



Eldredge Lumber & Hardware

165 Presumpscot Street
 Portland, ME 04103

ABBREVIATIONS

A	ABV. ABOVE FINISHED FLOOR	F	FAB. FABRICATE	M	MTL. DK. METAL DECK	S	SLNT. SEALANT
AC.BD. ACOUSTICAL BOARD	AC.CLG. ACOUSTICAL TILE	ADJ. ADJUSTABLE	AG. AGGREGATE	ALT. ALTERNATIVE	AL. ALUMINUM	ANCH. ANCHOR	A.B. ANCHOR BOLT
ANOD. ANODIZED	ARCH. ARCHITECT	ASPH. ASPHALT	ASSY. ASSEMBLY				
B	BSMT. BASEMENT	BM. BENCH MARK	BTWN. BETWEEN	BIT. BITUMEN	BLK. BLOCK	BLKG. BLOCKING	BK. BRICK
BLDG. BUILDING	B.U.R. BUILT-UP ROOFING						
C	CAB. CABINET	CPT. CARPET	C.I.P. CAST-IN PLACE	C.I. CAST-IRON	CLG. CEILING	CEM. CEMENT	CTR. CENTER
C.L. CENTER LINE	CER CERAMIC	C.T. CERAMIC TILE	CLO. CLOSET	COL. COLUMN	CONC. CONCRETE	C.M.U. CONCRETE MASONRY UNIT	CONST. CONSTRUCTION
C.J.T. CONTROL JOINT	CONT. CONTINUOUS	CSK. COUNTERSUNK	CU.FT. CUBIC FOOT				
D	DP. DAMPPROOFING	DET. DETAIL	DIA. DIAMETER	DIM. DIMENSION	DR. DOOR	DN. DOWN	DWG. DRAWING
D.F. DRINKING FOUNTAIN	DW. DRYWALL	D. DEPTH	D.S. DOWN SPOUT				
E	EA. EACH	ELAS. ELASTIC	E.D.F. ELECTRIC DRINKING FOUNTAIN	EL. ELEVATION	ELEV. ELEVATOR	ENCL. ENCLOSURE	EQ. EQUAL
EQUIP. EQUIPMENT	EQUIP. EQUIPMENT	EXIST. EXISTING	EXP. ANCH. EXPANSION ANCHOR	EXP. BOLT. EXPANSION BOLT	EXP. JT. EXPANSION JOINT	EXT. EXTERIOR	
F	FAB. FABRICATE	FAS. FASTEN	F.G.L. FIBER GLASS FIN.	F.F. FINISH FLOOR	F.E. FIRE EXTINGUISHER	F.E.C. FIRE EXTINGUISHER CABIN	F.H.C. FIRE HOSE CABINET
F.H.R. FIRE HOSE RACK	F.PRF. FIREPROOFING	F.H.S. FLAT HEAD SCREW	FL. FLOOR	F.D. FLOOR DRAIN	FL. MTD. FLOOR MOUNTED	FT. FOOT	FDN. FOUNDATION
FUT. FUTURE							
G	GAL. GALLON	GALV. GALVANIZED	GA. GAUGE	GL. GLASS	GR. GRADE	GRAN. GRANITE	GYP. BD. GYPSUM BOARD
GYP. PLAS. GYPSUM BOARD PLASTER							
H	HD. HEAD	HT. HEIGHT	H.P.T. HIGH POINT	H.C. HOLLOW CORE	H.M. HOLLOW METAL	H.B. HOSE BIBB	HR. HOUR
I	IN. INCH	INCL. INCLUDE	INSUL. INSULATION	INT. INTERIOR	I.D. INSIDE DIAMETER	INTG. INTEGRAL	
J	JT. JOINT	JST. JOIST					
K	K.PL. KICK PLATE	KO. KNOCKOUT	KW. KILOWATT				
L	LBL. LABEL	L.B. LAG BOLT	LAM. LAMINATE	LAV. LAVATORY	LT. LIGHT	LT. WT. LIGHT WEIGHT	L.W.C. LIGHT WEIGHT CONCRETE
M	MFR. MANUFACTURER	MRB. MARBLE	MAS. MASONRY	M.O. MASONRY OPENING	MAX. MAXIMUM	MEMB. MEMBRANE	MTL. METAL
N	NAT. NATURAL	NOM. NOMINAL	N.I.C. NOT IN CONTRACT	N.T.S. NOT TO SCALE	NO. NUMBER		
O	O.C. ON CENTER	OPNG. OPENING	OPP. OPPOSITE	OP.HD. OPPOSITE HAND	O.D. OUTSIDE DIAMETER	OA. OVERALL	OVHD. OVERHEAD
OZ. OUNCE	OXY. OXYGEN						
P	PTD. PAINTED	PR. PAIR	PNT. PAINT	PNL. PANEL	PTD. PAPER TOWEL DISPENSER	PART. PARTITION	PC. PIECE
PL. PLASTIC	PL. LAM. PLASTIC LAMINATE	PLT. PLATE	P.W. PLYWOOD	PT. POINT	POL. POLISHED	P.LB. POUND	PVC. POLYVINYL CHLORIDE
P.C. PLAS. PORTLAND CEMENT	PT. PLASTER	PRCST. PRECAST	PROP. PROPERTY	PVC. POLYVINYL CHLORIDE	P.S.I. POUND PER SQUARE INCH		
Q	QTY. QUANTITY	Q.T. QUARRY TILE					
R	RAB. RABBET	RAD. RADIUS	RE. REFER, REFERENCE	R.D. ROOF DRAIN	REFL. ROOFING	REOD. REQUIRED	R.A. RETURN AIR
REV. REVISE	R.O.W. RIGHT OF WAY	R. RISER	RM. ROOM	R.O. ROUGH OPENING	RUB. RUBBER		
S	SAF. GL. SAFETY GLASS	S.N.D. SANITARY NAPKIN DISPENSER	SCHED. SCHEDULE				
T	TEL. TELEPHONE	TEMP. TEMPERED	T.C. TERRA COTTA	TERR. TERRAZZO	THK. THICKNESS	THD. THREAD	THRESH. THRESHOLD
T.ACC. TOILET ACCESSORY	T.P.D. TOILET PAPER DISPENSER	T.O.C. TOP OF CURB	T.O.SL. TOP OF SLAB	T.B. TOWEL BAR	TRAV. TRAVERTINE	T. TREAD	TYP. TYPICAL
TLT. TOILET							
U	U.C. UNDERCUT	U.L. UNDERWRITERS LABORATORIES INC.	U.R. URINAL	U.N.O. UNLESS NOTED OTHERWISE			
V	VAC. VACUUM	V.B. VAPOR BARRIER	VAR. VARIES	VERT. VERTICAL	V.W.C. VINYL WALL COVERING	V.C.T. VINYL COMPOSITION TILE	VNR. VENEER
W	W.T.W. WALL TO WALL	W.H. WALL HUNG	W.C. WATER CLOSET	WP. WATER PROOFING	WIND. WINDOW	W.W.F. WELDED WIRE FABRIC	WD. WOOD
W.P. WORKING POINT	W.I. WROUGHT IRON	W/O. WITHOUT	W. WIDTH				
Y	YD. YARD						

SYMBOLS

AACOUSTICAL TILE	MARBLE, TRAVERTINE
PLASTER	PLYWOOD
BRASS, BRONZE	STONE, GRANITE
CONCRETE	CONCRETE MASONRY UNITS
EARTH	TILE, CERAMIC OR QUARRY
GLASS	WOOD BLOCKING OR SHIMS
GYPSUM WALL BOARD	WOOD-FINISHED
INSULATION BATT OR BLANKET	WOOD-ROUGH

REFERENCE

WINDOW TYPE	OFFICE
ROOM/ SPACE NUMBER	X-690
EQUIPMENT NUMBER	
REVISION	
REVISION CLOUD	
EXTERIOR ELEVATION	
INTERIOR ELEVATION	
TEST BORING	TB-1
NEW OR REQUIRED POINT ELEVATION	+461.00
EXISTING POINT ELEVATION	+461.00
NEW CONTOURS (ELEV. NOTED ON HIGH SIDE)	320
EXISTING CONTOURS (ELEV. NOTED ON HIGH SIDE)	318
FLOOR LINES IN EXTERIOR ELEVATION CENTER LINES	
BREAK LINE	
PROPERTY LINES, BOUNDARY LINES	
MATCH LINE	
REFERENCE LINE	
COLUMN REFERENCE GRIDS	B
TOILET ACCESSORY	
SECTION/ DETAIL WITH SHEET REFERENCE	
BUILDING SECTION	A6.1
PARTITION TYPE	A
ENLARGED PLAN REFERENCE	
ENLARGED DETAIL REFERENCE	
NORTH ARROW	TRUE NORTH
PROJECT NORTH ARROW	
DOOR DESIGNATION	
FINISH SCHEDULE	F C-1 W P-1 B B-1

PROJECT DATA

SCOPE:
 The existing warehouse will be expanded by adding a stick-built transition to a pre-engineered steel building.

APPLICABLE CODES:
 Maine Uniform Building and Energy Code (MUBEC)
 International Existing Building Code (IEBC-2015)
 International Building Code (IBC-2015)
 Fire Code (NFPA 1-2009)
 The Life Safety Code (NFPA 101-2009)

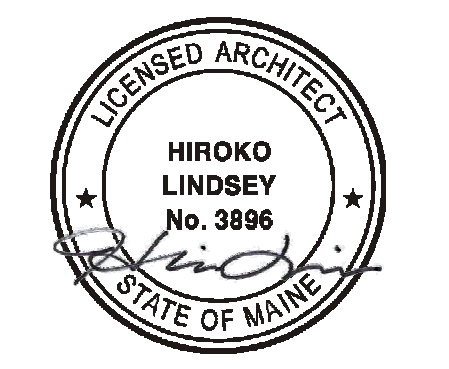
2010 American with Disability Act

CODE SUMMARY:
 Refer to LS-0.0 sheet

SHEET LIST	
Sheet Number	Sheet Name
A1.0	Floor Plan 1/6" Scale
A1.1	Roof Plan 1/16" Scale
A1.2	Floor Plan 3/32" Scale
A1.3	Enlarged Plan
A2.0	Elevations
A2.1	Elevations 1/6" Scale
A3.0	Building Sections
A3.1	Sections/ Wall Types
ADA	Details
LS-0.0	Life Safety and Code Notes
LS-1.1	Life Safety Plan First Floor
S1.0	General Notes
S1.1	Foundation Plan
S1.2	Connecting Roof Framing Plan
S2.1	Details
S2.2	Details

PROJECT LOCATION





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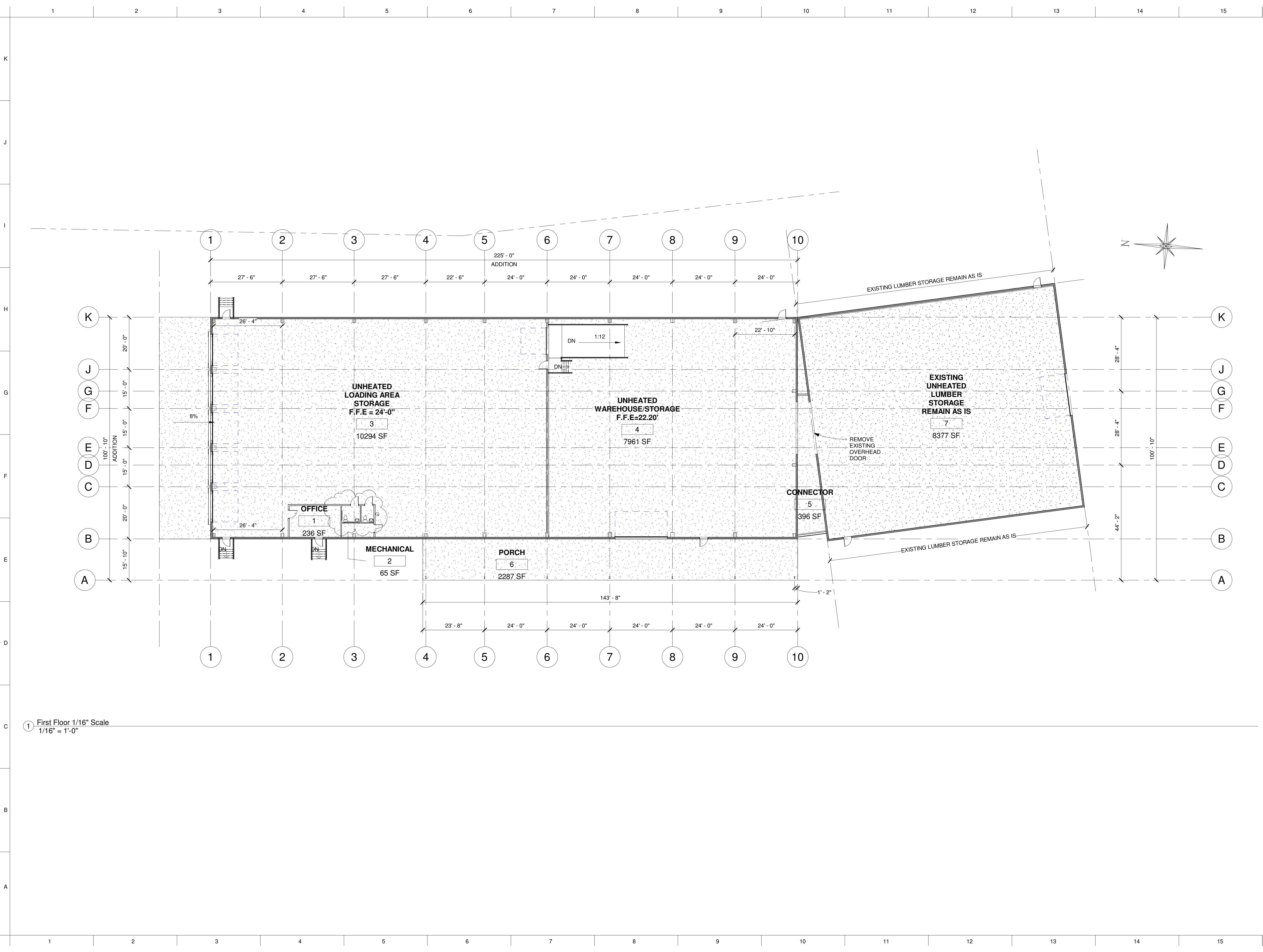
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Floor Plan 1/6" Scale

Project number 20181130
 Date 12/13/2018

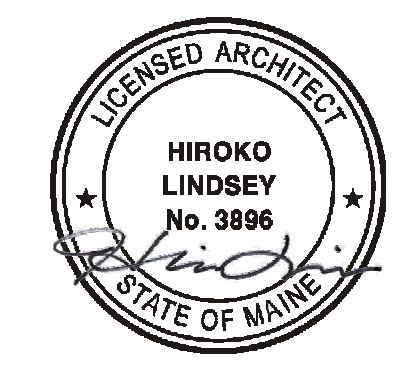
A1.0
 Scale 1/16" = 1'-0"

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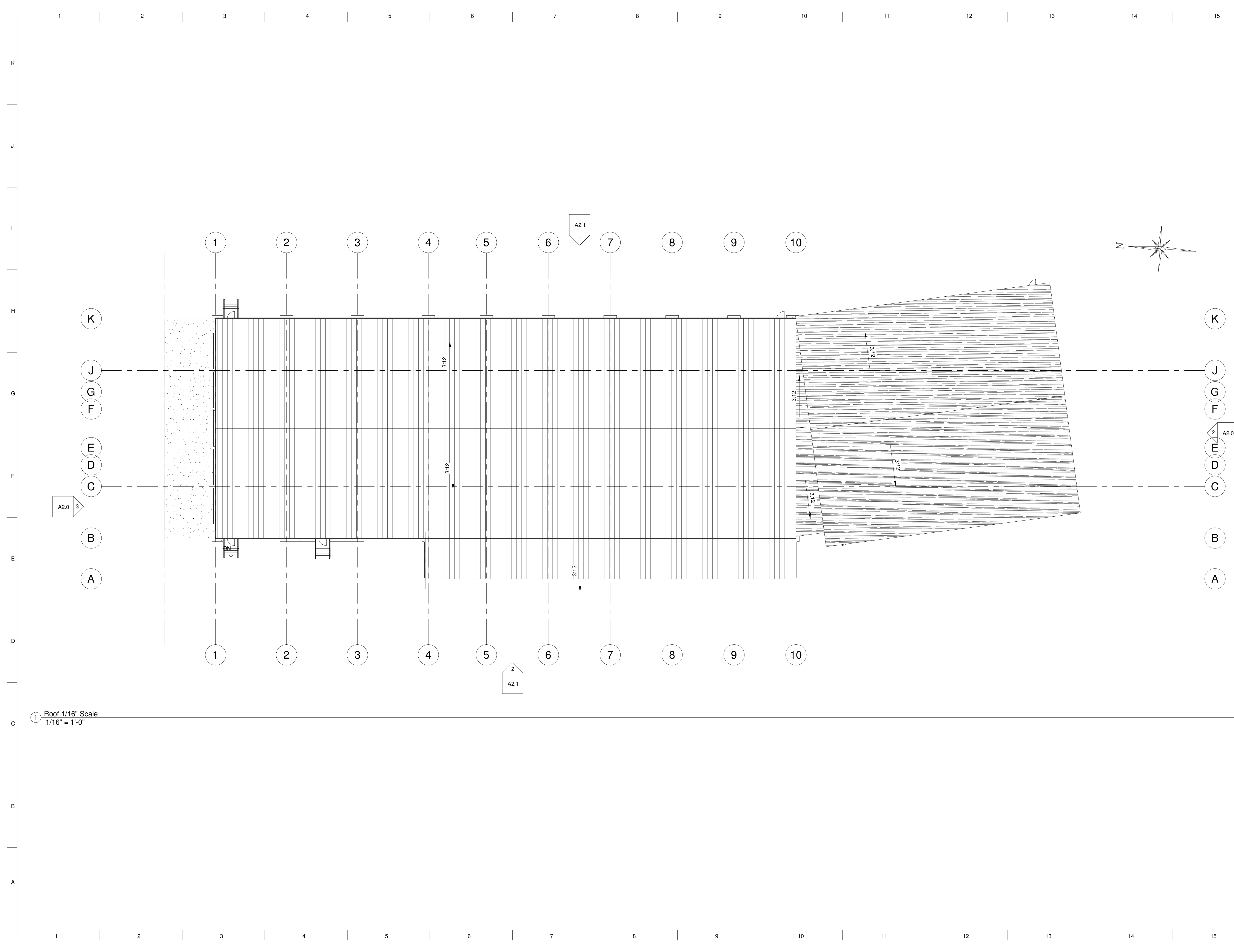
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**Roof Plan
1/16" Scale**

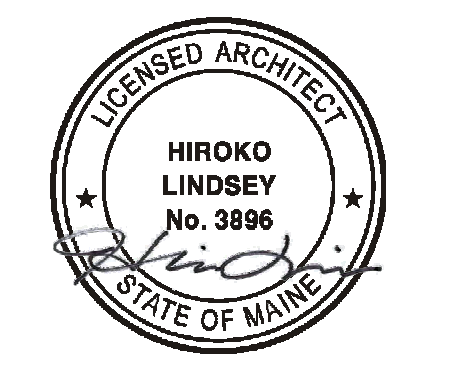
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Date 12/13/2018

A1.1
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1 Roof 1/16" Scale
1/16" = 1'-0"



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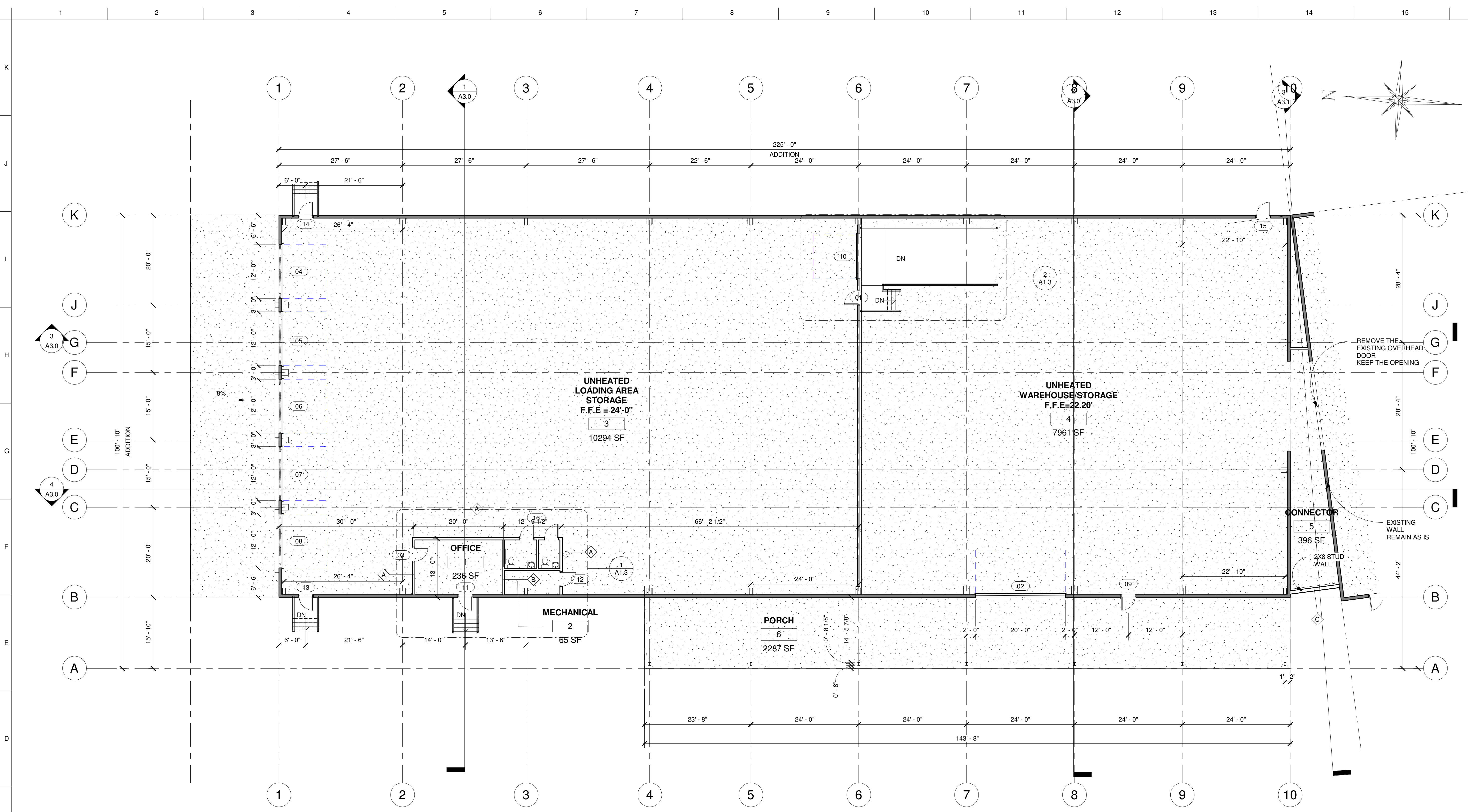
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Floor Plan
 3/32" Scale

Project number 20181130
 Date 12/13/2018

A1.2
 Scale 3/32" = 1'-0"

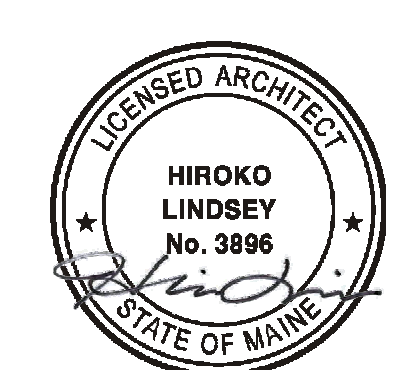
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1 First Floor 3/32" Scale
 3/32" = 1'-0"

Door Schedule				
Door Number	Width	Height	Description	Comments
01	3' - 0"	7' - 0"	ENTRY DOOR	
02	20' - 0"	16' - 0"	OVERHEAD DOOR	
03	3' - 0"	7' - 0"	ENTRY DOOR	
04	12' - 0"	12' - 0"	OVERHEAD DOOR	
05	12' - 0"	12' - 0"	OVERHEAD DOOR	
06	12' - 0"	12' - 0"	OVERHEAD DOOR	
07	12' - 0"	12' - 0"	OVERHEAD DOOR	
08	12' - 0"	12' - 0"	OVERHEAD DOOR	
09	3' - 0"	7' - 0"	ENTRY DOOR	

Door Schedule				
Door Number	Width	Height	Description	Comments
10	10' - 0"	10' - 0"	OVERHEAD DOOR	
11	3' - 0"	7' - 0"	ENTRY DOOR	
12	3' - 0"	7' - 0"	ENTRY DOOR	
13	3' - 0"	7' - 0"	ENTRY DOOR	
14	3' - 0"	7' - 0"	ENTRY DOOR	
15	3' - 0"	7' - 0"	ENTRY DOOR	
16	3' - 0"	7' - 0"		
17	3' - 0"	7' - 0"		



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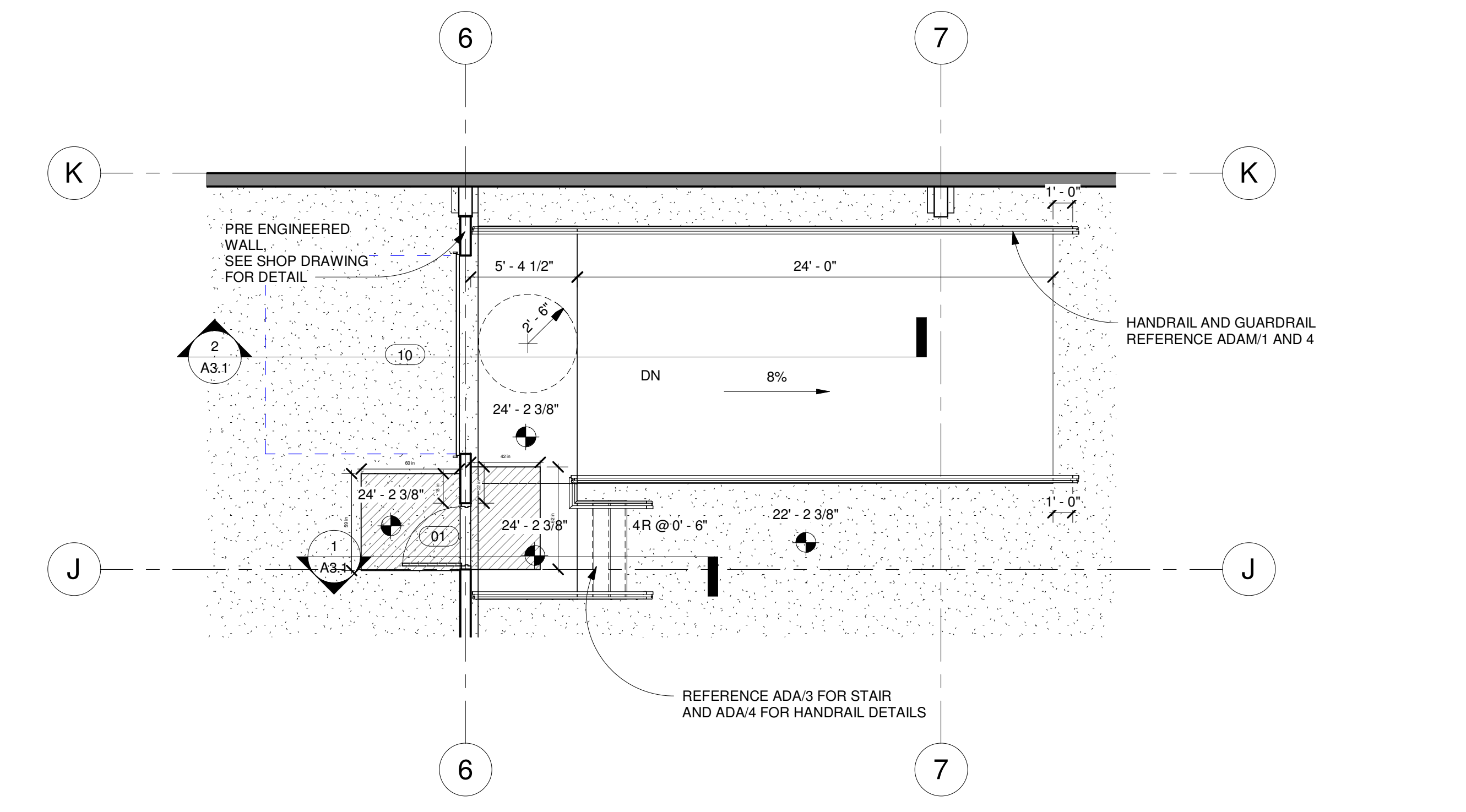
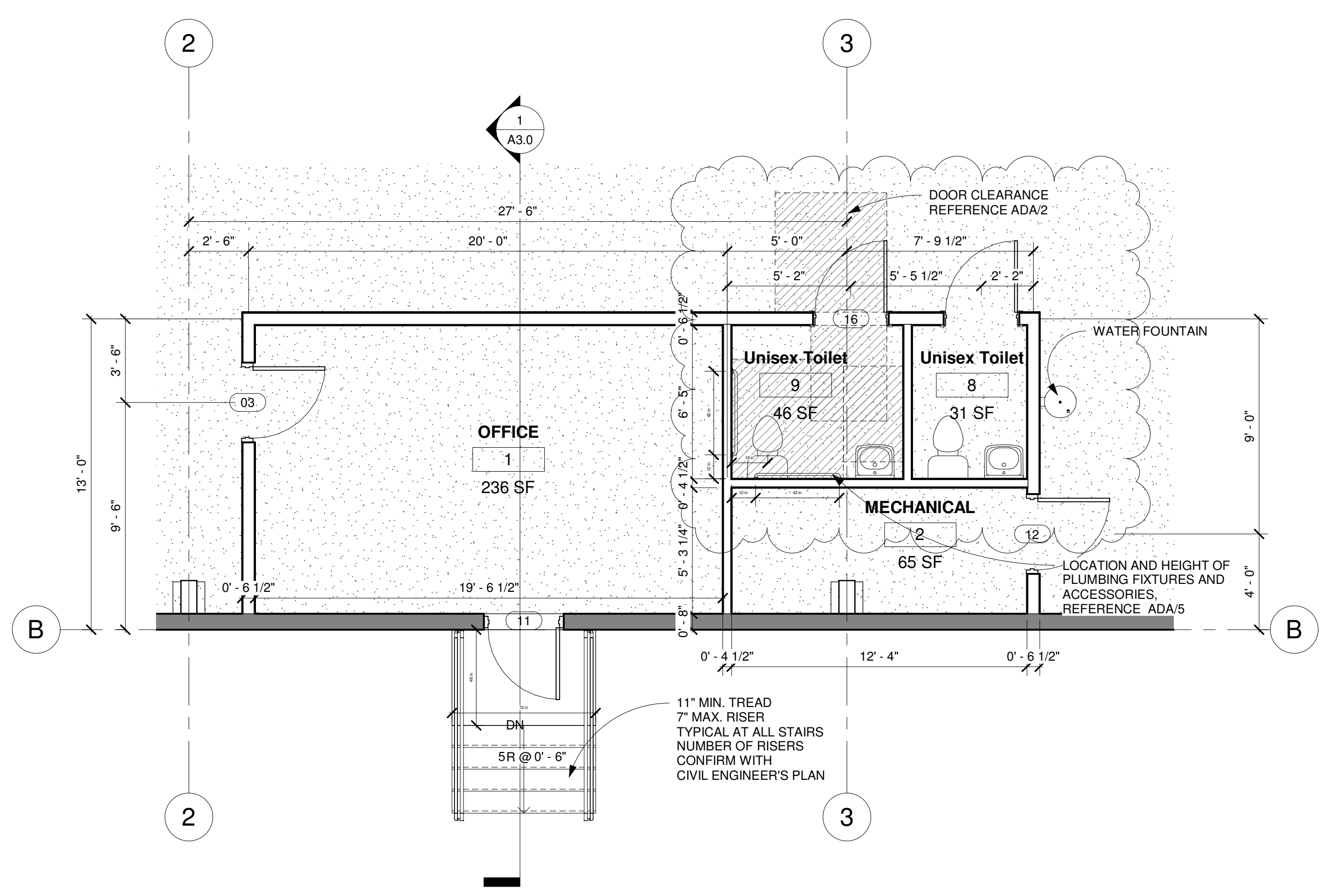
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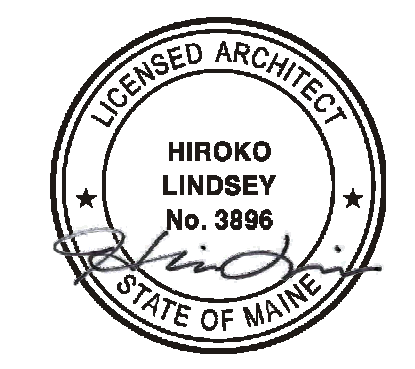
Enlarged Plan

Project number 20181130
 Date 12/13/2018

Scale A1.3
 As indicated

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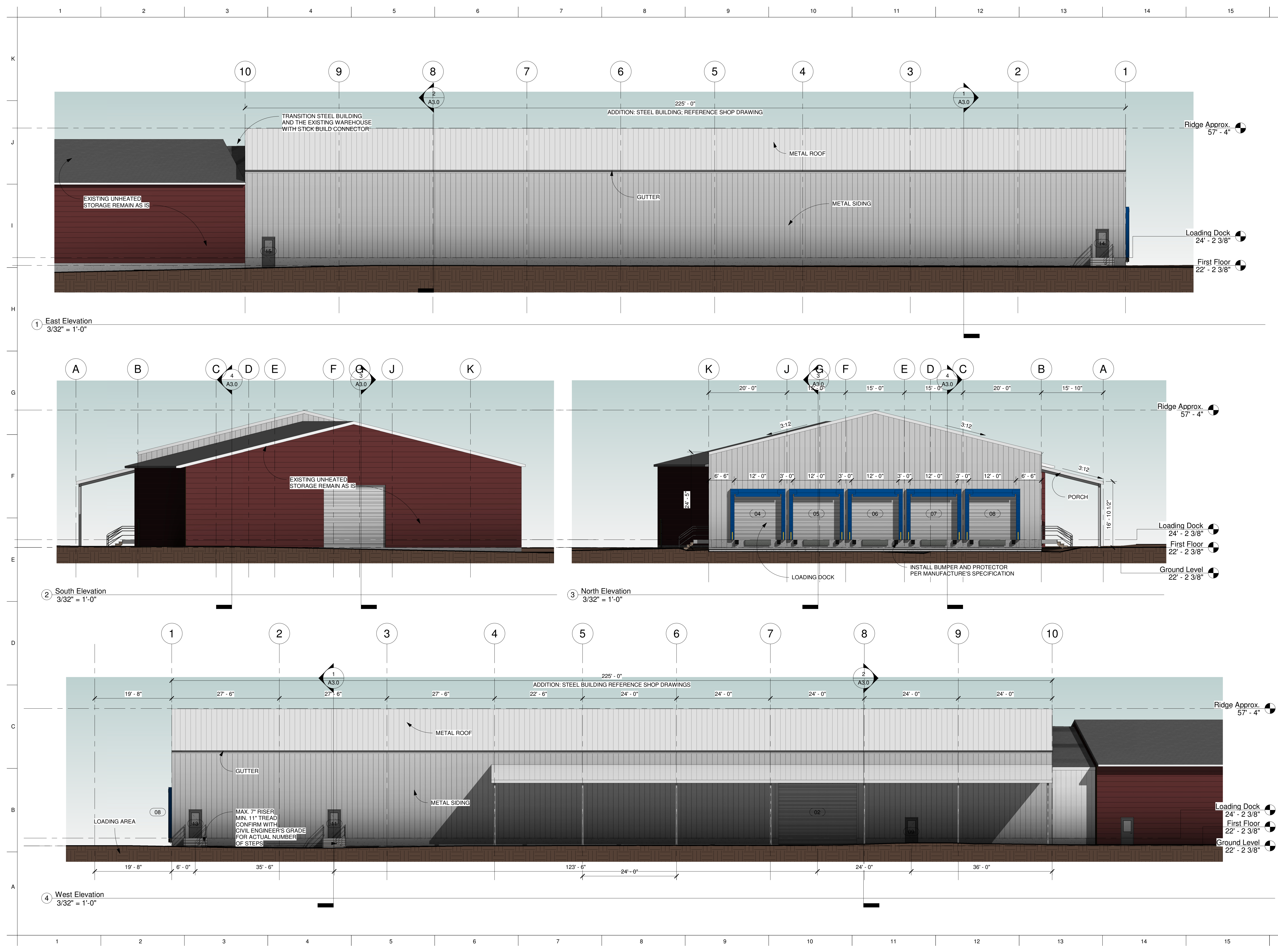
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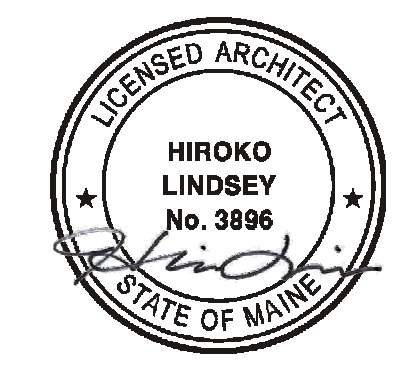
Elevations

Project number 20181130
Date 12/13/2018

A2.0

Scale 3/32" = 1'-0"





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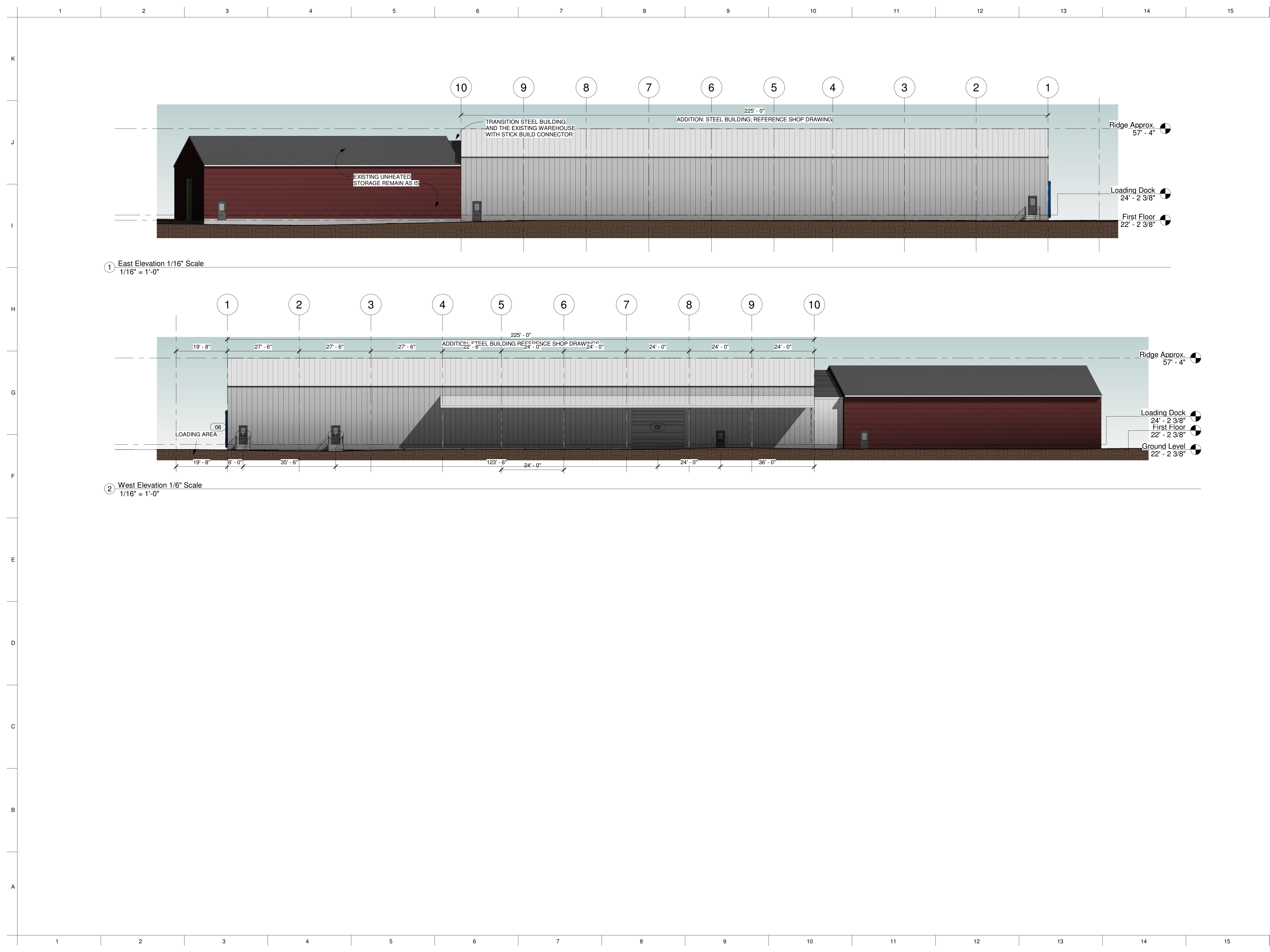
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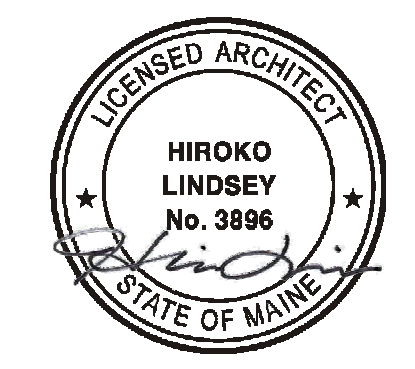
Elevations 1/6" Scale

Project number 20181130
Date 12/13/2018

A2.1
Scale 1/16" = 1'-0"

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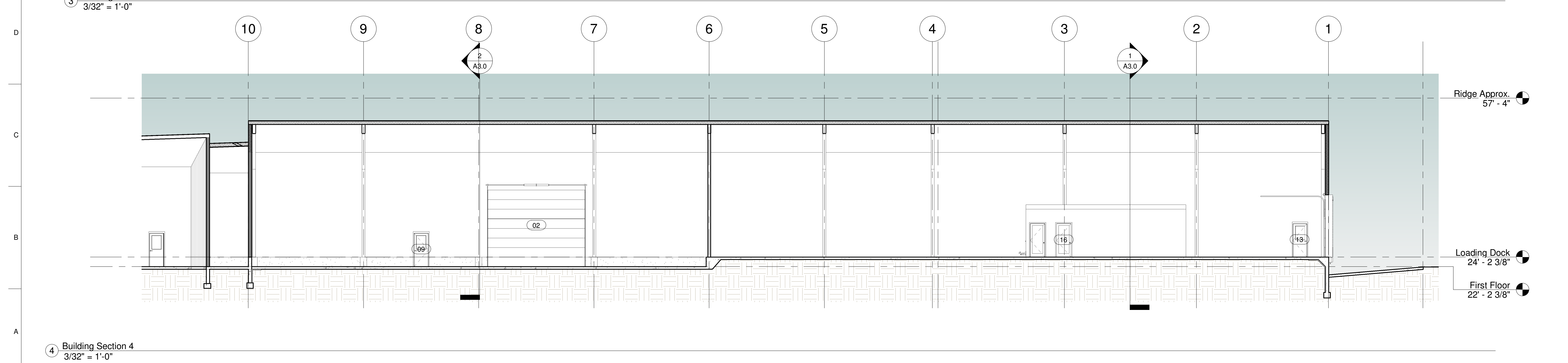
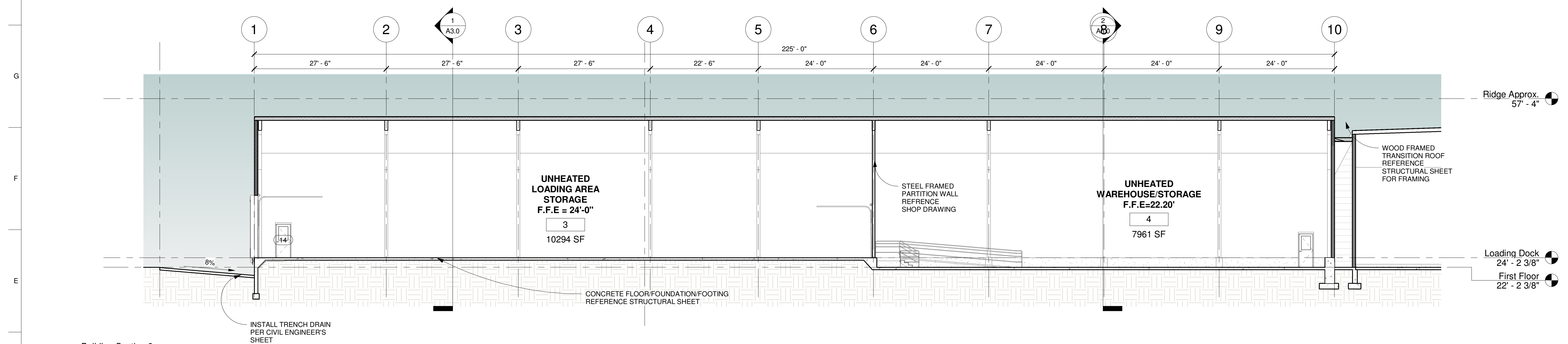
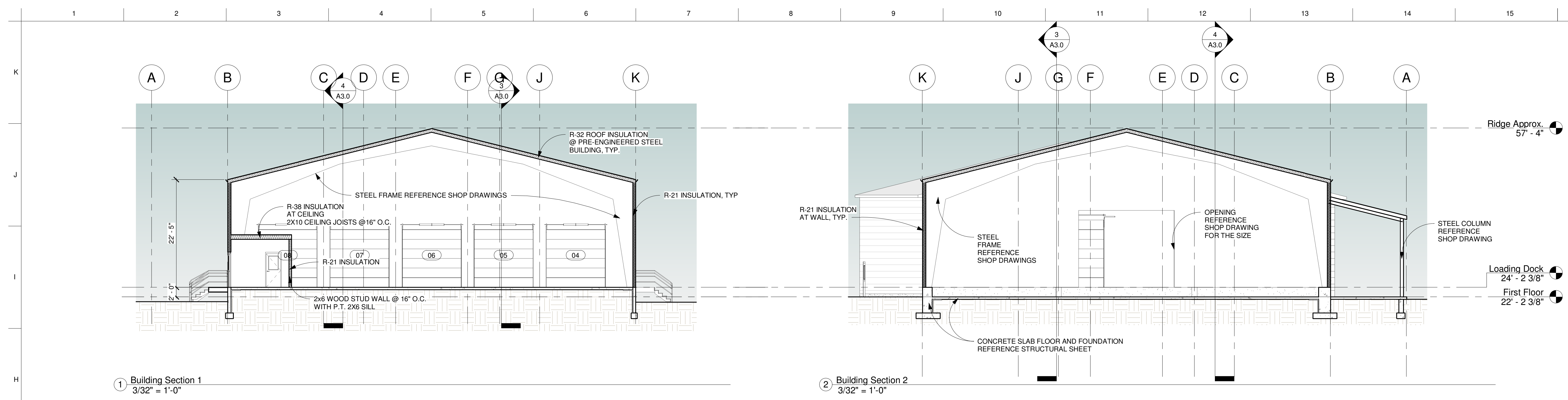
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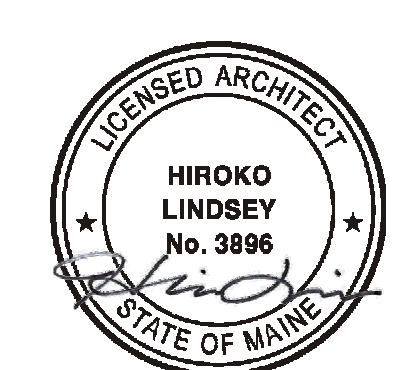
Building Sections

Project number 20181130
Date 12/13/2018

A3.0
Scale 3/32" = 1'-0"

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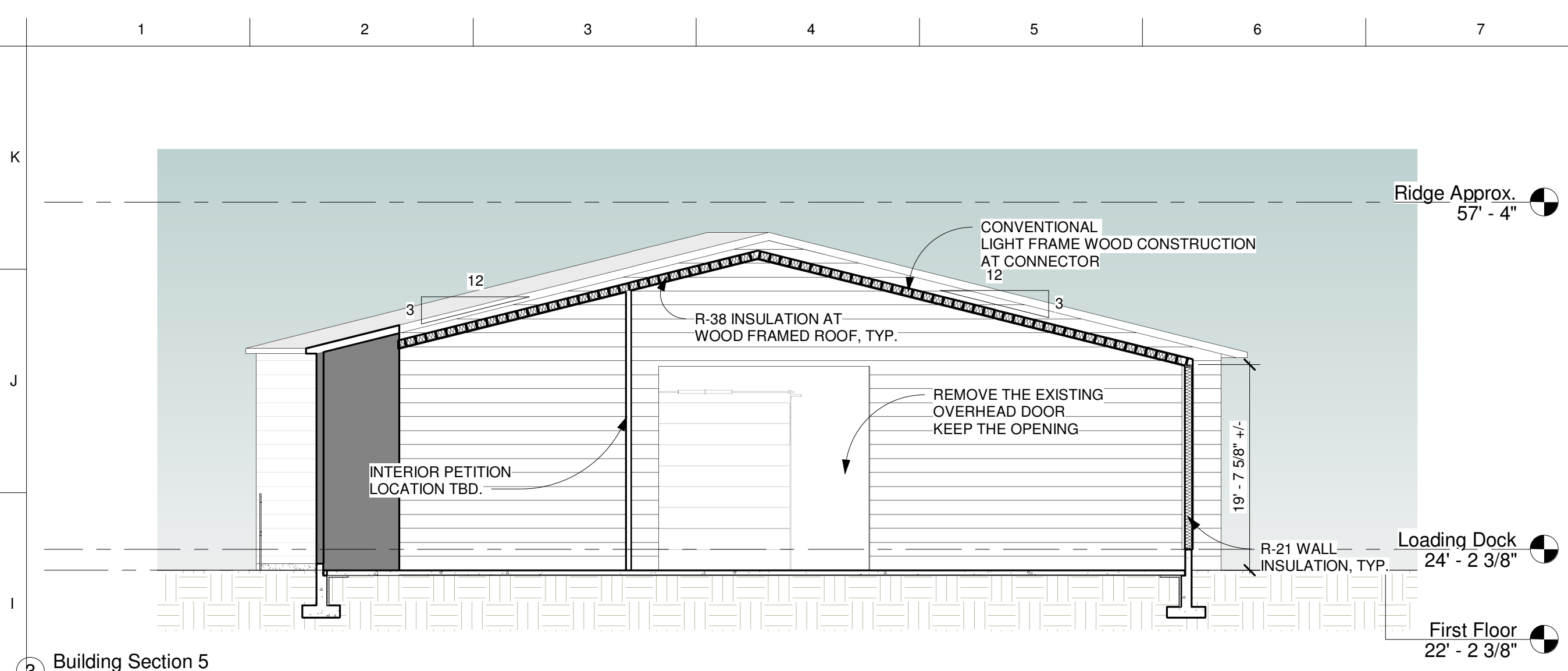
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Sections/ Wall Types

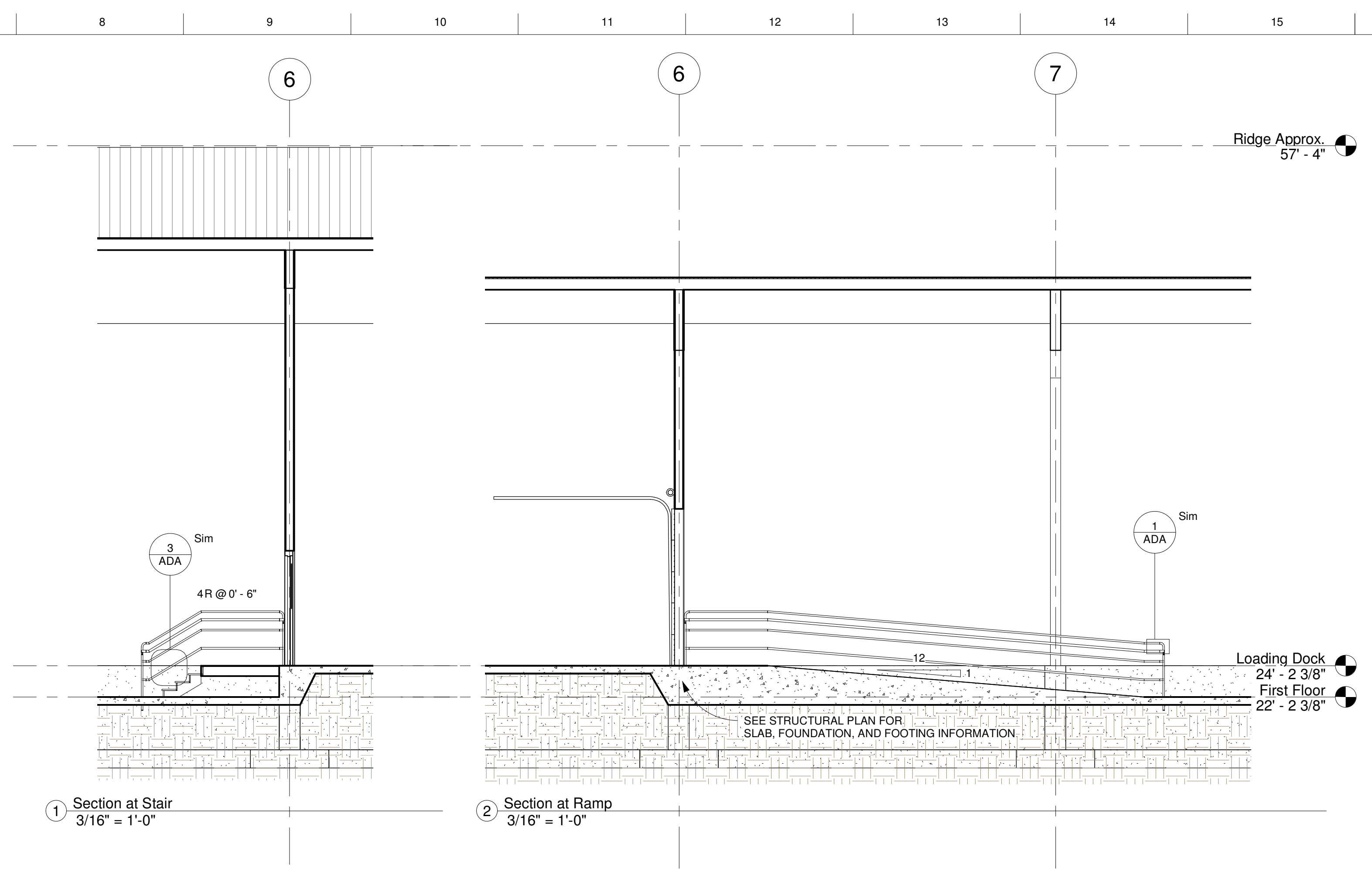
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Date 12/13/2018

A3.1
Scale As indicated

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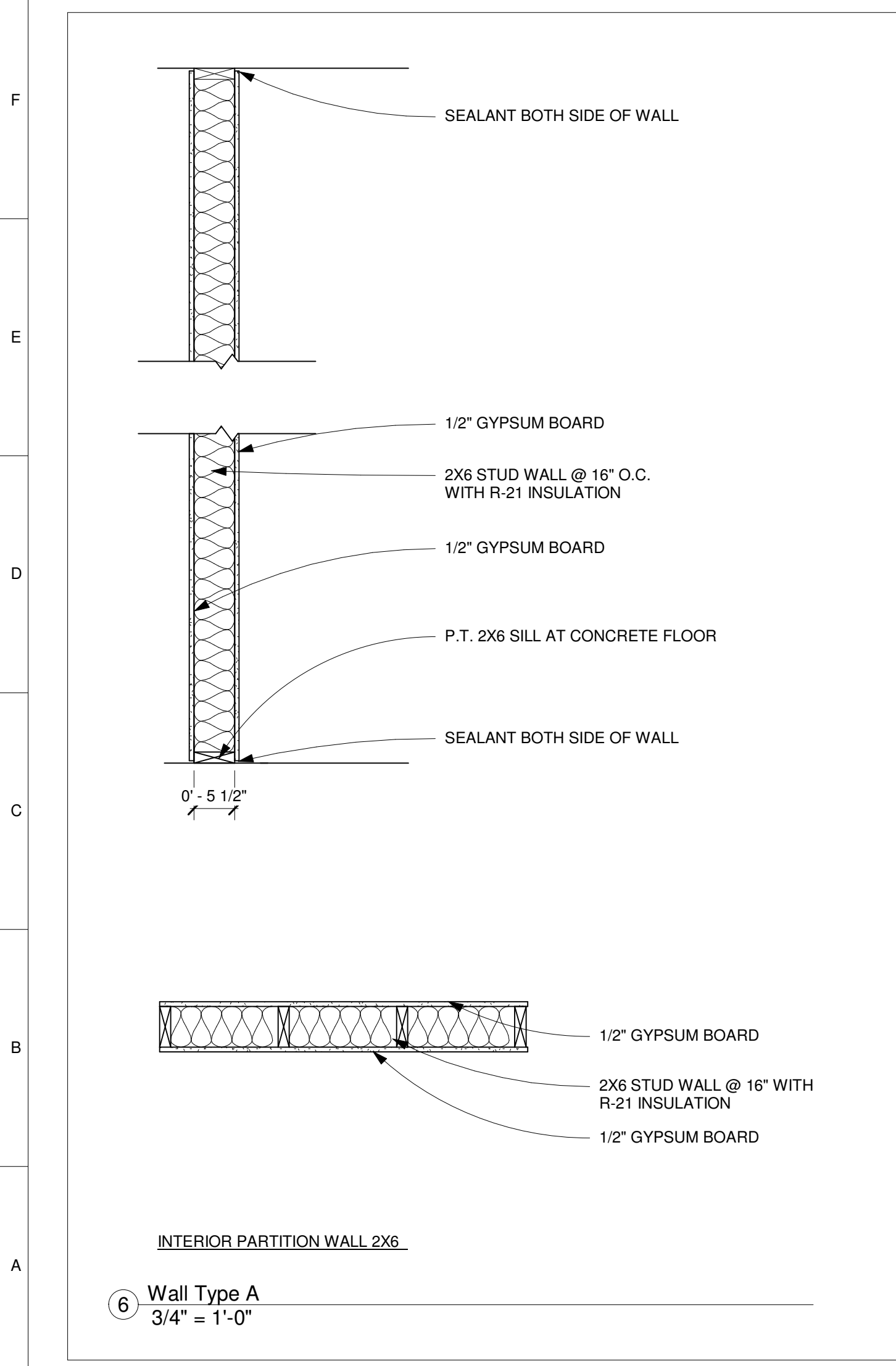


Building Section 5
3/32" = 1'-0"

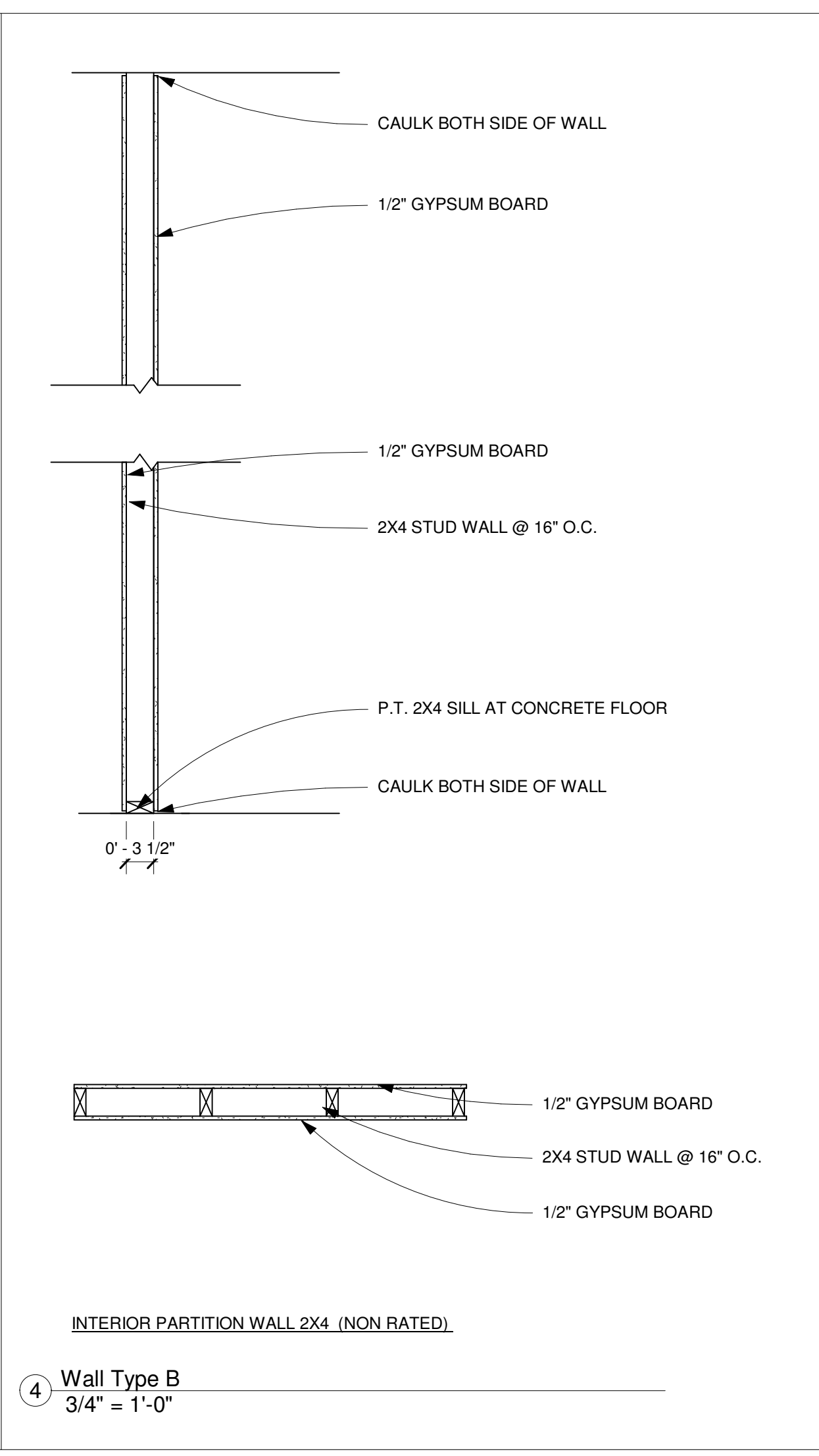


Section at Stair
3/16" = 1'-0"

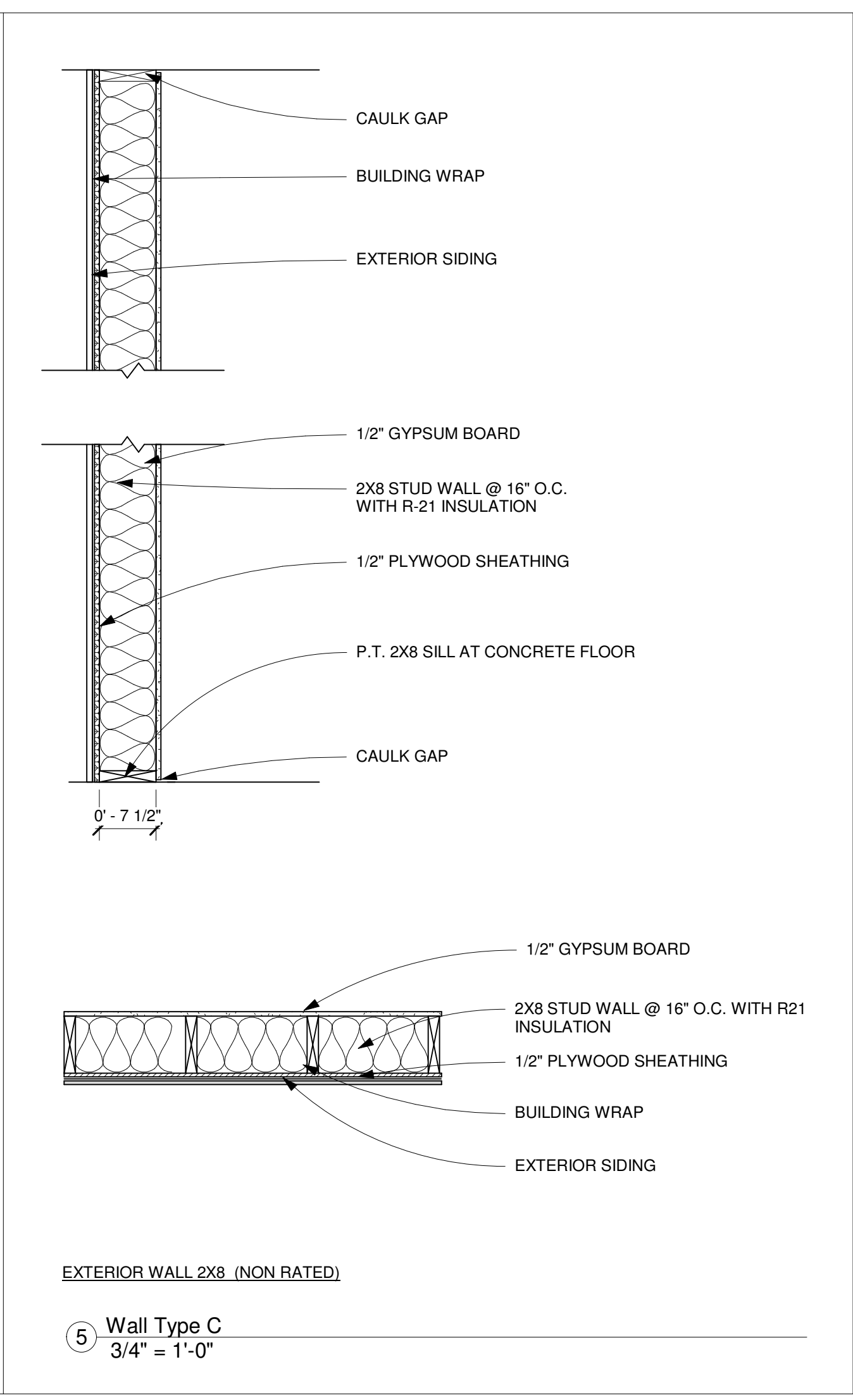
Section at Ramp
3/16" = 1'-0"



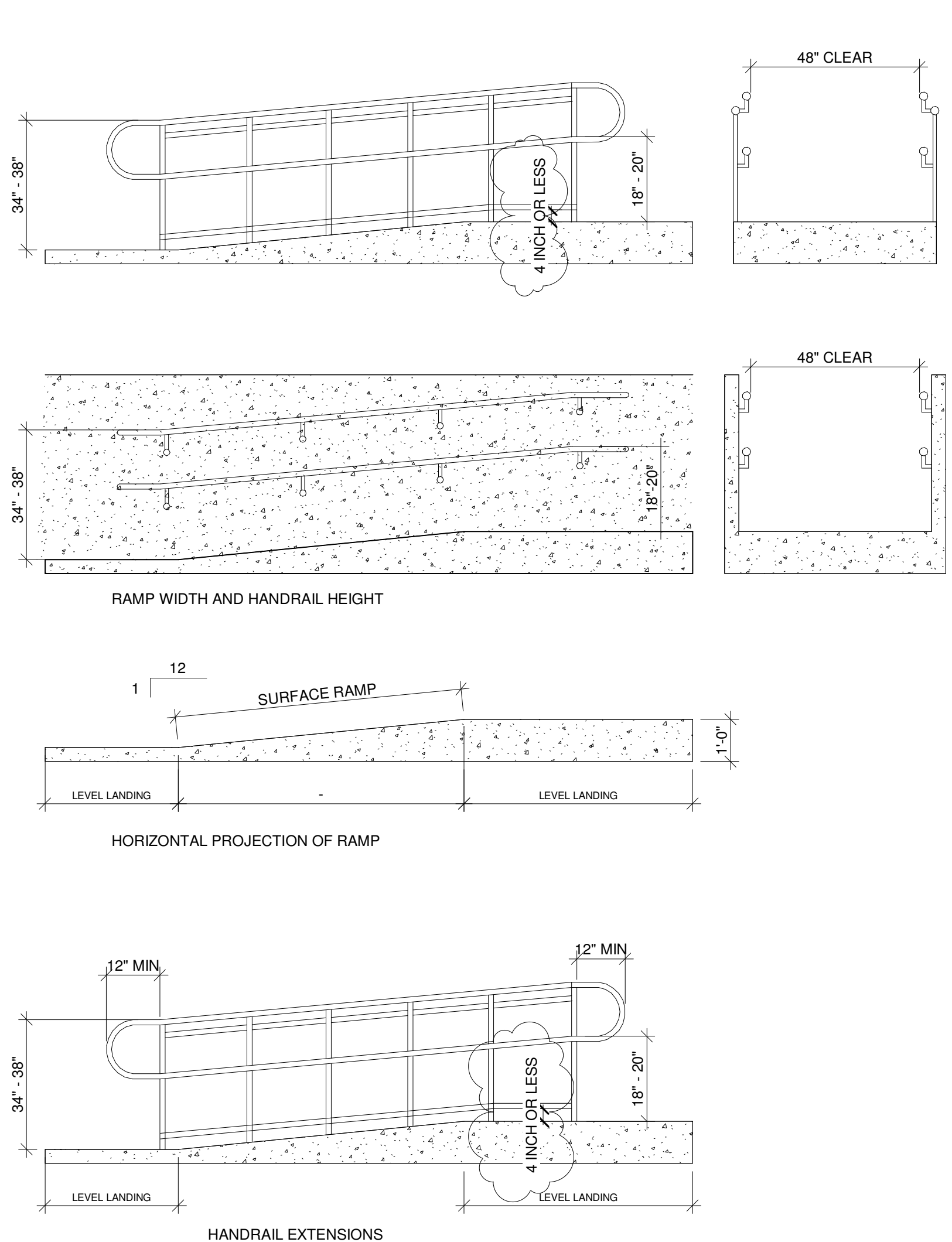
Wall Type A
3/4" = 1'-0"



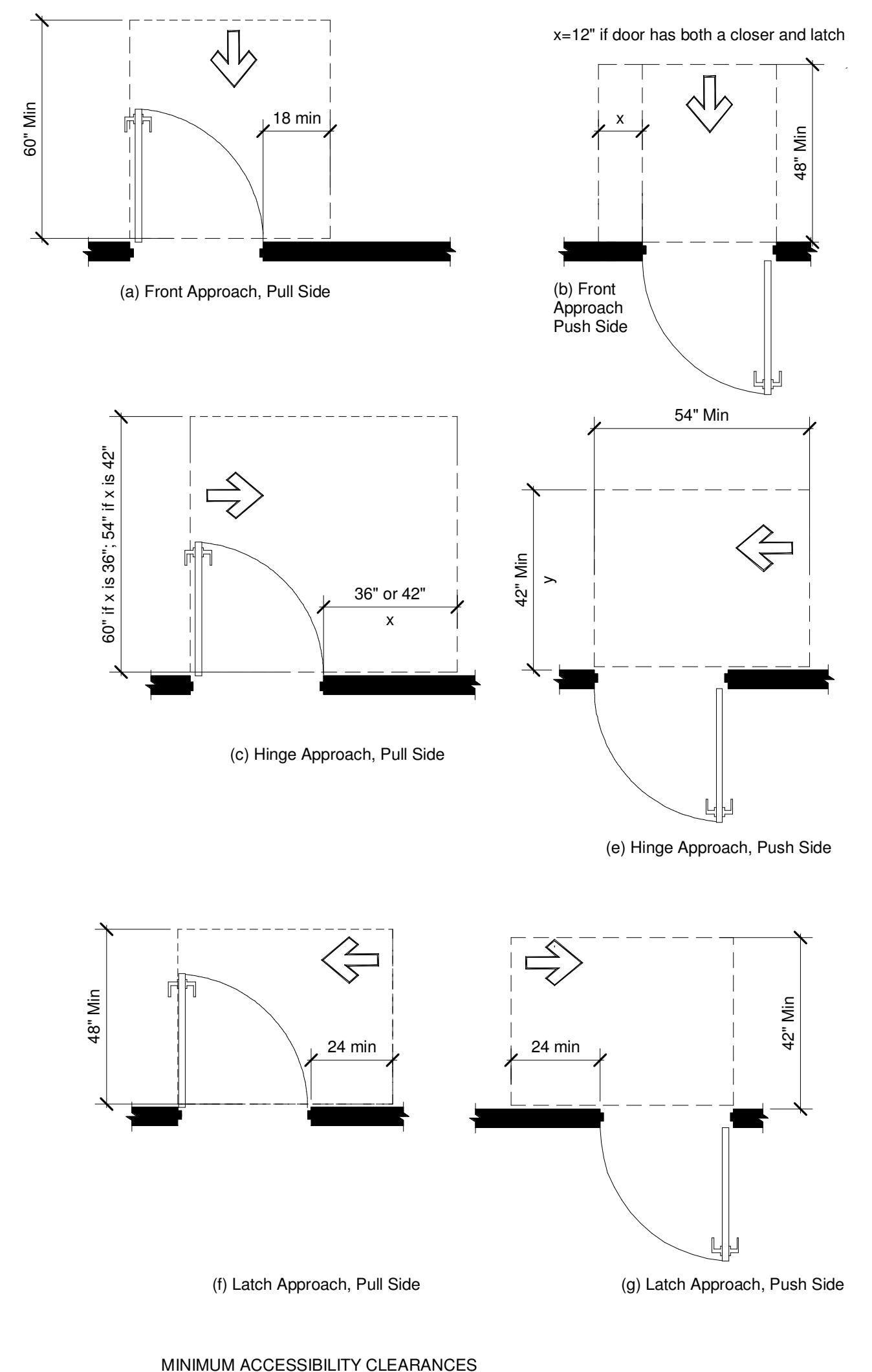
Wall Type B
3/4" = 1'-0"



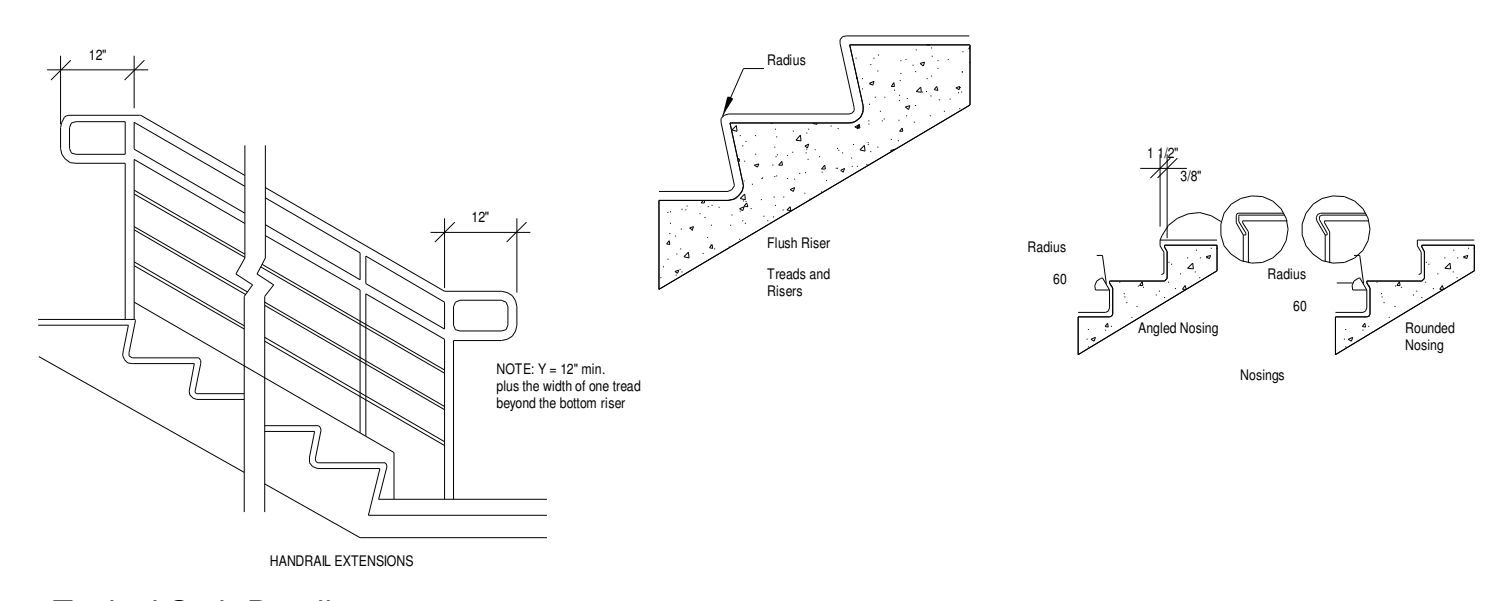
Wall Type C
3/4" = 1'-0"



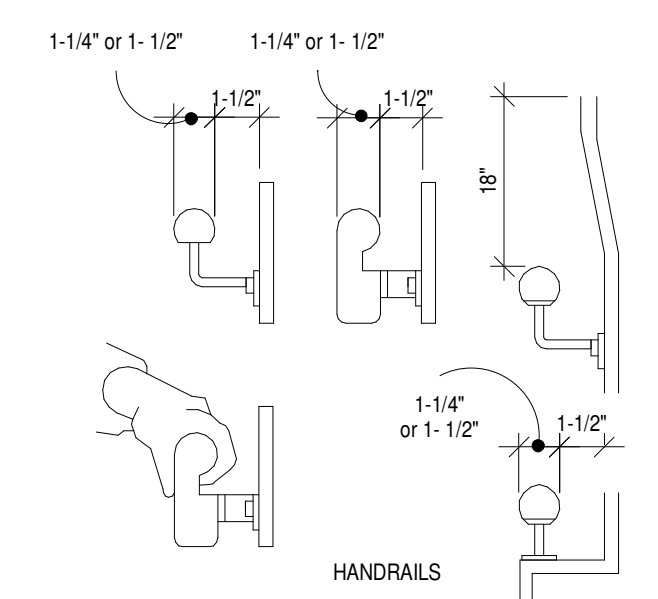
1 Typical Ramp and Handrail Details
3/8" = 1'-0"



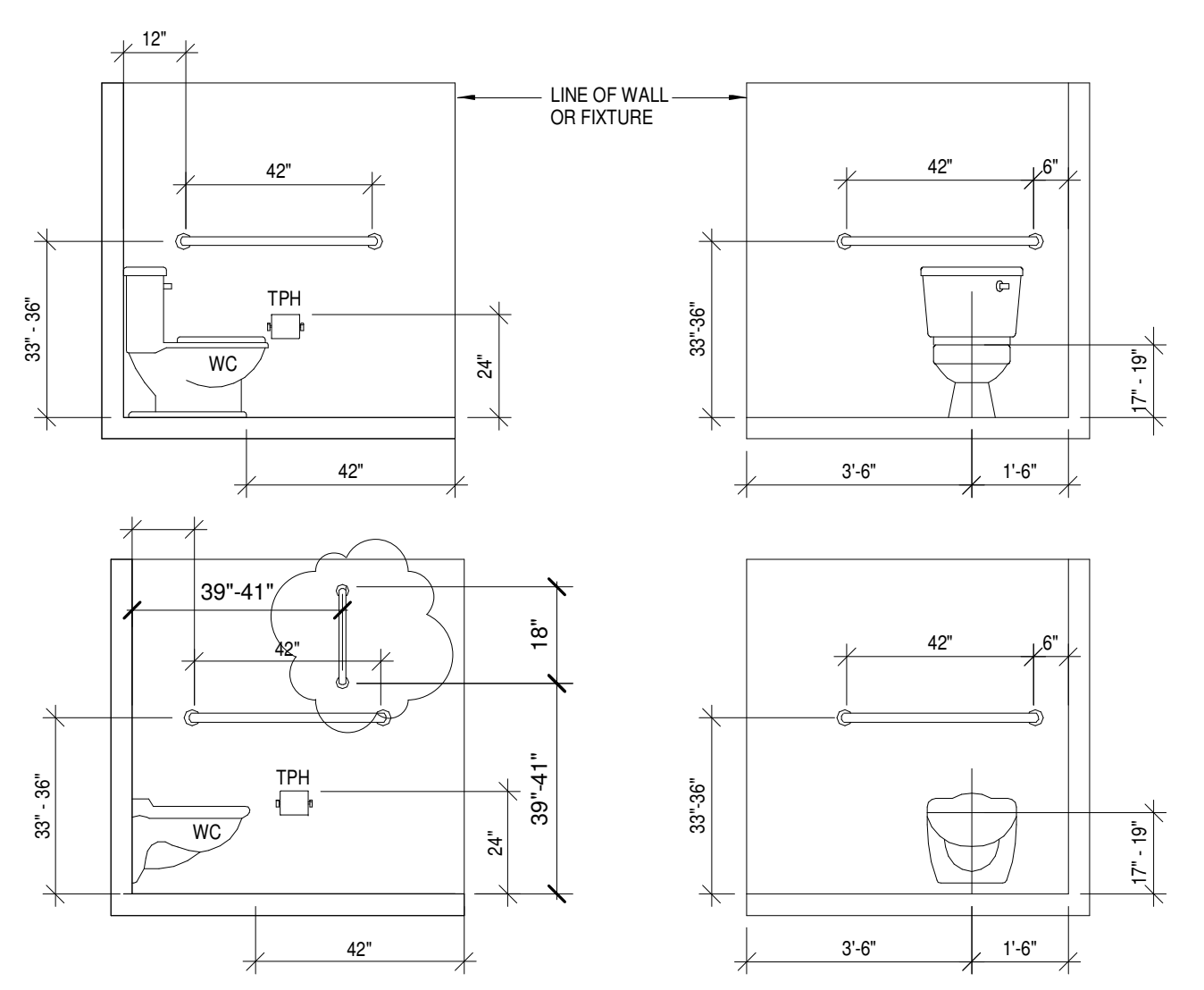
2 Typical Door Clearances
3/8" = 1'-0"



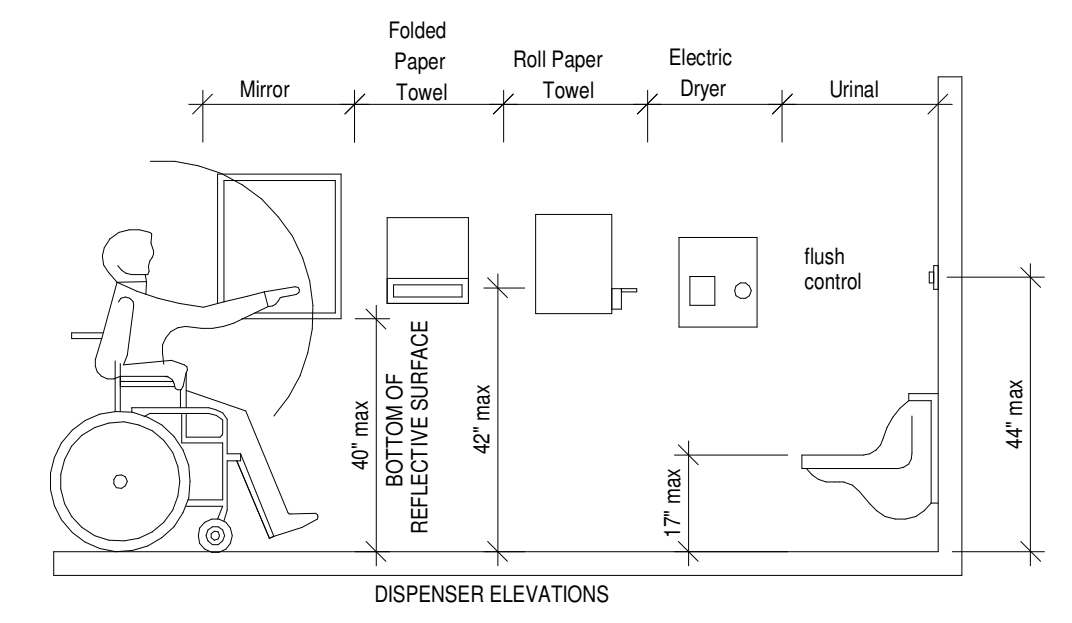
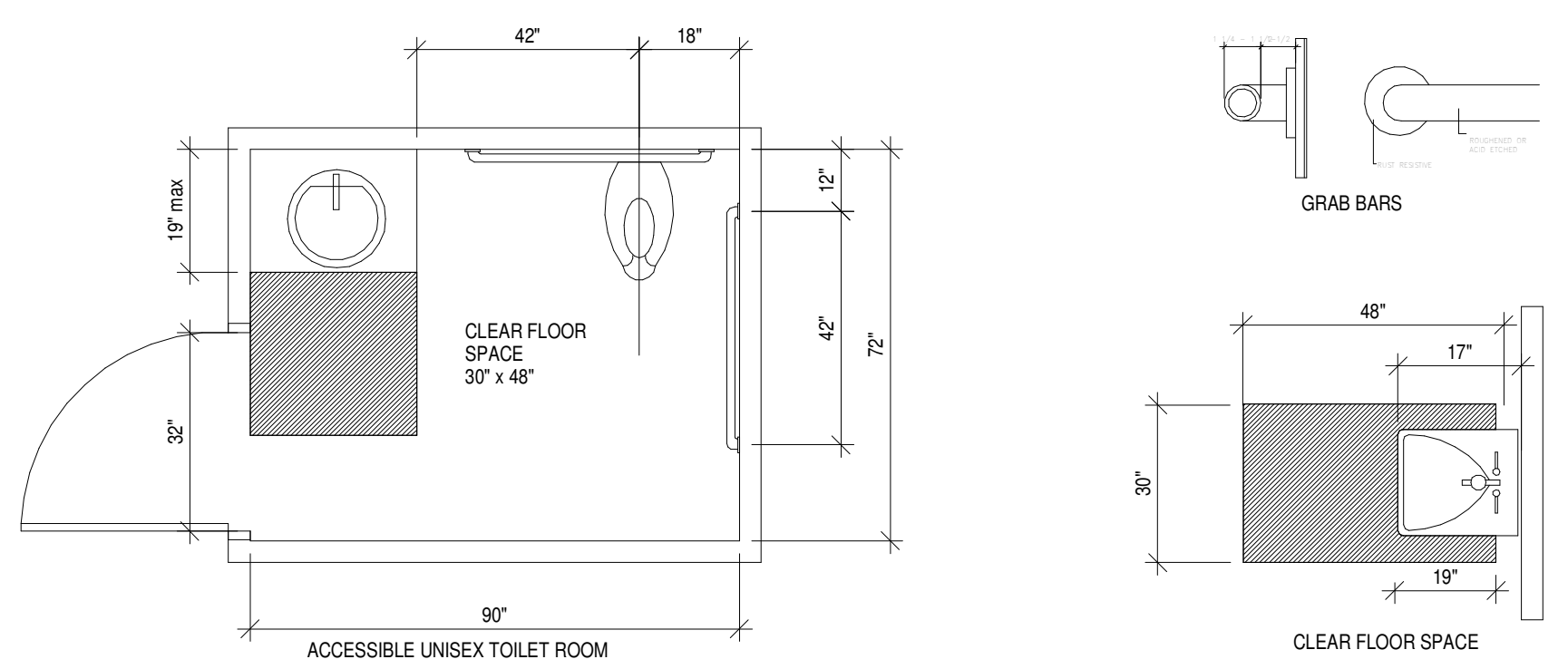
3 Typical Stair Detail
3/8" = 1'-0"

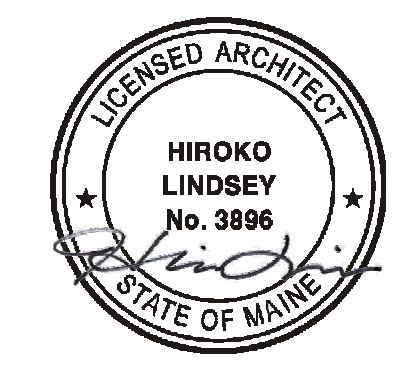


4 Typical Handrail Detail
3/8" = 1'-0"



5 Typical Accessible Unisex Toilet Room
3/8" = 1'-0"





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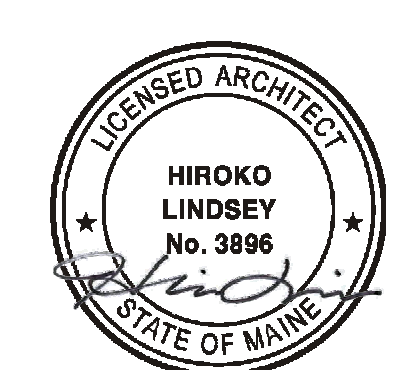
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Life Safety and Code Notes

Project number 20181130
Date 12/13/2018

LS-0.0
Scale 1/4" = 1'-0"

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15																																																																																							
1	1.1	1.2	1.3	2	2.1	3	3.1	4	4.1	5	5.1	5.2	5.2.1	5.2.2	6	6.1	6.1.1	7	7.1	7.1.1	7.2	7.3	7.4	7.4.1	7.4.2	7.4.3	7.4.4	7.5	7.5.1	7.5.2	7.5.3	7.6	7.6.1	7.6.2	7.6.2.1	7.6.3	7.6.4	8	8.1	8.1.1	8.1.2	8.1.3	8.1.3.1	8.1.3.2	8.1.4	8.2	9	9.1	9.1.1	9.2	10	10.1	10.2	10.2.1	10.3	11	11.1	11.1.1	11.1.2	11.1.3	11.2	11.2.1	11.2.2	11.2.3	11.2.4	11.2.5	11.2.6	11.3	11.3.1	11.4	12	12.1	12.1.1	12.1.2	12.2	12.3	13	13.1	13.2	13.3	13.3.1	13.3.2	13.4	13.4.1	13.4.2	13.4.3	13.5	14	14.1	14.1.1											
	Portions of the exterior walls will use combustible or limited combustible materials. The interior walls and ceiling-roof assemblies will not be rated.	According to the NFPA, the building is of Type V (000) construction.	According to the International Code Council (ICC), the building is of Type VB construction.	Level of Exit Discharge (LED)	The level of exit discharge is defined in Section 3.3.77.1 of NFPA 101-2009. It is the lowest story from which not less than 50 percent of the required number of exits and not less than 50 percent of the required egress capacity from such a story discharges directly outside to the finished ground level. Thus, the building's ground floor is deemed to be the level of exit discharge. The NFPA counts stories from the level of exit discharge to the highest occupiable story. Thus, per the NFPA, the building will be one story tall.	Story Above Grade Plane	A story above grade plane is any story having its finished floor surface entirely above grade plane, or in which the finished surface of the next floor is more than 6 feet above grade plane, or more than 12 feet above the finished ground level at any point. The International Code Council (ICC) counts stories starting with the story above grade plane and ending with the highest occupiable story containing the occupancy considered. Thus, per the ICC, the building will be one story tall.	Use and Occupancy	NFPA considers the building to be a mix of Business and Storage Occupancies with an incidental mechanical equipment room. Within the International Building Code (IBC-2015), the Business Occupancy is classified as a Business (B) Use Group, the Storage Occupancy is classified as a Storage (S-1) Use Group, and the mechanical equipment room is classified as a Utility (U) Use Group.	Work Area	The existing warehouse will be expanded by adding a stick-built transition to a pre-engineered steel building.	This is considered an addition in NFPA 101-2009 and IBC-2015.	Per Section 43.8.1.1 in NFPA 101-2009, newly constructed components will comply with NFPA 101 requirements applicable to new construction. The remainder of the building will meet the requirements of the code applicable to existing buildings.	Per Sections 1101.1 in IBC-2015, newly constructed components will comply with the International Building Code (IBC-2015). The remainder of the building will meet the requirements in Chapter 11 of IBC-2015.	Building Height and Area	Per Section 503.1 in IBC-2015, the building height and area will not exceed that which is permitted in Chapter 5. The one-story, 28,200 square foot building (footprint) will not exceed the maximum heights and areas, as catalogued in Table 6.1.	The building is less than 75 feet tall. Thus, it is not a high-rise.	Table 6.1: Allowable Building Heights and Area (VB Construction, Sprinklered)	Per Section 1003.2 in IBC-2015, the means of egress will have a ceiling height of at least 7 feet 6 inches.	Stairways will have a minimum headroom clearance of 80 inches, measured vertically from the edge of nosings.	Per Section 1006.2 in IBC-2015, where necessary, spaces will be equipped with at least two exit access doorways.	Per Section 1007.1.1 in IBC-2015, where two exits or exit accesses are required, they will be located at a distance from one another not less than one-third the length of the maximum overall dimension of the area being served.	Per Table 1006.2.1 in IBC-2015, if a space complies with all the following requirements, it can be equipped with one exit access doorway.	Business and Storage spaces where the common path of travel does not exceed 100 feet.	Utility spaces where the common path of travel does not exceed 75 feet (100 feet when the occupant load for a space is 30 or less).	Business and Utility spaces with a maximum occupant load of 49 people.	Storage spaces with a maximum occupant load of 29 people.	Per Section 1010.1.2 in IBC-2015, doors will be of the side-hinged swinging type.	Per Section 1010.1.2.1 in IBC-2015, where serving a room or area containing an occupant load of 50 or more persons, side-hinged swinging doors will swing in the direction of egress travel.	Doors in the means of egress will not be locked against egress. Locking devices will allow doors to be opened from within the building.	Egress doors will not use ordinary double-cylinder locks or key-operated chain locks.	The building will have a maximum occupant load of 59 people. It will be equipped with 7 exterior exits, each having a minimum egress capacity of 165 people. This exceeds the demand set forth by the occupant load.	Per Section 1010.1.1 in IBC-2015, doors will have a clear width of at least 32 inches.	Per Section 1011.2 in IBC-2015, stairs will have a clear width of at least 44 inches.	Per commentary in Section 1027 of IBC-2015, the exterior stairs are not considered "exit stairways" as they do not traverse a full story or more.	Per Section 1018.5 in IBC-2015, aisles will have a clear width of at least 44 inches.	Per Table 1020.2 in IBC-2015, corridors will have a clear width of at least 44 inches.	Stairs will comply with Section 1011 in IBC-2015.	Per Section 1011.5.2 in IBC-2015, risers will be 7 inches tall, treads will be 11 inches deep.	Per Section 1011.6 in IBC-2015, the depth of the landings will equal the width of the stairways or 48 inches, whichever is less.	The building is not a high-rise. Per Section 1025 in IBC-2015, stairs will not be equipped with luminous egress path markings.	Handrails will comply with Section 1014 in IBC-2015.	Guards will comply with Section 1015 in IBC-2015. Guards will be provided for stairs and platforms that exceed 30 inches above floor level.	NFPA 101-2009 and IBC-2015 regulate common paths of travel, dead-end corridors, and travel distances until one reaches an exit. The layout will not exceed the maximum paths of travel, as catalogued in Table 7.11.	Table 7.11: Maximum Paths of Travel in Sprinklered Buildings	Per Section 903.4 through 903.4.2 in IBC-2015, the building will be protected by a fire alarm system that complies with the National Fire Alarm and Signaling Code (NFPA 72-2007).	The building is unheated. A heated room will be constructed for the fire alarm control unit (FACU).	The system will include initiation by manual pull stations, sprinkler monitoring, and automatic smoke detection.	Occupant notification will include audio and visual signals from horns and strobes.	Audible notification will be heard throughout the building.	Visual notification will be in all public spaces.	Secondary power will have sufficient capacity to operate the fire alarm system under quiescent load for a minimum of 60 hours and, at the end of that period, operate all alarm notification appliances for 5 minutes.	Alarm, trouble, and supervisory signals will be automatically transmitted to an approved supervising station.	Fire Sprinkler System (Dry)	Per Table 506.2 in IBC-2015, the building will be protected by a fire sprinkler system that complies with the Standard for the Installation of Sprinkler Systems (NFPA 13-2016).	The building is unheated. Thus, it will be equipped with a dry sprinkler system. A heated room will be constructed for the water entrance and the fire sprinkler riser.	Each portion of the building will be classified to determine sprinkler design, installation, and water supply requirements.	Portable Fire Extinguishers	Portable fire extinguishers will be provided throughout the tenant. They will be selected and maintained in accordance with the Standard for Portable Fire Extinguishers (NFPA 10-2007).	ABC-Type fire extinguishers will be installed per Chapter 6 in NFPA 10-2007. They will be readily accessible within 75 feet of all locations, hung, marked by signage, and possess a valid inspection sticker.	An ABC-Type fire extinguisher will be located within 50 feet of any combustible or flammable liquid.	The distribution of fire extinguishers will also comply with Table E.3.4 in NFPA 10-2007, as catalogued in Table 10.3.	Table 10.3: Maximum Area (Square Feet) of Protection per Fire Extinguisher ¹	Per Section 1008.2 in IBC-2015, the means of egress serving a room or space will be illuminated whenever the room or space is occupied.	Per Section 1008.2.1 in IBC-2015, the means of egress illumination level will be at least 1 foot-candle (11 lux) at the walking surface.	For stair use, the minimum illumination level will be at least 10 foot-candles (108 lux) at the walking surface.	Externally illuminated walking surfaces will be at least .2 foot-candle (2.15 lux) at the walking surface.	Per Section 1008.3 in IBC-2015, in the event of power failure, emergency lights will automatically illuminate the following areas:	Electrical equipment rooms.	Public restrooms with an area greater than 300 square feet.	Aisles, corridors, and unenclosed egress stairways.	Exit enclosures and exit passageways.	Interior exit discharge elements.	Exterior egress components until exit discharge is accomplished.	Per Section 1008.3.5 in IBC-2015, the emergency power system will provide power for a duration of not less than 90 minutes.	Per Section 1008.3.5 in IBC-2015, illumination levels can decline under emergency power.	Per Section 1013.1 in IBC-2015, exit and exit access doors will be marked with internally illuminated exit signs that are readily visible from any direction of egress travel.	Interior Finish	Wall and ceiling finish materials will be in accordance with Table 803.11 in IBC-2015 and Section 10.2 in NFPA 101-2009.	Finishes will be Class B or better in exits.	Finishes will be Class C or better in all other occupiable areas.	Per Section 806.3 in IBC-2015, combustible decorative materials will not cover more than 10% of the specific wall or ceiling area to which they are attached to.	Floors will have at least a Class II rating.	Fire Rated Construction	The building will not be equipped with shafts or exit enclosures.	The building will not be separated into multiple control areas.	The building will be protected by a fire sprinkler system.	Per Table 509 in IBC-2015, incidental uses will not be enclosed in fire rated construction.	Corridors will not be fire rated in accordance with Table 1020.1 in IBC-2015.	Fire separation distances are used to evaluate exterior wall openings. Per Chapter 2 in IBC-2015, a fire separation distance (FSD) is the distance measured from the building face to one of the following (the distances are measured at right angles):	The closest interior lot line.	The centerline of a street, an alley, or public way.	An imaginary line between two buildings on the lot.	Exterior wall openings will comply with Table 705.8 in IBC-2015.	Hazardous Materials	Safety data sheets (SDS) will be readily available on site for all hazardous materials. This list will be used to ensure the maximum allowable quantities (MAQs) of hazardous materials are not exceeded.	Reference Tables 307.1(1), 307.1(2), and 414.2.5(1) in IBC-2015 to identify the MAQ per control area of hazardous materials posing a	ACCESSIBILITY	1103.2.2 Employee Work Areas Spaces and elements within employee work areas shall only be required to comply with Sections 907.5.2.3.1, 1009 and 1104.3.1 and shall be designed and constructed so that individuals with disabilities can approach, enter and exit the work area. Work areas, or portions of work areas, other than raised courtroom stations in accordance with Section 1108.4.1.4, that are less than 300 square feet (30 m ²) in area and located 7 inches (178 mm) or more above or below the ground or finished floor where the change in elevation is essential to the function of the space shall be exempt from all requirements.	1104.3.1 Employee Work Areas Common use circulation paths within employee work areas shall be accessible routes. Exceptions: 1. Common use circulation paths, located within employee work areas that are less than 1,000 square feet (93 m ²) in size and defined by permanently installed partitions, counters, casework or furnishings, shall not be required to be accessible routes. 2. Common use circulation paths, located within exterior employee work areas, that are an integral component of equipment, shall not be required to be accessible routes. 3. Common use circulation paths, located within exterior employee work areas that are fully exposed to the weather, shall not be required to be accessible routes.	PLUMBING FIXTURE TABLE 422.1 WATER CLOSET: 1 Male, 1 Female for S1 and B occupancy LAVATORY: 1 Male, 1 Female for S1 and B occupancy WATER FOUNTAIN: 1 for S1 and B occupancy



PERMIT SET

CONSULTANT

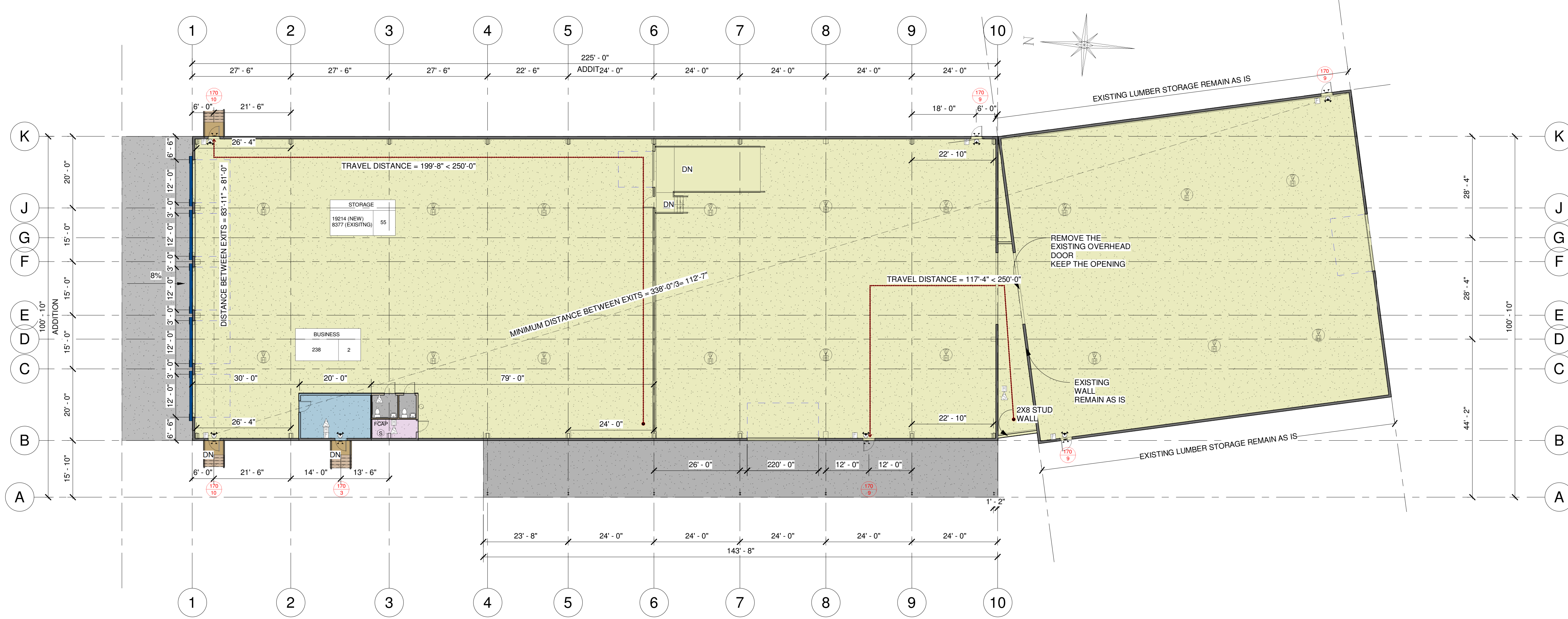
Eldredge Lumber & Hardware
165 Presumpscot Street
Portland, ME 04103

Life Safety Plan First Floor

Project number 20181130
Date 12/13/2018

LS-1.1
Scale As indicated

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USE CLASSIFICATION	
AREA	OCCUPANT LOAD
STORAGE	55
BUSINESS	2

CAPACITY OF EXIT DOOR (32" MIN) 34" CLEAR DIVIDED BY 0.2 = 170 PEOPLE

ACTUAL NUMBER OF PEOPLE EXISTING THROUGH DOOR

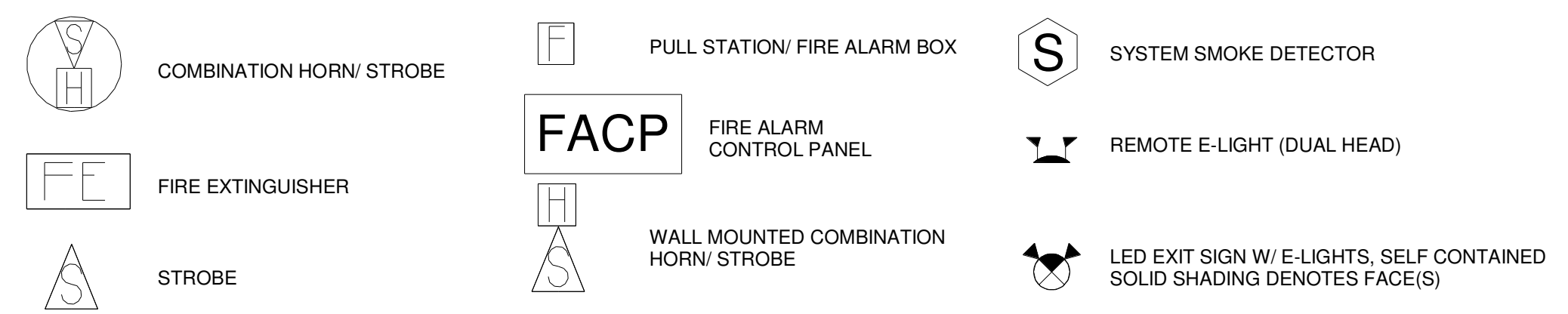
1 First Floor 3/32" Scale Life Safety
1/16" = 1'-0"

- FIRE ALARM LAYOUT**
1. INSTALL FIRE ALARM SYSTEM IN ACCORDANCE WITH LOCAL ORDINANCES AND STATE ADOPTED STANDARDS, INCLUDING, BUT NOT LIMITED TO, THE NATIONAL FIRE ALARM AND SIGNALING CODE (NFPA 72-2007).
 2. INSTALL DUCT SMOKES AND RELAYS FOR HVAC SHUTDOWN WHERE APPROPRIATE. DUCTS SMOKES SHALL BE DOWNSTREAM OF THE AIR FILTERS AND AHEAD OF ANY BRANCH CONNECTIONS IN AIR SUPPLY SYSTEMS HAVING A CAPACITY GREATER THAN 2,000 CFM.
 3. INSTALL MONITOR MODULES AS REQUIRED BY CODE (TO MONITOR FLOW, PRESSURE, AND TAMPER SWITCHES).
 4. LOCATION OF FIRE ALARM PANEL MUST BE VERIFIED BY AHJ. INSTALLATION OF ANNUNCIATOR PANEL MAY BE REQUIRED.
 5. INSTALL BATTERIES/ BOOSTER BOXES AS REQUIRED BY CODE.
 6. INSTALL MEANS OF TRANSMISSION PER CODE. MEANS OF TRANSMISSION SHALL BE VERIFIED WITH AHJ.
 7. EQUIP ALL EXITS WITH MANUAL PULL STATIONS.
 8. AUDIBLE NOTIFICATION SHALL BE HEARD THROUGHOUT THE BUILDING.
 9. VISUAL NOTIFICATION SHALL BE IN ALL PUBLIC SPACES.

