

PERMITTING DRAWINGS

FOR

839 ROOSEVELT REDEVELOPMENT WINDHAM, MAINE

JUNE 2019
REVISED SEPTEMBER 2019



846 Main St., Westbrook, ME 04092
T: 207-591-7000
StGermainCollins.com



REV.	DATE	REVISION DESCRIPTION
1.	9/10/19	REVISED PER TOWN COMMENTS
0.	6/5/19	ISSUED FOR PERMITTING

DESIGNED BY: PMG
DRAWN BY: PMG
CHECKED BY: PJC
DATE: 9/10/2019
FILE NAME: 2572-0011 C-001 Cover.dwg
PROJECT NAME:

839 ROOSEVELT REDEVELOPMENT
839 ROOSEVELT TRAIL
WINDHAM, MAINE

CLIENT:

HANNA REALTY ASSOCIATES, LLC
2 EISENHOWER DRIVE
WESTBROOK, MAINE

SHEET TITLE:

COVER SHEET

SHEET NO:

C-001

PROFESSIONAL CONTACTS:

APPLICANT :
HANNA REALTY ASSOCIATES, LLC
2 EISENHOWER DRIVE
WESTBROOK, ME 04092
(207) 854-5405
CONTACT: DAVID MACHESNEY

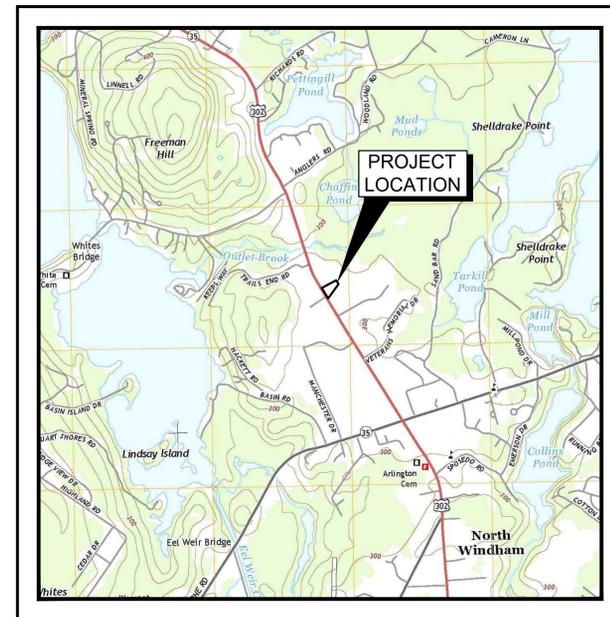
ENGINEERING & DESIGN:
ST.GERMAIN COLLINS
846 MAIN STREET
WESTBROOK, ME 04092
(207) 591-7000
CONTACT: PATRICK GERE, PE, CIVIL ENGINEER
CONTACT: ELLEN RATHBONE, PROJECT MANAGER

SURVEYOR:
TITCOMB ASSOCIATES
133 GRAY ROAD
FALMOUTH, ME 04105
(207) 797-9199
CONTACT: REX J. CROTEAU, P.L.S.

ARCHITECT:
MICHAEL CHAREK ARCHITECTS
25 HARTLEY STREET
PORTLAND, ME 04103
(207) 761-0556
CONTACT: MICHAEL CHAREK

DRAWING LIST:

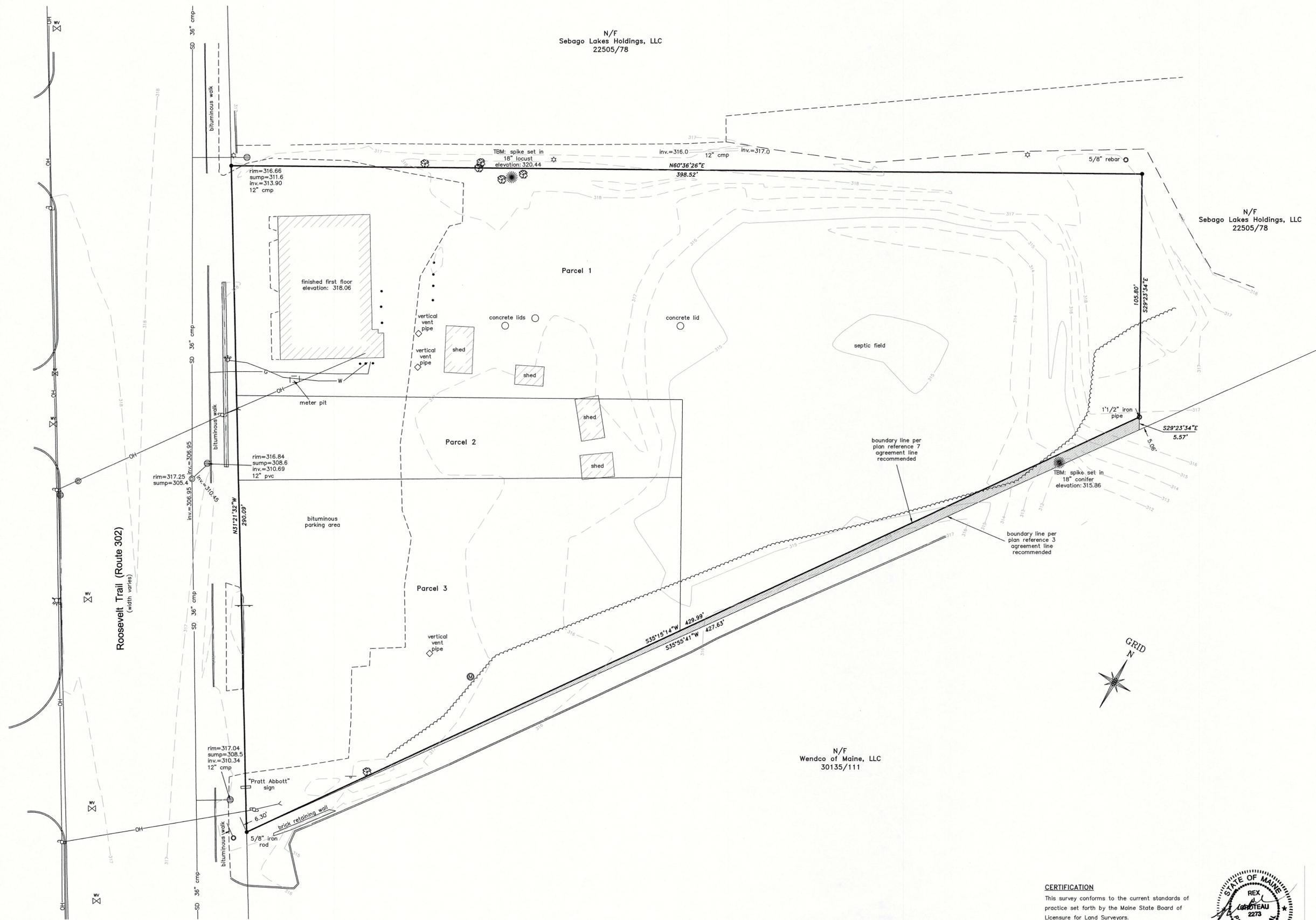
- C-001 COVER SHEET
- EXISTING CONDITIONS SURVEY
- C-101 SITE PLAN
- C-102 GRADING, DRAINAGE, & UTILITIES PLAN
- C-501 SITE DETAILS
- C-502 SITE DETAILS
- C-503 SOIL EROSION & SEDIMENT CONTROL NOTES & DETAILS
- D-101 EXISTING CONDITIONS WATERSHED PLAN
- D-102 PROPOSED CONDITIONS WATERSHED PLAN
- L-101 LIGHTING & LANDSCAPE PLAN
- L-501 LIGHTING DETAILS
- A1 FLOOR PLAN AND NOTES
- A2 ELEVATIONS



SITE LOCATION MAP
SCALE: 1" = 2,000'
SOURCE: MAINEGIS, NORTH WINDHAM, MAINE, QUADRANGLE, DATED 2014.



MICHAEL CHAREK ARCHITECTS



LEGEND

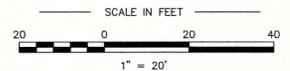
○	Iron marker - found
●	Iron marker - set (#5 rebar)
—	Property line (locus)
- - -	Property line (abutter)
—	Edge of pavement
—	Curb
—	Sign
—	Lamp or light pole
—	Utility pole
—	Guy wire
—	Catch basin (round)
—	Drain manhole
—	Gas valve
—	Ballard
—	Water shutoff
—	Water valve
—	Fire hydrant
—	Contours (1ft)
—	Contours (5ft)
—	Storm drain
—	Underground water line
—	Underground gas line
—	Overhead utility line
—	Edge of gravel
—	Now or formerly of
—	Deed reference (Book/Page)
—	Tree line
—	Monitoring well
—	Deciduous tree
—	Coniferous tree
—	Existing building

- NOTES**
- 1) Book and Page references are to the Cumberland County Registry of Deeds.
 - 2) Bearings are referenced to grid north, Maine State Plane Coordinate System, NAD83, West Zone derived from GPS observations.
 - 3) Elevations are based on NAVD83 derived from GPS observations.
 - 4) Utility information on this plan is approximate, based on location of visible features. DigSafe and/or the appropriate utilities should be contacted prior to any construction.
 - 5) Property lies within Zone X based on FIRM Community #230189 Panel #0015 B, dated September 2, 1981. It does not lie within a special flood hazard area.

- PLAN REFERENCES**
- 1) Plan of Replacement Septic System Design made for Pratt-Abbott Cleaners by Sebago Technics dated June 2, 2011 and revised June 10, 2011.
 - 2) ALTA/ACSM Land Title Survey made for Fleet Business Credit Corporation by MIF Design Consultants, Inc. dated November 20, 2000 and revised February 8, 2001.
 - 3) Site Plan made for Norway Savings Bank by Sebago Technics dated August 29, 1994 and revised through April 26, 1995.
 - 4) Standard Boundary Survey made for Norway Savings Bank by Sebago Technics dated June 22, 1994 and revised June 29, 1994.
 - 5) State of Maine Department of Transportation Right of Way Map dated December, 1993. D.O.T. File No. 3-407, sheets 8-10 of 13.
 - 6) Plan of Land at North Windham dated May, 1946 by H.I. & E.C. Jordan Civil Engineers, recorded in Plan Book 39, Page 72.
 - 7) Boundary Plan of 6 Parcels of Land made for David G. Hills Development Corporation by H. Edmund Bergeron Civil Engineer, P.A. dated November 11, 1988.

AREA
78,325 square feet / 1.80 acres

OWNERS OF RECORD
Hanna Associates; Book 13646, Page 66



PLAN OF		
Existing Conditions Survey		
839 Roosevelt Trail	Windham, Maine	
MADE FOR		
St. Germain Collins		
846 Main Street	Westbrook, Maine	
JOB #215028	DATE: May 26, 2015	SCALE: 1" = 20'
BOOK #885		
CP/2015/215028		
FILE #9778		

CERTIFICATION
This survey conforms to the current standards of practice set forth by the Maine State Board of Licensure for Land Surveyors.



Rex J. Croteau, P.L.S. #2273

Titcomb Associates
133 Gray Road, Falmouth, Maine 04105
(207)797-9199 www.titcombsurvey.com



NOTES:

- THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED CONDITIONS FOR TAX MAP 71 LOT 7 IN WINDHAM, MAINE (SUBJECT PARCEL).
- THE TOTAL AREA OF THE SUBJECT PARCEL IS 20,064 SF (0.46 ACRES).
- THE OWNER OF RECORD FOR THE SUBJECT PARCEL IS HANNA REALTY ASSOCIATES, LLC, 2 EISENHOWER DRIVE, WESTBROOK, MAINE 04092, RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 34365 PAGE 90.
- PROPERTY BOUNDARY AND TOPOGRAPHICAL INFORMATION IS BASED ON A PLAN ENTITLED "EXISTING CONDITIONS SURVEY, 839 ROOSEVELT TRAIL, WINDHAM, ME" BY TITCOMB ASSOCIATES, DATED MAY 26, 2015.
- TOPOGRAPHIC ELEVATIONS ARE BASED ON NAVD83 DATUM DERIVED FROM GPS OBSERVATIONS. HORIZONTAL DATA IS REFERENCED TO GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, NAD83, WEST ZONE, DERIVED FROM GPS OBSERVATIONS.
- THE PROPERTY IS LOCATED WITHIN THE TOWN OF WINDHAM COMMERCIAL DISTRICT 1 (C1) ZONE.
- MEDICAL MARIJUANA DISPENSARY USE IS A PERMITTED USE IN THE C1 DISTRICT ZONE.
- BULK AND DIMENSIONAL REQUIREMENTS FOR THE C1 DISTRICT ZONE ARE AS FOLLOWS:

	REQUIRED	PROPOSED
MIN. LOT SIZE	NONE	20,064 SF
NET RESIDENTIAL DENSITY	NONE	NA
MIN. FRONTAGE	100 FT	100 FT
FRONT SETBACK	10-20 FT	20 FT
MIN. SIDE SETBACK	6 FT	6 FT
MIN. REAR SETBACK	6 FT	6 FT
MAX. BLDG HEIGHT	NONE	36 FT
- THE TOWN OF WINDHAM LAND USE ORDINANCE SECTION 812(C)(2)(c) STATES THERE IS NO MINIMUM NUMBER OF PARKING SPACES REQUIRED. NINE PARKING SPACES ARE PROVIDED - 30% OF WHICH (THREE SPACES) ARE 10 FT WIDE X 20 FT DEEP. ONE ADA ACCESSIBLE PARKING SPACE IS PROVIDED.
- THE PROPOSED DEVELOPMENT IS SUBJECT TO THE NORTH WINDHAM SIDEWALK IMPACT FEE.

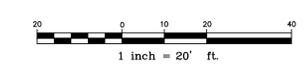
PLAN APPROVED BY TOWN OF WINDHAM, MAINE
STAFF REVIEW COMMITTEE

DATE _____

APPROVAL IS DEPENDENT UPON, AND LIMITED TO, THE PROPOSALS AND PLANS CONTAINED IN THE APPLICATION DATED JUNE 2019, AND SUPPORTING DOCUMENTS AND ORAL REPRESENTATIONS SUBMITTED AND AFFIRMED BY THE APPLICANT, AND CONDITIONS, IF ANY, IMPOSED BY THE PLANNING BOARD, AND ANY VARIATION FROM SUCH PLANS, PROPOSALS AND SUPPORTING DOCUMENTS AND REPRESENTATIONS ARE SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING BOARD OR THE TOWN PLANNER IN ACCORDANCE WITH SECTION 814.G. OF THE LAND USE ORDINANCE.

