



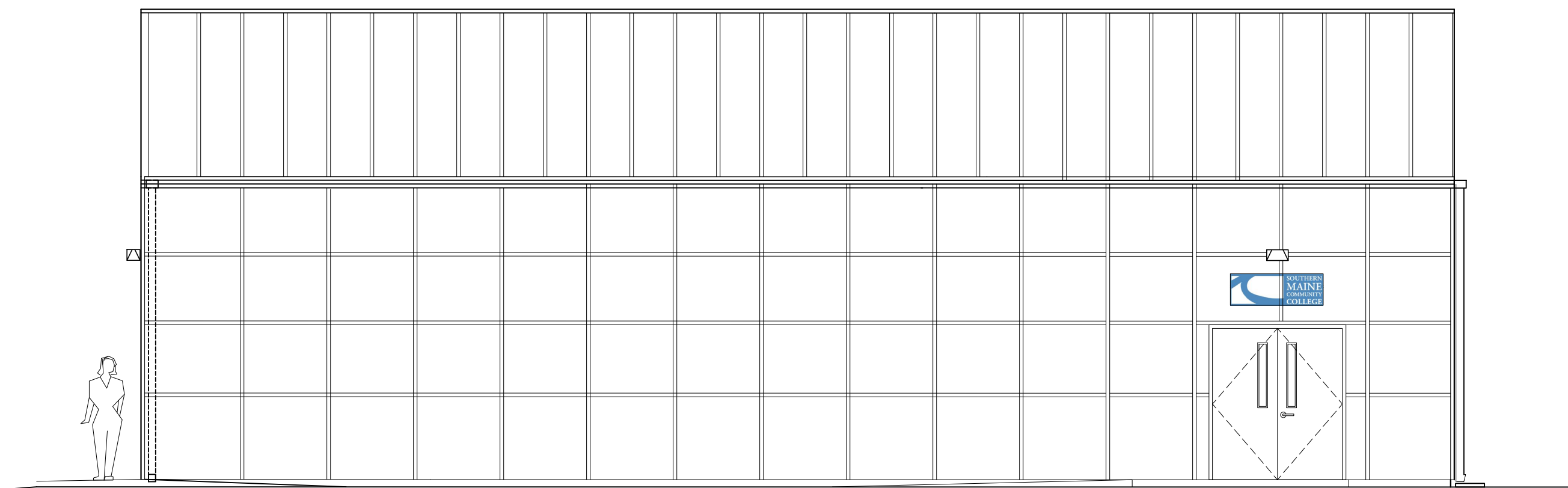
SOUTHERN MAINE COMMUNITY COLLEGE HORTICULTURE GREENHOUSE

SOUTH PORTLAND, MAINE BGS PROJECT #3674

CONSTRUCTION DRAWINGS

JUNE 2025

LIST OF DRAWINGS



COVER SHEET

- C1 COVER SHEET
- C2 EXISTING CONDITIONS AND DEMOLITION PLAN
- C3 SITE LAYOUT AND UTILITY PLAN
- C4 GRADING PLAN
- C5 EROSION CONTROL PLAN
- C6 SITE DEVELOPMENT DETAILS
- C7 EROSION CONTROL DETAILS AND NOTES
- L1 LANDSCAPE PLAN
- L2 LIGHTING PLAN

- A01 DOOR SCHEDULE, DETAILS & STANDARDS
- A02 LIFE SAFETY PLAN & CODE REVIEW
- A10 FLOOR & ROOF PLANS
- A20 EXTERIOR ELEVATIONS
- A30 BUILDING SECTIONS & DETAILS
- A40 WALL SECTIONS

- S0.1 STRUCTURAL NOTES
- S1.1 FOUNDATION PLAN
- S5.1 SECTIONS AND DETAILS

- M101 MECHANICAL PLAN
- M201 MECHANICAL LEGEND AND DETAILS

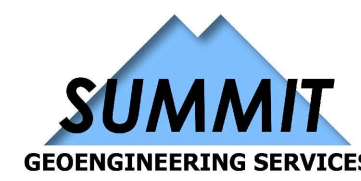
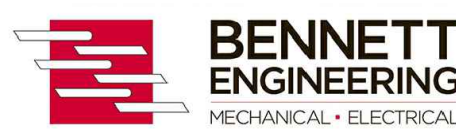
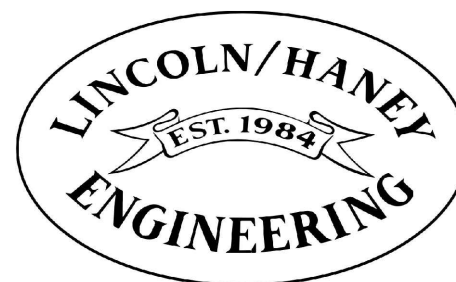
- E00 GENERAL NOTES & DETAILS
- E10 ELECTRICAL SITE PLAN
- E11 ELECTRICAL AND LIGHTING PLANS



SOUTH
199 prospect street, suite A
portland, maine 04101

NORTH
26 balsam drive
Millinocket, maine 04462

PH: 207.347.5252
arcadiadesignworks.com



© 2025, THIS DRAWING IS THE PROPERTY AND INSTRUMENT OF SITELINES P.A. NO MODIFICATIONS OR CHANGES MAY BE MADE TO THIS DRAWING WITHOUT THE EXPRESS WRITTEN PERMISSION OF SITELINES P.A. ANY MODIFICATION, CHANGE OR USE OF THIS DRAWING WITHOUT THE EXPRESS WRITTEN PERMISSION OF SITELINES P.A. IS UNLAWFUL AND IS AT THE USER'S RISK. XLAND PROJECTS/5113 SMCC ADAMS ST SOUTH PORTLAND/DWG5113-COV-DET.DWG, COVER C1, 7/28/2025 12:18 PM, JOE

GENERAL NOTES:

1. DRAWINGS ARE BASED ON BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION FROM MULTIPLE SOURCES BY SITELINES, P.A.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR THE ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION HAS NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVES AND IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CALL THE APPROPRIATE UTILITY COMPANY AND DIG SAFE (1-800-DIG-SAFE) AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IN AREAS OF POTENTIAL CONFLICTS TEST PITS SHALL BE REQUIRED TO VERIFY EXISTING UTILITY LOCATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
3. RIM ELEVATIONS OF PROPOSED SANITARY SEWER MANHOLES AND ASSOCIATED STRUCTURES ARE APPROXIMATE. FINAL ELEVATIONS ARE TO BE SET FLUSH AND CONSISTENT WITH THE GRADING PLANS. ADJUST ALL OTHER RIM ELEVATIONS OF MANHOLES, WATER GATES, GAS GATES AND OTHER UTILITIES TO FINISH GRADE WITHIN LIMITS OF WORK.
4. THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRIC, CABLE AND FIRE ALARM). FINAL DESIGN LOADS AND LOCATIONS TO BE COORDINATED WITH CONSTRUCTION MANAGER AND ARCHITECT.
5. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION, SIZE, INVERTS AND TYPES OF EXISTING PIPES AT ALL PROPOSED POINTS OF CONNECTION PRIOR TO ORDERING MATERIALS. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATIONS, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE CONSTRUCTION MANAGER REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT.
6. THE CONTRACTOR SHALL VERIFY ALL CRITICAL DIMENSIONS AND GRADES BEFORE WORK BEGINS. CONTRACTOR SHALL CONFIRM LOCATION AND DEPTH ALL UTILITY LINE CROSSINGS WITH TEST PITS PRIOR TO BEGINNING WORK. CONFLICTS SHALL BE REPORTED IN WRITING TO CONSTRUCTION MANAGER FOR RESOLUTION OF THE CONFLICT.
7. ALL AREAS OUTSIDE THE LIMIT OF WORK THAT ARE DISTURBED SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. ALL AREAS DISTURBED DURING CONSTRUCTION NOT COVERED WITH BUILDINGS, STRUCTURES, OR PAVEMENT SHALL RECEIVE 4 INCHES OF LOAM AND SEED.
8. THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS AND SHALL BE RESPONSIBLE FOR PAYING ANY FEES FOR ANY POLE RELOCATION AND FOR THE ALTERATION OR ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, CABLE, FIRE ALARM AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES.
9. UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE ALL NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN ALL NECESSARY PERMITS, PAY ALL FEES AND POST ALL BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS AND AS SPECIFIED.
10. ALL PROPERTY MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE RESET TO THEIR ORIGINAL LOCATION BY A MAINE REGISTERED LICENSED PROFESSIONAL LAND SURVEYOR (PLS) AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL PREPARE AN AS-BUILT PLAN SURVEY SHOWING LOCATIONS OF ALL SURFACE FEATURES AND SUBSURFACE UTILITY SYSTEMS INCLUDING THE LOCATION TYPE, SIZE AND INVERTS.
11. THE CONTRACTOR SHALL INSTALL ALL EROSION CONTROL MEASURES PRIOR TO EARTHWORK OPERATION AND MAINTAIN ALL EROSION CONTROL MEASURES AND SEEDED EMBANKMENTS DURING CONSTRUCTION. EROSION CONTROL SHALL BE REMOVED ONLY UPON THE ESTABLISHMENT OF ALL LANDSCAPED AREAS. ALL WORK SHALL BE IN COMPLIANCE WITH THE ENVIRONMENTAL QUALITY HANDBOOK FOR EROSION AND SEDIMENT CONTROL, LATEST EDITION, AS ADOPTED BY THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION.
12. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. ALL CONSTRUCTION ACTIVITY SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
13. ALL MATERIALS AND CONSTRUCTION METHODS USED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO ALL LOCAL MUNICIPAL STANDARDS AND MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.
14. THE CONTRACTOR IS REQUIRED TO CONTROL DUST DURING CONSTRUCTION. EXPOSED SOIL AREAS SHALL BE SPRAYED WITH WATER AS NEEDED TO CONTROL DUST EMISSIONS. COVER EXPOSED SOIL AREAS AS QUICKLY AS PRACTICAL TO PREVENT WINDS FROM GENERATING DUST.
15. ALL HANDICAP ACCESSIBLE PARKING SPACES, RAMPS AND SIDEWALKS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA).
16. ALL SITE SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
17. THE CONTRACTOR SHALL ANTICIPATE THAT GROUNDWATER WILL BE ENCOUNTERED DURING CONSTRUCTION AND SHALL INCLUDE SUFFICIENT COSTS WITHIN THEIR BID TO PROVIDE DEWATERING AS NECESSARY. NO SEPARATE PAYMENT SHALL BE MADE TO THE CONTRACTOR FOR DEWATERING.
18. ALL MATERIALS SHALL BE NEW AND PROVIDED BY THE CONTRACTOR.
19. CONTRACTOR SHALL PROVIDE NOTIFICATION TO THE NAVY COORDINATOR PRIOR TO START OF CONSTRUCTION.

LAYOUT NOTES:

1. ALL DIMENSIONING, UNLESS NOTED OTHERWISE, IS TO THE FACE OF CURB OR FOUNDATION.
2. OFFSETS TO CATCH BASINS AND MANHOLES ARE TO THE CENTER OF THE FRAME.
3. PIPE LENGTH EQUALS THE CENTER TO CENTER DISTANCES BETWEEN CATCH BASINS AND/OR MANHOLES MINUS ONE HALF THE DIAMETER OF EACH CATCH BASIN OR MANHOLE.
4. BOUNDARY INFORMATION ON LAYOUT PLAN IS FOR REFERENCE ONLY, REFER TO CERTIFIED BOUNDARY PLANS FOR BOUNDARY INFORMATION.

GRADING AND DRAINAGE NOTES:

1. UNLESS OTHERWISE NOTED, ALL STORM DRAIN PIPE SHALL BE IN ACCORDANCE WITH MDOT SPECIFICATIONS SECTION 603. PIPE CULVERTS AND STORM DRAINS, LATEST REVISION WITH THE EXCEPTION THAT THE ONLY ACCEPTABLE TYPES OF PIPE ARE AS FOLLOWS:
- POLYVINYL CHLORIDE PIPE (PVC) SDR 35
SMOOTH BORE POLYETHYLENE PIPE - HDPE N-12 ADS OR SDR 35
2. TOPSOIL STRIPPED IN AREAS OF CONSTRUCTION THAT IS SUITABLE FOR REUSE AS LOAM SHALL BE STOCKPILED ON SITE AT A LOCATION TO BE DESIGNATED BY OWNER. UNSUITABLE SOIL SHALL BE SEPARATED, REMOVED AND DISPOSED OF AT AN APPROVED DISPOSAL LOCATION OFF SITE.
3. THE CONTRACTOR SHALL ANTICIPATE THAT GROUNDWATER WILL BE ENCOUNTERED DURING CONSTRUCTION AND SHALL INCLUDE SUFFICIENT COSTS WITHIN THEIR BID TO PROVIDE DEWATERING AS NECESSARY. NO SEPARATE PAYMENT SHALL BE MADE TO THE CONTRACTOR FOR DEWATERING.

PERMITTING REQUIREMENTS:

AGENCY:	PERMIT:	STATUS:
CITY OF SOUTH PORTLAND	SITE PLAN REVIEW BUILDING	APPROVED 06/11/25 (BY CONTRACTOR)



CALL DIG SAFE UTILITY LOCATION

1-888-344-7233

STATE LAW REQUIRES ADVANCE NOTICE OF AT LEAST 3 BUSINESS DAYS BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITIES

SMCC GREENHOUSE BUILDING

37 SLOCUM DRIVE
SOUTH PORTLAND, MAINE

PREPARED FOR:
MAINE TECHNICAL COLLEGE SYSTEM
3 ADAMS STREET
SOUTH PORTLAND, ME 04106

TOWN/UTILITY CONTACTS

CODE ENFORCEMENT

NICHOLAUS RICHARD
CITY OF SOUTH PORTLAND
829 SAWYER STREET
SOUTH PORTLAND, MAINE 04106
207-767-7603

ELECTRIC SERVICE

CENTRAL MAINE POWER
57 OLD WINTHROP ROAD
AUGUSTA, MAINE 04330
207-629-9555

CITY ENGINEER

LACEY KREMER, P.E.
11 WATERMAN DRIVE
SOUTH PORTLAND, MAINE 04106
207-767-7675

WATER SERVICE

PORTLAND WATER DISTRICT
HEATHER FIELDS
225 DOUGLASS STREET
PORTLAND, MAINE 04104
207-774-5961 EXT. 3199

SANITARY SEWER

WATER RESOURCE PROTECTION DEPARTMENT
FRED DILLON, DIRECTOR
111 WATERMAN DRIVE
SOUTH PORTLAND, MAINE 04106
207-767-7675 EXT. 7581

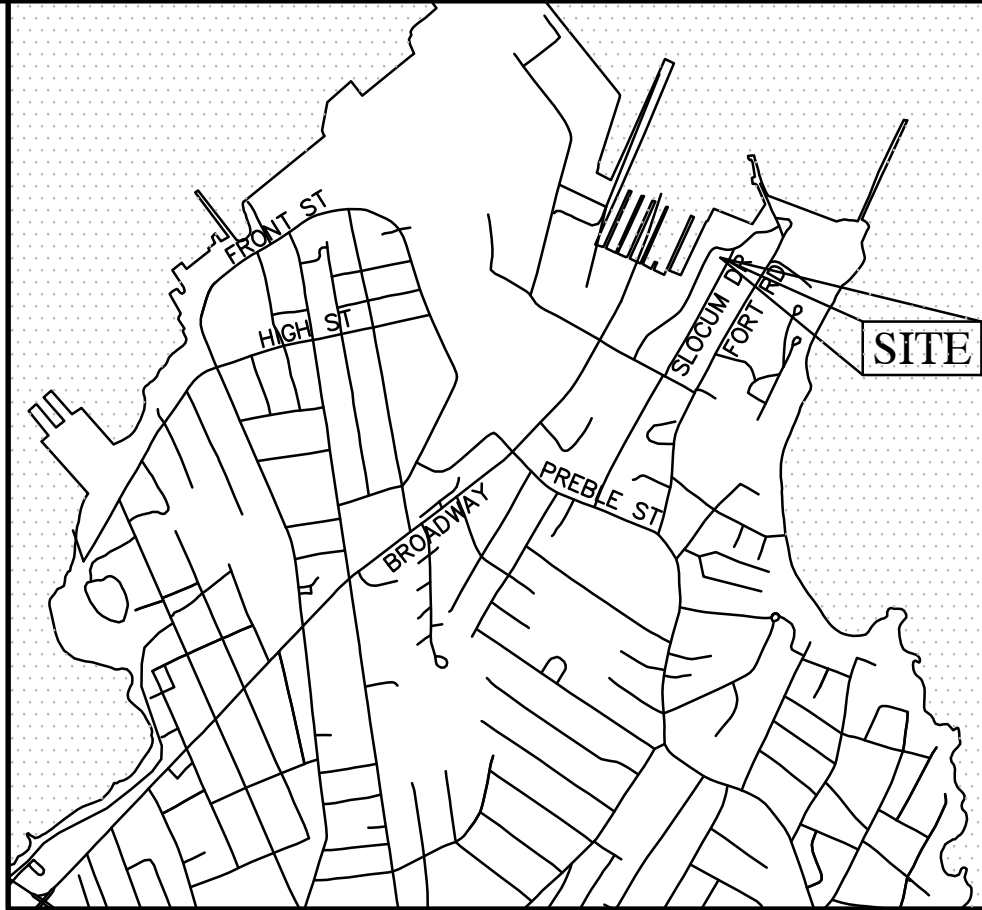
PUBLIC WORKS DEPARTMENT

MELISSA HUTCHINS, PUBLIC WORKS DIRECTOR
929 HIGHLAND AVENUE
SOUTH PORTLAND, MAINE 04106
207-767-7635

BRUNSWICK FIRE DEPARTMENT

PHIL SELBERG, FIRE CHIEF
684 BROADWAY
SOUTH PORTLAND, MAINE 04106
207-799-3314

SHEET INDEX		
SHEET #	SHEET TITLE:	SCALE:
C1	COVER SHEET	NTS
C2	EXISTING CONDITIONS AND DEMOLITION PLAN	1"=20'
C3	SITE LAYOUT AND UTILITY PLAN	1"=20'
C4	GRADING AND DRAINAGE PLAN	1"=20'
C5	EROSION CONTROL PLAN	1"=20'
C6	SITE DEVELOPMENT DETAILS	NTS
C7	EROSION CONTROL NOTES	NTS
L1	LIGHTING PLAN	1"=20'
L2	LANDSCAPE PLAN	1"=20'



LOCATION MAP
NOT TO SCALE

LEGEND

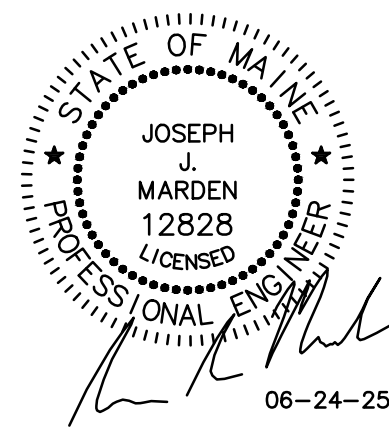
EXISTING		PROPOSED
●	IRON MARKER FOUND	○
5/8" REBAR TOPPED WITH AN ALUMINUM I.D. CAP		
MANHOLE/CATCH BASIN		○
SEWER MANHOLE		○
FIRE HYDRANT		○
WATER GATE VALVE		○
WATER SHUT-OFF		○
BLOW-OFF/CLEAN-OUT		○
UTILITY POLE		●
UTILITY LINE		—
PROPERTY LINE		---
EASEMENTS		---
SETBACK/BUFFER		---
STREAM		---
CURB		---
EDGE OF PAVEMENT		---
BUILDING		---
STORM DRAIN(SEE PLAN FOR SIZE)		---
SEWER LINE(SEE PLAN FOR SIZE)		---
WATER LINE(SEE PLAN FOR SIZE)		---
UNDERDRAIN(SEE PLAN FOR SIZE)		---
SLOPE ARROW		---
CONTOURS		---
TREE LINE		---
SEDIMENT BARRIER		---
RIPRAP		---
PROPOSED PAVEMENT		---
SPOT GRADE		---
CONCRETE		---

5. 06-24-25 REVISED PLAN TO ADD PROPANE TANK JIM
4. 06-23-25 ADDED CONDITIONS OF APPROVAL JIM
3. 05-29-25 REVISED PER CITY COMMENTS JIM
2. 05-05-25 REVISED PER MECHANICAL PLANS JIM
1. 04-21-25 SUBMITTED TO CITY FOR REVIEW JIM

TITLE:	COVER SHEET
PROJECT:	GREENHOUSE BUILDING 37 SLOCUM DRIVE, SOUTH PORTLAND, ME 04106
PREPARED FOR:	MAINE TECHNICAL COLLEGE SYSTEM 3 ADAMS STREET, SOUTH PORTLAND, ME 04106

SITELINES
119 PURINTON ROAD, SUITE A
BRUNSWICK, MAINE 04011
207.725.1200
CIVIL ENGINEERS • PLANNERS • LAND SURVEYORS

FIELD WK: CJH	SCALE: NTS	SHEET:
DRN BY: RPL	JOB #: 5113	C1
CH'D BY: JIM	MAP/LOT: 4/2	
DATE: 04/03/25	FILE: 5113-COV-DET	



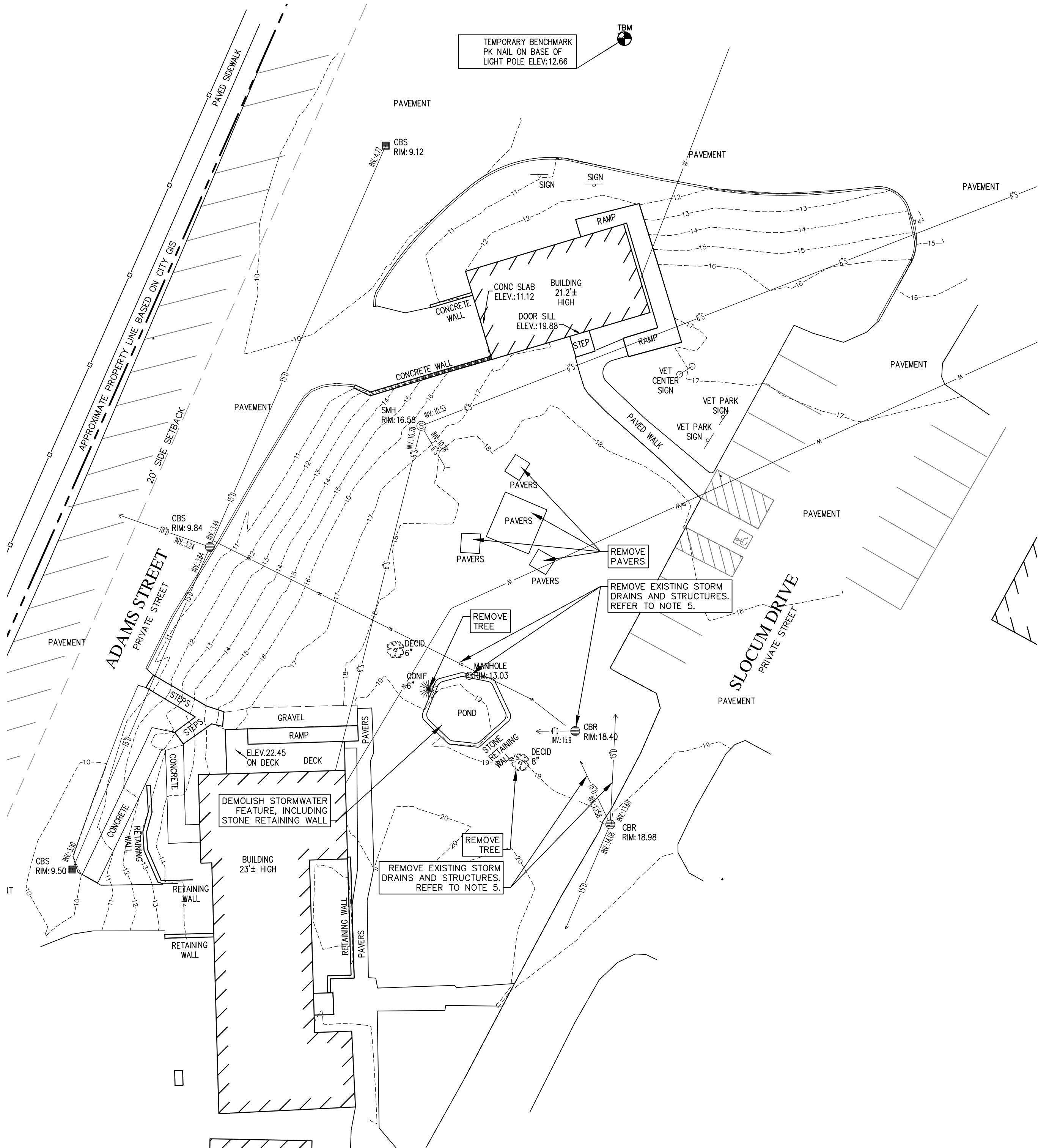
ISSUED FOR:
PRICING

© 2025, THIS DRAWING IS THE PROPERTY AND INSTRUMENT OF SITELINES PA. NO MODIFICATIONS OR CHANGES MAY BE MADE TO THIS DRAWING WITHOUT THE EXPRESS WRITTEN PERMISSION OF SITELINES PA. ANY MODIFICATION, CHANGE OR USE OF THIS DRAWING WITHOUT THE EXPRESS WRITTEN PERMISSION OF SITELINES PA IS UNLAWFUL AND IS AT THE USER'S RISK.

X:\LAND PROJECTS\15113 SNCC ADAMS ST SOUTH PORTLAND\DWG\15113-SITE.DWG, C2-EX, 7/28/2025 12:18 PM, JOE

DEMOLITION NOTES:

1. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN STRICT ADHERENCE TO ALL FEDERAL, STATE AND LOCAL REGULATIONS. CONTRACTOR TO INSTALL EROSION CONTROL DEVICES IN ACCORDANCE WITH GRADING & DRAINAGE PLAN PRIOR TO BEGINNING DEMOLITION ACTIVITIES.
2. DEMOLISH CONCRETE IN ALL SECTIONS.
3. BREAK UP CONCRETE SLABS-ON-GRADE UNLESS OTHERWISE DIRECTED BY THE CONSTRUCTION MANAGER.
4. CONDUCT ALL DEMOLITION OPERATIONS IN A MANNER THAT WILL PREVENT INJURY, DAMAGE TO STRUCTURES, ADJACENT BUILDINGS AND ALL PERSONS.
5. REFRAIN FROM USING EXPLOSIVES WITHOUT PRIOR WRITTEN CONSENT OF THE DEVELOPER AND APPLICABLE GOVERNMENTAL AUTHORITIES.
6. CONDUCT DEMOLITION SERVICES IN SUCH A MANNER TO INSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS OR OTHER OCCUPIED FACILITIES WITHOUT PRIOR WRITTEN PERMISSION OF THE DEVELOPER AND APPLICABLE GOVERNMENTAL AUTHORITIES. PROVIDE ALTERNATIVE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS IF REQUIRED BY APPLICABLE GOVERNMENTAL REGULATIONS.
7. USE WATERING, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS, AS NECESSARY, TO LIMIT THE AMOUNT OF DUST AND DIRT RISING AND SCATTERING IN THE AIR. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. RETURN ALL ADJACENT AREAS TO THE CONDITIONS EXISTING PRIOR TO THE START OF WORK.
8. ACCOMPLISH AND PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE UNAUTHORIZED ENTRY OF PERSONS AT ANY TIME.
9. REMOVE FROM THE DESIGNATED SITE, AT THE EARLIEST POSSIBLE TIME, ALL DEBRIS RUBBISH, SALVAGEABLE ITEMS, HAZARDOUS AND COMBUSTIBLE SERVICES. REMOVED MATERIALS MAY NOT BE STORED, SOLD OR BURNED ON SITE. REMOVAL OF HAZARDOUS AND COMBUSTIBLE MATERIALS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE PROCEDURES AS AUTHORIZED BY THE FIRE DEPARTMENT OR OTHER APPROPRIATE REGULATORY AGENCIES AND DEPARTMENTS.
10. PROTECT EXISTING DRAINAGE SYSTEM(S) AS NECESSARY TO PREVENT SEDIMENT FROM ENTERING DURING CONSTRUCTION. SEE DETAIL SHEETS FOR EROSION CONTROL DEVICES.
11. THE LIMITS OF WORK SHALL BE CLEARLY MARKED IN THE FIELD PRIOR TO THE START OF CONSTRUCTION OR SITE CLEARING.



NOTES:

THIS PLAN DEPICTS CONDITIONS FOUND AND SURVEYED BY SITELINES PA AS OF MARCH 2025. SUPPORTING DATA IS FROM THE INFORMATION BELOW.

1. TITLE REFERENCE FOR SURVEYED PARCEL:
BK 18694, PG 52
2. AREA INFORMATION:
12.97 ACRES (PER ASSESSING DATA)
3. TAX MAP REFERENCE:
TAX MAP 4, LOT 2
4. UTILITY INFORMATION:

THERE MAY BE UNDERGROUND CONDUIT, WIRES, CABLES AND/OR STRUCTURES NOT SHOWN ON THIS PLAN. THE LOCATIONS SHOWN ARE BASED ON SURFACE FEATURES VISIBLE AT THE TIME OF SURVEY AND POSSIBLY FROM INFORMATION PROVIDED BY THE OWNER, MUNICIPAL GIS DATA, AND/OR UTILITY COMPANIES. NO EXCAVATIONS WERE MADE DURING THE COURSE OF THE SURVEY TO VERIFY OR LOCATE ANY UNDERGROUND STRUCTURES. IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO VERIFY THE LOCATION OF ANY UNDERGROUND UTILITIES PRIOR TO EXCAVATING BY CONTACTING THE APPROPRIATE UTILITY COMPANY. STATE LAW REQUIRES DIG-SAFE BE CONTACTED PRIOR TO EXCAVATION.

5. LOCATION OF EXISTING STORM DRAINS IS BASED ON BEST AVAILABLE DATA. THERE ARE CONFLICTS BETWEEN THE DATA IN THE FIELD AND THE INFORMATION AVAILABLE FROM SMC GIS SYSTEM. CONTRACTOR SHALL REMOVE ANY EXISTING STORM DRAINS OR STRUCTURES FOUND WITHIN THE FOOTPRINT OF THE NEW GREENHOUSE BUILDING.

- | | | | |
|----|----------|----------------------------------|-----|
| 5. | 06-24-25 | REVISED PLAN TO ADD PROPANE TANK | JJM |
| 4. | 06-23-25 | ADDED CONDITIONS OF APPROVAL | JJM |
| 3. | 05-29-25 | REVISED PER CITY COMMENTS | JJM |
| 2. | 05-05-25 | REVISED PER MECHANICAL PLANS | JJM |
| 1. | 04-21-25 | SUBMITTED TO CITY FOR REVIEW | JJM |

TITLE: **EXISTING CONDITIONS AND DEMOLITION PLAN**

PROJECT: **GREENHOUSE BUILDING
37 SLOCUM DRIVE, SOUTH PORTLAND, ME 04106**

PREPARED FOR: **MAINE TECHNICAL COLLEGE SYSTEM
3 ADAMS STREET, SOUTH PORTLAND, ME 04106**

SITELINES
119 PURINTON ROAD, SUITE A
BRUNSWICK, MAINE 04011
207.725.1200
CIVIL ENGINEERS • PLANNERS • LAND SURVEYORS

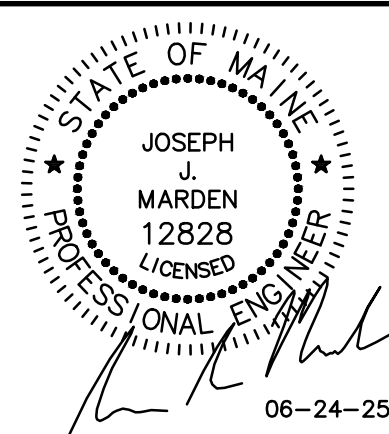
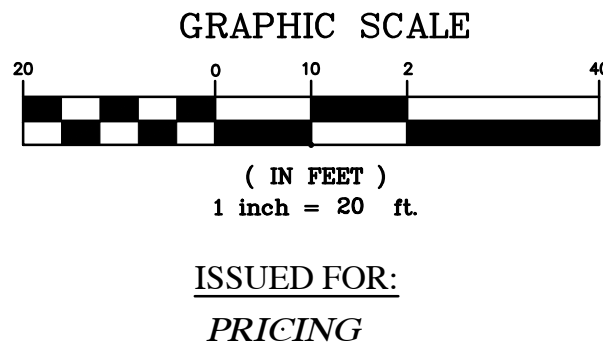
FIELD WK: CJH	SCALE: 1"=20'	SHEET: C2
DRN BY: RPL	JOB #: 5113	
CH'D BY: JJM	MAP/LOT: 4/2	
DATE: 04/03/25	FILE: 5113-SITE	

PROGRESS PRINT
THIS PLAN IS ISSUED FOR REVIEW AND INFORMATION PURPOSES ONLY. THIS PLAN IS SUBJECT TO CHANGE AND IS NOT FOR PRICING OR CONSTRUCTION. PRICING BASED ON THIS PLAN IS NOT BINDING UNLESS SIGNED BY BOTH CONTRACTOR AND OWNER.



Know what's below
Call before you dig.

STATE LAW REQUIRES ADVANCE NOTICE OF AT LEAST 3 BUSINESS DAYS BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITIES



© 2025. THIS DRAWING IS THE PROPERTY AND INSTRUMENT OF SITELINES PA. NO MODIFICATIONS OR CHANGES MAY BE MADE TO THIS DRAWING WITHOUT THE EXPRESS WRITTEN PERMISSION OF SITELINES PA. ANY MODIFICATION, CHANGE OR USE OF THIS DRAWING WITHOUT THE EXPRESS WRITTEN PERMISSION OF SITELINES PA IS WIDELY FORFEIT AND IS AT THE USER'S RISK.

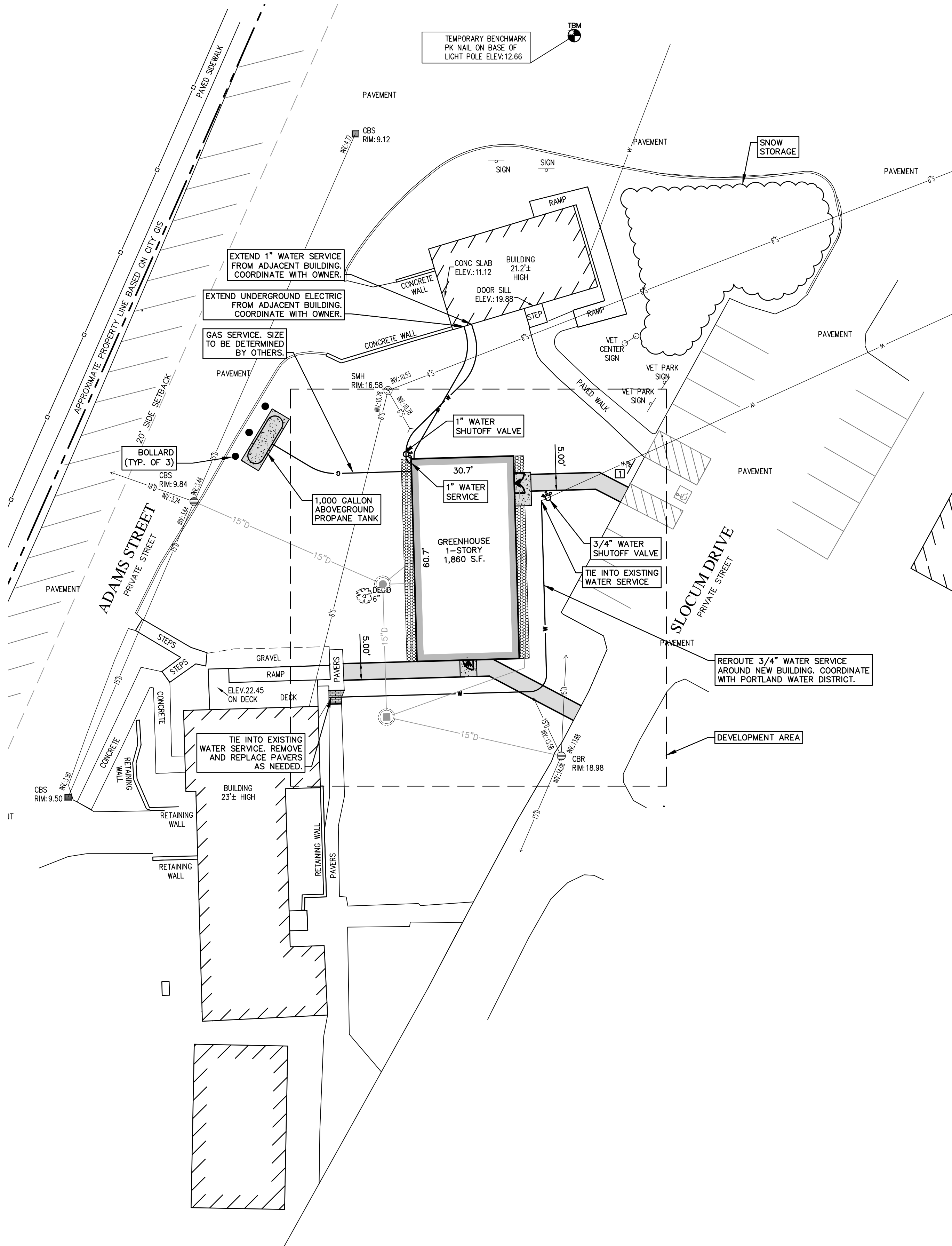
X:\LAND PROJECTS\5113 SNCC ADAMS ST SOUTH PORTLAND\DWG\5113-SITE.DWG, CS-SITEAUTL, 7/28/2025 12:12 PM, JOE

SIGN LEGEND:



CONDITIONS OF APPROVAL:

1. THIS APPROVAL IS DEPENDENT UPON AND LIMITED TO THE PROPOSALS AND PLANS CONTAINED IN THE APPLICATION AND SUPPORTING DOCUMENTS SUBMITTED AND AFFIRMED TO BY THE APPLICANT. ANY VARIATION FROM THE PLANS, PROPOSALS AND SUPPORTING DOCUMENTS, EXCEPT CHANGES AS DETERMINED BY THE PLANNING DIRECTOR WHICH DO NOT AFFECT APPROVAL STANDARDS AND ARE NOT SUBJECT TO DE MINIMIS CHANGE REVIEW BY THE PLANNING BOARD PURSUANT TO ZONING ORDINANCE SECTION 27-140 OR SUBDIVISION ORDINANCE 24-27, IS SUBJECT TO THE REVIEW AND APPROVAL OF THE PLANNING BOARD PRIOR TO IMPLEMENTATION.
2. ALL CONDITIONS OF APPROVAL AND ANY WAIVERS GRANTED SHALL APPEAR ON THE FACE OF THE PLANS SUBMITTED FOR BUILDING PERMITS, AND THE FACE OF THE SUBDIVISION PLAN, IF APPLICABLE.
3. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, OR RELEASE OF THE RECORDING SUBDIVISION-SIGNING PLAN IF APPLICABLE, THE APPLICANT SHALL PAY ALL OUTSTANDING REVIEW ESCROW ACCOUNT FEES, POST THE NECESSARY PERFORMANCE GUARANTEE(S) IN SUCH AMOUNT(S) AS ESTABLISHED BY THE CITY, POST EROSION AND SEDIMENTATION CONTROL INSPECTION ESCROW, HOLD A PRE-CONSTRUCTION MEETING WITH THE CITY IF NECESSARY, AND PAY COMPENSATION AND/OR IMPACT FEES AS DETERMINED BY THE PLANNING BOARD.
4. THIS PLANNING BOARD APPROVAL IS VALID FOR 24 MONTHS FROM THE DATE OF APPROVAL. UNLESS THE SPECIAL EXCEPTION USE HAS COMMENCED, IF APPLICABLE, OR START OF CONSTRUCTION, AS DEFINED IN SECTION 27-201 AND VERIFIED BY THE CODE ENFORCEMENT OFFICE, IS COMPLETED WITHIN THAT PERIOD, THE APPROVAL SHALL EXPIRE.
5. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, THE APPLICANT SHALL SUBMIT DIGITAL PLANS TO THE PLANNING DIVISION WITH ALL CONDITIONS AND WAIVERS LISTED ON THE PLANS.
6. THE APPLICANT SHALL PROVIDE THE PLANNING AND DEVELOPMENT DIRECTOR WITH SATISFACTORY EVIDENCE THAT ONE OF THE FIRST SIX METHODS SET FORTH IN SECTION 3(B) OF THE CITY'S SITE PLAN APPLICATION FORM RELATING TO THE APPLICANT'S FINANCIAL CAPACITY IS IN PLACE.
7. PRIOR TO HOLDING A PRE-CONSTRUCTION MEETING AND SUBMITTING A BUILDING PERMIT, THE APPLICANT SHALL FINALIZE AND PROVIDE A STORMWATER MANAGEMENT DRAINAGE MAINTENANCE AGREEMENT THAT WILL BE REVIEWED BY THE PLANNING DIRECTOR AND THEN RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS. THE OWNER OF THE PROPERTY AND ALL FUTURE OWNERS SHALL BE REQUIRED TO OPERATE, REPAIR, MAINTAIN, AND REPLACE THE STORMWATER MANAGEMENT FACILITIES AS SHOWN IN THE STORMWATER MANAGEMENT PLAN.
8. THE APPLICANT SHALL CONTRACT WITH A PRIVATE WASTE HAULER FOR THE REMOVAL OF CONSTRUCTION WASTE, OR PROVIDE OTHER EVIDENCE OF A SUFFICIENT PLAN FOR SOLID WASTE REMOVAL DURING CONSTRUCTION FOR REVIEW AND APPROVAL BY THE PLANNING DIRECTOR.
9. THE APPLICANT SHALL SECURE A BUILDING PERMIT FROM THE CODE ENFORCEMENT OFFICE IN COORDINATION WITH THE PLANNING DIVISION, FIRE DEPARTMENT, AND ALL RELEVANT REVIEW AUTHORITIES, PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITIES.
10. PRIOR TO BUILDING PERMIT ISSUANCE, THE APPLICANT SHALL PROVIDE TO THE CITY'S CODE ENFORCEMENT OFFICE A COPY OF THE NOTIFICATION SUBMITTED TO MAINE DEP TO INFORM THEM THAT CONSTRUCTION WILL BE UNDERTAKEN UNDER THE EXEMPTION IN 38 MRSA §488.29.*
11. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, THE APPLICANT SHALL SUBMIT A SOIL QUALITY PERMIT WITH THE CODE ENFORCEMENT OFFICE IN ACCORDANCE WITH CHAPTER 32, LANDCARE MANAGEMENT.
12. PRIOR TO HOLDING A PRE-CONSTRUCTION MEETING AND SUBMITTING A BUILDING PERMIT, THE APPLICANT SHALL ESTABLISH FENCING AT THE DRIP LINE OF ALL TREES THAT ARE DESIGNATED FOR PRESERVATION IN THE APPROVED SITE PLAN. NO CONSTRUCTION STAGING OR OTHER CONSTRUCTION-RELATED ACTIVITY IS PERMITTED WITHIN THE DRIP LINE FENCE BARRIER UNLESS REVIEWED AND APPROVED BY THE PLANNING DIRECTOR.
13. THE APPLICANT SHALL REPLACE ANY TREES REMOVED ON SITE AT A RATE OF 5 TREES FOR EACH PROTECTED TREE REMOVED WITHIN THE SHORELAND AREA OVERLAY DISTRICT.
14. ALL SPREADING OF MANURE SHALL BE ACCOMPLISHED IN CONFORMANCE WITH THE MANURE UTILIZATION GUIDELINES PUBLISHED BY THE DEPARTMENT OF AGRICULTURE ON NOVEMBER 1, 2001, AND THE NUTRIENT MANAGEMENT LAW (7 M.R.S. §§ 4201-4209, AS MAY BE AMENDED). MANURE SHALL NOT BE STORED OR STOCKPILED WITHIN SEVENTY-FIVE (75) FEET, HORIZONTAL DISTANCE, OF THE NORMAL HIGH-WATER LINE OF WATER BODIES, TRIBUTARY STREAMS, OR WETLANDS. ALL MANURE STORAGE AREAS WITHIN THE SHORELAND AREA MUST BE CONSTRUCTED OR MODIFIED SUCH THAT THE FACILITY PRODUCES NO DISCHARGE OF EFFLUENT OR CONTAMINATED STORM WATER. USE OF MANURE AT THE PROPERTY SHALL REQUIRE REVIEW FROM THE WATER RESOURCES PROTECTION DIVISION AND APPROVAL THROUGH A DE MINIMIS CHANGE APPLICATION TO THE PLANNING DIRECTOR.
15. ALL EXTERIOR LIGHTING SHALL BE DARK SKY COMPLIANT.
16. THE LANDSCAPING PLAN SHALL ONLY USE NATIVE PLANT SPECIES AND SHALL NOT INCLUDE TREES AND SHRUB SPECIES LISTED ON THE STATES ADVISORY LIST OF INVASIVE PLANTS.
17. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE APPLICANT SHALL SUBMIT TO THE PLANNING DIRECTOR A CERTIFIED "AS-BUILT" GRADING PLAN & CADD FILE MEETING THE CITY'S G.I.S. REQUIREMENTS. GRADES WILL NOT BE MODIFIED FROM THE APPROVED GRADING PLAN WITHOUT PLANNING BOARD APPROVAL.
18. THE APPLICANT SHALL PROVIDE FINAL CONNECTION DETAILS RELATED TO NATURAL GAS TO THE PLANNING DIRECTOR FOR REVIEW AND APPROVAL PRIOR TO INSTALLING THE UTILITY SERVICE, AND THE LOCATION OF A GAS CONNECTION SHALL BE PROVIDED IN AN UPDATED PLAN SET TO BE HELD ON RECORD AT THE PLANNING DEPARTMENT. THE GAS UTILITY CONNECTION SHALL BE INCLUDED IN PLANS SUBMITTED FOR BUILDING PERMITS.