- EMERGENCY LIGHTING LAYOUT**
1. INSTALL EMERGENCY LIGHTS IN ACCORDANCE WITH LOCAL ORDINANCES AND STATE ADOPTED STANDARDS, INCLUDING, BUT NOT LIMITED TO, THE BUILDING CODE (IBC-2015) AND THE LIFE SAFETY CODE (NFPA 101-2009).
 2. INSTALL ADDITIONAL INTERIOR EMERGENCY LIGHTS PER CODE.
 3. ARRANGEMENT OF INTERIOR EMERGENCY LIGHTS WILL DEPEND ON LAYOUT OF RACK STORAGE AND CAPABILITY OF SELECTED E-LIGHTS. IN THE EVENT OF POWER FAILURE, EMERGENCY LIGHTS WILL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS:
 - 3.1. ELECTRICAL EQUIPMENT ROOMS.
 - 3.2. PUBLIC RESTROOMS WITH AN AREA GREATER THAN 300 SQUARE FEET.
 - 3.3. AISLES, CORRIDORS, AND UNENCLOSED EGRESS STAIRWAYS.
 - 3.4. EXIT ENCLOSURES AND EXIT PASSAGEWAYS.
 - 3.5. INTERIOR EXIT DISCHARGE ELEMENTS.
 - 3.6. EXTERIOR EGRESS COMPONENTS UNTIL EXIT DISCHARGE IS ACCOMPLISHED.

- EXIT SIGNAGE LAYOUT**
1. EXIT AND EXIT ACCESS DOORS WILL BE MARKED WITH INTERNALLY ILLUMINATED EXIT SIGNS THAT ARE READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL.

LEGEND



- NOTES TYPICAL FOR ALL FLOORS**
1. INSTALL FIRE ALARM SYSTEM IN ACCORDANCE WITH LOCAL ORDINANCES AND STATE ADOPTED STANDARDS, INCLUDING, BUT NOT LIMITED TO, THE NATIONAL FIRE ALARM AND SIGNALING CODE (NFPA 72-2007).
 2. INSTALL DUCT SMOKES AND RELAYS FOR HVAC SHUTDOWN WHERE APPROPRIATE. DUCTS SMOKE SHALL BE DOWNSTREAM OF THE AIR FILTERS AND AHEAD OF ANY BRANCH CONNECTIONS IN AIR SUPPLY SYSTEM HAVING A CAPACITY GREATER THAN 2,000 CFM.
 3. INSTALL MONITOR MODULES AS REQUIRED BY CODE (TO MONITOR FLOW, PRESSURE, AND TAMPER SWITCHES).
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 8. AUDIBLE NOTIFICATION SHALL BE HEARD THROUGHOUT THE BUILDING.
 9. VISUAL NOTIFICATION SHALL BE IN ALL PUBLIC SPACES.

STRUCTURAL GENERAL NOTES

**Eldredge Lumber
P.E.M.B. Foundation**
145 Presumpscot St
Portland, ME
SI Job #: 18-0187

DESIGN LOADS: International Building Code; IBC 2015 Edition, except as noted
Occupancy Category, Table 1604.5

Roofs:	II	Standard
Ground Snow, Pg		60 psf (used for drifting calculations)
Sloped Roof Snow, Ps		42 psf
Snow Exposure Factor, Ce	Table 1608.3.1	1.0
Snow Importance Factor, Is	Table 1604.5	1.0
Snow Thermal Factor, Ct	Table 1608.3.2	1.0
Roof Live Load		20 psf
Lateral		
Wind IBC 1603.1.4, ASCE 7-10		Analytic Method
Ultimate Design Wind Speed		118
mph		
Importance Factor		1.0
Building Category and Internal Pressure Coefficient		Enclosed
IBC 1609.2, ASCE Figure 6-5		GCpi=0.18
Exposure		B
Components and Cladding Pressures		See Building Drawings
Use Group		I
Importance Factor		1.0
Spectral Response	Acceleration	Coefficient
Short Period	S _s 0.310 g	S _{DS} 0.3207 g
One Second	S ₁ 0.080 g	S _{D1} 0.128 g
Soils Site Class Table 1615.1.1		D
Design Category Table 1616.3		B
Basic Force Resisting System , Table 1617.6.2		Dual System, etc
Design Base Shear	V	4.7 kips
Seismic Response Coefficient	C _s	0.107
Response Modification Coefficient	R	3.0
Analysis Procedure		Equivalent Lateral Force

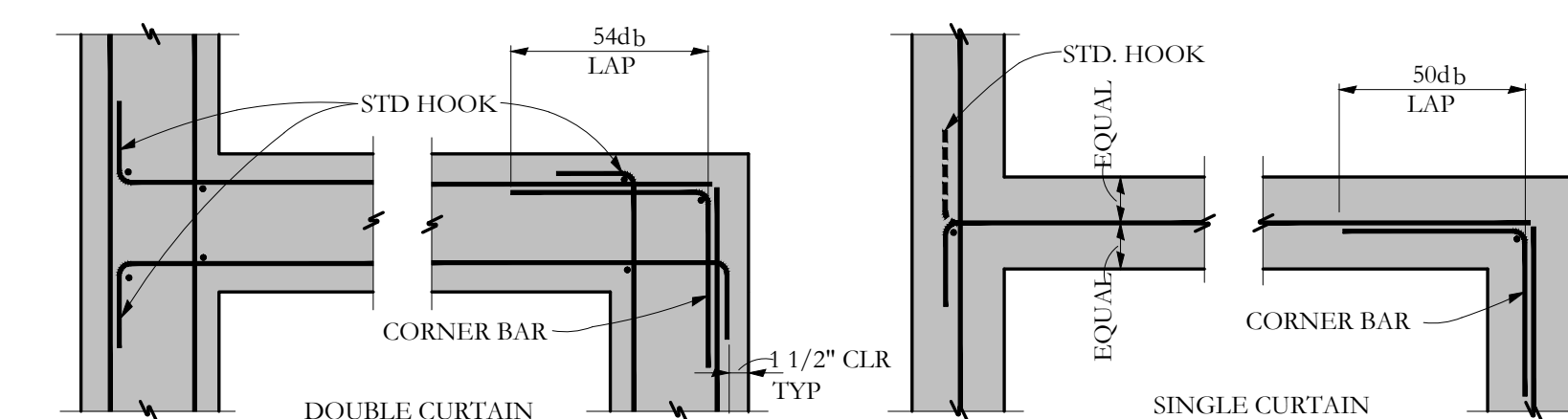
FOUNDATION DESIGN:
Refer to soils report No. 18304 by Summit Geoenvironmental Services Inc. dated August 16, 2018. Soils engineer shall verify soil conditions and types during excavation and prior to concrete placement.

--Footings--
Design of footings is based on
maximum allowable bearing pressure 3000 psf
Bear on the natural undisturbed soil, or compacted structural fill, below frost depth, as indicated in soils report.

REINFORCED CONCRETE:
We encourage the use of blast furnace slag.
Design is based on "Building Code Requirements for Reinforced Concrete"(ACI 318). Concrete work shall conform to "Standard Specifications for Structural Concrete" (ACI 309).
Structural concrete shall have the following properties:

Intended Use	f'c, psi 28day	Max W/C Ratio	Maximum Aggregate	Slump inches	Entrained Air Percent ±1.5%	Cement Type	Admixtures, Comments
footings	3,500	.6	¾" Stone	4	---	I/II	
walls	4,000	.45	¾" Stone	4	6%	I/II	
exterior slab on grade	4,500	.45	¾" Stone	4	6%	I/II	Fibermesh
interior slabs on grade	3,500	.5	¾" Stone	4	---	I/II	Fibermesh

Detailing, fabrication, and placement of reinforcing steel shall be in accordance with the Manual of Standard Practice for Detailing Reinforced Concrete Structures (ACI 315).
Welded wire fabric shall conform to ASTM A185.
Reinforcing bars shall conform to ASTM A615, Grade 60,
except ties or bars shown to be field-bent, which shall be Grade 40.
Epoxy coated reinforcing bars shall conform to ASTM 775.
Zinc coated (galvanized) reinforcing bars shall conform to ASTM 767.
Bars to be welded shall conform to ASTM 706.
At splices, lap bars 50 diameters unless noted otherwise.
At corners and intersections, make horizontal bars continuous or provide matching corner bars.
Around openings in walls and slabs, provide 2-#5, extending 2'-0 beyond edge of opening.
In continuous members, splice top bars at mid-span and splice bottom bars over supports.
Provide intermittent shear keys at all construction joints and elsewhere as shown on the drawings.
Except as noted on the drawings, concrete protection for reinforcement in cast-in-place concrete shall be as follows:
a. Cast against and permanently exposed to earth 3"
b. Exposed to earth or weather:
#6 through #18 bars 2"
#5 bar, W31 or D31 wire, and smaller 1-1/2"
c. Not exposed to weather or in contact with ground:
Slabs, walls, joists: #11 bar and smaller 3/4"
Beams, columns:
Primary reinforcement 1-1/2"
Stirrups, ties, spirals 1-1/2"
Fibermesh admixture shall be 100% virgin polypropylene, fibrillated fibers as manufactured by Fibremesh Co. per ASTM C-1116 type 1114.1.3 and ASTM C-1116 performance level one, 1.5 lbs per cubic yard of concrete.
Anchor bolts and rods for beam and column-bearing plates shall be placed with setting templates.
Permanent corrugated steel forms for concrete floor slabs shall be manufactured and erected according to the "Specifications and Code of Standard Practice" of the Steel Deck Institute.
All concrete work is subject to inspection by a qualified special inspector employed by the owner in accordance with IBC Section 1704.4.



TYPICAL CONCRETE WALL INTERSECTIONS
NO SCALE

STRUCTURAL STEEL:
Structural steel shall be detailed, fabricated, and erected in accordance with latest AISC Specifications, and Code of Standard Practice. Structural steel wide flange beams shall conform to ASTM A992. Plates, angles, and channels shall conform to ASTM A36.
Except as noted, framed beam connections shall be bearing-type with 3/4" diameter, snug tight, A325-N bolts, detailed in conformance with Part 4, Tables II and III, for 0.6 times the allowable uniform loads tabulated in Part 3 of the AISC Manual, 14th Edition.
Install bolts in accordance with AISC "Specification for Structural Joints Using ASTM A325 or A490 Bolts".
All beams shall have full depth web stiffeners each side of webs above and below columns.
Anchor rods shall conform to ASTM F1554, Grade 55, with weldability supplement S1.
Headed anchor studs (HAS) shall be attached to structural steel with equipment approved by the stud manufacturer according to the stud manufacturer's recommendations.
Welding shall be done by a certified welder in accordance with AISC and AWS specifications and recommendations using E70-electrodes. Where not specifically noted, minimum weld shall be 3/16" fillet by length of contact edge.
All post-installed anchors shall have current ICC Evaluation Report, and shall be installed in accordance with the manufacturer's requirements.

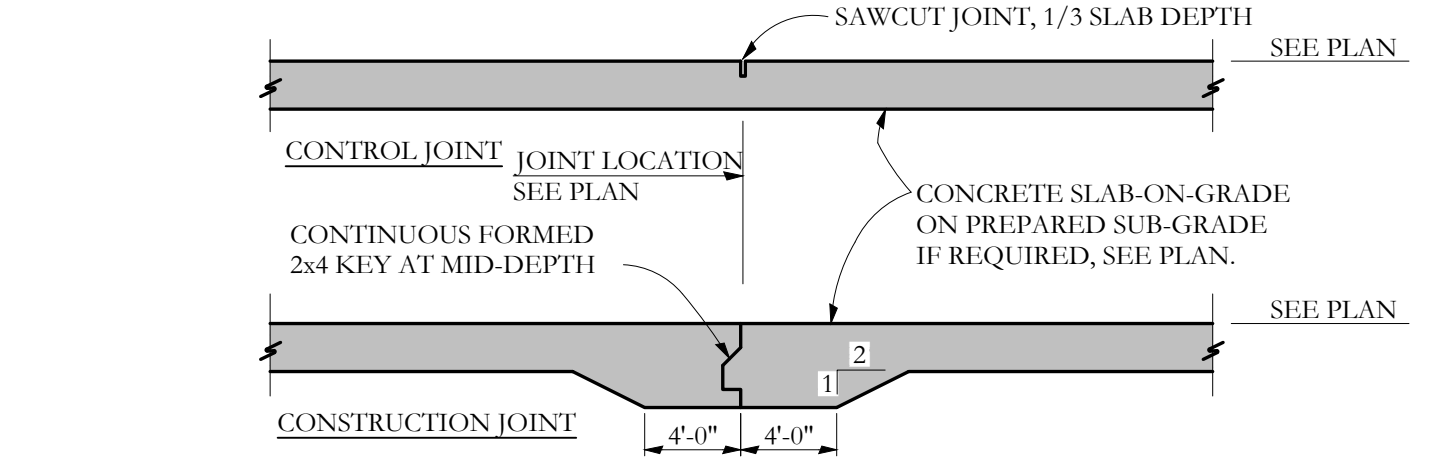
SHOP DRAWINGS:
Construction Documents are copyrighted and shall not be copied for use as erection plans or shop details.
Use of SI Inc.'s electronic files as base for shop drawings requires prior approval by SI Inc, signed release of liability by subcontractor,
payment of an administration fee of \$100 per drawing sheet to SI Inc, and deletion of SI Inc.'s name and Logo from all sheets so used.
The General Contractor and his subcontractors shall submit in writing any requests to modify the plans or specifications.
All shop and erection drawings shall be checked and stamped by the General Contractor prior to submission for Engineer's review.
Unchecked submittals will be returned without review.
Furnish one (1) reproducible and two (2) prints of shop and erection drawings to the Structural Engineer for review prior to fabrication for, reinforcing steel, P.E.M.B. anchor bolt plan, P.E.M.B. shop drawings, and P.E.M.B. reactions.
Submit in a timely manner to permit ten (10) working days for review.
Shop drawings submitted for review do not constitute "in writing" unless specific suggested changes are clearly marked.
In any event, such changes by means of the shop drawing submittal process become the responsibility of the one initiating such change.

FIELD VERIFICATION OF EXISTING CONDITIONS:
Contractor shall thoroughly inspect and survey existing structure to verify conditions that affect the work shown on the drawings. Contractor shall report any variations or discrepancies to the Architect before proceeding.

STRUCTURAL ERECTION AND BRACING REQUIREMENTS:
The structural drawings illustrate the completed structure with elements in their final positions, properly supported and braced. These construction documents contain typical and representative details to assist the contractor.
Details shown apply at all similar conditions unless otherwise indicated.
Although due diligence has been applied to make the drawings as complete as possible, not every detail is illustrated, nor is every exceptional condition addressed.
All proprietary connections shall be installed in accordance with the manufacturers' recommendations.
All work shall be accomplished in a workmanlike manner and in accordance with the applicable code and local ordinances.
The general contractor is responsible for coordination of all work, including layout and dimension verification, materials coordination, shop drawing review, and the work of subcontractors.
Any discrepancies or omissions discovered in the course of the work shall be immediately reported to the architect for resolution.
Continuation of work without notification of discrepancies relieves the architect and engineer from all consequences.
Unless otherwise specifically indicated, the drawings do not describe methods of construction.
The contractor, in the proper sequence, shall perform or supervise all work necessary to achieve the final completed structure, and to protect the structure, workmen, and others during construction.

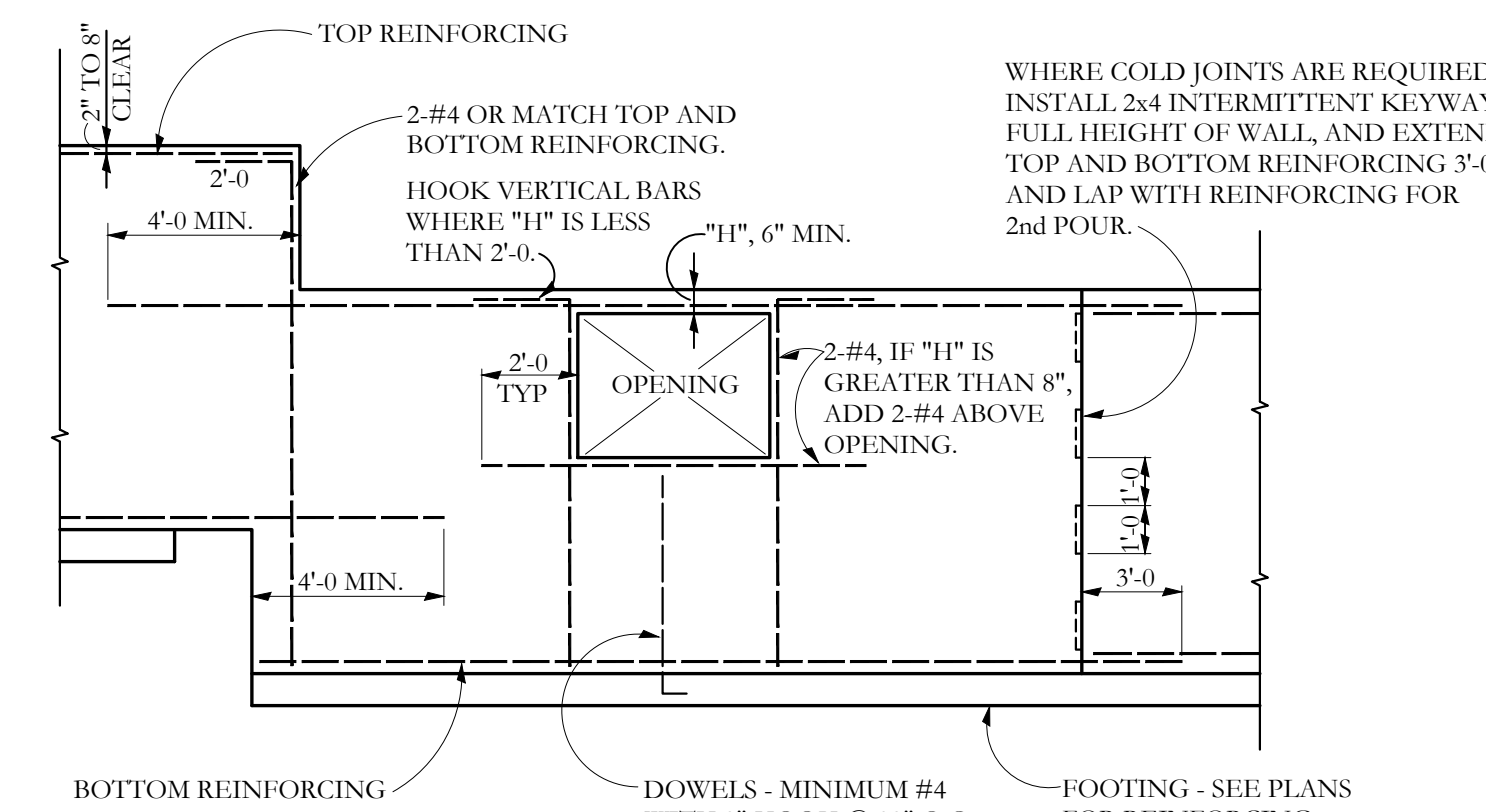
Such work shall include, but not be limited to, bracing, shoring for construction equipment, shoring for excavation, formwork, scaffolding, safety devices and programs of all kinds, support and bracing for cranes and other erection equipment.
Do not backfill against basement or retaining walls until supporting slabs and floor framing are in place and securely anchored, unless adequate bracing is provided.
Temporary bracing shall remain in place until all floors, walls, roofs and any other supporting elements are in place.
The architect and engineer bear no responsibility for the above items, and observation visits to the site do not in any way include inspection of them.

STRUCTURAL WOOD FRAMING:
In-Grade Base Values have been used for design.
2x framing shall be Spruce-Pine-Fir S4S No. 2 and better unless noted.
All lumber shall be 19% maximum moisture content, unless noted.
Solid timber beams and posts shall be Douglas Fir-Larch No. 1.
Studs shall be Spruce-Pine-Fir S4S No. 2 and better.
Top and bottom plates shall be Spruce-Pine-Fir S4S No. 2 and better.
Wood in contact with concrete shall be pressure-treated Spruce-Pine-Fir S4S No. 2 or Southern Yellow Pine.
Conventional light framing shall comply with IBC Section 2308.
Except as noted otherwise, minimum nailing shall be provided as specified in IBC Table 2304.10.1 "Fastening Schedule."
All plywood and oriented strand board (OSB) sheathing shall be engineered grades with APA grade stamp indicating appropriate maximum spacing of supports.
Floor sheathing: nominal 3/4", APA Sturd-I-Floor "24" tongue & groove glued and nailed.
Roof sheathing: minimum 5/8" CDX plywood, or 5/8" OSB, APA 24/16, blocked and nailed.
Wall sheathing: 1/2" CDX plywood or 7/16" OSB, APA 24/16, blocked and nailed.
Nail wall sheathing with 8d commons at 4" o.c. at panel edges, and 12" o.c. at intermediate framing except as noted.
Sheath interior walls as shown on the drawings. Block and nail all sheathing panel edges between studs.
Sheathing shall be continuous from bottom plate to top plate. Cut in "L" and "T" shapes around openings. Lap sheathing over rim joists min. 4" at all floors to tie upper and lower stud walls together.
Minimum height of sheathing panels shall be 16" to assure that plates are tied to studs.
Minimum 3-8d per stud and nail plates with "edge nail" spacing.
Sole plate at all perimeter walls and at designated shear walls shall be nailed as for braced panels with 3-16d x 3 1/2" long box nails (coated or deformed shank) per 16". 12d nails are not acceptable.
Provide solid blocking between joists under jamb studs of openings.
Pre-engineered, prefabricated trusses shall be designed for the fabricator by a Professional Engineer Registered in the State of construction, and shall comply with Code Requirements.
Truss to truss connections specified shall be by truss supplier, unless specifically noted on the drawings.
Lower chord of gable end trusses shall be anchored to wall plate with framing anchors at 4'-0 spacing and laterally braced to roof framing at 8'-0 spacing.
Truss supplier shall specify all floor and roof truss bracing and briding.
All roof rafters, joists, trusses, and beams shall be anchored to supports with metal framing anchors.
Light gage framing anchors shown or required, shall be Simpson "Strong Tie" or equal Code approved connectors and installed with the number and type of nails recommended by the manufacturer to develop the rated capacity.
Note that heavy-duty hangers and skewed hangers may not be stocked locally and require special order from the factory.
All beams and trusses shall be braced against rotation at points of bearing.
Unless otherwise indicated, install two lengths of solid blocking x joist depth x 12 inches long in floor framing under column loads.
Columns must have a continuous load path to foundation.
Lead holes for lag screws shall be drilled in accordance with Table 6.23 of the AITC Timber Construction Manual, 3rd edition.



TYPICAL JOINTS AT INTERIOR SLAB-ON-GRADE
NO SCALE

NOTE: THIS FOUNDATION DESIGN IS INTENDED TO BE USED IN CONJUNCTION WITH PRE-ENGINEERED METAL BUILDING DRAWINGS. COORDINATE ALL WORK PRIOR TO THE START OF SHOP DRAWINGS AND/OR CONSTRUCTION. SPECIFICALLY REFERENCE METAL BUILDING DRAWINGS FOR STEEL AND ANCHOR BOLT LOCATIONS, AND ADDITIONAL REQUIREMENTS.

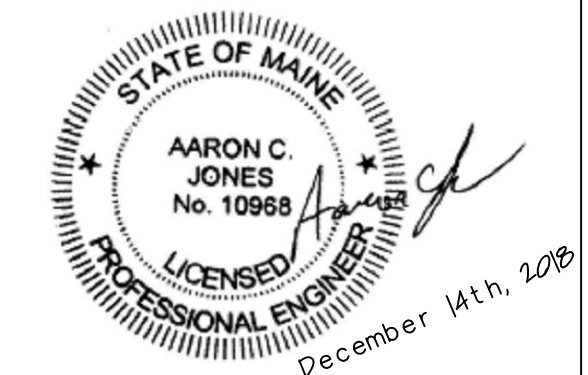


TYPICAL REINFORCING AT STEPS AND OPENINGS
NO SCALE

ABBREVIATIONS KEY

AB	Anchor Rod (Bolt)	EF	Each Face	MACH	Machine	SC	Slip Critical
ADDL	Additional	EJ	Expansion Joint	MASY	Masonry	SCH	Schedule
ADJ	Adjustable	ELEV	Elevation	MATL	Material	SDST	Self Drilling Self Tapping
AFP	Above Finished Floor	ELEC	Electric (Electrical)	MAX	Maximum	SECT	Section
ALT	Alternate	ENGR	Engineer	MB	Machine bolt	SF	Square Feet
AMT	Amount	EQ	Equal	MECH	Mechanical	SHT	Sheet
ANCH	Anchor, Anchorage	EQUIP	Equipment	MEZZ	Mezzanine	SHTG	Sheathing
APPROX	Approximate	EQUIV	Equivalent	MFR	Manufacture, -er, -ed	SIM	Similar
ARCH	Architect, -ural	ES	Each Side	MIN	Minimum	SLH	Short Leg Horizontal
ATR	All Thread Rod	EST	Estimate	ML	Microcollar	SLV	Short Leg Vertical
AVG	Average	E-W	East to West	(Trus-joist brand LVL)		SOG	Slab on Grade
BC	Bottom of Concrete	EXC	Excavate	MO	Masonry Opening	SP	Spaces
BL	Brick Ledge	EXP	Expansion	MTL	Metal	SPEC	Specifications
BLK	Block	EXT	Exterior	NF	Near Face	SQ	Square
BLKG	Blocking	FND	Foundation	NIC	Not In Contract	ST	Smug Tight
BM	Beam	FF	Far Face, Finished Floor	NS	Near Side	STD	Standard
BOT	Bottom	F-F	Face to Face	N-S	North to South	STIFF	Stiffener
BRG	Bearing	FIG	Figure	NTS	Not to Scale	STL	Steel
BW	Bottom of Wall	FL	Flush	OCJ	OSHA Column Joist	STRUCT	Structure, -al
CB	Counterbore	FLG	Flange	OD	Outside Diameter	SUPT	Support
CF	Cubic Foot	FLR	Floor	OF	Outside Face	SY	Square Yard
CG	Center of Gravity	FO	Face of	OH	Opposite Hand	SYM	Symmetrical
CIP	Cast in Place	FP	Full Penetration	OPNG	Opening	T&B	Top and Bottom
CJ	Construction Joint (Control Joint)	FS	Far Side	OPP	Opposite	T&G	Tongue and Groove
		FTG	Footing	OSB	Oriented Strand Board	TC	Top of Beam
		GA	Gage (Gauge)	PAF	Powder Actuated Fastener	TC	Top of Concrete
		GALV	Galvanized	PC	Precast	TD	Top of Deck
		GC	General Contractor	PCF	Pounds Per Cubic Foot	TF	Top of Footing
		GEN	General	PEN	Penetration	THD	Thread
		GL	Glue laminated (Glulam)	PERP	Perpendicular	THK	Thick, -ness
		GND	Ground	PL	Property Line	TJ	Top of Joist
		GR	Grade	PLF	Pounds per Linear Foot	TL	Total Load
		GT	Girder Truss	PNL	Panel	TPG	Topping
		GYP BD	Gypsum Board	PP	Panel Point	TRANS	Transverse
		HAS	Headed Anchor Stud	PS	Prestressed	TS	Top of Shelf
		HORIZ	Horizontal	PSF	Pounds per Square Foot	TW	Top of Wall
		HT	Height	PSI	Pounds per Square Inch	TYP	Typical
		ID	Inside Diameter	PSL	Parallel Strand Lumber (generic term)	ULT	Ultimate
		IF	Inside Face	PT (1)	Post Tensioned	UNO	Unless Noted Otherwise
		INT	Interior (Intermediate)	PT (2)	Pressure Treated	VERT	Vertical
		JB	Joist Bearing	PTN	Partition	VIF	Verify in Field
		JST	Joist	PWD	Plywood	WA	Wedge Anchor
		JT	Joint	QTY	Quantity	WP	Work Point
		K	Kip (1,000 lbs.)	R	Radius	WT	Weight
		LD	Load	RE	Reference (refer to)	WWF	Welded Wire Fabric
		LL	Live Load	RECT	Rectangle	X5	Extra Strong
		LLH	Long Leg Horizontal	REIN	Reinforce, -ed, -ing	XSECT	Cross-section
		LLV	Long Leg Vertical	LOC	Location	XXXS	Double Extra Strong
		LSL	Laminated Strand Lumber (generic term)	REQ	Required	(E)	Existing
		LT	Light	REQMT	Requirement	(N)	New
		LVL	Laminated Veneer Lumber (generic term)	RET	Retaining	(R)	Remove
				RM	Room		
				RMO	Rough Masonry Opening		
				RO	Rough Opening		

PERMIT SET

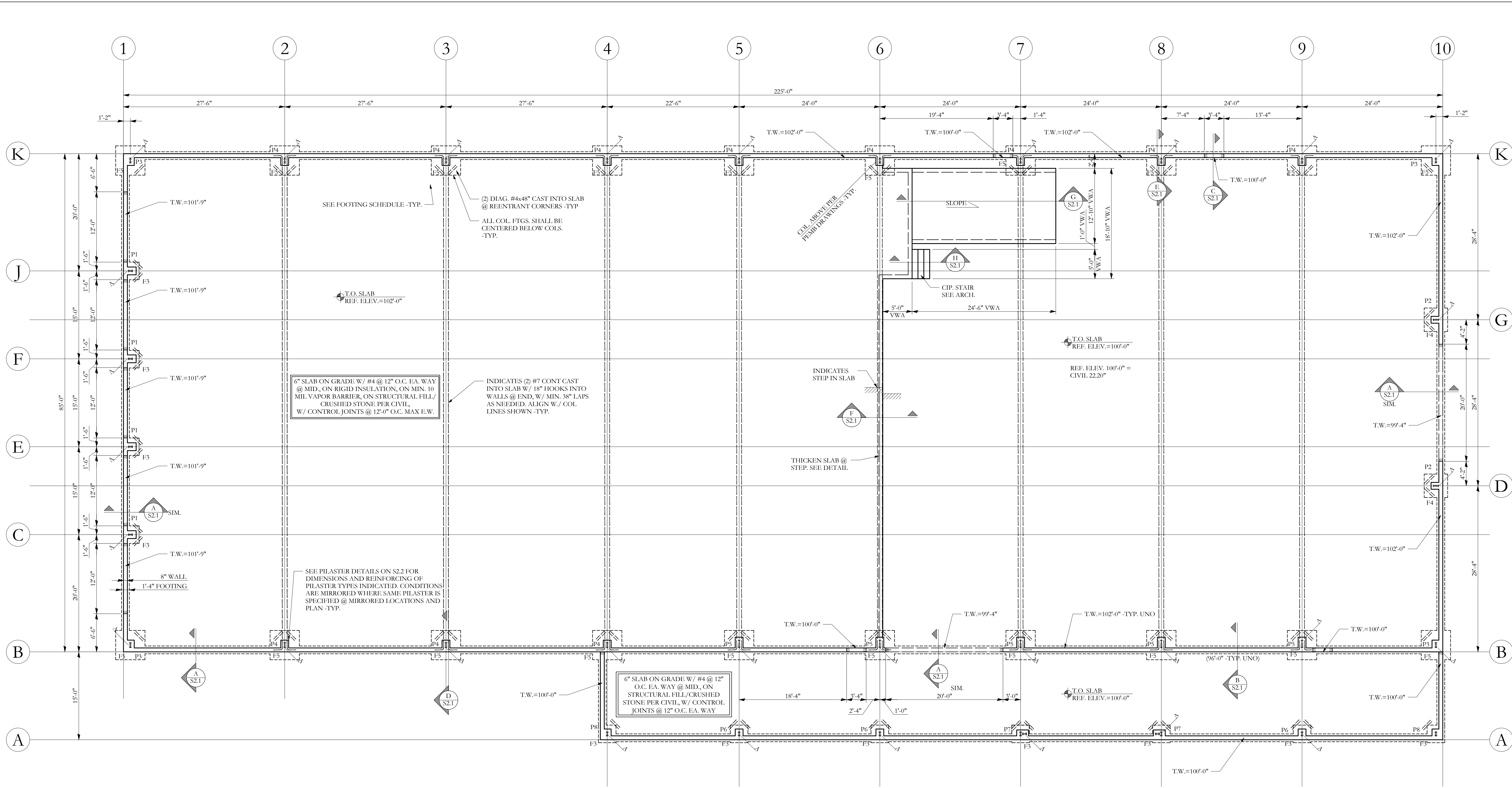


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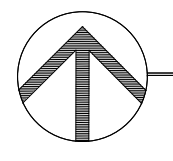
Eldredge Lumber-Indoor Yard
145 Presumpscot St.
Portland, ME

Document Title
General Notes
Sheet Title
Scale: AS NOTED
Date: 12/14/2018
Revisions
Sheet
S1.0



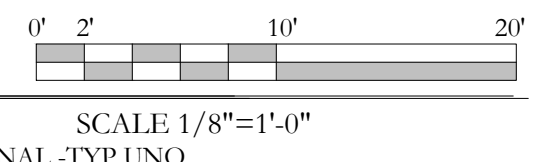
CONCRETE FOOTING SIZE & REINFORCEMENT SCHEDULE			
MARK	TYPE	SIZE	REINFORCING
	FND WALL -TYP UNO	8" WIDE x CONT.	(2) #5 CONT. TOP AND BOT -TYP - #4 HORIZ @ 16" #4 VERT @ 18" - SEE SECTION S2.1
	CONTINUOUS FOOTING	16" WIDE x 10" THICK x CONT.	(2) #4 CONT.
F3	ISOLATED FTG	3'-0" SQ x 10" THICK	(2) #5 E.W. MID DEPTH
F4	ISOLATED FTG	4'-0" SQ x 12" THICK	(5) #5 E.W. MID DEPTH
F5	ISOLATED FTG	5'-0" SQ x 14" THICK	(6) #5 E.W. TOP & BOT.
P1	PILASTER	2'-0" x 1'-4"	SEE SHEET S2.1
P2	PILASTER	1'-4" x 2'-0"	SEE SHEET S2.1
P3	PILASTER	1'-10" x 2'-0"	SEE SHEET S2.1
P4	PILASTER	2'-4" x 2'-0"	SEE SHEET S2.1

ADDITIONAL REINFORCING ALSO INDICATED IN PLANS AND SECTIONS.

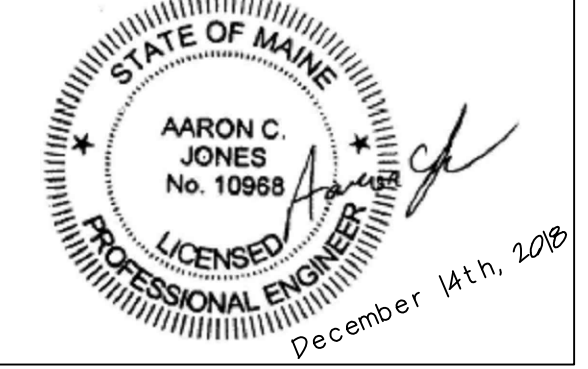


FOUNDATION PLAN

- NOTES:
1. ALL CONT. FOOTINGS ARE 10" DEEP x 1'-4" WIDE x CONT. WITH (2) # 4 BARS LONGITUDINAL -TYP UNO
 2. STEP IN TOP OF WALL IS INDICATED THUS: [Symbol] AND SHOWS LOWER SIDE OF WALL
 3. STEP IN TOP OF FOOTING IS INDICATED THUS: [Symbol] AND SHOWS LOWER SIDE FOOTING.
 4. TOP OF FOOTING ELEV.=96'-0", UNLESS INDICATED THUS: (XXX'-XX), COORDINATE BOTTOM OF FOOTING ELEVATION W/ GRADING
 5. BOTTOM OF ALL FOOTINGS TO BEAR 4'-0" MIN BELOW EXTERIOR GRADE -TYP UNO
 6. ALL ISOLATED FOOTINGS SHALL BE CENTERED BELOW COLUMNS ABOVE.
 7. TOP OF WALL ELEV.=102'-0" UNLESS INDICATED THUS: T.W.=XXX'-XX"
 8. SEE SHEET S1.0 FOR STRUCTURAL GENERAL NOTES
 9. TOP OF PILASTER ELEVATION= 102'-0" -TYP UNO.
 10. COORDINATE ALL IN-SLAB PLUMBING AND UTILITIES PRIOR TO CONSTRUCTION.
 11. COORDINATE ALL DIMENSIONS W/ PRE-ENGINEERED METAL BUILDING (P.E.M.B.) AND SITE DRAWINGS -TYP.
 12. ALL PILASTERS/ THICKENED WALLS BELOW COLUMNS TO HAVE #5 VERTS SPACED @ 6" O.C. MAX ALONG EA. FACE OF PILASTER, W/ 10" HOOK INTO FTG. BELOW #4 CLOSED HORIZ TIES AND 1-BARS SPACED @ 12" O.C. MAX. W/ (3) @ TOP AND BOT. -TYP.
 13. MAINTAIN CONTINUOUS WALL REINFORCING THROUGH PILASTERS AND CORNERS -TYP.
 14. SEE PILASTER DETAILS ON SHEET S2.2 FOR SPECIFIC DIMENSIONING AND REINFORCING, ETC.
 15. SEE P.E.M.B. DRAWINGS FOR ANCHOR BOLT LOCATIONS, BASE PL INFORMATION, ETC.
 16. ALL FOUNDATION DRAINAGE BY OTHERS - TYP.



PERMIT SET



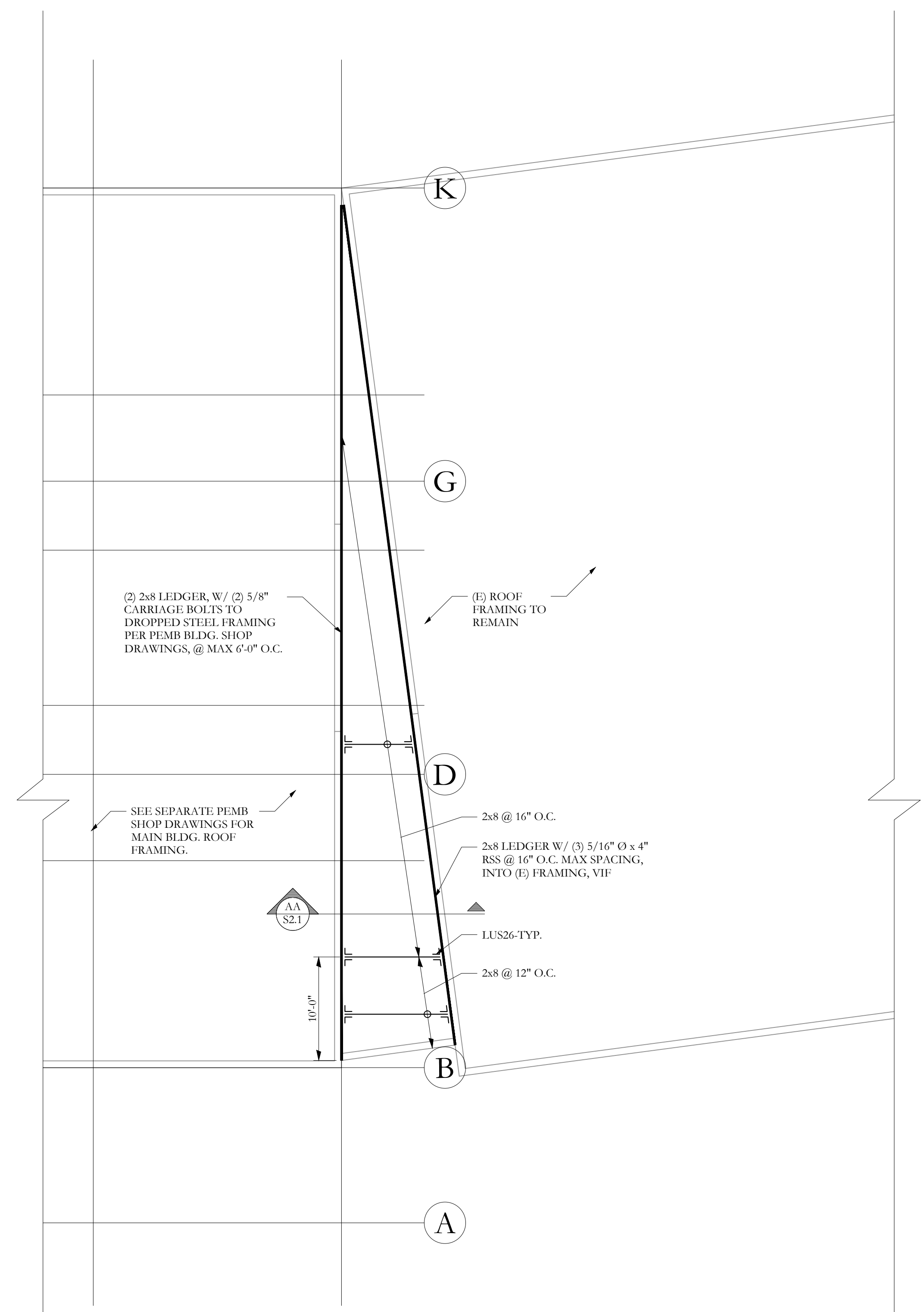


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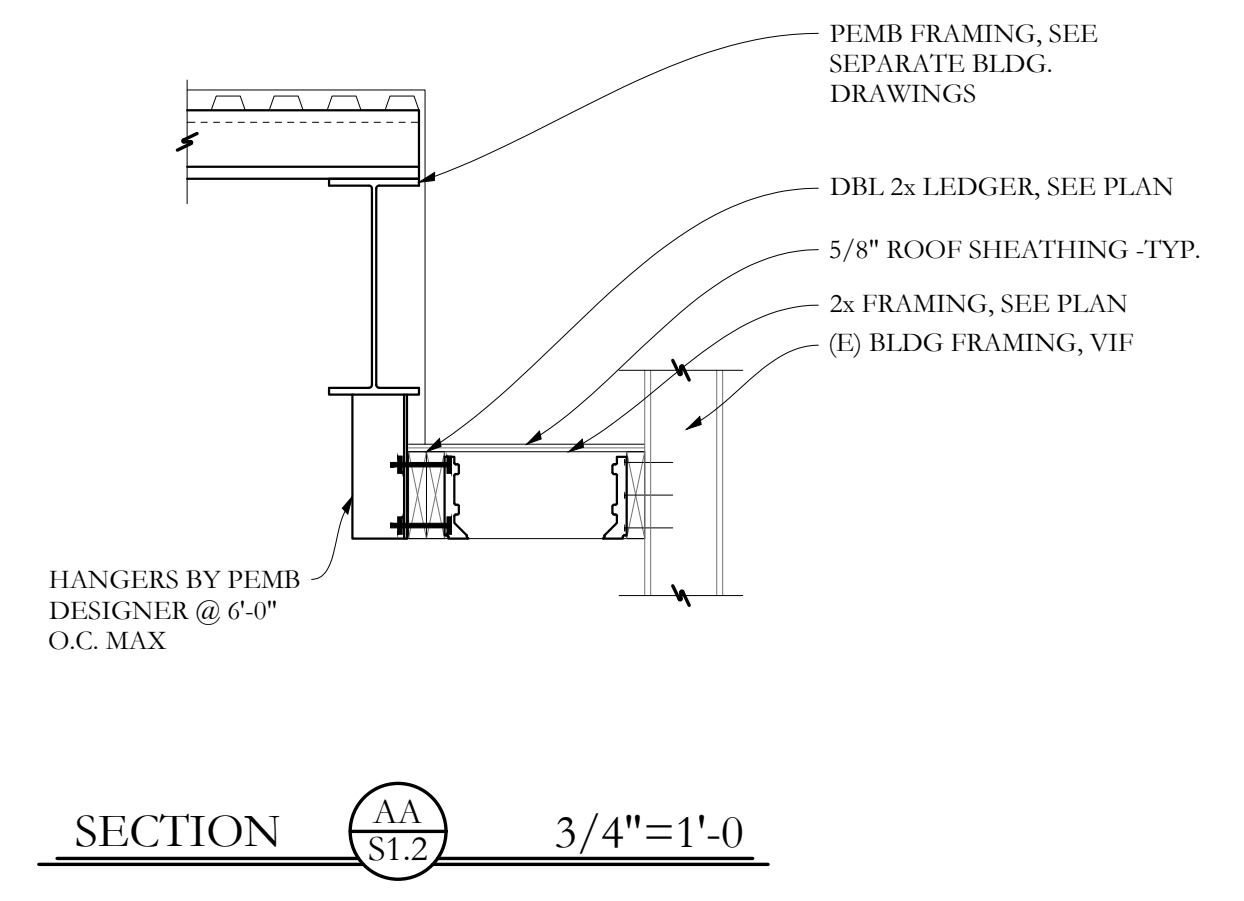
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 145 Presumpscot St.
 Portland, ME



CONNECTING ROOF FRAMING PLAN SCALE 1/8"=1'-0"

NOTES:

- SEE SHEET S1.0 FOR GENERAL STRUCTURAL NOTES
- SEE ARCH FOR ROOF SLOPES, INSULATION, ROOF DRAIN LOCATIONS AND ADDITIONAL ROOFING INFORMATION -TYP.
- ROOF SHEATHING SHALL BE 5/8" -TYP.
- ALL EXTERIOR EXPOSED WOOD FRAMING MUST BE PRESSURE-TREATED -TYP.
- ALL EXPOSED EXTERIOR FASTENERS MUST BE GALVANIZED OR OTHERWISE APPROVED FOR EXTERIOR APPLICATIONS -TYP.



PERMIT SET

STATE OF MAINE
 AARON C. JONES
 No. 10968
 LICENSED PROFESSIONAL ENGINEER
 December 14th, 2018

Document Title

Sheet Title
 Connecting Roof Framing Plan

Scale: AS NOTED

Date: 12/14/2018

Revisions

Sheet

S1.2

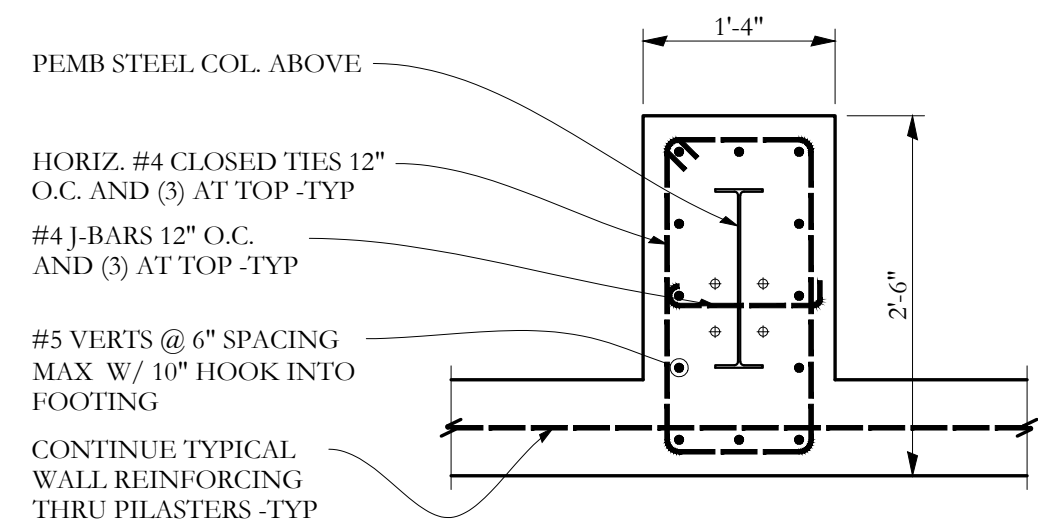


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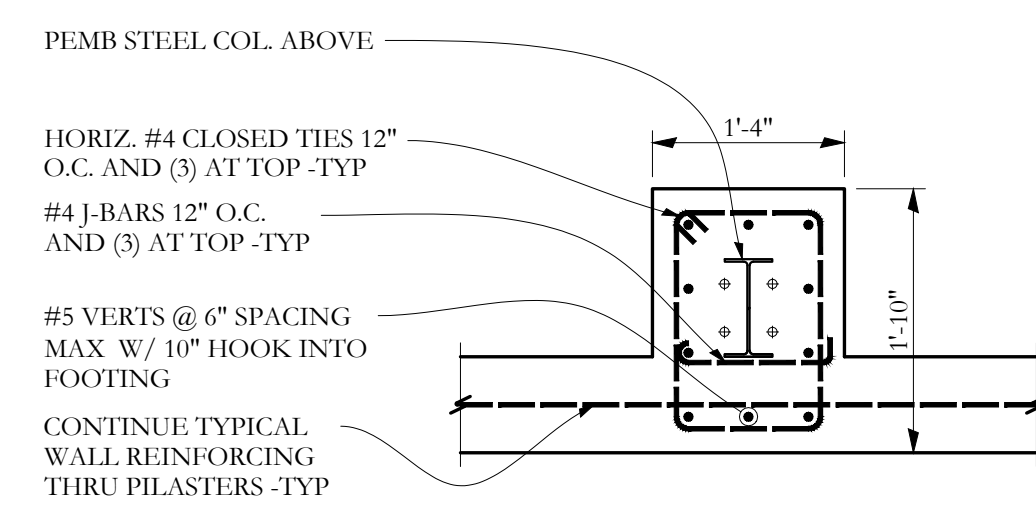
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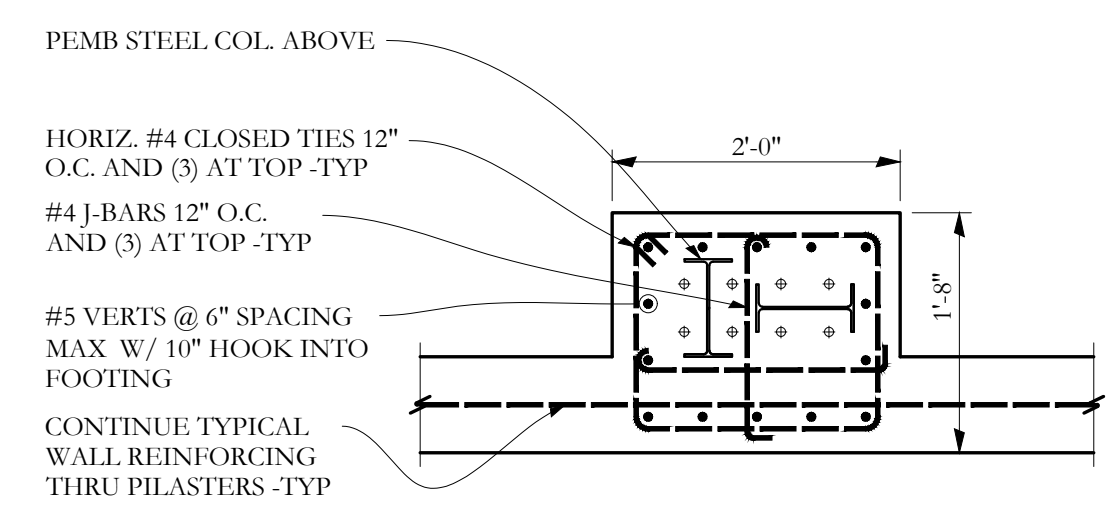
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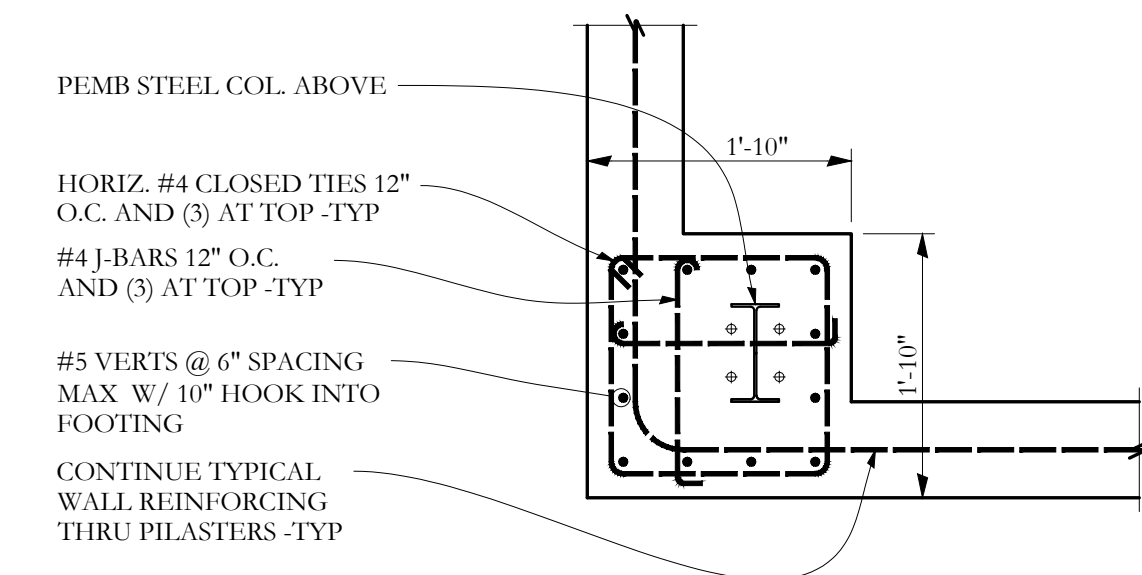
P5
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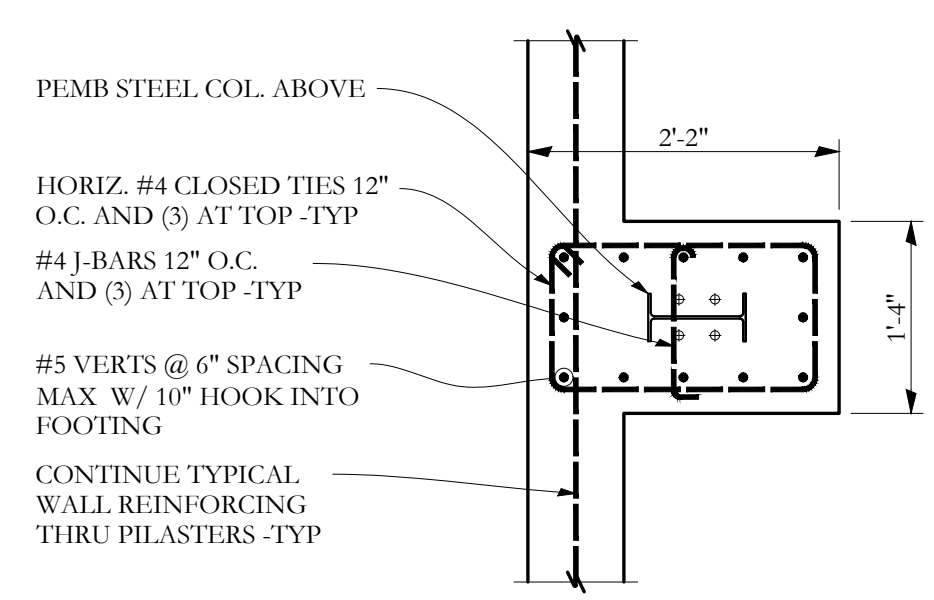
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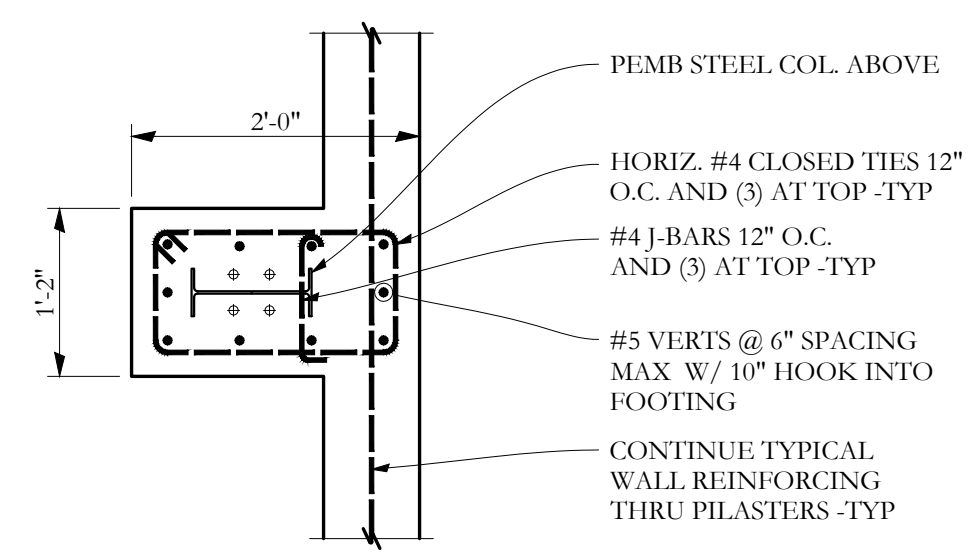
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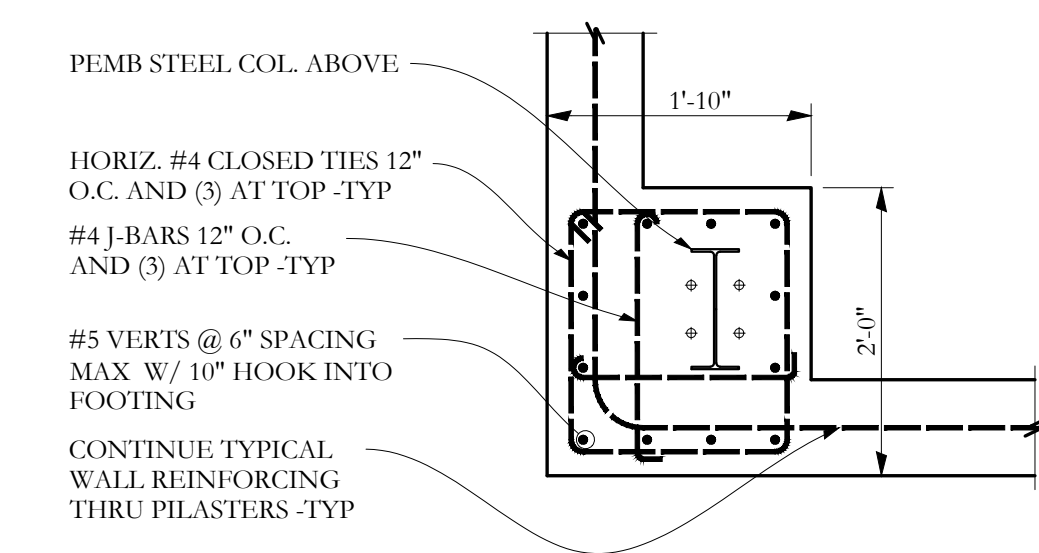
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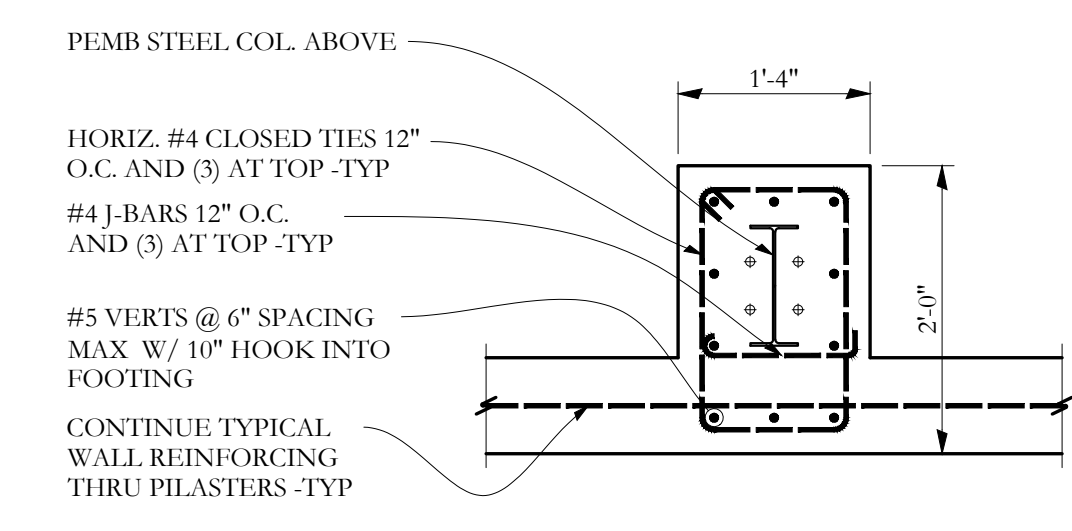
P1
 SCALE: 3/4" = 1'-0"



P2
 SCALE: 3/4" = 1'-0"

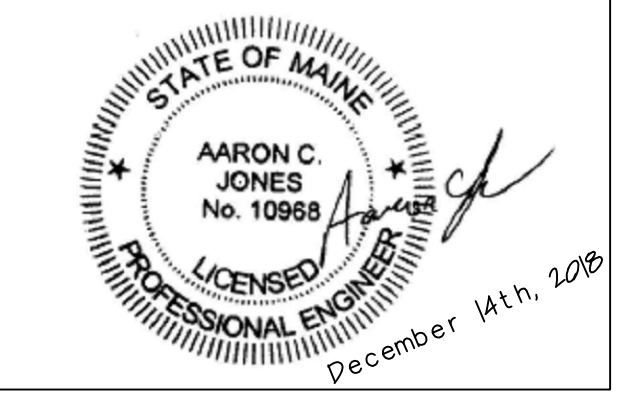


P3
 SCALE: 3/4" = 1'-0"



P4
 SCALE: 3/4" = 1'-0"

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Document Title
Sheet Title
Details
Scale: AS NOTED
Date: 12/14/2018
Revisions
Sheet
S2.2



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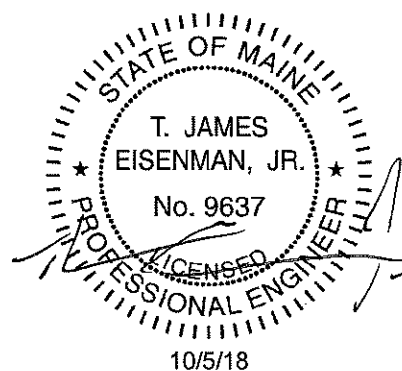
02/26/2019

ELDREDGE LUMBER & HARDWARE

MAINE METAL BUILDING INC

FO# 22190

Building 1 of 2



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30		0
31		0
32		0

GENERAL
All materials included in the Metal Building System are in accordance with the manufacturer's standard materials and details unless otherwise specified on the order documents. (MBMA 2012 Metal Building Systems Manual, Part IV, Section 2.1)

DESIGN RESPONSIBILITY
The manufacturer is responsible only for the structural design of the Metal Building System it sells to the purchaser / customer. Neither the manufacturer nor the manufacturer's engineer is the design professional or engineer of record for the construction project. The manufacturer is not responsible for the design of any component or materials not sold by it, or their interface and connection with Metal Building System unless such design responsibility is specifically required by the order documents. (MBMA 2012 Metal Building Systems Manual, Part IV, Section 3.1)

FOUNDATION DESIGN AND ANCHOR BOLTS
The manufacturer is not responsible for the design, materials, and workmanship of the foundation. The anchor bolt plans prepared by the manufacturer are intended to show only the anchor bolt location, diameter (based on ASTM A36 bolts), and quantity required to connect the Metal Building System to the foundation. (MBMA 2012 Metal Building Systems Manual, Part IV, Section 3.2.2). It is the responsibility of the end customer to ensure that adequate provisions are made for specifying bolt embedment, bearing angles, tie rods, and / or associated items embedded in the concrete foundation, as well as foundation design based on the loads imposed by the Metal Building System, or other imposed loads, and the bearing capacity of the soil and other conditions of the building site. (MBMA 2012 Metal Building Systems Manual, Part IV, Section 3.2.2) U.S. - Anchor bolts shall be accurately set to a tolerance of +/- 1/8 in both elevation and location (AISC Code of Standard Practice for Steel Buildings and Bridges). Canada - Anchor bolts shall be accurately set in accordance with CISC Code of Standard Practice, June 2008, Clause 7.7.1

ADJACENT EXISTING BUILDINGS
The manufacturer does not investigate the influence of the Metal Building System on adjacent existing buildings or structures. The end customer assures that such buildings and structures are adequate to resist snow loads or other conditions as a result of the presence of the Metal Building System. (MBMA 2012 Metal Building Systems Manual, Part IV, Section 3.2.5)

SHOP-PRIMED STEEL
All structural members of the Metal Building System not fabricated of corrosion resistant material or protected by corrosion resistant coating are painted with one coat of shop primer. All surfaces to receive shop primer are cleaned of loose rust, loose mill scale and other foreign matter by using, as a minimum the hand tool cleaning method SSPC-SP2 (Steel Manual, Structures Painting Council) prior to painting. The coat of shop primer is intended to protect the steel framing for only a short period of exposure to ordinary atmospheric conditions. Shop-primed steel should be placed on blocking to prevent contact with the ground, and so positioned as to minimize water holding pockets, dust, mud and other contamination of the primer film. Repairs of damage to primed surfaces and or removal of foreign material due to improper field storage or site conditions are not the responsibility of the manufacturer. (CISC Code of Standard Practice, June 2008, Clause 6.8; (MBMA 2012 Metal Building Systems Manual, Part IV, Section 4.2.4).

ERECTION-GENERAL
The erector, by entering into contract to erect the building, holds itself out as skilled in the erection of Metal Building Systems and is responsible for complying with all applicable local, federal, and state construction and safety regulations including OSHA regulations as well as any applicable requirements of local, national, or international union rules or practices. (CISC Code of Standard Practice, June 2008, Clause 7.2; (MBMA 2012 Metal Building System Manual, Part IV, Section 6.9).

The erector shall erect the Metal Building System in accordance with the erection drawings, the Erection and Detail Manual (February 2012), and / or the Seam-Lok Technical - Erection manual (May 2012) as furnished by the manufacturer. The aforementioned erection information is intended to illustrate the layout of the framing members, provide the associated connection details, and suggests sequence of erection. It is not intended to specify any particular method of erection to be followed by the erector. The erector remains solely responsible for the safety and appropriateness of all techniques and methods utilized by its crews in the erection of the Metal Building System. The erector is responsible for supplying any safety devices such as scaffolds, runways, nets, et, which may be required to safely erect the Metal Building System. (MBMA 2012 Metal Building Systems Manual, Part IV, Section 6.9) The manufacturer expressly disclaims any responsibility for injury to persons in the course of erection or for damages to the product itself. Field erection of a Pre-Engineered Metal Building, as in all construction projects, involves hazards to persons within the area of the construction and risk of damage to the property itself. Only experienced persons who are skilled and qualified in the erection of Metal Building Systems should be permitted to field-erect a building due to the hazards of this construction activity. The manufacturer is not responsible for the erection of the Metal Building System, the supply of any tools or equipment, or any other field work. The manufacturer provides no field supervision for the erection of the structure nor does the manufacturer perform any intermediate or final inspections of the Metal Building System during or after erection.

The erector shall furnish temporary guys and bracing where needed for squaring, plumbing, and securing the structural framing against loads, such as wind loads acting on the exposed framing as well as loads due to erection equipment and erection operation, but not including loads resulting from the performance of work by others. Bracing furnished by the manufacturer for the Metal Building System cannot be assumed to be adequate during erection. Temporary supports such as temporary guys, braces, false work, cribbing, or other elements required for the erection operation will be determined, erected, and installed by the erector. (AISC Code of Standard Practice for Steel Buildings and Bridges, April 14, 2010, Section 7.10.3; CISC Code of Standard Practices, June, 2008, Clause 1.5; MBMA 2012 Metal Buildings System Manual, Part IV, Section 6.2.1.6).

ERECTION TOLERANCES
U.S. ; Erection tolerances are those set forth in AISC code of standard practice except individual members are considered, plumb, level and aligned if the deviation does not exceed 1:500. (AISC Code of Standard Practice for Steel Buildings and Bridges April 14, 2010 Section 7.13.1; MBMA 2012 Metal Building Systems Manual, Part IV, Section 6.8) Canada; Erection tolerances are those set forth in CISC Code of Standard Practice except individual members are considered plumb, level and aligned if the deviation does not exceed 1:500. (CISC Handbook of Steel Construction, Tenth Edition, Second Revised Printing, Part 1, Clause 29.3; MBMA 2012 Metal Building Systems Manual, Part IV, Section 6.8)

BOLT TIGHTENING
The proper tightening and inspection of all fasteners is the responsibility of the erector (Reference RCSC for structural joints using high strength bolts; August 1, 2014). All high strength (ASTM F3125, A325, A490) bolts and nuts must be tightened by the "turn-of-the-nut" method unless otherwise specified by the end customer in the contract documents. Inspection of high strength bolt and nut installation by other than the erector must also be specified in the contract documents and the erector is responsible for ensuring that the installation procedures are compatible prior to the start of erection (CISC Handbook of Steel Construction, Tenth Edition, Second Revised Printing, Part 1, Clause 23.8.2), (MBMA 2012 Metal Building Systems Manual, Part IV, Section 6.9).

MATERIALS	ASTM DESIGNATION	MINIMUM YIELD	MATERIALS	ASTM DESIGNATION	MINIMUM YIELD
Hot-Rolled Mill Sections	A 36, A 572, A 992	Fy = 36 ksi and/or 50 ksi	Roof and Wall Sheeting	A 792, Gr. 50 Class 1 A 792, Gr. 80	Fy = 50 ksi Fy = 80 ksi
Structural Steel Plates	A 572, A 1011	Fy = 55 ksi	Mild Steel Bolts	A 307	Fy = 36 ksi
Structural Steel Bars	A 572 or A 529	Fy = 55 ksi	High Strength Bolts	F3125: A 325-N A 490-N	Fy = 92 or 81 ksi N/A
Cold Formed Light Gauge Shapes	A 653 Gr. 55	Fy = 55 ksi	Anchor Rods (If supplied)	A 36	Fy = 36 ksi
Cable Bracing	A 475, EHS	N/A	Pipe and Hollow Structural Sections	A 500 Gr. B	Fy = 42 ksi, 46 ksi
Rod Bracing	A 36	Fy = 36 ksi			

CORRECTION OF ERRORS AND REPAIRS
The correction of minor misfits by the use of drift pins to draw the components into line, shimming, moderate amounts of reaming, chipping, and cutting, and the replacement of minor shortages of material are a normal part of erection and are not subject to claim. (AISC Code of Standard Practice for Steel Buildings and Bridges, April 14, 2010, Section 7.14; CISC Code of Standard Practice, June 2008, Clause 7.15; MBMA 2012 Metal Building Systems Manual, Part IV, Section 6.10).

DRAWING DISCREPANCIES
In case of discrepancies between the manufacturers steel plans and plans for other trades, the manufacturers steel plans govern. (AISC Code of Standard Practice for Steel Buildings and Bridges, April 14, 2010, Section 3.3; CISC Code of Standard Practice, June 2008, Clause 3.4; MBMA 2012 Metal Building Systems Manual, Part IV, Section 3.1).

DELIVERIES
Delivery of any material by the manufacturers carrier, a common carrier, or to purchasers/ customers own leased, chartered, or authorized conveyance shall constitute delivery to builder, and thereafter, such material shall be at builders risk. If builder chooses to use its own, or private carrier, it shall be solely responsible for compliance with all applicable government regulations. All charges shall be borne by the builder. The manufacturers responsibility for damage or loss ceases upon delivery of shipment to carrier. The manufacturer will endeavor to deliver on the required date. The manufacturers truck is not considered as being late if deliveries are between 8am - 12pm (morning) and 12pm - 5pm (afternoon). However, the manufacturer cannot be held responsible for circumstances beyond our control. For deliveries via the manufacturers truck, the manufacturer will only honor claims that were approved by the customer service department at the time of delivery. For deliveries via contract carriers, it is the responsibility of the customer to file claims with the carrier. The manufacturer cannot assume any liability for the claim.

SHORTAGES
The purchaser /customer should make an inspection upon arrival of all building components. The purchaser/customer must note on the freight bill any missing item(s) and notify the manufacturers customer service department immediately; otherwise, the manufacturer cannot be held responsible for any shortages. If any item is damaged, note on the bill of lading and file a claim with the freight agent. Concealed shortages must be reported to the manufacturers customer service department within the following time frames (date from receipt of first delivery), based on the project shipment size, i.e., number of truck loads used in delivery.
1 to 3 loads...2 weeks 4 loads and over...3 weeks The manufacturers responsibility for shortages expires at the end of these time periods.

FABRICATION ERRORS
The purchaser/customer is responsible for contacting the customer service department to advise the manufacturer of fabrication problems and corresponding cost estimates. The manufacturer will be responsible for providing the builder with verbal approval to proceed with appropriate field corrections. This will be done in a timely manner. IF THE BUILDER PROCEEDS WITH CORRECTIVE WORK WITHOUT THE MANUFACTURERS APPROVAL, HE DOES SO AT HIS OWN RISK. The manufacturer shall not be responsible for any claims where the purchaser/customer has not documented the problem, its correction, and reasonable costs for repair, and submitted this documentation for payment within 30 days of the occurrence.

INVOICE PAYMENT
By acceptance of the materials of services set forth in the invoice, the purchaser/customer agrees to pay the invoice amount within the time period specified on the invoice. AT NO TIME IS IT ACCEPTABLE TO DEDUCT A BACK CHARGE OR SHORTAGE FROM AN INVOICE.

SAFETY PROCEDURES
The manufacturer is committed to manufacturing a quality product that can be erected safely. Although good job site practices and a commitment to safety by the erector are beyond the control of the manufacturer, the manufacturer highly recommends the erector provide good, safe working conditions on the job site. The erector should follow all local, state, and federal health and safety regulations at all times. Accident prevention practices should be implemented and each employee should know emergency procedures. The manufacturer also recommends daily meetings to discuss erection safety procedures. For additional information concerning federal health and safety regulations, contact the occupational safety and health administration (osha).
U.S. Department of Labor
Occupational Safety and Health Administration
200 Constitution Avenue, N.W.
Washington, DC 20210
www.osha.gov
The manufacturer shall not be responsible for personal injury or property damage as a result of failure to follow all applicable safety regulations and material handling and installation recommendations.

COOPER
404 Sarah Furness Road
Eldredge Lumber & Hardware
85'-0" x 225'-0" x 23'-5"
DATE: 10/1/18
ENG: MCK
DWN: EJC
APPD: MCK
REVISION: 0

F.O.22190

REV.	DESCRIPTION	DATE

DRAWING STATUS

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FOR CONSTRUCTION: FINAL DRAWINGS.

STATE OF ILLINOIS
T. JAMES EISENMAN, JR.
No. 9637
LICENSED PROFESSIONAL ENGINEER
10/5/18
PAGE 1 OF 19



Reviewed for Code Compliance
Permitting and Inspections Department
Approved with Conditions

02/26/2019



404 Sarah Furnace Road - Imbler, PA 16655 (814) 276 - 9811

ELDREDGE LUMBER & HARDWARE

85'-0" x 225'-0" x 22'-5"

DATE: 10/1/18 REVISION: 0

ENG: MCK DWN: BJC APPD: MCK

F.O. 22190-91

ELDREDGE LUMBER & HARDWARE

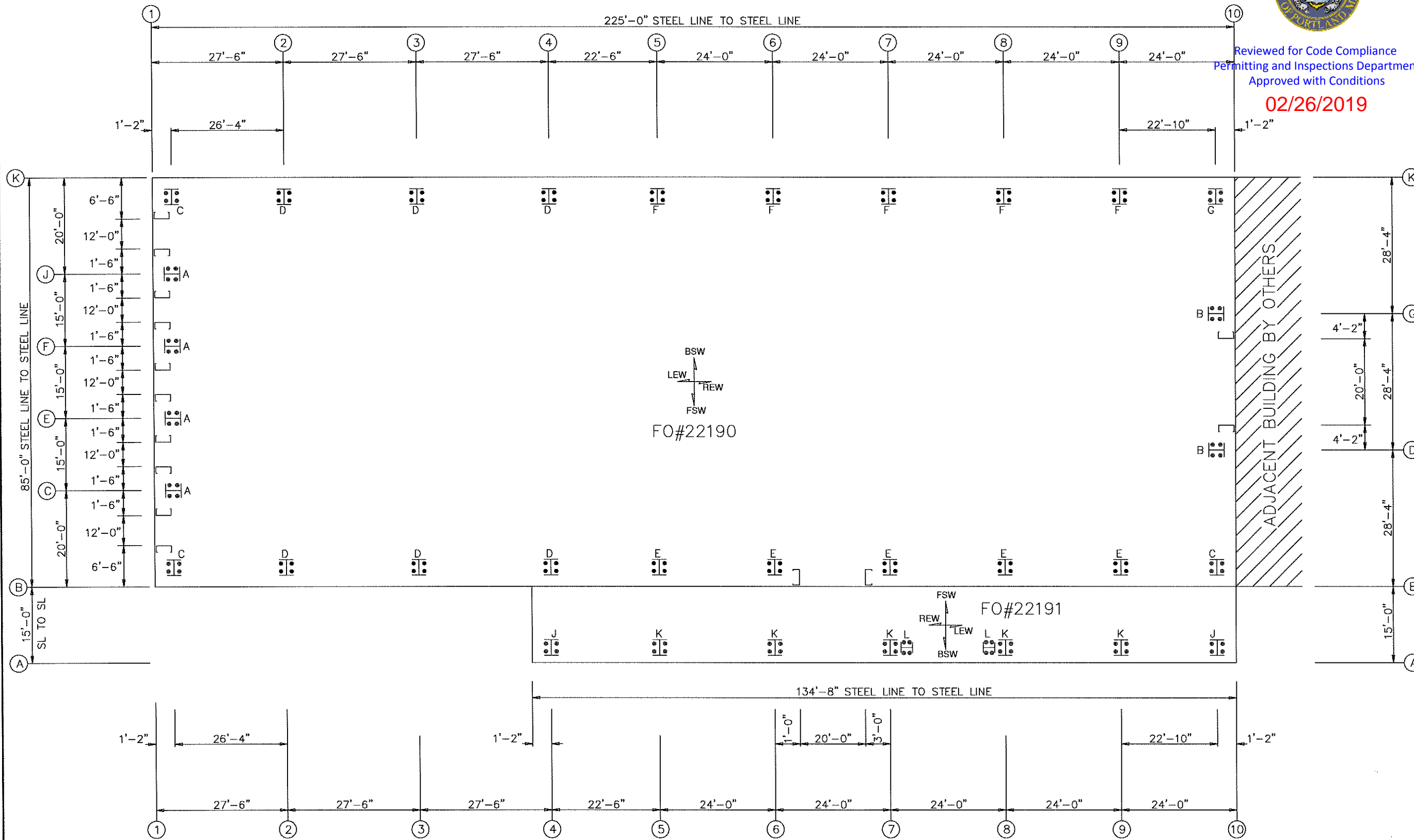
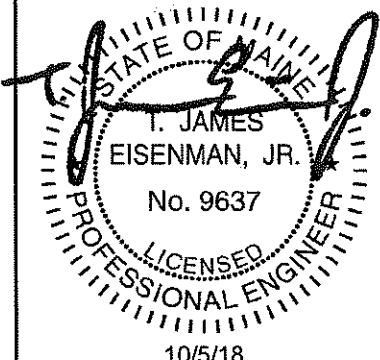
REVISION HISTORY

REV.	DESCRIPTION	DATE

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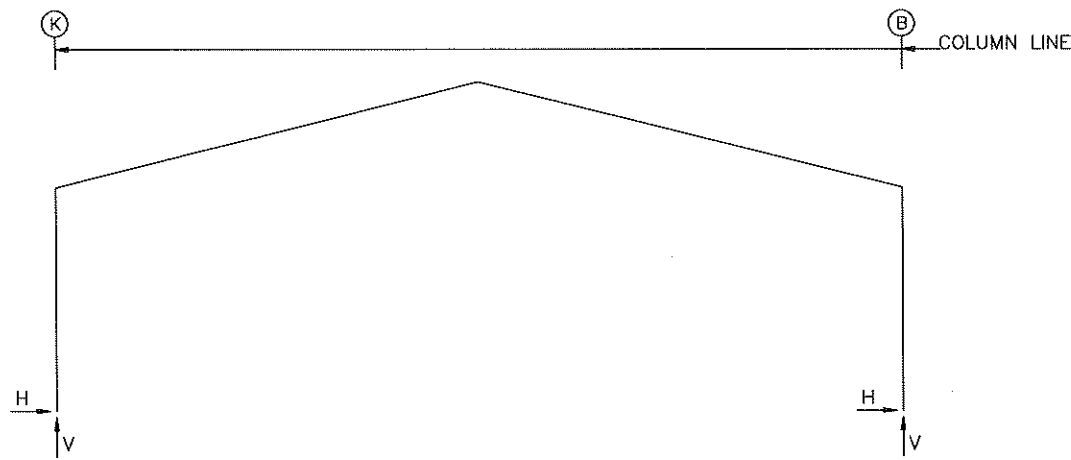
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FOR CONSTRUCTION:
 FINAL DRAWINGS.



ANCHOR BOLT PLAN
 NOTE: All Base Plates @ 100'-0" (U.N.)
 Finished Floor @ 100'-0"

FRAME LINES: 1 2 3 4 5 6 7 8 9 10



RIGID FRAME: ANCHOR BOLTS & BASE PLATES

Frm Line	Col Line	Anc. Bolt Qty	Anc. Bolt Dia	Base Plate (in)			Grout (in)
				Width	Length	Thick	
1	K	4	0.750	8.000	11.75	0.500	0.0
1	B	4	0.750	8.000	11.75	0.500	0.0

RIGID FRAME: ANCHOR BOLTS & BASE PLATES

Frm Line	Col Line	Anc. Bolt Qty	Anc. Bolt Dia	Base Plate (in)			Grout (in)
				Width	Length	Thick	
2*	K	4	1.000	8.000	12.00	0.500	0.0
2*	B	4	1.000	8.000	12.00	0.500	0.0

2* Frame lines: 2 3

RIGID FRAME: ANCHOR BOLTS & BASE PLATES

Frm Line	Col Line	Anc. Bolt Qty	Anc. Bolt Dia	Base Plate (in)			Grout (in)
				Width	Length	Thick	
4	K	4	1.000	8.000	12.00	0.500	0.0
4	B	4	1.000	8.000	12.00	0.625	0.0

RIGID FRAME: ANCHOR BOLTS & BASE PLATES

Frm Line	Col Line	Anc. Bolt Qty	Anc. Bolt Dia	Base Plate (in)			Grout (in)
				Width	Length	Thick	
5*	K	4	1.000	8.000	12.06	0.500	0.0
5*	B	4	1.000	8.000	16.88	0.500	0.0

5* Frame lines: 5 6 7 8 9

RIGID FRAME: ANCHOR BOLTS & BASE PLATES

Frm Line	Col Line	Anc. Bolt Qty	Anc. Bolt Dia	Base Plate (in)			Grout (in)
				Width	Length	Thick	
10	K	4	0.750	8.000	11.63	0.500	0.0
10	B	4	0.750	8.000	11.75	0.500	0.0

RIGID FRAME: BASIC COLUMN REACTIONS (k)

Frame Line	Column Line	Horiz	Dead Vert	Collateral Horiz	Collateral Vert	Live Horiz	Live Vert	Snow Horiz	Snow Vert	Wind_Left1 Horiz	Wind_Left1 Vert	Wind_Right1 Horiz	Wind_Right1 Vert	Seismic Horiz	Seismic Vert
1	K	1.7	3.7	1.8	3.1	7.1	12.2	14.8	25.6	-10.1	-14.7	-2.9	-15.2	1.5	0.7
1	B	-1.7	3.7	-1.8	3.1	-7.1	12.2	-14.8	25.6	3.1	-10.6	-2.9	-15.2	1.5	0.7
1	K	-9.0	-10.1	-1.9	-5.9	-2.1	-9.9	-3.2	-8.5	-1.5	-0.7	2.5	1.2	2.5	-1.2
1	B	1.9	-5.9	9.0	-10.1	3.2	-8.5	2.1	-9.9	-1.5	-0.7	2.5	1.2	2.5	-1.2
1	K	12.5	25.0	12.5	14.9										
1	B	-12.5	14.9	-12.5	25.0										
2*	K	3.1	6.4	3.5	6.0	13.8	23.4	28.9	49.1	-15.2	-21.3	-2.9	-15.2	2.5	1.2
2*	B	-3.1	6.4	-3.5	6.0	-13.8	23.4	-28.9	49.1	2.9	-15.2	15.2	-21.3	2.5	-1.2
2*	K	-13.6	-12.4	-1.3	-6.3	-4.2	-22.4	-6.2	-19.6	-2.5	-1.2	2.5	1.2	2.5	-1.2
2*	B	1.3	-6.3	13.6	-12.4	6.2	-19.6	4.2	-22.4	-2.5	1.2	2.5	-1.2	2.5	-1.2
2*	K	0.0	-7.6	24.3	28.5										
2*	B	0.0	-7.6	-24.3	28.5										
4	K	3.1	6.4	3.5	6.0	13.7	23.3	28.8	49.0	-15.4	-21.4	-3.2	-15.4	2.7	1.3
4	B	-3.1	6.7	-3.5	6.1	-13.7	25.4	-28.8	54.2	2.6	-17.4	14.7	-24.1	2.8	-1.3
4	K	-13.6	-12.3	-1.3	-6.3	-4.4	-22.5	-6.4	-19.7	-2.7	-1.3	2.7	1.3	2.8	-1.3
4	B	1.3	-6.2	13.5	-13.0	5.8	-22.1	3.8	-24.9	-2.8	1.3	2.8	-1.3	2.8	-1.3
4	K	0.0	-7.6	24.3	28.5										
4	B	0.0	-7.6	-24.3	28.5										
5*	K	2.7	5.7	3.1	5.2	11.8	20.3	24.7	42.5	-13.5	-18.7	-2.8	-13.5	2.6	1.3
5*	B	-2.7	6.3	-3.1	5.5	-11.8	24.3	-24.7	52.7	1.8	-17.1	12.3	-23.4	2.6	-1.3
5*	K	-11.8	-10.7	-1.1	-5.5	-3.9	-20.6	-5.7	-18.2	-2.5	-1.3	2.5	1.3	2.6	-1.3
5*	B	1.2	-5.1	11.7	-11.3	4.4	-23.4	2.7	-25.8	-2.6	1.3	2.6	-1.3	2.6	-1.3
5*	K	0.0	-8.6	20.9	41.7										
5*	B	0.0	-9.7	-20.9	24.9										
10	K	1.5	3.3	1.6	2.8	6.2	10.7	12.9	22.4	-9.3	-13.3	-3.1	-9.6	1.6	0.8
10	B	-1.5	3.6	-1.6	2.9	-6.2	12.7	-12.9	27.6	2.5	-11.6	8.6	-16.1	1.6	-0.8
10	K	-8.0	-9.1	-1.9	-5.4	-2.1	-8.8	-3.0	-7.5	-1.5	-0.8	1.5	0.8	1.6	-0.8
10	B	1.8	-5.3	7.9	-9.8	2.3	-9.9	1.4	-11.2	-1.6	0.8	1.6	-0.8	1.6	-0.8
10	K	11.0	21.9	11.0	13.0										
10	B	-11.0	13.0	-11.0	21.9										
2*	Frame lines:			2	3										
5*	Frame lines:			5	6	7	8	9							



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CORLE
CORLE ENGINEERING
404 Sarah Furnace Road - Inlier, PA 16855 (814) 276-9611
ELDRIDGE LUMBER & HARDWARE
85'-0" x 225'-0" x 22'-5"
DATE: 10/1/18 REVISION: 0
ENG: MCK DWN: BJC APPD: MCK

F.O. 22190

ELDRIDGE LUMBER & HARDWARE

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STATE OF MAINE
T. JAMES EISENMAN, JR.
No. 9637
LICENSED PROFESSIONAL ENGINEER
10/5/18

ENDWALL COLUMN:				BASIC COLUMN REACTIONS (k)	
Frm Line	Col Line	Dead Vert	Wind Press Horz	Wind Suct Horz	
1	J	0.6	-4.4	4.8	
1	F	0.7	-4.3	4.8	
1	E	0.7	-4.3	4.8	
1	C	0.6	-4.4	4.8	
10	D	0.4	-7.8	8.6	
10	G	0.4	-7.8	8.6	

DESIGN INFORMATION

- All loading conditions are examined and only the maximum / minimum H or V and the corresponding H or V are reported.
- Positive reactions are shown in the sketch. Foundation loads are in opposite directions.
- Bracing reactions are in the plane of the brace with the H pointing away from the braced bay. The vertical reaction is downward.
- Building reactions are based on the following building data:

DESIGN CRITERIA	SEISMIC CRITERIA	DEFLECTION LIMITS
Width (ft) = 85	Seismic Importance = 1.00	ENDWALL COLUMN L/120
Length (ft) = 225	Occupancy Category = II - Normal	ENDWALL RAFTER (Live) L/180
Eave Height (ft) = 22.42		ENDWALL RAFTER (Wind) L/180
Roof Slope (rise/12) = 3.0:12	Mapped Spectral Response Accelerations	WALL GIRTS L/90
Building Code = IBC 15	Ss = 0.3100	PURLIN (LIVE) L/150
Local Code (State/Prov) = IBC 15	S1 = 0.0800	PURLIN (WIND) L/150
Dead Load (psf) = 2.910	---Spectral Response Coefficients---	WALL PANEL L/90
Collateral Load (psf) = 5.00	Sds = 0.3207	ROOF PANEL (Live) L/120
Roof Live Load (psf) = 20.00	Sd1 = 0.1280	ROOF PANEL (Wind) L/120
Frame Live Load (psf) = 20.00	Site Class = D	Main Frame (Horiz) L/60
	Seismic Design Category = B	Main Frame (Vert) L/180
	-----Base Shear-----	WIND BRACING L/60
Snow:	Expanded Formula = $0.667 * I_e * F_a * S_s * W/R$	Main Frame (Crane) L/100
Ground Snow Load (psf) = 60.00	Longitudinal Base Shear = 44.49	Main Frame (Seismic) L/50
Snow Importance = 1.00	Transverse Base Shear = 42.64	SEISMIC BRACING L/50
Thermal Coefficient = 1.00		PARTITION COLUMN L/120
Snow Exposure Factor = 1.0000	---Seismic Response Coefficients---	PARTITION GIRT L/120
Slippery Roof = N	Frame = 0.107	PARTITION PANEL L/120
Roof Snow Load (psf) = 42	FSW = 0.107	
	BSW = 0.107	
Wind:	---Response Modification Factors---	
Ultimate Wind Speed (mph) = 118 mph	Frame = 3	
Occupancy Category = II - Normal	FSW = 3	
Importance - Wind = 1.00	BSW = 3	
Wind Exposure = B		
Enclosure Classification = C		
---Internal Pressure Coefficients---		
Pressure = 0.18		
Suction = -0.18		
-----Components & Cladding-----		
Design Pressure: = 25.03		
Pressure (psf) = 25.03		
Suction (psf) = -33.45		
Equivalent Lateral Brace Force Procedure.		
Steel systems not specifically detailed for seismic resistance.		

