

PLANNING BOARD

Tuesday, September 24, 2024 at 4:30 PM
Room 24 (Ground Level of City Hall) and
Zoom



MEMBERS

Brandon Mazer, Chair
Justin Barker, Vice Chair
Marpheen Chann
Sean Murphy
David Silk
Austin Smith
Maggie Stanley

The Planning Board invites the public to attend the meeting **in person or Zoom** pursuant to the Remote Meeting Policy adopted by the Planning Board. Prior to the meeting, please check the Agenda Center <https://www.portlandmaine.gov/602/Agendas-Minutes> to view memos and reports which will be posted by the end of the day on the Friday before the Planning Board meeting. To submit written public comment on an agenda item, email planningboard@portlandmaine.gov. Submissions must be received by 12:00 pm **the day before** the Planning Board meeting to guarantee their inclusion in the agenda packet. All submissions must include the commenter's name and legal address. To help ensure your comment is submitted for the correct item, please include the name of the agenda item (see below).

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AGENDA:

PUBLIC HEARING - 4:30 PM

1. **ROLL CALL AND DECLARATION OF QUORUM**
2. **COMMUNICATION AND REPORTS**
3. **REPORT OF ATTENDANCE**

September 10, 2024

Public Hearing

75 Northport Drive: Barker, Chann, Mazer, Murphy, Silk, and Smith present. Stanley absent.

482 Congress Street: Barker, Chann, Mazer, Murphy, Silk, Smith and Stanley present.

985 Forest Avenue: Barker, Chann, Mazer, Murphy, Silk, Smith and Stanley present.

245 Commercial Street: Barker, Chann, Mazer, Murphy, Silk, Smith and Stanley present.

September 17, 2024

Workshop

ReCode: Barker, Chann, Mazer, Murphy, Silk, Smith and Stanley present.

4. **REPORTS OF DECISIONS**

i. **September 10, 2024**

Impact Fee Modification; 75 Northport Drive; Northport Investments, LLC, Applicant. Barker motioned, and Silk seconded a motion to approve the impact fee modification. Vote 6-0 (Stanley absent). Barker motioned, and Silk seconded a motion to adopt the draft approval letter as the Planning Board's decision, and authorize the Board Chair to sign the approval letter as drafted. Vote 6-0 (Stanley absent).

Major Site Plan and Conditional Use; 482 Congress Street; Center Congress, LLC, Applicant. Barker motioned, and Silk seconded a motion to approve the conditional use application for inclusionary zoning. Vote 7-0. Barker motioned and Stanley seconded a motion to approve the major site plan application. Vote 7-0. Barker motioned, and Stanley seconded a motion to adopt the draft approval letter as amended as the Planning Board's decision, and authorize the Board Chair to sign the approval letter as drafted and amended. Vote 7-0.

Major Site Plan and Conditional Use; 985 Forest Avenue; AMK Investments, LLC, Applicant. Barker motioned, and Murphy seconded a motion to waive Technical Manual Standard 1.10.3 to reduce the two-way driveway aisle width from 24 feet to 14 feet. Vote 7-0. Barker motioned, and Murphy seconded a motion to waive Technical Manual Standard 4.5.2, which requires that vegetative buffer be planted between two unlike land-uses. Vote 7-0. Barker motioned, and Murphy seconded a motion to approve the conditional use application for inclusionary zoning. Vote 7-0. Barker motioned, and Murphy seconded a motion to approve the major site plan application. Vote 7-0. Barker motioned, and Murphy seconded a motion to adopt the amended draft approval letter as the Planning Board's decision, and authorize the Board Chair to sign the approval letter as drafted and amended. Vote 7-0.

Conditional Use; 245 Commercial Street; 245 Commercial, LLC, Applicant. Barker motioned, and Murphy seconded a motion to approve the conditional use application for hotel inclusionary zoning. Vote 7-0.

September 17, 2024: There were no public hearing items to report on.

5. NEW BUSINESS

- i. ReCode Portland Zoning Amendments, City of Portland, Applicant. **The Planning Board is postponing this item to a date certain of, Tuesday, October 8, 2024.**
- ii. Major Site Plan Amendment, 165 Lambert Street, Lambert Woods North, LLC, Applicant. The Planning Board will hold a hybrid public hearing where the Board will consider an amendment to application PL-002078-2022 related to the 162-unit multi-family housing development at 165 Lambert Street and 622 Auburn Street. This amendment increases the supply of off-street parking for the development by 27 parking spaces, revises the building design of buildings located on the 622 Auburn Street property, provides additional stormwater treatment and establishes a phasing plan for the development. The subject property totals 17.95 acres, and is zoned R-3 Residential. A project and plan summary are available for viewing on the city's CSS Portal (<https://css.portlandmaine.gov/>) by referencing Plan Number PL-002995-2024.

Planning and Urban Development

Kevin Kraft, AICP

Director



From: Kevin Kraft, Director, Planning & Urban Development

To: Chair Mazer and the Portland Planning Board

Date: 09/20/2024

Subject: ReCode Public Hearing – Tabling

The Planning Board will postpone the ReCode vote to a date certain of, Tuesday, October 8, 2024, due to the absence of two members at the September 24 meeting. Please note that no action on ReCode will be taken by the Planning Board on September 24, 2024.

622 Auburn Street; 165 Lambert Street
Major Site Plan Amendment
PL-002995-2024
Lambert Woods North, LLC, Applicant

Submitted to:	Portland Planning Board	Prepared By:	Sean King
Public Hearing Date:	September 24, 2024	Date:	September 20, 2024

I. INTRODUCTION AND PROPOSED AMENDMENT

Lambert Woods North, LLC has submitted a Major Site Plan Amendment application to amend the previous application (PL-002078-2022, CU-002083-2022) approved on February 28, 2023 (Report Attachment 1). The original site plan as approved would facilitate the construction of 162 residential units, with associated public right-of-way, site and landscape improvements on the property located at 165 Lambert Street and 622 Auburn Street, within the R-3 Residential zone and the North Deering neighborhood.

The amendment proposes the addition of 27 on-site parking spaces, accessed via a new driveway along the north side of Washington Ave, along with revisions to the stormwater treatment system, paving material, site lighting, landscaping and building design located at the 622 Auburn Street property. In addition, the amendment proposes a phasing plan to include the construction of Phase 1 at the 622 Auburn Street property with associated right-of-way improvements and Phase 2 at the 165 Lambert Street property with associated right-of-way improvements.

This application is considered a major amendment under subsection 14.14.3 as changes exceed the limited criteria for a minor amendment under subsection 14.14.2 that include substantial changes to access and circulation to the site and new waiver requests.

The Planning and Urban Development Department mailed 261 notices advertising this meeting to property owners within 500 feet of the site. A legal advertisement ran in the September 11 and 12, 2024 editions of the Portland Press Herald.

Applicant: Lambert Woods North, LLC
Engineer: Sam Lebel, Acorn Engineering
Architects: Phil Kaplan, Kaplan Thompson Architects
Landscape Architect: Nick Aceto, Aceto Landscape Architects

II. RIGHT, TITLE, & INTEREST

The City of Portland is currently under a purchase and sale agreement for the land at 622 Auburn Street in Portland, Maine, 165 Lambert Street in Portland, Maine & o Gray Street in Falmouth, Maine with Maine Cooperative Housing Partners LLC. The purchase and sale agreement demonstrates right-title &-interest to pursue development of the project as presented in this application.

The Applicant has submitted an assignment and assumption of Purchase and Sale Agreement for Lambert Woods North LLC and Preservation of Affordable Housing Inc. to acquire the land located at 622 Auburn Street in Portland, Maine and o Gray Road in Falmouth, Maine that assumes and accepts the Purchase

Agreement and all of Maine Cooperative Housing Partners LLC rights and obligations thereunder.
(Applicant Submittal B)

III. FINANCIAL & TECHNICAL CAPACITY

The applicant has submitted a letter of financial capacity to amend the financial institution as Maine State Housing Authority (“Maine Housing”) to finance the construction of 72 residential units of affordable rental housing for the property located at 622 Auburn Street in Portland, Maine & o Gray Street in Falmouth, Maine. The Applicant has submitted documentation from the Secretary of State stating Lambert Woods North LLC is in good standing.

IV. REQUIRED REVIEWS

The proposed amendment would increase the number of on-site parking spaces within Phase 1 of the development from 27 to 54, and would increase the amount of new impervious surface at 622 Auburn Street. The scope of the Planning Board’s review is limited to only those standards impacted by the amendment. Where not specifically referenced in the report, the associated Planning Board approval dated February 28, 2023 (PL-002078-2022) would remain applicable.

<i>Review</i>	<i>Applicable Standards</i>
Site Plan	Section 14.6
Inclusionary Zoning Conditional Use	Section 18.2.3

V. PROJECT DATA

Existing Zoning	R-3 Residential
Property Size	17.95 acres
Existing Use	Vacant Lot
Proposed Use	Planned Residential Unit Development (PRUD), Multi-family housing

	<i>Previously Approved (PL-002078-2022)</i>	<i>Proposed Amendment (PL-002995-2024)</i>	<i>Net Change</i>
Dwelling Units	162 Units	162 Units	No change
Building Footprint	48,496 SF	48,496 SF	No change
Building Floor Area	125,338 SF	125,338 SF	No change
Impervious Surface Area	112,810 SF	124,580 SF	+11,770 SF
Parking Spaces	65	92	+27 spaces
Bicycle Parking Spaces	64	64	No change
EV Charging Stations	13	18	+5

VI. CONDITIONAL USE INCLUSIONARY ZONING (IZ)

As required by Section 18.2.3 of the City’s Land Use Code, the City’s Inclusionary Zoning Ordinance, residential developments with ten or more units are required to provide a minimum of twenty-five percent of the dwelling units as Workforce Housing units for sale or for rent. The ordinance under Section 18.2.3 C (5) also requires the number of bedrooms in the units to be 10% of the total number of bedrooms in the development.

The proposed amendment maintains a total of 162 units as previously approved by the Planning Board to require a minimum of 40 workforce housing units located throughout the 165 Lambert and 622 Auburn properties. The applicant proposes to create **72** units low-income (affordable) housing units for rent at 60% AMI located at the 622 Auburn Street property as Phase 1. In addition, the Applicant continues to provide low-income (affordable) housing as a Cooperative for sale at 100% AMI for the remaining 90 units under obligation of the Purchase and Sale Agreement with the City.

VII. SITE PLAN REVIEW (Section 18.2.5)

The proposed development has been reviewed by staff for conformance with the relevant review standards of the City of Portland's Site Plan Ordinance, Section 14.6. Staff comments are below.

1. Transportation Standards (Section 14.6.1)

A. Impact on surrounding street systems

The proposed development is located off of Washington Avenue Extension, a major collector, which connects Auburn Street, a principal arterial, to the east with Lambert Street, a major collector, to the west.

The applicant proposes the expansion of the development area along the north side of Washington Avenue (622 Auburn Street parcel), to include a new driveway and off-street parking area with 27 additional parking spaces. The City's consulting Traffic Engineer has reviewed the application, and has found the design of the driveway to be acceptable, and notes that the increase in parking and addition of the new driveway will not substantially increase vehicle traffic or result in unsafe conditions.

Staff consider this standard to be met.

B. Access and circulation

The applicant has requested a waiver relevant to the additional parking lot with 27 parking spaces:

Technical Manual Section 1.10.3 – Two-way drive aisle in parking lot

The applicant is requesting to reduce the minimum drive aisle width from the required 24 feet to 22 feet, a two-foot reduction. Section 1.10.3 of the City's Technical Manual requires a minimum drive aisle width of 24 feet. The applicant has provided additional justification for waiving the standard explaining:

Based on the proposed land use, the residents' familiarity with the site, and a low rate of turnover, a width of 24' is not necessary to accommodate a functional parking lot. 22' allows for a reduction in impervious area.

The City's Consulting Traffic Engineer supports a waiver from the City's Technical standards for the parking lot aisle width (24 feet to 22 feet).

The applicant has requested a waiver relevant to the number of driveways allowed:

Technical Manual 1.5.1.A – Number of driveways

The applicant is requesting to provide (2) driveways at the south site and (2) driveways at the north site. Section 1.7.2.8 of the City's Technical Manual requires that no more than (2) driveways shall be permitted for ingress and egress purposes to any residential site with 10 or more parking spaces. The applicant has provided additional justification as a basis for waiving the standard explaining:

The waiver is being sought to provide access through the site for several parties including the Portland Fire Department, residents, the solid waste contractor, and mail services. Given the project contains nearly 3,000 feet of legal street frontage, three curb cuts represent a modest approach to provide the necessary access while complying with the various other site plan and NFPA standards. The number of curb cuts is also intended to help minimize vehicular traffic in the heart of the development mews where the space is intended to serve as active recreation at a pedestrian scale instead of a typical drive aisle. Additionally, one of the project lenders, Maine State Housing Authority is requiring a parking ratio of 0.75 be served on site as part of Phase 1 to access the satellite parking lot.

The City's Consulting Traffic Engineer supports a waiver to necessitate the additional driveway given that the site layout has been approved and substantial redesign of the site would be required to avoid the driveway for the new parking area.

The applicant has requested a waiver relevant to the extent of sidewalks along all frontages of the property:

Land Use Code Chapter 14.6.1.B.3 – Sidewalk

The applicant is requesting a waiver of the sidewalk requirement along a portion of the property's Lambert Street frontage, and has provided additional justification as a basis for waiving the standard, explaining:

In accordance with Land Use Code Chapter 14.6.1.B.3.a, the following two criteria are met that permit a waiver request:

- 1) There is no sidewalk in existence or expected within 1000 feet and the construction of sidewalks does not contribute to the development of pedestrian-oriented infrastructure. There is not an existing sidewalk within 1000 ft of the Lambert frontage.*
- 2) A safe alternative walking route is reasonably available, for example, by way of a sidewalk on the other side of the street that is lightly traveled. There is an existing sidewalk on the eastern side of Auburn Street along the project's frontage. Note that we recognize Auburn Street is not lightly traveled but as part of the project we are providing a robust bulbed-out crosswalk with RRFB to encourage a safe crossing that connects to the existing sidewalk.*

The Applicant strongly feels their contributions to public infrastructure, as listed in the comment response letter from 12/27, are already demonstrating their commitment to go above and beyond the status quo. Lastly, it should be noted that the amount of street frontage on Lambert Street owned by the Applicant is minimal and segmented in a noncontiguous manner as the abutting single-family homeowners own most of the Lambert frontage – please refer to the survey for more information. With this approach we request the right-of-way improvements on the Washington / Auburn, Washington / Lambert, and Auburn Street count towards the frontage requirement. We believe these improvements will be more beneficial to the public rather than segments of non-

continuous sidewalk where there either isn't a sidewalk within 1,000 ft, or is already an existing sidewalk. Please refer to the comment response letter from 12/27 and 1/31 for additional information.

The applicant is required to include sidewalk along the Lambert Street property frontage, noting that the Planning Board approved with conditions a subdivision at 533 Summit to require sidewalks along Lambert Street that would be within 1,000 ft of the property at 165 Lambert Street. In addition, the Applicant proposes Phase 1 at 622 Auburn Street and upon completion a sidewalk on Washington Ave. Extension will be installed within 1,000 ft of Phase 2 at 165 Lambert Street. Given the continued expansion of sidewalk in the vicinity of the project site, staff are not supportive of the requested waiver, and have drafted a condition of approval for the Board's consideration, to require that new sidewalk be constructed along the entirety of the project's Lambert Street frontage.

Staff consider this standard to be met, subject to the requested waivers of City requirements, and subject to the provision of a new public sidewalk along Lambert Street.

C. Public transit access

The amendment does not impact the previously approved plans.

Staff consider this standard to be met.

D. Parking

The City's Consulting Traffic Engineer finds the parking supply increase to be reasonable as application anticipates minimal increases to traffic. The project will continue to provide less than 1 parking space per unit and the strategies specified in the TDM plan will continue to be an important part of managing parking demand for the project.

Staff consider this standard to be met.

E. Transportation demand management (TDM)

The applicant is requested to submit an amendment to the approved TDM plan to reflect the .75 parking space/unit ratio proposed as a condition of approval for review by the Planning Authority.

Staff consider this standard to be met, subject to a condition of approval requiring that the applicant update their TDM plan.

2. Environmental Quality Standards (Section 14.6.2)

A. Preservation of significant natural features

The amendment does not impact any existing wetlands to expand the development area for the new parking lot.

Staff consider this standard to be met.

B. Landscape preservation

The amendment expands the development area to further reduce the high density of existing trees at the 622 Auburn Street property. Staff observes that the amended plans maintain a minimum of 30% of existing trees 10" diameter breast height (DBH) or greater within the required setback area.

Staff consider this standard to be met.

C. Site landscaping and buffers

The amendment includes additional trees and plantings around the new parking lot area to appropriately screen the rear of Building N.3 and adjacent properties.

Staff consider this standard to be met.

D. Water quality/storm water management/erosion control

The amendment proposes to treat and detain the additional impervious area on private property with an underdrained subsurface sand filter; supplemented by two roof dripline filtration BMP's located below the roof eaves for Building C & F.

Water Resources staff from the Department of Public Works have found the revised stormwater management and erosion and sedimentation control plans and documents to comply with this standard and ME DEP Ch. 500 stormwater requirements.

3. Public Infrastructure and Community Safety Standards (Section 14.6.3)

A. Public safety and fire prevention

The amendment does not impact the previously approved plans.

Staff consider this standard to be met.

B. Availability and capacity of public utilities

The amendment does not impact the previously approved plans.

Staff consider this standard to be met.

4. Site Design Standards (Section 14.6.4)

A. Massing, ventilation, and wind impact

The amendment does not impact the previously approved plans.

Staff consider this standard to be met.

B. Shadows

The amendment does not impact the previously approved plans.

Staff consider this standard to be met.

C. Snow and ice loading

The applicant has indicated snow storage for the new parking lot that Staff finds acceptable.

Staff consider this standard to be met.

D. View corridors

Not applicable. There are no designated view corridors within the project vicinity.

Staff consider this standard to be met.

E. Historic resources

Not applicable. The proposed development is not located in or within 100 feet of a historic district or historic landmark.

Staff consider this standard to be met.

F. Exterior lighting

The applicant has submitted an updated lighting plan, demonstrating compliance with the City's site lighting requirements.

Staff consider this standard to be met.

G. Noise and vibration

The amendment does not impact the previously approved plans.

Staff consider this standard to be met.

H. Signage and wayfinding

No wayfinding signage is currently proposed, and only signage shown on plans is related to vehicular access.

Staff consider this standard to be met.

I. Zoning-related design standards

The amendment proposes several modifications to the approved architectural plans to amend the Rowhouse building type with the removal of Juliet balconies for operable casement windows and a single-sloped roof form at the building entry canopies. Additionally, the Community Flat building type proposes the removal of exterior decks at the upper floors, a reduction of the building entry canopy for a single-sloped roof form and adjustments to the exterior façade materials at the ground-level.

Staff finds the proposed architectural changes are consistent with the previously approved plans to maintain a design relationship to the site, internal design character and the provision for recreation and open space under the City's Design Manual for Planned Residential Unit Development (PRUD) in the R-3 residential zone.

VIII. PUBLIC COMMENT

No written public comment received.

IX. STAFF RECOMMENDATION

Subject to the proposed motions listed below, Planning Department staff recommends that the Planning Board find the major site plan amendment at for 622 Auburn Street and 165 Lambert Street to revise the approved plans to include the phasing plan, 27 additional parking spaces with one additional driveway, site and architectural plans meets the applicable standards of Portland's Land Use Code.

X. PROPOSED MOTIONS

A. WAIVERS

On the basis of the application, plans, reports and other information submitted by the applicant, findings and recommendations contained in the Planning Board Report for the public hearing held on September 24, 2024 for application # PL-002995-2024 relevant to the Site Plan Standards of the Land Use Code and Portland's Technical and Design Standards, and other regulations, and testimony presented at the Planning Board public hearing:

1. Curb and sidewalk along frontage

The Planning Board [**finds/does not find**] based upon the City's Public Works Review, that extraordinary conditions exist or undue hardship may result from strict compliance with Land Use Code Chapter 14.6.1.B.3) which states all development shall provide curb and sidewalks along all frontages, that substantial justice and the public interest are secured with the proposed variation in this standard, and that variation is consistent with the intent of the ordinance. The Planning Board [**waives/does not waive**] the Land Use Code Chapter 14.6.1.B.3 to not require installation of curb and sidewalk along Lambert Street frontage and reduce the required installation of curb and sidewalk along Auburn Street.

2. Number of driveways

The Planning Board [**finds/does not find**] based upon the Consulting Traffic Engineer's Review, that extraordinary conditions exist or undue hardship may result from strict compliance with Technical Manual Section 1.5.1.A) which states no more than two driveways shall be permitted for ingress and egress purposes to any residential site, that substantial justice and the public interest are secured with the proposed variation in this standard, and that variation is consistent with the intent of the standard. The Planning Board [**waives/does not waive**] the Technical Manual Section 1.5.1.A to allow for a total of four proposed driveways into the site, two driveway at the north development and two driveways at the south development.

3. Parking Lot Drive Aisle Width

The Planning Board [**finds/does not find**] based upon the Consulting Traffic Engineer's Review, that extraordinary conditions exist or undue hardship may result from strict compliance with Technical Manual Section 1.10.3) which requires parking lot layouts provide a minimum drive aisle of 24 feet, that substantial justice and the public interest are secured with the proposed variation in this standard, and that variation is consistent with the intent of the standard. The Planning Board [**waives/does not waive**] the Technical Manual Section 1.14.3 to allow a reduced drive aisle width of 22 feet.

B. SITE PLAN REVIEW

On the basis of the application, plans, reports and other information submitted by the applicant; findings and recommendations contained in the Planning Board Report for the public hearing on September 24, 2024 for application # PL-002995-2024 relevant to the site plan regulations; and the testimony presented at the Planning Board hearing, the Planning Board [**finds/does not find**] that the plan is in conformance with the site plan standards of the Land Use Code subject to the following conditions of approval:

PRIOR TO ISSUANCE OF THE BUILDING PERMIT

1. The applicant shall submit an updated site plan that includes new public sidewalk along all portions of the property's Lambert Street frontage, which shall be reviewed and approved by the Planning Authority and the Department of Public Works.

PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY

2. That the applicant shall provide updates to the approved Transportation Demand Management document to reflect the 27 additional parking lot at the 622 Auburn Street.

C. PLANNING BOARD DECISION

On the basis of the findings, conclusions and recommendations contained in the Planning Board report for the public hearing on September 24, 2024 related to application PL-002995-2024 for 622 Auburn Street and 165 Lambert Street, which is attached to the draft approval letter and incorporated therein, the Planning Board [**adopts/does not adopt**] the approval letter as drafted as the Planning Board's decision for application PL-002995-2024, and authorizes the Planning Board Chair to sign the approval letter as drafted.

XI. ATTACHMENTS

Report Attachments

- A1. Public works senior engineer on resubmitted materials
- A2. Traffic consultant review on resubmitted materials
- A3. Draft approval letter

Applicant's Submittal

- A. Cover letter
- B. Site Narrative
- C. Right, title and interest – Assignment and Assumption of Purchase and sale agreement
- D. Zoning assessment
- E. Waivers
- F. Financial capability
- G. Technical capability
- H. Conformity with land use ordinance
- I. Stormwater management report
- J. Lighting
- K. Architectural design narrative
- L. Utility cover letter
- M. Construction management plan

- N. Applicant comment response letter 6-17-2024
- O. Applicant comment response letter 8-26-2024
- P. Lambert Notice of Public Meeting Certification

Plans

1. Cover sheet and legend
2. General notes
3. Existing conditions plan
4. Construction management and erosion control plan - North
5. Construction management and erosion control plan - South
6. Overall site plan
7. Site plan – North
8. Site plan – South
9. Utility plan – North
10. Utility plan – South
11. Grading and drainage plan – North
12. Grading and drainage plan – South
13. Right of Way Phase 1 – Signage and geometry plan – STA 0+00 – 6+25
14. Right of Way Phase 1 - Grading and drainage plan – STA 0+00 – 6+25
15. Right of Way Phase 1 – Signage and geometry plan – STA 6+25 – 12+25
16. Right of Way Phase 1 - Grading and drainage plan – STA 6+25 – 12+25
17. Right of Way Phase 1 – Signage and geometry plan – STA 11+25 – 13+20
18. Right of Way Phase 1 - Grading and drainage plan – STA 11+25 – 13+20
19. Right of Way Phase 1 - Signage and geometry plan – Auburn intersection
20. Right of Way Phase 1 - Grading and drainage plan – Auburn intersection
21. Phase 2 – Lambert Street Sidewalk site and grading plan
22. Right of Way Phase 2 – Signage and geometry plan – STA 0+00 – 6+25
23. Right of Way Phase 2 - Grading and drainage plan – STA 0+00 – 6+25
24. Right of Way Phase 2 – Signage and geometry plan – STA 6+25 – 12+25
25. Right of Way Phase 2 - Grading and drainage plan – STA 6+25 – 12+25
26. Right of Way Phase 2 – Signage and geometry plan – STA 11+25 – 13+20
27. Right of Way Phase 2 - Grading and drainage plan – STA 11+25 – 13+20
28. Subdivision Plat
29. Site details – 1
30. Site details – 2
31. Site details – 3
32. Site details - 4
33. Utility details – 1
34. Utility details – 2
35. Utility details – 3
36. Drainage details – 1
37. Drainage details – 2
38. Drainage details – 3
39. Drainage details - 4
40. Erosion and sedimentation control notes
41. Erosion and sedimentation control details
42. Building A - Community flats Enlarged ground floor

43. Building A - Community flats Enlarged second floor
44. Building A - Community flats Enlarged third floor
45. Building A - Community flats elevations
46. Building A - Community flats enlarged elevations
47. Building B - Community flats Enlarged ground floor
48. Building B - Community flats Enlarged second floor
49. Building B - Community flats Enlarged third floor
50. Building B - Community flats elevations
51. Building B - Community flats enlarged elevations
52. Building C - 16 unit Rowhouse Enlarged ground floor - 1
53. Building C - 16 unit Rowhouse Enlarged ground floor - 2
54. Building C - 16 unit Rowhouse Enlarged second floor - 1
55. Building C - 16 unit Rowhouse Enlarged second floor - 2
56. Building C - 16 unit Rowhouse Enlarged third floor - 1
57. Building C - 16 unit Rowhouse Enlarged third floor - 2
58. Building C - 16 unit Rowhouse elevations
59. Building C - 16 unit Rowhouse enlarged elevations
60. Building D - 8 unit Rowhouse Enlarged ground floor
61. Building D - 8 unit Rowhouse Enlarged second floor
62. Building D - 8 unit Rowhouse Enlarged third floor
63. Building D - 8 unit Rowhouse elevations
64. Building D - 8 unit Rowhouse enlarged elevations
65. Building E - 12 unit Rowhouse Enlarged ground floor - 1
66. Building E - 12 unit Rowhouse Enlarged ground floor - 2
67. Building E - 12 unit Rowhouse Enlarged second floor - 1
68. Building E - 12 unit Rowhouse Enlarged second floor - 2
69. Building E - 12 unit Rowhouse Enlarged third floor - 1
70. Building E - 12 unit Rowhouse Enlarged third floor - 2
71. Building E - 12 unit Rowhouse elevations
72. Building E - 12 unit Rowhouse enlarged elevations
73. Building F - 16 unit Rowhouse Enlarged ground floor - 1
74. Building F - 16 unit Rowhouse Enlarged ground floor - 2
75. Building F - 16 unit Rowhouse Enlarged second floor - 1
76. Building F - 16 unit Rowhouse Enlarged second floor - 2
77. Building F - 16 unit Rowhouse Enlarged third floor - 1
78. Building F - 16 unit Rowhouse Enlarged third floor - 2
79. Building F - 16 unit Rowhouse elevations
80. Building F - 16 unit Rowhouse enlarged elevations
81. Landscape notes
82. Landscape Phase 1 Material plan
83. Landscape Phase 1 Layout plan
84. Landscape Phase 1 Layout Enlargement
85. Landscape Phase 1 Planting plan
86. Landscape Phase 2 Planting plan
87. Landscape Phase 1 ROW Planting plans
88. Landscape Phase 2 ROW Planting plans
89. Landscape site details - 1

- 90. Landscape planting details
- 91. Landscape site details – 2
- 92. Landscape site details – 3
- 93. Landscape site details – 4
- 94. Landscape site details – 5
- 95. Landscape site details – 6



Sean King <sking@portlandmaine.gov>

165 Lambert Street: PL-002995-2024 Question about Lambert sidewalk

Kristoffer DeVolder <kdevolder@portlandmaine.gov>

Wed, Sep 18, 2024 at 10:33 AM

To: Sean King <sking@portlandmaine.gov>

Cc: Justin Pellerin <jrp@portlandmaine.gov>

Hello Sean,

Below are some additional comments for this project.

- **PL-002995-2024 165 Lambert Street** Major Site Plan Amendment
 - Comments for Review
 - DPW Transportation
 - The plans should include callouts to protect the existing right of way monuments, specifically on right of way grading and drainage sheets and anywhere else applicable. Additionally, the 2 monuments that appear to fall in proposed sidewalks call for monument boxes to be installed in accordance with the city monument detail (and standard detail I-8 added to the planset).
 - If any monument needs to be cut down to facilitate installing a monument box then the re-marking the monument needs to be performed by a licensed surveyor and coordinated prior to disturbance or work in the area. If a monument needs to be moved then it needs to be coordinated with the DPW Surveying group.
 -
 - DPW Water Resources
 - No comments

On Fri, Sep 6, 2024 at 3:40 PM Sean King <sking@portlandmaine.gov> wrote:

Perfect, thanks for confirming. This has been added to the City Reviewer comment letter.

Sean King, PLA
 Urban Designer
 389 Congress Street, 4th Floor
 Portland, Maine 04101
 (207) 874-8901
sking@portlandmaine.gov
 (he/him/his)



On Fri, Sep 6, 2024 at 3:21 PM Kristoffer DeVolder <kdevolder@portlandmaine.gov> wrote:

Hello Sean,

DPW would still require the sidewalk to be extended along the property frontage, the future work that may occur here is not a valid reason to waive the sidewalk requirement.

Let me know if you have any questions.

Thank you,
 Kris

On Fri, Sep 6, 2024 at 3:17 PM Sean King <sking@portlandmaine.gov> wrote:

Hello Kris,

Just following up on the resubmitted plans and Applicant response letter regarding DPW's initial review and comments. Please let me know if you accept or can comment further at your earliest convenience.

Thank you, Sean

Sean King, PLA
Urban Designer
389 Congress Street, 4th Floor
Portland, Maine 04101
(207) 874-8901
sking@portlandmaine.gov
(he/him/his)



On Thu, Aug 29, 2024 at 10:53 AM Justin Pellerin <jrp@portlandmaine.gov> wrote:

Thanks.

So that Lambert culvert is on our list to assess and study options for potential upgrades.

I can't say with any certainty what the timeline would be for that process.

Any construction work would likely be a minimum of 2 years out at this point.

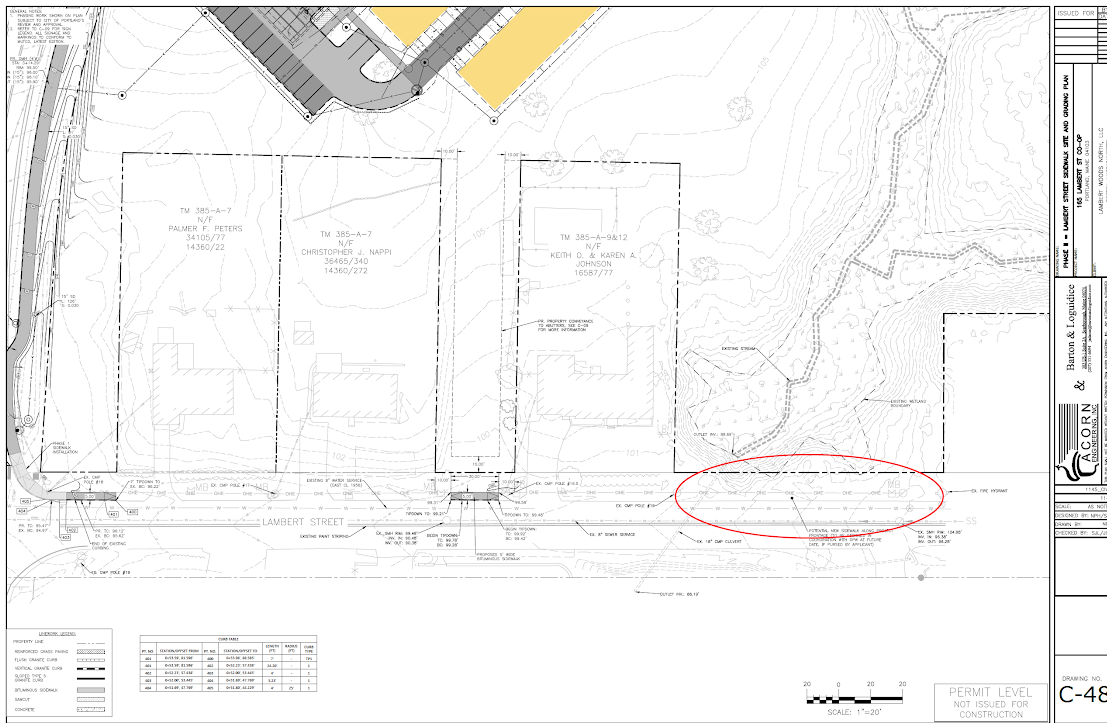
Hope that helps.
Justin Pellerin, P.E.
Senior Water Resources Engineer
Department of Public Works
jrp@portlandmaine.gov
207-874-8881



On Thu, Aug 29, 2024 at 10:50 AM Kristoffer DeVolder <kdevolder@portlandmaine.gov> wrote:

Hey Justin,

The Sidewalk is in this location circled in red.



Thank you,
Kris

On Thu, Aug 29, 2024 at 10:30 AM Justin Pellerin <jrp@portlandmaine.gov> wrote:

Hi Kris,

Can you clarify the limits of sidewalk extension on Lambert Street that we are requesting?

Justin Pellerin, P.E.

Senior Water Resources Engineer

Department of Public Works

jrp@portlandmaine.gov

207-874-8881



On Thu, Aug 29, 2024 at 10:27 AM Sean King <sking@portlandmaine.gov> wrote:

Hello Justin & Kris,

The Applicant has prepared a resubmission with responses to City review comments. One particular response requires some clarification, can you please share any knowledge or goals by Public Works that would prioritize work within the Lambert St right-of-way. See comment response below and attached letter for reference.

"Response – It is our understanding that the existing culvert along this stretch of the property line in question is anticipated to be replaced in the near future as its inadequacy has been well documented. Given the future improvements in this area in combination with the lack of sidewalk or proposed development along Lambert Street, it is the Applicant's opinion that extending the sidewalk along this stretch before the culvert is replaced is not good practice."

Thank you, Sean



Sean King <sking@portlandmaine.gov>

165 Lambert Street Amendment - Status Traffic Review Comment

Tom Errico <thomas.errico@tylin.com>

Fri, Sep 6, 2024 at 8:21 AM

To: Sean King <sking@portlandmaine.gov>

Cc: Jeremiah Bartlett <JBartlett@portlandmaine.gov>, Kristoffer DeVolder <kdevolder@portlandmaine.gov>

Hi Sean – I have reviewed the updated application materials and have the following status traffic review comments.

- The proposed amendment would not be expected to significantly change trip generation from the project and therefore no changes to traffic impacts are expected.

Status: I have no further comment.

- The project increases the parking supply on the north side of Washington Avenue Extension such that 0.75 parking spaces/unit are provided. I spoke with Don McGilvery of MaineHousing and he noted that they would like to provide 1.0 parking space per unit but would be willing to accept the proposed plan. He would not except a lower parking supply ratio. He did not reference supporting documentation/data other than to note the location would function like a suburban site, and his general experience with the tenant mix.

Status: Given the project location near the Falmouth town boundary, I find the parking supply increase to be reasonable. The project will continue to provide less than 1 parking space per unit and the strategies specified in the TDM plan will continue to be an important part of managing parking demand for the project.

- Based upon the changes the project will provide 0.75 parking spaces per unit on the north side and 0.53 parking spaces per unit will be provided on the south side. The previously approved TDM Plan established a target parking supply rate of 0.45 parking spaces per unit. The TDM Plan is also directed at the combined north/south sides from a trip/parking reduction strategy perspective. It would seem appropriate that the TDM Plan be revised to reflect current project details.

Status: Refer to Planning staff review comments for this item.

- I support a waiver from the City's Technical standards for the parking lot aisle width (24 feet to 22 feet).

Status: I have no further comment.

- The Waiver Table text for number of driveways should be corrected to note two (2) driveways on the north side. I do not agree with the justification for the waiver. The added driveway is the result of the added parking lot and therefore the applicant should note justification accordingly.

Status: The need for the third driveway on the north side is being necessitated by the added parking supply required by MaineHousing. Given that the site layout has been approved and substantial redesign of the site would be required to avoid the third driveway, I support a wavier from the city's technical standards. I would note that given that it is a small parking area I would not expect a significant amount of traffic entering and exiting the subject driveway and therefore do not expect any safety or traffic mobility problems.

Please contact me if you have any questions.

Best regards,

Tom Errico, P.E.

NE TRAFFIC ENG. DIRECTOR

T +1 207.347.4354

M +1 207.400.0719

TYLin

12 Northbrook Drive
Building A, Suite One
Falmouth, ME 04105, United States

TYLin.com



CITY OF PORTLAND, MAINE

PLANNING BOARD

Brandon Mazer, Chair
 Justin Barker, Vice Chair
 Marpheen Chann
 Sean Murphy
 David Silk
 Austin Smith
 Maggie Stanley

September 24, 2024

Lambert Woods North, LLC
 c/o Preservation of Affordable Housing; Cory Fellows
 2 Oliver Street, Suite 500
 Boston, MA 042109

Maine Cooperative Development Partners
 c/o Liz Trice; Matthew Peters
 6 City Center, Floor 3
 Portland, ME 04101

Acorn Engineering
 c/o Sam Lebel
 65 Hanover Street
 Portland, ME 04101

Project Name: Major Site Plan Amendment
Project ID: PL-002995-2024
Address: 622 Auburn Street; 165 Lambert Street
CBL: 385 D008001; 385 A001001
Applicant: Lambert Woods North, LLC & Maine Cooperative Development Partners
Planner: Sean King, Urban Designer

Dear Liz Trice, Matthew Peters & Cory Fellows:

On September 24, 2024 the Planning Board approved a major site plan amendment at 622 Auburn Street & 165 Lambert Street for the phasing plan, the addition of 27 on-site parking spaces via a new driveway along the north side of Washington Ave Extension, and revisions to the site and architectural plans. Based on the information provided to the Board in the application, documents, through testimony and other information submitted by the applicant, the Planning Board **adopts / does not adopt** the findings, conclusions and recommendations contained in the Planning Board Report for the public hearing on September 24, 2024, which is attached hereto and incorporated herein by reference. Based upon those findings, conclusions and recommendations, the Planning Board found that the application met all relevant standards and voted **X-X** to approve the application with the following conditions as presented below.

A. SITE PLAN REVIEW

On the basis of the application, plans, reports and other information submitted by the applicant; findings and recommendations contained in the Planning Board Report for the public hearing on September 24, 2024 for application # PL-002995-2024 relevant to the site plan regulations; and the testimony presented at the Planning Board hearing, the Planning Board [finds/does not find] that the plan is in conformance with the site plan standards of the Land Use Code subject to the following conditions of approval:

PRIOR TO ISSUANCE OF THE BUILDING PERMIT

1. The applicant shall submit an updated site plan that includes new public sidewalk along all portions of the property's Lambert Street frontage, which shall be reviewed and approved by the Planning Authority and the Department of Public Works.

PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY

2. That the applicant shall provide updates to the approved Transportation Demand Management document to reflect the 27 additional parking lot at the 622 Auburn Street.

B. PLANNING BOARD DECISION

On the basis of the findings, conclusions and recommendations contained in the Planning Board report for

the public hearing on September 24, 2024 related to application PL-002995-2024 at 622 Auburn Street and 165 Lambert Street, which is attached to the draft approval letter and incorporated therein, the Planning Board adopts/ does not adopt the approval letter as drafted as the Planning Board's decision for application PL-002995-2024, and authorizes the Planning Board Chair to sign the approval letter as drafted.

The approval is based on the submitted plans and findings related to site plan review as contained in the Planning Board report dated June 11, 2024 for application PL-002995-2024 which is attached.

Standard Procedures

Note: The following standard procedures and requirements apply to all approved site plans:

1. Site Plan Expiration The site plan approval will be deemed to have expired unless work has commenced within one (1) year of the approval or within a time period up to three (3) years from the approval date as agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the one (1) year expiration date.
2. Separate Building Permits Are Required This approval does not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Permitting and Inspections Department.
3. Performance Guarantee and Inspection Fees A performance guarantee covering the site improvements and an inspection fee payment of 2.0% of the guarantee amount and three (3) final sets of plans must be submitted to and approved by the Planning and Urban Development Department and Public Works Department prior to the release of a building permit, street opening permit or certificate of occupancy for site plans.
4. Construction Management Plans The applicant, contractor and subcontractors are required to conform to the approved Construction Management Plan, and all conditions contained within the project's approval, for the entire duration of the project. Any amendments to the approved Construction Management Plan shall be reviewed and approved by the Department of Public Works prior to the execution. The Planning Authority and the Department of Public Works have the right to seek revisions to an approved Construction Management Plan. The applicant shall coordinate the project's construction schedule with the timing of nearby construction activities to avoid cumulative impacts on a neighborhood and prevent unsafe vehicle and pedestrian movements. Accordingly, nearby construction activities could involve a delay in the commencement of construction.
5. Preconstruction Meeting Prior to the release of a building permit and scheduling of a preconstruction meeting, a hard copy set of approved plans shall be submitted to the Development Review Coordinator. A pre-construction meeting shall be held at the project site with the contractor, Development Review Coordinator, Public Works representative, and owner to review the construction schedule and critical aspects of the site work. At that time, the Development Review Coordinator will confirm that the contractor is working from the approved site plan and the approved Construction Management Plan. The site/building contractor shall provide one (1) copy of a detailed construction schedule to the attending City representative. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
6. Department of Public Works Permits If work or obstructions will occur within the public right-of-way, such as utilities, curb, sidewalk, driveway construction, site deliveries and equipment siting, a Street Opening and/or Occupancy Permits are required for your site. Please contact the Department of Public Works Permit Clerk at (207) 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
7. Develop Site According to Plan The site shall be developed and maintained as depicted on the site plan and in the written submission of the applicant. Any modifications of an approved site plan or alteration

of a parcel, or of any approved exterior elevations, which were the subject of site plan approval after May 20, 1974, shall require the prior approval of an amended site plan by the Planning Board or Planning Authority pursuant to the terms of Chapter 14, Land Use, of the Portland City Code.

8. Defect Guarantee A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
9. As-Built Final Plans Final sets of as-built plans shall be submitted digitally to the Planning and Urban Development Department, on a CD or DVD, in AutoCAD format (.dwg), release AutoCAD 2005 or greater. Please provide one hard copy of the mylar.
10. Mylar Copies Mylar copies of the as-built drawings for the public streets and other public infrastructure in the subdivision must be submitted to Public Works prior to the issuance of a certificate of occupancy.
11. Impact Fees New development or changes of use that result in net new residential dwelling units, non-residential building square footage, or water meters, are subject to the City of Portland's impact fee ordinance (Chapter 14, Article XVII). Impact fees are calculated at the time of building permit and must be paid prior to the certificate of occupancy. For more information, visit <https://www.portlandmaine.gov/2409/Impact-Fees>

The Development Review Coordinator must be notified five (5) working days prior to the date required for final site inspection. The Development Review Coordinator can be reached at the Planning and Urban Development Department at drc@portlandmaine.gov or (207)874-8984. All site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

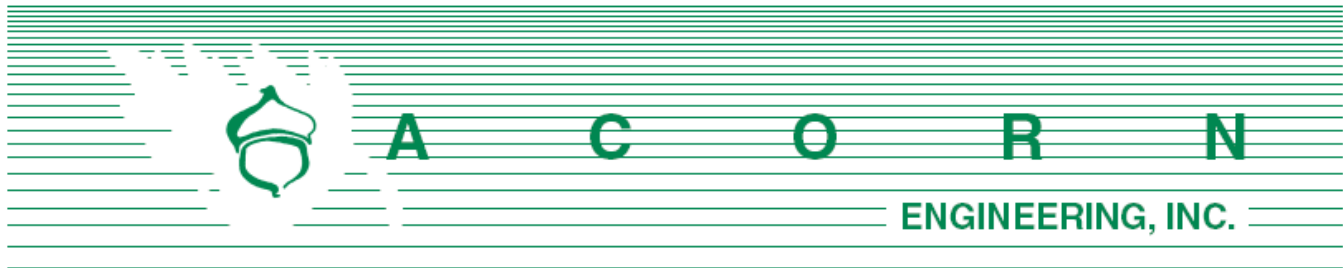
If there are any questions, please contact Sean King at (207) 874-8901 or via email at sking@portlandmaine.gov.

Sincerely,

Brandon Mazer, Planning Board Chair

Attachments:

1. Planning Board Report, dated September 24, 2024
2. Performance Guarantee Packet



Planning & Urban Development Department
Attn: Sean King, PLA
389 Congress Street
Portland, ME 04101

June 17, 2024

Subject: Minor Site Plan Amendment – 165 Lambert St
PL-002078-2022; CU-002083-2022

Sean:

On behalf of Lambert Woods North, LLC, we are pleased to submit this Major Site Plan Amendment application for the proposed development of two lots located at 165 Lambert Street and 622 Auburn Street in the North Deering neighborhood. Over the past six months there have been several moving parts on the project which originally started with the requested Minor Site Plan Amendment to incorporate a phasing aspect to the project as described in the cover letter from December 19, 2023. Concurrently with the City's Site Plan permitting, the project has been under the Maine State Housing Authority's (MSHA) review process. During MSHA's review, it was required that the project find additional capacity on site for off-street parking to provide a 0.75 parking space/unit ratio. As such, an additional paved parking lot has been included to the western side of the northern parcel which includes 27 parking spaces, and one extra spot to the southeast of the already permitted eastern parking area to bring the total count on the north parcel to 54 total spaces. Although an additional curb cut is required to satisfy the required parking ratio, the design team believes that congregating the new parking in a satellite lot is the best option instead of trying to accommodate the required parking internally in the site which would undermine the placemaking design efforts and City comments over the past two years. By isolating the satellite parking, the heart of the development still keeps its character with the mews serving as active recreation space with very little anticipated traffic through this area.

From a stormwater management perspective, the satellite parking lot and paved walkway to building C results in an additional 7,600 sf of impervious area on private property that will be both treated and detained by an Underdrained Subsurface Sand Filter (USSF) BMP before entering the new storm drain system proposed for the project. With the additional parking area the design team revisited the original stormwater design in an attempt to simplify and consolidate the design with the new subsurface space offered by the parking area that was formerly planned to be left as wooded area. The new design resulted in a singular USSF that treats and detains the majority of the site. This BMP is supplemented with two Roof Dripline Filtration BMPs below the roof eaves for Building C and Building F that take approximately a third of the roof area. Through the elimination of the porous pavement on site, there will be a substantial benefit from a maintenance perspective as there are now only two different BMP typologies whereas before there would be three separate systems each with different maintenance requirements. The elimination of the porous pavement will also reduce concentrated flows to the western property boundary where there are natural resources present as the majority of runoff is routed through the storm drain extension down Washington Ave. Peak discharge to each point of analysis will be maintained or lowered in the post-construction condition.

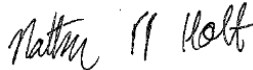
Other site adjustments include utility provisions to meet Section 1.14 of the Technical Manual, site lighting meeting dark sky requirements, and landscaping between the eastern border of the parking area and behind Building C. Lastly, an architectural narrative has been provided that describes building changes driven by the MSHA review process while still maintaining the character and design intent desired through the initial Site Review and Planning Board process.

We are pleased to be able to advance this project to provide 162 new affordable dwelling units to the City's housing stock while utilizing a clustered village design to preserve the natural resources to the greatest extent possible, while also meeting MSHA's requirements. Please let me know if you have any additional questions or comments.

Sincerely,



Samuel J. Lebel, P.E.
Project Manager
Acorn Engineering, Inc.



Nathan Holt, E.I.
Project Engineer
Acorn Engineering, Inc.

The following documents and drawings will be uploaded onto the City's electronic submission site per the procedure outlined in the application:

New or Revised Documents:

- Section AB: Site Narrative
- Section C: RTI
- Section D: Zoning Assessment
- Section G: Financial Capacity
- Section H: Technical Capacity
- Section I: Conformity with Land Use
- Section J: Stormwater Management Report
- Section N: Lighting
- Section P: Utilities
- Section Q: Construction Management Plan

Drawings:

- Civil Site Plan Set
- Architectural Plans
- Landscape Architect Plans

Cc: Sean King, Planner



Site Narrative Letter

Since receiving planning board approval on February 28, 2023, the project has undergone multiple review stages through the Maine Housing design process which has resulted in plan changes to the northern site plan. Of note is the addition of 28 parking spaces to the northern parcel through 27 spaces to the west via a satellite parking lot and 1 space along the eastern parking bay. With the addition of the new parking area a paved path connection to building C and the public sidewalk has been provided to facilitate pedestrian circulation and avoid creation of trodden down footpaths that typically result in erosion issues. Light poles have been included with the parking area that are dark sky compliant and will avoid any light trespass over the property lines, please see the photometric plan included in Attachment N for more information.

Additional EV chargers and provisions for future electrification have been provided in the eastern parking bay to show compliance with the City's Technical Manual Section 1.14. Further refinement of placemaking elements has also been designed and coordinated, this includes detailing the playground area in the common area and adjacent picnic area, adjustments to the community flat northern entrances, and active recreation space near building E. The concrete dumpster pad to the east of building F has been lengthened to provide a more durable area for refuse pickup and the addition of a second pad location near the northwestern end of the mews has been sited in the plans to allow the owner flexibility for a future enclosure and receptacle if deemed necessary.

Refinement of the utility design including CMP sizing the transformers and the switch to 3-phase electric services was coordinated as part of updated building mechanical equipment. Overall, the design intent and total building footprints and programming has remained the same throughout the project with the goal to isolate recreation and pedestrian spaces from vehicles as a means to encourage a more active and community oriented site.



ASSIGNMENT AND ASSUMPTION OF PURCHASE AND SALE AGREEMENT
Lambert Woods North

This Assignment and Assumption of Purchase and Sale Agreement ("**Assignment**") is made as of _____, 2024 by and between Maine Cooperative Development Partners LLC, a Maine limited liability company ("**Assignor**"), and Lambert Woods North LLC, a Maine limited liability company ("**Assignee**").

WHEREAS, Assignor, as "**Buyer**", and the City of Portland, a body politic and corporate located in Cumberland County, ME, as "**Seller**" or "**City**", executed that certain Purchase and Sale Agreement dated as of May 10, 2022 for certain land located at or near 622 Auburn Street, Portland, Maine and 0 Gray Road, Falmouth, Maine ("**Purchase Agreement**"); and

WHEREAS, Assignor desires to assign to Assignee and Assignee desires to acquire from Assignor all of Assignor's interest in and to the Purchase Agreement, and Assignee has agreed to assume all obligations of Assignor under the Purchase Agreement.

NOW THEREFORE, for Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is acknowledged, Assignor assigns to Assignee all of its interest as Buyer under the Purchase Agreement. Assignee assumes and accepts the assignment of the Purchase Agreement and all of Assignor's rights and obligations thereunder. Assignee agrees to be bound by the terms of the Purchase Agreement.

[Signatures on following page]

IN WITNESS WHEREOF, the parties have caused this Assignment to be signed and sealed by their respective, duly authorized representatives, as of the day and year first written above.

ASSIGNOR:

Maine Cooperative Development Partners LLC,
a Maine limited liability company

By: _____
Name: _____
Title: _____

ASSIGNEE:

Lambert Woods North LLC, a Maine limited liability company,

By: Lambert Woods North MM LLC, a Maine limited liability
company, its sole member and manager,

By: Preservation of Affordable Housing, Inc., an Illinois not-for-
profit corporation, its sole member and manager,

By: _____
Name: _____
Title: _____

ACKNOWLEDGE AND AGREED:

SELLER:

City of Portland

By: _____
Name: Danielle P. West
Title: City Manager

Approved As To Form:

Corporation Counsel

[Signature page to Assignment]

PURCHASE AND SALE AGREEMENT

THIS PURCHASE AND SALE AGREEMENT IS made this 10th day of May, 2022 by and between the City OF PORTLAND, a body politic and corporate located in Cumberland County, Maine, (hereinafter referred to as “Seller” or “City”), and MAINE COOPERATIVE DEVELOPMENT PARTNERS LLC, a Maine limited liability company, having a mailing address of 6 City Center, Fl. 3, Portland, Maine 04101 (hereinafter referred to as “Buyer”).

RECITALS

WHEREAS, the City is the owner of approximately 4.85 acres of land at or near 622 Auburn Street, Portland, Maine (the “Portland Premises”) and 13.3 acres of land at or near 0 Gray Road, Falmouth, Maine (the “Falmouth Premises”) (the Portland Premises and the Falmouth Premises are referred to herein collectively as the “Premises”) and did advertise RFP #21042 dated February 24, 2021, entitled Request for Proposals for Disposition and Development of City-Owned Property Located at 622 Auburn Street, Portland and 0 Gray Road, Falmouth, a copy of which is attached hereto as Exhibit A and made a part of this Agreement (the “Request for Proposals”) (the Portland Premises is identified in the City of Portland’s tax records as CBL 385 D008001, including 386-B-12 and 386-B-15, and the Falmouth Premises is identified in the Town of Falmouth’s tax records as Lot U48-027 and is generally depicted on Attachments B,C, D and E to the Request for Proposals); and

WHEREAS, Buyer submitted a proposal dated May 2, 2021 in response to the Request for Proposals, a copy of which is attached hereto as Exhibit B and incorporated herein (the “Proposal”); and

WHEREAS, Buyer desires to purchase and develop the Premises, and the City desires to convey the Premises to Buyer, subject to the terms and conditions set forth herein.

NOW THEREFORE, in consideration of the foregoing and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties, intending to be legally bound, hereby agree as follows:

1. **SALE.** City agrees to sell the Premises to Buyer, and Buyer agrees to purchase the Premises in accordance with the terms and conditions set forth in this Agreement. This Agreement is for the sale of land only.
2. **CONSIDERATION.** The purchase price for the Premises shall be One Dollar (\$1.00) (the “Purchase Price”).
3. **TITLE AND DUE DILIGENCE.**
 - a. **Due Diligence Period.** Buyer will have from the date of this Agreement until 4:00 PM Eastern Daylight Savings Time on the day that is twenty-five (25) months after the date of this Agreement (the “Due Diligence Period”) to complete any surveys, environmental review, inspections, and title examinations, and to obtain any zone change, site plan approval, and any other permits and regulatory approvals required for the Project.

- b. Property Description. The legal description of the Premises contained in the deed to the Premises will be a survey description based upon a survey plan that will more specifically describe the Premises. The survey and description of the Premises will be prepared by the Buyer at its sole expense and provided to the City for review two months prior to the expiration of the Due Diligence Period. City shall notify Buyer of any objections to the survey and description prior to the expiration of the Due Diligence Period.
- c. Rezoning Contingency. Buyer proposes to obtain the Portland City Council's approval to rezone the Premises (the "Rezoning Approval") to maximize residential density for its development of the Premises as described in the Proposal (the "Project"). The Buyer will be responsible for obtaining, at its sole expense, the Rezoning Approval and any other regulatory approvals required for the Project prior to Closing.
- d. Financing Contingency. The Buyer's obligation to close is contingent on obtaining construction and permanent financing for the Project that the Buyer, in its discretion, determines is sufficient to put the Project on a sound financial footing. That financing is anticipated to include, but not be limited to, the following: (i) permanent financing for the Coop in the form of a HUD Section 213 loan; and (ii) affordable housing tax increment financing from the City.
- e. Title and Survey Objections. Buyer will have until the end of the Due Diligence Period to deliver to City any written objections to title, environmental, or survey matters (other than the permitted exceptions identified herein) that materially affect insurability or use. Objections not made prior to the end of the Due Diligence Period will be deemed waived; provided, however, that objections pertaining to matters of record first appearing after the end of the Due Diligence Period may be made at any time prior to the closing.
- f. Option to Cure. In the event of a title or survey objection, City will have the option, but not the obligation, to cure the objection and will notify Buyer of its election within ten (10) business days after receipt of the objection. In the event that the City elects to cure the objection, it will have sixty (60) days from the date of the notice of election, or such other reasonable time as the parties may agree, to cure the objection. In the event that the City does not elect to cure the objection, or, having elected to cure the objection fails to timely do so to Buyer's reasonable satisfaction, Buyer will have the option to (1) terminate this Agreement (after which neither party will have any further obligation or liability to the other under this Agreement), (2) waive the objection and close, or (3) undertake the cure of such objection at its own expense (in which case it shall have 60 days to do so).

- g. Deed. City shall convey the Premises to Buyer at the closing in fee simple by a municipal quitclaim deed without covenant. Title shall be good and insurable title, free and clear of all encumbrances except (i) easements of record and the Development Restrictions described in this Agreement and its attachments;; (ii) easements for utilities servicing or located on the property, (iii) zoning ordinances, and (iv) real estate taxes not yet due and payable. Further, Buyer acknowledges that the deed shall contain a restriction stating that in the event that the Portland Premises or any portion thereof shall be exempt from real and personal property taxes, by transfer, conversion, or otherwise, then the then-owner of the exempt portion shall make annual payments to the City in lieu of taxes in the amount equal to the amount of property taxes that would have been assessed on the exempt portion of the real and personal property situated on the Premises had such property remained taxable. Such restriction shall also confirm that Buyer and its successors and assigns shall possess and be vested with all rights and privileges as to abatement and appeal of valuations, rates, and the like as are accorded owners of real and personal property in Maine.
- h. Development Restrictions on the Portland Premises. The Portland Premises shall be conveyed subject to an easement in form and substance reasonably satisfactory to the City preventing the development for purposes other than passive recreation within the wetland areas located on the Portland Premises; provided however, that the City shall release its easement rights to permit minor wetland alterations affecting less than 10,000 square feet of the wetland areas if the Buyer determines such alterations to be reasonably necessary for the development of the Portland Premises as required by this Agreement.
- i. Development Restrictions on the Falmouth Premises. The Falmouth Premises shall be conveyed subject to an easement in form and substance reasonably satisfactory to the City preventing the development of the Falmouth Premises for any purposes other than passive recreation thereon. The easement shall be held by the City or another entity reasonably acceptable to the City and Buyer; provided, however, that the City shall release such easement rights to the extent necessary to permit the development of affordable housing on the Falmouth Premises, subject to the rent and income restrictions set forth in sections 11(b) and (c) below.
- j. Buyer's Right to Assign. The Buyer may assign its rights under this Agreement to an affiliated limited partnership or other affiliated entity for purposes of securing financing and/or tax credits for the project with the City's prior written consent, which shall not be unreasonably withheld, delayed or conditioned, provided any such assignee agrees to be bound to the terms of this Agreement.
- k. Buyer's Right to Terminate. The Buyer may terminate this Agreement at any time during the due diligence period if, in the exercise of its sole discretion, it decides to not proceed with the Project by giving written

notice of termination to the City in which case neither party shall have any further obligations to the other.

1. Zoning. The parties agree that the Falmouth Premises shall not be included in any lot coverage or other calculations with respect to the development of the Portland Premises.

4. INSPECTIONS.

- a. During the Due Diligence Period, Buyer and its employees, consultants, contractors and agents shall have the right, at Buyer's expense, to enter on the Premises at reasonable times in order to (i) inspect the same, (ii) conduct engineering studies, percolation tests, geotechnical exams, environmental assessments, and other such studies, tests, exams, and assessments, and (iii) do such other things as Buyer determines, it is sole discretion, to be required to determine the suitability of the Premises for Buyer's intended use (collectively, the "Inspections"). The City acknowledges that such Inspections may include the digging of test pits, which the City hereby approves.
- b. Buyer agrees to defend, indemnify and hold harmless the City against any mechanics liens that may arise from the activities of Buyer and its employees, consultants, contractors and agents on the Premises.
- c. Buyer shall exercise the access and inspection rights granted hereunder at its sole risk and expense, and Buyer hereby releases the City from, and agrees to indemnify, defend, and hold the City harmless against, any and all losses, costs, claims, expenses and liabilities (including without limitation reasonable attorney fees and costs) (collectively, "Damages") suffered by the City on account of any injury to person or damage to property arising out of the exercise by Buyer of its rights hereunder, except to the extent that such Damages result from the act or omission of the City.
- d. Buyer shall cause any contractors, consultants or any other party conducting the Inspections to procure automobile insurance, if applicable, and commercial general liability insurance coverage in amounts of not less than Four Hundred Thousand Dollars (\$400,000.00) per occurrence for bodily injury, death and property damage, listing the City as an additional insured thereon, and also Workers' Compensation Insurance coverage to the extent required by law; the forms of all such insurance to be subject to City's Corporation Counsel's reasonable satisfaction.
- e. In the event that Buyer does not purchase the Premises, Buyer agrees to either return the Premises as nearly as possible to its original condition after conducting the Inspections; provided, however, the City hereby acknowledges and agrees Buyer shall have no obligation to clean-up, remove or take any other action with respect to any disturbance of any pre-existing environmental contamination on the Premises caused by such

inspections, studies, tests, exams, and assessments, and that Buyer shall have no obligation to clean-up, remove or take any other action with respect to any pre-existing environmental contamination disturbed thereby.

- f. The parties hereto acknowledge and agree that it is a condition to Buyer's obligations under this Agreement that the results of the Inspections be acceptable to Buyer in its sole discretion. If the results of such due diligence are not acceptable to Buyer in its sole discretion, and if Buyer exercises its right to terminate this Agreement, and neither party shall have any further obligations or liabilities under this Agreement except as expressly set forth in this Agreement.

5. **REAL ESTATE TAXES, PRORATIONS AND TRANSFER TAX.** Buyer shall be liable for all real estate taxes beginning as of the start of fiscal year following the closing and continuing thereafter. Because the Property is currently owned by the City of Portland, which is exempt from real estate taxes, no taxes were assessed or will be due for any portion of the current fiscal year, and no taxes will be prorated at the closing. Any utilities for the Property shall be prorated as of the closing. The Maine real estate transfer tax shall be paid for by Buyer in accordance with 36 M.R.S.A. § 4641-A. City is exempt from paying the transfer tax pursuant to 36 M.R.S.A. § 4641-C. The recording fee for the deed of conveyance and any expenses relating to Buyer's financing or closing shall be paid for by Buyer.
6. **DEFAULT AND REMEDIES.** In the event that Buyer defaults hereunder for a reason other than the default of the City, City may terminate this Agreement, and neither party shall have any further obligation to the other. In the event City defaults under this Agreement, and if Buyer is not then in default hereunder, Buyer shall have the right to pursue specific performance or terminate this Agreement, in which case neither party shall have any further obligation to the other.
7. **RISK OF LOSS.** The risk of loss or damage to the Premises by fire, eminent domain, condemnation, or otherwise, until transfer of title hereunder, is assumed by the City. The Premises is to be delivered in substantially the same condition as of the date of this Agreement unless otherwise stated. In the event City is not able to deliver the Premises as stated, Buyer may terminate this Agreement, and neither party shall have any further obligations or liabilities under this Agreement except as expressly set forth in this Agreement.
8. **PROPERTY SOLD "AS IS, WHERE IS."** Buyer acknowledges that Buyer has had an opportunity to inspect the Premises, and to hire professionals to do so, and that Premises will be sold "as is, where is" and "with all faults." City, and its agents, make no representations or warranties with respect to the accuracy of any statement as to boundaries or acreage, or as to any other matters contained in any description of the Premises, or as to the fitness of the Premises for a particular purpose, or as to development rights, merchantability, habitability, or as to any other matter, including without limitation, land use, zoning and subdivision issues or the environmental, mechanical, or structural condition of the Premises. Acceptance by Buyer of the Deed at closing and payment of the purchase price shall be deemed to be full

performance and discharge by the City of every agreement and obligation contained herein.

9. ENVIRONMENTAL INDEMNIFICATION. Buyer covenants and agrees to indemnify, defend, and hold the City harmless from and against any and all claims, damages, losses, liabilities, obligations, settlement payments, penalties, assessments, citations, directives, claims, litigation, demands, defenses, judgments, costs, or expenses of any kind, including, without limitation, reasonable attorneys', consultants', and experts' fees incurred in investigating, defending, settling, or prosecuting any claim, litigation or proceeding, that may at any time be imposed upon, incurred by or asserted or awarded against Buyer or the City and relating directly or indirectly to the violation of or compliance with any federal, state, or local environmental laws, rules, or regulations governing the release, handling or storage of hazardous wastes or hazardous materials and affecting all or any portion of the Premises, except to the extent that such a claim results directly from the City's release, handling or storage of hazardous wastes or hazardous materials on the Premises. This duty to indemnify, defend, and hold harmless shall be included in a covenant in the deed and shall run with the land conveyed and be binding upon Buyer's successors, assigns, and transferees.

10. CLOSING. Time is of the essence in the performance of this agreement. The closing shall be held at the offices of Buyer's counsel at a time agreeable to the parties on or before the day **that is twenty-seven (27) months after the date of this Agreement (the "Closing Date").** At the Closing:

- a. the City shall execute, acknowledge and deliver to Buyer a municipal quitclaim deed conveying to Buyer good and insurable title to the Premises, free and clear of all encumbrances except as otherwise set forth herein.
- b. Buyer shall deliver the Purchase Price to the City.
- c. Each party shall deliver to the other such other documents, certificates and the like as may be required herein or as may be necessary to carry out the obligations under this Agreement.
- d. Buyer shall deliver evidence, reasonably satisfactory to City's Corporation Counsel, that the entity receiving title to the Premises is in good standing under Maine law, and that the individuals acting at Closing and executing documents on behalf of Buyer are authorized to do so.

11. BUYER'S POST CLOSING OBLIGATIONS; RIGHTS OF CITY TO REPURCHASE PROPERTY.

- a. **Within twelve (12) months after the Closing Date, Buyer shall commence construction of the Project, as the Project is generally described in the Proposal. The Project shall include no less than forty-four (44) dwelling units, no less than 25% of which shall be three-bedroom units or larger.**
- b. Upon the issuance of a certificate of occupancy for all or a portion of the first phase of the Project or at such earlier time as the Buyer, in its

discretion, may determine, the Buyer shall convey the Project or provide a master lease of the Project with a right to purchase to a Cooperative Affordable Housing Corporation (the "Coop") organized in accordance with the Maine Cooperative Affordable Housing Ownership Act, 13 M.R.S.A. §1741-1762, as may be amended (the "Act").

- c. Rent Restrictions. For a period of 99 years after the Project has been transferred to the Coop, all units and cooperative interests in the Project shall be affordable to low- and moderate-income households earning less than or equal to 100% of the area median income (AMI), adjusted for family size, in accordance with federal standards generally accepted at the time of incorporation under the Act. For purposes of this Agreement, "affordable" means that the percentage of income a household is charged in connection with its cooperative interest and other housing expenses, including utilities, shall not exceed 30% of the household's gross monthly income. Minimum household size allowed per unit and the formula for calculating maximum allowable monthly rent is detailed on Exhibit C, which is attached hereto and made a part hereof.
- d. Income Restrictions. In order to purchase a cooperative membership interest in, and reside in a unit owned by the limited equity cooperative, a household must not earn more than 100% of the AMI, adjusted for family size, as published by the U.S. Department of Housing and Urban Development ("HUD"). Household income is defined as adjusted gross income used by the IRS. This income test will be used only at the time of the household's purchase, and excludes transfers to family members or an estate beneficiary. At the time of initial sale of cooperative membership interests in the Coop, up to 20% of the cooperative membership interests may be sold to households earning up to 120% of AMI. All other sales and all subsequent sales of cooperative membership interests must be to households earning no more than 100% of AMI.
- e. Option to Repurchase. Unless the Project has been transferred to the Coop as set forth above, if Buyer, its successors, assigns, or transferees fails to commence construction of the Project on the Premises within 12 months after the closing, and construct the buildings which are part of the first phase of the Project within thirty (30) months after closing, the City shall have the right, but not the obligation, to repurchase the Premises and the Project at the Purchase Price plus all documented, design, development, construction, and approval expenses incurred by Buyer, or successors, to that juncture. If the City exercises this right to repurchase, Buyer shall convey the Premises to the City and assign to the City all contracts, plans, and other documents related to the design, construction, and regulatory approvals for the Project. This right to repurchase shall be assignable by the City.
- f. The articles of organization for the Coop shall provide that in the event the Coop shall be dissolved, its assets will be distributed in accordance with § 1754(6) of the Act to the City or, at the City's option, to another organization permitted under § 1754(6) of the Act reasonably acceptable to the City.

- g. The provisions of this Section 11 will survive closing and will be included in greater detail in the City's deed to Buyer or in a Declaration of Covenants, Conditions and Restrictions executed before or at the time of Closing, which shall be recorded in the Cumberland County Registry of Deeds.

- 12. ENTIRE AGREEMENT.** This Agreement represents the entire and complete Agreement and understanding between the parties and supersedes any prior agreement or understanding, written or oral, between the parties with respect to the acquisition or exchange of the Property hereunder. This Agreement cannot be amended except by written instrument executed by City and Buyer.
- 13. NON-WAIVER.** No waiver of any breach of any one or more of the conditions of this Agreement by either party shall be deemed to imply or constitute a waiver of any succeeding or other breach hereunder.
- 14. HEADINGS AND CAPTIONS.** The headings and captions appearing herein are for the convenience of reference only and shall not in any way affect the substantive provisions hereof.
- 15. BINDING EFFECT.** This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, administrators, successors and assigns.
- 16. TIME.** The City and Buyer each confirm and agree that each of the time periods set forth herein are essential provisions of the terms of this Agreement.
- 17. GOVERNING LAW.** This Agreement shall be construed in all respects in accordance with, and governed by, the laws of the State of Maine. All parties hereto hereby consent to the exclusive jurisdiction of the Superior Court for the County of Cumberland in the State of Maine, for all actions, proceedings and litigation arising from or relating directly or indirectly to this Agreement or any of the obligations hereunder, and any dispute not otherwise resolved as provided herein shall be litigated solely in said Court. If any provision of this Agreement is determined to be invalid or unenforceable, it shall not affect the validity or enforcement of the remaining provisions hereof.
- 18. NOTICE.** All notices, demands and other communications hereunder shall be in writing and shall be deemed to have been duly given on the date of service if served personally on the party to whom notice is to be given, or on the first business day after the notice is delivered to an overnight delivery service with delivery confirmation, addressed to the recipients at the addresses set forth below. Either party may change addresses for purposes of this paragraph by giving the other party notice of the new address in the manner described herein.

FOR THE City:

City of Portland
ATTN: City MANAGER
389 Congress Street
Portland, ME 04101

With a copy to: The Office of the Corporation Counsel at the same address.

FOR Buyer: Maine Cooperative Development Partners,
6 City Center, Fl. 3
Portland, ME 04101

With a copy to: David C. Pierson, Esq.
Eaton Peabody
P.O. Box 15235
Portland, ME 04112-5235

19. SIGNATURES; MULTIPLE COUNTERPARTS. This Agreement may be executed in any number of counterparts and by different parties in separate counterparts. Each counterpart when so executed shall be deemed to be an original and all of which together shall constitute one and the same agreement.

20. BROKERS. The CITY and Buyer each represent and warrant that they have not dealt with a real estate broker in connection with this transaction. Buyer agrees to indemnify and hold harmless City from any claims made by any broker should Buyer's representation in this paragraph be false. Subject to the limitations of liability set forth in the Maine Tort Claims Act, City agrees to indemnify and hold harmless Buyer from any claims made by any broker should City's representation in this paragraph be false. The foregoing indemnities shall include all legal fees and costs incurred in defense against any such claim, and shall survive closing.

21. RECITALS INCORPORATED BY REFERENCE. The recitals set forth above are incorporated herein by reference and made a part of this Agreement.

Signature page follows.

IN WITNESS WHEREOF, the parties have caused this instrument to be executed on their behalf by their duly authorized offices or representatives, on the day and year first written above.

WITNESS

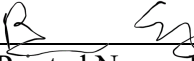
City OF PORTLAND

DocuSigned by:

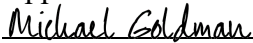

AGCE1723877428
Danielle West
Its Interim City Manager

WITNESS

**BUYER: MAINE COOPERATIVE
DEVELOPMENT PARTNERS, LLC**

DocuSigned by:


Printed Name: Brian Eng
Its Principal

Approved as to Form:


Corporation Counsel's Office

Portland, Maine



Yes. Life's good here.

Planning & Urban Development Department

ZONING ANALYSIS Relevant Zone(s) R3 - PRUD

Phase 1

All Projects:

	Required	Proposed
Lot Size	3 acres	5.124 acres
Area Per Dwelling Unit	3,250 SF	3,316 SF*
Minimum Street Frontage	N/A	
Front Yard Minimum	N/A	
Front Yard Maximum	N/A	
Rear Yard	10'	>10'
Yard Right	10'	>10'
Yard Left	10'	>10'
Side Street Setback	N/A	
Step Back	N/A	
Maximum Lot Coverage	N/A	
Minimum Lot Coverage	N/A	
Maximum Height	35'	<35'
Open Space	200 S.F / D.U.	230 S.F/D.U.
Maximum Impervious Area	N/A	
Pavement Setback	N/A	
Floor Area Ratio	N/A	
Off Street Parking Spaces	N/A	54
Loading Bays	N/A	
Other 1		
Other 2		
Other 3		

*Utilizing bonuses per section 18.2 of city land use code.



ZONING ANALYSIS Relevant Zone(s) R3 - PRUD

Phase 2

All Projects:

	Required	Proposed
Lot Size	3 acres	12.83 acres
Area Per Dwelling Unit	3,250 SF	3,316 SF*
Minimum Street Frontage	N/A	
Front Yard Minimum	N/A	
Front Yard Maximum	N/A	
Rear Yard	10'	>10'
Yard Right	10'	>10'
Yard Left	10'	>10'
Side Street Setback	N/A	
Step Back	N/A	
Maximum Lot Coverage	N/A	
Minimum Lot Coverage	N/A	
Maximum Height	35'	<35'
Open Space	200 S.F / D.U.	230 S.F/D.U.
Maximum Impervious Area	N/A	
Pavement Setback	N/A	
Floor Area Ratio	N/A	
Off Street Parking Spaces	N/A	39
Loading Bays	N/A	
Other 1		
Other 2		
Other 3		

*Utilizing bonuses per section 18.2 of city land use code.

Standard to be Waived: Cite Ordinance or Technical Manual Standard	Cite Standard Language: Cite specific language of applicable Ordinance or Technical Manual Standard	Waiver Being Sought: Describe waiver being sought. Ex. – We are requesting a two-way parking lot drive aisle width of 20' feet.	Justification for Waiver: Address specific waiver criteria, if applicable, and document reasons for the waiver request.
Technical Manual 1.7.2.3 (Previously Approved - PL-002078-2022, 2/28/2022)	24' Drive Aisle Width	We are requesting to reduce the drive aisle width from 24' to 22'.	Based on the proposed land use, the residents' familiarity with the site, and a low rate of turnover, a width of 24' is not necessary to accommodate a functional parking lot. 22' allows for a reduction in impervious area.
Technical Manual 8.2.1 (Previously Approved - PL-002078-2022, 2/28/2022)	The development should be designed to avoid disturbance in wetlands and the developer must establish undisturbed buffer strips from the wetland boundary. For developments located adjacent to perennial streams, a minimum one hundred (100) foot buffer strip on either side of the stream should be maintained. For intermittent streams, the buffer strip may be reduced to twenty five (25) feet. The undisturbed buffer must be placed in deed restrictions. In cases where State and Local rules are in conflict, the most stringent rules will apply.	We are requesting to reduce the 100' stream buffer.	The waiver is being sought to reduce the required 100' stream buffer. The site has been designed to minimize natural resource impacts to the greatest extent feasible with a compact site design. The current design encroaches on the 100' required buffer but is proposing to leave approximately 70' of undisturbed buffer on the southeastern portion of the southern site. This is the only conflict areas, whereas the rest of the site will provide the 100' buffer. We believe this approach to be desirable to increase residential density on site while also prioritizing the preservation of natural resources.

Standard to be Waived: Cite Ordinance or Technical Manual Standard	Cite Standard Language: Cite specific language of applicable Ordinance or Technical Manual Standard	Waiver Being Sought: Describe waiver being sought. Ex. – We are requesting a two-way parking lot drive aisle width of 20' feet.	Justification for Waiver: Address specific waiver criteria, if applicable, and document reasons for the waiver request.
Land Use Code Ch 14.6.1.B.3 (Previously Approved - PL-002078-2022, 2/28/2022)	All development's shall provide curbing along the frontage	Requesting to not install curbing along approximately 220' of the Lambert Street frontage. Curbing exists along Auburn frontage	It is proposed to extend the existing granite curbing approximately 30 feet south from the existing catch basin located on the southeastern curbline of the Lambert/Auburn intersection to the end of the project's frontage. This will help formalize the existing gutter line which features a significant portion of tributary flow from Lambert Street. We believe the existing open drainage system would not benefit from curbing at the other two segments of frontage along Lambert Street as this would promote channelized gutter flow where there isn't an existing closed system drainage network, making the existing sheet flow condition more concentrated causing erosion issues on the road shoulder, and would increase flows to the abutting property at 179 Lambert. By providing the segment of curbing at the Lambert/Auburn intersection this will provide a convenient location for a future sidewalk connection and offer the City design flexibility. We believe this aligns with the following waiver criteria: • Strict adherence to the curb requirement would result in the loss of significant site features related to landscaping or topography that are deemed to be of a greater public value. • Runoff from the development site or within the street does not require curbing for stormwater management.
Technical Manual 8.2. Standards (Previously Approved - PL-002078-2022, 2/28/2022)	Design the development to minimize wetland impacts by either avoiding direct wetland impacts or minimizing them when they are unavoidable. Activities in or adjacent wetlands should be carried out in accordance with the standards set forth in the Maine Wetlands Protection Rules.	We are requesting that 10,000 sf of wetland fill is allowed for the project, which is consistent with the PSA	The waiver is being sought to fill a small portion of the wetlands on site (approximately 6,139 sf is proposed). The site has been designed to minimize wetland impacts to the greatest extent feasible with a compact site design. The current design fills a small portion of wetlands (adjacent to the road and an isolated pocket) but in turn allows for the preservation of the high value wetlands located adjacent to the stream. We believe this approach to be desirable to increase residential density, provide safe and functional multi-modal transportation, and also prioritizing the preservation of natural resources
Technical Manual 1.7.2.8 (Previously Approved - PL-002078-2022, 2/28/2022) Revision requested	No more than two (2) driveways shall be permitted for ingress and egress purposes to any commercial, industrial or residential (with 10 or more parking spaces) site. A joint access driveway shall be considered as adequate access for any adjacent sites and shall be encouraged. An easement for joint access shall be required.	We are requesting to provide two (2) driveways for the southern site and one (3) driveways for the northern site.	The waiver is being sought to provide access through the site for several parties including the Portland Fire Department, residents, the solid waste contractor, and mail services. Given the project contains nearly 3,000 feet of legal street frontage, five curb cuts represents a modest approach to provide the necessary access while complying with the various other site plan and NFPA standards. The number of curb cuts is also intended to help minimize vehicular traffic in the heart of the development mews where the space is intended to serve as active recreation at a pedestrian scale instead of a typical drive aisle.

Additionally, one of the project lenders, Maine State Housing Authority is requiring a parking ratio of 0.75 be served on site as part of Phase 1. Thus, a 3rd curb cut on the north side is required to provide access to a satellite parking lot.

Standard to be Waived: Cite Ordinance or Technical Manual Standard	Cite Standard Language: Cite specific language of applicable Ordinance or Technical Manual Standard	Waiver Being Sought: Describe waiver being sought. Ex. – We are requesting a two-way parking lot drive aisle width of 20' feet.	Justification for Waiver: Address specific waiver criteria, if applicable, and document reasons for the waiver request.
Land Use Code Ch 14.6.1.B.3 (Previously Approved - PL-002078-2022, 2/28/2022)	All development shall provide sidewalks along all frontages	We are requesting to provide a curbed sidewalk along the project's frontage on Washington Ave and request a waiver from this requirement along the project's frontage on Auburn and Lambert Streets.	In accordance with LUC ch 14.6.1.B.3.a , the following two criteria are met that permit a waiver request: 1) There is no sidewalk in existence or expected within 1000 feet and the construction of sidewalks does not contribute to the development of pedestrian-oriented infrastructure. <i>There is not an existing sidewalk within 1000 ft of the Lambert frontage</i> 2) A safe alternative walking route is reasonably available, for example, by way of a sidewalk on the other side of the street that is lightly traveled. <i>There is an existing sidewalk on the eastern side of Auburn Street along the project's frontage. Note that we recognize Auburn Street is not lightly traveled but as part of the project we are providing a robust bulbed-out crosswalk with RRFB to encourage a safe crossing that connects to the existing sidewalk.</i> The Applicant strongly feels their contributions to public infrastructure, as listed in the comment response letter from 12/27, are already demonstrating their commitment to go above and beyond the status quo. Lastly, it should be noted that the amount of street frontage on Lambert Street owned by the Applicant is minimal and segmented in a noncontiguous manner as the abutting single-family homeowners own most of the Lambert frontage – please refer to the survey for more information. With this approach we request the right-of-way improvements on the Washington / Auburn, Washington / Lambert, and Auburn Street count towards the frontage requirement. We believe these improvements will be more beneficial to the public rather than segments of non continuous sidewalk where there either isn't a sidewalk within 1,000 ft, or is already an existing sidewalk. Please refer to the comment response letter from 12/27 and 1/31 for additional information.



NOTICE TO PROCEED

Not a Commitment of Financing or Tax Credits

August 24, 2023

Aaron Gornstein
Lambert Woods North LLC
c/o Preservation of Affordable Housing
2 Oliver Street, Suite 500
Boston, Ma. 02109

Re: **Lambert Woods North, Portland, Maine**
2020 4% Tax Credit Walk-In Funding Program
2021/2022 Qualified Allocation Plan (the "QAP")

Dear Mr. Gornstein:

Maine State Housing Authority ("MaineHousing") is pleased to inform you that the application submitted on November 11, 2022 (the "Application") to the 2020 4% Tax Credit Walk-In Funding Program (the "RLP Program") by Lambert Woods North LLC (the "Developer") for the construction of 72 units of rental housing for families located at 2200 Washington Ave in Portland, Cumberland County, Maine (the "Project") meets the submission requirements of the Program and will be processed.

This is not a commitment of financing or low-income housing tax credits (the "Credits").

MaineHousing must complete its underwriting process before deciding whether to issue a term sheet and allocate the Credits to Developer for the Project. Developer must accept this Notice to Proceed by executing and returning the original without modification to MaineHousing **no later than September 07, 2023** ("Acceptance Deadline").

Underwriting

Upon receipt of the fully executed original Notice to Proceed from Developer, MaineHousing will continue underwriting the Application. To complete the underwriting process, the following must be provided in form and substance satisfactory to MaineHousing:

- a market study prepared by a qualified professional in accordance with the *National Council of Housing Market Analysis Model Standards for Market Studies for Rental Housing*.
- an appraisal that is prepared by a qualified MAI appraiser, commissioned by MaineHousing which must support the funding for the Project within the parameters of the Program (see below);
- evidence of all permits, licenses and approvals required for the construction of the Project under applicable federal, state and local laws and ordinances with the expiration of all applicable appeal periods and the resolution of any appeals thereof;

- construction plans and specifications and form of construction contract(s) for the Project and related improvements;
- bids based on the final plans and specifications for the Project;
- final development and operating budget for the Project within the parameters of the Program;
- written commitment(s) from equity provider(s) for the Credits and any other tax credits to be allocated or claimed in connection with the Project;
- written commitment(s) for all construction and permanent funding sources in the amounts and on the terms identified in the Application and any other funding sources that are necessary to complete the Project;
- a Phase I environmental site assessment of the Project and all areas adjacent to the Project prepared by a qualified environmental professional in accordance with the EPA All Appropriate Inquiry Standards;
- form of credit enhancement agreement with the City of Portland providing for incremental property tax revenues generated by the Project in each municipal fiscal year to be returned to the Project owner and which supports the assumptions in the Application;
- any other information MaineHousing determines is necessary or reasonable to underwrite the Application.

MaineHousing will request bids from qualified MAI appraisers for an appraisal of the Project. Upon selection of an appraiser, Developer must pay a deposit to MaineHousing in an amount determined by MaineHousing based on the selected bid.

After completing the underwriting process, MaineHousing will determine whether to provide funding and allocate the Credits for the Project. The sources, amounts, terms and conditions of any funding and Credits made available for the Project will be set forth in a term sheet from MaineHousing.

Funding

Any funding from MaineHousing for the Project will include construction financing from the proceeds of tax-exempt bonds to be issued pursuant to Section 142(d) of the Internal Revenue Code in an amount at least equal to 50% of the aggregate basis of the Project in order to generate "automatic" 4% Credits for the Project under Section 42 of the Code. The annual amount of Credits is currently projected to be \$1,070,312.

Developer has applied for and, subject to underwriting and funding availability, may be eligible for 0% interest deferred debt in an amount up to \$8,496,000. The amount of 0% interest deferred debt will not be more than is necessary for the financial feasibility of the Project, based on MaineHousing's underwriting criteria and the availability of other funding sources. To achieve the most efficient use of 0% interest deferred debt, MaineHousing expects Developer to maximize other available funding sources for the Project, including without limitation, equity from the automatic Credits. A portion of the 0% interest deferred debt may be made available during the construction of the Project to the extent possible.

Program Requirements

Any funding and allocation of Credits will require Developer to comply with the requirements of the Program, applicable requirements of the Rental Loan Program Guide dated October 2017, the QAP and Developer's commitments in the Application including, without limitation, the following requirements:

Extended Use Agreement and Program Declaration of Covenants

Developer will be required to enter into Extended Use Agreement and Program Declaration of Covenants, to be recorded in the appropriate Registry of Deeds, obligating Developer to: (i) keep 72 units in the Project occupied by households with income at or below 60% of the area median income and rent restricted for 45 years; (ii) provide a resident service coordinator at the Project for at least 15 hours each week over a period of at least 2 days each week.

Financial Assistance Agreement

Developer will be required to enter into a Financial Assistance Agreement, to be recorded in the appropriate Registry of Deeds, obligating Developer to comply with the affordability and use requirements set forth above for a period of 45 years (except that area median income and income eligibility will be determined in accordance with Section 142(d) of the Code) and other requirements set forth in Section 142(d) of the Code and associated regulations and guidance.

MEHER Funds

The funding sources for the 0% interest deferred debt for the Project may include one or more sources of non-federal funds, including without limitation, the proceeds of bonds issued pursuant to the Maine Energy, Housing and Economic Recovery Program, established pursuant to 30-A M.R.S.A. c. 201, sub-c. 7-A ("MEHER"). If MEHER funds are used, Developer will be required to enter into a MEHER Loan Agreement obligating Developer to comply with the reporting requirements of MEHER.

Design and Construction Requirements

The Project must be designed and constructed in accordance with MaineHousing's *Quality Standards and Procedures Manual*, dated May, 2021 including the accessibility requirements set forth in the latest version of MaineHousing's *Accessibility Policy and Procedures for the Design and Construction of Multi-family and Supportive Housing Projects*.

Development Deadlines

MaineHousing expects the Developer to promptly and diligently pursue the development and construction of the Project. Failure to do so may result in termination of this Notice to Proceed and the MaineHousing funding and Credits described herein. Developer should complete the following stages of development of the Project by the following corresponding deadlines:

Stage of Development	Deadline for Completion
Submission of 50% plans and specifications and updated development budget to MaineHousing (referred to as "50% Plan Submission")	August 31, 2023
Submission of 90% plans and specifications and updated development budget to MaineHousing (referred to as "90% Plan Submission")	December 21, 2023
Final pricing (guaranteed maximum or fixed sum, as applicable)	March 18, 2024
Construction loan closing	Jun 30, 2024

Termination of Award

MaineHousing may deem the Application withdrawn and terminate this Notice to Proceed and any award of low-income housing tax credits issued pursuant hereto if any of the following occur, and any delay or failure in exercising these termination rights is not a waiver thereof.

- (1) Developer fails to execute and return the original of this Notice to Proceed by the Acceptance Deadline.
- (2) Developer fails to complete any Stage of Development of the Project by its corresponding Deadline for Completion.
- (3) Developer is unable to close any gap in the Project's budget resulting from a loss of equity or other funding or increased costs within 90 days of the date MaineHousing notifies Developer that the Project is no longer feasible.
- (4) There is any change from the commitments or representations made in the Application.
- (5) There is a change in the location of the Project from that identified in the Application.
- (6) Any interest in the Application or this Notice to Proceed is assigned or there is any change in the structure or ownership of Developer from that described in the Application.

(7) There is any change in the design or costs of the Project from that described in the Application that will result in a substantial increase in the MaineHousing funding for the Project.

(8) Developer, or any principal or affiliate thereof, is or becomes (a) insolvent or the subject of any proceeding or arrangement for relief from creditors, including without limitation bankruptcy, or otherwise suffers a material adverse change in financial condition, (b) 60 or more days delinquent or otherwise in default of any MaineHousing loan not cured within any applicable cure period, or (c) debarred, suspended or excluded from any federal or state programs.

If you have questions, please contact Jayson Paré, the Multifamily Loan Underwriter, at 207.624.5792 or jpare@mainehousing.org, or Jamie Francomano, the Construction Analyst assigned to the Project, at 207.626.5710 or jfrancomano@mainehousing.org.

Sincerely,



Daniel Brennan
Director

The undersigned hereby acknowledges, accepts and agrees to the foregoing Notice to Proceed, and the undersigned hereby certifies that he is duly authorized to execute this Notice to Proceed on behalf of Developer.

LAMBERT WOODS NORTH LLC

By: Lambert Woods North MM LLC
Its Managing Member

By: Preservation of Affordable Housing, Inc.
Its Managing Member

By: 
Aaron Gornstein
Its President and CEO

cc: Jayson Paré, MaineHousing Multifamily Loan Underwriter
Jamie Francomano, MaineHousing Construction Analyst



MAINE

Department of the Secretary of State
Bureau of Corporations, Elections and Commissions

Corporate Name Search

Information Summary

[Subscriber activity report](#)

This record contains information from the CEC database and is accurate as of: Thu Jun 13 2024 16:20:17. Please print or save for your records.

Legal Name	Charter Number	Filing Type	Status
LAMBERT WOODS NORTH LLC	20249293DC	LIMITED LIABILITY COMPANY	GOOD STANDING

Filing Date	Expiration Date	Jurisdiction
08/04/2023	N/A	MAINE

Other Names (A=Assumed ; F=Former)

NONE

Principal Home Office Address

Physical

2 OLIVER ST. SUITE 500

BOSTON, MA 02109

Mailing

2 OLIVER ST. SUITE 500

BOSTON, MA 02109

Clerk/Registered Agent

Physical

CORPORATION SERVICE COMPANY
45 MEMORIAL CIRCLE

AUGUSTA, ME 04330

Mailing

CORPORATION SERVICE
COMPANY
45 MEMORIAL CIRCLE

AUGUSTA, ME 04330

[New Search](#)

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List of Filings

[View list of filings](#)

Obtain additional information:



February 29, 2024

Matthew Peters
Principal
Maine Co-op Development Partners
6 City Ctr, Fl 3
Portland, ME 04101

RE: Lambert Woods Cooperative

Maine Co-op Development Partners:

Centennial Mortgage has been engaged by Maine Co-op Development Partners to secure mortgage insurance through the FHA 213 program for cooperative housing and fund a construction/permanent mortgage for Lambert Woods Cooperative, a new cooperative housing project in Portland, ME. We have completed a preliminary analysis for the U.S. Department of Housing and Urban Development (HUD) and have been invited by FHA, based on that information, to submit a firm application for mortgage insurance through the FHA 213 program. This invitation means that HUD/FHA agrees with the concept of the project and approves the development team to move forward on the application process. Currently, we are working to complete that application, which requires a number of 3rd party reports such as a market study, appraisal, plan and spec review as well as other materials. Based on the progress to date, we anticipate full approval of the mortgage insurance application. Once that is approved, we will move to close on the construction/permanent financing for this project. We feel that this is the right time and place to create a new affordable cooperative given the advantages this particular form of housing provides to its members, primarily sustainable, affordable housing, democratic control and a greater sense of community.

Centennial Mortgage has substantial expertise and experience completing FHA financing transactions. We are very active in lending to cooperative housing projects throughout the country. Cooperative housing provides a unique form of democratically controlled housing, and we are actively working with several groups to create new communities at affordable prices. Personally, I have been involved in cooperative housing for over 20 years, through financing and serving on the board of the National Association of Housing Cooperatives.



We encourage other funding sources to join us in supporting this innovative project and creating affordable, home ownership opportunities for future projects through this program. Please let me know should you have any questions or require any additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read "H. Jeffers", is written over a faint, light blue rectangular background.

Hugh Jeffers
Vice President of Originations

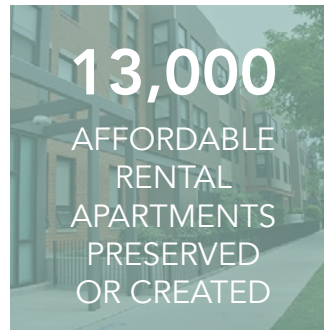


AFFORDABILITY | SUSTAINABILITY | COMMUNITY





Preservation of Affordable Housing (POAH) is a national nonprofit organization whose mission is to preserve, create and sustain affordable, healthy homes that support economic security, racial equity and access to opportunity for all.



WHAT WE DO

POAH revitalizes at-risk affordable housing communities as vibrant, healthy homes for low- and moderate -income residents. Since 2001, the POAH team has advanced its mission with a blend of expertise and creativity, solving complex problems that others have seen as insurmountable. We have secured long-term affordability for residents while addressing the interests of owners, funders, public agencies, and other stakeholders. The result is the preservation of more than 13,000 affordable rental apartments through transactions that guarantee that rents will remain affordable for the long-term (30+ years).

POAH has also successfully influenced a range of public policies that address the vulnerability of our nation's subsidized rental housing. POAH's policy interests include regulatory and preservation efforts nationwide, incentives to empower nonprofit owners seeking to preserve long term affordability, energy efficiency, and the promotion of housing as a platform for resident success.

WE PRESERVE AFFORDABILITY.

HOW WE DO IT

Creative Development

The Development Team develops creative and responsive strategies for preserving and building affordable homes, carrying projects from acquisition through financing, renovation/ construction and stabilization under new permanent financing. The team works closely with partners – including current residents, public housing authorities, investors and lenders – to deliver buildings that are financially and physically sustainable for the long run, on-schedule and on-budget. The team primarily works on three types of projects:

1 NEW CONSTRUCTION

Building homes that are appropriate for the surrounding neighborhood and community, and built to high standards that integrate conservation and sustainability for the long term.



2 COMMUNITY REVITALIZATION

Undertaking major neighborhood-scale revitalization projects in Chicago, Boston, Somerville, (MA) and Washington, D.C.



3 ACQUISITION REHAB

Rehabilitating properties threatened with conversion to market rental or luxury housing with new systems and structures.



“I am so proud to have family and friends come and see this whole transformation. It’s a beautiful community inside and out and I’m so blessed.”

Donna Hodson (front left)
Resident, Brandy Hill Apartments, Wareham, MA



WE BUILD FOR THE FUTURE.

FEATURED PROPERTY

Canal Bluffs/Clay Pond Cove, Bourne (Cape Cod)

Canal Bluffs and Clay Pond Cove is a multi-phased, mixed income new construction residential development located less than a mile from the Bourne Bridge at the gateway of Cape Cod on the 17 acre parcel of land that had been slated for a high tech startup company. The Residences at Canal Bluffs were built in 2009 followed by the second phase, Clay Pond Cove which included the completion of the wastewater treatment plant that serves the whole Canal Bluffs residential community and the abutting retail shopping center.

High Meadow Townhomes were the last phase of these affordable, workforce and market rate apartment homes for families and seniors in this very desirable Cape Cod location with easy access to commercial areas, shopping, employment centers and transportation.

Creative Acquisitions

POAH's Acquisitions Team works with property owners, residents, public agencies, and other stakeholders to structure successful preservation transactions. We've built a track record across 131 properties with more than 13,000 affordable rental apartments by delivering value across multiple priorities:

Preserving long-term affordability by ensuring properties will stay affordable for current and future residents;

Delivering value and certainty for sellers by structuring preservation transactions that are economically competitive with other alternatives – and bringing the track record and financial capacity to execute quickly;

Using public resources efficiently, by leveraging historic investments in at-risk properties and structuring transactions that make the most of every public dollar

WE BRING CREATIVE SOLUTIONS.



FEATURED PROPERTY

Trinity Towers, Melbourne, FL

In 2013, POAH purchased the Trinity Towers West, East and South buildings in downtown Melbourne from neighboring Holy Trinity Episcopal Church. The Trinities house more than 500 seniors and disabled residents. POAH was able to make the acquisition under a recent HUD rule which makes it easier for faith-based owners to transfer properties to non-profits specializing in housing.

All three buildings required extensive capital improvements. POAH completed renovations on West in 2016 with new windows and HVAC system, roofs, flooring, kitchens and baths. In 2017 East and South received extensive renovations similar to those performed at West plus a commercial kitchen renovation at Trinity Towers South.

In addition to providing a physical home for each of these households, the campus of Trinity properties also provides a rich array of service programs promoting a sense of community while assisting with the individual needs of residents including nutrition and meal programs, blood pressure checks, monthly socials and sessions with local health care providers.

Responsible Asset Management

POAH's Asset Management Team focuses on the long-term stewardship of our properties. As POAH's owner's representative, the team looks for physical, financial and policy advocacy opportunities to positively impact the portfolio. We leverage technology and build analytics to quickly identify opportunities to maximize the value of the POAH portfolio. The Asset Management Team works closely with POAH Communities, POAH's subsidiary property management company. The team's work is focused in three areas:

1 TRANSACTIONAL ASSET MANAGEMENT

Recapitalizing assets, refinancing debt, completing property workouts, negotiating limited partner exits, renewing subsidy contracts, applying for grants and more.



2 PORTFOLIO PERFORMANCE & ANALYTICS

Reviewing property and portfolio performance and trends, developing analytics systems and tools, and completing targeted ad hoc property and portfolio-level analyses.



3 TRADITIONAL ASSET MANAGEMENT

Monitoring asset performance, reviewing operating budgets and capital plans. Managing relationships with lenders and syndicators



Hawthorne Apartments

Independence, MO is the site of a LISC Financial Opportunity Center and the largest project-based Family Self Sufficiency (FSS) program in the country. FSS is a five-year, voluntary, asset-building tool that enables HUD-assisted families to increase their earnings, build savings, and make progress towards their goals and aspirations. In 2020, POAH was awarded a Trauma Resiliency Grant from Enterprise Community Partners and Wells Fargo to explore trauma-informed innovations in resident services, property management and physical design. The result will be a more equitable model for affordable housing that reduced evictions; improves resident and staff retention; promotes healthy design and contributes to individual and community resiliency.



Hawthorne families participate in the Family Self-Sufficiency program

SUPPORTING RESIDENT SUCCESS

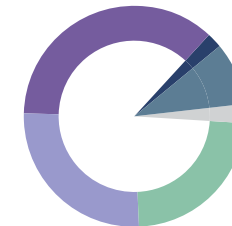
POAH knows our work is only one front in the broader fight against poverty and inequality in this country. Our Community Impact initiatives, rooted in principles of trauma resiliency, build on a platform of stable housing to create opportunity for residents so they can achieve financial independence and enrich their lives.

POAH Communities delivers these services through a team of community impact coordinators in properties across the country. We also established regional Resource Centers where we work with local partners to advance our mission of supporting economic mobility. The Woodlawn Resource Center in Chicago offers skill-building, workforce certifications and education programs including financial, employment and income-support services, behavioral health, GED, college preparedness and digital literacy. WRC has helped more than 1,048 community members secure employment since it opened in 2015.

5,000



INDIVIDUAL SERVICES PROVIDED TO RESIDENTS EVERY YEAR



Services by Outcome Area

- Housing
- Health
- Financial
- Youth Engagement
- Community Engagement
- Employment and Financial Stability

1,117



COMMUNITY PROGRAMS DELIVERED IN POAH PROPERTIES EVERY YEAR



Programs by Outcome Area

- Housing
- Health
- Financial
- Youth Engagement
- Community Engagement
- Employment and Financial Stability

REDUCTION IN EVICTIONS at properties that have been under POAH Communities management for just 3 years

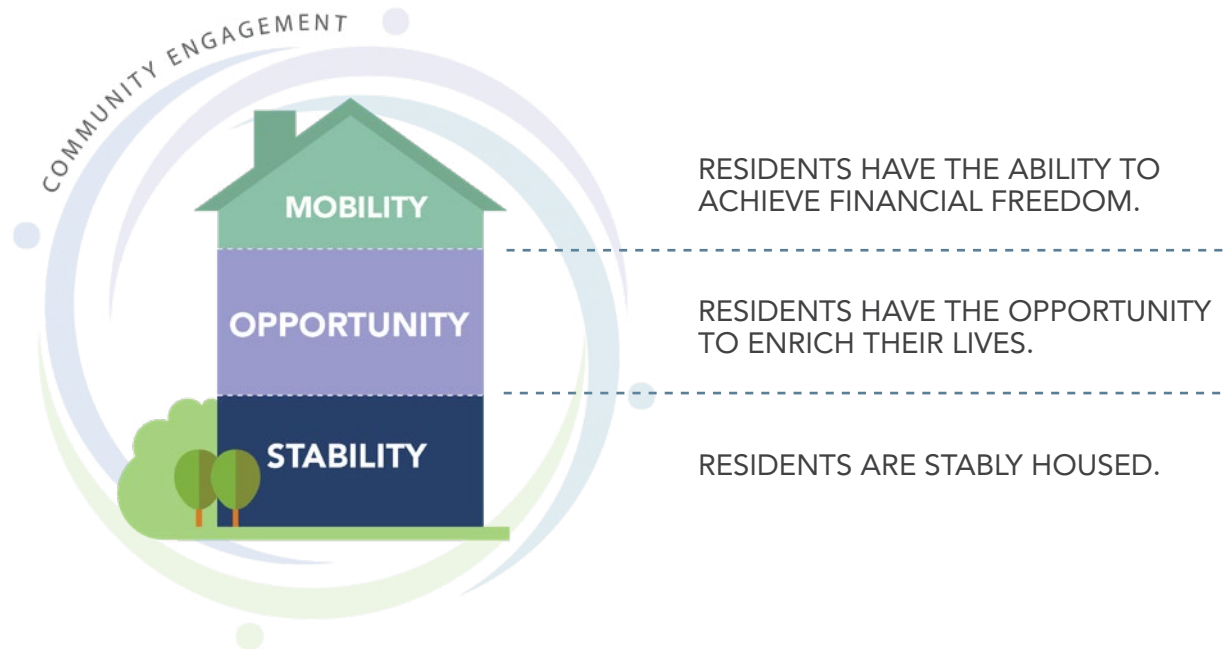
-10%



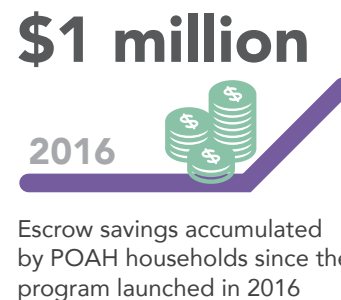
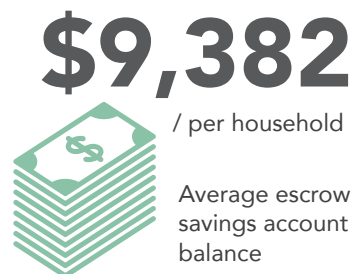
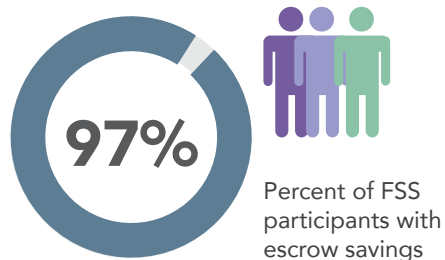
600

Organizations that partnered with POAH Communities to offer a program, service or referral resource for residents

FAMILY SELF SUFFICIENCY PROGRAM

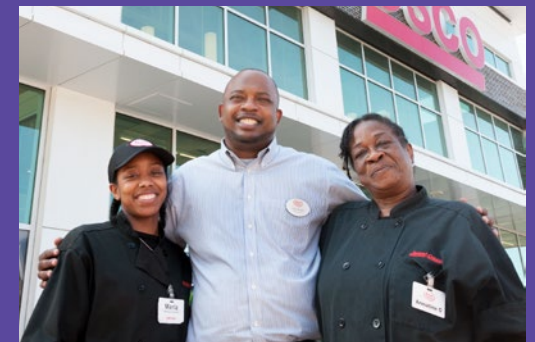


Part of the Community Impact Program, the Family Self-Sufficiency (FSS) program combines three key components in order to incentivize work and help participants build savings: stable affordable housing, one-on-one coaching to help participants achieve their employment and financial goals, and an escrow savings account tied to rental payments.



ARMARTINE COOK Woodlawn Park, Chicago

Armartine Cook has been a resident of The Burnham at Woodlawn Park, POAH's senior building on the South Side of Chicago since 2018. In 2019, Armartine was looking for a part-time job and worked with the career navigator at the Woodlawn Resources Center to identify opportunities and found a community hiring event for the grand opening of the Jewel Osco supermarket just a block away. Amartine was hired to work in the bakery — exactly what she was looking for — an opportunity to work close to home and earn extra income for herself. As a senior, this job opportunity was a good match for her, and her participation in the Catholic Charities Commodities monthly food program run by the WRC in partnership with the City of Chicago, has allowed her to keep working part-time, knowing she is supported in meeting her daily needs.



"I wouldn't have had this opportunity without you guys, Thank you again from the bottom of my heart."

Armartine Cook



FEATURED PROPERTY

The Residences at Melpet Farm Dennis, MA

Melpet Farm is a nine-building, 27-unit development on Cape Cod for households earning 60% of AMI or less, with 25% of the units set aside for those on the brink of homelessness.

The goal was to build housing that is both affordable and sustainable. The buildings were designed and constructed with the goal of net zero, meaning the total amount of energy used is equal to the amount of renewable energy generated on-site.



SOLAR ENERGY

60% of the energy needed to power Melpet Farm is produced using solar arrays on the roofs.

ENCLOSURE

Well-insulated, above-grade walls, slab and windows increase energy efficiency. Melpet Farm is 70% more air tight than code requires.

WATER

Low-flow fixtures reduce water consumption.

LIGHTING & APPLIANCES

LED lighting and Energy Star Rated appliances save energy.

Visionary Design and Building Performance

POAH is known as a leader in multifamily housing sustainability and efficiency. The Design + Building Performance department holistically integrates energy and water efficiency into development projects and the owned portfolio, working closely with property management staff to maintain each building's green upgrades and monitor the effectiveness of our conservation initiatives. D&BP oversees a passive house design in at least one major revitalization. The team works in these areas:

Better Buildings Challenge Goal Achiever for 20% reduction in energy use



1 DESIGN AND BUILDING PERFORMANCE

Design reviews during every phase ensure renovations and new construction will provide durable, healthy, high quality housing;



4 DATA ANALYSIS

Continuous monitoring of utility consumption informs our conservation investments;



2 FINANCIAL SAVINGS

Reducing energy consumption saves money for both POAH and the residents in our communities;



3 HEALTH

POAH is committed to improving resident health. Enhancing indoor air quality and removing volatile organic compounds is crucial;



5 DESIGN STANDARDS

In-house design standards ensure the buildings we construct and renovate will be durable, long lasting, and serve the needs of our residents.

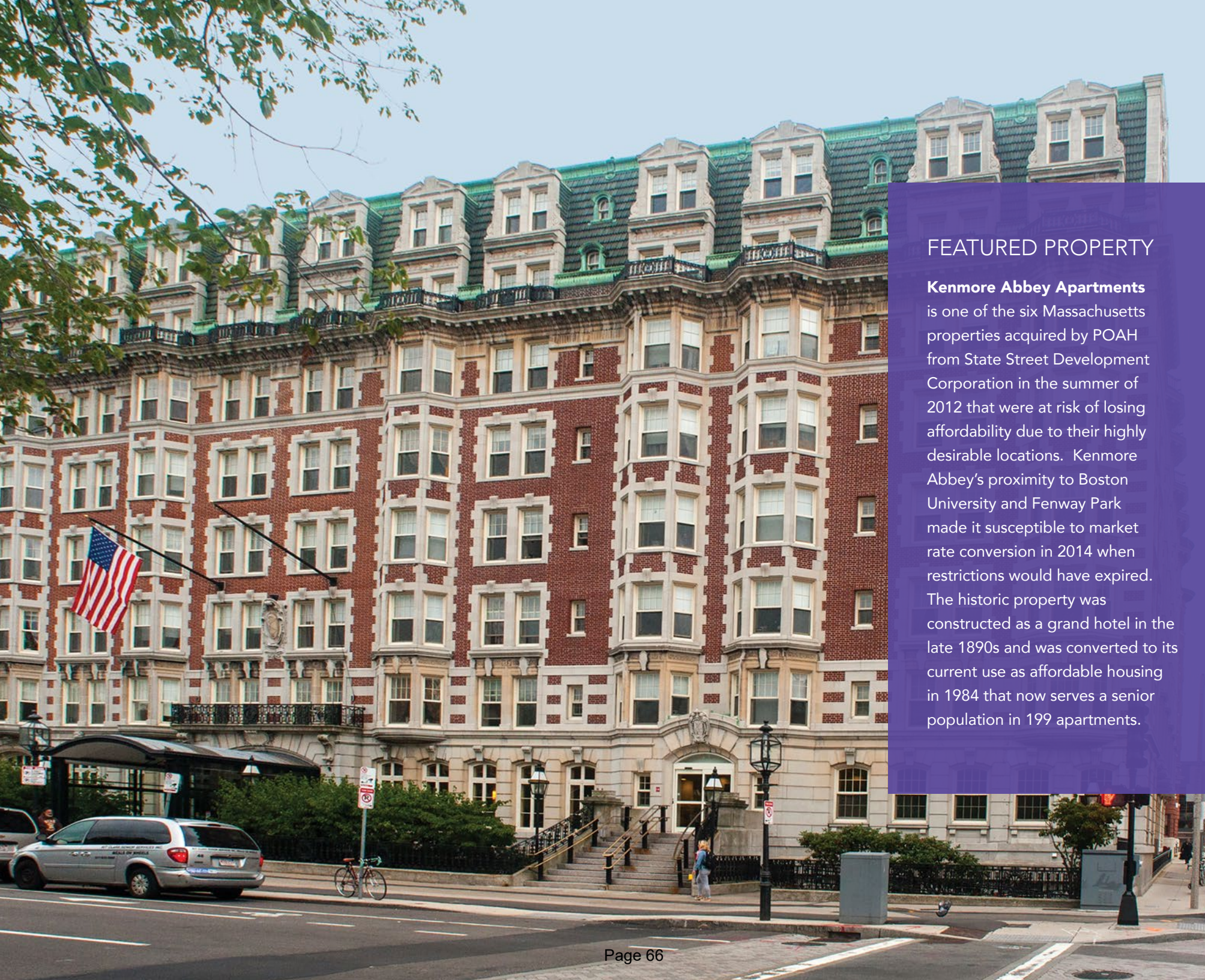


Professional Property Management

Part of the POAH family since 2001, POAH Communities oversees the leasing and operations of properties in 11 states and the District of Columbia. POAH Communities provides high-quality property management and customer service to our residents, connecting them with the opportunities and partnerships that improve their quality of life. POAH Communities manages 134 apartment communities which vary in size, age, geography, and program type, 131 of which are owned by POAH.



WE FOSTER COMMUNITY.



FEATURED PROPERTY

Kenmore Abbey Apartments

is one of the six Massachusetts properties acquired by POAH from State Street Development Corporation in the summer of 2012 that were at risk of losing affordability due to their highly desirable locations. Kenmore Abbey's proximity to Boston University and Fenway Park made it susceptible to market rate conversion in 2014 when restrictions would have expired. The historic property was constructed as a grand hotel in the late 1890s and was converted to its current use as affordable housing in 1984 that now serves a senior population in 199 apartments.

FEATURED PROPERTY

Cincinnati

In 2018, POAH acquired 18 properties in the Cincinnati area from The Model Group, a local property development, construction and management company that was looking for a non-profit partner to provide integrated property management and resident services for the affordable portion of their portfolio. In neighborhoods like Over-the-Rhine, Walnut Hills and Evanston — where rents have climbed dramatically and much of the affordable housing is at risk of conversion to market-rate apartments or condos — POAH preserved affordability for 1,057 rental apartments. This was at a time when the City was seeing significant investments in infrastructure, new public transportation options, and an expansion of the district's arts and dining scene. POAH's acquisition ensured the units would remain affordable long term and allow residents of all income levels to participate in the economic renaissance of the neighborhood.

POAH Communities implemented a Community Impact program across the portfolio to help residents succeed, with outcome-driven resident services that foster financial stability, health and education.

Cincinnati's buildings feature the largest concentration of Italianate architecture in the country.



WE INVEST IN OUR RESIDENTS.



FEATURED PROPERTY

Billings Forge

In 2014, POAH entered into a partnership with Melville Charitable Trust to acquire Billings Forge, a 113-unit mixed-income apartment complex located in the Frog Hollow neighborhood of Hartford, CT. In addition to providing attractive and affordable family housing, Billings Forge is home to the renowned Firebox Restaurant and features a popular community garden and farmers' market. Culinary job-training programs are offered on-site. In 2017, POAH completed more than \$9 million of property upgrades – including new windows, kitchens and baths, elevator, upgraded life safety systems, and common-area improvements. The renovations to the main mill building are beautifully executed according to historic preservation requirements that honor the cherished history of this building constructed as a tool plant in 1864. Billings Forge was honored with a 2018 Award of Merit by the Connecticut Trust for Historic Preservation.

Community Revitalizations

Through its community redevelopments, POAH is preserving the affordability of thousands of existing apartments in major urban areas and creating vibrant new residential communities that offer housing for a range of incomes, enhanced amenities and better connection to the surrounding neighborhoods. These revitalizations represent not only the rebirth of the communities in which they are located, but also a blueprint for how to revitalize underserved urban neighborhoods across the country.



"I never thought I would see this area so vibrant and full of life."

Tawanna Batey
Woodlawn Park resident

CHICAGO, IL

Woodlawn Park In 2008, POAH partnered with the City of Chicago and a wide array of public and private community partners to replace more than 500 units of affordable housing facing financial collapse and physical decline on the South Side of Chicago in a neighborhood that had experienced disinvestment and decline. A new Jewel-Osco supermarket opened in 2019, providing services to the nearby housing and jobs for 400 neighborhood residents.

POAH leveraged a \$30.5 million HUD Choice Neighborhoods grant that is driving redevelopment through new investments in housing for all income levels, in social services and job training programs in new commercial activity, and in other neighborhood improvements.

Beyond Woodlawn, POAH's impact extends to several other South and West Side neighborhoods plus Elgin and Harvey, IL, but the goals and results are largely the same - using the preservation of affordable housing as a foundation for community stabilization and revitalization.

BOSTON, MA

Flat 9 at Whittier. This redevelopment of the former Whittier Street public housing is an attractive, sustainable rental and homeownership community in the Roxbury neighborhood of Boston. The development creates a livable site with outdoor play spaces, a mix of building types to accommodate diverse family needs, and new streets to re-integrate the site into the broader neighborhood.

Phase one of the redevelopment, was completed in January 2020, with 92 units offering 1-, 2-, and 3-bedroom apartments. Phase 2 was completed in Dec, 2021 and created 52 units. Planning for construction of Phase 3 with 172 units is underway.

Once all three phases are completed, the redevelopment will replace 200 public housing rental apartments with 210 deeply affordable units and create 262 additional units of mixed-income rental housing and 14,000 square feet of commercial space.

In 2018, POAH's Woodlawn redevelopment was awarded the Chicago Community Trust Outstanding Community Plan Award.



Flat 9 at Whittier was the winner of the 2020 Charles L. Edson Tax Credit Excellence Award in the HUD Housing Preservation category



THE FUTURE IS BRIGHT

POAH is replicating the Chicago success story in redevelopment projects in Boston and Somerville, MA, Detroit, MI, and Washington, D.C..

The Loop at Mattapan Station, Boston, MA

POAH transformed a 2.57-acre parking lot next to the MBTA Mattapan Station into a mixed-use development with housing, retail and community spaces. This innovative transit-oriented development provides critically-needed affordable and market-rate housing and commercial spaces with a variety of transportation options, including public transit, ride-share, and bike-share, along with direct access to the walking trails of the Neponset River Greenway.



Barry Farm, Washington, D.C.

POAH is creating a new residential community in the Barry Farm neighborhood of Washington, D.C., east of the Anacostia River and just south of Historic Anacostia. Barry Farm and the adjacent Wade Apartments will be redeveloped into 900 residential apartments of varying types and sizes, retail spaces, services and open spaces.

The plan provides for approximately 40,000 square feet of gross floor area devoted to new retail/service uses, a substantial amount of open space, including a 2.4-acre central park and significant new public infrastructure including roads and utility upgrades.



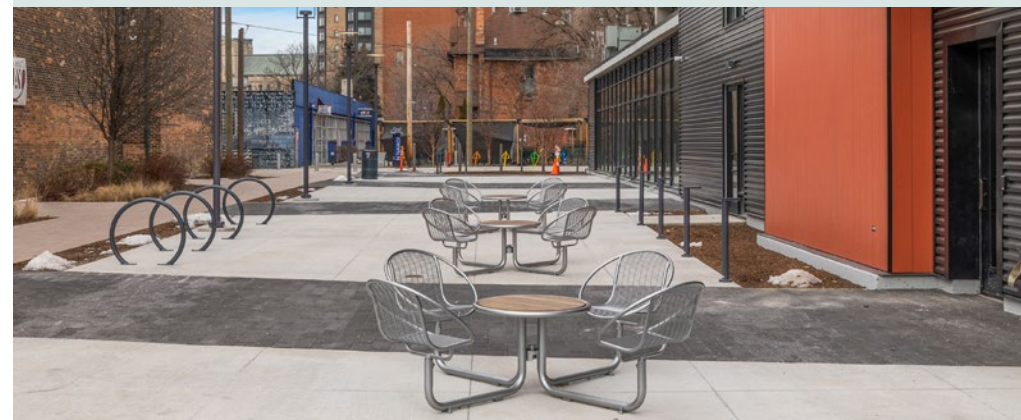
Clarendon Hill, Somerville, MA

Clarendon Hill was built in 1948 as housing for veterans returning from World War II. The Somerville Housing Authority responsibly maintained these buildings with limited resources but over the years the buildings have become functionally obsolete. The proposed redeveloped Clarendon Hill housing community, will create a healthy, attractive mixed-income community for the more than 200 families who currently live there and new residents - all of whom will enjoy modernized housing, enhanced quality of life amenities and better connection to the surrounding neighborhood.



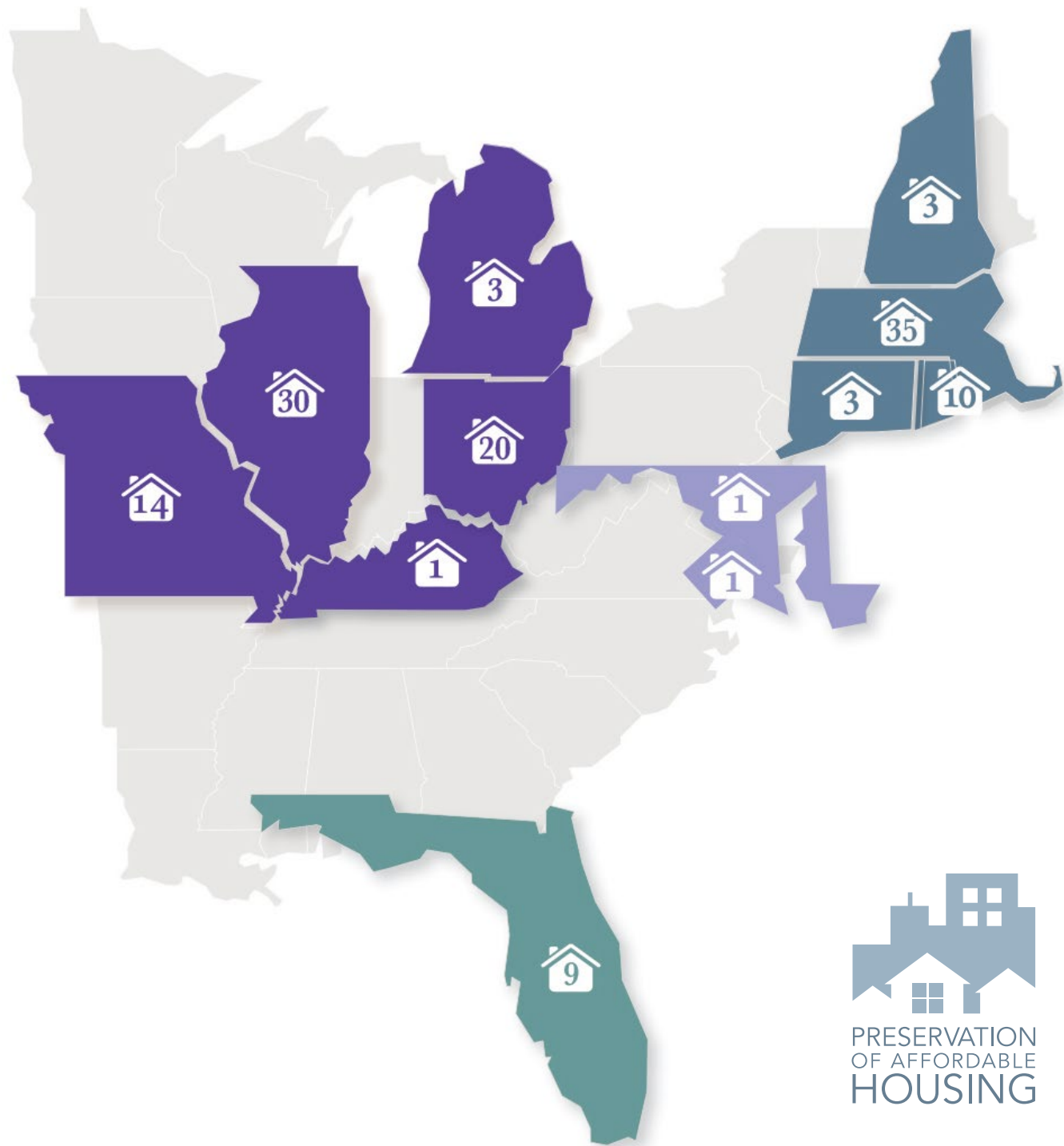
The Freelon Sugar Hill, Detroit, MI

POAH has partnered with the City of Detroit and nonprofit Develop Detroit to build a new mixed-use, mixed-income redevelopment in the historic Sugar Hill Arts District in Midtown Detroit. The project transformed one acre of vacant space into 68 new mixed-income apartments and 11,000 square feet of commercial space. Of the new units, 25% are designated as affordable housing for residents making up to 80 percent of the area median income, including 14 units for veterans.



WHERE WE ARE

11 STATES
AND THE
DISTRICT OF
COLUMBIA



NORTHEAST

CONNECTICUT

Billings Forge Apartments
Old Middletown High School
Apartments
Torrington West Apartments

MASSACHUSETTS

Attleboro Properties:

Gardner Terrace I and II
Hebronville Mill
Bay Meadow Apartments
Bedford Village & 447 Concord Rd
Brandy Hill Apartments
Brewster Woods
Bridle Path Apartments
Briston Arms Apartments
Canal Bluffs
Central Annex & Union Court
Apartments
Chestnut Gardens
Clay Pond Cove
Cromwell Court Apartments
Dom Narodowy Polski
Fairweather Apartments
(Beverly, Danvers, Peabody, Salem)
Flat 9 at Whittier
Founders Court
Franklin Square Apartments
High Meadow Townhomes
Kenmore Abbey
King's Landing Apartments
Machado House at Peter's Grove
Meadowbrook Apartments
Rock Harbor Village
Salem Heights Apartments
Temple Landing
Terrapin Ridge Apartments
The Blackstone Apartments
The Loop at Mattapan Station
The Residences at Melpet Farm
Torrey Woods
Tribune Apartments

NEW HAMPSHIRE

Cocheco Park Apartments
Riverview Apartments
Sugar River Mills

RHODE ISLAND

Aaron Briggs & Cherry Hill
Beachwinds Apartments
Fieldstone Apartments
Grace Apartments
Heritage Village Apartments
Hillcrest Village Apartments
Hillside Village Apartments
Oxford Place/Oxford Gardens
Pocasset Manor
Water's Edge Apartments

MID-ATLANTIC

DISTRICT OF COLUMBIA

Garfield Hills

MARYLAND

Washington Gardens

SOUTHEAST

FLORIDA

Campbell Arms Apartments
Cutler Manor Apartments
Cutler Meadows Glen Apartments
Middletowne Apartments
New Horizons Apartments
Southpoint Crossing
Trinity Towers East, West, South

MIDWEST

ILLINOIS

Kankakee:

Crestview Village Apartments

Elgin:

Elgin Schoolhouse
Elgin Manor

Chicago Properties:

Archer Avenue Senior Residences
Corcoran Place Apartments
Emil Jones Jr. Senior Housing
Fred C. Matthews III Senior Housing
Greenwood Park Apartments
Island Terrace Apartments
Jackson Park Terrace
Lafayette Terrace Apartments
Levy House
Martin Farrell House
Mattie Butler Apartments
Newberry Park Apartments
South Chicago Salud Center and
Senior Housing

Historic Uptown Apartments:

Hazel Winthrop
Uptown Preservation Associates
Clifton Magnolia
Sunnyside Kenmore

Woodlawn Park:

The Jackson at Woodlawn Park
The Grant at Woodlawn Park
The Burnham at Woodlawn Park
Renaissance Apartments
The Washington at Woodlawn Park
Trianon Lofts
Woodlawn Station

Harvey:

Jesse Jackson Jr. East and West
Senior Housing
South Suburban Senior Housing

KENTUCKY

Covington:

WH MainStrasse Apartments

MICHIGAN

8330 On the River
920 On the Park
The Freelon Sugar Hill

MISSOURI

Colony Plaza Apartments
Country Club Village I & II
Apartments
Crestview Village Apartments
Deerfield Village Apartments
Glenwood Manor
Hawthorne Place Apartments
Highland Acres Apartments
Highland Meadows Apartments
Houston Plaza Apartments
Maplewood Manor Apartments
Monroe Estates
Prairie Plains Apartments
Woodlen Place Apartments

OHIO

Blacklick:

Walnut Grove Apartments

Cincinnati:

Abigail Apartments
Abington Race and Pleasant
Apartments
Baymiller Apartments
Burnet Place Apartments
Community Manor
Fairview Estates
Kerper Apartments
Losantiville Building and Evanston
Magnolia Heights
Navarre Garrone
North Rhine Heights
OTR Revitalization
Pendleton Estates
Terri Manor Apartments
Washington Park
Wesley Estates

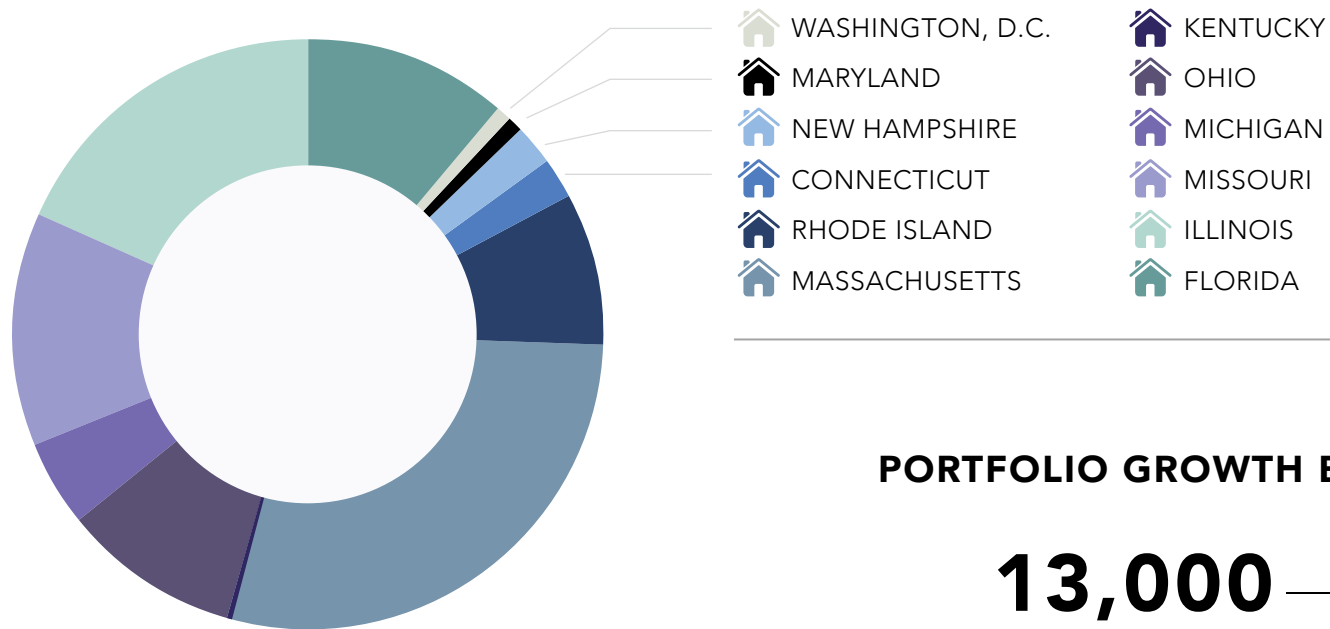
Lincoln Heights:

Villas of the Valley I
Villas of the Valley II

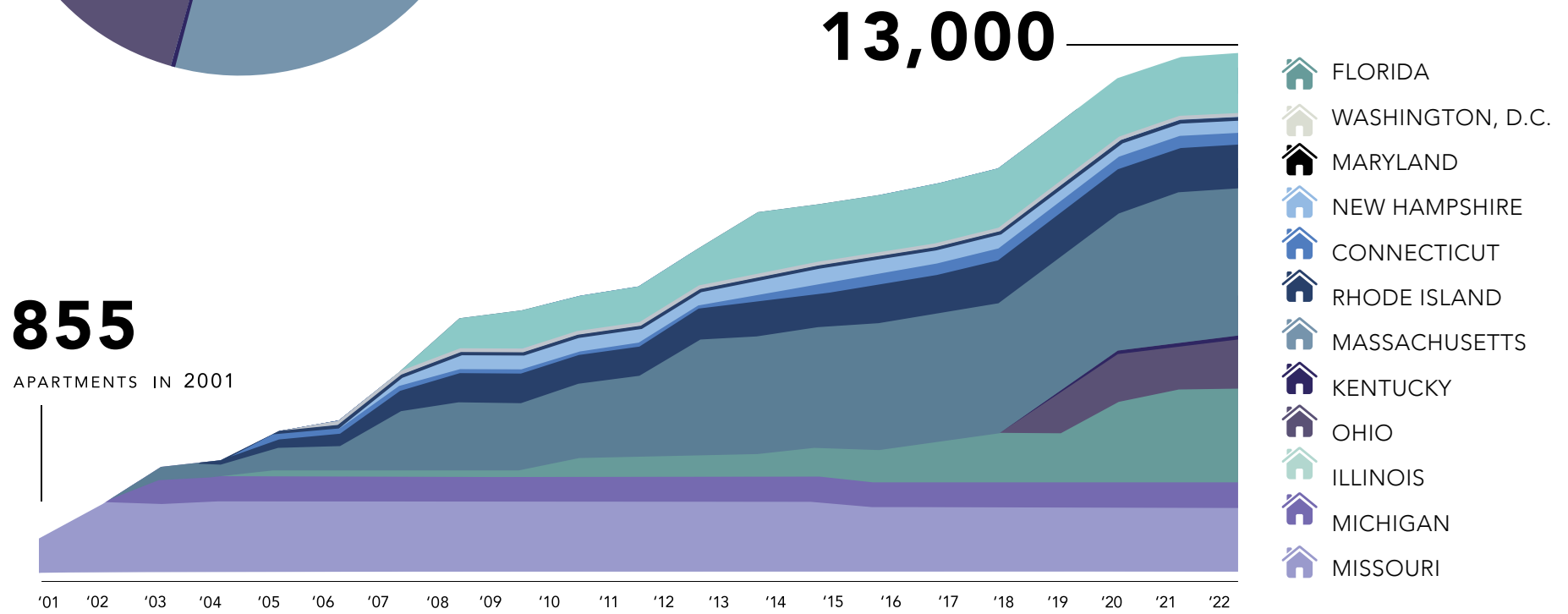
PROPERTY STATS

PORTFOLIO	100% AFFORDABLE 107	100% MARKET 1	MIXED 23	TOTAL 131
UNITS	RESIDENTIAL 12,947	PBRA 9,205	LIHTC 10,179	
TENANCY	FAMILY 62%	SENIOR 33%	FAMILY/SENIOR 5%	
LOCATION TYPE	RURAL 25%	SUBURBAN 20%	URBAN 55%	
FEDERAL LIHTC	4% 56%	9% 28%	MIXED 2%	NONE 13%

PORTFOLIO GROWTH BY STATE



PORTFOLIO GROWTH BY UNITS



FINANCIAL PARTNERS 2021

AFL-CIO Housing Investment Trust	Chicago Community Trust	District of Columbia Housing Authority (DCHA)	Kentucky Housing Corporation
Alliant Capital	Citi Foundation	District of Columbia Housing Finance Agency	KeyBank
Asbury Managers	Citibank	Eastern Bank	KeyBank National Association
Avidia Bank	Citibank Community Development	Enterprise Community Partners	Lancaster Pollard (ONIX)
Bank of America	Citizens Bank	Enterprise Mortgage Investments	Life Insurance Community Investment Initiative
Barnstable County	Citizens Charitable Foundation	Eversource	Local Initiatives Support Corporation
Barnstable County Home Consortium	City of Boston	Federal Home Loan Bank of Boston	LISC Chicago
BB&T Bank	City of Cambridge	Federal Home Loan Bank of Chicago	Low Income Investment Fund
BlueHub Loan Fund, Inc.	City of Chicago	Federal Home Loan Bank of San Francisco	MacArthur Foundation
BMO Harris Bank	City of Cincinnati	First Financial	Maryland Appalachian Housing Fund
Boston Community Loan Fund	City of Miami	First Housing	Maryland Department of Housing and Community Development
Boston Department of Neighborhood Development	City of New Bedford	Florida Housing Finance Corporation	Massachusetts Department of Housing and Community Development
Boston Housing Authority	City of Providence Department of Planning & Development	Hamilton County, OH	Mass Housing Finance Agency
Boston Financial Investment Management	City Real Estate Advisors	HOME Funders	Massachusetts Housing Investment Corporation
Brookline Bank	Clean Energy Group Clocktower	Hope of Kentucky, LLC	Massachusetts Housing Partnership
Calvert Impact Capital	Community Economic Development Assistance Corporation	Housing Assistance Corporation	MassDevelopment
Cambridge Affordable Housing Trust	Community Investment Corporation	Hudson Housing Capital	MassHousing
Cambridge Savings Bank	Connecticut Department of Housing	IFF	Melville Charitable Trust
Cape Cod Commission	Connecticut Department of Economic and Community Development	Illinois Clean Energy Community Foundation	Mercy Loan Fund
Capital One Foundation	Connecticut Housing Finance Authority	Illinois Housing Development Authority	Miami-Dade County
CBRE	Cornerstone for Shared Equity	JP Morgan Capital Corporation	Miami Purchase Preservation Fund
Community Economic Development Assistance Corporation	CREA	JP Morgan Chase	Michigan State Housing Development Authority
Chicago Community Loan Fund	D.C. Office of the Deputy Mayor for Planning & Economic Development		

Midland Loan Services, Inc.
Missouri Housing Development
Commission
Morgan Stanley
National Affordable Housing Trust
National Equity Fund
New Hampshire Housing Finance
Authority
Northern New England Housing
Investment Fund
Ohio Capital Corporation for Housing
Ohio Housing Finance Agency
Over-the-Rhine Community Housing
People's United Bank
PNC Multifamily Capital
Polk Brothers Foundation
Prudential Social Investments
Red Mortgage Capital
R4
Rhode Island Housing
RiverHills Bank
Rockland Trust Bank
Santander
Santander Charitable Foundation
Silicon Valley Bank
Somerville Housing Authority

Southeast Chicago Commission
Stewards of Affordable Housing for
the Future
Stratford Capital Group
TD Bank
TD Charitable Foundation
The Barr Foundation
The Kresge Foundation
The Richman Group
Town of Bedford, MA
Town of Framingham, MA
Town of Weymouth, MA
United Way
U.S. Bancorp Community
Development Corporation
U.S. Bank National Association
U.S. Department of Energy
U.S. Department of Housing and
Urban Development
U.S. Treasury Community Development
Financial Institutions Fund
Voice of the People in Uptown
Walker and Dunlop LLC
Wells Fargo



OUR LEADERSHIP



AARON GORNSTEIN, *President and Chief Executive Officer*, has been President/CEO of POAH since 2015 and is the former undersecretary for the Massachusetts Department of Housing and Community Development and Executive Director of Citizens' Housing and Planning Association.

Board of Directors



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LIZ BLUME, *Director*, is the Director of the Community Building Institute (CBI) at Xavier University and a planning professional with more than 30 years of experience.



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I. Conformity with Land Use Ordinance

The following outline is made in accordance with the City of Portland Code of Ordinances, Chapter 14 Land Use, Article V Section 14.6.1-4

OVERVIEW

The proposed mixed-use residential buildings have been designed to conform to City standards where possible, as well as improve upon existing non-conformities. This project conforms with the majority of the applicable standards of Portland's Land Use Ordinance Section 14-526 as demonstrated in the following narrative.

14.6.1 Transportation Standards

A. Impact on Surrounding Street Systems:

- a. The project will not create any significant hazard to safety on the surrounding street network. The site is located along Washington Avenue which is a major urban collector street according to the City of Portland Federal Street Classification map. Lambert Street is also classified as a major urban collector street, while Auburn Street is classified as another principal arterial street.
- b. A traffic analysis has been prepared for this project.

B. Access and Circulation:

1) In general

- a. The development will provide safe access and internal circulation for both pedestrians, vehicles and emergency vehicles as seen on the Site Plan.
- b. Continuous internal walkways will be provided and will connect to the proposed transit stops along Washington Avenue.
- c. The proposed parking areas can be accessed from Washington Avenue. Points of access have been located to avoid conflicts with turning movements and traffic flows on the site.
- d. The site does not feature drive up services as mentioned in this requirement.

2) Loading and Servicing:

A designated space has been signed along the northern and southern portion of Washington Ave near the proposed bus stops. It is proposed that delivery vehicles use this space for delivery purposes in lieu of circulating through the site. Ample space has been provided both for



short-term unloading and bus loading/unloading to exist in one location.

3) Curbs and Sidewalks:

- a. Bituminous pavement sidewalks are proposed throughout the site, as seen on the Site Plan, and will connect to the proposed bus-stops on Washington Avenue. Curb and sidewalks will be provided along the property frontage and continuing to the Portland Trails connection on Garsoe Drive.
- b. There are no existing sidewalks along Washington Avenue. Utility connections within the road will be required and will be rebuilt in conformance with City standards.
- c. Not applicable
- d. We will be requesting a waiver from curb installation requirements as it is proposed to install slipform concrete curb in lieu of granite.

C. Public Transit Access:

- 1) As part of the development, two bus stop/shelters are proposed along the properties Washington Avenue frontage.
- 2) The bus stop/shelters will be connected to the internal sidewalks within the site.
- 3) Not applicable.

D. Parking:

- 1) Vehicular Parking
 - a. The proposed project will provide 93 parking spaces which is anticipated to meet the requirements of the proposed uses within the new buildings.
 - b. Although not specifically required within this zone or land use, Transportation Demand Management (TDM) strategies will be implemented as identified in Section U.
 - c. Not applicable.
 - d. The parking space and aisle dimensions are in conformance with the Technical Standards with the exception of a waiver request to reduce the drive aisle width from 24' to 22' given the residential use and low turnover rate. Please refer to the Site Plan for more information.



2) Location and Required Number of Bicycle Parking Spaces:

- a. A minimum of 66 bicycle spaces are proposed for the 162 residential units. Please refer to the Landscape Plan for more information.
- b. Not applicable

3) Snow Storage:

- a. Snow storage area is provided throughout the site. The Owner will be responsible for managing snow at their discretion and/or coordinating snow removal from the site when necessary.
- b. Snow storage areas will not encroach on parking, walkways, or stormwater management systems.

4) Electric Vehicle (EV) charging

- a. The development will adhere to applicable EV standards, as it will provide 20% of parking spaces with charging.

E. Transportation Demand Management (TDM):

- 1) A Transportation Demand Management (TDM) plan will be provided as part of the site plan application.
- 2) The plan will comply with the transportation systems and street design standards of the technical manual.

14.6.2 Environmental Quality Standards

A. Preservation of Significant Natural Features:

- 1. The site is completely wooded and undeveloped. Wetlands traverse the site and are considered a significant natural feature due to the life they have the potential to house. There are no known endangered species or plants existing on the site.
- 2. The contiguity of the wetlands will be preserved to the greatest extent feasible.
- 3. Not applicable

B. Landscape Preservation:



- 1) There are many existing trees on site, a portion of the existing trees will need to be removed to accommodate the building. Given the compact development scheme, a significant portion of the existing trees and vegetation will be preserved. This effort will be further acted upon by hiring a forester to help select tree saves in tandem with the proposed
- 2) Measures will be taken in accordance with Section 4 of the Technical Manual.
- 3) It's anticipated a minimum of 30% of existing trees ten inches DBH or greater within the setback area will be preserved as a result of the efficient development scheme.
- 4) A waiver is not requested.
- 5) Not applicable.

C. Site Landscaping and Buffers

- 1) The development will include a minimum of one shade tree or six plantings per 30 linear feet of all frontages as measured along the property line. Where applicable it is proposed to utilize the existing vegetation to remain in order to satisfy this requirement.
- 2) Buffers
 - a. The solid waste locations will be located adjacent to the parking lots on the east sides of the development on both sides of the street. The proposed solid waste containers are anticipated to be screened by a decorative fencing, screening, and landscape plantings.
 - b. Not applicable
 - c. The existing buffers are to remain or be replanted along all residential abutters.
- 3) Parking Landscaping
 - a. The proposed development will include one (1) tree and three (3) shrubs for every five (5) parking spaces within landscaped islands to screen shade and break up parking.
 - b. Uninterrupted parking spaces do not exceed forty (40) parking spaces.
 - a. Not applicable.



4) Street Trees

- a. Street trees along the property frontage will be provided per the standards of the technical manual.
- b. Not applicable.

D. Water Quality, Stormwater Management and Erosion Control:

- a. The site drainage will not be directed to flow or pond onto adjacent lots. The runoff created from the site will be collected, attenuated, and released at a rate that does not exceed the existing condition.
- b. Provisions are in place to ensure stormwater from the development will not exceed the pre-development flows.
- c. Not applicable
- ii. A site-specific Stormwater Management Plan has been developed for the project to show compliance with Section 5 of the Technical Manual, including the basic standards of MEDEP Chapter 500. Please refer to sections J and K, the Erosion & Sedimentation Control and Stormwater Management Plans, respectively, for more information.
- iii. The development is not anticipated to pose a contamination risk to groundwater during or after construction. The project will be serviced by a public wastewater system.

The development will provide for adequate and sanitary disposal of sewage in accordance with Section 2 of the Technical Manual.

14.6.3 Public Infrastructure and Community Safety Standards

1. Consistency with City Master Plans:

- a. The project has been designed to be consistent with the City's Zoning Ordinance and off-site infrastructure.
- b. Not applicable.

2. Public Safety and Fire Prevention:



- a. The site has been designed to allow for long viewing aisles and minimal spaces obscured from view. An open space area has been provided at the center of both site's to reinforce a sense of community. Lighting will be provided to create a safe environment at nighttime.
 - b. Emergency access has been provided. Fire trucks and ambulance will be able to access all of the site and buildings, the grass paver access aisle has been included in the site design to promote efficient emergency access circulation.
3. Public Utilities
- a. Ability to Serve letters have been sent to the respective companies. Responses are forthcoming.
 - b. The electrical service will be wired underground via a new pad-mounted transformer as shown on the Utility Plan.
 - c. The new sewer and stormwater infrastructure will meet the provisions of the Technical Manual.
 - d. The project will be served by connection to the public sewer system within Washington Avenue. The stormwater management system is designed to meet the standards of Chapter 500.
 - e. A space allocated for solid waste storage can be seen on the Site Plan (C-09, C-10, and C-11). The solid waste containers will be fully enclosed and screened from the public view.

16.4.4 Site Design Standards

A. Massing, Ventilation and Wind Impact:

- a. Please refer to Section O, Architectural Design Narrative.

B. Shadows:

- a. Not applicable.

C. Snow and Ice Loading:

- a. The structure will not distribute snow and ice onto adjacent properties.

D. View Corridors:

Please refer to Section O. Architectural Design Narrative.

E. Historic Resources:

- a. The development is not located in a historic district, historic landscape district or City designated landmark.
- b. The development is not located adjacent to designated landmarks, historic



district, or historic landscape district.

- c. There are no known archaeological resources on the site.

F. Exterior Lighting:

- a. Exterior lighting will be designed to meet the requirements of Section 12 of the Technical Manual.
- b. Any lighting that may adversely impact the abutting residential properties will feature house-side shielding.
- c. Architectural and Specialty Lighting.
- d. No architectural or specialty lighting is proposed.
- e. No up-lighting is proposed.
- f. No new street-lights are proposed.

G. Noise and Vibration:

- a. The HVAC system will meet the applicable state and federal emissions requirements and will also be screened and directed away from abutters.

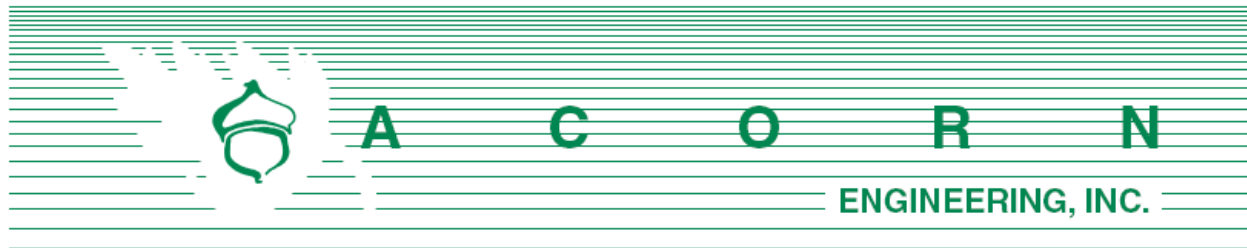
H. Signage and Wayfinding:

- a. All street and wayfinding signage shall meet the requirements of the Manual on Uniform Traffic Devices (MUTCD) and Division 22 of the City Code.
- b. The project is not located in a historic district or subject to Article IX.
- c. Signage will only be related to vehicular access.
- d. All street and wayfinding signage shall meet the requirements of the Manual on Uniform Traffic Devices (MUTCD) and Division 22 of the City Code.

I. Design Standards.

- a. The project has been designed to meet the standards set forth in the R-3 zone. Please refer to the Site Plan for more information on the Space & Bulk Standards.





STORMWATER MANAGEMENT **REPORT**

Prepared For:

**Maine Cooperative Development Partners
Portland, Maine 04103**

Prepared By:

**Acorn Engineering, Inc.
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Portland, Maine 04104**



**Rev. June 2024
Rev. August 2024**



INTRODUCTION

Acorn Engineering, Inc. has been retained by The Maine Cooperative Development Partners and Preservation of Affordable Housing to provide civil engineering services for the proposed development at 165 Lambert Street and 622 Auburn Street. The property consists of approximately 17.95 acres of land and contains the following parcels (Chart, Book, Lot, 385-A-1, 386-C-1, 386-B-12, and 386-B-15). This project received Major Site Plan approval in 2023 and has been undergoing the Maine Housing review process. As part of that process additional parking has been requested. To support the request for additional parking a revised stormwater analysis has been prepared to document the changes to the approved stormwater systems for the site. Any changes to the stormwater system since the original approval will be made red to help streamline the review.