LEGEND:

EXISTING		PROPOSED
	PROPERTY LINE	
	ADJACENT PROPERTY LINE	
	MONUMENTS	
	CONTOURS (1')	
	EDGE OF GRAVEL	
	EDGE OF PAVEMENT	
	CURB	
	VERTICAL GRANITE CURB	
	SLOPED GRANITE CURB	
	MONOLITHIC CONCRETE CURB	
	PAVEMENT STRIPING	
	BUILDINGS	
	TREES/TREELINE	
	SIGNS	
	BOLLARDS	
	UTILITY POLE	
	OVERHEAD LINE	
	LIGHTS	
	UNDERGROUND ELECTRIC	
	GAS LINE	
	WATER SHUTOFF	
	WATER VALVE	
	WATER LINE	
	CATCH BASIN/FILTRATION BASIN	
	STORM DRAIN	
	TRAFFIC FLOW DIRECTION	
	SNOW STORAGE AREA	
	SILT BARRIER	
	INLET PROTECTION	
	STABILIZED CONSTRUCTION ENTRANCE	
	FENCE	
	CONCRETE	



REV.	DATE	REVISION DESCRIPTION
1.	9/10/19	REVISED PER TOWN COMMENTS
0.	6/5/19	ISSUED FOR PERMITTING

DESIGNED BY: PMG
DRAWN BY: PMG
CHECKED BY: PJC
DATE: 9/10/2019
FILE NAME: 2572-0011 STP01.dwg
PROJECT NAME:

839 ROOSEVELT REDEVELOPMENT
839 ROOSEVELT TRAIL
WINDHAM, MAINE

CLIENT:

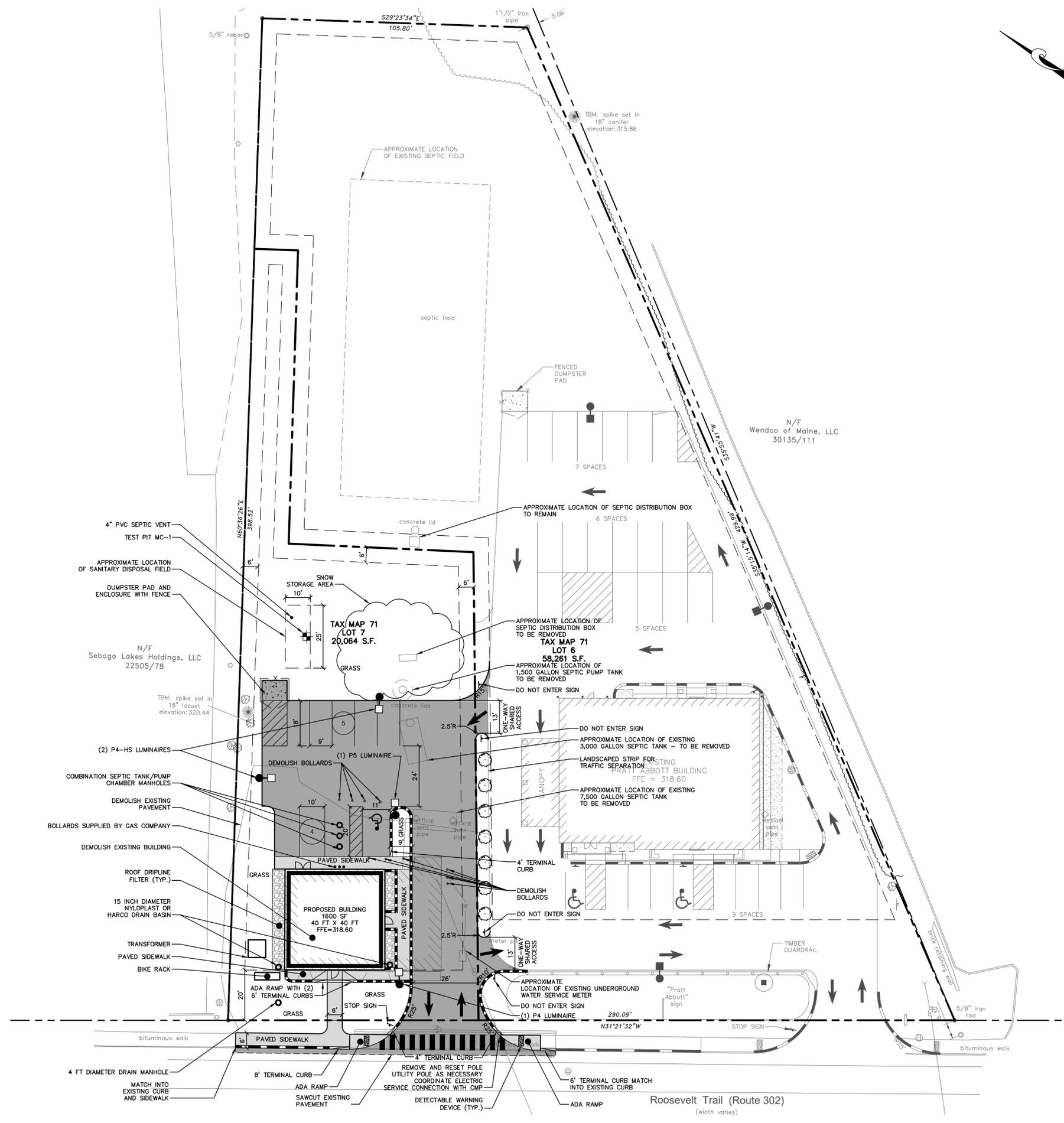
HANNA REALTY ASSOCIATES, LLC
2 EISENHOWER DRIVE
WESTBROOK, MAINE

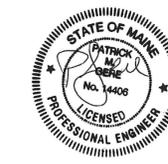
SHEET TITLE:

SITE PLAN

SHEET NO:

M:\Cad Drawings - Design\Active Dwg\2572 - Pratt - Abbott\2572-0011 - 839 Roosevelt Trail Windham\DWG\2572-0011 STP01.dwg 9/12/2019 1:24:58 PM





REV.	DATE	REVISION DESCRIPTION
1.	9/10/19	REVISED PER TOWN COMMENTS
0.	6/5/19	ISSUED FOR PERMITTING

DESIGNED BY: PMG
 DRAWN BY: PMG
 CHECKED BY: PJC
 DATE: 9/10/2019
 FILE NAME: 2572-0011 Details.dwg
 PROJECT NAME:

839 ROOSEVELT REDEVELOPMENT
 839 ROOSEVELT TRAIL
 WINDHAM, MAINE

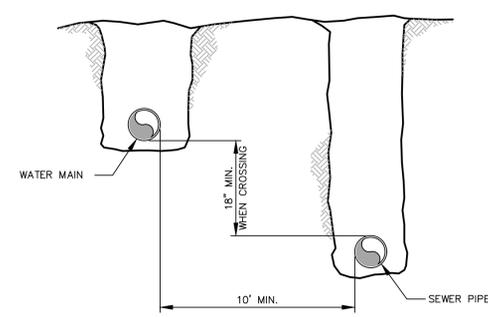
CLIENT:

HANNA REALTY ASSOCIATES, LLC
 2 EISENHOWER DRIVE
 WESTBROOK, MAINE

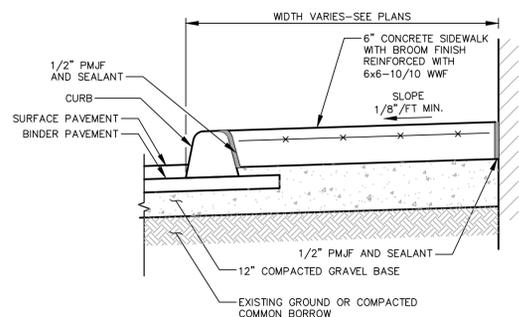
SHEET TITLE:

SITE DETAILS

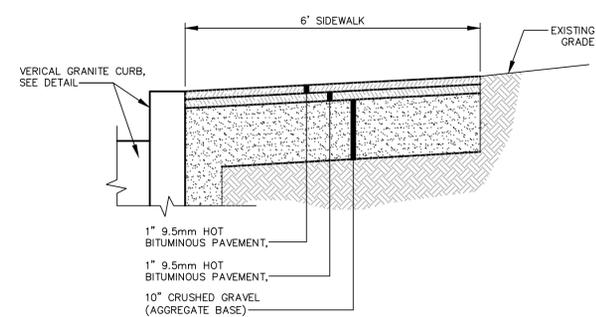
SHEET NO:



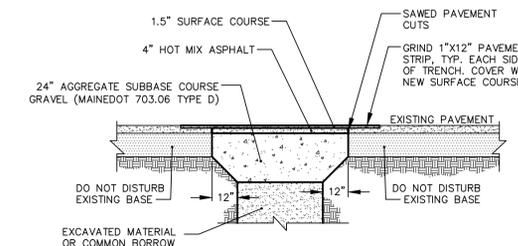
SEWER & WATER INSTALLATION
 NOT TO SCALE



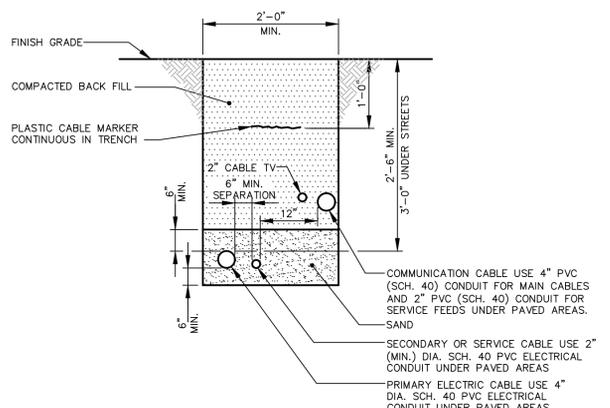
CONCRETE SIDEWALK
 NOT TO SCALE



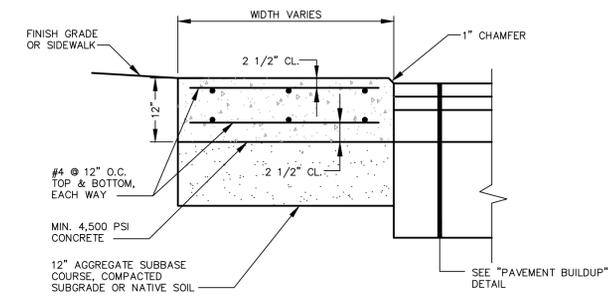
BITUMINOUS SIDEWALK



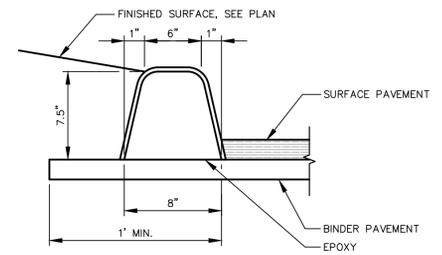
STANDARD PAVEMENT REPAIR SECTION
 NOT TO SCALE



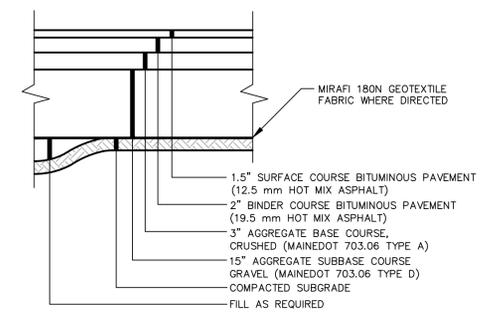
UNDERGROUND ELECTRICAL & TELEPHONE CONDUIT
 NOT TO SCALE



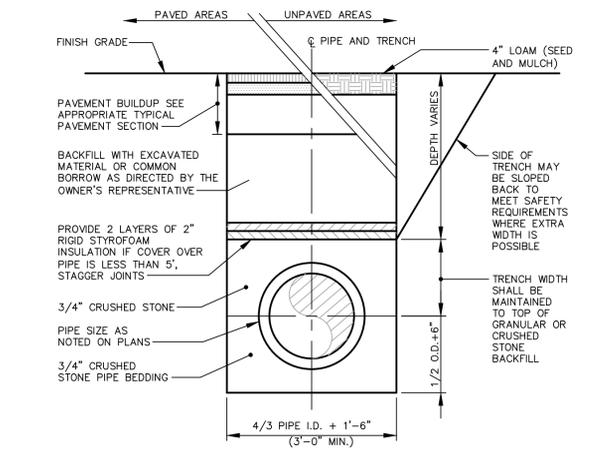
CONCRETE SLAB SECTION
 NOT TO SCALE



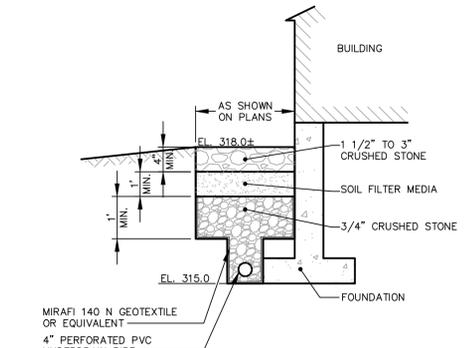
VERTICAL SLIPFORM CONCRETE CURB
 NOT TO SCALE