NOTE: BUILDING NOT DESIGNED TO STRUCTURALLY SUPPORT ADJACENT BUILDING BY OTHERS.

ENDWALL COLUMN: ANCHOR BOLTS & BASE PLATES							
Frm Line	Col Line	Anc. Bolt Qty	Bolt Dia	Base_Plate Width	Base_Plate Length	Base_Plate Thick	Grout (in)
1	J	4	0.750	8.000	12.25	0.375	0.0
1	F	4	0.750	8.000	12.25	0.375	0.0
1	E	4	0.750	8.000	12.25	0.375	0.0
1	C	4	0.750	8.000	12.25	0.375	0.0
10	D	4	0.750	6.000	12.00	0.375	0.0
10	G	4	0.750	6.000	12.00	0.375	0.0

ANCHOR BOLT SUMMARY

Qty	Locate	Dia (in)	Type
24	Endwall	3/4"	
16	Frame	3/4"	
64	Frame	1"	

BUILDING BRACING REACTIONS

Wall Loc	Col Line	Reactions in plane of wall ± Reactions(k)				Panel_Shear (lb/ft)	Note
		Wind Horz	Wind Vert	Seismic Horz	Seismic Vert		
L_EW 1							(h)
F_SW B	3,4	5.4	*	11.8	*		
	7,8	5.4	*	11.8	*		
R_EW 10							(h)
B_SW K	8,7	4.7	*	10.5	*		
	4,3	4.7	*	10.5	*		

(h) Rigid frame at endwall

*See RF reactions table for vertical and horizontal reactions in plane of the rigid frame.



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CORLE
BUILDING SYSTEMS
404 Sarah Furnace Road - Imbler, PA 16655 (814) 276 - 9811

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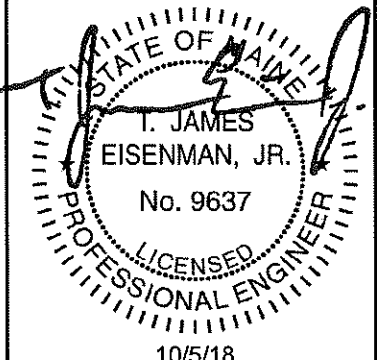
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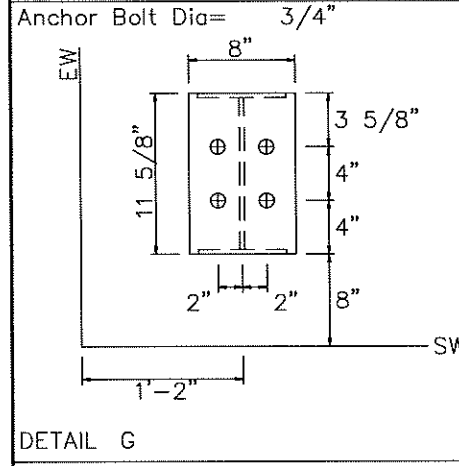
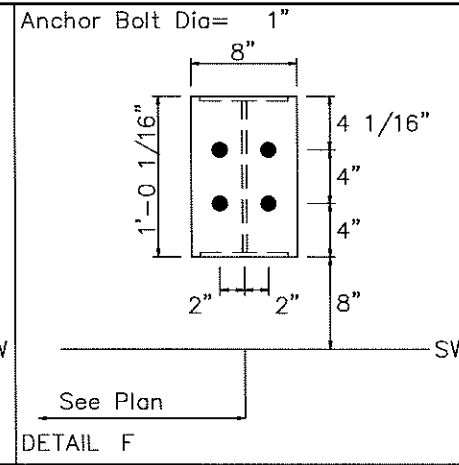
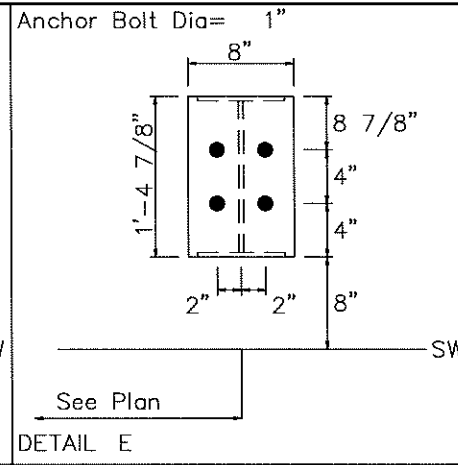
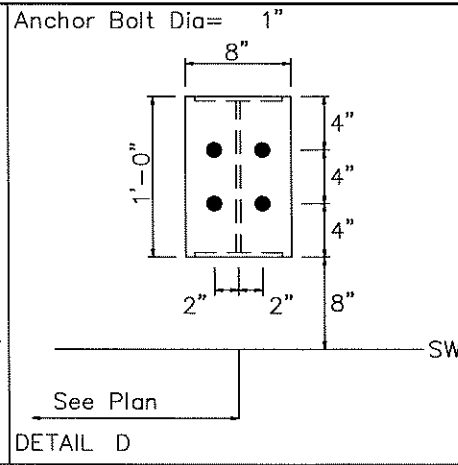
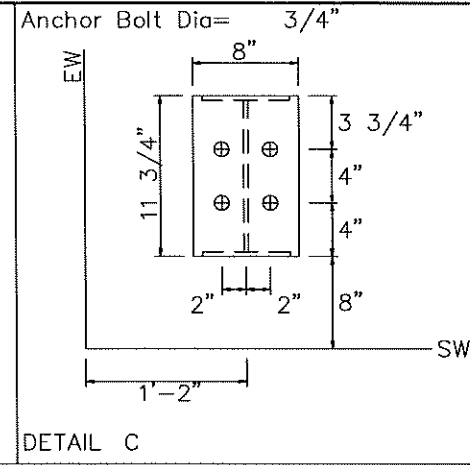
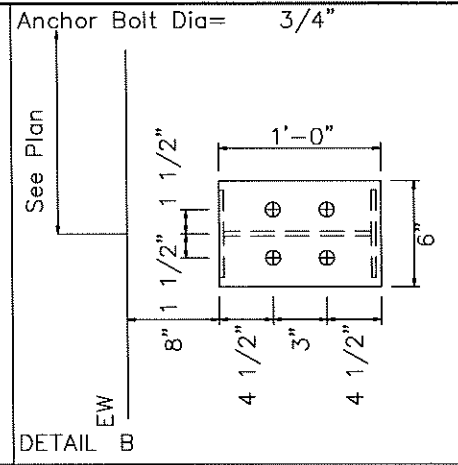
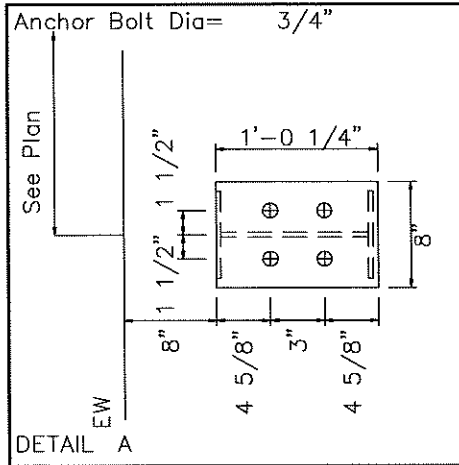
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ADDITIONAL LOADING INFORMATION

Mezzanine Loads:

Dead Load _____ PSF

Collateral Load _____ PSF

Live Load _____ PSF

Crane Information:

Crane Type _____

CMAA Service Class _____

Crane capacity = _____ Kips

Bridge Weight = _____ Kips

Hoist/Trolley Weight = _____ Kips

Wheel Spacing = _____ Ft.

Additional Loads:

1. _____

2. _____

3. _____

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 BUILDING SYSTEMS
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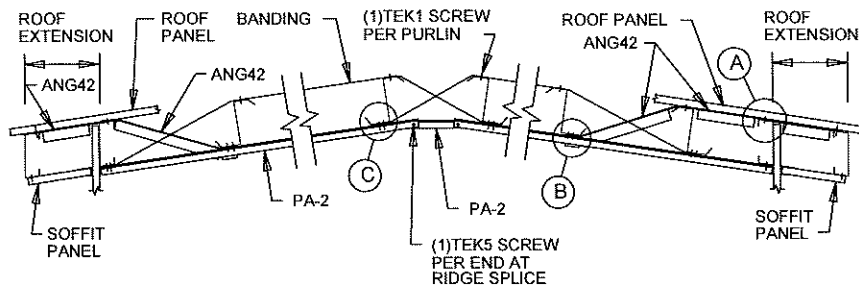
FINAL DRAWINGS

T. JAMES EISENMAN, JR.
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PAGE 5 OF 19

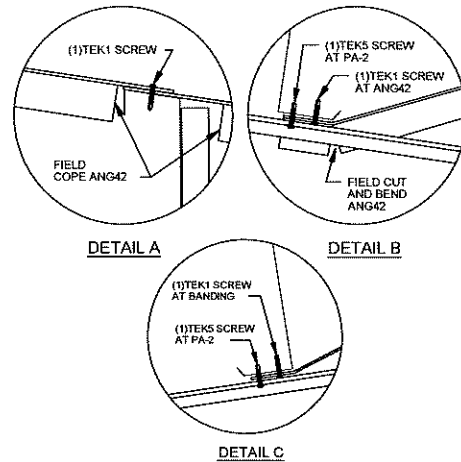
STANDARD PURLIN BRACING DETAIL FOR STANDING SEAM ROOF PANELS

NOTE 1: SPACE BANDING EVENLY ACROSS BAYS AS SHOWN.
NOTE 2: SPLICE PA-2 USING A 4 1/2" LAP AND (5) TEK5 SCREWS EVENLY SPACED.



CONDITION 1:
FIRST PURLIN SPACE
GREATER THAN 2'-0"

CONDITION 2:
FIRST PURLIN SPACE LESS
THAN OR EQUAL TO 2'-0"



SPECIAL BOLTS
ROOF PLAN

Q ID	QUAN	TYPE	DIA	LENGTH	WASH
1	4	A325	1/2"	1 1/4"	0
2	4	A325	1/2"	1 1/2"	0

MEMBER TABLE
ROOF PLAN

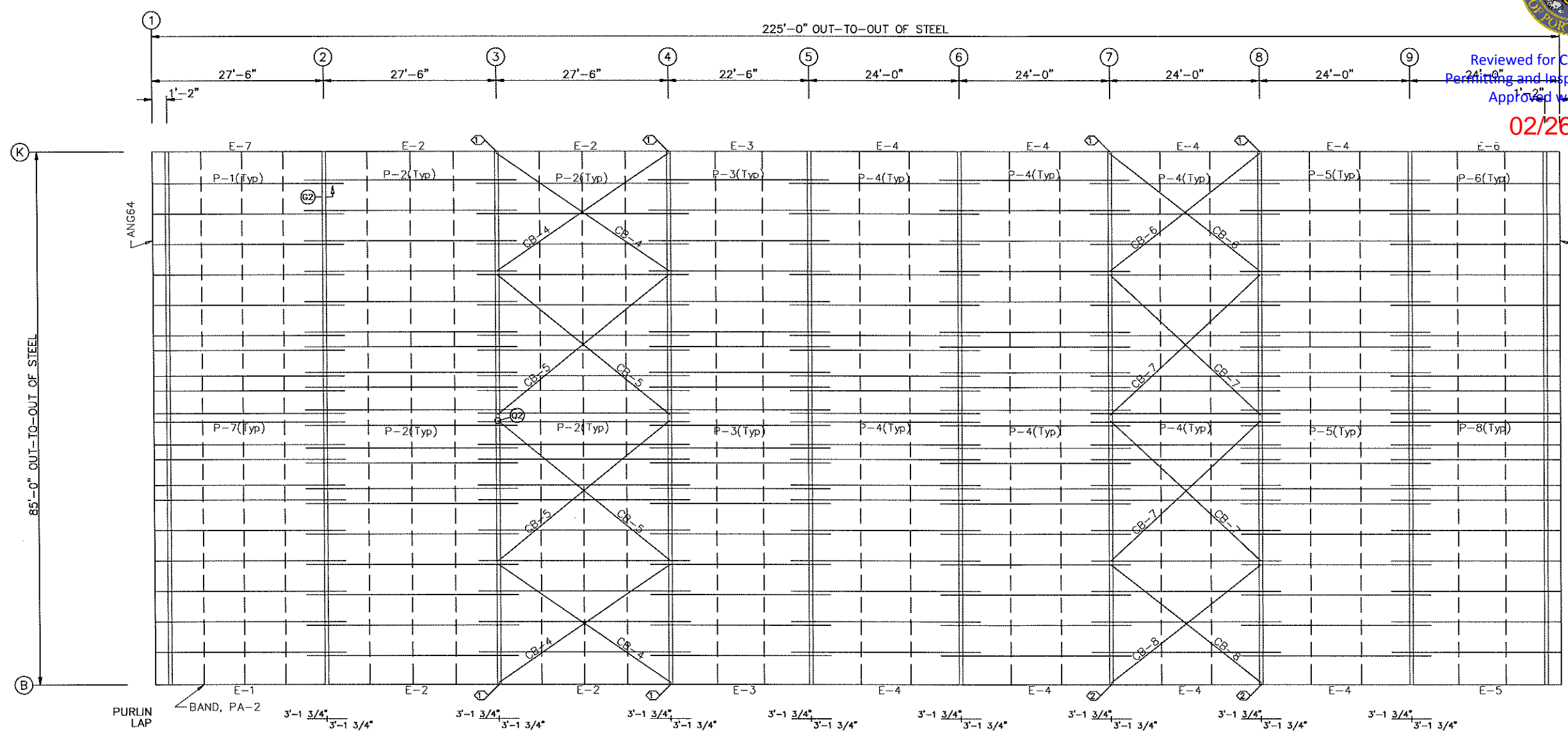
QUAN	MARK	PART	LENGTH
10	P-1	11X25Z10	30'-7 1/2"
40	P-2	11X25Z13	33'-9 1/2"
20	P-3	11X25Z13	28'-9 1/2"
60	P-4	11X25Z14	30'-3 1/2"
20	P-5	11X25Z13	30'-3 1/2"
10	P-6	11X25Z13	27'-1 1/2"
10	P-7	11X25Z10	30'-7 1/2"
10	P-8	11X25Z13	27'-1 1/2"
1	E-1	11X35E10	27'-5 1/2"
4	E-2	11X35E10	27'-5 1/2"
2	E-3	11X35E10	22'-5 1/2"
8	E-4	11X35E10	23'-11 1/2"
1	E-5	11X35E10	23'-11 1/2"
1	E-6	11X35E10	23'-11 1/2"
1	E-7	11X35E10	27'-5 1/2"
4	CB-4	CABLE375	31'-2 3/16"
4	CB-5	CABLE250	33'-10"
2	CB-6	CABLE375	28'-4 1/8"
4	CB-7	CABLE250	31'-2 7/16"
2	CB-8	CABLE375	28'-4 3/16"



CORLE
BUILDING SYSTEMS
404 Sarah Furnace Road - Imlar, PA 16655 (814) 276 - 9611

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REVISION HISTORY: FOR CONSTRUCTION, FINAL DRAWINGS.

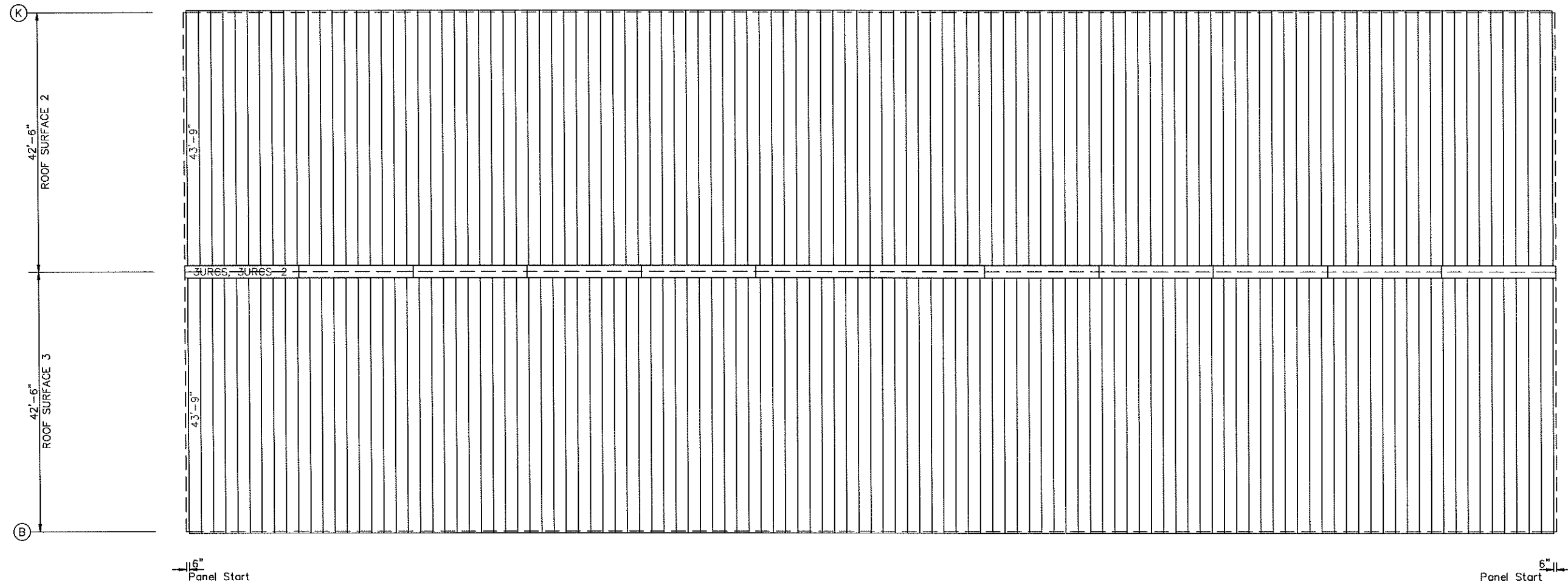
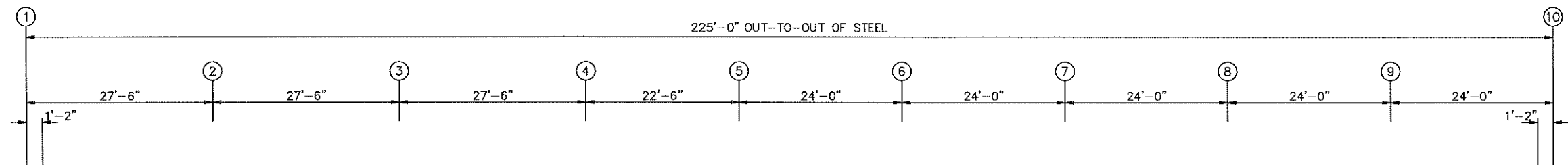
STATE OF MAINE
T. JAMES EISENMAN, JR.
No. 9637
LICENSED PROFESSIONAL ENGINEER
10/5/18

- GENERAL NOTES:
- Screw Down Roof: Use TEK5WW screws in place of SD150 panel screws at all 10 gage purlins, eave struts, or roof joists.
 - Standing Seam Roof: Use FST#6 in place of FST#1 clip to purlin screws at all 10 gage purlins, eave struts, or at roof joists.



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ROOF SHEETING PLAN
 PANELS: 24 Ga. L4 - TBD

GENERAL NOTES:
 Panel "Start" and "End" dimensions must be followed for the proper installation of the gable trim(s) provided.

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F.O. 22190

ELDREDGE LUMBER & HARDWARE

DRAWING STATUS

FOR APPROVAL: THESE DRAWINGS, BEING FOR APPROVAL, ARE BY DEFINITION NOT FINAL, AND ARE FOR CONCEPTUAL REPRESENTATION ONLY. THEIR PURPOSE IS TO CONFIRM PROPER INTERPRETATION OF THE PROJECT DOCUMENTS. ONLY DRAWINGS ISSUED "FOR CONSTRUCTION" CAN BE CONSIDERED AS COMPLETE.

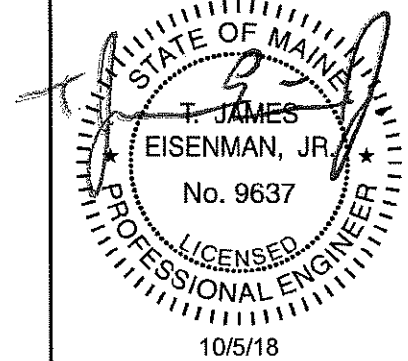
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FOR CONSTRUCTION: FINAL DRAWINGS.

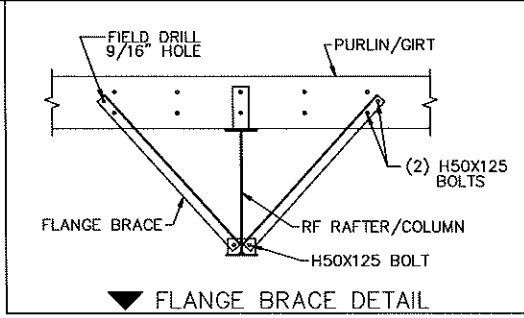
FOR APPROVAL
 FOR PERMIT
 FOR CONSTRUCTION

REVISION HISTORY

REV.	DESCRIPTION	DATE



SPLICE BOLT TABLE						
Mark	Qty		Int	Type	Dia	Length
	Top	Bot				
SP-1	4	4	4	A325	1.000	2.75
SP-2	4	4	0	A325	0.750	2.00
SP-3	4	4	2	A325	0.750	2.00

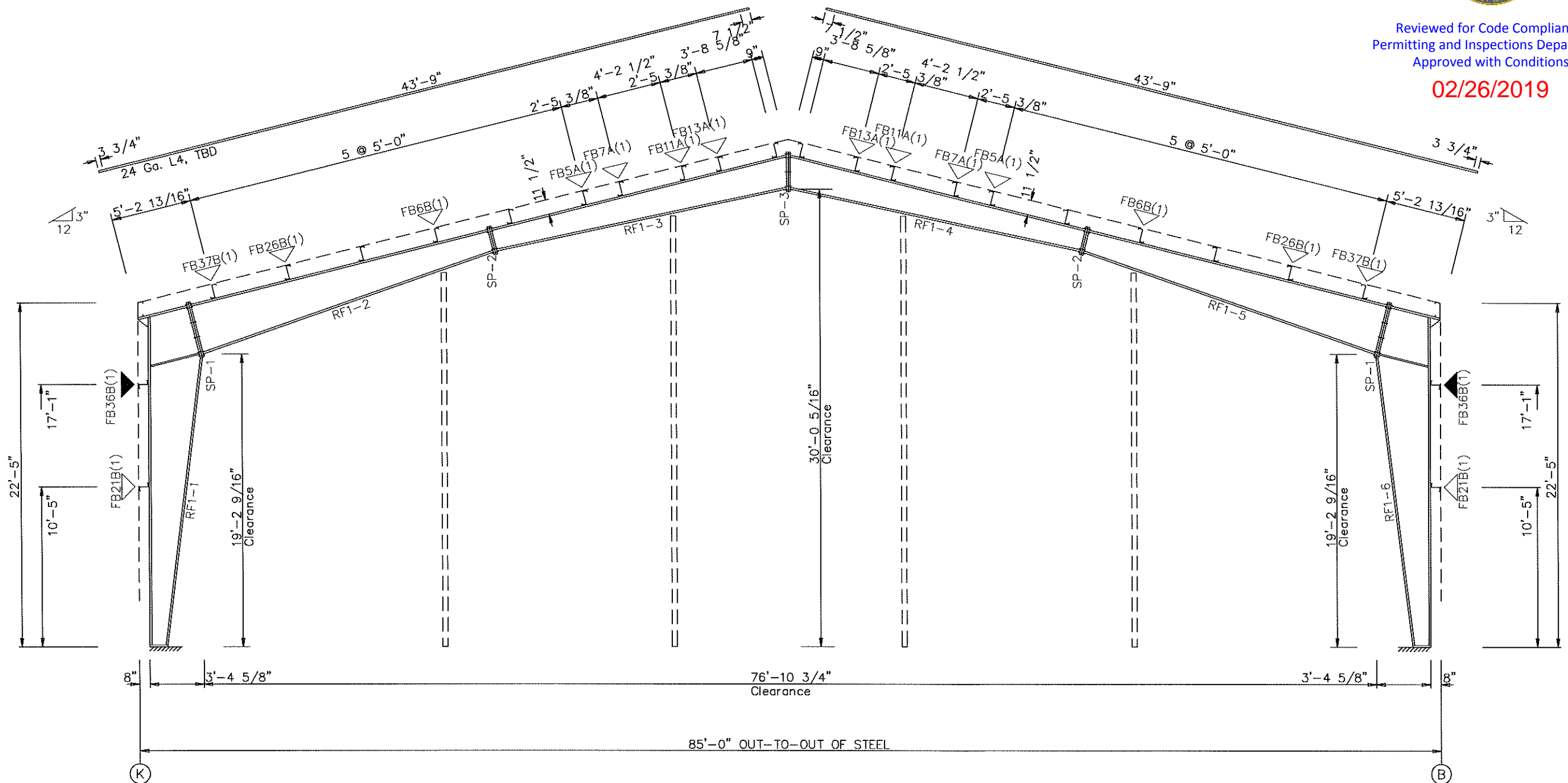


Mark	Web Depth		Web Plate		Outside Flange			Inside Flange		
	Start	End	Thick	Length	W	Thk	Length	W	Thk	Length
RF1-1	11.0	26.4	0.188	120.0	6	1/4"	x 258.4	6	1/2"	x 120.9
RF1-2	26.4	40.0	0.219	146.0	8	1/4"	x 39.4	6	3/8"	x 107.1
	37.0	25.9	0.250	123.2	6	1/4"	x 243.2	6	3/8"	x 123.7
RF1-3	25.9	15.0	0.188	120.0	6	1/2"	x 240.0	6	5/16"	x 120.5
	15.0	23.0	0.149	240.0				6	1/4"	x 234.3
RF1-4	23.0	15.0	0.149	240.0	6	1/2"	x 240.0	6	1/4"	x 234.3
RF1-5	15.0	25.9	0.188	120.0	6	1/4"	x 243.2	6	5/16"	x 120.5
RF1-6	25.9	37.0	0.250	123.2	6	3/8"	x 123.7	6	3/8"	x 107.1
	40.0	26.4	0.219	146.0	8	1/4"	x 39.4	6	3/8"	x 107.1
	26.4	11.0	0.188	120.0	6	1/4"	x 258.4	6	1/2"	x 120.9

FLANGE BRACES: Both Sides(U.N.)
 FBxxB(1)
 B - L20X3/16
 A - L15X1/8



Reviewed for Code Compliance
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02/26/2019



BUILDING CROSS SECTION: FRAME LINE 1

GENERAL NOTES:
 1. See Detail Sheets for Connection Information.
 2. See Shipping List for Flange Brace Lengths.

CORLE
 BUILDING SYSTEMS
 404 Sarah Furnace Road - Imier, PA 16855 (814) 276 - 9611

ELDRIDGE LUMBER & HARDWARE
 85'-0" x 225'-0" x 22'-5"
 DATE: 10/1/18 REVISION: 0
 ENG: MCK DWN: BJC APPD: MCK

F.O. 22190

REV.	DESCRIPTION	DATE

DRAWING STATUS

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STATE OF MAINE
 T. JAMES
 EISENMAN, JR.
 No. 9637
 LICENSED
 PROFESSIONAL ENGINEER
 10/5/18

PAGE 8 OF 19

SPLICE BOLT TABLE						
Mark	Qty		Int	Type	Dia	Length
	Top	Bot				
SP-1	4	4	6	A325	1.000	3.25
SP-2	4	4	2	A325	0.750	2.25
SP-3	4	4	4	A325	0.750	2.00

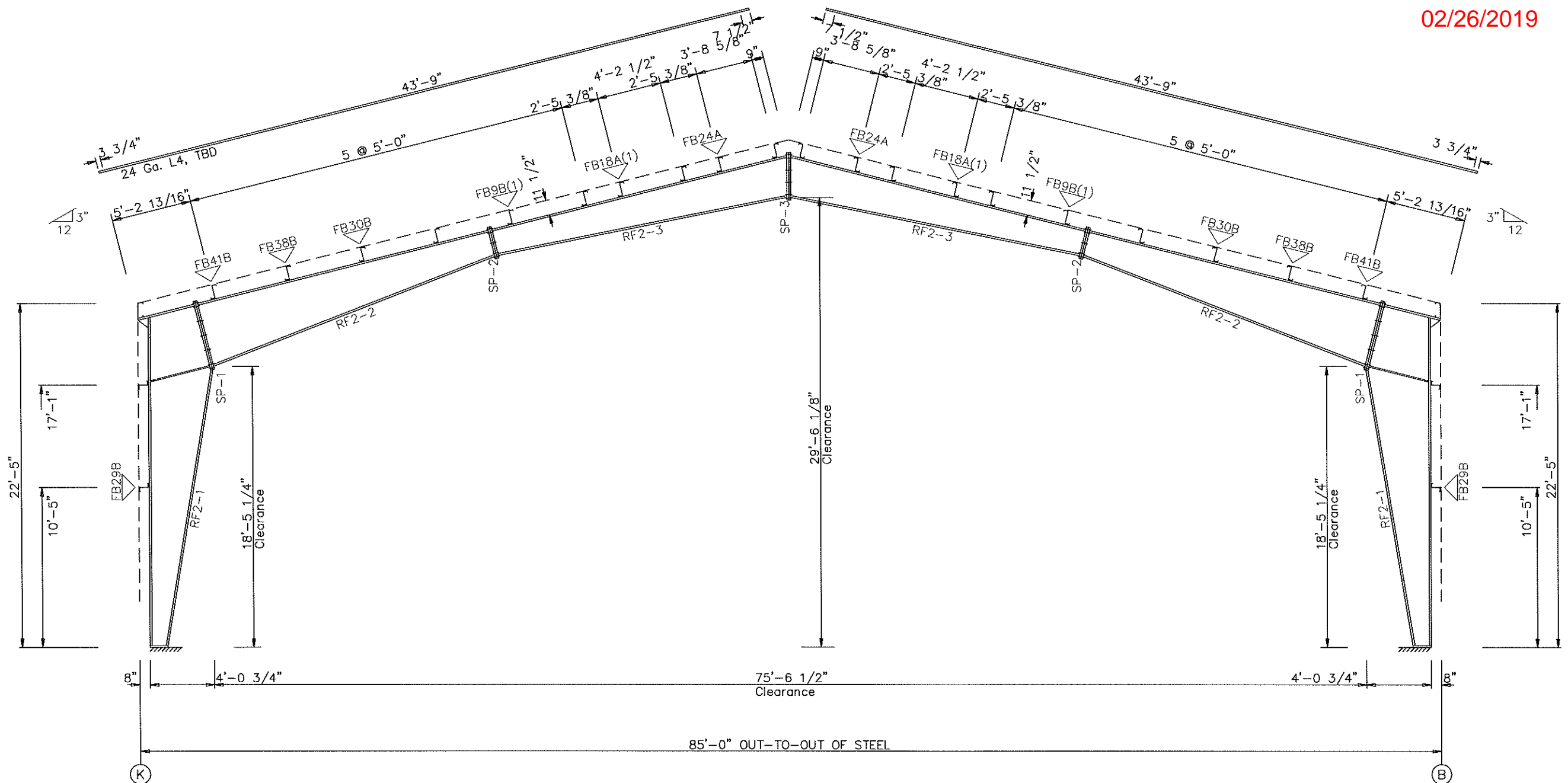
MEMBER TABLE								
Mark	Web Depth		Web Plate		Outside Flange		Inside Flange	
	Start	End	Thick	Length	W x Thk	x Length	W x Thk	x Length
RF2-1	11.0	31.5	0.250	120.0	8 x 1/4"	x 258.4	8 x 3/4"	x 121.6
	31.5	48.0	0.313	147.3	8 x 1/4"	x 44.9	8 x 1/2"	x 98.1
RF2-2	48.0	33.2	0.313	117.0	6 x 1/4"	x 117.0	6 x 1/2"	x 238.8
	33.2	18.1	0.250	120.0	6 x 5/16"	x 120.0		
RF2-3	18.0	23.7	0.188	120.0	6 x 5/8"	x 120.0	6 x 3/8"	x 120.1
	23.7	29.0	0.219	120.0	6 x 3/4"	x 120.0	6 x 1/4"	x 112.8

FLANGE BRACES: Both Sides(U.N.)
 FBxxB(1)
 B - L20X3/16
 A - L15X1/8



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BUILDING CROSS SECTION: FRAME LINE 2 3

GENERAL NOTES:
 1. See Detail Sheets for Connection Information.
 2. See Shipping List for Flange Brace Lengths.

CORLE
 BUILDING SYSTEMS
 404 Sarah Furnace Road - Imier, PA 16655 (814) 276 - 9611

ELDRIDGE LUMBER & HARDWARE
 85'-0" x 225'-0" x 22'-5"
 DATE: 10/1/18 REVISION: 0
 ENG: MCK DWN: BJC APPD: MCK

F.O. 22190

ELDRIDGE LUMBER & HARDWARE

REV.	DESCRIPTION	DATE

DRAWING STATUS

FOR APPROVAL:
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FOR PERMIT:
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FOR CONSTRUCTION:
 FINAL DRAWINGS.

STATE OF MAINE
 J. JAMES EISENMAN, JR.
 No. 9637
 LICENSED PROFESSIONAL ENGINEER
 10/5/18

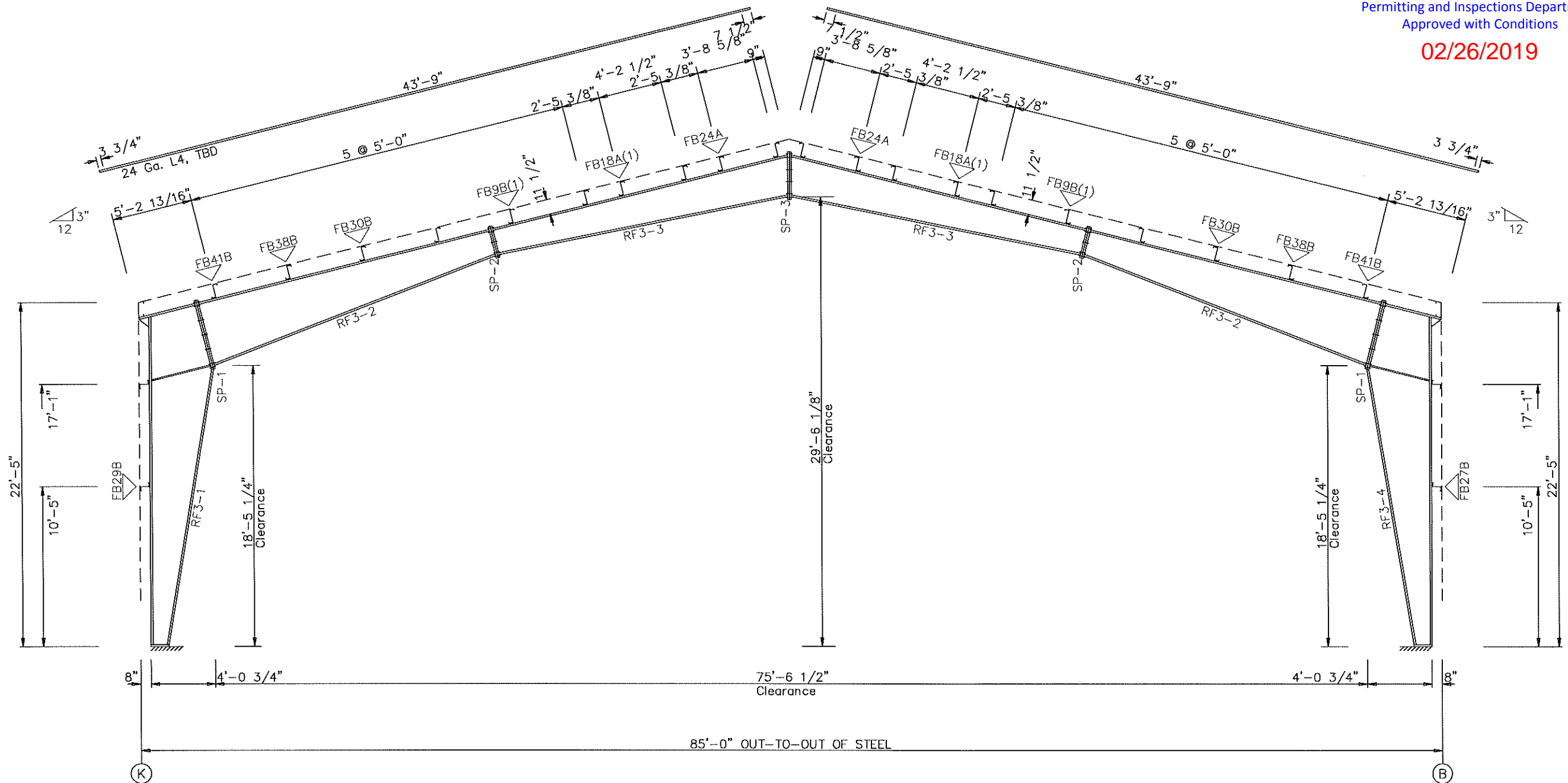
SPLICE BOLT TABLE						
Mark	Qty		Int	Type	Dia	Length
	Top	Bot				
SP-1	4	4	6	A325	1.000	3.25
SP-2	4	4	2	A325	0.750	2.25
SP-3	4	4	4	A325	0.750	2.00

MEMBER TABLE								
Mark	Web Depth		Web Plate		Outside Flange		Inside Flange	
	Start	End	Thick	Length	W x Thk	x Length	W x Thk	x Length
RF3-1	11.0	31.5	0.250	120.0	8 x 1/4"	x 258.4	8 x 3/4"	x 121.6
	31.5	48.0	0.313	147.3	8 x 1/4"	x 44.9	8 x 1/2"	x 98.1
RF3-2	48.0	33.2	0.313	117.0	6 x 1/4"	x 117.0	6 x 1/2"	x 238.8
	33.2	18.1	0.250	120.0	6 x 5/16"	x 120.0		
RF3-3	18.0	23.7	0.188	120.0	6 x 5/8"	x 120.0	6 x 3/8"	x 120.1
	23.7	29.0	0.219	120.0	6 x 3/4"	x 120.0	6 x 1/4"	x 112.8
RF3-4	48.0	31.5	0.313	147.2	8 x 1/4"	x 44.9	8 x 1/2"	x 98.0
	31.5	11.0	0.250	120.0	8 x 1/4"	x 258.3	8 x 3/4"	x 121.6

FLANGE BRACES: Both Sides(U.N.)
 FBxxB(1)
 B - L20X3/16
 A - L15X1/8



Reviewed for Code Compliance
 Permitting and Inspections Department
 Approved with Conditions
02/26/2019



BUILDING CROSS SECTION: FRAME LINE 4

GENERAL NOTES:
 1. See Detail Sheets for Connection Information.
 2. See Shipping List for Flange Brace Lengths.

CORLE
 BUILDING SYSTEMS
 404 Sarah Furnace Road - Imbler, PA 16655 (814) 276-9811
ELDRIDGE LUMBER & HARDWARE
 85'-0" x 225'-0" x 22'-5"
 DATE: 10/1/18 REVISION: 0
 ENG: MCK DWN: BJC APPD: MCK

F.O. 22190

REV.	DESCRIPTION	DATE

DRAWING STATUS

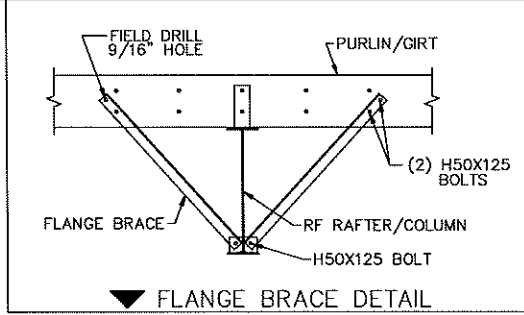
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STATE OF MAINE
 T. JAMES EISENMAN, JR.
 No. 9637
 LICENSED PROFESSIONAL ENGINEER
 10/5/18
PAGE 10 OF 19

SPLICE BOLT TABLE						
Mark	Qty		Type	Dia	Length	
	Top	Bot				
SP-1	4	4	6	A325	1.000	3.25
SP-2	4	4	2	A325	0.750	2.25
SP-3	4	4	2	A325	0.750	2.00
SP-4	4	4	6	A325	1.250	3.50

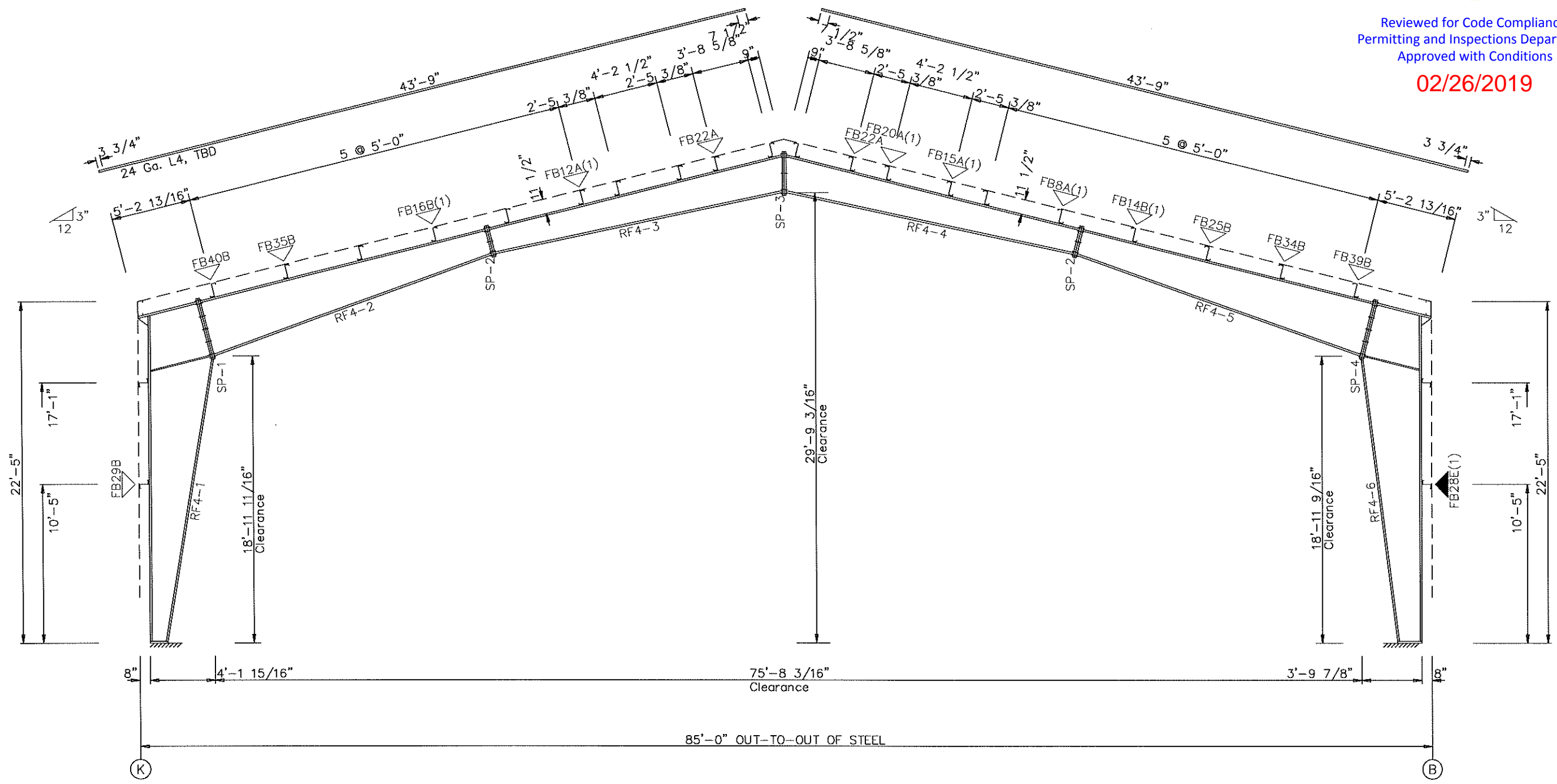


Mark	Web Depth		Web Plate		Outside Flange			Inside Flange		
	Start	End	Thick	Length	W	Thk	Length	W	Thk	Length
RF4-1	11.0	31.4	0.219	120.0	6	5/16"	x 258.4	6	3/4"	x 121.6
	31.4	49.0	0.313	147.9	8	1/4"	x 47.5	6	5/8"	x 104.7
RF4-2	42.0	30.3	0.313	114.4	6	1/4"	x 114.4	6	1/2"	x 235.5
	30.3	18.1	0.219	120.0	6	5/16"	x 120.0			
RF4-3	18.0	26.0	0.188	240.0	6	3/4"	x 240.0	6	5/16"	x 233.6
RF4-4	26.0	18.0	0.188	240.0	6	3/4"	x 240.0	6	1/4"	x 233.6
RF4-5	18.1	29.6	0.219	120.0	6	5/16"	x 120.0	6	1/2"	x 120.5
	29.6	41.0	0.313	118.5	6	1/4"	x 118.5	6	5/8"	x 119.1
RF4-6	45.0	31.7	0.250	146.9	8	1/4"	x 43.3	8	5/8"	x 224.2
	31.7	16.0	0.219	120.0	8	1/4"	x 258.4			

▽ FLANGE BRACES: Both Sides(U.N.)
 FBxxB(1)
 B - L20X3/16
 A - L15X1/8
 E - L30X1/4



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BUILDING CROSS SECTION: FRAME LINE 5 6 7 8 9

GENERAL NOTES:
 1. See Detail Sheets for Connection Information.
 2. See Shipping List for Flange Brace Lengths.

CORLE
 BUILDING SYSTEMS
 404 Sarah Furnace Road - Imbler, PA 16855 (814) 276 - 9611
ELDRIDGE LUMBER & HARDWARE
 85'-0" x 225'-0" x 22'-5"
 DATE: 10/1/18 REVISION: 0
 ENG: MCK DWN: BJC APPD: MCK

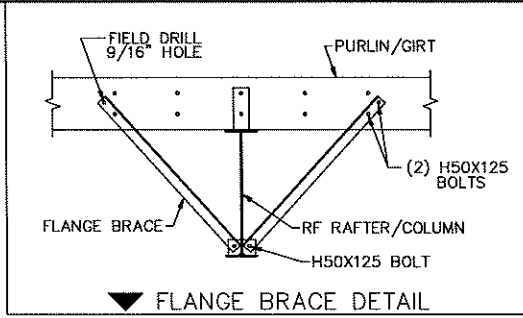
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REV.	DESCRIPTION	DATE

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STATE OF MARYLAND
 T. JAMES EISENMAN, JR.
 No. 9637
 LICENSED PROFESSIONAL ENGINEER
 10/5/18

SPLICE BOLT TABLE						
Mark	Qty		Int	Type	Dia	Length
	Top	Bot				
SP-1	4	4	4	A325	1.000	2.75
SP-2	4	4	0	A325	0.750	2.00
SP-3	4	4	2	A325	0.750	2.00



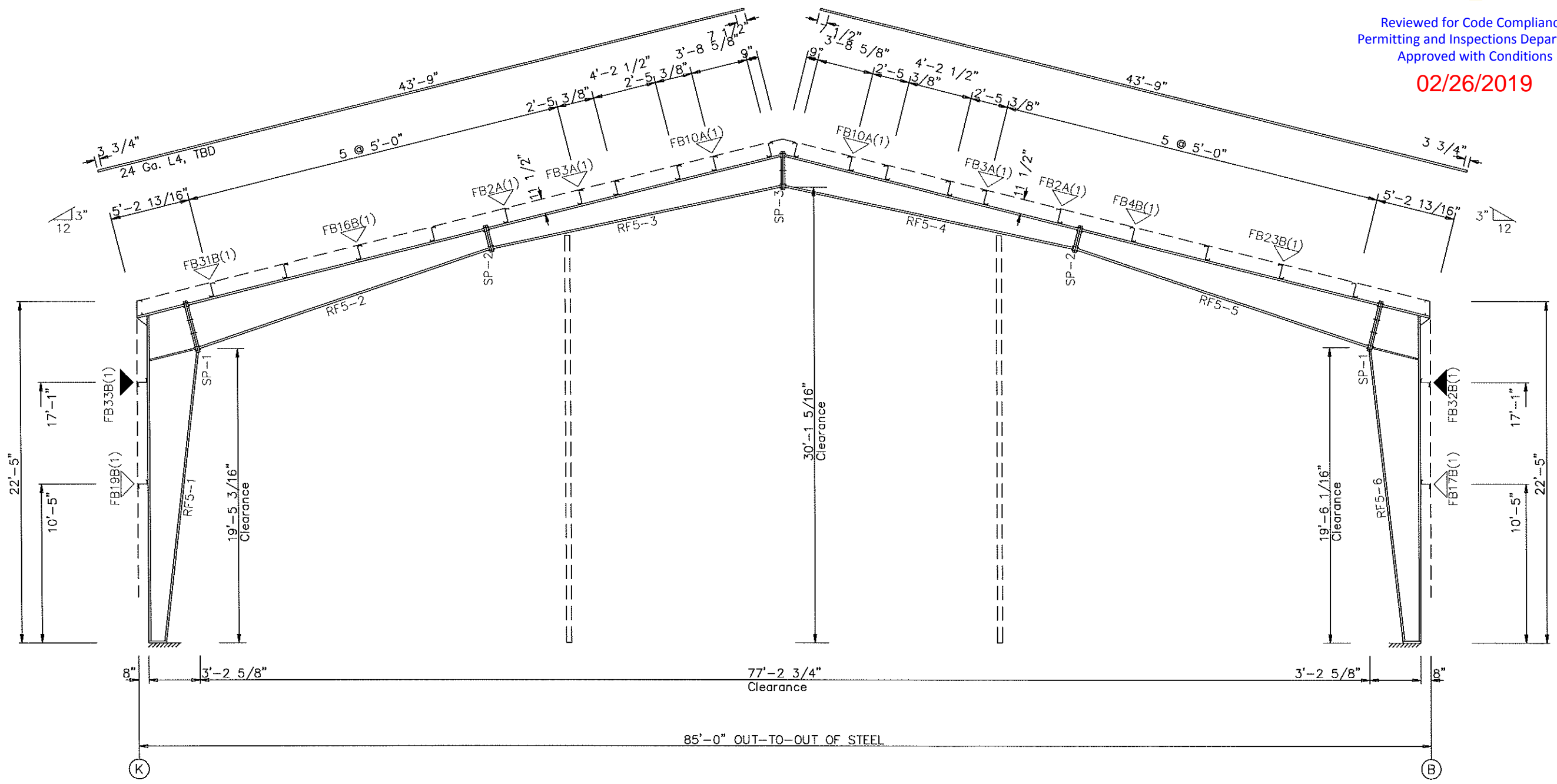
MEMBER TABLE								
Mark	Web Depth		Web Plate Thick	Plate Length	Outside Flange		Inside Flange	
	Start	End			W x Thk x Length	W x Thk x Length		
RF5-1	11.0	25.2	0.188	120.0	6 x 1/4" x 258.4	6 x 3/8" x 230.3		
RF5-2	25.2	38.0	0.219	145.6	8 x 1/4" x 38.1			
	34.0	23.8	0.219	124.5	6 x 1/4" x 244.5	6 x 3/8" x 124.9		
RF5-3	23.8	14.0	0.188	120.0		6 x 5/16" x 120.4		
	14.0	22.0	0.149	240.0	6 x 3/8" x 240.0	6 x 1/4" x 234.6		
RF5-4	22.0	14.0	0.149	240.0	6 x 3/8" x 240.0	6 x 1/4" x 234.6		
RF5-5	14.0	23.4	0.188	120.0	6 x 1/4" x 244.3	6 x 5/16" x 120.3		
RF5-6	23.4	33.0	0.219	124.3		6 x 1/2" x 124.6		
	38.0	25.1	0.219	145.7	8 x 1/4" x 38.3	6 x 3/8" x 110.5		
	25.1	11.0	0.188	120.0	6 x 1/4" x 258.4	6 x 1/2" x 120.8		

FLANGE BRACES: Both Sides(U.N.)
 FBxxB(1)
 B - L20X3/16
 A - L15X1/8



Reviewed for Code Compliance
 Permitting and Inspections Department
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02/26/2019



BUILDING CROSS SECTION: FRAME LINE 10

GENERAL NOTES:
 1. See Detail Sheets for Connection Information.
 2. See Shipping List for Flange Brace Lengths.

CORLE
 BUILDINGS SYSTEMS
 404 Sarah Furnace Road - Imler, PA 16655 (814) 276 - 9611

ELDRIDGE LUMBER & HARDWARE
 85'-0" x 225'-0" x 22'-5"
 DATE: 10/1/18 REVISION: 0
 ENG: MCK DWN: BJC APPD: MCK

F.O. 22190

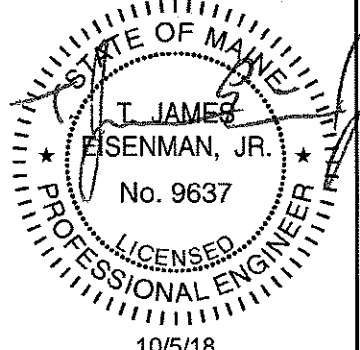
REVISION HISTORY	
REV.	DESCRIPTION

DRAWING STATUS

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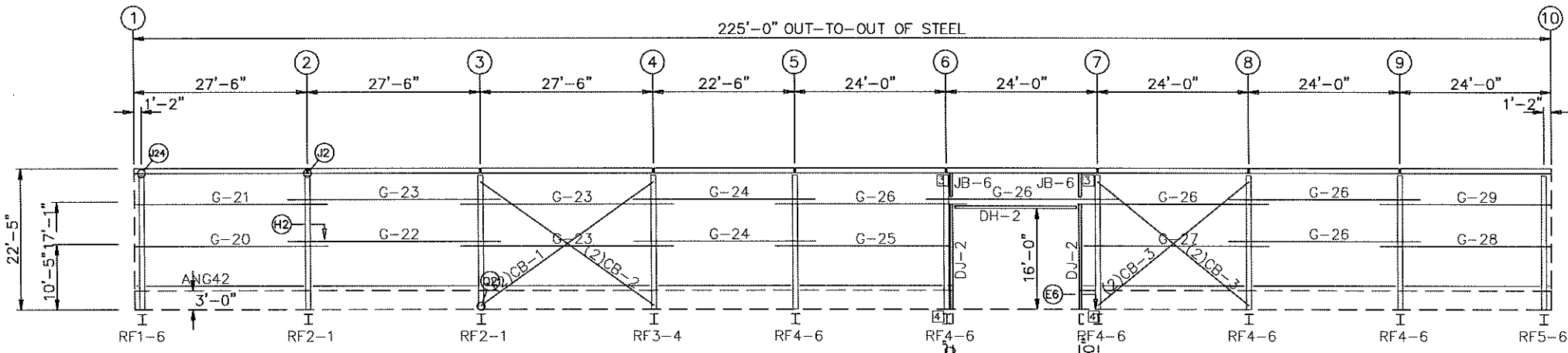
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FOR CONSTRUCTION:
 FINAL DRAWINGS.



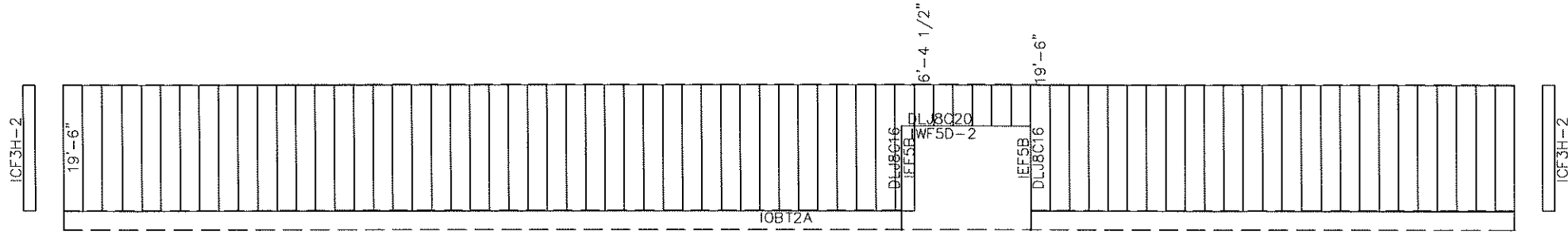
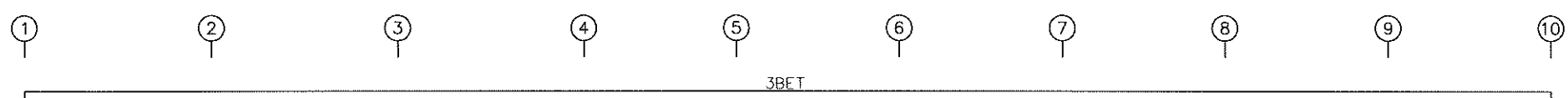
MEMBER TABLE			
FRAME LINE B			
QUAN	MARK	PART	LENGTH
2	DJ-2	8X35C16	17'-0 3/4"
1	DH-2	8X35C16	20'-0"
1	G-20	8X25Z13	30'-7 1/2"
1	G-21	8X25Z14	30'-7 1/2"
1	G-22	8X25Z14	33'-9 1/2"
3	G-23	8X25Z16	33'-9 1/2"
2	G-24	8X25Z16	28'-9 1/2"
1	G-25	8X25Z14	27'-10"
5	G-26	8X25Z16	30'-3 1/2"
1	G-27	8X25Z14	29'-10"
1	G-28	8X25Z14	27'-1 1/2"
1	G-29	8X25Z16	27'-1 1/2"
2	CB-1	CABLE500	31'-8 3/16"
2	CB-2	CABLE500	31'-8 1/8"
4	CB-3	CABLE500	28'-11 1/8"
2	JB-6	8X35C16	4'-3 1/4"

CONNECTION PLATES		
FRAME LINE B		
ID	QUAN	MARK/PART
3	2	JC
4	2	f1



GIRT LAPS: 3'-1 3/4" / 3'-1 3/4" / 3'-1 3/4" / 3'-1 3/4" / 3'-1 3/4" / 3'-1 3/4" / 3'-1 3/4" / 3'-1 3/4" / 3'-1 3/4" / 3'-1 3/4" / 3'-1 3/4"

SIDEWALL FRAMING: FRAME LINE B



SIDEWALL SHEETING & TRIM: FRAME LINE B
PANELS: 26 Ga. R - TBD

GENERAL NOTES:

1. Use TEK5WW screws in place of SD150 panel screws at all 10 gage members.
2. All connections to door or window jambs where the clip is not designated in the clip table / drawing are made with JC# clips (#= Girt Depth).

TRIM COLORS	
EAVE TRIM = TBD	CORNER TRIM = TBD
BASE TRIM = TBD	GUTTER =
DOOR TRIM = TBD	DOWNSPOUTS =
RAKE TRIM = TBD	
* LINER TRIM = Liner panel color	
* SOFFIT TRIM = Soffit panel color	

* ONLY APPLICABLE IF LINER TRIM OR SOFFIT PANEL IS INDICATED ON BUILDING ORDER.

CORLE
BUILDING SYSTEMS
404 Sarah Furnace Road - Imbler, PA 16665 (814) 276 - 9611

ELDRIDGE LUMBER & HARDWARE
85'-0" x 225'-0" x 22'-5"

DATE: 10/1/18 REVISION: 0
ENG: MCK DWN: BJC APPD: MCK

F.O. 22190



Reviewed for Code Compliance
Permitting and Inspections Department
Approved with Conditions

02/26/2019

ELDRIDGE LUMBER & HARDWARE

REV.	DESCRIPTION	DATE

DRAWING STATUS

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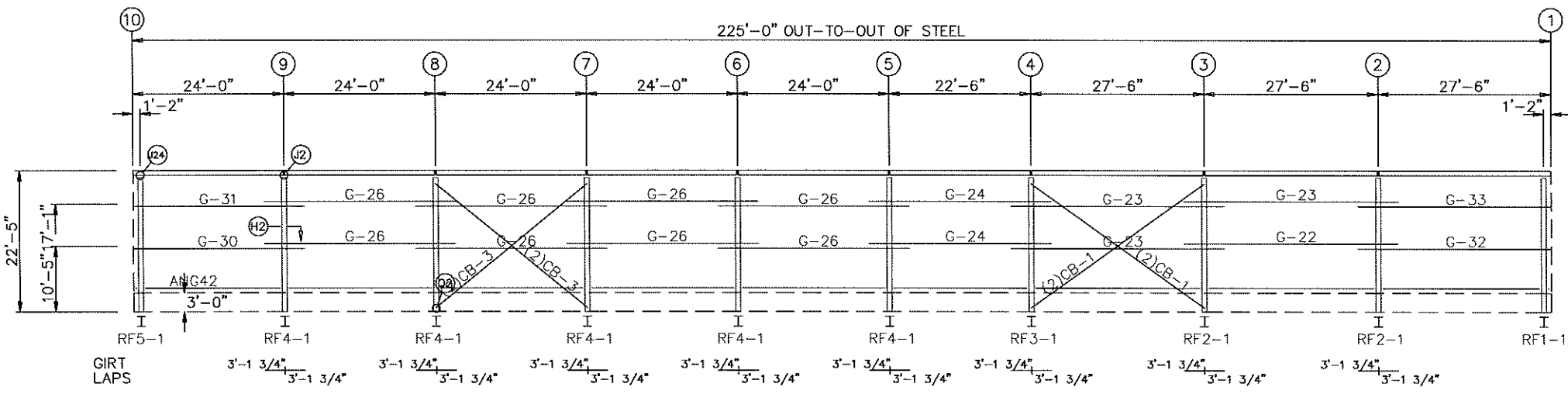
FOR CONSTRUCTION: FINAL DRAWINGS.

STATE OF MAINE
T. JAMES EISENMAN, JR.
No. 9637
LICENSED PROFESSIONAL ENGINEER
10/5/18

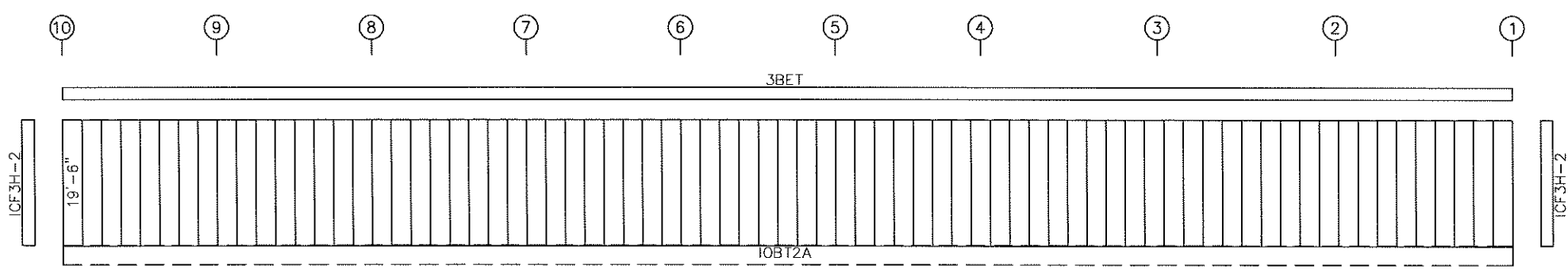
MEMBER TABLE FRAME LINE K			
QUAN	MARK	PART	LENGTH
1	G-22	8X25Z14	33'-9 1/2"
3	G-23	8X25Z16	33'-9 1/2"
2	G-24	8X25Z16	28'-9 1/2"
8	G-26	8X25Z16	30'-3 1/2"
1	G-30	8X25Z14	27'-1 1/2"
1	G-31	8X25Z16	27'-1 1/2"
1	G-32	8X25Z13	30'-7 1/2"
1	G-33	8X25Z14	30'-7 1/2"
4	CB-1	CABLE500	31'-8 3/16"
4	CB-3	CABLE500	28'-11 1/8"



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SIDEWALL FRAMING: FRAME LINE K



SIDEWALL SHEETING & TRIM: FRAME LINE K

PANELS: 26 Ga. R - TBD

GENERAL NOTES:

1. Use TEK5WW screws in place of SD150 panel screws at all 10 gage members.
2. All connections to door or window jambs where the clip is not designated in the clip table / drawing are made with JC# clips (#= Girt Depth).

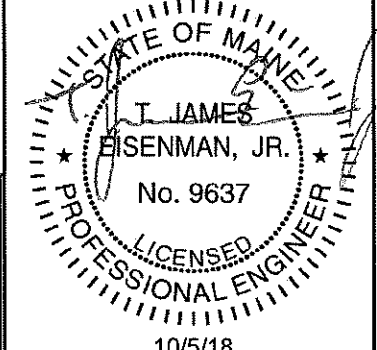
TRIM COLORS	
EAVE TRIM = TBD	CORNER TRIM = TBD
BASE TRIM = TBD	GUTTER =
DOOR TRIM = TBD	DOWNSPOUTS =
RAKE TRIM = TBD	
* LINER TRIM = Liner panel color	
* SOFFIT TRIM = Soffit panel color	
* ONLY APPLICABLE IF LINER TRIM OR SOFFIT PANEL IS INDICATED ON BUILDING ORDER.	

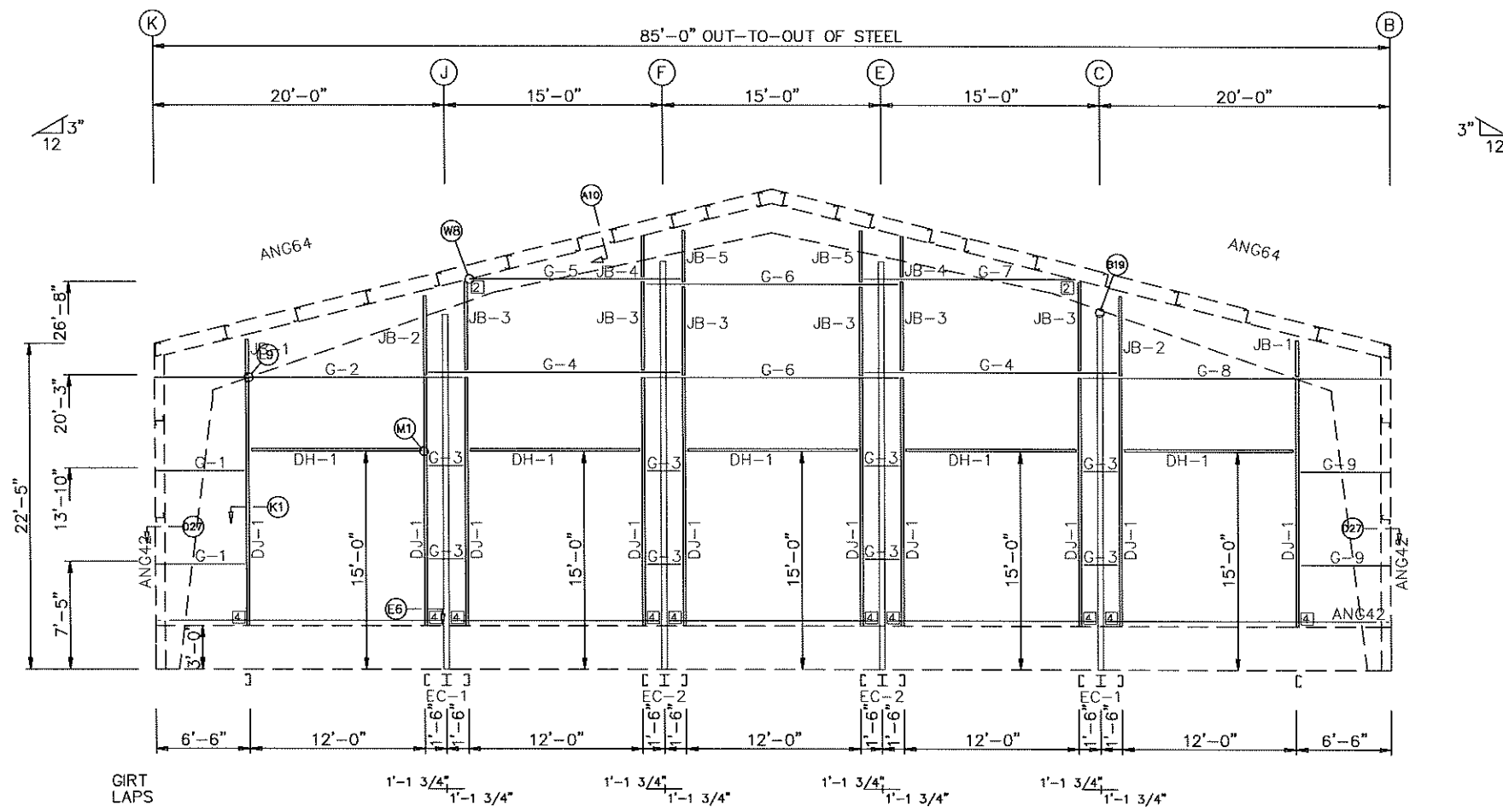
CORLE
BUILDING SYSTEMS
404 Sarah Furnace Road - Imier, PA 16655 (814) 276 - 9611

ELDRIDGE LUMBER & HARDWARE
85'-0" x 225'-0" x 22'-5"
DATE: 10/1/18 REVISION: 0
ENG: MCK DWN: BJC APPD: MCK

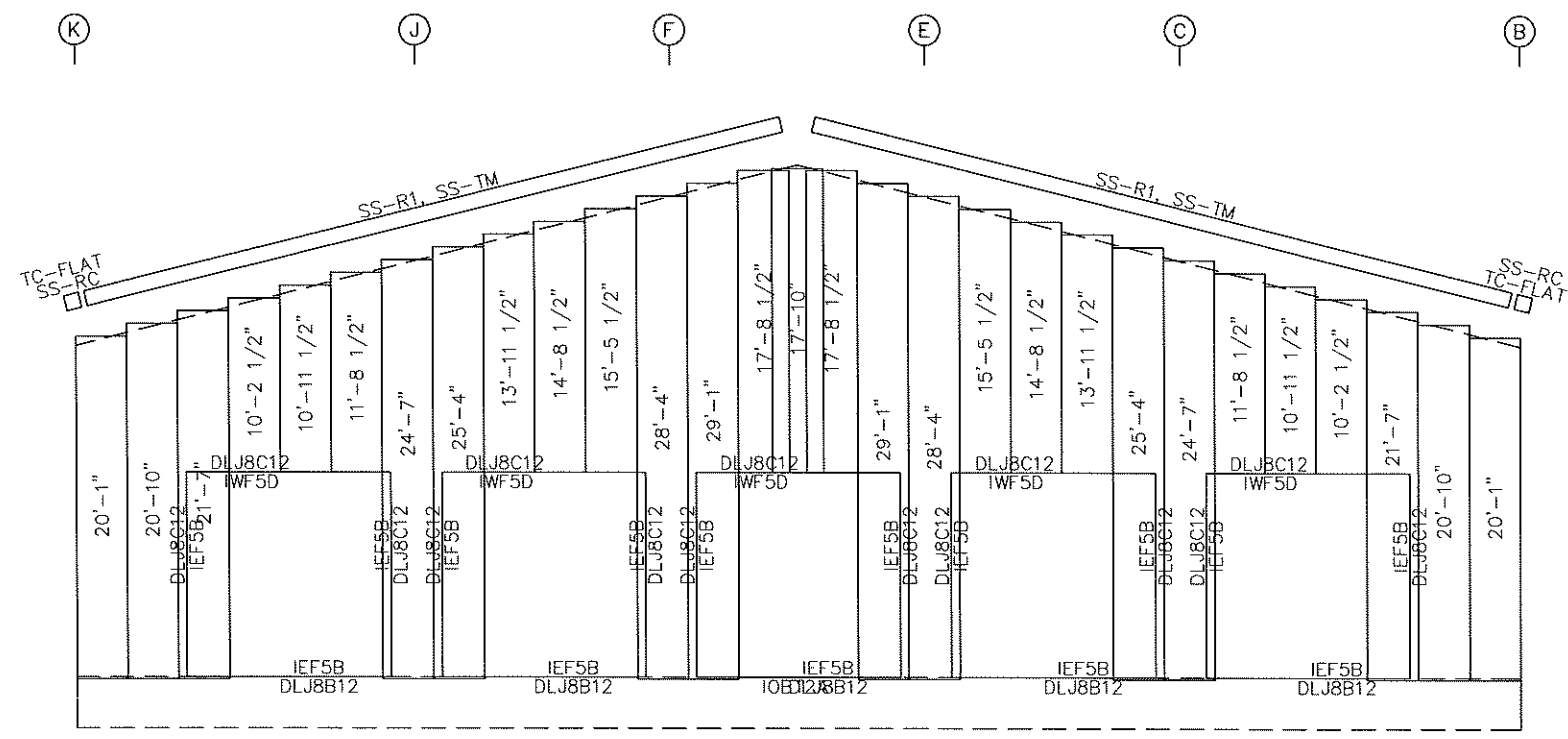
F.O. 22190

REV.	DESCRIPTION	DATE





ENDWALL FRAMING: FRAME LINE 1



ENDWALL SHEETING & TRIM: FRAME LINE 1
PANELS: 26 Ga. R - TBD

BOLT TABLE
FRAME LINE 1

LOCATION	QUAN	TYPE	DIA	LENGTH
Columns/Raf	2	A325	3/4"	1 3/4"

MEMBER TABLE
FRAME LINE 1

QUAN	MARK	PART	LENGTH
2	EC-1	W12X26	24'-6 1/16"
2	EC-2	W12X26	28'-2"
10	DJ-1	8X35C16	17'-2 3/4"
5	DH-1	8X35C16	12'-0"
2	G-1	8X25Z16	6'-2"
1	G-2	8X25Z10	21'-1 1/2"
8	G-3	8X25Z16	2'-4 1/2"
2	G-4	8X25Z14	17'-3 1/2"
1	G-5	8X25Z16	15'-2 5/16"
2	G-6	8X25Z16	17'-3 1/2"
1	G-7	8X25Z16	15'-2 5/16"
1	G-8	8X25Z10	21'-1 1/2"
2	G-9	8X25Z16	6'-2"
2	JB-1	8X35C16	1'-11 3/16"
2	JB-2	8X35C16	4'-11 3/16"
6	JB-3	8X35C16	6'-4 1/2"
2	JB-4	8X35C16	2'-3 3/16"
2	JB-5	8X35C16	3'-0 3/16"

CONNECTION PLATES
FRAME LINE 1

ID	QUAN	MARK/PART
2	2	d1
4	10	f1



Reviewed for Code Compliance
Permitting and Inspections Department
Approved with Conditions
02/26/2019

GENERAL NOTES:

1. Use TEK5WW screws in place of SD150 panel screws at all 10 gage members.
2. See detail C7A for field coping of coldform endwall column flange braces.
3. All connections to door or window jambs where the clip is not designated in the clip table / drawing are made with JC# clips (# = Girt Depth).

TRIM COLORS

EAVE TRIM = TBD	CORNER TRIM = TBD
BASE TRIM = TBD	GUTTER =
DOOR TRIM = TBD	DOWNSPOUTS =
RAKE TRIM = TBD	
* LINER TRIM = Liner panel color	
* SOFFIT TRIM = Soffit panel color	
* ONLY APPLICABLE IF LINER TRIM OR SOFFIT PANEL IS INDICATED ON BUILDING ORDER.	

CORLE
BUILDING SYSTEMS
404 Sarah Furnace Road - Imbler, PA 16655 (814) 276 - 9811

ELDRIDGE LUMBER & HARDWARE
85'-0" x 225'-0" x 22'-5"

DATE: 10/1/18 REVISION: 0
ENG: MCK DWN: BJC APPD: MCK

F.O. 22190

REV.	DESCRIPTION	DATE

DRAWING STATUS

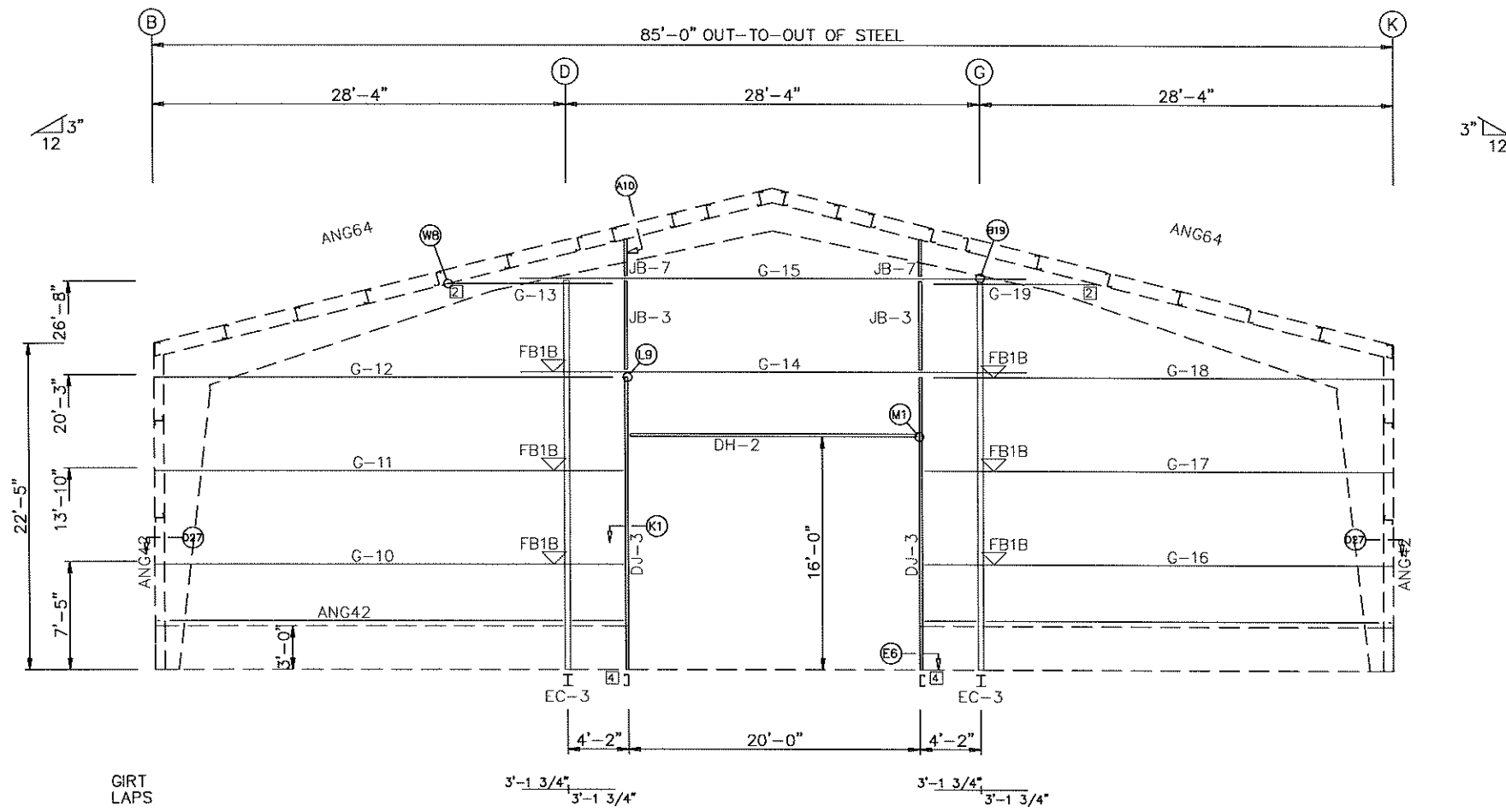
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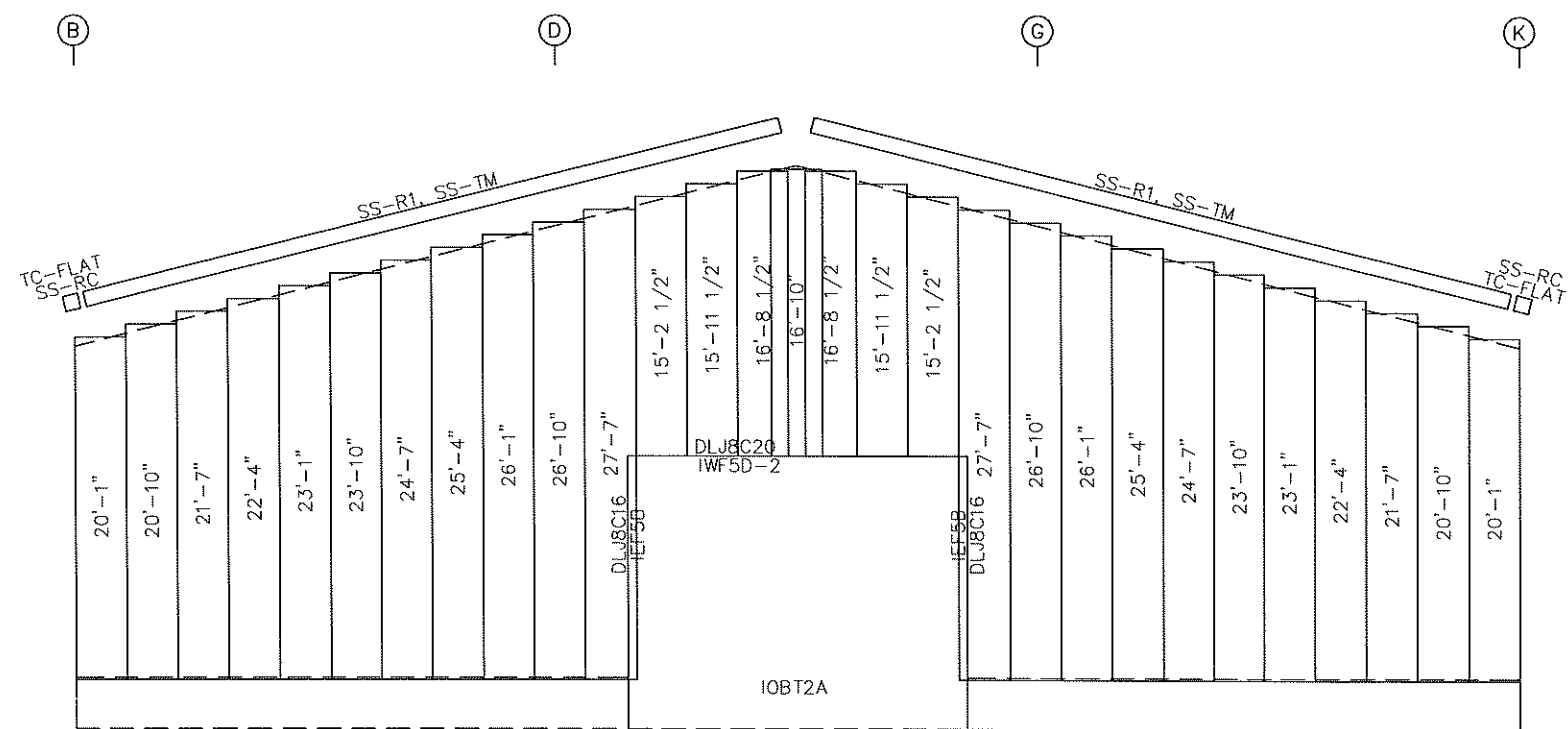
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STATE OF MARYLAND
T. JAMES EISENMAN, JR.
No. 9637
LICENSED PROFESSIONAL ENGINEER
10/5/18

PAGE 15 OF 19



ENDWALL FRAMING: FRAME LINE 10



ENDWALL SHEETING & TRIM: FRAME LINE 10

PANELS: 26 Ga. R - TBD

GENERAL NOTES:

1. Use TEK5WW screws in place of SD150 panel screws at all 10 gage members.
2. See detail C7A for field coping of coldform endwall column flange braces.
3. All connections to door or window jambs where the clip is not designated in the clip table / drawing are made with JC# clips (# = Girt Depth).

BOLT TABLE
FRAME LINE 10

LOCATION	QUAN	TYPE	DIA	LENGTH
Columns/Raf	2	A325	3/4"	1 3/4"

MEMBER TABLE
FRAME LINE 10

QUAN	MARK	PART	LENGTH
2	EC-3	W12X16	26'-9 15/16"
2	DJ-3	8X35C12	20'-2 3/4"
1	DH-2	8X35C16	20'-0"
1	G-10	8X25Z12	32'-2"
1	G-11	8X25Z10	32'-2"
1	G-12	8X25Z13	31'-5 1/2"
1	G-13	8X25Z14	10'-6 5/16"
1	G-14	8X25Z14	34'-7 1/2"
1	G-15	8X25Z16	34'-7 1/2"
1	G-16	8X25Z12	32'-2"
1	G-17	8X25Z10	32'-2"
1	G-18	8X25Z13	31'-5 1/2"
1	G-19	8X25Z14	10'-6 5/16"
2	JB-3	8X35C16	6'-4 1/2"
2	JB-7	8X35C16	2'-0 3/16"

CONNECTION PLATES
FRAME LINE 10

QID	QUAN	MARK/PART
2	2	d1
4	2	f1

FLANGE BRACE TABLE
FRAME LINE 10

VID	MARK	LENGTH
1	FB1B	1'-5 1/8"



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Permitting and Inspections Department
Approved with Conditions
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TRIM COLORS

EAVE TRIM	= TBD	CORNER TRIM	= TBD
BASE TRIM	= TBD	GUTTER	=
DOOR TRIM	= TBD	DOWNSPOUTS	=
RAKE TRIM	= TBD		
* LINER TRIM	= Liner panel color		
* SOFFIT TRIM	= Soffit panel color		

* ONLY APPLICABLE IF LINER TRIM OR SOFFIT PANEL IS INDICATED ON BUILDING ORDER.

CORLE
BUILDING SYSTEMS
404 Sarah Furnace Road - Imbler, PA 16655 (814) 276 - 9611

ELDRIDGE LUMBER & HARDWARE
85'-0" x 225'-0" x 22'-5"

DATE: 10/1/18 REVISION: 0
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ELDRIDGE LUMBER & HARDWARE

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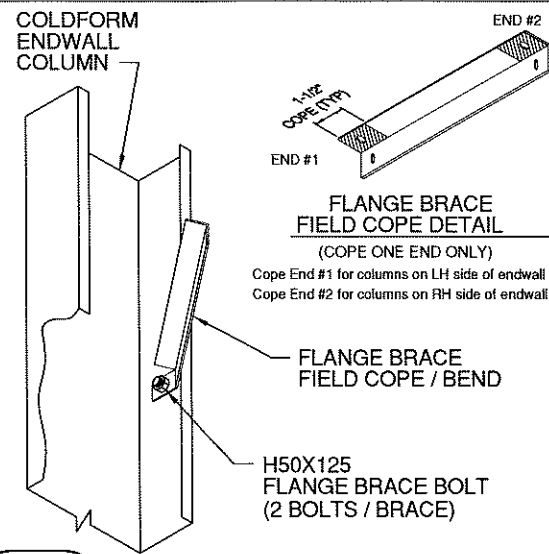
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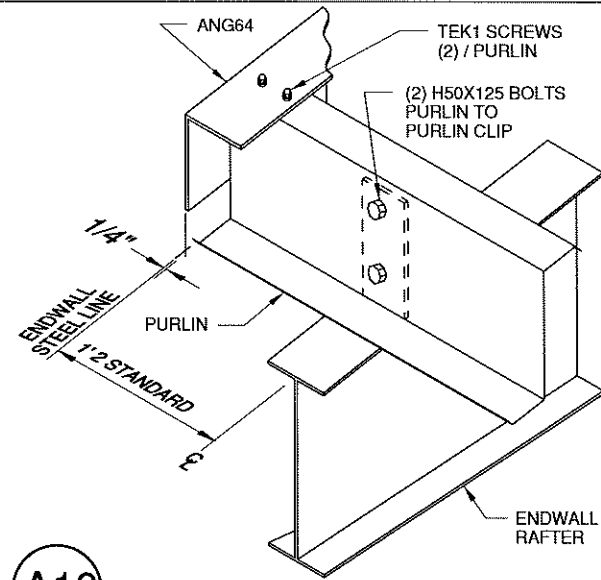
REVISION HISTORY

REV.	DESCRIPTION	DATE

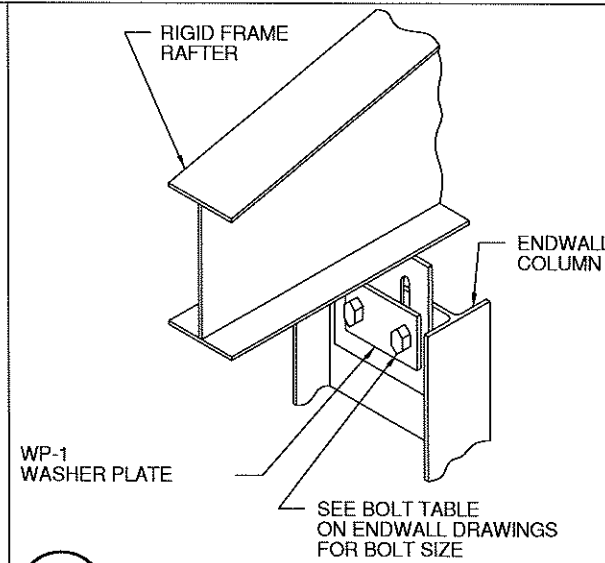
STATE OF MAINE
T. JAMES
EISENMAN, JR.
No. 9637
LICENSED PROFESSIONAL ENGINEER
10/5/18



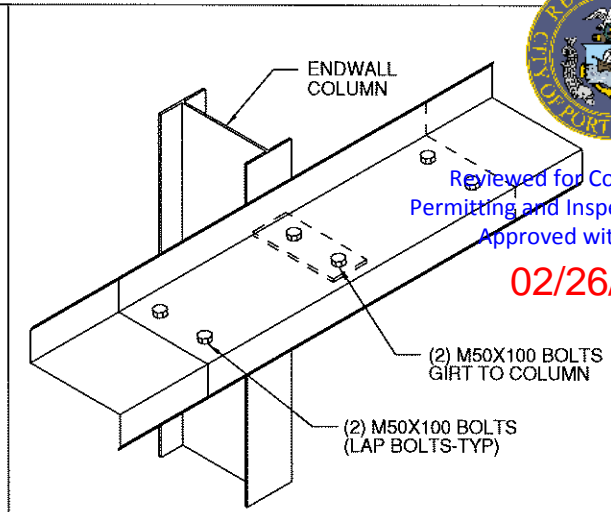
C7A FLANGE BRACE TO BYPASS COLDFORM ENDWALL COLUMN



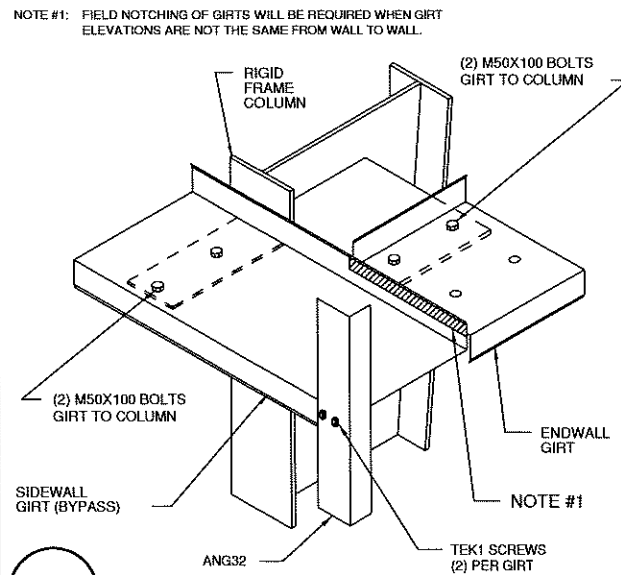
A10 PURLIN TO RIGID FRAME ENDWALL RAFTER CONNECTION



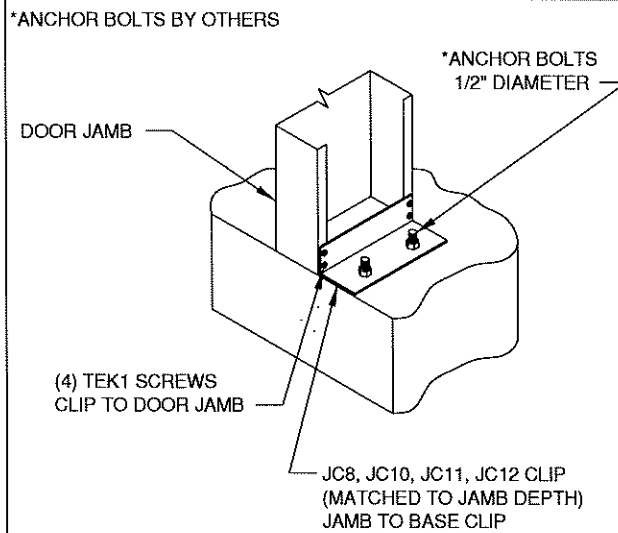
B19 ENDWALL COLUMN TO RIGID FRAME RAFTER CONNECTION (BYPASS GIRTS)



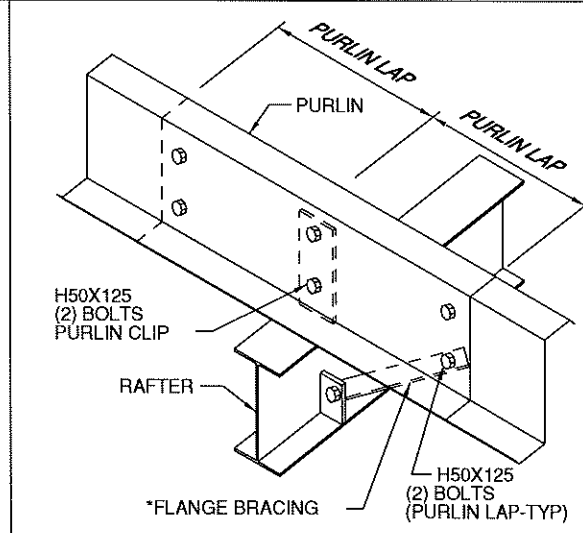
C12 GIRT TO ENDWALL COLUMN



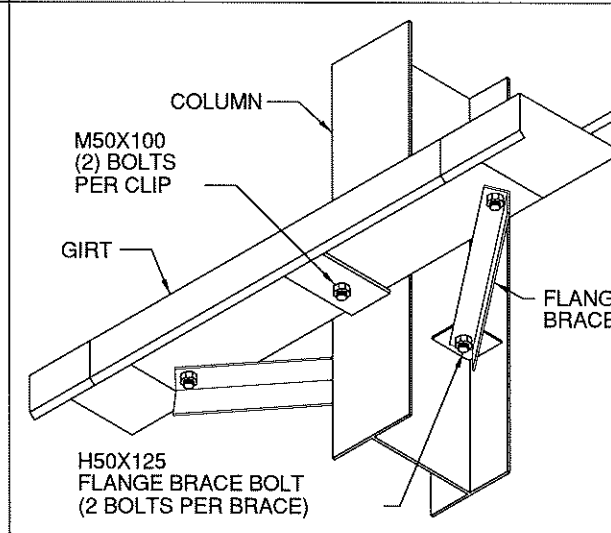
D27 RIGID FRAME IN ENDWALL TO FLUSH OR BYPASS ENDWALL GIRT



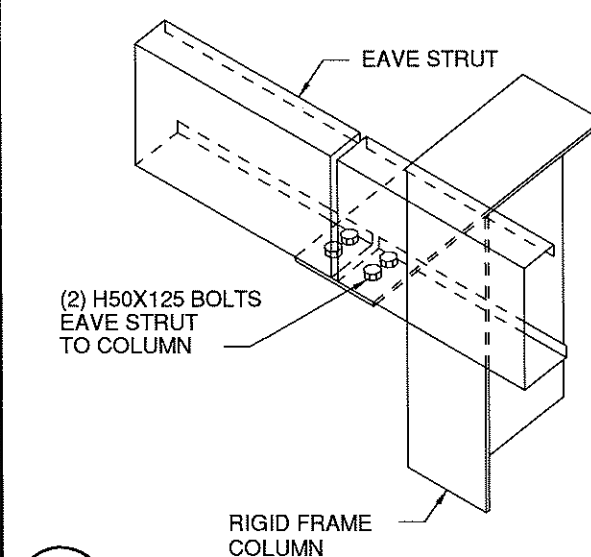
E6 DOOR JAMB TO FOUNDATION



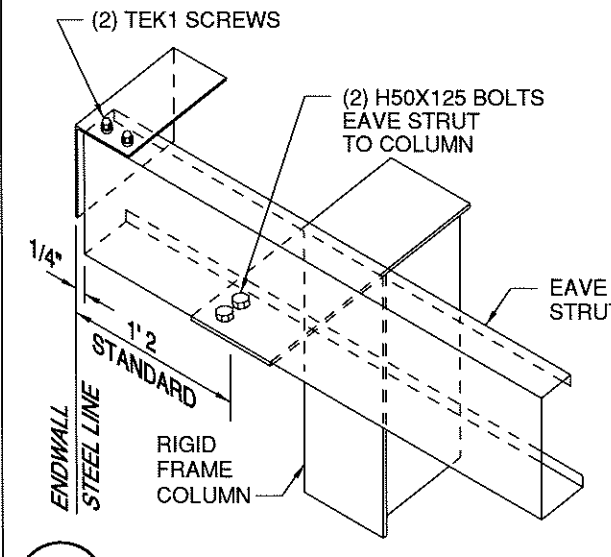
G2 ROOF PURLIN TO INTERIOR FRAME RAFTER



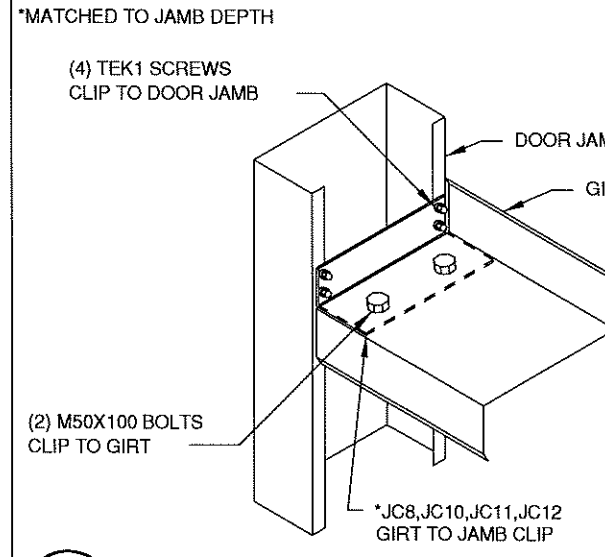
H2 GIRT TO COLUMN - BYPASS GIRTS



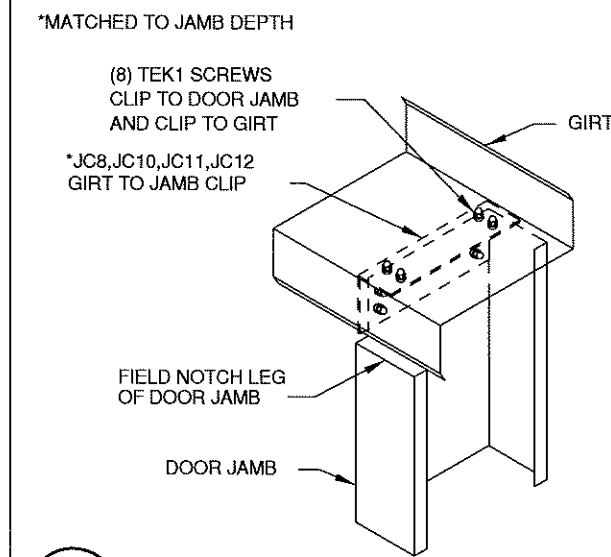
J2 EAVE STRUT TO RIGID FRAME BYPASS GIRT CONDITION



J24 EAVE STRUT TO RIGID FRAME IN ENDWALL - BYPASS GIRTS LOW EAVE



K1 WALL GIRT TO DOOR JAMB



L9 DOOR JAMB TO WALL GIRT



Reviewed for Code Compliance
Permitting and Inspections Department
Approved with Conditions

02/26/2019

CORLE
ELDREDGE LUMBER & HARDWARE
404 Sarah Furnace Road - Inler, PA 16655 (814) 276 - 9611
85'-0" x 225'-0" x 22'-5"
DATE: 10/1/18 REVISION: 0
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F.O. 22190

REV.	DESCRIPTION	DATE

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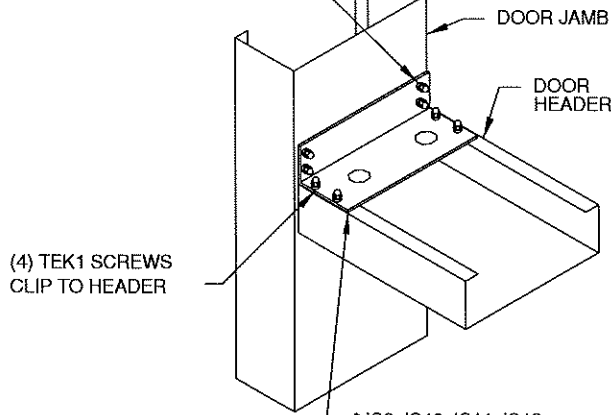
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FOR CONSTRUCTION: FINAL DRAWINGS.