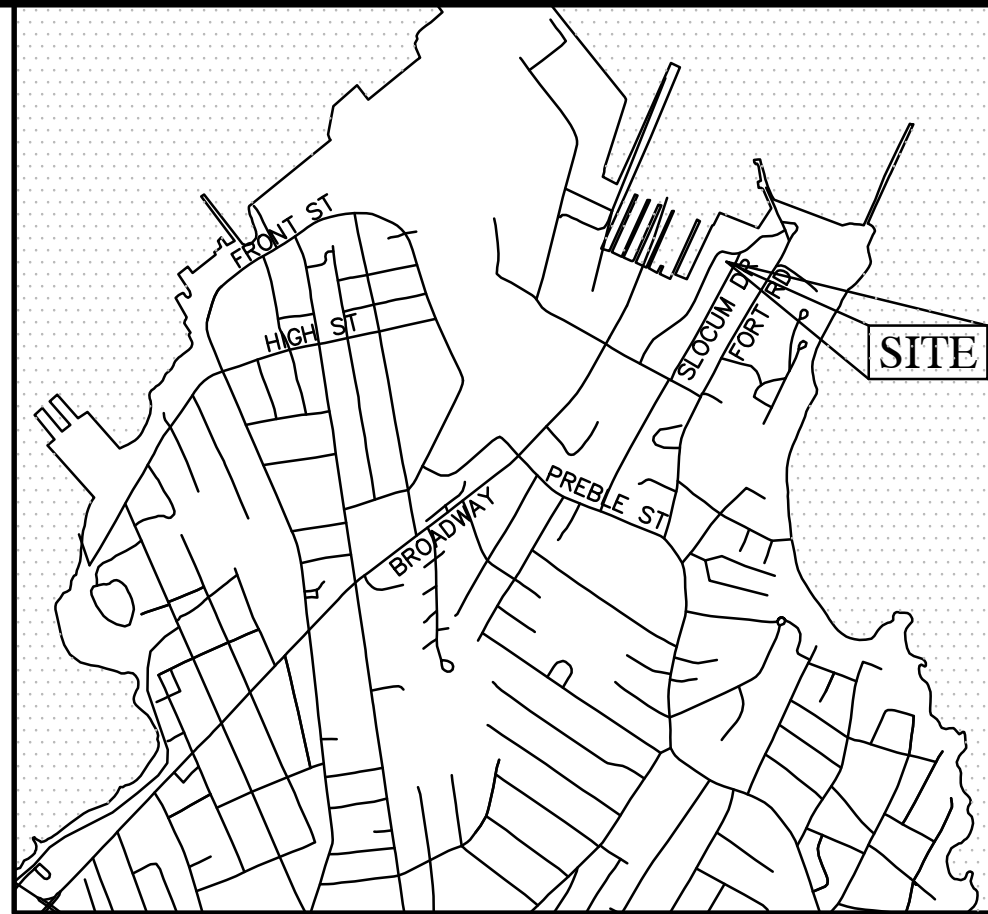


LAYOUT NOTES:

1. ALL DIMENSIONING, UNLESS NOTED OTHERWISE, IS TO THE FACE OF CURB OR FOUNDATION.
2. BOUNDARY INFORMATION ON LAYOUT PLAN IS FOR REFERENCE ONLY. REFER TO CERTIFIED BOUNDARY PLANS FOR BOUNDARY INFORMATION.
3. ALL HANDICAP ACCESSIBLE PARKING SPACES, RAMPS AND SIDEWALKS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA).
4. ALL SITE SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. (MUTCD)
5. BUILDING FOUNDATION SHOWN IS NOT FOR FOUNDATION LAYOUT. COORDINATE SITE WORK WITH ARCHITECTURAL DRAWINGS INCLUDING BUILDING FEATURES AND FOUNDATION PLAN.
6. REFER TO SHEET C4 FOR GRADING AND DRAINAGE INFORMATION.
7. REFER TO SHEET L1 FOR LANDSCAPE INFORMATION.
8. REFER TO SHEET L2 FOR LIGHTING INFORMATION.

UTILITY NOTES:

1. ALL TERMINATIONS AND CONNECTIONS OF SERVICES SHALL BE IN COMPLIANCE WITH REQUIREMENTS OF THE LOCAL UTILITY DISTRICT. ALL BACKFILLING AND COMPACTION OF WATER AND SEWER LINE TRENCHES SHALL BE AS APPROVED BY THE LOCAL UTILITY DISTRICT.
2. THE CONTRACTOR SHALL CONTACT DIGSAFE (811) PRIOR TO COMMENCING EXCAVATION.
3. THE BASIS FOR PROJECT LAYOUT AND FOR CONSTRUCTION ELEVATIONS IS THE BASELINE AND BENCHMARK EXISTING ON THE SITE AND SHOWN ON THE DRAWINGS.
4. THE CONTRACTOR SHALL CONFIRM HORIZONTAL AND VERTICAL CONTROL BEFORE BEGINNING WORK.
5. SEE PLUMBING AND ELECTRICAL PLANS FOR LOCATION AND INVERTS OF SLEEVES IN FOUNDATIONS.
6. ELECTRIC SERVICE SHALL BE INSTALLED IN CONDUIT UNDER PAVEMENT AND CONCRETE.
7. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL SEWER, WATER, ELECTRICAL, AND SANITARY CONDUIT, MANHOLES, TRANSFORMERS, AND FITTINGS FOR APPROVAL.
8. CONTRACTOR SHALL VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
9. SANITARY SEWER PIPE AND FITTINGS SHALL BE SDR-35 PVC.
10. INSTALL 2" RIGID STYROFOAM INSULATION OVER SANITARY SEWER IN AREAS WHERE THERE IS LESS THAN 4' OF COVER.
11. CONNECTIONS AT MANHOLES/CATCH BASINS SHALL HAVE A FLEXIBLE BOOT CAST ONTO THE BARREL AND SECURED WITH STAINLESS STEEL BANDS.
12. SEE SHEET C4 FOR GRADING, DRAINAGE, STORM DRAIN DATA, AND SHEET C5 FOR EROSION CONTROL MEASURES.
13. BUILDING FOOTPRINT SHOWN IS NOT FOR FOUNDATION LAYOUT. REFER TO STRUCTURAL/ARCHITECTURAL DRAWINGS.
14. ANY CURB BOXES LOCATED WITHIN PAVEMENT SHALL BE INSTALLED INSIDE A GATE BOX TOP.
15. ALL MATERIALS SHOWN SHALL BE NEW AND FURNISHED BY CONTRACTOR AS PART OF CONTRACT WORK. ONLY ITEMS SPECIFICALLY IDENTIFIED TO BE SALVAGED MAY BE RE-USED WITHOUT PRIOR WRITTEN PERMISSION.



LOCATION MAP
NOT TO SCALE

GENERAL NOTES:

1. TITLE REFERENCE FOR SURVEYED PARCEL:
BK 18694, PG 52
2. AREA INFORMATION:
LOT AREA: 12.97 ACRES (BASED ON CITY ASSESSING DATA)
3. TAX MAP REFERENCE:
TAX MAP 4, LOT 2
4. BASIS OF BEARINGS:
BEARINGS ARE REFERENCED TO MAGNETIC.
5. ELEVATION DATUM:
REFER TO PLANS FOR BENCHMARK INFORMATION.
6. ZONING INFORMATION:
THE PROPOSED USE IS LOCATED WITHIN THE SPRING POINT (SP) ZONING DISTRICT (SEE ZONING TABLE BELOW) AND IS ALSO LOCATED WITHIN THE SHORELAND OVERLAY DISTRICT. AS THE USE IS LOCATED WITHIN THE SHORELAND OVERLAY DISTRICT, THE PROJECT IS SUBJECT TO THE APPLICABLE ZONING STANDARDS WITHIN SEC. 27-1322. PERFORMANCE STANDARDS OF THE SOUTH PORTLAND ZONING ORDINANCE.
7. FLOOD ZONE INFORMATION:
THE DEVELOPMENT AREA IS LOCATED WITHIN ZONE X (AREAS OF MINIMAL FLOOD HAZARD) OF THE FLOOD INSURANCE RATE MAPS FOR CUMBERLAND COUNTY, MAINE. THE PROJECT IS LOCATED ON PANEL 731 OF 837 (COMMUNITY PANEL 2300SC0713F, EFF. DATE JUNE 20, 2024)
8. IMPERVIOUS AREA (WITHIN DEVELOPMENT AREA):
EXISTING IMPERVIOUS AREA: 3,067 S.F. (0.07 AC)
PROPOSED IMPERVIOUS AREA: 5,579 S.F. (0.13 AC)
NET CHANGE IN IMPERVIOUS AREA: +2,512 S.F. (0.06 AC)

UTILITY NOTES:

1. INFORMATION REGARDING THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS A COMPILATION OF THAT FOUND IN THE FIELD AND THAT SHOWN ON A PREVIOUS PLANS, AND SHALL NOT BE CONSIDERED AN AS-BUILT PLAN. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING UTILITY LOCATIONS PRIOR TO COMMENCING WORK. NOTIFY ENGINEER OF ANY DISCREPANCY BETWEEN UTILITIES AS SHOWN AND AS FOUND. CONTRACTOR SHALL NOTIFY DIG-SAFE (811) PRIOR TO EXCAVATION.

SPRING POINT ZONING DISTRICT (SP)		
ZONING STANDARD	REQUIRED	PROPOSED
MIN. LOT AREA:	30,000 S.F.	12.97 AC.
MIN. STREET FRONTAGE:	100'	~523'
MIN. SETBACKS:		
FRONT:	20'	~835'*
REAR:	20'	~365'*
SIDE:	20'	~95'*
MAX. HEIGHT:	86'	21.7'
MAX. BLDG COVERAGE:	40%	19%**

*APPLIES TO PROPOSED GREENHOUSE BUILDING ONLY
**BASED ON AERIAL IMAGERY CALCULATION OF EXISTING BUILDINGS ON CAMPUS

5. 06-24-25 REVISED PLAN TO ADD PROPANE TANK JIM
4. 06-23-25 ADDED CONDITIONS OF APPROVAL JIM
3. 05-29-25 REVISED PER CITY COMMENTS JIM
2. 05-05-25 REVISED PER MECHANICAL PLANS JIM
1. 04-21-25 SUBMITTED TO CITY FOR REVIEW JIM

SITE: SITE LAYOUT AND UTILITY PLAN

PROJECT: GREENHOUSE BUILDING
37 SLOCUM DRIVE, SOUTH PORTLAND, ME 04106

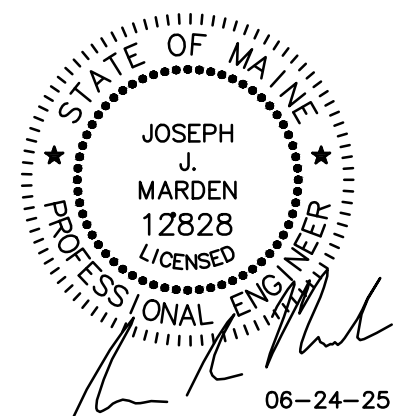
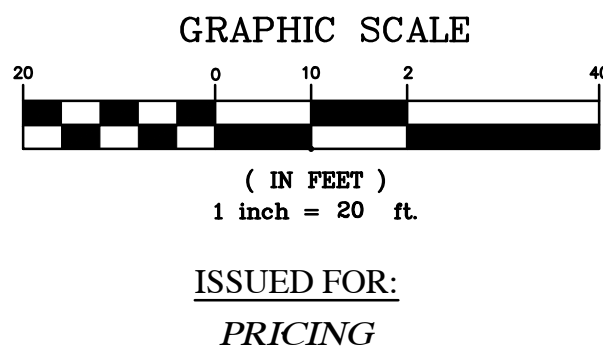
PREPARED FOR: MAINE TECHNICAL COLLEGE SYSTEM
3 ADAMS STREET, SOUTH PORTLAND, ME 04106

PROGRESS PRINT
THIS PLAN IS ISSUED FOR REVIEW AND INFORMATION PURPOSES ONLY. THIS PLAN IS SUBJECT TO CHANGE AND IS NOT FOR PRICING OR CONSTRUCTION. PRICING BASED ON THIS PLAN IS NOT BINDING UNLESS SIGNED BY BOTH CONTRACTOR AND OWNER.



Know what's below
Call before you dig.

STATE LAW REQUIRES ADVANCE NOTICE OF AT LEAST 3 BUSINESS DAYS BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITIES

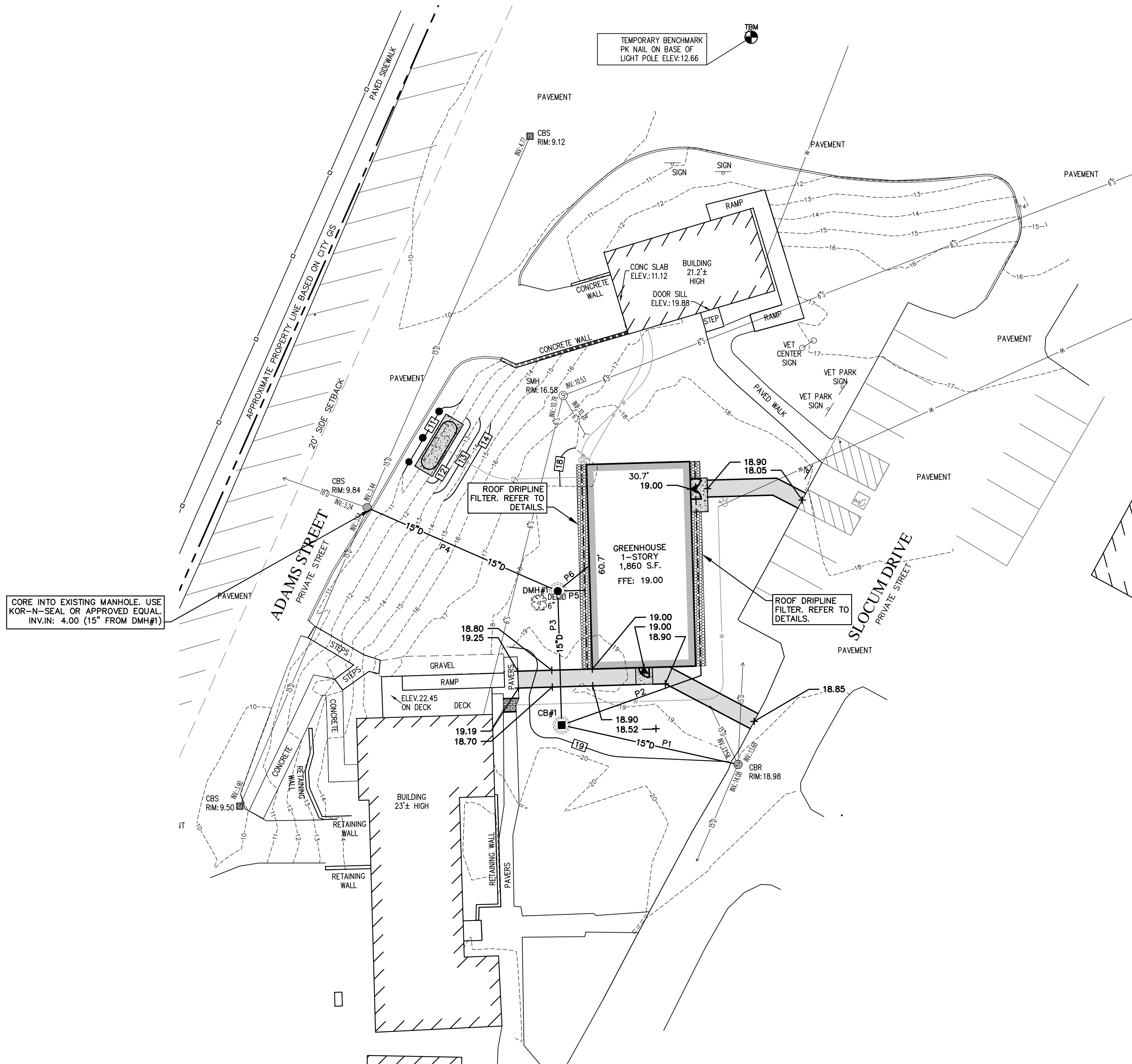


SITELINES
119 PURINTON ROAD, SUITE A
BRUNSWICK, MAINE 04011
207.725.1200
CIVIL ENGINEERS • PLANNERS • LAND SURVEYORS

FIELD WK: CJH	SCALE: 1"=20'	SHEET: C3
DRN BY: RPL	JOB #: 5113	
CH'D BY: JIM	MAP/PLOT: 4/2	
DATE: 04/03/25	FILE: 5113-SITE	

© 2025. THIS DRAWING IS THE PROPERTY AND INSTRUMENT OF SITELINES P.A. NO MODIFICATIONS OR CHANGES MAY BE MADE TO THIS DRAWING WITHOUT THE EXPRESS WRITTEN PERMISSION OF SITELINES P.A. ANY MODIFICATION, CHANGE OR USE OF THIS DRAWING WITHOUT THE EXPRESS WRITTEN PERMISSION OF SITELINES P.A. IS UNLAWFUL AND IS AT THE USER'S RISK.

X:\LAND PROJECTS\113 SNCC ADAMS ST SOUTH PORTLAND\DWG\113-SITE.DWG, C4-GRADING, 7/28/2025 12:18 PM, JOE



GRADING AND DRAINAGE NOTES:

1. THE CONTRACTOR SHALL PHASE GRADING EFFORTS SUCH THAT TOTAL SITE DISTURBANCE IS MINIMIZED. TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO GRADING EFFORTS OR WITHOUT DELAY UPON THEIR COMPLETION, DEPENDENT UPON THE SITUATION.
2. ALL FILL SLOPES SHALL BE A MINIMUM OF 3:1 HORIZONTAL TO VERTICAL UNLESS OTHERWISE NOTED OR DIRECTED.
3. THE LIMITS OF DISTURBANCE SHALL GENERALLY BE THE MINIMAL EXTENT NECESSARY ONLY TO PERFORM THE GRADING EFFORTS SHOWN ON THE DRAWINGS. SPECIAL CARE SHALL BE TAKEN TO AVOID DISTURBANCE OF OBJECTS AND AREAS NOT SPECIFICALLY IDENTIFIED FOR MODIFICATION OR REMOVAL.
4. ALL DISTURBED AREAS SHALL BE LOAMED AND SEEDED IN ACCORDANCE WITH THE DRAWINGS, UNLESS INTENDED FOR OTHER SURFACE COVER.
5. STORM DRAINS SHALL BE CONSTRUCTED CONCURRENTLY WITH GRADING EFFORTS TO PROVIDE ADEQUATE CONVEYANCE FOR ANY SITE RUNOFF CONDITIONS.
6. WHERE FINAL GRADING HAS BEEN COMPLETED, SURFACE RESTORATION FOR DISTURBED AREAS WILL BE COMPLETED AS SOON AS PRACTICABLE. FOR VEGETATIVE AREAS, VEGETATION WILL BE PROGRESSIVELY ESTABLISHED.
7. UNLESS OTHERWISE NOTED, ALL STORM DRAIN PIPE SHALL BE IN ACCORDANCE WITH MDOT SPECIFICATIONS SECTION 603. PIPE CULVERTS AND STORM DRAINS, LATEST REVISION WITH ACCEPTABLE TYPES OF PIPE ARE AS FOLLOWS:
SMOOTH BORE POLYETHYLENE PIPE – HDPE N-12 ADS
8. BENCHMARK INFORMATION: SEE PLAN
9. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL DRAINAGE STRUCTURES AND PIPING PRIOR TO ORDERING.
10. RIM ELEVATIONS OF PROPOSED DRAINAGE STRUCTURES ARE APPROXIMATE. FINAL ELEVATIONS ARE TO BE SET FLUSH AND CONSISTENT WITH THE GRADING PLANS.
11. TRANSITIONS BETWEEN SLOPES ARE TO BE GENERALLY GRADUAL AND RESULT IN A SMOOTH, ROUNDED APPEARANCE.

DRAINAGE STRUCTURE DATA:

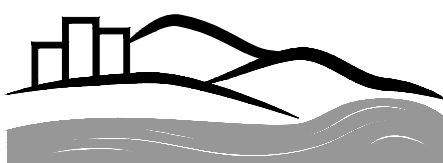
CB#1
RIM: 18.10
INV.IN: 13.42 (4" FROM UNDERDRAIN)
INV.IN: 10.31 (15" FROM EX.CB)
INV.OUT: 10.21 (15" TO DMH#1)

DMH#1
RIM: 18.50
INV.IN: 13.94 (4" FROM UNDERDRAIN)
INV.IN: 13.00 (4" FROM FOUNDATION DRAIN)
INV.IN: 7.87 (15" FROM CB#1)
INV.OUT: 7.77 (15" TO EX.CB)

P1: 15" HDPE L=50' S=0.0654
P2: 4" PVC L=58' S=0.0100
P3: 15" HDPE L=36' S=0.0850
P4: 15" HDPE L=58' S=0.0650
P5: 4" PVC L=6' S=0.0100
P6: 4" PVC L=10' S=0.0050 MIN.

5. 06-24-25 REVISED PLAN TO ADD PROPANE TANK JUM
4. 06-23-25 ADDED CONDITIONS OF APPROVAL JUM
3. 05-29-25 REVISED PER CITY COMMENTS JUM
2. 05-05-25 REVISED PER MECHANICAL PLANS JUM
1. 04-21-25 SUBMITTED TO CITY FOR REVIEW JUM

TITLE:	GRADING PLAN	
PROJECT:	GREENHOUSE BUILDING 37 SLOCUM DRIVE, SOUTH PORTLAND, ME 04106	
PREPARED FOR:	MAINE TECHNICAL COLLEGE SYSTEM 3 ADAMS STREET, SOUTH PORTLAND, ME 04106	

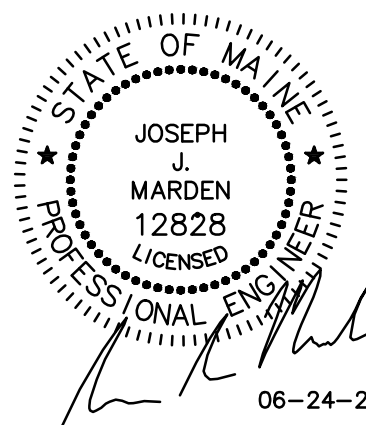
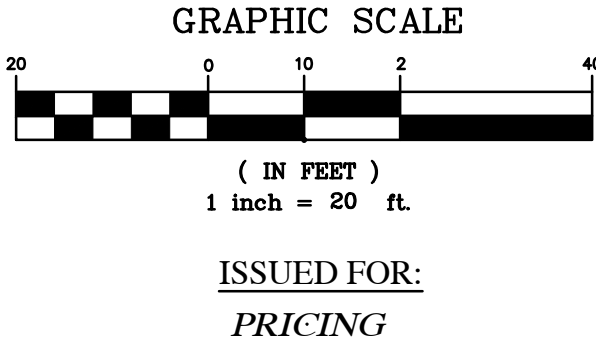
 SITELINES 119 PURINTON ROAD, SUITE A BRUNSWICK, MAINE 04011 207.725.1200 CIVIL ENGINEERS • PLANNERS • LAND SURVEYORS		
FIELD WK: CJH	SCALE: 1"=20'	C4
DRN BY: RPL	JOB #: 5113	
CH'D BY: JJM	MAP/PLOT: 4/2	
DATE: 04/03/25	FILE: 5133-SITE	

PROGRESS PRINT
THIS PLAN IS ISSUED FOR REVIEW AND INFORMATION PURPOSES ONLY. THIS PLAN IS SUBJECT TO CHANGE AND IS NOT FOR PRICING OR CONSTRUCTION. PRICING BASED ON THIS PLAN IS NOT BINDING UNLESS SIGNED BY BOTH CONTRACTOR AND OWNER.



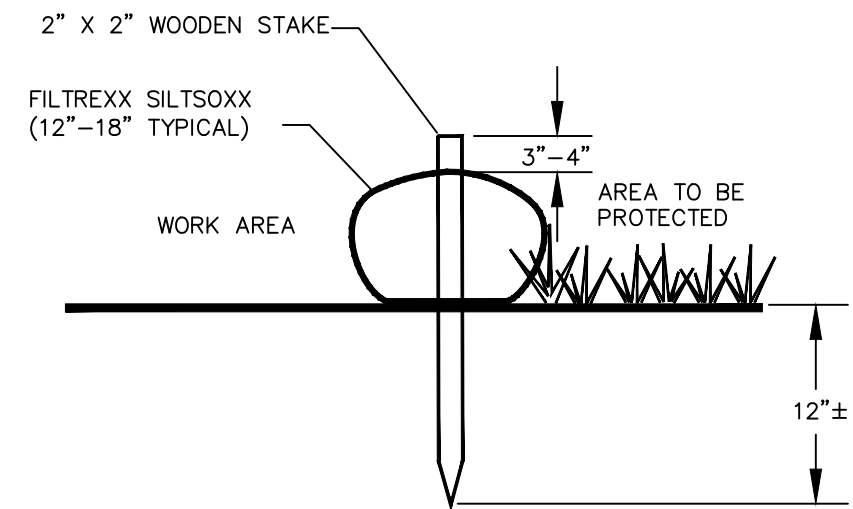
Know what's below
Call before you dig.

STATE LAW REQUIRES ADVANCE NOTICE OF AT LEAST 3 BUSINESS DAYS BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITIES

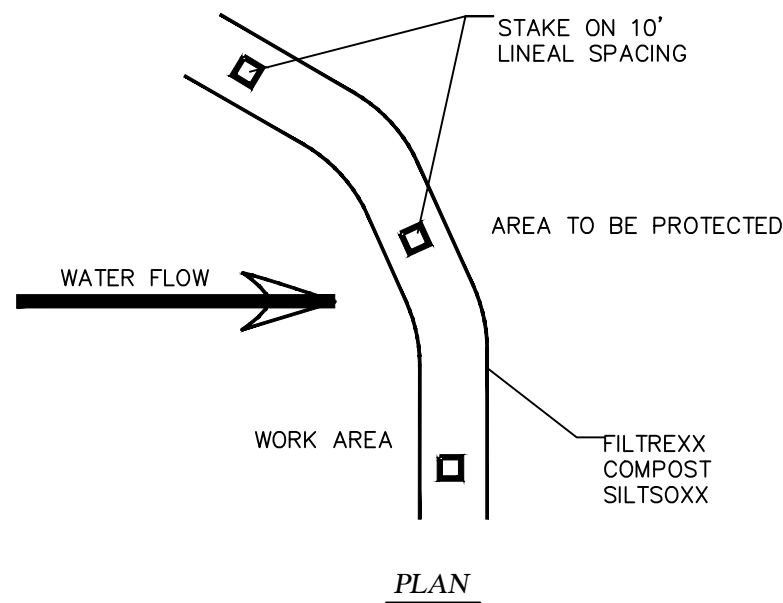


© 2025, THIS DRAWING IS THE PROPERTY AND INSTRUMENT OF SITELINES P.A. NO MODIFICATIONS OR CHANGES MAY BE MADE TO THIS DRAWING WITHOUT THE EXPRESS WRITTEN PERMISSION OF SITELINES P.A. ANY MODIFICATION, CHANGE OR USE OF THIS DRAWING WITHOUT THE EXPRESS WRITTEN PERMISSION OF SITELINES P.A. IS VOIDFUL AND IS AT THE USER'S RISK.

X:\LAND PROJECTS\5113 SNCC ADAMS ST SOUTH PORTLAND\DWG\5113-SITE.DWG, CSEAS, 7/26/2025 12:18 PM, JOE

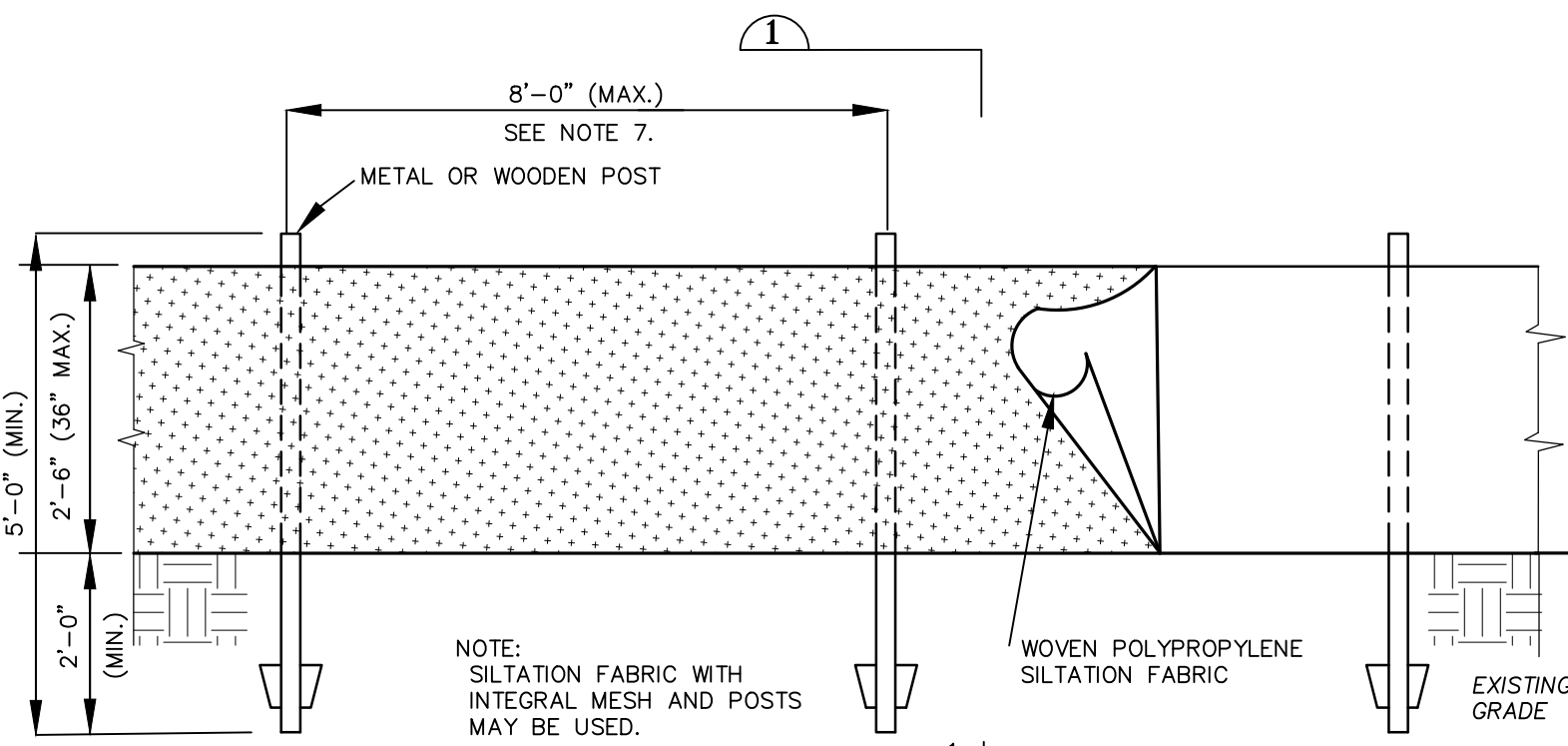


SECTION

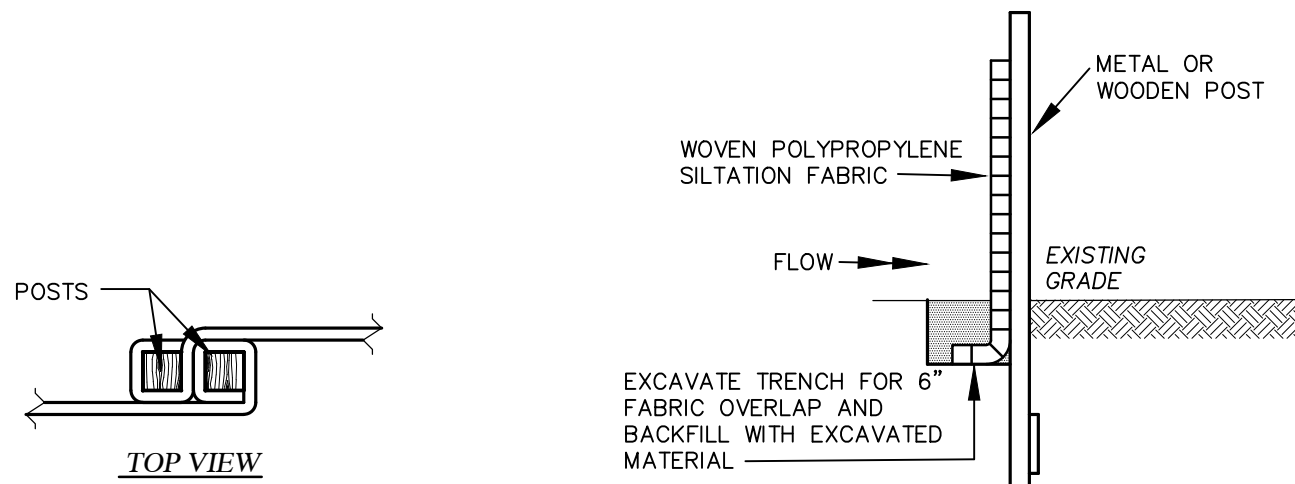


PLAN

- NOTES:
1. ALL MATERIALS TO MEET FILTREXX SPECIFICATIONS
 2. SILTISOXX COMPOST/SOIL/ROCK/SEED FILL TO MEET APPLICATION REQUIREMENTS
 3. SILTISOXX DEPICTED IS FOR MINIMUM SLOPES. GREATER SLOPES MAY REQUIRE LARGER SOCKS PER THE ENGINEER.
 4. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.



ELEVATION



TOP VIEW

SECTION

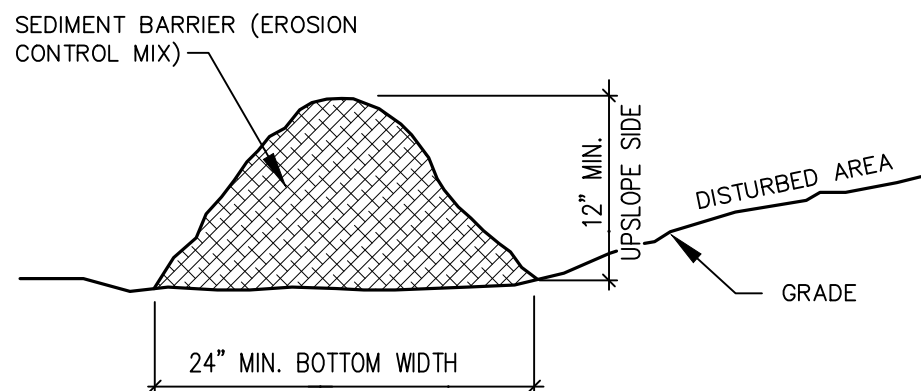
- INSTALLATION:
1. EXCAVATE A 6" X 6" TRENCH ALONG THE LINE OF PLACEMENT FOR THE FILTER BARRIER.
 2. UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH.
 3. DRIVE POSTS INTO THE GROUND UNTIL APPROXIMATELY 2" OF FABRIC IS LYING ON THE TRENCH BOTTOM.
 4. LAY THE TOE-IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH. BACK FILL THE TRENCH AND TAMP THE SOIL.
 5. JOIN SECTION AS SHOWN IN TOP VIEW.
 6. BARRIER SHALL BE MIRAFI SILT FENCE (100X) OR APPROVED EQUIVALENT.
 7. A STONE "FILLET" MAY BE USED FOR ANCHORING FABRIC IF IT CANNOT BE KEYED IN.

A

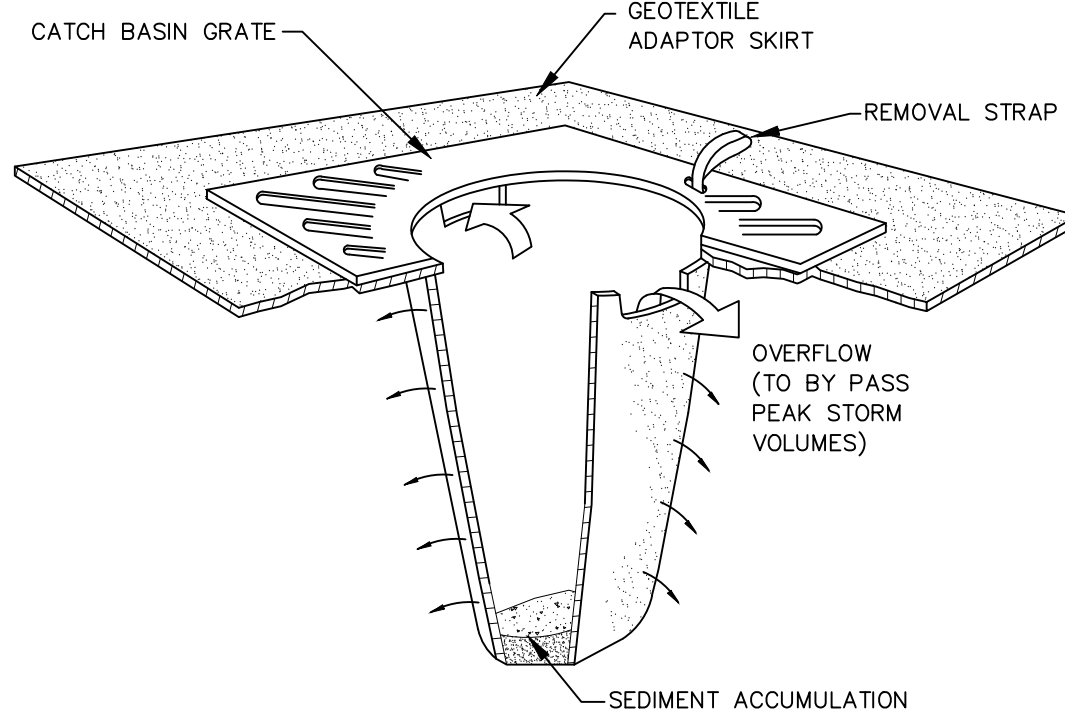
FILTREXX SILTISOXX DETAIL "SEDIMENT BARRIER OPTION"
N.T.S.

B

SILT FENCE DETAIL "SEDIMENT BARRIER OPTION"
N.T.S.



- NOTES:
1. THE EROSION CONTROL MIX SHALL CONTAIN A WELL GRADED MIXTURE OF PARTICLE SIZES AND MAY CONTAIN ROCKS LESS THAN 4" DIAMETER. EROSION CONTROL MIX MUST BE FREE OF REFUSE, PHYSICAL CONTAMINANTS, AND MATERIAL TOXIC TO PLANT GROWTH.
 2. PLACE BARRIER ALONG A RELATIVELY FLAT CONTOUR. CUT TALL GRASSES OR WOODY VEGETATION TO AVOID CREATING VOIDS AND BRIDGES WHERE FINES CAN WASH UNDER THE BARRIER THROUGH GRASS BLADES AND BRANCHES.
 3. PLACEMENT OF BARRIER SHOULD BE:
 - AT TOE OF THE SLOPE.
 - FROZEN GROUND, BEDROCK OR ROOTED FORESTED AREAS.
 - THE EDGE OF GRAVEL AND AREAS UNDER CONSTRUCTION.
 4. REMOVE SEDIMENT DEPOSITS WHEN THEY REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER.
 5. WHEN BARRIER IS DECOMPOSED, CLOGGED WITH SEDIMENT, ERODED OR INEFFECTIVE, IT MUST BE REPLACED OR REPAIRED. THE BARRIER SHOULD BE RESHAPED AS NECESSARY.



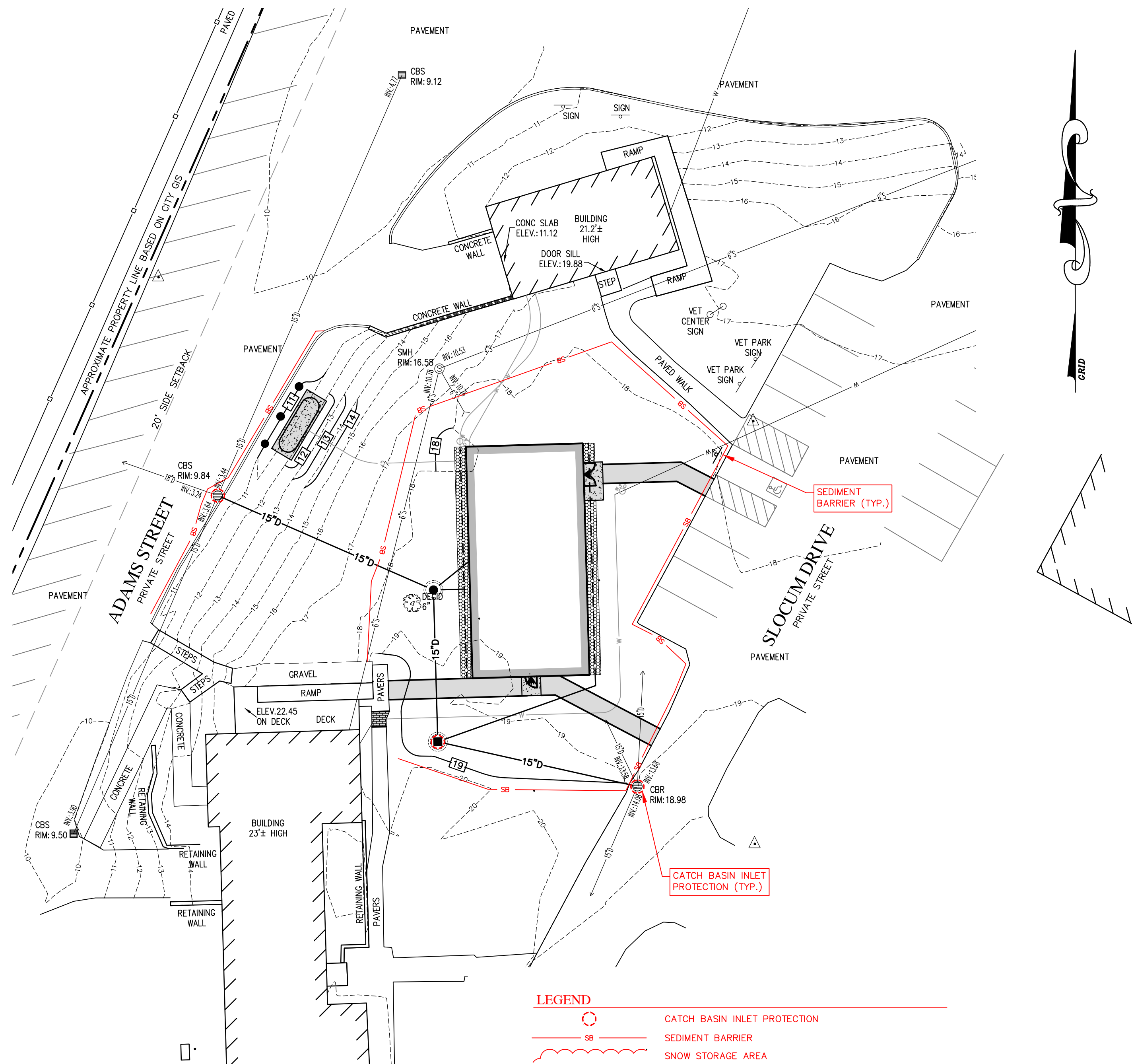
- NOTES:
1. CATCH BASIN PROTECTION TO BE "SILTSTACK" (BY ACF ENVIRONMENTAL) OR "STREAM GUARD" (BY FOSS ENVIRONMENTAL SERVICES).
 2. INSERT TO BE EMPTIED IN AN APPROVED MANNER WHEN IT IS 1/2 FULL OF SEDIMENT.
 3. INSPECT INSERT AFTER ALL RAINFALL EVENTS, REPAIR AND MAINTAIN AS REQUIRED.

C

MULCH BERM DETAIL "SEDIMENT BARRIER OPTION"
N.T.S.

D

TEMPORARY INLET PROTECTION
N.T.S.



EROSION & SEDIMENT CONTROL (ESC) NOTES:

1. THE CONTRACTOR SHALL UTILIZE THE CONSTRUCTION ENTRANCE FOR ENTERING AND EXITING THE PROPERTY
2. ESC BMPs SHALL BE INSTALLED PRIOR TO START OF WORK.
3. CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO PROTECT DISTURBED AREAS AND REVIEW BMPs PRIOR TO FORECAST PRECIPITATION OF MORE THAN 0.5 INCHES.
4. CONTRACTOR TO SWEEP EXISTING PAVED ACCESS AS NEEDED TO REMOVE TRACKED SOILS.
5. CONTRACTOR SHALL KEEP THE WRITTEN STORMWATER MANAGEMENT INSPECTION AND MAINTENANCE PLAN ON SITE.
6. ALL RUNOFF FROM DISTURBED AREAS SHALL BE DIRECTED TO A FILTERING DEVICE DESIGNATED TO LIMIT DISCHARGE TURBIDITY. THE FILTERING DEVICE MAY BE BUT IS NOT LIMITED TO SAND FILTERS, EROSION CONTROL MIX, STRAW WA TILES, FLOCCULATION CHEMICALS, DIRT GLUE AND SILT FENCE.
7. STOCKPILES TO BE TEMPORARILY SEEDED AND MULCHED OR COVERED WITH POLY SHEETING AS REQUIRED BY THE PROJECT SPECIFICATIONS.
8. THE CONTRACTOR SHALL TREAT DISTURBED AREAS, BUILDING AREAS, AND CONSTRUCTION HAUL PATHS WITH DUST CONTROL BMPs TO LIMIT ALL FUGITIVE DUST PER THE PROJECT SPECIFICATIONS.
9. THE EROSION AND SEDIMENT CONTROL MEASURES DEPICTED ON THIS PLAN ARE CONSIDERED TO BE THE MINIMUM REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE TO MANAGE, INSPECT AND PROTECT THE SITE USING MEDEP BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL AS REQUIRED BY THE PROJECT SPECIFICATIONS AND THE EROSION AND SEDIMENT CONTROL REPORT. THIS MAY REQUIRE ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES NOT DEPICTED ON THIS PLAN WHICH ARE CONSIDERED INCIDENTAL TO THE CONTRACT AND WILL BE IMPLEMENTED AT NO ADDITIONAL COST TO THE OWNER.
10. ALL CATCH BASIN INLETS WITH TRIBUTARY AREA WITH PAVEMENT COVER SHALL HAVE AN OIL ABSORBENT BOOM INSTALLED PRIOR TO THE PLACEMENT OF ANY BINDER PAVEMENT.
11. SEE ADDITIONAL NOTES ON SHEET C7, EROSION CONTROL NOTES.

PROGRESS PRINT
THIS PLAN IS ISSUED FOR REVIEW AND INFORMATION PURPOSES ONLY. THIS PLAN IS SUBJECT TO CHANGE AND IS NOT FOR PRICING OR CONSTRUCTION. PRICING BASED ON THIS PLAN IS NOT BINDING UNLESS SIGNED BY BOTH CONTRACTOR AND OWNER.

- | | | |
|-------------|----------------------------------|-----|
| 5. 06-24-25 | REVISED PLAN TO ADD PROPANE TANK | JJM |
| 4. 06-23-25 | ADDED CONDITIONS OF APPROVAL | JJM |
| 3. 05-29-25 | REVISED PER CITY COMMENTS | JJM |
| 2. 05-05-25 | REVISED PER MECHANICAL PLANS | JJM |
| 1. 04-21-25 | SUBMITTED TO CITY FOR REVIEW | JJM |

TITLE: EROSION CONTROL PLAN

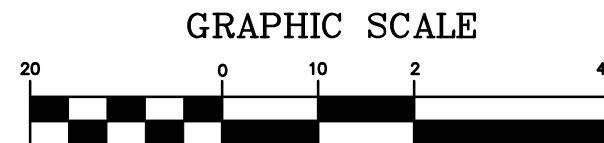
PROJECT: GREENHOUSE BUILDING
37 SLOCUM DRIVE, SOUTH PORTLAND, ME 04106

PREPARED FOR: MAINE TECHNICAL COLLEGE SYSTEM
3 ADAMS STREET, SOUTH PORTLAND, ME 04106



www.digsafe.com

STATE LAW REQUIRES ADVANCE NOTICE OF AT LEAST 3 BUSINESS DAYS BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITIES



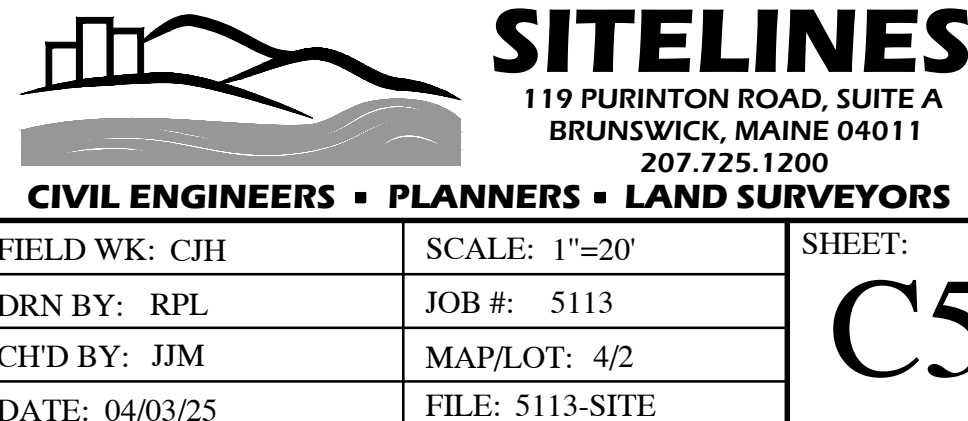
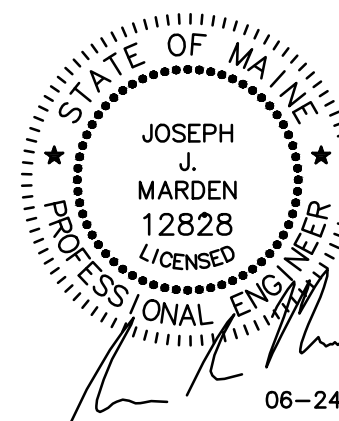
GRAPHIC SCALE

(IN FEET)

1 inch = 20 ft.

