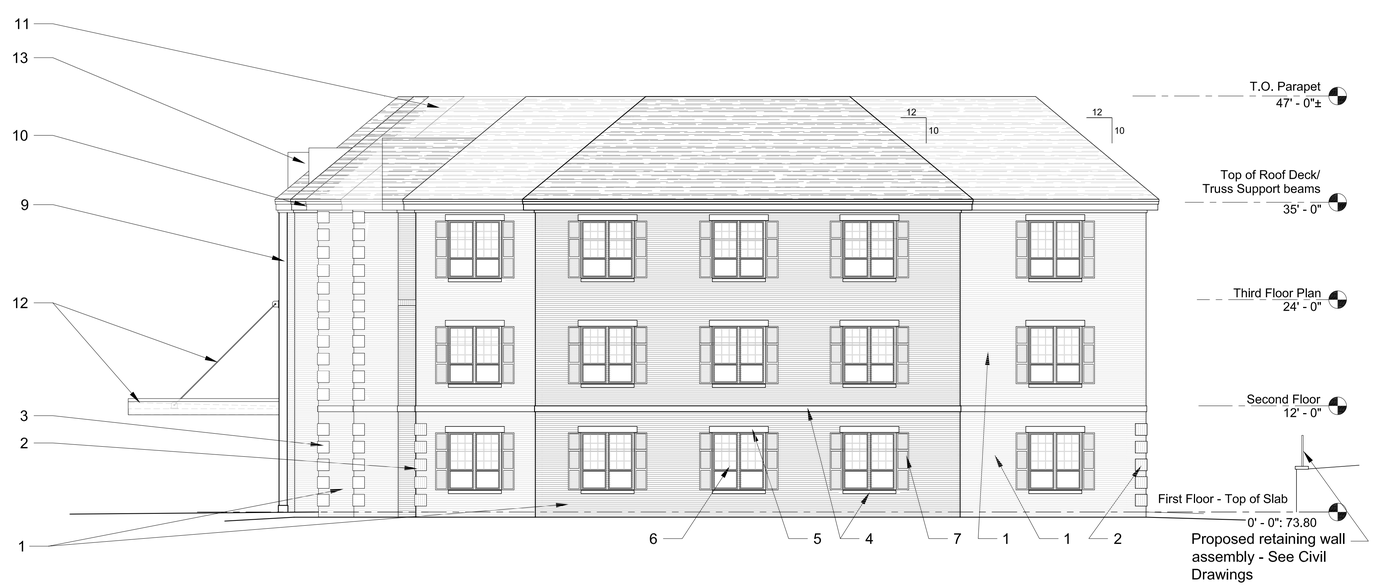
FRONT ELEVATION

Proposed Material Legend

1.	Brick Veneer	Deep Red with accents to complement existing campus
2.	Brick Quoines	Deep Red
3.	Cast Stone Quoines	White/beige to complement existing campus
4.	Cast Stone Sill/trim	White/beige to complement existing campus
5.	Cast Stone Lintel/Keystone	White/beige to complement existing campus
6.	Al. Clad Wood or Fiberglass Windows	White with grills
7.	Fixed Shutters	Dark Color
8.	Cementatious Lap Siding (N/A)	White and/or accent color
9.	Cementatious Trim	White or accent color
10.	Pre-finished Soffit/Fascia	White or accent color
11.	Architectural Tab- Shingles	Color to complement existing campus
12.	Metal Cladded Port Cochere/Steel supports	White or accent color
13.	Eye-brow Dormer w/ Colored roofing	Color to complement roof or existing campus
14.	Pre-finished insulated door	Color to complement brick color



RIGHT SIDE ELEVATION - (facing Ocean Ave,)

* All Brick/Cast Stone *

action pact design group

423 WESTPORT ROAD
KANSAS CITY, MISSOURI
64111
816.359.3898

LICENSED ARCHITECT
ALEX TONE
VA#0401473
STATE OF MAINE

ACTION PACT DESIGN GROUP, LLC EXPRESSLY RESERVES THE COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER
NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING WRITTEN PERMISSION AND CONSENT OF THE ARCHITECT OF RECORD.

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. FEDERAL LAW PROHIBITS THE REPRODUCTION, DISPLAY, SALE, OR OTHER DISPOSITION OF THESE DOCUMENTS WITHOUT THE EXPRESS WRITTEN CONSENT OF ACTION PACT DESIGN GROUP, LLC COPYRIGHT

the cedars
Your life. Your community.

New Standalone Healthcare & Assisted Living Memory Care Facility for:
The Cedars
630 Ocean Avenue
Portland, Maine 04103

JOB NO 14-006c
DATE: 04.24.2018

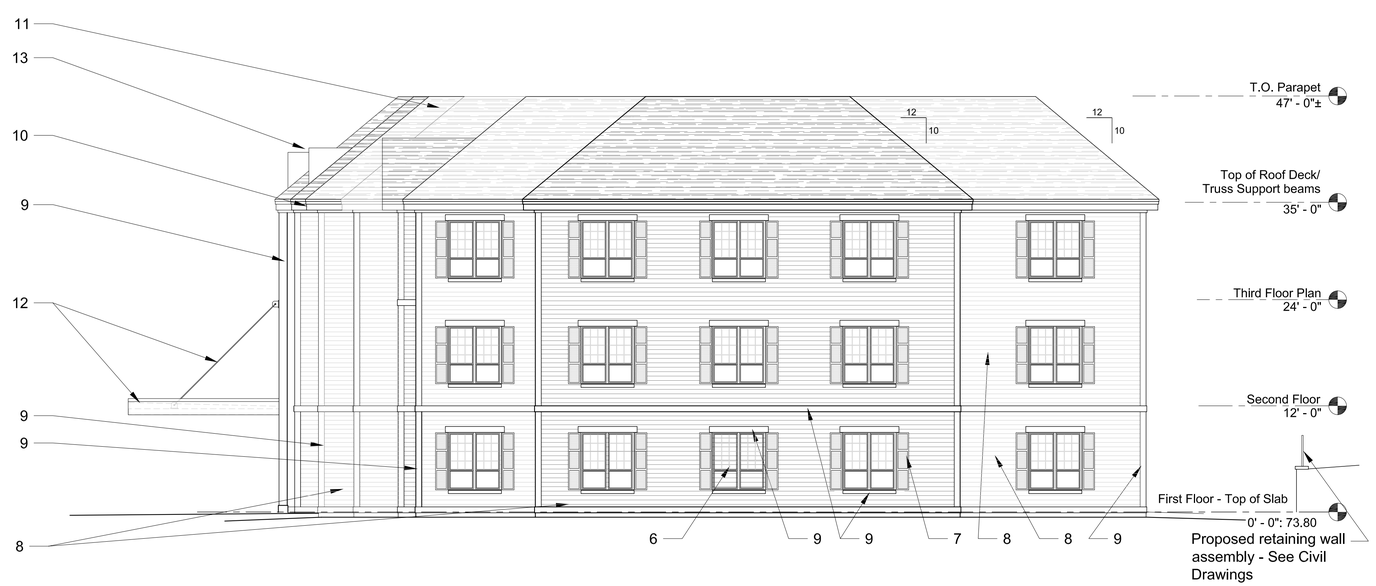
ISSUE RECORD:
For P & Z Review

REVISIONS:
02.08.2018 - original submittal
03.20.2018: re-submittal/section

Proposed Building Elevations

A1.01

FRONT ELEVATION



RIGHT SIDE ELEVATION - (facing Ocean Ave,)

Proposed Material Legend

1.	Brick Veneer (N/A)	Deep Red with accents to complement existing campus
2.	Brick Quoines (N/A)	Deep Red
3.	Cast Stone Quoines (N/A)	White/beige to complement existing campus
4.	Cast Stone Sill/trim (N/A)	White/beige to complement existing campus
5.	Cast Stone Lintel/Keystone (N/A)	White/beige to complement existing campus
6.	Al. Clad Wood or Fiberglass Windows	White with grills
7.	Fixed Shutters	Dark Color
8.	Cementatious Lap Siding	White and/or accent color
9.	Cementatious Trim	White or accent color
10.	Pre-finished Soffit/Fascia	White or accent color
11.	Architectural Tab- Shingles	Color to complement existing campus
12.	Metal Cladded Port Cochere/Steel supports	White or accent color
13.	Eye-brow Dormer w/ Colored roofing	Color to complement roof or existing campus
14.	Pre-finished insulated door	Color to complement brick color

* All Siding *

action pact design group

423 WESTPORT ROAD
KANSAS CITY, MISSOURI
64111
816.359.3898

LICENSED ARCHITECT ALEX TOYE ARC4473 STATE OF MAINE

ACTION PACT DESIGN GROUP, LLC EXPRESSLY RESERVES THE COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER
NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING WRITTEN PERMISSION AND CONSENT OF THE ARCHITECT OF RECORD.

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. FEDERAL LAW PROHIBITS THE REPRODUCTION, DISPLAY, SALE, OR OTHER DISPOSITION OF THESE DOCUMENTS WITHOUT THE EXPRESS WRITTEN CONSENT OF ACTION PACT DESIGN GROUP, LLC COPYRIGHT

the cedars
Your life. Your community.

New Standalone Healthcare & Assisted Living Memory Care Facility for:
The Cedars
630 Ocean Avenue
Portland, Maine 04103

JOB NO 14-006c
DATE: 04.24.2018

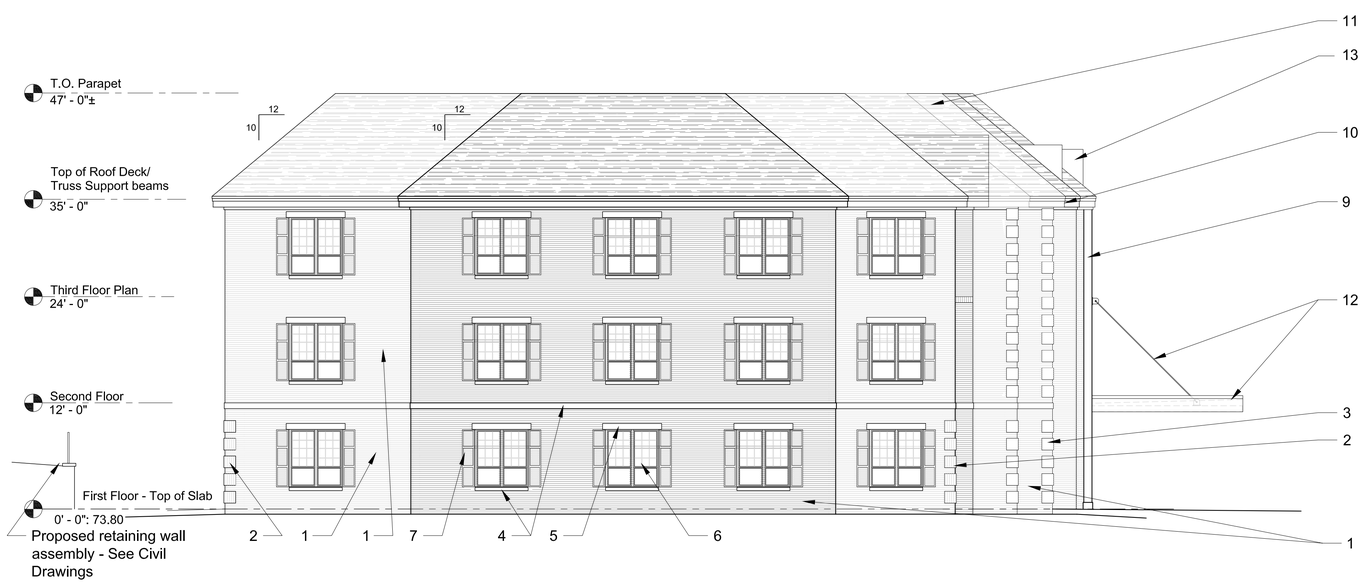
ISSUE RECORD:
For P & Z Review

REVISIONS:
02.08.2018 - original submittal
03.20.2018: re-submittal/section

Proposed Building Elevations

A1.01

REAR ELEVATION - (facing River Mall Road)



LEFT SIDE ELEVATION - (facing Parking Lot/Atriums)

Proposed Material Legend

1.	Brick Veneer	Deep Red with accents to complement existing campus
2.	Brick Quoines	Deep Red
3.	Cast Stone Quoines	White/beige to complement existing campus
4.	Cast Stone Sill/trim	White/beige to complement existing campus
5.	Cast Stone Lintel/Keystone	White/beige to complement existing campus
6.	Al. Clad Wood or Fiberglass Windows	White with grills
7.	Fixed Shutters	Dark Color
8.	Cementatious Lap Siding (N/A)	White and/or accent color
9.	Cementatious Trim	White or accent color
10.	Pre-finished Soffit/Fascia	White or accent color
11.	Architectural Tab- Shingles	Color to complement existing campus
12.	Metal Cladded Port Cochere/Steel supports	White or accent color
13.	Eye-brow Dormer w/ Colored roofing	Color to complement roof or existing campus
14.	Pre-finished insulated door	Color to complement brick color

* All Brick/Cast Stone *

action pact design group

423 WESTPORT ROAD
KANSAS CITY, MISSOURI
64111
816.359.3898

LICENSED ARCHITECT
ALEX TOYE
ARC4473
STATE OF MAINE
4-12-18

ACTION PACT DESIGN GROUP, LLC EXPRESSLY RESERVES THE COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING WRITTEN PERMISSION AND CONSENT OF THE ARCHITECT OF RECORD.

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. FEDERAL LAW PROHIBITS THE REPRODUCTION, DISPLAY, SALE, OR OTHER DISPOSITION OF THESE DOCUMENTS WITHOUT THE EXPRESS WRITTEN CONSENT OF ACTION PACT DESIGN GROUP, LLC COPYRIGHT

the cedars
Your life. Your community.

New Standalone Healthcare & Assisted Living Memory Care Facility for:
The Cedars
630 Ocean Avenue
Portland, Maine 04103

JOB NO 14-006c
DATE: 04.24.2018

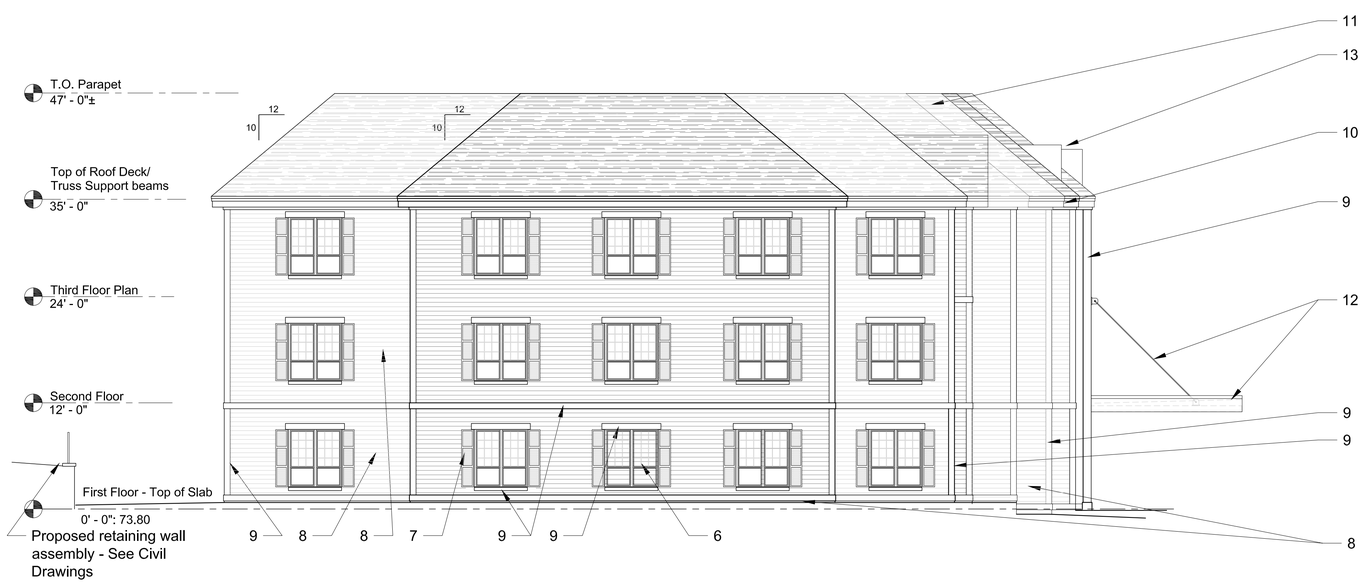
ISSUE RECORD:
For P & Z Review

REVISIONS:
02.08.2018 - original submittal
03.20.2018: re-submittal/section

Proposed Building Elevations

A1.02

REAR ELEVATION - (facing River Mall Road)



LEFT SIDE ELEVATION - (facing Parking Lot/Atriums)

Proposed Material Legend

1.	Brick Veneer (N/A)	Deep Red with accents to complement existing campus
2.	Brick Quoines (N/A)	Deep Red
3.	Cast Stone Quoines (N/A)	White/beige to complement existing campus
4.	Cast Stone Sill/trim (N/A)	White/beige to complement existing campus
5.	Cast Stone Lintel/Keystone (N/A)	White/beige to complement existing campus
6.	Al. Clad Wood or Fiberglass Windows	White with grills
7.	Fixed Shutters	Dark Color
8.	Cementatious Lap Siding	White and/or accent color
9.	Cementatious Trim	White or accent color
10.	Pre-finished Soffit/Fascia	White or accent color
11.	Architectural Tab- Shingles	Color to complement existing campus
12.	Metal Cladded Port Cochere/Steel supports	White or accent color
13.	Eye-brow Dormer w/ Colored roofing	Color to complement roof or existing campus
14.	Pre-finished insulated door	Color to complement brick color

* All Siding *

action pact design group

423 WESTPORT ROAD
KANSAS CITY, MISSOURI
64111
816.359.3898

LICENSED ARCHITECT
ALEX TOYE
ARC4473
STATE OF MAINE
4-12-18

ACTION PACT DESIGN GROUP, LLC EXPRESSLY RESERVES THE COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER
NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING WRITTEN PERMISSION AND CONSENT OF THE ARCHITECT OF RECORD.

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. FEDERAL LAW PROHIBITS THE REPRODUCTION, DISPLAY, SALE, OR OTHER DISPOSITION OF THESE DOCUMENTS WITHOUT THE EXPRESS WRITTEN CONSENT OF ACTION PACT DESIGN GROUP, LLC COPYRIGHT

the cedars
Your life. Your community.

New Standalone Healthcare & Assisted Living Memory Care Facility for:
The Cedars
630 Ocean Avenue
Portland, Maine 04103

JOB NO 14-006c
DATE: 04.24.2018

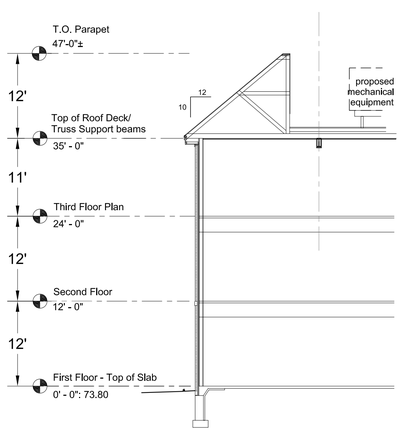
ISSUE RECORD:
For P & Z Review

REVISIONS:
02.08.2018 - original submittal
03.20.2018: re-submittal/section

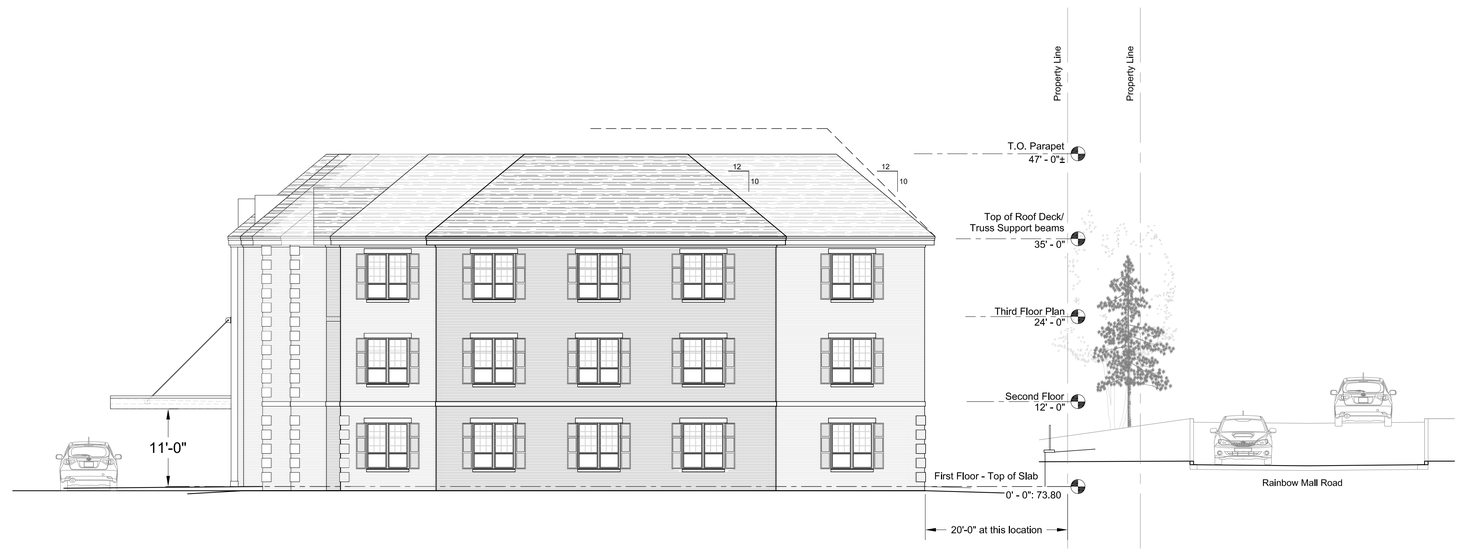
Proposed Building Elevations

A1.02

FRONT ELEVATION



PARTIAL BUILDING SECTION



RIGHT SIDE ELEVATION - (facing Ocean Ave,)

action pact
design group

423 WESTPORT ROAD
KANSAS CITY, MISSOURI
64111
816.359.3898

LICENSED ARCHITECT
ALEX TOYE
ARC4473
STATE OF MAINE

ACTION PACT DESIGN GROUP, LLC EXPRESSLY RESERVES THE COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER
NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING WRITTEN PERMISSION AND CONSENT OF THE ARCHITECT OF RECORD.

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. FEDERAL LAW PROHIBITS THE REPRODUCTION, DISPLAY, SALE, OR OTHER DISPOSITION OF THESE DOCUMENTS WITHOUT THE EXPRESS WRITTEN CONSENT OF ACTION PACT DESIGN GROUP, LLC COPYRIGHT

the cedars
Your life. Your community.