STATE OF MAINE
T. JAMES EISENMAN, JR.
No. 9637
LICENSED PROFESSIONAL ENGINEER
10/5/18

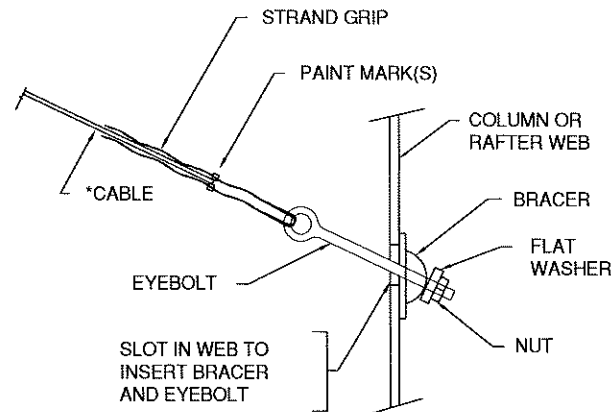
*MATCHED TO JAMB DEPTH

(4) TEK1 SCREWS
CLIP TO DOOR JAMB

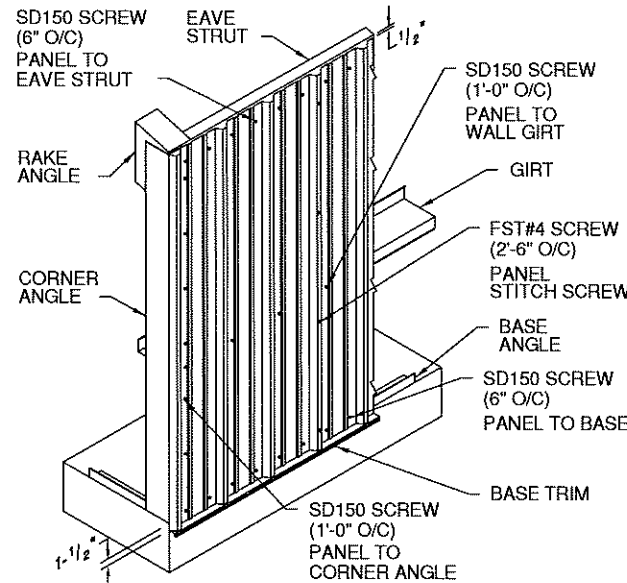


M1 DOOR HEADER TO DOOR JAMB

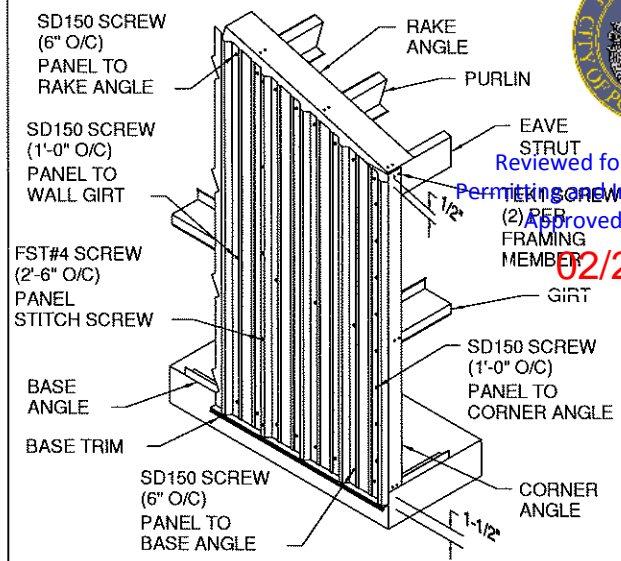
* START CABLE AT PAINT MARKS



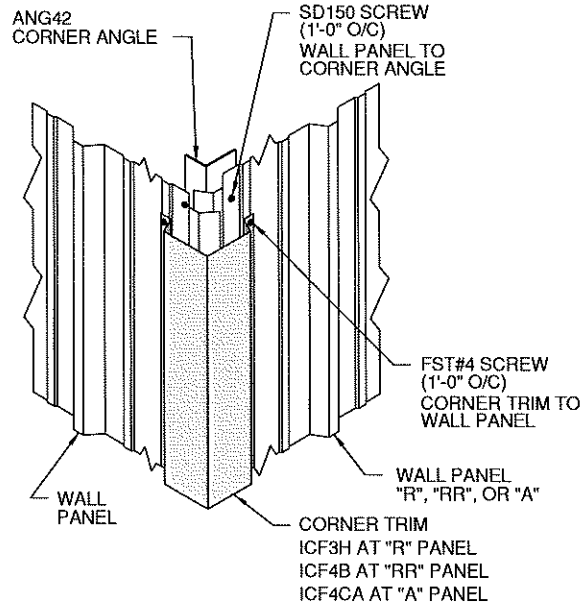
Q2 CABLE BRACE / EYEBOLT



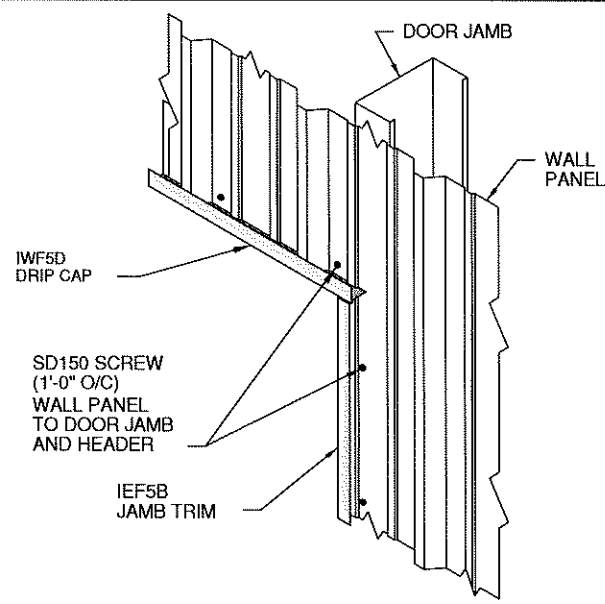
"R" PANEL SIDEWALL



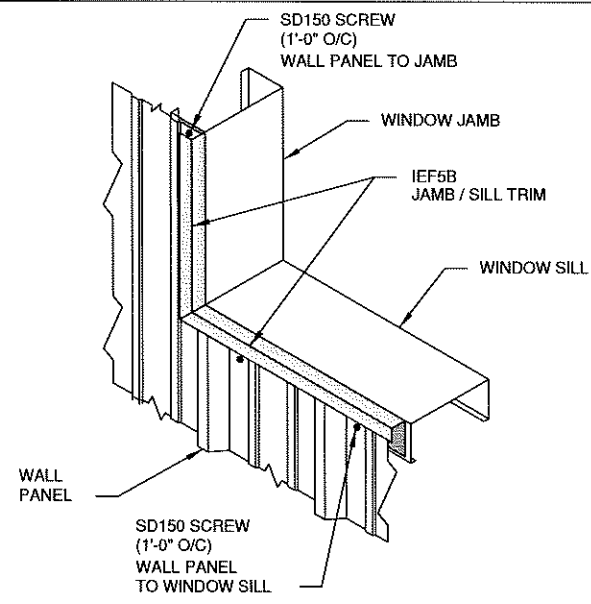
"R" PANEL ENDWALL



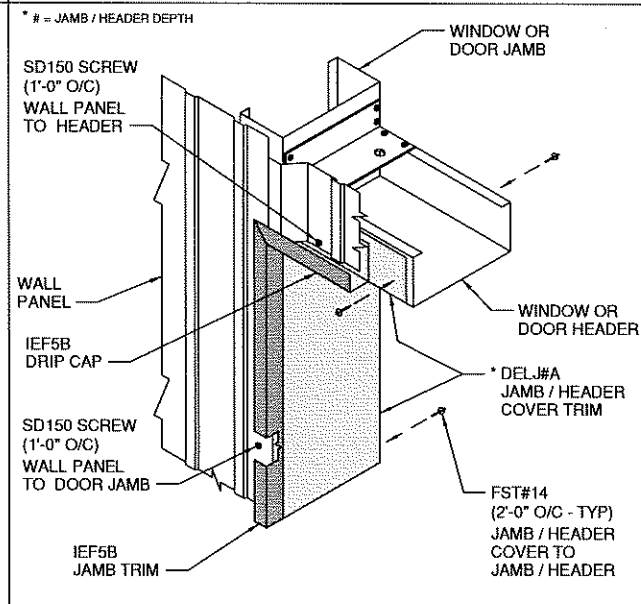
CORNER TRIM



DOOR & WINDOW JAMB / HEADER TRIM

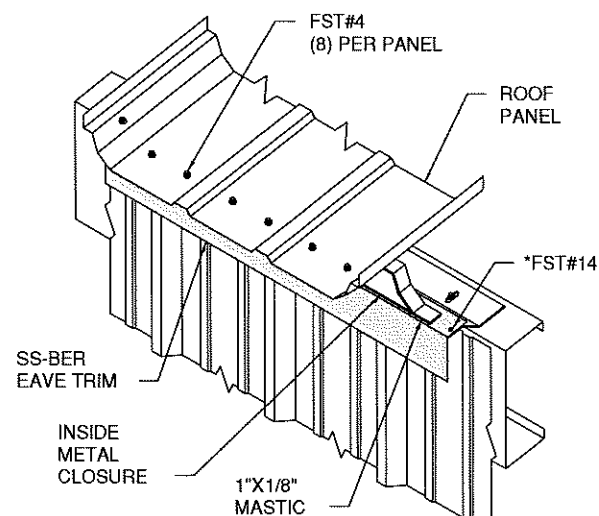


WINDOW JAMB / SILL TRIM

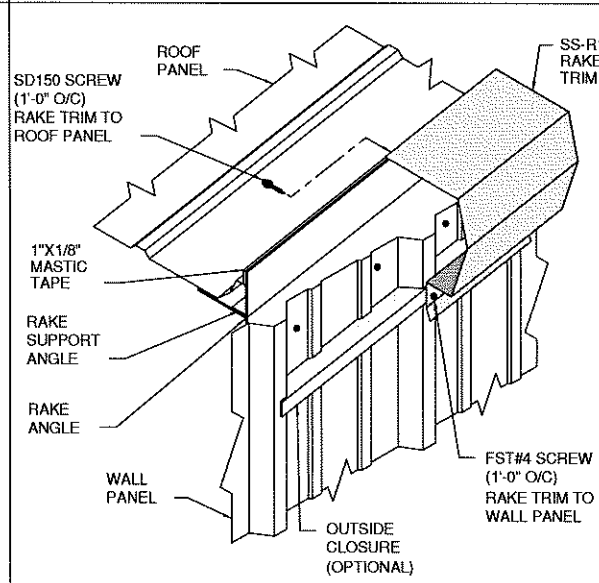


DOOR & WINDOW DELUXE JAMB TRIM

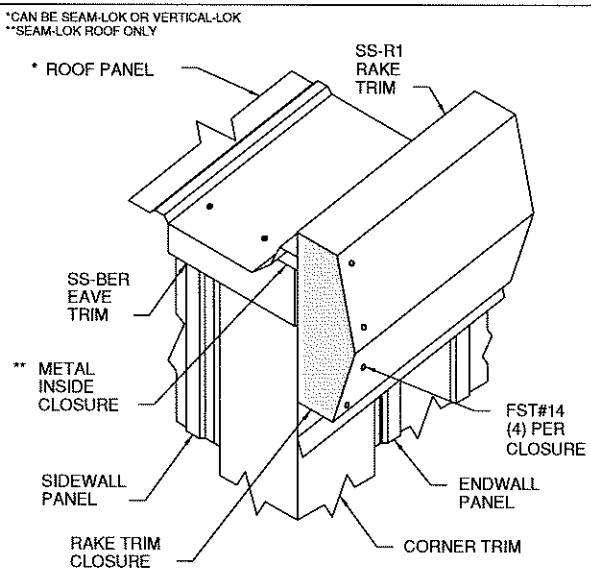
* 3 PER TRIM - TRIM TO EAVE PLATE - INSTALL MASTIC OVER FST#14.
(FST#14 HOLDS TRIM UNTIL ROOF PANEL SCREWS ARE INSTALLED).



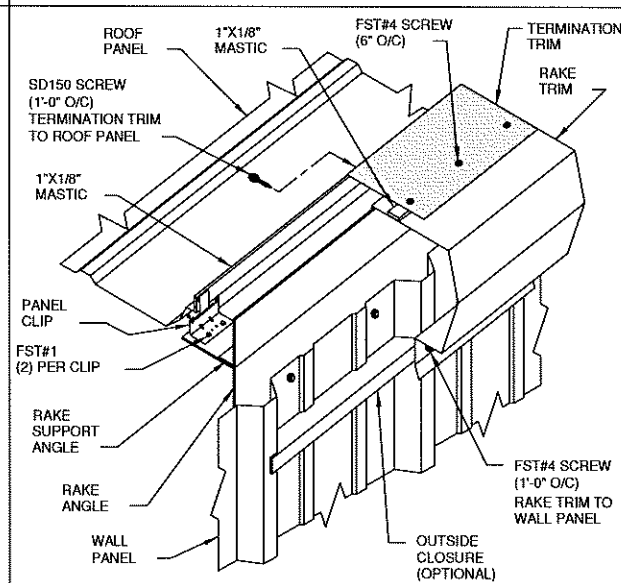
STANDARD EAVE CONDITION



RAKE TRIM
(ROOF SURFACES <= 90° EAVE TO PEAK)



RAKE CLOSURE



TERMINATION TRIM



Reviewed for Code Compliance
Permitted by
Maine Inspections Department
Approved with Conditions
02/26/2019

CORLE
BUILDING SYSTEMS
404 Sarah Furnace Road - Imier, PA 16665 (814) 276 - 9611

ELDRIDGE LUMBER & HARDWARE
85'-0" x 225'-0" x 22'-5"

DATE: 10/1/18 REVISION: 0
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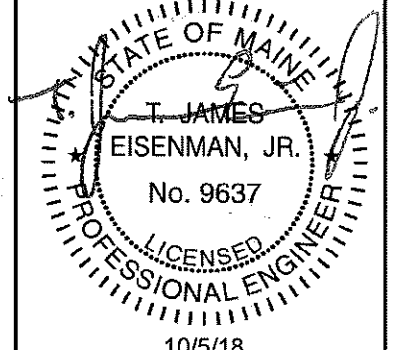
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REV.	DESCRIPTION

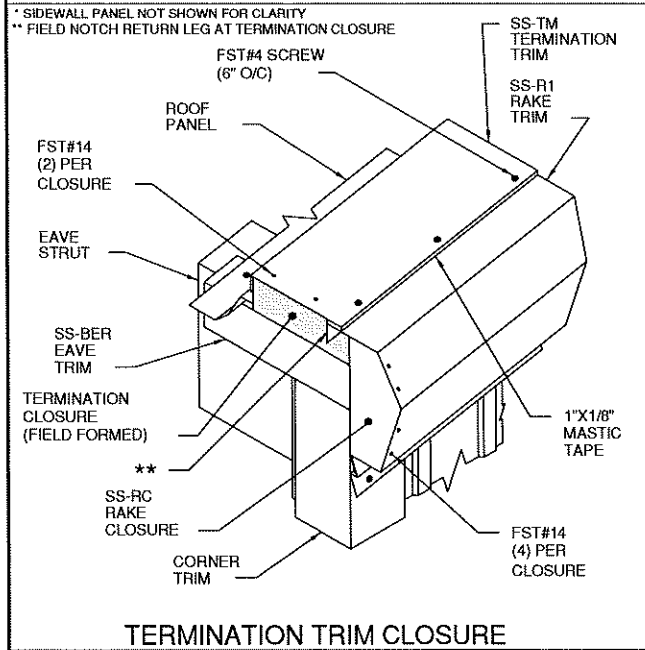
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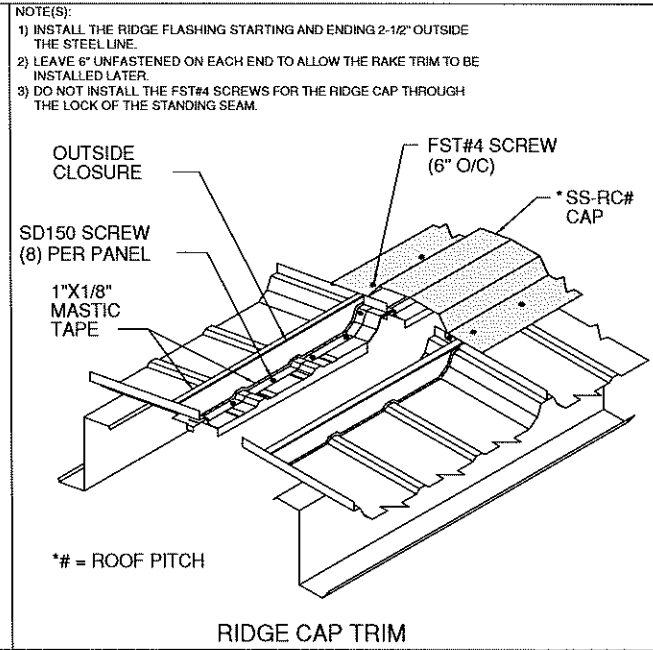
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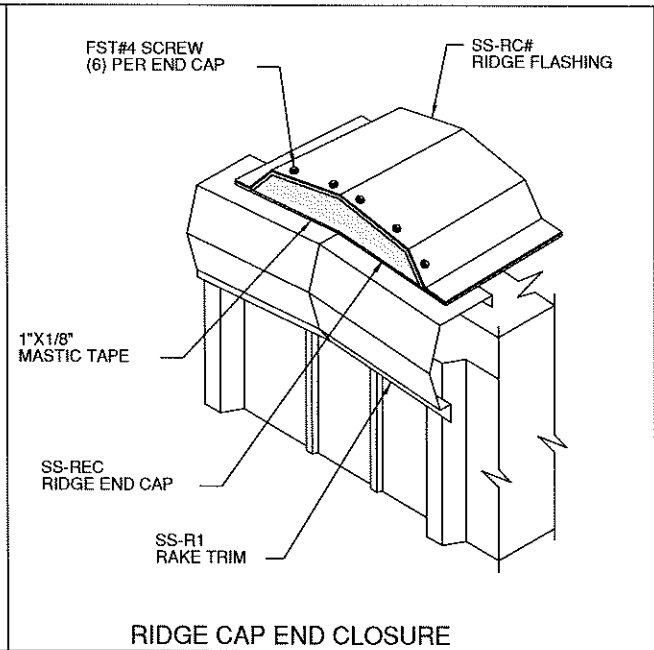




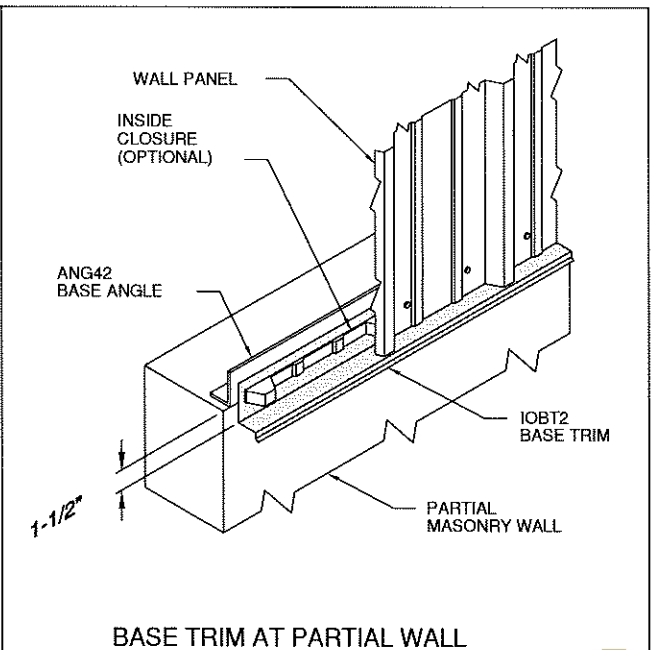
TERMINATION TRIM CLOSURE



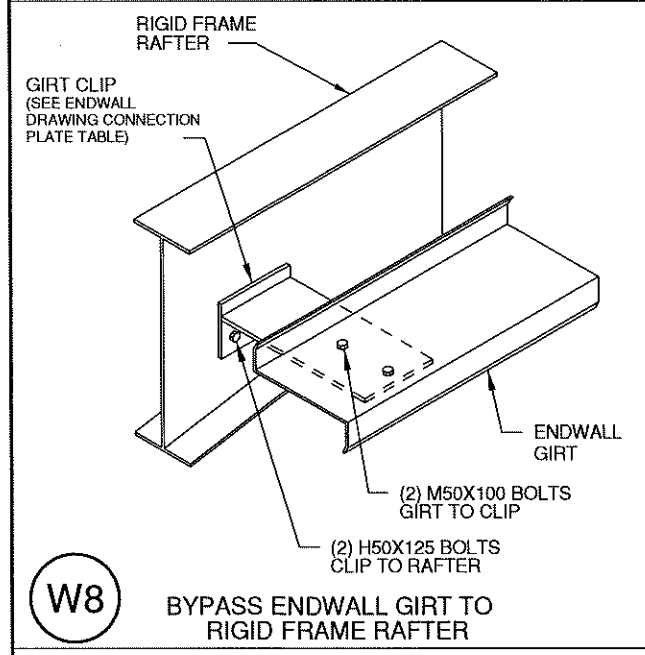
RIDGE CAP TRIM



RIDGE CAP END CLOSURE



BASE TRIM AT PARTIAL WALL



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 Permitting and Inspections Department
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 02/26/2019

CORLE
 ELDREDGE LUMBER & HARDWARE
 404 Sarah Furnace Road - Imier, PA 16655 (814) 276-9811
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ELDREDGE LUMBER & HARDWARE

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STATE OF MAINE
 T. JAMES EISENMAN, JR.
 No. 9637
 LICENSED PROFESSIONAL ENGINEER
 10/5/18
 PAGE 19 OF 19



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 Permitting and Inspections Department
 Approved with Conditions

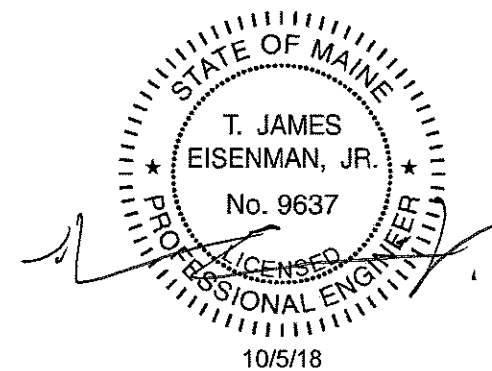
02/26/2019

ELDREDGE LUMBER & HARDWARE

MAINE METAL BUILDING INC

FO# 22191

Building 2 of 2



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3	Rigid Frame Reactions	0
4	EndWall Reactions, Design Criteria	0
5	Anchor Bolt Details	0
6	Roof Framing	0
7	Roof Panel Layout	0
8	Rigid Frame #1	0
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10	Rigid Frame #3	0

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GENERAL
All materials included in the Metal Building System are in accordance with the manufacturer's standard materials and details unless otherwise specified on the order documents. (MBMA 2012 Metal Building Systems Manual, Part IV, Section 2.1)

DESIGN RESPONSIBILITY
The manufacturer is responsible only for the structural design of the Metal Building System it sells to the purchaser / customer. Neither the manufacturer nor the manufacturer's engineer is the design professional or engineer of record for the construction project. The manufacturer is not responsible for the design of any component or materials not sold by it, or their interface and connection with Metal Building System unless such design responsibility is specifically required by the order documents. (MBMA 2012 Metal Building Systems Manual, Part IV, Section 3.1)

FOUNDATION DESIGN AND ANCHOR BOLTS
The manufacturer is not responsible for the design, materials, and workmanship of the foundation. The anchor bolt plans prepared by the manufacturer are intended to show only the anchor bolt location, diameter (based on ASTM A36 bolts), and quantity required to connect the Metal Building System to the foundation. (MBMA 2012 Metal Building Systems Manual, Part IV, Section 3.2.2). It is the responsibility of the end customer to ensure that adequate provisions are made for specifying bolt embedment, bearing angles, tie rods, and / or associated items embedded in the concrete foundation, as well as foundation design based on the loads imposed by the Metal Building System, or other imposed loads, and the bearing capacity of the soil and other conditions of the building site. (MBMA 2012 Metal Building Systems Manual, Part IV, Section 3.2.2) U.S. - Anchor bolts shall be accurately set to a tolerance of +/- 1/8 in both elevation and location (AISC Code of Standard Practice for Steel Buildings and Bridges). Canada - Anchor bolts shall be accurately set in accordance with CISC Code of Standard Practice, June 2008, Clause 7.7.1

ADJACENT EXISTING BUILDINGS
The manufacturer does not investigate the influence of the Metal Building System on adjacent existing buildings or structures. The end customer assures that such buildings and structures are adequate to resist snow loads or other conditions as a result of the presence of the Metal Building System. (MBMA 2012 Metal Building Systems Manual, Part IV, Section 3.2.5)

SHOP-PRIMED STEEL
All structural members of the Metal Building System not fabricated of corrosion resistant material or protected by corrosion resistant coating are painted with one coat of shop primer. All surfaces to receive shop primer are cleaned of loose rust, loose mill scale and other foreign matter by using, as a minimum the hand tool cleaning method SSPC-SP2 (Steel Manual, Structures Painting Council) prior to painting. The coat of shop primer is intended to protect the steel framing for only a short period of exposure to ordinary atmospheric conditions. Shop-primed steel should be placed on blocking to prevent contact with the ground, and so positioned as to minimize water holding pockets, dust, mud and other contamination of the primer film. Repairs of damage to primed surfaces and or removal of foreign material due to improper field storage or site conditions are not the responsibility of the manufacturer. (CISC Code of Standard Practice, June 2008, Clause 6.8; (MBMA 2012 Metal Building Systems Manual, Part IV, Section 4.2.4).

ERECTION-GENERAL
The erector, by entering into contract to erect the building, holds itself out as skilled in the erection of Metal Building Systems and is responsible for complying with all applicable local, federal, and state construction and safety regulations including OSHA regulations as well as any applicable requirements of local, national, or international union rules or practices. (CISC Code of Standard Practice, June 2008, Clause 7.2; (MBMA 2012 Metal Building System Manual, Part IV, Section 6.9).

The erector shall erect the Metal Building System in accordance with the erection drawings, the Erection and Detail Manual (February 2012), and / or the Seam-Lok Technical - Erection manual (May 2012) as furnished by the manufacturer. The aforementioned erection information is intended to illustrate the layout of the framing members, provide the associated connection details, and suggests sequence of erection. It is not intended to specify any particular method of erection to be followed by the erector. The erector remains solely responsible for the safety and appropriateness of all techniques and methods utilized by its crews in the erection of the Metal Building System. The erector is responsible for supplying any safety devices such as scaffolds, runways, nets, et, which may be required to safely erect the Metal Building System. (MBMA 2012 Metal Building Systems Manual, Part IV, Section 6.9) The manufacturer expressly disclaims any responsibility for injury to persons in the course of erection or for damages to the product itself. Field erection of a Pre-Engineered Metal Building, as in all construction projects, involves hazards to persons within the area of the construction and risk of damage to the property itself. Only experienced persons who are skilled and qualified in the erection of Metal Building Systems should be permitted to field-erect a building due to the hazards of this construction activity. The manufacturer is not responsible for the erection of the Metal Building System, the supply of any tools or equipment, or any other field work. The manufacturer provides no field supervision for the erection of the structure nor does the manufacturer perform any intermediate or final inspections of the Metal Building System during or after erection.

The erector shall furnish temporary guys and bracing where needed for squaring, plumbing, and securing the structural framing against loads, such as wind loads acting on the exposed framing as well as loads due to erection equipment and erection operation, but not including loads resulting from the performance of work by others. Bracing furnished by the manufacturer for the Metal Building System cannot be assumed to be adequate during erection. Temporary supports such as temporary guys, braces, false work, cribbing, or other elements required for the erection operation will be determined, erected, and installed by the erector. (AISC Code of Standard Practice for Steel Buildings and Bridges, April 14, 2010, Section 7.10.3; CISC Code of Standard Practices, June, 2008, Clause 1.5; MBMA 2012 Metal Buildings System Manual, Part IV, Section 6.2.1.5).

ERECTION TOLERANCES
U.S. ; Erection tolerances are those set forth in AISC code of standard practice except individual members are considered, plumb, level and aligned if the deviation does not exceed 1:500. (AISC Code of Standard Practice for Steel Buildings and Bridges April 14, 2010 Section 7.13.1; MBMA 2012 Metal Building Systems Manual, Part IV, Section 6.8) Canada; Erection tolerances are those set forth in CISC Code of Standard Practice except individual members are considered plumb, level and aligned if the deviation does not exceed 1:500. (CISC Handbook of Steel Construction, Tenth Edition, Second Revised Printing, Part 1, Clause 29.3; MBMA 2012 Metal Building Systems Manual, Part IV, Section 6.8)

BOLT TIGHTENING
The proper tightening and inspection of all fasteners is the responsibility of the erector (Reference RCSC for structural joints using high strength bolts; August 1, 2014). All high strength (ASTM F3125, A325, A490) bolts and nuts must be tightened by the "turn-of-the-nut" method unless otherwise specified by the end customer in the contract documents. Inspection of high strength bolt and nut installation by other than the erector must also be specified in the contract documents and the erector is responsible for ensuring that the installation procedures are compatible prior to the start of erection (CISC Handbook of Steel Construction, Tenth Edition, Second Revised Printing, Part 1, Clause 23.8.2), (MBMA 2012 Metal Building Systems Manual, Part IV, Section 6.9).

MATERIALS	ASTM DESIGNATION	MINIMUM YIELD	MATERIALS	ASTM DESIGNATION	YIELD
Hot-Rolled Mill Sections	A 36, A 572, A 992	Fy = 36 ksi and/or 50 ksi	Roof and Wall Sheeting	A 792, Gr. 50 Class A 792, Gr. 80	
Structural Steel Plates	A 572, A 1011	Fy = 55 ksi	Mild Steel Bolts	A 307	
Structural Steel Bars	A 572 or A 529	Fy = 55 ksi	High Strength Bolts	F3125: A 325-N A 490-N	Fy = 92 or 81 ksi
Cold Formed Light Gauge Shapes	A 653 Gr. 55	Fy = 55 ksi	Anchor Rods (If supplied)	A 36	
Cable Bracing	A 475, EHS	N/A	Pipe and Hollow Structural Sections	A 500 Gr. B	Fy = 42 ksi, 46 ksi
Rod Bracing	A 36	Fy = 36 ksi			

CORRECTION OF ERRORS AND REPAIRS
The correction of minor misfits by the use of drift pins to draw the components into line, shimming, moderate amounts of reaming, chipping, and cutting, and the replacement of minor shortages of material are a normal part of erection and are not subject to claim. (AISC Code of Standard Practice for Steel Buildings and Bridges, April 14, 2010, Section 7.14; CISC Code of Standard Practice, June 2008, Clause 7.15; MBMA 2012 Metal Building Systems Manual, Part IV, Section 6.10).

DRAWING DISCREPANCIES
In case of discrepancies between the manufacturers steel plans and plans for other trades, the manufacturers steel plans govern. (AISC Code of Standard Practice for Steel Buildings and Bridges, April 14, 2010, Section 3.3; CISC Code of Standard Practice, June 2008, Clause 3.4; MBMA 2012 Metal Building Systems Manual, Part IV, Section 3.1).

DELIVERIES
Delivery of any material by the manufacturers carrier, a common carrier, or to purchasers/ customers own leased, chartered, or authorized conveyance shall constitute delivery to builder, and thereafter, such material shall be at builders risk. If builder chooses to use its own, or private carrier, it shall be solely responsible for compliance with all applicable government regulations. All charges shall be borne by the builder. The manufacturers responsibility for damage or loss ceases upon delivery of shipment to carrier. The manufacturer will endeavor to deliver on the required date. The manufacturers truck is not considered as being late if deliveries are between 8am - 12pm (morning) and 12pm - 5pm (afternoon). However, the manufacturer cannot be held responsible for circumstances beyond our control. For deliveries via the manufacturers truck, the manufacturer will only honor claims that were approved by the customer service department at the time of delivery. For deliveries via contract carriers, it is the responsibility of the customer to file claims with the carrier. The manufacturer cannot assume any liability for the claim.

SHORTAGES
The purchaser /customer should make an inspection upon arrival of all building components. The purchaser/customer must note on the freight bill any missing item(s) and notify the manufacturers customer service department immediately; otherwise, the manufacturer cannot be held responsible for any shortages. If any item is damaged, note on the bill of lading and file a claim with the freight agent. Concealed shortages must be reported to the manufacturers customer service department within the following time frames (date from receipt of first delivery), based on the project shipment size, i.e., number of truck loads used in delivery.
1 to 3 loads_2 weeks 4 loads and over_3 weeks The manufacturers responsibility for shortages expires at the end of these time periods.

FABRICATION ERRORS
The purchaser/customer is responsible for contacting the customer service department to advise the manufacturer of fabrication problems and corresponding cost estimates. The manufacturer will be responsible for providing the builder with verbal approval to proceed with appropriate field corrections. This will be done in a timely manner. IF THE BUILDER PROCEEDS WITH CORRECTIVE WORK WITHOUT THE MANUFACTURERS APPROVAL, HE DOES SO AT HIS OWN RISK. The manufacturer shall not be responsible for any claims where the purchaser/customer has not documented the problem, its correction, and reasonable costs for repair, and submitted this documentation for payment within 30 days of the occurrence.

INVOICE PAYMENT
By acceptance of the materials of services set forth in the invoice, the purchaser/customer agrees to pay the invoice amount within the time period specified on the invoice. AT NO TIME IS IT ACCEPTABLE TO DEDUCT A BACK CHARGE OR SHORTAGE FROM AN INVOICE.

SAFETY PROCEDURES
The manufacturer is committed to manufacturing a quality product that can be erected safely. Although good job site practices and a commitment to safety by the erector are beyond the control of the manufacturer, the manufacturer highly recommends the erector provide good, safe working conditions on the job site. The erector should follow all local, state, and federal health and safety regulations at all times. Accident prevention practices should be implemented and each employee should know emergency procedures. The manufacturer also recommends daily meetings to discuss erection safety procedures. For additional information concerning federal health and safety regulations, contact the occupational safety and health administration (osha).
U.S. Department of Labor
Occupational Safety and Health Administration
200 Constitution Avenue, N.W.
Washington, DC 20210
www.osha.gov

The manufacturer shall not be responsible for personal injury or property damage as a result of failure to follow all applicable safety regulations and material handling and installation recommendations.



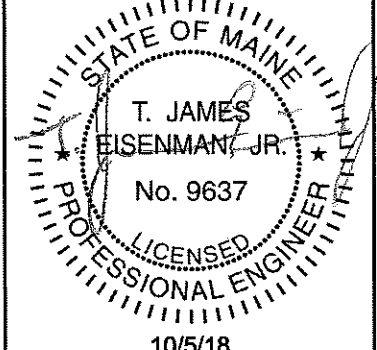
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Permitting and Inspections Department
Approved with Conditions
02/26/2019

CORLE
404 Sarah Furnace Road - Imbler, PA 16655 (814) 276 - 9611
ELDREDGE LUMBER & HARDWARE
15'-10" x 143'-8" x 16'-10 1/2" x 20'-10"
DATE: 9/24/18 REVISION: 0
ENG: MCK DWN: BJC APPD: MCK

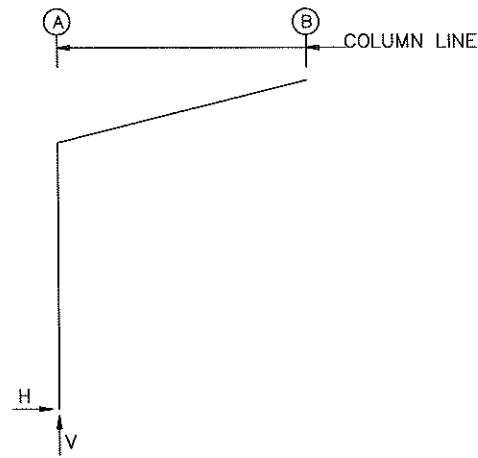
F.O.22191

REV.	DESCRIPTION	DATE

DRAWING STATUS
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 FOR CONSTRUCTION: FINAL DRAWINGS.



FRAME LINES: 10 9 8 7 6 5 4



RIGID FRAME: BASIC COLUMN REACTIONS (k)

Frame Line	Column Line	Dead		Collateral		Live		Snow		Wind_Left1		Wind_Right1	
		Horiz	Vert	Horiz	Vert	Horiz	Vert	Horiz	Vert	Horiz	Vert	Horiz	Vert
10	A	0.0	0.7	0.0	0.1	0.0	2.1	0.1	5.2	-0.1	-3.3	2.1	-3.1
9*	A	0.0	1.0	0.0	0.2	0.0	4.0	0.1	10.0	0.2	-5.6	3.6	-5.4
4	A	0.0	0.7	0.0	0.1	0.0	2.1	0.1	5.2	-0.1	-3.3	2.1	-3.1

Frame Line	Column Line	Wind_Left2		Wind_Right2		Wind_Long1		Wind_Long2		Seismic_Left		Seismic_Right	
		Horiz	Vert	Horiz	Vert	Horiz	Vert	Horiz	Vert	Horiz	Vert	Horiz	Vert
10	A	-2.4	-0.1	-0.2	0.1	2.1	-3.5	2.1	-3.5	0.0	0.1	0.0	-0.1
9*	A	-4.1	0.6	-0.7	0.7	3.9	-6.7	3.9	-6.7	0.0	0.1	0.0	-0.1
4	A	-2.4	-0.1	-0.2	0.1	2.1	-3.5	2.1	-3.5	0.0	0.1	0.0	-0.1

9* Frame lines: 9 8 7 6 5

WIND BENT REACTIONS

Wall Loc	Col Line	± Reactions		Seismic(k)		Bolt Qty	Bolt Dia	Base Plate		Thick
		Wind(k)	Vert	Horz	Vert			Width	Length	
B_SW	A	7	0.6	0.9	1.2	4	0.750	8.000	8.125	0.500
B_SW	A	8	0.6	0.9	1.2	4	0.750	8.000	8.125	0.500



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RIGID FRAME: ANCHOR BOLTS & BASE PLATES

Frm Line	Col Line	Anc. Bolt Qty	Anc. Bolt Dia	Base Plate (in)		Grout (in)
				Width	Length	Thick
10	A	4	0.750	8.000	8.125	0.500

RIGID FRAME: ANCHOR BOLTS & BASE PLATES

Frm Line	Col Line	Anc. Bolt Qty	Anc. Bolt Dia	Base Plate (in)		Grout (in)
				Width	Length	Thick
9*	A	4	0.750	8.000	8.125	0.500

9* Frame lines: 9 8 7 6 5

RIGID FRAME: ANCHOR BOLTS & BASE PLATES

Frm Line	Col Line	Anc. Bolt Qty	Anc. Bolt Dia	Base Plate (in)		Grout (in)
				Width	Length	Thick
4	A	4	0.750	8.000	8.125	0.500

404 Sarah Furnace Road - Imier, PA 16855 (814) 276 - 9611
ELDREDGE LUMBER & HARDWARE
15'-10" x 143'-8" x 16'-10 1/2" x 20'-10
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ELDREDGE LUMBER & HARDWARE

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ANCHOR BOLT SUMMARY

Qty	Locate	Dia (in)	Type
○ 28	Frame	3/4"	
○ 8	WindCol	3/4"	

BUILDING BRACING REACTIONS

Wall Loc	Col Line	Reactions in plane of wall ± Reactions(k)				Panel Shear (lb/ft)	Note
		Wind Horz	Seismic Horz	Wind Vert	Seismic Vert		
L_EW	10						(h)
F_SW	B						(h)
R_EW	4						(h)
B_SW	A 8,7						(a)

(a) Wind bent in bay
 (f) Bracing loads are applied to adjacent building
 (h) Rigid frame at endwall

DESIGN INFORMATION

- All loading conditions are examined and only the maximum / minimum H or V and the corresponding H or V are reported.
- Positive reactions are shown in the sketch. Foundation loads are in opposite directions.
- Bracing reactions are in the plane of the brace with the H pointing away from the braced bay. The vertical reaction is downward.
- Building reactions are based on the following building data:

DESIGN CRITERIA	SEISMIC CRITERIA	DEFLECTION LIMITS
Width (ft) = 15.83	Seismic Importance = 1.00	ENDWALL COLUMN L/120
Length (ft) = 143.67	Occupancy Category = II - Normal	ENDWALL RAFTER (Live) L/180
Eave Height (ft) = 16.88		ENDWALL RAFTER (Wind) L/180
Roof Slope (rise/12) = 3.0:12	Mapped Spectral Response Accelerations	WALL GIRTS L/90
Building Code = IBC 15	Ss = 0.3100	PURLIN (LIVE) L/150
Local Code (State/Prov) = IBC 15	S1 = 0.0800	PURLIN (WIND) L/150
Dead Load (psf) = 2.850	---Spectral Response Coefficients---	WALL PANEL L/90
Collateral Load (psf) = 1.00	Sds = 0.3207	ROOF PANEL (Live) L/120
Roof Live Load (psf) = 20.00	Sd1 = 0.1280	ROOF PANEL (Wind) L/120
Frame Live Load (psf) = 20.00	Site Class = D	Main Frame (Horiz) L/60
Snow:	Seismic Design Category = B	Main Frame (Vert) L/180
Ground Snow Load (psf) = 60.00	-----Base Shear-----	WIND BRACING L/60
Snow Importance = 1.00	Expanded Formula = 0.667* <i>I_e</i> * <i>F_a</i> * <i>S_s</i> * <i>W/R</i>	Main Frame (Crane) L/100
Thermal Coefficient = 1.20	Longitudinal Base Shear = 2.49	Main Frame (Seismic) L/50
Snow Exposure Factor = 1.0000	Transverse Base Shear = 4.68	SEISMIC BRACING L/50
Slippery Roof = N	---Seismic Response Coefficients---	PARTITION COLUMN L/120
Roof Snow Load (psf) = 50.4	Frame = 0.107	PARTITION GIRT L/120
Wind:	FSW = 0.107	PARTITION PANEL L/120
Ultimate Wind Speed (mph) = 118 mph	BSW = 0.107	
Occupancy Category = II - Normal	---Response Modification Factors---	
Importance - Wind = 1.00	Frame = 3	
Wind Exposure = B	FSW = 3	
Enclosure Classification = P	BSW = 3	
---Internal Pressure Coefficients---		
Pressure = 0.55		
Suction = -0.55		
-----Components & Cladding-----		
Design Pressure: = 32.87		
Pressure (psf) = 32.87		
Suction (psf) = -41.29		
Equivalent Lateral Brace Force Procedure.		
Steel systems not specifically detailed for seismic resistance.		



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CORLE
 BUILDING SYSTEMS
 404 Sarah Furnace Road - Imbler, PA 16655 (814) 276 - 9611

ELDREDGE LUMBER & HARDWARE
 15'-10" x 143'-8" x 16'-10 1/2" x 20'-10

DATE: 9/24/18 REVISION: 0
 ENG: MCK DWN: BJC APPD: MCK

F.O. 22191

REV.	DESCRIPTION	DATE

DRAWING STATUS

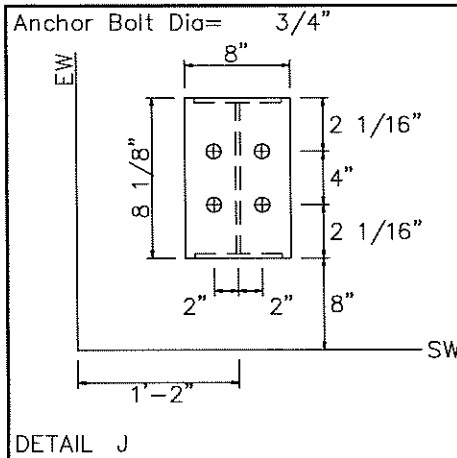
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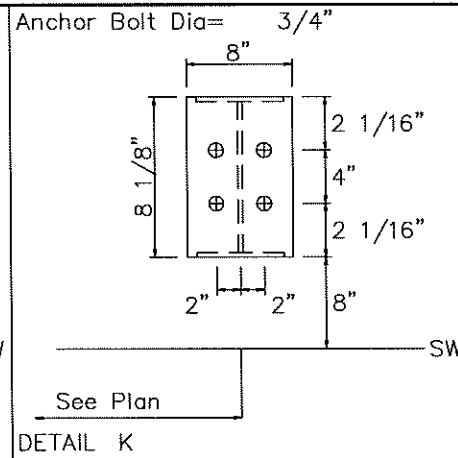
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FINAL DRAWINGS.

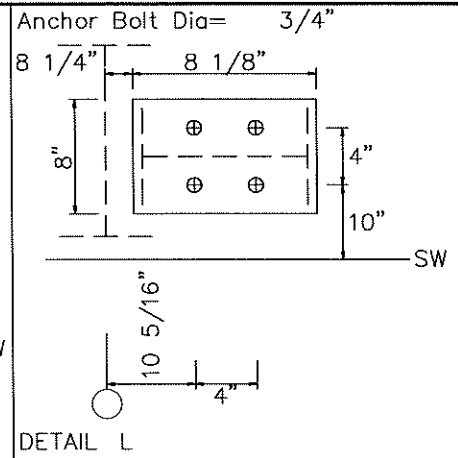
STATE OF MAINE
 T. JAMES EISENMAN, JR.
 No. 9637
 LICENSED PROFESSIONAL ENGINEER
 10/5/18



DETAIL J



DETAIL K



DETAIL L



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ELDREDGE LUMBER & HARDWARE
404 Sarah Furnace Road - Imler, PA 16855 (614) 276 - 9611
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ELDREDGE LUMBER & HARDWARE

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FOR CONSTRUCTION: FINAL DRAWINGS.

ADDITIONAL LOADING INFORMATION

Mezzanine Loads:

Dead Load _____ PSF

Collateral Load _____ PSF

Live Load _____ PSF

Crane Information:

Crane Type _____

CMAA Service Class _____

Crane capacity = _____ Kips

Bridge Weight = _____ Kips

Hoist/Trolley Weight = _____ Kips

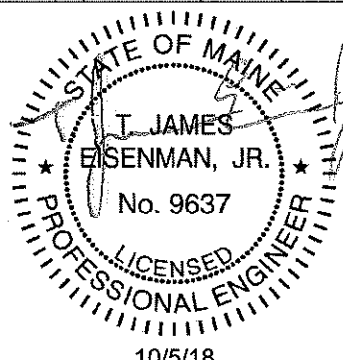
Wheel Spacing = _____ Ft.

Additional Loads:

1. _____

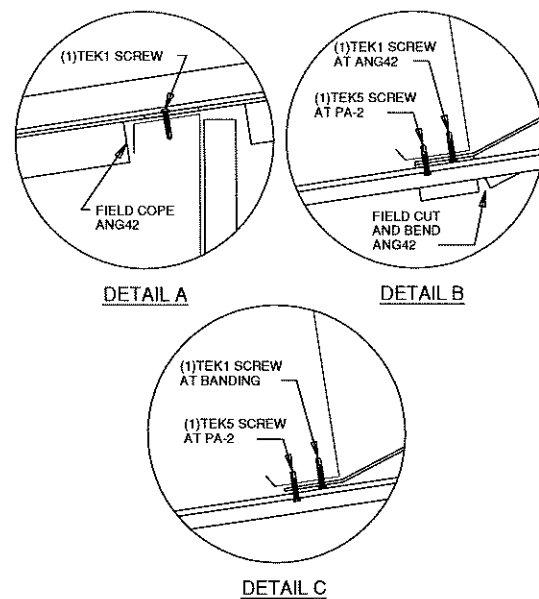
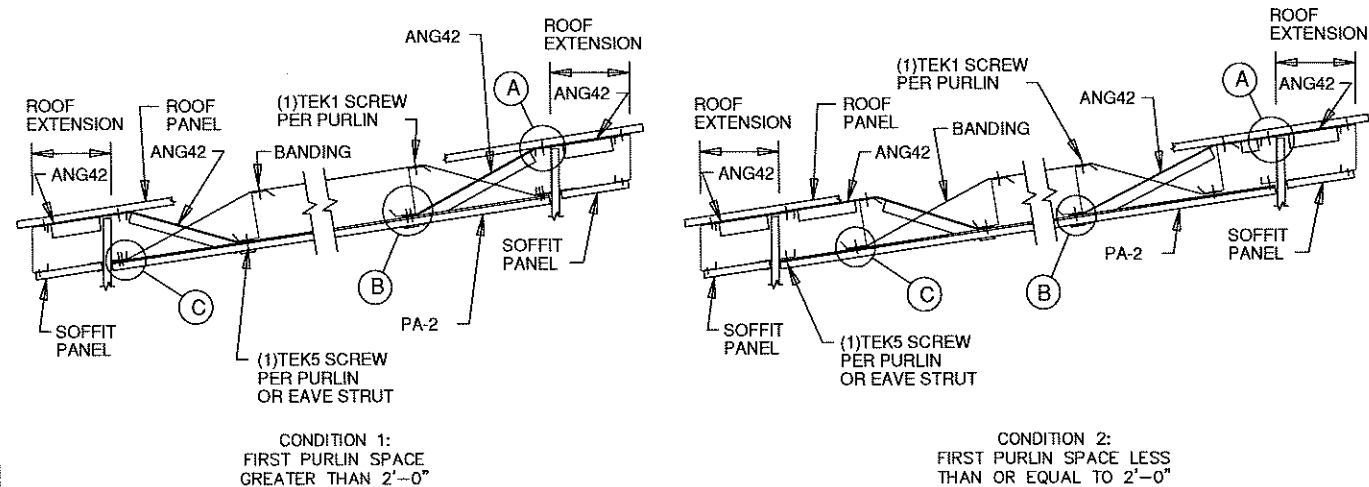
2. _____

3. _____



STANDARD PURLIN BRACING DETAIL FOR STANDING SEAM ROOF PANELS

NOTE 1: SPACE BANDING EVENLY ACROSS BAYS.
 NOTE 2: SPLICE PA-2 USING A 4 1/2" LAP AND (5) TEK5 SCREWS EVENLY SPACED.



MEMBER TABLE			
ROOF PLAN			
QUAN	MARK	PART	LENGTH
4	P-1	11X25Z13	27'-1 1/2"
16	P-2	11X25Z14	30'-3 1/2"
4	P-3	11X25Z13	26'-9 1/2"
1	E-1	11X35E14	23'-7 1/2"
4	E-2	11X35E14	23'-11 1/2"
1	E-3	11X35E14	23'-11 1/2"
2	CB-1	CABLE250	26'-0 1/8"

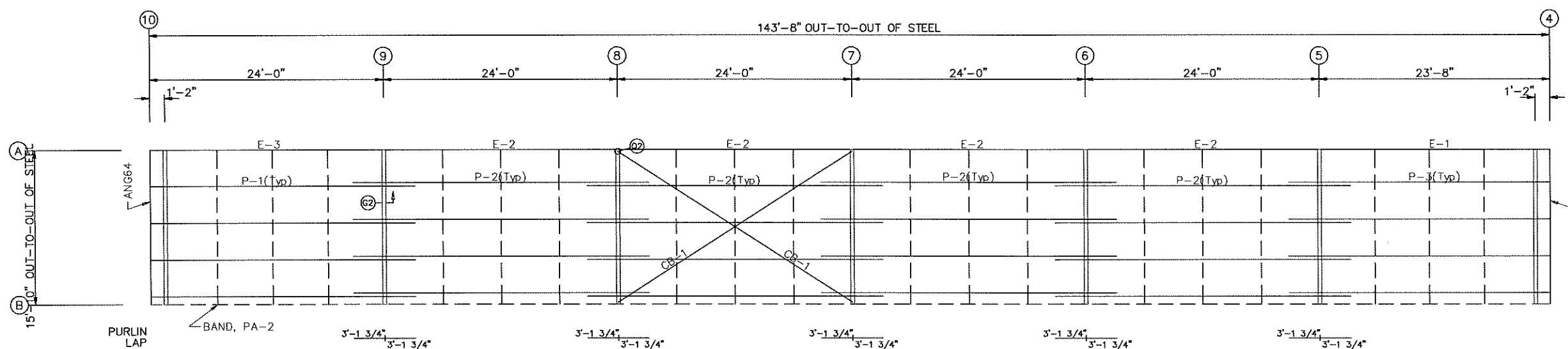


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CORLE
 BUILDING SUPPLIES
 404 Sarah Furnace Road - Imier, PA 16655 (814) 276 - 9611
ELDRIDGE LUMBER & HARDWARE
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F.O. 22191



ROOF FRAMING PLAN

GENERAL NOTES:

1. Screw Down Roof: Use TEK5WW screws in place of SD150 panel screws at all 10 gage purlins, eave struts, or roof joists.
2. Standing Seam Roof: Use FST#6 in place of FST#1 clip to purlin screws at all 10 gage purlins, eave struts, or at roof joists.

ELDRIDGE LUMBER & HARDWARE

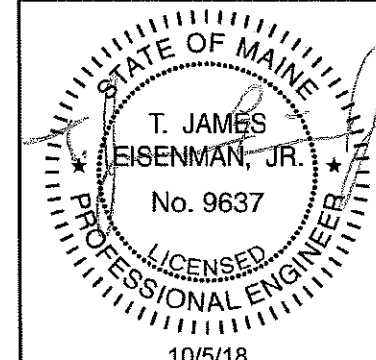
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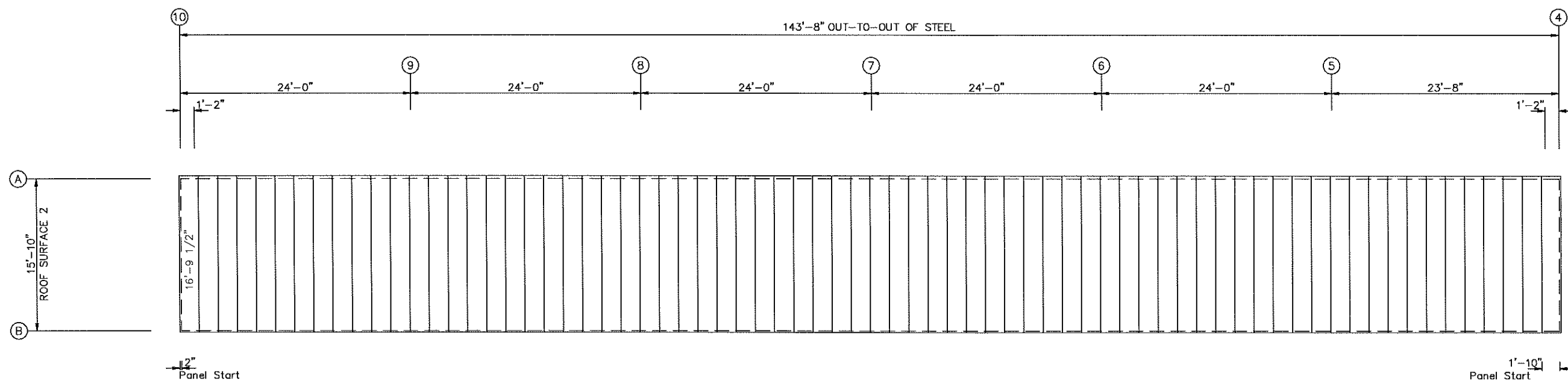


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CORLE
 BUILDING SERVICES
 404 Sarah Furnace Road - Imler, PA 16655 (814) 276 - 9611
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ROOF SHEETING PLAN
 PANELS: 24 Ga. L4 - TBD

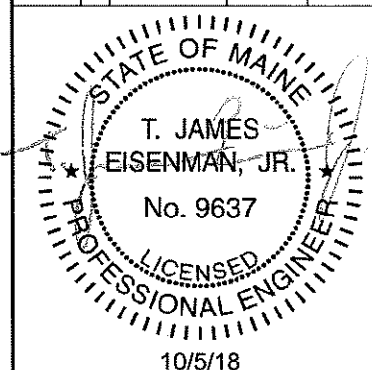
ELDRIDGE LUMBER & HARDWARE

REVISION HISTORY	
REV.	DESCRIPTION

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<input type="checkbox"/>	FOR CONSTRUCTION: FINAL DRAWINGS.

GENERAL NOTES:

Panel "Start" and "End" dimensions must be followed for the proper installation of the gable trim(s) provided.



SPLICE BOLT TABLE						
Mark	Qty			Type	Dia	Length
	Top	Bot	Int			
SP-1	4	0	0	A325	0.500	1.50
SP-2	4	0	0	A325	0.500	1.25

▽ FLANGE BRACES: Both Sides(U.N.)
 FBxxA(1)
 A - L15X1/8

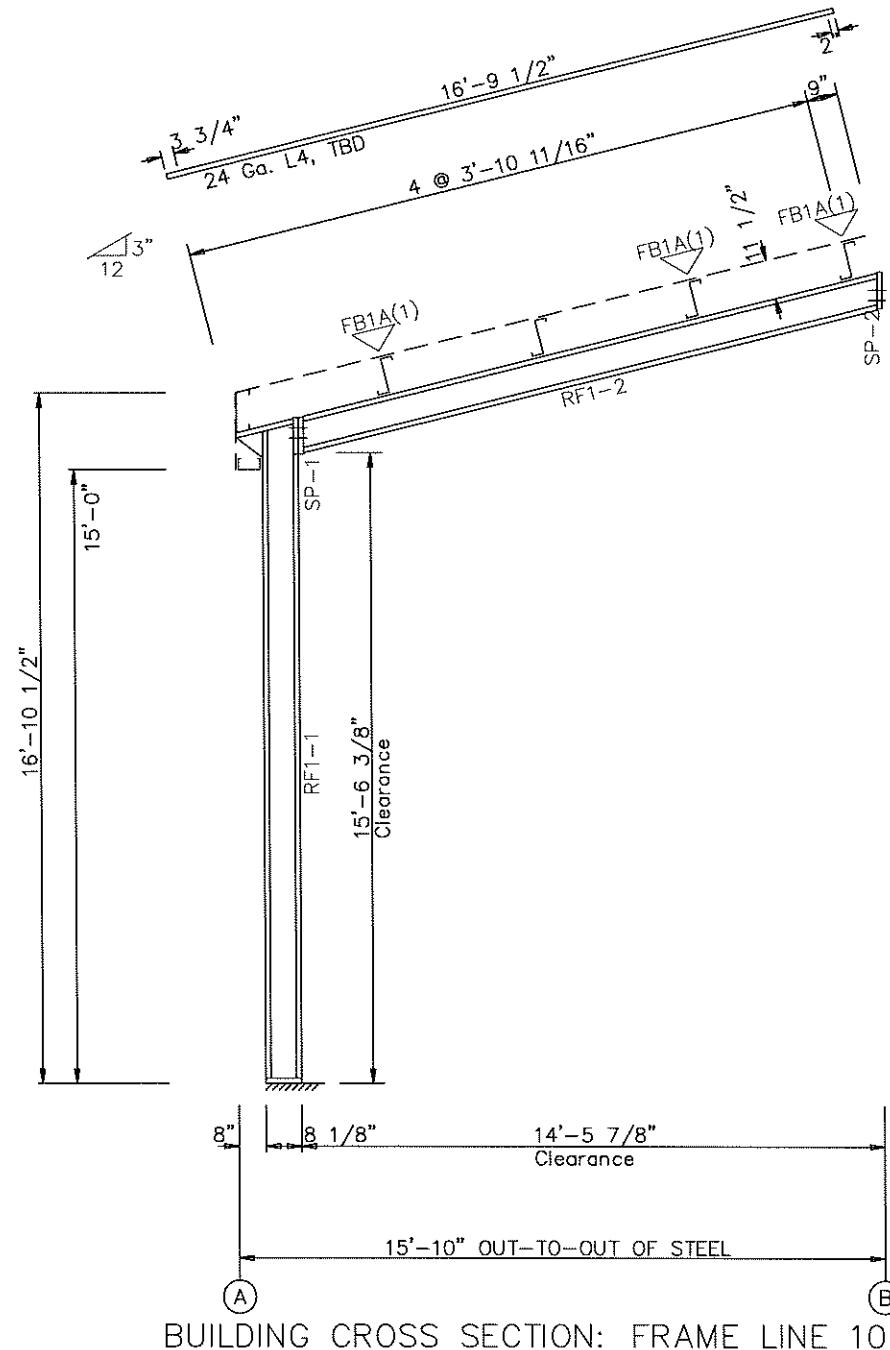
MEMBER SIZE TABLE		
MARK	MEMBER	LENGTH
RF1-1	W8X18	16'-0 5/8"
RF1-2	W8X18	14'-11 3/16"



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CORLE
 BUILDING SERVICES
 404 Sarah Furnace Road - Imler, PA 16655 (814) 276-9611
ELDREDGE LUMBER & HARDWARE
 15'-10" x 143'-8" x 16'-10 1/2" x 20'-10"
 DATE: 9/24/18 REVISION: 0
 ENG: MCK DWN: BJC APPD: MCK



BUILDING CROSS SECTION: FRAME LINE 10

GENERAL NOTES:

1. See Detail Sheets for Connection Information.
2. See Shipping List for Flange Brace Lengths.

F.O. 22191

ELDREDGE LUMBER & HARDWARE

REVISION HISTORY	
REV.	DESCRIPTION

DRAWING STATUS

FOR APPROVAL: THESE DRAWINGS, BEING FOR APPROVAL, ARE BY DEFINITION NOT FINAL, AND ARE FOR CONCEPTUAL REPRESENTATION ONLY. THEIR PURPOSE IS TO CONFIRM PROPER INTERPRETATION OF THE PROJECT DOCUMENTS. ONLY DRAWINGS ISSUED "FOR CONSTRUCTION" CAN BE CONSIDERED AS COMPLETE.

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FOR CONSTRUCTION: FINAL DRAWINGS.

STATE OF MAINE
 T. JAMES EISENMAN, JR.
 No. 9637
 LICENSED PROFESSIONAL ENGINEER
 10/5/18

SPLICE BOLT TABLE						
Mark	Qty			Type	Dia	Length
	Top	Bot	Int			
SP-1	4	0	0	A325	0.500	1.50
SP-2	4	0	0	A325	0.500	1.25

▽ FLANGE BRACES: Both Sides(U.N.)
 FBxxA(1)
 A - L15X1/8

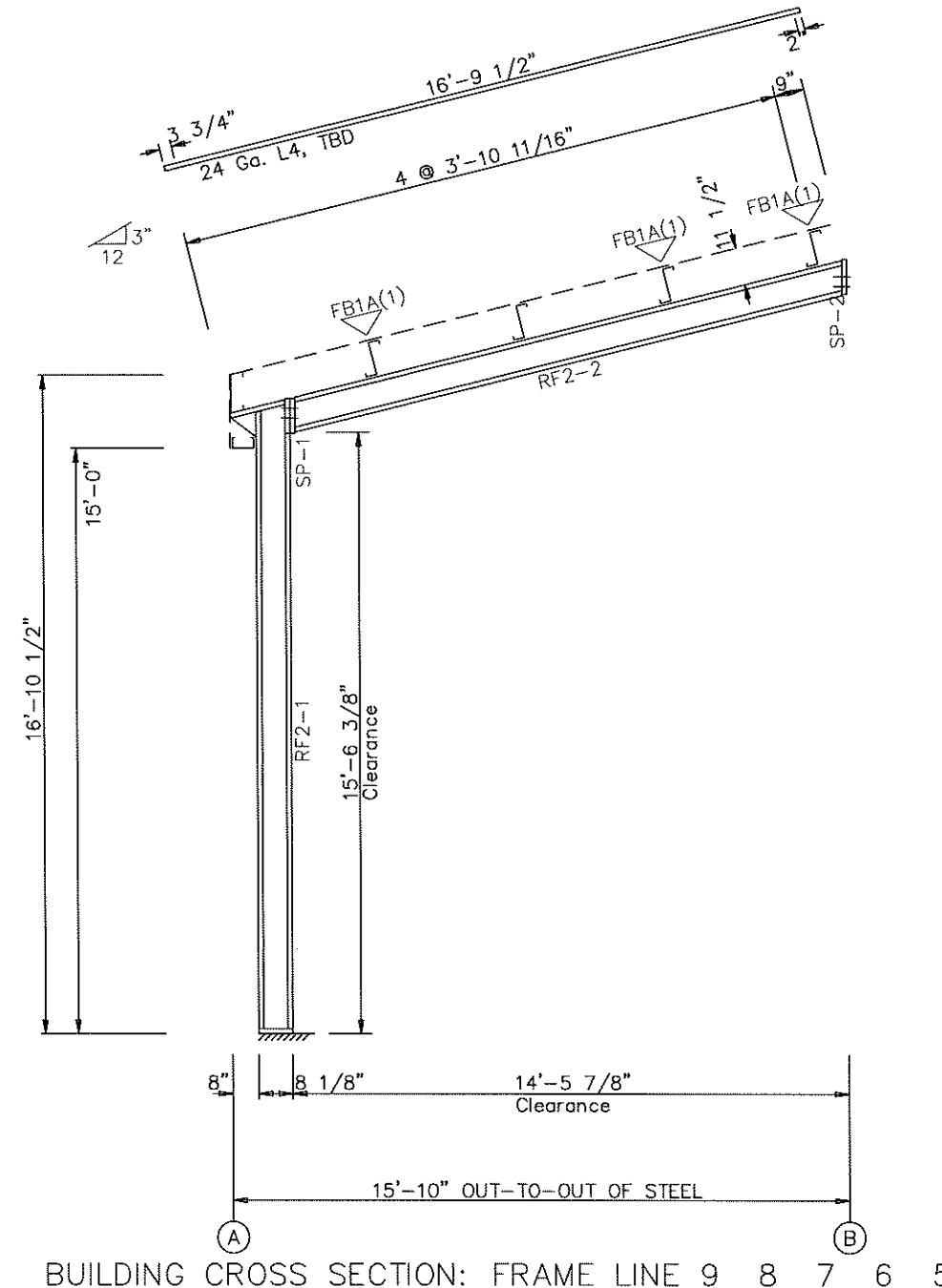
MEMBER SIZE TABLE		
MARK	MEMBER	LENGTH
RF2-1	W8X18	16'-0 5/8"
RF2-2	W8X18	14'-11 3/16"



Reviewed for Code Compliance
 Permitting and Inspections Department
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02/26/2019

CORLE
 BUILDING SERVICES
 404 Sarah Furnace Road - Imier, PA 16855 (814) 276 - 9611
 ELDRIDGE LUMBER & HARDWARE
 15'-10" x 143'-8" x 16'-10 1/2" x 20'-10"
 DATE: 9/24/18 REVISION: 0
 ENG: MCK DWN: BJC APPD: MCK



BUILDING CROSS SECTION: FRAME LINE 9 8 7 6 5

GENERAL NOTES:

1. See Detail Sheets for Connection Information.
2. See Shipping List for Flange Brace Lengths.

F.O. 22191

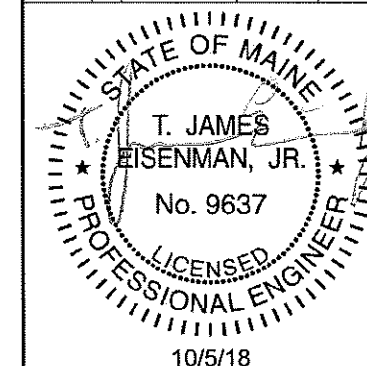
ELDRIDGE LUMBER & HARDWARE

DRAWING STATUS		REVISION HISTORY	
REV.	DESCRIPTION	DATE	

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FOR CONSTRUCTION: FINAL DRAWINGS.



SPLICE BOLT TABLE						
Mark	Qty		Int	Type	Dia	Length
	Top	Bot				
SP-1	4	0	0	A325	0.500	1.50
SP-2	4	0	0	A325	0.500	1.25

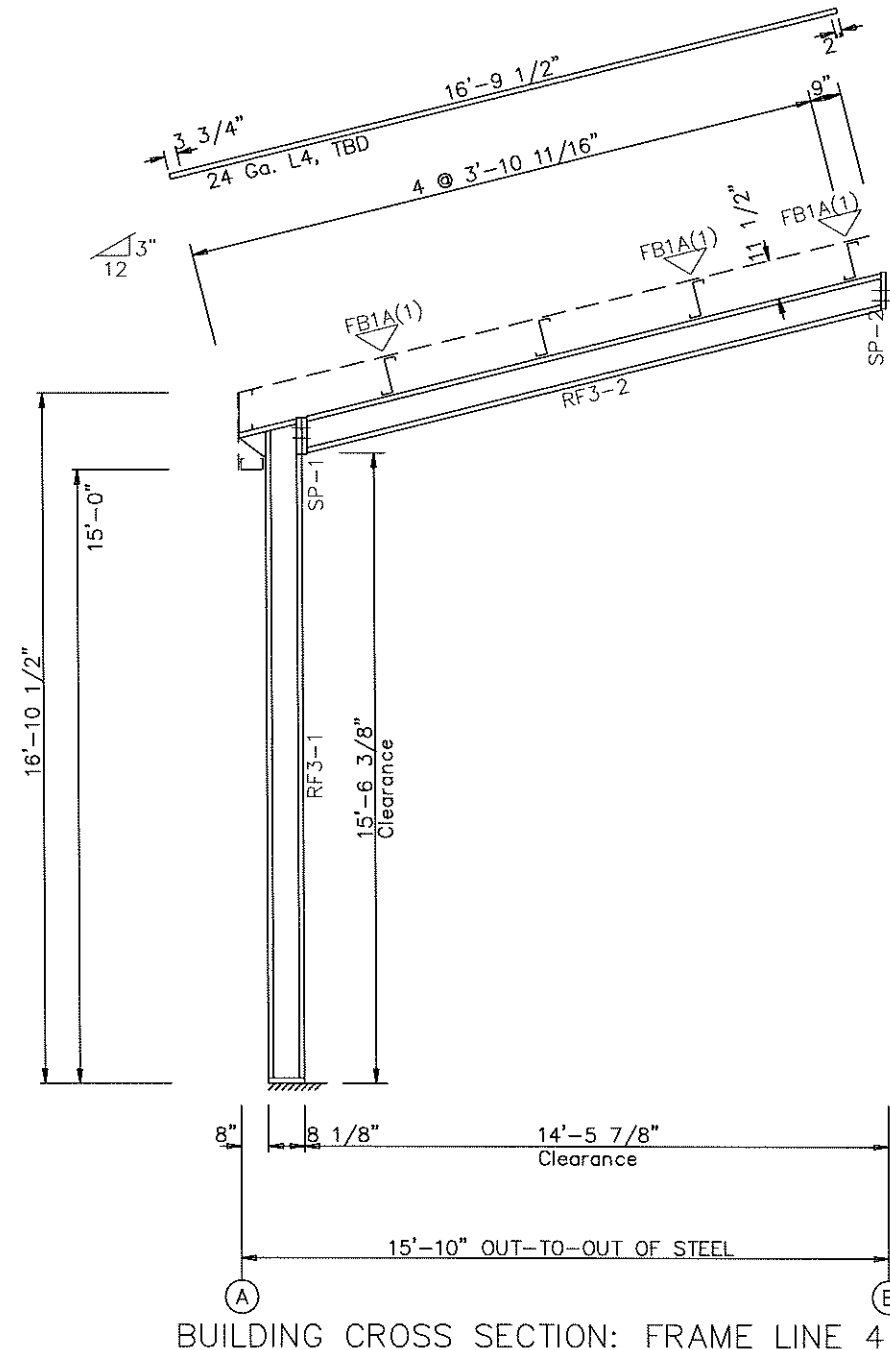
▽ FLANGE BRACES: Both Sides(U.N.)
 FBxxA(1)
 A - L15X1/8

MEMBER SIZE TABLE		
MARK	MEMBER	LENGTH
RF3-1	W8X18	16'-0 5/8"
RF3-2	W8X18	14'-11 3/16"



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BUILDING CROSS SECTION: FRAME LINE 4

GENERAL NOTES:

1. See Detail Sheets for Connection Information.
2. See Shipping List for Flange Brace Lengths.

CORLE
 BUILDING SERVICES
 404 Sarah Furnace Road - Imler, PA 16655 (814) 278-9611
 ELDRIDGE LUMBER & HARDWARE
 15'-10" x 143'-8" x 16'-10 1/2" x 20'-10"
 DATE: 9/24/18 REVISION: 0
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DRAWING STATUS	
REV.	DESCRIPTION

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STATE OF MAINE
 T. JAMES EISENMAN, JR.
 No. 9637
 LICENSED PROFESSIONAL ENGINEER
 10/5/18



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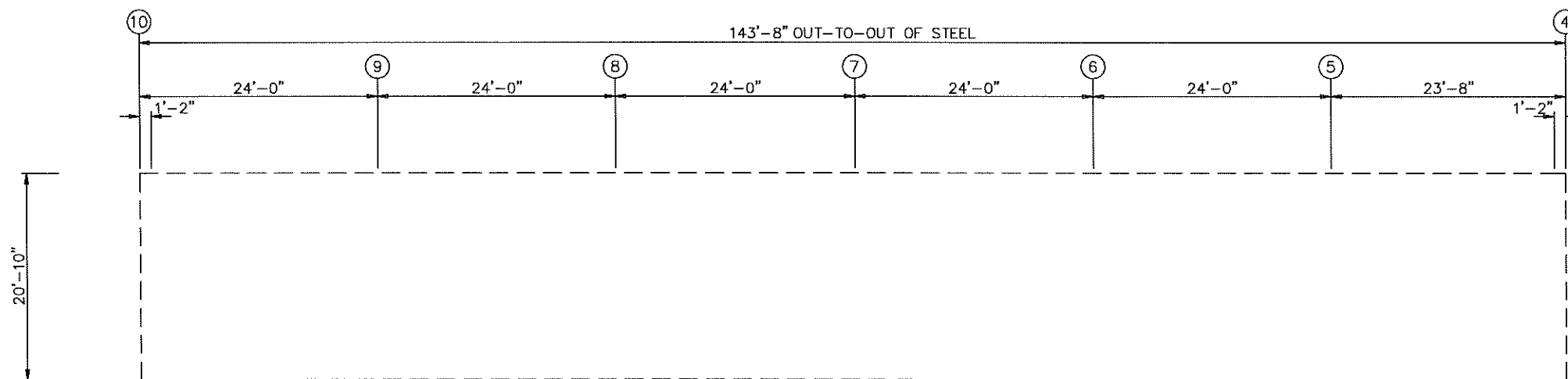
CORLE
 BUILDING SERVICES
 404 Sarah Furnace Road - Imler, PA 16855 (814) 276-9611
 ELDRIDGE LUMBER & HARDWARE
 15'-10" x 143'-8" x 16'-10 1/2" x 20'-10"

F.O. 22191

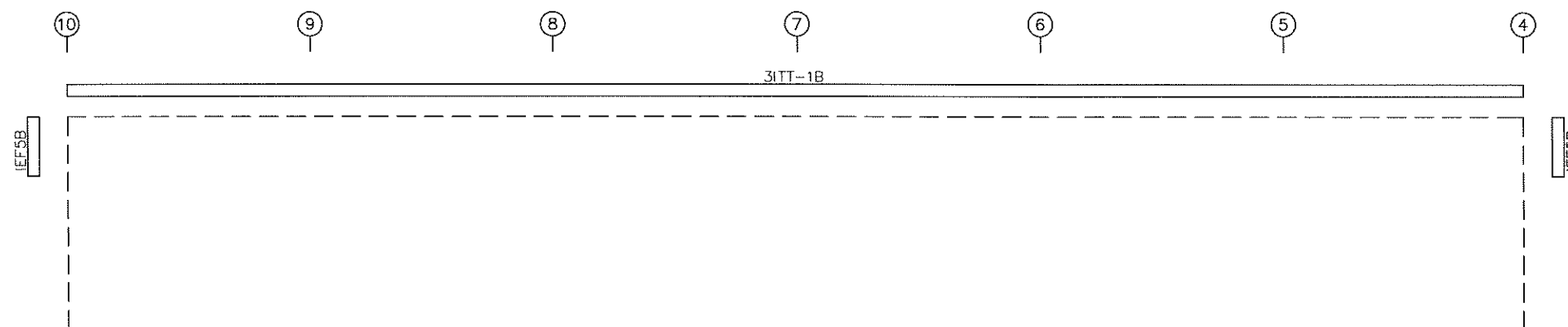
ELDRIDGE LUMBER & HARDWARE

REVISION HISTORY	
REV.	DESCRIPTION

DRAWING STATUS	
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<input type="checkbox"/>	FOR CONSTRUCTION: FINAL DRAWINGS.



SIDEWALL FRAMING: FRAME LINE B



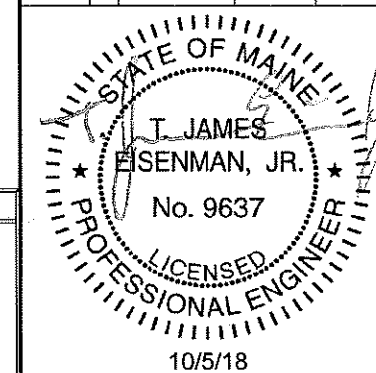
SIDEWALL SHEETING & TRIM: FRAME LINE B

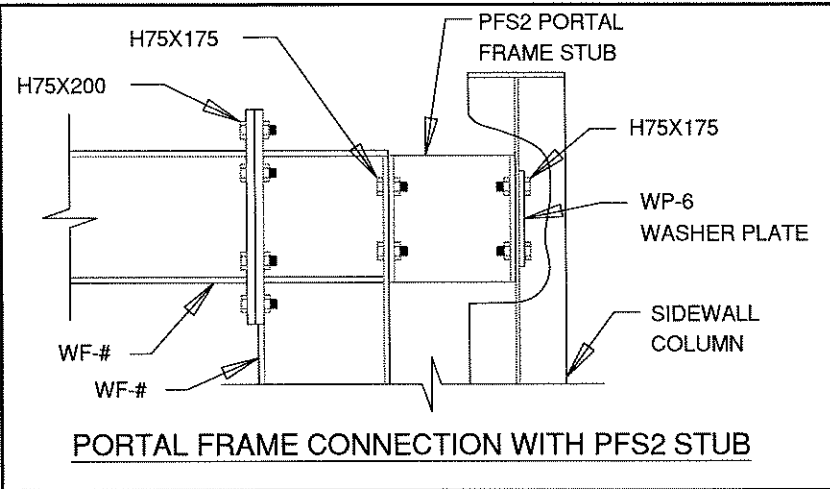
GENERAL NOTES:

1. Use TEK5WW screws in place of SD150 panel screws at all 10 gage members.
2. All connections to door or window jambs where the clip is not designated in the clip table / drawing are made with JC# clips (#= Girt Depth).

TRIM COLORS	
EAVE TRIM = TBD	CORNER TRIM = TBD
BASE TRIM = TBD	GUTTER =
DOOR TRIM = TBD	DOWNSPOUTS =
RAKE TRIM = TBD	
* LINER TRIM = Liner panel color	
* SOFFIT TRIM = Soffit panel color	

* ONLY APPLICABLE IF LINER TRIM OR SOFFIT PANEL IS INDICATED ON BUILDING ORDER.





BOLT TABLE
FRAME LINE A

LOCATION	QUAN	TYPE	DIA	LENGTH
WF-1 - WF-2	8	A325	3/4"	2 1/2"
WF-1 - RF2-1	8	A325	3/4"	1 3/4"

MEMBER TABLE
FRAME LINE A

QUAN	MARK	PART	LENGTH
2	WF-1	W8X18	15'-8 1/2"
1	WF-2	W10X22	21'-2 1/4"
1	G-2	8X35C16	23'-7 1/2"
4	G-3	8X35C16	23'-11 1/2"
1	G-4	8X35C16	23'-11 1/2"

CONNECTION PLATES
FRAME LINE A

ID	QUAN	MARK/PART
1	2	PFS2



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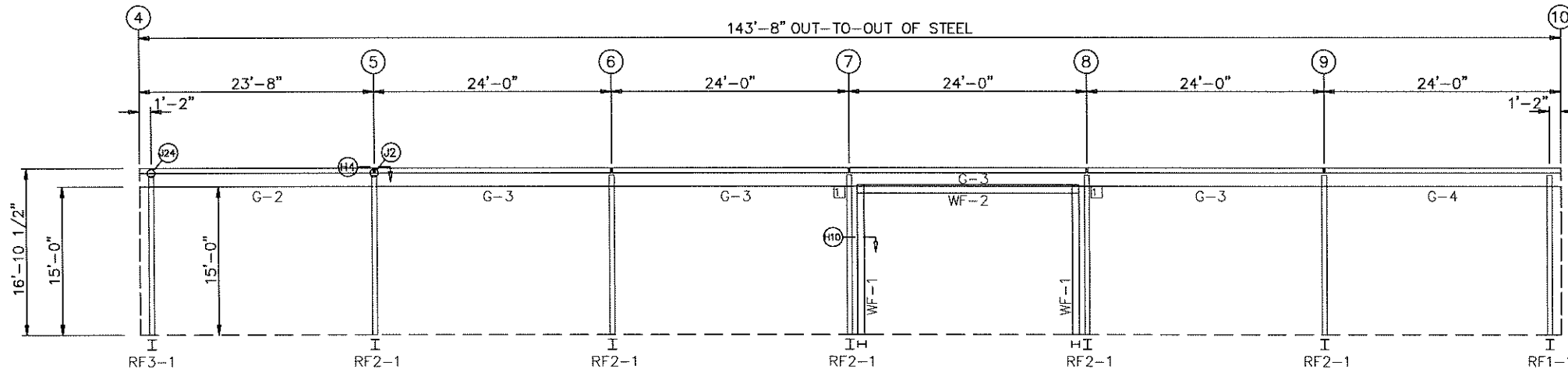
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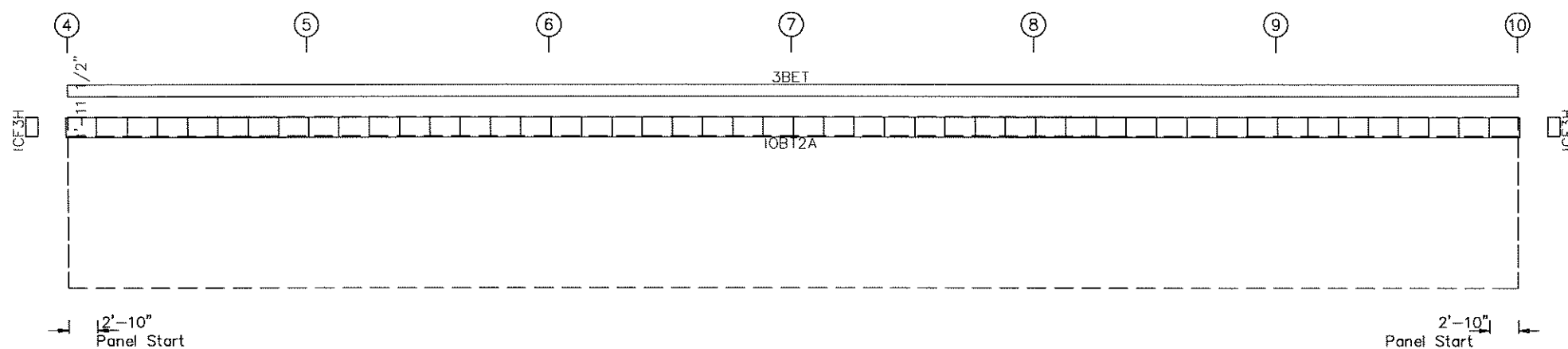
ELDREDGE LUMBER & HARDWARE
15'-10" x 143'-8" x 16'-10 1/2" x 20'-10"

DATE: 9/24/18 REVISION: 0
ENG: MCK DWN: BJC APPD: MCK

F.O. 22191



SIDEWALL FRAMING: FRAME LINE A



SIDEWALL SHEETING & TRIM: FRAME LINE A
PANELS: 26 Ga. R - TBD

GENERAL NOTES:

1. Use TEK5WW screws in place of SD150 panel screws at all 10 gage members.
2. All connections to door or window jambs where the clip is not designated in the clip table / drawing are made with JC# clips (#= Girt Depth).

TRIM COLORS

EAVE TRIM = TBD	CORNER TRIM = TBD
BASE TRIM = TBD	GUTTER =
DOOR TRIM = TBD	DOWNSPOUTS =
RAKE TRIM = TBD	
* LINER TRIM = Liner panel color	
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ELDREDGE LUMBER & HARDWARE

REVISION HISTORY

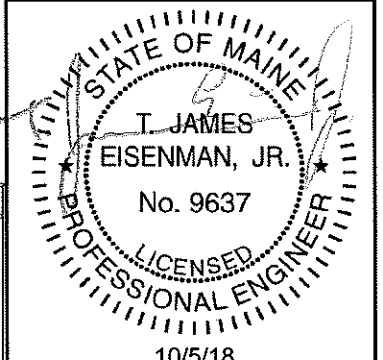
REV.	DESCRIPTION	DATE

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MEMBER TABLE			
FRAME LINE 10			
QUAN	MARK	PART	LENGTH
1	G-1	8X35C16	15'-1 1/2"



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ELDREDGE LUMBER & HARDWARE
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ELDREDGE LUMBER & HARDWARE

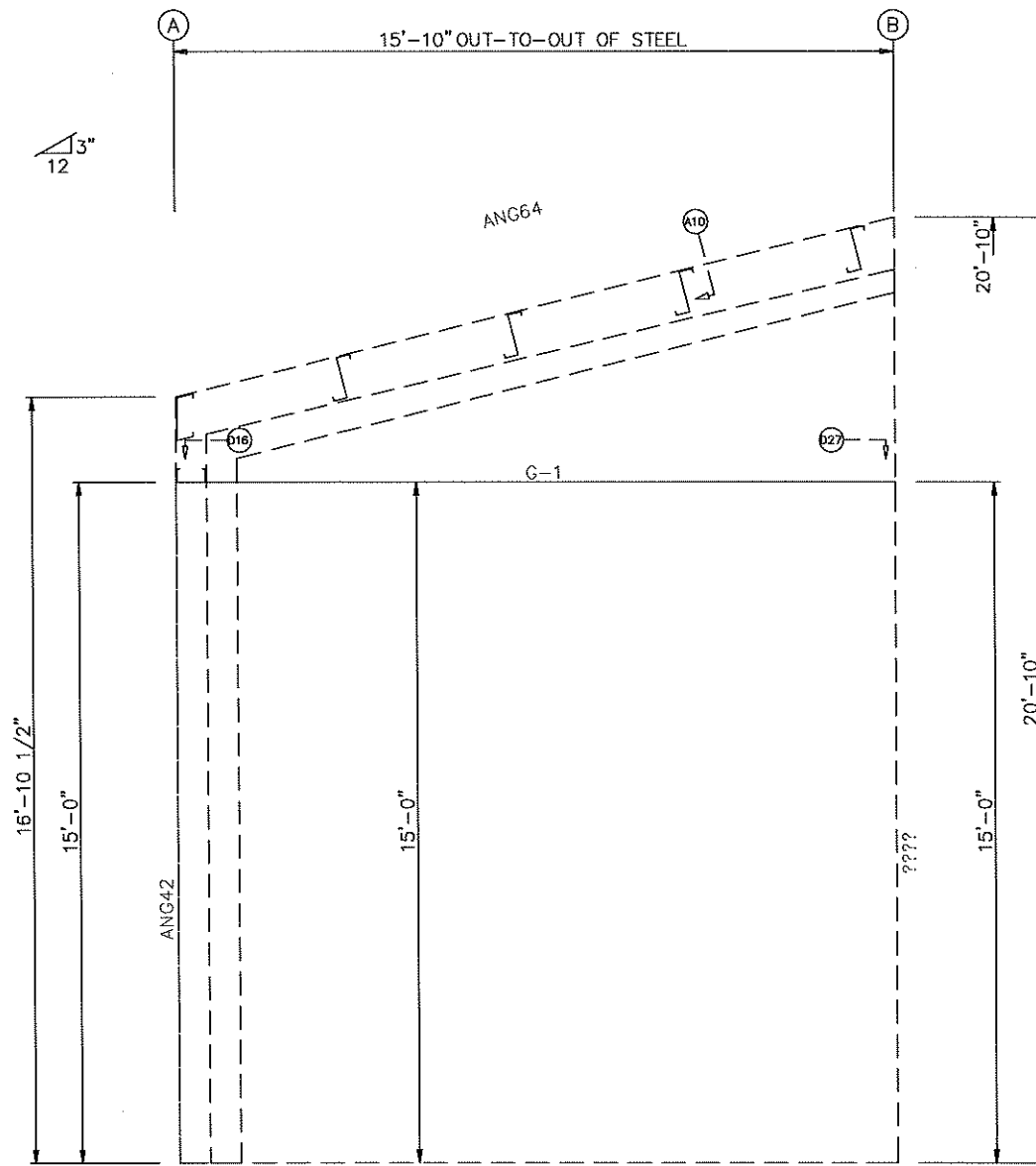
REVISION HISTORY	
REV.	DESCRIPTION

DRAWING STATUS

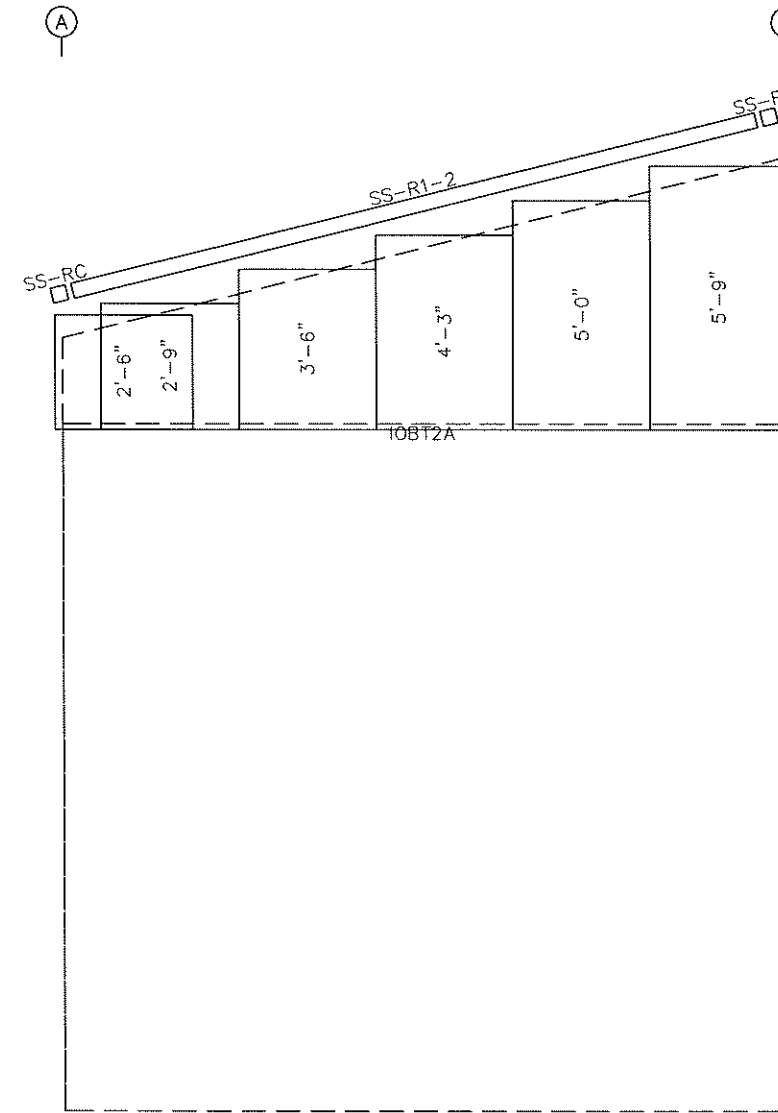
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ENDWALL FRAMING: FRAME LINE 10



2'-10" Panel Start

ENDWALL SHEETING & TRIM: FRAME LINE 10
PANELS: 26 Ga. R - TBD

GENERAL NOTES:

1. Use TEK5WW screws in place of SD150 panel screws at all 10 gage members.
2. See detail C7A for field coping of coldform endwall column flange braces.
3. All connections to door or window jambs where the clip is not designated in the clip table / drawing are made with JC# clips (# = Girt Depth).

