BLAINE HOUSE
SITE AND SECURITY UPGRADES
AUGUSTA, MAINE

OAK POINT ASSOCIATES

ARCHITECTS - ENGINEERS

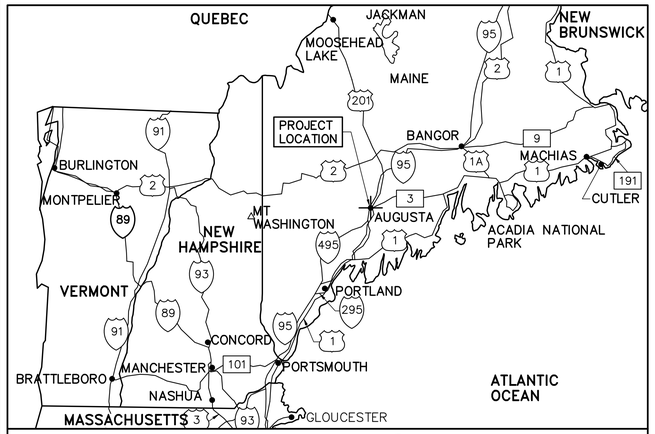
231 MAIN STREET, BIDDEFORD, MAINE, 04005

LIST OF DRAWINGS

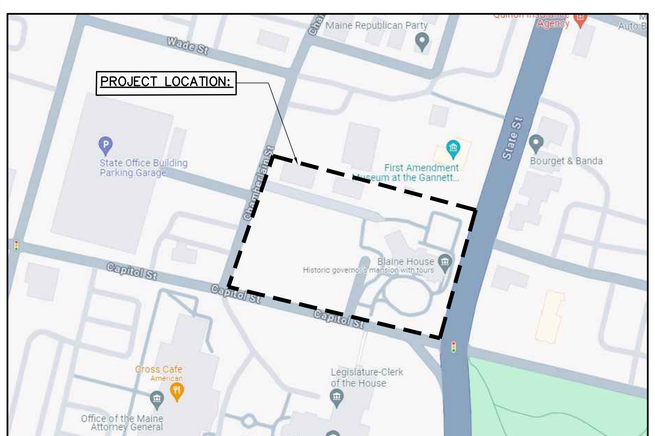
PHASED CONSTRUCTION

PHASE 1: STAFF HOUSE DEMOLITION AND TEMPORARY STABILIZATION OF THE SITE.

PHASE 2: REMAINING WORK.



AREA MAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

LEGEND

- DETAIL NUMBER / SHEET WHERE DETAIL IS DRAWN / SHEETS WHERE DETAIL IS TAKEN
- INDICATES DIRECTION OF CUTTING PLANE / WALL SECTION OR ELEVATION NUMBER / SHEET WHERE WALL SECTION OR ELEVATION IS DRAWN / SHEETS WHERE WALL SECTION OR ELEVATION IS TAKEN
- INTERIOR ELEVATION / SHEET WHERE INTERIOR ELEVATION IS DRAWN
- OFFICE 222 — ROOM NAME AND NUMBER
- 100 — DOOR NUMBER
- NA — WALL TYPE
- B1 — BORROWED LITE
- 5/AE101 — DETAIL NUMBER / SHEET WHERE DETAIL IS DRAWN
- 1 1 1 — KEY NOTE

- EXISTING NATURAL GAS SHUT-OFF VALVE
- EXISTING TELEPHONE MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER SHUT-OFF VALVE
- EXISTING UTILITY POLE
- EXISTING CATCH BASIN
- EXISTING DRAIN MANHOLE
- EXISTING SIGN
- EXISTING DRY WELL
- EXISTING GROUND WATER RECHARGE TRENCH
- B1 — EXISTING BORING
- EXISTING TREE

- EXISTING ITEM
- 127 — ELEVATION CONTOUR, 2 FOOT
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- EXISTING BUILDING LINE
- EXISTING WROUGHT IRON FENCE
- EXISTING PVC FENCE
- EXISTING STAMPED ASPHALT PAVEMENT
- EXISTING EDGE OF SHRUBS
- EXISTING BRICK SIDEWALK AND CURB
- OHU — EXISTING OVERHEAD UTILITY LINE(S)
- EUC — EXISTING UNDERGROUND COMMUNICATION LINE(S)
- EUE — EXISTING UNDERGROUND ELECTRIC LINE(S)
- EUE(DB) — EXISTING DIRECT BURIES UNDERGROUND ELECTRIC LINE(S)
- EUNG(8") — EXISTING UNDERGROUND NATURAL GAS LINE, WITH SIZE IF KNOWN
- ESD(8"HDPE) — EXISTING STORM DRAIN LINE, WITH SIZE AND MATERIAL IF KNOWN
- EW(2") — EXISTING WATER LINE, WITH SIZE IF KNOWN
- ESS(6"PVC) — SANITARY SEWER LINE, WITH SIZE AND MATERIAL IF KNOWN
- GROUND MOUNTED SPOT LIGHT
- LIGHT POLE AND FIXTURE

ABBREVIATIONS

%	PERCENT	MFR	MANUFACTURER
±	PLUS/MINUS	MFRS	MANUFACTURER'S
&	AND	MIN	MINIMUM, MINUTE
@	AT	MIR	MIRROR
°	DEGREE	MTL	METAL
BD	BOARD	N	NORTH
BMP	BEST MANAGEMENT PRACTICES	NIC	NOT IN CONTRACT
℄	CENTERLINE	NO, #	NUMBER
CLG	CEILING	NTS	NOT TO SCALE
CONC	CONCRETE	OC	ON CENTER
CONT	CONTINUOUS	OD	OUTSIDE DIAMETER
DIA ø	DIAMETER	OZ	OUNCES
DEP	DEPARTMENT OF ENVIRONMENTAL PROTECTION	PSI	POUNDS PER SQUARE INCH
		PLYWD	PLYWOOD
DWG	DRAWING	PNT	PAINT, PAINTED
DN	DOWN	PT	PRESERVATIVE TREATED
E	EAST	PVC	POLYVINYL CHLORIDE
EL	ELEVATION	RCP	REFLECTED CEILING PLAN
EQ	EQUAL		
EQUIP	EQUIPMENT	REINF	REINFORCED
EXIST	EXISTING	RM	ROOM
EXP	EXPANSION	SAT	SUSPENDED ACOUSTICAL TILE
EXT	EXTERNAL		
FFE	FINISHED FLOOR ELEVATION	SCH	SCHEDULE
FT	FEET (FOOT)	SF	SQUARE FEET (FOOT)
FRT	FIRE RETARDANT TREATED	SIM	SIMILAR
GAL	GALLONS	SS	STAINLESS STEEL
GYP BD	GYPSUM BOARD	SYS	SYSTEM
HDPE	HIGH DENSITY POLYETHYLENE PLASTIC	TYP	TYPICAL
		VCP	VITRIFIED CLAY PIPE
INV	INVERT ELEVATION	VIF	VERIFY IN FIELD
		W/	WITH
LBS	POUNDS	WD	WOOD
MAX	MAXIMUM	WWR	WELDED WIRE REINFORCEMENT
MDOT	MAINE DEPARTMENT OF TRANSPORTATION		

GENERAL CONSTRUCTION NOTES

1. THE BUILDING WILL REMAIN OCCUPIED DURING ALL CONSTRUCTION WORK. COORDINATE WORK SCHEDULE AND MATERIALS DELIVERIES WITH THE GOVERNMENT.
2. THE CONTRACTOR MUST SUBMIT TO THE GOVERNMENT/ CONTRACTING OFFICER PRIOR TO THE COMMENCEMENT OF THE WORK A DETAILED CONSTRUCTION SCHEDULE ESTABLISHING THE SEQUENCE OF WORK AND TIMETABLE FOR COMPLETION. THE PROGRESSION OF WORK MUST BE CLOSELY MONITORED AND COORDINATED WITH THE GOVERNMENT.
3. THE CONSTRUCTION OPERATIONS MUST BE SCHEDULED WEEKLY IN SUCH A MANNER TO ACCOMMODATE THE GOVERNMENT OCCUPANCY AND MINIMIZE DISRUPTION TO FACILITY OPERATIONS.
4. THE CONTRACTOR MUST FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO COMMENCING WORK. REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO COMMENCING WORK. THE CONTRACTOR MUST PROCEED WITH THE WORK ONLY AFTER THE DISCREPANCIES HAVE BEEN RESOLVED BY THE ARCHITECT.
5. ALL WORK INCLUDED IN THIS CONTRACT MUST CONFORM TO ALL STATE, NATIONAL AND OTHER CODES AND ORDINANCES WHICH ARE APPLICABLE TO THIS PROJECT.
6. WORK FROM GIVEN DIMENSIONS AND LARGE SCALE DETAILS ONLY. DO NOT SCALE DRAWINGS.
7. AT THE END OF EACH WORKING DAY, THE CONSTRUCTION SITE MUST BE LEFT IN A NEAT, CLEAN AND SAFE CONDITION.
8. THE CONTRACTOR MUST DISPOSE OF AND/OR RECYCLE ANY CONSTRUCTION DEBRIS FROM THE PROJECT AS REQUIRED BY THE STATE OF MAINE. THE CONTRACTOR MUST BE RESPONSIBLE FOR OBTAINING DISPOSAL PERMITS WHICH ARE REQUIRED. CONSTRUCTION DEBRIS FROM THE PROJECT MUST BE DISPOSED OF IN A STATE APPROVED LANDFILL.
9. ALL WORK MUST BE PROVIDED IN COMPLIANCE WITH THAT INDUSTRIES STANDARDS AND PERFORMED IN A WORKMANLIKE PROFESSIONAL MANNER.
10. CARE MUST BE TAKEN BY THE CONTRACTOR TO PROTECT EXISTING SYSTEMS AND SURFACES TO REMAIN. ALL DAMAGE RESULTING FROM THE CONTRACTOR'S OPERATIONS MUST BE REPAIRED OR REPLACED AS APPROVED BY THE ARCHITECT AT NO ADDITIONAL COST TO THE GOVERNMENT.
11. THE CONTRACTOR MUST BE RESPONSIBLE FOR OBTAINING ALL PERMITS WHICH ARE REQUIRED FOR THE SATISFACTORY COMPLETION OF THE WORK. KNOWN PERMITS INCLUDE: STREET OPENING PERMIT FROM CITY OF AUGUSTA.
12. THE CONTRACTOR MUST PREPARE A TRAFFIC MANAGEMENT PLAN IN ACCORDANCE WITH THE MUTC REQUIREMENTS. THE TRAFFIC MANAGEMENT PLAN MUST BE APPROVED BY THE OWNER AND CITY OF AUGUSTA.
13. THE CONTRACTOR MUST PROVIDE TEMPORARY PROTECTION FROM THE WEATHER (TARPAULINS) FOR EXPOSED STRUCTURE.
14. THE CONTRACTOR MUST COORDINATE AND REROUTE GOVERNMENT PERSONNEL AND GENERAL PUBLIC AROUND WORK AREAS. THE CONTRACTOR MUST BE RESPONSIBLE FOR MAINTAINING BUILDING EGRESS ROUTES WITHIN THE WORK AREA.
15. THE CONTRACTOR MUST PROVIDE BARRICADES AT ALL WORK AREAS TO PREVENT PERSONNEL FROM ENTERING AREAS OF WORK.

NO.	DATE	DESCRIPTION	BY

REVISIONS

STATE OF MAINE
JACQUES L. GAGNON, JR.
No. 6237
LICENSED
PROFESSIONAL ENGINEER
10/11/24

DRAWN BY: SMC
CHECK BY: TGB
NO. 22205.07
DATE 10/11/2024

STATE OF MAINE
BGS

TITLE: BLAINE HOUSE
SITE & SECURITY UPGRADES

LOCATION: AUGUSTA, MAINE

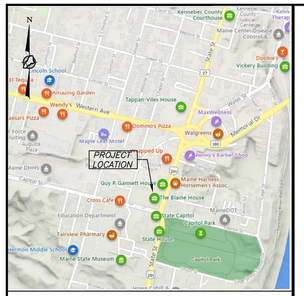
TITLE THIS DWG.

TITLE, LIST OF DRAWINGS, NOTES, MAPS AND ABBREVIATIONS

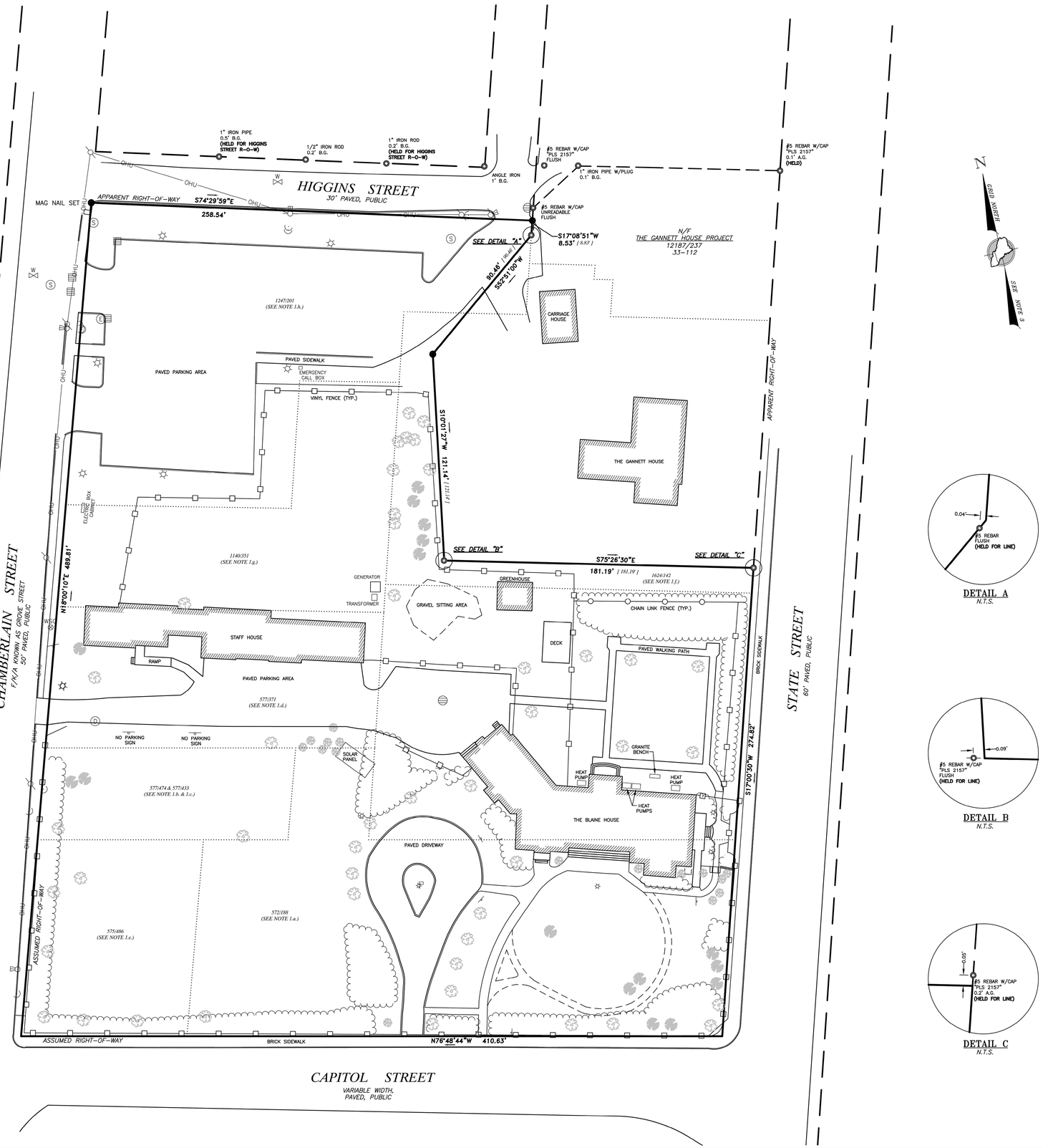
OAK POINT ASSOCIATES
ARCHITECTURE ■ ENGINEERING ■ PLANNING
231 Main Street, Biddeford, Maine 04005 207.283.0193

DRAWING NO. G-001

SHEET NO. 1 OF 40



VICINITY MAP
N.T.S.



DETAIL A
N.T.S.

DETAIL B
N.T.S.

DETAIL C
N.T.S.

LEGEND

- #5 REBAR WITH CAP (NCS 2080), OR AS NOTED, SET ON 7/12/22
- FOUND IRON (SIZE & TYPE AS NOTED)
- UTILITY POLE (NUMBER AS NOTED)
- GUY WIRE ANCHOR
- FOUND DECIDUOUS TREE (SIZE AS NOTED)
- FOUND CONIFEROUS TREE (SIZE AS NOTED)
- TREE LINE (APPROXIMATE)
- BOUNDARY LINE
- EASEMENT LINE
- EDGE OF GRAVEL
- EDGE OF PAVEMENT
- RIGHT-OF-WAY LINE
- ABUTTER LINE
- OHU — OVERHEAD UTILITY
- FORMER DEED LINES
- N/F — NOW OR FORMERLY OWNED BY
- 1234/567 — DEED BOOK AND PAGE
- 12-34 — TAX MAP-LOT
- [123.45'] — BRACKETS DENOTE RECORD DATA FROM PLAN REFERENCE 4.a.

NOTES

1. RECORD OWNER OF THE PARCEL SURVEYED IS STATE OF MAINE AS DESCRIBED IN THE FOLLOWING DEEDS:
   a. 572/188 FROM HARRIET BLAINE BEALE, DATED MARCH 10, 1919.
   b. 577/474 FROM FRANCES MORSE, DATED JULY 29, 1919.
   c. 574/433 FROM FRANCES MORSE, DATED JULY 29, 1910.
   d. 577/371 FROM HENRY T. CLARK, DATED JULY 19, 1919.
   e. 575/486 FROM ELIZABETH N. WHEELER, DATED JULY 29, 1919.
   f. 1624/142 FROM MAINE TEACHERS ASSOCIATION, DATED MARCH 29, 1973.
   g. 1140/351 FROM WALTER M. SANBORN AND GRACE J. ROLLINS, EXECUTORS AND TRUSTEES UNDER THE WILL OF BERTHA N. CROCKER, DATED DECEMBER 24, 1958.
   h. 1247/201 FROM W.M. WEBSTER, DATED NOVEMBER 27, 1961.

   TOTAL LOT AREA IS: 3.6± Ac.
2. THE PARCEL SURVEYED IS IDENTIFIED ON THE CITY OF AUGUSTA TAX ASSESSOR'S MAP 33, PARCELS 111 AND 119.
3. THE BEARINGS SHOWN ON THIS PLAN ARE BASED ON MAINE COORDINATE SYSTEM OF 1983, WEST ZONE, GRID NORTH.
4. PLAN REFERENCES:
   a. "BOUNDARY SURVEY OF THE GANNETT HOUSE FOR THE STATE OF MAINE" BY MORIN LAND SURVEYING, DATED APRIL 21, 2014, UNRECORDED.
   b. STATE OF MAINE D.O.T. RIGHT-OF-WAY MAP STATE AID HIGHWAY NO.14, AUGUSTA, FEDERAL AID PROJECT NO. M-1150(1), D.O.T. FILE NO. 6-275, DATED JUNE 1986, SHEET 2 OF 4.
   c. STATE OF MAINE D.O.T. RIGHT-OF-WAY MAP STATE AID HIGHWAY NO.14, AUGUSTA, FEDERAL AID PROJECT NO. M-1150(1), D.O.T. FILE 6-275, DATED JUNE, 1986, SHEET 3 OF 4.
   d. MAINE STATE HIGHWAY COMMISSION RIGHT-OF-WAY MAP STATE HIGHWAY "1", AUGUSTA, S.H.C. FILE NO. 6-154, DATED JUNE 1964, RECORDED IN PLAN BOOK 33, PAGE 36.
   e. "PLAN OF LAND OWNED BY AUGUSTA REAL ESTATE ASSOC. BETWEEN STATE AND GROVE STREETS, AUGUSTA, MAINE" BY W.W. HILL, ENGINEER, DATED JANUARY 25, 1939, RECORDED IN PLAN BOOK 12, PAGE 60.
   f. STATE OF MAINE D.O.T., MAINE STATE HIGHWAY COMMISSION, AUGUSTA, HIGHWAY OFFICE BUILDING SITE, S.H.C. FILE NO 6-151, DATED JUNE, 1966.
5. THE WIDTH OF STATE STREET IS 60' BASED ON PLAN REFERENCE 4.a., 4.b. AND 4.d. THE LAYOUT OF THE RIGHT-OF-WAY LIMITS IS BASED ON PLAN REFERENCE 4.a., 4.b. AND 4.d AND MONUMENTATION FOUND.

   THE WIDTH OF CAPITOL STREET VARIES BASED ON PLAN REFERENCE 4.c. THE LAYOUT OF THE RIGHT-OF-WAY LIMITS IS BASED ON PLAN REFERENCE 4.c.

   THE WIDTH OF CHAMBERLAIN STREET IS 50' BASED ON PLAN REFERENCE 4.c. THE LAYOUT OF THE RIGHT-OF-WAY LIMITS IS BASED ON PLAN REFERENCE 4.c.

   THE WIDTH OF HIGGINS STREET IS 30' BASED ON PLAN REFERENCE 4.e. THE LAYOUT OF THE RIGHT-OF-WAY LIMITS IS BASED ON PLAN REFERENCE 4.c. AND MONUMENTATION FOUND.
6. AS OF THE ORIGINAL DATE OF THIS PLAN, THE PARCEL SURVEYED IS LOCATED IN THE BP ZONE. OTHER MUNICIPAL AND STATE OVERLAY ZONES MAY EXIST AND APPLY. BEFORE PROCEEDING ON ANY PROJECT WE RECOMMEND VERIFYING CURRENT ZONE AND ALL APPLICABLE SETBACKS AND RESTRICTIONS WITH THE APPROPRIATE AGENCIES.
7. THE UTILITIES SHOWN ON THIS PLAN WERE FROM FIELD OBSERVATION ONLY. THERE MAY BE OTHER UTILITIES EXISTING THAT ARE NOT SHOWN. CONTACT DIG-SAFE (888)DIG-SAFE PRIOR TO ANY EXCAVATION WORK.

Revision:	By:	Date:	Change:

PROJECT: 42643	DRAWING NAME: 42643.dwg		
ISSUED: MAY 5, 2022	SCALE: 1"=30'	FB # 430	DRAWN BY: ASF
FIELDED BY: ASF/TFM/CJB	FIELD DATE: 4/6/2022		CHECKED BY: DMM / TFM

Drawing Name and Location:

BOUNDARY SURVEY
192 STATE STREET, AUGUSTA, MAINE

Owner:

STATE OF MAINE
STATE HOUSE, AUGUSTA, MAINE

Prepared For:

BUREAU OF GENERAL SERVICES

SURVEYING • ENGINEERING • LAND PLANNING
Northeast Civil Solutions
INCORPORATED
381 PAYNE ROAD, SCARBOROUGH, MAINE 04074
tel 207.883.1000 fax 207.883.1001
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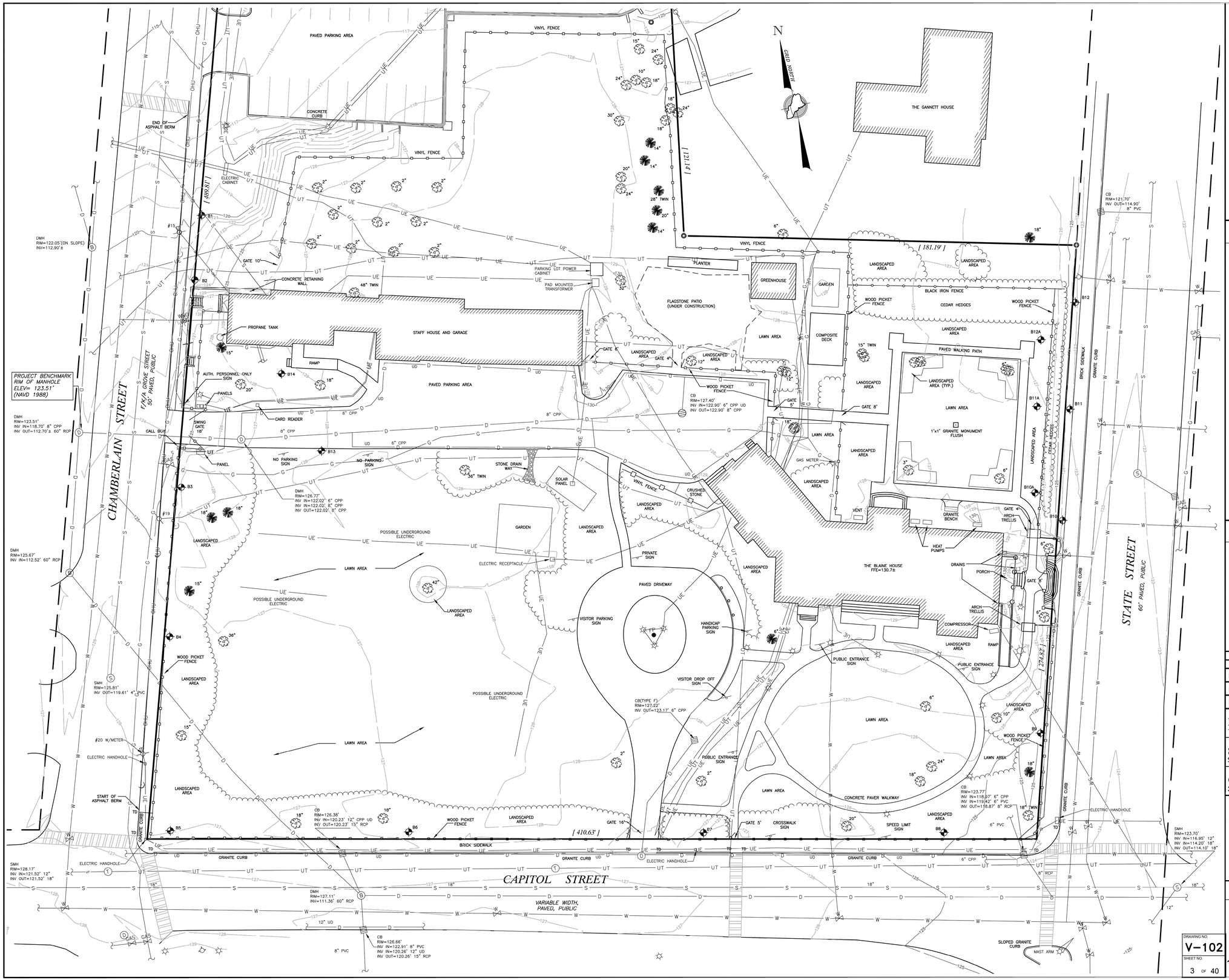
0 30' 60' 120'

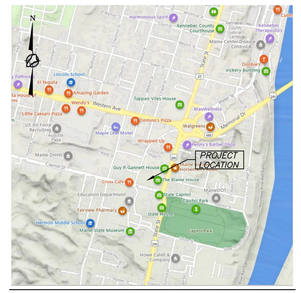
STAMP AND SIGNATURE

07/14/2022
TROY F. McDONALD
MAINE PROFESSIONAL LAND SURVEYOR No. 2080
DATE

STATE OF MAINE
TROY F. McDONALD
#2080
PROFESSIONAL LAND SURVEYOR

DRAWING NO.
V-101
SHEET NO.
2 OF 40





VICINITY MAP

N.T.S.

LEGEND

	UTILITY POLE (NUMBER AS NOTED)
	GUY WIRE ANCHOR
	FOUND DECIDUOUS TREE (SIZE AS NOTED)
	FOUND CONIFEROUS TREE (SIZE AS NOTED)
	TREE LINE/LANDSCAPE BOUNDARY (APPROXIMATE)
	BOUNDARY LINE
	EDGE OF GRAVEL
	EDGE OF PAVEMENT
	RIGHT-OF-WAY LINE
	ABUTTER LINE
OHU	OVERHEAD UTILITY
[123.45']	BRACKETS DENOTE RECORD DATA
B1	BORING LOCATION (R.W. GILLESPIE)
102	EXISTING CONTOUR
D	DRAIN LINE
S	SEWER LINE
W	WATER LINE
G	GAS LINE
UE	UNDERGROUND ELECTRIC LINE
UT	UNDERGROUND TELECOMMUNICATIONS LINE
D	DRAIN MANHOLE
	CATCH BASIN
S	SEWER MANHOLE
T	TELEPHONE MANHOLE
	HYDRANT
W	GATE VALVE
GAS	GAS VALVE

NOTES

1. EXISTING TOPOGRAPHY SHOWN IS BASED ON AN INSTRUMENT SURVEY PERFORMED BY NORTHEAST CIVIL SOLUTIONS, INC., IN DECEMBER 2023. ELEVATIONS ARE BASED ON NAVD 1988 DATUM. SEE PLAN FOR TBM DESCRIPTION.
2. BOUNDARY LINES SHOWN ARE BASED ON A BOUNDARY SURVEY PERFORMED BY NORTHEAST CIVIL SOLUTIONS, INC., DATED MAY 5, 2022.
3. UTILITIES SHOWN ON THIS PLAN WERE MARKED BY BLOOD HOUND UNDERGROUND UTILITY LOCATORS ON DECEMBER 13, 2023 AND THEIR LOCATIONS ARE TO BE CONSIDERED APPROXIMATE. THERE MAY BE OTHER UTILITIES EXISTING THAT ARE NOT SHOWN. CONTRACTOR TO CONTACT DIG-SAFE AT (811) PRIOR TO ANY EXCAVATION WORK.

THIS IS NOT A BOUNDARY SURVEY, THE RELATIONSHIP BETWEEN THE EXISTING STRUCTURES AND THE PROPERTY LINES ARE CONSIDERED APPROXIMATE AND SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION.

Revision:	By:	Date:	Change:

PROJECT: 42964	DRAWING NAME: 42964.dwg		
ISSUED: JANUARY 16, 2024	SCALE: 1"=20'	FB # 503	DRAWN BY: CJB
FIELDED BY: BAG/CJB/JMV	FIELD DATE: 12/13/2023		CHECKED BY: DMM / BAG

Drawing Name and Location:

EXISTING CONDITIONS AND UTILITY PLAN
192 STATE STREET, AUGUSTA, MAINE

Owner:

STATE OF MAINE
STATE HOUSE, AUGUSTA, MAINE

Prepared For:

OAK POINT ASSOCIATES
231 MAIN STREET, BIDDEFORD, MAINE 04005

SURVEYING • ENGINEERING • LAND PLANNING
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www.northeastcivilsolutions.com

0 20' 40' 80'

STAMP AND SIGNATURE

WILLIAM A. GERRISH
MAINE PROFESSIONAL LAND SURVEYOR No. 2023

1/16/2024
DATE

STATE OF MAINE
WILLIAM A. GERRISH
#2023
PROFESSIONAL LAND SURVEYOR

DRAWING NO. V-102

SHEET NO. 3 OF 40

EXISTING KEYNOTES (THIS SHEET ONLY)

1. EXISTING CONCRETE ASPHALT PAVEMENT WALK.
2. EXISTING BRICK PAVERS.
3. EXISTING ASPHALT CONCRETE PAVEMENT.
4. EXISTING DECK.
5. EXISTING GARDEN.
6. EXISTING WOOD PICKET FENCE.
7. EXISTING PVC FENCE.
8. EXISTING GREEN HOUSE.
9. TREE PROTECTION ZONE: EQUIPMENT AND REGRADING OUTSIDE THE BUILDING TO BE DEMOLISHED IS NOT PERMITTED. REGRADING AT THE FOUNDATION REMOVAL AREAS MUST BE PERFORMED IN THE PRESENCE OF THE OWNER'S ARBORIST AND AN ARBORIST PROVIDED BY THE CONTRACTOR.
10. TREE PROTECTION ZONE.
11. EXISTING STAMPED CONCRETE.
12. EXISTING TREES/PLANTINGS.
13. EXISTING COMPOSITE WOOD RAMP.
14. EXISTING LAWN.

15 – 29 NOT USED.

REMOVALS KEYNOTES (THIS SHEET ONLY)

30. REMOVE EXISTING ASPHALT CONCRETE PAVEMENT.
31. REMOVE EXISTING BRICK PAVERS.
32. REMOVE EXISTING WOOD PICKET FENCE TO LAST EXISTING FENCE POST. SEE 3/C-205.
33. REMOVE EXISTING PLANTINGS.
34. REMOVE EXISTING REINFORCED CONCRETE RETAINING WALL AND STEPS.
35. REMOVE EXISTING GATE AND OPERATOR.
36. REMOVE EXISTING GATE OPERATOR KEYPAD, INTERCOM AND CAMERA.
37. REMOVE AND REINSTALL EXISTING BRICK PAVERS.
38. REMOVE EXISTING TREE, GRIND STUMPS 18" BELOW GRADE
39. RELOCATE OR REPLACE EXISTING PVC FENCE AND FOUNDATIONS.
40. REMOVE EXISTING METAL GATE.
41. REMOVE EXISTING WROUGHT IRON FENCE AND FOUNDATIONS. SALVAGE FENCE TO OWNER.
42. REMOVE EXISTING CRUSHED STONE (ALTERNATE 1).
43. REMOVE EXISTING STONE PAVERS (ALTERNATE 1).
44. REMOVE EXISTING RAISED PLANTER BED (ALTERNATE 1).
45. REMOVE AND STORE EXISTING BRONZE PLAQUE AND GRANITE POST FOR REINSTALLATION.
46. STRIP TOPSOIL.
47. RELOCATE EXISTING GUY WIRE.
48. GRIND EXISTING STUMP 18" BELOW GRADE.
49. PRUNE BRANCHES TO CLEAR FENCE (ONLY TWO BRANCHES ARE AUTHORIZED FOR REMOVAL). COORDINATE WITH ABUTTER AND OWNER FOR DIRECTION PRIOR TO REMOVAL.
50. REMOVE EXISTING CROSSWALK MARKINGS.
51. REMOVE AND RESET EXISTING CURB.
52. REMOVE EXISTING SOD FOR NEW PLANTING BED, SEE DRAWING LS101.

1 PHASE 2 REMOVALS SITE PLAN

CD101 SCALE: 1"=20'

GRAPHIC SCALE

20' 10' 0 20' 40'

1"=20'

CHECK GRAPHIC SCALE BEFORE USING

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

STATE OF MAINE 10/11/24 JACQUES L. GAGNON, JR. No. 6237 LICENSED PROFESSIONAL ENGINEER

STATE OF MAINE
BGS

TITLE BLAINE HOUSE
SITE & SECURITY UPGRADES
LOCATION AUGUSTA, MAINE

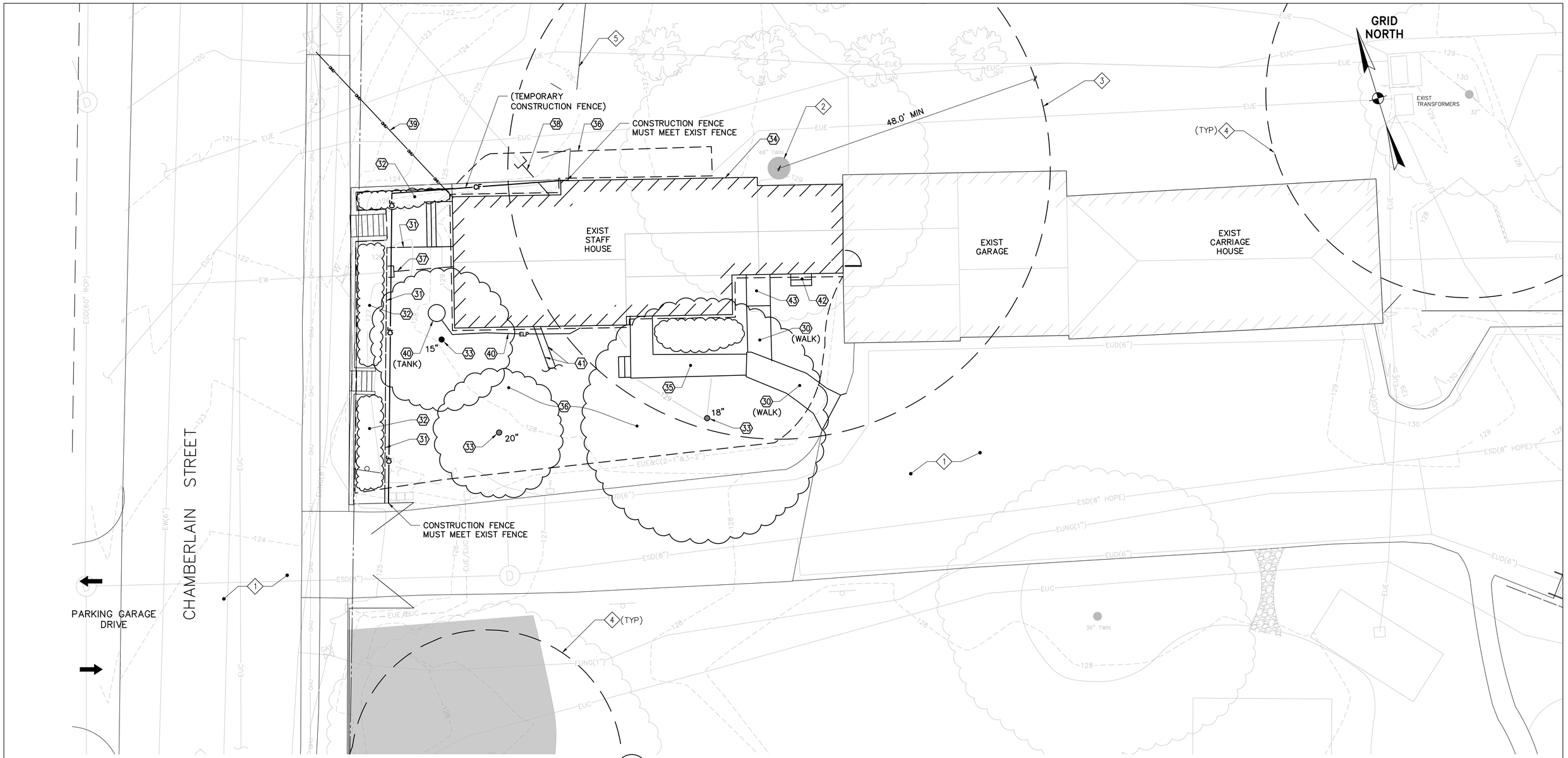
TITLE THIS DWG.
PHASE 2 REMOVALS SITE PLAN

DRAWN BY: DEW
CHECK BY: JLG
NO. 22205.07
DATE 10/11/2024

OAK POINT ASSOCIATES
ARCHITECTURE ● ENGINEERING ● PLANNING
231 Main Street, Biddeford, Maine 04005 207.283.0193

DRAWING NO. CD101
SHEET NO. 4 OF 40

C:\DFILE\22205.07-CD101.dwg, 10/11/2024 2:33:28 PM



1 PHASE 1 DEMO SITE PLAN

CD101 / CD102 SCALE: 1/8"=1'-0"

EXISTING KEYNOTES (THIS SHEET ONLY)

1. EXISTING ASPHALT CONCRETE PAVEMENT.
2. EXISTING "MOAK" TREE.
3. TREE PROTECTION ZONE: EQUIPMENT AND REGRADING OUTSIDE THE BUILDING TO BE DEMOLISHED IS NOT PERMITTED. REGRADING AT THE FOUNDATION REMOVAL AREAS MUST BE PERFORMED IN THE PRESENCE OF THE OWNER'S ARBORIST AND AN ARBORIST PROVIDED BY THE CONTRACTOR.
4. TREE PROTECTION ZONE.
5. EXISTING PVC FENCE.

4 – 29 NOT USED.

REMOVALS KEYNOTES (THIS SHEET ONLY)

30. REMOVE EXISTING ASPHALT CONCRETE PAVEMENT.
31. REMOVE EXISTING WOOD PICKET FENCE AND FOUNDATIONS.
32. REMOVE EXISTING PLANTINGS.
33. REMOVE EXISTING TREE, GRIND STUMPS 18" BELOW GRADE
34. REMOVE EXISTING STAFF HOUSE AND BREEZEWAY. REMOVAL OF THE STRUCTURE ADJACENT TO THE EXISTING TREE MUST BE WITH HAND TOOL METHODS. EMBEDDED STRUCTURE IN TREE MUST REMAIN AND CUT WITHOUT DAMAGE TO THE TREE.
35. REMOVE EXISTING WOOD RAMP AND STEPS.
36. STRIP TOPSOIL.
37. CUT AND CAP EXIST 3/4" COPPER WATER LINE, PROVIDE COMPRESSION COUPLING AND BRASS CAP. ALLOW WATER COMPANY TO INSPECT CAP BEFORE BACKFILLING.
38. CUT AND CAP EXIST SEWER LINE WITH COUPLING AND PVC PIPE AND CAP. ALLOW SEWER DISTRICT TO INSPECT CAP BEFORE BACKFILLING.
39. REMOVE EXISTING OVERHEAD WIRES, COORDINATE WITH CENTRAL MAINE POWER COMPANY.
40. REMOVE EXISTING PROPANE TANK AND GAS LINE. EXISTING TANK IS OWNED BY THE STATE OF MAINE.
41. EXISTING ABANDONED SECURITY CONDUITS (VIF).
42. REMOVE EXISTING WOODEN STEPS AND FOUNDATION.
43. REMOVE EXISTING BULKHEAD AND FOUNDATION.

