MONUMENT PARTNERS, LLC

25 MONUMENT STREET, PORTLAND, ME

DEVELOPERS:

MONUMENT PARTNERS, LLC

STRUCTURAL ENGINEERS:

CASCO BAY ENGINEERING
424 FORE STREET
PORTLAND, ME 04101
207 842 2800

ARCHITECTS:

WHIPPLE CALLENDER
P.O. BOX 1276
PORTLAND, ME 04104
207 775 2696

MECHANICAL & ELECTRICAL ENGINEERS:

BENNETT ENGINEERING
P.O. BOX 297
FREEPORT, ME 04032
207 865 1800

CONSTRUCTION MANAGER:

RAINBOW CONSTRUCTION
150 OCEAN HOUSE ROAD
CAPE ELIZABETH, ME 04107
207 799 3051

LANDSCAPE ARCHITECT:

ANTHONY MUENCH
94 COMMERCIAL STREET
PORTLAND, ME 04101
207 761 6621

CIVIL ENGINEER:

CASCO BAY ENGINEERING
424 FORE STREET
PORTLAND, ME 04101
207 842 2800

PROJECT DATA & CODES

PORTLAND ZONING CODE

		REFERENCE
R6 Multifamily dwellings		
Dimensional requirements		**14-139**
Minimum lot size: 2,000 sf	25 Monument lot size: **9,989 sf**	
Minimum dwelling unit: 725 sf	Proposed: Four Units: **1,950 sf** each, One Unit **3,670**	
Street Frontage: 20 ft	25 Monument lot size: **67 ft**	
Minimum front yard setback: 5 ft	Proposed front yard setback: varies with min. **15'-8"** to bay	
Minimum rear yard setback: 10 ft	Proposed rear yard setback: **15'-2" ft**	
Minimum side yard setback: 5 ft	Proposed side yard setback: South **10 ft**, North **6.5 ft**	
Landscaped open space: 20%	Proposed open space: **43%**	
Maximum lot coverage: 60%	Proposed lot coverage: **56.5%**	
Maximum height: 45'	Proposed height: **43'-6"**	
Structure Setbacks	Portions of a structure above 35 ft shall be no closer than 10 ft from the side property line and no closer than 15 ft from the rear property line when such property line abuts a residential zone.	
Definitions		
Subdivision shall also include the division of a new structures on a tract or parcel of land into three (3) or more dwelling units		
Height Limits		
Roof structure. Roof structures for the housing of elevators, stairways, tanks, fans, or other building operating equipment not intended for human occupancy, skylights, steeples, roof signs, flag poles, chimneys, smokestacks, radio or television masts, water tanks may be erected above the height of limitation herein prescribed for buildings.		**14-430**
Parking		
No spaces required for first three (3) dwelling units, two parking spaces required	Parking for 7 or 8 cars provided depending on Handicap Parking need	**Section 20: 14-332.1 ex.(k).4**
Uses requiring off-street bicycle parking		**14-332.3**
Off-street parking for bicycles required	Parking of bicycles provided	

BUILDING INFORMATION

SQUARE FOOTAGE:	TOTAL BUILDING: 20,122 SF
BASEMENT:	1,128 SF: STORAGE, ELEVATOR MACHINE ROOM
1ST FLOOR:	4,764 SF: PARKING, LOBBY, UTILITY ROOMS
2ND FLOOR:	4,744 SF: TWO DWELLING UNITS
3RD FLOOR:	4,744 SF: TWO DWELLING UNITS
4TH FLOOR:	4,266 SF: ONE DWELLING UNIT
ROOF:	840 SF ROOF DECK, MECHANICAL EQUIPMENT, ELEVATOR PENTHOUSE

WATER MAINS: Monument Street, 25 feet from property line to the north

SITE ACCESS: Monument Street

RELEVANT CODES

INTERNATIONAL BUILDING CODE - 2015 (MUBEC) — **REFERENCE**

USE & OCCUPANCY:
- IBC: R-2 (APT FLOORS 2-4) — Residential Group R-2 — **310.4**
- IBC: S2 (PARKING - FLOOR 1) — Low Hazard Storage — **311.3**

CONSTRUCTION TYPES:
- IBC Type VA — R-2: Type VA: allowable number of stories above ground: 4 with automatic sprinkler system installed in accordance with 903.3.1.1 or 903.3.1.2 for S13R — **Table 504.4**

BUILDING AREA:
- R-2, Type VA Construction — Allowable area for single occupancy, multi-story building: [12,000+(7000x0)]x4= 48,000 — **506.2.3 & Table 506.2**
- One hour separation is required between R-2 and S-2 occupanies as an accessory occupancy — **Table 508.4**

R-2 SPECIAL REQUIREMENTS: — **420**
- Separation Walls — Walls separating dwelling units shall be constructed as Fire Partitions in accordance with Section 708 — **420.2**
- Horizontal Separation — Floor assemblies separating dwelling units shall be constructed as Horizontal Assemblies in accordance with Section 711 — **420.3**
- Automatic Sprinkler Systems — Group R occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.2.8 — **420.5**
- Fire Alarm Systems — Fire alarm systems shall be provided in R-2 in accordance with Section 907.2.8 — **420.6**
- Smoke Alarm System — Single or multiple station smoke alarms shall be provided in R-2 in accordance with Section 907.2.11 — **420.6**

FIRE RESISTANT RATINGS Type VA Construction:

Structual Frame:	1 hour	**Table 601**
Bearing Walls (exterior & interior):	1 hour	**Table 601**
Nonbearing walls and partitions:	Exterior: 5<X<10: 1 hour	**Table 602**
Nonbearing walls and partitions:	Exterior: 10<X<30: 1 hour	**Table 602**
Nonbearing walls and partitions:	Interior: 0 hours	**Table 601**
Floor construction & secondary members: 1 hour		**Table 601**
Roof construction & secondary members: 1 hour		**Table 601**

FIRE PARTITONS:
- Corridor fire partitions (non-bearing): 1/2 hour — **Table 1020.1 & 708.1.3**
- Corridor doors: .33 hour in 1- hour wall — **Table 716.5**
- Corridor doors to have smoke control — **716.5.3.1**
- Shaft enclosures: fire-resistant rating of not less than 2 hours where connecting 4 stories or more. — **713.4**
  - Shaft enclosures shall be constructed as fire barriers in accordance with 707 — **713.5**

FIRE PROTECTION:

Automatic Sprinkler Supevisory Service		**901.6.1**
NFPA 13R Sprinkler System	Group R occupancies up to and including 4 stories and less than 60' in height and protection to include exterior balconies	**903.3.1.2**
Fire alarm control unit supervision		**903.4**
Class 1 standpipe in stairwells		**905.3.1.1 & 905.4**
Portable fire extinguishers required		**906.1.1**
Manual fire alarm system is required		**907.2.9.1.1**
Fire alarm and smoke alarms systems required in Group R-2		**907.2.9.2**
Visual alarm notification:	provide dwelling units in R-2 the capacity to support visible alarm appliances	**907.5.2.3.3**
	provide in all public use and common use areas	**907.5.2.3.1**
Single and multi- station smoke alarms required		**907.2.9.2**
Fire department connections required (as directed by local fire dept.)		

MEANS OF EGRESS:

R-2 OCCUPANT LOAD (RESIDENTIAL)

Second & Third Floors	Proposed Units: 1,950 sf each / 200 = 9.75 people per unit, 19.5 per floor	**Table 1004.1.2**
Fourth Floor	3,670 sf / 200 = 18.35 people occupancy	
Roof Deck area	840 sf / 200 = 4.2 people occupancy	

S-2 OCCUPANT LOAD (PARKING)

First Floor	4,611 sf / 200 = 23 people	
Spaces with One Exit or Exit Access	R-2, maximum load of 10 people, maximum common path of egress travel: 125 feet with sprinkler system	**Table 1006.2.1**
Stories with One Exit or Access to One Exit for R-2 Occupancies	Basement, first, second, or third story above grade plane, maximum of 4 dwelling units per floor, maximum common path of egress travel distance: 125 feet	**Table 1006.3.2(1)**
Single Exits	Rooms, areas, and spaces complying with Section 1006.2.1 with exits that discharge directly to the exterior at the level of exit discharge, are permitted to	**1006.3.2**
Two Exits	Fourth Story above grade plane and higher require 2 exits	**Table 1006.3.2(1)**
Minimum Stair Width	44" except stairways serving an occupant load of less than 50 shall have a width of not less than 36".	**1011.2 + 1011.2.1**
Exit Discharge to a public way through an Egress Court	minimum width of 44" required width, 7 feet required height, where less than 10 feet in width the egress court walls shall have no less than 1-hour fire-resistance-	**1028.4**

ACCESSIBLE MEANS OF EGRESS:
- Accessible means of egress required — **1009**
- Elevator as part of an accessible means of egress — **1009.4**
  - Areas of Refuge not required in buildings equipped throughout with an automatic sprinkler system — **1009.4 ex. 2**
  - Two way communication system required at each elevator landing — **1009.8**

NFPA 101 - 2009

USE & OCCUPANCY:

New Apartment Building		**6.1.8.1.5**
Storage	Enclosed Garage: Ordinary hazard	**6.1.13.1 + 6.2.2.3**
Separation between occupanicies is 2 hours (reduced to 1 hour because sprinklered & supervised		**Table 6.1.14.4.1.b**
Residential above Storage permitted where sprinklered		**30.1.2.3**

CONSTRUCTION TYPES:
- NFPA type V 111

FIRE RESISTANT RATINGS Type V 111 Construction: — **Table A.8.2.1.2**

Exterior Bearing Walls	1 hour
Interior Bearing Walls	1 hour
Columns	1 hour
Foor-Ceiling Assemblies	1 hour
Roof - Ceiling Assemblies	1 hour
Interior Nonbearing Walls	0 hours
Exterior Nonbearing Walls	0 hours

REQUIREMENTS:

Apartment Building	No Special Requirements	**30.1.6**
Storage Occupancy	No Special Requirements	**42.1.6**

STAIRS:
- Where total occupant load of all stories served by the stair is fewer than 50, **minimum width is 36"** (with projections no more than 4-1/2 inches at or below handrail height on each side. — **7.2.2.2.1.2(A)**
  - Secondary Stair Occupant load = 23 (Fourth Floor and Roof only)
- Where total occupant load of all stories served by the stair is greater than 50 and less than 2000, **minimum width is 44"** (with projections no more than 4-1/2 inches at or below handrail height on each side. — **7.2.2.2.1.2(B)**
  - Main Stair Occupant load = 62
  - Max height of risers 7" — **Table 7.2.2.2.1.1(a)**
  - Min height of risers 4"
  - Min tread depth 11"
  - Min. headroom 6'-8"
  - Max. height between landings 12'
- Landings shall have a dimension, measured in the direction of travel, that is not less than the width of the stair. — **7.2.2.3.2.3**
- Handrails — Not less than 34" and not greater 38" above the tread — **7.2.2.4.4.1**
  - Provide min. 2 1/4" min. clearance between rail & wall. — **7.2.2.4.4.5**
- Stairway signage shall comply with 7.2.2.5.4.1 parts A thru M — **7.2.2.5.4**

AREA OF REFUGE:
- Consisting of a story protected by supervised automatic sprinkler system shall have: — **7.2.12.1.1**
  1. Each elevator landing provided with two-way communicating system to fire command center or central control point
  2. Directions for use of Two-way Communication System
  3. Two-way Communication System includes both audible and visible signals

SINGLE MEANS OF EGRESS ALLOWED: — **30.2.4.4**

A single exit shall be permitted in buildings where the total number of stories does not exceed four, provided all of the following conditions are met:

1. Fewer than four dwellings units per story
2. Building has approved supevised sprinkler system
3. Exit stairway does not serve more than one-half story below the level of exit discharge.
4. Travel distance from entrance door of any dwelling unit to an exit does not exceed 35 feet.
5. Exit stairway is completely enclosed and has a min. 1 hour fire rating
6. All openings between exit stariway and building have self-closing doors and min. 1 hour fire rating.
7. All corridors serving as access to exits have min. 1 hour fire rating.
8. Horizontal & vertical separation having a min. 1/2 hour fire rating is provided between dwelling units

FIRE PARTITONS:

Trash Room & Storage Rooms Outside of Dwelling Units	1 Hour and sprinklered	**Table 30.3.2.1**
Corridor Walls	1/2 Hour (sprinklered)	**30.3.6.1.2**
Corridor Doors	20 min. rated (.33 hours), Self- closing and self latching	**30.3.6.2.1 + 30.3.6.2.3**
Dwelling Unit Demising Walls	1/2 hour (sprinklered)	**30.3.7.2**

SCOPE OF WORK

NEW FOUR STORY BUILDING (20,122 SQ. FT) WITH GROUND LEVEL GARAGE FOR EIGHT CARS. TWO HOUSING UNITS EACH ON 2ND AND 3RD FLOOR, WITH PENTHOUSE UNIT ON 4TH FLOOR.

LIST OF DRAWINGS

A.0 TITLE SHEET
C.1 PROPOSED & EXISTING SITE PLAN
C.2 CIVIL DETAILS
C.3 EROSION CONTROL
C.4 DRIVEWAY & SIDEWALK DETAILS
L.1 LANDSCAPE PLANS
A.1 FLOOR PLANS, RENDERING
A.2 EXTERIOR ELEVATIONS
A.3 SITE LIGHTING
M1.6 ROOF MECHANICAL PLAN

VICINITY MAP

N

PORTLAND MAINE — NO SCALE

PLANNING BOARD REVIEW SET
NOT FOR CONSTRUCTION

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF WHIPPLE CALLENDER ARCHITECTS. IT SHALL NOT BE USED FOR ANY OTHER PURPOSE THAT FOR WHICH IT IS SPECIFICALLY FURNISHED

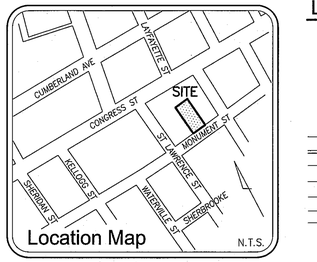
MONUMENT PARTNERS, LLC
25 MONUMENT STREET — PORTLAND, ME

WHIPPLE CALLENDER ARCHITECTS
136 PLEASANT AVE.
PORTLAND, ME 04103
P 207.775.2696
F 207.775.3631
www.whipplecallender.com

MARK	DATE	DESCRIPTION

DATE: 4/18/18
CHECKED BY: AEC, JNW
DRAWN BY: JR, AEC, JNW
JOB: 17-KEE
SHEET TITLE: TITLE SHEET

A.0



Legend:

- CAPPED IRON ROD SET
- IRON PIPE OR ROD FOUND
- MONUMENT FOUND
- UTILITY POLE
- MANHOLE
- WATER VALVE OR SHUTOFF
- GAS VALVE
- DECIDUOUS TREE
- FENCE
- CURB
- LANDSCAPED AREA
- OHW — OVERHEAD WIRES
- W — WATER LINE
- G — GAS LINE
- SS — SANITARY SEWER
- CONC. — CONCRETE
- L/S — LANDSCAPED AREA
- CIRF — CAPPED IRON ROD FOUND
- IPF/IRF — IRON PIPE OR ROD FOUND
- P.O.B. — POINT OF BEGINNING
- 000/000 — DEED BOOK AND PAGE
- N/F — NOW OR FORMERLY
- A — POSSIBLE ENCROACHMENT

Plan References:

1. "RECORDING PLAT AT 89 ST. LAWRENCE STREET, PORTLAND, MAINE MADE FOR OWNER OF RECORD LAWRENCE W. GROSS DECEMBER 8, 2015 OWEN HASKELL, INC. JOB NO. 2014-011P"

2. "STANDARD BOUNDARY SURVEY ON 118 CONGRESS STREET, PORTLAND, MAINE MADE FOR THERAMULTI/ANDMANN ASSOCIATES JULY 13, 1998 OWEN HASKELL, INC. JOB NO. 98168P" REVISED 10-25-13.

3. "CONDOMINIUM PLAN 118 ON MUNJOY HILL, 118 CONDOMINIUMS, LLC, 118 CONGRESS STREET, PORTLAND, ME NOVEMBER 13, 2013 PINKHAM & GREER" RECORDED IN PLAN BOOK 215, PAGE 240.

4. "CONDOMINIUM PLAT ATLANTIC STREET CONDOMINIUMS 94 ATLANTIC STREET, PORTLAND, MAINE MADE FOR OWNER OF RECORD ATLANTIC STREET DEVELOPMENT, LLC NOVEMBER 15, 2006 OWEN HASKELL, INC. JOB NO. 99103P" RECORDED IN PLAN BOOK 207, PAGE 175.

5. "STANDARD BOUNDARY AND TOPOGRAPHIC SURVEY ON ATLANTIC STREET, PORTLAND, MAINE MADE FOR EDWARD & KAREN WALSH JUNE 3, 1999 OWEN HASKELL, INC. JOB NO. 99103P" REVISED 6/18/99.

6. "PLAN OF LAND IN PORTLAND, MAINE SURVEYED FOR STANDARD OIL COMPANY OF NEW YORK DEC. 1926 BY E. C. JORDAN & CO."

Notes:

1. OWNER OF RECORD: MELINDA Y.M. MCCLURE, RAYMOND A. MORROW, ESTHER M. MORROW, AND MARY V. CARD, 54 ASPEN AVENUE, SOUTH PORTLAND, MAINE; CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 32134, PAGE 38 AND BOOK 31472, PAGE 99.

2. LOCUS IS SHOWN AS PORTLAND PROPERTY MAP 16 BLOCK D LOT 9.

3. BEARINGS ARE GRID NORTH AS BASED ON MARKERS FOUND ON PLAN REFERENCE 1 AND COORDINATES PROVIDED BY THE CITY OF PORTLAND ENGINEERING DEPARTMENT.

4. THE 1852 EXCEPTION (236/192) SEEMS TO INDICATE THAT THE REAR LINE SHOULD BE PARALLEL TO MONUMENT STREET. HOWEVER, THE DEED IN 1850 OF THIS PARCEL SAYS IT IS BOUNDED BY A CONTEMPLATED STREET. A REAR LINE PARALLEL WITH MONUMENT STREET DOES NOT MATCH THE DIMENSIONS FOR THE LOTS ON CONGRESS STREET, WHEREAS THE LINE SHOWN HEREON MATCHES THE DIMENSIONS ON THE ABUTTING DEEDS AND PLAN REF.5.

5. NO EVIDENCE WAS OBSERVED OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS. NO PROPOSED CHANGES IN STREET LINES ARE KNOWN BY THIS SURVEYOR.

6. UNDERGROUND UTILITIES MARKED BY DIGSMART.

7. FENCES: FENCE ALONG COOSE AND SILVERMAN, FROM STREET TO IPF, IS OWNED BY MCCLURE ET.AL., REMAINDER IS NOT; FENCE ALONG GROSS AND COLBY APPEARS TO BE THEIRS; STOCKADE FENCE ALONG 118 CONGRESS STREET CONDOMINIUMS APPEARS TO BE THEIRS; CHAINLINK FENCE AND GATE AT ALBERT-KNOPP APPEARS TO BELONG TO MCCLURE ET.AL.; FENCE ALONG ALBERT-KNOPP AND WHITAKER APPEAR TO BE THEIRS; FENCE ALONG ATLANTIC STREET PARCELS BELONGS TO MCCLURE ET.AL., PARTLY ON PROPERTY LINE.

Utility Note:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-888-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION. DUE TO OSHA CONFINED SPACE REQUIREMENTS, ALL INVERTS AND PIPE SIZES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.