New Standalone Healthcare & Assisted
Living Memory Care Facility for:
The Cedars
630 Ocean Avenue
Portland, Maine 04103

JOB NO 14-006c
DATE: 04.24.2018

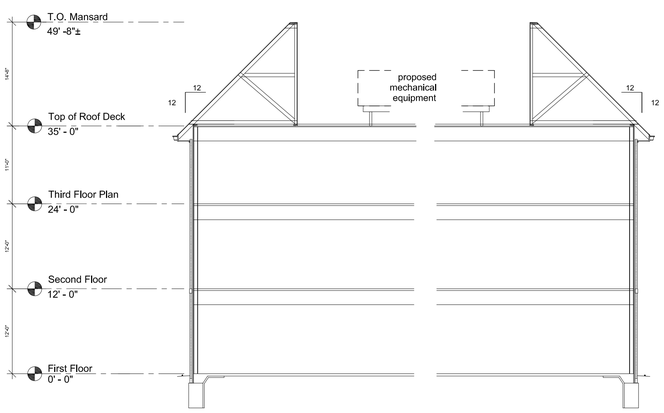
ISSUE RECORD:
For P & Z Review

REVISIONS:
02.08.2018 - original submittal
03.20.2018: re-submittal/section

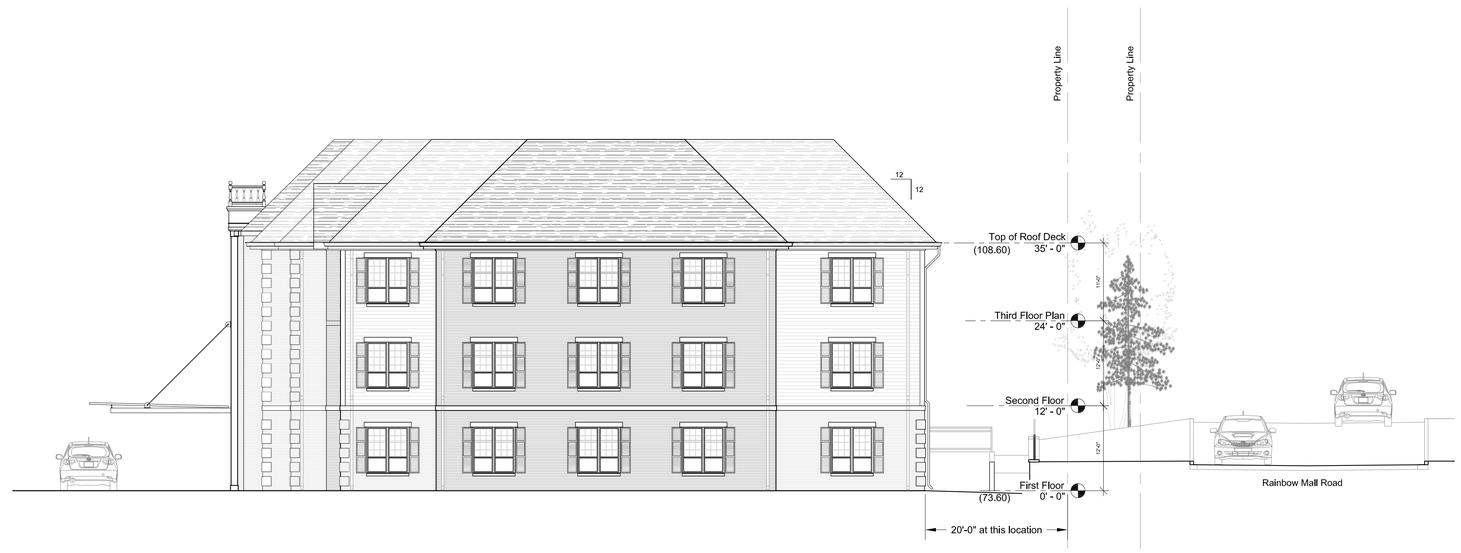
Building and
Street Sections

A1.03

FRONT ELEVATION



PARTIAL BUILDING SECTION



RIGHT SIDE ELEVATION - (facing Ocean Ave,)

action pact design group

423 WESTPORT ROAD
KANSAS CITY, MISSOURI
64111
816.359.3898

LICENSED ARCHITECT
ALEX TOYE
ARC4473
STATE OF MAINE

ACTION PACT DESIGN GROUP, LLC EXPRESSLY RESERVES THE COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER
NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING WRITTEN PERMISSION AND CONSENT OF THE ARCHITECT OF RECORD.

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. FEDERAL LAW PROHIBITS THE REPRODUCTION, DISPLAY, SALE, OR OTHER DISPOSITION OF THESE DOCUMENTS WITHOUT THE EXPRESS WRITTEN CONSENT OF ACTION PACT DESIGN GROUP, LLC COPYRIGHT

the cedars
Your life. Your community.

New Standalone Healthcare & Assisted Living Memory Care Facility for:
The Cedars
630 Ocean Avenue
Portland, Maine 04103

JOB NO 14-006c
DATE: 03.20.2018

ISSUE RECORD:
P & Z Review

REVISIONS:

3.20.18	ADDED SECTION

Building and Street Sections

A1.03

FRONT VIEW RENDERING

FRONT VIEW RENDERING

RIGHT SIDE/REAR RENDERING

* All Brick/Cast Stone *

action pact
design group

423 WESTPORT ROAD
KANSAS CITY, MISSOURI
64111
816.359.3898

LICENSED ARCHITECT
ALEX TONY VARGHESE
STATE OF MAINE

ACTION PACT DESIGN GROUP, LLC EXPRESSLY RESERVES THE COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER
NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING WRITTEN PERMISSION AND CONSENT OF THE ARCHITECT OF RECORD.

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. FEDERAL LAW PROHIBITS THE REPRODUCTION, DISPLAY, SALE, OR OTHER DISPOSITION OF THESE DOCUMENTS WITHOUT THE EXPRESS WRITTEN CONSENT OF ACTION PACT DESIGN GROUP, LLC COPYRIGHT

the cedars
Your life. Your community.

New Standalone Healthcare & Assisted Living Memory Care Facility for:

The Cedars

630 Ocean Avenue
Portland, Maine 04103

JOB NO 14-006c
DATE: 04.24.2018

ISSUE RECORD:
For P & Z Review

REVISIONS:
02.08.2018 - original submittal
03.20.2018: re-submittal/section

Proposed Building Elevations

A1.04

FRONT VIEW RENDERING

FRONT VIEW RENDERING

RIGHT SIDE/REAR RENDERING

* All Siding *

action pact design group

423 WESTPORT ROAD
KANSAS CITY, MISSOURI
64111
816.359.3898

LICENSED ARCHITECT
ALEX TOYE
ARC4473
STATE OF MAINE

ACTION PACT DESIGN GROUP, LLC EXPRESSLY RESERVES THE COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER
NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING WRITTEN PERMISSION AND CONSENT OF THE ARCHITECT OF RECORD.

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. FEDERAL LAW PROHIBITS THE REPRODUCTION, DISPLAY, SALE, OR OTHER DISPOSITION OF THESE DOCUMENTS WITHOUT THE EXPRESS WRITTEN CONSENT OF ACTION PACT DESIGN GROUP, LLC COPYRIGHT

the cedars
Your life. Your community.

New Standalone Healthcare & Assisted Living Memory Care Facility for:
The Cedars
630 Ocean Avenue
Portland, Maine 04103

JOB NO 14-006c
DATE: 04.24.2018

ISSUE RECORD:
For P & Z Review

REVISIONS:
02.08.2018 - original submittal
03.20.2018: re-submittal/section

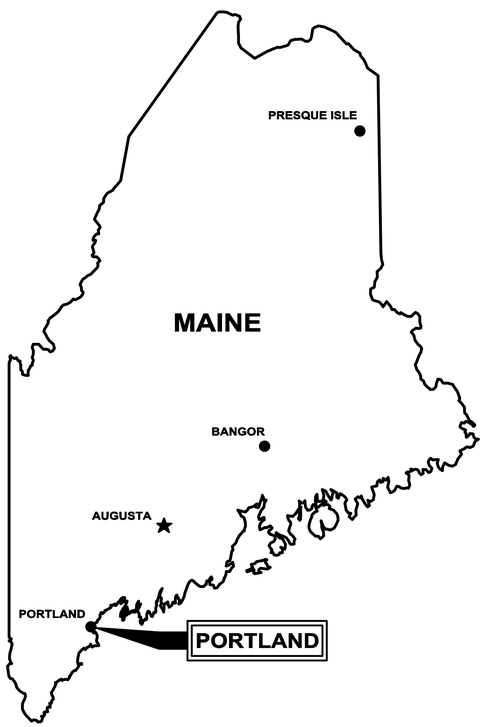
Proposed Building Elevations

A1.04

PERMIT DRAWINGS FOR

THE CEDARS
ASSISTED LIVING AND
LONG-TERM CARE FACILITY
PORTLAND, ME

FEBRUARY 2018



DRAWING INDEX

GENERAL

-----	COVER SHEET

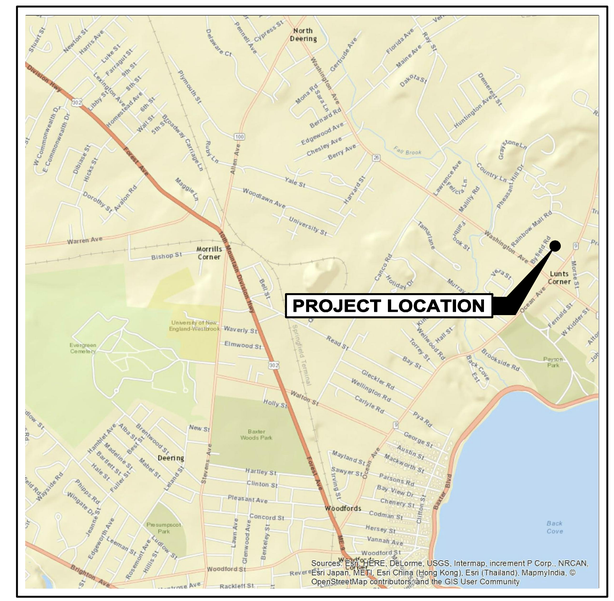
CIVIL

C–1	GENERAL NOTES, LEGEND, AND ABBREVIATIONS
C–2	OVERALL EXISTING CONDITIONS PLAN
C–3	EXISTING CONDITIONS AND DEMOLITION PLAN
C–4	OVERALL SITE LAYOUT PLAN
C–5	SITE LAYOUT AND UTILITIES PLAN
C–6	SITE GRADING AND EROSION CONTROL PLAN
C–7	DETAILS I
C–8	DETAILS II
C–9	DETAILS III
C–10	DETAILS IV
C–11	EROSION CONTROL NOTES AND DETAILS
L–1	LANDSCAPE PLAN
L–2	LANDSCAPE DETAILS

STATE OF MAINE
JAN B. S. WIEGMAN
No. 5852
PROFESSIONAL ENGINEER
2/9/18

PROJECT OWNERS

CEDARS NURSING CARE CENTER, INC
JHA ASSISTED LIVING, INC
630 OCEAN AVE
PORTLAND, ME 04103



LOCATION PLAN
SCALE: 1"=2,000'

PRELIMINARY FOR REVIEW ONLY

WRIGHT-PIERCE
Engineering a Better Environment

Offices Throughout New England
888.621.8156 | www.wright-pierce.com

FOR REVIEW _____

FOR BIDDING _____

WP PROJECT No. 13682A

LAST SAVED BY: MATT.LAPIERRE 2/8/2018 2:57 PM
G:\DWGS\ME\PORTLAND\13682A-CEDARSNURSINGFACILITY\CIV\13682AC01.DWG | 13682aC01 | 1:4.56 | ---- | 2/8/2018 3:30:12 PM | MATT.LAPIERRE

GENERAL NOTES

1. THE CONTRACTOR IS REFERRED TO SECTION 01050 OF THE SPECIFICATIONS REGARDING COORDINATION WITH OTHERS, INCLUDING RESPONSIBILITIES AND RELATED COSTS.

2. BELOW GRADE UTILITY INFORMATION IS BASED ON INFORMATION PROVIDED BY EACH UTILITY. LOCATION OF PUBLIC UTILITIES SHOWN IS ONLY APPROXIMATE AND MAY NOT BE COMPLETE. PRIVATE UNDERGROUND UTILITIES SUCH AS, BUT NOT LIMITED TO, SEWER LINES, WATER LINES AND BURIED ELECTRICAL SERVICE ENTRANCES ARE NOT SHOWN. THE CONTRACTOR SHALL ASCERTAIN THE LOCATION AND SIZE OF EXISTING UTILITIES IN THE FIELD WITH THE RESPECTIVE UTILITY COMPANY REPRESENTATIVE PRIOR TO COMMENCING WORK. REFER TO SPECIFICATION SECTION 01050. ADDITIONAL TEST PITS, BEYOND THOSE SHOWN, MAY BE REQUIRED. UTILITY CONTACTS ARE AS FOLLOWS:

ELECTRIC:	STORM DRAINS:	WATER & SANITARY SEWER:
CENTRAL MAINE POWER CO. 83 EDISON DRIVE AUGUSTA, ME 04336 207-623-3521	CITY OF PORTLAND PUBLIC WORKS 55 PORTLAND ST. PORTLAND, ME 04104 207-874-8801	PORTLAND WATER DISTRICT 225 DOUGLASS STREET PO BOX 3553 PORTLAND, MAINE 04101
TELEPHONE:	**DIG SAFE:**	**GAS:**
FAIRPOINT COMMUNICATIONS 5 DAVIS FARM ROAD PORTLAND, ME 04103 207-878-0854	TEL. 1-800-225-4977	UNITIL 1075 FOREST AVE PORTLAND, ME 04103 207-541-2508

3. ALL EXISTING SEWER, STORM DRAIN, WATER AND NATURAL GAS LINES ENCOUNTERED DURING CONSTRUCTION ARE TO REMAIN IN SERVICE. ANY EXISTING SEWERS, STORM DRAIN LINES OR CULVERTS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER, EXCEPT WHEN IN DIRECT CONFLICT WITH THE NEW SEWER OR WHEN NOT SHOWN OR INDICATED.

4. THE CONTRACTOR MAY ENCOUNTER ASBESTOS CEMENT PIPE DURING EXECUTION OF THE WORK. CONTRACTOR SHALL CONFORM TO ALL APPLICABLE PROVISIONS OF OSHA AND ALL OTHER FEDERAL, STATE AND LOCAL REGULATIONS WHEN HANDLING, REMOVING AND DISPOSING OF ASBESTOS CEMENT PIPES. A BID ITEM HAS BEEN INCLUDED IN THE BID FORM TO ESTABLISH A UNIT PRICE FOR THE REMOVAL AND DISPOSAL OF ASBESTOS CEMENT PIPE.

5. ALL STRUCTURES AND PIPELINES LOCATED ADJACENT TO THE TRENCH EXCAVATION SHALL BE PROTECTED AND FIRMLY SUPPORTED BY THE CONTRACTOR UNTIL THE TRENCH IS BACKFILLED. INJURY TO ANY SUCH STRUCTURES CAUSED BY, OR RESULTING FROM, THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. ALL UTILITIES REQUIRING REPAIR, RELOCATION OR ADJUSTMENT AS A RESULT OF THE PROJECT SHALL BE COORDINATED THROUGH THE RESPECTIVE UTILITY.

6. IN THOSE INSTANCES WHERE POWER OR TELEPHONE POLE SUPPORT IS REQUIRED, THE CONTRACTOR SHALL PROVIDE A MINIMUM 48-HOUR NOTIFICATION TO APPROPRIATE UTILITY. NO ADDITIONAL PAYMENT WILL BE PROVIDED FOR TEMPORARY BRACING OF UTILITIES

7. DO NOT SCALE DRAWINGS UNLESS OTHERWISE NOTED. WRITTEN DIMENSIONS AND STATIONING SHALL PREVAIL.

8. CONTRACTOR SHALL INSTALL AND MAINTAIN TRAFFIC CONTROL SIGNS IN ACCORDANCE WITH MDOT REQUIREMENTS.

9. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TRAFFIC FLOW AT ALL TIMES. THE CONTRACTOR IS REQUIRED TO SUBMIT A TRAFFIC CONTROL PLAN TO THE OWNER PRIOR TO COMMENCING CONSTRUCTION. THE PORTLAND POLICE DEPARTMENT (874-8479) AND PORTLAND FIRE DEPARTMENT (874-8400) ARE TO BE NOTIFIED AT LEAST 24 HOURS IN ADVANCE OF ANY STREET CLOSING OR DETOUR. REFER TO SPEC. SECTION 01570.

10. MAINE STATE HIGHWAYS: THE FOLLOWING ROADWAYS FALL WITHIN THE JURISDICTION OF THE MAINE DEPARTMENT OF TRANSPORTATION (MDOT). ALL WORK CONDUCTED WITHIN THESE ROADWAYS MUST CONFORM TO MDOT STANDARDS AND ROAD OPENING PERMIT. MAINE STATE HIGHWAYS WITHIN THE PROJECT AREA ARE AS FOLLOWS:

    RTE. 9 OCEAN AVENUE

11. THE OWNER WILL BE RESPONSIBLE FOR OBTAINING THE PERMITS LISTED IN THE SUPPLEMENTARY OR SPECIAL CONDITIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BE FAMILIAR WITH THE APPLICABLE PROVISIONS OF EACH PERMIT AS THEY APPLY TO THE WORK PRIOR TO BIDDING AND ABIDE BY THOSE PROVISIONS DURING CONSTRUCTION. COPIES OF ALL OBTAINED PERMITS ARE AVAILABLE FOR REVIEW FROM THE OWNER. ALL BUILDING PERMITS ARE THE RESPONSIBILITY OF THE CONTRACTOR.

12. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RIGHTS OF WAY AND EASEMENTS. THE CONTRACTOR SHALL VERIFY THAT THE NECESSARY EASEMENTS HAVE BEEN SECURED BY THE OWNER. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BE FAMILIAR WITH THE APPLICABLE PROVISIONS OF EACH EASEMENT AS THEY APPLY TO THE WORK PRIOR TO BIDDING AND ABIDE BY THOSE PROVISIONS DURING CONSTRUCTION. COPIES OF ALL RIGHTS-OF-WAY AND EASEMENTS ARE AVAILABLE FOR REVIEW FROM THE OWNER.

13. ALL TEST PITS SHALL BE EXCAVATED PRIOR TO CONSTRUCTION LAYOUT AND RESULTS REPORTED TO THE ENGINEER FOR REVIEW FOR CONFORMANCE TO THE PLANS. TEST PITS ARE REQUIRED WHERE SHOWN ON THE PLANS AND AS DIRECTED BY THE ENGINEER. TEST PITS WILL BE DUG PRIOR TO CONNECTING PROPOSED SEWERS TO EXISTING SEWERS. THE RESULTS OF TEST PITS DUG TO DETERMINE EXISTING SEWER ELEVATIONS AND LOCATIONS WILL BE REPORTED TO THE ENGINEER. ADJUSTMENTS TO INVERTS, LENGTHS, AND SLOPES OF PROPOSED SEWER MAY BE REQUIRED AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LAYOUT OF ALL PROPOSED LINES AND STRUCTURES AS SHOWN ON THE DRAWINGS. THE LAYOUT PLAN SHALL BE REVIEWED BY THE ENGINEER PRIOR TO CONSTRUCTION. THE HORIZONTAL ALIGNMENT OF THE NEW SEWERS AND FORCE MAINS MAY BE ADJUSTED IN THE FIELD SUBJECT TO PRIOR APPROVAL BY THE ENGINEER. ALL ELEVATIONS REFER TO THE NATIONAL GEODETIC VERTICAL DATUM. ORIENTATION IS GRID NORTH MAINE STATE PLANE COORDINATE SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL ELEVATION REFERENCE INFORMATION PRIOR TO USE IN CONSTRUCTION.

14. CONTRACTOR SHALL MINIMIZE CLEARING OPERATIONS. CLEARING AND GRUBBING SHALL BE IN ACCORDANCE WITH SPECIFICATION SECTION 02110. CLEARING LIMITS SHALL BE AS INDICATED ON THE DRAWINGS, BUT AT ALL TIMES WITHIN EXISTING PROPERTY LINES ON STATE OR COUNTY-OWNED PROPERTY OR EASEMENTS. ALL GRUBBINGS AND EXCESS EXCAVATED MATERIAL ARE THE PROPERTY OF THE CONTRACTOR AND WILL BE DISPOSED OF AT A SITE PROVIDED BY THE CONTRACTOR IN COMPLIANCE WITH ALL STATE AND LOCAL LAWS.

15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREVENTION OF EROSION. ALL DISTURBED EARTH SURFACES ARE TO BE STABILIZED IN THE SHORTEST PRACTICAL TIME AND TEMPORARY EROSION CONTROL DEVICES SHALL BE EMPLOYED UNTIL SUCH TIME AS ADEQUATE SOIL STABILIZATION HAS BEEN ACHIEVED. TEMPORARY STORAGE OF EXCAVATED MATERIAL IS TO BE IN A MANNER THAT WILL MINIMIZE EROSION. THE CONTRACTOR SHALL DISPOSE OF UNSUITABLE EXCAVATED MATERIAL AT A SITE PROVIDED BY HIM WHICH IS IN COMPLIANCE WITH ALL STATE AND LOCAL LAWS. MATERIALS AND METHODS USED FOR TEMPORARY EROSION CONTROL SHALL BE AS SPECIFIED BY THE "MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES" PREPARED BY THE MAINE SOIL AND WATER CONSERVATION COMMISSION. REFER TO SPECIFICATION SECTION 02270.

16. COMPACTION TESTS SHALL BE PERFORMED IN ACCORDANCE WITH SPECIFICATION SECTION 02200. ANY SETTLEMENT OCCURRING WITHIN ONE YEAR OF SUBSTANTIAL COMPLETION OF THE PROJECT WILL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.

17. OPEN TRENCHES MUST BE BACKFILLED AT THE END OF THE WORKDAY.

18. CONTRACTOR SHALL CONTROL DUST TO A TOLERABLE LIMIT AS OUTLINED IN SPECIFICATION SECTION 01562. CONTRACTOR SHALL NOT TRACK OR SPILL EARTH AND DEBRIS ON PUBLIC STREETS OUTSIDE THE PROJECT AREA. STREETS OPENED TO THE PUBLIC SHALL BE KEPT SWEPT AND FREE OF DEBRIS.

19. WHEREVER PROPOSED STRUCTURES ARE LOCATED PARTLY WITHIN A PAVED AREA AND PARTLY IN A NON-PAVED AREA, A BITUMINOUS CONCRETE PAVED APRON 2-FEET WIDE SHALL BE SUPPLIED AROUND THE PROPOSED COVER. PAVEMENT SHALL SLOPE AWAY FROM THE COVER.

20. ALL MANHOLES ARE 4 FOOT DIAMETER, ECCENTRIC CONE TOP, UNLESS OTHERWISE NOTED. THE INVERTS SHOWN ARE AT THE INSIDE FACE OF THE MANHOLE.

21. INSULATE OVER ANY GRAVITY SEWER OR FORCE MAIN PIPE WHEN COVER IS LESS THAN 7.5 FT, OR THERE IS LESS THAN 2 FT BETWEEN THE SEWER OR FORCE MAIN AND A CULVERT.

22. ALL ROAD CROSS SLOPES SHALL PITCH PER DETAIL. ALL PAVED SURFACES SHALL PITCH 1% UNLESS OTHERWISE NOTED. ALL VEGETATED AREAS ABOVE MEAN HIGH WATER ELEVATION THAT ARE EXCAVATED, FILLED OR OTHERWISE DISTURBED BY THE CONTRACTOR AND ARE NOT TO BE PAVED OR FILLED WITH RIPRAP SHALL BE LOAMED, GRADED, LIMED, FERTILIZED, SEEDED AND MULCHED AT NO ADDITIONAL EXPENSE TO THE OWNER.

23. INITIAL PAVING SHALL BE CONDUCTED WITHIN TWO WEEKS OF COMPLETION OF PLACEMENT OF FINAL BACKFILL UNLESS OTHERWISE AUTHORIZED BY ENGINEER. INITIAL PAVEMENT SHALL BE INSTALLED AND MAINTAINED BY CONTRACTOR FOR A MINIMUM PERIOD OF 2 MONTHS BEFORE FINAL PAVEMENT IS PLACED. FINAL PAVEMENT MAY BE PLACED OVER THE INITIAL PAVING PROVIDED INITIAL PAVING COURSE IS IN GOOD REPAIR. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING AND SHIMMING THE INITIAL PAVEMENT AS NECESSARY TO ACCEPT THE FINAL PAVING COURSE. IF CONDITIONS WARRANT, THE CONTRACTOR MAY BE REQUIRED TO REMOVE AND REPLACE INITIAL PAVING PRIOR TO FINAL PAVING.