ISSUED FOR:

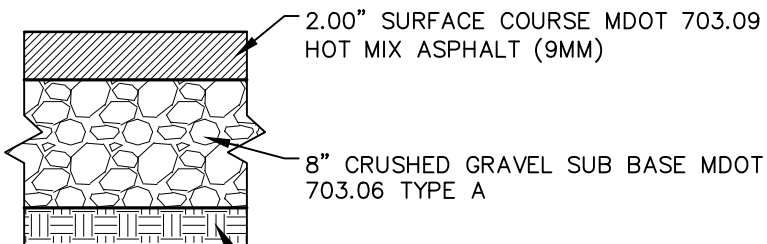
PRICING



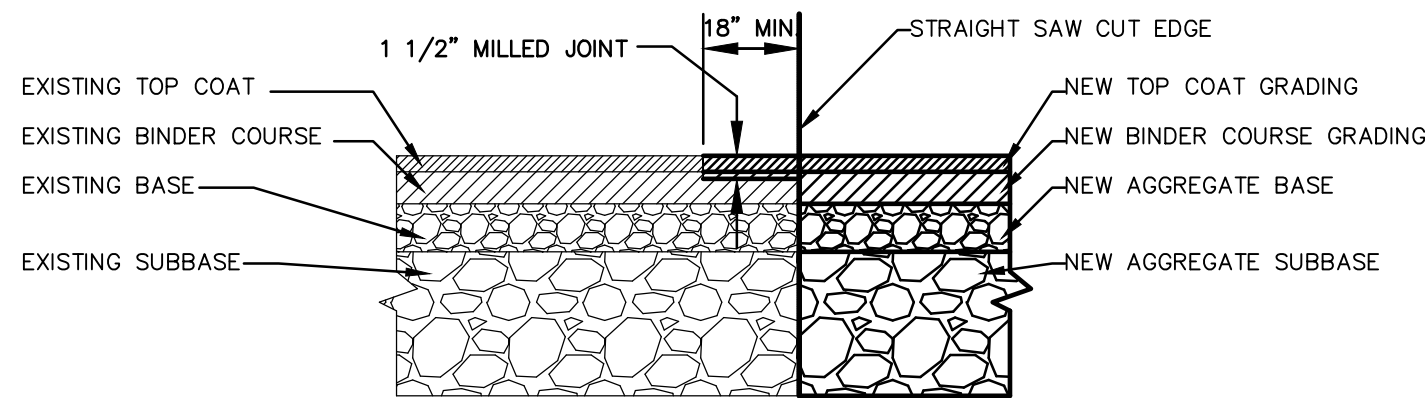
FIELD WK: CJH	SCALE: 1"=20'	SHEET:
DRN BY: RPL	JOB #: 5113	C5
CH'D BY: JJM	MAP/LOT: 4/2	
DATE: 04/03/25	FILE: 5113-SITE	

© 2025, THIS DRAWING IS THE PROPERTY AND INSTRUMENT OF SITELINES P.A. NO MODIFICATIONS OR CHANGES MAY BE MADE TO THIS DRAWING WITHOUT THE EXPRESS WRITTEN PERMISSION OF SITELINES P.A. ANY MODIFICATION, CHANGE OR USE OF THIS DRAWING WITHOUT THE EXPRESS WRITTEN PERMISSION OF SITELINES P.A. IS UNLAWFUL AND IS AT THE USER'S RISK.

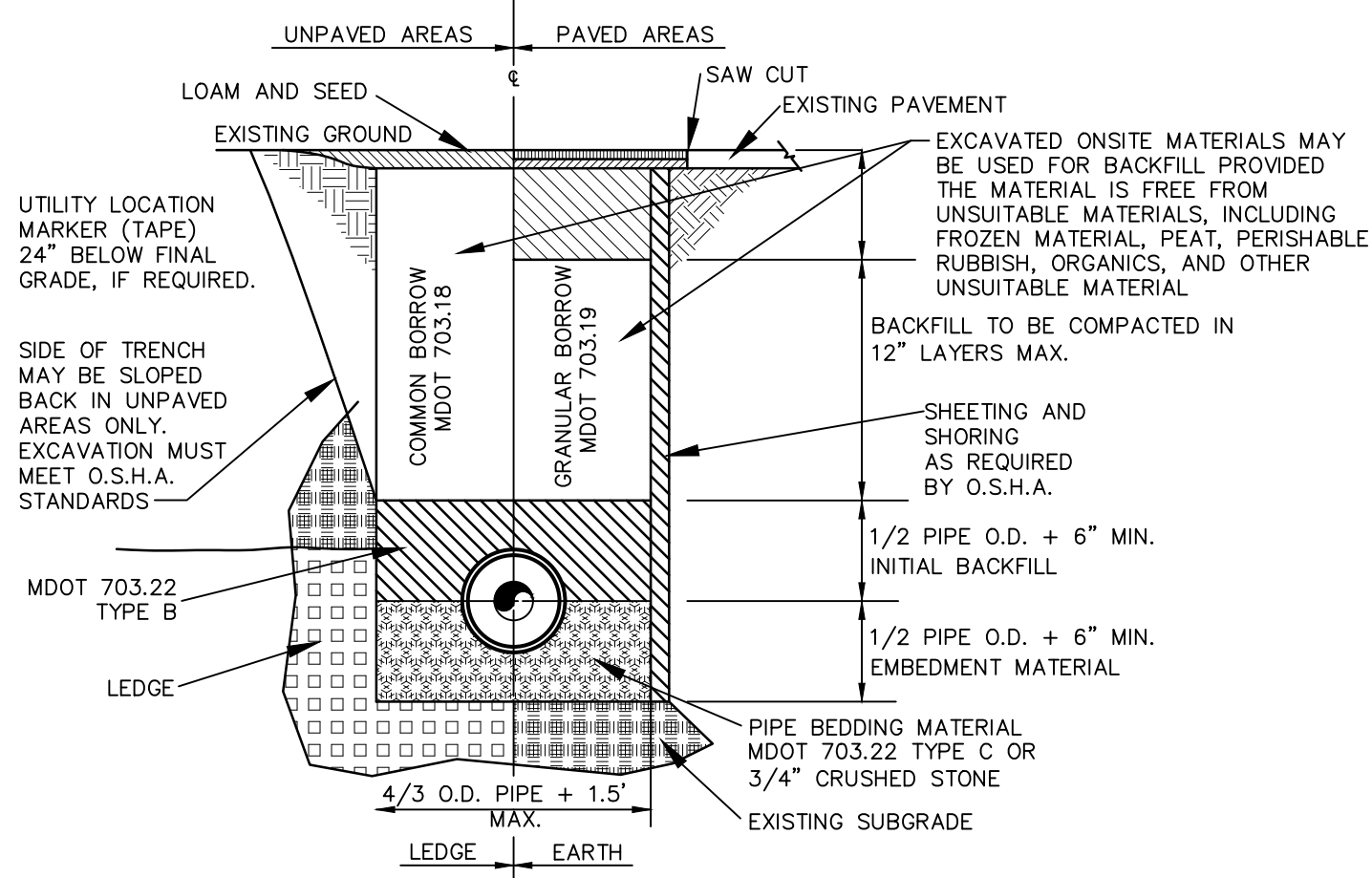
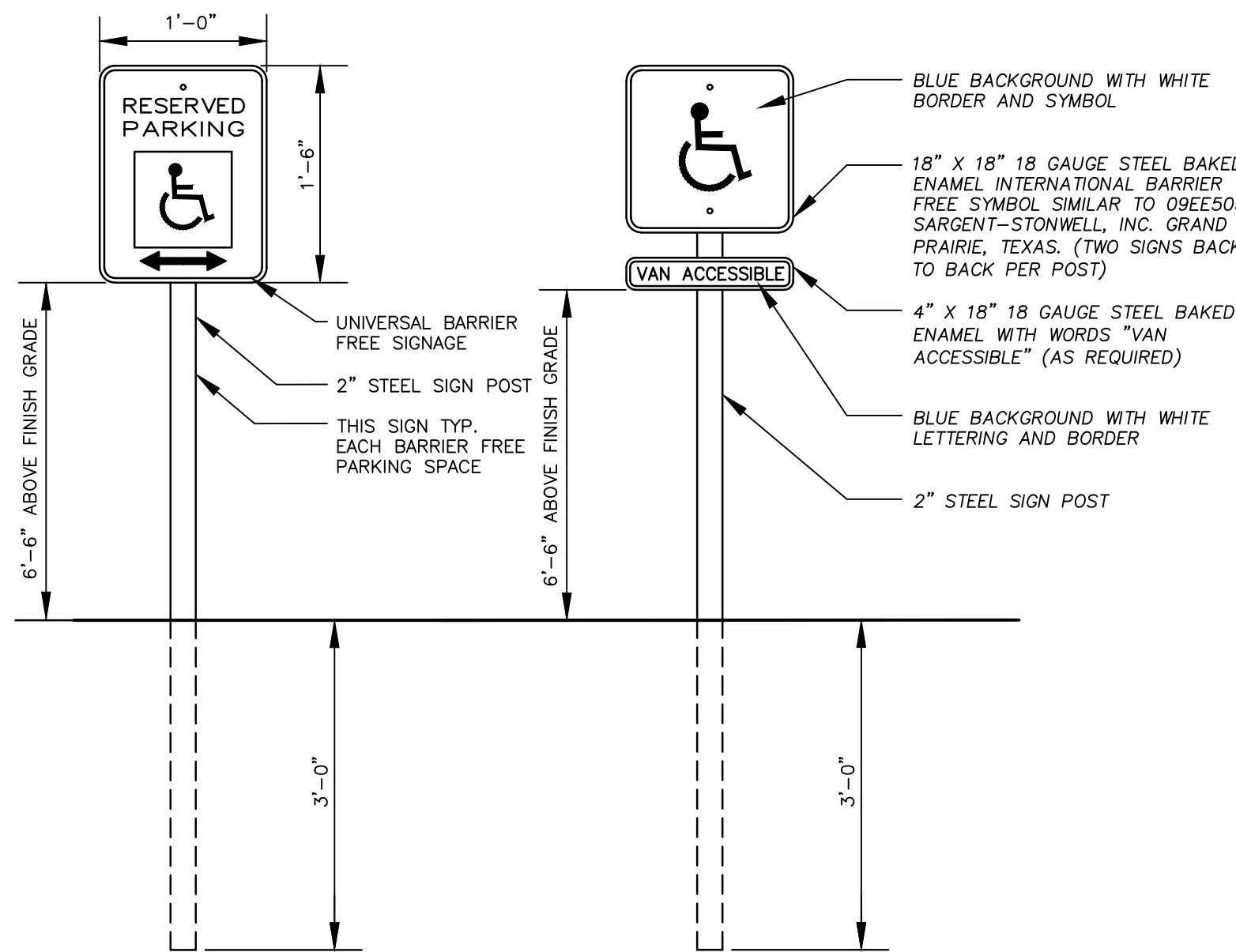
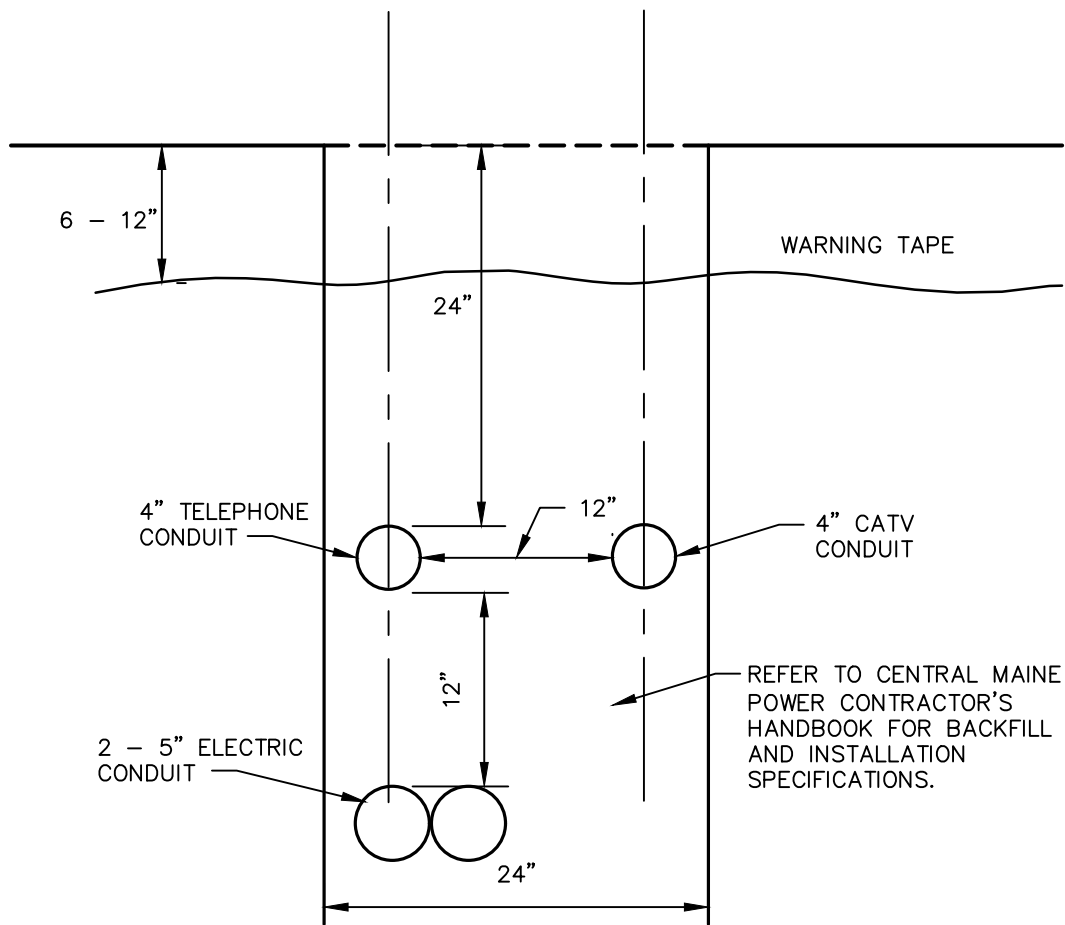
X:\LAND PROJECTS\15113 SNCC ADAMS ST SOUTH PORTLAND\DWGS\113-COV-DET.DWG, C6 DETAILS, 7/29/2025 12:18 PM, JOE



WALKWAY SECTION
NOT TO SCALE



PAVEMENT SAW CUT SECTION "FULL DEPTH RECONSTRUCTION"
NOT TO SCALE



NOTES:
1. REFER TO LATEST MDOT SPECIFICATIONS FOR BEDDING AND BACKFILL REQUIREMENTS.

A

PAVEMENT SECTIONS
N.T.S.

B

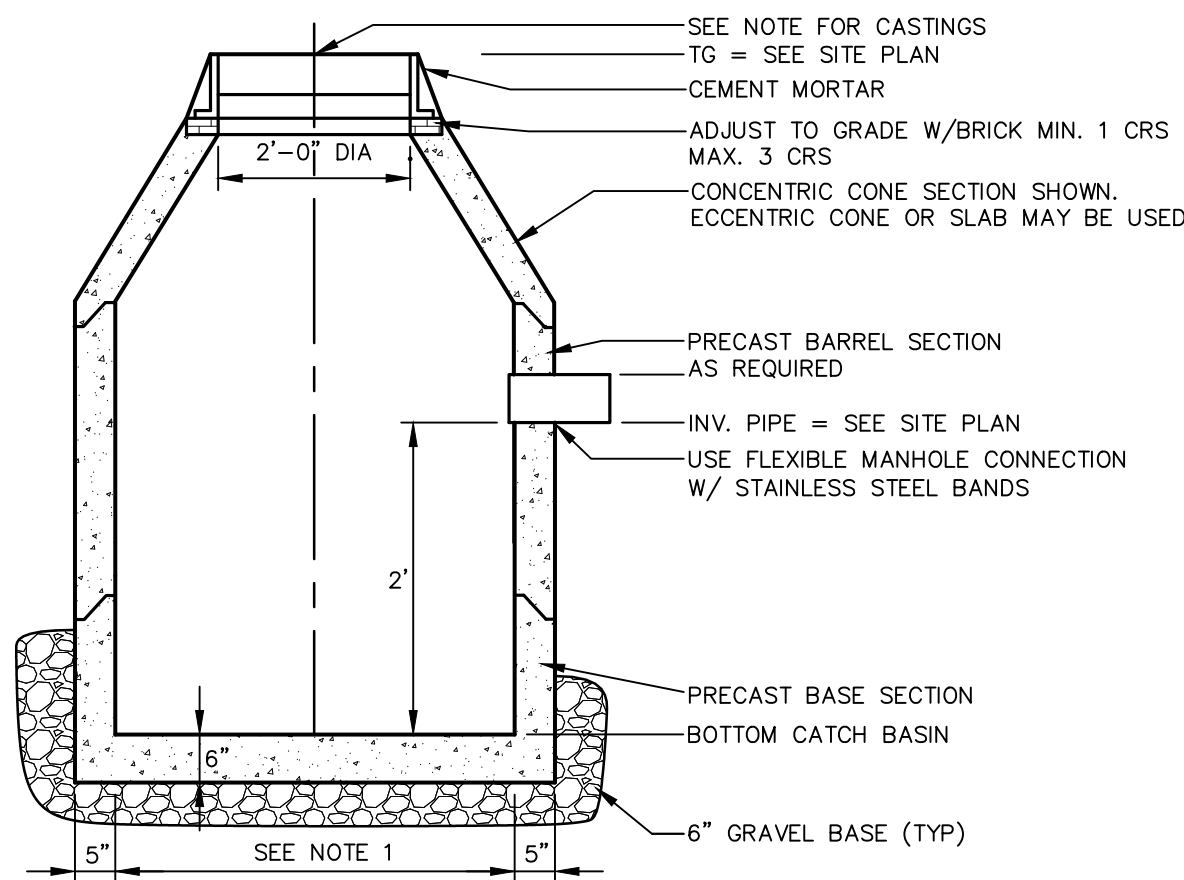
UTILITY TRENCH
N.T.S.

C

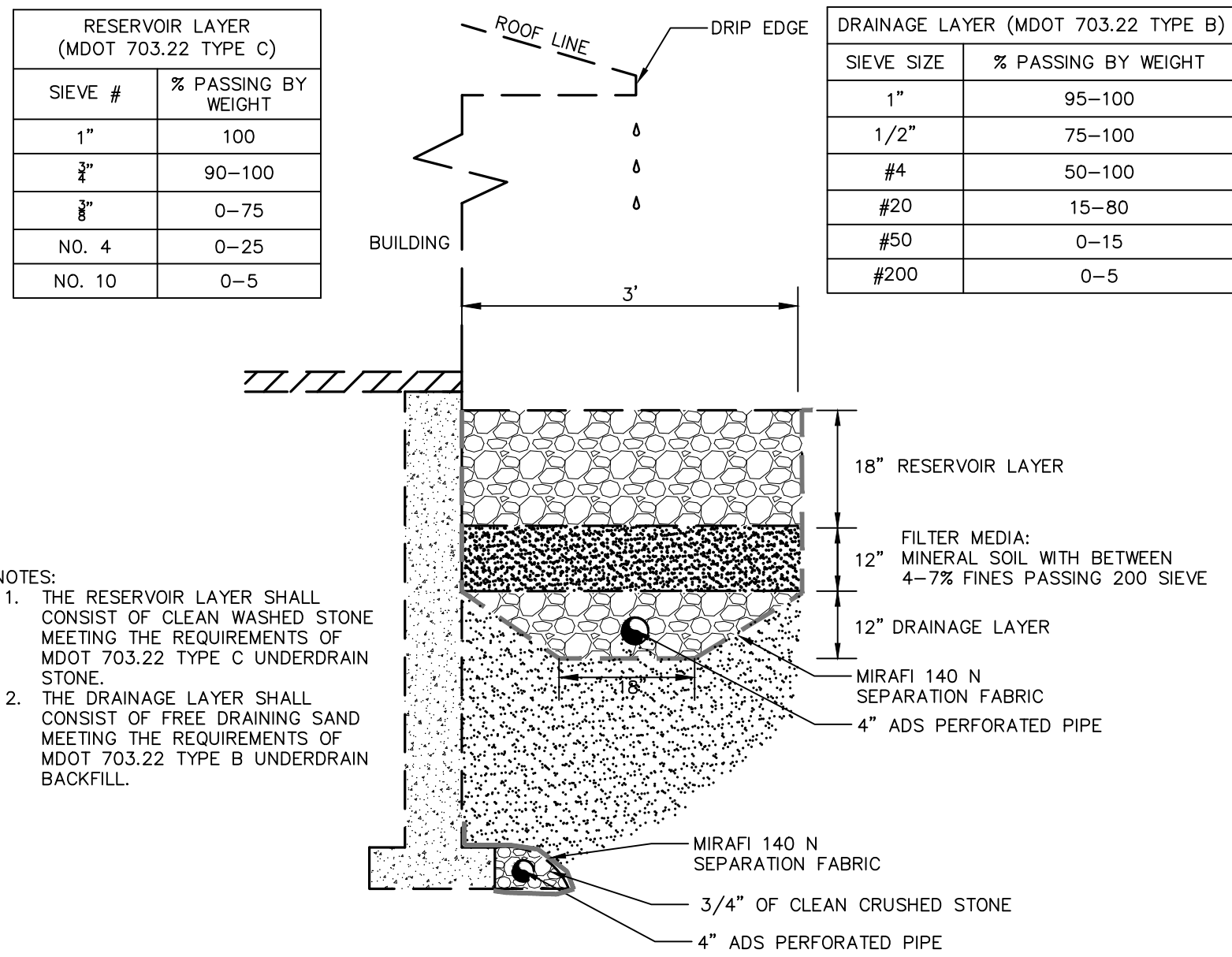
BARRIER FREE PARKING SIGN DETAIL
N.T.S.

D

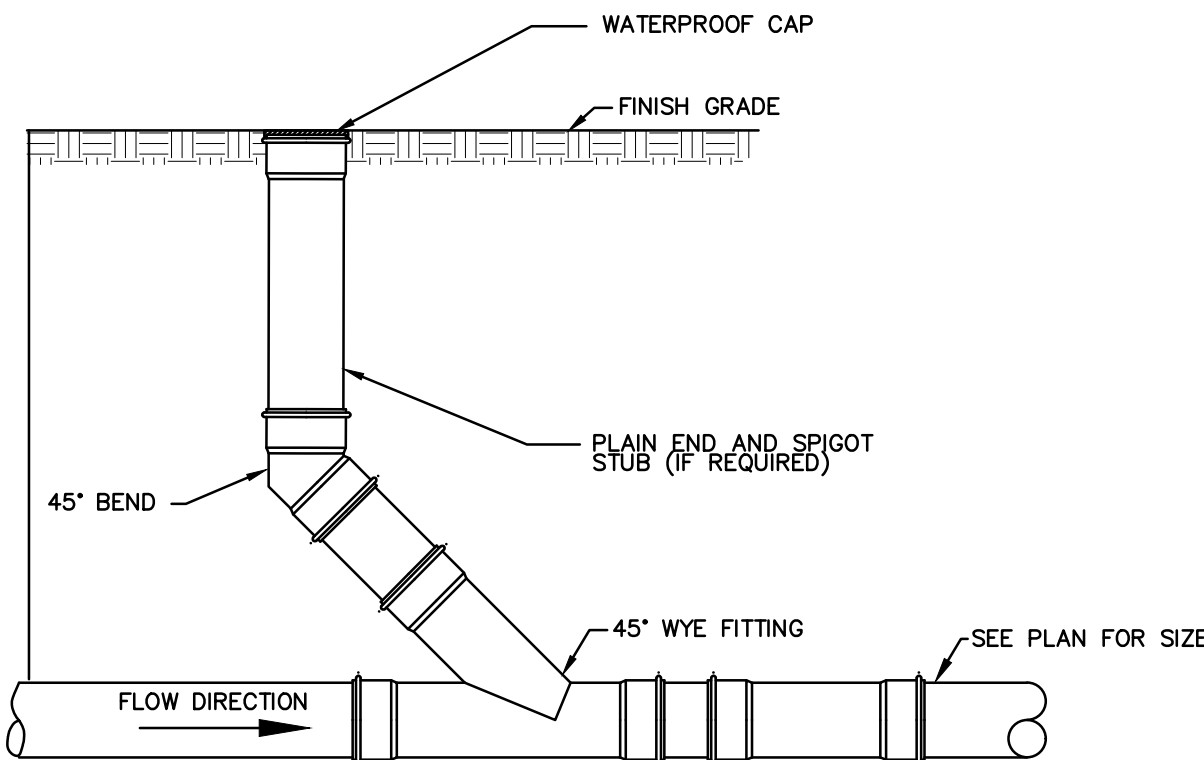
TYPICAL PIPE TRENCH DETAIL
N.T.S.



NOTES:
1. 4'-0" I.D. TYPICAL. SOME STRUCTURES MAY REQUIRE LARGER I.D. PROVIDE SHOP DRAWINGS.
2. DRAINAGE STRUCTURES TO BE DESIGNED FOR H-20 LOADING.
3. PIPE SIZES AND INVERTS AS NOTED ON PLANS.
4. CATCH BASIN FRAME AND GRATE TO BE LABARON FOUNDRY MODEL LF-244-S GRATE OR APPROVED EQUAL.



NOTES:
1. THE RESERVOIR LAYER SHALL CONSIST OF CLEAN WASHED STONE MEETING THE REQUIREMENTS OF MDOT 703.22 TYPE C UNDERDRAIN STONE.
2. THE DRAINAGE LAYER SHALL CONSIST OF FREE DRAINING SAND MEETING THE REQUIREMENTS OF MDOT 703.22 TYPE B UNDERDRAIN BACKFILL.



E

CATCH BASIN OR DRAINAGE MANHOLE
N.T.S.

F

ROOF DRIPLINE FILTER
N.T.S.

G

CLEANOUT DETAIL
N.T.S.

H

NOT USED
N.T.S.

I

NOT USED
N.T.S.

J

NOT USED
N.T.S.

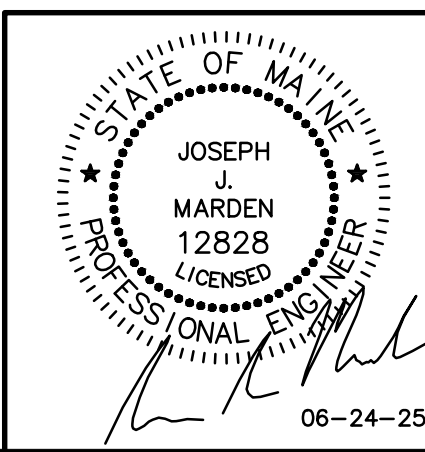
K

NOT USED
N.T.S.

5. 06-24-25 REVISED PLAN TO ADD PROPANE TANK JUM
4. 06-23-25 ADDED CONDITIONS OF APPROVAL JUM
3. 05-29-25 REVISED PER CITY COMMENTS JUM
2. 05-05-25 REVISED PER MECHANICAL PLANS JUM
1. 04-21-25 SUBMITTED TO CITY FOR REVIEW JUM

PROGRESS PRINT
THIS PLAN IS ISSUED FOR REVIEW AND INFORMATION PURPOSES ONLY. THIS PLAN IS SUBJECT TO CHANGE AND IS NOT FOR PRICING OR CONSTRUCTION. PRICING BASED ON THIS PLAN IS NOT BINDING UNLESS SIGNED BY BOTH CONTRACTOR AND OWNER.

ISSUED FOR:
PRICING



TITLE:
SITE DEVELOPMENT DETAILS

PROJECT:
GREENHOUSE BUILDING
37 SLOCUM DRIVE, SOUTH PORTLAND, ME 04106

OWNER:
MAINE TECHNICAL COLLEGE SYSTEM
3 ADAMS STREET, SOUTH PORTLAND, ME 04106

SITELINES
119 PURINTON ROAD, SUITE A
BRUNSWICK, MAINE 04011
207.725.1200
CIVIL ENGINEERS • PLANNERS • LAND SURVEYORS

FIELD WK: CJH SCALE: NTS SHEET:
DRN BY: RPL JOB #: 5113
CH'D BY: JUM MAP/LOT: 4/2
DATE: 04/03/25 FILE: 5113-COV-DET

C6

03202, THIS DRAWING IS THE PROPERTY AND INSTRUMENT OF SITESINES PA, ANY MODIFICATION, CHANGE OR USE OF THIS DRAWING WITHOUT THE EXPRESS WRITTEN PERMISSION OF SITESINES PA IS UNLAWFUL, AND IS AT THE USER'S RISK. XLAND PROJECTS/TS/0113 SNVCC ADAMS ST SOUTH PORTLAND/006113-COV-DET.DWG, C7 EROSION, 7/28/2025 12:18 PM, JDE

EROSION AND SEDIMENTATION NOTES:

1. CONTRACTOR SHALL FOLLOW BEST MANAGEMENT PRACTICES OF THE CUMBERLAND COUNTY SOIL CONSERVATION SERVICE AND THE MAINE DEP BEST MANAGEMENT PRACTICES HANDBOOK.

GENERAL EROSION AND SEDIMENTATION CONTROL PRACTICES:

EROSION/SEDIMENT CONTROL DEVICES:

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

1. SEDIMENT BARRIER: SILT SOXX OR APPROVED EQUAL WILL BE INSTALLED ALONG THE DOWN GRADING EDGES OF DISTURBED AREAS TO TRAP RUNOFF BORNE SEDIMENTS UNTIL THE SITE IS STABILIZED. IN AREAS WHERE STORMWATER DISCHARGES THE SEDIMENT BARRIER WILL BE REINFORCED WITH HAY BALES TO HELP MAINTAIN THE INTEGRITY OF THE SEDIMENT BARRIER AND TO PROVIDE ADDITIONAL TREATMENT.
2. RIPRAP: PROVIDE RIPRAP IN AREAS WHERE CULVERTS DISCHARGE OR AS SHOWN ON THE PLANS.
3. LOAM, SEED, & MULCH: ALL DISTURBED AREAS, WHICH ARE NOT OTHERWISE TREATED, SHALL RECEIVE PERMANENT SEEDING AND MULCH TO STABILIZE THE DISTURBED AREAS. THE DISTURBED AREAS WILL BE REVEGETATED WITHIN 5 DAYS OF FINAL GRADING. SEEDING REQUIREMENTS ARE PROVIDED AT THE END OF THIS SPECIFICATION.
4. STRAW AND HAY MULCH: USED TO COVER DENUDED AREAS UNTIL PERMANENT SEED OR EROSION CONTROL MEASURES ARE IN PLACE. MULCH BY ITSELF CAN BE USED ON SLOPES LESS THAN 15% IN SUMMER AND 8% IN WINTER. JUTE MESH IS TO BE USED OVER MULCH ONLY.
5. IN LIEU OF MULCH, USE EROSION CONTROL BLANKET (EQUAL TO NORTH AMERICAN GREEN SC150) TO STABILIZE AREAS OF CONCENTRATED FLOW AND DRAINAGE WAYS.

TEMPORARY EROSION/SEDIMENTATION CONTROL MEASURES:

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

1. SEDIMENT BARRIER ALONG THE DOWNGRADIENT SIDE OF THE PARKING AREAS AND OF ALL FILL SECTIONS. THE SEDIMENT BARRIER WILL REMAIN IN PLACE UNTIL THE SITE IS 85% REVEGETATED.
2. HAY BALES PLACED AT KEY LOCATIONS TO SUPPLEMENT THE SEDIMENT BARRIER.
3. PROTECT TEMPORARY STOCKPILES OF STUMPS, GRUBBINGS, OR COMMON EXCAVATION AS FOLLOWS:
- A. SOIL STOCKPILE: SIDE SLOPES SHALL NOT EXCEED 2:1.
- B. AVOID PLACING TEMPORARY STOCKPILES IN AREAS WITH SLOPES OVER 10 PERCENT, OR NEAR DRAINAGE SWALES. SEE ITEM 3 IN CONSTRUCTION PHASE NOTES BELOW.
- C. STABILIZE STOCKPILES WITHIN 7 DAYS BY TEMPORARILY SEEDING WITH A HYDROSEED METHOD CONTAINING AN EMULSIFIED MULCH TACKIFIER OR BY COVERING THE STOCKPILE WITH MULCH.
- D. SURROUND STOCKPILE SOIL WITH SEDIMENT BARRIER AT BASE OF PILE.
4. ALL DENUDED AREAS WHICH HAVE BEEN ROUGH GRADED AND ARE NOT LOCATED WITHIN THE BUILDING PAD, OR PARKING AND DRIVEWAY SUBBASE AREA SHALL RECEIVE MULCH WITHIN 30 DAYS OF INITIAL DISTURBANCE OF SOIL OR WITHIN 7 DAYS AFTER COMPLETING THE ROUGH GRADING OPERATIONS. IN THE EVENT THE CONTRACTOR COMPLETES FINAL GRADING AND INSTALLATION OF LOAM AND SOD WITHIN THE TIME PERIODS PRESENTED ABOVE, INSTALLATION OF MULCH AND NETTING, WHERE APPLICABLE, IS NOT REQUIRED.
5. EXCAVATION AND EARTHWORK SHALL BE COMPLETED SUCH THAT NO MORE THAN 10 ACRES OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.
2. IF WORK IS CONDUCTED BETWEEN OCTOBER 15 AND APRIL 15, ALL DENUDED AREAS ARE TO BE COVERED WITH HAY MULCH, APPLIED AT TWICE THE NORMAL APPLICATION RATE, AND ANCHORED WITH FABRIC NETTING. THE PERIOD BETWEEN FINAL GRADING AND MULCHING SHALL BE REDUCED TO A 15 DAY MAXIMUM.
3. TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE HAS BEEN STABILIZED OR IN AREAS WHERE PERMANENT EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
4. WHENEVER PRACTICABLE, NO DISTURBANCE ACTIVITIES SHOULD TAKE PLACE WITHIN 50 FEET OF ANY WETLAND. IF DISTURBANCE ACTIVITIES TAKE PLACE BETWEEN 30 FEET AND 50 FEET OF ANY WETLAND, AND STORMWATER DISCHARGES THROUGH THE DISTURBED AREAS TOWARD THE WETLAND, PERIMETER EROSION CONTROLS MUST BE DOUBLED. IF DISTURBANCE ACTIVITIES TAKE PLACE LESS THAN 30 FEET FROM ANY PROTECTED NATURAL RESOURCE, AND STORMWATER DISCHARGES THROUGH THE DISTURBED AREAS TOWARD THE PROTECTED NATURAL RESOURCE, PERIMETER EROSION CONTROLS MUST BE DOUBLED AND DISTURBED AREAS MUST BE TEMPORARILY OR PERMANENTLY STABILIZED WITHIN 7 DAYS.
5. AREAS WITHIN 75 FT OF A WETLAND WILL BE STABILIZED WITHIN 48 HOURS OF INITIAL DISTURBANCE OF THE SOIL OR PRIOR TO ANY STORM EVENT, WHICHEVER COMES FIRST.
9. ALL AREAS WITHIN 75 FEET OF A WETLAND MUST BE PROTECTED WITH A DOUBLE ROW OF SEDIMENT BARRIERS DURING WINTER CONSTRUCTION (NOVEMBER 1 THROUGH APRIL 15).
10. TEMPORARY SEDIMENT BASINS MAY BE INSTALLED DOWNGRADIENT OF THE DISTURBED AREAS. THESE BASINS MUST BE DESIGNED TO PROVIDE STORAGE FOR EITHER THE CALCULATED RUNOFF FROM A 2-YEAR, 24-HOUR STORM OR PROVIDE FOR 3,600 CUBIC FEET OF CAPACITY PER ACRE DRAINING TO THE BASIN. OUTLET STRUCTURES MUST DISCHARGE WATER FROM THE SURFACE OF THE BASIN WHENEVER POSSIBLE. EROSION CONTROLS AND VELOCITY DISSIPATION DEVICES MUST BE USED IF THE DISCHARGING WATERS ARE LIKELY TO CREATE EROSION. ACCUMULATED SEDIMENT MUST BE REMOVED AS NEEDED FROM THE BASIN TO MAINTAIN AT LEAST ¾ OF THE DESIGN CAPACITY OF THE BASIN.

PERMANENT EROSION CONTROL MEASURES:

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

1. ALL AREAS DISTURBED DURING CONSTRUCTION, BUT NOT SUBJECT TO OTHER RESTORATION (PAVING, RIPRAP, ETC.), WILL BE LOAMED, LIMED, FERTILIZED AND SEEDED. NATIVE TOPSOIL SHALL BE STOCKPILED AND REUSED FOR FINAL RESTORATION WHEN IT IS OF SUFFICIENT QUALITY.
2. SLOPES GREATER THAN 2:1 WILL RECEIVE RIPRAP. (NONE ANTICIPATED)

POST-CONSTRUCTION REVEGETATION:

THE FOLLOWING GENERAL PRACTICES WILL BE USED TO PREVENT EROSION AS SOON AS AN AREA IS READY TO UNDERGO FINAL GRADING.

1. A MINIMUM OF 6" OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND GRADED TO A UNIFORM DEPTH AND NATURAL APPEARANCE, OR STONE WILL BE PLACED ON SLOPES TO STABILIZE SURFACES.
2. IF FINAL GRADING IS REACHED DURING THE NORMAL GROWING SEASON (4/15 TO 9/15), PERMANENT SEEDING WILL BE DONE AS SPECIFIED BELOW. PRIOR TO SEEDING, LIMESTONE SHALL BE APPLIED AT A RATE OF 138 LBS/1000 SQ. FT. AND 10:20:20 FERTILIZER AT A RATE OF 18.4 LBS/1000 SQ.FT WILL BE APPLIED. BROADCAST SEEDING AT THE FOLLOWING RATES: LAWNS SHALL BE: ALLEN, STERLING & LATHROP "TUFTTURF", 70% DIAMOND TALL FESCUE, 20% PLEASURE OLUS PERENNIAL RYEGRASS, 10% BARON KENTUCKY BLUEGRASS. SEEDING RATE SHALL BE 7-LBS./1,000 SQ. FT.
3. AN AREA SHALL BE MULCHED IMMEDIATELY AFTER IS HAS BEEN SEEDED. MULCHING SHALL CONSIST OF HAY MULCH, HYDRO-MULCH, JUTE NET OVER MULCH, PRE-MANUFACTURED EROSION MATS OR ANY SUITABLE SUBSTITUTE DEEMED ACCEPTABLE BY THE DESIGNER.
- A. HAY MULCH SHALL BE APPLIED AT THE RATE OF 2 TONS PER ACRE. HAY MULCH SHALL BE SECURED BY EITHER: (NOTE: SOIL SHALL NOT BE VISIBLE)
- I. BEING DRIVEN OVER BY TRACKED CONSTRUCTION EQUIPMENT ON GRADES OF 5% AND LESS.
- II. BLANKETED BY TACKED PHOTODEGRADABLE/BIODEGRADABLE NETTING, OR WITH SPRAY, ON GRADES GREATER THAN 5%.
- III. SEE NOTE 6, GENERAL NOTES, AND NOTE 6, WINTER CONSTRUCTION.
- B. HYDRO-MULCH SHALL CONSIST OF A MIXTURE OF EITHER ASPHALT, WOOD FIBER OR PAPER FIBER AND WATER SPRAYED OVER A SEEDED AREA. HYDRO-MULCH SHALL NOT BE USED BETWEEN 9/15 AND 4/15.
4. CONSTRUCTION SHALL BE PLANNED TO ELIMINATE THE NEED FOR SEEDING BETWEEN SEPTEMBER 15 AND APRIL 15. SHOULD SEEDING BE NECESSARY BETWEEN SEPTEMBER 15 AND APRIL 15 THE FOLLOWING PROCEDURE SHALL BE FOLLOWED. ALSO REFER TO NOTE 9 OF WINTER CONSTRUCTION.
- A. ONLY UNFROZEN LOAM SHALL BE USED.
- B. LOAMING, SEEDING AND MULCHING WILL NOT BE DONE OVER SNOW OR ICE COVER. IF SNOW EXISTS, IT MUST BE REMOVED PRIOR TO PLACEMENT OF SEED.
- C. WHERE PERMANENT SEEDING IS NECESSARY, ANNUAL WINTER RYE (1.2 LBS/1000 SQ.FT) SHALL BE ADDED TO THE PREVIOUSLY NOTED AREAS.
- D. WHERE TEMPORARY SEEDING IS REQUIRED, ANNUAL WINTER RYE (2.6 LBS/1000 SQ. FT.) SHALL BE SOWN INSTEAD OF THE PREVIOUSLY NOTED SEEDING RATE.
- E. FERTILIZING, SEEDING AND MULCHING SHALL BE APPLIED TO LOAM THE DAY THE LOAM IS SPREAD BY MACHINERY.
- F. ALTERNATIVE HAY MULCH SHALL BE SECURED WITH PHOTODEGRADABLE/BIODEGRADABLE NETTING. TRACKING BY MACHINERY ALONE WILL NOT SUFFICE.
5. FOLLOWING FINAL SEEDING, THE SITE WILL BE INSPECTED EVERY 15 DAYS UNTIL 90% COVER HAS BEEN ESTABLISHED. RESEEDING WILL BE CARRIED OUT BY THE CONTRACTOR WITHIN 10 DAYS OF NOTIFICATION BY THE ENGINEER THAT THE EXISTING CATCH IS INADEQUATE.

MONITORING SCHEDULE:

THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING, MONITORING, MAINTAINING, REPAIRING, REPLACING AND REMOVING ALL OF THE EROSION AND SEDIMENTATION CONTROLS OR APPOINTING A QUALIFIED SUBCONTRACTOR TO DO SO. MAINTENANCE MEASURES WILL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION CYCLE. AFTER EACH RAINFALL, A VISUAL INSPECTION WILL BE MADE OF ALL EROSION AND SEDIMENTATION CONTROLS AS FOLLOWS:

1. HAY BALE BARRIERS, SEDIMENT BARRIER, AND STONE CHECK DAMS SHALL BE INSPECTED AND REPAIRED ONCE A WEEK OR IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL. SEDIMENT TRAPPED BEHIND THESE BARRIERS SHALL BE EXCAVATED WHEN IT REACHES A DEPTH OF 6" AND REDISTRIBUTED TO AREAS UNDERGOING FINAL GRADING. SHOULD THE HAY BALE BARRIERS PROVE TO BE INEFFECTIVE, THE CONTRACTOR SHALL INSTALL SEDIMENT BARRIER BEHIND THE HAY BALES.
2. VISUALLY INSPECT RIPRAP ONCE A WEEK OR AFTER EACH SIGNIFICANT RAINFALL AND REPAIR AS NEEDED. REMOVE SEDIMENT TRAPPED BEHIND THESE DEVICES ONCE IT ATTAINS A DEPTH EQUAL TO 1/2 THE HEIGHT OF THE DAM OR RISER. DISTRIBUTE REMOVED SEDIMENT OFF-SITE OR TO AN AREA UNDERGOING FINAL GRADING.
3. REVEGETATION OF DISTURBED AREAS WITHIN 25' OF DRAINAGE-COURSE/STREAM WILL BE SEEDED WITH THE "MEADOW AREA MIX" AND INSPECTED ON A WEEKLY BASIS OR AFTER EACH SIGNIFICANT RAINFALL AND RESEEDED AS NEEDED. EXPOSED AREAS WILL BE RESEEDED AS NEEDED UNTIL THE AREA HAS OBTAINED 100% GROWTH RATE. PROVIDE PERMANENT RIPRAP FOR SLOPES IN EXCESS OF 3:1 AND WITHIN 25' OF DRAINAGE COURSE.

HOUSEKEEPING:

SPILL PREVENTION. CONTROLS MUST BE USED TO PREVENT POLLUTANTS FROM CONSTRUCTION AND WASTE MATERIALS STORED ON SITE TO ENTER STORMWATER, WHICH INCLUDES STORAGE PRACTICES TO MINIMIZE EXPOSURE OF THE MATERIALS TO STORMWATER. THE SITE CONTRACTOR MUST DEVELOP, AND IMPLEMENT AS NECESSARY, APPROPRIATE SPILL PREVENTION, CONTAINMENT, AND RESPONSE PLANNING MEASURES.

NOTE: ANY SPILL OR RELEASE OF TOXIC OR HAZARDOUS SUBSTANCES MUST BE REPORTED TO THE DEPARTMENT. FOR OIL SPILLS, CALL 1-800-482-0777 WHICH IS AVAILABLE 24 HOURS A DAY. FOR SPILLS OF TOXIC OR HAZARDOUS MATERIAL, CALL 1-800-452-4664 WHICH IS AVAILABLE 24 HOURS A DAY. FOR MORE INFORMATION, VISIT THE DEPARTMENT'S WEBSITE AT : HTTP://WWW.MAINE.GOV/DEP/SPILLS/EMERGENCYRESP/

GROUNDWATER PROTECTION. DURING CONSTRUCTION, LIQUID PETROLEUM PRODUCTS AND OTHER HAZARDOUS MATERIALS WITH THE POTENTIAL TO CONTAMINATE GROUNDWATER MAY NOT BE STORED OR HANDLED IN AREAS OF THE SITE DRAINING TO AN INFILTRATION AREA. AN "INFILTRATION AREA" IS ANY AREA OF THE SITE THAT BY DESIGN OR AS A RESULT OF SOILS, TOPOGRAPHY AND OTHER RELEVANT FACTORS ACCUMULATES RUNOFF THAT INFILTRATES INTO THE SOIL. DIKES, BERMS, SUMPS, AND OTHER FORMS OF SECONDARY CONTAINMENT THAT PREVENT DISCHARGE TO GROUNDWATER MAY BE USED TO ISOLATE PORTIONS OF THE SITE FOR THE PURPOSES OF STORAGE AND HANDLING OF THESE MATERIALS. ANY PROJECT PROPOSING INFILTRATION OF STORMWATER MUST PROVIDE ADEQUATE PRE-TREATMENT OF STORMWATER PRIOR TO DISCHARGE OF STORMWATER TO THE INFILTRATION AREA, OR PROVIDE FOR TREATMENT WITHIN THE INFILTRATION AREA, IN ORDER TO PREVENT THE ACCUMULATION OF FINES, REDUCTION IN INFILTRATION RATE, AND CONSEQUENT FLOODING AND DESTABILIZATION.