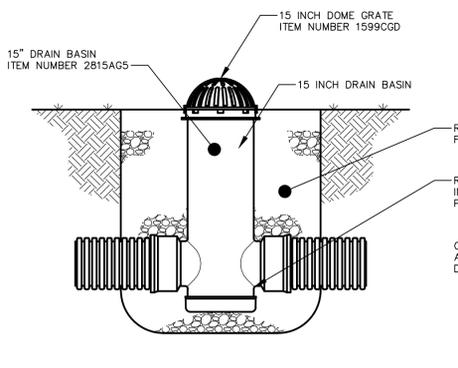
PAVEMENT BUILDUP
 NOT TO SCALE



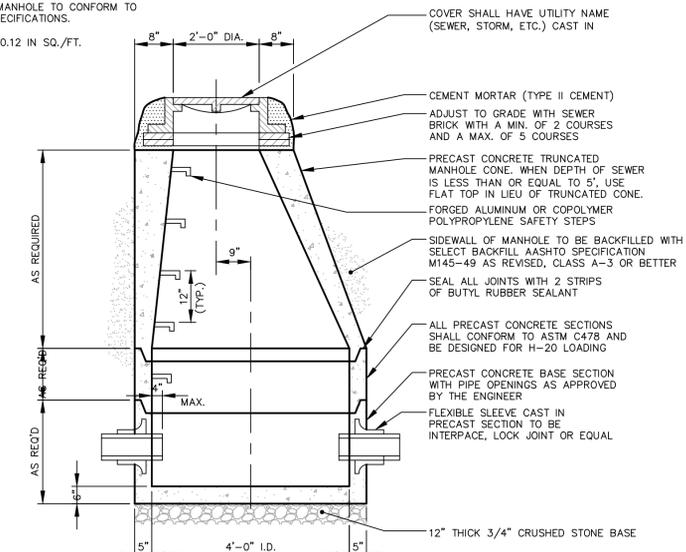
TYPICAL TRENCH SECTION
 NOT TO SCALE



DRIPLINE FILTER
 NOT TO SCALE



NYLOPLAST DRAIN BASIN SECTION
 NOT TO SCALE



4'-0" PRECAST CONCRETE MANHOLE
 NOT TO SCALE

- DESIGN NOTES:**
- ALL CONCRETE TO HAVE A MINIMUM OF 4,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS.
 - DESIGN LOAD FOR H-20 WHEEL LOAD.
 - CATCH BASIN/MANHOLE TO CONFORM TO ASTM-C478 SPECIFICATIONS.
 - REINFORCE TO 0.12 IN SQ./FT.
- NOTE:**
 EXTERIOR OF MANHOLE SHALL BE TREATED WITH 2 COATS OF ONE OF THE FOLLOWING:
- TREMCO 112 FOUNDATION COATING
 - CS55 BY GAGNE PRECAST
 - MINWAX FIBROUS BRUSH COATING

M:\Cad Drawings - Dwg\Active Dwg\2572 - Pratt - Abbott\2572-0011 - 839 Roosevelt Trail Windham\DWG\2572-0011 Details.dwg 9/10/2019 3:18:59 PM



REV.	DATE	REVISION DESCRIPTION
1.	9/10/19	REVISED PER TOWN COMMENTS
0.	6/5/19	ISSUED FOR PERMITTING

DESIGNED BY: PMG
DRAWN BY: PMG
CHECKED BY: PJC
DATE: 9/10/2019
FILE NAME: 2572-0011 Details.dwg
PROJECT NAME:

839 ROOSEVELT REDEVELOPMENT
839 ROOSEVELT TRAIL
WINDHAM, MAINE

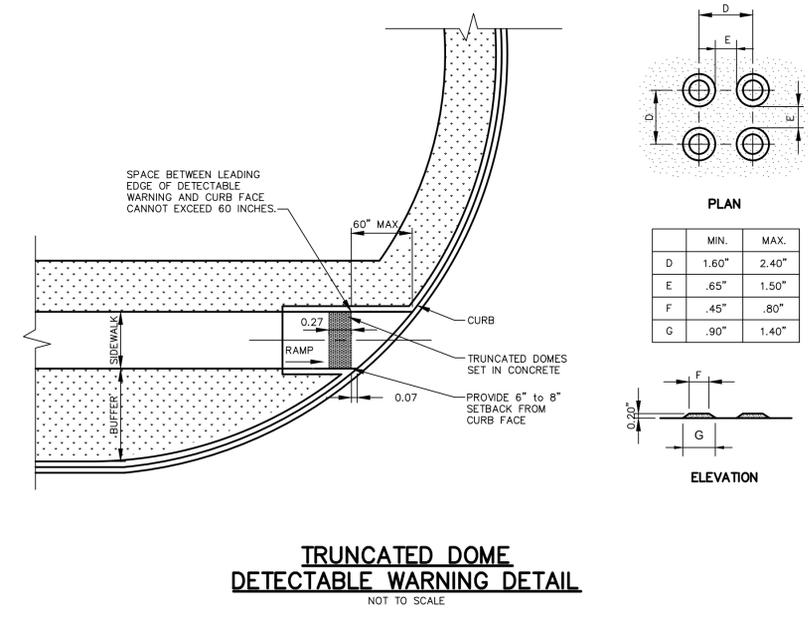
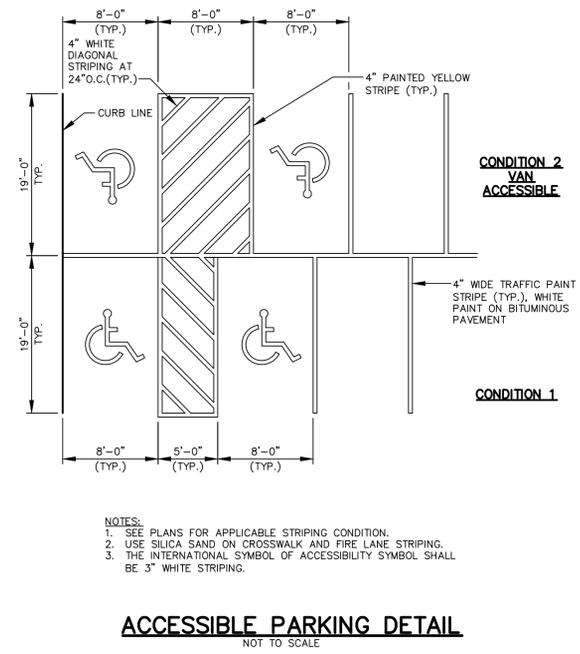
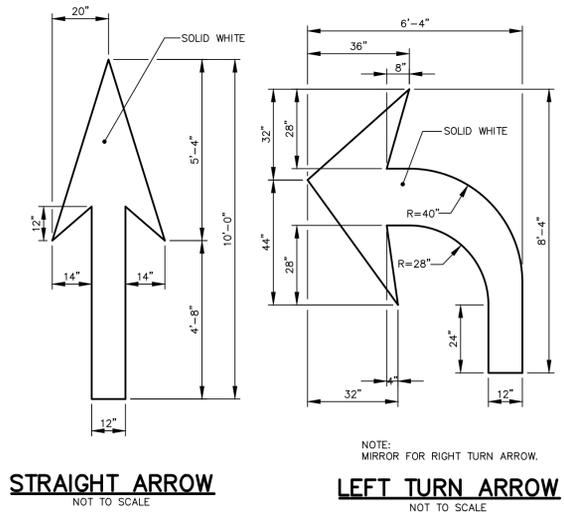
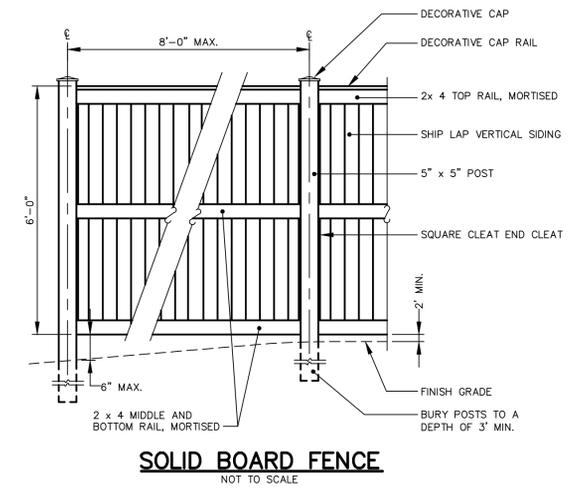
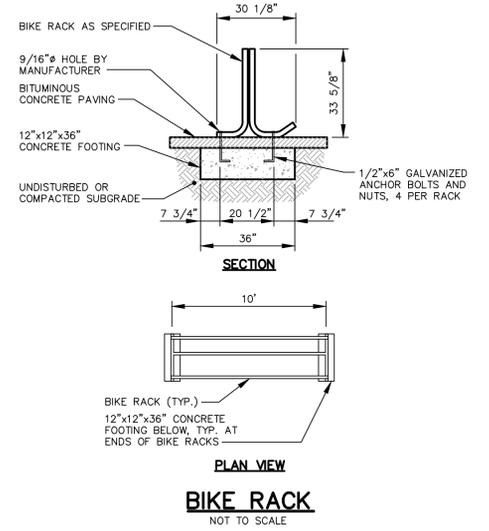
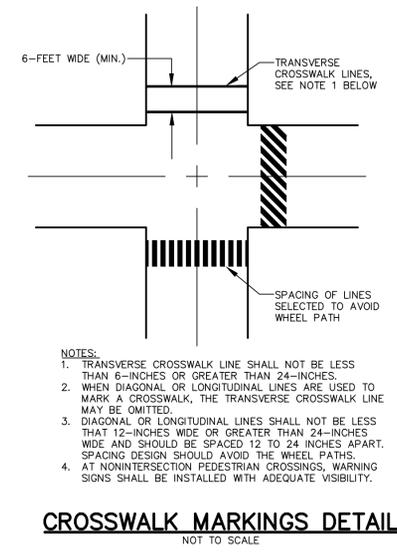
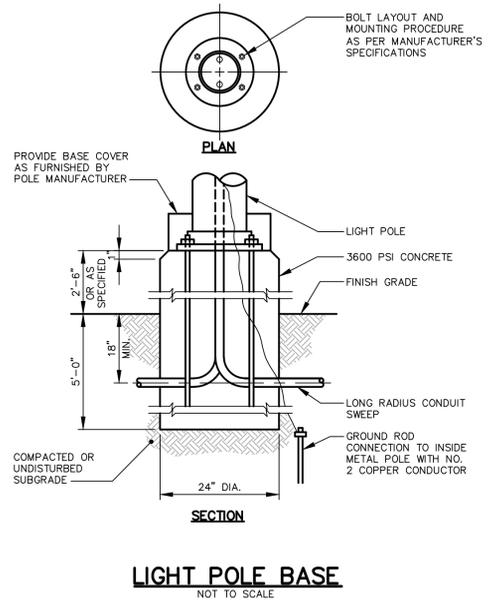
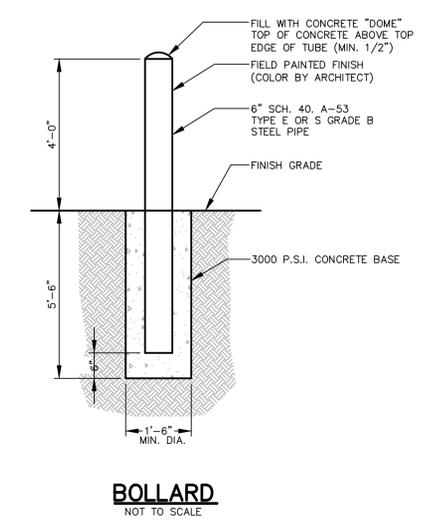
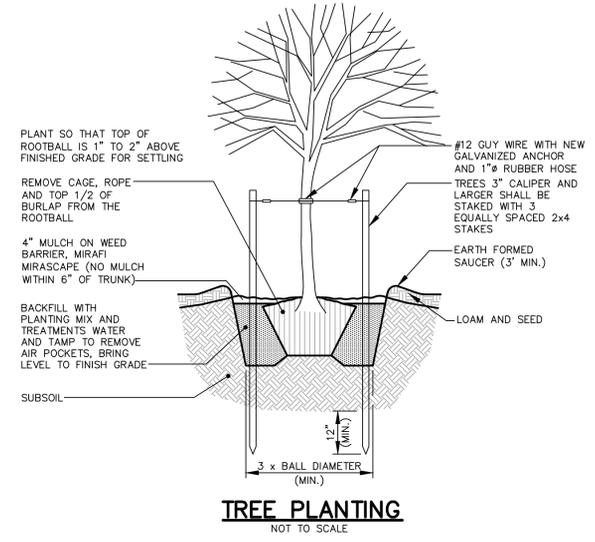
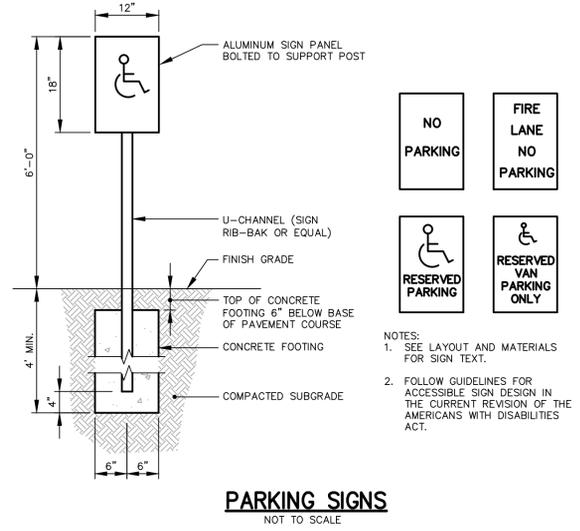
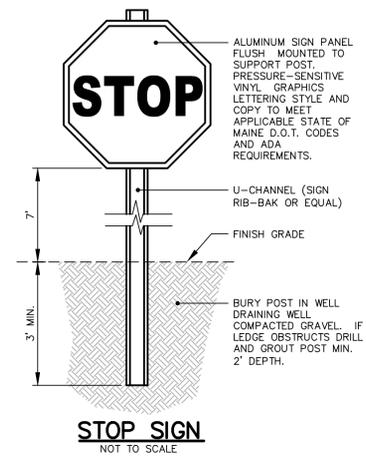
CLIENT:

HANNA REALTY ASSOCIATES, LLC
2 EISENHOWER DRIVE
WESTBROOK, MAINE

SHEET TITLE:

SITE DETAILS

SHEET NO:



M:\Cad Drawings - Dwg\Active Dwg\2572 - Prct - Abbott\2572-0011 - 839 Roosevelt Trail Windham\DWG\2572-0011 Details.dwg 9/10/2019 3:19:53 PM

EROSION AND SEDIMENTATION CONTROL NOTES

TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES INCLUDE THE USE OF SEDIMENT BARRIER, EROSION CONTROL MIX, STONE CHECK DAMS, HAY BALE BARRIERS, CATCH BASIN INLET BARRIERS, CATCH BASIN SEDIMENT COLLECTION BAGS, EROSION CONTROL BLANKET, AND TEMPORARY SEEDING AND MULCHING AS REQUIRED. PERMANENT DEVICES INCLUDE THE USE OF RIP RAP AT EXPOSED STORM DRAIN AND CULVERT INLETS AND OUTLETS, RIP RAPPED SLOPES, AND PERMANENT VEGETATION.