A stormwater analysis was prepared to demonstrate that the project will meet the requirements set forth by Maine DEP Chapter 500 Basic and General Standards and the following requirements from the City of Portland (the City):

- City of Portland Land Use Ordinance Article 14.6.2.D.
- City of Portland Technical Manual – Section 5 – Portland Stormwater Management Standards and Maine DEP Chapter 500 Stormwater Management.

EXISTING CONDITIONS

The project site is bordered by Lambert Street, Auburn Street, and Washington Ave. A boundary plan has been prepared by Owen Haskell Inc., dated June 14th, 2021 and revised December 21st, 2021. Two wetland investigations were performed (separate investigations for both parcels) by Jones Associates Inc., dated June 2021 and October, 2021. As shown in the reports there are two wetlands on the south parcel, one of the identified wetlands is within 25 feet of a stream and therefore is classified as a Wetland of Special Significance (WOSS). There are also two wetlands within the northern parcel where one is considered a WOSS due to its proximity to an identified stream. Jones Associates identified multiple streams in both parcels. The southern parcel consists of four streams, with two converging at the eastern portion of the parcel creating one larger stream flowing from the east to west. These streams are a result of culverts flowing onto the property. Two feeder streams also contribute to the large stream and drain from the south to the north. One stream is located on the northern parcel and flows from east to northwest, this stream is formed from a culvert draining onto the property. The site is not in the watershed of an urban impaired stream.

The site primarily consists of wooded, undeveloped area with eight subcatchments.

- SC 1.1 – This subcatchment consists of wooded land and a vegetated ditch alongside Washington Ave. This subcatchment drains to an existing catch basin at the end of the ditch which outlets runoff to another existing catch basin located at the end of the southern Washington Ave ditch.



- SC 1.1N - This subcatchment consists of the portion of Washington Ave north of the road centerline to the centerline of the ditch from approx. Sta 0+50 to Sta 9+50.
- SC 1S – This subcatchment consists of wooded land, a vegetated ditch, and an isolated wetland pocket. This subcatchment drains to the south roadside ditch which is collected by an existing catch basin at the end of the ditch. The catch basin outlets to an existing cross culvert beneath Lambert Street.
- SC 1.1S - This subcatchment consists of the portion of Washington Ave south of the road centerline to the centerline of the ditch from approx. Sta 0+50 to Sta 9+50.
- SC 2N – This subcatchment consists of undeveloped land, a portion of the single family lots along Auburn Street, and existing wetlands. This subcatchment includes area from the northeastern portion of Washington Ave as well as the Washington Ave / Auburn Street intersection. The subcatchment crosses Washington Ave via a 12” culvert that outlets into the south parcel and flows to the existing 18” culvert.
- SC 2S - This subcatchment consists of the southern portion of the south parcel and is primarily wooded and undeveloped land. Multiple stream exist in this subcatchment and serve as the primary drainage conveyance system. The confluence of the stream occurs near the western portion of the parcel upstream of an 18” culvert off Lambert Street.
- SC 3N – This subcatchment consists of wooded area along the northern parcel. The area drains to an existing wetland within the Falmouth parcel as identified by Jones Associated.
- SC 4N – This subcatchment consists of wooded area along the northern parcel as well as a portion of the single family lots located along Auburn Street. This area drains to the stream flowing east to west and bisects the parcel.

It should be noted that the USGS soil survey has soil types HSG A and HSG D in SC 1S. The delineated wetland located in this subcatchment falls in the HSG A area. We believe that the wetland pocket should be replaced with HSG D soils in lieu of HSG A to better represent the existing site conditions. As such the stormwater model has been updated to reflect the above.

PROPOSED DEVELOPMENT

The project features the development of a planned unit residential development (PRUD) which a development program outlined within the land use ordinance and generally follows the principles of cluster subdivision planning where infrastructure is denser and more efficient in lieu and as a result, grater open space opportunities are available. The site will consist of fourteen separate residential buildings with a total of 162 dwelling units, each building will be served with associated parking and utilities. Overall, the project proposes to develop 4.82 acres of the lots with 2.86 acres consisting of impervious area.

The site has been graded to slope with the existing topography while providing for appropriate slopes in the parking areas. The slopes on the outside of the parking areas that are not part of a stormwater system will be appropriately stabilized per the specifications in the plans and are anticipated to be heavily landscaped for further slope protection and buffering. The majority of the developed site’s runoff has been graded to flow to the proposed stormdrain network on site. Runoff will be either piped to the two proposed Underdrain



Subsurface Sand Filters (USSF) or treated using two drip edges along building C and F. The USSFs consist of a pretreatment isolator row which provides initial settlement and filtration of contaminants. Water will then flow vertically through the sand filter providing water quality improvements and outlet via an underdrain. At each outlet to the downstream drain manhole, orifices through the use of drilled holes in pipe caps will be utilized to help reduce the flow rate leaving the USSFs.

The discharge from these systems will ultimately flow to a level lip spreader or riprap apron before entering the roadside ditch or surrounding woods. A 15" storm drain is proposed to outlet into the existing ditch line with a proposed riprap plunge pool as part of phase 1. The peak 10-year flow rates leaving the storm drain will be below 5 ft/sec. Maine DOT recommends grassed ditches be designed to ensure flow velocities are below 5 ft/sec for the 10-year storm, as such the stormwater outlet aligns with industry standard hydraulic design. Phase 2 of the project will see a complete extension of the storm drain system in Washington Ave to connect into the existing closed pipe system at the Lambert/Washington Ave intersection.

The development will be served by the Portland Water District, CMP, Spectrum, Consolidated Communications, and municipal sewer and storm systems. Utility mains and services have been coordinated with each respective utility company.

GENERAL STANDARDS – WATER QUALITY

All treatment BMPs proposed as part of this development were designed in accordance with The Maine Stormwater Management Design Manual Chapter 7.3 and 7.7.

Treatment Area

In accordance with Chapter 500, General Standard rules, treatment must be provided for no less than 95% of the impervious area and 80% of the developed area. As such, it is proposed that treatment is achieved via the Underdrained Subsurface Sand Filter (USSF) BMPs. The USSF provides initial treatment of the larger sized pollutants. The stormwater will flow vertically through the sand filter layer. The treated stormwater will then be collected within perforated pipes and released slowly into the downstream system.

The treatment of the impervious and developed surfaces by the BMPs are as follows:



Table 1 – New Impervious Area Treatment Area Table

Existing Imp. Area (SF)	Proposed Total Imp. Area (SF)	Net Change in Imp. Area (SF)	Proposed Imp. Area with Treatment (SF)	% Overall New Imp. Area Treated
0	124,580	124,580	120,215	96.5%

Table 2 – New Developed Area Treatment

Existing Dev. Area (SF)	Proposed Total Dev. Area (SF)	Net Change in Dev. Area (SF)	Proposed Dev. Area with Treatment (SF)	% Overall New Dev. Area Treated
0	209,810	209,810	175,850	83.8%

Underdrain Subsurface Sand Filter

The underdrained subsurface sand filters were sized to meet or exceed the requirements set forth within the MDEP Volume III BMPs Technical Design Manual, Chapter 7.3. Filter BMP systems have shown to be effective at filtering out and removing a wide range of pollutants from stormwater runoff.

As shown above, the project anticipates meeting the required treatment for new impervious and developed surfaces with the filter BMPs.

Filter Area Sizing

A calculation for sand filter area is necessary to meet the requirements below the surface of the USSF. As defined in the Volume III: BMPs Technical Design Manual, Chapter 7, the surface area of the filter shall be no less than the sum of 5% of the tributary impervious area and 2% of the tributary vegetated area. The filter area is calculated by the following formula:

$$[(\text{Imp. SF} \times 0.05) + (\text{Veg. SF} \times 0.02)] = \text{Filter Area (SF)}$$

Please refer to Table 2 below.

Table 2 – Total Filter Surface Area, displays the proposed USSF sizing requirements, actual size and the percentage of required area.

Table 3 – Total Filter Surface Area				
	Landscaped Area (SF)	Impervious Area (SF)	Required Filter Area (SF)	Actual Filter Area (SF)
USSF 1	27,433	56,768	3,387	4,456
USSF 2	21,971	32,958	2,087	2,398

As shown, the size of the soil filter area will meet and exceed the surface area requirements.

Isolator Row Sizing

The isolator row was sized based upon a letter from Mark Bergeron, Director of the MDEP Bureau of Land Resources, to StormTech dated July 29, 2016. The calculation that Mr. Bergeron references to determine the minimum number of stormwater chambers needed for the isolator row is defined as the one-year peak flow rate divided by the specific flow rate of the chamber (0.3 cfs for MC-3500 chambers).

Table 4 – Isolator Row Sizing			
	1-Year Peak Flow (cfs)	Required Chambers	Provided Chambers
USSF 1	2.34	7.8	13
USSF 2	1.72	5.3	8

Water Quality Volume

In accordance with the Volume III: BMPs Technical Design Manual, a water quality volume of 1.0 inches times the tributary impervious area plus 0.4 inches times the tributary vegetated area is required to be treated by the USSF. The water quality volume is calculated by the following formula:

$$\left(\frac{\text{Imp. SF} \times 1.0''}{12''/1'} \right) + \left(\frac{\text{Veg. SF} \times 0.4''}{12''/1'} \right) = \text{Treatment Volume (CF)}$$

The proposed water quality volume is as follows:



Table 5 – Water Quality Volume Table				
	Landscaped Area (SF)	Impervious Area (SF)	Treatment Volume Required (CF)	Treatment Volume Provided (CF)
USSF 1	27,433	56,768	5,645	7,097
USSF 2	21,971	32,958	3,479	4,697

As shown, the size of the combined water quality volume will meet and exceed the treatment volume requirements. Values from the HydroCAD calculations are attached to this report.

The treatment volume was calculated by using the HydroCAD model and the rainfall that produces the depth of ponding in the USSF system without reaching the overflow elevation. The storage volume within the crushed stone and chambers – the two layers above the filter sand – is then added together to calculate the water quality volume.

USSF 1 features an outlet control structure downstream of the BMP to regulate hydrograph being routed through the system and maintain or reduce pre-development peak flow rate conditions. The outlet control structure features a water quality orifice at the bottom of the structure intended to provide regulation for smaller storm events (i.e. 2-year and first flush events), a second orifice set slightly higher than the 10-year storm elevation that is used for further regulation of the 25-year storm. For USSF 2 an outlet control structure was not necessary to regulate the BMPs hydrograph, instead a vertical orifice located at the end of the underdrain outlet was modeled in HydroCAD for an approximate 24-hour time frame release period. The orifice is intended to be a PVC cap placed on the outfall pipe (no glue) with the orifice drilled into the cap eccentrically. The PVC cap can be easily inspected, removed, or replaced if necessary.

Filter Area Depth

Roof Dripline Filtration BMP

There are two drip edges being proposed along the backside of Building C and Building F. The two buildings will have the back third of the roof sloping towards the drip edge. Runoff from the roof would sheet off the roof and be detained and treated by the drip edges. Within the drip edge, the 12" reservoir layer was sized (length and width) based upon 1" of roof runoff and 1" of direct entry. The 12" reservoir course allows for the crushed stone to detain the first inch with stormwater spreading out across the entire filter area and slowly rising within the stone equally.



Table 5A – Drip Edge Reservoir Sizing			
	Tributary Roof Area (SF)	1" Roof Runoff (CF)	Min. Drip Edge Width (FT) ¹
Drip Edge 1	1,273	106	1.73
Drip Edge 2	1,273	106	1.73
Min. drip edge width = Roof Runoff / (L x H x stone porosity) L = 152.70' (drip edge length along building) H = 1' (drip edge thickness) Porosity = 40% (crushed stone)			

FLOODING STANDARD – WATER QUANTITY

The proposed project was modeled using HydroCAD to verify that the post-development conditions do not exceed the pre-development conditions. A 24-hour SCS Type III storm distribution for the 2, 10, and 25-year storm events were used. The corresponding rainfall amounts for these storms are 3.10", 4.60", and 5.80" respectively. Due to the numerous variables, and inherent inaccuracies with the modeling program used to calculate stormwater runoff it is custom to round to the nearest whole number.

Time of Concentration (Tc)

The times of concentration for subcatchments in both the pre and post conditions were calculated by entering the flow path with the associated ground cover and slopes. HydroCAD then calculated the Tc's and incorporated the total Tc for each subcatchment into the model. When the calculated Tc was less than six minutes (0.1 hours), a direct entry of six minutes was used as advised by the TR-55 model. Consistent with previous submissions and best practices, the sheet flow length for any Tc path was capped at 100 feet.

Curve Number (CN)

Within the pre-development model, the wooded and vegetated ditches were conservatively considered good condition with appropriate underlying soil hydrologic group. In particular, the woods were given a "good" condition throughout the entire development. Based upon the understory, the CN value contained either light underbrush or dense underbrush, depending on the location as verified by multiple site visits. The site generally features denser underbrush towards the back of the parcels and less dense underbrush closer to Washington Avenue. Lastly, the wetlands were modeled as Woods in the D condition in both the pre and post.



The post development landscaped areas were given a good rating within the appropriate underlying hydrologic soil group. This assumption is reinforced given the aggressive landscape plan which will feature more porous conditions that are appropriately mulched along with future extensive root systems and canopy cover that will exist once the landscaping has matured.

Pre-development Calculations

The site consists of wooded area and wetlands in the predevelopment condition, for the purpose of this analysis the land has been divided into eight separate sub catchments.

The existing cross culvert underneath Washington Ave, as well as the catch basin outlet for the northern Washington Ave ditch have been included in the model as reaches. The intent of this is to measure the capacity of the existing infrastructure down stream of any proposed peak flow alterations.

Peak flow rates for the pre-development storm events are as follows:

Table 6 – Pre-Development Peak Stormwater Flows			
Drainage Area	2-Year Storm Event (cfs)	10-Year Storm Event (cfs)	25-Year Storm Event (cfs)
POI #1	2	4	6
POI #2	8	19	27
POI #3	0	0	0
POI #4	0	0	1

Post-development Calculations

The post condition features the same four point of interests that exist in the pre-development condition, but with multiple BMPs throughout the north and south parcel dedicated for the treatment of runoff generated primarily by the two (2) USSFs, and (2) roof dripline filtration BMPs. The subcatchments are as follows:

- Subcatchment 1.1N – This subcatchment consists of primarily undeveloped land that flows to the roadside ditch along the northern side of Washington Ave.
- Subcatchment 1.1S, 1.4S, 1.7S – This subcatchment consists of the roof area contained within the southern parcel, the open space in the center of the southern parcel consisting of landscaping and lawn area, and a small portion of area behind building A.9 and A.19. The roofs will be equipped with downspouts to underground storm drains that are routed to USSF 2. SC 1.4S and 1.7S will be collected via a series of field inlets and piped to USSF 2.
- Subcatchment 1.2N – This subcatchment consists of a portion of Washington Ave and a small portion of the northern parcel. These subcatchments flow to a proposed rain garden located near Sta 4+25 along Washington Ave. The rain garden will help cool,



detail, and filter out any pollutants before slowly discharging to the roadside ditch along the northern side of Washington Ave.

- Subcatchment 1.3S, 1.5S – This subcatchment of the western parking lot in the south parcel, as well as the mews section and grass paver emergency access aisle. The runoff will be conveyed via underdrains to the existing ditch along the south side of Washington Ave.
- Subcatchment 1.3N, 1.2S, 1.4N – These subcatchments consists of a portion of Washington Ave, and a small portion of the northern parcel. These subcatchments flow to a proposed rain garden near Sta 6+00 and is used to cool, detain, and filter out any pollutants before slowly discharging to the roadside ditch along the northern side of Washington Ave.
- Subcatchment 1.6S – This subcatchment consists of undeveloped land, single family lots off Lambert Street, and the western portion of the south parcel's frontage along Washington Ave. This area drains to the existing roadside ditch along the southern side of Washington Ave.
- Subcatchment 2.1N – This subcatchment consists of the eastern portion of Washington Ave, the wetland within the north parcel, a portion of the single family lots off Auburn Street, and the intersection of Washington and Auburn. The low point of this subcatchment consists of an existing 12" cross culvert that outlets into the southern parcel. It is proposed for this culvert to remain, with the peak flow rate for the 2, 10, and 25 year storms being reduced or maintained in the post development condition.
- Subcatchment 2.1S – This subcatchment consists of the eastern parking lot. The runoff will be collected via underdrains and outlet into a wooded area before draining towards POI #2.
- Subcatchment 2.2S – This subcatchment consists primarily of undeveloped wooded land. This area drains to POI #2.
- Subcatchment 3.1N – This subcatchment consists primarily of undeveloped land and drains to POI #3.
- Subcatchments 1.1N, 1.7N, 1.8N, 1.9N – These subcatchments consist of the roof area within the north parcel, the common space in the center of the site, and small areas to the rear of Buildings A.4 and C.1 consisting of landscaping, lawn area, and impervious patios. The roofs will be conveyed to USSF 1 via a series of downspouts and underground storm drains. The open space areas will be collected via a series of field inlets and storm drains and routed to USSF 1.
- Subcatchment 1.11N – This subcatchment consists of 1/3 of the roof from building C along with the roof drip edge area.
- Subcatchments 4.1N and 4.2N – These subcatchments make up the parking lot and mews section.
- Subcatchment 4.3N – This subcatchment consists primarily of undeveloped land that flows to POI #4.
- Subcatchment 4.4N – This subcatchment consists of 1/3 of the roof from building F along with the roof drip edge area.

The post-development calculations include changes to the land use, and the compensation provided by the USSF's and associated engineered orifices.



Peak flow rates for the storm events are as follows:

Table 7 – Post-Development Peak Stormwater Flows			
Drainage Area	2-Year Storm Event (cfs)	10-Year Storm Event (cfs)	25-Year Storm Event (cfs)
POI #1	2	4	6
POI #2	8	18	27
POI #3	0	0	0
POI #4	0	0	1

The post-development calculations include changes to the land use and the compensation provided by the stormwater BMPs. The following table represents comparison of pre-development and post-development condition peak runoff rates for the proposed development and tributary area.



Table 8 – Comparison of Peak Flows						
POI	2-Year Storm Event (cfs)		10-Year Storm Event (cfs)		25-Year Storm Event (cfs)	
	Pre	Post	Pre	Post	Pre	Post
POI #1	2	2	4	4	6	6
POI #2	8	8	19	18	27	27
POI #3	0	0	0	0	0	0
POI #4	0	0	0	0	1	1

As shown in Table 7 and 8, the net impact of the post development peak flows will remain at or below the predevelopment levels. This is due to the attenuating effect of the USSFs and the proposed underdrained storage. Peak water elevations for a 100-year storm remain below pavement elevations.

A post-development watershed map developed for this project can be viewed in Attachment B, and a copy of the HydroCAD calculations is included within Attachment C of this report.

SOILS

Onsite soil information includes the following:

- Soil Conservation Service Medium Intensity Soil Survey for Cumberland County
- United States Department of Agriculture Web Soil Survey

Given the soils information, listed above, no onsite wastewater is proposed; the applicant does not intend to perform a more intense hydric soil boundary delineation because the waiver requirements set forth in the City of Portland Technical Manual – Section 7 – Soil Survey, Rev. 6/17/11 are met.

The area within and surrounding the project includes soil types listed in the table below. The susceptibility of soils to erosion is indicated on a relative “K” scale of values over a range of 0.02 to 0.69. Higher “K” values indicate more erodible soils.

Table 1 - “K” Value		
Soils Type	Subsurface	Substratum
Elmwood fine sandy loam (EmB)	.32	.49
Hinkley Loamy Sand (HIC)	.17	.17
Suffield Silt Loam (SuE2)	.49	.49
Scantic silt loam (SN)	.49	.49
Swanton Fine Sandy Loam (SZ)	.32	.49

The soil “K” value for the soil, listed above, shows a low to medium susceptibility to erosion. The site’s susceptibility to erosion is sourced from the Soil Conservation Service Medium Intensity Soil Survey for Cumberland County. Although the soil “K” value shows a low to



medium susceptibility to erosion, implementation of the proposed Erosion & Sedimentation Measures by the contractor will be of the utmost importance given the sustained slope throughout the site.

CONCLUSION

The proposed development was designed to meet the requirements implemented by the MDEP under the Stormwater Management Statute (38 M.R.S.A. § 420-D) as well as the City of Portland Technical Manual – Section 5 – Portland Stormwater Management Standards. The proposed project as designed is not anticipated to cause flooding or erosion problems within the subject site, abutters' sites, nor within the right-of-way. Overall, the project will provide an improvement to stormwater runoff and overall management from several perspective as outlined above.

ATTACHMENTS

Attachment A: Pre-Development Watershed Map
Attachment B: Post-Development Watershed Map
Attachment C: HydroCAD Calculations
Attachment D: Soil Survey

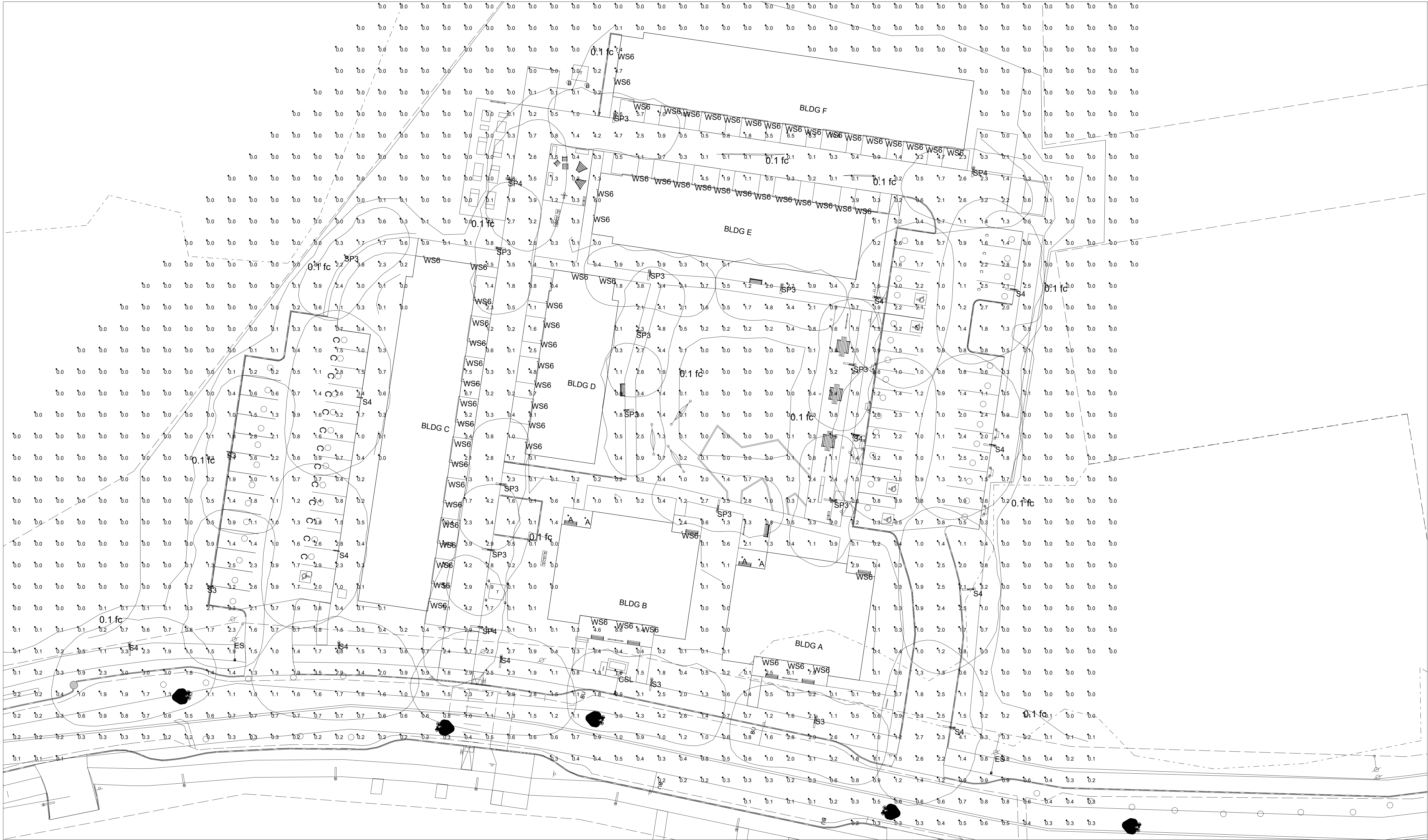


Luminaire Schedule (note fixture catalogue numbers are not complete)						
Type	Qty	Lum. Lumens	LLF	Lum. Watts	Mounting Height	Description
A	4	1145	0.900	12.89	8	LBSE-6RD-RM-30K8
CSL	1	3900	0.900	31	28	ERL1_04E330 ESTIMATE City street light
ES	3	3900	0.900	31	28	ERL1_04E330 ESTIMATE OF EXISTING
S3	4	3863	0.900	46.1	16	K4X-T3-MO-5030
S4	11	4297	0.900	45.9	16	K4X-T4-MO-5030
SP3	12	2563	0.900	32.7	12	MK4-T3-MO-3030
SP4	3	2886	0.900	32.7	12	MK4-T4-MO-3030
WS6	68	1767	0.900	24	6	P563001-143-30K

Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
site	0.73	12.4	0.0	N.A.	N.A.
north parking	1.43	3.2	0.3	4.77	10.67
west parking	1.56	3.6	0.2	7.80	18.00

NOTE: TYPE ES IS ONLY APPROXIMATION OF EXISTING STREET LIGHT

- NOTES:
- 1) EXACT MOUNTING DETAILS TO BE DETERMINED AT JOBSITE BY OTHERS.
 - 2) CALCULATIONS MAY or MAY 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 CALCULATION IS BASED ON LIMITED INFORMATION SUPPLIED BY OTHERS TO SWANEY LIGHTING ASSOCIATES AND STANDARD ASSUMPTIONS OF THE SPACE AND/OR SITE.
 - 5) CONFORMANCE TO CODES AND OTHER LOCAL REQUIREMENTS AS DETERMINED BY THE AHJ ARE THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.
 - 6) THIS LAYOUT DRAWING MUST BE COORDINATED WITH THE SITE LOCATION FOR CORRECT FIXTURE ORIENTATION.
 - 7) 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.



PLAN VIEW

LAMBERT WOODS
PORTLAND, ME
SITE LIGHTING LAYOUT - NORTH (PHASE 1)

ACETO LA
ACORN ENGINEERING
SCALE NOT TO SCALE



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Page 1 of 1

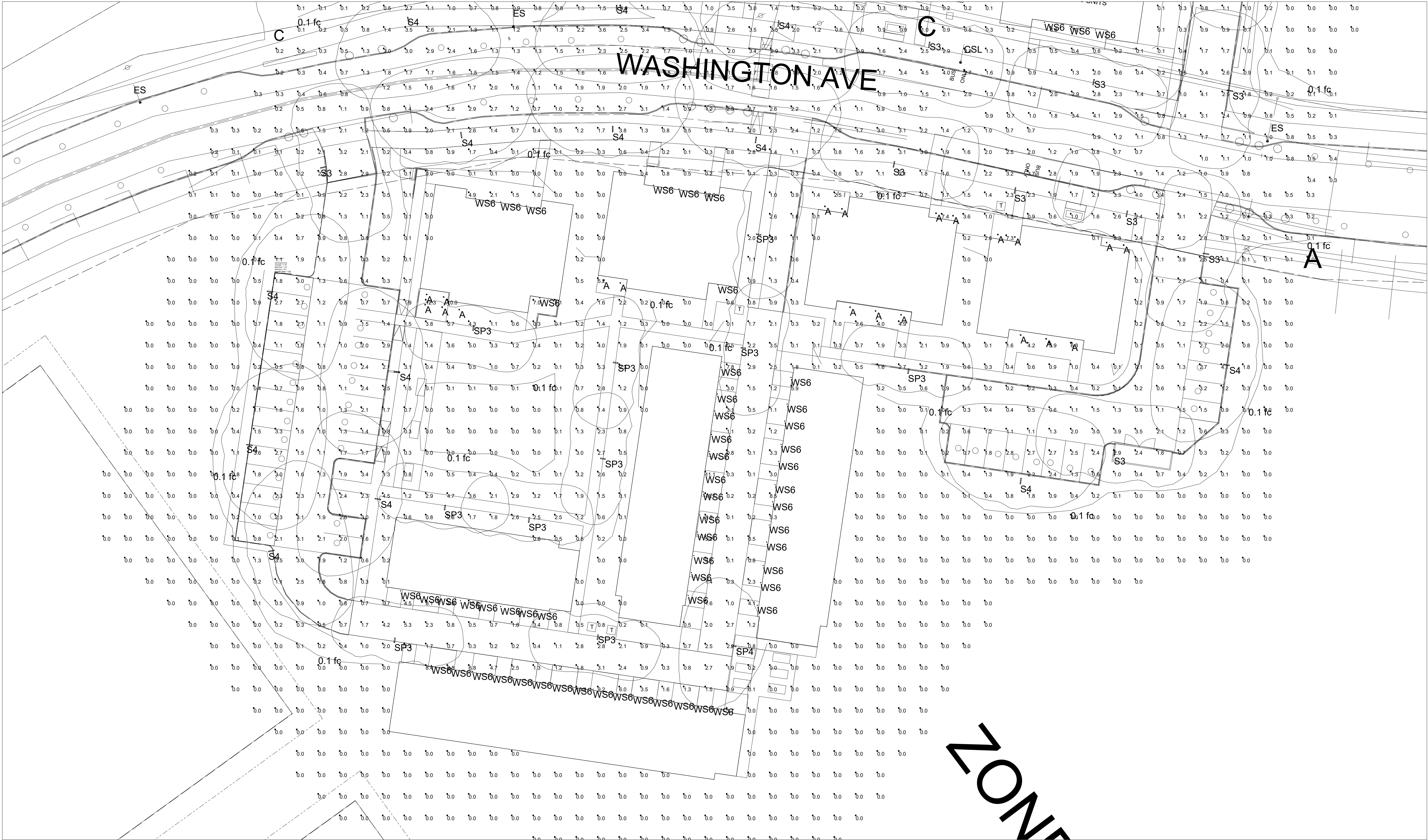
Date: 6/13/2024

GENERATED BY SWANEY LIGHTING, SCARBOROUGH ME - 207-883-7100 - swaneylighting.com

site ltr 6-13-24 north.AGI

Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
north	0.81	12.8	0.0	N.A.	N.A.
south	0.95	12.3	0.0	N.A.	N.A.
north park	1.45	3.5	0.4	3.63	8.75
south park 1	1.70	3.6	0.5	3.40	7.20
south park 2	1.47	4.1	0.2	7.35	20.50

- NOTES:
- 1) EXACT MOUNTING DETAILS TO BE DETERMINED AT JOBSITE BY OTHERS.
 - 2) CALCULATIONS MAY or MAY 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 CALCULATION IS BASED ON LIMITED INFORMATION SUPPLIED BY OTHERS TO SWANEY LIGHTING ASSOCIATES AND STANDARD ASSUMPTIONS OF THE SPACE AND/OR SITE.
 - 5) CONFORMANCE TO CODES AND OTHER LOCAL REQUIREMENTS AS DETERMINED BY THE AHJ ARE THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.
 - 6) THIS LAYOUT DRAWING MUST BE COORDINATED WITH THE SITE LOCATION FOR CORRECT FIXTURE ORIENTATION.
 - 7) 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.



PLAN VIEW

LAMBERT WOODS
PORTLAND, ME
PARTIAL SITE LIGHTING LAYOUT

GENERATED FOR:
ACETO LA
SCALE NOT TO SCALE



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FEATURES

- 4", 6", and 8" aperture, delivering 750-1750 lumens
- Low surface profile of 1/2"
- Quick snap installation with no housing required
- Installs directly to most 3-1/2" and 4" J-Boxes
- Fixed CCT (3000K or 3500K, 80+ CRI) options
- Universal 120-277V, ideal for commercial applications
- All models standard with 0-10V/Triac/ELV dimming



Intertek

LITEBOX®
edge-lit



SERVICE PROGRAMS



SPECIFICATIONS

CONSTRUCTION

- Durable cast aluminum low profile trim with 1/2" surface profile
- Suitable for New Construction or remodel, IC or Non-IC applications
- Eliminates the need for a recessed housing, ideal for areas with limited plenum space
- Optional non-conductive Decorative Color Trim accessories available in White, Black, Silver, and Brushed Oil Rubbed Bronze

OPTICS

- Utilizes the latest Edge-Lit LED technology
- Integral diffuse polycarbonate lens provides uniform light distribution
- Light distribution is free of distracting bright spots
- Visually comfortable with low glare

ELECTRICAL

- Edge-Lit LED array with 3 SDCM color consistency
- Long LED life: Maintains 80% of lumen output at 54,000 hours of operation, L80 at >54,000 hours (TM-21)
- Available in Fixed CCT in 3000K or 3500K, 80+ CRI
- High efficiency integral driver with universal 120V-277V, 50/60Hz

ELECTRICAL (CONTINUED)

- All models have flicker-free dimming with 120-277V 0-10V Dim to Off or 120V Triac or ELV phase cut to 5%
- See Additional Information section for a list of recommended dimmers
- EMI: Meets Class A (<24dba) noise rating, FCC CFR 47 Part 15 Class B, ≥0.9 Power Factor, <20% THD

INSTALLATION

- Installs directly to most common 3-1/2" or 4" octagonal and round junction boxes with a minimum 1-1/2" depth including fire rated (by others)
- Metal plate mounts to the J-Box and accepts snap-in spring clips for a secure fit

CERTIFICATIONS

- cETLus listed to UL1598
- Can be used in direct contact with insulation (IC Rated)
- Suitable for wet locations, covered ceiling
- Suitable for use in clothes closets when installed in accordance to N.E.C. 410.16
- ENERGY STAR® certified

WARRANTY

- 5 year warranty

KEY DATA	
Lumen Range	783-1973
Wattage Range	10.4-20.0
Efficacy Range (LPW)	75-99
Reported Life (Hours)	L80 / >54,000
Input Current (mA)	87-167 (120V)

LBSE-RD

EDGE-LIT ROUND FIXED CCT DIRECT J-BOX MOUNT DOWNLIGHT

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	



ORDERING GUIDE

Example: LBSE-4RD-35K8-WH

CATALOG #

HOUSING

LBSE			
Model/CCT Configuration	Aperture/Shape/Function	CCT/CRI	Trim Color
LBSE Edge-Lit Surface, Fixed CCT, 120-277V with 0-10V/Triac/ELV dimming	4RD 4" Round, Direct J-Box Mount, 750 Lumens	30K8 3000K, 80+ CRI	WH White
	6RD 6" Round, Direct J-Box Mount, 1100 Lumens	35K8 3500K, 80+ CRI	
	8RD 8" Round, Direct J-Box Mount, 1750 Lumens		

Accessories

- ☐ **LBSE-4RD-T-WH** Trim Accessory, 4" Round, White
- ☐ **LBSE-4RD-T-BL** Trim Accessory, 4" Round, Black
- ☐ **LBSE-4RD-T-BBZ** Trim Accessory, 4" Round, Brushed Oil Rubbed Bronze
- ☐ **LBSE-4RD-T-SVR** Trim Accessory, 4" Round, Silver

- ☐ **LBSE-6RD-T-WH** Trim Accessory, 6" Round, White
- ☐ **LBSE-6RD-T-BL** Trim Accessory, 6" Round, Black
- ☐ **LBSE-6RD-T-BBZ** Trim Accessory, 6" Round, Brushed Oil Rubbed Bronze
- ☐ **LBSE-6RD-T-SVR** Trim Accessory, 6" Round, Silver

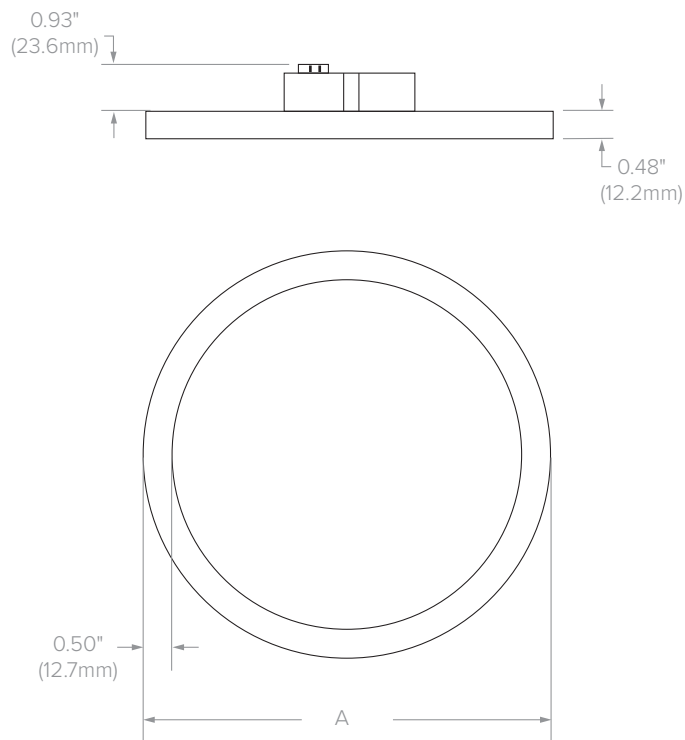
- ☐ **LBSE-8RD-T-WH** Trim Accessory, 8" Round, White
- ☐ **LBSE-8RD-T-BL** Trim Accessory, 8" Round, Black
- ☐ **LBSE-8RD-T-BBZ** Trim Accessory, 8" Round, Brushed Oil Rubbed Bronze
- ☐ **LBSE-8RD-T-SVR** Trim Accessory, 8" Round, Silver

- ☐ **LBSES-C-12** Extension Cable, LBSE/LBSES, 12"
- ☐ **LBSES-C-24** Extension Cable, LBSE/LBSES, 24"

PERFORMANCE DATA TABLE

Nominal Aperture	Nominal Lumens	Cat #	CCT	CRI	Delivered Lumens	Watts	LPW
4"	750	LBSE-4RD-30K8-WH	3000K	80	783	10.4	75
		LBSE-4RD-35K8-WH	3500K		846	10.4	81
6"	1100	LBSE-6RD-30K8-WH	3000K	80	1144	12.9	89
		LBSE-6RD-35K8-WH	3500K		1237	12.9	96
8"	1750	LBSE-8RD-30K8-WH	3000K	80	1825	20.0	91
		LBSE-8RD-35K8-WH	3500K		1973	20.0	99

DIMENSIONS



Dimensional Data	
Aperture (Cat Logic)	"A"
4" (4RD)	ø4.61" (117.1mm)
6" (6RD)	ø6.00" (152.4mm)
8" (8RD)	ø8.00" (203.2mm)

LBSE-RD

EDGE-LIT ROUND FIXED CCT DIRECT J-BOX MOUNT DOWNLIGHT

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

PHOTOMETRY

LBSE-4RD-30K8-WH

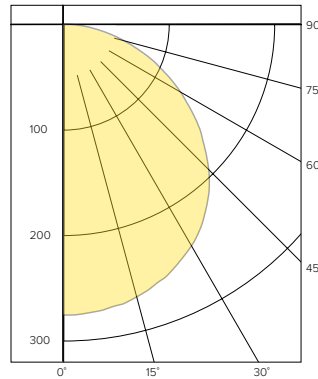
LUMINAIRE DATA

Test No.	R20.00827-01
Description	4" Downlight, 3000K, 80 CRI
Delivered Lumens	783
Watts	10.4W
Efficacy	75.0
Mounting	Surface
Spacing Criterion	1.3

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
0-40	342	43.6
0-60	611	78.0
0-90	783	100.0
0-180	783	100.0

POLAR GRAPH



CANDELA DISTRIBUTION

Degree	Candela
0	260
5	259
15	253
25	239
35	217
45	184
55	142
65	98
75	55
85	15
90	0

LUMINANCE DATA*

Vertical Angle	Average
45°	48544
55°	46342
65°	43318
75°	39448
85°	32315

*Candela/Square Meter

LBSE-6RD-30K8-WH

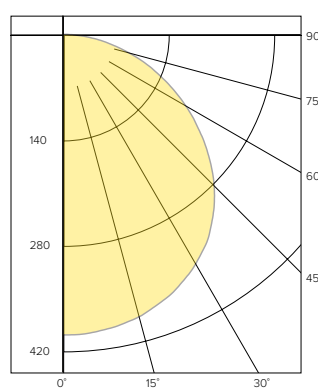
LUMINAIRE DATA

Test No.	R20.00832-01
Description	6" Downlight, 3000K, 80 CRI
Delivered Lumens	1144
Watts	12.9W
Efficacy	89
Mounting	Surface
Spacing Criterion	1.3

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
0-40	499	43.6
0-60	891	77.9
0-90	1144	100.0
0-180	1144	100.0

POLAR GRAPH



CANDELA DISTRIBUTION

Degree	Candela
0	380
5	379
15	369
25	348
35	317
45	268
55	207
65	144
75	80
85	23
90	0

LUMINANCE DATA*

Vertical Angle	Average
45°	23513
55°	22408
65°	21066
75°	19135
85°	16235

*Candela/Square Meter

LBSE-8RD-30K8-WH

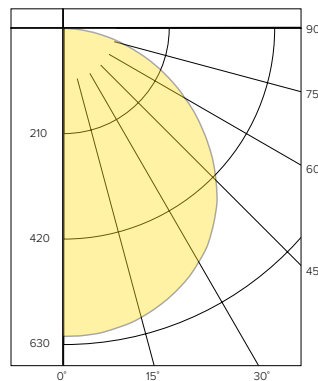
LUMINAIRE DATA

Test No.	R20.00834-01
Description	8" Downlight, 3000K, 80 CRI
Delivered Lumens	1826
Watts	20W
Efficacy	92
Mounting	Surface
Spacing Criterion	1.3

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
0-40	798	43.7
0-60	1422	77.9
0-90	1826	100.0
0-180	1826	100.0

POLAR GRAPH



CANDELA DISTRIBUTION

Degree	Candela
0	608
5	607
15	592
25	558
35	505
45	427
55	331
65	228
75	127
85	38
90	0

LUMINANCE DATA*

Vertical Angle	Average
45°	24287
55°	23187
65°	21736
75°	19752
85°	17413

*Candela/Square Meter

LBSE-RD

EDGE-LIT ROUND FIXED CCT DIRECT J-BOX MOUNT DOWNLIGHT

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

ADDITIONAL INFORMATION

Dimming Compatibility

For more details and recommended dimmer list, see Dimming Compatibility Information at www.currentlighting.com/prescolite.

J-Box Compatibility

LITEBOX® Edge-Lit Direct J-Box Mount downlights are compatible with many standard 3-1/2" and 4" octagonal and round J-Boxes with a 1-1/2" minimum depth. Fire rated J-Boxes may also be used.



FEATURES

- Integral Motion Sensor
- Staggered twin mounting
- ANSI C136.31-2010 4G Rated
- IES Type II, III and IV distributions
- 3000K, 4000K, 5000K CCT
- Integral thermal protection



CONTROL TECHNOLOGY

wiSCAPE™

SPECIFICATIONS

CONSTRUCTION

- Housing shroud is made of fabricated 5052-H32 aluminum alloy with a rear mounting interface that is made of fabricated 304 stainless steel
- Housing mounting interface is a stamped silicone gasket
- Luminaire housing is free of any visible heat fins, hardware or fasteners
- Bracketry and hardware is made of stainless steel
- Base is made of cast aluminum #356 alloy and heat treated to a T-6 condition
- Shaft is extruded aluminum 6061 alloy and heat treated to a T-6 condition
- Anchor bolts are hot dip galvanized steel. Eight galvanized hex nuts and flat washers, and a bolt circle template are provided. Anchor bolt for poles are 3/4" x 24" x 3"
- Luminaire finish consist of a five stage pretreatment regimen with a polymer primer sealer, oven dry off, and top coated with a thermoset super TGIC polyester powder coat finish
- Luminaire finish meets the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance

LED/OPTICS

- LEDs are mounted to a metal printed circuit board assembly (MCPCB) with a uniform conformal coating over the panel surface and electrical features
- Optical lenses is made of clear injection molded PMMA acrylic
- Each MCPCB and optic are sealed to an extruded 6063-T6 aluminum alloy heat spreader and sealed with a continuous one piece injection molded silicone rubber gasket. IP66

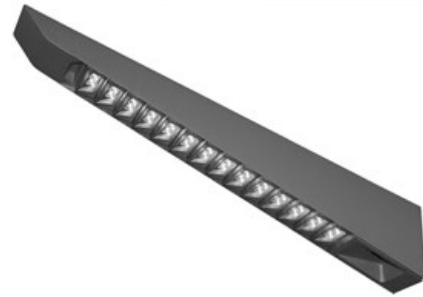
LED/OPTICS (CONTINUED)

- Patent Pending design of optical array is independently shielding each LED optic across the length of the aperture
- Optical surfaces are painted white unless the optional fixture finish (FO) or matte black finish (MO) is selected
- **Optional matte black finish optics (MO) are required to meet UO classification with zero percent uplight**
- Optional fixture finish optical surfaces (FO) do not exceed BUG ratings of the standard white finish and will be greater than or equal to the delivered lumens of the optional matte black optical surface finish (MO)

INSTALLATION

- Integral pole mount luminaires require assembly of fixture(s) to the pole, mounting hardware, anchor bolts and anchor bolt template is included. See page 6 for additional considerations specific to the integral pole
- Tenon mount luminaires require assembly of fixture(s) to the tenon adapter, mounting hardware is included. Tenon adapter secures to the tenon with eight 5/16-18 stainless steel set screws
- Side mount luminaires are supplied with hardware compatible with AAL mountings.
- Twin mounted staggered height fixtures are configured separately
- Service access to the optical array and driver assembly is via a tool-less internal latch and have an audible click.
- Optical array has to hang freely in an open service position for inspection of internal wire connections. Once in service position, the optical array is able to be removed for service by lifting the assembly up off the rear hinge and disconnecting the wiring plugs.
- Driver assembly is mounted to a prewired internal tray with quick disconnects for removal

KICK™

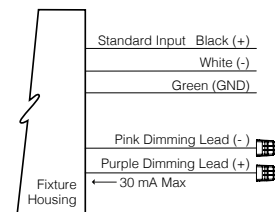


Kick Small

ELECTRICAL

- Drivers are in direct contact with the aluminum housing across the entire surface area of the widest face for maximum thermal transfer
- Luminaires have integral surge protection that is U.L. recognized and have a surge current rating of 10,000 Amps using the industry standard 8/20uSec wave and surge rating of 372J. Surge protection device is wired in series
- Drivers are U.L. recognized
- Drivers are not compatible with current sourcing dimmers, consult factory for current list of known compatible dimming systems approved dimmers include Lutron Diva AVTV, Lutron Nova NFTV and NTFTV
- Luminaire are capable of operating at 100% brightness in a 40°C environment. Both driver and optical array have integral thermal protection that will dim the luminaire upon detection of temperatures in excess of 85°C

- **Luminaires not configured with a control system or ANSI C136 receptacle option are provided with 0-10 purple and pink dimming leads**



continued on page 3

KEY DATA	
Lumen Range	3,820–7,691
Wattage Range	46–64
Efficacy Range (LPW)	79–120
Weight	15 lbs 6.8 kg
EPA	1.03

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

ORDERING GUIDE

Example: K41-T2-FO-5040-SF-MCPCR-347-PS412-125-BLT

CATALOG #

Model - 4" Wide Luminaire (Choose One)	Optical Distribution (Choose One)	Optics Finish (Choose One)	Light Engine (Choose One) ¹
K41 Single fixture	T2 IES Type II	MO Optics in Matte Black finish	50AM Amber LED, 580-590nm, 40 watts
K42 Two fixtures 180° apart	T3 IES Type III	FO Optics in fixture finish	5030 3000K CCT, CRI 70, 46 watts
K43 Three fixtures 90° apart	T4 IES Type IV		5040 4000K CCT, CRI 70, 46 watts
K44 Four fixtures 90° apart			5050 3000K CCT, CRI 70, 46 watts
			7030 3000K CCT, CRI 70, 64 watts
			7040 4000K CCT, CRI 70, 64 watts
			7050 5000K CCT, CRI 70, 64 watts
			5-Step MacAdam Ellipse Binning is standard
			Consult Factory for 3-Step MacAdam Ellipse Binning
			Consult Factory regarding availability of the following options
			27K8 2700K, CRI 80
			27K9 2700K, CRI 90
			3K8 3000K, CRI 80
			3K9 3000K, CRI 90
			35K8 3500K, CRI 80
			35K9 3500K, CRI 90
			4K8 4000K, CRI 80
			4K9 4000K, CRI 90
			5K8 5000K, CRI 80
			5K9 5000K, CRI 90

Fuse (May choose one)	Controls (Optional)	Voltage	Mounting Method (Choose One)	Fixture Finish
SF 120, 277, 347 Volt input	MCPCR Multi-Channel 7-Pin Photocell Receptacle	WIRED 120-277 input standard or you may choose one	P Pole By AAL	Standard Color
DF 208, 240, 480 Volt input	WIR wiScape connectivity	347 347 VAC input	SMK Mounts to the side of a square pole (KM51 Only)	BLS Black Gloss Smooth
	WIRSC wiScape + motion sensore	480 480 VAC input	TA23 Slips over a 2 3/8" / 60mm Ø x 4" / 102mm tall tenon	BLT Black Matte Textured
	SCP Sensor Control Programmable (Motion Sensor + Photocell) ²		WMK K41 only	DBS Dark Bronze Gloss Smooth
	SCPREMOTE Handheld Commissioning Tool (Need 1 total, if fixtures have SCP)			DBT Dark Bronze Matte Textured
	NXOFM-1RD1-UNV NX 7-Pin Twist-Lock® with NX Networked Wireless Radio, Integral Automatic Dimming Photocell, Integral Single Pole Relay with Dimming, and Bluetooth Programming			GTT Graphite Matte Texture
				LGS Light Grey Gloss Smooth
				LGT Light Grey Matte Textured
				PSS Platinum Silver Gloss Smooth
				VGT Verde Green Matte Textured
				WHS White Gloss Smooth
				WHT White Matte Textured
				Color Options
				CC Custom Color ²
				CLA Clear Anodized Finish (Clear protective undercoat for added protection in coastal or other harsh environments) ²

Notes:

- 580-590nm monochromatic amber and or custom lumen package available by request
- Handheld commissioning tool is required to separately configure or adjust any number of SCP sensors
- Consult factory for custom color, marine and corrosive finish

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

ORDERING GUIDE (CONTINUED)

Example: K41-PS414-125-TS8-GFI-BLS-SBC-ABT

MATERIAL: K4A-POLE - INTEGRAL POLE - SQUARE STRAIGHT ALUMINUM - 4" DIAMETER, .125" WALL THICKNESS, 7" BOLT CIRCLE (MAY CHOOSE ONE)

Pole Model	Fixtures (Choose One)	Aluminum Pole By AAL	Mounting Style	Pole Diameter	Pole Length (Choose One)	Pole Shaft Thickness
K4 K4	1 Single Fixture 2 Twin fixtures 3 Triple fixtures 4 Quad fixtures	P Pole By AAL	S Square	4 4" O.D.	10 10" Pole Height 12 12" Pole Height 14 14" Pole Height 16 16" Pole Height 18 18" Pole Height 20 20" Pole Height	125 0.125" Wall

Twin Mount Staggered (Optional)	Receptacle Options (Optional)	Base Cover	Anchor Bolts	Anchor Bolt Template
TS8 8" Luminaire Height TS10 10" Luminaire Height TS12 12" Luminaire Height TS14 14" Luminaire Height TS16 16" Luminaire Height TS18 18" Luminaire Height	GFI GFCI Receptacle 24" from top of the pole (RBC Included) RBC Receptacle Box w/clear cover, wiring device(s) not included	SBC Standard Base Cover	AB Anchor Bolts	T Template

Example: K41-SSS-A-14-40B-PF-GFI-0-03-SBC

MATERIAL: K4A-POLE-SSS-A - INTEGRAL POLE - SQUARE STRAIGHT STEEL - 4" DIAMETER, .188" WALL THICKNESS, 10.25"-13.25" BOLT CIRCLE

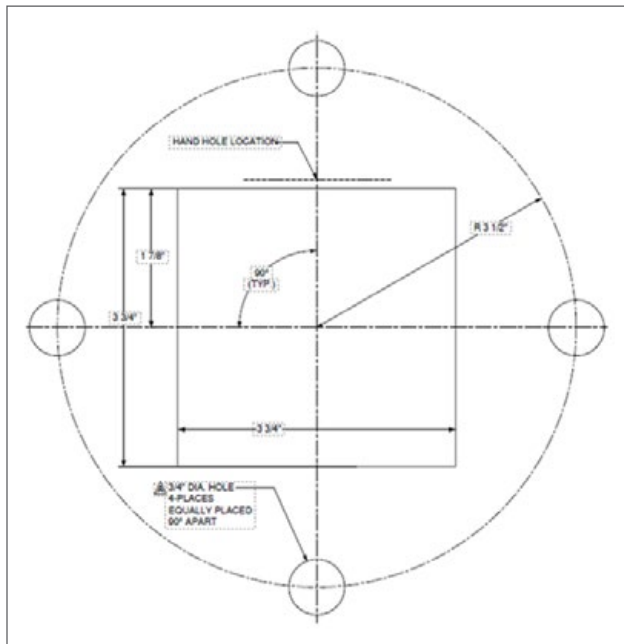
Pole Model	Fixtures (Choose One)	Steel Pole	Brand	Pole Length	Pole Shaft Diameter	Pole Shaft Thickness (Choose One)
K4 K4	1 Single Fixture 2 Twin fixtures 3 Triple fixtures 4 Quad fixtures	SSS Straight Steel Pole	A AAL	10 10" Pole Height 12 12" Pole Height 14 14" Pole Height 16 16" Pole Height 18 18" Pole Height 20 20" Pole Height 25 25" Pole Height 30 30" Pole Height	40 4 Inch Square	B 0.125" Wall C 0.188" Wall

Mounting Method (Choose One)	Receptacle Options (Choose One)	Receptacle Orientation	Receptacle Height From Base	Extra Handhole (Optional)
PA Integral Pole for KM4 Fixture with Angled Pole Cap PF Integral Pole for KM4 Fixture with Flat Pole Cap TA Tenon 2" (2.375" O.D.) TB Tenon 2.5" (2.875" O.D.) TC Tenon 3" (3.5" O.D.) TR Removeable Tenon OT Open Top	GFI GFCI Receptacle (RBC Included) Receptacle Box w/clear cover, wiring device(s) not included	0 0 Degrees from center 90 90 Degrees from center 180 180 Degrees from center 270 270 Degrees from center	03 3 Feet from base 04 4 Feet from base 05 5 Feet from base 06 6 Feet from base 07 7 Feet from base 08 8 Feet from base 09 9 Feet from base 10 10 Feet from base 11 11 Feet from base	EHH Extra Handhole

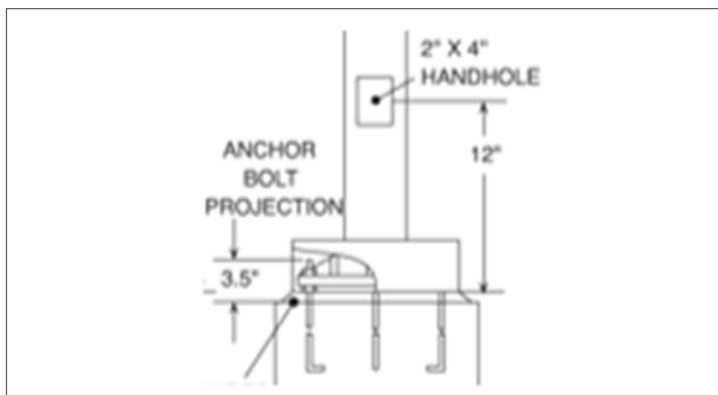
Extra Handhole Location	Extra Handhole Height From Base	Coupling Options (Optional)	Vibration Dampener (Optional)	Base Cover
0 0 Degrees from center 90 90 Degrees from center 180 180 Degrees from center 270 270 Degrees from center	03 3 Feet from base 04 4 Feet from base 05 5 Feet from base 06 6 Feet from base 07 7 Feet from base	08 8 Feet from base 09 9 Feet from base 10 10 Feet from base 11 11 Feet from base	C05 1/2" Coupling C07 3/4" Coupling C20 2" Coupling	VM1 First Mode VM2 Second Mode VM3 Third Mode

ANCHOR BOLTS & TEMPLATES

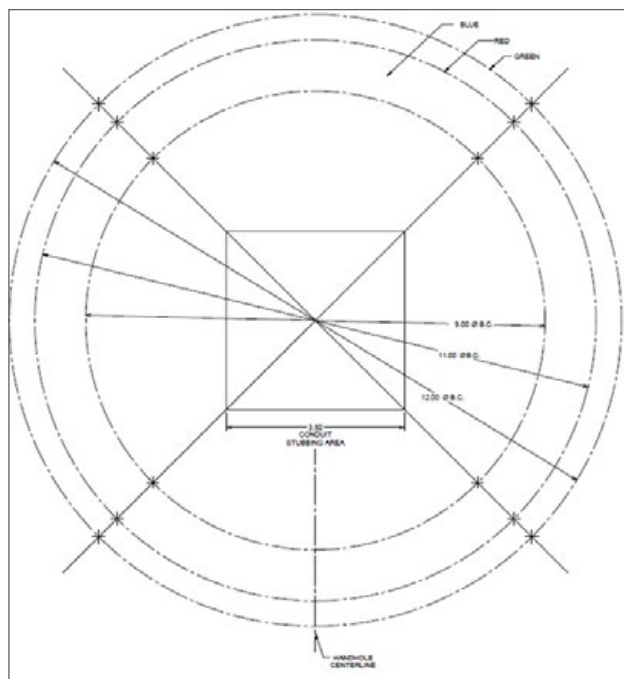
MATERIAL: K4A-POLE - INTEGRAL POLE - SQUARE STRAIGHT ALUMINUM - 4" DIAMETER, .125" WALL THICKNESS, 7" BOLT CIRCLE



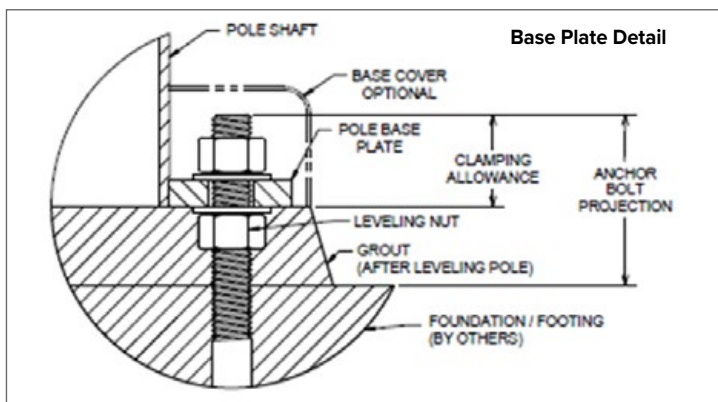
Anchor Bolt Template for PS4 Poles 4"O.D. .125" Wall Thickness, 7" Bolt Circle		
TAB30M38		3/4" X 30" X 3"
Anchor Bolt Template for SSS Poles		
A90065		
Bolt Diameter	Bolt Circle Diameter	Anchor Bolt Projection
.75"	7"	3.5"



MATERIAL: K4A-POLE-SSS-A - INTEGRAL POLE - SQUARE STRAIGHT STEEL - 4" DIAMETER, .188" WALL THICKNESS, 10.25"-13.25" BOLT CIRCLE



Anchor Bolts for SSS Poles 4"O.D. .188" Wall Thickness, 11" Bolt Circle		
TAB30M38		3/4" X 30" X 3"
Anchor Bolt Template for SSS Poles		
93062959		
Bolt Diameter	Bolt Circle Diameter	Anchor Bolt Projection
1"	11"	3.5"



SPECIFICATIONS (CONTINUED)

MODEL	HEIGHT OVERALL	POLE	Shaft Section	WT	Maximum allowable epa (mph)							
					85	90	100	110	120	130	140	150
K4X-PS410-125	10' 7.5" / 3.24m	10'	4" SQ x .125"	28 lbs	15.4	13.5	10.4	8.1	6.4	5.0	4.0	3.1
K4X-PS412-125	12' 7.5" / 3.85m	12'	4" SQ x .125"45	32 lbs	11.8	10.2	7.6	5.7	4.3	3.2	2.3	1.6
K4X-PS414-125	14' 7.5" / 4.46m	14'	4" SQ x .125"	37 lbs	9.1	7.7	5.5	3.9	2.6	1.7	0.95	0.33
K4X-PS416-125	16' 7.5" / 5.07m	16'	4" SQ x .125"	42 lbs	6.9	5.7	3.8	2.3	1.3	0.46	-	-
K4X-PS418-125	18' 7.5" / 5.68m	18'	4" SQ x .125"	48 lbs	4.9	3.9	2.2	0.95	0.01	-	-	-
K4X-PS420-125	20' 7.5" / 6.29m	20'	4" SQ x .125"	53 lbs	3.2	2.2	0.75	-	-	-	-	-

* - Consult factory for thicker shaft profiles and or custom heights not shown above.

CONTROLS

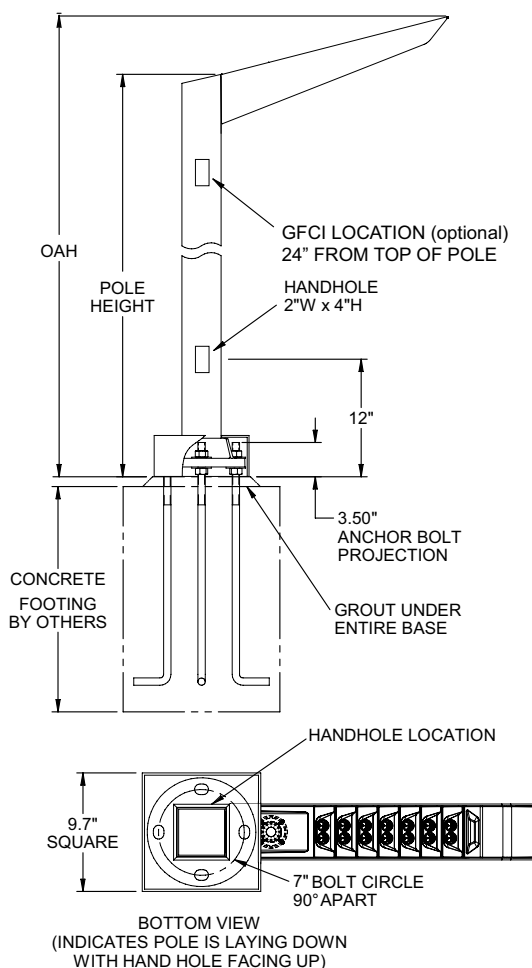
- Wireless enabled fixtures shall support bi-directional radio frequency (RF) communications utilizing IEEE 802.15.4 operating in the 2.4GHZ ISM band.
- Up to 1000' wireless range may be reduced by physical obstructions between lighting fixtures.
- Motion Sensor shall use passive infrared (PIR) sensing technology that reacts to changes in infrared energy (moving body heat) within the coverage area. Careful consideration must be given to obstructions that may block the sensor's line of sight.
- Factory default settings for SCP option shall be:
 - High mode: 10V
 - Low mode: 1V
 - Ramp-up rate: disabled
 - Fade-down rate: disabled
 - Photocell: Off
 - Sensitivity: Full
 - Time Delay: Fade to low: 5 minutes
 - Time Delay: Fade to off: 1 hour

CERTIFICATIONS

- Luminaire is listed with UL for outdoor, wet location use, UL1598, UL 8750 and Canadian CSA Std. C22.2 no.250
- ANSI C136.31-2010 4G Vibration tested and compliant
- IEC 66262 Mechanical Impact Code IK10
- IDA approved, 3000K and warmer CCTs only
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 6/06/2020.

WARRANTY

- 5 year warranty



DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

DELIVERED LUMENS

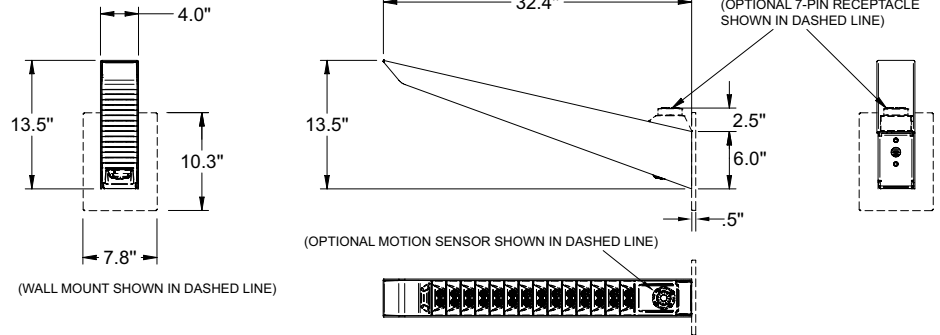
System Watts	Optical Finish	Distribution	Ordering Code	3000K 70CRI					4000K 70CRI					5000K 70CRI				
				Lumen	Bug Rating			Efficacy (Lm/W)	Lumen	Bug Rating			Efficacy (Lm/W)	Lumen	Bug Rating			Efficacy (Lm/W)
					B	U	G			B	U	G			B	U	G	
46	Standard White	Type 2	T2	4999	1	2	1	108	5234	2	2	1	114	5239	1	2	1	113
		Type 3	T3	4895	1	2	1	106	5125	1	2	1	112	5130	1	2	1	111
		Type 4	T4	5207	1	2	1	113	5451	1	2	1	118	5456	1	2	1	118
	Fixture Match	Type 2	T2-FO	3820	1	2	1	83	4010	2	2	1	87	4003	1	2	1	87
		Type 3	T3-FO	3863	1	2	1	84	4044	1	2	1	88	4048	1	2	1	88
		Type 4	T4-FO	4297	1	2	1	93	4524	1	2	1	98	4503	1	2	1	98
	Matte Black	Type 2	T2-MO	3820	1	0	1	83	4000	1	0	1	87	4003	1	0	1	87
		Type 3	T3-MO	3863	1	0	1	84	4045	1	0	1	88	4048	1	0	1	88
		Type 4	T4-MO	4297	1	0	1	93	4499	1	0	1	98	4503	1	0	1	98
64	Standard White	Type 2	T2	6536	2	2	2	102	6775	2	2	2	106	6932	2	2	2	108
		Type 3	T3	6554	1	2	1	102	6795	1	2	1	106	6952	1	2	1	108
		Type 4	T4	7250	2	2	1	113	7516	2	2	2	117	7691	2	2	2	120
	Fixture Match	Type 2	T2-FO	5292	2	2	2	83	5486	2	2	2	85	5614	2	2	2	87
		Type 3	T3-FO	5456	1	2	1	79	5646	1	2	1	82	5788	1	2	1	84
		Type 4	T4-FO	5780	2	2	1	90	5992	2	2	2	94	6131	2	2	2	96
	Matte Black	Type 2	T2-MO	5281	1	0	1	83	5475	2	0	1	86	5602	2	0	1	88
		Type 3	T3-MO	5442	1	0	1	85	5656	1	0	1	88	5773	1	0	1	90
		Type 4	T4-MO	5767	2	0	1	90	5979	2	0	1	93	6117	2	0	1	96

DIMENSIONS

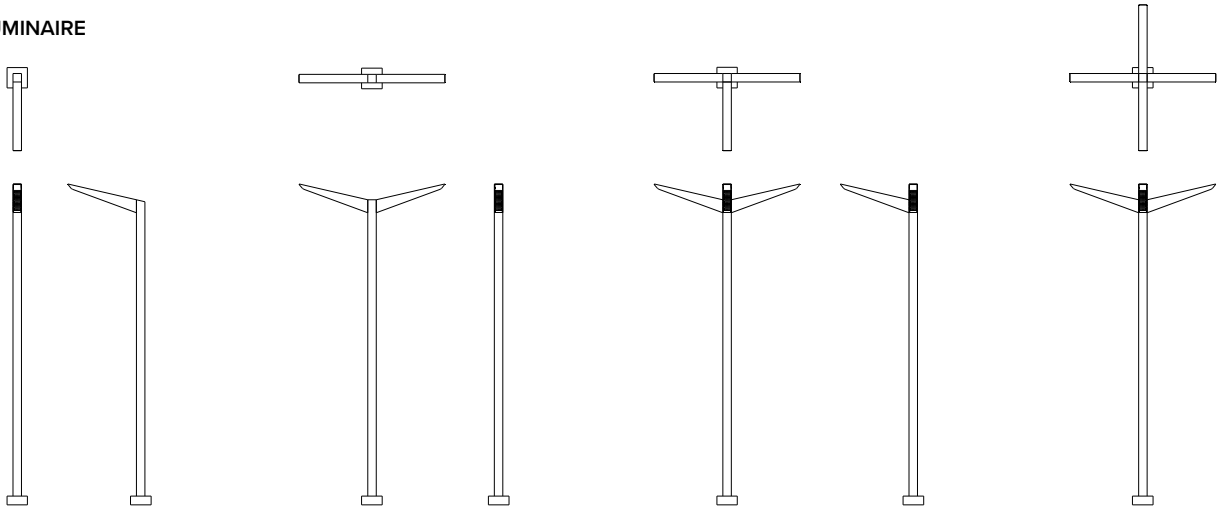
SIDE MOUNTED LUMINAIRE

Mounts to the side of 4"/102mm square pole.

MODEL	K41-...-SMK
Overall Height	13.5" / 343mm
Overall Length	32.4" / 823mm
Overall Width	4" / 102mm
WEIGHT	15 lbs.
EPA	1.03



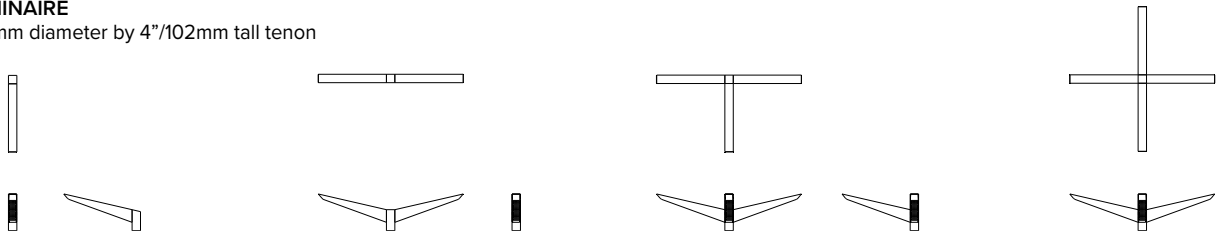
INTEGRAL POLE LUMINAIRE



MODEL	K41-...-PS4XX-125	K42-...-PS4XX-125	K43-...-PS4XX-125	K44-...-PS4XX-125
Overall Length	36.4" / 925mm	10" / 254mm	36.4" / 925mm	68.9" / 1750mm
Overall Width	10" / 254mm	68.9" / 1750mm	68.9" / 1750mm	68.9" / 1750mm
WEIGHT	15 lbs.	30 lbs.	45 lbs.	60 lbs.
EPA*	1.03	2.06	2.61	2.61

TENON MOUNT LUMINAIRE

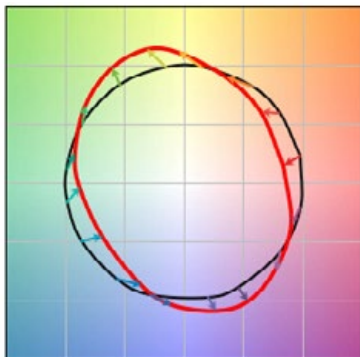
Slips over a 2 3/8"/60mm diameter by 4"/102mm tall tenon



MODEL	K41-...-TA23	K42-...-TA23	K43-...-TA23	K44-...-TA23
Overall Height	17.5" / 445mm	17.5" / 445mm	17.5" / 445mm	17.5" / 445mm
Overall Length	36.4" / 925mm	10" / 254mm	36.4" / 925mm	68.9" / 1750mm
Overall Width	4" / 102mm	68.9" / 1750mm	68.9" / 1750mm	68.9" / 1750mm
WEIGHT	18.5 lbs.	33.5 lbs.	48.5 lbs.	63.5 lbs.
EPA*	1.33	2.42	2.61	2.61

TM-30 DATA

COLOR VECTOR GRAPHIC

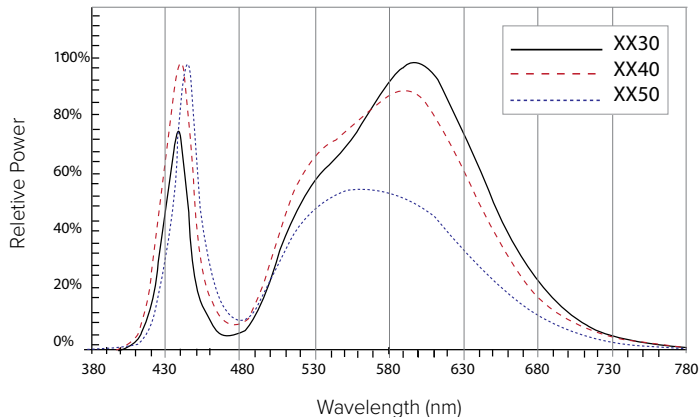


— Reference Illuminant — Test Source

TEST SOURCE

Value	Ordering Code		
	XX30	XX40	XX50
Rf	69	69	71
Rg	99	99	98
CCT(K)	3122	3852	5020
Duv	0.001	0.0004	0.0005
CIE Ra	74	73	74

SPECTRAL POWER DISTRIBUTION COMPARISON



ELECTRICAL CHARACTERISTICS

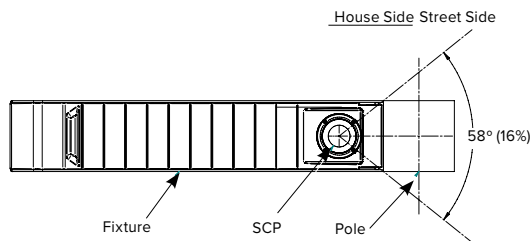
Ordering Code	LED Current (mA)	System Wattage (W)	Line INPUT VAC HZ		Input Amps AC 120 277 347 480				Min. Power Factor	Max THD (%)	Operating Driver Temp Range	Inrush Current Peak								Dimming	
												(A)				T@50% (μs)				Dimming Range (V)	Source/ SlnK Current (mA)
												120	277	347	480	120	277	347	480		
50XX	500	46	120-277	50/60	0.4	0.17	0.1	0.10	>0.9	20	-40°C-55°C	15	32	41	63	50	155			0-10	1
70XX	700	64	120-277		0.5	0.23	0.2	0.13													

TM-21 LIFETIME CALCULATION (500MA)

Lumen Package	Ambient Environment °C	Projected Lumen Maintenance (Khrs)						Reported L70
		25	50	60 (TM-21)	75	100		
2,500	25	98%	95%	94%	92%	90%	>60Khrs.	
	40	98%	96%	95%	93%	91%		

SENSOR DETECTION RANGE

		SENSOR MOUNTING HEIGHT								RATIO
		8'	10'	12'	14'	16'	18'	20'		
COVERAGE	SCP	20'	25'	30'	35'	40'	45'	50'	1:2.5	
DIAMETER	WIRSC	16'	20'	24'	28'	32'	36'	40'	1:2	

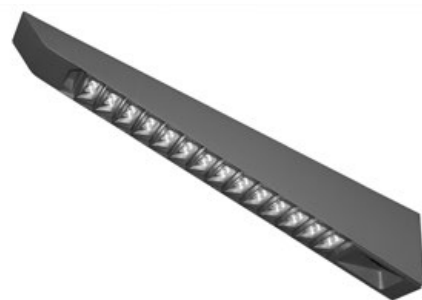


FEATURES

- Integral Motion Sensor
- Staggered twin mounting
- ANSI C136.31-2010 4G Rated
- IES Type II, III and IV distributions
- 3000K , 4000K, 5000K CCT
- Integral thermal protection



KICK™



Kick Small

SPECIFICATIONS

CONSTRUCTION

- Housing shroud is made of fabricated 5052-H32 aluminum alloy with a rear mounting interface that is made of fabricated 304 stainless steel
- Housing mounting interface is a stamped silicone gasket
- Luminaire housing is free of any visible heat fins, hardware or fasteners
- Bracketry and hardware is made of stainless steel
- Base is made of cast aluminum #356 alloy and heat treated to a T-6 condition
- Shaft is extruded aluminum 6061 alloy and heat treated to a T-6 condition
- Anchor bolts are hot dip galvanized steel. Eight galvanized hex nuts and flat washers, and a bolt circle template are provided. Anchor bolt for poles are 3/4" x 24" x 3"
- Luminaire finish consist of a five stage pretreatment regimen with a polymer primer sealer, oven dry off, and top coated with a thermoset super TGIC polyester powder coat finish
- Luminaire finish meets the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance

LED/OPTICS

- LEDs are mounted to a metal printed circuit board assembly (MCPCB) with a uniform conformal coating over the panel surface and electrical features
- Optical lenses is made of clear injection molded PMMA acrylic
- Each MCPCB and optic are sealed to an extruded 6063-T6 aluminum alloy heat spreader and sealed with a continuous one piece injection molded silicone rubber gasket. IP66

LED/OPTICS (CONTINUED)

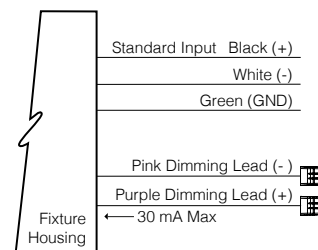
- Patent Pending design of optical array is independently shielding each LED optic across the length of the aperture
- Optical surfaces are painted white unless the optional fixture finish (FO) or matte black finish (MO) is selected
- **Optional matte black finish optics (MO) are required to meet UO classification with zero percent uplight**
- Optional fixture finish optical surfaces (FO) do not exceed BUG ratings of the standard white finish and will be greater than or equal to the delivered lumens of the optional matte black optical surface finish (MO)

INSTALLATION

- Integral pole mount luminaires require assembly of fixture(s) to the pole, mounting hardware, anchor bolts and anchor bolt template is included. See page 6 for additional considerations specific to the integral pole
- Tenon mount luminaires require assembly of fixture(s) to the tenon adapter, mounting hardware is included. Tenon adapter secures to the tenon with eight 5/16-18 stainless steel set screws
- Side mount luminaires are supplied with hardware compatible with AAL mountings.
- Twin mounted staggered height fixtures are configured separately
- Service access to the optical array and driver assembly is via a tool-less internal latch and have an audible click.
- Optical array has to hang freely in an open service position for inspection of internal wire connections. Once in service position, the optical array is able to be removed for service by lifting the assembly up off the rear hinge and disconnecting the wiring plugs.
- Driver assembly is mounted to a prewired internal tray with quick disconnects for removal

ELECTRICAL

- Drivers are in direct contact with the aluminum housing across the entire surface area of the widest face for maximum thermal transfer
- Luminaires have integral surge protection that is U.L. recognized and have a surge current rating of 10,000 Amps using the industry standard 8/20uSec wave and surge rating of 372J. Surge protection device is wired in series
- Drivers are U.L. recognized
- Luminaire are capable of operating at 100% brightness in a 40°C environment. Both driver and optical array have integral thermal protection that will dim the luminaire upon detection of temperatures in excess of 85°C
- **Luminaires not configured with a control system or ANSI C136 receptacle option are provided with 0-10 purple and gray dimming leads**



continued on page 3

KEY DATA	
LUMEN RANGE	1,9090–3,576
WATTAGE RANGE	24–33
EFFICACY RANGE (LPW)	77–115
WEIGHT	8.95 lbs 4.05 kg
EPA	0.56

ORDERING GUIDE

Example: KM41-T2-FO-5040-MCPCR-SF-347-PS412-125-BLT

CATALOG #

Model (4" wide luminaire)	Optics (Distribution)	Optics Finish	Light Engine ¹	Fuse (may choose one)
KM41 Single fixture	T2 IES Type II	MO Optics in Matte Black finish	20AM Amber 580-590nm, 21 watts	SF 120, 277, 347 Volt input
KM42 Two fixtures 180° apart	T3 IES Type III	FO Optics in fixture finish	2030 3000K CCT, CRI 70, 24 watts	DF 208, 240, 480 Volt input
KM43 Three fixtures 90° apart	T4 IES Type IV		2040 4000K CCT, CRI 70, 24 watts	
KM44 Four fixtures 90° apart			2050 3000K CCT, CRI 70, 24 watts	
			3030 3000K CCT, CRI 70, 33 watts	
			3040 4000K CCT, CRI 70, 33 watts	
			3050 5000K CCT, CRI 70, 33 watts	
			5-Step MacAdam Ellipse Binning is standard	
			Consult Factory for 3-Step MacAdam Ellipse Binning is standard	
			Consult Factory regarding availability of the following options	
			27K8 2700K, CRI 80	
			27K9 2700K, CRI 90	
			3K8 3000K, CRI 80	
			3K9 3000K, CRI 90	
			35K8 3500K, CRI 80	
			35K9 3500K, CRI 90	
			4K8 4000K, CRI 80	
			4K9 4000K, CRI 90	
			5K8 5000K, CRI 80	
			5K9 5000K, CRI 90	

Control (Optional)	Voltage (Choose One)	Mounting Method (Choose One)	Fixture Finish
MCPCR Multi-Channel 7-Pin Photocell Receptacle	WIRED 120-277 input standard or you may choose one	P Pole By AAL	Standard Color
SCP Sensor Control Programmable	347 347 VAC input	SMK Mounts to the side of a square pole (KM41 Only)	BLS Black Gloss Smooth
SCPREMOTE Handheld Commissioning Tool (Need 1 total, if fixtures have SCP)	480 480 VAC input	TA23 Tenon - 2.375"(60mm) X 4"(102mm)	BLT Black Matte Textured
NXOFM-1RD1-UNV NX 7-Pin On-Fixture Module, 1-Relay, 1-Dimmer, 120V-480V		WMK Wall Mount	DBS Dark Bronze Gloss Smooth
			DBT Dark Bronze Matte Textured
			GTT Graphite Matte Texture
			LGS Light Grey Gloss Smooth
			LGT Light Grey Matte Textured
			PSS Platinum Silver Gloss Smooth
			VGT Verde Green Matte Textured
			WHS White Gloss Smooth
			WHT White Matte Textured
			Color Options
			CC Custom Color ²
			CLA Clear Anodized Finish (Clear protective undercoat for added protection in coastal or other harsh environments) ²

Notes:

- 580-590nm monochromatic amber and or custom lumen package available by request
- Consult factory for custom color, marine and corrosive finish

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

ORDERING GUIDE (CONTINUED)

Example: KM41-PS414-125-TS8-GFI-BLS-SBC-ABT

MATERIAL: K4A-POLE - INTEGRAL POLE - SQUARE STRAIGHT ALUMINUM - 4" DIAMETER, .125" WALL THICKNESS, 7" BOLT CIRCLE

Pole Model	Fixtures (Choose One)	Aluminum Pole By AAL	Mounting Style	Pole Diameter	Pole Length	Pole Shaft Thickness
KM4	KM4	1 Single Fixture	P Pole By AAL	S Square	4 4" O.D.	10 10" Pole Height
	2 Twin fixtures				12 12" Pole Height	125 0.125" Wall
	3 Triple fixtures				14 14" Pole Height	
	4 Quad fixtures				16 16" Pole Height	
					18 18" Pole Height	
					20 20" Pole Height	

Twin Mount Staggered (May Choose One)	Receptacle Options (Choose One)	Base Cover	Anchor Bolts	Anchor Bolt Template
TS8 8" Luminaire Height	GFI GFCI Receptacle 24" from top of the pole (RBC Included)	SBC Standard Base Cover	AB Anchor Bolts	T Template
TS10 10" Luminaire Height	RBC Receptacle Box w/clear cover, wiring device(s) not included			
TS12 12" Luminaire Height				
TS14 14" Luminaire Height				
TS16 16" Luminaire Height				
TS18 18" Luminaire Height				

Example: KM41-SSS-A-14-40B-PF-GFI-0-03-SBC

MATERIAL: K4A-POLE-SSS-A - INTEGRAL POLE - SQUARE STRAIGHT STEEL - 4" DIAMETER, .188" WALL THICKNESS, 10.25"-13.25" BOLT CIRCLE

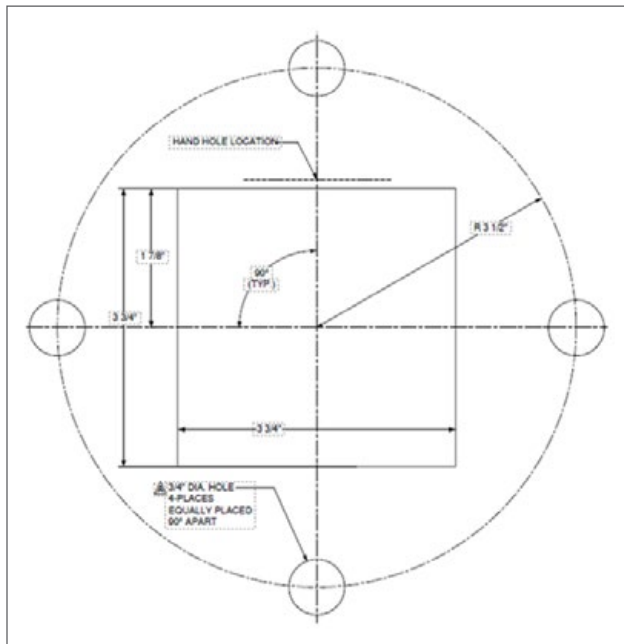
Pole Model	Fixtures (Choose One)	Steel Pole	Brand	Pole Length	Pole Shaft Diameter	Pole Shaft Thickness (Choose One)
KM4	KM4	1 Single Fixture	SSS Straight Steel Pole	A AAL	10 10" Pole Height	40 4 Inch Square
	2 Twin fixtures				12 12" Pole Height	B 0.125" Wall
	3 Triple fixtures				14 14" Pole Height	C 0.188" Wall
	4 Quad fixtures				16 16" Pole Height	
					18 18" Pole Height	
					20 20" Pole Height	
					25 25" Pole Height	
					30 30" Pole Height	

Mounting Method (Choose One)	Receptacle Options (Choose One)	Receptacle Orientation	Receptacle Height From Base	Extra Handhole (Optional)
PA Integral Pole for KM4 Fixture with Angled Pole Cap	GFI GFCI Receptacle (RBC Included)	0 0 Degrees from center	03 3 Feet from base	EHH Extra Handhole
PF Integral Pole for KM4 Fixture with Flat Pole Cap	Receptacle Box w/clear cover, wiring device(s) not included	90 90 Degrees from center	04 4 Feet from base	
TA Tenon 2" (2.375" O.D.)		180 180 Degrees from center	05 5 Feet from base	
TB Tenon 2.5" (2.875" O.D.)		270 270 Degrees from center	06 6 Feet from base	
TC Tenon 3" (3.5" O.D.)			07 7 Feet from base	
TR Removeable Tenon			08 8 Feet from base	
OT Open Top			09 9 Feet from base	
			10 10 Feet from base	
			11 11 Feet from base	

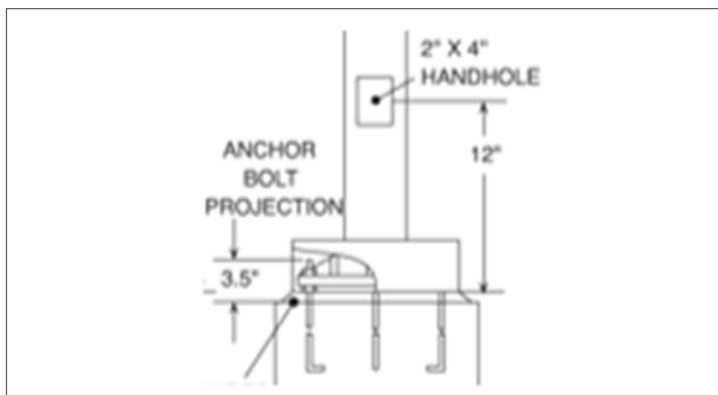
Extra Handhole Location	Extra Handhole Height From Base	Coupling Options (Optional)	Vibration Dampener (Optional)	Base Cover
0 0 Degrees from center	03 3 Feet from base	08 8 Feet from base	C05 1/2" Coupling	VM1 First Mode
90 90 Degrees from center	04 4 Feet from base	09 9 Feet from base	C07 3/4" Coupling	VM2 Second Mode
180 180 Degrees from center	05 5 Feet from base	10 10 Feet from base	C20 2" Coupling	VM3 Third Mode
270 270 Degrees from center	06 6 Feet from base	11 11 Feet from base		SBC Standard Base Cover
	07 7 Feet from base			

ANCHOR BOLTS & TEMPLATES

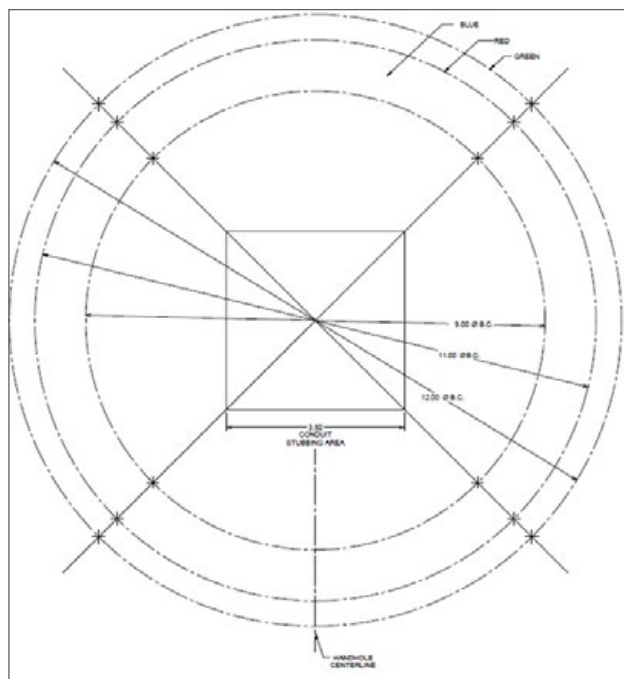
MATERIAL: K4A-POLE - INTEGRAL POLE - SQUARE STRAIGHT ALUMINUM - 4" DIAMETER, .125" WALL THICKNESS, 7" BOLT CIRCLE



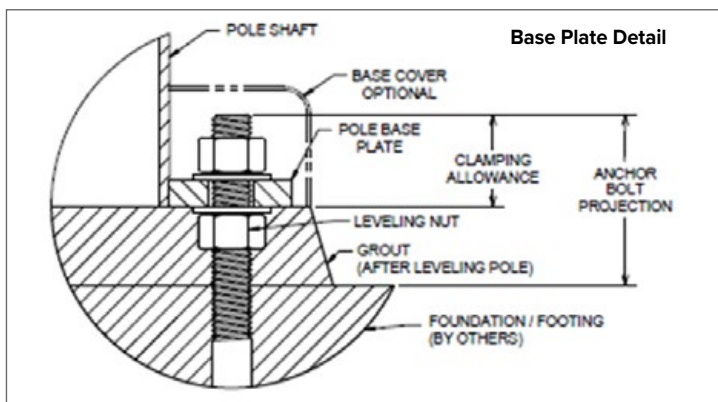
Anchor Bolt Template for PS4 Poles 4"O.D. .125" Wall Thickness, 7" Bolt Circle		
TAB30M38		3/4" X 30" X 3"
Anchor Bolt Template for SSS Poles		
A90065		
Bolt Diameter	Bolt Circle Diameter	Anchor Bolt Projection
.75"	7"	3.5"



MATERIAL: K4A-POLE-SSS-A - INTEGRAL POLE - SQUARE STRAIGHT STEEL - 4" DIAMETER, .188" WALL THICKNESS, 10.25"-13.25" BOLT CIRCLE



Anchor Bolts for SSS Poles 4"O.D. .188" Wall Thickness, 11" Bolt Circle		
TAB30M38		3/4" X 30" X 3"
Anchor Bolt Template for SSS Poles		
93062959		
Bolt Diameter	Bolt Circle Diameter	Anchor Bolt Projection
1"	11"	3.5"



DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

SPECIFICATIONS (CONTINUED)

MODEL	HEIGHT OVERALL	POLE	SHAFT SECTION	WT	MAXIMUM ALLOWABLE EPA (MPH)							
					85	90	100	110	120	130	140	150
KM4X-PS410-125	10' 7.5" / 3.24m	10'	4" SQ x .125"	28 lbs	15.4	13.5	10.4	8.1	6.4	5.0	4.0	3.1
KM4X-PS412-125	12' 7.5" / 3.85m	12'	4" SQ x .125"45	32 lbs	11.8	10.2	7.6	5.7	4.3	3.2	2.3	1.6
KM4X-PS414-125	14' 7.5" / 4.46m	14'	4" SQ x .125"	37 lbs	9.1	7.7	5.5	3.9	2.6	1.7	0.95	0.33
KM4X-PS416-125	16' 7.5" / 5.07m	16'	4" SQ x .125"	42 lbs	6.9	5.7	3.8	2.3	1.3	0.46	-	-
KM4X-PS418-125	18' 7.5" / 5.68m	18'	4" SQ x .125"	48 lbs	4.9	3.9	2.2	0.95	0.01	-	-	-
KM4X-PS420-125	20' 7.5" / 6.29m	20'	4" SQ x .125"	53 lbs	3.2	2.2	0.75	-	-	-	-	-

* - Consult factory for thicker shaft profiles and or custom heights not shown above.

CONTROLS

- Wireless enabled fixtures shall support bi-directional radio frequency (RF) communications utilizing IEEE 802.15.4 operating in the 2.4GHZ ISM band.
- Up to 1000' wireless range may be reduced by physical obstructions between lighting fixtures.
- Motion Sensor shall use passive infrared (PIR) sensing technology that reacts to changes in infrared energy (moving body heat) within the coverage area. Careful consideration must be given to obstructions that may block the sensor's line of sight.
- Factory default settings for SCP option shall be:
 - High mode: 10V
 - Low mode: 1V
 - Ramp-up rate: disabled
 - Fade-down rate: disabled
 - Photocell: Off
 - Sensitivity: Full
 - Time Delay: Fade to low: 5 minutes
 - Time Delay: Fade to off: 1 hour

CERTIFICATIONS

- Luminaire is listed with UL for outdoor, wet location use, UL1598, UL 8750 and Canadian CSA Std. C22.2 no.250
- ANSI C136.31-2010 4G Vibration tested and compliant
- IEC 66262 Mechanical Impact Code IK10
- IDA approved, 3000K and warmer CCTs only
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 6/06/2020.

WARRANTY

- 5 year warranty

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

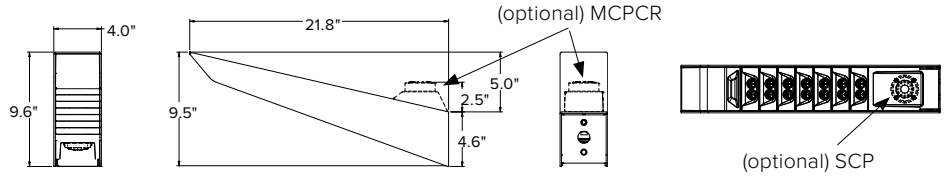
DELIVERED LUMENS

System Watts	Optical Finish	Distribution	Ordering Code	3000K 70CRI					4000K 70CRI					5000K 70CRI				
				Lumen	Bug Rating			Efficacy (Lm/W)	Lumen	Bug Rating			Efficacy (Lm/W)	Lumen	Bug Rating			Efficacy (Lm/W)
					B	U	G			B	U	G			B	U	G	
24	Standard White	Type 2	T2	2507	1	2	1	106	2613	1	2	1	111	2647	1	2	1	112
		Type 3	T3	2447	1	1	1	104	2555	1	1	1	108	2589	1	1	1	110
		Type 4	T4	2561	1	1	1	109	2670	1	1	1	113	2704	1	1	1	115
	Fixture Match	Type 2	T2-FO	1909	1	2	1	81	2058	1	2	1	87	2015	1	2	1	85
		Type 3	T3-FO	1930	1	1	1	82	2061	1	1	1	87	2038	1	1	1	86
		Type 4	T4-FO	2174	1	1	1	92	2343	1	1	1	99	2295	1	1	1	97
	Matte Black	Type 2	T2-MO	1909	1	0	0	81	2058	1	0	0	87	2015	1	0	0	85
		Type 3	T3-MO	1930	1	0	0	82	2081	1	0	0	88	2038	1	0	0	86
		Type 4	T4-MO	2174	1	0	0	92	2343	1	0	0	99	2295	1	0	0	97
33	Standard White	Type 2	T2	3315	1	2	1	101	3455	1	2	1	105	3500	1	2	1	106
		Type 3	T3	3242	1	2	1	99	3379	1	2	1	103	3423	1	2	1	104
		Type 4	T4	3387	1	1	1	103	3530	1	1	1	107	3576	1	1	1	109
	Fixture Match	Type 2	T2-FO	2535	1	2	1	77	2716	1	2	1	83	2676	1	2	1	81
		Type 3	T3-FO	2563	1	2	1	78	2746	1	2	1	83	2706	1	2	1	82
		Type 4	T4-FO	2886	1	1	1	88	3093	1	1	1	94	3047	1	1	1	93
	Matte Black	Type 2	T2-MO	2535	1	0	1	77	2716	1	0	1	83	2676	1	0	1	81
		Type 3	T3-MO	2563	1	0	0	78	2746	1	0	0	83	2706	1	0	0	82
		Type 4	T4-MO	2886	1	0	1	88	3093	1	0	1	94	3047	1	0	1	93

DIMENSIONS

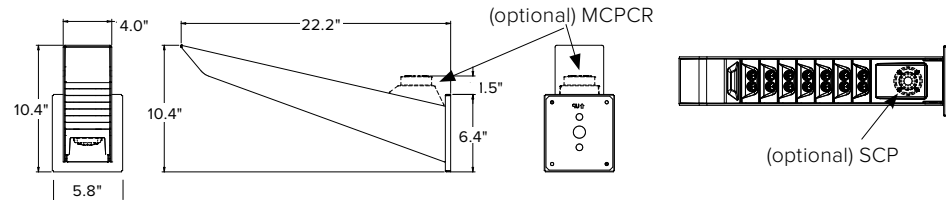
SIDE MOUNTED LUMINAIRE (S)

MODEL	KM4X-...-SMK
OVERALL HEIGHT	9.6" / 244mm
OVERALL LENGTH	21.8" / 554mm
OVERALL WIDTH	4" / 102mm
WEIGHT	8.95 lbs.
EPA	0.56

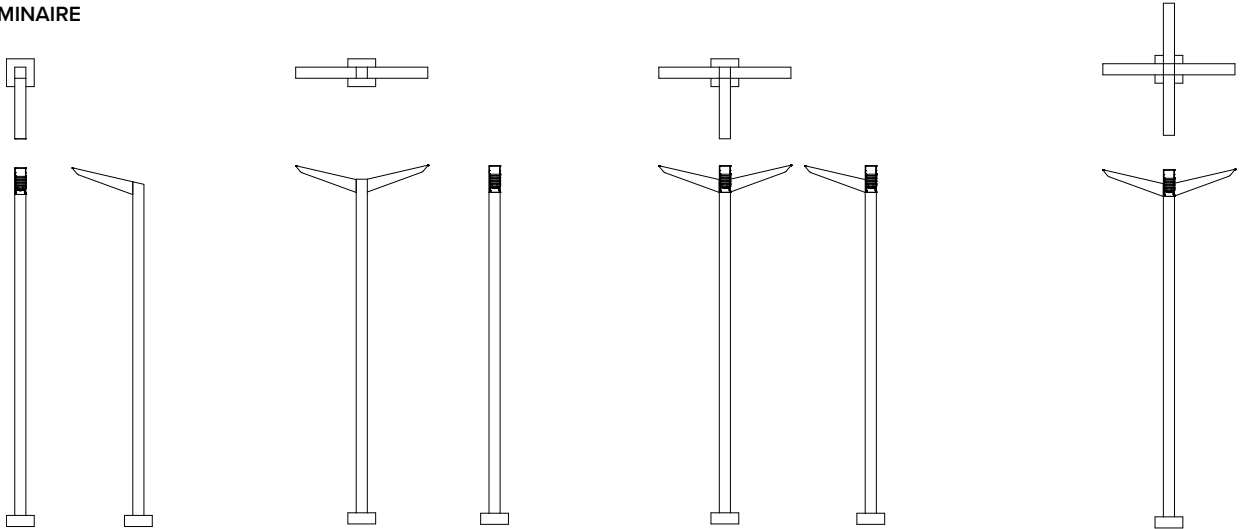


WALL MOUNTED LUMINAIRE (S)

MODEL	KM41-...-WMK
OVERALL HEIGHT	10.4" / 264mm
OVERALL LENGTH	22.2" / 564mm
OVERALL WIDTH	5.8" / 147mm
WEIGHT	10 lbs.



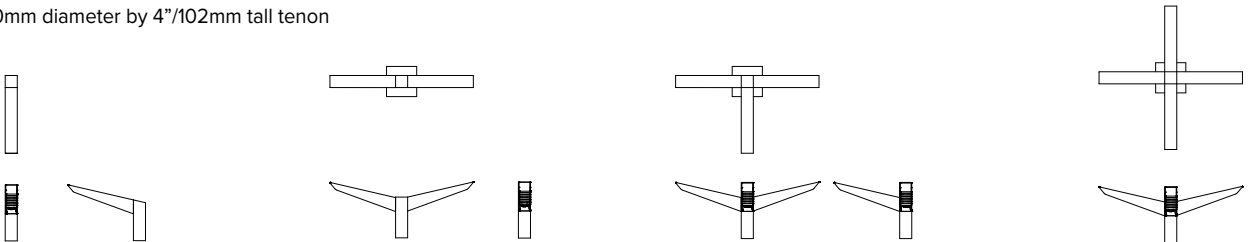
INTEGRAL POLE LUMINAIRE



MODEL	KM41-...-PS4XX-125	KM42-...-PS4XX-125	KM43-...-PS4XX-125	KM44-...-PS4XX-125
OVERALL LENGTH	25.8" / 655MM	10" / 254MM	25.8" / 655MM	47.5" / 1206MM
OVERALL WIDTH	10" / 254MM	47.5" / 1206MM	47.5" / 1206MM	47.5" / 1206MM
WEIGHT	8.95 LBS.	8.95 LBS.	8.95 LBS.	8.95 LBS.
EPA*	0.56	1.12	1.44	1.44

TENON MOUNT LUMINAIRE

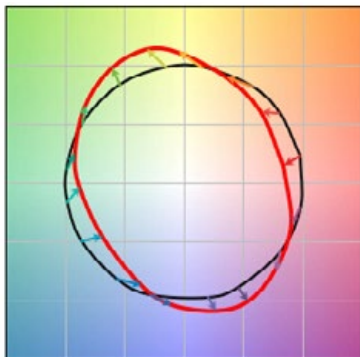
Slips over a 2 3/8"/60mm diameter by 4"/102mm tall tenon



MODEL	KM41-...-TA23	KM42-...-TA23	KM43-...-TA23	KM44-...-TA23
OVERALL HEIGHT	13.5" / 343MM	13.5" / 343MM	13.5" / 343MM	13.5" / 343MM
OVERALL LENGTH	25.8" / 655MM	10" / 254MM	25.8" / 655MM	47.5" / 1206MM
OVERALL WIDTH	4" / 102MM	47.5" / 1206MM	47.5" / 1206MM	47.5" / 1206MM
WEIGHT	8.95 LBS.	8.95 LBS.	8.95 LBS.	8.95 LBS.
EPA*	0.87	1.44	1.62	1.62

TM-30 DATA

COLOR VECTOR GRAPHIC

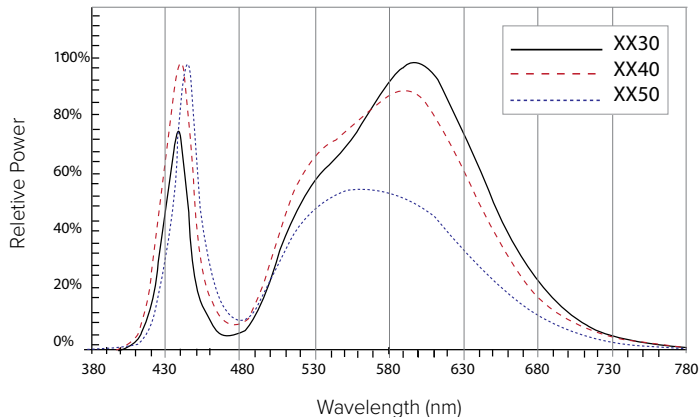


— Reference Illuminant — Test Source

TEST SOURCE

VALUE	ORDERING CODE		
	XX30	XX40	XX50
Rf	69	69	71
Rg	99	99	98
CCT(K)	3122	3852	5020
Duv	0.001	0.0004	0.0005
CIE Ra	74	73	74

SPECTRAL POWER DISTRIBUTION COMPARISON



ELECTRICAL CHARACTERISTICS

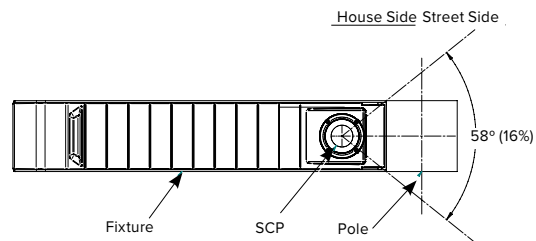
ORDERING CODE	LED CURRENT (MA)	SYSTEM WATTAGE (W)	LINE INPUT		INPUT		MIN. POWER FACTOR	MAX THD (%)	DRIVER OPERATING TEMP. RANGE	INRUSH CURRENT PEAK				DIMMING	
					AMPS AC					(A)		T@50% (MS)		DIMMING RANGE (V)	SOURCE/ SINK CURRENT (MA)
			VAC	HZ	120	277				120	277	120	277		
20XX	500	24	120-277	50/60	0.2	0.1	>0.9	20	-40℃ – 55℃	65	100	0-10	1		
30XX	700	33	120-277		0.3	0.1									

TM-21 LIFETIME CALCULATION (500MA)

AMBIENT ENVIRONMENT °C	PROJECTED LUMEN MAINTENANCE (KHRS)					REPORTED L70
	25	50	60 (TM-21)	75	100	
25	98%	95%	94%	93%	90%	>60Khrs.
40	98%	96%	95%	93%	90%	

SENSOR DETECTION RANGE

		SENSOR MOUNTING HEIGHT										RATIO	
		8'	10'	12'	14'	16'	18'	20'	25'	30'	35'		40'
COVERAGE DIAMETER	SCP	20'	25'	30'	35'	40'	45'	50'	62.5'	75'	87.5'	100'	1:2.5



Cylinders

Wall Mounted • Wet Location Listed PROGRESS LED



Description:

Sleek, cylindrical forms in elegant finish selections. Die-cast aluminum wall brackets and heavy-duty aluminum framing. Fade and chip-resistant. CSA listed for wet locations. Can be used indoor or outdoor. Ideal for residential and commercial applications.

Specifications:

- Clear glass lens
- 3" LED wall mount downlight cylinder
- This sleek, contemporary cylinder is ideal for indoor or outdoor applications
- An Antique Bronze finish complements a variety of exteriors
- Warm white, 3000K, color temperature, 90 CRI
- 905 lumens, 75 lumens per watt (delivered)
- Die Cast Aluminum construction with durable powder coated finish
- Dimmable to 10% brightness with many Forward Phase (Triac) and Reverse Phase (ELV) dimmers
- Energy Star Qualified
- Meets California T24 JA8-2016.
- Dimmable to 10% brightness (See Dimming Notes)
- Back plate covers a standard 4" recessed outlet box: 4.4375 in W., 4.4375 in ht., 1.015 in depth
- Mounting strap for outlet box included
- 6 in of wire supplied

Performance:

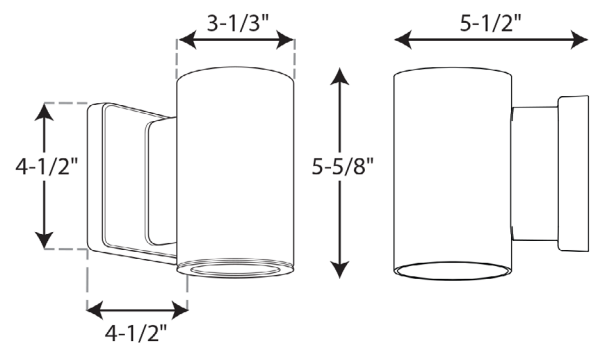
Number of Modules	1
Input Power	12 W
Input Voltage	120 V
Input Frequency	60 Hz
Lumens/LPW (Delivered)	905/75 (LM-79)
CCT	3000 K
CRI	90 CRI
Life (hours)	50000 (L70/TM-21)
EMI/RFI	FCC Title 47, Part 15, Class B
Max. Operating Temp	40 °C
Warranty	5-year Limited Warranty
Labels	CSA Wet Location Listed
	ENERGY STAR® qualified
	Meets California Title 24 JA8-2016

P563000-020-30K



Dimensions:

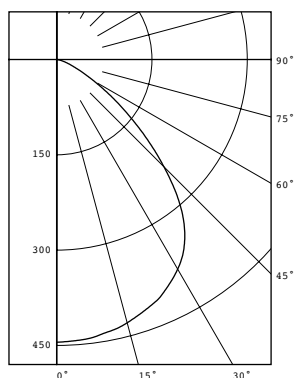
Width: 4-1/2 in
Height: 5-5/8 in
Depth: 5-1/2 in
H/CTR: 3 in



Photometrics:

ELECTRICAL DATA		P563000-020-30K
Input Voltage		120 V
Input Frequency		60 Hz
Input Current		0.103 A
THD		<20%
EMI/RFI		FCC Title 47, Part 15, Class B
Operating Temperature		-10 °C
Dimming		Yes*
Over-voltage, over-current, short-circuit protected		
*See Dimming Notes for more information		

P563000-020-30K
 LED Light Engine: 3000 K 90 CRI
 System Wattage: 12
 Fixture delivered lumens: 905
 Fixture Efficacy: 75
 Spacing Criteria: 1.3



CANDELA DISTRIBUTION

DEG	CANDELA	LUMENS
0	445	
5	443	42
15	429	121
25	402	185
35	351	218
45	239	183
55	114	103
65	38	40
75	10	12
85	1	1
90	0	

ZONAL LUMEN SUMMARY

ZONE	LUMENS	%FIXT
0-30	348	38.5
0-40	566	62.5
0-60	853	94.2
0-90	905	100.0
90-180	0	0.0
0-180	905	100.0

Test 17.02582 Test Date 09/28/17

Dimming Notes:

P563000-020-30K is designed to be compatible with many Triac/Forward Phase ELV/Reverse Phase controls.

The following is a partial list of known compatible dimmer controls.

Dimming Controls:

Lutron_Diva DVELV-300P

Lutron_Caseta Wireless

Leviton_SureSlide 6672

Lutron_Ariadni AYCL-153P

Lutron_Toggler TGCL-153PH-WH

Dimming capabilities will vary depending on the dimmer control, load, and circuit installation.

Always refer to dimmer manufacturer instructions or a controls specialist for specific requirements.

Dimmer control brand names where identified above are trade names or registered trademarks of each respective company.

P563000-020-30K

Cylinders

Wall Mounted • Wet Location Listed PROGRESS LED



Description:

Sleek, 3" LED cylindrical wall lantern with up/downlight in elegant Graphite finish.. Die-cast aluminum wall brackets and heavy-duty aluminum framing. Fade and chip-resistant. UL listed for wet locations. Can be used indoor or outdoor.

Specifications:

- Clear glass lens
- 3" LED wall mount up/downlight cylinder
- This sleek, contemporary cylinder is ideal for indoor or outdoor applications
- A Graphite finish complements a variety of exteriors
- Warm white, 3000K, color temperature, 90 CRI
- 1766 lumens, 73 lumens per watt (delivered)
- Die Cast Aluminum construction with durable powder coated finish
- Dimmable to 10% brightness with many Forward Phase (Triac) and Reverse Phase (ELV) dimmers
- Energy Star Qualified
- Meets California T24 JA8-2016.
- Dimmable to 10% brightness (See Dimming Notes)
- Back plate covers a standard 4" recessed outlet box: 4.378 in W., 4.378 in ht., 0.86 in depth
- Mounting strap for outlet box included
- 6 in of wire supplied

Performance:

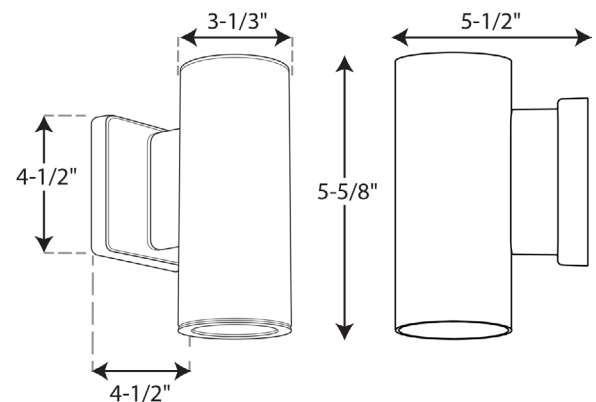
Number of Modules	2
Input Power	12 W
Input Voltage	120 V
Input Frequency	60 Hz
Lumens/LPW (Delivered)	1,766/73 (LM-79)
CCT	3000 K
CRI	90 CRI
Life (hours)	50000 (L70/TM-21)
EMI/RFI	FCC Title 47, Part 15, Class B
Max. Operating Temp	40 °C
Warranty	5-year Limited Warranty
Labels	CSA Wet Location Listed
	ENERGY STAR® qualified
	Meets California Title 24 JA8-2016

P563001-143-30K



Dimensions:

Width: 4-1/2 in
Height: 8-1/4 in
Depth: 5-1/2 in
H/CTR: 5 in



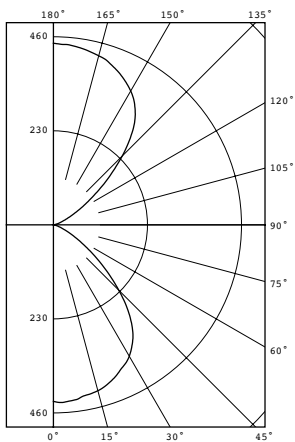
Photometrics:

ELECTRICAL DATA	P563001-143-30K
Input Voltage	120 V
Input Frequency	60 Hz
Input Current	0.202 A
THD	<20%
EMI/RFI	FCC Title 47, Part 15, Class B
Operating Temperature	-10 °C
Dimming	Yes*
Over-voltage, over-current, short-circuit protected	
*See Dimming Notes for more information	

P563001-143-30K

P563001-143-30K

LED Light Engine: 3000 K 90 CRI
System Wattage: 24
Fixture delivered lumens: 1766
Fixture Efficacy: 73
Spacing Criteria: 1.26



CANDELA DISTRIBUTION

DEG	CANDELA	LUMENS
0	432	
5	433	41
15	420	118
25	390	180
35	339	210
45	226	174
55	105	96
65	35	36
75	9	10
85	1	1
90	0	
95	1	1
105	10	12
115	38	40
125	112	102
135	238	182
145	348	216
155	399	184
165	428	121
175	442	42
180	444	

ZONAL LUMEN SUMMARY

ZONE	LUMENS	%FIXT
0-30	340	19.2
0-40	550	31.1
0-60	819	46.4
0-90	866	49.0
90-120	53	3.0
90-130	155	8.8
90-150	553	31.3
90-180	900	51.0
0-180	1766	100.0

Test 17.02588 Test Date 09/22/17

Dimming Notes:

P563001-143-30K is designed to be compatible with many Triac/Forward Phase ELV/Reverse Phase controls.

The following is a partial list of known compatible dimmer controls.

Dimming Controls:

Lutron_Diva DVELV-300P

Lutron_Caseta Wireless

Leviton_SureSlide 6672

Lutron_Ariadni AYCL-153P

Lutron_Toggler TGCL-153PH-WH

Dimming capabilities will vary depending on the dimmer control, load, and circuit installation.

Always refer to dimmer manufacturer instructions or a controls specialist for specific requirements.

Dimmer control brand names where identified above are trade names or registered trademarks of each respective company.

P563001-143-30K

June 17, 2024

Att. K

LAMBERT WOODS

Major Site Plan Amendment

Since receiving planning board approval on February 28, 2023, some modifications have been made to the exterior of the building in response to concerns raised by Maine Housing and associated costs.

The Juliet balconies on the rear and side of all Rowhouse buildings have been removed, and the full light glass door and protective railing have been replaced with a smaller operable casement window that matches the other units.

The construction of the entry canopies on the rowhouse buildings along the mews has been simplified and reduced to individual single-sloped forms. The depths of the canopies are all a consistent distance from the face of the building, thereby eliminating any undulations in plan view. The smaller individual canopies are supported with two 45° wood brackets at each end. We have removed the previously designed steel columns and their associated foundations now that the canopies are smaller. We feel our initial intention of activating the ground floor level at a human scale by creating an undulation in the entry canopies is still evident with this scheme and will allow for more natural light to enter the ground floor units where there are breaks in the canopies.

The exterior decks on the two upper floors of community flats buildings have been removed and replaced with operable windows. Additionally, a single-sloped canopy roof has been added to the patio elevation to provide overhead protection at the shared entrance door. The siding at ground level has been changed to reduce the scale of the façade. Furthermore, the entry roof to the community space has been simplified to a single-sloped design, and a second roof has been added above the laundry room and office entry doors on the entry elevation. These changes were made collaboratively to address the concerns raised by Maine Housing while maintaining the buildings' overall integrity and aesthetic appeal.



Phil Kaplan

Maine Licensed Architect, AIA
Kaplan Thompson Architects

P. Utilities

The proposed project will include installation of multiple utility services to the proposed buildings.

Water:

Based on the City archive plans, there is an existing 12" water main within Washington Ave along the project's frontage. It is proposed to connect into the existing 12" main with two 6" (or 8") services to feed into the North and South sides of the development. Two (2) above-ground double-check backflow assemblies and two (2) meter pits are proposed. Each structure will be served via a domestic and fire service. Additionally, a public fire hydrant is proposed at this time with an additional 6" connection to the main and is subject to approval from Portland Water District. Ability to serve confirmation will be submitted upon receipt.

Sewer:

A new 8" PVC lateral will be installed throughout the site on both sides of the road to accept the wastewater from each unit and will both tap the existing manhole in Washington Ave.

Stormwater:

Stormwater management for the development will be provided by under drained sand filters and porous pavement. Additionally, runoff from a portion of Washington Ave. will be redirected to a detention area with plantings to provide attenuation. Please refer to the Grading & Drainage plans as well as the Stormwater Management Report for more information.

Electric/Communications:

It is proposed to install a new utility pole on the north site and to route electric and communications from an existing pole for the south site. The services will be provided with underground primaries to transformers located throughout both parcels. New conduits are proposed for telephone, fiber, and cable that will run down from the existing and proposed utility poles on Washington Street. See the Sheet C-20, Utility Plan, for more information.

Ability to serve letters have been sent out to the respective utility companies in accordance with the City of Portland Code of Ordinances Chapter 14 Land Use, Section 14-527(g)(7). Responses from the utility companies are forthcoming.



Q. Construction Management Plan

Project Address: 165 Lambert Street and 622 Auburn Street

Project Description:

The proposed project includes the construction of fourteen (14) stand-alone residential buildings to be occupied by 162 units. The project will include the construction of parking lots and stormwater management features. The project will be phased, the first phase will consist of the construction of six (6) stand-alone residential buildings to be occupied by seventy-two (72) units and associated parking, utilities, and stormwater management features. The second phase will consist of the construction of eight (8) stand-alone residential buildings to be occupied by ninety (90) units and associated parking, utilities, and stormwater management features. Right-of-way improvements for the project will be split between the two phases as specified in the construction phasing plans prepared by Acorn Engineering.

Project Team Summary:

Owner:	Maine Cooperative Development Partners
General Contractor:	Penobscot General Contractors
Civil & Environmental Engineer:	Acorn Engineering, Inc.
Architect:	Kaplan Thompson Architects
Structural Engineer:	Structural Integrity Consulting Engineers
Geotechnical Engineer:	Summit Geoengineering Services

The Owner/GC and all subcontractors will work with the City of Portland and adjacent landowners to minimize any project impacts.

The GC will remain responsible for enforcement of all compliance with 1) all contract plans and specifications in their scope of work and 2) all site working conditions and safety requirements, day and night, for both persons and property, in each case for the duration of their work. These include OSHA, NIOSH, U.S. EPA, local ordinance and any other applicable governmental regulations. Both the Owner/GC and any subcontractors will remain responsible for safeguarding the general public.

The GC shall review all permits and conditions associated with the project. Refer to the Civil/Site Plan Set, Sheet C-03 Construction Management Plan for visual representation of the measures to be taken during construction.

The following outline has been developed in accordance with the City of Portland Construction Management Plan General Template and shall be referenced by the GC during construction.

A. Construction Management Principles

The control of noise, vibrations, ground movement, truck traffic, and other construction related factors will be of utmost importance. Care shall be taken to



minimize these effects in the best interest of neighbors and the general public. GC to ensure that work hours conform to the City of Portland's Ordinance.

B. Development Review of Construction Management Plan

Logistics and safety program shall be submitted at or prior to the preconstruction meeting by the GC with all pertinent information required by the Maine Department of Transportation's Traffic Control Plan Standard Specification 652.3.3.

C. Performance Guarantees, Inspection Fees, Preconstruction Meeting, and Permits

Guarantees and fees will be paid at the time of the respective application. Sections 14-530 and 13-532 will be complied with all necessary permits will be obtained prior to work.

1. Street Opening and Street Occupancy Permits:

Required permits regarding street opening and occupancy will be obtained from the Department of Public Works. The requests shall conform to the approved Construction Management Plan.

2. Blasting:

Although not anticipated, if blasting occurs, it shall conform to Article VIII. In Chapter 14 of the City Code and Section 3.7 in the City's Technical Manual.

3. Building Code:

Employ the best practices, as applicable, of Chapter 33 Safeguards During Construction, from the 2009 International Building Code.

D. Construction Administration and Communication

The Contractor will work closely with adjacent abutters, businesses, and all parties informed, as far in advance as possible, of scheduled work, particularly work anticipated to cause significant noise, vibrations, or dust. Communication in order to comply with all agreements, ordinances, and special permits will be of the utmost importance. Contractor and Subcontractor contact information shall be posted somewhere along the project's street frontage. Additional signage necessary for communication shall be provided but will be temporary and removed upon completion of the project.

E. Construction Schedule

The GC shall submit a construction timeline at or prior to the preconstruction meeting. Construction may occur during the daytime hours as defined in Section 17-18. Construction Activities for Building permit and City Code Section 25-129, Noise, dust and debris. Between September 1 and May 31, the following year, no person



shall engage in construction activities generating noise exceeding 50 decibels, between the hours of 7 pm and 7 am of the following day within 500 feet of any buildings. From June 1 to August 31, construction activity may continue until 8 pm. No construction activity shall begin before 8 am on a Saturday, Sunday, or legal holiday. Extended hours or night work may be requested for special circumstances and street utility work if needed. These requests will be subject to approval by the Public Works Authority. Deliveries will be scheduled between 7 am and 5 pm.

The estimated timeframe of the proposed project is outlined below:

<u>Project Start Date:</u>	Summer 2024
<u>Project End Date:</u>	Summer 2025

A more detailed work schedule shall be provided by the GC at or before the pre-construction meeting with the City.

F. Security

1. The Construction Management Plan, Sheet C-03, depicts all proposed fencing and other barriers, with the intent of separating pedestrian and vehicle circulation from the construction site. Construction entrances per detail shall be installed.
2. Structures undergoing construction, alteration, or demolition operations, including those in underground locations, shall comply with NFPA 1 Chapter 16. *Safeguarding Construction, Alteration, and Demolition Operations.*
3. Fire Safety Program: Prior to construction, an overall construction and demolition fire safety program shall be developed. Essential items to be emphasized include the following:
 - Good Housekeeping
 - On-site security
 - Installation of new fire protection systems as construction progresses
 - Preservation of existing systems during demolition
 - Organization and training of an on-site fire brigade
 - Development of a pre-fire plan with the local fire department
 - Rapid communication
 - Consideration of special hazards resulting from previous occupancies
 - Protection of existing structures and equipment from exposure fires resulting from construction, alteration, and demolition operations.
4. Blasting, if required, shall conform with all measures of Article VIII. Regulation of Explosives in the Land Use Code and Section 3.7 Standards for Blasting and Regulation of Explosives in Portland's Technical Manual.
5. Temporary security lighting shall be shown on the Construction Management Plan, and all fixtures shall be full cutoffs.



G. Construction Permitting and Traffic Control Plans

1. Construction Activity in Public Streets

Construction activity in the public right-of-way shall be compliant with Chapter 25 Article VII of the City Code. At no time will it be permissible for construction activity including delivery vehicle to close or block streets or affect public safety access without prior notice and approval of the Department of Public Works.

2. Sewer and Stormwater

Sewer and stormwater system connections are controlled by Chapters 24 and 32 of the City code of Ordinance. Required permits for new connections and/or abandonment of existing connections are available through the Street Opening Clerk at the Department of Public Works. Rules and Regulations for these utility systems are available through the City Engineer's office of the Department of Public Works and in Section II of the Technical Manual.

3. Traffic Control Plans

Construction activity that impacts the existing public street system must be controlled to protect the safety of the construction workers and all modes of the traveling public. The contractor shall submit a satisfactory "Maintenance of Traffic" (MOT) plan prior to any street opening permit approval. This document shall contain all pertinent information from the Maine Department of Transportation's Traffic Control Plan Standard Specification 652.3.3.

The MOT will address the work required for utility connections in Washington Street. Traffic will be channelized utilizing drums and cones. Proper signage will be installed prior to the through work zone. Alternating traffic will be controlled with flaggers. Trenches will be patched with pavement daily.

The MOT plan shall provide for the safe passage of the public through or along the construction work zone. It may be permissible to close a portion of Washington Street during utility connections and/or detour a mode of traffic when absolutely necessary for safety. All requests shall be subject to City approval. MOT plans shall employ the appropriate techniques and devices as called for in the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD). In addition:

- Construction speed signing may be used as needed to slow traffic.
- Traffic Control signs shall not be placed where they would create any obstructions to bicycles or pedestrians.
- Flaggers will be utilized when necessary.

All existing modes of travel in the work zone area shall be accommodated if impacted by the activity. The safe passage of pedestrians, bicyclists, transit providers, and motorists are of equal importance when planning and laying out the work zone; no pre-existing travel mode may be eliminated without the express



approval of the Department of Public Works. The MOT should also address on-street parking impacts, including deliveries and parking for adjoining businesses and property owners, analysis of roadway capacity or diversion capacity if street closure or change to roadway capacity is required, and coordination with other on-going or future construction or utility projects in the vicinity.

- Traffic control bicycle and pedestrian facilities or routes through work zones shall be maintained until the bicycle and pedestrian facilities or routes are ready for safe operation. Traffic control will not be removed to allow auto travel at the expense of bicycle and pedestrians.
- Barrier systems utilized to separate the construction activity from the public street and /or sidewalk shall not inhibit sight distances, particularly for visibility of pedestrians and bicyclists.
- ADA compliance in all capacities shall be maintained.

Use of public parking spaces or the blockage of any portion of sidewalk for the purpose of construction activity shall require an occupancy permit and appropriate fee as assessed by the Department of Public Works.

H. Site Management and Controls

1. Regular trash and debris shall be managed appropriately, and its removal shall comply with all local, state, and federal regulations.
2. Street cleaning and sweeping shall be followed as outlined in the erosion and sedimentation control notes and report. Damage to the street shall be avoided and shall be the responsibility of the contractor.
3. Dust shall be controlled and shall comply with Section 25-129 and the erosion and sedimentation control notes, plan, and details.
4. Noise shall be controlled and shall comply with Section 17-18 and Section 25-129.
5. Rodent Control shall be provided, if applicable, by a professional exterminator and shall be consistent with Chapter 22 of the City Code.
6. Snow and Ice Removal shall be provided. Pursuant to Section 25-173, the Contractor shall ensure a safe means of travel within the work zone by the following steps:
 - a. Snow/ice removal or commence automatically from 1" or greater of snow or ice
 - b. Remove snow as needed within the work zone, including parking spaces. Driveways and site lines shall not be blocked by piles of snow.
 - c. Clear all walks and ramps within the work zone
 - d. Sand or salt as needed
 - e. Clear all basin or drainage to help snow melt
 - f. The above steps shall be carried out Sunday-Saturday including holidays.



I. Erosion & Sedimentation Control

1. The Contractor shall install all erosion and sedimentation controls as depicted on the approved Construction Management Plan, C-03, and the approved erosion and sedimentation control report, prior to the pre-construction meeting for inspection by the City. The Contractor shall regularly inspect the control measures, no less than weekly and after storm events (0.5" or more in 24 hours). Additionally, temporary or permanent stormwater management systems shall be inspected and maintained to ensure working order. The Contractor shall document all inspection activities and corrective actions and be prepared to provide these documents for inspection by the City, Maine Department of Environmental Protection (MDEP) or the U.S. Environmental Protection Agency (EPA) upon request.
2. Due to the existing, sparse landscaping on site, no protection during construction will be necessary.
3. Stored materials shall be identified and avoid being located under/near trees.

J. Construction Staging Area

1. The Contractor shall submit a plan with locations depicted for the location of material staging areas, the location of on-site temporary construction trailers, the location of on-site truck delivery holding areas, the location of on-site truck washing stations, masonry mixing stations, the general location of the construction security fence and the general location of temporary construction dumpsters. This plan shall be submitted at or prior to the pre-construction meeting. Any open storage areas shall be shown on the plan.
2. Delivery Truck Holding Areas On-Site: The majority of materials delivered to the site will be scheduled such that they are able to be off-loaded immediately. On days when the construction activities require multiple truck deliveries, these deliveries will be carefully scheduled so that there is always adequate on-site area for the holding of trucks until they can be unloaded. Once at the site all vehicles will be brought within the fence line and will make every attempt to avoid queuing on public streets. If, for any reason, on-site holding of trucks is not feasible, an off-site location must be designated and shown on the submitted plan referenced above in J.1.
3. All deliveries for materials shall comply with the City's noise requirements.

K. Parking During Construction

1. Adequate parking for construction workers shall be provided on site or arrangements for off-street parking at an off-site location shall be provided.
2. Truck Routes and Volumes: The following quantities are estimated as part of the reconstruction:



- Gravel & Stone – 3,000 CY. Earthwork subcontractor(s) pit to project site.
- Hot Mix Asphalt – 300 Tons. Paving subcontractor pit to project site.

L. Dewatering Plans

1. A basic dewatering plan for any construction work is required and shall be submitted by the Contractor. The plan must cover construction sites where groundwater is not expected but the impact of rainwater may require dewatering. The plan must include operating procedures, equipment to be used, including filters, erosion and sediment control measures, or other methods of removing sediment from approved discharges.
2. For construction work that will require frequent dewatering of groundwater from site, a dewatering plan must be prepared by the Contractor and approved by the Department of Public Works. Groundwater and/or soil testing may be required to determine course of action if treatment is necessary. Approval for all discharges to City infrastructure is required. The proposed plan must address the following:
 - Project duration, discharge location, storage equipment on-site, dewatering schematic, and emergency contact.
 - General requirements include trained staff on-site for all approve discharges and required site log for documentation of all discharges.
 - Storage and/or treatment process should include proper settling time and maintain proper use of filtering medium as required.
 - Contingency/maintenance plan for all dewatering equipment devices and filtration mediums.

Any water that is removed from an excavation must be pumped from a perforated device buried in crush stone prior discharge and/or prior to storage and treatment. There will be no discharge allowed during precipitation events.

M. Special Measures as Necessary

No special measures are necessary for the proposed reconstruction.

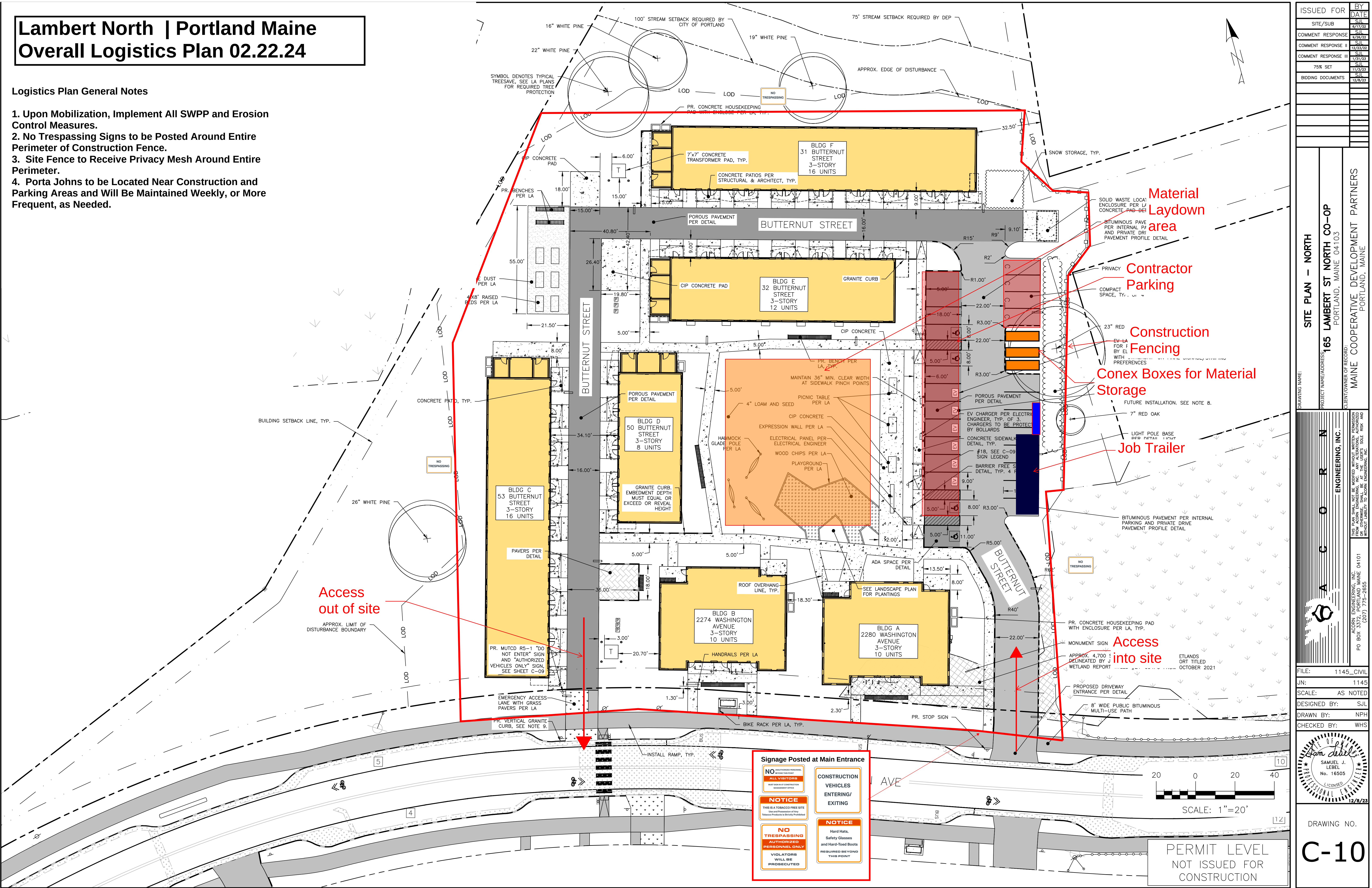


Lambert North | Portland Maine

Overall Logistics Plan 02.22.24

Logistics Plan General Notes

1. Upon Mobilization, Implement All SWPP and Erosion Control Measures.
2. No Trespassing Signs to be Posted Around Entire Perimeter of Construction Fence.
3. Site Fence to Receive Privacy Mesh Around Entire Perimeter.
4. Porta Johns to be Located Near Construction and Parking Areas and Will Be Maintained Weekly, or More Frequent, as Needed.



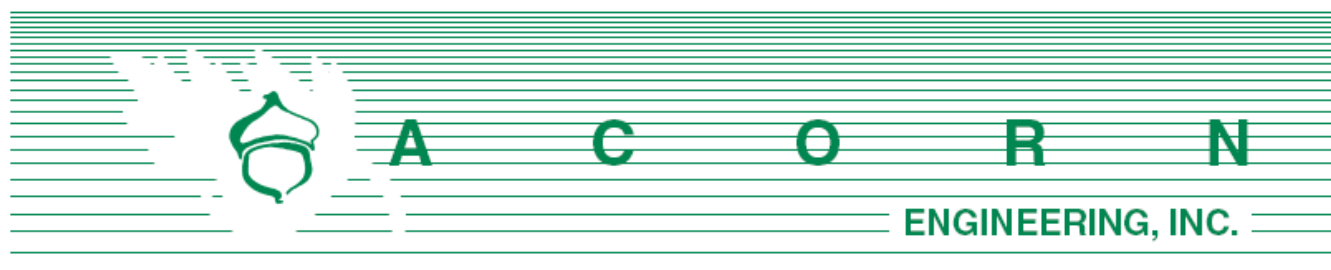
ISSUED FOR	BY
SITE/SUB	SJL
COMMENT RESPONSE I	SJL
COMMENT RESPONSE II	SJL
COMMENT RESPONSE III	SJL
75% SET	SJL
BIDDING DOCUMENTS	SJL

SITE PLAN - NORTH	
PROJECT NAME/ADDRESS	165 LAMBERT ST NORTH CO-OP PORTLAND, MAINE 04103
CLIENT/OWNER OF RECORD	MAINE COOPERATIVE DEVELOPMENT PARTNERS PORTLAND, MAINE

ACORN ENGINEERING, INC.	
FILE:	1145_CIVIL
JN:	1145
SCALE:	AS NOTED
DESIGNED BY:	SJL
DRAWN BY:	NPH
CHECKED BY:	WHS

Professional Engineer Seal	
SAMUEL J. LEBEL No. 16505 LICENSED 12/8/23	

DRAWING NO.	
C-10	



Sean King, PLA
 Urban Designer
 389 Congress Street
 Portland, ME 04101

June 17, 2024

Subject: Comment Response Letter #5
 165 Lambert Street – Portland, Maine

On behalf of the project team, we are pleased to respond to the latest round of comments received. Note that these comments were received as part of the original Minor Site Plan Amendment request which has since been upgraded to a Major Site Plan Amendment from the additional curb cut and parking count increase as explained in the cover letter.

City Planning Staff Comments

Comment: *The applicant's submission does not indicate any updates to the ownership of the property, please provide when recorded.*

Response: See Document "C. RTI" for the revised purchase and sale agreement as well as assignment letter which transfers the agreement to the project partnership. The recorded land deed can be provided upon closing.

Comment: *The applicant is requested to provide a letter of financial capacity that outlines the 622 Auburn Street (72 units for Phase 1) as low-income rental housing and 165 Lambert (90 units for Phase 2) as limited equity cooperative units.*

Response: See Document "G. Financial Capacity" for the MaineHousing Notice to Proceed letter (north parcel), as well as a Letter of Intent for both the north and south parcels.

Comment: *Staff requests traffic plans during phased construction, is the intent to continue to service Washington Ave. Ext. during Phase 1?*

- *Applicant to provide revised construction management plan.*
- *DPW requires the installation of curb ramps at both sides of Washington Ave Ext. at Lambert Street and crosswalk for Phase 1*
- *DPW requires the installation of curb ramps at both sides of Washington Ave Ext. at Auburn Street, crosswalk, sidewalk leading to Auburn Street crossing for Phase 1.*
- *DPW requires Auburn Street crossing per approved plans C-46.*

Response:

- A revised construction management plan has been prepared by the general contractor that focuses on the work in private property. Logistics related to road closures and traffic control

- and phasing will be provided during the building permit application.
- Curb ramps at both sides of the Lambert/Washington Ave intersection have been included in phase 1.
- Curb ramps at both sides of the Auburn/Washington Ave intersection, crosswalk, and sidewalk approach to the Auburn Street midblock crossing have been included in phase 1.
- The Auburn Street midblock crossing and bumpout has been included in phase 1.

Comment: *Mid roadway crosswalk on Washington Ave Ext. not required for Phase 1. Install “Sharo” bike markings on both sides of Washington Ave Ext. for Phase 1.*

Response: Noted, the Sharo bike markings have been included in phase 1.

Comment: *The applicant has indicated the inclusion of new sidewalk along the Lambert Street frontage, Staff requests the Applicant show the proposed sidewalks in Phase 2 plans and indicate the impact on existing wetlands.*

Response: Ownership has been in communication with the surrounding neighborhood and plans to install a section of sidewalk along the Lambert property frontage in Phase 2. A sidewalk is not proposed along the eastern stretch of project frontage on Lambert due to grading constraints with the current road shoulders sloping at a nearly 1.5:1 slope to the stream channel and surrounding wetlands. Additionally, the conversations with the neighborhood have included a transfer of property from the applicant to the abutter. Two 10’ strips of frontage will be conveyed to the project abutters (TM 385-A-7 & TM 385-A-9&12) as shown on Sheet C-48. The space and bulk table and net land area on C-09 have been revised accounting for the transfer of property and are included in this response.

Comment: *The Applicant has indicated the inclusion of new sidewalk along the Lambert Street frontage, Staff requests the Applicant show the proposed sidewalks in Phase 2 plans and indicate the impact on existing vegetation.*

Response: No tree clearing is anticipated as part of the sidewalk construction. The sidewalk locations along Lambert Street would replace existing grass area with a 5’ wide bituminous sidewalk. Due to grading constraints described in the previous response, a sidewalk is not proposed adjacent to the stream channel and wetland near the eastern project frontage where there is a higher diversity of existing vegetation.

Comment: *Staff request the construction management and ESC plan should be updated based on the proposed phasing. Measures should be taken to protect the southerly ditch from erosion (check dams) during construction of the storm drain system until area is fully stabilized.*

Response: See revised sheet C-03 that specifies check dams and erosion control blankets in the ditch line until established vegetation is present. Also note on C-41 the riprap check dams and plunge pool as a permanent measure to be installed until the storm drain connection to the Lambert Street intersection is completed during Phase 2. For Phase 1 it is proposed that the closed drainage system daylight into the southern ditch line near Sta 2+25 and flows along the short stretch of open channel to the existing terminal catch basin. The remainder of the closed drainage system including the connection to Lambert Street will be constructed as the southern parcel’s stormwater systems come online during Phase 2.



Comment: *The City requests the Applicant indicate all site revisions within a narrative response letter.*

Response: Please refer to Section AB.

Comment: *Phase 1/2 Site Plans, Phase 1/2 Utility Plans, Phase 1/2 Grading+Drainage Plans, Phase 1/2 ROW Plans, Phase 1/2 Erosion Sedimentation Control, Phase 1/2 Landscape Plans, Phase 1/2 Lighting Plans and Phase 1/2 Construction Management Plans.*

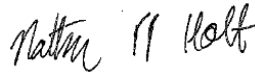
Response: Please see revised phasing plans as requested.

Please let us know if you have any additional questions or comments.

Sincerely,

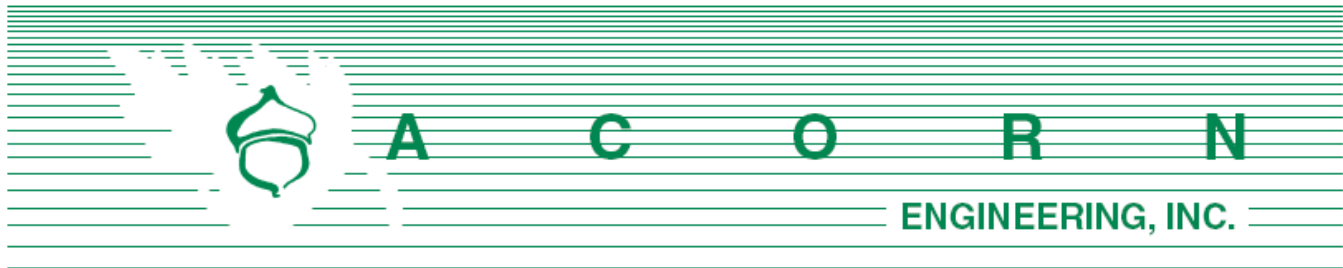


Samuel J. Lebel, P.E.
Project Manager
Acorn Engineering, Inc.



Nathan PP Holt, E.I.
Project Engineer
Acorn Engineering, Inc.





Sean King, PLA – Planner
 Department of Planning & Urban Development
 City Hall, 389 Congress Street, 4th Floor
 Portland, Maine 04101

August 26, 2024

Subject: Comment Response Letter – Major Site Plan Amendment
 Lambert Street Affordable Housing Development

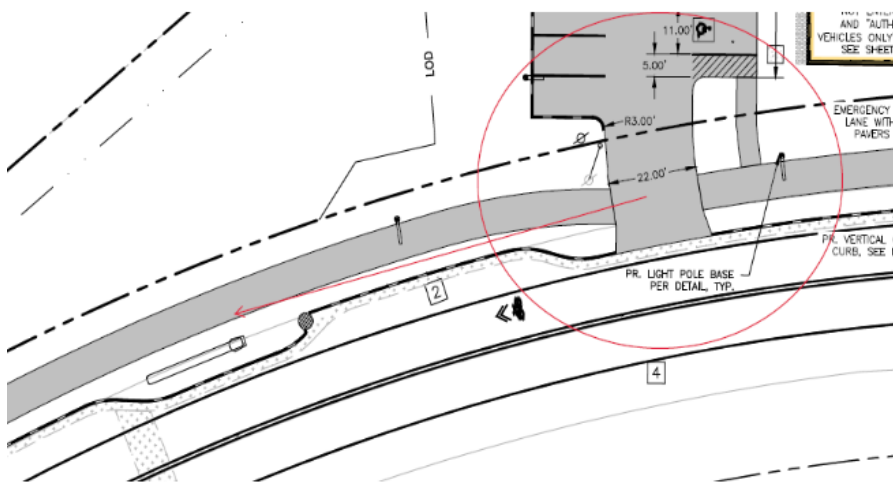
On behalf of Preservation of Affordable Housing (POAH) and Lambert Woods North, LLC, we are pleased to respond to the comments that we received on August 16, 2024, related to the Major Site Plan Amendment for the Lambert Street North Development (PL-002995-2024).

Comments Related to Transportation Standards

Impact on Surrounding Street Systems

Overview – The major site plan amendment proposes the expansion of the development area to locate an on-site parking lot at the 622 Auburn Street property. To facilitate a new on-site parking lot, the Applicant proposes a new driveway at Washington Ave. Extension.

Comment – C-10 Align proposed curb cut with Phase II



Response – Relocation of the curb cut is not preferred for the following reasons:

- The current proposal meets the minimum required spacing of 100' identified in the Technical Manual.

- It would increase the amount of disturbed and impervious areas while removing additional existing vegetation. This approach is contradictory to other feedback from Staff under the Environmental Standards section in this letter.
- It would require relocation of the rain garden. Either the rain garden will then be less effective as the curbline/drainage design would result in less volume draining to the garden (less treatment and detention), or the garden will need to be moved further down the hill to maintain the same volume inflow. The latter is counterintuitive to one of the initial goals of the project which desires to showcase the rain garden near the core of the development as a landscape feature with an educational component. Moving it down the hill near the intersection will result in an isolated garden that no longer has the same social and aesthetic effect.

Overall, the opposing parking areas in Phase 1 and 2 will both be low-volume, low-turnover lots. Therefore, conflicts arising out of non-aligned curb cuts is not anticipated to occur at a frequency high enough to warrant alignment given the associated negative consequences outlined above. The current proposal meets the Technical Standard, minimizes impervious and disturbed areas, maintains the most amount of existing vegetation as possible, and allows for the goals of the project to be carried out. Therefore, the Applicant team has a strong preference to proceed with the current design.

***Comment** – The proposed amendment would not be expected to significantly change trip generation from the project and therefore no changes to traffic impacts are expected.*

Response – Agreed. Thank you for your review.

***Comment** – The City’s Consulting Traffic Engineer supports a waiver from the City’s Technical standards for the parking lot aisle width (24 feet to 22 feet).*

Response – Thank you for your review.

