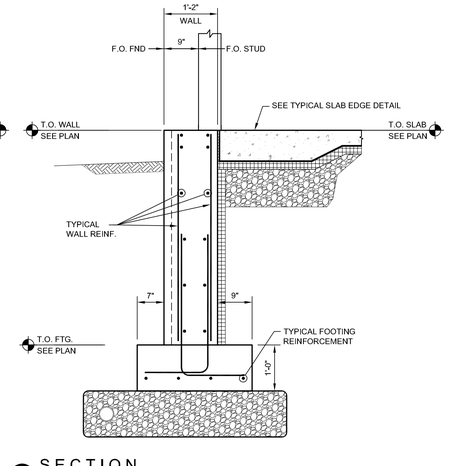
F01 SECTION
3/4" = 1'-0"



F02 SECTION
3/4" = 1'-0"



F03 SECTION
3/4" = 1'-0"



F04 SECTION
3/4" = 1'-0"

REV.	DESCRIPTION	DATE
--	--	--
--	--	--
--	--	--
0	CONSTRUCTION DOC'S	06-30-10

CONSTRUCTION DOC'S
06.30.10
CURRENT ISSUE STATUS:

N
MAG NORTH

STATE OF MAINE
JOHN P. POULIN
No.11216
PROFESSIONAL ENGINEER
06.30.10

WBRC
ARCHITECTS• ENGINEERS
WWW.WBRCAE.COM
BANGOR, MAINE 207-947-4511
PORTLAND, MAINE 207-828-4511
SARASOTA, FLORIDA 941-556-0737

BANGOR SAVINGS BANK - PORTLAND
PROJECT: ALLEN AVE. PORTLAND, MAINE

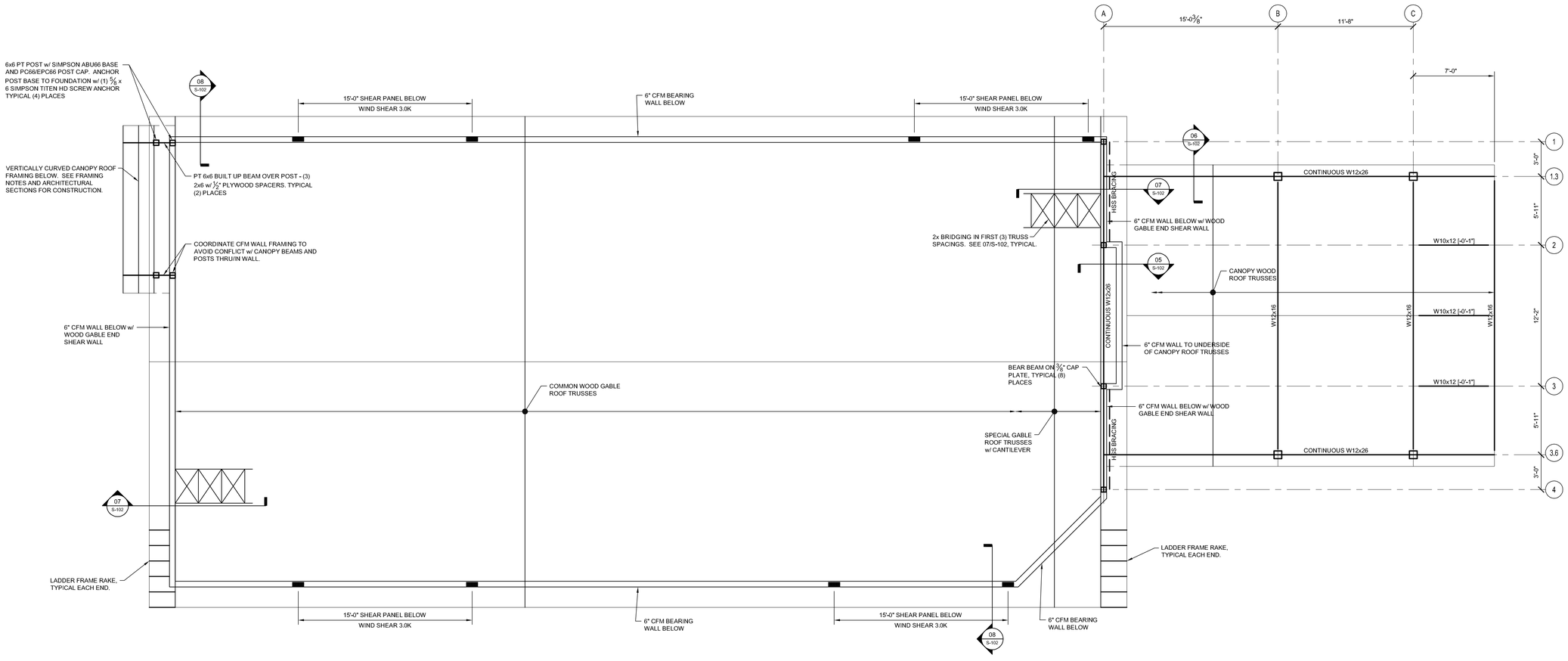
FOUNDATION PLAN SECTIONS AND DETAILS
SHEET TITLE:

WBRC CAD FILE:	2747.93-S-101
PROJECT No.	2747.93
SCALE:	AS NOTED
PROJECT MANAGER:	DCM
DRAWN BY:	ADG
CHECKED BY:	JPP

GRAPHIC SCALE: 0" 1"
SHEET No. S-101

© COPYRIGHT 2010 WBRC

6/30/2010 1:10 PM I:\2701-2800\274793 BSB - ALLEN AVE PORTLAND\2 DESIGN PHASE\WORKING DRAWINGS AND DOCUMENTS\DESIGN DRAWINGS\BUILDING\274793-S-101.DWG ADAM GILLESPIE



ROOF FRAMING PLAN

1/4" = 1'-0"

FRAMING PLAN NOTES:

1. SEE ARCHITECTURAL DRAWINGS FOR WALL OPENINGS, TOP OF WALL ELEVATION, ROOF SLOPES, WORK POINT ELEVATIONS, OVERHANG DIMENSIONS, REQUIRED TRUSS END CUTS AND TRUSS CHORD CONFIGURATIONS.

2. TOP OF STEEL ELEVATION 98'-0" UNLESS NOTED OTHERWISE ON PLAN.

3. EXTERIOR WALL CONSTRUCTION:

3.1. 6" COLD FORMED METAL STUDS SPACED 2'-0" O.C.

3.2. GAUGE OF METAL STUDS SHALL NOT BE LESS THAN 54 MIL. TRACK GAUGE TO MATCH STUD GAUGE.

3.3. GABLE END SHEAR WALLS SHALL BE 2x6 WOOD STUDS @ 2'-0" O.C ALIGNED w/ CFM STUDS BELOW w/ 5/8" APA RATED PLYWOOD SHEATHING. BLOCK ALL PANEL EDGES AND FASTEN w/ 10d NAILS @ 4" O.C. AT EDGES AND 8" O.C. IN PANEL FIELD.

4. SHEAR PANEL CONSTRUCTION:

4.1. 6" COLD FORMED METAL WALL SYSTEM w/ FLAT TENSION STRAP X BRACING.

4.2. IN PLANE WALL DEFORMATION (RACKING) SHALL BE LIMITED TO 0.3125 INCH.

5. ROOF CONSTRUCTION:

5.1. COMMON GABLE TRUSSES SPACED 2'-0" O.C. DIRECTLY ALIGNED WITH WALL STUDS BELOW.

5.2. 5/8" THICK, APA RATED PLYWOOD SHEATHING, EXPOSURE 1 WITH A 48/24 SPAN RATING. ROOF PANELS SHALL HAVE TONGUE & GROOVED EDGES. PANELS SHALL BE FASTENED WITH 10d RING NAILS TO ALL FRAMING AT 6" O.C.

5.3. BRIDGING: INSTALL TENSION X BRACING BETWEEN TRUSSES AT EXTERIOR BEARING WALLS.

6. ROOF TRUSS DESIGN LOADING:

TOP CHORD: 40 psf SNOW + 10 psf DEAD

BOTTOM CHORD: 10 psf DEAD + 10 psf LIVE LOAD

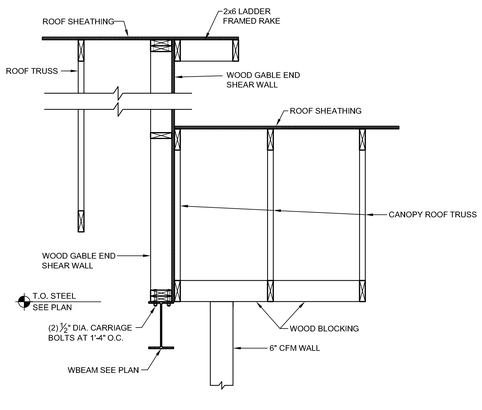
CONSIDER UNBALANCED SNOW FOR GABLE ROOF IN ACCORDANCE WITH ASCE 7-05.DESIGN AND ANALYZE TRUSSES FOR A UNIFORM NET UPLIFT OF 25 psf. PROVIDE METAL HURRICANE ANCHOR AT EACH TRUSS BEARING; SIZE SPECIFIED BY TRUSS ENGINEER.

7. VERTICALLY CURVED CANOPY ROOF:

CURVED RAFTERS SPACED 16" O.C. - (2) PLY 3/4" EXTERIOR GRADE PLYWOOD GLUED AND SCREWED TOGETHER. SEE ARCHITECTURAL DRAWINGS FOR RADIUS OF CURVE. RECESS RAFTER BEARINGS ON 6x6 BEAMS AND CONNECT WITH SIMPSON H2.5A HURRICANE TIE.

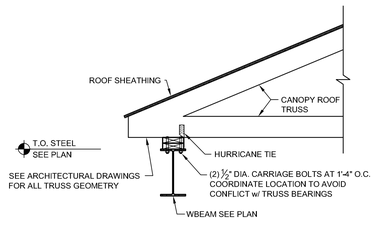
BLOCK BETWEEN RAFTERS w/ 2x BLOCKING SPACED 16" O.C. FLUSH TOP AND BOTTOM.

SHEATHING: (2) LAYERS OF 3/8" EXTERIOR GRADE PLYWOOD KERF CUT AS REQUIRED TO FIT CURVE.



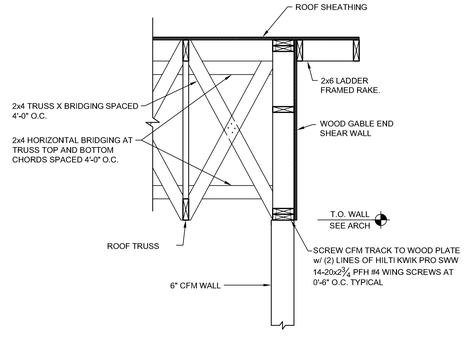
SECTION 05

3/4" = 1'-0"



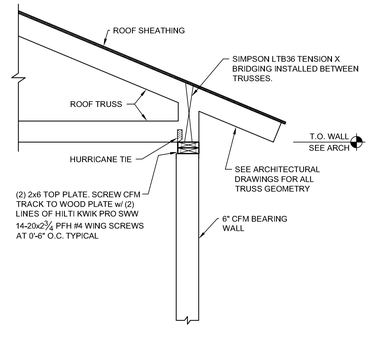
SECTION 06

3/4" = 1'-0"



SECTION 07

3/4" = 1'-0"



SECTION 08

3/4" = 1'-0"

REV.	DESCRIPTION	DATE
--	--	--
--	--	--
--	--	--
0	CONSTRUCTION DOC'S	06-30-10

CONSTRUCTION DOC'S

06.30.10

CURRENT ISSUE STATUS:

N

MAG NORTH

STATE OF MAINE
JOHN P. POULIN
No.11216
PROFESSIONAL ENGINEER
06.30.10

WBRC
ARCHITECTS• ENGINEERS
WWW.WBRCAE.COM
BANGOR, MAINE 207-947-4511
PORTLAND, MAINE 207-828-4511
SARASOTA, FLORIDA 941-556-0757

BANGOR SAVINGS BANK - PORTLAND

PROJECT: ALLEN AVE. PORTLAND, MAINE

FRAMING PLAN SECTIONS AND DETAILS

SHEET TITLE:

WBRC CAD FILE: 2747.93-S-102

PROJECT No. 2747.93

SCALE: AS NOTED

PROJECT MANAGER: DCM

DRAWN BY: ADG

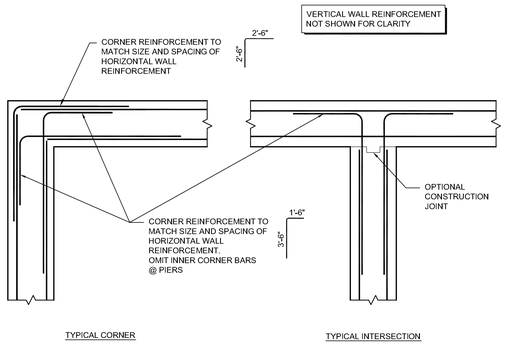
CHECKED BY: JPP

GRAPHIC SCALE: 0" 1"

SHEET No. S-102

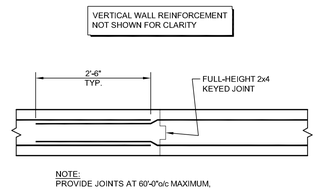
© COPYRIGHT 2010 WBRC

6/30/2010 1:18 PM I:\2701-2800\274793 BSB - ALLEN AVE PORTLAND\2 DESIGN PHASE\WORKING DRAWINGS AND DOCUMENTS\DESIGN DRAWINGS\BUILDING\274793-S-102.DWG ADAM.GILLESPIE



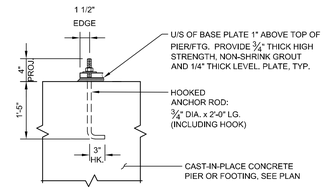
TYPICAL FOUNDATON WALL CORNER AND INTERSECTION

3/4" = 1'-0"



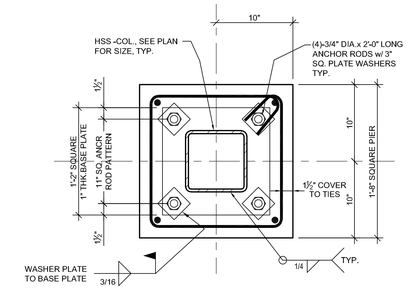
TYPICAL VERTICAL WALL CONSTRUCTION JOINT

3/4" = 1'-0"



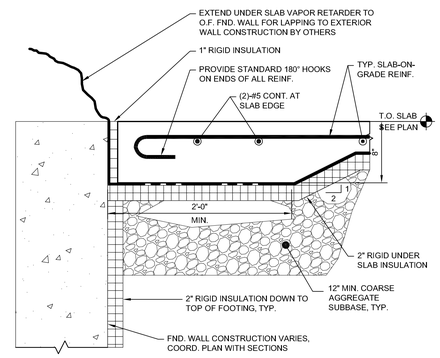
TYPICAL ANCHOR ROD DETAIL

3/4" = 1'-0"



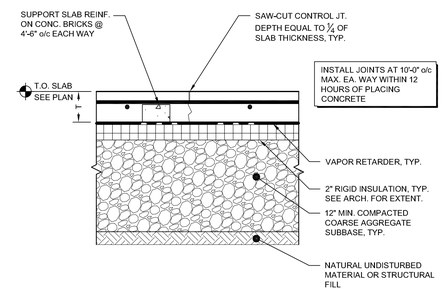
TYPICAL PIER & BASE PLATE DETAIL

1 1/2" = 1'-0"



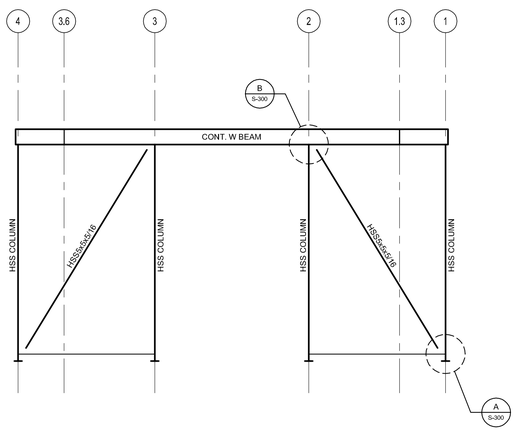
TYPICAL EDGE OF SLAB DETAIL

1 1/2" = 1'-0"



TYPICAL SLAB CONSTRUCTION

1 1/2" = 1'-0"

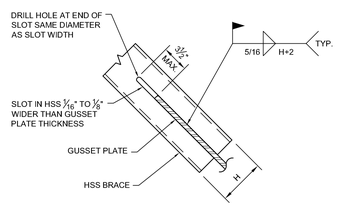


STEEL BRACING ELEVATION

1/4" = 1'-0"

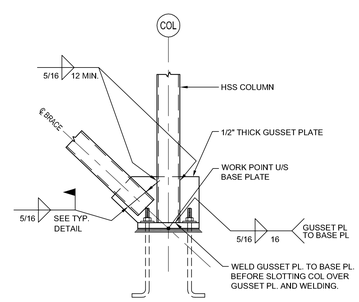
ORDINARY CONCENTRICALLY BRACED FRAMES NOTES:

1. NOTIFY THE STRUCTURAL ENGINEER AT LEAST 48 HOURS BEFORE CASTING SLABS ON GRADE FOR INSPECTION OF ANCHOR RODS, FIELD WELDED WASHER PLATES BE CONCEALED BY THE SLAB.
2. ALL DETAILS ARE TO BE CONSIDERED TYPICAL FOR SIMILAR CONNECTIONS, UNLESS NOTED OTHERWISE.
3. APPLY DETAILS OPPOSITE HAND FOR SIMILAR CONNECTIONS ABOVE OR BELOW BEAM AND ON EACH SIDE OF THE COLUMN, UNLESS NOTED OTHERWISE.
4. NOTIFY ENGINEER FOR ANY BRACING CONNECTION NOT SHOWN ON THE TYPICAL DETAILS.



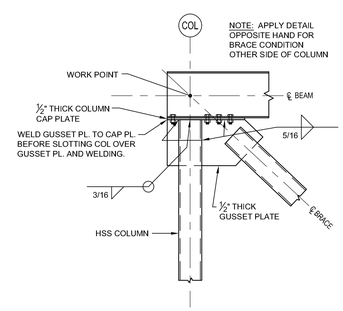
TYPICAL STEEL BRACING DETAIL

1 1/2" = 1'-0"



(A) TYPICAL STEEL BRACING DETAIL

3/4" = 1'-0"



(B) TYPICAL STEEL BRACING DETAIL

3/4" = 1'-0"

REV.	DESCRIPTION	DATE
--	--	--
--	--	--
--	--	--
0	CONSTRUCTION DOC'S	06-30-10

CURRENT ISSUE STATUS: CONSTRUCTION DOC'S 06.30.10

STATE OF MAINE JOHN P. POULIN No.11216 PROFESSIONAL ENGINEER 06.30.10

WBRC ARCHITECTS• ENGINEERS
WWW.WBRCAE.COM
BANGOR, MAINE 207-947-4511
PORTLAND, MAINE 207-828-4511
SARASOTA, FLORIDA 941-556-0757

PROJECT: BANGOR SAVINGS BANK - PORTLAND
ALLEN AVE. PORTLAND, MAINE

SHEET TITLE: FOUNDATION AND FRAMING SECTIONS AND DETAILS

WBRC CAD FILE:	2747.93-S-300
PROJECT No.	2747.93
SCALE:	AS NOTED
PROJECT MANAGER:	DCM
DRAWN BY:	ADG
CHECKED BY:	JPP

GRAPHIC SCALE: 0" 1"

SHEET No. S-300

© COPYRIGHT 2010 WBRC

6/30/2010 1:28 PM I:\2701-2800\2747\93 BSB - ALLEN AVE PORTLAND\2 DESIGN PHASE\WORKING DRAWINGS AND DOCUMENTS\DESIGN DRAWINGS\BUILDING\2747\3-S-300.DWG ADAM.GILLESPIE

GENERAL NOTES:

1. ALL WALL PARTITION TYPES ARE M2 UNLESS NOTED OTHERWISE. SEE SHEET AE501 FOR PARTITION TYPES.

2. REFERENCE ARCHITECTURAL ABBREVIATIONS AND SYMBOLS, THIS G\002, FOR ALL ABBREVIATIONS AND SYMBOLS USED IN THESE CONSTRUCTION DOCUMENTS.

3. REFER TO ALL DRAWINGS INCLUDING: ARCHITECTURAL, CIVIL, STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL FOR ADDITIONAL GENERAL NOTES, ABBREVIATIONS, AND SYMBOLS

4. VERIFY ALL EQUIPMENT OPENINGS & MANUFACTURERS RECOMMENDATIONS IN FIELD. LOCATION AND SIZES SHOWN ARE FOR INTENT PURPOSES ONLY. ADJUST ROUGH OPENINGS AND LOCATIONS AS REQUIRED PER ACTUAL EQUIPMENT AND MANUFACTURERS RECOMMENDATIONS AND / OR SPECIFICATIONS.

5. DOOR SIDE OF ALL JAMBS ARE 4" MIN. FROM NEAREST ADJACENT INTERSECTING PARTITION UNLESS NOTED OTHERWISE.

6. G.C. TO PROVIDE & INSTALL ALL IN-WALL OR IN-CEILING BLOCKING AND / OR BRACING AS REQUIRED FOR ALL BUILDING COMPONENTS WHETHER BY G.C. OR BY OTHERS.

7. G.C. SHALL BE RESPONSIBLE FOR LAYING OUT THE SPACE PRIOR TO COMMENCING WITH WORK AND SHALL NOTIFY THE ARCHITECT AND OWNER OF ANY DISCREPANCIES PRIOR TO ANY INSTALLATION.

8. REFER TO SHEET AE601 FOR DOOR AND WINDOW SCHEDULES.

9. DASHED ITEMS ARE NOT IN CONTRACT OWNER SUPLIED / OWNER INSTALLED (OS/OI) OR OWNER SUPPLIED / CONTRACTOR INSTALLED (OS/CI).

10. ALL EXTERIOR DIMENSIONS ARE TO FACE OF STUD AND / OR FACE OF FOUNDATION AND MASONRY UNLESS SPECIFICALLY NOTED OTHERWISE.

11. ALL INTERIOR DIMENSIONS SHOWN ARE TO FACE OF FRAMING UNLESS SPECIFICALLY NOTED OTHERWISE

12. ALL DIMENSIONS SHOWN LOCATING EXTERIOR WINDOWS AND DOORS TO BE MASONRY OPENING (M.O.) UNLESS SPECIFICALLY NOTED OTHERWISE.

13. REFER TO SHEET G\003 FOR CODE COMPLIANCE PLAN, CODE REFERENCE INFORMATION, FIRE RATED PARTITIONS AND SPACES.

14. ALL MECHANICAL, ELECTRICAL, AND PLUMBING PENETRATIONS THROUGH FIRE RATED CONSTRUCTION SHALL BE SLEEVED, FIRE SAFED AND / OR HAVE FIRE DAMPERS EQUIVALENT TO THE HOURLY FIRE RATING OF THE CONSTRUCTION.

15. DO NOT SCALE DRAWINGS, THE DRAWINGS ARE NOT NECESSARILY TO SCALE - USE GIVEN DIMENSIONS. CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO THE START OF CONSTRUCTION AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES FOUND COMMENCING THE WORK.

16. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO THOSE SHOWN. WHERE SPECIFIC DIMENSIONS, DETAILS, OR DESIGN INTENT CANNOT BE DETERMINED CONSULT ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.

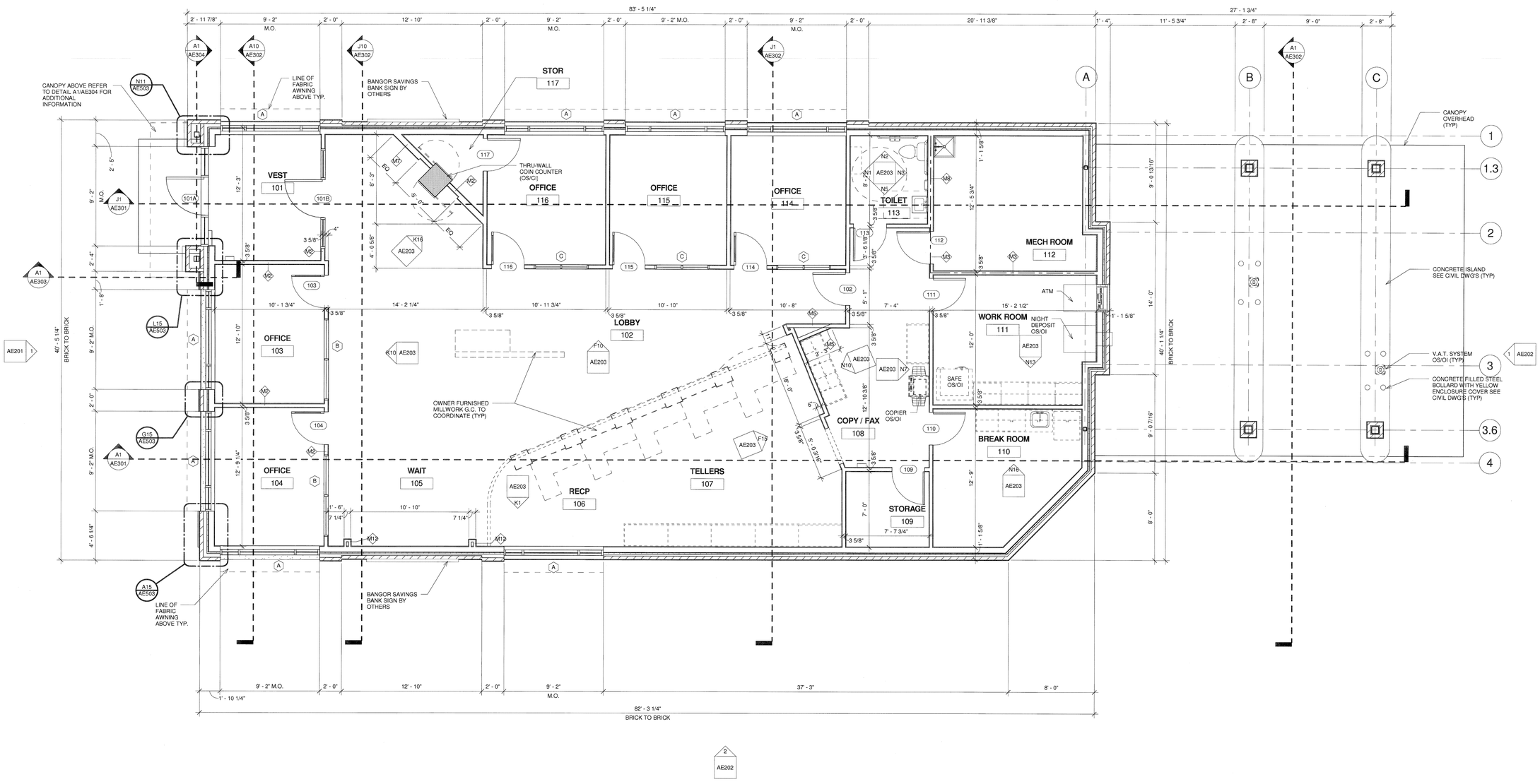
17. ALL FLOOR AREAS SHOWN WITH PITCH LINES SHALL SLOPE AT 1/4" PER FOOT UNLESS OTHERWISE NOTED. PROVIDE A SLAB DEPRESSION AT ALL FLOOR DRAINS WHERE PITCH LINES ARE NOT SHOWN ON PLAN.

18. FINISH FLOOR ELEVATIONS ARE TO TOP OF CONCRETE, UNLESS OTHERWISE NOTED.

19. INSTALL ALL RECESSED CABINETS, PANELS, BOXES LOCATED IN FIRE-RATED PARTITIONS SO AS TO MAINTAIN RATING OF THE CONSTRUCTION IN WHICH THE ITEM IS INSTALLED.

20. REFER TO MECHANICAL AND ELECTRICAL CONTRACTORS SHOP DRAWINGS AND MANUFACTURERS TEMPLATE DRAWINGS FOR ALL MECHANICAL AND ELECTRICAL EQUIPMENT SUPPORTS, BOLT SETTING LOCATIONS, ISOLATION SUPPORTS AND SPRING ISOLATION, ETC. NOT SHOWN ON THE DRAWINGS.

21. ALL DRAWINGS ARE OF EQUAL IMPORTANCE IN DEFINING THE SCOPE OF WORK DESCRIBED HEREIN. CONTRACTOR SHALL REVIEW ALL PERTINENT DRAWINGS AND / OR DOCUMENTS PRIOR TO COMMENCEMENT OF ANY WORK. SHOULD A DISCREPANCY WITHIN AND OR BETWEEN ANY DRAWINGS BE FOUND, CONTRACTOR SHALL NOTIFY THE ARCHITECT.