NOTE: LACK OF APPROPRIATE POLLUTANT REMOVAL BEST MANAGEMENT PRACTICES (BMP'S) MAY RESULT IN VIOLATIONS OF THE GROUNDWATER QUALITY STANDARD ESTABLISHED BY 38 M.R.S.A. §465-C(1).

FUGITIVE SEDIMENT AND DUST. ACTIONS MUST BE TAKEN TO ENSURE THAT ACTIVITIES DO NOT RESULT IN NOTICEABLE EROSION OF SOILS OR FUGITIVE DUST EMISSIONS DURING OR AFTER CONSTRUCTION. OIL MAY NOT BE USED FOR DUST CONTROL, BUT OTHER WATER ADDITIVES MAY BE CONSIDERED AS NEEDED. A STABILIZED CONSTRUCTION ENTRANCE (SCE) SHALL BE INSTALLED AT THE END OF THE EXIST PAVED ACCESS TO THE SITE TO MINIMIZE TRACKING OF MUD AND SEDIMENT. IF OFF-SITE TRACKING OCCURS, PUBLIC ROADS SHOULD BE SWEEPED IMMEDIATELY AND NO LESS THAN ONCE A WEEK AND PRIOR TO SIGNIFICANT STORM EVENTS. OPERATIONS DURING DRY MONTHS, THAT EXPERIENCE FUGITIVE DUST PROBLEMS, SHOULD WET DOWN UNPAVED ACCESS ROADS ONCE A WEEK OR MORE FREQUENTLY AS NEEDED WITH A WATER ADDITIVE TO SUPPRESS FUGITIVE SEDIMENT AND DUST.

DEBRIS AND OTHER MATERIALS. MINIMIZE THE EXPOSURE OF CONSTRUCTION DEBRIS, BUILDING AND LANDSCAPING MATERIALS, TRASH, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE AND OTHER MATERIALS TO PRECIPITATION AND STORMWATER RUNOFF. THESE MATERIALS MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE.

EXCAVATION DE-WATERING. EXCAVATION DE-WATERING IS THE REMOVAL OF WATER FROM TRENCHES, FOUNDATIONS, COFFER DAMS, PONDS, AND OTHER AREAS WITHIN THE CONSTRUCTION AREA THAT RETAIN WATER AFTER EXCAVATION. NO EXCAVATION DEWATERING IS ANTICIPATED FOR THIS PROJECT. SHOULD IT BE NECESSARY, THE COLLECTED WATER REMOVED FROM THE PONDED AREA, EITHER THROUGH GRAVITY OR PUMPING, MUST BE SPREAD THROUGH NATURAL WOODED BUFFERS OR REMOVED TO AREAS THAT ARE SPECIFICALLY DESIGNED TO COLLECT THE MAXIMUM AMOUNT OF SEDIMENT POSSIBLE, LIKE A COFFERDAM SEDIMENTATION BASIN. AVOID ALLOWING THE WATER TO FLOW OVER DISTURBED AREAS OF THE SITE. A DEWATERING DISCHARGE PLAN SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR APPROVAL.

AUTHORIZED NON-STORMWATER DISCHARGES. IDENTIFY AND PREVENT CONTAMINATION BY NON-STORMWATER DISCHARGES. WHEN ALLOWED NON-STORMWATER DISCHARGES ARE NECESSARY, THEY MUST BE IDENTIFIED AND STEPS SHOULD BE TAKEN TO ENSURE THE IMPLEMENTATION OF APPROPRIATE POLLUTION PREVENTION MEASURES FOR THE NON-STORMWATER COMPONENT(S) OF THE DISCHARGE. AUTHORIZED NON-STORMWATER DISCHARGES ARE:

- (a) DISCHARGES FROM FIREFIGHTING ACTIVITY;
- (b) FIRE HYDRANT FLUSHINGS;
- (c) VEHICLE WASHWATER IF DETERGENTS ARE NOT USED AND WASHING IS LIMITED TO THE EXTERIOR OF VEHICLES (ENGINE, UNDERCARRIAGE AND TRANSMISSION WASHING IS PROHIBITED);
- (d) DUST CONTROL RUNOFF IN ACCORDANCE WITH PERMIT CONDITIONS AND APPENDIX C(3);
- (e) ROUTINE EXTERNAL BUILDING WASHDOWN, NOT INCLUDING SURFACE PAINT REMOVAL, THAT DOES NOT INVOLVE DETERGENTS;
- (f) PAVEMENT WASHWATER (WHERE SPILLS/LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE NOT OCCURRED, UNLESS ALL SPILLED MATERIAL HAD BEEN REMOVED) IF DETERGENTS ARE NOT USED;
- (g) UNCONTAMINATED AIR CONDITIONING OR COMPRESSOR OR CONDENSATE;
- (h) UNCONTAMINATED GROUNDWATER OR SPRING WATER;
- (i) FOUNDATION OR FOOTER DRAIN-WATER WHERE FLOWS ARE NOT CONTAMINATED;
- (j) UNCONTAMINATED EXCAVATION DEWATERING (SEE REQUIREMENTS IN APPENDIX C(5));
- (k) POTABLE WATER SOURCES INCLUDING WATERLINE FLUSHINGS; AND
- (l) LANDSCAPE IRRIGATION.

UNAUTHORIZED NON-STORMWATER DISCHARGES. THE MDEP APPROVAL UNDER CHAPTER 500 DOES NOT AUTHORIZE A DISCHARGE THAT IS MIXED WITH A SOURCE OF NON-STORMWATER, OTHER THAN THOSE DISCHARGES IN COMPLIANCE WITH THE AUTHORIZED NON-STORMWATER DISCHARGES INDICATED ABOVE. SPECIFICALLY, THE DEPARTMENT'S APPROVAL DOES NOT AUTHORIZE DISCHARGES OF THE FOLLOWING:

- (a) WASTEWATER FROM THE WASHOUT OR CLEANOUT OF CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS OR OTHER CONSTRUCTION MATERIALS;
- (b) FUELS, OILS OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE;
- (c) SOAPS, SOLVENTS, OR DETERGENTS USED IN VEHICLE AND EQUIPMENT WASHING; AND
- (d) TOXIC OR HAZARDOUS SUBSTANCES FROM A SPILL OR OTHER RELEASE.

CONSTRUCTION PHASE:

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

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE AND MAINTAIN UNTIL SITE IS PAVED.
2. ONLY THOSE AREAS NECESSARY FOR CONSTRUCTION WILL BE DISTURBED.
3. PRIOR TO THE START OF CONSTRUCTION, SEDIMENT BARRIER WILL BE INSTALLED ACROSS THE SLOPE(S), ON THE CONTOUR, AT OR JUST BELOW THE LIMITS OF CLEARING OR GRUBBING, AND/OR JUST ABOVE ANY ADJACENT TRAVELLED WAY TO PROTECT IT FROM CONSTRUCTION-RELATED EROSION.
4. CLEAR AND GRUB WORK SITE AS NEEDED TO EXECUTE PLANS USING CAUTION NOT TO OVER EXPOSE THE SITE.
5. STORMWATER MANAGEMENT SYSTEM WILL BE INSTALLED PRIOR TO CONSTRUCTION OF SITE ELEMENTS THAT DISCHARGE TO THESE SYSTEMS. CATCH BASIN INLET PROTECTION SHALL BE INSTALLED IN ALL NEW AND EXISTING CATCH BASINS THAT WILL RECEIVE RUNOFF FROM THE PROJECT. NO STORMWATER SHOULD BE DIRECTED TO THE WET POND UNTIL THE SITE IS COMPLETELY STABILIZED.
6. DISTURBED AREAS WILL BE PERMANENTLY STABILIZED WITHIN 15 DAYS OF FINAL GRADING, OR TEMPORARILY STABILIZED WITHIN 30 DAYS OF THE INITIAL DISTURBANCES OF SOILS. DISTURBED AREAS WILL BE STABILIZED BEFORE STORMS. LOAM WILL BE SAVED FOR LATER USE WHERE POSSIBLE. EXCESS SOIL MATERIALS WILL BE USED AS FILL OR REMOVED FROM SITE TO AN APPROVED LOCATION.
7. AT A MINIMUM, THE EROSION CONTROL MEASURES SHALL BE REVIEWED AND REPAIRED ONCE A WEEK OR IMMEDIATELY FOLLOWING ANY SIGNIFANT RAINFALL OR SNOWMELT. SEDIMENT TRAPPED BEHIND THESE BARRIERS SHALL BE EXCAVATED WHEN IT REACHES A DEPTH OF 6 INCHES AND BE DISCARDED ON THE SITE. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AS INDICATED ON THE DRAWINGS.
8. LOAM, LIME, FERTILIZE, SEED, AND MULCH LANDSCAPED AND OTHER DISTURBED AREAS.
9. ONCE THE SITE IS STABILIZED AND A 90% CATCH OF VEGETATION HAS BEEN OBTAINED, REMOVE ALL TEMPORARY EROSION CONTROL MEASURES.
10. TOUCH UP LOAM AND SEED.

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

EROSION CONTROL DURING WINTER CONSTRUCTION:

1. WINTER CONSTRUCTION PERIOD: NOVEMBER 1 THROUGH APRIL 15.
2. WINTER EXCAVATION AND EARTHWORK SHALL BE COMPLETED SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.
3. EXPOSED AREA SHALL BE LIMITED TO THOSE AREAS TO BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT. AT THE END OF EACH WORK WEEK NO AREAS MAY BE LEFT UNSTABILIZED OVER THE WEEKEND.
4. CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED, SUCH THAT NO LARGER AREA OF THE SITE IS WITHOUT EROSION CONTROL PROTECTION AS LISTED IN ITEM 2 ABOVE.
5. AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR HAY AT A RATE OF 150 LB. PER 1000 S.F. (WITH OR WITHOUT SEEDING) OR DORMANT SEEDED, MULCHED AND ANCHORED SUCH THAT SOIL SURFACE IS NOT VISIBLE THROUGH THE MULCH. NOTE: AN AREA IS ALSO CONSIDERED STABLE IF SODDED, COVERED WITH GRAVEL (PARKING LOTS) OR STRUCTURAL SAND.
6. BETWEEN THE DATES OF OCTOBER 15 AND APRIL 1, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES THE SLOPES SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1 AND IF THE EXPOSED AREA HAS BEEN LOAMED, FINAL GRADED WITH A UNIFORM SURFACE, THEN THE AREA MAY BE DORMANT SEEDED AT A RATE OF 3 TIMES HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED. IF CONSTRUCTION CONTINUES DURING FREEZING WEATHER, ALL EXPOSED AREAS SHALL BE CONTINUOUSLY GRADED BEFORE FREEZING AND THE SURFACE TEMPORARILY PROTECTED FROM EROSION BY THE APPLICATION OF MULCH. SLOPES SHALL NOT BE LEFT UNEXPOSED OVER THE WINTER OR ANY OTHER EXTENDED TIME OF WORK SUSPENSION UNLESS TREATED IN THE ABOVE MANNER. UNTIL SUCH TIME AS WEATHER CONDITIONS ALLOW, DITCHES TO BE FINISHED WITH THE PERMANENT SURFACE TREATMENT, EROSION SHALL BE CONTROLLED BY THE INSTALLATION OF BALES OF HAY, SEDIMENT BARRIER OR STONE CHECK DAMS IN ACCORDANCE WITH THE STANDARD DETAILS SHOWN ON THE DESIGN DRAWINGS. NOTE: DORMANT SEEDING SHOULD NOT BE ATTEMPTED UNLESS SOIL TEMPERATURE REMAINS BELOW 50 DEGREES AND DAY TIME TEMPERATURES REMAIN IN THE 30'S.
7. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS, SLOPES GREATER THAN 3% FOR SLOPES EXPOSED TO DIRECT WINDS AND TO ALL OTHER SLOPES GREATER THAN 8% VEGETATED DRAINAGE SWALES SHALL BE LINED WITH STRAW-COCOON EROSION CONTROL BLANKET (NORTH AMERICAN GREEN SC150 OR APPROVED EQUAL).
8. BETWEEN THE DATES OF OCTOBER 15 TO NOVEMBER 1, WINTER RYE IS RECOMMENDED FOR STABILIZATION. AFTER NOVEMBER 1, WINTER RYE IS NOT EFFECTIVE. AROUND NOVEMBER 15 OR LATER, ONCE TEMPERATURES OF THE AIR AND SOIL PERMIT, DORMANT SEEDING IS EFFECTIVE.
9. IN THE EVENT OF SNOWFALL (FRESH OR CUMULATIVE) GREATER THAN 1 INCH DURING WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM THE AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.

SITE INSPECTION AND MAINTENANCE:

1. WEEKLY INSPECTIONS, AS WELL AS ROUTINE INSPECTIONS FOLLOWING EACH RAINFALL, SNOWSTORM, OR THAWING, SHALL BE CONDUCTED BY THE GENERAL CONTRACTOR OF ALL TEMPORARY AND PERMANENT EROSION CONTROL DEVICES UNTIL FINAL ACCEPTANCE OF THE PROJECT (90% GRASS CATCH). RAINFALL OF 0.5 INCHES OR MORE IN 24 CONSECUTIVE HOURS SHALL TRIGGER AN INSPECTION. SNOWFALL OF 2 INCHES OR MORE SHALL TRIGGER AN INSPECTION. CORRECTIVE ACTION SHALL BE STARTED BY THE END OF THE NEXT WORK DAY AND COMPLETED WITHIN SEVEN (7) DAYS OR BEFORE THE NEXT STORM EVENT AS NOTED ABOVE. INSPECTIONS SHALL BE PERFORMED BY SOMEONE WITH KNOWLEDGE OF EROSION AND STORMWATER CONTROL INCLUDING THE STANDARDS AND CONDITIONS IN THE PERMIT ISSUED FOR THE PROJECT. THE SCOPE OF CONSTRUCTION INSPECTIONS INCLUDES DISTURBED AREAS AND IMPERVIOUS AREAS, MATERIAL STORAGE AREAS, AND VEHICLE ACCESS POINTS IN ADDITION TO ESC MEASURES. NECESSARY REPAIRS SHALL BE MADE TO CORRECT UNDERMINING OR DETEIORATION. FINAL ACCEPTANCE SHALL INCLUDE A SITE INSPECTION TO VERIFY THE STABILITY OF ALL DISTURBED AREAS AND SLOPES. UNTIL FINAL INSPECTION, ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL IMMEDIATELY BE CLEANED, AND REPAIRED BY THE GENERAL CONTRACTOR AS REQUIRED. DISPOSAL OF ALL TEMPORARY EROSION AND CONTROL DEVICES SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. RECORDS OF INSPECTIONS SHALL BE KEPT FOR THREE (3) YEARS.

IT IS RECOMMENDED THAT THE OWNER HIRE THE SERVICES OF THE DESIGN ENGINEER TO PROVIDE COMPLIANCE INSPECTIONS (DURING ACTIVE CONSTRUCTION) RELATIVE TO IMPLEMENTATION OF THE STORMWATER AND EROSION CONTROL PLANS. SUCH INSPECTIONS SHOULD BE LIMITED TO ONCE A WEEK OR AS NECESSARY AND BE REPORTABLE TO THE OWNER, MUNICIPALITY, AND DEP.

DURING WINTER CONSTRUCTION, THE EROSION CONTROL MEASURES SHALL BE INSPECTED AFTER EACH RAINFALL, SNOWSTORM, OR THAWING, AND A MINIMUM OF ONCE PER WEEK.

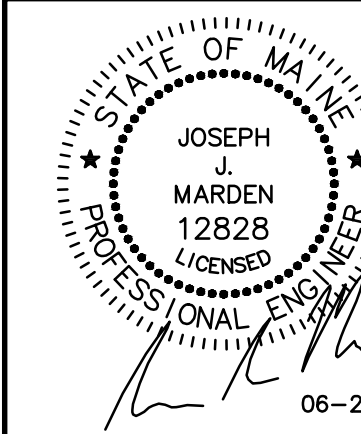
2. SHORT-TERM SEDIMENTATION MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAN OUT ALL SWALES AND STRUCTURES PRIOR TO TURNING PROJECT OVER.
3. LONG-TERM PROVISIONS FOR PERMANENT MAINTENANCE OF ALL EROSION AND SEDIMENTATION CONTROL DEVICES AFTER ACCEPTANCE OF THE PROJECT SHALL BE THE RESPONSIBILITY OF THE OWNER.


5.	06-24-25	REVISED PLAN TO ADD PROPANE TANK	JJM
4.	06-23-25	ADDED CONDITIONS OF APPROVAL	JJM
3.	05-29-25	REVISED PER CITY COMMENTS	JJM
2.	05-05-25	REVISED PER MECHANICAL PLANS	JJM
1.	04-21-25	SUBMITTED TO CITY FOR REVIEW	JJM

TITLE: EROSION CONTROL DETAILS AND NOTES	
PROJECT: GREENHOUSE BUILDING 37 SLOCUM DRIVE, SOUTH PORTLAND, ME 04106	
OWNER: MAINE TECHNICAL COLLEGE SYSTEM 3 ADAMS STREET, SOUTH PORTLAND, ME 04106	

PROGRESS PRINT
THIS PLAN IS ISSUED FOR
REVIEW AND INFORMATION
PURPOSES ONLY. THIS
PLAN IS SUBJECT TO
CHANGE AND IS NOT FOR
PRICING OR CONSTRUCTION.
PRICING BASED ON THIS
PLAN IS NOT BINDING
UNLESS SIGNED BY BOTH
CONTRACTOR AND OWNER.

ISSUED FOR:
PRICING





SITELINES

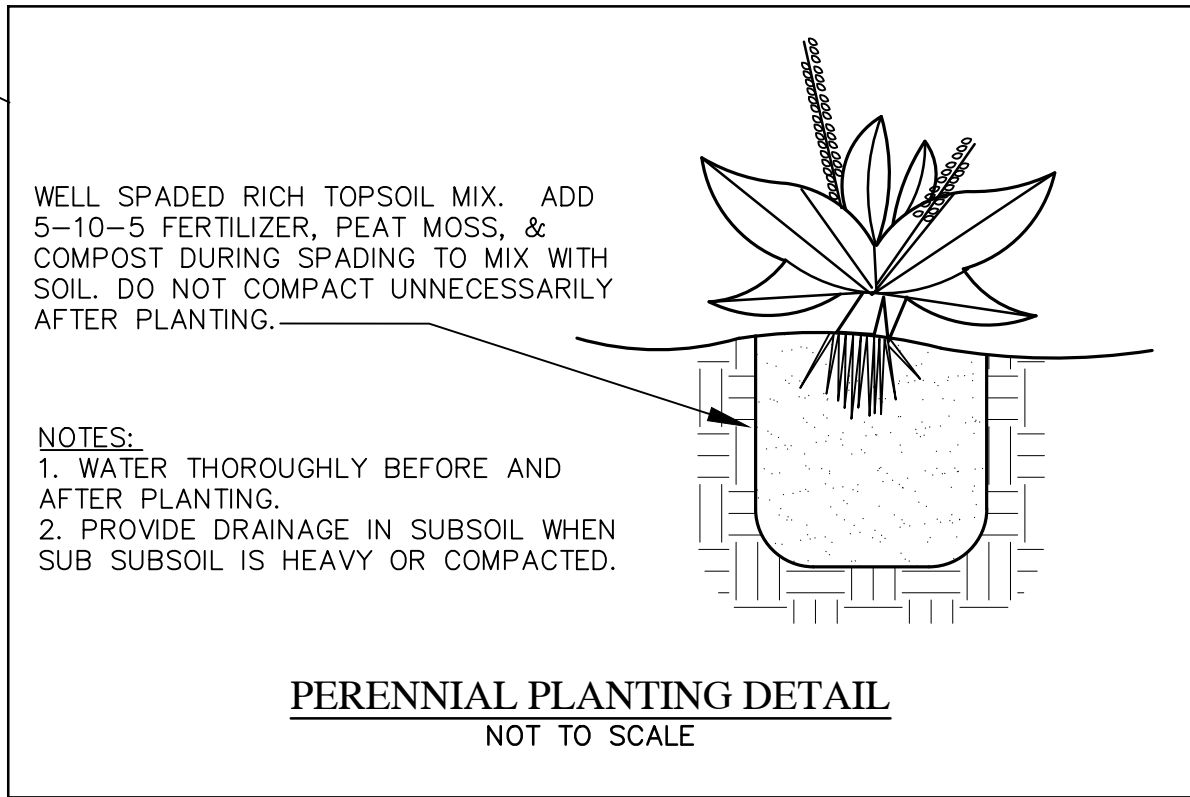
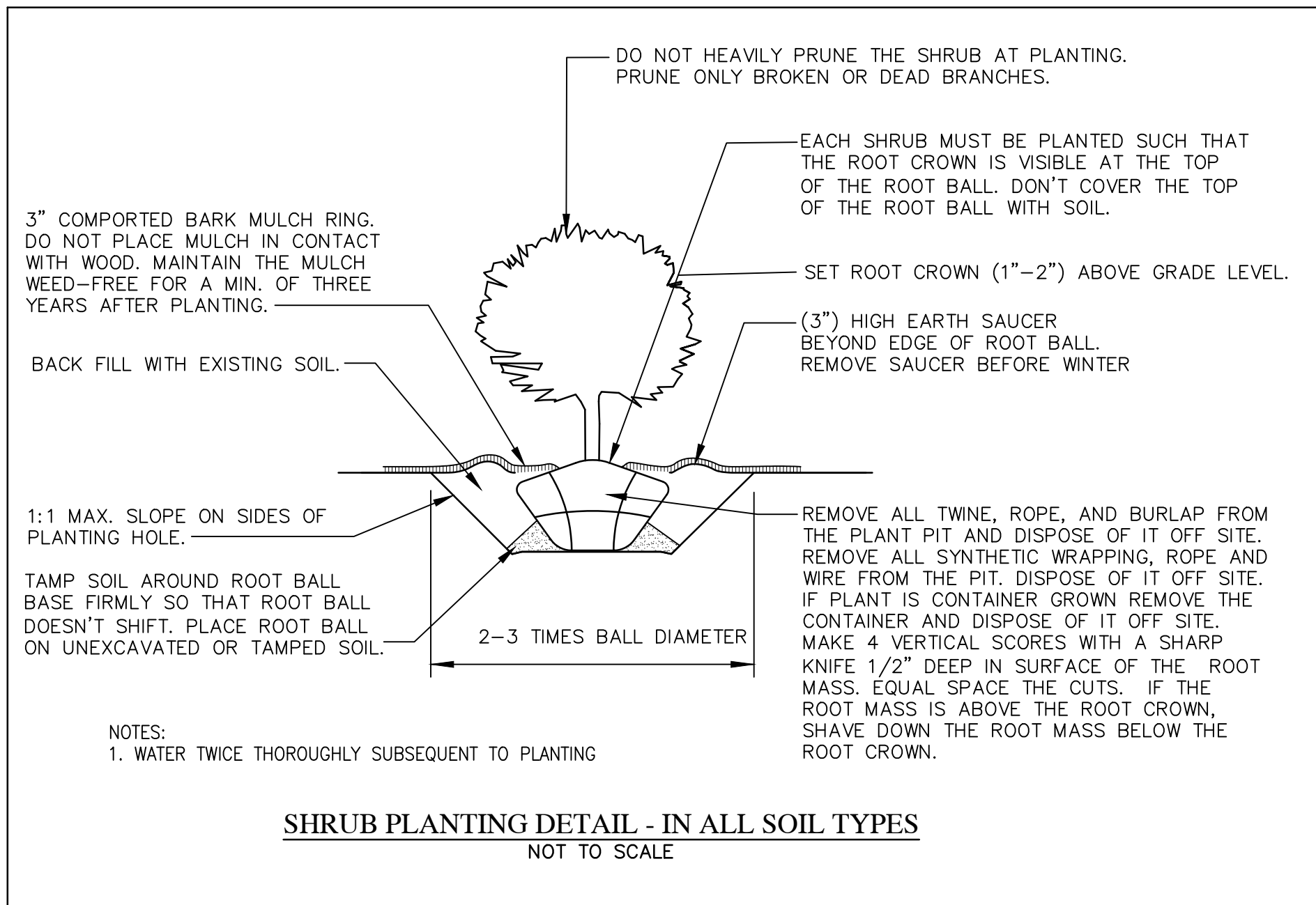
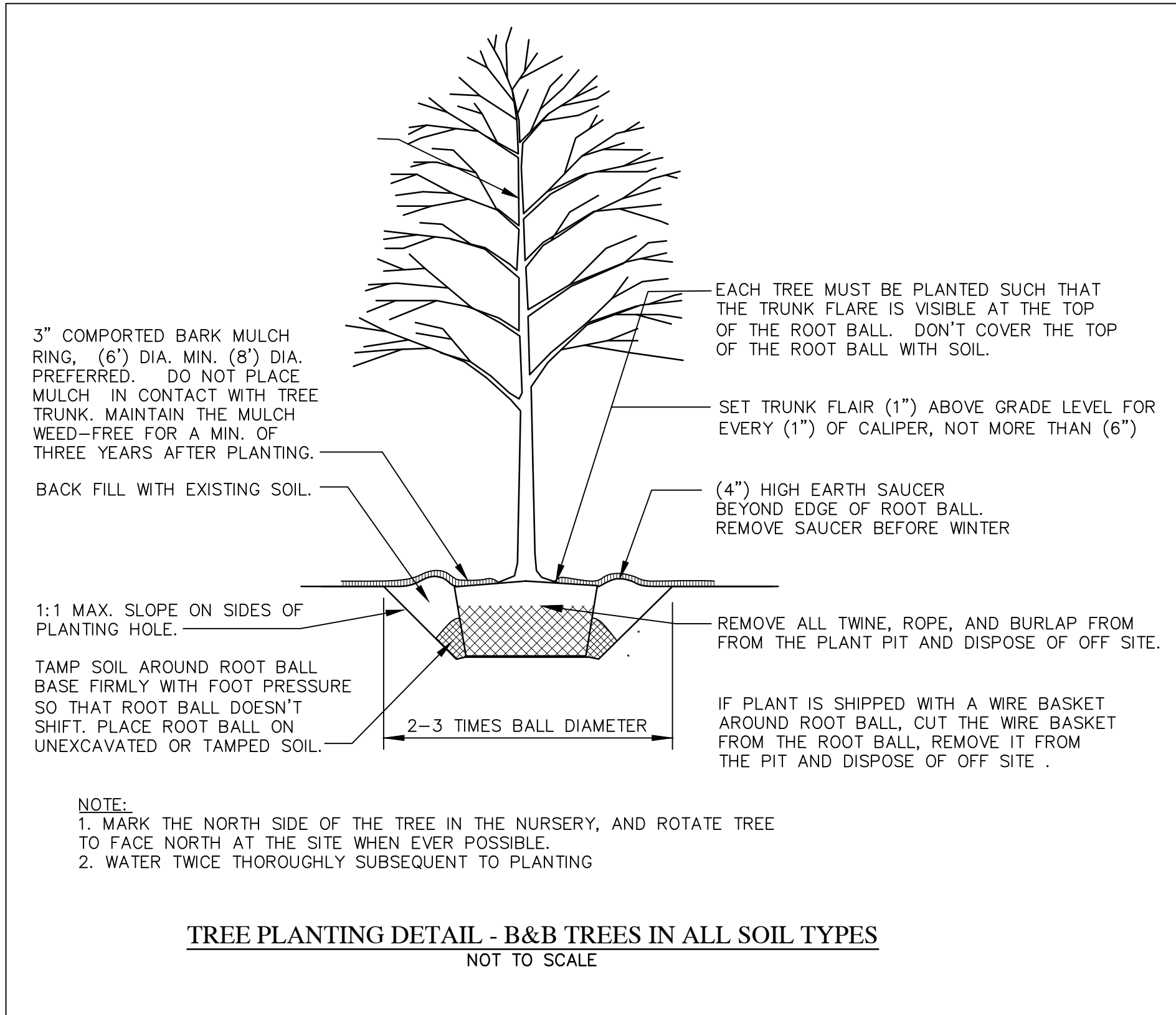
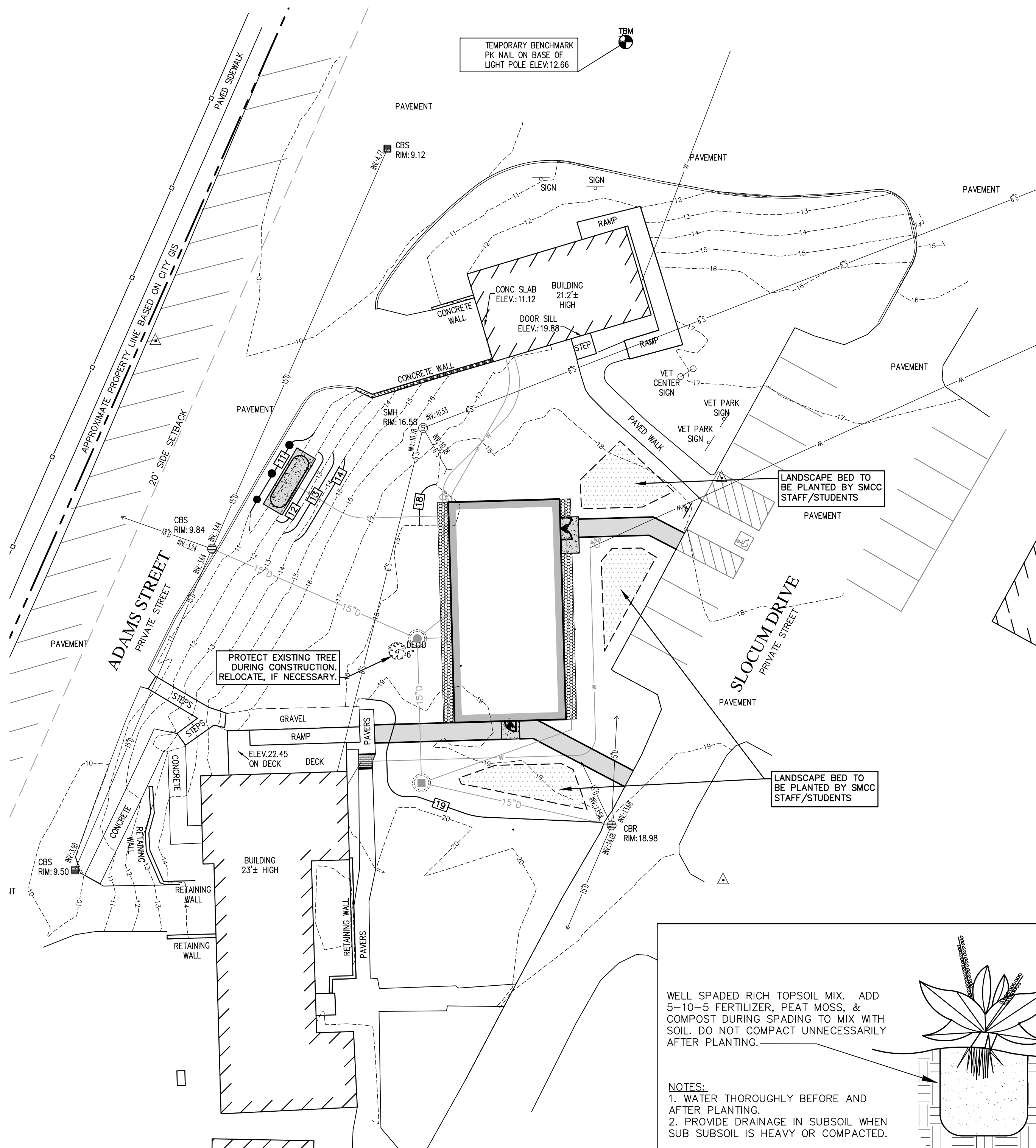
119 PURINTON ROAD, SUITE A
BRUNSWICK, MAINE 04011
207.725.1200

CIVIL ENGINEERS • PLANNERS • LAND SURVEYORS

FIELD WK: CJH	SCALE: NTS	<div>SHEET:</div> <div>C7</div>
DRN BY: RPL	JOB #: 5113	
CH'D BY: JJM	MAP/LOT: 4/2	
DATE: 04/03/25	FILE: 5113-COV-DET	

©2025, THIS DRAWING IS THE PROPERTY AND INSTRUMENT OF SITELINES P.A. NO MODIFICATIONS OR CHANGES MAY BE MADE TO THIS DRAWING WITHOUT THE EXPRESS WRITTEN PERMISSION OF SITELINES P.A. ANY MODIFICATION, CHANGE OR USE OF THIS DRAWING WITHOUT THE EXPRESS WRITTEN PERMISSION OF SITELINES P.A. IS WORTHLESS AND IS AT THE USER'S RISK.

X:\LAND PROJECTS\15113-SMCC ADAMS ST SOUTH PORTLAND\DWG\113-SITE.DWG, L1-LANDSCAPE, 7/28/2025 12:18 PM, JOE



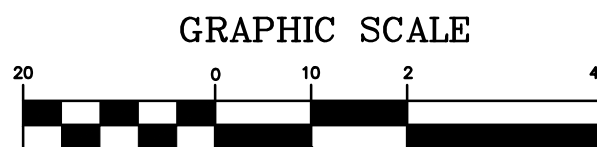
PROGRESS PRINT
THIS PLAN IS ISSUED FOR REVIEW AND INFORMATION PURPOSES ONLY. THIS PLAN IS SUBJECT TO CHANGE AND IS NOT FOR PRICING OR CONSTRUCTION. PRICING BASED ON THIS PLAN IS NOT BINDING UNLESS SIGNED BY BOTH CONTRACTOR AND OWNER.



www.digsafe.com

Know what's below
Call before you dig.

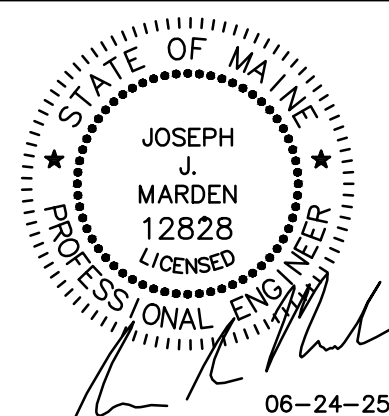
STATE LAW REQUIRES ADVANCE NOTICE OF AT LEAST 3 BUSINESS DAYS BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITIES



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

ISSUED FOR:
PRICING



SITELINES 119 PURINTON ROAD, SUITE A BRUNSWICK, MAINE 04011 207.725.1200 CIVIL ENGINEERS • PLANNERS • LAND SURVEYORS	
FIELD WK: CJH	SCALE: 1"=20'
DRN BY: RPL	JOB #: 5113
CH'D BY: JJM	MAP/LOT: 4/2
DATE: 04/03/25	FILE: 5113-SITE

SHEET:
L1

- | | | | |
|----|----------|----------------------------------|-----|
| 5. | 06-24-25 | REVISED PLAN TO ADD PROPANE TANK | JJM |
| 4. | 06-23-25 | ADDED CONDITIONS OF APPROVAL | JJM |
| 3. | 05-29-25 | REVISED PER CITY COMMENTS | JJM |
| 2. | 05-05-25 | REVISED PER MECHANICAL PLANS | JJM |
| 1. | 04-21-25 | SUBMITTED TO CITY FOR REVIEW | JJM |

TITLE: **LANDSCAPE PLAN**

PROJECT: **GREENHOUSE BUILDING**
37 SLOCUM DRIVE, SOUTH PORTLAND, ME 04106

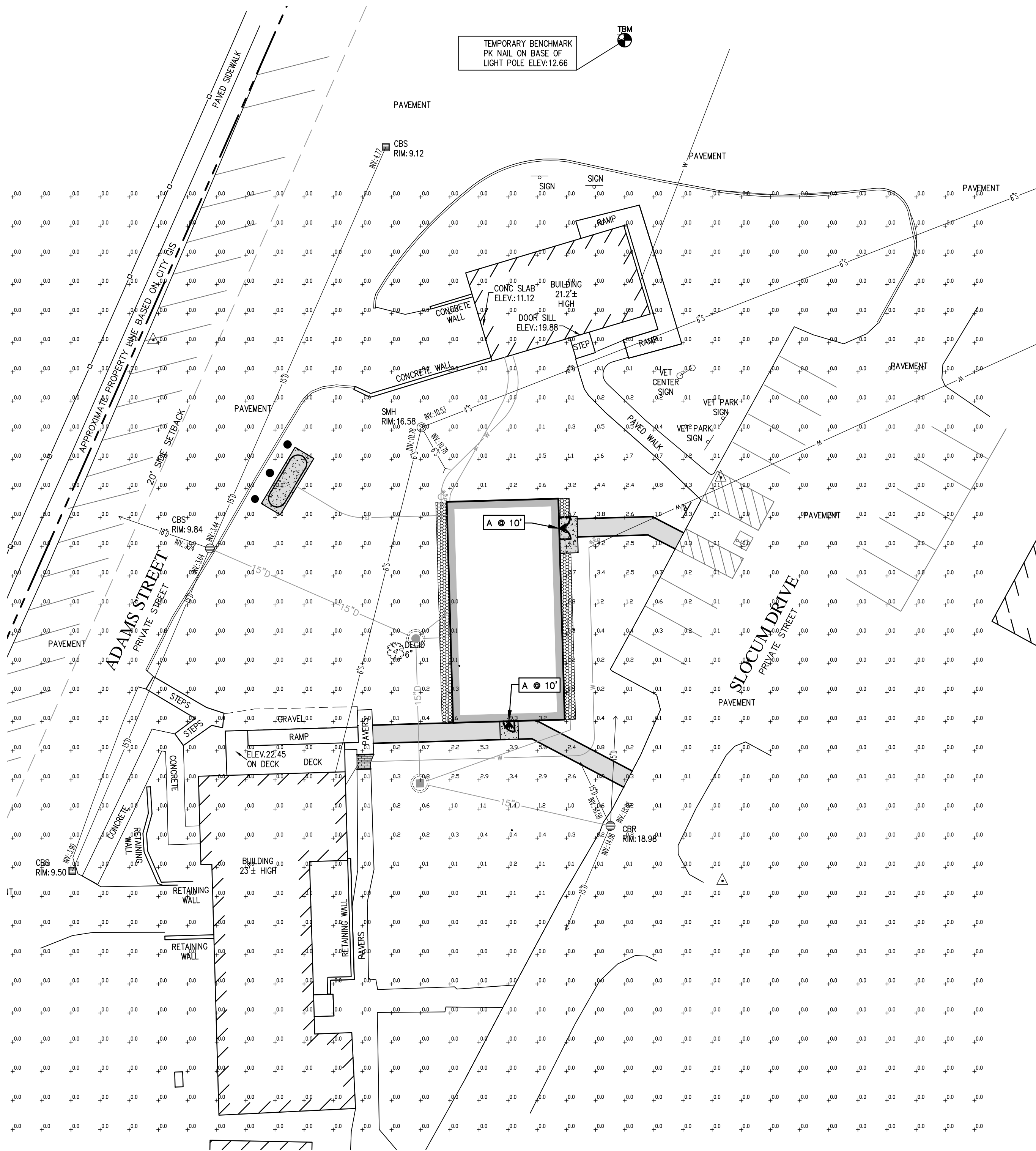
PREPARED FOR: **MAINE TECHNICAL COLLEGE SYSTEM**
3 ADAMS STREET, SOUTH PORTLAND, ME 04106

© 2025, THIS DRAWING IS THE PROPERTY AND INSTRUMENT OF SITELINES P.A. NO MODIFICATIONS OR CHANGES MAY BE MADE TO THIS DRAWING WITHOUT THE EXPRESS WRITTEN PERMISSION OF SITELINES P.A. ANY MODIFICATION, CHANGE OR USE OF THIS DRAWING WITHOUT THE EXPRESS WRITTEN PERMISSION OF SITELINES P.A. IS UNLAWFUL AND IS AT THE USER'S RISK.

X:\LAND PROJECTS\113-SNCC ADAMS ST SOUTH PORTLAND\DWG\113-SITE.DWG, 7/28/2025 12:18 PM, JOE

NOTES:

1. EXACT MOUNTING DETAILS TO BE DETERMINED AT JOBSITE BY OTHERS.
2. CALCULATIONS DO NOT SHOW THE EFFECT OF SHADOWING CAUSED BY BUILDINGS AND OBJECTS WITHIN THE CALCULATED SPACE OR IN THE SITE AREA.
3. READINGS SHOWN ARE INITIAL HORIZONTAL FOOTCANDLES ON A FLAT SITE WITHOUT REFLECTIONS OR OBSTRUCTIONS UNLESS OTHERWISE INDICATED.
4. THIS LAYOUT DRAWING MUST BE COORDINATED WITH THE SITE LOCATION FOR CORRECT FIXTURE ORIENTATION.
5. DOCUMENTS PRINTED OR PLOTTED FROM ELECTRONIC FILES MAY APPEAR AT OTHER THAN THE DESIRED OR ASSUMED GRAPHIC SCALES. IT IS THE RESPONSIBILITY OF THE RECIPIENT TO VERIFY THAT THE PRINTED OR PLOTTED-TO-SCALE DRAWING IS PRINTED TO SCALE.



Schedule									
Symbol	Label	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
	A	2	LMC-30LU-3K-4	LAREDO LMC, 30 LED, 3000K, TYPE 4, 700mA	30- NICHIA 3K LEDES	1	4534.63	0.9	70

5. 06-24-25 REVISED PLAN TO ADD PROPANE TANK JIM
4. 06-23-25 ADDED CONDITIONS OF APPROVAL JIM
3. 05-29-25 REVISED PER CITY COMMENTS JIM
2. 05-05-25 REVISED PER MECHANICAL PLANS JIM
1. 04-21-25 SUBMITTED TO CITY FOR REVIEW JIM

TITLE:	LIGHTING PLAN	
PROJECT:	GREENHOUSE BUILDING 37 SLOCUM DRIVE, SOUTH PORTLAND, ME 04106	
PREPARED FOR:	MAINE TECHNICAL COLLEGE SYSTEM 3 ADAMS STREET, SOUTH PORTLAND, ME 04106	

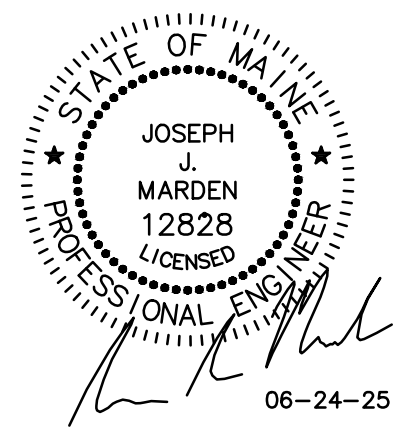
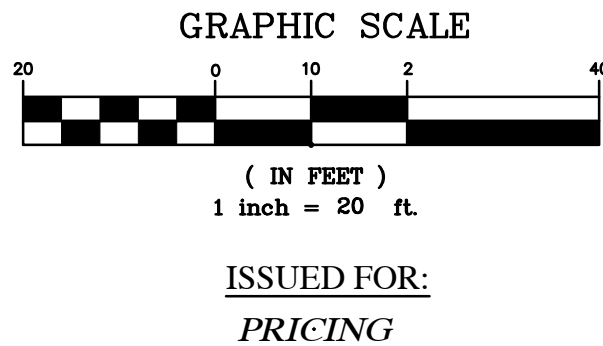
 SITELINES 119 PURINTON ROAD, SUITE A BRUNSWICK, MAINE 04011 207.725.1200 CIVIL ENGINEERS • PLANNERS • LAND SURVEYORS		SHEET: L2
FIELD WK: CJH	SCALE: 1"=20'	
DRN BY: RPL	JOB #: 5113	
CH'D BY: JJM	MAP/LOT: 4/2	
DATE: 04/03/25	FILE: 5113-SITE	

PROGRESS PRINT
THIS PLAN IS ISSUED FOR REVIEW AND INFORMATION PURPOSES ONLY. THIS PLAN IS SUBJECT TO CHANGE AND IS NOT FOR PRICING OR CONSTRUCTION. PRICING BASED ON THIS PLAN IS NOT BINDING UNLESS SIGNED BY BOTH CONTRACTOR AND OWNER.



Know what's below
Call before you dig.