TRIM COLORS	
EAVE TRIM = TBD	CORNER TRIM = TBD
BASE TRIM = TBD	GUTTER =
DOOR TRIM = TBD	DOWNSPOUTS =
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STATE OF MAINE
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10/5/18

PAGE 13 OF 16

MEMBER TABLE			
FRAME LINE 4			
QUAN	MARK	PART	LENGTH
1	G-1	8X35C16	15'-1 1/2"



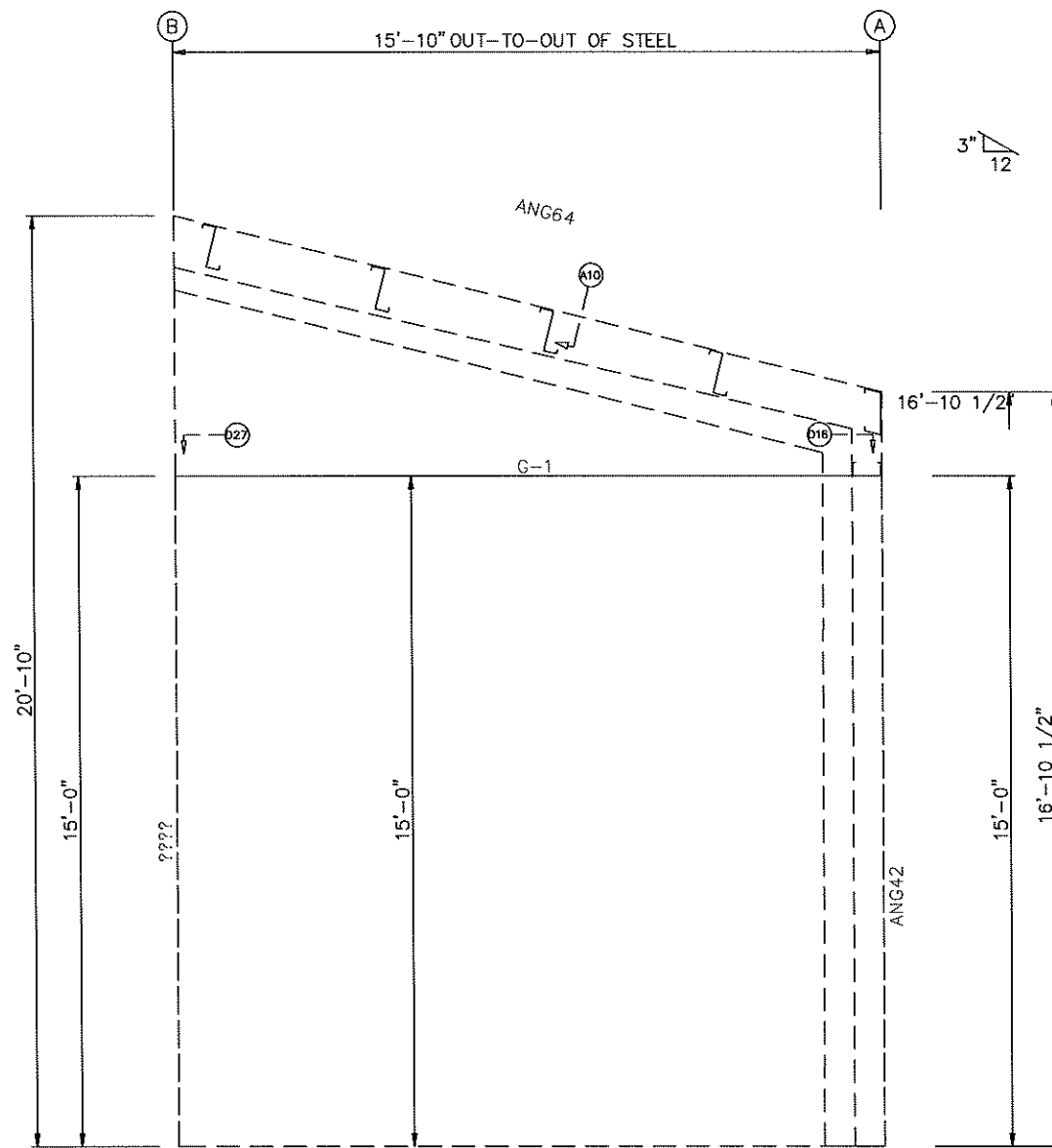
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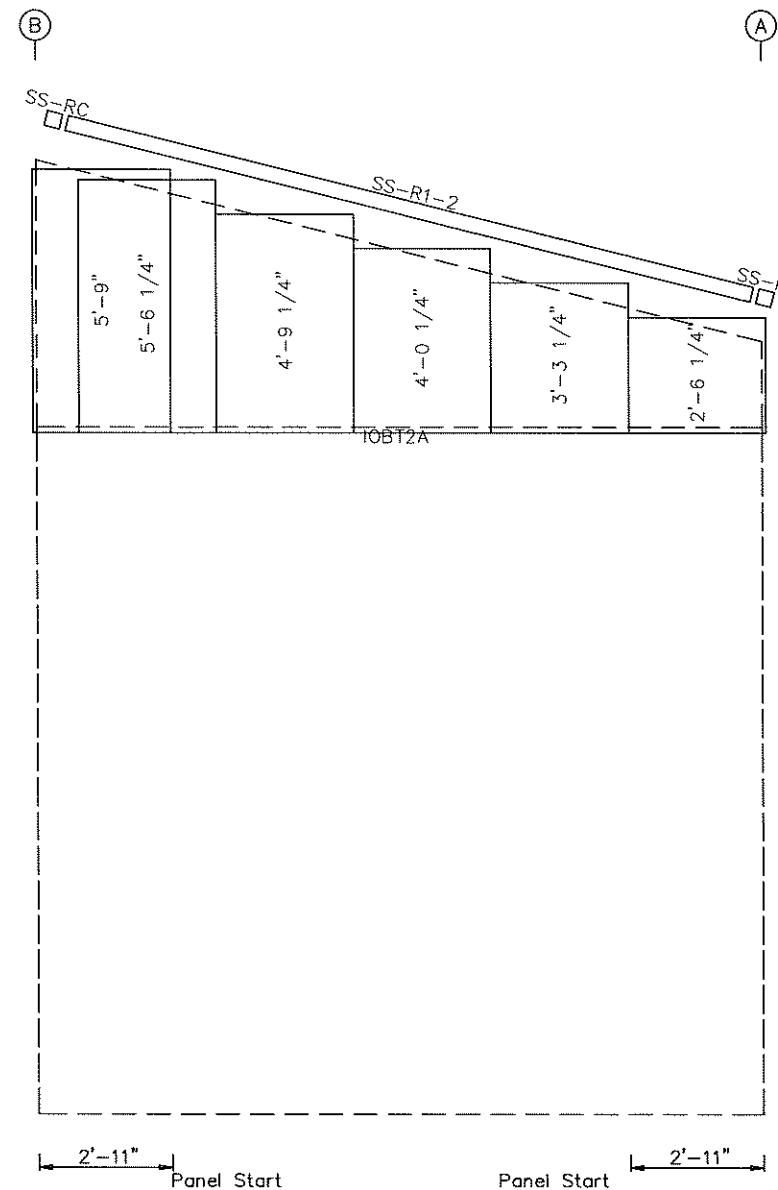
CORLE
BUILDING SYSTEMS
404 Sarah Furnace Road - Imier, PA 16655 (814) 276-9611

ELDREDGE LUMBER & HARDWARE
15'-10" x 143'-8" x 16'-10 1/2" x 20'-10"

DATE: 9/24/18 REVISION: 0
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ENDWALL FRAMING: FRAME LINE 4



ENDWALL SHEETING & TRIM: FRAME LINE 4
PANELS: 26 Ga. R - TBD

F.O. 22191

ELDREDGE LUMBER & HARDWARE

DRAWING STATUS		REVISION HISTORY	
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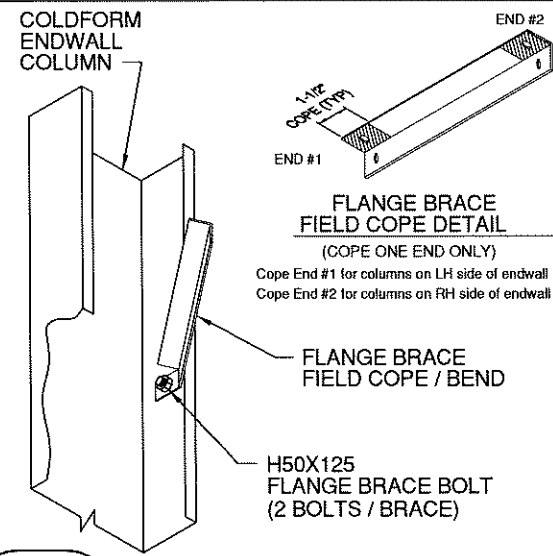
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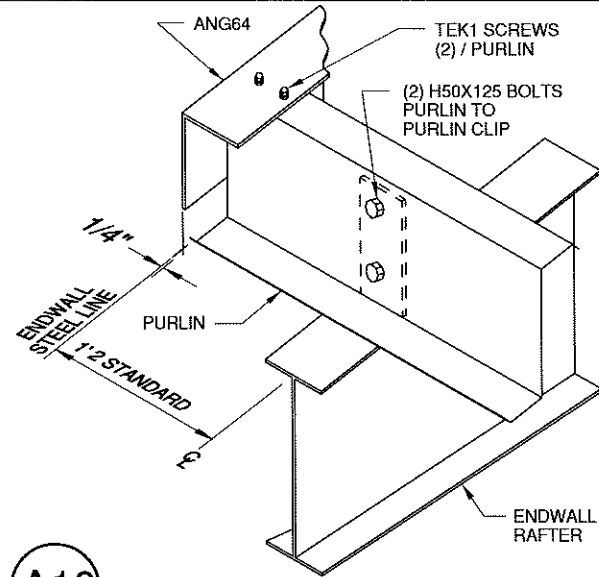
TRIM COLORS	
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BASE TRIM = TBD	GUTTER =
DOOR TRIM = TBD	DOWNSPOUTS =
RAKE TRIM = TBD	
* LINER TRIM = Liner panel color	
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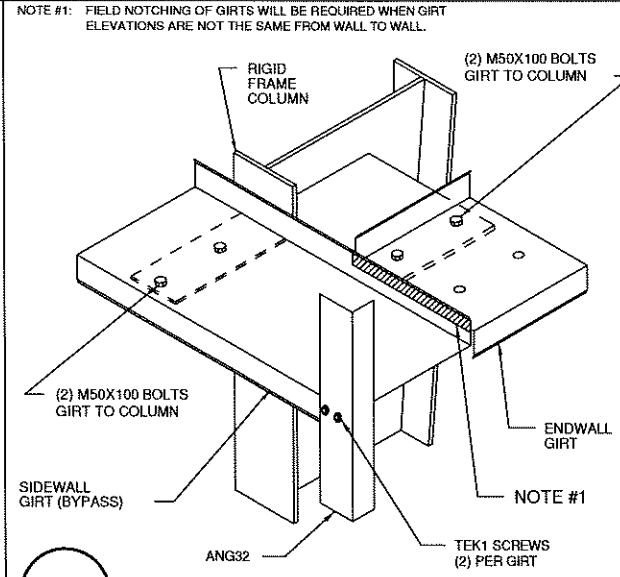
STATE OF MAINE
T. JAMES EISENMAN, JR.
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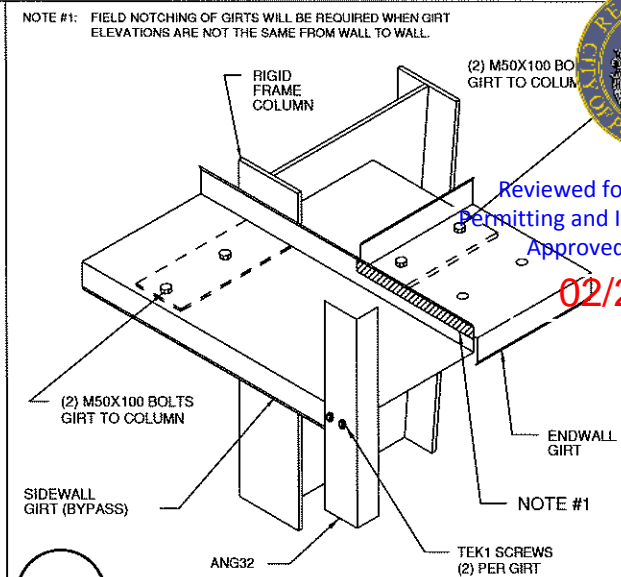
C7A FLANGE BRACE TO BYPASS COLDFORM ENDWALL COLUMN



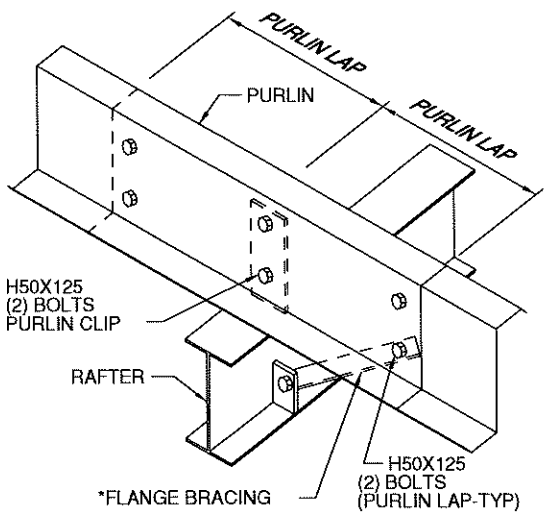
A10 PURLIN TO RIGID FRAME ENDWALL RAFTER CONNECTION



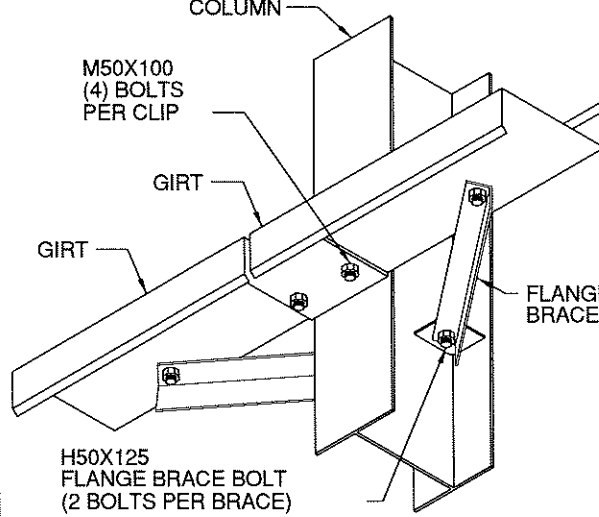
D16 RIGID FRAME IN ENDWALL TO BYPASS SIDEWALL GIRTS



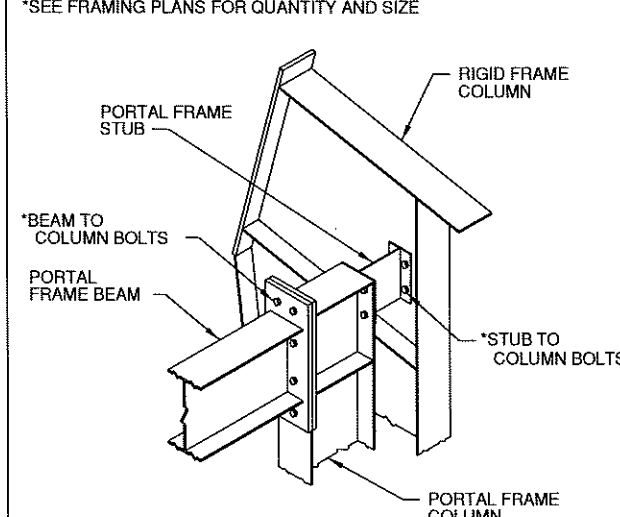
D27 RIGID FRAME IN ENDWALL TO FLUSH OR BYPASS ENDWALL GIRTS



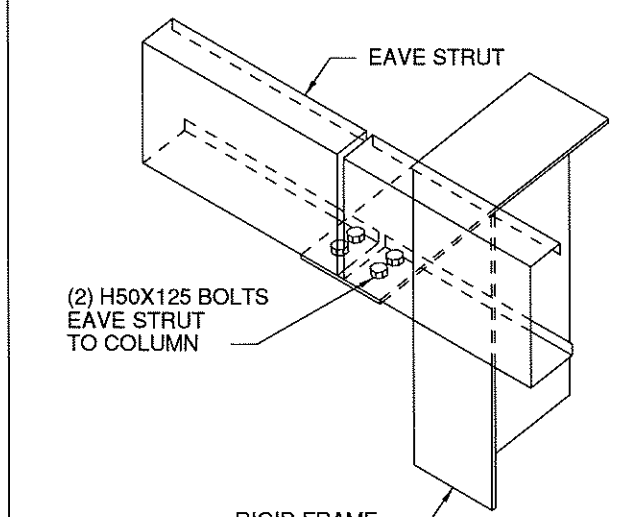
G2 ROOF PURLIN TO INTERIOR FRAME RAFTER



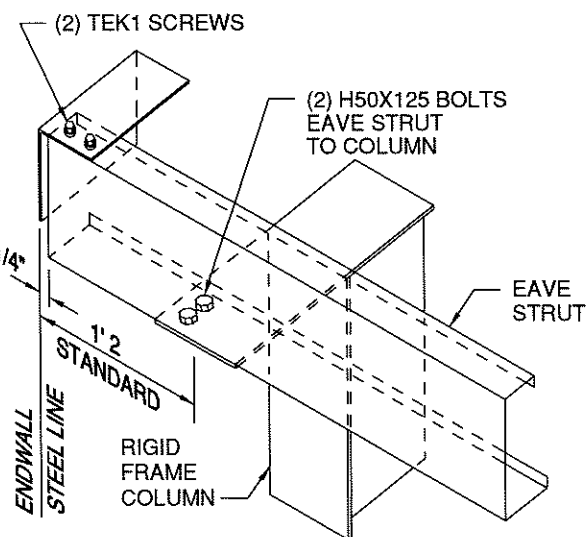
H4 GIRTS TO COLUMN - OUTSET GIRTS



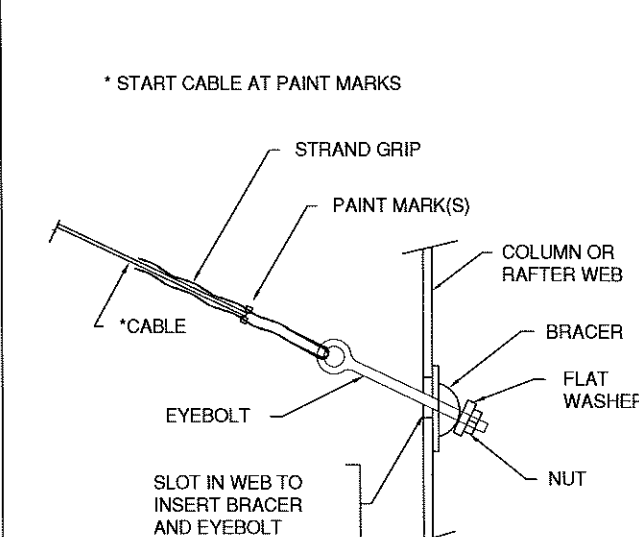
H10 PORTAL FRAME TO RIGID FRAME COLUMN



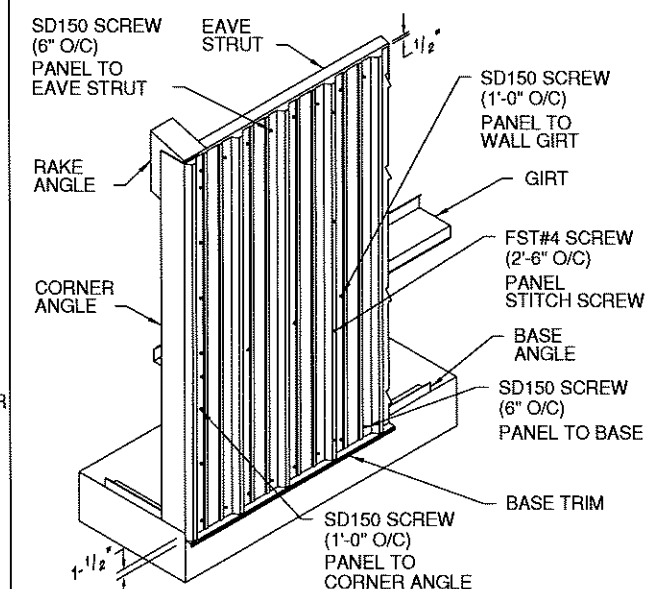
J2 EAVE STRUT TO RIGID FRAME BYPASS GIRTS CONDITION



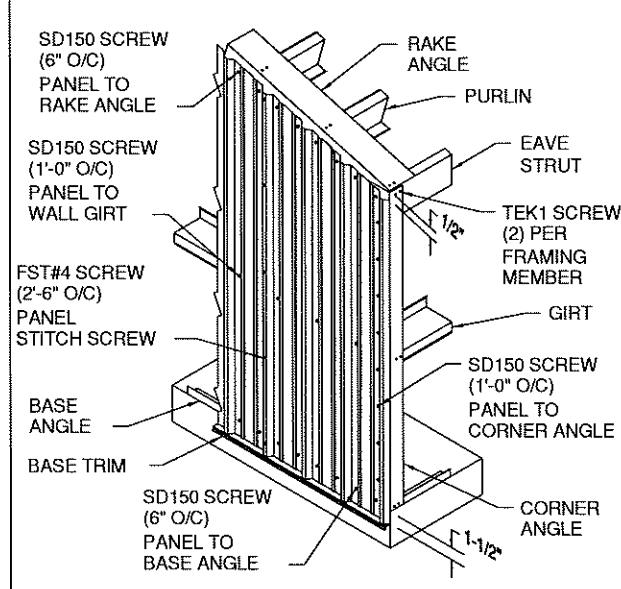
J24 EAVE STRUT TO RIGID FRAME IN ENDWALL - BYPASS GIRTS LOW EAVE



Q2 CABLE BRACE / EYEBOLT



"R" PANEL SIDEWALL



"R" PANEL ENDWALL



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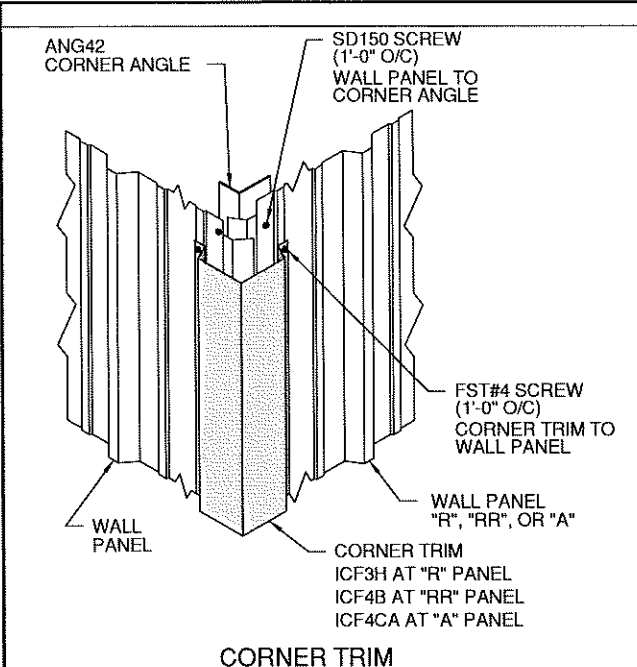
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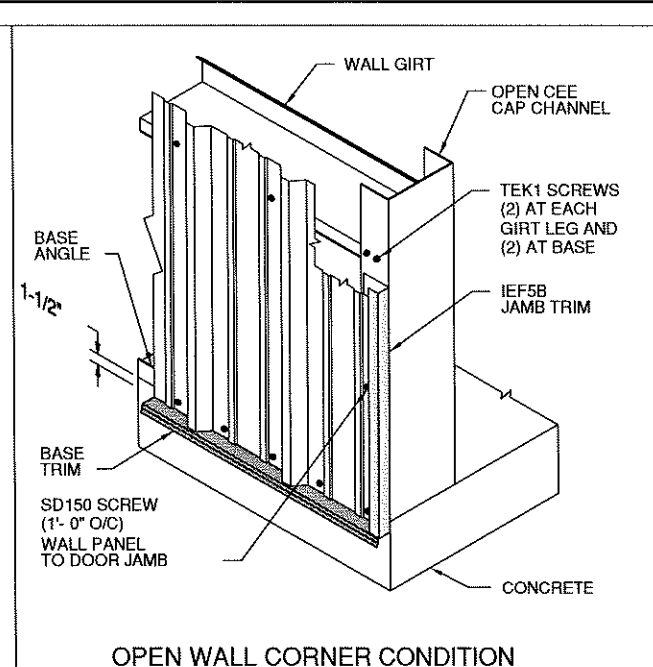
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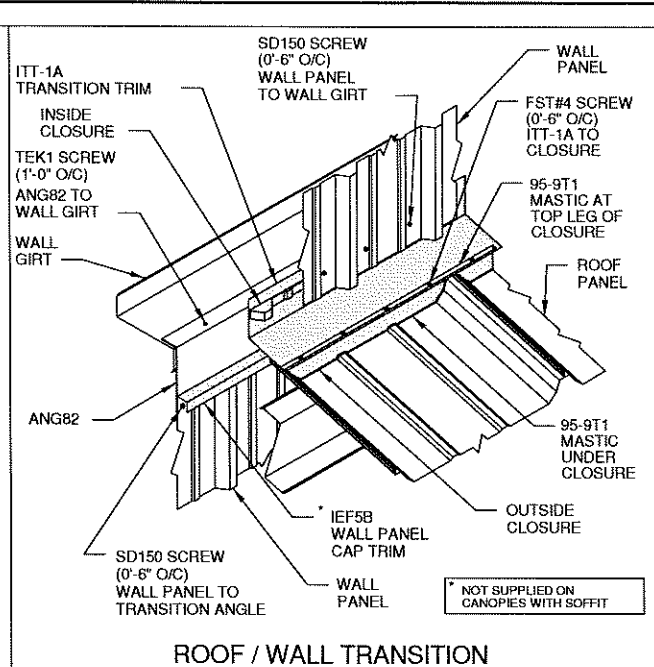
STATE OF MASSACHUSETTS
T. JAMES EISENMAN, JR.
No. 9637
LICENSED PROFESSIONAL ENGINEER
10/5/18



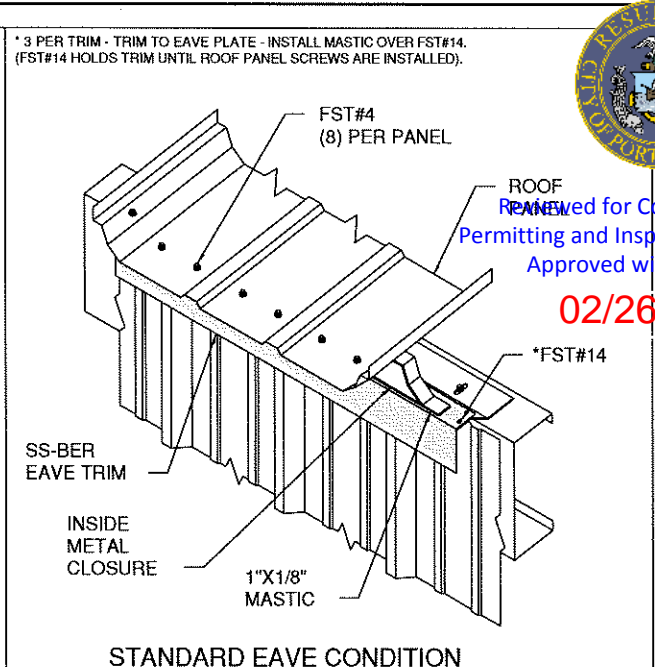
CORNER TRIM



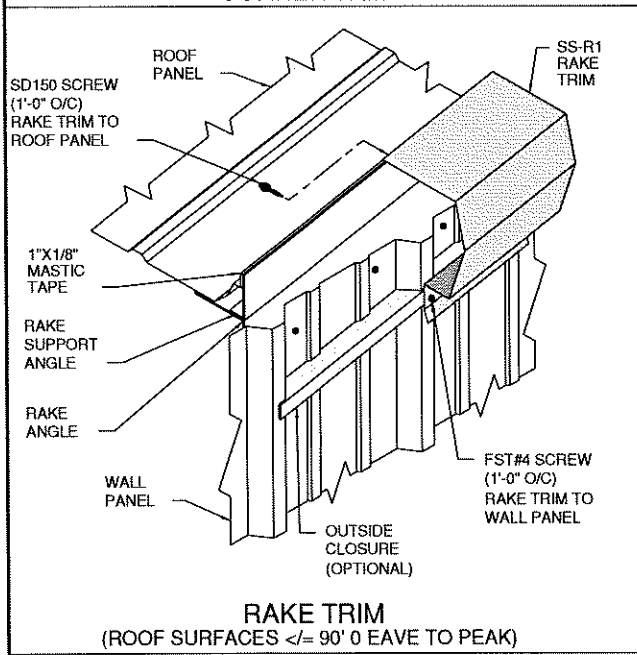
OPEN WALL CORNER CONDITION



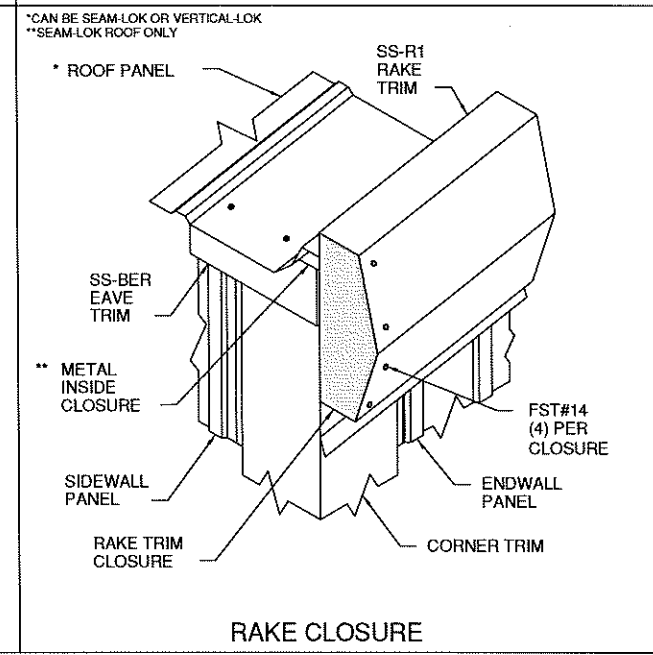
ROOF / WALL TRANSITION



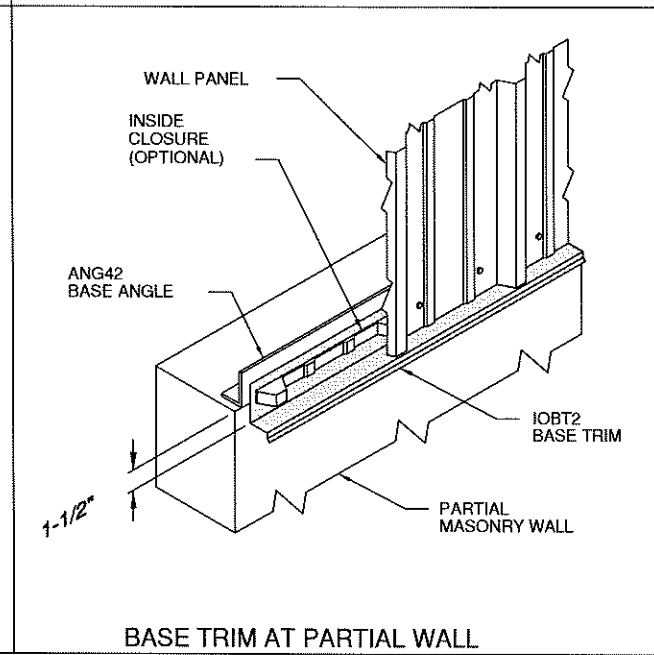
STANDARD EAVE CONDITION



RAKE TRIM (ROOF SURFACES $\leq 90^\circ$ EAVE TO PEAK)



RAKE CLOSURE



BASE TRIM AT PARTIAL WALL



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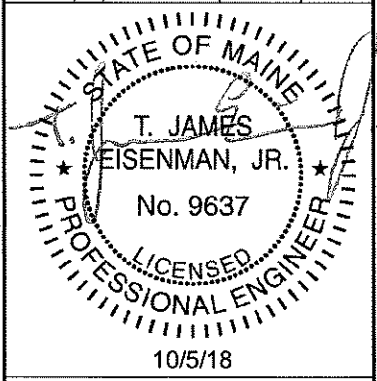
02/26/2019

CORLE
BUILDING SYSTEMS
404 Sarah Furnace Road - Imbler, PA 16665 (614) 276 - 9611
ELDRIDGE LUMBER & HARDWARE
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ELDREDGE LUMBER & HARDWARE
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ELDREDGE LUMBER REDEVELOPMENT

BAS ELDREDGE LLC
PORTLAND, ME

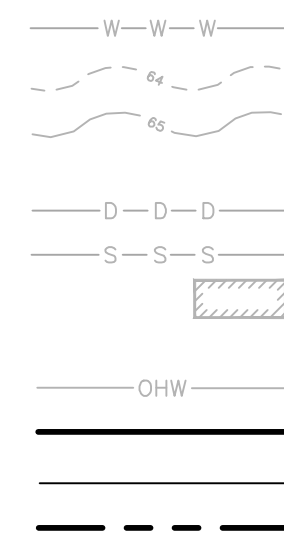


Reviewed for Code Compliance
Permitting and Inspections Department
Approved with Conditions
02/26/2019

LEGEND

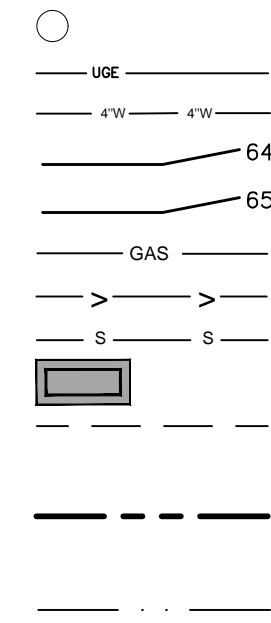
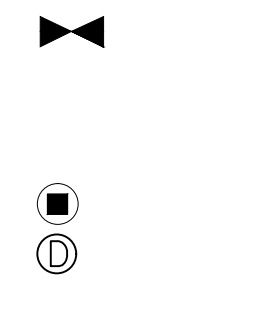
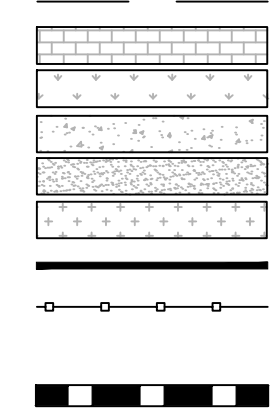
EXISTING

REFER TO THE EXISTING CONDITIONS PLAN FOR ADDITIONAL INFORMATION



UNDERDRAIN
BRICK SIDEWALK
GREEN SPACE
CONCRETE
RESURFACED PAVEMENT
UTILITY PAVEMENT CUTS
STRIPING
SEDIMENTATION BARRIER
EDGE OF EX. PAVEMENT
CURB
RAILROAD TRACK
SIGN
LAMP OR LIGHT POLE
UTILITY POLE
GUY WIRE
WATER VALVE
WATER SHUTOFF
FIRE HYDRANT
SEWER MANHOLE
CATCH BASIN
DRAIN MANHOLE
ELECTRICAL MANHOLE
DRAIN INLET
UNDERGROUND ELECTRIC LINE
UNDERGROUND WATER LINE
MINOR CONTOURS (1 FT)
MAJOR CONTOURS (5 FT)
GAS LINE
STORM DRAIN LINE
SEWER LINE
EXISTING/PROPOSED BUILDING
FOUNDATION DRAIN
OVERHEAD ELECTRICAL/TELEPHONE/CABLE
PROPERTY LINE
ABUTTERS
SETBACKS

PROPOSED



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UTILITIES

SEWER:

DEPARTMENT OF PUBLIC WORKS (DPW)
55 PORTLAND STREET
PORTLAND, MAINE 04101
CONTACT: KEITH GRAY, P.E.
(207) 874-8834

WATER:

PORTLAND WATER DISTRICT
225 DOUGLASS STREET
PO BOX 3553
PORTLAND, MAINE 04104
ATTN: MEANS DIVISION
(207) 774-5961

ELECTRIC:

CENTRAL MAINE POWER COMPANY (CMP)
162 CANCO ROAD
PORTLAND, MAINE 04103
CONTACT: PAUL DUPERRÉ
(207) 828-2882

TELEPHONE:

CONSOLIDATED COMMUNICATIONS
(FORMERLY FAIRPOINT)
45 FOREST AVENUE
PORTLAND, MAINE 04101
CONTACT: PAT MORRISON
(207) 745-9363

CABLE:

SPECTRUM CABLE
118 JOHNSON ROAD
PORTLAND, MAINE 04102
CONTACT: MARK PELLETIER
(877) 546-0962

NATURAL GAS:

UNITIL SERVICE CORP
1075 FOREST AVENUE
PORTLAND, ME 04103
CONTACT: SCOTT CARPENTER
(207) 541-2543

PROJECT TEAM

DEVELOPER:

ELDREDGE LUMBER
YORK, ME
CONTACT: DAN REMICK OR NORM SIROIS
(207) 337-2004 OR (207) 770-3004

BUILDING DESIGNER:

BATSON DESIGN, LLC
CAPE NEDDICK, ME
CONTACT: BRIAN BATSON
(207) 337-1171

GEOTECHNICAL ENGINEER:

SUMMIT GEOENGINEERING SERVICES, INC.
LEWISTON, MAINE
CONTACT: BILL PETERLEIN, P.E.
(207) 576-3313

STRUCTURAL ENGINEER:

STRUCTURAL INTEGRITY CONSULTING ENGINEERS, INC.
PORTLAND, MAINE
CONTACT: AARON JONES, P.E.
(207) 774-4614

SURVEYOR:

TITCOMB ASSOCIATES
FALMOUTH, MAINE
CONTACT: NICK ELLISTON P.L.S.
(207) 797-9199

CONSTRUCTION MANAGEMENT CO.:

PM CONSTRUCTION COMPANY
SACO, MAINE
CONTACT: NICK CORMIER
(207) 282-7697

ABBREVIATIONS

PARTIAL LIST OF ABBREVIATIONS AND THEIR CORRESPONDING MEANING. PLEASE CONTACT THE ENGINEER FOR ANY CLARIFICATION

APPROX.	APPROXIMATE
BC	BOTTOM OF CURB
BMP	BEST MANAGEMENT PRACTICE
BOT.	BOTTOM
CB	CATCH BASIN
CF	CUBIC FOOT
CIP	CAST IN PLACE
CM	CONSTRUCTION MANAGER
CMP	CENTRAL MAINE POWER
CONC.	CONCRETE
CY	CUBIC YARD
DIP	DUCTILE IRON PIPE
DIA.	DIAMETER
DIM.	DIMENSION
EA.	EACH
ELEC.	ELECTRICAL
ELEV.	ELEVATION
EQUIV.	EQUIVALENT
EST.	ESTIMATE
EX.	EXISTING
FFE	FINISH FLOOR ELEVATION
FT.	FEET
GAL.	GALVANIZED
ID	INNER DIAMETER
IN.	INCH
INV.	INVERT
L	LENGTH
MAX.	MAXIMUM
MDOT	MAINE DEPARTMENT OF TRANSPORTATION
MFG.	MANUFACTURED
MH	MANHOLE
MIN.	MINIMUM
O.C.	ON CENTER
OD	OUTSIDE DIAMETER
OHE/T/C	OVERHEAD ELECTRIC/TELEPHONE/CABLE
PC	PRECAST
PE	PROFESSIONAL ENGINEER
PL	PROPERTY LINE
PLS	PROFESSIONAL LAND SURVEYOR
PROP.	PROPOSED
PSI	POUNDS PER SQUARE INCH
PVC	POLYVINYL CHLORIDE
PWD	PORTLAND WATER DISTRICT
R	RADIUS
RD	ROOF DRAIN
RET.	RETAINING
ROW	RIGHT OF WAY
S	SLOPE
SD	STORM DRAIN
SDR	STANDARD DIMENSION RATIO
SF	SQUARE FEET
SMH	SEWER MANHOLE
SPEC.	SPECIFICATION
TC	TOP OF CURB
TW	TOP OF WALL
TYP.	TYPICAL
UD	UNDERDRAIN
UGE	UNDERGROUND ELECTRIC

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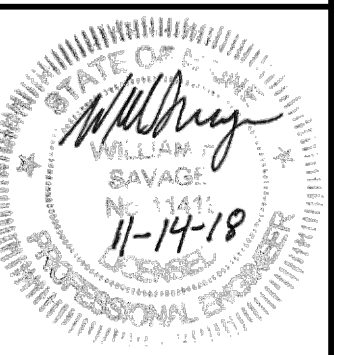
ISSUED FOR
CONSTRUCTION

ISSUED FOR	BY	DATE
FINAL APP.	WHS	3/22/19
COMMENT RESPONSE	WHS	8/3/19
CONSTRUCTION	WHS	11/13/19

DRAWING NAME: COVER SHEET & LEGEND
PROJECT NAME: ELDREDGE LUMBER YARD EXPANSION
CLIENT: BAS ELDREDGE LLC
PO BOX 69 CAPE NEDDICK, MAINE 03902

ACORN ENGINEERING, INC.
158 BANGOR ST. PORTLAND, MAINE 04102
(207) 775-2655

FILE: 1038_CIVIL
JN: 1038
SCALE: NTS
DESIGNED BY: WHS
DRAWN BY: SJL
CHECKED BY: WHS



DRAWING NO.
C-01



Prepared for Code Compliance
Permitting and Inspections Department
Approved with Conditions
02/26/2019

GENERAL NOTES:

- 1. THE CONTRACTOR SHALL CALL THE APPROPRIATE UTILITY COMPANIES AND DIG SAFE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION FOR UTILITIES. OTHERWISE IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF UNDERGROUND UTILITIES AND LOCATE ANY POTENTIAL CONFLICTS WITH THE APPROVED PLANS PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF ALL EROSION CONTROL MEASURES SHOWN ON THE PLAN. IF DEEMED NECESSARY BY THE OWNER OR OWNER'S REPRESENTATIVE, ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED AT NO ADDITIONAL COST TO THE OWNER.
3. THE CONTRACTOR SHALL PREPARE THEIR OWN MATERIAL SCHEDULE BASED ON THE PLANS AND FIELD VERIFICATION BY THE CONTRACTOR. ALL MATERIAL SCHEDULES SHOWN WITHIN THE PLAN SET ARE FOR GENERAL INFORMATION ONLY.
4. ALL CONSTRUCTION METHODS, TESTING AND MATERIALS SHALL CONFORM TO THE MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, THE CITY OF PORTLAND AND SERVICING UTILITY REQUIREMENTS, IF ANY. IN CASES WHERE THESE CONFLICT THE MOST STRINGENT SPECIFICATION SHALL APPLY AT NO ADDITIONAL COST TO THE OWNER.
5. THE SITE CONTRACTOR SHALL MAINTAIN A SET OF PAPER AND CAD DRAWINGS WHICH SHALL RECORD THE ACTUAL LOCATION, DIMENSIONS, ELEVATIONS, MATERIALS OF THEIR WORK, INDICATING THEREON ALL VARIATIONS FROM THE CONTRACT DRAWINGS. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH ONE COMPLETE SET OF REPRODUCIBLE RECORD DRAWINGS, IN AUTOCAD FORMAT AND PAPER, STAMPED "AS-BUILT". IF AUTOCAD NOT AVAILABLE EXCLUDE FROM BID IN WRITING.
6. THE CONTRACTOR WILL REMAIN SOLELY AND COMPLETELY RESPONSIBLE FOR ENFORCEMENT OF AND COMPLIANCE WITH 1) ALL CONTRACT PLANS AND SPECIFICATIONS, 2) APPLICABLE INTERNATIONAL BUILDING CODE REQUIREMENTS, AND 3) ALL SITE WORKING CONDITIONS AND SAFETY REQUIREMENTS. DAY AND NIGHT, FOR BOTH PERSONS AND PROPERTY, IN EACH CASE BOTH BY THE CONTRACTOR AND ITS SUBCONTRACTORS. THESE INCLUDE ALL OSHA, NIOSH, U.S. EPA AND ANY OTHER APPLICABLE GOVERNMENTAL REGULATIONS.
7. BOUNDARY SURVEY WITH SOME EXISTING CONDITIONS FOR 165 PRESUMPSCOT STREET FROM THE PLAN TITLED EXISTING CONDITIONS SURVEY BY TITCOMB ASSOCIATES FOR ACORN ENGINEERING, INC. DATED OCTOBER 24TH, 2011. CONTRACTOR TO OBTAIN AS-BUILT PLANS TO SUPPLEMENT THE 2011 SURVEY FOR THE 165 PRESUMPSCOT PORTION OF THE SITE. CONTRACTOR TO VERIFY FIELD CONDITIONS AS THE 2011 SURVEY IS ONLY FULLY ACCURATE WITH RESPECT TO BOUNDARIES. EXISTING CONDITIONS, BOUNDARY SURVEY, AND TOPOGRAPHY FOR THE 145 PRESUMPSCOT SITE FROM THE PLAN TITLED BOUNDARY & TOPOGRAPHIC SURVEY BY TITCOMB ASSOCIATES FOR ACORN ENGINEERING, INC, DATED OCTOBER 20TH, 2017.
8. SUBSURFACE DATA HAVE BEEN OBTAINED BY SOIL METRICS, LLC AND ACORN ENGINEERING IN 2012 AND SUMMIT GEOENGINEERING IN 2018 AND SHALL BE INCLUDED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL REVIEW THE GEOTECHNICAL REPORT AND PHASE II ENVIRONMENTAL SITE ASSESSMENT PRIOR TO SUBMITTING A BID.
9. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ACCESS TO THE SITE AND ALL ADJACENT PROPERTIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY MARKINGS, SIGNAGE AND INCIDENTALS TO MAINTAIN A SAFE VEHICLE AND PEDESTRIAN ACCESS THROUGH THE LIFE OF THE PROJECT. THE CONTRACTOR SHALL NOTIFY THE PORTLAND PUBLIC SAFETY DIVISION ROUTINELY REGARDING TEMPORARY IMPACTS OR CHANGES TO SITE ACCESS CONDITIONS.
10. CONSTRUCTION MANAGEMENT SHALL BE REFERRED TO FOR ANTICIPATED PROJECT SCHEDULE AND CLOSURES. TRAFFIC CONTROL SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
11. CONTRACTOR TO DETERMINE SOIL CLASSIFICATION INDEPENDENTLY FOR TRENCH, SHORING, AND OTHER SIMILAR CONSTRUCTION MEANS AND METHODS APPLICATIONS.
12. NO HOLES, TRENCHES, OR STRUCTURES SHALL BE LEFT OPEN OR UNATTENDED OVERNIGHT IN ANY AREA ACCESSIBLE TO THE PUBLIC OR WITHIN THE PUBLIC RIGHT-OF-WAY.
13. THE CONTRACTOR SHALL CONDUCT A PRE-CONSTRUCTION SURVEY OF INTERIOR SUBGRADE AND ABOVE GRADE ACCESSIBLE WALLS, CEILINGS, FLOORS, ROOF AND VISIBLE EXTERIOR AS VIEWED FROM THE GRADE LEVEL FOR STRUCTURES ON ADJACENT PROPERTIES. DOCUMENT WITH PHOTOGRAPHS AT A MINIMUM.
14. THE CONTRACTOR SHALL SURVEY ROCK SURFACE PRIOR TO EXCAVATION AND DEVELOP VOLUME CALCULATIONS TO SHARE WITH ACORN, IF ANY.

CIVIL SITE NOTES:

- 1. THE CONTRACTOR SHALL SUBMIT IN WRITING ANY REQUESTS TO MODIFY THE CONTRACT DOCUMENTS.
2. ALL SHOP AND ERECTION DRAWINGS SHALL BE CHECKED AND STAMPED BY THE GENERAL CONTRACTOR PRIOR TO SUBMISSION FOR ENGINEER'S REVIEW. ANY UNCHECKED OR NON-STAMPED SUBMITTALS WILL BE RETURNED WITHOUT REVIEW.
3. CONTRACTOR SHALL THOROUGHLY INSPECT AND SURVEY EXISTING STRUCTURES AND SITE TO VERIFY CONDITIONS THAT AFFECT THE WORK SHOWN ON THE DRAWINGS. CONTRACTOR TO NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING.
4. DETAILS SHOWN APPLY TO ALL SIMILAR CONDITIONS UNLESS OTHERWISE INDICATED.
5. ALTHOUGH ALL DUE DILIGENCE HAS BEEN APPLIED TO MAKE THE DRAWINGS AS COMPLETE AS POSSIBLE, NOT ALL DETAILS ARE ILLUSTRATED, NOR IS EVERY EXCEPTION CONDITION ADDRESSED WITHIN THE CONTRACT DOCUMENTS.
6. ALL PROPRIETARY CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
7. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ALL WORK, INCLUDING DIMENSION AND LAYOUT VERIFICATION, MATERIALS COORDINATION, SHOP DRAWING REVIEW, AND THE WORK OF ANY SUBCONTRACTORS.
8. UNLESS OTHERWISE SPECIFICALLY INDICATED, THE DRAWINGS DO NOT DESCRIBE OR DIRECT MEANS OR METHODS OF CONSTRUCTION.
9. THE CONTRACTOR, IN THE PROPER SEQUENCE, SHALL PERFORM OR SUPERVISE ALL WORK NECESSARY TO ACHIEVE THE FINAL COMPLETED STRUCTURE, AND TO PROTECT THE STRUCTURE, WORKMEN, AND OTHERS DURING THE CONSTRUCTION. SUCH WORK SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING FOR CONSTRUCTION EQUIPMENT, SHORING FOR EXCAVATION, FORMWORK, SCAFFOLDING, SAFETY DEVICES AND PROGRAMS OF ALL KINDS, SUPPORT AND BRACING FOR CRANES AND OTHER ERECTION EQUIPMENT.
10. DO NOT BACKFILL AGAINST RETAINING WALLS UNTIL SUPPORTING SLABS AND FLOOR FRAMING ARE IN PLACE AND SECURELY ANCHORED, UNLESS ADEQUATE BRACING IS PROVIDED.
11. TEMPORARY BRACING SHALL REMAIN IN PLACE UNTIL ALL FLOORS, WALLS, ROOFS AND OTHER SUPPORTING ELEMENTS ARE IN PLACE.
12. ALL PAVEMENT JOINTS SHALL BE SAWCUT AND APPLIED WITH TACK COAT PRIOR TO PAVING TO PROVIDE A DURABLE AND UNIFORM JOINT.
13. THE ENGINEER BEARS NO RESPONSIBILITY FOR THE ABOVE ITEMS, AND OBSERVATION VISITS TO THE SITE DO NOT IN ANY WAY INCLUDE INSPECTION OF THEM.

SPECIAL INSPECTION NOTES:

- 1. ALL SITE SOILS-RELATED WORK AND FOOTING EXCAVATIONS PRIOR TO PLACING FORMS, AS WELL AS SITE DRAINAGE, SHALL BE REVIEWED BY THE PROJECT GEOTECHNICAL ENGINEER.
2. NORMAL REVIEWS BY LOCAL BUILDING DEPARTMENT.
3. NOTIFY 48 HOURS PRIOR TO REQUIRED REVIEW.
4. REQUIRED SPECIAL INSPECTIONS PER I.B.C. SECTION 1705.6 BY AN APPROVED SPECIAL INSPECTOR RETAINED BY OWNER. CONTRACTOR TO COORDINATE SPECIAL INSPECTIONS.
5. SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON WHO SHALL DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL, FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION REQUIRING SPECIAL INSPECTION.
6. DUTIES AND RESPONSIBILITIES OF THE SPECIAL INSPECTOR SHALL BE TO OBSERVE AND/OR TEST THE WORK ASSIGNED AND OUTLINE ABOVE FOR CONFORMANCE WITH THE CONTRACT DOCUMENTS, ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION.
7. THE SPECIAL INSPECTOR SHALL FURNISH REGULAR REPORTS TO THE BUILDING OFFICIAL, THE ARCHITECT AND ENGINEER OF RECORD, AND OTHER DESIGNATED PERSONS. PROGRESS REPORTS FOR CONTINUOUS INSPECTION SHALL BE FURNISHED WEEKLY. INDIVIDUAL REPORTS OF PERIODIC INSPECTIONS SHALL BE FURNISHED WITHIN ONE WEEK OF INSPECTION DATES. THE REPORTS SHALL NOTE UNCORRECTED DEFICIENCIES, AND NET CHANGES TO THE APPROVED CONSTRUCTION DOCUMENTS AUTHORIZED BY

THE ENGINEER OF RECORD.

- 8. THE SPECIAL INSPECTOR SHALL SUBMIT A FINAL SIGNED REPORT WITHIN TEN DAYS OF THE FINAL INSPECTION STATING WHETHER THE WORK REQUIRING A SPECIAL INSPECTION WAS, TO THE BEST OF THE INSPECTOR'S KNOWLEDGE AND BELIEF, IN CONFORMANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS AND THE APPLICABLE WORKMANSHIP PROVISIONS OF THE INTERNATIONAL BUILDING CODE. WORK NOT IN COMPLIANCE SHALL BE NOTED IN THE REPORT.
9. SPECIAL INSPECTION FIRM SHALL BE EMPLOYED BY BAS ELDRIDGE LLC AND COORDINATED BY THE CONTRACTOR.

LAYOUT NOTES:

- 1. MONUMENTS DELINEATING PROPERTY LINES OR RIGHT OF WAYS SHALL NOT BE DISTURBED DURING CONSTRUCTION OPERATIONS. IN THE CASE A MONUMENT IS DISTURBED, AT THE CONTRACTOR'S EXPENSE, THE MONUMENT SHALL BE RESET TO ITS ORIGINAL LOCATION AND ELEVATION BY A REGISTERED LAND SURVEYOR.
2. ALL DIMENSIONS ON THE FOLLOWING SHEETS TAKE PRECEDENT OVER SCALED DIMENSIONS. EACH DRAWING WITH A BAR SCALE MEANS THAT THE DRAWING/DETAIL HAS BEEN SCALED AS ACCURATELY AS POSSIBLE, AND THE BAR SCALE IS FOR GENERAL REFERENCE ONLY. IF NO BAR SCALE IS PRESENT, THEN THERE IS NO SCALE TO THAT DRAWING/DETAIL. AT NO TIME SHOULD DRAWINGS BE SCALED FROM ANY DISCREPANCIES BETWEEN DRAWINGS, DETAILS, SPECIFICATIONS AND THE FIELD CONDITION SHALL BE IMMEDIATELY REPORTED TO THE CIVIL ENGINEER FOR FURTHER DIRECTIONS BEFORE ANY ADDITIONAL WORK PROCEEDS.
3. SIGNAGE, STRIPING, AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
4. ALL TRAFFIC CONTROL SIGNS INDICATED ON THE SITE LAYOUT PLAN ARE TO MEET ALL REQUIREMENTS & CONDITIONS OF THE CITY OF PORTLAND, MAINE DEPARTMENT OF TRANSPORTATION AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
5. THE CONTRACTOR SHALL OBTAIN THE SERVICES OF A LICENSED PROFESSIONAL LAND SURVEYOR TO PROVIDE A MINIMUM OF TWO TEMPORARY BENCHMARKS WITHIN THE SITE AND TO LOCATE THE CORNERS OF THE PROPOSED STRUCTURE.
6. CONTRACTOR TO ENSURE THAT DRIVEWAYS AND MAILBOXES ADJACENT TO THE PROJECT REMAIN FUNCTIONAL AND IN USE AT ALL TIMES.

PERMITTING NOTES

- 1. THIS PROJECT IS SUBJECT TO THE TERMS AND CONDITIONS OF A SITE PLAN - LEVEL II PERMIT FROM THE CITY OF PORTLAND.
2. THE CONTRACTOR SHALL REVIEW THE ABOVE REFERENCED PERMIT PRIOR TO SUBMITTING A BID FOR THIS PROJECT, AND INCLUDE COSTS AS NECESSARY TO COMPLY WITH THE CONDITIONS OF THESE PERMITS.
3. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY REQUIRES A STREET OPENING PERMIT FROM THE CITY OF PORTLAND. ADDITIONALLY, COORDINATE WITH THE DEPARTMENT OF PUBLIC WORKS.

GRADING AND DRAINAGE NOTES:

- 1. TOPSOIL STRIPPED FROM THE SITE THAT IS SUITABLE FOR REUSE AS LOAM SHALL BE STOCKPILED WITHIN THE PROPOSED LIMIT OF WORK AREA. THE CONTRACTOR SHALL NOT ASSUME THAT ANY LOAM WILL BE ACCEPTABLE FOR REUSE WITH THEIR ESTIMATE.
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. SEE BORING LOGS OR PHASE II ESA FOR ADDITIONAL INFORMATION.
3. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ANY EASEMENT OR TEMPORARY CONSTRUCTION RIGHTS AS NECESSARY BY PRIVATE ADJACENT LAND OWNERS. THE CONTRACTOR SHALL NOT DISTURB ANY SOIL BEYOND THE PROPERTY LINE WITHOUT NOTIFYING AND OBTAINING SUCH EASEMENT OR TEMPORARY CONSTRUCTION RIGHT FROM THE OWNER. PRIOR TO THE CONTRACTOR PRICING THE WORK THE CONTRACTOR SHALL REQUEST PROOF OF SUCH EASEMENT OR TEMPORARY RIGHTS. SHOULD EASEMENTS OR TEMPORARY RIGHTS NOT BE AVAILABLE THE CONTRACTOR SHALL INCLUDE COST FOR BRACING AND SHORING AS NECESSARY.
4. THE CONTRACTOR SHALL PROVIDE A FINISH PAVEMENT SURFACE FREE OF LOW SPOTS AND PONDING AREAS. THE MINIMUM SLOPE SHALL MEET OR EXCEED 0.5% IN ALL CASES. ALL SLOPES SHALL BE AWAY FROM BUILDINGS AND TOP OF PAVEMENT SHALL BE AT OR BELOW EXISTING FINISH FLOOR ELEVATIONS.
5. NO ADDITIONAL PAYMENT FOR UNSUITABLE MATERIALS.
6. ALL STORM DRAIN PIPE SHALL BE SMOOTH BORE INTERIOR PROVIDING A MANNINGS ROUGHNESS COEFFICIENT OF N=0.012 OR LESS.
7. ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
8. NATIVE SOILS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LIMIT THE DISTURBANCE TO SUBGRADE SOILS. SHOULD THE SUBGRADE BECOME YIELDING OR DIFFICULT TO WORK, DISTURBED AREAS SHALL BE EXCAVATED AND BACKFILLED WITH COMPACTED SELECT FILL OR CRUSHED STONE AT NO ADDITIONAL EXPENSE TO THE OWNER. ALL SUBGRADE PREPARATION IS SUBJECT TO THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL ENGINEER.
9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FINAL GEOTECHNICAL INVESTIGATION REPORT BY SUMMIT GEOENGINEERING.
10. IF THE CONTRACTOR DURING GRADING/EXCAVATION ACTIVITIES UNCOVERS AN ARCHEOLOGICAL RESOURCE THE CONTRACTOR SHALL CEASE EXCAVATION ADJACENT TO THE RESOURCE AND CONTACT THE OWNER IMMEDIATELY. THE OWNER SHALL CONTACT THE CITY'S HISTORIC PRESERVATION PROGRAM AND MAINE HISTORICAL PRESERVATION COMMISSION. THE OWNER SHALL THEN CONTACT THE ENGINEER TO MODIFY THE LAYOUT OF THE AFFECTED INFRASTRUCTURE.

EROSION CONTROL NOTES:

- 1. ALL ROUTINE MAINTENANCE ACTIVITIES SHALL BE CONDUCTED IN SUCH A WAY TO LIMIT THE AMOUNT OF DISTURBED AREA AT ONE TIME TO THE EXTENT PRACTICABLE.
2. PRIOR TO THE START OF ANY CLEARING/LAND DISTURBING ACTIVITIES, THE CONTRACTOR SHALL INSTALL APPLICABLE EROSION CONTROL DEVICES SUCH AS PERIMETER SILT FENCE, AND OTHER APPLICABLE MEASURES. IN THE EVENT THE CONTRACTOR IS NOT SURE A EROSION CONTROL MEASURE SHOULD BE IMPLEMENTED, THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD TO CONFIRM IMPLEMENTATION OF ANY EROSION CONTROL DEVICES.
3. ALL GROUND AREAS GRADED FOR CONSTRUCTION SHALL BE GRADED, LOAMED, SEEDED AND MULCH SHALL BE APPLIED AS SOON AS POSSIBLE WITHIN 7 DAYS FOLLOWING THE COMPLETION OF ANY SOIL DISTURBANCE, AND PRIOR TO ANY STORM EVENT.
4. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED TO THE SATISFACTION OF THE CITY. THE CONTRACTOR SHALL REFERENCE THE APPROVED EROSION AND SEDIMENTATION CONTROL REPORT FOR TEMPORARY AND PERMANENT EROSION AND SEDIMENTATION CONTROL DEVICES IN ADDITION TO THE PLAN SET. THE CONTRACTOR SHALL ALSO REFER TO THE MAINE D.E.P.'S PERMIT CONDITIONS, FINDINGS OF FACT AND ORDER (IF ANY), AND THE CURRENT MAINE EROSION AND SEDIMENT CONTROL BMP MANUAL FOR ADDITIONAL INFORMATION.
5. PRIOR TO PAVING, THE CONTRACTOR SHALL REMOVE ALL SEDIMENT FROM STORM DRAINS, CATCH BASINS, AND APPURTENANCES.
6. REFER TO THE EROSION CONTROL DETAILS & NOTES FOR ADDITIONAL INFORMATION.

UTILITY NOTES:

- 1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED UPON RECORDS OF VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO TEST PIT TO DETERMINE THE EXACT LOCATION AND ELEVATION OF UTILITIES TO COORDINATE WITH THE PROPOSED CONNECTIONS OR CROSSING. ANY DISCREPANCIES SHALL BE IMMEDIATELY REPORTED TO THE CIVIL ENGINEER FOR FURTHER DIRECTIONS BEFORE ANY ADDITIONAL WORK PROCEEDS.
2. CONTRACTOR SHALL, AT NO ADDITIONAL COST TO THE OWNER, CONDUCT EXPLORATORY EXCAVATIONS AT LOCATIONS WHERE PROPOSED EXCAVATION WILL INTERSECT WITH EXISTING UTILITIES, PRIOR TO THE ORDERING OF STRUCTURES.
3. ALL NEW SANITARY MANHOLES SHALL BE VACUUM TESTED BEFORE BACKFILLING. TESTING SHALL BE COMPLETED IN ACCORDANCE

WITH TECHNICAL REPORT #16 (TR-16): GUIDES FOR THE DESIGN OF WASTEWATER TREATMENT WORKS, PREPARED FOR CODE COMPLIANCE BY ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION.

- 4. SEWER MANHOLES SHALL BE 4' ID UNLESS OTHERWISE STATED ON THE PLANS.
5. CONTRACTOR TO PROVIDE 5' OF COVER FROM TOP OF PIPE TO FINISH GRADE FOR WATER MAINS.
6. THRUST BLOCKS SHALL BE USED FOR THRUST RESTRAIN ON WATER MAINS. DETAIL AND LIMITS FOR THRUST BLOCKS ARE SHOWN ON SHEET C-44.
7. WATER INFRASTRUCTURE SHALL BE TESTED IN ACCORDANCE WITH THE PORTLAND WATER DISTRICT DOCUMENT "WATER AND SEWER CONSTRUCTION SPECIFICATIONS AND PROCEDURE", MOST RECENT REVISION.
8. ALL REQUIRED FITTINGS FOR THE WATER MAIN ARE NOT SHOWN ON DRAWINGS. CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY FITTINGS REQUIRED TO CONSTRUCT THE WATER MAIN IN ACCORDANCE WITH CITY OF PORTLAND, STATE OF MAINE, AND AMERICAN WATER WORKS ASSOCIATION STANDARDS AND REGULATIONS.
9. CONTRACTOR SHALL COORDINATE WORK REGARDING ANY WATER MAIN CONNECTION AND WATER MAIN SHUTDOWN WITH THE PORTLAND WATER DISTRICT AT LEAST SEVEN (7) DAYS PRIOR TO CONSTRUCTION.
10. ALL WATER PIPE INSTALLATION SHALL CONFORM WITH THE PORTLAND WATER DISTRICT SPECIFICATIONS AND PROCEDURES, MOST RECENT EDITION.
11. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
12. SEWER, GAS, TELEPHONE, ELECTRICITY, CABLE, WATER AND ANY OTHER UTILITY CONNECTIONS SHALL BE REVIEWED BY PLUMBING, ELECTRICAL, AND MECHANICAL DESIGNER FOR CONSISTENCY WITH THEIR PLANS PRIOR TO CONSTRUCTION.
13. COORDINATE EXIT POINT FOR SECONDARY SERVICE WITH THE ARCHITECT/ELECTRICAL ENGINEER. SECONDARY LINE LOCATIONS NOT PROVIDED BY ACORN ENGINEERING WITHIN THE UTILITY PLAN.
14. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL THE NECESSARY PERMITS FOR THE INSTALLATION OF THE UTILITIES AND STORMDRAINS WITHIN THE PUBLIC RIGHT OF WAY. THE CONTRACTOR SHALL SUBMIT A MAINTENANCE OF TRAFFIC PLAN TO THE CITY IN ACCORDANCE WITH THE CITY OF PORTLAND TECHNICAL MANUAL PRIOR TO ANY WORK.
15. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL BOXES, FITTINGS, CONNECTORS, COVER PLATES AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED ON THE DRAWINGS TO RENDER INSTALLATION OF UTILITIES COMPLETE AND OPERATIONAL AT NO EXTRA EXPENSE TO THE OWNER.

DEMOLITION & CONSTRUCTION MANAGEMENT NOTES:

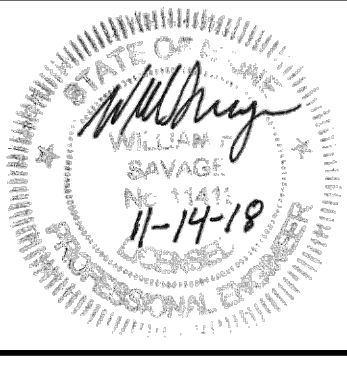
- 1. THE FOLLOWING ITEMS ARE TYPICAL OF MATERIAL WHICH MAY BE ON SITE. THE CONTRACTOR IS ADVISED TO VISIT THE SITE TO CONFIRM DEMOLITION ITEMS SINCE THE LIST IS NOT INCLUSIVE OF THE SITE CONDITIONS WHICH MAY BE ENCOUNTERED:
ROCK AND CONCRETE FOUNDATIONS
CONCRETE SLABS
BITUMINOUS PAVEMENT
CONCRETE PADS AND BLOCKS
FENCE POST AND FENCING
UNDERGROUND UTILITY LINES
ABOVE AND OR BELOW FUEL OIL AND PROPANE GAS TANKS
STORM DRAIN PIPES AND APPURTENANCE STRUCTURES
OTHER TRASH & MISCELLANEOUS SOLID WASTES
2. ALL DISPOSAL OF DEMOLITION DEBRIS OR WASTE SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, & FEDERAL REGULATIONS. CONTRACTORS SHALL PROVIDE OWNER WITH APPROPRIATE "BILLS OF LADING" DEMONSTRATING PROPER DISPOSAL OF ALL MATERIALS.
3. CONTRACTOR TO REFER TO PHASE I AND PHASE II ENVIRONMENTAL SITE ASSESSMENTS CONDUCTED BY ACORN ENGINEERING, INC. INCLUDING SOIL MANAGEMENT PLAN.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FINAL MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION VOLUNTARY RESPONSE ACTION PROGRAM DEVELOPED BY ACADIA ENVIRONMENTAL TECHNOLOGY. PRESENTLY THE PROJECT DOES NOT PROPOSE TO REMOVE ANY MATERIAL OFF SITE.
5. ANY CONTAMINATED/BLACK STAINED SOIL DISCOVERED OR ENCOUNTERED THAT MUST BE EXCAVATED, DISTURBED OR REMOVED FROM THE PROPERTY SHALL BE PROPERLY HANDLED, CHARACTERIZED, TREATED, REMEDIATED, RECYCLED, OR DISPOSED OF FOLLOWING MDEP GUIDELINES AND THE DEP-APPROVED ACADIA SOIL MANAGEMENT PLAN (SMP) DATED NOVEMBER 12, 2012.
6. THE GEOTECHNICAL ENGINEER HAS CONCLUDED THAT THE EXISTING GRANULAR MATERIAL ON SITE SHALL NOT BE USED FOR STRUCTURAL FILL. REFER TO THE FINAL REPORT FOR MORE INFORMATION ON THE GEOTECHNICAL ANALYSIS.
7. SEE SHEET C-03 FOR THE SCHEDULE OF REQUIRED SUBMITTALS.

Table with columns: ISSUED FOR, BY, DATE. Rows include FINAL APP., COMMENT RESPONSE, CONSTRUCTION.

DRAWING NAME: GENERAL NOTES
PROJECT NAME: ELDRIDGE LUMBER YARD EXPANSION
CLIENT: BAS ELDRIDGE LLC
PO BOX 69 CAPE NEDDICK, MAINE 03902

ACORN ENGINEERING, INC. logo and contact information: 158 BANKFOUR ST. PORTLAND, MAINE 04102. (207) 775-2655

Table with fields: FILE: 1038_CIVIL, JN: 1038, SCALE: NTS, DESIGNED BY: WHS, DRAWN BY: SJL, CHECKED BY: WHS

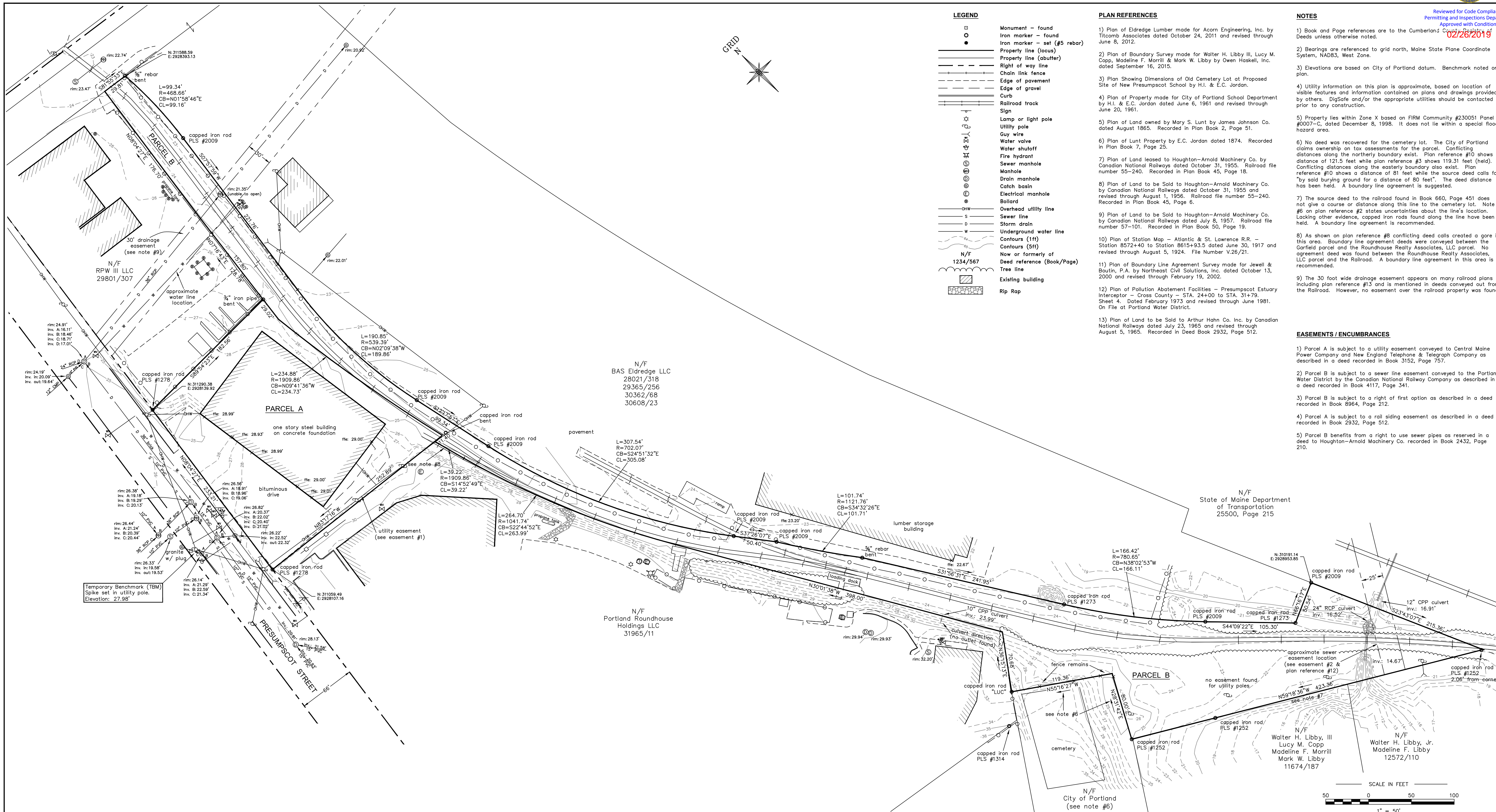


ISSUED FOR CONSTRUCTION

DRAWING NO. C-02



Reviewed for Code Compliance
Permitting and Inspections Department
Approved with Conditions
02/26/2019



LEGEND

□	Monument - found
○	Iron marker - found
●	Iron marker - set (#5 rebar)
—	Property line (locus)
- - -	Property line (abutter)
- - -	Right of way line
- - -	Chain link fence
- - -	Edge of pavement
- - -	Edge of gravel
- - -	Curb
- - -	Railroad track
- - -	Sign
☆	Lamp or light pole
○	Utility pole
—	Guy wire
—	Water valve
—	Water shutoff
—	Fire hydrant
—	Sewer manhole
—	Manhole
—	Drain manhole
—	Catch basin
—	Electrical manhole
—	Bollard
—	Overhead utility line
—	Sewer line
—	Storm drain
—	Underground water line
—	Contours (1ft)
—	Contours (5ft)
—	Now or formerly of
—	Deed reference (Book/Page)
—	Tree line
—	Existing building
—	Rip Rap

- PLAN REFERENCES**
- Plan of Eldredge Lumber made for Acorn Engineering, Inc. by Titcomb Associates dated October 24, 2011 and revised through June 8, 2012.
 - Plan of Boundary Survey made for Walter H. Libby III, Lucy M. Copp, Madeline F. Morrill & Mark W. Libby by Owen Haskell, Inc. dated September 16, 2015.
 - Plan Showing Dimensions of Old Cemetery Lot at Proposed Site of New Presumpscot School by H.I. & E.C. Jordan.
 - Plan of Property made for City of Portland School Department by H.I. & E.C. Jordan dated June 6, 1961 and revised through June 20, 1961.
 - Plan of Land owned by Mary S. Lunt by James Johnson Co. dated August 1865. Recorded in Plan Book 2, Page 51.
 - Plan of Lunt Property by E.C. Jordan dated 1874. Recorded in Plan Book 7, Page 25.
 - Plan of Land leased to Houghton-Arnold Machinery Co. by Canadian National Railways dated October 31, 1955. Railroad file number 55-240. Recorded in Plan Book 45, Page 16.
 - Plan of Land to be Sold to Houghton-Arnold Machinery Co. by Canadian National Railways dated October 31, 1955 and revised through August 1, 1956. Railroad file number 55-240. Recorded in Plan Book 45, Page 6.
 - Plan of Land to be Sold to Houghton-Arnold Machinery Co. by Canadian National Railways dated July 8, 1957. Railroad file number 57-101. Recorded in Plan Book 50, Page 19.
 - Plan of Station Map - Atlantic & St. Lawrence R.R. - Station 8572+40 to Station 8615+33.5 dated June 30, 1917 and revised through August 5, 1924. File Number V.26/21.
 - Plan of Boundary Line Agreement Survey made for Jewell & Boutin, P.A. by Northeast Civil Solutions, Inc. dated October 13, 2000 and revised through February 19, 2002.
 - Plan of Pollution Abatement Facilities - Presumpscot Estuary Interceptor - Cross County - STA. 24+00 to STA. 31+79. Sheet 4. Dated February 1973 and revised through June 1981. On File at Portland Water District.
 - Plan of Land to be Sold to Arthur Hahn Co. Inc. by Canadian National Railways dated July 23, 1955 and revised through August 5, 1955. Recorded in Deed Book 2932, Page 512.

- NOTES**
- Book and Page references are to the Cumberland County Deeds unless otherwise noted.
 - Bearings are referenced to grid north, Maine State Plane Coordinate System, NAD83, West Zone.
 - Elevations are based on City of Portland datum. Benchmark noted on plan.
 - Utility information on this plan is approximate, based on location of visible features and information contained on plans and drawings provided by others. DigSafe and/or the appropriate utilities should be contacted prior to any construction.
 - Property lies within Zone X based on FIRM Community #230051 Panel #0007-C, dated December 8, 1998. It does not lie within a special flood hazard area.
 - No deed was recovered for the cemetery lot. The City of Portland claims ownership on tax assessments for the parcel. Conflicting distances along the northerly boundary exist. Plan reference #10 shows a distance of 121.5 feet while plan reference #3 shows 119.31 feet (held). Conflicting distances along the easterly boundary also exist. Plan reference #10 shows a distance of 81 feet while the source deed calls for "by sold burying ground for a distance of 80 feet". The deed distance has been held. A boundary line agreement is suggested.
 - The source deed to the railroad found in Book 660, Page 451 does not give a course or distance along this line to the cemetery lot. Note #6 on plan reference #2 states uncertainties about the line's location. Lacking other evidence, capped iron rods found along the line have been held. A boundary line agreement is recommended.
 - As shown on plan reference #8 conflicting deed calls created a gore in this area. Boundary line agreement deeds were conveyed between the Garfield parcel and the Roundhouse Realty Associates, LLC parcel. No agreement deed was found between the Roundhouse Realty Associates, LLC parcel and the Railroad. A boundary line agreement in this area is recommended.
 - The 30 foot wide drainage easement appears on many railroad plans including plan reference #13 and is mentioned in deeds conveyed out from the Railroad. However, no easement over the railroad property was found.

- EASEMENTS / ENCUMBRANCES**
- Parcel A is subject to a utility easement conveyed to Central Maine Power Company and New England Telephone & Telegraph Company as described in a deed recorded in Book 3152, Page 757.
 - Parcel B is subject to a sewer line easement conveyed to the Portland Water District by the Canadian National Railway Company as described in a deed recorded in Book 4117, Page 341.
 - Parcel B is subject to a right of first option as described in a deed recorded in Book 8964, Page 212.
 - Parcel A is subject to a rail siding easement as described in a deed recorded in Book 2932, Page 512.
 - Parcel B benefits from a right to use sewer pipes as reserved in a deed to Houghton-Arnold Machinery Co. recorded in Book 2432, Page 210.

AREA

Parcel A: 51,662 Sq. Ft. / 1.19 Acres
Parcel B: 90,539 Sq. Ft. / 2.08 Acres

OWNERS OF RECORD

Parcel A
145 Presumpscot Street
Wyatt Garfield, Jr.
Rachel B. Garfield
Book 12966, Page 9

Parcel B
St. Lawrence & Atlantic
Railroad Company
Book 8760, Page 60

CERTIFICATION

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

Nicholas S. Elliston
Nicholas S. Elliston, P.L.S. #2518

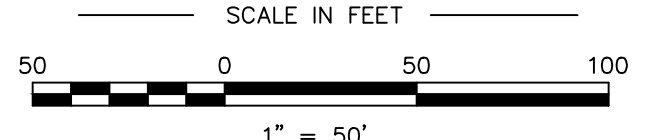


PLAN OF
Boundary & Topographic Survey
145 Presumpscot Street Portland, Maine

MADE FOR
Acorn Engineering, Inc.
158 Danforth Street Portland, Maine

JOB #217089	DATE: October 20, 2017	SCALE: 1" = 50'
BOOK #907		
217089.dwg		

Titcomb Associates
133 Gray Road, Falmouth, Maine 04105
(207)797-9199 www.titcombsurvey.com

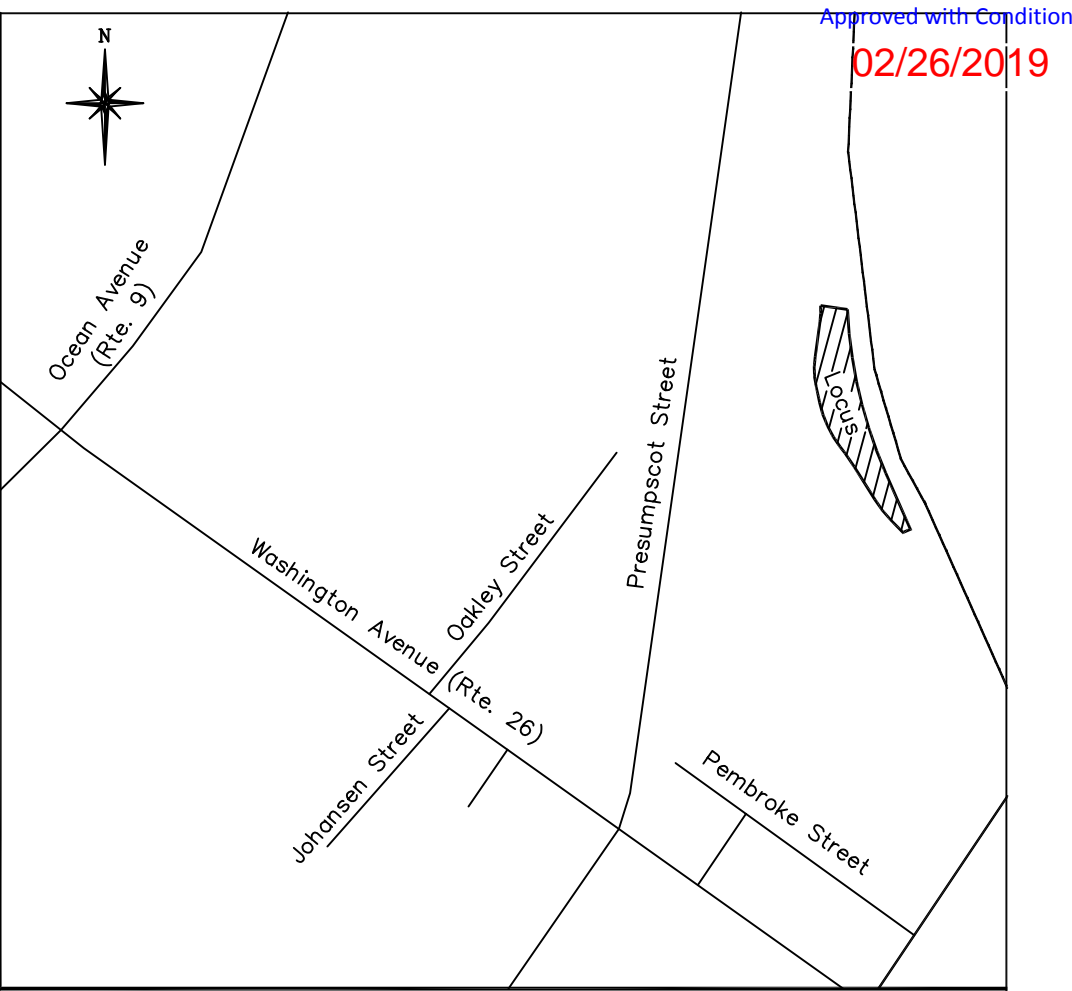
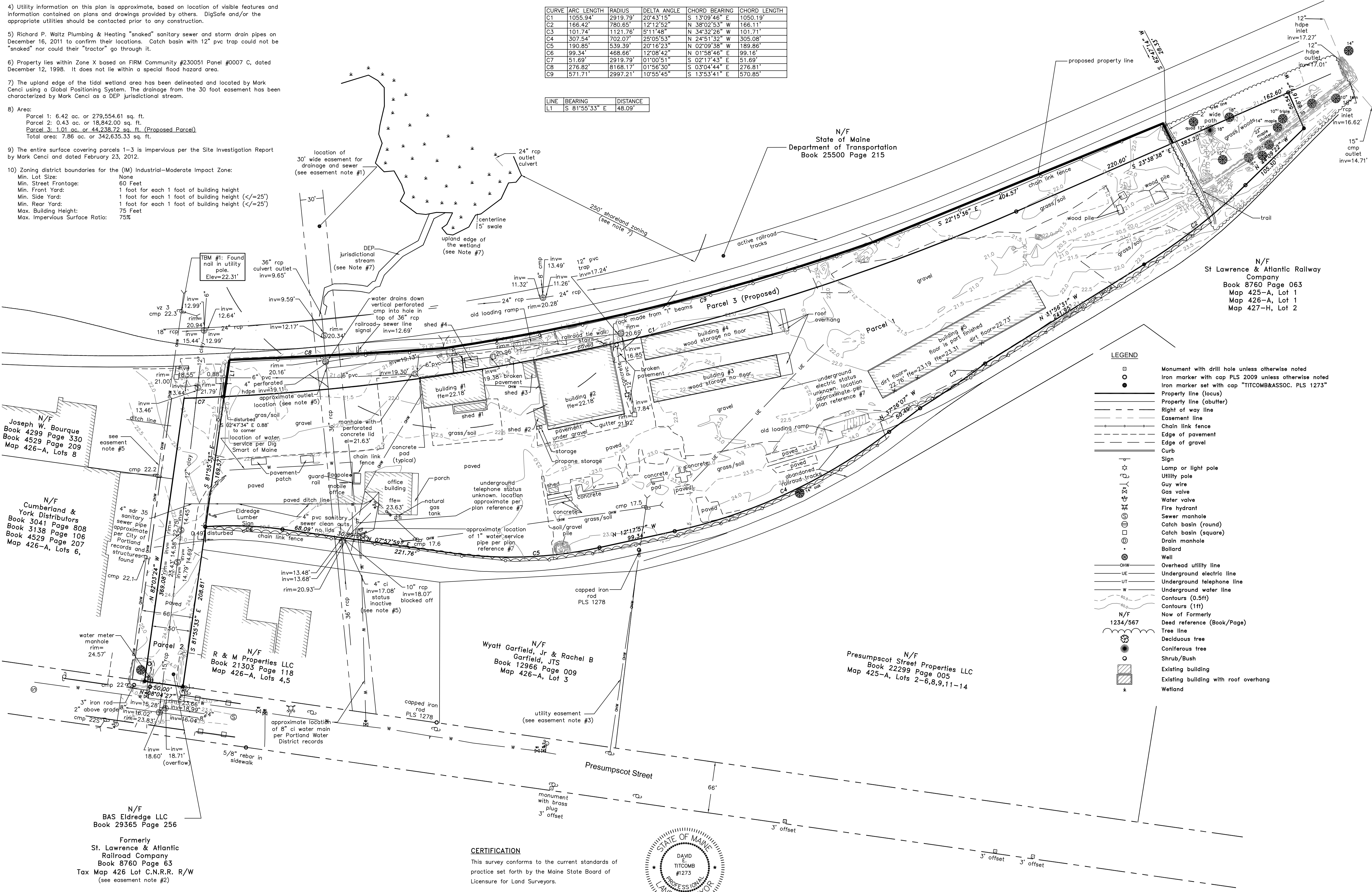
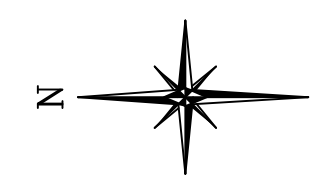


NOTES

- 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) Elevations are based on City of Portland Datum using benchmark referenced L.B. 722, having an elevation of 20.52 feet, dated December 21, 1931, and located at the northerly side of Washington Avenue at the first angle westerly of Presumpscot Street, being a copper bolt in a monument on a three foot offset.
- 4) Utility information on this plan is approximate, based on location of visible features and information contained on plans and drawings provided by others. DigSafe and/or the appropriate utilities should be contacted prior to any construction.
- 5) Richard P. Waltz Plumbing & Heating "snaked" sanitary sewer and storm drain pipes on December 16, 2011 to confirm their locations. Catch basin with 12" pvc trap could not be "snaked" nor could their "tractor" go through it.
- 6) Property lies within Zone X based on FIRM Community #230051 Panel #0007 C, dated December 12, 1998. It does not lie within a special flood hazard area.
- 7) The upland edge of the tidal wetland area has been delineated and located by Mark Cenci using a Global Positioning System. The drainage from the 30 foot easement has been characterized by Mark Cenci as a DEP jurisdictional stream.
- 8) Area:
Parcel 1: 6.42 ac. or 279,554.61 sq. ft.
Parcel 2: 0.43 ac. or 18,842.00 sq. ft.
Parcel 3: 1.01 ac. or 44,238.72 sq. ft. (Proposed Parcel)
Total area: 7.86 ac. or 342,635.33 sq. ft.
- 9) The entire surface covering parcels 1-3 is impervious per the Site Investigation Report by Mark Cenci and dated February 23, 2012.
- 10) Zoning district boundaries for the (M) Industrial-Moderate Impact Zone:
Min. Lot Size: None
Min. Street Frontage: 60 Feet
Min. Front Yard: 1 foot for each 1 foot of building height
Min. Side Yard: 1 foot for each 1 foot of building height (<=25')
Min. Rear Yard: 1 foot for each 1 foot of building height (<=25')
Max. Building Height: 75 Feet
Max. Impervious Surface Ratio: 75%

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1055.94'	2919.79'	20'43"15"	S 13'09"46" E	1050.19'
C2	166.42'	780.65'	12'12"52"	N 38'02"53" W	166.11'
C3	101.74'	1121.76'	5'11"48"	N 34'32"26" W	101.71'
C4	307.54'	702.07'	25'05"53"	N 24'51"52" W	305.08'
C5	190.85'	539.39'	20'18"23"	N 02'09"38" W	189.86'
C6	99.34'	468.66'	12'08"42"	N 01'58"46" E	99.16'
C7	51.69'	2919.79'	01'00"51"	S 02'17"43" E	51.69'
C8	276.82'	8168.17'	01'56"30"	S 03'04"44" E	276.81'
C9	571.71'	2997.21'	10'55"45"	S 13'53"41" E	570.85'

LINE	BEARING	DISTANCE
L1	S 81'55"33" E	48.09'



VICINITY MAP
No Scale

- PLAN REFERENCES**
- 1) Plan entitled "Boundary & Existing Conditions Plan of Massachusetts Lumber Company, Inc.," prepared by Sebago Technics for TD Bank, dated June 30, 2010.
 - 2) Plan entitled "Boundary Line Agreement Survey on Presumpscot Street in Portland," prepared by Northeast Civil Solutions, dated revised February 19, 2002.
 - 3) Plan entitled "Deering Storage Yard." Preparer is illegible on plan, undated.
 - 4) Plan entitled "Plan of Property in Portland, Maine, made for Richardson, Dana & Company," prepared by H. I. & E. C. Jordan, dated revised March 8, 1978. Recorded in Plan Book 122, Page 15.
 - 5) Plan entitled "Land Title Survey on Presumpscot Street in Portland" prepared by Des Lauriers & Associates, Inc., dated October 13, 2000.
 - 6) Plan entitled "Plan of Property in Portland, Maine, made for Cumberland & York Distributors," prepared by H. I. & E. C. Jordan, dated May 12, 1970. Recorded in Plan Book 83, Page 30.
 - 7) Plan entitled "Topographic Plan, for Richardson, Dana, & Co.," prepared by Wells Engineering Inc., dated July 17, 1984.

- EASEMENTS OF RECORD**
- 1) 30' wide easement for drainage and sewer conveyed to the City of Portland, Maine, Department of Public Works, dated May 11, 1979, per plan reference #1. See Deed Book 4365, Page 66 recorded on January 5, 1979.
 - 2) The Canadian National Railway Company conveyed to M. L. Properties, Inc. the "... right to use in common with the Grantor [Canadian National Railway Company] and others..." a 66' road from Presumpscot Street over land owned now or formerly by Canadian National Railway Company. See Deed Book 4365, Page 66 recorded on January 5, 1979. On September 12, 1978, the Canadian National Railway Company conveyed a portion of land to Joseph W. Bourque that included 16' of the northerly side of the 66' right of way (See Deed Book 4299, Page 330).
 - 3) Utility easement conveyed to Central Maine Power Company and New England Telephone and Telegraph Company by Arthur Hahn Company Inc. and Canadian National Railway. Located over land owned now or formerly by Arthur Hahn Company Inc. and Canadian National Railway Company from Presumpscot Street. See Deed Book 3152, Page 757 recorded on October 13, 1970.
 - 4) Locus property is "... subject to any and all present easements and agreements entered into between the Grantor [Canadian National Railway Company] or its predecessors in title, with any third persons, affecting in any way the use of the premises and also subject to such water lines and other utilities, including but not limited to, hydrants that may be on the above described premises for the use and benefit of the parties hereto and adjoining land owners..." See Deed Book 4365, Page 66 dated May 25, 1978.
 - 5) Utility easement granted to Central Maine Power Company and New England Telephone and Telegraph Company per Deed Book 1105, Page 97 and dated September 22, 1993, beginning at pole 22.2 and extending to pole 22.3, and further over other properties. The location of the poles appear to not be completely on land formerly of St. Lawrence and Atlantic Railroad Company.

OWNERS OF RECORD
BAS Eldredge LLC
627 U.S. Route One
York, Maine 03909
Book 28021, Page 318

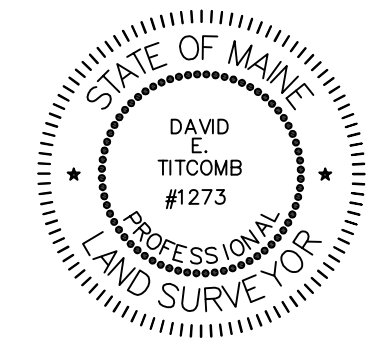
Rev. 2	06/08/2012	notes & proposed lot edits	TOB
Rev. 1	04/23/2012	shoreland zoning & proposed lot	TOB

PLAN OF
Eldredge Lumber
165 Presumpscot Street
Portland, Maine

MADE FOR
Acorn Engineering, Inc.
P.O. Box 3372
Portland, Maine

JOB #211044	DATE: October 24, 2011	SCALE: 1" = 60'
BOOK #868	<p>133 Gray Road Falmouth, Maine 04105 (207)977-9199</p>	
DWG #211044		
FILE #9517		

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



David E. Titcomb, P.L.S. #1273

N/F
Joseph W. Bourque
Book 4299 Page 330
Book 4529 Page 209
Map 426-A, Lots 8

N/F
Cumberland &
York Distributors
Book 3138 Page 808
Book 4529 Page 106
Map 426-A, Lots 6,

N/F
R & M Properties LLC
Book 21303 Page 118
Map 426-A, Lots 4,5

N/F
Wyatt Garfield, Jr & Rachel B
Garfield, JTS
Book 12966 Page 009
Map 426-A, Lot 3

N/F
Presumpscot Street Properties LLC
Book 22299 Page 005
Map 425-A, Lots 2-6,8,9,11-14

N/F
BAS Eldredge LLC
Book 29365 Page 256

Formerly
St. Lawrence & Atlantic
Railroad Company
Book 8760 Page 63
Tax Map 426 Lot C.N.R.R. R/W
(see easement note #2)

- GENERAL NOTES:
1. ANY EXISTING ASPHALT TO BE REMOVED SHALL BE STRIPPED AND PROPERLY DISPOSED OF OFFSITE.
 2. GRANITE CURB TO BE REMOVED, STOCKPILED AND RESET IN ACCORDANCE WITH DETAIL. BROKEN CURB SHALL BE PROPERLY DISPOSED OF AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
 3. ALL DISPOSAL OF DEMOLITION DEBRIS OR WASTE SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, & FEDERAL REGULATIONS. CONTRACTOR SHALL PROVIDE OWNER WITH APPROPRIATE "BILLS OF LADING" TO DEMONSTRATE PROPER DISPOSAL OF ALL MATERIALS.
 4. SITE DEMOLITION SHALL NOT OCCUR UNTIL PROPER ABATEMENT PROCEDURES HAVE OCCURRED. ABATEMENT, IF NECESSARY, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 5. THE CONTRACTOR SHALL CALL THE APPROPRIATE UTILITY COMPANIES AND DIG SAFE AT LEAST 72 HOURS PRIOR TO EXCAVATION TO REQUEST EXACT FIELD LOCATION FOR UTILITIES. OTHERWISE IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF UNDERGROUND UTILITIES AND LOCATE POTENTIAL CONFLICT WITH THE APPROVED PLANS PRIOR TO CONSTRUCTION.
 6. CONTRACTOR TO COORDINATE SITE DEMOLITION WITH OWNER.
 7. NOTE THAT ALL CONSTRUCTION SIGNAGE IS TEMPORARY AND WILL BE REMOVED AT PROJECT COMPLETION.
 8. SEDIMENT BARRIERS TO BE PLACED DIRECTLY ON THE FRONT AND SIDE PROPERTY LINES, DOWN GRADIENT OF THE PROPOSED PROJECT WORK PER DETAIL.
 9. CONSTRUCTION FENCE AND SEDIMENT BARRIER ARE OFFSET THE PROPERTY LINE AS SHOWN ON THE PLAN FOR CLARITY PURPOSES AND DOES NOT NECESSARILY REPRESENT THE EXACT PHYSICAL LOCATION. CONTRACTOR SHALL PLACE CATCH BASIN INLET PROTECTION ON CATCH BASINS AND FIELD INLETS DOWN-GRADIENT OF ALL NON-STABILIZED SURFACES, PER DETAIL.
 10. CONTRACTOR SHALL INSTALL CONSTRUCTION ENTRANCE AT ALL LOCATIONS OF INGRESS AND EGRESS DURING CONSTRUCTION TO THE SITE. SEE DETAIL.
 11. DEMOLITION PLAN IS NOT INCLUSIVE OF ALL EXISTING ITEMS TO BE REMOVED AS PART OF SITE CONSTRUCTION INCLUDING BUT NOT LIMITED TO LANDSCAPING, UTILITIES, WORK WITHIN THE ROW, ETC. ALL DEMOLITION WORK SHALL BE IN ACCORDANCE WITH THE CITY OF PORTLAND REGULATIONS.
 12. CONTRACTOR TO REFER TO AND FOLLOW THE DOCUMENT ENTITLED "CONSTRUCTION MANAGEMENT PLAN". CONTRACTOR TO OBTAIN A SET OF AS-BUILT PLANS FOR THE 165 PRESUMPCOT ST. SITE PRIOR TO BIDDING.