NOTES:

1. TEMPORARY FENCE FOR PHASE 1 MUST BE 6' HIGH CHAIN LINK FENCE WITH CONCRETE FOUNDATIONS FOR CORNER AND END POSTS. LINE POSTS ARE DRIVEN WITHOUT CONCRETE FOUNDATIONS.
2. SEE SHEETS AD101 THROUGH AE101 FOR BUILDING DEMOLITION.
3. SEE SHEET ES101 FOR ADDITIONAL ELECTRICAL AND COMMUNICATION REMOVALS.

GRAPHIC SCALE

1/8"=1'-0" 8' 4' 0 8' 16'

CHECK GRAPHIC SCALE BEFORE USING

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

STATE OF MAINE JACQUES L. GAGNON, JR. No. 6237 LICENSED PROFESSIONAL ENGINEER

DRAWN BY: DEW
CHECK BY: JLG
NO. 22205.07
DATE 10/11/2024

STATE OF MAINE
BGS

TITLE BLAINE HOUSE
SITE & SECURITY UPGRADES
LOCATION AUGUSTA, MAINE

TITLE THIS DWG.
CHAMBERLAIN STREET ENTRANCE
PHASE 1 DEMOLITON PLAN

OAK POINT ASSOCIATES
ARCHITECTURE ■ ENGINEERING ■ PLANNING
231 Main Street, Biddeford, Maine 04005 207.283.0193

DRAWING NO. CD102
SHEET NO. 5 OF 40

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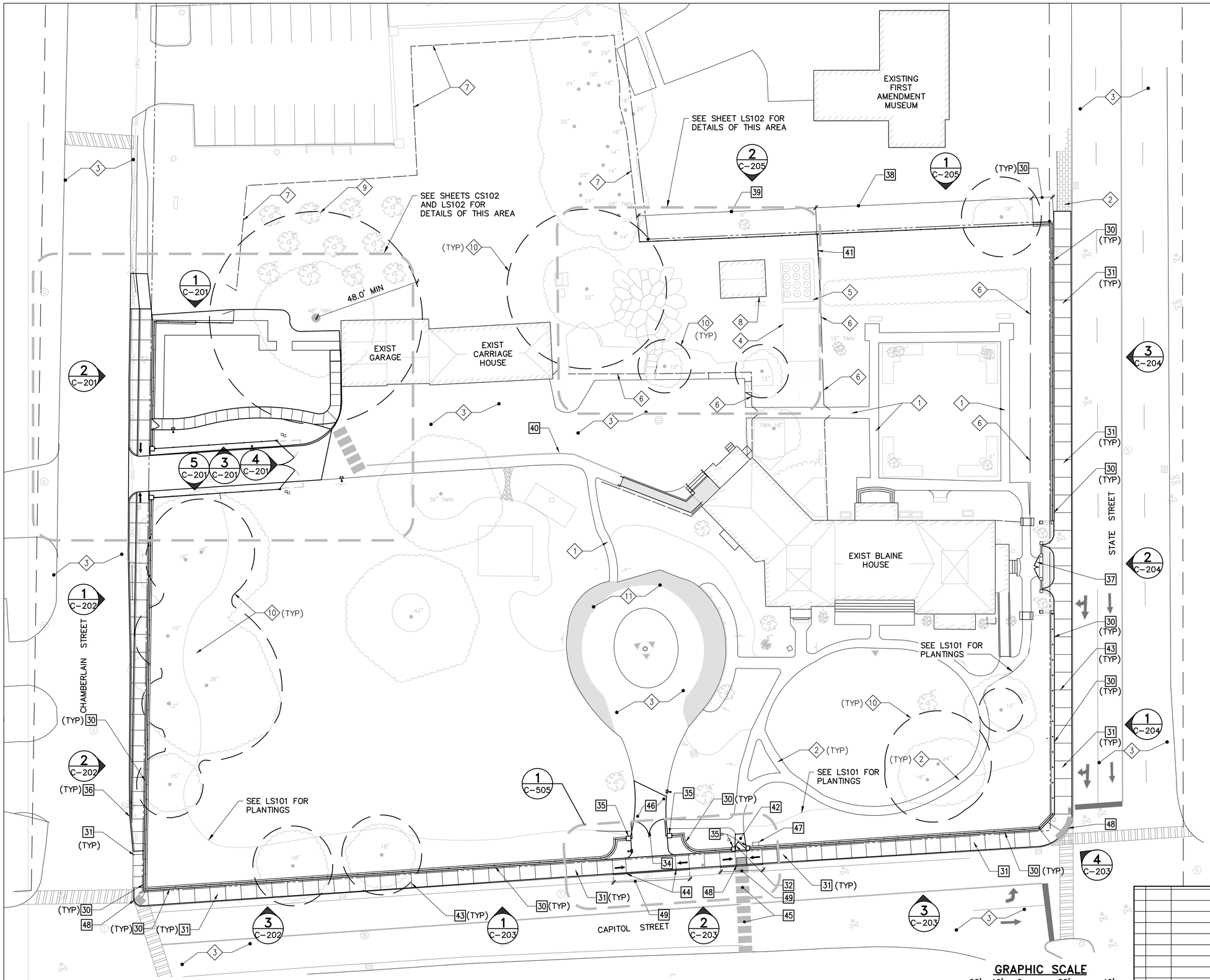

EXISTING KEYNOTES (THIS SHEET ONLY)

1. EXISTING ASPHALT CONCRETE PAVEMENT WALK.
2. EXISTING BRICK PAVERS.
3. EXISTING ASPHALT CONCRETE PAVEMENT.
4. EXISTING DECK.
5. EXISTING GARDEN.
6. EXISTING WOOD PICKET FENCE.
7. EXISTING PVC FENCE.
8. EXISTING GREEN HOUSE.
9. TREE PROTECTION ZONE: EQUIPMENT AND REGRADING OUTSIDE THE BUILDING TO BE DEMOLISHED IS NOT PERMITTED. REGRADING AT THE FOUNDATION REMOVAL AREAS MUST BE PERFORMED IN THE PRESENCE OF THE OWNER'S ARBORIST AND AN ARBORIST PROVIDED BY THE CONTRACTOR.
10. TREE PROTECTION ZONE.
11. EXISTING STAMPED CONCRETE.

12 – 29 NOT USED.

KEYNOTES (THIS SHEET ONLY)

30. STONE MASONRY WALL WITH VERTICAL PICKET FENCE. SEE DETAILS 1/C–503 AND 2/C–503.
31. CONCRETE SIDEWALK. SEE DETAIL 3/C–504.
32. VERTICAL PICKET PEDESTRIAN GATE WITH CARD READER, INTERCOM AND CAMERA. SEE DETAIL 1/C–504.
33. VERTICAL PICKET DOUBLE LEAF MOTORIZED VEHICLE GATE. SEE DETAIL 2/C–504.
34. VERTICAL PICKET DOUBLE LEAF MOTORIZED GATE. SEE DETAIL 1/C–505.
35. STONE PIER, SEE DETAIL 5/C–503.
36. VERTICAL GRANITE CURB. SEE DETAIL 3/C–504.
37. DOUBLE LEAF VERTICAL PICKET PEDESTRIAN GATE. SEE DETAIL 1/C–506.
38. VERTICAL METAL PICKET FENCE. SEE DETAIL 4/C–503.
39. RELOCATE EXISTING PVC FENCE, RELOCATE EXISTING FOUNDATION OR PROVIDE NEW FOUNDATION AT CONTRACTORS OPTION
40. PAVEMENT MARKINGS TO DESIGNATE PEDESTRIAN ROUTE.
41. WOOD PICKET FENCE, MUST MATCH ADJACENT EXISTING WOOD PICKET FENCE. SEE DETAIL 3/C–205
42. REINSTALL BRICK, MATCH EXISTING BRICK PATTERN.
43. CONTROL JOINT.
44. CURB TIP DOWN.
45. RE–STRIPE CROSSWALK. 6'–0" WIDTH WITH 3'–0" BARS AND 1'–6" SPACING BETWEEN BARS. EXTEND DOUBLE YELLOW LINES TO NEW LOCATION.
46. ASPHALT CONCRETE PAVEMENT, SEE DETAIL 4/C–504.
47. REINSTALL EXISTING BRONZE PLAQUE AND GRANITE POST.
48. CAST–IRON DETECTABLE WARNING STRIP.
49. REMOVE AND RESET EXISTING CURB.

NOTES:

1. SEE LANDSCAPE SHEETS FOR PLANTINGS AND LANDSCAPE SITE ELEMENTS.
2. SEE ELECTRICAL SITE PLAN FOR SITE LIGHTING AND UNDERGROUND ELECTRICAL AND COMMUNICATION LINES.
3. POSTS SHOWN ON PLAN VIEW ARE GRAPHICAL ONLY. SEE ELEVATIONS FOR POST LOCATIONS.

1 SITE PLAN
CS101 SCALE: 1"=20'

GRAPHIC SCALE
1"=20'
20' 10' 0 20' 40'
CHECK GRAPHIC SCALE BEFORE USING

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

STATE OF MAINE
JACQUES L. GAGNON, JR.
No. 6237
LICENSED
PROFESSIONAL ENGINEER

DRAWN BY: DEW
CHECK BY: JLG
NO. 22205.07
DATE 10/11/2024

STATE OF MAINE
BGS

TITLE BLAINE HOUSE
SITE & SECURITY UPGRADES
LOCATION AUGUSTA, MAINE

TITLE THIS DWG.
SITE PLAN

OAK POINT ASSOCIATES
ARCHITECTURE • ENGINEERING • PLANNING
231 Main Street, Biddeford, Maine 04005 207.283.0193

DRAWING NO. CS101
SHEET NO. 6 OF 40

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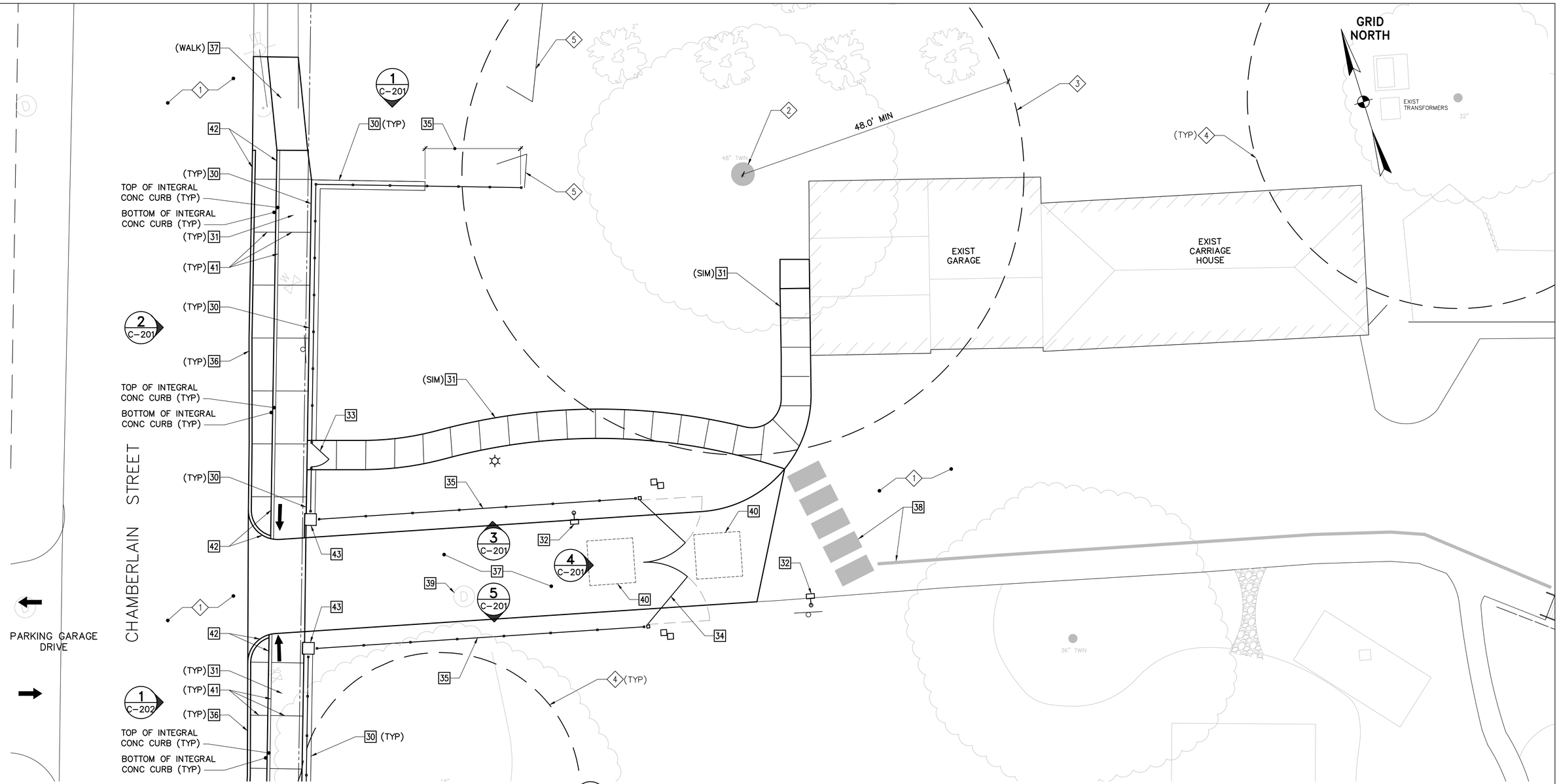

1 CHAMBERLAIN STREET ENTRANCE SITE PLAN

CS101 CS102 SCALE: 1/8"=1'-0"

EXISTING KEYNOTES (THIS SHEET ONLY)

1. EXISTING ASPHALT CONCRETE PAVEMENT.
2. EXISTING "MOAK" TREE.
3. TREE PROTECTION ZONE: EQUIPMENT AND REGRADING OUTSIDE THE BUILDING TO BE DEMOLISHED IS NOT PERMITTED. REGRADING AT THE FOUNDATION REMOVAL AREAS MUST BE PERFORMED IN THE PRESENCE OF THE OWNER'S ARBORIST AND AN ARBORIST PROVIDED BY THE CONTRACTOR.
4. TREE PROTECTION ZONE.
5. EXISTING PVC FENCE.
6 – 29. NOT USED.

KEYNOTES (THIS SHEET ONLY)

30. STONE MASONRY WALL WITH VERTICAL PICKET FENCE. SEE DETAILS 1/C-503 AND 2/C-503.
31. CONCRETE SIDEWALK. SEE DETAIL 3/C-504.
32. CARD READER, INTERCOM, AND CAMERA. SEE DETAIL 6/C-502.
33. PEDESTRIAN GATE WITH CARD READER INTERCOM AND CAMERA. SEE DETAIL 1/C-504.
34. VERTICAL PICKET DOUBLE LEAF MOTORIZED GATE. SEE DETAIL 2/C-504.
35. VERTICAL PICKET FENCE. SEE DETAIL 4/C-503.
36. VERTICAL GRANITE CURB. SEE DETAIL 3/C-504.
37. ASPHALT CONCRETE PAVEMENT. SEE DETAIL 4/C-504.
38. PAVEMENT MARKINGS CROSSWALK MUST BE 6'-0" WIDE, WITH 1'-6" WIDE BARS AND 2'-0" SPACING BETWEEN BARS. SOLID STRIPING MUST BE 6" WIDE.
39. RESET EXISTING MANHOLE RIM FROM 126.77 TO 125.80.
40. DETECTOR LOOPS.
41. CONTROL JOINT.
42. CURB TIP DOWN.
43. STONE PIER. SEE DETAIL 5/C-503.

NOTES:

1. POSTS SHOWN ON PLAN VIEW ARE GRAPHICAL ONLY. SEE ELEVATIONS FOR POST LOCATIONS.
2. SEE LANDSCAPE SHEETS FOR PLANTINGS AND LANDSCAPE SITE ELEMENTS.

GRAPHIC SCALE

1/8"=1'-0" 8' 4' 0 8' 16'

CHECK GRAPHIC SCALE BEFORE USING

NO.	DATE	DESCRIPTION	BY
REVISIONS			

STATE OF MAINE JACQUES L. GAGNON, JR. No. 6237 LICENSED PROFESSIONAL ENGINEER 10/11/24

DRAWN BY: DEW
CHECK BY: JLG
NO. 22205.07
DATE 10/11/2024

STATE OF MAINE
BGS

TITLE BLAINE HOUSE
SITE & SECURITY UPGRADES
LOCATION AUGUSTA, MAINE

TITLE THIS DWG.
CHAMBERLAIN STREET
ENTRANCE SITE PLAN

OAK POINT ASSOCIATES
ARCHITECTURE ■ ENGINEERING ■ PLANNING
231 Main Street, Biddeford, Maine 04005 207.283.0193

DRAWING NO. CS102
SHEET NO. 7 OF 40

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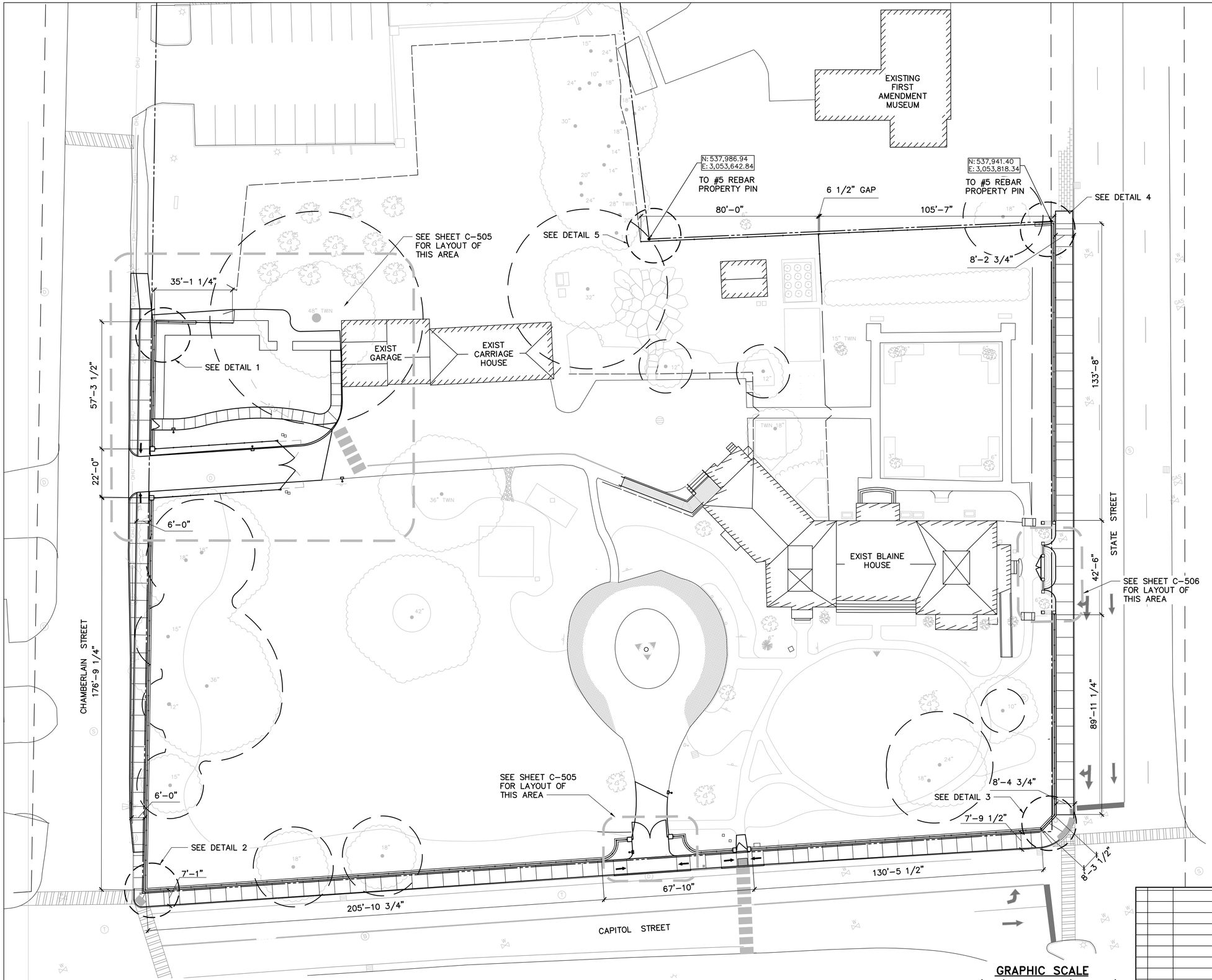


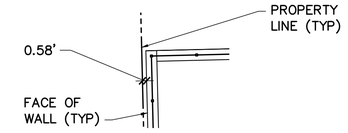
1 LAYOUT PLAN
CL101 SCALE: 1"=20'

GRAPHIC SCALE
1"=20' 20' 10' 0 20' 40'
CHECK GRAPHIC SCALE BEFORE USING

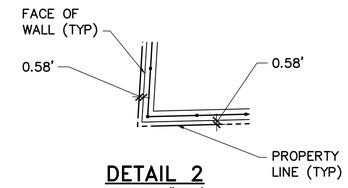
NOTES:

1. SEE SHEET V-101 FOR BOUNDARY SURVEY INFORMATION.
2. COORDINATES BASED ON NAD83 HORIZONTAL DATUM.
3. DIMENSIONS ARE TO CENTERLINE OF FENCE POSTS AND PIERS. SEE DETAIL 1/C-503 FOR CENTERLINE OF POSTS TO MASONRY WALLS.
4. SEE SHEETS C-201 THROUGH C-205 FOR ADDITIONAL DIMENSIONS.

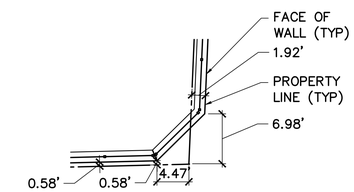
GRID NORTH



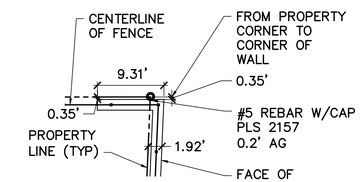
DETAIL 1
SCALE: 1"=10'



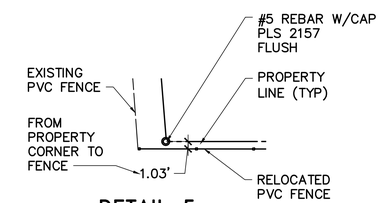
DETAIL 2
SCALE: 1"=10'



DETAIL 3
SCALE: 1"=10'



DETAIL 4
SCALE: 1"=10'



DETAIL 5
SCALE: 1"=10'

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

STATE OF MAINE
10/11/24
JACQUES L. GAGNON, JR.
No. 6237
PROFESSIONAL ENGINEER

DRAWN BY: DEW
CHECK BY: JLG
NO. 22205.07
DATE 10/11/2024

STATE OF MAINE
BGS

TITLE BLAINE HOUSE
SITE & SECURITY UPGRADES
LOCATION AUGUSTA, MAINE

TITLE THIS DWG.
LAYOUT PLAN

OAK POINT ASSOCIATES
ARCHITECTURE • ENGINEERING • PLANNING
231 Main Street, Biddeford, Maine 04005 207.283.0193

DRAWING NO. CL101
SHEET NO. 8 OF 40

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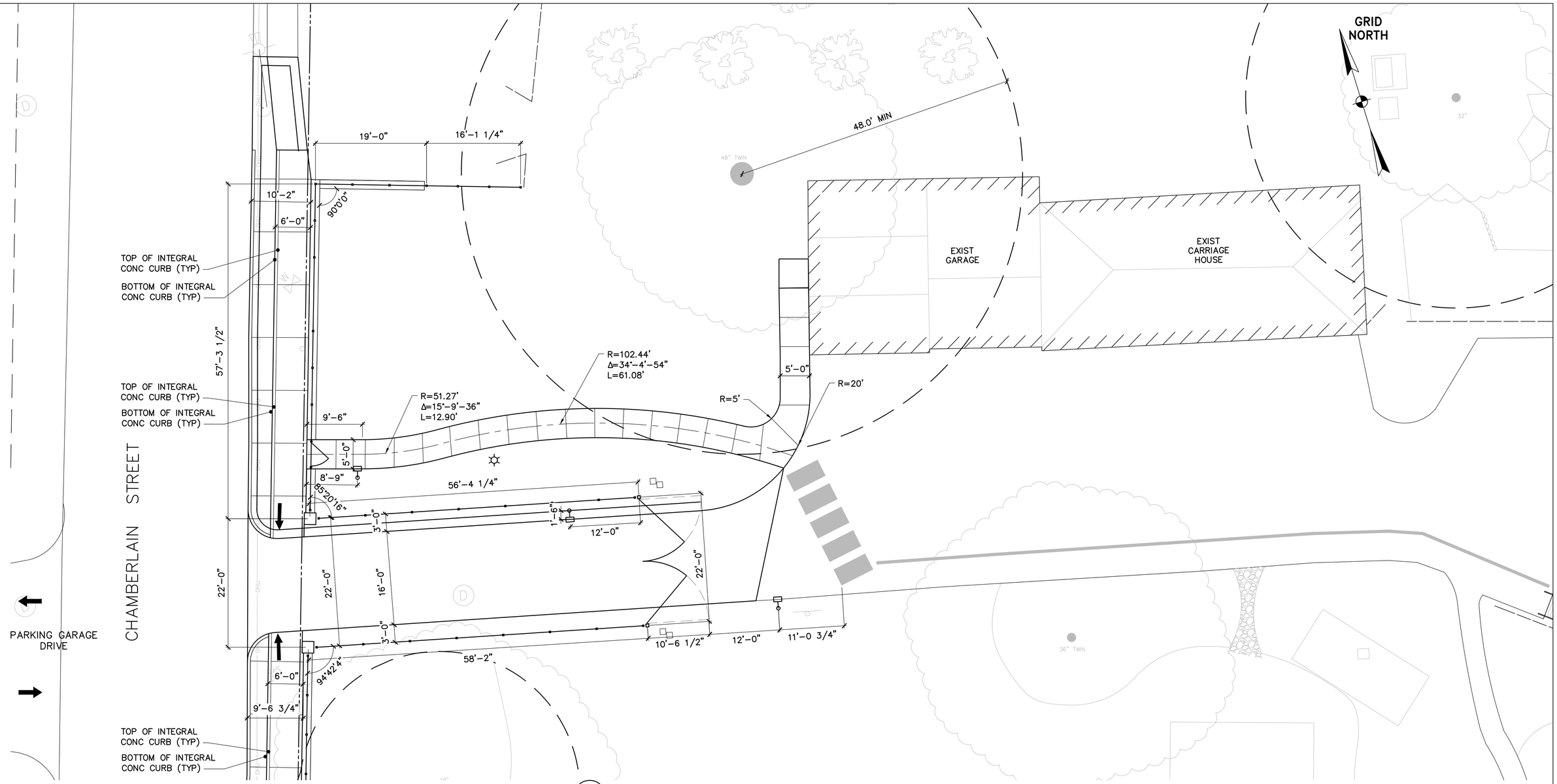

1 CHAMBERLAIN STREET ENTRANCE LAYOUT PLAN

CL102 SCALE: 1/8"=1'-0"

GRAPHIC SCALE

1/8"=1'-0" 8' 4' 0 8' 16'

CHECK GRAPHIC SCALE BEFORE USING

NO.	DATE	DESCRIPTION	BY

REVISIONS

STATE OF MAINE
10/11/24
JACQUES L. GAGNON, JR.
No. 6237
LICENSED
PROFESSIONAL ENGINEER

DRAWN BY: DEW
CHECK BY: JLG
NO. 22205.07
DATE 10/11/2024

STATE OF MAINE
BGS

TITLE BLAINE HOUSE
SITE & SECURITY UPGRADES

LOCATION AUGUSTA, MAINE

TITLE THIS DWG.

CHAMBERLAIN STREET
ENTRANCE SITE PLAN

OAK POINT ASSOCIATES
ARCHITECTURE • ENGINEERING • PLANNING
231 Main Street, Biddeford, Maine 04005 207.283.0193

DRAWING NO. CL102

SHEET NO. 9 OF 40

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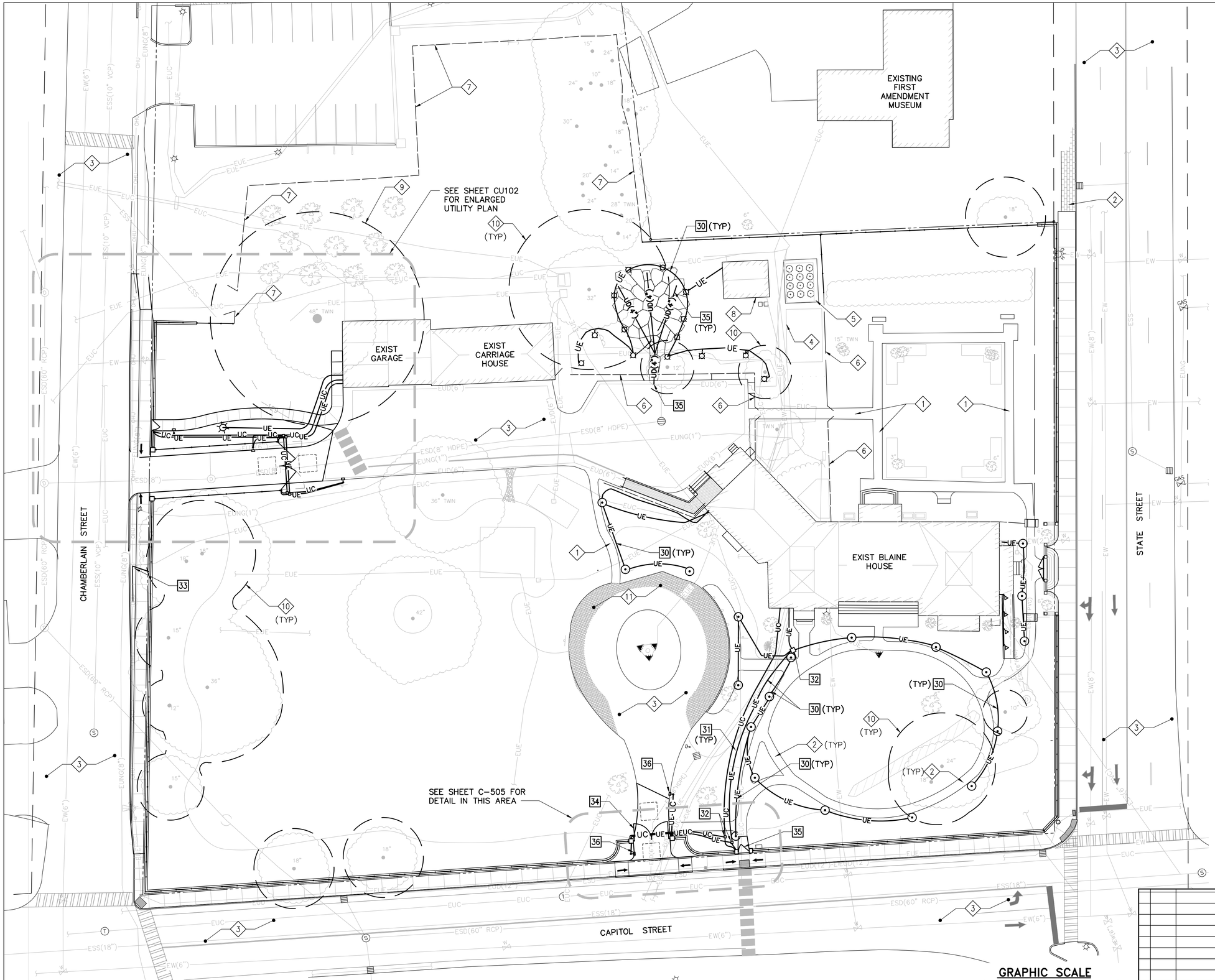

1 UTILITY PLAN
CU101 SCALE: 1"=20'

GRAPHIC SCALE
1"=20'
20' 10' 0 20' 40'
CHECK GRAPHIC SCALE BEFORE USING

GRID NORTH

EXISTING KEYNOTES (THIS SHEET ONLY)

1. EXISTING ASPHALT CONCRETE PAVEMENT WALK.
2. EXISTING BRICK PAVERS.
3. EXISTING ASPHALT CONCRETE PAVEMENT.
4. EXISTING DECK.
5. EXISTING GARDEN.
6. EXISTING WOOD PICKET FENCE.
7. EXISTING PVC FENCE.
8. EXISTING GREEN HOUSE.
9. TREE PROTECTION ZONE: EQUIPMENT AND REGRADING OUTSIDE THE BUILDING TO BE DEMOLISHED IS NOT PERMITTED. REGRADING AT THE FOUNDATION REMOVAL AREAS MUST BE PERFORMED IN THE PRESENCE OF THE OWNER'S ARBORIST AND AN ARBORIST PROVIDED BY THE CONTRACTOR.
10. TREE PROTECTION ZONE.
11. EXISTING STAMPED CONCRETE.

12 – 29 NOT USED.

KEYNOTES (THIS SHEET ONLY)

30. ELECTRIC CONDUIT TRENCH. SEE DETAIL 1/C-507.
31. COMMUNICATION CONDUIT TRENCH. SEE DETAIL 1/C-507.
32. HAND HOLE. SEE DETAIL 2/C-507.
33. RELOCATED GUY WIRE, COORDINATE WITH CENTRAL MAINE POWER.
34. CAPITOL STREET VERTICAL PICKET DOUBLE LEAF MOTORIZED GATE. SEE DETAIL 1/C-505.
35. UNDERDRAIN. SEE DETAIL 6/L-501.
36. CARD READER, INTERCOM, AND CAMERA. SEE DETAIL 3/C-507.

NOTES:

1. SEE LANDSCAPE SHEETS FOR PLANTINGS AND LANDSCAPE SITE ELEMENTS.
2. SEE SHEET ES101 FOR NUMBER OF CONDUITS AND CONDUIT SIZES AND LIGHT FIXTURE INFORMATION.

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

STATE OF MAINE
JACQUES L. GAGNON, JR.
No. 6237
LICENSED
PROFESSIONAL ENGINEER
10/11/24

DRAWN BY: DEW
CHECK BY: JLG
NO. 22205.07
DATE 10/11/2024

STATE OF MAINE
BGS

TITLE BLAINE HOUSE
SITE & SECURITY UPGRADES
LOCATION AUGUSTA, MAINE

TITLE THIS DWG.
UTILITY PLAN

OAK POINT ASSOCIATES
ARCHITECTURE • ENGINEERING • PLANNING
231 Main Street, Biddeford, Maine 04005 207.283.0193

DRAWING NO. CU101
SHEET NO. 10 OF 40

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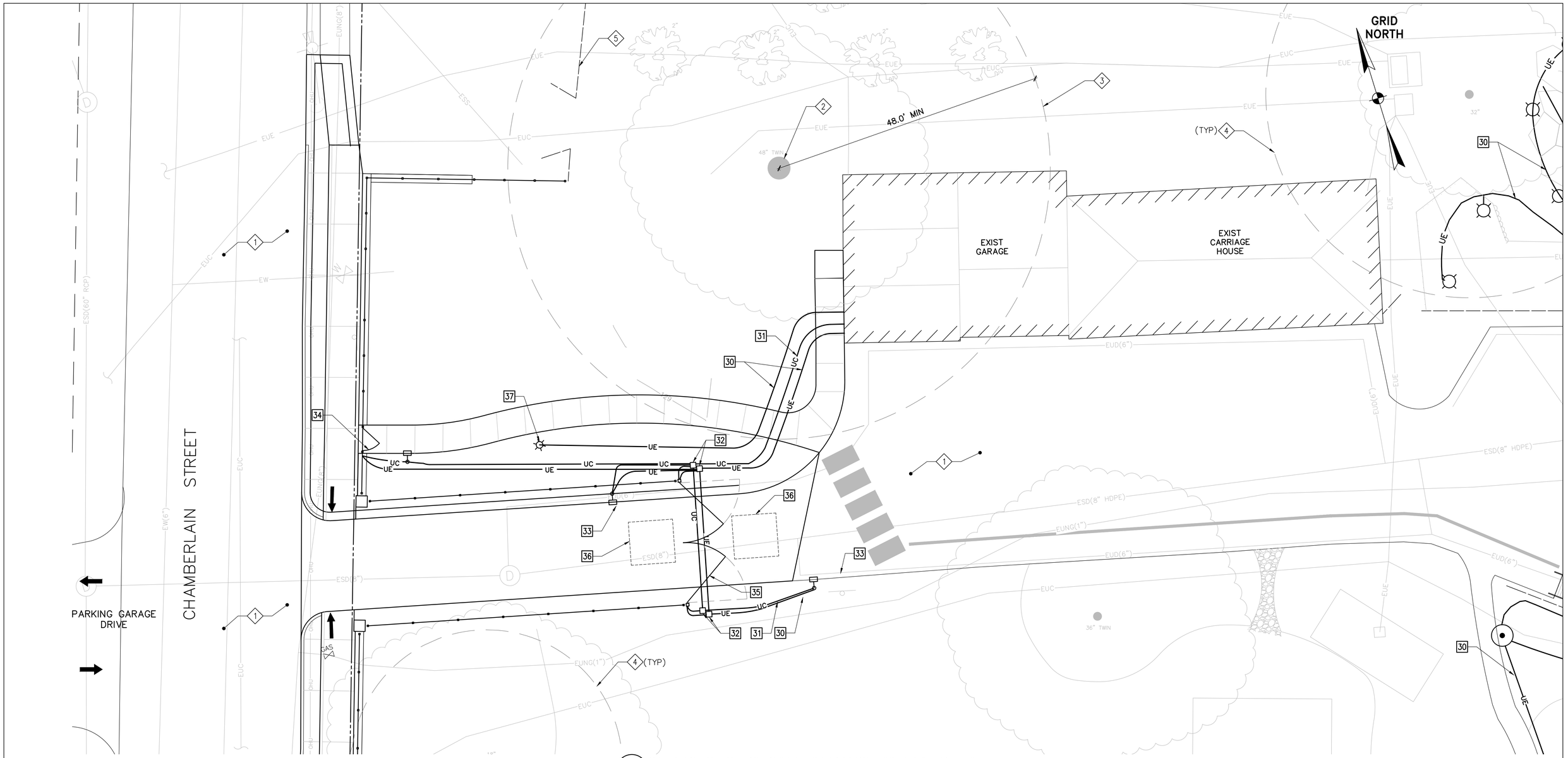

1 CHAMBERLAIN STREET ENTRANCE UTILITY PLAN

CS101 CS102 SCALE: 1/8"=1'-0"

EXISTING KEYNOTES (THIS SHEET ONLY)

1. EXISTING ASPHALT CONCRETE PAVEMENT.
2. EXISTING "MOAK" TREE.
3. TREE PROTECTION ZONE: EQUIPMENT AND REGRADING OUTSIDE THE BUILDING TO BE DEMOLISHED IS NOT PERMITTED. REGRADING AT THE FOUNDATION REMOVAL AREAS MUST BE PERFORMED IN THE PRESENCE OF THE OWNER'S ARBORIST AND AN ARBORIST PROVIDED BY THE CONTRACTOR.
4. TREE PROTECTION ZONE.
5. EXISTING PVC FENCE.

4 – 29 NOT USED.

KEYNOTES (THIS SHEET ONLY)

30. ELECTRIC CONDUIT TRENCH. SEE DETAIL 1/C-507.
31. COMMUNICATION CONDUIT TRENCH. SEE DETAIL 1/C-507.
32. HAND HOLE. SEE DETAIL 2/C-507.
33. CARD READER, INTERCOM, AND CAMERA. SEE DETAIL 3/C-507.
34. PEDESTRIAN GATE WITH CARD READER INTERCOM AND CAMERA. SEE DETAIL 1/C-504.
35. VERTICAL PICKET DOUBLE LEAF MOTORIZED GATE. SEE DETAIL 2/C-504.
36. DETECTOR LOOPS.
37. POLE MOUNTED LIGHT. SEE DETAIL 5/C-507.

NOTES:

1. SEE LS101 AND LS102 FOR PLANTINGS AND LANDSCAPE SITE ELEMENTS.
2. SEE ES101 FOR NUMBER OF CONDUIT AND CONDUIT SIZES AND LIGHT FIXTURE INFORMATION.