STATE LAW REQUIRES ADVANCE NOTICE OF AT LEAST 3 BUSINESS DAYS BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITIES

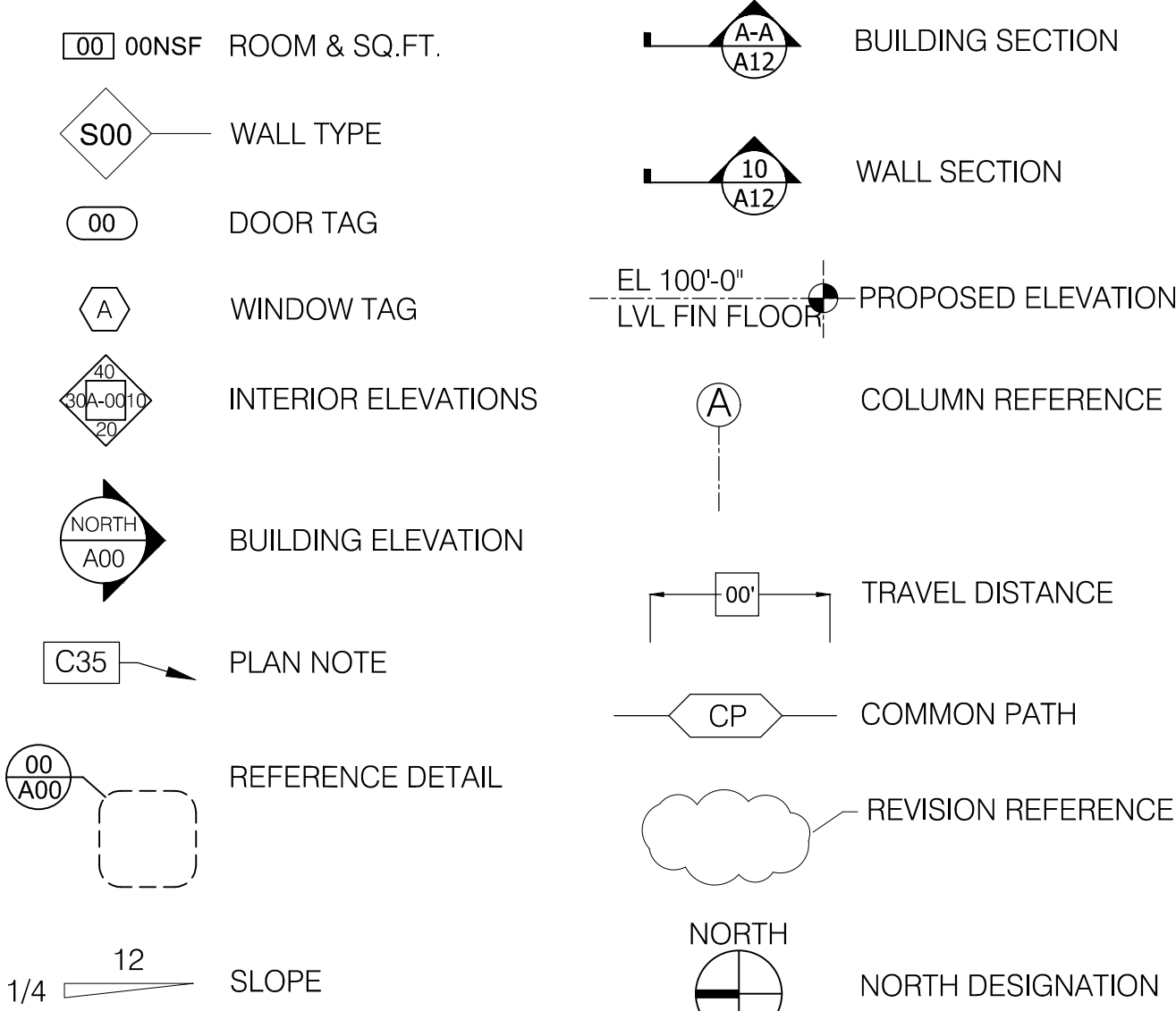


GENERAL NOTES

GENERAL CONTRACTOR TO:

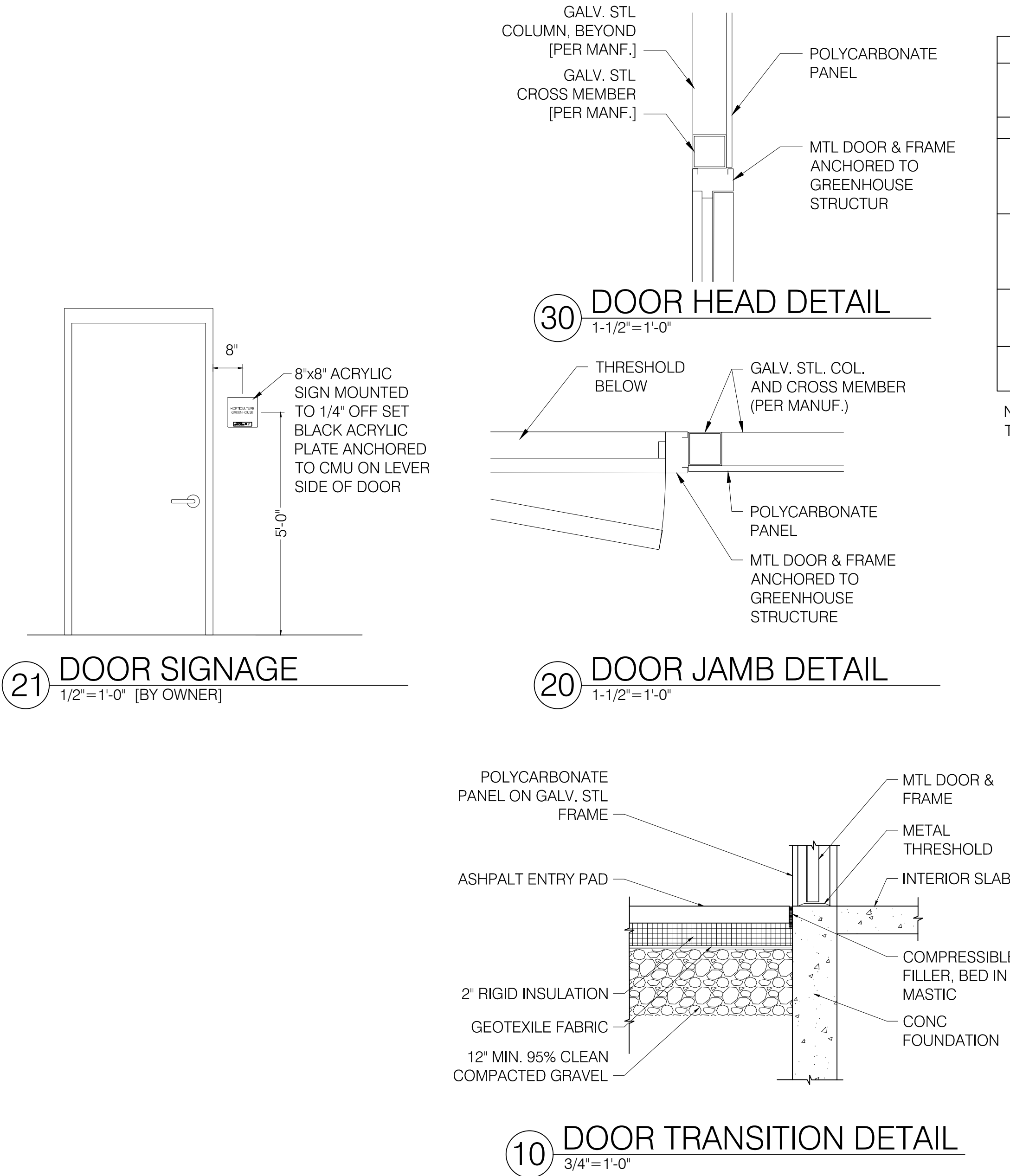
01. FIELD VERIFY ALL DIMENSIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
02. MAINTAIN STRUCTURAL INTEGRITY AND WEATHER TIGHTNESS DURING CONSTRUCTION.
03. COORDINATE ALL TRADES, SCHEDULING OF WORK, AND INSPECTIONS.
04. ABIDE BY BUILDING AND LIFE SAFETY CODES ADOPTED BY AUTHORITY HAVING JURISDICTION (AHJ) AND OSHA STANDARDS.
05. MAINTAIN A CLEAN BUILDING SITE BOTH INSIDE AND OUTSIDE.
06. ALL CONCRETE DIMENSIONS ARE NOMINAL AND ARE TO FACE OF WALL, SLAB OR STRUCTURAL FRAME UNLESS OTHERWISE NOTED.
07. ALL EXTERIOR DOORS & FRAMES TO BE PROVIDED BY THE GREENHOUSE MANF.
08. BEFORE PENETRATING OR OTHERWISE MODIFYING JOISTS, BEAMS, OR OTHER STRUCTURAL MEMBERS, CONSULT WITH ARCHITECT AND ENGINEERS ON MAXIMUM SIZE AND LOCATION.
09. VERIFY SIZE AND LOCATION OF ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ANY DISCREPANCIES FROM THE DRAWINGS TO THE ARCHITECT AND CIVIL ENGINEER BEFORE PROCEEDING WITH THE WORK.
10. PROVIDE , COORDINATE AND INSTALL SOLID WOOD BLOCKING IN WALLS FOR ALL WALL MOUNTED EQUIPMENT.
11. PRESSURE-TREATED LUMBER TO BE USED AT ALL LOCATIONS OR AREAS EXPOSED TO CONTINUOUS MOISTURE.
12. FOAM INSULATE ALL EXTERIOR DOOR FRAMES AND THRESHOLDS.

ARCHITECTURAL SYMBOLS



ARCHITECTURAL ABBREVIATIONS

ABV	ABOVE	IN	INCH
AFF	ABOVE FINISHED FLOOR	INCL	INCLUDED
AP	ACCESS PANEL	INFO	INFORMATION
ACT	ACOUSTICAL TILE	INSUL	INSULATION
ADDL	ADDITIONAL		
ADJ	ADJUSTABLE	MANF	MANUFACTURER
A/C	AIR CONDITIONING	MO	MASONRY OPENING
ALUM	ALUMINUM	MAX	MAXIMUM
ALT	ALTERNATE	MECH	MECHANICAL
AVG	AVERAGE	MTL	METAL
		MIN	MINIMUM
BM	BEAM	MISC	MISCELLANEOUS
BLK	BLOCK	M.R.	MOISTURE RESISTANT
BLKG	BLOCKING	MNTD	MOUNTED
BD	BOARD		
BS	BOTH SIDES	NSF	NET SQUARE FEET
BOT	BOTTOM	NA	NOT APPLICABLE
BRK	BREAK		
BLDG	BUILDING	OC	ON CENTER
		OPNG	OPENING
CLG	CEILING	OPP	OPPOSITE
CL	CENTERLINE		
CT	CERAMIC TILE	PTD	PAINTED
CLR	CLEAR	PNL	PANEL
CLO	CLOSET	PERF	PERFORATED
COL	COLUMN	PLAM	PLASTIC LAMINATE
CONC	CONCRETE	PLMBG	PLUMBING
CMU	CONCRETE MASONRY UNIT	PLYWD	PLYWOOD
CONT	CONTINUOUS	PT	PRESSURE TREATED
CONTR	CONTRACTOR		
CJ	CONTROL JOINT	QTY	QUANTITY
CV	COVE		
		RECOM	RECOMMENDATION
DTL	DETAIL	REF	REFERENCE
DIA	DIAMETER	REINF	REINFORCEMENT
DISP	DISPENSER	RT	RESILIENT TILE
DR	DOOR	REQ'D	REQUIRED
DO	DOOR OPENING	RM	ROOM
DBL	DOUBLE	RO	ROUGH OPENING
DWG	DRAWING		
		SAN	SANITARY
EA	EACH	SCH	SCHEDULET
EW	EACH WAY	SHT	SHEET
ELEC	ELECTRIC	SIM	SIMILAR
EL	ELEVATION	STC	SOUND TRANSMISSION
ELEV	ELEVATION	SPEC	SPECIFICATION
EQ	EQUAL	STND	STAINED
EXIST	EXISTING	SS	STAINLESS STEEL
EXISTG	EXISTING	STD	STANDARD
EXP	EXPANSION	STL	STEEL
EXT	EXTERIOR	STO	STORAGE
		STRUCT	STRUCTURAL
		SYS	SYSTEM
FG	FIBERGLASS		
FE	FIRE EXTINGUISHER	TBR	TO BE REMOVED
FIN	FINISH	TEL	TELEPHONE
FIXT	FIXTURE	T/D	TELEPHONE & DATA
FLR	FLOOR	TEMP	TEMPERATURE
FD	FLOOR DRAIN	THK	THICK
FND	FOUNDATION	T.P.	TOILET PAPER
FRT	FRONT	T&G	TONGUE & GROOVE
FTG	FOOTING	TYP	TYPICAL
		UL	UNDERWRITERS LABORATORY
GA	GAUGE		
GALV	GALVANIZED	VCT	VINYL COMPOSITE TILE
GB	GRAB BAR	VERT	VERTICAL
GRND	GROUND	VEST	VESTIBULE
GSF	GROSS SQUARE FEET		
GYP	GYPSUM	WR	WALL RECEPTACLE
GWB	GYPSUM WALLBOARD	WIN	WINDOW
		W/	WITH
H/C	HANDICAPPED	WD	WOOD
HRDWR	HARDWARE	WP	WATERPROOFING
HI DENS	HIGH DENSITY		
HM	HOLLOW METAL		
HORIZ	HORIZONTAL		
HB	HOSE BIB		
HR	HOUR		



Building & Life Safety Code Review

Single-Bay Greenhouse - Southern Maine Community College

South Portland Campus, Slocum Drive, South Portland, Maine

Zoning Information: Subject property conforming to requirements of applicable local jurisdiction.

Zoning District: Spring Point (SP), within Shoreland Area Overlay District

Lot Area: Parcel 004-000-002, PID 542, Unknown Acres - Project is fully within Southern Maine Community College property. Area proposed for new greenhouse lays between Slocum Drive (formerly Fort Rd.) and Adam Street, which does not abut any adjacent property lines.

Signage: Permitted separately.

2021 Maine Uniform Building and Energy Code (MUBEC)

2018 Life Safety Code- NFPA 101

Americans with Disabilities Act, ADA, 1990 / Amended 2008. 2010 ADA Standards for Accessible Design

Project Description: Business/Agriculture

Building Construction Type: Unprotected Ordinary: Type (200)

New Construction - Pre-engineered and manufactured steel and polycarbonate greenhouse structure.

No Automatic Sprinkler or Fire Alarm System

The single-bay greenhouse is a manufactured building installed on a site-constructed concrete foundation and slab for growing plants traditionally in potted soil and hydroponically for teaching horticulture.

Occupancy: 100 sq.ft. per occupant NFPA and 300 sq.ft. per occupant IBC.

No.	ROOM	SIZE (NSF)	NFPA	IBC
10	MECH	144		
11	CONTAINER PRODUCTION	1,614		
FIXED PLANT BENCH/COUNTER AREA		(581)		
		1,031	/100 = 11	/300 = 04
* TYPICAL HORTICULTURE CLASS RANGES FROM 10 TO 16 STUDENTS.				11 TOTAL OCCUPANTS*

NFPA 101

Chapter 4 - General: Number of Means of Egress - Each room has multiple exit doors on-grade.

Chapter 6 - Classification of Occupancy: Business/Industrial NFPA and Agriculture IBC - Bays and potting areas for growing plants.

Chapter 7 - Means of Egress

Minimum door leaf width. Doors 3'-0" wide with no doors encroaching upon means of egress.

Horizontal Exits and Exit Passageways - Comply

Exit access from rooms or spaces shall be permitted to be through adjoining or intervening rooms or areas provided that such rooms are accessory to the area served. [Rooms comply.]

7.6 Measurement of Travel Distance to Exits

Table A.7.6 Common path (CP), dead end (DE), and travel distance (TD) limits.

Industrial - CP 100 ft [25 ft Longest] DE 50ft [None Exist] TD 200 [35 ft Longest]

Discharge Through Areas on Level of Exit Discharge. Complies

Illumination - Emergency lighting to comply with overhead fixtures with central battery backup.

Marking of Means of Egress - Exits properly labeled with illuminated signage.

Chapter 8 - Features of Fire Protection

8.2 Construction and Compartmentation

Table A.8.2.1.2 Fire Resistance Rating - Type V(200). Concrete, galvanized steel framing, polycarbonate walls and roof panels, and insulated metal siding on north end.

Chapter 9 - Fire Protection Equipment: Emergency lighting, exits properly labeled and fire extinguishers at multiple locations.

Chapter 10 - Interior Finish, Contents, and Furnishings: Wall polycarbonate and floor concrete finishes comply.

INTERNATIONAL BUILDING CODE 2015

Chapter 3 - Use and Occupancy Classification - Group U - Agriculture.

Chapter 4 - Special Detailed Requirements Based on Use and Occupancy - No hazardous storage.

Chapter 5 - General Building Heights and Areas - Allowable building height 40 feet. Actual building height 22 feet.

Chapter 6 - Types of Construction - Table 601 - Primary structural frame Type VB.

Chapter 7 - Fire and Smoke Protection Features - Adjacent buildings are greater than 30 feet from new building.

Chapter 8 - Interior Finishes - Exposed concrete floor and polycarbonate wall panels typical to greenhouse construction.

Chapter 9 - Building does not have a sprinkler system. The building area is 1,800 GSF. Occupant load is less than 500 Occupants and entire building on grade with each room having multiple exit doors.

Fire extinguishers to be provided at specific locations.

Chapter 10 - Means of Egress

Section 1003 General Means of Egress - Ceiling Heights shall be greater than 7'-6". No projections shall encroach upon clear means of egress beyond the 4-1/2". Floor surfaces shall be slip-resistant and no elevation changes or slope surfaces exist beyond thresholds.

Section 1004 Occupant Load - Agricultural occupancy as noted in above matrix.

Section 1005 Egress Width - All means of egress widths greater than 36".

Section 1008 - Proper illumination will be provided.

Section 1016 Exit Access - Egress from adjoining mechanical room is accessory to greenhouse.

Section 1017 Exit Access Travel Distance - Travel distance is less than 200 feet.

Section 1018 Corridors - There are established corridors and no dead end corridors.

Section 1021 Number of Exits and Continuity - Two exit doors on ground level to the outside.

Section 1027 Exit Discharge - All exits discharge directly to the exterior on grade.

LIFE SAFETY EQUIPMENT LEGEND

- W - WALL MOUNTED SMOKE DETECTOR
- EXIT - WALL MNTD
- B - WALL MOUNTED LIGHT W/ BATTERY FOR EMERGENCY LIGHTING
- FE - FIRE EXTINGUISHER

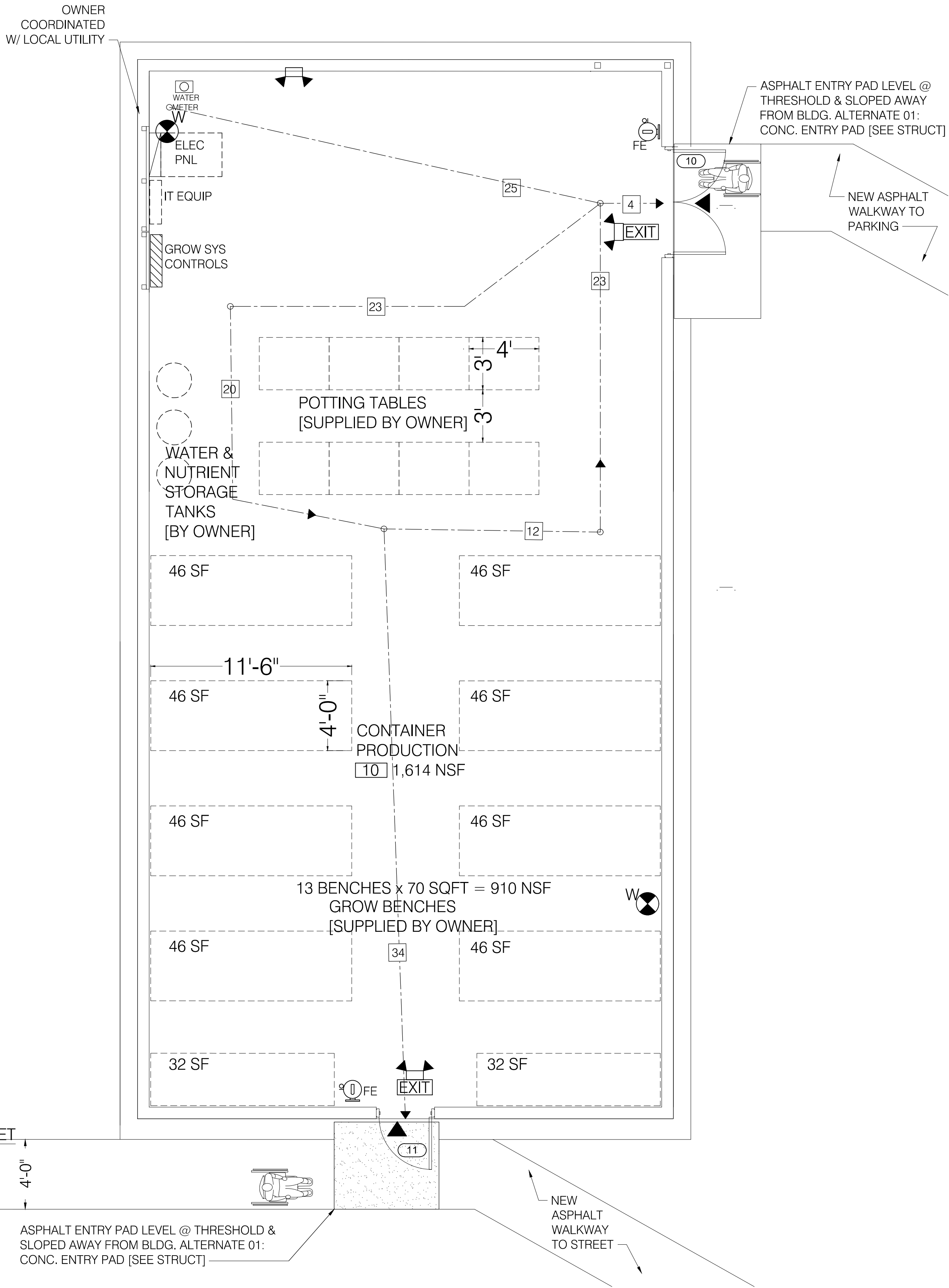
- NOTES:
1. WALL MOUNTED LIGHT FIXTURES TO HAVE BATTERY BACKUP FOR EMERGENCY LIGHTING PROVIDING THE MINIMUM REQUIRED FOOTCANDLES AND LUMENS AT THE EXITS AND DOORS.
2. CLASS K FIRE EXTINGUISHERS TO BE INSTALLED AT PRIMARY EXITS.
3. COORDINATE EMERGENCY LIGHTING WITH ELECTRICAL CONTRACTOR. LIFE SAFETY EQUIPMENT TO FOLLOW NFPA & NEC GUIDELINES. MOUNTING HEIGHT PER CODE. PROVIDE BLOCKING IN WALLS FOR ALL EQUIPMENT.
4. ALL HARDSCAPE ASPHALT AND CONCRETE WALKWAYS TO BE LESS THAN 1:20 SLOPE WITH THRESHOLDS AT THE DOORS NO GREATER THAN 1/2" HEIGHT. SIGNAGE TO EACH DOOR TO BE MOUNTED NO HIGHER THAN 42 INCHES AND INCLUDE BRAILLE LETTERING.

- W - EYE WASH STATION
- CP - COMMON PATH
- 07 - TRAVEL DISTANCE
- W - WHEELCHAIR ACCESSIBLE

GROW BENCHES, TABLES, COUNTERS & SHELVING

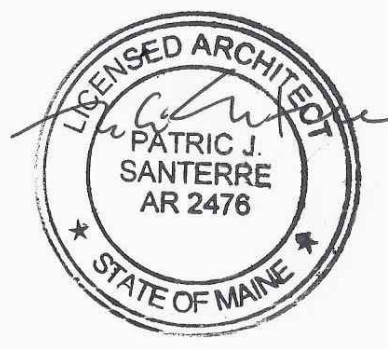
SIZE (FT)	SQ.FT.	QUANTITY	TOTAL SQUARE FEET
3 x 4	12	8 TABLES	96
3 x 10.5	31.5	2 BENCH	63
4 x 11.5	46	8 BENCH	368
2 x 12	24	1 COUNTER	24
2 x 5	10	3 SHELVES	30
			581

11 CODE REVIEW



10 LIFE SAFETY PLAN

REVISIONS:



LIFE SAFETY PLAN & CODE REVIEW

ADAR202502

A02



SOUTH
199 prospect street, suite A
portland, maine 04101

NORTH
22 balsam drive
Millinocket, maine 04462

PH: 207.347.5252 & 207.749.9306
arcadiadesignworks.com

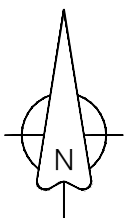


CONSTRUCTION DRAWINGS

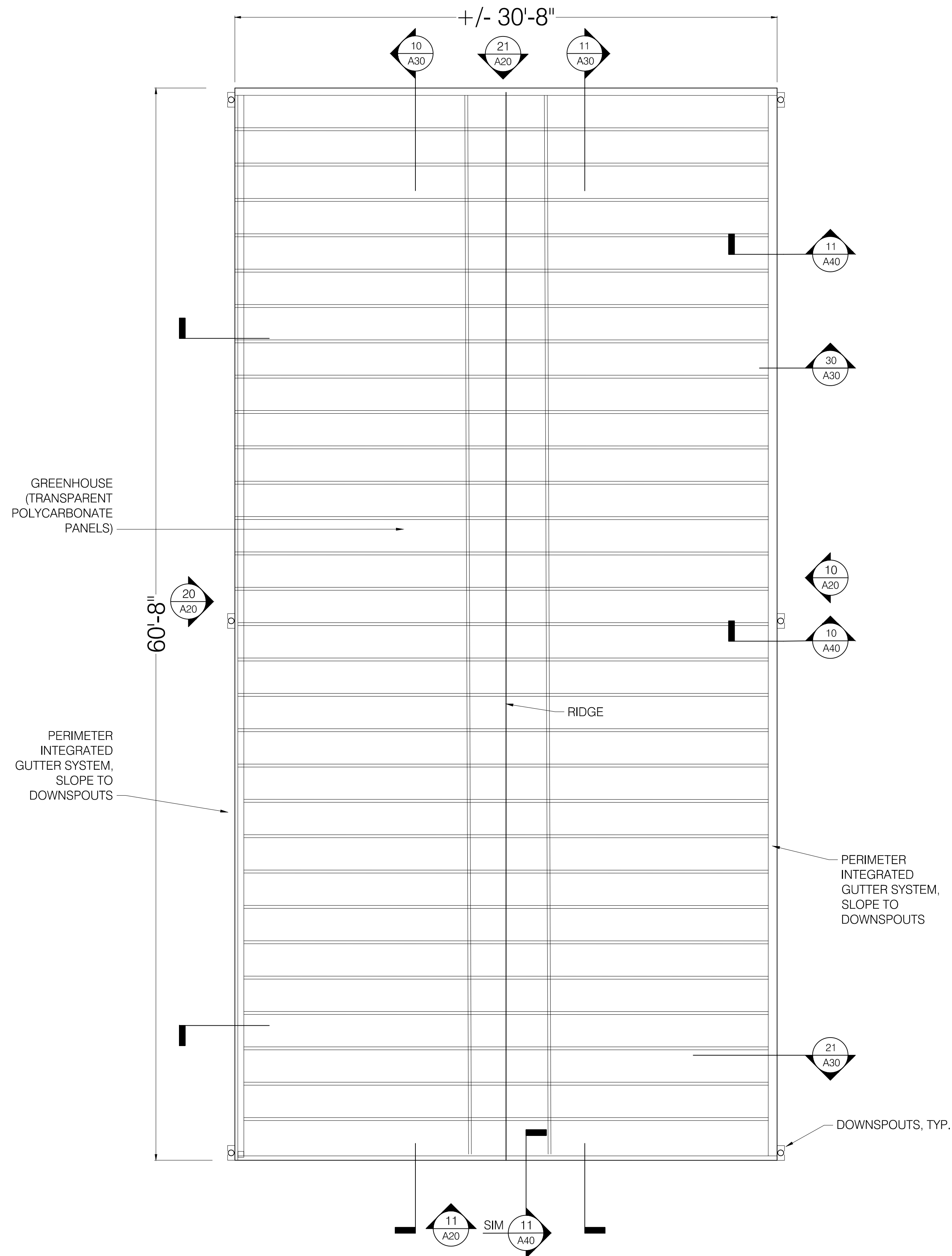
HORTICULTURE GREENHOUSE

SOUTHERN MAINE COMMUNITY COLLEGE

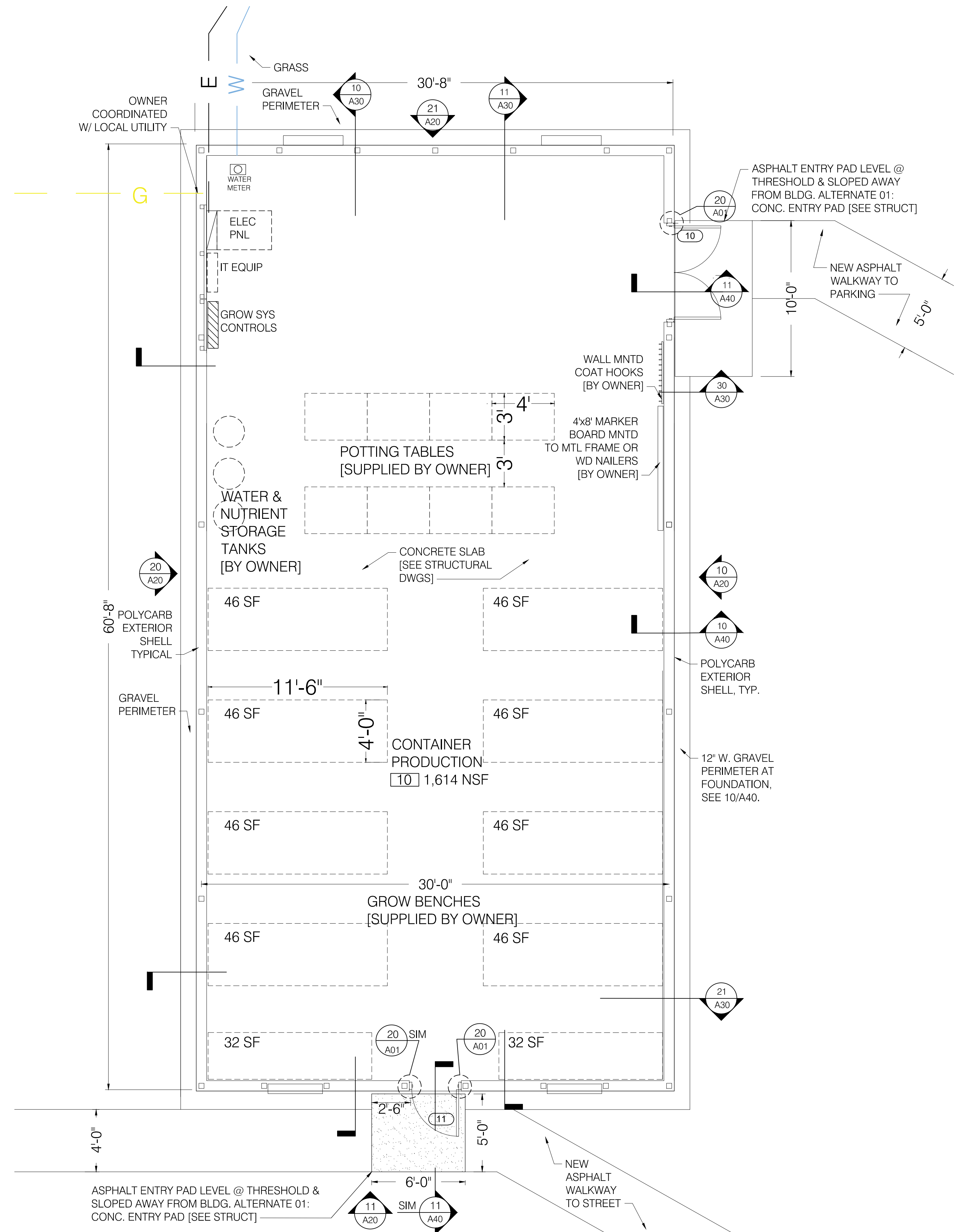
SOUTH PORTLAND, MAINE



PRINTED FOR DISTRIBUTION: JUNE 2025

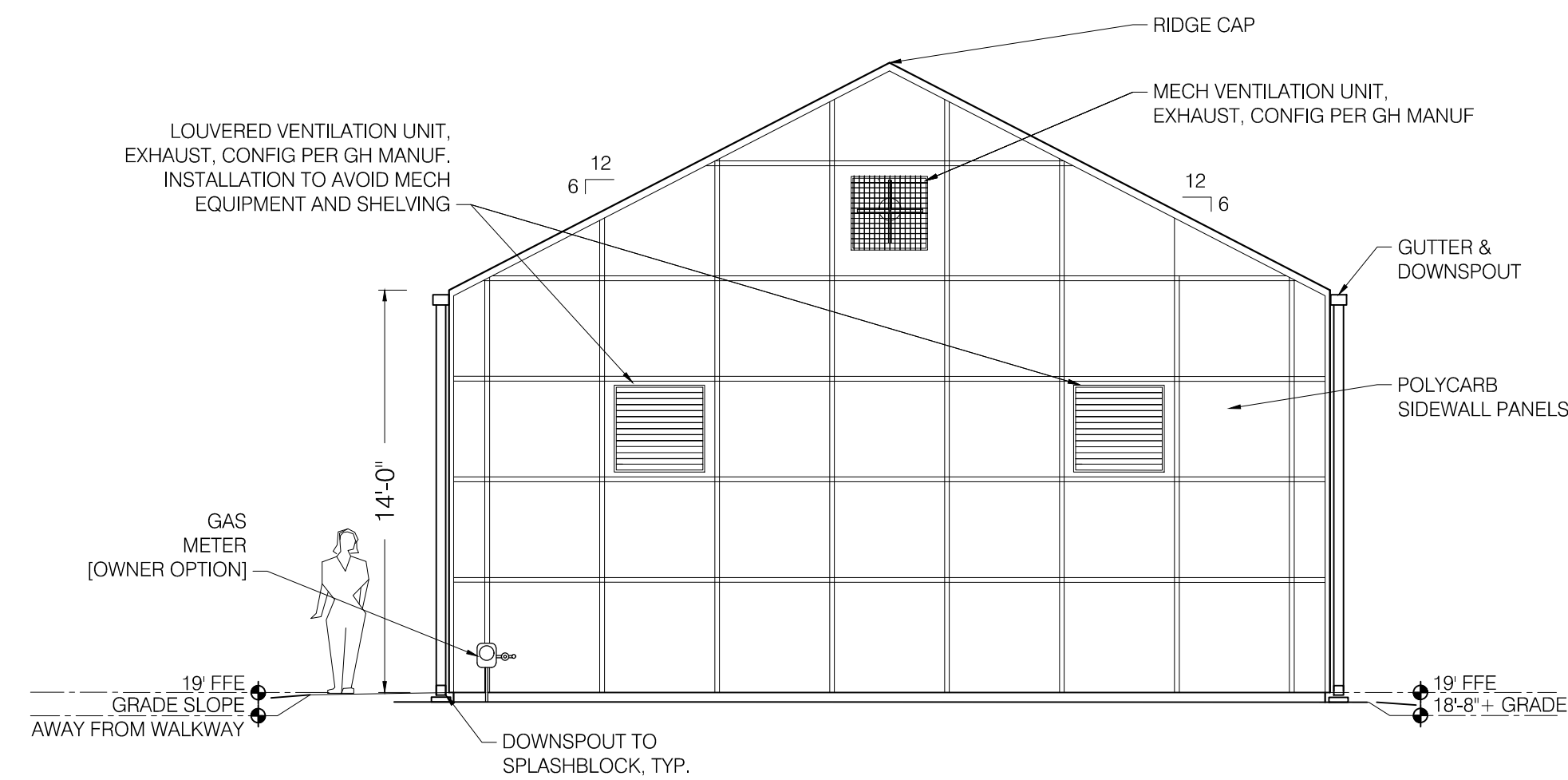


11 ROOF PLAN
1/4" = 1'-0"

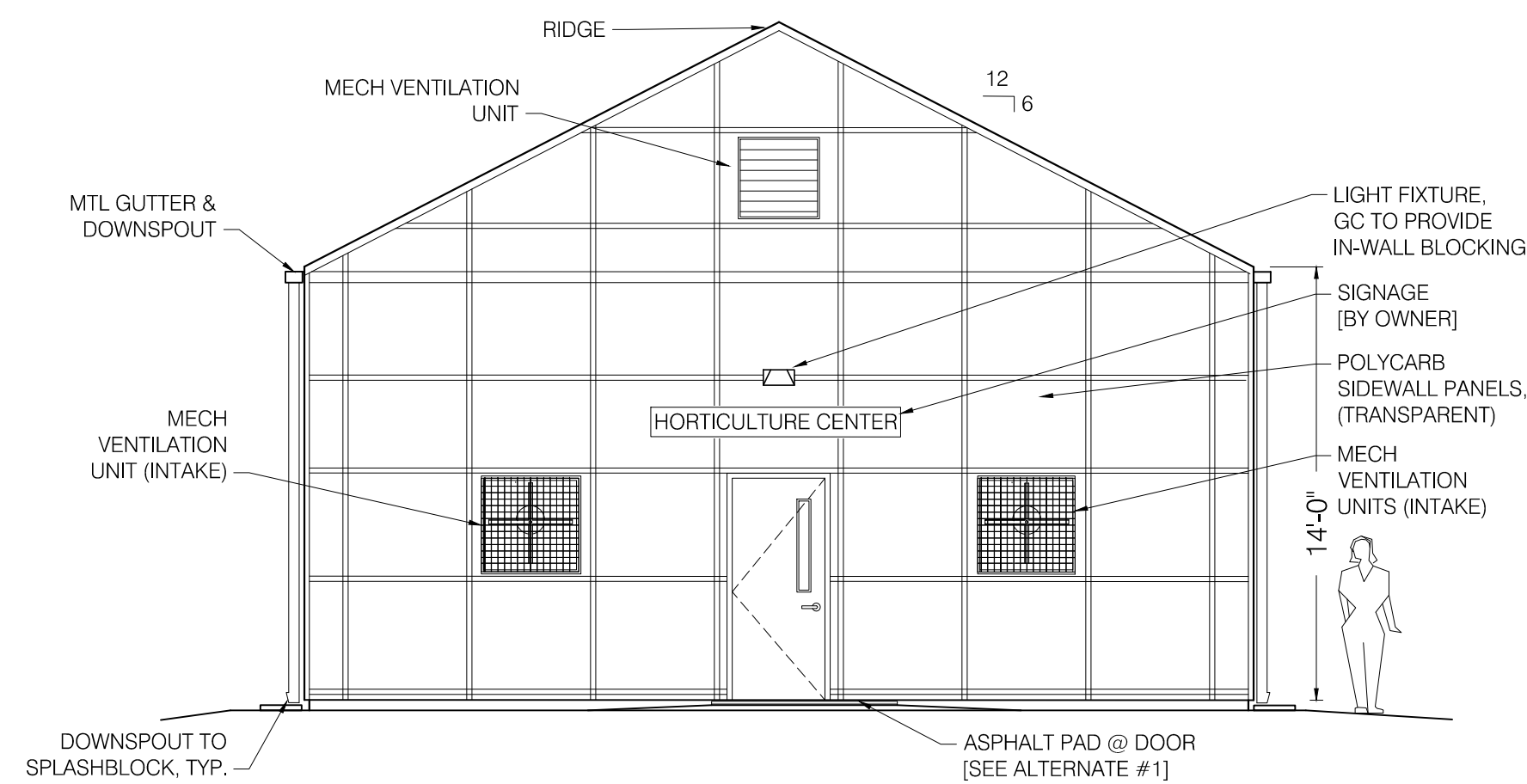


10 FLOOR PLAN
1/4" = 1'-0"

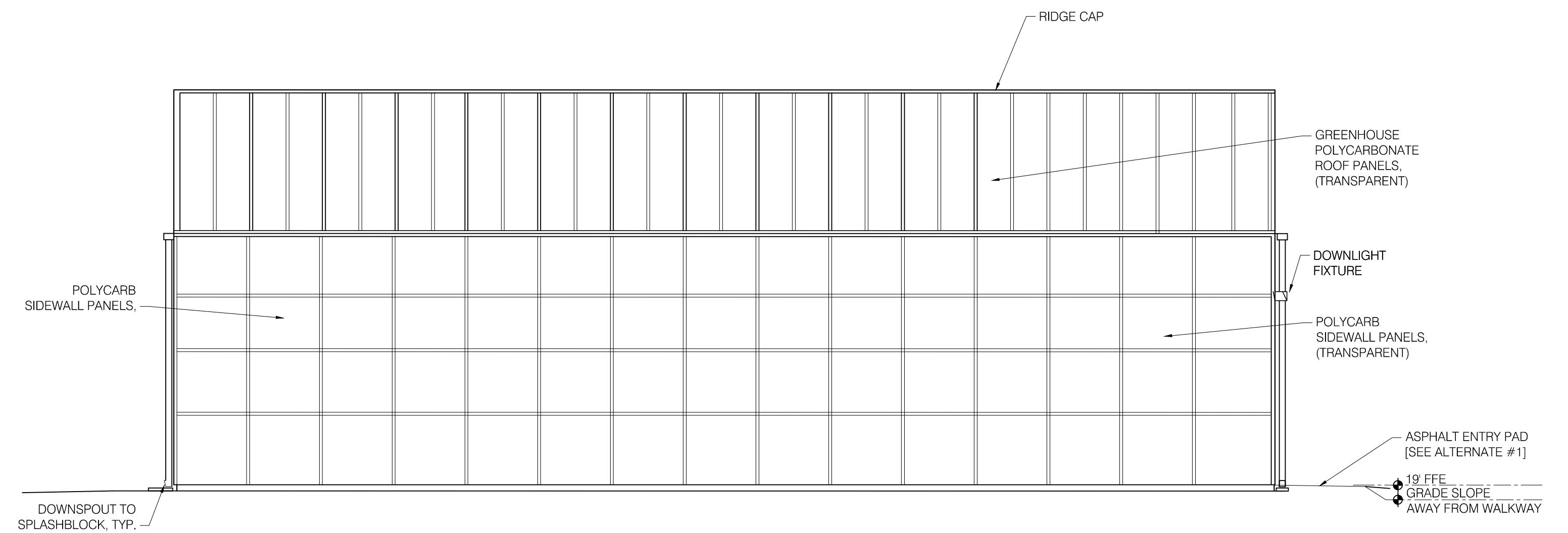




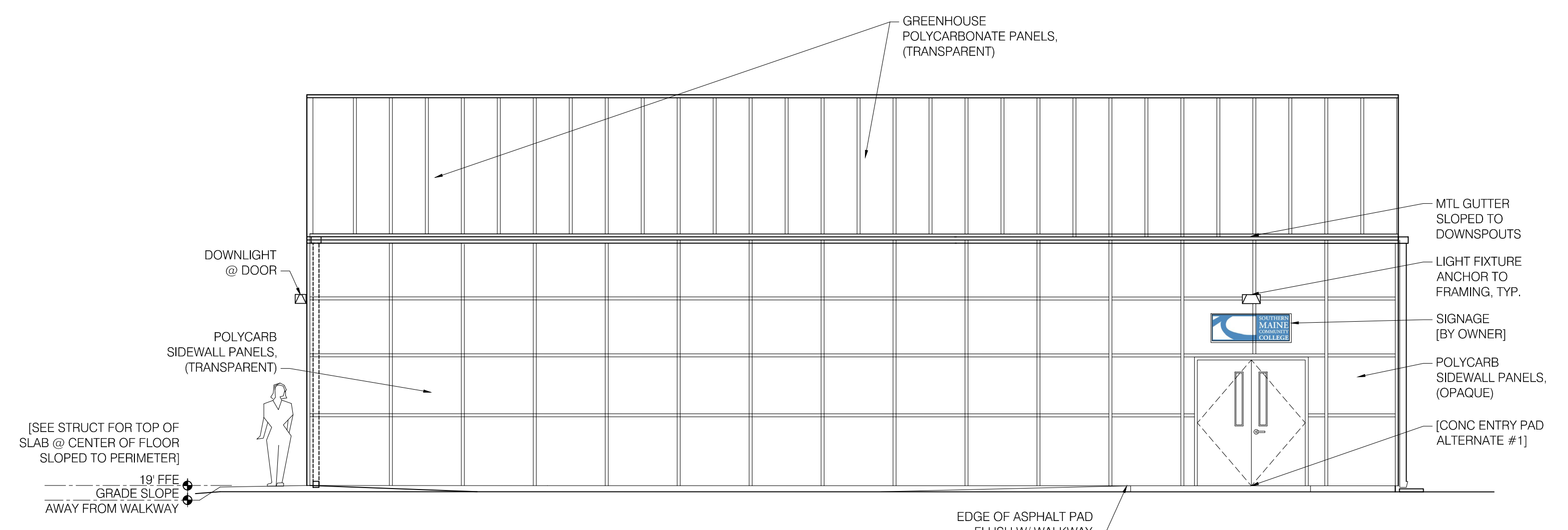
21 NORTH
3/16" = 1'-0"



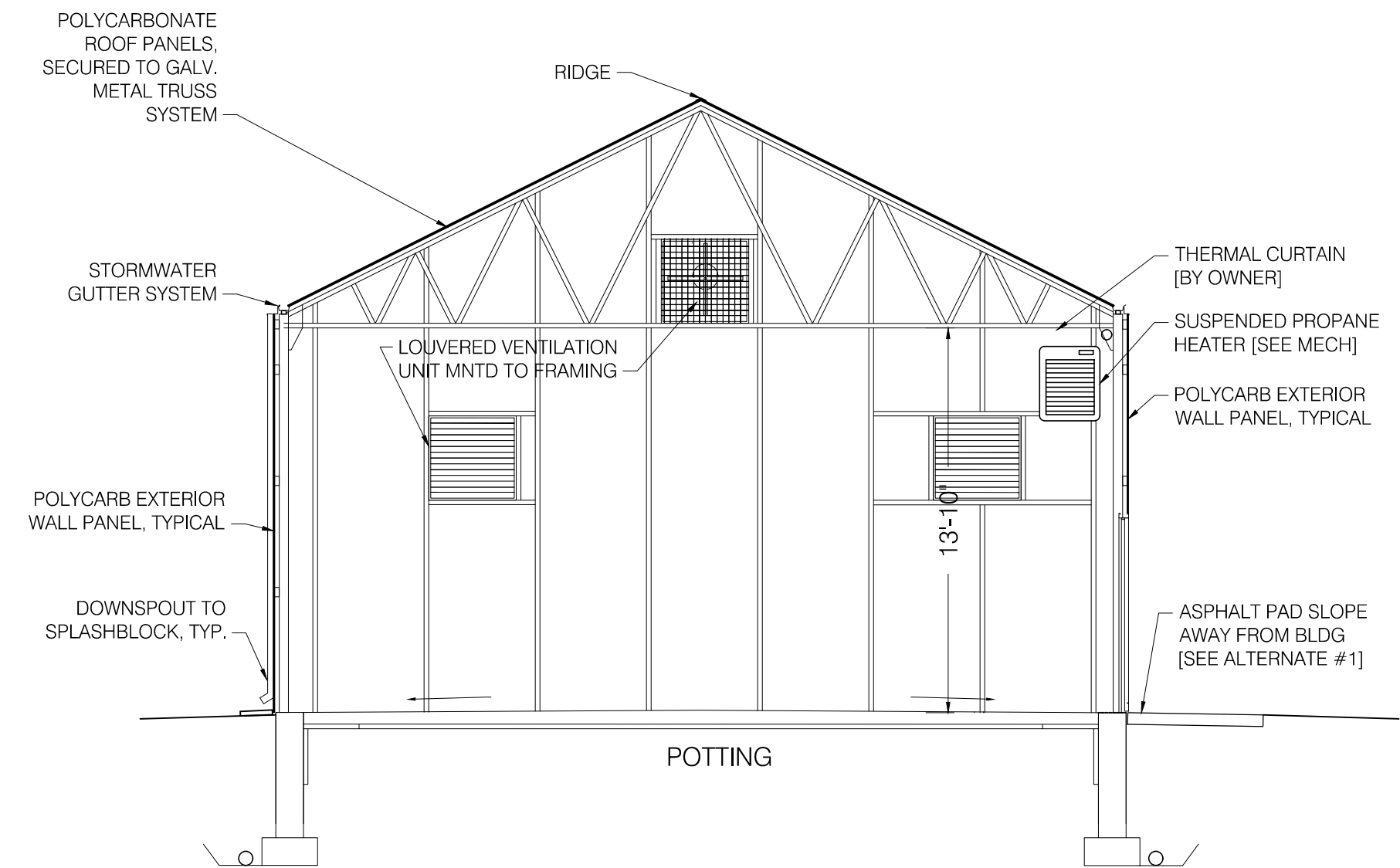
11 SOUTH
3/16" = 1'-0"