***Comment** – The Waiver Table text for number of driveways should be corrected to note two (2) driveways on the north side. The City’s Consulting Traffic Engineer does not agree with the justification for the waiver. The added driveway is the result of the added parking lot and therefore the applicant should note justification accordingly.*

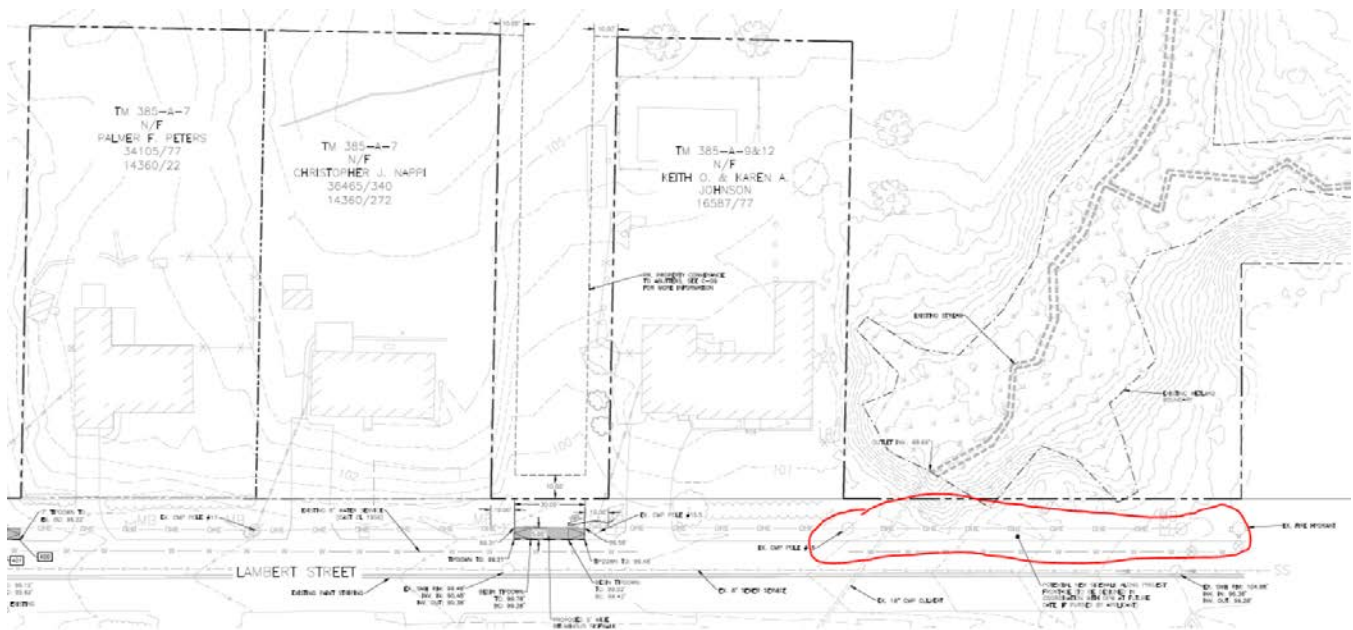
Response – Please see Section F for the revised Waivers Table.

Access and Circulation

***Overview** – The major site plan amendment proposes a new section of sidewalk along the Lambert St frontage at the 165 Lambert Street property.*

***Comment** – The Planning & Urban Development Department does not support a waiver request to limit the total extent of new sidewalk along Lambert Street frontage. The Applicant is required to build sidewalk along Lambert Street along their property frontage, outlined in red in the image below.*





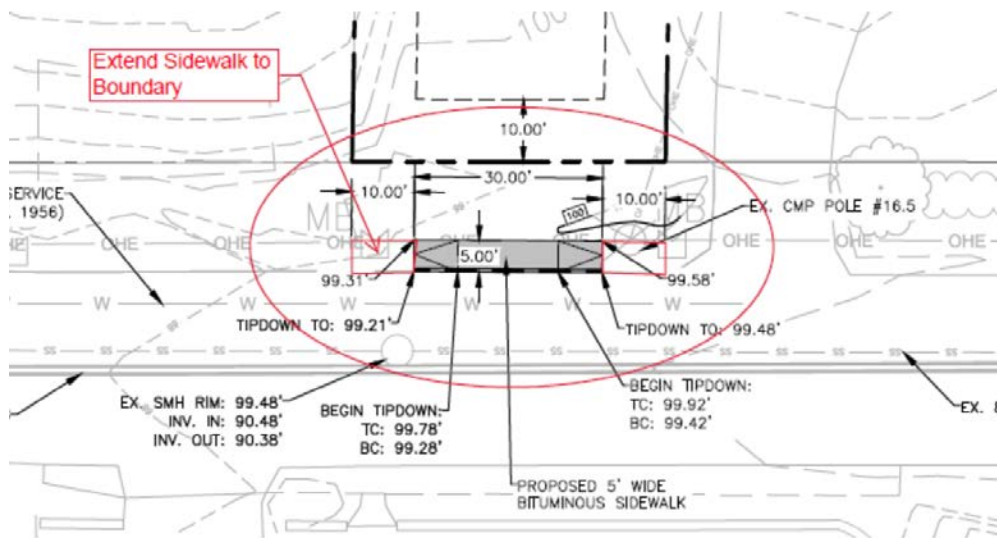
Response – It is our understanding that the existing culvert along this stretch of the property line in question is anticipated to be replaced in the near future as its inadequacy has been well documented. Given the future improvements in this area in combination with the lack of sidewalk or proposed development along Lambert Street, it is the Applicant’s opinion that extending the sidewalk along this stretch before the culvert is replaced is not good practice. Additionally, the Applicant is making significant contributions to public infrastructure including:

- Providing approximately a half mile of new 8’ wide paved multiuse paths
- Rebuilding the edges of Washington Ave with new curbing, off-street parking, esplanades/landscaping, and a municipal separated storm sewer system (MS4).
- Constructing three truck aprons as a traffic calming measure and formalization of what is currently a suburban 40’ wide paved corridor.
- Constructing two bus shelters
- Constructing two rain gardens to filter, cool, and attenuate the “first flush” from the roadway which consists of the highest concentrations of pollutants
- Constructing a new curb extension with a dedicated bike lane and RRFB-controlled crosswalk at Auburn St to prioritize pedestrian movements and create natural gaps in traffic flow to facilitate left-hand movements out of Washington Ave.

This project is unique in that it has over 3,000 feet of public street frontage and as such it would be an undue burden to expect sidewalks to be constructed along every foot of frontage. As such, it should be noted that during the original approval in 2023, the Planning Board granted a waiver to forego construction of a sidewalk on a portion of Auburn Street and Lambert Street for these reasons. Since then, 50’ of sidewalk has been added to the proposal within the “buildable” portion of the Lambert frontage. The Applicant continues to request a waiver for the remaining frontage which is adjacent to a large gulley that will likely undergo future earthwork to facilitate a culvert replacement. For additional justification, please refer to the Waivers Document.



Comment – C-48 – Phase II Extend Sidewalk along frontage

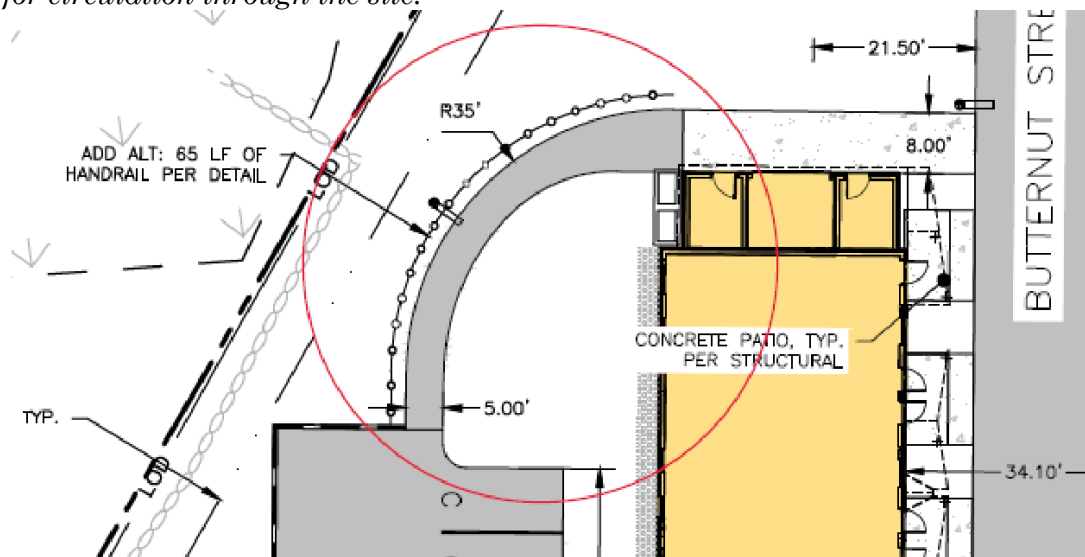


Response – Please refer to the revised sheet C-48, which now reflects the proposed sidewalk along the entire 50' frontage.

Parking

Overview – The major site plan amendment proposes the expansion of the development area to locate an on-site parking lot at the 622 Auburn Street property. To facilitate a new on-site parking lot, the Applicant proposes a new driveway at Washington Ave. Extension.

Comment – C-10 - Consider making this a one-way connection through to Butternut Street for circulation through the site.



Response – Butternut Street is only referred to as a “street” for E911 addressing purposes.



This corridor is envisioned as a “mews” and is not meant to consistently facilitate traffic circulation. The use of this corridor is intended to be limited to grocery drop offs, ADA and emergency access, etc. The Applicant does not wish to create more roadway by connecting the satellite lot to the mews which is a pedestrian oriented area. We strongly feel it's more appropriate to create a curb cut that solely serves this satellite parking lot off Washington Ave.

Transportation Demand Management

Overview – The major site plan amendment proposes the expansion of the development area to locate an on-site parking lot at the 622 Auburn Street property with 27 additional parking stalls at an increased ratio for the north property. Based upon the changes the project will provide 0.75 parking spaces per unit on the north side and 0.53 parking spaces per unit will be provided on the south side. The previously approved TDM Plan established a target parking supply rate of 0.45 parking spaces per unit.

Comment – The Applicant is requested to submit an amendment to append the approved Transportation Demand Management Plan that identifies the exact changes. The proposed site plan changes does not substantive affect the major use for the number of total residential units. The Applicant is requested to create a document with two columns: Prior Uses (with SF and/or # of Units) and compare that to New Uses (with SF and/or # of Units). The TDM Plan is also directed at the combined north/south sides from a trip/parking reduction strategy perspective. It would seem appropriate that the TDM Plan be revised to reflect current project details that isolates the Phases accordingly.

Response – The Applicant team will provide these updates, but requests that these revisions be considered as a condition of approval.

Comments Related to Environmental Quality Standards

Preservation of Significant Natural Features

Overview – Updates to the approved plans include expansion of development area at the north into existing forested area.

Comment – Staff has concerns about the impact to existing wetlands and proposed grading that will sheet flow onto the adjacent property location in Falmouth. Staff is requesting the grading and potentially parking lot layout adjust to account for a swale or vegetated runoff to collect the runoff to avoid runoff into the existing wetland.

Response – There is no impact to the existing wetlands in this area. The entirety of the impervious area in this location is being self-contained, treated/detained on site, and then outletted into the new MS4 in Washington Ave. The only runoff to these wetlands is green space with a smaller tributary area than the existing condition. As such, the hydrological model demonstrates that the “Post” condition maintains, or decreases, the peak flowrate to the wetlands when compared to the “Pre” condition. Therefore, the current design is meeting or exceeding the standard. The proposed parking layout and grading scheme is a function of the project goals, the steep topography, and the geometry of the property lines. There are



technical challenges with trying to intercept the embankment's runoff that the Applicant does not wish to pursue, such as building a retaining wall. Overall, the rate of runoff as well as the pollutant load draining to the wetlands represents maintenance or an improvement to the existing condition, and therefore the design has not been changed to include a swale.

Landscape Preservation

Overview – Updates to the approved plans include expansion of development area at the north into existing forested area.

Comment – Staff has concerns about the impact of existing trees in the expansion area. A tree survey for existing trees greater than 16" dba is required under the City's technical manual standard 4.3.1 for the expanded development area.

Response – An in-depth tree study was completed for both phases of the project in September of 2022, led by a licensed forester (Rene Noel Jr., ACF) in coordination with the civil engineer, landscape architect, and surveyor to identify tree saves. The proposed parking lot expansion will result in one additional tree loss (a 26" White Pine) that was previously identified as a tree save in the original permit documents. Otherwise, the tree saves are included throughout the plan set.

Site Landscaping and Buffers

Overview – The major site plan amendment proposes the expansion of the development area with a new parking lot area and increase the grading at the abutting property's wetland area.

Comment – The Applicant is requested to reduce the impact of grading and removal of existing vegetation along the property edge to reduce potential impacts to the abutting property's wetland area.

Response – In response to this comment, we have slightly reduced the grading and limit of work to the west of the satellite parking lot; otherwise, the project has been designed as compact as possible, disturbing only a small fraction of the overall land under control by the Applicant. Please refer to the previous response under the "Preservation of Significant Natural Features" section for more information and basis of design.

Water Quality, Stormwater Management and Erosion Control

Overview – The major site plan amendment proposes the expansion of the development area with a new parking lot area and additional site impervious area with material changes. The proposed stormwater management systems adequately provide for stormwater treatment as is required for the modified site layout with the addition of a parking area.

Comment – Update the Construction Management Plans and ESC plans to reflect the proposed extent of development at the north. Staff is requesting the Applicant to adjust the ESC silt and construction fence at the north.

Response – The barriers have been revised accordingly.



Comment – *Per requirements of the approved site plan, a Stormwater Maintenance Agreement (SMA) is required. Staff recommends updating the SMA to include the newly added treatment systems*

Response – The SMA will be updated accordingly and provided to Staff as the project moves to building permit, typical of other projects.

The City's consulting stormwater reviewer requests some clarification to the Grading Plan:

Comment – *On the grading and drainage plan, there are some callout notes near CB N.12 that I think may be lingering from the previous iteration of this project. I believe they need to be deleted.*

Response – These items have been reconciled.

Comment – *For construction, I would suggest providing some clarity around foundation drain connections and roof drain connections, including for the proposed drip edge filters. Looking at the grading and drainage plan, it is not clear for each building what systems are separate.*

Response – Thank you, this has been clarified.

Comment – *The grading and drainage plan notes that the contractor will be evaluating bedrock in the area of the proposed subsurface sand filter, and that the layout/design of the system may change as a result. I would suggest that if the design changes that they should provide an update showing how it continues to meet the stormwater standards.*

Response – Should the proposed layout and design of the subsurface sand filter change in response to bedrock conflict, the redesigned layout shall be provided to the city to demonstrate how the redesigned system meets the stormwater standards.

Comment – *Update the stormwater report to reflect the utility section to observe ability to serve as an original condition of approval. In addition, this section still refers to the porous pavement for stormwater management, so I think this is just the old section of the report.*

Response – The Stormwater Report has been updated.

Comments Related to Site Design Standards

Snow and Ice Loading

Overview – *The major site plan amendment includes a new parking lot area that does not indicate snow storage*

Comment – *The Applicant is required to show appropriate snow storage.*

Response – Please refer to the revised Site Plan for the proposed snow storage location



associated with this parking area.

Exterior Lighting

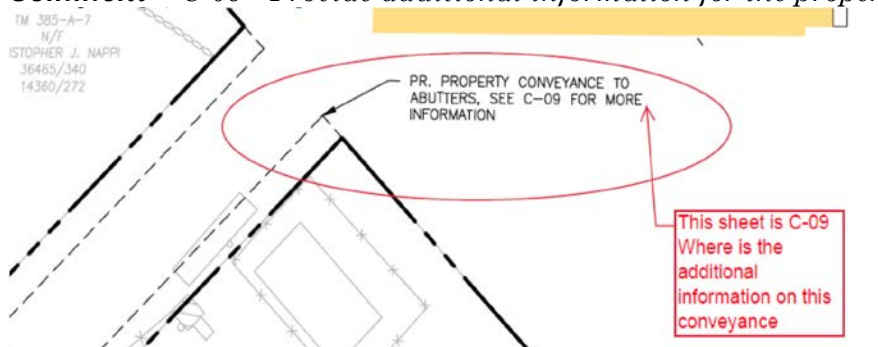
Overview – Proposed exterior light fixtures shown on lighting plan.

Comment – Include an additional site lighting fixture at the pathway connecting the proposed parking lot to the interior of the site.

Response – The final photometric plan will be provided to Staff for review prior to obtaining a building permit. The final plan will ensure there are no “dark spots” along the pathway.

Additional Requests for Information

Comment – C-09 - Provide additional information for the property conveyance



Response – This conveyance has been clarified within the plan set. Please note that the full description and conveyance documents will come at a later date, once Phase 2 moves forward.

Please let us know if you have any additional questions or comments. We look forward to presenting this Amendment to the Planning Board at the Hearing on September 10th.

Sincerely,

Sam Lebel, P.E.
Project Manager
Acorn Engineering, Inc.

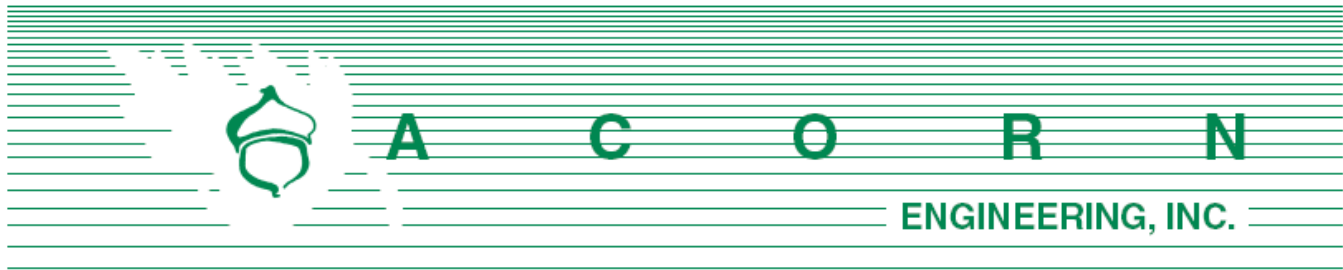
Revised/Resubmitted Documents:

- **Section F: Waivers**
- **Section J: Stormwater Management Report**

Revised/Resubmitted Drawings:

- **Civil Plans; C-03, 09, 10, 20, 30, 48**





Planning Division
City of Portland, Maine
Attn: Sean King
389 Congress Street, 4th Floor
Portland, ME 04101

September 19, 2024

Subject: 165 Lambert Street Co-Op – Notice of Public Meeting Certification

I, Sam Lebel, hereby certify that (3) notice of neighborhood meeting signs were posted on September 12, 2024, prior to the September 24, 2024 Planning Board Meeting for the proposed project PL-002995-2024 located in the vicinity of 165 Lambert Street and 622 Auburn Street.





Note that it is the applicant's responsibility to remove the notice of public meeting sign within three days following the date of the meeting.

Sincerely,

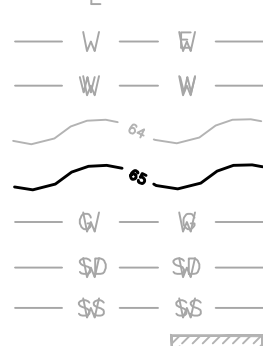
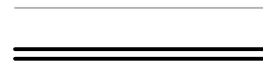


Samuel J. Lebel, P.E.
Project Manager
Acorn Engineering, Inc.



EXISTING

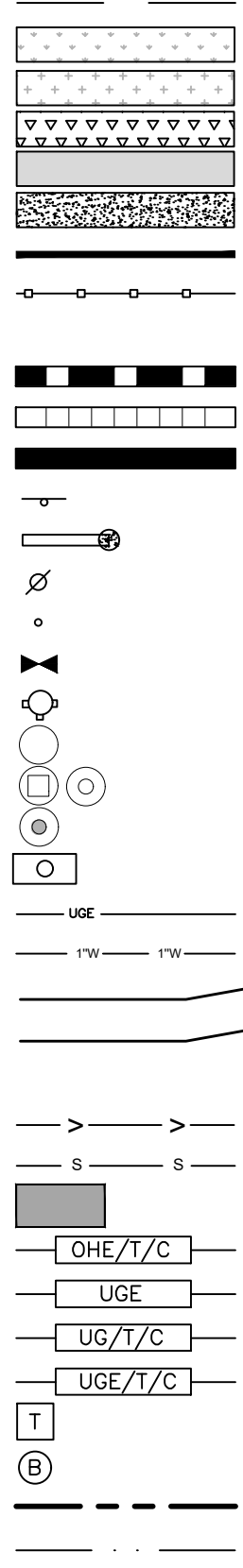
REFER TO THE
EXISTING
CONDITIONS PLAN
FOR ADDITIONAL
INFORMATION



LEGEND

- UNDERDRAIN
- WETLAND
- UTILITY PAVEMENT CUTS
- GRASS PAVERS
- BITUMINOUS PAVEMENT
- CONCRETE
- STRIPING
- SEDIMENTATION BARRIER
- EDGE OF EX. PAVEMENT
- VERTICAL CURB
- FLUSH GRANITE CURB
- TYPE 5 SLOPED CURB
- SIGN
- LAMP OR LIGHT POLE
- UTILITY POLE
- GUY WIRE
- WATER VALVE
- FIRE HYDRANT
- SEWER MANHOLE
- CATCH BASIN
- DRAIN MANHOLE
- ELECTRIC MANHOLE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND WATER LINE
- MINOR CONTOURS (1 FT)
- MAJOR CONTOURS (5 FT)
- GAS LINE
- STORM DRAIN LINE
- SEWER LINE
- EXISTING/PROPOSED BUILDING
- OVERHEAD ELECTRICAL/TELEPHONE/CABLE
- UNDERGROUND ELECTRIC
- UNDERGROUND TELECOM
- UNDERGROUND ELECTRIC AND TELECOM
- TRANSFORMER PAD
- BOLLARD
- PROPERTY LINE
- SETBACKS

PROPOSED



165 LAMBERT NORTH CO-OP

LAMBERT WOODS NORTH, LLC.
PORTLAND, MAINE

PROJECT TEAM

DEVELOPER

LAMBERT WOODS NORTH, LLC.
BOSTON MASSACHUSETTS
CONTACT: CORY FELLOWS & MATTHEW PETERS
(617) 261-9898 & (207) 415-3870



CIVIL ENGINEER:

ACORN ENGINEERING, INC.
PORTLAND, MAINE
CONTACT: SAM LEBEL, P.E.
(207) 775-2655



ARCHITECT

KAPLAN THOMPSON ARCHITECTS
PORTLAND, MAINE
CONTACT: ADAM WALLACE, R.A.
(207) 210-8253



LANDSCAPE ARCHITECT

ACETO LANDSCAPE ARCHITECTURE
PORTLAND, MAINE
CONTACT: NICK ACETO, RLA
(207) 221-3390



SURVEYOR

OWEN HASKELL, INC
FALMOUTH, MAINE
CONTACT: RANDY LOUBIER P.L.S.
(207) 774-0424



FORESTER

SOUTHERN MAINE FORESTRY SERVICES, INC.
PO BOX 910
WINDHAM, MAINE
CONTACT: RENE D. NOEL, JR. ACF
(207) 892-6562



TRAFFIC ENGINEER

BARTON & LOGUIDICE
SCARBOROUGH, MAINE
CONTACT: JOHN Q. ADAMS P.T.O.E., P.E.
(207) 331-6694



WETLAND SCIENTIST:

JONES ASSOCIATES INC
AUBURN, MAINE
CONTACT: MARY ELLA JONES
(207) 241-0253



GEOTECHNICAL ENGINEER

SUMMIT GEOENGINEERING SERVICES
LEWISTON, MAINE
CONTACT: BILL PETERLEIN, P.E.
(207) 318-7761



ELECTRICAL ENGINEER

MEGA ENGINEERING
PORTLAND, MAINE
CONTACT: MATTHEW LYLE, P.E.
(207) 749-4514

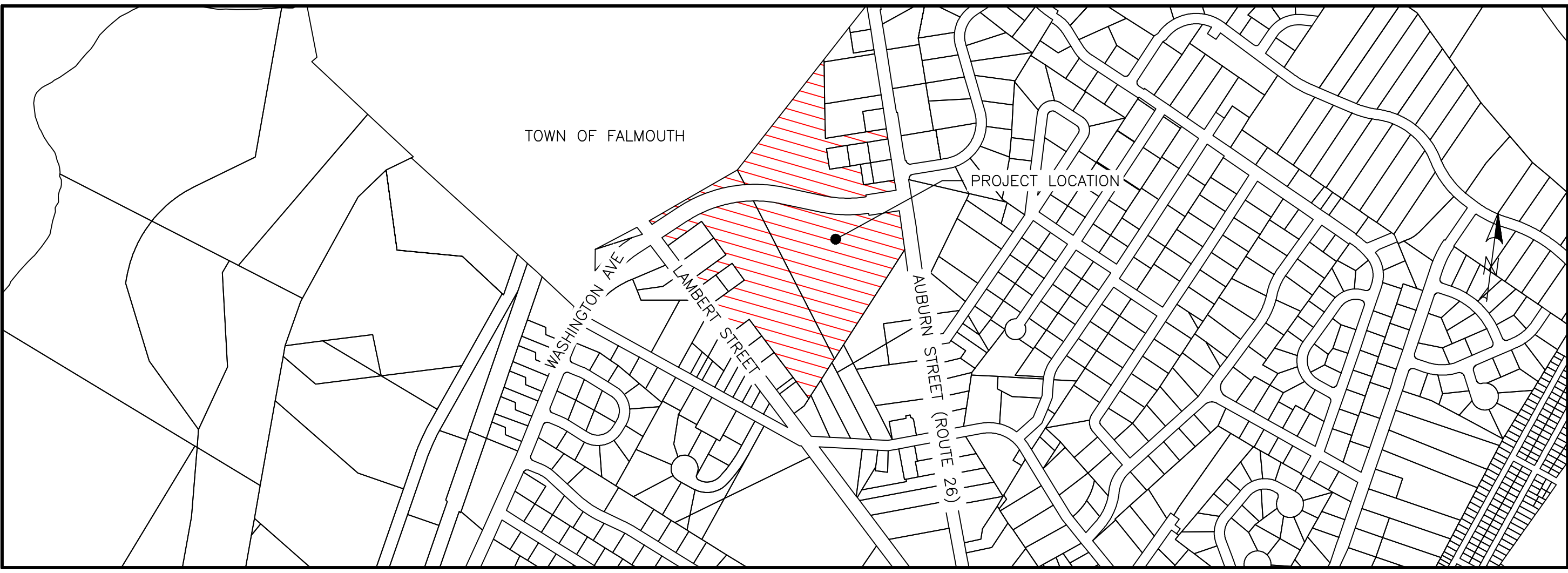
MECHANICAL/PLUMBING
ENGINEER

FUSS & O'NEIL
KENNEBUNK, MAINE
CONTACT: ANDREW WILKINSON, P.E.
(802) 318-3422



STRUCTURAL ENGINEER

TRILLIUM ENGINEERING GROUP
YARMOUTH, MAINE
CONTACT: TONY DUMAIS, P.E.
(207) 227-3479



VICINITY MAP

SCALE: 1:500

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PERMIT LEVEL
NOT ISSUED FOR
CONSTRUCTION

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ABBREVIATIONS

PARTIAL LIST OF ABBREVIATIONS AND THEIR CORRESPONDING MEANING. PLEASE CONTACT THE ENGINEER FOR ANY CLARIFICATION	
APPROX.	APPROXIMATE
BC	BOTTOM OF CURB
BMP	BEST MANAGEMENT PRACTICE
BOT.	BOTTOM
CB	CATCH BASIN
CF	CUBIC FOOT
CIP	CAST IN PLACE
CL	CENTERLINE
CM	CONSTRUCTION MANAGER
CMP	CENTRAL MAINE POWER
CO	CLEAN OUT
CONC.	CONCRETE
CPP	CORRUGATED PLASTIC PIPE
CY	CUBIC YARD
DI	DUCTILE IRON PIPE
DIA.	DIAMETER
DIM.	DIMENSION
EA.	EACH
ELEC.	ELECTRICAL
ELEV.	ELEVATION
EQUIV.	EQUIVALENT
EST.	ESTIMATE
EX.	EXISTING
FI	FIELD INLET
FFE	FINISH FLOOR ELEVATION
FT.	FEET
HDPE	HIGH DENSITY POLY ETHYLENE
ID	INNER DIAMETER
IN.	INCH
INV.	INVERT
L	LENGTH
MAX.	MAXIMUM
MDEP	MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION

MDOT	MAINE DEPARTMENT OF TRANSPORTATION
M.E.P	MECHANICAL, ELECTRICAL, PLUMBING DESIGNER
MFG.	MANUFACTURED
MH	MANHOLE
MIN.	MINIMUM
O.C.	ON CENTER
OD	OUTSIDE DIAMETER
OHE/T/C	OVERHEAD ELECTRIC/TELEPHONE/CABLE
P	PEDESTAL
PC	PRECAST
PE	PROFESSIONAL ENGINEER
PL	PROPERTY LINE
PLS	PROFESSIONAL LAND SURVEYOR
PROP.	PROPOSED
PSI	POUNDS PER SQUARE INCH
PVC	POLYVINYL CHLORIDE
PWD	PORTLAND WATER DISTRICT
R	RADIUS
RD	ROOF DRAIN
RET.	RETAINING
ROW	RIGHT OF WAY
S	SLOPE
SD	STORM DRAIN
SDR	STANDARD DIMENSION RATIO
SF	SQUARE FEET
SMH	SEWER MANHOLE
SPEC.	SPECIFICATION
T	TRANSFORMER
TC	TOP OF CURB
TW	TOP OF WALL
TYP.	TYPICAL
UD	UNDERDRAIN
UGE	UNDERGROUND ELECTRIC
VIF	VERIFY IN FIELD

ISSUED FOR

BY

DATE

SITE/SUB

DATE

COMMENT RESPONSE

DATE

COMMENT RESPONSE II

DATE

COMMENT RESPONSE III

DATE

75% SET

DATE

BIDDING DOCUMENTS

DATE

PARKING ADDITION

DATE

MAJOR SITE PLAN

DATE

AMENDMENT

DATE

COVER SHEET & LEGEND

165 LAMBERT ST NORTH CO-OP

PORTLAND, MAINE 04103

LAMBERT WOODS NORTH, LLC.

2 OLIVER STREET, SUITE 500 BOSTON, MASSACHUSETTS 02109

ENGINEERING, INC.

PO BOX 3372 PORTLAND MAINE 04101

(207) 775-2655

FILE:

1145_CIVIL

JN:

1145

SCALE:

AS NOTED

DESIGNED BY:

SJL

DRAWN BY:

NPH

CHECKED BY:

WHS

DRAWING NO.

C-01

GENERAL NOTES:

1. THE CONTRACTOR SHALL CALL THE APPROPRIATE UTILITY COMPANIES AND DIG SAFE AT LEAST 72 HOURS PRIOR TO EXCAVATION TO REQUEST EXACT FIELD LOCATION FOR UTILITIES. OTHERWISE IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF UNDERGROUND UTILITIES AND LOCATE ANY POTENTIAL CONFLICTS WITH THE APPROVED PLANS PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF ALL EROSION CONTROL MEASURES SHOWN ON THE PLAN. IF DEEMED NECESSARY BY THE OWNER OR OWNER'S REPRESENTATIVE (IF APPLICABLE), ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED AT NO ADDITIONAL COST TO THE OWNER.
3. THE CONTRACTOR SHALL PREPARE THEIR OWN MATERIAL SCHEDULE BASED ON THE PLANS AND FIELD VERIFICATION BY THE CONTRACTOR. ALL MATERIAL SCHEDULES SHOWN WITHIN THE PLAN SET ARE FOR GENERAL INFORMATION ONLY.
4. ALL CONSTRUCTION METHODS, TESTING AND MATERIALS SHALL CONFORM TO THE MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, THE CITY OF PORTLAND AND SERVING UTILITY REQUIREMENTS, IF ANY. IN CASES WHERE THESE CONFLICT THE MOST STRINGENT SPECIFICATION SHALL APPLY AT NO ADDITIONAL COST TO THE OWNER.
5. THE SITE CONTRACTOR SHALL MAINTAIN A SET OF PAPER AND CAD DRAWINGS WHICH SHALL RECORD THE ACTUAL LOCATION, DIMENSIONS, ELEVATIONS, MATERIALS OF THEIR WORK, INDICATING THEREON ALL VARIATIONS FROM THE CONTRACT DRAWINGS. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH ONE COMPLETE SET OF REPRODUCIBLE RECORD DRAWINGS, IN .DWG FORMAT AND PAPER, STAMPED "AS-BUILT". IF AUTOCAD CAPABILITY IS NOT AVAILABLE, EXCLUDE FROM BID IN WRITING.
6. THE CONTRACTOR WILL REMAIN SOLELY AND COMPLETELY RESPONSIBLE FOR ENFORCEMENT OF AND COMPLIANCE WITH 1) ALL CONTRACT PLANS AND SPECIFICATIONS, 2) APPLICABLE INTERNATIONAL BUILDING CODE REQUIREMENTS, AND 3) ALL SITE WORKING CONDITIONS AND SAFETY REQUIREMENTS, DAY AND NIGHT, FOR BOTH PERSONS AND PROPERTY, IN EACH CASE BOTH BY THE CONTRACTOR AND ITS SUBCONTRACTORS. THESE INCLUDE ALL OSHA, NIOSH, U.S. EPA AND ANY OTHER APPLICABLE GOVERNMENTAL REGULATIONS.
7. EXISTING CONDITIONS, BOUNDARY SURVEY, AND TOPOGRAPHY FROM THE PLAN TITLED BOUNDARY & TOPOGRAPHIC SURVEY BY OWEN HASKELL, INC FOR THE MAINE COOPERATIVE DEVELOPMENT PARTNERS, DATED 7/14/2022.
8. SUBSURFACE DATA HAVE BEEN OBTAINED BY SUMMIT ENGINEERING, INC. AND SHALL BE INCLUDED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL ALSO REVIEW THE REPORT PRIOR TO SUBMITTING A BID.
9. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ACCESS TO THE SITE AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY MARKINGS, SIGNAGE AND INCIDENTALS TO MAINTAIN A SAFE VEHICLE AND PEDESTRIAN ACCESS THROUGH THE LIFE OF THE PROJECT. THE CONTRACTOR SHALL NOTIFY THE PORTLAND PUBLIC SAFETY DIVISION ROUTINELY REGARDING TEMPORARY IMPACTS OR CHANGES TO SITE ACCESS CONDITIONS.
10. CONSTRUCTION MANAGEMENT PLAN NARRATIVE PREPARED BY ACORN ENGINEERING, INC. SHALL BE REFERRED TO FOR ANTICIPATED PROJECT SCHEDULE AND CLOSURES. TRAFFIC CONTROL SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
11. CONTRACTOR TO DETERMINE SOIL CLASSIFICATION INDEPENDENTLY FOR TRENCH, SHORING, AND OTHER SIMILAR CONSTRUCTION MEANS AND METHODS APPLICATIONS.
12. NO HOLES, TRENCHES, OR STRUCTURES SHALL BE LEFT OPEN OR UNATTENDED OVERNIGHT IN ANY AREA ACCESSIBLE TO THE PUBLIC OR WITHIN THE PUBLIC RIGHT-OF-WAY.
13. THE CONTRACTOR SHALL CONDUCT A PRE-CONSTRUCTION SURVEY OF INTERIOR SUBGRADE AND ABOVE GRADE ACCESSIBLE WALLS, CEILINGS, FLOORS, ROOF AND VISIBLE EXTERIOR AS VIEWED FROM THE GRADE LEVEL. THIS SHALL BE COMPLETED AT A MINIMUM FOR STRUCTURES IMMEDIATELY ABUTTING THE SITE. A COPY OF THE SURVEY SHOULD BE PROVIDED TO THE OWNER. DOCUMENT WITH PICTURES AT A MINIMUM.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY TRENCH PAVEMENT THAT HAS EXPERIENCED EXCESSIVE SETTLEMENT, CRACKING, OR OPENING OF JOINTS. REPAIRS MAY INCLUDE OVERLAY. REMOVAL OF WORK MAY BE NECESSARY AFTER THE FINAL ACCEPTANCE OF WORK OR PRIOR TO THE END OF THE WARRANTY PERIOD. THIS WORK SHALL BE DONE AT THE CONTRACTOR'S EXPENSE.

CIVIL SITE NOTES:

1. THE CONTRACTOR SHALL SUBMIT IN WRITING ANY REQUESTS TO ACORN TO MODIFY THE CONTRACT DOCUMENTS.
2. ALL SHOP, ERECTION, AND CONSTRUCTION DRAWINGS SHALL BE CHECKED AND STAMPED BY THE CONTRACTOR PRIOR TO SUBMISSION FOR ACORN'S REVIEW. ANY UNCHECKED OR NON-STAMPED SUBMITTALS WILL BE RETURNED WITHOUT REVIEW.
3. CONTRACTOR SHALL THOROUGHLY INSPECT AND SURVEY EXISTING STRUCTURES AND SITE TO VERIFY CONDITIONS THAT AFFECT THE WORK SHOWN ON THE DRAWINGS. CONTRACTOR TO NOTIFY ACORN OF ANY DISCREPANCIES PRIOR TO PROCEEDING.
4. DETAILS SHOWN APPLY TO ALL SIMILAR CONDITIONS UNLESS OTHERWISE INDICATED.
5. ALTHOUGH ALL DUE DILIGENCE HAS BEEN APPLIED TO MAKE THE DRAWINGS AS COMPLETE AS POSSIBLE, NOT ALL DETAILS ARE ILLUSTRATED, NOR IS EVERY EXCEPTION CONDITION ADDRESSED WITHIN THE CONTRACT DOCUMENTS.
6. ALL PROPRIETARY CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
7. THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ALL WORK, INCLUDING DIMENSION AND LAYOUT VERIFICATION, MATERIALS COORDINATION, SHOP DRAWING REVIEW, AND THE WORK OF ANY SUBCONTRACTORS.
8. UNLESS OTHERWISE SPECIFICALLY INDICATED, THE DRAWINGS DO NOT DESCRIBE OR DIRECT MEANS OR METHODS OF CONSTRUCTION.
9. THE CONTRACTOR, IN THE PROPER SEQUENCE, SHALL PERFORM OR SUPERVISE ALL WORK NECESSARY TO ACHIEVE THE FINAL COMPLETED STRUCTURE, AND TO PROTECT THE STRUCTURE, WORKMEN, AND OTHERS DURING THE CONSTRUCTION. SUCH WORK SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING FOR CONSTRUCTION EQUIPMENT, SHORING FOR EXCAVATION, FORMWORK, SCAFFOLDING, SAFETY DEVICES AND PROGRAMS OF ALL KINDS, SUPPORT AND BRACING FOR CRANES AND OTHER ERECTION EQUIPMENT.
10. DO NOT BACKFILL AGAINST RETAINING WALLS UNTIL SUPPORTING SLABS AND FLOOR FRAMING ARE IN PLACE AND SECURELY ANCHORED, UNLESS ADEQUATE BRACING IS PROVIDED. PRIOR TO BACKFILL, PROVIDE CURING OF CONCRETE FOR 28 DAYS OR AS DIRECTED BY MATERIALS TESTING ENGINEER.
11. TEMPORARY BRACING SHALL REMAIN IN PLACE UNTIL ALL FLOORS, WALLS, ROOFS AND OTHER SUPPORTING ELEMENTS ARE IN PLACE, IF APPLICABLE.
12. ALL PAVEMENT JOINTS SHALL BE SAWCUT AND APPLIED WITH TACK COAT PRIOR TO PAVING TO PROVIDE A DURABLE AND UNIFORM JOINT.
13. ACORN BEARS NO RESPONSIBILITY FOR THE ABOVE ITEMS, AND SITE OBSERVATION VISITS DO NOT IN ANY WAY INCLUDE INSPECTION OF THEM.
14. EXCAVATIONS ACCOMPLISHED AS PART OF THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH SUBPART P OF 29 CFR PART 1926.650--652 (CONSTRUCTION STANDARD FOR EXCAVATIONS).
15. ALL TRENCH PAVEMENT REPAIR SHALL BE COMPLETED WITH THE USE OF A STREET PAVEMENT WITH A SCREED WIDTH CAPABLE OF SPANNING THE FULL WIDTH OF THE TRENCH UNLESS OTHERWISE AUTHORIZED BY THE ENGINEER.

SPECIAL INSPECTION NOTES

1. ALL SITE SOILS-RELATED WORK AND FOOTING EXCAVATIONS PRIOR TO PLACING FORMS SHALL BE REVIEWED BY THE PROJECT GEOTECHNICAL ENGINEER.
2. ALL SITE DRAINAGE-RELATED WORK SHALL BE REVIEWED BY ACORN ENGINEERING.
3. NORMAL REVIEWS BY LOCAL BUILDING DEPARTMENT. NOTIFY 48 HOURS PRIOR TO REQUIRED REVIEW.
4. REQUIRED SPECIAL INSPECTIONS PER I.B.C. SECTION 1705.6 BY AN APPROVED SPECIAL INSPECTOR RETAINED BY OWNER. CONTRACTOR TO COORDINATE SPECIAL INSPECTIONS.
5. SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON WHO SHALL DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL, FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION REQUIRING SPECIAL INSPECTION.
- 5.1. DUTIES AND RESPONSIBILITIES OF THE SPECIAL INSPECTOR SHALL BE TO OBSERVE AND/OR TEST THE WORK ASSIGNED AND OUTLINE ABOVE FOR CONFORMANCE WITH THE CONTRACT DOCUMENTS, ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION.

- 5.2. THE SPECIAL INSPECTOR SHALL FURNISH REGULAR REPORTS TO THE BUILDING OFFICIAL, THE ARCHITECT AND ENGINEER OF RECORD, AND OTHER DESIGNATED PERSONS. PROGRESS REPORTS FOR CONTINUOUS INSPECTION SHALL BE FURNISHED WEEKLY. INDIVIDUAL REPORTS OF PERIODIC INSPECTIONS SHALL BE FURNISHED WITHIN ONE WEEK OF INSPECTION DATES. THE REPORTS SHALL NOTE UNCORRECTED DEFICIENCIES, AND NET CHANGES TO THE APPROVED CONSTRUCTION DOCUMENTS AUTHORIZED BY THE ENGINEER OF RECORD.
- 5.3. THE SPECIAL INSPECTOR SHALL SUBMIT A FINAL SIGNED REPORT WITHIN TEN DAYS OF THE FINAL INSPECTION STATING WHETHER THE WORK REQUIRING A SPECIAL INSPECTION WAS, TO THE BEST OF THE INSPECTOR'S KNOWLEDGE AND BELIEF, IN CONFORMANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS AND THE APPLICABLE WORKMANSHIP PROVISIONS OF THE INTERNATIONAL BUILDING CODE. WORK NOT IN COMPLIANCE SHALL BE NOTED IN THE REPORT.
- 5.4. SPECIAL INSPECTOR SHALL BE EMPLOYED BY THE OWNER AND COORDINATED BY THE CONTRACTOR.

LAYOUT NOTES:

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

PERMITTING NOTES

1. THIS PROJECT IS SUBJECT TO THE TERMS AND CONDITIONS OF MAJOR SITE PLAN, SUBDIVISION, CONDITIONAL USE FOR INCLUSIONARY ZONING FROM THE CITY OF PORTLAND AND MAINE DEP STORMWATER PERMIT UNDER DELEGATED REVIEW.
2. THE CONTRACTOR SHALL REVIEW THE ABOVE REFERENCED PERMITS PRIOR TO SUBMITTING A BID FOR THIS PROJECT, AND INCLUDE COSTS AS NECESSARY TO COMPLY WITH THE CONDITIONS OF THESE PERMITS.
3. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY REQUIRES A STREET OPENING PERMIT FROM THE CITY OF PORTLAND. ADDITIONALLY, COORDINATE WITH THE DEPARTMENT OF PUBLIC WORKS.
4. THIS PROJECT IS SUBJECT TO THE TERMS AND CONDITIONS OF A MAINE TIER 1 NRPA PERMIT #L-30238 FROM THE DEPARTMENT OF ENVIRONMENTAL PROTECTION, ISSUED ON 4/3/23.

GRADING AND DRAINAGE NOTES:

1. TOPSOIL STRIPPED FROM THE SITE THAT IS SUITABLE FOR REUSE AS LOAM (MEETS THE REQUIREMENTS WITHIN SECTION 615 OF THE MDOT STANDARD SPECIFICATIONS, MOST RECENT VERSION) AND IS FREE OF TRACEABLE AMOUNTS OF CONTAMINANTS) SHALL BE STOCKPILED WITHIN THE PROPOSED LIMIT OF WORK AREA. THE CONTRACTOR SHALL NOT ASSUME THAT ANY STRIPPED TOPSOIL WILL BE ACCEPTABLE FOR REUSE WITH THEIR ESTIMATE.
2. THE CONTRACTOR SHALL ANTICIPATE THAT GROUNDWATER WILL BE ENCOUNTERED DURING CONSTRUCTION AND SHALL INCLUDE SUFFICIENT COSTS WITHIN THEIR BID TO PROVIDE DEWATERING AS NECESSARY; NO SEPARATE PAYMENT SHALL BE MADE TO THE CONTRACTOR FOR DEWATERING. DEWATERING SHALL INCLUDE TREATMENT OF SILT THROUGH THE USE OF A DIRTAG BY ACFP ENVIRONMENTAL OR APPROVED EQUIVALENT. FLOWS FROM DEWATERING ACTIVITIES SHALL NOT BE DISCHARGED INTO SANITARY SEWERS. SEE BORING LOGS FOR ADDITIONAL INFORMATION.
3. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ANY EASEMENT OR TEMPORARY CONSTRUCTION RIGHTS AS NECESSARY BY PRIVATE ADJACENT LAND OWNERS. THE CONTRACTOR SHALL NOT DISTURB ANY SOIL BEYOND THE PROPERTY LINE WITHOUT NOTIFYING AND OBTAINING SUCH EASEMENT OR TEMPORARY CONSTRUCTION RIGHT FROM THE ADJACENT LAND OWNERS. PRIOR TO THE CONTRACTOR PRICING THE WORK, THEY SHALL PROVIDE ACORN WITH PROOF OF SUCH EASEMENT OR TEMPORARY RIGHTS. SHOULD EASEMENTS OR TEMPORARY RIGHTS NOT BE AVAILABLE, THE CONTRACTOR SHALL INCLUDE COST FOR BRACING AND SHORING AS NECESSARY.
4. THE CONTRACTOR SHALL PROVIDE A FINISH PAVEMENT SURFACE FREE OF LOW SPOTS AND PONDING AREAS. THE MINIMUM SLOPE SHALL MEET OR EXCEED 1.0% IN ALL CASES. ALL SLOPES SHALL BE AWAY FROM BUILDINGS AND TOP OF PAVEMENT SHALL BE AT OR BELOW EXISTING FINISH FLOOR ELEVATIONS.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST GEOTECHNICAL REPORT PREPARED BY THE PROJECT GEOTECHNICAL ENGINEER.
6. NO ADDITIONAL PAYMENT FOR UNSUITABLE MATERIALS.
7. ALL STORM DRAIN PIPE SHALL BE SMOOTH BORE INTERIOR PROVIDING A MANNINGS ROUGHNESS COEFFICIENT OF $N=0.012$ OR LESS.
8. ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
9. NATIVE SOILS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LIMIT THE DISTURBANCE TO SUBGRADE SOILS. SHOULD THE SUBGRADE BECOME YIELDING OR DIFFICULT TO WORK, CONTACT ACORN. THE DISTURBED AREAS SHALL BE EXCAVATED AND BACKFILLED WITH COMPACTED SELECT FILL OR CRUSHED STONE AT NO ADDITIONAL EXPENSE TO THE OWNER.
10. ALL SUBGRADE PREPARATION IS SUBJECT TO THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL ENGINEER.

EROSION CONTROL NOTES:

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

UTILITY NOTES:

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED UPON RECORDS OF VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO TEST PIT TO DETERMINE THE EXACT LOCATION AND ELEVATION OF UTILITIES TO COORDINATE WITH THE PROPOSED CONNECTIONS OR CROSSING. ANY DISCREPANCIES SHALL BE IMMEDIATELY REPORTED TO ACORN FOR FURTHER DIRECTIONS BEFORE ANY ADDITIONAL WORK PROCEEDS.
2. CONTRACTOR SHALL, AT NO ADDITIONAL COST TO THE OWNER, CONDUCT EXPLORATORY EXCAVATIONS AT LOCATIONS WHERE PROPOSED EXCAVATION WILL INTERSECT WITH EXISTING UTILITIES, PRIOR TO THE ORDERING OF STRUCTURES.
3. ALL NEW SANITARY MANHOLES SHALL BE VACUUM TESTED BEFORE BACKFILLING. TESTING SHALL BE COMPLETED IN ACCORDANCE WITH TECHNICAL REPORT #16 (TR-16): GUIDES FOR THE DESIGN OF WASTEWATER TREATMENT WORKS, PREPARED BY THE NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION.
4. SEWER MANHOLES SHALL BE 4' ID UNLESS OTHERWISE STATED ON THE PLANS.
5. CONTRACTOR TO PROVIDE 5' OF COVER FROM TOP OF PIPE TO FINISH GRADE FOR WATER MAINS.
6. THRUST BLOCKS SHALL BE USED FOR THRUST RESTRAIN ON WATER MAINS. DETAIL AND LIMITS FOR THRUST BLOCKS ARE SHOWN WITHIN THE PLAN SET.
7. WATER INFRASTRUCTURE SHALL BE TESTED IN ACCORDANCE WITH THE PORTLAND WATER DISTRICT DOCUMENT "WATER AND SEWER CONSTRUCTION SPECIFICATIONS AND PROCEDURE", MOST RECENT REVISION.
8. ALL REQUIRED FITTINGS FOR THE WATER MAIN ARE NOT SHOWN ON DRAWINGS. CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY FITTINGS REQUIRED TO CONSTRUCT THE WATER MAIN IN ACCORDANCE WITH CITY OF PORTLAND, STATE OF MAINE AND AMERICAN WATER WORKS ASSOCIATION STANDARDS AND REGULATIONS.
9. CONTRACTOR SHALL COORDINATE WORK REGARDING ANY WATER MAIN CONNECTION AND WATER MAIN SHUTDOWN WITH THE PORTLAND WATER DISTRICT AT LEAST SEVEN (7) DAYS PRIOR TO CONSTRUCTION.
10. ALL WATER PIPE INSTALLATION SHALL CONFORM WITH THE PORTLAND WATER DISTRICT SPECIFICATIONS AND PROCEDURES, MOST RECENT EDITION.
11. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
12. SEWER, GAS, TELEPHONE, ELECTRICITY, CABLE, WATER AND ANY OTHER UTILITY CONNECTIONS SHALL BE REVIEWED BY PLUMBING, ELECTRICAL, AND MECHANICAL DESIGNER FOR CONSISTENCY WITH THEIR PLANS PRIOR TO CONSTRUCTION.
13. COORDINATE EXIT POINT FOR SECONDARY UTILITY SERVICES WITH THE ARCHITECT/ELECTRICAL ENGINEER. SECONDARY LINE LOCATIONS NOT PROVIDED BY ACORN WITHIN THE UTILITY PLAN.
14. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL THE NECESSARY PERMITS FOR THE INSTALLATION OF THE UTILITIES AND STORMDRAINS WITHIN THE PUBLIC RIGHT OF WAY. THE CONTRACTOR SHALL SUBMIT A MAINTENANCE OF TRAFFIC PLAN TO THE CITY IN ACCORDANCE WITH THE CITY OF PORTLAND TECHNICAL MANUAL PRIOR TO ANY WORK.
15. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL BOXES, FITTINGS, CONNECTORS, COVER PLATES AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED ON THE DRAWINGS TO RENDER INSTALLATION OF UTILITIES COMPLETE AND OPERATIONAL AT NO EXTRA EXPENSE TO THE OWNER.
16. ALL PIPE LINES SHALL SLOPE UNIFORMLY BETWEEN ELEVATIONS INDICATED ON THE DRAWINGS. NO CRESTS OR SAGS IN THE PIPING WILL BE PERMITTED. ALL HORIZONTAL AND VERTICAL BENDS IN PRESSURIZED PIPE LINES SHALL BE SUITABLY RESTRAINED WITH THRUST BLOCKS OR RETAINER GLANDS. RETAINER GLANDS ALLOWED FOR DUCTILE IRON PIPE ONLY. PROVIDE ALL BENDS, HORIZONTAL AND VERTICAL, AS REQUIRED TO MEET THE GRADES AND ALIGNMENTS INDICATED ON THE DRAWINGS.
17. ALL WASTEWATER PIPING, EXCLUDING BUILDING DRAINS, AND ALL PRESSURIZED PIPING, TO INCLUDE WATER MAINS, INSTALLED BENEATH STRUCTURES SHALL BE ENCASED IN CONCRETE.
18. WHERE NEW PIPING IS TO BE CONNECTED TO EXISTING PIPING, THE CONTRACTOR SHALL FURNISH AND INSTALL ALL ADAPTERS, FITTINGS AND ADDITIONAL PIPE AS REQUIRED TO ENSURE A COMPLETE AND PROPERLY FUNCTIONING CONNECTION. CONTRACTOR TO VERIFY LOCATION, ELEVATION, ORIENTATION AND MATERIAL OF CONSTRUCTION. ADAPTERS AND FITTINGS ARE INCIDENTAL TO THE PIPE INSTALLATION.
19. WHENEVER POSSIBLE, WATER LINES SHOULD BE INSTALLED OVER WASTEWATER LINES. A MINIMUM SEPARATION OF 18 INCHES BETWEEN THE BOTTOM OF THE WATER LINE AND THE TOP OF THE WASTEWATER LINE SHALL BE MAINTAINED WHERE POSSIBLE. WHERE THE WATER LINE CROSSES UNDER THE WASTEWATER LINE, A FULL LENGTH OF WASTEWATER PIPE SHALL BE CENTERED ABOVE THE WATER LINE SO THAT BOTH JOINTS WILL BE AS FAR FROM THE WATER LINE AS POSSIBLE.
20. THE CONTRACTOR SHALL BE ANTICIPATE THAT THE NATIVE SILT AND CLAY SOILS WILL NOT BE SUITABLE FOR PIPE TRENCH BACKFILL IN PAVED AREAS.
21. GROUNDWATER SHALL BE CONTROLLED TO A LEVEL OF AT LEAST ONE FOOT BELOW SUBGRADE OF THE PIPE OR STRUCTURE. THE CONTRACTOR SHALL MAINTAIN THE LOWERED GROUNDWATER LEVEL UNTIL CONSTRUCTION HAS BEEN COMPLETED TO SUCH AN EXTENT THAT THE STRUCTURES OR PIPES WILL NOT BE FLOATED OR OTHERWISE DAMAGED.
22. EXCAVATION TO SUBGRADE IN NATIVE SILT AND CLAY SHALL BE COMPLETED WITH A SMOOTH EDGE BUCKET TO MINIMIZE SUBGRADE DISTURBANCE.
23. ALL ADJUSTMENTS TO FINISHED GRADE ARE TO BE COMPLETED BY THE CONTRACTOR. THE CONTRACTOR SHALL CONFORM STRUCTURES THAT REQUIRE ADJUSTMENT WITH THE ENGINEER OR OWNERS REPRESENTATIVE PRIOR TO ADJUSTING FRAMES.

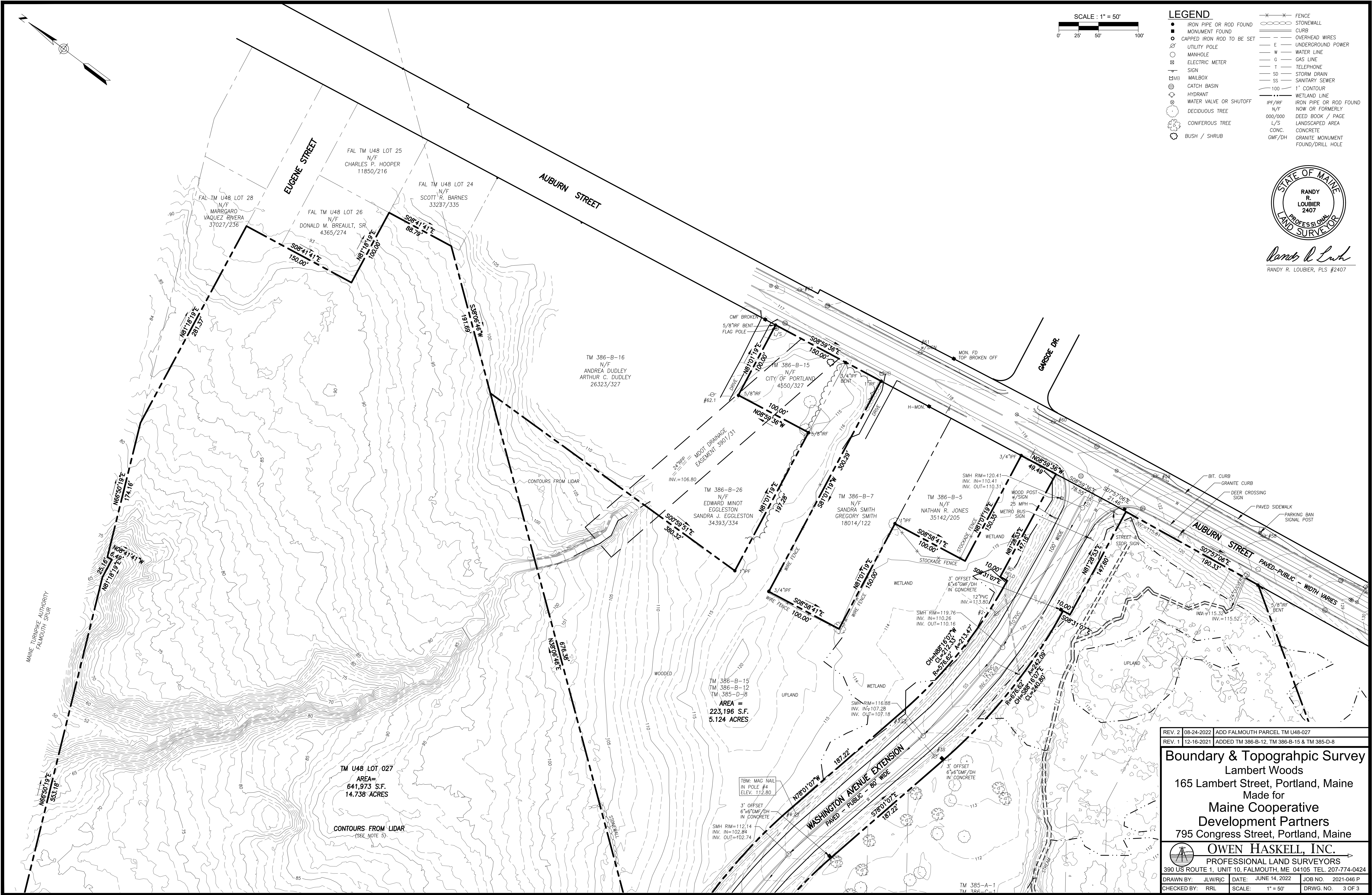
DEMOLITION NOTES:

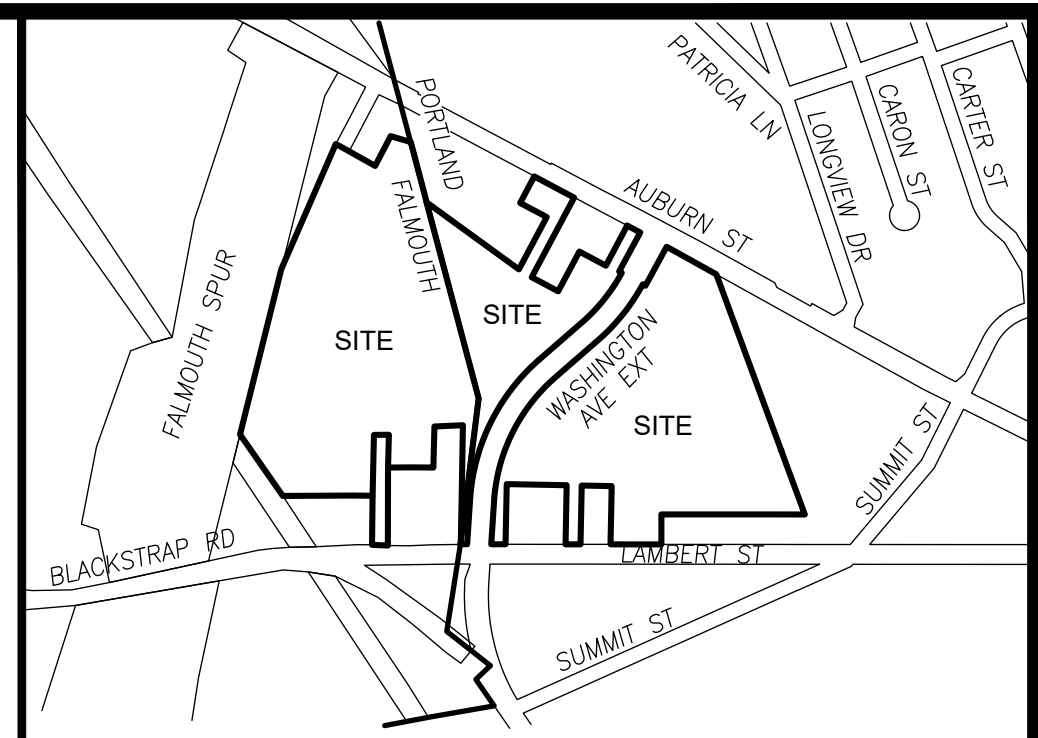
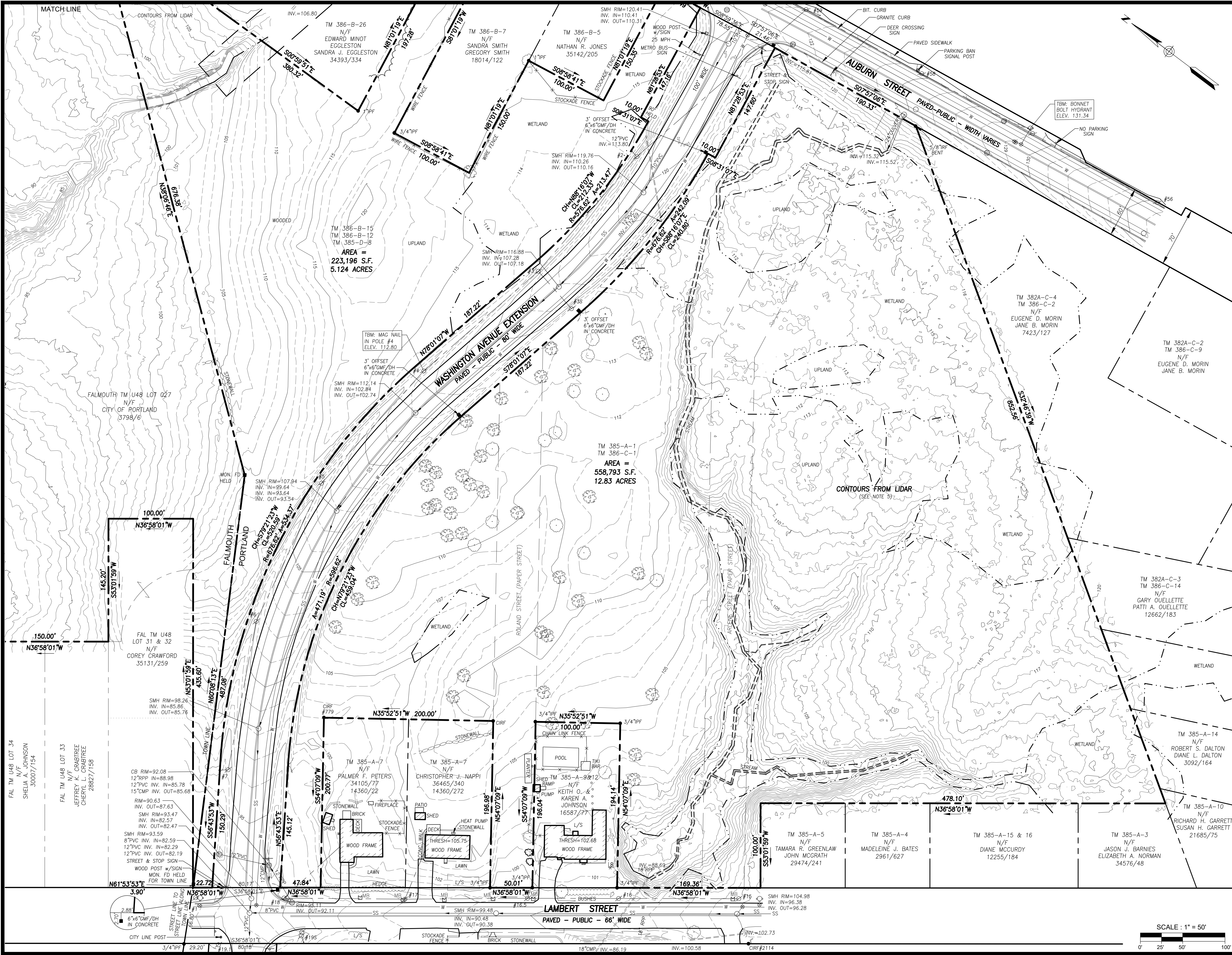
1. THE FOLLOWING ITEMS ARE TYPICAL OF MATERIAL WHICH MAY BE ON SITE:
 - ROCK AND CONCRETE FOUNDATIONS
 - CONCRETE SLABS
 - BITUMINOUS ASPHALT PAVEMENT
 - CONCRETE PADS AND BLOCKS
 - FENCE POST AND FENCING
 - UNDERGROUND UTILITY LINES
 - ABOVE AND OR BELOW FUEL OIL AND PROPANE GAS TANKS
 - STORM DRAIN PIPES AND APPURTENANCE STRUCTURES
 - OTHER TRASH & MISCELLANEOUS SOLID WASTES
2. THE CONTRACTOR IS ADVISED TO VISIT THE SITE TO CONFIRM DEMOLITION ITEMS SINCE THE LIST IS NOT INCLUSIVE OF THE SITE CONDITIONS WHICH MAY BE ENCOUNTERED
3. ALL DISPOSAL OF DEMOLITION DEBRIS OR WASTE SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, & FEDERAL REGULATIONS. CONTRACTORS SHALL PROVIDE OWNER WITH APPROPRIATE "BILLS OF LADING" DEMONSTRATING PROPER DISPOSAL OF ALL MATERIALS.
4. THE CLIENT HAS NOT REQUESTED NOR HAS ACORN COMPLETED A PHASE I - ENVIRONMENTAL SITE ASSESSMENT FOR THE PROPERTY.

 ACORN ENGINEERING, INC. 3372 PORTLAND MAINE 04101 (207) 775-2655	THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM ACORN ENGINEERING, INC. ANY ALTERATIONS, AUTHORIZED BY THE ENGINEER, SHALL BE INDICATED BY A CIRCLE AND NUMBER WITHOUT LIABILITY TO ACORN ENGINEERING, INC.		LAMBERT WOODS NORTH, LLC. 2 OLIVER STREET, SUITE 500 BOSTON, MASSACHUSETTS 02109
	CLIENT/OWNER:		
	PROJECT NAME/ADDRESS:		
	DRAWING NAME:		
	GENERAL NOTES		
	165 LAMBERT ST NORTH CO-OP PORTLAND, MAINE 04103		
	BIDDING DOCUMENTS		
	PARKING ADDITION PRICING		
	MAJOR SITE PLAN AMENDMENT		
	75% SET		
	COMMENT RESPONSE III		
	COMMENT RESPONSE II		
	COMMENT RESPONSE		
	SITE/SUB		
ISSUED FOR			
DATE			

FILE:	1145_CIVIL
JN:	1145
SCALE:	AS NOTED
DESIGNED BY:	SJL
DRAWN BY:	NPH
CHECKED BY:	WHS

DRAWING NO.
C-02





LEGEND	
● IRON PIPE OR ROD FOUND	— STONEWALL
○ MONUMENT FOUND	— CURB
○ CAPPED IRON ROD TO BE SET	— OVERHEAD WIRES
○ UTILITY POLE	— E UNDERGROUND POWER
○ MANHOLE	— W WATER LINE
○ ELECTRIC METER	— G GAS LINE
○ SIGN	— T TELEPHONE
○ MAILBOX	— SD STORM DRAIN
○ CATCH BASIN	— SS SANITARY SEWER
○ HYDRANT	— 100' 1" CONTOUR
○ WATER VALVE OR SHUTOFF	— WETLAND LINE
○ DECIDUOUS TREE	— IPF/IRF IRON PIPE OR ROD FOUND
○ CONIFEROUS TREE	— N/F NOW OR FORMERLY
○ BUSH / SHRUB	— 000/000 DEED BOOK / PAGE
	— L/S LANDSCAPED AREA
	— CONC. CONCRETE
	— GMF/DH GRANITE MONUMENT FOUND/DRILL HOLE

- ### PLAN REFERENCES
- "STREET ACCEPTANCE PLAN OF WASHINGTON AVENUE EXTENSION, PORTLAND, MAINE" DATED FEBRUARY 15, 2011 BY CITY OF PORTLAND, MAINE PUBLIC SERVICES DEPARTMENT, ENGINEERING DIVISION.
 - "PLAN OF LAND IN FALMOUTH AND PORTLAND FOR CITY OF PORTLAND" DATED 1/1/76, BY OWEN HASKELL, INC.
- ### GENERAL NOTES
- OWNER OF RECORD: CITY OF PORTLAND
C.C.R.D. 3702/236, 3795/236, 3798/6, 4550/327, 4593/154, 4599/266
 - BEARINGS ARE BASED ON MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD 83 PER PLAN REFERENCE 1.
 - ELEVATIONS ARE BASED ON NGVD 1929. BENCHMARK: USC&GS DISC G-163 ELEVATION=66.92
 - WETLANDS DELINEATED BY JONES ASSOCIATES AND FIELD LOCATED BY OWEN HASKELL, INC. EXCEPT FOR THE WETLANDS AND STREAM LOCATIONS SHOWN ON THE SOUTHERLY SIDE OF THE STREAM ON TM 385-A-1 & TM 386-C-1.
 - THE CONTOURS SOUTH OF THE WETLAND LINE ON PORTLAND TM 385-A-1 & TM 386-C-1 AND ALL OF FALMOUTH TM U48 LOT 27 SHOWN ON THIS SURVEY WERE GENERATED USING EXISTING LIDAR DATA COLLECTED IN 2015 AND DOWNLOADED FROM THE NOAA WEB SITE LOCATED AT <https://coast.noaa.gov/dataviewer/#/>
 - THE BOUNDARY SHOWN FOR FALMOUTH TM U48 LOT 27 IS BASED ON PLAN REFERENCE 2. PRIOR TO ANY DEVELOPMENT THESE BOUNDARIES SHOULD BE VERIFIED.

UTILITY NOTE

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

CERTIFICATE

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

Randy R. Loubier
RANDY R. LOUBIER, PLS #2407

08/24/22
DATE

STATE OF MAINE
PROFESSIONAL LAND SURVEYOR
RANDY R. LOUBIER
2407

08/24/22
DATE

REV. 2 08-24-2022 ADD FALMOUTH PARCEL TM U48-02
REV. 1 12-16-2021 ADDED TM 386-B-12, TM 386-B-15 & TM 385-D-8

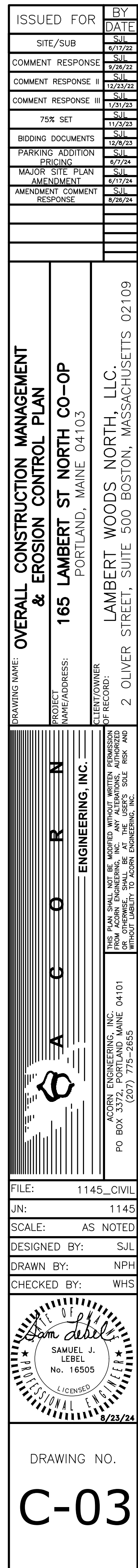
Boundary & Topographic Survey

Lambert Woods
165 Lambert Street, Portland, Maine
Made for
Maine Cooperative
Development Partners
795 Congress Street, Portland, Maine

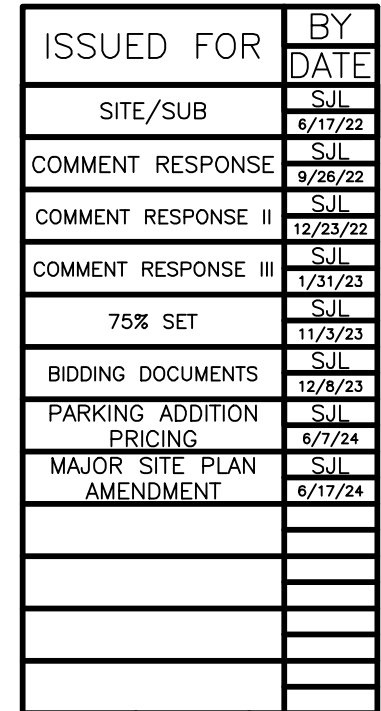
OWEN HASKELL, INC.
PROFESSIONAL LAND SURVEYORS
390 US ROUTE 1, UNIT 10, FALMOUTH, ME 04105 TEL 207-774-0424

DRAWN BY: JLW/RJC DATE: JUNE 14, 2022 JOB NO. 2021-046 P
CHECKED BY: RRL SCALE: 1" = 50' DRWG. NO. 1 OF 3

1. ALL DISPOSAL OF DEMOLITION DEBRIS OR WASTE SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, & FEDERAL REGULATIONS. CONTRACTOR SHALL PROVIDE OWNER WITH APPROPRIATE "BILLS OF LADING" TO DEMONSTRATE PROPER HANDLING OF ALL MATERIALS.
2. SITE DEMOLITION SHALL NOT OCCUR UNTIL PROPER ABATEMENT PROCEDURES HAVE OCCURRED. ABATEMENT, IF NECESSARY, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. THE CONTRACTOR SHALL CALL THE APPROPRIATE UTILITY COMPANIES AND DIG SAFE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REVEAL EXISTING UTILITIES. IF UTILITIES ARE NOT REVEALED, THE CONTRACTOR SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF UNDERGROUND UTILITIES AND LOCATE POTENTIAL CONFLICT WITH THE APPROVED PLANS PRIOR TO CONSTRUCTION.
4. ALL EXISTING CONSTRUCTION AND WILL BE REMOVED AT PROJECT COMPLETION. FINAL SIGNAGE WORDING AND PLACEMENT LOCATION TO BE ACCEPTED BY THE CITY.
5. SEDIMENT BARRIERS TO BE PLACED DIRECTLY ON THE FRONT AND SIDE PROPERTY LINES, DOWN GRADIENT OF THE PROPOSED PROJECT WORK AREA. DETAIL OF THE PROPERTY LINES AS SHOWN ON THE PLAN FOR CLARITY PURPOSES AND DO NOT NECESSARILY DEPICT THE PHYSICAL LOCATION.
6. CONTRACTOR SHALL PLACE CATCH BASIN INLET PROTECTION ON CATCH BASINS AND FIELD INLETS DOWN-GRADIENT OF THE PROPERTY LINE.
7. DEMOLITION PLAN IS NOT INCLUSIVE OF ALL EXISTING ITEMS TO BE REMOVED AS PART OF SITE CONSTRUCTION INCLUDING BUT NOT LIMITED TO LANDSCAPING, UTILITIES, WORK WITHIN THE ROW, ETC. ALL DEMOLITION WORK SHALL BE IN ACCORDANCE WITH THE CITY OF TAMPA.
8. CONTRACTOR TO BE RESPONSIBLE FOR PROVIDING OFF-SITE PARKING TO EMPLOYEES; ON-SITE PARKING WILL NOT BE PROVIDED OR GUARANTEED. CONTRACTOR TO BE RESPONSIBLE FOR OBTAINING THE APPROVED PERMITS FROM THE CITY FOR CLOSING ANY ON-STREET PARKING SPACES DURING THE CONSTRUCTION PERIOD.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR SNOW REMOVAL AND DE-ICE DURING WINTER MONTHS. LOCATION AND GATE.
10. CONTRACTOR TO SUBMIT A Dewatering Plan for Review and Approval to the Department of Public Works PRIOR to the PRE-CONSTRUCTION MEETING, DURING THE BUILDING PERMIT APPLICATION PROCESS, OR PRIOR TO ADVANCED CONSTRUCTION.
11. WETLANDS LOCATED ON 622 AUBURN LOCUS PARCEL HAVE BEEN DELINEATED BY JONES ASSOCIATES IN A REPORT DATED 1/21-09APR0 FROM OCTOBER 2021 AND GPS LOCATED BY OWEN HASKELL INC., WETLANDS LOCATED ON 185 LAMBERT LANE PARCEL HAVE BEEN DELINEATED BY JONES ASSOCIATES IN A REPORT DATED 1/21-09APR0 FROM OCTOBER 2021 AND GPS LOCATED BY OWEN HASKELL INC., WETLANDS LOCATED ON FALMOUTH PARCEL HAVE BEEN DELINEATED BY JONES ASSOCIATES IN A REPORT TITLED WETLAND REPORT #19-079FA FROM MARCH 2020.



1. ALL DISPOSAL OF DEMOLITION DEBRIS OR WASTE SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, & FEDERAL REGULATIONS. CONTRACTOR SHALL PROVIDE OWNER WITH APPROPRIATE "BILLS OF LADING" TO DEMONSTRATE PROPER DISPOSAL OF ALL MATERIALS.
2. SITE CLOSURE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL PROBLEMS THAT HAVE OCCURRED, ABATEMENT, IF NECESSARY, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. THE CONTRACTOR SHALL CALL THE APPROPRIATE UTILITY COMPANIES AND DIG SAFE AT LEAST 72 HOURS PRIOR TO EXCAVATION TO REQUEST EXACT FIELD LOCATION FOR UTILITIES. HOWEVER, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF UNDERGROUND UTILITIES AND LOCATE POTENTIAL CONFLICT WITH THE EXCAVATION. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR ANY UTILITIES.
4. ALL CONSTRUCTION SIGNAGE IS TEMPORARY AND SHALL BE REMOVED AT PROJECT COMPLETION. FINAL SIGNAGE WORDING AND PLACEMENT LOCATION TO BE ACCEPTED BY THE OWNER.
5. CONE BARRIERS TO BE PLACED DIRECTLY ON THE FRONT AND SIDE PROPERTY LINES, DOWN GRADIENT OF THE PROPOSED PROJECT WORK PER DETAIL; FENCES ARE OFFSET OF THE PROPERTY LINES AS SHOWN ON THE PLAN FOR CLARITY PURPOSES AND DO NOT PROVIDE A DEEPER DEFENSE.
6. CONTRACTOR SHALL PLACE CATCH BASIN INLET PROTECTION ON CATCH BASINS AND FIELD INLETS DOWN-GRADIENT OF ALL NON-STABILIZED SURFACES, PER DETAIL.
7. DEMOLITION PLAN SHALL BE EXCLUSIVE OF ANY OTHER CONSTRUCTION AS PART OF THE CONSTRUCTION INCLUDING, BUT NOT LIMITED TO UNDISCAGING, UTILITIES, WORK WITHIN THE ROW, ETC. ALL DEMOLITION WORK SHALL BE IN ACCORDANCE WITH THE CITY OF PORTLAND REGULATIONS.
8. CONTRACTOR IS RESPONSIBLE FOR PROVIDING OFF-SITE PARKING TO EMPLOYEES; ON-SITE PARKING WILL NOT BE PROVIDED OR GUARANTEED. CONTRACTOR TO BE RESPONSIBLE FOR OBTAINING THE APPROPRIATE PERMITS FROM THE CITY FOR CLOSING APPROXIMATE STREET FOR TRUCKS, BUSES, AND OTHER CONSTRUCTION EQUIPMENT.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR SNOW REMOVAL ALONG CONSTRUCTION FENCE AND GATE.
10. CONTRACTOR TO SUBMIT A Dewatering Plan for Review and Approval to the Department of Public Works prior to any Dewatering Activities, including during the Building Permit Application Process, or Prior to Advanced Site Work. CONTRACTOR THE DEPARTMENT OF PUBLIC WORKS FOR ADDITIONAL INFORMATION AND REGULATIONS.
11. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM THE FOLLOWING:
 - 11.1. REQUEST AND REVIEW RELEVANT DOCUMENTS THAT SUMMARIZE FINDINGS FROM ANY INITIAL ENVIRONMENTAL DUE DILIGENCE ACTIVITIES COMPLETED AT THE SITE PERFORMED.
 - 11.2. DETERMINE WHAT, IF ANY, RECOGNIZED ENVIRONMENTAL CONDITIONS (RECs) IDENTIFIED SUBSEQUENT TO ENVIRONMENTAL DUE DILIGENCE ACTIVITIES MAY AFFECT THE CONTRACTOR'S WORK.
 - 11.3. DETERMINE IF THE SITE IS/HAS BEEN IDENTIFIED AS A STATE &/OR FEDERAL HAZARDOUS SUBSTANCE SITE, OR SIMILARLY REGULATED SITE. IF SO, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COMMUNICATE AND COORDINATE WITH AN ENVIRONMENTAL PROFESSIONAL (EP) TO UNDERSTAND WHAT CONTAMINANTS &/OR HAZARDOUS MATERIALS HAVE BEEN IDENTIFIED AND HOW THEY MAY AFFECT THE PROJECT. WHAT MAY AFFECT THE CLIENT REQUIRE ACOORN'S EP SERVICES IT SHALL BE REQUESTED IN WRITING.
 - 11.4. COMMUNICATE AND COORDINATE WITH AN EP TO REQUEST, REVIEW AND ADHERE TO RELEVANT DOCUMENTS PREPARED FOR THE SITE DESCRIBING BEST MANAGEMENT PRACTICES FOR IMPACTED OR POTENTIALLY IMPACTED MEDIA THAT MAY BE ENCOUNTERED AS A PART OF THE CONTRACTOR'S WORK INCLUDING BUT NOT LIMITED TO THE SOIL MANAGEMENT PLAN.
- 11.5. ENSURE THE APPROPRIATE STATE &/OR FEDERAL REGULATORY AGENCY(IES) HAVE BEEN NOTIFIED OF THE CONTRACTOR'S PLANNED WORK ACTIVITIES.



DRAWING NAME
PROJECT
NAME/ADDRESS


A C O R N
ENGINEERING, INC.

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM ACORN ENGINEERING, INC. ANY REVISIONS, AMENDMENTS, OR ALTERATIONS TO THIS PLAN SHALL BE THE SOLE RESPONSIBILITY OF ACORN ENGINEERING, INC. WITHOUT LIABILITY TO ACORN ENGINEERING, INC.

ACORN ENGINEERING, INC.
 P.O. BOX 3372, PORTLAND, MAINE 04101
 (207) 775-2655

FILE:	1145_CIVIL
JN:	1145
SCALE:	AS NOTED
DESIGNED BY:	SJL
DRAWN BY:	NPH
CHECKED BY:	WHS

DRAWING NO.
C-04

<u>LEGEND:</u>	
PROPERTY LINE	— — — — —
SETBACK LINE	— — — — —
75' STREAM SETBACK LINE	— — — — —
STREAM CENTERLINE	== == == ==
WETLAND	
REINFORCED GRASS PAVING	
FLUSH GRANITE CURB	— — — — —
VERTICAL GRANITE CURB	

GENERAL NOTES:

1. SIGN LEGENDS SHALL BE USED FOR VISUAL PURPOSES, LEGEND NOT TO SCALE, REFER TO MUTCD STANDARDS FOR SPECIFICATIONS AND MORE INFORMATION
2. METRO BUS STOP AND PORTLAND TRAILS SIGN IN SIGN LEGEND TO SERVE AS PLACEHOLDER. FINAL SIGN DESIGN PER RESPECTIVE ORGANIZATIONS.
3. ALL SIGNS TO BE INSTALLED PER MUTCD STANDARDS.
4. CONTRACTOR TO COORDINATE WITH DPW PARKING DIVISION REGARDING STREET SIGNAGE
5. BUILDING ADDRESSES HAVE BEEN COORDINATED WITH CITY'S E911 ADDRESSING DEPARTMENT. STREET NAMES ARE SUBJECT TO CHANGE.

1

2

3

4

R4-11

AUTHORIZED
VEHICLES
ONLY

SPEED
LIMIT
25

R2-1

6

7

METRO
BUS
STOP

W11-2

9

W16-7P

11

12

W11-3

PORTLAND
TRAILS

ALL WAY

13

14

15

THE
SIGN
N

SEE NOTE 4
REGARDING ON
STREET PARKING
SIGNAGE

WETLAND EDGE, TYP. WETLANDS
DELINATED BY JONES ASSOCIATES IN
A REPORT TITLED WETLAND REPORT
TITLED #21-024PO FROM MAY 2021.
WETLAND HAS BEEN GPS LOCATED IN
FIELD BY OWEN HASKELL

TM 385-A-7
N/F
ALMER F. PETERS
34105/77
14360/22

N/F
CHRISTOPHER J. NAP.
36465/340
14360/272

PR. PROPERTY CONVEYANCE TO
ABUTTERS, SEE PLAT FOR MORE
INFORMATION

WETLAND EDGE, TYP. WETLANDS
DELINEATED BY JONES ASSOCIATES IN
A REPORT TITLED WETLAND REPORT
TITLED #21-094PO FROM OCTOBER
2021. WETLAND HAS BEEN GPS
LOCATED IN FIELD BY OWEN HASKELL

STREAM SETBACK, TYP

TM 386-B-26
N/F
WARD MINOT EGGLESTON
ANDRA J. EGGLESTON
34393/334

TM 386-B-15
N/F
CITY OF PORTLAND
4550/327

SPACE AND BULK STANDARDS – PRUD (NORTH)

ZONE: R3	REQUIRED	PROPOSED
MIN LOT AREA	3 AC	5.12 AC
NET LAND AREA PER DU	3,250 SF/DU ¹	3,316 SF/DU ²
MAX STRUCTURE HEIGHT	35'	<35'
MIN SETBACK FROM EXTERNAL SUBDIVISION PL	10' ^{1,2}	24.50'
MIN DISTANCE BETWEEN BUILDINGS	16' ¹	16'
MIN RECREATIONAL OPEN SPACE	200 SF/UN ¹	230 SF/DU ¹
REQUIRED BICYCLE PARKING	29	>29

SPACE AND BULK STANDARDS – PRUD (SOUTH)

ZONE: R3		
MIN LOT AREA	3 AC	12.73 AC
NET LAND AREA PER DU	3,250 SF/DU ¹	3,316 SF/DU ²
MAX STRUCTURE HEIGHT	35'	<35'
MIN SETBACK FROM EXTERNAL SUBDIVISION PL	10' ^{1,2}	24.50'
MIN DISTANCE BETWEEN BUILDINGS	16'	16.10'
MIN RECREATIONAL OPEN SPACE	200 SF/UN	223 SF/DU
REQUIRED BICYCLE PARKING	36	>36

¹ UTILIZING BONUSES PER SECTION 18.2 OF CITY LAND USE CODE

² PER SECTION 18.2.4.B.4 OF CITY LAND USE CODE, PRUD ALLOWED TO CROSS PUBLIC RIGHT-OF-WAY. 10' BUILDING SETBACK NOT REQUIRED ALONG PROPERTY LINE ADJACENT TO WASHINGTON AVE RIGHT-OF-WAY.

ISSUED FOR	BY DATE
SITE/SUB	SUL 6/17/22
COMMENT RESPONSE	SUL 9/26/22
COMMENT RESPONSE II	SUL 12/23/22
COMMENT RESPONSE III	SUL 1/25/23
75% SET	SUL 11/3/23
BIDDING DOCUMENTS	SUL 12/8/23
PARKING ADDITION PRICING	SUL 6/7/24
MAJOR SITE PLAN AMENDMENT	SUL 6/17/24
AMENDMENT COMMENT RESPONSE	SUL 8/26/24

DRAWING NAME:	OVERALL SITE PLAN
PROJECT NAME/ADDRESS:	165 LAMBERT ST NORTH CO-OP PORTLAND, MAINE 04103
CLIENT OWNER OF RECORD:	LAMBERT WOODS NORTH, LLC. 2 OLIVER STREET, SUITE 500 BOSTON, MASSACHUSETTS 02109

DRAWING NAME:

ENGINEERING, INC.

ACORN ENGINEERING, INC.
PO BOX 3372, PORTLAND, MAINE 04101
(207) 775-2655

FILE:	1145_CIVIL
JN:	1145
SCALE:	AS NOTED
DESIGNED BY:	SJL
DRAWN BY:	NPH
CHECKED BY:	WHS

STATE OF MARYLAND
Sam Lebel
 SAMUEL J. LEBEL
 No. 16505
 LICENSED
 PROFESSIONAL ENGINEER
 8/23/24

DRAWING NO.

C-09

1. ALL PAVEMENT STRIPING AND MARKINGS SHALL COMPLY TO CITY OF PORTLAND STANDARDS.
2. CURB SHALL BE REMOVED SHALL BE STRIPPED AND PROPERLY DISPOSED OF OFF-SITE.
3. CURB TO BE REMOVED, STOCKPILED AND RESET IN ACCORDANCE WITH DETAIL. BROKEN CURB SHALL BE PROPERLY DISPOSED OF AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
4. ALL RAMPS TO CONFORM TO ADA GUIDELINES. SLOPE SHALL NOT EXCEED 1 INCH PER FOOT.
5. ALL SITE SIGNAGE TO COMPLY WITH MUTCD STANDARDS. CONTRACTOR TO COORDINATE AND INSTALL.
6. FOLLOWING COMPLETION OF CONSTRUCTION, THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND MANAGEMENT OF DRIVEWAYS, STREET LIGHTING, TRASH REMOVAL AND SNOW REMOVAL.
7. FUTURE TRAILS TO BE COORDINATED WITH PORTLAND TRAILS.
8. THE CITY OF PORTLAND HAS A DESIGN STANDARD, LAND USE CODE, AND SECTION 1.1.4 OF THE PORTLAND TECHNICAL MANUAL, NEW PARKING LOTS WITH FIVE OR MORE SPACES SHALL INCLUDE ENERGIZED ELECTRICAL OUTLETS OR INSTALLED WITH THE CAPABILITY OF PROVIDING LEVEL 2 ELECTRIC VEHICLE CHARGING OR HIGHER TO 20% OF PARKING SPACES. 50% OF THE REMAINING SPACES MUST BE SERVED BY SUFFICIENT CONDUIT, WIRING, AND ELECTRICAL SERVICE TO ALLOW FOR FUTURE INSTALLATION OF ELECTRIC VEHICLE CHARGING.
9. CONTRACTOR SHALL VERIFY BOTTOM AND TOP OF CURB ELEVATIONS ALONG BUILDING FRONTS PRIOR TO CONSTRUCTION OF THE FOUNDATIONS. CONTACT ENGINEER PRIOR TO CONSTRUCTION OF CORNER PAVEMENT.
10. BUILDING ADDRESSES HAVE BEEN COORDINATED WITH CITY'S E911 ADDRESSING DEPARTMENT.
11. TREE SAVES ARE SUBJECT TO HEALTH AND RISK ASSESSMENT BY LICENSED ARBORIST OR OTHER.

SPACE AND BULK STANDARDS – PRUD (NORTH)		
ZONE: R3	REQUIRED	PROPOSED
MIN LOT AREA	3 AC	5.12 AC
NET LAND AREA PER DU	3,250 SF/DU ¹	3,316 SF/DU ²
MAX STRUCTURE HEIGHT	35'	<35'
MIN SETBACK FROM EXTERNAL SUBDIVISION PL	10' ^{1,2}	24.50'
MIN DISTANCE BETWEEN BUILDINGS	16' ¹	16.1'
MIN RECREATIONAL OPEN SPACE	200' SF/UN ¹	230 SF/DU
REQUIRED BICYCLE PARKING	29	>29

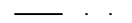
¹ UTILIZING BONUSES PER SECTION 18.2 OF CITY LAND USE CODE

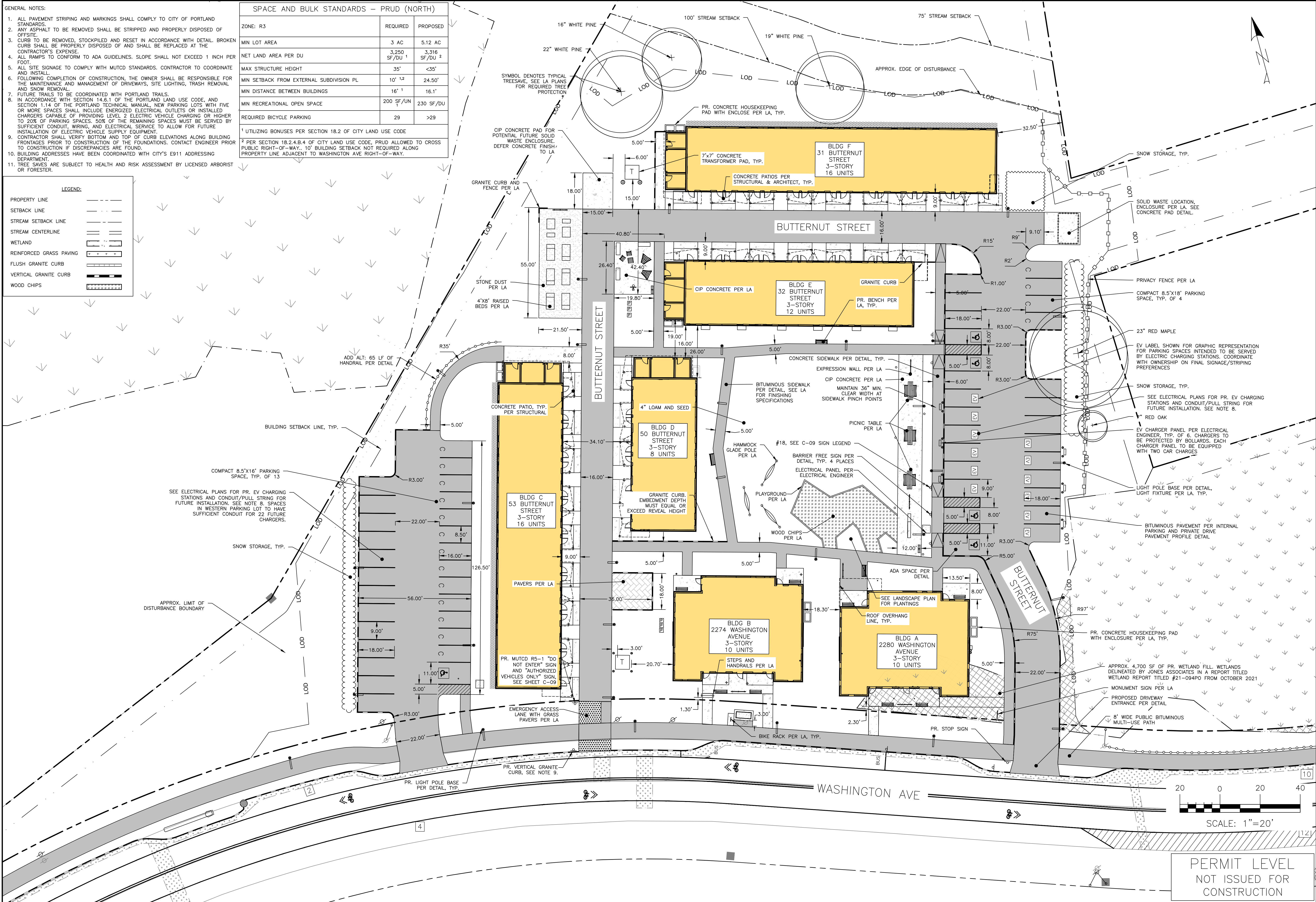
² PER SECTION 18.2.4.B.4 OF CITY LAND USE CODE, PRUD ALLOWED TO CROSS PUBLIC RIGHT-OF-WAY, 10' BUILDING SETBACK NOT REQUIRED ALONG PROPERTY LINE ADJACENT TO WASHINGTON AVE RIGHT-OF-WAY.

¹ UTILIZING BONUSES PER SECTION 18.2 OF CITY LAND USE CODE

² PER SECTION 18.2.4.B.4 OF CITY LAND USE CODE, PRUD ALLOWED TO CROSS PUBLIC RIGHT-OF-WAY. 10' BUILDING SETBACK NOT REQUIRED ALONG PROPERTY LINE ADJACENT TO WASHINGTON AVE RIGHT-OF-WAY.

LEGEND:

PROPERTY LINE	
SETBACK LINE	
STREAM SETBACK LINE	
STREAM CENTERLINE	
WETLAND	
REINFORCED GRASS PAVING	
FLUSH GRANITE CURB	
VERTICAL GRANITE CURB	
WOOD CHIPS	



ISSUED FOR	BY DATE
SITE/SUB	S/J 6/17/22
COMMENT RESPONSE	S/J 9/26/22
COMMENT RESPONSE II	S/J 12/13/22
COMMENT RESPONSE III	S/J 1/31/23
75% SET	S/J 11/23/23
BIDDING DOCUMENTS	S/J 12/2/23
PARKING ADDITION PRICING	S/J 6/7/24
MAJOR SITE PLAN AMENDMENT	S/J 6/17/24
AMENDMENT COMMENT RESPONSE	S/J 8/26/24

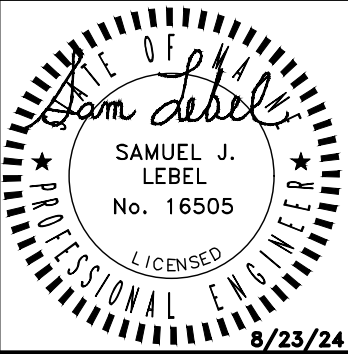
SITE PLAN – NORTH

165 LAMBERT ST NORTH CO-OP
PORTLAND, MAINE 04103

LAMBERT WOODS NORTH, LLC.
300 STREET, SUITE 500 BOSTON, MASSACHUSETTS 02109

DRAWING NAME:	TRUSS	PROJECT NAME/ADDRESS:	TRUSS	CLIENT/OWNER:	TRUSS
DRAWING NO.:	TRUSS	PROJECT NO.:	TRUSS	CLIENT NO.:	TRUSS
DRAWING DATE:	TRUSS	PROJECT DATE:	TRUSS	CLIENT DATE:	TRUSS
DRAWING SCALE:	TRUSS	PROJECT SCALE:	TRUSS	CLIENT SCALE:	TRUSS
DRAWING BY:	TRUSS	PROJECT BY:	TRUSS	CLIENT BY:	TRUSS
DRAWING CHECKED BY:	TRUSS	PROJECT CHECKED BY:	TRUSS	CLIENT CHECKED BY:	TRUSS
DRAWING APPROVED BY:	TRUSS	PROJECT APPROVED BY:	TRUSS	CLIENT APPROVED BY:	TRUSS
DRAWING REVISIONS:	TRUSS	PROJECT REVISIONS:	TRUSS	CLIENT REVISIONS:	TRUSS
DRAWING NOTES:	TRUSS	PROJECT NOTES:	TRUSS	CLIENT NOTES:	TRUSS
DRAWING TITLES:	TRUSS	PROJECT TITLES:	TRUSS	CLIENT TITLES:	TRUSS
DRAWING DIMENSIONS:	TRUSS	PROJECT DIMENSIONS:	TRUSS	CLIENT DIMENSIONS:	TRUSS
DRAWING MATERIALS:	TRUSS	PROJECT MATERIALS:	TRUSS	CLIENT MATERIALS:	TRUSS
DRAWING FINISHES:	TRUSS	PROJECT FINISHES:	TRUSS	CLIENT FINISHES:	TRUSS
DRAWING COORDINATES:	TRUSS	PROJECT COORDINATES:	TRUSS	CLIENT COORDINATES:	TRUSS
DRAWING ELEVATIONS:	TRUSS	PROJECT ELEVATIONS:	TRUSS	CLIENT ELEVATIONS:	TRUSS
DRAWING SECTIONS:	TRUSS	PROJECT SECTIONS:	TRUSS	CLIENT SECTIONS:	TRUSS
DRAWING DETAILS:	TRUSS	PROJECT DETAILS:	TRUSS	CLIENT DETAILS:	TRUSS
DRAWING SPECIFICATIONS:	TRUSS	PROJECT SPECIFICATIONS:	TRUSS	CLIENT SPECIFICATIONS:	TRUSS
DRAWING STANDARDS:	TRUSS	PROJECT STANDARDS:	TRUSS	CLIENT STANDARDS:	TRUSS
DRAWING CODES:	TRUSS	PROJECT CODES:	TRUSS	CLIENT CODES:	TRUSS
DRAWING REFERENCES:	TRUSS	PROJECT REFERENCES:	TRUSS	CLIENT REFERENCES:	TRUSS
DRAWING SOURCES:	TRUSS	PROJECT SOURCES:	TRUSS	CLIENT SOURCES:	TRUSS
DRAWING CREDITS:	TRUSS	PROJECT CREDITS:	TRUSS	CLIENT CREDITS:	TRUSS
DRAWING ACKNOWLEDGMENTS:	TRUSS	PROJECT ACKNOWLEDGMENTS:	TRUSS	CLIENT ACKNOWLEDGMENTS:	TRUSS
DRAWING DISCLAIMERS:	TRUSS	PROJECT DISCLAIMERS:	TRUSS	CLIENT DISCLAIMERS:	TRUSS
DRAWING WAIVERS:	TRUSS	PROJECT WAIVERS:	TRUSS	CLIENT WAIVERS:	TRUSS
DRAWING RELEASES:	TRUSS	PROJECT RELEASES:	TRUSS	CLIENT RELEASES:	TRUSS
DRAWING ASSIGNMENTS:	TRUSS	PROJECT ASSIGNMENTS:	TRUSS	CLIENT ASSIGNMENTS:	TRUSS
DRAWING TRANSFERS:	TRUSS	PROJECT TRANSFERS:	TRUSS	CLIENT TRANSFERS:	TRUSS
DRAWING SURRENDERS:	TRUSS	PROJECT SURRENDERS:	TRUSS	CLIENT SURRENDERS:	TRUSS
DRAWING CANCELLATIONS:	TRUSS	PROJECT CANCELLATIONS:	TRUSS	CLIENT CANCELLATIONS:	TRUSS
DRAWING REVOCATIONS:	TRUSS	PROJECT REVOCATIONS:	TRUSS	CLIENT REVOCATIONS:	TRUSS
DRAWING TERMINATIONS:	TRUSS	PROJECT TERMINATIONS:	TRUSS	CLIENT TERMINATIONS:	TRUSS
DRAWING RESCINDMENTS:	TRUSS	PROJECT RESCINDMENTS:	TRUSS	CLIENT RESCINDMENTS:	TRUSS
DRAWING ANNULLMENTS:	TRUSS	PROJECT ANNULLMENTS:	TRUSS	CLIENT ANNULLMENTS:	TRUSS
DRAWING EXPIRATIONS:	TRUSS	PROJECT EXPIRATIONS:	TRUSS	CLIENT EXPIRATIONS:	TRUSS
DRAWING EXHAUSTIONS:	TRUSS	PROJECT EXHAUSTIONS:	TRUSS	CLIENT EXHAUSTIONS:	TRUSS
DRAWING FORFEITURES:	TRUSS	PROJECT FORFEITURES:	TRUSS	CLIENT FORFEITURES:	TRUSS
DRAWING CONFISCATIONS:	TRUSS	PROJECT CONFISCATIONS:	TRUSS	CLIENT CONFISCATIONS:	TRUSS
DRAWING SEIZURES:	TRUSS	PROJECT SEIZURES:	TRUSS	CLIENT SEIZURES:	TRUSS
DRAWING REPOSSESSIONS:	TRUSS	PROJECT REPOSSESSIONS:	TRUSS	CLIENT REPOSSESSIONS:	TRUSS
DRAWING REDEMPTIONS:	TRUSS	PROJECT REDEMPTIONS:	TRUSS	CLIENT REDEMPTIONS:	TRUSS
DRAWING REINSTATEMENTS:	TRUSS	PROJECT REINSTATEMENTS:	TRUSS	CLIENT REINSTATEMENTS:	TRUSS
DRAWING REVERSALS:	TRUSS	PROJECT REVERSALS:	TRUSS	CLIENT REVERSALS:	TRUSS
DRAWING RESTORATIONS:	TRUSS	PROJECT RESTORATIONS:	TRUSS	CLIENT RESTORATIONS:	TRUSS
DRAWING REPAIRS:	TRUSS	PROJECT REPAIRS:	TRUSS	CLIENT REPAIRS:	TRUSS
DRAWING REPLACEMENTS:	TRUSS	PROJECT REPLACEMENTS:	TRUSS	CLIENT REPLACEMENTS:	TRUSS
DRAWING RECONSTRUCTIONS:	TRUSS	PROJECT RECONSTRUCTIONS:	TRUSS	CLIENT RECONSTRUCTIONS:	TRUSS
DRAWING REBUILDINGS:	TRUSS	PROJECT REBUILDINGS:	TRUSS	CLIENT REBUILDINGS:	TRUSS
DRAWING REPAIRS AND RECONSTRUCTIONS:	TRUSS	PROJECT REPAIRS AND RECONSTRUCTIONS:	TRUSS	CLIENT REPAIRS AND RECONSTRUCTIONS:	TRUSS
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FILE:	1145_CIVIL
JN:	1145
SCALE:	AS NOTED
DESIGNED BY:	SJL
DRAWN BY:	NPH
CHECKED BY:	WHS



DRAWING NO.

C-10

1. ALL PAVEMENT STRIPING AND MARKINGS SHALL COMPLY TO CITY OF PORTLAND STANDARDS.
2. CURBS SHALL TO BE REMOVED SHALL BE STRIPPED AND PROPERLY DISPOSED OF OFFSITE.
3. CURB TO BE REMOVED, STOCKPILED AND RESET IN ACCORDANCE WITH DETAIL. BROKEN CURBS SHALL BE PROPERLY DISPOSED OF AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
4. ALL RAMPS TO CONFORM TO ADA GUIDELINES. SLOPE SHALL NOT EXCEED 1 INCH PER FOOT.
5. ALL SITE SIGNAGE TO COMPLY WITH MUTCD STANDARDS. CONTRACTOR TO COORDINATE AND INSTALL.
6. FOR THE COMPLETION OF CONSTRUCTION, THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND MANAGEMENT OF DRIVEWAYS, SITE LIGHTING, TRASH REMOVAL AND SNOW REMOVAL.
7. FOREMAN TRAILS TO BE COORDINATED WITH PORTLAND TRAILS.
8. IN ACCORDANCE WITH SECTION 14.6.1 OF THE PORTLAND LAND USE CODE, AND SECTION 1.14 OF THE PORTLAND TECHNICAL MANUAL, NEW PARKING LOTS WITH FIVE OR MORE SPACES SHALL INCLUDE TWO (2) UNPAVED, UNIMPAVED, UNPAVED, UNPAVED CHARGERS CAPABLE OF PROVIDING LEVEL 2 ELECTRIC VEHICLE CHARGING OR HIGHER TO ALL PARKING SPACES. THE CHARGERS SHALL BE INSTALLED AND MAINTAINED BY A SUFFICIENT CONDUIT, WIRING, AND ELECTRICAL SERVICES AS ALLOWED BY THE INSTALLATION OF ELECTRIC VEHICLE SUPPLY EQUIPMENT.
9. THE CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED ELEVATIONS ALONG BUILDING FRONTS PRIOR TO CONSTRUCTION OF THE FOUNDATIONS. CONTACT ENGINEER PRIOR TO CONSTRUCTION IF DISCREPANCIES ARE FOUND.
10. ALL ADDITIONS HAVE BEEN APPROVED BY THE CITY OF PORTLAND'S E911 ADDRESSING DEPARTMENT. STREET NAMES ARE SUBJECT TO CHANGE. SEE SUBDIVISION PLAT FOR MORE INFORMATION.
11. ALL LOTS ARE SUBJECT TO HEALTH AND RISK ASSESSMENT BY LICENSED ARBORIST OR FORESTER.

SPACE AND BULK STANDARDS – PRUD (SOUTH)		
ZONE: R3	REQUIRED	PROPOSED
MIN LOT AREA	3 AC	12.73 AC
NET LAND AREA PER DU	3,250 SF/DU ¹	3,316 SF/DU ²
MAX STRUCTURE HEIGHT	35'	<35'
MIN SETBACK FROM EXTERNAL SUBDIVISION PL	10' ^{1,2}	24.50'
MIN DISTANCE BETWEEN BUILDINGS	16'	16.10'
MIN RECREATIONAL OPEN SPACE	200 SF/UN	223 SF/DU
REQUIRED BICYCLE PARKING	36	>36

¹ UTILIZING BONUSES PER SECTION 18.2 OF CITY LAND USE CODE

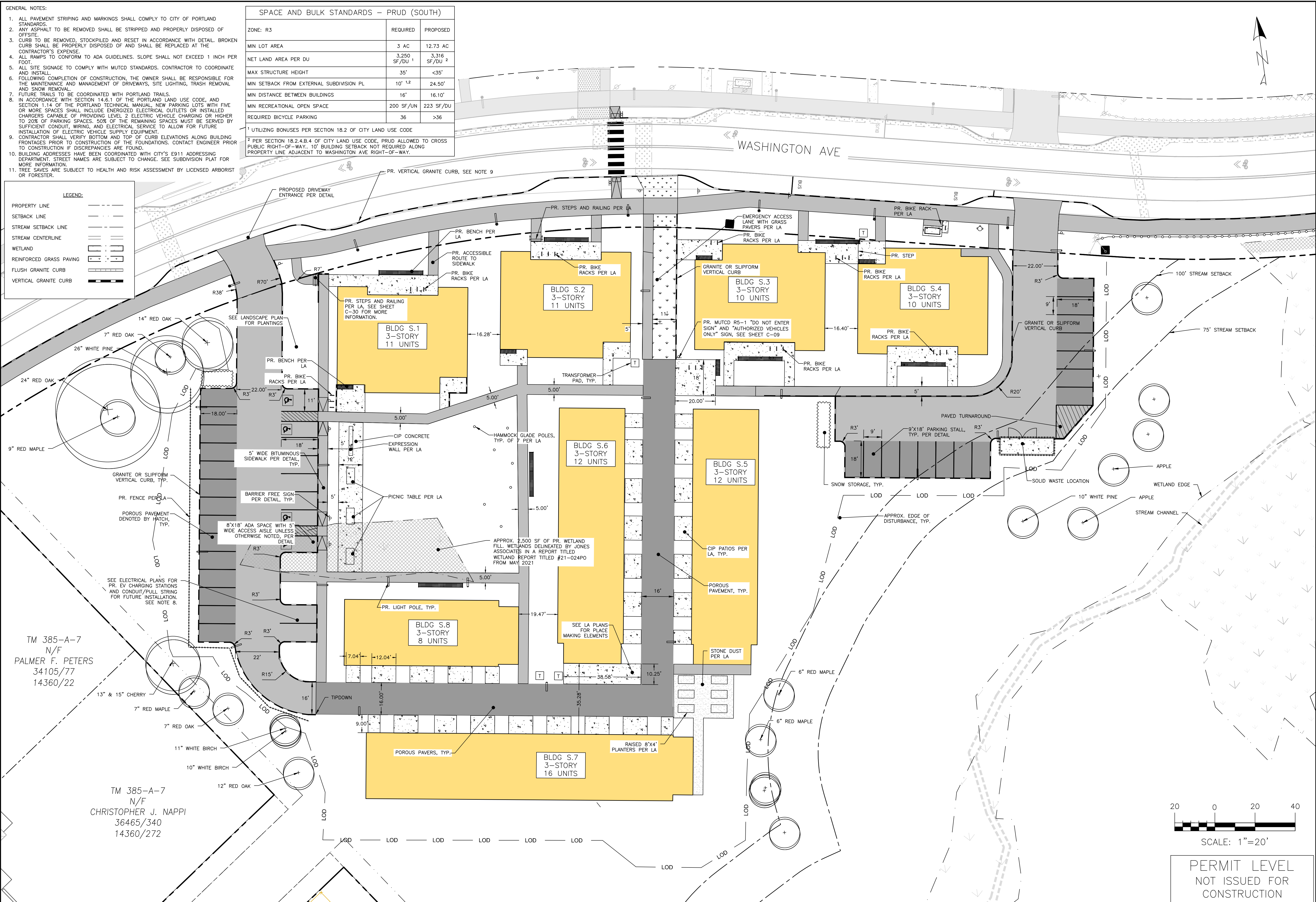
² PER SECTION 18.2.4.B.4 OF CITY LAND USE CODE, PRUD ALLOWED TO CROSS PUBLIC RIGHT-OF-WAY, 10' BUILDING SETBACK NOT REQUIRED ALONG PROPERTY LINE ADJACENT TO WASHINGTON AVE RIGHT-OF-WAY.

¹ UTILIZING BONUSES PER SECTION 18.2 OF CITY LAND USE CODE

2 PER SECTION 18.2.4.B.4 OF CITY LAND USE CODE, PRUD ALLOWED TO CROSS PUBLIC RIGHT-OF-WAY.. 10' BUILDING SETBACK NOT REQUIRED ALONG PROPERTY LINE ADJACENT TO WASHINGTON AVE RIGHT-OF-WAY.

LEGEND:

PROPERTY LINE	---
SETBACK LINE	---
STREAM SETBACK LINE	---
STREAM CENTERLINE	==
WETLAND	[]
REINFORCED GRASS PAVING	[]
FLUSH GRANITE CURB	[]
VERTICAL GRANITE CURB	[]

[illegible]

DRAWING NAME:	SITE PLAN	
PROJECT NAME/ADDRESS:	165 LAMBERT ST NORTH CO-OP PORTLAND, MAINE 04103	
CLIENT/OWNER OF RECORD:	LAMBERT WOODS NORTH, LLC. 2 OLIVER STREET, SUITE 500 BOSTON, MASSACHUSETTS 02109	



A C O R N

ENGINEERING, INC.

THE PLAN SHALL NOT BE ASSIGNED WITHOUT WRITTEN PERMISSION FROM ACORN ENGINEERING, INC. ANY ALTERATIONS, ADDITIONS, DELETIONS, OR OMISSIONS SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO ACORN ENGINEERING, INC.

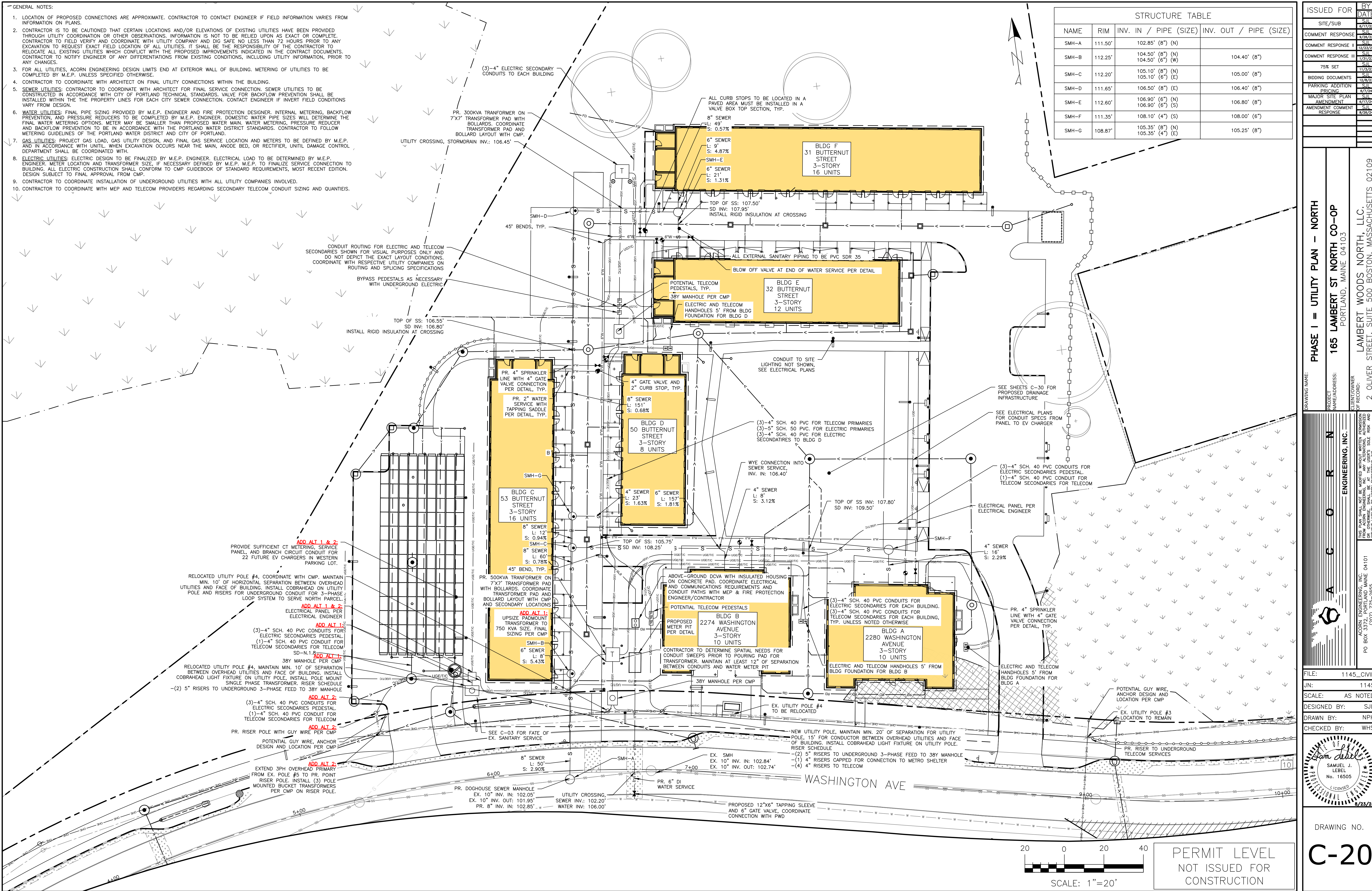
ACORN ENGINEERING, INC.
PO BOX 3372, PORTLAND, MAINE
(207) 775-2655

04-101

FILE:	1145_CIVIL
JN:	1145
SCALE:	AS NOTED
DESIGNED BY:	SJL
DRAWN BY:	NPH
CHECKED BY:	WHS

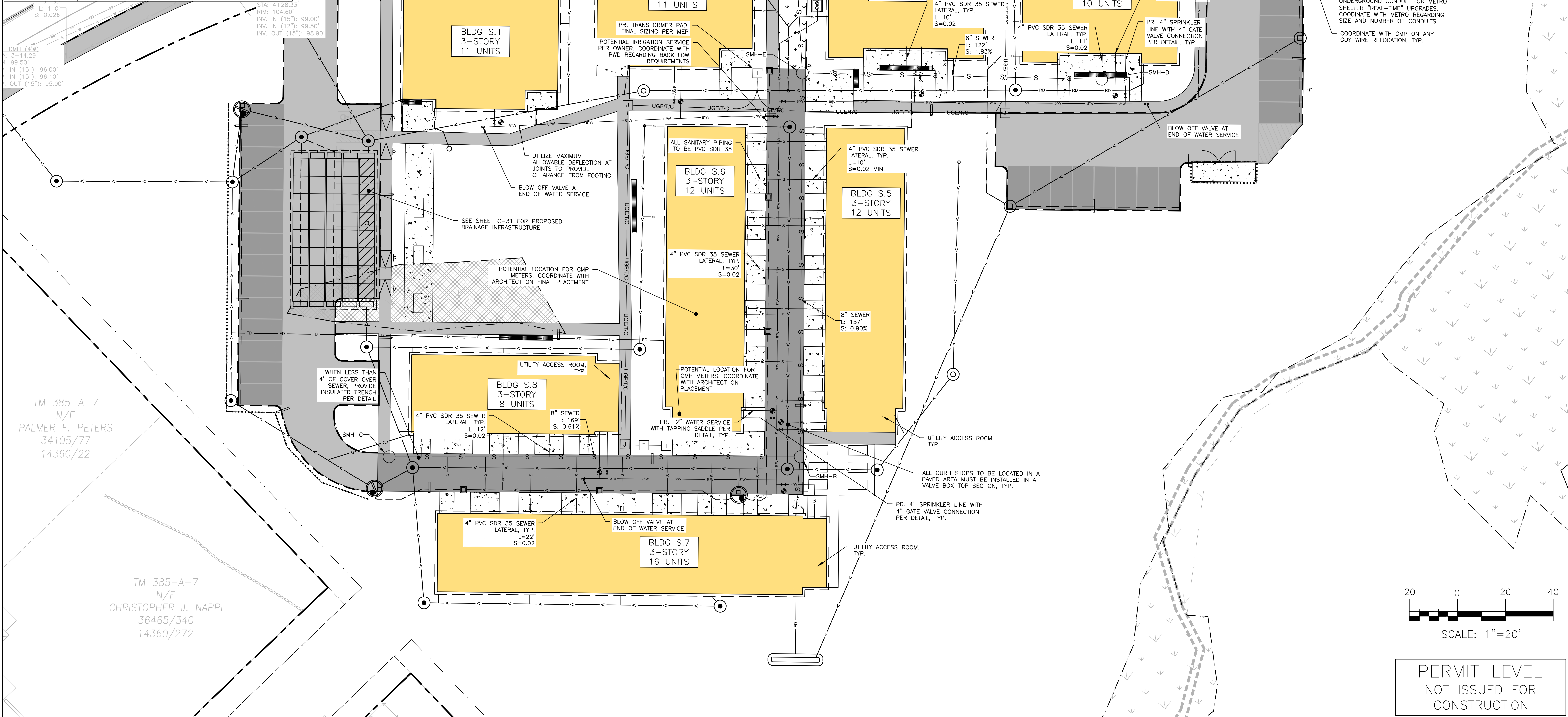
DRAWING NO.

C-11



- GENERAL NOTES:
1. LOCATION OF PROPOSED CONNECTIONS ARE APPROXIMATE. CONTRACTOR TO CONTACT ENGINEER IF FIELD INFORMATION VARIES FROM INFORMATION ON PLANS.
 2. CONTRACTOR IS TO BE CAUTIONED THAT CERTAIN LOCATIONS AND/OR ELEVATIONS OF EXISTING UTILITIES HAVE BEEN PROVIDED THROUGH UTILITY COORDINATION OR OTHER OBSERVATIONS. INFORMATION IS NOT TO BE RELIED UPON AS EXACT OR COMPLETE. CONTRACTOR TO FIELD VERIFY AND COORDINATE WITH UTILITY COMPANY AND DIG SAFE NO LESS THAN 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF ALL UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS INDICATED IN THE CONTRACT DOCUMENTS. CONTRACTOR TO NOTIFY ENGINEER OF ANY DIFFERENTIATIONS FROM EXISTING CONDITIONS, INCLUDING UTILITY INFORMATION, PRIOR TO ANY CHANGES.
 3. FOR ALL UTILITIES, ACCORD ENGINEERING DESIGN LIMITS END AT EXTERIOR WALL OF BUILDING. METERING OF UTILITIES TO BE COMPLETED BY M.E.P. UNLESS SPECIFIED OTHERWISE.
 4. CONTRACTOR TO COORDINATE WITH ARCHITECT ON FINAL UTILITY CONNECTIONS WITHIN THE BUILDING.
 5. SEWER UTILITIES: CONTRACTOR TO COORDINATE WITH ARCHITECT FOR FINAL SERVICE CONNECTION. SEWER UTILITIES TO BE CONSTRUCTED IN ACCORDANCE WITH CITY OF PORTLAND TECHNICAL STANDARDS. VALVE FOR BACKFLOW PREVENTION SHALL BE INSTALLED WITHIN THE PROPERTY LINES FOR EACH CITY SEWER CONNECTION. CONTACT ENGINEER IF INVERT FIELD CONDITIONS VARY FROM DESIGN.
 6. WATER UTILITIES: FINAL PIPE SIZING PROVIDED BY M.E.P. ENGINEER AND FIRE PROTECTION DESIGNER. INTERNAL METERING, BACKFLOW PREVENTION, AND PRESSURE REDUCERS TO BE COMPLETED BY M.E.P. ENGINEER. DOMESTIC WATER PIPE SIZES WILL DETERMINE THE FINAL WATER METERING OPTIONS. METER MAY BE SMALLER THAN PROPOSED WATER MAIN. WATER METERING, PRESSURE REDUCER AND BACKFLOW PREVENTION TO BE IN ACCORDANCE WITH THE PORTLAND WATER DISTRICT STANDARDS. CONTRACTOR TO FOLLOW METERING GUIDELINES OF THE PORTLAND WATER DISTRICT AND CITY OF PORTLAND.
 7. GAS UTILITIES: PROJECT GAS LOAD, GAS UTILITY DESIGN, AND FINAL GAS SERVICE LOCATION AND METERS TO BE DEFINED BY M.E.P. AND IN ACCORDANCE WITH UNTIL WHEN EXCAVATION OCCURS NEAR THE MAIN, ANODE BED, OR RECTIFIER, UNTIL DAMAGE CONTROL DEPARTMENT SHALL BE COORDINATED WITH.
 8. ELECTRIC UTILITIES: ELECTRIC DESIGN TO BE FINALIZED BY M.E.P. ENGINEER. ELECTRICAL LOAD TO BE DETERMINED BY M.E.P. ENGINEER. METER LOCATION AND TRANSFORMER SIZE, IF NECESSARY DEFINED BY M.E.P. M.E.P. TO FINALIZE SERVICE CONNECTION TO BUILDING. ALL ELECTRIC CONSTRUCTION SHALL CONFORM TO CMP GUIDEBOOK OF STANDARD REQUIREMENTS, MOST RECENT EDITION. DESIGN SUBJECT TO FINAL APPROVAL FROM CMP.
 9. SECONDARY CONDUIT RUNS SHOWN FOR REFERENCE, SUBJECT TO CHANGE BASED UPON FIELD CONDITIONS AND MEP DESIGN. CONTRACTOR TO COORDINATE INSTALLATION OF UNDERGROUND UTILITIES WITH ALL UTILITY COMPANIES INVOLVED.

STRUCTURE TABLE				
NAME	RIM	INV. IN / PIPE (SIZE)	INV. OUT / PIPE (SIZE)	
SMH-B	111.90'	106.25' (8") 106.25' (4")	106.15' (8")	
SMH-C	111.80'		107.30' (8")	
SMH-D	115.25'	107.10' (4")	107.00' (6")	
SMH-E	112.05'	104.70' (6") 104.70' (8")	104.60' (8")	



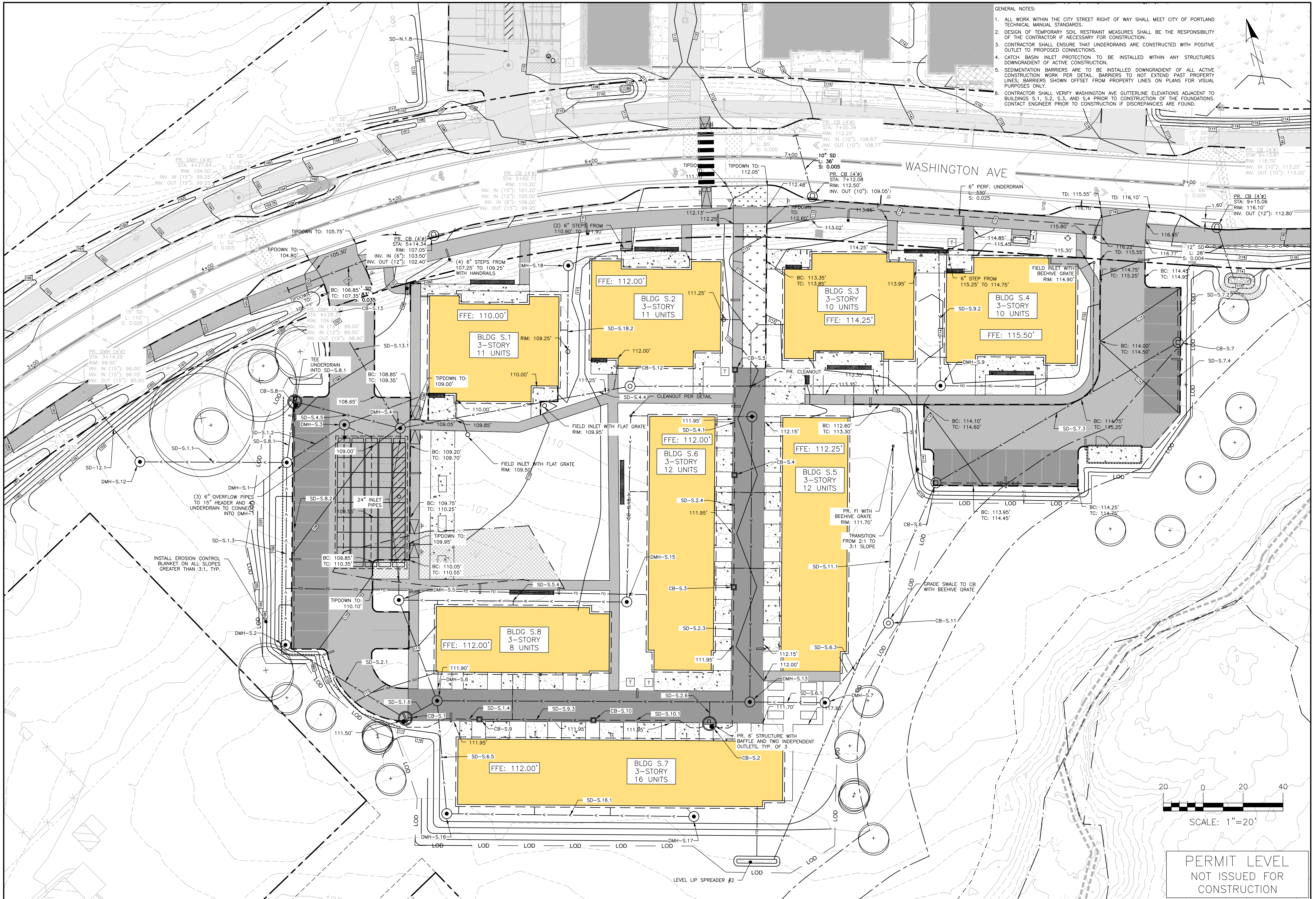
ISSUED FOR	BY
SITE/SUB	SJL
COMMENT RESPONSE I	SJL
COMMENT RESPONSE II	SJL
COMMENT RESPONSE III	SJL
75% SET	SJL
BIDDING DOCUMENTS	SJL
PARKING ADDITION	SJL
PRICING	SJL
MAJOR SITE PLAN	SJL
AMENDMENT	SJL

PHASE II = UTILITY PLAN - SOUTH	PROJECT
165 LAMBERT ST NORTH CO-OP	NAME/ADDRESS
PORTLAND, MAINE 04103	
LAMBERT WOODS NORTH, LLC.	CLIENT/OWNER
2 OLIVER STREET, SUITE 500 BOSTON, MASSACHUSETTS 02109	OF RECORD

ACORN ENGINEERING, INC.	ENGINEERING, INC.
PO BOX 3372, PORTLAND MAINE 04101	
(207) 775-2655	

FILE:	1145_CIVIL
JN:	1145
SCALE:	AS NOTED
DESIGNED BY:	SJL
DRAWN BY:	NPH
CHECKED BY:	WHS

DRAWING NO.	C-21
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- GENERAL NOTES:
1. ALL WORK WITHIN THE CITY STREET RIGHT OF WAY SHALL MEET CITY OF PORTLAND TECHNICAL MANUAL STANDARDS.
 2. DESIGN OF TEMPORARY SOIL RESTRAINT MEASURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR IF NECESSARY FOR CONSTRUCTION.
 3. CONTRACTOR SHALL ENSURE THAT UNDERDRAINS ARE CONSTRUCTED WITH POSITIVE OUTLET TO PROPOSED CONNECTIONS.
 4. CATCH BASIN INLET PROTECTION TO BE INSTALLED WITHIN ANY STRUCTURES DOWNGRADIENT OF ACTIVE CONSTRUCTION.
 5. SEDIMENTATION BARRIERS ARE TO BE INSTALLED DOWNGRADIENT OF ALL ACTIVE CONSTRUCTION WORK PER DETAIL. BARRIERS TO NOT EXTEND PAST PROPERTY LINES; BARRIERS SHOWN OFFSET FROM PROPERTY LINES ON PLANS FOR VISUAL PURPOSES ONLY.
 6. CONTRACTOR SHALL VERIFY WASHINGTON AVE GUTTERLINE ELEVATIONS ADJACENT TO BUILDINGS S.1, S.2, S.3, AND S.4 PRIOR TO CONSTRUCTION OF THE FOUNDATIONS. CONTACT ENGINEER PRIOR TO CONSTRUCTION IF DISCREPANCIES ARE FOUND.



PERMIT LEVEL
NOT ISSUED FOR
CONSTRUCTION

ISSUED FOR		BY
SITE/SUB		DATE
COMMENT RESPONSE I		SUL
COMMENT RESPONSE II		12/23/22
COMMENT RESPONSE III		12/23/22
75% SET		11/3/23
BIDDING DOCUMENTS		SUL
PARKING ADDITION		12/23/23
PRICING		02/24
MAJOR SITE PLAN AMENDMENT		02/24

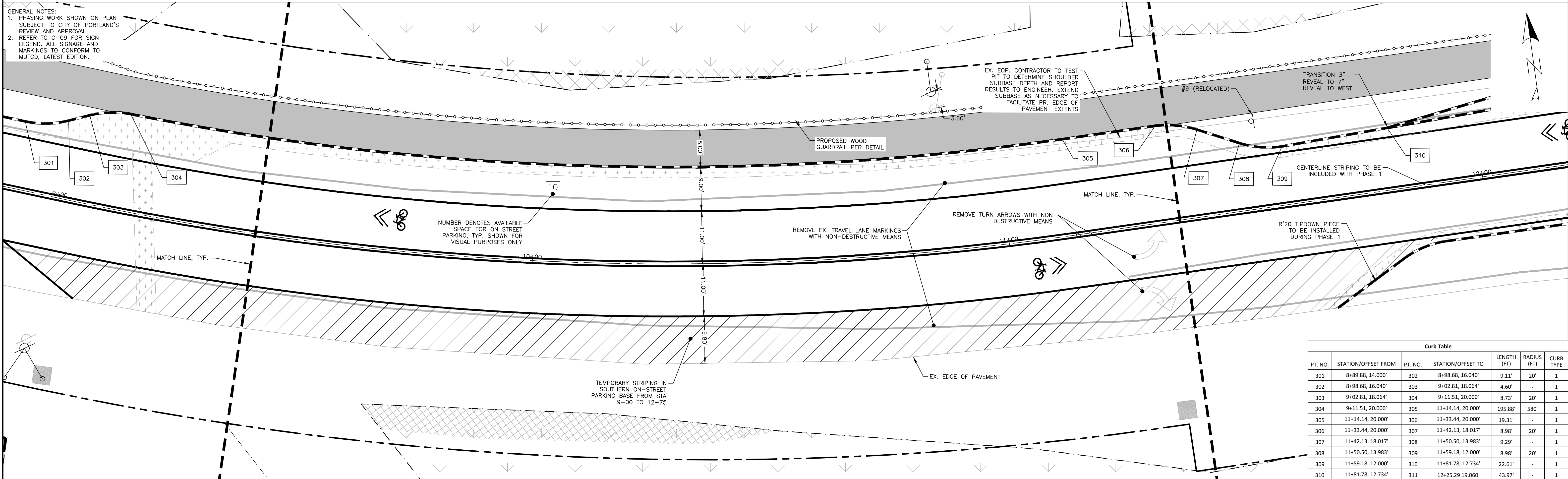
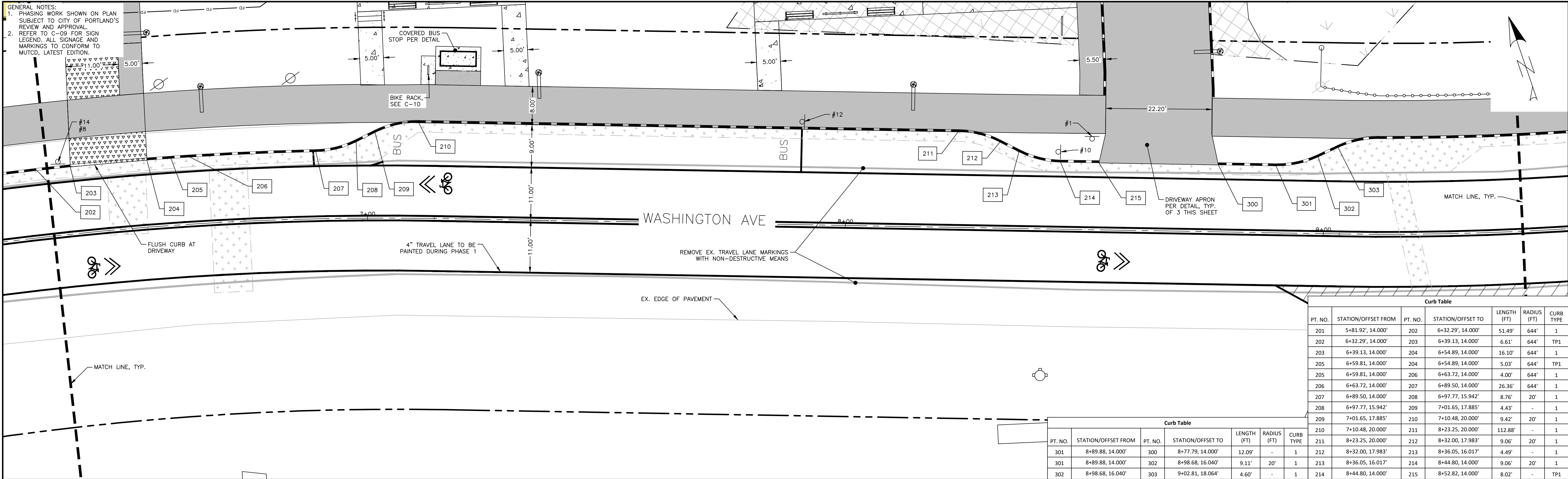
DRAWING NAME: PHASE II = GRADING & DRAINAGE PLAN - SOUTH		PROJECT NAME/ADDRESS: 165 LAMBERT ST NORTH CO-OP PORTLAND, MAINE 04103	CLIENT/OWNER: LAMBERT WOODS NORTH, LLC. OF RECORD: 2 OLIVER STREET, SUITE 500 BOSTON, MASSACHUSETTS 02109
PROJECT NAME/ADDRESS: 165 LAMBERT ST NORTH CO-OP PORTLAND, MAINE 04103			
CLIENT/OWNER: LAMBERT WOODS NORTH, LLC. OF RECORD: 2 OLIVER STREET, SUITE 500 BOSTON, MASSACHUSETTS 02109			

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ACORN ENGINEERING, INC. PO BOX 3372, PORTLAND MAINE 04101 (207) 775-2655	

FILE:	1145_CIVIL
JN:	1145
SCALE:	AS NOTED
DESIGNED BY:	SUL
DRAWN BY:	NPH
CHECKED BY:	WHS

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C-31





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CONSTRUCTION

ISSUED FOR	BY
SITE/SUB	DATE
HUD PRE-APP	6/7/22
75% SET	7/3/21
BIDDING DOCUMENTS	11/3/23
	12/8/23

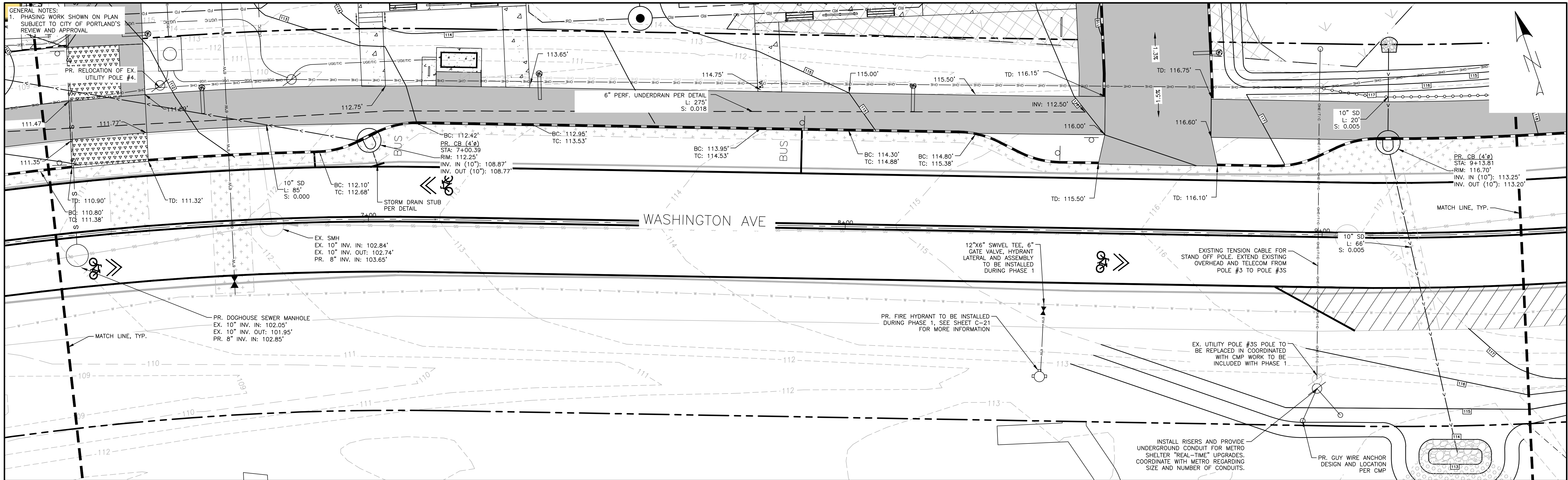
DRAWING NAME:	PHASE I = RIGHT-OF-WAY SIGNAGE/GEOMETRY PLAN
PROJECT NAME:	STA 6+25 - 12+25
CLIENT:	165 LAMBERT ST CO-OP PORTLAND, MAINE 04103 LAMBERT WOODS NORTH, LLC BOSTON, MASSACHUSETTS

Barton & Loguidice
385 US-1 Suite 2A, Scarborough, Maine 04074
(207) 331-4604 bartonandloguidice.com

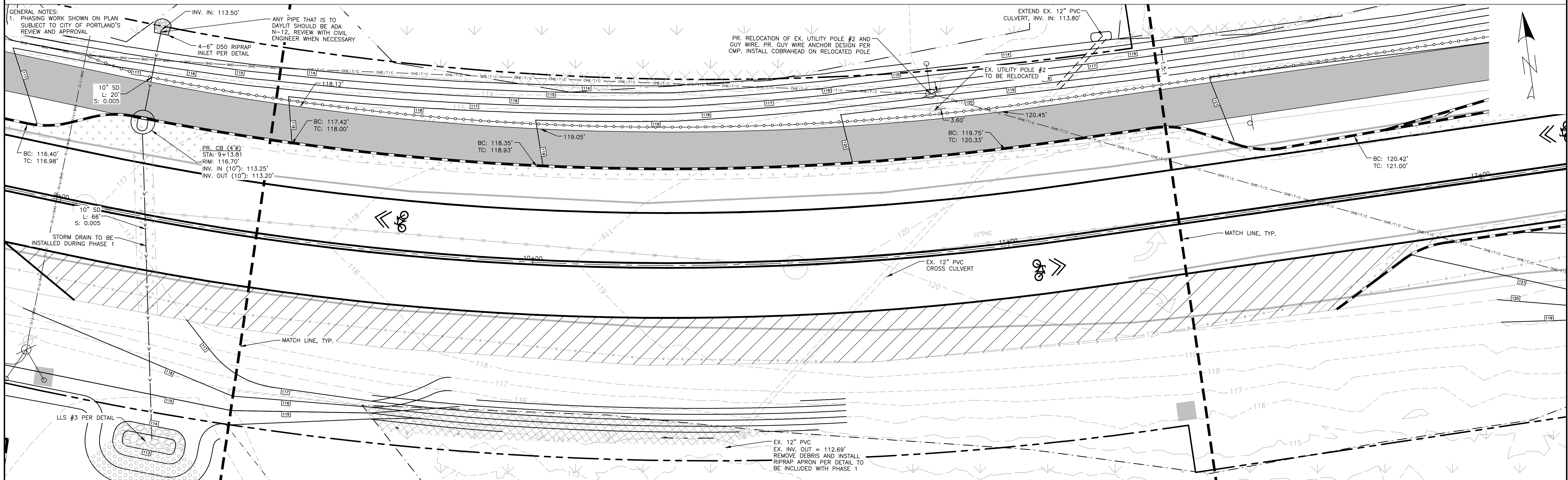
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1145_CIVIL
1145
SCALE: AS NOTED
DESIGNED BY: NPH/SJL
DRAWN BY: NPH
CHECKED BY: SJL/JQA

DRAWING NO.
C-42



STATIONS: 6+25 - 9+50



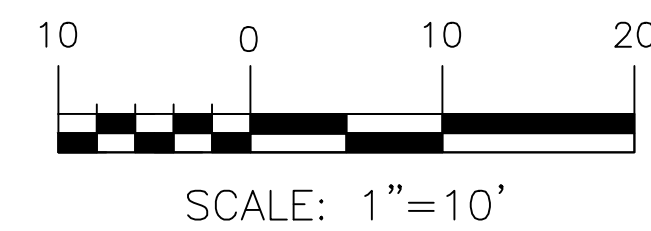
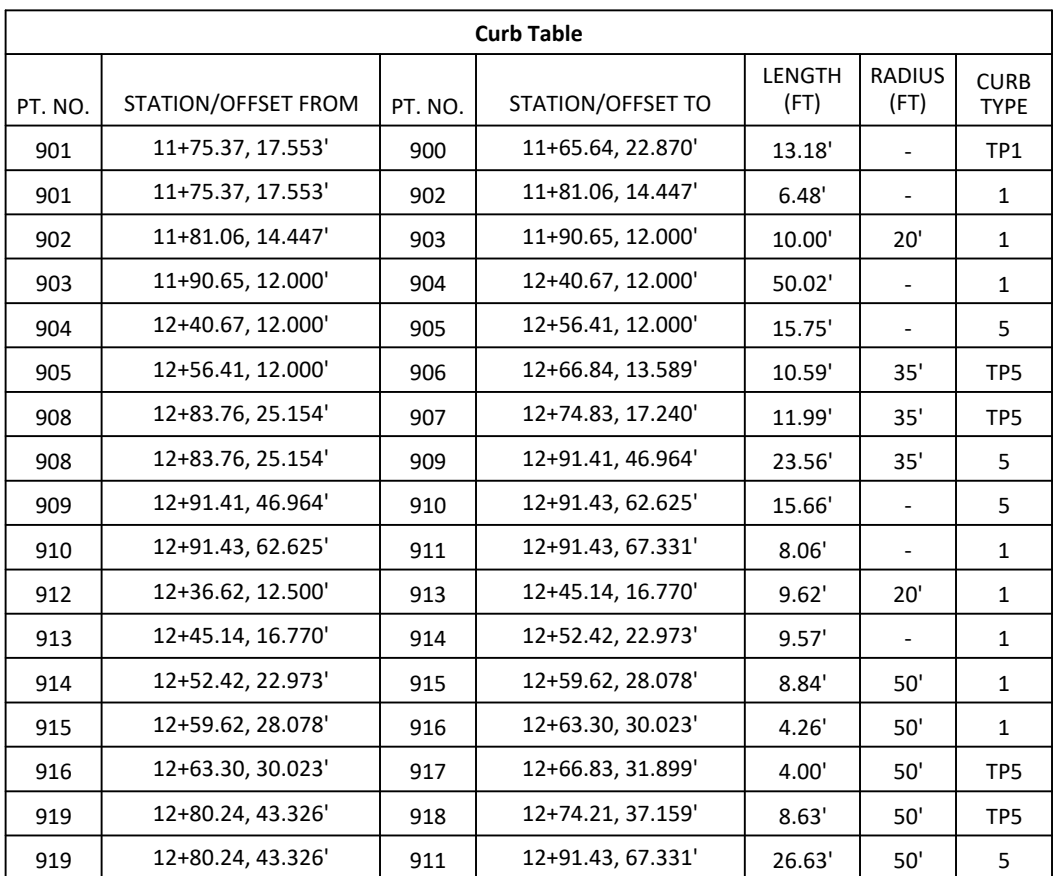
STATIONS: 9+00 - 12+25



PERMIT LEVEL
NOT ISSUED FOR
CONSTRUCTION

ISSUED FOR		BY
SITE/SUB		DATE
HUD PRE-APP		6/7/22
75% SET		7/2/21
BIDDING DOCUMENTS		11/2/23
PWD UPDATE		12/2/23
PWD UPDATE		1/24/24
DRAWING NAME: PHASE I - RIGHT-OF-WAY GRADING & DRAINAGE PLAN		
PROJECT NAME: STA 6+25 - 12+25		
165 LAMBERT ST CO-OP		
PORTLAND, MAINE 04103		
CLIENT: LAMBERT WOODS NORTH, LLC		
BOSTON, MASSACHUSETTS		
Barton & Loguidice & ACORN ENGINEERING, INC.		
385 US-1 Suite 2A Scarborough, Maine 04174		
(207) 331-4694 jadamis@bartonloguidice.com		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM ACORN ENGINEERING, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO ACORN ENGINEERING, INC.		
1145_CIVIL		
1145		
SCALE: AS NOTED		
DESIGNED BY: NPH/SJL		
DRAWN BY: NPH		
CHECKED BY: SJL/JQA		
DRAWING NO. C-43		

1. PRIOR TO FINAL GRADING OR PLACEMENT OF PAVEMENT/CONCRETE, CONTRACTOR TO CONFIRM MINIMUM SLOPE OF 1% IS ACHIEVED IN ALL LOCATIONS WITHIN LIMITS OF WORK. ENSURE POSITIVE DRAINAGE TO GUTTER LINES IS ACHIEVED WITHOUT ANY INTERMITTENT SAGS. CONTACT ENGINEER IF DISCREPANCIES ARE DISCOVERED
2. PHASING WORK SHOWN ON PLAN SUBJECT TO CITY OF PORTLAND'S REVIEW AND APPROVAL
3. REFER TO C-09 FOR SIGN LEGEND. ALL SIGNAGE AND MARKINGS TO CONFORM TO MUTCD, LATEST EDITION.