GRAPHIC SCALE

8' 4' 0 8' 16'

1/8"=1'-0"

CHECK GRAPHIC SCALE BEFORE USING

NO.	DATE	DESCRIPTION	BY

REVISIONS

STATE OF MAINE JACQUES L. GAGNON, JR. No. 6237 PROFESSIONAL ENGINEER

DRAWN BY: DEW
CHECK BY: JLG
NO. 22205.07
DATE 10/11/2024

STATE OF MAINE
BGS

TITLE BLAINE HOUSE
SITE & SECURITY UPGRADES
LOCATION AUGUSTA, MAINE

TITLE THIS DWG.
CHAMBERLAIN STREET
ENTRANCE SITE PLAN

OAK POINT ASSOCIATES
ARCHITECTURE • ENGINEERING • PLANNING
231 Main Street, Biddeford, Maine 04005 207.283.0193

DRAWING NO. CU102
SHEET NO. 11 OF 40

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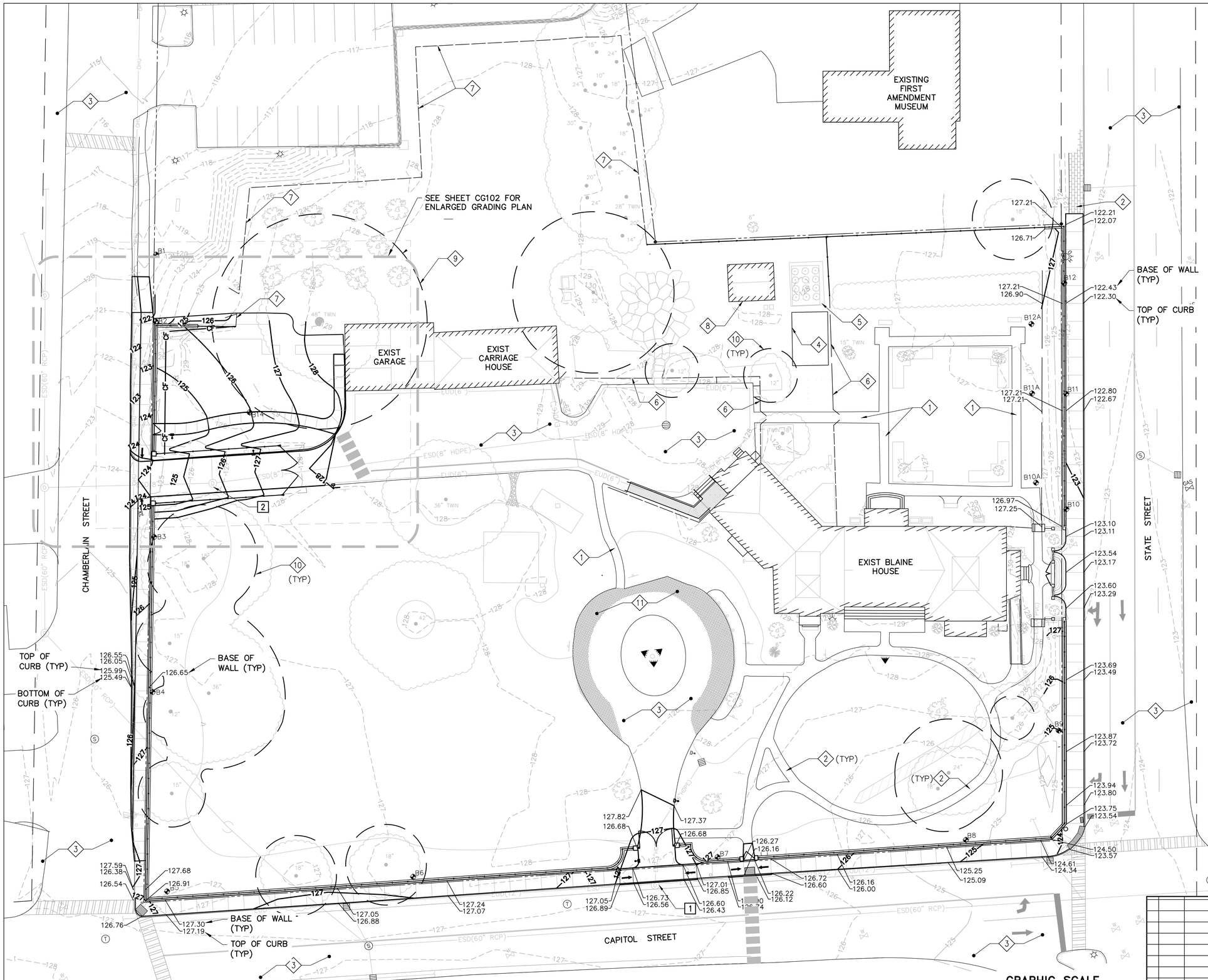

1 GRADING PLAN
CG101 SCALE: 1"=20'

GRAPHIC SCALE
20' 10' 0 20' 40'
1"=20'
CHECK GRAPHIC SCALE BEFORE USING

GRID NORTH

EXISTING KEYNOTES (THIS SHEET ONLY)

1. EXISTING CONCRETE ASPHALT PAVEMENT WALK.
2. EXISTING BRICK PAVERS.
3. EXISTING ASPHALT CONCRETE PAVEMENT.
4. EXISTING DECK.
5. EXISTING GARDEN.
6. EXISTING WOOD PICKET FENCE.
7. EXISTING PVC FENCE.
8. EXISTING GREEN HOUSE.
9. TREE PROTECTION ZONE: EQUIPMENT AND REGRADING OUTSIDE THE BUILDING TO BE DEMOLISHED IS NOT PERMITTED. REGRADING AT THE FOUNDATION REMOVAL AREAS MUST BE PERFORMED IN THE PRESENCE OF THE OWNER'S ARBORIST AND AN ARBORIST PROVIDED BY THE CONTRACTOR.
10. TREE PROTECTION ZONE.
11. EXISTING STAMPED CONCRETE.

12 – 29 NOT USED.

KEYNOTES: (THIS SHEET ONLY)

1. REMOVE EXISTING SOLID DRAIN COVER AND PROVIDE GRATE.
2. RESET EXIST RIM TO FINAL GRADE
   EXIST RIM: 126.77'
   NEW RIM: 125.73'

NOTE:

1. SEE LANDSCAPE SHEETS FOR PLANTINGS AND LANDSCAPE SITE ELEMENTS.

NO.	DATE	DESCRIPTION	BY

REVISIONS

STATE OF MAINE
JACQUES L. GAGNON, JR.
No. 6237
PROFESSIONAL ENGINEER
10/11/24

DRAWN BY: DEW
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NO. 22205.07
DATE 10/11/2024

STATE OF MAINE
BGS

TITLE BLAINE HOUSE
SITE & SECURITY UPGRADES
LOCATION AUGUSTA, MAINE

TITLE THIS DWG.
GRADING PLAN

OAK POINT ASSOCIATES
ARCHITECTURE ■ ENGINEERING ■ PLANNING
231 Main Street, Biddeford, Maine 04005 207.283.0193

DRAWING NO. CG101
SHEET NO. 12 OF 40

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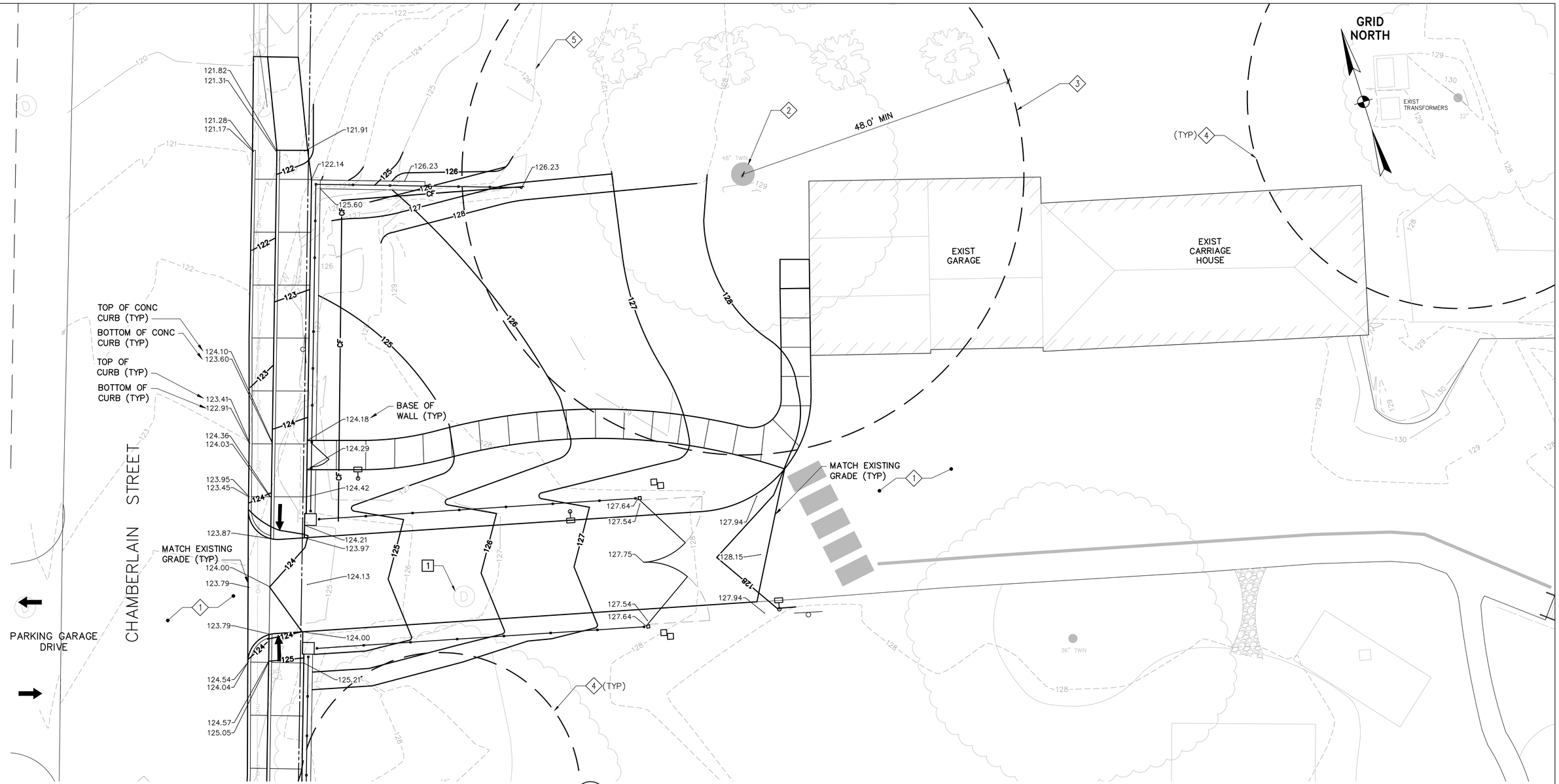

1 CHAMBERLAIN STREET ENTRANCE GRADING PLAN

CS101 CS102 SCALE: 1/8"=1'-0"

EXISTING KEYNOTES (THIS SHEET ONLY)

1. EXISTING ASPHALT CONCRETE PAVEMENT.
2. EXISTING "MOAK" TREE.
3. TREE PROTECTION ZONE: EQUIPMENT AND REGRADING OUTSIDE THE BUILDING TO BE DEMOLISHED IS NOT PERMITTED. REGRADING AT THE FOUNDATION REMOVAL AREAS MUST BE PERFORMED IN THE PRESENCE OF THE OWNER'S ARBORIST AND AN ARBORIST PROVIDED BY THE CONTRACTOR.
4. TREE PROTECTION ZONE.
5. EXISTING PVC FENCE.

4 – 29 NOT USED.

KEYNOTES: (THIS SHEET ONLY)

1. RESET EXIST RIM TO FINAL GRADE
   EXIST RIM: 126.77'
   NEW RIM: 125.73'

GRAPHIC SCALE

1/8"=1'-0" 8' 4' 0 8' 16'

CHECK GRAPHIC SCALE BEFORE USING

NO.	DATE	DESCRIPTION	BY

REVISIONS

STATE OF MAINE
JACQUES L. GAGNON, JR.
No. 6237
LICENSED
PROFESSIONAL ENGINEER

DRAWN BY: DEW
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NO. 22205.07
DATE 10/11/2024

STATE OF MAINE
BGS

TITLE BLAINE HOUSE
SITE & SECURITY UPGRADES
LOCATION AUGUSTA, MAINE

TITLE THIS DWG.
CHAMBERLAIN STREET
ENTRANCE GRADING PLAN

OAK POINT ASSOCIATES
ARCHITECTURE • ENGINEERING • PLANNING
231 Main Street, Biddeford, Maine 04005 207.283.0193

DRAWING NO. CG102
SHEET NO. 13 OF 40

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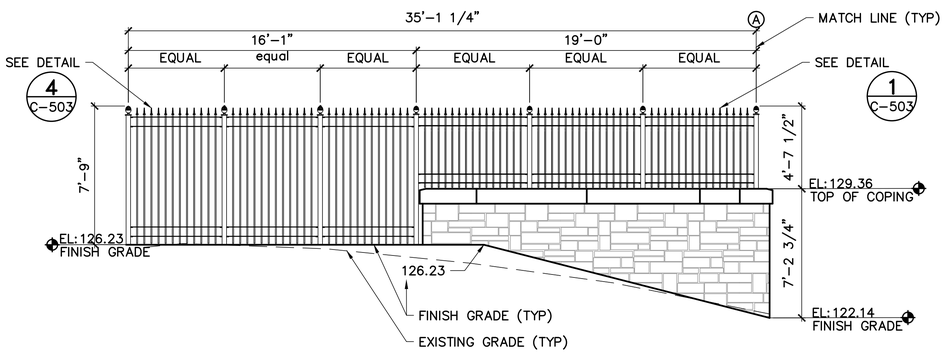
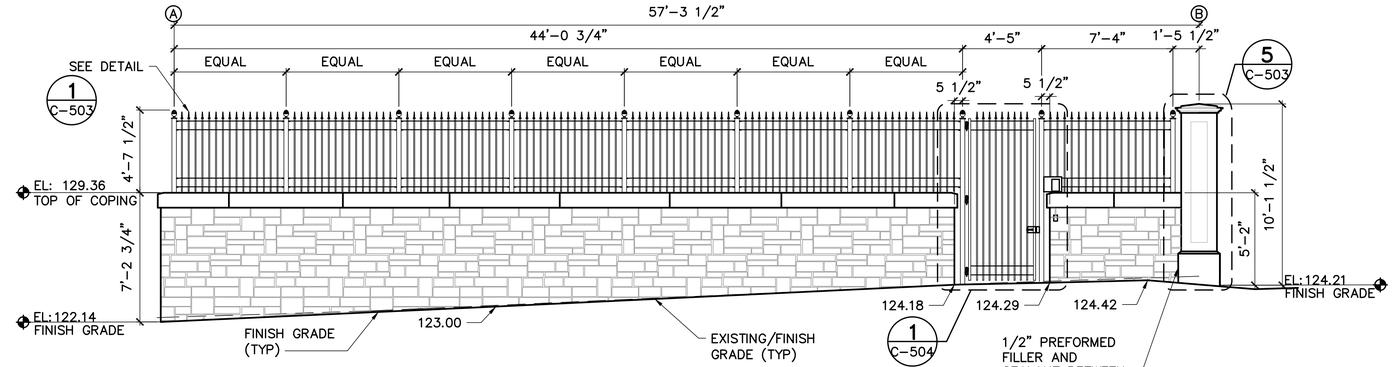
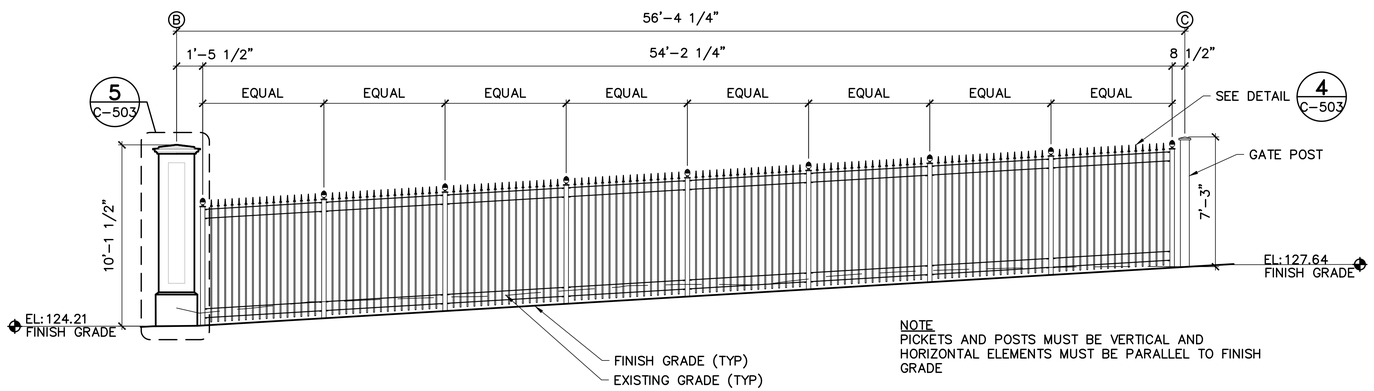


1 NORTH FACE ELEVATION
CS101 C-201 SCALE: 1/4"=1'-0"

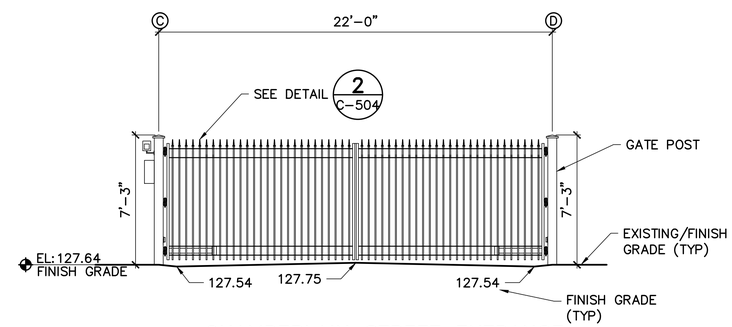


2 CHAMBERLAIN STREET FENCE ELEVATION – 1
CS101 C-201 SCALE: 1/4"=1'-0"

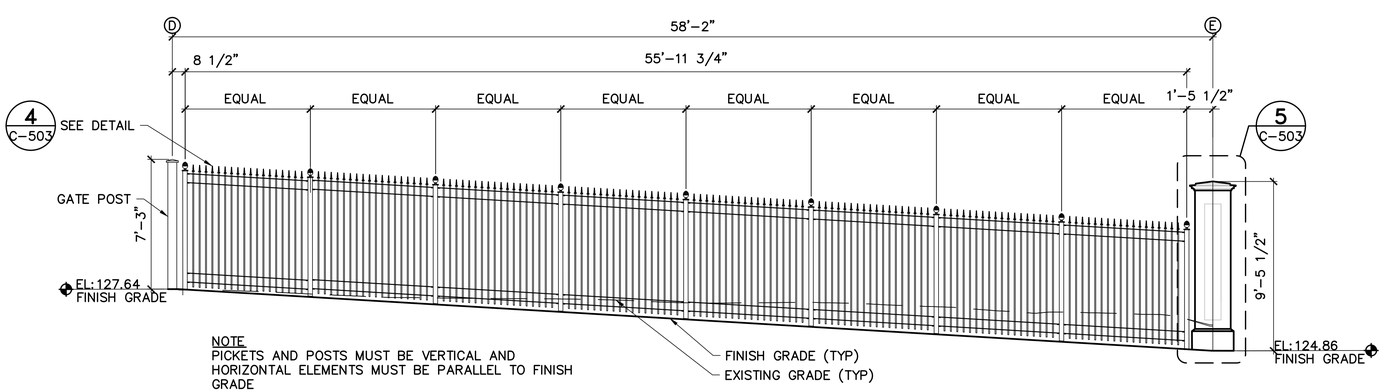


NOTE
PICKETS AND POSTS MUST BE VERTICAL AND HORIZONTAL ELEMENTS MUST BE PARALLEL TO FINISH GRADE

3 CHAMBERLAIN STREET ENTRANCE NORTH FENCE ELEVATION
CS101 C-201 SCALE: 1/4"=1'-0"



CHAMBERLAIN STREET ENTRANCE
4 FENCE GATE ELEVATION
CS101 C-201 SCALE: 1/4"=1'-0"



NOTE
PICKETS AND POSTS MUST BE VERTICAL AND HORIZONTAL ELEMENTS MUST BE PARALLEL TO FINISH GRADE

5 CHAMBERLAIN STREET ENTRANCE SOUTH FENCE ELEVATION
CS101 C-201 SCALE: 1/4"=1'-0"

NOTE: DIMENSIONS ARE TO CENTERLINES OF FENCE POSTS AND STONE PIERS.

GRAPHIC SCALE
1/4"=1'-0"
4' 2' 0 4' 8'
CHECK GRAPHIC SCALE BEFORE USING

NO.	DATE	DESCRIPTION	BY

REVISIONS

STATE OF MAINE
JACQUES L. GAGNON, JR.
No. 6237
LICENSED
PROFESSIONAL ENGINEER

DRAWN BY: DEW
CHECK BY: JLG
NO. 22205.07
DATE 10/11/2024

STATE OF MAINE
BGS

TITLE BLAINE HOUSE
SITE & SECURITY UPGRADES
LOCATION AUGUSTA, MAINE

TITLE THIS DWG.
FENCE ELEVATIONS - 1

OAK POINT ASSOCIATES
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SHEET NO. 14 OF 40

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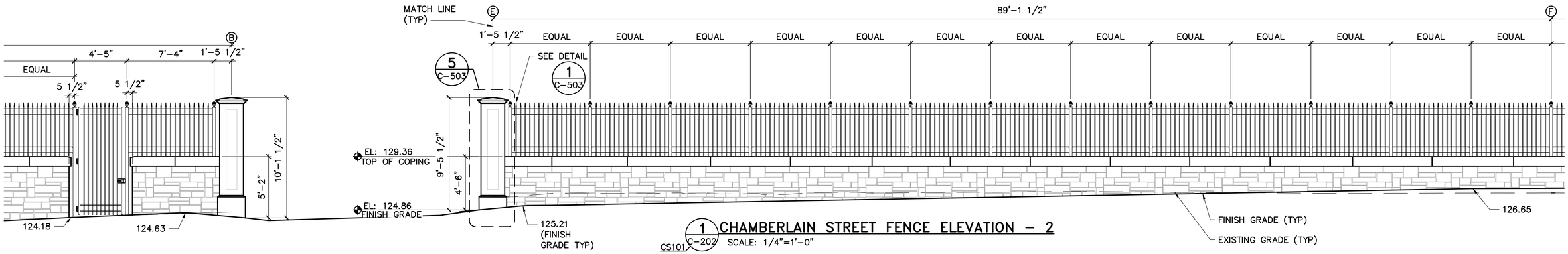
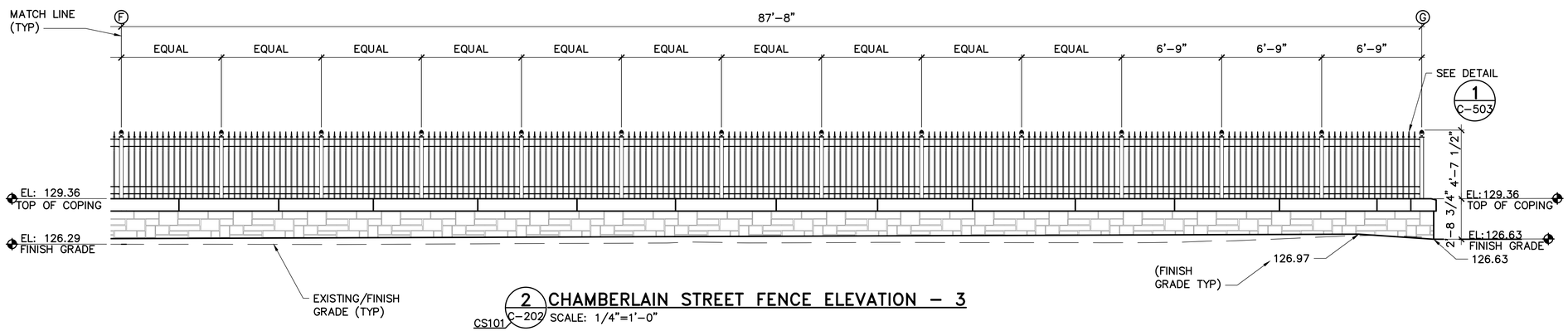


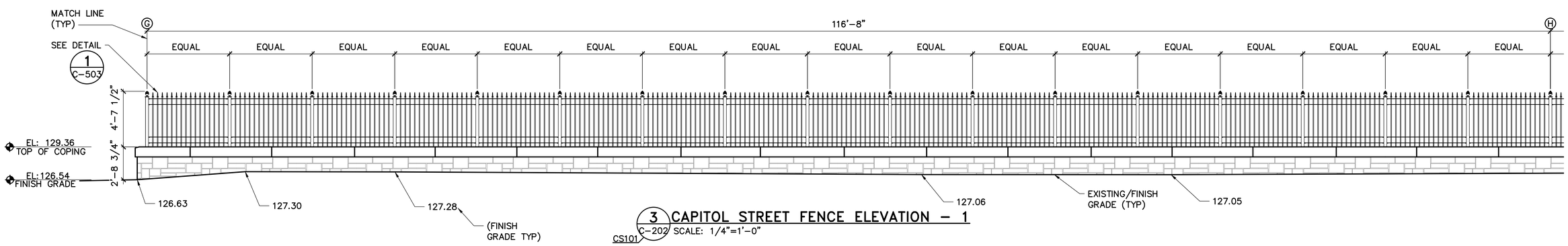
1 C-202 CHAMBERLAIN STREET FENCE ELEVATION – 2

CS101 SCALE: 1/4"=1'-0"



2 C-202 CHAMBERLAIN STREET FENCE ELEVATION – 3

CS101 SCALE: 1/4"=1'-0"



3 C-202 CAPITOL STREET FENCE ELEVATION – 1

CS101 SCALE: 1/4"=1'-0"

NOTE: DIMENSIONS ARE TO CENTERLINES OF FENCE POSTS AND STONE PIERS.

GRAPHIC SCALE

1/4"=1'-0" 4' 2' 0 4' 8'

CHECK GRAPHIC SCALE BEFORE USING

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SHEET NO. 15 OF 40

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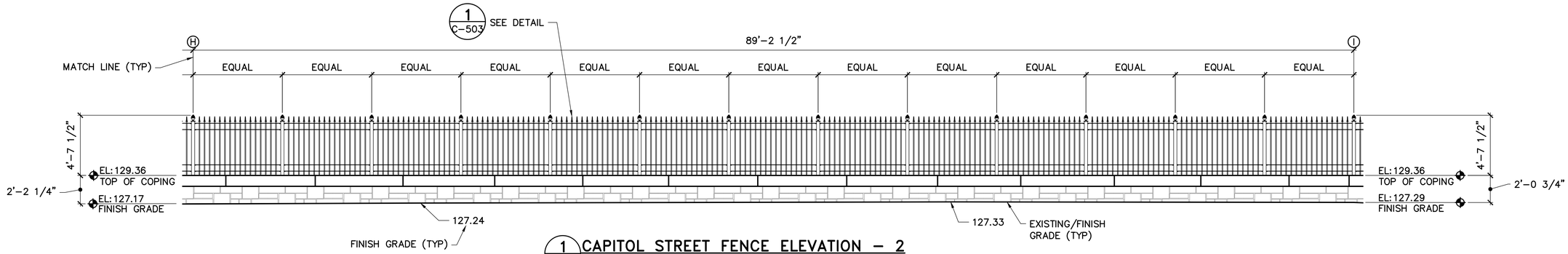

1 C-203 CS101 **CAPITOL STREET FENCE ELEVATION – 2**
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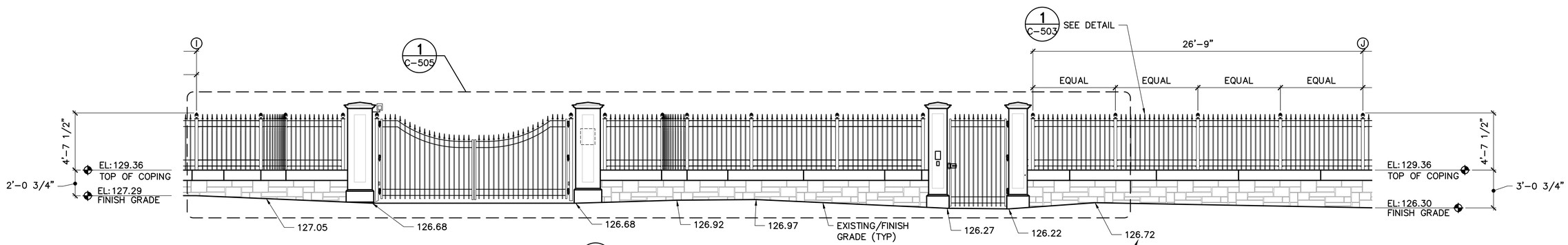

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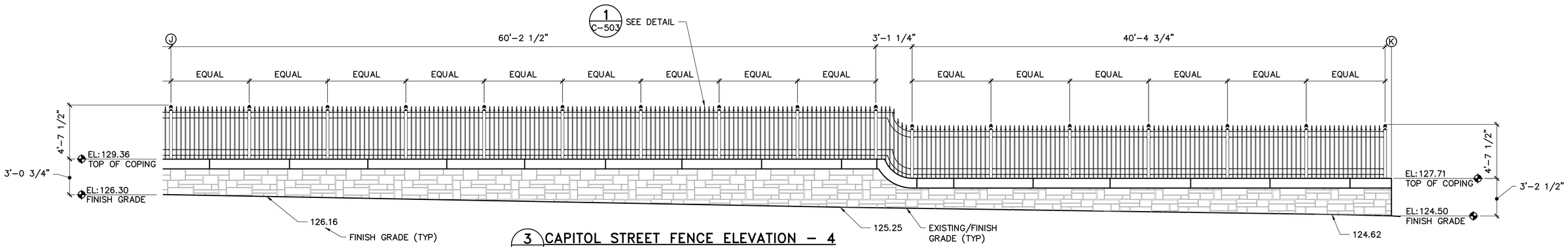

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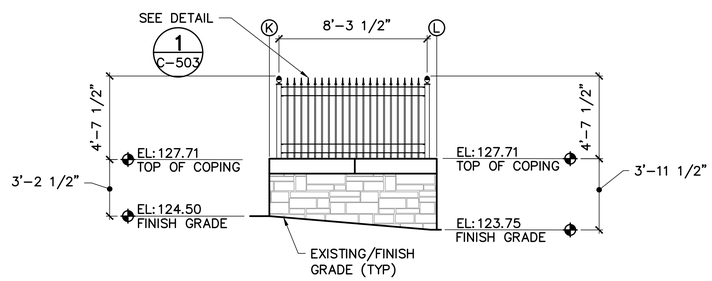

4 C-203 CS101 **CORNER OF CAPITOL AND STATE STREET FENCE ELEVATION**
SCALE: 1/4"=1'-0"

NOTE: DIMENSIONS ARE TO CENTERLINES OF FENCE POSTS AND STONE PIERS.

GRAPHIC SCALE
1/4"=1'-0" 4' 2' 0 4' 8'
CHECK GRAPHIC SCALE BEFORE USING

NO.	DATE	DESCRIPTION	BY
REVISIONS			

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STATE OF MAINE
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SITE & SECURITY UPGRADES
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FENCE ELEVATIONS - 3

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SHEET NO. 16 OF 40

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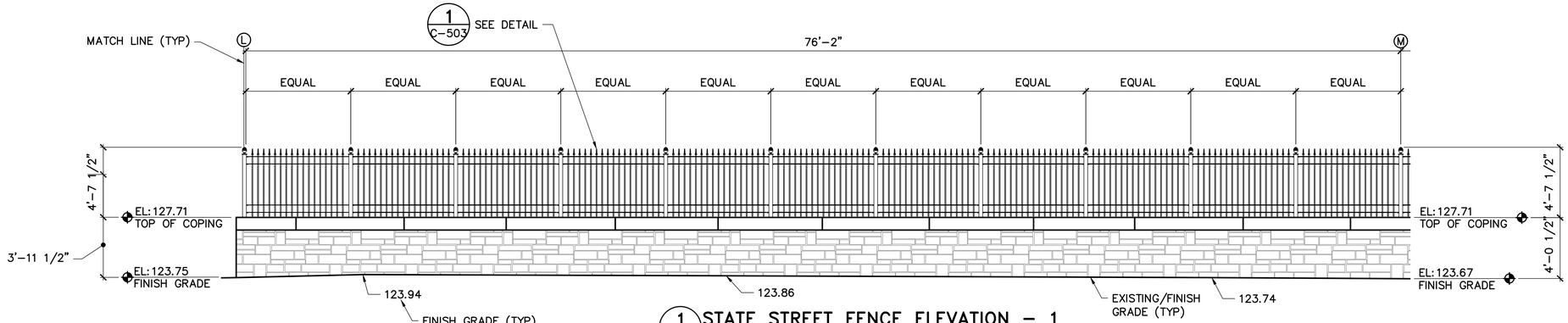

1 C-204 CS101 STATE STREET FENCE ELEVATION – 1
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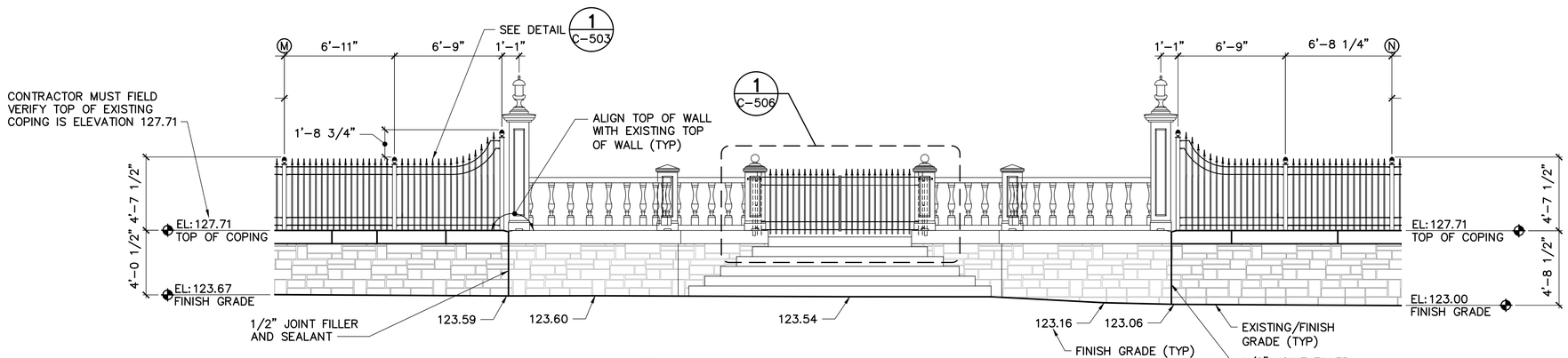

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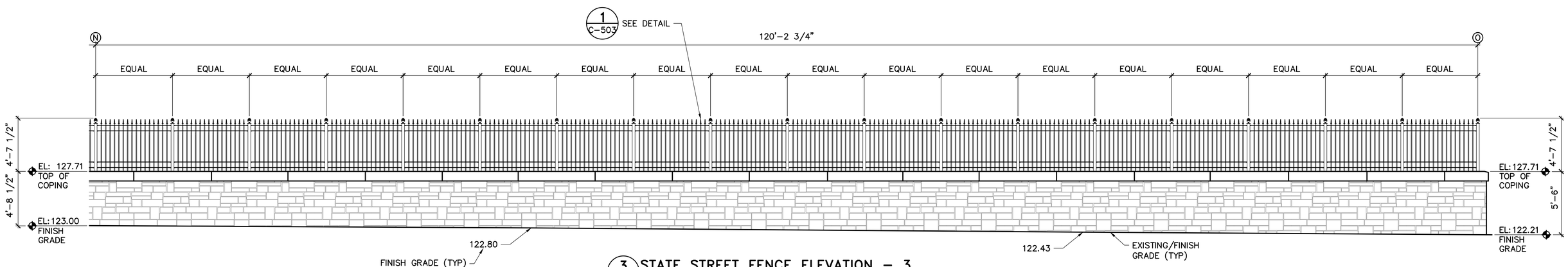

3 C-204 CS101 STATE STREET FENCE ELEVATION – 3
SCALE: 1/4"=1'-0"

NOTE: DIMENSIONS ARE TO CENTERLINES OF FENCE POSTS AND STONE PIERS.

GRAPHIC SCALE
1/4"=1'-0"
4' 2' 0 4' 8'
CHECK GRAPHIC SCALE BEFORE USING

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		REVISIONS	

STATE OF MAINE
10/11/24
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FENCE ELEVATIONS - 4

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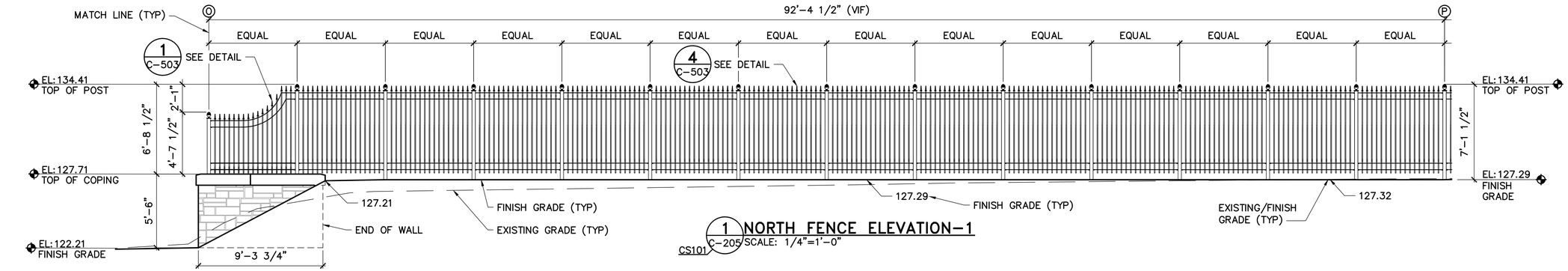
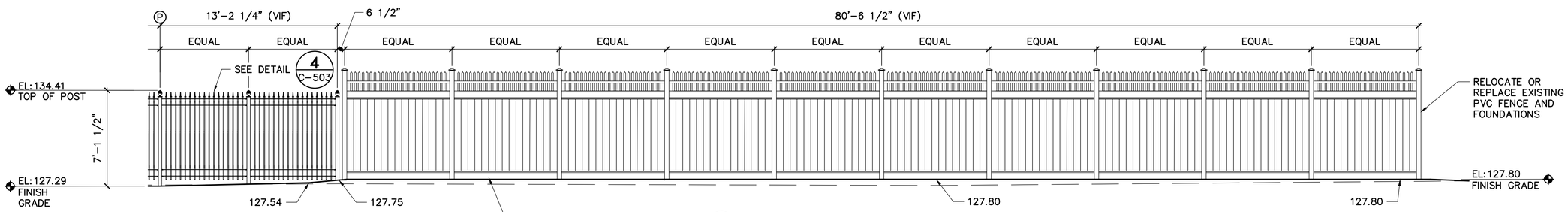
SHEET NO. 17 OF 40



1 C-205 CS101 NORTH FENCE ELEVATION-1
SCALE: 1/4"=1'-0"



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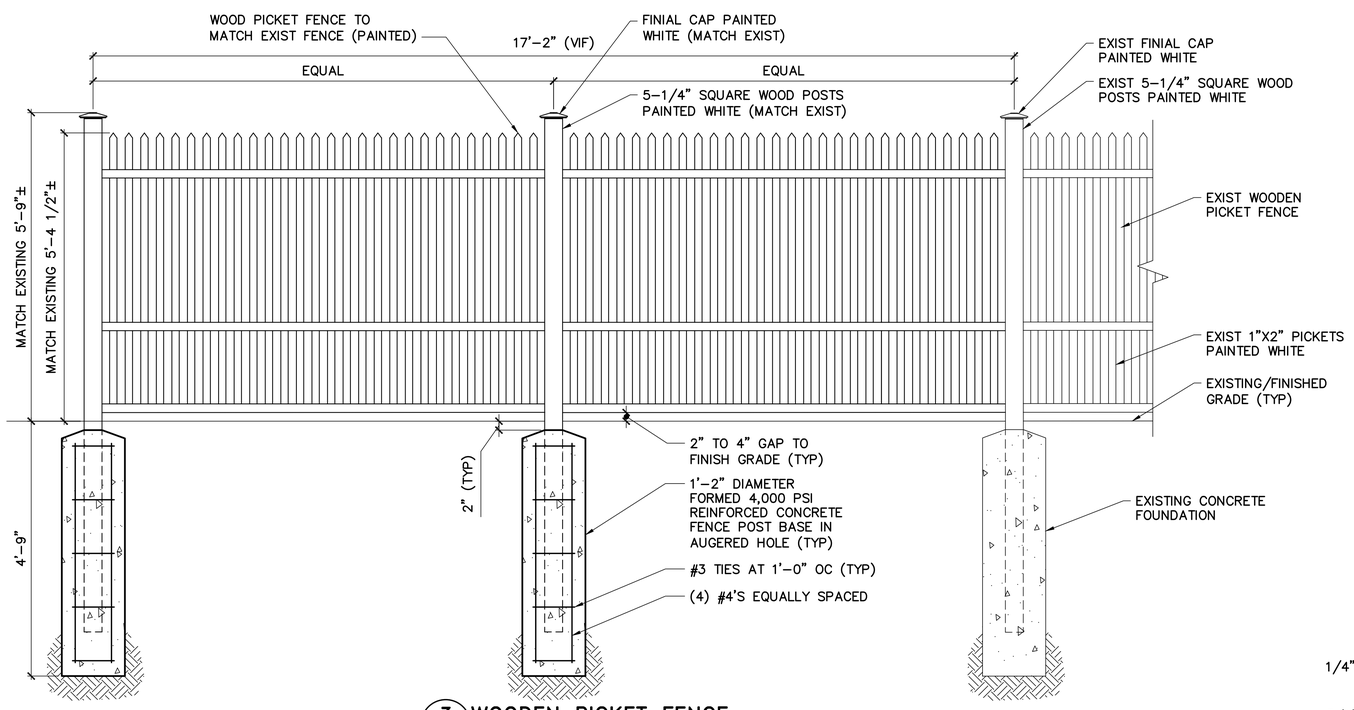

3 C-205 CS101 WOODEN PICKET FENCE
SCALE: 3/4"=1'-0"

NOTE: DIMENSIONS ARE TO CENTERLINES OF FENCE POSTS AND STONE PIERS.