- A. GENERAL**
- IT IS ANTICIPATED THAT CONSTRUCTION WILL BEGIN IN FALL 2019 FOLLOWING RECEIPT OF NECESSARY PERMITS.
 - THE PROJECT SHALL CONFORM TO THE DEPARTMENT OF ENVIRONMENTAL PROTECTION STANDARDS PERFORMANCE FOR EXCAVATIONS FOR CLAY, TOPSOIL OR SILT IN ACCORDANCE WITH STATE EROSION CONTROL LAW 38 MRSA 420-C.
 - ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES (BMP) PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT AND THE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MAY 2003, OR AS CURRENTLY REVISED.
 - ANY CONTRACTOR EROSION AND SEDIMENTATION CONTROL DEEMED NECESSARY BY THE OWNER'S REPRESENTATIVE, DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) PERSONNEL AND/OR MUNICIPAL OFFICIALS SHALL BE INSTALLED.
 - THE CONTRACTOR IS RESPONSIBLE FOR ALL FINES RESULTING DURING CONSTRUCTION FROM EROSION OR SEDIMENTATION FROM THE SITE TO SURROUNDING PROPERTIES, WATER BODIES, OR WETLANDS AS A RESULT OF THIS PROJECT.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR/REPLACEMENT/MAINTENANCE OF ALL EROSION CONTROL MEASURES UNTIL ALL DISTURBED AREAS ARE STABILIZED TO THE SATISFACTION OF THE ABOVE PERSONNEL. DESCRIPTIONS OF ACCEPTABLE PERMANENT STABILIZATION FOR VARIOUS COVER TYPES FOLLOWS:
 - FOR SEEDED AREAS, PERMANENT STABILIZATION MEANS 90% COVERAGE OF THE DISTURBED AREA WITH MATURE, HEALTHY PLANTS WITH NO EVIDENCE OF WASHING OR KILLING OF THE TOPSOIL.
 - FOR SODDED AREAS, PERMANENT STABILIZATION MEANS THE COMPLETE BINDING OF THE SOD ROOTS INTO THE UNDERLYING SOIL WITH NO SLUMPING OF THE SOD OR DIE-OFF.
 - FOR MULCHED AREAS, PERMANENT MULCHING MEANS TOTAL COVERAGE OF THE EXPOSED AREA WITH MULCH. EROSION CONTROL MIX MAY BE USED AS MULCH FOR PERMANENT STABILIZATION ACCORDING TO THE BMP APPLICATION RATES AND LIMITATIONS.
 - FOR AREAS STABILIZED WITH RIP RAP, PERMANENT STABILIZATION MEANS THAT SLOPES STABILIZED WITH RIP RAP HAVE AN APPROPRIATE BACKING OF A WELL-GRADED GRAVEL OR GEOTEXTILE TO PREVENT SOIL MOVEMENT FROM BEHIND THE RIP RAP. STONE MUST BE SIZED APPROPRIATELY.
 - FOR PAVED AREAS, PERMANENT STABILIZATION MEANS THE PLACEMENT OF THE COMPACTED GRAVEL SUBBASE IS COMPLETED.
 - FOR OPEN CHANNELS, PERMANENT STABILIZATION MEANS THE CHANNEL IS STABILIZED WITH MATURE VEGETATION AT LEAST THREE INCHES IN HEIGHT, WITH WELL-GRADED RIP RAP, OR WITH ANOTHER NON-EROSIVE LINING CAPABLE OF WITHSTANDING THE ANTICIPATED FLOW VELOCITIES AND FLOW DEPTHS WITHOUT RELIANCE ON CHECK DAMS TO SLOW FLOW. THERE MUST BE NO EVIDENCE OF SLUMPING OF THE LINING, UNDERCUTTING OF THE BANKS, OR DOWN CUTTING OF THE CHANNEL.

- B. EROSION AND SEDIMENTATION CONTROL MEASURES**
- REMOVAL OF SOD, TREES, BUSHES AND OTHER VEGETATION AND SOIL DISTURBANCE WILL BE KEPT TO A MINIMUM WHILE ALLOWING PROPER SITE DEVELOPMENT.
 - GRUBBINGS AND ANY UNUSABLE TOPSOIL SHALL BE STRIPPED AND REMOVED FROM THE PROJECT SITE AND DISPOSED OF IN AN APPROVED MANNER.
 - ANY SUITABLE TOPSOIL WILL BE STRIPPED AND STOCKPILED FOR REUSE IN FINAL GRADING. TOPSOIL WILL BE STOCKPILED IN A MANNER SUCH THAT NATURAL DRAINAGE IS NOT OBSTRUCTED AND NO OFF-SITE SEDIMENT DAMAGE WILL RESULT. IF A STOCKPILE IS NECESSARY, THE SIDE SLOPES OF THE TOPSOIL STOCKPILE WILL NOT EXCEED 2:1. TOPSOIL STOCKPILES WILL BE TEMPORARILY SEEDED WITH AROOSTOOK RYE, ANNUAL OR PERENNIAL RYE GRASS (OPENING OR DATE SEEDING) WITHIN 7 DAYS OF FORMATION, OR TEMPORARILY MULCHED IF SEEDING CANNOT BE DONE WITHIN THE RECOMMENDED SEEDING DATES.
 - TEMPORARY DIVERSION BERMS AND DRAINAGE SWALES SHALL BE CONSTRUCTED AS NECESSARY.
 - TEMPORARY STABILIZATION SHALL BE CONDUCTED WITHIN 7 DAYS OF INITIAL DISTURBANCE OF SOILS, PRIOR TO ANY RAIN EVENT, AND PRIOR TO ANY WORK SHUT DOWN LASTING MORE THAN ONE DAY. TEMPORARY STABILIZATION INCLUDES SEED, MULCH, OR OTHER NON-ERODIBLE COVER AREAS WITHIN 75 FEET OF WETLANDS SHALL BE TEMPORARILY STABILIZED WITHIN 48 HOURS OR PRIOR TO RAIN EVENT.
 - APPLY HAY OR STRAW MULCH AT A RATE OF 2 TONS PER ACRE, AND ANCHOR AS NECESSARY.
 - TEMPORARY SEEDING SPECIFICATIONS, WHERE THE SEED BED HAS BEEN COMPACTED BY CONSTRUCTION OPERATIONS, LOOSENING SOIL TO A DEPTH OF 4 INCHES BEFORE APPLYING SEED. UNIFORMLY APPLY SEED AT THE RECOMMENDED SEEDING RATES AND DATES, APPLY HAY OR STRAW MULCH AT A RATE OF 2 TONS PER ACRE, AND ANCHOR AS NECESSARY.

- RECOMMENDED TEMPORARY SEEDING DATES AND APPLICATION RATES ARE AS FOLLOWS:
- AROOSTOOK RYE: RECOMMENDED SEEDING DATES: 8/15 - 10/1
APPLICATION RATE: 112 LBS./ACRE
- ANNUAL RYE GRASS: RECOMMENDED SEEDING DATES: 4/1 - 7/1
APPLICATION RATE: 40 LBS./ACRE
- PERENNIAL RYE GRASS: RECOMMENDED SEEDING DATES: 8/15 - 9/15
APPLICATION RATE: 40 LBS./ACRE
- IF THE AREA WILL REMAIN UNWORKED FOR MORE THAN ONE YEAR OR HAS BEEN BROUGHT TO STABILIZATION USING VEGETATION THROUGH PLANTING, SEEDING, SOD, OR THROUGH THE USE OF PERMANENT MULCH OR RIP RAP. IF USING VEGETATION FOR STABILIZATION, SELECT THE PROPER VEGETATION FOR THE LIGHT, MOISTURE, AND SOIL CONDITIONS. AMEND AREAS OF DISTURBED SUBSOIL WITH TOP SOIL OR OTHER ORGANIC AMENDMENTS. PROTECT SEEDED AREAS WITH MULCH OR, IF NECESSARY, EROSION CONTROL BLANKETS, AND SCHEDULE SOILING, PLANTING, AND SEEDING SO TO AVOID DIE-OFF FROM SUMMER DROUGHT AND FALL FROSTS. NEWLY SEEDED OR SODDED AREAS MUST BE PROTECTED FROM VEHICLE TRAFFIC, EXCESSIVE PEDESTRIAN TRAFFIC, AND CONCENTRATED RUNOFF UNTIL THE VEGETATION IS WELL ESTABLISHED. AREAS MUST BE REWORKED AND RE-STABILIZED IF GERMINATION IS SPARSE, PLANT COVERAGE IS SPOTTY, OR TOPSOIL EROSION IS EVIDENT.
 - PERMANENT SEEDING SPECIFICATION: IF A LANDSCAPE PLAN HAS BEEN PREPARED FOR THE PROJECT, SOIL PREPARATION AND SEEDING SPECIFICATIONS OF THAT PLAN SHALL SUPERSEDE THESE GENERAL PERMANENT SEEDING SPECIFICATIONS. IT IS RECOMMENDED THAT PERMANENT SEEDING BE COMPLETED BETWEEN APRIL 1 AND AUGUST 15 OF EACH YEAR. LATE SEASON SEEDING MAY BE DONE BETWEEN AUGUST 15 AND SEPTEMBER 15. AREAS NOT SEEDED OR WHICH DO NOT OBTAIN A SATISFACTORY GROWTH BY OCTOBER 1 SHALL BE SEEDED WITH AROOSTOOK RYE OR MULCHED AT RATES PREVIOUSLY SPECIFIED. SEE WINTER CONDITIONS NOTES FOR SEEDING STABILIZATION AFTER NOVEMBER 1.

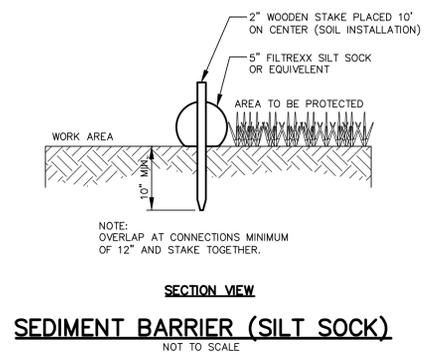
- APPLY TOPSOIL TO A MINIMUM DEPTH OF 6 INCHES. MIX TOPSOIL WITH THE SUBSOIL TO A MINIMUM DEPTH OF 6 INCHES.
- UNIFORMLY APPLY SEED MIXTURE AT THE RECOMMENDED SEEDING RATES AND DATES, APPLY HAY OR STRAW MULCH AT A RATE OF 2 TONS PER ACRE, AND ANCHOR AS NECESSARY.

- C. THE SEED MIXTURE FOR LAWN AREAS SHALL CONSIST OF SEEDS PROPORTIONED BY WEIGHT AS FOLLOWS:**
- 10 % CREEPING RED FESCUE
 - 30 % KENTUCKY BLUEGRASS
 - 60 % PERENNIAL RYE GRASS
- D. THE SEED MIXTURE FOR WET AREAS SHALL CONSIST OF SEEDS PROPORTIONED BY WEIGHT AS FOLLOWS:**
- 50 % REED CANARY GRASS
 - 25 % RED TOP
 - 15 % CREEPING RED FESCUE
 - 10 % PERENNIAL RYE GRASS

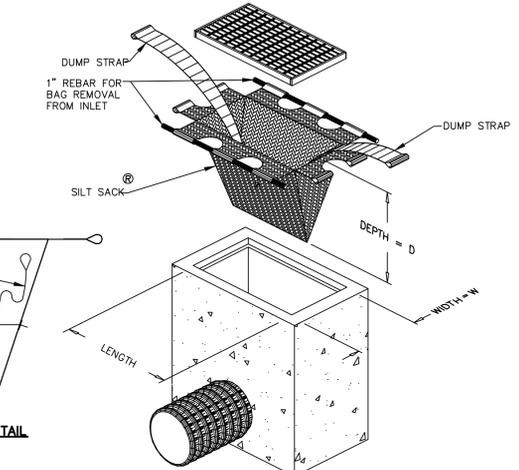
- MULCH ALL AREAS SEEDING SO THAT SOIL IS NOT VISIBLE THROUGH THE MULCH.
- DITCH LININGS, STONE CHECK DAMS, AND RIP RAP INLET AND OUTLET PROTECTION SHALL BE INSTALLED WITHIN 48 HOURS OF COMPLETING THE GRADING OF THAT SECTION OF DITCH OR INSTALLATION OF CULVERT.
- RIP RAP REQUIRED AT CULVERTS AND STORM DRAIN INLETS AND OUTLETS SHALL CONSIST OF FIELD STONE OR ROUGH UNHEWN QUARRY STONE OF APPROXIMATELY RECTANGULAR SHAPE. STONES SHALL WEIGH FROM 10 LBS. TO 200 LBS. AND 50% OF THE STONES BY VOLUME SHALL EXCEED A UNIT WEIGHT OF APPROXIMATELY 50 LBS.
- EROSION CONTROL BLANKET SHALL BE INSTALLED ON ALL PERMANENT SLOPES STEEPER THAN 3:1, IN THE BASE OF DITCHES NOT OTHERWISE PROTECTED, AND ANY DISTURBED AREAS WITHIN 100 FEET OF A PROTECTED NATURAL RESOURCE (E.G. WETLANDS AND WATER BODIES). EROSION CONTROL BLANKET SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- TEMPORARY CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER PERMANENT STABILIZATION IS ATTAINED.

- C. HOUSEKEEPING**
- SPILL PREVENTION. CONTROLS MUST BE USED TO PREVENT POLLUTANTS FROM BEING DISCHARGED FROM MATERIALS ON SITE, INCLUDING STORAGE PRACTICES TO MINIMIZE EXPOSURE OF THE MATERIALS TO STORM WATER, AND APPROPRIATE SPILL PREVENTION, CONTAINMENT, AND RESPONSE PLANNING AND IMPLEMENTATION.
 - GROUNDWATER PROTECTION. DURING CONSTRUCTION, LIQUID PETROLEUM PRODUCTS AND OTHER HAZARDOUS MATERIALS WITH THE POTENTIAL TO CONTAMINATE GROUNDWATER MAY NOT BE STORED OR HANDLED IN AREAS OF THE SITE DRAINING TO AN INFILTRATION AREA. AN "INFILTRATION AREA" IS ANY AREA OF THE SITE THAT BY DESIGN OR AS A RESULT OF SOILS, TOPOGRAPHY AND OTHER RELEVANT FACTORS, ACCUMULATES RUNOFF THAT INFILTRATES INTO THE SOIL, DIKES, BERMS, SLUMPS, AND OTHER FORMS OF SECONDARY CONTAINMENT THAT PREVENT DISCHARGE TO GROUNDWATER MAY BE USED TO ISOLATE PORTIONS OF THE SITE FOR THE PURPOSES OF STORAGE AND HANDLING OF THESE MATERIALS.
 - FUGITIVE SEDIMENT AND DUST. ACTIONS MUST BE TAKEN TO ENSURE THAT ACTIVITIES DO NOT RESULT IN NOTICEABLE EROSION OF SOILS OR FUGITIVE DUST EMISSIONS DURING OR AFTER CONSTRUCTION. OIL MAY NOT BE USED FOR DUST CONTROL.
 - DEBRIS AND OTHER MATERIAL, LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORM WATER, MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE.
 - TRENCH OR FOUNDATION DE-WATERING. TRENCH DE-WATERING IS THE REMOVAL OF WATER FROM TRENCHES, FOUNDATIONS, COFFER DAMS, PONDING AND OTHER AREAS WITHIN THE CONSTRUCTION AREA THAT RETAIN WATER AFTER EXCAVATION. THE COLLECTED WATER REMOVED FROM THE PONDED AREA, MUST BE FILTERED THROUGH A DIRT BAG, HAYBALE CORRAL OR OTHER SILTATION BASIN PRIOR TO DISCHARGE.