Flood Zone Note:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE C OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 230051 0014B, WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 1986 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

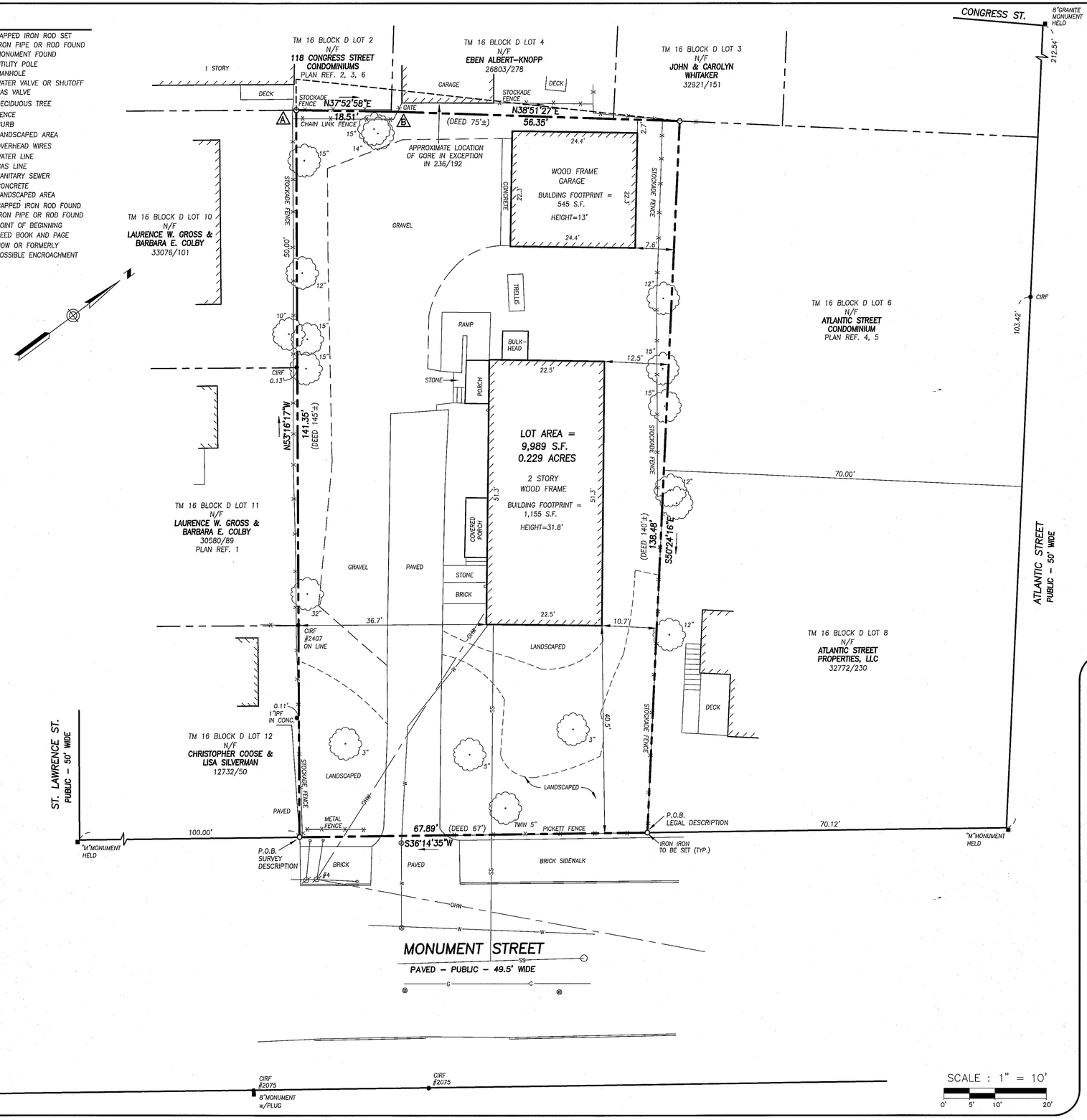
Zoning Information:

NONE PROVIDED BY TITLE INSURER

Possible Encroachments:

A CHAINLINK FENCE ONTO ABUTTER 0.6'±

B GATE ONTO ABUTTER



Legal Description

A CERTAIN LOT OR PARCEL OF LAND WITH THE BUILDINGS THEREON LOCATED ON MONUMENT STREET IN THE CITY OF PORTLAND, COUNTY OF CUMBERLAND AND THE STATE OF MAINE, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHERLY CORNER OF A LOT OF LAND CONVEYED BY WILLIAM HOLT TO ONE DOW, ON THE NORTHWESTERLY SIDE OF A CONTEMPLATED STREET AS NOW FENCED, DESIGNED TO BE THE CONTINUATION OF MONUMENT STREET: THENCE RUNNING NORTHWESTERLY ON THE LINE OF SAID DOW'S LAND AND LAND BELONGING TO THE WIDOW BRAZIER ONE HUNDRED AND FORTY FEET TO JUDAH LUNT'S LAND; THENCE SOUTHWESTERLY BY SAID LUNT'S LAND AND LAND BELONGING TO ONE CARLETON SEVENTY-FIVE FEET TO THOMAS WARREN'S LAND; THENCE SOUTHEASTERLY ON THE LINE OF SAID WARREN'S LAND OR LAND RECENTLY OWNED BY HIM, ONE HUNDRED AND FORTY-FIVE FEET TO THE AFORESAID CONTEMPLATED STREET; THENCE NORTHEASTERLY ON THE LINE OF SAID STREET SIXTY-SEVEN FEET TO THE FIRST BOUND, EXCEPTING FROM SAID PREMISES THE PORTION CONVEYED BY THE CITY OF PORTLAND TO SAMUEL L. CARLETON BY QUITCLAIM DEED, DATED MARCH 26, 1852, AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 236, PAGE 192.

Survey Description

A CERTAIN PARCEL OF LAND SITUATED ON THE NORTHWESTERLY SIDE OF MONUMENT STREET IN THE CITY OF PORTLAND, COUNTY OF CUMBERLAND, AND STATE OF MAINE, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE EASTERNMOST CORNER OF THE LAND NOW OR FORMERLY OF CHRISTOPHER COOSE AND LISA SILVERMAN (SEE BOOK 12732, PAGE 50) ON THE NORTHWESTERLY SIDE OF MONUMENT STREET, WHICH POINT IS LOCATED 100.00 FEET NORTHEASTERLY OF THE POINT OF INTERSECTION OF THE NORTHWESTERLY SIDELINE OF MONUMENT STREET AND THE NORTHEASTERLY SIDELINE OF ST. LAWRENCE STREET, ALL AS SHOWN ON "ALTA/NSPS LAND TITLE SURVEY 25 MONUMENT STREET, PORTLAND, MAINE MADE FOR MONUMENT PARTNERS, LLC DATED JANUARY 13, 2017 OWEN HASKELL, INC. JOB NO. 2016-378P";
THENCE, N 53° 16' 17" W BY SAID LAND AND BY THE LAND NOW OR FORMERLY OF LAURENCE W. GROSS AND BARBARA E. COLBY (BOOK 30580, PAGE 89 AND BOOK 33076, PAGE 101) A DISTANCE OF 141.35 FEET TO THE LAND OF 118 CONGRESS STREET CONDOMINIUMS;
THENCE, N 37° 52' 58" E BY SAID LAND 18.51 FEET TO THE LAND NOW OR FORMERLY OF EBEN ALBERT-KNOPP (BOOK 26803, PAGE 278);
THENCE, N 38° 51' 27" E BY SAID LAND AND BY THE LAND NOW OR FORMERLY OF JOHN & CAROLYN WHITAKER (BOOK 32921, PAGE 151) A DISTANCE OF 56.35 FEET TO THE LAND NOW OR FORMERLY OF ATLANTIC STREET CONDOMINIUM;
THENCE, S 50° 24' 16" E BY SAID LAND AND BY THE LAND NOW OR FORMERLY OF ATLANTIC STREET PROPERTIES, LLC (BOOK 32772, PAGE 230) A DISTANCE OF 138.48 FEET TO MONUMENT STREET;
THENCE, S 36° 14' 35" W BY MONUMENT STREET 67.89 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LAND IS THE SAME LAND AS DEPICTED HEREON AND THE SAME LAND AS DESCRIBED IN THE DEEDS INTO THE CURRENT OWNERS RECORDED IN BOOK 32134, PAGE 38, AND IN BOOK 31472, PAGE 99.

Schedule B Section 2 Exceptions:

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT TITLE NO. 121516-01 EFFECTIVE DATE: DECEMBER 12, 2016

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. NON SURVEY ITEM

2. RIGHTS, FACTS, INTERESTS OR CLAIMS OF PRESENT TENANTS, LESSEES OR PARTIES IN POSSESSION WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS, BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF SAID LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION THEREOF. NON SURVEY ITEM

3. ANY LIABILITY FOR MECHANICS' OR MATERIALMEN'S LIENS. NON SURVEY ITEM
4. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, ADVERSE CIRCUMSTANCE OR OTHER STATE OF FACTS AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE SURVEY OF THE LAND. THE TERM "ENCROACHMENT" INCLUDES ENCROACHMENTS OF EXISTING IMPROVEMENTS LOCATED ON THE LAND ONTO ADJOINING LAND, AND ENCROACHMENTS ONTO THE LAND OF EXISTING IMPROVEMENTS LOCATED ON ADJOINING LAND. SEE "POSSIBLE ENCROACHMENTS"

5. REAL ESTATE TAXES AND ASSESSMENTS. NON SURVEY ITEM

6. WATER AND SEWER CHARGES. NON SURVEY ITEM

7. THE EXACT ACREAGE OR SQUARE FOOTAGE OF THE LAND WILL NOT BE INSURED.
LOT AREA = 9,989 S.F. OR 0.229 ACRES

8. TITLE TO AND RIGHTS OF THE PUBLIC AND OTHERS ENTITLED THERETO IN AND TO THOSE PORTIONS OF THE INSURED PREMISES LYING WITHIN THE BOUNDS OF ADJACENT STREETS, ROADS AND WAYS. NO PORTION OF THE LAND DESCRIBED IN THE SURVEY DESCRIPTION IS LOCATED WITHIN MONUMENT STREET.

9. RIGHTS OF THE TENANTS IN POSSESSION AT WILL OR UNDER UNRECORDED LEASES.
NON SURVEY ITEM

ALTA / NSPS Land Title Survey

25 Monument Street
Portland, Cumberland County, Maine
Made for
Monument Partners, LLC

Surveyor's Certification

TO: MONUMENT PARTNERS, LLC AND CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 11, 13, 14, 16, 17, 19 AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 11, 2017.

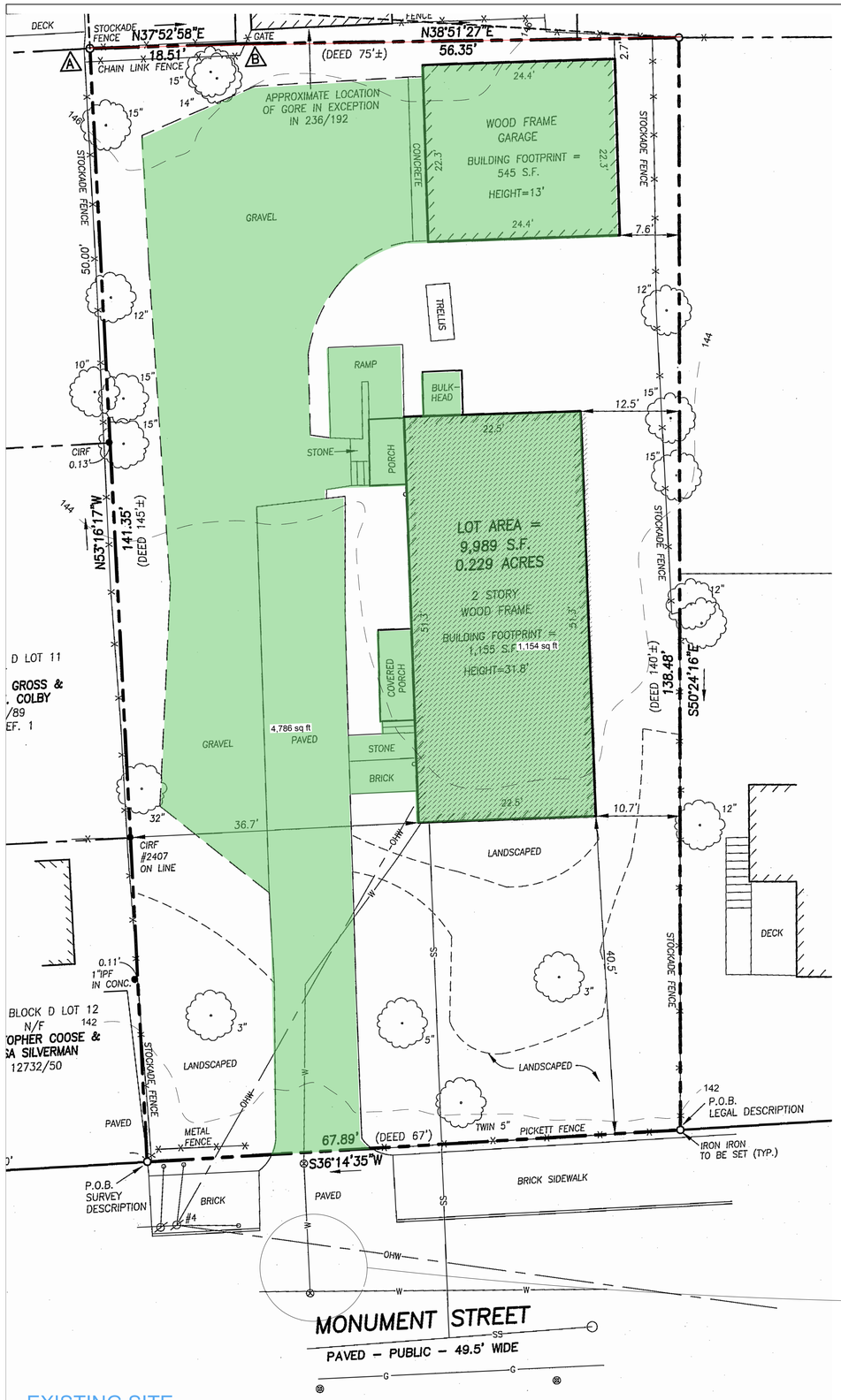
JOHN C. SCHWANDA
PROFESSIONAL LAND SURVEYOR NO. 1252
IN THE STATE OF MAINE

DATE OF PLAT OR MAP: JANUARY 13, 2017
REVISION DATE: JANUARY 18, 2017

STATE OF MAINE
JOHN C. SCHWANDA
NO. 1252
PROFESSIONAL
LAND SURVEYOR

OHI JOB NO. 2016-378P

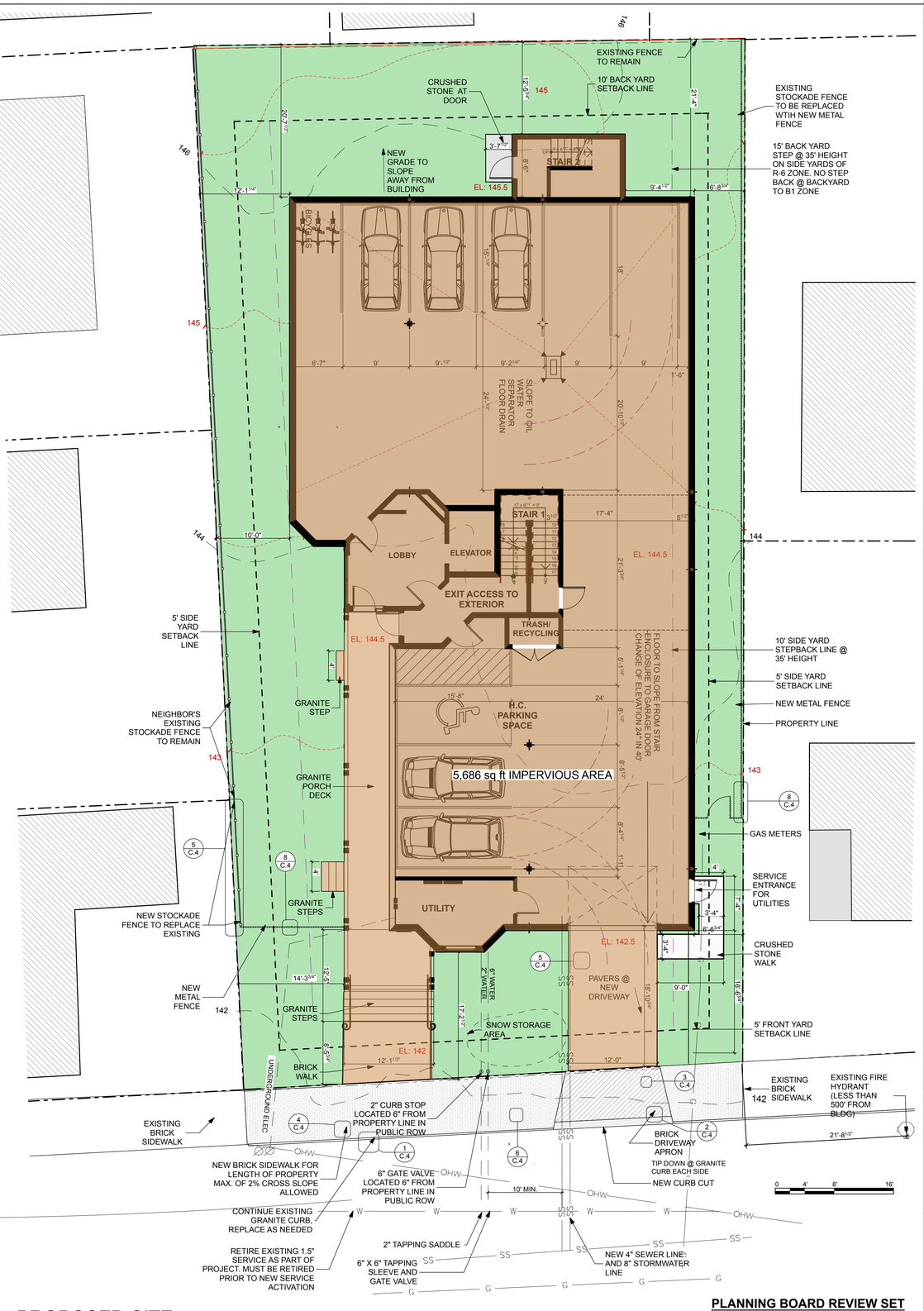
OWEN HASKELL, INC.
PROFESSIONAL LAND SURVEYORS
390 U.S. ROUTE ONE, UNIT 10
FALMOUTH, MAINE 04105
Tel. (207) 774-0424 www.owenhaskell.com



EXISTING SITE

SCALE: 1/8" = 1'-0"

TOTAL SITE AREA:	9,989 S.F.
EXISTING IMPERVIOUS AREA:	4,786 S.F.
NEW IMPERVIOUS AREA:	5,686 S.F.
(INCLUDES DRIVEWAYS, WALKWAY BUT NOT CRUSHED STONE PATH)	
NET DIFFERENCE:	900 S.F.
LOT COVERAGE:	57%
(INCLUDES COVERED PORCH)	
ALLOWABLE MAX. LOT COVERAGE:	60%
LANDSCAPED OPEN SPACE:	4303 S.F.
REQUIRED (20%)	1996 S.F.
GARAGE OPENING	12'
ALLOWED 40% OF FACADE:	19'
BUILDING FOOTPRINT	5,368 S.F.
PAVING	318 S.F.
OPEN SPACE	4,303 S.F.
TOTAL LOT SIZE	**9,989 S.F.**



PROPOSED SITE

SCALE: 1/8" = 1'-0"

PLANNING BOARD REVIEW SET
NOT FOR CONSTRUCTION

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF WHIPPLE CALLENDER ARCHITECTS. IT SHALL NOT BE USED FOR ANY OTHER PURPOSE THAT FOR WHICH IT IS SPECIFICALLY FURNISHED

MONUMENT PARTNERS, LLC
25 MONUMENT STREET
PORTLAND, ME

WHIPPLE CALLENDER ARCHITECTS
136 PLEASANT AVE.
PORTLAND, ME 04103
P 207.775.2696
F 207.775.3631
www.whipplecallender.com

MARK	DATE	DESCRIPTION

DATE: 4/19/18
CHECKED BY: AEC, JNW
DRAWN BY: JR, AEC, JNW
JOB: 17-KEE
SHEET TITLE: EXISTING & PROPOSED SITE PLAN

C.1

NOTES:

1. TREE SHALL BEAR SAME RELATION TO GRADE AS PRIOR TO PLANTING.

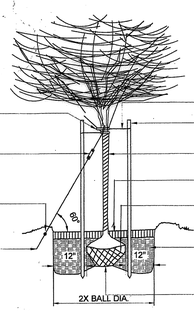
2. NEVER CUT A LEADER, THIN BRANCHES & FOLIAGE BY 1/3 RETAINING NORMAL TREE SHAPE.

NOTE 'B':

SECURE GUYS W/ RUBBER HOSE & #12 GA. WIRE SIM. TO STAKING NOTE 'A'.

NOTE 'A':

FOR ALL TREES UP TO 2 1/2" CAL. USE 2"x2" OR 2 1/2" ⌀ STAKES W/ 2-#12 GA. GALV. WIRE ENCASED IN 2 PLY REINF. RUBBER HOSE. 1/2" INSIDE DIA.
GUY ALL TREES OVER 2 1/2" DIA. NOTE 'B'). GUY ALL EVERGREEN TREES.



#12 GA. ANNEALED GALV. WIRE IN RUBBER HOSE (SEE NOTE 'A')

WOOD STAKES - DARK WALNUT OIL STAIN - ONE COAT, 3 STAKES/TREE

APPROVED TREE WRAP, LAP ENDS DO NOT STAPLE. WRAP TO HT. OF 2ND BRANCH

3" SHREDDED BARK MULCH (EXCEPT AS NOTED)

REMOVE BURLAP FROM TOP 1/3RD OF BALL

6" TEMP. SAUCER

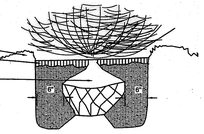
SOIL MIX NOTES
FOR DECIDUOUS TREES USE 4 PARTS TOPSOIL, 1 PART MANURE. FOR EVERGREEN TREES USE 4 PARTS TOPSOIL, 1 PART PEAT HUMUS.

4" MOUND FOR DRAINAGE

TREE PLANTING DETAIL

1 / L-1 NTS

NOTE: SHRUBS SHALL BEAR SAME RELATION TO GRADE AS PRIOR TO PLANTING.