GRAPHIC SCALES

1/4"=1'-0" 4' 2' 0 4' 8'

3/4"=1'-0" 1' 6" 0 1' 2' 3'

CHECK GRAPHIC SCALES BEFORE USING

NO.	DATE	DESCRIPTION	BY
REVISIONS			

STATE OF MAINE JACQUES L. GAGNON, JR. No. 6237 LICENSED PROFESSIONAL ENGINEER

DRAWN BY: DEW
CHECK BY: JLG
NO. 22205.07
DATE 10/11/2024

STATE OF MAINE
BGS

TITLE BLAINE HOUSE
SITE & SECURITY UPGRADES
LOCATION AUGUSTA, MAINE

TITLE THIS DWG.
FENCE ELEVATIONS - 5

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SHEET NO. 18 OF 40

EROSION AND SEDIMENT CONTROL NOTES

A. GENERAL NOTES

1. DURING CONSTRUCTION AND THEREAFTER, IMPLEMENT EROSION CONTROL MEASURES AS INDICATED AND SPECIFIED, AS WELL AS ADDITIONAL MEASURES NECESSARY TO CONTROL EROSION AND SEDIMENTATION IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENT CONTROL LAW. EROSION CONTROL MEASURES MUST BE IN ACCORDANCE WITH THE CURRENT EDITION "MAINE EROSION AND SEDIMENT CONTROL PRACTICES FIELD GUIDE FOR CONTRACTORS" BY THE MAINE DEP.

2. LIMIT AREAS OF EXPOSED SOILS TO THOSE AREAS THAT WILL ACTIVELY BE WORKED. TEMPORARILY STABILIZE ANY AREA OF DISTURBED SOIL THAT REMAINS UNWORKED FOR MORE THAN 7 DAYS USING TEMPORARY MULCHING (IF THE SOIL WILL BE PERMANENTLY STABILIZED WITHIN 30 DAYS) OR TEMPORARY SEEDING AND MULCHING (IF THE SOIL WILL NOT BE PERMANENTLY STABILIZED WITHIN 30 DAYS). PERMANENTLY STABILIZE AREAS OF DISTURBED SOIL BROUGHT TO FINAL GRADE WITHIN 7 DAYS. DISTURBED SURFACES SHALL BE STABILIZED WITHIN 7 DAYS PRIOR TO A STORM EVENT. DISTURBED SOILS DO NOT INCLUDE COMPACTED GRAVEL OR STRUCTURAL FILL FOR ROADS, PARKING LOTS, AND BUILDING FOUNDATIONS.

3. PROVIDE MINIMUM 4" LAYER OF PLANTING SOIL, SEED, AND MULCH ON ALL DISTURBED AREAS NOT OTHERWISE SPECIFIED. ACCOMPLISH PERMANENT SEEDING BETWEEN THE DATES OF APRIL 15 AND SEPTEMBER 15, UNLESS OTHERWISE APPROVED BY THE OWNER. WATER ALL VEGETATED AREAS AS NECESSARY TO ESTABLISH A VIGOROUS GRASS.

B. INSPECTION AND MAINTENANCE

1. AT A MINIMUM, INSPECT EROSION, SEDIMENTATION, AND STORMWATER CONTROL MEASURES, AREAS WHERE STORMWATER RUNOFF LEAVES THE SITE, DISTURBED AREAS AND AREAS USED FOR STORAGE, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE. CHECK IF EROSION AND SEDIMENT CONTROL MEASURES INSTALLED ARE OPERATING AS INTENDED. DETERMINE IF EROSION CONTROL MEASURES NEED TO BE REPAIRED, REPLACED OR MAINTAINED. IDENTIFY LOCATIONS WHERE NEW OR MODIFIED EROSION CONTROL MEASURES ARE NECESSARY AND INCIDENTS OF NON–COMPLIANT DISCHARGES. IF A NON–COMPLIANT DISCHARGE IS OBSERVED, IDENTIFY THE LOCATION, CHARACTER OF THE EVENT, ACTION TAKEN, AND REPORT THE EVENT TO THE OWNER.

2. KEEP A LOG (REPORT) SUMMARIZING THE SCOPE OF THE INSPECTION, NAME(S) AND QUALIFICATIONS OF THE PERSONNEL MAKING THE INSPECTION, THE DATE(S) OF THE INSPECTION, AND MAJOR OBSERVATIONS RELATING TO OPERATION OF EROSION AND SEDIMENTATION CONTROLS AND POLLUTION PREVENTION MEASURES. MAJOR OBSERVATIONS MUST INCLUDE: BMPs THAT NEED TO BE MAINTAINED, LOCATION(S) OF BMPs THAT FAILED TO OPERATE AS INTENDED, AND LOCATION(S) WHERE ADDITIONAL BMPs ARE NEEDED. ADDITIONAL MEASURES USED TO CORRECT DEFICIENCIES OR ENHANCE CONTROLS MUST ALSO BE INDICATED IN THE LOG AND DATED.

3. MAINTAIN EROSION CONTROL MEASURES FOR THE LIFE OF THE PROJECT AND UNTIL PERMANENT STABILIZATION OF THE ENTIRE SITE IS ESTABLISHED. PERMANENT STABILIZATION MUST CONSIST OF AT LEAST 90–PERCENT VEGETATION, PAVEMENT, GRAVEL BASE, OR RIPRAP. PROTECT STABILIZED AREAS FROM EROSION AND IMMEDIATELY REPAIR/REVEGETATE ERODED AREAS.

4. REMOVE TEMPORARY EROSION CONTROL MEASURES WITHIN 30 DAYS AFTER THE TRIBUTARY AREA HAS BEEN PERMANENTLY STABILIZED. REMOVE ACCUMULATED SEDIMENTS AND STABILIZE THE DISTURBED AREA.

C. SOIL STOCKPILE STABILIZATION

1. SELECT SOIL STOCKPILE LOCATIONS SUCH THAT THEY WILL NOT IMPEDE DRAINAGE NOR INTERFERE WITH WORK ON THE SITE.

2. PROVIDE SILT FENCE OR COMPOST FILTER SOCK BERM (SEE DETAIL 1/C–502) OR (5/C–502) AROUND THE DOWNGRADE EDGE OF SOIL AND FILL STOCKPILES.

3. STOCKPILES EXPECTED TO REMAIN IN PLACE FOR LESS THAN 30 DAYS MUST BE STABILIZED WITH MULCH OR COVERED WITH AN ANCHORED TARP WITHIN 7 DAYS OF FORMATION OF THE STOCKPILE, AND PRIOR TO ANY RAINFALL. STOCKPILES EXPECTED TO REMAIN IN PLACE FOR LONGER THAN 30 DAYS MUST BE STABILIZED WITH TEMPORARY SEED AND MULCH WITHIN 7 DAYS OF FORMATION OF THE STOCKPILE, AND PRIOR TO ANY RAINFALL.

E. TEMPORARY SEEDING

1. BEDDING – REMOVE STONES AND TRASH WITHIN THE SEEDING AREA. TILL THE SOIL TO A DEPTH OF ABOUT 3" TO PREPARE SEED BED AND MIX THE FERTILIZER INTO THE SOIL.

2. FERTILIZER – SPREAD 10–10–10 FERTILIZER UNIFORMLY OVER THE AREA AT A RATE OF 300 POUNDS PER ACRE (7 LBS/1,000 SF) PRIOR TO TILLING.

3. SEED MIXTURE – USE ANY OF THE FOLLOWING IN UPLAND AREAS:

TEMPORARY SEEDING RATES

SPECIES	PER ACRE	PER 1,000 SF	SEEDING DATES
WINTER RYE	112 LBS	2.6 LBS	8/15–10/1
OATS	80 LBS	1.8 LBS	4/1–7/1 & 8/15–9/15
ANNUAL RYE GRASS	40 LBS	0.9 LBS	4/1–7/1 WITH MULCH

4. MULCHING FOR TEMPORARY SEEDING – MULCH THE SEEDED AREA TO FACILITATE GERMINATION. APPLY MULCH IN THE FORM OF HAY OR STRAW AT A RATE OF 70 TO 90 LBS PER 1,000 SF.

F. CONSTRUCTION DEWATERING

1. IF DEWATERING OF EXCAVATION ARE NECESSARY UTILIZE DEWATERING SEDIMENT FILTER 4/C–502.

2. DISCHARGE WATER FROM DEWATERING OPERATIONS SHALL BE DISCHARGED INTO DEWATERING FILTERS ON THIS SITE. DISCHARGE OF INTO DRAINAGE DITCHES IS PROHIBITED.

G. MULCHING

1. MULCH AREAS THAT HAVE BEEN TEMPORARILY OR PERMANENTLY SEEDED WITH STRAW OR FIBER MULCH IMMEDIATELY FOLLOWING SEEDING.

2. MULCH AREAS THAT CANNOT BE SEEDED BECAUSE OF THE SEASON WITH ORGANIC MULCH AND SEED THE AREAS AS SOON AS WEATHER OR SEASONAL CONDITIONS PERMIT.

3. USE TEMPORARY MULCHING IN ACCORDANCE WITH THE TABLE BELOW ON SLOPES, CHANNELS, OTHER EROSION PRONE AREAS, AND EXPOSED SOILS THAT CANNOT RECEIVE PERMANENT COVER WITHIN 14 DAYS OF DISTURBANCE OR WITHIN 7 DAYS IN AREAS WITHIN 100' OF A PROTECTED NATURAL RESOURCE (WETLANDS AND WATERWAYS).

MULCHING RATES

MULCH TYPE	RATE PER 1,000 SF	USE AND COMMENTS
HAY OR STRAW	70 TO 90 LBS * * DOUBLE THE RATE FOR OVER WINTER STABILIZATION	MOLD FREE AND DRY, MAY BE USED WITH PLANTINGS. ANCHOR IN AREAS OF STRONG WIND AND SLOPES GREATER THAN 5%.
WOOD CHIPS OR BARK MULCH	3" THICK OR MORE	USE IN FLAT AREAS AND SHORT 4:1 SLOPES.
EROSION CONTROL BLANKETS	SEE DETAIL 3/C–502	DITCHES AND STEEP SLOPES.
EROSION CONTROL MIX	2" FOR SLOPES FLATTER THAN 3:1 OR 4" FOR SLOPES GREATER THAN 3:1.	FOR USE ON SLOPES LESS THAN 45%.

H. PERMANENT SEEDING

1. SPREAD PLANTING SOIL TO MINIMUM DEPTH OF 6 INCHES AND FINE GRADE: USE ON–SITE STRIPPED AND STOCKPILED TOPSOIL OR IMPORTED TOPSOIL. MODIFY EXISTING AND IMPORTED TOPSOIL WITH SOIL AMENDMENTS AND FERTILIZER, IF REQUIRED, TO PRODUCE A PLANTING SOIL MIXTURE BEST FOR TURF GRASS. CLEAN PLANTING SOIL OF ROOTS, PLANTS, SOD, STONES, CLAY LUMPS AND OTHER EXTRANEOUS MATERIALS 2 INCHES OR LARGER IN ANY DIMENSION.

2. SATISFACTORY SEEDED TURF AND MEADOW: PROVIDE A HEALTHY, UNIFORM, CLOSE STAND OF VEGETATION, FREE OF WEEDS AND SURFACE IRREGULARITIES, WITH COVERAGE EXCEEDING 90 PERCENT OVER ANY 10 SQUARE FEET AND BARE SPOTS NOT EXCEEDING 5 BY 5 INCHES.

I. DUST CONTROL

1. IMPLEMENT DUST CONTROL MEASURES TO CONTROL BLOWING AND MOVEMENT OF DUST. CONTROL DUST USING ONE OR MORE OF THE FOLLOWING METHODS OR OTHER METHOD APPROVED BY THE OWNER:

a) MULCHES – MULCH AREAS SUBJECT TO DUST MOVEMENT IN ACCORDANCE WITH THE MAINE DEP ESC GUIDELINES;

b) WATERING – SPRINKLE AREAS SUBJECT TO DUST MOVEMENT WITH WATER UNTIL THE SURFACE IS WET. REPEAT SPRINKLING AS REQUIRED TO PREVENT MOVEMENT OF DUST.

c) CALCIUM CHLORIDE – CALCIUM CHLORIDE MUST BE IN THE FORM OF LOOSE, DRY GRANULES OR FLAKES OF A SIZE SUITABLE FOR COMMONLY USED SPREADERS. CALCIUM CHLORIDE MUST BE APPLIED AT A RATE THAT WILL KEEP THE SURFACE MOIST BUT NOT CAUSE POLLUTION OR PLANT DAMAGE.

J. EROSION CONTROL BLANKET

1. EXCELSIOR EROSION CONTROL BLANKET MUST CONSIST OF A MACHINE PRODUCED MAT OF CURLED WOOD EXCELSIOR COVERED WITH EITHER A 3 BY 1 INCH WEAVE OF TWISTED CRAFT PAPER OR A 2 BY 1 INCH BIODEGRADABLE EXTRUDED PLASTIC MESH. THE MAT MUST BE OF CONSISTENT THICKNESS WITH FIBERS EVENLY DISTRIBUTED THROUGHOUT. 80 PERCENT OF THE FIBERS MUST BE OVER 6 INCHES IN LENGTH. MINIMUM WIDTH: 48 INCHES, MINIMUM WEIGHT: 0.8 POUNDS PER SQUARE YARD.

2. STRAW–COCONUT EROSION CONTROL MAT MUST CONSIST OF A MACHINE PRODUCED MAT OF 70 PERCENT WHEAT STRAW AND 30 PERCENT COCONUT FIBER WITH PHOTODEGRADABLE NETTING ON BOTH SIDES AND SEWN TOGETHER WITH COTTON THREAD. MINIMUM WIDTH: 48 INCHES, MINIMUM WEIGHT: 0.75 POUNDS PER SQUARE YARD.

3. JUTE EROSION CONTROL BLANKET MUST BE OF UNIFORM PLAIN WEAVE SINGLE JUTE YARN AVERAGING APPROXIMATELY 130 POUNDS PER SPINDLE OF 14,400 YARDS. THE YARN MUST BE LOOSELY TWISTED AND WOVEN INTO 48 INCH WIDE BLANKETS WITH A MINIMUM AVERAGE WEIGHT OF 1.0 POUNDS PER SQUARE YARD.

K. EROSION CONTROL MIX

WELL–GRADED WITH AN ORGANIC COMPONENT COMPOSED OF FIBROUS AND ELONGATED FRAGMENTS THAT IS 50 TO 100% OF THE TOTAL DRY WEIGHT, THE MINERAL PORTION OF THE MIX MUST BE NATURALLY INCLUDED IN THE MANUFACTURING PROCESS WITH NO STONES LARGER 3" IN ANY DIMENSION NOR LARGE AMOUNTS OF SILTS AND CLAYS. IF THE EROSION CONTROL MIX IS GENERATED FROM STUMP GRINDING, THE MINERAL SOIL ORIGINATES FROM THE ROOT BALL AND SHOULD NOT BE REMOVED BEFORE GRINDING. THE MIX MUST BE FREE OF REFUSE, MATERIAL TOXIC TO PLANT GROWTH, AND UNSUITABLE MATERIAL, INCLUDING BARK CHIPS, GROUND CONSTRUCTION DEBRIS AND REPROCESSED WOOD PRODUCTS.

L. RIPRAP

1. RIPRAP MUST CONSIST OF A WELL GRADED MIXTURE OF SOUND, DURABLE ROCK WHICH WILL NOT DISINTEGRATE BY EXPOSURE TO WATER OR WEATHER AND WITH A SPECIFIC GRAVITY OF AT LEAST 2.5. ANGULAR FIELD STONE, ROUGH QUARRY STONE OR BLASTED LEDGE ROCK MAY BE USED. APPROXIMATELY 50–PERCENT OF THE STONE BY WEIGHT MUST BE LARGER THAN THE MEDIAN STONE SIZE (D50 SIZE) INDICATED. THE MAXIMUM STONE SIZE MUST BE 1.5 TIMES THE MEDIAN SIZE. INCLUDE ENOUGH SMALLER STONES TO FILL THE VOIDS IN THE LARGER STONES.

M. HOUSEKEEPING

1. HANDLE AND DISPOSE OF POLLUTANTS, INCLUDING WASTE MATERIALS AND DEMOLITION DEBRIS, IN A MANNER THAT DOES NOT CAUSE CONTAMINATION OF SURFACE WATER OR OTHER PROTECTED RESOURCES.

2. COVER, CONTAIN, AND PROTECT FROM VANDALISM CHEMICALS, LIQUID PRODUCTS, PETROLEUM PRODUCTS, AND NON–INERT WASTES PRESENT ON THE SITE. STORE ONLY SUFFICIENT AMOUNTS OF MATERIALS TO COMPLETE THE JOB.

3. DISPOSE OF NOT TO BE USED SURPLUS MATERIALS OFF SITE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND STATE AND FEDERAL CODES AND REGULATIONS.

4. CONSTRUCTION EQUIPMENT AND VEHICLES MUST BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTATIVE MAINTENANCE TO MINIMIZE POTENTIAL FOR LEAKAGE OR BREAKDOWN. NECESSARY REPAIR AND MAINTENANCE OF EQUIPMENT AND/OR VEHICLES MUST BE CONDUCTED USING SPILL PREVENTION MEASURES, INCLUDING DRIP PANS AND PLASTIC BENEATH THE VEHICLE, AND ONLY IN LOCATIONS APPROVED BY THE OWNER. CLEAN CONTAMINATED SURFACES IMMEDIATELY FOLLOWING ANY DISCHARGE OR SPILL INCIDENT.

5. CONCRETE TRUCKS MUST DISCHARGE AND WASH OUT SURPLUS CONCRETE AND DRUM WASH WATER IN A SINGLE CONTAINED AREA ON SITE WHERE WATER WILL NOT RUNOFF OR INFILTRATE INTO THE GROUND. THE CONTAINED WASHOUT AREA MUST BE A MINIMUM OF 100 FEET FROM PROTECTED NATURAL RESOURCES AND AS APPROVED BY THE OWNER.

6. APPLY AGRICULTURAL CHEMICALS, INCLUDING FERTILIZER, IN A MANNER AND APPLICATION RATE THAT WILL NOT RESULT IN LOSS OF CHEMICAL TO SURFACE WATER RUNOFF. FOLLOW MANUFACTURERS' RECOMMENDATIONS FOR APPLICATION RATES AND PROCEDURES.

7. SPILLS MUST BE CLEANED UP IMMEDIATELY AFTER DISCOVERY IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED METHODS. KEEP MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP IN THE MATERIAL STORAGE AREA, INCLUDING BROOMS, DUSTPANS, MOPS, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SAWDUST AND PLASTIC OR METAL TRASH CONTAINERS. SPILLS OF TOXIC OR HAZARDOUS MATERIALS MUST BE REPORTED TO THE OWNER AND MAINE DEP IMMEDIATELY REGARDLESS OF THE SIZE.

N. WINTER STABILIZATION (11/1 – 4/15)

1. DISTURBED SLOPES (SLOPES GREATER THAN 10 PERCENT). SEED AND MULCH SLOPES TO BE VEGETATED BY OCTOBER 1ST. IF ANY SLOPE GREATER THAN 10 PERCENT IIS NOT STABILIZED BY OCTOBER 1ST, TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SLOPE FOR LATE FALL AND WINTER:

a. STABILIZE THE SOIL WITH TEMPORARY VEGETATION AND EROSION CONTROL BLANKETS – BY OCTOBER 1st SEED THE DISTURBED SLOPE WITH ANNUAL RYEGRASS AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET AND THEN INSTALL EROSION CONTROL BLANKETS OR ANCHORED HAY MULCH OVER THE SEEDING. MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR FAILS TO COVER AT LEAST 70% OF THE SLOPE BY NOVEMBER 1ST, COVER THE SLOPE WITH A LAYER OF EROSION CONTROL MIX AS DESCRIBED BELOW.

b. STABILIZE THE SLOPE WITH EROSION CONTROL MIX – PLACE A 4–INCH THICK LAYER OF EROSION CONTROL MIX ON THE SLOPE BY NOVEMBER 15th.

2. DISTURBED SOILS – SEED AND MULCH DISTURBED SOILS ON THE SITE BY OCTOBER 1ST. IF DISTURBED AREAS ARE NOT STABILIZED BY OCTOBER 1ST, TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SOIL FOR LATE FALL AND WINTER:

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

b. STABILIZE THE SOIL WITH MULCH – BY NOVEMBER 15th, MULCH THE DISTURBED SOIL BY SPREADING HAY OR STRAW AT A RATE OF AT LEAST 150 POUNDS PER 1000 SQUARE FEET SUCH THAT NO SOIL IS VISIBLE THROUGH THE MULCH. IMMEDIATELY AFTER APPLYING THE MULCH, ANCHOR WITH NETTING OR OTHER APPROVED METHOD.

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

STATE OF MAINE
10/11/24
JACQUES L. GAGNON, JR.
No. 6237
LICENSED
PROFESSIONAL ENGINEER

DRAWN BY: DEW
CHECK BY: JLG
NO. 22205.07
DATE 10/11/2024

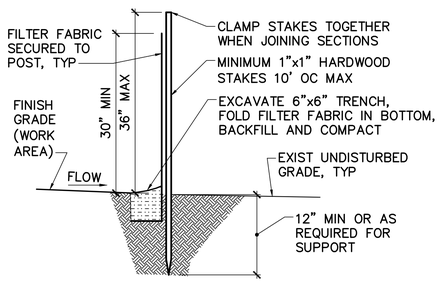
STATE OF MAINE
BGS

TITLE BLAINE HOUSE
SITE & SECURITY UPGRADES
LOCATION AUGUSTA, MAINE

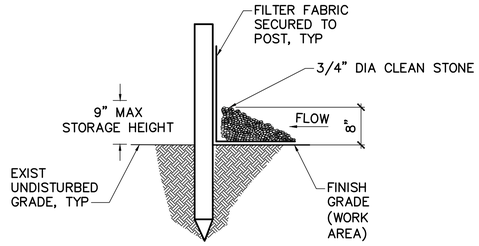
TITLE THIS DWG.
EROSION AND SEDIMENT CONTROL NOTES

OAK POINT ASSOCIATES
ARCHITECTURE ■ ENGINEERING ■ PLANNING
231 Main Street, Biddeford, Maine 04005 207.283.0193

DRAWING NO. C–501
SHEET NO. 19 OF 40



WITH TRENCH



WITHOUT TRENCH

SILT FENCE NOTES

1. FILTER FABRIC SHALL BE A PERVIOUS SHEET OF PROPYLENE, NYLON, POLYESTER, OR ETHYLENE YARN CONFORMING TO MDEP GUIDELINES.

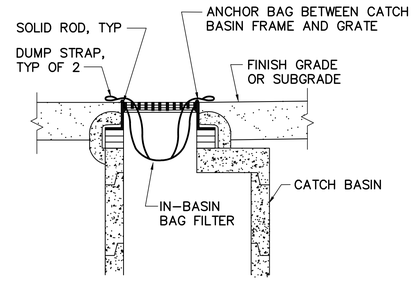
2. REMOVE SEDIMENT DEPOSITS BEFORE DEPOSITS EXCEED 6" IN DEPTH.

3. INSPECT SILT FENCES AFTER EACH RAINFALL AND MAKE NECESSARY REPAIRS/REPLACEMENT IMMEDIATELY.

4. REMOVE SILT FENCE AFTER SATISFACTORY VEGETATIVE COVER IS ESTABLISHED. PROVIDE PLANTING SOIL, FINISH GRADE, SEED AND MULCH DISTURBED AREA.

1 TYP SILT FENCE DETAIL

CD101,CS101,C-501 C-502 NOT TO SCALE

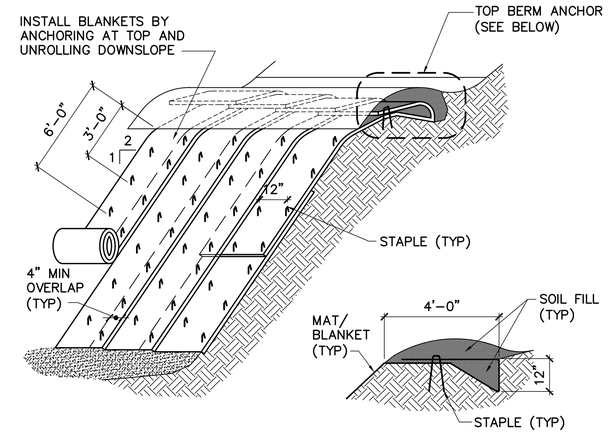


INLET PROTECTION NOTES:

1. IN-BASIN BAG FILTERS SHALL BE A WOVEN POLYPROPYLENE WITH THE FOLLOWING MINIMUM PROPERTIES:
   a. GRAB TENSILE STRENGTH ACCORDING TO ASTM D-4632: 300 LBS
   b. PUNCTURE RESISTANCE ACCORDING TO ASTM D-4833: 120 LBS
   c. MULLEN BURST ACCORDING TO ASTM D-3786: 800 PSI
   d. FLOW RATE ACCORDING TO ASTM D-4491: 44 GAL/MIN/FT
2. BAG FILTER SEAMS SHALL BE DOUBLE STITCHED WITH HIGH-STRENGTH NYLON THREAD AND SHALL HAVE A AVERAGE WIDE WIDTH STRENGTH PER ASTM D 4884 OF 165 LBS/INCH.
3. INSPECT INLET PROTECTION WEEKLY AND AFTER EACH RAINFALL EVENT. CLEAN OUT, REPAIR OR REPLACE INLET PROTECTION PROMPTLY AS REQUIRED TO MAINTAIN IN GOOD WORKING CONDITION.
4. INSTALL AND EMPTY BAG FILTERS IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.

2 TYP INLET PROTECTION DETAIL

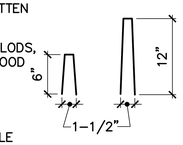
CD101,CS101 C-502 NOT TO SCALE



ANCHOR BERM

NOTES:

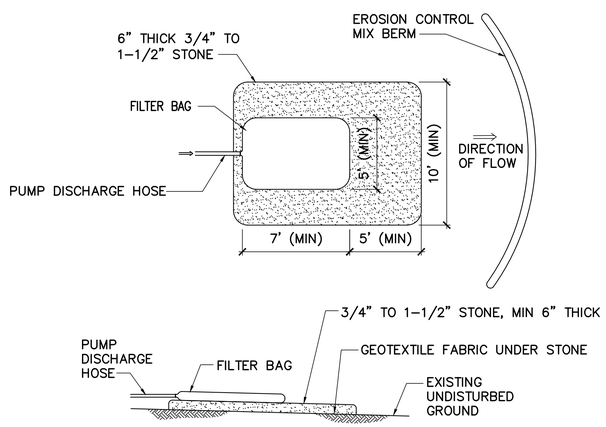
1. INSTALL BLANKETS PER MANUFACTURER'S WRITTEN RECOMMENDATIONS.
2. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS. BLANKETS SHALL HAVE GOOD SOIL CONTACT.
3. APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS.
4. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH SOIL, DO NOT STRETCH.



STAPLES

3 EROSION CONTROL BLANKET ON SLOPE DETAIL

C-501 C-502 NOT TO SCALE

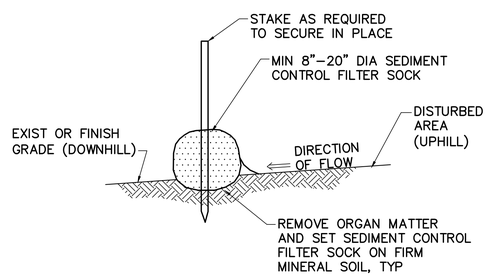


SEDIMENT FILTER NOTES:

1. DEWATERING SEDIMENT FILTERS MUST BE A NON-WOVEN GEOTEXTILE FABRIC WITH THE FOLLOWING MINIMUM PROPERTIES:
   a. WEIGHT IN ACCORDANCE WITH ASTM D3776: 8 OZ/YARD
   b. GRAB TENSILE STRENGTH IN ACCORDANCE WITH ASTM D4632: 203 LBS
   c. PUNCTURE RESISTANCE IN ACCORDANCE WITH ASTM D4833: 130 LBS
   d. MULLEN BURST STRENGTH IN ACCORDANCE WITH ASTM D3786: 400 PSI
   e. FLOW RATE IN ACCORDANCE WITH ASTM D4491: 80 GAL/MIN/SF
2. INSTALL, OPERATE AND REMOVE DEWATERING SEDIMENT FILTERS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND PRINTED INSTRUCTIONS.

4 DEWATERING SEDIMENT FILTER DETAIL

C-501 C-502 NOT TO SCALE



SECTION

COMPOST FILTER SOCK BERM:

1. SEDIMENT CONTROL FILTER SOCK MUST CONSIST OF STRAW, SHREDDED BARK, STUMP GRINDINGS, OR OTHER ORGANIC MATERIALS WRAPPED IN BIODEGRADABLE TUBULAR NETTED OR SIMILAR ENCASING MATERIAL AND MUST BE MANUFACTURED FOR THE PURPOSE OF TEMPORARY SEDIMENT CONTROL. INSTALL SEDIMENT CONTROL FILTER SOCK ACCORDING TO MANUFACTURER RECOMMENDATIONS.
2. SECURELY STAKE SEDIMENT CONTROL FILTER SOCK IN PLACE TO PREVENT MOVEMENT AND UNDERMINING OF THE FILTER SOCK.
3. INSTALL FILTER SOCK FIRMLY IN THE TRENCHES AND ABUT TIGHTLY END TO END. DO NOT OVERLAP ENDS.
4. REMOVE SEDIMENT ACCUMULATIONS WHEN EXCEEDING ONE HALF THE HEIGHT BETWEEN THE TOP OF THE FILTER SOCK AND THE GROUND SURFACE.
5. SEDIMENT CONTROL FILTER SOCK MUST REMAIN IN PLACE UNTIL ALL DISTURBED AREAS ARE STABILIZED.

5 COMPOST FILTER SOCK

CD101,CS101,C-501 C-502 NOT TO SCALE

NO.	DATE	DESCRIPTION	BY
REVISIONS			

STATE OF MAINE
10/11/24
JACQUES L. GAGNON, JR.
No. 6237
LICENSED
PROFESSIONAL ENGINEER

DRAWN BY: DEW
CHECK BY: JLG
NO. 22205.07
DATE 10/11/2024

STATE OF MAINE
BGS

TITLE: BLAINE HOUSE
SITE & SECURITY UPGRADES
LOCATION: AUGUSTA, MAINE

TITLE THIS DWG.
EROSION CONTROL DETAILS

OAK POINT ASSOCIATES
ARCHITECTURE ■ ENGINEERING ■ PLANNING
231 Main Street, Biddeford, Maine 04005 207.283.0193

DRAWING NO. C-502
SHEET NO. 20 OF 40

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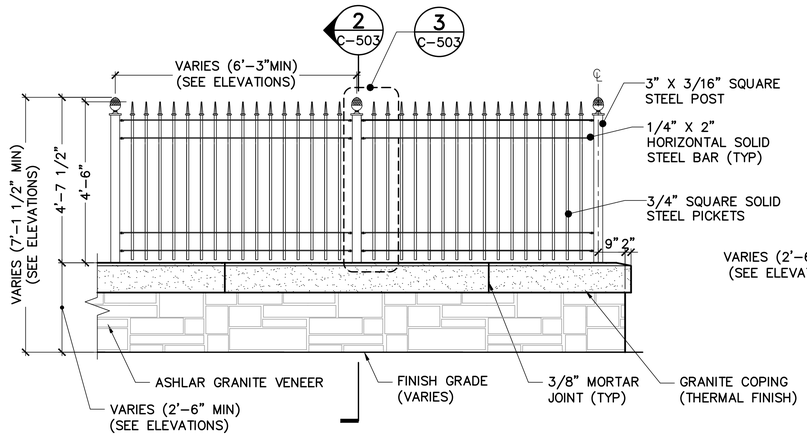


ELEVATION

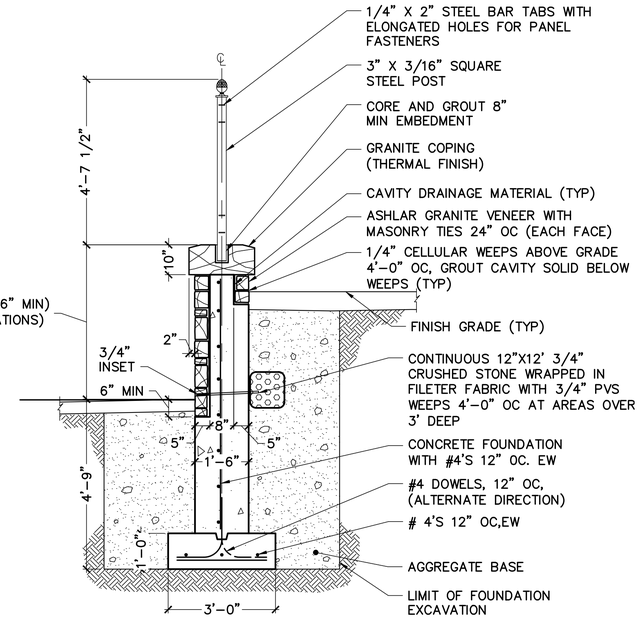
NOTE:

1. ASHLAR GRANITE VENEER WITH 1"± MORTAR JOINTS, PATERN AND STONE TYPE MUST MATCH EXISTING ASHLAR VENEER WALL AT STATE STREET.
2. PAINT ALL METAL FENCE COMPONENTS GLOSS BLACK.

1 PERIMETER FENCE ELEVATION

C-503 SCALE: 1/2"=1'-0"

CS101,CS102,C-201 TO C-205

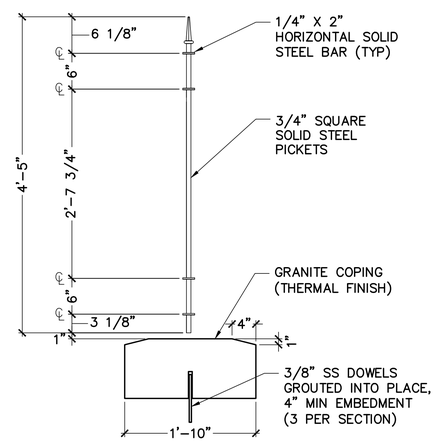


SECTION

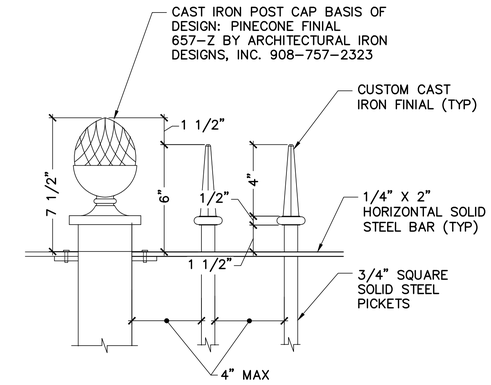
2 TYP PERIMETER FENCE SECTION

C-503 SCALE: 1/2"=1'-0"

CS101,CS102,C201 TO C205,C-503

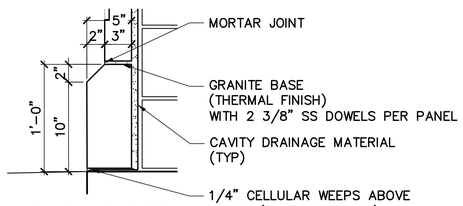


BAR, PICKET AND COPING DIMENSIONS
SCALE: 1"=1'-0"



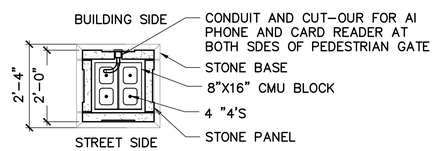
3 FINIAL AND POST CAP DETAIL

C-503 SCALE: 3"=1'-0"

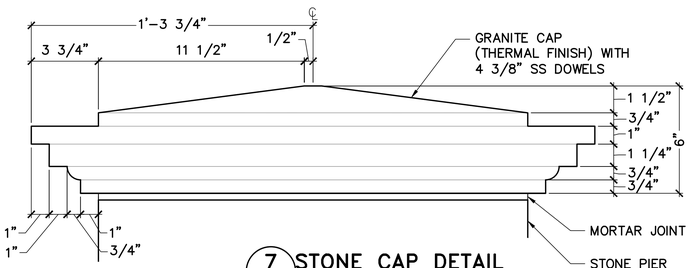


6 STONE BASE DETAIL

C-503 SCALE1-1/2"=1'-0"

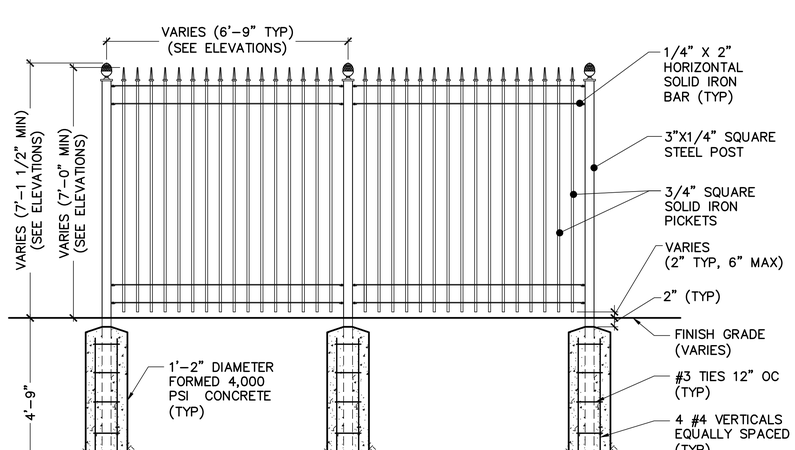


SECTION B-B



7 STONE CAP DETAIL

C-503 SCALE: 3"=1'-0"



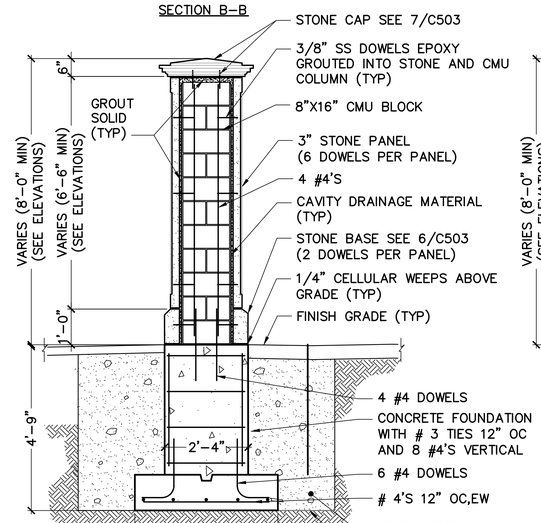
NOTE:

1. PAINT ALL METAL FENCE COMPONENTS GLOSS BLACK.

4 VERTICAL PICKET FENCE ELEVATION

C-503 SCALE: 1/2"=1'-0"

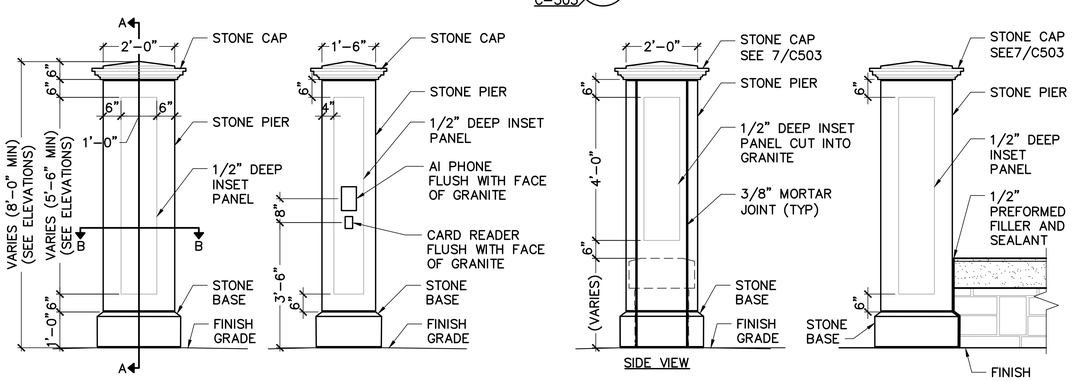
CS101,CS102,C-201,C205



SECTION A-A

5 STONE PIER DETAILS

C-503,CS101 SCALE: 1/2"=1'-0"



NOTE: AI PHONE AND CARD READERS LOCATED, ON INSIDE AND OUTSIDE OF PERIMETER GATE.