PERMIT LEVEL
NOT ISSUED FOR
CONSTRUCTION

ISSUED FOR	BY
SITE/SUB	DATE
HUD PRE-APP	S/J
75% SET	6/17/22
BIDDING DOCUMENTS	S/J
	7/13/21
	S/J
	11/3/23
	S/J
	12/8/23

DRAWING NAME: **PHASE I - RIGHT-OF-WAY SIGNAGE/GEOMETRY PLAN**
STA 11+25 - 13+20

PROJECT NAME: **165 LAMBERT ST CO-OP**
 PORTLAND, MAINE 04103

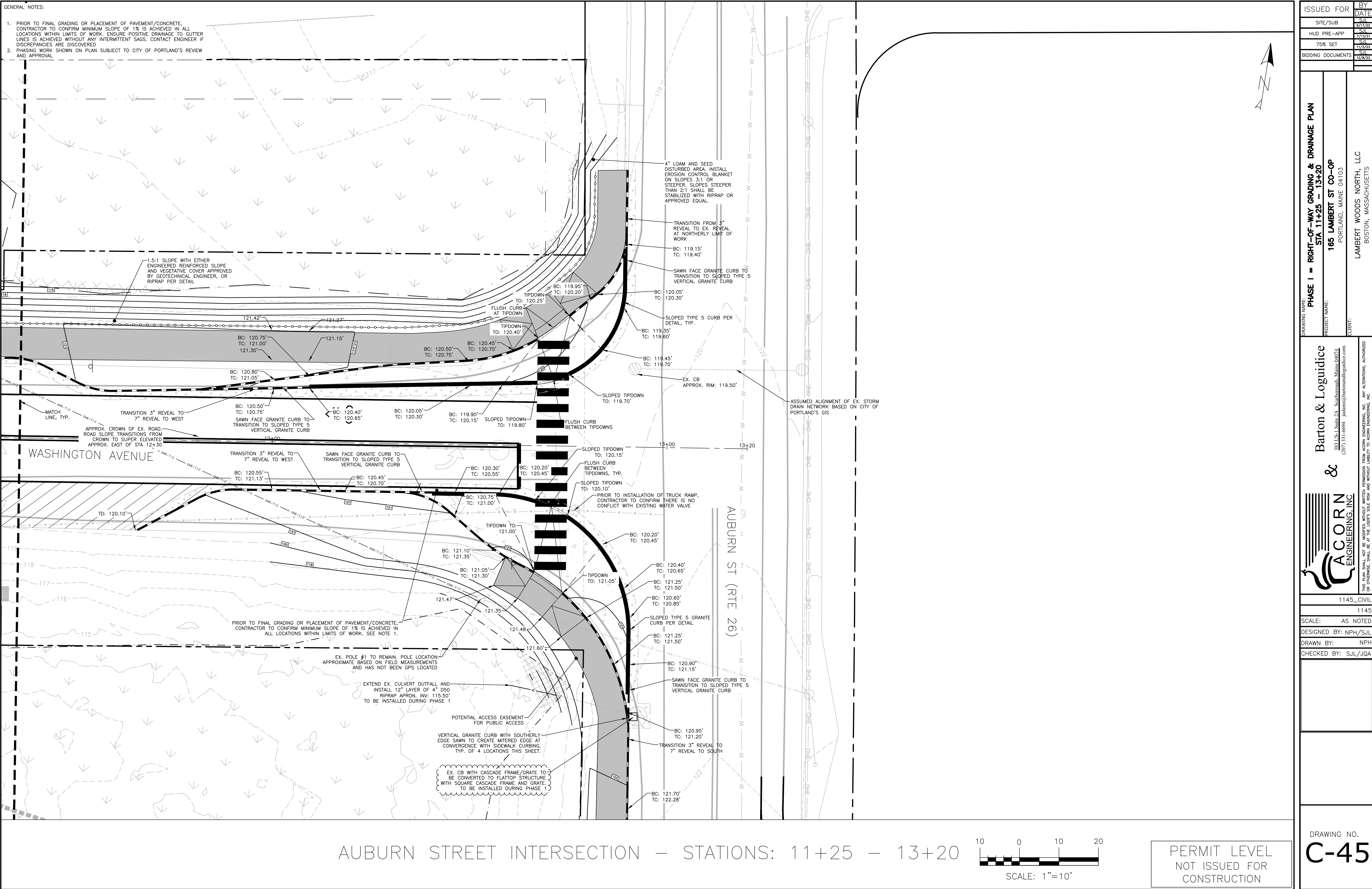
CLIENT: **LAMBERT WOODS NORTH, LLC**
 BOSTON, MASSACHUSETTS

 **ACORN
ENGINEERING, INC.**

Barton & Loguidice
383 U.S. 1 Suite 213, Southborough, MA 01761
(508) 331-6664 jladams@bartonandloguidice.com

1145_CIVIL	
1145	
SCALE:	AS NOTED
DESIGNED BY: NPH/SJL	
DRAWN BY:	NPH
CHECKED BY: SJL/JQA	

DRAWING NO.
C-44



ISSUED FOR	BY
SITE/SUB	DATE
HUD PRE-APP	6/7/22
75% SET	7/13/21
BIDDING DOCUMENTS	11/3/23
	12/8/23

DRAWING NAME:	PROJECT NAME:	CLIENT:
PHASE I = RIGHT-OF-WAY GRADING & DRAINAGE PLAN	165 LAMBERT ST CO-OP	LAMBERT WOODS NORTH, LLC
	PORTLAND, MAINE 04103	BOSTON, MASSACHUSETTS

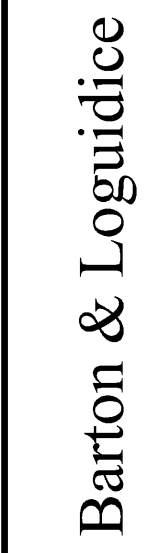
Barton & Loguidice	383 US-1 Suite 2A, Scarborough, Maine 04174
&	(207) 331-6094 jadamis@bartonandloguidice.com
ACORN ENGINEERING, INC.	
1145_CIVIL	1145
SCALE:	AS NOTED
DESIGNED BY:	NPH/SJL
DRAWN BY:	NPH
CHECKED BY:	SJL/JQA

DRAWING NO.
C-45

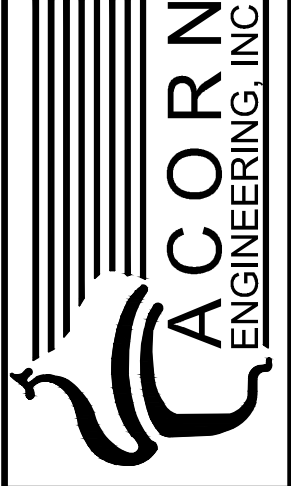
- GENERAL NOTES:
1. WITHIN LIMITS OF WORK, REMOVE EX. BIKE LANE AND FOG STRIPING AS NECESSARY WITH NON-DESTRUCTIVE MEANS.
 2. CONTRACTOR TO VIF EXISTING GRADE TO EAST OF AUBURN STREET PRIOR TO CONSTRUCTING DRAINAGE INFRASTRUCTURE.
 3. PHASING WORK SHOWN ON PLAN SUBJECT TO CITY OF PORTLAND'S REVIEW AND APPROVAL.
 4. REFER TO C-09 FOR SIGN LEGEND. ALL SIGNAGE AND MARKINGS TO CONFORM TO MUTCD, LATEST EDITION.

ISSUED FOR	BY
SJL	DATE
SITE/SUB	6/17/22
HUD PRE-APP	SJL
75% SET	7/13/21
BIDDING DOCUMENTS	SJL
	11/3/23
	12/8/23

DRAWING NAME:	PHASE I = RIGHT-OF-WAY SIGNAGE/GEOMETRY PLAN
PROJECT NAME:	AUBURN STREET
CLIENT:	165 LAMBERT ST CO-OP PORTLAND, MAINE 04103
	LAMBERT WOODS NORTH, LLC BOSTON, MASSACHUSETTS



Barton & Loguidice



ACORN ENGINEERING, INC.

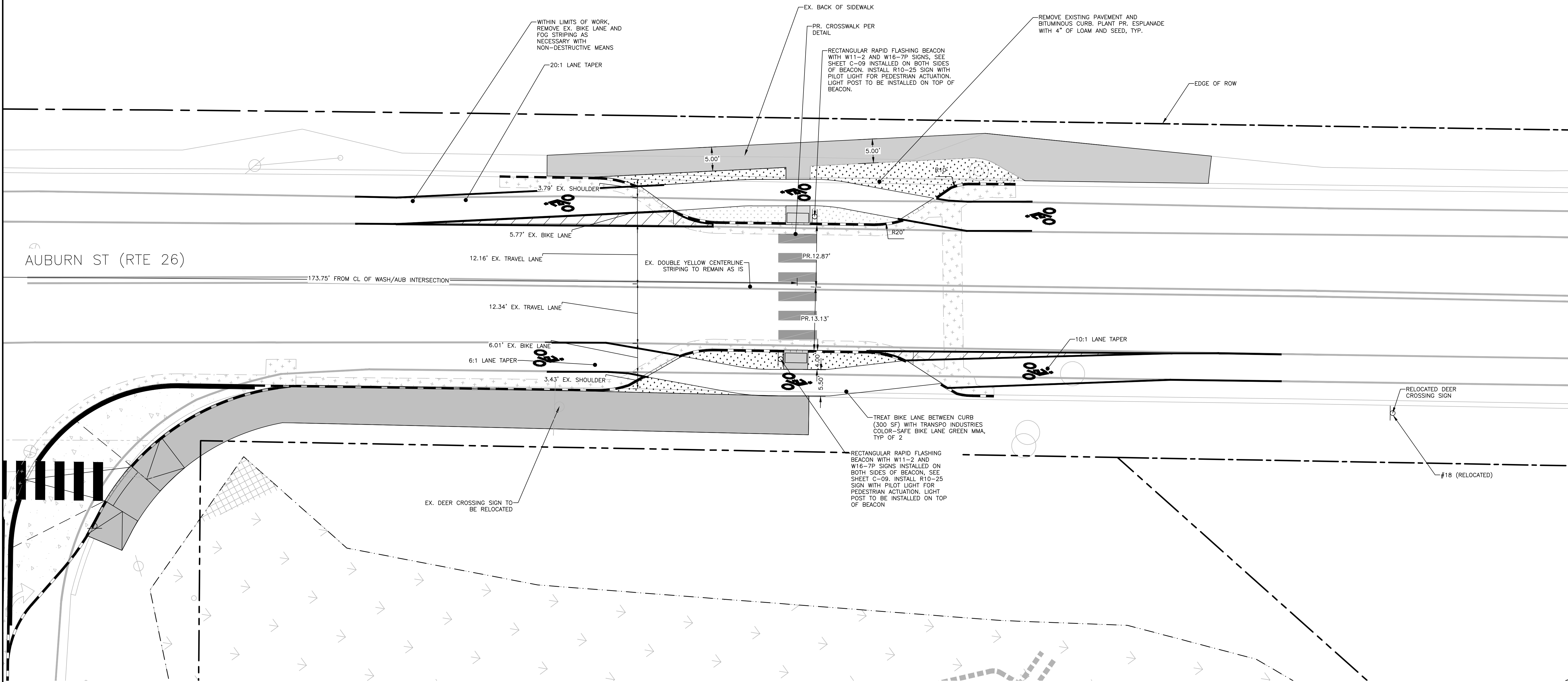
383 US-1 Suite 2A, Scarborough, Maine 04174
(207) 331-6094 jadamis@bartonandloguidice.com

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1145_CIVIL
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SCALE: AS NOTED
DESIGNED BY: NPH/SJL
DRAWN BY: NPH
CHECKED BY: SJL/JQA



DRAWING NO.
C-46

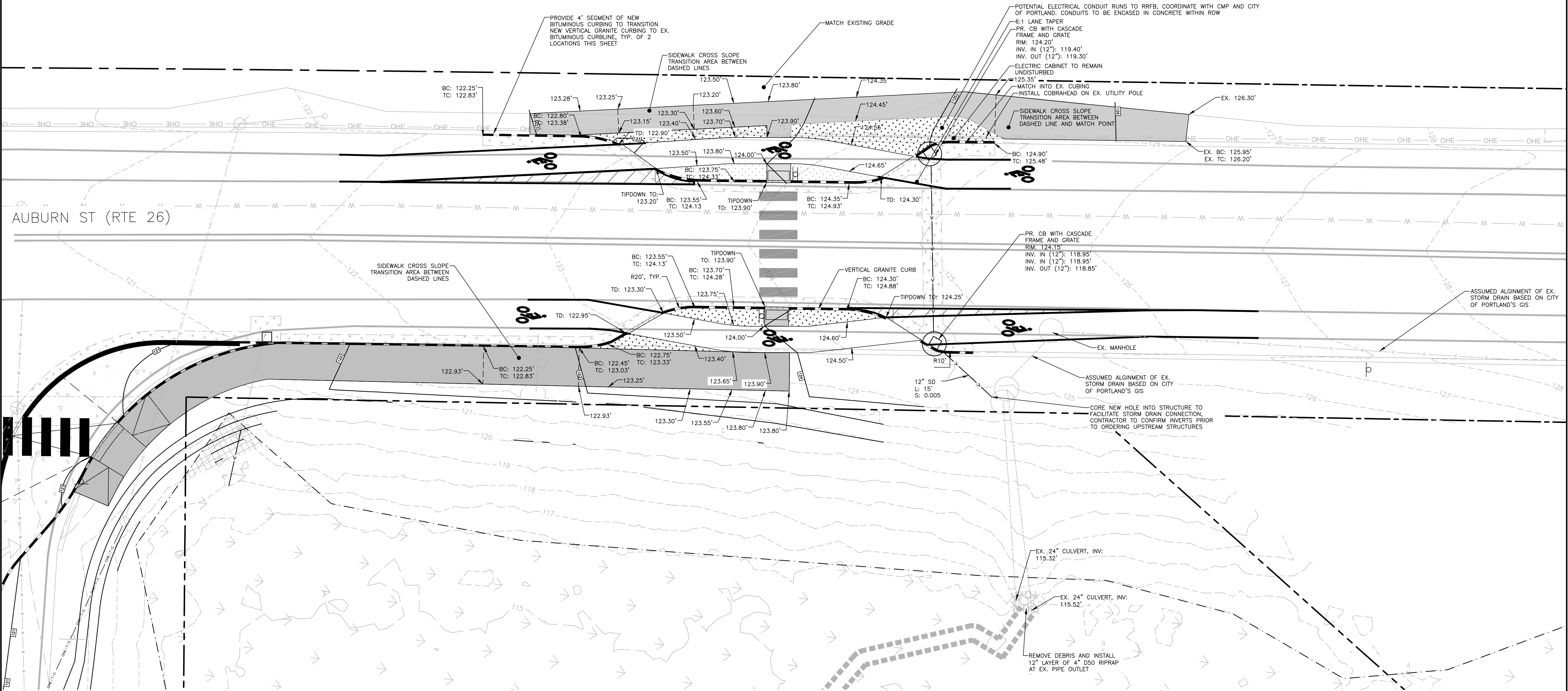
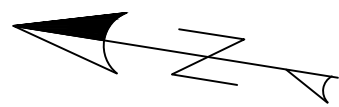


AUBURN STREET CURB EXTENSION/CROSSWALK



PERMIT LEVEL
NOT ISSUED FOR
CONSTRUCTION

- GENERAL NOTES:
1. WITHIN LIMITS OF WORK, REMOVE EX. BIKE LANE AND FOG STRIPING AS NECESSARY WITH NON-DESTRUCTIVE MEANS.
 2. CONTRACTOR TO VIF EXISTING GRADE TO EAST OF AUBURN STREET PRIOR TO CONSTRUCTING DRAINAGE INFRASTRUCTURE.
 3. PHASING WORK SHOWN ON PLAN SUBJECT TO CITY OF PORTLAND'S REVIEW AND APPROVAL



AUBURN STREET CURB EXTENSION/CROSSWALK



PERMIT LEVEL
NOT ISSUED FOR
CONSTRUCTION

ISSUED FOR	BY
SJL	SJL
SITE/SUB	DATE
HUD PRE-APP	6/7/22
75% SET	SJL
	7/13/21
BIDDING DOCUMENTS	SJL
	11/3/23
	SJL
	12/8/23

DRAWING NAME: **PHASE I - RIGHT-OF-WAY GRADING & DRAINAGE PLAN**

AUBURN STREET

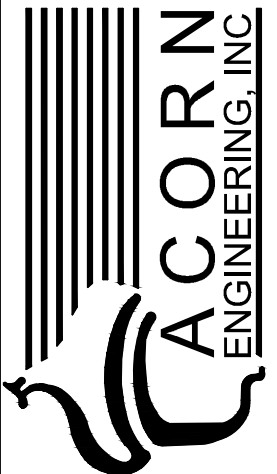
165 LAMBERT ST CO-OP

PORTLAND, MAINE 04103

CLIENT: **LAMBERT WOODS NORTH, LLC**
BOSTON, MASSACHUSETTS

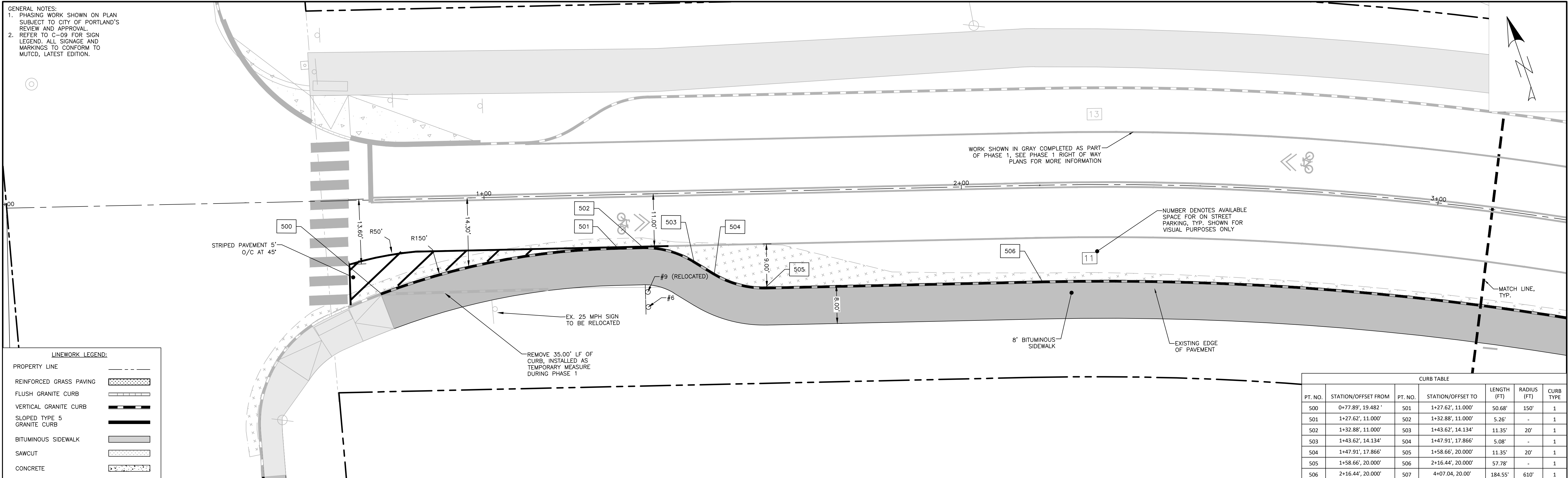
Barton & Loguidice

383 US-1 Suite 2A, Scarborough, Maine 04174
(207) 331-6004 bartonandloguidice.com

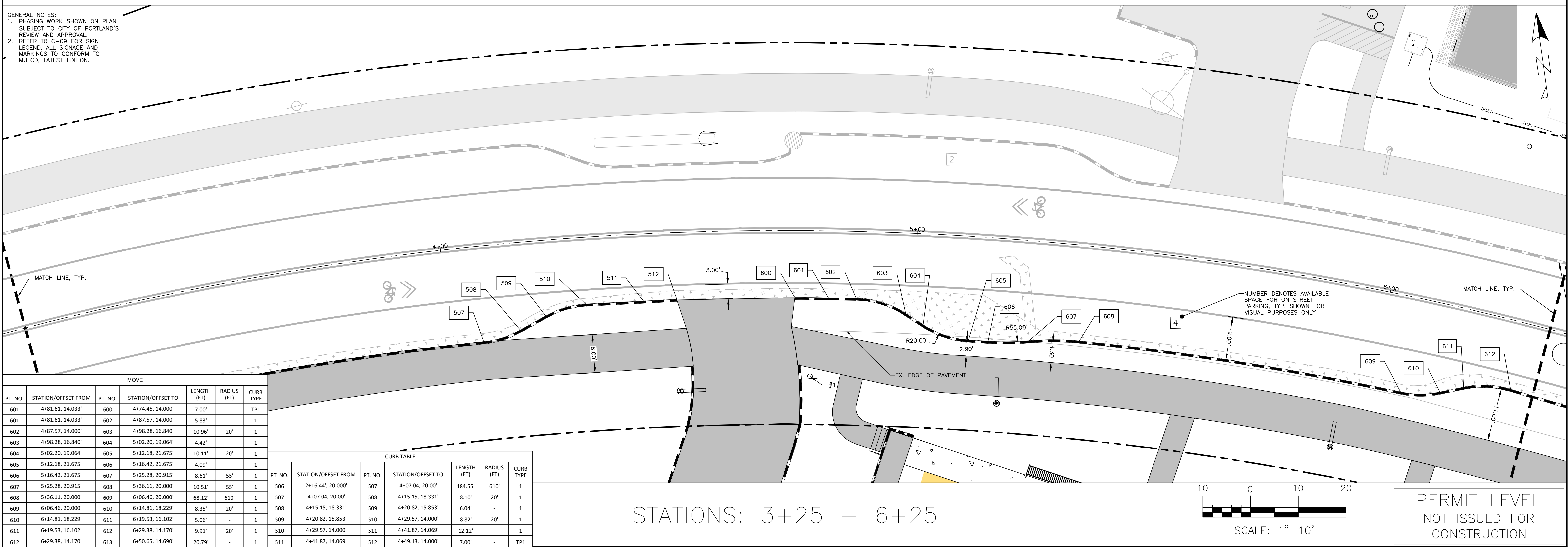


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SCALE: AS NOTED
DESIGNED BY: NPH/SJL
DRAWN BY: NPH
CHECKED BY: SJL/JQA

DRAWING NO.
C-47



LAMBERT STREET INTERSECTION – STATIONS: 0+00 – 3+25



ISSUED FOR

BY

DATE

SITE/SUB

HUD PRE-APP

75% SET

BIDDING DOCUMENTS

11/2/22

12/3/21

11/2/23

12/8/23

PHASE II = RIGHT-OF-WAY SIGNAGE/GEOMETRY PLAN

STA 0+00 – 6+25

165 LAMBERT ST CO-OP

PORTLAND, MAINE 04103

LAMBERT WOODS NORTH, LLC

BOSTON, MASSACHUSETTS

DRAWING NAME:

PROJECT NAME:

CLIENT:

Barton & Loguidice

385 US-1 Suite 2A Scarborough, Maine 04174

(207) 331-4694 jalamis@bartonandloguidice.com

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1145_CIVIL

1145

SCALE: AS NOTED

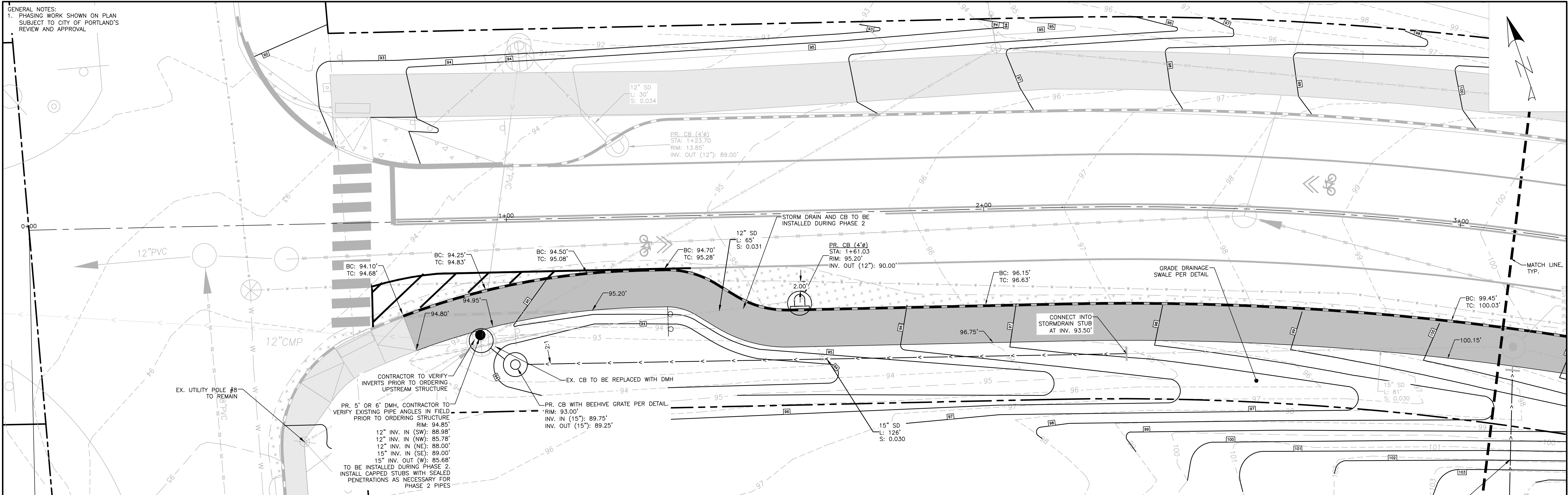
DESIGNED BY: NPH/SJL

DRAWN BY: NPH

CHECKED BY: SJL/JQA

DRAWING NO.

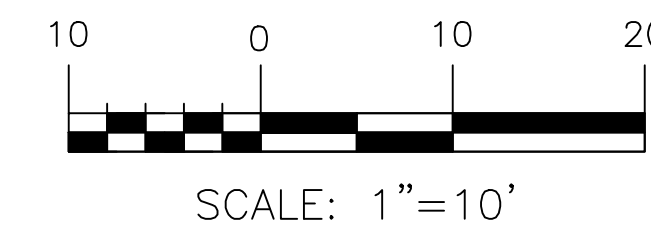
C-49



LAMBERT STREET INTERSECTION – STATIONS: 0+00 – 3+25



STATIONS: 3+25 – 6+25



PERMIT LEVEL
NOT ISSUED FOR
CONSTRUCTION

ISSUED FOR	BY
SITE/SUB	DATE
HUD PRE-APP	6/7/22
75% SET	7/3/21
BIDDING DOCUMENTS	11/3/23
	12/8/23

DRAWING NAME: **PHASE II – RIGHT-OF-WAY GRADING & DRAINAGE PLAN**

PROJECT NAME: **STA 0+00 – 6+25**

PROJECT NAME: **165 LAMBERT ST CO-OP**

CITY: **PORTLAND, MAINE 04103**

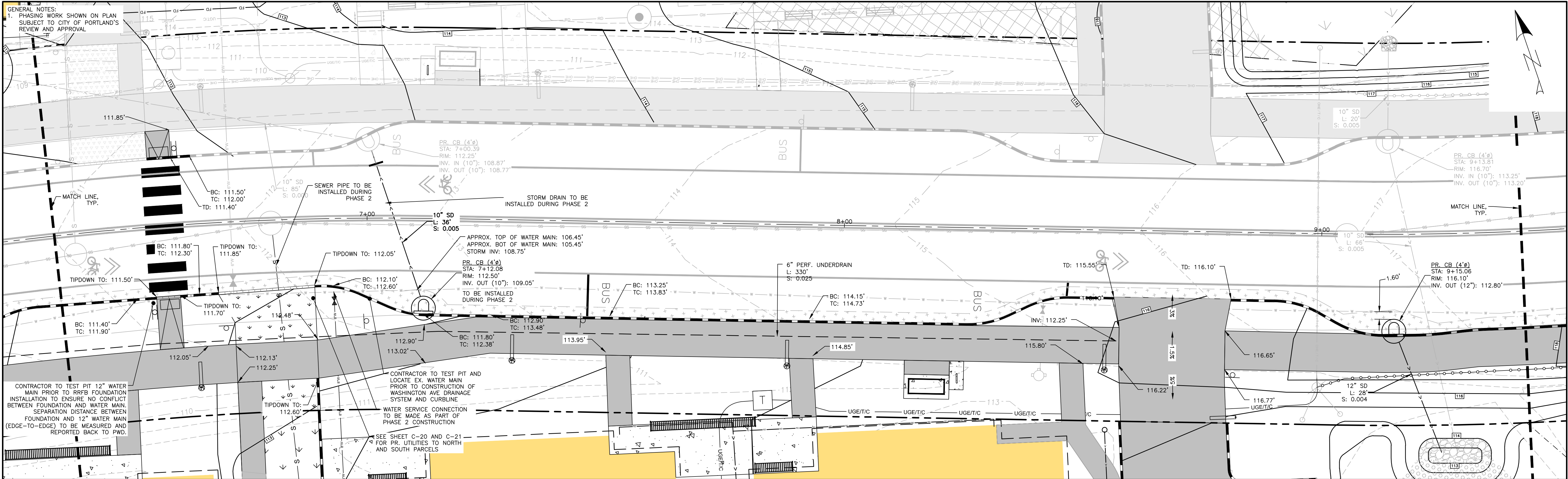
CLIENT: **LAMBERT WOODS NORTH, LLC**

LOCATION: **BOSTON, MASSACHUSETTS**

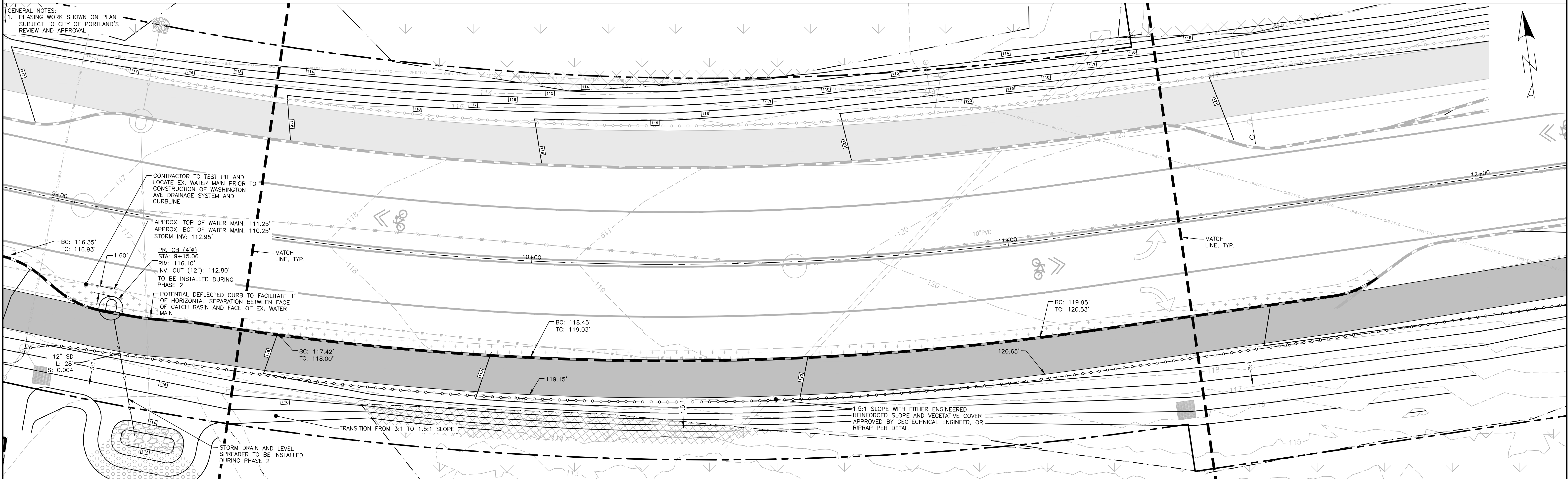
Barton & Loguidice
385 US-1 Suite 2A Scarborough, Maine 04174
(207) 331-4694 jalamis@bartonandloguidice.com

ACORN ENGINEERING, INC.
1145 CIVIL
1145
SCALE: AS NOTED
DESIGNED BY: NPH/SJL
DRAWN BY: NPH
CHECKED BY: SJL/JOA

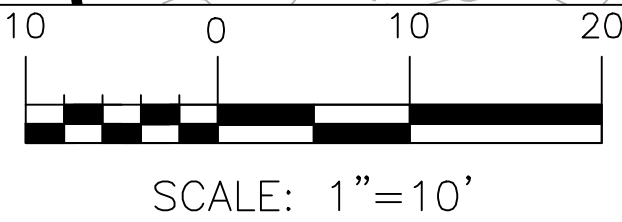
DRAWING NO. **C-50**



STATIONS: 6+25 - 9+50

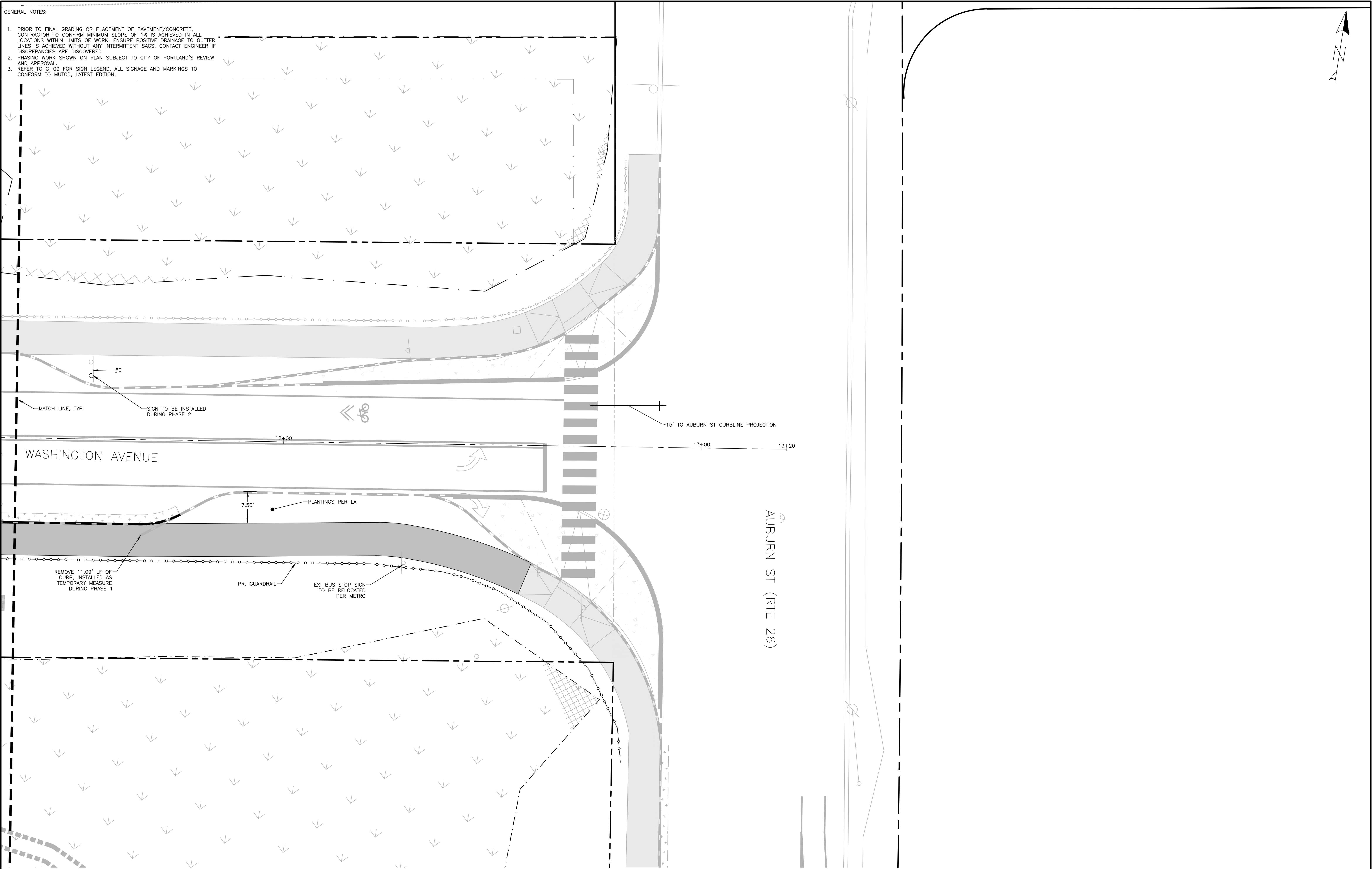


STATIONS: 9+00 - 12+25



PERMIT LEVEL
NOT ISSUED FOR
CONSTRUCTION

ISSUED FOR		BY
SITE/SUB		DATE
HUD PRE-APP		6/7/22
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BIDDING DOCUMENTS		8/1/21
PWD UPDATE		11/2/21
12/2/21		1/24/24
DRAWING NAME: PHASE II - RIGHT-OF-WAY GRADING & DRAINAGE PLAN		
PROJECT NAME: STA 6+25 - 12+25		
165 LAMBERT ST CO-OP		
PORTLAND, MAINE 04103		
CLIENT: LAMBERT WOODS NORTH, LLC		
BOSTON, MASSACHUSETTS		
Barton & Loguidice		
385 US-1 Suite 2A Scarborough, Maine 04174		
(207) 331-4694 bartonandloguidice.com		
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1145_CIVIL		
1145		
SCALE: AS NOTED		
DESIGNED BY: NPH/SJL		
DRAWN BY: NPH		
CHECKED BY: SJL/JQA		
DRAWING NO. C-52		



GENERAL NOTES:

1. PRIOR TO FINAL GRADING OR PLACEMENT OF PAVEMENT/CONCRETE, CONTRACTOR TO CONFIRM MINIMUM SLOPE OF 1% IS ACHIEVED IN ALL LOCATIONS WITHIN LIMITS OF WORK. ENSURE POSITIVE DRAINAGE TO GUTTER LINES IS ACHIEVED WITHOUT ANY INTERMITTENT SAGS. CONTACT ENGINEER IF DISCREPANCIES ARE DISCOVERED
2. PHASING WORK SHOWN ON PLAN SUBJECT TO CITY OF PORTLAND'S REVIEW AND APPROVAL.
3. REFER TO C-09 FOR SIGN LEGEND. ALL SIGNAGE AND MARKINGS TO CONFORM TO MUTCD, LATEST EDITION.

PHASE II = RIGHT-OF-WAY SIGNAGE/GEOMETRY PLAN
STA 11+25 – 13+20

PROJECT NAME:
165 LAMBERT ST CO-OP
PORTLAND, MAINE 04103

CLIENT:
LAMBERT WOODS NORTH, LLC
BOSTON, MASSACHUSETTS

DRAWING NAME:
PHASE II = RIGHT-OF-WAY SIGNAGE/GEOMETRY PLAN
STA 11+25 – 13+20

PROJECT NAME:
165 LAMBERT ST CO-OP
PORTLAND, MAINE 04103

CLIENT:
LAMBERT WOODS NORTH, LLC
BOSTON, MASSACHUSETTS

1145_CIVIL

1145

SCALE: AS NOTED

DESIGNED BY: NPH/SJL

DRAWN BY: NPH

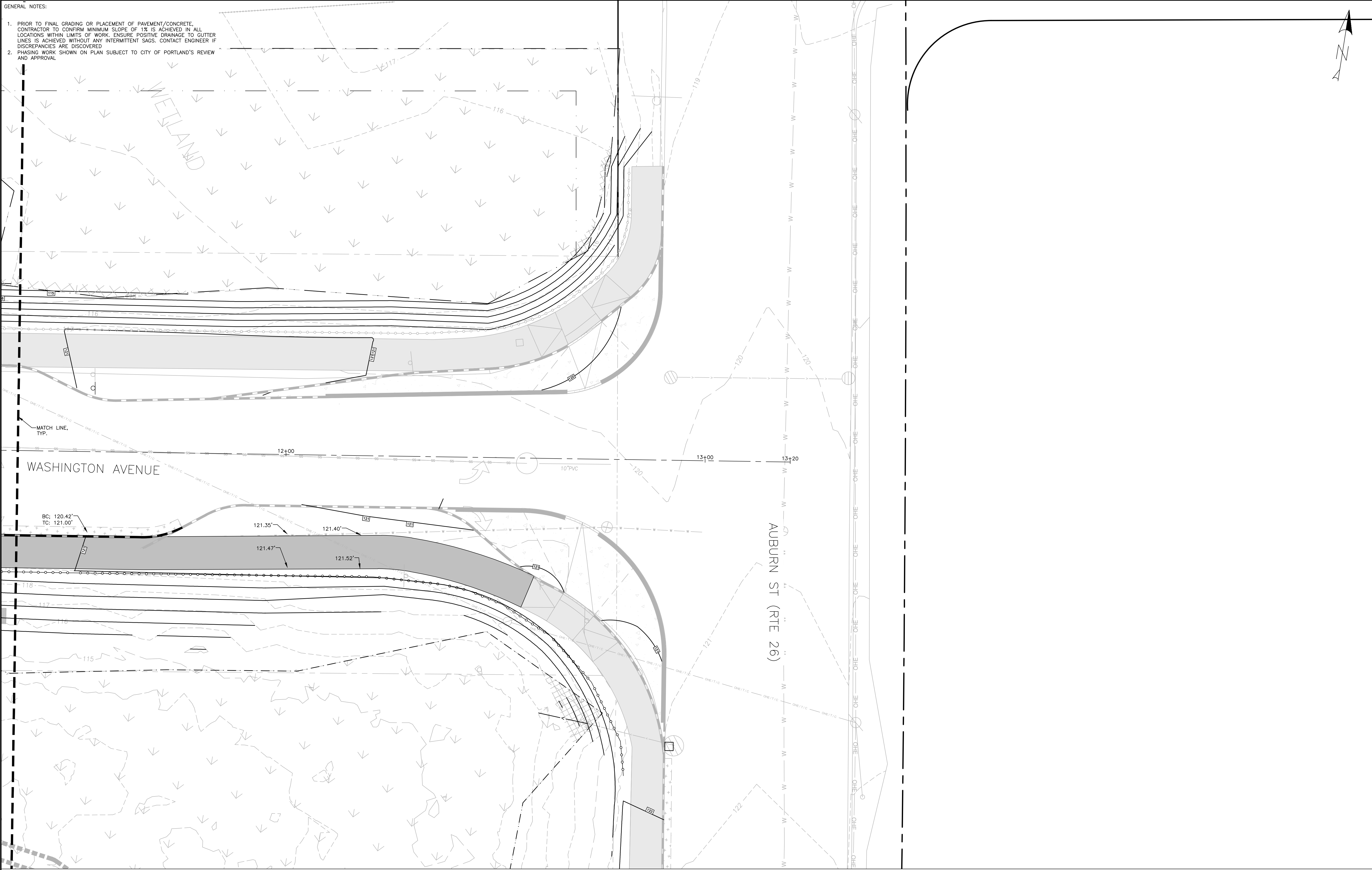
CHECKED BY: SJL/JQA

DRAWING NO.
C-53

AUBURN STREET INTERSECTION – STATIONS: 11+25 – 13+20

SCALE: 1"=10'

PERMIT LEVEL
NOT ISSUED FOR
CONSTRUCTION



AUBURN STREET INTERSECTION — STATIONS: 11+25 — 13+20



PERMIT LEVEL
NOT ISSUED FOR
CONSTRUCTION

ISSUED FOR	BY
SJL	SJL
DATE	DATE
6/7/22	6/7/22
SITE/SUB	SJL
HUD PRE-APP	7/13/21
75% SET	SJL
11/3/23	11/3/23
BIDDING DOCUMENTS	SJL
12/8/23	12/8/23

DRAWING NAME:	PHASE II — RIGHT-OF-WAY GRADING & DRAINAGE PLAN
PROJECT NAME:	STA 11+25 — 13+20
CLIENT:	165 LAMBERT ST CO-OP PORTLAND, MAINE 04103 LAMBERT WOODS NORTH, LLC BOSTON, MASSACHUSETTS

Barton & Loguidice
383 US-1 Suite 2A, Scarborough, Maine 04074
(207) 331-6694 jadamis@bartonandloguidice.com

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ACORN
ENGINEERING, INC.

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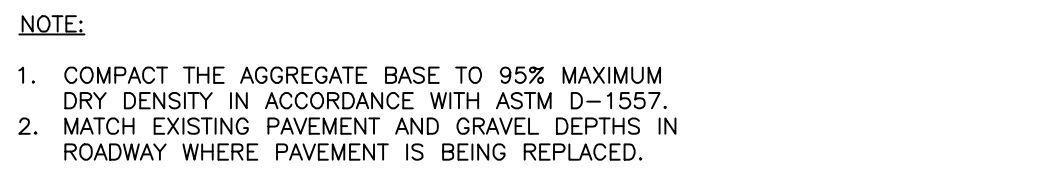
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DESIGNED BY: NPH/SJL

DRAWN BY: NPH

CHECKED BY: SJL/JQA

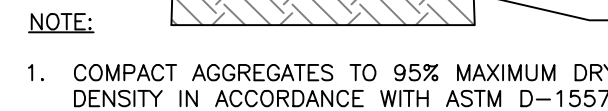
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C-54



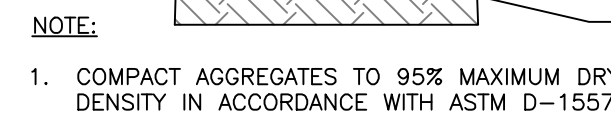
WASHINGTON AVE & LAMBERT ST
PAVEMENT PROFILE
NOT TO SCALE



SIDEWALK ADJACENT TO GRASS PAVERS PROFILE
NOT TO SCALE

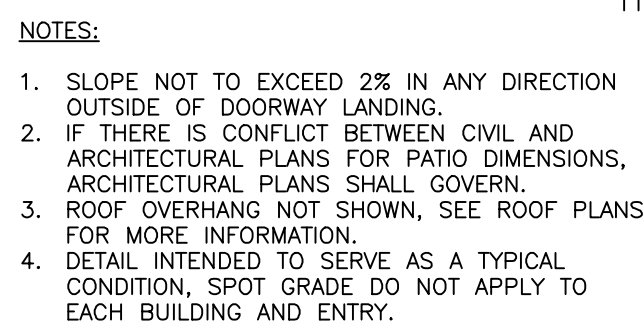


INTERNAL PARKING AND PRIVATE DRIVE PAVEMENT PROFILE
NOT TO SCALE



AUBURN STREET PROFILE
NOT TO SCALE

1. AT A MINIMUM, TESTING SHALL CONSIST OF ENTRAINED AIR AND SLUMP TESTS ON SITE PRIOR TO POURING THE SIDEWALKS. ENTRAINED AIR TESTS SHALL BE DONE IN ACCORDANCE WITH AASHTO T152. TEST FIRST TWO LOADS AND EVERY THIRD LOAD THEREAFTER PROVIDED CONSISTENT RESULTS ARE ACHIEVED.
2. WEDGED FIBER FABRIC SHALL BE PLACED 2 INCHES ABOVE THE CRUSHED GRAVEL, AND 2 INCHES FROM ALL FINISHED EDGES, EXPANSION JOINTS AND CURBS. ALL FABRIC JOINTS SHALL BE OVERLAPPED A MINIMUM OF 1 FOOT AND BE PROPERLY TIED. IF THE CONTRACTOR ELECTS TO USE REBAR, 10#-4 GAUGE WILL BE ACCEPTABLE. IF THE CONTRACTOR ELECTS TO USE A PRE-MIXED FIBER MESH, A SPECIFICATION THEREOF MUST BE SUBMITTED AND PRE-APPROVED BY THE ENGINEER PRIOR TO ITS APPLICATION.
3. SLABS SHALL BE LAGED ALTERNATELY IN LENGTHS NOT TO EXCEED 30 FEET OR AS DIRECTED AND SHALL BE SEPARATED BY AN EXPANSION JOINT OF PREFORMED EXPANSION FILLER 1/2 INCH IN THICKNESS.
4. WHEN CONSTRUCTED ADJACENT TO A BUILDING, RETAINING WALL OR OTHER FIXED STRUCTURE, A 1/2 INCH THICK PREFORMED JOINT FILLER SHALL BE USED BETWEEN THE SLAB AND THE STRUCTURE.
5. THE SIDEWALK SURFACE SHALL BE SCORED INTO BLOCK UNITS NO GREATER THAN 40 SQUARE FEET AS DIRECTED. THE DEPTH OF THE SCORING SHALL BE AT LEAST ONE QUARTER INCH.
6. ANY MATCHING INTO EXISTING SIDEWALKS SHALL BE DONE SO WITH A CLEAN VERTICAL FACE CONNECTION.
7. THE SURFACE SHALL BE FINISHED TO PRODUCE A BROOMLIKE "BRUSHED" PATTERN. NO PLASTERING OF THE SURFACE WITH MORTAR WILL BE PERMITTED. THE FINISH SHALL RESULT IN A SURFACE OF UNIFORM TEXTURE AND COLOR. ALL OUTSIDE EDGES OF THE SLAB AND ALL JOINTS SHALL BE ROUNDED WITH A 1/4 INCH RADIUS EDGING TOOL.
8. THE SLAB SHALL BE CURED BY COVERING WITH 2 INCHES OF MOISTENED CURING COMPOUND OF THOMPSON'S WATER SEAL AS MANUFACTURED BY E.A. THOMPSON CO., INC. OF MEMPHIS, TENNESSEE, BOILED LINSEED OIL, WHITE PIGMENTED CURING COMPOUND, OR BY OTHER APPROVED METHODS. CONCRETE SIDEWALK TO BE SEALED WITH CONSOLIDECK SALTGUARD WB OR APPROVED EQUAL 28 DAYS AFTER PLACEMENT. FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR APPLICATION.
9. GENERAL CONTRACTOR TO COLLECT DELIVERY SLIPS AND TRANSFER TO THE OWNER.
10. WHERE REINFORCED CONCRETE SIDEWALK IS PROPOSED AS A PUBLIC RIGHT OF WAY, THE DETAIL MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT PRIOR TO THE INSTALLATION OF THE WALK.



DRAWING NAME:	SITE DETAILS - 1	
PROJECT	165 LAMBERT ST NORTH CO-OP	
NAME/ADDRESS:	PORTLAND, MAINE 04103	
CLIENT	LAMBERT WOODS NORTH, LLC.	
NAME OF RECORD:	2 OLIVER STREET, SUITE 500 BOSTON, MASSACHUSETTS 02109	


ACORN ENGINEERING, INC.
 P.O. BOX 3372, PORTLAND, MAINE 04101
 (207) 775-2855
— ENGINEERING, INC. —
A C O R N

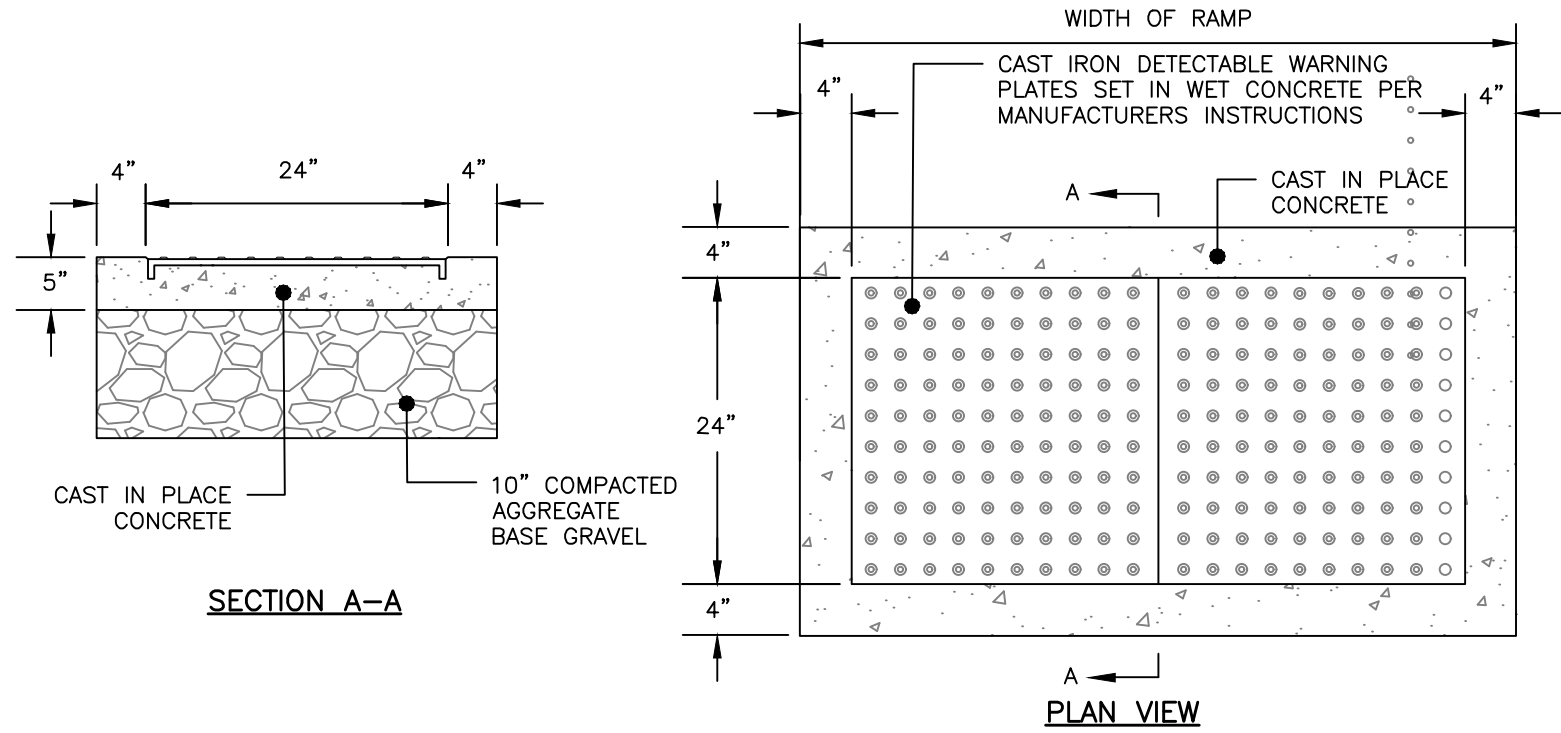
FILE:	1145_CIVIL
JN:	1145
SCALE:	AS NOTED
DESIGNED BY:	SJL
DRAWN BY:	NPH
CHECKED BY:	WHS

DRAWING NO.

C-60

NOTES:

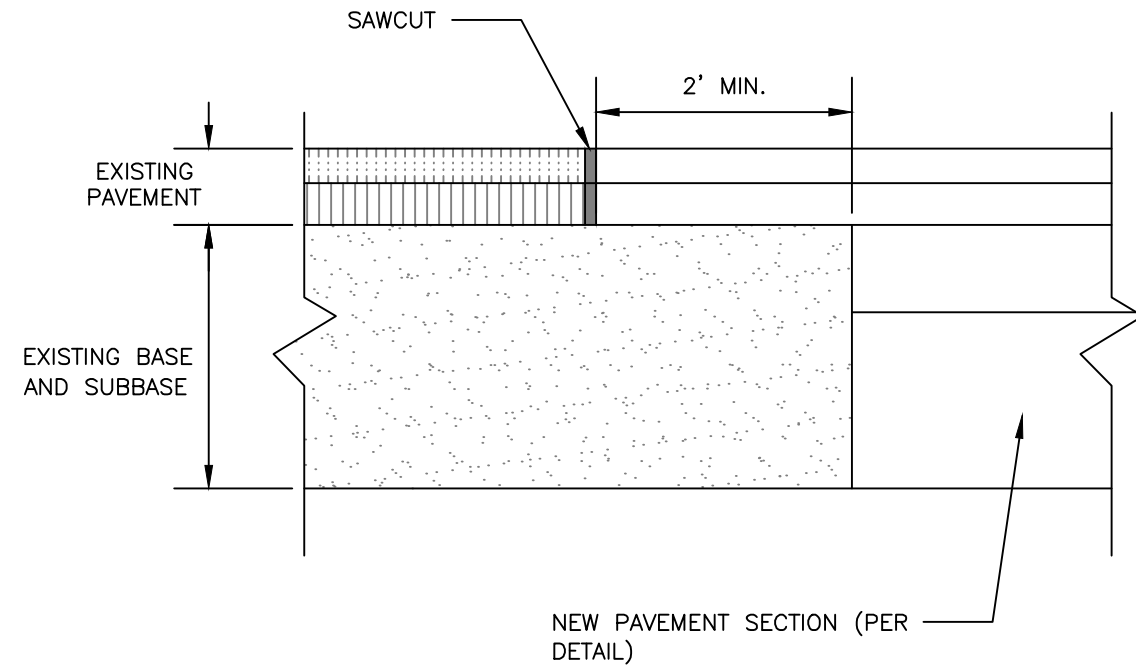
1. ALL DETECTABLE WARNING PLATES SHALL BE UNCOATED CAST IRON. FOLLOW MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION.
2. CAST IN PLACE CONCRETE SHALL MEET SPECIFICATIONS FOR MOOT CLASS A STRUCTURAL CONCRETE. MINIMUM COMPRESSIVE STRENGTH 4,000 PSI. THE EXPOSED CONCRETE BORDER SHALL RECEIVE A UNIFORM BROOM FINISH PERPENDICULAR TO THE FLOW OF PEDESTRIAN TRAFFIC.
3. TRUNCATED DOMES SHALL BE ALIGNED IN ROWS, PARALLEL AND PERPENDICULAR TO THE PREDOMINANT DIRECTION OF TRAVEL. TRUNCATED DOME BRICKS AND GRANITE PAVERS ARE NOT ALLOWED.
4. SIZE: THE DETECTABLE WARNING PLATES SHALL EXTEND 24 INCHES MINIMUM IN THE DIRECTION OF TRAVEL AND THE FULL WIDTH OF THE CURB RAMP, LANDING, OR BLENDED TRANSITION TO THE STREET.
5. ORIENTATION: THE DETECTABLE WARNING PANEL SHALL BE LOCATED SO THAT THE EDGE NEAREST THE CURB LINE IS 6 INCHES MINIMUM AND 8 INCHES MAXIMUM FORM THE CURB LINE. THE PANEL SHALL BE ORIENTED TO THE DIRECTION OF TRAVEL AS IDENTIFIED BY THE POINT OF EGRESS.



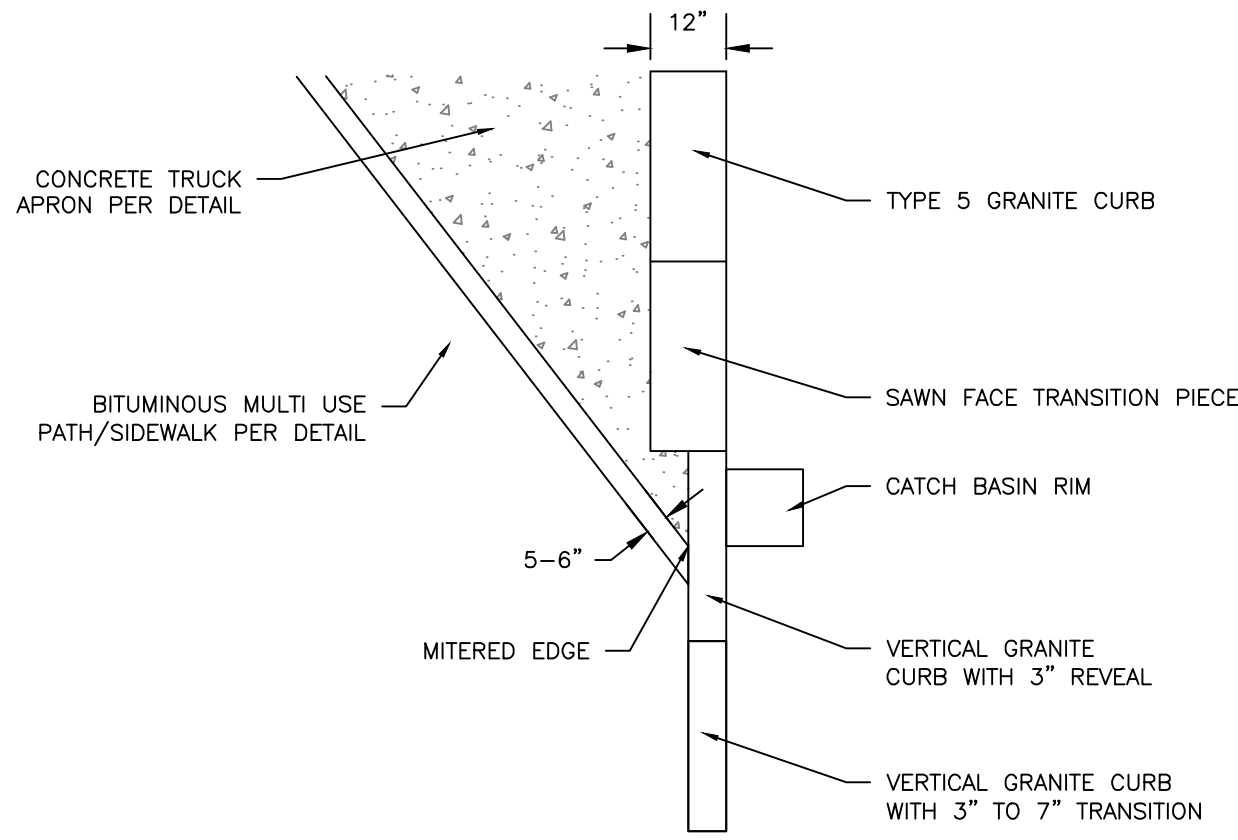
SIDEWALK RAMP DETECTABLE WARNING PANEL
NOT TO SCALE

NOTES:

1. SAWCUT EXISTING PAVEMENT AND REMOVE 2' STRIP OF EXISTING PAVEMENT. CREATE UNIFORM AND RIGID BUTT JOINT AND APPLY BITUMINOUS TACK COAT AT AN APPLICATION RATE OF 0.10 TO 0.14 GALLONS PER SQUARE YARD PRIOR TO PLACEMENT OF NEW BITUMINOUS PAVEMENT.
2. THE NEW PAVEMENT SECTION SHALL MEET THE RELEVANT CITY OF PORTLAND BITUMINOUS PAVEMENT SECTION DETAIL AT A MINIMUM OR THE EXISTING PAVEMENT AND AGGREGATE BASE AND SUBBASE DEPTH, WHICHEVER IS GREATER.



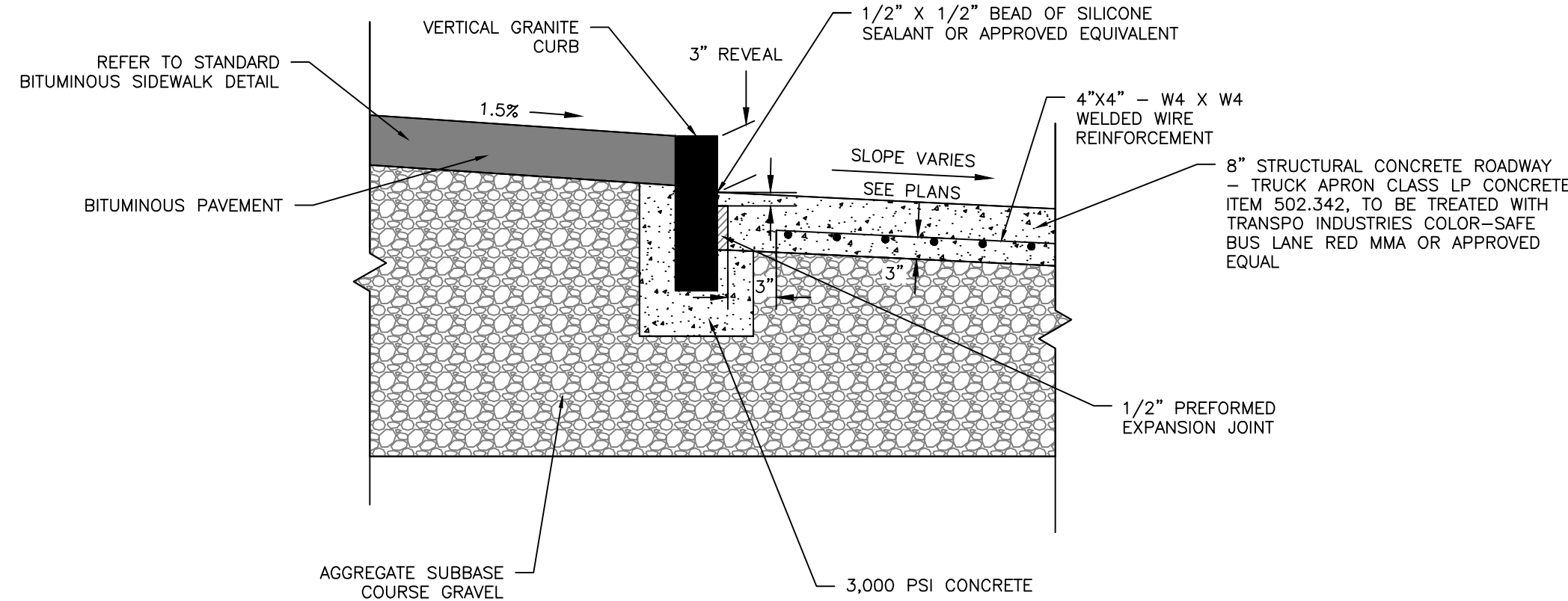
PAVEMENT SAWCUT DETAIL
NOT TO SCALE



CURB CONVERGENCES AT
AUBURN/WASH. INTERSECTION
NOT TO SCALE

NOTES:

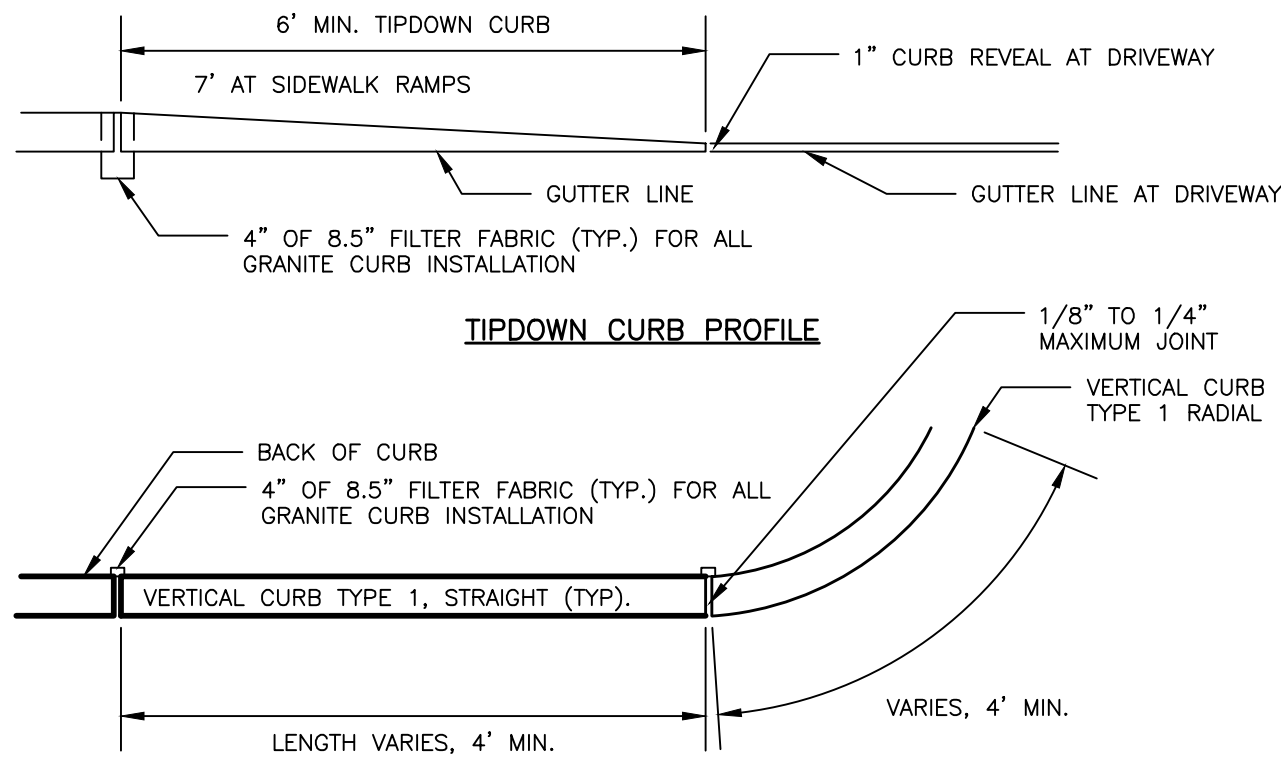
1. CONCRETE SHALL BE CLASS A.
2. REINFORCEMENT SHALL BE 4" X 4" W4 X W4 STEEL WELDED WIRE FABRIC, DEFORMED, CONFORMING TO SECTION 503 AND SECTION 709.02 OF MAINE DOT STANDARD SPECIFICATIONS (MDSS).
3. PREFORMED EXPANSION JOINT FILLERS SHALL MEET THE REQUIREMENTS OF SECTION 705.01 OF MDSS.
4. PRIOR TO THE CONCRETE PLACEMENT, THE FOUNDATION BED SHALL BE THOROUGHLY AND UNIFORMLY SATURATED WITH WATER. THE BED SHALL BE FREE OF PUDDLES AND EXCESSIVE SURFACE WATER.
5. CONCRETE SHALL BE PLACED IN A CONTINUOUS PLACEMENT OPERATION BETWEEN PREFORMED EXPANSION JOINTS. NO CONSTRUCTION JOINTS WILL BE ALLOWED. EXPANSION JOINTS SHALL HAVE AN APPROVED EXPANSION JOINT SEALER INSTALLED AS DETAILED ON THE PLANS. PREFORMED EXPANSION JOINTS SHALL BE CONTINUOUS AND OF AN APPROVED MATERIAL. AND CONTROL JOINTS SHALL BE SAWCUT INTO THE SURFACE OF THE CONCRETE. EXPANSION JOINTS AND CONTROL JOINTS SHALL BE PLACED AS SHOWN ON THE DETAILS.
6. THE SURFACE OF THE CONCRETE SHALL RECEIVE A FLOAT FINISH IN ACCORDANCE WITH SUBSECTION 602.14 OF MDSS 7. IMMEDIATELY FOLLOWING THE FLOAT FINISH, THE SURFACE SHALL BE TEXTURED AT RIGHT ANGLES TO THE ROADWAY USING AN APPROVED OPEN-PILE, STIFF BRISTLE BROOM OR MAT.
7. THE CURING PERIOD FOR THE CONCRETE SHALL BE SEVEN DAYS AND SHALL MEET THE REQUIREMENTS OF STANDARD SPECIFICATIONS SECTION 502.15. THE FINISHED SURFACE OF THE CONCRETE SHALL RECEIVE A PROTECTIVE COATING IN ACCORDANCE WITH SECTION 515 OF MDSS.



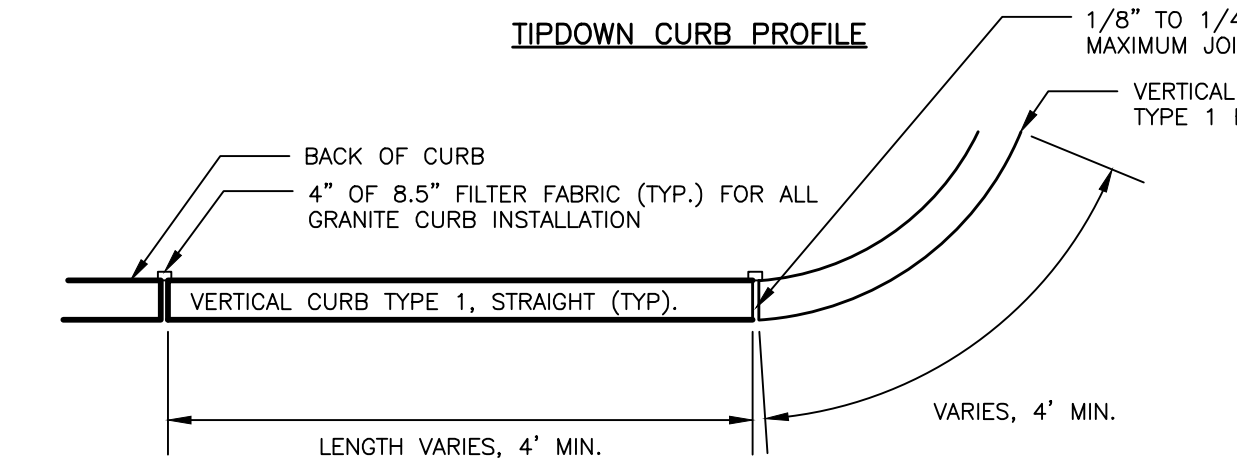
TRUCK APRON AT SIDEWALK DETAIL
NOT TO SCALE

NOTES:

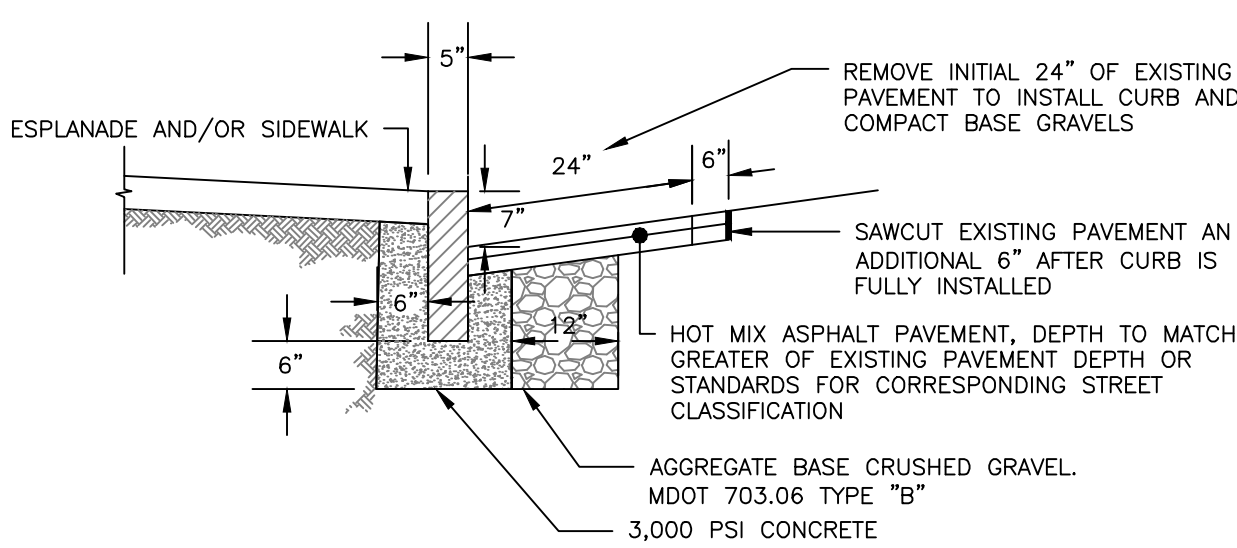
1. CURB SHALL BE RESET IN ACCORDANCE WITH MDOT 609.08 WITH THE EXCEPTION OF CURB SPACING TO BE INSTALLED PER DETAIL.
2. INDIVIDUAL PIECES OF CURB SHORTER THAN 4 L.F. ARE NOT ALLOWED, WITH THE EXCEPTION OF RADIAL CURB.
3. THE MINIMUM HEIGHT OF THE CONCRETE BACKING SHALL BE 10 INCHES OR TO THE BOTTOM OF THE HOT MIX ASPHALT PAVEMENT, WHICHEVER IS GREATER, MEASURED FROM THE BOTTOM OF THE CURB.
4. CURBING SHALL BE SET IN A 6-INCH BED OF POURED IN PLACE 3,000 PSI CONCRETE MIX. WOODEN SHIMS MAY BE USED TO SET CURB.



TIPDOWN CURB PROFILE



VERTICAL GRANITE CURB PLAN VIEW

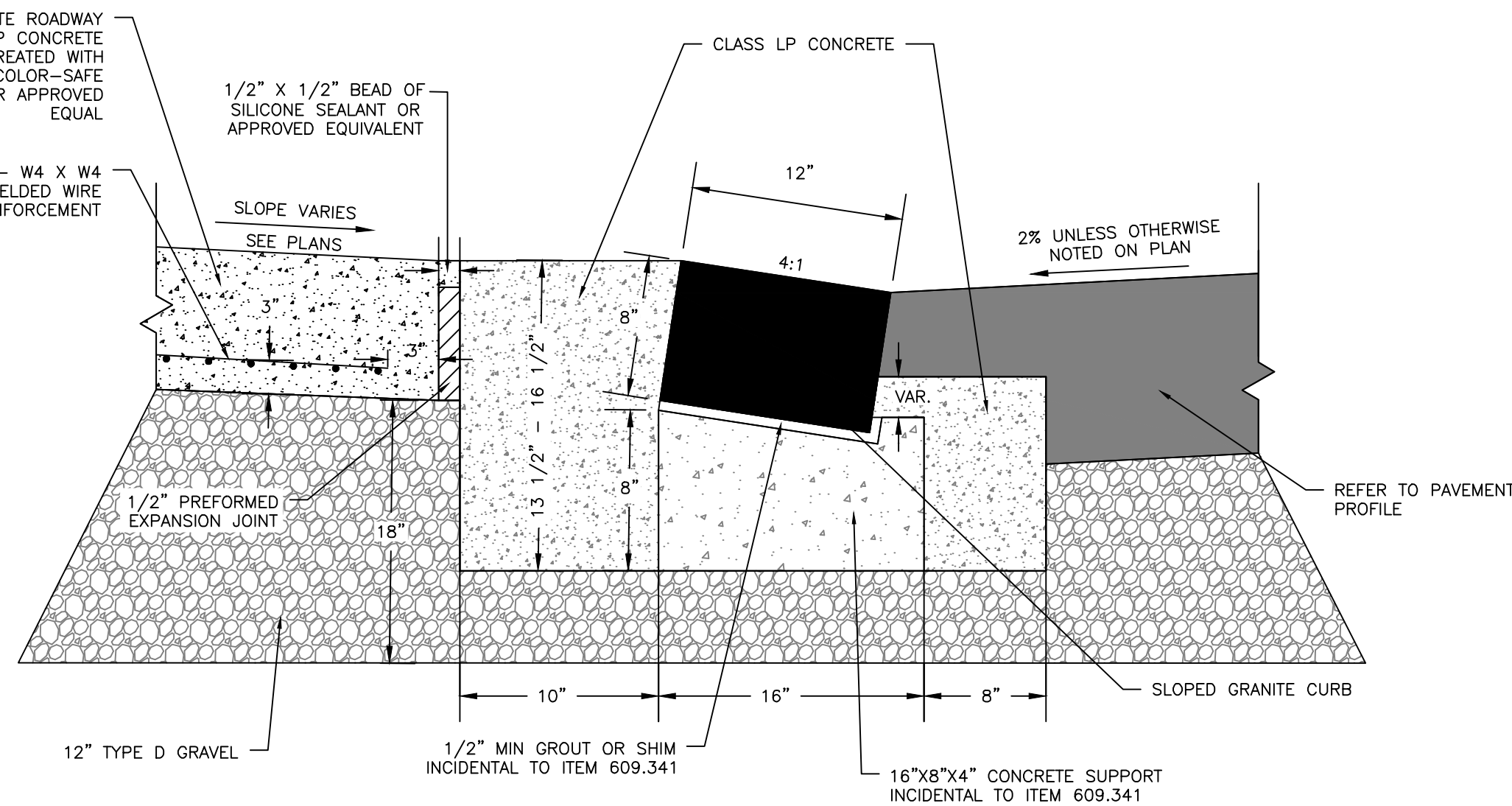


VERTICAL GRANITE CURB CROSS SECTION

VERTICAL GRANITE CURB AND TIPDOWN INSTALLATION
IN EXISTING STREETS DETAIL
NOT TO SCALE

NOTES:

1. CONCRETE SHALL BE CLASS A.
2. REINFORCEMENT SHALL BE 4" X 4" W4 X W4 STEEL WELDED WIRE FABRIC, DEFORMED, CONFORMING TO SECTION 503 AND SECTION 709.02 OF MAINE DOT STANDARD SPECIFICATIONS (MDSS).
3. PREFORMED EXPANSION JOINT FILLERS SHALL MEET THE REQUIREMENTS OF SECTION 705.01 OF MDSS.
4. PRIOR TO THE CONCRETE PLACEMENT, THE FOUNDATION BED SHALL BE THOROUGHLY AND UNIFORMLY SATURATED WITH WATER. THE BED SHALL BE FREE OF PUDDLES AND EXCESSIVE SURFACE WATER.
5. CONCRETE SHALL BE PLACED IN A CONTINUOUS PLACEMENT OPERATION BETWEEN PREFORMED EXPANSION JOINTS. NO CONSTRUCTION JOINTS WILL BE ALLOWED. EXPANSION JOINTS SHALL HAVE AN APPROVED EXPANSION JOINT SEALER INSTALLED AS DETAILED ON THE PLANS. PREFORMED EXPANSION JOINTS SHALL BE CONTINUOUS AND OF AN APPROVED MATERIAL. AND CONTROL JOINTS SHALL BE SAWCUT INTO THE SURFACE OF THE CONCRETE. EXPANSION JOINTS AND CONTROL JOINTS SHALL BE PLACED AS SHOWN ON THE DETAILS.
6. THE SURFACE OF THE CONCRETE SHALL RECEIVE A FLOAT FINISH IN ACCORDANCE WITH SUBSECTION 602.14 OF MDSS 7. IMMEDIATELY FOLLOWING THE FLOAT FINISH, THE SURFACE SHALL BE TEXTURED AT RIGHT ANGLES TO THE ROADWAY USING AN APPROVED OPEN-PILE, STIFF BRISTLE BROOM OR MAT.
7. THE CURING PERIOD FOR THE CONCRETE SHALL BE SEVEN DAYS AND SHALL MEET THE REQUIREMENTS OF STANDARD SPECIFICATIONS SECTION 502.15. THE FINISHED SURFACE OF THE CONCRETE SHALL RECEIVE A PROTECTIVE COATING IN ACCORDANCE WITH SECTION 515 OF MDSS.



TRUCK APRON AT GUTTERLINE DETAIL
NOT TO SCALE

PERMIT LEVEL
NOT ISSUED FOR
CONSTRUCTION

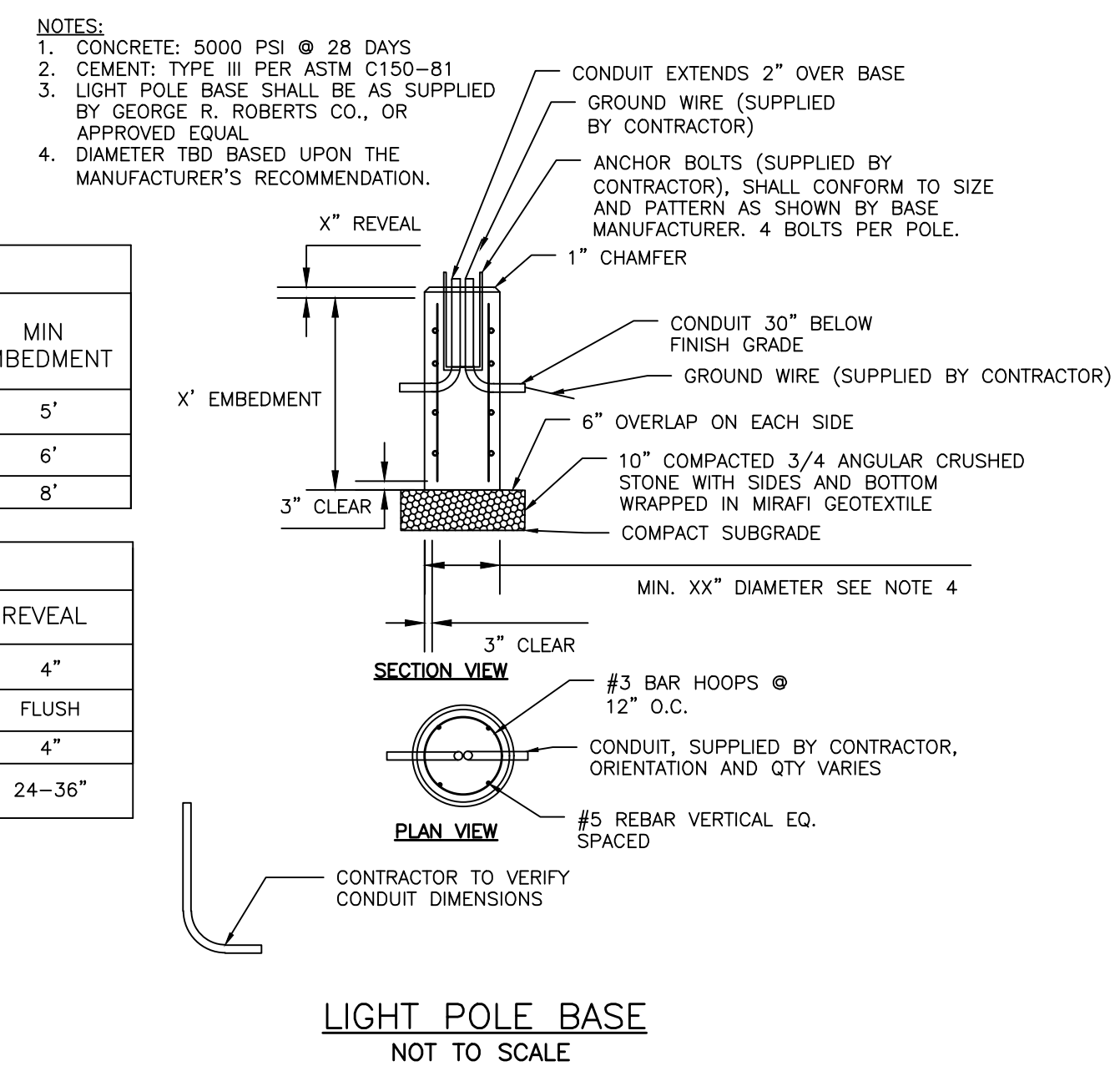
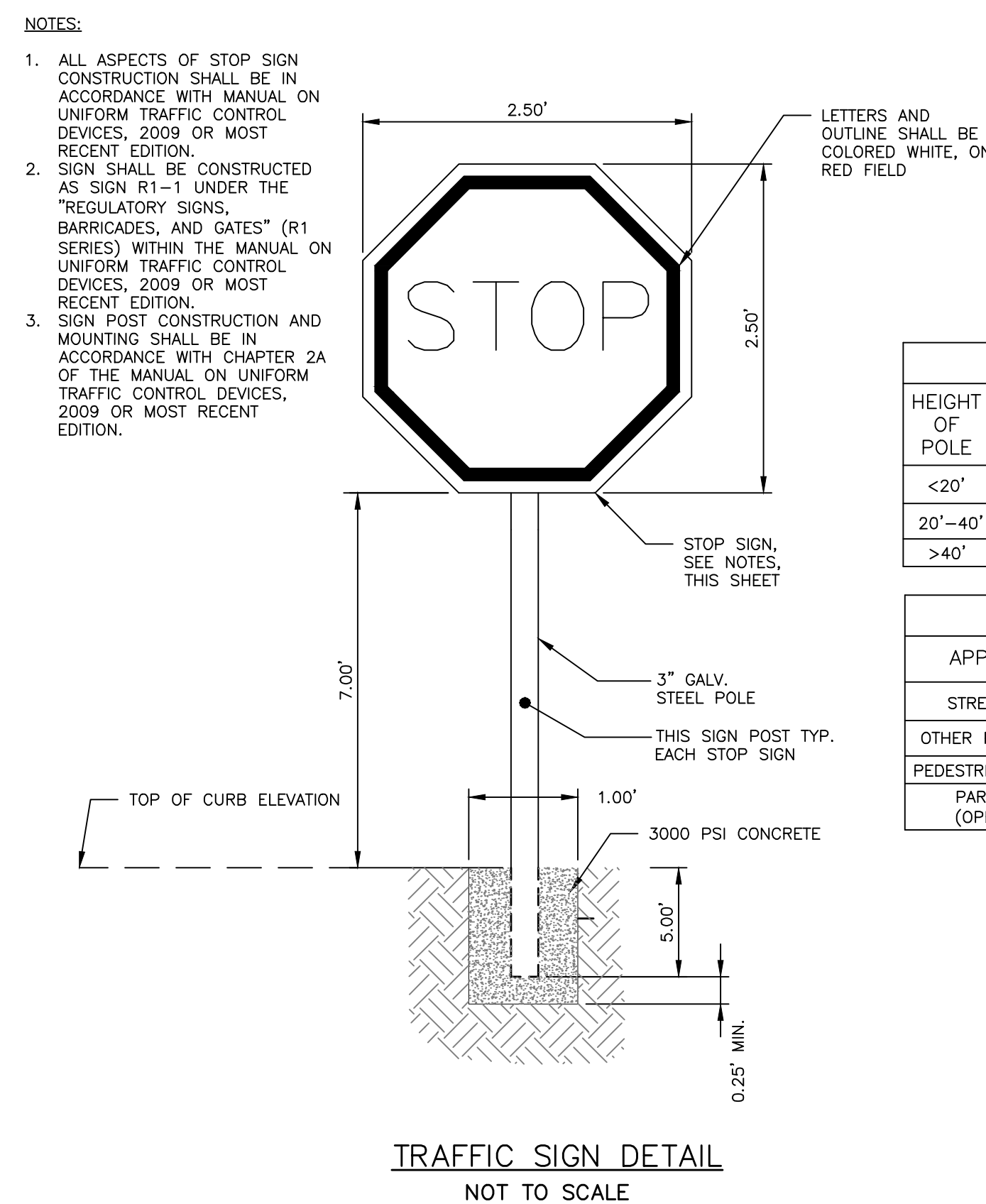
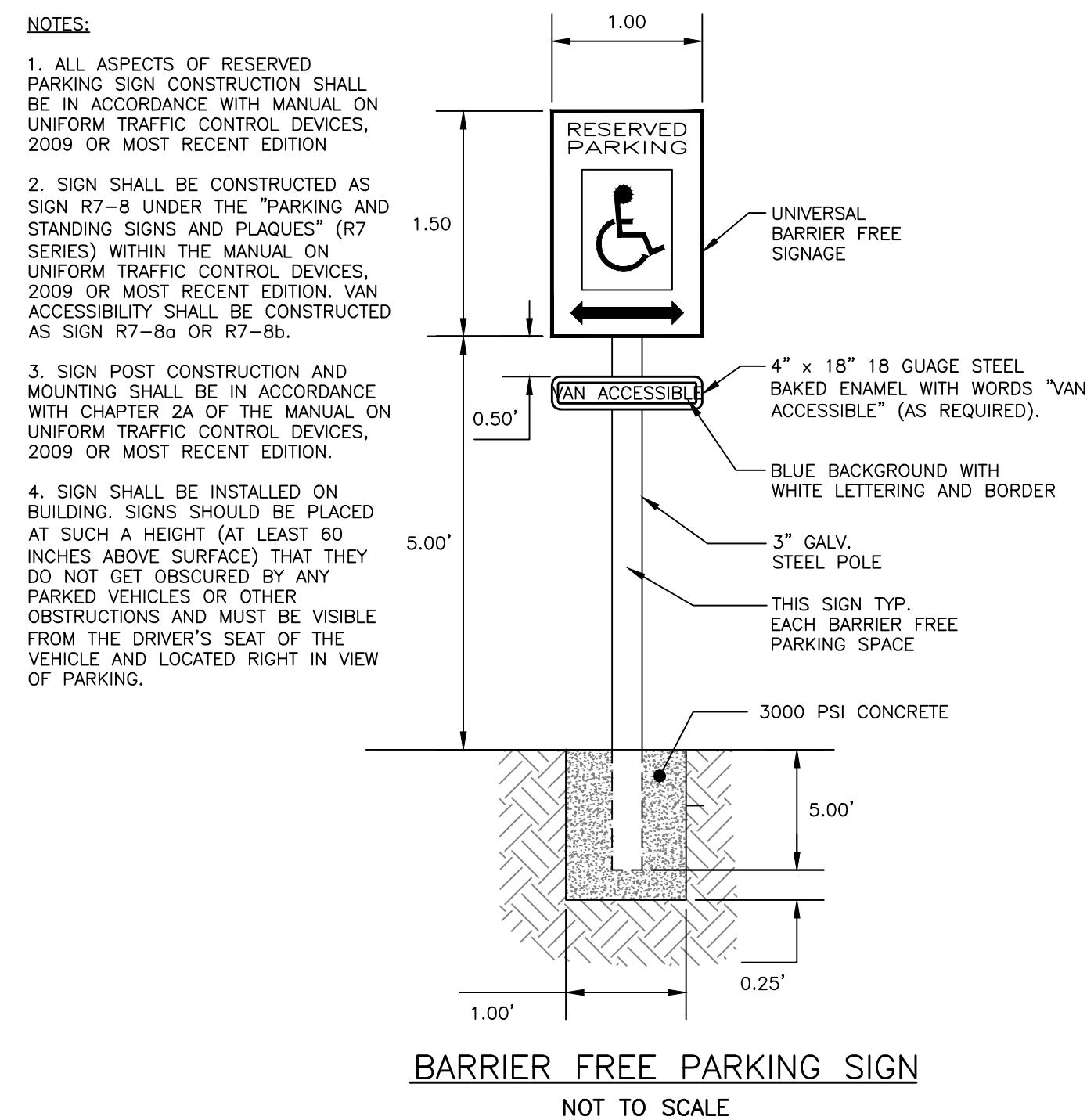
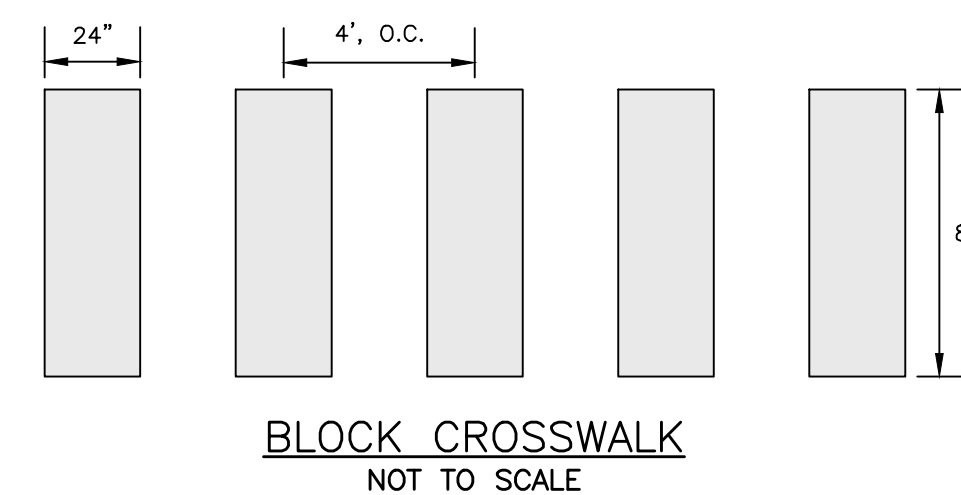
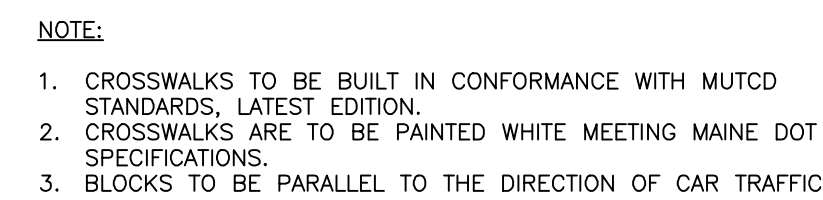
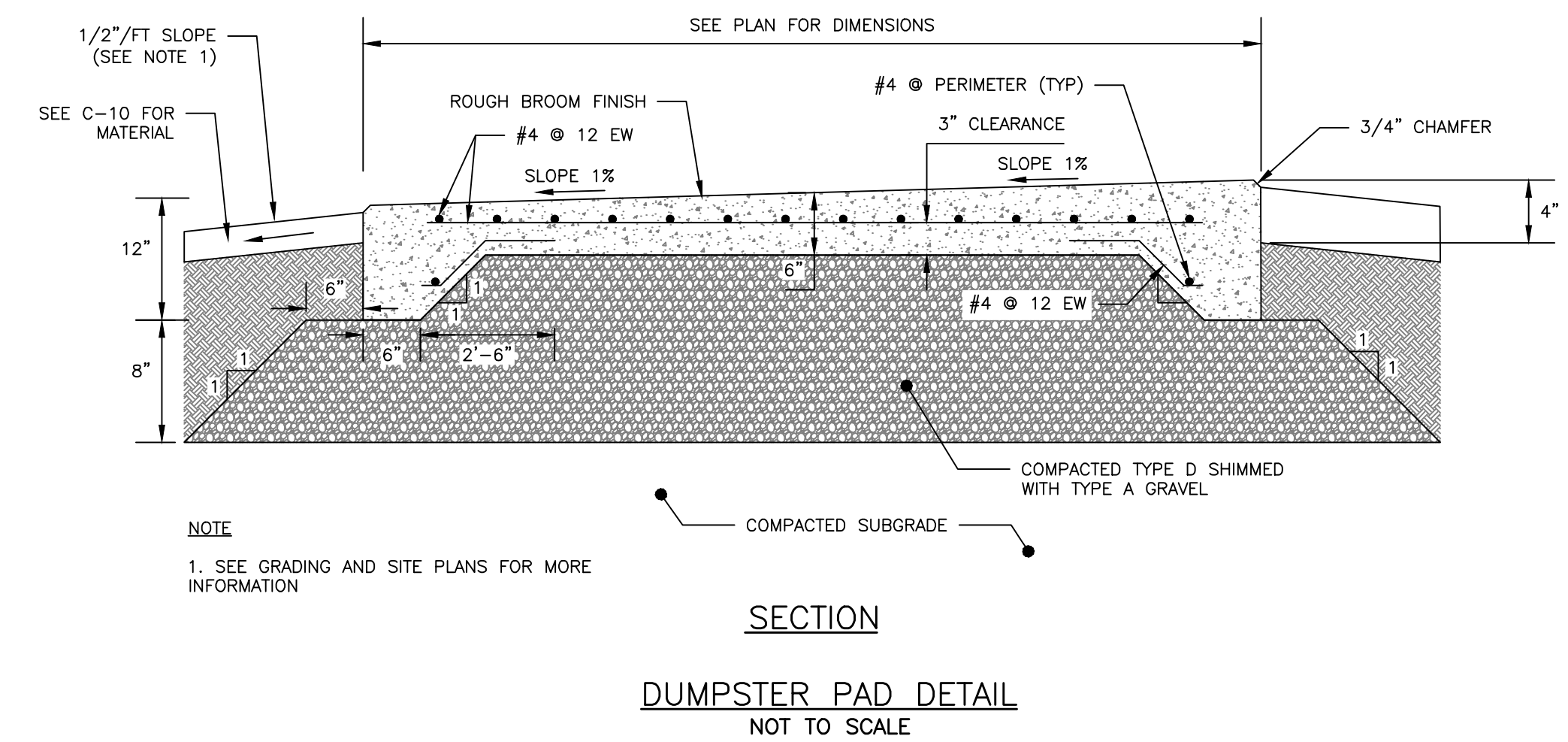
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SJL	SJL
DATE	6/17/22
SITE/SUB	SJL
COMMENT RESPONSE I	SJL
COMMENT RESPONSE II	SJL
COMMENT RESPONSE III	SJL
75% SET	SJL
BIDDING DOCUMENTS	12/23/22
PARKING ADDITION	SJL
PRICING	6/22/24
MAJOR SITE PLAN	SJL
AMENDMENT	6/17/24

SITE DETAILS - 2	PROJECT NAME/ADDRESS
165 LAMBERT ST NORTH CO-OP	PORTLAND, MAINE 04103
CLIENT/OWNER	LAMBERT WOODS NORTH, LLC.
OF RECORD:	2 OLIVER STREET, SUITE 500 BOSTON, MASSACHUSETTS 02109

DRAWING NAME:	ENGINEERING, INC.
PROJECT NAME/ADDRESS:	165 LAMBERT ST NORTH CO-OP
CLIENT/OWNER:	LAMBERT WOODS NORTH, LLC.
OF RECORD:	2 OLIVER STREET, SUITE 500 BOSTON, MASSACHUSETTS 02109

FILE:	1145_CIVIL
JN:	1145
SCALE:	AS NOTED
DESIGNED BY:	SJL
DRAWN BY:	NPH
CHECKED BY:	WHS

DRAWING NO.	C-61
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SCHEDULE		
HEIGHT OF POLE	MIN DIAMETER	MIN EMBEDMENT
<20'	1.5'	5'
20' - 40'	2'	6'
>40'	3'	8'

REVEALS	
APPLICATIONS	REVEAL
STREET/SIDEWALK	4"
OTHER PED HARDSCAPE	FLUSH
PEDESTRIAN LAWN/MULCH	4"
PARKING AREAS (OPEN TRAFFIC)	24-36"

PERMIT LEVEL
NOT ISSUED FOR
CONSTRUCTION

ISSUED FOR	BY DATE
SITE/SUB	SJL 6/17/22
COMMENT RESPONSE	SJL 9/26/22
COMMENT RESPONSE II	SJL 12/23/22
COMMENT RESPONSE III	SJL 1/31/23
75% SET	SJL 11/3/23
BIDDING DOCUMENTS	SJL 12/8/23
PARKING ADDITION PRICING	SJL 6/7/24
MAJOR SITE PLAN AMENDMENT	SJL 6/17/24

DRAWING NAME: SITE DETAILS - 3

PROJECT NAME/ADDRESS: 165 LAMBERT ST NORTH CO-OP
PORTLAND, MAINE 04103

CLIENT/OWNER OF RECORD: LAMBERT WOODS NORTH, LLC.
2 OLIVER STREET, SUITE 500 BOSTON, MASSACHUSETTS 02109


A C O R N
ENGINEERING, INC.
 ACORN ENGINEERS, INC.
 P.O. BOX 3372, PORTLAND, MAINE 04101
 (207) 775-2655

FILE:	1145_CIVIL
JN:	1145
SCALE:	AS NOTED
DESIGNED BY:	SJL
DRAWN BY:	NPH
CHECKED BY:	WHS

DRAWING NO.
C-62



- PLAN VIEW



- CONCRETE PAD



DUO-GARD SHELTER CONCRETE PAD / PIER FOOTING DETAIL
NOT TO SCALE

- BUS SHELTER AND SHELTER SITING WITHOUT ESPLANADE
NOT TO SCALE

PERMIT LEVEL
NOT ISSUED FOR
CONSTRUCTION

[illegible]

SITE DETAILS - 4

165 LAMBERT ST NORTH CO-OP
PORTLAND, MAINE 04103

LAMBERT WOODS NORTH, LLC.
 2 OLIVER STREET, SUITE 500 BOSTON, MASSACHUSETTS 02109

DRAWING NAME:

PROJECT
NAME/ADDRESS:

CLIENT/OWNER OF RECORD:

[illegible]

1000000

LAGON, ELIZABETH A. 110

LAGON, ELIZABETH A. 110

LAGON, ELIZABETH A. 110

FILE: 1145_CIVIL

JN:	1145
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SCALE: AS NOTED

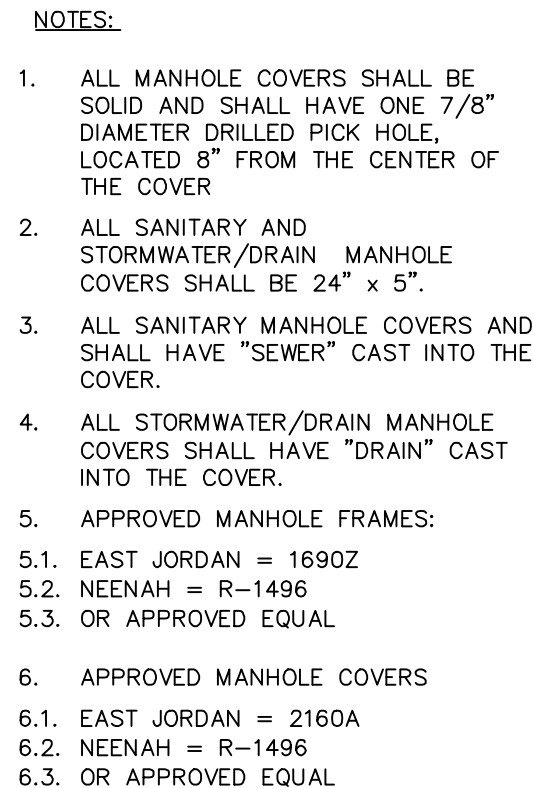
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DRAWN BY: NPH

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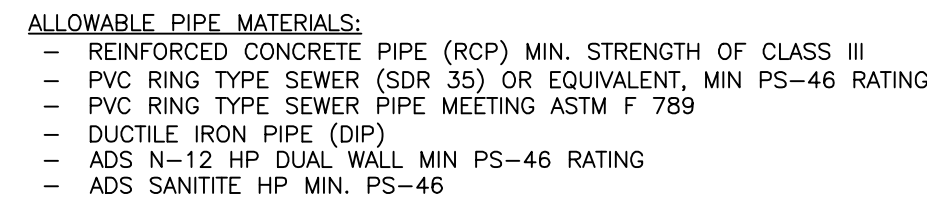
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C-63



NOTES:

1. MANHOLE COVER FOR SEWER MANHOLE SHALL BE ENGRAVED "SEWER", AND SHALL BE EITHER ITEM # 2160A AS MANUFACTURED BY EAST JORDAN CO. OR ITEM # 14960002 AS MANUFACTURED BY NEEHA FOUNDRY. MANHOLE COVER FOR STORM SEWER SHALL BE ENGRAVED "DRAIN", AND SHALL BE EITHER ITEM # 2160A AS MANUFACTURED BY EAST JORDAN CO. OR ITEM # 14960003 AS MANUFACTURED BY NEEHA FOUNDRY.
2. MANHOLE FRAME SHALL BE EITHER ITEM # 14960001, AS MANUFACTURED BY NEEHA FOUNDRY, OR ITEM # 19602, AS MANUFACTURED BY EAST JORDAN CO.
3. WITHIN CITY OF PORTLAND ROW, STORM DRAIN MANHOLE SHALL CONFORM WITH "STANDARD PRECAST SEWER MANHOLE DETAIL", WITH THE EXCEPTION THAT THE COVER SHALL BE MARKED AS "DRAIN". REFER TO CITY OF PORTLAND TECHNICAL MANUAL, SECTION 2 – SANITARY SEWER AND STORM DRAIN, FIGURE II-1
4. SUBMITTAL REQUIRED FOR MANHOLES, MANHOLE FRAMES & MANHOLE COVERS



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

1. BRACING AND SHEETING OR OTHER TRENCH PROTECTION TO BE PROVIDED TO MEET APPLICABLE STATE AND FEDERAL SAFETY STANDARDS. ALL SUCH TRENCH PROTECTION TO BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. STORM DRAIN COVER BETWEEN 2' AND 3' SHALL INCLUDE 4" OF RIGID INSULATION, COVER BETWEEN 3' AND 4' SHALL INCLUDE 2" RIGID INSULATION. OTHER UTILITIES: ADD 2" OF RIGID INSULATION FOR EACH FOOT ABOVE MINIMUM DEPTH.
3. INITIAL WARNING TO BE DIRECTLY ABOVE UTILITIES AT THE TOP OF SUBGRADE.
4. MINIMUM COVER
 - 1. 2' - 3' = STORM DRAIN
 - 2. 5' 0" - SEWER
5. NO TREES SHALL BE PLANTED WITHIN 5' OF A SEWER PIPE OR SERVICE.
6. THICKNESS AS NOTED BY SURFACE DETAILS.
7. CONTRACTOR TO COORDINATE WITH TOWN ENGINEER ON MATERIAL SPECIFICATIONS FOR INSTALLATION IN THE PAVED ROW.
8. ANY DAYLITE PIPE SHALL BE ADS N-12

ETHERIDGE E24XS
CAST IRON MANHOLE FRAME AND COVER

CAST IRON MANHOLE* FRAME AND COVER (DMH 7 ONLY)

ADJUST TO GRADE WITH BRICK (3 COURSES MIN.; 8 COURSES MAX.) OR METAL RISER RING WITH PROJECT ENGINEER'S APPROVAL (DMH 7 ONLY)

PORTLAND CEMENT MORTAR (DMH 7 ONLY)

VARIES

8"

2'-0"

8"

4'-0"

VARIES

VARIES

VARIES

VARIES

5" MIN

SLOPED SHELF: 1/4" PER FT

6" AS NOTED ON PLANS

SECTION A - A

CONCRETE OR MASONRY FILL (NO AIR VOIDS)

CUT BACK PIPE TO MANHOLE I. D.

PRECAST REINFORCED CONCRETE BARREL SECTION. MATCH 1'-0" TO 4'-0" LENGTH TO MEET FIELD CONDITIONS.

CONCRETE OR MASONRY FILL (NO AIR VOIDS)

DOUBLE MASTIC SEAL REQUIRED

OUTSIDE WALL

DOUBLE MASTIC SEAL REQUIRED

JOINT/MASTIC DETAIL

BRICK JOINT DETAIL

1/4" - 1/2" JOINTS

NOTE: JOINTS SHALL BE STAGGERED FOR EACH COURSE

JOINTS SHALL BE COMPLETELY FILLED WITH MORTAR

SHelf DETAIL

PLAN

CHANNEL MATCHES PIPE DIMENSION

CAST IRON MANHOLE FRAME AND COVER

WIDTH AS SPECIFIED

NOTE: MANHOLE CHANNELS REQUIRING CHANGE OF ALIGNMENT, TO BE BUILT ON SMOOTH RADIUS. IF SIDE PIPES ENTER, CHANNEL TO BE SHAPED TO RECEIVE ADDED SIDE FLOW.

NOTE: FOR ALL CROSS COUNTRY MANHOLES (LAWN AREAS), USE PAM REXUS MANHOLE COVERS BY CERTAINTED.

Diagram illustrating the repair of an existing manhole or catch basin using the "Bored and Grouted" method. The diagram shows a cross-section of the existing structure, which is being repaired by installing a new pipe section through a bored hole. The hole is filled with non-shrink grout and No. 1 wire cut bricks. A watertight ring is installed around the new pipe section. The diagram also shows a 2-inch minimum gap between the new pipe and the existing structure.

- CORE DRILL AS NECESSARY TO PROVIDE ADEQUATE SPACE TO PROPERLY SET PIPE
- NEW PIPE SECTION
- 2" MIN.
- MIN.
- NON SHRINK GROUT AND NO. 1 WIRE CUT BRICKS
- WATERSTOP RING BY FERNOX OR APPROVED EQUAL (INSTALLED ACCORDING TO MANUFACTURER'S RECOMM)
- EXISTING MANHOLE OR CATCH BASIN

PERMIT LEVEL
NOT ISSUED FOR
CONSTRUCTION

ISSUED FOR	BY DATE
SITE/SUB	S/JL
COMMENT RESPONSE	6/17/22 S/JL
COMMENT RESPONSE II	9/26/22 S/JL
COMMENT RESPONSE III	1/21/23 S/JL
75% SET	11/2/23 S/JL
BIDDING DOCUMENTS	12/28/23 S/JL
PARKING ADDITION PRICING	6/7/24 S/JL
MAJOR SITE PLAN AMENDMENT	6/17/24 S/JL

UTILITY DETAILS - 1

165 LAMBERT ST NORTH CO-OP
PORTLAND, MAINE 04103

LAMBERT WOODS NORTH, LLC.
REET, SUITE 500 BOSTON, MASSACHUSETTS 02109

DRAWING NAME:

PROJECT
NAME/ADDRESS:

CLIENT/OWNER
OF RECORD:

2 OLIVE

ENGINEERING, INC.

WERE MODIFIED WITHOUT WRITTEN PERMISSION

ACORN ENGINEERING, INC.
PO BOX 3372, PORTLAND MAINE 04101
(207) 775-2655

FILE: 1145_CIVIL

JN:	1145
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SCALE: AS NOTED

DESIGNED BY: SJL

DRAWN BY: NPH

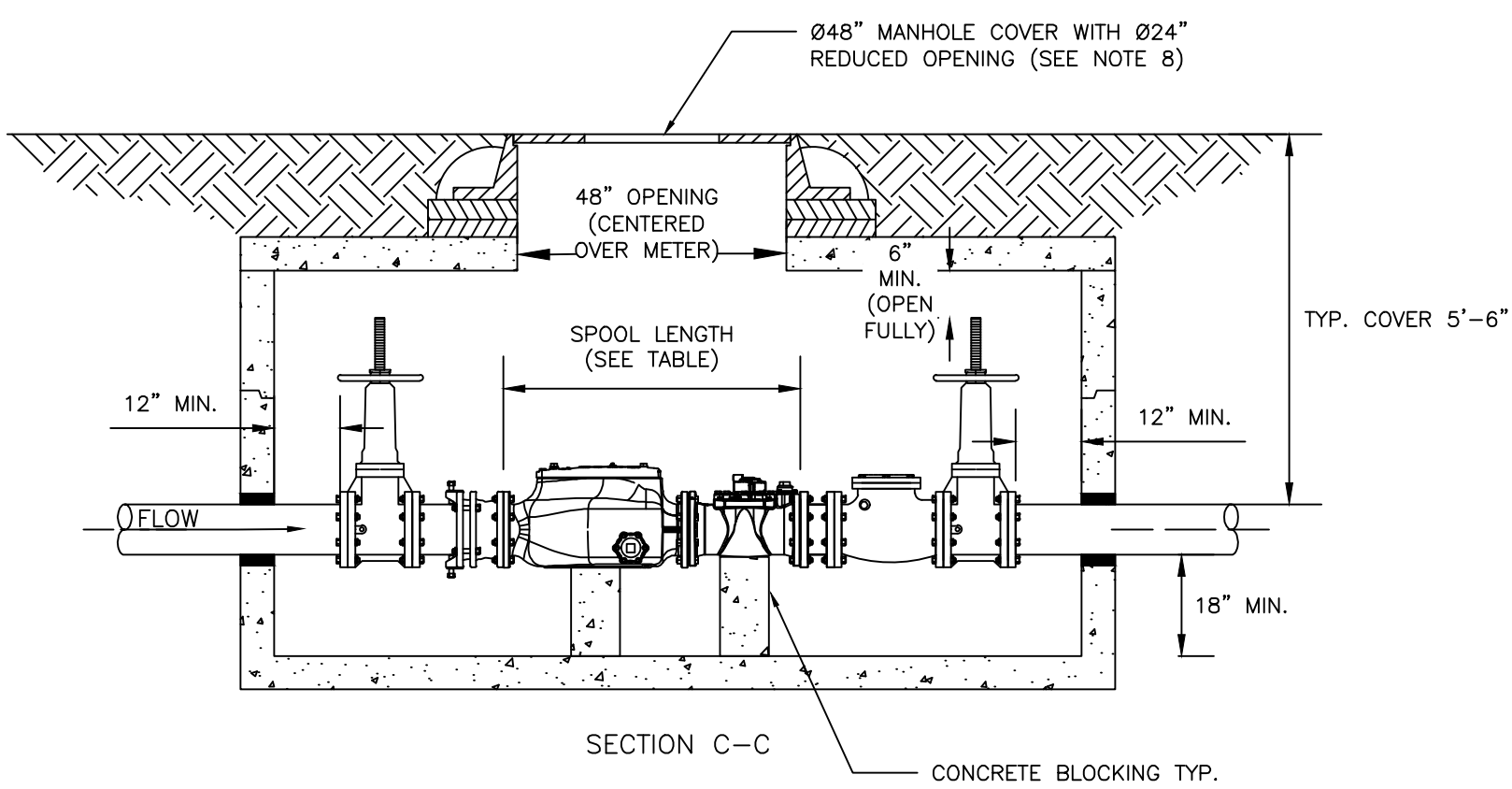
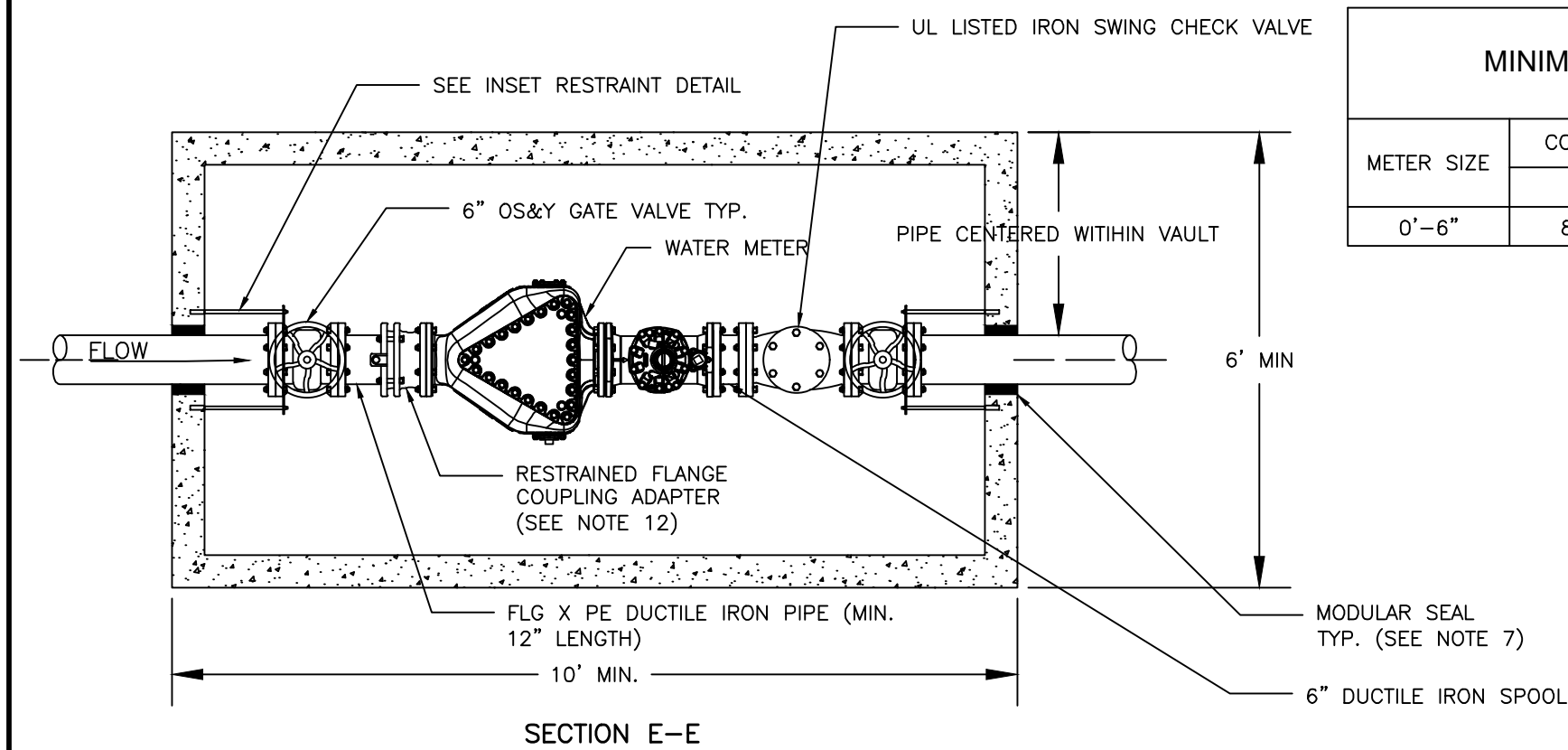
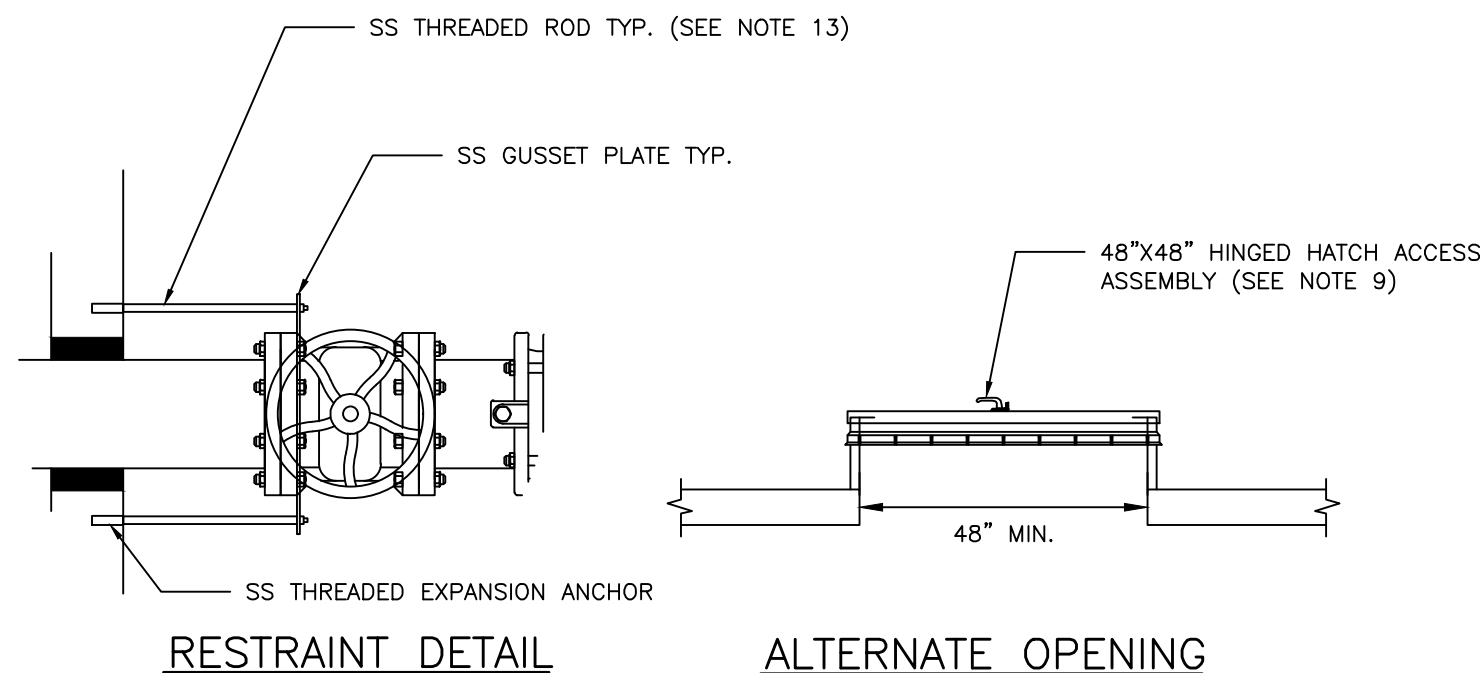
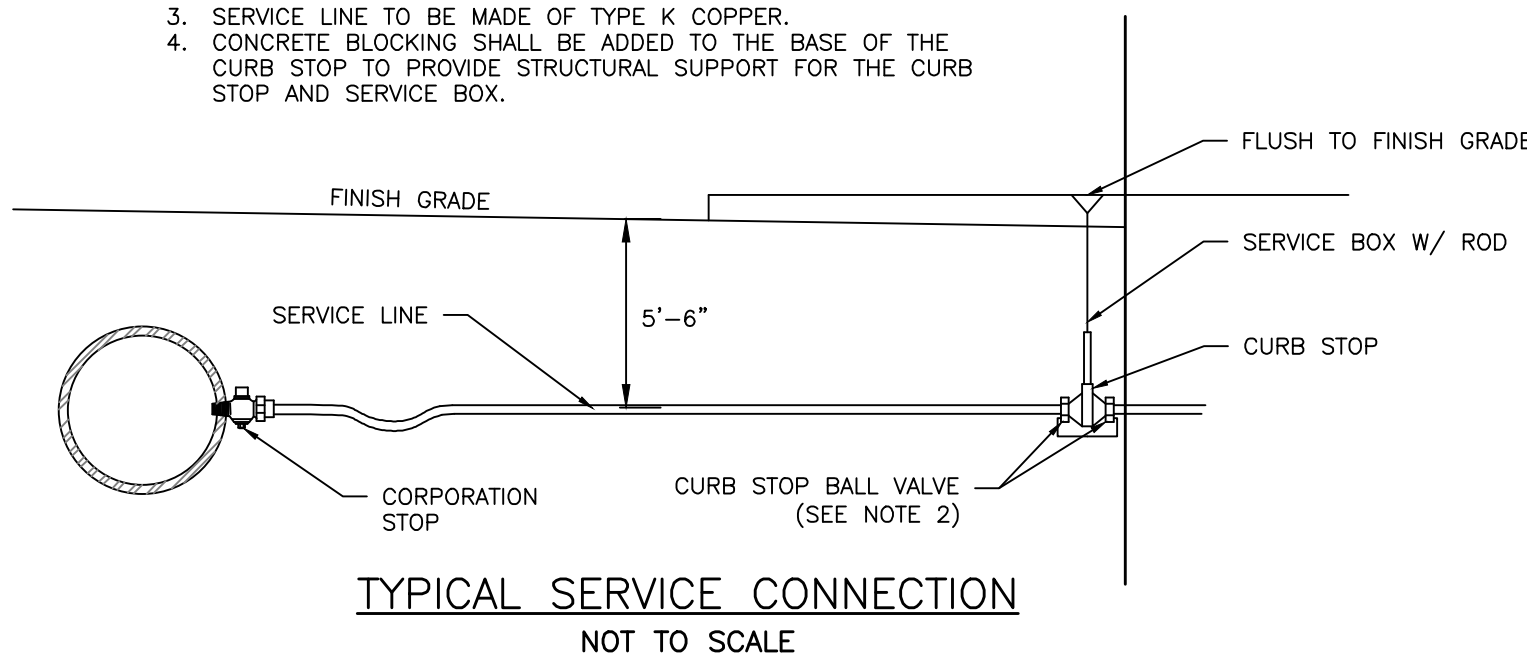
CHECKED BY: WHS

DRAWING NO.

C-65

NOTES:

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



METER VAULT

VAULT SHOWN WITH 6" F2 METER AND PIPING FOR ILLUSTRATIVE PURPOSES. ACTUAL SIZE AND CONFIGURATION PER SITE SPECIFIC REQUIREMENTS

6-IN FIRE LINE METER DETAIL
NOT TO SCALE

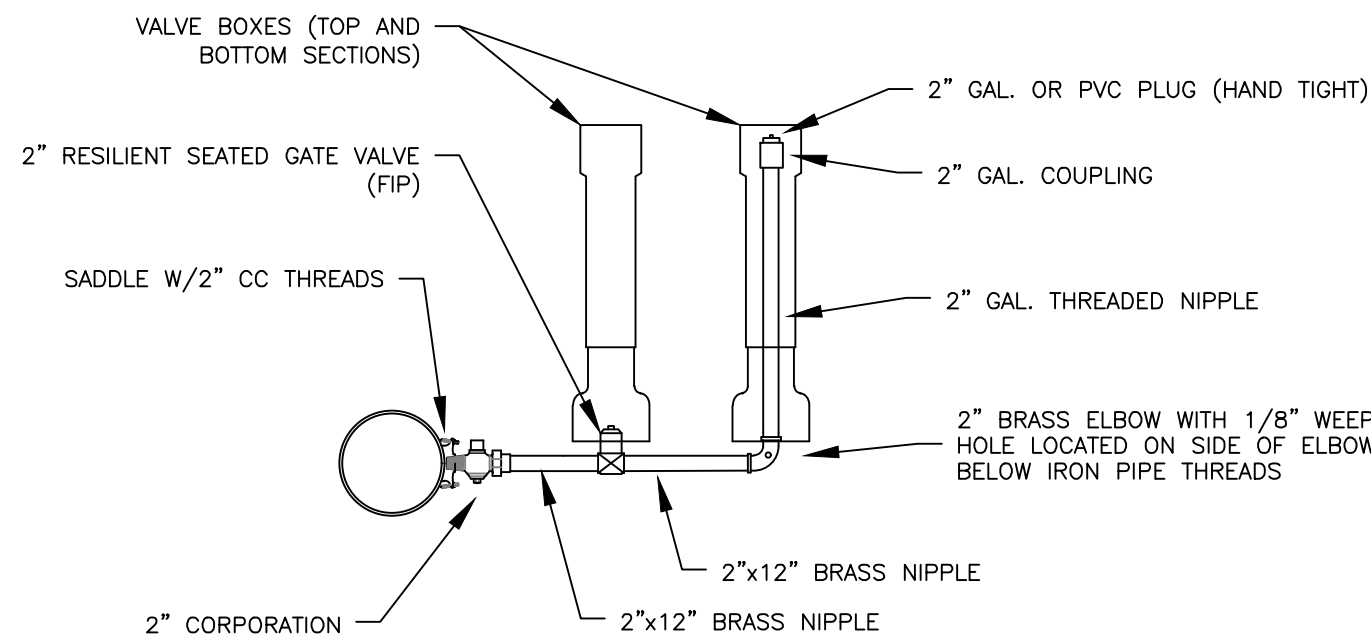
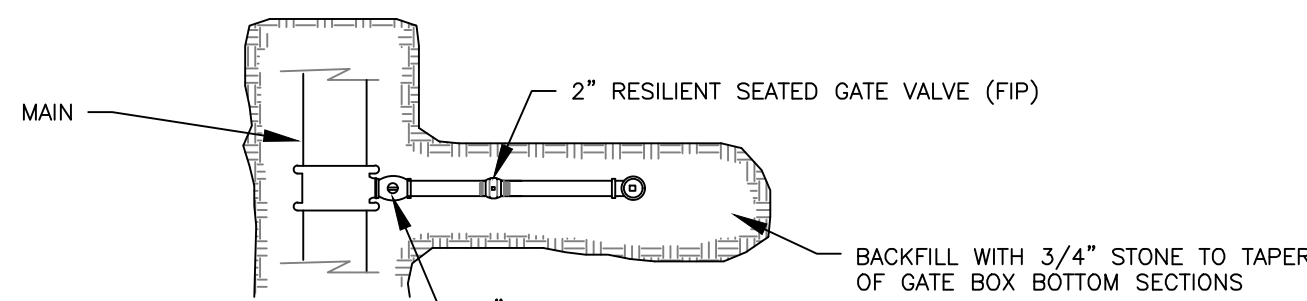
MINIMUM VAULT SIZING (SEE NOTE 3)					MANHOLE SIZING	SPOOL LENGTH	
METER SIZE	COMPOUND (C2) METER		FIRELINE (F2) METER			C2 LAYING LENGTHS	F2 LAYING LENGTHS
	A	B	A	B			
0'–6"	8'–0"	6'–0"	10'–0"	6'–0"	4'–0"	2'–0"	3'–9"

NOTES:

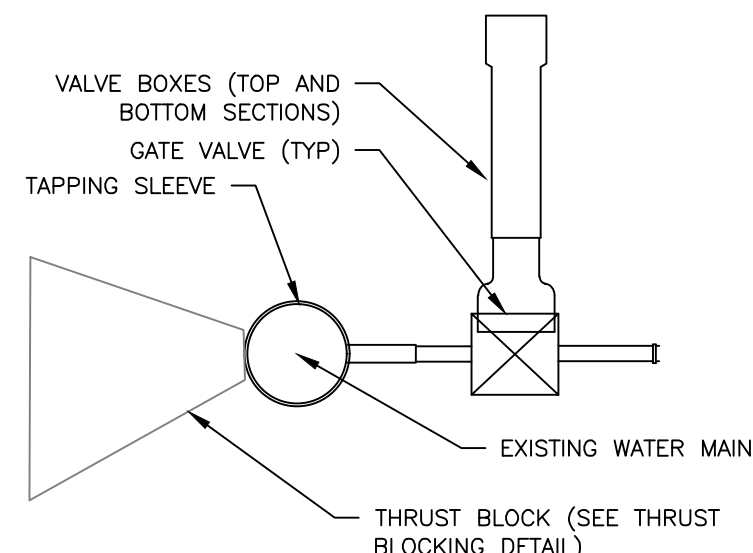
- METER VAULT AND COVER
1. APPROVAL BY PWD IS REQUIRED FOR ALL PROPOSED METER VAULT INSTALLATIONS. PROPOSED CONFIGURATION SHALL BE SUBMITTED FOR PWD REVIEW PRIOR TO CONSTRUCTION.
 2. METER VAULT SHALL BE LOCATED ON PRIVATE PROPERTY BETWEEN 10' AND 20' FROM THE PROPERTY LINE UNLESS OTHERWISE APPROVED BY PWD.
 3. THE VAULT SHALL BE MADE OF PRECAST CONCRETE. VAULT SIZES IN TABLE REPRESENT MINIMUM INTERNAL DIMENSIONS AND ARE SUBJECT TO LOCAL AVAILABILITY. CONTRACTOR TO SUBMIT SHOP DRAWING TO PWD FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
 4. DUCTILE IRON PIPE SHALL BE USED THROUGHOUT VAULT. ALL PIPE JOINTS BETWEEN THE SERVICE VALVE AND THE METER VAULT SHALL HAVE RESTRAINED JOINT GASKETS.
 5. TESTABLE BACKFLOW PREVENTION DEVICES MAY NOT BE INSTALLED WITHIN METER VAULTS.
 6. VICTAULIC COUPLINGS ARE NOT APPROVED WITHIN METER VAULTS. DUCTILE IRON PIPE JOINTS WITHIN VAULT SHALL BE FLANGED.
 7. ALL SEAMS BETWEEN CONCRETE SECTIONS SHALL BE SEALED WITH MASTIC JOINT. ALL OPENINGS IN THE CONCRETE FOR SERVICE PIPING SHALL BE SEALED WITH A MODULAR SEAL (LINK-SEAL OR SIMILAR). OPENINGS TO BE WATER TIGHT.
 8. ENTRY COVER FOR PAVED SURFACES SHALL BE EAST JORDAN IRON WORKS MODEL V7048-2 OR EQUAL. THE COVER SHALL BE CAST IRON OR STEEL AND SHALL BE EITHER PERMANENTLY LABELED "WATER" OR HAVE NO LABEL. STEEL PLATE MATERIAL SHALL BE COATED WITH A RUST INHIBITOR PAINT.
 9. FOR NON-PAVED SURFACES, A 48"x48" HINGED ASSEMBLY MAY BE USED. EAST JORDAN IRON WORKS MODEL 8198, 8218, OR APPROVED EQUAL.
 10. WALL-MOUNTED LADDER RUNGS ARE NOT TO BE INSTALLED WITHIN METER VAULT.
 11. CUSTOMER SHALL ENSURE THE METER VAULT AND COVER ARE PROPERLY RATED FOR TRAFFIC FLOW, IF APPLICABLE.
 12. RESTRAINED FLANGE COUPLING ADAPTER SHALL BE FORD MODEL RFAD UNLESS OTHERWISE APPROVED BY PWD.
 13. PIPING IN AND OUT OF VAULT SHALL BE MECHANICALLY RESTRAINED TO INTERIOR VAULT WALL (TYP. OF 4 EACH WALL). SEE RESTRAINT DETAIL.
 14. ONLY GATE VALVES SHALL BE USED. GATE VALVES SHALL BE OPEN RIGHT.
 15. PIPE SUPPORTS SHOULD NOT BE WITHIN 6" OF FLANGES TO PREVENT INTERFERENCE WITH BOLT PATTERNS.

METER INSTALLATION

16. ONLY PWD PERSONNEL ARE AUTHORIZED TO INSTALL WATER METERS. PWD PERSONNEL ARE ADDITIONALLY AUTHORIZED TO OPERATE METER VALVES AS NEEDED FOR INSTALLATION AND MAINTENANCE.
17. PWD WILL SUPPLY THE WATER METER. ALL OTHER PIPE, EQUIPMENT, AND FITTINGS SHALL BE SUPPLIED AND INSTALLED BY CUSTOMER.
18. METER LAYING LENGTH SHOULD BE CONFIRMED WITH PWD PRIOR TO SETTING PIPE. PWD REQUIRES THAT A FLANGED METER SPOOL PIECE BE INSTALLED PRIOR TO METER SET TO ENSURE PROPER SPACING. THE METER SPOOL WILL BE PROVIDED BY PWD AND CAN BE PICKED UP AT PWD CUSTOMER SERVICE, 225 DOUGLASS STREET, PORTLAND DURING NORMAL BUSINESS HOURS. SEE TABLE FOR SPOOL LENGTH.



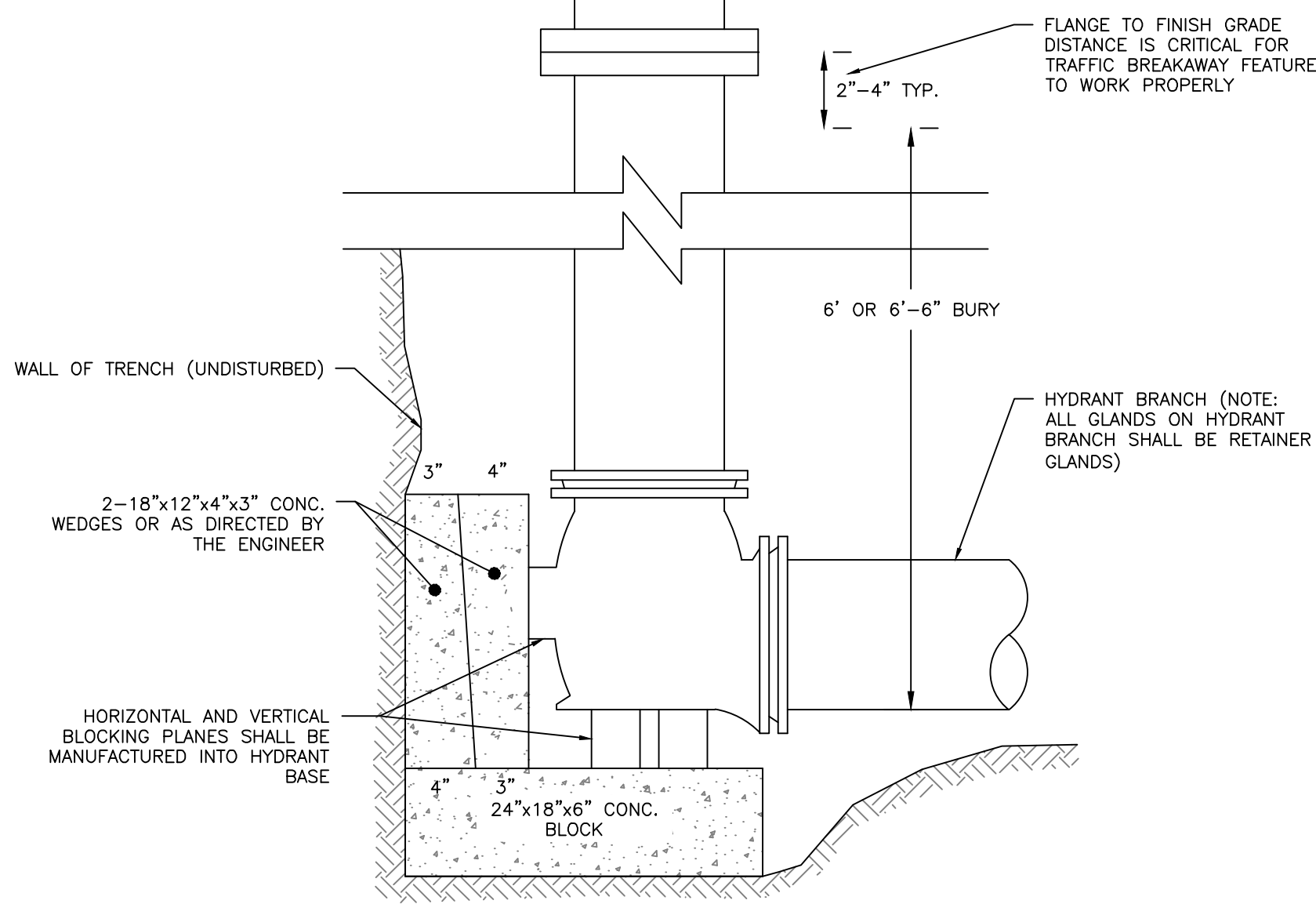
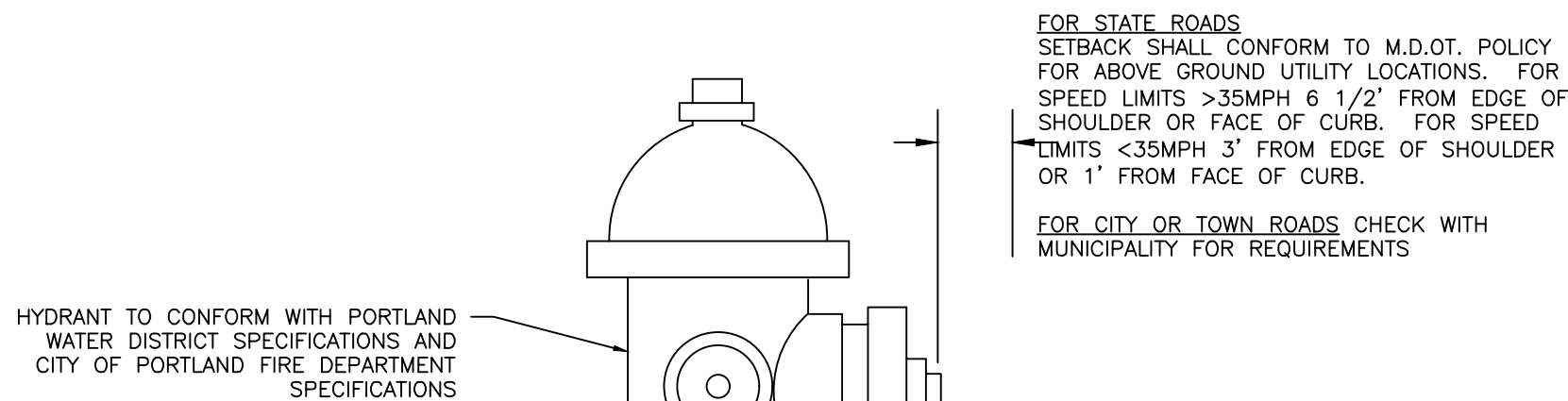
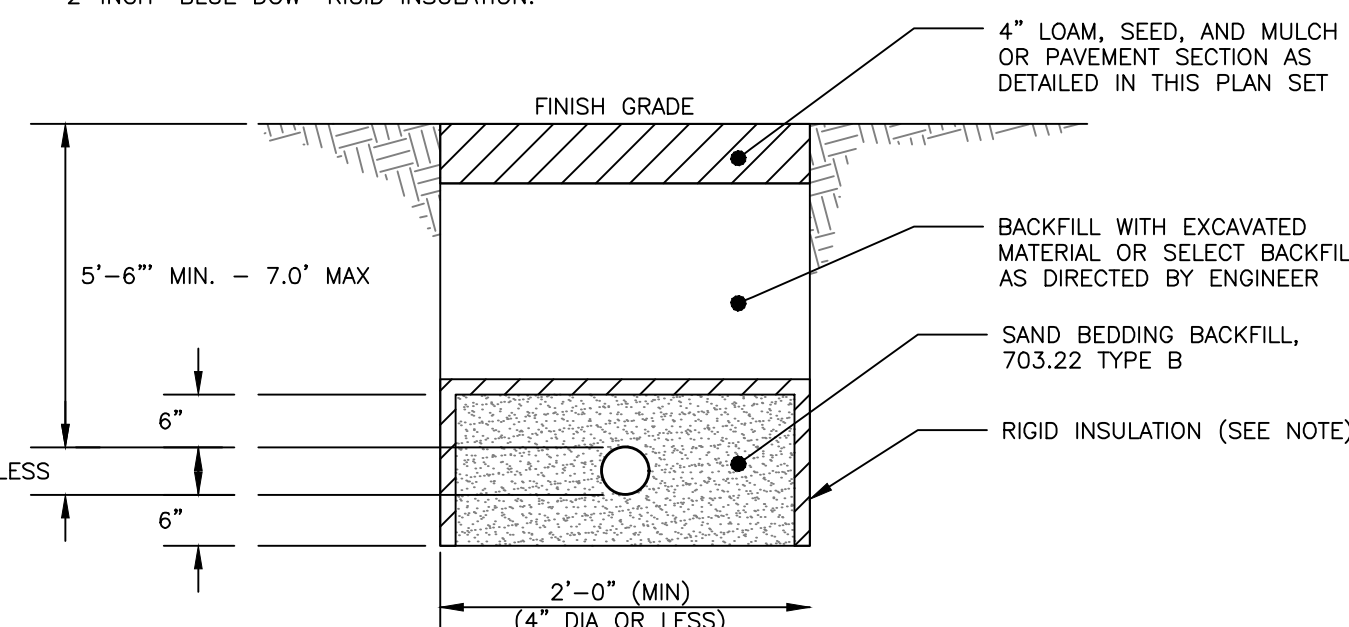
SIDE-ARM BLOW-OFF
NOT TO SCALE



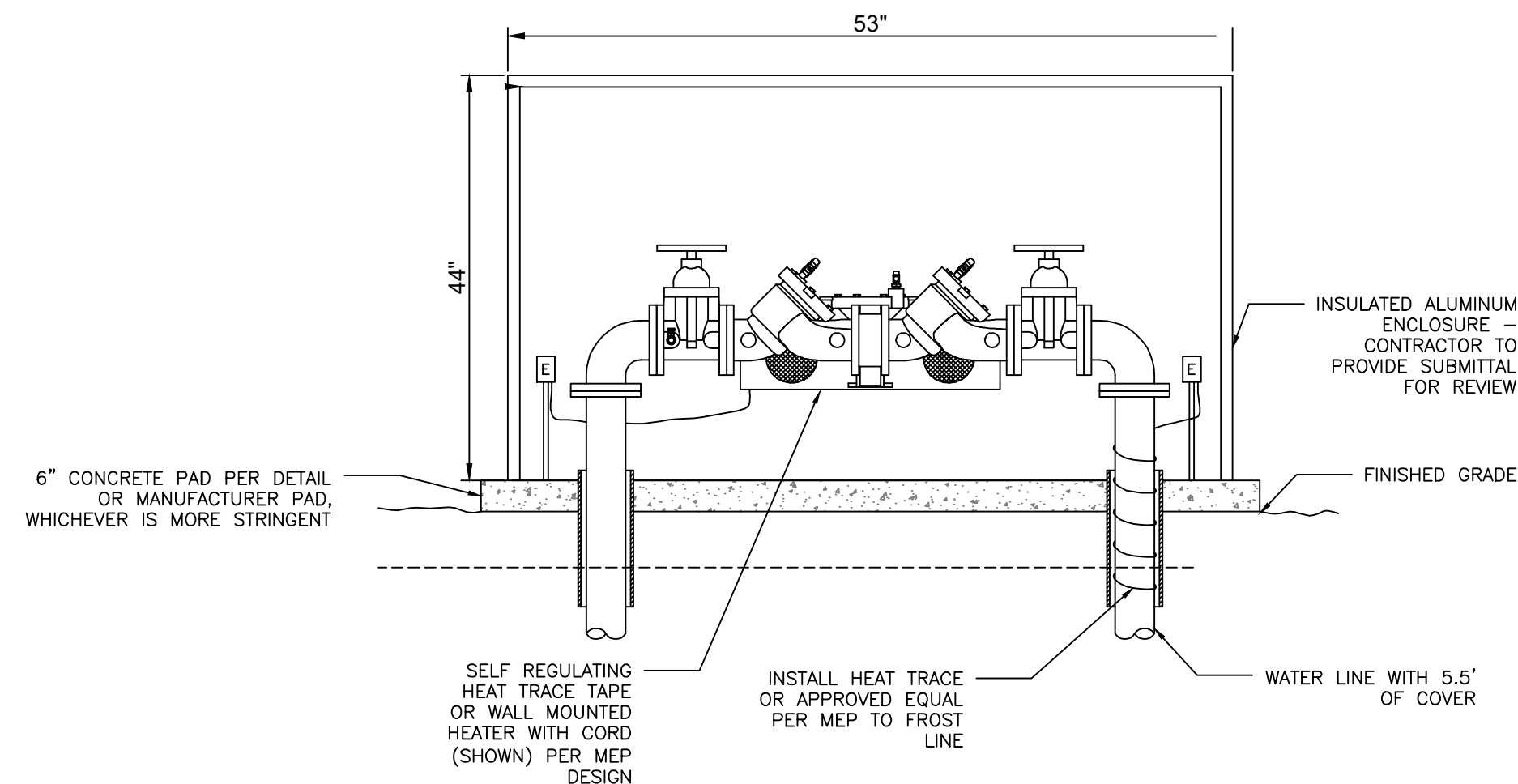
TAPPING SLEEVE AND VALVE
NOT TO SCALE

NOTES:

1. THE WATER TRENCH SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PORTLAND WATER DISTRICT STANDARD DETAILS & SPECIFICATIONS.
2. IF LESS THAN 5'-4" OF COVER IS POSSIBLE ADD TWO LAYERS OF 2-INCH "BLUE DOW" RIGID INSULATION.