REV.	DESCTIPTION	DATE

CONSTRUCTION DOC'S

06.30.10

CURRENT ISSUE STATUS:

N

MAG NORTH

LICENSED ARCHITECT GARY S. FRANKEL No. 3549 STATE OF MAINE

WBRC ARCHITECTS ENGINEERS

WWW.WBRCAE.COM
BANGOR, MAINE 207-947-4511
PORTLAND, MAINE 207-828-4511
SARASOTA, FLORIDA 941-556-0757

BANGOR SAVINGS BANK - PORTLAND

PROJECT: ALLEN AVE. PORTLAND, MAINE

FLOOR PLAN

SHEET TITLE:

WBRC CAD FILE: C:\Revit Local Files\2747\93 BSB - Allen Ave Portland_keith jewell.rvt

PROJECT No.	2747.93
SCALE:	1/4" = 1'-0"
PROJECT MANAGER:	DCM
DRAWN BY:	KRJ
CHECKED BY:	GSF

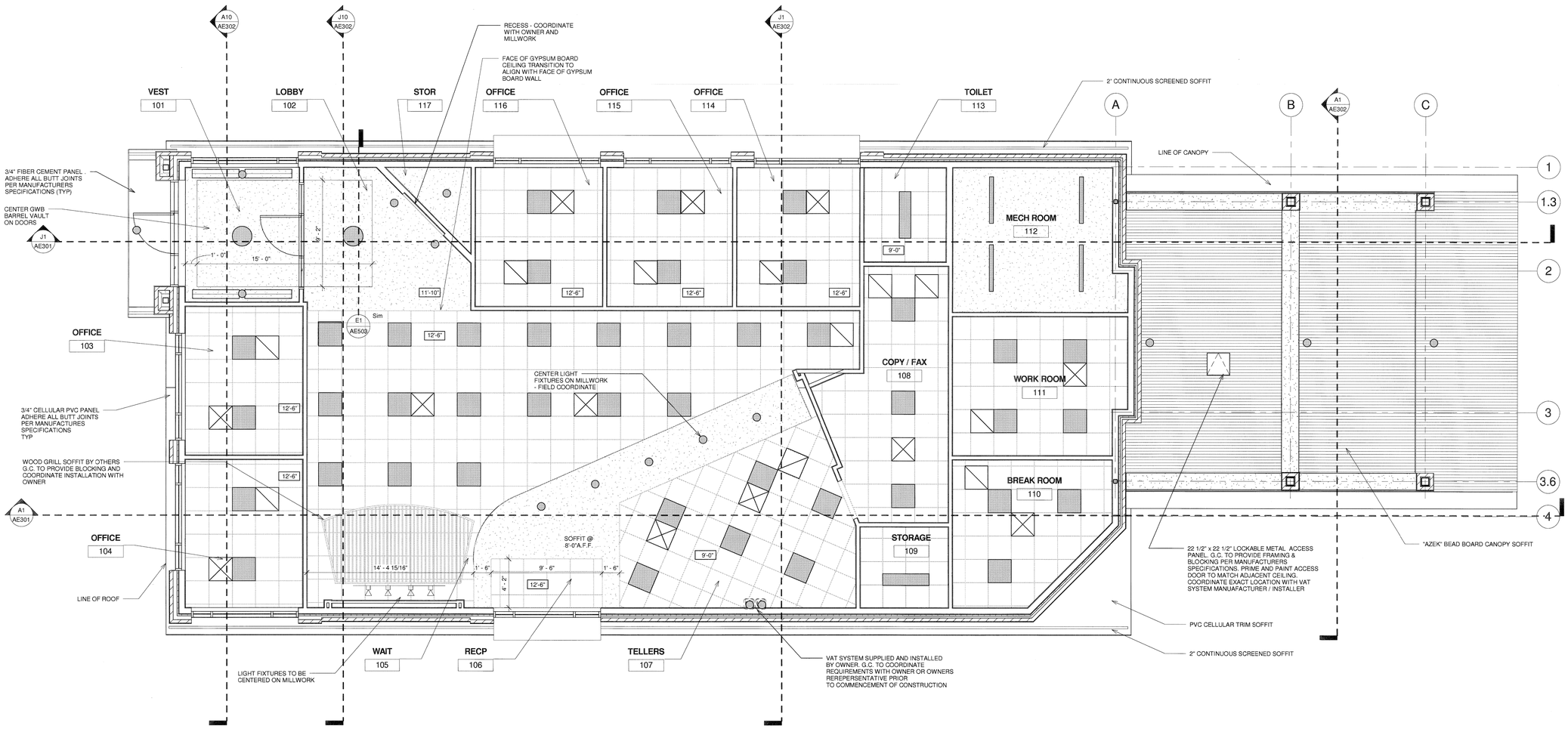
GRAPHIC SCALE: 0" 1"

SHEET No. AE101

© COPYRIGHT 2007 WBRC

1	FIRST FLOOR PLAN
1/4" = 1'-0"	AE201

6/30/2010 9:33:39 AM
C:\Revit Local Files\2747\93 BSB - Allen Ave Portland_keith jewell.rvt



MECHANICAL SYMBOLS INDICATING SUPPLY DIFFUSER OR EXHAUST / RETURN GRILLE LOCATIONS. REFER TO MECH DWGS FOR SIZE / TYPE OF DIFFUSER / GRILLE.

ELECTRICAL SYMBOLS INDICATING LIGHTING LOCATIONS. REFER TO EL SHEETS FOR TYPE OF LIGHTING FIXTURES.

ACOUSTICAL TILE CEILING 2'-0"x2'-0" AND METAL SUSPENSION GRID. - ARMSTRONG #704 COTEGA ANGLED TEGULAR 15/16" GRID FACE, WHITE

NEW 5/8" GYPSUM WALL BOARD CEILING OR SOFFIT.

NEW "AZEK" BEAD BOARD SOFFIT

GENERAL CEILING PLAN NOTES

1. REFER TO SHEET GI002 FOR ALL ABBREVIATIONS
2. ALL HEIGHTS GIVEN ARE FROM FINISHED FLOOR OF BUILDING
3. CONTRACTOR TO VERIFY LOCATION OF MAIN CEILING TEE'S BEFORE PROCEEDING WITH FIXTURE INSTALLATION NOTIFY ARCHITECT OF INTERFERENCES
4. NOTIFY ARCHITECT OF ANY DISCREPENCIES BETWEEN ARCHITECTURAL REFLECTED CEILING PLANS AND ELECTRICAL LIGHTING PLANS PRIOR TO CONSTRUCTION
5. REFER TO ELECTRICAL PLANS FOR LOCATION OF STROBES AND EXIT SIGNS
6. ALL CEILING GRILLES, TRIM EDGES, AND SLOT DIFFUSERS TO MATCH ADJACENT CEILING COLOR
7. ALL SPRINKLER HEADS TO OCCUR AT CENTER OF TILE
8. LAYOUT TILES AS SHOWN IN REFLECTED CEILING PLAN
9. ALL CEILINGS TO BE 9'-0" A.F.F UNLESS NOTED OTHERWISE
10. SEE ELECTRICAL, MECHANICAL, AND PLUMBING SHEETS FOR ADDITIONAL INFORMATION
11. ALL RECESSED LIGHT FIXTURES IN ACOUSTIC PANEL CEILING GRID TO BE CENTERED IN TILE UNLESS NOTED OTHERWISE

REV.	DESCTIPTION	DATE

CONSTRUCTION DOC'S

06.30.10

CURRENT ISSUE STATUS:

N

MAG NORTH

LICENSED ARCHITECT GARY SD FRANKEL LICNO. 3549 STATE OF MAINE

WBRC

ARCHITECTS ENGINEERS

WWW.WBRCAE.COM
BANGOR, MAINE 207-947-4511
PORTLAND, MAINE 207-828-4511
SARASOTA, FLORIDA 941-556-0757

PROJECT: BANGOR SAVINGS BANK - PORTLAND
ALLEN AVE. PORTLAND, MAINE

SHEET TITLE: REFLECTED CEILING PLAN

WBRC CAD FILE: C:\Revit Local Files\2747\0 BSB - Allen Ave Portland_keith.jewell.rvt

PROJECT No. 2747.93

GRAPHIC SCALE: 0" 1"

SCALE: As indicated

PROJECT MANAGER: DCM

DRAWN BY: KRJ

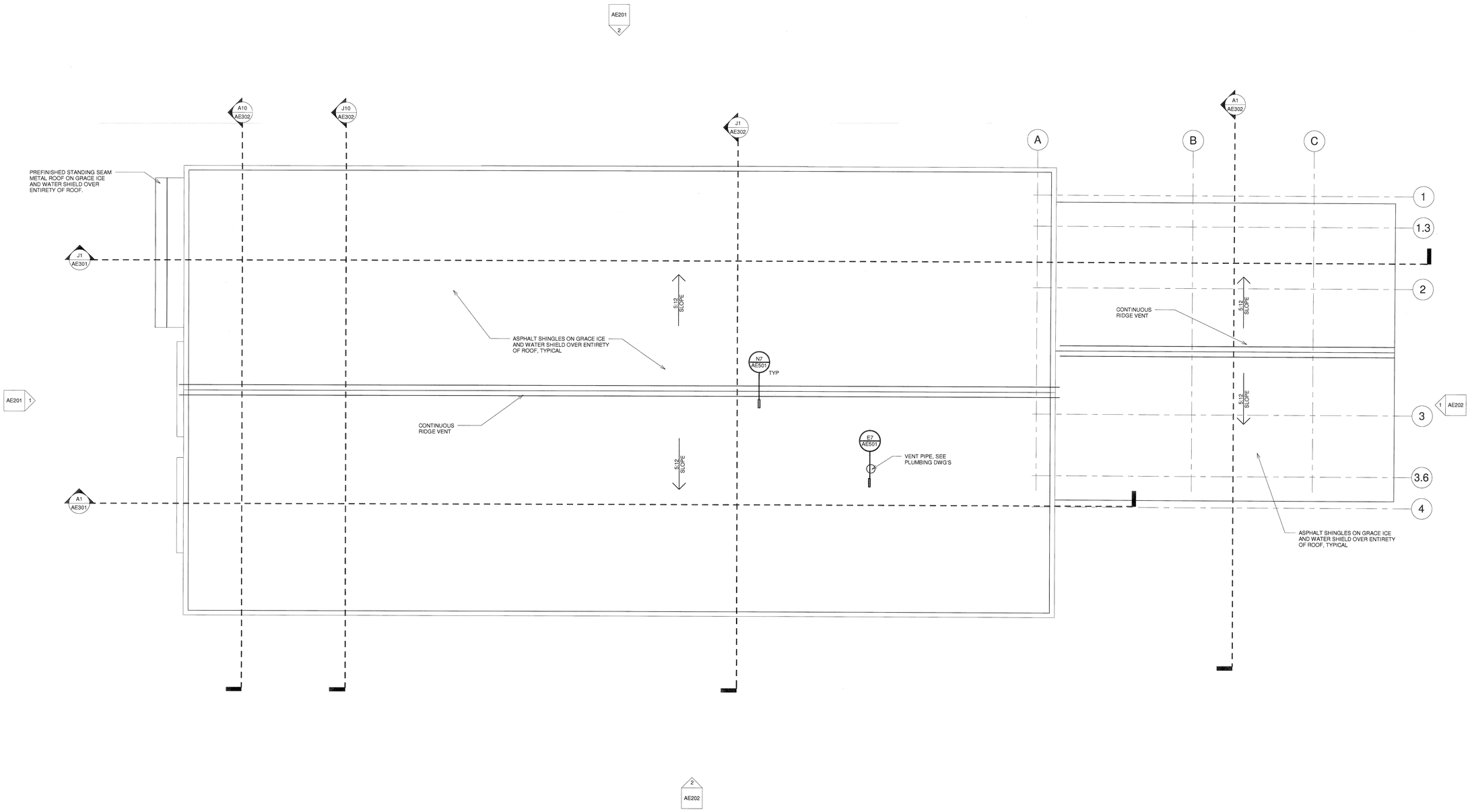
CHECKED BY: GSF

SHEET No: AE102

COPYRIGHT 2009 WBRC

1	REFLECTED CEILING PLAN
1/4" = 1'-0"	AE201

6/30/2010 9:33:41 AM
C:\Revit Local Files\2747\0 BSB - Allen Ave Portland_keith.jewell.rvt



1	ROOF PLAN
1/4" = 1'-0"	AE302

REV.	DESCTIPTION	DATE

CONSTRUCTION DOC'S

06.30.10

CURRENT ISSUE STATUS:

N

MAG NORTH

LICENSED ARCHITECT GARY S. D. RANKEL No. 3549 STATE OF MAINE

WBRC

ARCHITECTS ENGINEERS

WWW.WBRCAE.COM
BANGOR, MAINE 207-947-4511
PORTLAND, MAINE 207-828-4511
SARASOTA, FLORIDA 941-556-0757

PROJECT: BANGOR SAVINGS BANK - PORTLAND
ALLEN AVE. PORTLAND, MAINE

SHEET TITLE: ROOF PLAN

WBRC CAD FILE: C:\Revit Local Files\2747ki-TM-BSB - Allen Ave Portland_keith.jewell.rvt

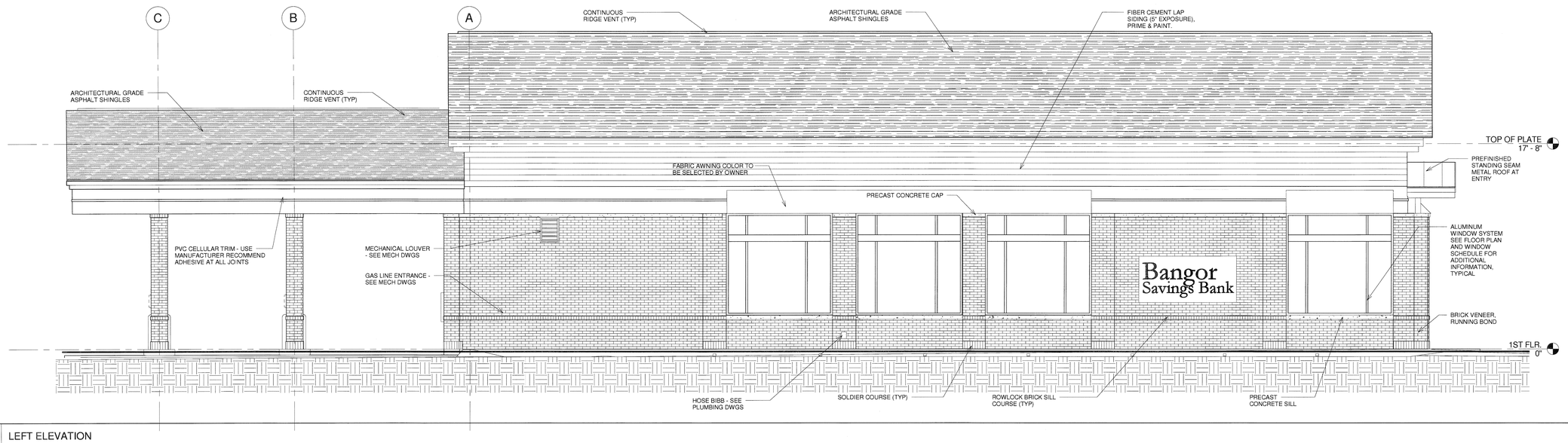
PROJECT No.	2747.93
SCALE:	1/4" = 1'-0"
PROJECT MANAGER:	DCM
DRAWN BY:	KRJ
CHECKED BY:	GSF

GRAPHIC SCALE: 0" 1"

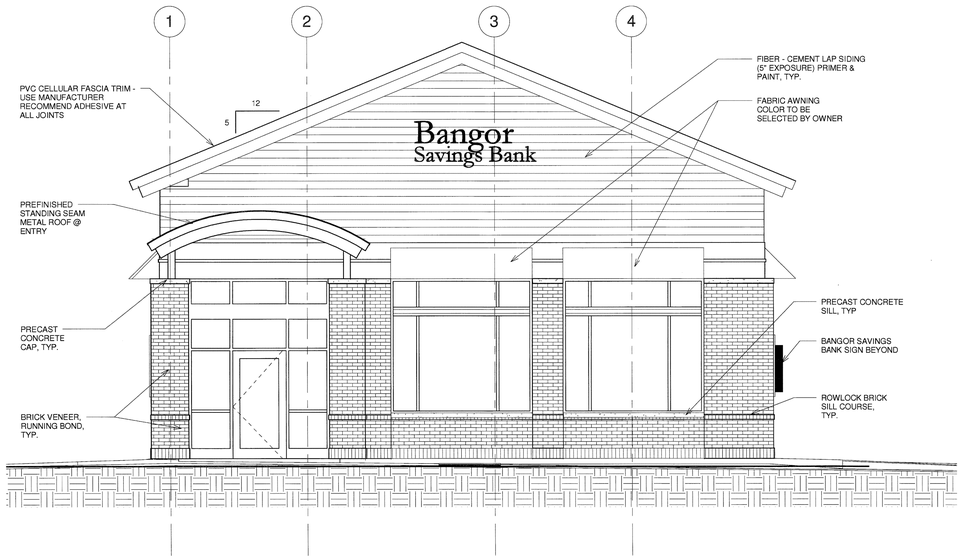
SHEET No. AE103

© COPYRIGHT 2007 WBRC

6/30/2010 9:33:42 AM
C:\Revit Local Files\2747ki-TM-BSB - Allen Ave Portland_keith.jewell.rvt



2	LEFT ELEVATION
1/4" = 1'-0"	AE101



1	FRONT ELEVATION
1/4" = 1'-0"	AE101

REV.	DESCTIPTION	DATE

CONSTRUCTION DOC'S

06.30.10

CURRENT ISSUE STATUS:

LICENSED ARCHITECT GARY S. FRANKEL No. 3549 STATE OF MAINE

WBRC ARCHITECTS ENGINEERS

WWW.WBRCAE.COM
BANGOR, MAINE 207-947-4511
PORTLAND, MAINE 207-828-4511
SARASOTA, FLORIDA 941-556-0757

PROJECT: BANGOR SAVINGS BANK - PORTLAND
ALLEN AVE. PORTLAND, MAINE

SHEET TITLE: EXTERIOR ELEVATIONS

WBRC CAD FILE: C:\Revit Local Files\2747.93 BSB - Allen Ave Portland_keith_jewell.rvt

PROJECT No. 2747.93

SCALE: 1/4" = 1'-0"

GRAPHIC SCALE: 0" 1"

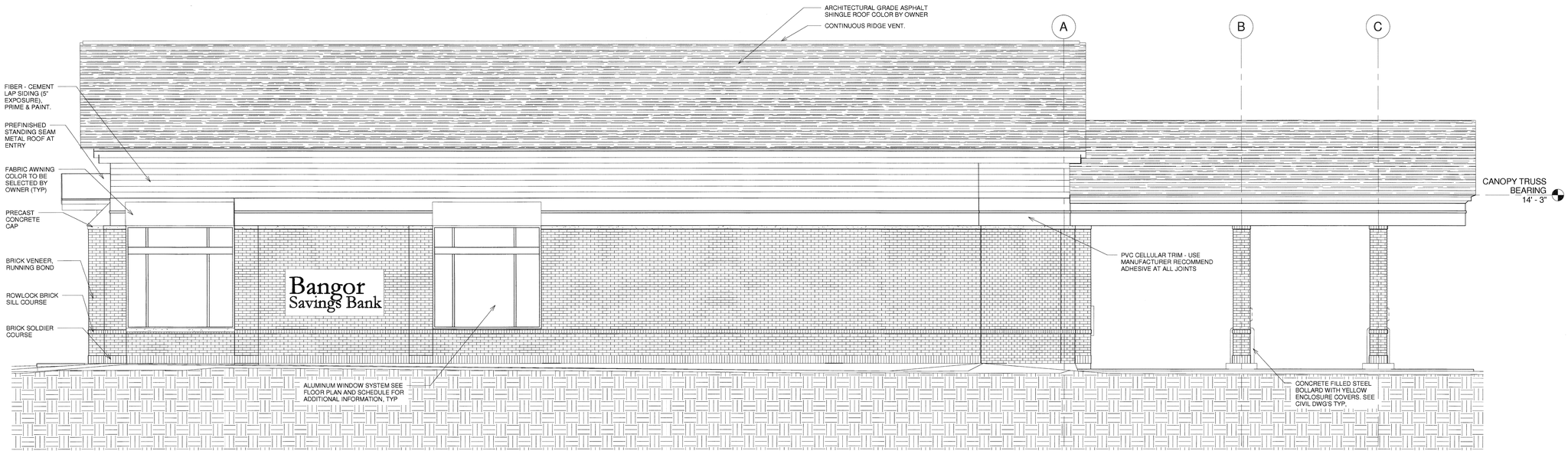
PROJECT MANAGER: DCM

DRAWN BY: KRJ

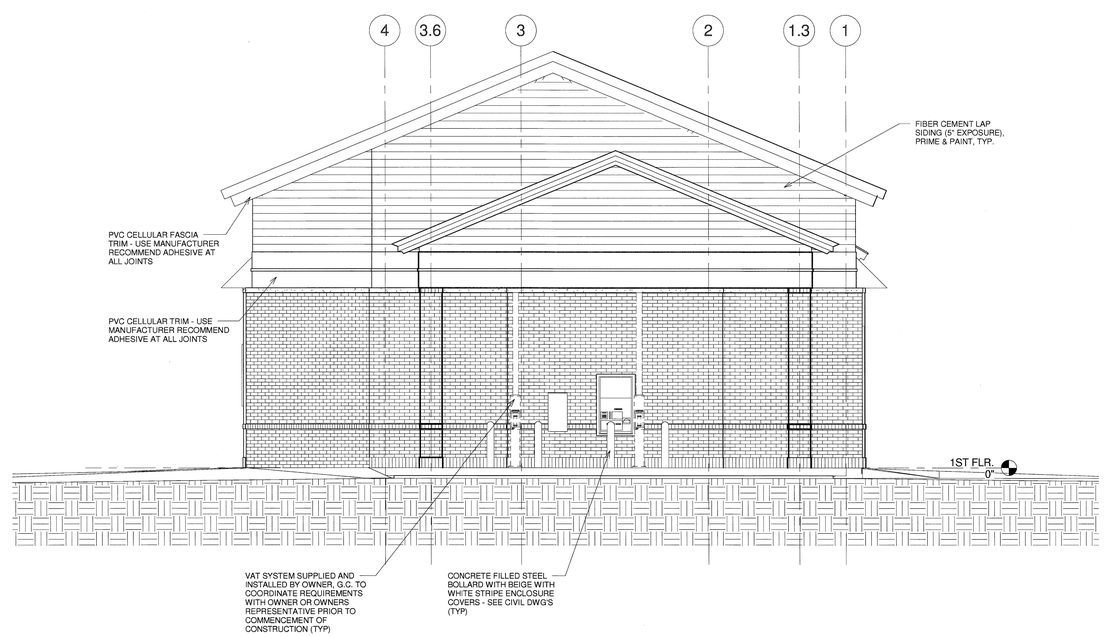
CHECKED BY: GSF

SHEET No. AE201

6/30/2010 9:33:43 AM
C:\Revit Local Files\2747.93 BSB - Allen Ave Portland_keith_jewell.rvt



2	RIGHT ELEVATION
1/4" = 1'-0"	AE101



1	BACK ELEVATION
1/4" = 1'-0"	AE101

REV.	DESCTIPTION	DATE

CONSTRUCTION DOC'S

06.30.10

CURRENT ISSUE STATUS:

LICENSED ARCHITECT GABRIAO IBRANKEL No. 3549 STATE OF MAINE

WBRC
ARCHITECTS ENGINEERS
WWW.WBRCAE.COM
BANGOR, MAINE 207-947-4511
PORTLAND, MAINE 207-828-4511
SARASOTA, FLORIDA 941-556-0757

PROJECT: BANGOR SAVINGS BANK - PORTLAND
ALLEN AVE, PORTLAND, MAINE

SHEET TITLE: EXTERIOR ELEVATIONS

WBRC CAD FILE: C:\Revit Local Files\274793 BSB - Allen Ave Portland_keith.jewell.rvt

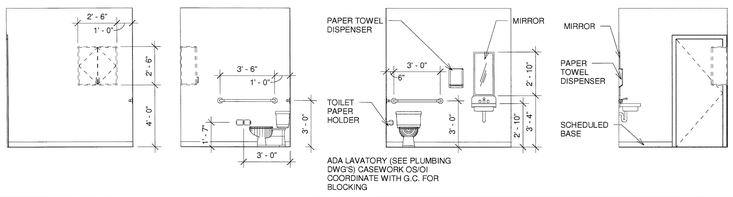
PROJECT No:	2747.93
SCALE:	1/4" = 1'-0"
PROJECT MANAGER:	DCM
DRAWN BY:	KRJ
CHECKED BY:	GSF

GRAPHIC SCALE: 0" 1"

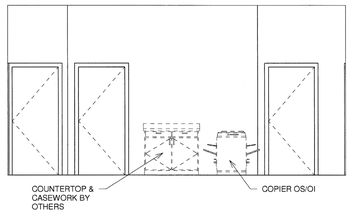
SHEET No. AE202

© COPYRIGHT 2007 WBRC

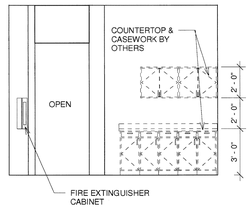
6/30/2010 9:33:45 AM
C:\Revit Local Files\274793 BSB - Allen Ave Portland_keith.jewell.rvt



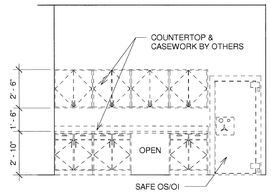
N1	TOILET	N2	TOILET	N3	TOILET	N5	TOILET
1/4" = 1'-0"	AE101	1/4" = 1'-0"	AE101	1/4" = 1'-0"	AE101	1/4" = 1'-0"	AE101



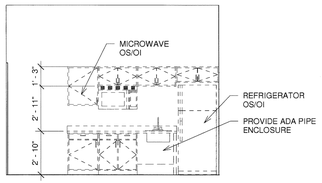
N7	COPY / FAX ROOM
1/4" = 1'-0"	AE101



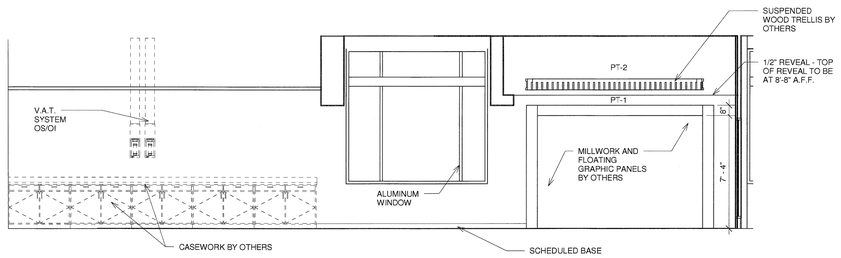
N10	COPY / FAX ROOM
1/4" = 1'-0"	AE101



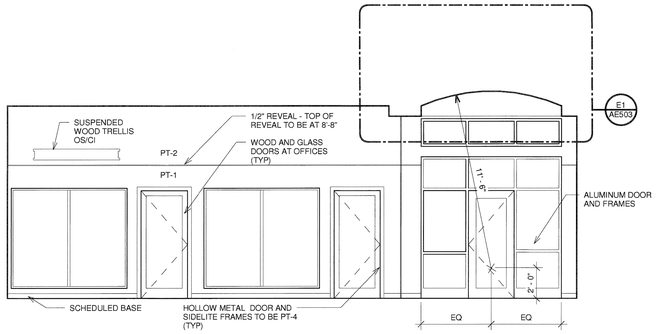
N13	WORKROOM ELEVATION
1/4" = 1'-0"	AE101



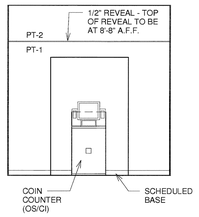
N16	BREAK ROOM ELEVATION
1/4" = 1'-0"	AE101



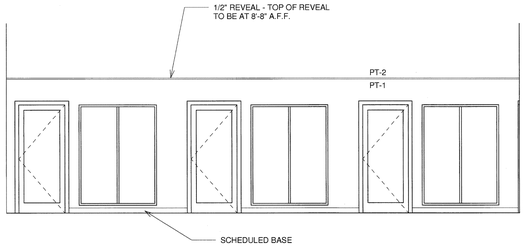
K1	TELLERS 107, RECP 106, & WAIT 105
1/4" = 1'-0"	AE101



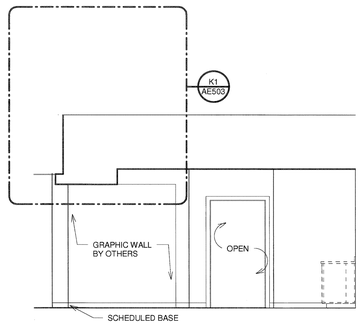
K10	LOBBY 102 ELEVATION
1/4" = 1'-0"	AE101



K16	LOBBY 102 ELEVATION
1/4" = 1'-0"	AE101



F10	LOBBY ELEVATION
1/4" = 1'-0"	AE101



F15	TELLERS 107
1/4" = 1'-0"	AE101

REV.	DESCTIPTION	DATE

CONSTRUCTION DOC'S

06.30.10

CURRENT ISSUE STATUS:

LICENSED ARCHITECT GARY S. FRANDSEN No. 3549 STATE OF MAINE

WBRC
ARCHITECTS ENGINEERS
WWW.WBRCAE.COM
BANGOR, MAINE 207-947-4511
PORTLAND, MAINE 207-828-4511
SARASOTA, FLORIDA 941-556-0757