GRAPHIC SCALES

1/2"=1'-0" 2' 1' 0 2' 4'

1"=1'-0" 1' 6" 0 1' 2'

3"=1'-0" 6" 4" 2" 0 6"

CHECK GRAPHIC SCALES BEFORE USING

NO.	DATE	DESCRIPTION	BY

REVISIONS

STATE OF MAINE
10/11/24
JACQUES L. GAGNON, JR.
No. 6237
LICENSED
PROFESSIONAL ENGINEER

DRAWN BY: DEW
CHECK BY: JLG
NO. 22205.07
DATE 10/11/2024

STATE OF MAINE
BGS

TITLE BLAINE HOUSE
SITE & SECURITY UPGRADES

LOCATION AUGUSTA, MAINE

TITLE THIS DWG.

SITE DETAILS 1

OAK POINT ASSOCIATES
ARCHITECTURE • ENGINEERING • PLANNING
231 Main Street, Biddeford, Maine 04005 207.283.0193

DRAWING NO. C-503

SHEET NO. 21 OF 40

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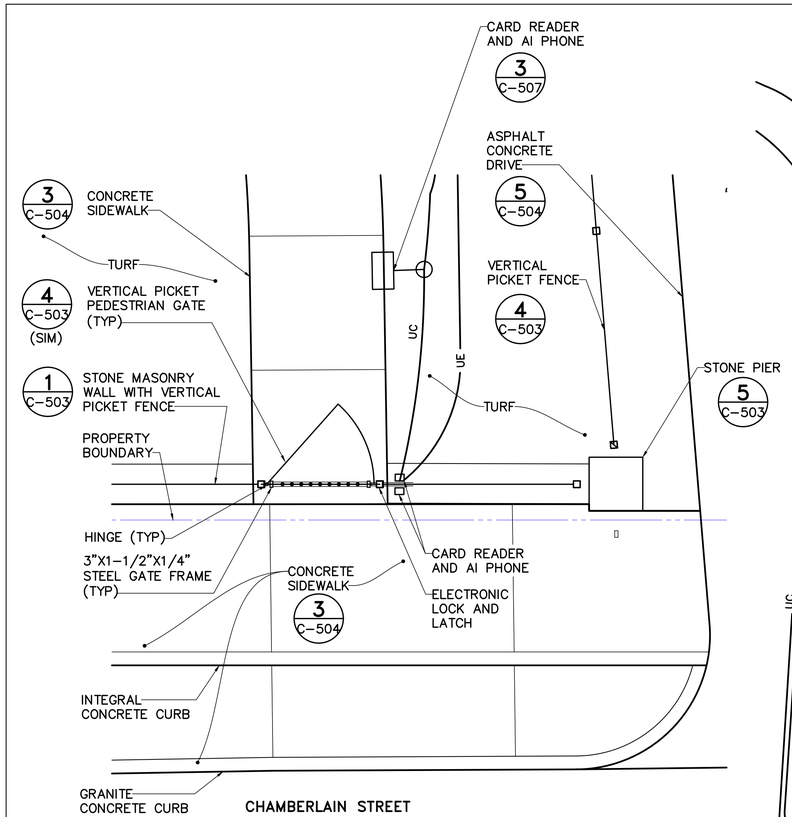
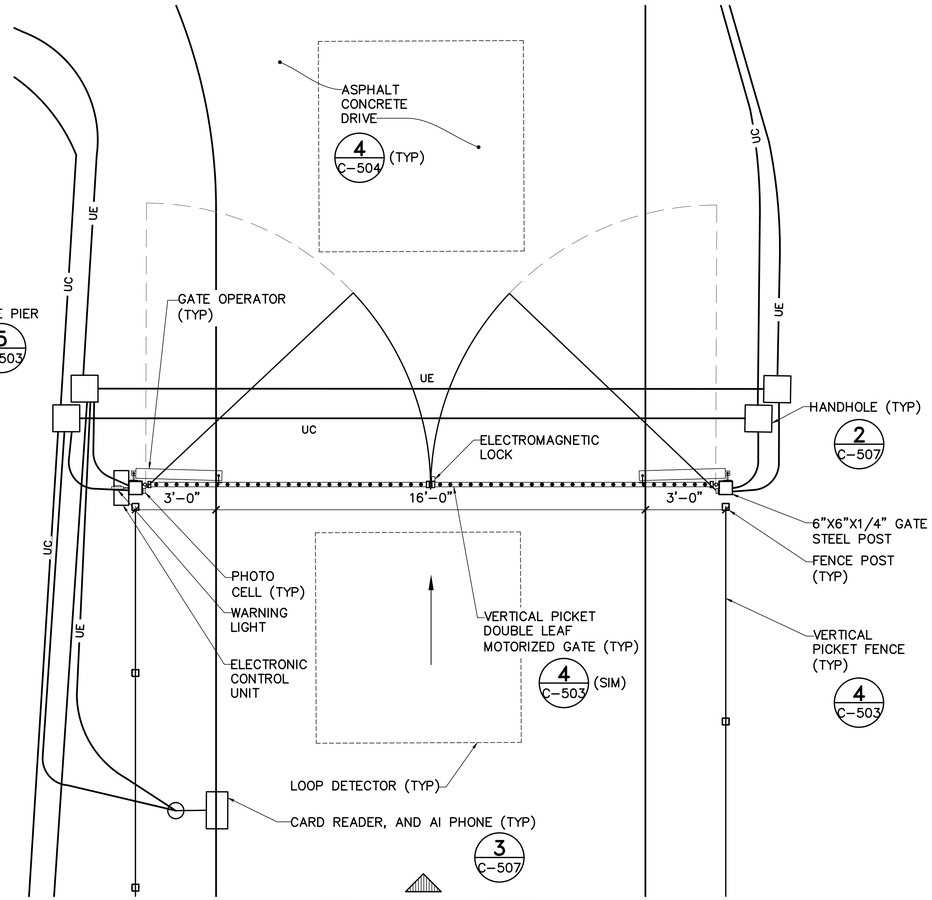
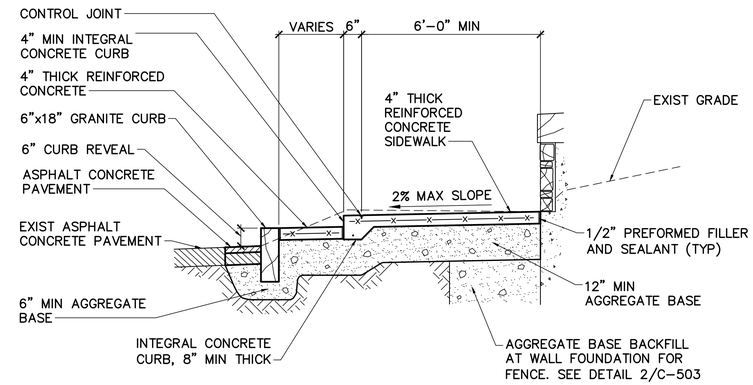


PLAN



PLAN

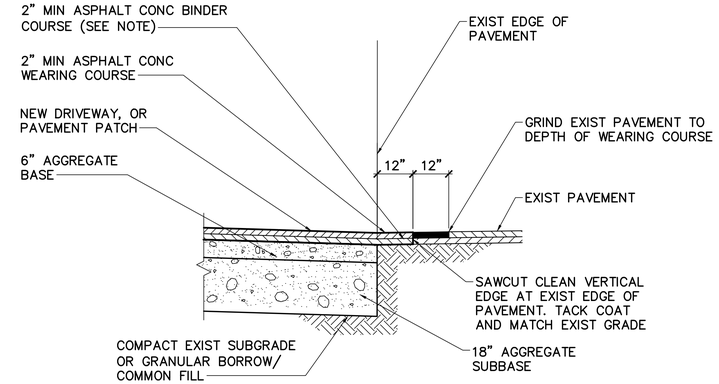


CONCRETE SIDEWALK NOTES:

1. CONCRETE SIDEWALK SECTION SHOWN IS AT APPROXIMATELY 300 FEET NORTH OF CAPITOL STREET ON CHAMBERLAIN STREET.
2. THE EXISTING ASPHALT CONCRETE PAVEMENT FROM THE EDGE OF TRAVELED WAY (CHAMBERLAIN STREET) SLOPES UP TO THE TOP OF THE EXISTING ASPHALT CONCRETE PAVEMENT SIDEWALK. THIS SLOPE AND HEIGHT OF EXISTING ASPHALT CONCRETE PAVEMENT SIDEWALK VARIES.
3. REINFORCING MUST BE EPOXY COATED.
4. CONCRETE SIDEWALK: MINIMUM 4,500 PSI WITH W2.9xW2.9 6x6 WWR, AND MEDIUM BROOM FINISH PERPENDICULAR TO PEDESTRIAN TRAVEL.
5. CONCRETE WALK AT CAPITOL AND STATE STREETS ARE SIMILAR. EXIST CURB TO REMAIN UNLESS NOTED OTHERWISE. DELETE INTEGRAL CONCRETE CURB FOR CAPITOL AND STATE STREETS

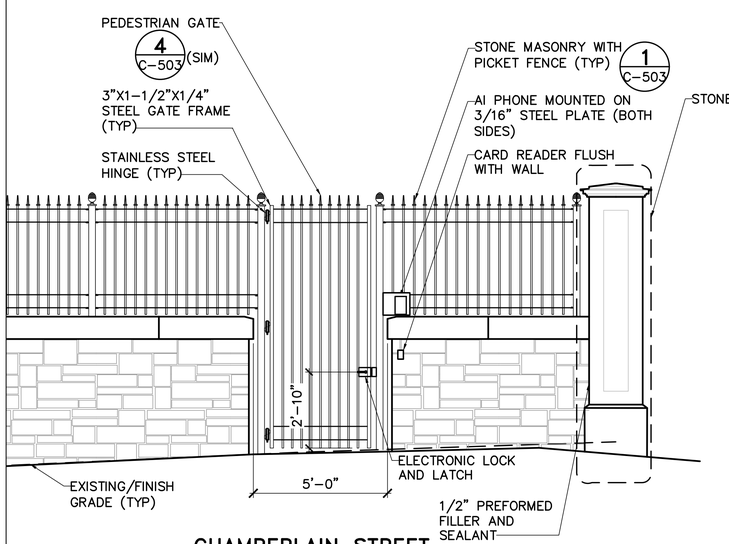
3 C-504 TYP CONCRETE SIDEWALK DETAIL

CS101,CS102 SCALE: 1/2"=1'-0"



4 C-504 ASPHALT CONCRETE PAVEMENT DETAIL

CS101,CS102 SCALE: 3/8"=1'-0"



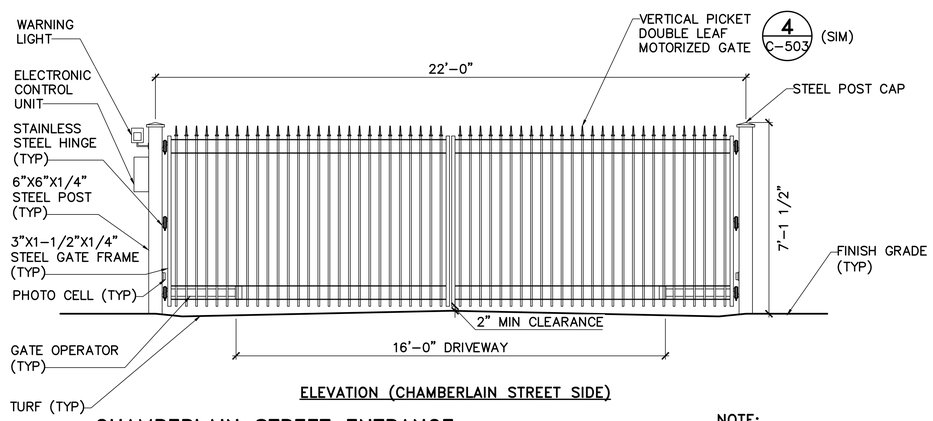
CHAMBERLAIN STREET VERTICAL PICKET PEDESTRIAN GATE DETAIL

1 C-504 SCALE: 3/8"=1'-0"

CS101,CS102,C-201

NOTE:

SEE DETAIL 4/C-503 FOR GATE POSTS FOUNDATIONS



ELEVATION (CHAMBERLAIN STREET SIDE)

CHAMBERLAIN STREET ENTRANCE VERTICAL PICKET DOUBLE MOTORIZED GATES DETAIL

2 C-504 SCALE: 3/8"=1'-0"

C101,CS102,CU101

NOTE:

SEE DETAIL 4/C-503 FOR GATE POSTS FOUNDATIONS, INCREASE 18" DIAMETER

GRAPHIC SCALE

2' 1' 0 2' 6'

3/8"=1'-0"

CHECK GRAPHIC SCALE BEFORE USING

NO.	DATE	DESCRIPTION	BY

REVISIONS

STATE OF MAINE
JACQUES L. GAGNON, JR.
No. 6237
LICENSED
PROFESSIONAL ENGINEER

DRAWN BY: DEW
CHECK BY: JLG
NO. 22205.07
DATE 10/11/2024

STATE OF MAINE
BGS

TITLE BLAINE HOUSE
SITE & SECURITY UPGRADES

LOCATION AUGUSTA, MAINE

TITLE THIS DWG.
SITE DETAILS 2

OAK POINT ASSOCIATES
ARCHITECTURE • ENGINEERING • PLANNING
231 Main Street, Biddeford, Maine 04005 207.283.0193

DRAWING NO. C-504

SHEET NO. 22 OF 40

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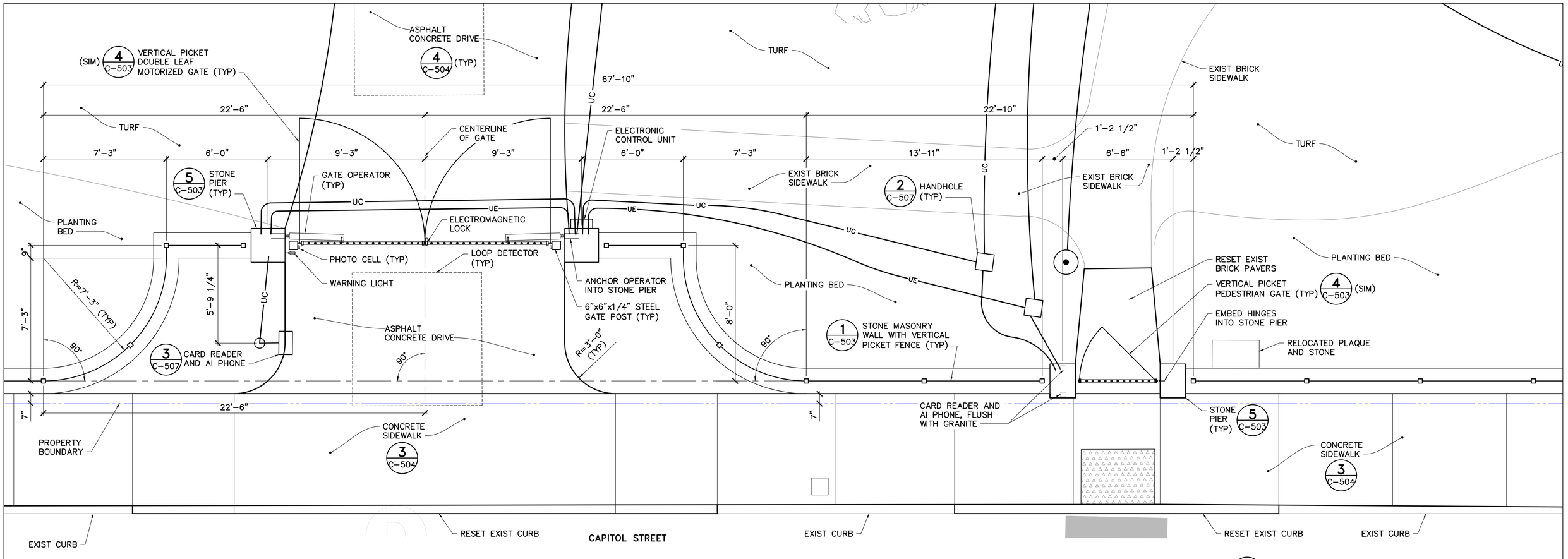
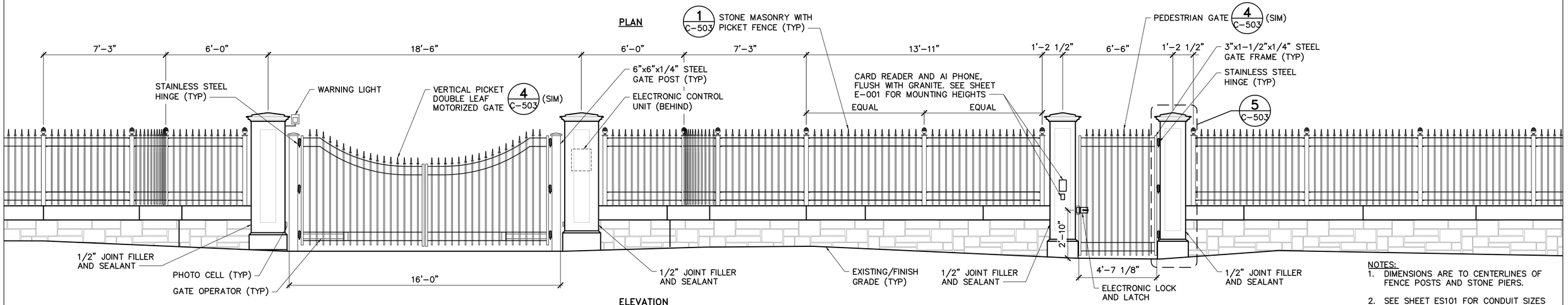


PLAN



ELEVATION

1 C-505 CAPITOL STREET ENTRANCE DETAIL

CS101,CU101,C-203

SCALE: 3/8"=1'-0"

NOTES:

1. DIMENSIONS ARE TO CENTERLINES OF FENCE POSTS AND STONE PIERS.
2. SEE SHEET ES101 FOR CONDUIT SIZES AND LIGHTING FIXTURES.
3. SEE DETAIL 4/C-503 FOR GATE POST FOUNDATION.

GRAPHIC SCALE

2' 1' 0 2' 6'

3/8"=1'-0"

CHECK GRAPHIC SCALE BEFORE USING

NO.	DATE	DESCRIPTION	BY

REVISIONS

STATE OF MAINE JACQUES L. GAGNON, JR. No. 6237 LICENSED PROFESSIONAL ENGINEER

DRAWN BY: DEW
CHECK BY: JLG
NO. 22205.07
DATE 10/11/2024

STATE OF MAINE
BGS

TITLE BLAINE HOUSE
SITE & SECURITY UPGRADES

LOCATION AUGUSTA, MAINE

TITLE THIS DWG.

SITE DETAILS 3

OAK POINT ASSOCIATES
ARCHITECTURE • ENGINEERING • PLANNING
231 Main Street, Biddeford, Maine 04005 207.283.0193

DRAWING NO. C-505

SHEET NO. 23 OF 40

EXIST PLANTING BED
EXIST ARBOR
EXIST PLANTING BED
EXIST GRANITE STAIRS
EXIST PLANTING BED
EXIST PLANTING BED
EXIST ARBOR
EXIST BRICK SIDEWALK
EXIST BRICK SIDEWALK
EXIST ASPHALT SIDEWALK
METAL VERTICAL PICKET DOUBLE LEAF GATE WITH PROVISIONS FOR OWNER PROVIDED PADLOCK
1 C-503 (SIM)
2"X1-1/2"X 1/4" STEEL GATE POST
10'-6" TO HINGES
EQUAL
EQUAL
REUSE EXIST BRACKETS
EXIST 2"X2" STEEL POST
STAINLESS STEEL HINGE (TYP) OF (3)
EXIST STEEL BRACKET
EXIST WOODEN BALUSTRADES, RAILING AND PIERS
EXIST WOOD PICKET FENCE
EXIST PLANTING BED
EXIST WOOD PICKET FENCE
EXIST PLANTING BED
PLANTING BED
CENTERLINE OF GATE
1/4" X 2" HORIZONTAL SOLID STEEL BAR (TYP)
STONE MASONRY WALL WITH VERTICAL PICKET FENCE (TYP)
1 C-503 (TYP)
PROPERTY BOUNDARY
1'-11 5/8"
EXISTING GRANITE STAIRS (MATCH EXISTING GRADE)
CONCRETE SIDEWALK
STONE MASONRY WALL WITH VERTICAL PICKET FENCE (TYP)
EXIST CURB
STATE STREET
EXIST CURB

PLAN

1 C-503 (SIM) METAL VERTICAL PICKET DOUBLE LEAF GATE WITH PROVISIONS FOR OWNER PROVIDED PADLOCK

3/4" SQUARE SOLID STEEL PICKETS
10'-6" TO HINGES
6"
4'-1 1/8"
2"
2 X 1/4" HORIZONTAL SOLID IRON BAR (TYP)
STAINLESS STEEL HINGE (TYP) OF (3)
EXISTING STEEL BRACKET
EXISTING 2"X2" STEEL POST
2"X1-1/2"X 1/4" STEEL GATE POST

ELEVATION OPPOSITE VIEW

EXIST HINGE PHOTO

STONE MASONRY WALL WITH VERTICAL PICKET FENCE (TYP)
1 C-503
ALIGN
10'-8"
EXIST WOODEN BALUSTRADES, RAILING AND PIERS
CANE BOLT
1/2" PREFORMED FILLER AND SEALANT

ELEVATION VIEW

EXISTING GRANITE STAIRS
EXISTING/FINISH GRADE (TYP)
1/2" PREFORMED FILLER AND SEALANT

STATE STREET
1 VERTICAL PICKET DOUBLE LEAF GATE DETAIL

CS101,C-204 1 C-506 SCALE: 3/8"=1'-0"

GRAPHIC SCALE

3/8"=1'-0" 2' 1' 0 2' 6'

CHECK GRAPHIC SCALE BEFORE USING

NO.	DATE	DESCRIPTION	BY

REVISIONS

STATE OF MAINE
JACQUES L. GAGNON, JR.
No. 6237
LICENSED
PROFESSIONAL ENGINEER

DRAWN BY: DEW
CHECK BY: JLG
NO. 22205.07
DATE 10/11/2024

STATE OF MAINE
BGS

TITLE BLAINE HOUSE
SITE & SECURITY UPGRADES
LOCATION AUGUSTA, MAINE

TITLE THIS DWG.
SITE DETAILS 4

OAK POINT ASSOCIATES
ARCHITECTURE ■ ENGINEERING ■ PLANNING
231 Main Street, Biddeford, Maine 04005 207.283.0193

DRAWING NO. C-506
SHEET NO. 24 OF 40

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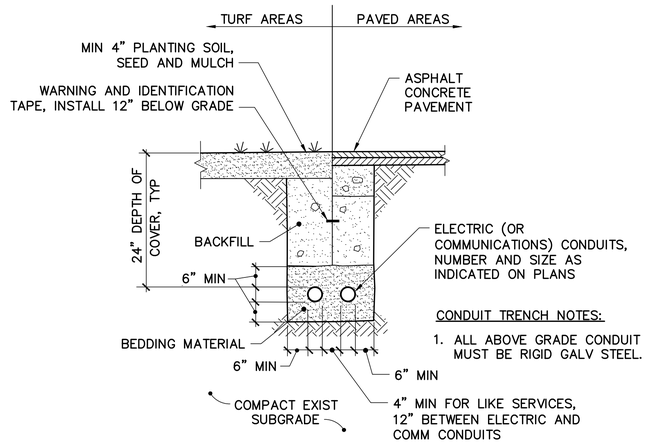
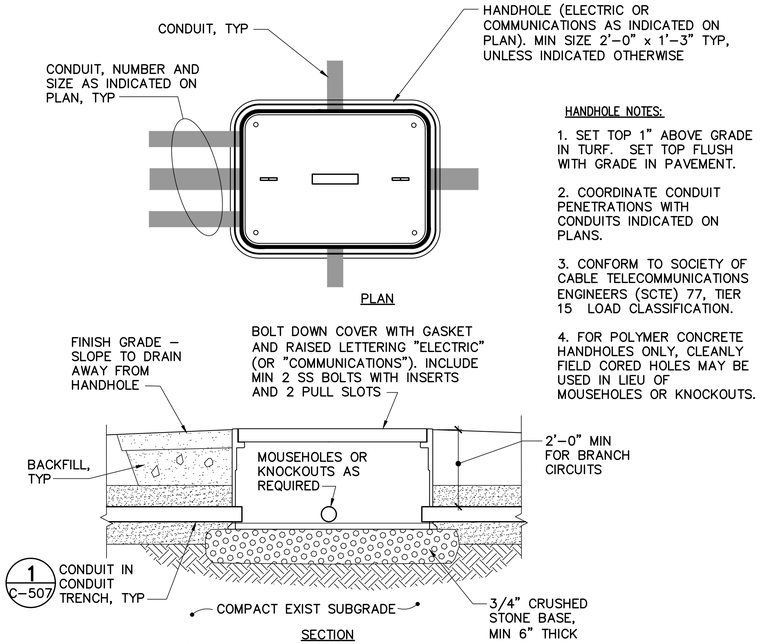


CONDUIT TRENCH NOTES:

1. ALL ABOVE GRADE CONDUIT MUST BE RIGID GALV STEEL.

1 / C-507 TYP CONDUIT TRENCH DETAIL

CU101,CU101,C-504,C-505,C-507 NOT TO SCALE



HANDHOLE NOTES:

1. SET TOP 1" ABOVE GRADE IN TURF. SET TOP FLUSH WITH GRADE IN PAVEMENT.

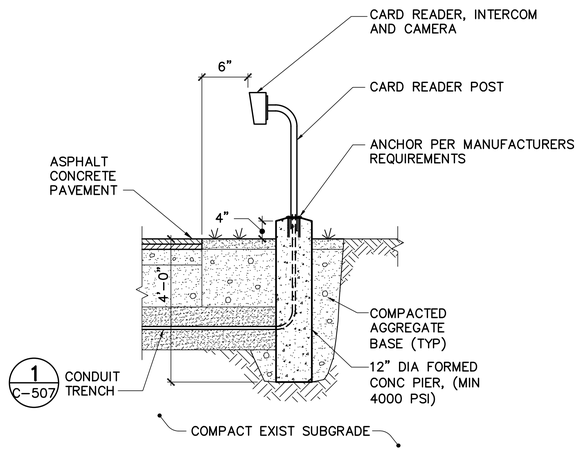
2. COORDINATE CONDUIT PENETRATIONS WITH CONDUITS INDICATED ON PLANS.

3. CONFORM TO SOCIETY OF CABLE TELECOMMUNICATIONS ENGINEERS (SCTE) 77, TIER 15 LOAD CLASSIFICATION.

4. FOR POLYMER CONCRETE HANDHOLES ONLY, CLEANLY FIELD CORED HOLES MAY BE USED IN LIEU OF MOUSEHOLES OR KNOCKOUTS.

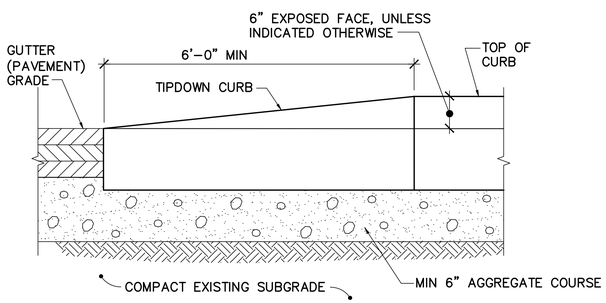
2 / C-507 TYP HANDHOLE DETAIL

CU101,CU102,C-504,C-505 NOT TO SCALE



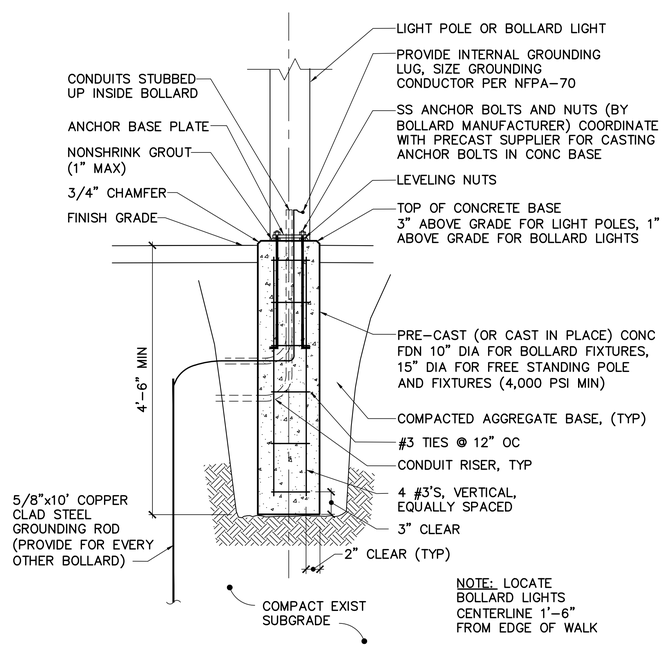
3 / C-507 CARD READER POST DETAIL

CU101,CU102,C-504,C-505 NOT TO SCALE



4 / C-507 TIPDOWN GRANITE CURB DETAIL

CS101,CS102 NOT TO SCALE



NOTE: LOCATE BOLLARD LIGHTS CENTERLINE 1'-6" FROM EDGE OF WALK

5 / C-507 LIGHT POLE BASE DETAIL

CS101 NOT TO SCALE

NO.	DATE	DESCRIPTION	BY
REVISIONS			

STATE OF MAINE JACQUES L. GAGNON, JR. No. 6237 LICENSED PROFESSIONAL ENGINEER

DRAWN BY: DEW
CHECK BY: JLG
NO. 22205.07
DATE 10/11/2024

STATE OF MAINE
BGS

TITLE BLAINE HOUSE
SITE & SECURITY UPGRADES
LOCATION AUGUSTA, MAINE

TITLE THIS DWG.
SITE DETAILS 5

OAK POINT ASSOCIATES
ARCHITECTURE ■ ENGINEERING ■ PLANNING
231 Main Street, Biddeford, Maine 04005 207.283.0193

DRAWING NO. C-507
SHEET NO. 25 OF 40

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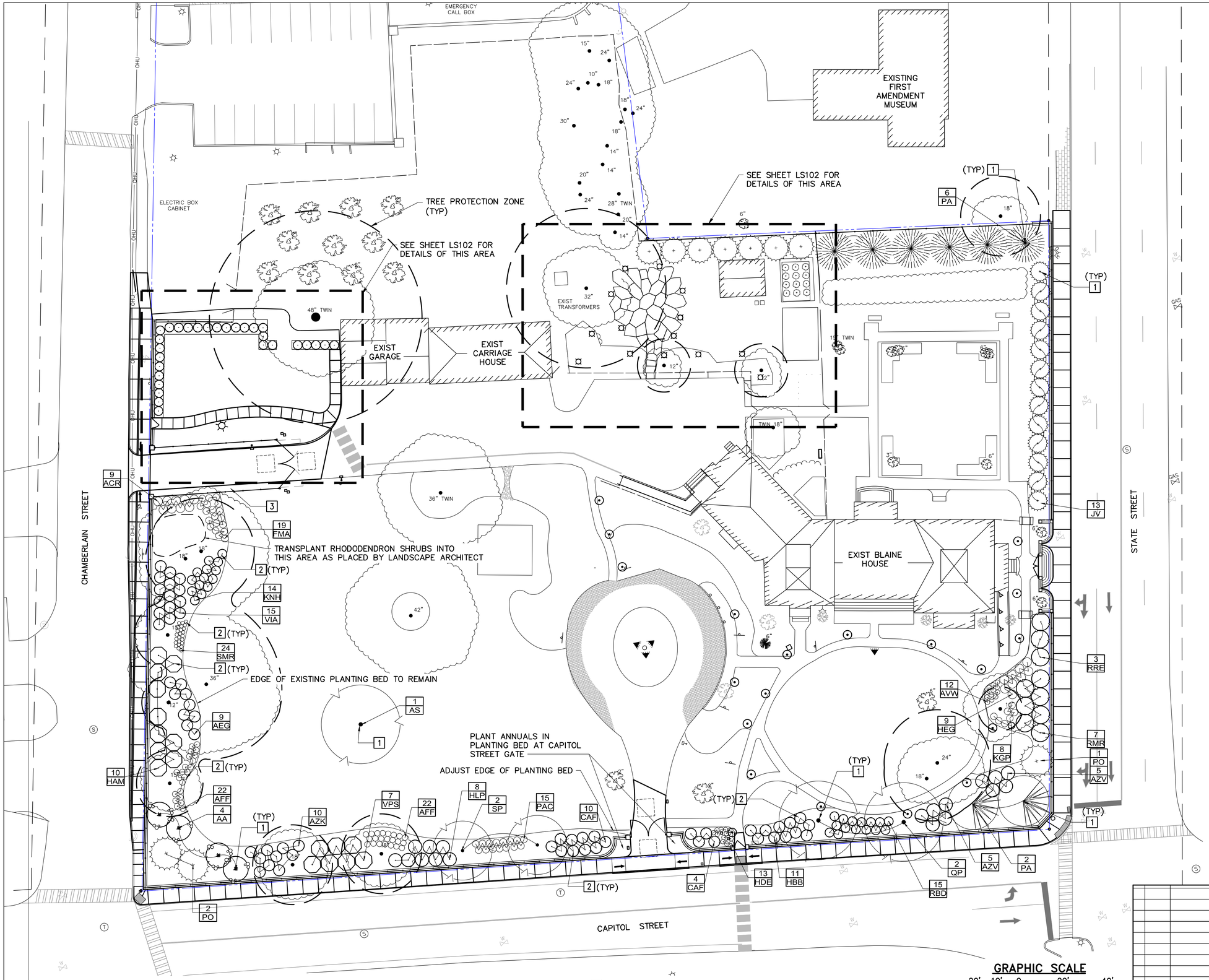

1 LANDSCAPE PLAN

LS101 SCALE: 1"=20'

GRID NORTH

KEYNOTES (THIS SHEET ONLY)

1. TREE PLANTING. SEE DETAILS 1/L-501 AND 2/L-501.
2. GROUP SHRUB/PERENNIAL PLANTING. SEE DETAILS 3/L-501 AND 4/L-501.
3. PROVIDE 4" OF PLANTING SOIL AND TURFGRASS (SEED) ALL DISTURBED AREAS UNLESS OTHERWISE NOTED.

NOTE:

1. SEE SHEET LS102 FOR PLANT LIST.

GRAPHIC SCALE

20' 10' 0 20' 40'

1"=20'

CHECK GRAPHIC SCALE BEFORE USING

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

LICENSED LANDSCAPE ARCHITECT
10-11-2024
ALLISON TOWNE DIMATTEO
No. 2403
STATE OF MAINE

DRAWN BY: ATD
CHECK BY: ATD
NO. 22205.07
DATE 10/11/2024

STATE OF MAINE
BGS

TITLE BLAINE HOUSE
SITE & SECURITY UPGRADES

LOCATION AUGUSTA, MAINE

TITLE THIS DWG.
LANDSCAPE PLAN

OAK POINT ASSOCIATES
ARCHITECTURE • ENGINEERING • PLANNING
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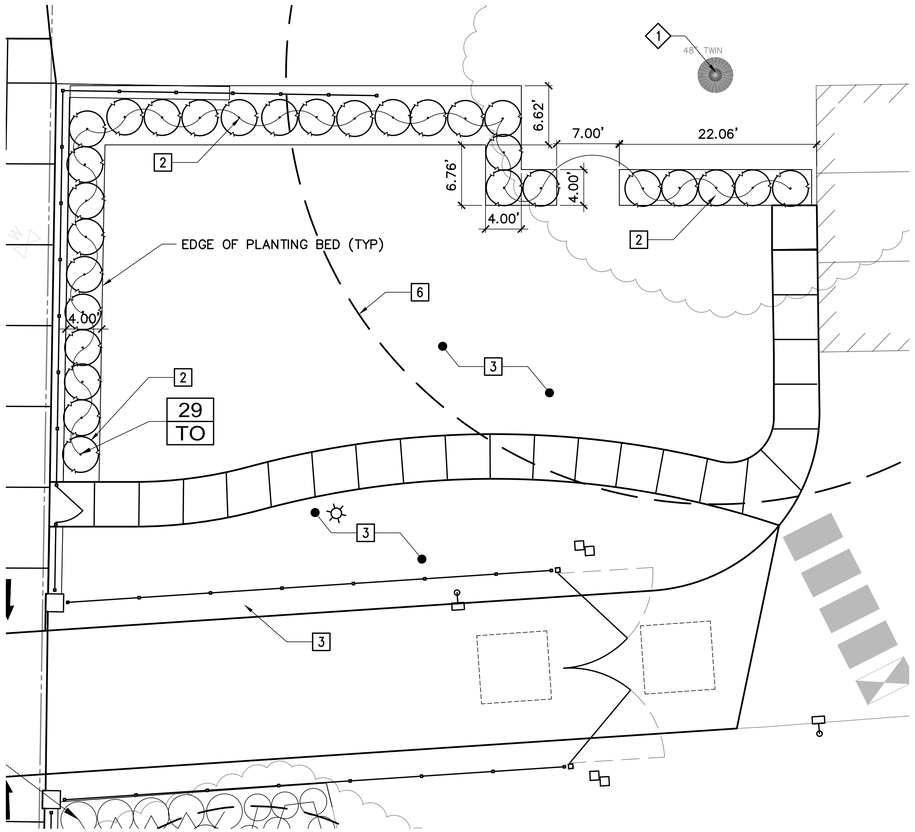
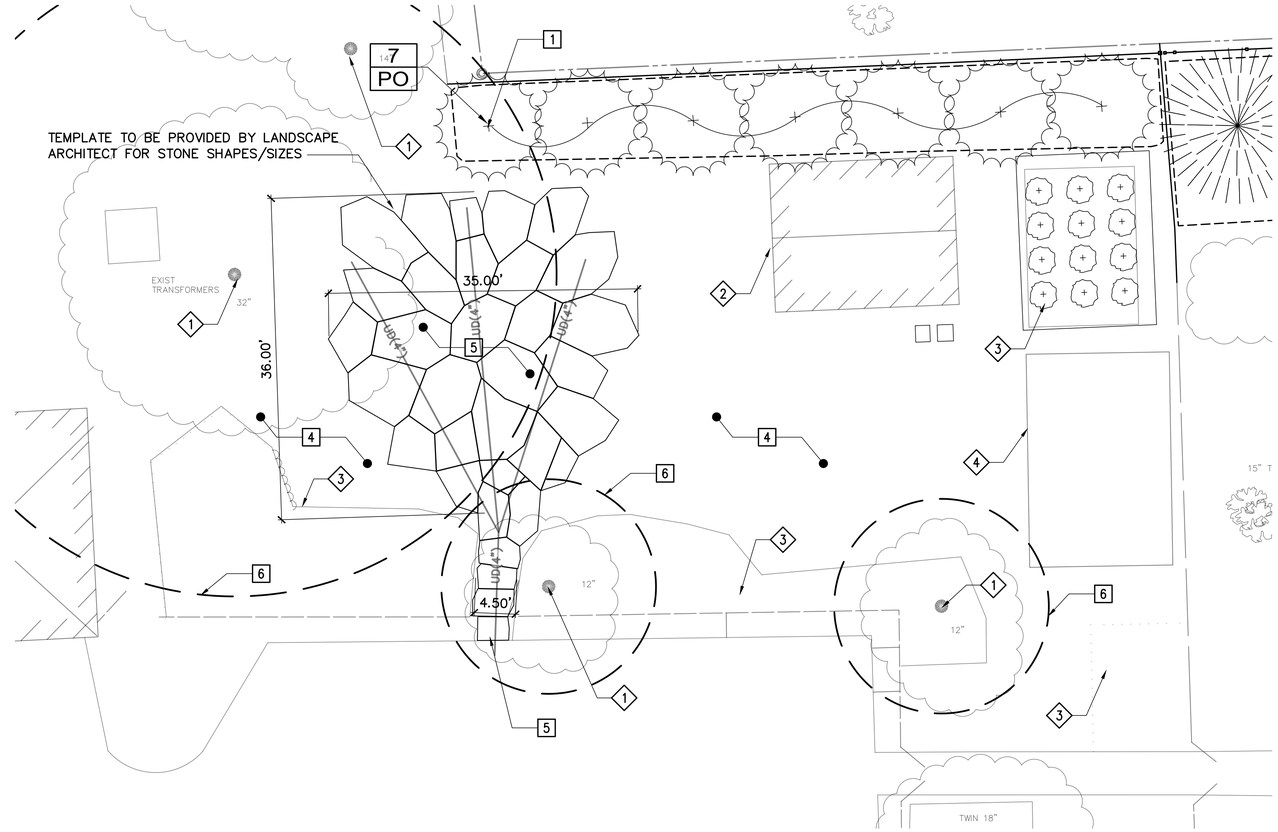
DRAWING NO. LS101

SHEET NO. 26 OF 40



1 CHAMBERLAIN STREET ENTRANCE LANDSCAPE PLAN

LS101 LS102 SCALE: 1/8"=1'-0"



2 GOVERNOR'S GARDEN SITE PLAN

LS101 LS102 SCALE: 1/8"=1'-0"

GRID NORTH

EXISTING KEYNOTES (THIS SHEET ONLY)

1. EXISTING TREE. PROTECT DURING CONSTRUCTION.
2. EXISTING GREENHOUSE.
3. EXISTING PLANTING BED.
4. EXISTING COMPOSITE WOOD DECK.