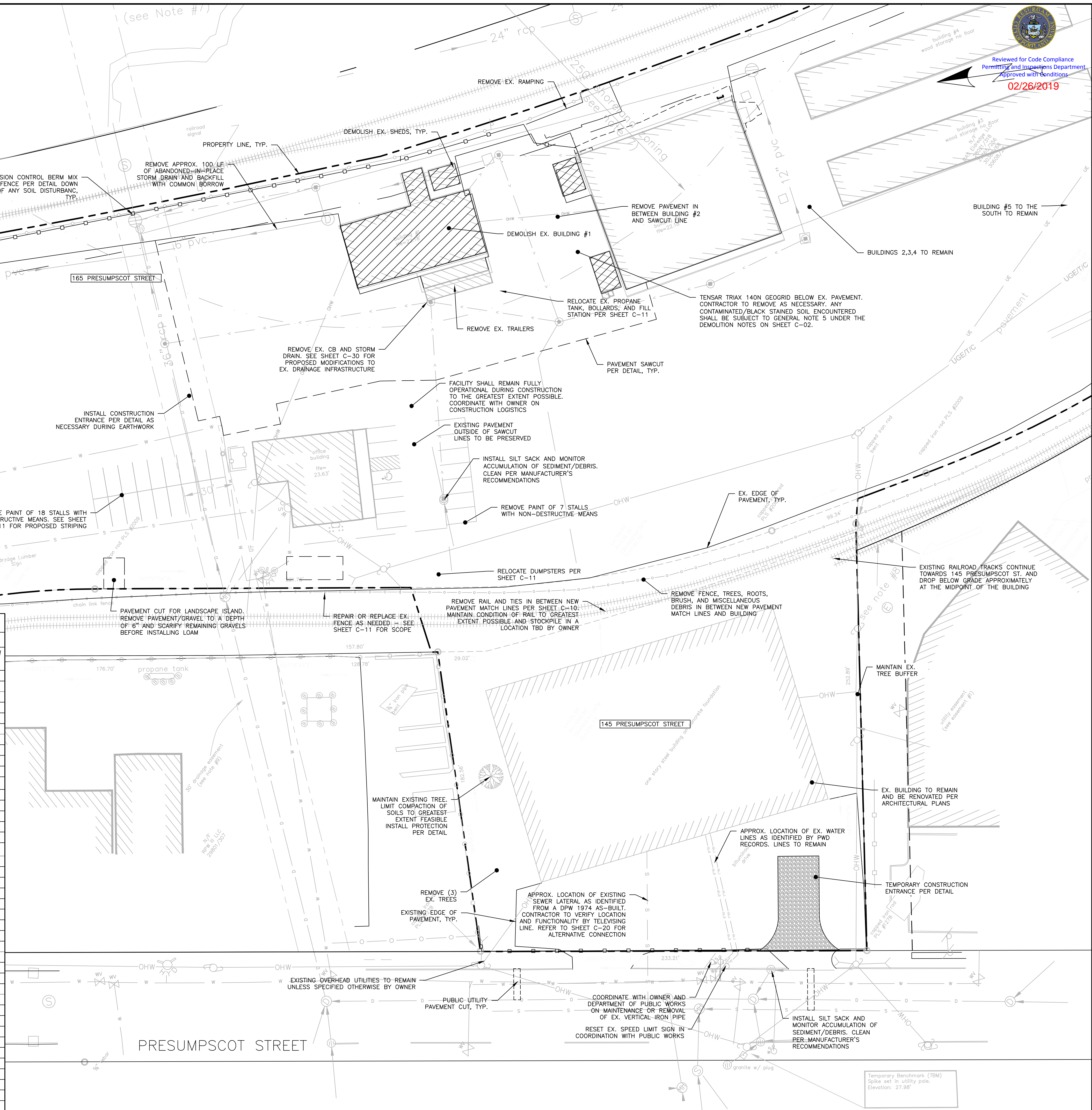
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SCALE: 1" = 30'

ISSUED FOR CONSTRUCTION

N/F
Joseph W. Bourque
Book 4299 Page 330
Book 4529 Page 209
Map 426-A, Lots 8

SUBMITTALS

SCHEDULE OF SUBMITTALS FOR ELDRIDGE REDEVELOPMENT - PORTLAND			SUBMITTAL 1		REVISION 1	
ITEM #	ITEM	SUBMITTAL	APPROVAL STATUS	RETURN DATE	APPROVAL STATUS	RETURN DATE
1	WORK SCHEDULE	WEEKLY WORK SCHEDULE				
2	BICYCLE HITCH	EXTERIOR BIKE HITCH MANUFACTURER'S PRODUCT SHEET				
3	PAVEMENT (CITY & INTERNAL)	HMA MIX DESIGN MDOT 403.09 GRADE C (12.5 MM) HMA MIX DESIGN MDOT 403.09 GRADE B (19.0 MM) BASE GRAVEL 703.06 TYPE B SIEVE ANALYSIS SUBBASE GRAVEL MDOT 703.06 TYPE D SIEVE ANALYSIS QC PLAN MDOT 106.4				
4	ROOF DRIPLINE FILTER	FOUNDATION DRAIN MANUFACTURER'S PRODUCT SHEET UNDERDRAIN GRAVEL 703.22 TYPE B SIEVE ANALYSIS SOIL FILTER MEDIA SIEVE ANALYSIS, PER DETAIL FDN DRAIN GEOTEXTILE MANUFACTURER'S PRODUCT SHEET				
6	STORM DRAIN	DRAIN PIPING MANUFACTURER'S PRODUCT SHEET SAND MDOT 703.22 TYPE B SIEVE ANALYSIS 3/4" CRUSHED STONE SIEVE ANALYSIS				
7	CATCH BASIN	CATCH BASIN HOOD MANUFACTURER'S PRODUCT SHEET CATCH BASIN MANUFACTURER'S SHOP DRAWING BASIN COVERS AND FRAMES MANUFACTURER'S PRODUCT SHEET				
8	CLEANOUT	CLEANOUT MANUFACTURER'S PRODUCT SHEET CLEANOUT PIPE MANUFACTURER'S PRODUCT SHEET				
9	PIPE BOLLARD	BOLLARD MANUFACTURER'S SHEET SHOP DRAWING OF FOUNDATION				
10	WATER PIPE	PIPE MANUFACTURER'S PRODUCT SHEET MDOT 703.22 TYPE B UD BACKFILL SIEVE ANALYSIS 3/4" CRUSHED STONE SIEVE ANALYSIS				
11	SERVICE CONNECTION	WATER SERVICE CONNECTION PLAN WATER SERVICE MANUFACTURER'S PRODUCT SHEET SERVICE SADDLE				
12	WATER VALVE	WATER VALVE MANUFACTURER'S PRODUCT SHEET VALVE BOX MANUFACTURER'S PRODUCT SHEET BOX COVER MANUFACTURER'S PRODUCT SHEET				
13	TAPPING SLEEVE AND VALVE	MANUFACTURER'S PRODUCT SHEET				
14	UTILITY TRENCH LINES	CONDUIT MANUFACTURER'S PRODUCT SHEET				
15	CONNECTION TO EXISTING WATER	CONNECTION PLAN SHOP DRAWING				
16	THRUST BLOCKING	THRUST BLOCKING PLAN				
17	PIPE BOLLARD	BOLLARD MANUFACTURER'S SHEET SHOP DRAWING OF FOUNDATION				
18	ILLUMINATED BOLLARD	BOLLARD MANUFACTURER'S SHEET SHOP DRAWING OF FOUNDATION				
19	SWING-GATE	MANUFACTURER'S PRODUCT SHEET				
20	STRUCTURAL BACKFILL	SIEVE ANALYSIS PER GEOTECHNICAL RECOMMENDATIONS				
21	CONNECTION TO BRICK STORM MAIN	CONNECTION PLAN SHOP DRAWING				



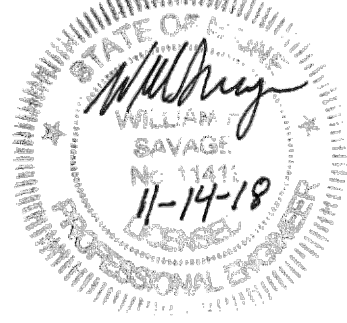
Reviewed for Code Compliance
Permitting and Inspections Department
Approved with conditions
02/26/2019

ISSUED FOR	BY	DATE
FINAL APP.	WHS	2/22/19
COMMENT RESPONSE	WHS	2/22/19
CONSTRUCTION	WHS	11/13/18

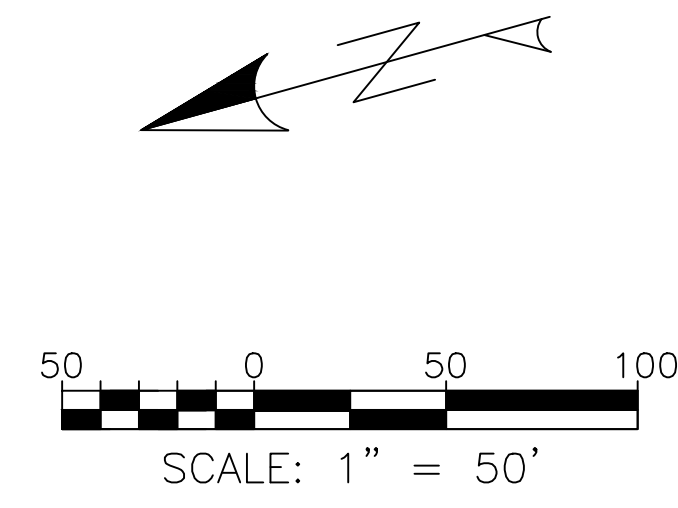
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PROJECT NAME: ELDRIDGE LUMBER YARD EXPANSION
CLIENT: BAS ELDRIDGE LLC
PO BOX 69 CAPE NEDDICK, MAINE 03902

ACORN ENGINEERING, INC.
158 BANGOR ST. PORTLAND, MAINE 04102
(207) 775-2655

FILE: 1038_CIVIL
JN: 1038
SCALE: 1" = 30'
DESIGNED BY: SUL
DRAWN BY: SUL
CHECKED BY: WHS

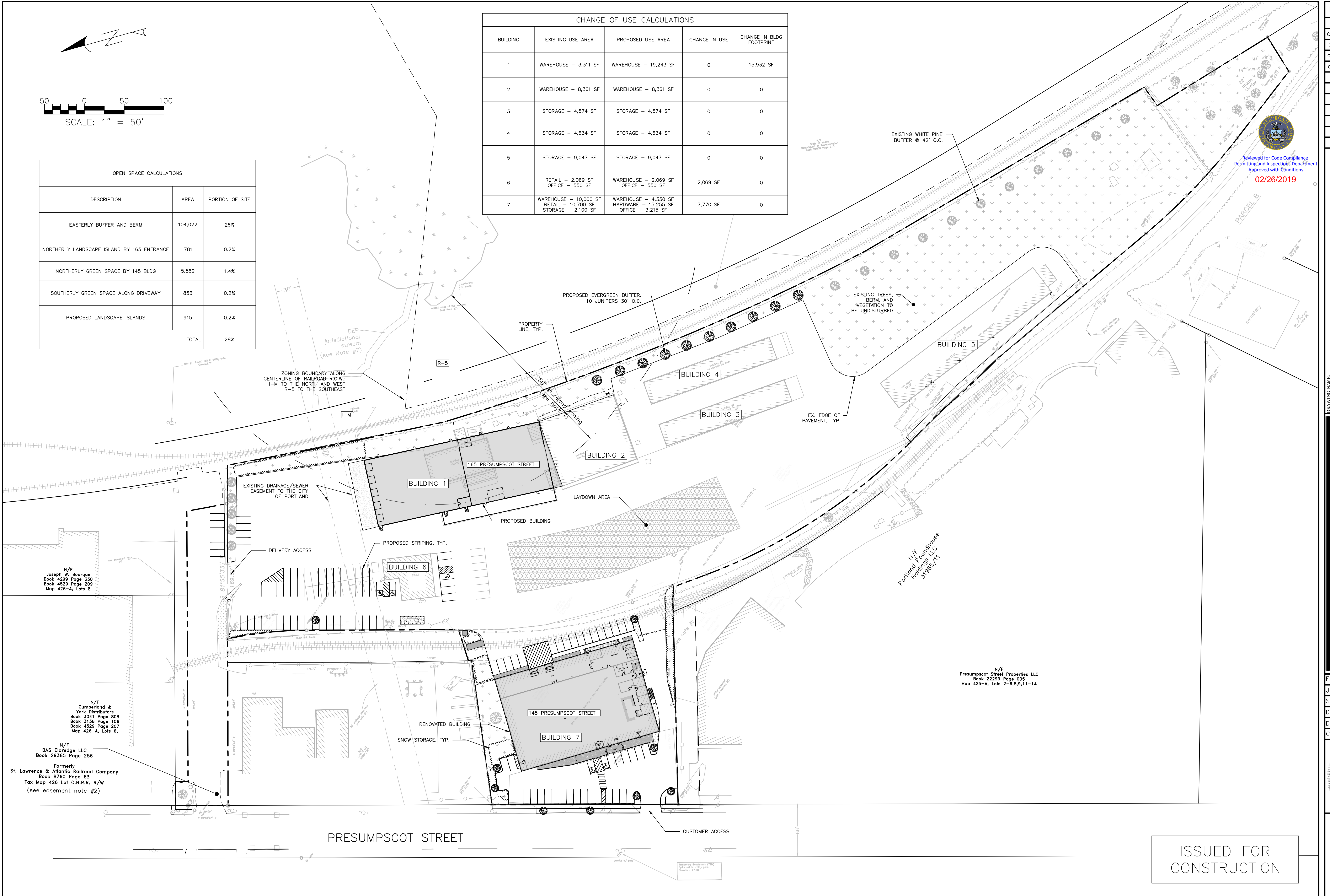



DRAWING NO. C-03



OPEN SPACE CALCULATIONS		
DESCRIPTION	AREA	PORTION OF SITE
EASTERLY BUFFER AND BERM	104,022	26%
NORTHERLY LANDSCAPE ISLAND BY 165 ENTRANCE	781	0.2%
NORTHERLY GREEN SPACE BY 145 BLDG	5,569	1.4%
SOUTHERLY GREEN SPACE ALONG DRIVEWAY	853	0.2%
PROPOSED LANDSCAPE ISLANDS	915	0.2%
TOTAL		28%


CHANGE OF USE CALCULATIONS				
BUILDING	EXISTING USE AREA	PROPOSED USE AREA	CHANGE IN USE	CHANGE IN BLDG FOOTPRINT
1	WAREHOUSE - 3,311 SF	WAREHOUSE - 19,243 SF	0	15,932 SF
2	WAREHOUSE - 8,361 SF	WAREHOUSE - 8,361 SF	0	0
3	STORAGE - 4,574 SF	STORAGE - 4,574 SF	0	0
4	STORAGE - 4,634 SF	STORAGE - 4,634 SF	0	0
5	STORAGE - 9,047 SF	STORAGE - 9,047 SF	0	0
6	RETAIL - 2,069 SF OFFICE - 550 SF	WAREHOUSE - 2,069 SF OFFICE - 550 SF	2,069 SF	0
7	WAREHOUSE - 10,000 SF RETAIL - 10,700 SF STORAGE - 2,100 SF	WAREHOUSE - 4,330 SF HARDWARE - 15,255 SF OFFICE - 3,215 SF	7,770 SF	0



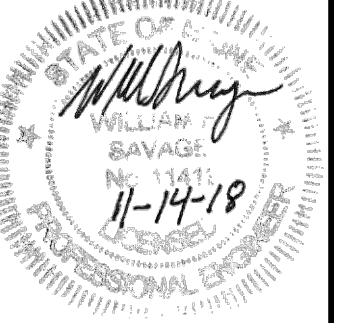

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FINAL APP.	WHS	3/22/18
COMMENT RESPONSE	WHS	8/23/18
ZONING BOUNDARY	WHS	8/29/18
COMMENT RESPONSE 2	WHS	9/27/18
COMMENT RESPONSE 2	WHS	9/13/18
COA	WHS	10/24/18
CONSTRUCTION	WHS	11/13/18

PARTIAL NAME: FACILITY MASTER SITE PLAN
PROJECT NAME: ELDRIDGE LUMBER YARD EXPANSION
CLIENT: BAS ELDRIDGE LLC
 PO BOX 69 CAPE NEDDICK, MAINE 03902


ACORN ENGINEERING, INC.
 ENGINEERING INC.
 158 BANCROFT ST. PORTLAND, MAINE 04102
 (207) 775-2655

FILE: 1038_CIVIL
 JN: 1038
 SCALE: 1"=50'
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DRAWING NO.
C-10

ISSUED FOR
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N/F
 Joseph W. Bourque
 Book 4299 Page 330
 Book 4529 Page 209
 Map 426-A, Lots 6

N/F
 Cumberland &
 York Distributors
 Book 3041 Page 808
 Book 3138 Page 106
 Book 4529 Page 207
 Map 426-A, Lots 5.

N/F
 BAS Eldredge LLC
 Book 29365 Page 256

Formerly
 St. Lawrence & Atlantic Railroad Company
 Book 8750 Page 63
 Tax Map 426 Lot C.N.R.R. R/W
 (see easement note #2)

N/F
 Presumpscot Street Properties LLC
 Book 22259 Page 005
 Map 425-A, Lots 2-6,8,9,11-14

N/F
 Portland Roundhouse
 Holdings, LLC
 31985 711

- GENERAL NOTES:
1. ALL PARKING AND STRIPING SHALL BE 4" AND WHITE UNLESS OTHERWISE NOTED.
 2. EDGE OF PAVEMENT TO MAINTAIN 10' SETBACK FROM PROPERTY EXCEPT AS NOTED ON PLAN WHERE THERE IS EXISTING IMPERVIOUS AREA WITHIN THE SETBACK. GRANITE CURB TO BE INSTALLED WITHIN THE CITY'S R.O.W. CONCRETE CURB TO BE INSTALLED INTERNALLY.
 3. SEE SHEET C-10 FOR SNOW STORAGE AREAS.
 4. ALL PROPOSED FENCING SHALL BE 5' TALL GALVANIZED CHAINLINK EXCEPT WHERE OTHERWISE NOTED.
 5. ALL PROPOSED CONCRETE PADS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI @ 28 DAYS.

SPACE AND BULK STANDARDS		
ZONE: I-M	REQUIRED	PROPOSED
MINIMUM LOT SIZE	NONE	9.22 ACRES
MINIMUM STREET FRONTAGE	60'	299'
MAXIMUM BUILDING HEIGHT	75'	< 75'
MINIMUM FRONT YARD SETBACK	1 FT / 1 FT BLDG HEIGHT OR 25' MAX.	> 25'
MINIMUM REAR YARD SETBACK	1 FT / 1 FT BLDG HEIGHT UP TO 25'	> 25'
MINIMUM SIDE YARD SETBACK	1 FT / 1 FT BLDG HEIGHT OR 25' MAX.	PRINCIPAL: > 25' ACCESSORY: > 10'
MINIMUM PAVEMENT SETBACK	10'	VARIES (SEE NOTE 2)
MAXIMUM IMPERVIOUS SURFACE RATIO	75%	72%
PARKING SPACES	110	110
BICYCLE SPACES	21	10

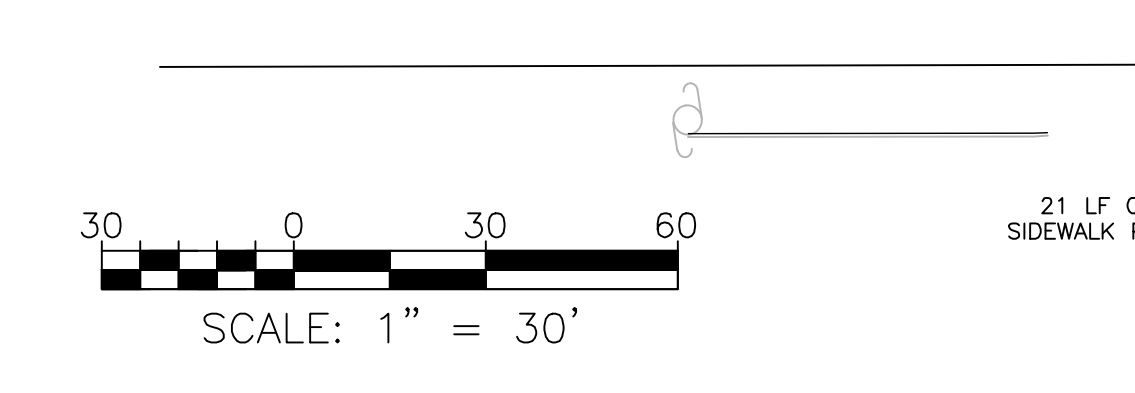
PARKING REQUIREMENTS - PROPOSED SITE			
USE (BUILDING #)	FLOOR AREA	PARKING REQUIREMENT PER ORDINANCE	REQUIRED SPACES
WAREHOUSE (#1)	19,243 SF	1 SPACE/1,000 SF OF FLOOR SPACE	19.2
WAREHOUSE (#2)	8,361 SF	1 SPACE/1,000 SF OF FLOOR SPACE	8.3
OFFICE (#6)	550 SF	1 SPACE/400 SF OF FLOOR SPACE	1.4
WAREHOUSE (#6)	2,069 SF	1 SPACE/1,000 SF OF FLOOR SPACE	2.1
WAREHOUSE (#7)	4,330 SF	1 SPACE/1,000 SF OF FLOOR SPACE	4.3
HARDWARE (#7)	15,255 SF	1 SPACE/200 SF EXCLUDING THE FIRST 2,000 SF	66.3
OFFICE (#7)	3,228 SF	1 SPACE/400 SF OF FLOOR SPACE	8.1
TOTAL REQUIRED PARKING =			110
TOTAL PROVIDED PARKING =			110
*RETAIL AND OFFICE USES HAVE EXCLUDED BULK STORAGE AREA IN THEIR CALCS			
**BUILDINGS 3, 4, & 5 ARE USED EXCLUSIVELY FOR BULK STORAGE, THUS NO PARKING REQUIREMENTS HAVE BEEN INCLUDED IN THESE CALCULATIONS			

PLANT SCHEDULE				
ID	BOTANICAL NAME	COMMON NAME	QTY (TBD)	SIZE
TREES				
AR	ACER RUBRUM	RED MAPLE	7	3" CA. BB
PA	PRUNUS 'ACCOLADE'	ACCOLADE CHERRY	2	3" CA. BB
JV	JUNIPERUS VIRGINIANA 'EMERALD SENTINEL'	EASTERN JUNIPER	19	5' TALL
SHRUBS				
CS	CORNUS SERICEA BAILEY 'FARROW'	ARCTIC FIRE RED TWIG DOGWOOD	10	3 GAL
RN	RHODODENDRON	RHODODENDRON 'HENRY'S RED'	4	5 GAL
PERENNIALS				
EC	ECHINACEA*	CONEFLOWER	34	1 GAL
RH	RUDBECKIA HIRTA	BLACK EYED SUSAN	16	1 GAL
SS	SALVIA SYLVESTRIS	SAGE 'MAY NIGHT'	16	1 GAL
HS	HEMEROCALLIS*	DAYLILY	41	1 GAL
PV	PANICUM VIRGATUM	SWITCH GRASS	14	3 GAL
*PROVIDE THREE DIFFERENT VARIETIES/COLORS				

N/F
Cumberland &
York Distributors
Book 3041 Page 808
Book 3138 Page 106
Book 4529 Page 207
Map 426-A, Lots 6,

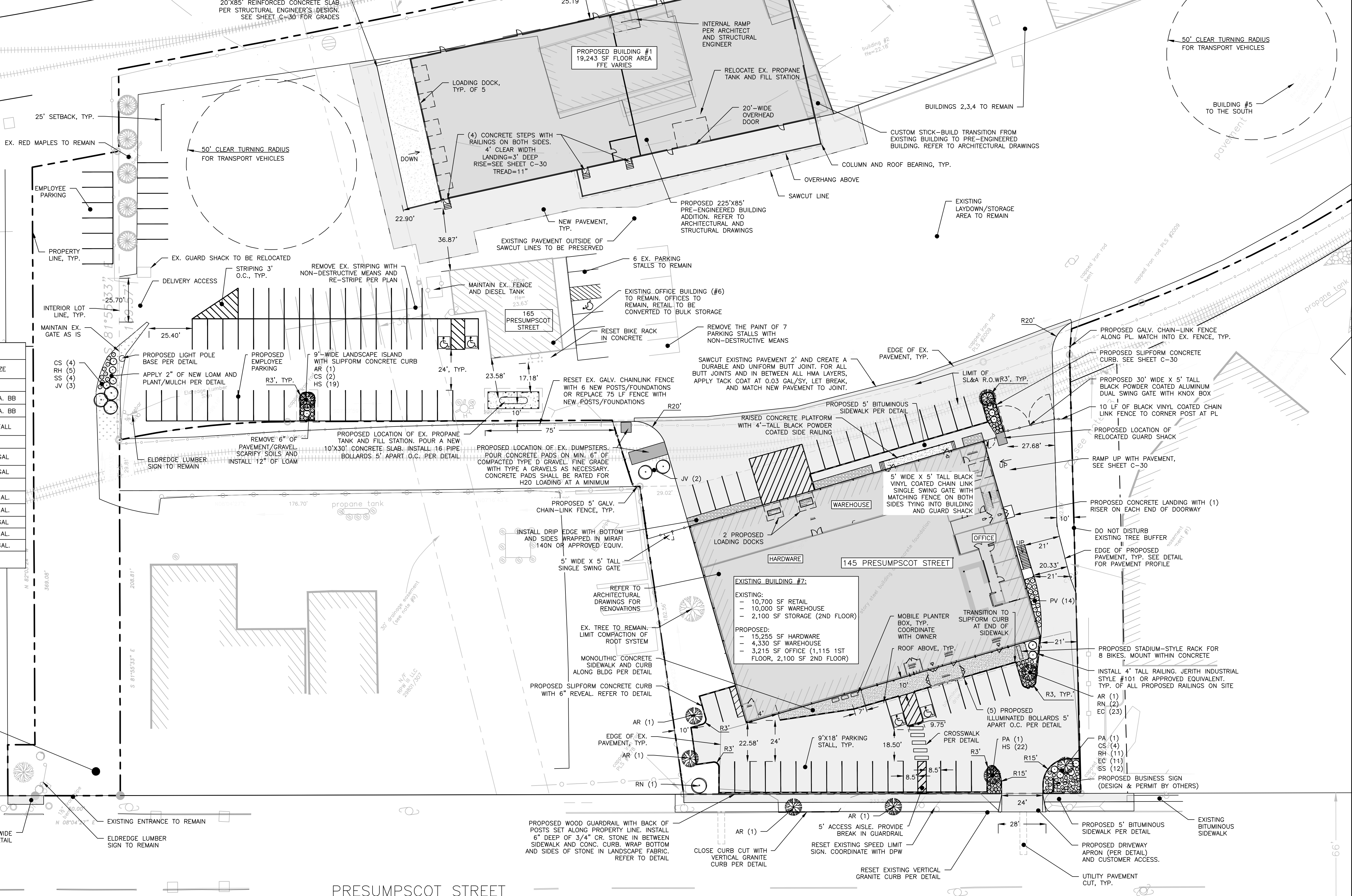
N/F
BAS Eldredge LLC
Book 29365 Page 256

Formerly
Lawrence & Atlantic Railroad Company
Book 8760 Page 63
Tax Map 426 Lot C.N.R.R. R/W
(see easement note #2)



ISSUED FOR CONSTRUCTION

PARKING SUMMARY	
PARKING CLASSIFICATION	# PARKING SPACES
STANDARD (9'X18')	103
COMPACT (8.5'X18')	2
ADA (8'X18')	5
TOTAL	110



PRESUMPCOT STREET

ISSUED FOR CONSTRUCTION

ISSUED FOR	BY	DATE
FINAL APP.	WHS	5/22/18
COMMENT RESPONSE	WHS	8/23/18
ZONING BOUNDARY	WHS	8/28/18
COMMENT RESPONSE 2	WHS	9/13/18
PED CROSSING	WHS	10/22/18
CONSTRUCTION	WHS	11/13/18

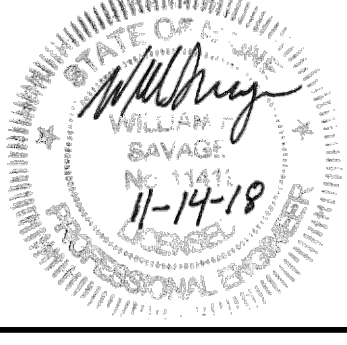
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Permitting and Inspections Department
Approved with Conditions
02/26/2019

DRAWING NAME: SITE & LANDSCAPE PLAN
PROJECT NAME: ELDRIDGE LUMBER YARD EXPANSION
CLIENT: BAS ELDRIDGE LLC
PO BOX 69 CAPE NEDDICK, MAINE 03902

ACCOR ENGINEERING, INC.

158 BANKFOOT ST. PORTLAND, MAINE 04102
(207) 775-2655

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DRAWING NO. C-11

- GENERAL NOTES:
1. LOCATION OF PROPOSED CONNECTIONS APPROXIMATE. CONTRACTOR TO CONTACT ENGINEER IF FIELD INFORMATION VARIES FROM INFORMATION ON PLANS.
 2. CONTRACTOR IS TO BE CAUTIONED THAT CERTAIN LOCATIONS AND/OR ELEVATIONS OF EXISTING UTILITIES HAVE BEEN PROVIDED THROUGH UTILITY COORDINATION OR OTHER OBSERVATIONS. INFORMATION IS NOT TO BE RELIED UPON AS EXACT OR COMPLETE. CONTRACTOR TO FIELD VERIFY AND COORDINATE WITH UTILITY COMPANY AND DIG SAFE NO LESS THAN 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF ALL UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS INDICATED IN THE CONTRACT DOCUMENTS. CONTRACTOR TO NOTIFY ENGINEER OF ANY DIFFERENTIATIONS FROM EXISTING CONDITIONS, INCLUDING UTILITY SURVEY, PRIOR TO ANY CHANGES.
 3. FOR ALL UTILITIES, ACORN ENGINEERING DESIGN LIMITS EXTEND TO OUTSIDE WALL OF BUILDING. METERING OF UTILITIES TO BE COMPLETED BY M.E.P. UNLESS SPECIFIED OTHERWISE.
 4. CONTRACTOR TO COORDINATE WITH ARCHITECT AND M.E.P. ON FINAL UTILITY CONNECTIONS LOCATION TO THE UTILITY ROOM.
 5. SEWER UTILITIES: CONTRACTOR TO COORDINATE WITH OWNER FOR FINAL SERVICE CONNECTION. SEWER UTILITIES TO BE CONSTRUCTED IN ACCORDANCE WITH CITY OF PORTLAND TECHNICAL STANDARDS. VALVE FOR BACKFLOW PREVENTION SHALL BE INSTALLED WITHIN THE PROPERTY LINES FOR EACH CITY SEWER CONNECTION. CONTACT ENGINEER IF FIELD CONDITIONS FROM INVERT VARY FROM DESIGN.
 6. WATER UTILITIES: FINAL PIPE SIZING PROVIDED BY M.E.P. ENGINEER AND FIRE PROTECTION DESIGNER. INTERNAL METERING, BACKFLOW PREVENTION, AND PRESSURE REDUCERS TO BE COMPLETED BY M.E.P. ENGINEER. DOMESTIC WATER PIPE SIZES WILL DETERMINE THE FINAL WATER METERING OPTIONS. METER MAY BE SMALLER THAN PROPOSED WATER MAIN. WATER METERING, PRESSURE REDUCER AND BACKFLOW PREVENTION TO BE IN ACCORDANCE WITH THE PORTLAND WATER DISTRICT STANDARDS. CONTRACTOR TO FOLLOW METERING GUIDELINES OF THE PORTLAND WATER DISTRICT AND CITY OF PORTLAND. FIRE HYDRANT SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE CITY, P.W.D. AND NFPA REGULATIONS. WATER LINES TO MAINTAIN MIN. 10' FROM CENTER OF TREES.
 7. ELECTRIC UTILITIES: ELECTRIC DESIGN TO BE FINALIZED BY M.E.P. ENGINEER. ELECTRICAL LOAD TO BE DETERMINED BY M.E.P. ENGINEER. METER LOCATION AND POLE-MOUNTED TRANSFORMER SIZE DEFINED BY M.E.P. ALL ELECTRIC CONSTRUCTION SHALL CONFORM TO CMP GUIDEBOOK OF STANDARD REQUIREMENTS, MOST RECENT EDITION, DESIGN SUBJECT TO FINAL APPROVAL FROM CMP.
 8. CONTRACTOR TO COORDINATE WITH OWNER ON SECONDARY ELECTRICAL CONDUITS AND THEIR LOCATIONS.
 9. CABLE AND TELEPHONE PULLBOXES AND PEDESTAL LOCATIONS TO BE DETERMINED BY SPECTRUM AND FAIRPOINT PRIOR TO CONSTRUCTION. CONTRACTOR TO COORDINATE.

MINIMUM HORIZONTAL UTILITY SEPARATIONS					
UTILITY	UGE/T/C	WATER	SEWER	GAS	STORMWATER
UGE/T/C	-	6'	5'	4'	6'
WATER	6'	-	5'	6'	3'
SEWER	5'	5'	-	5'	5'
GAS	4'	6'	5'	-	6'
STORMWATER	6'	3'	5'	6'	-

*PERMISSIBLE ONLY IF SEWER IS LAID MIN. 18" BELOW WATER SERVICE; OTHERWISE, 10' OF HORIZONTAL SEPARATION MUST BE MAINTAINED.

N/F
Joseph W. Bourque
Book 4299 Page 330
Book 4529 Page 209
Map 426-A, Lots 8

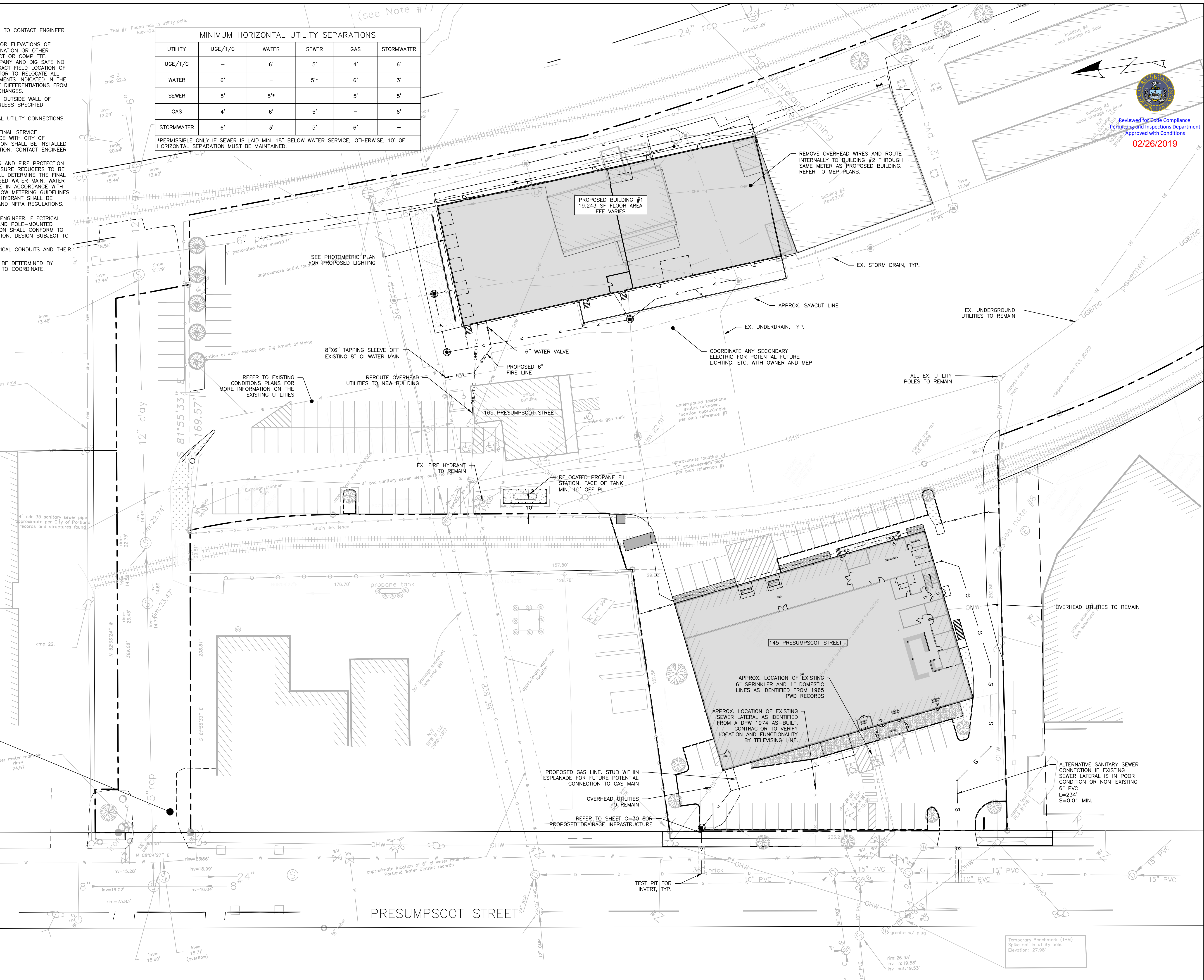
N/F
Cumberland &
York Distributors
Book 3041 Page 808
Book 3138 Page 106
Book 4529 Page 207
Map 426-A, Lots 6,

N/F
BAS Eldredge LLC
Book 29365 Page 256

Formerly
St. Lawrence & Atlantic Railroad Company
Book 8760 Page 63
Tax Map 426 Lot C.N.R.R. R/W
(see easement note #2)

SCALE: 1" = 30'

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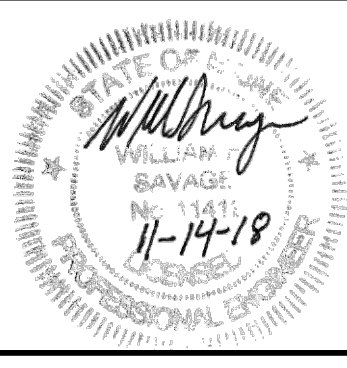
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COMMENT RESPONSE	WHS	2/27/19
CONSTRUCTION	WHS	11/13/19

UTILITY PLAN
ELDRIDGE LUMBER YARD EXPANSION
BAS ELDRIDGE LLC
PO BOX 69 CAPE NEDDICK, MAINE 03902

ENGINEERING, INC.
ACORN
158 BANKFOOT ST. PORTLAND, MAINE 04102
(207) 775-2655

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DRAWING NO.
C-20

GENERAL NOTES:

- ALL WORK WITHIN THE CITY STREET RIGHT OF WAY SHALL MEET CITY OF PORTLAND TECHNICAL MANUAL STANDARDS.
- REFER TO STRUCTURAL PLANS FOR FOUNDATION REQUIREMENTS. DESIGN OF TEMPORARY SOIL RESTRAINT MEASURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR IF NECESSARY FOR CONSTRUCTION.
- CONTRACTOR SHALL ENSURE THAT FOUNDATION DRAINS AND UNDERDRAINS ARE CONSTRUCTED WITH POSITIVE OUTLET TO PROPOSED CONNECTIONS.
- ALL SPOT GRADES ARE PROPOSED UNLESS PRECEDED BY "EX."
- ALL PROPOSED CATCH BASINS SHALL BE CAST WITH A 3' DEEP SUMP AND BE FITTED WITH A HOOD ON THE OUTLET PIPE. REFER TO DETAILS.
- CONTRACTOR SHALL TEST PIT TO VERIFY EXISTING STORM DRAIN INVERTS. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES FROM THE DESIGN PLANS.
- CONTRACTOR TO ENSURE THAT ALL INLETS ARE A MINIMUM OF 0.1' HIGHER THAN THE OUTLET WITHIN ANY GIVEN STRUCTURE. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES FROM THE DESIGN PLANS AND EXISTING FIELD CONDITIONS.
- INSTALL AND MAINTAIN SILT SACKS WITHIN ALL EXISTING AND PROPOSED CATCH BASINS. REMOVE ONCE THE AREAS TRIBUTARY TO EACH CATCH BASIN HAVE BEEN STABILIZED.
- THE CONTRACTOR SHALL NOTIFY PUBLIC WORKS 2 DAYS PRIOR TO ANY DRAINAGE CONSTRUCTION WITHIN THE CITY'S 30' WIDE DRAINAGE EASEMENT.
- PROVIDE MIN. UNDERDRAIN SLOPE OF 0.0025.
- ALL INVERTS WITHIN THE REROUTED DRAINAGE SYSTEM SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION OR ORDERING OF ANY STRUCTURES.
- ADA PARKING AREAS SHALL NOT EXCEED A 2% SLOPE IN ANY DIRECTION.
- CONTRACTOR TO ENSURE UNDERDRAIN INVS ARE COORDINATED WITH STRUCTURAL PLANS INCLUDING RELATIONSHIP TO FOOTERS AND MIN. COVER.

EXISTING DRAINAGE STRUCTURE SCHEDULE

STRUCTURE	INTERIOR SIZE	RIM	INVERT IN	INVERT OUT
CB 1	4"	21.75	16.02/4" UD 16.02/4" UD 16.02/4" RD	15.92/12 SD
CB 2	4"	21.65	15.62/12" SD 15.62/4" UD	15.52/15" SD
CB 3	4"	20.85	16.35/4" RD 16.35/4" RD	15.59/12" SD
CB 4	4"	22.10	16.00/4" UD	15.16/12" SD
CB 5	4"	21.80	14.60/18" SD 14.60/12" UD	14.50/18" SD
CB 7	4"	21.00	15.10/6" SD VF/12" EX SD	VF/12" SD
CB 8	6" DOGHOUSE	21.00	12.35/36" EX SD 13.35/12" SD	12.35/36" EX SD
MH 1	5"	22.19	15.07/12" SD 15.07/15" SD 15.07/4" UD	14.97/18" SD
MH 2	6" DOGHOUSE	22.23	12.71/36" EX SD 13.71/18" SD	12.71/36" EX SD

*REFER TO AS-BUILT PLANS AND EXISTING CONDITIONS SURVEYS FOR MORE INFORMATION
 **THESE INVERTS MAY VARY SLIGHTLY FROM ACTUAL FIELD CONDITIONS. CONTRACTOR TO FIELD VERIFY PRIOR TO ORDERING ANY STRUCTURES. CONTACT ENGINEER WITH ANY DISCREPANCIES.

N/F
 Joseph W. Bourque
 Book 4299 Page 330
 Book 4529 Page 209
 Map 426-A, Lots 8

PROPOSED DRAINAGE STRUCTURE SCHEDULE

STRUCTURE	RIM	INVERT IN	INVERT OUT
CB-A	25.55'	21.00' (6")	20.75' (8")
CB-B	20.70'	13.94' (18") APPROX 15.00' (8")	13.84' (18")
CB-C	21.60'	14.75' (12" & 18") 15.10' (6")	14.65' (18")
DMH-A	22.10'	14.19' (18")	14.09' (18")

*SEE CALLOUTS FOR PROPOSED MODIFICATIONS TO EX. DRAINAGE STRUCTURES
 **THESE INVERTS MAY VARY SLIGHTLY FROM ACTUAL FIELD CONDITIONS. CONTRACTOR TO FIELD VERIFY PRIOR TO ORDERING ANY STRUCTURES. CONTACT ENGINEER WITH ANY DISCREPANCIES.

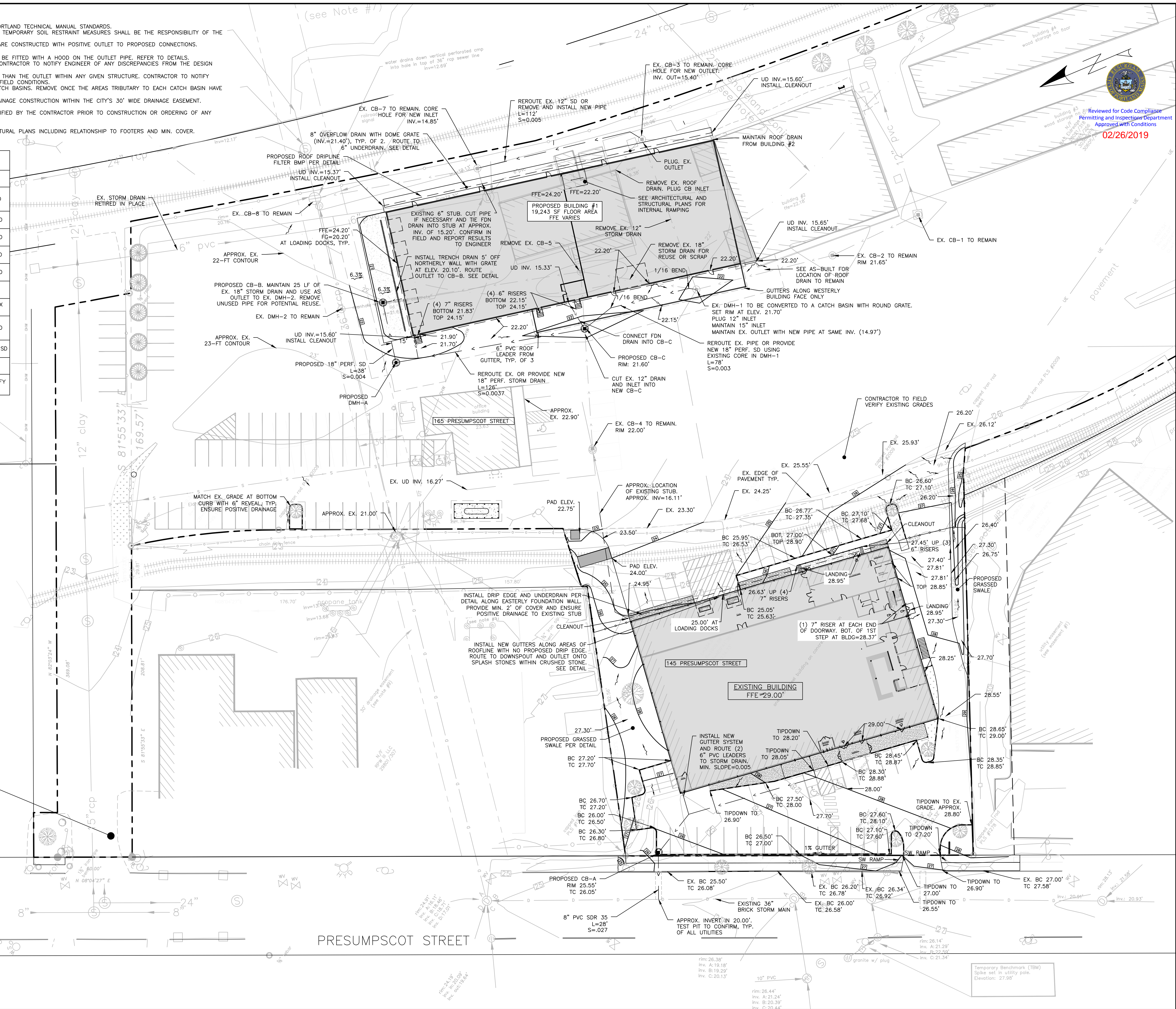
N/F
 Cumberland &
 York Distributors
 Book 3041 Page 808
 Book 3138 Page 106
 Book 4529 Page 207
 Map 426-A, Lots 6,

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 BAS Eldredge LLC
 Book 29365 Page 256

Formerly
 St. Lawrence & Atlantic Railroad Company
 Book 8760 Page 63
 Tax Map 426 Lot C.N.R.R. R/W
 (see easement note #2)



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 02/26/2019

ISSUED FOR	BY	DATE
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COMMENT RESPONSE	WHS	2/23/19
CONSTRUCTION	WHS	11/13/19

GRADING & DRAINAGE PLAN
 ELDRIDGE LUMBER YARD EXPANSION
 BAS ELDRIDGE LLC
 PO BOX 69 CAPE NEDDICK, MAINE 03902

ACORN ENGINEERING, INC.
 ENGINEERING INC.
 158 BANGOR ST. PORTLAND, MAINE 04102
 (207) 775-2655

FILE: 1038_CIVIL
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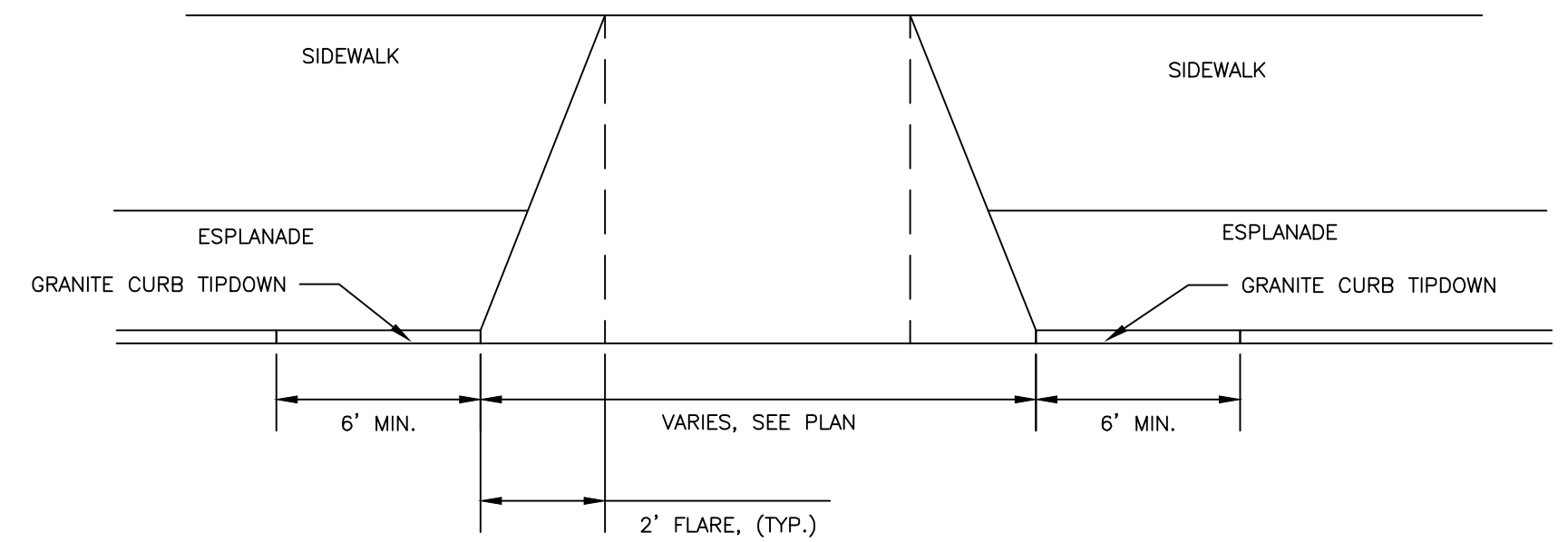
DRAWING NO.
C-30



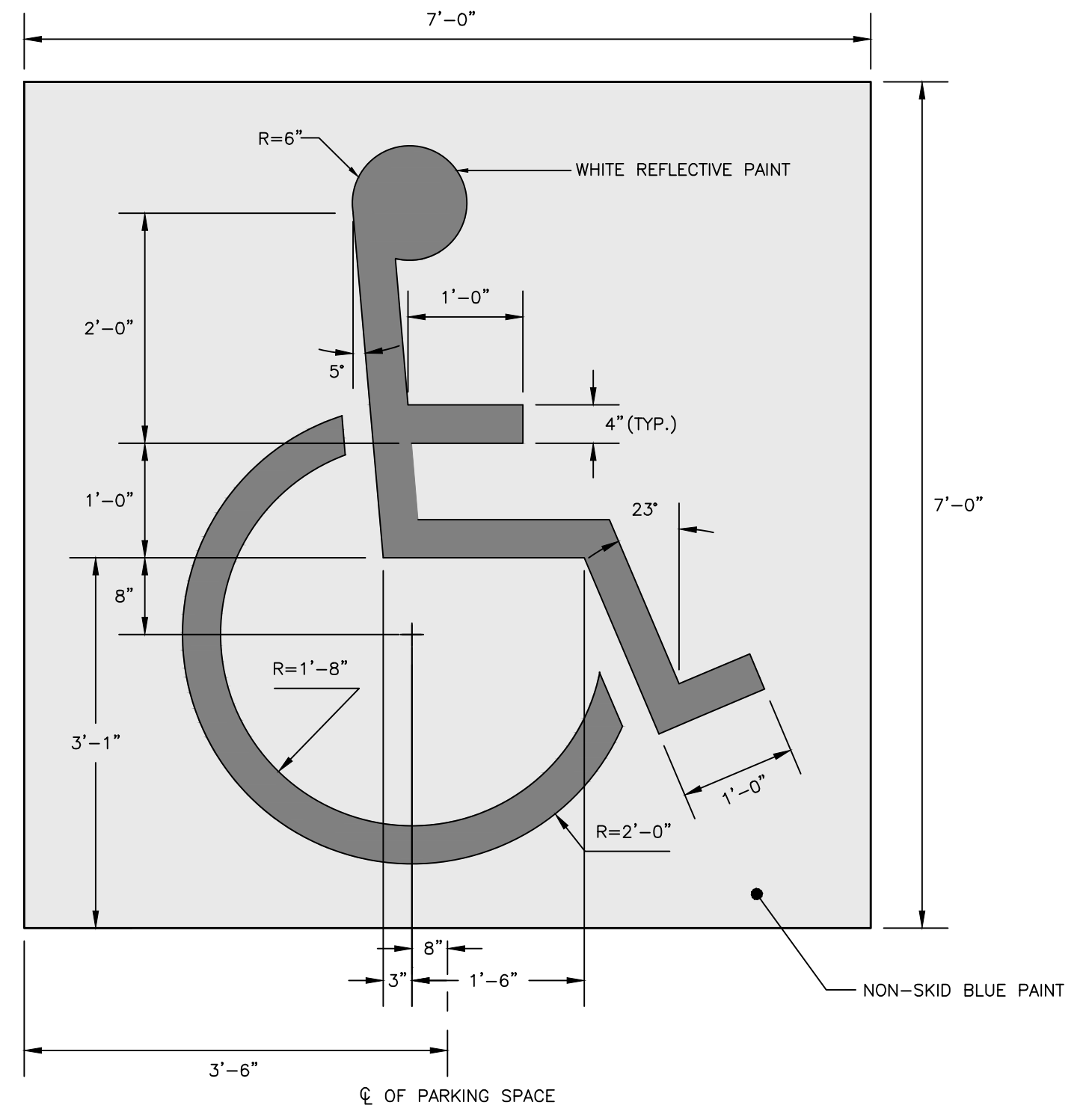
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CONSTRUCTION	WHS	11/13/18

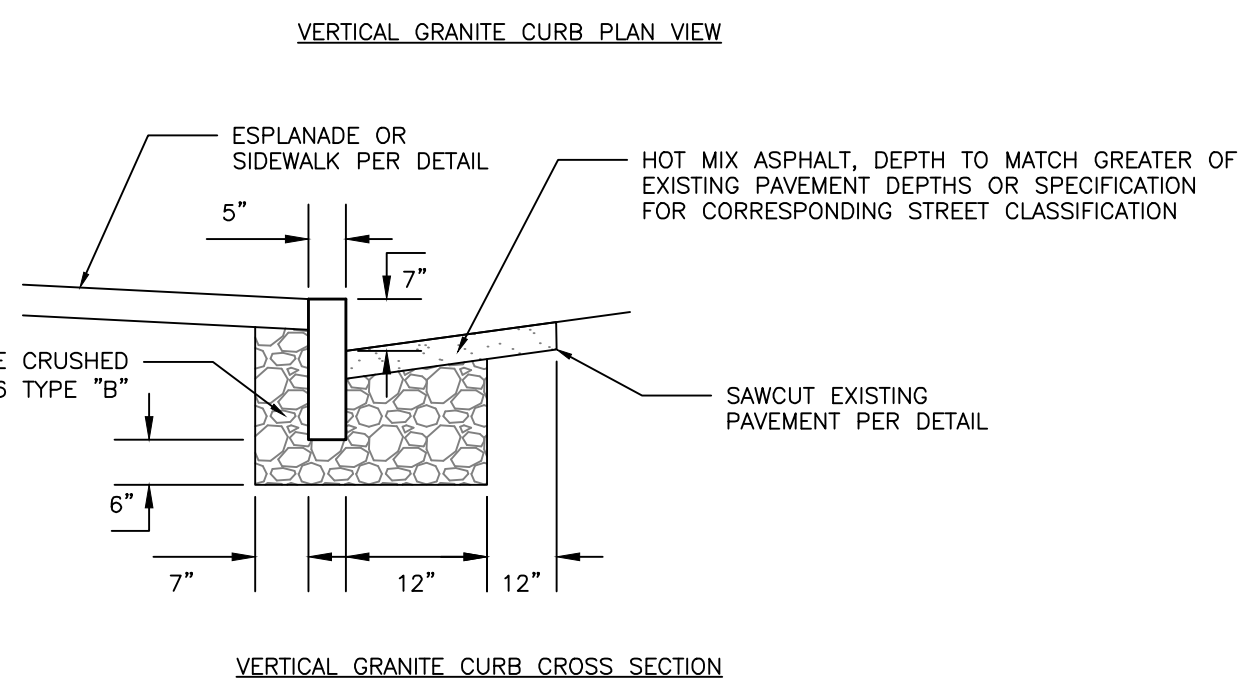
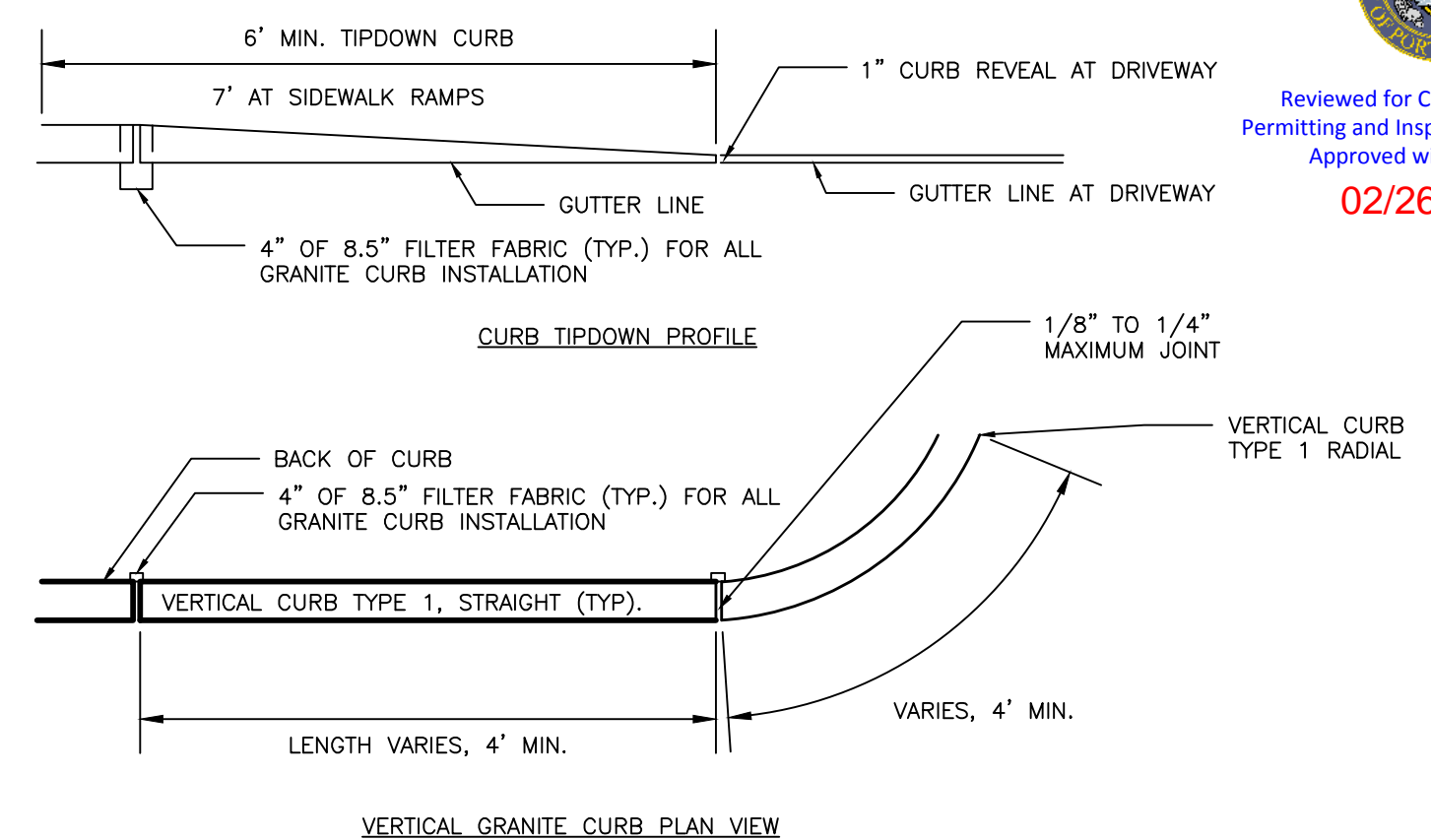
- NOTES:**
- REFER TO GRADING, DRAINAGE AND EROSION CONTROL PLAN FOR SITE GRADING
 - MATERIALS/DETAILS OF DRIVEWAY APRON TO BE APPROVED BY CITY (DPW AND PLANNING) PRIOR TO IMPLEMENTATION



DRIVEWAY APRON LAYOUT DETAIL
NOT TO SCALE

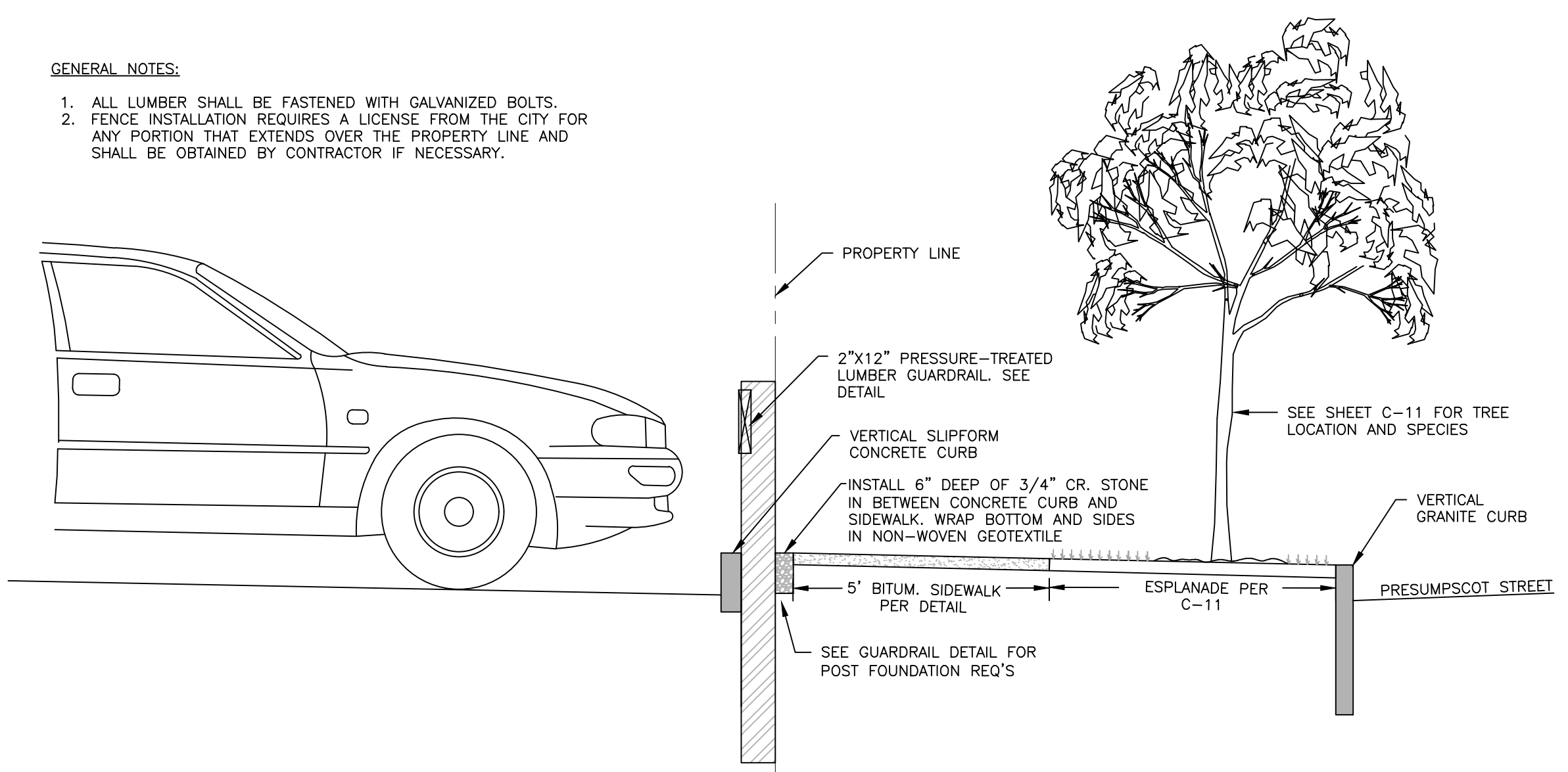


INTERNATIONAL BARRIER FREE SYMBOL
NOT TO SCALE

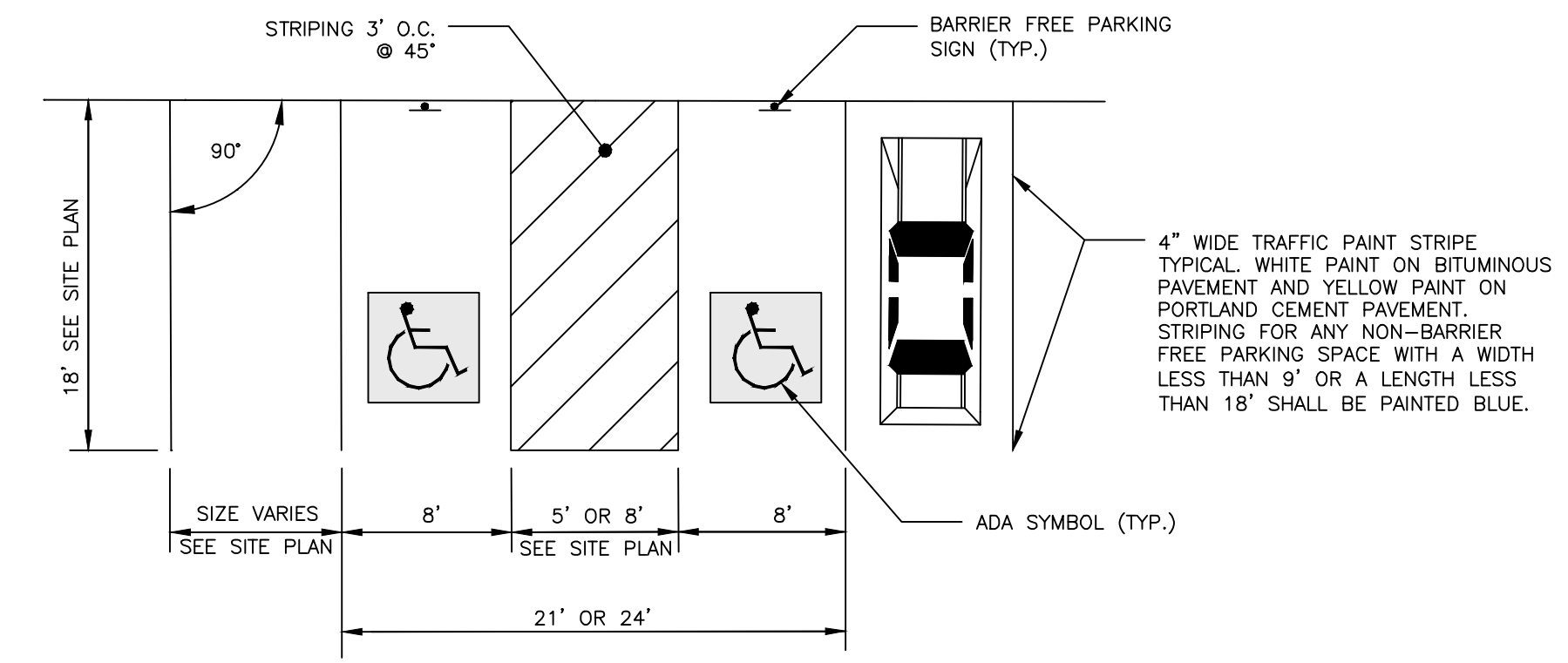


VERTICAL GRANITE CURB AND TIPDOWN INSTALLATION
NOT TO SCALE

- GENERAL NOTES:**
- ALL LUMBER SHALL BE FASTENED WITH GALVANIZED BOLTS.
 - FENCE INSTALLATION REQUIRES A LICENSE FROM THE CITY FOR ANY PORTION THAT EXTENDS OVER THE PROPERTY LINE AND SHALL BE OBTAINED BY CONTRACTOR IF NECESSARY.

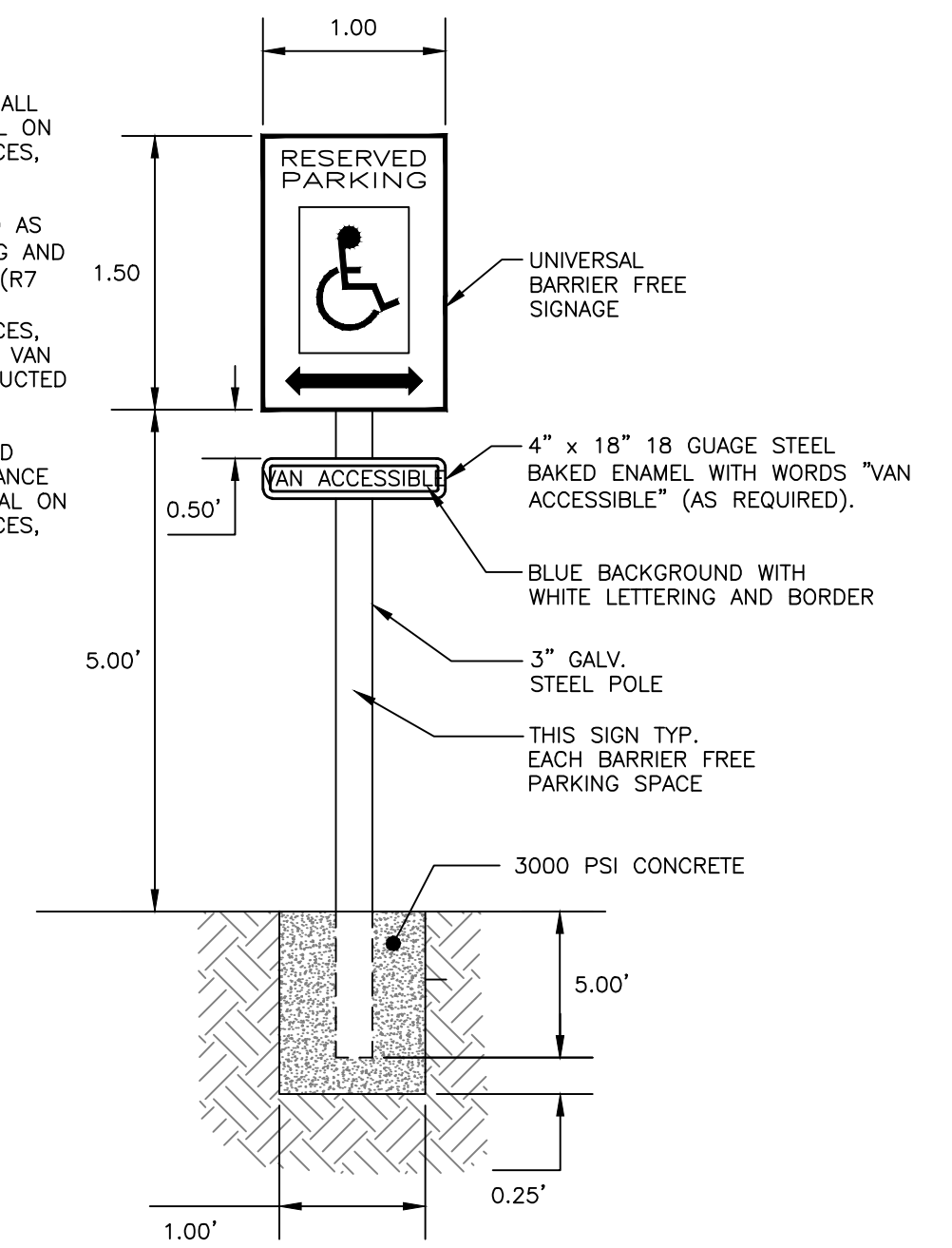


PRESUMPCOT STREET CROSS SECTION
NOT TO SCALE



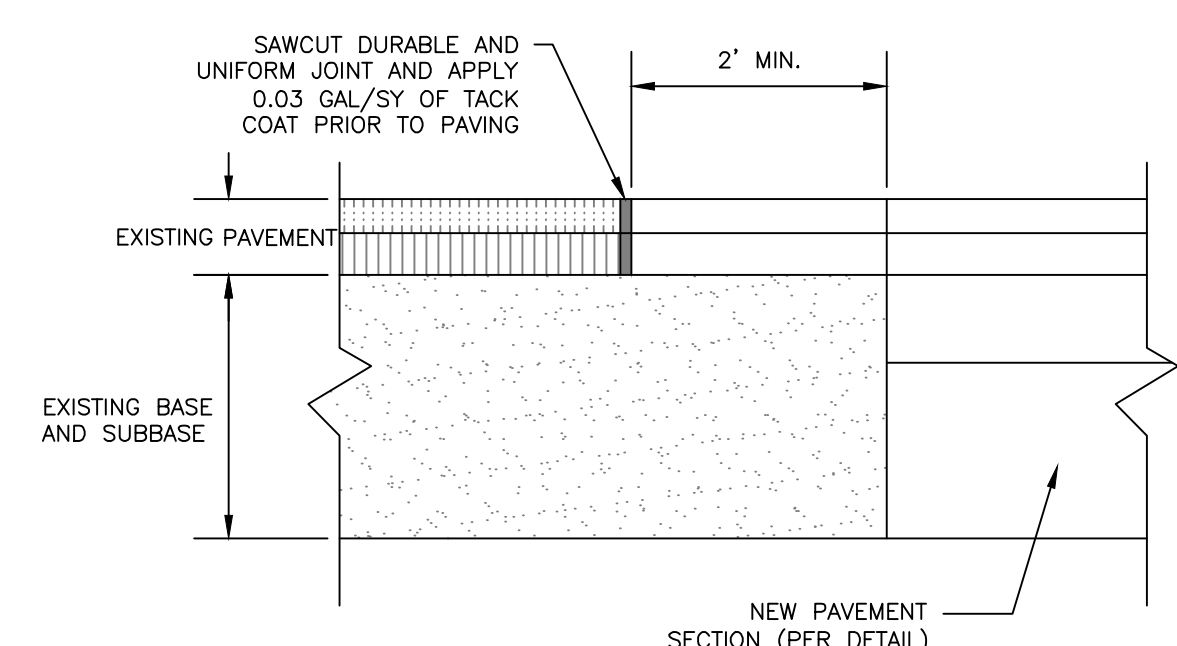
PARKING SPACE DIMENSIONS
NOT TO SCALE

- NOTES:**
- ALL ASPECTS OF RESERVED PARKING SIGN CONSTRUCTION SHALL BE IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, 2009 OR MOST RECENT EDITION
 - SIGN SHALL BE CONSTRUCTED AS SIGN R7-8 UNDER THE "PARKING AND STANDING SIGNS AND PLAQUES" (R7 SERIES) WITHIN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, 2009 OR MOST RECENT EDITION. VAN ACCESSIBILITY SHALL BE CONSTRUCTED AS SIGN R7-8a OR R7-8b.
 - SIGN POST CONSTRUCTION AND MOUNTING SHALL BE IN ACCORDANCE WITH CHAPTER 2A OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, 2009 OR MOST RECENT EDITION.



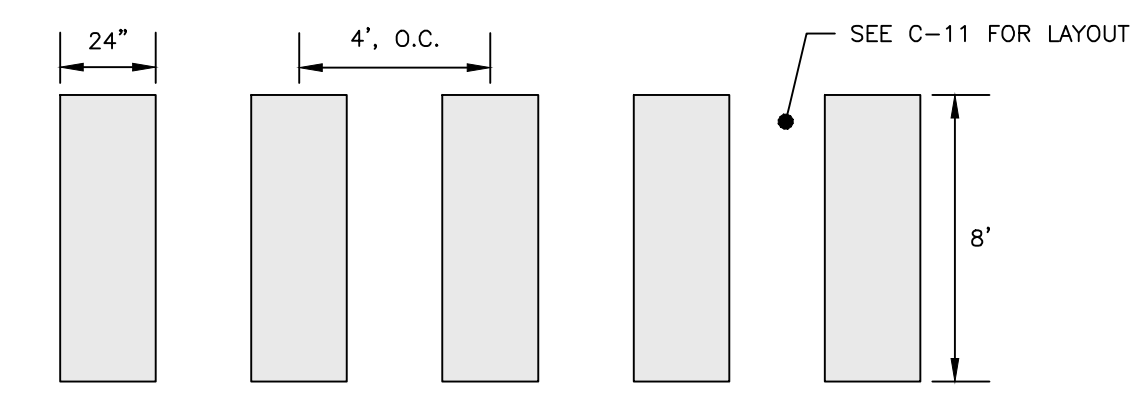
BARRIER FREE PARKING SIGN
NOT TO SCALE

- NOTES:**
- SAWCUT EXISTING PAVEMENT AND BUTT GRIND 2' STRIP OF EXISTING PAVEMENT. APPLY BITUMINOUS TACK COAT PRIOR TO PLACEMENT OF NEW BITUMINOUS PAVEMENT.
 - THE NEW PAVEMENT SECTION SHALL MEET THE BITUMINOUS PAVEMENT SECTION DETAIL AT A MINIMUM OR THE THE EXISTING PAVEMENT AND AGGREGATE BASE AND SUBBASE DEPTH WHICHEVER IS GREATER.

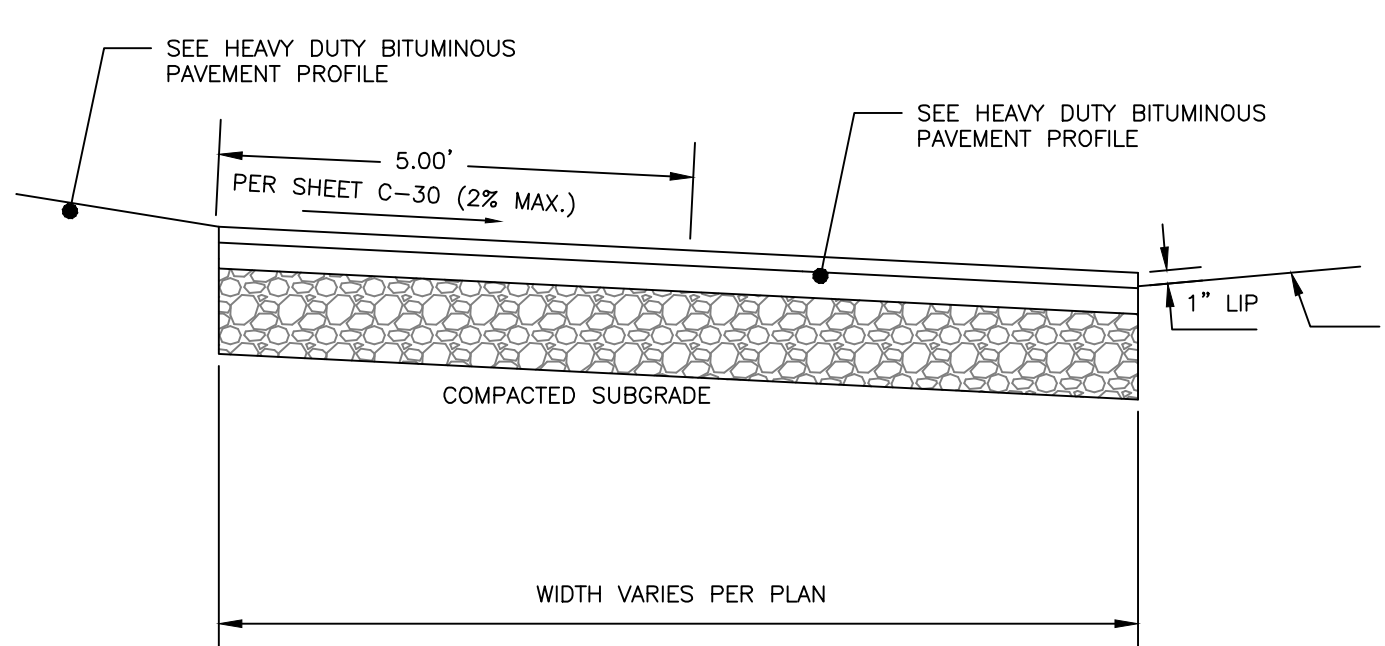


PAVEMENT SAWCUT DETAIL
NOT TO SCALE

- NOTE:**
- CROSSWALKS TO BE BUILT IN CONFORMANCE WITH MUTCD STANDARDS, LATEST EDITION.
 - CROSSWALKS ARE TO BE PAINTED WHITE MEETING MAINE DOT SPECIFICATIONS.
 - BLOCKS TO BE PARALLEL TO THE DIRECTION OF CAR TRAFFIC.



TYPICAL BLOCK CROSSWALK
NOT TO SCALE



BITUMINOUS DRIVEWAY APRON DETAIL
NOT TO SCALE

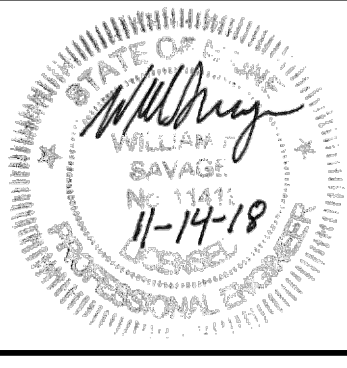
ISSUED FOR
CONSTRUCTION

DRAWING NAME: **SITE DETAILS - 1**
PROJECT NAME: **ELDRIDGE LUMBER YARD EXPANSION**
CLIENT: **BAS ELDRIDGE LLC**
PO BOX 69 CAPE NEDDICK, MAINE 03902

AWSON ENGINEERS, INC.
158 BANKFOOT ST. PORTLAND, MAINE 04102
(207) 775-2655

A C C O R N
ENGINEERING, INC.

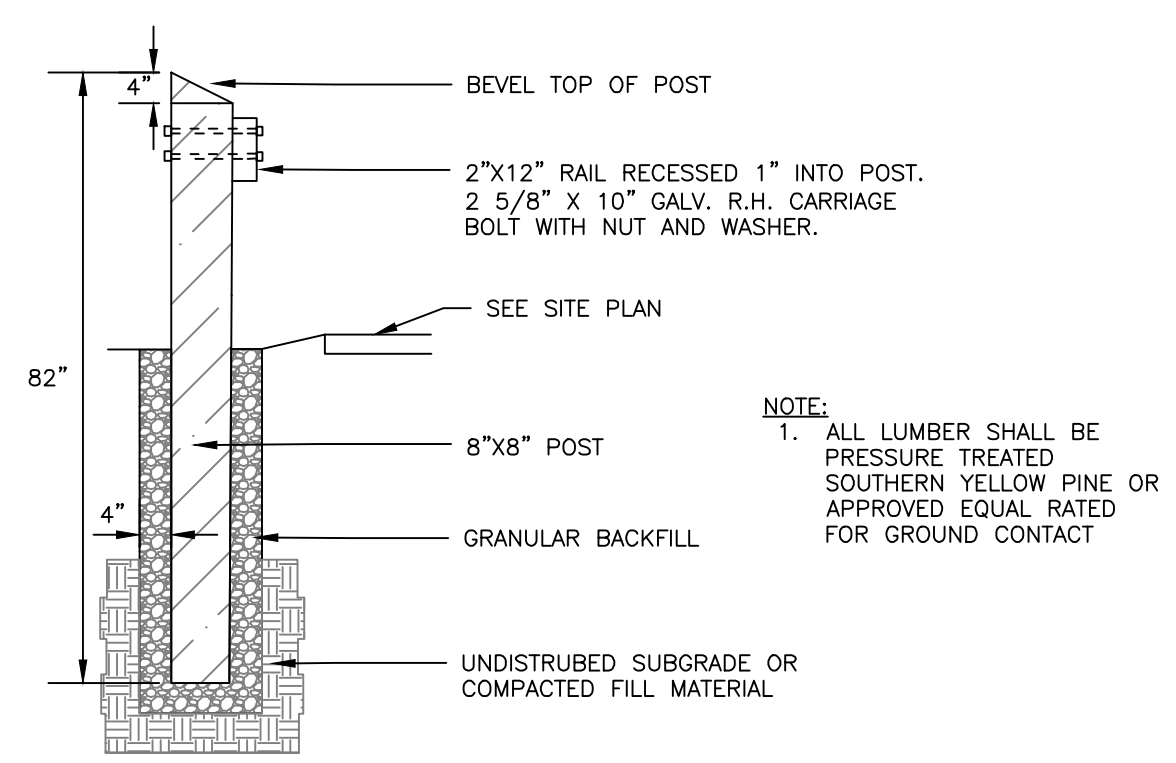
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SCALE: NTS
DESIGNED BY: WHS
DRAWN BY: SJL
CHECKED BY: WHS



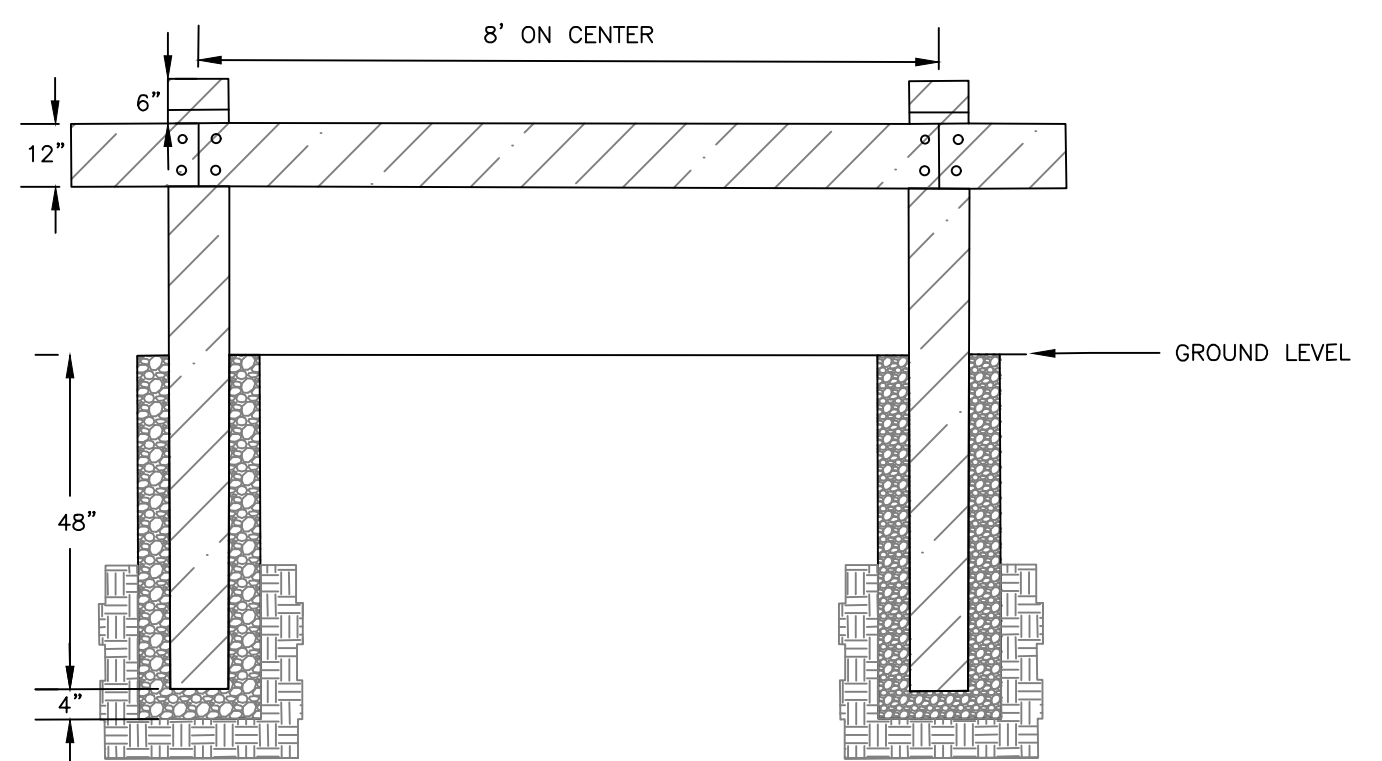
DRAWING NO.
C-40



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 Permitting and Inspections Department
 Approved with Conditions
02/26/2019



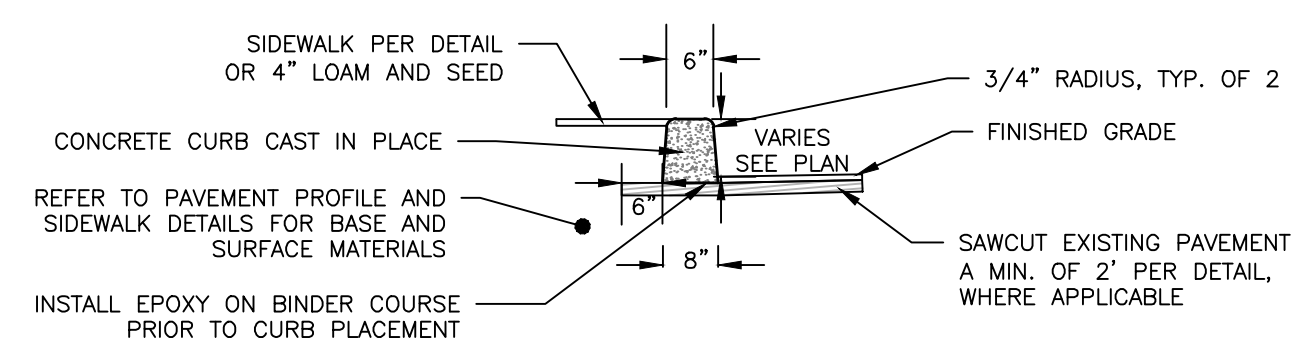
SIDE ELEVATION



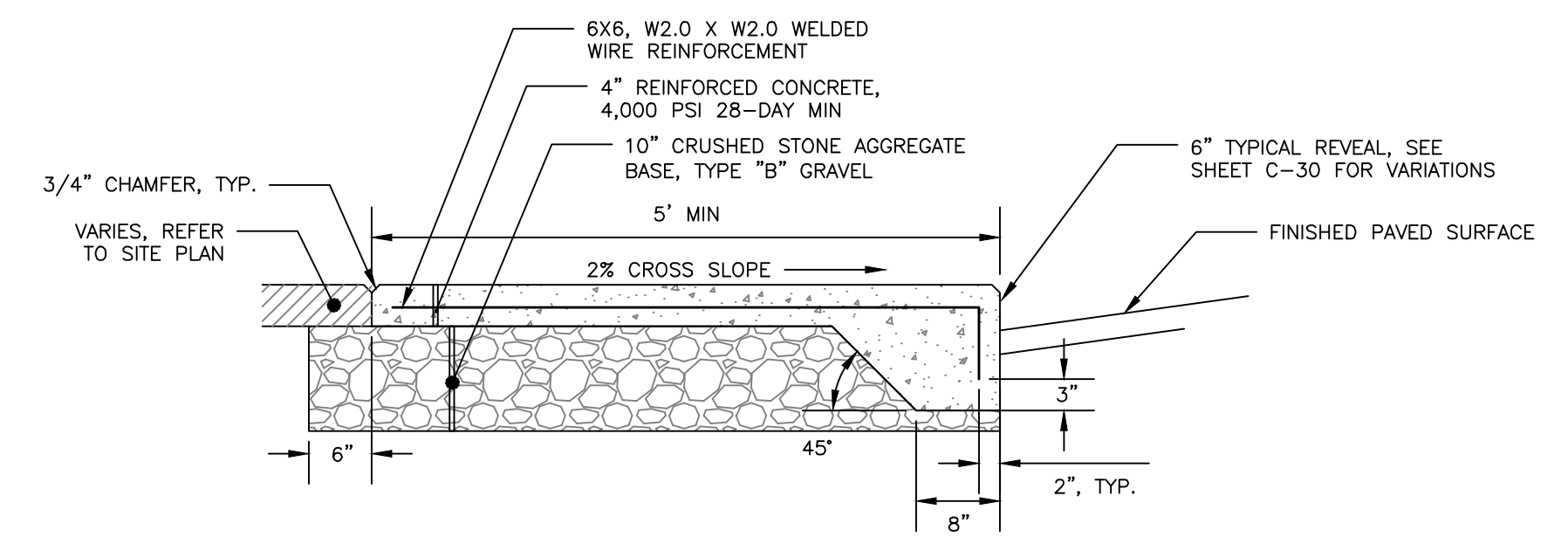
FRONT ELEVATION

WOODEN GUARDRAIL DETAIL
 NOT TO SCALE

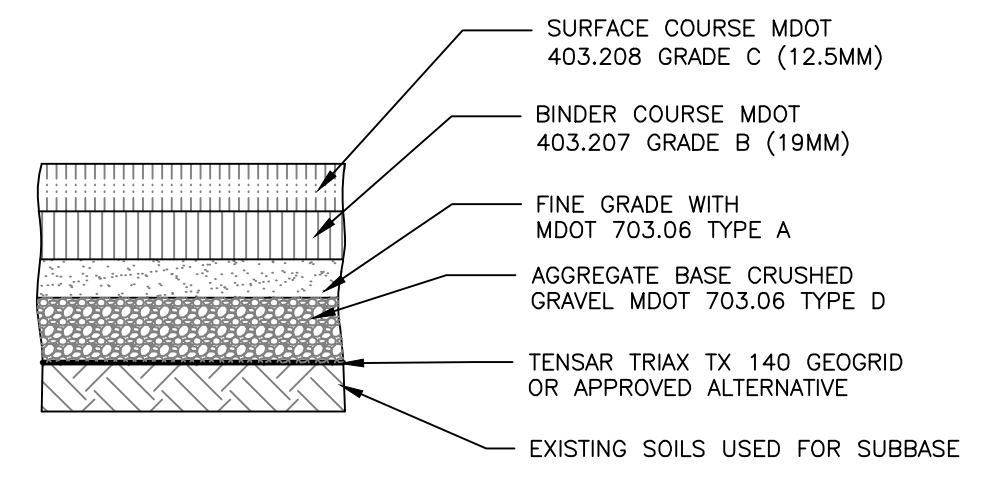
- NOTES:
- TIPDOWNS 7' IN LENGTH SHALL BE PROVIDED AS SEEN ON PLANS.
 - ALL EXPOSED FACES OF CURB SHALL HAVE A SMOOTH RUBBED FINISH.



SLIPFORM CONCRETE CURB DETAIL
 NOT TO SCALE



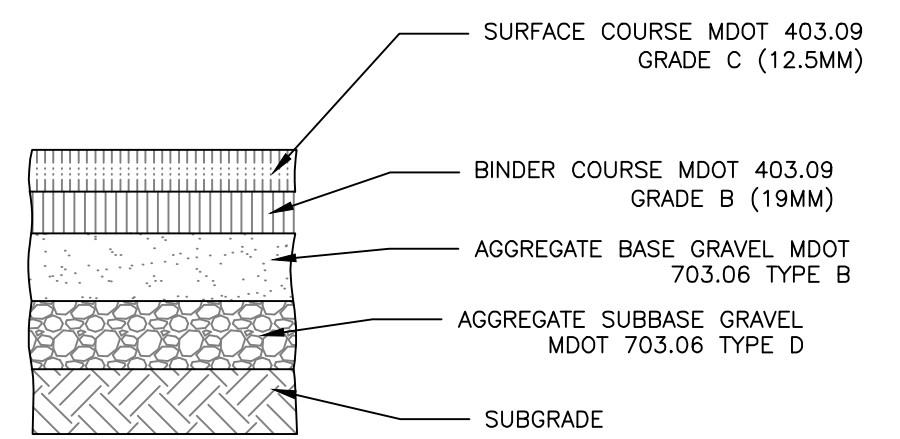
MONOLITHIC CONCRETE CURB AND SIDEWALK
 NOT TO SCALE



- NOTES:
- THE EXISTING LAYER(S) OF PAVEMENT SHALL BE REMOVED. THE EXISTING SOILS SHALL BE USED AS THE SUBBASE.
 - PROOF ROLL THE SUBBASE TO 95% MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D-1557 AFTER THE PAVEMENT DRAINS HAVE BEEN INSTALLED AND ARE FULLY FUNCTIONING. MINIMUM OF 5 MODIFIED PROCTOR TESTS ON EXISTING SUBGRADE MATERIALS, BASED UPON FIELD OBSERVATIONS OF MATERIAL GRADATION. FIELD DENSITY TESTING AT A MINIMUM OF 50 FOOT SPACING.
 - COMPACT THE AGGREGATE BASE TO 95% MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D-1557.
 - PLACE GEOGRID DIRECTLY ON THE SUBBASE SURFACE, IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS WITH A MINIMUM 1 FT OVERLAP. MINIMUM 2 MODIFIED LABORATORY PROCTOR TEST AND FIELD DENSITY TESTING AT APPROXIMATELY MINIMUM SPACING OF 50 FEET ON CENTER PER LIFT.
 - PAVING OPERATIONS SHALL BE SUBJECT TO THE MINIMUM REQUIREMENTS OF THE MAINE DOT SECTION 401.19 QUALITY CONTROL METHOD D, UNLESS WAIVED BY THE OWNER.