PROJECT: BANGOR SAVINGS BANK - PORTLAND
ALLEN AVE. PORTLAND, MAINE

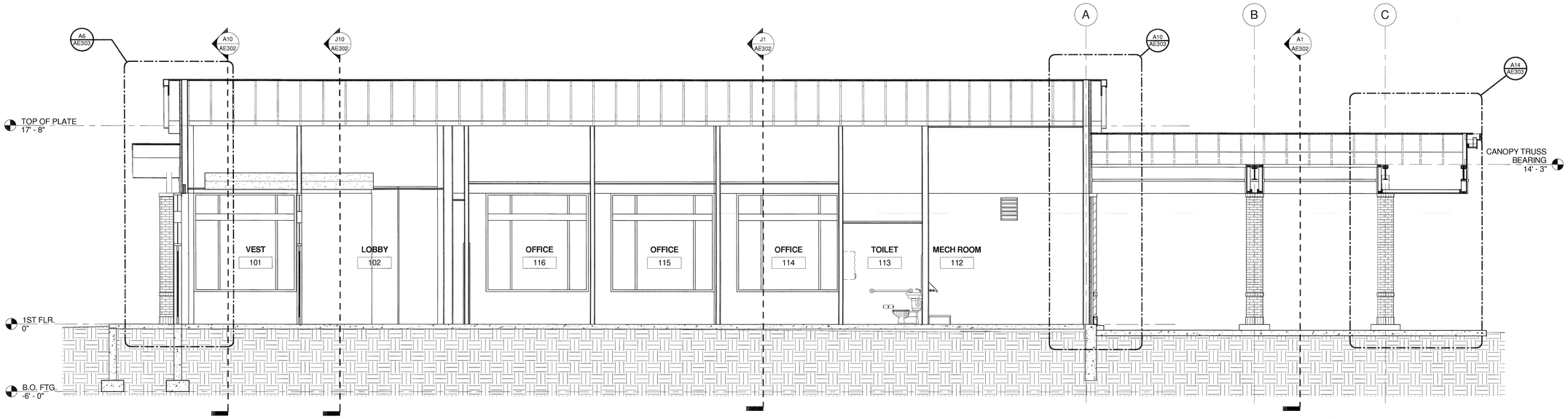
SHEET TITLE: INTERIOR ELEVATIONS

WBRC CAD FILE: C:\Revit Local Files\274793 BSB - Allen Ave Portland_keith jewell.rvt

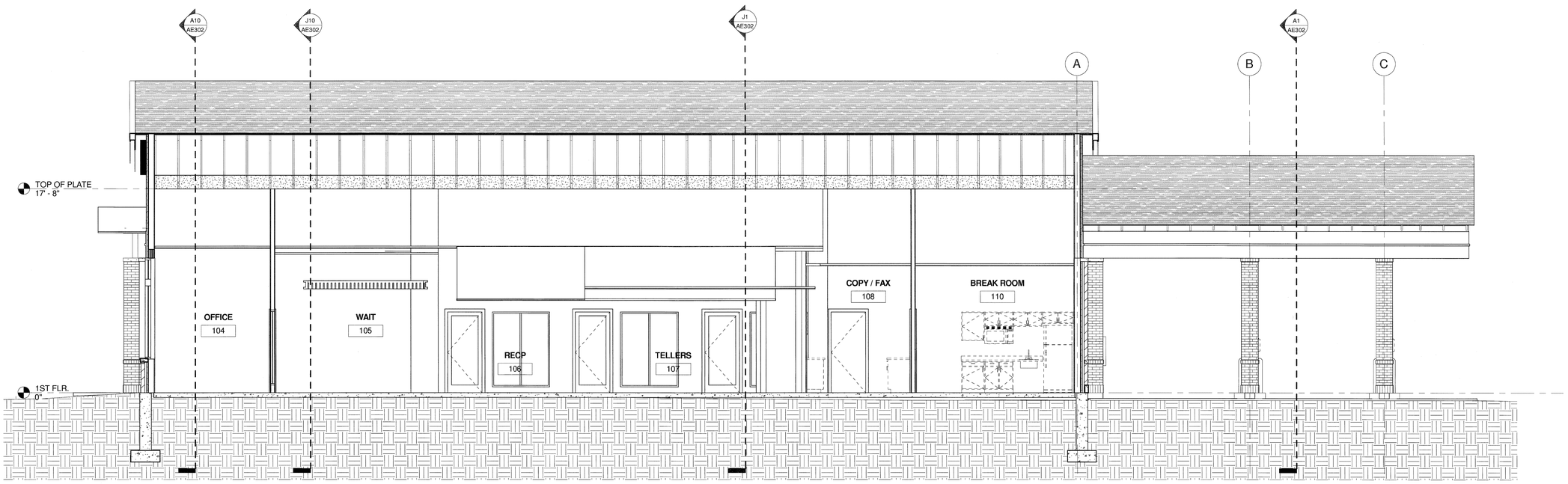
PROJECT No.	2747.93	GRAPHIC SCALE:	0" 1"
SCALE:	1/4" = 1'-0"		
PROJECT MANAGER:	DCM	SHEET No.	AE203
DRAWN BY:	KRJ		
CHECKED BY:	GSF		

COPYRIGHT 2007 WBRC

6/30/2010 9:33:47 AM
C:\Revit Local Files\274793 BSB - Allen Ave Portland_keith jewell.rvt



J1	BUILDING SECTION
1/4" = 1'-0"	AE101



A1	BUILDING SECTION
1/4" = 1'-0"	AE101

REV.	DESCTIPTION	DATE

CONSTRUCTION DOC'S

06.30.10

CURRENT ISSUE STATUS:

LICENSED ARCHITECT GABRIEL S. FRANKEL No. 3549 STATE OF MAINE

WBRC
ARCHITECTS ENGINEERS
WWW.WBRCAE.COM
BANGOR, MAINE 207-947-4511
PORTLAND, MAINE 207-828-4511
SARASOTA, FLORIDA 941-556-0757

PROJECT: BANGOR SAVINGS BANK - PORTLAND
ALLEN AVE, PORTLAND, MAINE

SHEET TITLE: BUILDING SECTIONS

WBRC CAD FILE: C:\Revit Local Files\274793 BSB - Allen Ave Portland_keith.jewell.rvt

PROJECT No. 2747.93

SCALE: 1/4" = 1'-0"

GRAPHIC SCALE: 0" 1"

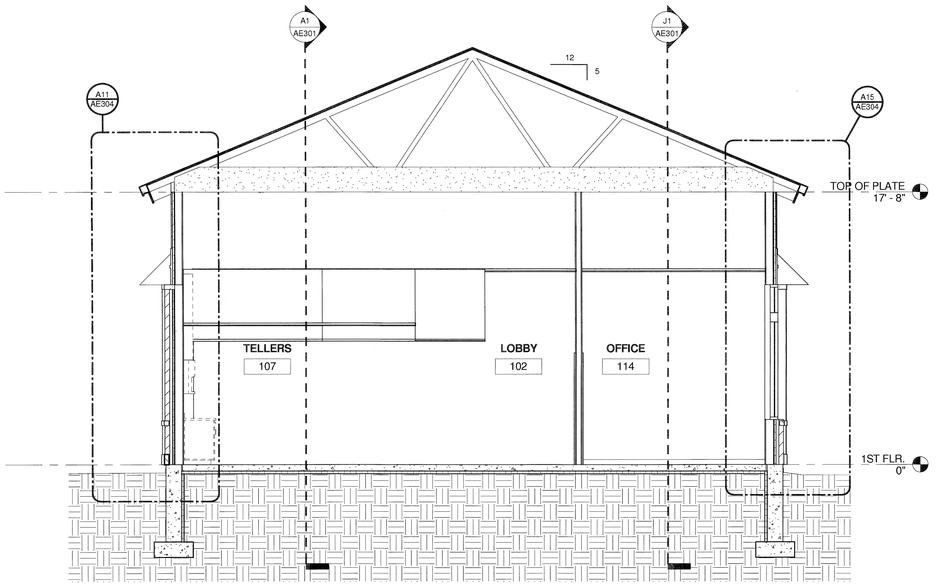
PROJECT MANAGER: DCM

DRAWN BY: KRJ

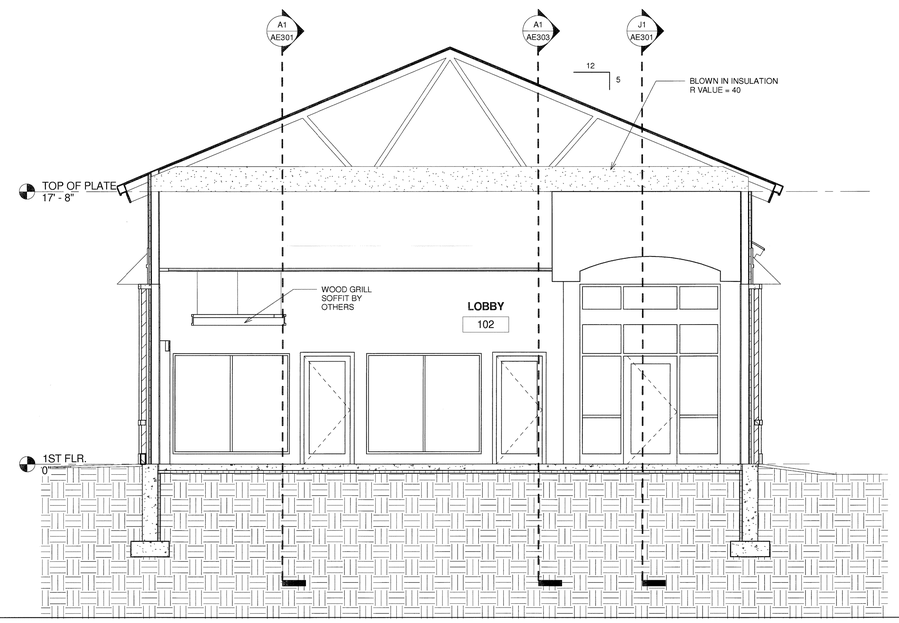
CHECKED BY: GSF

SHEET No. AE301

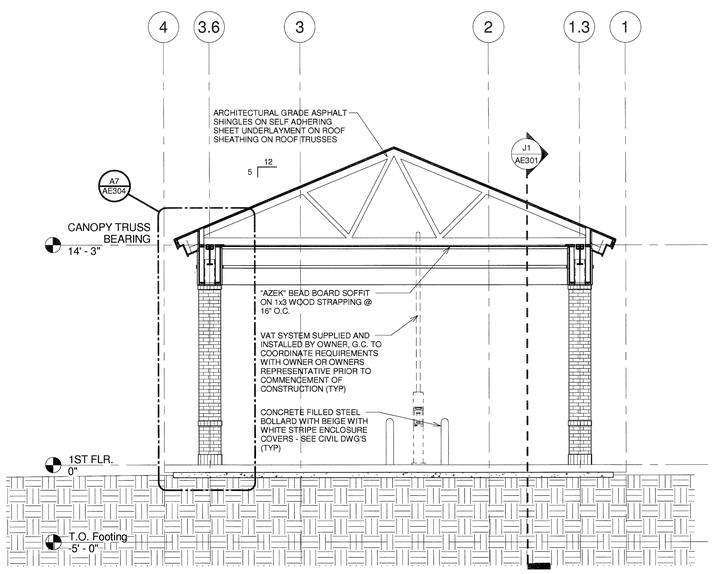
6/30/2010 9:37:45 AM
C:\Revit Local Files\274793 BSB - Allen Ave Portland_keith.jewell.rvt



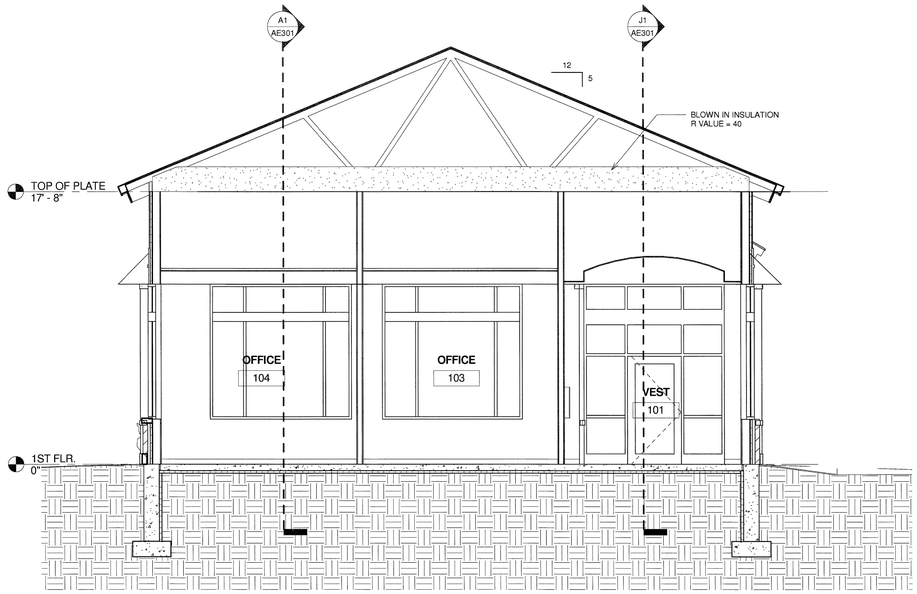
J1	BUILDING SECTION
1/4" = 1'-0"	AE101



J10	BUILDING SECTION
1/4" = 1'-0"	AE101



A1	BUILDING SECTION
1/4" = 1'-0"	AE101



A10	BUILDING SECTION
1/4" = 1'-0"	AE101

REV.	DESCTIPTION	DATE

CONSTRUCTION DOC'S

06.30.10

CURRENT ISSUE STATUS:

LICENSED ARCHITECT
GARY S. FRANKLIN
STATE OF MAINE

WBRC
ARCHITECTS ENGINEERS
WWW.WBRCAE.COM
BANGOR, MAINE 207-947-4511
PORTLAND, MAINE 207-828-4511
SARASOTA, FLORIDA 941-556-0757

PROJECT: BANGOR SAVINGS BANK - PORTLAND
ALLEN AVE, PORTLAND, MAINE

SHEET TITLE: BUILDING SECTIONS

WBRC CAD FILE: C:\Revit Local Files\274793 BSS - Allen Ave Portland_keith.jowell.rvt

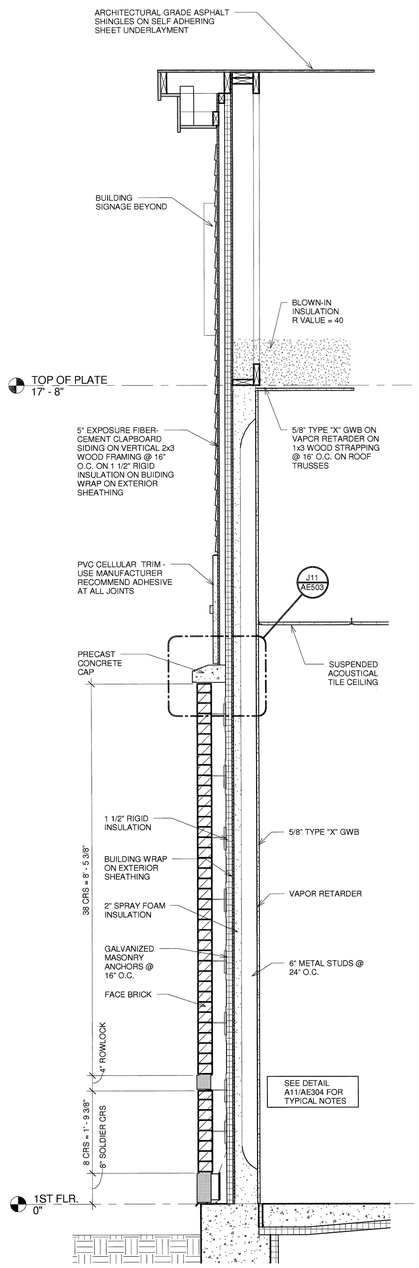
PROJECT No.	2747.93
SCALE:	1/4" = 1'-0"
PROJECT MANAGER:	DCM
DRAWN BY:	KRJ
CHECKED BY:	GSF

GRAPHIC SCALE: 0" 1"

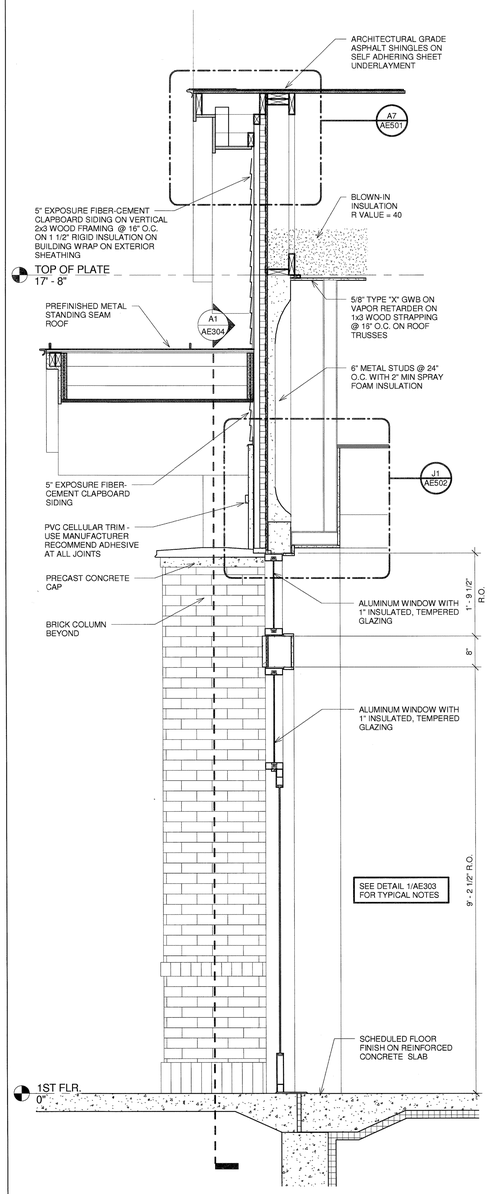
SHEET No. AE302

COPYRIGHT 2007 WBRC

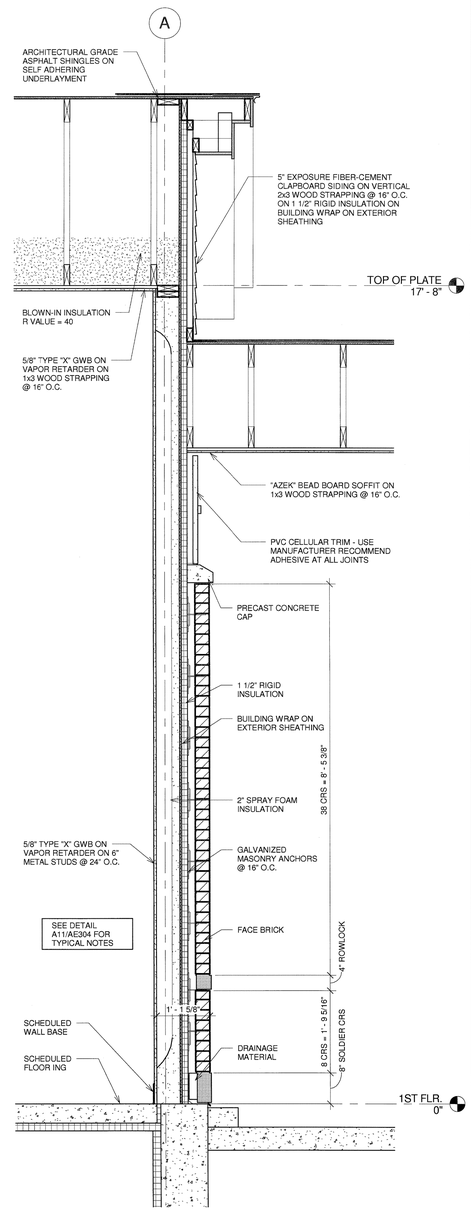
6/30/2010 9:37:46 AM
C:\Revit Local Files\274793 BSS - Allen Ave Portland_keith.jowell.rvt



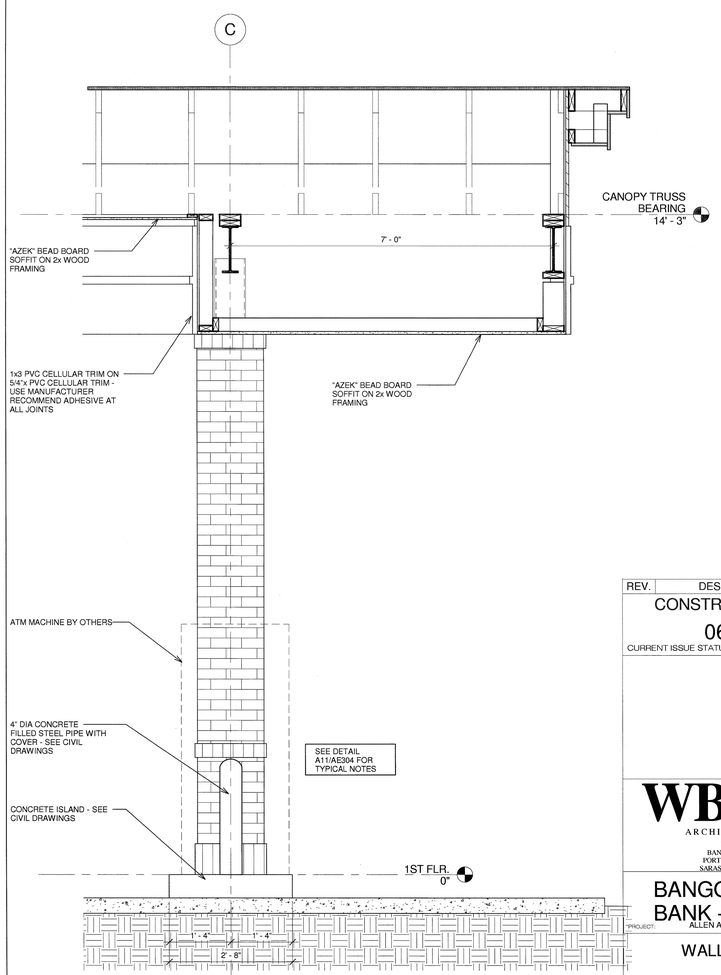
A1	WALL SECTION
3/4" = 1'-0"	AE101



A6	WALL SECTION
3/4" = 1'-0"	AE301



A10	WALL SECTION
3/4" = 1'-0"	AE301



A14	WALL SECTION
3/4" = 1'-0"	AE301

REV.	DESCTIPTION	DATE
	CONSTRUCTION DOC'S	
	06.30.10	

CURRENT ISSUE STATUS:

LICENSED ARCHITECT GARY S. FINKEL No. 3549 STATE OF MAINE

WBRC
ARCHITECTS ENGINEERS
WWW.WBRCAE.COM
BANGOR, MAINE 207-947-4511
PORTLAND, MAINE 207-828-4511
SARASOTA, FLORIDA 941-556-0757

PROJECT:
BANGOR SAVINGS BANK - PORTLAND
ALLEN AVE. PORTLAND, MAINE

WALL SECTIONS

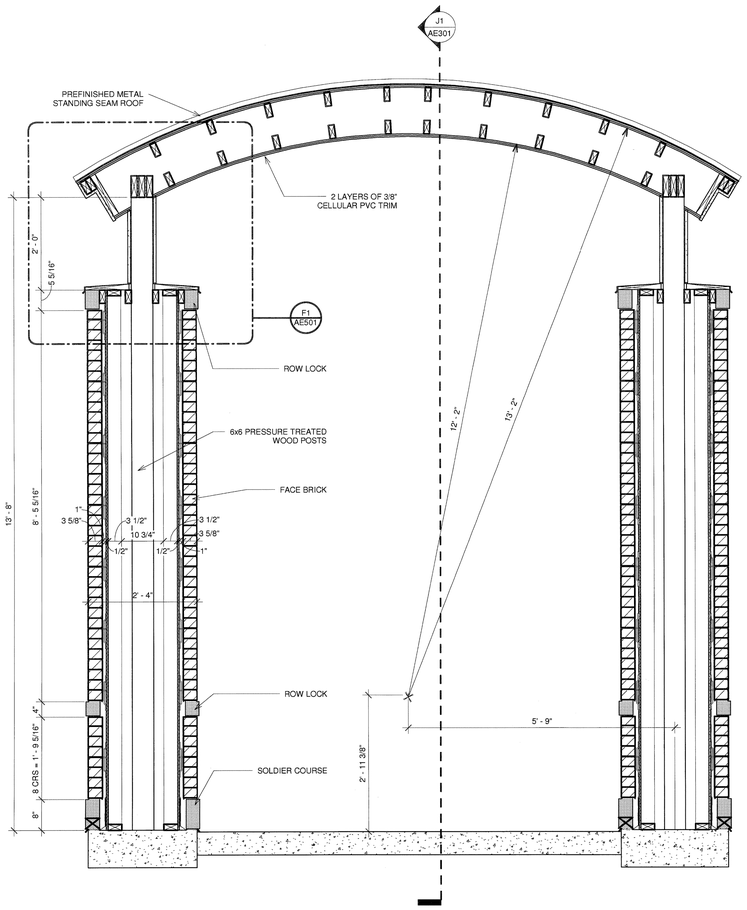
SHEET TITLE:

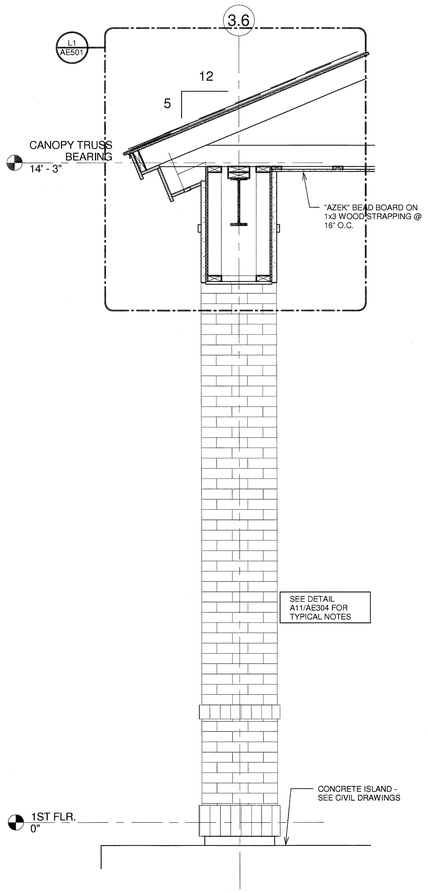
WBRC CAD FILE: C:\Revit Local Files\274793 BSB - Allen Ave Portland_keith.jowell.rvt

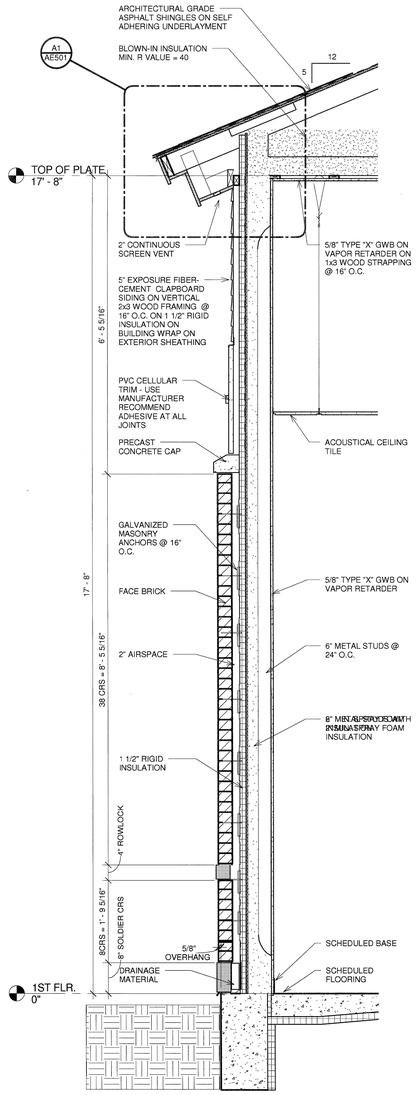
PROJECT No.	2747.93	GRAPHIC SCALE:	0" 1"
SCALE:	3/4" = 1'-0"	SHEET No.	AE303
PROJECT MANAGER:	DCM		
DRAWN BY:	KRJ		
CHECKED BY:	GSF		

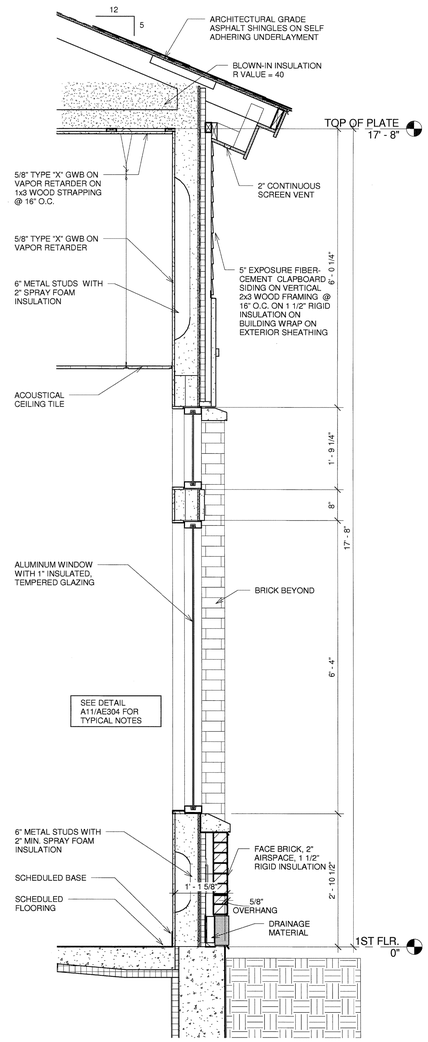
COPYRIGHT 2007 WBRC

6/30/2010 9:37:48 AM
C:\Revit Local Files\274793 BSB - Allen Ave Portland_keith.jowell.rvt