KEYNOTES (THIS SHEET ONLY)

1. TREE PLANTING. SEE DETAILS 1/L-501 AND 2/L-501.
2. SHRUB AND PERENNIAL PLANTING. SEE DETAIL 3/L-501.
3. TURFGRASS (SOD).
4. ALTERNATE 1: TURFGRASS (SOD).
5. ALTERNATE 1: GRANITE PAVING WITH UNDERDRAIN, SEE DETAIL 6/L-501.
6. TREE PROTECTION ZONE.

NOTE:

1. PROVIDE 4" OF PLANTING SOIL AND TURFGRASS (SEED) ALL DISTURBED AREAS UNLESS OTHERWISE NOTED.

PLANT LIST

	Symb.	Qty.	Botanical Name	Common Name	Size	Comment
Trees						
	AA	4	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Shadblow	7'-8'	Clump, B&B
	AS	1	Acer saccharum 'Legacy'	Legacy Sugar Maple	4" cal.	B&B
	JV	13	Juniperus virginiana 'Emerald Sentinel'	Eastern Red Cedar	8'-10'	B&B
	PA	8	Picea abies	Norway Spruce	7'-8'	B&B
	PO	10	Picea omorika	Serbian Spruce	6'-7'	B&B
	QP	2	Quercus palustris	Pin Oak	3"-3.5" dia	B&B
	SP	2	Stewartia pseudocamillia	Japanese Stewartia	6'-7'	B&B
	TO	29	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	5'-6'	B&B
Shrubs						
	AEG	9	Azalea Exbury 'Gibraltar'	Gibraltar Azalea	#3	Space 5' on center
	AZK	10	Azalea x 'Karen'	Karen Azalea	#5	Space 5' on center
	AZV	10	Azalea arborescens x viscosum 'Westons Innocence'	White Azalea	#3	Space 6' on center
	CAF	14	Cornus sericea 'Arctic Fire'	Arctic Fire Dogwood	4'-5'	Space 5' on center
	HAM	10	Hamamelis virginiana	Common Witchhazel	4'-5'	B&B, space 8' on center
	HBB	11	Hydrangea macrophylla Endless Summer 'Blushing Bride'	Blushing Bride Hydrangea	5 gal	Space 5' on center
	HLP	8	Hydrangea paniculata 'Limelight Prime'	Panicle Hydrangea	18"-24"	Space 6' on center
	KNH	14	Kalmia latifolia 'Nathan Hale'	Mountain Laurel	18"-24"	Space 4' on center
	RBD	15	Rosa 'Blanc Double de Coubert'	White Shrub Rose	#3	Space 4' on center
	RMR	7	Rhododendron maximum 'Roseum'	Pink Rosebay Rhododendron	#7	Space 8' on center
	RRE	3	Rhododendron catawbiense 'Roseum Elegans'	Roseum Rhododendron	3'-4'	B&B, space 8' on center
	VIA	15	Vibernum acerifolium	Mapleleaf Viburnum	2'-2.5'	Space 5' on center
	VPS	7	Viburnum plicatum tomentosum 'Shasta'	Shasta Viburnum	3'-4'	Space 8' on center
Perennials						
	AFF	44	Athyrium filix-femina	Lady Fern	#1	Space 30" on center
	ACR	9	Actaea racemosa	Black Snakeroot	2 qt	Space 48" on center
	AVW	12	Astilbe 'Vision in White'	False Spirea	#1	Space 24" on center
	FMA	19	Dryopteris filix-mas	Male Fern	2 qt	Space 36" on center
	HDE	13	Hemerocallis 'Dragons Eye'	Dragons Eye Daylily	2 qt	Space 24" on center
	HEG	9	Hosta 'Elegans'	Plantain Lily	#1	Space 48" on center
	KGP	8	Kiringeshoma palmatum	Yellow waxbells	#1	Space 36" on center
	PAC	15	Paeonia 'Chiffon'	Peony (light pink)	2 gal	Space 36" on center
	SMR	24	Smilacina racemosa	False Solomon's Seal	#1	Space 18" on center

GRAPHIC SCALE

1/8"=1'-0"

8' 4' 0 8' 16'

CHECK GRAPHIC SCALE BEFORE USING

NO.	DATE	DESCRIPTION	BY

REVISIONS

LICENSED LANDSCAPE ARCHITECT
10-11-2024
ALLISON TOWNE DIMATTEO
No. 2403
STATE OF MAINE

DRAWN BY: ATD
CHECK BY: ATD
NO. 22205.07
DATE 10/11/2024

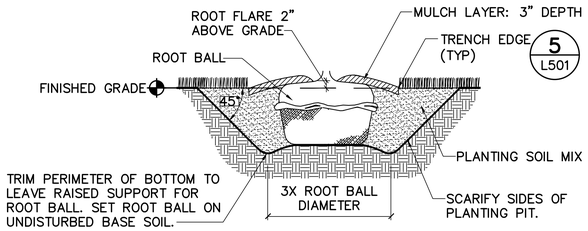
STATE OF MAINE
BGS

TITLE BLAINE HOUSE
SITE & SECURITY UPGRADES
LOCATION AUGUSTA, MAINE

TITLE THIS DWG.
LANDSCAPE DETAIL PLANS

OAK POINT ASSOCIATES
ARCHITECTURE • ENGINEERING • PLANNING
231 Main Street, Biddeford, Maine 04005 207.283.0193

DRAWING NO. LS102
SHEET NO. 27 OF 40

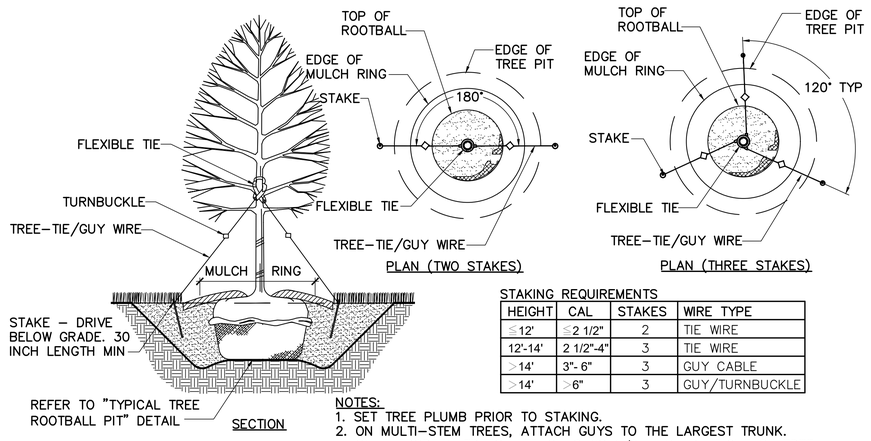


PLANTING PROCEDURE:

1. EXCAVATE CIRCULAR PLANTING PIT 3X THE DIAMETER OF ROOT BALL WITH SIDES SLOPING INWARD AT 45°ANGLE.
2. FILL EXCAVATIONS WITH WATER AND ALLOW TO PERCOLATE. NOTIFY ARCHITECT OF UNEXPECTED WATER SEEPAGE OR RETENTION OF WATER.
3. SET TREE WITH ROOT FLARE 2" ABOVE SURROUNDING FINISHED GRADE. DO NOT BREAK ROOT BALL.
4. REMOVE BURLAP, STRAPS, WIRE CAGE AND OTHER MATERIALS FROM TOP 1/4 OF ROOTBALL.
5. BACK FILL WITH PLANTING SOIL MIX IN LAYERS. TAMP LIGHTLY TO ELIMINATE VOIDS AND AIR POCKETS.
6. WATER THOROUGHLY WHEN ONE-HALF OF PLANTING PIT IS FILLED.
7. PLACE FERTILIZER TABLETS ONE INCH FROM ROOT BALL WHEN ONE-HALF OF PLANTING PIT IS FILLED.
8. PLACE REMAINDER OF FILL AND WATER THOROUGHLY.
9. CONSTRUCT TRENCH EDGE AND MULCH AS SPECIFIED. DO NOT PLACE MULCH WITHIN 3 INCHES OF TRUNK.
10. STABILIZE TREE AS SPECIFIED.

1 TYPICAL TREE ROOT BALL PIT

LS101,LS102 L-501 NOT TO SCALE



STAKING REQUIREMENTS

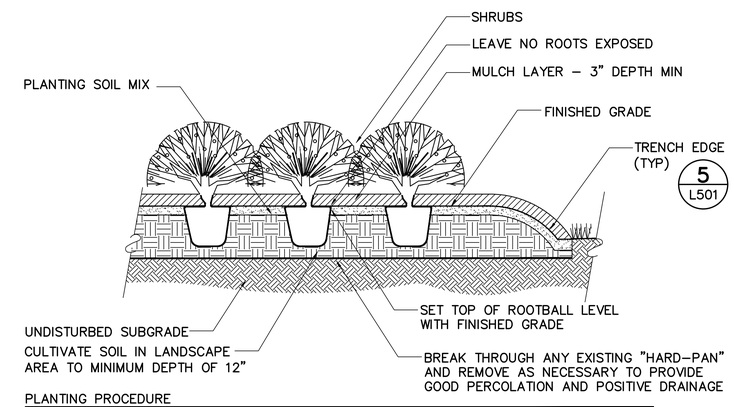
HEIGHT	CAL	STAKES	WIRE TYPE
≤12'	≤2 1/2"	2	TIE WIRE
12'-14'	2 1/2"-4"	3	TIE WIRE
>14'	3"- 6"	3	GUY CABLE
>14'	>6"	3	GUY/TURNBUCKLE

NOTES:

1. SET TREE PLUMB PRIOR TO STAKING.
2. ON MULTI-STEM TREES, ATTACH GUYS TO THE LARGEST TRUNK.
3. ON EVERGREEN TREES, ATTACH GUYS 1/2 WAY UP HEIGHT OF TREE.
4. REMOVE STAKING AND GUYING AFTER ONE YEAR.

2 TREE STAKING AND GUYING

LS101,LS102 L-501 NOT TO SCALE

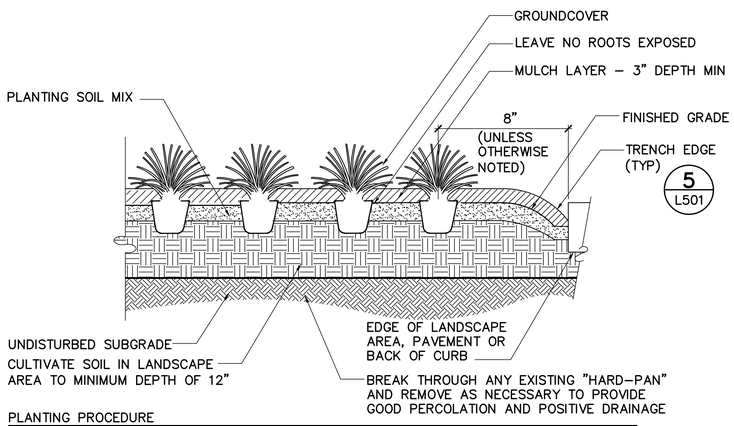


PLANTING PROCEDURE

1. LAY OUT BED AND OUTLINE WITH TRENCH EDGE. PLACE SOIL FROM EDGE WITHIN BED.
2. ROTOTILL BED TO 12" DEPTH. SPREAD 3" MIN. LAYER OF PLANTING SOIL MIX OVER BED. ROTOTILL SOIL MIX INTO TOP OF BED. INSTALL PLANTS AND MULCH. WATER THOROUGHLY.

3 GROUP SHRUB PLANTING

LS101,LS102 L-501 NOT TO SCALE

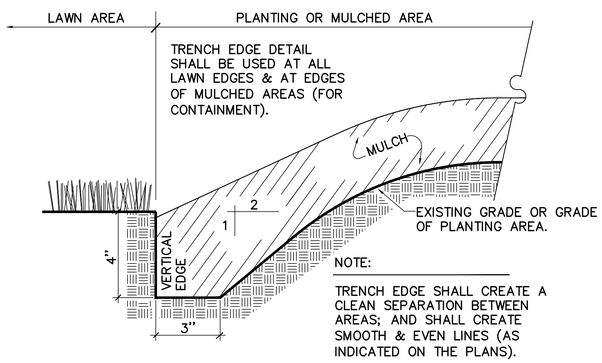


PLANTING PROCEDURE

1. LAY OUT BED AND OUTLINE WITH TRENCH EDGE. PLACE SOIL FROM EDGE WITHIN BED.
2. ROTOTILL BED TO 12" DEPTH. SPREAD 3" MIN. LAYER OF PLANTING SOIL MIX OVER BED. ROTOTILL SOIL MIX INTO TOP OF BED. INSTALL PLANTS AND MULCH. WATER THOROUGHLY.

4 PERENNIAL PLANTING

LS101,LS102 L-501 NOT TO SCALE

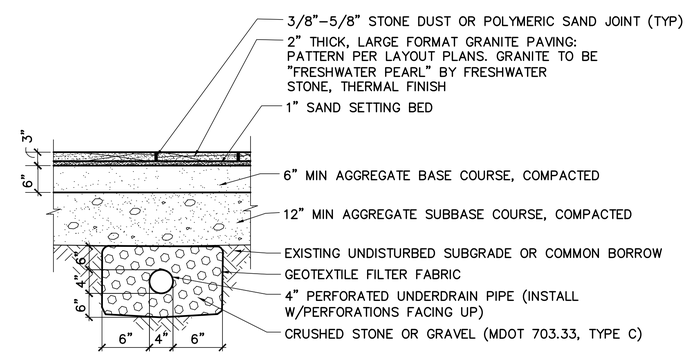


NOTE:

TRENCH EDGE SHALL CREATE A CLEAN SEPARATION BETWEEN AREAS; AND SHALL CREATE SMOOTH & EVEN LINES (AS INDICATED ON THE PLANS).

5 TRENCH EDGE - SECTION

L501 L-501 NOT TO SCALE



6 GRANITE PAVING W/UNDERDRAIN (ALTERNATE 1)

LS102 L-501 NOT TO SCALE

NO.	DATE	DESCRIPTION	BY

REVISIONS

LICENSED LANDSCAPE ARCHITECT
10-11-2024
ALLISON TOWNE DIMATTEO
No. 2403
STATE OF MAINE

DRAWN BY: ATD
CHECK BY: ATD
NO. 22205.07
DATE 10/11/2024

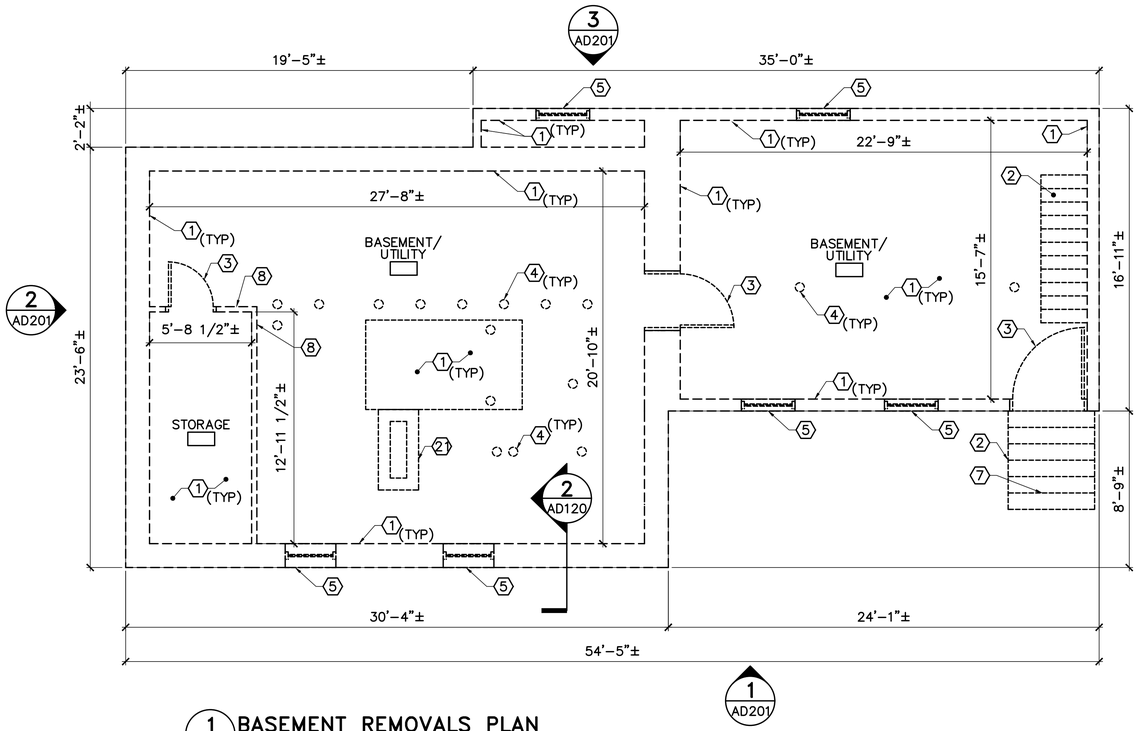
STATE OF MAINE
BGS

TITLE BLAINE HOUSE
SITE & SECURITY UPGRADES
LOCATION AUGUSTA, MAINE

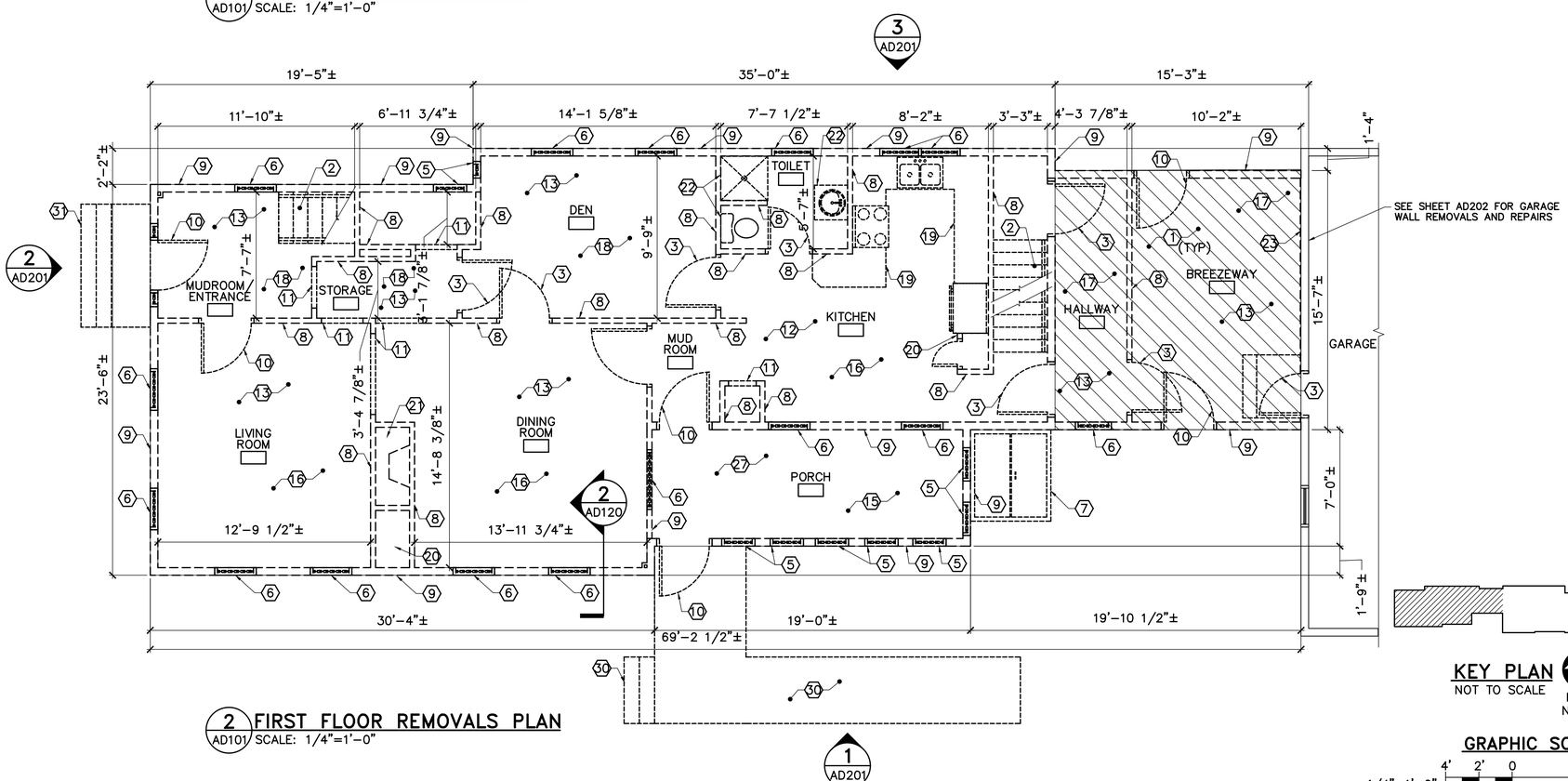
TITLE THIS DWG.
LANDSCAPE DETAILS

OAK POINT ASSOCIATES
ARCHITECTURE ■ ENGINEERING ■ PLANNING
231 Main Street, Biddeford, Maine 04005 207.283.0193

DRAWING NO. L-501
SHEET NO. 28 OF 40



1 BASEMENT REMOVALS PLAN
AD101 SCALE: 1/4"=1'-0"



2 FIRST FLOOR REMOVALS PLAN
AD101 SCALE: 1/4"=1'-0"

GENERAL NOTES

1. SEE SHEET G-001 FOR GENERAL CONSTRUCTION NOTES, LEGEND, AND ABBREVIATIONS.
2. ALL ITEMS ON THIS SHEET ARE EXISTING UNLESS NOTED OTHERWISE.

REMOVALS KEYNOTES

1. REMOVE FOUNDATION SYSTEM IN ITS ENTIRETY (STONE/BRICK FOUNDATION WALLS AND CONCRETE SLAB).
2. REMOVE WOOD STAIRS WITH HANDRAILS.
3. REMOVE WOOD DOOR, FRAME, AND HARDWARE.
4. REMOVE TEMPORARY STEEL COLUMNS.
5. REMOVE WOOD WINDOW WITH TRIM.
6. REMOVE WOOD WINDOW WITH TRIM AND SHUTTER.
7. REMOVE BASEMENT BULKHEAD IN ITS ENTIRETY.
8. REMOVE INTERIOR WALL WOOD FRAMED PARTITION.
9. REMOVE EXTERIOR WALL WOOD FRAMED WITH PLYWOOD SHEATHING AND WOOD CLAPBOARD SIDING.
10. REMOVE WOOD DOOR WITH GLASS, FRAME, AND HARDWARE.
11. REMOVE WOOD DOOR FRAME.
12. REMOVE VCT FLOORING.
13. REMOVE WOOD PLANK FLOORING.
14. REMOVE CARPET FLOORING.
15. REMOVE PLYWOOD FLOORING.
16. REMOVE TIN CEILING TILE.
17. REMOVE WOOD PLANK CEILING.
18. REMOVE GYPSUM BOARD CEILING.
19. REMOVE KITCHEN EQUIPMENT, COUNTERTOPS, AND WALL MOUNTED CABINETS.
20. REMOVE CABINET.
21. REMOVE CHIMNEY/FIREPLACE.
22. REMOVE PLUMBING FIXTURES AND TOILET ACCESSORIES (TOILETS, SINKS, SHOWERS, ETC.).
23. REMOVE WOOD CLAPBOARD SIDING.
24. REMOVE WOOD GUARDRAILS.
25. REMOVE WOOD SLIDING DOOR WITH FRAME AND HARDWARE.
26. REMOVE GYPSUM BOARD CEILING TILE.
27. REMOVE PLYWOOD CEILING.
28. REMOVE WOOD BALCONY RAILINGS.
29. REMOVE ASPHALT SHINGLE ROOF IN ITS ENTIRETY.
30. REMOVE EXTERIOR WOOD STAIR AND RAMP WITH GUARDRAILS.
31. REMOVE EXTERIOR CONCRETE STAIR AND METAL GUARDRAILS.

REMOVALS LEGEND

- EXISTING (TO REMAIN)
- EXISTING TO BE REMOVED
- REMOVE BUILDING (MACHINE REMOVALS)
- REMOVE BUILDING (HAND REMOVALS) – SEE KEYNOTE9 ON SHEET CD101.

KEY PLAN
NOT TO SCALE

PLAN NORTH

GRAPHIC SCALE
1/4"=1'-0" 4' 2' 0 4' 8'

CHECK GRAPHIC SCALE BEFORE USING

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

LICENSED ARCHITECT TYLER R. GRAY 2452 STATE OF MAINE 10-10-24

DRAWN BY: SMC
CHECK BY: TGB
NO. 22205.07
DATE 10/11/2024

STATE OF MAINE
BGS

TITLE: BLAINE HOUSE
SITE & SECURITY UPGRADES
LOCATION: AUGUSTA, MAINE

TITLE THIS DWG.
BASEMENT AND FIRST FLOOR REMOVALS PLANS

OAK POINT ASSOCIATES
ARCHITECTURE • ENGINEERING • PLANNING
231 Main Street, Biddeford, Maine 04005 207.283.0193

DRAWING NO. AD101
SHEET NO. 29 OF 40

11 Oct, 2024 – 1:43pm
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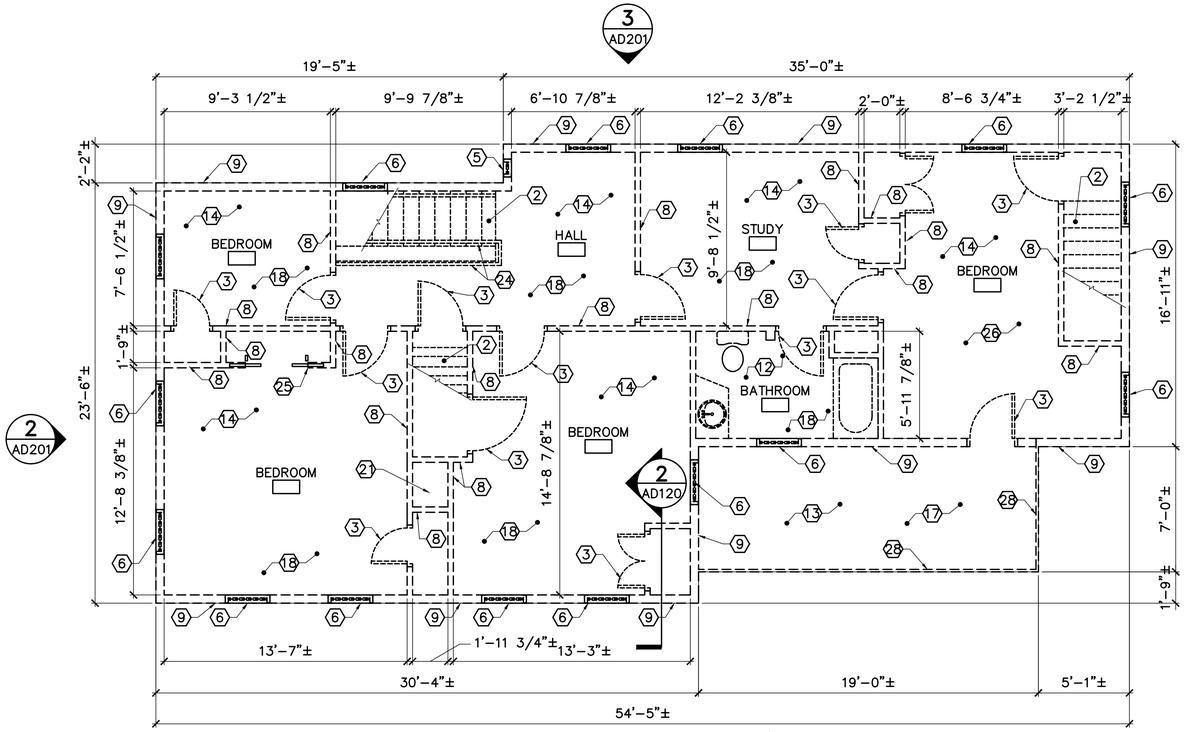
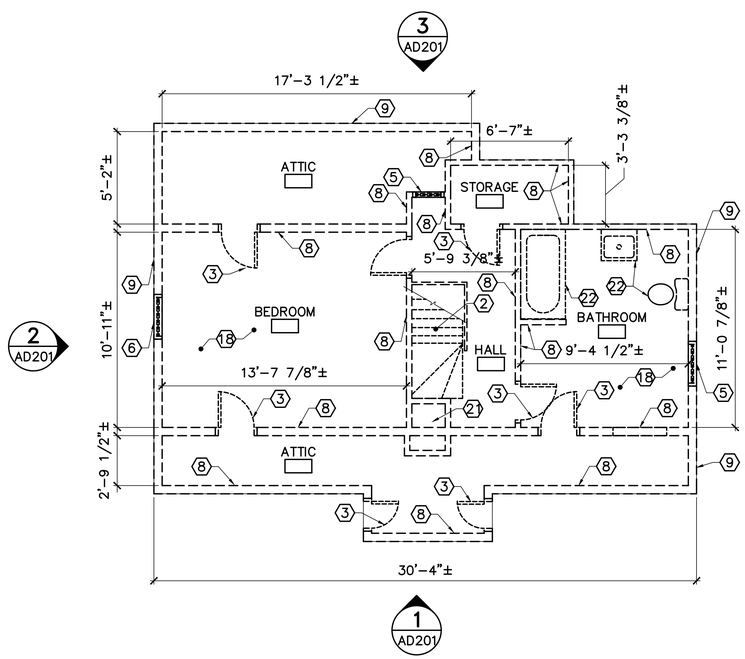


1 SECOND FLOOR REMOVALS PLAN

AD102 SCALE: 1/4"=1'-0"



2 THIRD FLOOR REMOVALS PLAN

AD102 SCALE: 1/4"=1'-0"

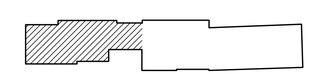
GENERAL NOTES

1. SEE SHEET G-001 FOR GENERAL CONSTRUCTION NOTES, LEGEND, AND ABBREVIATIONS.
2. ALL ITEMS ON THIS SHEET ARE EXISTING UNLESS NOTED OTHERWISE.
3. SEE SHEET AD101 FOR REMOVALS KEYNOTES.

REMOVALS LEGEND

——————— EXISTING (TO REMAIN)

- - - - - - - - EXISTING TO BE REMOVED



KEY PLAN

NOT TO SCALE

PLAN NORTH

GRAPHIC SCALE

1/4"=1'-0"

4' 2' 0 4' 8'

CHECK GRAPHIC SCALE BEFORE USING

NO.	DATE	DESCRIPTION	BY
REVISIONS			

LICENSED ARCHITECT TYLER BLAINE HOUSE STATE OF MAINE 10-10-24

DRAWN BY: SMC
CHECK BY: TGB
NO. 22205.07
DATE 10/11/2024

STATE OF MAINE
BGS

TITLE BLAINE HOUSE
SITE & SECURITY UPGRADES

LOCATION AUGUSTA, MAINE

TITLE THIS DWG.

SECOND AND THIRD FLOOR
REMOVALS PLANS

OAK POINT ASSOCIATES
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DRAWING NO. AD102

SHEET NO. 30 OF 40

11 Oct, 2024 - 1:44pm
Y:\22205.07\22205.07-AD102.dwg

GENERAL NOTES

1. SEE SHEET G-001 FOR GENERAL CONSTRUCTION NOTES, LEGEND, AND ABBREVIATIONS.
2. ALL ITEMS ON THIS SHEET ARE EXISTING UNLESS NOTED OTHERWISE.
3. SEE SHEET AD101 FOR REMOVALS KEYNOTES.

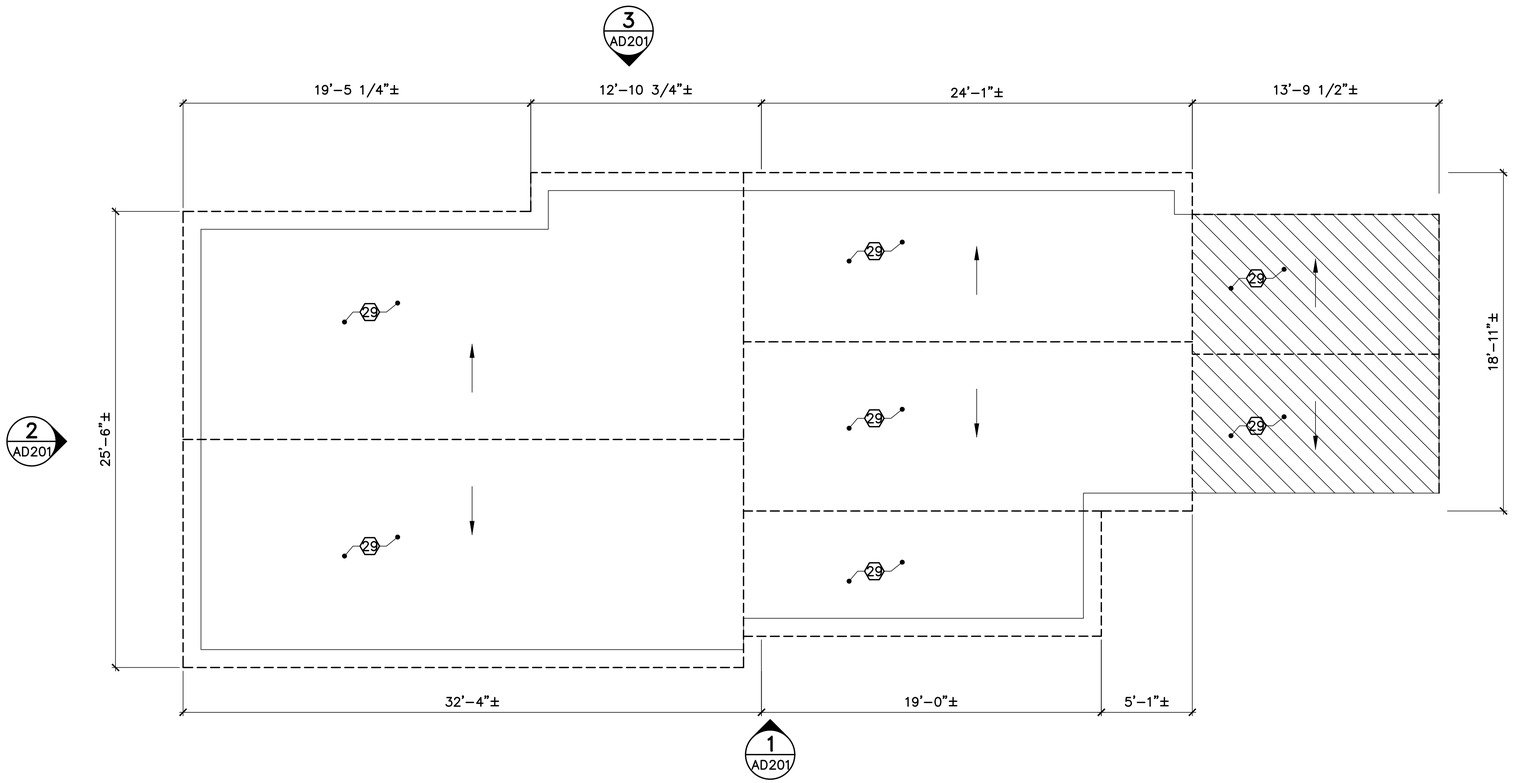
REMOVALS LEGEND

EXISTING (TO REMAIN)

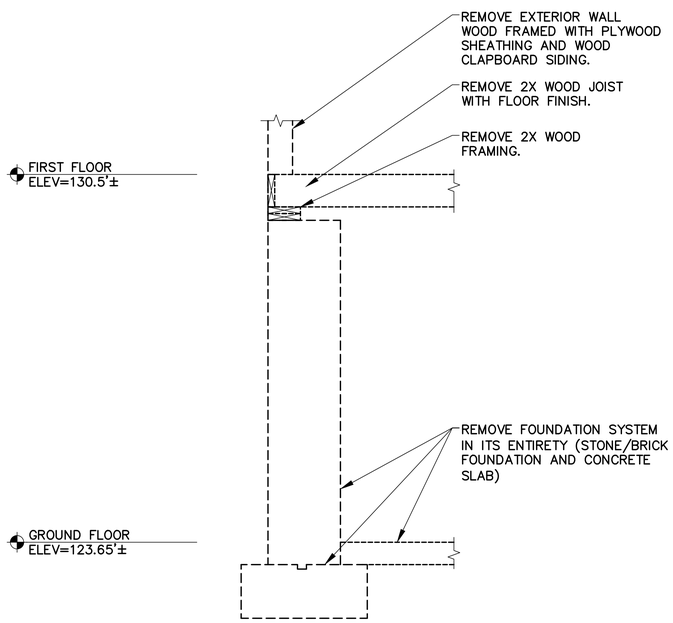
EXISTING TO BE REMOVED

REMOVE BUILDING (MACHINE REMOVALS)

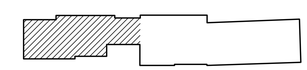
REMOVE BUILDING (HAND REMOVALS) – SEE KEYNOTE9 ON SHEET CD101.