THICKNESS OF LAYERS	
STANDARD	LAYERS
1-1/2"	SURFACE COURSE MDOT 403.208 GRADE C (12.5mm)
2-1/2"	BINDER COURSE MDOT 403.207 GRADE B (19mm)
2"	AGGREGATE BASE CRUSHED GRAVEL MDOT 703.06 TYPE A
4"	AGGREGATE BASE CRUSHED GRAVEL MDOT 703.06 TYPE D

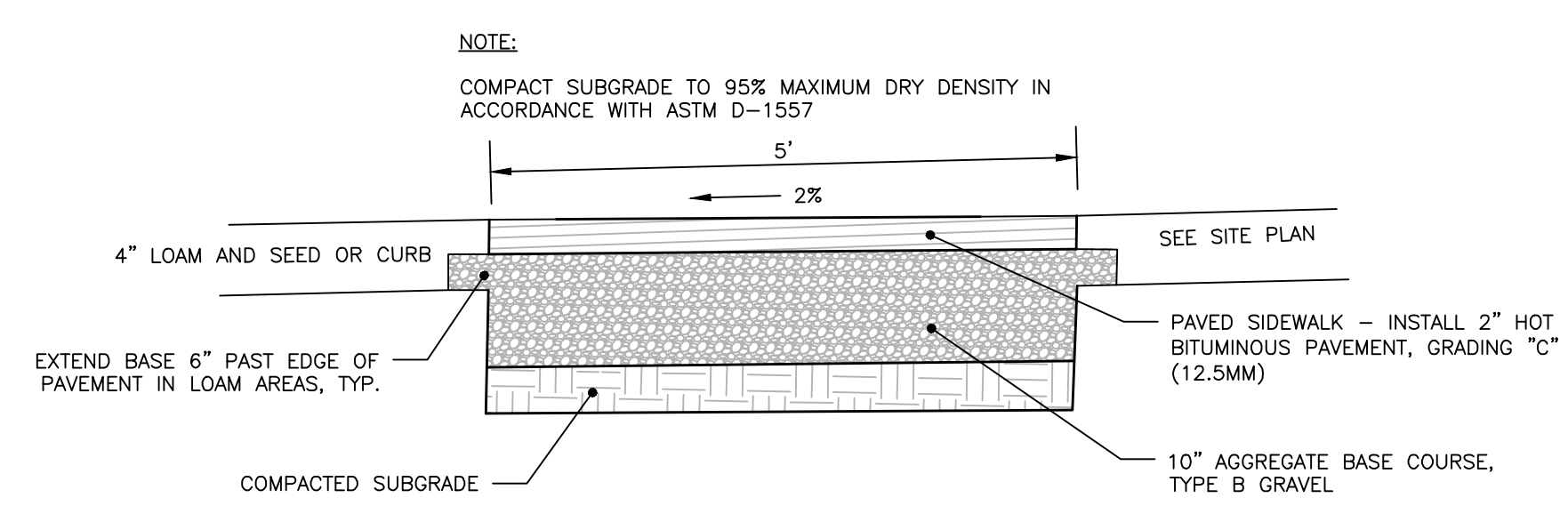
HEAVY DUTY BITUMINOUS PAVEMENT PROFILE:
ALL PRIVATE PAVEMENT
 NOT TO SCALE



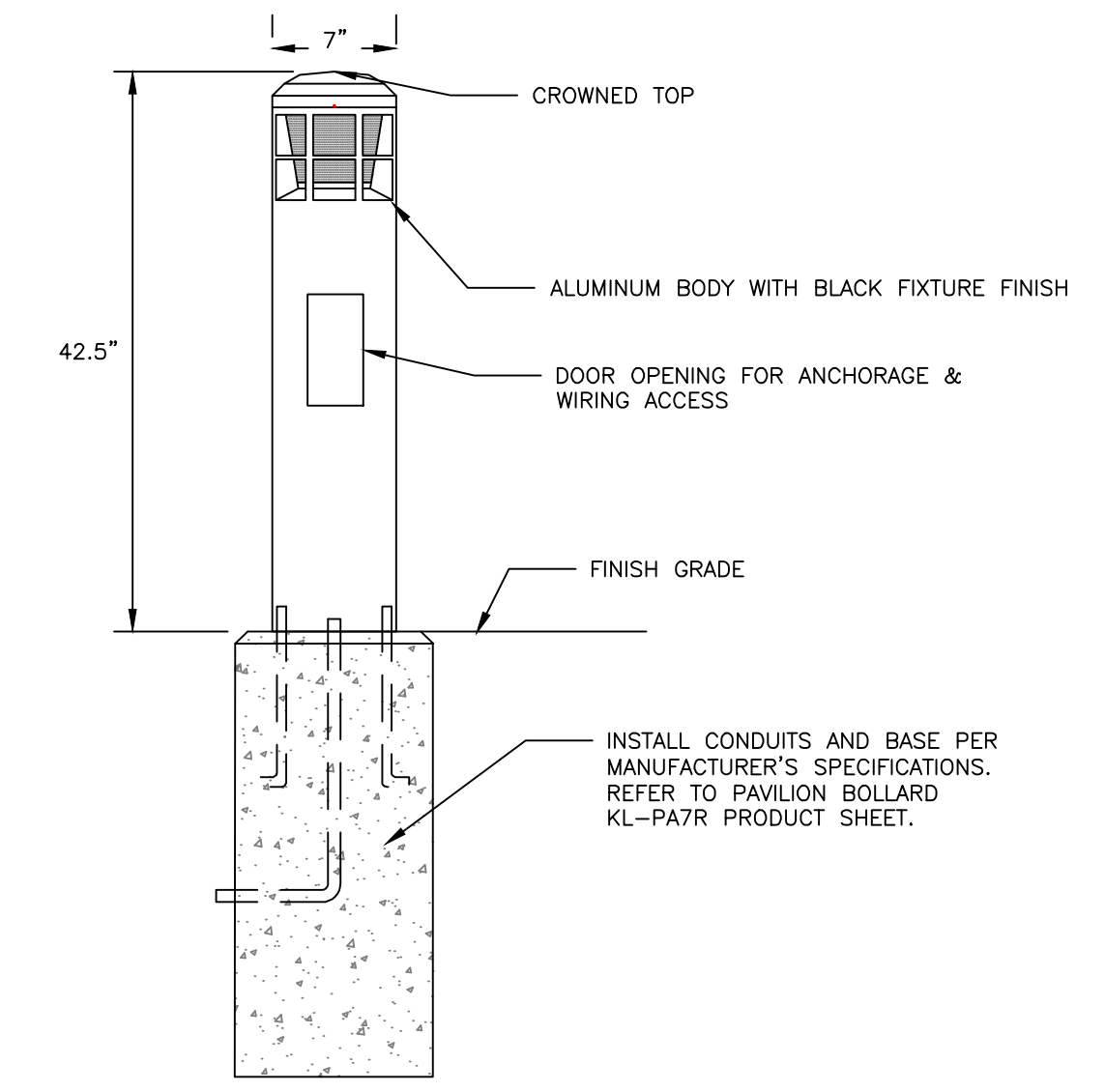
- NOTES:
- COMPACT SUBGRADE TO 95% MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D-1557
 - SURFACE AND AGGREGATE MATERIALS SHALL MEET THE CITY OF PORTLAND STANDARDS IN ADDITION TO MDOT STANDARDS.

THICKNESS OF LAYERS	
STANDARD	LAYERS
2"	SURFACE COURSE MDOT 403.09 GRADE C (12.5mm)
3"	BINDER COURSE MDOT 403.09 GRADE B (19mm)
6"	AGGREGATE BASE GRAVEL MDOT 703.06 TYPE B
18"	AGGREGATE SUBBASE GRAVEL MDOT 703.06 TYPE D

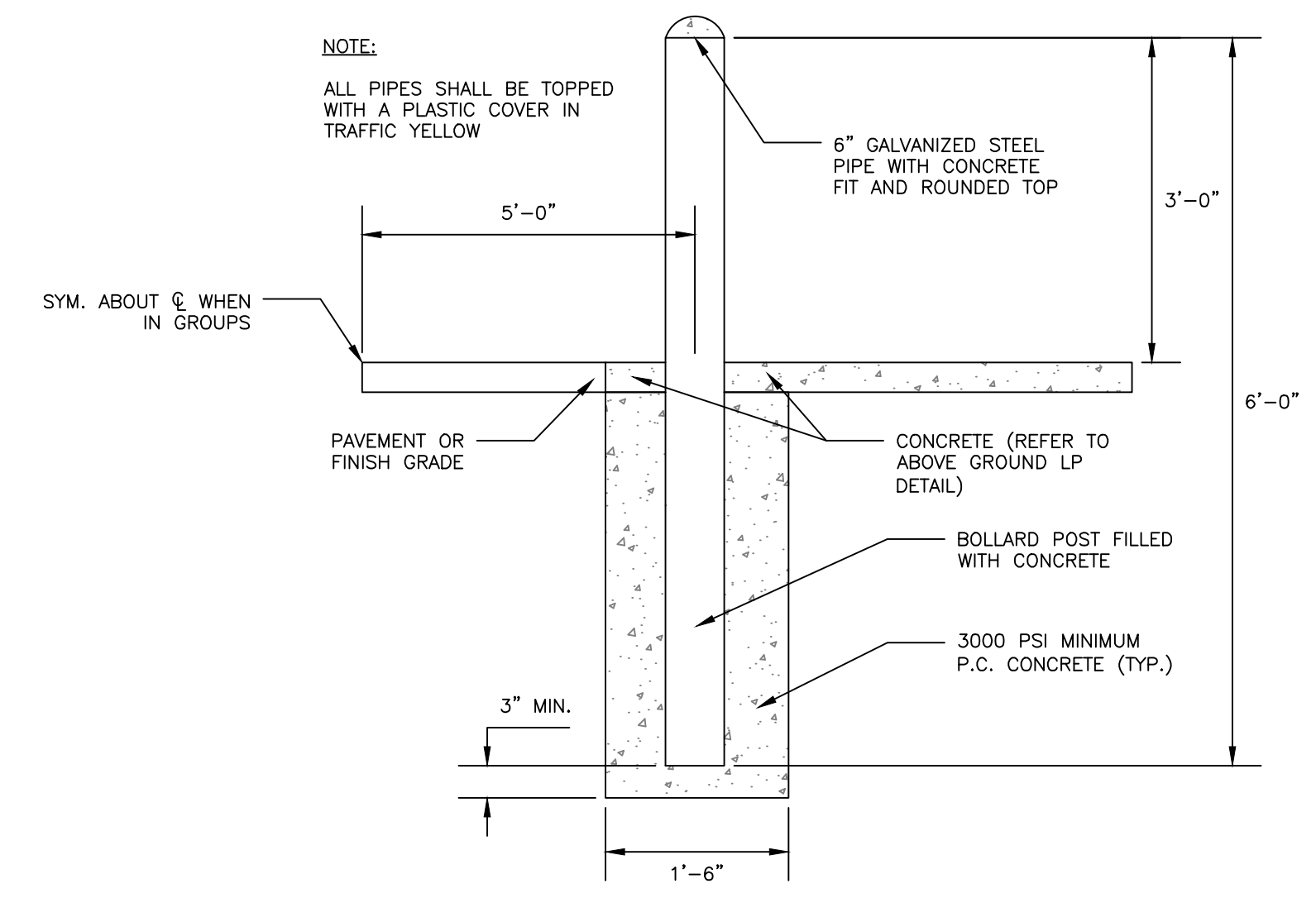
CITY OF PORTLAND COLLECTOR BITUMINOUS PAVEMENT PROFILE:
PRESUMPSCOT ST.
 NOT TO SCALE



BITUMINOUS SIDEWALK DETAIL
 NOT TO SCALE



ILLUMINATED PAVILION BOLLARD DETAIL
 NOT TO SCALE



PIPE BOLLARD
 NOT TO SCALE

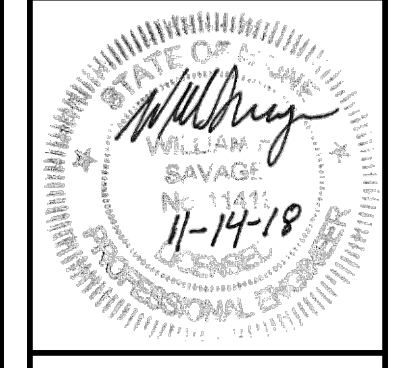
ISSUED FOR CONSTRUCTION

ISSUED FOR	BY	DATE
FINAL APP.	WHS	3/22/18
COMMENT RESPONSE	WHS	8/31/18
CONSTRUCTION	WHS	11/13/18

DRAWING NAME: **SITE DETAILS - 2**
 PROJECT NAME: **ELDRIDGE LUMBER YARD EXPANSION**
 CLIENT: **BAS ELDRIDGE LLC**
 PO BOX 69 CAPE NEDDICK, MAINE 03902

ACORN ENGINEERING, INC.
 ENGINEERING INC.
 158 BANKFOOT ST. PORTLAND, MAINE 04102
 (207) 775-2655

FILE: 1038_CIVIL
 JN: 1038
 SCALE: NTS
 DESIGNED BY: WHS
 DRAWN BY: SJL
 CHECKED BY: WHS

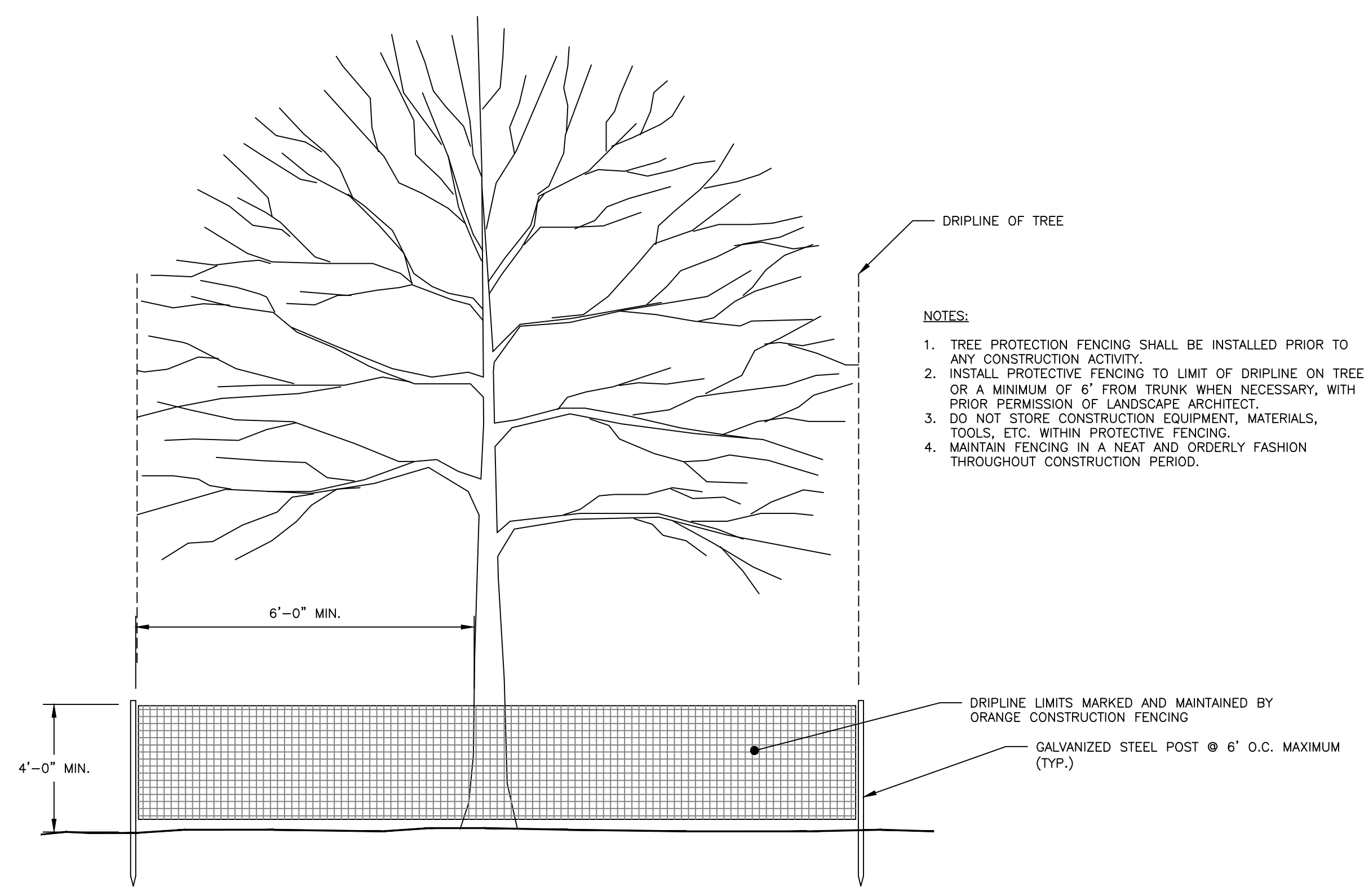


DRAWING NO. **C-41**

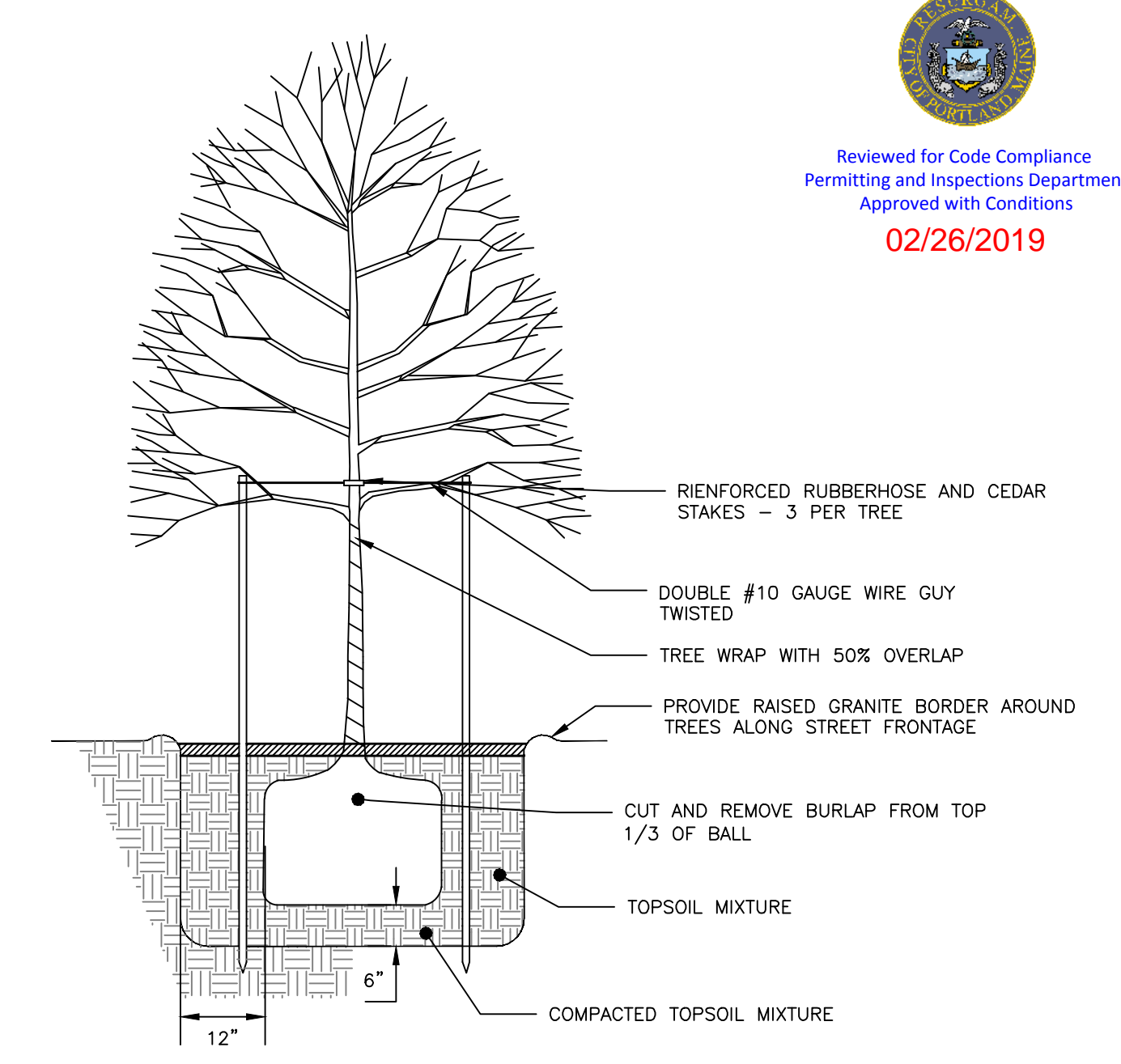


Reviewed for Code Compliance
Permitting and Inspections Department
Approved with Conditions
02/26/2019

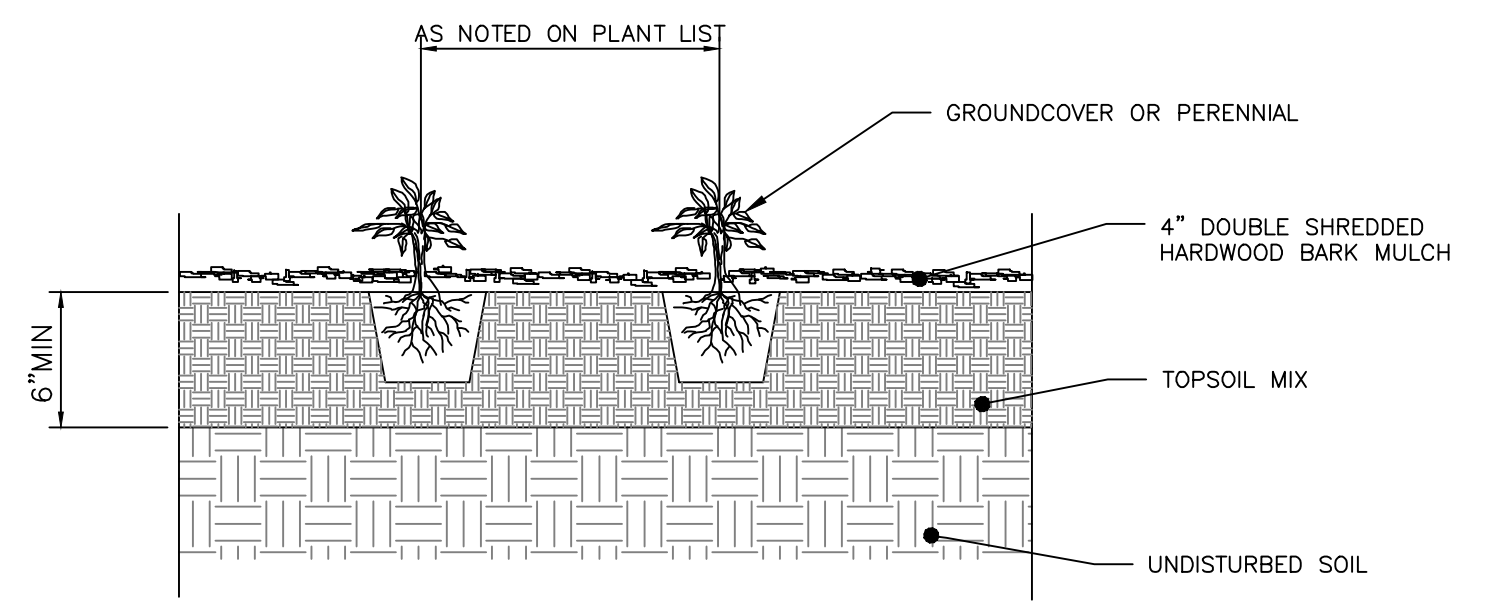
ISSUED FOR	BY
FINAL APP.	WHS
COMMENT RESPONSE	WHS
CONSTRUCTION	WHS



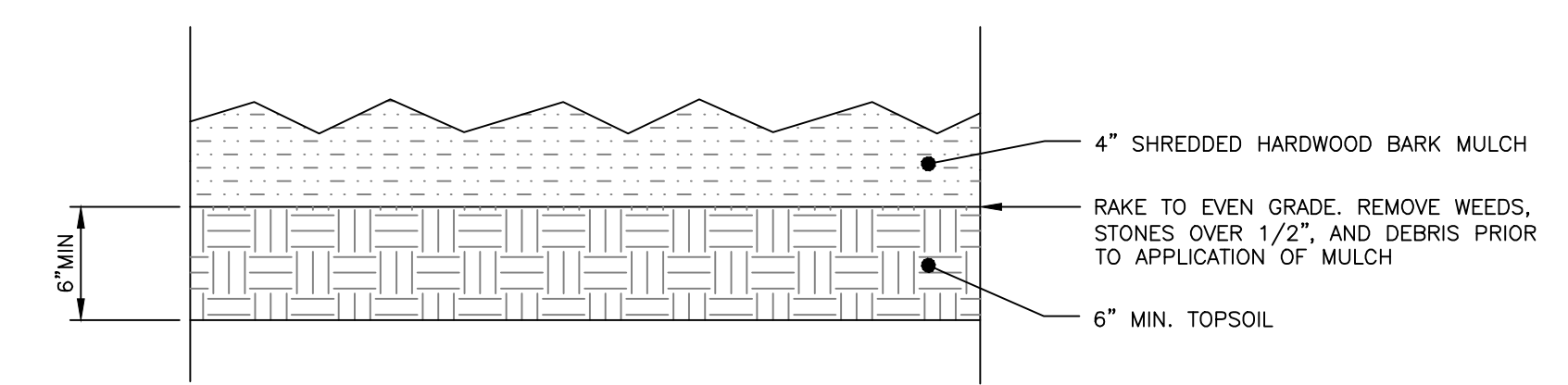
- NOTES:
1. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITY.
 2. INSTALL PROTECTIVE FENCING TO LIMIT OF DRIPLINE ON TREE OR A MINIMUM OF 6' FROM TRUNK WHEN NECESSARY, WITH PRIOR PERMISSION OF LANDSCAPE ARCHITECT.
 3. DO NOT STORE CONSTRUCTION EQUIPMENT, MATERIALS, TOOLS, ETC. WITHIN PROTECTIVE FENCING.
 4. MAINTAIN FENCING IN A NEAT AND ORDERLY FASHION THROUGHOUT CONSTRUCTION PERIOD.



- NOTES:
1. DIG HOLE AT LEAST 2 TIMES THE DIAMETER OF THE ROOT BALL AND AS DEEP AS THE ROOT BALL (NO DEEPER). SET ROOT BALL CENTERED, WITH THE TOP AT DOWNHILL EDGE OF THE HOLE.
 2. TOPSOIL BACKFILL SHALL BE NATURAL FRIABLE, FERTILE, FINE LOAMY SOIL POSSESSING THE CHARACTERISTICS OF TOPSOIL IN THE VICINITY WHICH PRODUCE A HEAVY GROWTH. TOPSOIL SHALL CONTAIN NOT LESS THAN 6% NOR MORE THAN 20% ORGANIC MATTER. TOP SOIL SHALL HAVE A pH VALUE OF NOT LESS THAN 5.5 NOR MORE THAN 7.0.
 3. CONTAINER GROWN STOCK - REMOVE CONTAINER PROTECTING THE ROOT BALL. GENTLY COMB OUT THE ROOTS. PRUNE DAMAGED ROOTS.
 4. BACKFILL THE HOLE WITH TOPSOIL TO A DEPTH NOT TO EXCEED 8" THEN WATER SUFFICIENTLY TO SETTLE TOPSOIL. REPEAT SOIL BACKFILL, WATER, DRAIN. TOPSOIL SHALL BE TAMPED UNDER EDGES OF THE BALLED PLANTS. BACKFILL TO FINISH GRADE AND CREATE AN EARTHEN SAUCER. SOAK PLANTS TWICE WITHIN THE FIRST TWENTY-FOUR HOURS OF PLANTING.

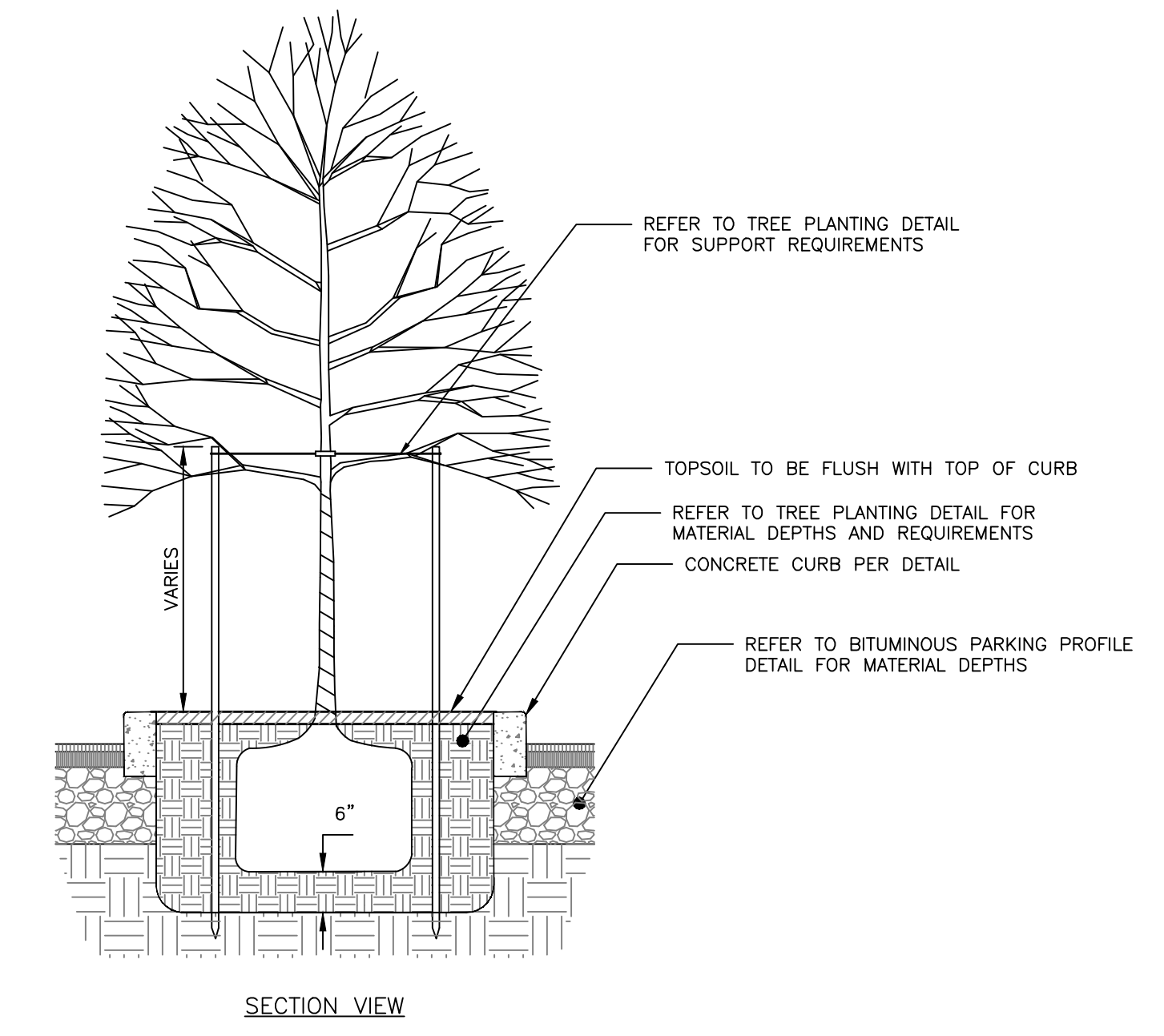


PERENNIAL PLANTING DETAIL
NOT TO SCALE

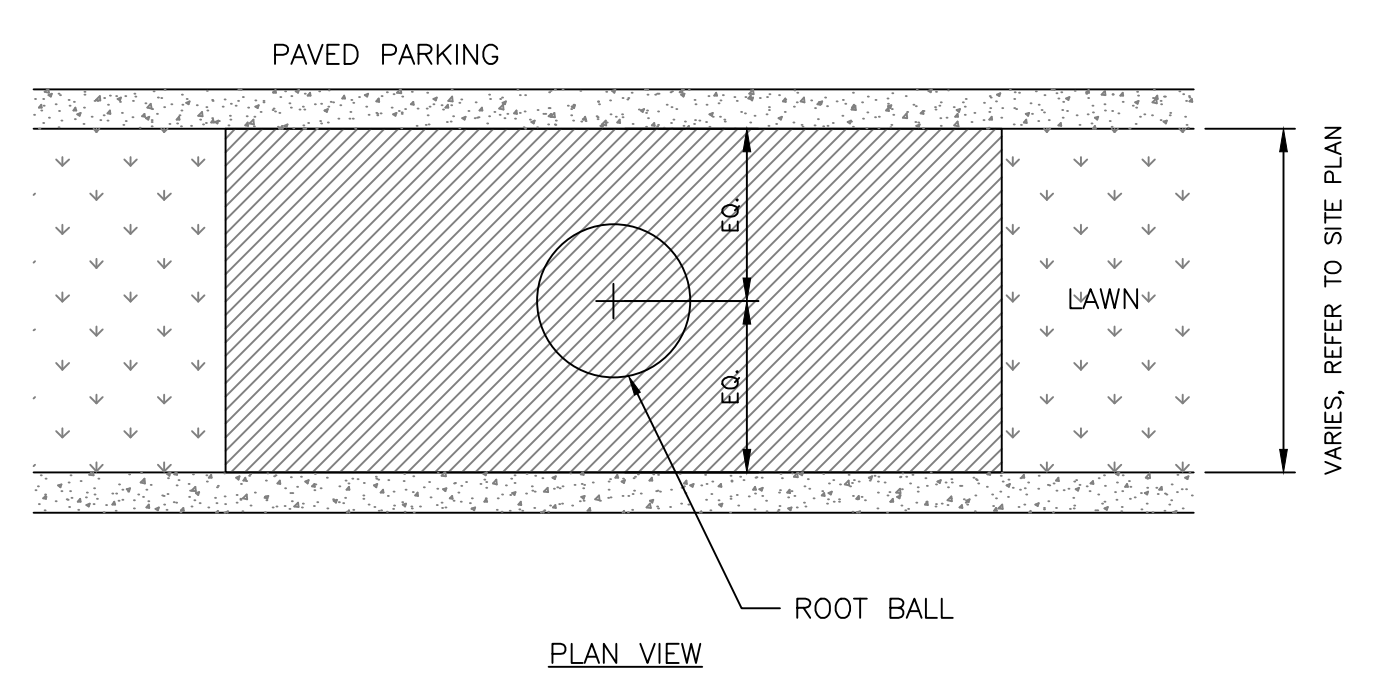


BARK MULCH DETAIL
NOT TO SCALE

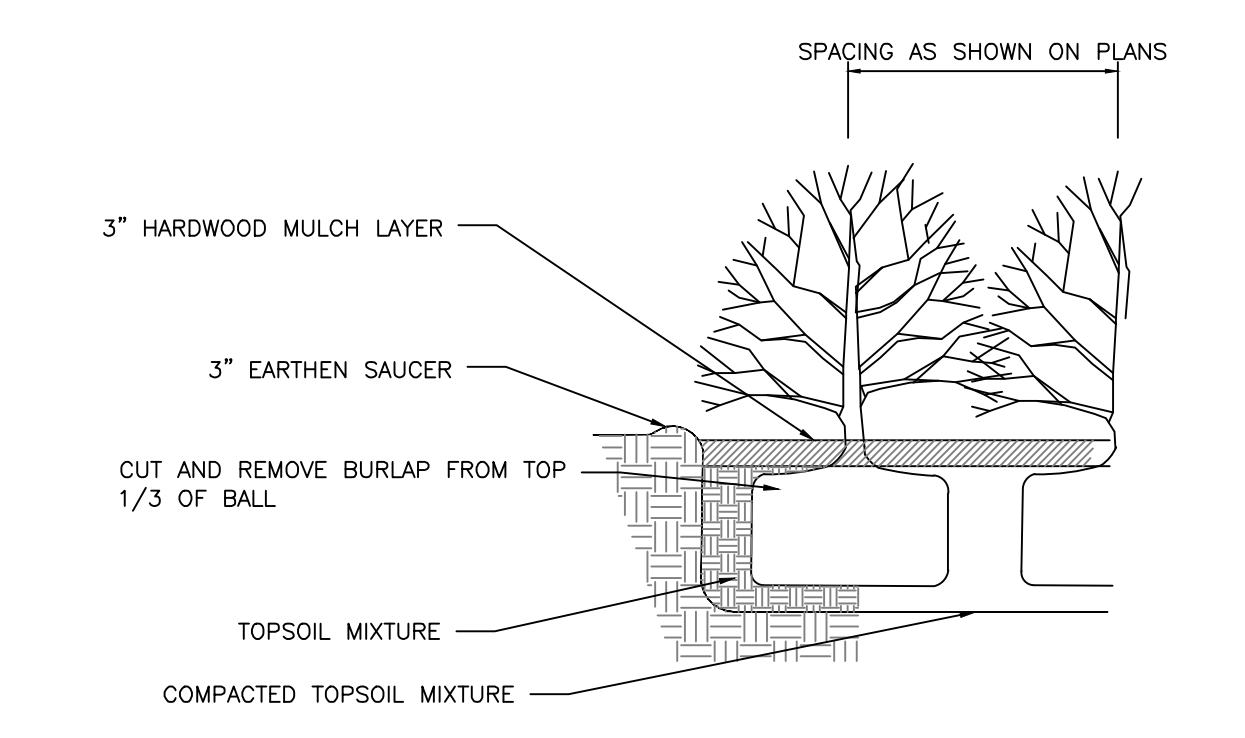
TREE PROTECTION DETAIL
NOT TO SCALE



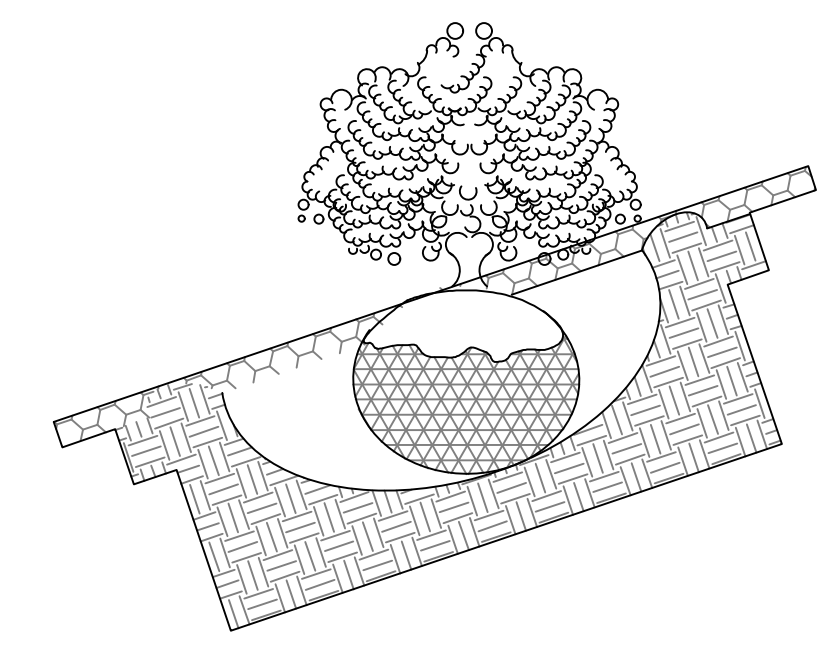
SECTION VIEW



TREE PLANTING IN PARKING ISLAND DETAIL
NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE



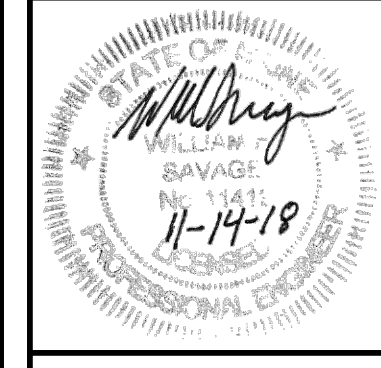
TYPICAL PLANTING
NOT TO SCALE

- GENERAL NOTES:
1. ALL PROPOSED GREEN SPACES AND ASSOCIATED PLANT SPECIES ARE TO COMPLY WITH THE CITY OF PORTLAND TECHNICAL STANDARDS. ANY SUBSTITUTIONS SHALL BE REVIEWED FOR APPROVAL BY THE CITY ARBORIST.
 2. CONTRACTOR TO BE HELD RESPONSIBLE FOR THE WATERING AND MAINTENANCE OF ALL PLANT MATERIAL AND LANDSCAPING IMPROVEMENTS FOR AT LEAST 30 DAYS FOLLOWING INSTALLATION. FOLLOWING THIS PERIOD, THE CONDO ASSOCIATION OR PROPERTY MANAGEMENT COMPANY SHALL BE RESPONSIBLE FOR CONTINUED WATERING AND MAINTENANCE.
 3. CONTRACTOR TO MAINTAIN A ONE YEAR WARRANTY ON ALL PLANTINGS FOLLOWING INSTALLATION.
 4. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
 5. CONTRACTOR TO VERIFY ALL UTILITIES ON PROPERTY AND TO PROTECT ALL UTILITIES DURING EXCAVATION FOR PLANTS.
 6. ALL CONTAINER MATERIAL TO BE GROWN IN CONTAINER MINIMUM OF 6 MONTHS.
 7. ALL MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN.
 8. CONTRACTOR SHALL REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
 9. THE ENGINEER MAY TAG ALL PLANTS AT THE NURSERY AND INSPECT THEM AFTER DELIVERY TO THE SITE; ALL PLANT MATERIALS SHALL BE INSPECTED BY THE ENGINEER ON SITE PRIOR TO INSTALLATION.
 10. THE MAJORITY OF SPECIES ARE SPECIFIED WITHIN THE MAINE DEP BUFFER ZONE PLANT LIST AND ARE NATIVE AND SALT & DROUGHT RESISTANT.
 11. SEE PERMANENT SEEDING TABLE ON SHEET C-47 FOR GRASSY LAWN AREAS.

DRAWING NAME: LANDSCAPING DETAILS
PROJECT NAME: ELDRIDGE LUMBER YARD EXPANSION
CLIENT: BAS ELDRIDGE LLC
PO BOX 69 CAPE NEDDICK, MAINE 03902

ACORN ENGINEERING, INC.
ENGINEERING INC.
158 BANGOR ST. PORTLAND, MAINE 04102
(207) 775-2655

FILE: 1038_CIVIL
JN: 1038
SCALE: NTS
DESIGNED BY: WHS
DRAWN BY: SJL
CHECKED BY: WHS



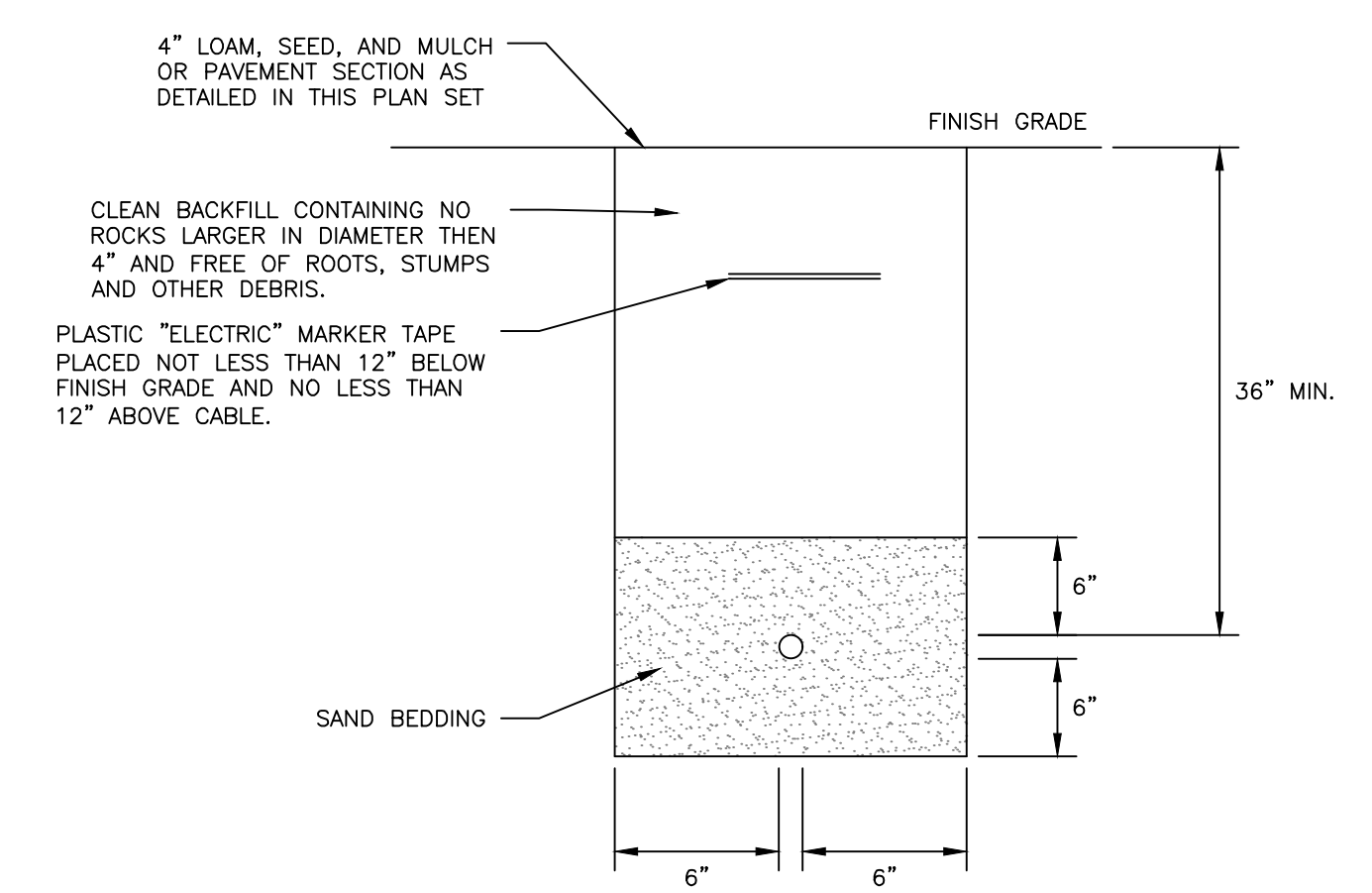
ISSUED FOR
CONSTRUCTION

DRAWING NO.
C-42



Reviewed for Code Compliance
Permitting and Inspections Department
Approved with Conditions

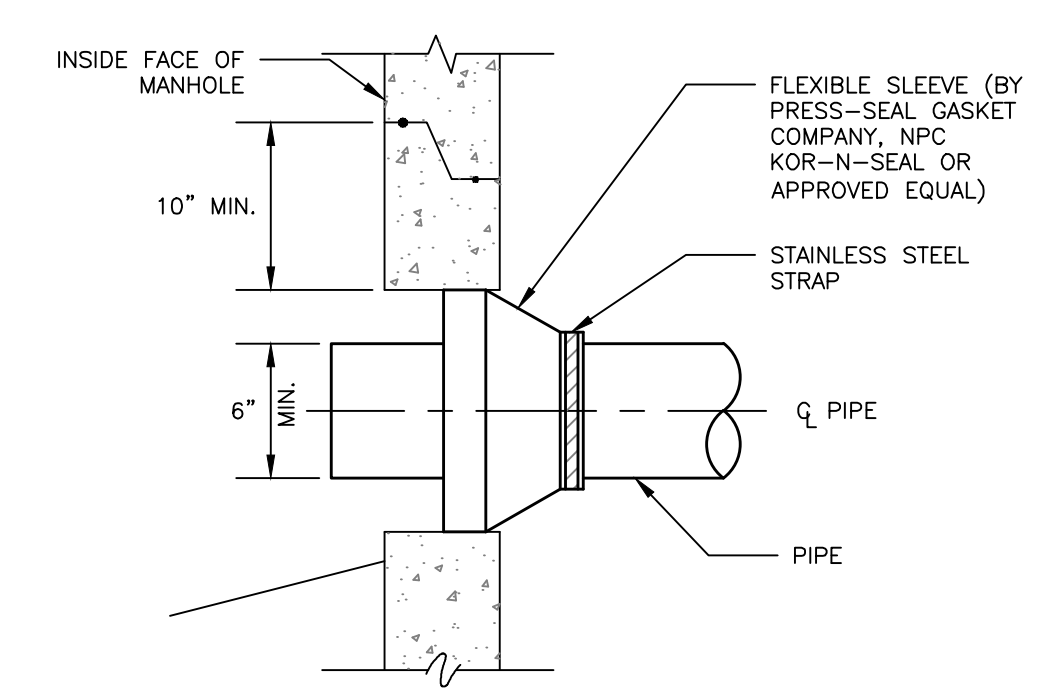
02/26/2019



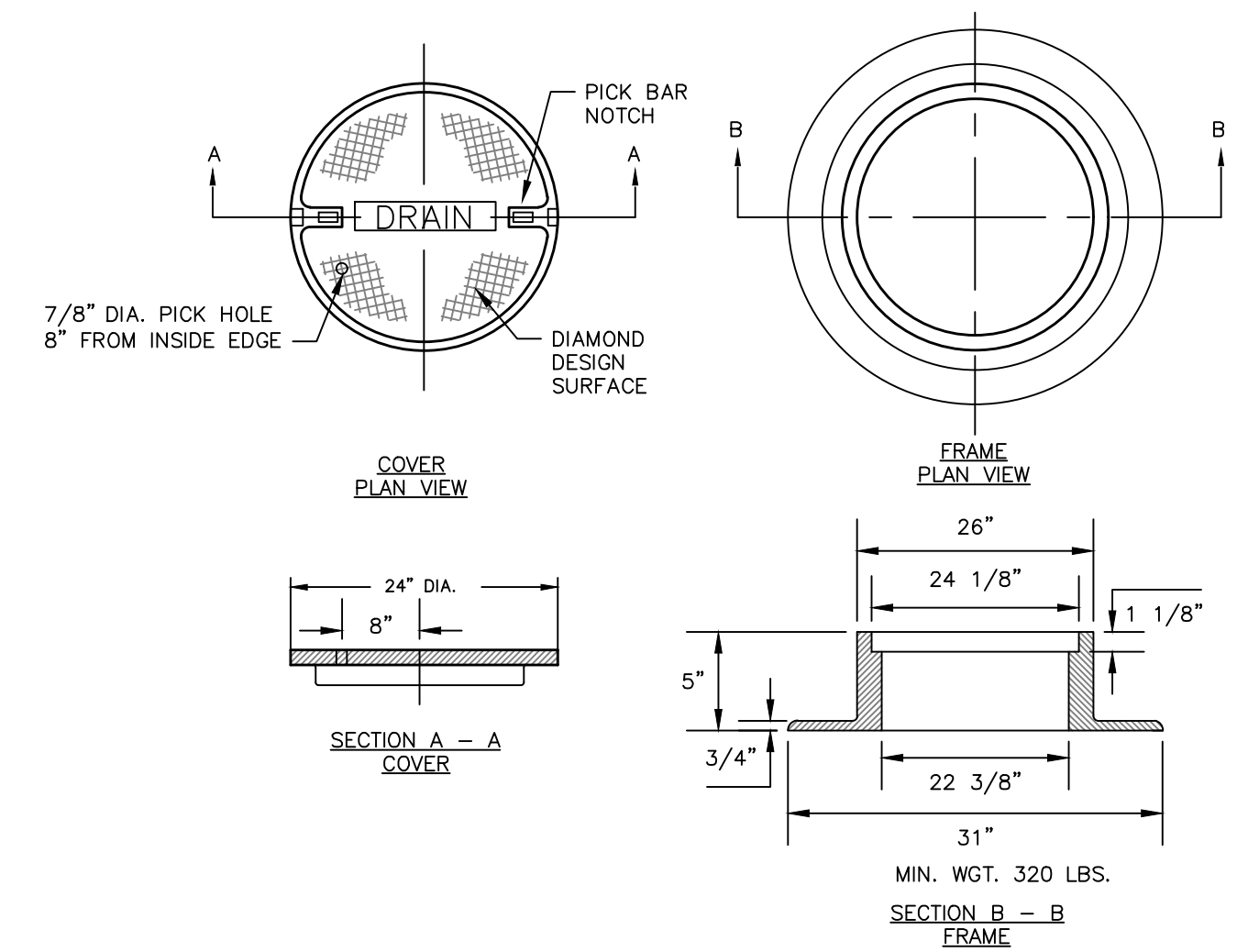
SECONDARY ELECTRICAL TRENCH
NOT TO SCALE

1. ALL CONCRETE SHALL HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 4000 LBS. PER SQ. INCH AT THE END OF 28 DAYS, UNLESS OTHERWISE NOTED.
2. MANHOLES MAY BE CONSTRUCTED OF PRECAST REINFORCED CONCRETE, OR CAST IN PLACE.
3. PRECAST REINFORCED CONE BARREL MANUFACTURED PER ASTM SPEC. C-478.
4. ALL STORM AND SEWER MANHOLE COVERS SHALL BE SOLD AND SHALL HAVE ONE 7/8" DIAMETER DRILLED PICK HOLE LOCATED 8" FROM THE CENTER OF THE COVER.
5. ALL SANITARY MANHOLE COVERS SHALL HAVE "SEWER" CAST INTO THE COVER. ALL STORMWATER/DRAIN MANHOLE COVERS SHALL HAVE "DRAIN" CAST INTO THE COVER.
6. ALL MANHOLE RISERS SHALL BE ETHERIDGE 24" OR APPROVAL EQUAL.
7. SEWER BRICK SHALL CONFORM TO ASTM SPEC. DESIGNATE ON C-32-63, GRADE MA AND SA.
8. ALL SANITARY MANHOLES SHALL HAVE A WATERPROOFING COATING APPLIED TO THE EXTERIOR SURFACE.
9. CATCH BASIN FRAMES FOR TYPE A4 CATCH BASIN CURB INLETS SHALL BE ETHERIDGE DR5A OR APPROVED EQUAL.
10. CASTINGS SHALL CONFORM TO ASTM DESIGNATION A48-CLASS 35.
11. EXISTING MANHOLES, CATCH BASINS, FRAMES, AND COVERS SHALL BE SALVAGED BY THE CONTRACTOR, AND SHALL REMAIN THE PROPERTY OF THE CITY OF PORTLAND.
12. ALL CATCH BASIN OUTLETS SHALL BE INSTALLED WITH A CASCO TRAP PER DETAIL.

GENERAL NOTES FOR MANHOLES AND CATCH BASINS



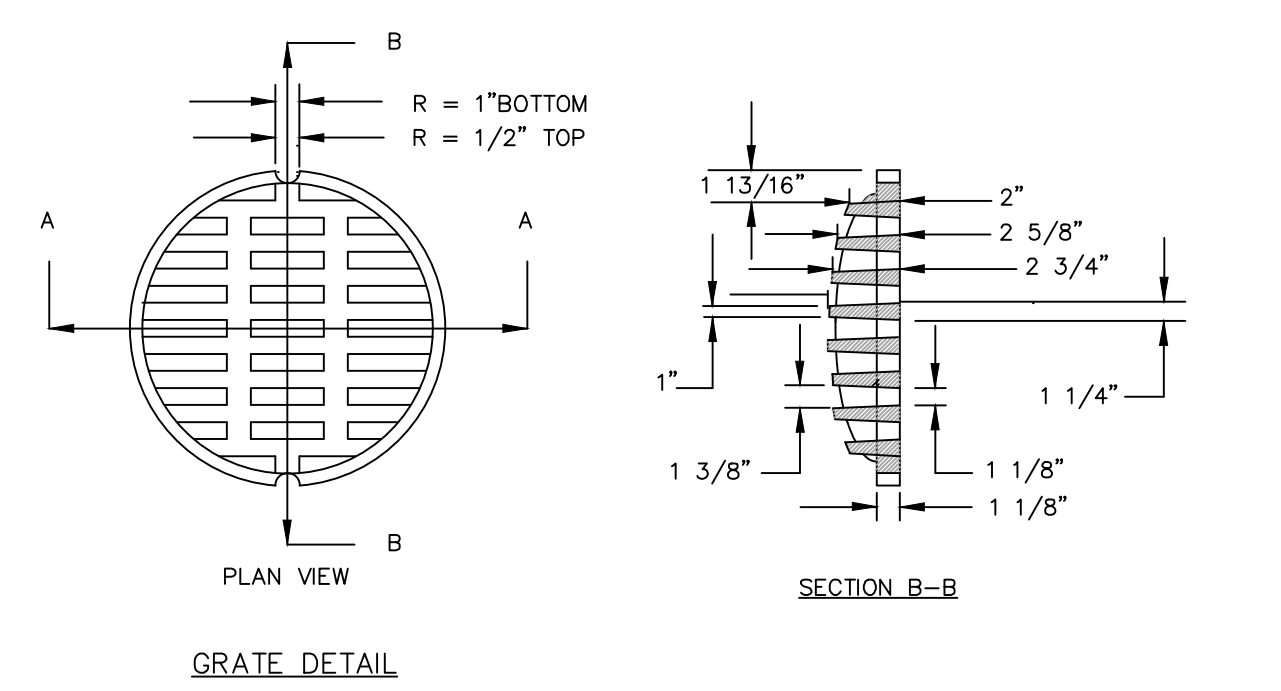
NEW PIPE TO NEW STRUCTURE CONNECTION DETAIL
NOT TO SCALE



CAST IRON MANHOLE COVER AND FRAME
NOT TO SCALE

NOTES:

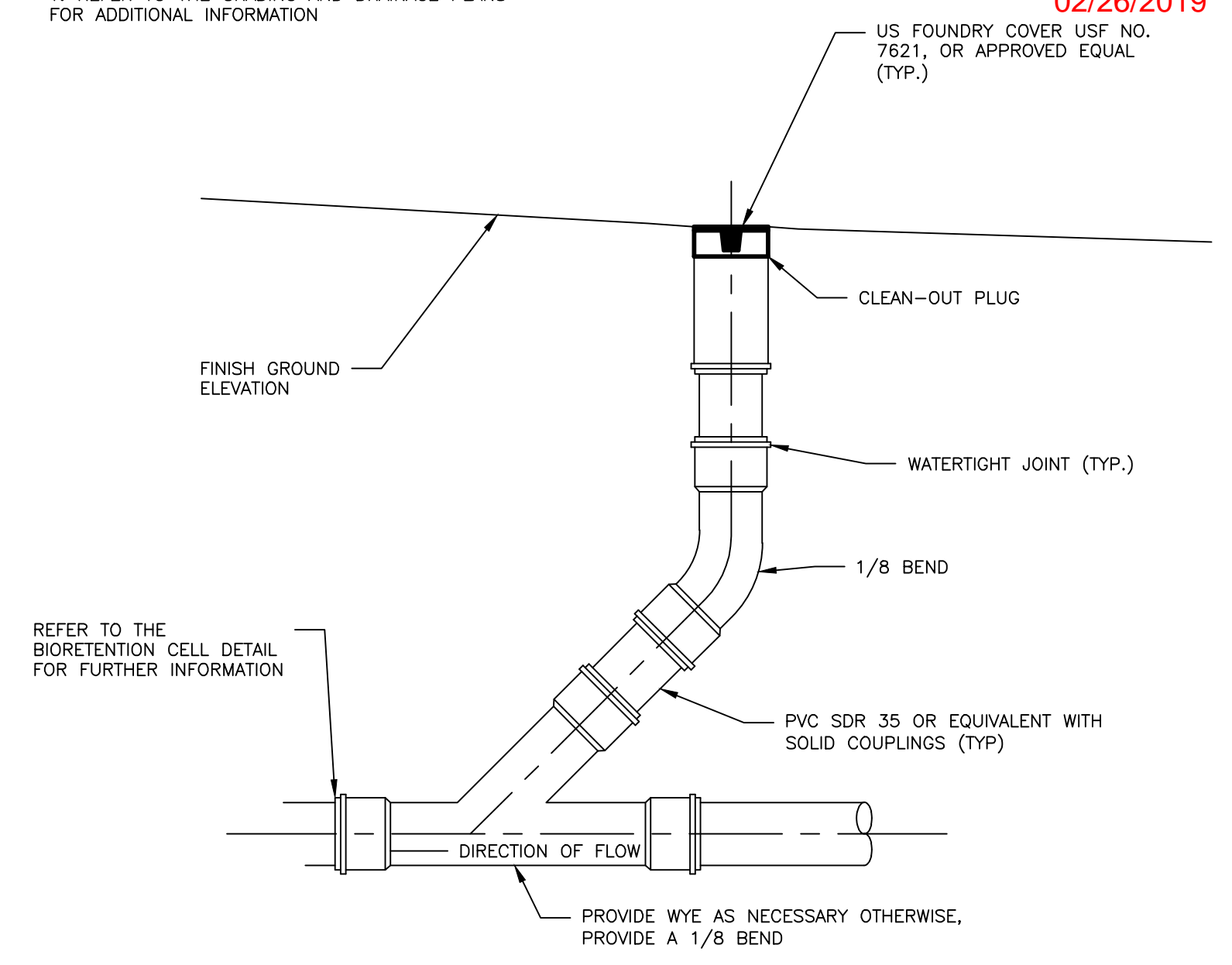
1. APPROVED CATCH BASIN FRAMES:
 - 1.1. EAST JORDAN = 7375Z
 - 1.2. NEENAH = R-3248
 - 1.3. OR APPROVED EQUAL
2. APPROVED CATCH BASIN GRATES:
 - 2.1. EAST JORDAN = 2440M
 - 2.2. NEENAH = R-3248
 - 2.3. OR APPROVED EQUAL
3. PROVIDE 24" SQUARE GRATE FOR CATCH BASINS ADJACENT TO CURB



GRATE DETAIL
FRAME DETAIL

CATCH BASIN FRAME & GRATE
NOT TO SCALE

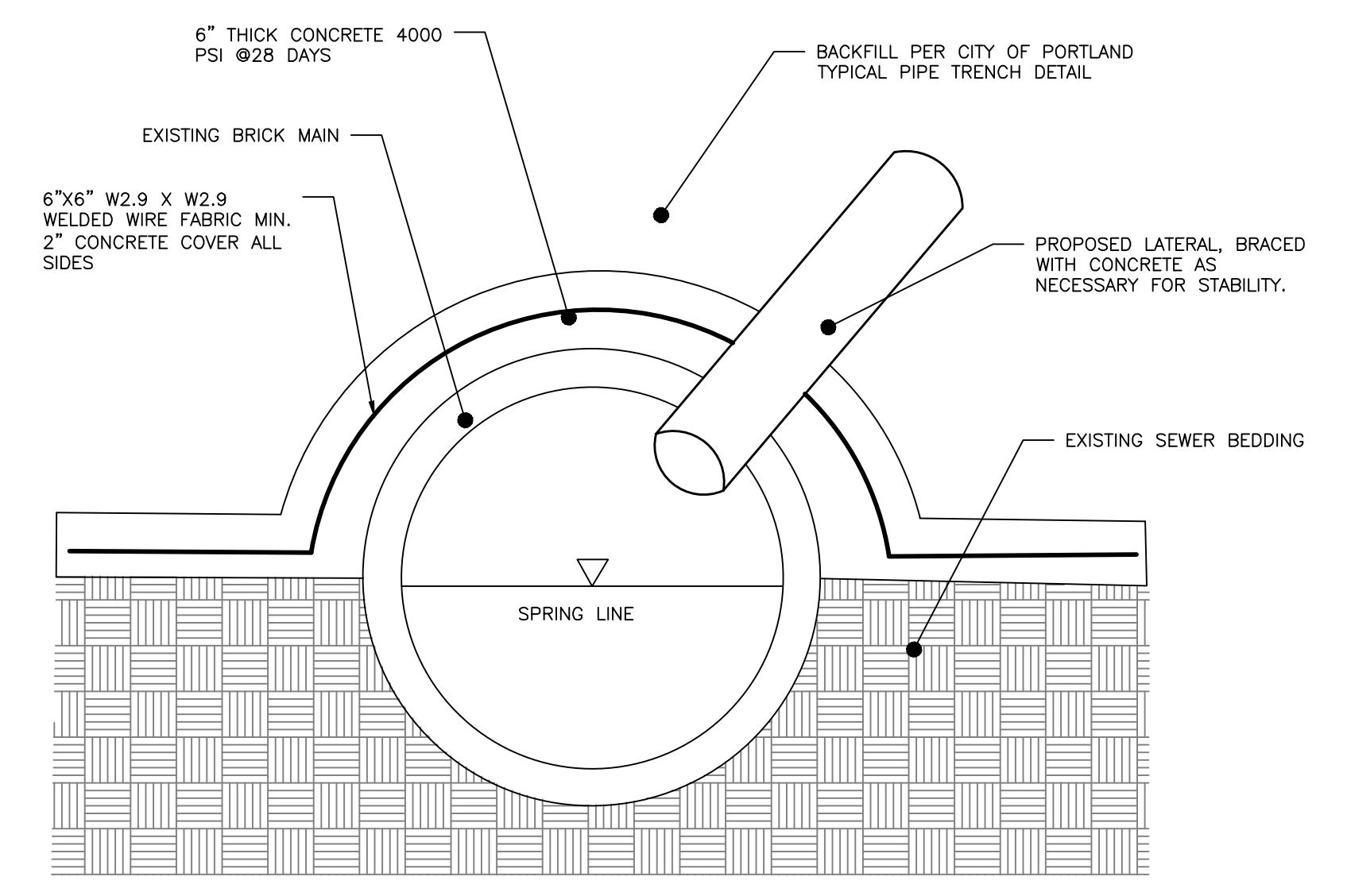
DESIGN NOTES:
1. REFER TO THE GRADING AND DRAINAGE PLANS FOR ADDITIONAL INFORMATION



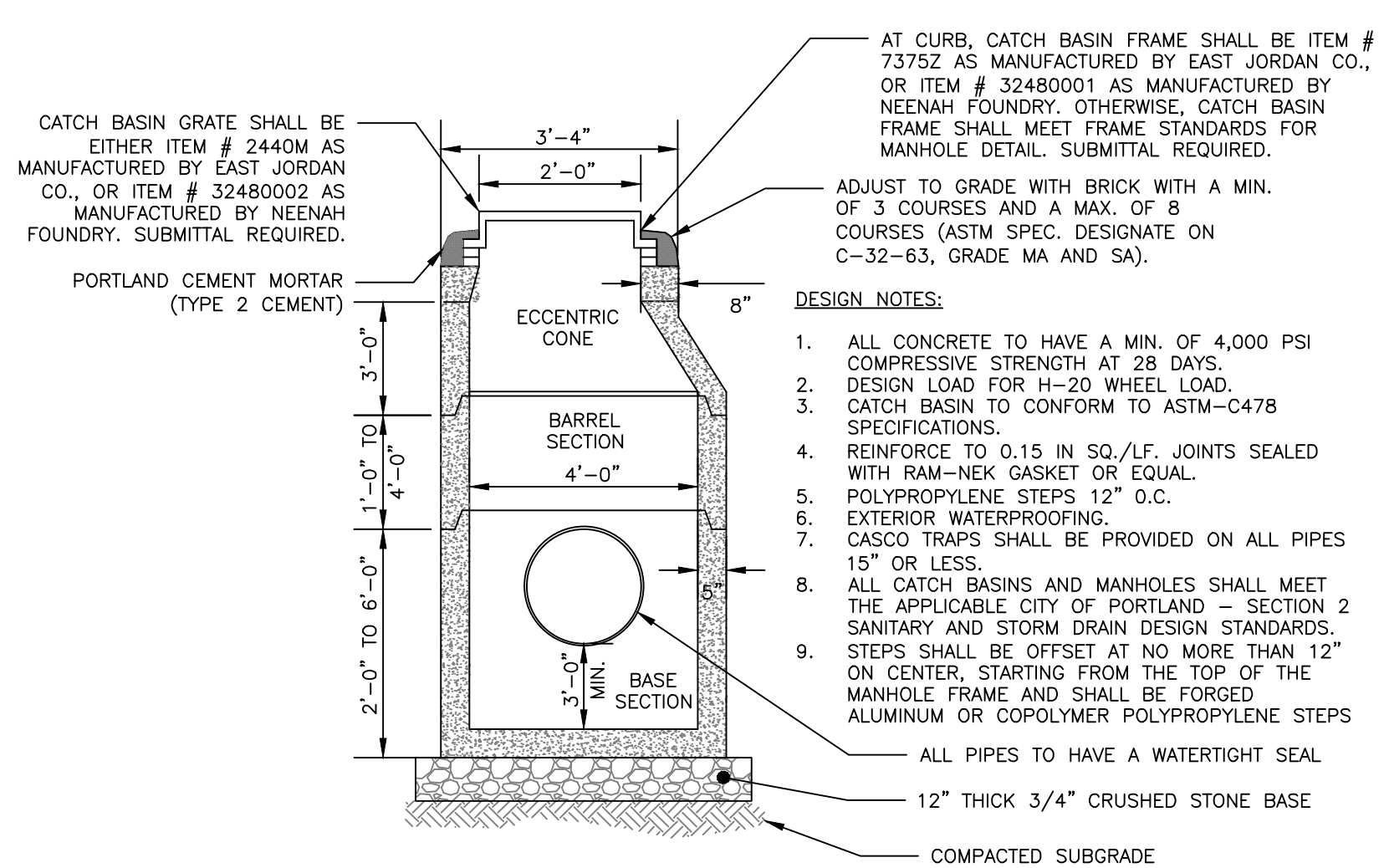
CLEANOUT DETAIL
NOT TO SCALE

NOTES:

1. CONCRETE CASING AROUND PIPE SHALL CONTINUE LENGTHWISE FOR AT LEAST 4' OF PIPE, OR LENGTH OF PIPE DAMAGED DURING CONSTRUCTION, WHICHEVER IS GREATER.
2. INSTALL ALL ITEMS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
3. ENGINEER SHALL BE CONTACTED DURING CONSTRUCTION TO MAIN. IF BRICK MAIN IS FOUND TO BE IN VERY GOOD CONDITION BY ENGINEER, THEN ONLY CONCRETE CASING AROUND PROPOSED LATERAL AND STUB SHALL BE REQUIRED.



CONNECTION TO BRICK SEWER OR STORM MAIN
NOT TO SCALE



4'-0" DIAMETER PRECAST CATCH BASIN/MANHOLE
NOT TO SCALE

DESIGN NOTES:

1. ALL CONCRETE TO HAVE A MIN. 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 0.15 IN SQ./LF. JOINTS SEALED WITH RAM-NEK GASKET OR EQUAL.
 5. POLYPROPYLENE STEPS 12" O.C.
 6. EXTERIOR WATERPROOFING.
 7. CASCO TRAPS SHALL BE PROVIDED ON ALL PIPES 15" OR LESS.
 8. ALL CATCH BASINS AND MANHOLES SHALL MEET THE APPLICABLE CITY OF PORTLAND - SECTION 2 SANITARY AND STORM DRAIN DESIGN STANDARDS.
 9. STEPS SHALL BE OFFSET AT NO MORE THAN 12" ON CENTER, STARTING FROM THE TOP OF THE MANHOLE FRAME AND SHALL BE FORGED ALUMINUM OR COPOLYMER POLYPROPYLENE STEPS
- ALL PIPES TO HAVE A WATERTIGHT SEAL
12" THICK 3/4" CRUSHED STONE BASE
COMPACTED SUBGRADE

ISSUED FOR	BY
FINAL APP.	WHS
COMMENT RESPONSE	WHS
CONSTRUCTION	WHS
DATE	DATE
3/22/19	
8/31/19	
11/13/19	

UTILITY DETAILS - 1

ELDRIDGE LUMBER YARD EXPANSION

BAS ELDRIDGE LLC

PO BOX 69 CAPE NEDDICK, MAINE 03902

ENGINEERING, INC.

158 BANKFOOT ST. PORTLAND, MAINE 04102

(207) 775-2655

FILE: 1038_CIVIL

JN: 1038

SCALE: NTS

DESIGNED BY: WHS

DRAWN BY: SJL

CHECKED BY: WHS

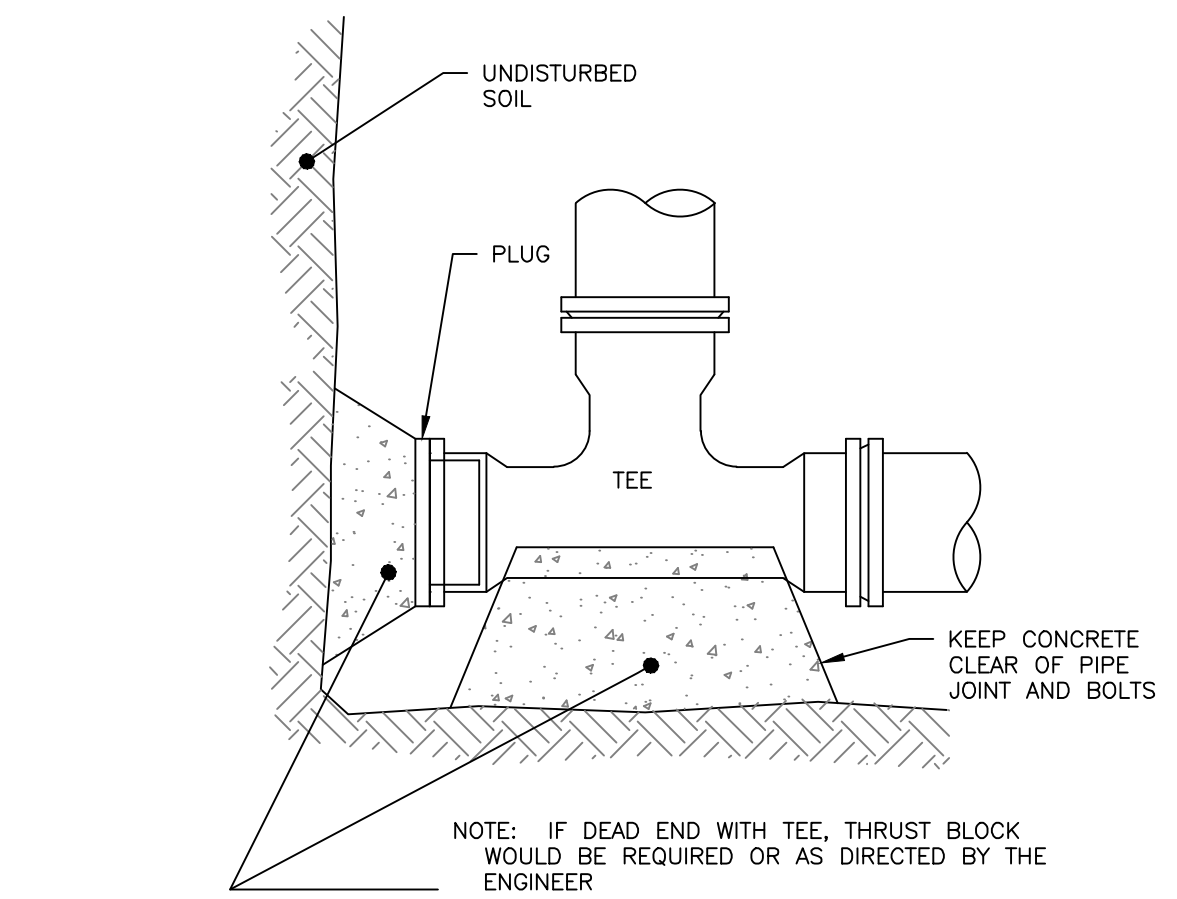
DRAWING NO. C-43

ISSUED FOR CONSTRUCTION



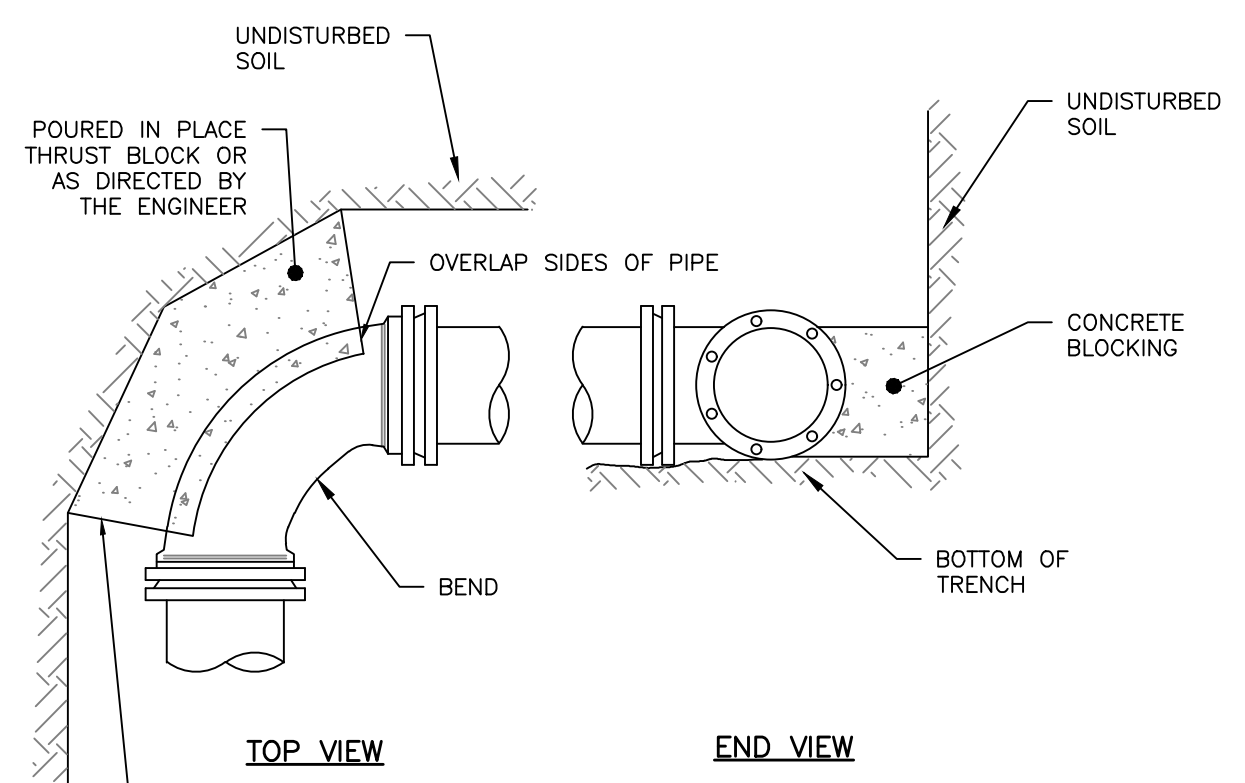
Reviewed for Code Compliance
Permitting and Inspections Department
Approved with Conditions
02/26/2019

ISSUED FOR	BY	DATE
FINAL APP.	WHS	2/22/19
COMMENT RESPONSE	WHS	2/22/19
CONSTRUCTION	WHS	11/13/18



NOTE: IF DEAD END WITH TEE, THRUST BLOCK WOULD BE REQUIRED OR AS DIRECTED BY THE ENGINEER

END SECTION

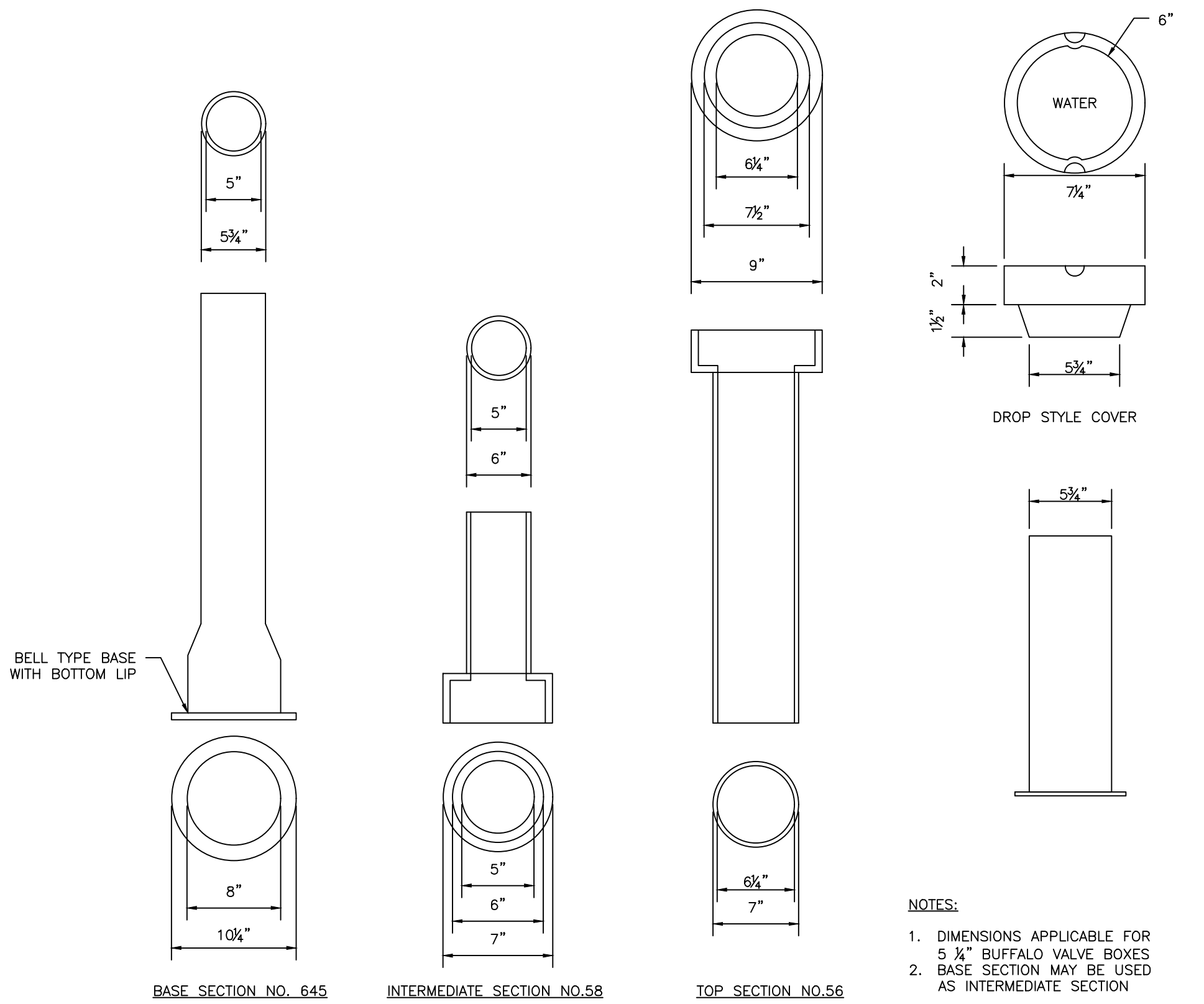


TOP VIEW

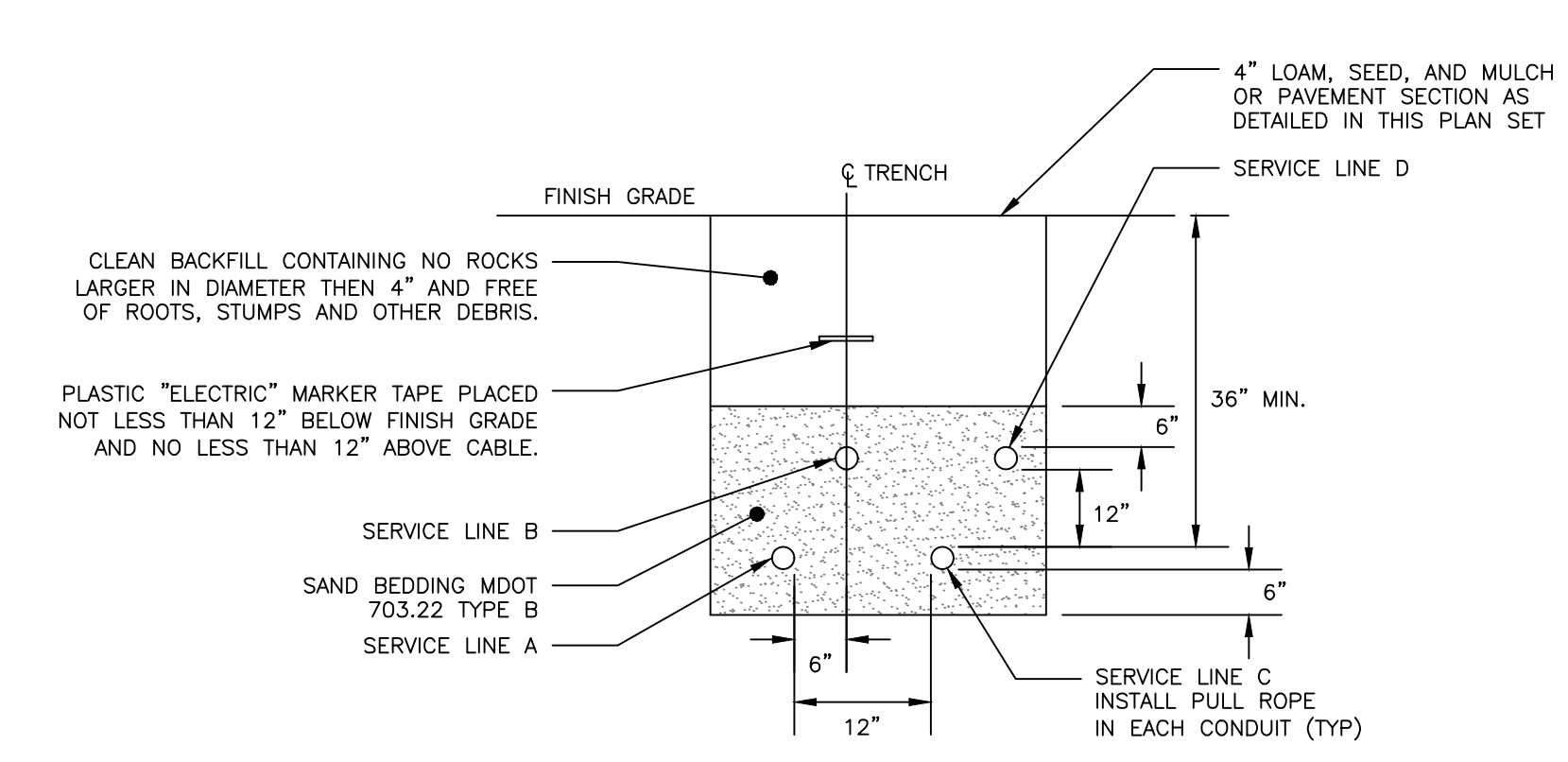
END VIEW

REGULAR BEND

THRUST BLOCKING
NOT TO SCALE



VALVE BOX & COVER
NOT TO SCALE



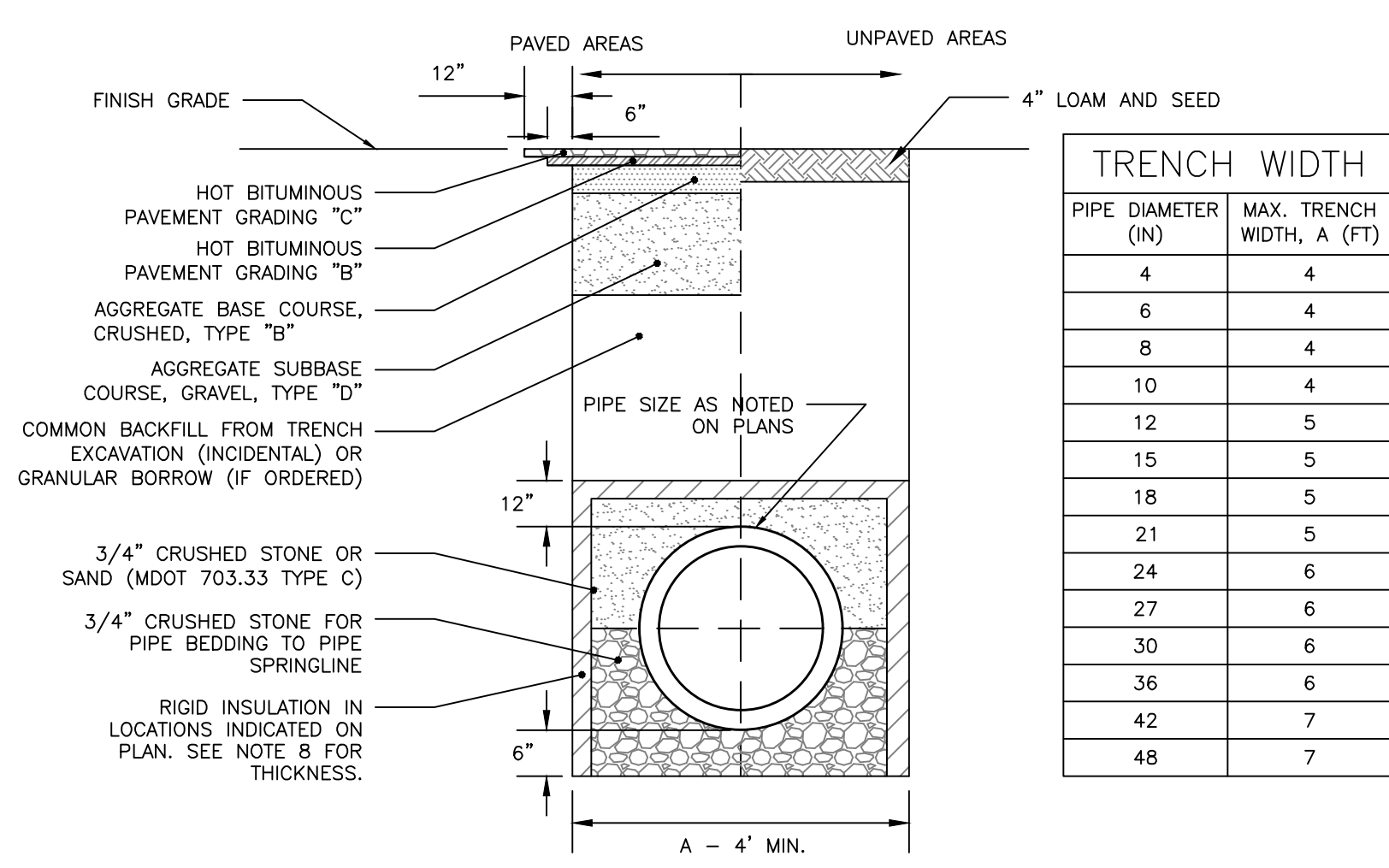
CONDUIT TYPE				
SERVICE	CONDUIT SIZE	GRASS AND PAVED AREAS	UTILITY	REMARKS
A	2-5"	SCHEDULE 40 PVC ELECTRICAL GRADE	PRIMARY POWER	SEE NOTE 1
B	2-4"	SCHEDULE 40 PVC ELECTRICAL GRADE	COMMUNICATION	-
C	2-4"	SCHEDULE 40 PVC ELECTRICAL GRADE	SPARE	IF REQUIRED
D	2-4"	SCHEDULE 40 PVC ELECTRICAL GRADE	CABLE	-

- NOTES:
- ONE CONDUIT CAPPED FOR SPARE, PROVIDE GALVANIZED STEEL LONG SWEEP AT RISER POLE AND EXTEND GALVANIZED CONDUIT TO 10" ABOVE GRADE AT POLE WITH STAND-OFF BRACKETS.
 - MINIMUM SEPARATION OF 24 INCHES BETWEEN PRIMARY CABLE/CONDUIT AND GAS LINES SHALL BE MAINTAINED.
 - CONDUITS WITHIN THE CITY RIGHT-OF-WAY SHALL BE ENCASED IN CONCRETE.

UTILITY TRENCH - PRIMARY AND SECONDARY POWER, TELEPHONE, AND CABLE
NOT TO SCALE

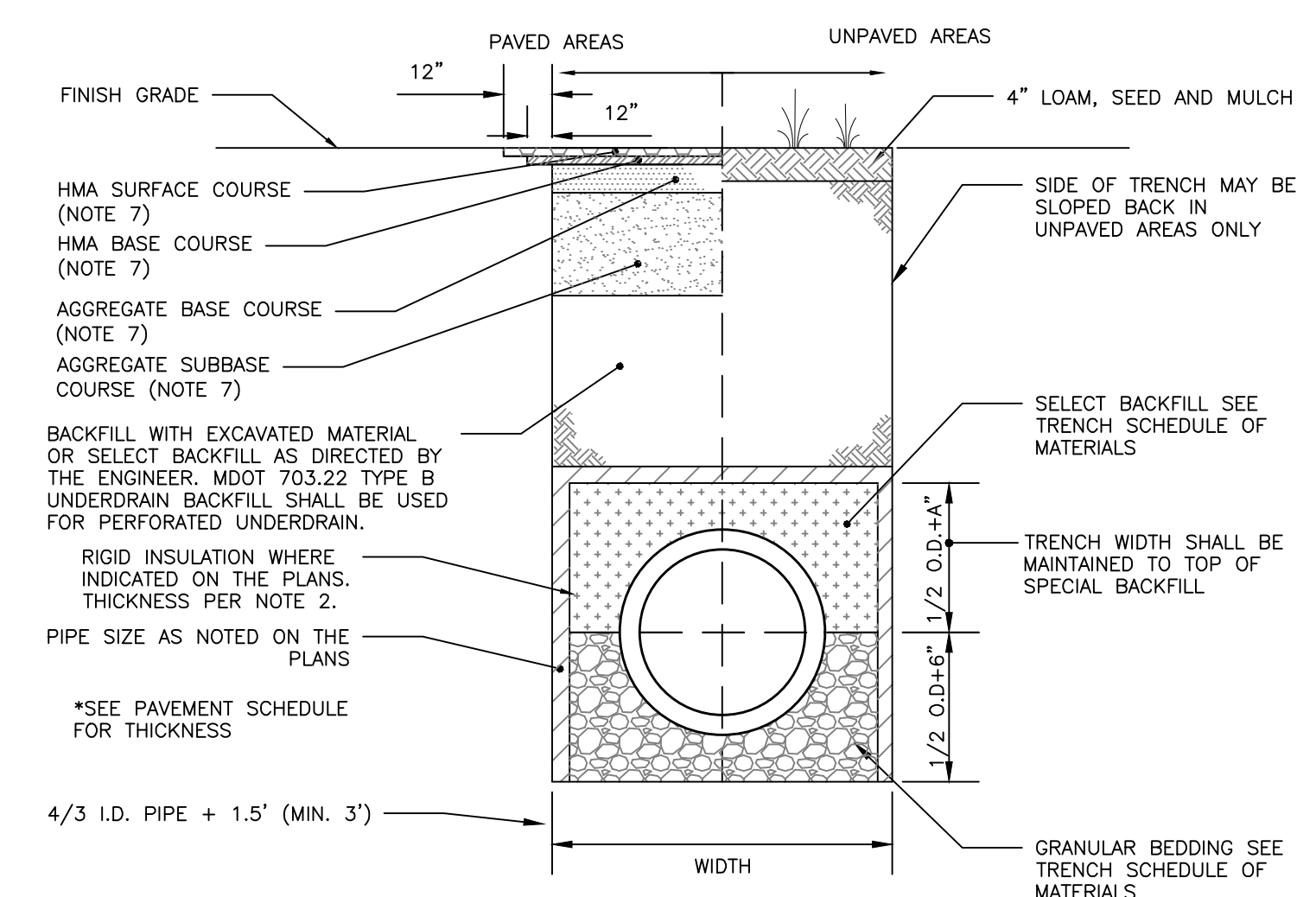
NOTES:

- ANY ALTERNATE TRENCHING METHODS SHALL BE APPROVED IN ADVANCE BY THE CITY OF PORTLAND.
- ALL CONSTRUCTION METHODS SHALL CONFORM TO THE CITY OF PORTLAND TECHNICAL STANDARDS FIGURE II-2.
- BRACING & SHEETING OR OTHER TRENCH PROTECTION TO BE PROVIDED TO MEET APPLICABLE STATE AND O.S.H.A. SAFETY STANDARDS. ALL SUCH TRENCH PROTECTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- WHERE APPLICABLE, PERFORATIONS IN STORM DRAIN (PERF.SD) SHALL BE ORIENTED UP.
- ALL STORM DRAINS SHALL BE PVC SDR 35 MIN PS-46 RATING OR IN ACCORDANCE WITH CITY OF PORTLAND TECHNICAL MANUAL - SECTION 2 - SANITARY SEWER AND STORM DRAIN - PART 2.5.2
- IN PAVED AREAS, DEPTHS OF GRAVEL AND HOT MIX ASPHALT PAVEMENT SHALL MATCH THE GREATER OF EXISTING CONDITIONS OR THE REQUIREMENTS FOR THE CORRESPONDING STREET CLASSIFICATION.
- THIS DETAIL SHALL BE APPLIED ONLY TO PIPE TRENCHES WITHIN THE CITY OF PORTLAND ROW. STORM DRAIN COVER BETWEEN 2' AND 3' SHALL INCLUDE 4" OF RIGID INSULATION. COVER BETWEEN 3' AND 4' SHALL INCLUDE 2" RIGID INSULATION. OTHER UTILITIES: ADD 2" OF RIGID INSULATION FOR EACH FOOT ABOVE MINIMUM DEPTH.