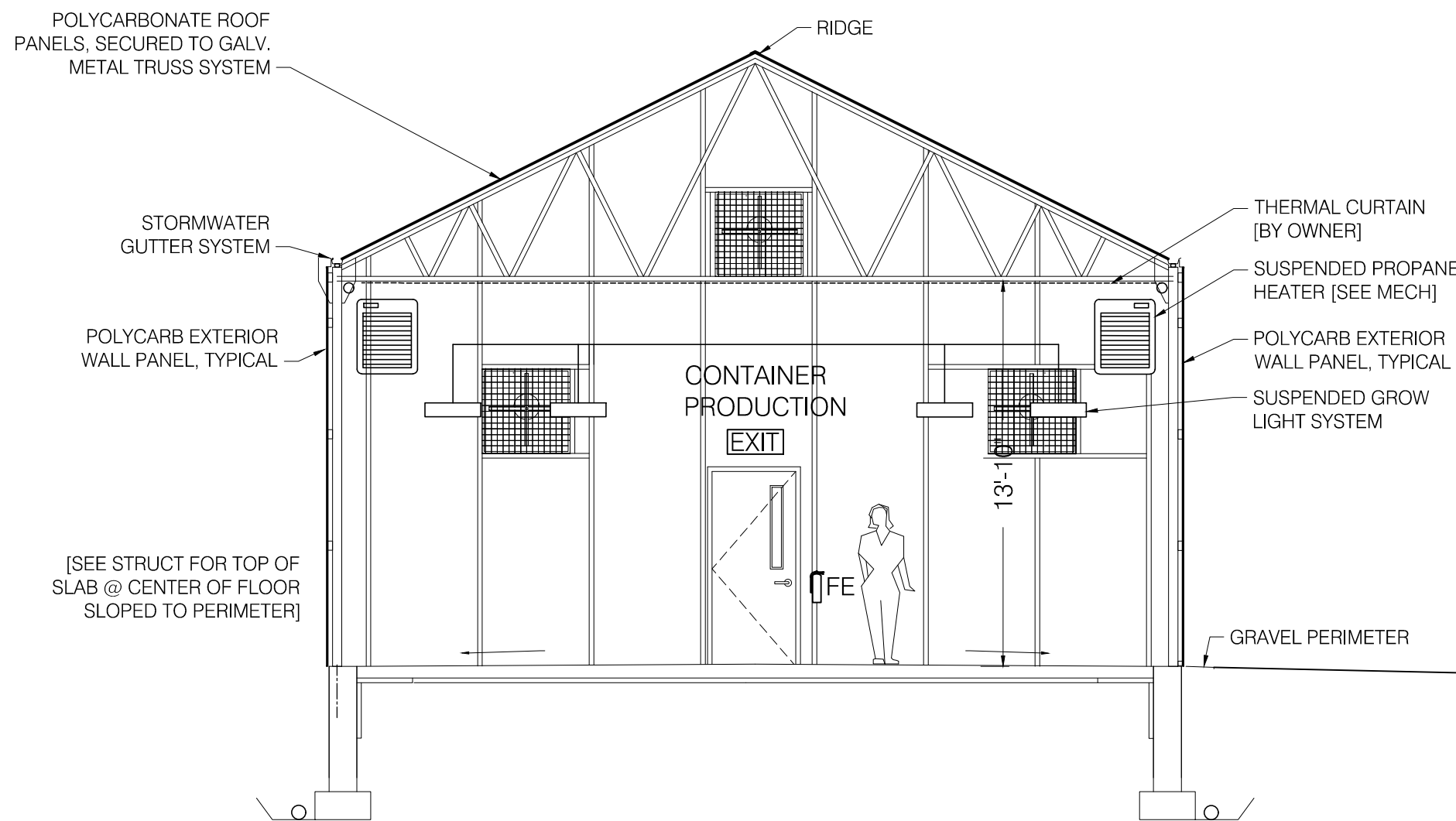
20 WEST
3/16" = 1'-0"



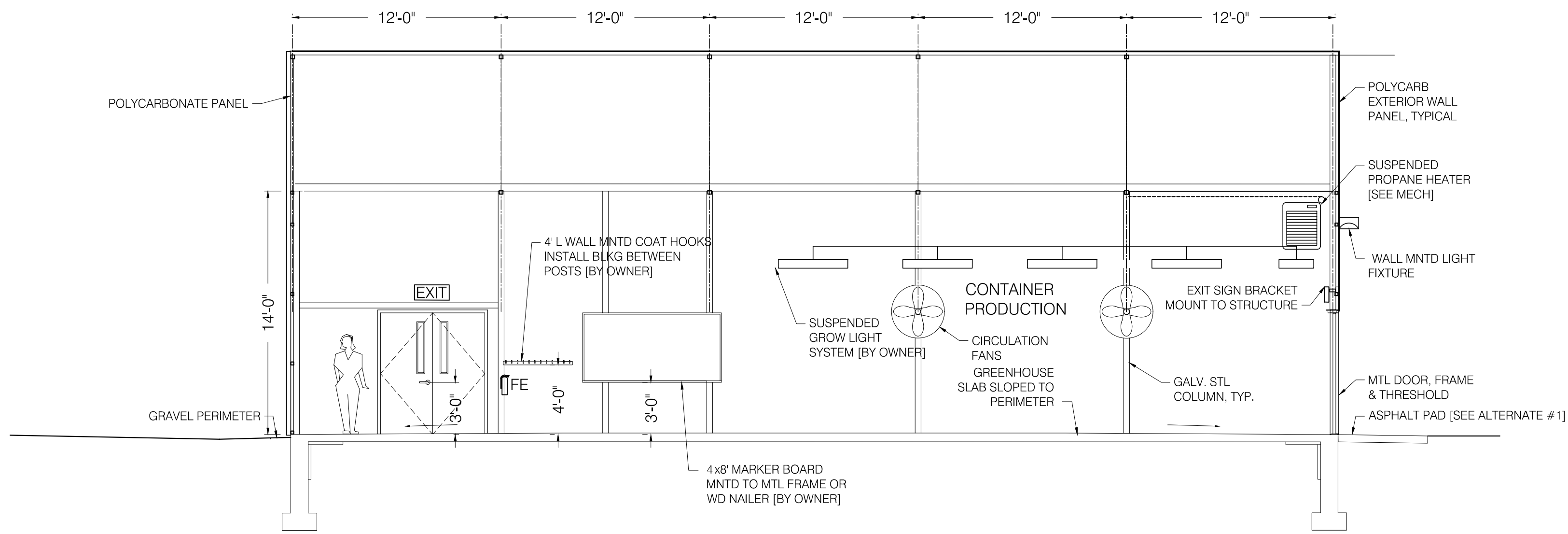
10 EAST
3/16" = 1'-0"



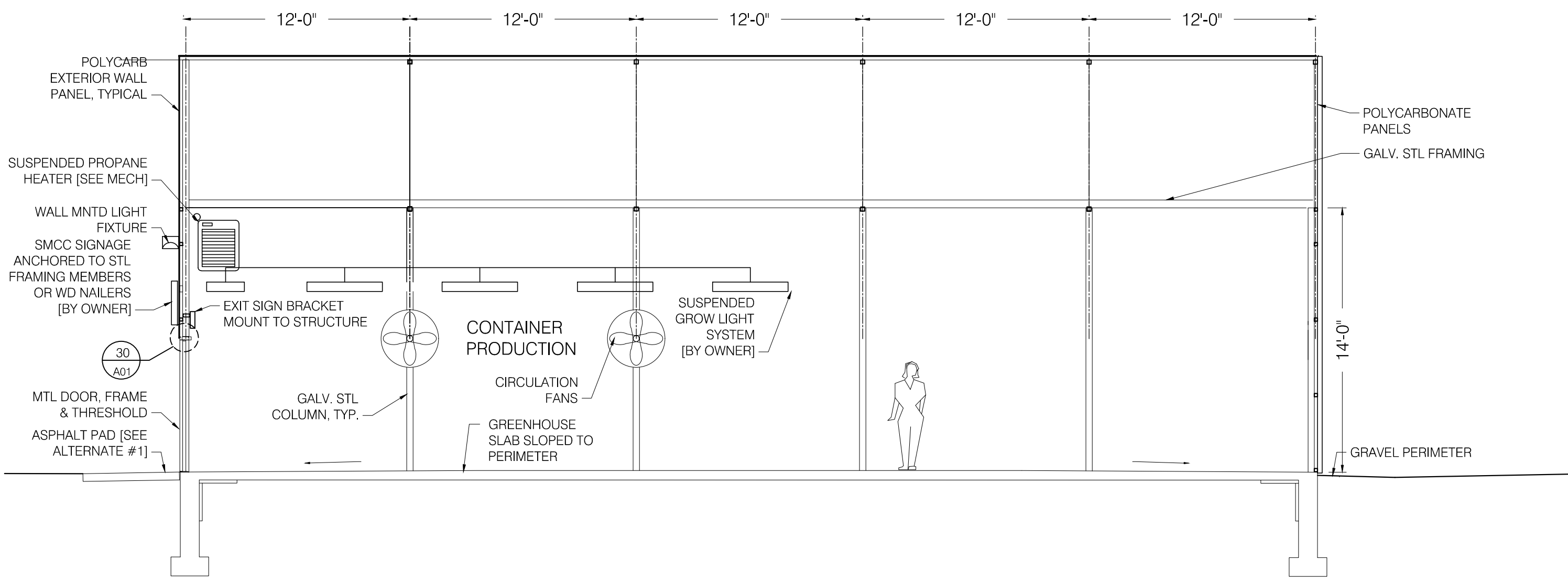
30 SECTION
3/16" = 1'-0" LOOKING NORTH



21 SECTION
3/16" = 1'-0" LOOKING SOUTH



11 SECTION
3/16" = 1'-0" LOOKING EAST



10 SECTION
3/16" = 1'-0" LOOKING WEST



SOUTH
199 prospect street, suite A
portland, maine 04101
NORTH
22 balsam drive
Millinocket, maine 04462
PH: 207.347.5252 & 207.749.9306
arcadiadesignworks.com

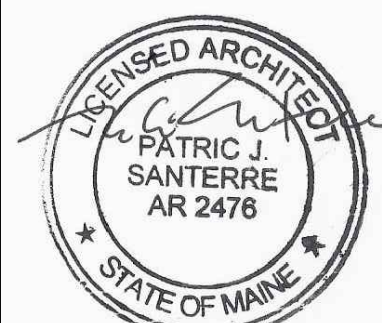


HORTICULTURE GREENHOUSE
SOUTHERN MAINE COMMUNITY COLLEGE
SOUTH PORTLAND, MAINE

CONSTRUCTION DRAWINGS

PRINTED FOR DISTRIBUTION: JUNE 2025

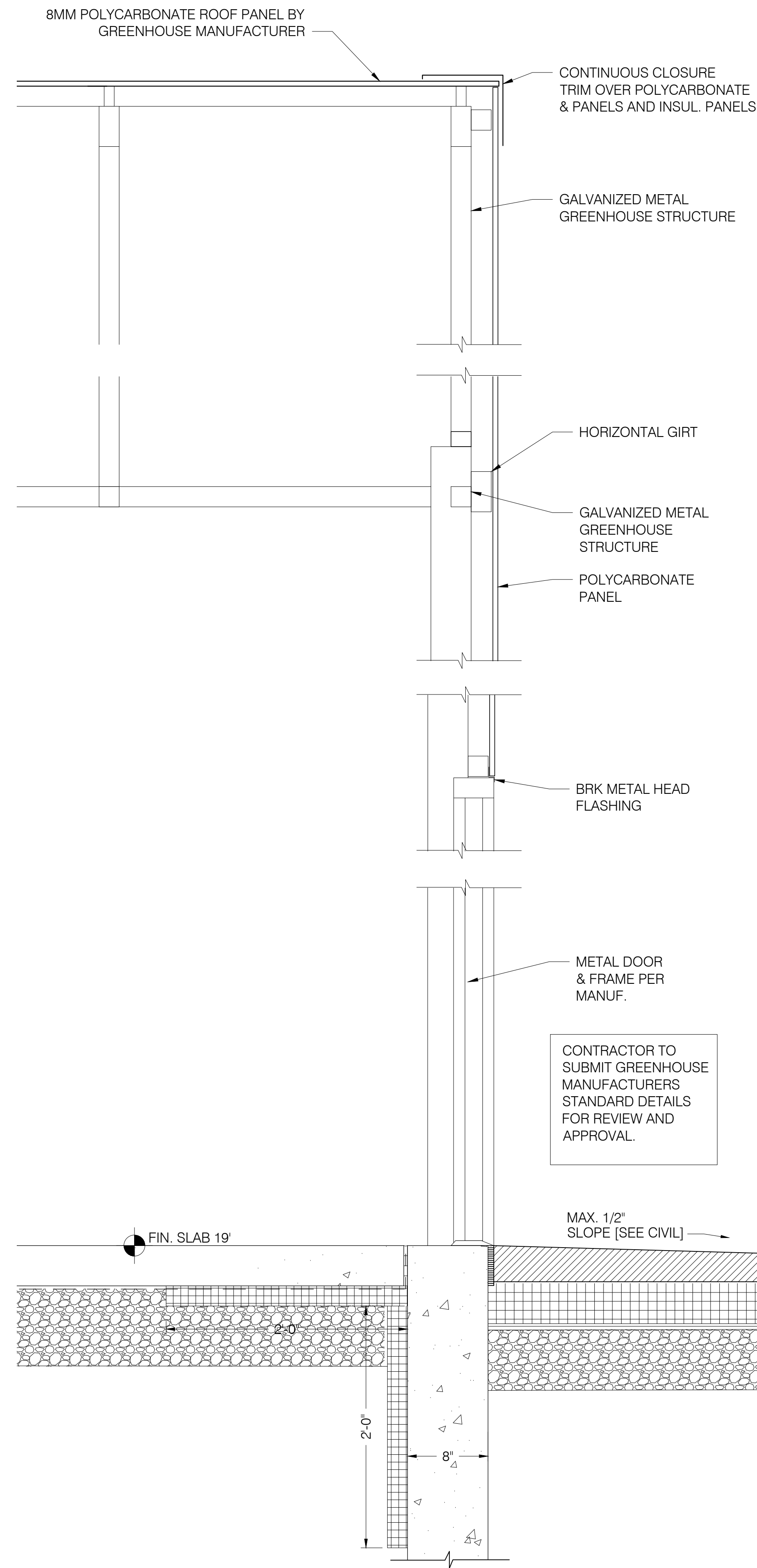
REVISIONS:



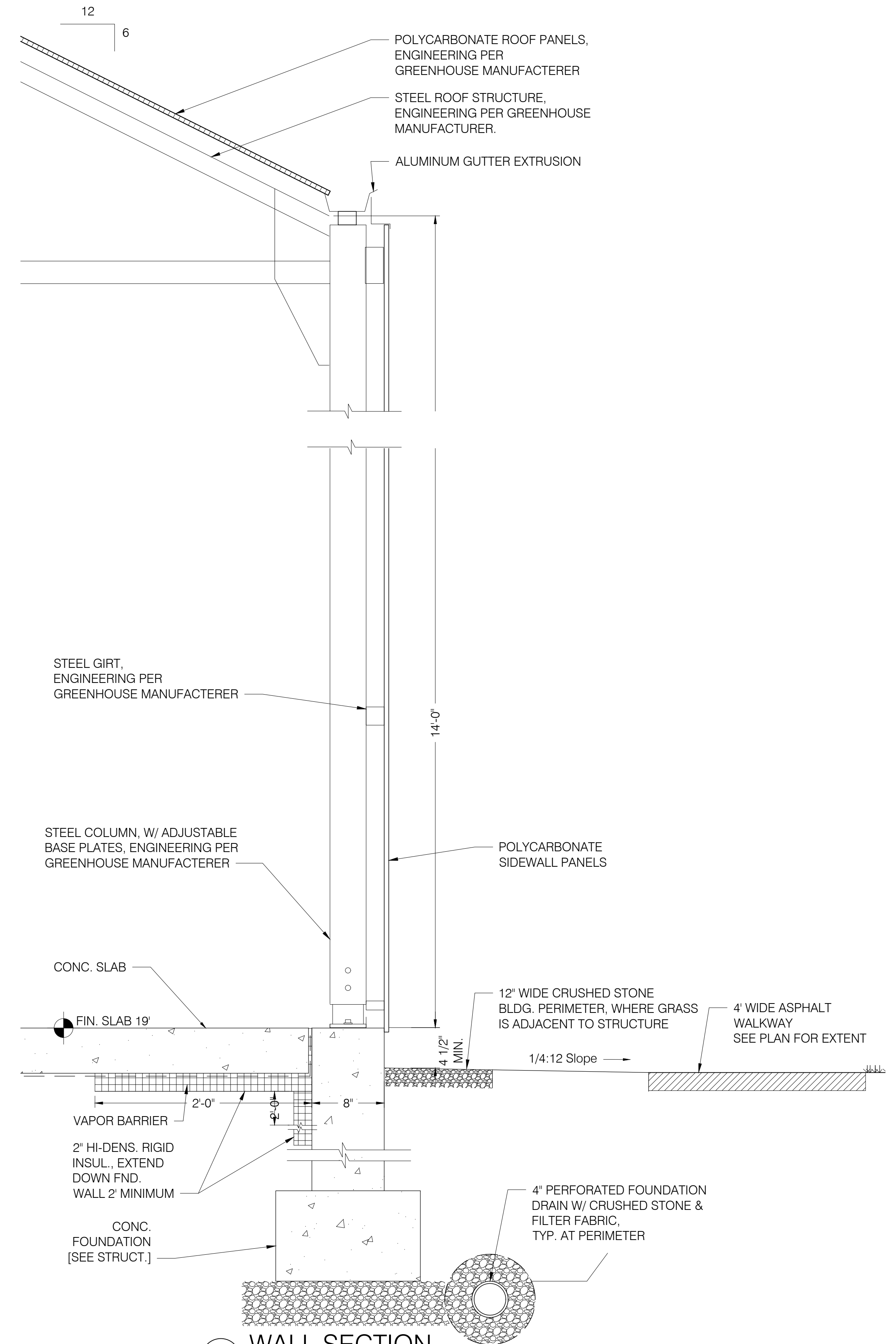
**BUILDING SECTIONS
& DETAILS**

ADAR202502

A30



11 WALL SECTION
1-1/2" = 1'-0" EXTERIOR WALL END WALL



10 WALL SECTION
1-1/2" = 1'-0" TYPICAL AT GREENHOUSE EXTERIOR

DESIGN NOTES

1. THE SMCC GREENHOUSE IS DESIGNED TO COMPLY WITH THE 2021 EDITION OF "THE INTERNATIONAL BUILDING CODE" AND THE 2016 EDITION OF THE AMERICAN SOCIETY OF CIVIL ENGINEERS "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES", ASCE 7-16.

2. FLOOR LIVE LOAD = 150 PSF

3. ROOF FRAMING IS DESIGNED FOR LOADS AS FOLLOWS:

A. GROUND SNOW LOAD P_g = 50 PSF.

B. FLAT ROOF SNOW LOAD P_f = 35 PSF

C. SNOW EXPOSURE FACTOR C_e = 1.0.

D. SNOW IMPORTANCE FACTOR I = 1.0.

E. THERMAL FACTOR C_t = 1.0

4. DESIGN FOR WIND IS IN ACCORDANCE WITH LOADING AS FOLLOWS:

A. ULTIMATE DESIGN WIND SPEED V_{ult} = 112 MPH.

B. NOMINAL DESIGN WIND SPEED V_{asd} = 87 MPH

C. RISK CATEGORY II.

D. WIND EXPOSURE = EXPOSURE B.

E. INTERNAL PRESSURE COEFFICIENT C_{pi} = 0. (DESIGN AS AN OPEN BUILDING.)

F. DESIGN COMPONENTS AND CLADDING FOR ROOF WIND LOAD PRESSURE OF +/-12 PSF FOR ALLOWABLE STRESS DESIGN AND FACTORED LOADS OF +/-14 PSF FOR LOAD AND RESISTANCE FACTOR DESIGN.

G. DESIGN COMPONENTS AND CLADDING FOR WALL WIND LOAD DESIGN FOR + 11PSF AND -14 PSF FOR ALLOWABLE STRESS DESIGN, FOR LOAD AND RESISTANCE FACTOR DESIGN, FACTORED LATERAL LOADS SHALL BE + 18 PSF AND -23 PSF.

5. SEISMIC DESIGN

A. SEISMIC IMPORTANCE FACTOR I = 1.0

B. RISK CATEGORY = II.

C. MAPPED SPECTRAL RESPONSE ACCELERATION S_s = .282

D. MAPPED SPECTRAL RESPONSE ACCELERATION S_1 = .072

E. SITE CLASS = D.

F. DESIGN SPECTRAL RESPONSE ACCELERATION PARAMETER S_{ds} = 0.246

G. DESIGN SPECTRAL RESPONSE ACCELERATION PARAMETER S_{d1} =0.115

H. SEISMIC DESIGN CATEGORY = B.

I. BASIC SEISMIC FORCE RESISTING SYSTEM = STEEL SYSTEM NOT SPECIFICALLY DETAILED FOR SEISMIC RESISTANCE.

J. DESIGN BASE SHEAR: V = 4.02 KIPS.

K. SEISMIC RESPONSE COEFFICIENT C_s = 0.049.

L. RESPONSE MODIFICATION FACTOR R = 3.0.

M. ANALYSIS PROCEDURE = EQUIVALENT LATERAL FORCE ANALYSIS.
15. DEWATER TO 12" BELOW FOOTING SUBGRADES. DO NOT PLACE CONCRETE OR BACKFILL OVER STANDING WATER OR FROZEN SOILS. REMOVE ANY SOFT OR YIELDING SOILS.

A. THE CONTRACTOR SHALL MAINTAIN EXPOSED SUBGRADES PROPERLY DRAINED AND FREE OF PONDED WATER.

B. MINIMIZE MACHINE AND FOOT TRAFFIC OVER SUBGRADES TO AVOID DISTURBANCE.

16. PLACEMENT OF FILL MATERIALS OCCUR IN DRY CONDITIONS WITH TEMPERATURES ABOVE FREEZING. PROTECT THE EXCAVATION FROM WATER ACCUMULATION, FREEZING, AND EXCESSIVE EQUIPMENT AND PERSONNEL TRAFFIC. BACKFILL AND CONCRETE PLACEMENTS SHALL PROCEED WITHOUT DELAYS.

A. PROTECT SUBGRADES FROM FREEZING. PROTECTION MEASURES SHALL INCLUDE THE USE OF HEAT BLANKETS OR OVERFILLING TO ALLOW REMOVAL OF THE TOP 6" DIRECTLY BEFORE FOOTING OR SLAB PLACEMENT.

B. DURING FREEZING WEATHER, BACKFILL FOOTINGS IMMEDIATELY AFTER FORM REMOVAL. INSTALL TEMPORARY PROTECTION OF FOOTING BEARINGS AS REQUIRED TO PREVENT FREEZING WHILE FORMS ARE IN PLACE.

17. BACKFILL BOTH SIDES OF FOUNDATION WALLS WITH FOUNDATION BACKFILL. ALL OTHER FILL MATERIALS PLACED WITHIN THE BUILDING SHALL BE GRAVEL BORROW. ALL FILL SHALL BE COMPACTED TO WITHIN 95% OF THE MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D1557.

18. GRAVEL BORROW SHALL CONSIST OF WELL-GRADED GRANULAR MATERIAL WITH A MAXIMUM PARTICLE SIZE OF 6". THE PORTION PASSING THE 3" SIEVE SHALL COMPLY WITH THE FOLLOWING:
- | SEIVE SIZE | PERCENT PASSING BY WEIGHT |
|------------|---------------------------|
| ¼ INCH | 0-10 |
| NO. 200 | 0-10 |
- A. PLACE GRAVEL BORROW IN 6 TO 12 INCH LIFTS, LOOSE MEASUREMENT. COMPACT TO 95% OF THE MAXIMUM DRY DENSITY AS DEFINED BY ASTM D1557.

B. MATERIAL SHALL COMPLY WITH MDOT SPECIFICATION 703.20, GRAVEL BORROW (2020).
19. FOUNDATION BACKFILL SHALL HAVE A MAXIMUM PARTICLE SIZE OF 6". THE PORTION PASSING THE 3" SIEVE SHALL COMPLY WITH THE FOLLOWING GRADATION:
- | SEIVE SIZE | PERCENT PASSING BY WEIGHT |
|------------|---------------------------|
| ¼ INCH | 25 TO 100 |
| NO. 40 | 0 TO 50 |
| NO. 200 | 0 TO 1 |
- A. PLACE FOUNDATION BACKFILL IN 12 INCH LIFTS (MAXIMUM), LOOSE MEASUREMENT. COMPACT TO 95% OF MAXIMUM DRY DENSITY AS DEFINED BY ASTM D1557.

B. FOUNDATION BACKFILL SHALL COMPLY WITH MDOT SPECIFICATION 703.06, TYPE E (2020).
20. CRUSHED STONE SHALL MEET THE FOLLOWING GRADATION:
- | SEIVE SIZE | PERCENT PASSING BY WEIGHT |
|------------|---------------------------|
| 1 INCH | 100 |
| ¾ INCH | 90 TO 100 |
| 1/2 INCH | 20 TO 55 |
| 3/8 INCH | 0 TO 15 |
| NO. 4 | 0 TO 5 |
- A. TAMP CRUSHED STONE TO LOCK THE STONE STRUCTURE.

B. MATERIAL SHALL COMPLY WITH MDOT SPECIFICATION 703.13, CRUSHED STONE, ¾ INCH (2014).
21. INASMUCH AS POSSIBLE, BACKFILL BOTH SIDES OF FOUNDATION WALLS SIMULTANEOUSLY.

22. GRADE TOPS OF BACKFILL TO SLOPE AWAY FROM THE BUILDING.

23. UNDER-SLAB MATERIALS - NOTE THAT THE FLOOR IS SLOPED. SUBGRADES SHALL ALSO BE SLOPED TO PROVIDE CONCRETE OF UNIFORM THICKNESS UNLESS OTHERWISE NOTED. GRADE THE SLAB BEARING SURFACE TO A TOLERANCE OF PLUS 3/8 INCH AND MINUS 1 INCH. EXCAVATE AS REQUIRED TO INSTALL A MINIMUM THICKNESS OF 12" OF GRAVEL BORROW BENEATH THE FLOOR SLAB. PROOFROLL THE SUBGRADE WITH A MINIMUM OF 5 PASSES IN THE NORTH-SOUTH DIRECTION FOLLOWED BY 5 PASSES IN THE EAST-WEST DIRECTION, USING A VIBRATORY ROLLER. PLACE GRAVEL BORROW IN LIFTS WITH A LOOSE THICKNESS LESS THAN 12" AND COMPACT TO 95% OF THE MAXIMUM DRY DENSITY PER ASTM D1556. PROTECT THE SURFACE FROM DISTURBANCE BETWEEN COMPACTION AND CONCRETE SLAB PLACEMENT.
- CONCRETE NOTES
1. ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS IN ACI 318-19, ACI 301-20 & ACI 117-10.

2. CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTHS AS FOLLOWS:

A. FOUNDATIONS: 4500 PSI

B. INTERIOR SLABS: 4000 PSI

3. ALL CONCRETE EXPOSED TO FREEZE-THAW CYCLES IN SERVICE SHALL BE AIR ENTRAINED FOR EXPOSURE CLASS F2 PER ACI 318.

4. NO CONCRETE SHALL BE PLACED ON OR IN WATER OR ON FROZEN GROUND.

5. DURING COLD WEATHER, CONCRETING PROCEDURES SHALL CONFORM TO ACI 306, COLD WEATHER CONCRETE PRACTICES, MAINTAIN CONCRETE TEMPERATURE ABOVE 50 DEGREES F FOR 7 DAYS AFTER PLACEMENT.

6. DURING HOT WEATHER, CONCRETING PROCEDURES SHALL CONFORM TO ACI 305, HOT WEATHER CONCRETE PRACTICES.

7. ALL REINFORCEMENT SHALL CONFORM TO ASTM A615, GRADE 60.

8. REINFORCEMENT SHALL HAVE THE FOLLOWING MINIMUM CONCRETE COVER:

A. CONCRETE DEPOSITED ON THE GROUND 3"

B. CONCRETE EXPOSED TO THE GROUND OR WEATHER 2"

C. CONCRETE NOT EXPOSED TO THE GROUND OR WEATHER 1"

9. ALL REINFORCEMENT SHALL BE DETAILED, FABRICATED AND PLACED IN ACCORDANCE WITH THE "ACI MANUAL OF STANDARD PRACTICE" (ACI-315).

10. ALL LAP SPLICES SHALL BE CONSIDERED CLASS B TENSION LAP SPLICES PER ACI 318 UNLESS OTHERWISE NOTED.

11. INSTALL ANCHOR RODS SPECIFIED BY THE GREENHOUSE DESIGNER. COORDINATE PLACEMENT TOLERANCE WITH BASE PLATE DETAILS.
12. REINFORCEMENT SHALL BE LOCATED AT MID-DEPTH OF CONCRETE SLABS UNLESS OTHERWISE NOTED. SUPPORT WELDED WIRE FABRIC ON CHAIRS OR OTHER SUITABLE SUPPORTS AT A MAXIMUM SPACING OF 3 FEET ON CENTER. THE USE OF LIFTING HOOKS TO SET SLAB REINFORCEMENT IN POSITION IS PROHIBITED.

13. CHAMFER ALL EXPOSED CONCRETE EDGES 3/4".

14. COORDINATE CONCRETE WORK WITH OTHER TRADES. PROVIDE BOND-OUTS FOR WALL PENETRATIONS AND INFILL AFTER INSTALLATION. STEP DOWN FOOTINGS SUCH THAT PIPING DOES NOT PASS THROUGH FOOTINGS AND DOES NOT UNDERMINE FOOTINGS. STEP FOOTINGS BACK TO SPECIFIED DEPTHS AT EACH SIDE OF PENETRATION.

15. CONCRETE MIXTURES SHALL BE COMPRISED OF THE FOLLOWING MATERIALS:

A. CEMENT: PORTLAND CEMENT, ASTM C150, TYPE I, TYPE II, OR TYPE I/II. ONE OF THE FOLLOWING SUPPLEMENTARY CEMENTITIOUS MATERIALS (SCM) MAY BE SUBSTITUTED FOR A PORTION OF THE CEMENT IN THE MIX, SUBJECT TO THE LIMITATIONS IDENTIFIED BELOW.

(1). FLY ASH: ASTM C 618, CLASS C OR F, 25% MAXIMUM.

(2). GROUND GRANULATED BLAST-FURNACE SLAG: ASTM C989, GRADE 100 OR 120, 50% MAXIMUM.

B. AGGREGATES: NORMAL WEIGHT, UNIFORMLY GRADED, CONFORMING TO ASTM C33.

(1). PROVIDE CLASS 35 COARSE AGGREGATE, COMPLYING WITH SIZE LIMITS IN ACI 301. BLENDED GRADATIONS OF COARSE AGGREGATE SHALL HAVE A BLEND THAT COMPLIES WITH AN AGGREGATE GRADATION SPECIFIED IN ASTM C33.

C. WATER: POTABLE AND COMPLYING WITH ASTM C94.

D. ADMIXTURES: ADMIXTURES CERTIFIED BY MANUFACTURER TO CONTAIN NOT MORE THAN 0.1 PERCENT WATER-SOLUBLE CHLORIDE IONS BY MASS OF CEMENTITIOUS MATERIAL AND TO BE COMPATIBLE WITH OTHER ADMIXTURES AND CEMENTITIOUS MATERIALS. DO NOT USE ADMIXTURES CONTAINING CALCIUM CHLORIDE.

(1). AIR-ENTRAINING ADMIXTURE: ASTM C260.

(2). WATER REDUCING ADMIXTURE (OPTIONAL): ASTM C494, TYPE A.

(3). HIGH-RANGE WATER-REDUCING ADMIXTURE (OPTIONAL): ASTM C494, TYPE F.

16. MEASURE, BATCH, MIX, AND DELIVER CONCRETE ACCORDING TO ASTM C94 AND ASTM C1116, AND FURNISH BATCH TICKET INFORMATION. CLEARLY INDICATE ON THE BATCH TICKET THE TIME THE CEMENT IS ADDED TO THE MIX.

A. WHEN AIR TEMPERATURE IS BETWEEN 85 AND 90 DEG F (30 AND 32 DEG C), REDUCE MIXING AND DELIVERY TIME FROM 1-1/2 HOURS TO 75 MINUTES; WHEN AIR TEMPERATURE IS ABOVE 90 DEG F (32 DEG C), REDUCE MIXING AND DELIVERY TIME TO 60 MINUTES.

B. MIXING TIME WILL BE MEASURED FROM THE TIME THE CEMENT IS ADDED TO THE MIX.

17. CONSTRUCT CONTROL AND CONSTRUCTION JOINTS IN WALLS AND SLABS AS INDICATED. CONTROL AND CONSTRUCTION JOINTS MAY BE USED INTERCHANGEABLY, WHERE SLABS VARY IN THICKNESS, ADJUST THE DEPTH OF SAW-CUT CONTROL JOINTS TO MAINTAIN THE JOINT DEPTH AT A MINIMUM OF 1/4 OF THE MEMBER THICKNESS, WHERE SLAB JOINTS ARE CREATED BY SAW-CUTS, JOINTS SHALL BE CUT WITHIN 12 HOURS OF CONCRETE PLACEMENT.

18. CONSOLIDATE CONCRETE WITH A MECHANICAL VIBRATOR USING EQUIPMENT AND PROCEDURES SPECIFIED IN ACI 309R. DO NOT UTILIZE VIBRATORS TO TRANSPORT CONCRETE WITHIN FORMS.

19. ALL INTERIOR FLOORS SHALL RECEIVE A TROWEL FINISH. PROVIDE FLOOR SURFACES INDICATED TO BE LEVEL ON PLAN WITHIN THE FOLLOWING TOLERANCES PER ASTM E1155:

A. FLOOR FLATNESS (FF): SPECIFIED OVERALL VALUE = 35, MINIMUM LOCAL VALUE = 24.

B. FLOOR LEVELNESS (FL): SPECIFIED OVERALL VALUE = 25, MINIMUM LOCAL VALUE = 18.

20. AT SLOPED FLOOR SURFACES, SLAB SURFACE SHALL BE SLOPED UNIFORMLY BETWEEN DEFINED LOW AND HIGH POINTS WITH THE MAXIMUM DEVIATION OF 1/4 INCH IN 10 FEET.

21. MAINTAIN CONCRETE CONTINUOUSLY MOIST FOR 7 DAYS AFTER PLACEMENT. ACCEPTABLE CURING METHODS INCLUDE:

A. LEAVING FORMS ON FORMED SURFACES.

B. COATING SURFACES WITH AN APPROVED CURING COMPOUND. DO NOT USE CURING COMPOUND WHERE ITS PRESENCE WILL INTERFERE WITH SUCCESSIVE SURFACE TREATMENTS.

C. COVERING WITH MOISTURE-RETAINING COVER COMPLYING WITH ASTM C171.

D. COVERING WITH ABSORPTIVE COVER, BURLAP CLOTH MADE FROM JUTE OR KENAF, WEIGHING APPROXIMATELY 4 OZ PER SQ YD, COMPLYING WITH AASHTO M82, CLASS 2. MAINTAIN ABSORPTIVE COVER WET THROUGHOUT CURING PERIOD.

E. OTHER CURING METHODS MAY BE ACCEPTABLE SUBJECT TO APPROVAL.
- ARCADIA
DESIGNWORKS

SOUTH
199 prospect street, suite A
portland, maine 04101

NORTH
22 balsam drive
Millinocket, maine 04462

PH: 207.347.5252 & 207.749.9306

arcadiadesignworks.com

LINCOLN/HANEY
EST. 1984
ENGINEERING

SITELINES
Civil Engineers • Land Surveyors

BENNETT
ENGINEERING
MECHANICAL • ELECTRICAL

SUMMIT
GEOTECHNICAL ENGINEERING SERVICES

SOUTHERN
MAINE
COMMUNITY
COLLEGE

HORTICULTURE GREENHOUSE
SOUTHERN MAINE COMMUNITY COLLEGE
SOUTH PORTLAND, MAINE

ISSUED FOR CONSTRUCTION

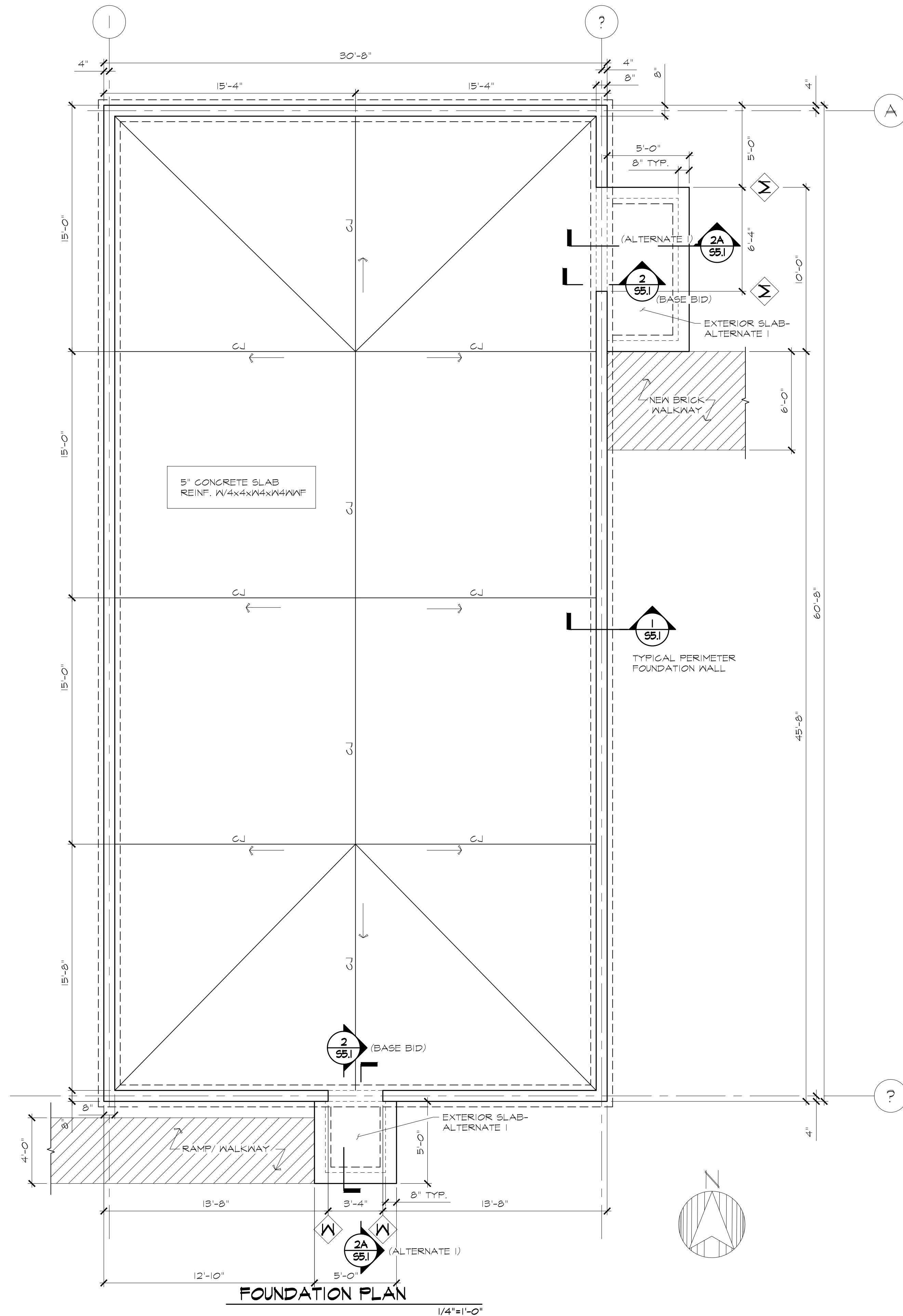
PRINTED FOR DISTRIBUTION: 24 JUNE 2025

REVISIONS:

STATE OF MAINE
MICHAEL ALAN CUKWINDHAM
0004519
LICENSED PROFESSIONAL ENGINEER

STRUCTURAL NOTES

S0.1



SHEET NOTES:

1. SEE SHEET S0.1 FOR GENERAL STRUCTURAL NOTES.
2. TOP OF FOOTING ELEVATION = 15'-0" EXCEPT AS OTHERWISE NOTED.
3. C.J. DESIGNATES SLAB CONTROL JOINT OR CONSTRUCTION JOINT CONTRACTOR'S OPTION; CONSTR. JT. DESIGNATES REQUIRED CONSTRUCTION JOINT.
4. COORDINATE UTILITY PIPE ENTRANCES W/ PLUMBING & CIVIL DRAWINGS. STEP FOOTINGS AS REQUIRED FOR PIPING TO PASS THROUGH FOUNDATION WALLS W/ A MINIMUM CLEARANCE OF 6" ABOVE THE TOP OF THE FOOTING. SEE DETAIL 9/SS.1.
5. REFER TO GREENHOUSE DRAWINGS FOR ANCHOR ROD SIZES AND LAYOUT. INSTALL IN ACCORDANCE WITH THE BUILDING DESIGNERS SPECIFICATIONS.
6. TOP OF SLAB AT HIGH POINT SHALL BE ELEVATION 19'-2". SEE DETAIL 1/SS.1 FOR ELEVATION AT EDGE OF CONCRETE SLAB.