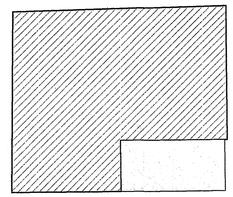


SOIL MIX NOTES:

4 PARTS TOPSOIL, 1 PART HUMUS FOR EVERGREENS
4 PARTS TOPSOIL, 1 PART MANURE FOR DECIDUOUS SHRUBS

SHRUB PLANTING DETAIL

2 / L-1 NTS



PLANTING NOTES

1. The contractor shall supply all plants in quantities sufficient to complete the work shown on plan. Any discrepancies between quantities shown on plant list and those required by this drawing shall not entitle contractor to additional renumeration.
2. Any plant substitutions must be approved by the owner.
3. Any tree or shrub which comes over or under any utility shall be relocated on the site by the landscape architect.
4. All lawn areas to have 6" of topsoil unless noted otherwise.
5. All trees and shrubs shall be placed in the designated areas as shown on the plan and before planting shall be approved by the landscape architect.
6. The contractor shall relocate any tree or shrub as directed by the landscape architect.
7. All plant material installed shall meet the specifications of the American Standard for Nursery Stock (latest edition) as set forth by the American Association of Nurserymen.
8. The landscape contractor shall replace or repair to original condition any and all utilities, paving, curbing, etc., damaged as a result of their operations at no additional cost to the owner.

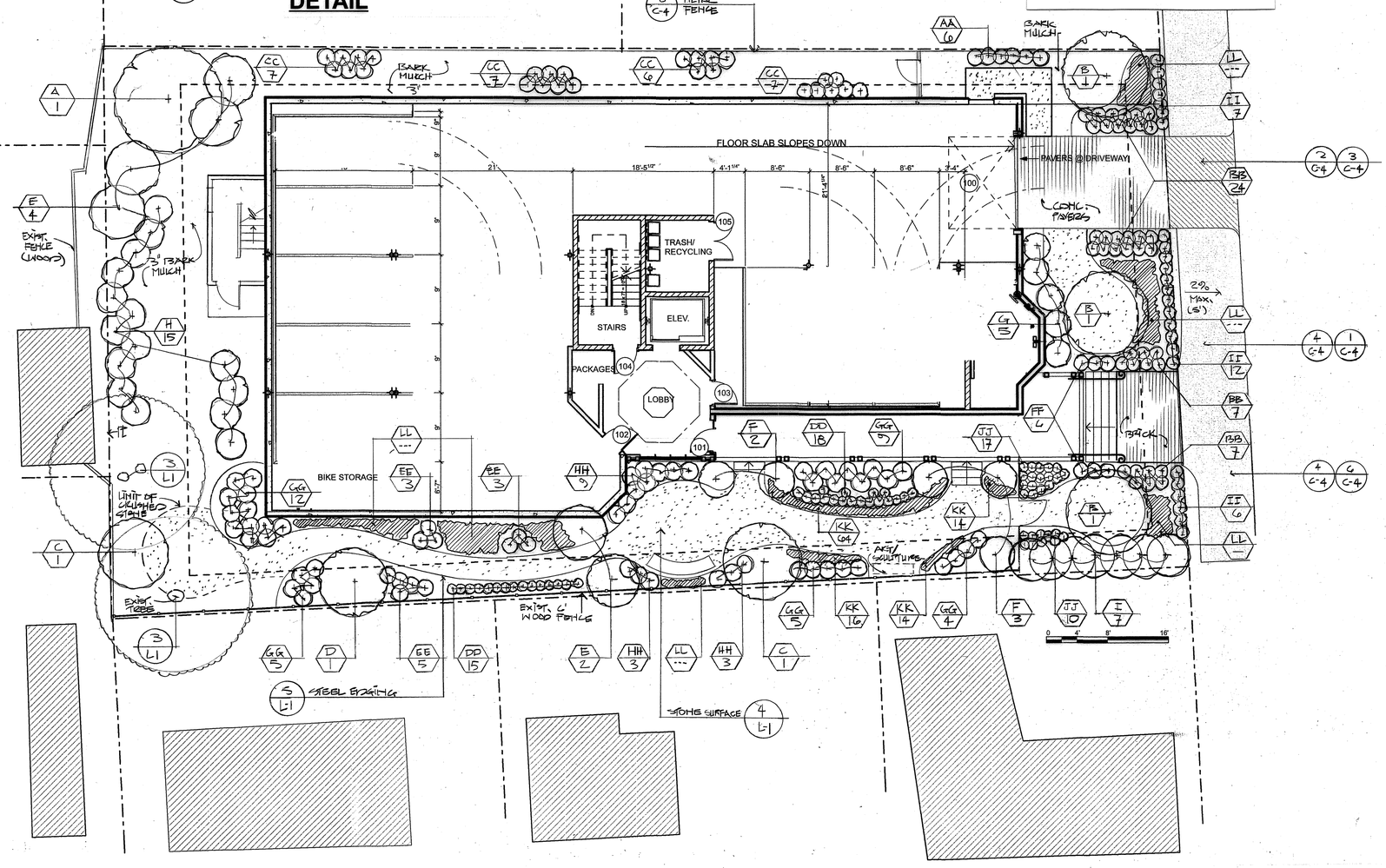
PLANT LIST

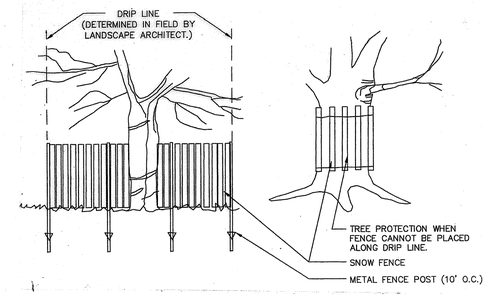
TREES & SHRUBS

KEY	COMMON & BOTANICAL NAME	SIZE	ROOT	QTY	NOTES
A	SHADBLOW AMELANCHIER X.GRANDIFLORA 'Autumn Brilliance'	6-7' Ht.	B&B	1	
B	COCKSPUR THORNLESS HAWTHORN C. CRUZGALLI var. INERMIS	2" Dia.	B&B	3	
C	PAGODA DOGWOOD C. ALTERNIFOLIA	6-8' Ht.	B&B	2	
D	CORNELIAN CHERRY C.MAS	5-6' Ht.	B&B	1	
E	MOHICAN VIBURNUM V. LANTANA 'Mohican'	4-5' Ht.	B&B	6	
F	SHASTA VIBURNUM V. PLICATUM Var. TOMENTOSUM 'SHASTA'	3'-4' HT.	B&B	5	
G	SHASTA VIBURNUM V.PLICATUM VAR. Tomentosum 'Summer Snowflake'	#5	B&B	5	
H	COMPACT REDTWIG DOGWOOD C. SERICEA 'Isanti'	#2	Cont.	15	
I	AMUR PRIVET L. AMURENSIS	#5	Cont.	7	

PERENNIALS

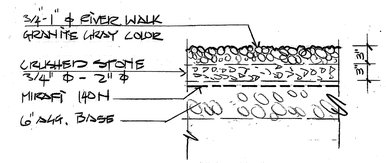
			QTY	NOTES
AA	SWITCH GRASS PANICUM VIRGATUM ' Cheyenne Sky'	——	6	"
BB	DAYLILY VAR. HEMEROCALLIS	PTD	38	BLOOM IN JULY THRU SEPT 18" O.C.
CC	HOSTA 'BIG DADDY'	——	27	
DD	ASTILBE FALSE SPIREA VAR.		33	
EE	LADY FERN FILIX-FEMINA	——	11	
FF	MAIDEN HAIR FERN ADIANTUM PEDATUMLAVEN	CONT.	6	
GG	HAY SCENTED FERN DENNSTAEDTIA PUNCTILOBA	CONT.	35	
HH	OSTRICH FERN MATTEUCCIA STRUTHIOPTERIS	CONT.	15	
II	LAVENDER LAVANDULA ANGUSTIFOLIUM 'Hidcote superior'	——	25	
JJ	PERIWINKLE VINCA MINOR	——	27	
KK	WILD GINGER ASARUM CANADENSE	——	123	@ 9" O.C.
	ECHINACEA PHLOX RUDBECKIA CAMPANULA	——		MIXED VARIETY





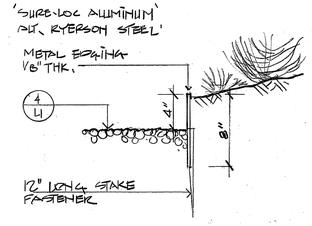
TREE PROTECTION DETAIL

3 / L-1 NTS



STONE SURFACE DETAIL

4 / L-1 NTS



STEEL EDGING DETAIL

5 / L-1 NTS

Anthony Muench Landscape Architect
94 Commercial Street Portland, Maine 04101 207.761.6621
amuench@maine.rr.com

REGISTERED LANDSCAPE ARCHITECT ANTHONY MUENCH No. 7 3-19-18 State of Maine

PLANNING BOARD REVIEW SET
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MONUMENT PARTNERS, LLC
25 MONUMENT STREET PORTLAND, ME

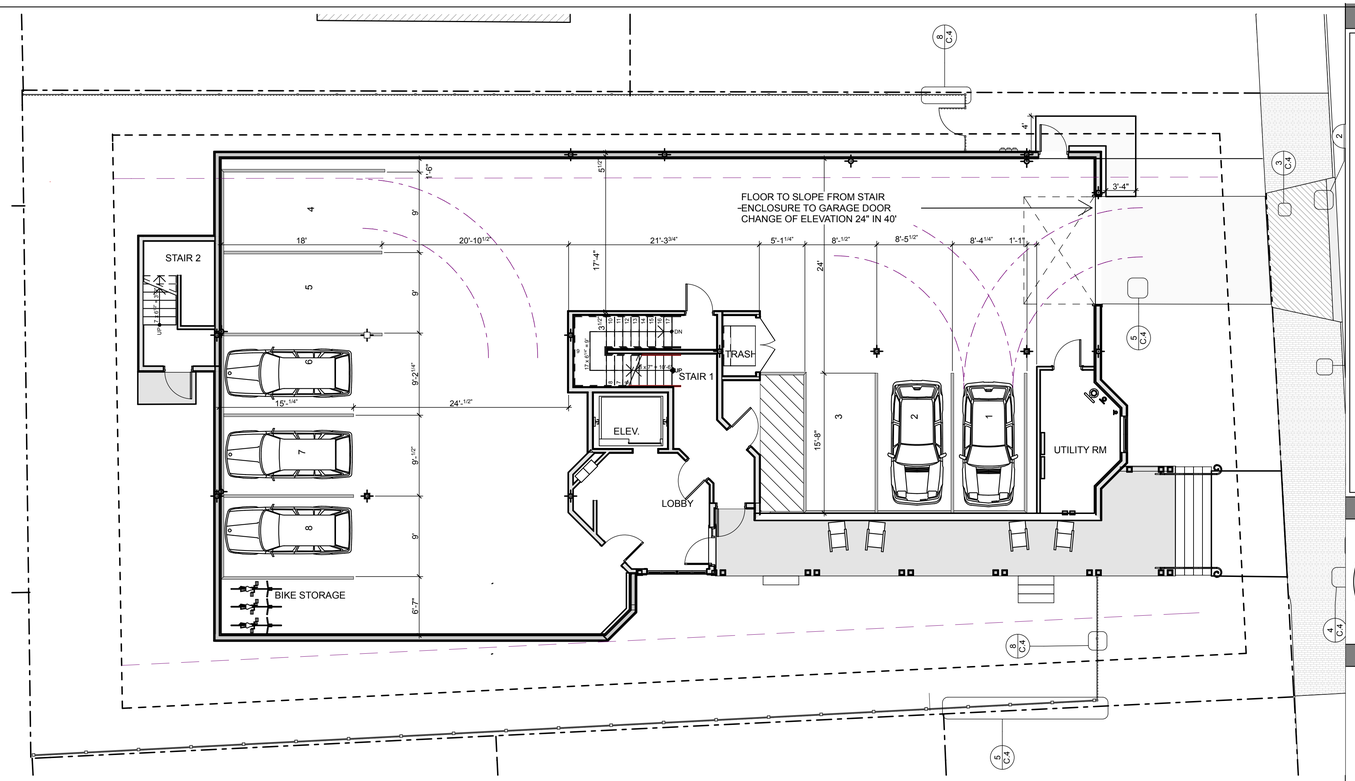
WHIPPLE CALLENDER ARCHITECTS
136 PLEASANT AVE.
PORTLAND, ME 04103
P 207.775.2696
F 207.775.3631
www.whipplecallender.com

MARK	DATE	DESCRIPTION
	3-19-18	R.B. SUBMISSION

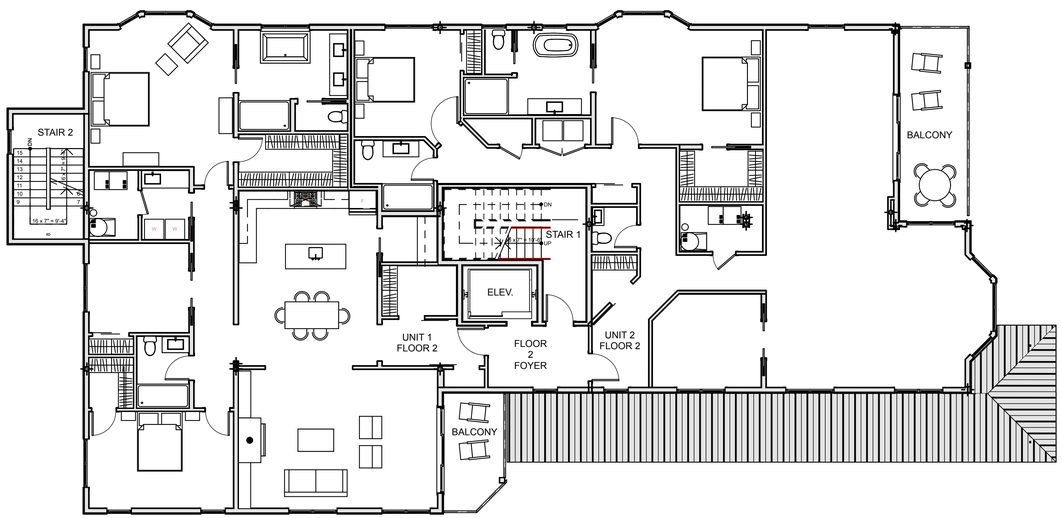
DATE: 1/8/18
CHECKED BY: AEC, JWW
DRAWN BY: JR, AEC, JWW
JOB: 17-KEE
SHEET TITLE: LANDSCAPE PLAN

L.1

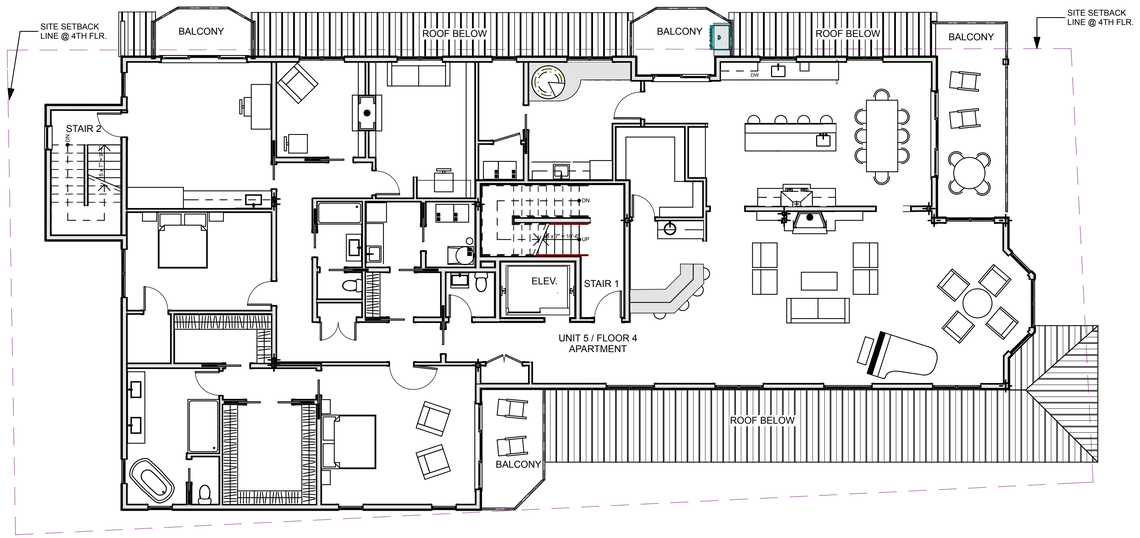
1 / A.1 25 MONUMENT STREET VIEW



2 / A.1 FIRST FLOOR
SCALE: 1/8" = 1'-0"



3 / A.1 TYPICAL PLAN (SECOND & THIRD FLOORS)
SCALE: 1/8" = 1'-0"



4 / A.1 FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

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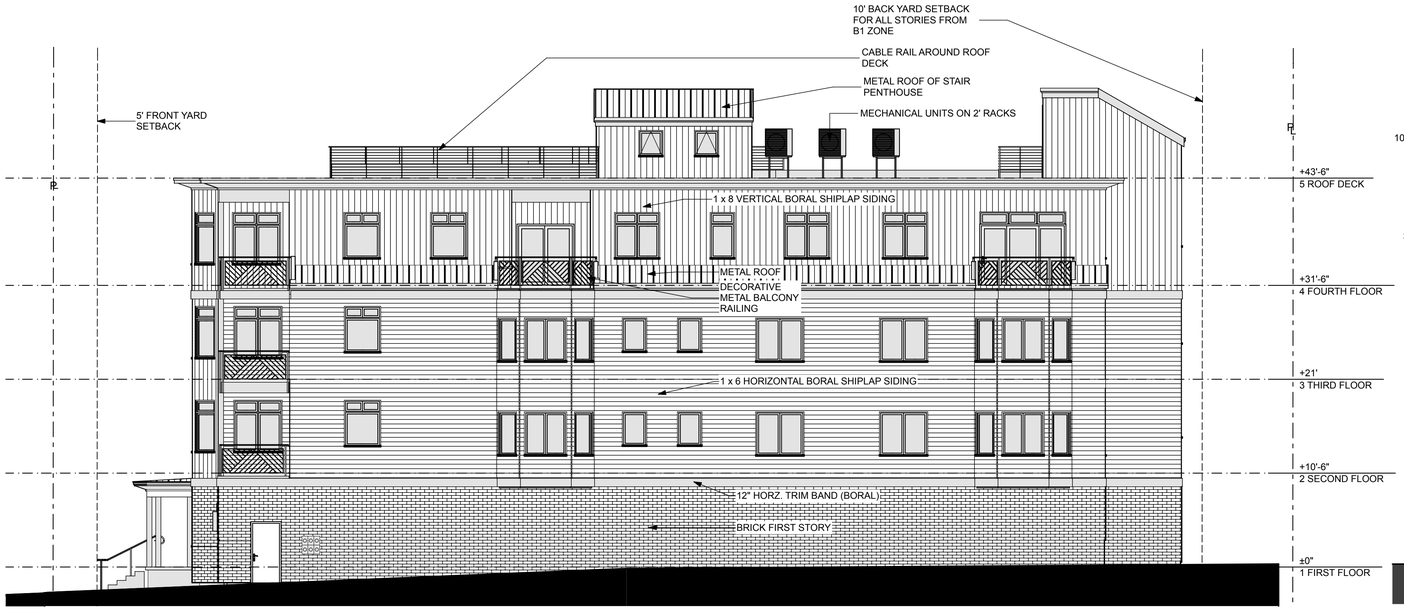
PORTLAND, ME

WHIPPLE
CALLENDER
ARCHITECTS
136 PLEASANT AVE.
PORTLAND, ME 04103
P 207.775.2696
F 207.775.3631
www.whipplecallender.com

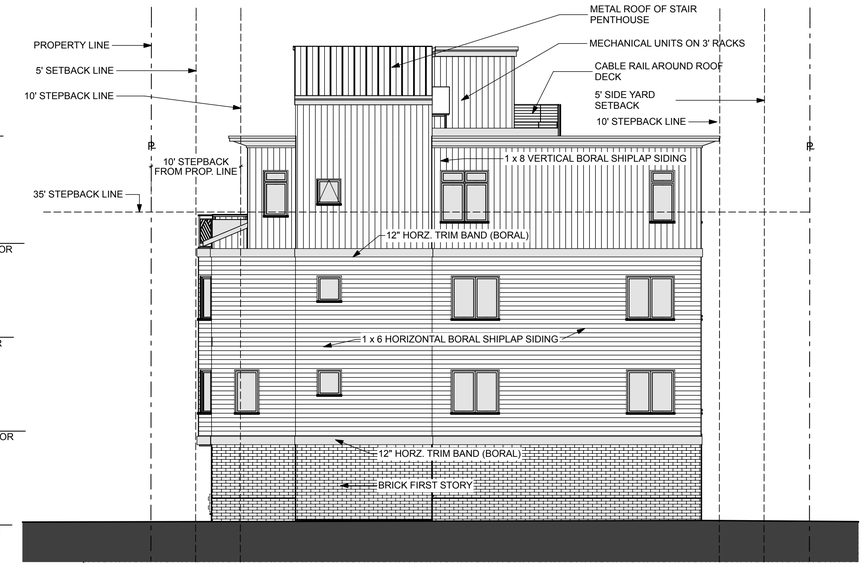
MARK	DATE	DESCRIPTION

DATE: 4/18/18
CHECKED BY: AEC, JNW
DRAWN BY: JR, AEC, JNW
JOB: 17-KEE
SHEET TITLE: FIRST FLOOR PLAN TYPICAL FLOOR PLAN, FOURTH FLOOR PLAN & RENDERING