- D. INSPECTION AND MAINTENANCE**
- INSPECT DISTURBED AND IMPERVIOUS AREAS, EROSION AND STORMWATER CONTROL MEASURES, AREAS USED FOR STORAGE THAT ARE EXPOSED TO PRECIPITATION, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE AT LEAST ONCE A WEEK AS WELL AS BEFORE AND AFTER STORM EVENTS, PRIOR TO COMPLETION OF PERMANENT STABILIZATION. A PERSON WITH KNOWLEDGE OF EROSION AND STORM WATER CONTROLS, INCLUDING THE STANDARDS IN THE MAINE CONSTRUCTION GENERAL PERMIT AND ANY DEP OR MUNICIPAL COMPANION DOCUMENTS, MUST CONDUCT THE INSPECTION. THIS PERSON MUST BE IDENTIFIED IN THE INSPECTION LOG. IF BEST MANAGEMENT PRACTICES BMPs NEED TO BE MODIFIED OR IF ADDITIONAL BMPs ARE NECESSARY, IMPLEMENTATION MUST BE COMPLETED WITHIN 7 CALENDAR DAYS AND PRIOR TO ANY STORM EVENT (RAINFALL). ALL MEASURES MUST BE MAINTAINED IN EFFECTIVE OPERATING CONDITION UNTIL AREAS ARE PERMANENTLY STABILIZED.
 - AN INSPECTION AND MAINTENANCE LOG MUST BE KEPT SUMMARIZING THE SCOPE OF THE INSPECTION, NAME AND QUALIFICATIONS OF THE PERSON PERFORMING THE INSPECTION, DATE, AND MAJOR OBSERVATIONS RELATING TO OPERATION OF EROSION AND SEDIMENTATION CONTROLS AND POLLUTION PREVENTION MEASURES. MAJOR OBSERVATIONS MUST INCLUDE: BMPs THAT NEED TO BE MAINTAINED, LOCATION(S) OF BMPs THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION, AND LOCATION(S) WHERE ADDITIONAL BMPs ARE NEEDED THAT DID NOT EXIST AT THE TIME OF THE INSPECTION. FOLLOW-UP TO CORRECT DEFICIENCIES OR ENHANCE CONTROLS MUST ALSO BE INDICATED IN THE LOG AND DATED, INCLUDING WHAT ACTION WAS TAKEN AND WHEN.

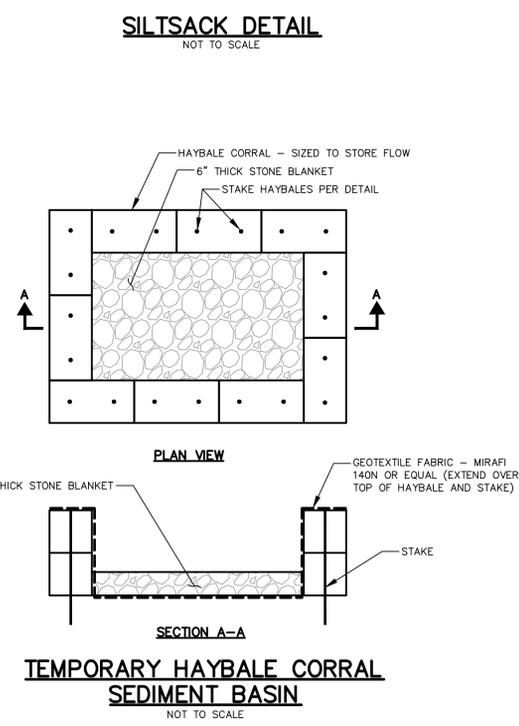


SECTION VIEW
SEDIMENT BARRIER (SILT SOCK)
NOT TO SCALE

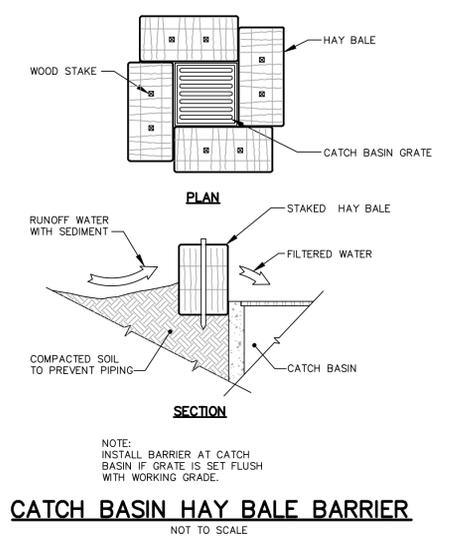


Maintenance Schedule:

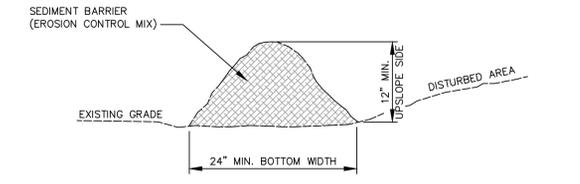
- EACH SILTSACK SHOULD BE INSPECTED AFTER EVERY MAJOR RAIN EVENT.
- IF THERE HAVE BEEN NO MAJOR EVENTS, SILTSACKS SHALL BE INSPECTED EVERY 2-3 WEEKS.
- THE YELLOW RESTRAINT CORD SHOULD BE VISIBLE AT ALL TIMES. IF THE CORD IS COVERED WITH SEDIMENT, THE SILTSACK SHOULD BE EMPTIED.



SECTION A-A
TEMPORARY HAYBALE CORRAL SEDIMENT BASIN
NOT TO SCALE

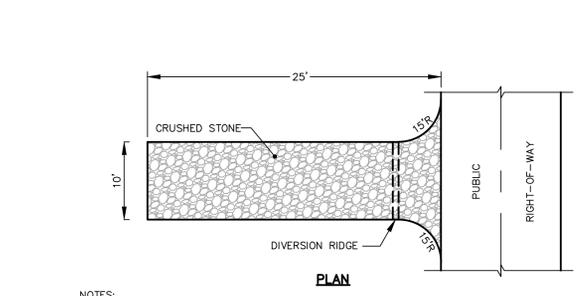


CATCH BASIN HAY BALE BARRIER
NOT TO SCALE



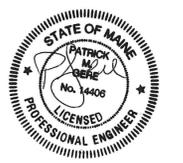
- IN ORDER FOR EROSION CONTROL MIX TO BE USED IN LIEU OF SILT FENCE IT MUST MEET THE FOLLOWING STANDARDS:**
- THE ORGANIC MATTER CONTENT SHALL BE BETWEEN 50 AND 100%, DRY WEIGHT BASIS.
 - PARTICLE SIZE BY WEIGHT SHALL BE 100% PASSING A 6\"/>

SEDIMENT BARRIER (EROSION CONTROL MIX)



- NOTES:**
- USE CRUSHED STONE OR ACCEPTABLE ON-SITE MATERIAL. (STONE AGGREGATE SIZE - 2\"/>

STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



REV.	DATE	REVISION DESCRIPTION
1.	9/10/19	REVISED PER TOWN COMMENTS
0.	6/5/19	ISSUED FOR PERMITTING

DESIGNED BY: PMG
DRAWN BY: PMG
CHECKED BY: PJC
DATE: 9/10/2019
FILE NAME: 2572-0011 Details.dwg

839 ROOSEVELT REDEVELOPMENT
839 ROOSEVELT TRAIL
WINDHAM, MAINE

HANNA REALTY ASSOCIATES, LLC
2 EISENHOWER DRIVE
WESTBROOK, MAINE

SOIL EROSION & SEDIMENT CONTROL NOTES & DETAILS

M:_Cad Drawings - Design\Active Drawings\2572-0011_839 Roosevelt Trail Windham\DWG\2572-0011_Details.dwg 9/10/2019 3:20:38 PM



- NOTES:
1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS FOR TAX MAP 71 LOT 7 IN WINDHAM, MAINE (SUBJECT PARCEL).
 2. THE TOTAL AREA OF THE SUBJECT PARCEL IS 20,064 SF (0.46 ACRES).
 3. THE OWNER OF RECORD FOR THE SUBJECT PARCEL IS HANNA REALTY ASSOCIATES, LLC, 2 EISENHOWER DRIVE, WESTBROOK, MAINE 04092, RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 34365 PAGE 90.
 4. PROPERTY BOUNDARY AND TOPOGRAPHICAL INFORMATION IS BASED ON A PLAN ENTITLED "EXISTING CONDITIONS SURVEY, 839 ROOSEVELT TRAIL, WINDHAM, ME" BY TITCOMB ASSOCIATES, DATED MAY 26, 2015.
 5. TOPOGRAPHIC ELEVATIONS ARE BASED ON NAVD88 DATUM DERIVED FROM GPS OBSERVATIONS. HORIZONTAL DATA IS REFERENCED TO GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, NAD83, WEST ZONE, DERIVED FROM GPS OBSERVATIONS.
 6. SOIL TYPES FOR THE SITE WERE OBTAINED FROM THE USDA NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY MEDIUM INTENSITY SOILS MAPPING. THE WATERSHED CONSISTS ENTIRELY OF HINCKLEY LOAMY SAND (H1B) - HYDROLOGIC SOIL GROUP A. THE SOCIETY OF SOIL SCIENTISTS OF NORTHERN NEW ENGLAND SPECIAL PUBLICATION NO. 5, SEPTEMBER 2009, LISTS THE SATURATED CONDUCTIVITY FOR H1B AS 6.0 IN/HR IN THE MOST LIMITING LAYER.

REV.	DATE	REVISION DESCRIPTION
1.	9/10/19	REVISED PER TOWN COMMENTS
0.	6/5/19	ISSUED FOR PERMITTING

DESIGNED BY: PMG
DRAWN BY: PMG
CHECKED BY: PJC
DATE: 9/10/2019
FILE NAME: 2572-0011 STP01.dwg
PROJECT NAME:

839 ROOSEVELT REDEVELOPMENT
839 ROOSEVELT TRAIL
WINDHAM, MAINE

CLIENT:

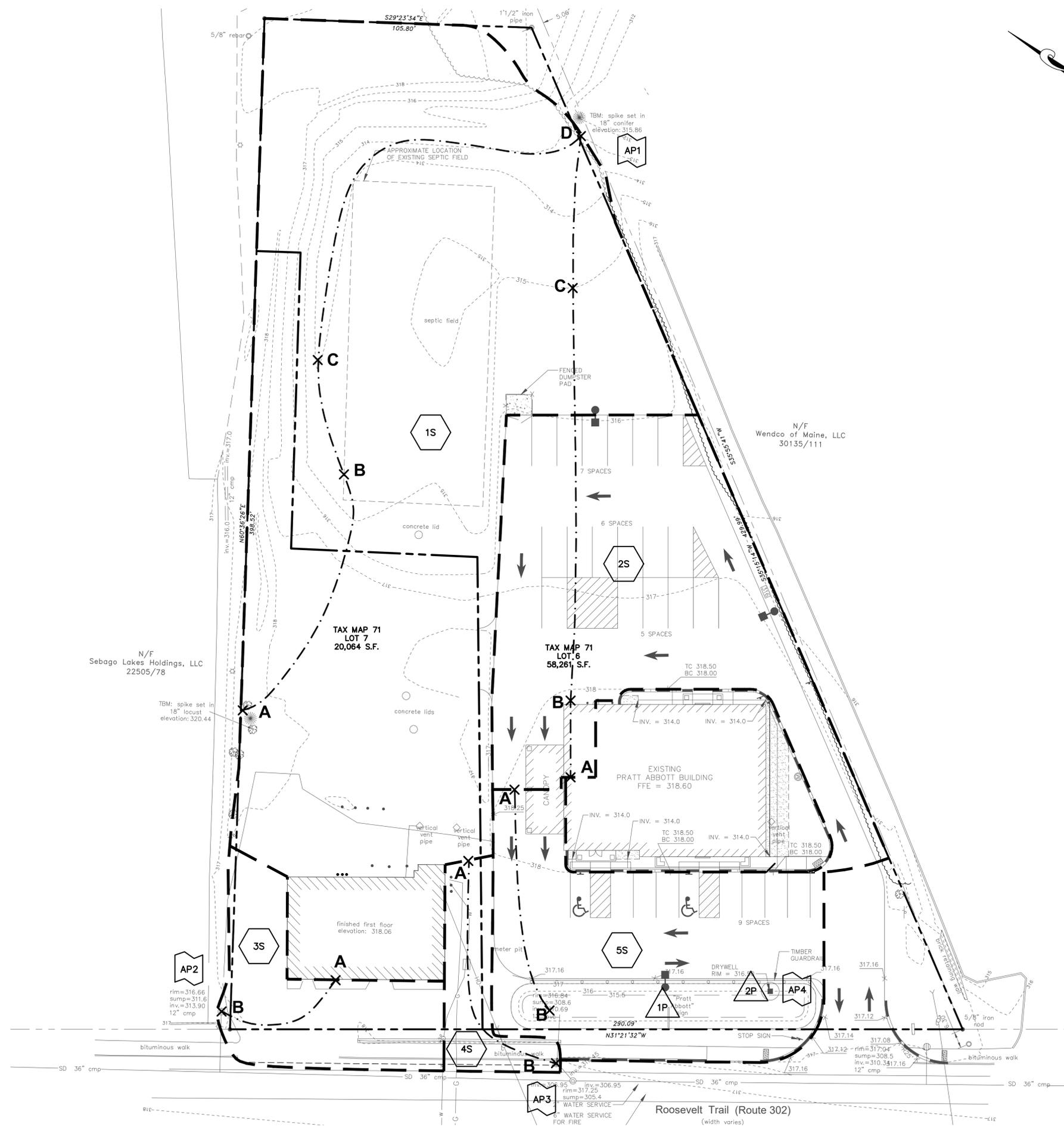
HANNA REALTY ASSOCIATES, LLC
2 EISENHOWER DRIVE
WESTBROOK, MAINE

SHEET TITLE:

EXISTING CONDITIONS WATERSHED PLAN

SHEET NO:

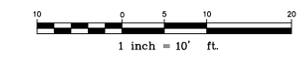
D-101



LEGEND:

- | EXISTING | PROPOSED |
|----------|------------------------------------|
| | PROPERTY LINE |
| | ADJACENT PROPERTY LINE |
| | MONUMENTS |
| | CONTOURS (1') |
| | CONTOURS (5') |
| | EDGE OF GRAVEL |
| | EDGE OF PAVEMENT |
| | CURB |
| | PAVEMENT STRIPING |
| | BUILDINGS |
| | TREES |
| | SIGNS |
| | BOLLARDS |
| | UTILITY POLE & OVERHEAD LINE |
| | LIGHTS |
| | GAS LINE |
| | WATER SHUTOFF, VALVE, & WATER LINE |
| | CATCH BASIN & STORM DRAIN |
| | SUBCATCHMENT |
| | ANALYSIS POINT |
| | INFILTRATION FEATURE |
| | TIME OF CONCENTRATION FLOW PATH |
| | WATERSHED BOUNDARY |

- 1S AREA: 42,099 SF
Tc:
- A-B SF L=100' S=0.0150
B-C SHC L=50' S=0.0150
C-D C L=185' S=0.0130
- 2S AREA: 14,042 SF
Tc:
- A-B SF L=30' S=0.3300
B-C SCF L=110 S=0.0200
C-D SCF L=110 S=0.0200
- 3S AREA: 4,105 SF
Tc:
- A-B SF L=60' S=0.0150
- 4S AREA: 1,961 SF
Tc:
- A-B SF L=100' S=0.0150
- 5S AREA: 10,370 SF
Tc:
- A-B SF L=89' S=0.0150



M:_Code Drawings - Dwg\Active Dwg\2572 - Pratt, Abbott\2572-0011_839 Roosevelt Trail Windham\DWG\2572-0011 STP01.dwg 9/10/2019 3:06:14 PM



REV.	DATE	REVISION DESCRIPTION
1.	9/10/19	REVISED PER TOWN COMMENTS
0.	6/5/19	ISSUED FOR PERMITTING

DESIGNED BY: PMG
DRAWN BY: PMG
CHECKED BY: PJC
DATE: 9/10/2019
FILE NAME: 2572-0011 STP01.dwg
PROJECT NAME:

839 ROOSEVELT REDEVELOPMENT
839 ROOSEVELT TRAIL
WINDHAM, MAINE

CLIENT:

HANNA REALTY ASSOCIATES, LLC
2 EISENHOWER DRIVE
WESTBROOK, MAINE

SHEET TITLE:

PROPOSED CONDITIONS WATERSHED PLAN

SHEET NO:

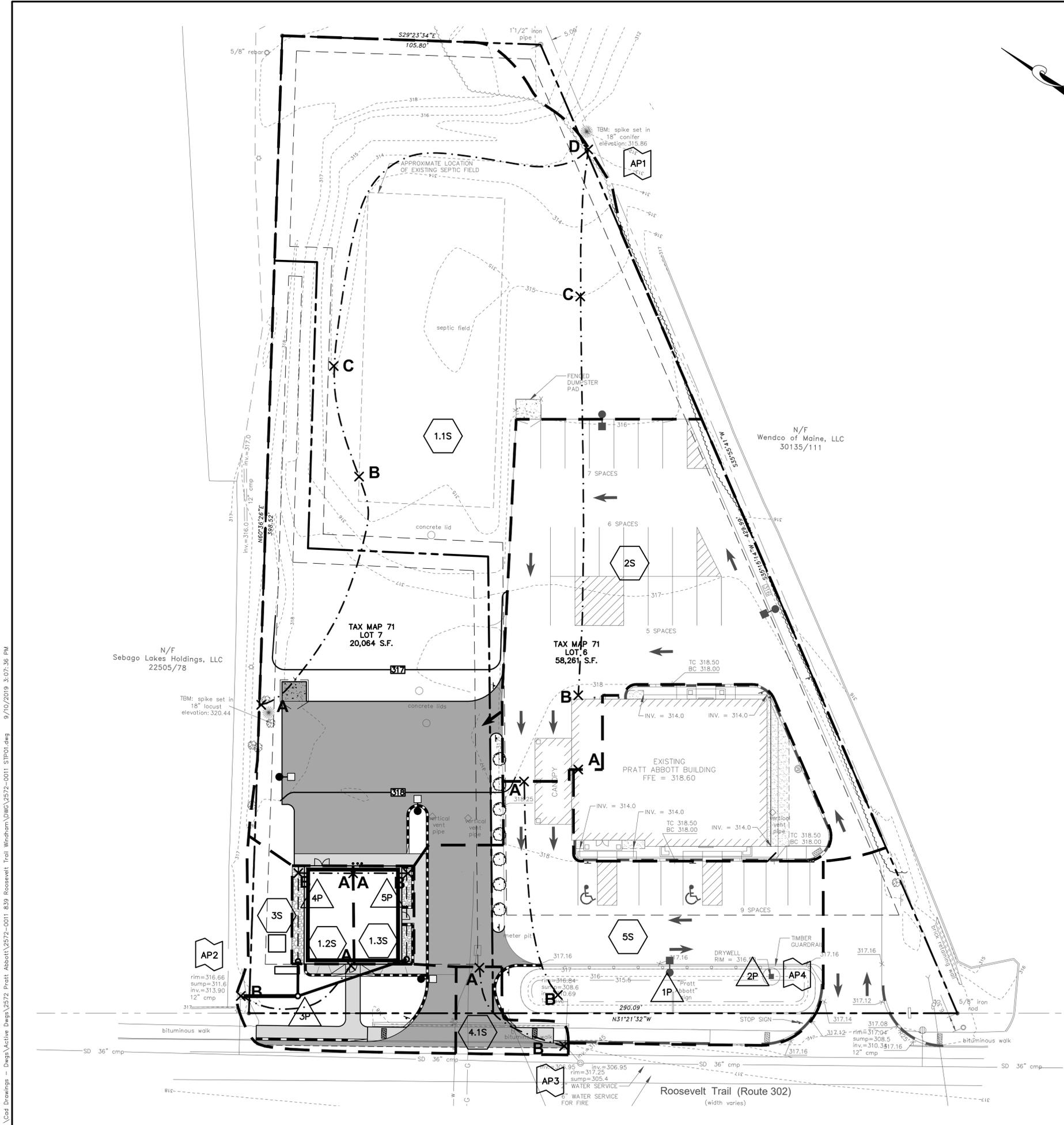
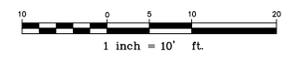
D-102

- NOTES:
- THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED CONDITIONS FOR TAX MAP 71 LOT 7 IN WINDHAM, MAINE (SUBJECT PARCEL).
 - THE TOTAL AREA OF THE SUBJECT PARCEL IS 20,064 SF (0.46 ACRES).
 - THE OWNER OF RECORD FOR THE SUBJECT PARCEL IS HANNA REALTY ASSOCIATES, LLC, 2 EISENHOWER DRIVE, WESTBROOK, MAINE 04092, RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 34365 PAGE 90.
 - PROPERTY BOUNDARY AND TOPOGRAPHICAL INFORMATION IS BASED ON A PLAN ENTITLED "EXISTING CONDITIONS SURVEY, 839 ROOSEVELT TRAIL, WINDHAM, ME" BY TITCOMB ASSOCIATES, DATED MAY 26, 2015.
 - TOPOGRAPHIC ELEVATIONS ARE BASED ON NAVD83 DATUM DERIVED FROM GPS OBSERVATIONS. HORIZONTAL DATA IS REFERENCED TO GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, NAD83, WEST ZONE, DERIVED FROM GPS OBSERVATIONS.
 - SOIL TYPES FOR THE SITE WERE OBTAINED FROM THE USDA NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY MEDIUM INTENSITY SOILS MAPPING. THE WATERSHED CONSISTS ENTIRELY OF HINKLEY LOAMY SAND (H1B) - HYDROLOGIC SOIL GROUP A.

LEGEND:

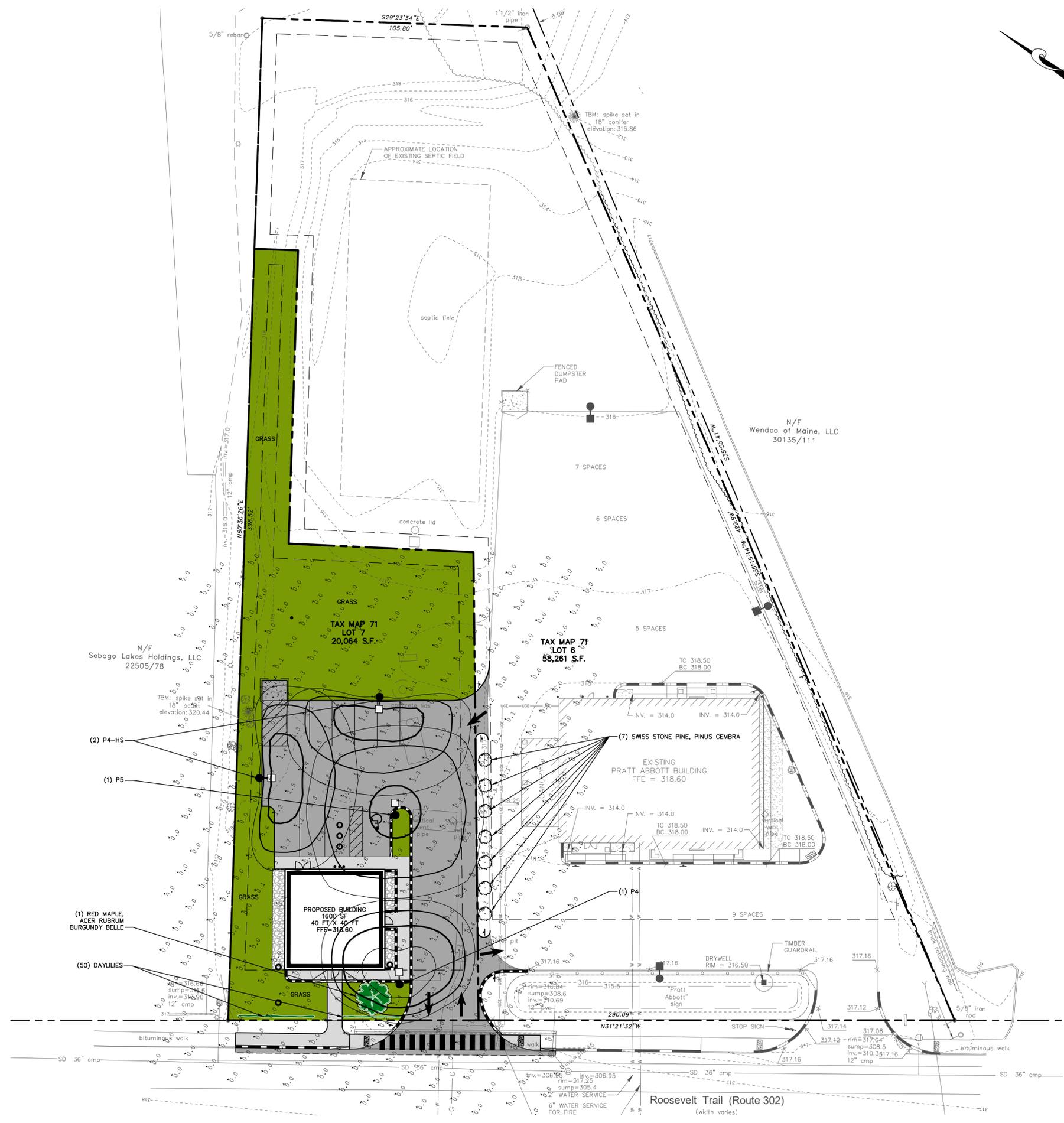
EXISTING	PROPOSED
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	MONUMENTS
	CONTOURS (1')
	CONTOURS (5')
	EDGE OF GRAVEL
	EDGE OF PAVEMENT
	CURB
	PAVEMENT STRIPING
	BUILDINGS
	TREES
	SIGNS
	BOLLARDS
	UTILITY POLE & OVERHEAD LINE
	LIGHTS
	GAS LINE
	WATER SHUTOFF, VALVE, & WATER LINE
	CATCH BASIN & STORM DRAIN
	SUBCATCHMENT
	ANALYSIS POINT
	INFILTRATION FEATURE
	TIME OF CONCENTRATION FLOW PATH
	WATERSHED BOUNDARY

- 1.1S AREA: 39,433 SF
Tc: A-B SF L=100' S=0.0150
B-C SHC L=50' S=0.0150
C-D C L=185' S=0.0130
- 1.2S AREA: 1,000 SF
Tc: A-B SF L=22' S=0.0833
- 1.3S AREA: 1,000 SF
Tc: A-B SF L=22' S=0.0833
- 2S AREA: 14,042 SF
Tc: A-B SF L=30' S=0.3300
B-C SCF L=110 S=0.0200
C-D SCF L=110 S=0.0200
- 3S AREA: 3,905 SF
Tc: A-B SF L=60' S=0.0150
- 4.1S AREA: 1,039 SF
Tc: A-B SF L=53' S=0.0150
- 5S AREA: 12,139 SF
Tc: A-B SF L=89' S=0.0150



M:_Cad Drawings - Dwg\Active Dwg\2572 - Pratt, Abbott\2572-0011_839 Roosevelt Trail Windham\DWG\2572-0011 STP01.dwg 9/10/2019 3:07:36 PM

M:\Cad Drawings - Design\Drawings\2572 - Pratt, Abbott\2572-0011 - 839 Roosevelt Trail Windham\Drawings\2572-0011 - STP01.dwg 9/12/2019 1:29:18 PM



LEGEND:

EXISTING		PROPOSED
---	PROPERTY LINE	---
---	ADJACENT PROPERTY LINE	---
••	MONUMENTS	---
---	CONTOURS (1')	---
---	EDGE OF GRAVEL	---
---	EDGE OF PAVEMENT	---
---	CURB	---
---	VERTICAL GRANITE CURB	---
---	SLOPED GRANITE CURB	---
---	MONOLITHIC CONCRETE CURB	---
---	PAVEMENT STRIPING	---
---	BUILDINGS	---
---	TREES/TREELINE	---
---	SIGNS	---
---	BOLLARDS	---
---	UTILITY POLE	---
---	OVERHEAD LINE	---
---	LIGHTS	---
---	UNDERGROUND ELECTRIC	---
---	GAS LINE	---
---	WATER SHUTOFF	---
---	WATER VALVE	---
---	WATER LINE	---
---	CATCH BASIN/FILTRATION BASIN	---
---	STORM DRAIN	---
---	TRAFFIC FLOW DIRECTION	---
---	SNOW STORAGE AREA	---
---	SILT BARRIER	---
---	INLET PROTECTION	---
---	STABILIZED CONSTRUCTION ENTRANCE	---
---	FENCE	---
---	CONCRETE	---

- NOTES:
- THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED CONDITIONS FOR TAX MAP 71 LOT 7 IN WINDHAM, MAINE (SUBJECT PARCEL).
 - THE TOTAL AREA OF THE SUBJECT PARCEL IS 20,064 SF (0.46 ACRES).
 - THE OWNER OF RECORD FOR THE SUBJECT PARCEL IS HANNA REALTY ASSOCIATES, LLC, 2 EISENHOWER DRIVE, WESTBROOK, MAINE 04092, RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 34365 PAGE 90.
 - PROPERTY BOUNDARY AND TOPOGRAPHICAL INFORMATION IS BASED ON A PLAN ENTITLED "EXISTING CONDITIONS SURVEY, 839 ROOSEVELT TRAIL, WINDHAM, ME" BY TITCOMB ASSOCIATES, DATED MAY 26, 2015.
 - TOPOGRAPHIC ELEVATIONS ARE BASED ON NAVD83 DATUM DERIVED FROM GPS OBSERVATIONS. HORIZONTAL DATA IS REFERENCED TO GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, NAD83, WEST ZONE, DERIVED FROM GPS OBSERVATIONS.
 - THE PROPERTY IS LOCATED WITHIN THE TOWN OF WINDHAM COMMERCIAL DISTRICT 1 (C1) ZONE.
 - MEDICAL MARIJUANA DISPENSARY USE IS A PERMITTED USE IN THE C1 DISTRICT ZONE.
 - BULK AND DIMENSIONAL REQUIREMENTS FOR THE C1 DISTRICT ZONE ARE AS FOLLOWS:

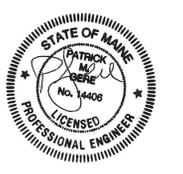
REQUIRED	PROPOSED
MIN. LOT SIZE	20,064 SF
NET RESIDENTIAL DENSITY	NA
MIN. FRONTAGE	100 FT
FRONT SETBACK	10-20 FT
MIN. SIDE SETBACK	6 FT
MIN. REAR SETBACK	6 FT
MAX. BLDG HEIGHT	NONE
 - THE TOWN OF WINDHAM LAND USE ORDINANCE SECTION 812(C)(2)(c) STATES THERE IS NO MINIMUM NUMBER OF PARKING SPACES REQUIRED. NINE PARKING SPACES ARE PROVIDED - 30% OF WHICH (THREE SPACES) ARE 10 FT WIDE X 20 FT DEEP. ONE ADA ACCESSIBLE PARKING SPACE IS PROVIDED.
 - THE PROPOSED DEVELOPMENT IS SUBJECT TO THE NORTH WINDHAM SIDEWALK IMPACT FEE.
 - PARKING LOT ILLUMINANCE (FC)

AVERAGE	MINIMUM	MAXIMUM
= 1.31	= 0.7	= 1.6

 AVG./MIN RATIO = 1.87
 MAX./MIN RATIO = 2.29
 - LUMINAIRE SCHEDULE:
 - P4 = (1) SINGLE RZRM-PLD-IV-24LED-350MA-NW
 - P4-HS = (2) SINGLE RZRM-IV-24LED-NW-350-HS
 - P5 = (1) SINGLE RZRM-PLD-VSQ-24LED-350MA-NW
 LUMINAIRE P4 SHALL BE MOUNTED ON A 12 FOOT STN124-11-1 AFG POLE. LUMINAIRES P4-HS AND P5 SHALL BE MOUNTED ON STN154-11-1 15' AFG POLES.
 SEE SHEET L-501 FOR LIGHTING DETAILS.



846 Main St., Westbrook, ME 04092
 T: 207-591-7000
 StGermainCollins.com



REV.	DATE	REVISION DESCRIPTION
1.	9/10/19	REVISED PER TOWN COMMENTS
0.	6/5/19	ISSUED FOR PERMITTING

DESIGNED BY: PMG
 DRAWN BY: PMG
 CHECKED BY: PJC
 DATE: 9/10/2019
 FILE NAME: 2572-0011 STP01.dwg
 PROJECT NAME:

839 ROOSEVELT REDEVELOPMENT
 839 ROOSEVELT TRAIL
 WINDHAM, MAINE

CLIENT:

HANNA REALTY ASSOCIATES, LLC
 2 EISENHOWER DRIVE
 WESTBROOK, MAINE

SHEET TITLE:

LIGHTING & LANDSCAPE PLAN

SHEET NO:

L-101

SOLID STATE AREA LIGHTING

RAZAR SERIES-LED

SPECIFICATIONS

OPTICAL HOUSING:
Heavy cast low copper aluminum (A356 alloy; <0.2% copper) assembly with integral cooling fins. The Optical Panel mounting surface is milled flat (surface variance <±.002") to facilitate thermal transfer of heat to housing and cooling fins. Solid barrier wall separates optical and electrical compartments. The optical and electrical compartments are integrated to create one assembly. Minimum wall thickness is .188".

ELECTRICAL HOUSING w/ INTEGRATED ARM:
Heavy cast low copper aluminum (A356 alloy; <0.2% copper) assembly with integral cooling fins. The electrical compartment and a flat surface on the top of the arm to accommodate a photocell receptacle. Solid barrier wall separates optical and electrical compartments. The optical compartment and electrical compartment with the integrated support arm combine to create one assembly. Minimum wall thickness is .188". Cast and hinged driver assembly cover is integrated with wiring compartment cover.

PLED OPTICS:
Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED refractor. LED optics completely seal each individual emitter to meet an IP66 rating. In asymmetric distributions, a micro-reflector inside the refractor re-directs the house side emitter output towards the steel side and functions as a house side shielding element. Refractors are injection molded H12 acrylic. Each LED refractor is sealed to the PCB over an emitter and all refractors are retained by an aluminum frame. Any one panel, or group of panels in a luminaire, have the same optical pattern. LED refractors produce standard site/area distributions. Panels are field replaceable and field rotatable in 90° increments.

LED DRIVER(S):
Constant current electronic with a power factor of > .90 and a minimum operating temperature of -40°F to 40°C. Drivers use UL and cUL recognized and mounted directly against the Electrical Housing to facilitate thermal transfer, held down by universal clamps to facilitate easy removal. In-line terminal blocks facilitate wiring between the driver and optical arrays. Drivers accept an input of 120-277V, 50/60Hz or 347V/480V, 50/60Hz, (0 - 10V dimmable driver is standard). Driver has a minimum of 3KV internal surge protection. Luminaire supplied with 20KV surge protector for field accessible installation.

LED EMITTERS:
High output LED's are utilized with drive currents ranging from 350mA to 1050mA. 70CRI Minimum. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Consult factory for other LED options.

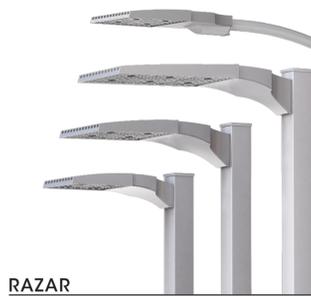
AMBER LED'S:
PCA (Phosphor Converted Amber) LED's utilize phosphors to create color output similar to LPS lamps and have a slight output in the blue spectral bandwidth. TRA (True Amber) LED's utilize material that emits light in the amber spectral bandwidth only without the use of phosphors.

FINISH:
Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step media blast and iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability.

MAST ARM FITTER/ELECTRICAL HOUSING:
Replaces standard Electrical Housing. Fits standard 2 3/8" O.D. horizontal tenon, two (2) straps with two (2) bolts each encircle the lower half of the tenon. Upper half of the tenon rests on self-centering steps that position the angle of the luminaire at 0°, +1.5°, +1.5 or +3° up from the horizontal. All hardware is stainless steel.

PROJECT NAME:

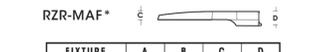
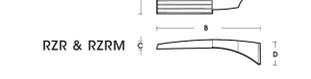
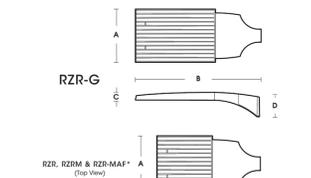
PROJECT TYPE:



RAZAR

(MODELS: RZRM, RZR-G & RZR-MAF*)

PATENT PENDING



FIXTURE	A	B	C	D
RZR-G	15"	34.5"	3"	7"
RZR	14.75"	28.25"	2.75"	6.5"
RZR-MAF	11.5"	22"	2.5"	6.25"

*DLC PENDING AS OF 7/17



U.S. Architectural Lighting

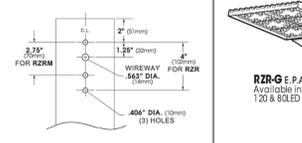
882 West Avenue O, Palmdale, CA 95051
Phone (916) 253-2000 Fax (916) 253-2001
www.usalighting.com

U.S. ARCHITECTURAL LIGHTING

RAZAR SERIES-LED

SPECIFICATIONS

POLE DRILLING TEMPLATE



PLED* MODULES



Approximate Average Lumens - 4000K
(Lumens median of all distributions)

	350mA			525mA			700mA			1050mA		
	Watts	Lumens	HID Eq.	Watts	Lumens	HID Eq.	Watts	Lumens	HID Eq.	Watts	Lumens	HID Eq.
24	28	3541	50	41	5058	100	53	6567	100	81	8773	150
40	45	5997	100	66	8653	150	87	10995	175	134	14547	200
48	55	7046	100	81	10018	150	105	12600	200	160	17566	250
60	87	11622	175	131	16736	200	174	21255	400	266	28190	350
120	127	17405	250	195	24840	400	260	31992	575	360	43323	500

Spec/Order Example: RZR/PLED-IV/80LED-700mA/CW/277/RAL-8019-S

SPEC/ORDERING INFORMATION

MODEL	OPTICS	LED MODE	VOLTAGE	FINISH	OPTIONS
RZR-G	TYPE II PLED-H TYPE II FRONT ROW PLED-H-FR	NO. LED'S RZR-G 120LED 80LED 40LED	DRIVE CURRENT 350mA 525mA 700mA ¹ 1050mA ²	COLOR TEMP. CCT NW (4000K) ³ CW (5000K) WW (3000K) COMBAT FACTORY FOR CUSTOM COLORS	120 208 240 277 347 480
RZR	TYPE II MEDIAN PLED-H-M TYPE II MED PLED-H-M	40LED		STANDARD TEXTURED FINISH BLACK RAL-9005-T WHITE RAL-9003-T GREY RAL-7004-T DARK BRONZE RAL-8019-T GREEN RAL-6005-T	HIGHLOW DIMMING FOR HARDWIRED SWITCHING OR NONINTEGRATED MOTION SENSOR... HSW INTERNAL HOUSE SIDE SHIELD... HSPLED PHOTO CELL + VOLTAGE (EXAMPLE: PC120V)... PC+V TWIST LOCK RECEPTACLE ONLY... TPL 7-FRT TWIST LOCK RECEPTACLE ONLY... TPL7 SINGLE FUSE (120V, 277V, 347V)... SF DOUBLE FUSE (208V, 240V, 480V)... DF STEP DIM MOTION SENSOR (PROGRAMMED 80/100)... MS#211 REMOTE MOTION SENSOR CONFIGURATOR... MS#F10
RZR-MAF*	TYPE IV MED PLED-H-W TYPE IV WIDE PLED-H-W	40LED		AMBER ⁴ PHOSPHOR CONVERTED AMBER PCA TRUE AMBER ⁵ TRA	FOR BACKLASH RESISTANCE REMOVE 5/16" (1.57mm) FROM DIMMER (EXAMPLE: 80/100) COMBAT FACTORY FOR CUSTOM COLORS
RZRM	TYPE IV PLED-IV TYPE IV PLED-IV-FR TYPE IV MASTROW PLED-VSG-M TYPE IV MED PLED-V-SG-M TYPE IV WIDE PLED-V-SG-W	RZRM 48LED 24LED		AMBER ⁴ PHOSPHOR CONVERTED AMBER PCA TRUE AMBER ⁵ TRA	FOR BACKLASH RESISTANCE REMOVE 5/16" (1.57mm) FROM DIMMER (EXAMPLE: 80/100) COMBAT FACTORY FOR CUSTOM COLORS