24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESETTING ALL EXISTING PROPERTY MONUMENTATION THAT IS DISTURBED BY HIS OPERATIONS AT NO EXPENSE TO THE OWNER. THIS WORK IS TO BE DONE BY A LAND SURVEYOR REGISTERED IN THE STATE OF MAINE.

25. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA).

26. SEE APPENDIX A OF THE SPECIFICATIONS FOR BORING LOGS. THESE ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

27. THE CONTRACTOR SHALL NOT HAVE ANY RIGHT OF PROPERTY IN ANY MATERIALS TAKEN FROM ANY EXCAVATION. SUITABLE EXCAVATED MATERIAL MAY BE INCORPORATED IN THE PROJECT, WITH EXCESS MATERIAL DISPOSED OF AT A LOCATION PROVIDED BY THE CONTRACTOR. THESE PROVISIONS SHALL IN NO WAY RELIEVE THE CONTRACTOR OF HIS OBLIGATIONS TO PROPERLY DISPOSE OF AND REPLACE ANY MATERIAL DETERMINED BY THE ENGINEER TO BE UNSUITABLE FOR BACKFILLING. THE CONTRACTOR SHALL DISPOSE OF UNSUITABLE AND EXCESS MATERIAL IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE CONTRACT DOCUMENTS.

CIVIL DEMOLITION NOTES

1. REFER TO THE EXISTING SITE PLAN, DRAWING C-2 AND C-3, FOR ADDITIONAL INFORMATION REGARDING EXISTING FACILITIES. REFER TO DRAWING C-4 FOR LIMITS OF WORK.

2. REFER TO ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR SPECIFIC INFORMATION REGARDING DEMOLITION AND REMOVAL. THIS DRAWING IS FOR USE AS GENERAL GUIDANCE ONLY.

3. REFER TO SPECIFICATION SECTION 01010, WHICH CONTAINS INFORMATION ON CONSTRAINTS OF CONSTRUCTION SEQUENCING.

4. DEMOLISH/REMOVE EXISTING PIPING AS REQUIRED FOR CONSTRUCTION OF NEW FACILITIES. ALL PIPING, EQUIPMENT AND MATERIALS TO BE DEMOLISHED AND/OR REMOVED FROM SERVICE SHALL BE COORDINATED WITH THE OWNER AND ENGINEER BEFORE COMMENCING THAT WORK. EXISTING PIPING THAT NEEDS TO BE REMOVED TO CONSTRUCT THE NEW FACILITIES, BUT IS TO REMAIN, SHALL BE REINSTALLED/REPLACED AS NEEDED. EXISTING PIPES AND CONDUIT DESIGNATED AS "ABANDONED" MAY BE REMOVED IF THE CONTRACTOR SO CHOOSES. IF ABANDONED PIPE CONFLICTS WITH NEW SITE PIPING OR FACILITIES, THEN A PORTION OF THE ABANDONED PIPE SHALL BE REMOVED AND THE NEW ENDS OF ABANDONED PIPE CAPPED, OR PLUGGED WITH CONCRETE.

5. ALL EXISTING PIPING AND UTILITIES WHICH ARE BENEATH PROPOSED STRUCTURES, AND ARE TO BE ABANDONED, SHALL BE REMOVED TO A MINIMUM OF 5 FEET OUTSIDE OF THE STRUCTURE. PIPE AND UTILITIES BENEATH PROPOSED STRUCTURES THAT ARE TO REMAIN SHALL BE CONCRETE ENCASED, UNLESS OTHERWISE INDICATED.

6. SEVERING OF EXISTING UTILITIES FOR ABANDONMENT, OR REMOVAL OF A SEGMENT FROM SERVICE, SHALL BE PERFORMED IN SUCH A MANNER AS TO ALLOW THE REMAINING ACTIVE SEGMENT TO CONTINUE IN ITS INTENDED SERVICE. CAP ACTIVE SEGMENTS WITH APPROPRIATE FITTINGS, JOINT RESTRAINT, ETC. TO ENSURE THEIR INTEGRITY. PLUG ENDS OF ABANDONED PIPE SEGMENTS WITH CONCRETE UNLESS SPECIAL CIRCUMSTANCES DICTATE PLUGGING ABANDONED PIPES WITH BLIND FLANGES, RESTRAINED MECHANICAL JOINT PLUGS, ETC. AS APPROPRIATE.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND DISPOSING OF ALL DEMOLISHED PIPING, EQUIPMENT AND MATERIALS. DISPOSAL SHALL BE IN ACCORDANCE WITH ALL STATE AND LOCAL REGULATIONS. THE OWNER RESERVES THE RIGHT TO RETAIN ANY SUCH PIPING, EQUIPMENT AND MATERIALS DESIGNATED FOR DEMOLITION FOR HIS USE. SUCH MATERIALS TO BE RETAINED SHALL BE PROPERLY STORED IN AN ON-SITE LOCATION. COORDINATE LOCATION AND MATERIALS TO BE SALVAGED WITH THE OWNER/ENGINEER.

8. THE CONTRACTOR SHALL KEEP A RECORD OF DEMOLITION AS PART OF THE PROJECT RECORD DOCUMENTS IN ACCORDANCE WITH SPECIFICATION SECTION 01720.

9. THE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO ENSURE THAT ALL PROCESS FLOWS ARE MAINTAINED DURING CONSTRUCTION. GRAVITY OR PUMPED BYPASSES AND OTHER MEANS OF MAINTAINING FLOW SHALL BE SUBJECT TO THE REVIEW AND ACCEPTANCE OF THE ENGINEER. THE CONTRACTOR SHALL COORDINATE ANY TEMPORARY STOPPAGES OR BYPASSES WITH THE OWNER AND ENGINEER.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE APPROPRIATE DISPOSAL OF FLOWS RESULTING FROM PRECIPITATION AND HIS DEWATERING OPERATIONS.

11. CONTRACTOR IS REFERRED TO SPECIFICATION SECTION 01050 FOR COORDINATION WITH OTHERS.

CIVIL ABBREVIATIONS

&	AND
ø, DIA	DIAMETER
#, NO	NUMBER
APP'D	APPROVED
BLDG	BUILDING
CB	CATCH BASIN
CEN	CENTER
CFS	CUBIC FEET PER SECOND
CI	CAST IRON
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CONC	CONCRETE
COR	CORNER
CY	CUBIC YARD
DEMO	DEMOLITION
DMH	DRAIN MANHOLE
DI	DUCTILE IRON
DR	DRAIN
DWG	DRAWING
EL	ELEVATION
EMH	ELECTRIC MANHOLE
FM	FORCE MAIN
FT	FEET
G	GAS
HYD	HYDRANT
IN	INCH
INF	INFLUENT
INV	INVERT
LBS	POUNDS
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
MW	MONITORING WELL
N	NORTH
NGVD	NATIONAL GEODETIC VERTICAL DATUM
N/A	NOT AVAILABLE/APPLICABLE
NTS	NOT TO SCALE
OD	OUTSIDE DIAMETER
PC	PERFORATED CLAY
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PS	PRIMARY SLUDGE
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
REQ'D	REQUIRED
S	SLOPE, SEWER
SD	STORM DRAIN
SF	SQUARE FEET
SMH	SANITARY SEWER MANHOLE
SQ	SQUARE
STA	STATION
T, XFMR	TRANSFORMER
TBM	TEMPORARY BENCH MARK
THK	THICKNESS
TOS	TOP OF STRUCTURE
TYP	TYPICAL
UD	UNDERDRAIN
UG	UNDERGROUND
UGE	UNDERGROUND ELECTRIC
VC	VITRIFIED CLAY
W/	WITH
W	POTABLE WATER

LEGEND

EXISTING		PROPOSED
	PROPERTY/ROW LINE	
	SETBACK LINE	
	EASEMENT LINE	
	CENTERLINE	
	EDGE OF PAVEMENT	
	CURBING	
	EDGE OF GRAVEL	
	EDGE OF CONCRETE	
122	CONTOUR	123
	BUILDING	
	STONEWALL	
	TREELINE	
	CHAIN LINK FENCE	
	STOCKADE FENCE	
	BARB WIRE FENCE	
	RETAINING WALL	
	GUARDRAIL	
8" S	SEWER	8"S
4" FM	SEWER FORCE MAIN	4"FM
4" G	GAS	4"G
4" W	WATER	8"W
15" SD	STORM DRAIN	15"SD
6" UD	UNDERDRAIN	6"UD
12" CMP	CULVERT	12" CMP
UGE	UNDERGROUND ELECTRIC	UGE
OHE	OVERHEAD ELECTRIC	OHE
	IRON PIPE/REBAR	
	DRILLHOLE	
	MONUMENT	
	SURVEY CONTROL POINT	
x124.6	SPOT ELEVATION	x134.5
SMH	SEWER MANHOLE	SMH
DMH	DRAINAGE MANHOLE	DMH
CB CB	CATCH BASIN	CB CB
EMH	ELECTRIC MANHOLE	EMH
TMH	TELEPHONE MANHOLE	TMH
	GATE VALVE	
	CURB STOP	
	YARD HYDRANT	
	HYDRANT	
	UTILITY POLE	
	UTILITY POLE W/ GUY	
	UTILITY POLE W/ LIGHT	
	LIGHT POLE	
	BOLLARD	
	FLAGPOLE	
	CONIFEROUS TREE	
	DECIDUOUS TREE	
	SHRUB	
	EDGE OF WATER	
	STREAM	
	EDGE OF WETLANDS	
	FLOODPLAIN	
	WETLANDS	
	DRAINAGE FLOW	
	DRAINAGE SWALE	
	PAVEMENT MARKINGS	
	SIGN	
MB	MAILBOX	
	TEMPORARY BENCH MARK	
TP-2	TEST PIT	
B-3	TEST BORING	
P-4	TEST PROBE	
MW	MONITORING WELL	
	LIMIT OF WORK	
	SILT FENCE	
	RIPRAP	
	RAILROAD	
	MATCHLINE	
	ROCK OUTCROP	

PRELIMINARY FOR REVIEW ONLY

NO	SUBMISSIONS/REVISIONS	APP'D	DATE
1	RESPONSE TO COMMENTS	JBW	2/18
0	ISSUED FOR PORTLAND SITE PLAN REVIEW	JBW	11/17

DESIGNED BY: MAG
CAD COORD: MRL
CAD: MRL
CHECKED BY: MAG
DATE: 2-8-18
APPROVED BY: JBW
DATE: 2-8-18
PROJECT NO: 13682A

STATE OF MAINE JAN B.S. WIEGMAN No. 5862 LICENSED PROFESSIONAL ENGINEER 2/7/2018

WRIGHT-PIERCE
Engineering a Better Environment
Offices Throughout New England
888.621.8156 | www.wright-pierce.com

THE CEDARS
ASSISTED LIVING AND
LONG-TERM CARE FACILITY
PORTLAND, ME

GENERAL NOTES, LEGEND AND ABBREVIATIONS

DRAWING
C-1

PRELIMINARY FOR REVIEW ONLY

PLAN REFERENCES

(1) PLAN OF LOTS NUMBER 3 & 4 MADE FOR THE ESTATE OF MARY S. LUNT BY EDWIN C. TOWNSEND DATED MARCH 8, 1877 RECORDED IN PLAN BOOK 4, PAGE 4.

(2) PLAN OF LAND MADE FOR DOROTHY S. TRUE AND HEIRS OF F.W.H. SMITH DATED OCTOBER 1929, RECORDED IN PLAN BOOK 25, PAGE 50.

(3) REVISED FINAL PLAN OF LEDGEWOOD SUBDIVISION MADE FOR THE DARTMOUTH COMPANY BY LAND USE CONSULTANTS DATED APRIL 27, 1979, RECORDED IN PLAN BOOK 123, PAGE 61.

(4) PLAN OF PROPERTY MADE FOR JEWISH HOME FOR THE AGED MADE BY H.I. AND E.C. JORDAN DATED JULY 17, 1987.

(5) PLAN OF PROPERTY/LAND TITLE SURVEY OF THE CEDARS MADE BY H.I. AND E.C. JORDAN DATED MARCH 29, 1990, RECORDED IN PLAN BOOK 186, PAGE 14.

(6) RECORD DRAWING OF CEDARS NURSING CARE CENTER, INC. MADE BY OWEN HASKELL, INC. DATED AUGUST 29, 1991.

(7) LAYOUT AND UTILITIES PLAN OF THE ATRIUM AT CEDARS (DRAWING NUMBER C202) MADE BY TSOMIDES ASSOCIATES DATED MAY 27, 1997.

(8) TOPOGRAPHIC SITE SURVEY MADE FOR JHA PROPERTIES, INC. BY DANIEL J. DALPHONSO DATED FEBRUARY 28, 1997 .

(9) PLAN SHOWING PROPOSED PROPERTY LINES MADE FOR JHA PROPERTIES, INC. BY DANIEL J. DALPHONSO DATED NOVEMBER 4, 1997.

(10) PLAN SHOWING STANDARD BOUNDARY SURVEY MADE FOR JHA PROPERTIES, INC. BY DANIEL J. DALPHONSO DATED JULY 14, 1997, RECORDED IN PLAN BOOK 198, PAGE 325.

(11) PLAN OF CEDARS PHASE 3–WETLAND MITIGATION AREAS MADE BY LAND USE CONSULTANTS DATED AUGUST 24, 2004.

(12) ALTA/ACSM LAND TITLE SURVEY MADE FOR JHA PROPERTIES, INC. & CEDARS NURSING CARE CENTER, INC. DATED NOVEMBER 4, 2004, BY TITCOMB ASSOCIATES.

(13) CEDARS CONDOMINIUMS RECORDING PLAT/CONDOMINIUM PLAN ALTA/ACSM LAND TITLE SURVEY MADE FOR JHA PROPERTIES, INC., CEDARS NURSING CARE CENTER, INC. AND JHA ASSISTED LIVING, INC. BY TITCOMB ASSOCIATES DATED SEPTEMBER 8, 2005 AND REVISED THROUGH APRIL 5, 2006, RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 206, PAGE 430.

OWNERS OF RECORD

UNIT 1 CEDARS NURSING CARE CENTER, INC.; BOOK 24129, PAGE 276

UNIT 2 JHA ASSISTED LIVING, INC.; BOOK 24446, PAGE 225 AND BOOK 24155, PAGE 29

UNIT 3 JHA ASSISTED LIVING, INC.; BOOK 31484, PAGE 147

NOTES

(1) BOOK AND PAGE REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS, UNLESS OTHERWISE SPECIFIED.

(2) BEARINGS ARE REFERENCED TO MAGNETIC NORTH 1924.

(3) ALL UTILITY LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE, BASED ON LOCATION OF VISIBLE FEATURES AND INFORMATION PROVIDED BY OTHERS. DIG SAFE AND/OR THE APPROPRIATE UTILITIES SHOULD BE CONTACTED PRIOR TO ANY CONSTRUCTION.

(5) ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR THE CITY OF PORTLAND (FIRM PANEL 230051 0007 B, EFFECTIVE DATE JULY 17, 1986), THIS PARCEL IS NOT LOCATED WITHIN A FLOOD HAZARD AREA.

(6) COORDINATE VALUES SHOWN ARE BASED ON BASED ON THE MORSE AND KIDDER STREET CSO PROJECT PROVIDED TO THE CITY OF PORTLAND BY TITCOMB ASSOCIATES.

(7) ELEVATIONS ARE BASED ON THE CITY OF PORTLAND DATUM.

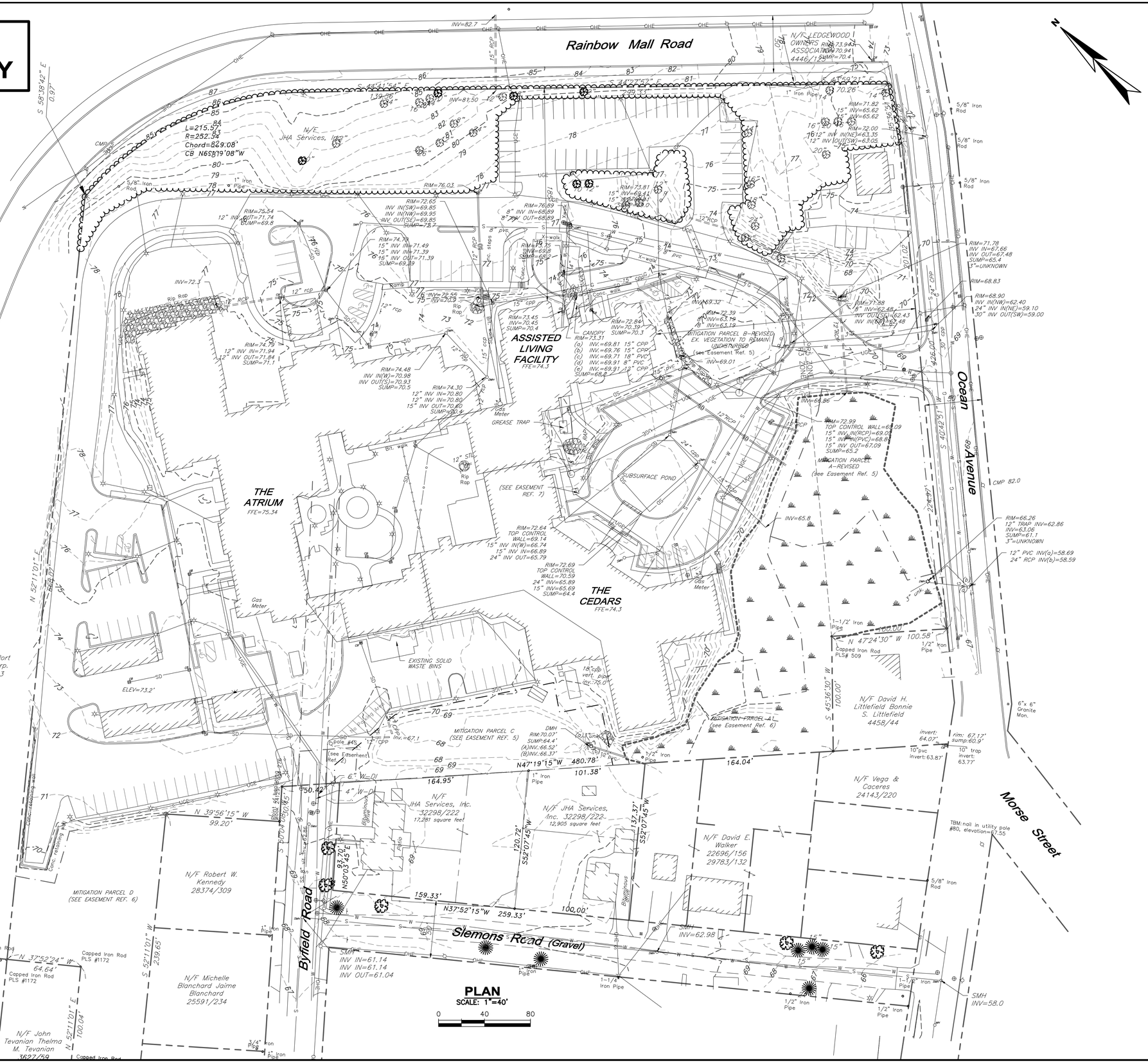
(8) SLEMONS ROAD IS AN UNACCEPTED, CONTINUED STREET.

(9) WETLANDS DELINEATED BY OTHERS, FIELD LOCATED BY TITCOMB ASSOCIATES.

AREA

TOTAL PROJECT AREA = 460,350 SQUARE FEET / 10.57 ACRES

PARKING COUNT
143 PARKING SPACES
18 GARAGE PARKING
10 HANDICAP PARKING SPACES



NO	SUBMISSIONS/REVISIONS	APP'D	DATE
1	RESPONSE TO COMMENTS	JBW	2/18
2	ISSUED FOR PORTLAND SITE PLAN REVIEW	JBW	11/17
3			
4			
5			
6			

DESIGNED BY: MAG
CAD COORD: MRL
CHECKED BY: MAG
DATE: 2-8-18
APPROVED BY: JBW
DATE: 2-8-18
PROJECT NO: 13682A

STATE OF MAINE
JAN B.S. WIEGMAN
No. 5852
LICENSED PROFESSIONAL ENGINEER

WRIGHT-PIERCE
Engineering a Better Environment
Offices Throughout New England
888.621.8156 | www.wright-pierce.com

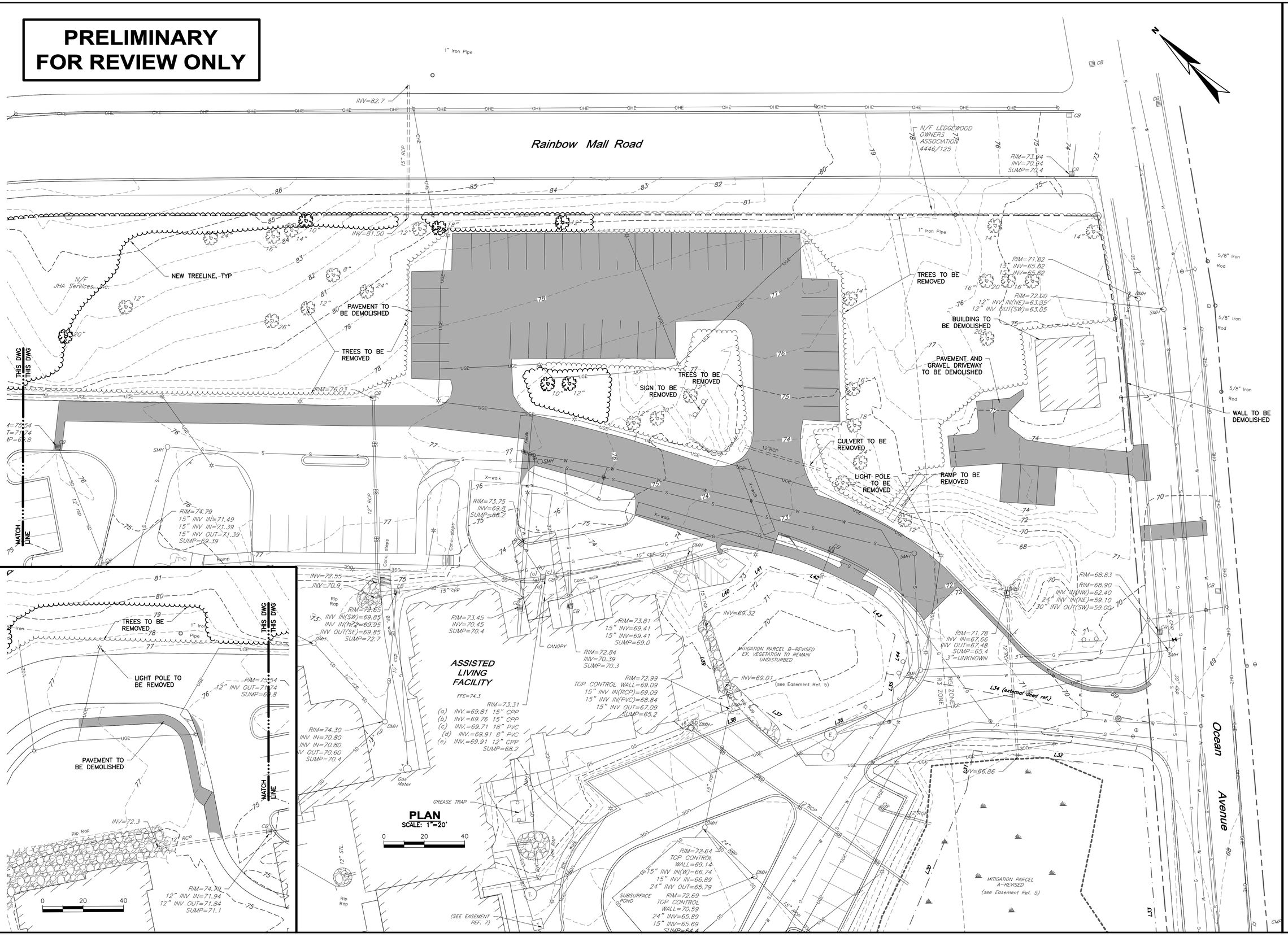
THE CEDARS
ASSISTED LIVING AND
LONG-TERM CARE FACILITY
PORTLAND, ME

OVERALL EXISTING CONDITIONS PLAN

DRAWING
C-2

LAST SAVED BY: MATT.LAPIERRE 2/8/2018 2:56 PM

G:\DWGS\ME\PORTLAND\13682A-CEDARSNURSINGFACILITY\CIV\13682AC02.DWG | 13682aC02 | 1:4.56 | ---- | 2/8/2018 3:32:26 PM | MATT.LAPIERRE