1 REMOVALS ROOF PLAN
AD120 SCALE: 1/4"=1'-0"



2 WALL SECTION REMOVALS
AD101 AD120 SCALE: 3/4"=1'-0"



KEY PLAN
NOT TO SCALE

PLAN NORTH

GRAPHIC SCALES

1/4"=1'-0" 4' 2' 0 4' 8'

3/4"=1'-0" 1' 6" 0 1' 2' 3'

CHECK GRAPHIC SCALES BEFORE USING

NO.	DATE	DESCRIPTION	BY

REVISIONS

LICENSED ARCHITECT TYLER BLAINE HOUSE 10-10-24 STATE OF MAINE

DRAWN BY: SMC
CHECK BY: TGB
NO. 22205.07
DATE 10/11/2024

STATE OF MAINE
BGS

TITLE BLAINE HOUSE
SITE & SECURITY UPGRADES

LOCATION AUGUSTA, MAINE

TITLE THIS DWG.
REMOVALS ROOF PLAN AND WALL SECTION

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ARCHITECTURE ■ ENGINEERING ■ PLANNING
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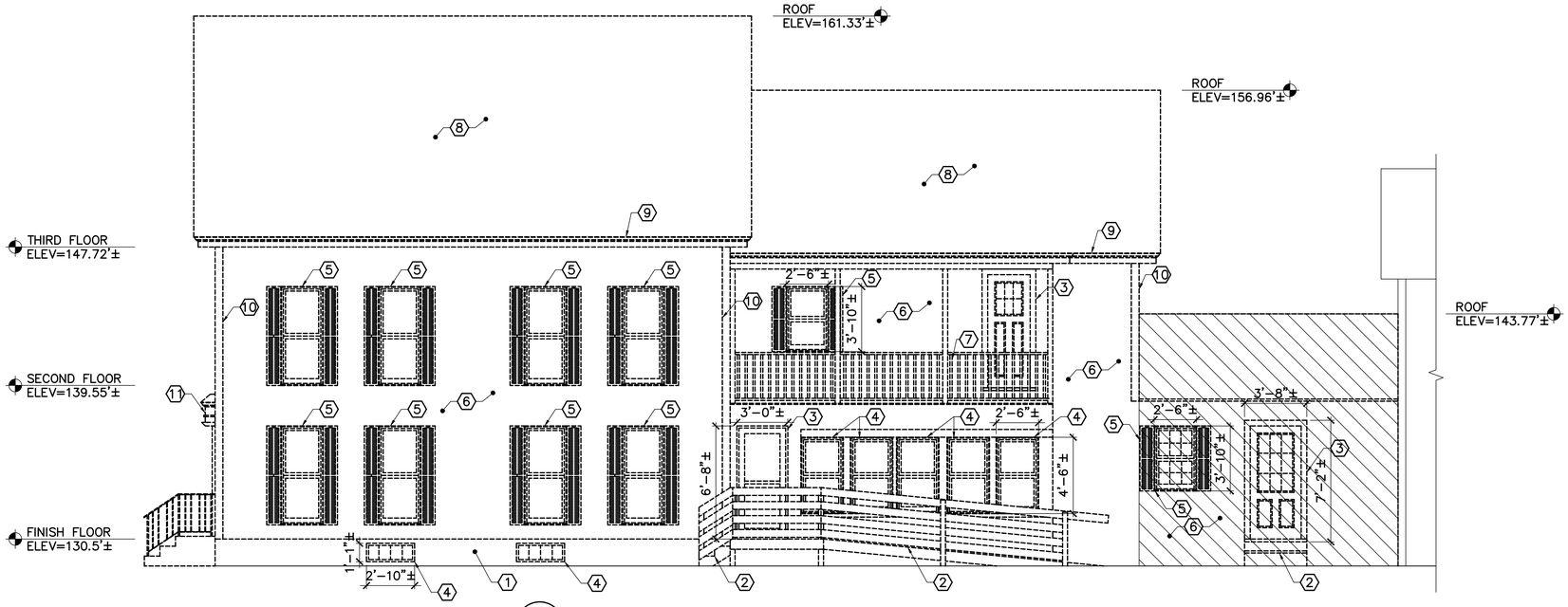
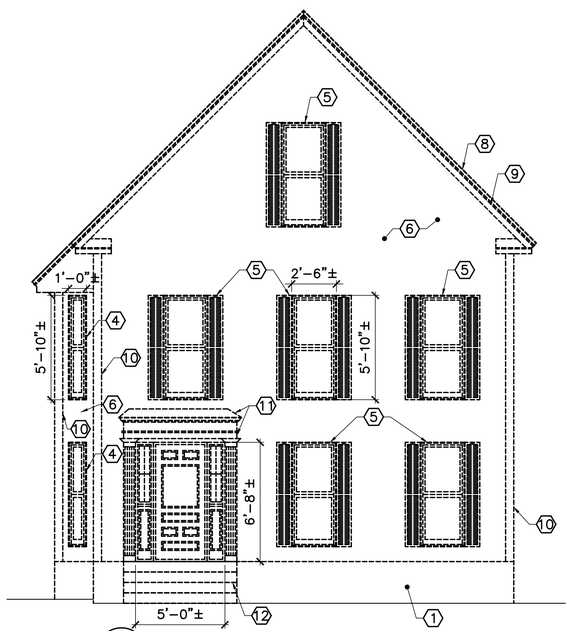
DRAWING NO. AD120

SHEET NO. 31 OF 40

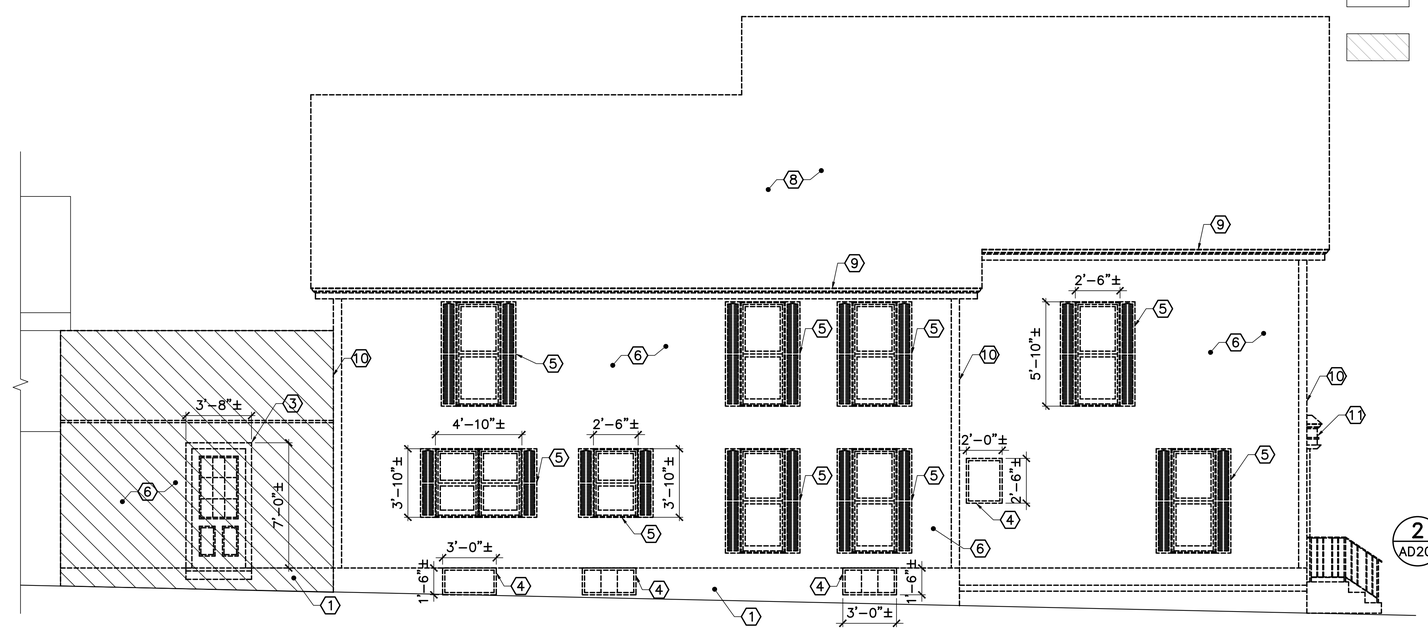
11 Oct, 2024 – 1:44pm
Y:\22205.07\22205.07-AD120.dwg



1 NORTH ELEVATION REMOVALS
AD101,AD102,AD120 AD201 SCALE: 1/4"=1'-0"



2 EAST ELEVATION REMOVALS
AD101,AD102, AD120 AD201 SCALE: 1/4"=1'-0"



3 SOUTH ELEVATION REMOVALS
AD101,AD102, AD120 AD201 SCALE: 1/4"=1'-0"

GENERAL NOTES

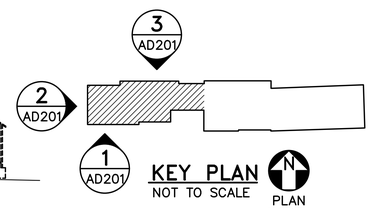
1. SEE SHEET G-001 FOR GENERAL CONSTRUCTION NOTES, LEGEND, AND ABBREVIATIONS.
2. ALL ITEMS ON THIS SHEET ARE EXISTING UNLESS NOTED OTHERWISE.

REMOVALS KEYNOTES (THIS SHEET ONLY)

1. REMOVE FOUNDATION SYSTEM IN ITS ENTIRETY (STONE/BRICK FOUNDATION WALLS AND CONCRETE SLAB).
2. REMOVE EXTERIOR WOOD STAIR AND RAMP WITH GUARDRAILS.
3. REMOVE EXTERIOR WOOD DOOR WITH GLASS, FRAME, HARDWARE, AND THRESHOLD.
4. REMOVE WOOD WINDOW WITH TRIM.
5. REMOVE WOOD WINDOW WITH TRIM AND SHUTTER.
6. REMOVE EXTERIOR WALL WOOD FRAMED WITH PLYWOOD SHEATHING AND WOOD CLAPBOARD SIDING.
7. REMOVE WOOD BALCONY RAILINGS.
8. REMOVE ASPHALT SHINGLE ROOF IN ITS ENTIRETY.
9. REMOVE METAL FLASHING AND PLYWOOD FASCIA.
10. REMOVE WOOD WALL TRIM.
11. REMOVE WOOD CANOPY AND DOOR PILASTERS.
12. REMOVE EXTERIOR CONCRETE STAIR AND METAL GUARDRAILS.

REMOVALS LEGEND

- EXISTING (TO REMAIN)
- EXISTING TO BE REMOVED
- REMOVE BUILDING (MACHINE REMOVALS)
- REMOVE BUILDING (HAND REMOVALS)



KEY PLAN
NOT TO SCALE
PLAN NORTH

GRAPHIC SCALE
1/4"=1'-0"
4' 2' 0 4' 8'
CHECK GRAPHIC SCALE BEFORE USING

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

LICENSED ARCHITECT TYLER G. BLAINE SR 2452 10-10-24 STATE OF MAINE

DRAWN BY: SMC
CHECK BY: TGB
NO. 22205.07
DATE 10/11/2024

STATE OF MAINE
BGS

TITLE BLAINE HOUSE
SITE & SECURITY UPGRADES
LOCATION AUGUSTA, MAINE

TITLE THIS DWG.
EXTERIOR ELEVATION REMOVALS

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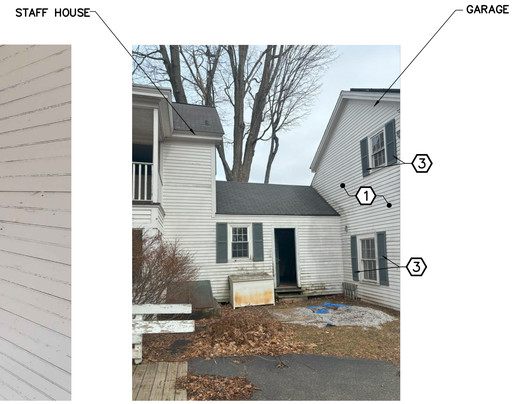
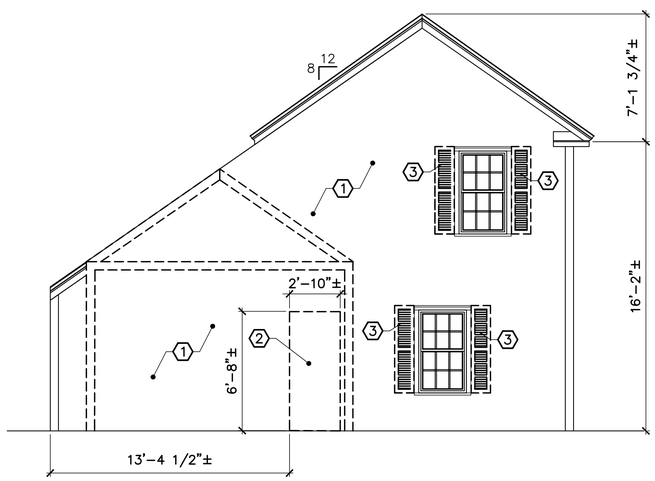
DRAWING NO. AD201
SHEET NO. 32 OF 40

11 Oct, 2024 – 1:45pm
Y:\22205.07\22205.07-AD201.dwg



1 GARAGE WALL REMOVALS

AD101 AD202 SCALE: NIS



2 GARAGE WALL REMOVALS ELEVATION

AD101 AD202 SCALE: 1/4"=1'-0"

GENERAL NOTES

1. SEE SHEET G-001 FOR GENERAL CONSTRUCTION NOTES, LEGEND, AND ABBREVIATIONS.
2. ALL ITEMS ON THIS SHEET ARE EXISTING UNLESS NOTED OTHERWISE.

REMOVALS KEYNOTES (THIS SHEET ONLY)

1. REMOVE WOOD CLAPBOARD SIDING.
2. REMOVE WOOD DOOR, FRAME AND HARDWARE.
3. REMOVE WINDOW SHUTTERS. SALVAGE AND STORE FOR REINSTALLATION. REPAIR DAMAGED SLATS.

REMOVALS LEGEND

——————— EXISTING (TO REMAIN)

– – – – – – – – EXISTING TO BE REMOVED

KEY PLAN

NOT TO SCALE

PLAN NORTH

GRAPHIC SCALES

1/4"=1'-0" 4' 2' 0 4' 8'

3"=1'-0" 6" 4" 2" 0 6"

CHECK GRAPHIC SCALES BEFORE USING

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

LICENSED ARCHITECT TYLER GARRETT BOWEN 4362 STATE OF MAINE 10-10-24

DRAWN BY: SMC
CHECK BY: TGB
NO. 22205.07
DATE 10/11/2024

STATE OF MAINE
BGS

TITLE: BLAINE HOUSE
SITE & SECURITY UPGRADES

LOCATION: AUGUSTA, MAINE

TITLE THIS DWG.
GARAGE WALL REMOVALS

OAK POINT ASSOCIATES
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DRAWING NO. AD202

SHEET NO. 33 OF 40

11 Oct, 2024 – 1:45pm
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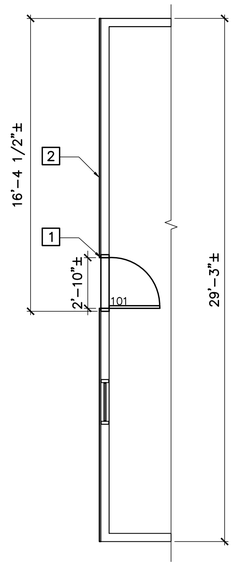
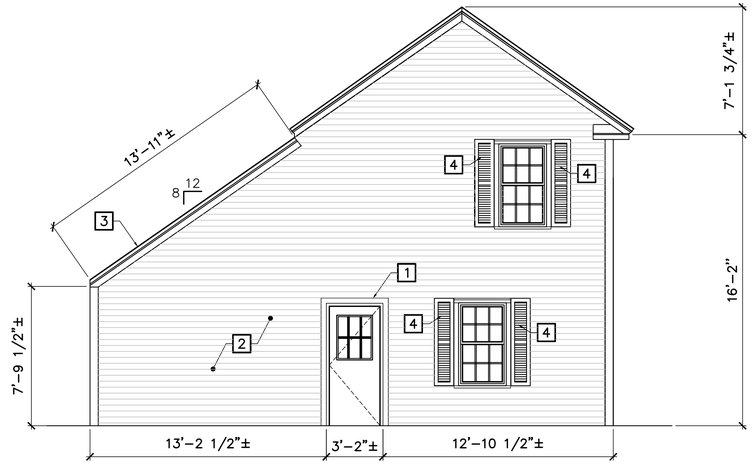
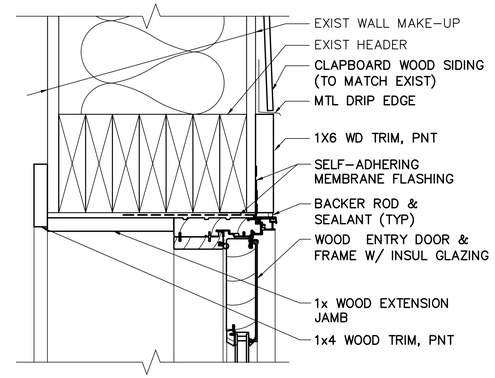


1 AE101 GARAGE WALL PLAN
AD101 SCALE: 1/4"=1'-0"



2 AE101 GARAGE WALL ELEVATION
AD101 SCALE: 1/4"=1'-0"



6 AE101 EXTERIOR DOOR HEAD DETAIL
SCALE: 3"=1'-0"

GENERAL NOTES

1. SEE SHEET G-001 FOR GENERAL CONSTRUCTION NOTES, LEGEND, AND ABBREVIATIONS.
2. ALL ITEMS ON THIS SHEET ARE EXISTING UNLESS NOTED OTHERWISE.

KEYNOTES (THIS SHEET ONLY)

1. PROVIDE NEW DOOR, FRAME, AND HARDWARE, SEE DETAILS 6,7 &8/AE101.
2. PROVIDE WOOD CLAPBOARD SIDING. PAINT TO MATCH EXISTING GARAGE SIDING.
3. PROVIDE APPLIED ROOF RAKE.
4. PAINT AND REINSTALL EXISTING WINDOW SHUTTERS.

DOOR SCHEDULE

DOOR						FRAME				DETAILS			HDWR SET	FIRE RATING	NOTES
NO.	QTY	W H THK	TYPE	MAT	FINISH	TYPE	MAT	WIDTH	FINISH	HEAD	JAMB	SILL			
101	1	2'-10" x 6'-8" x 1-3/4"	HL	WD	PNT	1	WD	3'-4"	PNT	6/AE101	7/AE101	8/AE101	HW-1	–	–

DOOR SCHEDULE GENERAL NOTES

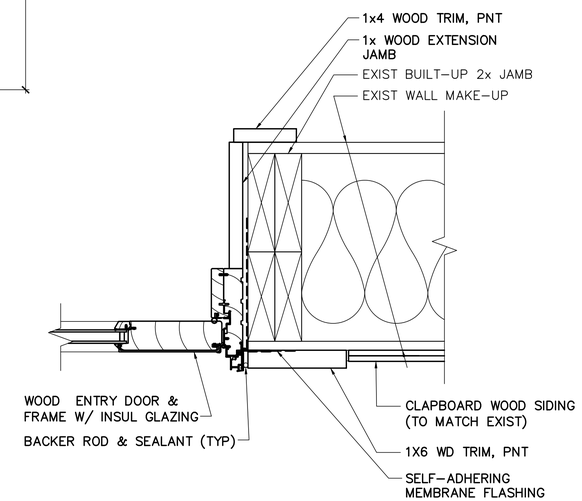
1. PROVIDE DOORS WITH CONSTRUCTION CORES.
2. ALL NEW DOORS TO HAVE 3/4" UNDER CUT (MAX ALLOWED BY NFPA 80)

DOOR SCHEDULE NOTE

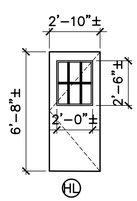
A. FRAME INSTALLED IN EXISTING WALL/OPENING. VERIFY OPENING DIMENSIONS IN FIELD.

DOOR SCHEDULE LEGEND

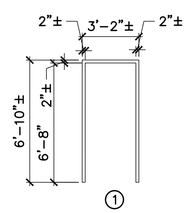
H HEIGHT
HDWR HARDWARE
WD WOOD
MAT MATERIAL
A. NUMBER
PNT PAINT
QTY QUANTITY
THK THICKNESS
W WIDTH



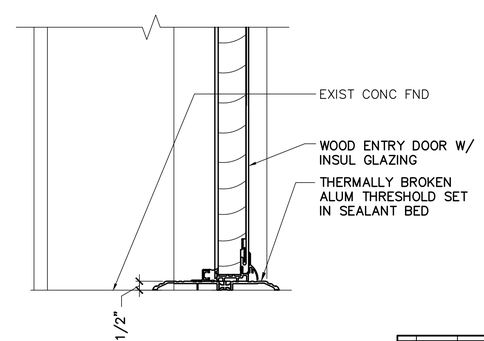
7 AE101 EXTERIOR ENTRY DOOR JAMB DETAIL
SCALE: 3"=1'-0"



3 AE101 DOOR TYPE
AE101 SCALE: 1/4"=1'-0"



4 AE101 FRAME TYPE
AE101 SCALE: 1/4"=1'-0"

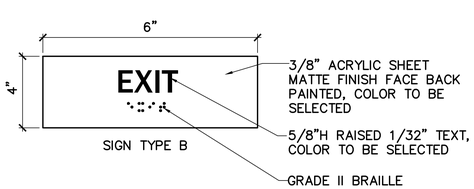


8 AE101 EXTERIOR DOOR THRESHOLD DETAIL
SCALE: 3"=1'-0"

KEY PLAN
NOT TO SCALE
PLAN NORTH

SIGNAGE SCHEDULE

DOOR NO.	ROOM NAME	TEXT/GRAPHIC	SIGN TYPE
101	GARAGE	EXIT	A



SIGN TYPE B

5 AE101 TYPICAL SIGNAGE DETAILS (ELEVATIONS)
NOT TO SCALE

GRAPHIC SCALES

1/4"=1'-0" 4' 2' 0 4' 8'

3"=1'-0" 6" 4" 2" 0 6"

CHECK GRAPHIC SCALES BEFORE USING

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

LICENSED ARCHITECT TYLER R. SR 2452 10-10-24 STATE OF MAINE

DRAWN BY: SMC
CHECK BY: TGB
NO. 22205.07
DATE 10/11/2024

STATE OF MAINE
BGS

TITLE BLAINE HOUSE
SITE & SECURITY UPGRADES
LOCATION AUGUSTA, MAINE

TITLE THIS DWG.
GARAGE WALL PLAN, ELEVATION, SCHEDULE, AND DETAILS

OAK POINT ASSOCIATES
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DRAWING NO. AE101
SHEET NO. 34 OF 40

11 Oct, 2024 – 1:46pm
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ELECTRICAL SYMBOLS

LIGHTING

- SOFFIT LIGHT, LED
- LED RAMP LIGHT
- NON–LINEAR LED FIXTURE
- WALL MOUNTED FIXTURE, LED SUBSCRIPT INDICATES FIXTURE TYPE
- PE — EXTERIOR PHOTOCELL
- BOLLARD/GARDEN LIGHT FIXTURE
- SITE POLE

DATA, TECHNOLOGY AND SECURITY

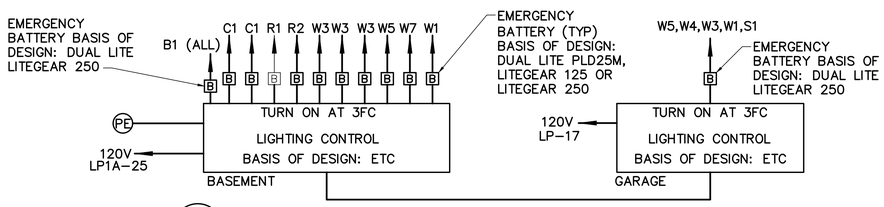
- VIDEO SURVEILLANCE CAMERA WITH MOTION DETECTION
  D = DOME CAMERA
  PTZ = PAN, TILT, ZOOM
  # = CAMERA ID NUMBER
- ELECTRIC STRIKE/LATCH
- DATA JACK (NETWORK ONLY)
- MOTION SENSOR
- PUSH TO EXIT BUTTON
- REX — REQUEST TO EXIT SENSOR
- CR — CARD READER
- AI — AiPHONE VIDEO INTERCOM (IX SERIES)
- AR — AiPHONE RECEIVING STATION (IX SERIES)
- M — MAGNETIC LOCK
- MAGNETIC CONTACT, GATE MOUNTED

GENERAL

- NON–FUSED DISCONNECT SWITCH
- FUSED DISCONNECT SWITCH
- J — JUNCTION BOX
- A–1 — BRANCH CIRCUIT HOMERUN, A–1 INDICATES PANEL DESIGNATION AND CIRCUIT NUMBER
- EXISTING PANELBOARD
- B — EMERGENCY BATTERY
- LC — LIGHTING CONTROL PANEL

LINE TYPE LEGEND

- REMOVE EXISTING ITEMS
- EXIST ITEMS TO REMAIN
- PROVIDE ITEMS



1 E–001 TYPICAL LIGHTING CONTROLS AND POWER DIAGRAM
NOT TO SCALE

TYPICAL LIGHTING CONTROLS AND POWER DIAGRAM NOTES:

1. BASIS OF DESIGN: ETC: WIRING, COMPONENTS AND INSTALLATION REQUIREMENTS WILL VARY DEPENDING ON MANUFACTURER.
2. INSTALLATION OF PHOTOCELLS, WIRING, ETC. MUST BE PER MANUFACTURER'S RECOMMENDATIONS.
3. TIME SCHEDULES MUST BE COORDINATE WITH OWNER AT STARTUP.
4. CONTROL WIRING MUST BE YELLOW AND PER MANUFACTURER'S RECOMMENDATION.
5. LOSS OF POWER MUST TURN ALL RELAYS ON.
6. DIAGRAM INDICATES CONTROL DEVICES AND WIRING ONLY. REFER TO ES101 FOR BRANCH CIRCUITS.
7. PROVIDE NUMBER OF CONTROL PANELS FOR COMPLETE COVERAGE.
8. THE LIGHTING CONTROL SYSTEM MUST BE ACCESSIBLE VIA A WEB BASED GRAPHICAL USER INTERFACE.
9. FIXTURE MUST BE ZONED AS INDICATED IN THE DIAGRAM.
10. CONNECT NEW AND EXISTING FIXTURES TO CONTROL SYSTEM.
11. USE ONE EXISTING UNDERGROUND CAT5e CABLE FOR CONNECTION FROM BLAINE HOUSE TO GARAGE FOR LIGHTING CONTROL SYSTEM. CABLE IS TERMINATED IN THE EAST CORNER OF THE GARAGE.
12. PROVIDE 4 SPARE ZONES PER CONTROL PANEL.
13. PROVIDE A MANUAL ON/OFF OVERRIDE SWITCH FOR EACH ZONE IN SECURITY OFFICE OF BLAINE HOUSE. COORDINATE WITH SECURITY PERSONNEL FOR LOCATION. PROVIDE LABELING FOR EACH ZONE.
14. PROVIDE EMERGENCY BATTERIES FOR EACH ZONE. SIZE BATTERY FOR CONNECTED LOAD. CONFIRM EXISTING EXTERIOR LIGHTING CIRCUITS AND LOADS PRIOR TO BATTERY SIZING. BATTERIES INDICATED MAY BE COMBINED TO A LARGER BATTERY. LOCATE EMERGENCY BATTERY ADJACENT SOURCE PANELBOARD.
15. INTERCEPT EXISTING CIRCUITS FOR BUILDING MOUNTED LIGHTING AND CONNECT TO LIGHTING CONTROLLER AND EMERGENCY BATTERY.

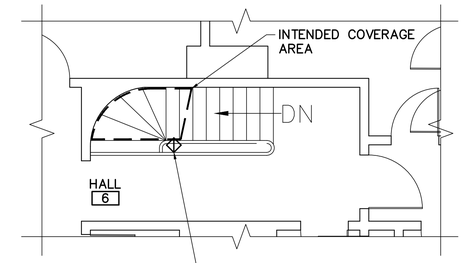
ELECTRICAL ABBREVIATIONS

A, AMP	AMPERE
AC	ALTERNATING CURRENT
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AIC	AMPERE INTERRUPTING CAPACITY
AWG	AMERICAN WIRE GAUGE
BKR	BREAKER
C	CONDUCTOR, CONDUIT
CB	CIRCUIT BREAKER
CCTV	CLOSED CIRCUIT TELEVISION
CKT	CIRCUIT
CU	COPPER
DWG	DRAWING
EMT	ELECTRICAL METALLIC TUBING
G	GROUND; GROUND FAULT CIRCUIT INTERRUPTER
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
H	HEATING LOAD TYPE FOR PANEL SCHEDULE
HP	HORSEPOWER
HVAC	HEATING, VENTILATION, AND AIR CONDITIONING
KVA	KILO–VOLT–AMPERE
KW	KILO–WATT
L	LIGHTING LOAD TYPE FOR PANEL SCHEDULE
LC	LIGHTING CONTROL PANEL
LED	LIGHT EMITTING DIODE
LTG	LIGHTING
M	MOTOR LOAD TYPE FOR PANEL SCHEDULE
MAX	MAXIMUM
MCB	MAIN CIRCUIT BREAKER
MIN	MINIMUM
MLO	MAIN LUG ONLY
NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NO, #	NUMBER
OCC	OCCUPANCY
ø	PHASE
P	POLE
P/O	PART OF
R	RECEPTACLE LOAD TYPE FOR PANEL SCHEDULE
REC	RECEPTACLE
RGS	RIGID GALVANIZED STEEL
RM	ROOM
RMC	RIGID METAL CONDUIT
SPD	SURGE PROTECTIVE DEVICE
SW	SWITCH
THHN	HEAT RESISTANT THERMOPLASTIC WIRE WITH NYLON JACKET
THWN	MOISTURE & HEAT RESISTANT THERMOPLASTIC WIRE WITH NYLON JACKET
TMGB	TELECOM MAIN GROUND BUSBAR
TV	TELEVISION
TYP	TYPICAL
UE	UNDERGROUND ELECTRIC
UPS	UNINTERRUPTIBLE POWER SUPPLY
V	VOLT
VA	VOLT AMPERE
W	WATT, WIRE
W/	WITH
WP	WEATHERPROOF

ELECTRICAL GENERAL NOTES

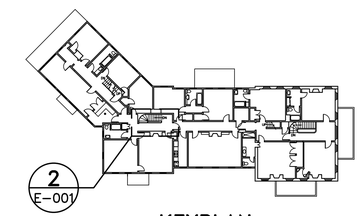
1. ELECTRICAL INSTALLATION MUST COMPLY WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE (NEC), NFPA, AND STATE AND LOCAL CODES.
2. WORK MUST BE COORDINATED WITH ARCHITECTURAL, CIVIL, STRUCTURAL, AND MECHANICAL TRADES.
3. ELECTRICAL EQUIPMENT AND WIRING MUST BE NEW AND UL LISTED UNLESS OTHERWISE NOTED.
4. LIGHT FIXTURES AND OTHER CEILING MOUNTED ELECTRICAL EQUIPMENT MUST BE COORDINATED WITH ARCHITECTURAL, STRUCTURAL, AND MECHANICAL WORK TO AVOID INTERFERENCE.
5. A SEPARATE GREEN GROUNDING CONDUCTOR MUST BE PROVIDED FOR EACH INDIVIDUAL CIRCUIT. METAL CONDUIT MUST BE GROUNDED BUT MUST NOT BE USED AS THE EQUIPMENT GROUNDING CONDUCTOR.
6. VERIFY EXISTING CONDITIONS AND DIMENSIONS AND REPORT DISCREPANCIES TO THE OWNER'S REPRESENTATIVE. PROCEED WITH THE WORK ONLY AFTER THE DISCREPANCIES HAVE BEEN RESOLVED BY THE OWNER'S REPRESENTATIVE.
7. CONDUCTORS MUST BE MINIMUM #12 AWG UNLESS NOTED OTHERWISE.
8. CONDUIT MUST BE MINIMUM 1/2" UNLESS OTHERWISE NOTED. UNDERGROUND CONDUIT MUST BE A MINIMUM OF 1".
9. UNLESS OTHERWISE INDICATED, WIRE AND CONDUIT SIZE FOR EACH 20A 1P BRANCH CIRCUIT MUST BE 2 #12 + #12G, IN 1/2"C.
10. UNLESS OTHERWISE INDICATED, WIRE AND CONDUIT SIZE FOR EACH 20A 2P BRANCH CIRCUIT MUST BE 3#12 + #12G, IN 1/2"C.
11. A SEPARATE NEUTRAL CONDUCTOR MUST BE PROVIDED FOR EACH INDIVIDUAL 120V CIRCUIT.
12. DISCONNECT SWITCHES ARE 30AF UNLESS OTHERWISE NOTED. AF IS AMPS FRAME AND AT IS AMPS TRIP.
13. SEAL CONDUIT INTERIOR OF SPARE AND ACTIVE CONDUITS TO PROHIBIT PASSAGE OF MOISTURE. PROVIDE SEALANT PRODUCT INTENDED FOR SUCH USE. PROVIDE AT CONDUITS PENETRATING FLOORS AND EXTERIOR WALLS AND AT GENERATOR ENCLOSURE. BASIS OF DESIGN: AMERICAN POLYWATER FST.
14. THE ACCESS CONTROL/SECURITY AND DVM SYSTEM MUST BE AN EXTENSION OF THE EXISTING HONEYWELL ENTERPRISE BUILDING INTEGRATOR SYSTEM WITH HOST SERVER HARDWARE LOCATED IN AUGUSTA, ME. SYSTEM IS FOR MONITORING AND CONTROLLING, CAMERAS, SECURITY, AND ACCESS CONTROL. THE CONTROL SYSTEM MUST BE SEAMLESSLY INTEGRATED WITH THE STATE OF MAINE BUILDING CONTROL CENTER (BCC) WHICH PROVIDES 24 HOURS A DAY, 7 DAYS A WEEK, 365 DAYS A YEAR MONITORING OF STATE FACILITIES. GRAPHICS, SUPPLYING, AND INTEGRATION OF PCSC IQ SERIES PANELBOARDS, AND FRONT END PROGRAMMING ARE PROPRIETARY TO HONEYWELL INTERNATIONAL INC. THE INSTALLATION OF HARDWARE, WIRING, PARTS, AND PIECES MUST BE COMPLETED BY A QUALIFIED INSTALLER.

WIRE SIZE	HOMERUNS (20A CIRCUIT) MAXIMUM DISTANCE IN FEET	
	120V	240V
#12	60'	100'
#10	100'	160'
#8	150'	250'
#6	240'	400'



PROVIDE HONEYWELL MOTION SENSOR AND CONNECT TO EXISTING HONEYWELL SYSTEM. PROVIDE SWIVEL MOUNT AND AIM FOR COVERAGE OF STAIRS. AIM SUCH THAT THE ALARM WILL NOT BE TRIGGERED BY MOTION NOT ON THE STAIRS.

2 E–001 BLAINE HOUSE SECOND FLOOR STAIR DETAIL
SCALE: 1/4" = 1'–0"



KEYPLAN
NOT TO SCALE

PHASING NOTES

1. THE BUILDING ELECTRONICS SECURITY SYSTEMS MUST BE OPERATIONAL 24/7. TO MINIMIZE ANY DOWNTIME, REPLACEMENT CONDUITS, CONDUCTORS, CABLES, CIRCUITS, LIGHTS, AND OTHER PORTIONS OF THE ELECTRICAL SCOPE MUST BE INSTALLED AND TESTED PRIOR TO REMOVING EXISTING ELECTRONIC SECURITY SYSTEM COMPONENTS. THE FINAL DEVICE CUT OVER MUST BE NO MORE THAN 15 MINUTES IN LENGTH.

CAMERA SCHEDULE

CAMERA ID NUMBER	TYPE	MOUNTING HEIGHT ABOVE GRADE	REPLACEMENT MANUFACTURER AND MODEL
438	FIXED	15'	AXIS P3735 PLE
15	FIXED	12'	EXISTING TO REMAIN
573	FIXED	16'	EXISTING TO REMAIN
13	FIXED	20'	EXISTING TO REMAIN
16	FIXED	12'	EXISTING TO REMAIN
14	FIXED	12'	EXISTING TO REMAIN
19	FIXED	10'	AXIS P3267 LVE
567	PTZ	16'	AXIS P5654–E MKII
566	PTZ	16'	AXIS P5654–E MKII
11	PTZ	12'	AXIS P5654–E MKII
568	PTZ	20'	AXIS P3735–PLE
18	FIXED	10'	AXIS P3267–LVE
10	FIXED	12'	AXIS P3267–LVE

CAMERA SCHEDULE NOTES:

1. PROVIDE REPLACEMENT CAMERA AT EXISTING CAMERA LOCATION.
2. PROVIDE POE INJECTORS FOR CAMERAS OVER 30W. POE INJECTORS MUST SUPPORT 100MBPS. A POE BANK SUCH AS ALTRONIX NETWAY8G OR 16G IS ACCEPTABLE.
3. AIM AND FOCUS CAMERA AS DIRECTED BY STATE OF MAINE SECURITY PERSONNEL.
4. PROGRAM AND CONFIGURE CAMERA MOTION SENSING. COORDINATE WITH STATE OF MAINE SECURITY PERSONNEL.
5. PROVIDE CAMERA CABLING. CAMERA CABLING MUST BE INSTALLED IN EXISTING PATHWAY PRIOR TO EXISTING CAMERA REMOVAL.
6. PROVIDE CAMERA MOUNTING HARDWARE, ENCLOSURE AND ACCESSORIES FOR A COMPLETE AND FUNCTIONAL INSTALLATION.

LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	SOURCE	VOLTS	WATTS	MOUNTING	LUMENS	NOTES	MANUFACTURER	CATALOG NUMBER
B1	BOLLARD	LED	120	12	GROUND MOUNT	1126	2,5	TEKA LIGHTING	BSB–40–SD12–LED–X81–CD1–DT–HSS
C1	CANOPY LIGHT	LED	120	19	SURFACE	1649	5	G LIGHTING	GL–3553–W0–C–BLK–B
G1	GARDEN LIGHT	LED	120	7	GROUND MOUNT	188	3	TEKA LIGHTING	1130–24–LED–E94
R2	ADA RAMP LIGHT	LED	120	12	SURFACE	1402	1,2,5,6	KIM	EL700F3/9L3KUV–BL
S1	SIGHT LIGHT, POLE MOUNTED	LED	120	74	POLE 12'	5197	2,5,4	ARCHITECTURAL AREA LIGHTING	ALN440–Y5–32LED–3K–LDL–700–BLK–POST TOP
W1	WALL MOUNT	LED	120	46.5	WALL MOUNT	5561	1,2,5	BEACON	RWL1–48L–45–3K8–3–UNV–WHT
W3	WALL MOUNT	LED	120	28	WALL MOUNT	3587	1,2,5	BEACON	RWL1–48L–25–3K8–3–UNV–WHT
W4	WALL MOUNT	LED	120	14.5	WALL MOUNT	1887	1,2,5	BEACON	RWL1–48L–15–3K8–3–UNV–WHT
W5	WALL MOUNT	LED	120	10.1	WALL MOUNT	1303	1,2,5	BEACON	RWL1–48L–10–3K8–3–UNV–WHT
W7	WALL MOUNT	LED	120	28.8	WALL MOUNT	3539	1,2,5,7	BEACON	VPW2–48L–30–3K8–4F–120–WHT

LIGHTING FIXTURE SCHEDULE NOTES:

1. REFER TO ELECTRICAL SITE PLAN FOR MOUNTING HEIGHTS OF EXISTING LOCATIONS.
2. FIXTURES MUST BE CONTROLLED AS SHOWN ON THE LIGHTING CONTROLS DIAGRAM.
3. PROVIDE POWER SUPPLIES AND ACCESSORIES FOR A COMPLETE AND FUNCTIONAL INSTALLATION.
4. PROVIDE AAL DB3–4R12–125–BLT POLE AND BASE. COORDINATE BOLT PATTERN.
5. CONNECT TO EMERGENCY INVERTER. BASIS OF DESIGN: DUAL LITE LIGHT GEAR 100/250. PROVIDE QUANTITY OF INVERTERS FOR CONNECTED LOAD.
6. PROVIDE SURFACE MOUNT BOX OPTION. MOUNT TO SIDE OF CONCRETE RAMP SO FIXTURES CAN BE AIMED TO ILLUMINATE RAMP SURFACE.
7. ROTATE FIXTURE OPTICS 90 DEGREES COUNTER CLOCKWISE WITHIN FIXTURE HOUSING SO DISTRIBUTION IS AWAY FROM BUILDING. COORDINATE WITH FACTORY.

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

STATE OF MAINE
DALE C. LINCOLN, II
No. 10443
10/11/24
LICENSED
PROFESSIONAL ENGINEER

DRAWN BY: BPD
CHECK BY: DCL
NO. 22205.07
DATE 10/11/2024

STATE OF MAINE
BGS

TITLE: BLAINE HOUSE
SITE & SECURITY UPGRADES
LOCATION: AUGUSTA, MAINE

TITLE THIS DWG.
ELECTRICAL SYMBOLS, ABBREVIATIONS, GENERAL NOTES, AND DETAILS

OAK POINT ASSOCIATES
ARCHITECTURE • ENGINEERING • PLANNING
231 Main Street, Biddeford, Maine 04005 207.283.0193

DRAWING NO. E–001
SHEET NO. 35 OF 40

11 Oct, 2024 – 4:09pm
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1 REMOVALS SITE PLAN
ED101 SCALE: 1"=20'

GRAPHIC SCALE
1"=20'
20' 10' 0 20' 40'
CHECK GRAPHIC SCALE BEFORE USING

GRID NORTH

DRAWING NOTE (THIS SHEET ONLY)

1. REMOVE CAMERA COMMUNICATIONS CABLE BACK TO SOURCE. IN ORDER TO MINIMIZE DOWNTIME, REPLACEMENT CAT6 COMMUNICATIONS CABLES MUST BE INSTALLED AND TESTED PRIOR TO REMOVING EXISTING CAMERA AND CAMERA CABLING.
2. REFER TO DRAWING E001 FOR PHASING NOTE.
3. DISCONNECT ELECTRIC, COMMUNICATION, AND SECURITY UTILITIES IN STAFF HOUSE AND REMOVE BACK TO SOURCE. CONFIRM UTILITIES ARE ABANDONED PRIOR TO REMOVAL AND REPORT ANY IN USE UTILITIES.