REV.	DESCTIPTION	DATE

CONSTRUCTION DOC'S

06.30.10

CURRENT ISSUE STATUS:

LICENSED ARCHITECT GARY S. FRANKEL 08135549 STATE OF MAINE

WBRC ARCHITECTS ENGINEERS

WWW.WBRCAE.COM
BANGOR, MAINE 207-947-4511
PORTLAND, MAINE 207-828-4511
SARASOTA, FLORIDA 941-556-0757

PROJECT: BANGOR SAVINGS BANK - PORTLAND
ALLEN AVE, PORTLAND, MAINE

SHEET TITLE: WALL SECTIONS

WBRC CAD FILE: C:\Revit Local Files\274793 BSB - Allen Ave Portland_keith jewell.rvt

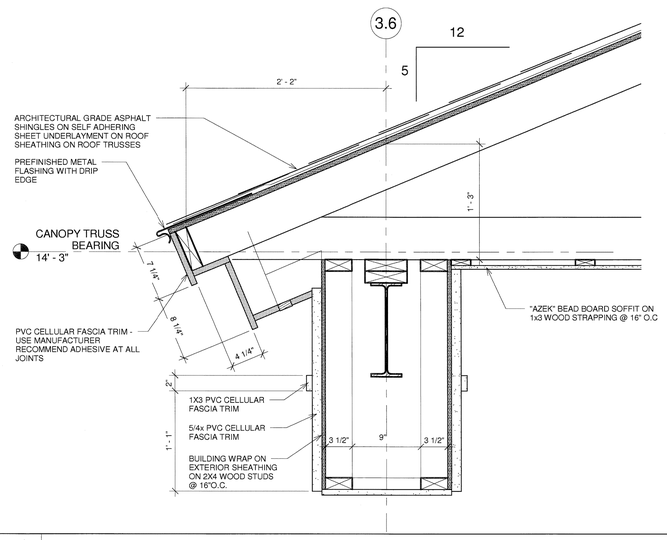
PROJECT No.	2747.93	GRAPHIC SCALE	0" 1"
SCALE:	3/4" = 1'-0"	SHEET No.	AE304
PROJECT MANAGER:	DCM		
DRAWN BY:	KRJ		
CHECKED BY:	GSF		

© COPYRIGHT 2007 WBRC

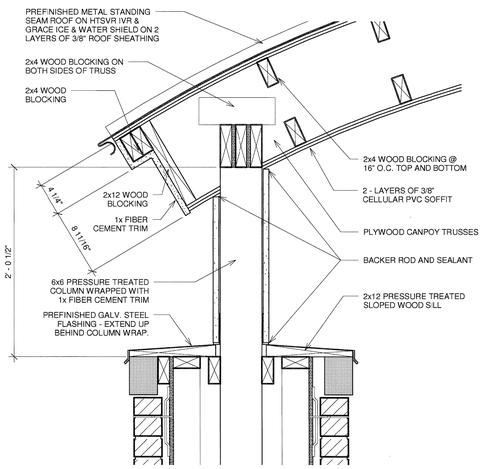
A1	CANOPY WALL SECTION	A7	WALL SECTION
3/4" = 1'-0"	AE101	3/4" = 1'-0"	AE302

A11	TYPICAL WALL SECTION	A15	WALL SECTION
3/4" = 1'-0"	AE302	3/4" = 1'-0"	AE302

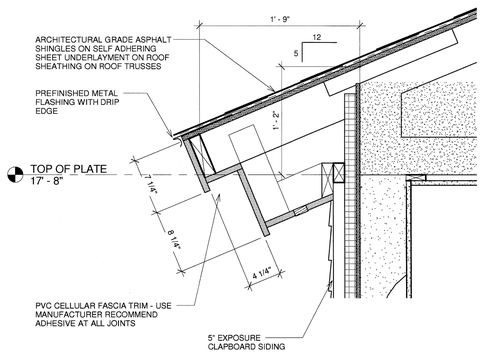
6/30/2010 9:37:49 AM
C:\Revit Local Files\274793 BSB - Allen Ave Portland_keith jewell.rvt



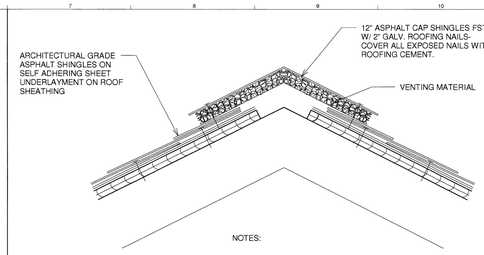
L1	ROOF DETAIL
1 1/2" = 1'-0"	AE304



F1	CANOPY ROOF DETAIL
1 1/2" = 1'-0"	AE304



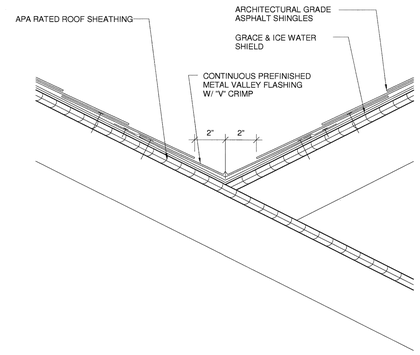
A1	ROOF DETAIL
1 1/2" = 1'-0"	AE304



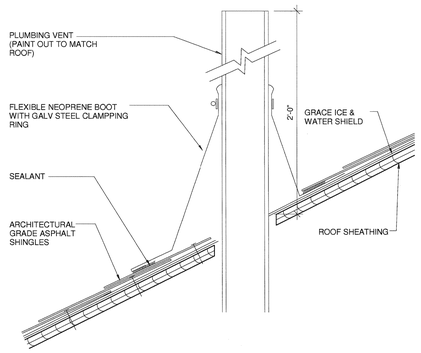
NOTES:

1. HOLD ROOF SHEATHING SHORT 1" EACH SIDE OF RIDGE TO LEAVE GAP FOR AIR PASSAGE, EXCEPT FOR 12" IN FROM EACH END OF RIDGE.
2. APPLY ROOFING TO TOP OF SHEATHING. DO NOT COVER GAP, EXCEPT FOR 12" IN FROM EACH END OF RIDGE.
3. APPLY VENTING MATERIAL ALONG RIDGE OVER GAP. STOP VENTING MATERIAL 6" BACK FROM RAKE EDGE.
4. APPLY CAP SHINGLES IN USUAL MANNER. USE GALV. ROOFING NAILS AND NAIL THROUGH MAT VENTING MATERIAL. DRIVE NAIL TO HOLD CAP FIRMLY, BUT DO NOT FLATTEN MAT VENTING MATERIAL.

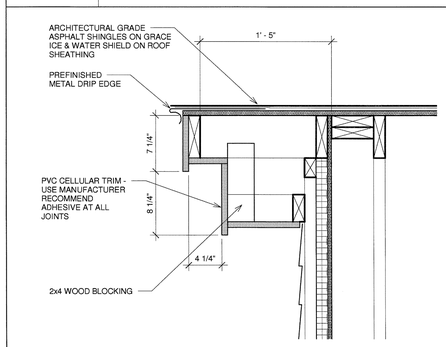
N7	RIDGE VENT DETAIL
3" = 1'-0"	AE103



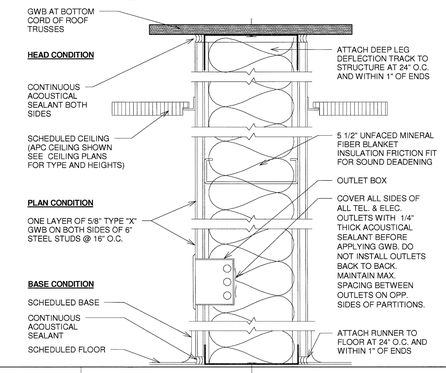
J7	VALLEY DETAIL
3" = 1'-0"	



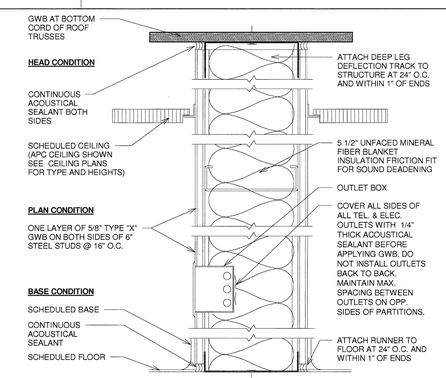
E7	VENT STACK DETAIL
3" = 1'-0"	AE103



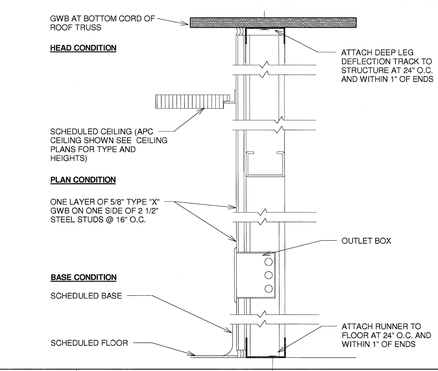
A7	RAKE DETAIL
1 1/2" = 1'-0"	AE303



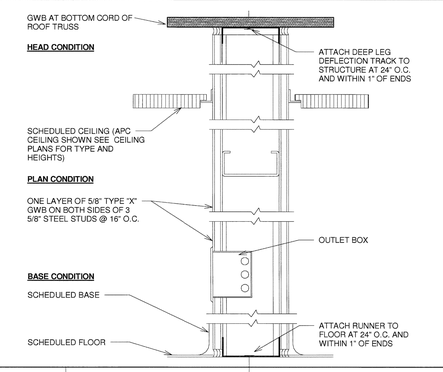
N11	WALL PARTITION TYPE - M7
3" = 1'-0"	



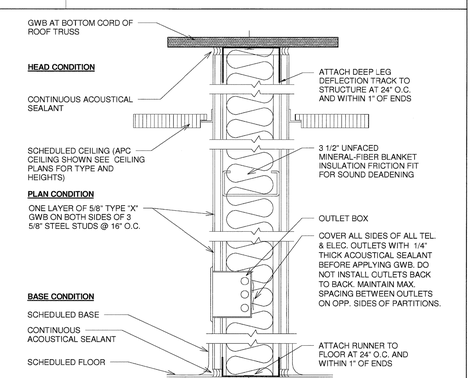
J11	WALL PARTITION TYPE - M8 - 1 HOUR RATED U.L. #V450
3" = 1'-0"	



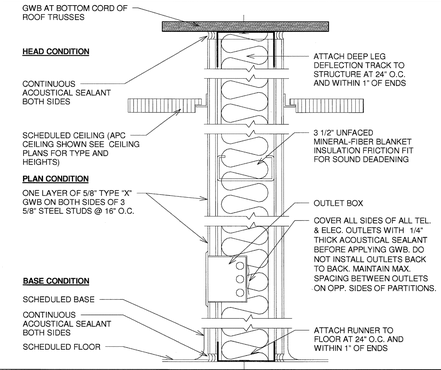
M12	WALL PARTITION - M12
3" = 1'-0"	



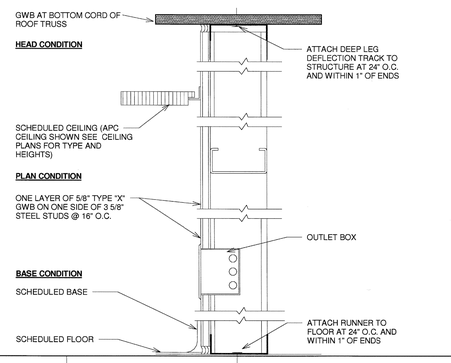
N15	WALL PARTITION TYPE - M1
3" = 1'-0"	



J15	WALL PARTITION TYPE -M2
3" = 1'-0"	



E15	WALL PARTITION TYPE - M3 - 1 HOUR RATED U.L. #V450
3" = 1'-0"	



A15	WALL PARTITION TYPE - M5
3" = 1'-0"	

REV.	DESCTIPTION	DATE

CONSTRUCTION DOC'S

06.30.10

CURRENT ISSUE STATUS:

LICENSED ARCHITECT GARY S. FRANKEL No. 3549 STATE OF MAINE

WBRC
ARCHITECTS ENGINEERS
WWW.WBRCAE.COM
BANGOR, MAINE 207-947-4511
PORTLAND, MAINE 207-828-4511
SARASOTA, FLORIDA 941-556-0757

PROJECT: BANGOR SAVINGS BANK - PORTLAND
ALLEN AVE. PORTLAND, MAINE

SHEET TITLE: ROOF DETAILS & PARTITION TYPES

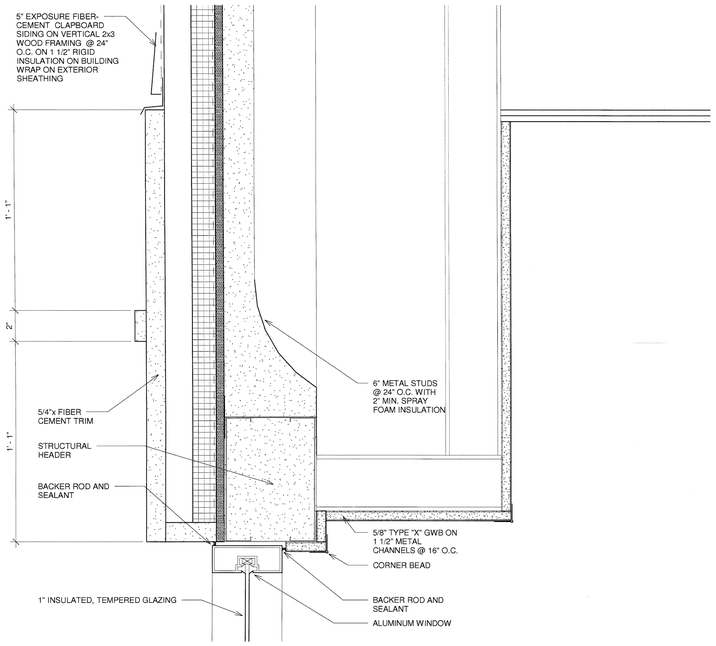
WBRC CAD FILE: C:\Revit Local Files\2747X93 SSB - Allen Ave Portland_keith.jewell.rvt

PROJECT No.	2747.93
SCALE:	As indicated
PROJECT MANAGER:	DCM
DRAWN BY:	KRJ
CHECKED BY:	GSF

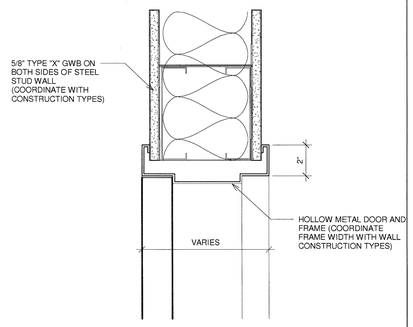
GRAPHIC SCALE: 0" 1"

SHEET No. AE501

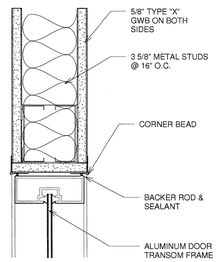
5/30/2010 9:39:25 AM
C:\Revit Local Files\2747X93 SSB - Allen Ave Portland_keith.jewell.rvt



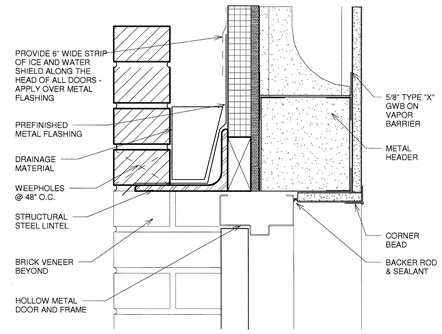
J1	WINDOW DETAIL
3" = 1'-0"	AE303



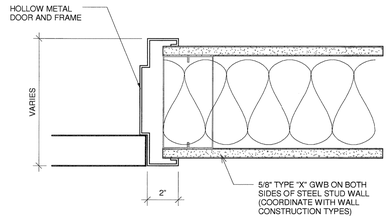
N8	HOLLOW METAL DOOR HEAD DETAIL
3" = 1'-0"	



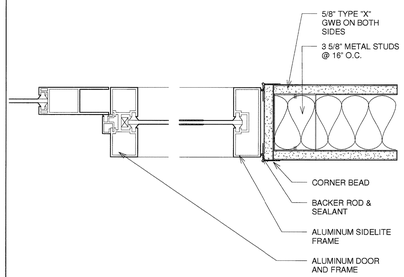
N11	ALUMINUM DOOR TRANSOM HEAD DETAIL
3" = 1'-0"	



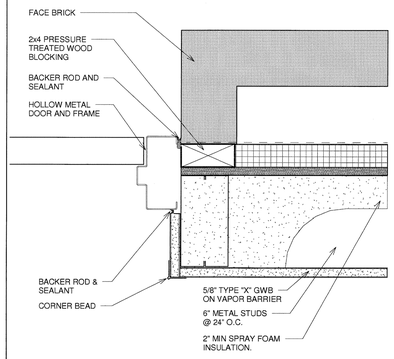
N15	ALUMINUM DOOR HEAD DETAIL
3" = 1'-0"	



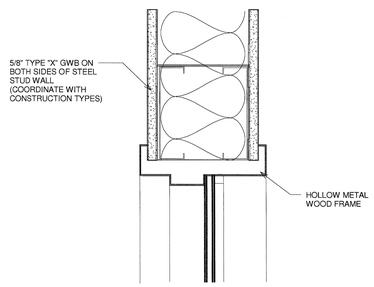
J8	HOLLOW METAL DOOR JAMB DETAIL
3" = 1'-0"	



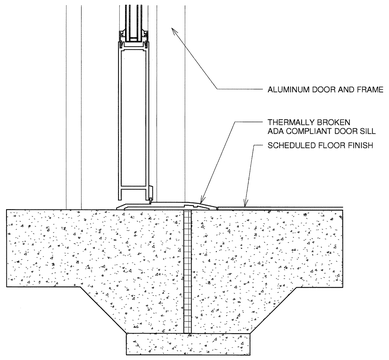
J11	ALUMINUM DOOR / SIDELITE JAMB DETAIL
3" = 1'-0"	



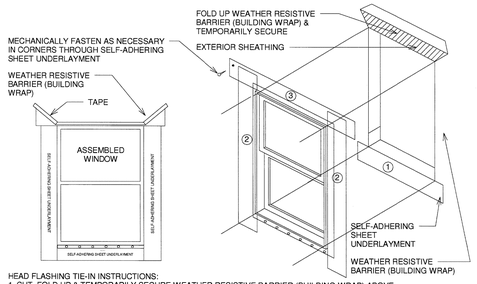
J15	ALUMINUM DOOR JAMB DETAIL
3" = 1'-0"	



E11	HOLLOW METAL WINDOW HEAD DETAIL
3" = 1'-0"	



E15	ALUMINUM DOOR SILL DETAIL
3" = 1'-0"	



HEAD FLASHING TIE-IN INSTRUCTIONS:
1. CUT, FOLD UP & TEMPORARILY SECURE WEATHER RESISTIVE BARRIER (BUILDING WRAP) ABOVE HEADER TO ALLOW FOR FLASHING INSTALLATION
2. INSTALL SELF-ADHERING SHEET UNDERLAYMENT HEAD FLASHING UNDER WEATHER RESISTIVE BARRIER (BUILDING WRAP)
3. FOLD WEATHER RESISTIVE BARRIER (BUILDING WRAP) BACK OVER HEAD FLASHING AND SEAL W/TAPE
*INSTALL SELF-ADHERING SHEET UNDERLAYMENT IN ORDER AS SHOWN BY NUMBERS
**INSTALL FLASHING & WEATHER RESISTIVE BARRIER (BUILDING WRAP) TO FORM MATER SHEDDING LAPS

A15	TYPICAL WINDOW INSTALLATION
3" = 1'-0"	

REV.	DESCTIPTION	DATE

CONSTRUCTION DOC'S
06.30.10
CURRENT ISSUE STATUS:

LICENSED ARCHITECT GARY S. FRANCHOT No. 3549 STATE OF MAINE

WBRC
ARCHITECTS ENGINEERS
WWW.WBRCAE.COM
BANGOR, MAINE 207-947-4511
PORTLAND, MAINE 207-828-4511
SARASOTA, FLORIDA 941-556-0757

PROJECT: BANGOR SAVINGS BANK - PORTLAND
ALLEN AVE. PORTLAND, MAINE

SHEET TITLE: DOOR AND WINDOW DETAILS

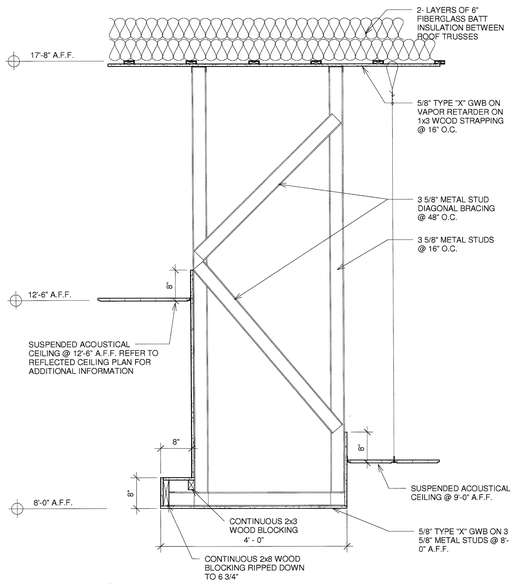
WBRC CAD FILE:	C:\Revit Local Files\2747\93 BSB - Allen Ave Portland_keith.jewell.rvt
PROJECT No.	2747.93
SCALE:	3" = 1'-0"
PROJECT MANAGER:	DCM
DRAWN BY:	KRJ
CHECKED BY:	GSF

GRAPHIC SCALE: 0" 1"

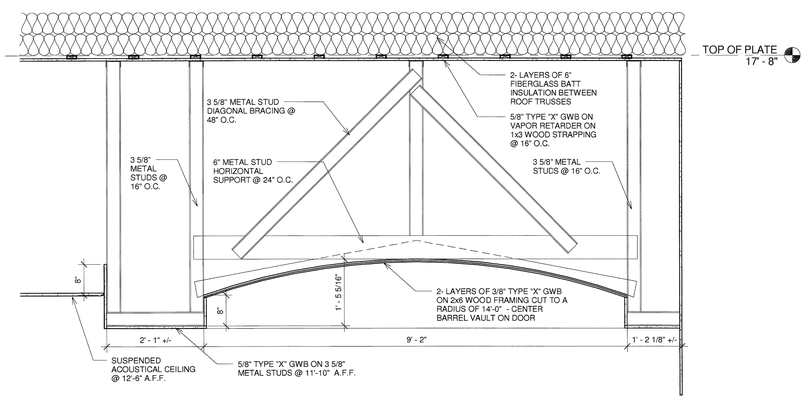
SHEET No. AE502

COPYRIGHT 2007 WBRC

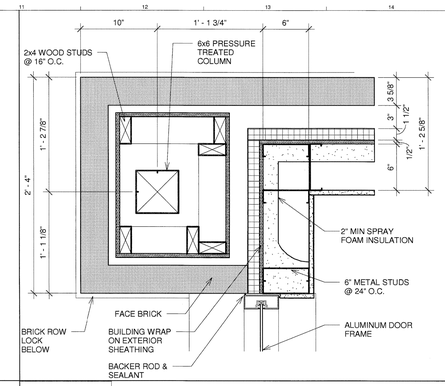
6/30/2010 9:39:26 AM
C:\Revit Local Files\2747\93 BSB - Allen Ave Portland_keith.jewell.rvt



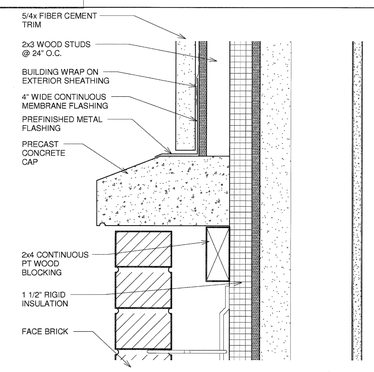
K1	TELLERLINE SOFFIT DETAIL
3/4" = 1'-0"	AE203



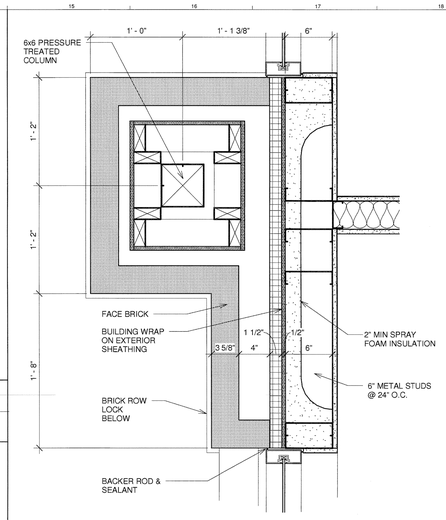
E1	BARREL VAULT CEILING DETAIL
3/4" = 1'-0"	AE102



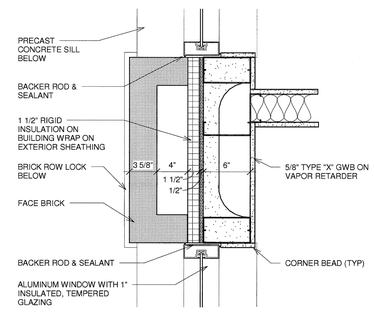
N11	BRICK COLUMN DETAIL
1 1/2" = 1'-0"	AE101



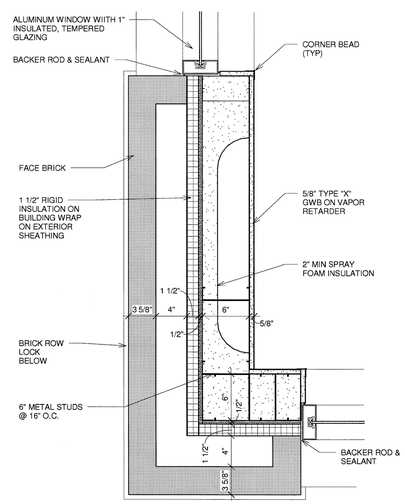
J11	PRECAST CONCRETE DETAIL
3" = 1'-0"	AE303



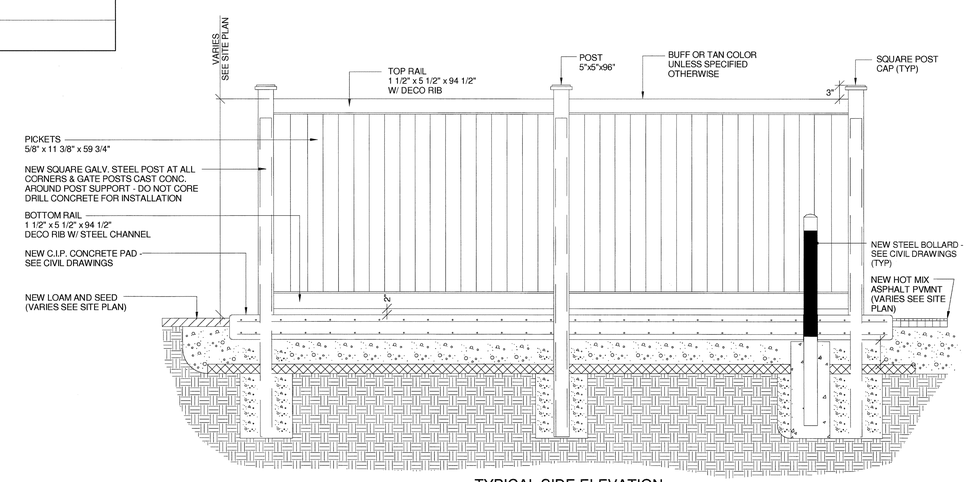
L15	BRICK COLUMN DETAIL
1 1/2" = 1'-0"	AE101



G15	BRICK COLUMN DETAIL
1 1/2" = 1'-0"	AE101



A15	BRICK COLUMN DETAIL
1 1/2" = 1'-0"	AE101



TYPICAL SIDE ELEVATION

A7	PVC GENERATOR / DUMPSTER ENCLOSURE ELEVATION
1" = 1'-0"	

REV.	DESCTIPTION	DATE
	CONSTRUCTION DOC'S	
	06.30.10	

CURRENT ISSUE STATUS:

LICENSED ARCHITECT GARY S. FRANKEL No. 5549 STATE OF MAINE

WBRC ARCHITECTS ENGINEERS
WWW.WBRCAE.COM
BANGOR, MAINE 207-947-4511
PORTLAND, MAINE 207-828-4511
SARASOTA, FLORIDA 941-556-0757

PROJECT: BANGOR SAVINGS BANK - PORTLAND
ALLEN AVE. PORTLAND, MAINE

SHEET TITLE: MISC DETAILS

WBRC CAD FILE: C:\Revit Local Files\21470 BSB - Allen Ave Portland_keith.jewell.rvt