A.1



1 A.2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 A.2 WEST ELEVATION
SCALE: 1/8" = 1'-0"

3 A.2 EAST ELEVATION
SCALE: 1/8" = 1'-0"

4 A.2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

PLANNING BOARD REVIEW SET
NOT FOR CONSTRUCTION

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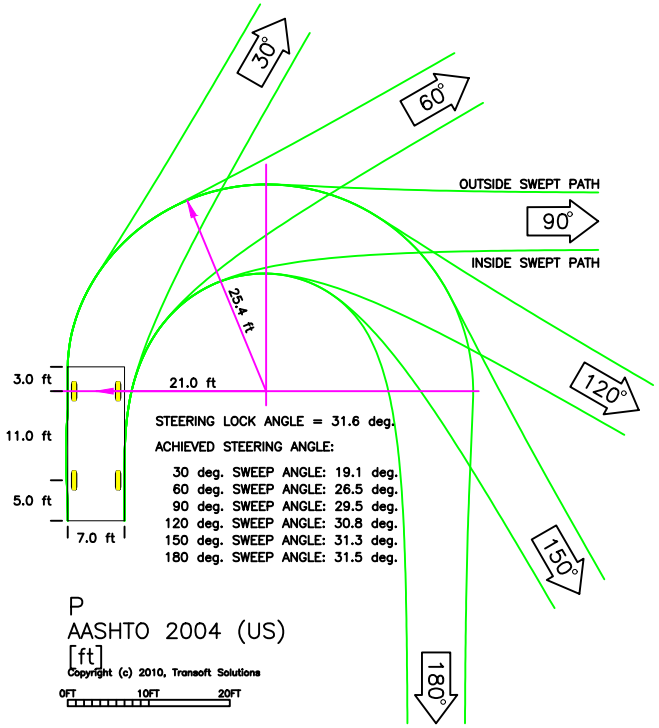
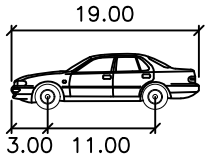
P 207.775.2696
F 207.775.3631
www.whipplecallender.com

MARK	DATE	DESCRIPTION

DATE: 4/19/18
CHECKED BY: AEC, JNW
DRAWN BY: JR, AEC, JNW
JOB: 17-KEE
SHEET TITLE: EXTERIOR ELEVATIONS

A.2





P	feet
Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.6

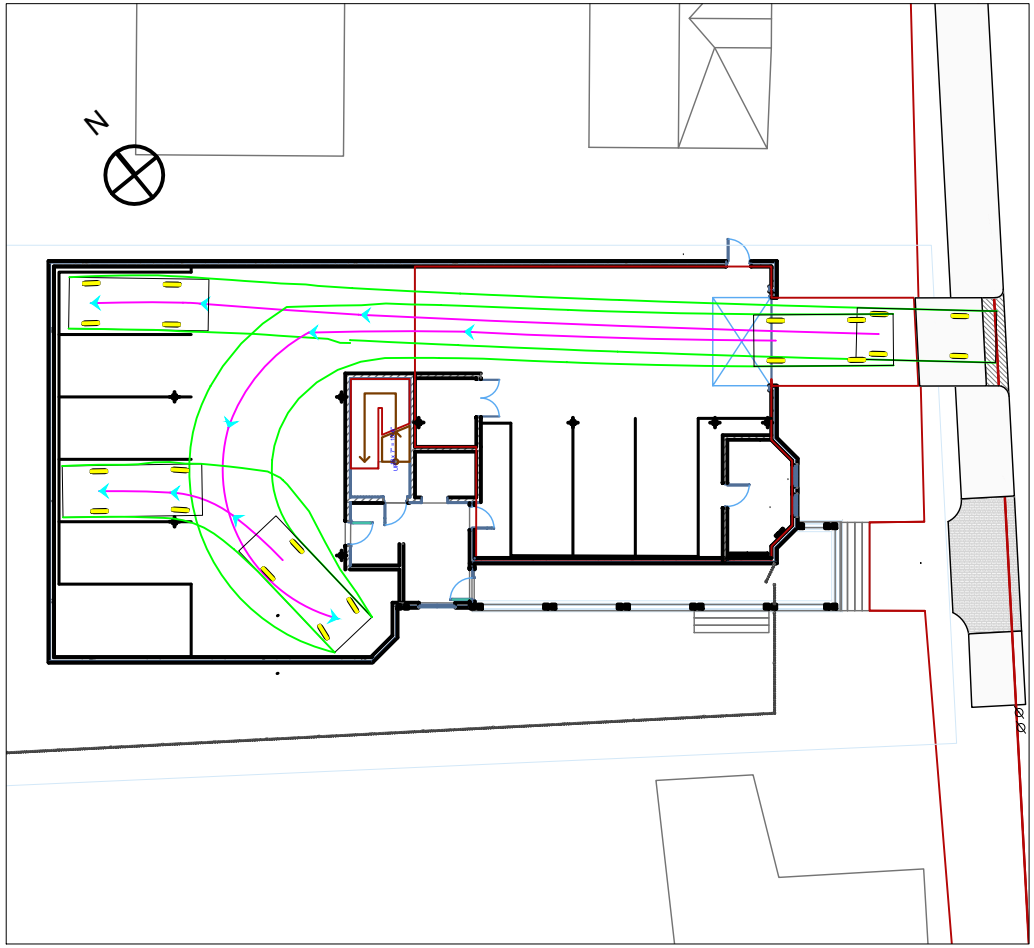


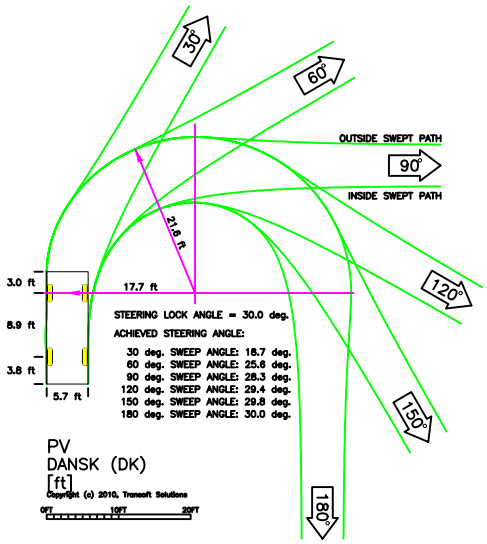
Figure 1

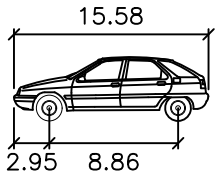
Large Car @ 5 mph

Portland, Maine

September 21, 2017

Maine Traffic Resources
25 Vine Street
Gardiner, ME
04345
tel: (207) 582-5252
fax: (207) 582-1677





PV	feet
Width	: 5.74
Track	: 5.41
Lock to Lock Time	: 6.0
Steering Angle	: 30.0

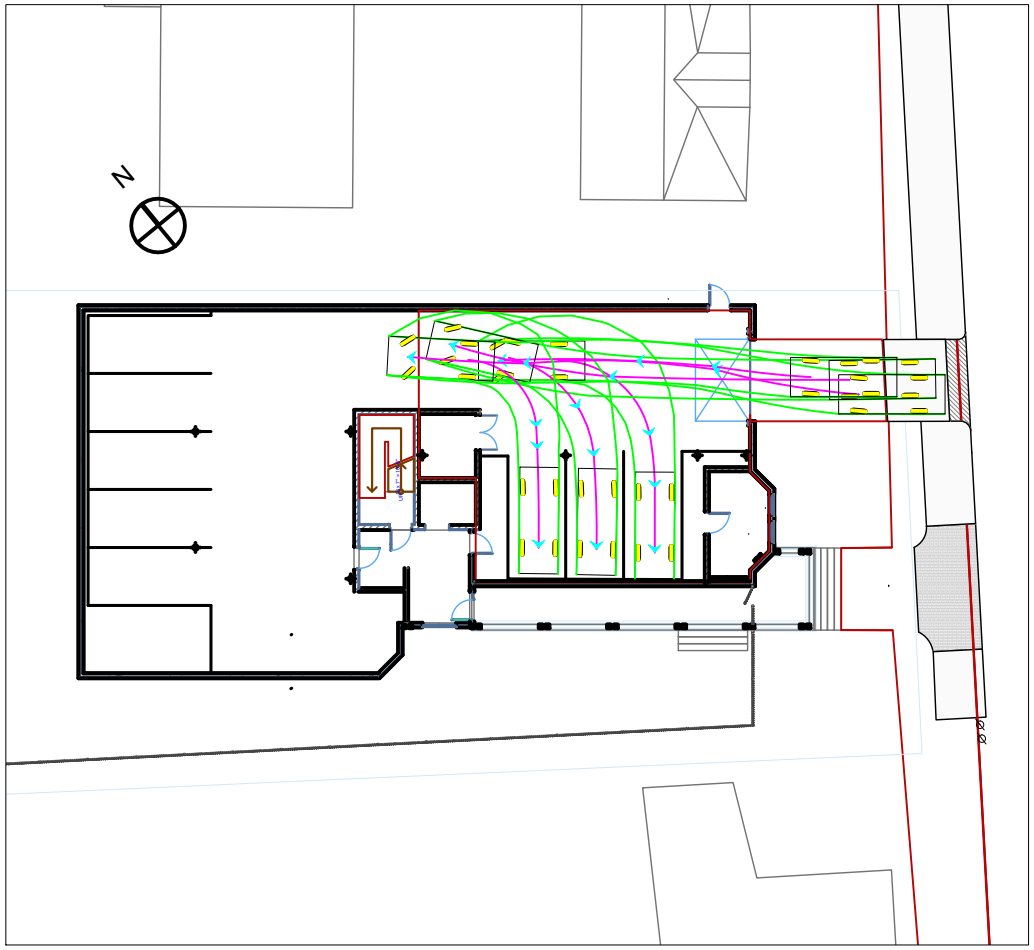


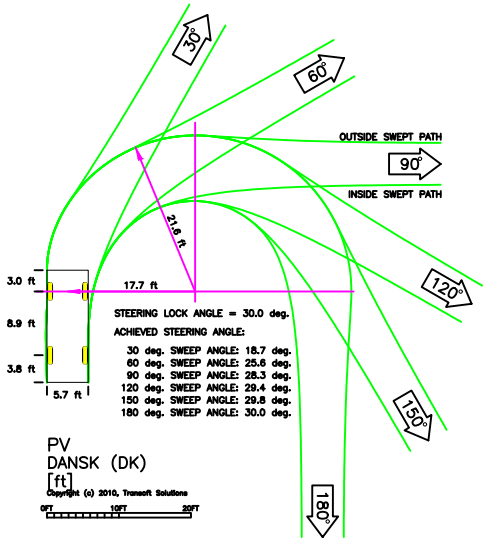
Figure 2

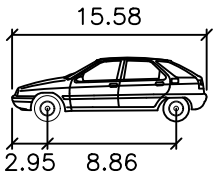
Small Car @ 5 mph

Portland, Maine

September 21, 2017

Maine Traffic Resources
25 Vine Street
Gardiner, ME
04345
tel: (207) 582-5252
fax: (207) 582-1677





PV	feet
Width	: 5.74
Track	: 5.41
Lock to Lock Time	: 6.0
Steering Angle	: 30.0

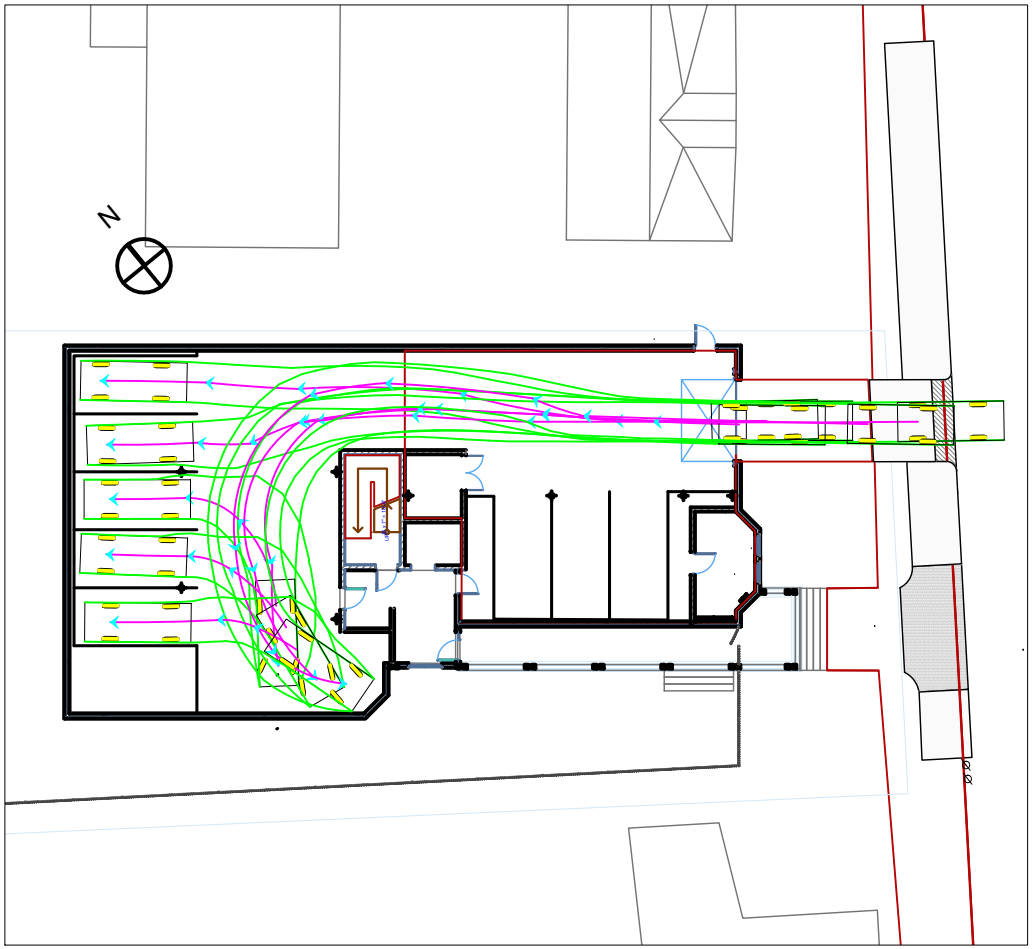


Figure 3

Small Car @ 5 mph

Portland, Maine

September 21, 2017

Maine Traffic Resources
25 Vine Street
Gardiner, ME
04345
tel: (207) 582-5252
fax: (207) 582-1677

Plan References:

1. "RECORDING PLAT AT 89 ST. LAWRENCE STREET, PORTLAND, MAINE MADE FOR OWNER OF RECORD LAWRENCE W. GROSS DECEMBER 8, 2015 OWEN HASKELL, INC. JOB NO. 2014-011P"

2. "STANDARD BOUNDARY SURVEY ON 118 CONGRESS STREET, PORTLAND, MAINE MADE FOR THERIAULT/LANDMANN ASSOCIATES JULY 13, 1998 OWEN HASKELL, INC. JOB NO. 98168P" REVISED 10-25-13.

3. "CONDOMINIUM PLAN 118 ON MUNJOY HILL, 118 CONDOMINIUMS, LLC, 118 CONGRESS STREET, PORTLAND, ME NOVEMBER 13, 2013 PINKHAM & GREER" RECORDED IN PLAN BOOK 215, PAGE 240.

4. "CONDOMINIUM PLAT ATLANTIC STREET CONDOMINIUMS 94 ATLANTIC STREET, PORTLAND, MAINE MADE FOR OWNER OF RECORD ATLANTIC STREET DEVELOPMENT, LLC NOVEMBER 15, 2006 OWEN HASKELL, INC. JOB NO. 99103P" RECORDED IN PLAN BOOK 207, PAGE 175.

5. "STANDARD BOUNDARY AND TOPOGRAPHIC SURVEY ON ATLANTIC STREET, PORTLAND, MAINE MADE FOR EDWARD & KAREN WALSH JUNE 3, 1999 OWEN HASKELL, INC. JOB NO. 99103P" REVISED 6/18/99.

6. "PLAN OF LAND IN PORTLAND, MAINE SURVEYED FOR STANDARD OIL COMPANY OF NEW YORK DEC. 1926 BY E. C. JORDAN & CO."

7. "ALTA/NSPS LAND TITLE SURVEY, 25 MONUMENT STREET, PORTLAND, CUMBERLAND COUNTY, MAINE MADE FOR MONUMENT PARTNERS, LLC" JANUARY 13, 2017, REVISION DATE: JANUARY 18, 2017 BY OWEN HASKELL, INC.

8. "MONUMENT PARTNERS, LLC, 25 MONUMENT STREET, PORTLAND,M ME" OCTOBER 10, 2017 BY WHIPPLE CALLENDER ARCHITECTS

Notes:

1. OWNER / APPLICANT: MONUMENT PARTNERS, LLC, 380 6TH STREET, SOUTH NAPLES, FLORIDA; CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 33797, PAGE 33.

2. LOCUS IS SHOWN AS PORTLAND PROPERTY MAP 16 BLOCK D LOT 9.

3. BEARINGS ARE GRID NORTH AS BASED ON MARKERS FOUND ON PLAN REFERENCE 1 AND COORDINATES PROVIDED BY THE CITY OF PORTLAND ENGINEERING DEPARTMENT.

4. THE 1852 EXCEPTION (236/192) SEEMS TO INDICATE THAT THE REAR LINE SHOULD BE PARALLEL TO MONUMENT STREET. HOWEVER, THE DEED IN 1850 OF THIS PARCEL SAYS IT IS BOUNDED BY A CONTEMPLATED STREET. A REAR LINE PARALLEL WITH MONUMENT STREET DOES NOT MATCH THE DIMENSIONS FOR THE LOTS ON CONGRESS STREET, WHEREAS THE LINE SHOWN HEREON MATCHES THE DIMENSIONS ON THE ABUTTING DEEDS AND PLAN REF.5.

5. UNDERGROUND UTILITIES MARKED BY DIGSMART.

6. FENCES: FENCE ALONG COOSE AND SILVERMAN, FROM STREET TO IPF, IS OWNED BY MCCLURE ET.AL., REMAINDER IS NOT; FENCE ALONG GROSS AND COLBY APPEARS TO BE THEIRS; STOCKADE FENCE ALONG 118 CONGRESS STREET CONDOMINIUMS APPEARS TO BE THEIRS; CHAINLINK FENCE AND GATE AT ALBERT-KNOPP APPEARS TO BELONG TO MCCLURE ET.AL.; FENCE ALONG ALBERT-KNOPP AND WHITAKER APPEAR TO BE THEIRS; FENCE ALONG ATLANTIC STREET PARCELS BELONGS TO MCCLURE ET.AL., PARTLY ON PROPERTY LINE.

7. THERE ARE NO WETLANDS, FLOOD PLAINS OR SHORELAND ZONES ON THE PROPERTY.

Utility Note:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-888-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION. DUE TO OSHA CONFINED SPACE REQUIREMENTS, ALL INVERTS AND PIPE SIZES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.