REMOVALS KEYNOTES (THIS SHEET ONLY)

1. REMOVE EXISTING BUILDING MOUNTED LIGHT FIXTURE. PROTECT EXISTING CIRCUIT FOR REUSE.
2. REMOVE EXISTING BUILDING MOUNTED CAMERA. REMOVE CABLING BACK TO SOURCE RACK IN BLAINE HOUSE BASEMENT. REFER TO DRAWING ED102.
3. REMOVE EXISTING LOW VOLTAGE PATHWAY LIGHTING. REMOVE UNDERGROUND CONDUIT AND CONDUCTORS BACK TO BLAINE HOUSE BASEMENT SOURCE PANELBOARD.
4. REMOVE LIGHT POLE AND ASSOCIATED UNDERGROUND CONDUIT AND CONDUCTORS BACK TO SOURCE PANELBOARD LP-1B. REFER TO DRAWING EP601.
5. REMOVE GATE OPENER MOTOR CIRCUIT, CONTROLS, AND UNDERGROUND CONDUIT AND CONDUCTORS BACK TO SOURCE PANELBOARDS LP-1B AND B3 IN EXISTING GARAGE AND BLAINE HOUSE RESPECTIVELY. REFER TO DRAWING EP601.
6. REMOVE ACCESS CONTROL EQUIPMENT, AIPHONE VIDEO INTERCOM, AND UNDERGROUND CONDUIT AND CONDUCTORS BACK TO SOURCE ELECTRONIC SECURITY BACKBOARDS IN GARAGE AND BLAINE HOUSE RESPECTIVELY. REFER TO DRAWING ED102.
7. REMOVE TYPE R1 FIXTURES FROM LINE VOLTAGE CONTROL AND PREPARE TO ADD TO LIGHTING CONTROL SYSTEM.
8. REMOVE EXISTING PHOTOCELL BACK TO SOURCE.
9. REMOVE PHOTOCELL AND CABLING BACK TO SOURCE PANELBOARD LP1A.
10. REMOVE UNDERGROUND SIX STRAND FIBER OPTIC FROM STAFF HOUSE BASEMENT BACK TO EXISTING GARAGE. PROTECT FOR FUTURE CONNECTION FROM GARAGE TO BLAINE HOUSE.

NO.	DATE	DESCRIPTION	BY
REVISIONS			

STATE OF MAINE
DALE C. LINCOLN, II
No. 10443
LICENSED
PROFESSIONAL ENGINEER
10/11/24

DRAWN BY: BPD
CHECK BY: DCL
NO. 22205.07
DATE 10/11/2024

STATE OF MAINE
BGS

TITLE BLAINE HOUSE
SITE & SECURITY UPGRADES
LOCATION AUGUSTA, MAINE

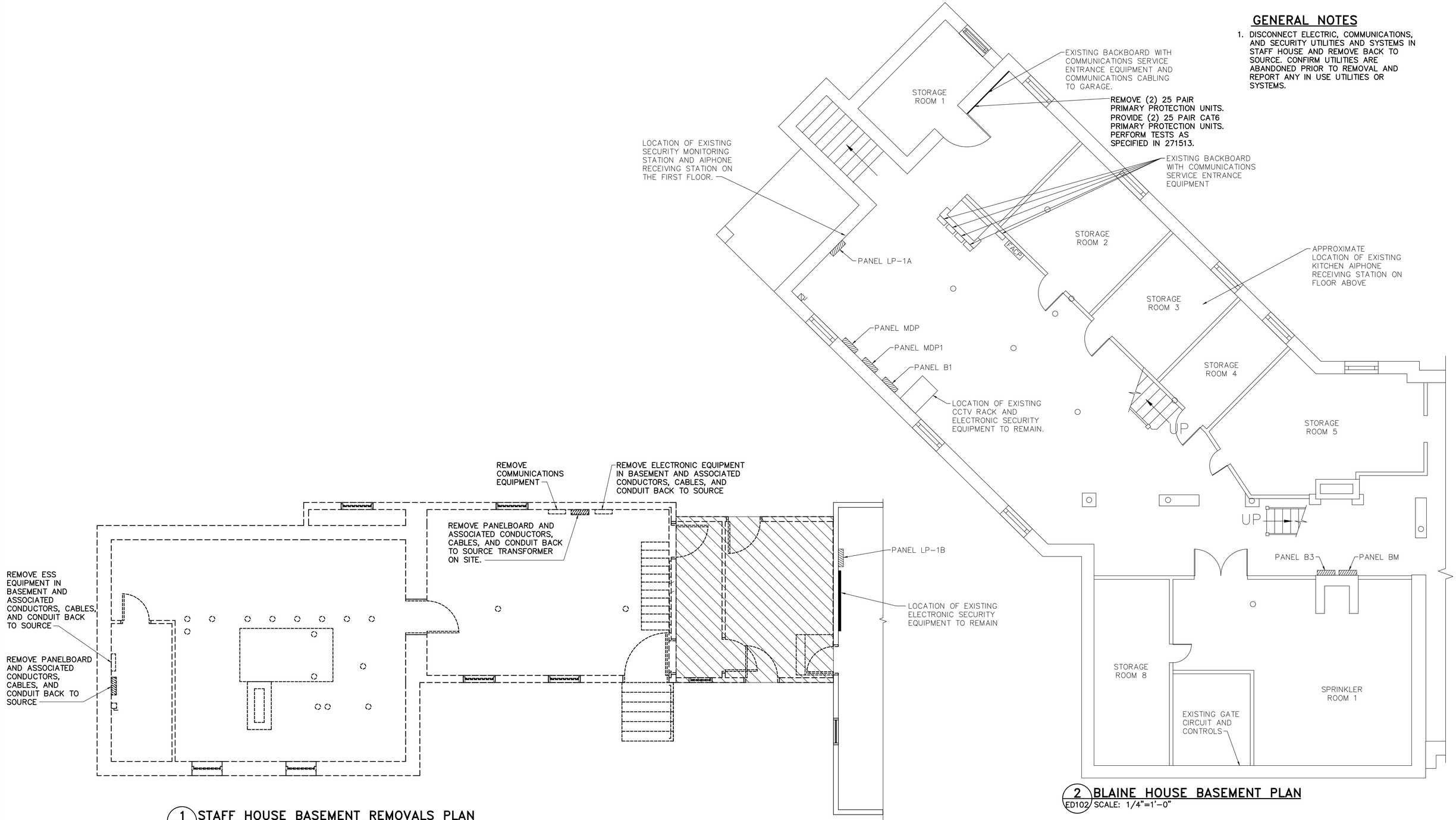
TITLE THIS DWG.
ELECTRICAL REMOVALS SITE PLAN

OAK POINT ASSOCIATES
ARCHITECTURE • ENGINEERING • PLANNING
231 Main Street, Biddeford, Maine 04005 207.283.0193

DRAWING NO. ED101
SHEET NO. 36 OF 40

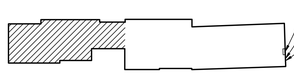
GENERAL NOTES

1. DISCONNECT ELECTRIC, COMMUNICATIONS, AND SECURITY UTILITIES AND SYSTEMS IN STAFF HOUSE AND REMOVE BACK TO SOURCE. CONFIRM UTILITIES ARE ABANDONED PRIOR TO REMOVAL AND REPORT ANY IN USE UTILITIES OR SYSTEMS.



1 ED102 STAFF HOUSE BASEMENT REMOVALS PLAN
SCALE: 1/4"=1'-0"

2 ED102 BLAINE HOUSE BASEMENT PLAN
SCALE: 1/4"=1'-0"



KEY PLAN
NOT TO SCALE

PLAN NORTH

LOCATION OF PANEL LP (EXISTING)

EXISTING COMMUNICATIONS CABLING TO BLAINE HOUSE

REMOVE (2) 25 PAIR BACKBONE CABLES FROM GARAGE TO BLAINE HOUSE BASEMENT. REMOVE (2) 25 PAIR PRIMARY PROTECTION UNITS. PROVIDE (2) 25 PAIR CAT6 BACKBONE CABLES TO BLAINE HOUSE BASEMENT AND (2) 25 PAIR PRIMARY PROTECTION UNITS. PERFORM TEST AS SPECIFIED IN 271513.

GRAPHIC SCALE

1/4"=1'-0" 4' 2' 0 4' 8'

CHECK GRAPHIC SCALE BEFORE USING

NO.	DATE	DESCRIPTION	BY

REVISIONS

STATE OF MAINE
DALE C. LINCOLN, II
No. 10443
10/11/24
LICENSED
PROFESSIONAL ENGINEER

DRAWN BY: BPD
CHECK BY: DCL
NO. 22205.07
DATE 10/11/2024

STATE OF MAINE
BGS

TITLE: BLAINE HOUSE
SITE & SECURITY UPGRADES

LOCATION: AUGUSTA, MAINE

TITLE THIS DWG.
STAFF HOUSE REMOVALS PLAN AND BLAINE HOUSE BASEMENT PLAN

OAK POINT ASSOCIATES
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231 Main Street, Biddeford, Maine 04005 207.283.0193

DRAWING NO. ED102

SHEET NO. 37 OF 40

11 Oct, 2024 - 4:11pm
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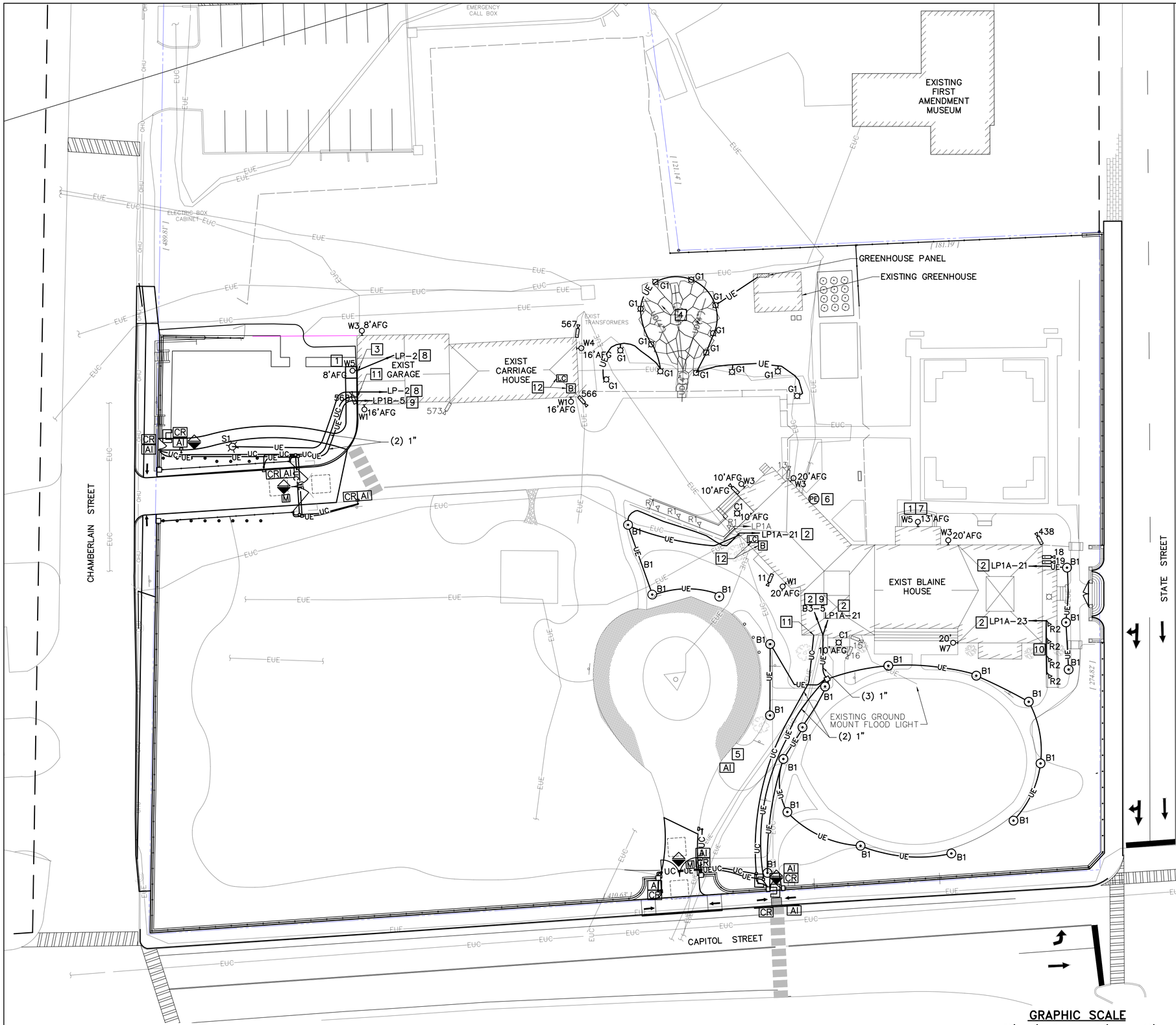

DRAWING NOTES (THIS SHEET ONLY)

GRID NORTH

1. PROVIDE CAMERAS IN LOCATIONS INDICATED. REFER TO DRAWING E–001 FOR CAMERA SCHEDULE.
2. PROVIDE LIGHT FIXTURES IN LOCATIONS INDICATED. REFER TO DRAWING E–001 FOR LIGHTING FIXTURE SCHEDULE.
3. PROVIDE CARD READERS AND MAGNETIC DOOR CONTACTS AND CONNECT TO EXISTING ACCESS CONTROL SYSTEM. DOOR CONTACTS MUST BE OUTDOOR RATED FOR PEDESTRIAN AND VEHICLE GATES.
4. PROVIDE AiPHONE VIDEO INTERCOM AND REPLACE EXISTING AiPHONE SYSTEM.
5. CONNECT VEHICLE GATE MOTOR CIRCUITS TO EXISTING GATE MOTOR CIRCUITS IN PANELBOARDS LP1B AND B3 RESPECTIVELY. REFER TO DRAWING EP601.

DRAWING KEYNOTES

1. PROVIDE CONCEALED CONDUIT, CONDUCTORS, AND CABLING FOR CIRCUIT.
2. CONDUIT MUST ENTER BUILDING BELOW GRADE INTO BASEMENT OR UTILIZE EXISTING LB'S.
3. PROVIDE EXIT SIGN AND CONNECT TO LOCAL LIGHTING CIRCUIT AHEAD OF ANY SWITCHES, SENSORS, OR OTHER CONTROL DEVICES.
4. GOVERNORS GARDEN WORK IS ALTERNATE 1. PROVIDE 120V, 20A, 10KAIC CIRCUIT BREAKER IN GREENHOUSE PANELBOARD FOR TYPE G1 LIGHT FIXTURES. PROVIDE POWER SUPPLY, LOW VOLTAGE CONDUCTORS, AND ACCESSORIES FOR A COMPLETE AND FUNCTIONAL INSTALLATION.
5. PROVIDE AiPHONE INTERCOM IN EXISTING PEDESTAL. UTILIZE EXISTING UNDERGROUND CONDUIT.
6. MOUNT PHOTOCELL ON NORTH SIDE OF BUILDING. PHOTOCELL MUST TURN ON LIGHTS AT 3FC. LOCATE PHOTOCELL ACCORDING TO MANUFACTURER'S RECOMMENDATIONS. CONDUIT AND CONDUCTORS MUST BE CONCEALED FROM VIEW.
7. RUN CABLE WITHIN WALL FROM FIXTURE DOWN TO BASEMENT BELOW. CABLE MUST BE CONCEALED WITHIN THE STRUCTURE OF THE BUILDING.
8. CONNECT TO EXISTING EXTERIOR LIGHTING CIRCUIT.
9. CONNECT TO GATE CONTROL UNIT.
10. PROVIDE RAMP MOUNTED LIGHT FIXTURE FOR ADA RAMP.
11. REFER TO DRAWING ET501 AND ED102 FOR CONTINUATION OF SECURITY AND COMMUNICATION SYSTEMS
12. LOCATE LIGHTING CONTROL PANEL AND EMERGENCY BATTERY/INVERTER ADJACENT TO SOURCE PANELBOARD. FIELD COORDINATE FINAL LOCATION.

1 SITE PLAN
ES101 SCALE: 1"=20'

GRAPHIC SCALE
1"=20' 20' 10' 0 20' 40'
CHECK GRAPHIC SCALE BEFORE USING

NO.	DATE	DESCRIPTION	BY
REVISIONS			

STATE OF MAINE
DALE C. LINCOLN, II
No. 10443
LICENSED
PROFESSIONAL ENGINEER
10/11/24

DRAWN BY: BPD
CHECK BY: DCL
NO. 22205.07
DATE 10/11/2024

STATE OF MAINE
BGS

TITLE BLAINE HOUSE
SITE & SECURITY UPGRADES
LOCATION AUGUSTA, MAINE

TITLE THIS DWG.
ELECTRICAL SITE PLAN

OAK POINT ASSOCIATES
ARCHITECTURE ■ ENGINEERING ■ PLANNING
231 Main Street, Biddeford, Maine 04005 207.283.0193

DRAWING NO. ES101
SHEET NO. 38 OF 40

REVISED PANELBOARD SCHEDULE LP–1B (EXISTING PANELBOARD)

SQUARE D #QOC20UQ100S

CKT NO	AMPS PER PHASE A	AMPS PER PHASE B	DESCRIPTION	LOAD TYPE	CKT BKR TRIP	CKT BKR POLE	CKT BKR TRIP	CKT BKR POLE	LOAD TYPE	DESCRIPTION	AMPS PER PHASE A	AMPS PER PHASE B	CKT NO
1	·		HONEYWELL SEC PANEL	–	20	1	20	2	–	SPARE [4]	·		2
3		·	GATE RECEPTACLE	–	20	1	↓	↓	↓	↓		·	4
5	·		GATE CONTROL [2]	–	20	1	20	1	–	OUTLET	·		6
7		·	SPARE	–	20	1	20	1	–	OUTLET		·	8
9	·		–	–	–	–	–	–	–	–	·		10
11		·	–	–	–	–	–	–	–	–		·	12
13	·		–	–	–	–	–	–	–	–	·		14
15		·	–	–	–	–	–	–	–	–		·	16
17	·		–	–	–	–	–	–	–	–	·		18

TOTAL/PHASE

VOLTS: 120/240, 1 PHASE, 3 WIRE
MCB: ☒
MLO: ☐
FAULT AMPS: 10,000 VERIFY IN FIELD
MCB AMPS: .
BUS AMPS: 100
DESIGNATION: LP1B
LOCATION: GARAGE
MOUNTING: SURFACE

REVISED PANELBOARD SCHEDULE B1 (EXISTING PANELBOARD)

SQUARE D #QO

CKT NO	AMPS PER PHASE A	AMPS PER PHASE B	DESCRIPTION	LOAD TYPE	CKT BKR TRIP	CKT BKR POLE	CKT BKR TRIP	CKT BKR POLE	LOAD TYPE	DESCRIPTION	AMPS PER PHASE A	AMPS PER PHASE B	CKT NO
1	·		LIGHTS – KITCHEN/PANTRY/LAUNDRY	–	20	1	20	1	–	SECURITY GATE	·		2
3		·	LIGHTS – PORCH/TROOP/STAFF/BATH [1]	–	20	1	20	1	–	SPARE		·	4
5	·		EXISTING CIRCUIT	–	20	1	20	1	–	SPARE	·		6
7		·	EXISTING CIRCUIT	–	20	1	20	1	–	SPARE		·	8
9	·		RECEPTACLE – KITCHEN PLUGMOLD	–	20	1	20	1	–	RECEPTACLE – TOILET 107	·		10
11		·	RECEPTACLE – KITCHEN COUNTER	–	20	1	20	1	–	RECEPTACLE – TOILET 115		·	12
13	·		RECEPTACLE – KITCHEN AC	–	20	1	20	1	–	RECEPTACLE – STAFF/HALL	·		14
15		·	SPARE	–	20	1	20	1	–	RECEPTACLE – STAFF 116 A/C		·	16
17	·		RECEPTACLE – KITCHEN COFFEE POT	–	20	1	20	1	–	RECEPTACLE – TROOPER 117	·		18
19		·	PIG	–	20	1	20	1	–	RECEPTACLE – LAUNDRY 120		·	20
21	·		DISPOSAL	–	20	1	20	1	–	RECEPTACLE – LAUNDRY 120	·		22
23		·	STAFF REFRIGERATOR	–	20	1	20	1	–	RECEPTACLE – 120 A/C		·	24
25	·		RECEPTACLE – PIZZA OVEN	–	20	1	20	1	–	RECEPTACLE – LAUNDRY/MAID	·		26
27		·	RECEPTACLE – KITCHEN MONITOR	–	20	1	20	1	–	RECEPTACLE – PANTRY 122		·	28
29	·		RECEPTACLE – KITCHEN PARTY	–	20	1	20	1	–	RECEPTACLE – PANTRY PLUGMOLD	·		30
31		·	DATA RACK QUAD	–	20	1	20	1	–	GAS DETECTION UNIT		·	32
33	·		SPARE	–	20	1	20	1	–	SPARE	·		34
35		·	DATA RACK QUAD	–	20	1	20	1	–	SPARE		·	36
37	·		SHUNT TRIP	–	20	1	20	1	–	SPARE	·		38
39		·	SPACE	–	–	–	20	1	–	EXISTING CIRCUIT		·	40
41	·		EXISTING CIRCUIT	–	20	1	–	–	–	SPACE	·		42

TOTAL/PHASE

VOLTS: 120/240, 1 PHASE, 3 WIRE
MCB: ☐
MLO: ☒
FAULT AMPS: 10,000 VERIFY IN FIELD
MCB AMPS: .
BUS AMPS: 100
DESIGNATION: B1
LOCATION: BASEMENT
MOUNTING: SURFACE

REVISED PANELBOARD SCHEDULE LP (EXISTING PANELBOARD)

SQUARE D #QOC24US

CKT NO	AMPS PER PHASE A	AMPS PER PHASE B	DESCRIPTION	LOAD TYPE	CKT BKR TRIP	CKT BKR POLE	CKT BKR TRIP	CKT BKR POLE	LOAD TYPE	DESCRIPTION	AMPS PER PHASE A	AMPS PER PHASE B	CKT NO
1	·		LIGHTS	–	20	1	20	1	–	OUTSIDE LIGHTS, POLE LIGHT [1]	·		2
3		·	LIGHTS	–	20	1	20	1	–	OUTSIDE CAMERA ON GARAGE		·	4
5	·		REC – IN GARAGE	–	20	1	20	1	–	OUTLET BELOW PANEL	·		6
7		·	EXISTING CIRCUIT	–	20	1	20	1	–	GARAGE DOOR OPENERS		·	8
9	·		EXISTING CIRCUIT	–	20	1	20	1	–	EXISTING CIRCUIT	·		10
11		·	LIGHTS WASH BAY	–	20	1	20	1	–	GENERATOR BATTERY CHARGER, BLOCK HEATER, DAMPER MOTOR		·	12
13	·		WEST GATE SUB PANEL (LP–1B)	–	60	2	–	–	–	–	·		14
15		·	↓	↓	↓	↓	–	–	–	–		·	16
17	·		LIGHTING CONTROL PANEL [3]	–	20	1	–	–	–	–	·		18
19		·	–	–	–	–	–	–	–	–		·	20
21	·		–	–	–	–	–	–	–	–	·		22
23		·	–	–	–	–	–	–	–	–		·	24

TOTAL/PHASE

VOLTS: 120/240, 1 PHASE, 3 WIRE
MCB: ☒
MLO: ☐
FAULT AMPS: 10,000 VERIFY IN FIELD
MCB AMPS: 100
BUS AMPS: 100
DESIGNATION: LP
LOCATION: GARAGE
MOUNTING: SURFACE

REVISED PANELBOARD SCHEDULE LP–1A (EXISTING PANELBOARD)

SQUARE D #QOC30US

CKT NO	AMPS PER PHASE A	AMPS PER PHASE B	DESCRIPTION	LOAD TYPE	CKT BKR TRIP	CKT BKR POLE	CKT BKR TRIP	CKT BKR POLE	LOAD TYPE	DESCRIPTION	AMPS PER PHASE A	AMPS PER PHASE B	CKT NO
1	·		OUTSIDE REC	–	20	1	20	2	–	EXISTING CIRCUIT	·		2
3		·	EXISTING CIRCUIT	–	20	1	↓	↓	↓	↓		·	4
5	·		EXISTING CIRCUIT	–	20	1	20	1	–	SECURITY, FIRE PANEL	·		6
7		·	EXISTING CIRCUIT	–	20	1	20	1	–	EXISTING CIRCUIT		·	8
9	·		GREEN HOUSE	–	50	2	20	1	–	CABLE BOOSTER	·		10
11		·	↓	↓	↓	↓	20	1	–	EXISTING CIRCUIT		·	12
13	·		EXISTING CIRCUIT	–	20	2	20	1	–	EXISTING CIRCUIT	·		14
15		·	↓	↓	↓	↓	20	1	–	EXISTING CIRCUIT		·	16
17	·		LIGHT CONTACTOR COIL	–	20	1	20	1	–	EXISTING CIRCUIT	·		18
19		·	SOUTH YARD LIGHTS	–	20	1	20	1	–	REC – BESIDE PANEL		·	20
21	·		B1 BOLLARD LIGHTS [1] [3]	–	20	1	20	1	–	ST FLAG LIGHT	·		22
23		·	R2 RAMP LIGHTS [1] [3]	–	20	1	20	1	–	NORTH YARD LIGHTS		·	24
25	·		LIGHTING CONTROL PANEL [3]	–	20	1	–	–	–	–	·		26
27		·	–	–	–	–	–	–	–	–		·	28
29	·		–	–	–	–	–	–	–	–	·		30

TOTAL/PHASE

VOLTS: 120/240, 1 PHASE, 3 WIRE
MCB: ☐
MLO: ☒
FAULT AMPS: 10,000 VERIFY IN FIELD
MCB AMPS: .
BUS AMPS: 100
DESIGNATION: LP–1A
LOCATION: BASEMENT
MOUNTING: SURFACE

REVISED PANELBOARD SCHEDULE B3 (EXISTING PANELBOARD)

SQUARE D #QO

CKT NO	AMPS PER PHASE A	AMPS PER PHASE B	DESCRIPTION	LOAD TYPE	CKT BKR TRIP	CKT BKR POLE	CKT BKR TRIP	CKT BKR POLE	LOAD TYPE	DESCRIPTION	AMPS PER PHASE A	AMPS PER PHASE B	CKT NO
1	·		LIGHT BASEMENT EAST	–	20	1	20	1	–	RECEPTACLE BY CONTROLS	·		2
3		·	RECEPTACLE GATE	–	20	1	20	1	–	OUTSIDE REC – XMAS LIGHTS		·	4
5	·		GATE OPENER	–	20	1	20	1	–	RECEPTACLE BASEMENT	·		6
7		·	SUN RM REC	–	20	1	20	1	–	RECEPTACLE BASEMENT		·	8
9	·		WATER SOFTENER	–	20	1	20	1	–	AUTO CONTROL VALVES	·		10
11		·	SPARE	–	20	1	20	1	–	SPARE		·	12
13	·		SPARE	–	20	2	20	1	–	EXT. SPRINKLER BELL	·		14
15		·	↓	↓	↓	↓	20	1	–	RECEPTACLE BASEMENT FREEZER		·	16
17	·		SPARE	–	20	1	20	1	–	RECEPTACLE CC CAMERA	·		18
19		·	SPARE	–	20	1	20	1	–	SPARE		·	20
21	·		EAST FLAG	–	20	1	20	1	–	RECEPTACLE BASEMENT	·		22
23		·	WATER HEATER	–	20	1	20	1	–	SPARE		·	24
25	·		↓	↓	↓	↓	20	1	–	JOCKEY PUMP	·		26
27		·	WATER HEATER	–	20	2	20	1	–	SPARE		·	28
29	·		↓	↓	↓	↓	20	1	–	SPARE	·		30
31		·	SPARE	–	20	1	20	1	–	SPARE		·	32
33	·		–	–	20	1	30	2	–	EXISTING CIRCUIT	·		34
35		·	–	–	20	1	↓	↓	↓	↓		·	36
37	·		–	–	20	1	–	–	–	–	·		38
39		·	–	–	20	1	–	–	–	–		·	40
41	·		–	–	20	1	–	–	–	–	·		42

TOTAL/PHASE

VOLTS: 120/240, 1 PHASE, 3 WIRE
MCB: ☐
MLO: ☒
FAULT AMPS: 10,000 VERIFY IN FIELD
MCB AMPS: .
BUS AMPS: 100
DESIGNATION: B3
LOCATION: BASEMENT
MOUNTING: SURFACE

DRAWING KEYNOTES

1. PROVIDE EMERGENCY BATTERY INVERTER FOR EXISTING BUILDING MOUNTED LIGHTING, BOLLARDS, POLE LIGHT, AND RAMP LIGHTS CIRCUITS. SIZE FOR CONNECTED LOAD.
2. REMOVE LIGHT POLE CIRCUIT AND CONNECT TO GATE CONTROLLER CIRCUIT.
3. PROVIDE CIRCUIT BREAKER IN EXISTING PANELBOARD.
4. REMOVE GATE CONTROL CIRCUIT AND LABEL AS SPARE.

NO.	DATE	DESCRIPTION	BY

REVISIONS

STATE OF MAINE
DALE C. LINCOLN, II
No. 10443
10/11/24
LICENSED
PROFESSIONAL ENGINEER

DRAWN BY: BPD
CHECK BY: DCL
NO. 22205.07
DATE 10/11/2024

STATE OF MAINE
BGS

TITLE: BLAINE HOUSE
SITE & SECURITY UPGRADES
LOCATION: AUGUSTA, MAINE

TITLE THIS DWG.
PANELBOARD SCHEDULES

OAK POINT ASSOCIATES
ARCHITECTURE ■ ENGINEERING ■ PLANNING
231 Main Street, Biddeford, Maine 04005 207.283.0193

DRAWING NO. EP601
SHEET NO. 39 OF 40

11 Oct, 2024 – 4:13pm
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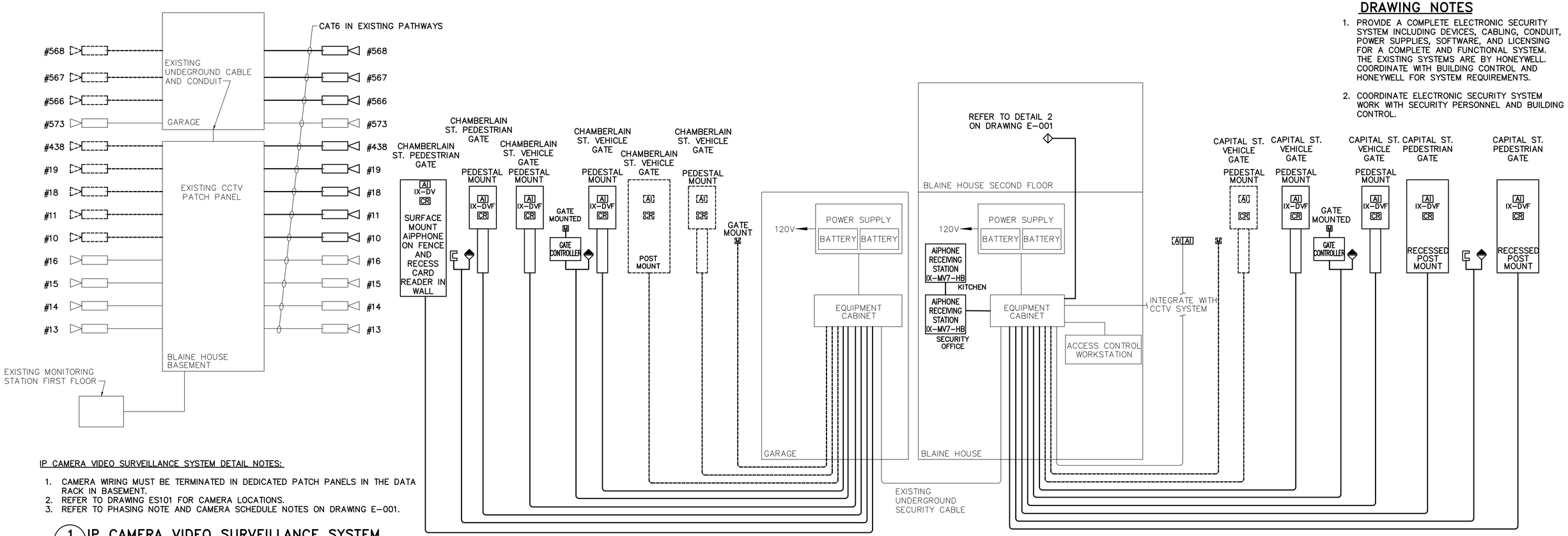
DRAWING NOTES

1. PROVIDE A COMPLETE ELECTRONIC SECURITY SYSTEM INCLUDING DEVICES, CABLING, CONDUIT, POWER SUPPLIES, SOFTWARE, AND LICENSING FOR A COMPLETE AND FUNCTIONAL SYSTEM. THE EXISTING SYSTEMS ARE BY HONEYWELL. COORDINATE WITH BUILDING CONTROL AND HONEYWELL FOR SYSTEM REQUIREMENTS.
2. COORDINATE ELECTRONIC SECURITY SYSTEM WORK WITH SECURITY PERSONNEL AND BUILDING CONTROL.



IP CAMERA VIDEO SURVEILLANCE SYSTEM DETAIL NOTES:

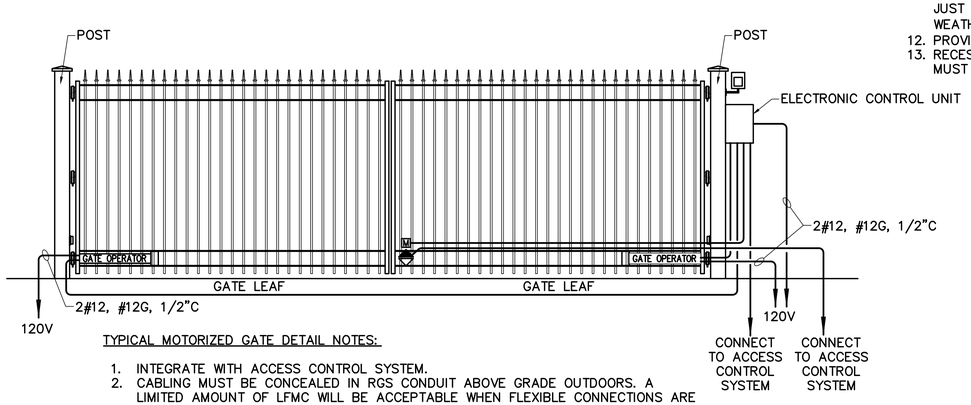
1. CAMERA WIRING MUST BE TERMINATED IN DEDICATED PATCH PANELS IN THE DATA RACK IN BASEMENT.
2. REFER TO DRAWING ES101 FOR CAMERA LOCATIONS.
3. REFER TO PHASING NOTE AND CAMERA SCHEDULE NOTES ON DRAWING E-001.

1 IP CAMERA VIDEO SURVEILLANCE SYSTEM
ET501 NOT TO SCALE

ACCESS CONTROL INTRUSION DETECTION SYSTEM ONE-LINE DIAGRAM NOTES:

1. INTEGRATE AiPHONE SYSTEM WITH GATE OPERATORS, ELECTRIFIED HARDWARE, AND ACCESS CONTROL SYSTEM.
2. CONNECT CARD READERS TO ACCESS CONTROL SYSTEM.
3. CONNECT AiPHONE TO AiPHONE INTERCOM SYSTEM.
4. CABLING MUST BE CONCEALED IN POSTS, PEDESTALS, IN WALLS, AND CEILINGS IN FINISHED SPACES.
5. CABLING MUST BE CONCEALED IN RGS CONDUIT ABOVE GRADE OUTDOORS. A LIMITED AMOUNT OF LFMC WILL BE ACCEPTABLE WHEN FLEXIBLE CONNECTIONS ARE NECESSARY.
6. AiPHONE RECEIVING STATIONS MUST BE CONNECTED AND PROGRAMMED TO UNLOCK GATES AND OPEN DOORS.
7. PROVIDE AiPHONE CABLING ACCORDING TO MANUFACTURERS RECOMMENDATIONS.
8. VIDEO INTERCOM SYSTEM BASIS OF DESIGN IS AiPHONE IX SERIES. PROVIDE CAT6 CABLE, POE SWITCHES, POE EXTENDERS, SERVER, AND WORKSTATION AS REQUIRED FOR A COMPLETE AND FUNCTIONAL SYSTEM.
9. USE ONE EXISTING UNDERGROUND CAT5e CABLE FOR CONNECTION FROM BLAINE HOUSE TO GARAGE FOR AiPHONE SYSTEM. CABLE IS TERMINATED IN THE EAST CORNER OF THE GARAGE.
10. CARD READERS MUST BE MOUNTED AT 48" ABOVE FINISHED GRADE. MOUNT AiPHONE INTERCOM STATIONS AT 59" ABOVE FINISHED GRADE AS RECOMMENDED BY MANUFACTURER UNLESS OTHERWISE NOTED.
11. PROVIDE STAINLESS STEEL MOUNTING PLATE ON INSIDE AND OUTSIDE OF FENCE FOR MOUNTING OF AiPHONE AT THE CHAMBERLAIN STREET PEDESTRIAN GATE. SECURELY FASTEN TO POST/FENCE JUST ABOVE GRANITE WALL CAP TO CONCEAL CONDUIT. CONDUIT MUST COME UP THROUGH GRANITE WALL CAP BETWEEN METAL PLATES AND IN TO BACK OF AiPHONE. CONDUIT MUST BE WEATHER TIGHT. METAL PLATE MUST BE 6"W X 10"H. PROVIDE MOCKUP TO ARCHITECT PRIOR TO INSTALLATION. POWDER COAT BLACK TO MATCH FENCE.
12. PROVIDE PEDESTAL HOUSING/ENCLOSURE FOR AiPHONE VIDEO INTERCOM AND CARD READER. BASIS OF DESIGN: PEDESTAL PRO. COORDINATE WITH POST DETAIL ON C-507.
13. RECESS CARD READER IN THE STONE WALL AT CHAMBERLAIN STREET PEDESTRIAN GATE JUST UNDER THE GRANITE WALL CAP. MINIMIZE THE QUANTITY OF STONES THAT WILL BE CUT. CONDUIT MUST COME UP IN CENTER OF WALL AND IN TO THE BACK OF A RECESSED BOX

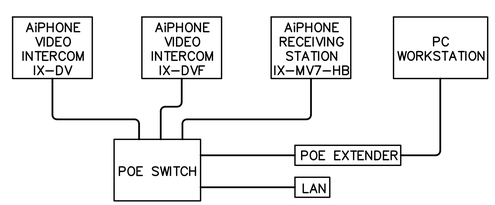
2 ACCESS CONTROL/INTRUSION DETECTION/AIPHONE SYSTEM ONE-LINE DIAGRAM
ET501 NOT TO SCALE



TYPICAL MOTORIZED GATE DETAIL NOTES:

1. INTEGRATE WITH ACCESS CONTROL SYSTEM.
2. CABLING MUST BE CONCEALED IN RGS CONDUIT ABOVE GRADE OUTDOORS. A LIMITED AMOUNT OF LFMC WILL BE ACCEPTABLE WHEN FLEXIBLE CONNECTIONS ARE NECESSARY.
3. PROVIDE GATE CONDUCTORS, CONDUIT, AND CABLE ACCORDING TO MANUFACTURERS RECOMMENDATIONS.
4. DETAIL DOES NOT INCLUDE ALL REQUIRED GATE OPERATOR PARTS AND PIECES. REFER TO CIVIL DRAWINGS AND SPECIFICATIONS FOR GATE INFORMATION. PROVIDE A COMPLETE, FUNCTIONAL AND CODE COMPLIANT SYSTEM.

3 TYPICAL MOTORIZED GATE DETAIL
ET501 NOT TO SCALE



TYPICAL AiPHONE DETAIL NOTES:

1. PROVIDE AiPHONE DEVICES, CONDUIT, CONDUCTORS, CABLING, AND MISCELLANEOUS PARTS AND PIECES FOR A COMPLETE AND FUNCTIONAL SYSTEM.
2. PROVIDE POE EXTENDERS FOR DISTANCES LONGER THAN 330 FEET.
3. PROVIDE PC WORKSTATION IN SECURITY OFFICE FOR A STANDALONE NETWORK.
4. PROVIDE AND COORDINATE FOR VEHICLE AND PEDESTRIAN GATE RELEASE.

4 TYPICAL AiPHONE DETAIL
ET501 NOT TO SCALE

NO.	DATE	DESCRIPTION	BY
REVISIONS			

STATE OF MAINE, DALE C. LINCOLN, II, No. 10443, LICENSED, PROFESSIONAL ENGINEER, 10/11/24

DRAWN BY: BPD
CHECK BY: DCL
NO. 22205.07
DATE 10/11/2024

STATE OF MAINE
BGS

TITLE: BLAINE HOUSE SITE & SECURITY UPGRADES
LOCATION: AUGUSTA, MAINE
TITLE THIS DWG.: SECURITY DETAILS

OAK POINT ASSOCIATES
ARCHITECTURE ■ ENGINEERING ■ PLANNING
231 Main Street, Biddeford, Maine 04005 207.283.0193

DRAWING NO. ET501
SHEET NO. 40 OF 40

11 Oct, 2024 – 4:10pm
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