PROJECT No.	2747.93
SCALE:	As indicated
PROJECT MANAGER:	DCM
DRAWN BY:	KRJ
CHECKED BY:	GSF

GRAPHIC SCALE: 0" 1"

SHEET No. AE503

© COPYRIGHT 2007 WBRC

6/30/2010 9:39:27 AM
C:\Revit Local Files\21470 BSB - Allen Ave Portland_keith.jewell.rvt

DOOR SCHEDULE

DOOR No.	ROOM NAME	TYPE	DOOR WIDTH	DOOR HEIGHT	DOOR THICKNESS	DOOR MATERIAL	DOOR FINISH	FIRE RATING	HARDWARE	FRAME TYPE	FRAME MATERIAL	FRAME FINISH	FRAME JAMB	FRAME HEAD	COMMENTS
101A	VEST 101	A	3' - 6"	7' - 0"	1 3/4"	ALUM	WHITE		11	1	ALUM	MANF	J15/AE502	N15/AE502	1" THK INSUL TEMP GLASS, WEATHERSTRIP, HANDCAPPED OPENER
101B	VEST 101	A	3' - 6"	7' - 0"	1 3/4"	ALUM	WHITE		11	1	ALUM	MANF	J11/AE502	N11/AE502	3/4" THK TEMP GLASS, HANDICAPPED OPENER
102	COPY / FAX 108	C	3' - 0"	7' - 0"	1 3/4"	WD	S&V		06	2	HM	PT	J8/AE502	N8/AE502	
103	OFFICE 103	B	3' - 0"	7' - 0"	1 3/4"	WD	S&V		03	2	HM	PT	J8/AE502	N8/AE502	1/4" THK TEMP GLASS
104	OFFICE 104	B	3' - 0"	7' - 0"	1 3/4"	WD	S&V		03	2	HM	PT	J8/AE502	N8/AE502	1/4" THK TEMP GLASS
109	STORAGE 109	C	3' - 0"	7' - 0"	1 3/4"	WD	S&V		03	2	HM	PT	J8/AE502	N8/AE502	
110	BREAK ROOM 110	C	3' - 0"	7' - 0"	1 3/4"	WD	S&V		03	2	HM	PT	J8/AE502	N8/AE502	
111	WORK ROOM 111	C	3' - 0"	7' - 0"	1 3/4"	WD	S&V		07	2	HM	PT	J8/AE502	N8/AE502	
112	MECH ROOM 112	D	3' - 0"	7' - 0"	1 3/4"	WD	S&V	1 HR	02	2	HM	PT	J8/AE502	N8/AE502	
113	TOILET 113	C	3' - 0"	7' - 0"	1 3/4"	WD	S&V		01	2	HM	PT	J8/AE502	N8/AE502	
114	OFFICE 114	B	3' - 0"	7' - 0"	1 3/4"	WD	S&V		03	2	HM	PT	J8/AE502	N8/AE502	1/4" THK TEMP GLASS
115	OFFICE 115	B	3' - 0"	7' - 0"	1 3/4"	WD	S&V		03	2	HM	PT	J8/AE502	N8/AE502	1/4" THK TEMP GLASS
116	OFFICE 116	B	3' - 0"	7' - 0"	1 3/4"	WD	S&V		03	2	HM	PT	J8/AE502	N8/AE502	1/4" THK TEMP GLASS
117	STORAGE 117	C	3' - 0"	7' - 0"	1 3/4"	WD	S&V		02	2	HM	PT	J8/AE502	N8/AE502	

NOTES:
1. ALL INTERIOR DOORS SHALL BE UNDERCUT 1/2" UNLESS NOTED OTHERWISE
2. REFER TO GENERAL, FLASHING REQUIREMENTS FOR FLASHING CONDITION AT ALL EXTERIOR DOORS
3. REFER TO JOINT TREATMENT SCHEDULE FOR CONDITION AT ALL HOLLOW METAL FRAME LOCATIONS, HOLD FRAMES BACK FROM SUBSTRATE AS NOTED
4. ALL INTERIOR WOOD DOORS ARE TO BE FACTORY FINISHED UNLESS NOTED OTHERWISE

HARDWARE SCHEDULE (QUANTITIES GIVEN ARE PER OPENING/HARDWARE SET)

DESCRIPTION	MNFR.	MODEL No.	FINISH
SET 1			
HINGE (3 EACH)	IVES	5BB1 4.5x4.5	625
PRIVACY SET (1 EACH)	MEDCO		
SURFACE CLOSER (1 EACH)	LCN	4111	689
WALL STOP (1 EACH)	IVES	WS407CCV	630
SET 2			
HINGE (3 EACH)	IVES	5BB1 4.5X4.5	652
CLASSROOM FUNCTION (1 EACH)	MEDECO		626
WALL STOP (1 EACH)	IVES	WS407CCV	630
SET 3			
HINGE (3 EACH)	IVES	5BB1 4.5X4.5	652
PASSAGE SET (1 EACH)	MEDCO		626
DOME STOP (1 EACH)	IVES	FS436	626
SET 5			
HINGE (3 EACH)	IVES	5BB1 4.5X4.5	630
PANIC HARDWARE	VON DUPRIN	3347-NL-OP X 370L	626
STOREROOM FUNCTION (1 EACH)	MEDCO	AS REQUIRED	626
SURFACE CLOSER (1 EACH)	LCN	4111 CUSH	689
SET 6			
HINGE (3 EACH)	IVES	5BB1 4.5X4.5	630
PANIC HARDWARE	VON DUPRIN	3347A-L-F-360L	626
CYLINDER (1 EACH)	MEDCO	AS REQUIRED	626
CARD READER (1 EACH)	BY OWNER	BY OWNER	
ELEC STRIKE	VON DUPRIN	6000 SERIES, 12V DC, FAIL SAFE	
SURFACE CLOSER (1 EACH)	LCN	4111 CUSH	689
SEALS (1 SET)	NATIONAL GUARD	110NA	
THRESHOLD (1 EACH)	NATIONAL GUARD	896N	AL
VIEWER (1 EACH)	IVES	698	626
SET 7			
HINGE (3 EACH)	IVES	5BB1 4.5X4.5	652
CYLINDER (1 EACH)	MEDCO	AS REQUIRED	626
ELEC STRIKE	VON DUPRIN	6000 SERIES, 12V DC, FAIL SAFE	
CARD READER (1 EACH)	BY OWNER	BY OWNER	
SURFACE CLOSER (1 EACH)	LCN	4111	689
DOOR BOTTOM (1 EACH)	NATIONAL GUARD	420NA	AL
VIEWER (1 EACH)	IVES	698	626
SET 11 HARDWARE PROVIDED BY STORE FRONT MANUFACTURER			
CONTINUOUS HINGE	SELECT PRODUCTS	SL-18HD	630
PANIC HARDWARE (1 EACH)	DOR-O-MATIC 1790 RIM PANIC	RIM CYLINDER PANIC WITH PULL HANDLE, HEX KEY DOG DOWN	626
PULLS	VISTAWALL	PH-20 1" DIA.	689
CYLINDER (1 EACH)	MEDCO	AS REQUIRED	626
THRESHOLD	VISTAWALL	TH-43	AL
ELECTRIC STRIKES	ADAMS RITE	74R2	
HC DOOR OPENER	HORTON SERIES	4100LE	689
WALL PLATE SWITCH	HORTON SERIES	BEAPBR - HARDWIRED	689
SWEEPS	VISTAWALL	V-231	
CARD READER	BY OWNER		

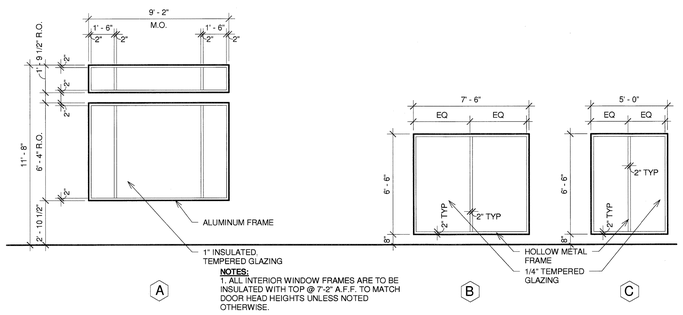
HARDWARE SCHEDULE GENERAL NOTES:
1. ALL DOOR HARDWARE/HANDLES TO BE ADA COMPLIANT
2. THE LEVER HANDLE ON THE EGRESS SIDE OF THE DOOR SHALL ALWAYS BE UNLOCKED
3. DOOR HARDWARE AT EXIT DOORS SHALL NOT BE SUBJECT TO THE USE OF A KEY OR REQUIRE SPECIAL KNOWLEDGE TO OPERATE

F14 HARDWARE SCHEDULE

6" = 1'-0"

GENERAL NOTES:

1. PROVIDE BATT INSULATION OR SPRAY FOAM INSULATION BETWEEN ALL DOOR FRAMES AND ROUGH OPENING'S PRIOR TO INSTALLING BACKER ROD AND SEALANT

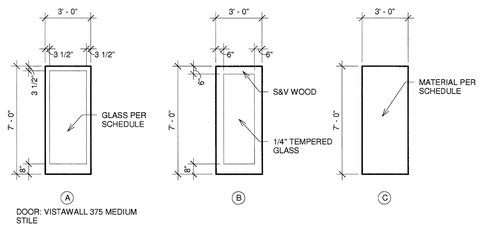


NOTES:
1. ALL INTERIOR WINDOW FRAMES ARE TO BE INSULATED WITH TOP @ 7'-2" A.F.F. TO MATCH DOOR HEAD HEIGHTS UNLESS NOTED OTHERWISE.

2. WINDOW CONTRACTOR SHALL FIELD VERIFY ALL ROUGH OPENINGS FOR ALL WINDOWS PRIOR TO PREPARATION OF SHOP DRAWINGS & INSTALLATION.

A1 WINDOW TYPES

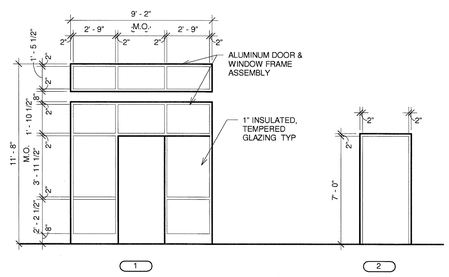
1/4" = 1'-0"



DOOR: VISTAWALL 375 MEDIUM STILE

A9 DOOR TYPES

1/4" = 1'-0"



DOOR FRAMING: VISTAWALL FG-2000

FINISH: VISTAWALL BONE WHITE (351X035)

A14 DOOR FRAME TYPES

1/4" = 1'-0"

REV.	DESCTIPTION	DATE

CONSTRUCTION DOC'S

06.30.10

CURRENT ISSUE STATUS:

LICENSED ARCHITECT Gary S. Frankel No. 3549 STATE OF MAINE

WBRC ARCHITECTS ENGINEERS
WWW.WBRCAE.COM
BANGOR, MAINE 207-947-4511
PORTLAND, MAINE 207-828-4511
SARASOTA, FLORIDA 941-556-0757

PROJECT: BANGOR SAVINGS BANK - PORTLAND
ALLEN AVE. PORTLAND, MAINE

SHEET TITLE: DOOR AND WINDOW SCHEDULES

WBRC CAD FILE: C:\Revit Local Files\274793 SSB - Allen Ave Portland_keith.jewell.rvt

PROJECT No. 2747.93

GRAPHIC SCALE: 0" 1"

SCALE: As indicated

PROJECT MANAGER: DCM

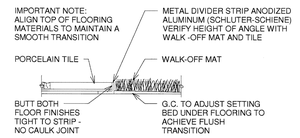
DRAWN BY: KRJ

CHECKED BY: GSF

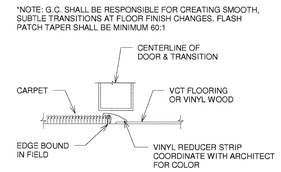
SHEET No. AE601

© COPYRIGHT 2007 WBRC

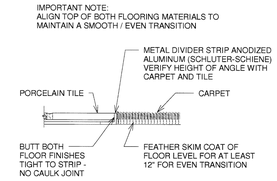
6/30/2010 1:15:14 PM
C:\Revit Local Files\274793 SSB - Allen Ave Portland_keith.jewell.rvt



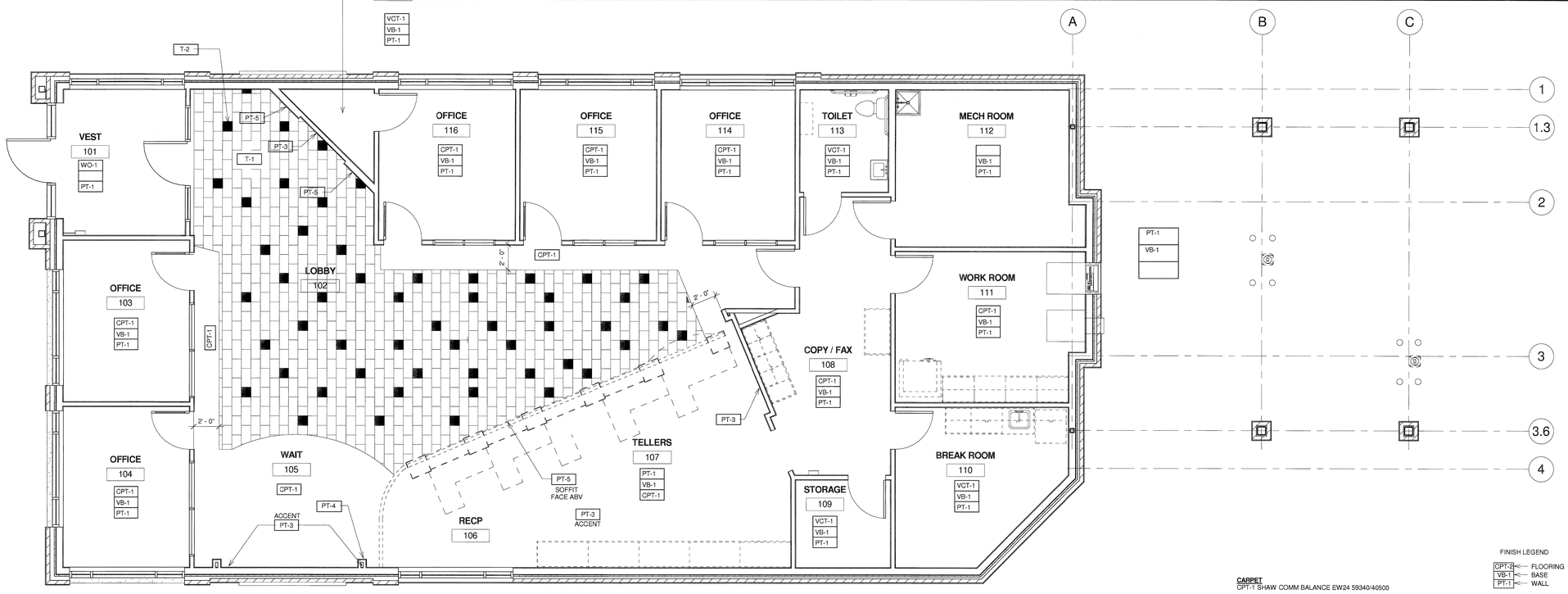
N7	FLOOR FINISH TRANSITION
6" = 1'-0"	



N11	FLOOR FINISH TRANSITION
6" = 1'-0"	



N15	FLOOR FINISH TRANSITION
6" = 1'-0"	



FINISH LEGEND

CPT-2 ⇐ FLOORING
VB-1 ⇐ BASE
PT-1 ⇐ WALL

CARPET
CPT-1 SHAW COMM BALANCE EW24 59340/40500

WALK-OFF MAT
WO-1 SUPREME MOP/CHARCOAL

TILE
T-1 SHAWS BAJA PORCELAIN TILE CS277 13.4x13.4 FIELD COLOR: #100
T-2 SPOT TILES #400

GROUT
G-1 GROUT / HYDROMENT 1900 EPOXY / FRENCH GREY

VCT
VCT-1 ARMSTRONG EXCECON #51839 FORTRESS WHITE

VINYL BASE
VB-1 MOHAWK GROUP 4" WALL BASE COLOR 195

INTERIOR PAINT
PT-1 SHERMAN WILLIAMS: CASA BLANCA SW7571 (MAIN WALL)
PT-2 SHERMAN WILLIAMS: KRYPTON SW6247 (PAINT BAND)
PT-3 SHERMAN WILLIAMS: AUGUST MOON SW7887 (ACCENT WALL)
PT-4 SHERMAN WILLIAMS: CRESENT CREAM SW7721 (TRIM)
PT-5 SHERMAN WILLIAMS: GREAT GREEN SW6430 (TELLER SOFFIT FACE, ENTRY ANGLE WALL)

SOLID SURFACE
SS-1 DUPONT CORIAN ANTHRACITE (E)

METAL
M-1 CHEMMETAL - SATIN SILVER ALUMINUM #909

FINISH NOTES:

ALL INTERIOR DOORS PREFINISHED CHERRY VENEER - COLOR TO MATCH SAMPLE - GC PROVIDE MFRS COLOR CHART FOR APPROVAL BY OWNER.

REFER TO INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION

ALL INTERIOR METAL DOORS AND SIDE LITE FRAMES PAINTED PT-4

DOORS TO OFFICES AND CONF ROOM TO BE WOOD AND GLASS SINGLE LIGHT. ALL OTHER INT DOORS SCWD FLUSH WD VENEER.

A1	FINISHES PLAN
1/4" = 1'-0"	AE201

REV.	DESCTIPTION	DATE
	CONSTRUCTION DOC'S	
	06.30.10	

CURRENT ISSUE STATUS:

LICENSED ARCHITECT GARY S. GRANGER CA8.3549 STATE OF MAINE

WBRC
ARCHITECTS ENGINEERS
WWW.WBRCAE.COM
BANGOR, MAINE 207-947-4511
PORTLAND, MAINE 207-828-4511
SARASOTA, FLORIDA 941-556-0757

PROJECT:
BANGOR SAVINGS BANK - PORTLAND
ALLEN AVE. PORTLAND, MAINE

SHEET TITLE:
FINISHES PLANS AND DETAILS

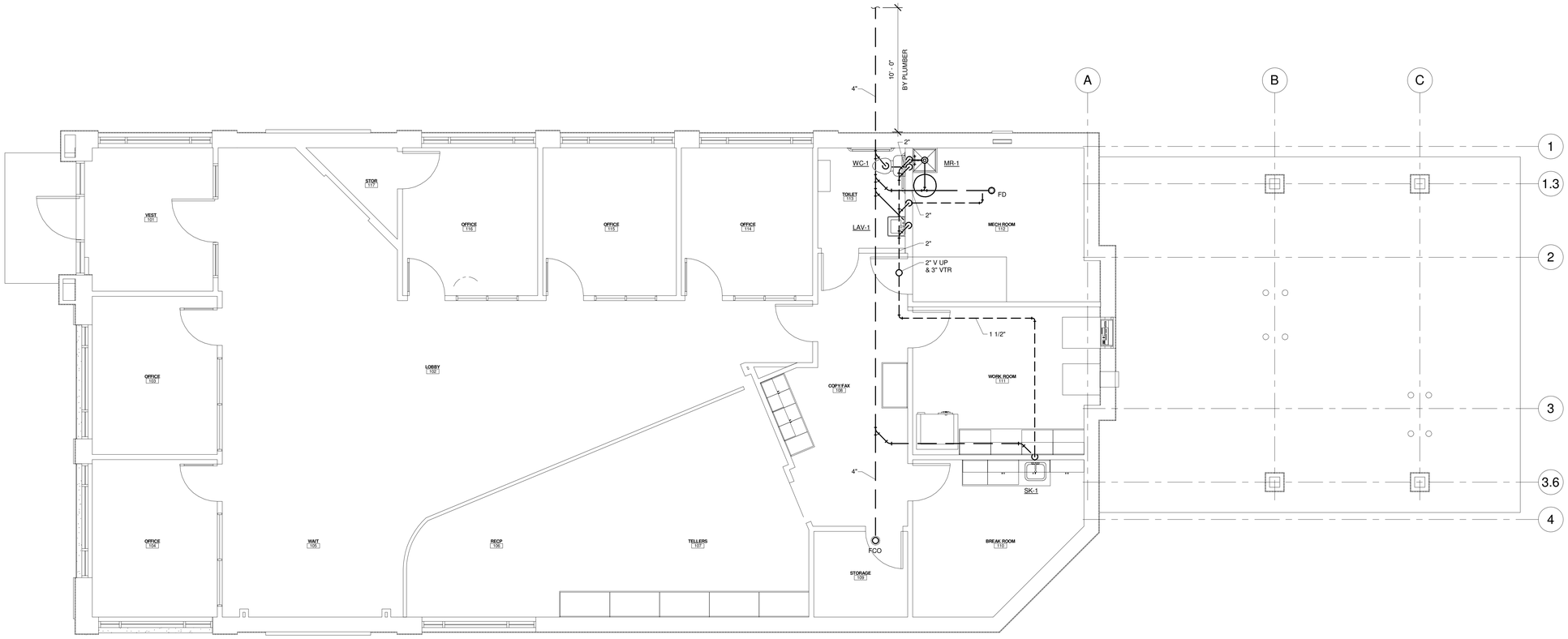
WBRC CAD FILE:	C:\Revit Local Files\274790 BSB - Allen Ave Portland_keith.jowell.rvt
PROJECT No.	2747.93
SCALE:	As indicated
PROJECT MANAGER:	DCM
DRAWN BY:	KRJ
CHECKED BY:	GSF

GRAPHIC SCALE: 0" 1"

SHEET No.
AF101

COPYRIGHT 2007 WBRC

6/30/2010 9:38:30 AM
C:\Revit Local Files\274790 BSB - Allen Ave Portland_keith.jowell.rvt



1	WASTE & VENT PLAN
1/4" = 1'-0"	

REV.	DESCTIPTION	DATE

CONSTRUCTION DOC'S
06.30.10

CURRENT ISSUE STATUS:

N
MAG NORTH

STATE OF MAINE
RICHARD L. ROLLINS, JR.
No. 9011
LICENSED PROFESSIONAL ENGINEER
6-30-10

WBRC
ARCHITECTS ENGINEERS
WWW.WBRCAE.COM
BANGOR, MAINE| 207-947-4511
PORTLAND, MAINE| 207-828-4511
SARASOTA, FLORIDA| 941-556-0757

PROJECT: BANGOR SAVINGS BANK - PORTLAND
PORTLAND, ME

SHEET TITLE: PLUMBING WASTE & VENT PLAN

WBRC CAD FILE: C:\Users\luke.chiavelli\Documents\274793 BSB - Allen Ave Portland - MEP_luke.chiavelli.rvt

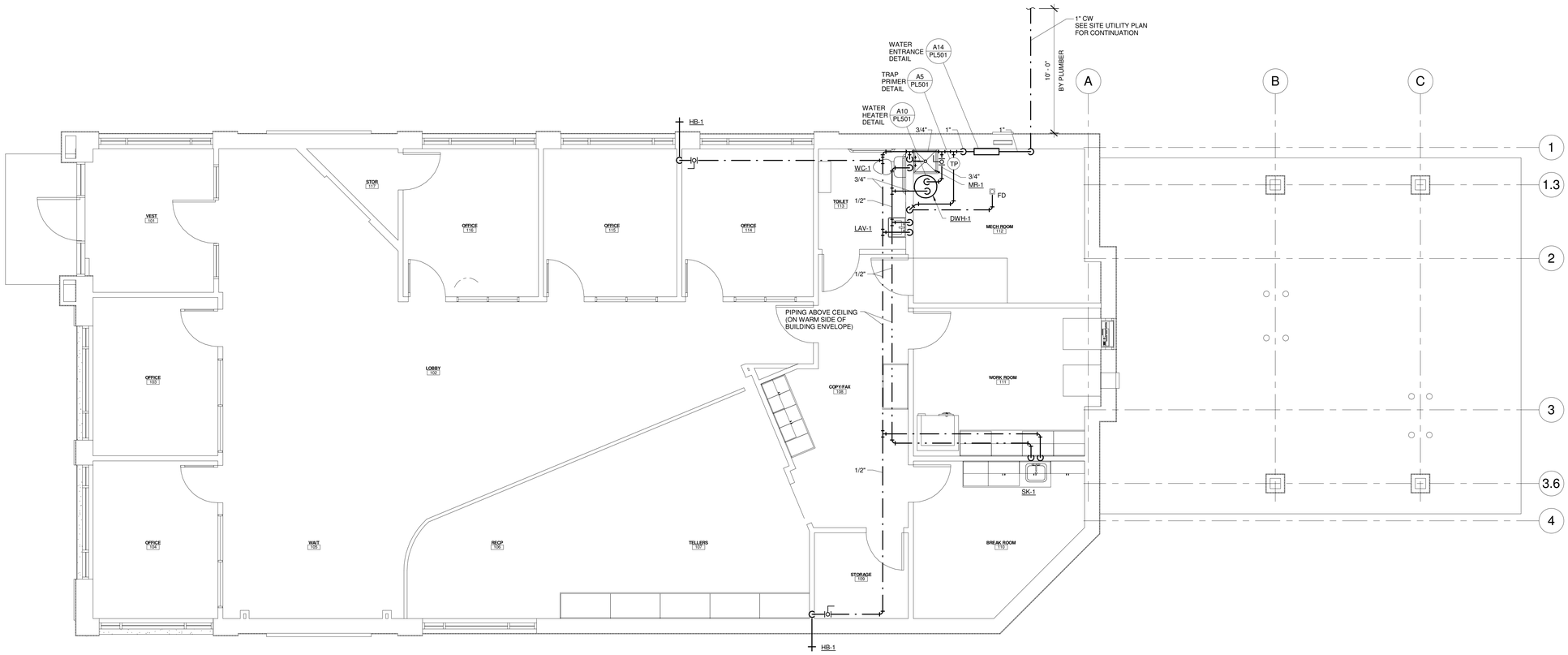
PROJECT No: 2747.93
SCALE: As indicated
PROJECT MANAGER: DCM
DRAWN BY: LAC
CHECKED BY: RLR

GRAPHIC SCALE: 0" 1"

SHEET No: PL101

COPYRIGHT 2007 WBRC

6/30/2010 9:08:08 AM
C:\Users\luke.chiavelli\Documents\274793 BSB - Allen Ave Portland - MEP_luke.chiavelli.rvt
06/07/10



REV.	DESCTIPTION	DATE

CONSTRUCTION DOC'S
06.30.10

CURRENT ISSUE STATUS:

N
MAG NORTH

STATE OF MAINE
RICHARD L. ROLLINS JR.
No. 9477
LICENSED PROFESSIONAL ENGINEER
6-30-10

WBRC
ARCHITECTS ENGINEERS
WWW.WBRCAE.COM
BANGOR, MAINE 207-947-4511
PORTLAND, MAINE 207-828-4511
SARASOTA, FLORIDA 941-556-0737

PROJECT:
BANGOR SAVINGS BANK - PORTLAND
PORTLAND, ME

SHEET TITLE:
PLUMBING DOMESTIC WATER PLAN

WBRC CAD FILE:	C:\Users\lake.chiavelli\Documents\274793 BSB - Allen Ave Portland - MEP_lake.chiavelli.rvt
PROJECT No.	2747.93
SCALE:	As indicated
PROJECT MANAGER:	DCM
DRAWN BY:	LAC
CHECKED BY:	RLR

GRAPHIC SCALE: 0" 1"

SHEET No.
PL102

1	DOMESTIC WATER PLAN
1/4" = 1'-0"	

6/30/2010 9:01:28 AM
C:\Users\lake.chiavelli\Documents\274793 BSB - Allen Ave Portland - MEP_lake.chiavelli.rvt
06/07/10

PLUMBING SYMBOLS & ABBREVIATIONS

SYMBOL	ABV.	DESCRIPTION
	HW	HOT WATER PIPING
	CW	COLD WATER PIPING
	W	SANITARY WASTE PIPING
	W	SANITARY WASTE PIPING BELOW SLAB
	V	VENT PIPING
CD	CD	CONDENSATE DRAIN PIPING
		PIPE TURNING UP
		PIPE TURNING DOWN
FCO		FLOOR CLEANOUT
CO		WALL OR END OF LINE CLEANOUT
WC-1		PLUMBING FIXTURE NUMBER - REFER TO EQUIPMENT FIXTURE SCHEDULE
FD		FLOOR DRAIN
		PLUMBING FIXTURE CONNECTION
	VTR	VENT THRU ROOF
	V.I.F.	VERIFY IN FIELD
DWH		DOMESTIC WATER HEATER
2		TECHNICAL NOTE, PERTAINS ONLY TO THE SHEET ON WHICH IT APPEARS.
TP	TP	TRAP PRIMER

PLUMBING FIXTURE CONNECTION SCHEDULE

TAG	DESCRIPTION	HW	CW	TRAP	WASTE	VENT	MOUNTING HT.	NOTES
WC-1	ADA WATER CLOSET	-	1/2"	-	3"	1 1/2"	RIM 17" A.F.F.	
LAV-1	ADA LAVATORY	1/2"	1/2"	1 1/4"	1 1/2"	1 1/2"	-	
SK-1	KITCHEN SINK	1/2"	1/2"	2"	2"	1 1/2"	-	
MR-1	MOP SINK	1/2"	1/2"	3"	3"	2"	-	
HB-1	HOSE BIBB	-	1/2"	-	-	-	-	

OUTLINE SPECIFICATION FOR PLUMBING SYSTEMS

Plumbing Systems:

1. Plumbing fixtures and systems shall be in accordance with State of Maine Plumbing Rules and City of Portland Requirements.