THRUST BLOCKING
NOT TO SCALE



PERMIT LEVEL
NOT ISSUED FOR
CONSTRUCTION

ISSUED FOR	BY
SJL	SJL
DATE	6/17/22
SITE/SUB	SJL
COMMENT RESPONSE	9/28/22
COMMENT RESPONSE II	12/23/22
COMMENT RESPONSE III	1/31/23
75% SET	1/29/23
BIDDING DOCUMENTS	12/8/23
PARKING ADDITION	SJL
PRICING	6/22/24
MAJOR SITE PLAN	SJL
AMENDMENT	6/17/24

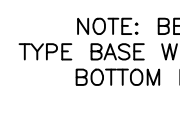
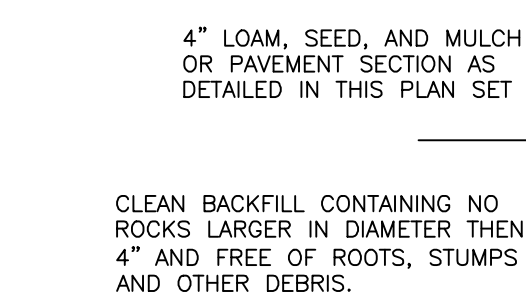
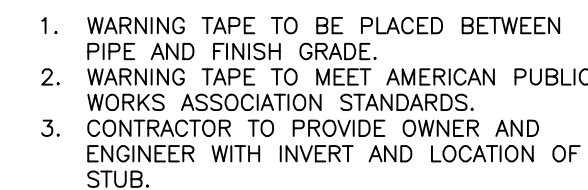
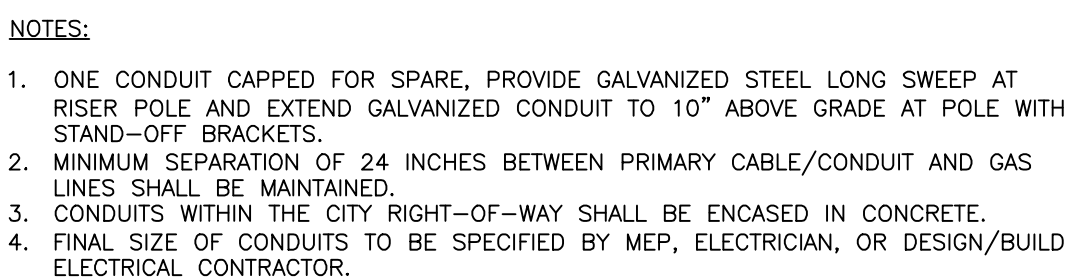
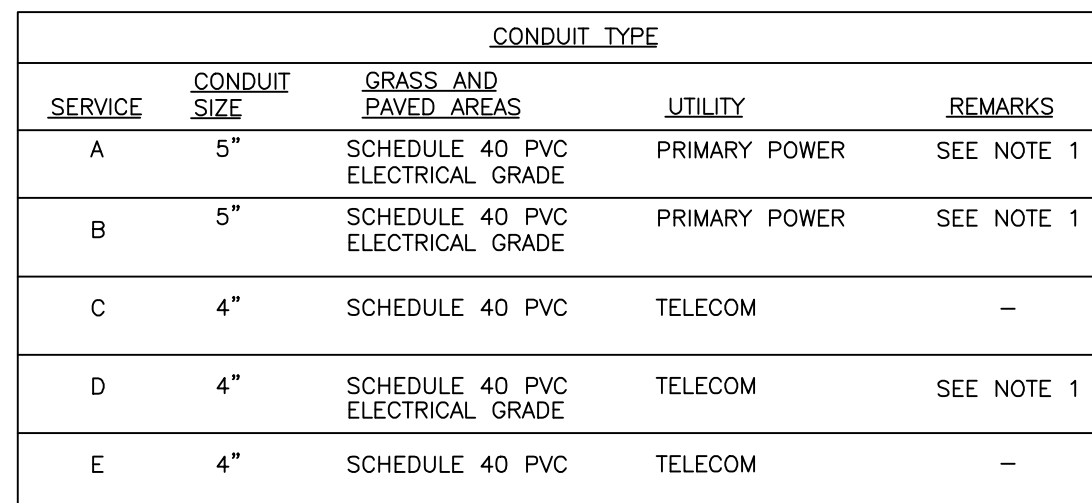
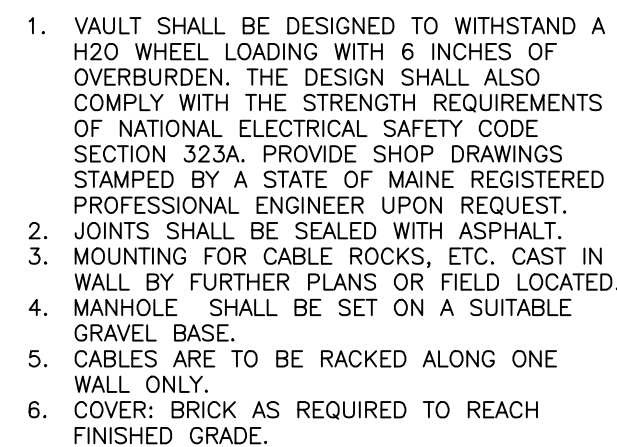
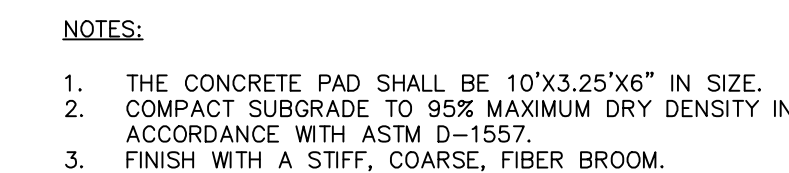
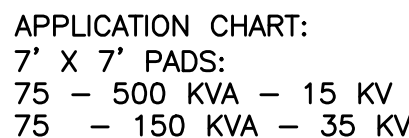
UTILITY DETAILS - 2	PROJECT NAME/ADDRESS	165 LAMBERT ST NORTH CO-OP PORTLAND, MAINE 04103
DRAWING NAME:	CLIENT/OWNER	LAMBERT WOODS NORTH, LLC.
	OF RECORD:	2 OLIVER STREET, SUITE 500 BOSTON, MASSACHUSETTS 02109

ACORN ENGINEERING, INC.	PO BOX 3372, PORTLAND MAINE 04101
ENGINEERING, INC.	(207) 775-2885
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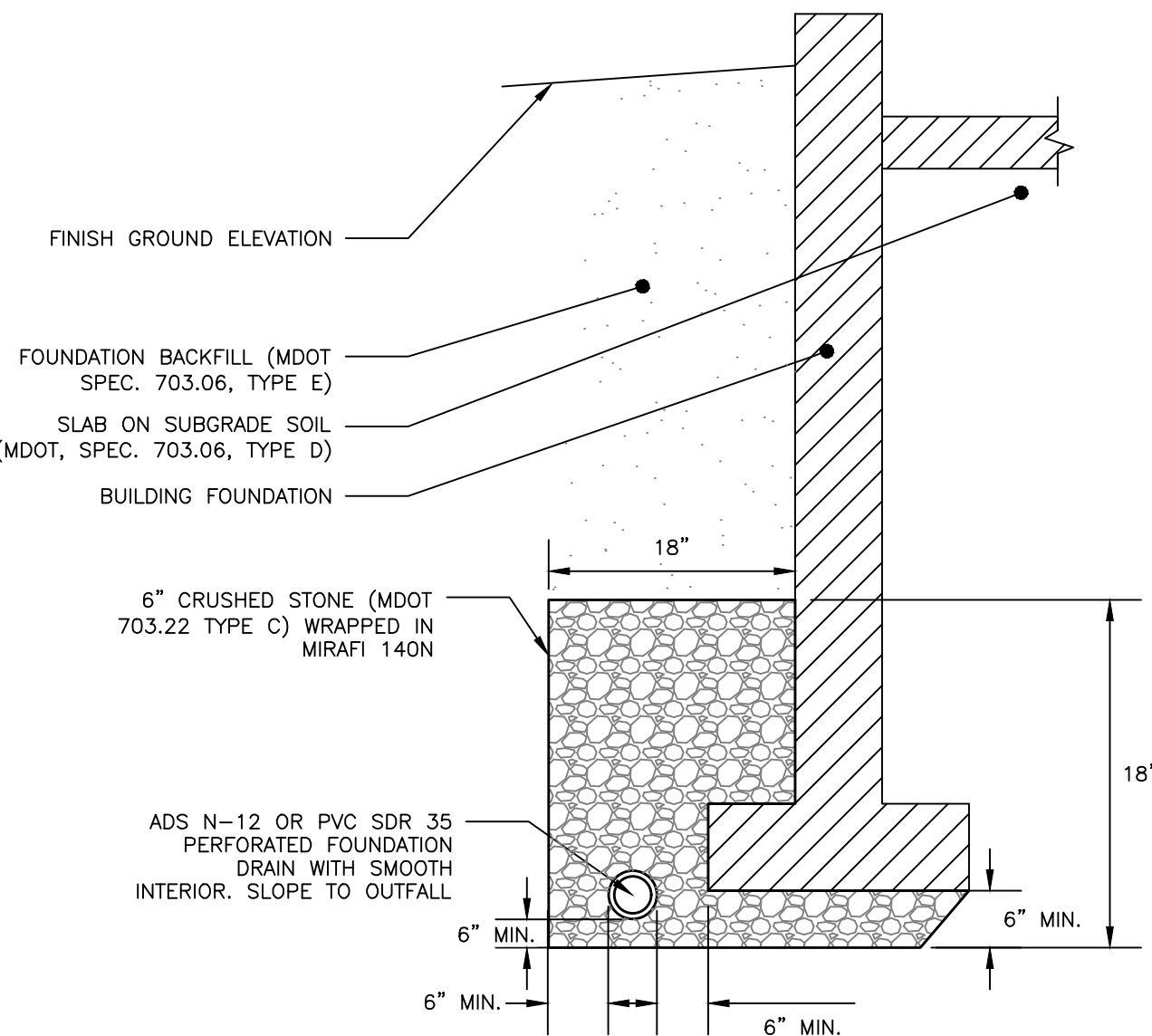
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JN:	1145
SCALE:	AS NOTED
DESIGNED BY:	SJL
DRAWN BY:	NPH
CHECKED BY:	WHS

DRAWING NO.

C-66

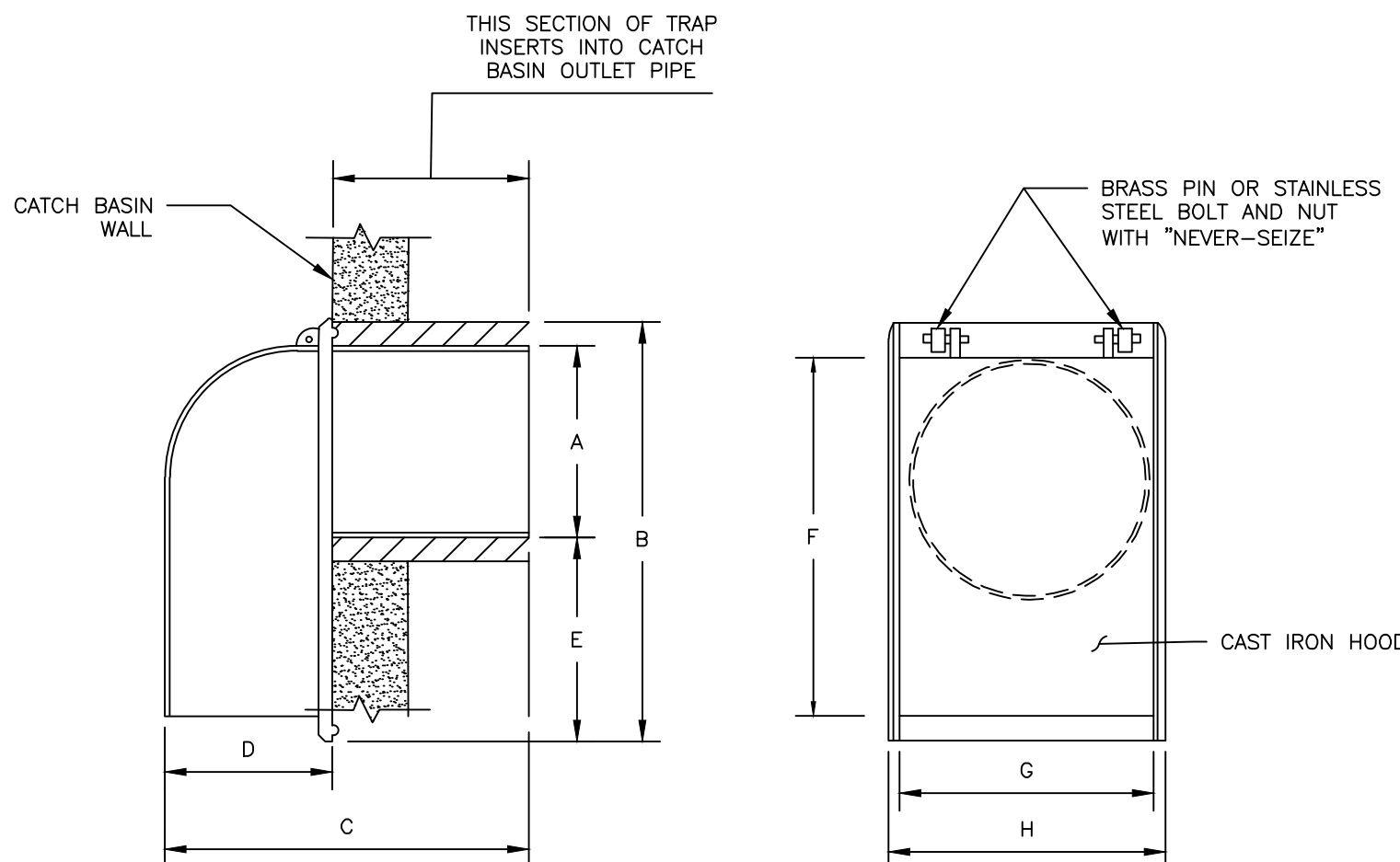
C-67

- NOTES:
1. REFER TO THE BUILDING ARCHITECTS PLANS FOR THE BUILDING FOUNDATION, BACKFILL, ROOF DRAIN, SIDEWALK AND OTHER DETAILS.
 2. PERFORATIONS IN UNDERDRAIN PIPE SHALL BE ORIENTED DOWN.
 3. FOUNDATION WALL FOOTINGS SHALL BE CONSTRUCTED TO A MIN. DEPTH OF 4 FT BELOW ADJACENT FINISH GRADE. REFER TO STRUCTURAL ENGINEERS PLANS FOR ADDITIONAL INFORMATION AND MIN. REQUIREMENTS.
 4. IF FOUNDATION DRAIN DAYLIGHTS, INSTALL DRAINAGE SOLUTIONS ANIMAL GUARD 4" EXTERNAL PVC OR CORRUGATED PLASTIC PIPE, OR INDUSTRY APPROVED EQUAL.



FOUNDATION DRAIN DETAIL
NOT TO SCALE

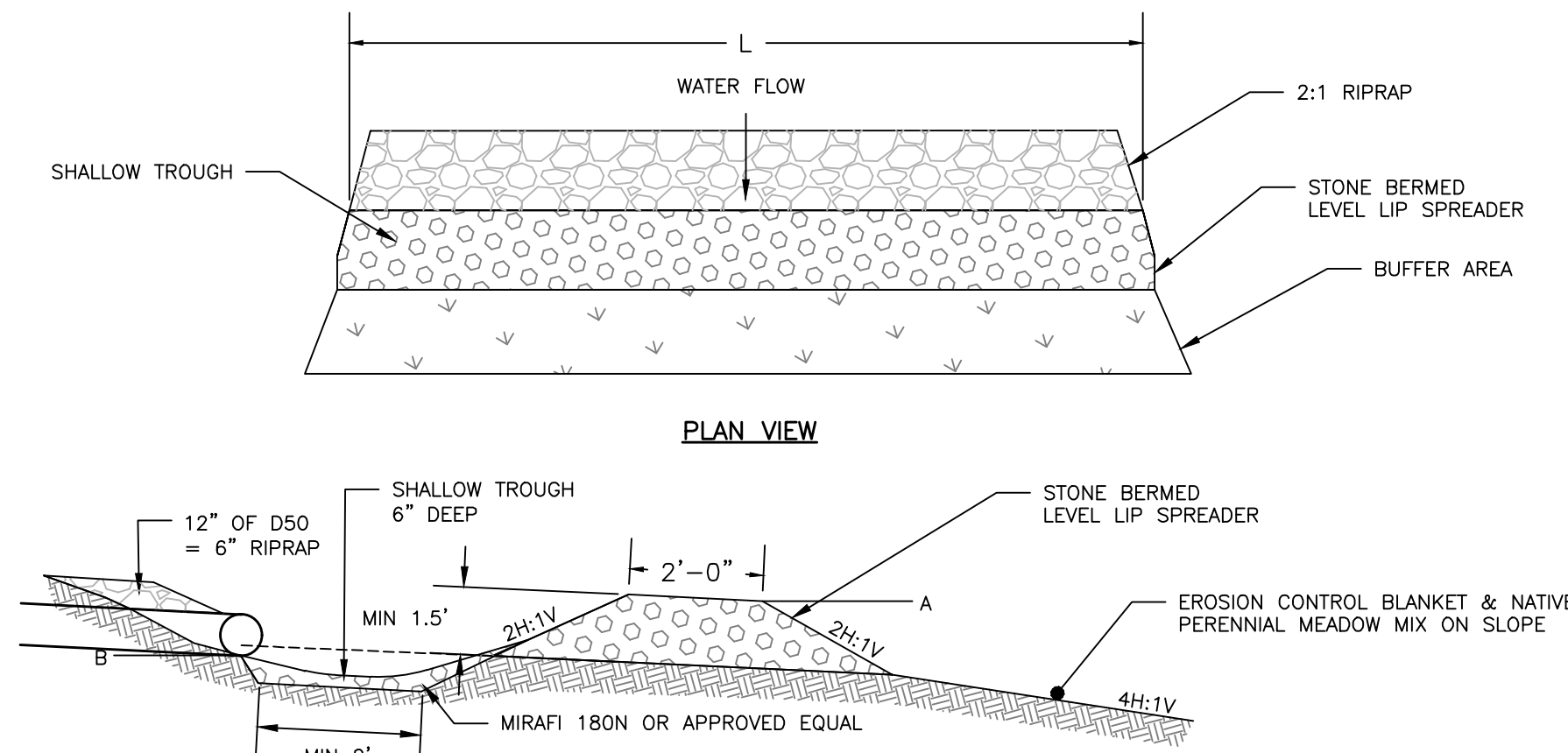
- NOTES:
1. INSTALL "CASCO TRAP" AS MANUFACTURED BY THE ETHERIDGE FOUNDRY, OR APPROVED EQUIVALENT AS SUPPLIED BY THE LEBARON FOUNDRY, MODEL #L 202 "STANDARD CATCH BASIN TRAP". INSTALL TRAP IN ALL CATCH BASINS WITH A 12" OR 15" OUTLET PIPE.
 2. THE CASCO TRAP IS AN ETHERIDGE STYLE DESIGNED TO ELIMINATE CEMENTING OF THE TRAP.
 3. TO INSTALL, THE CASCO TRAP IS INSERTED INTO THE SEWER PIPE WITH THE HOOD DOWN.



SIZE	A	B	C	D	E	F	G	H
6"	5 1/2	13 3/8	13 3/4	5 3/8	5 7/8	11 5/8	6 1/2	7 1/4
8"	7 1/2	15	15 3/8	5 1/2	5 3/8	13 3/4	8 3/4	9 3/8
10"	9 1/2	16	16 1/4	6	4 1/2	14 1/8	11 1/2	12 3/8
12"	11 1/2	17	22	8	3 1/2	17	12 1/2	13 3/8

(AS MANUFACTURED BY THE ETHERIDGE FOUNDRY IN PORTLAND, ME)

CASCO TRAP DETAIL
NOT TO SCALE

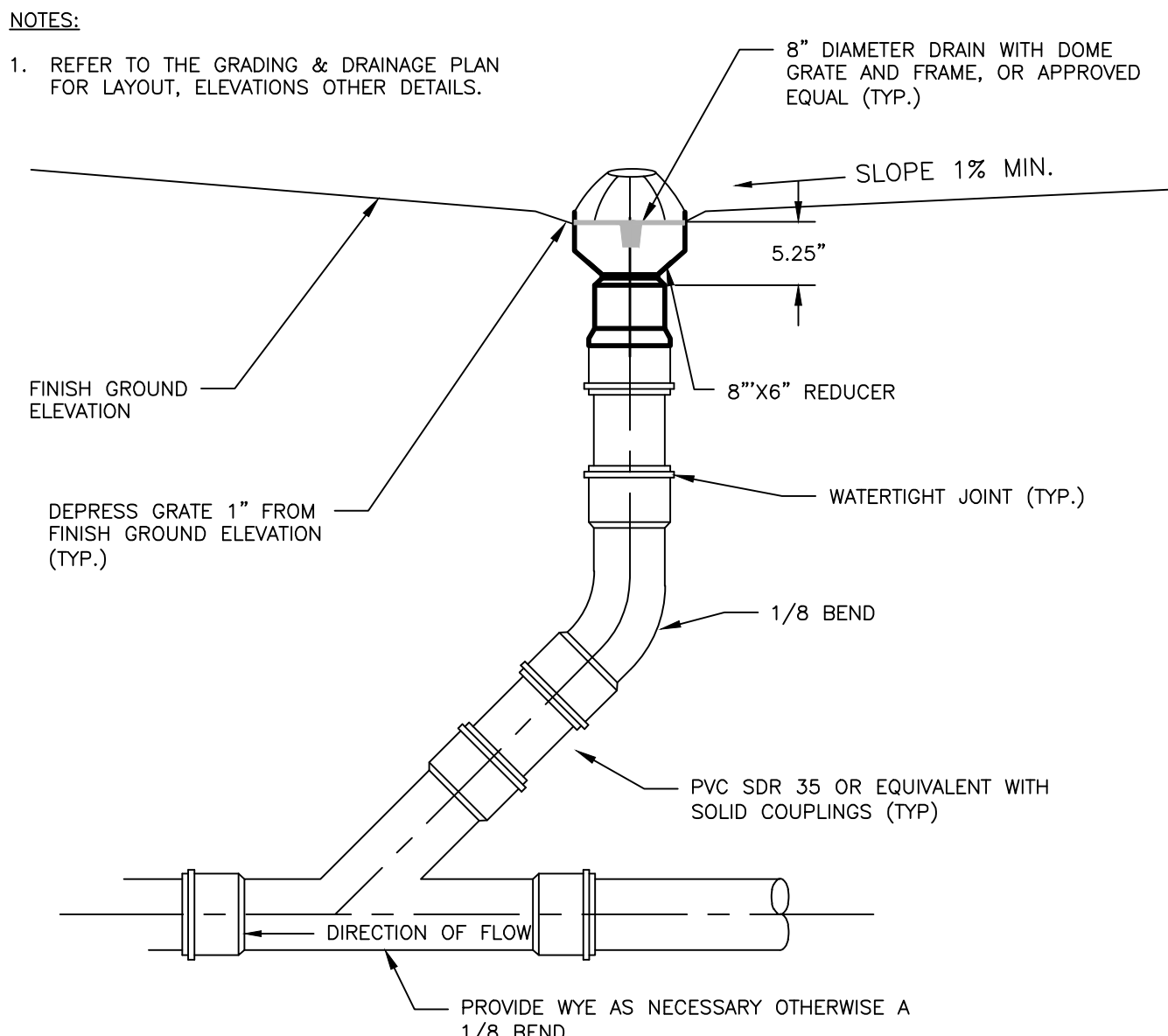


SIEVE SIZE	% PASSING BY WEIGHT
12"	100
6"	84-100
3"	63-83
1"	42-55
#4	8-12

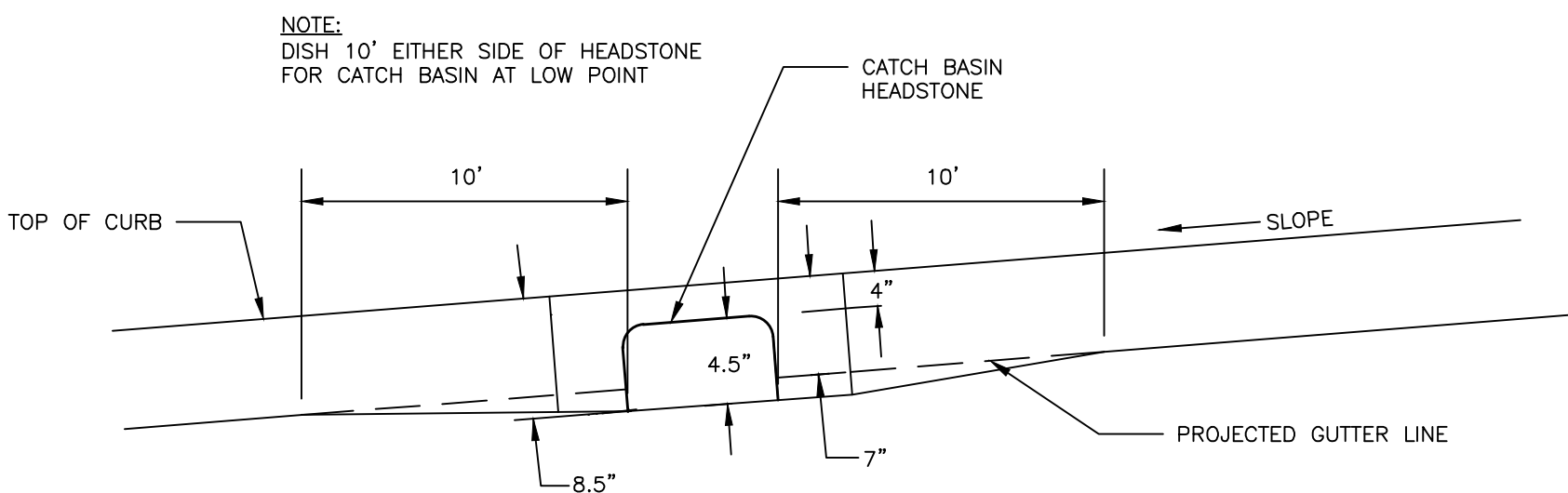
- NOTES:
1. FIELDSTONE, ROUGH QUARRIED STONE, BLASTED LEDGE ROCK OR TAILINGS ARE ACCEPTABLE BERM MATERIALS.
 2. MEDIAN STONE SIZE TO BE APPROX 3 INCHES AT A MAXIMUM SIZE OF 6 INCHES. SEE TABLE.

	LLS1	LLS2	LLS3	LLS4
A	103.50'	108.25'	114.20'	118.60'
B	102.50'	106.75'	112.70'	117.10'
LENGTH	25.00'	25.00'	10.00'	10.00'

LEVEL LIP SPREADER DETAIL
NOT TO SCALE

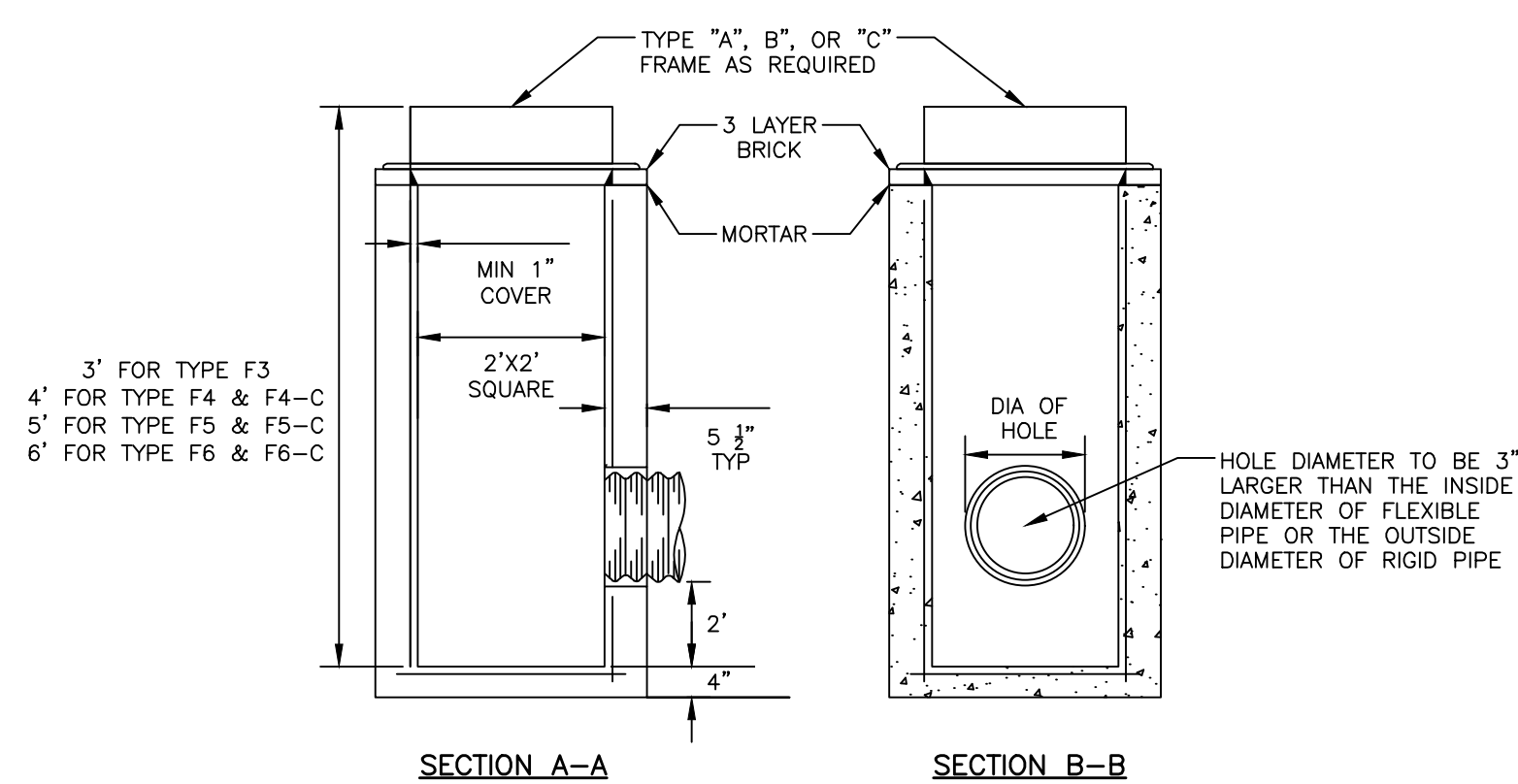


INLINE DRAIN DETAIL WITH BEEHIVE GRATE
NOT TO SCALE

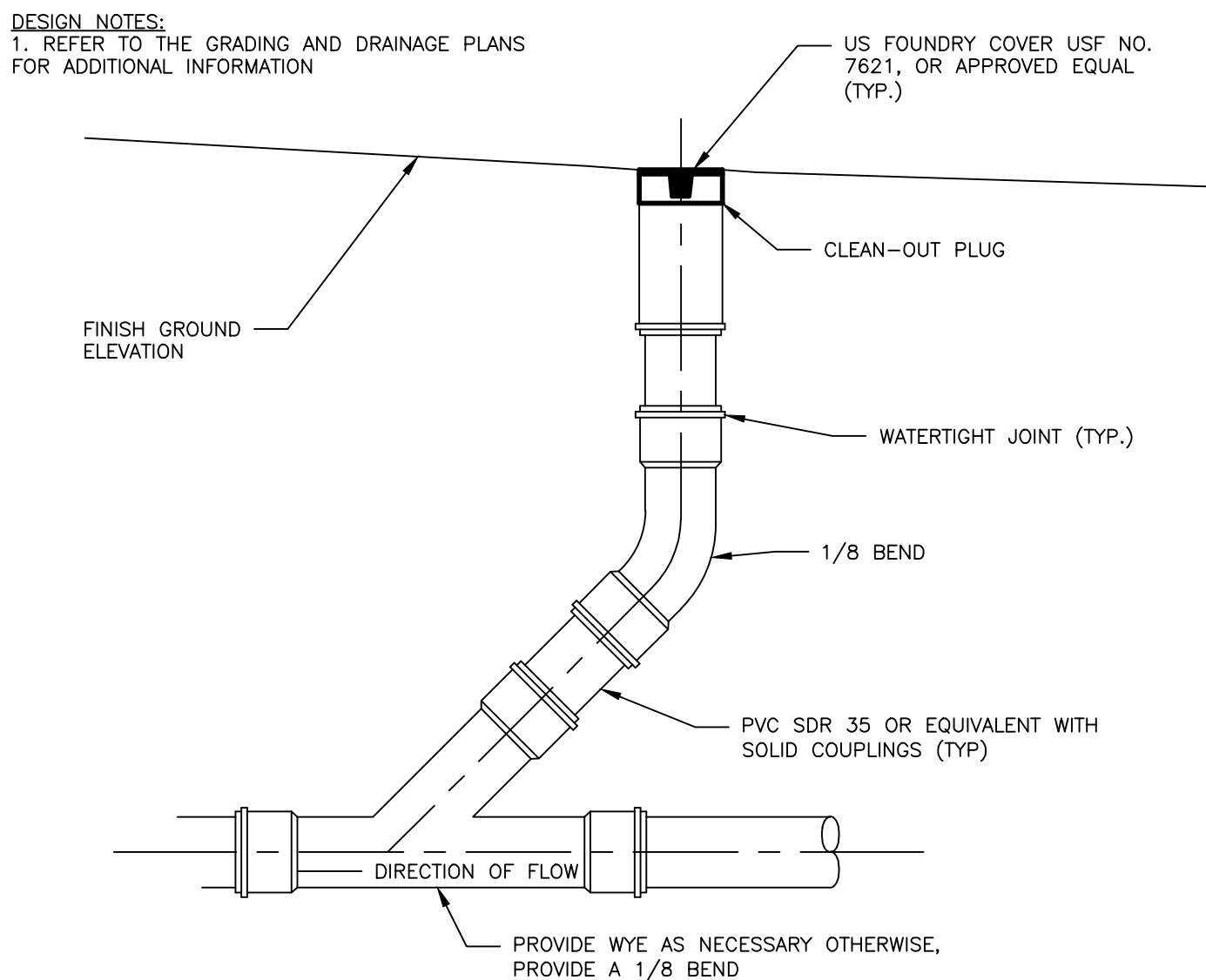


PAVEMENT GRADING ON SLOPES FOR CATCH BASIN AND INLET
NOT TO SCALE

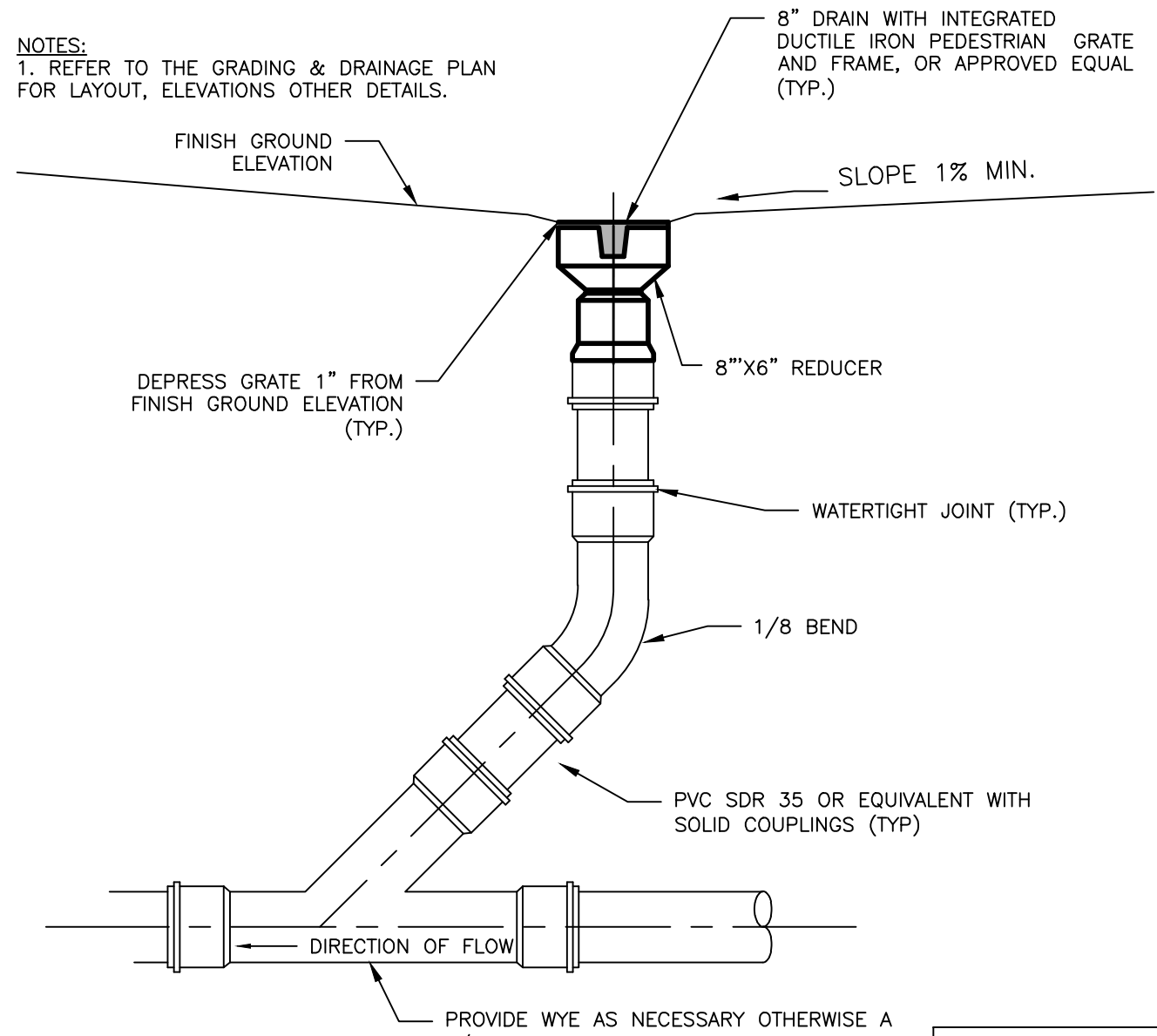
- NOTES:
1. ENTIRE CATCH BASIN WITH EXCEPTION OF LEVELING BRICK FRAME AND GRATE TO BE PRECAST AS A SINGLE PORTLAND CEMENT CONCRETE UNIT, #4 REBAR MINIMUM 8" O.C. OR EQUIVALENT WITH ENGINEER OF RECORD'S APPROVAL.
 2. FIBER-REINFORCED CONCRETE TO HAVE A MIN. OF 4,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS.
 3. DESIGN LOAD FOR H-20 WHEEL LOAD.
 4. CATCH BASIN TO CONFORM TO ASTM-C478 SPECIFICATIONS.
 5. REINFORCE TO 0.15 IN SQ./L.F. JOINTS SEALED WITH RAM-NEK GASKET OR EQUAL.
 6. POLYPROPYLENE STEPS 12" O.C.
 - 6.1. STEPS SHALL BE OFFSET AT NO MORE THAN 12" ON CENTER, STARTING FROM THE TOP OF THE MANHOLE FRAME AND SHALL BE FORGED ALUMINUM OR COPOLYMER POLYPROPYLENE STEPS.
 7. EXTERIOR WATERPROOFING.
 8. FLEXIBLE WATERIGHT PIPE BOOTS TO CONFORM TO ASTM C-923.
 9. SHALL MEET THE APPLICABLE TOWN OF SCARBOROUGH STANDARDS.
 10. CATCH BASIN SHALL BE AS MANUFACTURED BY PRECAST OF MAINE OR APPROVED EQUAL.



24" SQUARE CATCH BASIN "TYPE F"
NOT TO SCALE



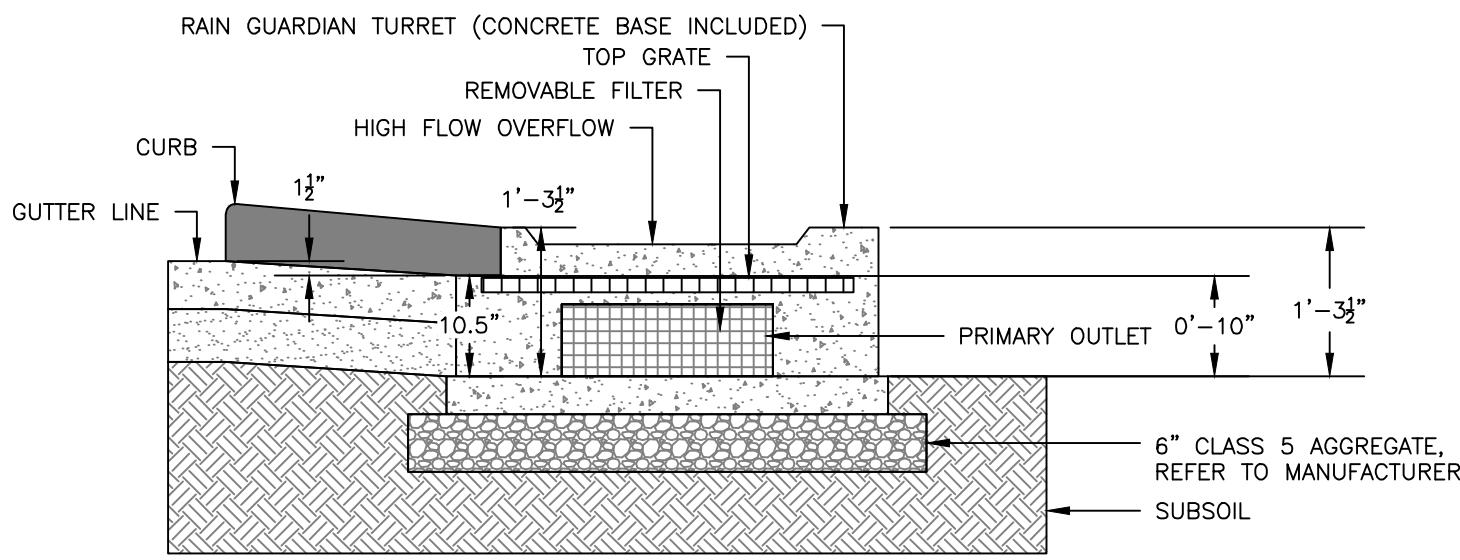
CLEANOUT DETAIL
NOT TO SCALE



FIELD INLET WITH GRATE DETAIL
NOT TO SCALE

PERMIT LEVEL
NOT ISSUED FOR
CONSTRUCTION

ISSUED FOR	BY
DATE	DATE
SITE/SUB	SJL
6/17/22	6/17/22
COMMENT RESPONSE I	SJL
9/28/22	9/28/22
COMMENT RESPONSE II	SJL
12/23/22	12/23/22
COMMENT RESPONSE III	SJL
1/31/23	1/31/23
75% SET	SJL
11/29/23	11/29/23
BIDDING DOCUMENTS	SJL
12/8/23	12/8/23
PARKING ADDITION	SJL
PRICING	6/7/24
MAJOR SITE PLAN	SJL
AMENDMENT	6/17/24
DRAWING NAME: DRAINAGE DETAILS - 2	
PROJECT NAME/ADDRESS: 165 LAMBERT ST NORTH CO-OP	PORTLAND, MAINE 04103
CLIENT/OWNER: LAMBERT WOODS NORTH, LLC.	2 OLIVER STREET, SUITE 500 BOSTON, MASSACHUSETTS 02109
ACORN ENGINEERING, INC. ENGINEERING, INC.	
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM THE ENGINEER OF RECORD. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND WITHOUT LIABILITY TO ACORN ENGINEERING, INC.	
ACORN ENGINEERING, INC.	PO BOX 3372, PORTLAND MAINE 04101
(207) 779-2885	
FILE:	1145_CIVIL
JN:	1145
SCALE:	AS NOTED
DESIGNED BY:	SJL
DRAWN BY:	NPH
CHECKED BY:	WHS
DRAWING NO. C-69	



NOTES:

1. THE TOP OF THE CLASS 5 BASE (COMPACTED TO 95% STANDARD PROCTOR) IS PRECISELY 1'-4" BELOW THE GUTTERLINE ELEVATION.

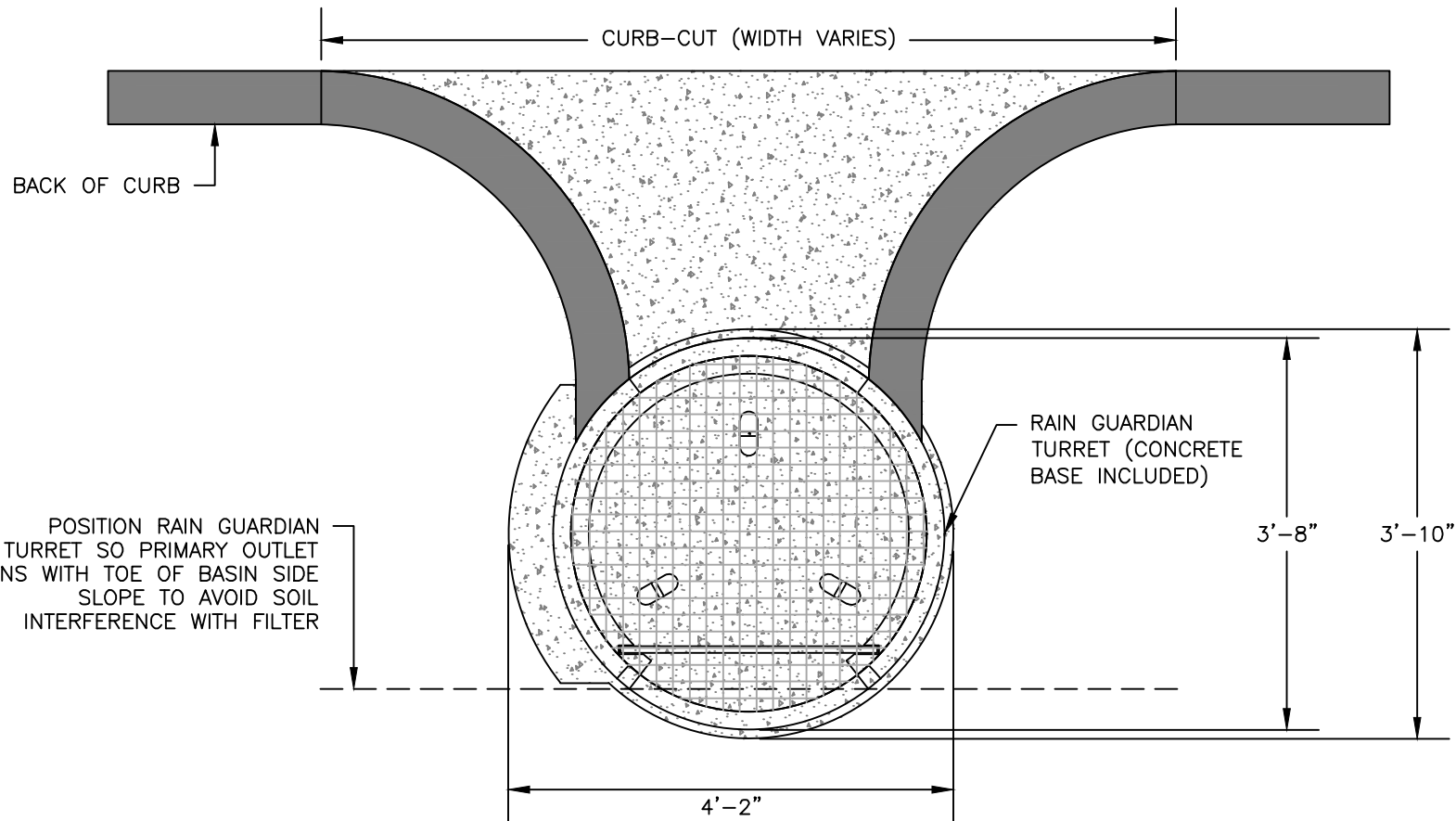
RAIN GUARDIAN TURRET RIGHT - SECTION VIEW
NOT TO SCALE

SPECIFICATIONS:

1. STEEL REINFORCED, COLD JOINT SECURED MONOLITHIC CONCRETE STRUCTURE (1,030 LBS). CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 5,000 PSI AT 28 DAYS. CONCRETE AIR ENTRAINED (4% TO 8% BY VOLUME). MANUFACTURED AND DESIGNED TO ASTM C858.
2. THREE-POINT PICK USING RECESSED LIFTING POCKETS WITH A STANDARD HOOK.
3. TOP GRATE PER MANUFACTURER.

INSTALLATION NOTES:

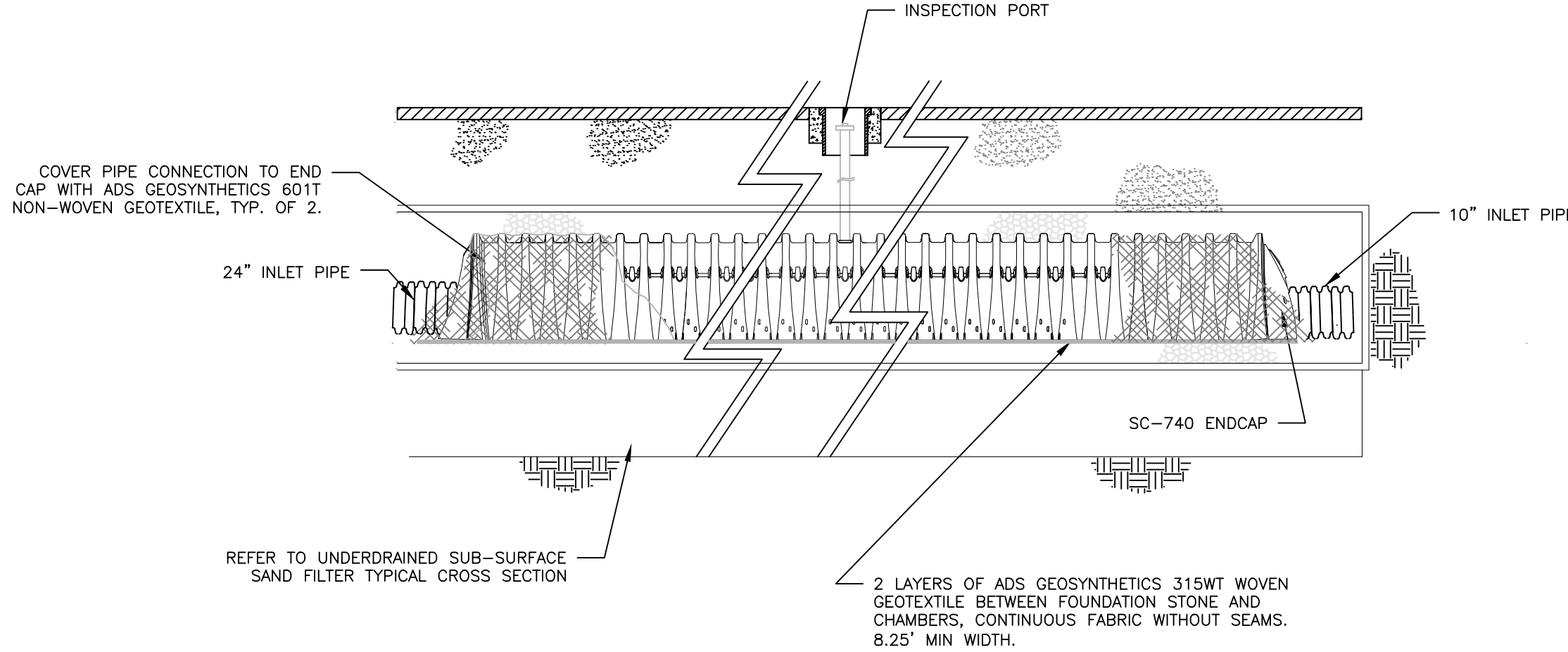
1. INSTALL THE CLASS 5 BASE (COMPACTED TO 95% STANDARD PROCTOR). THE DISTANCE FROM THE BACK OF THE CURB MAY VARY BASED ON SITE CONDITIONS, BUT CONSIDERATIONS SHOULD INCLUDE SLOPE OF THE INLET AND BASIN SIDE SLOPES ADJACENT TO THE RAIN TURRET. POSITION RAIN GUARDIAN TURRET SO PRIMARY OUTLET ALIGNS WITH TOE OF BASIN SIDE SLOPE TO AVOID SOIL INTERFERENCE WITH REMOVABLE FILTER WALL. EXCAVATE 1'-10" BELOW THE GUTTERLINE ELEVATION (I.E. THE BIORETENTION OVERFLOW ELEVATION) TO ACCOMMODATE THE 1' PONDING DEPTH, 6" CLASS 5 AGGREGATE, AND 4" RAIN GUARDIAN TURRET BASE (INCLUDED). THEREFORE, THE TOP OF THE CLASS 5 COMPACTED BASE IS PRECISELY 1'-4" BELOW THE GUTTERLINE ELEVATION. THE INLET TO THE RAIN GUARDIAN TURRET WILL BE 10-1/2" ABOVE THE TOP OF THE CONCRETE BASE AND 1-1/2" BELOW THE GUTTERLINE ELEVATION TO ACCOMMODATE A SLOPED INLET FROM THE GUTTER TO THE RAIN GUARDIAN TURRET.
2. SET RAIN GUARDIAN TURRET ON THE PREPARED CLASS 5 BASE.
3. INSTALL FRAMING FOR INLET BETWEEN RAIN GUARDIAN TURRET AND BACK OF CURB. TOP ELEVATIONS OF THE FRAMING SHOULD MATCH THE TOP OF THE CURB ON THE STREET SIDE AND THE TOP OF THE RAIN GUARDIAN TURRET ON THE BIORETENTION SIDE.
4. INSTALL EXPANSION/CONTRACTION JOINT MATERIAL OR A SHEET OF POLY TO SERVE AS A BOND BREAK BETWEEN RAIN GUARDIAN TURRET AND CONCRETE INLET BEFORE POURING INLET.
5. SIDE CURBS OF THE POURED INLET MUST HAVE AN INSURMOUNTABLE PROFILE TO PREVENT WATER FLOW FROM OVERTOPPING THE DOWNSTREAM SIDE OF THE INLET.
6. REMOVABLE FILTER WALL SHOULD BE INSTALLED WITH FILTER FABRIC ON THE INTERIOR SIDE OF THE RAIN GUARDIAN TURRET.



NOTES

1. INLET WIDTH AND DISTANCE BETWEEN BACK OF CURB AND RAIN GUARDIAN TURRET MAY VARY WITH SITE CONDITIONS.
2. CONCRETE BASE EXTENDS BEYOND THE FILTER WALL OF THE RAIN GUARDIAN TURRET TO SERVE AS A SPLASH DISSIPATOR.

RAIN GUARDIAN TURRET RIGHT DISCHARGE - PLAN VIEW
NOT TO SCALE



ISOLATOR ROW - PROFILE VIEW
NOT TO SCALE

MANUFACTURER'S NOTES:

1. ALL DESIGN SPECIFICATIONS FOR STORMTECH SC-740 CHAMBERS SHALL BE IN ACCORDANCE WITH THE STORMTECH DESIGN MANUAL.
2. THE INSTALLATION OF STORMTECH SC-740 CHAMBERS SHALL BE IN ACCORDANCE WITH THE LATEST STORMTECH INSTALLATION INSTRUCTIONS.
3. THE CONTRACTOR IS ADVISED TO REVIEW AND UNDERSTAND THE INSTALLATION INSTRUCTIONS PRIOR TO BEGINNING SYSTEM INSTALLATION. CALL 1-888-892-2694 OR VISIT WWW.STORMTECH.COM TO RECEIVE A COPY OF THE LATEST STORMTECH INSTALLATION INSTRUCTIONS.
4. CHAMBERS SHALL MEET THE DESIGN REQUIREMENTS AND LOAD FACTORS SPECIFIED IN SECTION 12.12 OF THE LATEST EDITION OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS.

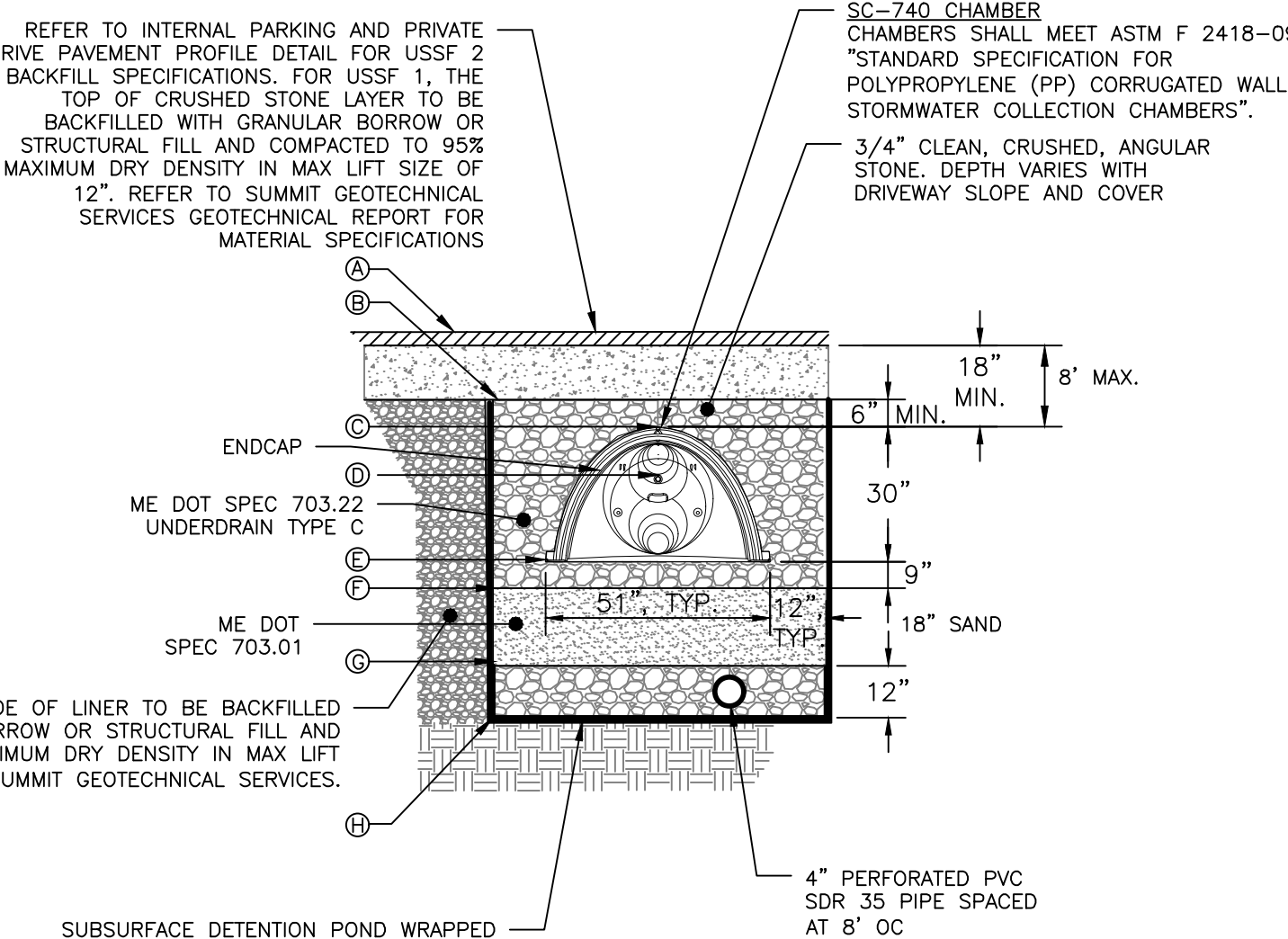
ENGINEER'S NOTES:

1. THE LAYOUT AND DIMENSION OF THE SUBSURFACE DETENTION MAY BE MODIFIED WITH AN ENGINEER APPROVED EQUIVALENT WHICH PROVIDES EQUAL DETENTION STORAGE AND WATER QUALITY TREATMENT.
2. PER CITY OF PORTLAND REQUIREMENT, THE SUBSURFACE DETENTION SHALL BE INSPECTED BY THE DESIGN ENGINEER AT THE FOLLOWING INTERVALS:
 - AFTER PRELIMINARY CONSTRUCTION OF THE SUBSURFACE DETENTION GRADES
 - ONE SITE VISIT DURING THE INSTALLATION OF THE IMPERVIOUS LINER
 - ONE SITE VISIT AFTER THE UNDERDRAINS ARE INSTALLED BUT BEFORE THEY ARE BACKFILLED
 - DURING THE CONSTRUCTION OF THE SAND FILTER LAYER
 - DURING THE INSTALLATION OF THE STORMTECH ISOLATOR ROW
 - BEFORE BACKFILLING THE STORMTECH UNITS
3. CONTRACTOR TO PROVIDE A MINIMUM 24 HOUR NOTICE BEFORE EACH MILESTONE INSPECTION LISTED UNDER NOTE 2.
4. THE FIRST YEAR OF MAINTENANCE SHALL BE PERFORMED BY THE MANUFACTURER TO ENSURE THAT THE SYSTEM IS OPERATING ACCORDING TO THE ESTABLISHED SPECIFICATIONS.
5. REFERENCE THE MANUFACTURER'S GUIDE FOR THE OPERATION AND MAINTENANCE PLAN.

NOTES:

1. REFER TO THE MAINE DEP TECHNICAL DESIGN MANUAL SECTION 7.3 FOR ADDITIONAL DESIGN DETAILS.
2. SAND LAYER COMPACT IN 6" LIFTS TO 92% MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D-1557

REFER TO INTERNAL PARKING AND PRIVATE DRIVE PAVEMENT PROFILE DETAIL FOR USSF 2 BACKFILL SPECIFICATIONS. FOR USSF 1, THE TOP OF CRUSHED STONE LAYER TO BE BACKFILLED WITH GRANULAR BORROW OR STRUCTURAL FILL AND COMPACTED TO 95% MAXIMUM DRY DENSITY IN MAX LIFT SIZE OF 12". REFER TO SUMMIT GEOTECHNICAL SERVICES GEOTECHNICAL REPORT FOR MATERIAL SPECIFICATIONS



UNDERDRAINED SUB-SURFACE SAND
FILTER TYPICAL CROSS SECTION
NOT TO SCALE

SCHEDULE	
ITEM	USSF 1
A FINISHED GRADE	PER C-30
B TOP OF CRUSHED STONE	108.50'
C TOP OF CHAMBER	108.00'
D OVERFLOW INV.	106.54'
E BOTTOM OF CHAMBER	105.50'
F TOP OF SAND	104.75'
G BOTTOM OF SAND	103.25'
H BOTTOM OF SYSTEM	102.25'

STRUCTURE TABLE			
NAME	RIM	INV. IN / PIPE (SIZE)	INV. OUT / PIPE (SIZE)
CB-S.1	111.50'	107.20' (8")	107.10' (8") 107.00' (12")
CB-S.2	111.75'	107.95' (8") 107.95' (8")	107.85' (8") 107.85' (12")
CB-S.3	111.75'	108.30' (6")	108.20' (8")
CB-S.4	111.75'	108.55' (6")	108.45' (6")
CB-S.5	111.75'		108.70' (6")
CB-S.6	113.80'	110.50' (6") 109.00' (6") 109.00' (4")	107.50' (12")
CB-S.7	113.85'	110.70' (6") 110.70' (6")	110.60' (6")
CB-S.8	107.85'		104.15' (12") 104.15' (12")
CB-S.9	111.75'	107.40' (8")	107.30' (8")
CB-S.10	111.75'	107.65' (8")	107.55' (8")
CB-S.11	111.25'	109.10' (6")	108.40' (8")
CB-S.12	110.75'	106.30' (12")	106.20' (12")
CB-S.13	106.75'		102.75' (8")
DMH-S.1	108.70'	105.25' (12") 98.25' (15") 103.75' (12")	98.15' (15")
DMH-S.2	110.25'	106.25' (8")	106.15' (12")
DMH-S.3	108.20'	104.70' (15") 98.90' (4") 104.00' (4")	98.80' (15")
DMH-S.4	108.35'	103.75' (12") 105.00' (12") 102.20' (8")	102.10' (24")
DMH-S.5	110.60'	102.20' (6") 107.75' (6")	102.10' (24")
DMH-S.6	111.70'	103.10' (12") 106.50' (12") 106.50' (8")	103.00' (6")
DMH-S.7	111.75'	107.90' (8")	107.80' (12")
DMH-S.9	114.75'	107.90' (8")	110.44' (6") 107.80' (12")
DMH-S.10	112.00'		107.00' (12")
DMH-S.12	103.90'	97.25' (15")	97.15' (15")
DMH-S.13	111.75'	105.10' (12") 107.60' (12")	105.00' (12")
DMH-S.15	111.80'	108.40' (8")	108.30' (6")
DMH-S.16	111.70'	107.10' (8")	107.00' (8")
DMH-S.17	111.80'	108.30' (6")	108.20' (8")
DMH-S.18	109.80'	108.00' (6")	107.90' (8")

PHASE II LAMBERT SOUTH
STRUCTURES TABLE

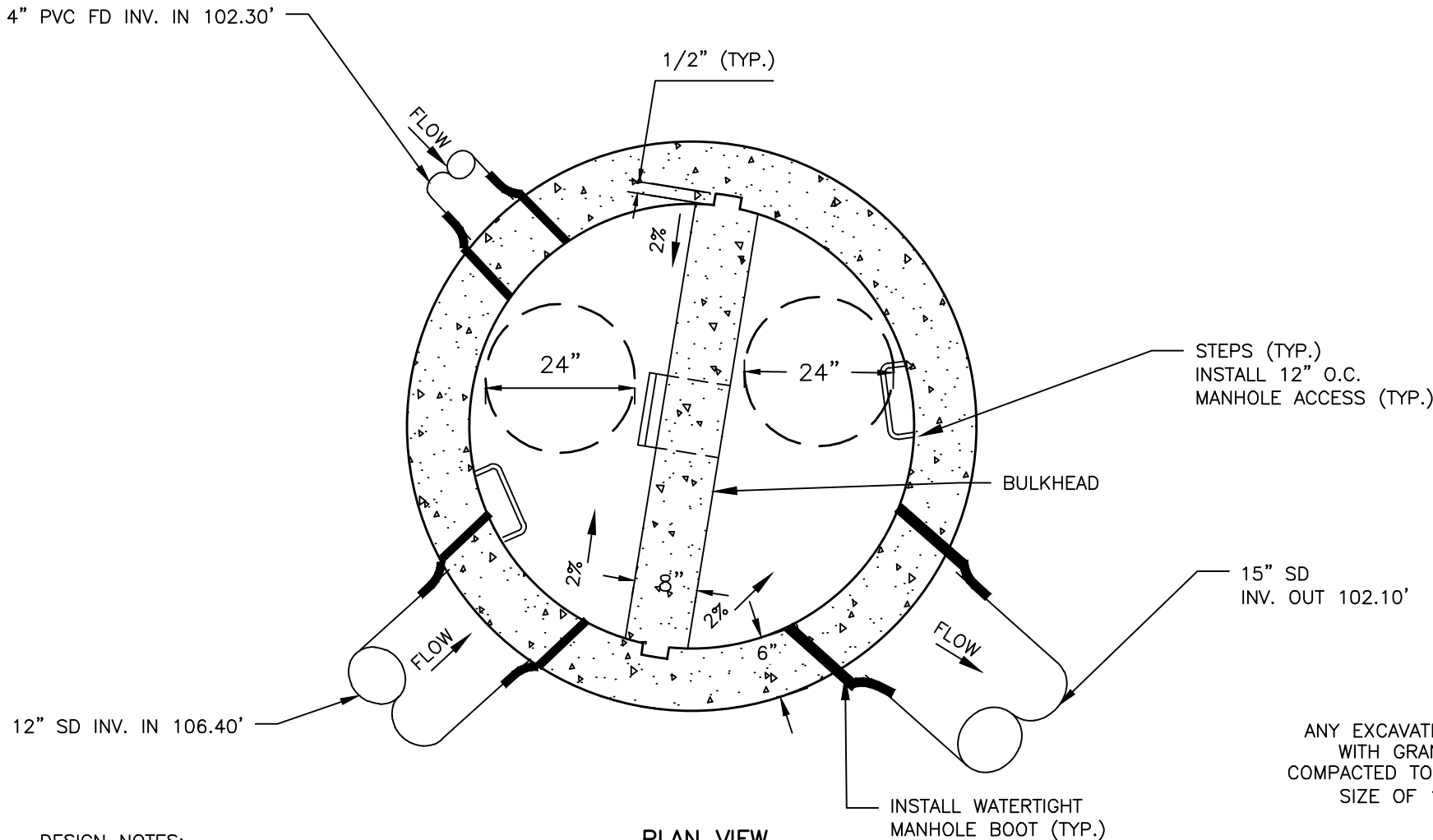
NOT TO SCALE

STORM DRAIN TABLE				
PIPE NAME	SIZE	LENGTH	SLOPE	
PIPE - (59)	4"	48'	0.021	
SD-S.12.1	15"	42'	0.025	
SD-S.1.1	15"	74'	0.012	
SD-S.1.2	15"	34'	0.016	
SD-S.1.3	12"	91'	0.010	
SD-S.1.4	8"	17'	0.006	
SD-S.1.5	8"	5'	0.018	
SD-S.1.6	12"	18'	0.027	
SD-S.2.1	8"	71'	0.012	
SD-S.2.3	8"	69'	0.003	
SD-S.2.4	6"	56'	0.003	
SD-S.2.5	8"	5'	0.003	
SD-S.2.6	12"	11'	0.042	
SD-S.3.1	15"	14'	0.005	
SD-S.3.2	4"	14'	0.007	
SD-S.4.1	6"	53'	0.003	
SD-S.4.2	24"	5'	0.020	
SD-S.4.4	12"	32'	0.010	
SD-S.4.4 (1)	12"	85'	0.010	
SD-S.4.5	12"	55'	0.007	
SD-S.5.1	24"	17'	0.006	
SD-S.5.3	6"	54'	0.015	
SD-S.5.4	6"	114'	0.005	
SD-S.6.1	12"	38'	0.005	
SD-S.6.1 (1)	12"	157'	0.012	

PHASE II LAMBERT SOUTH
STORM DRAIN TABLE

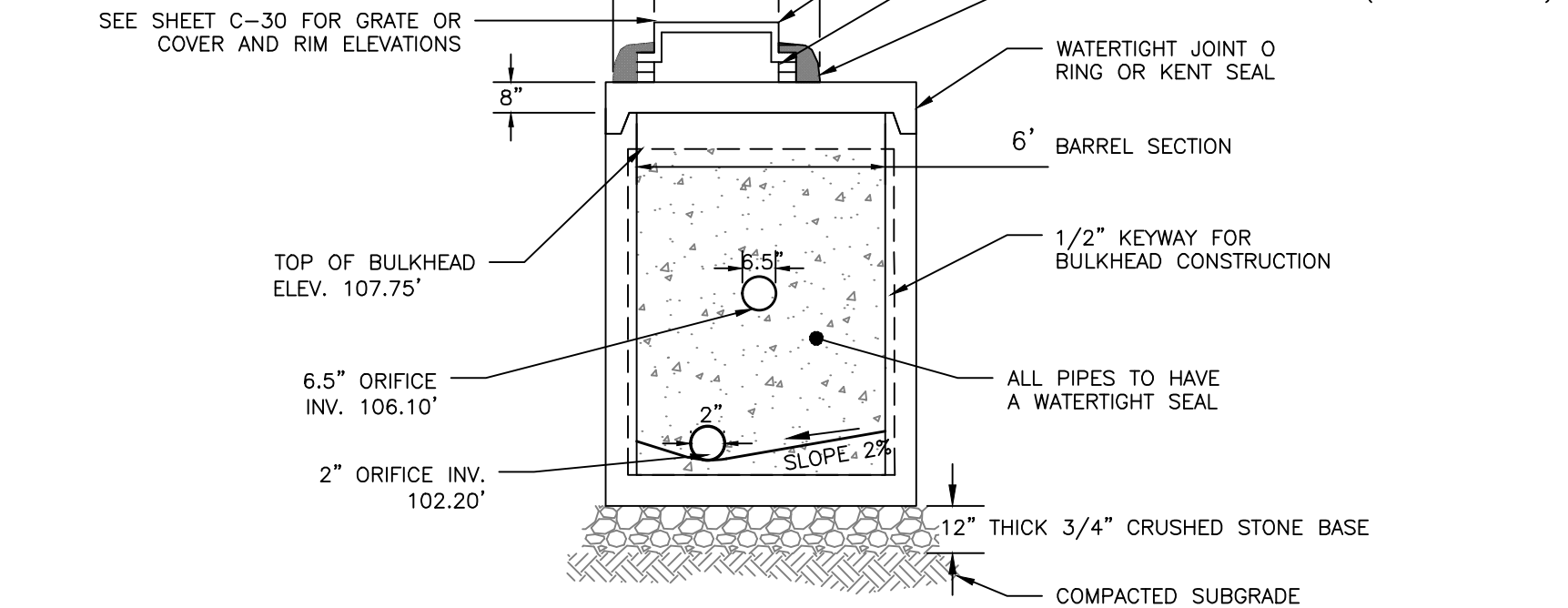
NOT TO SCALE

STORM DRAIN TABLE				
PIPE NAME	SIZE	LENGTH	SLOPE	
SD-S.6.2	6"	71'	0.004	
SD-S.6.3	12"	205'	0.004	
SD-S.6.4	4"	11'	0.004	
SD-S.6.5	8"	57'	0.009	
SD-S.7.2	6"	27'	0.002	
SD-S.7.3	6"	140'	0.011	
SD-S.7.4	6"	35'	0.004	
SD-S.7.5	8"	51'	0.010	
SD-S.7.5 (1)	12"	143'	0.013	
SD-S.8.1	12"	31'	0.013	
SD-S.8.2	6"	120'	0.004	
SD-S.8.3 (1)	12"	156'	0.010	
SD-S.9.1	6"	47'	0.053	
SD-S.9.2	8"	68'	0.009	
SD-S.9.3	8"	57'	0.003	
SD-S.10.1	8"	43'	0.005	
SD-S.10.2	8"	57'	0.015	
SD-S.10.3	8"	15'	0.003	
SD-S.11.1	6"	89'	0.006	
SD-S.13.1	8"	67'	0.008	
SD-S.15.1	8"	93'	0.006	
SD-S.16.1	8"	124'	0.009	
SD-S.17.1	6"	5'	0.038	
SD-S.18.1	6"	10'	0.010	
SD-S.18.2	8"	66'	0.009	



DESIGN NOTES:

1. ALL CONCRETE TO HAVE A MIN. OF 4,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS.
2. DESIGN LOAD FOR H-20 WHEEL LOAD.
3. CATCH BASIN TO CONFORM TO ASTM-C478 SPECIFICATIONS.
4. REINFORCE TO 0.12 IN SQ./LF.
5. JOINTS SEALED WITH BUTYL RUBBER.
6. POLYPROPYLENE STEPS 12" O.C.



SIDE PROFILE

OUTLET CONTROL STRUCTURE
NOT TO SCALE

ISSUED FOR	BY
SITE/SUB	DATE
COMMENT RESPONSE I	SJL
COMMENT RESPONSE II	SJL
COMMENT RESPONSE III	SJL
75% SET	SJL
BIDDING DOCUMENTS	SJL
PARKING ADDITION PRICING	SJL
MAJOR SITE PLAN AMENDMENT	SJL

DRAINAGE DETAILS - 4	PROJECT NAME/ADDRESS
165 LAMBERT ST NORTH CO-OP	PORTLAND, MAINE 04103
CLIENT/OWNER	OF RECORD:
LAMBERT WOODS NORTH, LLC.	2 OLIVER STREET, SUITE 500 BOSTON, MASSACHUSETTS 02109

ACORN ENGINEERING, INC.	THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM THE DESIGNER. ANY CHANGES SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO ACORN ENGINEERING, INC.
PO BOX 3372, PORTLAND MAINE 04101	(207) 775-2885

FILE:	1145_CIVIL
JN:	1145
SCALE:	AS NOTED
DESIGNED BY:	SJL
DRAWN BY:	NPH
CHECKED BY:	WHS

DRAWING NO.

C-71

PERMIT LEVEL
NOT ISSUED FOR
CONSTRUCTION

NOTE:
DIMENSION STYLE

TO FACE OF FIN. WALL

TO FACE OF FRAMING

ASSEMBLY TYPE KEY

W-0A

W-1A

W-1B

W-1C

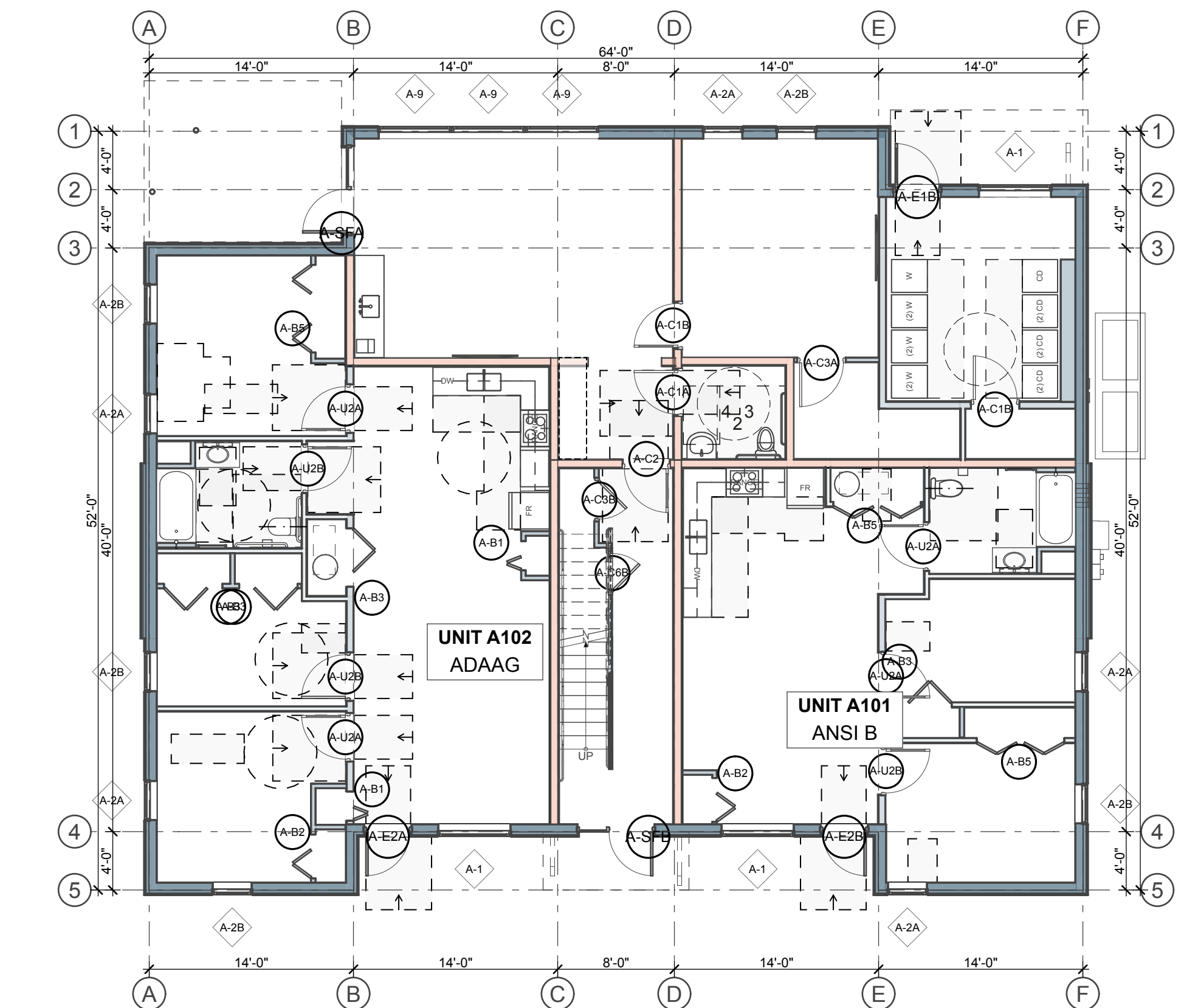
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W-0C

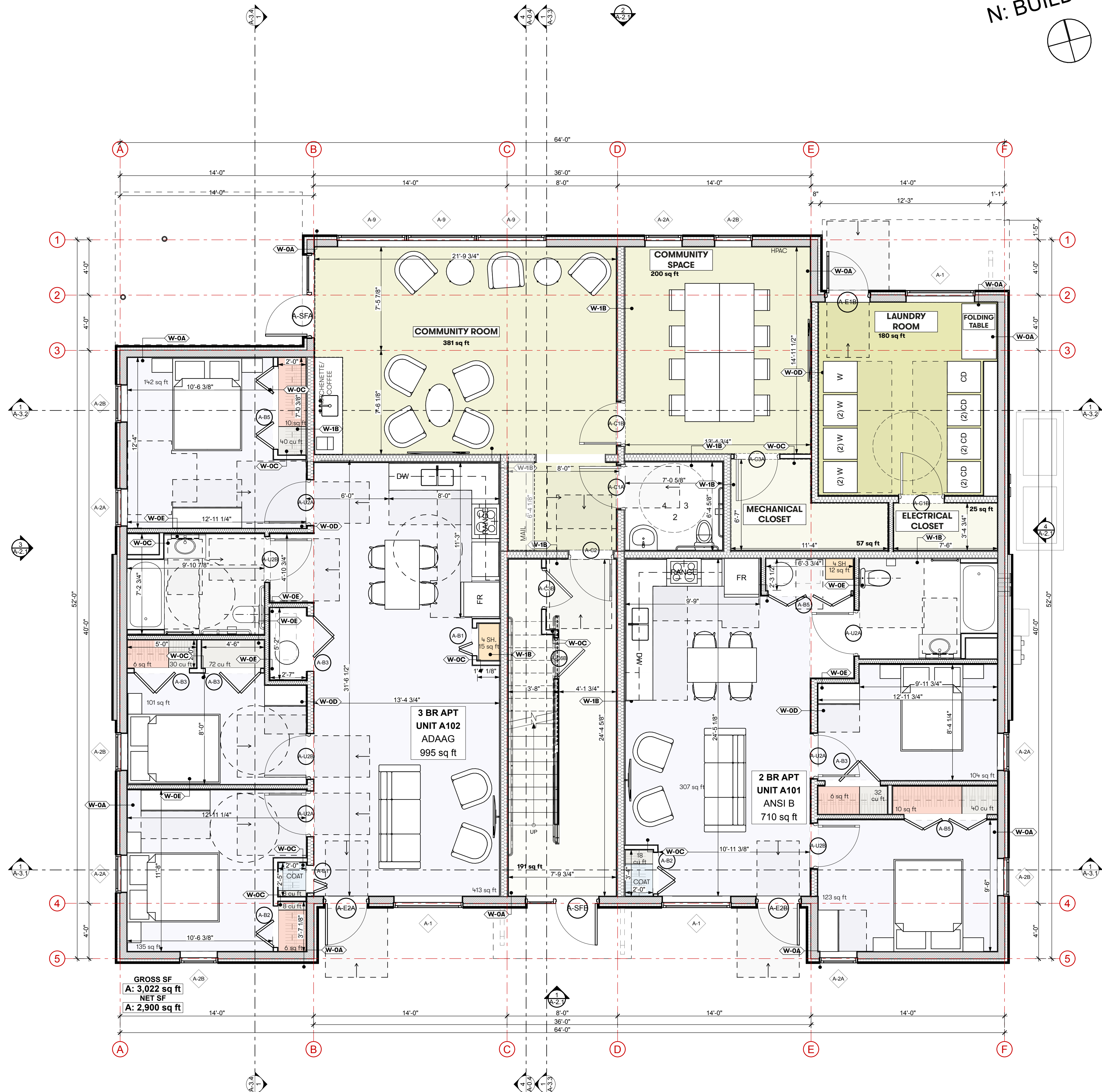
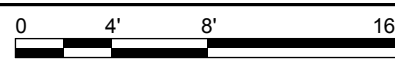
W-0E

W-0F

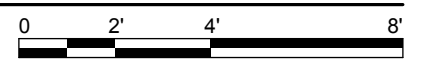
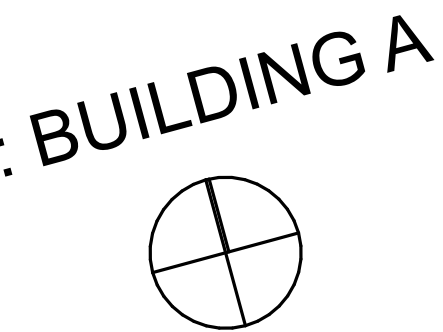
W-0D



2 GROUND FLOOR: KEY PLAN
SCALE: 1/8" = 1'-0"



1 GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"



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Architects

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kaplanthompson.com

PROJECT
**Lambert
Woods North**

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Portland, ME 04103

CIVIL
Acorn Engineering, Inc.
500 Washington Ave., Suite 202
Portland, ME 04103
p: 207 775-2055

LANDSCAPE ARCHITECTURE
**Aceto Landscape
Architects**
565 Congress Street
Portland, ME 04101
p: 207 221-3390

STRUCTURAL
Trillium Engineering
189 Main Street, Suite 200
Yarmouth, ME 04096
p: 207 307-0872

ELECTRICAL
MEGA Engineering
p: 207 749-4514

MECHANICAL & PLUMBING
Fuss & O'Neill, Inc.
5 Fletcher Street, Suite 1
Kennebunk, ME 04043
p: 617 282-4675

DATE	12/15/22	11/30/23	12/28/23	6/17/24
CHG				
CHANGE NAME				
DESCRIPTION	01 MSHA 50%	02 POA 175%	03 MSHA 50%	06 Major Site Plan Amendment
ISSUE NO.	01	02	03	06

NOT FOR CONSTRUCTION

PROJECT	MCP-N
DATE	6/17/24
REVISED 1	
REVISED 2	
DRAWN BY	AW, CB, SS
PHASE	Bidding Documents

GROUND FLOOR
PLAN: COMMUNITY
FLATS, BUILDING A

A-1.2

NOTE:
DIMENSION STYLE

TO FACE OF FIN. WALL

TO FACE OF FRAMING

ASSEMBLY TYPE KEY

W-0A

W-1A

W-1B

W-1C

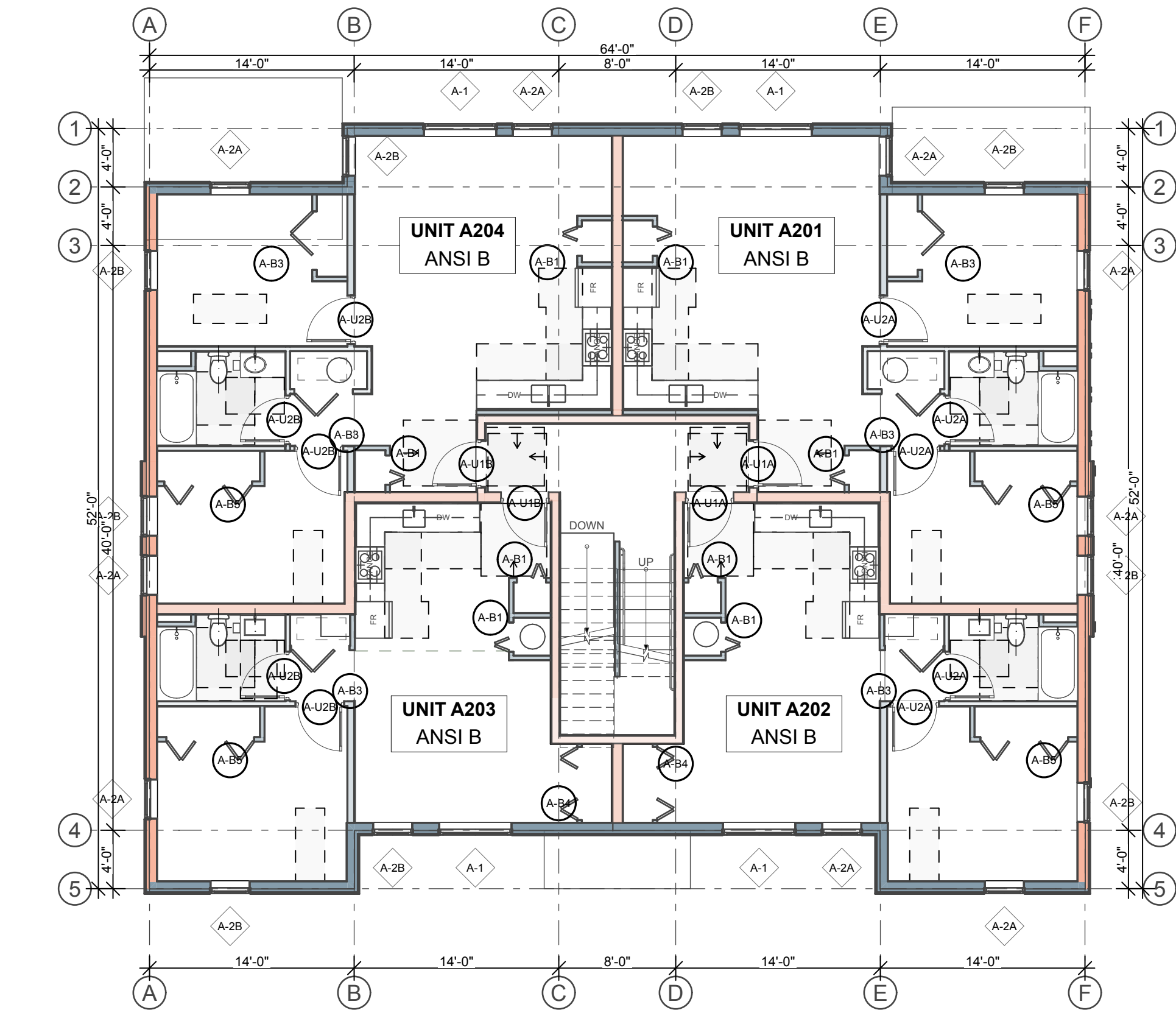
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W-1C

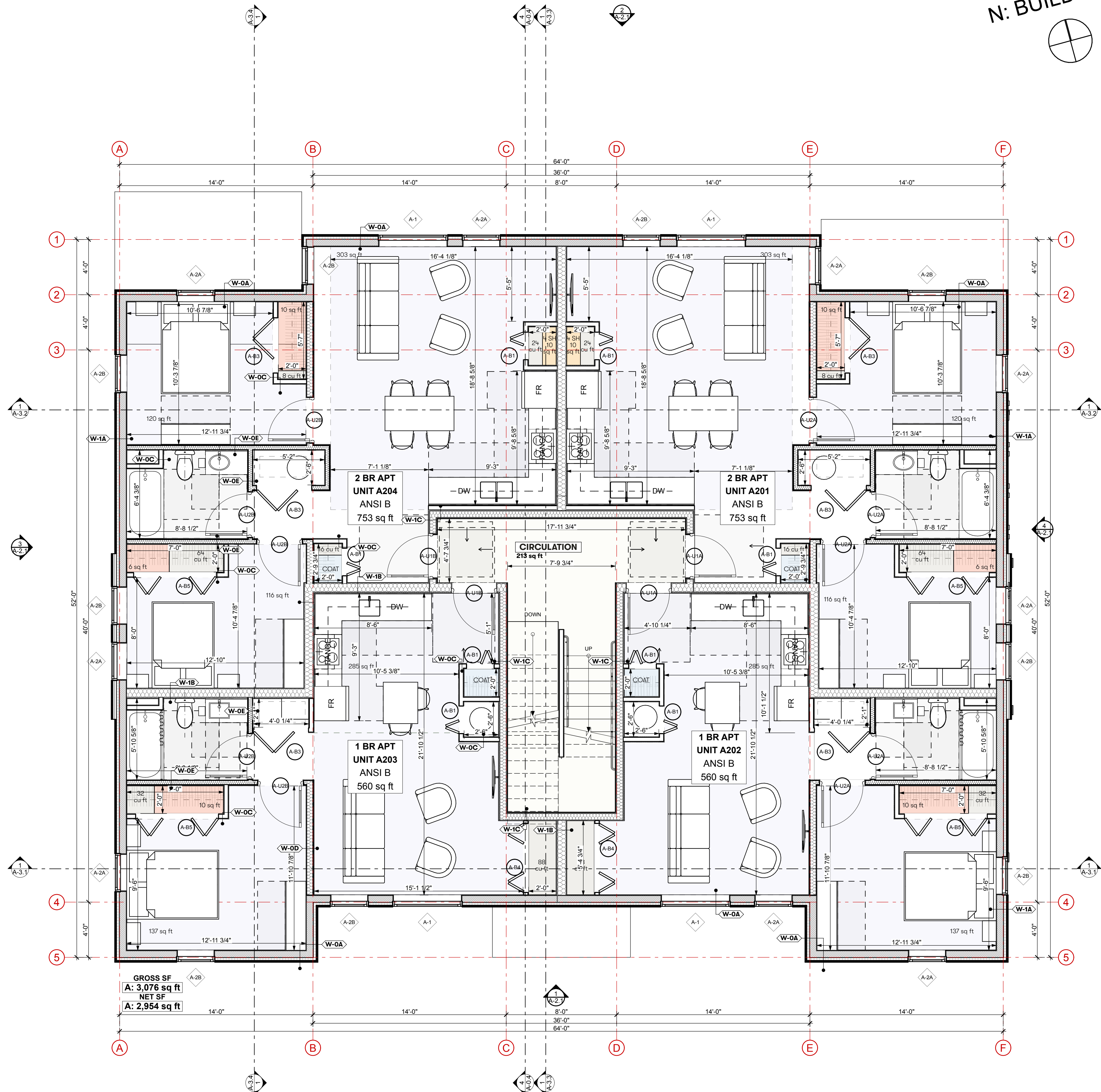
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W-0E

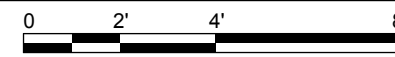
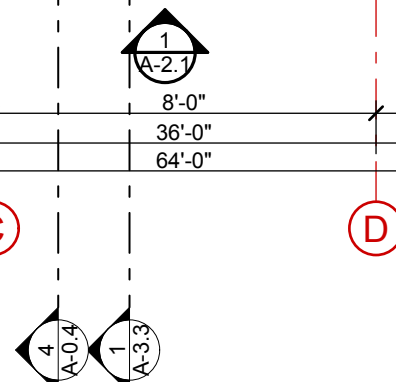
W-0F



2ND FLOOR: KEY PLAN
SCALE: 1/8" = 1'-0"



2ND FLOOR
SCALE: 1/4" = 1'-0"



N: BUILDING A

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p: 207 221-3390

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ELECTRICAL

MEGA Engineering
p: 207 749-4514

MECHANICAL & PLUMBING

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5 Fletcher Street, Suite 1
Kennebunk, ME 04043
p: 617 282-4675

DATE	12/15/22	11/30/23	12/28/23	6/17/24
CHANGE NAME				
ISSUE NO.	01	02	03	06
DESCRIPTION	MSHA 50%	POA 75%	MSHA 90%	Major Site Plan Amendment

NOT FOR CONSTRUCTION

PROJECT	MCP-N
DATE	6/17/24
REVISED 1	
REVISED 2	
DRAWN BY	AW, CB, SS
PHASE	Bidding Documents

2ND FLOOR PLAN:
COMMUNITY FLATS,
BUILDING A

A-1.3

NOTE:
DIMENSION STYLE

TO FACE OF FIN. WALL

TO FACE OF FRAMING

ASSEMBLY TYPE KEY

W-0A

W-1A

W-1B

W-1C

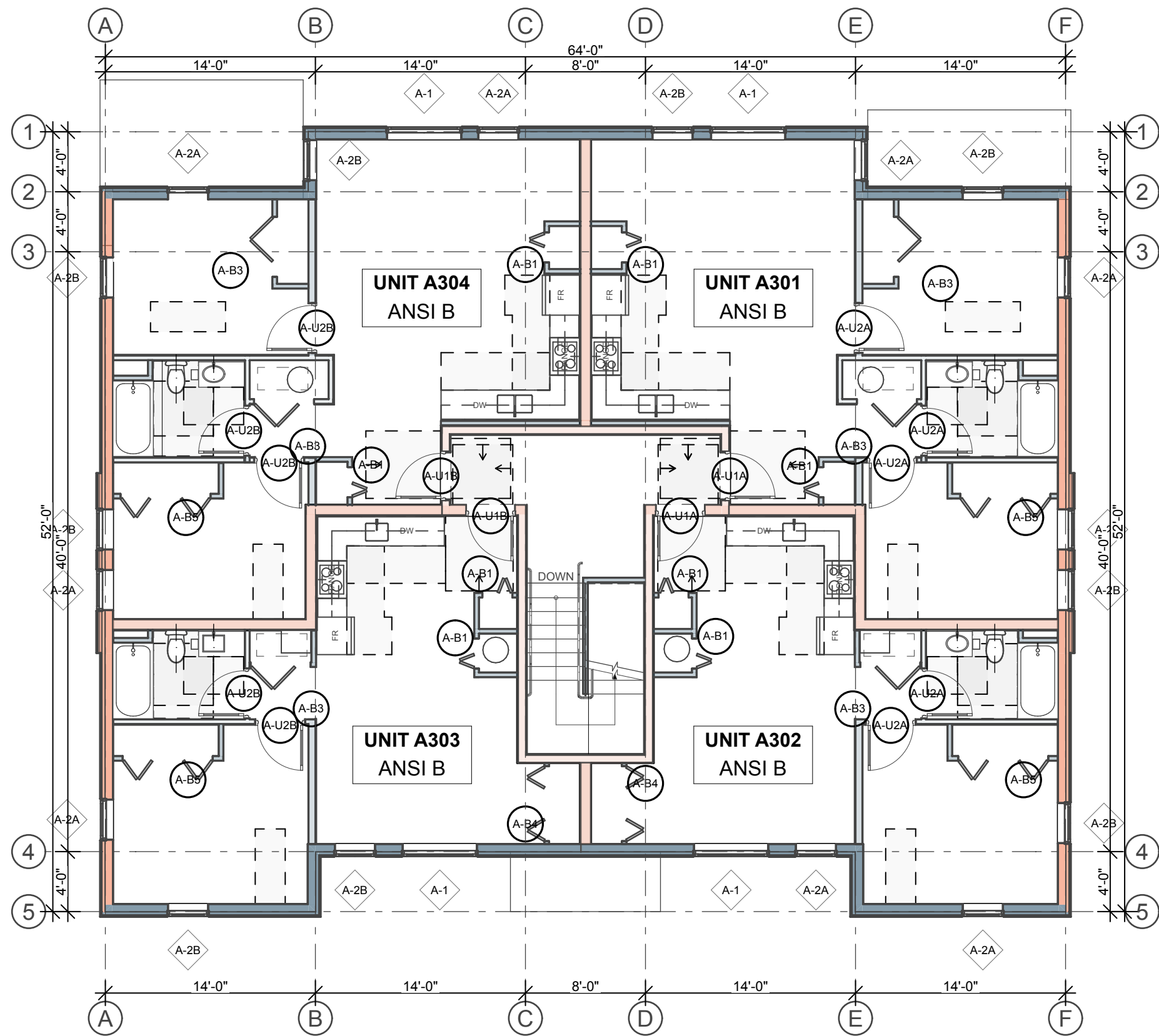
W-0B

W-0C

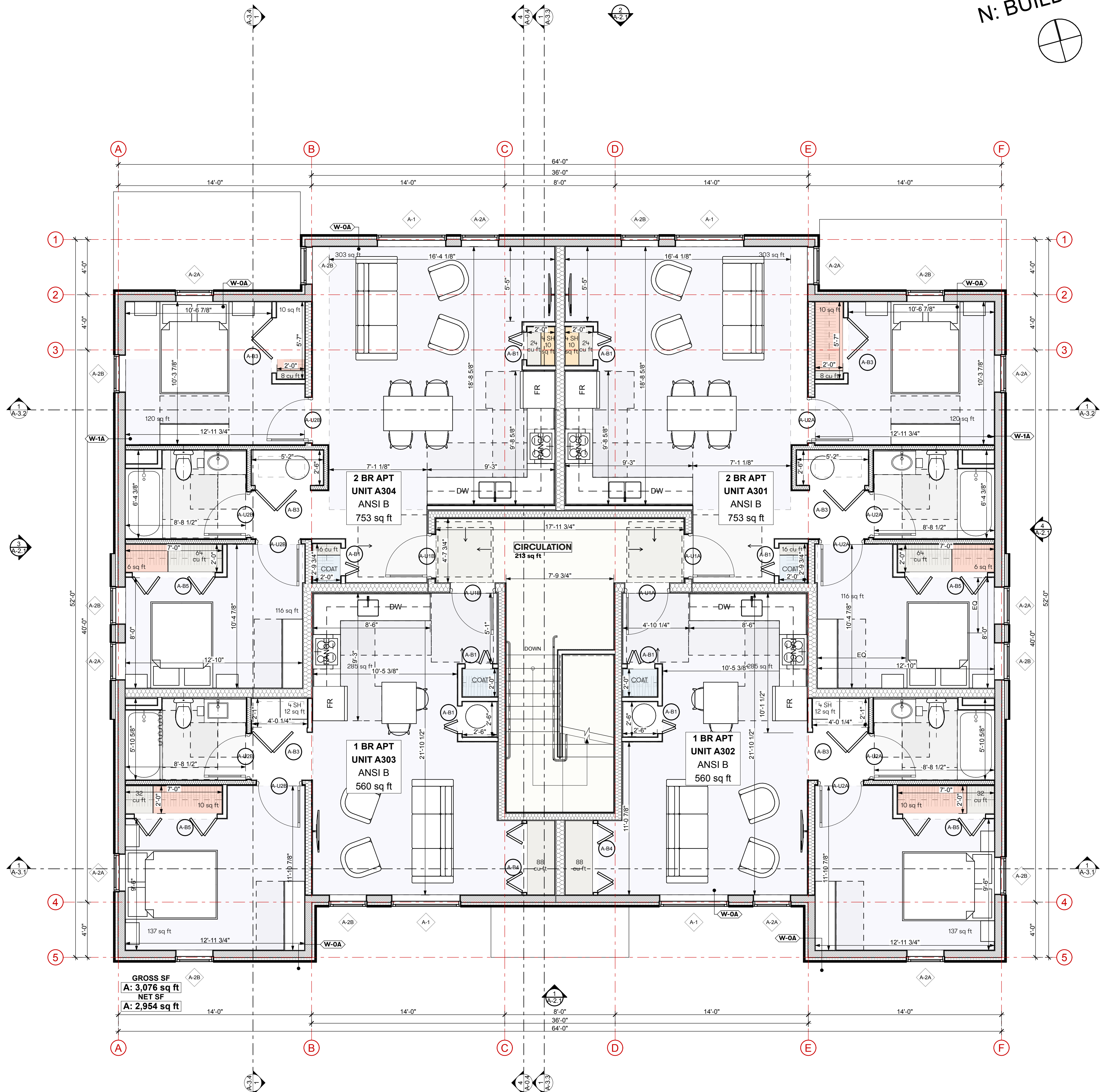
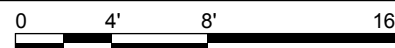
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W-0E

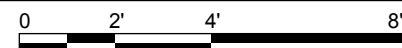
W-0F



2 3RD FLOOR: KEY PLAN
SCALE: 1/8" = 1'-0"



1 3RD FLOOR
SCALE: 1/4" = 1'-0"



N: BUILDING A

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p: 207 749-4514

MECHANICAL & PLUMBING

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5 Fletcher Street, Suite 1
Kennebunk, ME 04043
p: 617 282-4675

DATE	12/15/22	11/03/23	12/28/23	6/17/24
CHG				
CHANGE NAME				
ISSUE NO.	01	02	03	06
DESCRIPTION	MSHA 50%	POA+ 75%	MSHA 90%	Major Site Plan Amendment

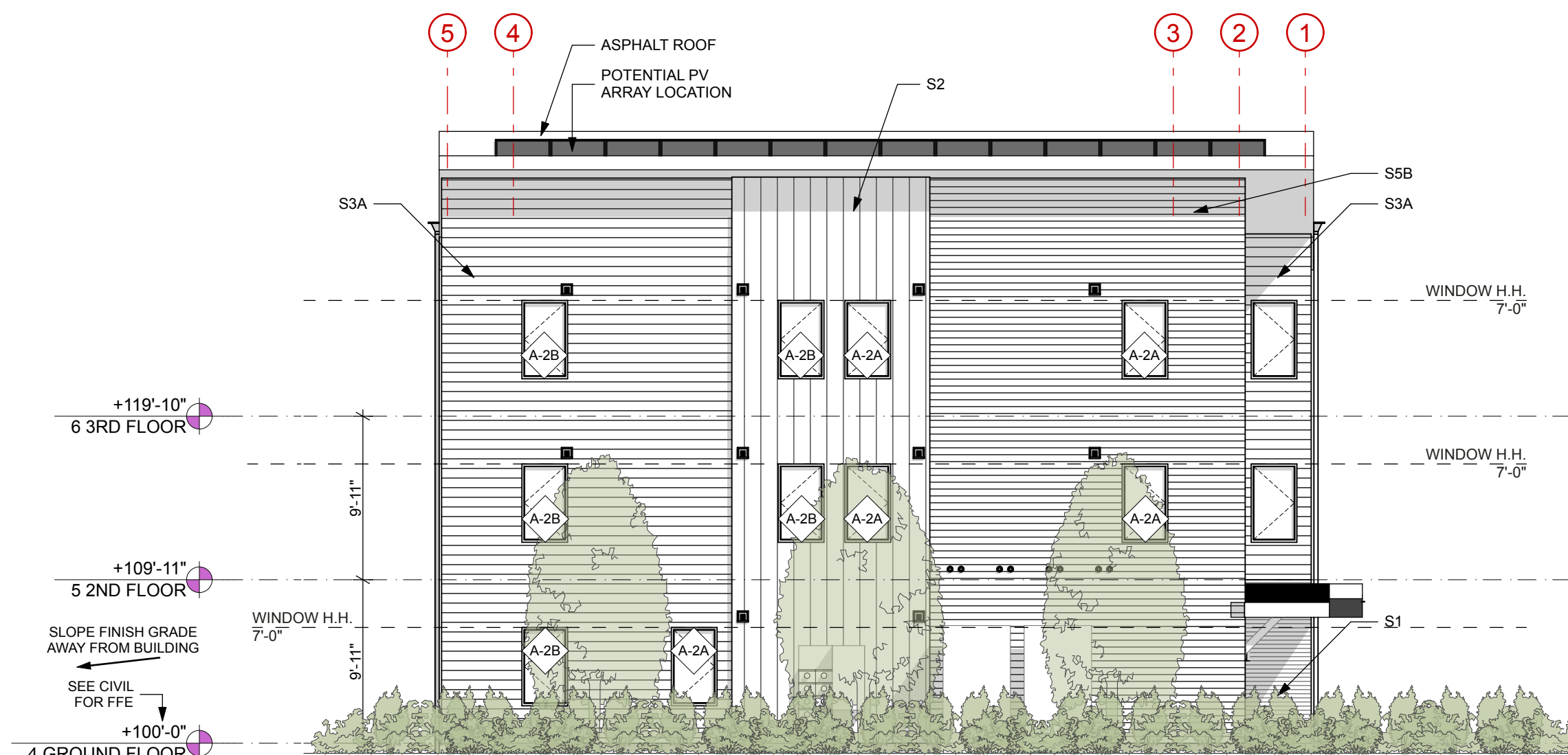
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PROJECT	MCP-N
DATE	6/17/24
REVISED 1	
REVISED 2	
DRAWN BY	AW, CB, SS
PHASE	Bidding Documents

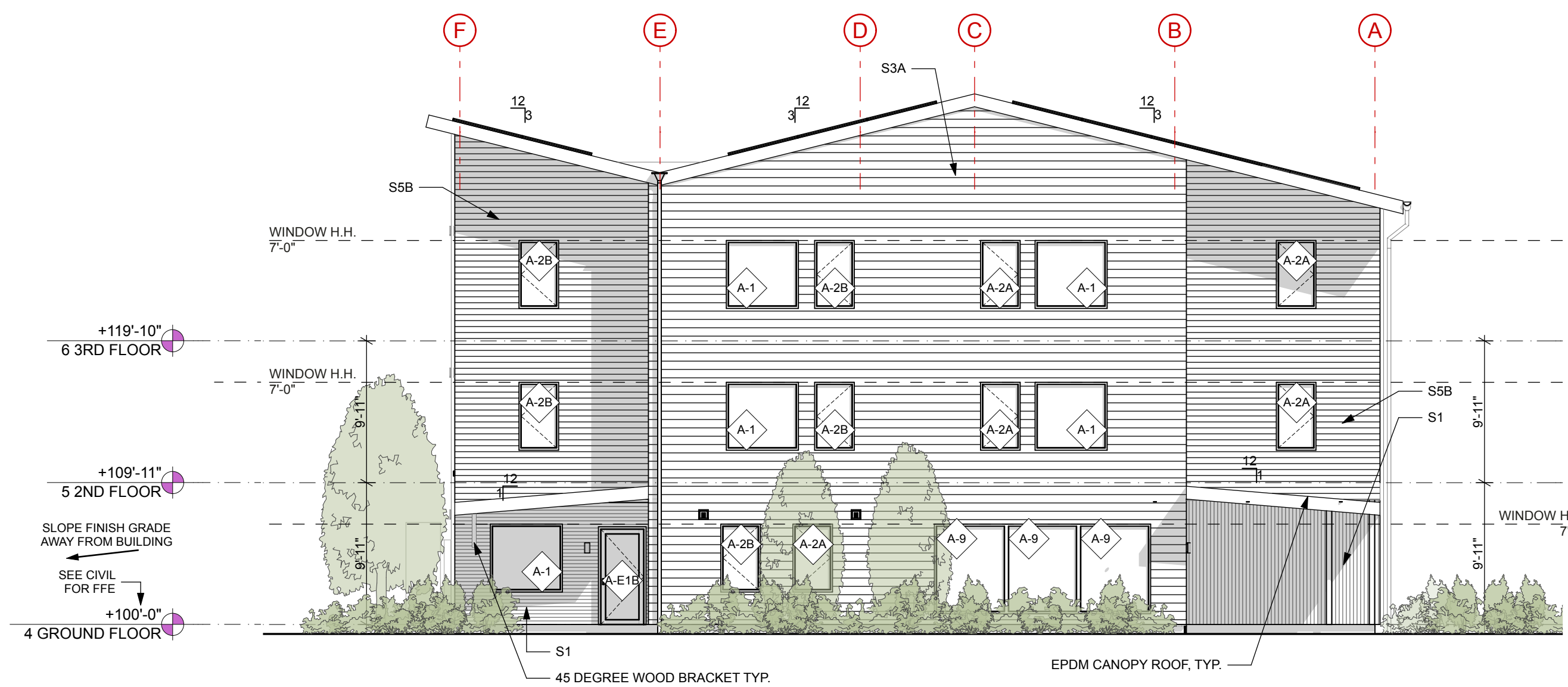
3RD FLOOR PLAN:
COMMUNITY FLATS,
BUILDING A

A-1.4

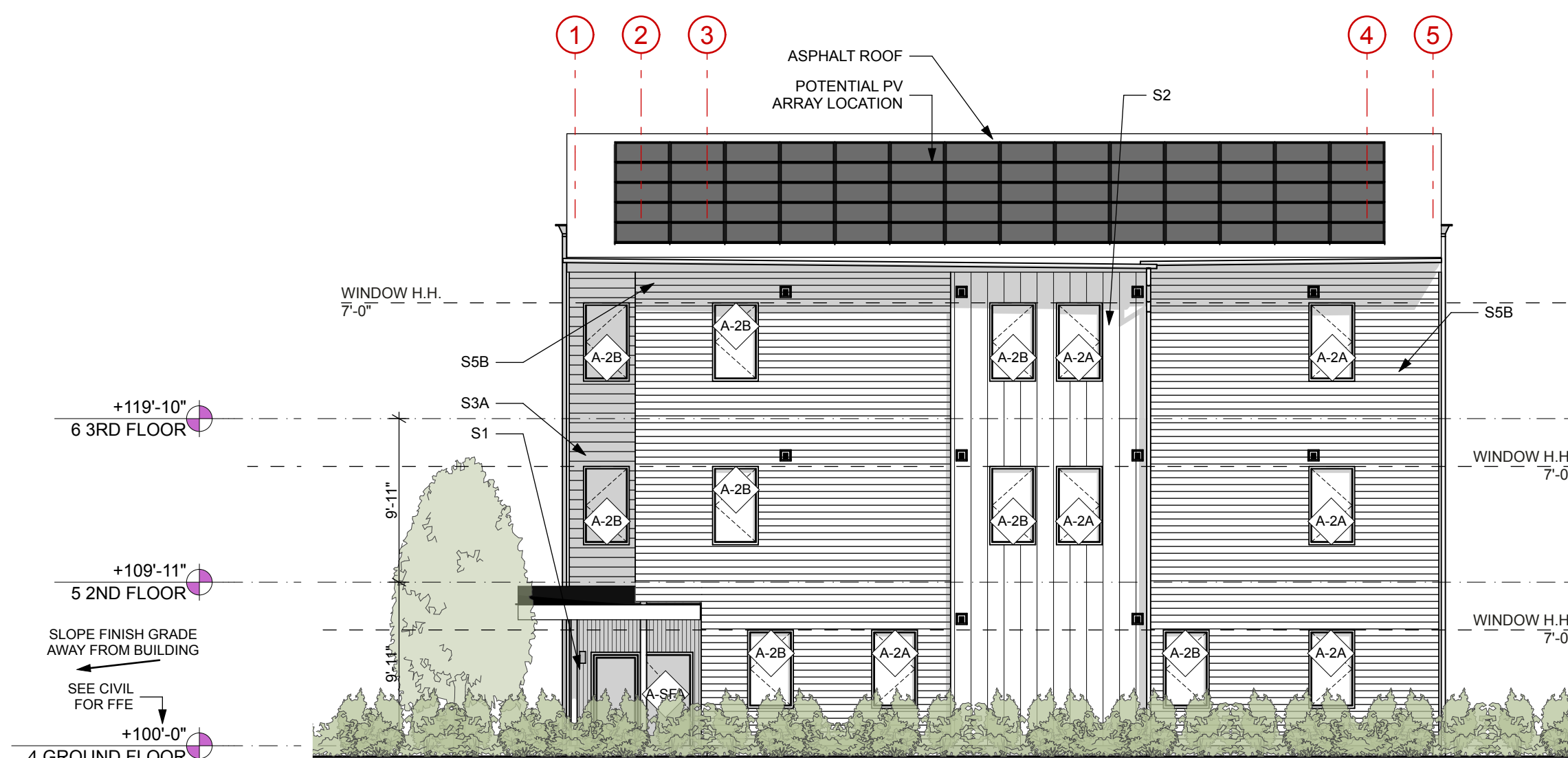
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S2	BOARD AND BATTEN SIDING	S4C	TRADITIONAL LAP SIDING 4" REVEAL (COLOR B)
S3A	TRADITIONAL LAP SIDING 7" REVEAL (COLOR A)	S5A	TRADITIONAL LAP SIDING 7" REVEAL (COLOR C)
S3B	TRADITIONAL LAP SIDING 5" REVEAL (COLOR A)	S5B	TRADITIONAL LAP SIDING 5" REVEAL (COLOR C)
S3C	TRADITIONAL LAP SIDING 4" REVEAL (COLOR A)	S5C	TRADITIONAL LAP SIDING 4" REVEAL (COLOR C)
S4A	TRADITIONAL LAP SIDING 7" REVEAL (COLOR B)		



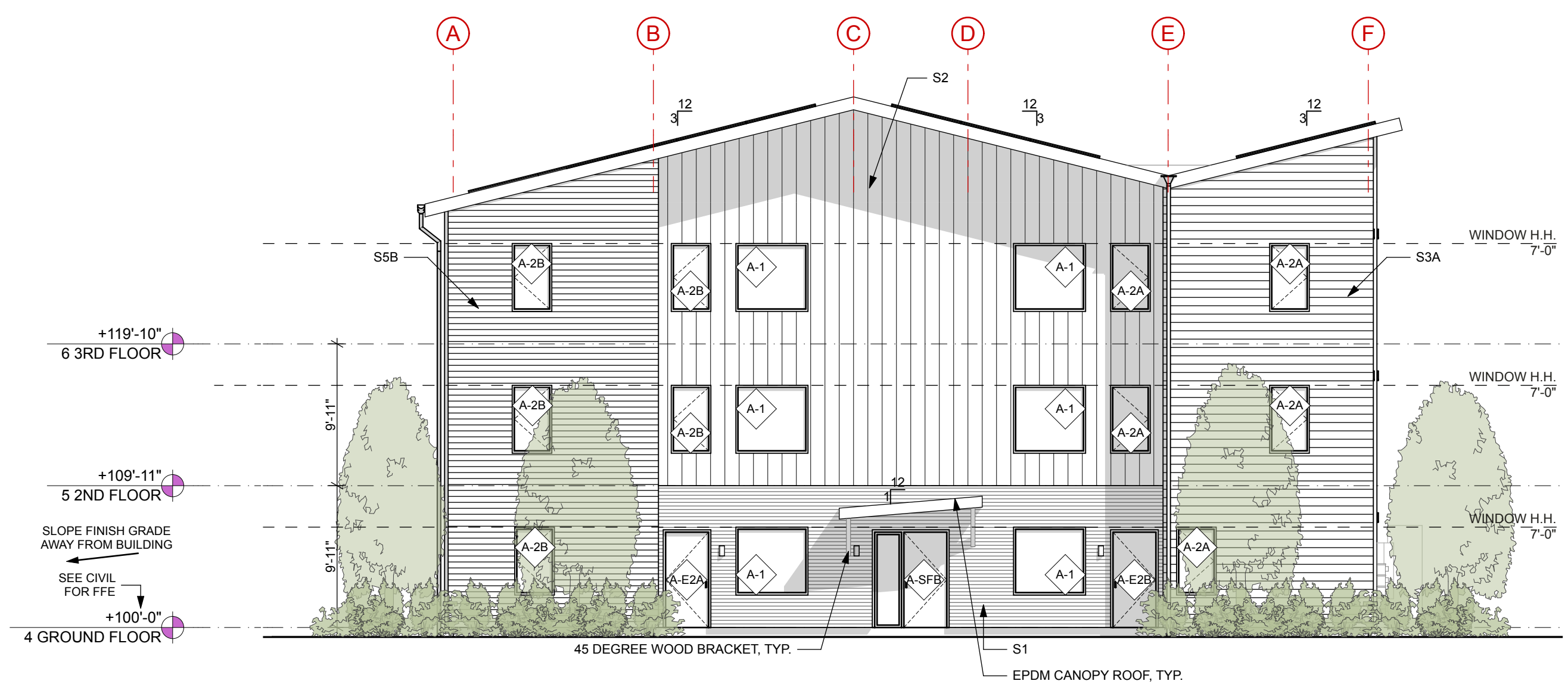
4 COMMUNITY FLATS, SIDE ELEVATION
SCALE: 1/8" = 1'-0"



2 COMMUNITY FLATS, ENTRY ELEVATION



3 COMMUNITY FLATS, SIDE ELEVATION
SCALE: 1/8" = 1'-0"



1 COMMUNITY FLATS, PATIO ELEVATION

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PROJECT

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ELECTRICAL
MEGA Engineering
p: 207 749-4514

MECHANICAL & PLUMBING
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Kennebunk, ME 04043
p: 617 282-4675

ISSUE NO	DESCRIPTION	CHID	CHANGE NAME	DATE
01	MSHA 50%			12/16/22
02	POAH 75%			11/2/23
03	MSHA 90%			12/8/23
06	Major Site Plan Amendment			6/17/24

NOT FOR CONSTRUCTION

PROJECT	MCP-N
DATE	6/17/24
REVISED 1	
REVISED 2	
DRAWN BY	AW, CB, SS
PHASE	Bidding Documents

ELEVATIONS:
COMMUNITY FLATS,
BUILDING A
A-2.1

SIDING KEY			
S1	THERMALLY MODIFIED SHIPLAP SIDING	S4B	TRADITIONAL LAP SIDING 5" REVEAL (COLOR B)
S2	BOARD AND BATTEN SIDING	S4C	TRADITIONAL LAP SIDING 4" REVEAL (COLOR B)
S3A	TRADITIONAL LAP SIDING 7" REVEAL (COLOR A)	S5A	TRADITIONAL LAP SIDING 7" REVEAL (COLOR C)
S3B	TRADITIONAL LAP SIDING 5" REVEAL (COLOR A)	S5B	TRADITIONAL LAP SIDING 5" REVEAL (COLOR C)
S3C	TRADITIONAL LAP SIDING 4" REVEAL (COLOR A)	S5C	TRADITIONAL LAP SIDING 4" REVEAL (COLOR C)
S4A	TRADITIONAL LAP SIDING 7" REVEAL (COLOR B)		

PROJECT

Lambert Woods North

228o Washington Avenue
Portland, ME 04103

CIVIL

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Portland, ME 04103
p: 207 775-2055

LANDSCAPE ARCHITECTURE

Aceto Landscape Architects
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p: 207 221-3390

STRUCTURAL

Trillium Engineering
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MECHANICAL & PLUMBING

Fuss & O'Neill, Inc.
5 Fletcher Street, Suite 1
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p: 617 282-4675

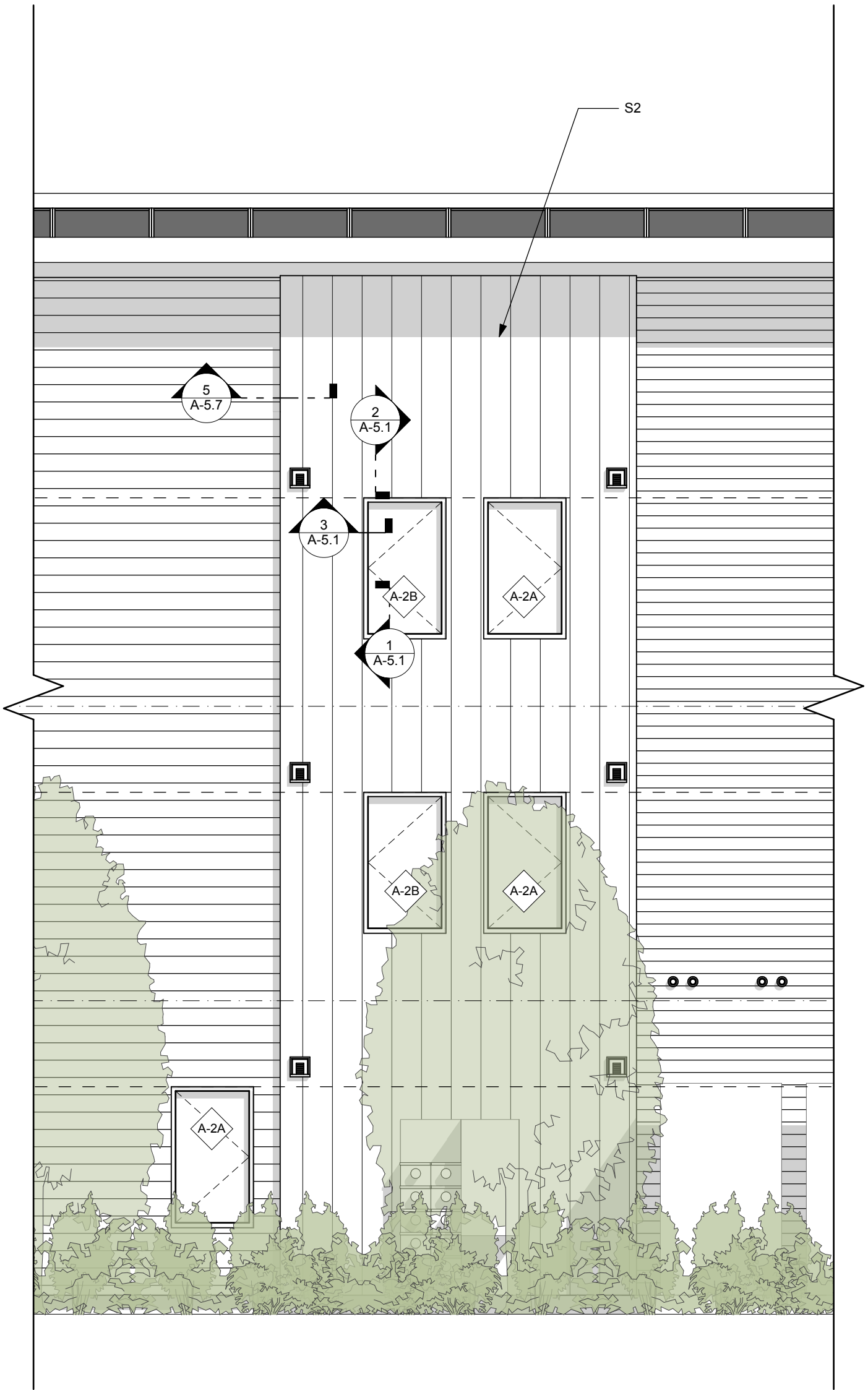
ISSUE NO.	DESCRIPTION	DATE
01	MSHA 50%	12/15/22
02	POA+ 75%	11/30/23
03	MSHA 90%	12/8/23
06	Major Site Plan Amendment	6/17/24

NOT FOR CONSTRUCTION

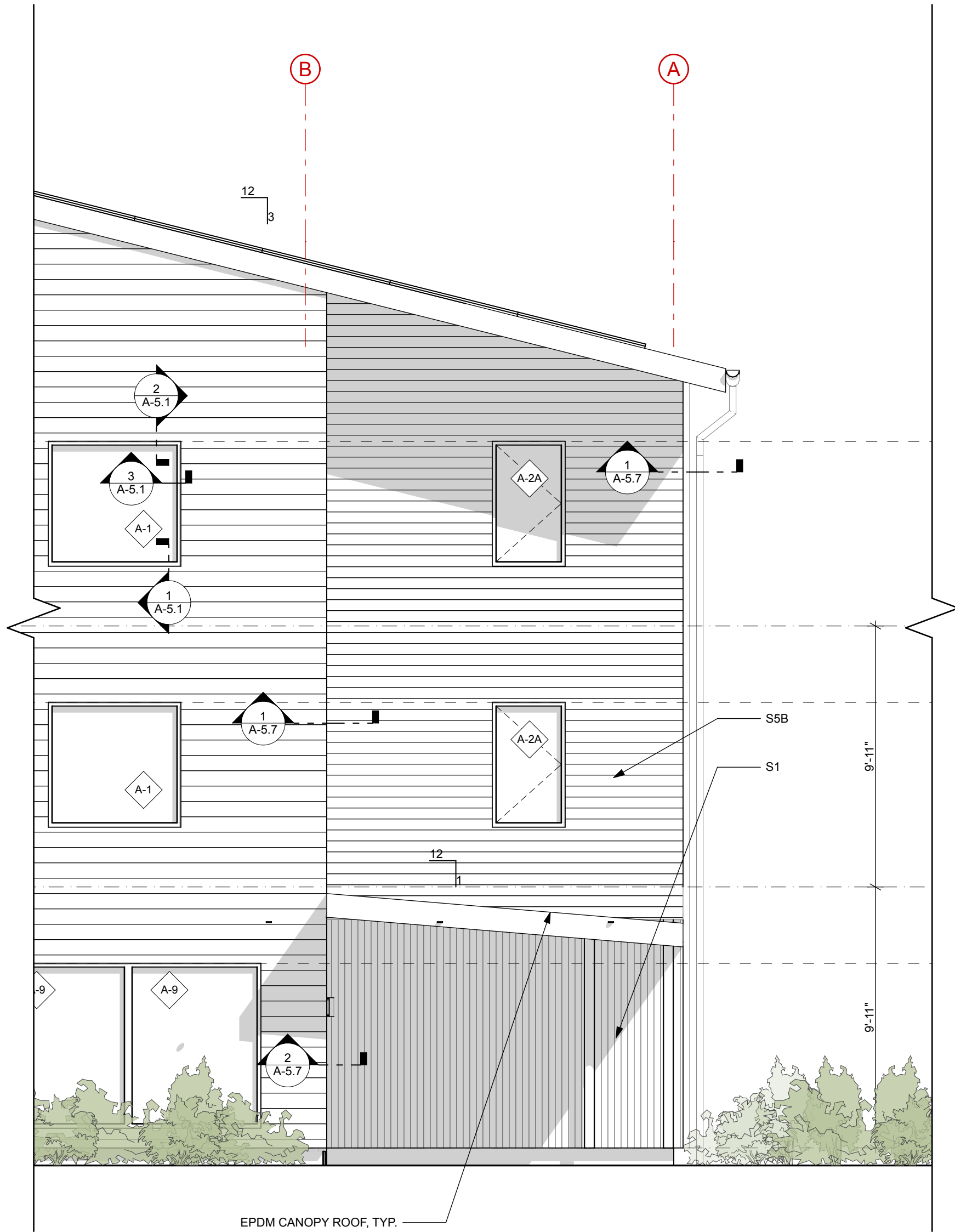
PROJECT	MCP-N
DATE	6/17/24
REVISED 1	
REVISED 2	
DRAWN BY	AW, CB, SS
PHASE	Bidding Documents

ENLARGED
ELEVATIONS:
COMMUNITY FLATS,
BUILDING A

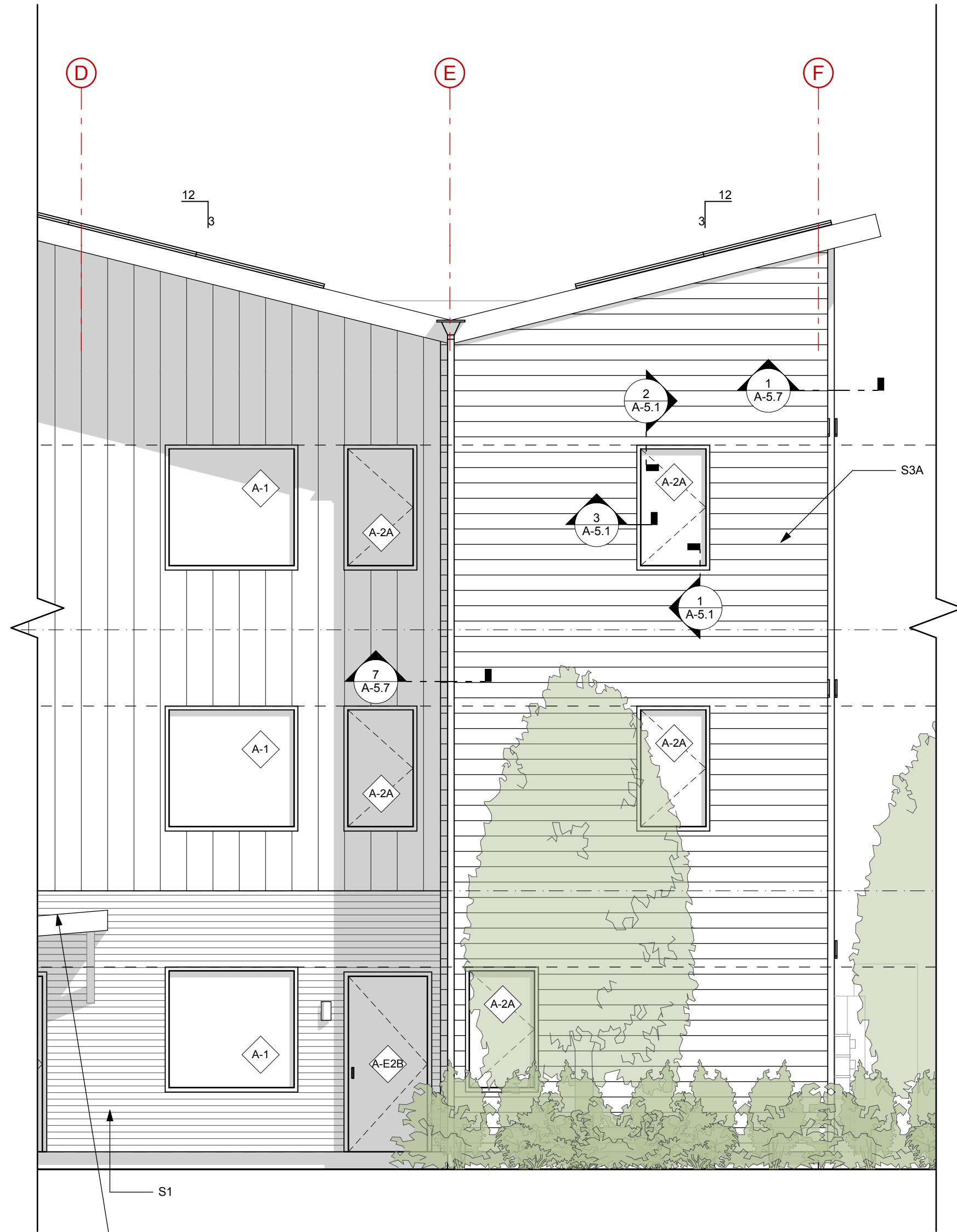
A-2.2



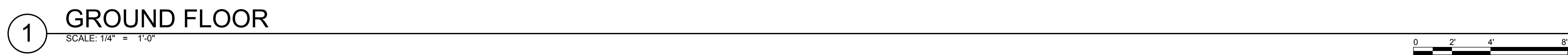
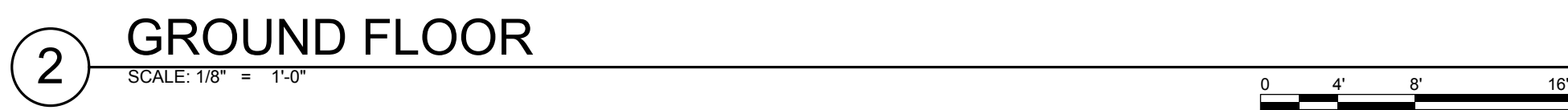
1 COMMUNITY FLATS, SIDE ELEVATION
SCALE: 1/4" = 1'-0"



2 COMMUNITY FLATS, ENTRY ELEVATION
SCALE: 1/4" = 1'-0"



3 COMMUNITY FLATS, PATIO ELEVATION
SCALE: 1/4" = 1'-0"



N: BUILDING B

ISSUE NO.	DESCRIPTION	CHIC	CHANGE NAME	DATE
01	MSHA 50%			12/15/22
02	POAH 75%			1/13/23
03	MSHA 90%			12/8/23
06	Major Site Plan Amendment			6/17/24

A-1.2

NOTE:
DIMENSION STYLE

TO FACE OF FIN. WALL

TO FACE OF FRAMING

ASSEMBLY TYPE KEY

W-0A

W-1A

W-1B

W-1C

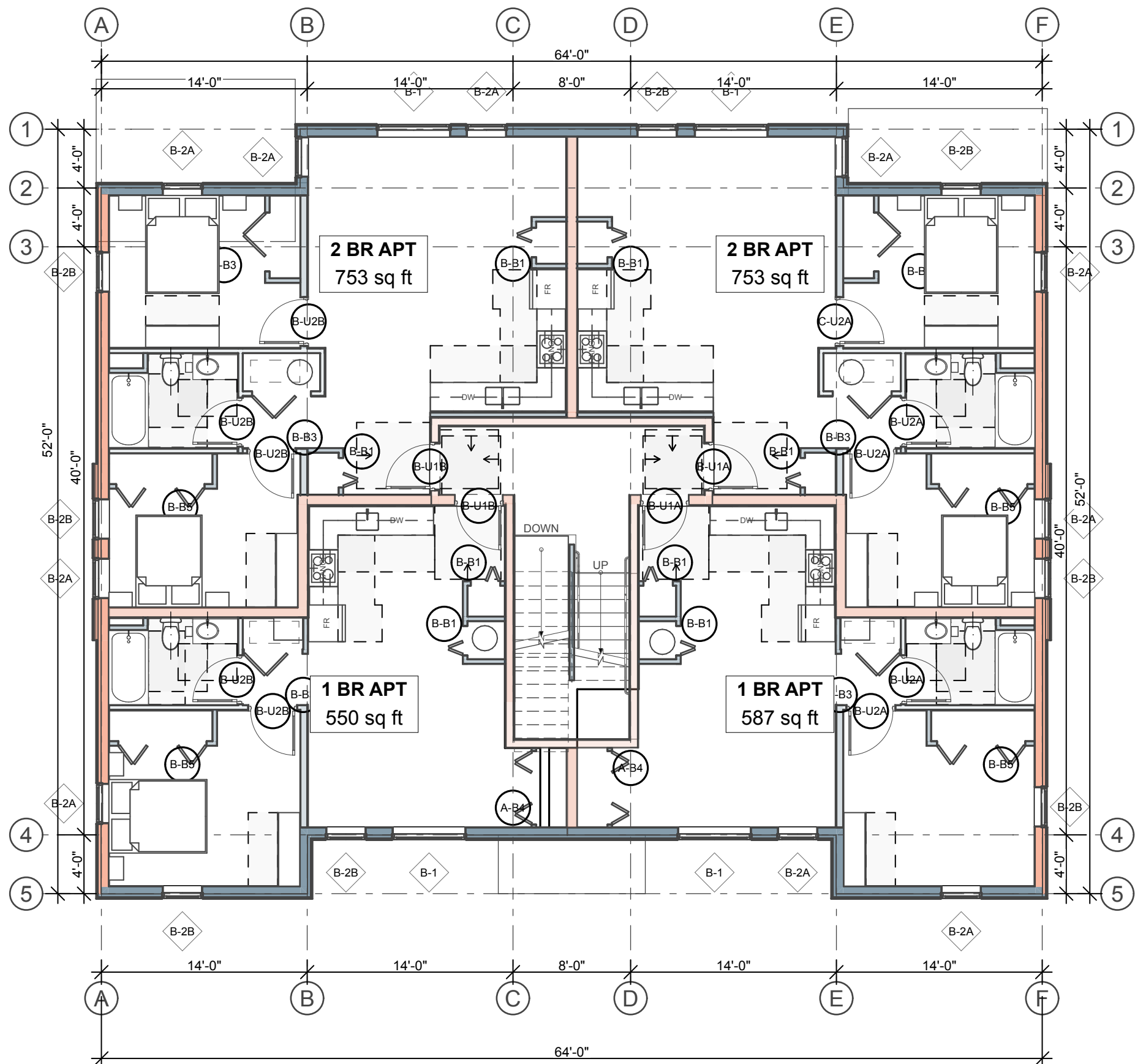
W-0B

W-1C

W-0D

W-0E

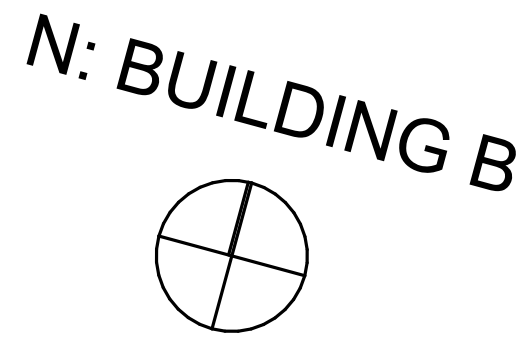
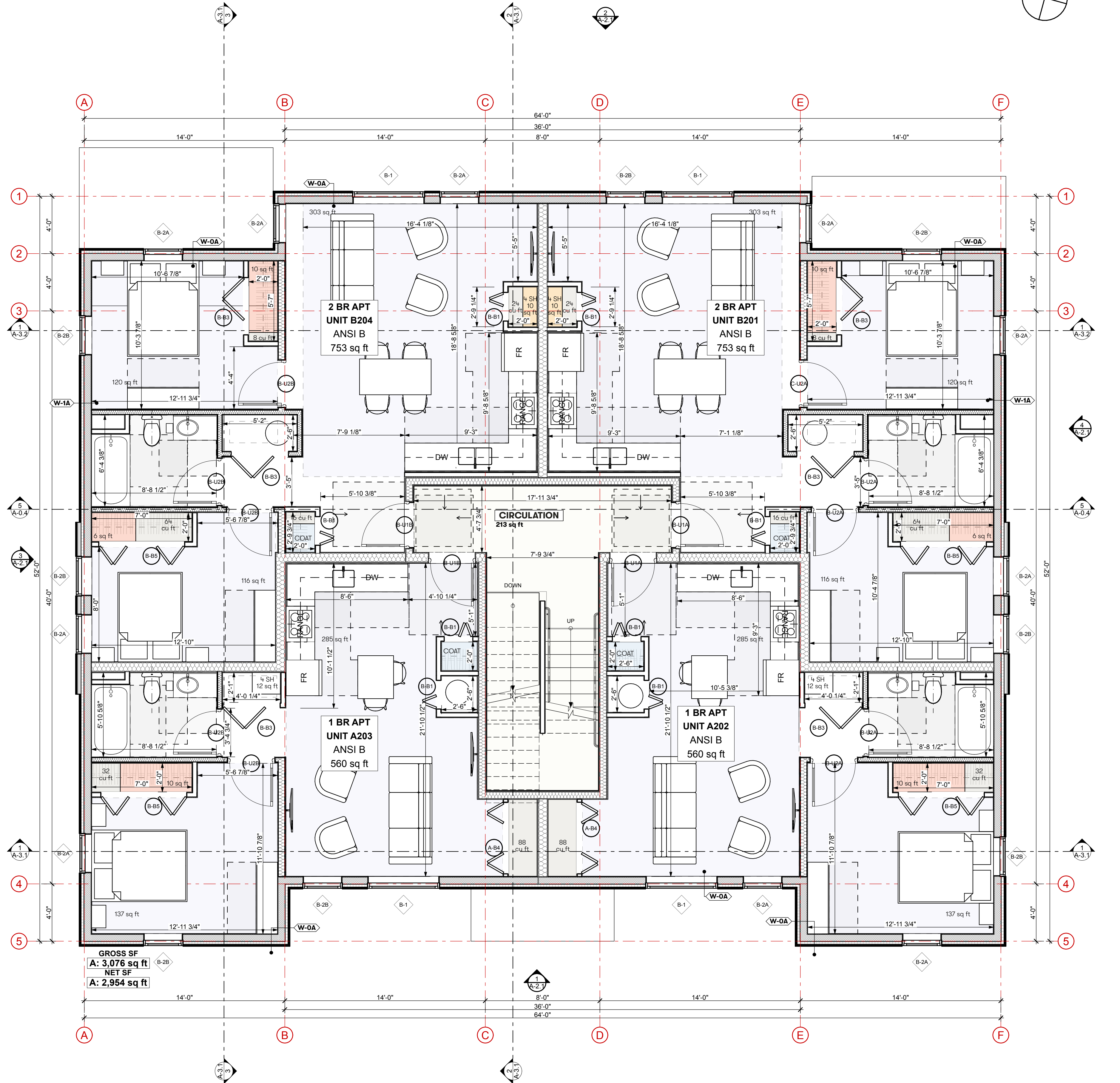
W-0F



2ND FLOOR

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

0 4' 8'



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p: 207 749-4514

MECHANICAL & PLUMBING

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Kennebunk, ME 04043
p: 617 282-4675

DATE	12/15/22	12/8/23	6/17/24
CHANGE NAME			
CHG			
DESCRIPTION	01 MSHA 50%	03 MSHA 90%	06 Major Site Plan Amendment
ISSUE NO.			