PRELIMINARY
FOR REVIEW ONLY

NO	SUBMISSIONS/REVISIONS	APP'D	DATE
	RESPONSE TO COMMENTS	JBW	2/18
1	ISSUED FOR PORTLAND SITE PLAN REVIEW	JBW	11/17
2			
3			
4			

DESIGNED BY: MAG
CAD COORD: MRL
CAD: MRL
CHECKED BY: MAG
DATE: 2-8-18
APPROVED BY: JBW
DATE: 2-8-18
PROJECT NO: 13682A

STATE OF MAINE
JAN B.S. WIEGMAN
No. 5852
LICENSED PROFESSIONAL ENGINEER
2/7/18

WRIGHT-PIERCE
Engineering a Better Environment
Offices Throughout New England
888.621.8156 | www.wright-pierce.com

THE CEDARS
ASSISTED LIVING AND
LONG-TERM CARE FACILITY
PORTLAND, ME

EXISTING CONDITIONS AND DEMOLITION PLAN

DRAWING
C-3

LAST SAVED BY: MATT.LAPIERRE 2/8/2018 2:53 PM

G:\DWGS\ME\PORTLAND\13682A-CEDARSNURSINGFACILITY\CIV\13682AC03.DWG | 13682aC03 | 1:4.56 | ---- | 2/8/2018 3:35:35 PM | MATT.LAPIERRE

PRELIMINARY FOR REVIEW ONLY

SITE PARKING COUNT				
	SPACES	GARAGE	HANDICAP	TOTAL SPACES
EXISTING	142	18	10	170
PROPOSED	153	18	12	183

EXISTING BUILDING FOOTPRINT=81,114 SF

PROPOSED FACILITY FOOTPRINT=16,108 SF

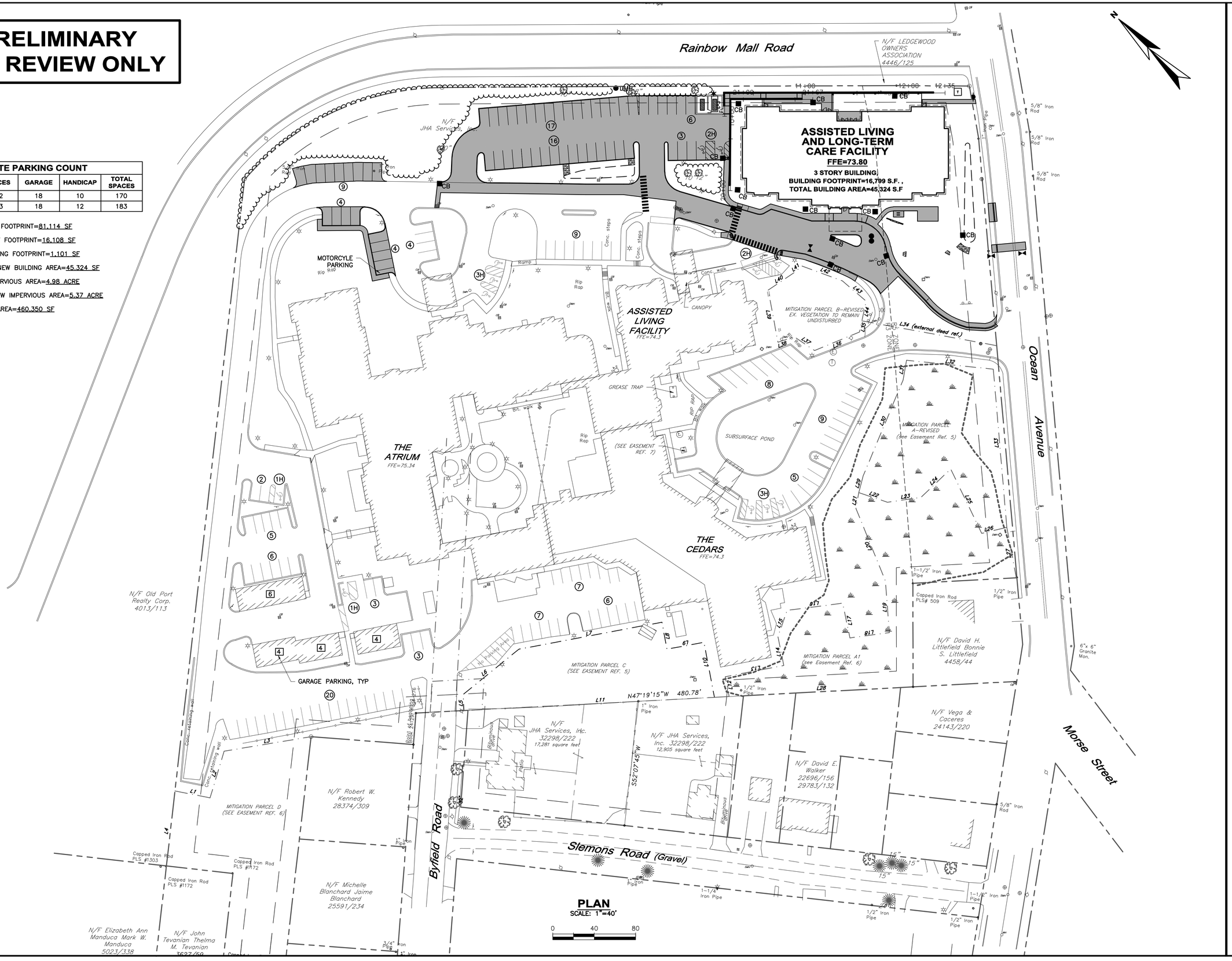
DEMOLISHED BUILDING FOOTPRINT=1,101 SF

PROPOSED TOTAL NEW BUILDING AREA=45,324 SF

EXISTING SITE IMPERVIOUS AREA=4.98 ACRE

PROPOSED SITE NEW IMPERVIOUS AREA=5.37 ACRE

TOTAL SITE LAND AREA=460,350 SF



NO	SUBMISSIONS/REVISIONS	APP'D	DATE
	RESPONSE TO COMMENTS	JBW	2/18
1	ISSUED FOR PORTLAND SITE PLAN REVIEW	JBW	11/17
2			
3			
4			

DESIGNED BY: MAG
CAD COORD: MRL
CAD: MRL
CHECKED BY: MAG
DATE: 2-8-18
APPROVED BY: JBW
DATE: 2-8-18
PROJECT NO: 13682A

STATE OF MAINE
JAN B.S. WIEGMAN
No. 5852
PROFESSIONAL ENGINEER
2/17/18

WRIGHT-PIERCE
Engineering a Better Environment
Offices Throughout New England
888.621.8156 | www.wright-pierce.com

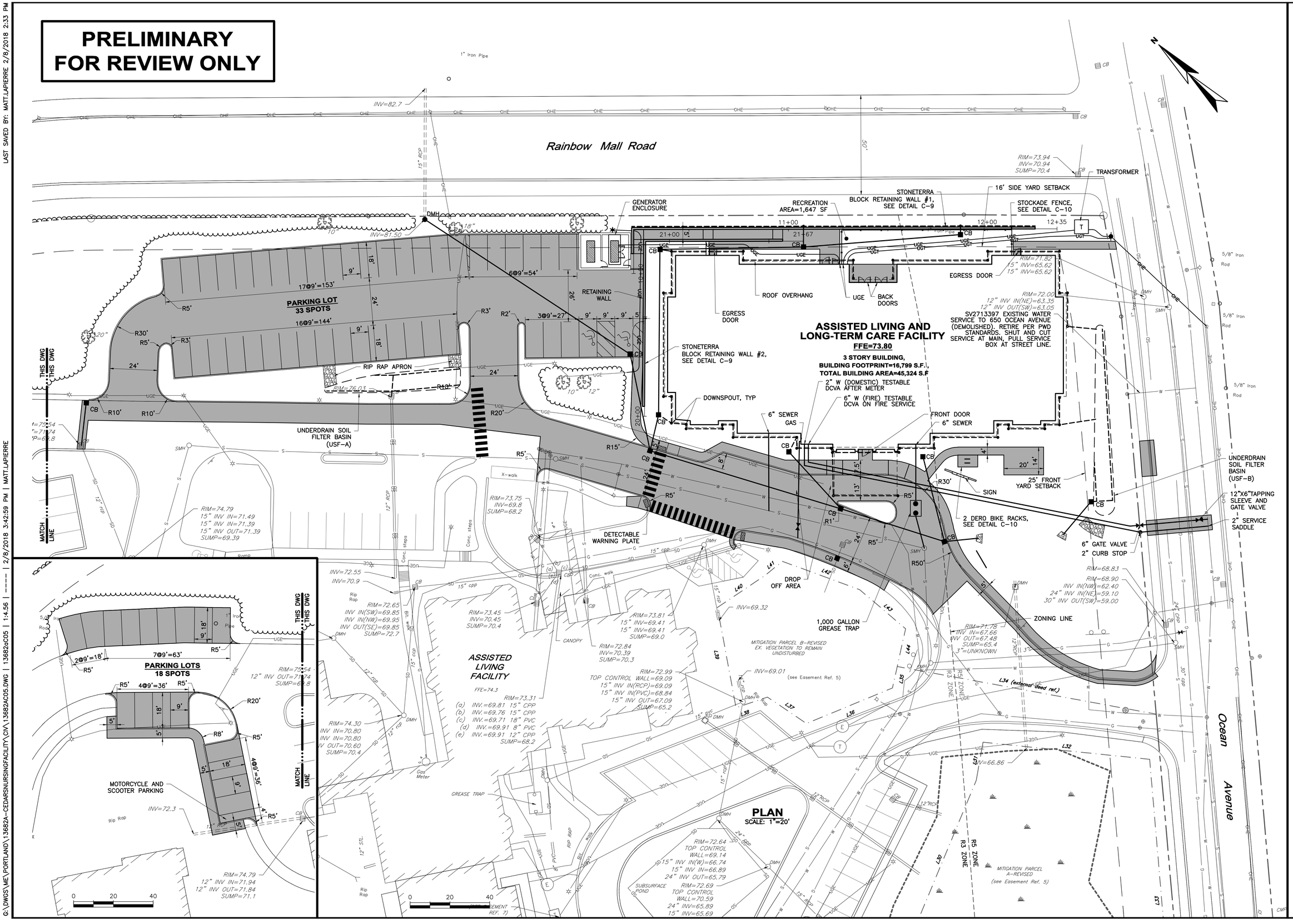
THE CEDARS
ASSISTED LIVING AND
LONG-TERM CARE FACILITY
PORTLAND, ME

OVERALL SITE LAYOUT PLAN

DRAWING
C-4

LAST SAVED BY: MATT.LAPIERRE 2/8/2018 2:47 PM

G:\DWGS\ME\PORTLAND\13682A-CEDARSNURSINGFACILITY\CIV\13682AC04.DWG | 13682aC04 | 1:4.56 | ---- | 2/8/2018 3:39:11 PM | MATT.LAPIERRE


PRELIMINARY
FOR REVIEW ONLY

NO	SUBMISSIONS/REVISIONS	APP'D	DATE
1	RESPONSE TO COMMENTS	JBW	2/18
2	ISSUED FOR PORTLAND SITE PLAN REVIEW	JBW	11/17
3			
4			

DESIGNED BY: MAG
CAD COORD: MRL
CAD: MRL
CHECKED BY: MAG
DATE: 2-8-18
APPROVED BY: JBW
DATE: 2-8-18
PROJECT NO: 13682A

STATE OF MAINE
JAN B.S. WIEGMAN
No. 5852
LICENSED PROFESSIONAL ENGINEER

WRIGHT-PIERCE
Engineering a Better Environment
Offices Throughout New England
888.621.8156 | www.wright-pierce.com

THE CEDARS
ASSISTED LIVING AND LONG-TERM CARE FACILITY
PORTLAND, ME

SITE LAYOUT AND UTILITIES PLAN

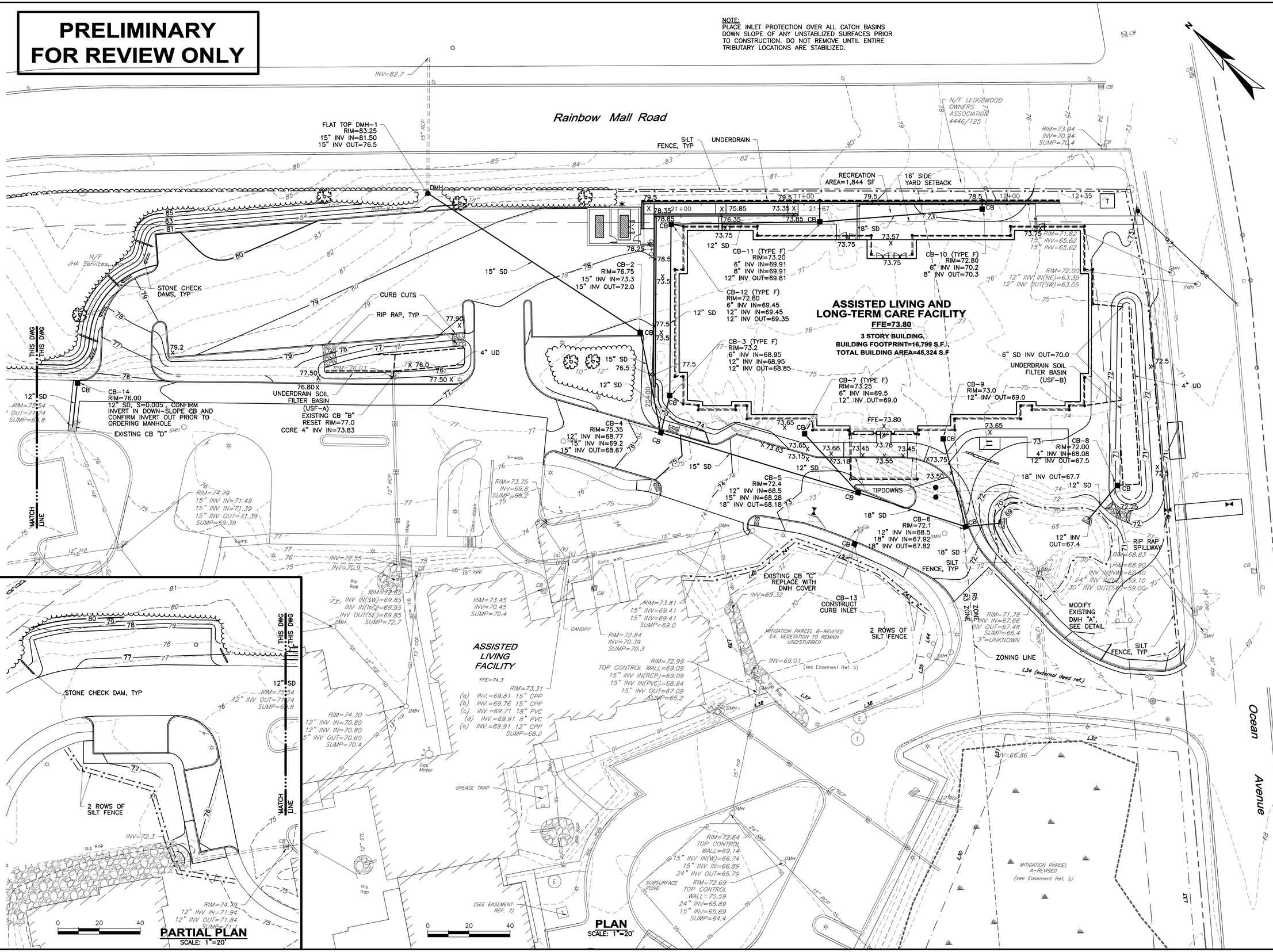
DRAWING
C-5

LAST SAVED BY: MATT.LAPIERRE 2/8/2018 2:33 PM

G:\DWGS\ME\PORTLAND\13682A-CEDARSNURSINGFACILITY\CIV\13682AC05.DWG | 13682aC05 | 1:4.56 | ---- | 2/8/2018 3:42:59 PM | MATT.LAPIERRE

PRELIMINARY FOR REVIEW ONLY

NOTE:
PLACE INLET PROTECTION OVER ALL CATCH BASINS DOWN SLOPE OF ANY UNSTABLIZED SURFACES PRIOR TO CONSTRUCTION. DO NOT REMOVE UNTIL ENTIRE TRIBUTARY LOCATIONS ARE STABILIZED.



NO	SUBMISSIONS/REVISIONS	APP'D	DATE
1	RESPONSE TO COMMENTS	JBW	2/18
2	ISSUED FOR PORTLAND SITE PLAN REVIEW	JBW	11/17
3			
4			

DESIGNED BY: MAG
CAD COORD: MRL
CAD: MRL
CHECKED BY: MAG
DATE: 2-8-18
APPROVED BY: JBW
DATE: 2-8-18
PROJECT NO: 13682A

STATE OF MAINE
JAN B. S. WIEGMAN
No. 5852
LICENSED PROFESSIONAL ENGINEER

WRIGHT-PIERCE
Engineering a Better Environment
Offices Throughout New England
888.621.8156 | www.wright-pierce.com

THE CEDARS
ASSISTED LIVING AND
LONG-TERM CARE FACILITY
PORTLAND, ME

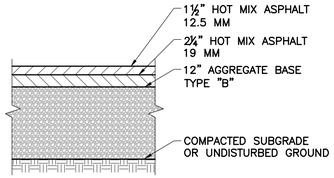
SITE GRADING AND EROSION CONTROL PLAN

DRAWING
C-6

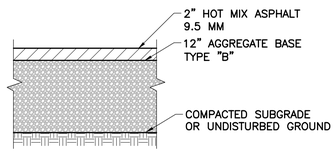
LAST SAVED BY: MATT.LAPIERRE 2/8/2018 3:24 PM

G:\DWGS\ME\PORTLAND\13682A-CEDARSNURSINGFACILITY\CIV\13682AC06.DWG | 13682aC06 | 1:4.56 | ---- | 2/8/2018 3:46:46 PM | MATT.LAPIERRE

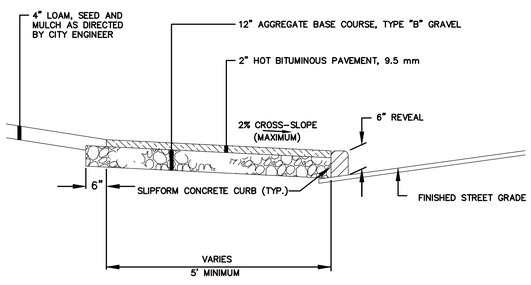
PRELIMINARY FOR REVIEW ONLY



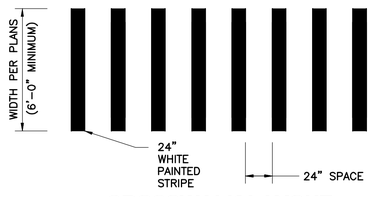
PARKING LOT/ROADWAY PAVEMENT
SCALE: "NTS"



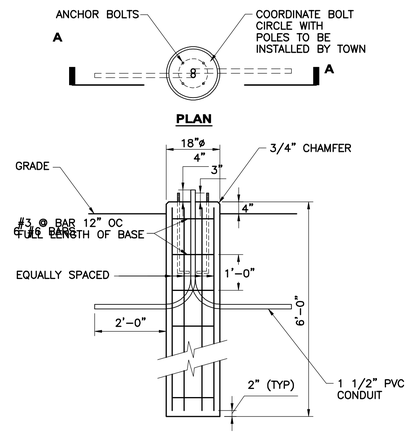
WALKWAY PAVEMENT
SCALE: "NTS"



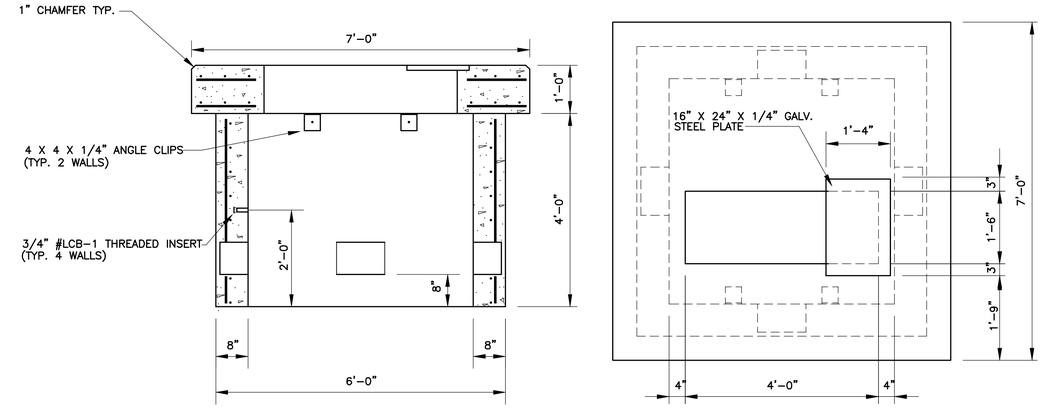
BITUMINOUS SIDEWALK
SCALE: NTS



CROSSWALK LAYOUT
SCALE: NTS

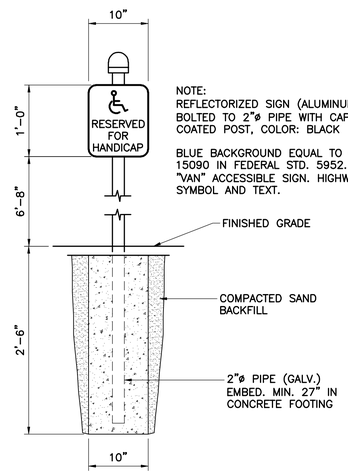


POLE BASE
SCALE: NTS



TRANSFORMER PAD DETAIL
SCALE: NTS

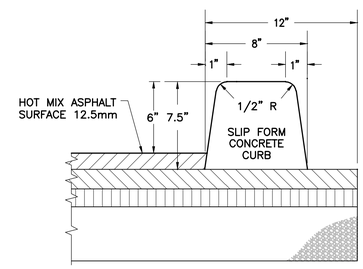
NOTES:
1. CONCRETE: 4,000 PSI AFTER 28 DAYS.
2. REINFORCING: PAD #4'S @ 12" O.C. E.W. E.F. BASE 1-MAT OF #4'S @ 12" O.C.
3. AS PER CENTRAL MAINE POWER COMPANY SPECIFICATIONS.
4. 1-8" X 12" KNOCKOUT PROVIDED EACH WALL.