2. Water entrance shall be comprised of shut off valves, strainer, & double check backflow preventor.

3. All plumbing fixtures shall be ADA compliant. Plumbing fixtures shall be white vitreous china. Exposed valves and trim shall be chrome plated brass construction.

   a. WC-1, ADA Water Closet: Floor mounted water closet equal to Toto CST744SL Drake, 1.6 gpf, with 17" high elongated bowl, siphon jet action & insulated tank. Church 295C, open front seat without cover. Left or right trip lever as required, wax ring with horn.

   b. LAV-1, ADA Wall Hung Lavatory: Wall hung lavatory equal to Toto LT307.4A, 4" centers, vitreous china, barrier free. Chicago Faucets 802-317CP with, wrist blade handles, grid strainer, 1-1/4 CP tubular P-trap, Zurn Z-1231 lavatory carrier, Truebro lavatory insulation kit.

   c. SK-1, ADA Single Bowl Sink: Just SL-ADA-2125-A-GR, 5½"deep 4 hole. Chicago Faucet 1102-GN8AE3-317 with wrist blade handles, hose and spray, & basket strainer. Type 316 Stainless Steel fixture.

   d. MR-1 Mop Sink: Floor mounted, 24" x 24" x 10" deep, mop sink equal to Fiat MSB-2424. Wall mounted 8" center faucet with vacuum breaker, lever blade handles, and wall brace, equal to Chicago Faucets 540-LD897SWXFCP. Provide with drain strainer, mop hanger bracket, 30" hose and bracket. Provide with stainless steel wall guard set.

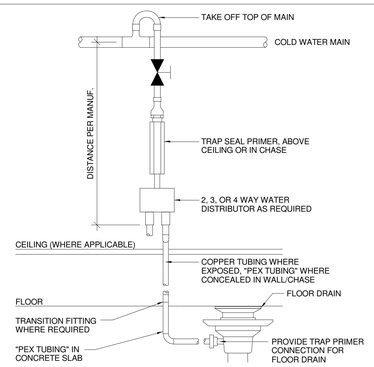
   e. HB-1 Frost Proof Hose Bibb: Woodford 65 Series, automatic draining frost proof sill cock with vacuum breaker. Chrome Trim.

4. All DWV piping/fittings shall be schedule 40 PVC with "low voc" solvent cement fittings.

5. Domestic water provisions (hot and cold) shall be plumbed with type "L" copper, lead-free soldered fittings, and ball valves. Insulate all CW & HW piping per ASHRAE 90.1-2004 requirements, cold water shall be insulated to the same standards as hot water. Provide pipe hangers as required and per code.

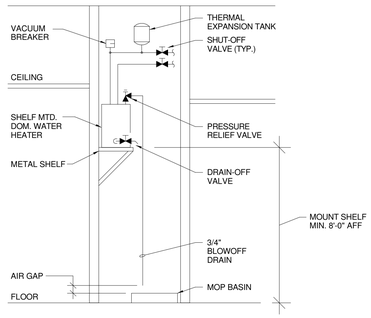
6. Domestic Hot Water: Water heater shall be 20 gallon electric type with 3000 Watt element supplied with T&P relief valve equal to Rheem Marathon.

7. Provide condensate drainage for all air conditioning equipment. Pitch pipe to drain with air gap.



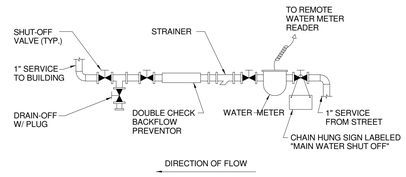
A5 TRAP PRIMER DETAIL

1/4" = 1'-0" PL102



A10 DOMESTIC WATER HEATER DETAIL

1/4" = 1'-0" PL102



A14 WATER ENTRANCE DETAIL

1/4" = 1'-0" PL102

REV.	DESCTIPTION	DATE

CONSTRUCTION DOC'S 06.30.10

CURRENT ISSUE STATUS:

STATE OF MAINE RICHARD L. ROLLINS JR. No. 7076 LICENSED PROFESSIONAL ENGINEER

6-30-10

WBRC ARCHITECTS ENGINEERS

WWW.WBRCAE.COM
BANGOR, MAINE 207-947-4511
PORTLAND, MAINE 207-828-4511
SARASOTA, FLORIDA 941-556-0757

BANGOR SAVINGS BANK - PORTLAND

PROJECT: PORTLAND, ME

PLUMBING SCHEDULES & DETAILS

SHEET TITLE:

WBRC CAD FILE: C:\Users\luke.chiavelli\Documents\274793 BSB - Allen Ave Portland - MEP_luke.chiavelli.rvt

PROJECT No. 2747.93

GRAPHIC SCALE: 0" 1"

SCALE: As indicated

PROJECT MANAGER: RLR

DRAWN BY: LAC

CHECKED BY: DCM

SHEET No. PL501

© COPYRIGHT 2007 WBRC

6/30/2010 9:03:28 AM
C:\Users\luke.chiavelli\Documents\274793 BSB - Allen Ave Portland - MEP_luke.chiavelli.rvt
WBRC Architects 06/07/10

DUCTWORK STANDARDS

- ROUND SUPPLY OR OUTSIDE AIR DUCT UP
- ROUND RETURN OR EXHAUST AIR DUCT UP
- ROUND SUPPLY OR OUTSIDE AIR DUCT DN
- ROUND RETURN OR EXHAUST AIR DUCT DN
- DIRECTION OF AIRFLOW
- DN — DUCT PLAN-INCLINED DROP (DOWNSTREAM END LOWER)
- UP — DUCT PLAN-INCLINED RISE (DOWNSTREAM END HIGHER)
- AD — ACCESS DOOR
- FC — FLEXIBLE CONNECTION
- BDD — BACKDRAFT DAMPER
- VOLUME DAMPER (OPPOSED BLADE TYP.)
- FD — FIRE DAMPER (WITH ACCESS DOORS UPSTREAM & DOWN STREAM OF DAMPER)
- MOD — MOTOR OPERATED DAMPER
- FLEXIBLE DUCT
- RECTANGULAR SUPPLY OR OUTSIDE AIR DUCT UP
- RECTANGULAR RETURN OR EXHAUST DUCT UP
- RECTANGULAR SUPPLY DUCT DN
- RECTANGULAR RETURN OR EXHAUST DUCT DN
- 12" — ROUND DUCT DIAMETER IN INCHES
- 45° ROUND DUCT ELBOW
- 90° ROUND DUCT ELBOW
- 12" / 30x12 — DUCT SECTION-SUPPLY OR OUTSIDE AIR FIRST FIGURE IS WIDTH-SECOND FIGURE IS HEIGHT
- 12" / 30x12 — DUCT SECTION-EXHAUST OR RETURN AIR
- RECTANGULAR DUCT TRANSITION TO ROUND DUCT
- 18x12 — ACOUSTICALLY LINED DUCTWORK - DIMENSIONS ARE CLEAR INSIDE
- 12x10 — RECTANGULAR DUCT SIZE- FIRST # IS SIDE SHOWN
- 12/10 — OVAL DUCT SIZE- FIRST # IS SIDE SHOWN

PIPING SERVICE LEGEND

PIPING LINE DESIGNATIONS

PIPE SIZE — SERVICE DESIGNATION — 6" HWS

NEW	DESCRIPTION
HWS	HOT WATER SUPPLY
HWR	HOT WATER RETURN
CWS	CHILLED WATER SUPPLY
CWR	CHILLED WATER RETURN
L	A.C. REF. LIQUID
S	A.C. REF. SUCTION (VAPOR)
FOS	FUEL OIL BURNER SUPPLY
FO	FUEL OIL VENT
FO	FUEL OIL FILL
NG	NATURAL GAS PIPING

GRILLE, REGISTERS, DIFFUSERS & AIRFLOW

ABBREV.	DESIGNATION	ABBREV.	DESIGNATION
EG	EXHAUST GRILLE	EA	EXHAUST AIR
RD	RETURN DIFFUSER	OA	OUTDOOR AIR
RG	RETURN GRILLE	RA	RETURN AIR
RR	RETURN REGISTER	RLA	RELIEF AIR
SD	SUPPLY DIFFUSER	SA	SUPPLY AIR
LSD	LINEAR SUPPLY DIFFUSER		
SG	SUPPLY GRILLE		
TD	TRANSFER DIFFUSER		
TG	TRANSFER GRILLE		
TR	TRANSFER REGISTER		
VD	VOLUME DAMPER		

TYPICAL BOTTOM OF DUCT DIFFUSER DROP

SYMBOLS — DESIGNATION

SD-1 XXX CFM — DIFFUSER TAG WITH AIRFLOW (CUBIC FEET PER MINUTE)

BOTTOM BRANCH TAKE-OFF (ALL AIR TERMINALS SHALL HAVE VOLUME DAMPER UNLESS OTHERWISE NOTED)

TYPICAL CEILING DIFFUSER

SD-1 XXX CFM — DIFFUSER TAG WITH AIRFLOW (CUBIC FEET PER MINUTE)

TYPICAL FLEX DUCT CONNECTION TO DIFFUSER

ARROWS INDICATE DIRECTION OF BLOW

TYPICAL REGISTER/GRILLE

SG-1 XXX CFM — SUPPLY GRILLE

EG-1 XXX CFM — EXHAUST GRILLE

EQUIPMENT TAG LEGEND

TAG	DESIGNATION
AHU-1	AIR HANDLING UNIT DESIGNATION
B-1	BOILER DESIGNATION
BB-1	BASEBOARD DESIGNATION
CH-1	CHILLER UNIT DESIGNATION
CONV-1	CONVECTOR UNIT DESIGNATION
CUH-1	CABINET UNIT HEATER DESIGNATION
EF-1	EXHAUST FAN DESIGNATION
FC-1	FAN COIL DESIGNATION
FTR-1	FINNED TUBE RADIATION DESIGNATION
HE-1	HEAT EXCHANGER DESIGNATION
HRU-1	HEAT RECOVERY UNIT DESIGNATION
HC-1	HEATING COIL DESIGNATION
P-1	PUMP DESIGNATION
RF-1	RETURN FAN DESIGNATION
SF-1	SUPPLY FAN DESIGNATION
TSH-1	TOE SPACE HEATER DESIGNATION
UH-1	UNIT HEATER DESIGNATION
UV-1	UNIT VENTILATOR DESIGNATION
VAV-1	VARIABLE AIR VOLUME BOX DESIGNATION
XT-1	EXPANSION TANK DESIGNATION
ZD-1	ZONE DAMPER DESIGNATION

HEATING AND VENTING SYMBOLS

NEW	DESCRIPTION
	BALANCING VALVE
	CONTROL VALVE
	TRIPLE DUTY VALVE
	SHUT-OFF VALVE
	BACKFLOW PREVENTER
	CHECK VALVE
	FLOW CONTROL VALVE
	STRAINER W/DRAIN & HOSE CONN.
	CONTROL VALVE (3-WAY)
	PRESSURE RELIEF VALVE
	PRESSURE REDUCING VALVE (WATER)
	DIFFERENTIAL PRESSURE REGULATING VALVE
	FUEL OIL FUSIBLE SHUT-OFF
	FLOW SWITCH
	BASEBOARD RADIATION
	CONTROL GROUP
	THERMOSTAT; H-HEATING, C-COOLING
D.O.	DRAIN-OFF VALVE
	UNION
	INCREASER OR DECREASER CONCENTRIC
	INCREASER OR DECREASER ECCENTRIC
	DRIP LEG
	AUTOMATIC AIR VENT
	PIPE GUIDE
	PIPE ANCHOR
	DIRECTION OF FLOW
	PIPE CAP
	ELBOW UP OR RISE
	ELBOW DOWN OR DROP
	THERMOMETER
	PRESSURE GAUGE
LWCO	LOW WATER CUT-OFF
1	TECHNICAL NOTE- APPLIES ONLY TO SHEET IN WHICH IT APPEARS.
UH-1 11.7 MBH	HVAC EQUIPMENT TAG IDENTIFICATION
	NEW CONNECTION TO EXISTING
TCP	TEMPERATURE CONTROL PANEL
F&T	STEAM TRAP
S	DUCT SMOKE DETECTOR

SECTION & DETAIL MARKERS

- SECTION IDENTIFICATION (LETTER)
- SHEET CONTAINING SECTION
- DETAIL IDENTIFICATION (NUMBER)
- SHEET CONTAINING DETAIL

MISCELLANEOUS ABBREVIATIONS

ABBREV.	DESIGNATION
A	ANCHOR
AD	ACCESS DOOR
AFF	ABOVE FINISHED FLOOR
APD	AIR PRESSURE DROP
AWT	AVERAGE WATER TEMPERATURE
BD	BAROMETRIC DAMPER
BDD	BACKDRAFT DAMPER
BOS	BOTTOM OF STEEL
BTU	BRITISH THERMAL UNITS
BV	BRICK VENT
CD	COOLING CONDENSATE DRAINAGE
CFM	CUBIC FEET PER MINUTE
D	DRAIN
DB	DRY BULB
EAT	ENTERING AIR TEMP.
ECC	ECCENTRIC
EL	ELEVATION
EWT	ENTERING WATER TEMPERATURE
FA	FRESH AIR
FC	FLEXIBLE CONNECTION
FD	FIRE DAMPER
FLA	FULL LOAD AMPS
GPM	GALLONS PER MINUTE
HP	HORSEPOWER
HVAC	HEATING, VENTILATING & AIR CONDITIONING
HWBB	HOT WATER BASEBOARD
HZ	HERTZ
LAT	LEAVING AIR TEMP.
LF	LINEAL FEET
LRA	LOCKED ROTOR AMPS
LWCO	LOW WATER CUT-OFF
LWT	LEAVING WATER TEMPERATURE
MAX	MAXIMUM
MBH	THOUSAND BRITISH THERMAL UNITS PER HOUR
MD	MANUAL DAMPER
MIN	MINIMUM
MOD	MOTOR OPERATED DAMPER
MV	MANUAL VENT
N.C.	NORMALLY CLOSED
OA	OUTSIDE AIR
OSV	OIL SAFETY VALVE
PD	PRESSURE DROP
RIC	RUN IN COVER
RPM	REVOLUTIONS PER MINUTE
SP	STATIC PRESSURE
TOS	TOP OF STEEL
TV	TURNING VANES
TYP.	TYPICAL
V	VENT
VD	VOLUME DAMPER
W/	WITH
WB	WET BULB
ZD	ZONE DAMPER

GENERAL NOTES

1. ALL NEW SPACE THERMOSTATS SHALL BE MOUNTED 4'-0" ABOVE FINISHED FLOOR (AFF).
2. EQUIPMENT, DUCTWORK AND PIPING LOCATIONS SHOWN ARE APPROXIMATE EXCEPT WHERE DIMENSIONED. EXACT LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR TO AVOID INTERFERENCES.
3. FLEXIBLE CONNECTIONS SHALL BE PROVIDED BETWEEN MOTORIZED UNITS AND DUCTWORK CONNECTIONS.
4. PROVIDE ACCESS DOORS IN EQUIPMENT AND DUCTWORK FOR ACCESS TO DAMPERS, MOTORS, FILTERS, FANS AND ON BOTH SIDES OF HEATING COILS.
5. PIPING SHALL BE RUN AS DIRECT AS POSSIBLE, PARALLEL TO & FORMING RIGHT ANGLES TO THE LINES OF THE BUILDING, SUPPORTED FROM THE STRUCTURE, FREE FROM POCKETS & SAGS & PITCHED TO LOW POINT DRAINS.
6. LOCATE ALL VALVES FOR EASY ACCESS & OPERATION. DO NOT LOCATE VALVES W/STEMS BELOW HORIZONTAL.
7. ALL EXTERIOR WALL PENETRATIONS SHALL BE SEALED WEATHERTIGHT.
8. ALL EQUIPMENT SHALL BE INSTALLED ACCORDING TO MANUFACTURERS RECOMMENDATIONS.
9. DUCTWORK SHALL BE COORDINATED TO PREVENT ANY INTERFERENCES W/ PLUMBING, PIPING, ELECTRICAL, STRUCTURAL, FIRE PROTECTION, ARCHITECTURAL AND OTHER WORK.
10. ALL DUCT SIZES SHOWN ARE CLEAR INTERNAL DIMENSIONS.
11. CONTRACTOR TO FIELD VERIFY ALL EXISTING DUCT SIZES, PIPE SIZES, LOUVERS, ETC. INCLUDING LOCATIONS & ARRANGEMENTS OF SAME. COORDINATE NEW WORK WITH EXISTING CONDITIONS.

REV.	DESCTIPTION	DATE

CONSTRUCTION DOC'S
06.30.10
CURRENT ISSUE STATUS:

STATE OF MAINE RICHARD L. ROLLINS, JR. No. 6191 LICENSED PROFESSIONAL ENGINEER
6-30-10

WBRC
ARCHITECTS ENGINEERS
WWW.WBRCAE.COM
BANGOR, MAINE 207-947-4511
PORTLAND, MAINE 207-828-4511
SARASOTA, FLORIDA 941-556-0757

PROJECT: BANGOR SAVINGS BANK - PORTLAND
PORTLAND, ME

SHEET TITLE: MECHANICAL LEGEND

WBRC CAD FILE: C:\Users\courtney.bunker\Documents\274793 BSB - Allen Ave Portland - MEP_courtney.bunker.rvt

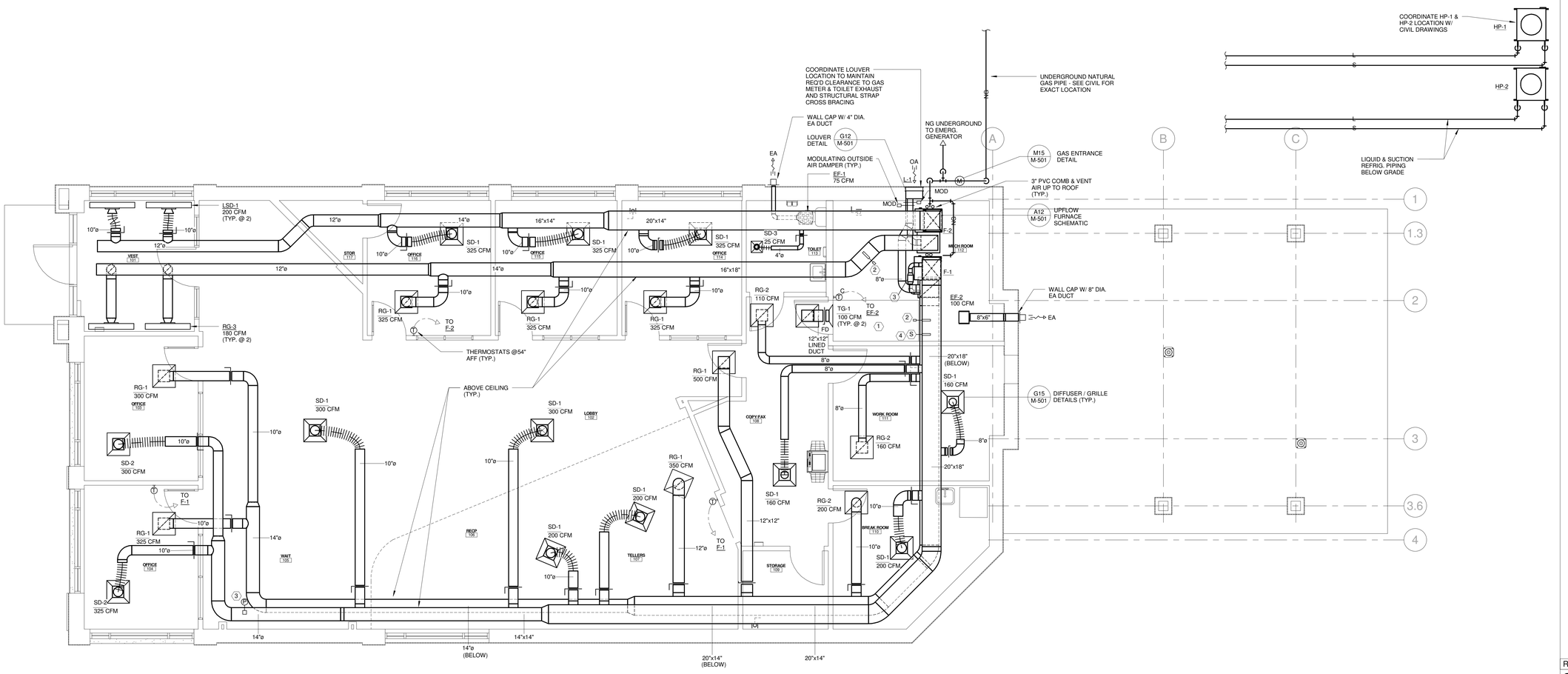
PROJECT No:	2747.93
SCALE:	NOT TO SCALE
PROJECT MANAGER:	DCM
DRAWN BY:	CGB
CHECKED BY:	RLR

GRAPHIC SCALE: 0" 1"

SHEET No: M-001

© COPYRIGHT 2007-2009

6/30/2010 1:04:24 PM
C:\Users\courtney.bunker\Documents\274793 BSB - Allen Ave Portland - MEP_courtney.bunker.rvt
---------- 02/24/10



TECHNICAL NOTES:

1. SPACE RESERVED FOR ELECTRICAL - NO PIPING OR DUCTWORK PERMITTED.
2. DUCT MOUNTED C02 SENSOR TO CONTROL MODULATING OUTSIDE AIR DAMPER DURING OCCUPIED OPERATION.
3. PRICE VARITHERM BYPASS DAMPER & DUCT PRESSURE SENSOR. INSTALL PER MANUFACTURER TO RELIEVE SUPPLY AIR BACK INTO RETURN AIR DUCT.
4. DUCT MOUNTED SMOKE DETECTOR IN RETURN AIR DUCT.

REV.	DESCTIPTION	DATE

CONSTRUCTION DOC'S 06.30.10

CURRENT ISSUE STATUS:

N

MAG NORTH

STATE OF MAINE RICHARD L. ROLLINS JR. No. 9811 LICENSED PROFESSIONAL ENGINEER

6-30-10

WBRC ARCHITECTS ENGINEERS

WWW.WBRCAE.COM
BANGOR, MAINE| 207-947-4511
PORTLAND, MAINE| 207-828-4511
SARASOTA, FLORIDA| 941-556-0757

PROJECT: BANGOR SAVINGS BANK - PORTLAND
PORTLAND, ME

SHEET TITLE: FIRST FLOOR MECHANICAL PLAN

WBRC CAD FILE: C:\Users\courtney.bunker\Documents\274793 BSB - Allen Ave Portland - MEP_courtney.bunker.rvt

PROJECT No: 2747.93

SCALE: As indicated

GRAPHIC SCALE: 0" 1"

PROJECT MANAGER: DCM

DRAWN BY: CGB

CHECKED BY: RLR

SHEET No: M-101

© COPYRIGHT 2007 WBRC

A1	FIRST FLOOR MECHANICAL PLAN
1/4" = 1'-0"	

6/30/2010 1:04:30 PM
C:\Users\courtney.bunker\Documents\274793 BSB - Allen Ave Portland - MEP_courtney.bunker.rvt
REV 2010 02/25/10

GAS FIRED FURNACE SCHEDULE

BLOWER PERFOMANCE

UNIT	CFM	ESP IN. WC	HP	POWER	TYPE	DIA.	AIRFLOW CONFIGURATION	MODEL
F-1	2145	0.50	1.0	120/1/60	CENTRIFUGAL	11.5	UPFLOW	G71MPP-60C-110
F-2	1400	0.38	0.5	120/1/60	CENTRIFUGAL	10.0	UPFLOW	G71MPP-36C-090

GAS HEATING PERFORMANCE

UNIT	INPUT (MBH)		OUTPUT (MBH)		TEMP RISE		EAT	FUEL	AFUE %	GAS CONN.	MIN. GAS PRESS.	MAX. GAS PRESS.	BURNER TYPE	VENT CONN. SIZE
	MAX	MIN	MAX	MIN	MAX	MIN								
F-1	110	44	103	42	50-80	40-70	61	NATURAL GAS	95	1/2	0.7	3.5	INDIRECT	2"
F-2	88	35	81	34	60-90	40-70	65	NATURAL GAS	95	1/2	0.7	3.5	INDIRECT	2"

HEAT PUMP REFG. COIL

COIL DIMESIONS						COOLING PERFORMANCE				HEATING PERFORMANCE			
UNIT	AREA	ROWS	FPI	REFG	APD IN. WC	MODEL	EAT (DB/WB)	LAT	SST	TOTAL MBH	EAT	LAT	HEAT CAPACITY (MBH) HIGH	HEAT CAPACITY (MBH) LOW
F-1	7.5	3	16	R-410A	0.37	CX34-62C-6F	80/67	55	45	59.0	61	85	59.0	59.0
F-2	4.9	3	12	R-410A	0.28	CX34-44/48C-6F	80/67	55	45	34.2	65	85	34.2	34.2

FILTERS

UNIT	SIZE WxH	TYPE	EFF.	APD IN. WC	UNIT WEIGHT (LBS)	DESIGN O.A. CFM	NOTES
F-1	(1)24x24;(1)12x24	2" PLEATED / MERV7	30%	0.20	261	200	① ② ③ ④ ⑤ ⑥
F-2	(1)24x24	2" PLEATED / MERV7	30%	0.20	215	65	① ② ③ ④ ⑤ ⑦

GAS FIRED FURNACE SCHEDULE NOTES:

① BASED ON LENNOX
② VARIABLE SPEED BLOWER MOTOR
③ VARIABLE STAGE GAS BURNER
④ PROVIDE W/ ICOMFORT CONTROLER; FM21 DUAL FUEL FURNACE CONTROL REMOTE OUTDOOR TEMP SENSOR & SUPPLY AIR DISCHARGE TEMP SENSOR
⑤ PROVIDE W/ 3" PVC CONCENTRIC TERMINATION KIT FOR ROOF MOUNTING #60L46
⑥ BASED ON CAMFIL FARR AEROPLEAT III FILTER IN G/P-4P-1.5x1.0 RACK W/ DOORS
⑦ BASED ON CAMFIL FARR AEROPLEAT III FILTER IN G/P-4P-1.0x1.0 RACK W/ DOORS

LOUVER SCHEDULE

TAG	SERVICE	SIZE (W "x H")	MODEL #	TYPE	CFM	FREE AREA SQ. FT.	FPM	S.P. IN. WC	NOTES
L-1	F-1 & F-2 OUTSIDE AIR	18x24	ELF6375DX	DRAINABLE	260	1.38	202	<0.02	① ② ③

LOUVER SCHEDULE NOTES:

① BASED ON RUSKIN
② COLOR AS SELECTED BY ARCHITECT
③ ALUMINUM BIRDSCREEN

DIFFUSER/GRILLE AND REGISTER SCHEDULE

TAG	DESCRIPTION	NECK SIZE	MAX. CFM	S.P. " WC	THROW (FT)	NC	TYPE	MODEL NO.	MOUNTING	NOTES
SD-1	SUPPLY AIR DIFFUSER	10" DIA.	350	0.074	4-6-10	<15	PLAQUE	24X24/SPD/TYPE31	LAY-IN	① ②
SD-2	SUPPLY AIR DIFFUSER	10" DIA.	325	0.090	5-8-12	<20	VAV DIFFUSER	VPD-HC/TYPE 3	LAY-IN	② ④
SD-3	SUPPLY AIR DIFFUSER	6x6	75	0.036	4-6-12	<15	3-WAY	SMD/3A/TYPE1	SURFACE	① ②
LSD-1	LINEAR SLOT DIFFUSER	8"DIA.	200	0.043	5-7-13	<15	(3) - 1" SLOT	48"-SDAI-100	SURFACE	① ②
RG-1	RETURN AIR GRILLE	14x14	500	0.045	-	<15	45° DEFLECTION	530TB	LAY-IN	① ②
RG-2	RETURN AIR GRILLE	10x10	250	0.041	-	<15	45° DEFLECTION	530	SURFACE	① ②
RG-3	LINEAR SLOT RETURN	-	200	0.015	-	<15	(3) -1" SLOT	48" SDR100	SURFACE	① ② ③
TG-1	TRANSFER AIR GRILLE	10x10	250	0.041	-	<15	45° DEFLECTION	530	SURFACE	① ②

DIFFUSER/GRILLE SCHEDULE NOTES:

① BASED ON PRICE
② WHITE FINISH
③ PROVIDE WITH SLOPED SHOULDER PLENUM W/ 10" DIA. DUCT CONNECTION
④ BASED ON PRICE VARITHERM DIFFUSER PROVIDE W/ DUCT PRESSURE SENSOR AND SUPPLY AIR BYPASS VALVE

AIR COOLED HEAT PUMP SCHEDULE

UNIT	SERVICE	MODEL #	NOM. TONS	COIL AREA SQ. FT.	ROWS	FPI	AMB. TEMP	SEER	EER	HSPF	REFRIG.
HP-1	F-1	XP19-060	5.0	27.21	2	22	95° F	16.15	11.45	8.10	R-410A
HP-2	F-2	XP19-036	3.0	20.73	2	22	95° F	17.50	12.00	8.20	R-410A