Flood Zone Note:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE C OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 230051 0014B, WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 1986 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

Zoning Information:

ZONING DISTRICT: R6 - RESIDENTIAL 6

ZONING REQUIREMENTS: DIMENSIONAL STANDARDS TO BE IN ACCORDANCE WITH THE APPROVED ZONE AS SHOWN BELOW:

DIMENSIONAL STANDARDS	REQUIRED (R6)	PROVIDED
MINIMUM LOT SIZE	2,000 S.F.	9,989 S.F.
MINIMUM LOT AREA PER DWELLING	725 S.F.	1,248 S.F.
MINIMUM STREET FRONTAGE	20 FEET	67 FEET
MINIMUM FRONT YARD SETBACK	5 FEET	17.2 FEET
MINIMUM SIDE SETBACK	5 FEET	6.4 FEET
MINIMUM REAR SETBACK	10 FEET	20.3 FEET
MAXIMUM BUILDING HEIGHT	45 FEET	43.5 FEET
MAXIMUM LOT COVERAGE	60%	56%

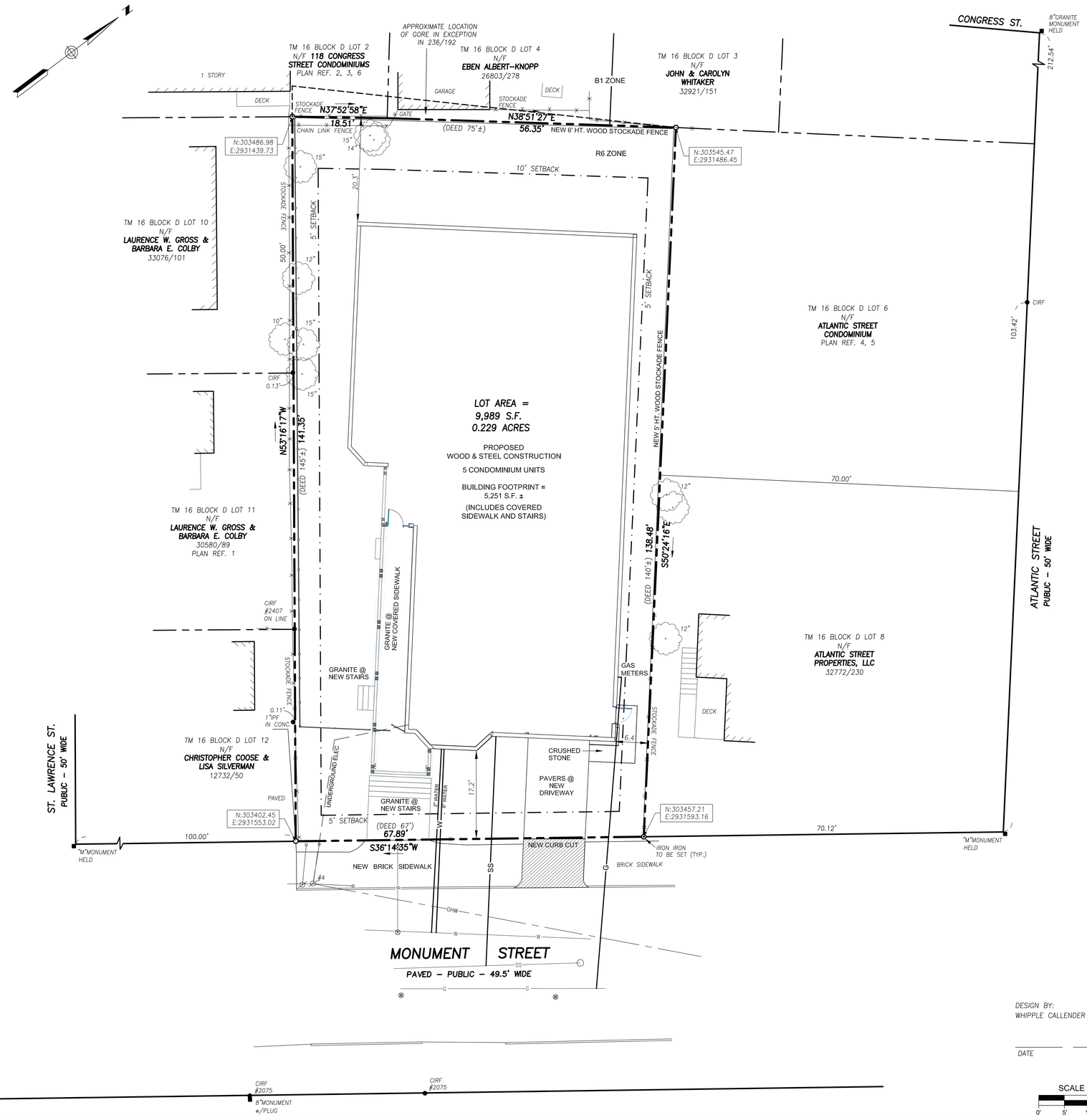
BUILDING	5,251 S.F.
PAVEMENT	328 S.F.
OPEN SPACE	4,410 S.F.
TOTAL LOT SIZE	9,989 S.F.

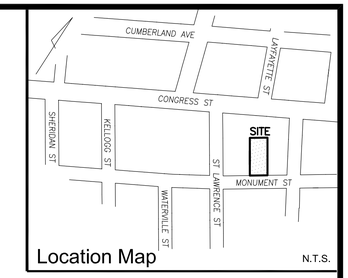
PROPOSED USE: 5 CONDOMINIUM UNIT BUILDING WITH 8 CAR GARAGE

PARKING SUMMARY:

REQUIRED PARKING
PARKING RATIO: 1 SPACE / UNIT
TOTAL: 4 SPACES

PROVIDED PARKING
PARKING GARAGE: 8 SPACES





Location Map N.T.S.

Legend

○	CAPPED IRON ROD SET
●	IRON PIPE OR ROD FOUND
■	MONUMENT FOUND
∅	UTILITY POLE
◯	MANHOLE
⊗	WATER VALVE OR SHUTOFF
⊗	GAS VALVE
	DECIDUOUS TREE
CONC.	CONCRETE
L/S	LANDSCAPED AREA
CIRF	CAPPED IRON ROD FOUND
IPF/IRF	IRON PIPE OR ROD FOUND
P.O.B.	POINT OF BEGINNING
000/000	DEED BOOK AND PAGE
N/F	NOW OR FORMERLY
X X	FENCE
	CURB
	LANDSCAPED AREA
OHW	OVERHEAD WIRES
W	WATER LINE
G	GAS LINE
SS	SANITARY SEWER

APPROVED BY THE CITY OF PORTLAND PLANNING BOARD

DATE

Certificate: FOR BOUNDARY & EXISTING CONDITIONS

OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

JOHN C. SCHWANDA, PLS #1252

DEC. 12, 2017
DATE

STATE OF MAINE — JOHN C. SCHWANDA 1252 — PROFESSIONAL LAND SURVEYOR

DESIGN BY:
WHIPPLE CALLENDER ARCHITECTS

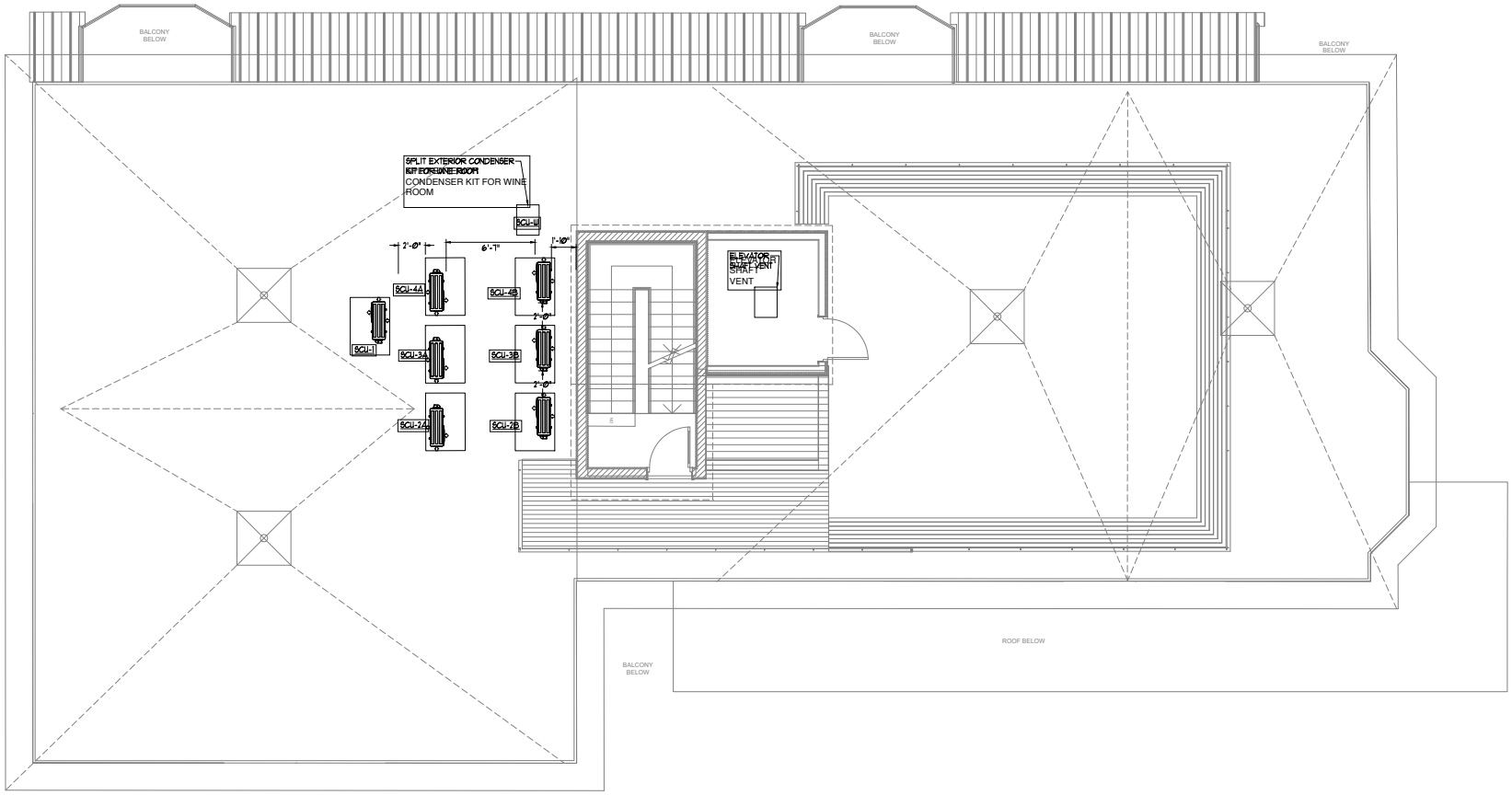
DATE

SCALE : 1" = 10'
0' 5' 10' 20'

SUBDIVISION PLAN
AT
25 MONUMENT STREET
PORTLAND, MAINE
MADE FOR RECORD OWNER
MONUMENT PARTNERS, LLC
PORTLAND, MAINE

OWEN HASKELL, INC.
PROFESSIONAL LAND SURVEYORS
390 U.S. ROUTE ONE, UNIT 10, FALMOUTH, MAINE 04105

DRAWN BY: RS / JLW	DATE: DEC. 12, 2017	JOB NO. 2016-378P	
CHECKED BY: JCS	SCALE: 1" = 10'	DRWG. NO. 1	



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(207) 865-9475

MONUMENT PARTNERS
PORTLAND, MAINE
234 CONGRESS STREET

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WHIPPLE CALLENDER ARCHITECTS

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PORTLAND, ME 04103
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www.whipplecallender.com

MARK	DATE	DESCRIPTION

DATE: 12/05/17
CHECKED BY: SPD
DRAWN BY: MEB
JOB: 17-KEE
SHEET TITLE: ROOF MECHANICAL PLAN

N

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M1.6

UNIT HEATER PERFORMANCE SCHEDULE

TAG	SERVES	GAS INPUT MBH	HEAT OUTPUT BTU/HR	OUTPUT VELOCITY FPM	ELECTRICAL VOLTS	PH	AMPS	MOUNTING	MFG/MN
UH-1	GARAGE	125	99,600	763	115	1	5.1	CEILING	REZNOR UDAS 125

PROVIDE WITH TWO-STAGE NATURAL GAS VALVE, HORIZONTAL COMBUSTION AIR/VENT KIT, AND WALL MOUNTED THERMOSTAT

LOUVER PERFORMANCE SCHEDULE

TAG	AIR FLOW (CFM)	SP LOSS (IN.WG)	AIR VEL. (FPM)	FREE AREA (SQFT)	DRAINABLE (Y) OR (N)	BLADE ANGLE & FRAME DEPTH	DIMENSIONS W	H	BASIS OF DESIGN: GREENHECK SERVICE	MODEL
L-1	2950	0.09	700	0.88	Y	4"	24	48	GARAGE	ELF6375DX
L-2	-	-		0.88	Y	4"	18	18	ERV DISCHARGE	ESD

WITH KYNAR FINISH, COLOR BY ARCHITECT

FAN PERFORMANCE SCHEDULE

TAG	AIRFLOW (CFM)	T.S.P (IN.WG)	NOISE (SONES)	RPM	DRIVE	ELECTRICAL REQUIREMENTS HP	BHP	WATTS	AMPS	V/PH/HZ	BASIS OF DESIGN = PANASONIC "WhisperGreen Select", Greenheck (G) SERVICE	ARRANGEMENT	MODEL
EF-1	80	0.25	0.4	-	DIRECT	-	-	11.0	-	120/1/60	BATHROOMS (MULTIPLE)	CEILING	FV-05-11VKL1
EF-2	100	0.25	0.4	-	DIRECT	-	-	11.0	-	120/1/60	-	CEILING	FV-05-11VK1
EF-3	200	0.15	3	1400	DIRECT	-	-	54.4	0.45	120/1/60	REFUSE/GARAGE (CONTINUOUS)	CEILING	SP-A190
EF-4	2750	0.09	7.2	1048	DIRECT	¼	0.22	164	1.4	120/1/60	GARAGE (INTERMITTENT)	SIDEWALL	(G) SE1-18-429-B4

EF-1: PROVIDE HUMIDITY SENSOR AND TIME DELAY MODULES, EF-1 FAN AND LIGHT SHALL BE INDEPENDENTLY CONTROLLED
EF-3: PROVIDE WITH MODEL WC 10X3 HOODED WALL CAP
EF-4: PROVIDE VARI-GREEN CONTROLS, CONTROLLED BY CO/NO2 SENSOR AND SPACE OCCUPANCY SENSORS. FAN SHALL OPERATE BASED ON OCCUPANCY OR ELEVATED LEVELS OF CO OR NO2.

PLUMBING FIXTURE CONNECTION SCHEDULE

TAG	DESCRIPTION	SAN	VENT	CW	HW
P-1	FLOOR MOUNTED WATER CLOSET	3"	2"	1/2"	-
P-2	COUNTERTOP LAVATORY	1 1/2"	1 1/2"	1/2"	1/2"
P-2A	WALL MOUNTED LAVATORY	1 1/2"	1 1/2"	1/2"	1/2"
P-3	TUB	2"	1 1/2"	1/2"	1/2"
P-3A	SHOWER	2"	2"	1/2"	1/2"
P-3B	SHOWER	2"	2"	1/2"	1/2"
P-3C	SHOWER	2"	2"	1/2"	1/2"
P-3D	SHOWER	2"	2"	1/2"	1/2"
P-4	DOUBLE BOWL KITCHEN SINK	2"	1 1/2"	1/2"	1/2"
P-4A	SINGLE BOWL KITCHEN SINK	2"	1 1/2"	1/2"	1/2"
P-4B	BAR SINK	2"	1 1/2"	1/2"	1/2"
P-5		-	-	1/2"	-
P-6	WASHING MACHINE HOOK-UP	2"	1 1/2"	1/2"	1/2"
P-7	LAUNDRY SINK	2"	1 1/2"	1/2"	1/2"
FD-1	FLOOR DRIAN (W/ TRAP PRIMER)	2"	1 1/2"	-	-
FPHB	FREEZE PROOF HOSE BIBB	-	-	3/4"	-

MINIMUM SIZE OF BELOW SLAB SANITARY & VENT PIPING SHALL BE 2".
PROVIDE TRAP PRIMERS ON FLOOR DRAINS, CONNECT TO NEAREST FIXTURE.
UNITS SCHEDULED MAY REPRESENT MULTIPLE UNITS, COORDINATE WITH DRAWINGS.
* - PROVIDE DISHWASHER CONNECTIONS, PIPING AND CONNECT TO DISHWASHER

WINE CELLAR COOLING UNIT PERFORMANCE SCHEDULE

* AT 90°F AMBIENT

TAG	TOTAL COOLING (MBH)*	TOTAL HEATING (MBH)	REFRIGERANT	APPROX. REFRIG. CHARGE	MINIMUM AMBIENT TEMP(°F)	FOOTPRINT DIMENSION (INCHES)	OPERATING WEIGHT (LBS)	ELECTRICAL REQUIREMENTS MCA	MAX FUSE	V/PH/HZ	BASIS OF DESIGN = WHISPERKOOL COMP. STAGING	SOUND (BEL)	SERVICE	MODEL
SAC-W	3650	-	R-134A	-	-	16x11.5x10	56	6.8	20	115/1/60	-	65	WINE COOLING	CEILING MOUNT

WINE CELLAR EQUIPMENT TO BE VERIFIED BY A WINE STORAGE PROFESSIONAL. EQUIPMENT SHALL BE CAPABLE OF COOLING ROOM DOWN TO 55°F

SPLIT - SYSTEM HEAT PUMP INDOOR UNIT PERFORMANCE SCHEDULE

* AT 95°F AMBIENT, 80°F DB, 67°F WB
** AT 47°F AMBIENT

TAG	NOMINAL COOLING (MBH)*	NOMINAL HEATING CAPACITY(MBH)**	AIRFLOW (CFM)	CORRECTED CAPACITY (BTUH @ -10F.)	COND. DRAIN (IN)	SOUND RATING (DB)	WIEGHT (LBS)	REFRIGERANT PIPE SIZE (IN) LIQUID	GAS	ELECTRICAL REQUIREMENTS MCA	MAX FUSE	V/PH/HZ	BASIS OF DESIGN: MITSUBISHI SERVICE	ARRANGEMENT	MODEL
SAC-1	12	-	370		5/8"	40	29	1/4"	1/2"	1.0	-	208/1/60	ELEVATOR	WALL	PKA-A12HA4
SAC-2AA	12	13,600			5/8"			1/4"	3/8"	1.0		208/1/60	UNIT 2A	DUCTED	
SAC-2AB	15	18,000			5/8"			1/4"	3/8"	1.0		208/1/60	UNIT 2A	CASSETTE	
SAC-2BA	12	13,600			5/8"			1/4"	3/8"	1.0		208/1/60	UNIT 2B	DUCTED	
SAC-2BB	15	18,000			5/8"			1/4"	3/8"	1.0		208/1/60	UNIT 2B	CASSETTE	
SAC-3AA	12	13,600		1188	5/8"			1/4"	3/8"	1.0		208/1/60	UNIT 3A	DUCTED	
SAC-3AB	15	18,000		1122	5/8"			1/4"	3/8"	1.0		208/1/60	UNIT 3A	CASSETTE	
SAC-3BA	12	13,600			5/8"			1/4"	3/8"	1.0		208/1/60	UNIT 3B	DUCTED	
SAC-3BB	15	18,000			5/8"			1/4"	3/8"	1.0		208/1/60	UNIT 3B	CASSETTE	
SAC-41A	8.4	10,900	350	9,248	5/8"	36	36	1/4"	3/8"	1.0	-	208/1/60	KITCHEN	CASSETTE	SLZ-KA09NAR1.TH
SAC-41B	8.4	10,900	350	9,248	5/8"	36	36	1/4"	3/8"	1.0	-	208/1/60	LIVING/DINING	CASSETTE	SLZ-KA09NAR1.TH
SAC-41C	8.4	10,900	350	7,475	5/8"	36	36	1/4"	3/8"	1.0	-	208/1/60	FOYER	CASSETTE	SLZ-KA09NAR1.TH
SAC-42A	11.5	8,740	350	9,219	5/8"	33	50	1/4"	3/8"	1.0	-	208/1/60	OFFICES	DUCTED	SEZ-KD12NA4R1.TH
SAC-42B	11.5	8,740	350	9,507	5/8"	33	50	1/4"	3/8"	1.0	-	208/1/60	BEDROOMS	DUCTED	SEZ-KD12NA4R1.TH

HEAT PUMP OUTDOOR UNIT PERFORMANCE SCHEDULE

TAG	TOTAL COOLING (MBH)	REFRIGERANT	EER	MINIMUM AMBIENT TEMP(°F)	HEATING CAPACITY (Btuh @ 47F.)	OPERATING WEIGHT (LBS)	ELECTRICAL REQUIREMENTS MCA	MOCP	V/PH/HZ	BASIS OF DESIGN: MITSUBISHI -	SOUND (BEL)	SERVICE	MODEL
* SCU-1	12	R-410A	10.1	-13	-	-	-	15	208/1/60	-	46	SAC-1	PUY-A12NHA4
# SCU-2A	28.4	R-410A	11.4	-13	28,600	-	-	40	208/1/60	-	58	SAC-1A, 1B, 1C	MXZ-3C30NAHZ2-R1
# SCU-2B	28.4	R-410A	11.4	-13	28,600	-	-	40	208/1/60	-	58	SAC-1A, 1B, 1C	MXZ-3C30NAHZ2-R1
# SCU-3A	28.4	R-410A	11.4	-13	28,600	-	-	40	208/1/60	-	58	SAC-1A, 1B, 1C	MXZ-3C30NAHZ2-R1
# SCU-3B	28.4	R-410A	11.4	-13	28,600	-	-	40	208/1/60	-	58	SAC-2A, 2B	MXZ-3C30NAHZ2-R1
# SCU-4A	28.4	R-410A	11.4	-13	28,600	-	-	40	208/1/60	-	58	SAC-1A, 1B, 1C	MXZ-3C30NAHZ2-R1
# SCU-4B	28.4	R-410A	11.4	-13	28,600	-	-	40	208/1/60	-	58	SAC-1A, 1B, 1C	MXZ-3C30NAHZ2-R1

- AT ARI CONDITIONS OF 95°F AMBIENT / 67°F INDOOR WB. PROVIDE 24"H. STANDS FOR THE OUTDOOR UNITS.
* - PROVIDE w/LOW AMBIENT CONTROLS & WIND BAFFLE

MECHANICAL AND PLUMBING SYMBOLS AND ABBREVIATIONS LEGEND

NOTE - USE SYMBOLS AND ABBREVIATIONS AS APPLICABLE FOR THIS MECHANICAL DRAWING SET.
SOME SYMBOLS AND ABBREVIATIONS IN THIS LEGEND MAY NOT APPLY.