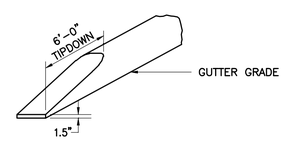
NOTE:
REFLECTORIZED SIGN (ALUMINUM SUBSTRATE BOLTED TO 2"ø PIPE WITH CAP. VINYL COATED POST, COLOR: BLACK

BLUE BACKGROUND EQUAL TO COLOR 15090 IN FEDERAL STD. 5952. PROVIDE ONE "VAN" ACCESSIBLE SIGN. HIGHWAY WHITE SYMBOL AND TEXT.

HANDICAP SIGN
SCALE: NTS

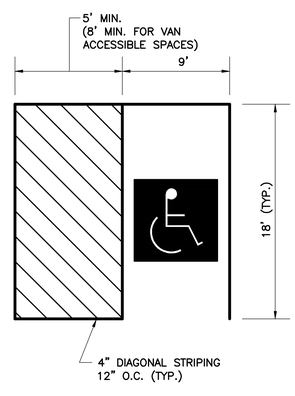


SLIPFORM CONCRETE CURB
SCALE: NTS



TIP DOWN WITH SIDEWALK

SLIPFORM CONCRETE CURB
SCALE: NTS



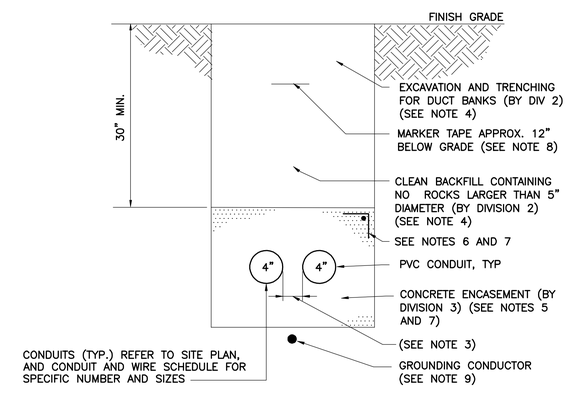
NOTES:

UNLOADING ZONE SHALL MEET ADA REQUIREMENTS.

HANDICAP PARKING
SCALE: NTS

NOTES: (DUCT BANK DETAIL)

1. DIMENSIONS TYPICAL FOR ALL DUCT BANKS, UNLESS OTHERWISE NOTED.
2. THIS TYPICAL DUCT BANK SECTION HAS BEEN SHOWN AS AN EXAMPLE OF THE REQUIREMENTS FOR THE UNDERGROUND INSTALLATION FOR THE DUCT BANK SYSTEM. THIS DENOTES SPECIFIC SPACING, CONCRETE ENCASEMENT, REINFORCING, ETC. REQUIRED FOR DUCT BANK INSTALLATIONS. THE SPECIFIC CONDUIT SIZING AND NUMBERS HAVE BEEN SHOWN BY EACH SPECIFIC DUCT BANK SECTION.
3. IT SHALL BE REQUIRED THAT A MINIMUM OF 1'-0" CLEARANCE BE PROVIDED AT ALL TIMES BETWEEN ALL POWER CONDUITS AND ALL SIGNAL AND/OR CONTROL CONDUITS IN ORDER TO AVOID ANY ELECTRICAL NOISE INTERFERENCE WITH THE CABLES OR WIRES WITHIN THESE SIGNAL AND CONTROL CONDUITS.
4. EXCAVATION, TRENCHING AND BACKFILLING SHALL BE FURNISHED AND INSTALLED UNDER DIVISION 2 OF THIS CONTRACT.
5. CONCRETE ENCASEMENT SHALL BE FURNISHED AND INSTALLED UNDER DIVISION 3 OF THIS CONTRACT.
6. REINFORCING STEEL SHALL BE FURNISHED AND INSTALLED UNDER DIVISION 3 OF THIS CONTRACT.
7. REFER TO THE CONTRACT DRAWINGS FOR SPECIFIC DETAILS FOR CONCRETE ENCASEMENT AND REINFORCING OF ELECTRICAL DUCT BANKS.
8. INSTALL MARKER TAPE THE ENTIRE LENGTH OF EACH DUCT BANK.
9. TYPICAL SPACING BETWEEN CONDUITS SHALL BE 3 INCHES UNLESS OTHERWISE NOTED.
10. A CONTINUOUS #4/0 BARE COPPER GROUND CONDUCTOR SHALL BE PROVIDED AND ROUTED BENEATH ALL DUCT BANKS (AND ELECTRICAL MANHOLES IF APPLICABLE) IN ORDER TO ELECTRICALLY BOND ALL BUILDING SERVICES AND EQUIPMENT TO THE SAME POTENTIAL.



TYPICAL TELEPHONE DUCT BANK DETAIL
(REFER TO NOTES BELOW FOR ADDITIONAL REQUIREMENTS)

NO	SUBMISSIONS/REVISIONS	APP'D	DATE
	RESPONSE TO COMMENTS	JBW	2/18
1	ISSUED FOR PORTLAND SITE PLAN REVIEW	JBW	11/17
2			
3			
4			
5			

DESIGNED BY: MAG
CAD COORD: MRL
CAD: MRL
CHECKED BY: MAG
DATE: 2-8-18
APPROVED BY: JBW
DATE: 2-8-18
PROJECT NO: 13682A

STATE OF MAINE ★ JAN WIESMAN 5652 ★ PROFESSIONAL ENGINEER 2/8/18

WRIGHT-PIERCE
Engineering a Better Environment
Offices Throughout New England
888.621.8156 | www.wright-pierce.com

THE CEDARS
ASSISTED LIVING AND
LONG-TERM CARE FACILITY
PORTLAND, ME

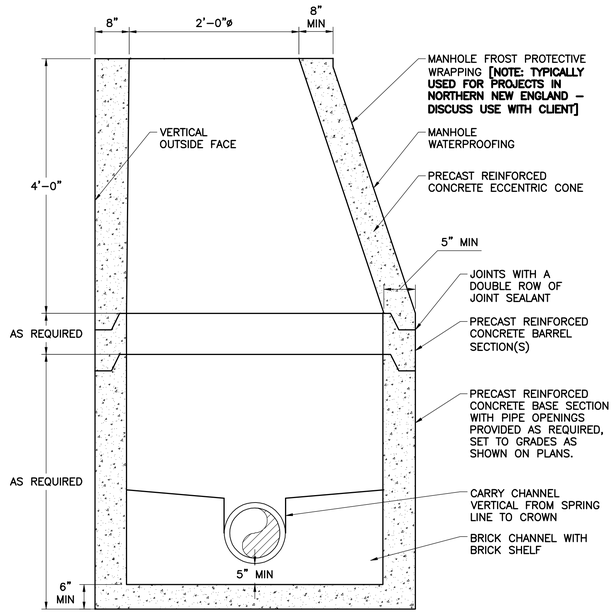
DETAILS I

DRAWING
C-7

LAST SAVED BY: MATT.LAPIERRE 2/8/2018 1:46 PM

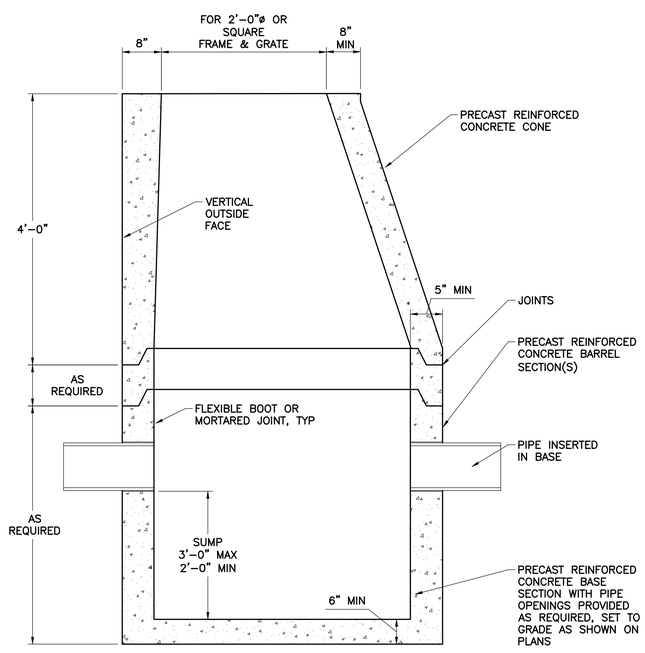
G:\DWGS\ME\PORTLAND\13682A-CEDARSNURSINGFACILITY\CIV\13682AC7.DWG | 13682aC7 | 1:4.56 | ---- | 2/8/2018 3:48:08 PM | MATT.LAPIERRE

LAST SAVED BY: MATT.LAPIERRE 2/8/2018 1:31 PM



NOTES:
1. MANHOLE CHANNELS REQUIRING A CHANGE IN DIRECTION ARE TO BE BUILT ON A SMOOTH CURVE OF THE LONGEST POSSIBLE RADIUS. IF SIDE PIPES ENTER CHANNEL, SHAPE TO RECEIVE ADDED SIDE FLOW.
2. USE A FLAT SLAB TOP MANHOLE WHEN THE HEIGHT DIFFERENCE BETWEEN THE HIGHEST INVERT AND RIM IS LESS THAN 6'-0" AND WHEN MANHOLE DIAMETER IS GREATER THAN 4'-0".

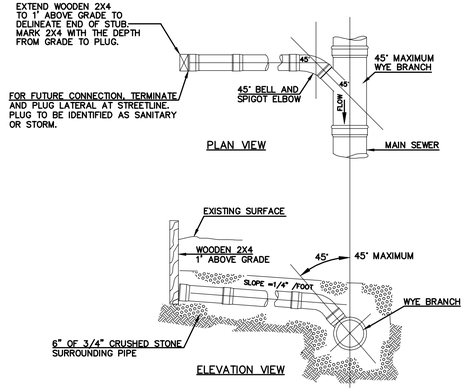
TYPICAL 4-FT MANHOLE
SCALE: "NTS"



NOTE: USE FLAT SLAB TOP CATCH BASIN WHERE REQUIRED TO MATCH GRADE

4-FT CATCH BASIN
SCALE: NTS

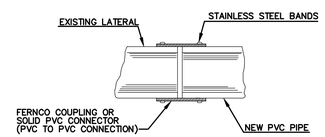
NOTE:
LOCATION / WARNING TAPE SHALL BE INSTALLED OVER CENTERLINE OF PIPE AT A MAXIMUM OF 24 INCHES BELOW FINISH GRADE.



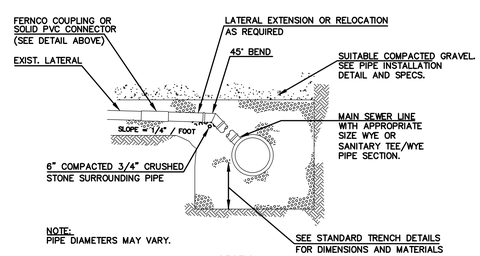
TYPICAL HOUSE LATERAL TEE/WYE CONNECTION
SCALE: NTS

NOTE:
LOCATIONS AND ELEVATIONS OF STUBS SHOWN ON THE PLANS ARE TO BE CONSIDERED AS APPROXIMATE AND MAY BE ADJUSTED AS DIRECTED TO SUIT FIELD CONDITIONS.

HOUSE CONNECTIONS AND CATCH BASINS CONNECTIONS TO THE MAIN LINE OF THE SEWER, SHALL CONSIST OF AN APPROPRIATE "Y" BRANCH CONNECTION AS SHOWN ON THE PLANS, OR AS DIRECTED. ACTUAL "Y" LOCATIONS FOR HOUSE CONNECTIONS AND CATCH BASIN CONNECTIONS SHALL BE DETERMINED DURING CONSTRUCTION. THE CONTRACTOR SHALL KEEP A COMPLETE RECORD OF "Y" LOCATIONS WHICH SHALL BE GIVEN TO THE CITY OF PORTLAND UPON COMPLETION OF THE CONTRACT.
ALL PVC TO PVC COUPLING SHALL BE "SOLID PVC COUPLINGS".

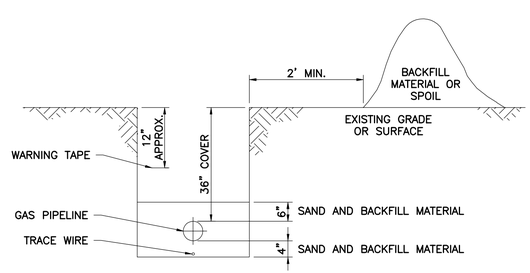


FERNCO COUPLING FOR REPAIR OR REPLACEMENT



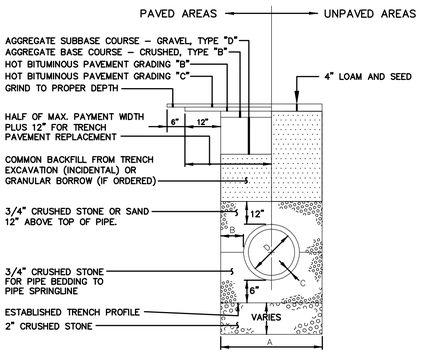
SECTION

TYPICAL EXISTING SEWER LATERAL CONNECTION
SCALE: NTS



GAS PIPELINE TRENCH INSTALLATION
SCALE: NTS

NOTES:
DEPTH OF BITUMINOUS PAVEMENT AND AGGREGATE COURSES SHALL BE DETERMINED BY STREET CLASSIFICATION.



TYPICAL PIPE TRENCH INSTALLATION
SCALE: NTS

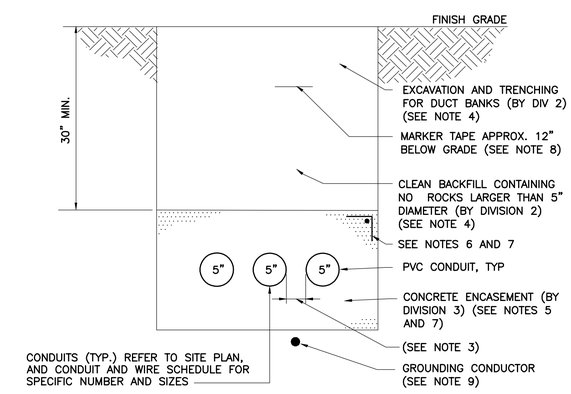
NOTES
1. ALTERNATIVE CONSTRUCTION METHODS OR PAYMENT METHODS SHALL BE APPROVED IN ADVANCE BY THE CITY.
2. IN PAVED AREAS, DEPTHS OF GRAVEL AND HOT MIX ASPHALT PAVEMENT SHALL MATCH THE GREATER OF EXISTING CONDITIONS OR THE REQUIREMENTS FOR THE CORRESPONDING STREET CLASSIFICATION.
3. DIMENSION B SHALL BE SUFFICIENT TO ALLOW CRUSHED STONE BEDDING TO BE PLACED AND COMPACTED UNDER THE HAUNCHES OF THE PIPE; BUT IN ALL CASES DIMENSION B SHALL BE AT LEAST 9".
4. DIMENSION A IS THE MAXIMUM WIDTH ALLOWED FOR CALCULATING PAY QUANTITIES UNDER GRANULAR BORROW, CRUSHED STONE, STRUCTURAL EARTH EXCAVATION, AND STRUCTURAL ROCK EXCAVATION. DIMENSION A SHALL BE BASED ON PIPE DIAMETER D, AS SET FORTH IN THE FOLLOWING TABLE.

PIPE DIAMETER, D (INCHES)	MAX. TRENCH WIDTH, A (FEET)
4	4.0
6	4.0
8	4.0
10	4.0
12	5.0
15	5.0
18	5.0
21	5.0
24	6.0
27	6.0
30	6.0
36	6.0
42	7.0
48	7.0

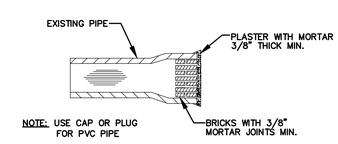
TYPICAL PIPE INSTALLATION - NOTES
SCALE: NTS

NOTES: (DUCT BANK DETAIL)

1. DIMENSIONS TYPICAL FOR ALL DUCT BANKS, UNLESS OTHERWISE NOTED.
2. THIS TYPICAL DUCT BANK SECTION HAS BEEN SHOWN AS AN EXAMPLE OF THE REQUIREMENTS FOR THE UNDERGROUND INSTALLATION FOR THE DUCT BANK SYSTEM. THIS DENOTES SPECIFIC SPACING, CONCRETE ENCASEMENT, REINFORCING, ETC. REQUIRED FOR DUCT BANK INSTALLATIONS. THE SPECIFIC CONDUIT SIZING AND NUMBERS HAVE BEEN SHOWN BY EACH SPECIFIC DUCT BANK SECTION.
3. IT SHALL BE REQUIRED THAT A MINIMUM OF 1'-0" CLEARANCE BE PROVIDED AT ALL TIMES BETWEEN ALL POWER CONDUITS AND ALL SIGNAL AND/OR CONTROL CONDUITS IN ORDER TO AVOID ANY ELECTRICAL NOISE INTERFERENCE WITH THE CABLES OR WIRES WITHIN THESE SIGNAL AND CONTROL CONDUITS.
4. EXCAVATION, TRENCHING AND BACKFILLING SHALL BE FURNISHED AND INSTALLED UNDER DIVISION 2 OF THIS CONTRACT.
5. CONCRETE ENCASEMENT SHALL BE FURNISHED AND INSTALLED UNDER DIVISION 3 OF THIS CONTRACT.
6. REINFORCING STEEL SHALL BE FURNISHED AND INSTALLED UNDER DIVISION 3 OF THIS CONTRACT.
7. REFER TO THE CONTRACT DRAWINGS FOR SPECIFIC DETAILS FOR CONCRETE ENCASEMENT AND REINFORCING OF ELECTRICAL DUCT BANKS.
8. INSTALL MARKER TAPE THE ENTIRE LENGTH OF EACH DUCT BANK.
9. TYPICAL SPACING BETWEEN CONDUITS SHALL BE 3 INCHES UNLESS OTHERWISE NOTED.
10. A CONTINUOUS #4/0 BARE COPPER GROUND CONDUCTOR SHALL BE PROVIDED AND ROUTED BENEATH ALL DUCT BANKS (AND ELECTRICAL MANHOLES IF APPLICABLE) IN ORDER TO ELECTRICALLY BOND ALL BUILDING SERVICES AND EQUIPMENT TO THE SAME POTENTIAL.



TYPICAL ELECTRICAL DUCT BANK DETAIL
(REFER TO NOTES BELOW FOR ADDITIONAL REQUIREMENTS)



MASONRY PLUG
SCALE: NTS

PRELIMINARY FOR REVIEW ONLY

NO	SUBMISSIONS/REVISIONS	APP'D	DATE
1	RESPONSE TO COMMENTS	JBW	2/18
2	ISSUED FOR PORTLAND SITE PLAN REVIEW	JBW	11/17
3			
4			
5			

DESIGNED BY: MAG
CAD COORD: MRL
CAD: MRL
CHECKED BY: MAG
DATE: 2-8-18
APPROVED BY: JBW
DATE: 2-8-18
PROJECT NO: 13682A

STATE OF MAINE JAN B.S. WIEGMAN No. 5852 PROFESSIONAL ENGINEER 2/8/18

WRIGHT-PIERCE
Engineering a Better Environment
Offices Throughout New England
888.621.8156 | www.wright-pierce.com

THE CEDARS
ASSISTED LIVING AND
LONG-TERM CARE FACILITY
PORTLAND, ME

DETAILS II

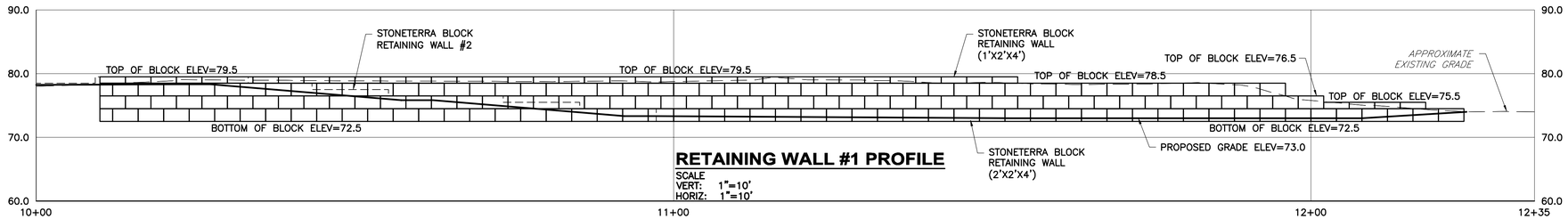
DRAWING
C-8

G:\DWGS\ME\PORTLAND\13682A-CEDARSNURSINGFACILITY\DIV\13682AC8.DWG | 13682acC8 | 1:4.56 | ---- | 2/8/2018 3:49:31 PM | MATT.LAPIERRE

LAST SAVED BY: MATT.LAPIERRE 2/8/2018 3:25 PM

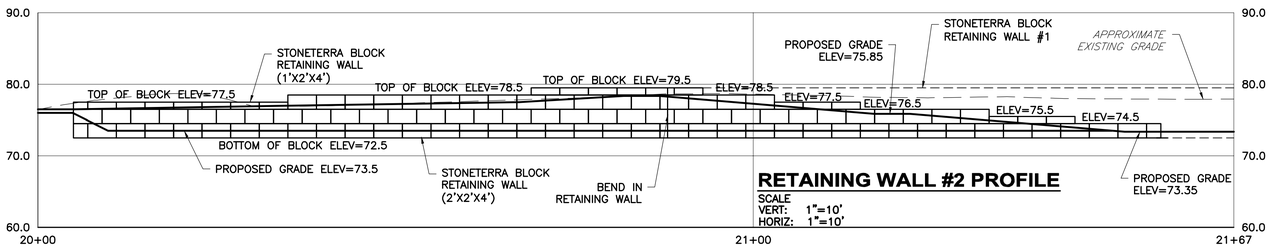
G:\DWGS\ME\PORTLAND\13682A-CEDARSNURSINGFACILITY\CIV\13682AC9.DWG | 13682oC9 | 1:4.56 | ---- | 2/8/2018 3:52:12 PM | MATT.LAPIERRE

PRELIMINARY FOR REVIEW ONLY



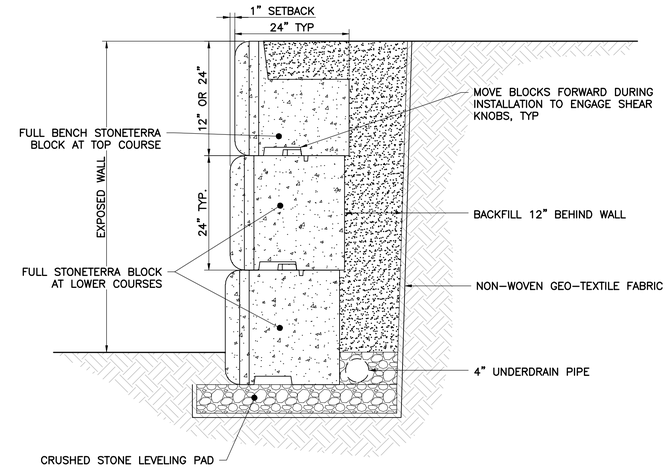
RETAINING WALL #1 PROFILE

SCALE
VERT: 1"=10'
HORIZ: 1"=10'



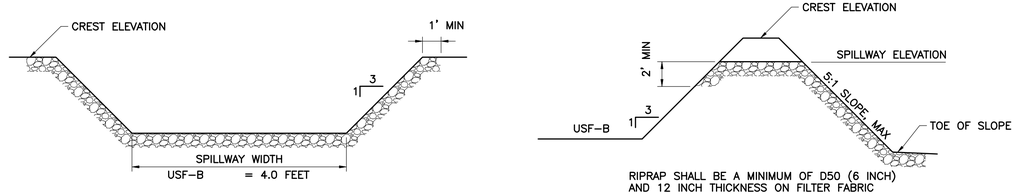
RETAINING WALL #2 PROFILE

SCALE
VERT: 1"=10'
HORIZ: 1"=10'



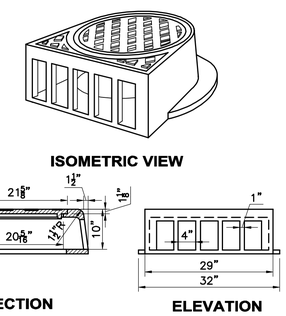
STONETERRA BLOCK WALL

SCALE: NTS



UNDERDRAIN SOIL FILTER SPILLWAY

SCALE: NTS

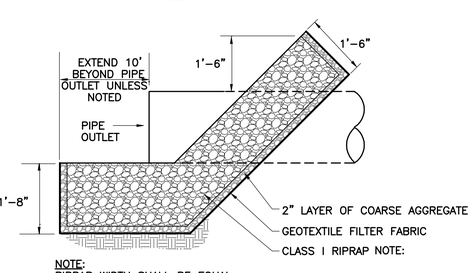


CURB INLET

SCALE: "NTS"

NOTE:

1. USE NEENAH FOUNDRY CURB INLET R-3305 – OR EQUAL AS APPROVED BY ENGINEER



NOTE:
RIPRAP WIDTH SHALL BE EQUAL TO THE PIPE OUTSIDE ø PLUS 4 FEET CENTERED ON PIPE

PIPE OUTLET RIPRAP

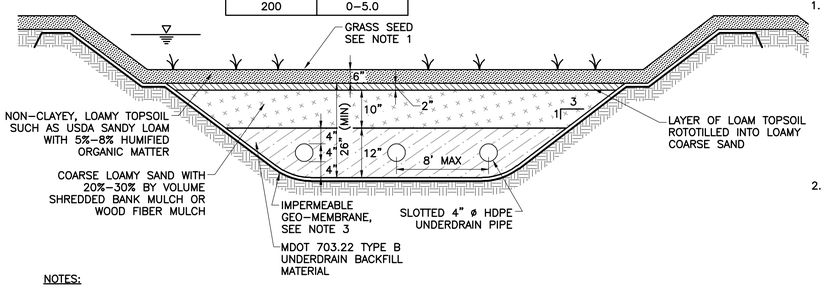
SCALE: NTS

TABLE I	
SPECIFICATIONS FOR LOAMY COARSE SAND	
SEIVE #	% PASSING BY WEIGHT
10	85–100
20	70–100
60	15–40
200	8–15
200 CLAY SIZE	<2.0

TABLE II	
MDOT 703.22 TYPE B UNDERDRAIN BACKFILL	
SEIVE #	% PASSING BY WEIGHT
1"	95–100
0.5"	75–100
4	50–100
20	15–80
50	0–15
200	0–5.0

TABLE III	
SEED MIXTURE	
CREEPING RED FESUCE	20 LBS/ACRE (0.5 LBS/1,000 S.F.)
TALL FESCUE	20 LBS/ACRE (0.5 LBS/1,000 S.F.)
BIRDSFOOT TREFOIL	8 LBS/ACRE (0.2 LBS/1,000 S.F.)