FANS							COMPRESSORS			
UNIT	QTY	MAX. CFM	SIZE	MAX. RPM	HP	FLA	QTY	TYPE	RLA	LRA
HP-1	1	4200	26"	820	1/3	2.8	1	SCROLL	25.7	118
HP-2	1	2800	26"	820	1/3	2.8	1	SCROLL	16.7	82

ELECTRICAL				WEIGHT LBS	PIPING CONNECTIONS		NOTES
UNIT	POWER	MCA	MAX FUSE		LIQUID	SUCTION	
HP-1	208/1/60	34.9	60	387	3/8"	1 1/8"	① ② ③ ④
HP-2	208/1/60	23.7	40	315	3/8"	7/8"	① ② ③ ⑤

AIR COOLED CONDENSING UNIT SCHEDULE NOTES:

① BASED ON LENNOX
② FREEZE STAT, LOW AMBIENT KIT (FOR OPERATION DOWN TO 30 DEG. F) & COMPRESSOR LOW-AMBIENT CUT-OFF
③ TWO-STAGE COMPRESSOR
④ PROVIDE W/ THERMAL EXPANSION VALVE KIT 91M02
⑤ PROVIDE W/ THERMAL EXPANSION VALVE KIT 49L24

EXHAUST FAN SCHEDULE

TAG	SERVICE	TYPE	MODEL	CFM	ESP	BHP	VOLTS/Ø	RPM	NOTES
EF-1	TOILET ROOM	CEILING	FV-08VQ3	75	0.15	22.8W	115/1/60	716	① ③
EF-2	MECH ROOM	CEILING	GC-320	100	0.15	44W	115/1/60	980	② ③

FAN SCHEDULE NOTES:

① BASED ON PANASONIC
② BASED ON LOREN COOK
③ WHITE ALUMINUM WALL CAP & EXHAUST GRILLE
④ UNIT MOUNTED FAN SPEED CONTROLLER & GEMINI ISOLATOR KIT

OUTLINE SPECIFICATION FOR MECHANICAL SYSTEMS

1. Heating, Ventilation and Air Conditioning systems:

   a. General: **Fit-out space shall comply with ASHRAE 62-2004 Standard for Indoor Air Quality. All occupied spaces shall be heated, mechanically ventilated and cooled. Air handling units shall be located in mechanical spaces within the footprint of the building.**

   b. Air Distribution: **Supply, return, exhaust, and outside air ductwork shall be galvanized steel construction and be fabricated and installed per SMACNA standards. Ductwork layout shall be as direct as possible, coordinated to minimize length, pressure drop restrictions, elbows and offsets. Flexible connectors shall be used to connect fan equipment to ductwork to isolate vibrations from conducting through the ductwork.**

   c. Air Handling Systems: **Two (2) floor mounted vertical furnaces with refrigerant heat pump coils will provide the heating, venting and air conditioning to all occupied spaces. Ventilation air levels shall be provided in accordance with ASHRAE 62.1. Duct mounted CO2 sensors in return air duct main will provide feedback to a modulating outside air damper to maintain minimum ventilation air rates. Ventilation air shall connect to the return air duct before the inlet of the furnace. Spaces of similar solar exposures and occupancy will be grouped into zones served by a single furnace. Furnaces shall be indirect natural gas-fired units consisting of a variable gas valve and variable combustion air induction fan, variable volume centrifugal fan with ECM motor, and 3" PVC concentric termination kit. Cabinets shall be galvanized sheet metal with ½" closed cell foam insulation and factory painted.**

   d. Heat Pumps System: **Two (2) outdoor heat pumps shall be provided to meet building cooling loads and provide first stage of heat. Heat pump shall consist of two-stage compressor, upblast condenser fan, cased refrigerant heat pump coil sized to mount directly on furnace discharge and utilize R-410a refrigerant.**

   e. Ductwork Insulation: **Supply air ductwork systems shall be insulated with materials and thickness in accordance with minimum ASHRAE 90.1-2004 requirements. Outside air ductwork shall be insulated to the same standard as supply air ducts. Outside air and exhaust air louver plenums shall be insulated with 2" rigid board insulation with FSK jacket.**

   f. Piping Insulation: **Refrigerant distribution piping shall be insulated with flexible elastomeric pipe insulation, in accordance to ASHRAE 90.1. Underground refrigerant piping shall be insulated with cellular glass insulation with thickness in accordance with ASHRAE 90.1 but not less than 1".**

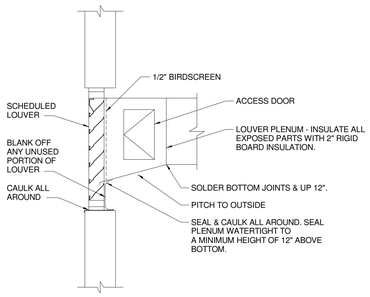
2. Toilet room: **Toilet room shall be served by independent ceiling mounted exhaust fan as scheduled on drawings, terminating at exterior wall cap. Fans shall be switched on with room lighting by occupancy sensor per electrical drawings.**

3. Mechanical room: **A wall mounted propeller exhaust fan shall be provided and controlled by a cooling thermostat set to 80°F (adj.) Make up air shall be provided through transfer grilles from the copy/fax room.**

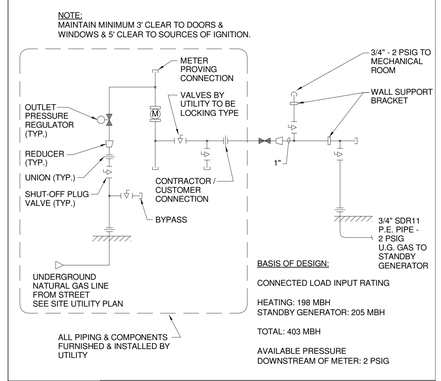
4. HVAC Controls: **Provide controls as required to allow communication between thermostats, and HVAC systems. Programmable thermostats with LCD display equal to Honeywell Vision Pro 8000 series shall be provided. See drawings for locations.**

   a. **Sequence of Operation: First stage of heat shall be provided by the heat pump system. Second stage of heat shall be provided by the gas fired furnace. When ambient conditions are below 35°F the heat pump compressors will be locked out and the gas-fired furnace shall be the primary stage of heat.**

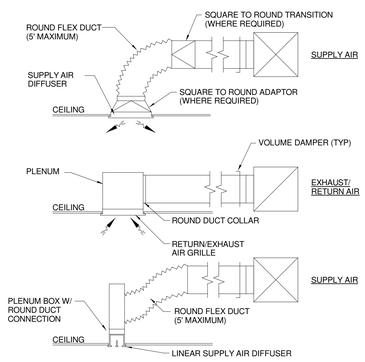
5. Furnace F-1 Special Controls: **The front office thermostat and teller line thermostats shall work in conjunction to provide the furnace with an average capacity required. The teller thermostat will be the master, providing fan start/stop functions. Each front office will be provided with a VAV diffuser, see schedule for details. A bypass damper shall be provided between the supply and return ducts, as close to the furnace as is possible, to relieve excess pressure back into the return duct. A duct mounted pressure sensor set to desired maximum static pressure, 0.15" (adj.) provides feedback to the bypass damper.**



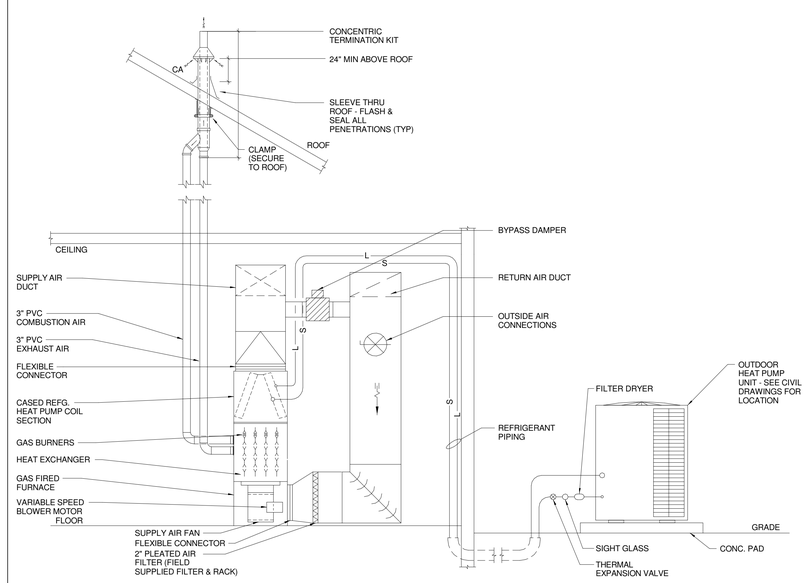
G12	LOUVER DETAIL
NOT TO SCALE	M-101



M15	GAS ENTRANCE DETAILS
NOT TO SCALE	M-101



G15	DIFFUSER / GRILLE DETAILS
NOT TO SCALE	M-101



A12	UPFLOW FURNACE SCHEMATIC
NOT TO SCALE	M-101

REV.	DESCTIPTION	DATE

CONSTRUCTION DOC'S
06.30.10

CURRENT ISSUE STATUS:

STATE OF MAINE RICHARD L. ROLLINS JR. No. 7025 LICENSED PROFESSIONAL ENGINEER
6-30-10

WBRC
ARCHITECTS ENGINEERS
WWW.WBRCAE.COM
BANGOR, MAINE 207-947-4511
PORTLAND, MAINE 207-828-4511
SARASOTA, FLORIDA 941-556-0757

PROJECT: BANGOR SAVINGS BANK - PORTLAND
PORTLAND, ME

SHEET TITLE: MECHANICAL DETAILS

WBRC CAD FILE: C:\Users\courtney.burker\Documents\274793 BSB - Allen Ave Portland - MEP_courtney.burker.rvt

PROJECT No. 2747.93
SCALE: NOT TO SCALE
PROJECT MANAGER: DCM
DRAWN BY: CGB
CHECKED BY: RLR
GRAPHIC SCALE: 0" 1"
SHEET No. M-501

© COPYRIGHT 2007 WBRC

6/30/2010 1:04:32 PM
C:\Users\courtney.burker\Documents\274793 BSB - Allen Ave Portland - MEP_courtney.burker.rvt

LEGEND

ALL DEVICES, FIXTURES, ETC. SHALL BE NEW UNLESS DESIGNATED WITH THE FOLLOWING TAGS:

E	EXISTING TO REMAIN
ER	EXISTING RELOCATED
NR	NEW TO REPLACE EXISTING IN EXISTING LOCATION
R	EXISTING TO BE REMOVED
RR	REMOVE & RELOCATE EXISTING

NIGHT LIGHT

A — FLUORESCENT FIXTURE - UPPERCASE LETTER IS TYPE, LOWERCASE LETTER IS SWITCH CONTROL GROUP

A a — RECTANGLES INDICATE NUMBER FIXTURES IN A ROW.

CEILING MOUNTED FIXTURE - NOTES SAME AS ABOVE

WALL MOUNTED FIXTURE - NOTES SAME AS ABOVE

CEILING MOUNTED EXIT SIGN - ARROW INDICATES DIRECTIVE ARROW ON SIGN

WALL MOUNTED EXIT SIGN - ARROW INDICATES DIRECTIVE ARROW ON SIGN

EB — EMERGENCY LIGHTING BATTERY PACK WITH EMERGENCY LAMPS AS SHOWN

REMOTE EMERGENCY LAMP LIGHT FIXTURES

S — SPST FLUSH WALL TOGGLE SWITCH - MOUNT AT 48" A.F.F TO CENTER - LETTER INDICATES SWITCH GROUP

S_3 — THREE-WAY TOGGLE SWITCH - NOTES SAME AS SPST SWITCH ABOVE

S_D — DIMMER SWITCH - NOTES SAME AS SPST SWITCH ABOVE

S_4 — FOUR-WAY TOGGLE SWITCH - NOTES SAME AS SPST SWITCH ABOVE

S_K — WALL KEY SWITCH - NOTES SAME AS ABOVE

S_P — PILOT LIGHT SWITCH - NOTES SAME AS ABOVE

20 AMP DUPLEX CONVENIENCE RECEPTACLE - MOUNT AT 18" A.F.F. TO CENTER UNLESS INDICATED OTHERWISE - "GFI" INDICATES GROUND FAULT DEVICE, "*" INDICATES GFI PROTECTED BY UPSTREAM DEVICE, "WP" INDICATES WEATHERPROOF, "IG" INDICATES INSULATED/ISOLATED GROUND, "C" INDICATES CEILING MOUNTED, "F" INDICATES FLOOR MOUNTED

20 AMP QUADRAPLEX (DOUBLE DUPLEX) - NOTES SAME AS ABOVE

SPECIAL PURPOSE OUTLET OR EQUIPMENT CONNECTION - COORDINATE LOCATION AND TYPE OF CONNECTION WITH EQUIPMENT BEING SERVED.

J — JUNCTION BOX WITH COVER

MOTOR - SIZE AS INDICATED - COORDINATE W/ ACTUAL EQUIPMENT BEING SERVED

S_M — MANUAL STARTER - COORDINATE WITH EQUIPMENT BEING SERVED

SINGLE THROW FUSED DISCONNECT SWITCH - NEMA ENCLOSURE AS REQUIRED

REMOTE CONTROL MAGNETIC STARTER - COORDINATE W/ EQUIPMENT BEING SERVED

GROUND

BRANCH CIRCUIT RUN IN CEILING OR IN WALLS

LOW VOLTAGE OR CONTROL WIRING - #12 MINIMUM OR AS NOTED

MULTI-CONDUCTOR BRANCH CIRCUIT - NUMBER OF HASHMARKS IS NUMBER OF WIRES (NOT INCLUDING GROUND WIRE) - WITHOUT HASHMARKS IS TWO WIRE

HOMERUN TO CIRCUIT AND PANEL INDICATED - NUMBER OF ARROWS IS NUMBER OF PHASE WIRES - NUMBER OF WIRES AS INDICATED ABOVE

DIRECTIVE ARROW

PANELBOARD - SEE PANELBOARD SCHEDULE(S)

COMBINATION VOICE/DATA JACK - "V" INDICATES NUMBER OF VOICE LINES, "D" INDICATES NUMBER OF DATA LINES.

C — PROVIDE (1) EACH UNLESS NOTED OTHERWISE - "U" INDICATES 48" TO CENTER A.F.F. COMBINATION VOICE/DATA/CATV JACK

VOICE JACK - NOTES SAME AS VOICE/DATA JACK ABOVE - "W" INDICATES WALL PHONE, (1) VOICE LINE ONLY

DATA JACK - NOTES SAME AS VOICE/DATA JACK ABOVE

TV — TELEVISION JACK - NOTES SAME AS RECEPTACLES

RECESSED FLOOR OR CEILING MOUNTED BOX - POWER & COMMUNICATIONS AS SHOWN-"F" INDICATES FLOOR MOUNTED, "C" INDICATES CEILING MOUNTED - NOTES SAME AS VOICE/DATA JACK ABOVE

C — WALL MOUNTED CLOCK

INTERCOM SYSTEM CALL STATION

FACP — FIRE ALARM SYSTEM CONTROL PANEL

FIRE ALARM ANNUNCIATOR

H — FIRE ALARM SYSTEM CEILING MOUNTED HEAT DETECTOR

S — FIRE ALARM SYSTEM CEILING MOUNTED SMOKE DETECTOR

S_D — FIRE ALARM SYSTEM DUCT MOUNTED SMOKE DETECTOR

F — WALL MOUNTED FIRE ALARM SYSTEM MANUAL PULL STATION

F — FIRE ALARM SYSTEM WALL MOUNTED AUDIO/VISUAL DEVICE WITH VISUAL DEVICE CANDELLA RATING AS NOTED

F — FIRE ALARM SYSTEM WALL MOUNTED VISUAL DEVICE ONLY - CANDELLA RATING AS NOTED

DH — FIRE ALARM SYSTEM DOOR HOLD-OPEN DEVICE CONNECTION

EH — FIRE ALARM SYSTEM CONNECTION TO EXHAUST HOOD

PS — FIRE ALARM SYSTEM/SPRINKLER SYSTEM PRESSURE SWITCH

FS — FIRE ALARM SYSTEM/SPRINKLER SYSTEM FLOW SWITCH

TS — FIRE ALARM SYSTEM/SPRINKLER SYSTEM TAMPER SWITCH

OS — CEILING MOUNTED OCCUPANCY SENSOR

(PAR) — PARTIAL CIRCUIT

WP — WEATHER PROOF

OS/OI — OWNER SUPPLIED & OWNER INSTALLED ITEM

84" — MOUNTING HEIGHT FOR DEVICE (A.F.F. TO CENTER LINE OF DEVICE)

SACP — SECURITY ALARM SYSTEM CONTROL PANEL

KEY — SECURITY ALARM SYSTEM KEY PAD

MD — SECURITY ALARM SYSTEM MOTION DETECTOR

HANDICAP ELECTRICALLY-ASSISTED DOOR OPENER PUSHBUTTON

INT — INTERCOM SYSTEM CONTROL PANEL

FA-PE — FIRE ALARM SYSTEM POWER EXTENDER

LIGHT FIXTURE SCHEDULE

TYPE	DESCRIPTION	SIZE	MANUFACTURER CAT. NO.	LENS/LOUVER	LAMPS ①	BALLASTS ①	VOLT.	NOTES
A	CEILING RECESSED PARABOLIC	2' X 2'	LIGHTOLIER DPS2G16LS26U120HI	3" DEEP PARABOLIC	2-32W 6"U T8	ELECTRONIC	120	
B	CEILING SURFACE WRAPAROUND	1' X 4'	LIGHTOLIER CBS232120HI	PRISMATIC ACRYLIC	2-32W T8	ELECTRONIC	120	
C	CEILING SUSPENDED ACCENT LIGHT	-	TECH LIGHTING 700FJ2SQ67S-LED/700FJSP3S/700MR16MBK	BLACK MESH	1-8W LED MR16	ELECTRONIC TRANSFORMER	12VDC/ 120VAC	FIXTURE SHALL BE PROVIDED W/ LAMP EQUAL TO LIGHTING SCIENCE GROUP #DFN 16 WW FL.
D	CEILING SUSPENDED PENDANT	28" DIA.	LIGHTOLIER 4F28442ASNU/4SB142	WHITE ACRYLIC	4-42W TTT	ELECTRONIC	120VAC	
E	CEILING SUSPENDED TRACK LIGHTING	8' L	TECH LIGHTING 700MOSP3S/700MR16MBK/700MOA96S/ 700MOCCAPS/700MOPRC02S/700MOP03S/ 700AT75T	BLACK MESH	1-8W LED MR16 PER HEAD	ELECTRONIC TRANSFORMER	12VDC/ 120VAC	3 HEADS. EACH TRACK HEAD SHALL BE PROVIDED W/ LAMP EQUAL TO LIGHTING SCIENCE GROUP #DFN 16 WW FL.
E1	CEILING SUSPENDED TRACK LIGHTING	8' L	TECH LIGHTING 700MOSP3S/700MR16MBK/700MOA96S/ 700MOCCAPS/700MOPRC02S/700MOCS36S/ 700MOP36S/700AT75T	BLACK MESH	1-8W LED MR16 PER HEAD	ELECTRONIC TRANSFORMER	120	4 HEADS. EACH TRACK HEAD SHALL BE PROVIDED W/ LAMP EQUAL TO LIGHTING SCIENCE GROUP #DFN 16 WW FL.
F	CEILING RECESSED DOWNLIGHT	8" DIA.	LIGHTOLIER 8022 CCLW/7142BU	OPEN	1-42W TTT	ELECTRONIC	120	
G	CEILING SUSPENDED PENDANT	12" DIA.	LUMETTA PM103/L7/F3/D24I	WASHI MANGO DIFFUSER	1-8W LED A19	DIMMING ELECTRONIC	120	FIXTURE SHALL BE PROVIDED W/ LAMP EQUAL TO LIGHTING SCIENCE GROUP #DFN 19 WW 120.
H	CEILING SUSPENDED INDUSTRIAL	4' L	LIGHTOLIER TU4A232UNWHI LFL-173 LFL-123	WIRE GUARD	2-32W T8	ELECTRONIC	120	SUSPENDED AS HIGH AS POSSIBLE BENEATH DUCTWORK.
J	EXT. WALL MOUNTED SCONCE	9" SQ.	ARCHITECTURAL AREA LIGHTING ME-LED WHT MAL BLN	OPAL ACRYLIC	1-5W LED	LED MODULE	120	DOWNLIGHT ONLY.
K	CEILING RECESSED DOWNLIGHT	13" DIA.	PORTFOLIO ML121501EQ 10212P	PRISMATIC LENS	1-50W PMH	ELECTRONIC	120	
L	UNDERCABINET TASK LIGHT	2' L	LIGHTOLIER TSLP0028WBPR	WHITE OPAL ACRYLIC	2-8W T5 PH	ELECTRONIC	120	
M1	DRIVE-THRU SIGNAGE	-	SIGNAL TECHNOLOGIES INC TCL718GR-100	TINTED POLYCARBONATE	GREEN/RED LED	-	120	
M2	ATM SIGNAGE	-	SIGNAL TECHNOLOGIES INC TCL718A-125	TINTED POLYCARBONATE	AMBER LED	-	120	
N	POLE MOUNTED SITE LIGHT	20' H	LUMARK LIGHTING MPTR-SL-150-120-XX/ SSS4A20SXM1X	TEMPERED GLASS	1-150W PMH	PULSE START	120	REFER TO FIXTURES DENOTED AS TYPE B ON SHEET LP101. FINISH TO MATCH EXISTING WALGREENS POLE MOUNTED LIGHTS.
N1	POLE MOUNTED SITE LIGHT	15' H	LUMARK LIGHTING MPTR-SL-100-120-XX/ SSS4A15SXM1X	TEMPERED GLASS	1-100W PMH	PULSE START	120	REFER TO FIXTURES DENOTED AS TYPE B ON SHEET LP101. FINISH TO MATCH EXISTING WALGREENS POLE MOUNTED LIGHTS.
N2	POLE MOUNTED SITE LIGHT	15' H	LUMARK LIGHTING MPTR-35-150-120-XX/ SSS4A15SXM1X	TEMPERED GLASS	1-150W PMH	PULSE START	120	REFER TO FIXTURES DENOTED AS TYPE B ON SHEET LP101. FINISH TO MATCH EXISTING WALGREENS POLE MOUNTED LIGHTS.
	EXIT SIGNAGE	-	EXITRONIX 902UNCRWZCWHG2	RED LETTERS	LED	-	120	
EB	EMERGENCY BATTERY PACK	-	EXITRONIX LL50H-12-50	EYEBALL	2-11W HALOGEN	-	12VDC/ 120VAC	
RH	EMERGENCY REMOTE HEADS	-	EXITRONIX T10A	WEDGE BASE	1-12W HALOGEN	-	12VDC/ 120VAC	

LIGHT FIXTURE SCHEDULE NOTES:

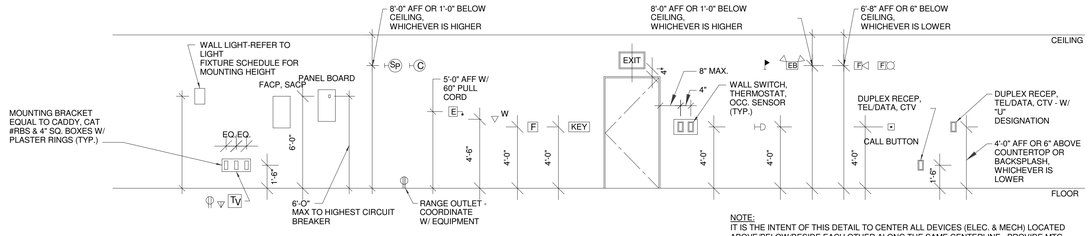
① ALL LINEAR T8 LAMPS AND BALLASTS SHALL BE ELIGIBLE "SUPER T8" SYSTEMS PER EFFICIENCY MAINE'S "QUALIFYING HIGH PERFORMANCE T8s" TABLE.

GENERAL NOTES:

1. COORDINATE MOUNTING OF ALL DEVICES WITH ARCHITECT AND CASEWORK INSTALLER PRIOR TO ROUGH-IN.
2. ALL ELECTRICAL INSTALLATIONS SHALL COMPLY WITH LOCAL, STATE, AND NATIONAL CODES.
3. RUN SEPARATE NEUTRAL WIRE FOR EACH DEDICATED BRANCH CIRCUIT SHOWN ON THE PLANS.
4. DEVICES SHALL NOT BE INSTALLED BACK-TO-BACK IN ADJACENT ROOMS. ADJUST LOCATIONS AS NECESSARY TO AVOID THIS CONDITION.

ABBREVIATIONS

A	AMPERES	GND	GROUND
AFF	ABOVE FINISHED FLOOR	HP	HORSEPOWER, HEAT
AFG	ABOVE FINISHED GRADE	JB	PUMP
ATS	AUTOMATIC TRANSFER	JB	JUNCTION BOX
BATT	SWITCH	KVA	KILO VOLT AMPS
BHEC	BATTERY	KW	KILOWATT(S)
BKR	BANGOR HYDRO ELECTRIC CO.	LTG	LIGHTING
BLDG	BREAKER	MAX	MAXIMUM
CB	BUILDING	MIN	MINIMUM
CKT	CIRCUIT BREAKER	N	NEW
CLG	CIRCUIT	OC	ON CENTER
CMP	CEILING	PVC	POLYVINYL CHLORIDE
CT	CENTRAL MAINE POWER CO.	RECEP	RECEPTACLE
DN	CURRENT TRANSFORMER	TEL	TELEPHONE
DWG	DOWN	TYP	TYPICAL
EMERG	DRAWING	UG	UNDERGROUND
EMT	EMERGENCY	V	VOLTS
EQUIP	ELECTRICAL METALLIC TUBING	W	WATTS
FA	EQUIPMENT	WG	WIRE GUARD
FAA	FIRE ALARM	WM	WIREMOLD
FACP	FIRE ALARM ANNUNCIATOR	WP	WEATHERPROOF
FIN	FIRE ALARM CONTROL PANEL		
FLR	FINISH, FINISHED		
	FLOOR		



MOUNTING HEIGHT DETAIL

NOT TO SCALE

NOTE:
IT IS THE INTENT OF THIS DETAIL TO CENTER ALL DEVICES (ELEC. & MECH) LOCATED ABOVE/BELOW/BESIDE EACH OTHER ALONG THE SAME CENTERLINE. PROVIDE MTG. BLOCKING/SUPPORTS AS REQ'D.

REV.	DESCTIPTION	DATE

CONSTRUCTION DOC'S
06.30.10

CURRENT ISSUE STATUS:

STATE OF MAINE
STEPHANIE J. LAPLANT
No.10272
LICENSED PROFESSIONAL ENGINEER
06-30-10

WBRC
ARCHITECTS ENGINEERS
WWW.WBRCAE.COM
BANGOR, MAINE 207-947-4511
PORTLAND, MAINE 207-828-4511
SARASOTA, FLORIDA 941-556-0757

PROJECT: BANGOR SAVINGS BANK - PORTLAND
PORTLAND, ME

SHEET TITLE: ELECTRICAL LEGEND

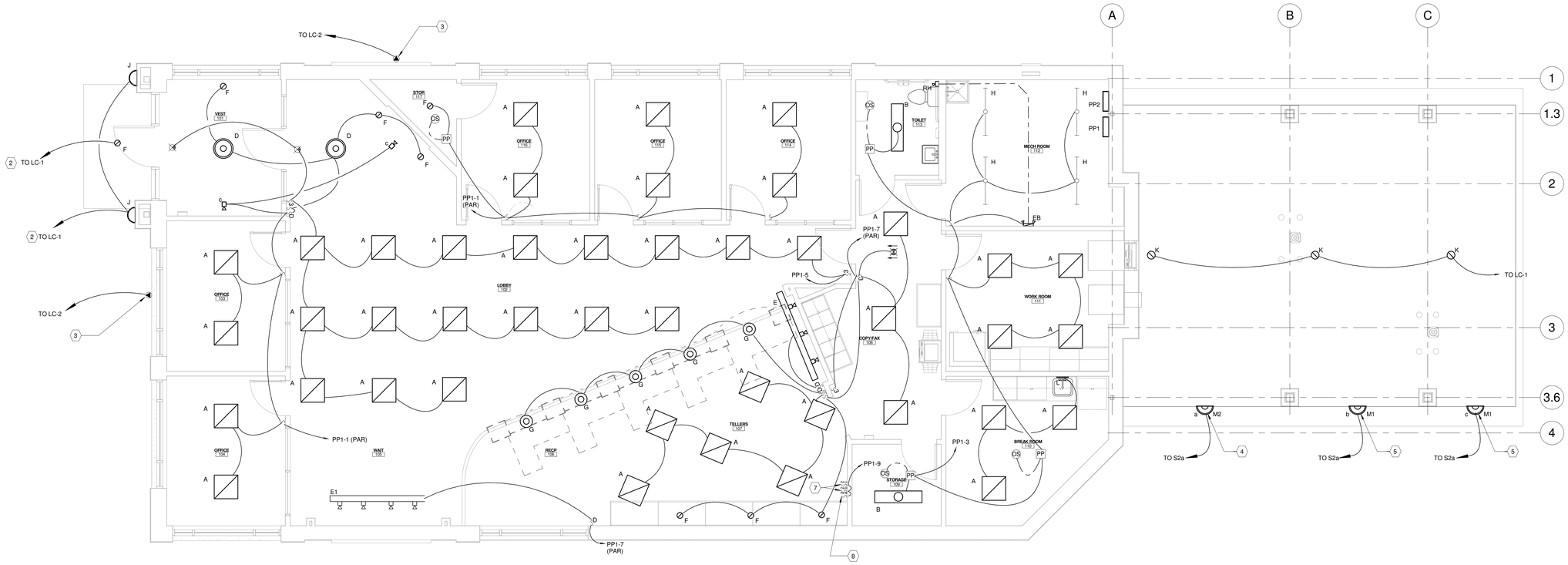
WBRC CAD FILE:	C:\Documents and Settings\lura.wade\My Documents\274793 BSB - Allen Ave Portland - MEP_lura.wade.rvt
PROJECT No.	2747.93
SCALE:	As indicated
PROJECT MANAGER:	DCM
DRAWN BY:	LJW
CHECKED BY:	SJL

GRAPHIC SCALE: 0" 1"

SHEET No. E-001

© COPYRIGHT 2007 WBRC

6/30/2010 3:20:47 PM
C:\Documents and Settings\lura.wade\My Documents\274793 BSB - Allen Ave Portland - MEP_lura.wade.rvt
02/24/10



GENERAL NOTES:

1. ALL CEILING-MOUNTED DEVICES IN LAY-IN CEILINGS ARE TO BE CENTERED IN THE CEILING TILE UNLESS NOTED OTHERWISE.

2. UNLESS NOTED OTHERWISE, EXIT SIGNS, SHALL BE CONNECTED TO LOCAL LIGHTING CIRCUIT AHEAD OF ALL SWITCHING TO PROVIDE CONTINUOUS POWER. RUN #10 WIRE AND GROUND THROUGHOUT ENTIRE CIRCUIT.