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PROJECT	MCP-N
DATE	6/17/24
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2ND FLOOR PLAN:
COMMUNITY FLATS,
BUILDING B

A-1.3

NOTE:
DIMENSION STYLE

TO FACE OF FIN. WALL

TO FACE OF FRAMING

ASSEMBLY TYPE KEY

W-0A

W-1A

W-1B

W-1C

W-0B

W-1C

W-1B

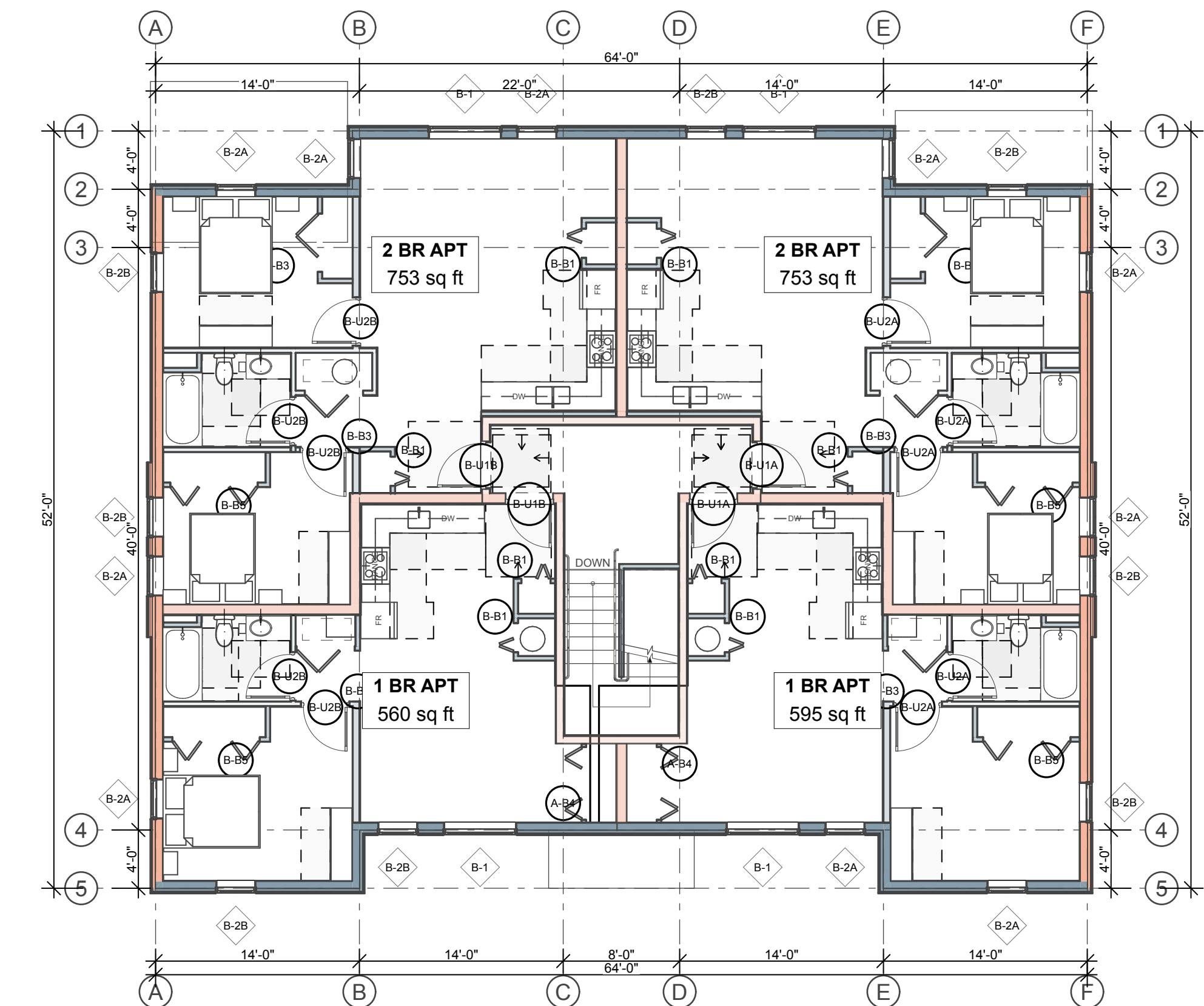
W-1C

W-0D

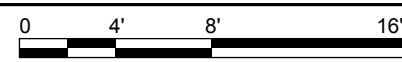
W-0E

W-0F

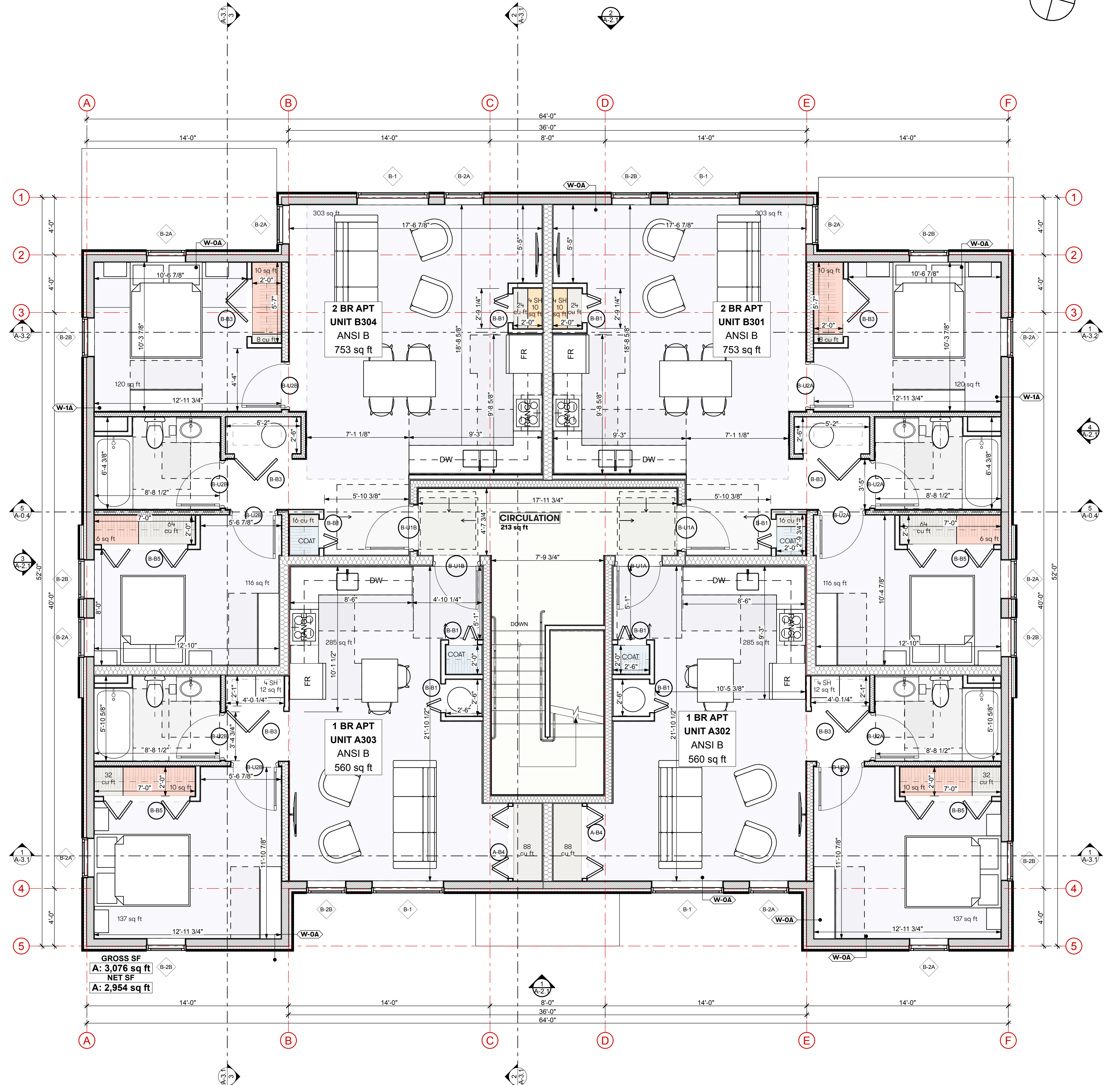
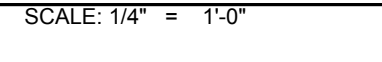
W-0F



2 3RD FLOOR
SCALE: 1/8" = 1'-0"



1 3RD FLOOR
SCALE: 1/4" = 1'-0"



N: BUILDING B

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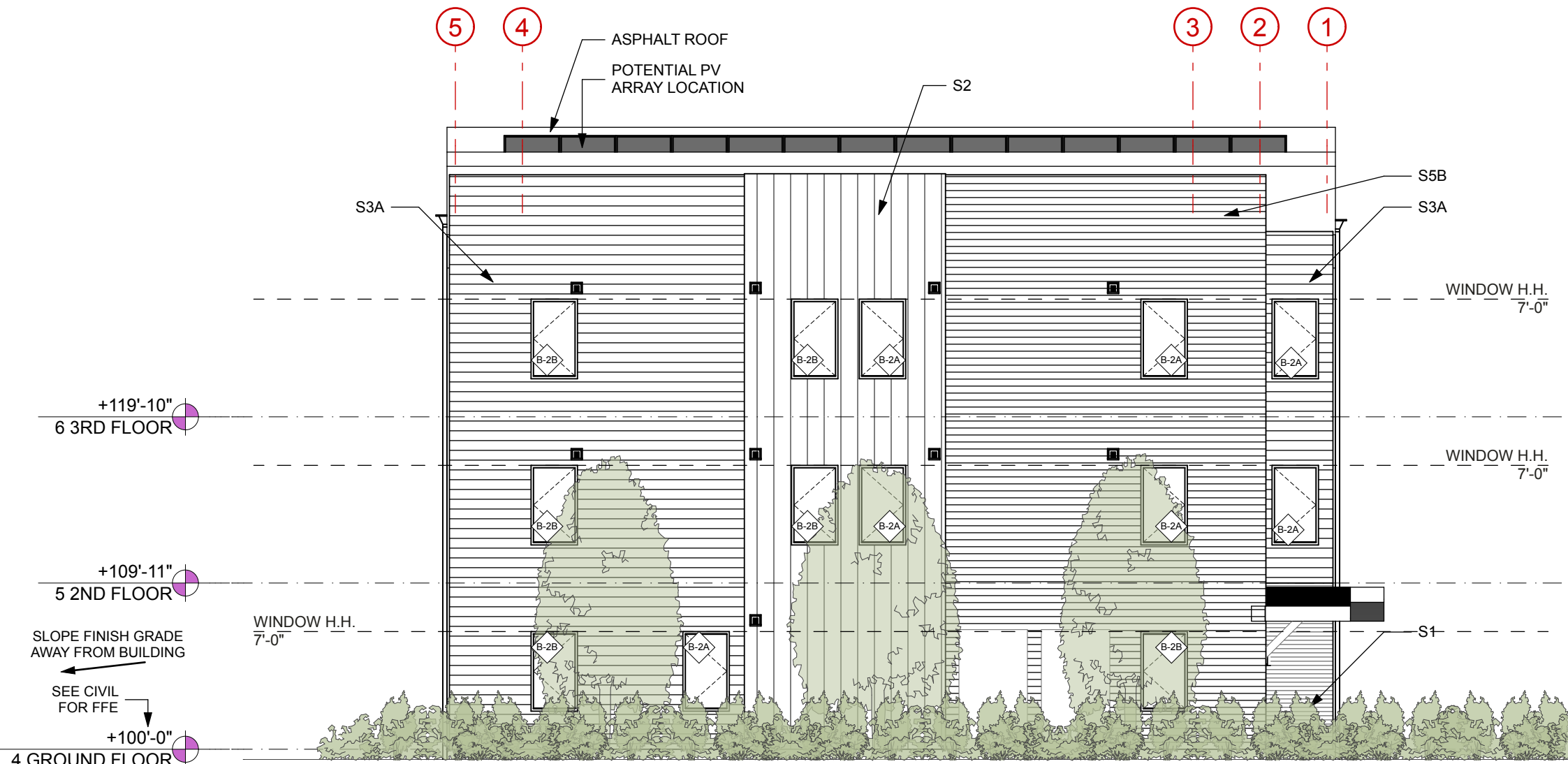
DATE	12/15/22	12/8/23	6/17/24
CHANGE NAME			
CHG			
DESCRIPTION	01 MSHA 50%	03 MSHA 50%	06 Major Site Plan Amendment
ISSUE NO.	01	03	06

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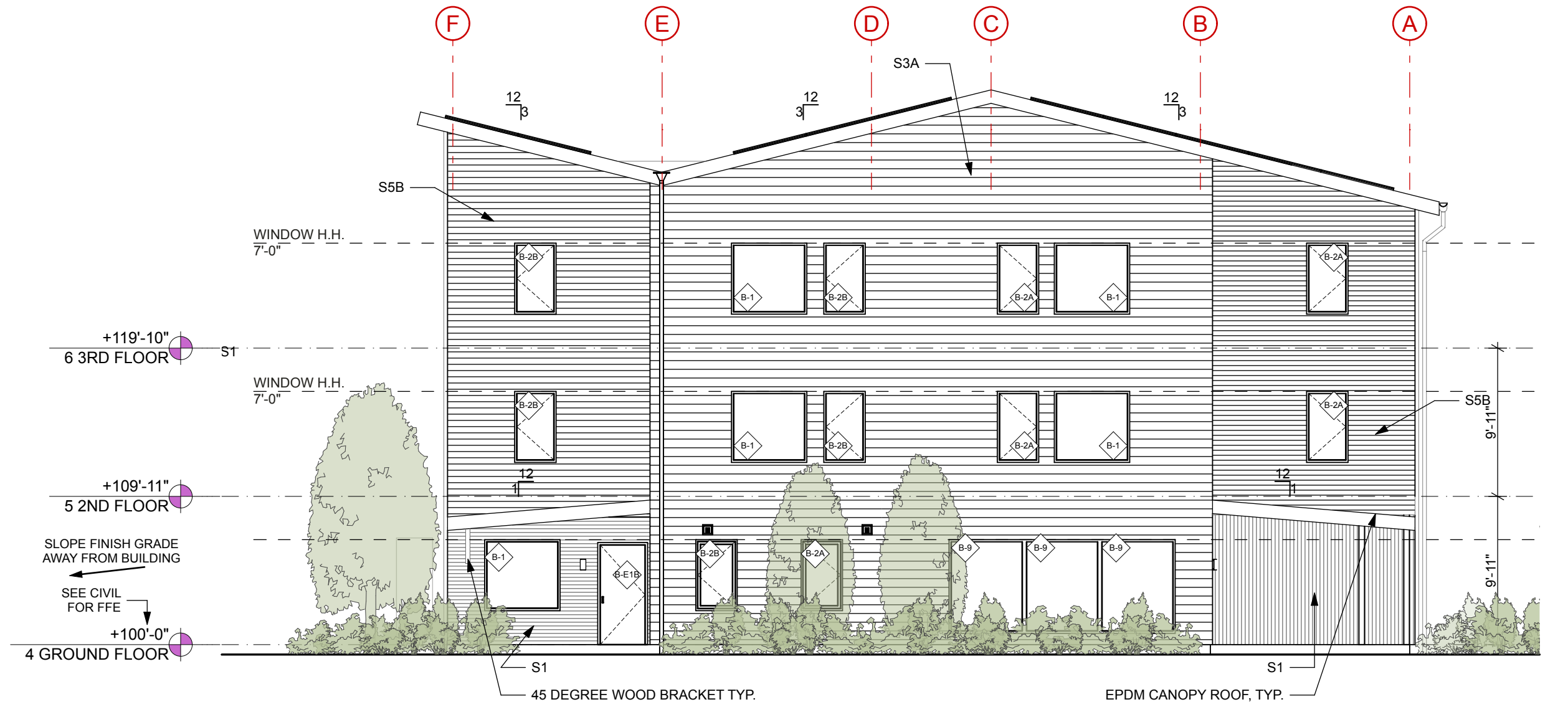
PROJECT	MCP-N
DATE	6/17/24
REVISED 1	
REVISED 2	
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PHASE	Bidding Documents

3RD FLOOR PLAN:
COMMUNITY FLATS,
BUILDING B

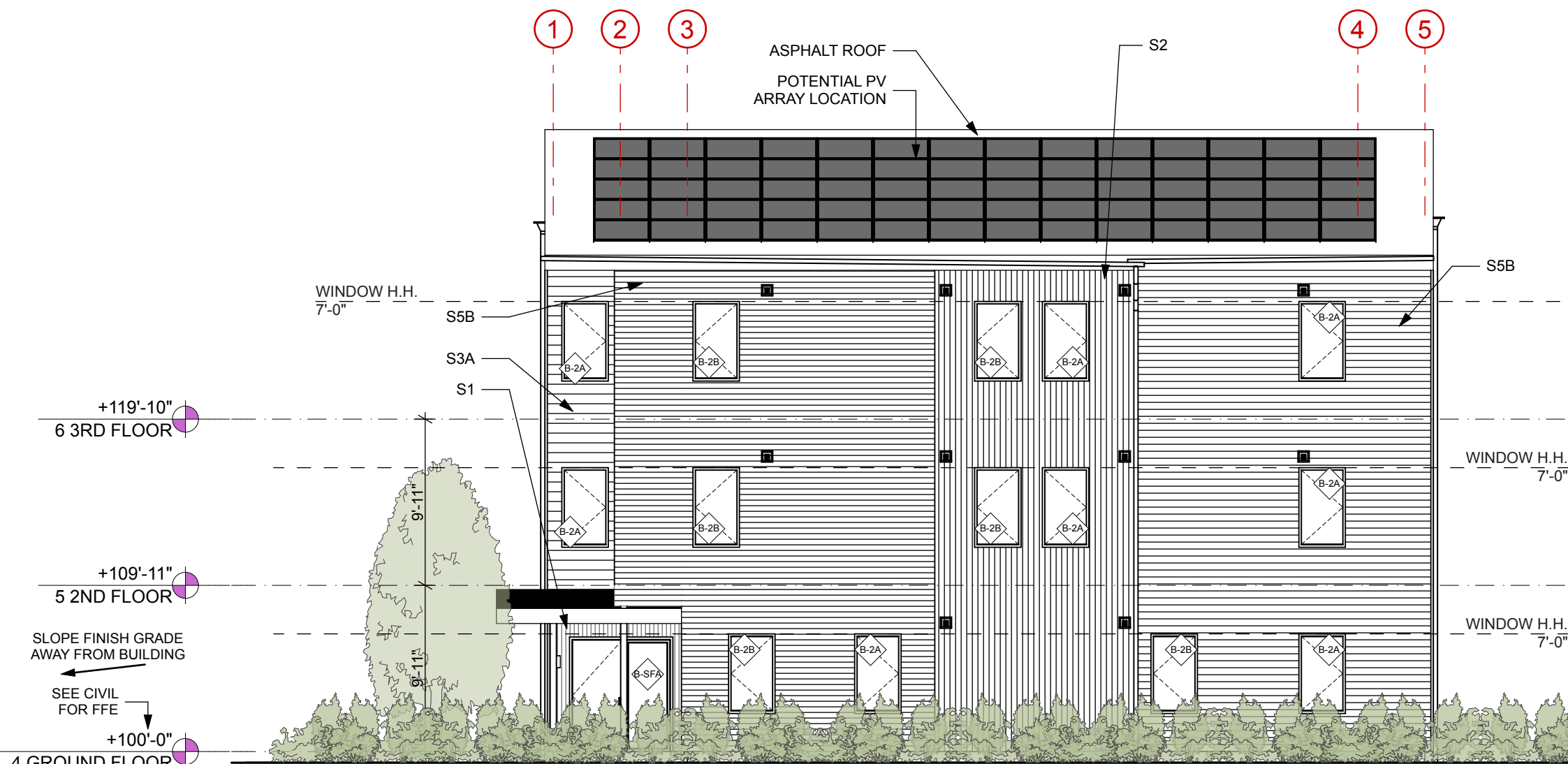
A-1.4



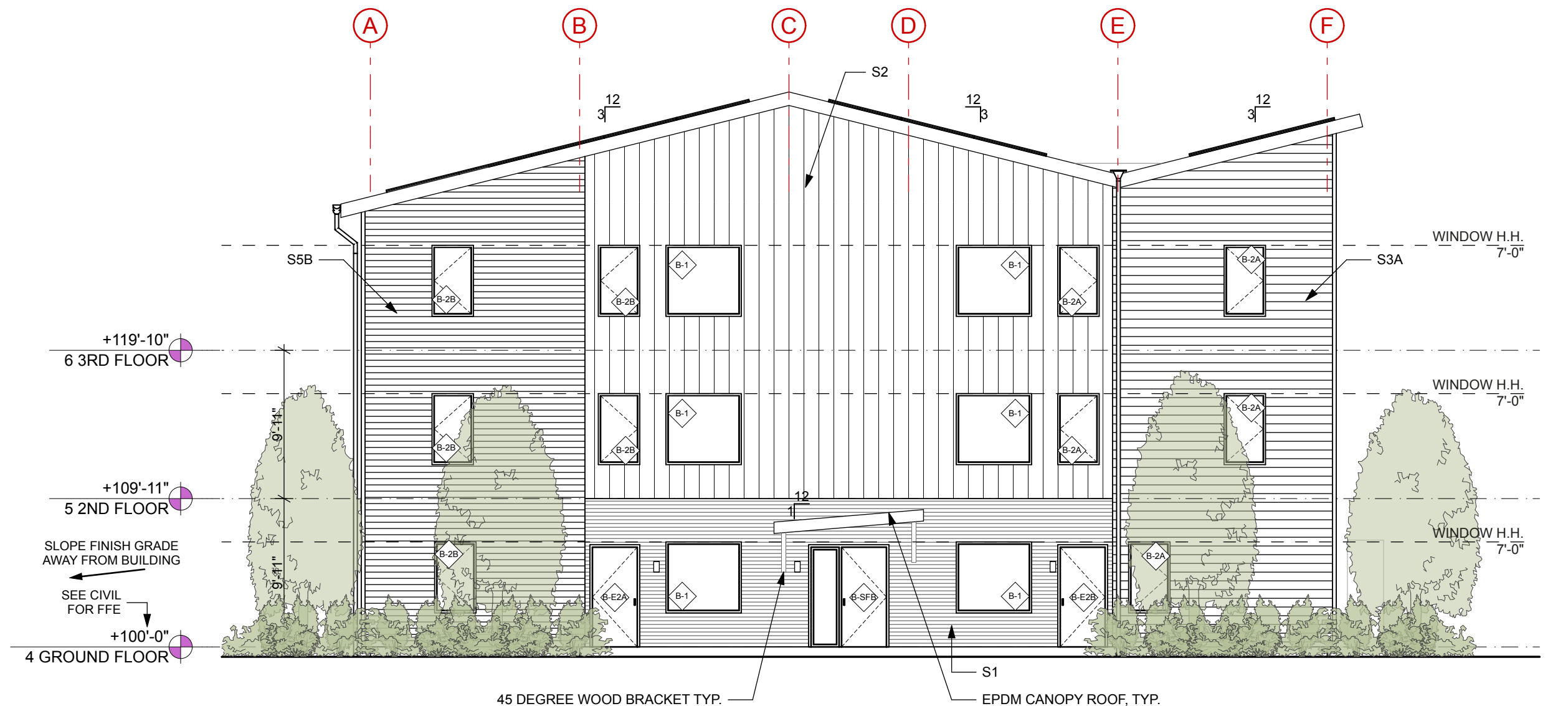
4 COMMUNITY FLATS, SIDE ELEVATION
SCALE: 1/8" = 1'-0"



2 COMMUNITY FLATS, ENTRY ELEVATION
SCALE: 1/8" = 1'-0"



3 COMMUNITY FLATS, SIDE ELEVATION
SCALE: 1/8" = 1'-0"



1 COMMUNITY FLATS, PATIO ELEVATION
SCALE: 1/8" = 1'-0"

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DATE	12/15/22	12/8/23	6/17/24
CHG			
CHANGE NAME			
ISSUE NO.	01	03	06
DESCRIPTION	MSHA 50%	MSHA 90%	Major Site Plan Amendment

NOT FOR CONSTRUCTION

PROJECT	MCP-N
DATE	6/17/24
REVISED 1	
REVISED 2	
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PHASE	Bidding Documents

ELEVATIONS:
COMMUNITY FLATS,
BUILDING B

A-2.1

SIDING KEY			
S1	THERMALLY MODIFIED SHIPLAP SIDING	S4B	TRADITIONAL LAP SIDING 5" REVEAL (COLOR B)
S2	BOARD AND BATTEN SIDING	S4C	TRADITIONAL LAP SIDING 4" REVEAL (COLOR B)
S3A	TRADITIONAL LAP SIDING 7" REVEAL (COLOR A)	S5A	TRADITIONAL LAP SIDING 7" REVEAL (COLOR C)
S3B	TRADITIONAL LAP SIDING 5" REVEAL (COLOR A)	S5B	TRADITIONAL LAP SIDING 5" REVEAL (COLOR C)
S3C	TRADITIONAL LAP SIDING 4" REVEAL (COLOR A)	S5C	TRADITIONAL LAP SIDING 4" REVEAL (COLOR C)
S4A	TRADITIONAL LAP SIDING 7" REVEAL (COLOR B)		

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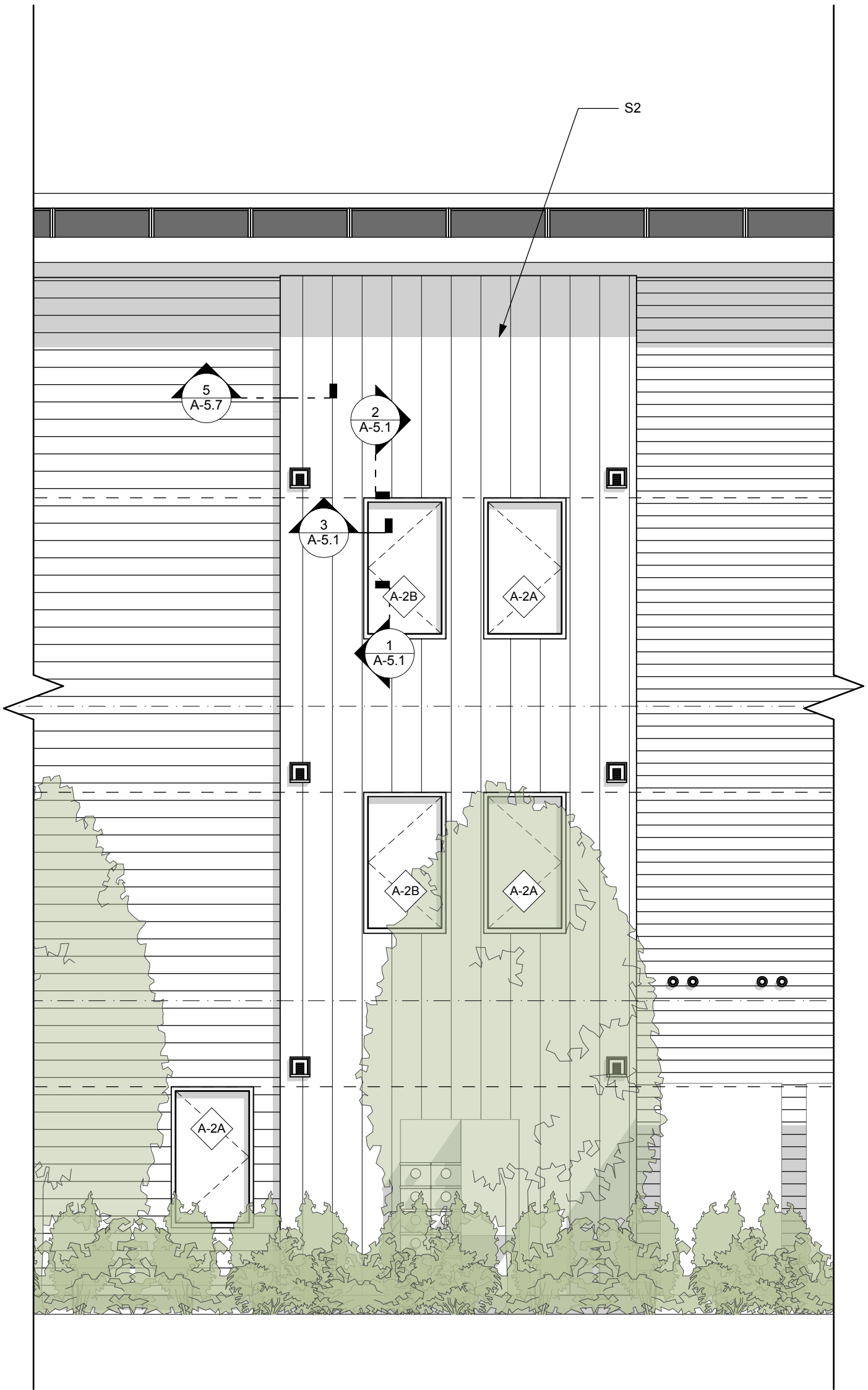
Trillium Engineering
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ELECTRICAL

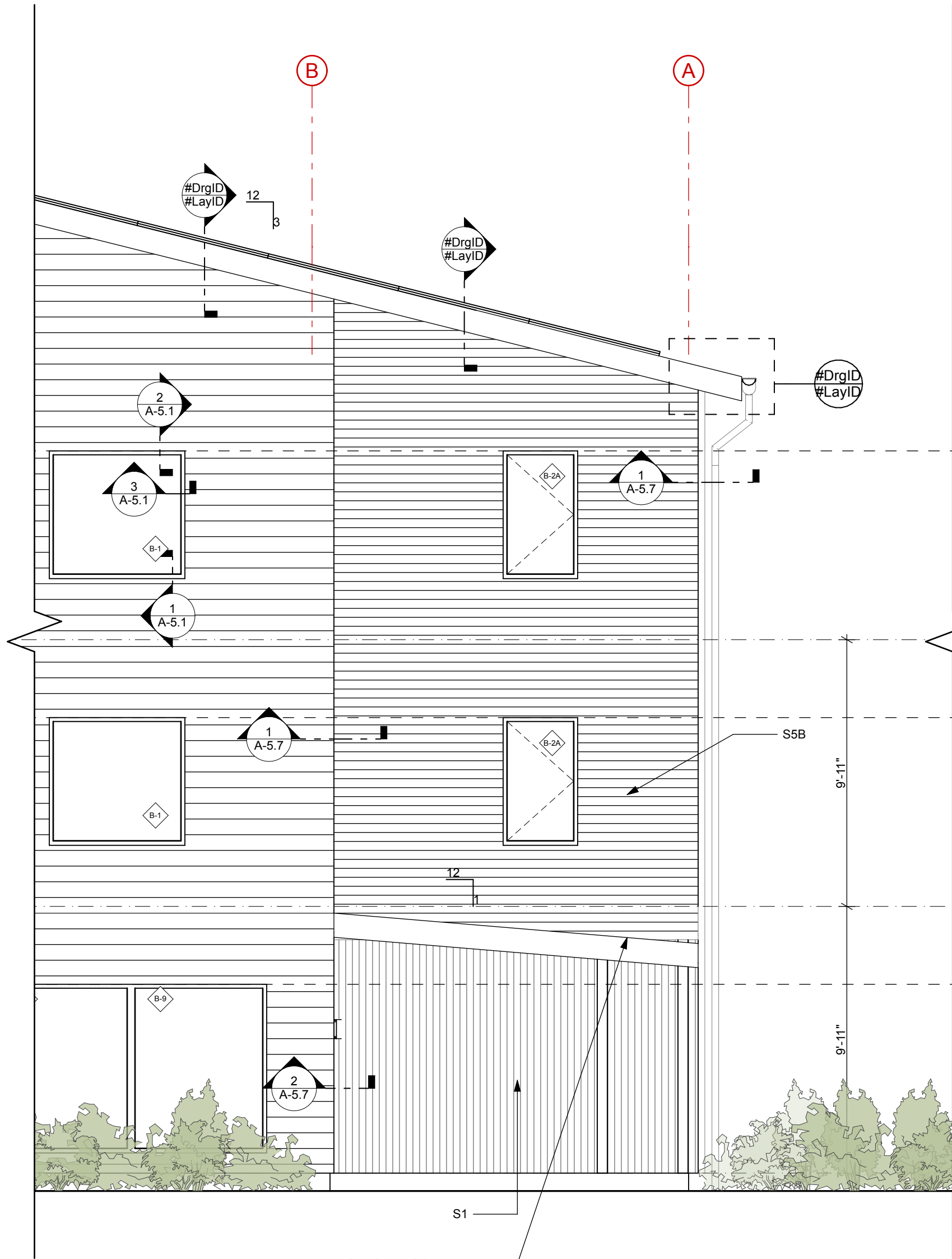
MEGA Engineering
p: 207 749-4514

MECHANICAL & PLUMBING

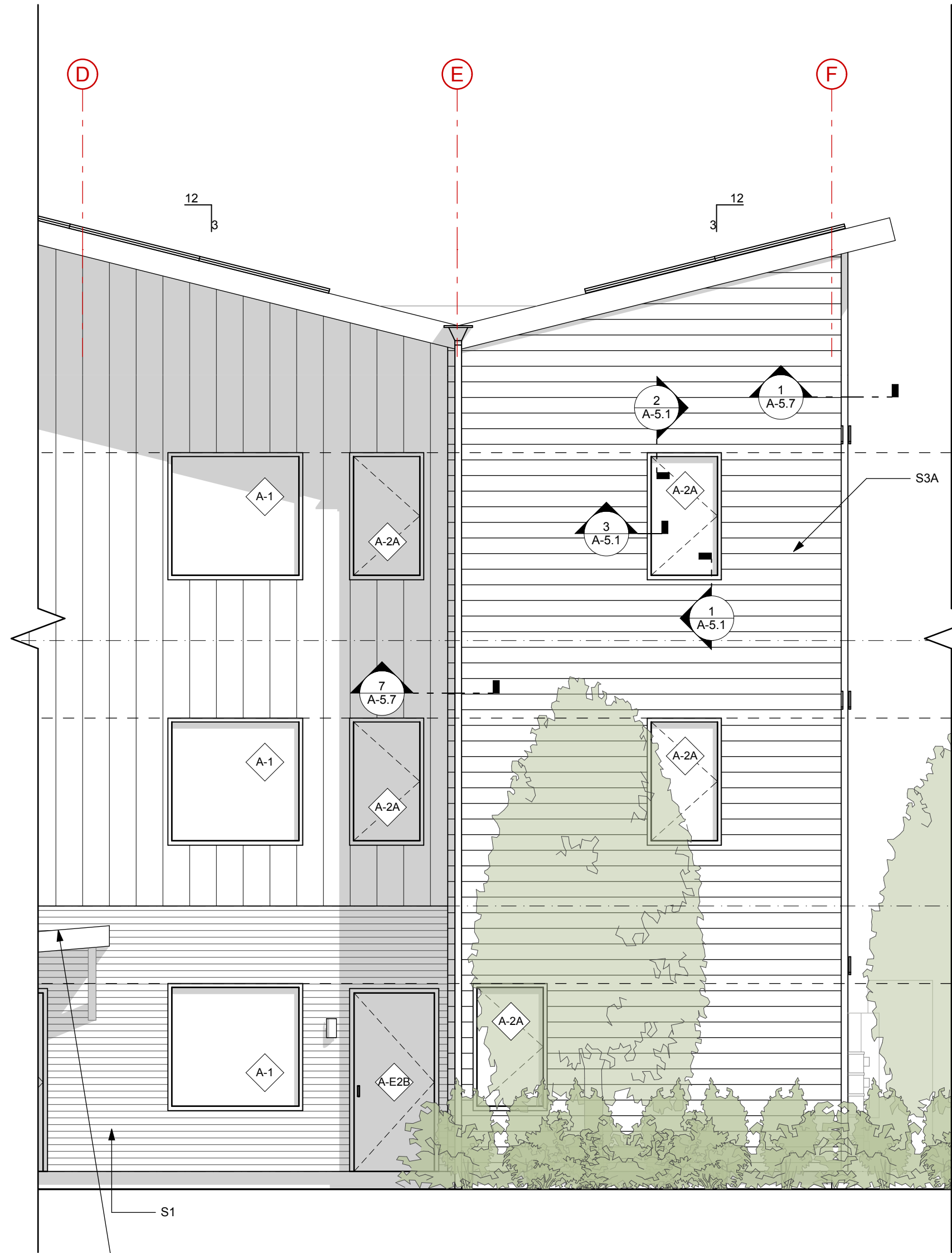
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2 COMMUNITY FLATS, SIDE ELEVATION
SCALE: 1/4" = 1'-0"



3 COMMUNITY FLATS, ENTRY ELEVATION
SCALE: 1/4" = 1'-0"



4 COMMUNITY FLATS, PATIO ELEVATION
SCALE: 1/4" = 1'-0"

ISSUE NO.	DESCRIPTION	DATE
01	MSHA 50%	12/15/22
03	MSHA 90%	12/8/23
06	Major Site Plan Amendment	6/17/24

NOT FOR CONSTRUCTION

PROJECT	MCP-N
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ENLARGED
ELEVATIONS:
COMMUNITY FLATS,
BUILDING B

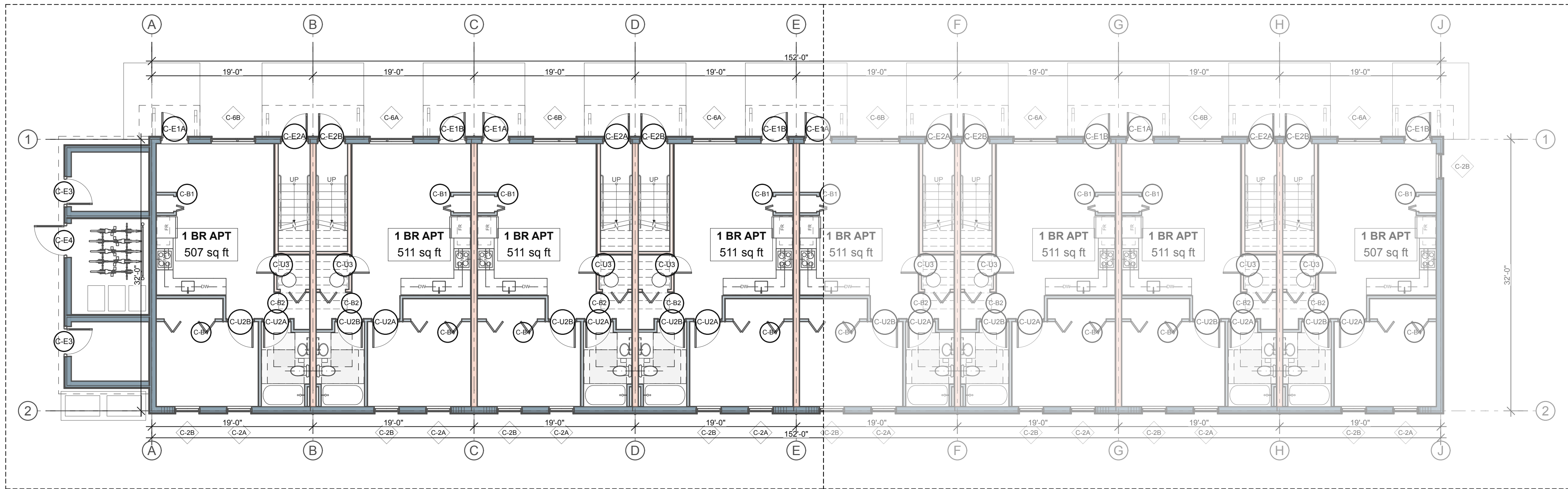
A-2.2

NOTE:
DIMENSION STYLE

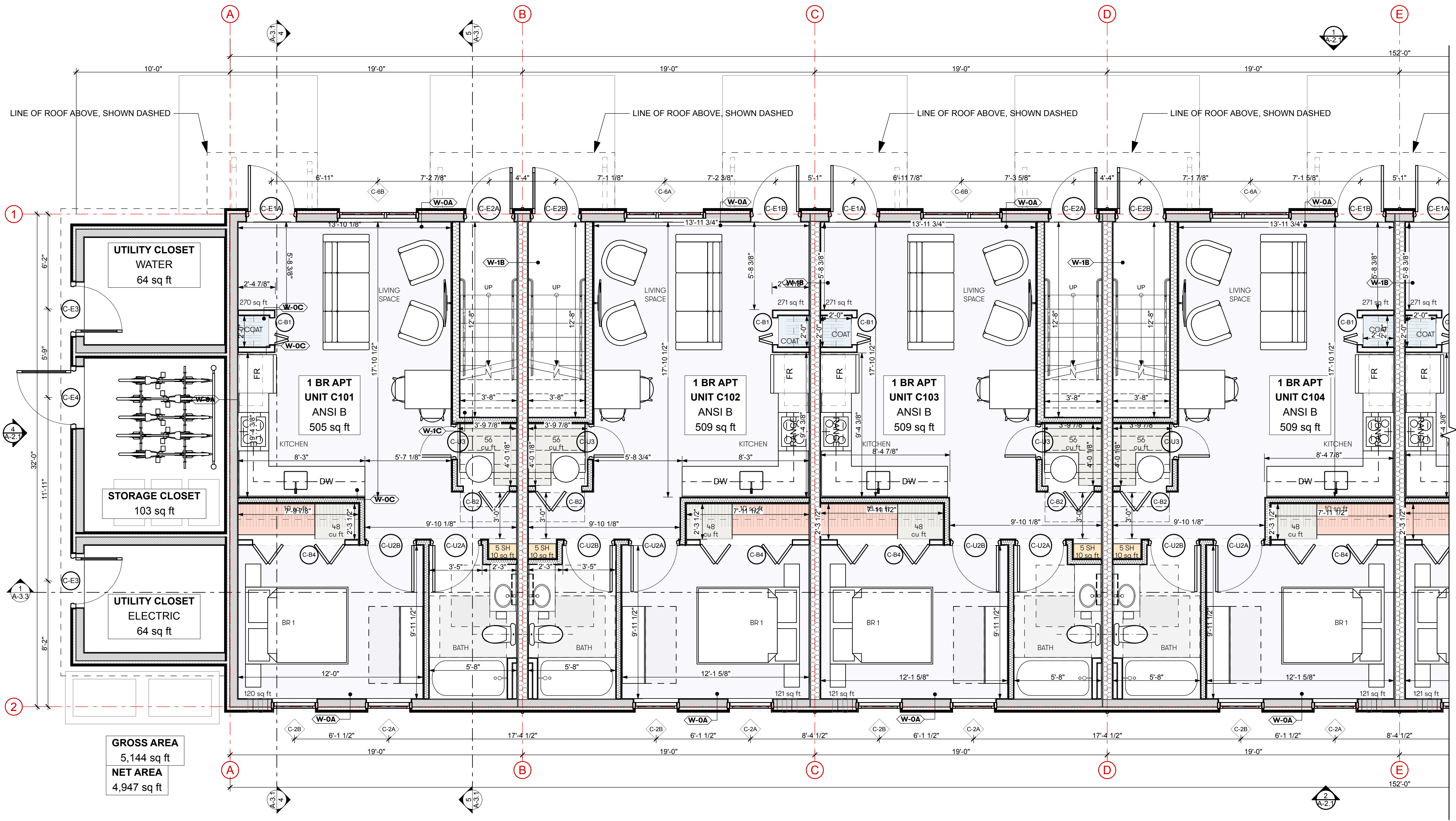
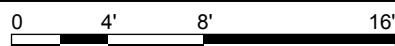
↔ TO FACE OF FIN. WALL ↔
↗ TO FACE OF FRAMING ↗

ASSEMBLY TYPE KEY

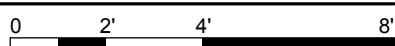
W-0A	W-0B	W-0D
W-1A	W-0C	W-0E
W-1B		W-0F
W-1C		



2 GROUND FLOOR: KEY PLAN
SCALE: 1/8" = 1'-0"



1 GROUND FLOOR
SCALE: 1/4" = 1'-0"



N: BUILDING C

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DATE	12/15/22	11/3/23	12/8/23	3/12/24	4/4/24	6/17/24
CHANGE NAME						
DESCRIPTION	MSHA 50%	POA-H 75%	MSHA 50%	Minor Site Plan Amendment	MSHA 50% Revisions	Major Site Plan Amendment
ISSUE NO.	01	02	03	04	05	06

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PROJECT	MCP-N
DATE	6/17/24
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REVISED 2	
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GROUND FLOOR
PLAN: ROWHOMES,
BUILDING C

A-1.3

NOTE:
DIMENSION STYLE

↔ TO FACE OF FIN. WALL

↗ TO FACE OF FRAMING

ASSEMBLY TYPE KEY

W-0A

W-1A

W-1B

W-1C

W-0B

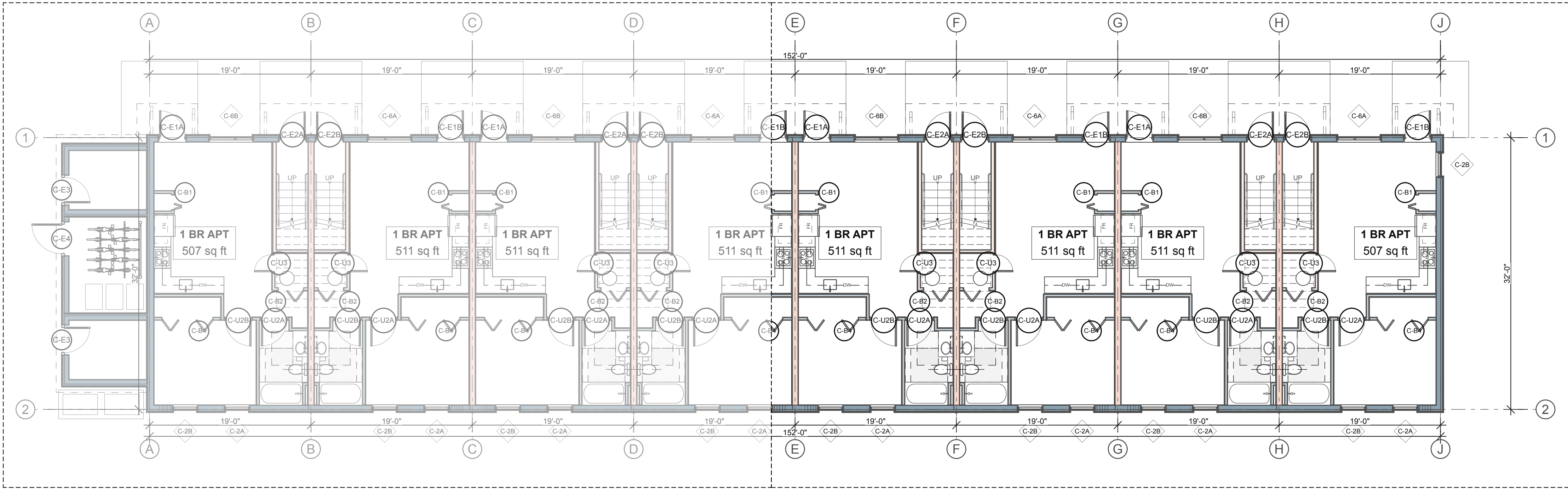
W-0C

W-1B

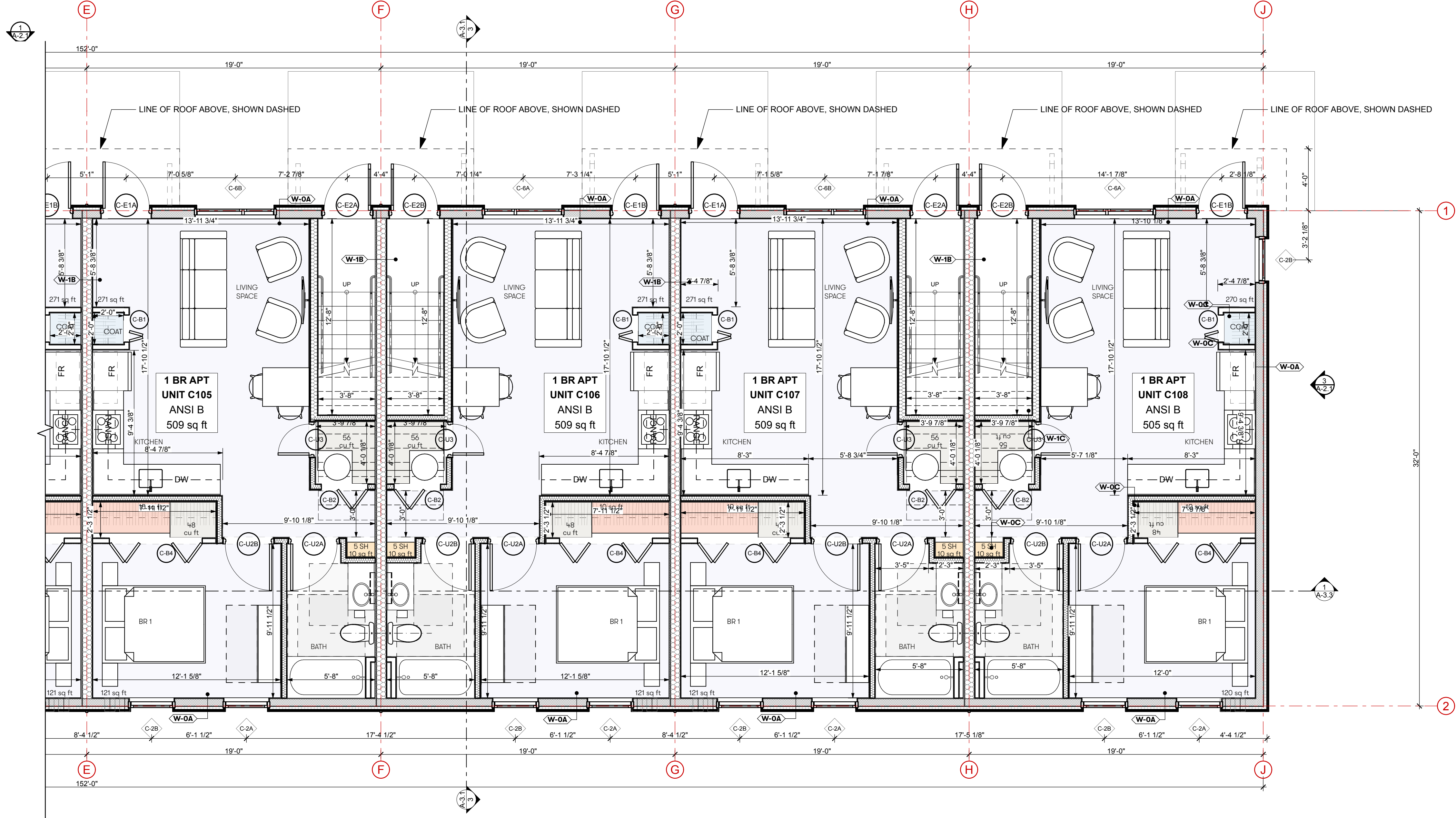
W-0D

W-0E

W-0F



3 GROUND FLOOR: KEY PLAN
SCALE: 1/8" = 1'-0"



2 GROUND FLOOR
SCALE: 1/4" = 1'-0"

N: BUILDING C

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DATE	11/0/23	12/8/23	3/2/24	4/4/24	6/17/24
CHANGE NAME					
DESCRIPTION	POAH 75%	MSHA 90%	Minor Site Plan Amendment	MSHA 90% Revisions	Major Site Plan Amendment
ISSUE NO.	02	04	05	06	

NOT FOR CONSTRUCTION

PROJECT	MCP-N
DATE	6/17/24
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REVISED 2	
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PHASE	Bidding Documents

GROUND FLOOR
PLAN: ROWHOMES,
BUILDING C

A-1.4

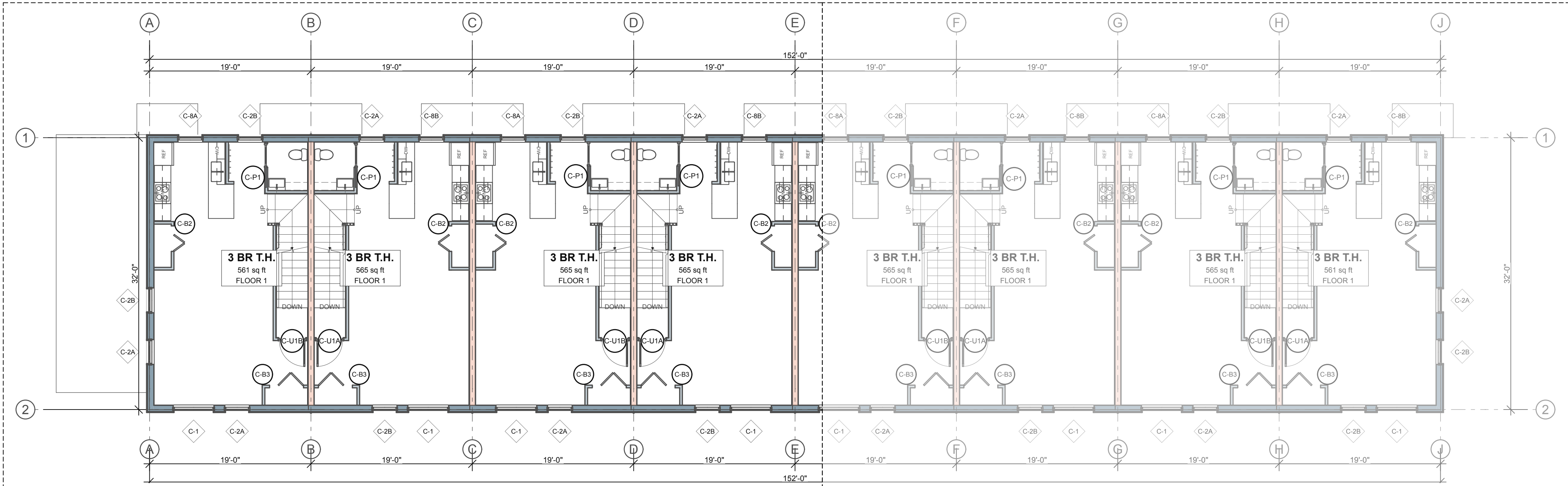
NOTE:
DIMENSION STYLE

TO FACE OF FIN. WALL

TO FACE OF FRAMING

ASSEMBLY TYPE KEY

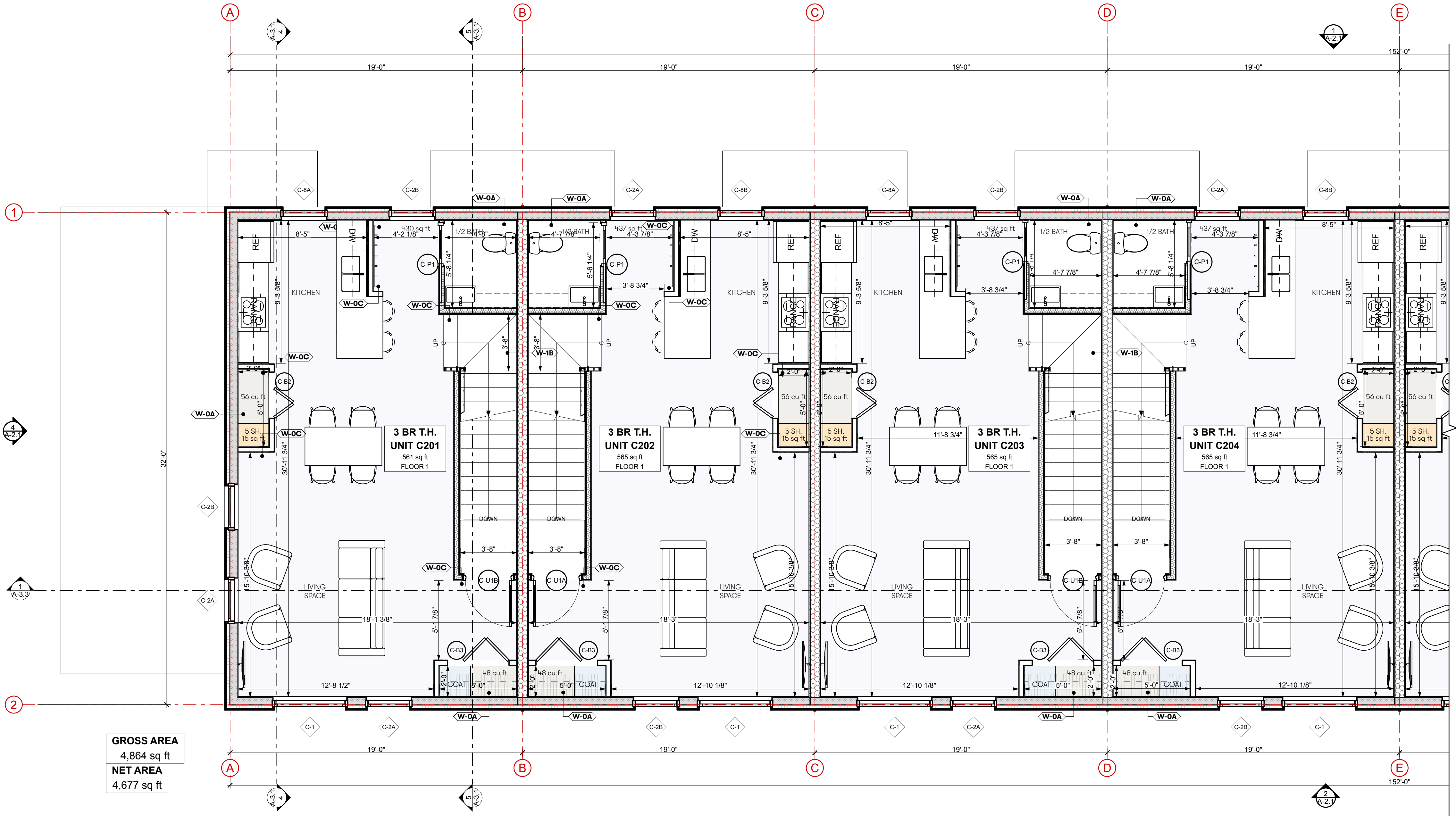
W-0A	W-0B	W-0D
W-1A	W-0C	W-0E
W-1B		W-0F
W-1C		



2 2ND FLOOR: KEY PLAN

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

0 4' 8' 16'



GROSS AREA
4,864 sq ft
NET AREA
4,677 sq ft

1 2ND FLOOR

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

0 2' 4' 8'

N: BUILDING C

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ISSUE NO.	DESCRIPTION	CHG	CHANGE NAME	DATE
02	POAH 75%			11/03/23
03	MSHA 90%			12/06/23
06	Major Site Plan Amendment			6/17/24

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PROJECT	MCP-N
DATE	6/17/24
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REVISED 2	
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SECOND FLOOR PLAN:
ROWHOMES,
BUILDING C

A-1.5

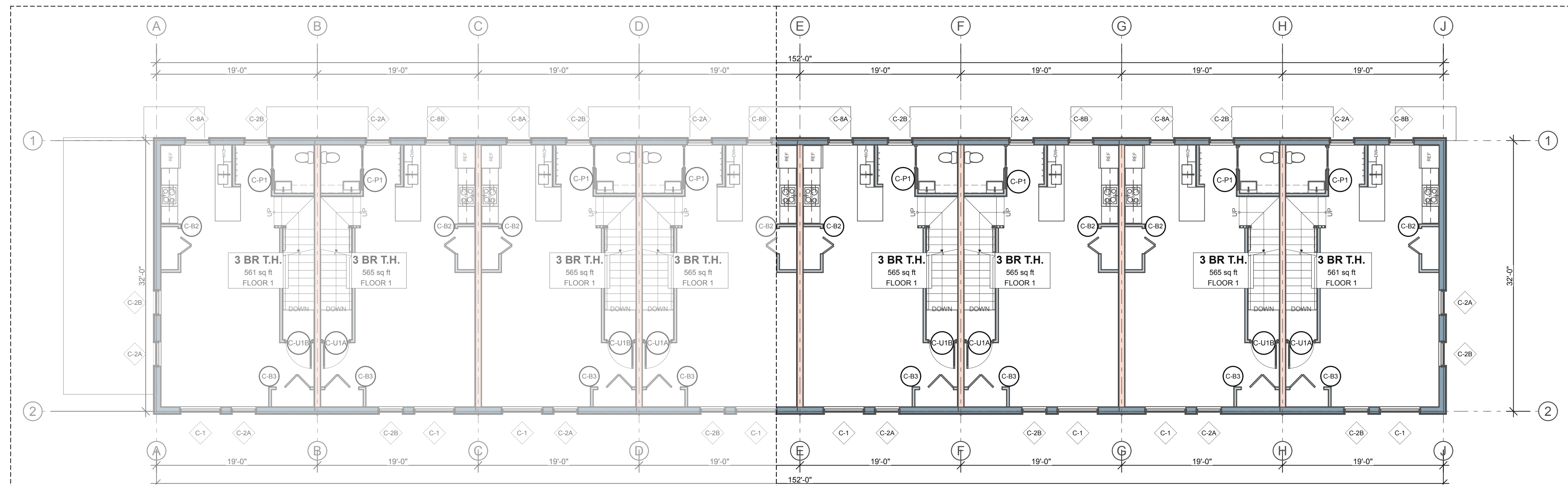
NOTE:
DIMENSION STYLE

TO FACE OF FIN. WALL

TO FACE OF FRAMING

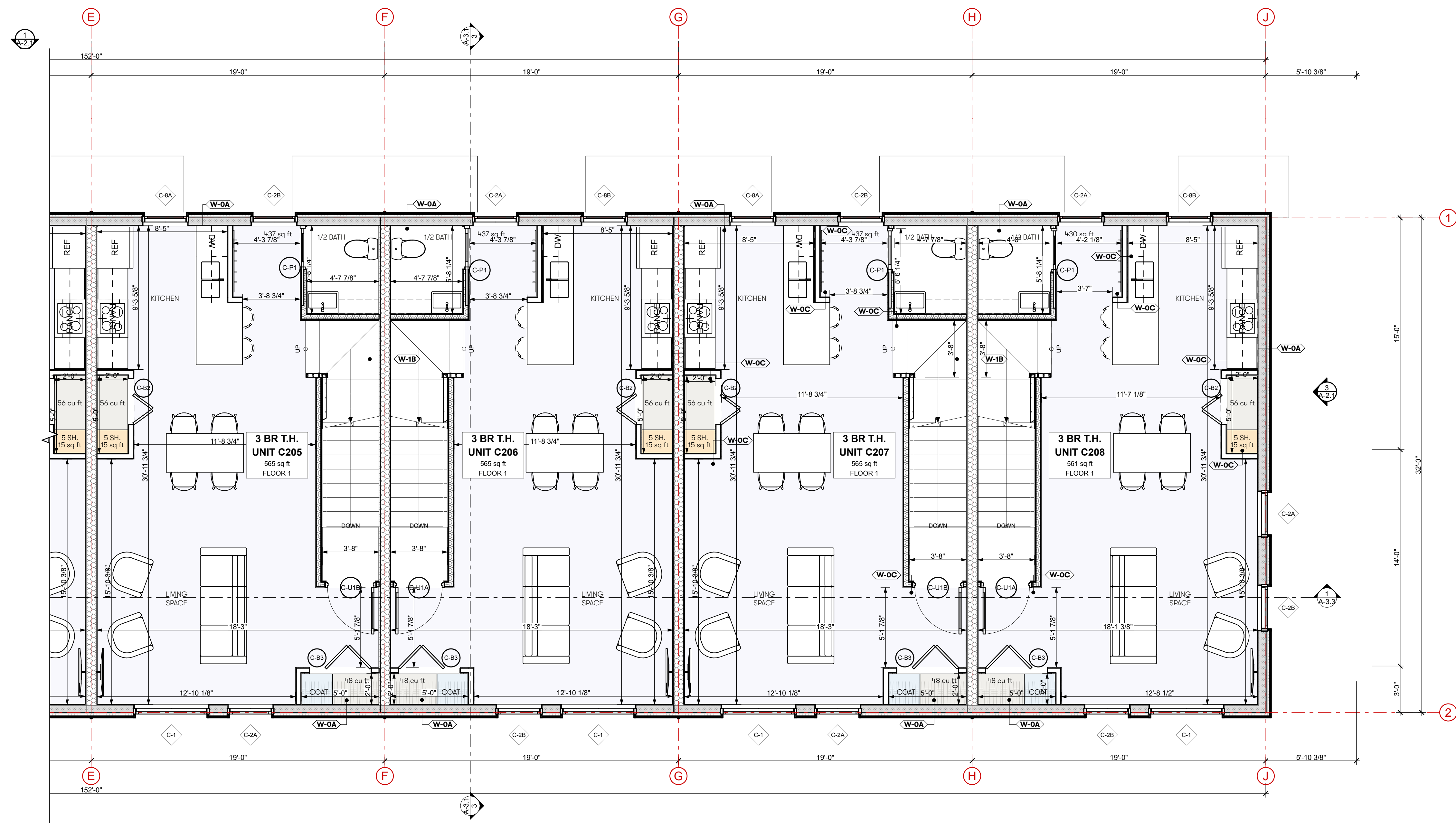
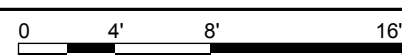
ASSEMBLY TYPE KEY

OTHER FINE, MATED	W-0A	W-0B	W-0D
OTHER FINE, MATED	W-1A	W-0C	W-0E
	W-1B		W-0F
	W-1C		



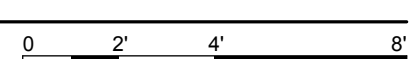
3 2ND FLOOR: KEY PLAN

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

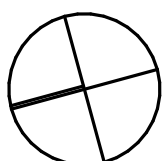


2ND FLOOR

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



N: BUILDING C

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Kennebunk, ME 04043
Tel: 617 282-4675

[illegible]

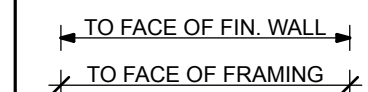
NOT FOR CONSTRUCTION

PROJECT	MCP-N
DATE	6/17/24
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REVISED 2	
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PHASE	Bidding Documents

SECOND FLOOR PLAN: ROWHOMES, BUILDING C

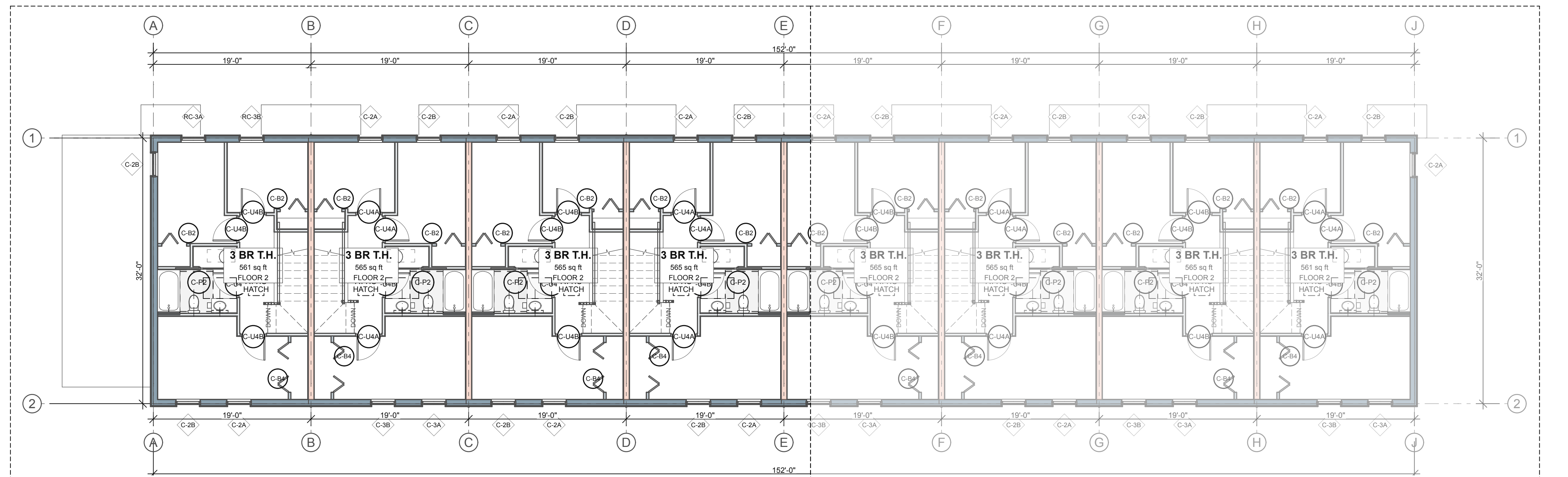
A-1.6

NOTE:
DIMENSION STYLE



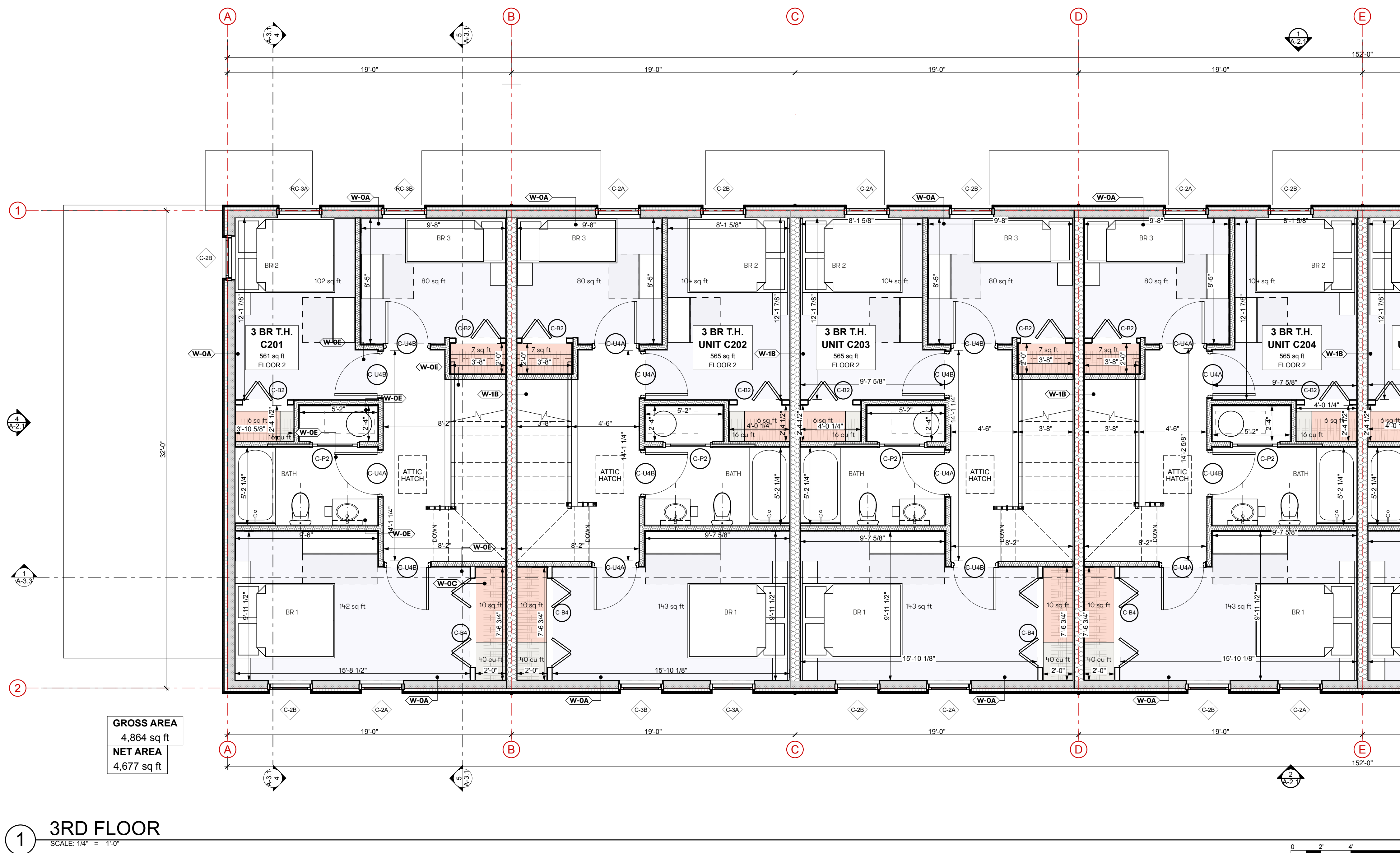
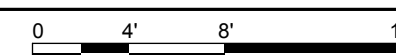
ASSEMBLY TYPE KEY

FOR FIVE RATES	W-0A	W-0B	W-0D
FOR FIVE RATES	W-1A	W-0C	W-0E
	W-1B		W-0F
	W-1C		



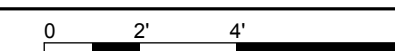
② 3RD FLOOR: KEY PLAN

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



3RD FLOOR

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



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[illegible]

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PROJECT	MCP-N
DATE	6/17/24
REVISED 1	
REVISED 2	
DRAWN BY	AW, CB, SS
PHASE	Bidding Documents

THIRD FLOOR PLAN:
ROWHOMES,
BUILDING C

A-1.7

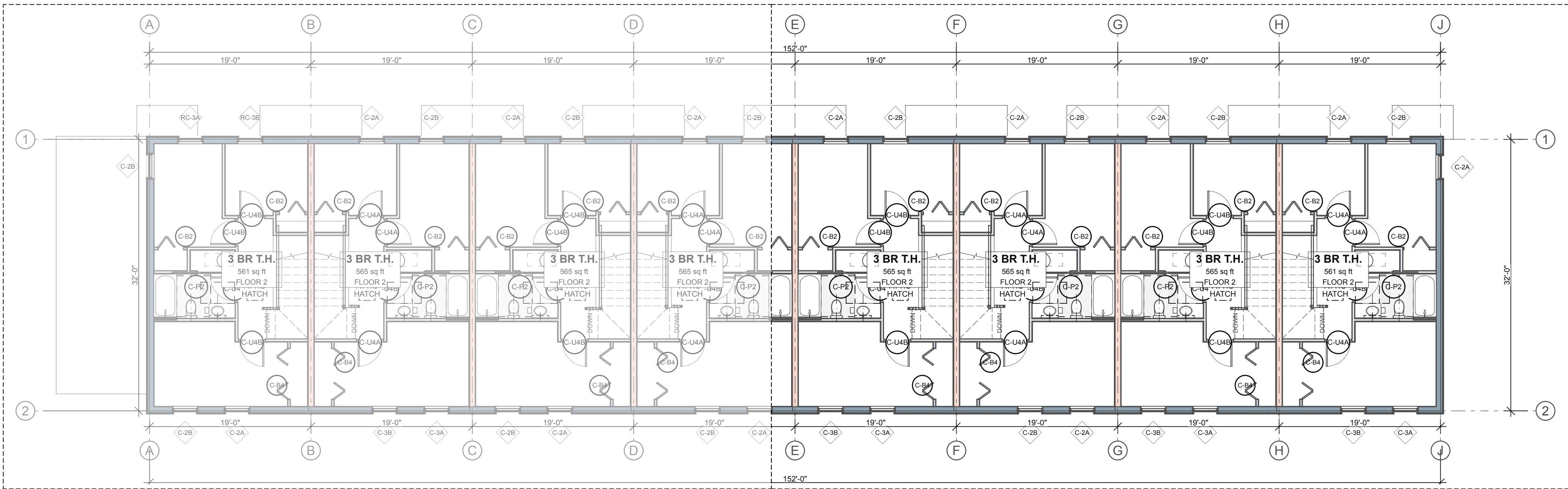
NOTE:
DIMENSION STYLE

↔ TO FACE OF FIN. WALL

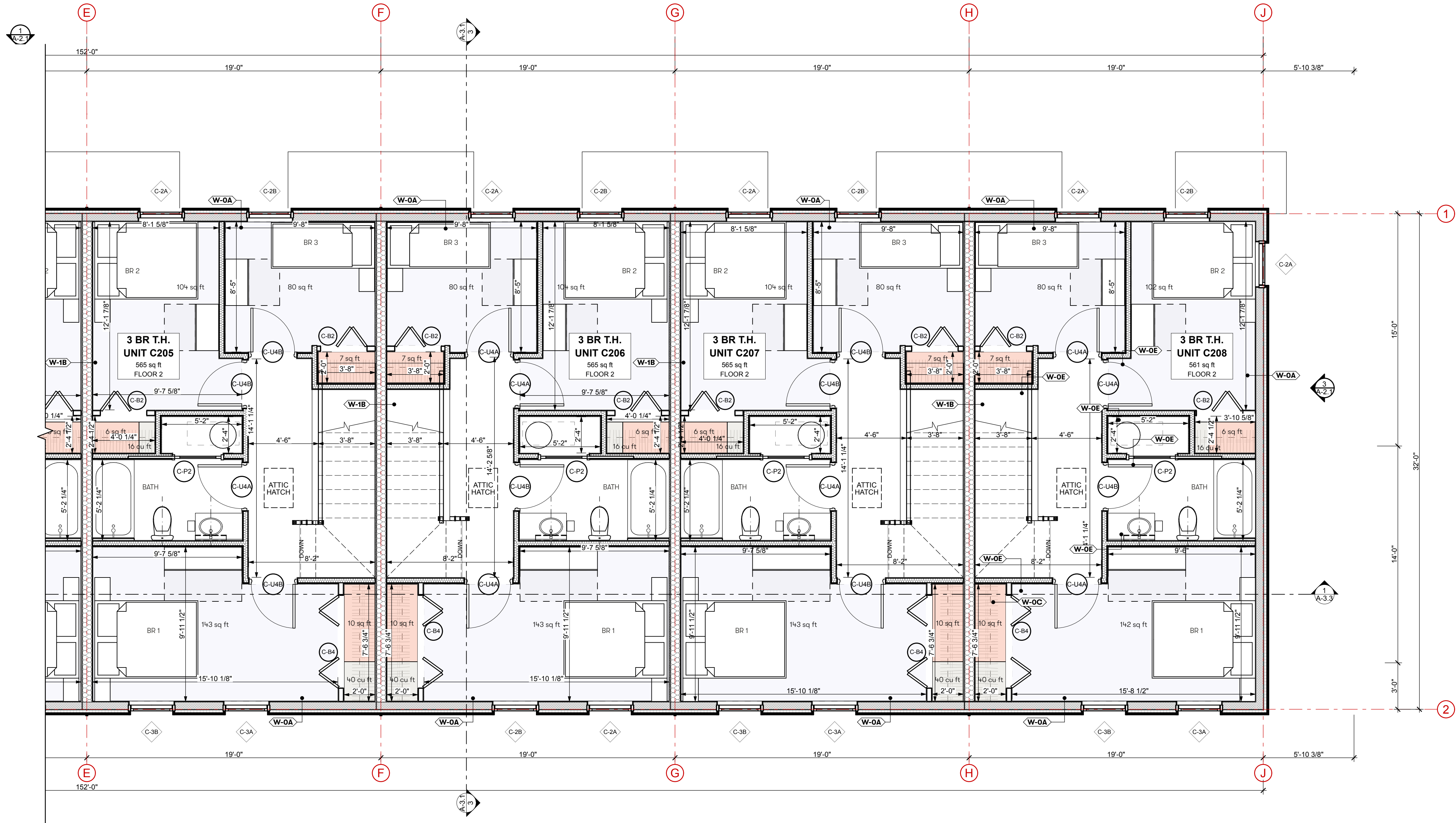
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ASSEMBLY TYPE KEY

W-0A	W-0B	W-0D
W-1A	W-0C	W-0E
W-1B		W-0F
W-1C		



3 3RD FLOOR: KEY PLAN
SCALE: 1/8" = 1'-0"



2 3RD FLOOR
SCALE: 1/4" = 1'-0"

N: BUILDING C

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CIVIL
Acorn Engineering, Inc.
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LANDSCAPE ARCHITECTURE
**Aceto Landscape
Architects**
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p: 207 221-3390

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Yarmouth, ME 04096
p: 207 307-0872

ELECTRICAL
MEGA Engineering
p: 207 749-4514

MECHANICAL & PLUMBING
Fuss & O'Neill, Inc.
5 Fletcher Street, Suite 1
Kennebunk, ME 04043
p: 617 282-4675

DATE	11/03/23	12/08/23	6/17/24
CHANGE NAME			
CHG			
DESCRIPTION	POA#1 75%	MSHA 90%	Major Site Plan Amendment
ISSUE NO.	02	03	06

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PROJECT	MCP-N
DATE	6/17/24
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REVISED 2	
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PHASE	Bidding Documents

THIRD FLOOR PLAN:
ROWHOMES,
BUILDING C
A-1.8

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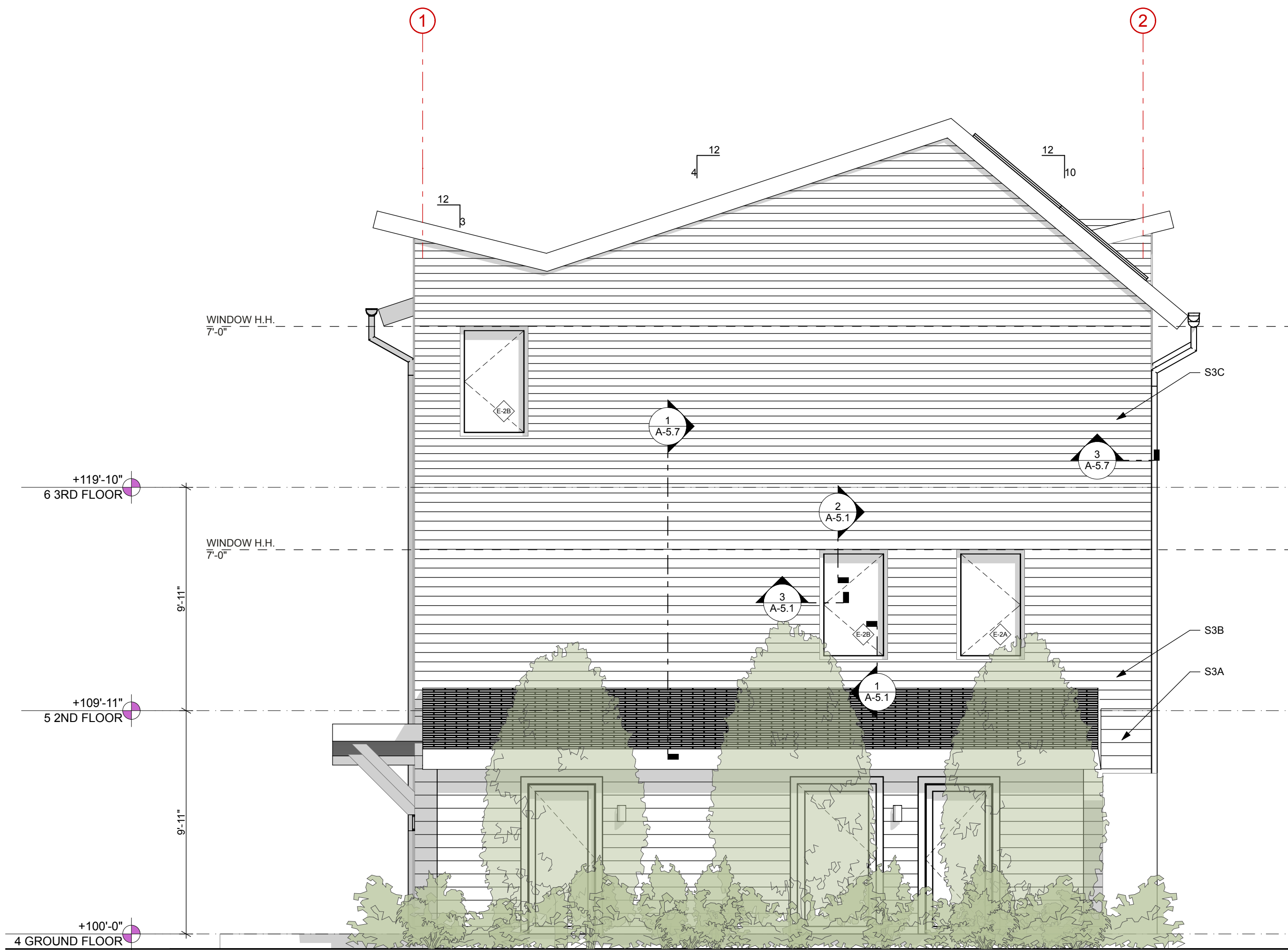
PROJECT	MCP-N
DATE	6/17/24
REVISED 1	
REVISED 2	
DRAWN BY	AW, CB, SS
PHASE	Bidding Documents

A-2.1

1 ROWHOME, ENTRY ELEVATION

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

SIDING KEY			
S1	THERMALLY MODIFIED SHIPLAP SIDING	S4B	TRADITIONAL LAP SIDING 5" REVEAL (COLOR B)
S2	BOARD AND BATTEN SIDING	S4C	TRADITIONAL LAP SIDING 4" REVEAL (COLOR B)
S3A	TRADITIONAL LAP SIDING 7" REVEAL (COLOR A)	S5A	TRADITIONAL LAP SIDING 7" REVEAL (COLOR C)
S3B	TRADITIONAL LAP SIDING 5" REVEAL (COLOR A)	S5B	TRADITIONAL LAP SIDING 5" REVEAL (COLOR C)
S3C	TRADITIONAL LAP SIDING 4" REVEAL (COLOR A)	S5C	TRADITIONAL LAP SIDING 4" REVEAL (COLOR C)
S4A	TRADITIONAL LAP SIDING 7" REVEAL (COLOR B)		



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ISSUE NO.	DESCRIPTION	DATE	CHG	CHANGE NAME
01	MSHA 50%	12/15/22		
02	POA 175%	11/3/23		
03	MSHA 80%	12/8/23		
05	MSHA 80% Revisions	4/4/24		
06	Major Site Plan Amendment	6/17/24		

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PROJECT	MCP-N
DATE	6/17/24
REVISED 1	
REVISED 2	
DRAWN BY	AW, CB, SS
PHASE	Bidding Documents

ENLARGED
ELEVATIONS:
ROWHOMES,
BUILDING C

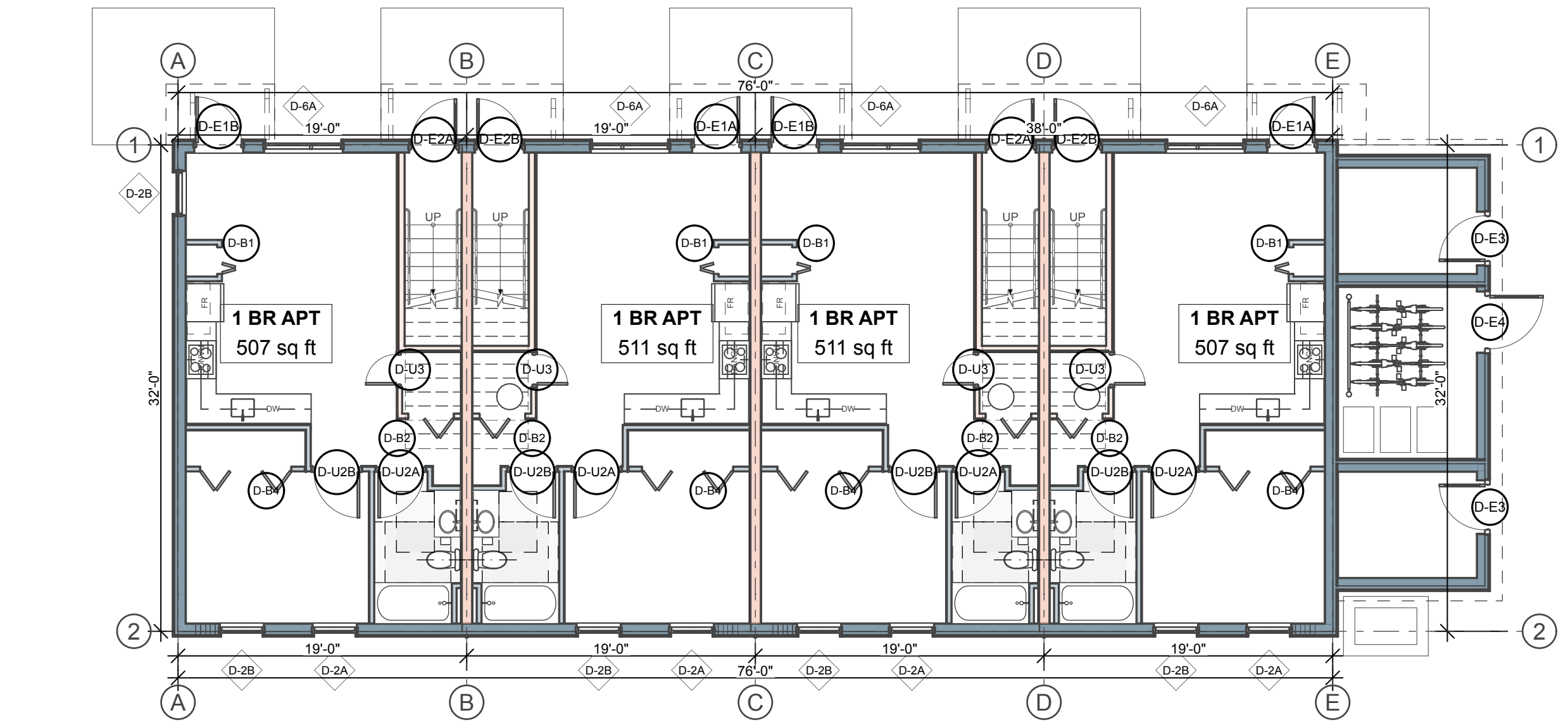
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NOTE:
DIMENSION STYLE

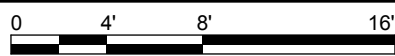
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↔ TO FACE OF FRAMING ↔

ASSEMBLY TYPE KEY

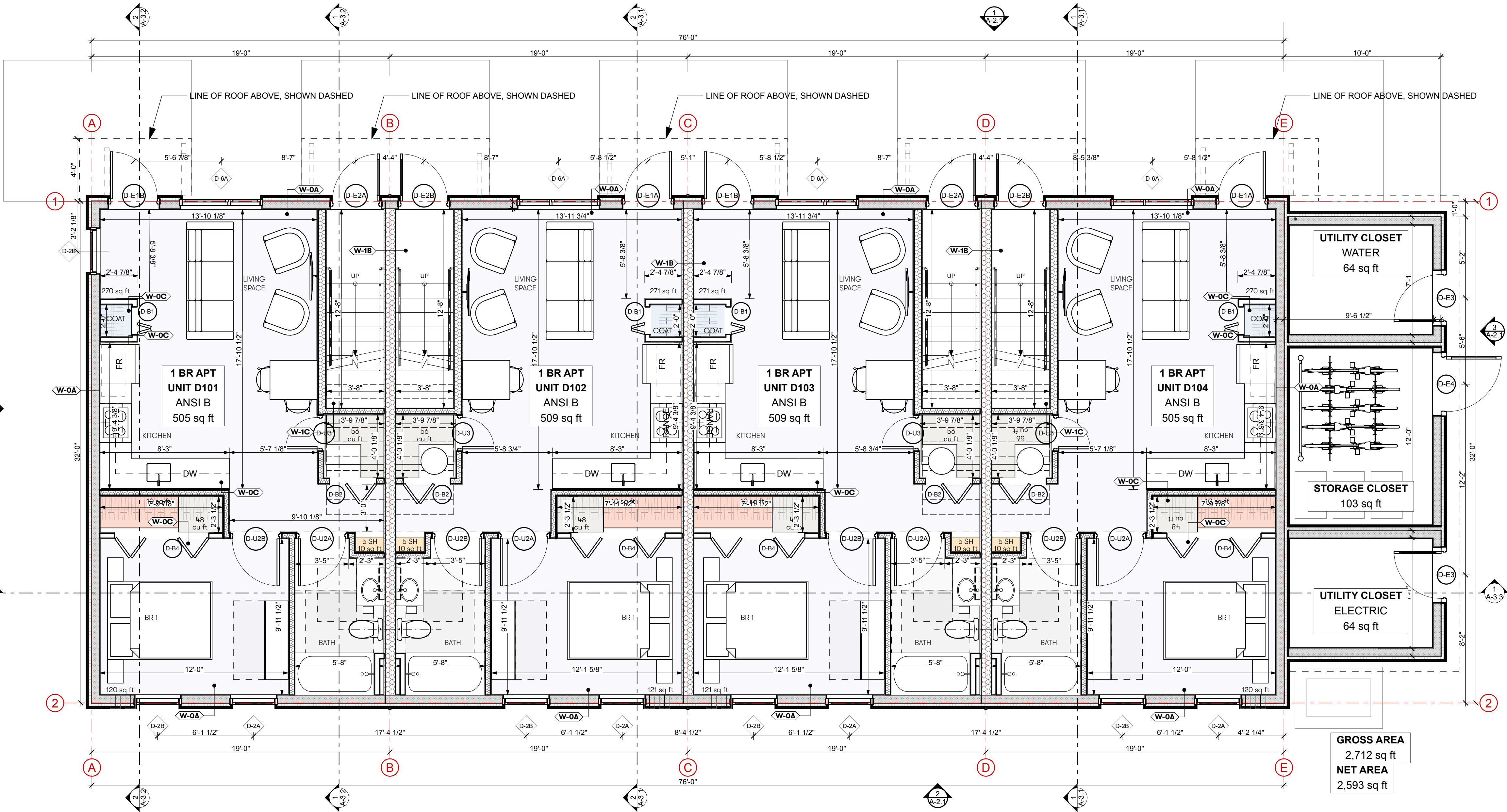
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W-1A	W-0C	W-0E
W-1B		W-0F
W-1C		



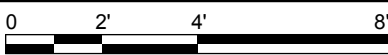
2 GROUND FLOOR
SCALE: 1/8" = 1'-0"



N. BUILDING D



1 GROUND FLOOR
SCALE: 1/4" = 1'-0"



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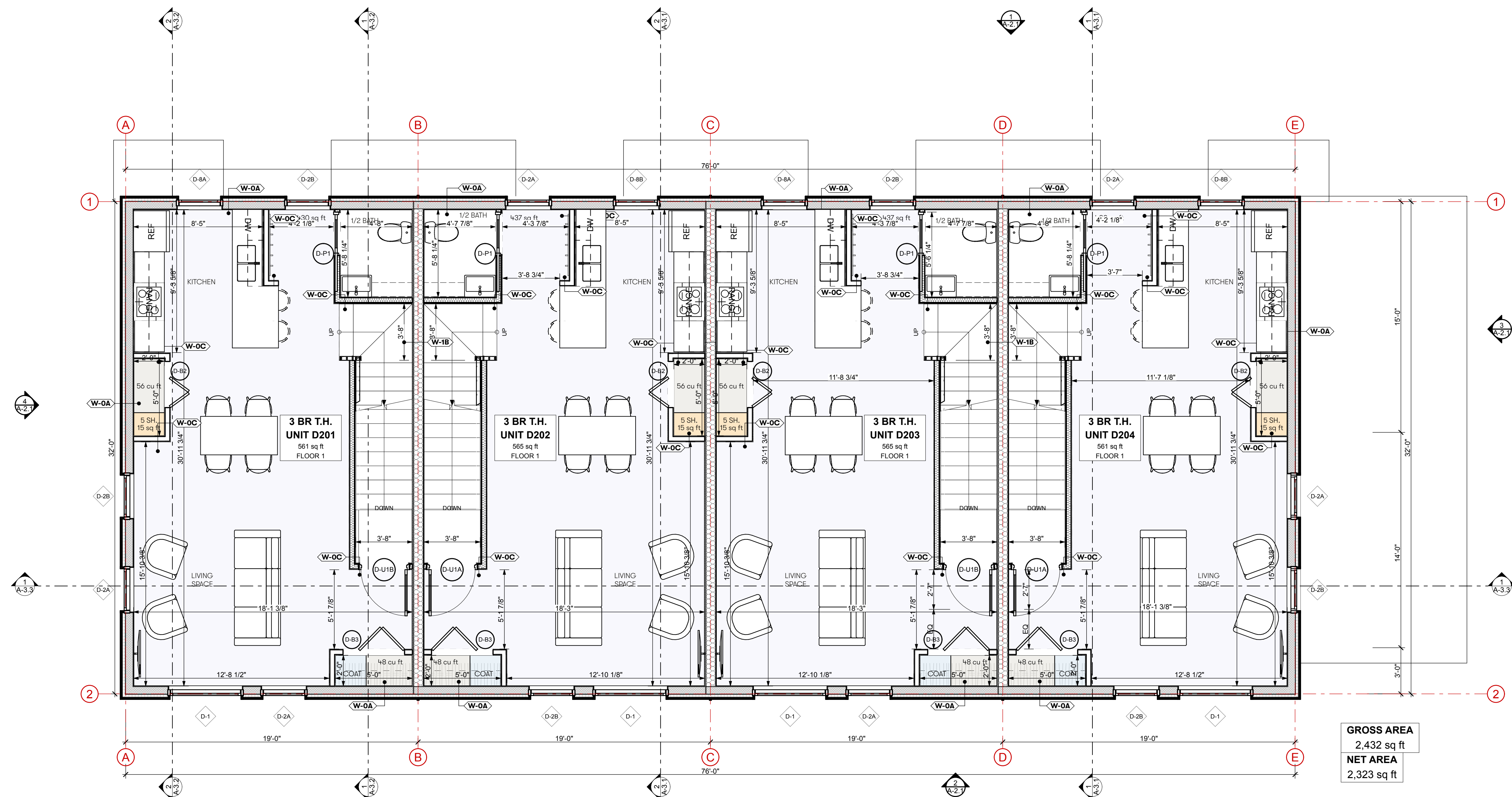
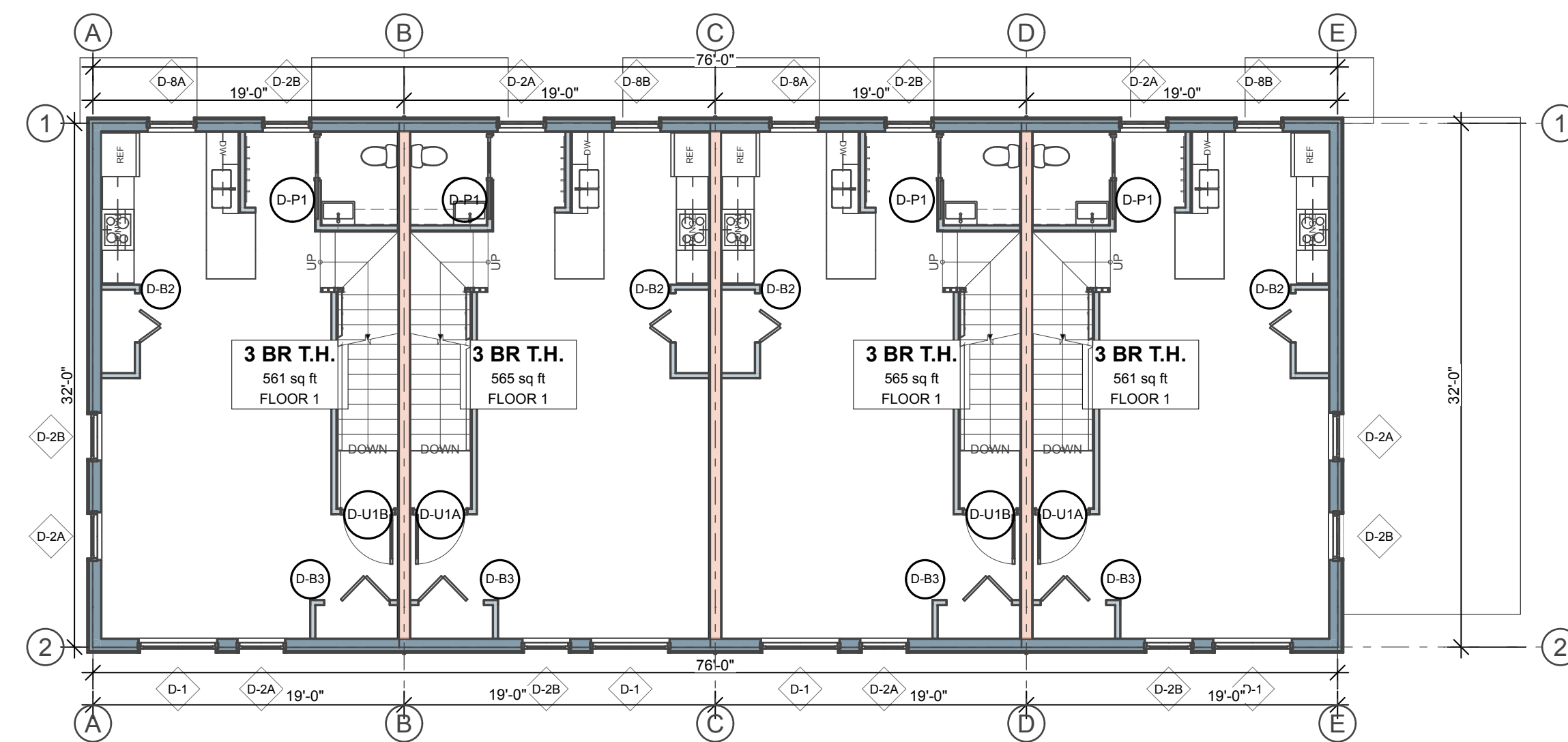
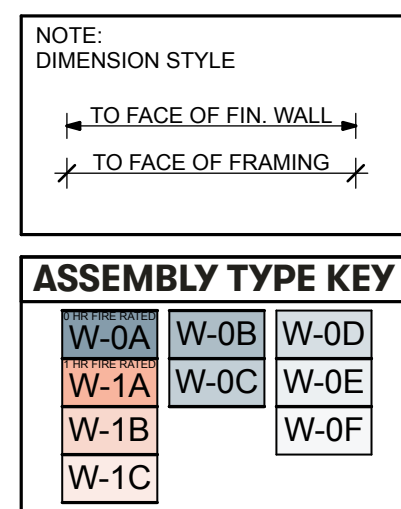
DATE	12/15/22	12/8/23	3/7/24	4/4/24	6/17/24
CHANGE NAME					
DESCRIPTION	MSHA 50%	MSHA 90%	Minor Site Plan Amendment	MSHA 90% Revisions	Major Site Plan Amendment
ISSUE NO.	01	03	04	05	06

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PROJECT	MCP-N
DATE	6/17/24
REVISED 1	
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GROUND FLOOR
PLAN: ROWHOMES,
BUILDING D

A-1.2



N: BUILDING D

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PROJECT	MCP-N
DATE	6/17/24
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REVISED 2	
DRAWN BY	AW, CB, SS
PHASE	Bidding Documents

2ND FLOOR PLAN:
ROWHOMES,
BUILDING D

A-1.3

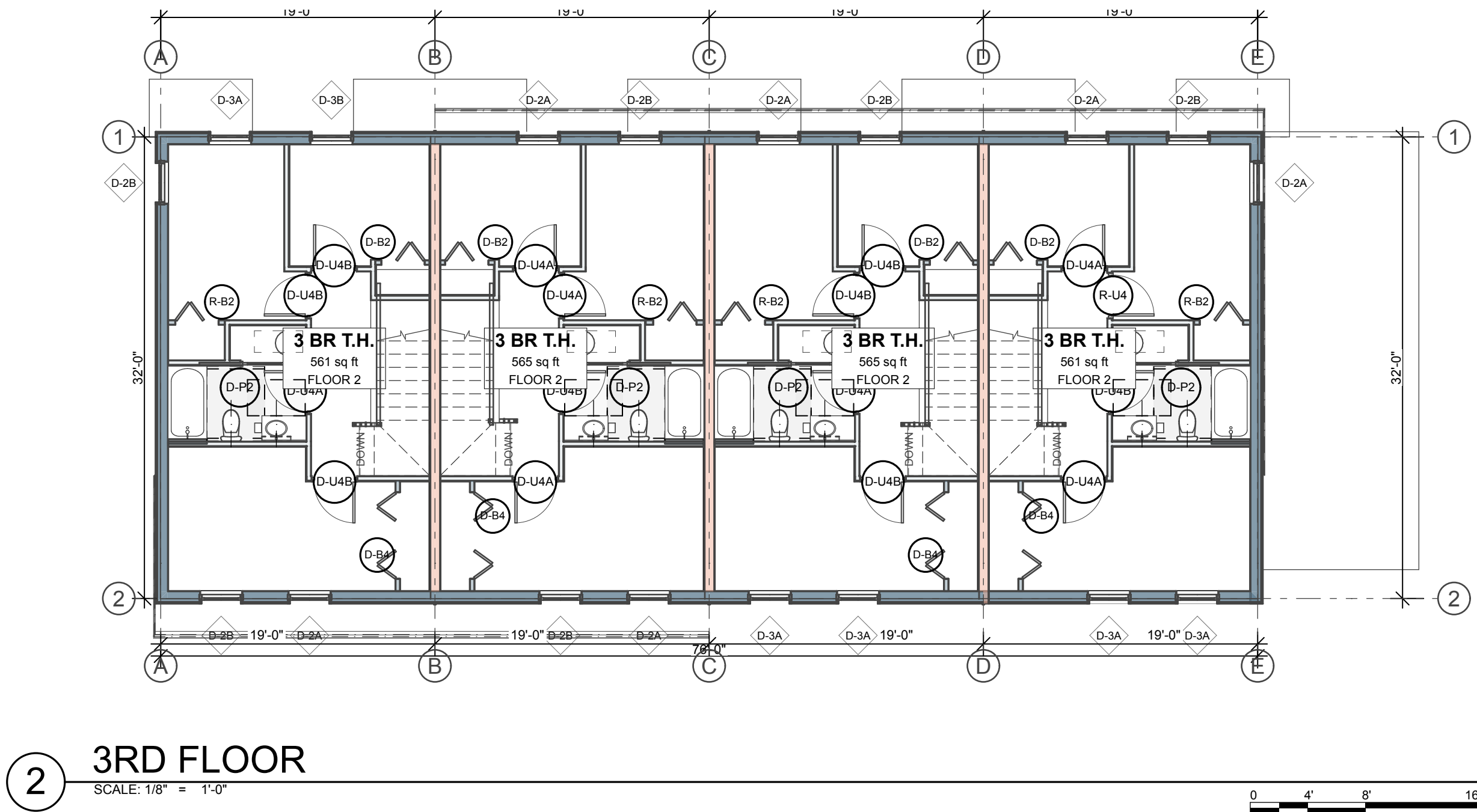
NOTE:
DIMENSION STYLE

TO FACE OF FIN. WALL

TO FACE OF FRAMING

ASSEMBLY TYPE KEY

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W-1A	W-0C	W-0E
W-1B		W-0F
W-1C		



N. BUILDING D

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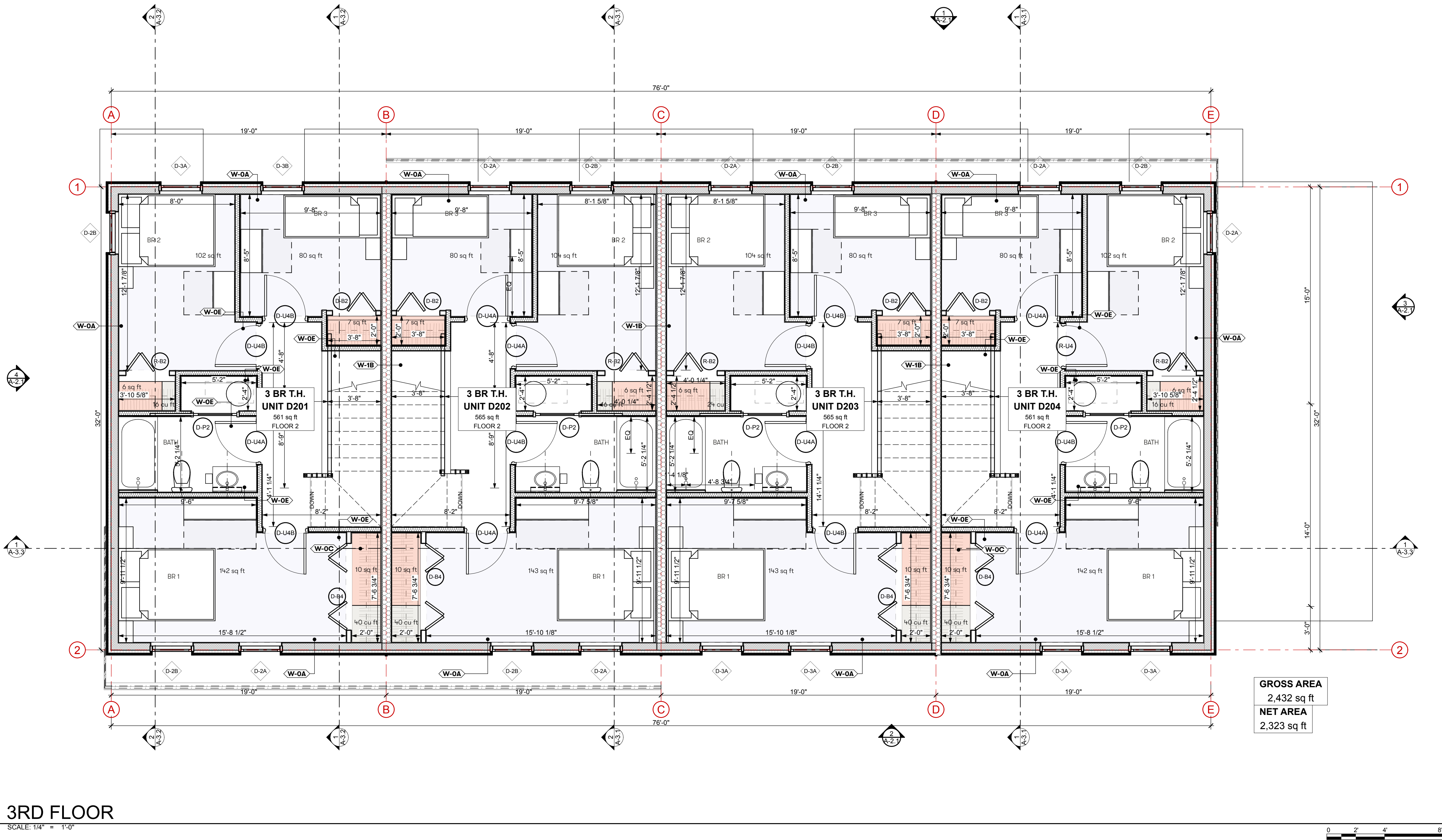
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GROSS AREA
2,432 sq ft
NET AREA
2,323 sq ft

ISSUE NO.	DESCRIPTION	DATE
01	MSHA 50%	12/15/22
03	MSHA 90%	12/8/23
06	Major Site Plan Amendment	6/17/24

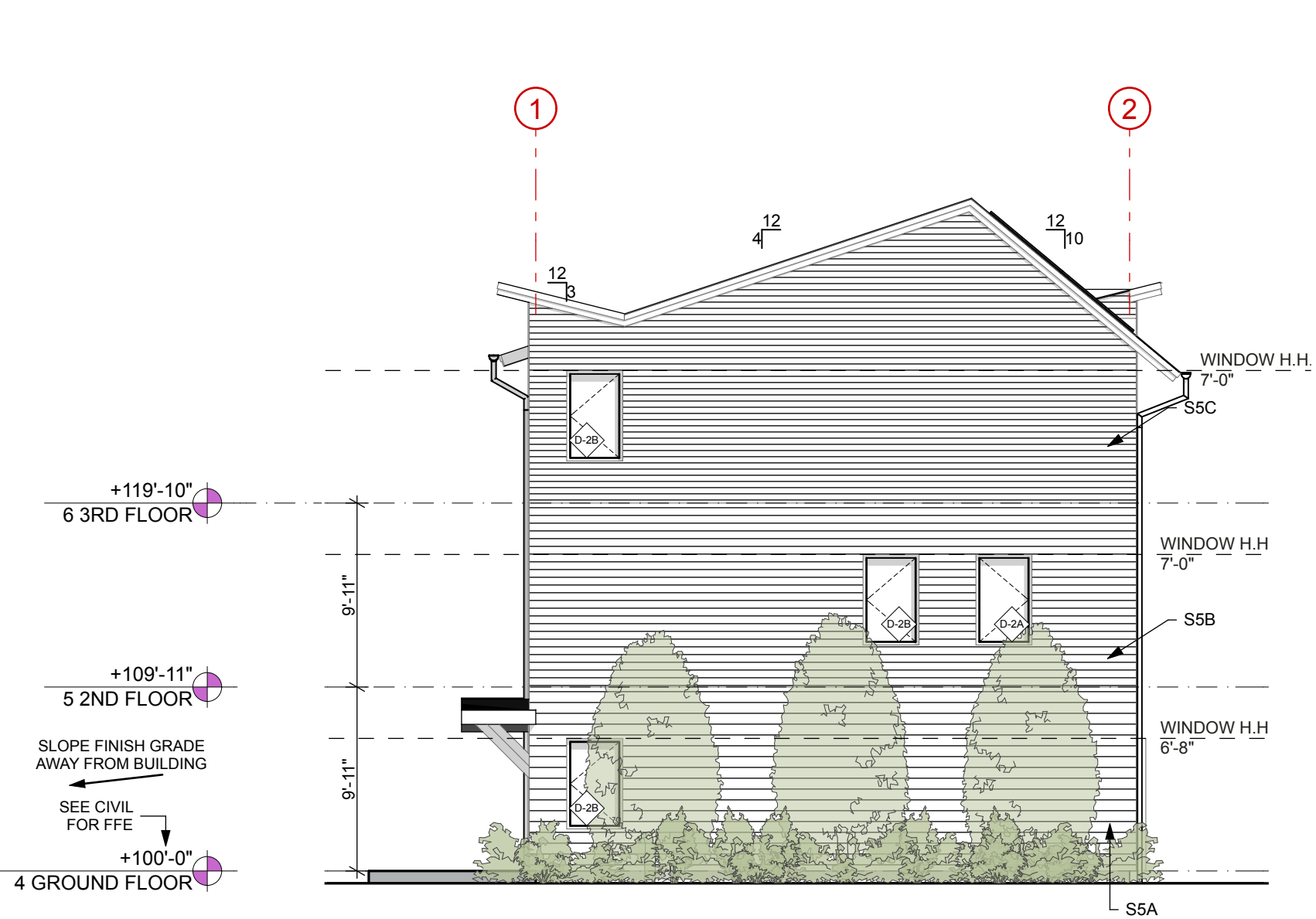
NOT FOR CONSTRUCTION

PROJECT	MCP-N
DATE	6/17/24
REVISED 1	
REVISED 2	
DRAWN BY	AW, CB, SS
PHASE	Bidding Documents

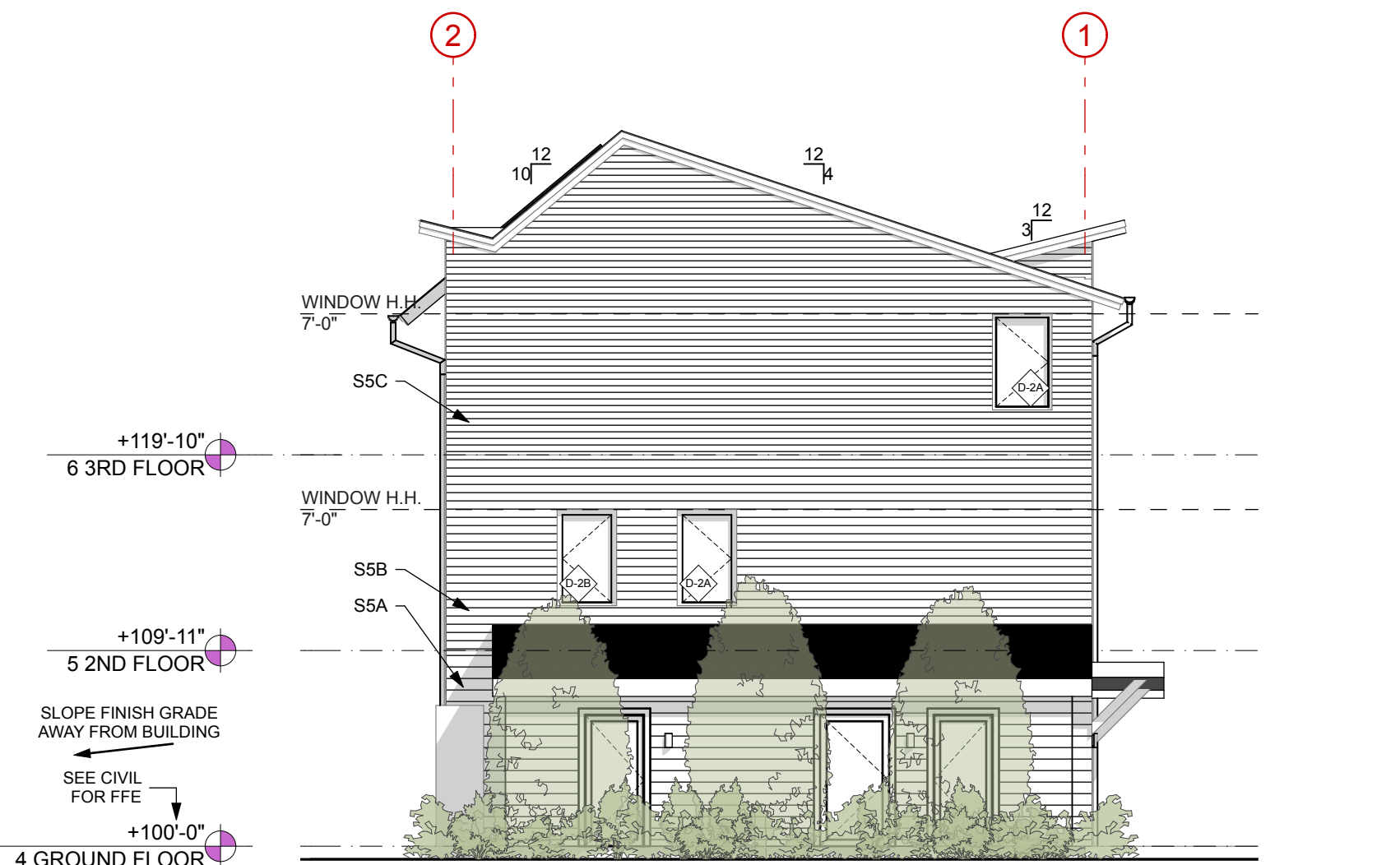
3RD FLOOR PLAN:
ROWHOMES,
BUILDING D

A-1.4

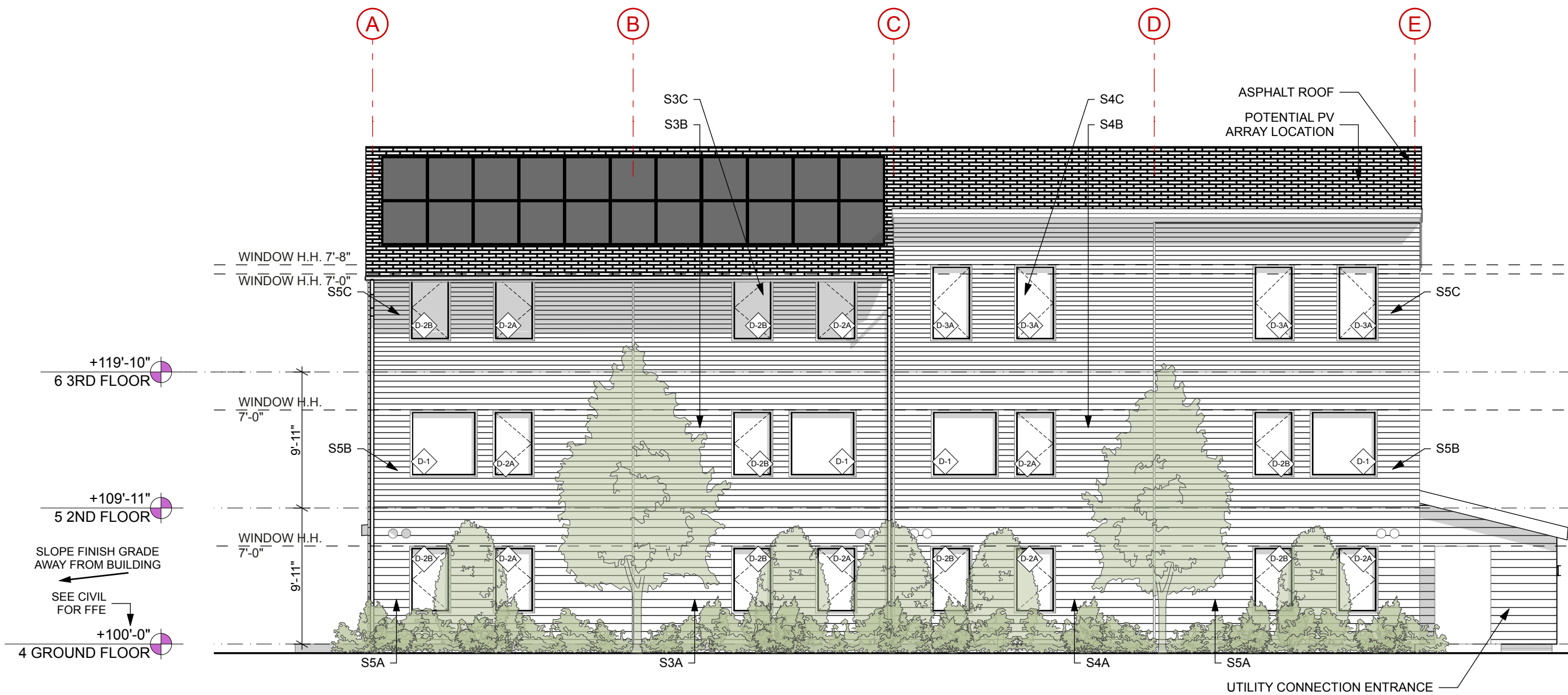
SIDING KEY			
S1	THERMALLY MODIFIED SHIPLAP SIDING	S4B	TRADITIONAL LAP SIDING 5" REVEAL (COLOR B)
S2	BOARD AND BATTEN SIDING	S4C	TRADITIONAL LAP SIDING 4" REVEAL (COLOR B)
S3A	TRADITIONAL LAP SIDING 7" REVEAL (COLOR A)	S5A	TRADITIONAL LAP SIDING 7" REVEAL (COLOR C)
S3B	TRADITIONAL LAP SIDING 5" REVEAL (COLOR A)	S5B	TRADITIONAL LAP SIDING 5" REVEAL (COLOR C)
S3C	TRADITIONAL LAP SIDING 4" REVEAL (COLOR A)	S5C	TRADITIONAL LAP SIDING 4" REVEAL (COLOR C)
S4A	TRADITIONAL LAP SIDING 7" REVEAL (COLOR B)		



4 ROWHOME, SIDE ELEVATION
SCALE: 1/8" = 1'-0"



3 ROWHOME, SIDE ELEVATION
SCALE: 1/8" = 1'-0"



2 ROWHOME, BACK ELEVATION
SCALE: 1/8" = 1'-0"



1 ROWHOME, ENTRY ELEVATION
SCALE: 1/8" = 1'-0"

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ELECTRICAL

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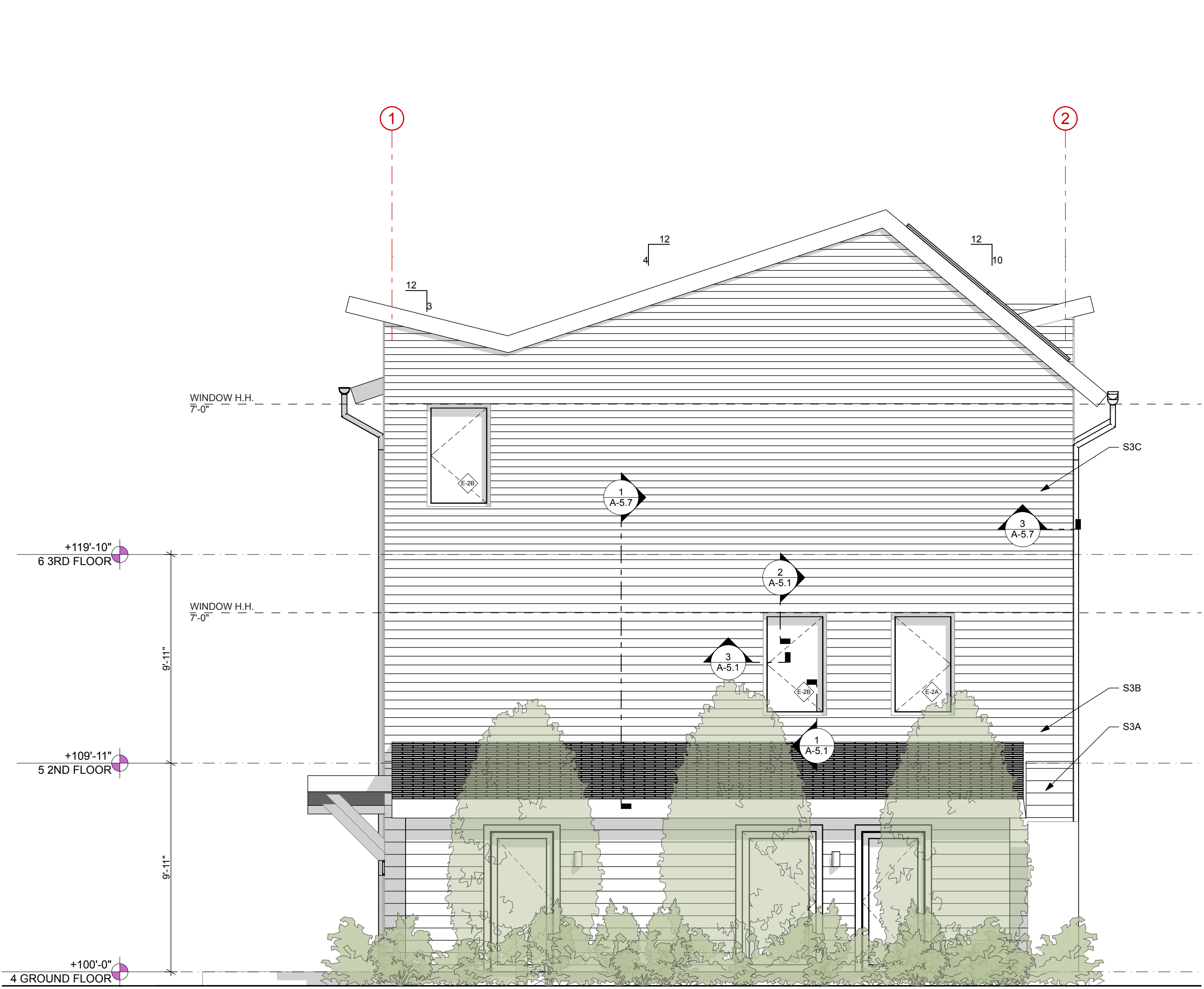
MECHANICAL & PLUMBING

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p: 617 282-4675

DATE	12/15/22	12/8/23	3/7/24	4/4/24	6/17/24
CHG					
CHANGE NAME					
DESCRIPTION	MSHA 50%	MSHA 90%	Minor Site Plan Amendment	MSHA 90% Revisions	Minor Site Plan Amendment
ISSUE NO.	01	03	04	05	06
NOT FOR CONSTRUCTION					
PROJECT	MCP-N				
DATE	6/17/24				
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ELEVATIONS:
ROWHOMES,
BUILDING D

A-2.1



3 ROWHOME, SIDE ELEVATION
SCALE: 1/4" = 1'-0"



2 ROWHOME, ENTRY ELEVATION
SCALE: 1/4" = 1'-0"

SIDING KEY			
S1	THERMALLY MODIFIED SHIPLAP SIDING	S4B	TRADITIONAL LAP SIDING 5" REVEAL (COLOR B)
S2	BOARD AND BATTEN SIDING	S4C	TRADITIONAL LAP SIDING 4" REVEAL (COLOR B)
S3A	TRADITIONAL LAP SIDING 7" REVEAL (COLOR A)	S5A	TRADITIONAL LAP SIDING 7" REVEAL (COLOR C)
S3B	TRADITIONAL LAP SIDING 5" REVEAL (COLOR A)	S5B	TRADITIONAL LAP SIDING 5" REVEAL (COLOR C)
S3C	TRADITIONAL LAP SIDING 4" REVEAL (COLOR A)	S5C	TRADITIONAL LAP SIDING 4" REVEAL (COLOR C)
S4A	TRADITIONAL LAP SIDING 7" REVEAL (COLOR B)		

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ISSUE NO.	DESCRIPTION	DATE
01	MSHA 50%	12/15/22
03	MSHA 90%	12/8/23
05	MSHA 90% Revisions	4/4/24
06	Major Site Plan Amendment	6/17/24

NOT FOR CONSTRUCTION

PROJECT	MCP-N
DATE	6/17/24
REVISED 1	
REVISED 2	
DRAWN BY	AW, CB, SS
PHASE	Bidding Documents

ENLARGED
ELEVATIONS:
ROWHOMES,
BUILDING D

A-2.2

NOTE:
DIMENSION STYLE

↔ TO FACE OF FIN. WALL

↗ TO FACE OF FRAMING

ASSEMBLY TYPE KEY

W-0A

W-1A

W-1B

W-1C

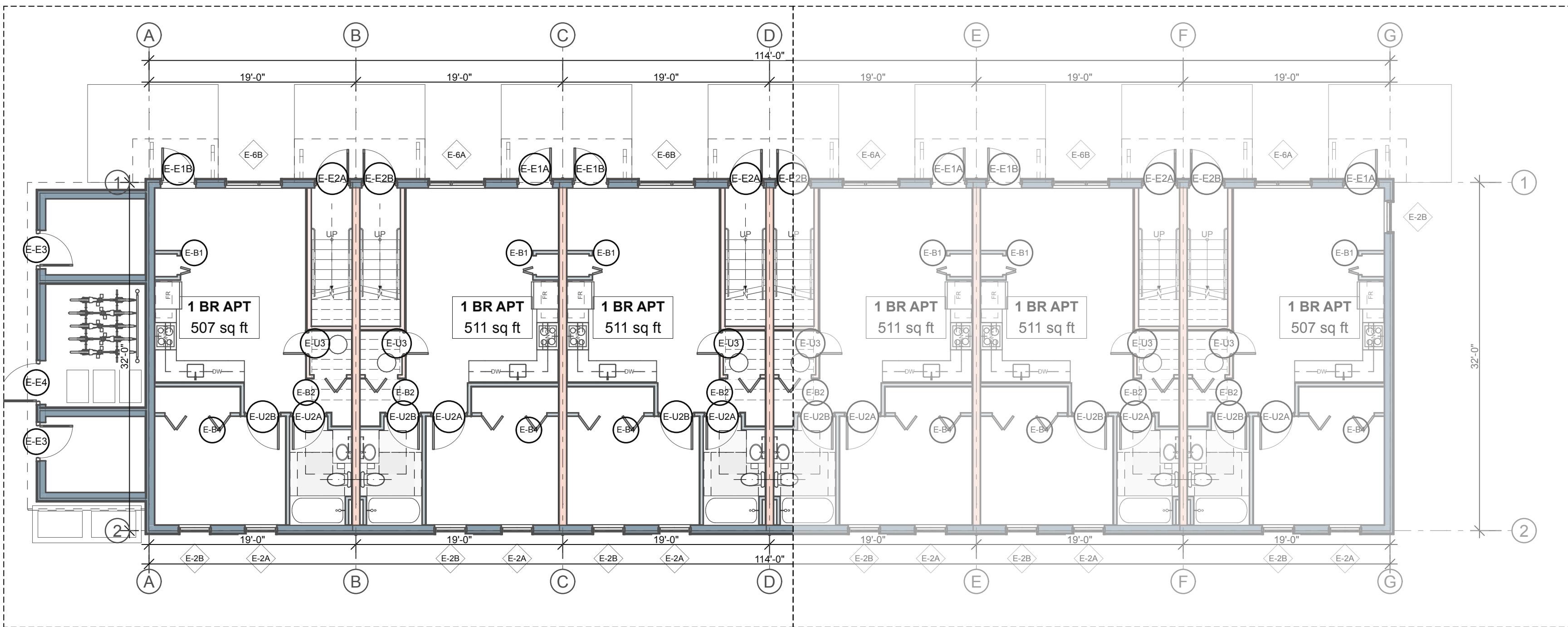
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W-0C

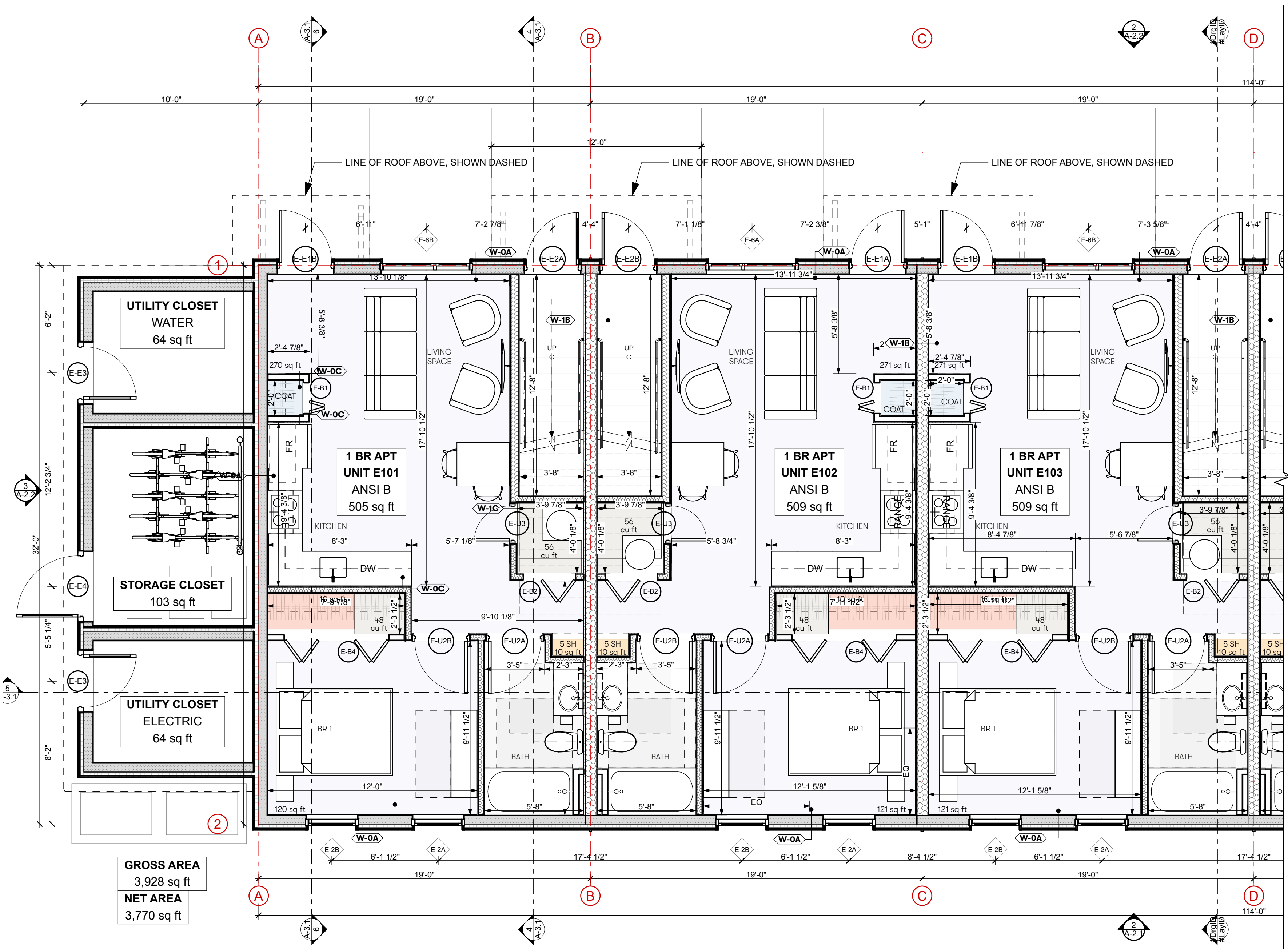
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W-0D

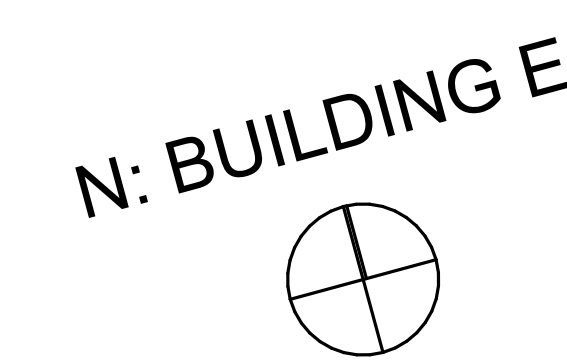
W-0F



2 GROUND FLOOR
SCALE: 1/8" = 1'-0"



1 GROUND FLOOR
SCALE: 1/4" = 1'-0"



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DATE	12/15/22	12/8/23	3/7/24	4/4/24	6/17/24
CHANGE NAME					
DESCRIPTION	01 MSHA 50%	03 MSHA 50%	04 Minor Site Plan Amendment	05 MSHA 50% Revisions	06 Major Site Plan Amendment
ISSUE NO.	01	03	04	05	06

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PROJECT	MCP-N
DATE	6/17/24
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REVISED 2	
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PHASE	Bidding Documents

GROUND FLOOR
PLAN: ROWHOMES,
BUILDING E
A-1.3

NOTE:
DIMENSION STYLE

↔ TO FACE OF FIN. WALL

↗ TO FACE OF FRAMING

ASSEMBLY TYPE KEY

W-0A

W-1A

W-1B

W-1C

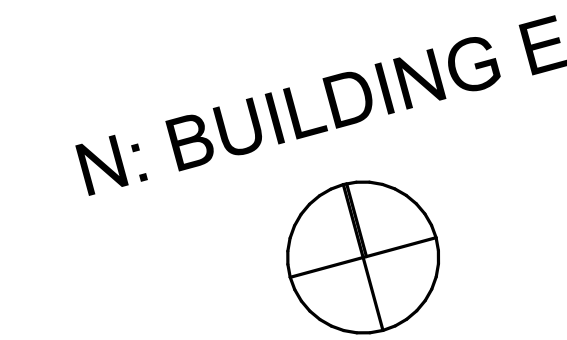
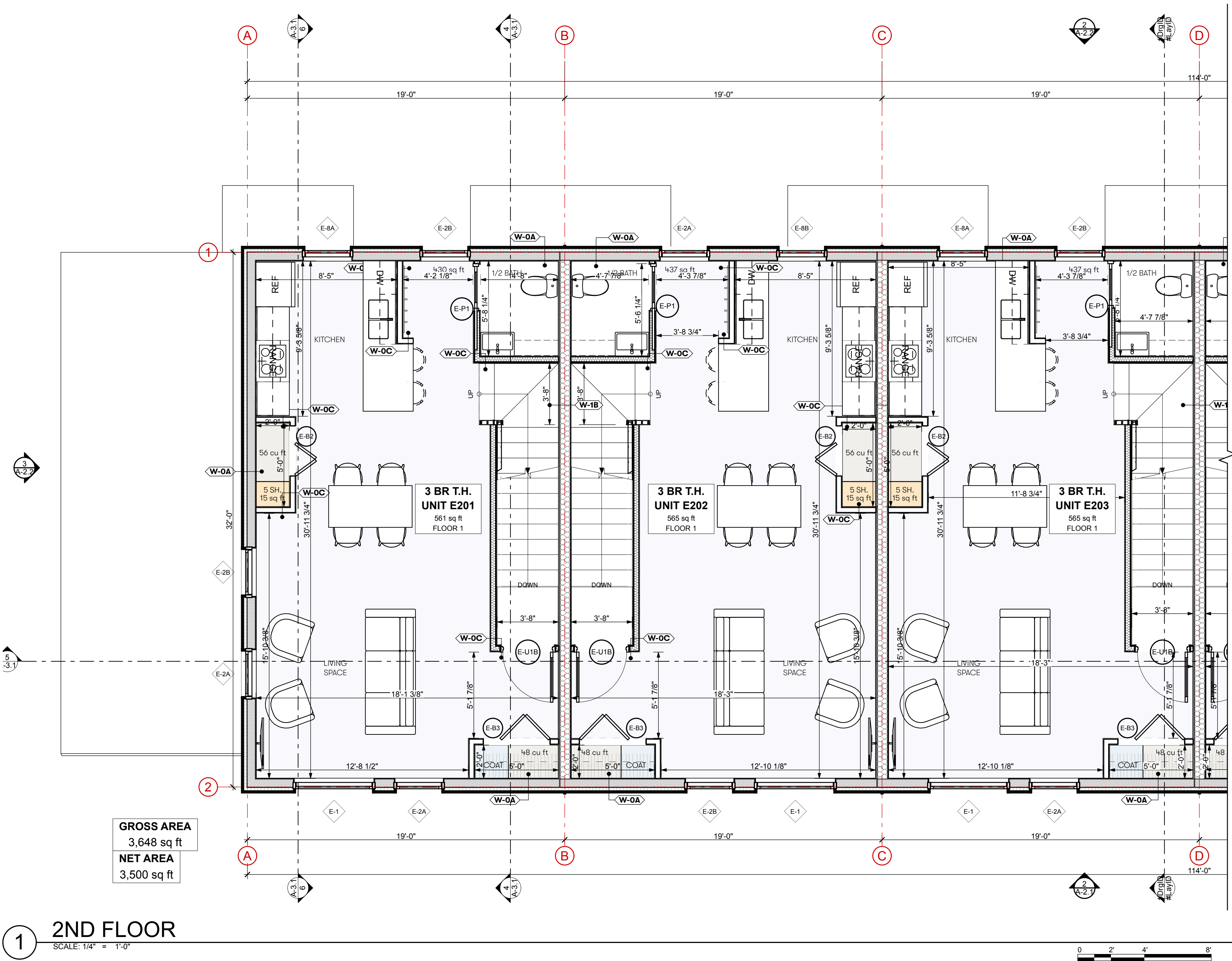
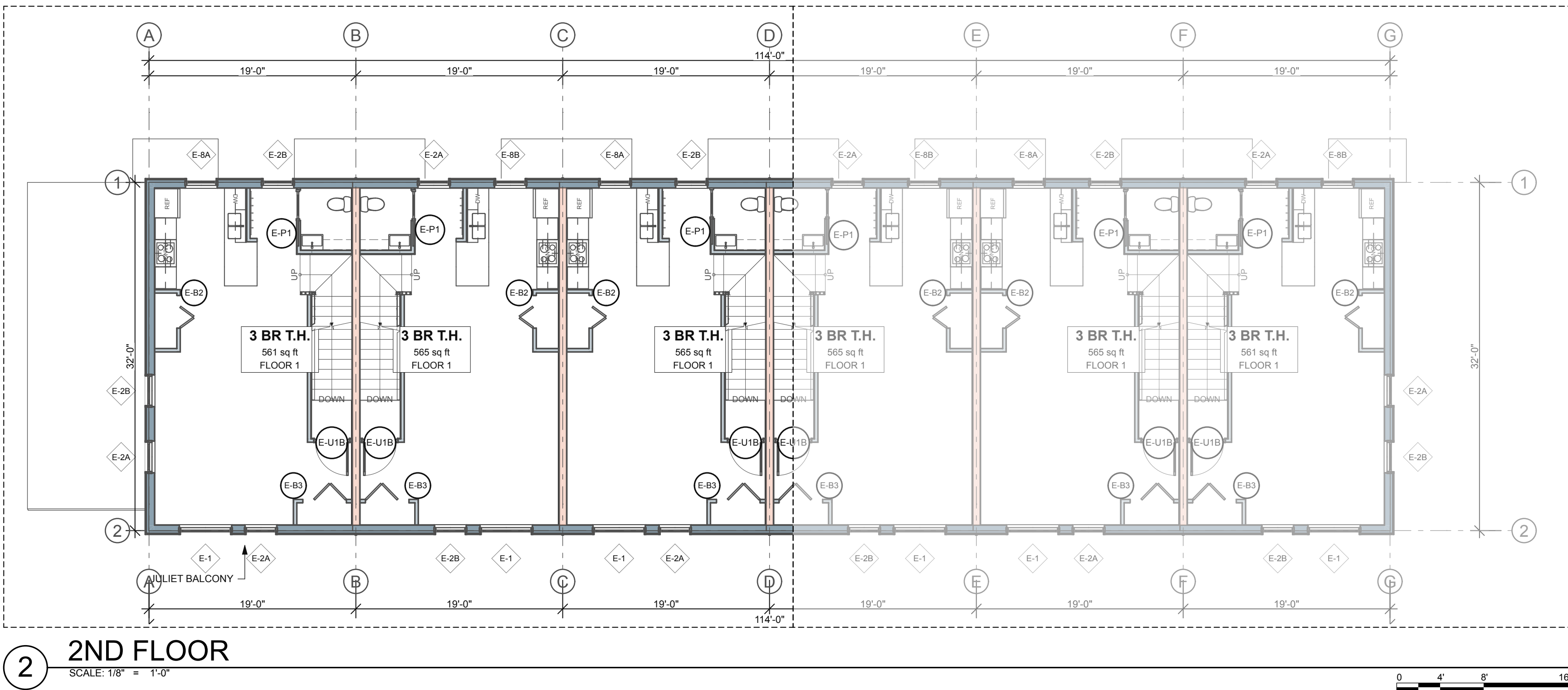
W-0B

W-0C

W-0E

W-0D

W-0F



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DATE	CHANGE NAME	DESCRIPTION
12/8/23		MSHA 80%
6/17/24		Major Site Plan Amendment

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PROJECT

MCP-N

DATE

6/17/24

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DRAWN BY

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PHASE

Bidding Documents

2ND FLOOR PLAN:
ROWHOMES,
BUILDING E

A-1.5

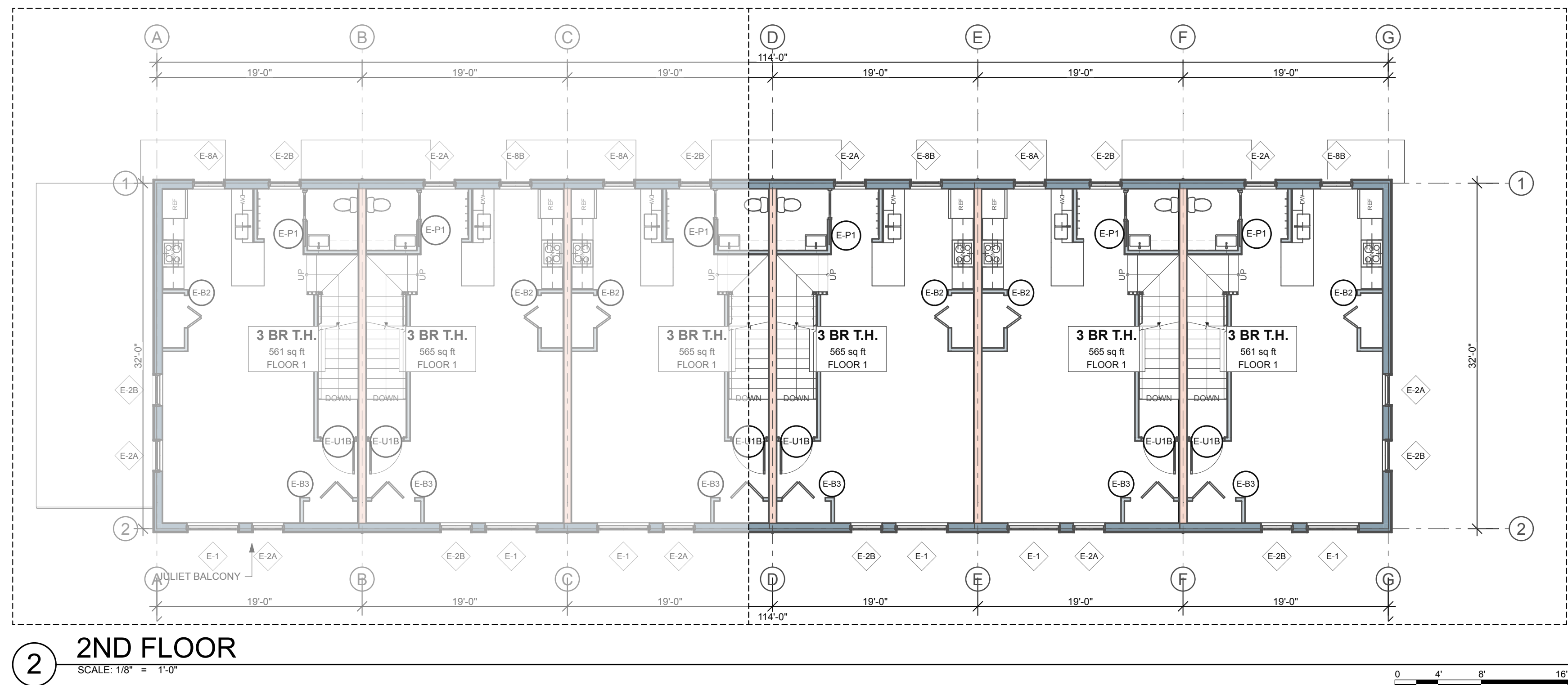
Page 223

NOTE:
DIMENSION STYLE

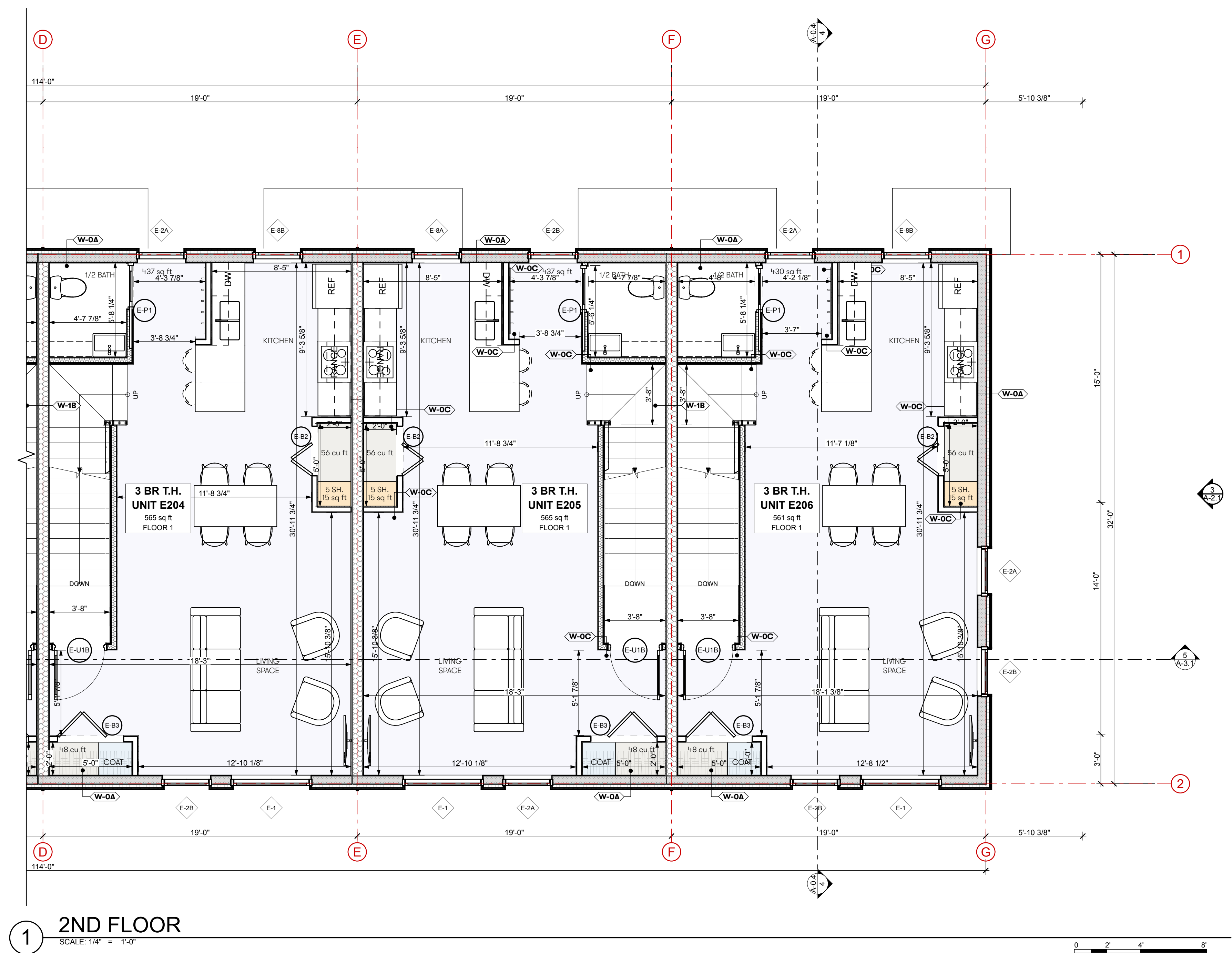
TO FACE OF FIN. WALL
TO FACE OF FRAMING

ASSEMBLY TYPE KEY

W-0A	W-0B	W-0D
W-1A	W-0C	W-0E
W-1B		W-0F
W-1C		



2 2ND FLOOR
SCALE: 1/8" = 1'-0"