SYMBOL	DESCRIPTION
CA	COMPRESSED AIR PIPING (CA)
C	CONDENSATE DRAIN PIPING (C)
CWR	CHILLED WATER RETURN PIPING (CWR)
CWS	CHILLED WATER SUPPLY PIPING (CWS)
FOR	FUEL OIL RETURN PIPING (FOR)
FOS	FUEL OIL SUPPLY PIPING (FOS)
G	GAS PIPING (G)
HWR	HOT WATER RETURN PIPING (HWR)
HWS	HOT WATER SUPPLY PIPING (HWS)
RL	REFRIGERANT LIQUID PIPING (RL)
RG	REFRIGERANT GAS PIPING (RG)
	SANITARY PIPING BELOW FLOOR (SAN)
	SANITARY PIPING ABOVE FLOOR (SAN)
	SANITARY VENT PIPING
RWL	RAINWATER LEADER ABOVE SLAB (RWL)
	COLD WATER PIPING (CW)
	HOT WATER PIPING (HW)
	RECIRCULATED HOT WATER PIPING (RHW)
	PIPE CAP
	DIRECTION OF FLUID FLOW
	ELBOW UP
	ELBOW DOWN
	PIPE TEE UP
	PIPE TEE DOWN
	PIPE REDUCER
	PIPE WITH GUIDE
	PIPE WITH ANCHOR
	BUTTERFLY VALVE
	OS & Y GATE VALVE
	BACKFLOW PREVENTER (BFP)
	CHECK VALVE
	BALANCING VALVE (ADJUSTABLE)
	AUTOMATIC FLOW CONTROL VALVE
	RELIEF VALVE (RV)

SYMBOL	DESCRIPTION
	BALL VALVE
	BALL VALVE
	3/4" BALL VALVE WITH 3/4" HOSE END
	GATE VALVE
	PRESSURE REDUCING VALVE
	FUSIBLE VALVE
	STRAINER W/BLOWDOWN BALL VALVE
	2-WAY CONTROL VALVE
	SOLENOID VALVE
	3-WAY CONTROL VALVE
	3-WAY CONTROL VALVE (TOP VIEW)
	2 BUTTERFLY VALVES W/SINGLE ACTUATOR
	BUTTERFLY VALVE W/ACTUATOR
	TRIPLE-DUTY VALVE
	UNION
	PIPE FLANGE
	PUMP WITH FLANGES
	BASE MOUNTED PUMP
	CARTRIDGE TYPE INLINE PUMP
	VERTICAL INLINE PUMP
FC	FLEXIBLE PIPE CONNECTION (FC)
	PITCH DOWN
	PETCOCK
	FLOW METER
	PRESSURE GAGE WITH GAGE COCK
	THERMOMETER IN WELL
	WATER FLOW SWITCH
	PRESSURE SWITCH OR SENSOR
	IMMERSION TEMPERATURE SENSOR
	DUCT MOUNTED SMOKE DETECTOR
	ROOM TEMPERATURE SENSOR
	THERMOSTAT OR SENSOR ON WALL

SYMBOL	DESCRIPTION
	TSTAT OR SENSOR W/ TAMPERPROOF GUARD
	MANUAL AIR VENT
	NOTE TAG (NUMBER)
A 250	AIR DEVICE TAG (LETTER) WITH CFM
101	ROOM NUMBER
	TURNING VANES
	DUCT W/MANUAL DAMPER
	DUCT W/FLEXIBLE CONNECTION (FC)
	LAGGED DUCT
	DUCT W/ACOUSTIC LINING
	DUCT W/SQUARE-TO-ROUND TRANSITION
	FLEXIBLE DUCT
MOD	MOTOR OPERATED DAMPER
	AIRFLOW OUT
	AIRFLOW IN
ϕ	DIAMETER OR FLAT OVAL
	FIRE DAMPER
	ROUND OR FLAT OVAL DUCT DOWN
	ROUND OR FLAT OVAL DUCT UP
	SUPPLY DIFFUSER
	RETURN GRILLE
	STEAM TRAP
	WATER HAMMER ARRESTOR
AAV	AUTOMATIC AIR VENT
AD	ACCESS DOOR
AFF	ABOVE FINISHED FLOOR
AHU-#	AIR HANDLING UNIT TAG
AMS	AIRFLOW MONITORING STATION
AMPS	AMPERES
AP	ACCESS PANEL
APD	AIR PRESSURE DROP
AS-#	AIR SEPARATOR TAG
ATC	AUTOMATIC TEMPERATURE CONTROL

ABBREVIATION	DESCRIPTION
B-#	BOILER TAG
BD-#	BYPASS DAMPER TAG
BFP-#	BACKFLOW PREVENTER TAG
BHP	BRAKE HORSEPOWER
BTUH	BRITISH THERMAL UNITS PER HOUR
CBD	COUNTER BALANCED DAMPER
CC-#	COOLING COIL TAG
CFM	CUBIC FEET PER MINUTE
CHLR-#	CHILLER TAG
CO	CLEANOUT
CUH-#	CABINET UNIT HEATER TAG
CP-#	CIRCULATING PUMP TAG
CT-#	COOLING TOWER TAG
Cv	VALVE COEFFICIENT
CW	COLD WATER
CHWS/R	CHILLED WATER SUPPLY AND RETURN
DB	DRY BULB
dB RE	DECIBELS RELATIVE TO
DC	DOUBLE CHECK
DCA	DOUBLE CHECK ATMOSPHERIC
DEG F	DEGREES FAHRENHEIT
DIA	DIAMETER
DIW	DOWN IN WALL
DN	DOWN
EA	EXHAUST AIR
EAT	ENTERING AIR TEMPERATURE
EDB	ENTERING DRY BULB
EDC-#	ELECTRIC DUCT COIL TAG
EER	ENERGY EFFICIENCY RATIO
EF-#	EXHAUST FAN TAG
EFF	EFFICIENCY
EG-#	EXHAUST GRILLE TAG
ER-#	EXHAUST REGISTER TAG
ESP	EXTERNAL STATIC PRESSURE
ET-#	EXPANSION TANK TAG

ABBREVIATION	DESCRIPTION
EWB	ENTERING WET BULB
EWH-#	ELECTRIC WATER HEATER TAG
EWT	ENTERING WATER TEMPERATURE
EXG	EXISTING
EXH	EXHAUST
FC	FLEXIBLE CONNECTION
FCO	FLOOR CLEANOUT
FD	FIRE DAMPER
FD-#	FLOOR DRAIN TAG
FLA	FULL LOAD AMPS
FOR	FUEL OIL RETURN
FOS	FUEL OIL SUPPLY
FPHB	FROST PROOF HOSE BIBB
FPM	FEET PER MINUTE
FS-#	FLOOR SINK TAG
FT	FEET
FTR-#	FINTUBE RADIATION TAG
GA.	GAGE
GAL	GALLONS
GFWH-#	GAS FIRED WATER HEATER TAG
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
GUH-#	GAS UNIT HEATER TAG
HC-#	HEATING COIL TAG
HP	HORSEPOWER
HRV-#	HEAT RECOVERY VENTILATOR TAG
HW	HOT WATER
HWS/R	HOT WATER SUPPLY AND RETURN
I=B=R	INSTITUTE OF BOILER AND RADIATOR MANUFACTURERS
IFWH-#	INDIRECT FIRED WATER HEATER TAG
IN.	INCHES
IV-#	INTAKE VENT TAG
L-#	LOUVER TAG
LAT	LEAVING AIR TEMPERATURE

ABBREVIATION	DESCRIPTION
LB	POUNDS
LD-#	LINEAR DIFFUSER TAG
LTHWS/R	LOW TEMPERATURE HOT WATER
LRA	LOCKED ROTOR AMPS
LWCO	LOW WATER CUTOUT
LWT	LEAVING WATER TEMPERATURE
MAX	MAXIMUM
MBH	THOUSANDS OF BTU PER HOUR
MCA	MINIMUM CIRCUIT AMPACITY
MIN	MINIMUM
NC	NOISE CRITERION
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OA	OUTSIDE AIR
OBD	OPPOSED BLADE DAMPER
O.D.	OUTSIDE DIAMETER
OED	OPEN ENDED DUCT
OFRWL	OVERFLOW RAINWATER LEADER
OFWH-#	OIL FIRED WATER HEATER TAG
OFRD	OVERFLOW ROOF DRAIN
OPD	OVERCURRENT PROTECTIVE DEVICE
P-#	PLUMBING FIXTURE TAG
PENET'N	PENETRATION
PF-#	PADDLE FAN TAG
PSIA	POUNDS PER SQUARE INCH ABSOLUTE
PSIG	POUNDS PER SQUARE INCH GAGE
PVC	POLYVINYL CHLORIDE (PIPE)
RA	RETURN AIR
RD	ROOF DRAIN
RDE	RECOMMENDED DUAL ELEMENT FUSE AMPS
RFM-#	RADIANT FLOOR MANIFOLD TAG
RHW	RECIRCULATED HOT WATER
RLA	RUNNING LOAD AMPS
RPM	REVOLUTIONS PER MINUTE
RPS	REVOLUTIONS PER SECOND

ABBREVIATION	DESCRIPTION
RPZ	REDUCED PRESSURE ZONE
RR-#	RETURN REGISTER TAG
RTU	ROOM TEMPERATURE SENSOR
RV	RELIEF VALVE
RWL	RAINWATER LEADER
SA	SUPPLY AIR
SAN	SANITARY (DRAIN & WASTE)
SD	SMOKE DAMPER
SEER	SEASONAL ENERGY EFFICIENCY RATIO
SF	SUPPLY FAN
SP	STATIC PRESSURE
SP-#	SUMP PUMP TAG
SR-#	SUPPLY REGISTER TAG
SQFT	SQUARE FEET
ΔT	TEMPERATURE DIFFERENTIAL
TEMP.	TEMPERATURE
TCP	TEMPERATURE CONTROL PANEL
TMV-#	THERMOSTATIC MIXING VALVE TAG
TSP	TOTAL STATIC PRESSURE
TYP	TYPICAL
UH-#	UNIT HEATER TAG
U.N.O.	UNLESS NOTED OTHERWISE
VAV-#	VARIABLE AIR VOLUME BOX TAG
VB	VACUUM BREAKER
VFD	VARIABLE FREQUENCY INVERTER DRIVE
VTR	VENT THRU ROOF
V/PH/HZ	VOLTS/PHASES/HERTZ
WB	WET BULB
WCO	WALL CLEANOUT
WG	WATER GAGE
WPD	WATER PRESSURE DROP
WSA	WIRE SIZING AMPS
WTD	WATER TEMPERATURE DROP
W/	WITH
ZD-#	ZONE DAMPER TAG

N

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MARK	DATE	DESCRIPTION

DATE: 12/05/17
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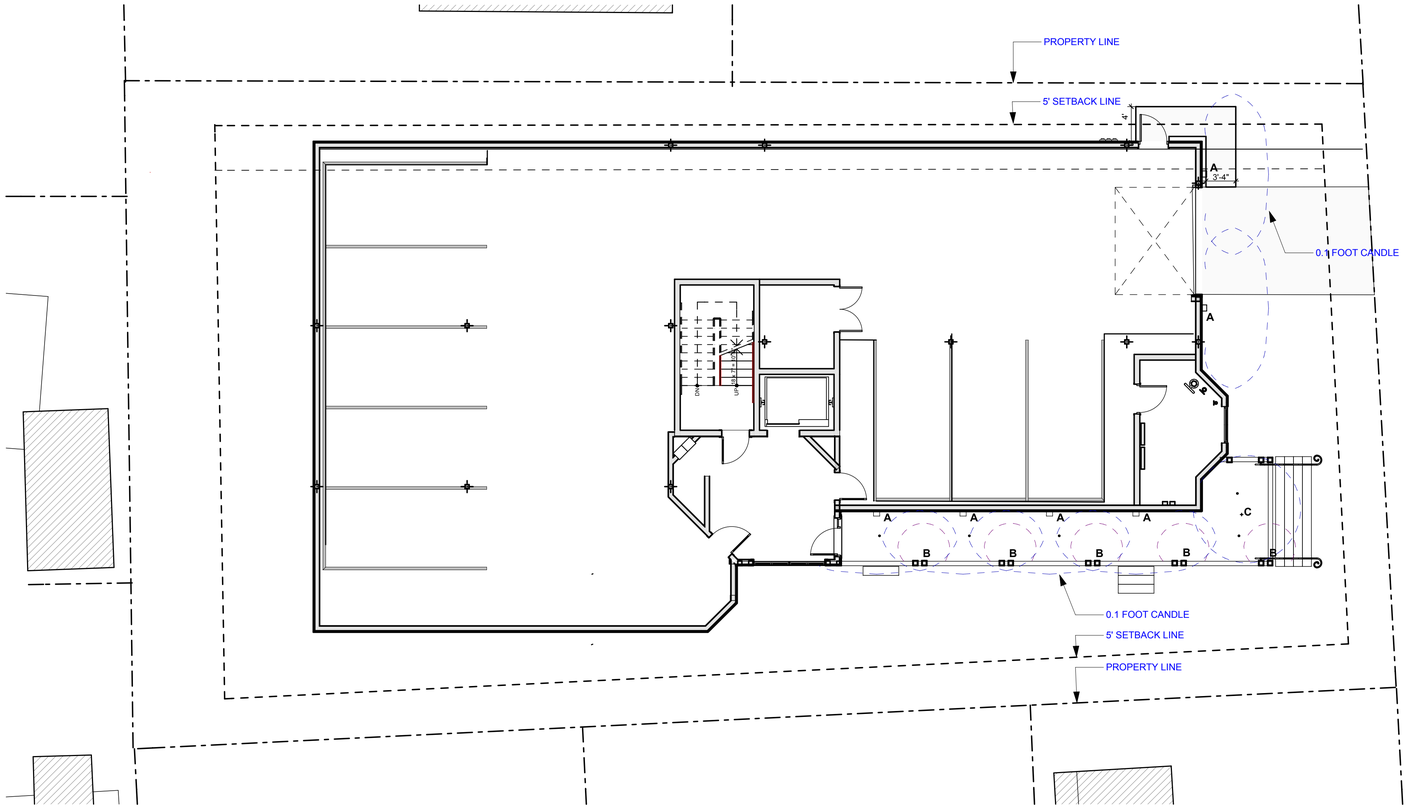
SHEET TITLE:



2
A.3

SITE LIGHTING PLAN

SCALE: 1/8" = 1'-0"

outdoor LED

pier 60 outdoor

DESCRIPTION
The decorative metal grid on this indoor/outdoor fixture provides a delicate balance of light and shadow. Includes (1) replaceable 9.6 watt 2700K LED module.ADA compliant. 120v.

WEIGHT
4.52lb / 2.05kg ±

ORDERING INFORMATION

type	model	finish	lamp	wet location
LW LED	**639**	**BZ** bronze **SI** silver	**LED** LED Module 9.6w 120v	**W** wet location

FIXTURE TYPE: _____
JOB NAME: _____

LBL

7400 Linder Avenue
Skokie, Illinois 60077

T 847.626.6300
F 847.626.6350

www.lbllighting.com

EXTERIOR LIGHT SCONCE TYPE A: 639 BZ LED W

Specification Sheet / Wall Mount / L36

[~] MP LIGHTING

Type:

Project:

Modified:

Quantity:

Notes:

L36

Application Exterior/interior wall, stair and walkway.
Recommended Projects – Commercial, Institutional, Retail, Clinic, Hospitality, Religious, Educational, Architecture.

IP 66

Mounting Mounts to horizontal orientated single gang box only. Box opening must be 2-3/8" wide by 2" tall minimum. Suggested boxes include Scepter P-3L Blank and Bernelle BC1110 (Junction box not included).

Electrical Integral Non Dimmable Driver 120V - 3W (300mA) and or 120V - 6W (700mA).
Optional Factory fitt Integral Driver 120V / 277V – 6W dimmable with Phase Dimmer and or 0-10V.
*For other inquiries please consult factory for remote driver options.

Power Consumption 4.0 Watt (at 300 mA, 3.0 Watt)
8.0 Watt (at 700mA, 6.0 Watt)

Light Output 3.0 Watt, 13lm
6.0 Watt, 28lm
*For photometric data, see page 02

Warranty 5 years limited warranty.
Estimated useful life of LED is 50,000 hours.

Material Anodized aluminum and polycarbonate lens. RoHS compliant.

Weight 1.4lbs (0.63kg).

Approval cULus, CE

DISCLAIMER Misdirection and damage to product due to improper dimming system installation or misuse will not be covered under warranty. Only DC Drivers are recommended for dimming systems. Consult MP Lighting for recommended drivers.

*MP Lighting reserves the right, at its sole discretion, at any time and without notice, to make design changes to any of our products.

Order Guide

Example: L36-3-W50S-MM

Code	Wattage	Color	Finish
L36 -	**3** = 3W **6** = 6W	**W50** = 3000K, 80+CRI	**MA** = matte clear anodized **BK** = black powder coating **SWC** = stainless steel **BWC** = blue white antimicrobial **CCA** = crystal clear antimicrobial

*Anodized finishes used as eightlight
*Minimum order required for antimicrobial finish

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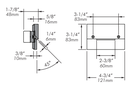
Specification Sheet / Wall Mount / L36

[~] MP LIGHTING

Dimension:

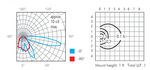


PHOTOMETRIC DATA:

3.0W, 3000K

Polar Candela Distribution

Lumen: 13lm

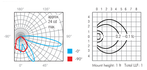


Illuminance at a Distance

6.0W, 3000K

Polar Candela Distribution

Lumen: 28lm



Illuminance at a Distance

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WALKWAY LIGHT TYPE B: L36-6-W0-SWC

LITHONIA LIGHTING

Catalog Number:
Notes:
Type:

FEATURES & SPECIFICATIONS

INTENDED USE — The 6" Wafer-Thin LED recessed downlight with remote driver box combines high quality high output and efficiency while eliminating the large light housing for competitive affordability. The innovative wafer-slim Type IC design allows easy installation for new construction or remodel from below the ceiling without the requirement of a pre light housing. The LED module maintains at least 70% light output for 36,000 hours. Three LED Wafer downlights are intended for closets, attics, hallways, bathrooms, kitchens, basements, soffits, entryways, porches, garages, stairwells, corridors, nursing/retirement homes, condos, elevators, apartments, and any other small areas.

CONSTRUCTION — Ideal for shallow ceiling plenums since pre light housing is NOT required. IC rated driver and fixture - approved for direct contact with insulation. Aluminum die cast outer frame. Durable, powder coat paint to prevent rust. Round fixture with integral edge-lit LED's. Steel spring clip for easy installation. Plenum rated cable connector to connect from module to remote driver box. Isolated driver tray and inside steel remote box with four 3/8" knockouts with slots for precut. Not suitable for pendant wires.

PATENT PENDING.

INSTALLATION — Ideal for shallow ceiling plenums; no housing required. Steel spring clip for easy installation. 6" cut out template is provided to ensure a correct sized hole in cut into ceiling for proper installation. Use the 6" template to create a standard recessed 6.5 inches for this product. Suitable for installation in rigid and drop ceiling applications.

OPTICS — Wafer-Thin downlight edge-lit LED technology uses light guided plate to distribute light. Polycarbonate lens provides even illumination throughout the space. Utilized 3000K and 4000K color temperature LEDs.

ELECTRICAL — Connect directly to 120V power supply via provided UL recognized driver. High efficient driver with power factor >= 0.9. Ambient operating temperature: -40°F (-40°C) to + 104°F (+ 40°C). Dimming diverts to 10% Class type 2 for recommended dimmers. Standard input watts are 13W, 7W lumens per watt.

LISTINGS — CSA certified to US and Canadian safety standards. ENERGY STAR® certified product. Wet location. AC Tight certified in accordance with ASTM E283-2004.

WARRANTY — 5-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

Wafer LED Recessed Downlight

WF6
6" LED Module

IC/Non-IC
New Construction/Remodel

Specifications

Aperture: 4.9 (12.4)
Ceiling opening: 6 (15.2)
Overlap trim: 6.7 (17)
Height: 1.1 (2.8)

All dimensions are inches (centimeters) unless otherwise indicated.