UNDERDRAIN SOIL FILTER TABLE					
(A) SOIL FILTER REFERENCE	(B) ELEVATION OF SOIL FILTER	(C) OVERFLOW STRUCTURE (OS)	(D) RIM ELEVATION OUTLET STRUCTURE	(E) UNDERDRAIN INVERT ELVATION	MIN SURFACE AREA AT SOIL FILTER ELEVATION (SF)
USF A	76.00	YES	77.00	73.83	580
USF B	70.25	YES	72.00	68.08	715



NOTES:

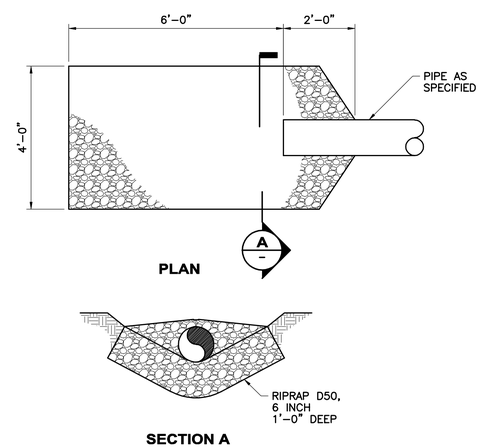
1. GRASS SEED MIXTURE SHALL BE DROUGHT TOLERANT CONSERVATION MIX.
2. PLACE FILTER MEDIA AND LOAM TOPSOIL ONLY AFTER SITE HAS BEEN STABILIZED.
3. IMPERMEABLE GEO-MEMBRANE SHALL BE 4 LDRE OR HDPE IMPERMEABLE LINER OF AT LEAST 20 MIL. THICKNESS.
4. UNDERDRAIN PIPE SHALL SLOPE AT 0.0050 MIN. (SEE DRAWING C-6)

UNDERDRAIN SOIL FILTER CONSTRUCTION

NTS

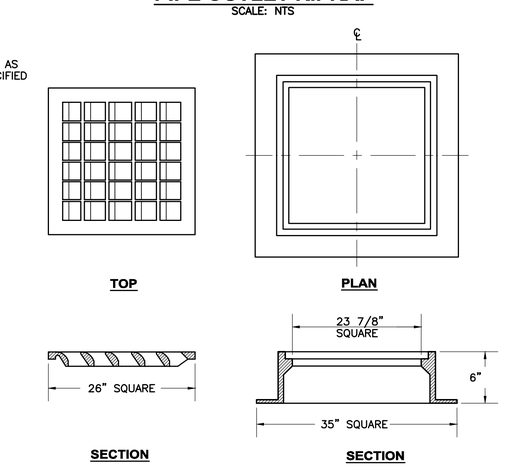
UNDERDRAIN CONSTRUCTION, TESTING AND SUBMITTAL NOTES:

1. CONSTRUCTION OVERSIGHT: INSPECTION OF THE FILTER BASIN MUST BE PROVIDED FOR EACH PHASE OF CONSTRUCTION BY THE DESIGN ENGINEER WITH REQUIRED REPORTING TO THE DEP. ALL MATERIAL INTENDED FOR THE FILTER BASIN MUST BE APPROVED BY THE DESIGN ENGINEER AFTER TESTS BY A CERTIFIED LABORATORY SHOW THAT THE MATERIAL CONFORMS TO ALL DEP SPECIFICATIONS. AT A MINIMUM, INSPECTIONS WILL OCCUR:
   - 1.1. AFTER THE PRELIMINARY CONSTRUCTION OF THE FILTER GRADES AND ONCE THE UNDERDRAIN PIPES ARE INSTALLED (NOT BACKFILLED);
   - 1.2. AFTER THE DRAINAGE LAYER IS CONSTRUCTED AND PRIOR TO THE INSTALLATION OF THE SOIL FILTER MEDIA;
   - 1.3. AFTER THE SOIL FILTER MEDIA HAS BEEN INSTALLED, SEEDED AND MULCHED; AND
   - 1.4. AFTER ONE YEAR, TO INSPECT VEGETATION AND MAKE CORRECTIONS.
2. TESTING AND SUBMITTALS: THE SOURCE OF EACH COMPONENT OF THE SOIL FILTER MEDIA NEEDS TO BE IDENTIFIED PRIOR TO CONSTRUCTION. ALL RESULTS OF FIELD AND LABORATORY TESTING MUST BE SUBMITTED TO THE DEP FOR APPROVAL.
   - 2.1. MEDIA SOURCE: SAMPLES OF EACH TYPE OF MATERIAL SHOULD BE BLENDED FOR THE MIXED FILTER MEDIA AND
   - 2.2. UNDERDRAIN BEDDING MATERIAL. SAMPLES MUST BE A COMPOSITE OF THREE DIFFERENT LOCATIONS (GRABS) FROM
   - 2.3. THE STOCKPILE OR PIT FACE. SAMPLE SIZE REQUIREMENTS WILL BE DETERMINED BY THE TESTING LABORATORY.
   - 2.4. SIEVE ANALYSIS: A SIEVE ANALYSIS CONFORMING TO ASTM C136 SHOULD BE PERFORMED ON EACH TYPE OF THE SAMPLE MATERIAL.
   - 2.5. PERMEABILITY TESTING: TESTING THE PERMEABILITY OF THE SOIL FILTER MEDIA MIXTURE IS RECOMMENDED WITH THE MIXTURE AT A MEASURED BULK DRY DENSITY OF 90–92% BASED ON ASTM D698."



STONE INLET APRON

SCALE: NTS



CASCADE GRATE AND FRAME

SCALE: NTS

NO	SUBMISSIONS/REVISIONS	APP'D	DATE
1	RESPONSE TO COMMENTS	JBW	2/18
2	ISSUED FOR PORTLAND SITE PLAN REVIEW	JBW	11/17
3			
4			
5			
6			

DESIGNED BY: MAG
CAD: MCORD
CAD: MRL
CHECKED BY: MAG
DATE: 2-8-18
APPROVED BY: JBW
DATE: 2-8-18
PROJECT NO: 13682A

STATE OF MAINE
JAN B.S. WIEGMAN
No. 5852
LICENSED PROFESSIONAL ENGINEER
2/8/18

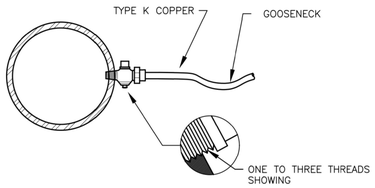
WRIGHT-PIERCE
Engineering a Better Environment
Offices Throughout New England
888.621.8156 | www.wright-pierce.com

THE CEDARS
ASSISTED LIVING AND
LONG-TERM CARE FACILITY
PORTLAND, ME

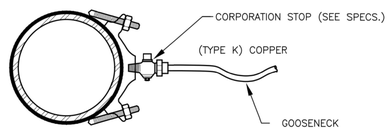
DETAILS III

DRAWING
C-9

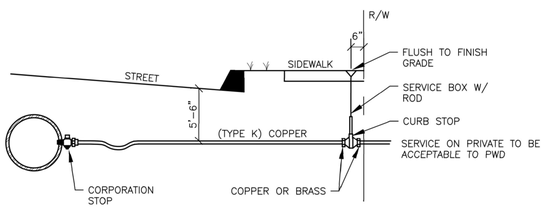
LAST SAVED BY: MATT.LAPIERRE 2/8/2018 1:29 PM



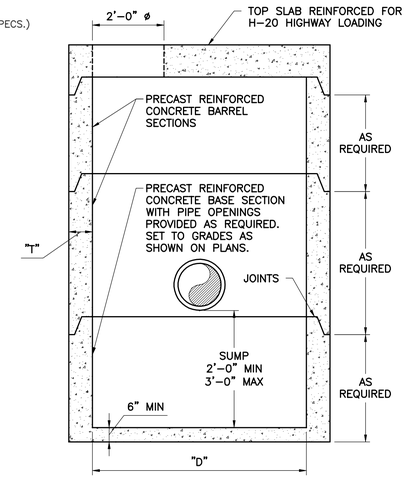
SERVICE TAP
(3/4" AND 1" C.C. THREAD)



SERVICE SADDLE
(1-1/2" AND 2" C.C. THREAD)



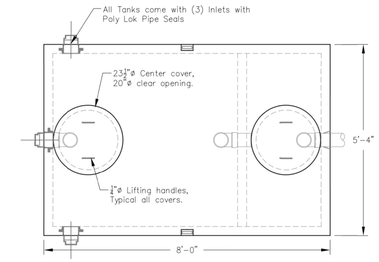
TYPICAL SERVICE CONNECTION



DIAMETER ("D")	MAX PIPE DIAMETER STRAIGHT THRU TO 45° DEFLECTION	MINIMUM WALL THICKNESS ("T")
48"	UP TO 30" O.D.	5"
60"	UP TO 44" O.D.	6"
72"	UP TO 51" O.D.	7"
96"	UP TO 72" O.D.	9"

FLAT SLAB TOP CATCH BASIN
SCALE: "NTS"

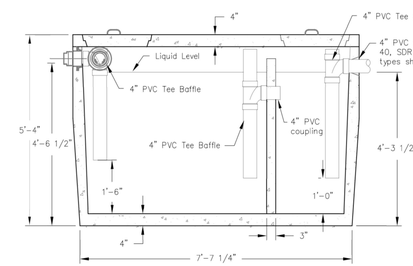
1000 Gallon 2 Comp. Grease Trap
Weight: 9,200 lbs.
Item # 8827



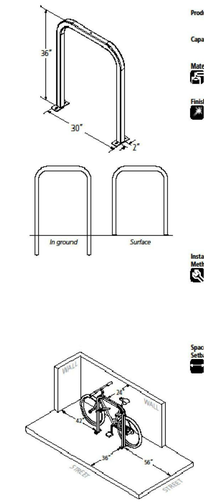
General Notes:

Concrete Specifications:
1) 4000 psi @ 28 Days
2) 4%-6% Entrained Air
3) Tank Penetrations are integrally cast
4) All joints sealed with butyl rubber joint sealant

Grease Trap Information:
1) Tanks Should be pumped as needed
2) Access covers should have risers to bring cover access to grade.
3) Tanks can be vacuum tested at an additional cost



GREASE TRAP DETAIL
SCALE: NTS



Product Dero Downtown Rack
As manufactured by Dero Bike Racks

Capacity 2 Bikes

Materials 2" x 2" x 3/16" tube

Finishes An after fabrication hot dipped galvanized finish is standard. 250 TGIC powder coat colors, a thermoplastic coating and a stainless steel option are also available.

Our powder coat finish assures a high level of adhesion and durability by following these steps:
1. Sandblast
2. Iron phosphate pretreatment
3. Epoxy primer electrostatically applied
4. Final thick TGIC polyester powder coat

Stainless Steel: 304 grade stainless steel material finished in either a high polished shine or a satin finish.

A rubbery PVC Dip is also available

Installation Methods **In ground mount** is embedded into concrete base. Specify in ground mount for this option.
Foot Mount has two 2.5"x6"x.25" feet with two anchors per foot. Specify foot mount for this option.
Rail Mounted Downtown Racks are bolted to two parallel rails which can be left freestanding or anchored to the ground. Rails are heavy duty 3"x1.4"X3/16" thick galvanized mounting rails. Specify rail mount for this option.

Space Use and Setbacks **Wall Setbacks:**
For racks set parallel to a wall:
Minimum: 24"
Recommended: 36"

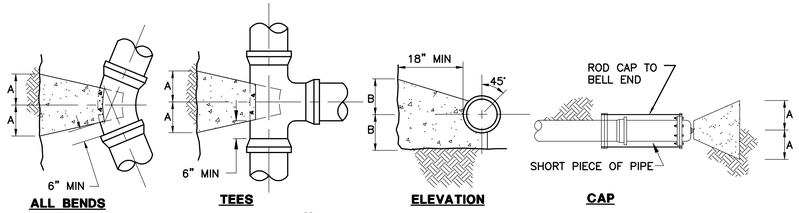
For racks set perpendicular to a wall:
Minimum" 28"
Recommended: 42"

Distance Between Racks:
Minimum: 24"
Recommended: 36"

Street Setbacks:
Minimum: 24"
Recommended: 36"

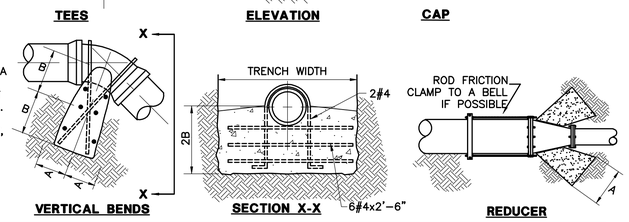
DERO BIKE RACK DETAIL
NOT TO SCALE

PRELIMINARY FOR REVIEW ONLY



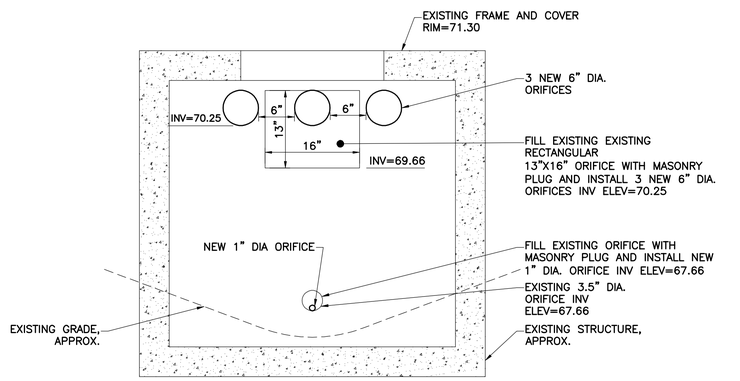
NOTES

1. THRUST BLOCK SIZES SHOWN ARE BASED ON A SOIL BEARING CAPACITY OF 2000 PSF AND TEST PRESSURES OF 180 PSI.
2. ALL BENDS, TEES, WYES, HYDS. & DEAD ENDS SHALL BE BRACED WITH CONCRETE THRUST BLOCKS.
3. RODDING MAY BE REQUIRED

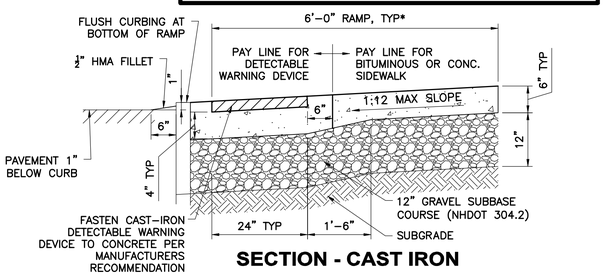


PIPE SIZE	90° BEND		45° BEND		22 1/2° BEND		11 1/4° BEND		TEE		VERTICAL BEND (DOWN)		PLUG		REDUCER	
	A	B	A	B	A	B	A	B	A	B	A	B	A	B	A	B
4"	15"	12"	12"	9"	9"	6"	6"	6"	12"	12"	24"	21"	12"	12"	12"	12"
6"	15"	12"	12"	9"	9"	6"	6"	6"	12"	12"	24"	21"	12"	12"	12"	12"
8"	20"	15"	14"	12"	9"	9"	9"	6"	18"	12"	33"	24"	14"	14"	18"	12"
10"	21"	21"	18"	15"	15"	9"	9"	9"	20"	18"	40"	27"	16"	16"	20"	18"
12"	27"	24"	23"	15"	15"	12"	12"	9"	25"	18"	48"	30"	18"	18"	25"	18"
16"	37"	30"	30"	21"	21"	15"	13"	12"	32"	24"	57"	36"	22"	22"	32"	24"

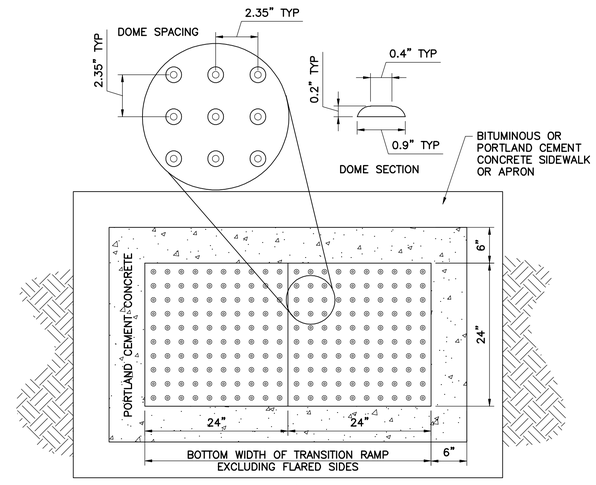
THRUST BLOCKS
NTS



MODIFICATIONS TO EXISTING STRUCTURE "A" DETAIL
SCALE: "NTS"

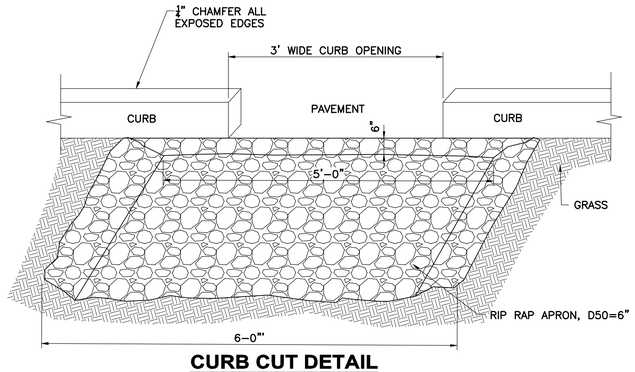


SECTION - CAST IRON

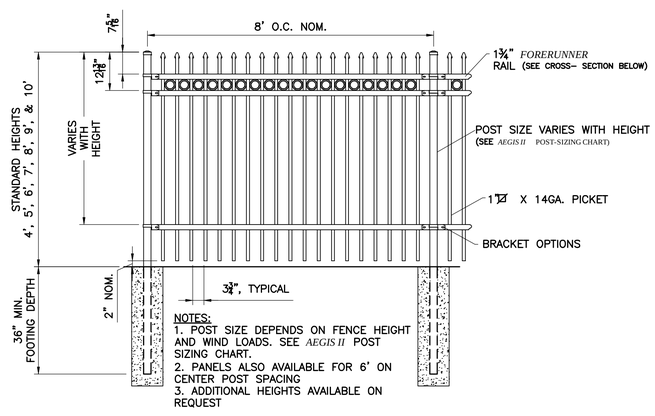


NOTE:
1. ALL DETECTABLE WARNING DEVICES SHALL CONFORM TO THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG). 2'x2', 2'x4' AND RADIUS DEVICES ARE ACCEPTABLE.
2. INSTALL DETECTABLE WARNING DEVICES AT ALL ROADWAYS, HIGH USE ACCESS WAYS, OR AT THE DIRECTION OF THE ENGINEER.
3. ALL DEVICES SHALL HAVE A MIN. 6" WIDTH PORTLAND CEMENT CONCRETE SURROUND REGARDLESS OF THE SURROUNDING WALK OR APRON MATERIAL.

RECTANGULAR CAST IRON HANDICAP DETECTABLE WARNING DEVICE DETAIL
SCALE: NTS



CURB CUT DETAIL
NOT TO SCALE



NOTES:
1. POST SIZE DEPENDS ON FENCE HEIGHT AND WIND LOADS. SEE *AEGIS II* POST SIZING CHART.
2. PANELS ALSO AVAILABLE FOR 6' ON CENTER POST SPACING
3. ADDITIONAL HEIGHTS AVAILABLE ON REQUEST

AEGIS II CLASSIC 3-RAIL W/RINGS DETAIL
SCALE: "NTS"

NO	SUBMISSIONS/REVISIONS	APP'D	DATE
	RESPONSE TO COMMENTS	JBW	2/18
1	ISSUED FOR PORTLAND SITE PLAN REVIEW	JBW	11/17
2			
3			
4			
5			

DESIGNED BY: MAG
CAD MODEL: MRL
CAD MODEL: MRL
CHECKED BY: MAG
DATE: 2-8-18
APPROVED BY: JBW
DATE: 2-8-18
PROJECT NO: 13682A

STATE OF MAINE
JAN 8 S WIEGMAN
No. 5852
LICENSED PROFESSIONAL ENGINEER
2/8/2018

WRIGHT-PIERCE
Engineering a Better Environment
Offices Throughout New England
888.621.8156 | www.wright-pierce.com

THE CEDARS
ASSISTED LIVING AND
LONG-TERM CARE FACILITY
PORTLAND, ME

DETAILS IV

DRAWING
C-10

G:\DWGS\ME\PORTLAND\13682A-CEDARSNURSINGFACILITY\CIV\13682AC10.DWG | 13682aC10 | 1:4.56 | ---- | 2/8/2018 3:53:40 PM | MATT.LAPIERRE

EROSION AND SEDIMENTATION CONTROL NOTES

THIS PLAN HAS BEEN DEVELOPED AS A STRATEGY TO CONTROL SOIL EROSION AND SEDIMENTATION DURING AND AFTER CONSTRUCTION. THIS PLAN IS BASED ON THE STANDARDS AND SPECIFICATIONS FOR EROSION PREVENTION IN DEVELOPING AREAS AS CONTAINED IN THE "MAINE EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES", MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION DATED MARCH 2003.