1 2ND FLOOR
SCALE: 1/4" = 1'-0"

N: BUILDING E

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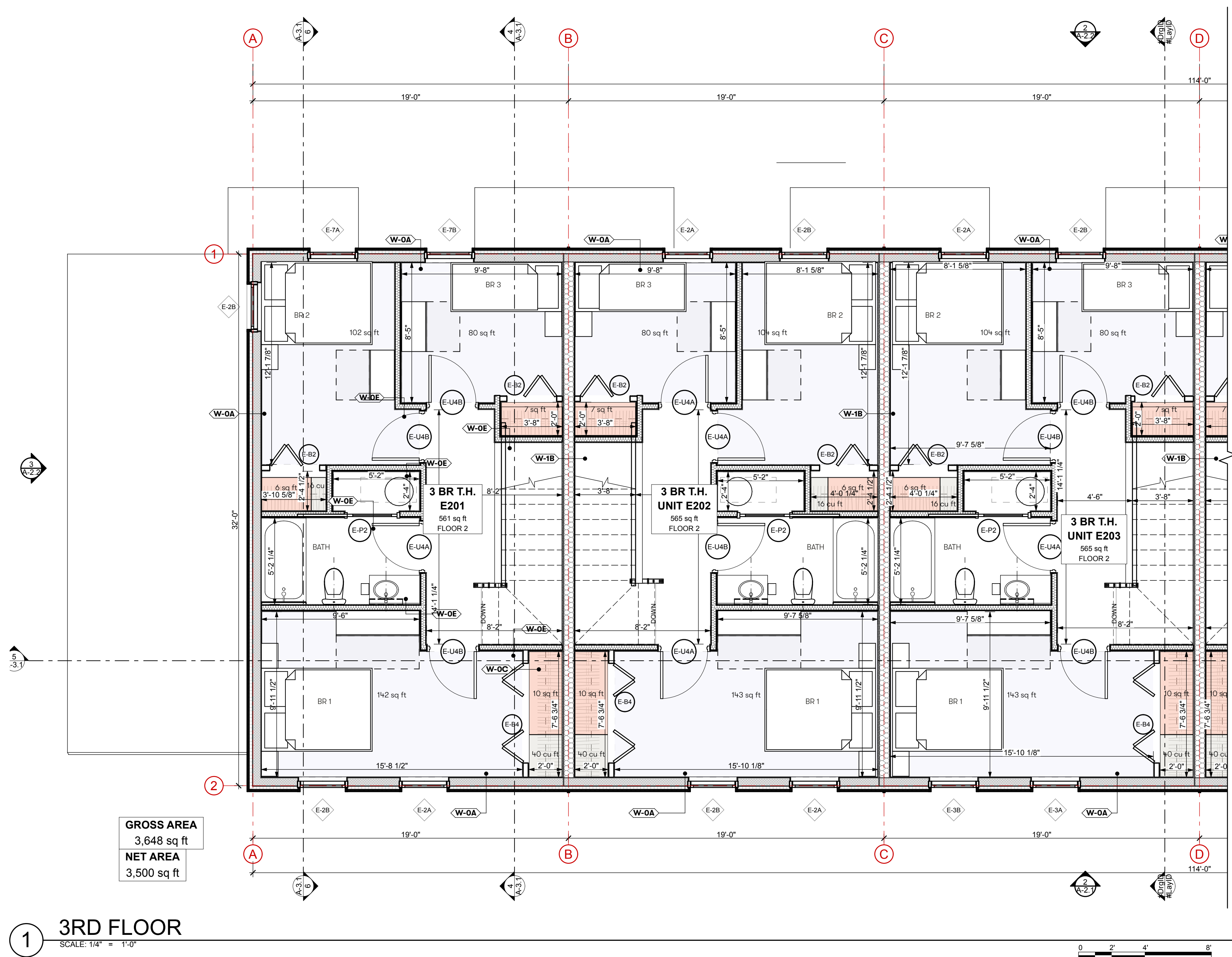
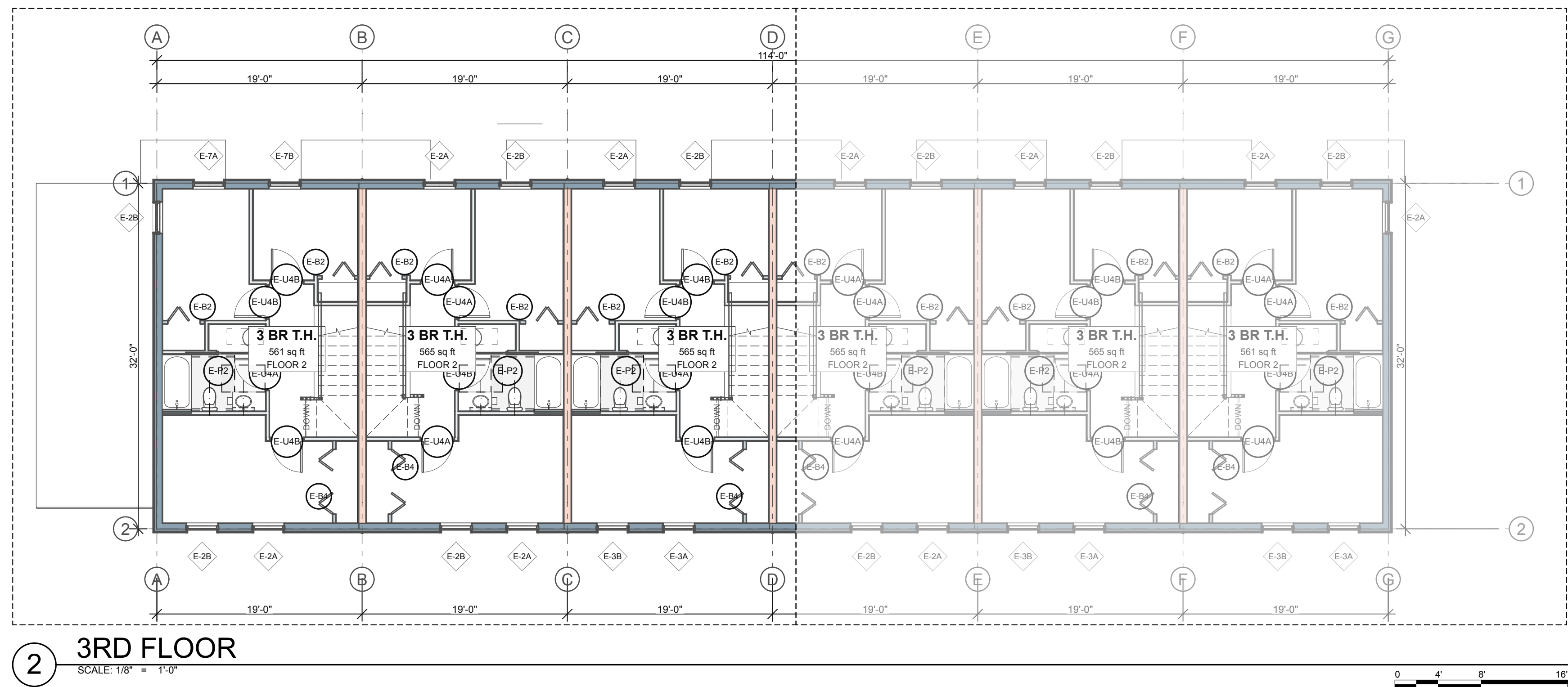
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NOT FOR CONSTRUCTION

PROJECT	MCP-N
DATE	6/17/24
REVISED 1	
REVISED 2	
DRAWN BY	AW, CB, SS
PHASE	Bidding Documents

2ND FLOOR PLAN:
ROWHOMES,
BUILDING E

A-1.6



N: BUILDING E

32 Butternut Street
Portland, ME 04103

CIVIL
Acorn Engineering, Inc.
500 Washington Ave., Suite 202
Portland, ME 04103
p: 207 775-2655

LANDSCAPE ARCHITECTURE
Aceto Landscape Architects
565 Congress Street
Portland, ME 04101
p: 207 221-3390

STRUCTURAL
Trillium Engineering
189 Main Street, Suite 200
Yarmouth, ME 04096
p: 207 307-0872

ELECTRICAL
MEGA Engineering
p: 207 749-4514

MECHANICAL & PLUMBING
Fuss & O'Neill, Inc.
5 Fletcher Street, Suite 1
Kennebunk, ME 04043
p: 617 282-4675

[illegible]

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PROJECT	MCP-N
DATE	6/17/24
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REVISED 2	
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PHASE	Bidding Documents

3RD FLOOR PLAN:
ROWHOMES,
BUILDING E

A-1.7

NOTE:

DIMENSION STYLE

TO FACE OF FIN. WALL

↓ TO FACE OF FRAMING ↓

ASSEMBLY TYPE KEY

W-0A

W-0B

W-0D

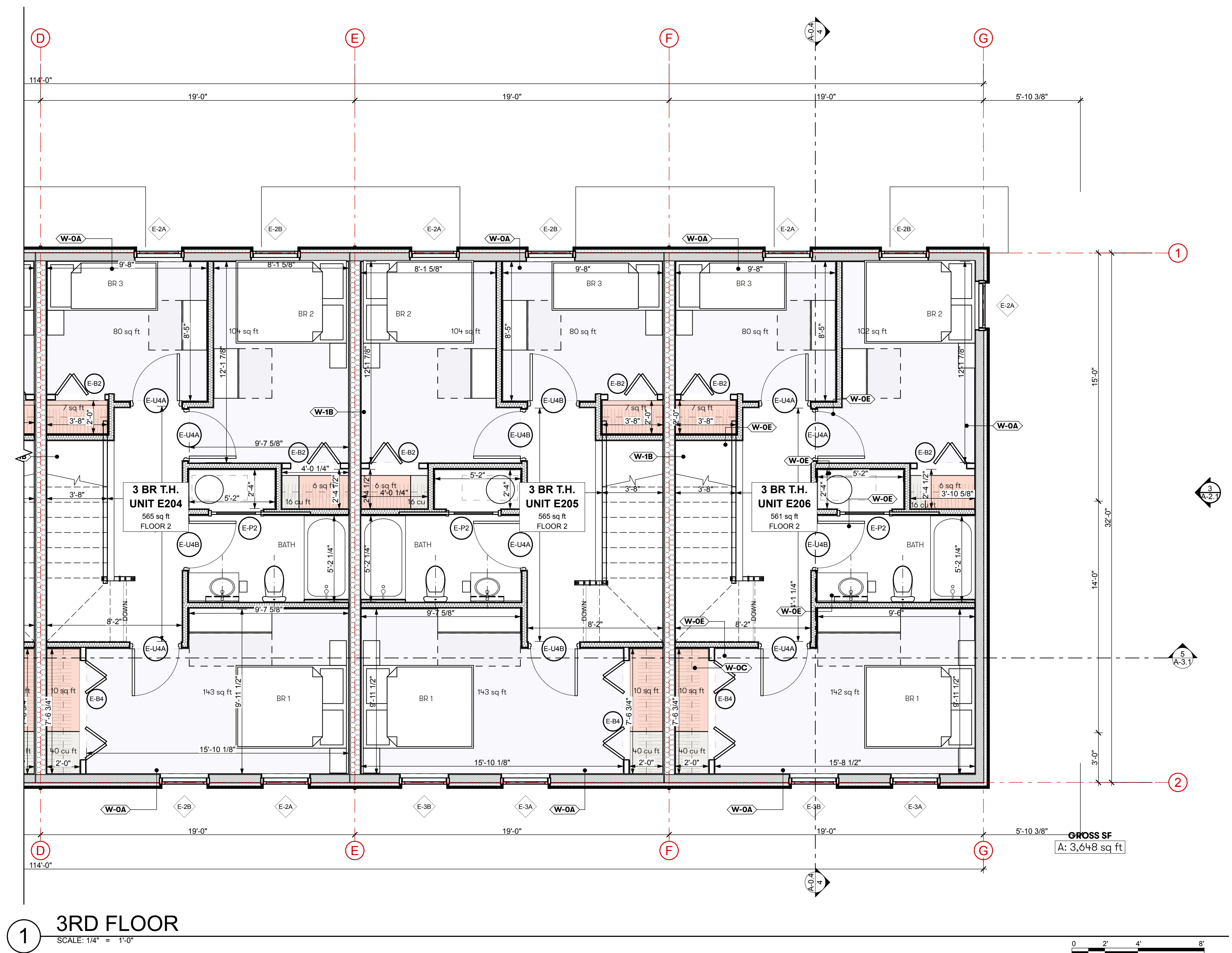
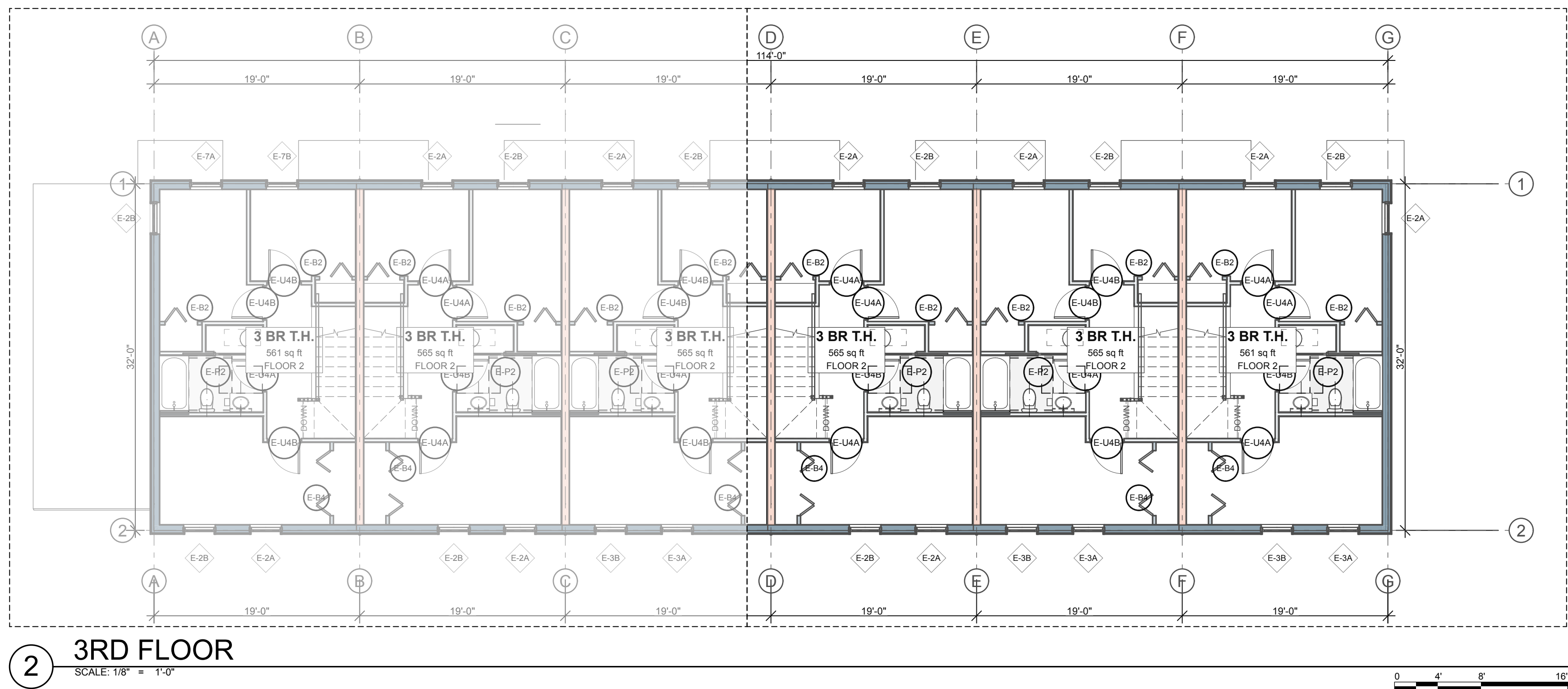
W-1A

W-0C

W-0E

W-1B

W-1C



N: BUILDING E

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PROJECT

Lambert Woods North

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ELECTRICAL

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ISSUE NO.	DESCRIPTION	CH ID	CHANGE NAME	DATE
03	MSPA 60%			12/8/23
06	Major Site Plan Amendment			6/17/24

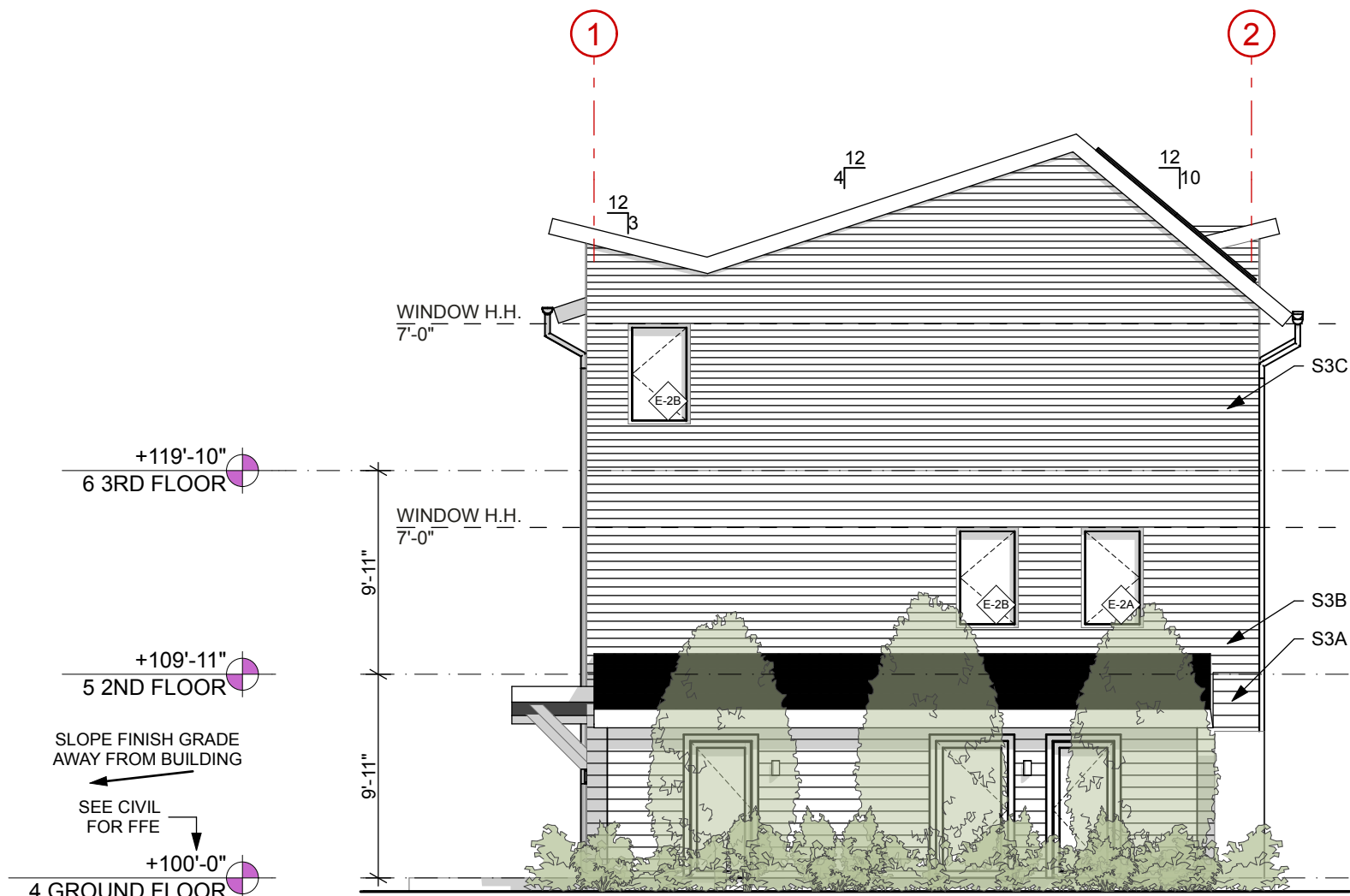
NOT FOR CONSTRUCTION	
PROJECT	MCP-N
DATE	6/17/24
REVISED 1	
REVISED 2	
DRAWN BY	AW, CB, SS
PHASE	Bidding Documents

3RD FLOOR PLAN:
ROWHOMES,
BUILDING E

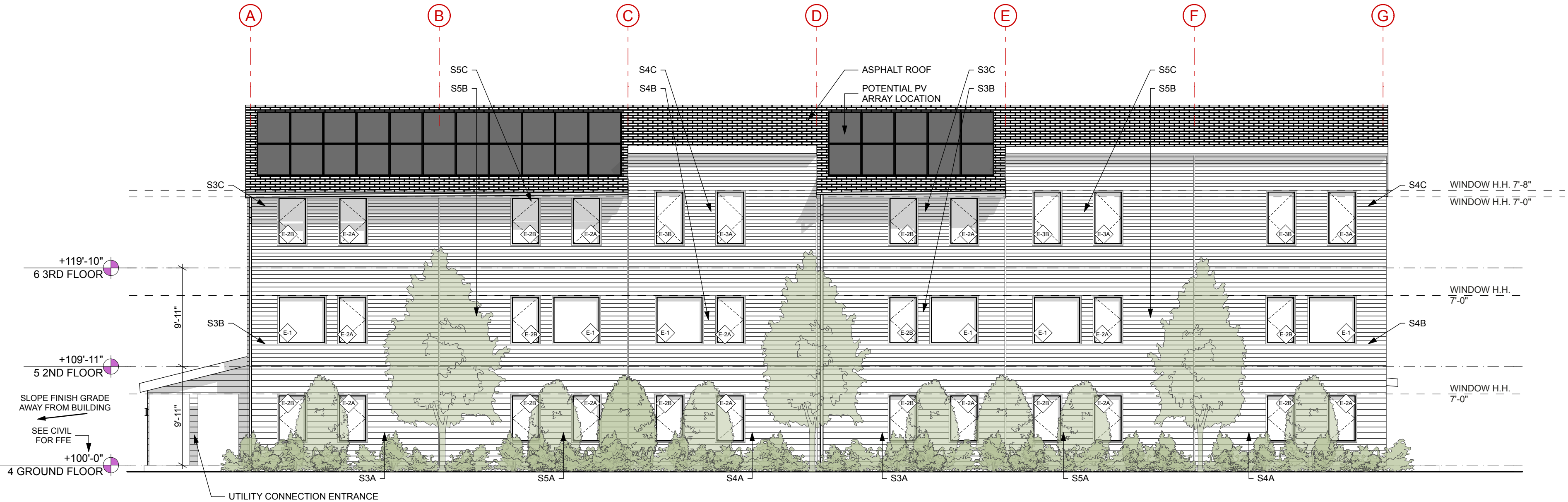
A-1.8

A-1.8

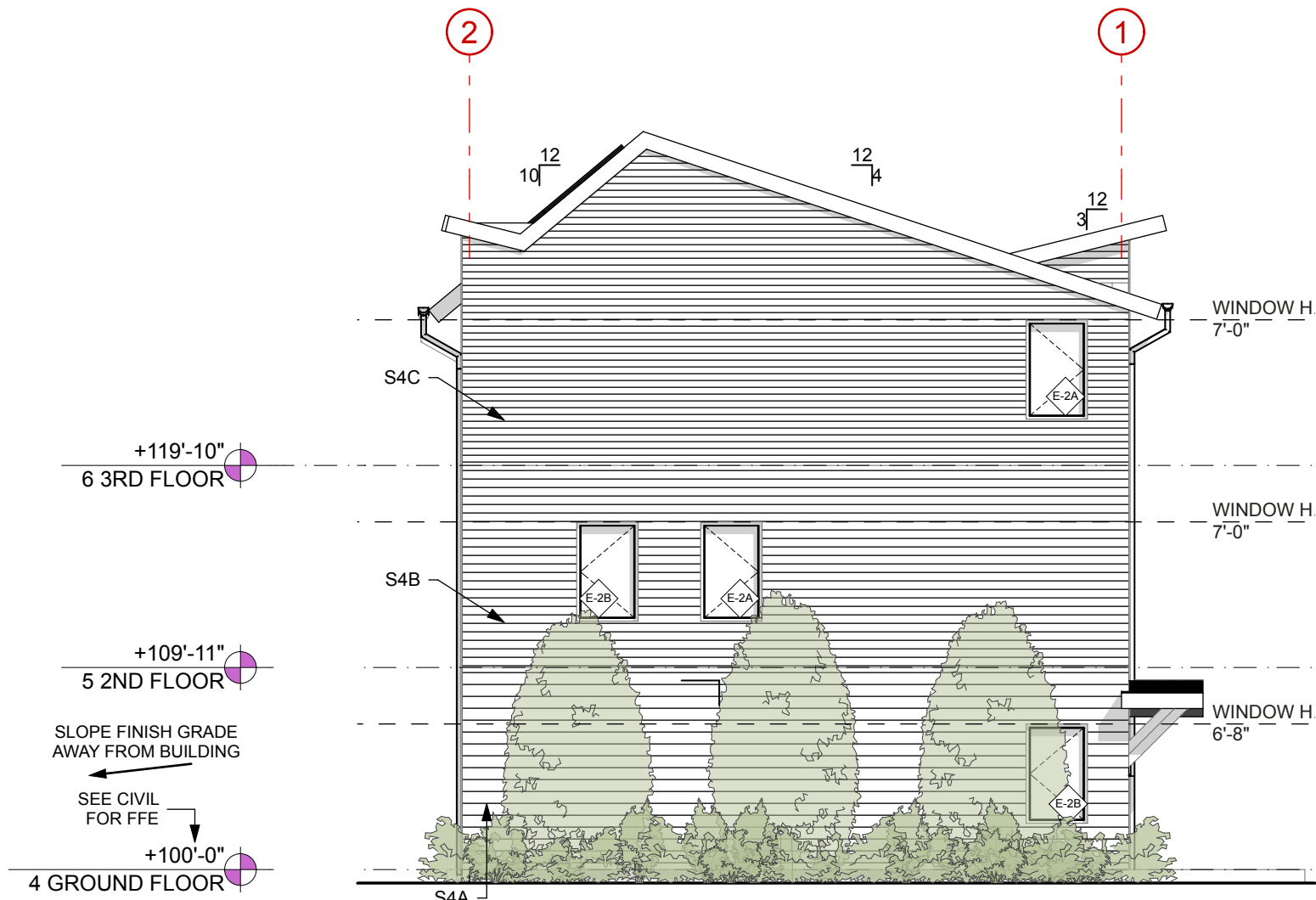
SIDING KEY			
S1	TERNALLY MODIFIED SHIPLAP SIDING	S4B	TRADITIONAL LAP SIDING 5" REVEAL (COLOR B)
S2	BOARD AND BATTEN SIDING	S4C	TRADITIONAL LAP SIDING 4" REVEAL (COLOR B)
S3A	TRADITIONAL LAP SIDING 7" REVEAL (COLOR A)	S5A	TRADITIONAL LAP SIDING 7" REVEAL (COLOR C)
S3B	TRADITIONAL LAP SIDING 5" REVEAL (COLOR A)	S5B	TRADITIONAL LAP SIDING 5" REVEAL (COLOR C)
S3C	TRADITIONAL LAP SIDING 4" REVEAL (COLOR A)	S5C	TRADITIONAL LAP SIDING 4" REVEAL (COLOR C)
S4A	TRADITIONAL LAP SIDING 7" REVEAL (COLOR B)		



4 ROWHOME, SIDE ELEVATION
SCALE: 1/8" = 1'-0"



2 ROWHOME, BACK ELEVATION
SCALE: 1/8" = 1'-0"



3 ROWHOME, SIDE ELEVATION
SCALE: 1/8" = 1'-0"



1 ROWHOME, ENTRY ELEVATION
SCALE: 1/8" = 1'-0"

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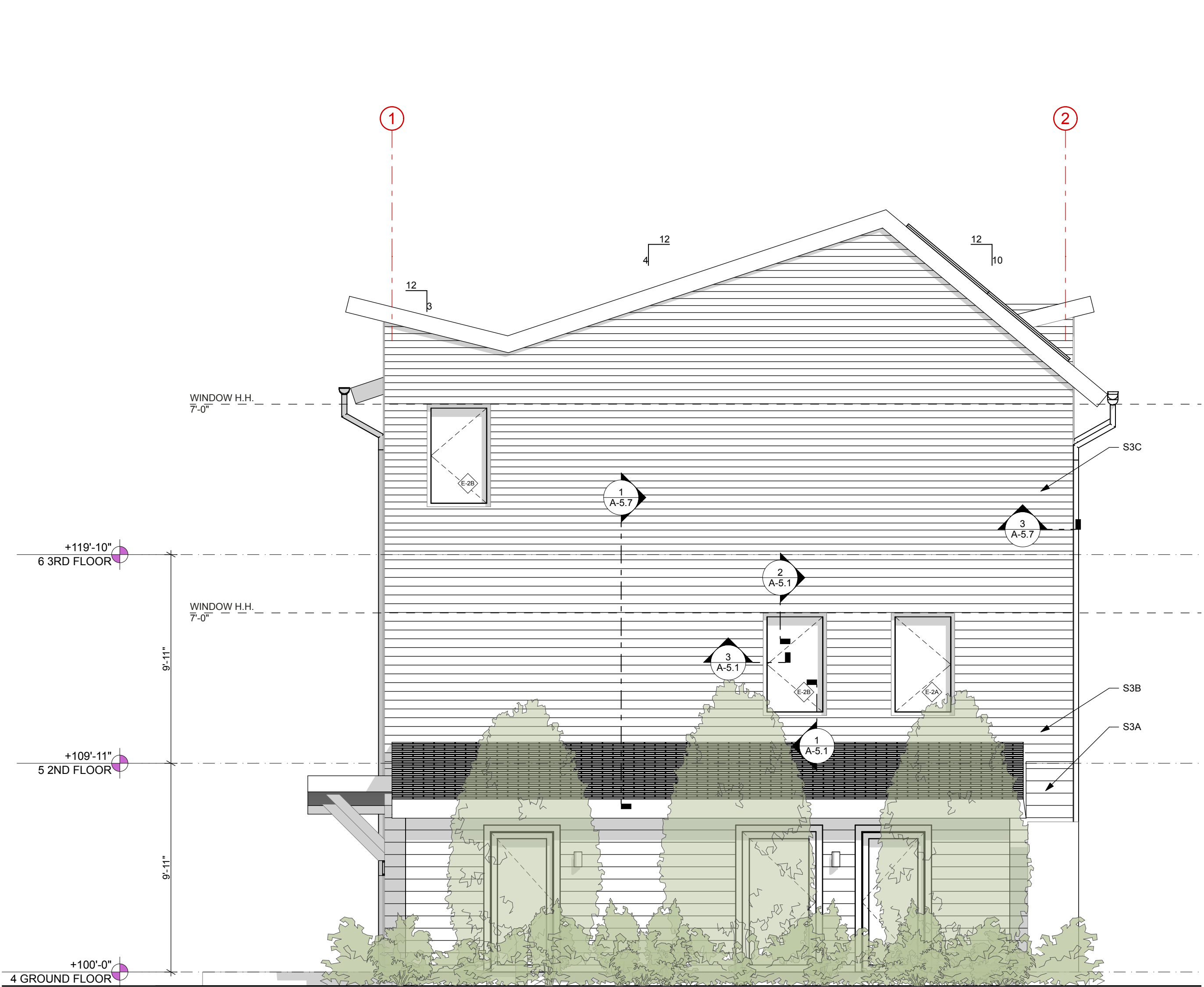
DATE	12/15/22	12/8/23	3/12/24	4/4/24	6/17/24
CHANGE NAME					
DESCRIPTION	01 MSHA 50%	03 MSHA 90%	04 Minor Site Plan Amendment	05 MSHA 90% Revisions	06 Major Site Plan Amendment
ISSUE NO.	01	03	04	05	06

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PROJECT	MCP-N
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PHASE	Bidding Documents

ELEVATIONS:
ROWHOMES,
BUILDING E

A-2.1



2 ROWHOME, SIDE ELEVATION
SCALE: 1/4" = 1'-0"



1 ROWHOME, ENTRY ELEVATION
SCALE: 1/4" = 1'-0"

SIDING KEY			
S1	THERMALLY MODIFIED SHIPLAP SIDING	S4B	TRADITIONAL LAP SIDING 5" REVEAL (COLOR B)
S2	BOARD AND BATTEN SIDING	S4C	TRADITIONAL LAP SIDING 4" REVEAL (COLOR B)
S3A	TRADITIONAL LAP SIDING 7" REVEAL (COLOR A)	S5A	TRADITIONAL LAP SIDING 7" REVEAL (COLOR C)
S3B	TRADITIONAL LAP SIDING 5" REVEAL (COLOR A)	S5B	TRADITIONAL LAP SIDING 5" REVEAL (COLOR C)
S3C	TRADITIONAL LAP SIDING 4" REVEAL (COLOR A)	S5C	TRADITIONAL LAP SIDING 4" REVEAL (COLOR C)
S4A	TRADITIONAL LAP SIDING 7" REVEAL (COLOR B)		

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ISSUE NO.	DESCRIPTION	DATE
01	MSHA 50%	12/15/22
03	MSHA 90%	12/8/23
05	MSHA 90% Revisions	4/4/24
06	Major Site Plan Amendment	6/17/24

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PROJECT	MCP-N
DATE	6/17/24
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REVISED 2	
DRAWN BY	AW, CB, SS
PHASE	Bidding Documents

ENLARGED
ELEVATIONS:
ROWHOMES,
BUILDING E

A-2.2

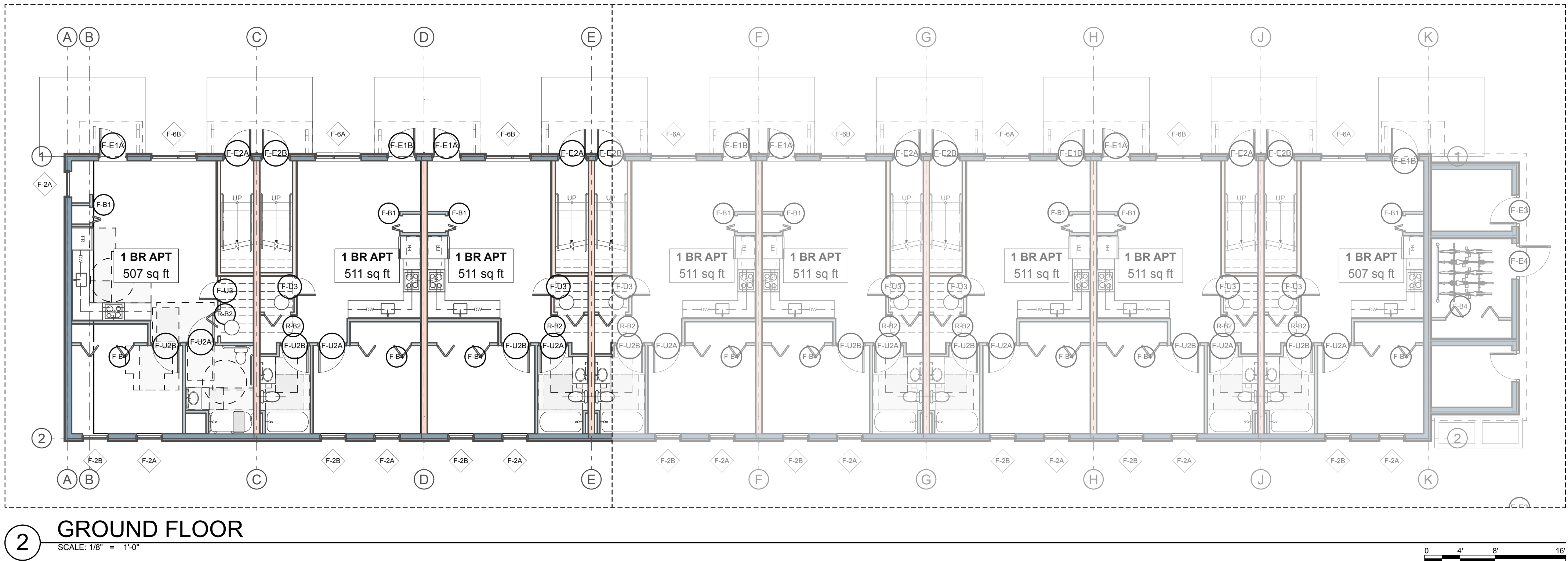
NOTE:
DIMENSION STYLE

↔ TO FACE OF FIN. WALL

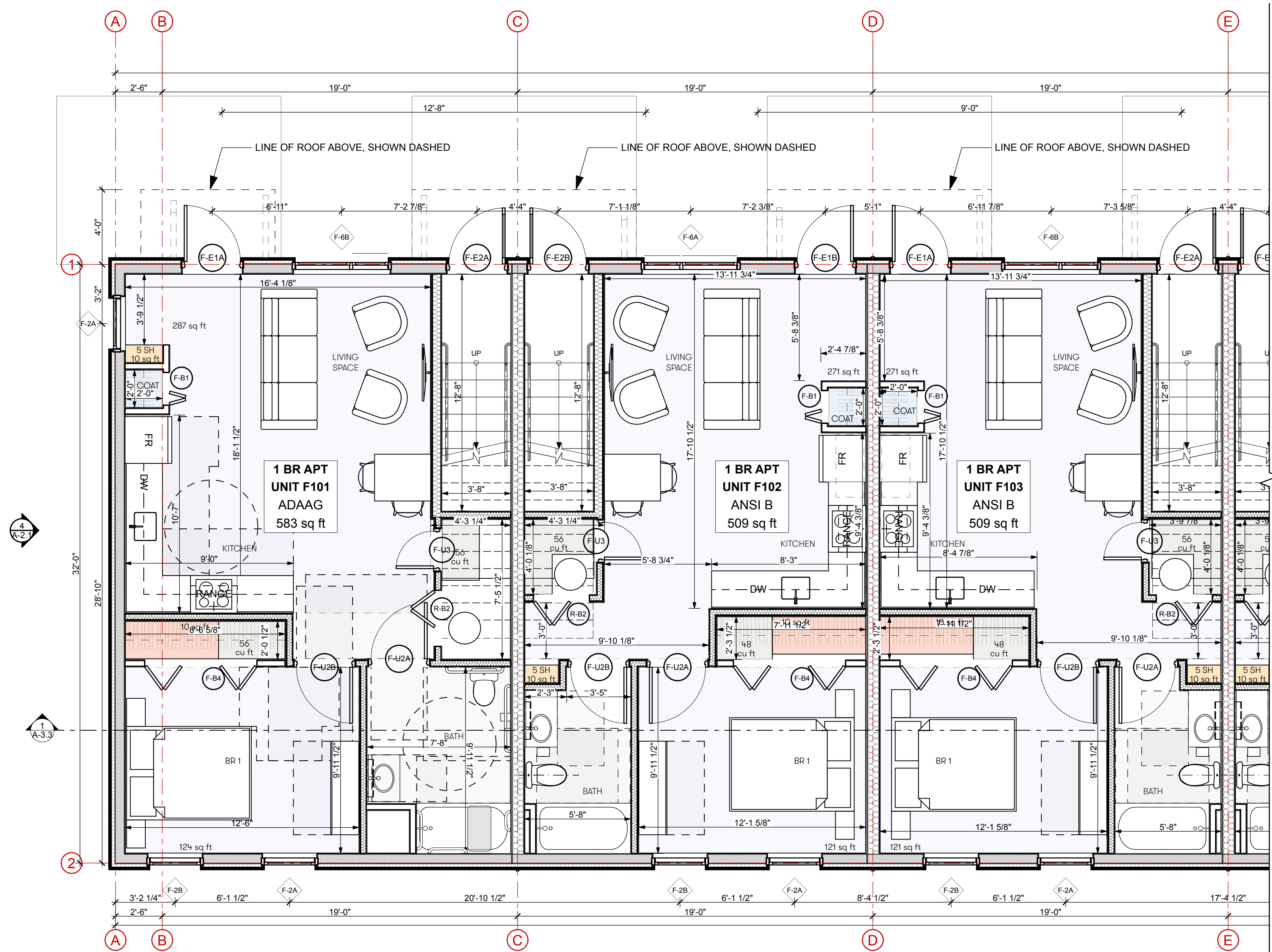
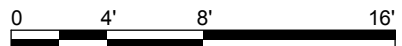
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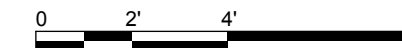
W-0A	W-0B	W-0D
W-1A	W-0C	W-0E
W-1B		W-0F
W-1C		



2 GROUND FLOOR
SCALE: 1/8" = 1'-0"



1 GROUND FLOOR
SCALE: 1/4" = 1'-0"



N: BUILDING F

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ISSUE NO.	DESCRIPTION	CHG	CHANGE NAME	DATE
01	MSHA 50%			12/15/22
03	MSHA 90%			12/8/23
04	Minor Site Plan Amendment			3/12/24
05	MSHA 90% Revisions			4/4/24
06	Major Site Plan Amendment			6/17/24

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PROJECT	MCP-N
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PHASE	Bidding Documents

GROUND FLOOR
PLAN: ROWHOMES,
BUILDING F

A-1.3

NOTE:

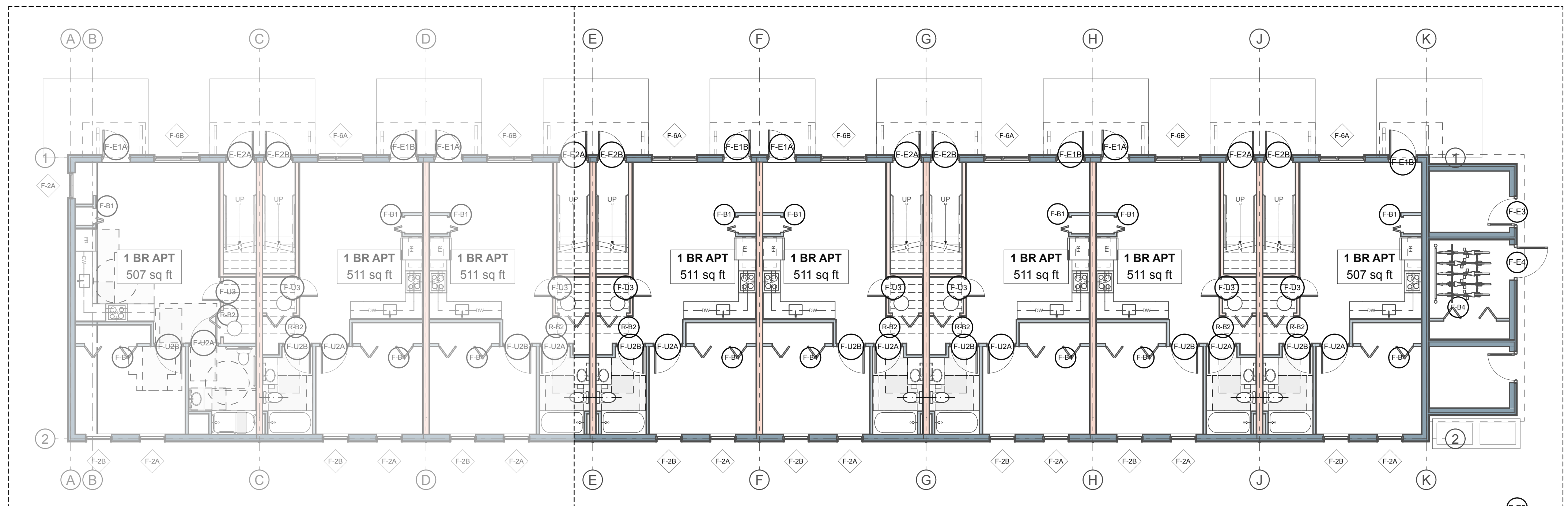
DIMENSION STYLE

TO FACE OF FIN. WALL

TO FACE OF FRAMING

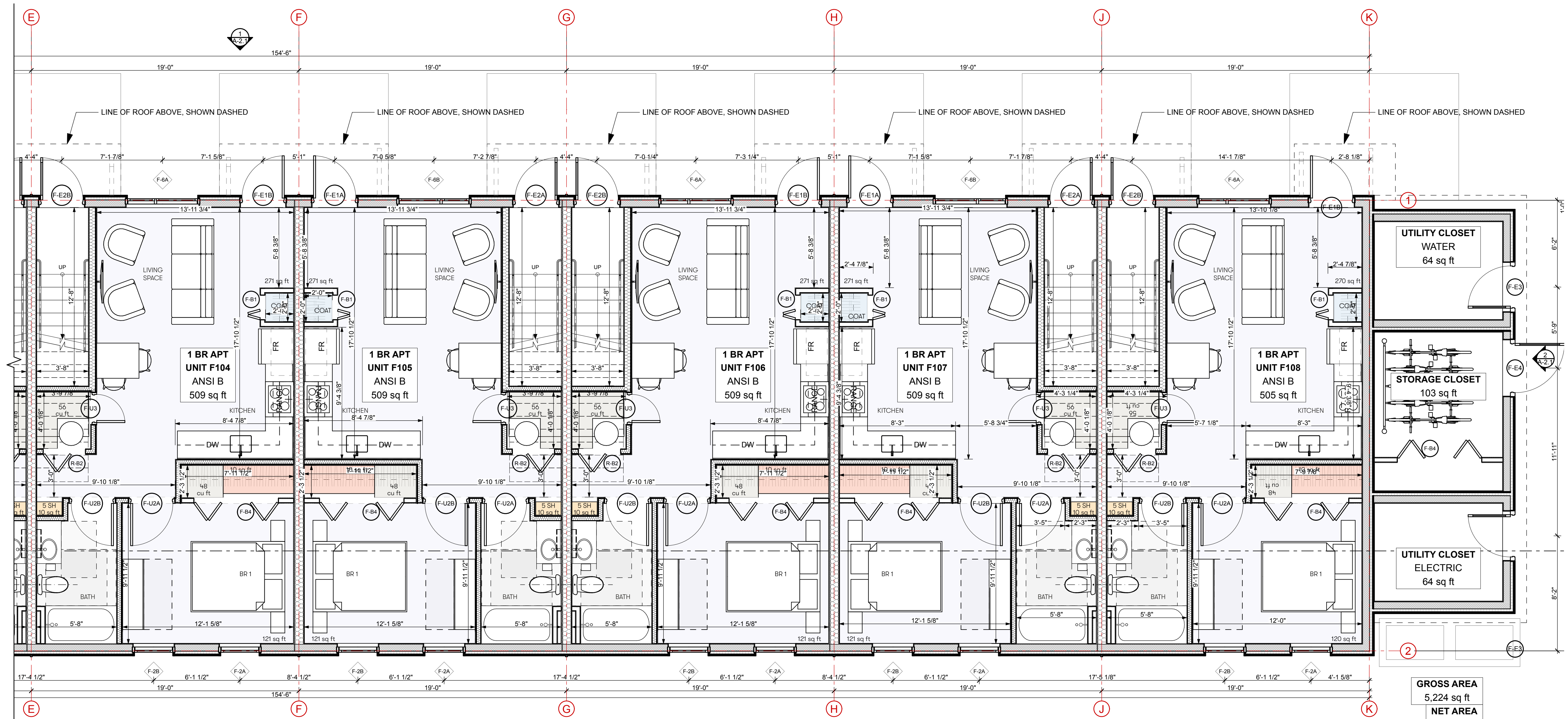
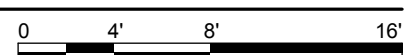
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1ST FIVE-BAYED	W-1A	W-0C	W-0E
	W-1B		W-0F
	W-1C		



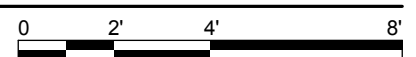
2 GROUND FLOOR

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



1 GROUND FLOOR

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



GROSS AREA 5,224 sq ft
NET AREA 5,024 sq ft

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CIVIL

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100 Washington Ave., Suite 202
Portland, ME 04103
Tel: 207 775-2655

LANDSCAPE ARCHITECTURE

Aceto Landscape Architects
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Portland, ME 04101
Tel: 207 221-3390

STRUCTURAL

Trillium Engineering
89 Main Street, Suite 200
Barnum, ME 04096
Tel: 207 307-0872

ELECTRICAL

MEGA Engineering
: 207 749-4514

MECHANICAL & PLUMBING

Fuss & O'Neill, Inc.
Fletcher Street, Suite 1
Kennebunk, ME 04043
Tel: 617 282-4675

[illegible]

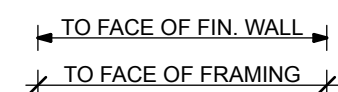
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PROJECT	MCP-N
DATE	6/17/24
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GROUND FLOOR
PLAN: ROWHOMES,
BUILDING F

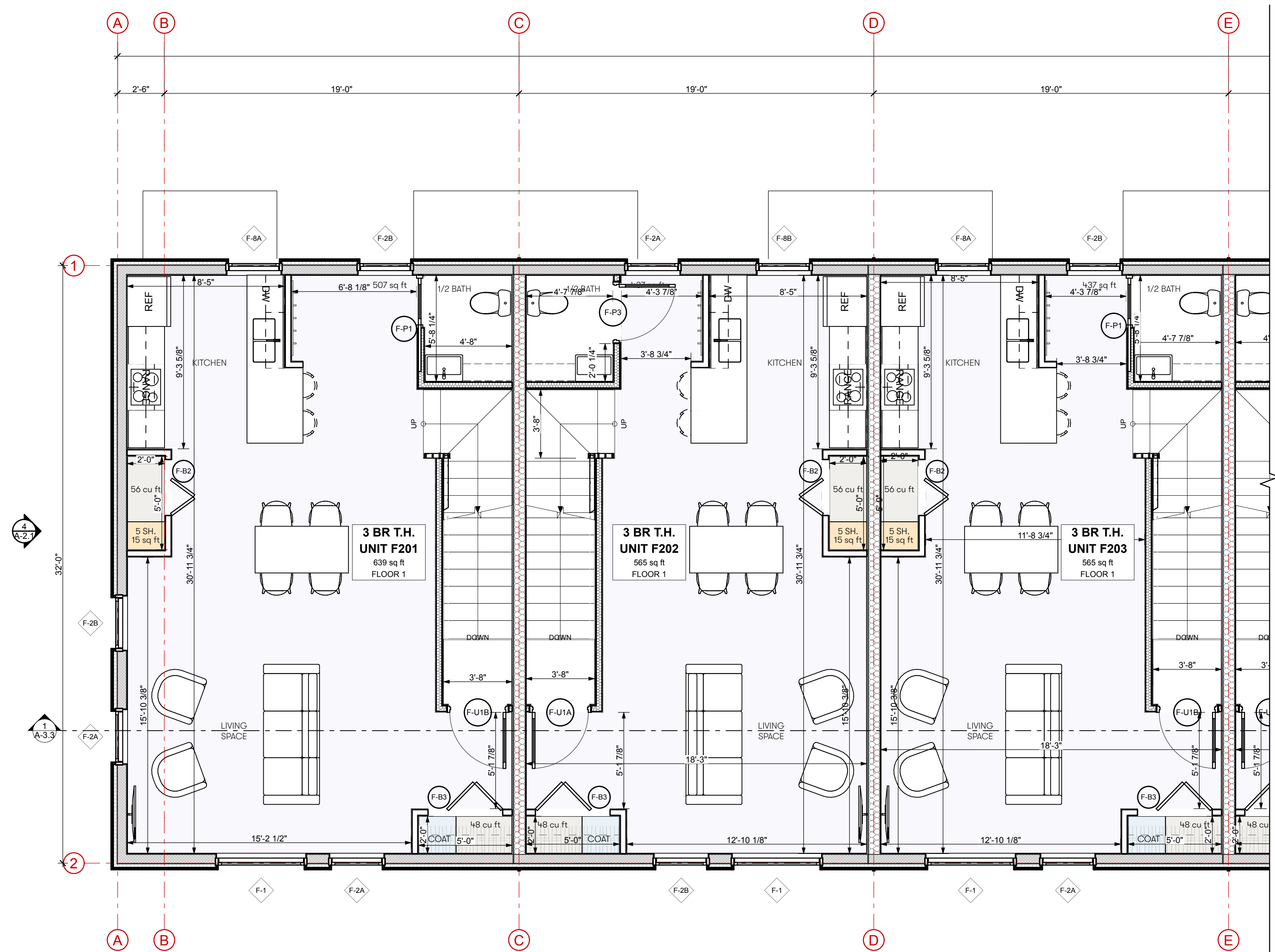
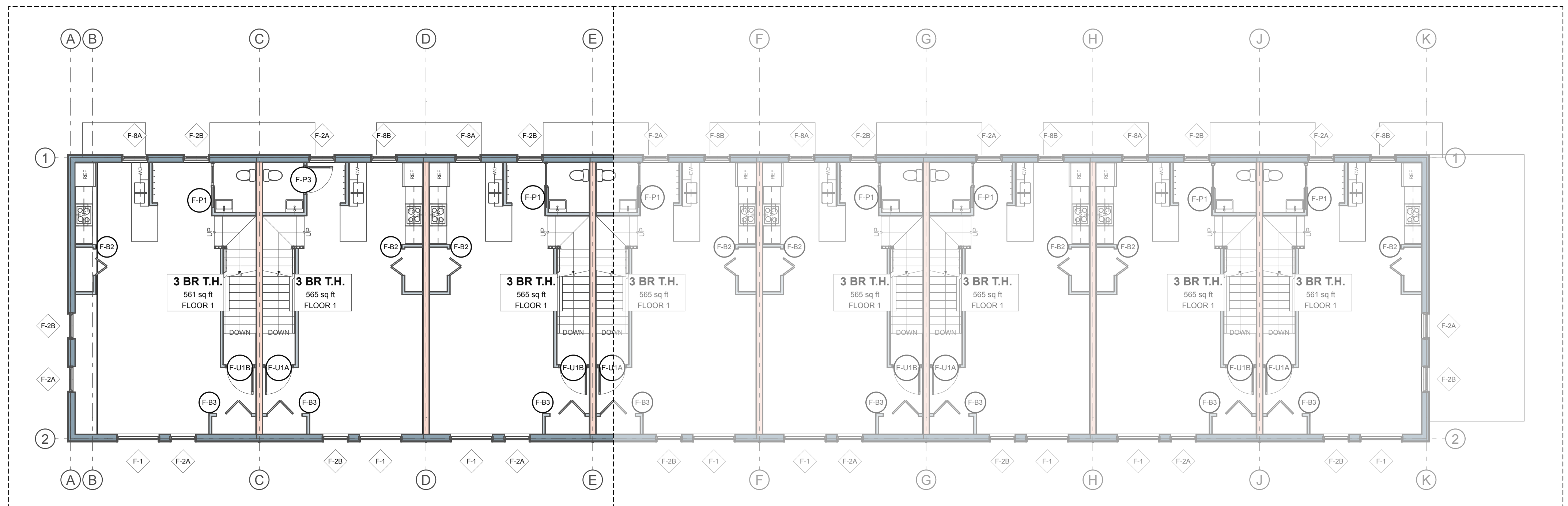
A-1.4

NOTE:
DIMENSION STYLE



ASSEMBLY TYPE KEY

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W-1A	W-0C	W-0E
W-1B		W-0F
W-1C		



N: BUILDING F

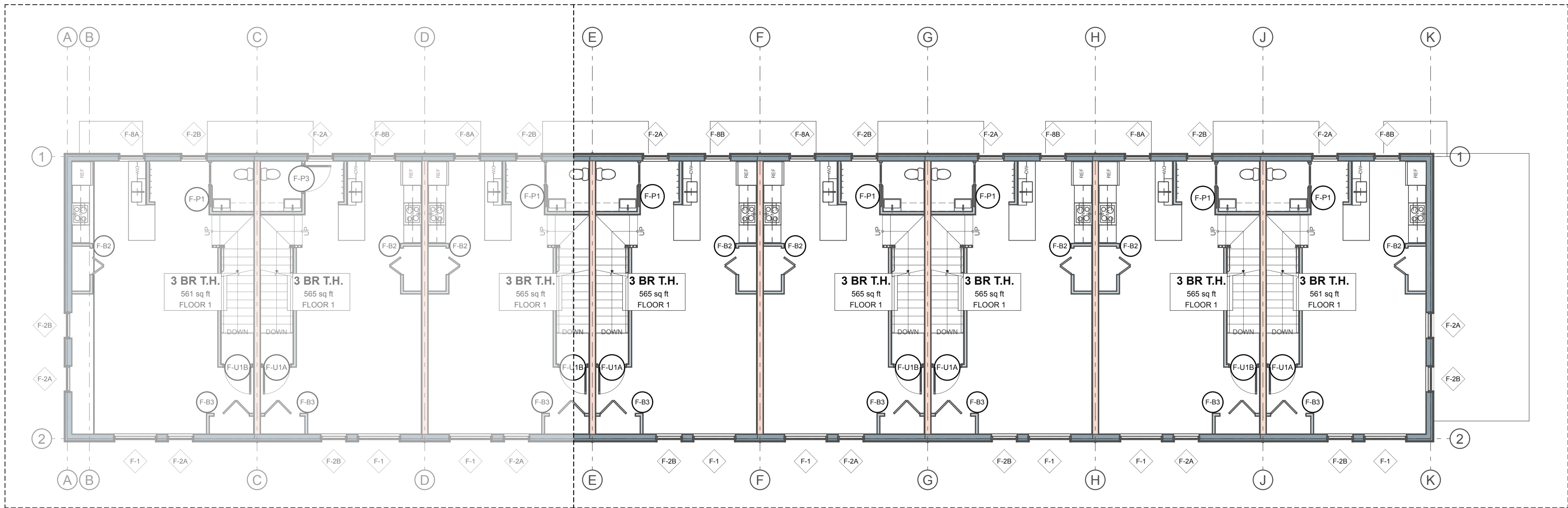
NOTE:
DIMENSION STYLE

TO FACE OF FIN. WALL

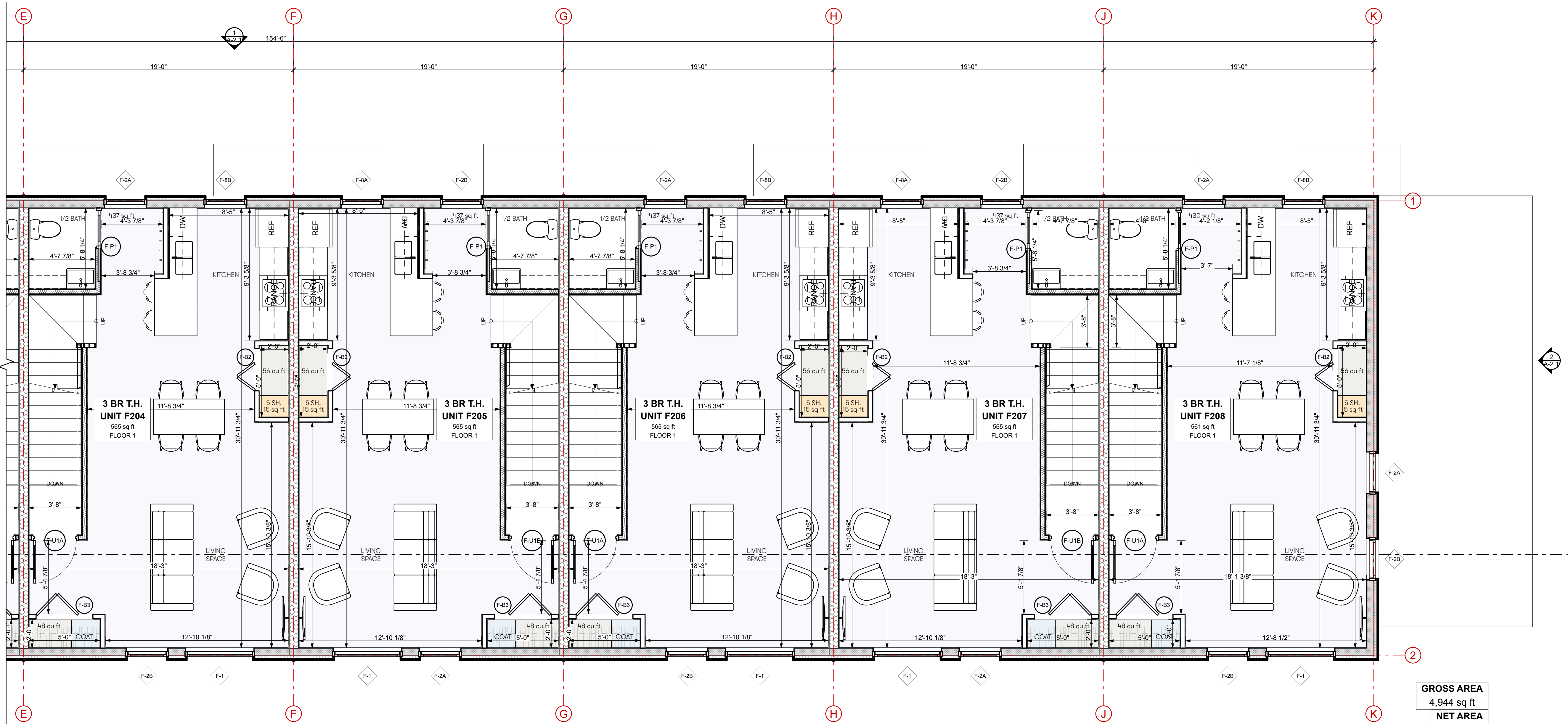
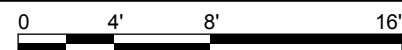
TO FACE OF FRAMING

ASSEMBLY TYPE KEY

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W-1A	W-0C	W-0E
W-1B		W-0F
W-1C		

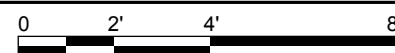


2 2ND FLOOR
SCALE: 1/8" = 1'-0"



N: BUILDING F

1 2ND FLOOR
SCALE: 1/4" = 1'-0"



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p: 207 749-4514

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DATE	12/8/23
CHANGE NAME	6/17/24
CHG	
DESCRIPTION	MSHA 80% Major Site Plan Amendment
ISSUE NO.	03 06

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PROJECT	MCP-N
DATE	6/17/24
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2ND FLOOR PLAN:
ROWHOMES,
BUILDING F

A-1.6

NOTE:

DIMENSION STYLE

TO FACE OF FIN. WALL

TO FACE OF FRAMING

ASSEMBLY TYPE KEY

W-0A

W-0B

W-0D

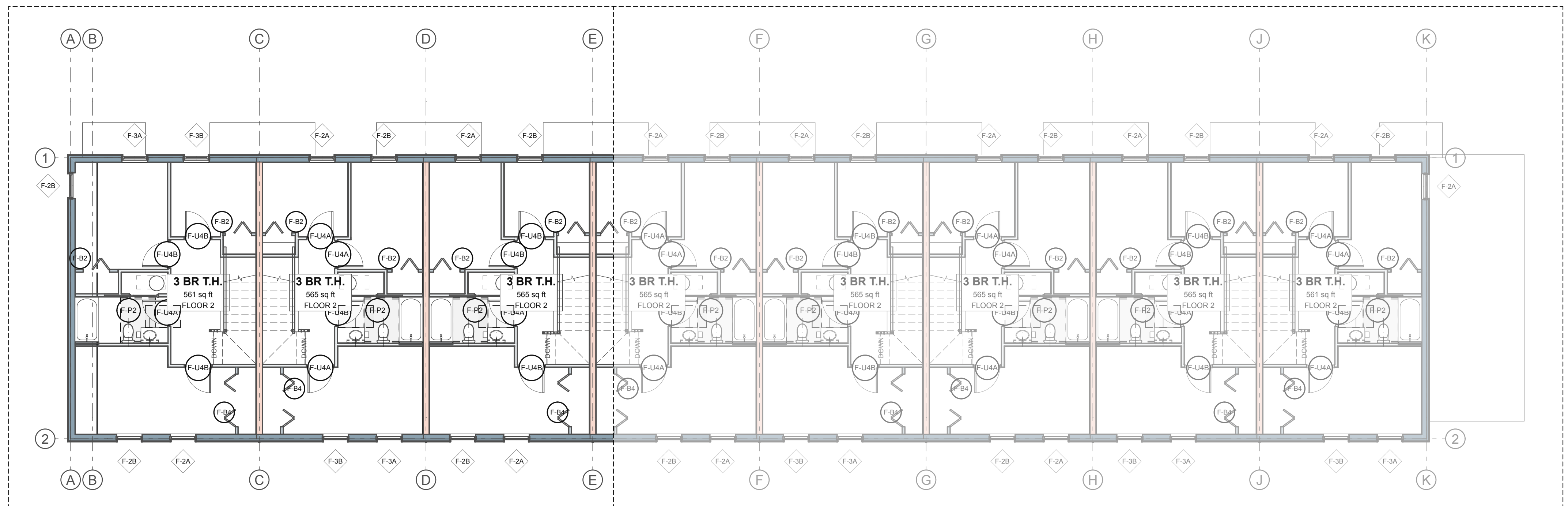
W-1A

W-0C

W-0E

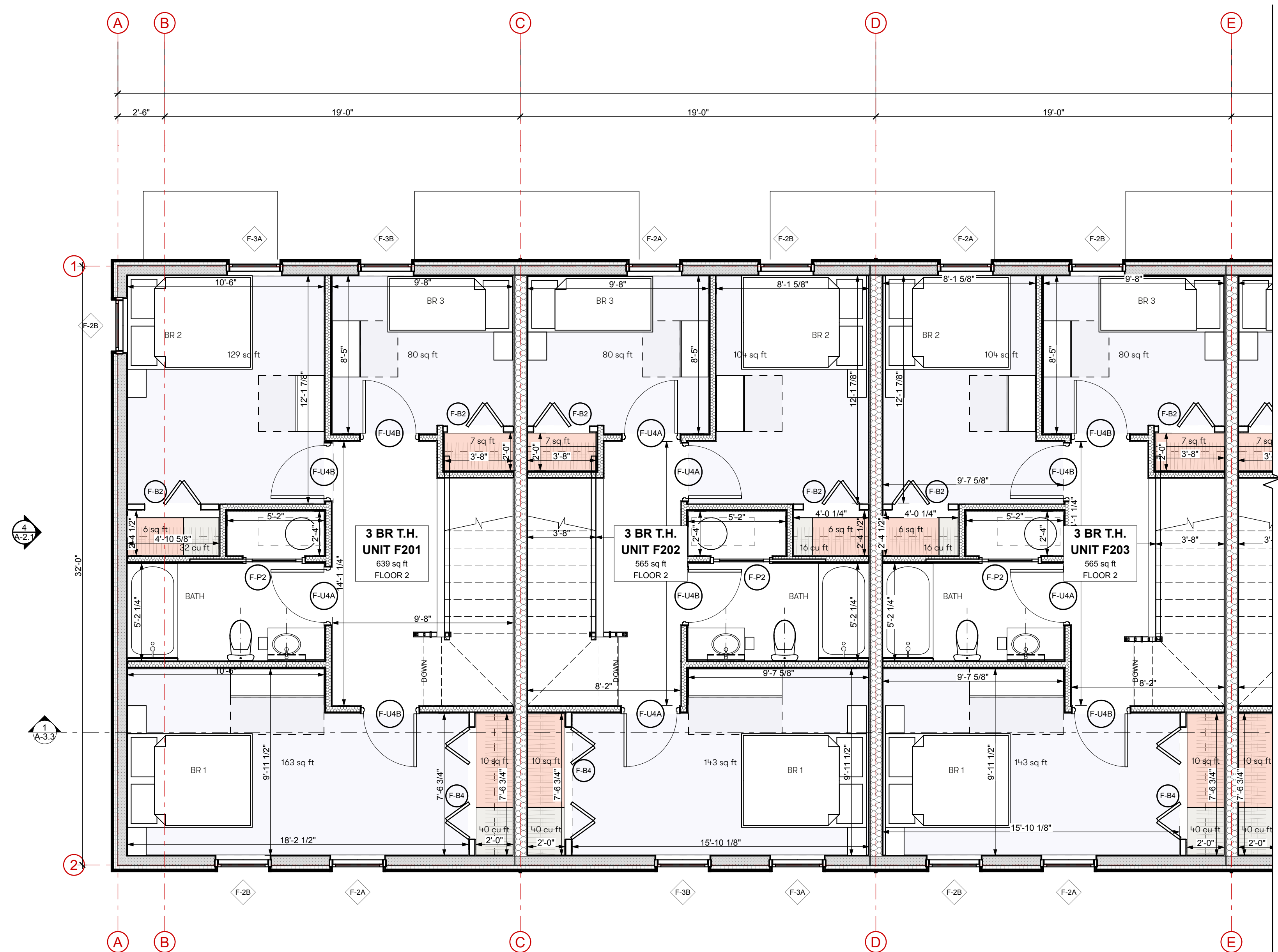
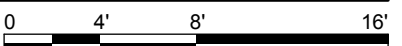
W-1B

W-1C



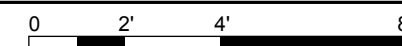
2 3RD FLOOR
SCALE: 1/8" = 1'-0"

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



1 3RD FLOOR
SCALE: 1/4" = 1'-0"

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



N: BUILDING F

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3RD FLOOR PLAN:
ROWHOMES,
BUILDING F

A-1.7

NOTE:
DIMENSION STYLE

↔ TO FACE OF FIN. WALL

↗ TO FACE OF FRAMING

ASSEMBLY TYPE KEY

W-0A

W-1A

W-1B

W-1C

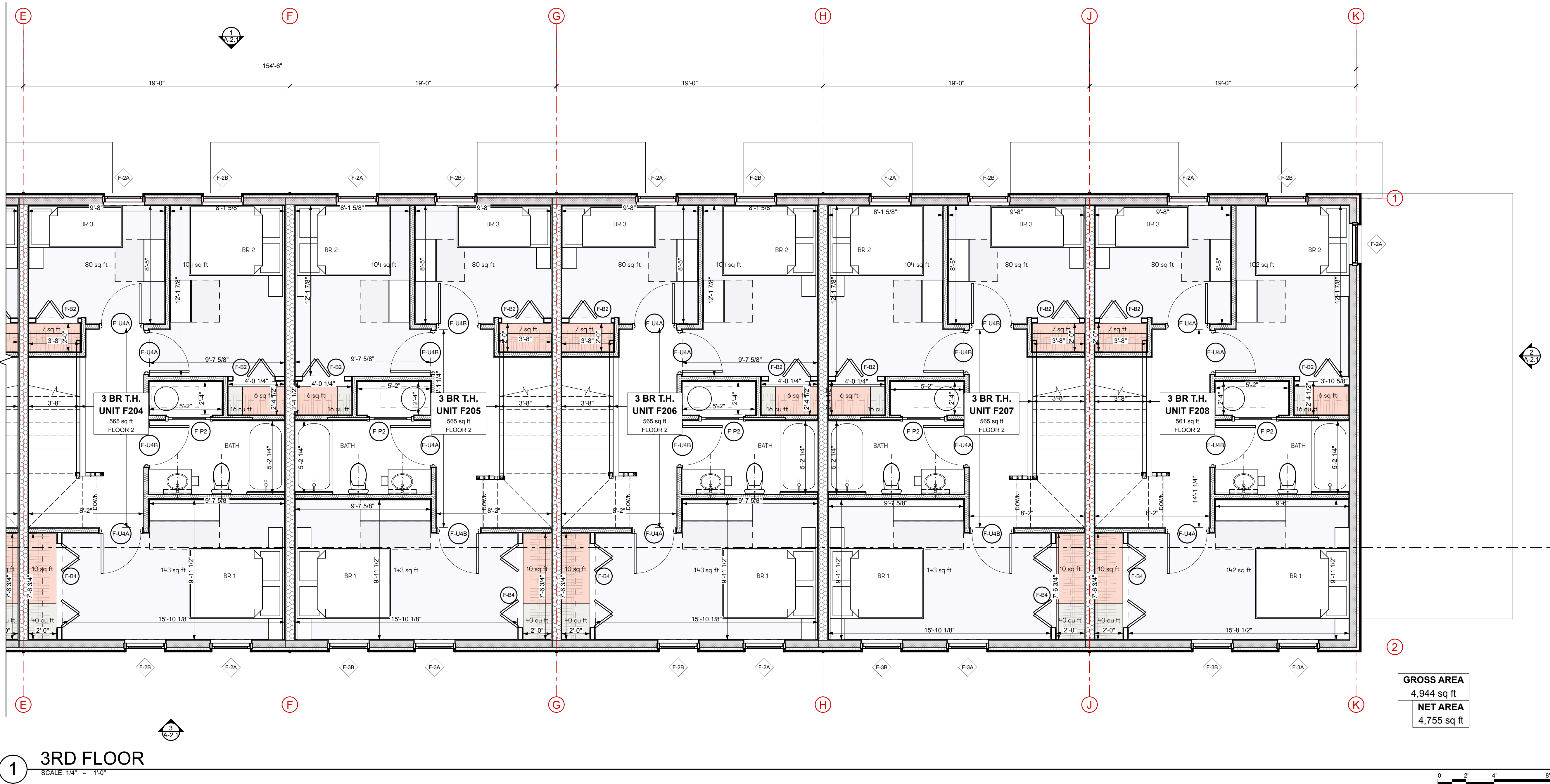
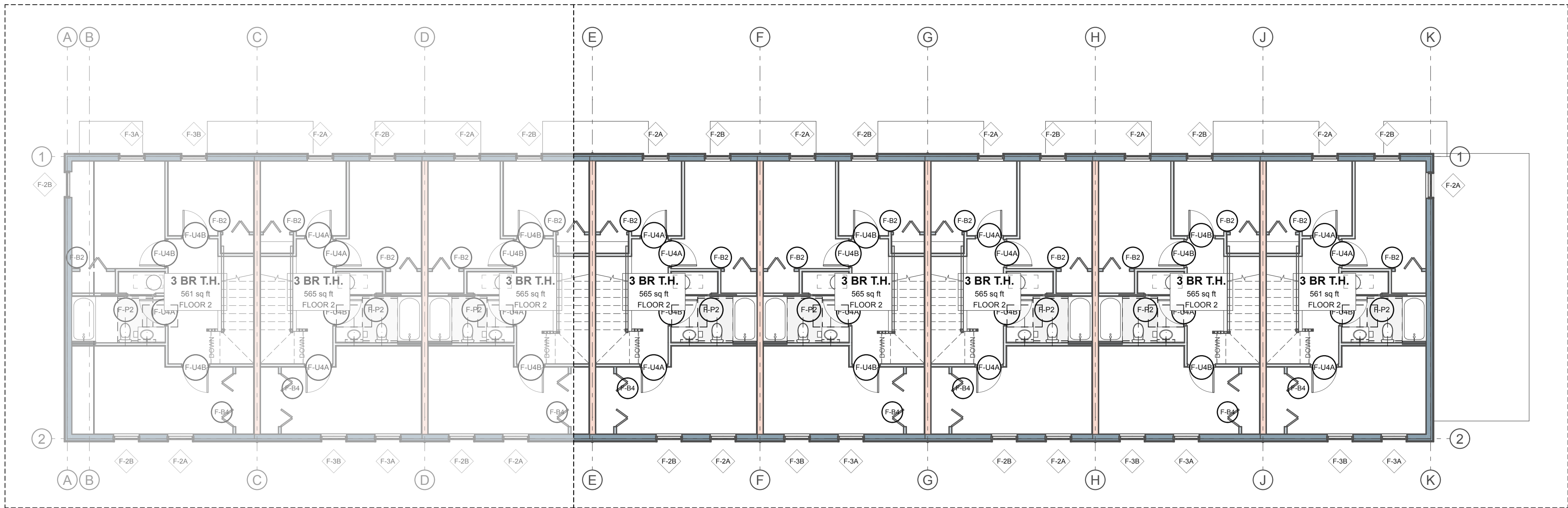
W-0B

W-0C

W-0E

W-0D

W-0F



N: BUILDING F

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DATE	12/8/23
CHANGE NAME	6/17/24
CHG	
DESCRIPTION	
03	MSHA 80%
06	Major Site Plan Amendment

NOT FOR CONSTRUCTION

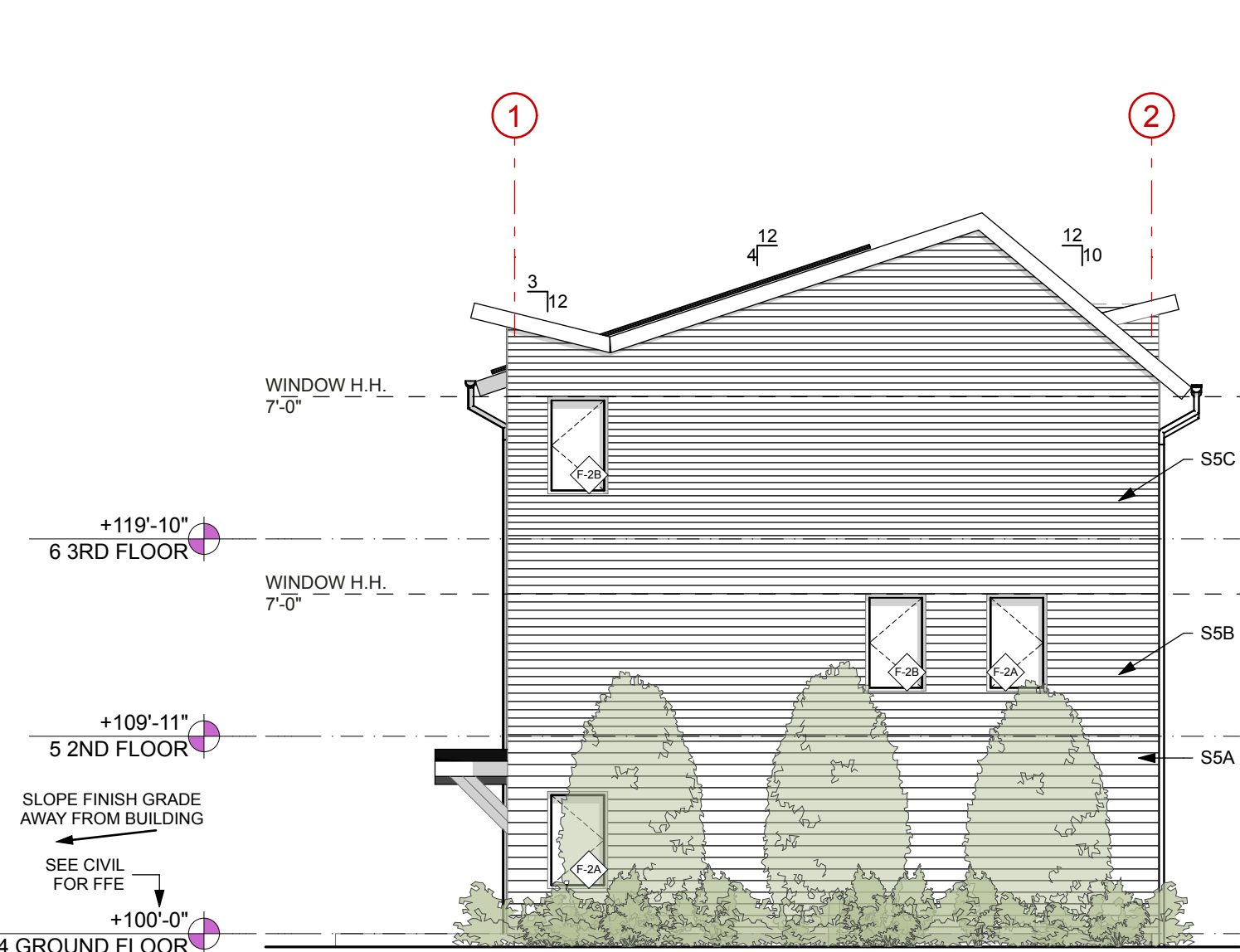
PROJECT	MCP-N
DATE	6/17/24
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REVISED 2	
DRAWN BY	AW, CB, SS
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3RD FLOOR PLAN:
ROWHOMES,
BUILDING F

A-1.8

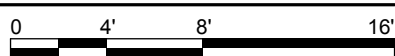
SIDING KEY

S1	THERMALLY MODIFIED SHIPLAP SIDING	S4B	TRADITIONAL LAP SIDING 5" REVEAL (COLOR B)
S2	BOARD AND BATTEN SIDING	S4C	TRADITIONAL LAP SIDING 4" REVEAL (COLOR B)
S3A	TRADITIONAL LAP SIDING 7" REVEAL (COLOR A)	S5A	TRADITIONAL LAP SIDING 7" REVEAL (COLOR C)
S3B	TRADITIONAL LAP SIDING 5" REVEAL (COLOR A)	S5B	TRADITIONAL LAP SIDING 5" REVEAL (COLOR C)
S3C	TRADITIONAL LAP SIDING 4" REVEAL (COLOR A)	S5C	TRADITIONAL LAP SIDING 4" REVEAL (COLOR C)
S4A	TRADITIONAL LAP SIDING 7" REVEAL (COLOR B)		



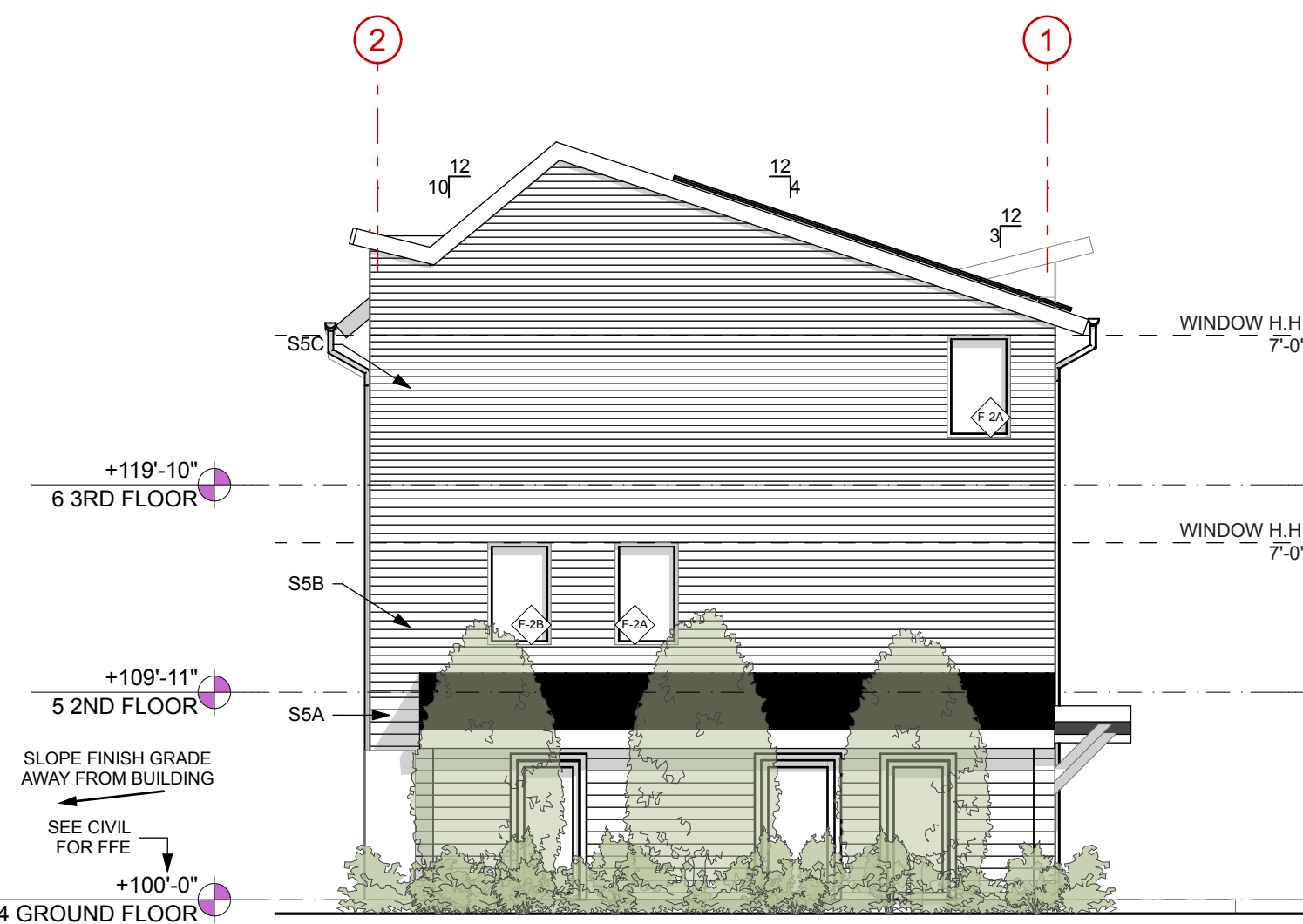
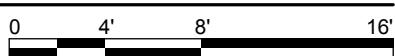
4 ROWHOME, SIDE ELEVATION

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



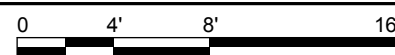
3 ROWHOME, BACK ELEVATION

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



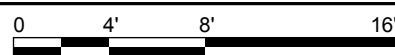
2 ROWHOME, SIDE ELEVATION

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



1 ROWHOME, ENTRY ELEVATION

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



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kaplanthompson.com

PROJECT

Lambert
Woods North

31 Butternut Street
Portland, ME 04103

CIVIL

Acorn Engineering, Inc.
500 Washington Ave., Suite 202
Portland, ME 04103
p: 207 775-2055

LANDSCAPE ARCHITECTURE

Aceto Landscape
Architects
565 Congress Street
Portland, ME 04101
p: 207 221-3390

STRUCTURAL

Trillium Engineering
189 Main Street, Suite 200
Yarmouth, ME 04096
p: 207 307-0872

ELECTRICAL

MEGA Engineering
p: 207 749-4514

MECHANICAL & PLUMBING

Fuss & O'Neill, Inc.
5 Fletcher Street, Suite 1
Kennebunk, ME 04043
p: 617 282-4075

DATE	12/15/22	12/8/23	3/7/24	4/4/24	6/17/24
CHANGE NAME					
DESCRIPTION	MSHA 50%	MSHA 90%	Minor Site Plan Amendment	MSHA 90% Revisions	Major Site Plan Amendment
ISSUE NO.	01	03	04	05	06

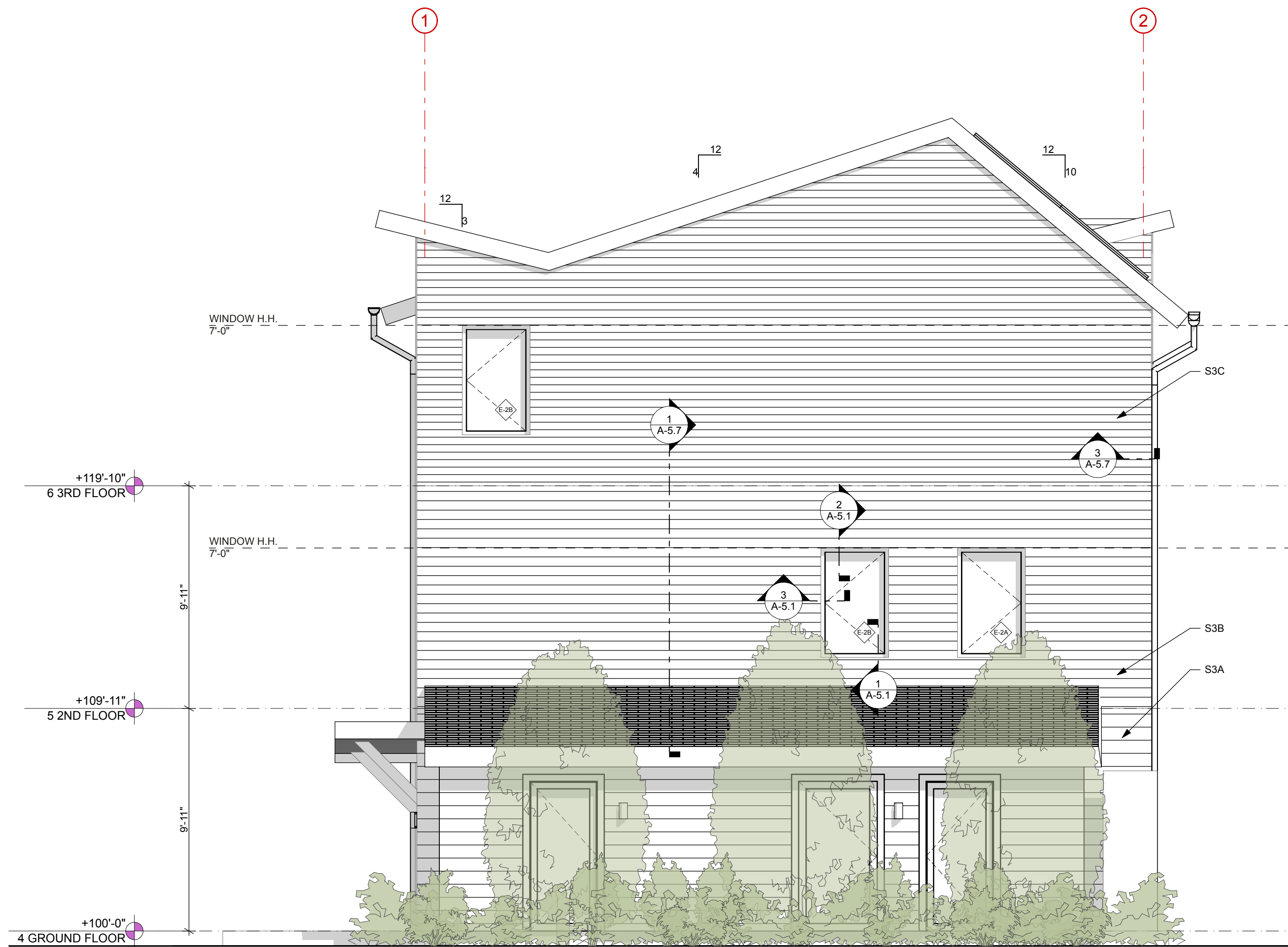
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PROJECT	MCP-N
DATE	6/17/24
REVISED 1	
REVISED 2	
DRAWN BY	AW, CB, SS
PHASE	Bidding Documents

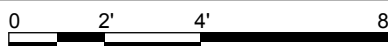
ELEVATIONS:
ROWHOMES,
BUILDING F

A-2.1

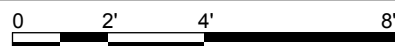
SIDING KEY			
S1	THERMALLY MODIFIED SHIPLAP SIDING	S4B	TRADITIONAL LAP SIDING 5" REVEAL (COLOR B)
S2	BOARD AND BATTEN SIDING	S4C	TRADITIONAL LAP SIDING 4" REVEAL (COLOR B)
S3A	TRADITIONAL LAP SIDING 7" REVEAL (COLOR A)	S5A	TRADITIONAL LAP SIDING 7" REVEAL (COLOR C)
S3B	TRADITIONAL LAP SIDING 5" REVEAL (COLOR A)	S5B	TRADITIONAL LAP SIDING 5" REVEAL (COLOR C)
S3C	TRADITIONAL LAP SIDING 4" REVEAL (COLOR A)	S5C	TRADITIONAL LAP SIDING 4" REVEAL (COLOR C)
S4A	TRADITIONAL LAP SIDING 7" REVEAL (COLOR B)		



3 ROWHOME, SIDE ELEVATION
SCALE: 1/4" = 1'-0"



2 ROWHOME, ENTRY ELEVATION
SCALE: 1/4" = 1'-0"



Kaplan
Thompson
Architects

102 Exchange Street
Portland, ME 04101
(207) 843-2888
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ISSUE NO.	DESCRIPTION	DATE
01	MSHA 50%	12/15/22
03	MSHA 90%	12/8/23
05	MSHA 90% Revisions	4/4/24
06	Major Site Plan Amendment	6/17/24

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PROJECT	MCP-N
DATE	6/17/24
REVISED 1	
REVISED 2	
DRAWN BY	AW, CB, SS
PHASE	Bidding Documents

ENLARGED
ELEVATIONS:
ROWHOMES,
BUILDING F

A-2.2

LAYOUT AND MATERIALS NOTES

- REVIEW CONTRACT DOCUMENTS AND FIELD CONDITIONS BEFORE COMMENCING WORK. REPORT ERRORS, OMISSIONS, OR INCONSISTENCIES PROMPTLY TO THE LANDSCAPE ARCHITECT.
- CONTACT UTILITY COMPANIES AS REQUIRED BY STATE AND LOCAL REGULATIONS BEFORE DIGGING. LOCATE AND MARK EXISTING UTILITIES.
- THE CONTRACTOR SHALL OBTAIN ALL PERMITS WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
- WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- DIMENSIONS REFERRED TO AS "EQUAL" INDICATE SPACING WHICH IS EQUIDISTANT MEASURED TO THE CENTERLINES.
- MEASUREMENTS ARE TO THE FINISHED FACE OF BUILDINGS, WALLS, OR OTHER FIXED SITE IMPROVEMENTS. DIMENSIONS TO CENTERLINES ARE IDENTIFIED.
- INSTALL INTERSECTING ELEMENTS AT 90-DEGREE ANGLES, UNLESS OTHERWISE NOTED.
- PROVIDE EXPANSION JOINTS WHERE FLATWORK MEETS VERTICAL STRUCTURES, SUCH AS WALLS, CURBS, STEPS, AND OTHER HARDSCAPE.
- CONTROL JOINTS SHOULD BE SPACED NO GREATER THAN TEN (10) LINEAR FEET MAXIMUM, UNLESS OTHERWISE SPECIFIED.
- CONTROL JOINT RECOMMENDATIONS TO MINIMIZE CRACKING SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
- ALL TOP OF WALLS AND FENCES ARE TO BE HELD LEVEL, UNLESS OTHERWISE SPECIFIED.
- SAMPLES OF SPECIFIED MATERIALS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO ORDERING.
- THE CONTRACTOR SHALL PROVIDE A FULL-SCALE MOCKUP AND RECEIVE APPROVAL FROM THE LANDSCAPE ARCHITECT BEFORE BEGINNING CONSTRUCTION OF PAVEMENT.
- ALL SITE FURNITURE LOCATIONS ARE TO BE STAKED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

PLANTING NOTES

- CONTACT UTILITY COMPANIES AS REQUIRED BY STATE AND LOCAL REGULATIONS BEFORE DIGGING. LOCATE AND MARK EXISTING UTILITIES.
- REFER TO CIVIL ENGINEER'S GRADING PLANS FOR FINAL GRADING AND UTILITY LOCATIONS.
- THE CONTRACTOR SHALL OBTAIN ALL PERMITS WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
- LANDSCAPE ARCHITECT TO REVIEW PLANT MATERIALS AT SOURCE OR BY PHOTOGRAPHS PRIOR TO DIGGING OR SHIPPING OF PLANT MATERIAL.
- CONTRACTOR IS TO VERIFY ALL QUANTITIES. IF QUANTITIES ON PLANT LIST DIFFER FROM GRAPHIC INDICATIONS, GRAPHICS SHALL PREVAIL.
- EXACT LOCATIONS OF TREES AND B&B SHRUBS ARE TO BE STAKED BY THE CONTRACTOR FOR LANDSCAPE ARCHITECT REVIEW AND APPROVAL PRIOR TO INSTALLATION. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATION IN THE FIELD.
- PLANT MATERIAL NOT MEETING THE STANDARDS CONTAINED WITHIN CONTRACT DOCUMENTS SHALL BE REPLACED AT NO COST TO THE OWNER.
- PROVIDE MATCHING SIZES AND FORMS FOR EACH PLANT OF THE SAME SPECIES DESIGNATED ON THE DRAWINGS UNLESS OTHERWISE INDICATED.
- ALL PLANT MATERIAL IS TO BE INSTALLED PLUMB/PER THE SPECIFICATIONS CONTAINED WITHIN THE CONTRACT DOCUMENTS.
- PRUNE EXISTING AND/OR NEWLY PLANTED TREES ONLY AS DIRECTED BY THE LANDSCAPE ARCHITECT.
- PLANT MATERIAL SHALL HAVE ALL WIRE, TWINE, BASKETS, BURLAP, AND ALL OTHER NON-BIODEGRADABLE CONTAINMENT MATERIAL REMOVED FROM THE TRUNK AND/OR ROOT BALL OF THE PLANT PRIOR TO PLANTING. ROOT BALLS SHALL BE FREE OF WEEDS.
- FINISH GRADE OF PLANTING BEDS SHALL BE ONE (1) INCH BELOW ADJACENT PAVER OR HEADER, UNLESS OTHERWISE SPECIFIED.
- MULCH OR PLANTING BED DRESSING SHALL BE PLACED IN ALL PLANTING AREAS AS SPECIFIED. MULCH OR PLANTING BED DRESSING SHALL NOT BE PLACED WITHIN SIX (6) INCHES OF TREE TRUNKS. MULCHING SHOULD BE REPEATED ANNUALLY DURING THE AUTUMN TO A 3" DEPTH, SOIL PEP MULCH SHALL BE USED UNLESS OTHERWISE SPECIFIED..
- ALL PLANT MATERIAL SHOULD RECEIVE AN ORGANIC FERTILIZER IN LIMITED APPLICATION FOLLOWING INSTALLATION. TYPE AND APPLICATION RATE AND METHOD OF APPLICATION TO BE SPECIFIED BY THE CONTRACTOR & APPROVED BY THE LANDSCAPE ARCHITECT.
- STOCKPILED PLANT MATERIAL TO BE PLACED IN THE SHADE AND PROPERLY HAND-WATERED UNTIL PLANTED.
- PRESERVE & PROTECT ALL EXISTING VEGETATION INDICATED TO REMAIN AT ALL TIMES.
- TO THE GREATEST EXTENT POSSIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION SHALL BE STOCKPILED FOR LATER USE IN AREAS REQUIRING REVEGETATION/PLANTING.
- ALL MATERIALS USED SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- ALL DISTURBED AREAS ARE TO BE REVEGETATED

SEEDING NOTES

- REVEGETATED AREAS ARE TO BE HYRO-SEEDED, FOLLOWED BY THE APPLICATION OF STRAW MULCH.
- APPLY STRAW MULCH AT A MINIMUM RATE OF 1.5 TONS PER ACRE OF AIR DRY MATERIAL. SPREAD STRAW MULCH UNIFORMLY OVER THE AREA WITH MECHANICAL MULCH SPREADER/CRIMPER. DO NOT MULCH WHEN WIND VELOCITY EXCEEDS 10 MPH.
- IMMEDIATELY UPON COMPLETION OF THE MULCHING AND BINDING OPERATION, THE SEEDED AREAS SHALL BE IRRIGATED, KEEPING THE TOP 2 INCHES OF SOIL EVENLY MOIST UNTIL SEED HAS UNIFORMLY GERMINATED AND GROWN TO A HEIGHT OF 2 INCHES.
- WATERING APPLICATION SHALL BE DONE IN A MANNER WHICH WILL PROVIDE UNIFORM COVERAGE BUT WHICH WILL NOT CAUSE EROSION, MOVEMENT, OR DAMAGE TO THE FINISHED SURFACE.

GRADING AND DRAINAGE NOTES

- MATERIALS/WASTE CREATED BY REMOVAL PROCEDURES SHALL BE LEGALLY DISPOSED OF AWAY FROM THE JOB SITE.
- NOTIFY LOCAL UNDERGROUND SERVICE COMPANIES FOR UTILITY FINDS 48 HOURS PRIOR TO ANY EXCAVATION.
- THE CONTRACTOR IS TO REVIEW ARCHITECTURAL DRAWINGS FOR THE VERIFICATION OF CONNECTIONS TO DRAINS OVER STRUCTURE.
- THE CONTRACTOR IS TO REVIEW ARCHITECTURAL DRAWINGS FOR THE VERIFICATION OF WATERPROOFING OF SLAB PENETRATIONS.
- THE CONTRACTOR IS TO REVIEW CIVIL ENGINEER'S DRAWINGS FOR THE VERIFICATION OF CONNECTIONS TO DRAINS.
- GRADING AND EXCAVATION WORK SHALL BE COMPLETED DURING DRY AND NON-FREEZING CONDITIONS.
- POSITIVE DRAINAGE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.
- SOIL COMPACTION SHALL BE 95% PROCTOR DENSITY MINIMUM BENEATH PAVEMENTS, STEPS, WALLS AND LIGHT FOUNDATIONS, UNLESS OTHERWISE SPECIFIED.

ABBREVIATIONS TABLE

APPROX	APPROXIMATE	MH	MANHOLE
ARCH	ARCHITECT	MIN	MINIMUM
AVG	AVERAGE	MISC	MISCELLANEOUS
B+B	BALED AND BURLAPPED	N	NORTH
BF	BOTTOM OF FOOTING	NIC	NOT IN CONTRACT
BLDG	BUILDING	NO	NUMBER
BM	BENCHMARK	NOM	NOMINAL
BOC	BACK OF CURB	NTS	NOT TO SCALE
BR	BOTTOM OF RAMP	OC	ON CENTER
BS	BOTTOM OF STEP	OD	OUTSIDE DIAMETER
BW	BOTTOM OF WAL	OPP	OPPOSITE
CAL	CALIPER	PAR	PARALLEL
CAP	CAPACITY	PC	POINT OF CURVATURE
CF	CUBIC FEET	PE	POLYURETHANE
CHAM	CHAMFER	PERF	PERFORATED
CIP	CAST IN PLACE	PED	PEDESTRIAN
CJ	CONTROL JOINT	PI	POINT OF INTERSECTION
CL	CENTER LINE	PL	PROPERTY LINE
CLR	CLEARANCE	PT	POINT, POINT OF TANGENCY
CM	CENTIMETER	PVC	POLYVINYL CHLORIDE
CO	CLEAN OUT	PVMT	PAVEMENT
COMP	COMPACTED	PVR	PAVER
CONC	CONCRETE	QTY	QUANTITY
CONST	CONSTRUCTION	R	RADIUS
CONT	CONTINUOUS	REF	REFERENCE
CONTR	CONTRACTOR	REINF	REINFORCE(D)
CU	CUBIC	REQ'D	REQUIRED
CY	CUBIC YARD	REV	REVISION, REVISED
DEMO	DEMOLISH, DEMOLITION	ROW	RIGHT OF WAY
DIA	DIAMETER	RT	RIGHT
DIM	DIMENSION	S	SOUTH
DTL	DETAIL	SS	SANITARY SEWER
DWG	DRAWING	SCH	SCHEDULE
E	EAST	SD	STORM DRAIN
EA	EACH	SEC	SECTION
EJ	EXPANSION JOINT	SF	SQUARE FOOT (FEET)
EL	ELEVATION	SHT	SHEET
ELEC	ELECTRICAL	SIM	SIMILAR
ENG	ENGINEER	SNT	SEALANT
EQ	EQUAL	SPECS	SPECIFICATIONS
EQUIP	EQUIPMENT	SQ	SQUARE
EST	ESTIMATE	ST	STORM SEWER
E.W.	EACH WAY	SY	SQUARE YARD
EXIST	EXISTING	STA	STATION
EXP	EXPANSION, EXPOSED	STD	STANDARD
FFE	FINISHED FLOOR ELEVATION	STL	STEEL
FG	FINISHED GRADE	STRL	STRUCTURAL
FIN	FINISH	SYM	SYMMETRICAL
FL	FLOW LINE	T&B	TOP AND BOTTOM
FOW	FACE OF WAL	TBC	TOP OF BACK CURB
FT	FOOT (FEET)	TC	TOP OF CURB
FTG	FOOTING	TF	TOP OF FOOTING
GA	GAUGE	TRANS	ELECTRIC TRANSFORMER
GAL	GALVANIZED	TOC	TOP OF CONCRETE
GEN	GENERAL	TOPO	TOPOGRAPHY
HORIZ	HORIZONTAL	TSL	TOP OF SLAB
HP	HIGH POINT	TR	TOP OF RAMP
HT	HEIGHT	TS	TOP OF STEP
ID	INSIDE DIAMETER	TW	TOP OF WAL
INV	INVERT ELEVATION	TYP	TYPICAL
IN	INCH(ES)	VAR	VARIES
INCL	INCLUDE(D)	VERT	VERTICAL
IRR	IRRIGATION	VEH	VEHICLE
JT	JOINT	VOL	VOLUME
LIN	LINEAR	W/	WITH
LF	LINEAR FEET	W/O	WITHOUT
LP	LOW POINT	WT	WEIGHT
LT	LIGHT	WWF	WELDED WIRE FABRIC
MATL	MATERIAL	YD	YARD
MAX	MAXIMUM	@	AT
MEMB	MEMBRANE		
MD	MAIN DISCONNECT SWITCH		



SEAL

PROJECT TITLE

LAMBERT NORTH
PORTLAND, ME

PREPARED FOR

Lambert Woods North LLC.

c/o Preservation of Affordable
Housing, Inc.
2 Oliver Street, Suite 500
Boston, MA 02109

REVISIONS

DATE

ISSUE DATE

MAJOR SITE PLAN
AMENDMENT
JUNE 17, 2024

SHEET TITLE

NOTES

SHEET INFORMATION

L 0-01
NOT FOR CONSTRUCTION



PREPARED FOR

to Preservation of Affordable
housing, Inc.
Oliver Street, Suite 500
Boston, MA 02109

[illegible]

SUE DATE

MAJOR SITE PLAN
AMENDMENT
JUNE 17, 2024

SHEET TITLE

PHASE ONE MATERIALS PLAN

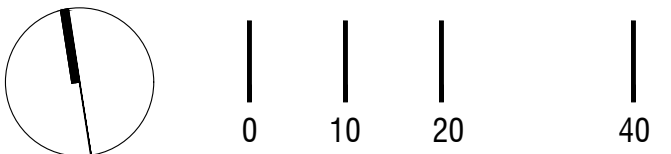
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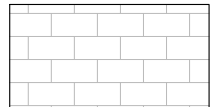
1-01



1.0	PAVEMENTS, RAMPS, CURBS	DETAIL / SHEET
1.1	STONE DUST PAVING	1/4-40
1.2	CIP CONCRETE PAVING	2/4-40
1.3	PLAY AREA SURFACE	4/4-40
1.4	GRASS PAVERS	6/4-40
2.0	JOINTING	
XX	NOT USED AT THIS TIME	X/XX-XX
3.0	STEPS	
3.1	CONC. STEPS	2/4-03
4.0	SITE WALLS/ EMBANKMENTS	
XX	NOT USED AT THIS TIME	X/XX-XX
5.0	SITE FURNITURE	
5.1	BLOC BENCH W/O ARMRESTS OR BACK	1/4-06
5.2	BLOC BENCH W/ ARMREST	2/4-06
5.3	BLOC BENCH W/O ARMREST	3/4-06
5.4	STOOP PICNIC TABLE	4/4-06
5.5	LOUNGE TABLE	5/4-06
5.6	TRASH RECEPTACLE	6/4-06
5.7	BLOC CHAIR	7/4-06
5.8	STOOP BENCH	8/4-06
5.9	PLANT BIKE RACK	2/4-07
5.10	STANDARD PLANTER WITH CASTERS	2/4-07
5.11	COMMUNITY GARDEN PLANTER BENCHES	1/4-05
6.0	RAILINGS, BARRIERS, FENCING	
6.1	SOLID WASTE ENCLOSURE	1/4-04
6.2	WOODEN FENCE	7/4-00
6.3	STAIR RAILING	3/4-03

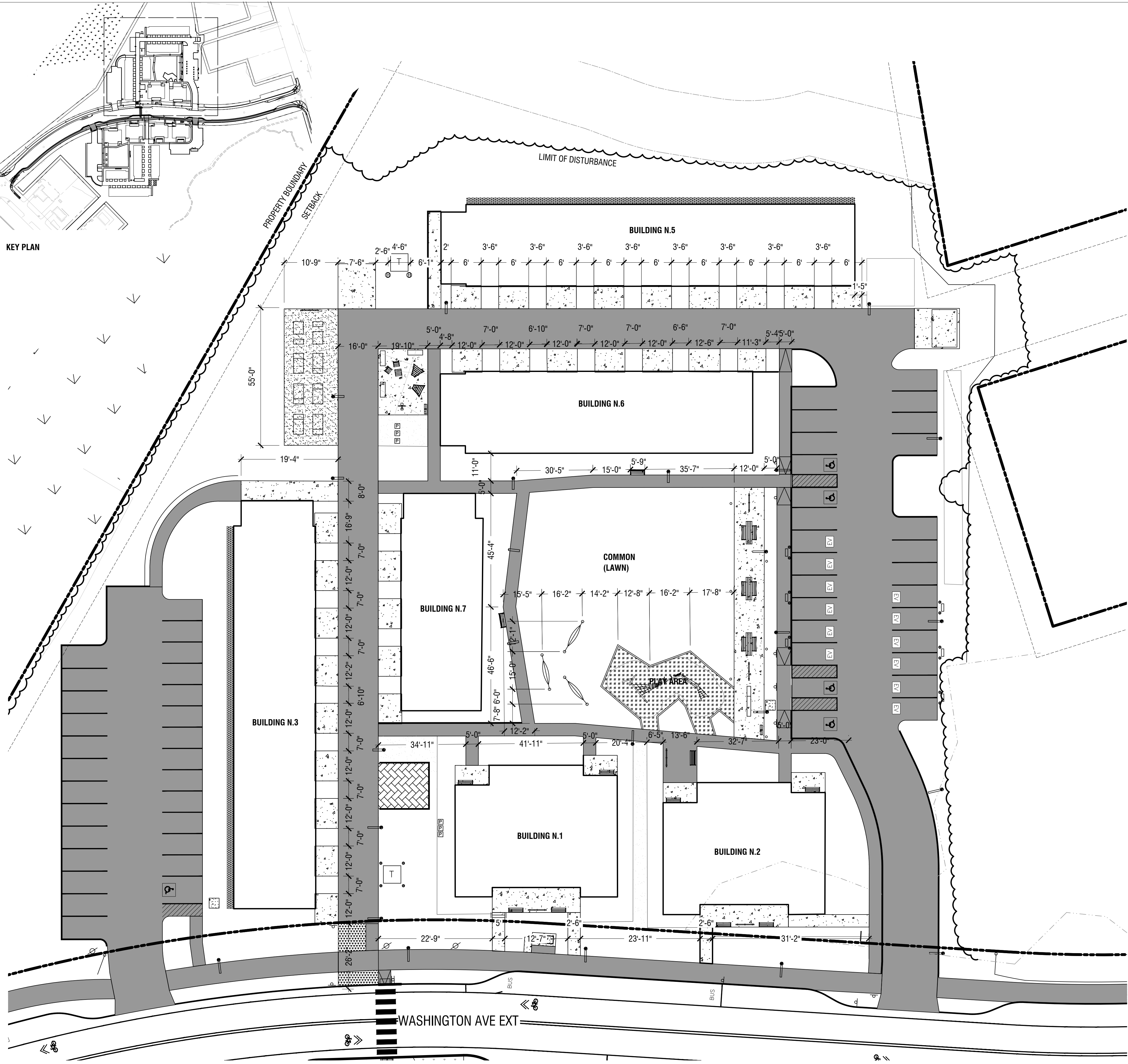
	SITE LIGHTING	DETAIL / SHEET
7.0	7.1 LIGHT POLE BASE	5/L4-00
	7.2 FESTOON LIGHT POLE	2/L4-05
	DRAINAGE	
8.0	XX NOT USED AT THIS TIME	XXX-XX
	PLANTING AND LANDSCAPE	
9.0	9.1 DECIDUOUS TREE PLANTING	1/L4-01
	9.2 MULTI-STEM TREE PLANTING	2/L4-01
	9.3 EVERGREEN TREE PLANTING	3/L4-01
	9.4 SHRUBS PLANTING	4/L4-01
	9.5 PERENNIAL PLANTING	5/L4-01
	9.6 TREE PROTECTION	6/L4-01
	9.7 METAL EDGING	4/L4-00
	MISCELLANEOUS ELEMENTS	
10.0	10.1 CHALK WALL	2/L4-02
	10.2 HAMMOCK POST	1/L4-03
	10.3 BASKETBALL GOAL	3/L4-02
	10.4 PLAYGROUND EQUIPMENT	1/L4-02
	10.5 DOUBLE-SIDED ENTRY SIGN	4/L4-07



MATERIALS PALETTE		
SYMBOL	TYPE	QTY
	CAST IN PLACE CONCRETE	APPROX. 12,796 SF
	CONCRETE PAVERS	APPROX. 360 SF
	GRASS PAVE	APPROX. 235 SF
	STONE DUST	APPROX. 1,155 SF
	BITUMINOUS PAVING	APPROX. 25,855 SF
	METAL EDGING	APPROX. 470 LF
	BENCH	APPROX. 55 LF
	BIKE RACK	APPROX. 43 LF
NORTH COVERED BIKE PARKING		APPROX. 40 SPACES
NORTH OUTDOOR BIKE PARKING		6 RACKS = 18 SPACES
TOTAL BIKE RACKS		APPROX. 58 SPACES

SITE FURNISHINGS SCHEDULE:

KEYNOTE	QTY.	DESCRIPTION	VENDOR
5.1	7	BLOC BENCH W/O ARMRESTS OR BACK	VESTRE
5.2	2	BLOC BENCH W/ ARMREST	VESTRE
5.3	1	BLOC BENCH W/O ARMREST	VESTRE
5.4	3	STOOP PICNIC TABLE	VESTRE
5.5	1	LOUNGE TABLE	VESTRE
5.6	4	TRASH RECEPTACLE	VESTRE
5.7	2	BLOC CHAIR	VESTRE
5.8	2	STOOP BENCH	VESTRE
5.9	6	PLINTH BIKE RACK	VESTRE
5.10	3	STANDARD PLANTER WITH CASTERS	PLANTERWORX
10.3	1	BASKETBALL GOAL	GOALRILLA
10.4	1	PLAYGROUND EQUIPMENT	KOMPAN



SITE DETAIL KEYNOTES:

1.0	PAVEMENTS, RAMPS, CURBS	DETAIL / SHEET
1.1	STONE DUST PAVING	1/L4-00
1.2	CIP CONCRETE PAVING	2/L4-00
1.3	PLAY AREA SURFACE	4/L4-00
1.4	GRASS PAVERS	6/L4-00
2.0	JOINTING	
XX	NOT USED AT THIS TIME	X/XX-XX
3.0	STEPS	
3.1	CONC. STEPS	2/L4-03
4.0	SITE WALLS/ EMBANKMENTS	
XX	NOT USED AT THIS TIME	X/XX-XX
5.0	SITE FURNITURE	
5.1	BLOC BENCH W/O ARMRESTS OR BACK	1/L4-06
5.2	BLOC BENCH W/ ARMREST	2/L4-06
5.3	BLOC BENCH W/O ARMREST	3/L4-06
5.4	STOOP PICNIC TABLE	4/L4-06
5.5	LOUNGE TABLE	5/L4-06
5.6	TRASH RECEPTACLE	6/L4-06
5.7	BLOC CHAIR	7/L4-06
5.8	STOOP BENCH	1/L4-07
5.9	PLINTH BIKE RACK	2/L4-07
5.10	STANDARD PLANTER WITH CASTERS	2/L4-07
5.11	COMMUNITY GARDEN PLANTER BENCHES	1/L4-05
6.0	RAILINGS, BARRIERS, FENCING	
6.1	SOLID WASTE ENCLOSURE	1/L4-04
6.2	WOODEN FENCE	7/L4-00
6.3	STAIR RAILING	3/L4-03
7.0	SITE LIGHTING	DETAIL / SHEET
7.1	LIGHT POLE BASE	5/L4-00
7.2	FESTOON LIGHT POLE	2/L4-05
8.0	DRAINAGE	
XX	NOT USED AT THIS TIME	X/XX-XX
9.0	PLANTING AND LANDSCAPE	
9.1	DECIDUOUS TREE PLANTING	1/L4-01
9.2	MULTI-STEM TREE PLANTING	2/L4-01
9.3	EVERGREEN TREE PLANTING	3/L4-01
9.4	SHRUBS PLANTING	4/L4-01
9.5	PERENNIAL PLANTING	5/L4-01
9.6	TREE PROTECTION	6/L4-01
9.7	METAL EDGING	4/L4-00
10.0	MISCELLANEOUS ELEMENTS	
10.1	CHALK WALL	2/L4-02
10.2	HAMMOCK POST	1/L4-03
10.3	BASKETBALL GOAL	3/L4-02
10.4	PLAYGROUND EQUIPMENT	1/L4-02
10.5	DOUBLE-SIDED ENTRY SIGN	4/L4-07



SEAL

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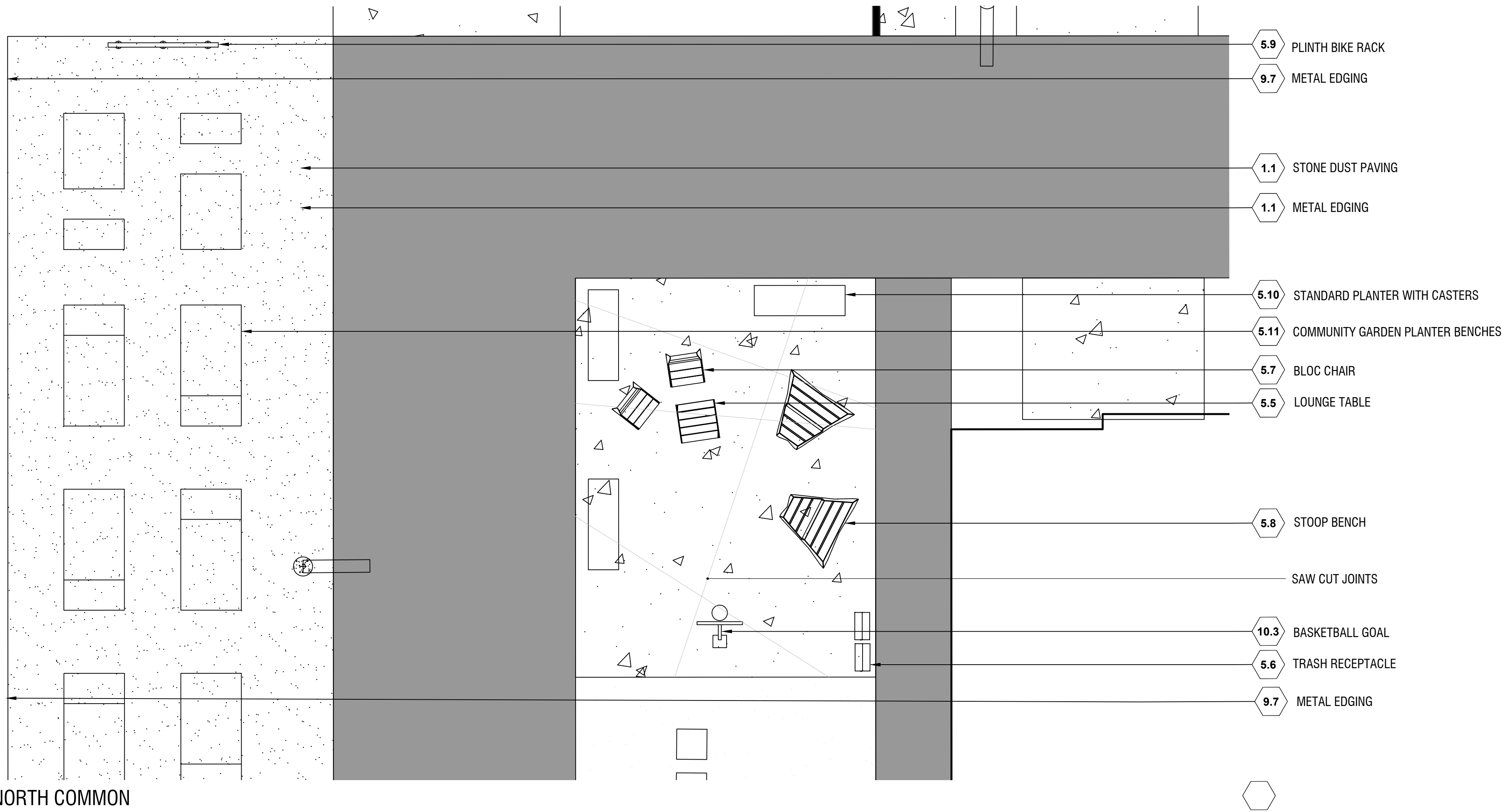
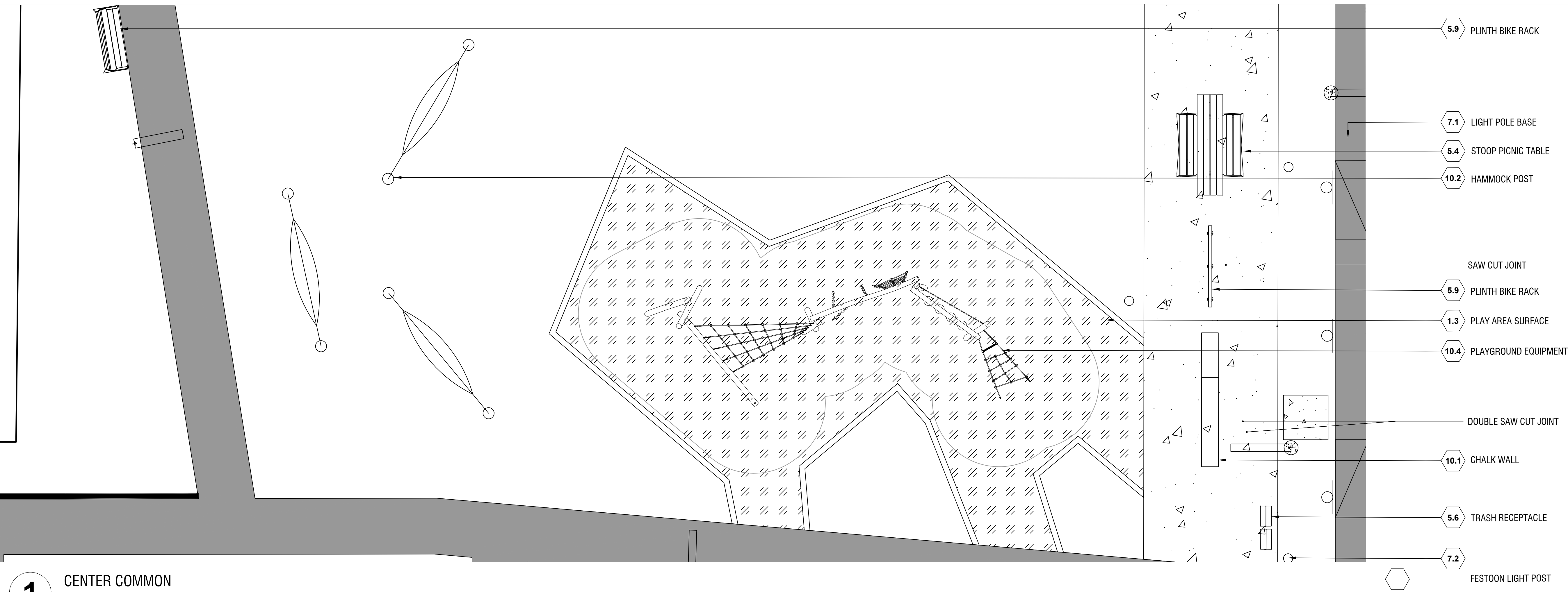
MAJOR SITE PLAN
AMENDMENT
JUNE 17, 2024

SHEET TITLE

PHASE ONE
LAYOUT PLAN

SHEET INFORMATION

L 1-02
NOT FOR CONSTRUCTION



SITE DETAIL KEYNOTES:

1.0	PAVEMENTS, RAMPS, CURBS	DETAIL / SHEET
1.1	STONE DUST PAVING	1/L4-00
1.2	CIP CONCRETE PAVING	2/L4-00
1.3	PLAY AREA SURFACE	4/L4-00
1.4	GRASS PAVERS	6/L4-00

2.0	JOINTING	DETAIL / SHEET
XX	NOT USED AT THIS TIME	X/XX-XX

3.0	STEPS	DETAIL / SHEET
3.1	CONC. STEPS	2/L4-03

4.0	SITE WALLS/ EMBANKMENTS	DETAIL / SHEET
XX	NOT USED AT THIS TIME	X/XX-XX

5.0	SITE FURNITURE	DETAIL / SHEET
5.1	BLOC BENCH W/O ARMRESTS OR BACK	1/L4-06
5.2	BLOC BENCH W/ ARMREST	2/L4-06
5.3	BLOC BENCH W/O ARMREST	3/L4-06
5.4	STOOP PICNIC TABLE	4/L4-06
5.5	LOUNGE TABLE	5/L4-06
5.6	TRASH RECEPTACLE	6/L4-06
5.7	BLOC CHAIR	7/L4-06
5.8	STOOP BENCH	1/L4-07
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5.11	COMMUNITY GARDEN PLANTER BENCHES	1/L4-05

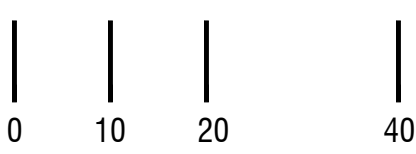
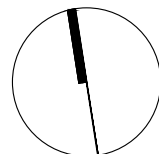
6.0	RAILINGS, BARRIERS, FENCING	DETAIL / SHEET
6.1	SOLID WASTE ENCLOSURE	1/L4-04
6.2	WOODEN FENCE	7/L4-00
6.3	STAIR RAILING	3/L4-03

7.0	SITE LIGHTING	DETAIL / SHEET
7.1	LIGHT POLE BASE	5/L4-00
7.2	FESTOON LIGHT POLE	2/L4-05

8.0	DRAINAGE	DETAIL / SHEET
XX	NOT USED AT THIS TIME	X/XX-XX

9.0	PLANTING AND LANDSCAPE	DETAIL / SHEET
9.1	DECIDUOUS TREE PLANTING	1/L4-01
9.2	MULTI-STEM TREE PLANTING	2/L4-01
9.3	EVERGREEN TREE PLANTING	3/L4-01
9.4	SHRUBS PLANTING	4/L4-01
9.5	PERENNIAL PLANTING	5/L4-01
9.6	TREE PROTECTION	6/L4-01
9.7	METAL EDGING	4/L4-00

10.0	MISCELLANEOUS ELEMENTS	DETAIL / SHEET
10.1	CHALK WALL	2/L4-02
10.2	HAMMOCK POST	1/L4-03
10.3	BASKETBALL GOAL	3/L4-02
10.4	PLAYGROUND EQUIPMENT	1/L4-02
10.5	DOUBLE-SIDED ENTRY SIGN	4/L4-07



PLANT LIST

SYMB.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING
TREES					
AC	ACER x FREEMANII 'ARMSTRONG'	UPRIGHT ARMSTRONG MAPLE	20	2.5" CAL. MIN.	PER PLAN
AM	AMELANCHIER CANADENSIS	SERVICEBERRY (MULTI-STEM)	5	2.5" CAL. MIN.	PER PLAN
BE	BETULA	BIRCH	14	2.5" CAL. MIN.	PER PLAN
QA	QUERCUS ALBA	WHITE OAK	12	2.5" CAL. MIN.	PER PLAN
QR	QUERCUS ROBUR x BICOLOR 'LONG'	REGAL PRINCE OAK	26	2.5" CAL. MIN.	PER PLAN
JA	ULMUS AMERICANA	AMERICAN ELM	5	2.5" CAL. MIN.	PER PLAN
AMC	AMELANCHIER CANADENSIS	SERVICEBERRY	18	2.5" CAL. MIN.	PER PLAN

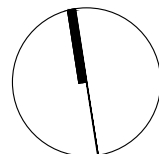
TREES - EVERGREEN					
AB	ABIES FRASERI	FRASER FIR	3	7-8"	PER PLAN
PS	PINUS STROBUS	WHITE PINE	22	7-8"	PER PLAN

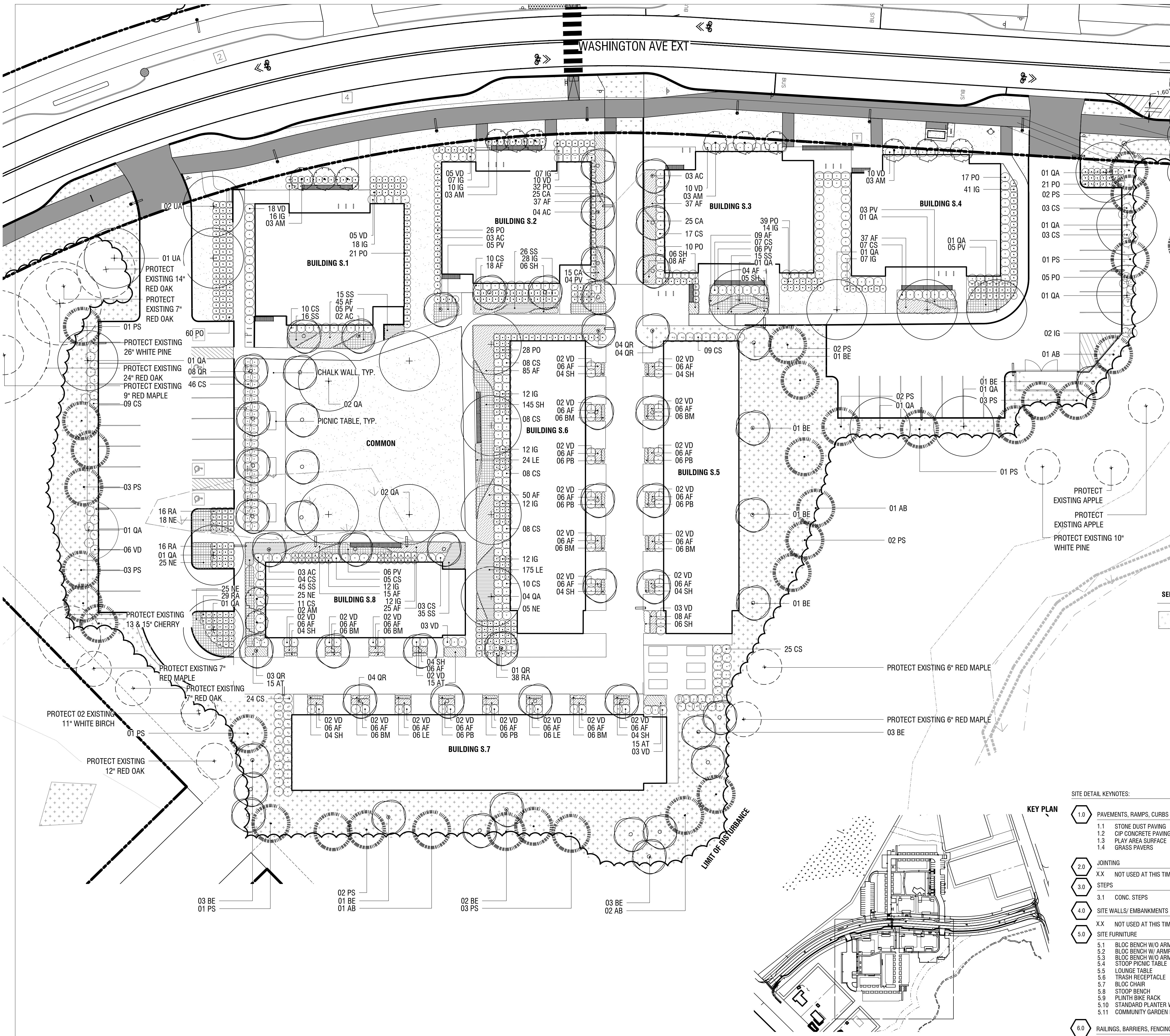
SHRUBS					
CS	CORNUS SERICEA	RED-TWIG DOGWOOD	197	#5	PER PLAN
IG	ILEX GLABRA	INKBERRY	211	#2	PER PLAN
PO	PHYSOCARPUS OPULIFOLIUS	COMMON NINEBARK	115	#5	PER PLAN
RA	RHUS AROMATICA	LOW-GRO SUMAC	97	#2	PER PLAN
VD	VIBURNUM DENTATUM 'CHICAGO LUSTRE'	ARROWWOOD VIBURNUM	101	#5	PER PLAN

PERENNIALS AND ORNAMENTAL GRASSES					
AT	ASTILBE	FALSE SPIREA	37	#1	18" O.C.
AF	ATHYRIUM FILIX-FEMINA	LADY FERN	367	#1	24" O.C.
BM	BRUNNERA MACROPHYLLA	BUGLOSS	36	#1	18" O.C.
CA	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	55	#1	24" O.C.
LE	LIRIOPE	LILYTURF	136	#1	12" O.C.
PB	POLYGONATUM BIFLORUM	SOLOMON'S SEAL	42	#1	12" O.C.
PV	PANICUM VIRGATUM 'ROTSTRAHLBUSCH'	SWITCH GRASS	09	#1	48" O.C.
NE	NEPETA "WALKER'S LOW"	CATMINT	27	#1	24" O.C.
SS	SCHIZACHYRIUM SCOPARIUM 'PRAIRIE BLUES'	LITTLEBLUE STEM	120	#1	18" O.C.
SH	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	158	#1	18" O.C.

SEEDING		
RESTORATION MIX NEW ENGLAND CONSERVATION/WILDLIFE MIX MFR: NEW ENGLAND WETLAND PLANTS TOTAL AREA: 21,127 SF APPLICATION RATE 25LBS/ACRE 1750 SQ FT/LB (SEEDING RATE MAY VARY DEPENDING ON TIME OF YEAR, SEE SPEC. SHEET FOR INSTRUCTIONS)	LAWN WILDFLOWER FARM'S ECO-LAWN GRASS SEED TOTAL AREA: 8,513 SF ECO-LAWN IS A DROUGHT-RESISTANT GRASS THAT REQUIRES MOWING ONLY ONCE PER MONTH. EACH 5 POUND BAG OF SEED COVERS 1,000 SQUARE FEET. A THICK HEALTHY LAWN IS THE BEST DEFENCE AGAINST WEEDS, DISEASE, DROUGHT AND INSECT DAMAGE.	

SITE DETAIL KEYNOTES:		
1.0 PAVEMENTS, RAMPS, CURBS	DETAIL / SHEET	
1.1 STONE DUST PAVING	1/L4-00	
1.2 CIP CONCRETE PAVING	2/L4-00	
1.3 PLAY AREA SURFACE	4/L4-00	
1.4 GRASS PAVERS	6/L4-00	
2.0 JOINTING		
XX NOT USED AT THIS TIME	X/XX-XX	
3.0 STEPS		
3.1 CONC. STEPS	2/L4-03	
4.0 SITE WALLS/ EMBANKMENTS		
XX NOT USED AT THIS TIME	X/XX-XX	
5.0 SITE FURNITURE		
5.1 BLOC BENCH W/O ARMRESTS OR BACK	1/L4-06	
5.2 BLOC BENCH W/ ARMREST	2/L4-06	
5.3 BLOC BENCH W/O ARMREST	3/L4-06	
5.4 STOOP PICNIC TABLE	4/L4-06	
5.5 LOUNGE TABLE	5/L4-06	
5.6 TRASH RECEPTACLE	6/L4-06	
5.7 BLOC CHAIR	7/L4-06	
5.8 STOOP BENCH	1/L4-07	
5.9 PLINTH BIKE RACK	2/L4-07	
5.10 STANDARD PLANTER WITH CASTERS	2/L4-07	
5.11 COMMUNITY GARDEN PLANTER BENCHES	1/L4-05	
6.0 RAILINGS, BARRIERS, FENCING		
6.1 SOLID WASTE ENCLOSURE	1/L4-04	
6.2 WOODEN FENCE	7/L4-00	
6.3 STAIR RAILING	3/L4-03	
7.0 SITE LIGHTING	DETAIL / SHEET	
7.1 LIGHT POLE BASE	5/L4-00	
7.2 FESTOON LIGHT POLE	2/L4-05	
8.0 DRAINAGE		
XX NOT USED AT THIS TIME	X/XX-XX	
9.0 PLANTING AND LANDSCAPE		
9.1 DECIDUOUS TREE PLANTING	1/L4-01	
9.2 MULTI-STEM TREE PLANTING	2/L4-01	
9.3 EVERGREEN TREE PLANTING	3/L4-01	
9.4 SHRUBS PLANTING	4/L4-01	
9.5 PERENNIAL PLANTING	5/L4-01	
9.6 TREE PROTECTION	6/L4-01	
9.7 METAL EDGING	4/L4-00	
10.0 MISCELLANEOUS ELEMENTS		
10.1 CHALK WALL	2/L4-02	
10.2 HAMMOCK POST	1/L4-03	
10.3 BASKETBALL GOAL	3/L4-02	
10.4 PLAYGROUND EQUIPMENT	1/L4-02	
10.5 DOUBLE-SIDED ENTRY SIGN	4/L4-07	





PLANT LIST

SYMB.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING
AC	ACER X FREEMANII 'ARMSTRONG'	UPRIGHT ARMSTRONG MAPLE	15	2.5" CAL. MIN.	PER PLAN
AM	AMELANCHIER CANADENSIS	SERVICEBERRY (MULTI-STEM)	14	2.5" CAL. MIN.	PER PLAN
BE	BETULA	BIRCH	17	2.5" CAL. MIN.	PER PLAN
QA	QUERCUS ALBA	WHITE OAK	21	2.5" CAL. MIN.	PER PLAN
QR	QUERCUS ROBUR x BICOLOR 'LONG'	REGAL PRINCE OAK	24	2.5" CAL. MIN.	PER PLAN
UA	ULMUS AMERICANA	AMERICAN ELM	3	2.5" CAL. MIN.	PER PLAN

TREES - EVERGREEN

AB	ABIES FRASERI	FRASER FIR	5	7-8'	PER PLAN
PS	PINUS STROBUS	WHITE PINE	27	7-8'	PER PLAN

SHRUBS

CS	CORNUS SERICEA	RED-TWIG DOGWOOD	235	#5	PER PLAN
IG	ILEX GLABRA	INKBERRY	222	#2	PER PLAN
RA	RHUS AROMATICA	LOW-GRO SUMAC	99	#2	PER PLAN
PO	PHYSOCARPUS OPULIFOLIUS	COMMON NINEBARK	259	#5	PER PLAN
VD	VIBURNUM DENTATUM 'CHICAGO LUSTRE'	ARROWWOOD VIBURNUM	121	#5	PER PLAN

PERENNIALS AND ORNAMENTAL GRASSES

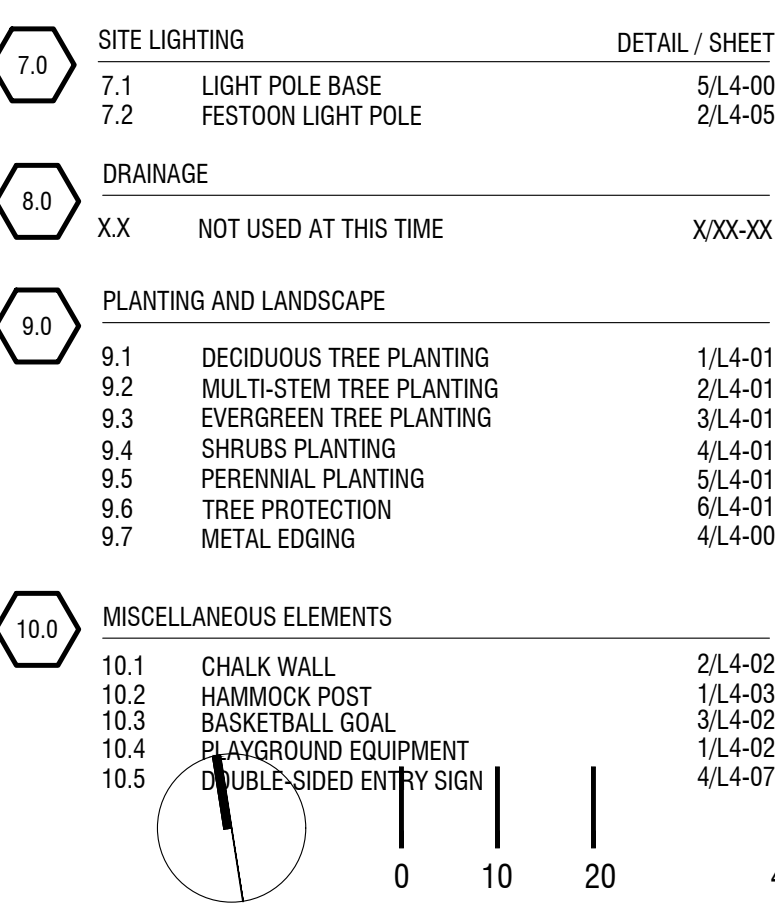
AT	ASTILBE	FALSE SPIREA	45	#1	18" O.C.
AF	ATHYRIUM FILIX-FEMINA	LADY FERN	516	#1	24" O.C.
BM	BRUNNERA MACROPHYLLA	BUGLOSS	48	#1	18" O.C.
CA	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	65	#1	24" O.C.
LE	LIRIOPE	LILYTURF	211	#1	12" O.C.
PB	POLYGONATUM BIFLORUM	SOLOMON'S SEAL	36	#1	12" O.C.
PV	PANICUM VIRGATUM 'ROTSTRAHLBUSCH'	SWITCHGRASS	34	#1	48" O.C.
NE	NEPETA 'WALKER'S LOW'	CATMINT	98	#1	24" O.C.
SS	SCHIZACHYRIUM SCOPARIUM 'PRAIRIE BLUES'	LITTLEBLUE STEM	152	#1	18" O.C.
SH	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	200	#1	18" O.C.

SEEDING

RESTORATION MIX NEW ENGLAND CONSERVATION/WILDLIFE MIX MFR: NEW ENGLAND WETLAND PLANTS TOTAL AREA: 17,516 SF APPLICATION RATE 25LBS/ACRE 1750 SQ FT/LB (SEEDING RATE MAY VARY DEPENDING ON TIME OF YEAR, SEE SPEC. SHEET FOR INSTRUCTIONS)	LAWN WILDFLOWER FARM'S ECO-LAWN GRASS SEED TOTAL AREA: 7,674 SF ECO-LAWN IS A DROUGHT-RESISTANT GRASS THAT REQUIRES MOWING ONLY ONCE PER MONTH. EACH 5 POUND BAG OF SEED COVERS 1,000 SQUARE FEET. A THICK HEALTHY LAWN IS THE BEST DEFENCE AGAINST WEEDS, DISEASE, DROUGHT AND INSECT DAMAGE.
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SITE DETAIL KEYNOTES:

DETAIL / SHEET	DETAIL / SHEET
1.1 STONE DUST PAVING 1/L4-00	7.0 SITE LIGHTING
1.2 CIP CONCRETE PAVING 2/L4-00	7.1 LIGHT POLE BASE 5/L4-00
1.3 PLAY AREA SURFACE 4/L4-00	7.2 FESTOON LIGHT POLE 2/L4-05
1.4 GRASS PAVERS 6/L4-00	
2.0 JOINTING	8.0 DRAINAGE
X.X NOT USED AT THIS TIME X/XX-XX	X.X NOT USED AT THIS TIME X/XX-XX
3.0 STEPS	
3.1 CONC. STEPS 2/L4-03	9.0 PLANTING AND LANDSCAPE
4.0 SITE WALLS/ EMBANKMENTS	9.1 DECIDUOUS TREE PLANTING 1/L4-01
X.X NOT USED AT THIS TIME X/XX-XX	9.2 MULTI-STEM TREE PLANTING 2/L4-01
5.0 SITE FURNITURE	9.3 EVERGREEN TREE PLANTING 3/L4-01
5.1 BLOC BENCH W/O ARMRESTS OR BACK 1/L4-06	9.4 SHRUBS PLANTING 4/L4-01
5.2 BLOC BENCH W/ ARMREST 2/L4-06	9.5 PERENNIAL PLANTING 5/L4-01
5.3 BLOC BENCH W/O ARMREST 3/L4-06	9.6 TREE PROTECTION 6/L4-01
5.4 STOOP PICNIC TABLE 4/L4-06	9.7 METAL EDGING 4/L4-00
5.5 LOUNGE TABLE 5/L4-06	
5.6 TRASH RECEPTACLE 6/L4-06	10.0 MISCELLANEOUS ELEMENTS
5.7 BLOC CHAIR 7/L4-06	10.1 CHALK WALL 2/L4-02
5.8 STOOP BENCH 1/L4-07	10.2 HAMMOCK POST 1/L4-03
5.9 PLINTH BIKE RACK 2/L4-07	10.3 BASKETBALL GOAL 3/L4-02
5.10 STANDARD PLANTER WITH CASTERS 2/L4-07	10.4 PLAYGROUND EQUIPMENT 1/L4-02
5.11 COMMUNITY GARDEN PLANTER BENCHES 1/L4-05	10.5 DOUBLE-SIDED ENTRY SIGN 4/L4-07
6.0 RAILINGS, BARRIERS, FENCING	
6.1 SOLID WASTE ENCLOSURE 1/L4-04	
6.2 WOODEN FENCE 7/L4-00	
6.3 STAIR RAILING 3/L4-03	



SEAL

PROJECT TITLE

LAMBERT NORTH
PORTLAND, ME

PREPARED FOR

Lambert Woods North LLC.

c/o Preservation of Affordable
Housing, Inc.
2 Oliver Street, Suite 500
Boston, MA 02109

REVISIONS

REVISIONS	DATE

ISSUE DATE

MAJOR SITE PLAN
AMENDMENT
JUNE 17, 2024

SHEET TITLE

PHASE TWO
PLANTING PLAN

SHEET INFORMATION

L 2-02
NOT FOR CONSTRUCTION

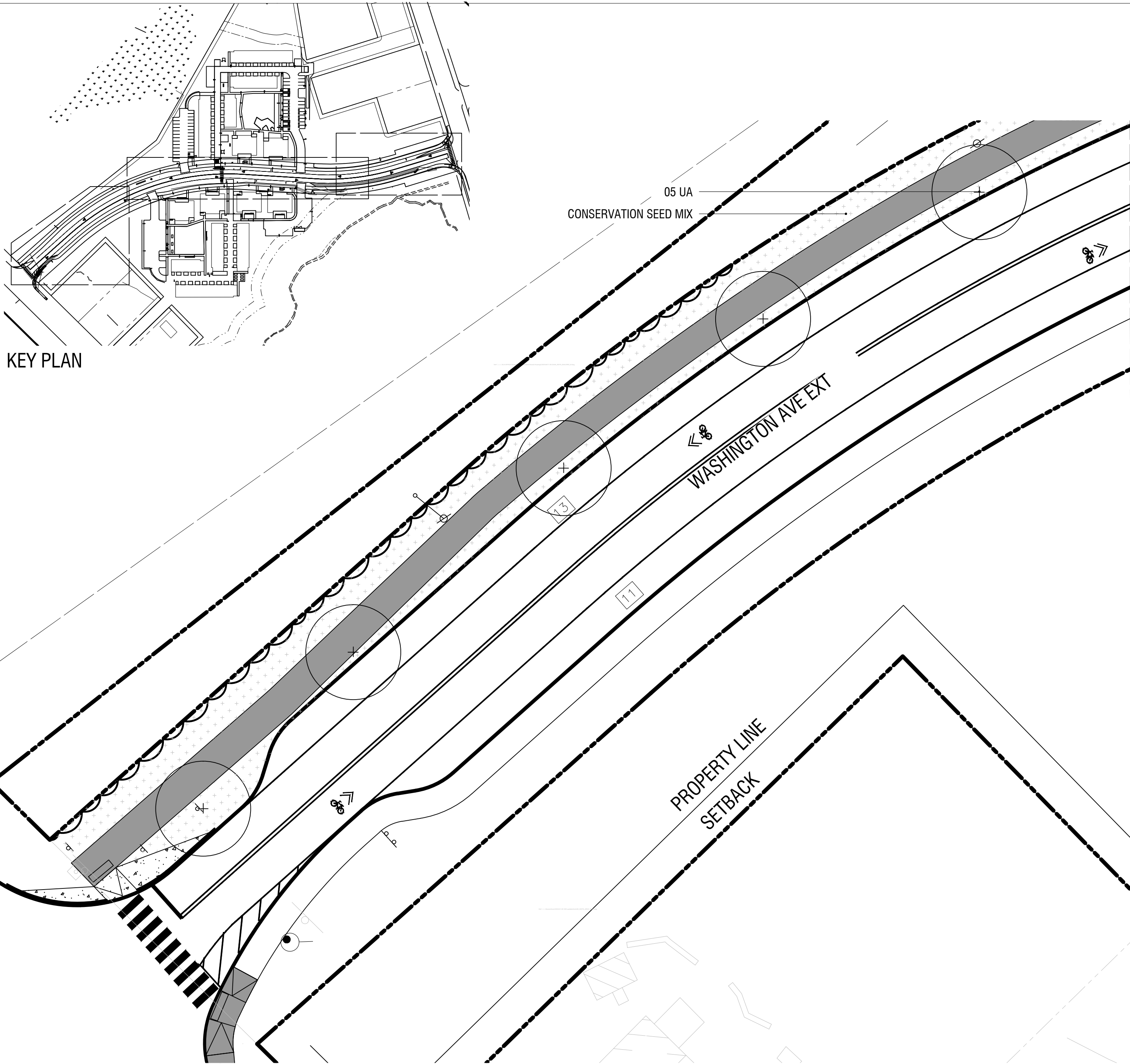
REVISIONS	DATE

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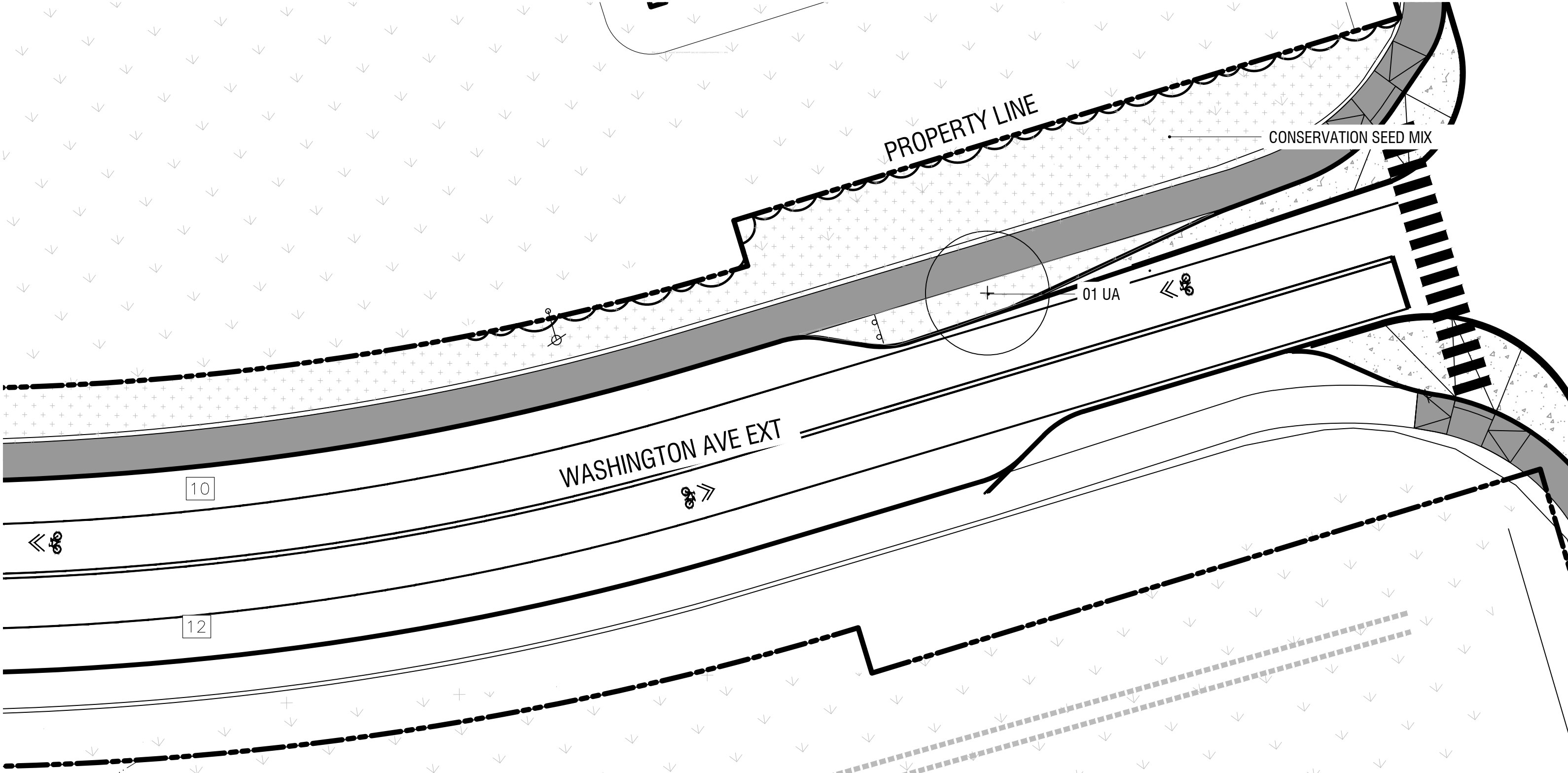
SYMB.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING
TREES					
UA	ULMUS AMERICANA	AMERICAN ELM	17	2.5" CAL. MIN.	PER PLAN
SEEDING					

RESTORATION MIX
NEW ENGLAND CONSERVATION/WILDLIFE MIX
MFR: NEW ENGLAND WETLAND PLANTS
TOTAL AREA: 13,165 SF
APPLICATION RATE 25LBS/ACRE | 1750 SQ FT/LB
(SEEDING RATE MAY VARY DEPENDING ON TIME OF YEAR,
SEE SPEC. SHEET FOR INSTRUCTIONS)

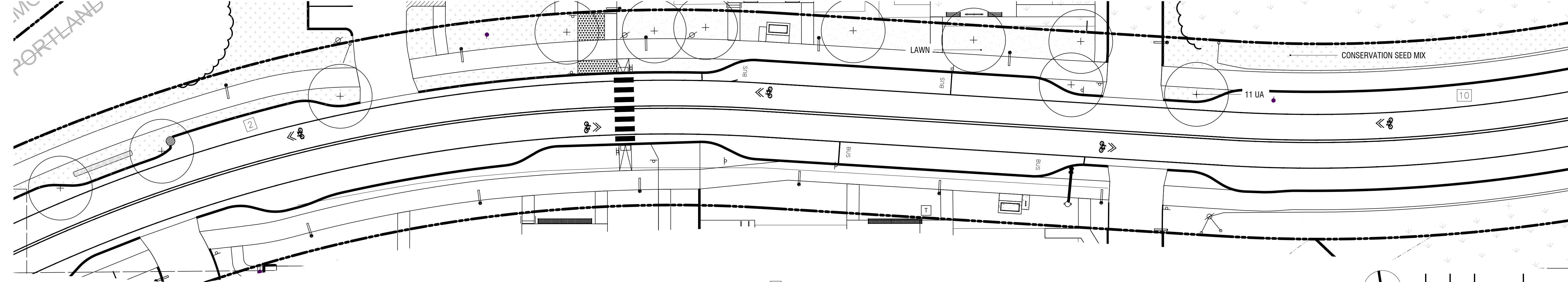
LAWN
WILDFLOWER FARM'S ECO-LAWN GRASS SEED
TOTAL AREA: 2,649 SF
ECO-LAWN IS A DROUGHT-RESISTANT GRASS THAT
REQUIRES MOWING ONLY ONCE PER MONTH. EACH 5
POUND BAG OF SEED COVERS 1,000 SQUARE FEET. A
THICK HEALTHY LAWN IS THE BEST DEFENCE AGAINST
WEEDS, DISEASE, DROUGHT AND INSECT DAMAGE.