LEGEND:

- | | |
|--------|---|
| | STEP IN TOP OF FOOTING |
| | STEP IN TOP OF FOUNDATION WALL |
| T/SLAB | TOP OF SLAB ELEVATION |
| T/WALL | TOP OF WALL ELEVATION |
| T/FTG | TOP OF FOOTING ELEVATION |
| | INDICATES DIRECTION OF SLOPE OF CONCRETE SLAB |



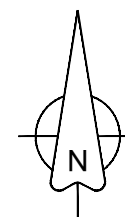
SOUTH
199 prospect street, suite A
portland, maine 04101
NORTH
22 balsam drive
Millinocket, maine 04462
PH: 207.347.5252 & 207.749.9306
arcadiadesignworks.com



ISSUED FOR CONSTRUCTION

HORTICULTURE GREENHOUSE
SOUTHERN MAINE COMMUNITY COLLEGE
SOUTH PORTLAND, MAINE

PRINTED FOR DISTRIBUTION: 24 JUNE 2025

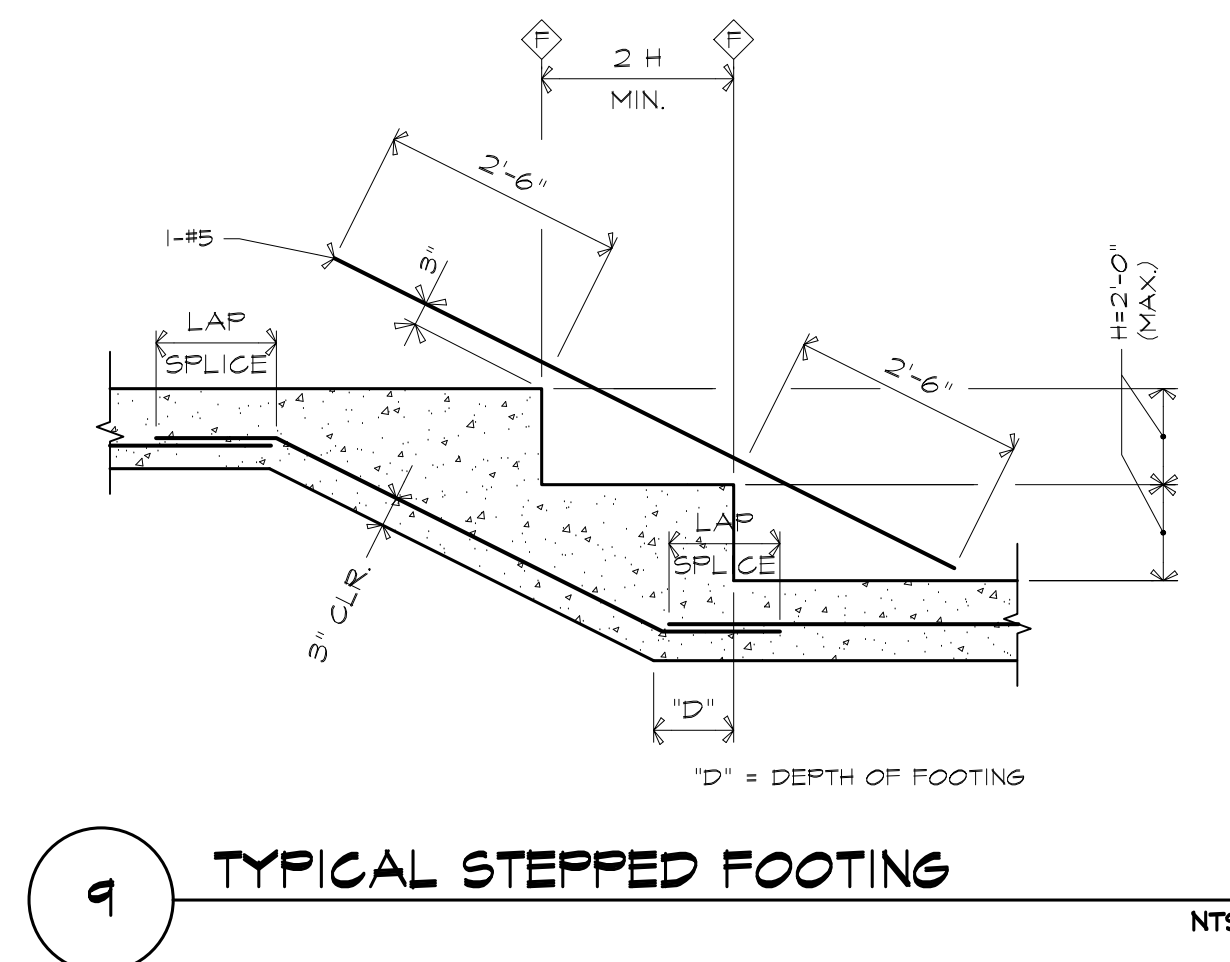
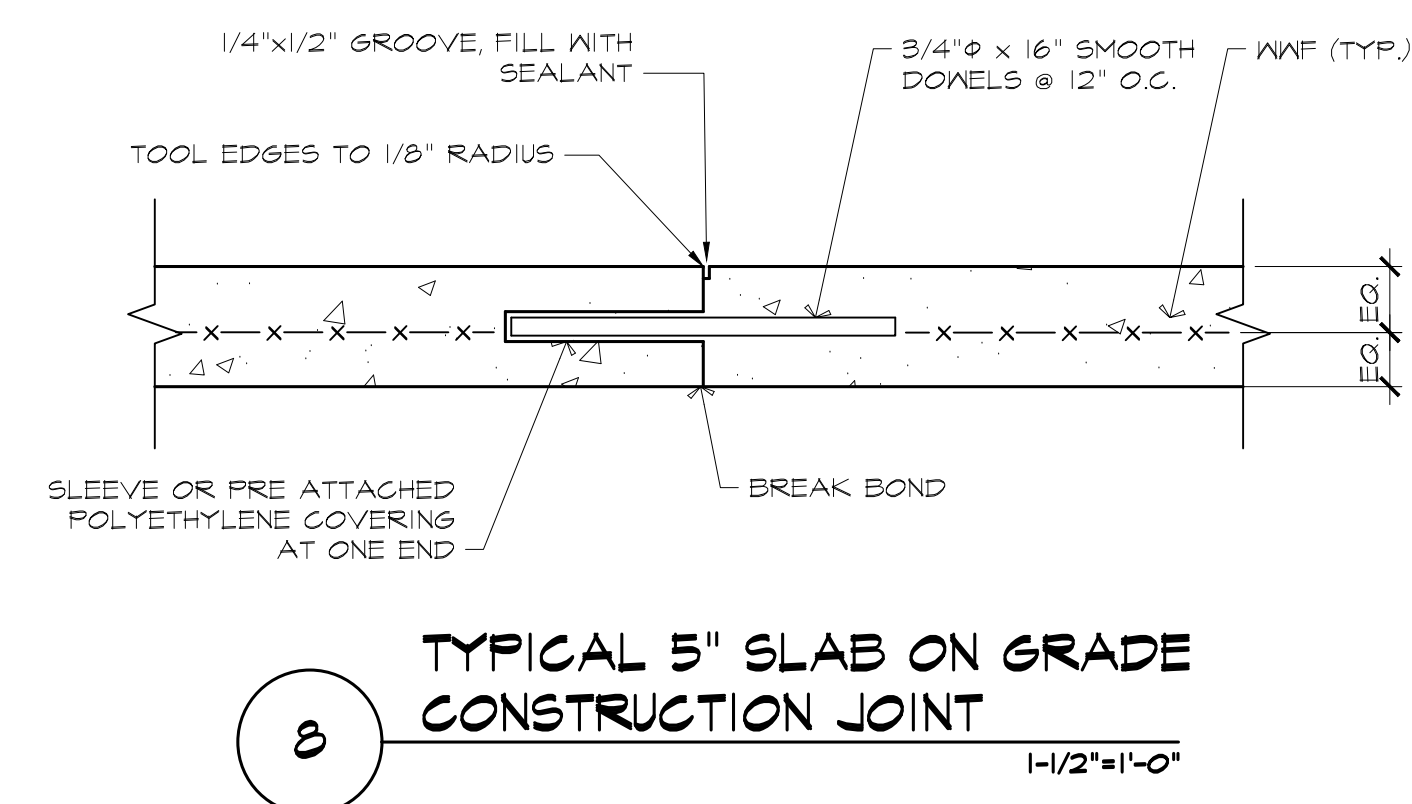
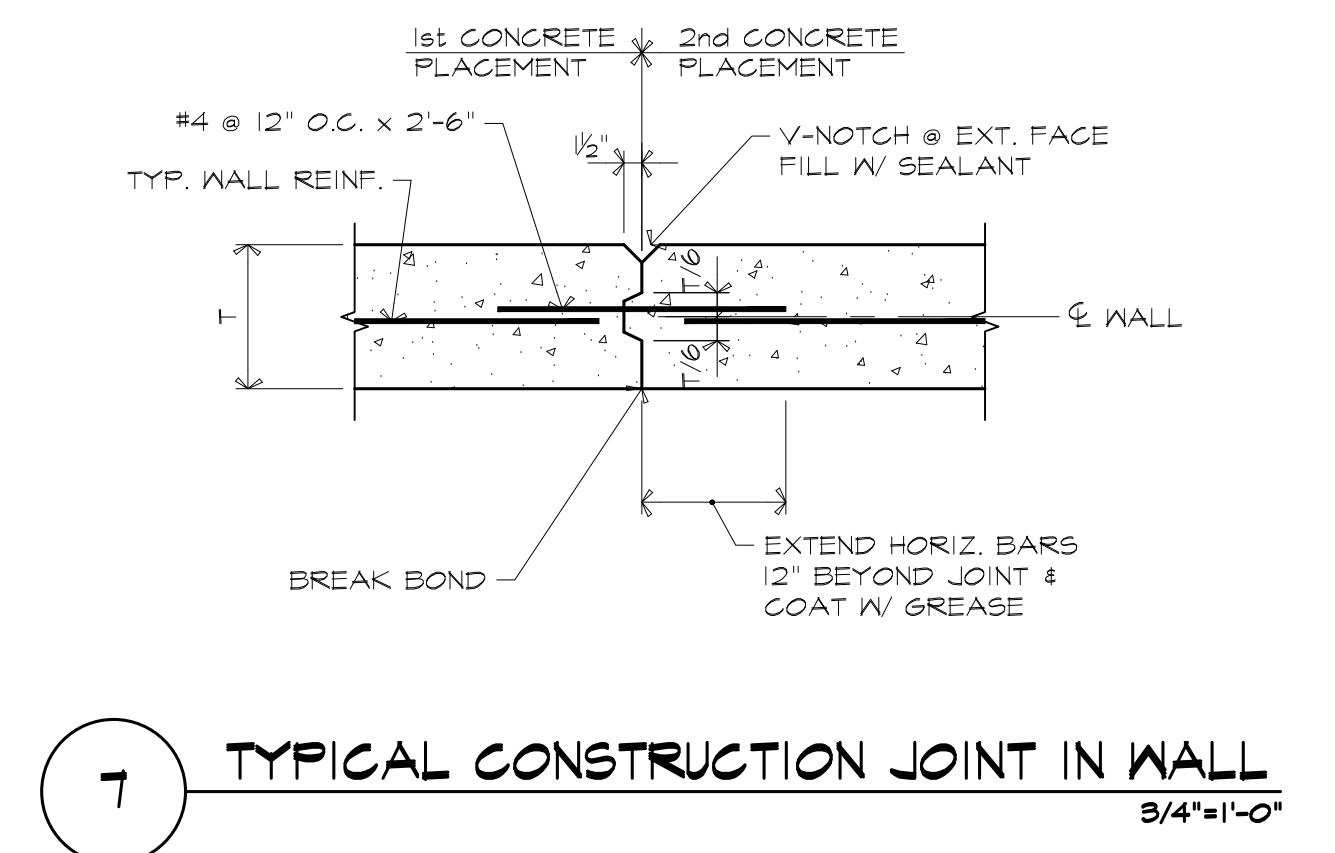
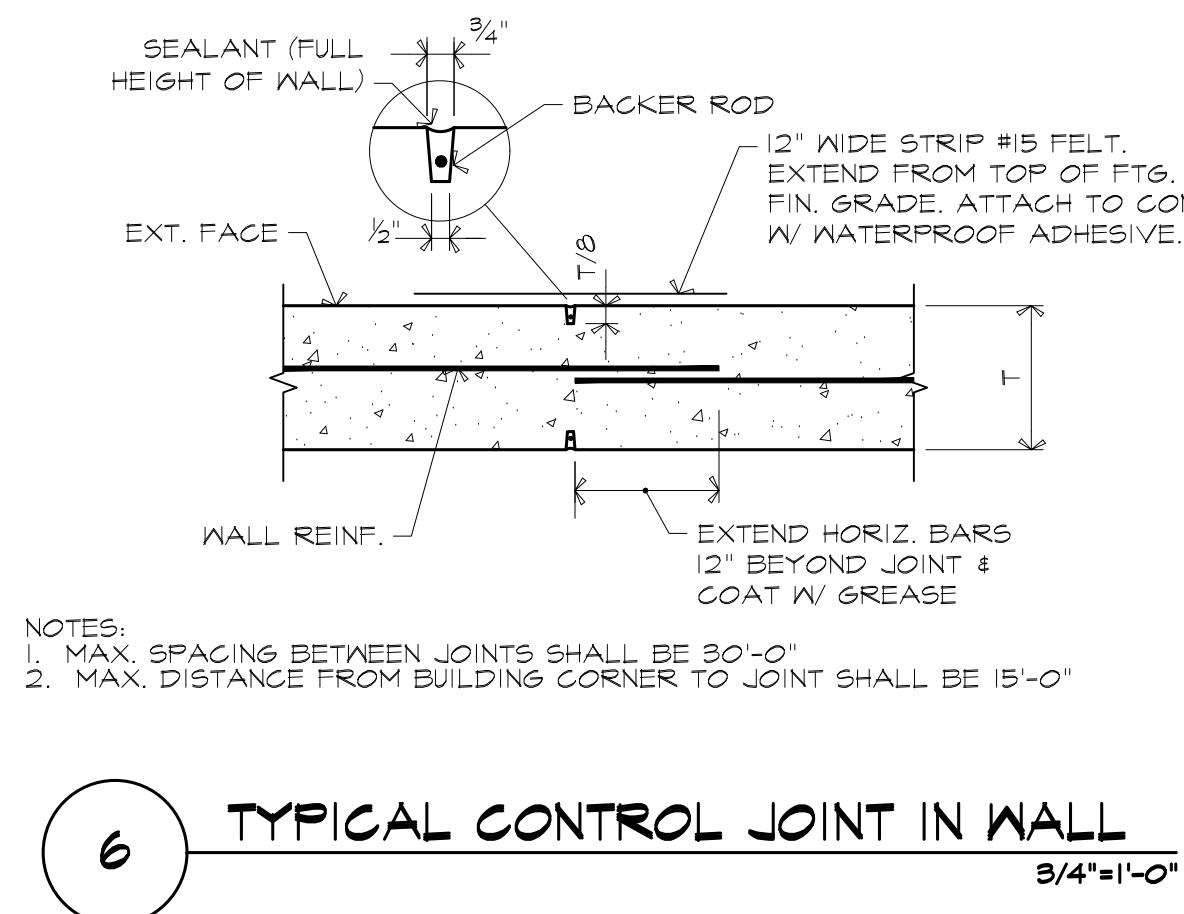
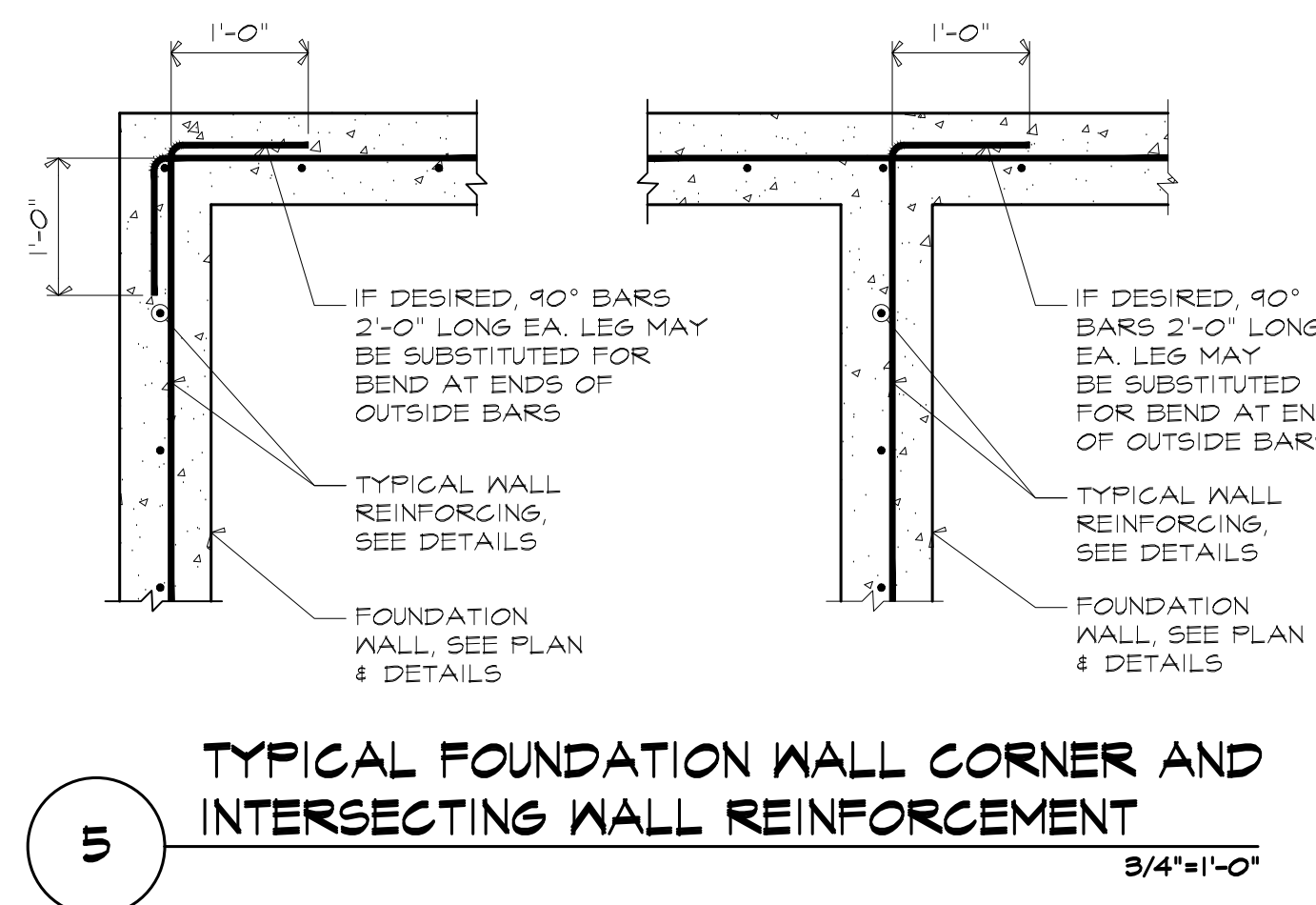
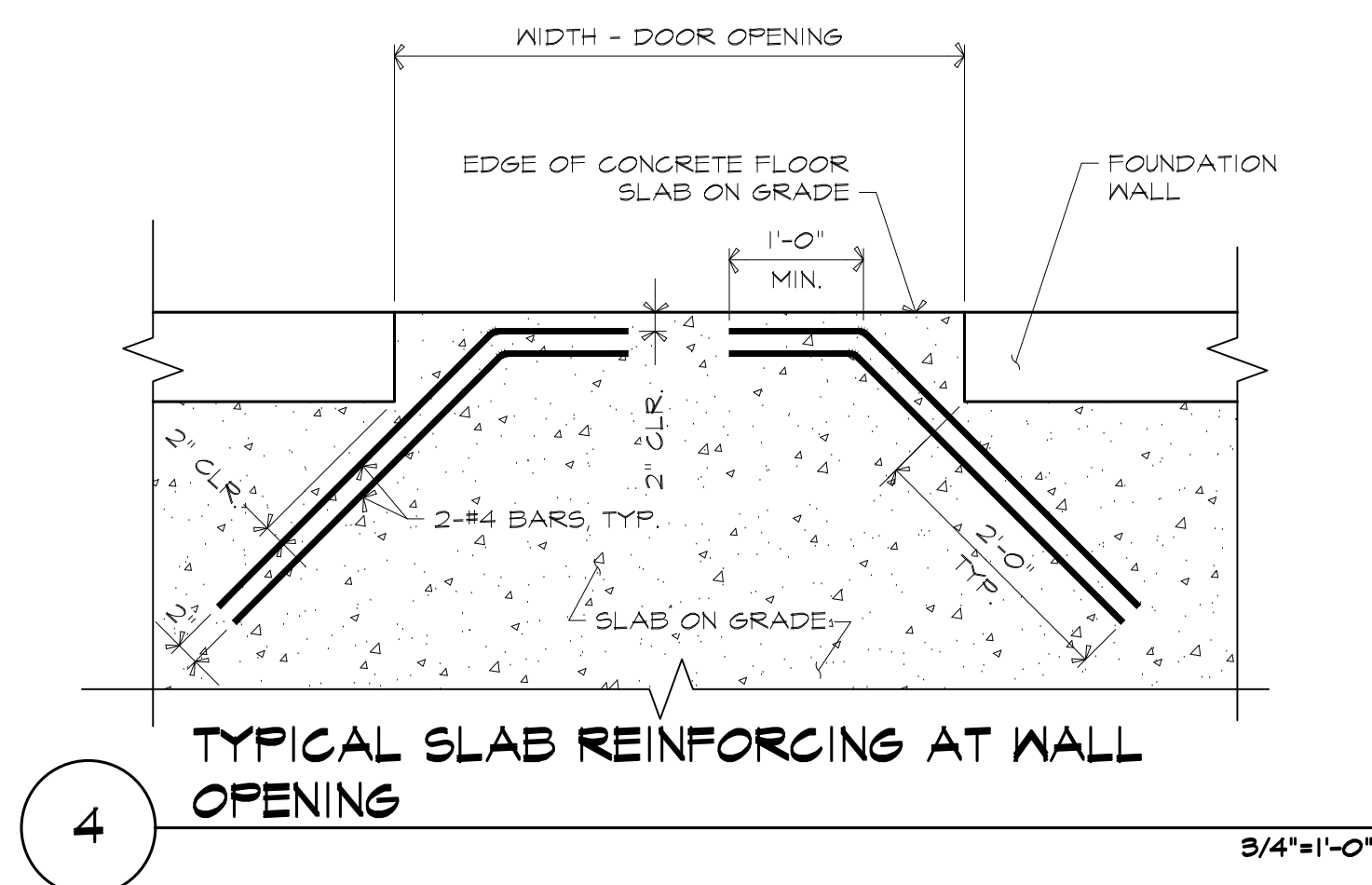
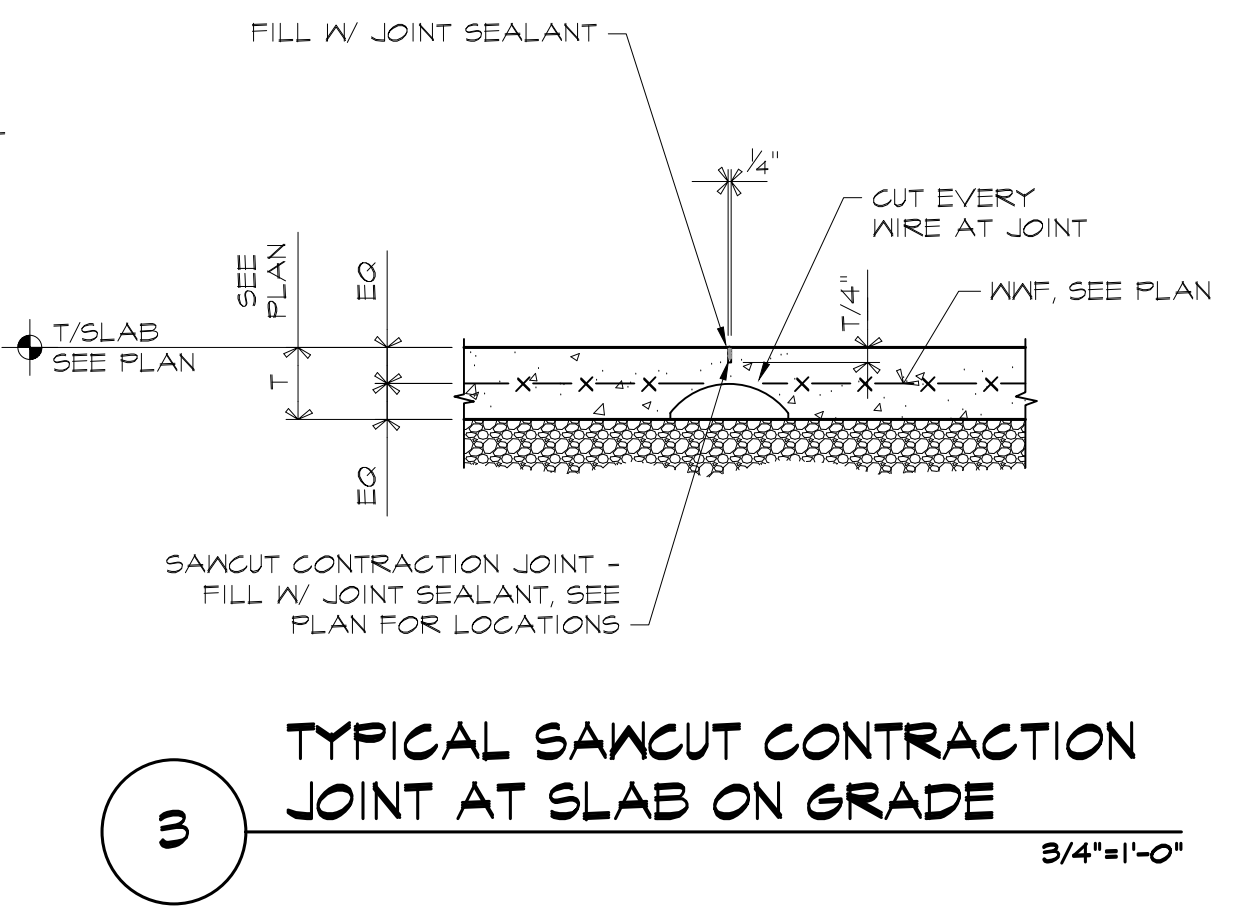
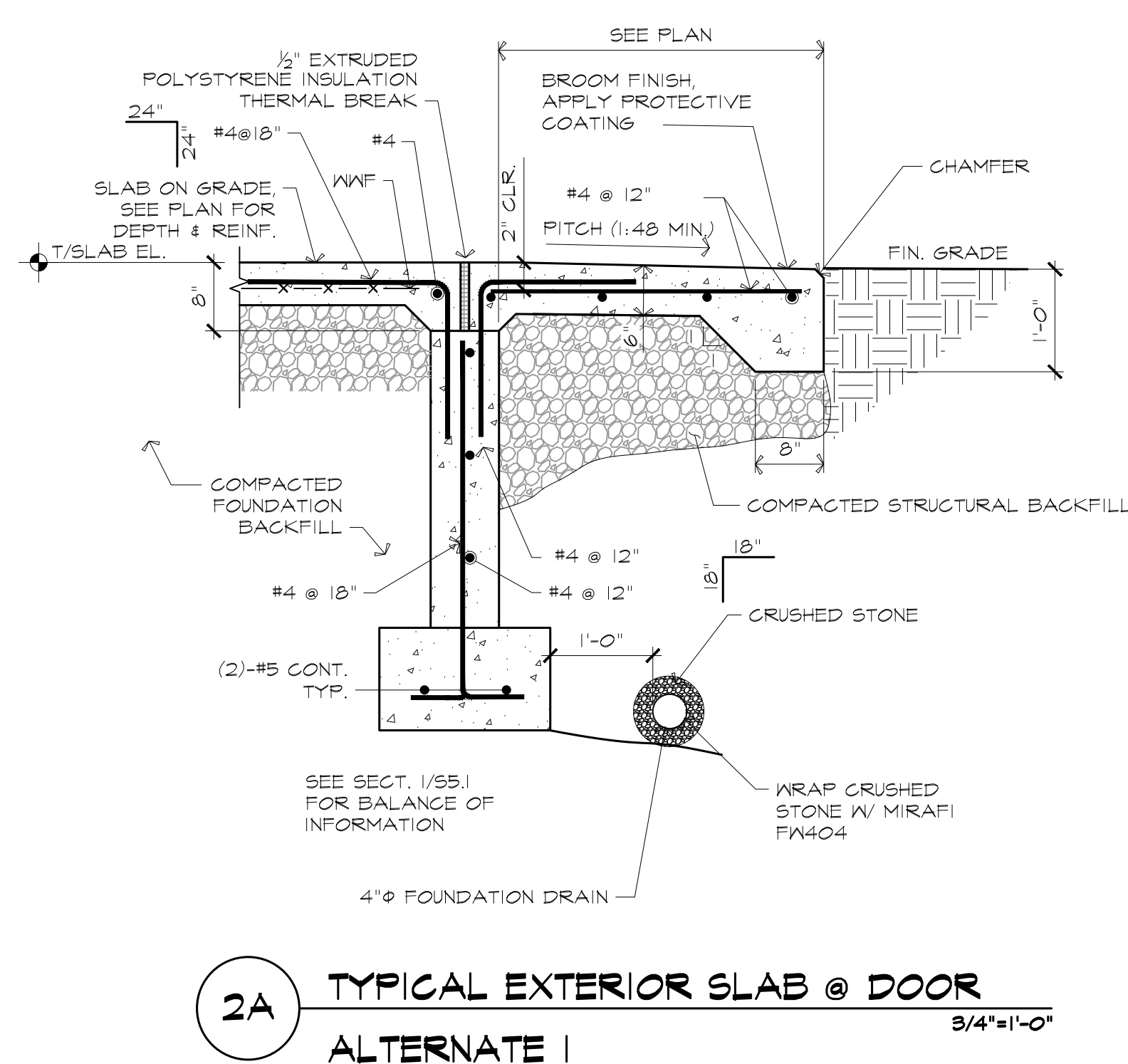
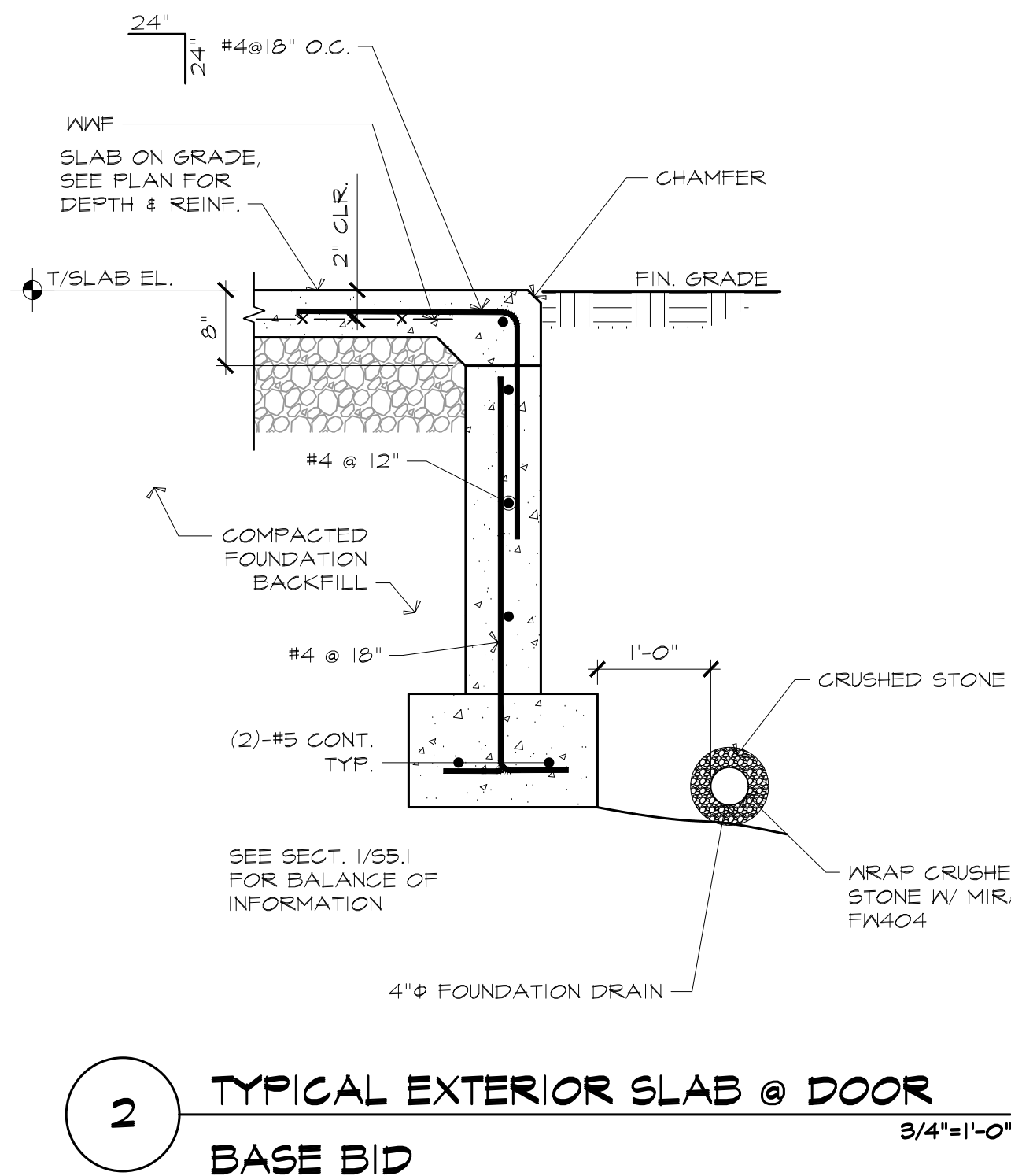
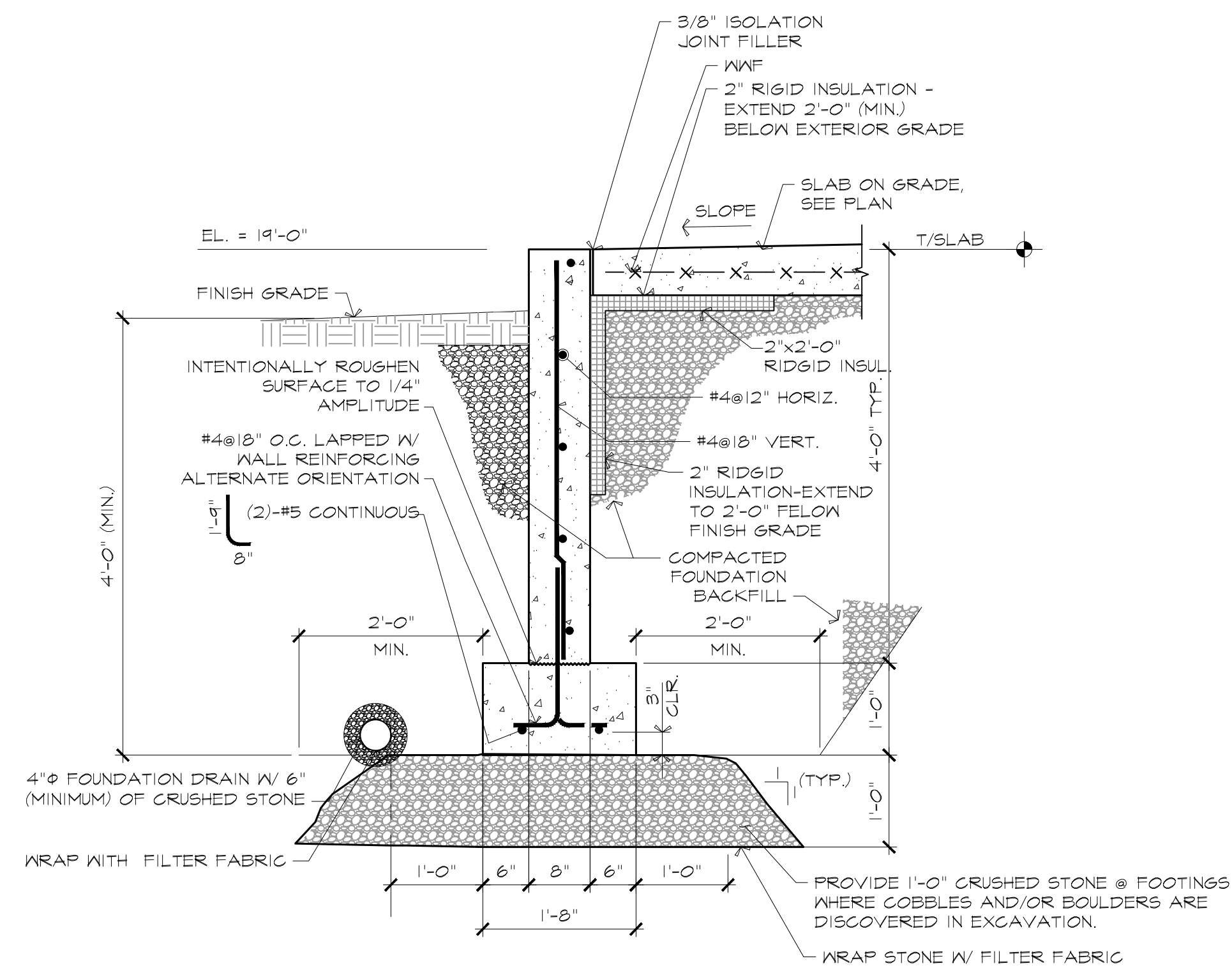


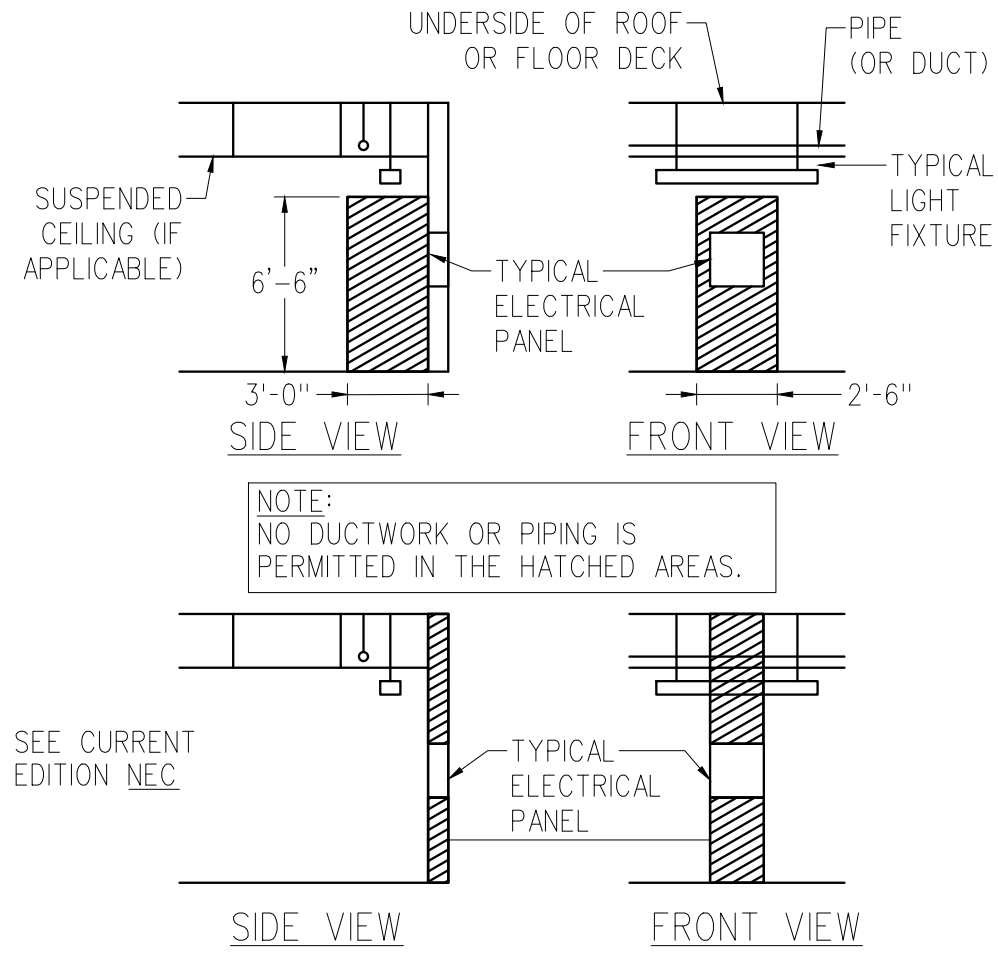
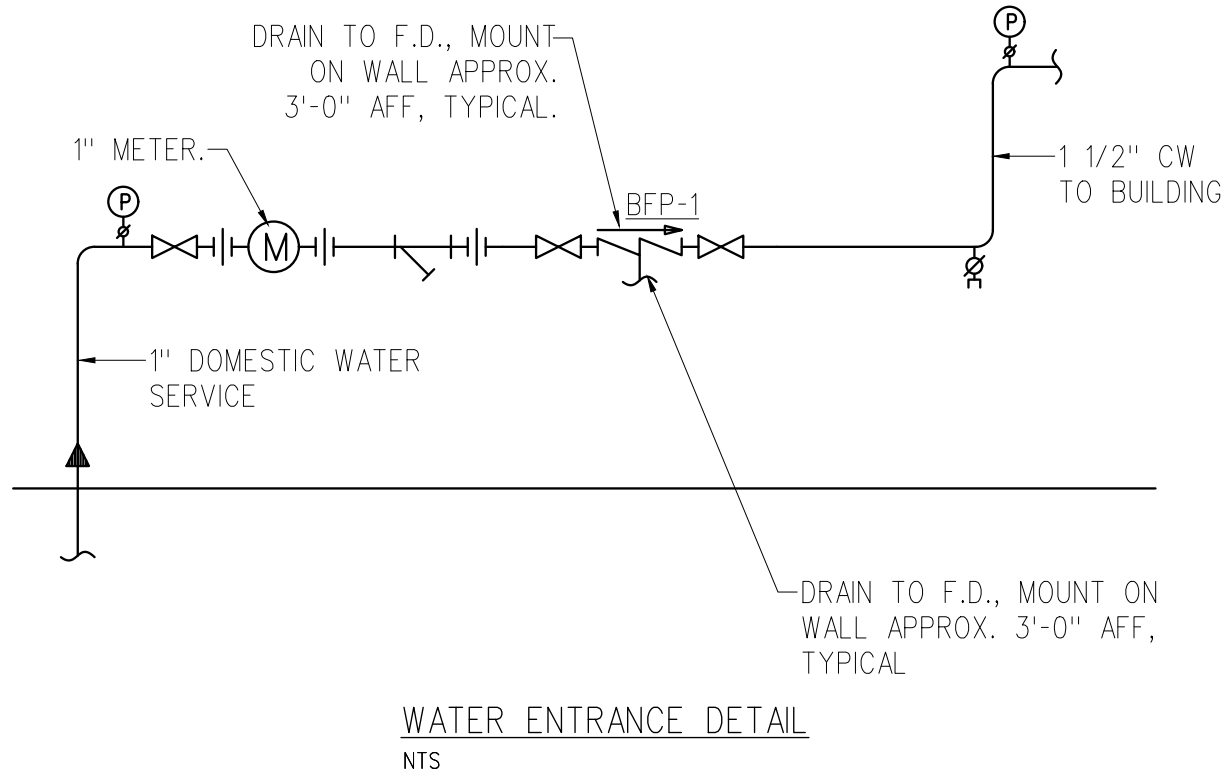
REVISIONS:



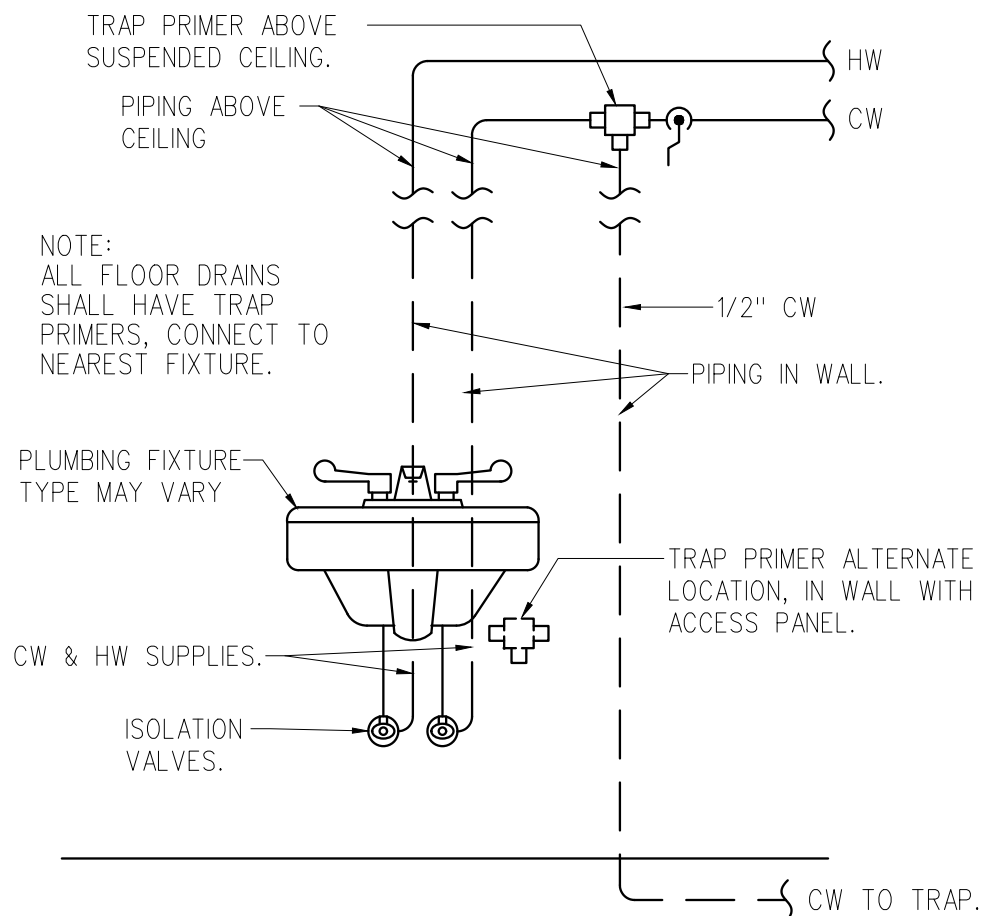
FOUNDATION PLAN

S1.1

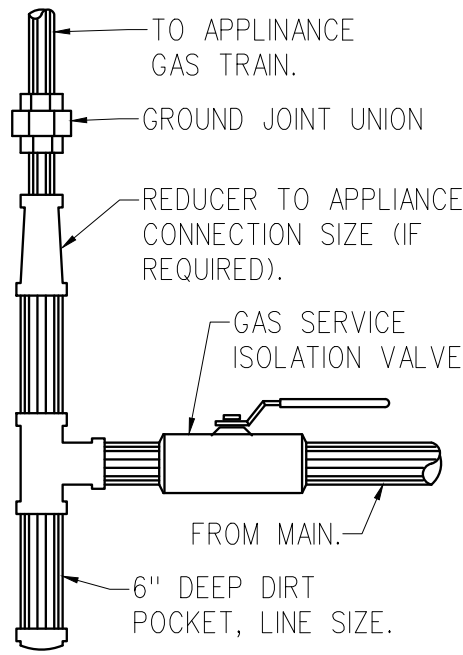




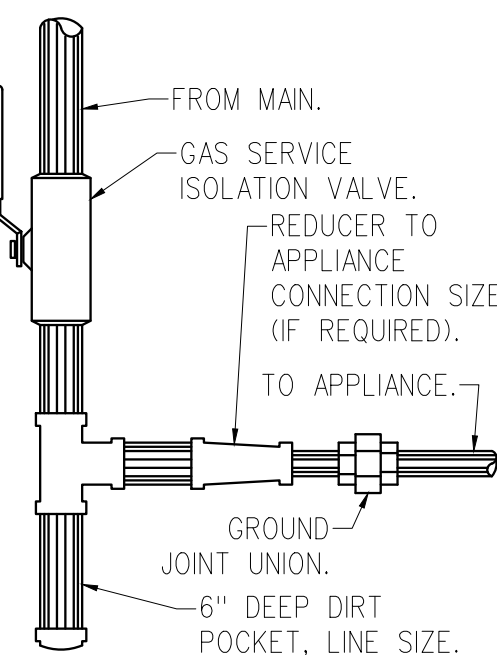
CLEARANCES AT ELECTRICAL PANELS
NTS



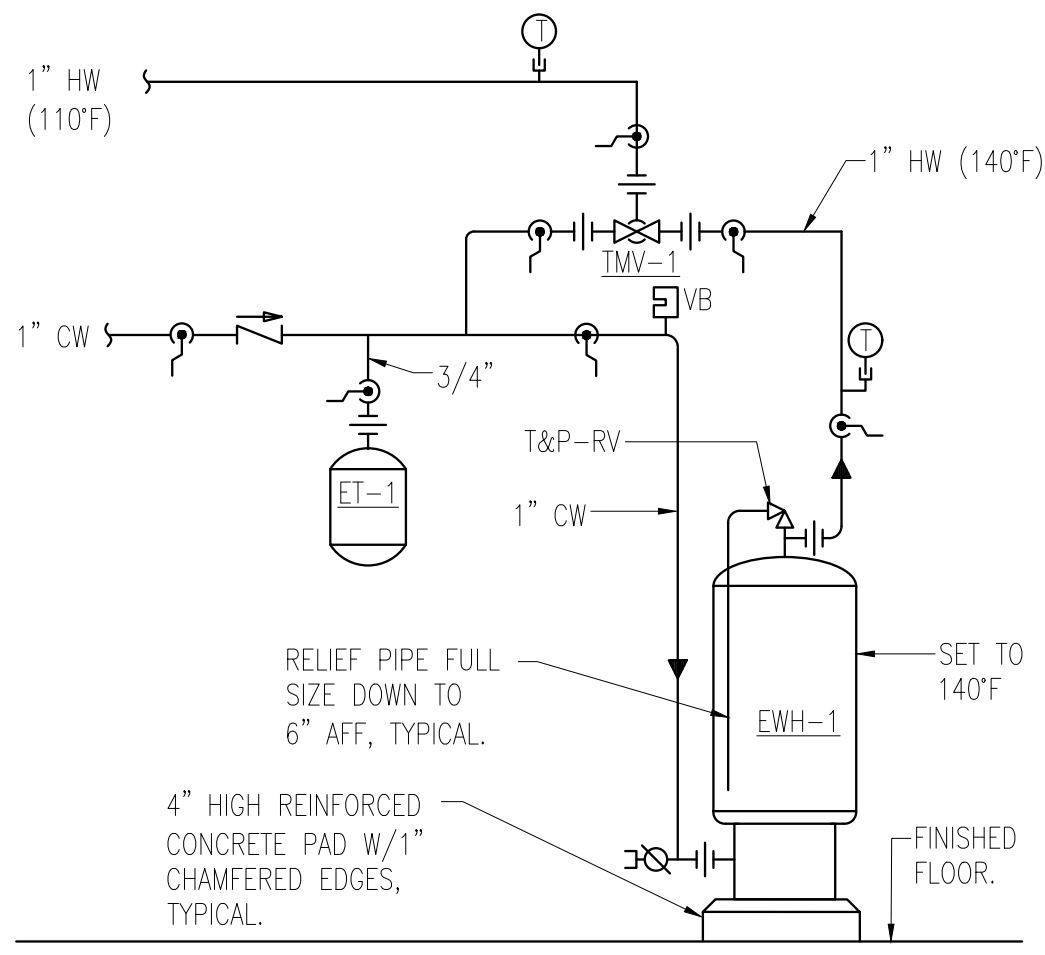
TRAP PRIMER CONNECTION DETAIL
NTS



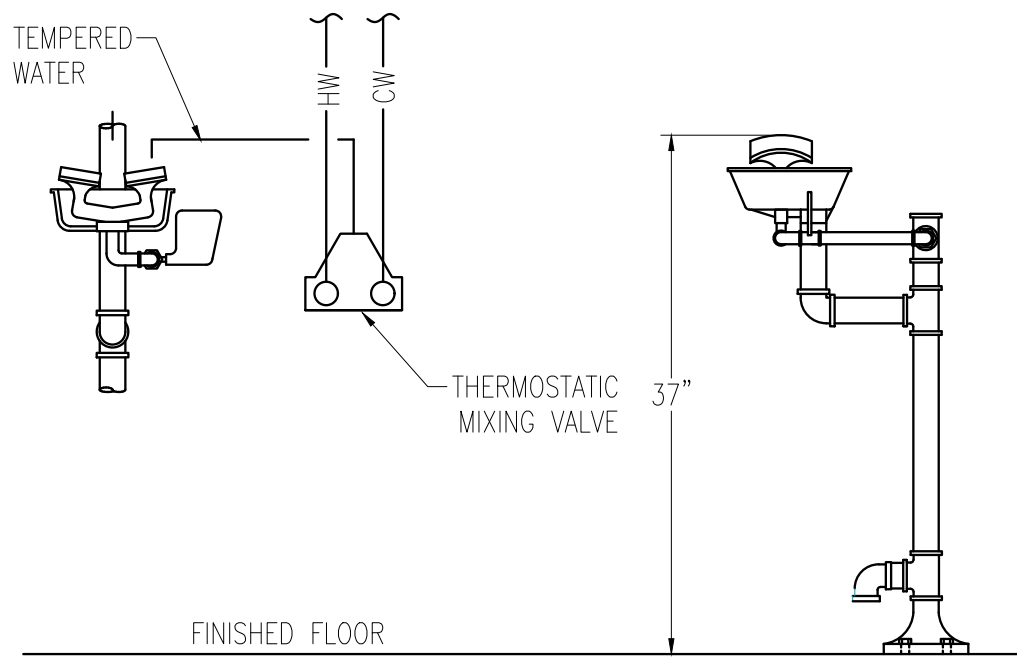
NOTE: APPLIANCES WITH REGULATORS: LOCATE PIPING SHOWN HEREIN UPSTREAM OF THE APPLIANCE REGULATOR. PROVIDE A TEST PLUG DOWNSTREAM OF THE APPLIANCE REGULATOR.
UPFEED GAS PIPING CONNECTION DETAIL
NTS