THE PROPOSED LOCATIONS OF SILTATION AND EROSION CONTROL STRUCTURES ARE SHOWN ON THE SITE PLAN.

1. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE DONE IN ACCORDANCE WITH THE "MAINE EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES", MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, DATED MARCH 2003.
2. THOSE AREAS UNDERGOING ACTUAL CONSTRUCTION WILL BE MAINTAINED IN AN UNTREATED OR UNVEGETATED CONDITION FOR THE MINIMUM TIME REQUIRED. IN GENERAL AREAS TO BE VEGETATED SHALL BE PERMANENTLY STABILIZED WITHIN 15 DAYS OF FINAL GRADING AND TEMPORARILY STABILIZED WITHIN 30 DAYS OF INITIAL DISTURBANCE OF THE SOIL.
3. SEDIMENT BARRIERS (SILT FENCE, STONE CHECK DAMS, ETC.) SHOULD BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF UPGRADIENT DRAINAGE AREAS.
4. INSTALL SILT FENCE AT TOE OF SLOPES TO FILTER SILT FROM RUNOFF. SEE SILT FENCE DETAIL FOR PROPER INSTALLATION. SILT FENCE WILL REMAIN IN PLACE PER NOTE #5.
5. ALL EROSION CONTROL STRUCTURES WILL BE INSPECTED, REPLACED AND/OR REPAIRED EVERY 7 DAYS AND IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL OR SNOW MELT OR WHEN NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION OR DECOMPOSURE. SEDIMENT DEPOSITS MUST BE REMOVED WHEN THEY REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS UPSLOPE ARE PERMANENTLY STABILIZED.
6. NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2 TO 1) UNLESS STABILIZED WITH RIPRAP OR OTHER STRUCTURAL MEANS.
7. IF FINAL SEEDING AND SODDING IS NOT EXPECTED PRIOR TO THE ANTICIPATED DATE OF THE FIRST KILLING FROST, USE TEMPORARY ANNUAL RYEGRASS SEEDING AND MULCHING ON ROUGH GRADED SUBSOIL TO PROTECT THE SITE AND DELAY PERMANENT LOAMING, FINE GRADING, AND SEEDING OR SODDING UNTIL SPRING.
8. WHEN FEASIBLE, TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINISH GRADED SHALL BE COMPLETED 30 DAYS PRIOR TO THE FIRST KILLING FROST.
9. DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT WILL BE RETURNED TO THE SITE AND REGRADED ONTO OPEN AREAS. POST SEEDING SEDIMENT, IF ANY, WILL BE DISPOSED OF IN AN ACCEPTABLE MANNER.
10. REVEGETATION MEASURES WILL COMMENCE UPON COMPLETION OF CONSTRUCTION EXCEPT AS NOTED ABOVE. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED WILL BE GRADED, SMOOTHED, AND REVEGETATED.
11. ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE IS STABILIZED.
12. STABILIZATION SCHEDULE BEFORE WINTER:

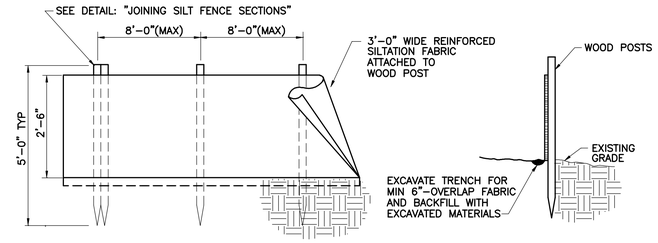
SEPTEMBER 15	ALL DISTURBED AREAS MUST BE SEEDED AND MULCHED. ALL SLOPES MUST BE STABILIZED, SEEDED AND MULCHED. SLOPES 3:1 OR GREATER TO BE STABILIZED WITH EROSION CONTROL MATTING AND SEEDED. ALL DISTURBED AREAS TO BE PROTECTED WITH AN ANNUAL GRASS MUST BE SEEDED AT A SEEDING RATE OF 3 POUNDS PER 1,000 SQUARE FEET AND MULCHED.
OCTOBER 1	ALL GRASS-LINED DITCHES AND CHANNELS MUST BE STABILIZED WITH MULCH OR EROSION CONTROL BLANKET.
NOVEMBER 15	ALL STONE-LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED AND STABILIZED. SLOPES THAT ARE COVERED WITH RIPRAP MUST BE CONSTRUCTED BY THAT DATE.
DECEMBER 1	ALL DISTURBED AREAS WHERE THE GROWTH OF VEGETATION FAILS TO BE AT LEAST THREE INCHES TALL OR AT LEAST 75% OF THE DISTURBED SOIL IS COVERED BY VEGETATION, MUST BE PROTECTED FOR OVER-WINTER.

EROSION CONTROL - WINTER CONSTRUCTION

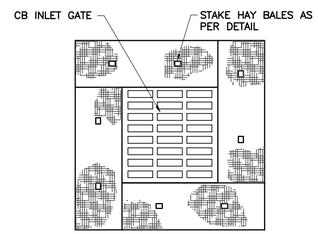
1. WINTER CONSTRUCTION PERIOD DEFINED: NOVEMBER 1 THROUGH APRIL 15
2. WINTER EXCAVATION AND EARTHWORK SHALL BE DONE SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.
3. EXPOSED AREA SHOULD BE LIMITED SUCH THAT THE AREA CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT.
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 AT A RATE OF 100 LB. PER 1,000 SQUARE FEET (WITH OR WITHOUT SEEDING) OR DORMANT SEEDED, MULCHED AND ADEQUATELY ANCHORED BY AN APPROVED ANCHORING TECHNIQUE. IN ALL CASES, MULCH SHALL BE APPLIED SUCH THAT SOIL SURFACE IS NOT VISIBLE THROUGH THE MULCH.
6. BETWEEN THE DATES OF OCTOBER 15 AND APRIL 1ST, 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 1ST AND IF THE EXPOSED AREA HAS BEEN LOAMED, FINAL GRADED AND IS SMOOTH, THEN THE AREA MUST BE STABILIZED WITH MULCH. IF CONSTRUCTION CONTINUES DURING FREEZING WEATHER, ALL EXPOSED AREAS SHALL BE GRADED BEFORE FREEZING AND THE SURFACE TEMPORARILY PROTECTED FROM EROSION BY THE APPLICATION OF MULCH. SLOPES SHALL NOT BE LEFT EXPOSED 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 OR STONE CHECK DAMS IN ACCORDANCE WITH THE STANDARD DETAILS.
7. THE APPLICATION OF MULCH TO FINE GRADED AREAS WILL BE STABILIZED AS FOLLOWS:
   - A) BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 15TH ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING, ASPHALT EMULSION, CHEMICAL TACK OR WOOD CELLULOSE FIBER.
   - B) 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 GRATER THAN 8%.
   - C) MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15%. AFTER OCTOBER 1ST, THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.
8. AFTER NOVEMBER 1ST THE CONTRACTOR SHALL APPLY MULCH AND ANCHORING ON ALL BARE EARTH AT THE END OF EACH WORKING DAY.
9. DURING WINTER CONSTRUCTION PERIODS ALL SNOW SHALL BE REMOVED FROM AREAS OF MULCHING PRIOR TO PLACEMENT.

EROSION CONTROL - WETLAND NOTES

1. WETLANDS AND SURFACE WATERS (EXCEPTING THOSE WHICH ARE TO BE FILLED IN ACCORDANCE WITH STATE AND FEDERAL REGULATIONS) WILL BE PROTECTED WITH SILT FENCE INSTALLED AT THE EDGE OF THE WETLAND OR THE BOUNDARY OF WETLAND DISTURBANCE.
2. IF THE WORK INCLUDES CROSSING OF WETLANDS AND/OR STREAMS, THE CONTRACTOR SHALL TAKE SPECIAL PRECAUTIONS WORKING IN THESE AREAS
3. ANY WETLAND CROSSING WORK SHALL BE COMPLETED BETWEEN THE PERIOD OF MAY 1 AND SEPTEMBER 30
4. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION WITHIN OR ADJACENT TO WETLAND AREAS.
5. WETLAND VEGETATIVE LAYERS SHALL BE REMOVED AND SALVAGED FOR RESTORATION OF THE DISTURBED AREAS.
6. STORAGE AREAS FOR WETLAND MATERIALS SHALL BE PROPERLY PROTECTED AGAINST EROSION.
7. SEEDING OF THE DISTURBED AREAS WITHIN WETLAND AREAS SHALL UTILIZE MIXTURES APPROPRIATE FOR WETLAND AREAS AS OUTLINED IN THE SPECIFICATIONS.

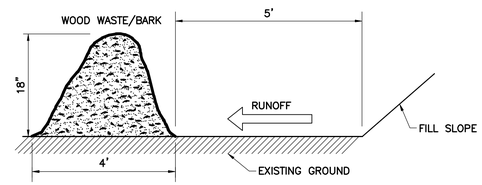


SILT FENCE INSTALLATION DETAIL
SCALE: "NTS"

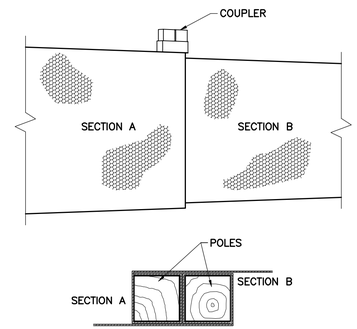


NOTE:
EMBED HAYBALES MINIMUM OF 4".

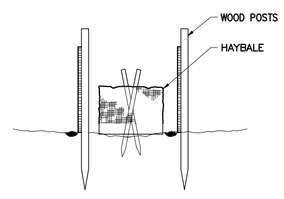
HAY BALE CB INLET PROTECTION
SCALE: "NTS"



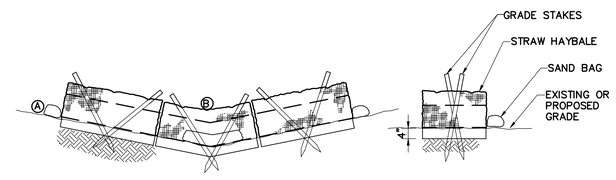
WOOD WASTE/BARK FILTER BERM
SCALE: "NTS"



JOINING SILT FENCE SECTIONS
SCALE: "NTS"

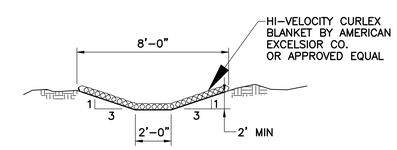


COMBINATION SILT FENCE AND HAY BALE BARRIER
SCALE: "NTS"

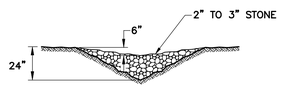


EROSION CHECK TO BE STRAW HAYBALES SECURED TO THE GROUND WITH TWO 4' LONG GRADE STAKES FOR EACH BALE. SAND BAG AS REQUIRED. PLACE SUFFICIENT BALES TO ESTABLISH ELEVATIONS AT (A) AT LEAST 6 INCHES ABOVE OVERFLOW AT (B)

STRAW HAY BALE CHECK DAM
SCALE: "NTS"

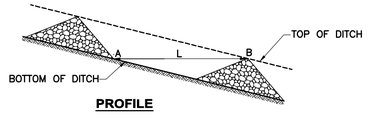


EROSION CONTROL MATTING - DITCHES
SCALE: "NTS"



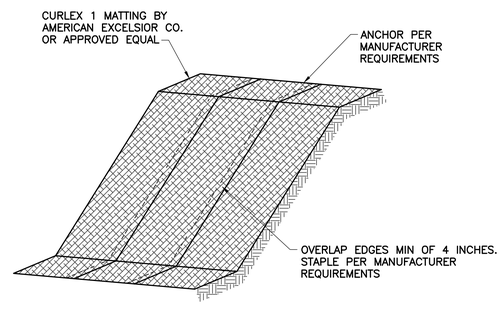
CROSS SECTION

DITCH SLOPE (FT/FT)	L (FT)
0.020	100
0.030	66
0.040	50
0.050	40
0.080	25
0.100	20
0.120	17
0.150	13



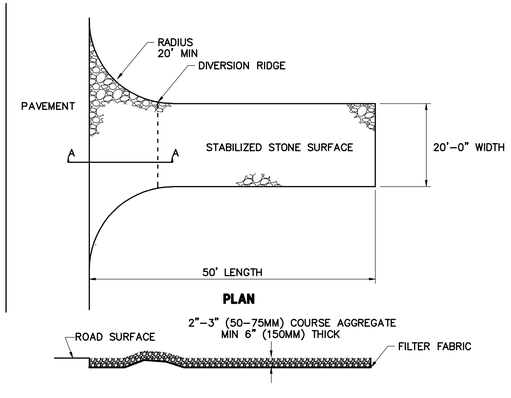
PROFILE

STONE CHECK DAM DETAIL
SCALE: "NTS"



INSTALL ON SLOPES 3:1 OR GREATER

EROSION CONTROL MATTING - SLOPES
SCALE: "NTS"



SECTION A-A

(TEMPORARY, TO BE REMOVED PRIOR TO FINAL SITE PAVING)

STABILIZED CONSTRUCTION ENTRANCE
NTS

PRELIMINARY FOR REVIEW ONLY

NO	SUBMISSIONS/REVISIONS	APPD	DATE
	RESPONSE TO COMMENTS	JBW	2/18
1	ISSUED FOR PORTLAND SITE PLAN REVIEW	JBW	11/17
2			
3			
4			

DESIGNED BY: MAG
CAD COORD: MRL
CAD: MRL
CHECKED BY: MAG
DATE: 2-8-18
APPROVED BY: JBW
DATE: 2-8-18
PROJECT NO: 13682A

STATE OF MAINE JAN B.S. WIEGMAN No. 5852 PROFESSIONAL ENGINEER 2/7/18

WRIGHT-PIERCE
Engineering a Better Environment
Offices Throughout New England
888.621.8156 | www.wright-pierce.com

THE CEDARS
ASSISTED LIVING AND
LONG-TERM CARE FACILITY
PORTLAND, ME

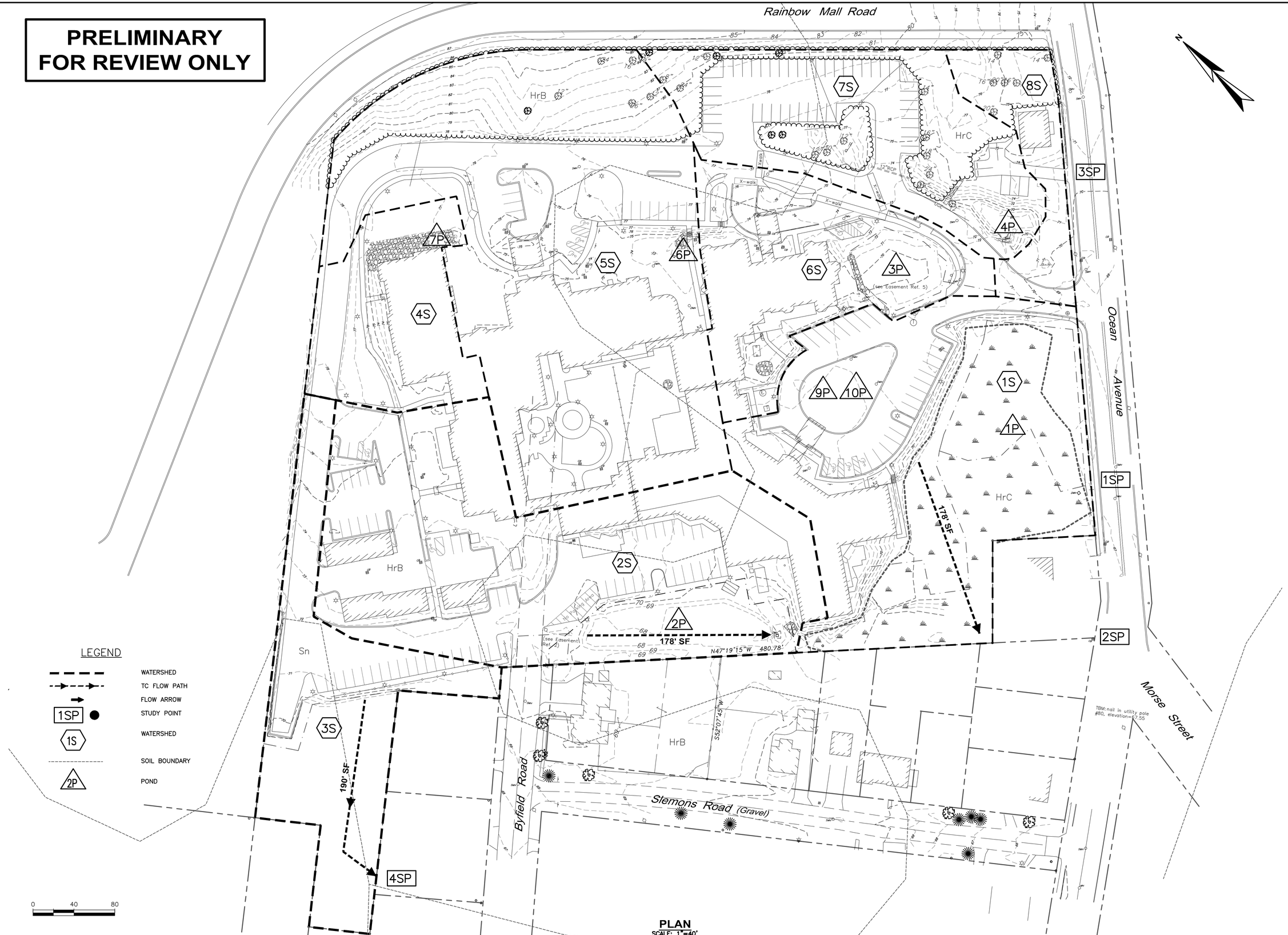
EROSION CONTROL NOTES AND DETAILS

DRAWING
C-11

LAST SAVED BY: MATT.LAPIERRE 2/8/2018 12:49 PM

G:\DWGS\ME\PORTLAND\13682A-CEDARSNURSINGFACILITY\CIV\13682AC11.DWG | 13682aC11 | 1:4.56 | ---- | 2/8/2018 3:55:07 PM | MATT.LAPIERRE

PRELIMINARY FOR REVIEW ONLY



PLAN
SCALE: 1"=40'

NO	SUBMISSIONS/REVISIONS	APP'D	DATE
	ISSUED FOR PORTLAND SITE PLAN REVIEW	JBW	11/17

DESIGNED BY: MAG
CAD DRWG BY: MRL
CAD: MRL
CHECKED BY: MAG
DATE: 11-15-17
APPROVED BY: JBW
DATE: 11-15-17
PROJECT NO: 13682A

STATE OF MAINE JAN B.S. WIEGMAN No. 5852 LICENSED PROFESSIONAL ENGINEER 11-15-2017

WRIGHT-PIERCE
Engineering a Better Environment
Offices Throughout New England
888.621.8156 | www.wright-pierce.com

THE CEDARS
ASSISTED LIVING AND
LONG-TERM CARE FACILITY
PORTLAND, ME

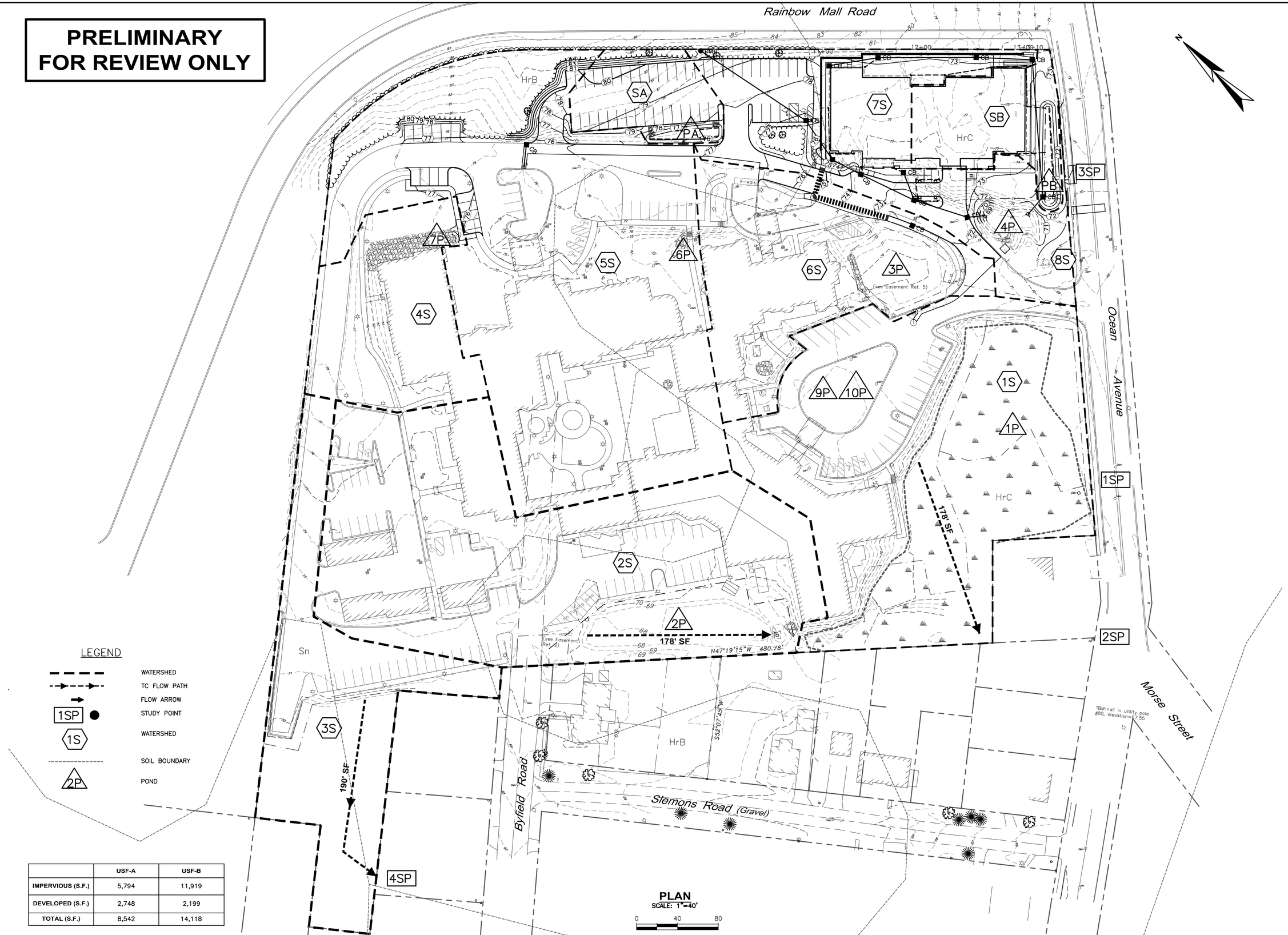
PRE-DEVELOPMENT PLAN

DRAWING
PRE

LAST SAVED BY: MATT.LAPIERRE 11/6/2017 12:45 PM

G:\DWGS\ME\PORTLAND\13682A-CEDARSNURSINGFACILITY\CIV\13682APRE.DWG | 13682aPRE | 1:4.56 | ---- | 11/22/2017 10:14:58 AM | MATT.LAPIERRE