1 ROW PLANTING PLAN ENLARGEMENT - WEST
1"=20'-0"



2 ROW PLANTING PLAN ENLARGEMENT - EAST
1"=20'-0"



2 ROW PLANTING PLAN ENLARGEMENT - CENTER
1"=20'-0"

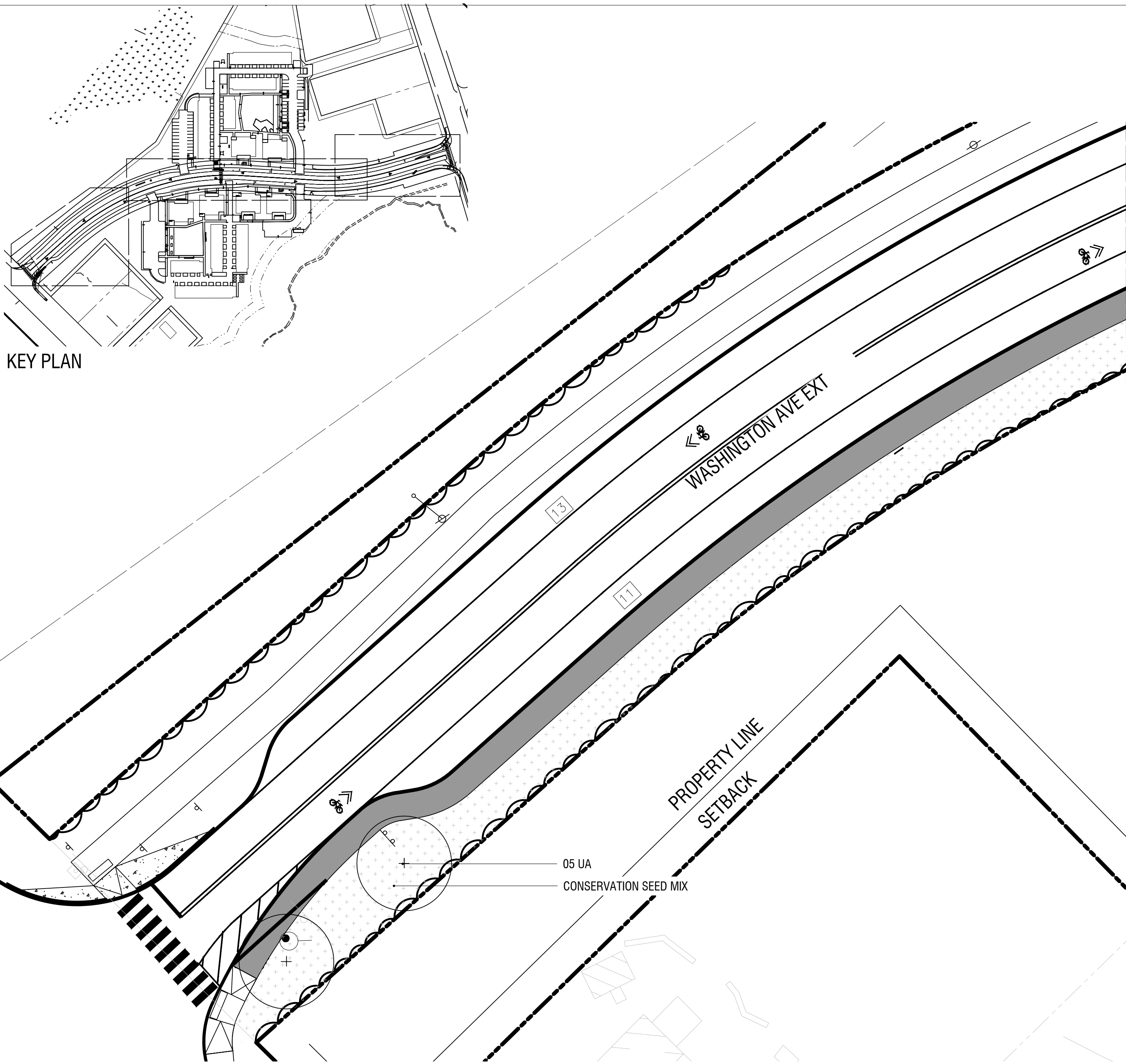


PLANT LIST

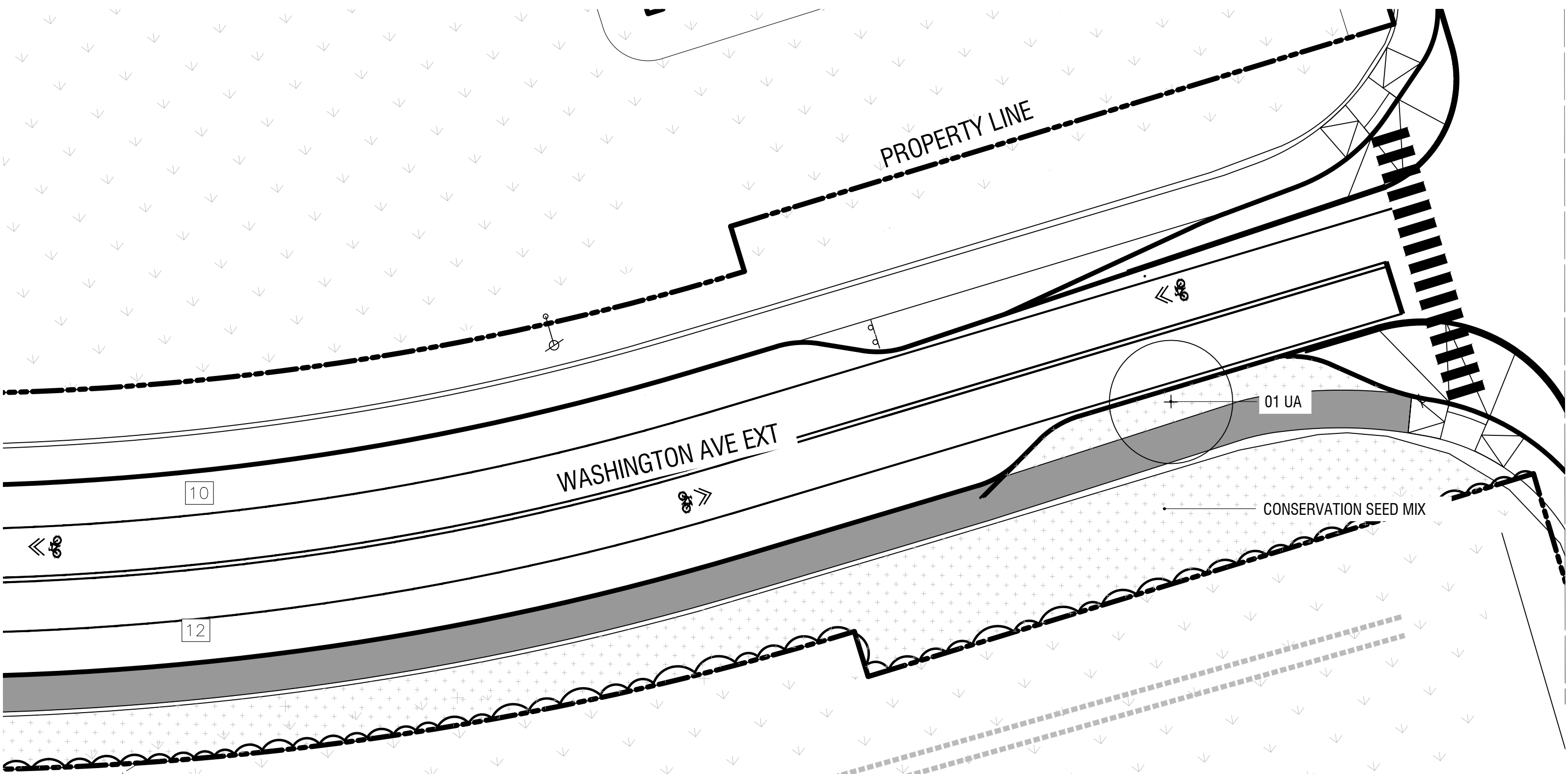
SYMB.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING
TREES					
UA	ULMUS AMERICANA	AMERICAN ELM	13	2.5" CAL. MIN.	PER PLAN
SEEDING					

RESTORATION MIX
NEW ENGLAND CONSERVATION/WILDLIFE MIX
MFR: NEW ENGLAND WETLAND PLANTS
TOTAL AREA: 11,777 SF
APPLICATION RATE 25LBS/ACRE | 1750 SQ FT/LB
(SEEDING RATE MAY VARY DEPENDING ON TIME OF YEAR,
SEE SPEC. SHEET FOR INSTRUCTIONS)

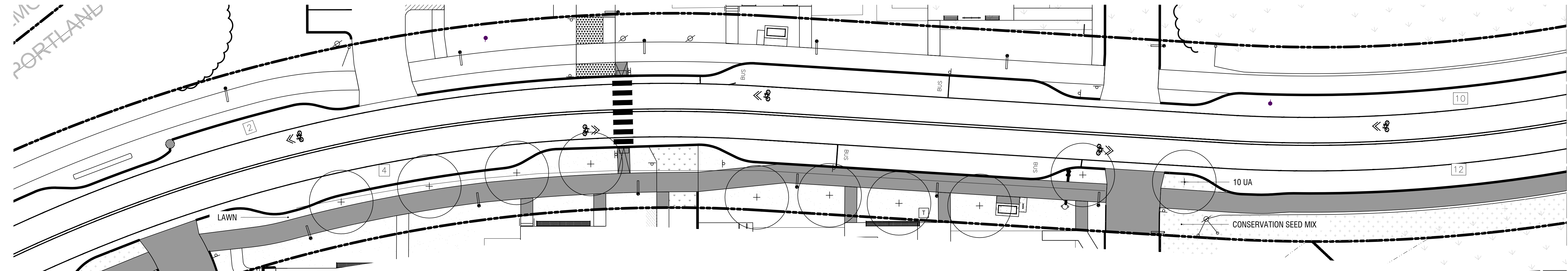
LAWN
WILDFLOWER FARM'S ECO-LAWN GRASS SEED
TOTAL AREA: 4,819 SF
ECO-LAWN IS A DROUGHT-RESISTANT GRASS THAT
REQUIRES MOWING ONLY ONCE PER MONTH. EACH 5
POUND BAG OF SEED COVERS 1,000 SQUARE FEET. A
THICK HEALTHY LAWN IS THE BEST DEFENCE AGAINST
WEEDS, DISEASE, DROUGHT AND INSECT DAMAGE.



1 ROW PLANTING PLAN ENLARGEMENT - WEST
1"=20'-0"



2 ROW PLANTING PLAN ENLARGEMENT - EAST
1"=20'-0"

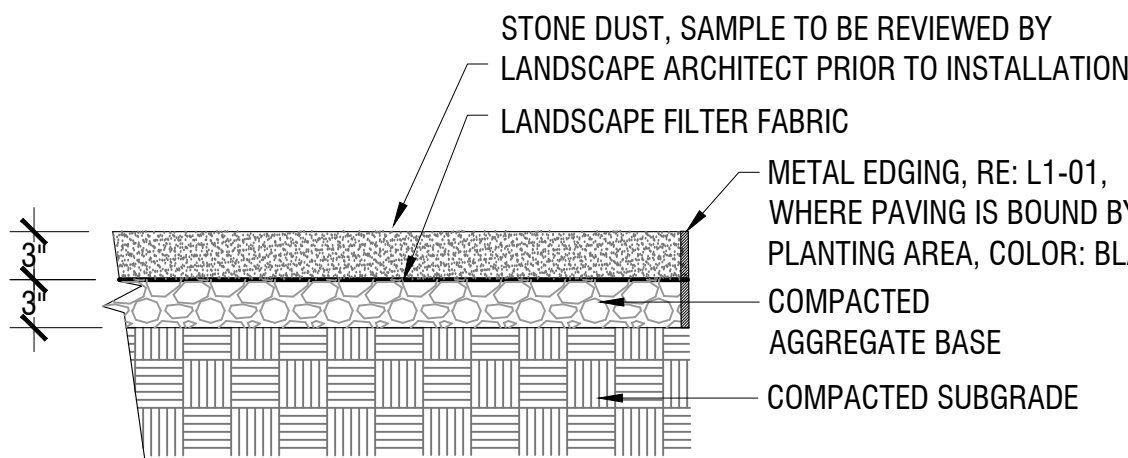


2 ROW PLANTING PLAN ENLARGEMENT - CENTER
1"=20'-0"

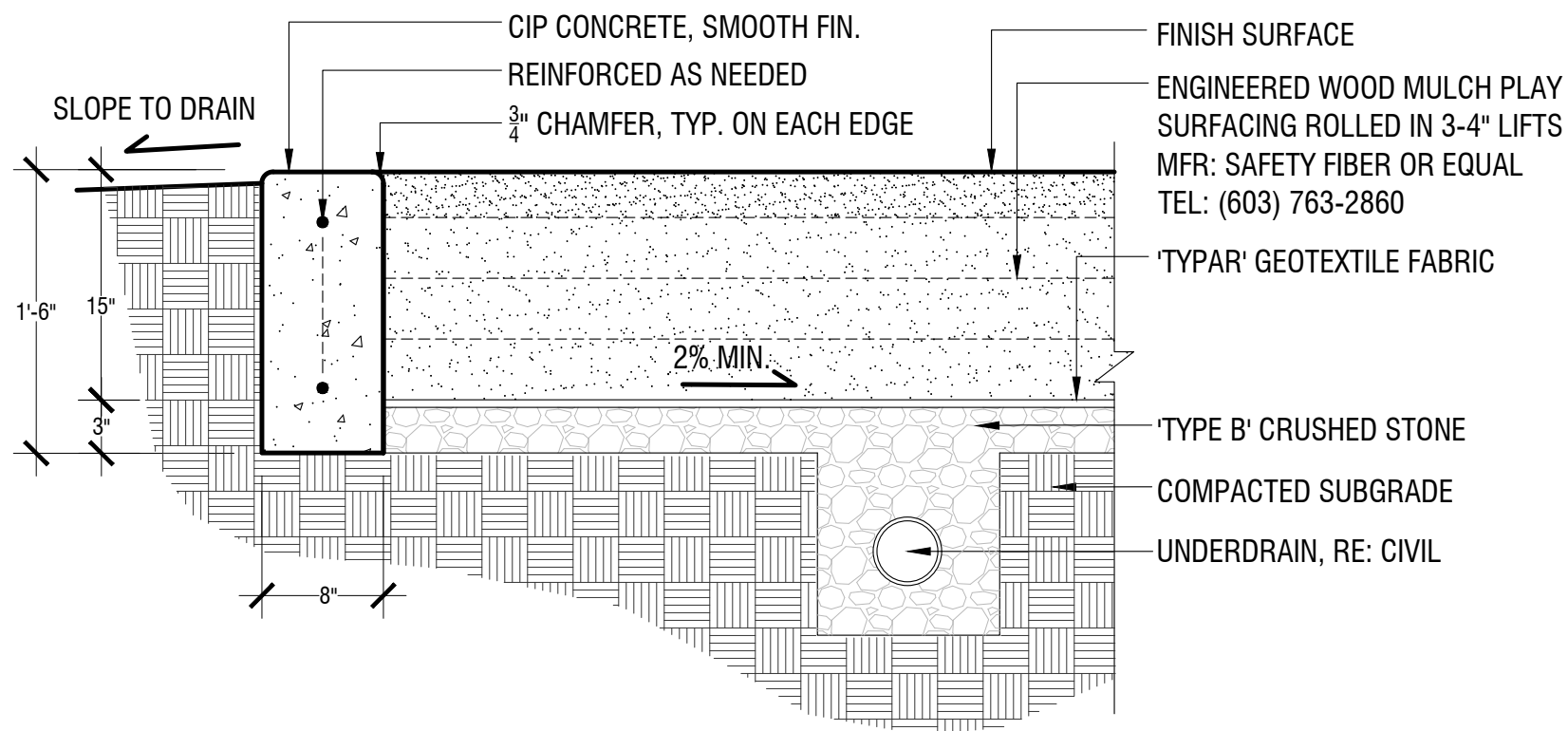
SITE DETAIL KEYNOTES:

1.0	PAVEMENTS, RAMPS, CURBS	DETAIL / SHEET
1.1	STONE DUST PAVING	1/L4-00
1.2	CIP CONCRETE PAVING	2/L4-00
1.3	PLAY AREA SURFACE	4/L4-00
1.4	GRASS PAVERS	6/L4-00
2.0	JOINTING	
XX	NOT USED AT THIS TIME	X/XX-XX
3.0	STEPS	
3.1	CONC. STEPS	2/L4-03
4.0	SITE WALLS/ EMBANKMENTS	
XX	NOT USED AT THIS TIME	X/XX-XX
5.0	SITE FURNITURE	
5.1	BLOC BENCH W/O ARMRESTS OR BACK	1/L4-06
5.2	BLOC BENCH W/ ARMREST	2/L4-06
5.3	BLOC BENCH W/O ARMREST	3/L4-06
5.4	STOOP PICNIC TABLE	4/L4-06
5.5	LOUNGE TABLE	5/L4-06
5.6	TRASH RECEPTACLE	6/L4-06
5.7	BLOC CHAIR	7/L4-06
5.8	STOOP BENCH	1/L4-07
5.9	PLINTH BIKE RACK	2/L4-07
5.10	STANDARD PLANTER WITH CASTERS	2/L4-07
5.11	COMMUNITY GARDEN PLANTER BENCHES	1/L4-05
6.0	RAILINGS, BARRIERS, FENCING	
6.1	SOLID WASTE ENCLOSURE	1/L4-04
6.2	WOODEN FENCE	7/L4-00
6.3	STAIR RAILING	3/L4-03

7.0	SITE LIGHTING	DETAIL / SHEET
7.1	LIGHT POLE BASE	5/L4-00
7.2	FESTOON LIGHT POLE	2/L4-05
8.0	DRAINAGE	
XX	NOT USED AT THIS TIME	XXX-XX
9.0	PLANTING AND LANDSCAPE	
9.1	DECIDUOUS TREE PLANTING	1/L4-01
9.2	MULTI-STEM TREE PLANTING	2/L4-01
9.3	EVERGREEN TREE PLANTING	3/L4-01
9.4	SHRUBS PLANTING	4/L4-01
9.5	PERENNIAL PLANTING	5/L4-01
9.6	TREE PROTECTION	6/L4-01
9.7	METAL EDGING	4/L4-00
10.0	MISCELLANEOUS ELEMENTS	
10.1	CHALK WALL	2/L4-02
10.2	HAMMOCK POST	1/L4-03
10.3	BASKETBALL GOAL	3/L4-02
10.4	PLAYGROUND EQUIPMENT	1/L4-02
10.5	DOUBLE-SIDED ENTRY SIGN	4/L4-07



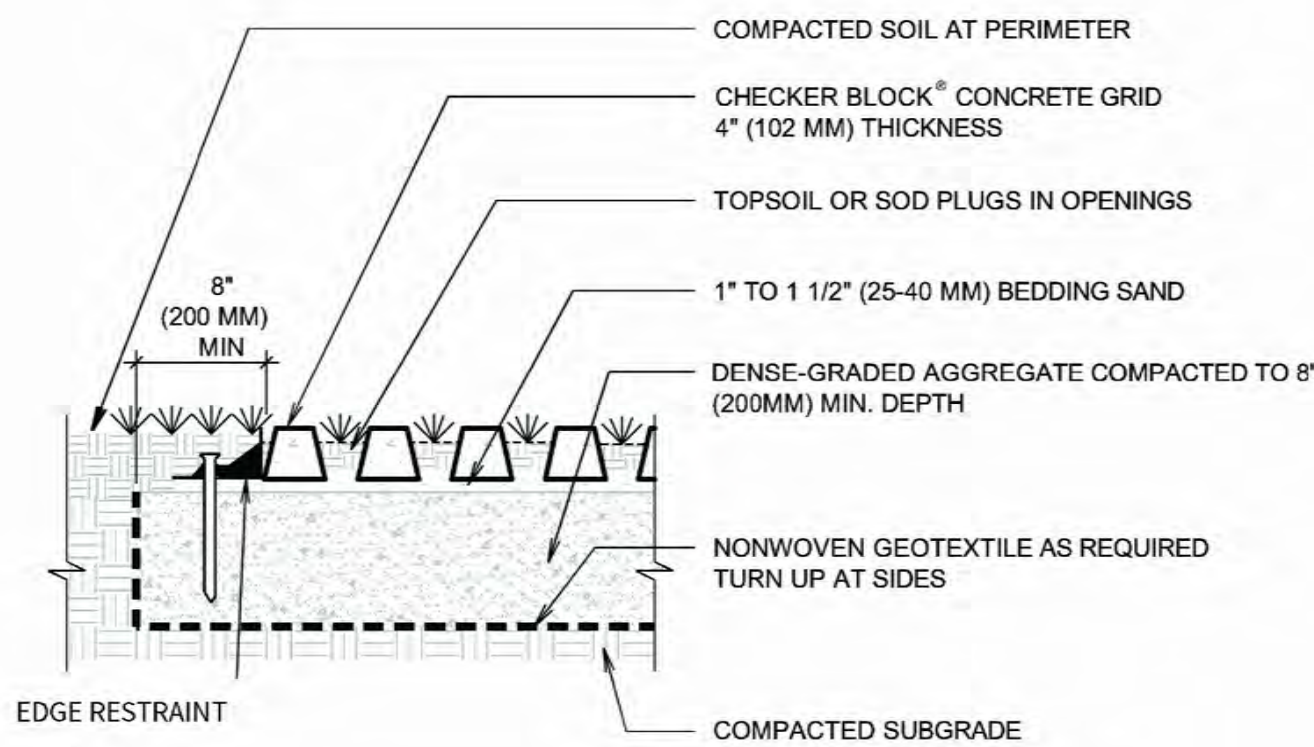
- NOTE:
- STONE DUST SHALL BE INSTALLED CLEAN WITH NO VISIBLE DIRT OR ROCKS, RAKED WITH 2% CROWN FOR DRAINAGE.



	WIDTH	LENGTH	THICKNESS	SF/PALLET	PCS/PALLET	LBS/PALLET
A	24"	24"	4"	80	20	2,000



NATURAL



MANUFACTURER: NICLOCK
MODEL: CHECKER BLOCK
COLOR/FINISH: NATURAL
QTY: XX

FOR ORDERING INFORMATION:
CORPORATE HQ:
612 MUNCY AVENUE, LINDENHURST,
NY 11757
P: 631.669.0700
EMAIL: INFO@NICLOCK.COM
WEBSITE: NICLOCK.COM

1 STONEDUST PAVING

1":1'-0"

1.1

4 PLAY AREA SURFACE

1":1'-0"

1.3

6 GRASS PAVER

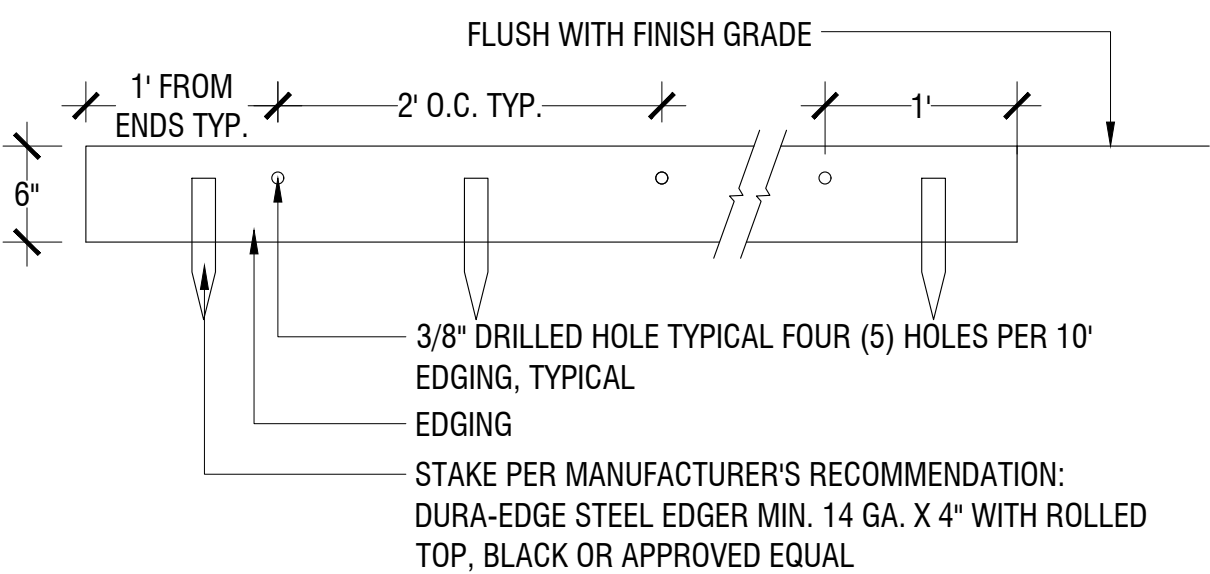
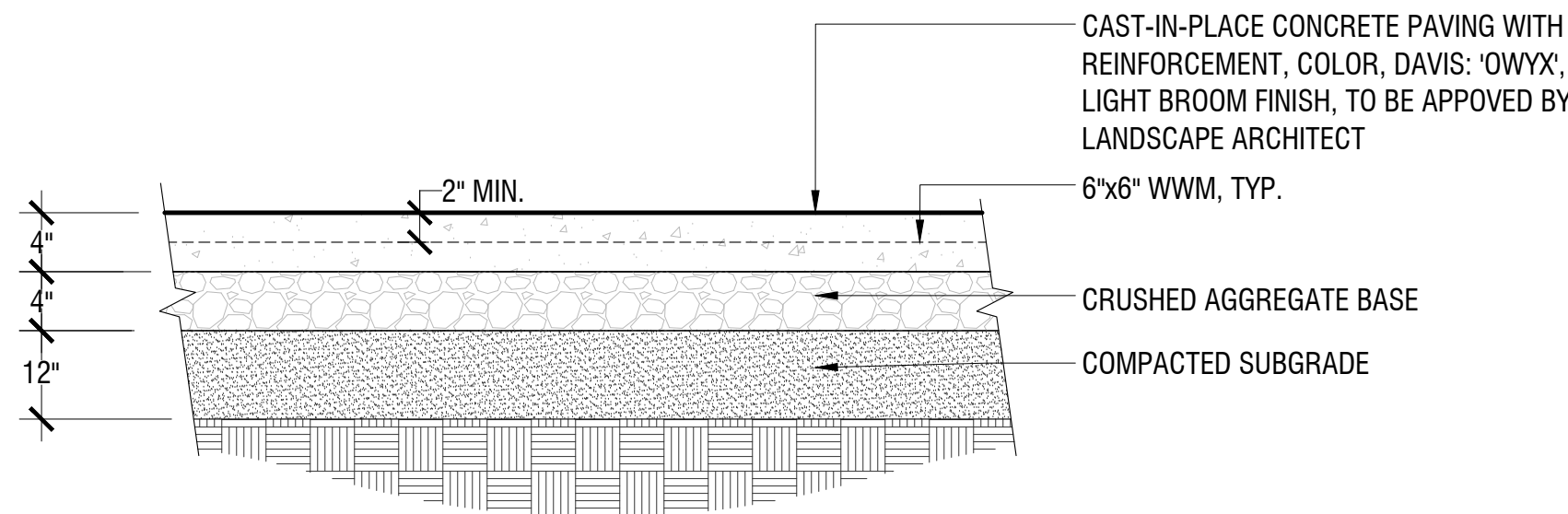
N.T.S.

1.4

2 CIP CONCRETE

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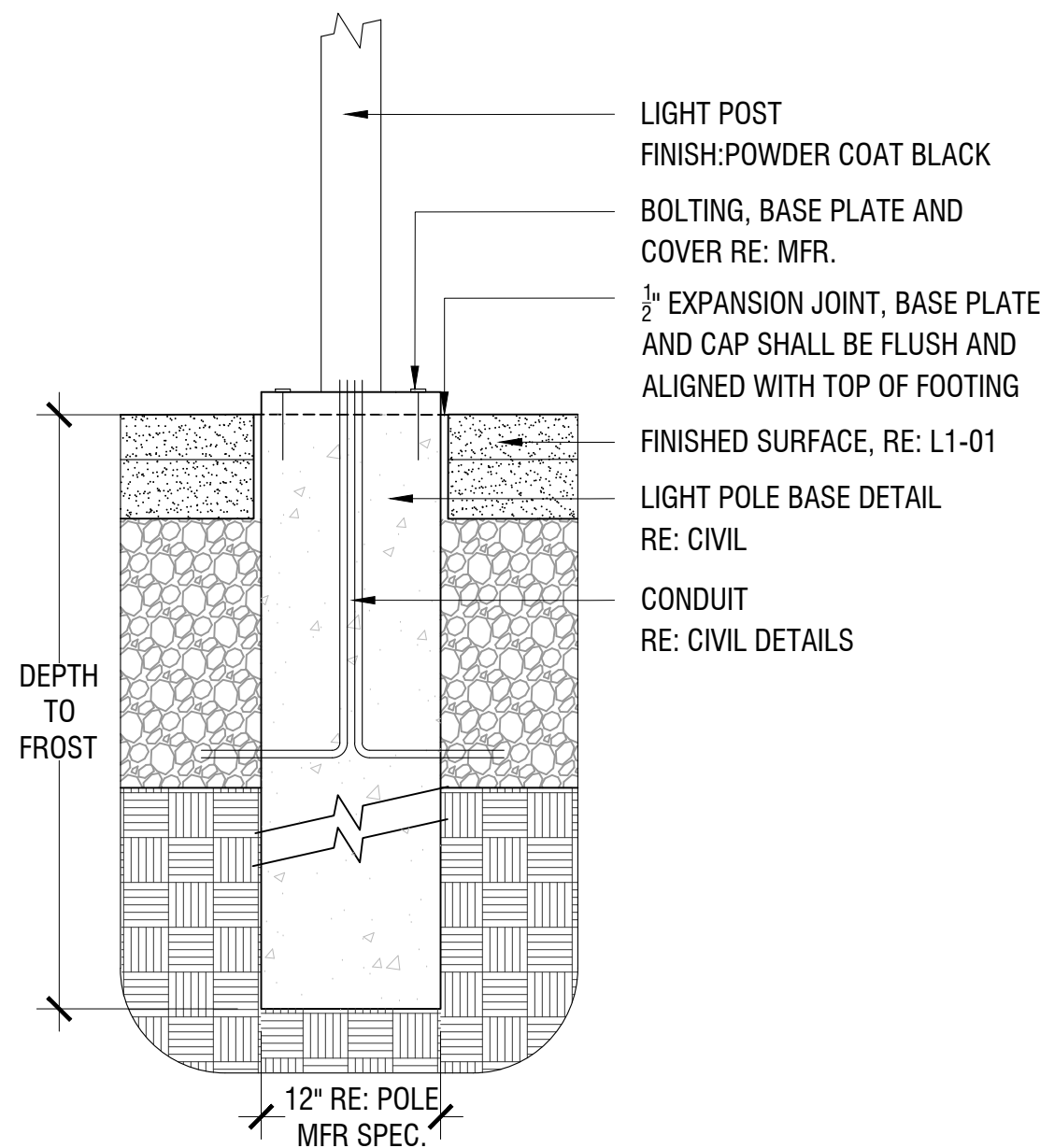
1.2



3 METAL EDGING

1":1'-0"

9.7



SECTION-ELEVATION

5 LIGHT POLE BASE

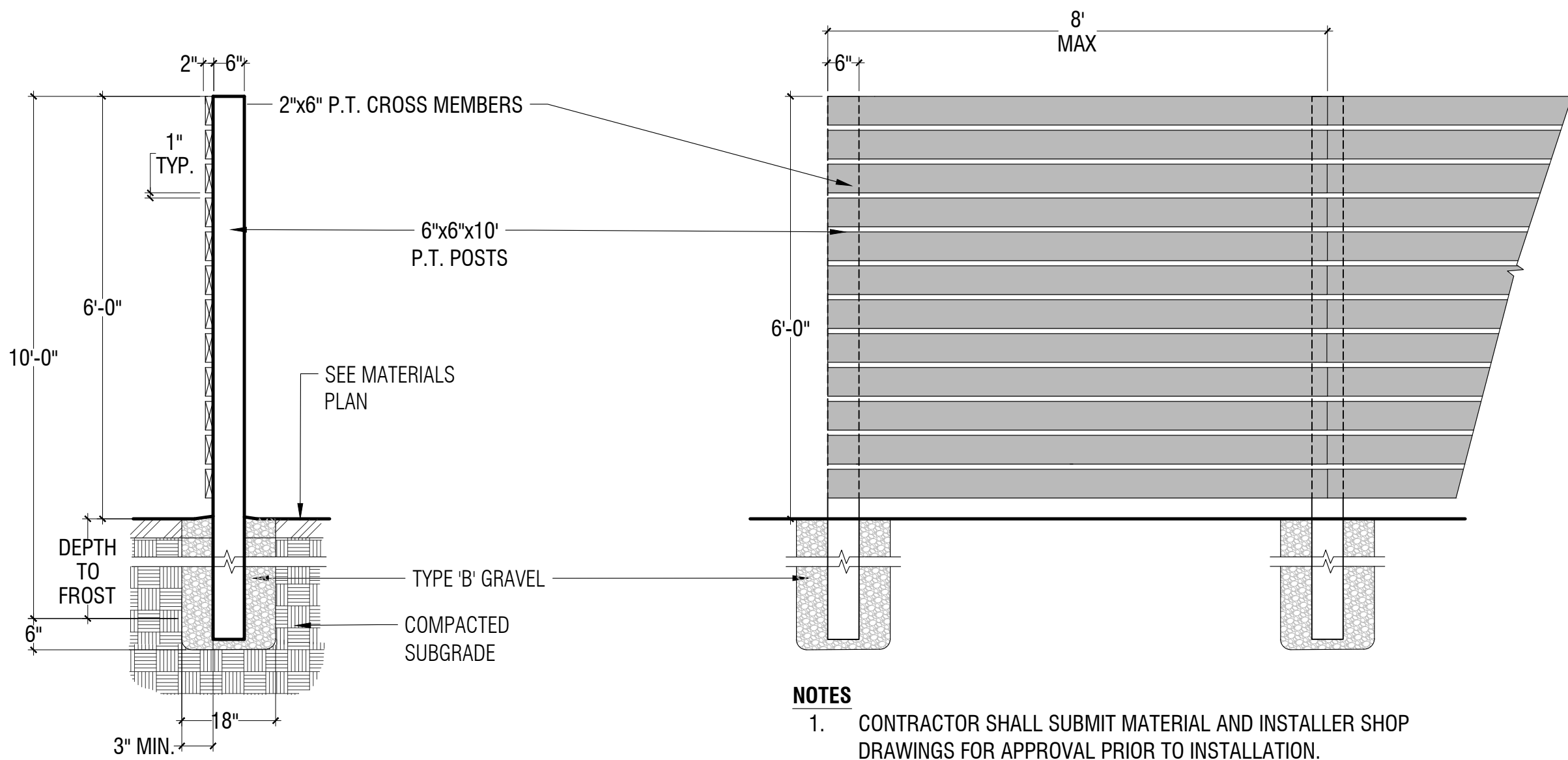
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7.1

7 WOODEN FENCE

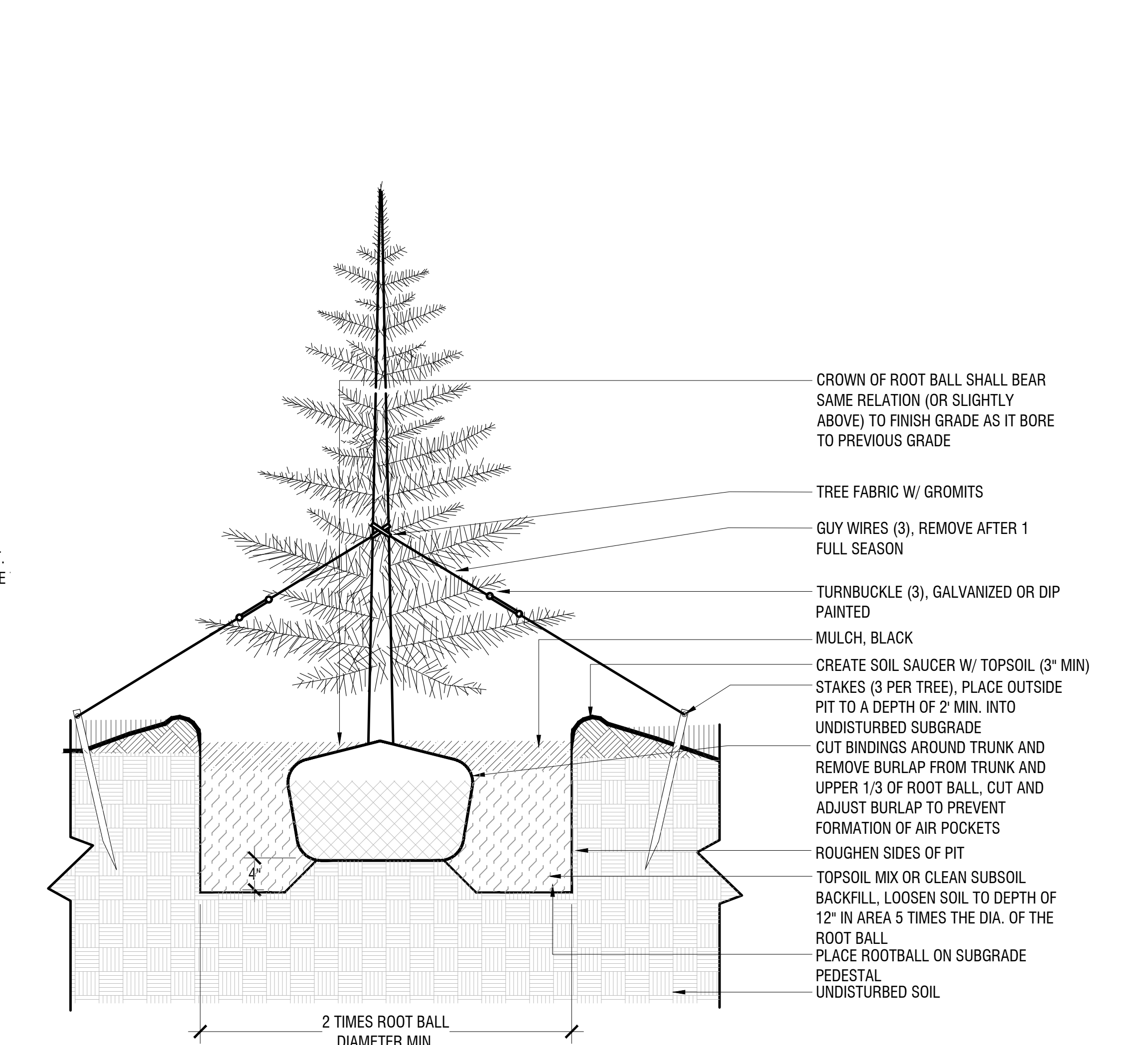
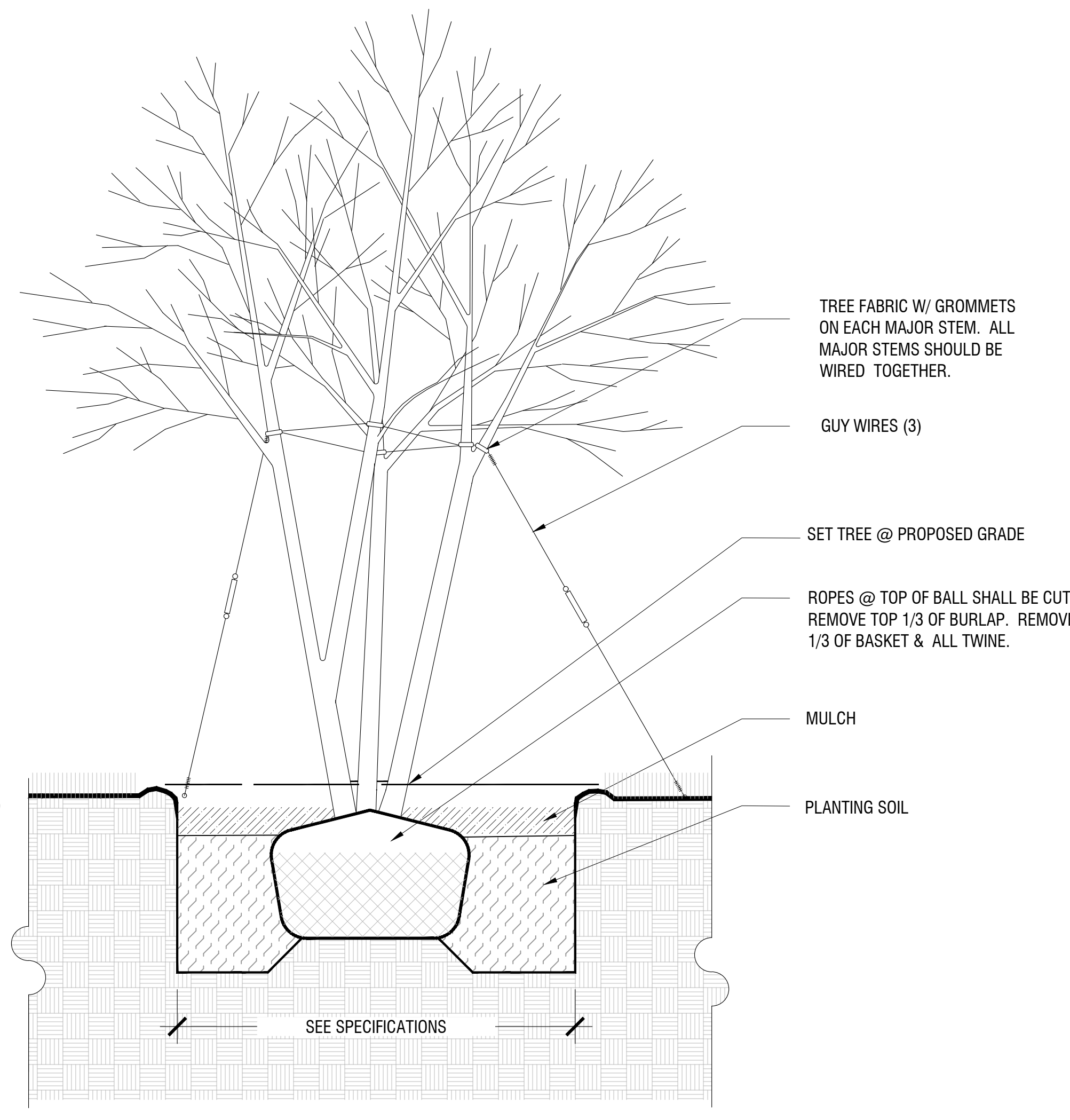
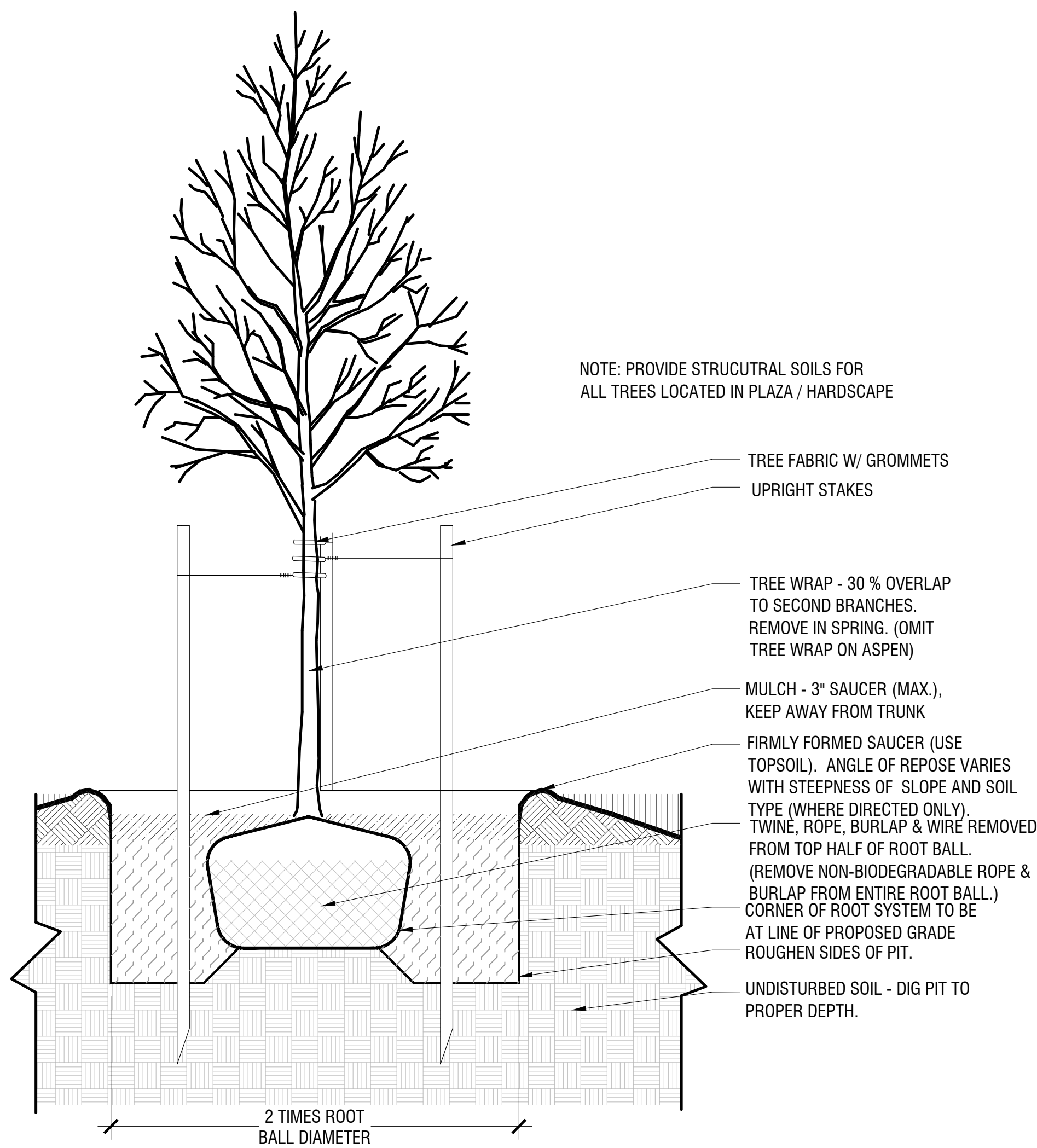
1":2'-0"

6.2



- NOTES
- CONTRACTOR SHALL SUBMIT MATERIAL AND INSTALLER SHOP DRAWINGS FOR APPROVAL PRIOR TO INSTALLATION.

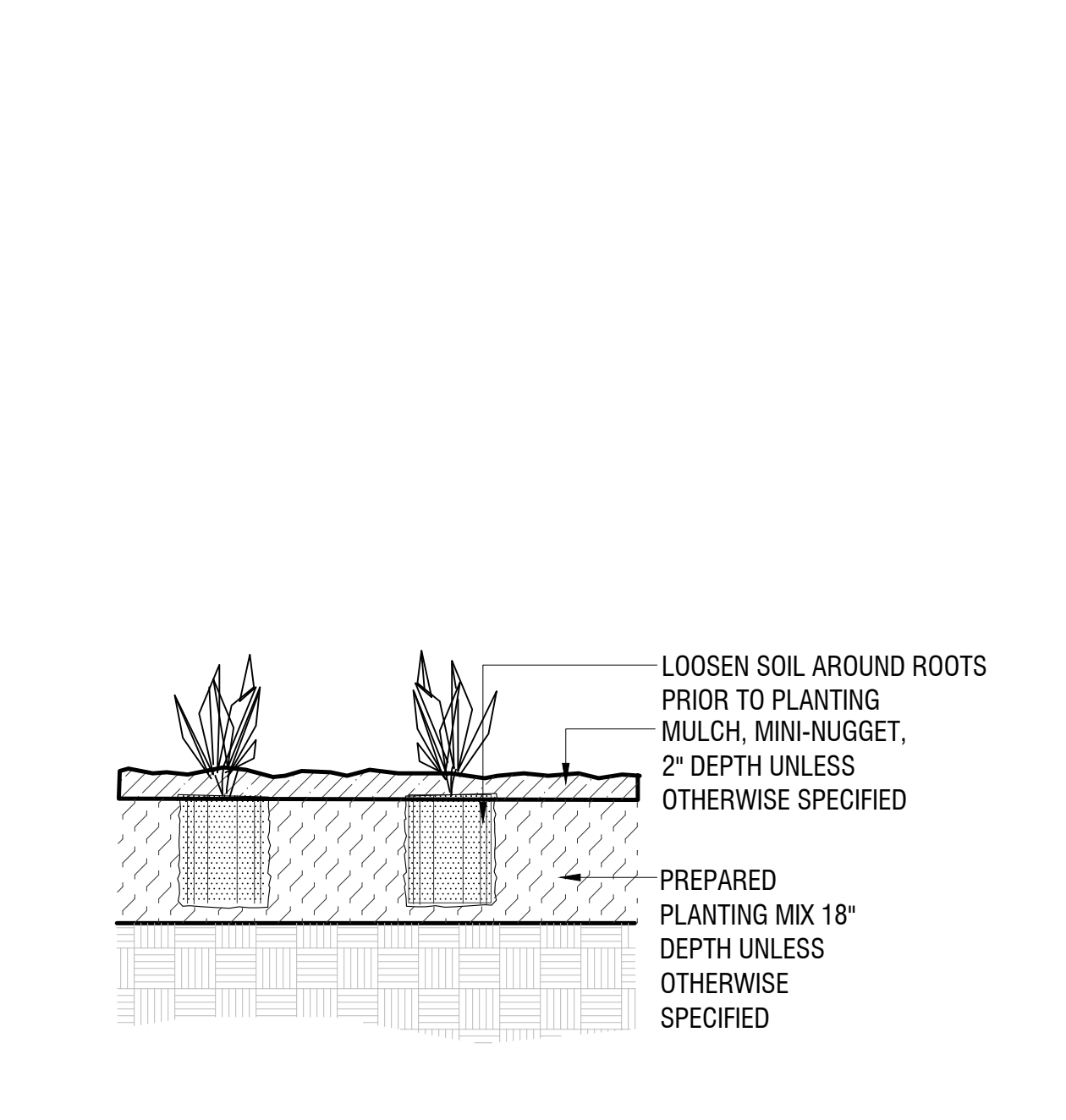
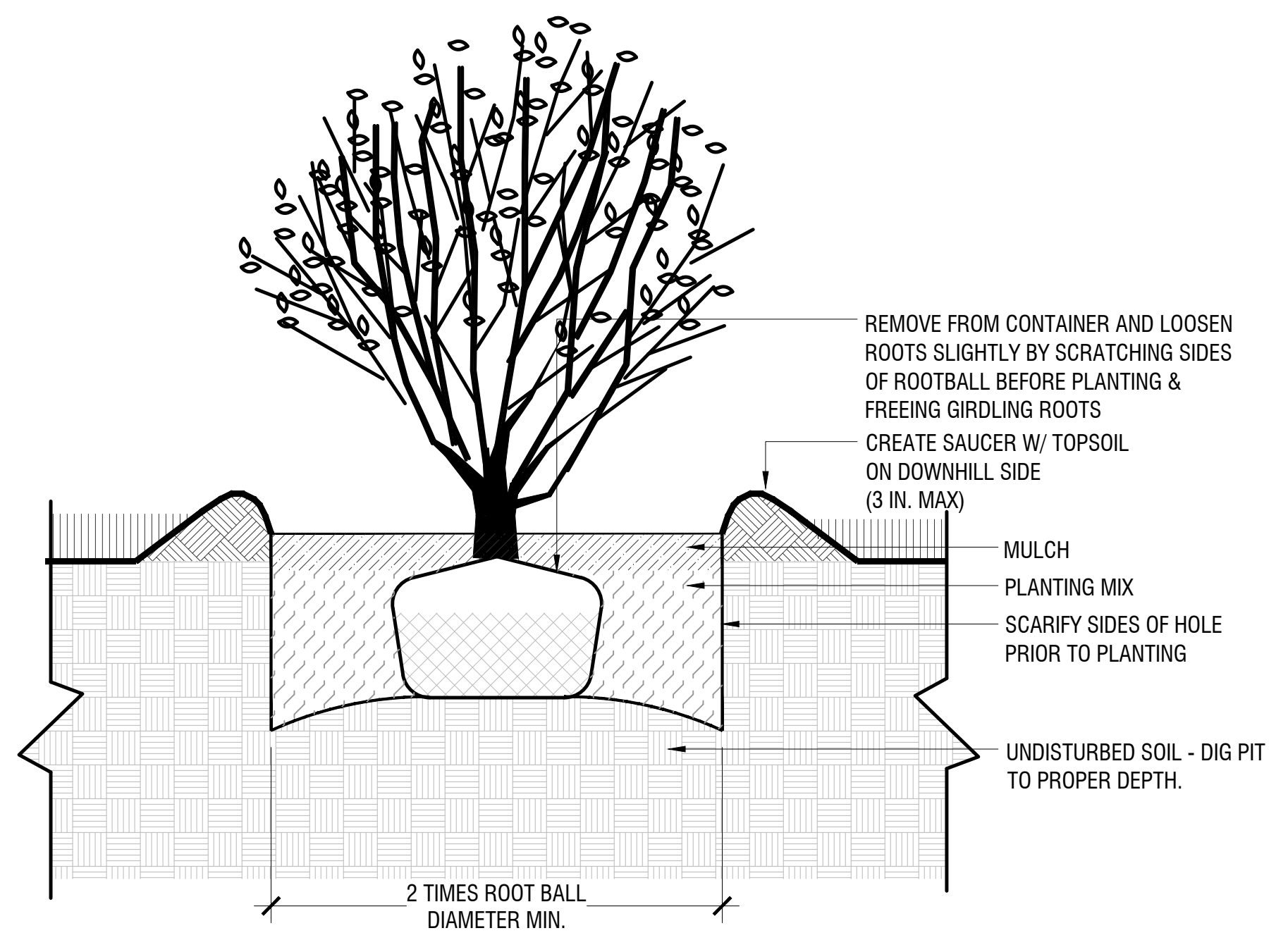
REVISIONS	DATE



1 DECIDUOUS TREE PLANTING
N.T.S.

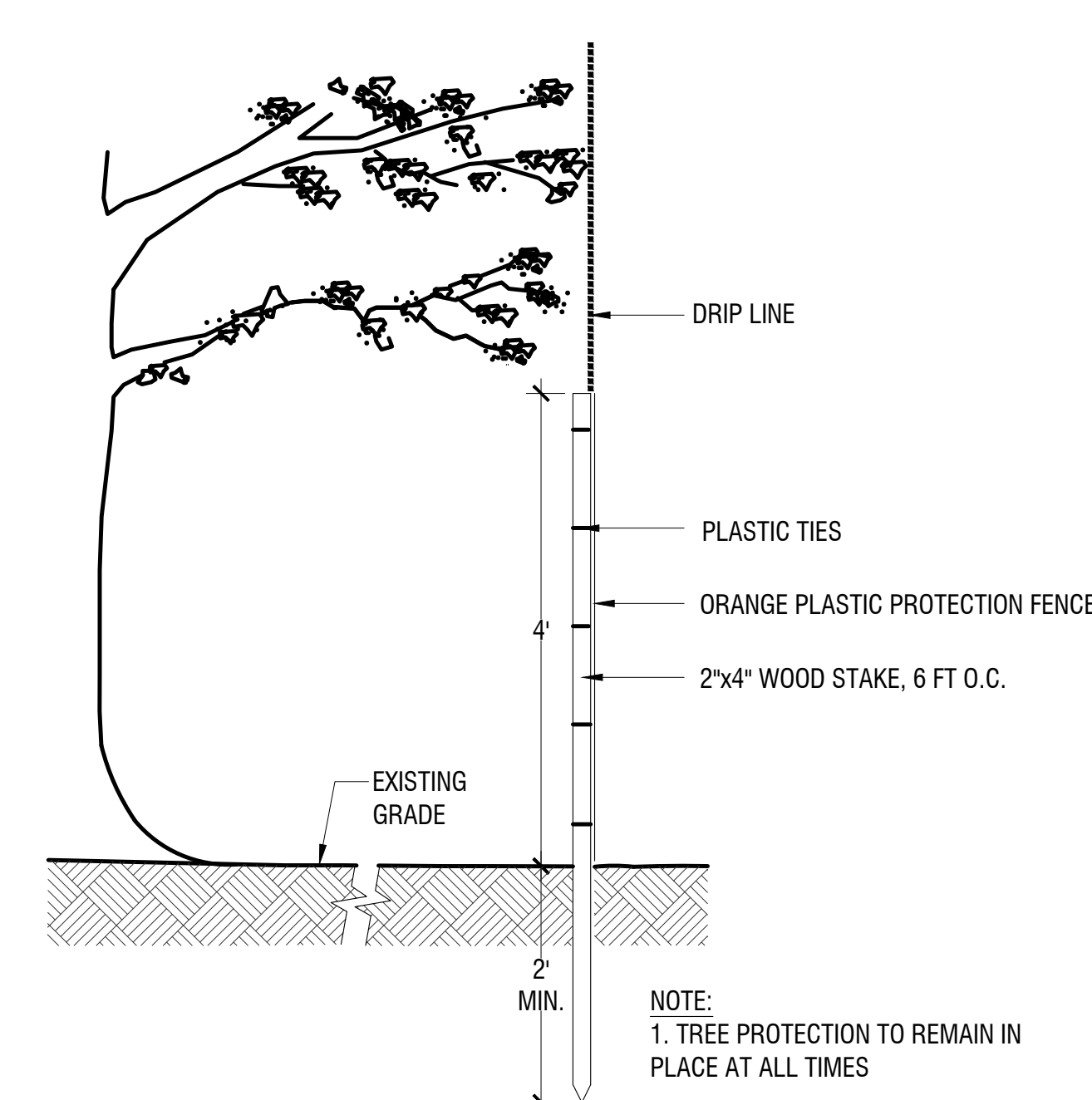
2 MULTI-STEM TREE PLANTING
N.T.S.

3 EVERGREEN TREE PLANTING
N.T.S.



4 SHRUB PLANTING
1"=1'-0"

5 PERENNIAL PLANTING
1"=1'-0"



6 TREE PROTECTION
1"=1'-0"

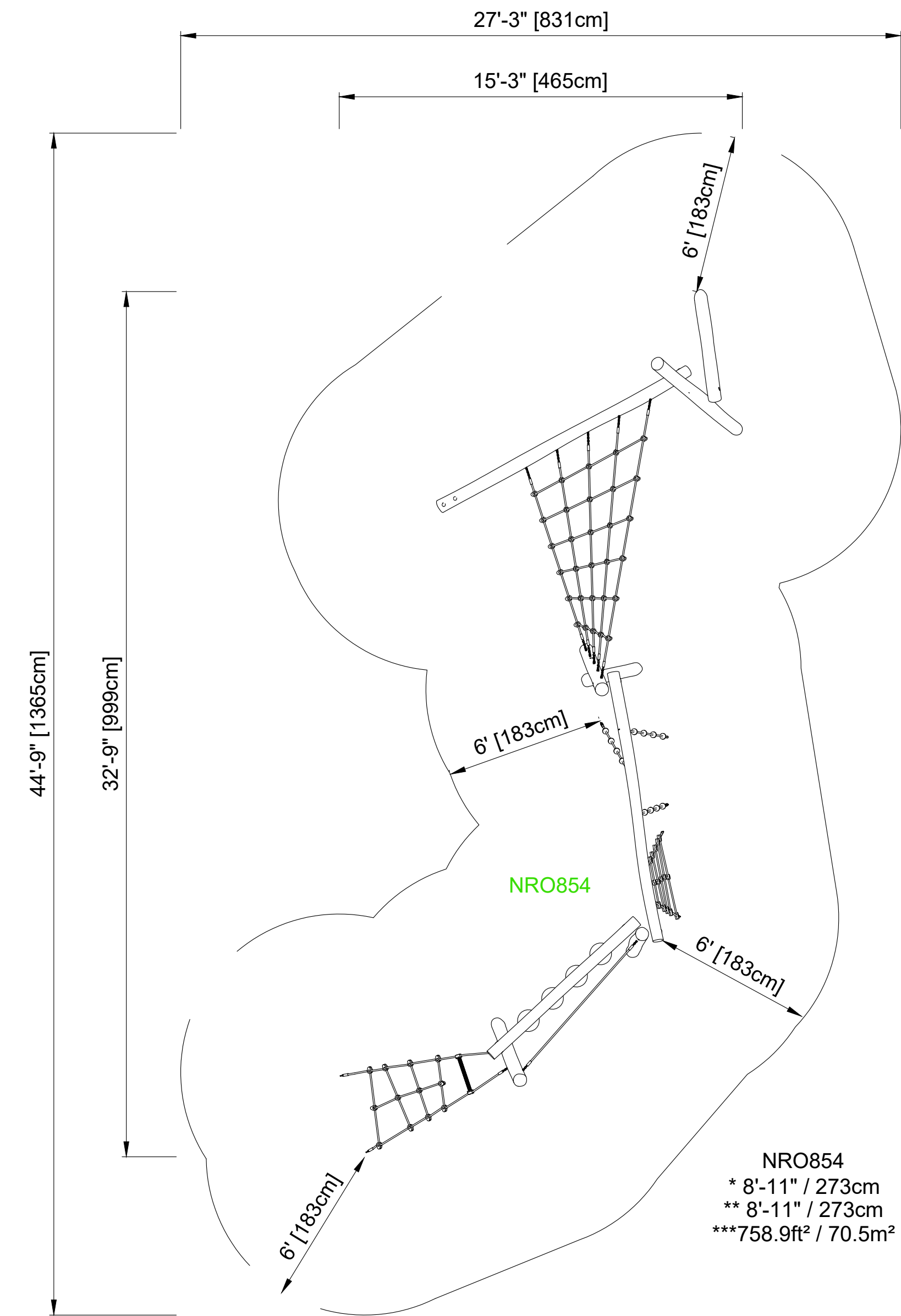
SITE DETAIL KEYNOTES:

1.0	PAVEMENTS, RAMPS, CURBS	DETAIL / SHEET
1.1	STONE DUST PAVING	1/L4-00
1.2	CIP CONCRETE PAVING	2/L4-00
1.3	PLAY AREA SURFACE	4/L4-00
1.4	GRASS PAVERS	6/L4-00
2.0	JOINTING	
X'X	NOT USED AT THIS TIME	X'XX-XX
3.0	STEPS	
3.1	CONC. STEPS	2/L4-03
4.0	SITE WALLS/ EMBANKMENTS	
X'X	NOT USED AT THIS TIME	X'XX-XX
5.0	SITE FURNITURE	
5.1	BLOC BENCH W/O ARMRESTS OR BACK	1/L4-06
5.2	BLOC BENCH W/ ARMREST	2/L4-06
5.3	BLOC BENCH W/O ARMREST	3/L4-06
5.4	STOOP PICNIC TABLE	4/L4-06
5.5	LOUNGE TABLE	5/L4-06
5.6	TRASH RECEPTACLE	6/L4-06
5.7	BLOC CHAIR	7/L4-06
5.8	STOOP BENCH	1/L4-07
5.9	PLINTH BIKE RACK	2/L4-07
5.10	STANDARD PLANTER WITH CASTERS	2/L4-07
5.11	COMMUNITY GARDEN PLANTER BENCHES	1/L4-05
6.0	RAILINGS, BARRIERS, FENCING	
6.1	SOLID WASTE ENCLOSURE	1/L4-04
6.2	WOODEN FENCE	7/L4-00
6.3	STAIR RAILING	3/L4-03

7.0	SITE LIGHTING	DETAIL / SHEET
7.1	LIGHT POLE BASE	5/L4-00
7.2	FESTOON LIGHT POLE	2/L4-05
8.0	DRAINAGE	
X'X	NOT USED AT THIS TIME	X'XX-XX
9.0	PLANTING AND LANDSCAPE	
9.1	DECIDUOUS TREE PLANTING	1/L4-01
9.2	MULTI-STEM TREE PLANTING	2/L4-01
9.3	EVERGREEN TREE PLANTING	3/L4-01
9.4	SHRUBS PLANTING	4/L4-01
9.5	PERENNIAL PLANTING	5/L4-01
9.6	TREE PROTECTION	6/L4-01
9.7	METAL EDGING	4/L4-00
10.0	MISCELLANEOUS ELEMENTS	
10.1	CHALK WALL	2/L4-02
10.2	HAMMOCK POST	1/L4-03
10.3	BASKETBALL GOAL	3/L4-02
10.4	PLAYGROUND EQUIPMENT	1/L4-02
10.5	DOUBLE-SIDED ENTRY SIGN	4/L4-07

SITE DETAIL KEYNOTES:

1.0	PAVEMENTS, RAMPS, CURBS	DETAIL / SHEET	7.0	SITE LIGHTING	DETAIL / SHEET
1.1	STONE DUST PAVING	1/L4-00	7.1	LIGHT POLE BASE	5/L4-00
1.2	CIP CONCRETE PAVING	2/L4-00	7.2	FESTOON LIGHT POLE	2/L4-05
1.3	PLAY AREA SURFACE	4/L4-00			
1.4	GRASS PAVERS	6/L4-00	8.0	DRAINAGE	
			X.X	NOT USED AT THIS TIME	X.XX-XX
2.0	JOINING		9.0	PLANTING AND LANDSCAPE	
X.X	NOT USED AT THIS TIME	X/XX-XX	9.1	DECIDUOUS TREE PLANTING	1/L4-01
3.0	STEPS		9.2	MULTI-STEM TREE PLANTING	2/L4-01
3.1	CONC. STEPS	2/L4-03	9.3	EVERGREEN TREE PLANTING	3/L4-01
4.0	SITE WALLS/ EMBANKMENTS		9.4	SHRUBS PLANTING	4/L4-01
X.X	NOT USED AT THIS TIME	X/XX-XX	9.5	PERENNIAL PLANTING	5/L4-01
5.0	SITE FURNITURE		9.6	TREE PROTECTION	6/L4-01
5.1	BLOC BENCH W/O ARMRESTS OR BACK	1/L4-06	9.7	METAL EDGING	4/L4-00
5.2	BLOC BENCH W/ ARMREST	2/L4-06			
5.3	BLOC BENCH W/O ARMREST	3/L4-06	10.0	MISCELLANEOUS ELEMENTS	
5.4	STOOP PICNIC TABLE	4/L4-06	10.1	CHALK WALL	2/L4-02
5.5	LOUNGE TABLE	5/L4-06	10.2	HAMMOCK POST	1/L4-03
5.6	TRASH RECEPTACLE	6/L4-06	10.3	BASKETBALL GOAL	3/L4-02
5.7	BLOC CHAIR	7/L4-06	10.4	PLAYGROUND EQUIPMENT	1/L4-02
5.8	STOOP BENCH	1/L4-07	10.5	DOUBLE-SIDED ENTRY SIGN	4/L4-07
5.9	PLINTH BIKE RACK	2/L4-07			
5.10	STANDARD PLANTER WITH CASTERS	2/L4-07			
5.11	COMMUNITY GARDEN PLANTER BENCHES	1/L4-05			
6.0	RAILINGS, BARRIERS, FENCING				
6.1	SOLID WASTE ENCLOSURE	1/L4-04			
6.2	WOODEN FENCE	7/L4-00			
6.3	STAIR RAILING	3/L4-03			



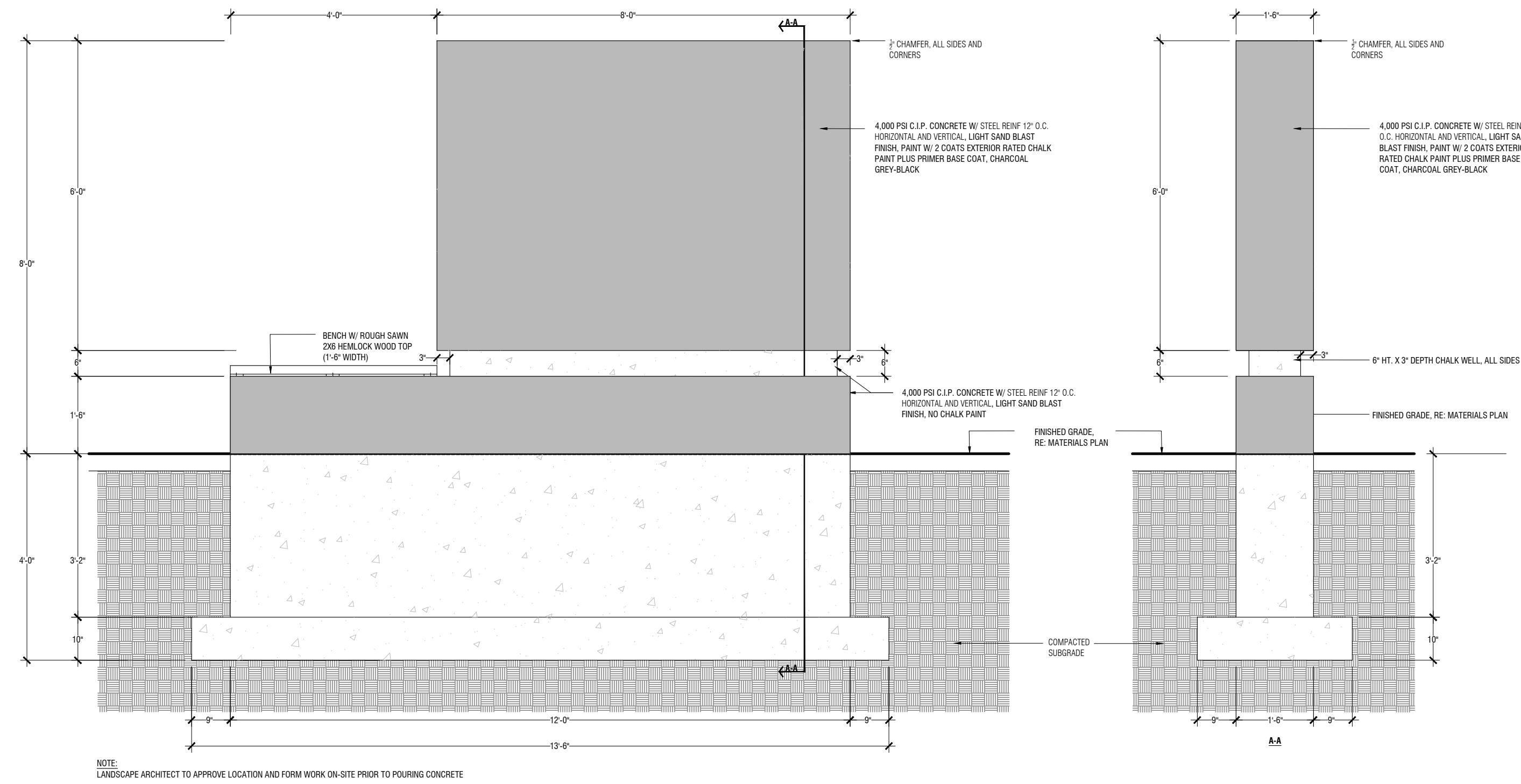
1 PLAYGROUND EQUIPMENT
1":4'-0"

10.4

PRODUCT: KOMPAN 'PARKOUR 4'
MATERIAL: ROBINA WOOD
FOR ORDERING INFORMATION:
KOMPAN REP: PERRY TRACHTEN
DIRECT SALES REPRESENTATIVE - NEW ENGLAND
P: 203-915-2730
E: PerTra@Kompan.com

NOTE: RE MFR SPEC FOR
1. FOOTING PLACEMENT AND ASSEMBLY
2. PLACEMENT OF FOOTINGS TO BE SEATED IN FIELD
PRIOR TO CONSTRUCTION AND SUBJECT TO APPROVAL
BY LANDSCAPE ARCHITECT

2 CHALK WALL
1":4'-0"

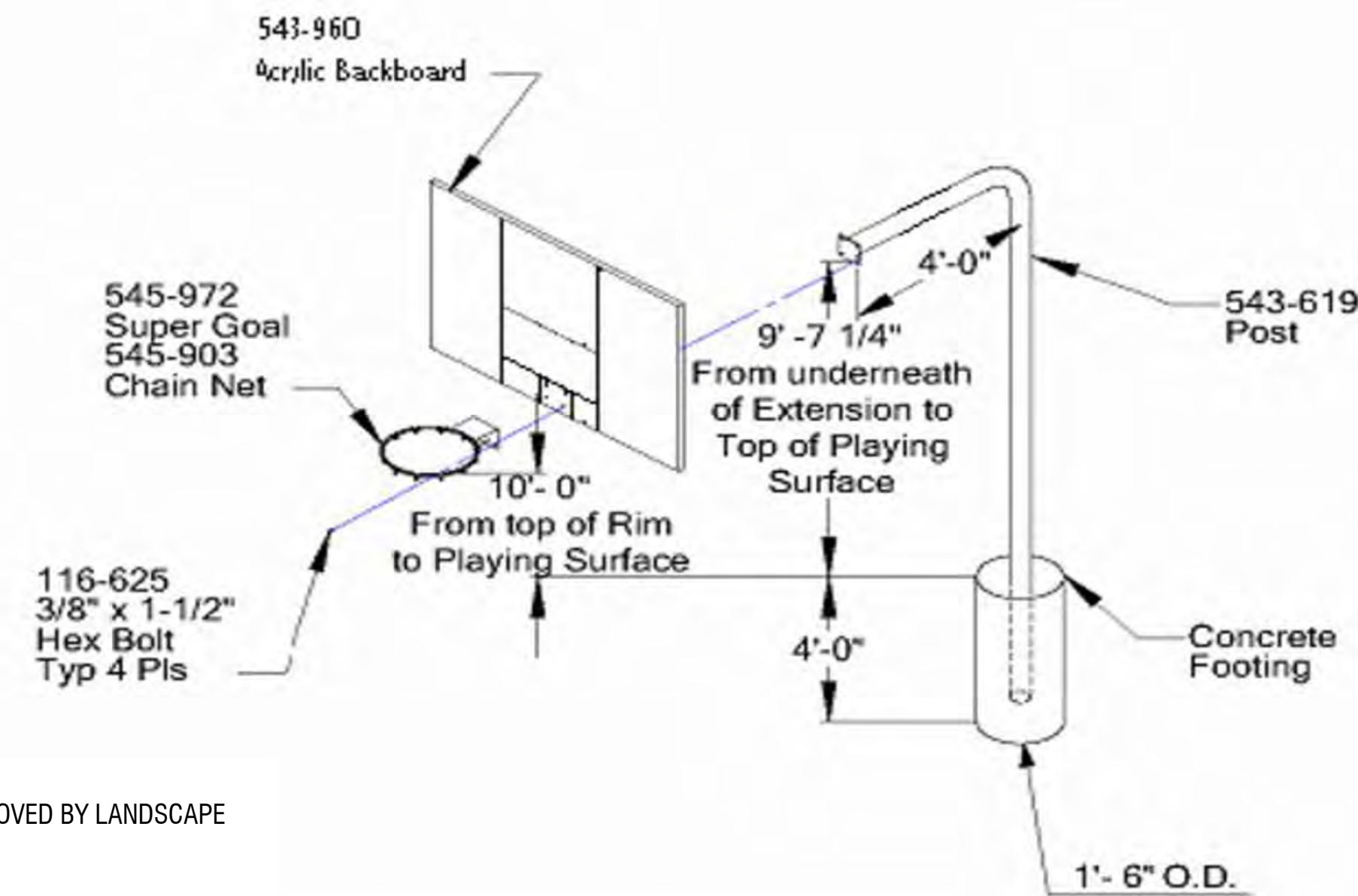


10.1

3 BASKET BALL GOAL
N.T.S.

PRODUCT: HEAVY DUTY BASKETBALL
GOAL BENT POST, ACRYLIC RECTANGLE
BACKBOARD
MANUFACTURER: SPORTSPLAY
SKU: 541-916
FOR ORDERING INFORMATION:
WILLYGOAT TOYS & PLAYGROUNDS
888-920-4628

NOTE:
FINAL PLACEMENT TO BE STAKED IN FIELD AND APPROVED BY LANDSCAPE
ARCHITECT PRIOR TO CONSTRUCTION



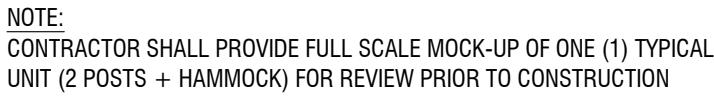
10.3

1.0	PAVEMENTS, RAMPS, CURBS	DETAIL / SHEET
1.1	STONE DUST PAVING	1/L4-00
1.2	CIP CONCRETE PAVING	2/L4-00
1.3	PLAY AREA SURFACE	4/L4-00
1.4	GRASS PAVERS	6/L4-00
2.0	JOINTING	
	XX NOT USED AT THIS TIME	X/XX-XX
3.0	STEPS	
3.1	CONC. STEPS	2/L4-03
4.0	SITE WALLS/ EMBANKMENTS	
	XX NOT USED AT THIS TIME	X/XX-XX
5.0	SITE FURNITURE	
5.1	BLOC BENCH W/O ARMPRESTS OR BACK	1/L4-06
5.2	BLOC BENCH W/ ARMPREST	2/L4-06
5.3	BLOC BENCH W/O ARMPREST	3/L4-06
5.4	STOOP PICNIC TABLE	4/L4-06
5.5	LOUNGE TABLE	5/L4-06
5.6	TRASH RECEPTACLE	6/L4-06
5.7	BLOCK CHAIR	7/L4-06
5.8	STOOP BENCH	1/L4-07
5.9	PLINTH BIKE RACK	2/L4-07
5.10	STANDARD PLANTER WITH CASTERS	2/L4-07
5.11	COMMUNITY GARDEN PLANTER BENCHES	1/L4-05
6.0	RAILINGS, BARRIERS, FENCING	
6.1	SOLID WASTE ENCLOSURE	1/L4-04
6.2	WOODEN FENCE	7/L4-00
6.3	STEEL RAILING	3/L4-03

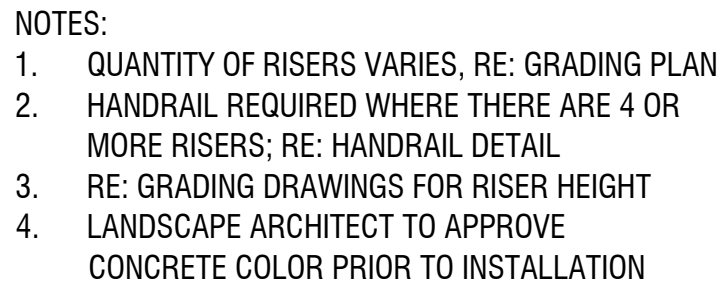
SITE LIGHTING		DETAIL / SHEET
7.0	7.1 LIGHT POLE BASE	5/L-40
	7.2 FESTOON LIGHT POLE	2/L-45
DRAINAGE		
8.0	XX NOT USED AT THIS TIME	X/XX-XX
PLANTING AND LANDSCAPE		
9.0	9.1 DECIDUOUS TREE PLANTING	1/L-41
	9.2 MULTI-STEM TREE PLANTING	2/L-41
	9.3 EVERGREEN TREE PLANTING	3/L-41
	9.4 SHRUB PLANTING	4/L-41
	9.5 PERENNIAL PLANTING	5/L-41
	9.6 TREE PROTECTION	6/L-41
	9.7 METAL EDGING	4/L-90
MISCELLANEOUS ELEMENTS		
10.0	10.1 CHALK WALL	2/L-42
	10.2 HAMMOCK POST	1/L-43
	10.3 BASKETBALL GOAL	3/L-42
	10.4 PLAYGROUND EQUIPMENT	1/L-42
	10.5 DOUBLE-SIDED ENTRY SIGN	4/L-47

10.0	MISCELLANEOUS ELEMENTS	
10.1	CHALK WALL	2/L4-02
10.2	HAMMOCK POST	1/L4-03
10.3	BASKETBALL GOAL	3/L4-02
10.4	PLAYGROUND EQUIPMENT	1/L4-02
10.5	DOUBLE-SIDED ENTRY SIGN	4/L4-07

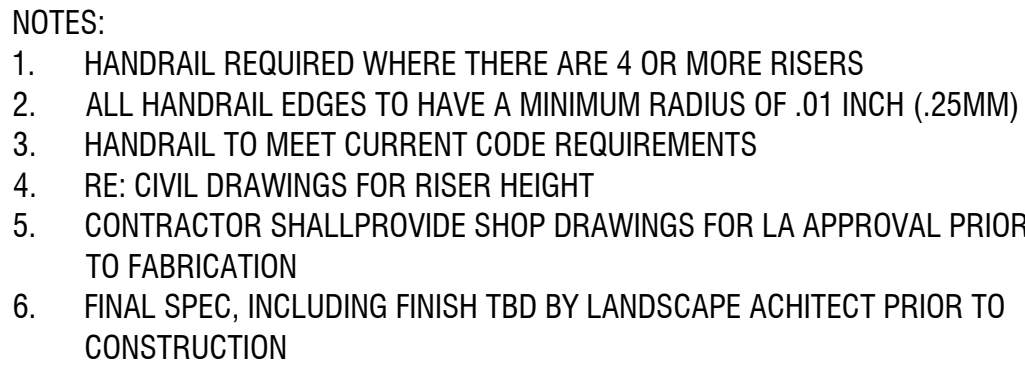
6.0	RAILINGS, BARRIERS, FENCING	
6.1	SOLID WASTE ENCLOSURE	1/L4-04
6.2	WOODEN FENCE	7/L4-00
6.3	STAIR RAILING	3/L4-03



1 HAMMOCK POST DETAIL
1":1'-0"



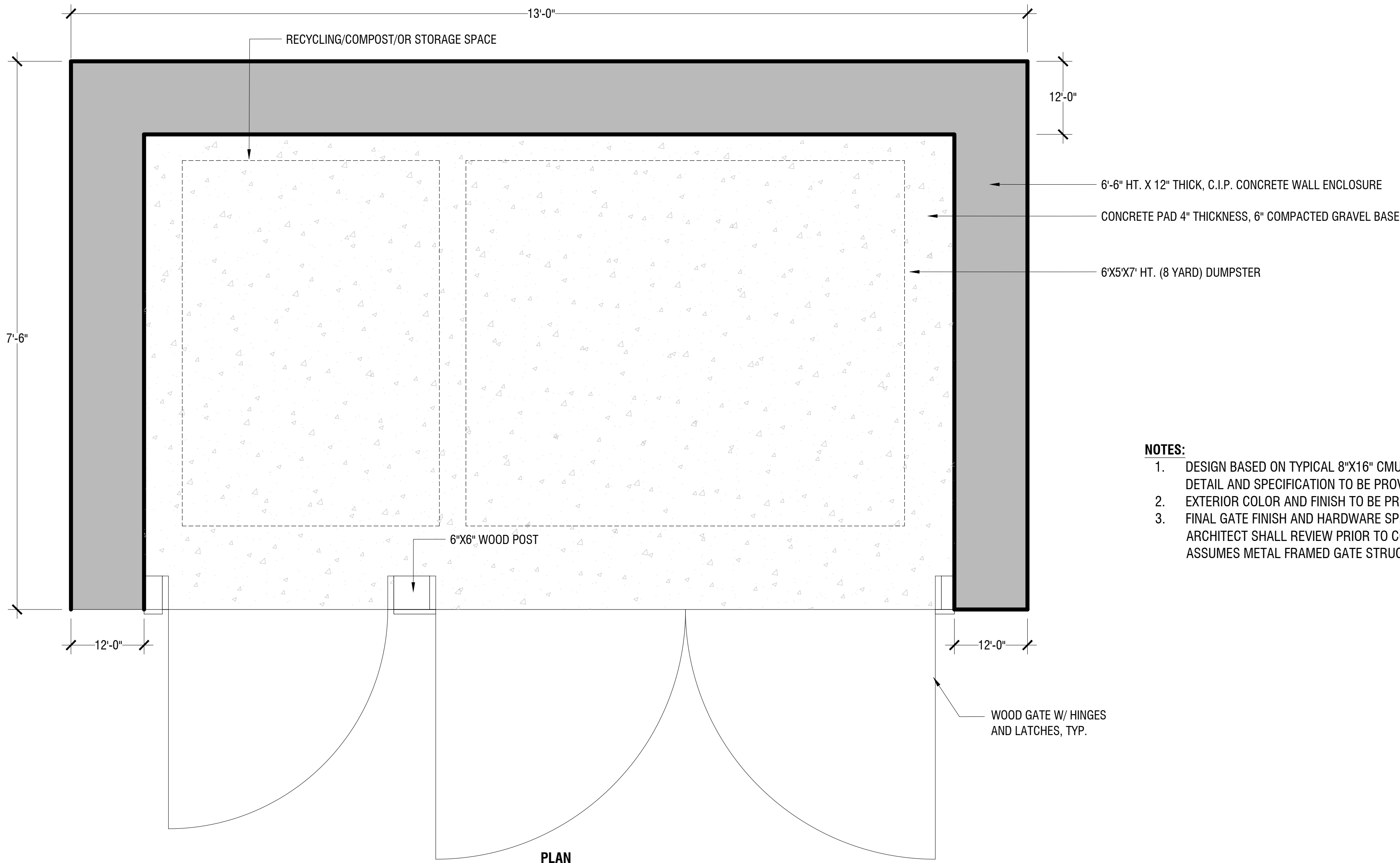
3.1



6.3

SITE DETAIL KEYNOTES:

1.0	PAVEMENTS, RAMPS, CURBS	DETAIL / SHEET	7.0	SITE LIGHTING	DETAIL / SHEET
1.1	STONE DUST PAVING	1/L4-00	7.1	LIGHT POLE BASE	5/L4-00
1.2	CIP CONCRETE PAVING	2/L4-00	7.2	FESTOON LIGHT POLE	2/L4-05
1.3	PLAY AREA SURFACE	4/L4-00			
1.4	GRASS PAVERS	6/L4-00			
2.0	JOINTING		8.0	DRAINAGE	
XX	NOT USED AT THIS TIME	X/XX-XX	XX	NOT USED AT THIS TIME	XXX-XX
3.0	STEPS		9.0	PLANTING AND LANDSCAPE	
3.1	CONC. STEPS	2/L4-03	9.1	DECIDUOUS TREE PLANTING	1/L4-01
4.0	SITE WALLS/ EMBANKMENTS		9.2	MULTI-STEM TREE PLANTING	2/L4-01
XX	NOT USED AT THIS TIME	X/XX-XX	9.3	EVERGREEN TREE PLANTING	3/L4-01
5.0	SITE FURNITURE		9.4	SHRUBS PLANTING	4/L4-01
5.1	BLOC BENCH W/O ARMRESTS OR BACK	1/L4-06	9.5	PERENNIAL PLANTING	5/L4-01
5.2	BLOC BENCH W/ ARMREST	2/L4-06	9.6	TREE PROTECTION	6/L4-01
5.3	BLOC BENCH W/O ARMREST	3/L4-06	9.7	METAL EDGING	4/L4-00
5.4	STOOP PICNIC TABLE	4/L4-06			
5.5	LOUNGE TABLE	5/L4-06			
5.6	TRASH RECEPTACLE	6/L4-06			
5.7	BLOC CHAIR	7/L4-06			
5.8	STOOP BENCH	1/L4-07			
5.9	PLINTH BIKE RACK	2/L4-07			
5.10	STANDARD PLANTER WITH CASTERS	2/L4-07			
5.11	COMMUNITY GARDEN PLANTER BENCHES	1/L4-05			
6.0	RAILINGS, BARRIERS, FENCING				
6.1	SOLID WASTE ENCLOSURE	1/L4-04			
6.2	WOODEN FENCE	7/L4-00			
6.3	STAIR RAILING	3/L4-03			



- NOTES:
- DESIGN BASED ON TYPICAL 8"X16" CMU BLOCK CONSTRUCTION. FINAL DETAIL AND SPECIFICATION TO BE PROVIDED.
 - EXTERIOR COLOR AND FINISH TO BE PROVIDED.
 - FINAL GATE FINISH AND HARDWARE SPEC TBD. LANDSCAPE ARCHITECT SHALL REVIEW PRIOR TO CONSTRUCTION. DETAIL ASSUMES METAL FRAMED GATE STRUCTURE WITH WOOD INFILL.

1 SOLID WASTE ENCLOSURE
1"=1'

6.1



ACETO LANDSCAPE ARCHITECTS
207.221.3390 | ACETOLA.COM

SEAL

PROJECT TITLE

LAMBERT NORTH
PORTLAND, ME

PREPARED FOR

Lambert Woods North LLC.

c/o Preservation of Affordable
Housing, Inc.
2 Oliver Street, Suite 500
Boston, MA 02109

REVISIONS

DATE

ISSUE DATE

MAJOR SITE PLAN
AMENDMENT
JUNE 17, 2024

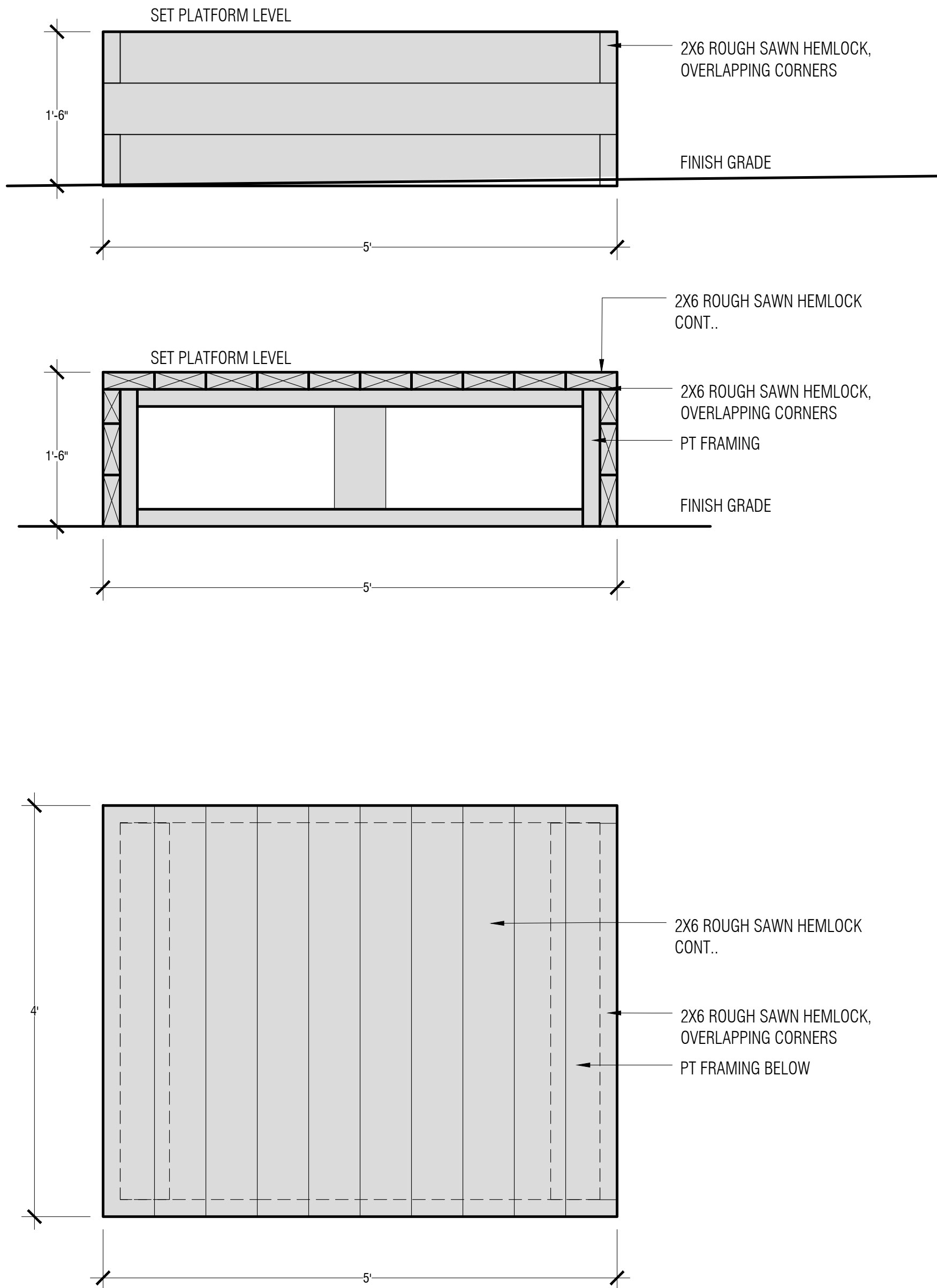
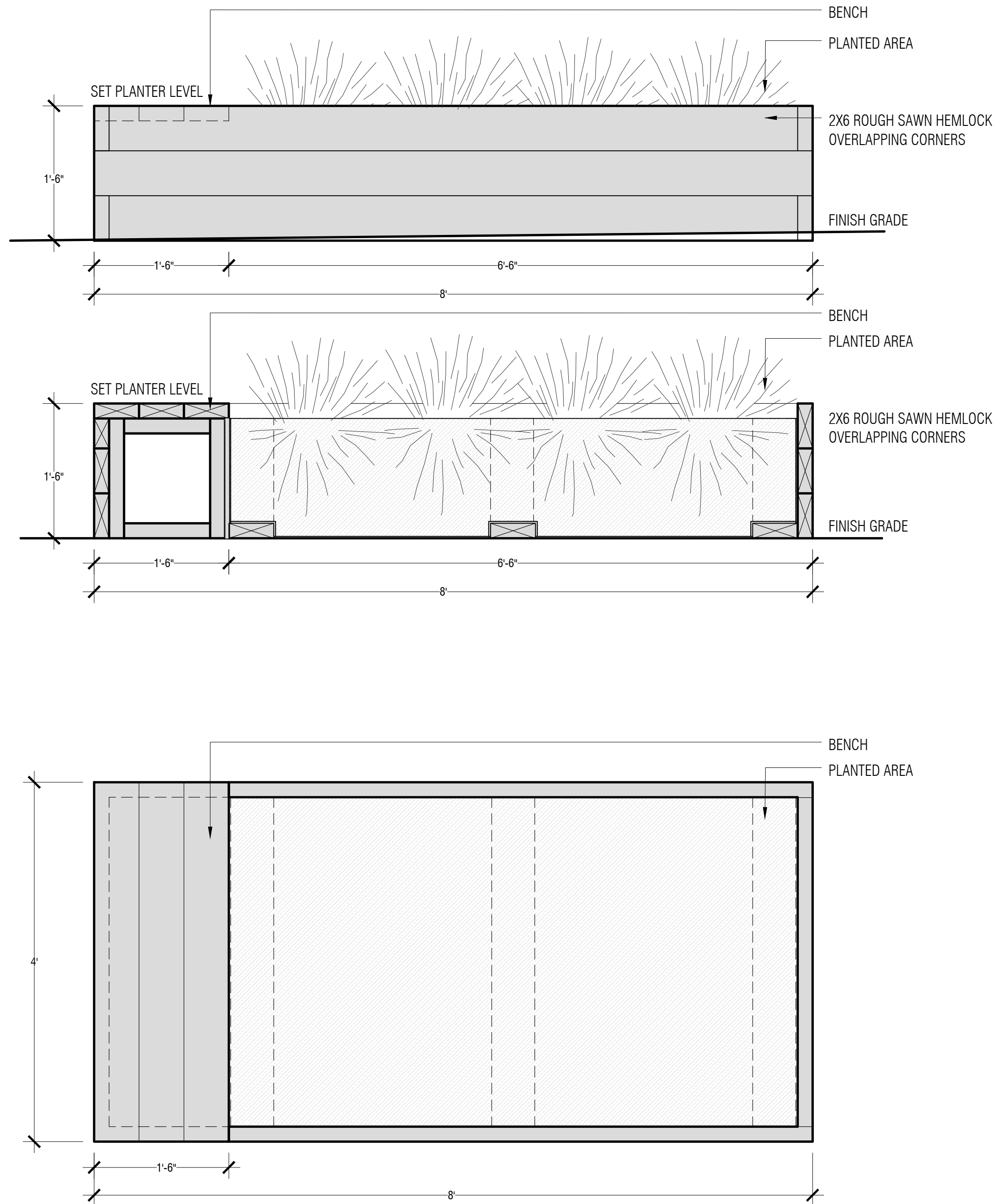
SHEET TITLE

SITE DETAILS

SHEET INFORMATION

L 4-04

NOT FOR CONSTRUCTION

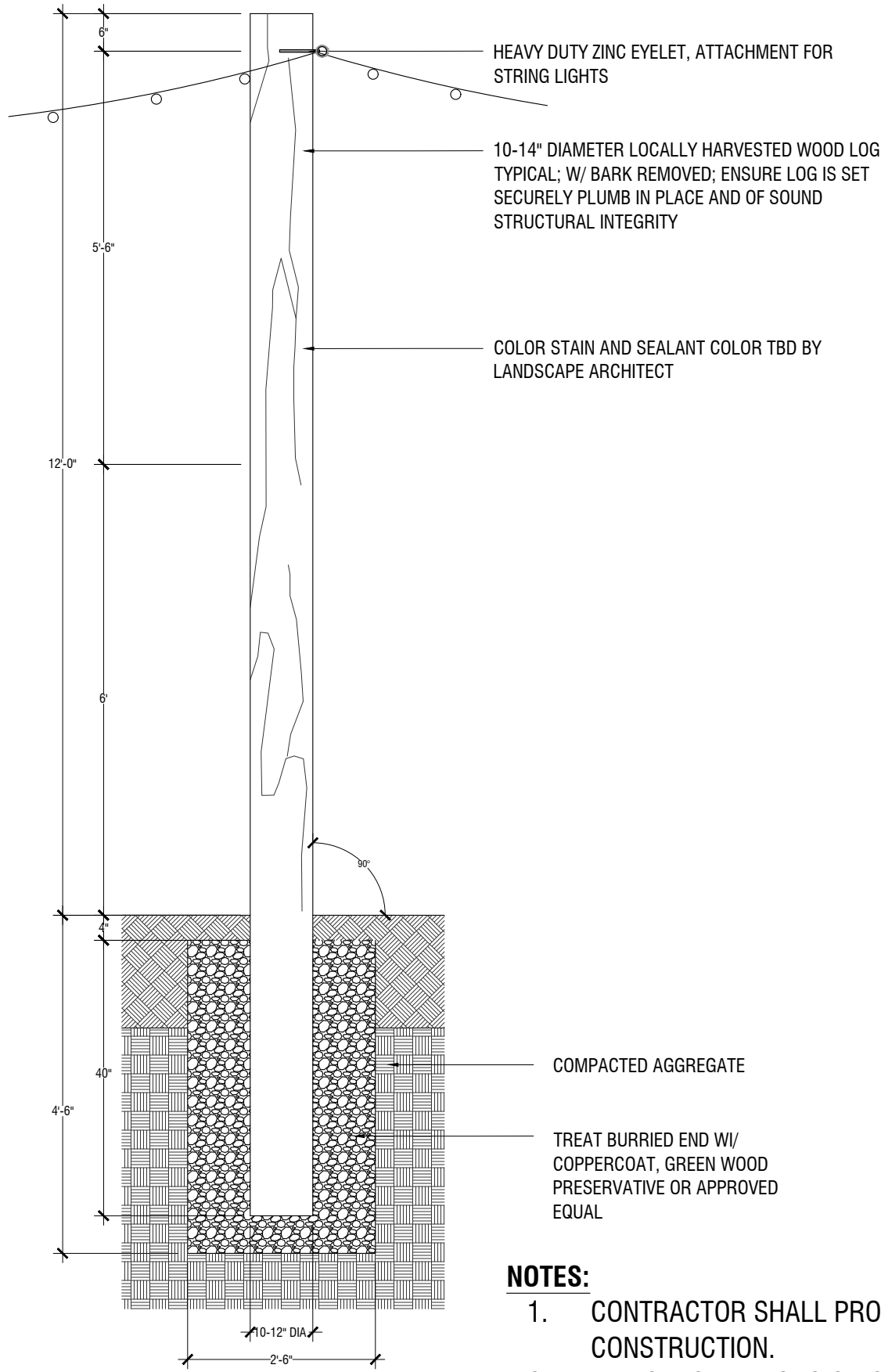


- NOTES:
- CONTRACTOR SHALL PROVIDE SAMPLE OF WOOD PRIOR TO CONSTRUCTION.
 - ANY SUBSTITUTIONS OR CHANGES SHALL BE SUBJECT TO REVIEW OF LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

SITE DETAIL KEYNOTES:

1.0	PAVEMENTS, RAMPS, CURBS	DETAIL / SHEET
1.1	STONE DUST PAVING	1/L4-00
1.2	CIP CONCRETE PAVING	2/L4-00
1.3	PLAY AREA SURFACE	4/L4-00
1.4	GRASS PAVERS	6/L4-00
2.0	JOINING	
X.X	NOT USED AT THIS TIME	X/XX-XX
3.0	STEPS	
3.1	CONC. STEPS	2/L4-03
4.0	SITE WALLS/ EMBANKMENTS	
X.X	NOT USED AT THIS TIME	X/XX-XX
5.0	SITE FURNITURE	
5.1	BLOC BENCH W/O ARMRESTS OR BACK	1/L4-06
5.2	BLOC BENCH W/ ARMREST	2/L4-06
5.3	BLOC BENCH W/O ARMREST	3/L4-06
5.4	STOOP PICNIC TABLE	4/L4-06
5.5	LOUNGE TABLE	5/L4-06
5.6	TRASH RECEPTACLE	6/L4-06
5.7	BLOC CHAIR	7/L4-06
5.8	STOOP BENCH	1/L4-07
5.9	PLINTH BIKE RACK	2/L4-07
5.10	STANDARD PLANTER WITH CASTERS	2/L4-07
5.11	COMMUNITY GARDEN PLANTER BENCHES	1/L4-05
6.0	RAILINGS, BARRIERS, FENCING	
6.1	SOLID WASTE ENCLOSURE	1/L4-04
6.2	WOODEN FENCE	7/L4-00
6.3	STAIR RAILING	3/L4-03

7.0	SITE LIGHTING	DETAIL / SHEET
7.1	LIGHT POLE BASE	5/L4-00
7.2	FESTOON LIGHT POLE	2/L4-05
8.0	DRAINAGE	
X.X	NOT USED AT THIS TIME	X/XX-XX
9.0	PLANTING AND LANDSCAPE	
9.1	DECIDUOUS TREE PLANTING	1/L4-01
9.2	MULTI-STEM TREE PLANTING	2/L4-01
9.3	EVERGREEN TREE PLANTING	3/L4-01
9.4	SHRUBS PLANTING	4/L4-01
9.5	PERENNIAL PLANTING	5/L4-01
9.6	TREE PROTECTION	6/L4-01
9.7	METAL EDGING	4/L4-00
10.0	MISCELLANEOUS ELEMENTS	
10.1	CHALK WALL	2/L4-02
10.2	HAMMOCK POST	1/L4-03
10.3	BASKETBALL GOAL	3/L4-02
10.4	PLAYGROUND EQUIPMENT	1/L4-02
10.5	DOUBLE-SIDED ENTRY SIGN	4/L4-07



- NOTES:
- CONTRACTOR SHALL PROVIDE SAMPLE OF WOOD PRIOR TO CONSTRUCTION.
 - ANY SUBSTITUTIONS OR CHANGES SHALL BE SUBJECT TO REVIEW OF LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

1 COMMUNITY GARDEN PLANTER BENCHES
N.T.S.

5.11

2 FESTOON LIGHT POST
1"=2'-0"

7.2

ALM
ACETO LANDSCAPE ARCHITECTS
207 221 3390 | ACETOLA.COM

SEAL

PROJECT TITLE

LAMBERT NORTH
PORTLAND, ME

PREPARED FOR

Lambert Woods North LLC.
c/o Preservation of Affordable
Housing, Inc.
2 Oliver Street, Suite 500
Boston, MA 02109

REVISIONS

REVISIONS	DATE

ISSUE DATE

MAJOR SITE PLAN
AMENDMENT
JUNE 17, 2024

SHEET TITLE

SITE DETAILS

SHEET INFORMATION

L 4-05

NOT FOR CONSTRUCTION

SITE DETAIL KEYNOTES:

1.0	PAVEMENTS, RAMPS, CURBS	DETAIL / SHEET
1.1	STONE DUST PAVING	1/L4-00
1.2	CIP CONCRETE PAVING	2/L4-00
1.3	PLAY AREA SURFACE	4/L4-00
1.4	GRASS PAVERS	6/L4-00
2.0	JOINTING	
XX	NOT USED AT THIS TIME	X/XX-XX
3.0	STEPS	
3.1	CONC. STEPS	2/L4-03
4.0	SITE WALLS/ EMBANKMENTS	
XX	NOT USED AT THIS TIME	X/XX-XX
5.0	SITE FURNITURE	
5.1	BLOC BENCH W/O ARMRESTS OR BACK	1/L4-06
5.2	BLOC BENCH W/ ARMREST	2/L4-06
5.3	BLOC BENCH W/O ARMREST	3/L4-06
5.4	STOOP PICNIC TABLE	4/L4-06
5.5	LOUNGE TABLE	5/L4-06
5.6	TRASH RECEPTACLE	6/L4-06
5.7	BLOC CHAIR	7/L4-06
5.8	STOOP BENCH	1/L4-07
5.9	PLINTH BIKE RACK	2/L4-07
5.10	STANDARD PLANTER WITH CASTERS	2/L4-07
5.11	COMMUNITY GARDEN PLANTER BENCHES	1/L4-05
6.0	RAILINGS, BARRIERS, FENCING	
6.1	SOLID WASTE ENCLOSURE	1/L4-04
6.2	WOODEN FENCE	7/L4-00
6.3	STAIR RAILING	3/L4-03

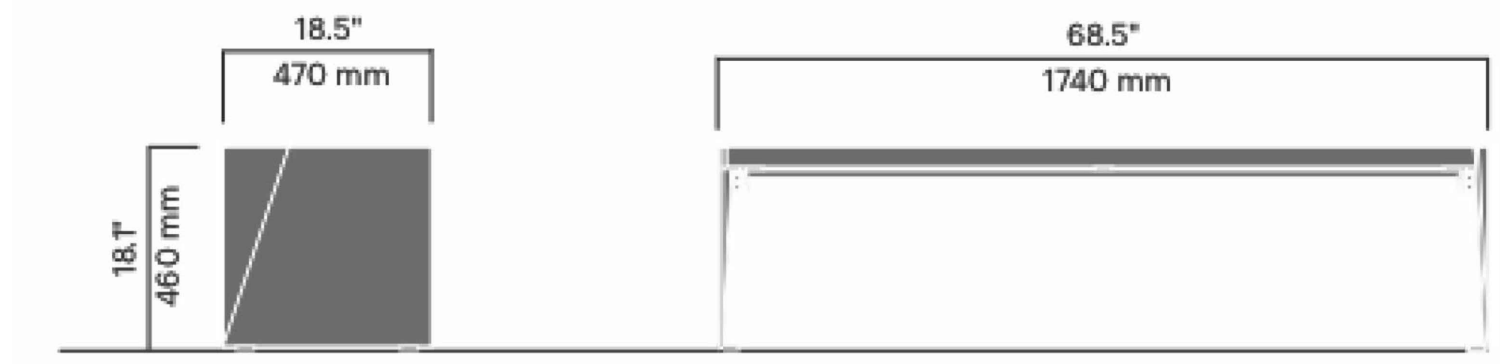
7.0	SITE LIGHTING	DETAIL / SHEET
7.1	LIGHT POLE BASE	5/L4-00
7.2	FESTOON LIGHT POLE	2/L4-05
8.0	DRAINAGE	
XX	NOT USED AT THIS TIME	XXX-XX
9.0	PLANTING AND LANDSCAPE	
9.1	DECIDUOUS TREE PLANTING	1/L4-01
9.2	MULTI-STEM TREE PLANTING	2/L4-01
9.3	EVERGREEN TREE PLANTING	3/L4-01
9.4	SHRUBS PLANTING	4/L4-01
9.5	PERENNIAL PLANTING	5/L4-01
9.6	TREE PROTECTION	6/L4-01
9.7	METAL EDGING	4/L4-00
10.0	MISCELLANEOUS ELEMENTS	
10.1	CHALK WALL	2/L4-02
10.2	HAMMOCK POST	1/L4-03
10.3	BASKETBALL GOAL	3/L4-02
10.4	PLAYGROUND EQUIPMENT	1/L4-02
10.5	DOUBLE-SIDED ENTRY SIGN	4/L4-07

4

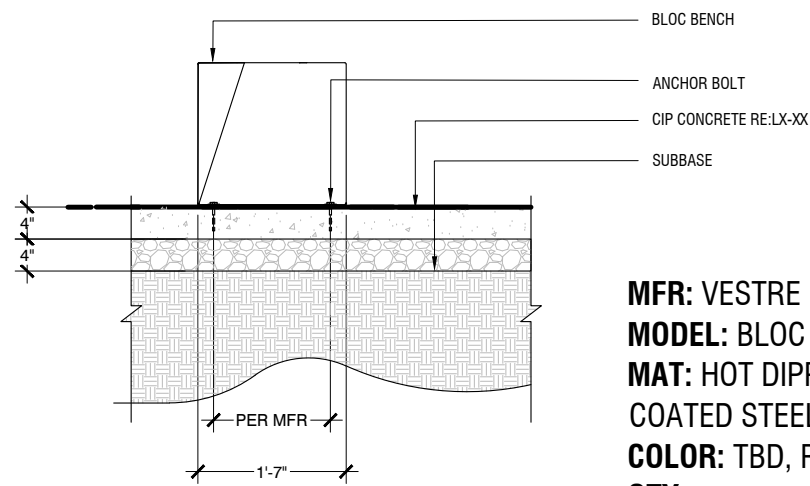
STOOP PICNIC TABLE
N.T.S.

2422-901

5.4



1506



MFR: VESTRE
MODEL: BLOC SEAT 1506
MAT: HOT DIPPED GALVANIZED & POWDER COATED STEEL; WOOD TBD
COLOR: TBD, RAL
QTY:

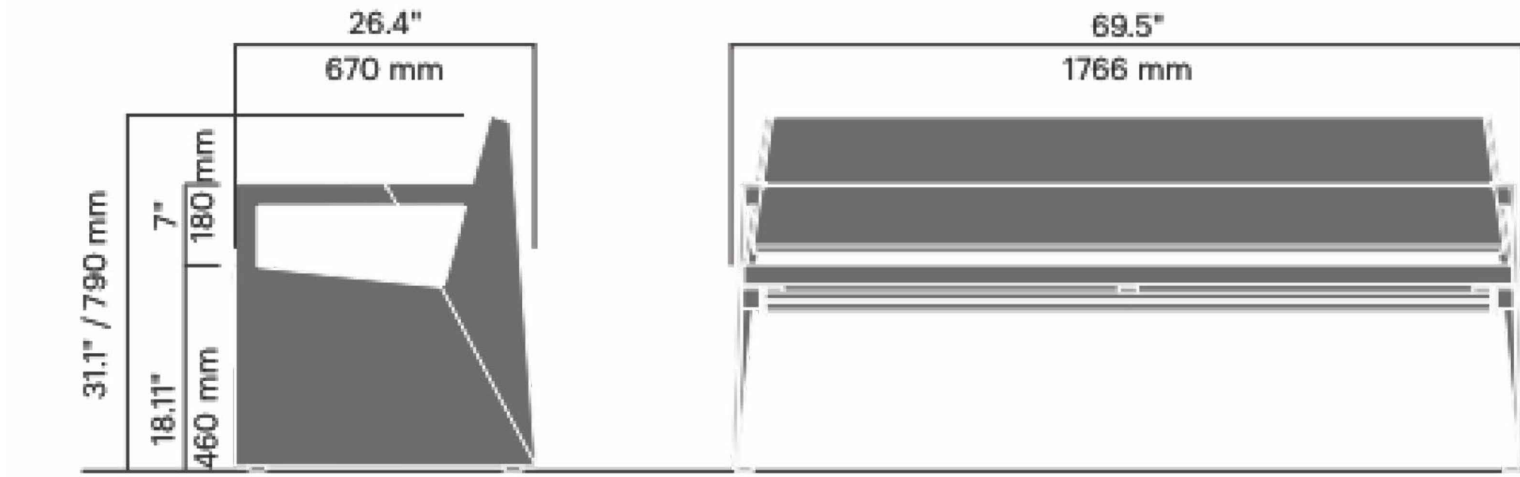
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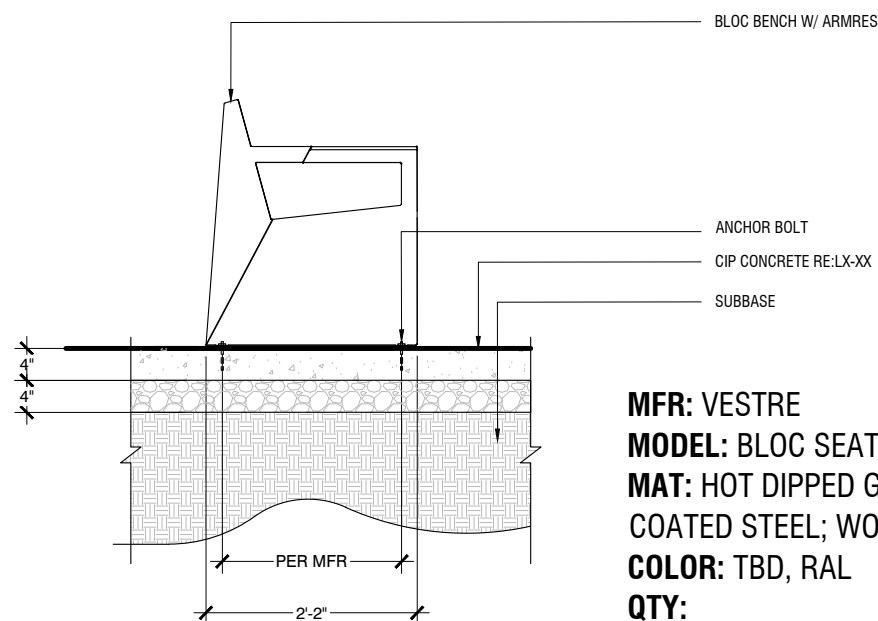
1530

MFR: VESTRE
MODEL: BLOC TABLE/LOUNGE TABLE 1530
MAT: HOT DIPPED GALVANIZED & POWDER COATED STEEL; WOOD TBD
COLOR: TBD, RAL
QTY:

5.5

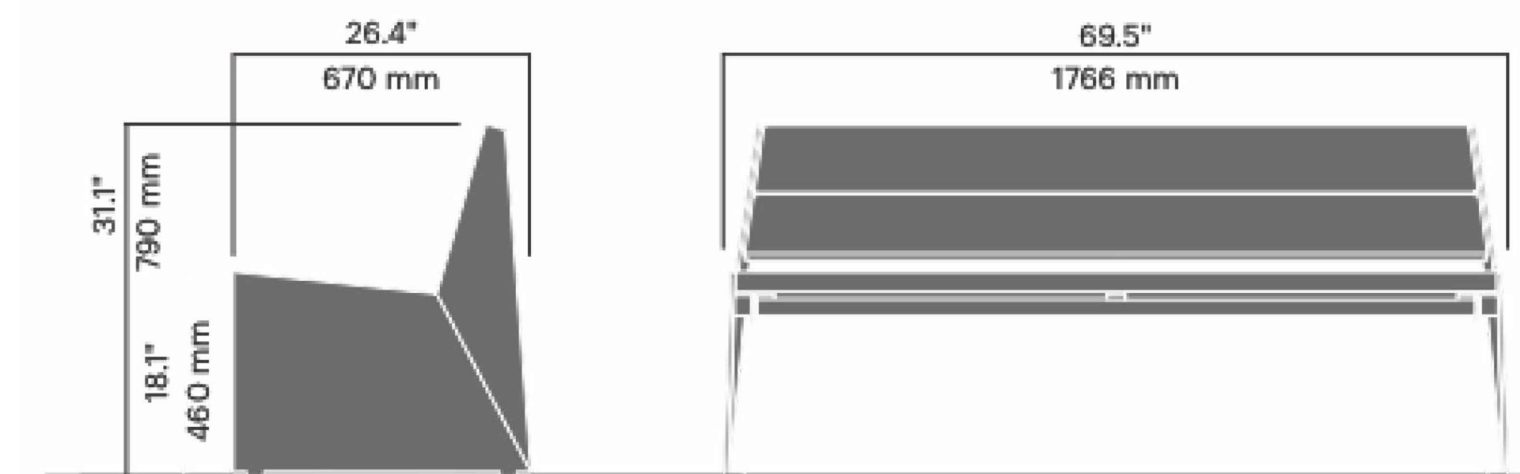


1517-901

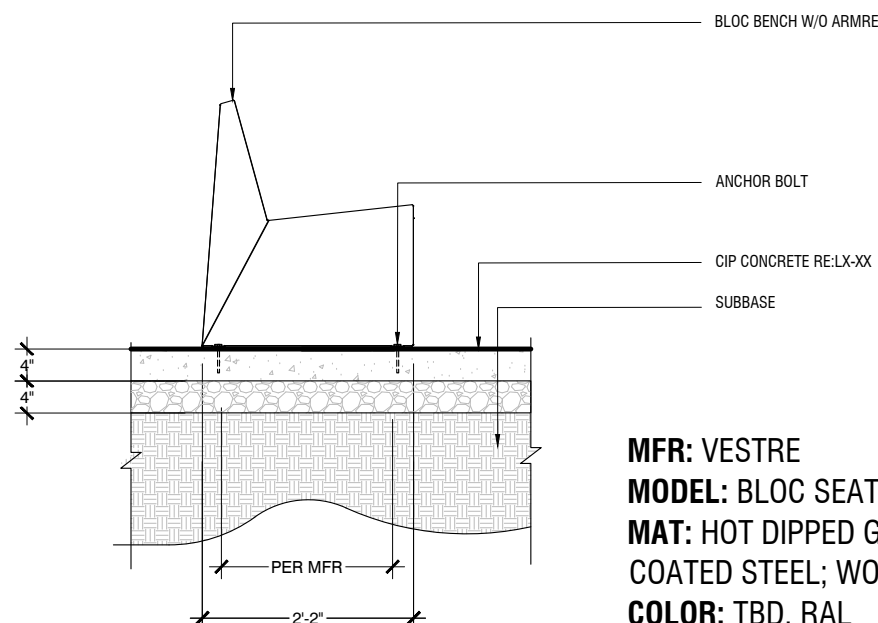


MFR: VESTRE
MODEL: BLOC SEAT 1517-901
MAT: HOT DIPPED GALVANIZED & POWDER COATED STEEL; WOOD TBD
COLOR: TBD, RAL
QTY:

5.2

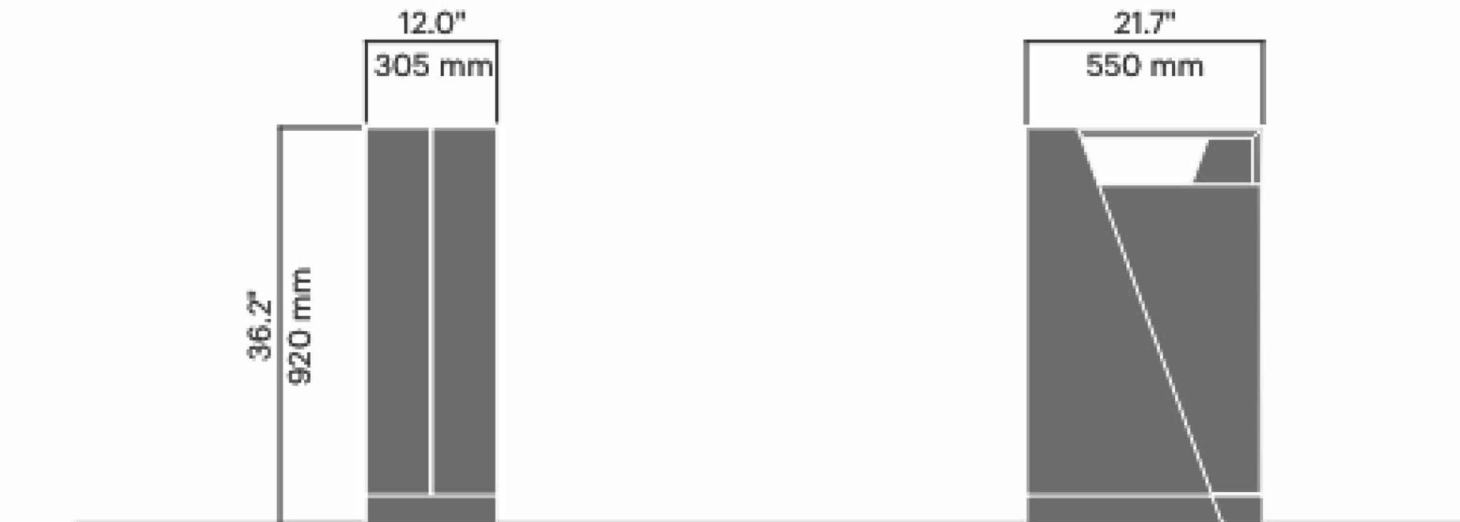


1516-901



MFR: VESTRE
MODEL: BLOC SEAT 1516-901
MAT: HOT DIPPED GALVANIZED & POWDER COATED STEEL; WOOD TBD
COLOR: TBD, RAL
QTY:

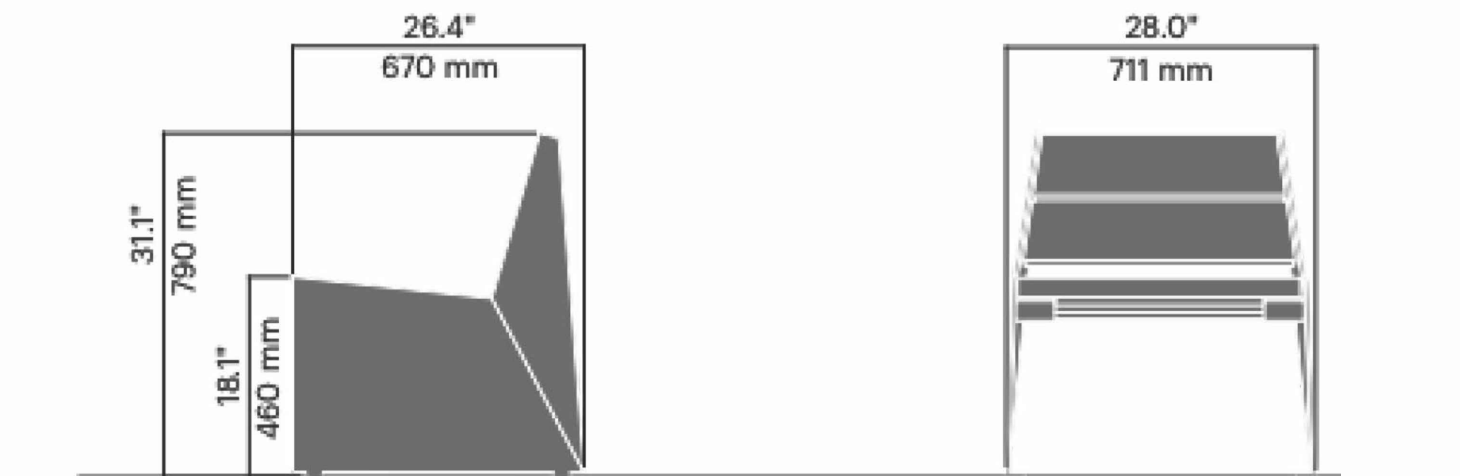
5.3



1542

MFR: VESTRE
MODEL: BLOC LITTR BIN 1542
MAT: HOT DIPPED GALVANIZED & POWDER COATED STEEL; WOOD TBD
COLOR: TBD, RAL
QTY:

5.6



1503

MFR: VESTRE
MODEL: BLOC CHAIR 1503
MAT: HOT DIPPED GALVANIZED & POWDER COATED STEEL; WOOD TBD
COLOR: TBD, RAL
QTY:

5.7

ORDERING INFORMATION
VESTRE REP: DAN DELONGCHAMP
EASTERN US & CANADA
P: 617-780-4134
E: DAN@VESTRE.COM

ALM
ACETO LANDSCAPE ARCHITECTS
207 221 3390 | ACETOLA.COM

SEAL

PROJECT TITLE

LAMBERT NORTH
PORTLAND, ME

PREPARED FOR

Lambert Woods North LLC.

c/o Preservation of Affordable Housing, Inc.
2 Oliver Street, Suite 500
Boston, MA 02109

REVISIONS	DATE

ISSUE DATE

MAJOR SITE PLAN
AMENDMENT
JUNE 17, 2024

SHEET TITLE

SITE DETAILS

SHEET INFORMATION

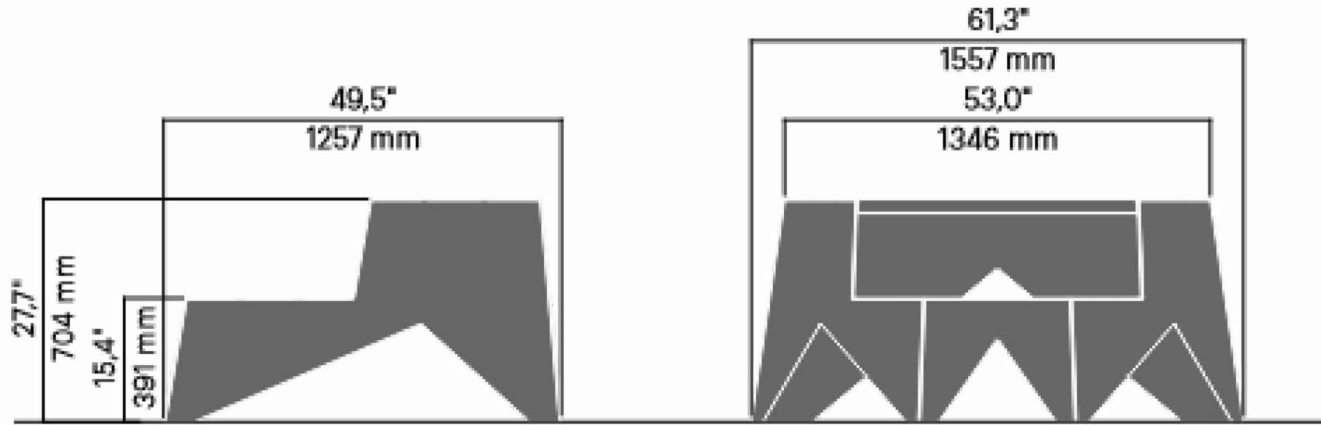
L 4-06

NOT FOR CONSTRUCTION

SITE DETAIL KEYNOTES:

1.0	PAVEMENTS, RAMPS, CURBS	DETAIL / SHEET
1.1	STONE DUST PAVING	1/L4-00
1.2	CIP CONCRETE PAVING	2/L4-00
1.3	PLAY AREA SURFACE	4/L4-00
1.4	GRASS PAVERS	6/L4-00
2.0	JOINING	
XX	NOT USED AT THIS TIME	X/XX-XX
3.0	STEPS	
3.1	CONC. STEPS	2/L4-03
4.0	SITE WALLS/ EMBANKMENTS	
XX	NOT USED AT THIS TIME	X/XX-XX
5.0	SITE FURNITURE	
5.1	BLOC BENCH W/O ARMRESTS OR BACK	1/L4-06
5.2	BLOC BENCH W/ ARMREST	2/L4-06
5.3	BLOC BENCH W/O ARMREST	3/L4-06
5.4	STOOP PICNIC TABLE	4/L4-06
5.5	LOUNGE TABLE	5/L4-06
5.6	TRASH RECEPTACLE	6/L4-06
5.7	BLOC CHAIR	7/L4-06
5.8	STOOP BENCH	1/L4-07
5.9	PLINTH BIKE RACK	2/L4-07
5.10	STANDARD PLANTER WITH CASTERS	2/L4-07
5.11	COMMUNITY GARDEN PLANTER BENCHES	1/L4-05
6.0	RAILINGS, BARRIERS, FENCING	
6.1	SOLID WASTE ENCLOSURE	1/L4-04
6.2	WOODEN FENCE	7/L4-00
6.3	STAIR RAILING	3/L4-03

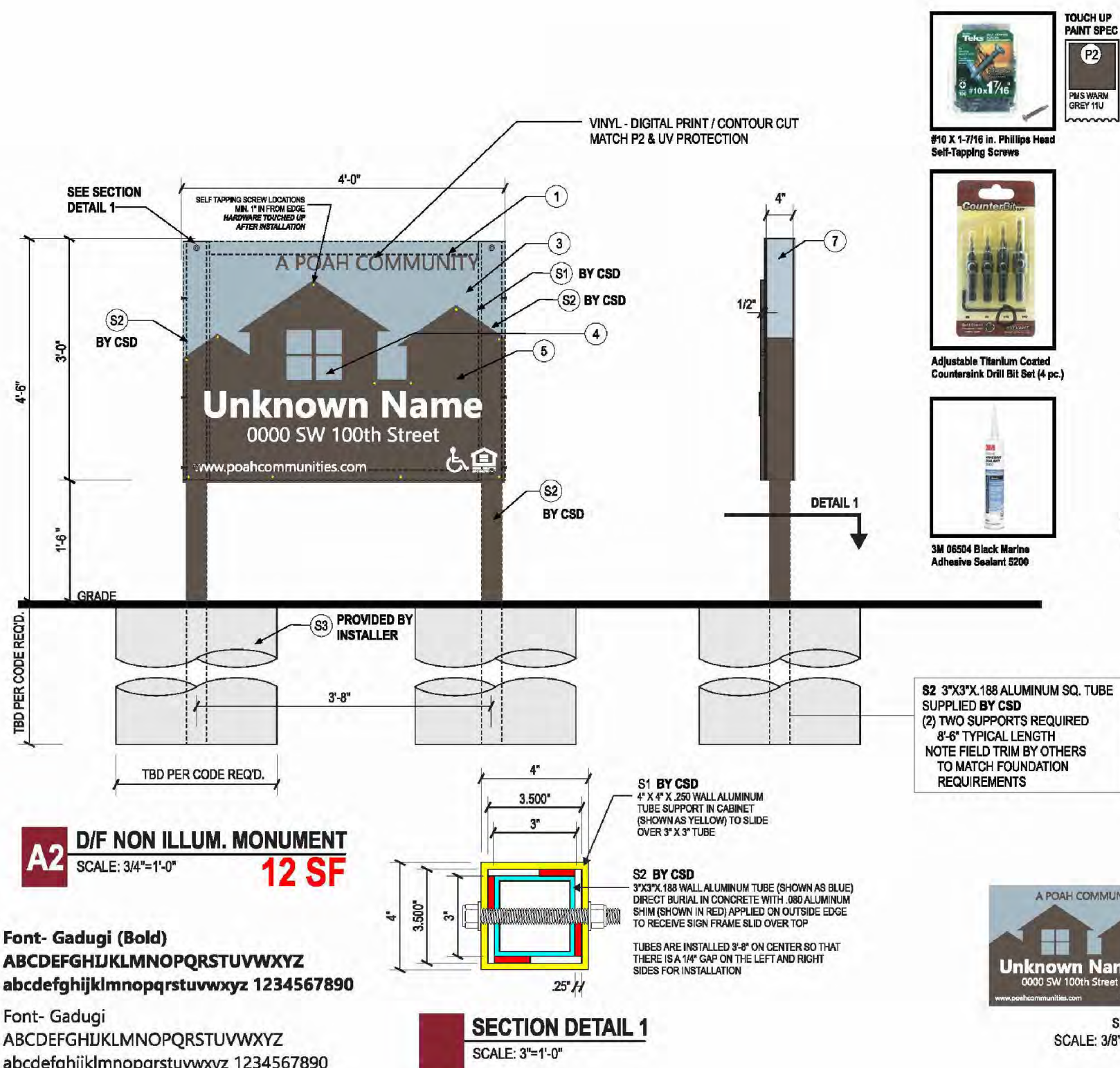
7.0	SITE LIGHTING	DETAIL / SHEET
7.1	LIGHT POLE BASE	5/L4-00
7.2	FESTOON LIGHT POLE	2/L4-05
8.0	DRAINAGE	
XX	NOT USED AT THIS TIME	X/XX-XX
9.0	PLANTING AND LANDSCAPE	
9.1	DECIDUOUS TREE PLANTING	1/L4-01
9.2	MULTI-STEM TREE PLANTING	2/L4-01
9.3	EVERGREEN TREE PLANTING	3/L4-01
9.4	SHRUBS PLANTING	4/L4-01
9.5	PERENNIAL PLANTING	5/L4-01
9.6	TREE PROTECTION	6/L4-01
9.7	METAL EDGING	4/L4-00
10.0	MISCELLANEOUS ELEMENTS	
10.1	CHALK WALL	2/L4-02
10.2	HAMMOCK POST	1/L4-03
10.3	BASKETBALL GOAL	3/L4-02
10.4	PLAYGROUND EQUIPMENT	1/L4-02
10.5	DOUBLE-SIDED ENTRY SIGN	4/L4-07



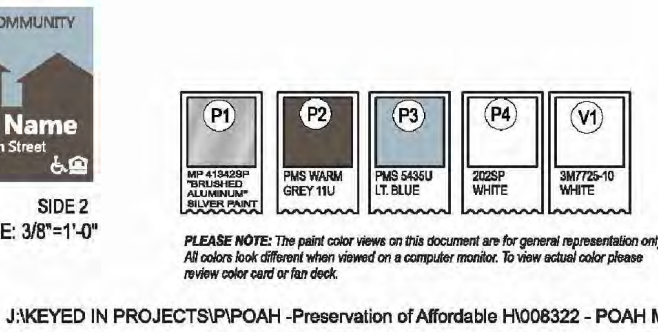
161 kg /355 lb

ORDERING INFORMATION
VESTRE REP: DAN DELONGCHAMP
EASTERN US & CANADA
P: 617-780-4134
E: DAN@VESTRE.COM

MFR: VESTRE
MODEL: STOOP BENCH 2413
MAT: HOT DIPPED GALVANIZED AND POWDER
COATED STEEL
COLOR: TBD, RAL
QTY: 2



PRODUCTION NOTES
1) 2" X 4" ALUMINUM TUBE WELDED FRAME
2) FACE 18" ALUMINUM W/ PAINTED BKG / VINYL
GRAPHICS 1ST SURFACE (PACP)
FACE BONDED WITH VERSALOCK OR EQUIVALENT
4) *WINDOWS* ROUTED OUT TO SHOW
LT. BLUE ALUM. LAYER UNDERNEATH
5) DECORATION LAYER TO BE 'V' TYPE 1 PVC BONDED
TO ALUMINUM BKG. PAINTED SURFACE BKG.
14" THICK EXPANDED PVC FOO LETTERS MAIN NAME
BONDED TO BKG ALL OTHER DECORATION TO BE
COMPUTER CUT VINYL APPLIED TO 1ST SURFACE
7) RETURNS - PAINTED LT. BLUE
RETURN - DECORATION PAINT TO MATCH
BUILDING FROM FACE
(NOTE: DIFFERENT HEIGHTS)
STRUCTURE NOTES
S1) 4" X 4" X .250 WALL ALUMINUM TUBE SUPPORT
ON LEFT AND RIGHT TO SLIDE OVER
DIRECT BURNED 3" TUBE AND SECURED WITH
COUNTER SUNK SCREWS
S2) DIRECT BURIAL ALUMINUM TUBE 3"X3"X.188 WALL
WITH .080 ALUMINUM SHIM APPLIED TO OUTSIDE EDGE
EXTENDING UP TO RECEIVE ALUMINUM SIGN FRAME
SLID OVERTOP
S3) CONCRETE 3000 PSI @ 28 DAYS
SOIL BEARING CAPACITY 2000 PSF (2 KSF)
LATERAL SOIL BEARING
CAPACITY=150 LBS / FT OF DEPTH
PAINT NOTES
ALL PAINTED FINISHES TO BE SATIN
P1) MP-415420P BRUSHED ALUMINUM SILVER PAINT
P2) MATCH PMS WARM GREY 11U
P3) MATCH PMS 5450U LT BLUE
P4) MP 2052P WHITE
VINYL NOTES
V1) 3M 7725-10 WHITE
V2) DIGITAL PRINT TO MATCH P2 GREY11U W/ UV

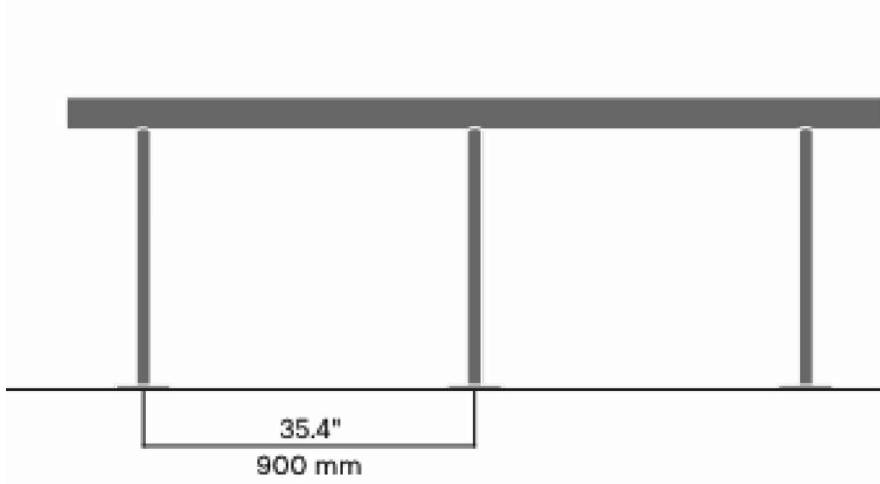


4 DOUBLE-SIDED ENTRY SIGN N.T.S.

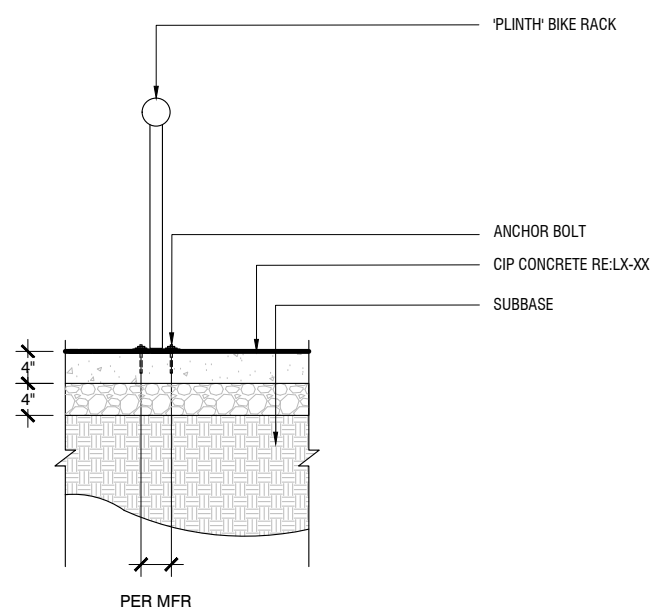
5.2

1 STOOP BENCH N.T.S.

5.8



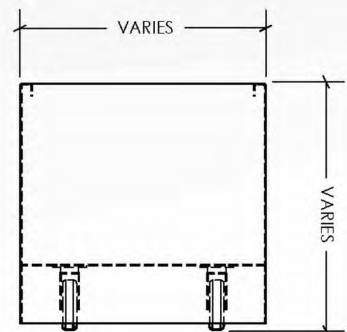
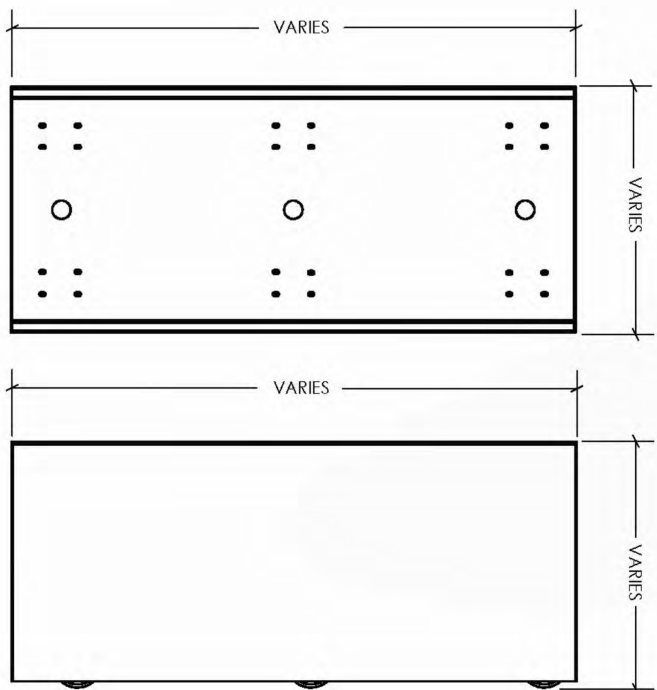
48.5 lb / 22 kg



MFR: VESTRE
MODEL: PLINTH BICYCLE RACK AND LEANING BAR
MAT: HOT DIPPED GALVANIZED AND POWDER
COATED STEEL
COLOR: TBD, RAL
QTY: 2

2 PLINTH BIKE RACK N.T.S.

5.9



STANDARD PLANTER WITH CASTERS
DIMENSIONS VARY | PRODUCT IS MADE TO ORDER

MANUFACTURED FROM:
.125" ASTM A240 STAINLESS STEEL
T-304 (T-316L BY REQUEST)
.125" CORTEN STEEL ASTM A588
OR .125" ALUMINUM ASTM B-209, 5052 ALLOY
WITH A POLYESTER BASED ARCHITECTURAL ALUMININE
GRADE POWDER COAT FINISH

ORDERING INFORMATION
PLANTER WORX REP: MARK CUNNINGHAM
P: 917-821-6059
E: MARK@CDESIGNASSOCIATES.COM

MFR: PLANTERWORX
MODEL: STANDARD WITH CASTERS
MAT: POWDER COATED ALUMINUM
COLOR: TBD, RAL
QTY: 3

3 STANDARD PLANTER WITH CASTERS N.T.S.

5.10

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PORTLAND, ME

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2 Oliver Street, Suite 500
Boston, MA 02109

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SITE DETAILS

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