NOTE: APPLIANCES WITH REGULATORS: LOCATE PIPING SHOWN HEREIN UPSTREAM OF THE APPLIANCE REGULATOR. PROVIDE A TEST PLUG DOWNSTREAM OF THE APPLIANCE REGULATOR.
DOWNFEED GAS PIPING CONNECTION DETAIL
NTS



DOMESTIC HOT WATER PIPING SCHEMATIC
NTS



EMERGENCY EYEWASH DETAIL
NTS

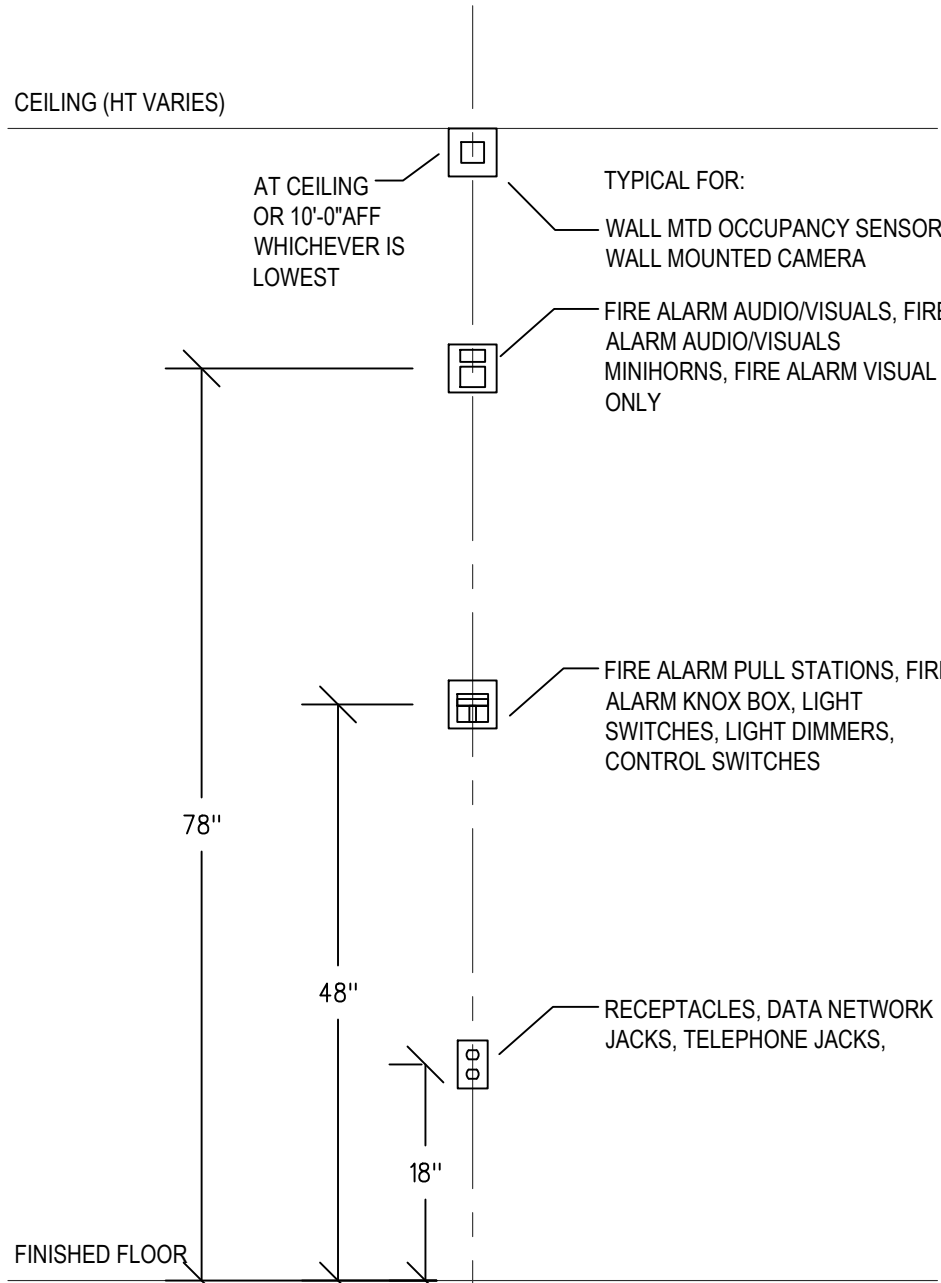
MECHANICAL AND PLUMBING SYMBOLS AND ABBREVIATIONS LEGEND

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

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	ABBREVIATION	DESCRIPTION	ABBREVIATION	DESCRIPTION	ABBREVIATION	DESCRIPTION	ABBREVIATION	DESCRIPTION
	COMPRESSED AIR PIPING (CA)		BACKFLOW PREVENTER (BFP)		PRESSURE GAGE WITH GAGE COCK	AAV	AUTOMATIC AIR VENT	EAT	ENTERING AIR TEMPERATURE	HWS/R	HOT WATER SUPPLY AND RETURN	RLA	RUNNING LOAD AMPS
	CONDENSATE DRAIN PIPING (C)		CHECK VALVE		THERMOMETER IN WELL	AD	ACCESS DOOR	EDB	ENTERING DRY BULB	I-B-R	INSTITUTE OF BOILER AND	RPM	REVOLUTIONS PER MINUTE
	COOLING TOWER RETURN PIPING (CTR)		BALANCING VALVE (ADJUSTABLE)		WATER FLOW SWITCH	AFF	ABOVE FINISHED FLOOR	EDC-*	ELECTRIC DUCT COIL TAG	IN.	RADIATOR MANUFACTURERS	RPZ	REDUCED PRESSURE ZONE
	COOLING TOWER SUPPLY PIPING (CTS)		AUTOMATIC FLOW CONTROL VALVE		PRESSURE SWITCH OR SENSOR	AHU-*	AIR HANDLING UNIT TAG	EER	ENERGY EFFICIENCY RATIO	IN.	INCHES	RTU	ROOM TEMPERATURE SENSOR
	CHILLED WATER RETURN PIPING (CWR)		RELIEF VALVE (RV)		EMURSION TEMPERATURE SENSOR	AMS	AIRFLOW MONITORING STATION	EF-*	EXHAUST FAN TAG	L-*	LOUVER TAG	RV	RELIEF VALVE
	CHILLED WATER SUPPLY PIPING (CWS)		BALL VALVE		DUCT MOUNTED SMOKE DETECTOR	AMPS	AMPERES	EFF	EFFICIENCY	LAT	LEAVING AIR TEMPERATURE	RWL	RAINWATER LEADER
	FUEL OIL RETURN PIPING (FOR)		BALL VALVE		ROOM TEMPERATURE SENSOR	AP	ACCESS PANEL	ESP	EXTERNAL STATIC PRESSURE	LB	POUNDS	SA	SUPPLY AIR
	FUEL OIL SUPPLY PIPING (FOS)		3/4" BALL VALVE WITH 3/4" HOSE END		THERMOSTAT OR SENSOR ON WALL	APD	AIR PRESSURE DROP	ET-*	EXPANSION TANK TAG	LWS/R	LOOP WATER SUPPLY/RETURN	SAN	SANITARY (DRAIN & WASTE)
	GAS PIPING (G)		GATE VALVE		TSTAT OR SENSOR W/ TAMPERPROOF GUARD	AS-*	AIR SEPARATOR TAG	EWB	ENTERING WET BULB	LRA	LOCKED ROTOR AMPS	SD	SMOKE DAMPER
	HOT WATER RETURN PIPING (HWR)		PRESSURE REDUCING VALVE		MANUAL AIR VENT	ATC	AUTOMATIC TEMPERATURE CONTROL	EWH-*	ELECTRIC WATER HEATER TAG	LWCO	LOW WATER CUTOUT	SEER	SEASONAL ENERGY EFFICIENCY RATIO
	HOT WATER SUPPLY PIPING (HWS)		FUSIBLE VALVE		NOTE TAG (NUMBER)	BD-*	BYPASS DAMPER TAG	EWT	ENTERING WATER TEMPERATURE	LWT	LEAVING WATER TEMPERATURE	SF	SUPPLY FAN
	REFRIGERANT LIQUID PIPING (RL)		STRAINER W/BLOWDOWN BALL VALVE		AIR DEVICE TAG (LETTER) WITH CFM	BFP-*	BACKFLOW PREVENTER TAG	EXG	EXISTING	MAX	MAXIMUM	SP	STATIC PRESSURE
	REFRIGERANT GAS PIPING (RG)		2-WAY CONTROL VALVE		ROOM NUMBER	BHP	BRAKE HORSEPOWER	EXH	EXHAUST	MBH	THOUSANDS OF BTU PER HOUR	ΔT	TEMPERATURE DIFFERENTIAL
	SANITARY PIPING BELOW FLOOR (SAN)		SOLENOID VALVE		TURNING VANES	BTUH	BRITISH THERMAL UNITS PER HOUR	FC	FLEXIBLE CONNECTION	MCA	MINIMUM CIRCUIT AMPACITY	TEMP.	TEMPERATURE
	SANITARY PIPING ABOVE FLOOR (SAN)		3-WAY CONTROL VALVE		DUCT W/MANUAL DAMPER	CC-*	COOLING COIL TAG	FCO	FLOOR CLEANOUT	MIN	MINIMUM	TCP	TEMPERATURE CONTROL PANEL
	SANITARY VENT PIPING		3-WAY CONTROL VALVE (TOP VIEW)		DUCT W/FLEXIBLE CONNECTION (FC)	CRD	CEILING RADIATION DAMPER	FD	FIRE DAMPER	NC	NOISE CRITERION	TMV-*	THERMOSTATIC MIXING VALVE TAG
	RAINWATER LEADER ABOVE SLAB (RWL)		4-WAY CONTROL VALVE (TOP VIEW)		LAGGED DUCT	CFM	CUBIC FEET PER MINUTE	FD-*	FLOOR DRAIN TAG	NIC	NOT IN CONTRACT	TSP	TOTAL STATIC PRESSURE
	COLD WATER PIPING (CW)		2 BUTTERFLY VALVES W/SINGLE ACTUATOR		DUCT W/ACOUSTIC LINING	CO	CLEANOUT	FLA	FULL LOAD AMPS	NTS	NOT TO SCALE	TYP	TYPICAL
	HOT WATER PIPING (HW)		BUTTERFLY VALVE W/ACTUATOR		DUCT W/SQUARE-TO-ROUND TRANSITION	CP-*	CIRCULATING PUMP TAG	FPHB	FROST PROOF HOSE BIBB	OA	OUTSIDE AIR	UH-*	UNIT HEATER TAG
	RECIRCULATED HOT WATER PIPING (RHW)		TRIPLE-DUTY VALVE		FLEXIBLE DUCT	Cv	VALVE COEFFICIENT	FPM	FEET PER MINUTE	OB	OPPOSED BLADE DAMPER	VB	VACUUM BREAKER
	PIPE CAP		UNION		MOTOR OPERATED DAMPER	CW	COLD WATER	FSD	COMBINATION FIRE & SMOKE DAMPER	O.D.	OUTSIDE DIAMETER	VFD	VARIABLE FREQUENCY DRIVE
	DIRECTION OF FLUID FLOW		PIPE FLANGE		AIRFLOW OUT	DB	DRY BULB	FT	FEET	OED	OPEN ENDED DUCT	VTR	VENT THRU ROOF
	ELBOW UP		PUMP WITH FLANGES		AIRFLOW IN	dB RE	DECIBELS RELATIVE TO	GA	GAGE	OPD	OVERCURRENT PROTECTIVE DEVICE	V/PH/Hz	VOLTS/PHASES/HERTZ
	ELBOW DOWN		BASE MOUNTED PUMP		DIAMETER OR FLAT OVAL	DC	DOUBLE CHECK	GAL	GALLONS	P-*	PLUMBING FIXTURE TAG	WB	WET BULB
	PIPE TEE UP		CARTRIDGE TYPE INLINE PUMP		FIRE DAMPER	DCA	DOUBLE CHECK ATMOSPHERIC	GPH	GALLONS PER HOUR	PSIA	POUNDS PER SQUARE INCH ABSOLUTE	WCO	WALL CLEANOUT
	PIPE TEE DOWN		VERTICAL INLINE PUMP		ROUND OR FLAT OVAL DUCT DOWN	DEG F	DEGREES FAHRENHEIT	GPM	GALLONS PER MINUTE	PSIG	POUNDS PER SQUARE INCH GAGE	WG	WATER GAGE
	PIPE REDUCER		FLEXIBLE PIPE CONNECTION (FC)		ROUND OR FLAT OVAL DUCT UP	DIA	DIAMETER	HC-*	HEATING COIL TAG	PVC	POLYVINYL CHLORIDE (PIPE)	WPD	WATER PRESSURE DROP
	PIPE WITH GUIDE		RETURN GRILLE		SUPPLY DIFFUSER	DIW	DOWN IN WALL	HP	HORSEPOWER	RA	RETURN AIR	WTD	WATER TEMPERATURE DROP
	PIPE WITH ANCHOR		STEAM TRAP		RETURN GRILLE	DN	DOWN	HRV-*	HEAT RECOVERY VENTILATOR TAG	RD	ROOF DRAIN	W/	WITH
	BUTTERFLY VALVE		WATER HAMMER ARRESTOR		STEAM TRAP	EA	EXHAUST AIR	HW	HOT WATER	RHW	RECIRCULATED HOT WATER		
	OS & Y GATE VALVE		COUNTER BALANCE DAMPER		COUNTER BALANCE DAMPER								

GENERAL NOTES

- NOT ALL SYMBOLS INDICATED IN THE LEGEND APPEAR ON THE DRAWINGS. COORDINATE WORK ACCORDINGLY. COMPLY WITH SPECIFICATIONS AND NOTES BELOW AS APPLICABLE.
- ALL RECEPTACLES SHALL BE INSTALLED 18" AFF TO CENTERLINE OF BOX UNLESS NOTED OTHERWISE.
- MOUNT PANELS IN RESIDENTIAL SPACES SO NO CIRCUIT BREAKER HANDLE IS HIGHER THAN 44" AFF.
- ALL WIRING SHALL BE COPPER UNLESS DESIGNATED AS "AL" UNLESS OTHERWISE NOTED. ALL WIRING SHALL BE 2 #12 AWG AND 1 #12 EQUIPMENT GROUNDING CONDUCTOR. HOMERUNS FED FROM A 20A/1P, 120V CIRCUIT IN EXCESS OF 70' SHALL BE #10 AWG.
- CONNECT BATTERY BACKED EMERGENCY AND EXIT LIGHTING TO NEAREST LIGHTING CIRCUIT AHEAD OF ANY SWITCHING. CONNECT REMOTE HEADS WITH #10 AWG COPPER CONDUCTORS. AC EXIT FIXTURES SHALL BE CONNECTED TO NEAREST EMERGENCY CIRCUIT OR AS INDICATED.
- TEST ALL EMERGENCY LIGHTING UNITS FOR PROPER OPERATION OF LAMPS AND BATTERIES.
- SEE MECHANICAL PLAN FOR HVAC UNITS, PUMPS AND FANS CONTROLLED BY THERMOSTATS (PROVIDED BY ATC CONTRACTOR).
- FUSES AND OVERLOAD UNITS FOR MOTORS SHALL BE SIZED BASED ON ACTUAL MOTOR NAMEPLATE DATA AND IN ACCORDANCE WITH NEC. CIRCUIT BREAKERS FOR MOTORS ARE SUPPLIED AT MAX VALUE PER NEC (2.5 x FLA). SIZE IN THE FIELD IN ACCORDANCE WITH MFGR RECOMMENDATION.
- ALL WORK SHALL COMPLY WITH NFPA70, NFPA72, NFPA101 & ALL FEDERAL, STATE & LOCAL REGULATIONS.
- ALL PENETRATIONS THROUGH FLOORS, RATED WALLS AND PARTITIONS SHALL BE SEALED WITH UL APPROVED FIRE SEALANT MATERIAL TO MAINTAIN FIRE RATING FOR THE SEPARATION.
- ALL ENCLOSURES, CONDUIT BODIES AND THEIR COVERS CONTAINING FIRE ALARM SYSTEM CONDUCTORS SHALL BE PAINTED RED.
- AN EQUIPMENT GROUNDING CONDUCTOR SHALL BE INSTALLED WITH ALL FEEDERS AND BRANCH CIRCUITS. SIZE IN ACCORDANCE WITH NFPA 70 ARTICLE 250.
- COORDINATE INSTALLATION OF VOICE/DATA OUTLETS WITH OWNER, MIS OR COMMUNICATIONS CONTRACTOR.
- LOCATE DISCONNECTS AT EQUIPMENT AS REQUIRED BY MANUFACTURER. LOCATIONS ON DRAWINGS ARE APPROXIMATE.
- PROVIDE RISER OR PLENUM RATED CABLES ABOVE SUSPENDED CEILINGS.
- THE CONTRACTOR SHALL SET ALL ELECTRONIC BREAKERS TO SPECIFIED TRIP SETTINGS BEFORE ENERGIZING EQUIPMENT.
- PROVIDE EXPANSION FITTINGS FOR ALL UNDERGROUND RACEWAYS ENTERING ENCLOSURES ATTACHED TO FIXED STRUCTURES.
- OUTDOOR RECEPTACLE COVERS SHALL COMPLY WITH NFPA 70 - ARTICLE 406.9.
- ALL CONDUCTOR INSULATION FOR BUILDING WIRE SHALL BE THWN/THHN UNLESS NOTED OTHERWISE.
- PROVIDE LABEL ON SERVICE EQUIPMENT INDICATING AVAILABLE SHORT CIRCUIT CURRENT OBTAIN VALUES FROM ENGINEER.
- PROVIDE ARC FAULT LABELS PER NFPA 70-ARTICLE 110.24
- OUTLETS INSTALLED IN FIRE RATED WALLS BACK TO BACK SHALL BE SEPARATED BY 24" MINIMUM OR BE PROTECTED WITH "PUTTY PADS" PER 2009 INTERNATIONAL BUILDING CODE SECTION 713.3.2
- PROVIDE AIR VAPOR BARRIER BOXES FOR WIRING DEVICES IN EXTERIOR WALLS AND INTERIOR SOUND CONTROL WALLS BETWEEN RESIDENT ROOMS. INSTALL PER MANUFACTURER'S INSTRUCTIONS. PROVIDE LESSCO MODEL NUMBER: VAPORBOX.
- MINIMUM WIRE SIZE ON ALL BRANCH CIRCUITS SHALL BE #12.



- NOTES:
- DEVICES SHALL BE MOUNTED AT ELEVATIONS INDICATED ABOVE UNLESS SPECIFICALLY NOTED OTHERWISE ON PLANS, IN SYMBOLS SCHEDULE OR DIRECTED BY ARCHITECT.
 - WIRING DEVICES (DATA NETWORK JACKS, RECEPTACLES, ETC.) SHOWN SIDE BY SIDE ELECTRICAL PLANS SHALL BE MOUNTED IN A SINGLE BOX AND FACEPLATE.
 - LIGHTING SWITCHES AND DIMMERS SHOWN SIDE BY SIDE ON ELECTRICAL PLANS SHALL BE MOUNTED IN A SINGLE BOX AND FACEPLATE.
 - LOCATIONS OF ELECTRICAL DEVICES AND LIGHTING SWITCHES/DIMMERS ARE SHOWN SCHEMATICALLY ON ELECTRICAL PLANS. ALIGN DEVICES SHOWN ADJACENT TO ONE ANOTHER ON ELECTRICAL PLANS VERTICALLY AS SHOWN ABOVE.
 - MOUNTING HEIGHTS INDICATED ARE TO CENTERLINE OF DEVICE.

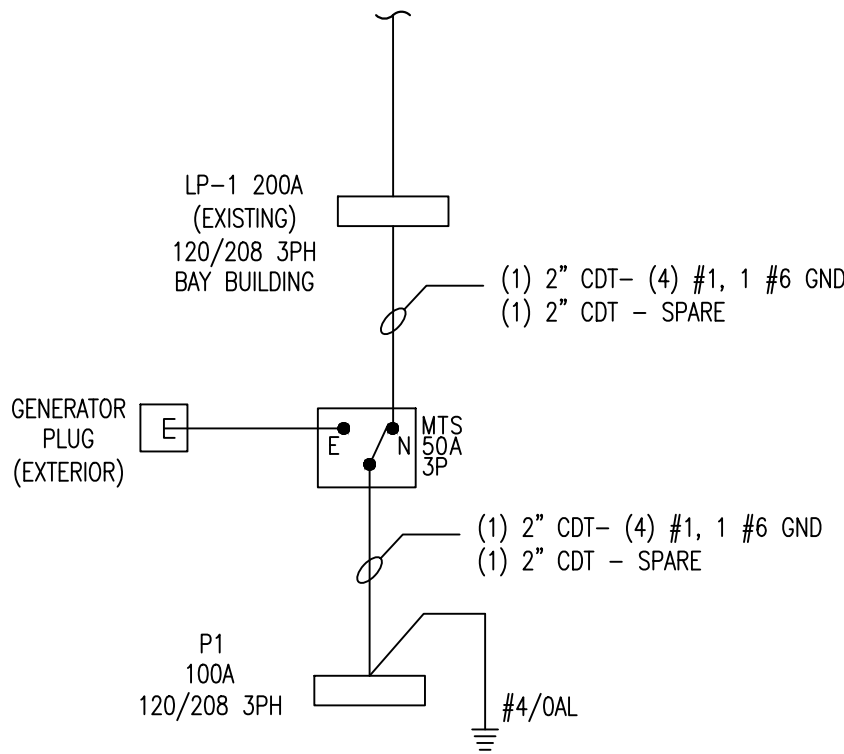
1
E0.0

DEVICE ALIGNMENT DETAIL

SCALE: NONE

ABBREVIATIONS

A	AMP	LP	LIGHTING PANELBOARD
AC	ALTERNATING CURRENT, ABOVE COUNTER	LTG	LIGHTING
ADA	AMERICANS WITH DISABILITIES ACT	LSIG	LONG TIME, SHORT TIME, INSTANTANEOUS, GROUND FAULT CIRCUIT BREAKER TRIP FUNCTIONS AS INDICATED
AF	AMP FRAME		
AFCI	ARC FAULT CIRCUIT INTERRUPTER	MCC	MOTOR CONTROL CENTER
AFF	ABOVE FINISHED FLOOR	MCCB	MOLDED CASE CIRCUIT BREAKER
AFG	ABOVE FINISHED GRADE	MCB	MAIN CIRCUIT BREAKER
AIG	AMPERES INTERRUPTING CAPACITY	MDP	MAIN DISTRIBUTION PANEL
AL	ALUMINUM	MH	MANHOLE
AT	AMP TRIP	MLO	MAIN LUGS ONLY
ATC	AUTOMATIC TEMPERATURE CONTROL	MTS	MANUAL TRANSFER SWITCH
ATS	AUTOMATIC TRANSFER SWITCH	NC	NORMALLY CLOSED OF NURSE CALL
AWG	AMERICAN WIRE GAUGE	NEC	NATIONAL ELECTRICAL CODE
BLDG	BUILDING	NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
C	CONDUIT	NL	NIGHT LIGHT
CB	CIRCUIT BREAKER	NO	NORMALLY OPEN
CI	CAST IRON	NO.	NUMBER
CKT	CIRCUIT	OL	OVERLOAD
CL	CENTERLINE	P	POLE
CMP	CENTRAL MAINE POWER (ELECTRIC UTILITY)	PA	PUBLIC ADDRESS
CMU	CONCRETE MASONRY UNIT	PB	PUSH BUTTON
CT	CURRENT TRANSFORMER	PF	POWER FACTOR
CONC	CONCRETE	PH	PHASE
CS	CARBON STEEL	PNL	PANEL
CU	COPPER	TP1-2	TELE/POWER POLE - POLE & CIRCUIT NUMBER AS INDICATED
CUH	CABINET UNIT HEATER	PSNH	PUBLIC SERVICE OF NEW HAMPSHIRE (ELECTRIC UTILITY)
DL	DAMP LOCATION	PT	POTENTIAL TRANSFORMER
EC	ELECTRICAL CONTRACTOR	PVC	POLYVINYL CHLORIDE
EF	EXHAUST FAN	RL	ELECTRICAL EQUIPMENT TO BE RELOCATED
ER	EXISTING REMAINS IN PLACE	RM	ELECTRICAL EQUIPMENT TO REMAIN
ERL	EXISTING RELOCATE	RSC	RIGID STEEL CONDUIT
ERM	EXISTING REMOVE	RTU	ROOF TOP UNIT
EUH	ELECTRIC UNIT HEATER	RV	ELECTRICAL EQUIPMENT TO REMOVE
EW	ELECTRICAL WATER HEATER	RVNR	REDUCED VOLTAGE, NON-REVESING
FACP	FIRE ALARM CONTROL PANEL	SB	SMART BOARD
FAPS	FIRE ALARM PULL STATION	SF	SUPPLY FAN
FRP	FIBER REINFORCED PLASTIC	SLD	SINGLE LINE DIAGRAM
FVNR	FULL VOLTAGE, NON-REVERSING	SM	MANUAL MOTOR STARTER SWITCH WITH THERMAL OVERLOAD DEVICE, FURNISHED WITH UNIT
FWU	FURNISHED WITH UNIT		
DC	DIRECT CURRENT	SS	SOLID STATE
GFI	GROUND FAULT INTERRUPTER	SWBD-1	SWITCHBOARD NUMBER AS DESIGNATED
GND	GROUND	TC	TIME CLOCK
GUI	GAS UNIT HEATER	TS	TRANSFER SWITCH
HOA	HAND-OFF-AUTOMATIC	T&B	TOP AND BOTTOM
HP	HORSEPOWER	TYP	TYPICAL
HPS	HIGH PRESSURE SODIUM	UG	UNDERGROUND
HZ	HERTZ	V	VOLT
ICB	INSULATED CASE CIRCUIT BREAKER	VA	VOLT-AMPERE
JB	JUNCTION BOX	VFD	VARIABLE FREQUENCY DRIVE
KAIC	THOUSAND AMP INTERRUPTING CAPACITY	W	WATT
KMIL	THOUSAND CIRCULAR MIL	W/	WITH
KV	THOUSAND VOLTS	WP	WEATHERPROOF
KVA	THOUSAND VOLT-AMPS	XFMR	TRANSFORMER
KW	THOUSAND WATTS (KILOWATT)	XP	EXPLOSION PROOF
LCP	LATERAL CONTROL PIT	3PH	THREE PHASE
LED	LIGHT EMITTING DIODE	4W	FOUR WIRE
		3W	THREE WIRE



2
E0.0

ONE-LINE DIAGRAM

SCALE: NONE

SYMBOL LEGEND

POWER SYMBOLS

- ELECTRICAL PANELBOARD, SEE DRAWING FOR DETAILS
- CONTROL PANEL, SEE DRAWING FOR DETAILS
- JUNCTION BOX
OH = OVERHEAD DOOR
- TAMPER-PROOF, DUPLEX RECEPTACLE, 20A, 125V, SPEC GRADE, GROUNDING TYPE, FLUSH MOUNTED IN FLOOR, PROVIDED W/MATCHING FACEPLATE,
- TAMPER-PROOF, DUPLEX RECEPTACLE, 20A, 208V, SPEC GRADE, GROUNDING TYPE, SURFACE MOUNTED ON UNISTRUT FOR FUTURE GROW LIGHTS
- ARC-FAULT RATED, TAMPER-PROOF, DUPLEX RECEPTACLE, 20A, 125V, SPEC GRADE, GROUNDING TYPE, FLUSH MOUNTED, PROVIDED W/MATCHING FACEPLATE,
DW = DISHWASHER
GD = GARBAGE DISPOSAL
- ARC-FAULT RATED, GFCI RATED, TAMPER-PROOF, DUPLEX RECEPTACLE 20A, 125V, SPEC GRADE, GROUNDING TYPE, FLUSH MOUNTED, PROVIDED W/MATCHING FACEPLATE
AC = MOUNTED W/IN 6" OF COUNTERTOP
WP = WEATHERPROOF RECEPTACLE W/IN AN IN-USE WEATHER-PROOF COVER

- DISCONNECT SWITCH, SIZE AND NUMBER OF POLES AS INDICATED ON DRAWING. PROVIDED BY EC UNLESS NOTED OTHERWISE. PROVIDE FUSES WHERE RECOMMENDED BY MANUFACTURER.

TELECOMMUNICATIONS SYMBOLS

- TELECOM DUAL JACK W/CAT 6 CABLE RUN BACK TO LOW VOLTAGE WIRING BOX WITHIN UNIT CLOSET. MOUNT 18" AFF UNLESS OTHERWISE NOTED
- WIFI ROUTER CONNECTION, TELECOM JACK W/CAT 6 CABLE RUN BACK TO TBB, MOUNT ABOVE CEILING OR AT 12" BELOW CEILING AS DIRECTED BY ARCHITECT
- LOW VOLTAGE WIRING BOX W/IN UNIT
- POE CAMERA LOCATION. PROVIDE CAT 6 CABLE AND CDT PUNCHED DOWN AND READY FOR FENDOR TO INSTALL CAMERA. RUN CAT 6 CABLE BACK TO CLOSEST NETWORK SERVER RACK.

LIGHTING SYMBOLS

- LIGHTING FIXTURES, LETTERS DENOTE TYPE PER LIGHTING FIXTURE SCHEDULE.
- SELF-CONTAINED EMERGENCY LIGHT W/2 HEADS DUAL-LITE (LED) MODEL LZ25NI-03L, 25 WATTS FOR 90 MINUTES, COLOR BY ARCHITECT
- EXIT/ EMERGENCY LIGHT COMBO, DUAL-LITE No EVCU-R-04-I OR APPROVED EQUAL COLOR BY ARCHITECT

LIGHTING CONTROL SYMBOLS

- CEILING MOUNTED DUAL TECHNOLOGY MOTION SENSOR (WATTSTOPPER OR EQUAL) PROVIDE POWER PACKS, SENSORS AND RELAYS NEEDED TO CONTROL CIRCUITS IN SPACES INDICATED. DEVICES SHALL PROVIDE FULL COVERAGE IN AREAS INSTALLED. DT INDICATES DUAL TECHNOLOGY PIR INDICATED PASSIVE INFRARED TECHNOLOGY
- SINGLE POLE SWITCH, 120V, 20A, SPEC GRADE, GROUNDING TYPE, MOUNT 48" AFF, 3=3-WAY, 4=4-WAY, LOWER CASE LETTER INDICATES FIXTURE OR CONTROLLED LOAD.
- SINGLE POLE DIMMER SWITCH, 120V, 20A, SPEC GRADE, GROUNDING TYPE, MOUNT 48" AFF, 3=3-WAY, 4=4-WAY, LOWER CASE LETTER INDICATES FIXTURE OR CONTROLLED LOAD.

WIRING SYMBOLS

- RACEWAY & WIRING OR MC CABLE RUN CONCEALED IN WALLS/CEILINGS
 - RACEWAY & WIRING RUN EXPOSED
 - RACEWAY & WIRING RUN CONCEALED UNDER FLOOR OR BURIED 30" BELOW FINISH GRADE
 - HOME RUN TO PANEL, WITH PANEL AND CIRCUIT NUMBER
- BRANCH CIRCUIT WIRING SHALL CONSIST OF (1)1/2"-2#12AWG+1#12GND UNLESS OTHERWISE NOTED. (*)ASTERISK DENOTED #10AWG FOR ALL CIRCUITS CONTAINED IN HOME RUN. (**)DOUBLE ASTERISK DENOTES (1)3/4"-2#8AWG+1#10GND.
- PROVIDE EQUIPMENT GROUNDS IN ACCORDANCE WITH NFPA 70, ARTICLE 250.

LIGHT FIXTURE SCHEDULE

TYPE	MANUFACTURER AND MODEL NUMBER	LAMP INFO	REMARKS
A	BEACON LIGHTING QSP1-24L-25-3K7-3-277-PSS-SCP	25W/3000K/ 2640 LUMENS	EXTERIOR SURFACE MOUNT WALL PACK FIXTURE TYPE 3 DISTRIBUTION, ZERO UPLIGHT, DARK-SKY COMPLIANT, OCCUPANCY SENSOR AND INTEGRAL BATTERY BACKUP, FINISH: PLATINUM SILVER SMOOTH.
B	COOPER LIGHTING SL-4"	6W/1,000K/ 500 LUMENS	SURFACE MOUNTED LINEAR SIGN LIGHT. EXTRUDED ALUMINUM HOUSING, ACRYLIC SHIELDING, UNIVERSAL VOLTAGE REMOTE DRIVER (TO BE INSTALLED INDOORS), IRET LOCATION RATED.
G	CURRENT LIGHTING GEHE-V-XXX-4-X-N-2	VARES	SURFACE MOUNTED HORTICULTURE GROW LIGHT. CONTRACTOR TO COORDINATE WITH OWNER ON LIGHT SPEC-TRUM SELECTION. CONTRACTOR TO COORDINATE PLUG TYPE AND MOUNTING.
L	COLUMBIA LIGHTING MP58-350W/GW/EU+ CM48SCF3-KIT	36.2W/35500K/ 5146 LUMENS	PENDANT MOUNT 8" LINEAR UTILITY LIGHT. CODE GAUGE STEEL HOUSING, FROSTED LENS. FOR PENDANT MOUNTED PURCHASE WITH ACCESSORY CM48SCF3-KIT FOR 48" ADJUSTABLE CABLE MOUNTING KIT.
L1	COLUMBIA LIGHTING W3B4-35WV-SFA-ED-U	23W/3500K/ 3171 LUMENS	SURFACE MOUNT ON WALL 4" LINEAR UTILITY LIGHT. EXTRUDED ALUMINUM HOUSING, WITH THERMOPLASTIC ALUMINUM ENDOCAPS. FROSTED WRAPPED ACRYLIC LENS. FINISH: WHITE

PANEL P1 120/208 3PH 4W 100 AMP MCB NEMA TYPE 1 (SURFACE)															
CKT #	LOAD DESCRIPTION	AT	P	CA	DF	DA	VA	CKT #	LOAD DESCRIPTION	AT	P	CA	DF	DA	VA
1		30	3	25	0.50	13	1501	2	GROW LIGHTS	20	2	16	1.00	16	1921
3	SPARE						1501	4							1921
5							1501	6	GROW LIGHTS	20	2	16	1.00	16	1921
7	GROW LIGHTS	20	2	16	1.00	16	1921	8							1921
9							1921	10	PRODUCTION RECEPTACLES	20	1	6	1.00	6	721
11							1921	12	PRODUCTION RECEPTACLES	20	1	6	1.00	6	721
13	GROW LIGHTS	20	2	16	1.00	16	1921	14	PRODUCTION RECEPTACLES	20	1	6	1.00	6	721
15	IT RECEPTACLE	20	1	3	1.00	3	360	16	NUTRIENT TANK RECEPTACLES	20	1	3	1.00	3	360
17	CURTAIN MOTORS	20	1	4	1.00	4	480	18	SINK RECEPTACLES	20	1	3	1.00	3	360
19	WALL VENT MOTORS	20	1	4	1.00	4	480	20	GENERAL RECEPTACLES	20	1	4	1.00	4	480
21	GENERAL LIGHTING	20	1	6	1.00	6	721	22	IT EQUIPMENT RECEPTACLES	20	1	4	1.00	4	480
23	ROOF VENT MOTOR	20	1	5	1.00	5	600	24	GENERAL LIGHTING	20	1	6	1.00	6	721
25	UH-1	15	1	5	1.00	5	648	26	EXTERIOR WALL PACKS	20	1	10	1.00	10	1201
27	CP-1 & CP-2	15	1	4	1.00	4	480	28	EXTERIOR SIGN LIGHT	20	1	10	1.00	10	1201
29	B-1	15	1	1.00	0	0		30	SPARE	20	1	1.00	0	0	
31	SPARE	15	1	1.00	0	0		32	SPARE	20	1	1.00	0	0	
33	SPARE	20	1	1.00	0	0		34	SPARE	20	1	1.00	0	0	
35	SPARE	20	1	1.00	0	0		36	SPARE	20	1	1.00	0	0	
37	SPARE	20	1	1.00	0	0		38	SPARE	20	1	1.00	0	0	
39	SPARE	20	1	1.00	0	0		40	SPARE	20	1	1.00	0	0	
41	SPARE	20	1	1.00	0	0		42	SPARE	20	1	1.00	0	0	

Panel Voltage	208
Total Demand KVA	30.61
Tot Demand Amps	84.97

AT - Amp Trip
P - Poles
A - Amps
CA - Connected Amperes
DF - Demand Factor (1 - 1)
DA - Demand Amperes
VA-VoltAmps
MLO - Main Lug Only
MCB - Main Circuit Breaker

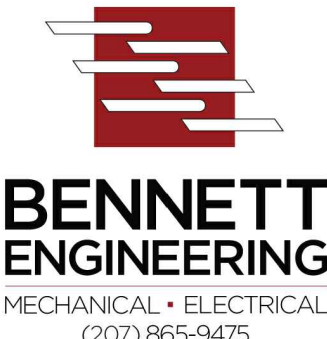


SOUTH
199 prospect street, suite A
portland, maine 04101

NORTH
22 balsam drive
Millinocket, maine 04462

PH: 207.347.5252 &
207.347.5253

arcadia@designworks.com



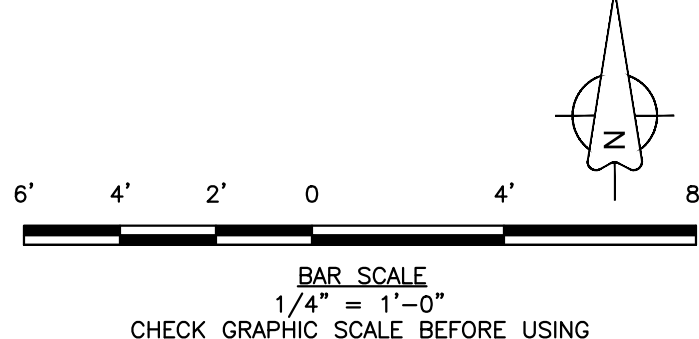
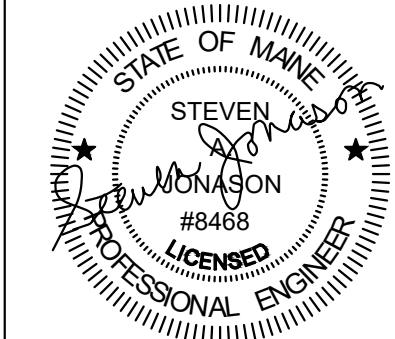
DESIGN DEVELOPMENT

REVISIONS:

HORTICULTURE GREENHOUSE

SOUTHERN MAINE COMMUNITY COLLEGE

SOUTH PORTLAND, MAINE



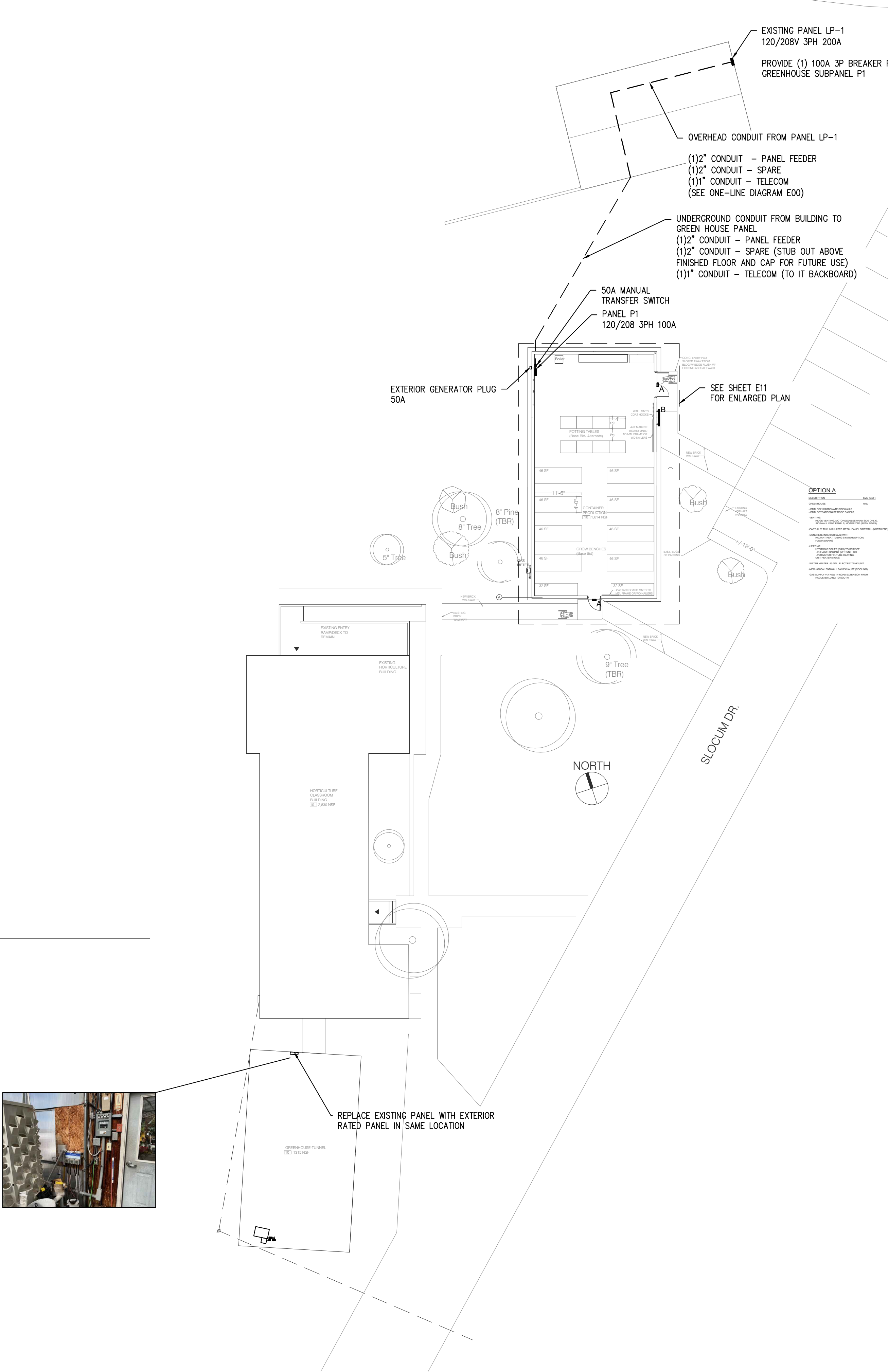
GENERAL NOTES AND DETAILS

E00

JUNE 24, 2025

GENERAL NOTES– SITE ELECTRICAL

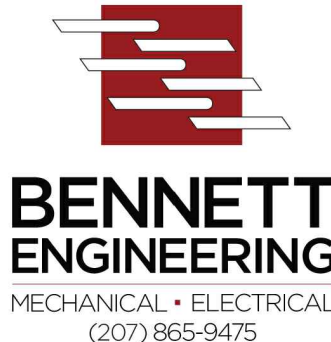
1. THE COMPLETE INSTALLATION SHALL CONFORM WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS, CODES AND ORDINANCES, INCLUDED BUT NOT LIMITED TO APPROVED EDITIONS OF THE FOLLOWING: NATIONAL ELECTRICAL SAFETY CODE (ANSI C2); NATIONAL ELECTRICAL CODE (NFPA 70); OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA) AND ALL AMENDMENTS THERETO. NOTHING CONTAINED IN THE DRAWINGS AND SPECIFICATIONS SHALL BE CONSTRUED TO CONFLICT WITH THESE LAWS, CODES, AND ORDINANCES, AND THEY ARE THEREBY INCLUDED IN THESE SPECIFICATIONS. OBTAIN PERMITS AND REQUEST INSPECTIONS FROM ALL AUTHORITIES HAVING JURISDICTION. COMPLY WITH ALL POWER, TELEPHONE, CABLE TELEVISION PROVIDER REGULATIONS AND STANDARDS.
2. THE FOLLOWING ELECTRICAL WORK SHALL BE PERFORMED UNDER THIS CONTRACT: UNDERGROUND CONDUIT, FITTINGS, AND ALL DEVICES. PROVISION OF UNDERGROUND CONDUIT AND WIRE TO SERVE NEW SUBPANEL IN NEW STRUCTURE;
3. PROVIDE UNDERGROUND ELECTRICAL WARNING TAPE: 6" WIDE PLASTIC TAPE, COLORED RED WITH SUITABLE LEGEND DESCRIBING BURIED ELECTRICAL LINES FOR ALL UNDERGROUND CONDUITS. LOCATE 6 INCHES BELOW FINISHED GRADE.
4. REFER TO CIVIL DRAWINGS FOR EXCAVATION AND BACKFILL OF ALL UNDERGROUND WORK.
5. EXISTING UTILITY LOCATIONS ARE APPROXIMATE AND SHALL BE FIELD VERIFIED. CONTRACTORS SHALL CONTACT DIG SAFE BEFORE BEGINNING ANY EXCAVATIONS.
6. UNDERGROUND CONDUIT SHALL BE SCHED 40 PVC, ABOVE GRADE CONDUIT SHALL BE RGS. ALL CONDUIT SWEEPS SHALL BE RGS LONG SWEEPS.
7. PROVIDE EXPANSION FITTINGS FOR ALL UNDERGROUND CONDUIT CONNECTED TO FIXED ABOVE GROUND STRUCTURES.
8. REFER TO ONE–LINE DIAGRAM FOR ADDITIONAL INFORMATION.



SOUTH
199 prospect street, suite A
portland, maine 04101

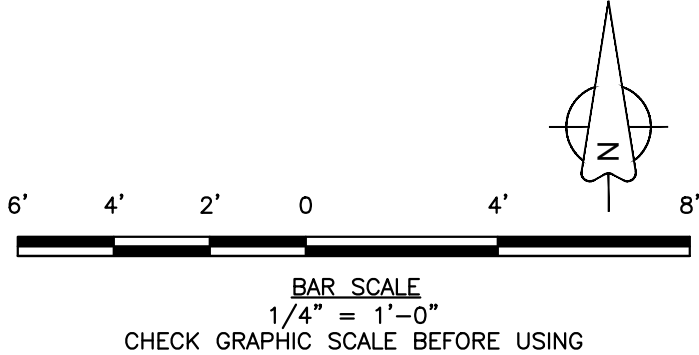
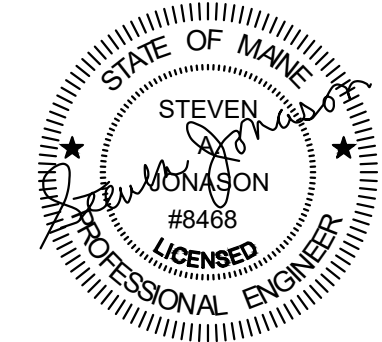
NORTH
22 balsam drive
Millinocket, maine 04462

PH: 207.347.5252 &
202.748.9900
arcadiadesignworks.com



DESIGN DEVELOPMENT
REVISIONS:

HORTICULTURE GREENHOUSE
SOUTHERN MAINE COMMUNITY COLLEGE
SOUTH PORTLAND, MAINE



ELECTRICAL SITE PLAN

MAY 05, 2025

E10



NEW
ASPHALT
WALKWAY