3. ALL DRIVE-THRU LANE AND ATM LANE SIGN SWITCHES SHALL BE MOUNTED BEHIND A SINGLE, MULTI-GANG FACEPLATE.

TECHNICAL NOTES:

1. NOT USED
2. EXTEND CIRCUIT THROUGH LIGHTING CONTACTOR, CONTROLLED VIA PHOTOCELL. SEE EXTERIOR LIGHTING CONTROL DIAGRAM ON SHEET E-501.
3. CONNECTION TO BUILDING-MOUNTED SIGNAGE. COORDINATE WITH SIGN INSTALLER PRIOR TO ROUGH-IN.
4. CONNECTION TO ILLUMINATED ATM SIGN. COORDINATE WITH INSTALLER PRIOR TO ROUGH-IN. SEE ATM SIGN CONTROL DIAGRAM ON SHEET E-501.
5. CONNECTION TO ILLUMNATED OPEN/CLOSED LANE SIGN. SEE DRIVE-THRU SIGN CONTROL DIAGRAM ON SHEET E-501.
6. NOT USED
7. PROVIDE 3-POSITION (OPEN/OFF/CLOSED) DRIVE-THRU LANE SWITCH, SIGNAL-TECH SG. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND COORDINATE WITH SIGN INSTALLER. SEE DRIVE-THRU SIGN CONTROL DIAGRAM ON SHEET E-501.
8. PROVIDE SPST SWITCH, SIGNAL-TECH SG2, TO CONTROL ATM LANE SIGN. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND COORDINATE WITH SIGN INSTALLER. SEE ATM SIGN CONTROL DIAGRAM ON SHEET E-501.

REV.	DESCTIPTION	DATE

CONSTRUCTION DOC'S
06.30.10

CURRENT ISSUE STATUS:

N
MAG NORTH

STATE OF MAINE
STEPHANIE J. LAPLANT
No. 10272
LICENSED PROFESSIONAL ENGINEER
04-30-10

WBRC
ARCHITECTS ENGINEERS
WWW.WBRCAE.COM
BANGOR, MAINE 207-947-4511
PORTLAND, MAINE 207-828-4511
SARASOTA, FLORIDA 941-556-0757

PROJECT:
BANGOR SAVINGS BANK - PORTLAND
PORTLAND, ME

SHEET TITLE:
FIRST FLOOR ELECTRICAL LIGHTING PLAN

WBRC CAD FILE: C:\Documents and Settings\lura.wade\My Documents\274793 BSB - Allen Ave Portland - MEP_lura.wade.rvt

PROJECT No.	2747.93
SCALE:	As indicated
PROJECT MANAGER:	DCM
DRAWN BY:	KRM
CHECKED BY:	SJL

GRAPHIC SCALE: 0" 1"

SHEET No:
EL101

COPYRIGHT 2007 WBRC

A1	FIRST FLOOR ELECTRICAL LIGHTING PLAN
1/4" = 1'-0"	

6/30/2010 3:20:51 PM
C:\Documents and Settings\lura.wade\My Documents\274793 BSB - Allen Ave Portland - MEP_lura.wade.rvt
PLOT DATE: 02/25/10

GENERAL NOTES:

1. UNLESS OTHERWISE NOTED, EXTEND A 1" EMPTY CONDUIT WITH PULL STRING FROM EACH TELECOMMUNICATIONS OUTLET TO THE TELEPHONE TERMINAL BOARD IN THE MECHANICAL ROOM.

2. COORDINATE LOCATION AND ROUTING OF ELECTRICAL EQUIPMENT, TRANSFORMER SECONDARY CONDUCTORS, ETC. WITH ALL UTILITIES AND OTHER TRADES.

3. RUN (1) COAXIAL CABLE FROM EACH CABLE TV OUTLET TO MECHANICAL ROOM. LEAVE EXTRA CABLE LENGTH COILED UP ABOVE CEILING AT EACH END. EXTRA LENGTH SHALL BE TWICE THE CEILING HEIGHT ABOVE FINISHED FLOOR. COORDINATE OUTLET LOCATIONS WITH OWNER.

4. RUN (2) CAT. 6 CABLES FROM EACH TELEPHONE/DATA OUTLET TO MECHANICAL ROOM. LEAVE EXTRA CABLE LENGTH COILED UP ABOVE CEILING AT EACH END. EXTRA LENGTH SHALL BE TWICE THE CEILING HEIGHT ABOVE FINISHED FLOOR.

5. PROVIDE J-BOX FOR ACCESS CONTROL CARD READER AND RUN (1) 3/4" CONDUIT WITH PULL STRING FROM J-BOX TO CEILING SPACE ABOVE. COORDINATE WITH OWNER PRIOR TO ROUGH-IN.

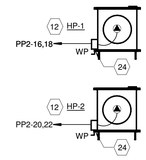
TECHNICAL NOTES:

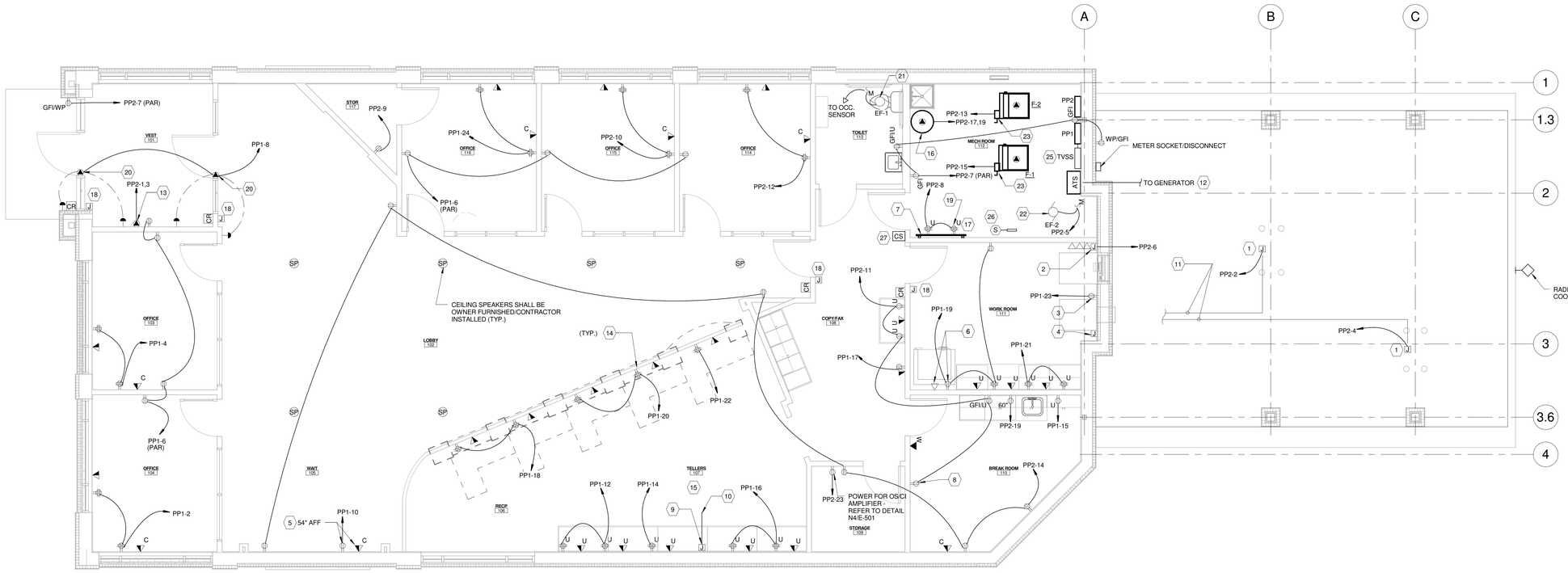
1. INCLUDE IN BID THE COST OF THE COMPLETE INSTALLATION OF THE VACUUM AIR TUBE SYSTEM WHICH SHALL INCLUDE, BUT NOT BE LIMITED TO, RUNNING POWER FEEDS TO THE BLOWER PACKAGES, CONTROL BOX AND AUDIO SWITCHER BOX AND RUNNING AND TERMINATING ALL COMMUNICATIONS CABLING. VERIFY ALL REQUIREMENTS WITH BANKING EQUIPMENT SUPPLIER PRIOR TO ROUGH-IN.

2. INCLUDE IN BID THE COST OF THE COMPLETE INSTALLATION OF THE ATM MACHINE WHICH SHALL INCLUDE, BUT NOT BE LIMITED TO, RUNNING AND TERMINATING ALL POWER/ COMMUNICATIONS WIRING, CONNECTIONS TO CANOPY LIGHT CONTROL, VIDEO SYSTEM, COMM. DISTRIBUTION BOX AND MODEM. VERIFY ALL REQUIREMENTS WITH BANKING EQUIPMENT SUPPLIER PRIOR TO ROUGH-IN.

3. CONNECTION FOR NIGHT DROP BOX. COORDINATE WITH BANKING EQUIPMENT SUPPLIER PRIOR TO ROUGH-IN.

4. RUN (1) 3/4" CONDUIT WITH PULL STRING FROM NIGHT DROP BOX LOCATION TO CEILING SPACE ABOVE FOR DROP BOX ALARM. COORDINATE WITH BANK EQUIPMENT SUPPLIER PRIOR TO ROUGH-IN.





TECHNICAL NOTES(CONT):

5. CONNECTION FOR PLASMA TV. COORDINATE WITH OWNER PRIOR TO ROUGH-IN.

6. COORDINATE ELECTRICAL AND DATA REQUIREMENTS OF VAULT WITH VAULT PROVIDER/INSTALLER PRIOR TO ROUGH-IN.

7. 4'W X 8'H X 3/4" THICK PLYWOOD TELECOMMUNICATIONS TERMINAL BOARD, WALL-MOUNTED ON 1/2" SPACERS WITH TOP AT 8'-0" AFF. PROVIDE PLYWOOD WITH SANDED FACE EXPOSED. PAINT WITH FIRE-RETARDANT PAINT.

8. COORDINATE EXACT LOCATION AND REQUIREMENTS OF WATER COOLER RECEPTACLE WITH PLUMBING CONTRACTOR PRIOR TO ROUGH-IN.

9. PROVIDE A 4"X4" JUNCTION BOX UNDER COUNTER AT OPERATORS' KNEE SPACE AREA FOR AUDIO CONTROL ACCESS. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH BANK EQUIPMENT SUPPLIER PRIOR TO ROUGH-IN.

10. RUN (1) 1" CONDUIT WITH PULL STRING FROM J-BOX UNDER COUNTER AT OPERATORS' KNEE SPACE AREA TO CEILING SPACE ABOVE. PROVIDE 4"X4" J-BOX IN CEILING AND TERMINATE CONDUIT ON J-BOX. EXTEND (1) 3/4" CONDUIT FROM CEILING J-BOX TO TELLER UNIT AT OPERATORS' AREA. COORDINATE WITH BANK EQUIPMENT SUPPLIER PRIOR TO ROUGH-IN.

11. RUN (1) 3/4" CONDUIT WITH PULL STRING FROM J-BOX AT OPERATORS' KNEE SPACE AREA TO DRIVE-THRU TELLER ISLAND FOR INSTALLATION OF AUDIO AND CONTROL CABLING BY BANK EQUIPMENT SUPPLIER. COORDINATE EXACT ROUTING AND REQUIREMENTS WITH BANK EQUIPMENT SUPPLIER PRIOR TO ROUGH-IN

12. SEE SITE DRAWINGS FOR EXACT EQUIPMENT LOCATION.

13. CONNECTION TO RADIANT FLOOR HEATING UNIT. INSTALL FLOOR WARMING MATS IN THE VESTIBULE, APPROXIMATELY 106 SQUARE FEET. PARAMETERS BASED ON DANFOSS LX HEATING MATS, 208V, SINGLE PHASE, 12 WATTS PER SQUARE FOOT, APPROXIMATELY 6 AMPS. PROVIDE WITH PROGRAMMABLE THERMOSTAT, LOCATION OF WHICH SHALL BE COORDINATED WITH THE OWNER & ARCHITECT. INSTALL PER MANUFACTURERS INSTRUCTIONS. COORDINATE WITH THE HVAC & GENERAL CONTRACTORS PRIOR TO ROUGH-IN.

14. COORDINATE INSTALLATION OF DEVICES WITH MILLWORK INSTALLER.

15. VERIFY EXACT RECEPTACLE AND DATA OUTLET CONFIGURATIONS AND REQUIREMENTS IN OPERATORS' KNEE SPACE AREA WITH BANKING EQUIPMENT VENDOR PRIOR TO ROUGH-IN.

16. CONNECTION TO WATER HEATER. COORDINATE WITH PLUMBING CONTRACTOR PRIOR TO ROUGH-IN.

17. ALL RECEPTACLE CIRCUITS ON TELECOMMUNICATIONS BACKBOARD IN MECHANICAL ROOM SHALL HAVE ISOLATED GROUND. RUN IN SEPARATE CONDUITS.

18. RUN (1) 1" CONDUIT WITH PULL STRING FROM DOOR STRIKE ASSEMBLY TO MECHANICAL ROOM. COORDINATE WITH DOOR HARDWARE INSTALLER.

19. POWER FOR CARD READER/DOOR HARDWARE CONTROL UNIT, WALL MOUNTED AT 48" AFF. COORDINATE ALL REQUIREMENTS WITH OWNER PRIOR TO ROUGH-IN.

20. CONNECTION FOR POWER ASSISTED DOOR MOTOR. COORDINATE WITH DOOR INSTALLER PRIOR TO ROUGH-IN.

21. CONNECTION TO EXHAUST FAN TO BE SWITCHED WITH LIGHT FIXTURE IN THIS SPACE. SEE SHEET E-501 FOR CONTROL DIAGRAM.

22. CONNECTION TO EXHAUST FAN. COORDINATE WITH HVAC CONTRACTOR PRIOR TO ROUGH-IN.

23. CONNECTION TO GAS FIRED FURNACE. COORDINATE WITH HVAC CONTRACTOR PRIOR TO ROUGH-IN

24. CONNECTION TO OUTDOOR HEAT PUMP UNIT. COORDINATE WITH HVAC CONTRACTOR PRIOR TO ROUGH-IN.

25. TRANSIENT VOLTAGE SURGE SUPPRSSOR - PEAK SINGLE-IMPULSE SURGE CURRENT RATING OF 120 KA PER PHASE. PROTECTION MODES AT 400V FOR L-N, L-G & N-G. UNIT SHALL HAVE LED INDICATOR LIGHTS FOR POWER & PROTECTION STATUS, AUDIBLE ALARM W/ SILENCE SWITCH & (1) SET OF DRY CONTACTS FOR REMOTE MONITORING.

26. STAND-ALONE DUCT SMOKE DETECTOR, EQUAL TO SIMPLEX # 4098-9687 W/ APPROPRIATE SAMPLING TUBE. PROVIDED BY ELEC. CONTRACTOR, INSTALLED BY HVAC CONTRACTOR & WIRED BY ELEC. CONTRACTOR. POWER TO BE OBTAINED FROM MECH. ROOM RECEPTACLE CIRCUIT.

27. REMOTE CONTROL STATION FOR DUCT SMOKE DETECTOR, EQUAL TO SIMPLEX #4098-9842. COORDINATE EXACT LOCATION W/ OWNER, MUST BE LOCATED IN NORMALLY OCCUPIED SPACE.

REV.	DESCTIPTION	DATE

CONSTRUCTION DOC'S
06.30.10

CURRENT ISSUE STATUS:

N
MAG NORTH

STATE OF MAINE
STEPHANIE J. LAPLANT
No. 10272
LICENSED PROFESSIONAL ENGINEER
06-30-10

WBRC
ARCHITECTS ENGINEERS
WWW.WBRCAE.COM
BANGOR, MAINE 207-947-4511
PORTLAND, MAINE 207-828-4511
SARASOTA, FLORIDA 941-556-0757

PROJECT: BANGOR SAVINGS BANK - PORTLAND
PORTLAND, ME

SHEET TITLE: FIRST FLOOR ELECTRICAL POWER PLAN

WBRC CAD FILE: C:\Documents and Settings\lura.wade\My Documents\274793 BSB - Allen Ave Portland - MEP_lura.wade.rvt

PROJECT No. 2747.93

GRAPHIC SCALE: 0" 1"

SCALE: As indicated

PROJECT MANAGER: DCM

DRAWN BY: LJW

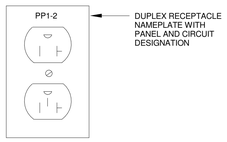
CHECKED BY: SJL

SHEET No. EP101

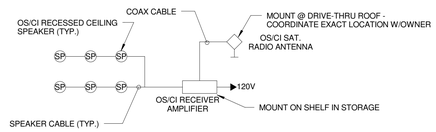
© COPYRIGHT 2007 WBRC

A1 | FIRST FLOOR ELECTRICAL POWER PLAN
1/4" = 1'-0"

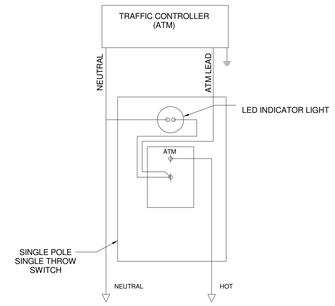
6/30/2010 3:20:53 PM
C:\Documents and Settings\lura.wade\My Documents\274793 BSB - Allen Ave Portland - MEP_lura.wade.rvt
---- 02/24/10



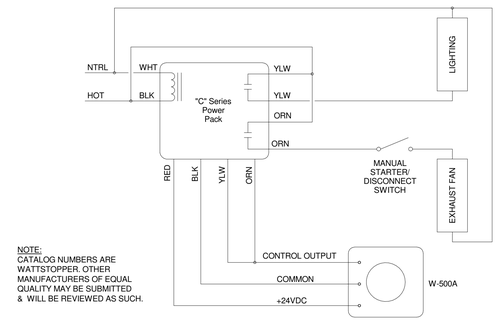
N1 | TYPICAL ELECTRICAL RECEPTACLE LABELING



N4 | SOUND SYSTEM RISER DIAGRAM



N8 | ATM SIGN CONTROL DIAGRAM

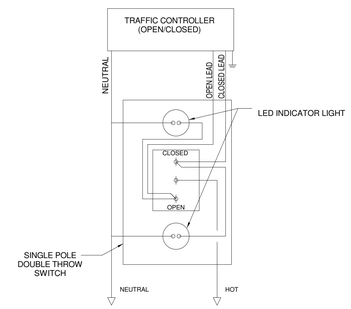


NOTE:
CATALOG NUMBERS ARE WATTSTOPPER. OTHER MANUFACTURERS OF EQUAL QUALITY MAY BE SUBMITTED & WILL BE REVIEWED AS SUCH.

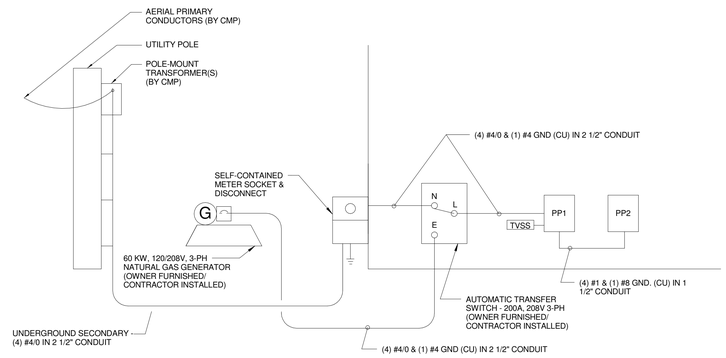
N12 | TOILET LIGHTING/EXHAUST FAN WIRING DIAGRAM

PANEL				PP1							
VOLTAGE: 120/208V			PHASES: 3		WIRE: 4		TYPE:				LOCATION: MECH ROOM 112
225A MCB				FED FROM: UTILITY							MOUNTING: SURFACE
SERVICE	KW	BRKR	NOTE	NO	PHASE	NO	NOTE	BRKR	KW	SERVICE	
LTG. - OFFICES, VEST	1.4	1P20		1	A	2		1P20	0.8	REC. - OFFICE 104	
LTG. - TLTS, MECH, WORK RM, BREAK RM	1.0	1P20		3	B	4		1P20	0.8	REC. - OFFICE 103	
LTG. - LOBBY	1.3	1P20		5	C	6		1P20	1.4	REC. - OFFICES, VEST	
LTG. - TELLERS, COPY/FAX	1.1	1P20		7	A	8		1P20	1.0	ADA DOOR OPERATORS	
SIGNAGE - ATM, DRIVE THRU	0.1	1P20		9	B	10		1P20	0.5	REC. - PLASMA TV WAITING	
LTG. - EXT. BLDG, CANOPY	0.3	1P20		11	C	12		1P20	0.8	REC. - TELLERS	
BUILDING MOUNTED SIGNAGE	0.5	1P20		13	A	14		1P20	0.4	REC. - TELLERS	
REFRIGERATOR - BREAK ROOM	1.5	1P20		15	B	16		1P20	0.8	REC. - TELLERS	
REC. - COPIER	1.0	1P20		17	C	18		1P20	0.8	REC. - TELLERS	
REC. - WORK ROOM, VAULT	0.8	1P20		19	A	20		1P20	0.8	REC. - TELLERS	
REC. - WORK ROOM	0.8	1P20		21	B	22		1P20	0.4	REC. - TELLERS	
REC. - NIGHT DROP BOX	0.2	1P20		23	C	24		1P20	0.8	REC. - OFFICE 116	
PANEL PP2	12.2	3P100		25	A	26		3P15		TVSS	
	12.2			27	B	28					
	12.2			29	C	30					

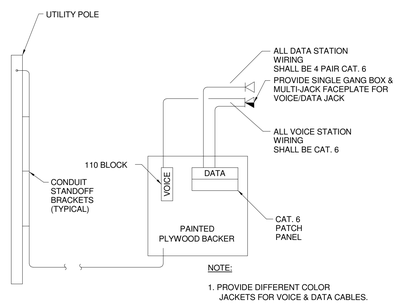
PANEL				PP2							
VOLTAGE: 120/208V			PHASES: 3		WIRE: 4		TYPE:				LOCATION: MECH ROOM 112
100A MLO				FED FROM: PP1							MOUNTING: SURFACE
SERVICE	KW	BRKR	NOTE	NO	PHASE	NO	NOTE	BRKR	KW	SERVICE	
RADIANT FLOOR	0.6	2P20		1	A	2		1P30	2.4	ATM	
	0.6			3	B	4		1P30	1.9	VAT SYSTEM	
EXHAUST FAN EF-2	0.1	1P20		5	C	6		1P30	1.9	VAT SYSTEM	
REC. - TLT, MECH ROOM, EXT,DUCT SMOKE	1.4	1P20		7	A	8		1P20	0.8	REC. - TEL/IT BACKBOARD	
REC. - COIN COUNTING MACHINE	0.2	1P20		9	B	10		1P20	0.8	REC. - OFFICE 115	
REC. - COPY/FAX, BREAK ROOM	0.8	1P20		11	C	12		1P20	0.8	REC. - OFFICE 114	
GAS FIRED FURNACE F-1	1.9	1P30		13	A	14		1P20	1.2	REC. - BREAK ROOM, STORAGE, WAITING	
GAS FIRED FURNACE F-2	1.2	1P20		15	B	16		2P60	3.6	HEAT PUMP HP-1	
DOMESTIC WATER HEATER	2.2	2P20		17	C	18			3.6		
	2.2			19	A	20		2P40	2.5	HEAT PUMP HP-2	
REC. - MICROWAVE	1.5	1P20		21	B	22			2.5		
SOUND SYSTEM AMPLIFIER	0.5	1P20		23	C	24		1P20	0.9	LTG. - SITE LIGHTS	
LTG. CONTROL TIME SWITCHES	0.1	1P20		25	A	26		1P20		SITE SIGN	
SPARE		1P20		27	B	28		1P20	0.3	LTG. - SITE LIGHTS - WALGREEN ENTRANCE	
SPARE		1P20		29	C	30		1P20		SPARE	



J8 | DRIVE-THRU SIGN CONTROL DIAGRAM



J12 | ELECTRICAL DISTRIBUTION ONE-LINE DIAGRAM

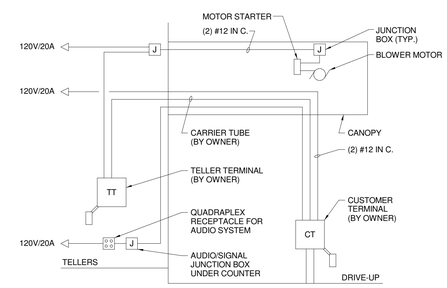


NOTE:

1. PROVIDE DIFFERENT COLOR JACKETS FOR VOICE & DATA CABLES.

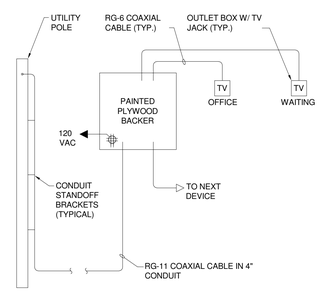
E8 | TEL/DATA RISER DIAGRAM

1/4" = 1'-0"



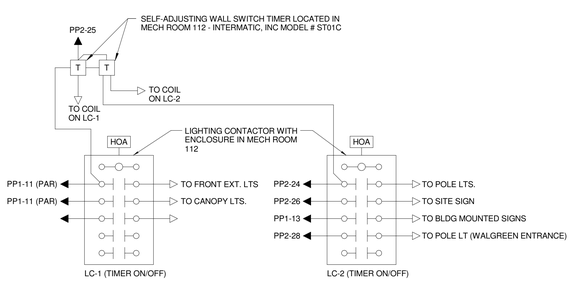
NOTES:
1. COORDINATE CONDUIT ENTRIES W/ OWNER'S VENDOR.
2. ALL CONDUITS SHALL BE SIZED AS NOTED ON SHEET EP101.
3. COORDINATE EQUIPMENT & JUNCTION BOX LOCATION W/ OWNER'S VENDOR.

E12 | TYPICAL DRIVE-UP TELLER RISER



NOTE:
REFER TO FLOOR PLANS FOR ACTUAL LOCATIONS & QUANTITIES OF DEVICES.

A8 | CABLE TV RISER DIAGRAM



A12 | LIGHTING CONTACTOR SCHEMATIC

REV.	DESCTIPTION	DATE

CONSTRUCTION DOC'S
06.30.10
CURRENT ISSUE STATUS:

STATE OF MAINE
STEPHEN J. LAPLANT
No.10272
LICENSED
PROFESSIONAL ENGINEER
06-30-10

WBRC
ARCHITECTS ENGINEERS
WWW.WBRCAE.COM
BANGOR, MAINE 207-947-4511
PORTLAND, MAINE 207-828-4511
SARASOTA, FLORIDA 941-556-0757

PROJECT: BANGOR SAVINGS BANK - PORTLAND
PORTLAND, ME

SHEET TITLE: ELECTRICAL DETAILS & PANELBOARD SCHEDULES

WBRC CAD FILE: C:\Documents and Settings\ljuna.wade\My Documents\274793 BSB - Allen Ave Portland - MEP_Sub-wade.rvt

PROJECT No:	2747.93
SCALE:	As indicated
PROJECT MANAGER:	DCM
DRAWN BY:	LJW
CHECKED BY:	SJL

GRAPHIC SCALE: 0" 1"

SHEET No.: E-501

COPYRIGHT 2007 WBRC

6/30/2010 3:20:49 PM
C:\Documents and Settings\ljuna.wade\My Documents\274793 BSB - Allen Ave Portland - MEP_Sub-wade.rvt
---- 06/02/10