ORDERING INFORMATION For shortest lead times, configure product using **standard options (shown in bold).** **Example:** WF6 LED 30K MW

WF6				
Series	**Lamp**		**CCT/CRI/"Lumens"**	**Finish**
WF6 6" wafer-thin LED downlight	**LED** LED		**30K** 3000K/80CRI/10W/1020L **40K** 4000K/80CRI/12.6W/1200L	**MW** Matte white **MB** Matte black **BN** Brushed nickel **ORB** Oil-rubbed bronze
	LL LED Low Lumen LED		**27K** 2700K/80CRI/12.7W/780L **30K** 3000K/80CRI/12.6W/963L **40K** 4000K/80CRI/12.9W/944L	

Accessories: Order as separate catalog number.
WF6 PBW-R12 6" new construction pan, retail pack of 12
WF6W BK Removable pan bar, retail pack of 4
WF6CK-U 6' FTK cable
WF6CK10-U 10' FTK cable
WF6CK20-U 20' FTK cable

Notes
1 Total system delivered lumens.

DOWNLIGHTING WF6

EXTERIOR RECESSED LED TYPE C

PLANNING BOARD REVIEW SET
NOT FOR CONSTRUCTION

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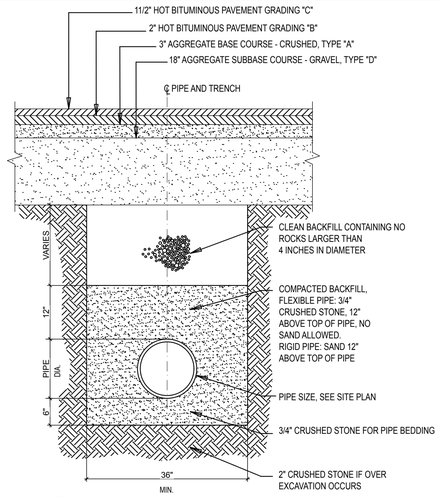
MARK	DATE	DESCRIPTION

DATE: 3/20/18
CHECKED BY: AEC, JAW
DRAWN BY: JR, AEC, JAW
JOB: 17-KEE
SHEET TITLE: EXTERIOR LIGHTING

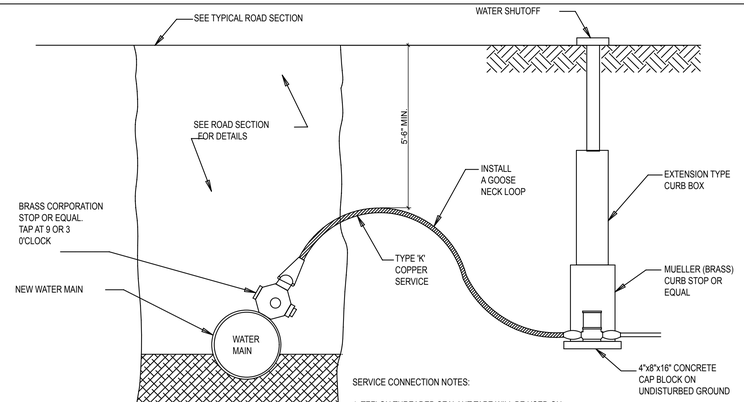
A.3



NOTE:
ANY ALTERNATE TRENCHING OR PAYMENT METHODS SHALL BE APPROVED BY THE CITY.

TYPICAL UNDERGROUND PIPE TRENCH SECTION

NTS



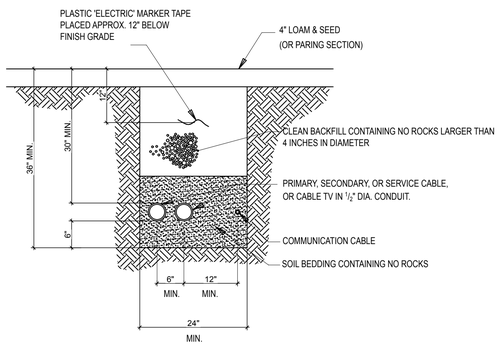
SERVICE CONNECTION NOTES:

1. TEFLON THREADED SEALANT TAPE WILL BE USED ON ALL CORPORATION STOPS PRIOR TO INSTALLATION A. SPIRAL WRAP COMPLETELY COVERING THE THREAD AREA WITH TWO WRAPS. B. PIPE DOPE OR OTHER LIQUID THREAD SEALANTS ARE NOT ACCEPTABLE.
2. LEAVE UP TO THREE THREADS SHOWING OUTSIDE OF PIPE. A TORQUE OF 35 POUNDS IS RECOMMENDED.

GENERAL NOTES
1. CONTRACTOR SHALL CONFIRM ALL PIPE SIZES WITH THE CITY WATER DISTRICT.
2. WORK AND MATERIALS TO BE IN ACCORDANCE WITH THE CITY WATER DISTRICT STANDARDS.
3. CONTRACTOR SHALL STUB NEW SERVICES AT THE EDGE OF THE R.O.W. IN THE MIDDLE OF EACH LOT, UNLESS OTHERWISE NOTED ON THE PLAN/PROFILES.
4. FINAL LOCATION OF ALL BLOW OFF VALVES, SHUT OFF VALVES, STREET BOXES AND HYDRANT VALVES SHALL BE IN ACCORDANCE WITH THE CITY WATER DISTRICT.

TYPICAL SERVICE CONNECTION

NTS



TYPICAL UNDERGROUND WIRE TRENCH SECTION

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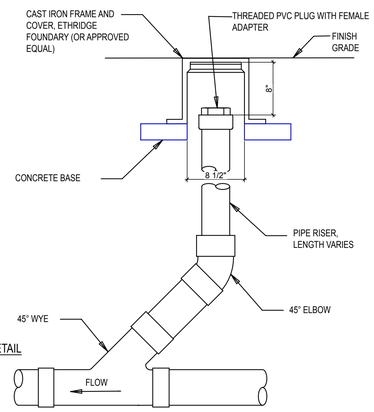
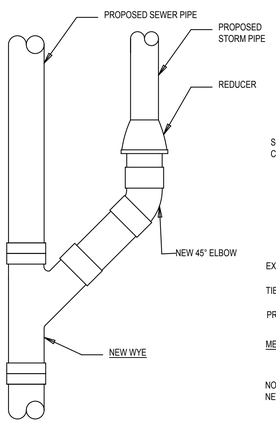
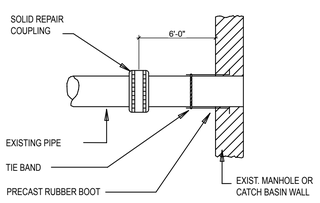


SEWER CLEANOUT SECTION DETAIL

NTS

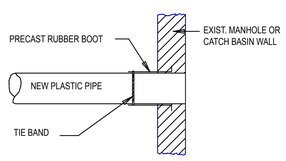


NOTE:
REMOVE WATERPROOFING FROM STRUCTURE BEFORE APPLYING MORTAR. WATERPROOF AGAIN AFTER MORTAR HAS SET.



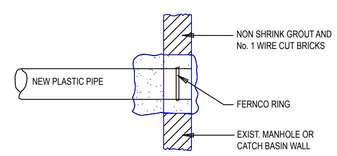
METHOD 1 - EXISTING OR NEW PIPE INTO NEW STRUCTURE

NOTE:
REMOVE WATERPROOFING FROM STRUCTURE BEFORE APPLYING MORTAR. WATERPROOF AGAIN AFTER MORTAR HAS SET. NEW HOLES MUST BE CORE DRILLED INTO MANHOLE. NO JACK HAMMERING OR SAW CUTTING IS ALLOWED TO CONNECT THE PIPE.



METHOD 2 - NEW CONSTRUCTION

NOTE:
EXISTING MANHOLE OR CATCH BASIN SHALL BE CORE DRILLED FOR PIPE INSTALLATION. IF PIPE DIAMETER IS SO LARGE THAT CORE DRILLING IS PROHIBITED, THE CONTRACTOR MAY USE ANY COMBINATION OF JACK HAMMERING AND SAW CUTTING THE STRUCTURE TO CREATE PIPE OPENING.
THE NEW OPENING MUST THEN BE SEALED AND WATERTIGHT BOTH INSIDE AND OUTSIDE THE STRUCTURE.

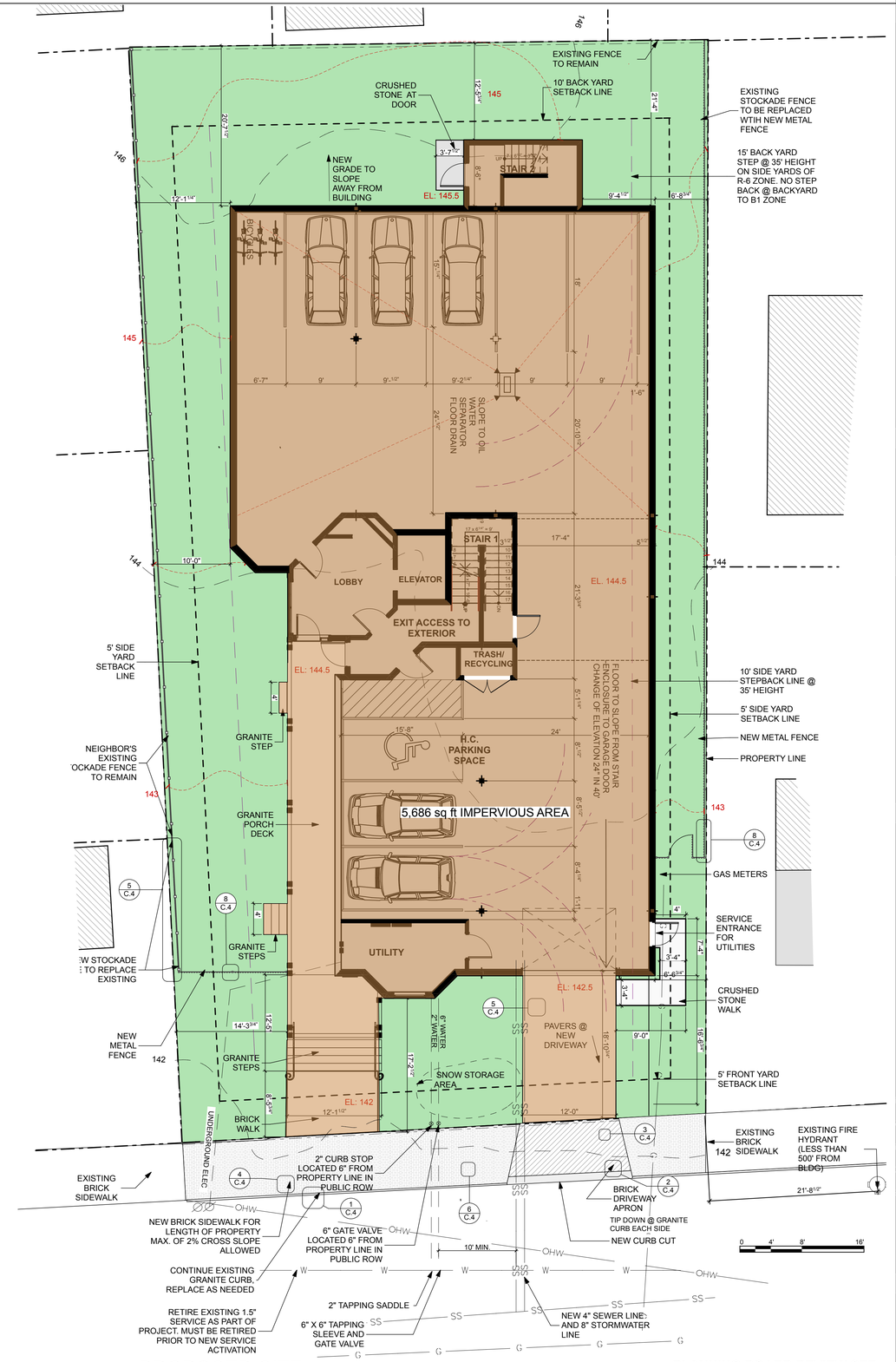


METHOD 3 - NEW PIPE INTO EXISTING STRUCTURE

NOTE:
NEW SEWER PIPE MUST BE PRESSURE TESTED AFTER INSTALLATION IS COMPLETE. SEWER DISTRICT STAFF MUST BE PRESENT DURING TESTING AND MUST INSPECT ALL STRUCTURES AND PIPING BEFORE THEY ARE BACK FILLED.

SEWER CONNECTION DETAILS

NTS



PROPOSED SITE

SCALE: 1/8" = 1'-0"

PLANNING BOARD REVIEW SET
NOT FOR CONSTRUCTION

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MARK	DATE	DESCRIPTION

DATE: 4/19/18
CHECKED BY: AEC, JMW
DRAWN BY: JR, AEC, JMW
JOB: 17-KEE
SHEET TITLE: CIVIL DETAILS OF SEWER, WATER, & TRENCHES

C.2

EROSION AND SEDIMENTATION NOTES

1. THIS PLAN HAS BEEN DEVELOPED TO PROVIDE A STRATEGY FOR DEALING WITH SOIL EROSION AND SEDIMENTATION DURING AND AFTER PROJECT CONSTRUCTION. THIS PLAN IS BASED ON THE STANDARD AND SPECIFICATIONS FOR EROSION PREVENTION AS CONTAINED IN THE MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: "MAINE EROSION AND SEDIMENT CONTROL BMPs" PUBLISHED BY THE MAINE DEP, LATEST EDITION.

GENERAL EROSION AND SEDIMENTATION CONTROL PRACTICES

1. EROSION/SEDIMENT CONTROL DEVICES
   THE FOLLOWING EROSION SEDIMENTATION CONTROL DEVICES ARE PROPOSED FOR CONSTRUCTION ON THIS PROJECT. INSTALL THESE DEVICES AS INDICATED ON THE PLANS.

1.1 SILT FENCE: SILT FENCE WILL BE INSTALLED ALONG THE DOWN GRADING EDGES OF DISTURBED AREAS TO TRAP RUNOFF BORNE SEDIMENTS UNTIL THE SITE IS STABILIZED. IN AREAS WHERE STORMWATER DISCHARGES THE SILT FENCE WILL BE REINFORCED WITH HAY BALES TO HELP MAINTAIN THE INTEGRITY OF THE SILT FENCE AND TO PROVIDE ADDITIONAL TREATMENT.

1.2 HAY BALES TO BE PLACED IN LOW FLOW DRAINAGE SWALES AND PATHS TO TRAP SEDIMENTS AND REDUCE RUNOFF VELOCITIES. DO NOT PLACE HAY BALES IN FLOWING WATER OR STREAMS.

1.3 STRAW AND HAY MULCH; USED TO COVER DENUDED AREAS UNTIL PERMANENT SEED OR EROSION CONTROL MEASURES ARE IN PLACE. MULCH BY ITSELF CAN BE USED ON SLOPES LESS THAN 15% IN SUMMER AND 8% IN WINTER. ALL OTHER SLOPES MUST BE COVERED WITH JUTE MESH OVER MULCH, OR CURLEX II OR EXCELSIOR MAY BE USED IN PLACE OF JUTE MESH AND MULCH OVER LOAM AND SEED.

2. TEMPORARY EROSION/SEDIMENTATION CONTROL MEASURES
   PROVIDE THE FOLLOWING TEMPORARY EROSION/SEDIMENTATION CONTROL MEASURES DURING CONSTRUCTION OF THE DEVELOPMENT:

2.1 SILTATION FENCE ALONG THE DOWNGRADIENT SIDE OF THE PARKING AREAS AND OF ALL FILL SECTIONS. THE SILTATION FENCE WILL REMAIN IN PLACE UNTIL THE SITE IS 85% REVEGETATED.

2.2 HAY BALES PLACED AT KEY LOCATIONS TO SUPPLEMENT THE SILT FENCE.

2.3 PROTECT TEMPORARY STOCKPILES OF STUMPS, GRUBBINGS, OR COMMON EXCAVATION AS FOLLOWS:

   A. SOIL STOCKPILE SIDE SLOPES SHALL NOT EXCEED 2:1.
   B. AVOID PLACING TEMPORARY STOCKPILES IN AREAS WITH SLOPES OVER 10 PERCENT, OR NEAR DRAINAGE SWALES. SEE ITEM 3 IN CONSTRUCTION PHASE NOTES BELOW.
   C. STABILIZE STOCKPILES WITHIN 15 DAYS BY TEMPORARILY SEEDING WITH A HYDROSEED METHOD CONTAINING AN EMULSIFIED MULCH TACKIFIER OR BY COVERING THE STOCKPILE WITH MULCH.
   D. SURROUND STOCKPILE SOIL WITH SILTATION FENCE AT BASE OF PILE.

2.4 ALL DENUDED AREAS WHICH HAVE BEEN ROUGH GRADED AND ARE NOT LOCATED WITHIN THE BUILDING PAD, OR PARKING AND DRIVEWAY SUBBASE AREA SHALL RECEIVE MULCH WITHIN 30 DAYS OF INITIAL DISTURBANCE OF SOIL OR WITHIN 15 DAYS AFTER COMPLETING THE ROUGH GRADING OPERATIONS. IN THE EVENT THE CONTRACTOR COMPLETES FINAL GRADING AND INSTALLATION OF LOAM AND SOD WITHIN THE TIME PERIODS PRESENTED ABOVE, INSTALLATION OF MULCH AND NETTING, WHERE APPLICABLE, IS NOT REQUIRED.

2.5 IF WORK IS CONDUCTED BETWEEN OCTOBER 15 AND APRIL 15, ALL DENUDED AREAS ARE TO BE COVERED WITH HAY MULCH, APPLIED AT TWICE THE NORMAL APPLICATION RATE, AND ANCHORED WITH FABRIC NETTING. THE PERIOD BETWEEN FINAL GRADING AND MULCHING SHALL BE REDUCED TO A 15 DAY MAXIMUM.

2.6 TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE HAS BEEN STABILIZED OR IN AREAS WHERE PERMANENT EROSION CONTROL MEASURES HAVE BEEN INSTALLED.

3. PERMANENT EROSION CONTROL MEASURES
   THE FOLLOWING PERMANENT CONTROL MEASURES ARE REQUIRED BY THIS EROSION/SEDIMENTATION CONTROL PLAN:

3.1 ALL AREAS DISTURBED DURING CONSTRUCTION, BUT NOT SUBJECT TO OTHER RESTORATION (PAVING, RIPRAP, ETC.), WILL BE LOAMED, LIMED, FERTILIZED AND SEEDED. NATIVE TOPSOIL SHALL BE STOCKPILED AND REUSED FOR FINAL RESTORATION WHEN IT IS OF SUFFICIENT QUALITY.

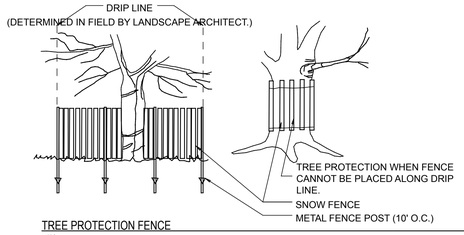
CONSTRUCTION PHASE

THE FOLLOWING GENERAL PRACTICES WILL BE USED TO PREVENT EROSION DURING CONSTRUCTION OF THIS PROJECT.

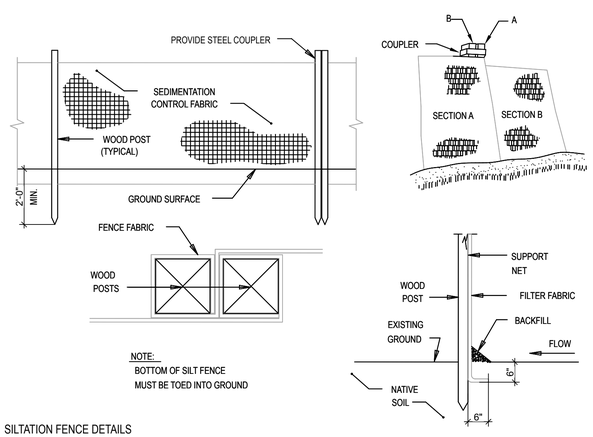
1. ONLY THOSE AREAS UNDER ACTIVE CONSTRUCTION WILL BE CLEARED AND LEFT IN AN UNTREATED OR UNVEGETATED CONDITION. IF FINAL GRADING, LOAMING AND SEEDING WILL NOT OCCUR WITHIN 15 DAYS, SEE ITEM NO. 4.
2. PRIOR TO THE START OF CONSTRUCTION IN A SPECIFIC AREA, SILT FENCING AND/OR HAY BALES WILL BE INSTALLED AT THE TOE OF SLOPE AND IN AREAS AS LOCATED ON THE PLANS TO PROTECT AGAINST ANY CONSTRUCTION RELATED EROSION. IMMEDIATELY FOLLOWING CONSTRUCTION OF CULVERTS AND SWALES, RIP RAP APRONS SHALL BE INSTALLED, AS SHOWN ON THE PLANS.
3. TOPSOIL WILL BE STOCKPILED WHEN NECESSARY IN AREAS WHICH HAVE MINIMUM POTENTIAL FOR EROSION AND WILL BE KEPT AS FAR AS POSSIBLE FROM THE EXISTING DRAINAGE COURSE.
   A. TREATED WITH ANCHORED MULCH (WITHIN 5 DAYS OF THE LAST DEPOSIT OF STOCKPILED SOIL).
4. ALL DISTURBED AREAS EXPECTED TO REMAIN LONGER THAN 30 DAYS SHALL BE EITHER:
   A. TREATED WITH ANCHORED MULCH IMMEDIATELY
5. ALL GRADING WILL BE HELD TO A MAXIMUM 2:1 SLOPE WHERE PRACTICAL. ALL SLOPES WILL BE STABILIZED WITH PERMANENT SEEDING, OR WITH STONE, WITHIN 5 DAYS AFTER FINAL GRADING IS COMPLETE. (SEE POST-CONSTRUCTION REVEGETATION FOR SEEDING SPECIFICATION.)