CITY OF PORTLAND TYPICAL PIPE TRENCH DETAIL
NOT TO SCALE

TRENCH WIDTH	
PIPE DIAMETER (IN)	MAX. TRENCH WIDTH, A (FT)
4	4
6	4
8	4
10	4
12	5
15	5
18	5
21	5
24	6
27	6
30	6
36	6
42	7
48	7



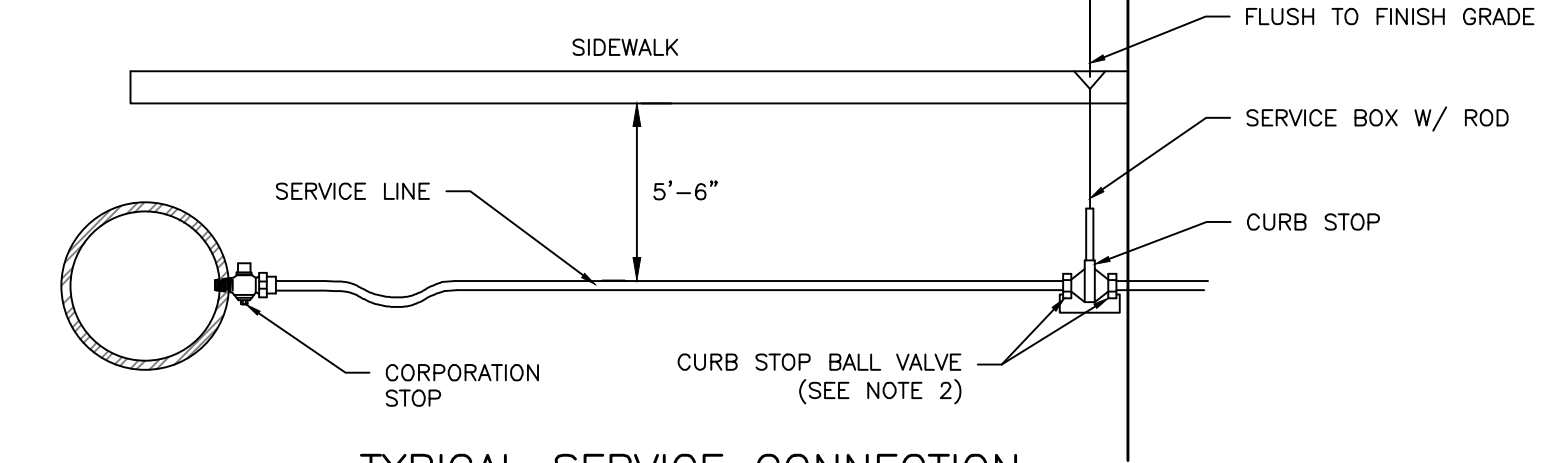
SCHEDULE OF MATERIALS		
TYPE OF PIPE	GRANULAR BEDDING	SELECT BACKFILL
CMP DUCTILE IRON RCP	MDOT 703.22 TYPE B UD BACKFILL	MDOT 703.22 TYPE B UD BACKFILL
PVC/HDPE	MDOT 703.22 TYPE C 3/4\"/>	

- NOTES:
- 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.
 - STORM DRAIN COVER BETWEEN 2' AND 3' SHALL INCLUDE 4" OF RIGID INSULATION. COVER BETWEEN 3' AND 4' SHALL INCLUDE 2" RIGID INSULATION. OTHER UTILITIES: ADD 2" OF RIGID INSULATION FOR EACH FOOT ABOVE MINIMUM DEPTH.
 - INSTALL WARNING TAPE DIRECTLY ABOVE UTILITIES AT THE TOP OF SUBGRADE.
 - MINIMUM COVER
 - 2'-0" - STORM DRAIN
 - 5'-0" - SEWER
 - NO TREES SHALL BE PLANTED WITHIN 5' OF A SEWER PIPE OR SERVICE
 - THIS DETAIL SHALL BE APPLIED ONLY TO DRAINAGE PIPE TRENCHES OUTSIDE OF THE CITY OF PORTLAND ROW.
 - THICKNESS AS NOTED BY SURFACE DETAILS

INTERNAL STORM DRAIN AND SEWER TYPICAL TRENCH SECTION
NOT TO SCALE

NOTES:

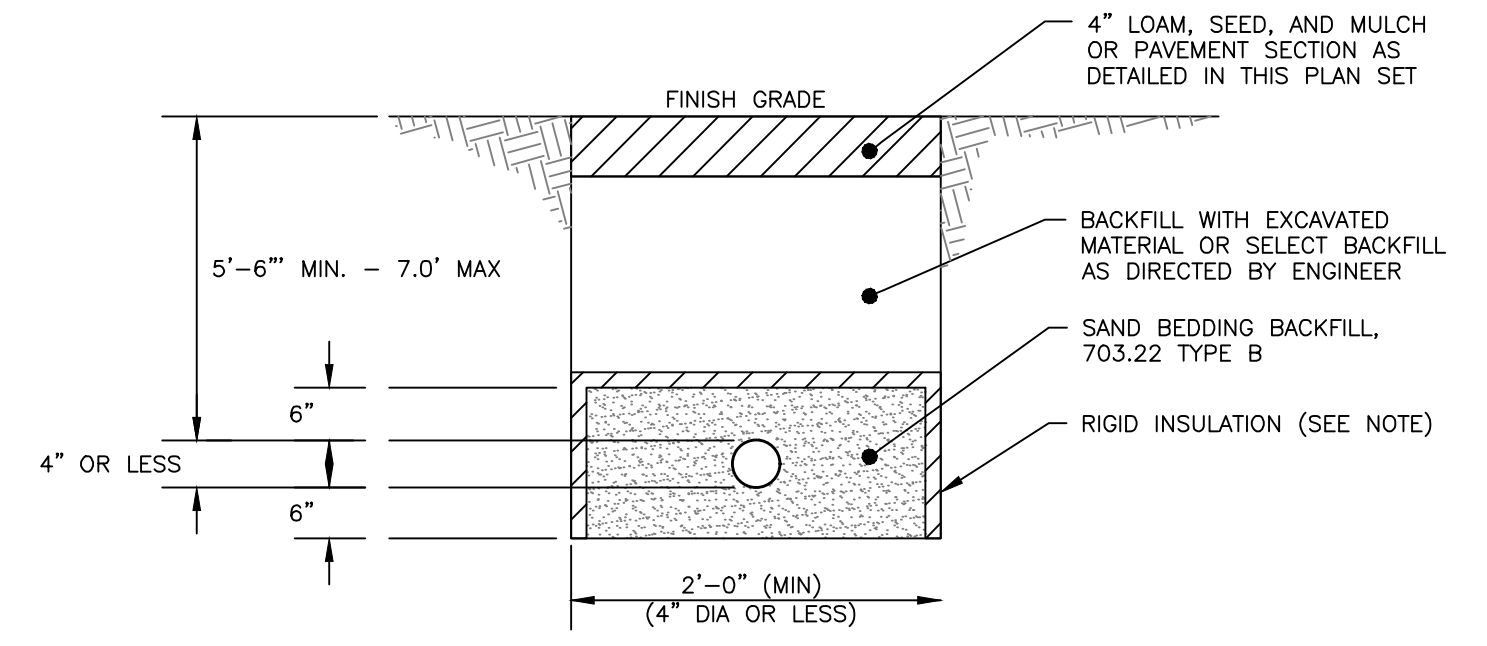
- ALL MATERIALS AND INSTALLATION PROCEDURES MUST COMPLY WITH THE CITY OF PORTLAND WATER DISTRICT (PWD) SPECIFICATIONS.
- CURB STOP BALL VALVE TO BE MADE OF COPPER OR BRASS UNLESS OTHERWISE NOTED BY THE PORTLAND WATER DISTRICT.
- SERVICE LINE TO BE MADE OF TYPE K COPPER.
- CONCRETE BLOCKING SHALL BE ADDED TO THE BASE OF THE CURB STOP TO PROVIDE STRUCTURAL SUPPORT FOR THE CURB STOP AND SERVICE BOX.



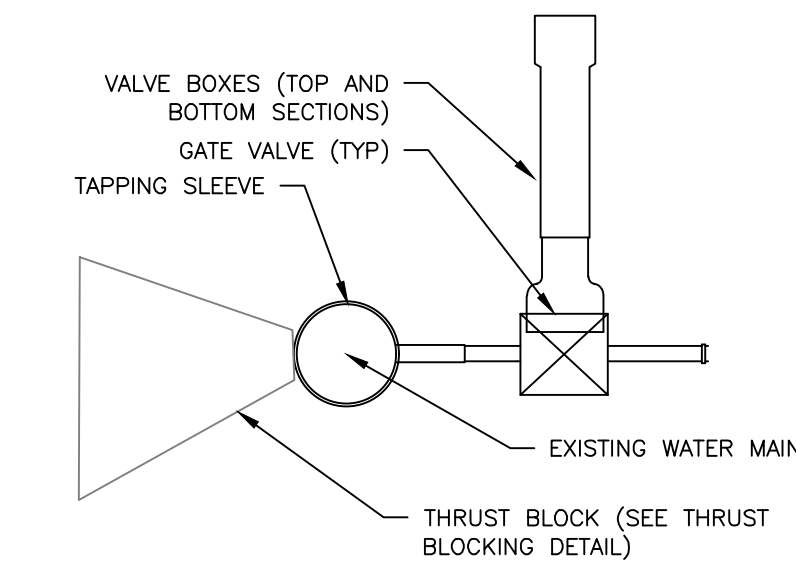
TYPICAL SERVICE CONNECTION
NOT TO SCALE

NOTES:

- THE WATER TRENCH SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PORTLAND WATER DISTRICT STANDARD DETAILS & SPECIFICATIONS.
- IF LESS THAN 5'-6" OF COVER IS POSSIBLE ADD 1 INCH OF "BLUE DOW" RIGID INSULATION FOR EVERY 12" LESS COVER.



WATER SERVICE TRENCH SECTION DETAIL
NOT TO SCALE



TAPPING SLEEVE AND VALVE
NOT TO SCALE

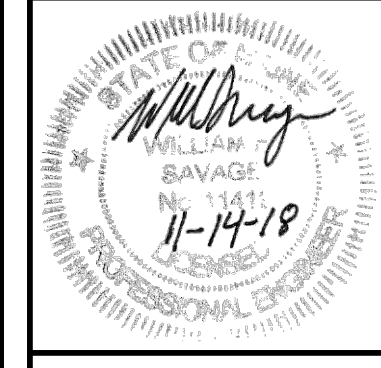
ISSUED FOR CONSTRUCTION

UTILITY DETAILS - 2
ELDRIDGE LUMBER YARD EXPANSION
BAS ELDRIDGE LLC
PO BOX 69 CAPE NEDDICK, MAINE 03902

ENGINEERING INC.
ACORN ENGINEERING, INC. ANY REVISIONS TO THIS DRAWING SHALL BE MADE TO THE ORIGINAL DRAWING. THE CLIENT IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE ENGINEER. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE CLIENT.

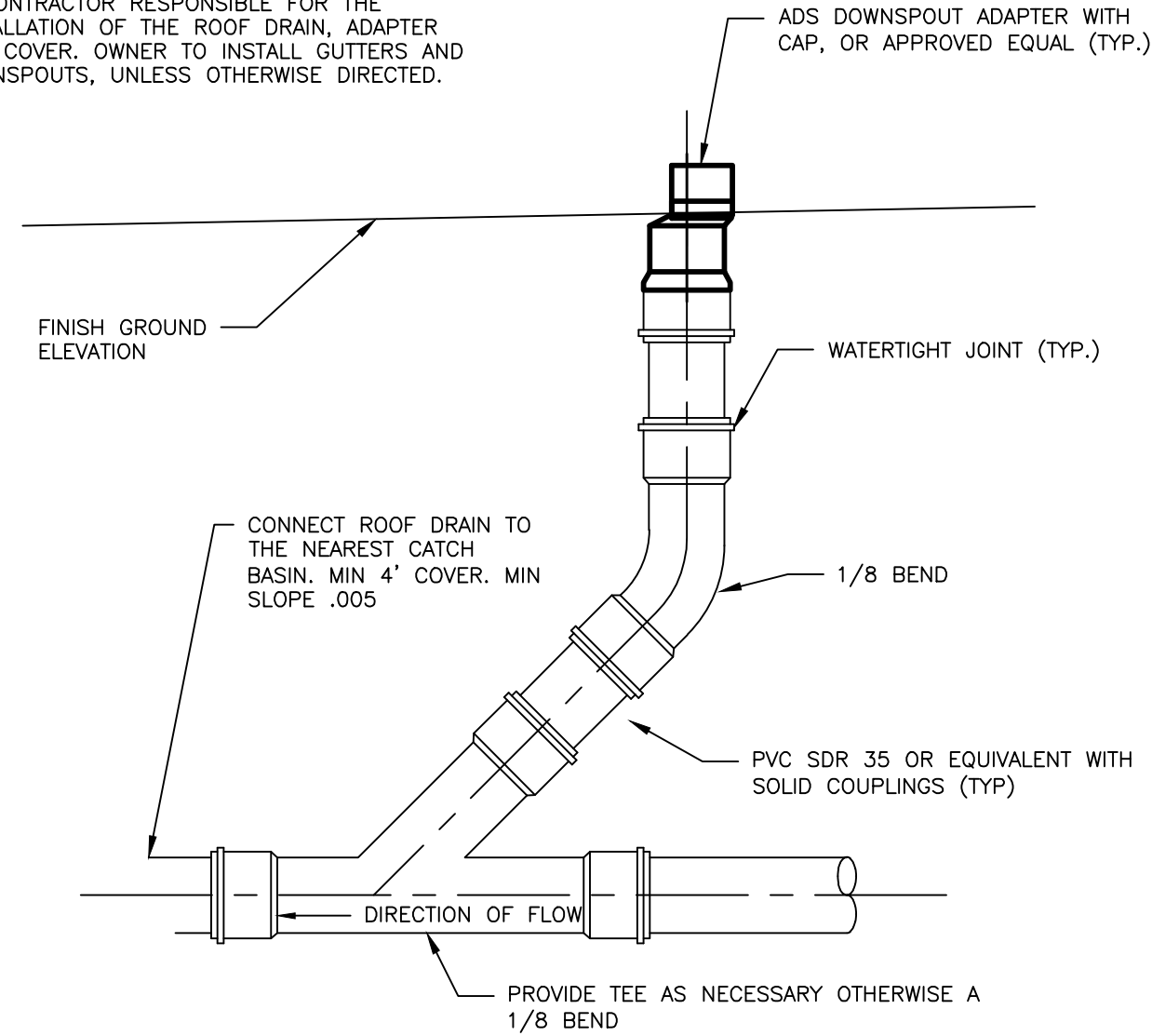
158 BANKFOOT ST. PORTLAND, MAINE 04102
(207) 775-2655

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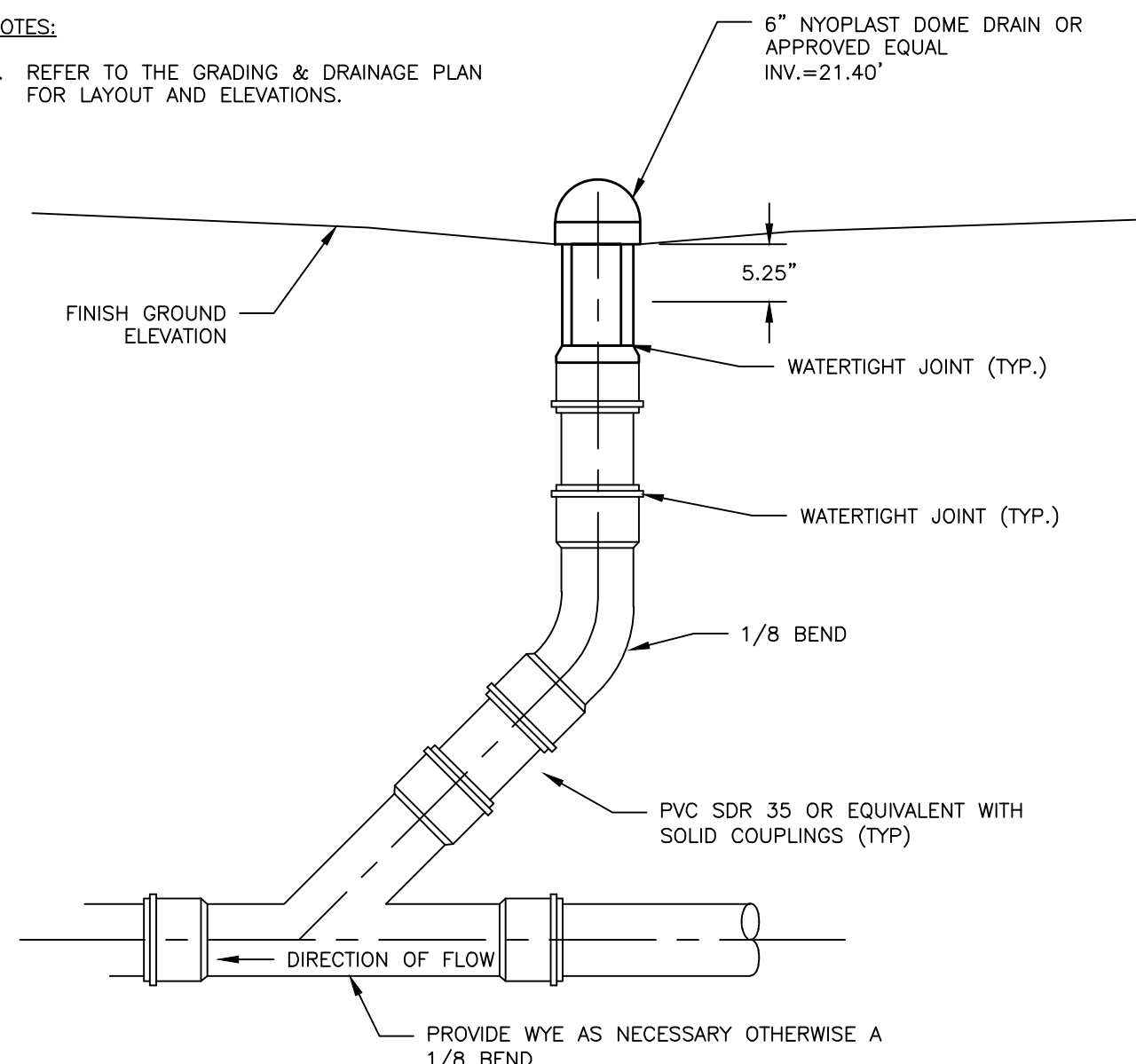
DRAWING NO. C-44

NOTES:
1. CONTRACTOR RESPONSIBLE FOR THE INSTALLATION OF THE ROOF DRAIN, ADAPTER AND COVER. OWNER TO INSTALL CUTTERS AND DOWNSPOUTS, UNLESS OTHERWISE DIRECTED.



ROOF DRAIN DETAIL
NOT TO SCALE

NOTES:
1. REFER TO THE GRADING & DRAINAGE PLAN FOR LAYOUT AND ELEVATIONS.



OVERFLOW DRAIN WITHIN ROOF DRIPLINE BMP DETAIL



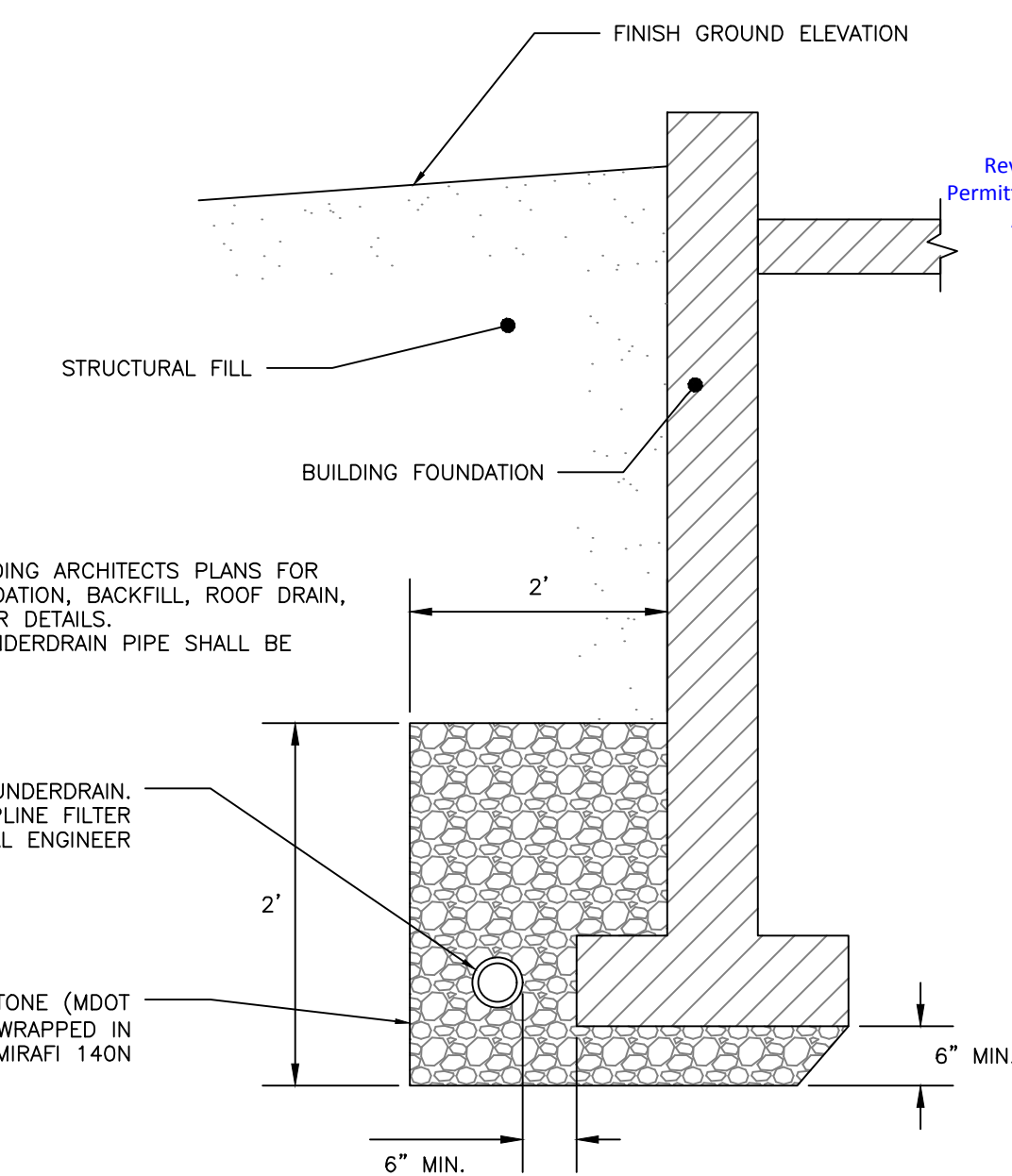
Reviewed for Code Compliance
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Approved with Conditions
02/26/2019

NOTES:

- REFER TO THE BUILDING ARCHITECTS PLANS FOR THE BUILDING FOUNDATION, BACKFILL, ROOF DRAIN, SIDEWALK AND OTHER DETAILS.
- PERFORATIONS IN UNDERDRAIN PIPE SHALL BE ORIENTED DOWN.

6" PVC SDR 35 UNDERDRAIN. COORDINATE WITH DRIPLINE FILTER DETAIL AND STRUCTURAL ENGINEER

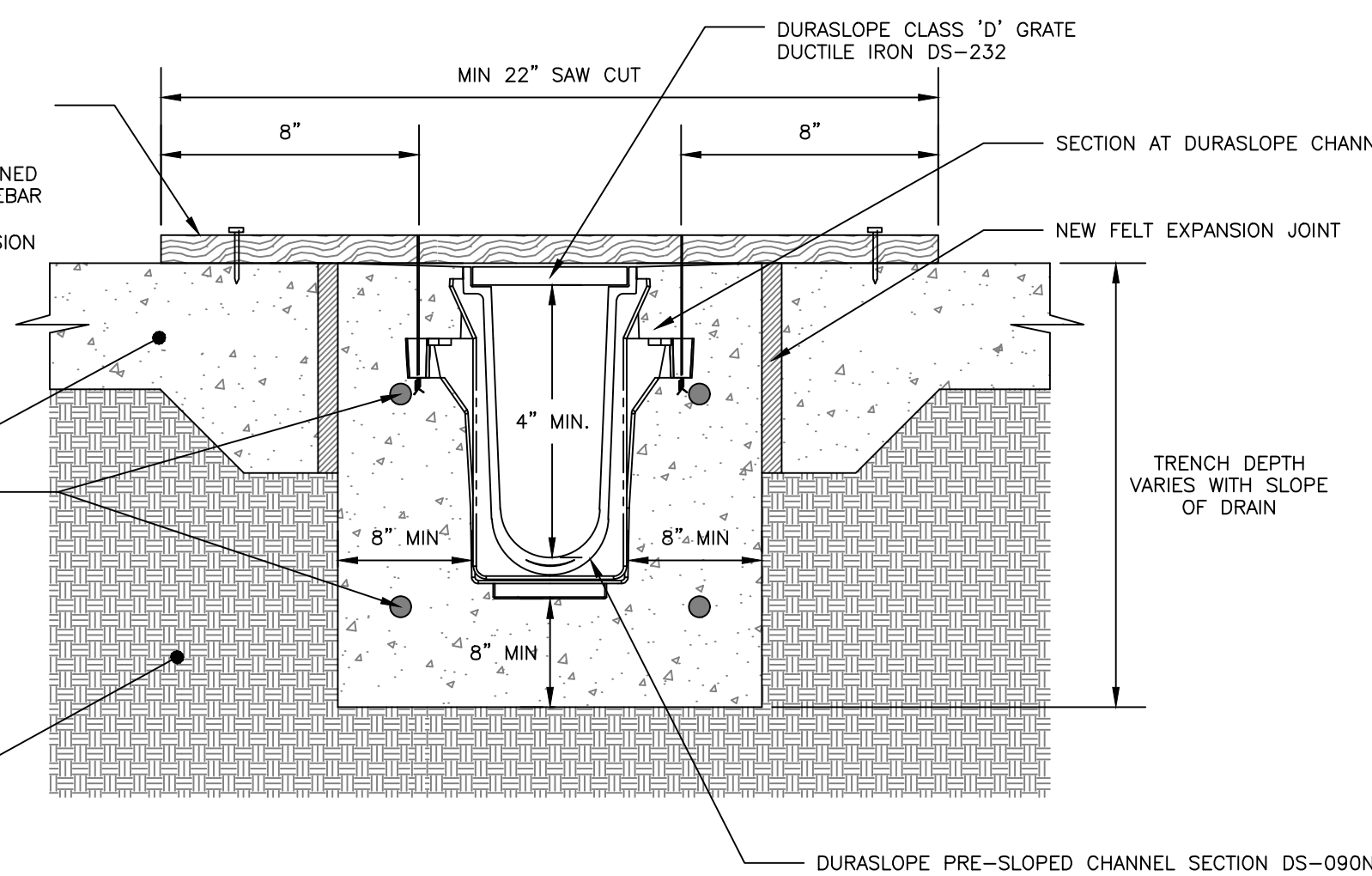
3/4" CRUSHED STONE (MDOT 703.22 TYPE C) WRAPPED IN MIRAFI 140N



FOUNDATION DRAIN DETAIL
NOT TO SCALE

CONSTRUCTION METHODS (SEE NOTE 4)

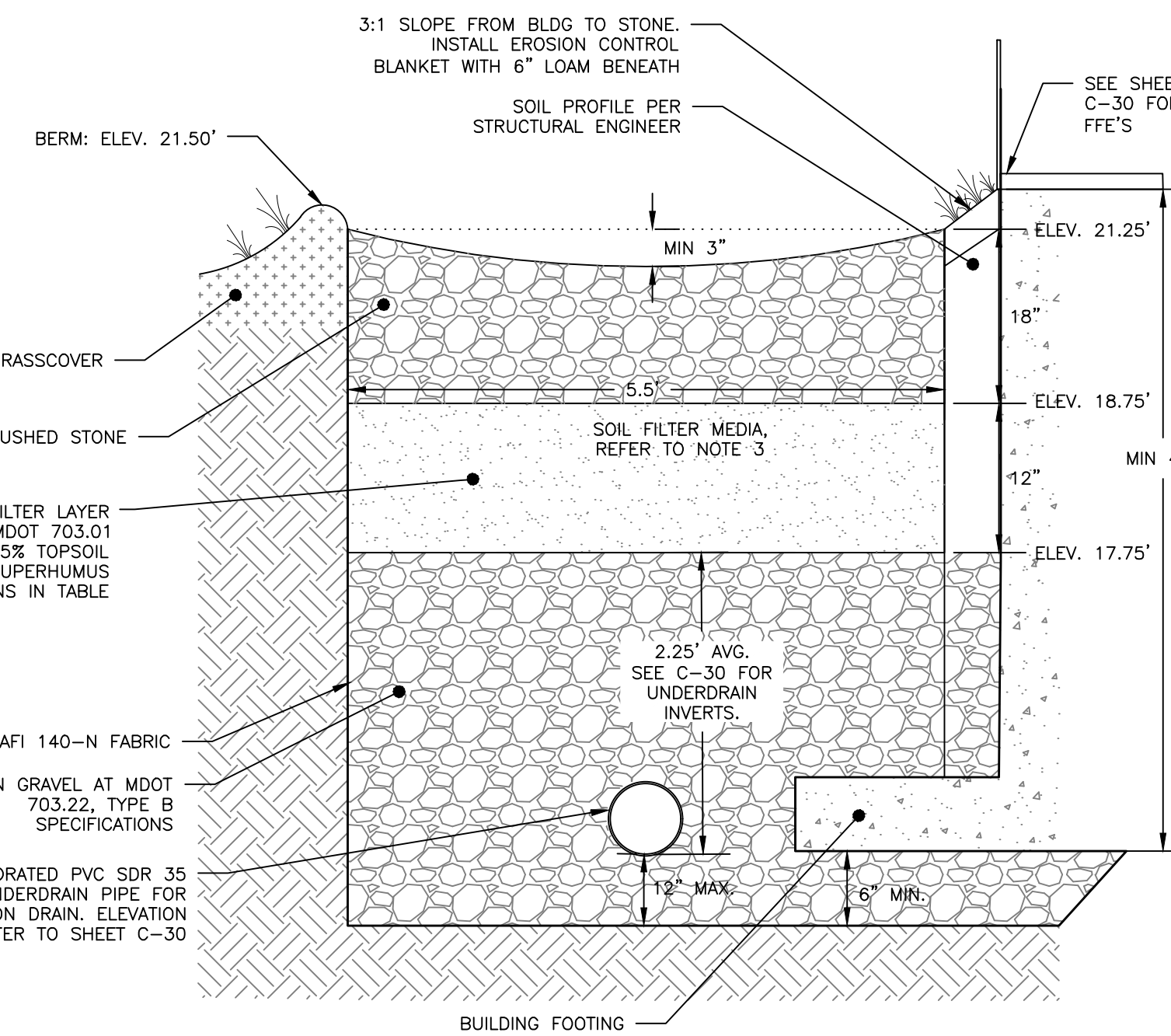
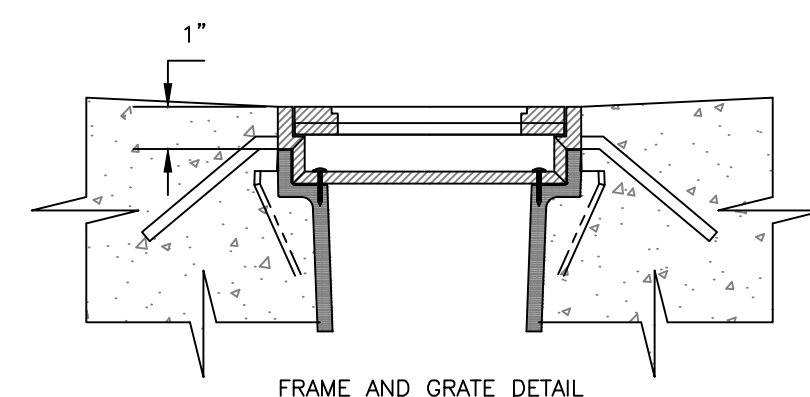
- OPTION 1: 2x4 WOOD MEMBER SUSPENSION METHOD: ATTACHED TO EX. SLAB WITH HARDENED NAIL; SUSPEND CHANNEL WITH WIRE FROM REBAR CLIPS
- OPTION 2: #3 OR #4 REBAR STAKE SUSPENSION METHOD; LENGTH OF STAKE WILL VARY WITH SLOPE OF DRAIN



DURASLOPE CLASS D TRENCH DRAIN INSTALLATION
NOT TO SCALE

NOTES:

- CHANNELS TO BE INSTALLED WITH A BLANK GRATE; GRATE TO BE PROTECTED FROM CONCRETE POUR (COVER HOLES WITH TAPE)
- SET DRAIN IN CHANNEL SURROUNDED BY 8" OF CONCRETE OR THICKNESS OF THE CONCRETE SLAB WITH A MIN. OF 3500 PSI
- AVOID FULL LOAD TRAFFIC FOR 28 DAYS OR UNTIL CONCRETE HAS COMPLETELY HARDENED
- REFER TO MANUFACTURER'S INSTRUCTIONS FOR COMPLETE INSTALLATION DETAILS



NOTES:

- FINAL DESIGN MUST COMPLY WITH ALL APPROPRIATE SPECIFICATIONS FROM THE STORMWATER MANAGEMENT FOR MAINE BMP MANUAL, CHAPTER 7.
- THE CRUSHED STONE RESERVOIR BED MUST CONSIST OF CRUSHED ROCK WITH A POROSITY OF 40%.
- THE SOIL FILTER MEDIA SHALL NOT BE CONSTRUCTED UNTIL THE AREA DRAINING TO THE BASIN HAS BEEN PERMANENTLY STABILIZED.

ROOF DRIPLINE FILTRATION DETAIL: FRONT AND REAR OF PROPOSED BUILDING
NOT TO SCALE

SOIL FILTER BED - SUPERHUMUS OR EQUIV. SPECIFICATION	
SIEVE SIZE	% PASSING BY WEIGHT
1"	100
#200	0 - 5

MINIMAL CLAY CONTENT, NO MORE THAN 3 - 5% PASSING #200 SIEVE

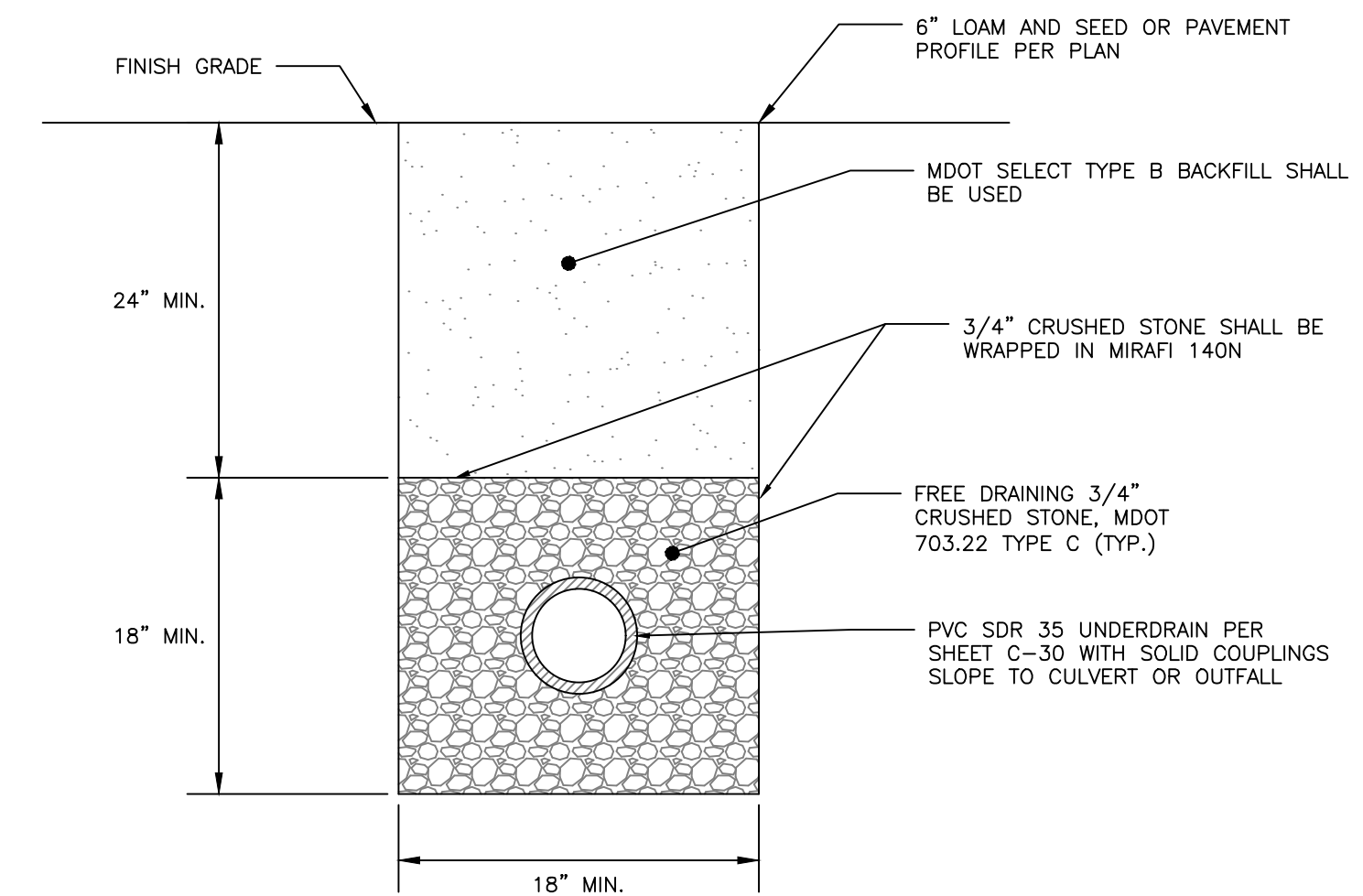
12" SOIL FILTER BED - BLENDED SAND, LOAM, SUPERHUMUS SIEVE ANALYSIS	
SIEVE SIZE	% PASSING BY WEIGHT
#10	85 - 100
#20	70 - 100
#60	15 - 40
#200	8 - 15

1. CLAY FRACTION <2% PASSING THE #200 SIEVE.
2. SUPERHUMUS OR EQUIV.

CONSTRUCTION OBSERVATION:

CONSTRUCTION OBSERVATION SHALL BE PROVIDED FOR EACH PHASE OF CONSTRUCTION BY ACORN ENGINEERING. THE CONTRACTOR OR OWNERS REPRESENTATIVE SHALL NOTIFY ACORN ENGINEERING A MINIMUM 48 HOURS OR 2 BUSINESS DAY WHICH EVER IS GREATER PRIOR TO ANY OF THE PHASES OF CONSTRUCTION LISTED BELOW SO THAT THE FOLLOWING SITE VISITS MAY BE SCHEDULED.

- ONE SITE VISIT AFTER PRELIMINARY CONSTRUCTION OF THE BMP GRADES;
- ONE SITE VISIT DURING THE INSTALLATION OF THE GEOTEXTILE.
- ONE SITE VISIT AFTER THE UNDERDRAIN PIPES ARE INSTALLED BUT NOT BACKFILLED.
- ONE SITE VISIT DURING THE CONSTRUCTION OF THE SOIL FILTER LAYER.
- ONE SITE VISIT DURING THE FLOODING OF THE BMP, IF REQUIRED.



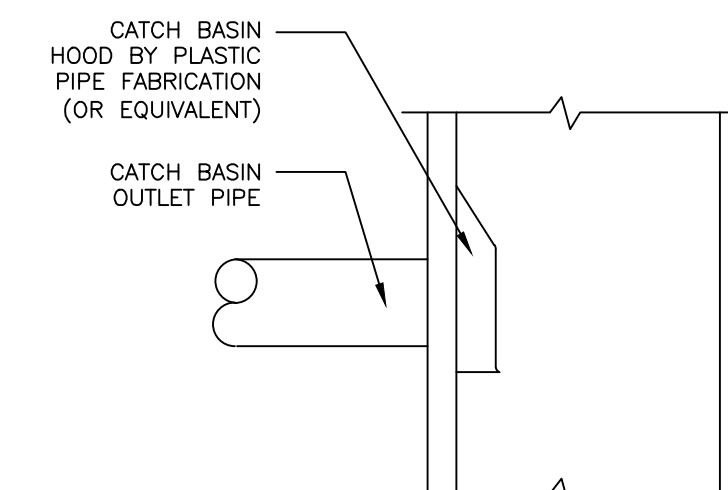
NOTES:

- MINIMUM UNDERDRAIN SLOPE 0.0025 (0.25%)
- PERFORATIONS IN UNDERDRAIN PIPE SHALL BE ORIENTED DOWN.

UNDERDRAIN DETAIL
NOT TO SCALE

NOTES:

- INSTALL CATCH BASIN HOODS IN ALL CATCH BASIN OUTLETS.
- PREFERRED STYLE DESIGNED TO ELIMINATE CEMENTING OF THE TRAP.
- REFER TO MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION REQUIREMENTS.
- INSTALL ON ALL OUTLETS 15" OR LESS.



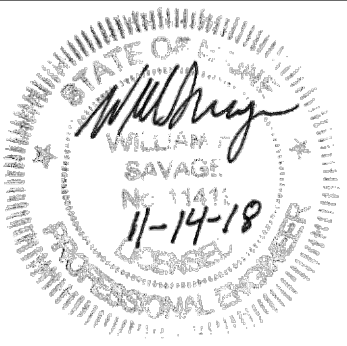
CATCH BASIN HOOD DETAIL
NOT TO SCALE

ISSUED FOR	BY
FINAL APP.	WHS
COMMENT RESPONSE	WHS
CONSTRUCTION	WHS

DRAWING NAME: **DRAINAGE DETAILS**
PROJECT NAME: **ELDRIDGE LUMBER YARD EXPANSION**
CLIENT: **BAS ELDRIDGE LLC**
PO BOX 69 CAPE NEDDICK, MAINE 03902

ACORN ENGINEERING, INC.
158 BANKFOOT ST. PORTLAND, MAINE 04102
(207) 775-2655

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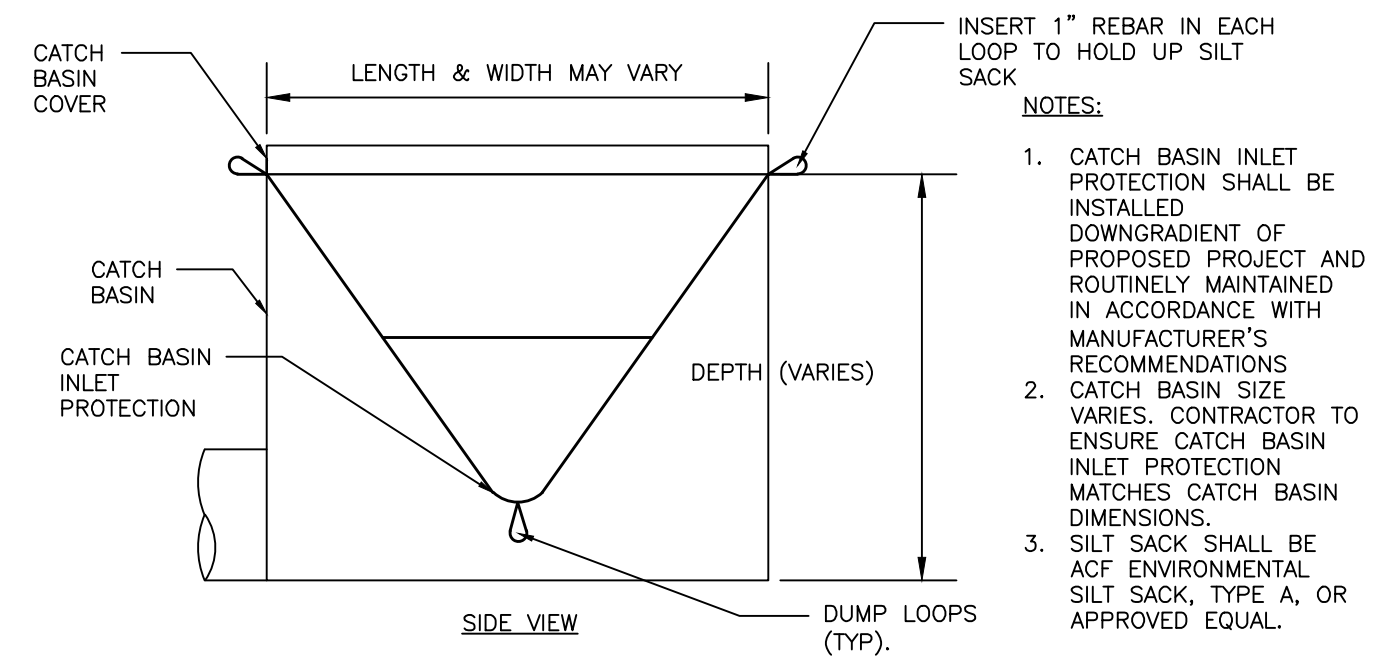


ISSUED FOR CONSTRUCTION

DRAWING NO. **C-45**

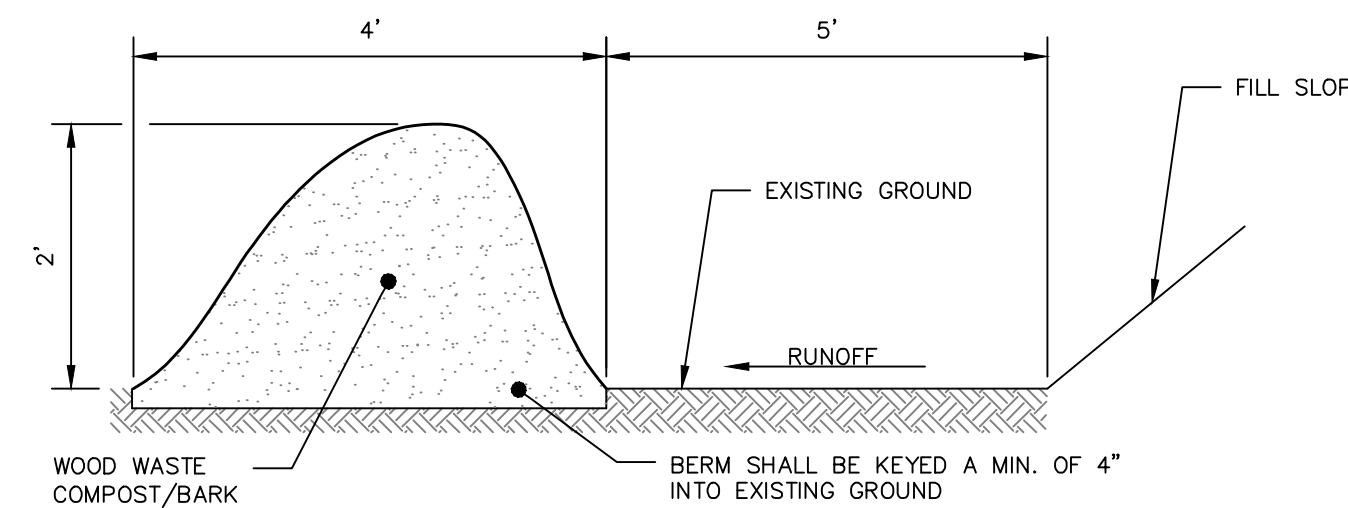


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Approved with Conditions
02/26/2019



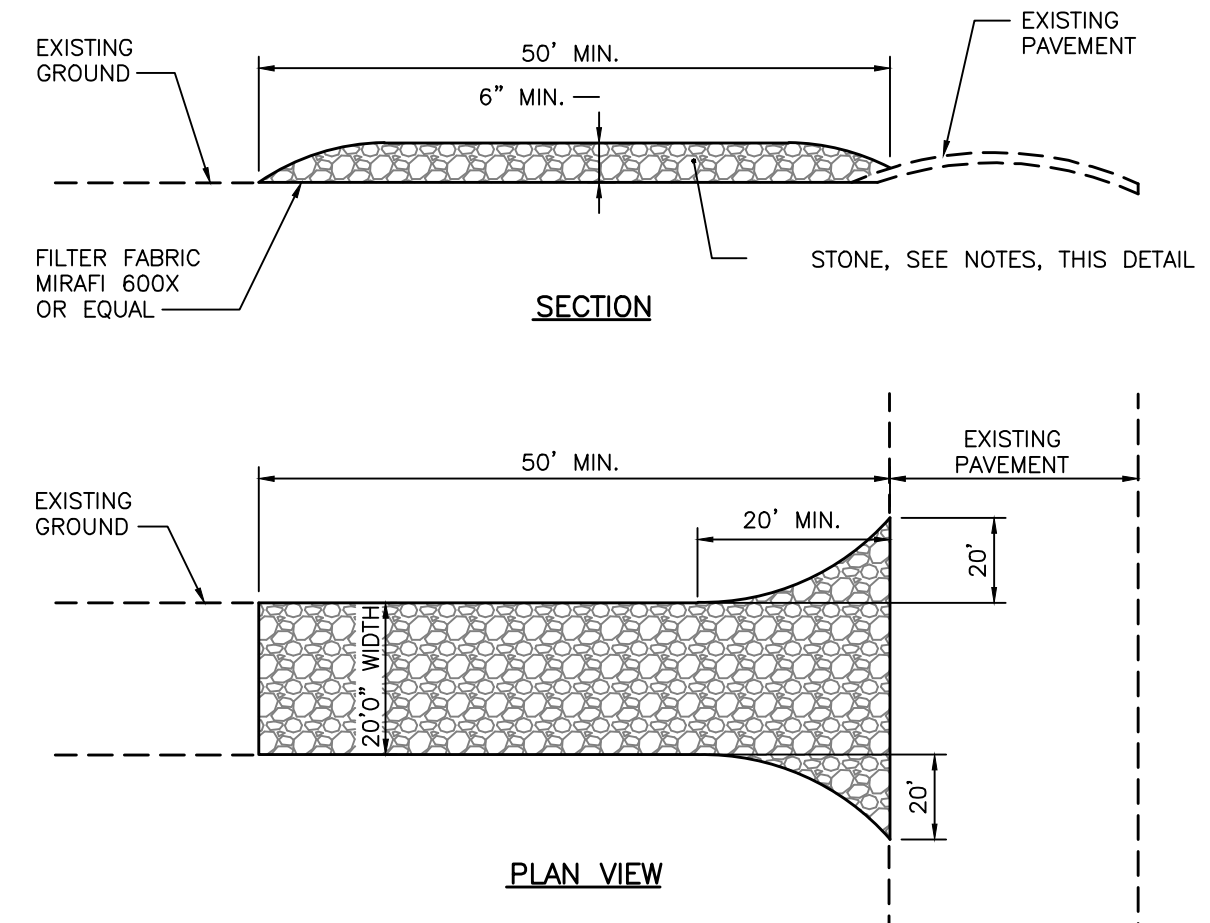
CATCH BASIN INLET PROTECTION
NOT TO SCALE

- NOTES:**
- THE EROSION CONTROL MIX SHALL CONFORM TO THE FOLLOWING STANDARDS AND IN ACCORDANCE WITH THE MAINE DOT CHAPTER 700, SECTION 717.04(D):
 - pH BETWEEN 5.0 - 8.0
 - PARTICLE SIZE (BY WEIGHT):
 - 100% PASSING A 150 MM (6 IN) SCREEN
 - 75 TO 85% PASSING A 19 MM (0.75 IN) SCREEN
 - SOLUBLE SALTS CONTENT < 4.0 MMHOS/CM
 - ORGANIC MATTER 20 TO 100% , DRY WEIGHT BASIS
 - THE BERM SHOULD BE PLACED, UNCOMPACTED, ALONG A RELATIVELY LEVEL CONTOUR, WHEN NECESSARY THE BERM MAY BE PLACED PERPENDICULAR TO THE SLOPE ALONG THE PROPERTY LINE TO CONTAIN THE SEDIMENT PROVIDED A BERM IS LOCATED AT THE BASE OF THE SLOPE.
 - THE BERM MAY BE USED IN LIEU OF SILTATION FENCE, AT THE TOE OF SHALLOW SLOPES, ON FROZEN GROUND, LEDGE OUT CROPS, VERY ROOTED FORESTED AREA OR AT THE EDGE OF GRAVEL PARKING AREAS.
 - BERMS SHALL REMAIN IN PLACE UNTIL UPSTREAM AREA IS STABILIZED OR 90% CATCH OF VEGETATION IS ATTAINED. BERMS SHALL BE REMOVED OFFSITE OR BY SPREADING SUCH THAT NATIVE EARTH CAN BE SEEN BELOW.

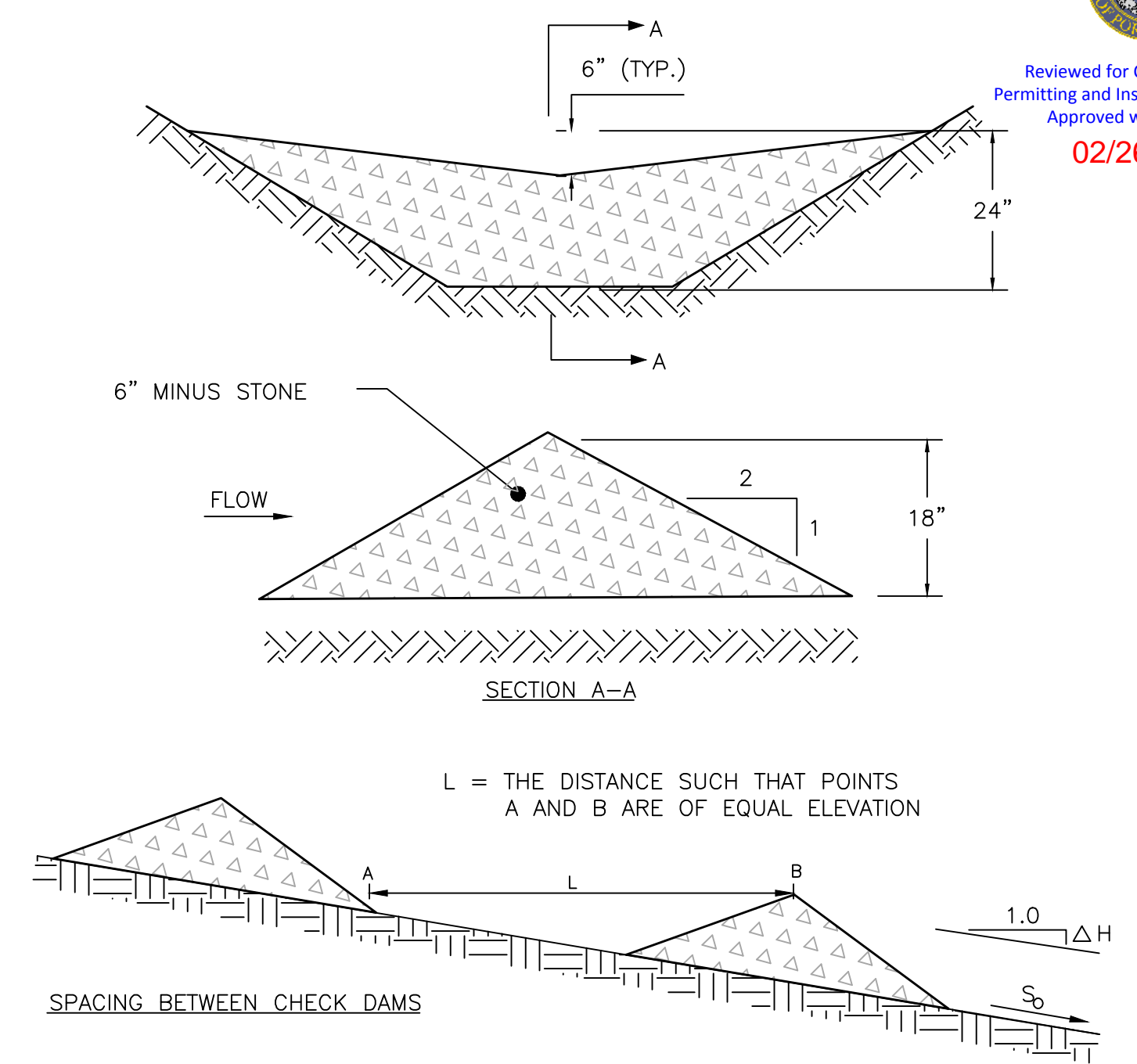


EROSION CONTROL MIX BERM DETAIL
NOT TO SCALE

- NOTES:**
- CONTRACTOR SHALL ADD STONE TO ENTRANCE AS MUD/SILT MATERIAL ACCUMULATES
 - STONE SHALL BE 2"-3" COARSE AGGREGATE
 - CONSTRUCTION ENTRANCE SHALL BE GRADED TO NOT ALLOW ANY STORMWATER TO BE CONVEYED OFF SITE. IN SITUATIONS WHERE THIS IS NOT POSSIBLE, ANY STORMWATER CONVEYED OFFSITE SHALL BE TREATED OR RETAINED IN A MANNER APPROVED BY ENGINEER.
 - WHEN NECESSARY, ON-SITE VEHICLES SHALL HAVE THEIR WHEELS CLEANED PRIOR TO LEAVING SITE.
 - CONSTRUCTION ENTRANCE SHALL BE GRADED IN A MANNER THAT PREVENTS TRACKING OF SEDIMENTS ONTO PUBLIC RIGHT-OF-WAY

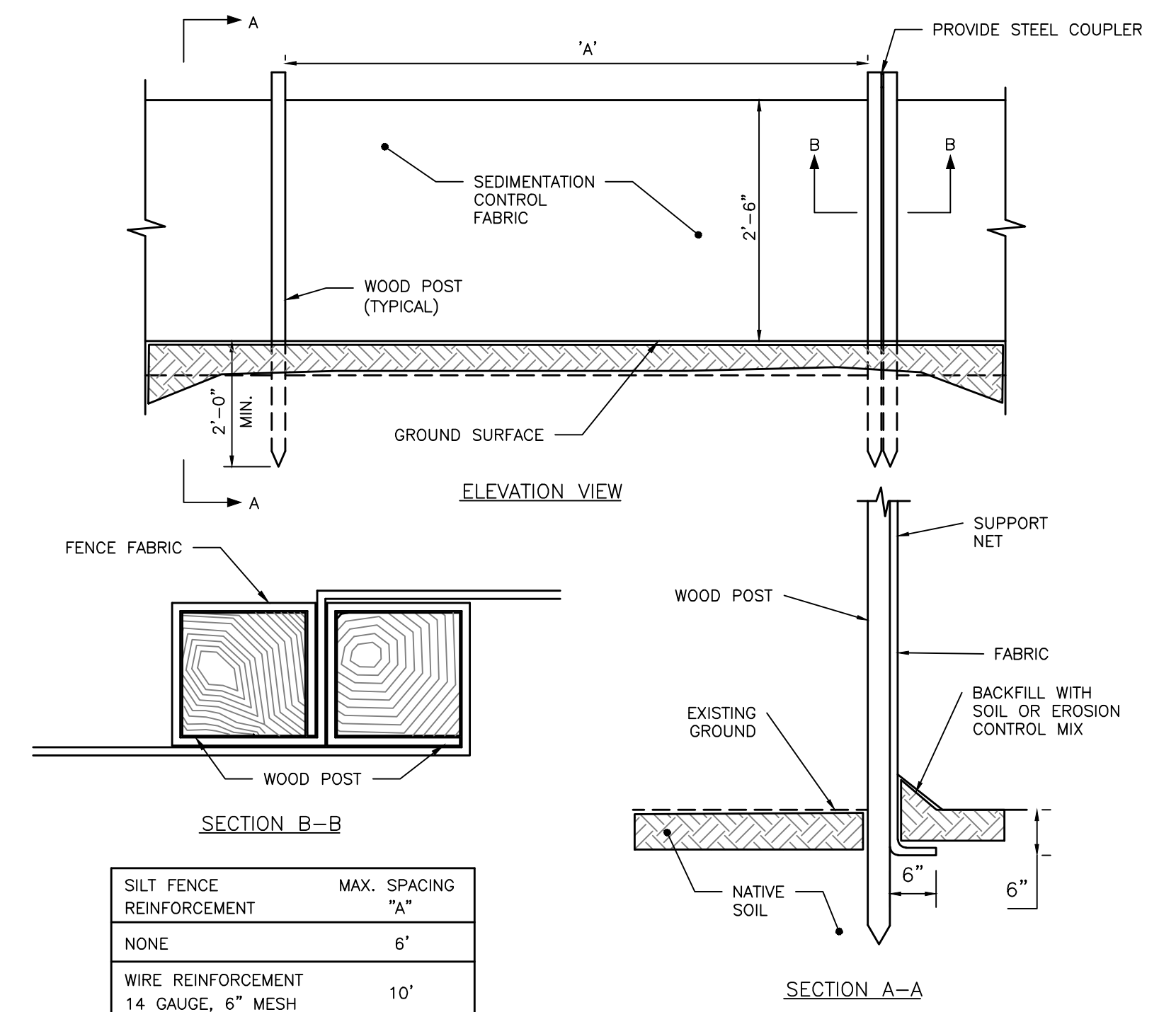


STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



S ₀ (FT./FT.)	L (FT.)
0.020	75
0.030	50
0.040	40
0.050	30
0.080	20
0.100	10

STONE CHECK DAM
NOT TO SCALE



REINFORCEMENT	MAX. SPACING
SILT FENCE	"A"
WIRE REINFORCEMENT	10'
NONE	6'

SILTATION FENCE DETAIL
NOT TO SCALE

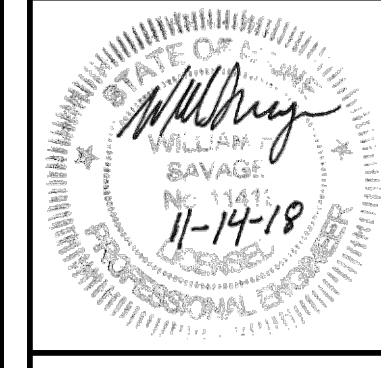
ISSUED FOR
CONSTRUCTION

ISSUED FOR	BY
FINAL APP.	WHS
COMMENT RESPONSE	WHS
CONSTRUCTION	WHS

DRAWING NAME: **EROSION & SEDIMENTATION CONTROL DETAILS**
PROJECT NAME: **ELDRIDGE LUMBER YARD EXPANSION**
CLIENT: **BAS ELDRIDGE LLC**
PO BOX 69 CAPE NEDDICK, MAINE 03902

ACCOR ENGINEERING, INC.
158 DANFORTH ST. PORTLAND, MAINE 04102
(207) 775-2655

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C-46



1.0 EROSION CONTROL MEASURES AND SITE STABILIZATION

AS PART OF THE SITE DEVELOPMENT, THE FOLLOWING TEMPORARY AND PERMANENT EROSION AND SEDIMENTATION CONTROL DEVICES SHALL BE IMPLEMENTED...

1.1 TEMPORARY EROSION CONTROL MEASURES

THE FOLLOWING TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES ARE PLANNED FOR THE PROJECT'S CONSTRUCTION PERIOD:

- 1.1.1 CRUSHED STONE STABILIZED CONSTRUCTION ENTRANCES SHALL BE PLACED AT ALL ACCESS POINTS TO THE PROJECT SITE WHERE THERE ARE DISTURBED AREAS.
1.1.2 SILTATION FENCE OR EROSION CONTROL BERM SHALL BE INSTALLED DOWN GRADIENT OF ANY DISTURBED AREAS TO TRAP RUNOFF BORNE SEDIMENTS UNTIL PERMANENT STABILIZATION IS ACHIEVED.
1.1.3 HAY MULCH INCLUDING HYDRO SEEDING IS INTENDED TO PROVIDE COVER FOR DENuded AREAS UNTIL REVEGETATION IS ESTABLISHED.
1.1.4 AT ANY TIME OF THE YEAR, ALL SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH DOUBLE NET EROSION CONTROL BLANKET BIONET SC1508N BY NORTH AMERICAN GREEN OR APPROVED EQUAL...

1.2 PERMANENT EROSION CONTROL MEASURES

THE FOLLOWING PERMANENT EROSION CONTROL MEASURES ARE INTENDED FOR POST DISTURBANCE AREAS OF THE PROJECT.

- 1.2.1 ALL DISTURBED AREAS DURING CONSTRUCTION, NOT SUBJECT TO OTHER PROPOSED CONDITIONS, SHALL RECEIVE A MINIMUM 4" OF LOAM, LIMED, AND MULCHED.
1.2.2 ALL STORMWATER DEVICES SHALL BE INSTALLED AND TRIBUTARY AREAS STABILIZED PRIOR RECEIVING STORMWATER.
1.2.3 REFER TO THE MAINE EROSION AND SEDIMENT CONTROL BMP MANUAL FOR ADDITIONAL INFORMATION.

2.0 EROSION AND SEDIMENTATION CONTROL PLAN

THE EROSION AND SEDIMENTATION CONTROL PLAN IS INCLUDED WITHIN THE PLAN SET.

3.0 DETAILS AND SPECIFICATIONS

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

4.0 STABILIZATION PLAN FOR WINTER CONSTRUCTION

WINTER CONSTRUCTION CONSISTS OF EARTHWORK DISTURBANCE BETWEEN THE DATES OF NOVEMBER 1 AND APRIL 15. IF A CONSTRUCTION SITE IS NOT STABILIZED WITH PAVEMENT, A ROAD GRAVEL BASE, 75% MATURE VEGETATION COVER OR RIPRAP BY NOVEMBER 15, THEN THE SITE SHALL BE PROTECTED WITH OVER-WINTER STABILIZATION...

THE CONTRACTOR SHALL LIMIT THE WORK AREA TO AREAS THAT WORK WILL OCCUR IN DURING THE SUBSEQUENT 15 DAYS AND SO THAT IT CAN BE MULCHED ONE DAY PRIOR TO A SNOW EVENT...

THE FOLLOWING MEASURES SHALL BE IMPLEMENTED DURING WINTER CONSTRUCTION PERIODS:

4.1 SEDIMENT BARRIERS

DURING FROZEN CONDITIONS, SEDIMENT BARRIERS MAY CONSIST OF EROSION CONTROL MIX BERMS OR ANY OTHER RECOGNIZED SEDIMENT BARRIERS AS FROZEN SOIL PREVENTS THE PROPER INSTALLATION OF HAY BALES OR SILT FENCES.

4.2 MULCHING

ALL AREAS SHALL BE CONSIDERED TO BE DENuded UNTIL SEEDING AND MULCHED. HAY AND STRAW MULCH SHALL BE APPLIED AT A RATE OF 150 LB. PER 1,000 SQUARE FEET OR 3 TONS/ACRE TO TWICE THE NORMAL ACCEPTED RATE OF 75-LBS./1,000 S.F. OR 1.5 TONS/ACRE AND SHALL BE PROPERLY ANCHORED...

4.3 SOIL STOCKPILING

STOCKPILES OF SOIL OR SUBSOIL SHALL BE MULCHED FOR OVER WINTER PROTECTION WITH HAY OR STRAW AT TWICE THE NORMAL RATE OR WITH A FOUR-INCH LAYER OF EROSION CONTROL MIX. THIS SHALL BE DONE WITHIN 24 HOURS OF STOCKING AND RE-ESTABLISHED PRIOR TO ANY RAINFALL OR SNOWFALL.

4.4 SEEDING

BETWEEN THE DATES OF OCTOBER 15TH AND APRIL 1ST, LOAM OR SEED SHALL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES FINISHED AREAS SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED...

DORMANT SEEDING MAY BE PLACED PRIOR TO THE PLACEMENT OF MULCH OR EROSION CONTROL BLANKETS. IF DORMANT SEEDING IS USED FOR THE SITE, ALL DISTURBED AREAS SHALL RECEIVE 4" OF LOAM AND SEED AT AN APPLICATION RATE OF 5 LBS./1,000 S.F. ALL AREAS SEEDING DURING THE WINTER SHALL BE INSPECTED IN THE SPRING FOR ADEQUATE CATCH...

4.5 OVER WINTER STABILIZATION OF DISTURBED SOILS

BY SEPTEMBER 15TH, ALL DISTURBED SOILS ON AREAS HAVING A SLOPE LESS THAN 15% SHALL BE SEEDING AND MULCHED. IF THE DISTURBED AREAS ARE NOT STABILIZED BY THIS DATE, THEN ONE OF THE FOLLOWING ACTIONS SHALL BE TAKEN TO STABILIZE THE SOIL FOR LATE FALL AND WINTER:

- STABILIZE THE SOIL WITH TEMPORARY VEGETATION - BY OCTOBER 1ST, SEED THE DISTURBED SOIL WITH WINTER RYE AT A SEEDING RATE OF 3LBS PER 1,000 S.F., LIGHTLY MULCH THE SEEDING SOIL WITH HAY OR STRAW AT 75 LBS PER 1,000 S.F., AND ANCHOR THE MULCH WITH PLASTIC NETTING.
• STABILIZE THE SOIL WITH SOD - STABILIZE THE DISTURBED SOIL WITH PROPERLY INSTALLED SOD BY OCTOBER 1ST.
• STABILIZE THE SOIL WITH MULCH - BY NOVEMBER 15TH, MULCH THE DISTURBED SOIL BY SPREADING HAY OR STRAW AT A RATE OF AT LEAST 150 LBS PER 1,000 S.F. ON THE AREA SO THAT NO SOIL IS VISIBLE THROUGH THE MULCH.

4.6 OVER WINTER STABILIZATION OF DISTURBED SLOPES

ALL STONE-COVERED SLOPES SHALL BE CONSTRUCTED AND STABILIZED BY NOVEMBER 15TH. ALL SLOPES TO BE VEGETATED SHALL BE SEEDING AND MULCHED BY SEPTEMBER 1ST. A SLOPE IS CONSIDERED A GRADE GREATER THAN 15%. IF A SLOPE TO BE VEGETATED IS NOT STABILIZED BY SEPTEMBER 1ST, THEN ONE OF THE FOLLOWING ACTION SHALL BE TAKEN TO STABILIZE THE SLOPE FOR LATE FALL AND WINTER:

- STABILIZE THE SOIL WITH TEMPORARY VEGETATION AND EROSION CONTROL MATS - BY OCTOBER 1ST THE DISTURBED SLOPE SHALL BE SEEDING WITH WINTER RYE AT A SEEDING RATE OF 3 LBS PER 1,000 S.F. AND THEN INSTALL EROSION CONTROL MATS OR ANCHORED MULCH OVER THE SEEDING.
• STABILIZE THE SOIL WITH SOD - THE DISTURBED SLOPE SHALL BE STABILIZED WITH PROPERLY INSTALLED SOD BY OCTOBER 1ST.
• STABILIZE THE SOIL WITH EROSION CONTROL MIX - EROSION CONTROL MIX SHALL BE PROPERLY INSTALLED BY NOVEMBER 15TH.

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

5.0 INSPECTION AND MAINTENANCE

A PERSON WITH KNOWLEDGE OF EROSION AND STORMWATER CONTROL, INCLUDING THE STANDARDS AND CONDITIONS IN THE PERMIT, SHALL CONDUCT INSPECTIONS OF INSTALLED EROSION CONTROL MEASURES. THE FREQUENCY OF INSPECTION SHALL OCCUR AT LEAST ONCE EVERY TWO WEEKS, AS WELL AS AT THE FOLLOWING EVENTS: A "STORM EVENT" SHALL CONSIST 0.5 INCHES OF RAIN WITHIN A 24 HOUR PERIOD...

5.1 SEDIMENT BARRIERS

HAY BALE BARRIERS, SILT FENCES AND FILTER BERMS SHALL BE INSPECTED AND REPAIRED FOR THE FOLLOWING IF THERE ARE ANY SIGNS OF EROSION OR SEDIMENTATION BELOW THEM. IF THERE ARE SIGNS OF UNDERCUTTING AT THE CENTER OR THE EDGES OF THE BARRIER, OR IMPOUNDING OF LARGE VOLUMES OF WATER BEHIND THEM, SEDIMENT BARRIERS SHALL BE REPLACED WITH A TEMPORARY CHECK DAM...

5.2 STABILIZED STONE CONSTRUCTION ENTRANCES

THE EXIT SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. WHEN THE CONTROL PAD BECOMES INEFFECTIVE, THE STONE SHALL BE REMOVED ALONG WITH THE COLLECTED SOIL MATERIAL AND REDISTRIBUTED ON SITE IN A STABLE MANNER. THE ENTRANCE SHOULD THEN BE RECONSTRUCTED...

5.3 MULCHED AREAS

ALL MULCHES MUST BE INSPECTED PERIODICALLY, IN PARTICULAR AFTER RAINSTORMS, TO CHECK FOR RILL EROSION. IF LESS THAN 90% OF THE SOIL SURFACE IS COVERED BY MULCH, ADDITIONAL MULCH SHALL BE IMMEDIATELY APPLIED. NETS MUST BE INSPECTED AFTER RAIN EVENTS FOR DISLOCATION OR FAILURE...

5.4 DUST CONTROL

WHEN TEMPORARY DUST CONTROL MEASURES ARE USED, REPETITIVE TREATMENT SHALL BE APPLIED AS NEEDED TO ACCOMPLISH CONTROL.

5.5 STORMWATER APPURTENANCES

ALL UNDERDRAINS, STORM DRAINS, AND CATCH BASINS NEED TO BE OPERATING EFFECTIVELY AND FREE OF DEBRIS.

5.6 EROSION AND SEDIMENTATION CONTROL INSPECTIONS:

ACORN ENGINEERING HAS PERSONNEL QUALIFIED TO CONDUCT EROSION AND SEDIMENTATION CONTROL INSPECTIONS. FOR FURTHER INFORMATION CONTACT:

CONTACT: WILL SAVAGE, PE
TELEPHONE: (207) 775-2655

QUALIFICATIONS:

- > MAINE PROFESSIONAL ENGINEERING LICENSE #11419
> MAINE DEP - CERTIFIED IN MAINTENANCE & INSPECTION OF STORMWATER BMP'S CERT #14
> CERTIFIED EROSION, SEDIMENT AND STORM WATER INSPECTOR (CESSWI) CERT #0293
> CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL (CPESC) CERT. #4620

THE CONTRACTOR HAS SOLE RESPONSIBILITY FOR COMPLYING WITH THE EROSION AND SEDIMENTATION REPORT/PLAN, INCLUDING CONTROL OF FUGITIVE DUST. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MONETARY PENALTIES RESULTING FROM FAILURE TO COMPLY WITH THESE STANDARDS.

6.0 IMPLEMENTATION SCHEDULE

THE FOLLOWING IMPLEMENTATION SEQUENCE IS INTENDED TO MAXIMIZE THE EFFECTIVENESS OF THE ABOVE DESCRIBED EROSION CONTROL MEASURES. CONTRACTORS SHOULD AVOID OVEREXPOSING DISTURBED AREAS AND LIMIT THE AMOUNT OF STABILIZATION AREA.

- 1. INSTALL A STABILIZED CONSTRUCTION ENTRANCE IN ALL LOCATIONS WHERE CONSTRUCTION TRAFFIC WILL ENTER AND EXIT THE SITE.
2. INSTALL PERIMETER SILT FENCE OR EROSION CONTROL BERM.
3. INSTALL ALL OTHER EROSION CONTROL DEVICES AS NECESSARY THROUGHOUT THE REMAINDER OF THIS SCHEDULE.
4. COMMENCE INSTALLATION OF DRAINAGE INFRASTRUCTURE.
5. PRIORITIZE THE DOWNHILL RETAINING AND FOUNDATION WALLS TO CONTAIN RUNOFF WITHIN THE SITE WHILE PROVIDING AN ENGINEERED OUTLET WITH SILTATION BARRIER TO THE MUNICIPAL STORMWATER SYSTEM WITHIN PRESUMPOOT STREET.
6. COMMENCE EARTHWORK OPERATIONS, WALL AND FOUNDATION INSTALLATION.
7. COMMENCE INSTALLATION OF UTILITIES.
8. CONTINUE EARTHWORK AND GRADING TO SUBGRADE AS NECESSARY FOR CONSTRUCTION.
9. COMPLETE INSTALLATION OF DRAINAGE INFRASTRUCTURE, AS WELL AS OTHER UTILITY WORK.
10. COMPLETE REMAINING EARTHWORK OPERATIONS.
11. INSTALL SUB-BASE AND BASE GRAVELS IN PAVED AREAS.
12. INSTALL PAVING, CURBING AND BRICKWORK.
13. LOAM, LIME, FERTILIZE, SEED AND MULCH DISTURBED AREAS AND COMPLETE ALL LANDSCAPING.
14. ONCE THE SITE IS STABILIZED, 90% CATCH OF GRASS HAS BEEN OBTAINED, OR MULCHING OF LANDSCAPE AREAS IS COMPLETE REMOVE ALL TEMPORARY EROSION CONTROL MEASURES.
15. TOUCH UP AREAS WITHOUT A VIGOROUS CATCH OF GRASS WITH LOAM AND SEED.
16. COMPLETE SITE SIGNAGE AND STRIPING.
17. EXECUTE PROPER MAINTENANCE OF ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES THROUGHOUT THE PROJECT.

THE ABOVE IMPLEMENTATION SEQUENCE SHOULD BE GENERALLY FOLLOWED BY THE SITE CONTRACTOR. HOWEVER, THE CONTRACTOR MAY CONSTRUCT SEVERAL ITEMS SIMULTANEOUSLY. THE CONTRACTOR SHALL SUBMIT TO THE OWNER A SCHEDULE OF THE COMPLETION OF THE WORK. IF THE CONTRACTOR IS TO COMMENCE THE CONSTRUCTION OF MORE THAN ONE ITEM ABOVE, THEY SHALL LIMIT THE AMOUNT OF EXPOSED AREAS TO THOSE AREAS IN WHICH WORK IS EXPECTED TO BE UNDERTAKEN DURING THE FOLLOWING 30 DAYS.

THE CONTRACTOR SHALL RE-VEGETATE DISTURBED AREAS AS RAPIDLY AS POSSIBLE. ALL AREAS SHALL BE PERMANENTLY STABILIZED WITHIN 7 DAYS OF FINAL GRADING OR BEFORE A STORM EVENT. THE CONTRACTOR SHALL INCORPORATE PLANNED INLETS AND DRAINAGE SYSTEMS AS EARLY AS POSSIBLE INTO THE CONSTRUCTION PHASE.

7.0 CONCLUSION

THE ABOVE EROSION CONTROL NARRATIVE IS INTENDED TO MINIMIZE THE DEVELOPMENT IMPACT BY IMPLEMENTING TEMPORARY AND PERMANENT EROSION CONTROL MEASURES. THE CONTRACTOR SHALL ALSO REFER TO THE MAINE EROSION AND SEDIMENT CONTROL BMP MANUAL FOR ADDITIONAL INFORMATION.

SEEDING PLAN

SITE PREPARATION

THE SEEDING AREAS SHALL BE FEASIBLY GRADED OUT TO PROVIDE THE USE OF EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. IF NECESSARY, THE SITE MAY REQUIRE ADDITIONAL TEMPORARY EROSION CONTROL MEASURES OUTLINED IN THE EROSION CONTROL REPORT.

SEEDBED PREPARATION

FERTILIZER SHALL BE APPLIED TO THE SITE AT A RATE OF 13.8 POUNDS PER 1,000 SQUARE FEET. THE COMPOSITION OF THE FERTILIZER SHALL BE 10-10-10 (N-P205-K20) OR EQUIVALENT.

LIMESTONE SHALL BE APPLIED TO THE SITE AT A RATE OF 138 POUNDS PER 1,000 SQUARE FEET.

SEEDING

THE COMPOSITION AND AMOUNT OF TEMPORARY SEED APPLIED TO A SITE SHALL BE DETERMINED BY THE FOLLOWING TABLE:

Table with 3 columns: SEED, LBS / ACRE, RECOMMENDED SEEDING DATES. Rows include WINTER RYE, OATS, ANNUAL RYGRASS, SUDANGRASS, PERENNIAL, and TOTAL.

Table with 2 columns: SEED, LBS / ACRE. Rows include KENTUCKY BLUEGRASS, CREEPING RED FESCUE, PERENNIAL RYEGRASS, and TOTAL.

MULCHING

MULCH SHALL BE HARDWOOD AND APPLIED AT A RATE OF 70 LBS - 90 LBS PER 1,000 SQUARE FEET. THE MULCH SHALL BE INSTALLED AT A MINIMUM DEPTH OF 4 INCHES. THE SEEDING AREA SHALL BE MULCHED IMMEDIATELY AFTER SEED IS APPLIED. MULCHING DURING THE WINTER SEASON SHALL BE DOUBLE THE NORMAL AMOUNT. REFER TO DETAIL FOR MORE INFORMATION.

CONCLUSION

PLEASE REFER TO THE MAINE EROSION AND SEDIMENT CONTROL BMP MANUAL FOR ADDITIONAL INFORMATION PERTAINING TO TEMPORARY SEEDING AND MULCHING.

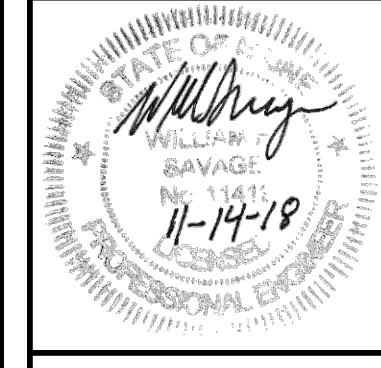
ISSUED FOR CONSTRUCTION

Table with columns: ISSUED FOR, BY, DATE. Rows include FINAL APP., COMMENT RESPONSE, CONSTRUCTION.

EROSION & SEDIMENTATION CONTROL NOTES
ELDREDGE LUMBER YARD EXPANSION
BAS ELDREDGE LLC
PO BOX 69 CAPE NEDDICK, MAINE 03902

ACORN ENGINEERING, INC. logo and contact information: 158 BANKFOURTH ST. PORTLAND, MAINE 04102. (207) 775-2655

Table with columns: FILE, JN, SCALE, DESIGNED BY, DRAWN BY, CHECKED BY. Values include 1038_CIVIL, 1038, NTS, WHS, SJL, WHS.

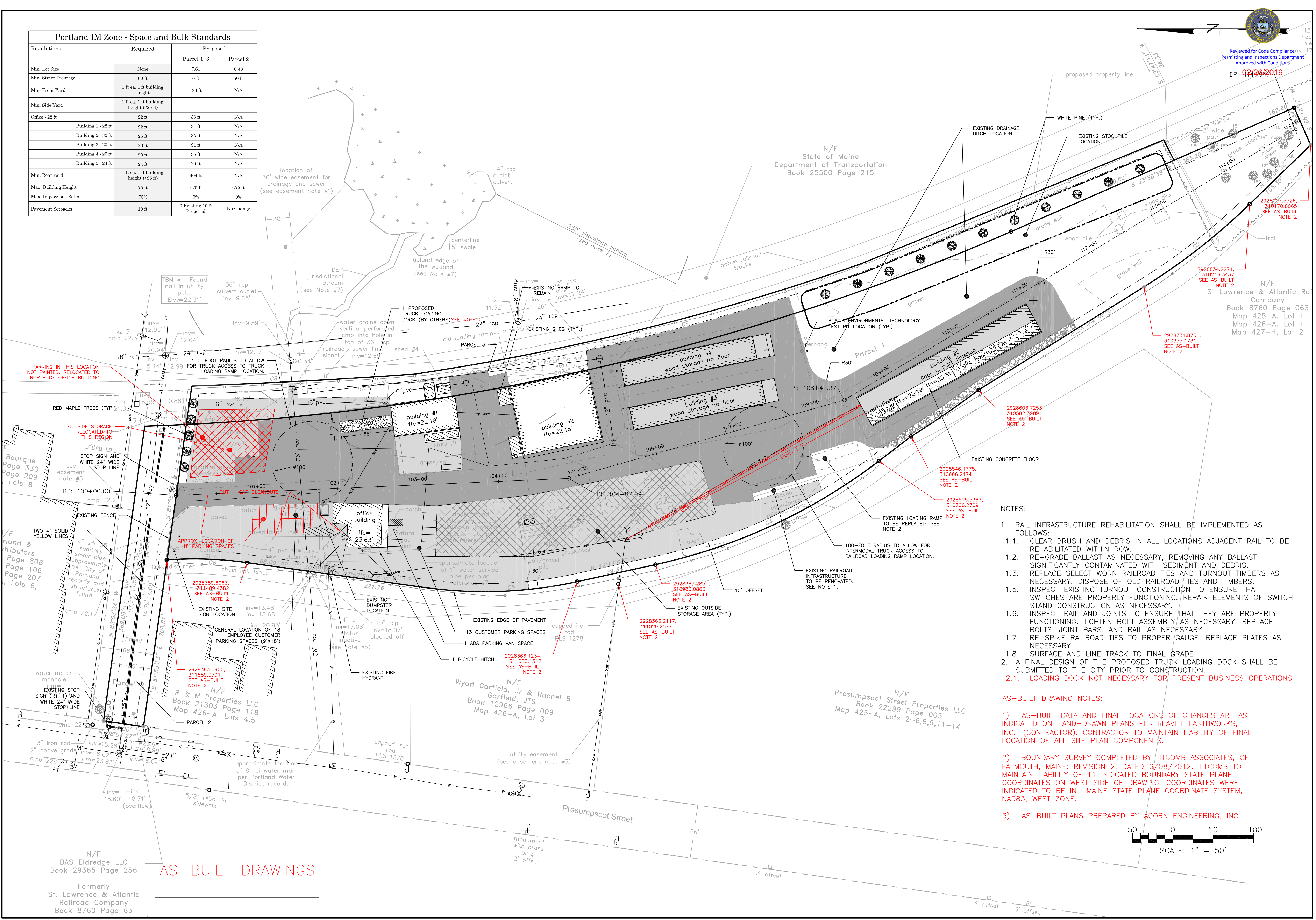


DRAWING NO. C-47

Portland IM Zone - Space and Bulk Standards			
Regulations	Required	Parcel 1, 3	Parcel 2
Min. Lot Size	None	7.61	0.43
Min. Street Frontage	60 ft	0 ft	50 ft
Min. Front Yard	1 ft ea. 1 ft building height	194 ft	N/A
Min. Side Yard	1 ft ea. 1 ft building height (<25 ft)	20 ft	N/A
Office - 22 ft	22 ft	36 ft	N/A
Building 1 - 22 ft	22 ft	34 ft	N/A
Building 2 - 32 ft	22 ft	35 ft	N/A
Building 3 - 20 ft	20 ft	91 ft	N/A
Building 4 - 20 ft	20 ft	35 ft	N/A
Building 5 - 24 ft	24 ft	20 ft	N/A
Min. Rear yard	1 ft ea. 1 ft building height (<25 ft)	404 ft	N/A
Max. Building Height	75 ft	<75 ft	<75 ft
Max. Impervious Ratio	75%	0%	0%
Pavement Setbacks	10 ft	0 Existing 10 ft Proposed	No Change

ISSUED FOR: BY DATE
 CITY SUBMISSION: WHS 9/24/12
 COMMENT RESPONSE: WHS 10/29/12
 MAINE DEP-MGCP: WHS 11/27/12
 BUILDING PERMIT: WHS 12/10/12
 AS-BUILT DRAWINGS: WHS 2/4/13

Reviewed for Code Compliance/
 Permitting and Inspections Department
 Approved with Conditions
 EP: Q2262019



- NOTES:
- RAIL INFRASTRUCTURE REHABILITATION SHALL BE IMPLEMENTED AS FOLLOWS:
 - CLEAR BRUSH AND DEBRIS IN ALL LOCATIONS ADJACENT RAIL TO BE REHABILITATED WITHIN ROW.
 - RE-GRADE BALLAST AS NECESSARY, REMOVING ANY BALLAST SIGNIFICANTLY CONTAMINATED WITH SEDIMENT AND DEBRIS.
 - REPLACE SELECT WORN RAILROAD TIES AND TURNOUT TIMBERS AS NECESSARY. DISPOSE OF OLD RAILROAD TIES AND TIMBERS.
 - INSPECT EXISTING TURNOUT CONSTRUCTION TO ENSURE THAT SWITCHES ARE PROPERLY FUNCTIONING. REPAIR ELEMENTS OF SWITCH STAND CONSTRUCTION AS NECESSARY.
 - INSPECT RAIL AND JOINTS TO ENSURE THAT THEY ARE PROPERLY FUNCTIONING. TIGHTEN BOLT ASSEMBLY AS NECESSARY. REPLACE BOLTS, JOINT BARS, AND RAIL AS NECESSARY.
 - RE-SPIKE RAILROAD TIES TO PROPER GAUGE. REPLACE PLATES AS NECESSARY.
 - SURFACE AND LINE TRACK TO FINAL GRADE.
 - A FINAL DESIGN OF THE PROPOSED TRUCK LOADING DOCK SHALL BE SUBMITTED TO THE CITY PRIOR TO CONSTRUCTION.
 - LOADING DOCK NOT NECESSARY FOR PRESENT BUSINESS OPERATIONS

- AS-BUILT DRAWING NOTES:
- AS-BUILT DATA AND FINAL LOCATIONS OF CHANGES ARE AS INDICATED ON HAND-DRAWN PLANS PER LEAVITT EARTHWORKS, INC., (CONTRACTOR). CONTRACTOR TO MAINTAIN LIABILITY OF FINAL LOCATION OF ALL SITE PLAN COMPONENTS.
 - BOUNDARY SURVEY COMPLETED BY TITCOMB ASSOCIATES, OF FALMOUTH, MAINE; REVISION 2, DATED 6/08/2012. TITCOMB TO MAINTAIN LIABILITY OF 11 INDICATED BOUNDARY STATE PLANE COORDINATES ON WEST SIDE OF DRAWING. COORDINATES WERE INDICATED TO BE IN MAINE STATE PLANE COORDINATE SYSTEM, NAD83, WEST ZONE.
 - AS-BUILT PLANS PREPARED BY ACORN ENGINEERING, INC.

AS-BUILT DRAWINGS

N/F
 BAS Eldredge LLC
 Book 29365 Page 256

Formerly
 St. Lawrence & Atlantic
 Railroad Company
 Book 8760 Page 63

ACORN ENGINEERING, INC.
 1000 W. BROAD ST. PORTLAND, ME 04108
 P.O. BOX 3372 PORTLAND, MAINE 04104
 (207) 775-2655

FILE: CIVIL DRAWINGS
 DATE: 8/8/12
 JUN: 1038
 SCALE: 1"=50'
 DESIGN BY: WHS
 DRAWN BY: WHS
 CHECKED BY: HPS

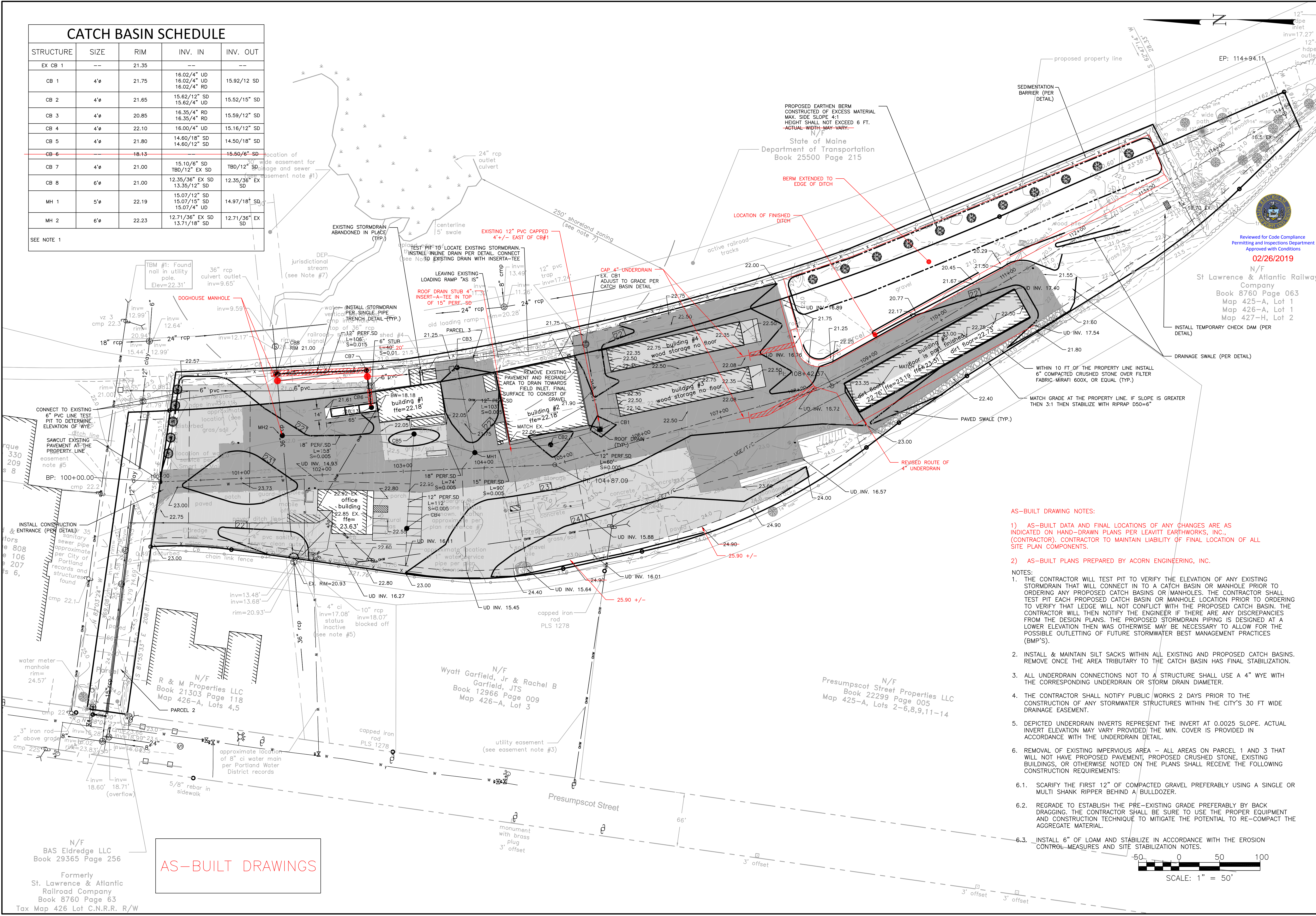
DRAWING NO.
C-10

DRAWING NAME: **SITE PLAN**
 PROJECT NAME: **165 PRESUMPCOT STREET**
 CLIENT: **ELDRIDGE LUMBER & HARDWARE, INC.**
 165 PRESUMPCOT STREET, PORTLAND, MAINE 04103

CATCH BASIN SCHEDULE

STRUCTURE	SIZE	RIM	INV. IN	INV. OUT
EX CB 1	--	21.35	--	--
CB 1	4"	21.75	16.02/4" UD 16.02/4" UD 16.02/4" RD	15.92/12" SD
CB 2	4"	21.65	15.62/12" SD 15.62/4" UD	15.52/15" SD
CB 3	4"	20.85	16.35/4" RD 16.35/4" RD	15.59/12" SD
CB 4	4"	22.10	16.00/4" UD	15.16/12" SD
CB 5	4"	21.80	14.60/18" SD 14.60/12" SD	14.50/18" SD
CB 6	--	18.13	--	15.50/6" SD
CB 7	4"	21.00	15.10/6" SD TBD/12" EX SD	TBD/12" SD
CB 8	6"	21.00	12.35/36" EX SD 13.35/12" SD	12.35/36" EX SD
MH 1	5"	22.19	15.07/12" SD 15.07/15" SD 15.07/4" UD	14.97/18" SD
MH 2	6"	22.23	12.71/36" EX SD 13.71/18" SD	12.71/36" EX SD

SEE NOTE 1



ISSUED FOR	BY DATE
CITY SUBMISSION	WHS 9/24/12
COMMENT RESPONSE	WHS 10/29/12
MAINE DEP-MCGP	WHS 11/27/12
BUILDING PERMIT	WHS 12/10/13
AS-BUILT DRAWINGS	WHS 2/4/15

REVISION	REV. DATE

DRAWING NAME: **GRADING, DRAINAGE & EROSION CONTROL PLAN**
 PROJECT NAME: **165 PRESUMPCOT STREET**
 CLIENT: **ELDRIDGE LUMBER & HARDWARE, INC.**
 165 PRESUMPCOT STREET, PORTLAND, MAINE 04103

ACORN ENGINEERING, INC.
 P.O. BOX 3372 PORTLAND, MAINE 04104
 (207) 775-2655

FILE: CIVIL DRAWINGS
 DATE: 8/8/12
 JUN: 1038
 SCALE: 1"=50'
 DESIGN BY: WHS
 DRAWN BY: WHS
 CHECKED BY: HPS

DRAWING NO. **C-20**

- AS-BUILT DRAWING NOTES:**
- AS-BUILT DATA AND FINAL LOCATIONS OF ANY CHANGES ARE AS INDICATED ON HAND-DRAWN PLANS PER LEAVITT EARTHWORKS, INC., (CONTRACTOR). CONTRACTOR TO MAINTAIN LIABILITY OF FINAL LOCATION OF ALL SITE PLAN COMPONENTS.
 - AS-BUILT PLANS PREPARED BY ACORN ENGINEERING, INC.
- NOTES:**
- THE CONTRACTOR WILL TEST PIT TO VERIFY THE ELEVATION OF ANY EXISTING STORMDRAIN THAT WILL CONNECT IN TO A CATCH BASIN OR MANHOLE PRIOR TO ORDERING ANY PROPOSED CATCH BASINS OR MANHOLES. THE CONTRACTOR SHALL TEST PIT EACH PROPOSED CATCH BASIN OR MANHOLE LOCATION PRIOR TO ORDERING TO VERIFY THAT LEDGE WILL NOT CONFLICT WITH THE PROPOSED CATCH BASIN. THE CONTRACTOR WILL THEN NOTIFY THE ENGINEER IF THERE ARE ANY DISCREPANCIES FROM THE DESIGN PLANS. THE PROPOSED STORMDRAIN PIPING IS DESIGNED AT A LOWER ELEVATION THEN WAS OTHERWISE MAY BE NECESSARY TO ALLOW FOR THE POSSIBLE OUTLETTING OF FUTURE STORMWATER BEST MANAGEMENT PRACTICES (BMP'S).
 - INSTALL & MAINTAIN SILT SACKS WITHIN ALL EXISTING AND PROPOSED CATCH BASINS. REMOVE ONCE THE AREA TRIBUTARY TO THE CATCH BASIN HAS FINAL STABILIZATION.
 - ALL UNDERDRAIN CONNECTIONS NOT TO A STRUCTURE SHALL USE A 4" WYE WITH THE CORRESPONDING UNDERDRAIN OR STORM DRAIN DIAMETER.
 - THE CONTRACTOR SHALL NOTIFY PUBLIC WORKS 2 DAYS PRIOR TO THE CONSTRUCTION OF ANY STORMWATER STRUCTURES WITHIN THE CITY'S 30 FT WIDE DRAINAGE EASEMENT.
 - DEPICTED UNDERDRAIN INVERTS REPRESENT THE INVERT AT 0.0025 SLOPE. ACTUAL INVERT ELEVATION MAY VARY PROVIDED THE MIN. COVER IS PROVIDED IN ACCORDANCE WITH THE UNDERDRAIN DETAIL.
 - REMOVAL OF EXISTING IMPERVIOUS AREA - ALL AREAS ON PARCEL 1 AND 3 THAT WILL NOT HAVE PROPOSED PAVEMENT, PROPOSED CRUSHED STONE, EXISTING BUILDINGS, OR OTHERWISE NOTED ON THE PLANS SHALL RECEIVE THE FOLLOWING CONSTRUCTION REQUIREMENTS:
 - SCARIFY THE FIRST 12" OF COMPACTED GRAVEL PREFERABLY USING A SINGLE OR MULTI SHANK RIPPER BEHIND A BULLDOZER.
 - REGRADE TO ESTABLISH THE PRE-EXISTING GRADE PREFERABLY BY BACK DRAGGING. THE CONTRACTOR SHALL BE SURE TO USE THE PROPER EQUIPMENT AND CONSTRUCTION TECHNIQUE TO MITIGATE THE POTENTIAL TO RE-COMPACT THE AGGREGATE MATERIAL.
 - INSTALL 6" OF LOAM AND STABILIZE IN ACCORDANCE WITH THE EROSION CONTROL MEASURES AND SITE STABILIZATION NOTES.

AS-BUILT DRAWINGS

N/F
 BAS Eldredge LLC
 Book 29365 Page 256

Formerly
 St. Lawrence & Atlantic
 Railroad Company
 Book 8760 Page 63
 Tax Map 426 Lot C.N.R.R. R/W