PRELIMINARY FOR REVIEW ONLY



LEGEND

- WATERSHED
- TC FLOW PATH
- FLOW ARROW
- 1SP — STUDY POINT
- 1S — WATERSHED
- SOIL BOUNDARY
- 2P — POND

	USF-A	USF-B
IMPERVIOUS (S.F.)	5,794	11,919
DEVELOPED (S.F.)	2,748	2,199
TOTAL (S.F.)	8,542	14,118

PLAN
SCALE: 1"=40'
0 40 80

NO	SUBMISSIONS/REVISIONS	APP'D	DATE
1	ISSUED FOR PORTLAND SITE PLAN REVIEW	JBW	11/17
2			
3			
4			

DESIGNED BY: MAG
CAD COORD: MRL
CAD: MRL
CHECKED BY: MAG
DATE: 11-15-17
APPROVED BY: JBW
DATE: 11-15-17
PROJECT NO: 13682A

STATE OF MAINE
JAN B.S. WIEGMAN
No. 5852
LICENSED PROFESSIONAL ENGINEER
11-15-17

WRIGHT-PIERCE
Engineering a Better Environment
Offices Throughout New England
888.621.8156 | www.wright-pierce.com

THE CEDARS
ASSISTED LIVING AND
LONG-TERM CARE FACILITY
PORTLAND, ME

POST-DEVELOPMENT PLAN

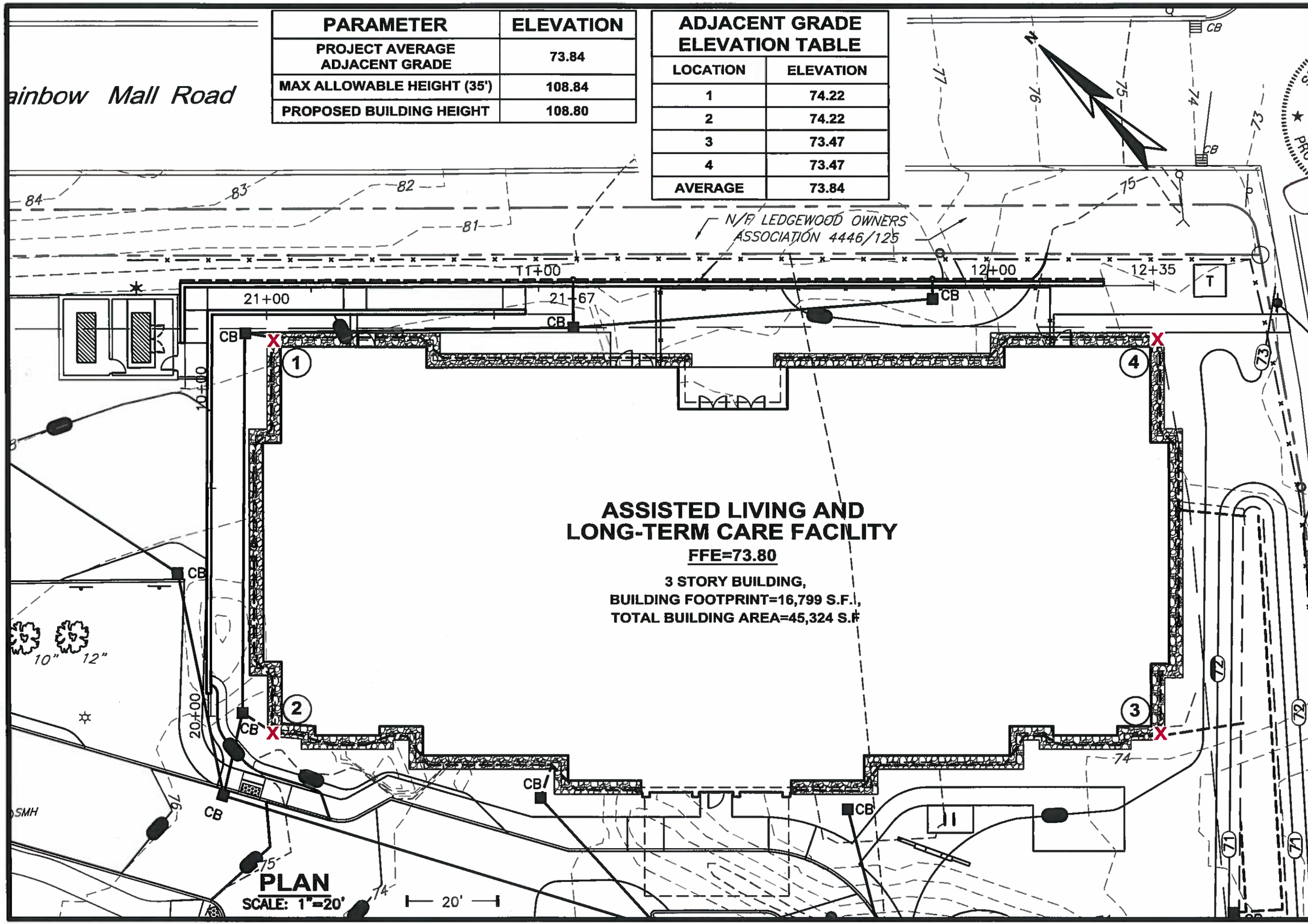
DRAWING
POST

LAST SAVED BY: MATT.LAPIERRE 11/15/2017 11:16 AM

G:\DWGS\ME\PORTLAND\13682A-CEDARSNURSINGFACILITY\CIV\13682APOST.DWG | 13682aPOST | 1:4.56 | ---- | 11/22/2017 10:17:37 AM | MATT.LAPIERRE

PARAMETER	ELEVATION
PROJECT AVERAGE ADJACENT GRADE	73.84
MAX ALLOWABLE HEIGHT (35')	108.84
PROPOSED BUILDING HEIGHT	108.80

ADJACENT GRADE ELEVATION TABLE	
LOCATION	ELEVATION
1	74.22
2	74.22
3	73.47
4	73.47
AVERAGE	73.84



STATE OF MAINE
JAN B. S. WIEGMAN
No. 5852
LICENSED
PROFESSIONAL ENGINEER
4-11-18

NO.	REVISIONS	DRAWN BY	APP'D
1			
2			
3			

FIGURE: 1

ADJACENT BUILDING GRADES
REFERENCE: DWG C-6

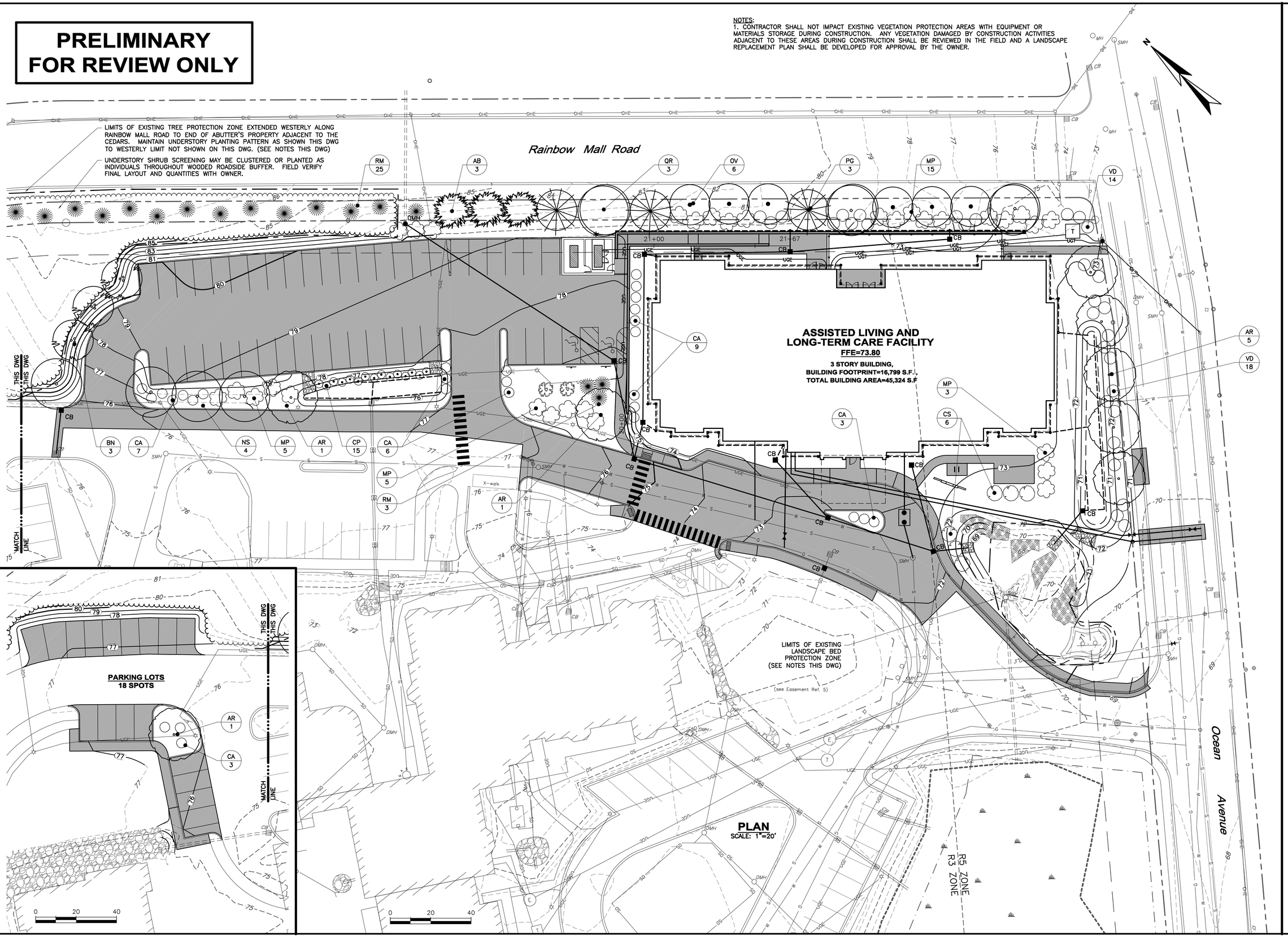
THE CEDARS
ASSISTED LIVING AND
LONG-TERM CARE FACILITY
PORTLAND, ME

PROJ NO: 13682A
DATE: APRIL 2018

WRIGHT-PIERCE
Engineering a Better Environment

PRELIMINARY FOR REVIEW ONLY

NOTES:
1. CONTRACTOR SHALL NOT IMPACT EXISTING VEGETATION PROTECTION AREAS WITH EQUIPMENT OR MATERIALS STORAGE DURING CONSTRUCTION. ANY VEGETATION DAMAGED BY CONSTRUCTION ACTIVITIES ADJACENT TO THESE AREAS DURING CONSTRUCTION SHALL BE REVIEWED IN THE FIELD AND A LANDSCAPE REPLACEMENT PLAN SHALL BE DEVELOPED FOR APPROVAL BY THE OWNER.



NO	SUBMISSIONS/REVISIONS	APP'D	DATE
	RELEASED FOR SITE PLAN REVIEW	JBW	3/18
1	PRICING SUBMISSION	JBW	3/18
2	RESPONSE TO COMMENTS	JBW	2/18
3	ISSUED FOR PORTLAND SITE PLAN REVIEW	JBW	11/17
4			

DESIGNED BY: MAG
CAD COORD: MRL
CAD: MRL
CHECKED BY: MAG
DATE: 3-20-18
APPROVED BY: JBW
DATE: 3-20-18
PROJECT NO: 13682A

STATE OF MAINE
IAN B. WIEGMAN
No. 5852
LICENSED
PROFESSIONAL ENGINEER

WRIGHT-PIERCE
Engineering a Better Environment
Offices Throughout New England
888.621.8156 | www.wright-pierce.com

THE CEDARS
ASSISTED LIVING AND
LONG-TERM CARE FACILITY
PORTLAND, ME

LANDSCAPE PLAN

DRAWING
L-1

LAST SAVED BY: MATT.LAPIERRE 3/20/2018 3:31 PM

G:\DWGS\ME\PORTLAND\13682A-CEDARSNURSINGFACILITY\DIV\13682AL01.DWG | 13682aL01 | 1:4.56 | ---- | 3/20/2018 3:32:23 PM | MATT.LAPIERRE

LAST SAVED BY: MATT.LAPIERRE 3/15/2018 12:46 PM

G:\DWGS\ME\PORTLAND\13682A-CEDARSNURSINGFACILITY\CIV\13682ALO2.DWG | 13682ALO2 | 1:4.56 | ---- | 3/20/2018 3:32:42 PM | MATT.LAPIERRE

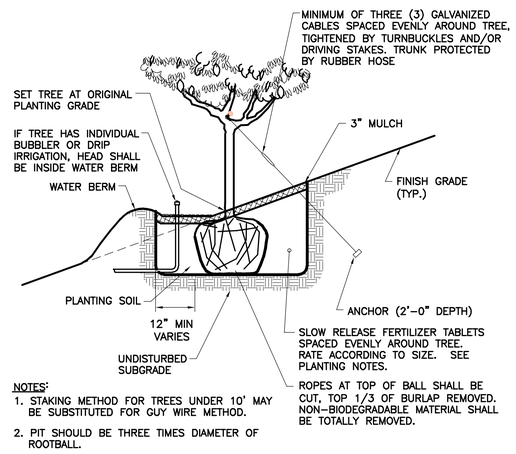
PLANT LIST

KEY	QTY	*SCIENTIFIC NAME* COMMON NAME	SIZE	SPACING	ROOTING	NOTES
		TREES				
AB	3	*ABIES BALSAMEA* BALSAM FIR	5'-6' HT	15' O.C.	B&B	SPACING PER PLANS
AR	8	*ACER RUBRUM 'KARPICK'* KARPICK RED MAPLE	2" CAL	25' MIN.	B&B	SPACING PER PLANS
BN	3	*BETULA NIGRA* RIVER BIRCH	6'-7' HT CLUMP	25' O.C.	B&B	AS SHOWN ON PLANS
NS	4	*NYSSA SYLVATICA ' GREEN GABLE'* GREEN GABLE BLACK TUPELO	1.5" CAL	25' O.C.	B&B	AS SHOWN ON PLANS
OV	6	*OSTRYA VIRGINIANA* AMERICAN HOPHORNBEAMPLE	1.5" CAL	30' O.C.	B&B	AS SHOWN ON PLANS
PG	3	*PICEA GLAUCA* WHITE SPRUCE	5-6' HT	15' O.C.	B&B	SPACING PER PLANS
QR	3	*QUERCUS RUBRA* RED OAK	2" CAL	PER PLANS	B&B	AS SHOWN ON PLANS
		SHRUBS				
CA	28	*CLETHRA ALNIFOLIA 'RUBY SPICE'* RUBY SPICE CLETHRA	15-18" HT	PER PLANS	B&B/CONT	SEE PLANS
CP	15	*COMPTONIA PEREGRINA* SWEETFERN	15-18" HT	PER PLANS	B&B/CONT	SEE PLANS
CS	6	*CORNUS ALBA 'SIBIRICA'* REDTWIG DOGWOOD	15-18" HT	PER PLANS	B&B/CONT	SEE PLANS
MP	28	*MYRICA PENSYLVANICA* NORTHERN BAYBERRY	15-18" HT	PER PLANS	B&B/CONT	SEE PLANS
RM	28	*RHODODENDRON MAXIMUM* ROSEBAY RHODODENDRON	15-18" HT	PER PLANS	B&B/CONT	SEE PLANS
VD	32	*VIBURNUM DENTATUM* ARROWWOOD VIBURNUM	15-18" HT	PER PLANS	B&B/CONT	SEE PLANS
		OTHER				
		MULCH				3" MIN DEPTH ALL PLANT BEDS

PRELIMINARY FOR REVIEW ONLY

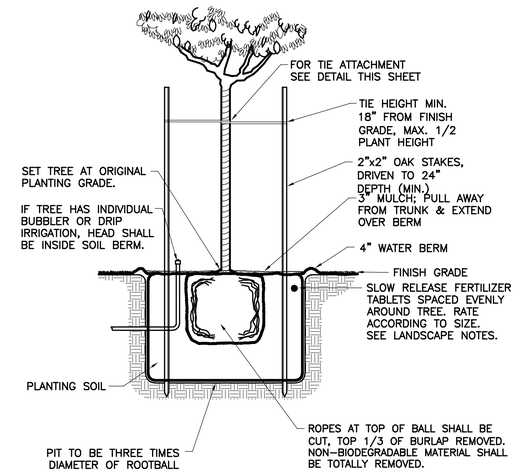
PLANTING NOTES

1. ALL NEW PLANTING MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. IN ADDITION ALL NEW PLANT MATERIAL FOR THE PROJECT SHALL BE OF THE HIGHEST SPECIMEN QUALITY.
2. ALL NEW PLANTS SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN UNLESS OTHERWISE NOTED ON THE PLANT LIST.
3. THE GENERAL CONTRACTOR SHALL SUPPLY ALL NEW PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWINGS.
4. THE GENERAL CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITY LINES PRIOR TO PLANTING AND REPORT ANY CONFLICTS TO THE ENGINEER.
5. NO TREES SHALL BE PLANTED BEFORE ACCEPTANCE OF ROUGH GRADING. TREES SHALL BEAR SAME RELATIONSHIP TO FINISH GRADE AS THEY BORE TO PREVIOUS GRADE.
6. STAKE LOCATION OF ALL PROPOSED PLANTING FOR APPROVAL BY THE LANDSCAPE ARCHITECT/ENGINEER PRIOR TO COMMENCEMENT OF PLANTING.
7. ALL EXISTING TREES TO REMAIN SHALL BE PROPERLY PROTECTED, PRUNED AND FERTILIZED PER THE SPECIFICATIONS.
8. ALL LAWN AREAS DISTURBED BY CONSTRUCTION OPERATIONS INSIDE AND OUTSIDE THE LIMIT OF WORK SHALL BE LOAMED AND SEEDED AS SPECIFIED.
9. ALL PLANT BEDS ARE TO RECEIVE THREE INCHES (3") OF SHREDDED BARK MULCH AS SPECIFIED.
10. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE ONLY AS APPROVED BY THE LANDSCAPE ARCHITECT/ENGINEER.
11. ALL AREAS TO BE SEEDED SHALL RECEIVE SOIL PREPARATION AS SPECIFIED PRIOR TO SEEDING, UNLESS OTHERWISE NOTED ON PLAN.
12. PREPARE ALL TREE PITS WITH PLANTING SOIL TO A MINIMUM DEPTH MATCHING THE DEPTH OF TREE ROOT BALLS.
13. ALL AREAS TO BE SEEDED WITH LAWN MIX AND THE ROADSIDE MIX SHALL RECEIVE 6" TOPSOIL PRIOR TO SEEDING.

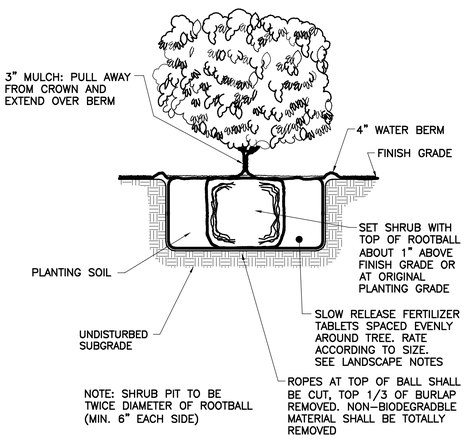


NOTES:
1. STAKING METHOD FOR TREES UNDER 10' MAY BE SUBSTITUTED FOR GUY WIRE METHOD.
2. PIT SHOULD BE THREE TIMES DIAMETER OF ROOTBALL.

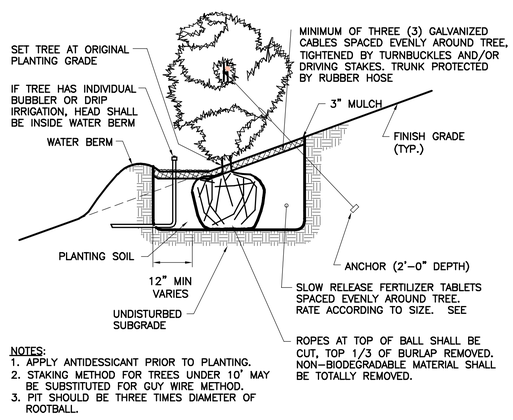
TREE INSTALLATION ON SLOPE: DECIDUOUS
NTS



TREE INSTALLATION: UNDER 10'
NTS

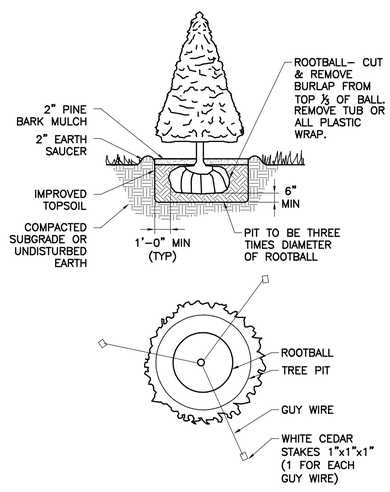


SHRUB INSTALLATION DETAIL
NTS

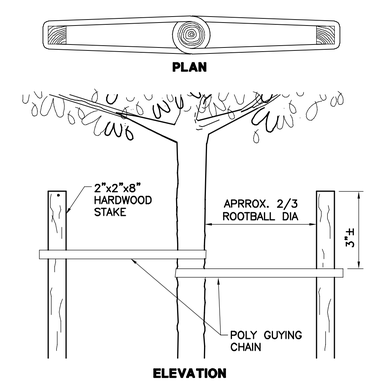


NOTES:
1. APPLY ANTIDESSICANT PRIOR TO PLANTING.
2. STAKING METHOD FOR TREES UNDER 10' MAY BE SUBSTITUTED FOR GUY WIRE METHOD.
3. PIT SHOULD BE THREE TIMES DIAMETER OF ROOTBALL.

TREE INSTALLATION ON SLOPE: CONIFER
NTS



TREE PLANTING ON EVEN GRADE: CONFIRER
NTS



NOTE:
USE (3) GUYS INSTEAD OF STAKES ON TREES OVER 4" IN CALIPER.

POLY GUYING
NTS

NO	SUBMISSIONS/REVISIONS	APP'D	DATE
1	RELEASED FOR SITE PLAN REVIEW	JBW	3/18
2	PRICING SUBMISSION	JBW	3/18
3	RESPONSE TO COMMENTS	JBW	2/18
4	ISSUED FOR PORTLAND SITE PLAN REVIEW	JBW	11/17
5			
6			

DESIGNED BY: MAG
CAD COORD: MRL
CAD: MRL
CHECKED BY: MAG
DATE: 3-20-18
APPROVED BY: JBW
DATE: 3-20-18
PROJECT NO: 13682A

STATE OF MAINE ★ JAN S. WIERSMAN No. 5852 ★ LICENSED PROFESSIONAL ENGINEER 3/20/2018

WRIGHT-PIERCE
Engineering a Better Environment
Offices Throughout New England
888.621.8156 | www.wright-pierce.com

THE CEDARS
ASSISTED LIVING AND
LONG-TERM CARE FACILITY
PORTLAND, ME

LANDSCAPE DETAILS

DRAWING
L-2