EROSION CONTROL DURING WINTER CONSTRUCTION

1. WINTER CONSTRUCTION PERIOD: NOVEMBER 1 THROUGH APRIL 15.
2. WINTER EXCAVATION AND EARTHWORK SHALL BE COMPLETED SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.
3. EXPOSED AREA SHALL BE LIMITED TO THOSE AREAS TO BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT. AT THE END OF EACH WORK WEEK NO AREAS MAY BE LEFT UNSTABILIZED OVER THE WEEKEND.
4. CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED, SUCH THAT NO LARGER AREA OF THE SITE IS WITHOUT EROSION CONTROL PROTECTION AS LISTED IN ITEM 2 ABOVE.
5. AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR HAY AT A RATE OF 150 LB. PER 1000 S.F. (WITH OR WITHOUT SEEDING) OR DORMANT SEEDED, MULCHED AND ANCHORED SUCH THAT SOIL SURFACE IS NOT VISIBLE THROUGH THE MULCH. NOTE: AN AREA IS ALSO CONSIDERED STABLE IF SODDED, COVERED WITH GRAVEL (PARKING LOTS) OR STRUCTURAL SAND.
6. BETWEEN THE DATES OF OCTOBER 15 AND APRIL 1, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES THE SLOPES SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1 AND IF THE EXPOSED AREA HAS BEEN LOAMED, FINAL GRADED WITH A UNIFORM SURFACE, THEN THE AREA MAY BE DORMANT SEEDED AT A RATE OF 3 TIMES HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED. IF CONSTRUCTION CONTINUES DURING FREEZING WEATHER, ALL EXPOSED AREAS SHALL BE CONTINUOUSLY GRADED BEFORE FREEZING AND THE SURFACE TEMPORARILY PROTECTED FROM EROSION BY THE APPLICATION OF MULCH. SLOPES SHALL NOT BE LEFT UNEXPOSED OVER THE WINTER OR ANY OTHER EXTENDED TIME OF WORK SUSPENSION UNLESS TREATED IN THE ABOVE MANNER. UNTIL SUCH TIME AS WEATHER CONDITIONS ALLOW, DITCHES TO BE FINISHED WITH THE PERMANENT SURFACE TREATMENT, EROSION SHALL BE CONTROLLED BY THE INSTALLATION OF BALES OF HAY, SILT FENCE OR STONE CHECK DAMS IN ACCORDANCE WITH THE STANDARD DETAILS SHOWN ON THE DESIGN DRAWINGS. NOTE: DORMANT SEEDING SHOULD NOT BE ATTEMPTED UNLESS SOIL TEMPERATURE REMAINS BELOW 50 DEGREES AND DAY TIME TEMPERATURES REMAIN IN THE 30'S.
7. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPES EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8%. VEGETATED DRAINAGE SWALES SHALL BE LINED WITH EXCELSIOR OR CURLEX.
8. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH SLOPES GREATER THAN 15%. AFTER OCTOBER 1 THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.
9. BETWEEN THE DATES OF OCTOBER 15 TO NOVEMBER 1, WINTER RYE IS RECOMMENDED FOR STABILIZATION. AFTER NOVEMBER 1, WINTER RYE IS NOT EFFECTIVE. AROUND NOVEMBER 15 OR LATER, ONCE TEMPERATURES OF THE AIR AND SOIL PERMIT, DORMANT SEEDING IS EFFECTIVE.
10. IN THE EVENT OF SNOWFALL (FRESH OR CUMULATIVE) GREATER THAN 1 INCH DURING WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM THE AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.



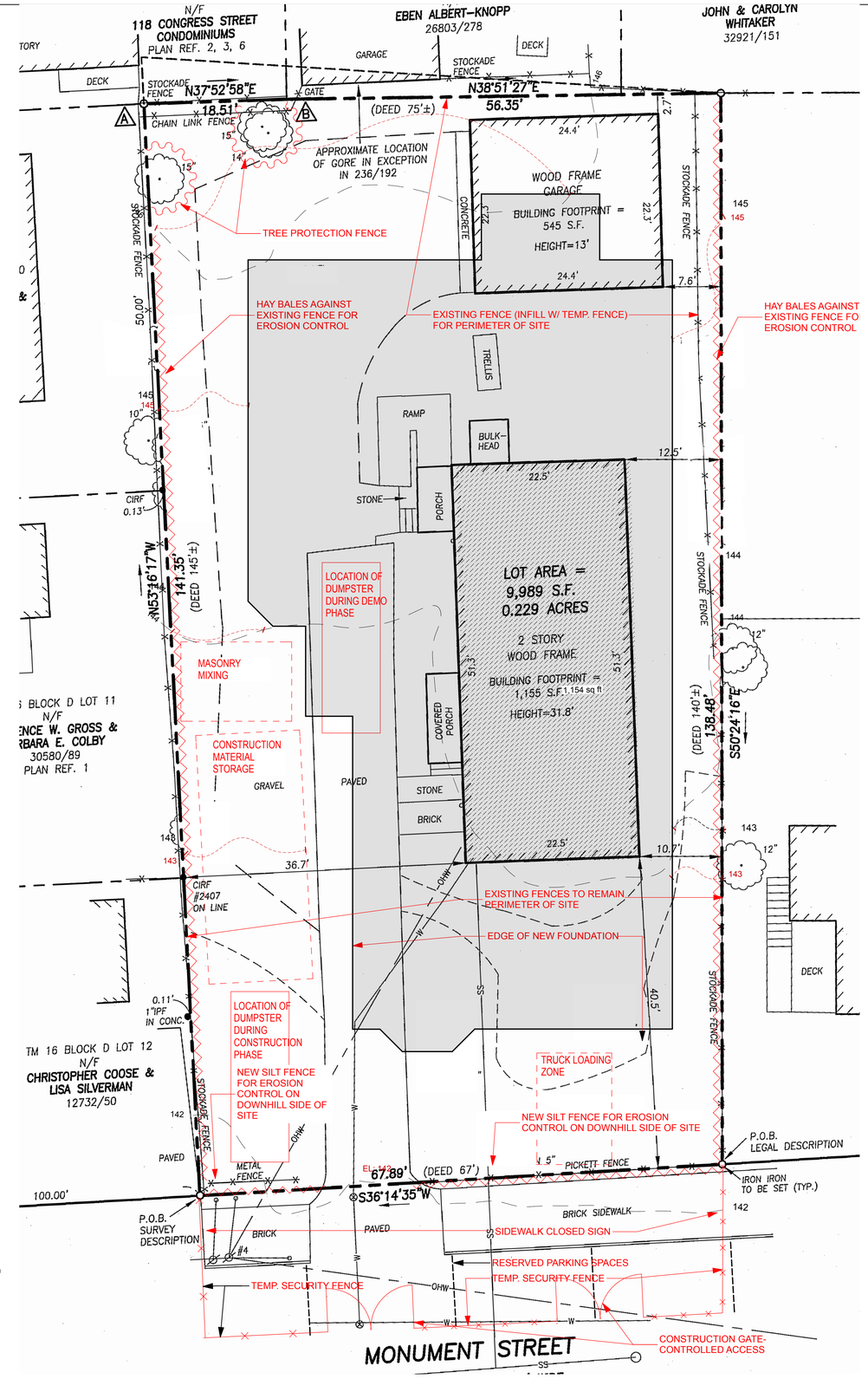
TREE PROTECTION FENCE
NTS



SILTATION FENCE DETAILS
NTS NTS

SILTATION FENCE INSTALLATION

1. EXCAVATE A 6"x6" TRENCH ALONG THE LINE OF PLACEMENT FOR THE FILTER BARRIER.
2. UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH.
3. DRIVE POSTS INTO THE GROUND UNTIL APPROXIMATELY 2" OF FABRIC IS LYING ON THE TRENCH BOTTOM. JOIN SECTION AS SHOWN ABOVE.
4. LAY THE TOE-IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH, BACKFILL THE TRENCH AND TAMP THE SOIL. TOE-IN CAN ALSO BE ACCO THE FABRIC FLAP ON UNDISTURBED GROUND AND PILING AND TAMPING FILL AT THE BASE, BUT MUST BE ACCOMPLISHED BY AN INTERCEPTION DITCH.
5. BARRIER SHALL BE MIRAFI SILT FENCE OR APPROVED EQUAL.



1
C.3
CONSTRUCTION MANAGEMENT & EROSION PLAN
SCALE: 1/8" = 1'-0"

PRELIMINARY REVIEW SET 3-18-18 NOT FOR CONSTRUCTION

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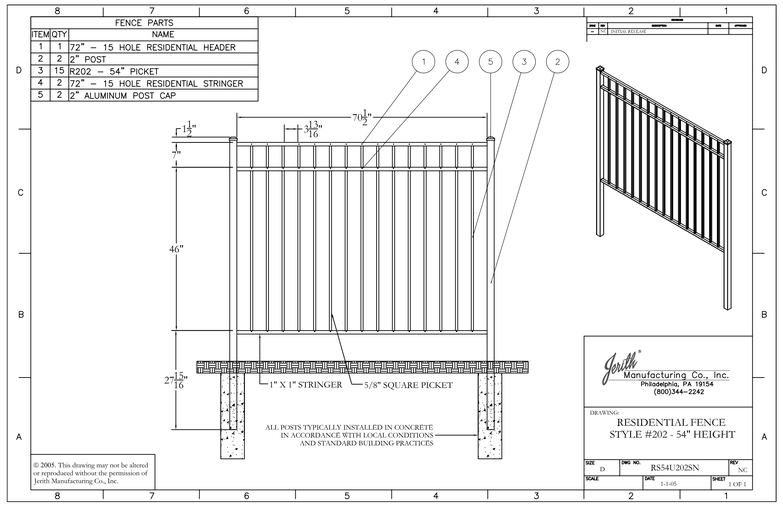
MARK	DATE	DESCRIPTION

DATE: 4/18/18
CHECKED BY: AEC, JWW
DRAWN BY: CL, JR, AC, JW
JOB: 17-KEE
SHEET TITLE: CONSTRUCTION MANAGEMENT AND EROSION CONTROL

C.3

FENCE PARTS			
ITEM	QTY		NAME
1	1	72" – 15 HOLE RESIDENTIAL HEADER	
2	2	2" POST	
3	15	R202 – 54" PICKET	
4	2	72" – 15 HOLE RESIDENTIAL STRINGER	
5	2	2" ALUMINUM POST CAP	



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8 C.4 BLACK ALUMINUM FENCE

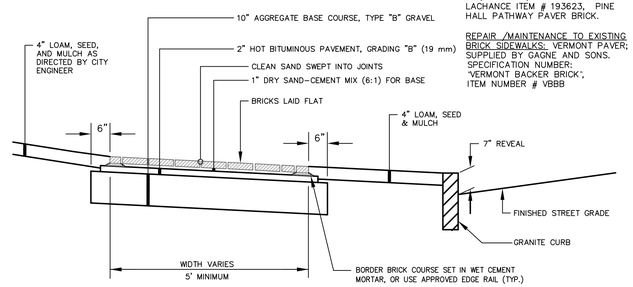
NOT TO SCALE

NOTE: MAX. 2% CROSS SLOPE

BRICKS TO BE USED:

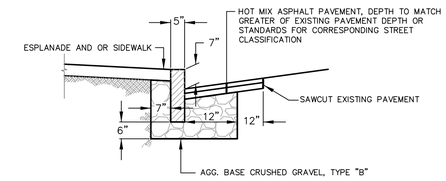
NEW CONSTRUCTION:
4"x8" PINE HALL PATHWAY PAVER BRICK; MFG. BY PINE HALL BRICK CO., MADISON, NORTH CAROLINA. LACHANCE ITEM # 193623, PINE HALL PATHWAY PAVER BRICK.

REPAIR /MAINTENANCE TO EXISTING BRICK SIDEWALKS: VERMONT PAVER; SUPPLIED BY GAGNE AND SONS. SPECIFICATION NUMBER: "VERMONT BACKER BRICK", ITEM NUMBER # VBBB



4 C.4 BRICK SIDEWALK WITH BITUMINOUS BASE

NOT TO SCALE

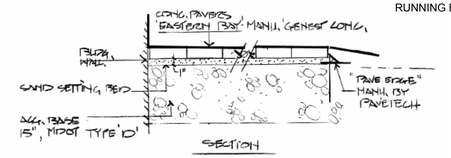


VERTICAL GRANITE CURB CROSS SECTION

1 C.4 VERT. GRANITE CURB INSTALLATION IN EXISTING STREETS

NOT TO SCALE

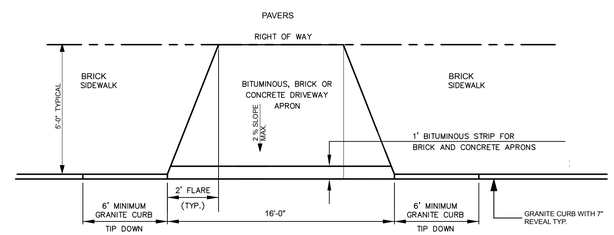
PAVERS SIZE TO BE 4 3/4" WIDE BY 9 1/2" LONG BY 2 3/8" TALL "EASTERN BAY STONE" BY GENEST CONCRETE INC. ,COLOR TO BE GRANITE BLEND IN A RUNNING BOND PATTERN.



5 C.4 CONCRETE PAVER DETAIL

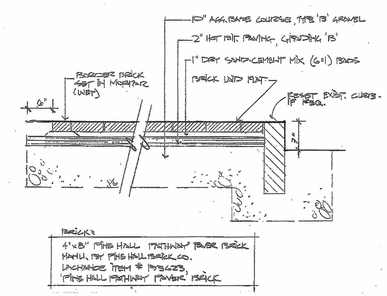
NOT TO SCALE

NOTE:
MATCH GRADE OF EXISTING DRIVEWAY AT R. O. W. LINE, EXCEPT WHEN DIRECTED OTHERWISE BY CITY ENGINEER.



2 C.4 BRICK DRIVEWAY APRON LAYOUT

NOT TO SCALE



6 C.4 BRICK PAVING DETAIL FOR WALK RECONSTRUCTION

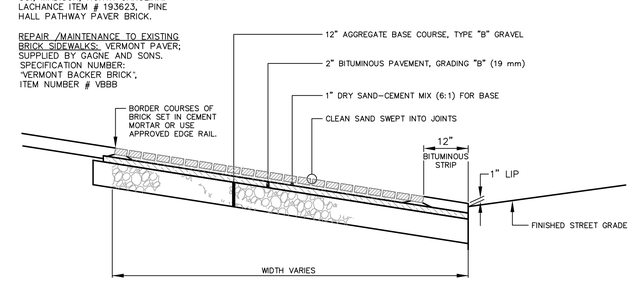
NOT TO SCALE

BRICKS TO BE USED:

NEW CONSTRUCTION:
4"x8" PINE HALL PATHWAY PAVER BRICK; MFG. BY PINE HALL BRICK CO., MADISON, NORTH CAROLINA. LACHANCE ITEM # 193623, PINE HALL PATHWAY PAVER BRICK.

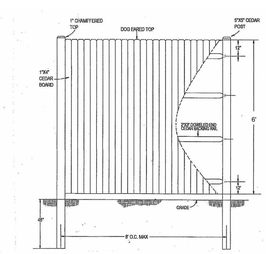
REPAIR /MAINTENANCE TO EXISTING BRICK SIDEWALKS: VERMONT PAVER; SUPPLIED BY GAGNE AND SONS. SPECIFICATION NUMBER: "VERMONT BACKER BRICK", ITEM NUMBER # VBBB

NOTE: MAX. 2% CROSS SLOPE AT DRIVEWAY WHERE SIDEWALK CROSSES DRIVEWAY. PROVIDE A MINIMUM WIDTH OF 5' FOR PEDESTRIAN TRAVEL



3 C.4 BRICK DRIVEWAY APRON WITH BITUMINOUS BASE

SCALE: 1' = 1'-0"



7 C.4 WOOD STOCKADE FENCE

NOT TO SCALE

PLANNING BOARD REVIEW SET
NOT FOR CONSTRUCTION

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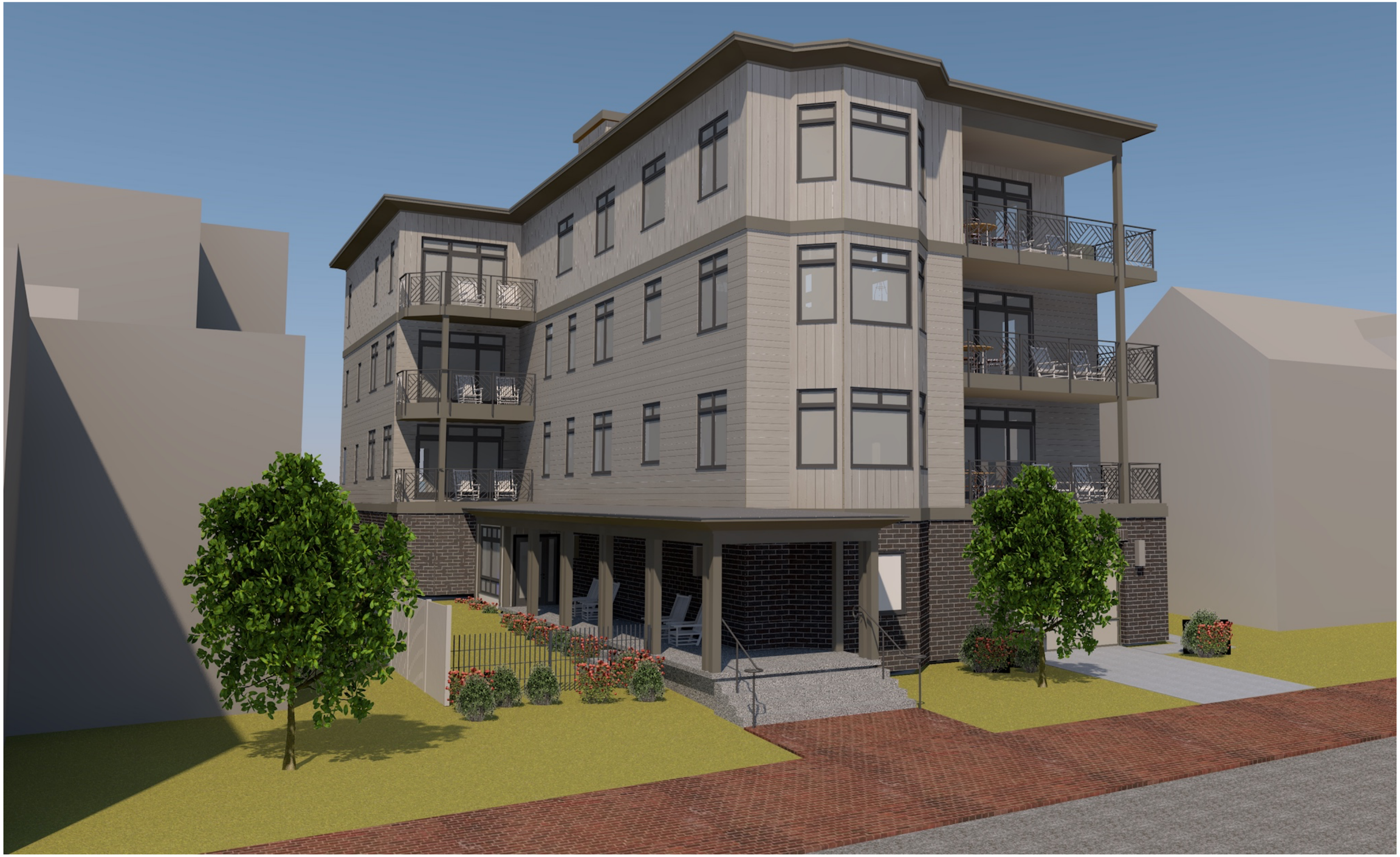
MARK	DATE	DESCRIPTION

DATE: 4/19/18
CHECKED BY: AEC, JNW
DRAWN BY: JR, AEC, JNW
JOB: 17-KEE
SHEET TITLE: DRIVEWAY & SIDEWALK DETAILS, FENCING

C.4

JOB: MONUMENT PARTNERS, LLC
SCALE:

DATE: 3/21/18
DESCRIPTION:



25 MONUMENT STREET VIEW

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JOB: MONUMENT PARTNERS, LLC DATE: 3/21/18
SCALE: DESCRIPTION:

25 MONUMENT STREET VIEW

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STREET VIEW FROM ST. LAWRENCE STREET

4/19/18

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MONUMENT PARTNERS, LLC
25 MONUMENT STREET, PORTLAND ME

STREET VIEW FROM ATLANTIC STREET

4/19/18

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25 MONUMENT STREET RENDERING
4/19/18

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