U.S. Architectural Lighting

882 West Avenue O, Palmdale, CA 95051
Phone (916) 253-2000 Fax (916) 253-2001
www.usalighting.com

U.S. ARCHITECTURAL LIGHTING

RAZAR SERIES-LED

LED/ELECTRICAL GUIDE

LED COUNT	SOURCE TYPE	SOURCE	INITIAL LUMENS - 4000K CCT	INITIAL LUMENS - 3000K CCT	INITIAL LUMENS - 5000K CCT	L70 GREATER THAN (HT)	STARTING TEMP	SYSTEM WATTS	VOLTS	MAX INPUT AMPS
24	LED	24 PLED* Optical Module - 350mA	3,298 - 3,764	3,133 - 3,995	3,463 - 3,973	60,000+	-20°F	29	120	0.24
24	LED	24 PLED* Optical Module - 525mA	4,711 - 5,405	4,475 - 5,135	4,947 - 5,675	60,000+	-20°F	42	120	0.34
24	LED	24 PLED* Optical Module - 700mA	6,023 - 6,911	5,722 - 6,565	6,324 - 7,256	60,000+	-20°F	56	120	0.45
24	LED	24 PLED* Optical Module - 1050mA	8,171 - 9,375	7,762 - 8,906	8,580 - 9,844	60,000+	-20°F	82	120	0.68
40	LED	40 PLED* Optical Module - 350mA	5,585 - 6,468	5,306 - 6,088	5,864 - 6,729	60,000+	-20°F	43	120	0.38
40	LED	40 PLED* Optical Module - 525mA	8,059 - 9,246	7,656 - 8,784	8,462 - 9,709	60,000+	-20°F	65	120	0.55
40	LED	40 PLED* Optical Module - 700mA	10,240 - 11,749	9,728 - 11,162	10,752 - 12,337	60,000+	-20°F	87	120	0.73
40	LED	40 PLED* Optical Module - 1050mA	13,642 - 15,652	12,960 - 14,870	14,324 - 16,435	60,000+	-20°F	128	120	1.12
48	LED	48 PLED* Optical Module - 350mA	6,562 - 7,609	6,234 - 7,153	6,890 - 7,909	60,000+	-20°F	53	120	0.46
48	LED	48 PLED* Optical Module - 525mA	9,330 - 10,705	8,864 - 10,170	9,797 - 11,240	60,000+	-20°F	79	120	0.68
48	LED	48 PLED* Optical Module - 700mA	11,735 - 13,464	11,148 - 12,791	12,322 - 14,137	60,000+	-20°F	106	120	0.88
48	LED	48 PLED* Optical Module - 1050mA	16,360 - 18,771	15,842 - 17,822	17,178 - 19,709	60,000+	-20°F	160	120	1.33
80	LED	80 PLED* Optical Module - 350mA	10,824 - 12,419	10,263 - 11,798	11,365 - 13,040	60,000+	-20°F	86	120	0.75
80	LED	80 PLED* Optical Module - 525mA	15,587 - 17,884	14,808 - 16,900	16,366 - 18,778	60,000+	-20°F	130	120	1.10
80	LED	80 PLED* Optical Module - 700mA	19,767 - 22,680	18,779 - 21,546	20,755 - 23,814	60,000+	-20°F	174	120	1.45
80	LED	80 PLED* Optical Module - 1050mA	26,255 - 30,124	24,942 - 28,818	27,568 - 31,630	60,000+	-20°F	257	120	2.22
120	LED	120 PLED* Optical Module - 350mA	16,211 - 18,599	15,400 - 17,669	17,021 - 19,529	60,000+	-20°F	130	120	1.06
120	LED	120 PLED* Optical Module - 525mA	23,154 - 26,566	21,996 - 25,238	24,312 - 27,894	60,000+	-20°F	192	120	1.63
120	LED	120 PLED* Optical Module - 700mA	29,424 - 33,740	27,953 - 32,072	30,895 - 35,448	60,000+	-20°F	260	120	2.17
120	LED	120 PLED* Optical Module - 1050mA	40,350 - 46,296	38,333 - 43,981	42,348 - 48,611	60,000+	-20°F	398	120	3.33

NOTES: 1. Max Input Amps is the highest of starting, operating, or open circuit currents.
2. Lumen values for LED Modules vary according to the distribution type. 80LED array appears in both the RZR and RZRM models.
3. System Watts includes the source watts and all driver components.
4. Fuse values should be sufficient to protect all wiring components. For electronic driver and LED component protection, use surge suppressor supplied with Luminaire.
Note: Surge suppressors are considered a perishable device.
5. 1700HR - 1M/21 hr rate applied.
WARNING: All fixtures must be installed in accordance with local codes or the National Electrical Code. Failure to do so may result in serious personal injury.

U.S. Architectural Lighting

882 West Avenue O, Palmdale, CA 95051
Phone (916) 253-2000 Fax (916) 253-2001
www.usalighting.com

U.S. ARCHITECTURAL LIGHTING

SNTS SERIES

ENGINEERING DATA
Maximum EPA - Square Feet

Catalog Number	Maximum Fixt. wgt.	100 MPH	90 MPH	80 MPH	70 MPH
SNTS 104-11	400	16.7	20.5	26.1	33.4
SNTS 124-11	400	12.2	16.1	20.4	25.8
SNTS 144-11	400	9.9	12.8	16.1	20.2
SNTS 154-11	400	8.9	11.4	14.4	17.9
SNTS 164-11	400	7.9	10.1	12.8	15.9
SNTS 184-11	400	6.2	8.2	10.1	13.8
SNTS 204-11	400	4.8	6.2	7.9	11.6
SNTS 204-7	450	8.8	11.3	14.0	17.4
SNTS 254-11	350	1.6	3.2	5.5	8.8
SNTS 254-7	450	4.3	6.1	9.1	11.2

All above design calculations are based on sustained wind forces plus additional I.3 wind gust (Example: Pole rated at 80 MPH withstands 104 MPH gusts)

ORDERING INFORMATION

MODEL NO.:	POLES	MOUNTING	FINISH	OPTIONS
SNTS	POLE HEIGHT WALL THICKNESS ANCHORAGE	BOLT CIRCLE TENON DRILL MOUNT 3-120 REQUIRES PT27 AND T3120 ADAPTER	STANDARD SMOOTH FINISH BLACK RAL-9005-S WHITE RAL-9003-S GREY RAL-7004-S DARK BRONZE RAL-8019-S GREEN RAL-6005-S OPTION: PRIME PAINT PP SALVAGED GLV THERMOSET POLYESTER POWDER PDR	DUPLEX RECEPTACLE DUP GF RECEPTACLE GFJ 3 WAY ADAPTER T3120 1/2" COUPLING CPLN1/2 3/4" COUPLING CPLN3/4 2" COUPLING CPLN2 (SPECIFY COUPLING LOCATION) SEE ACCESSORIES SECTION FOR OTHER OPTIONS.

U.S. ARCHITECTURAL LIGHTING
F1-2

880 WEST AVENUE O, PALMDALE, CA 93051
PH: 253-2000
FAX: 253-2001
WWW.USALIGHTING.COM

Atlas Wall Pak Pro

WPM43LED 43 Watt LED Wall Pak

Model	WPM43LEDK	WPM43LEDK	WPM43LEDK	WPM43LEDK
Lumens:	5025	5025	5025	5229
Watts:	43.19	43.19	43.19	43.20
Lumens/Watt:	116.35	116.35	116.35	121.06
CRI:	80	80	80	80
CCT:	3000	4000	4500	5000
DLC Prod. ID:	PSJ9ZSWO	PSTA0BCV	PVNA7VLO	PJEWHS4

Construction: Designed for commercial and industrial applications, providing cooler operating temperatures, brighter light and longer LED life. Manufactured w/ 100% pure aluminum & 0% remelt. Apertures for field or factory installed photocontrol.

Installation: Labor saving quick mount box with apertures for continuous wiring.

Zero Glare: Using the latest high brightness, high LED count technology, more usable light output is produced while eliminating glare. The fixture design directs more light down and forward without wasting lumens and offensive light.

Thermal Management: Atlas Wall Pak Pro fixtures are designed as a complete system to optimize LED life and light output. The Patent Pending thermal stacking heat removal technology extracts heat from within the housing moving it away from LEDs and components. The lower temperatures result in long LED life (200,000+ hrs) and component life and also allows for higher light output.

Listings: Luminaire is certified to UL/cUL Standards for Wet Locations DesignLights Consortium Premium qualified luminaire, eligible for rebates from DLC member utilities.

AC Input: 120/208/240/277 V

Driver: Constant current, Class 2, 120-277 VAC, 50-60 Hz High Efficiency - min. 88% Off-State Power: 0 Watts 0-10V Dimming

LEDs: 3000K, 4000K, 4500K, 5000K CCT Epoxy Guard™ protective conformal coated boards

Warranty: Five-year limited warranty

Testing: Atlas LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 & LM-80.

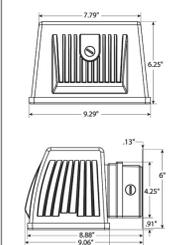
Photo Control: For factory installed 120V button photo control add suffix PC to part number.

Alpha Series LED



WPM43LED Design is Protected by US Patent D772,474 and D752,274

DIMENSIONS:



Rebates and Incentives are available in many areas. Contact an Atlas Representative for more information.

ATLAS LIGHTING PRODUCTS, INC.
PO BOX 2348 | BURLINGTON, NC 27216
800-848-8485 | FAX: 1-855-847-9474 | www.atlasled.com

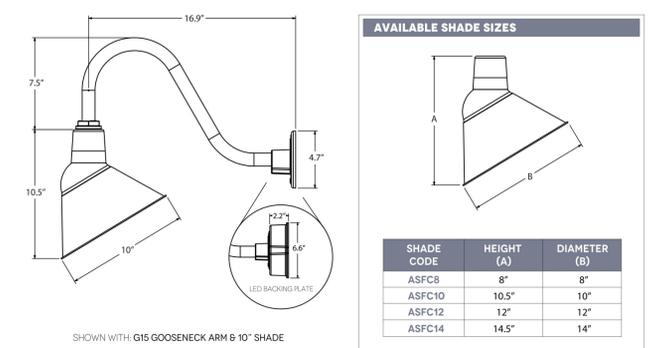
*The majority of Atlas Lighting Products are assembled in USA facilities by an American Workforce utilizing both Domestic and Foreign components. Meets Buy American requirements within the ARRA.

BARN LIGHT U.S.A.

REV 02.07.16 FRONTIER/FIRE CHIEF SERIES BARN LIGHT SIGN LIGHT COLLECTION

DIMENSIONAL DRAWING

Galvanized steel shades are crafted from 20 Ga Sheet metal while 1100-0 Aluminum—ranging from 0.050" to 0.125"—is used for all other shades. All shades have their edges rolled, and the result is highly durable and stylish lighting.

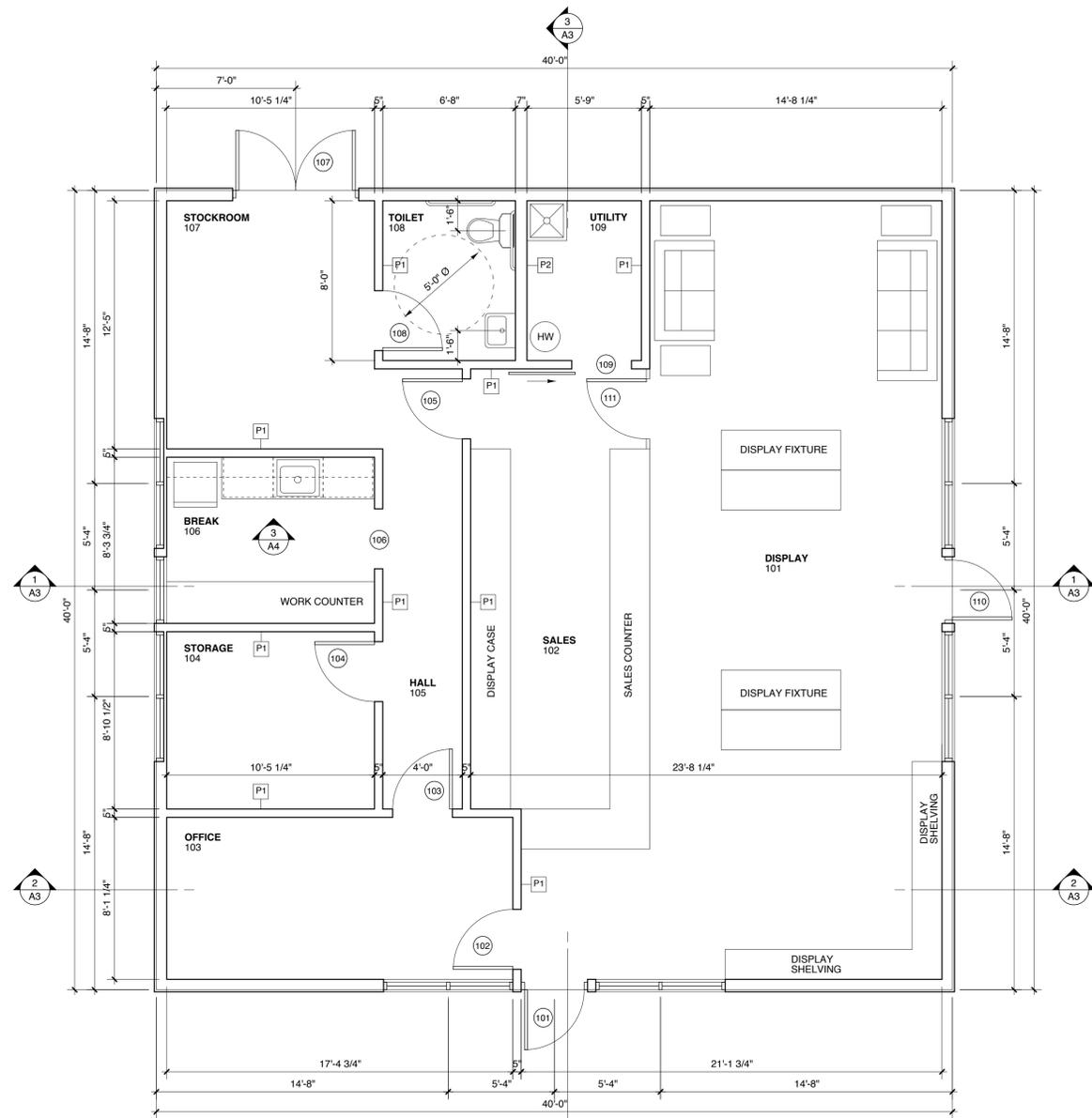


SHOWN WITH: G15 GOOSENECK ARM & 10" SHADE

LIGHT SOURCE

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. To obtain an IES file specific to your project, please contact the factory.

OPTION	WATTAGE	LUMENS	CRI	VOLTAGE	DIMMING
LED'S					
LED11	11W	850	>90	120 VAC	TRIAC
LED16	16W	1250	>90	120 VAC	TRIAC



1 FLOOR PLAN
SCALE: 1/4" = 1'-0"
1' 2' 4' 8'

PARTITION TYPES

P1 2 X 4 STUD FRAMING 16" O.C.
5/8" GYPSUM BOARD BOTH SIDES
ACOUSTIC INSULATION FULL HEIGHT
PARTITION HEAD UP TO ROOF TRUSS BOTTOM CHORD
SLIP TRACK CONNECTION TO ROOF TRUSS BOTTOM CHORD
ACOUSTICAL SEALANT AT BOTTOM PLATE

P2 PLUMBING PARTITION
2 X 6 WOOD STUD FRAMING 16" O.C.
5/8" GYPSUM BOARD BOTH SIDES FULL HEIGHT
ACOUSTIC INSULATION FULL HEIGHT
PARTITION HEAD UP TO ROOF TRUSS BOTTOM CHORD
SLIP TRACK CONNECTION TO ROOF TRUSS BOTTOM CHORD
ACOUSTICAL SEALANT AT BOTTOM PLATE

PARTITIONS NOT OTHERWISE NOTED ARE PARTITION TYPE P1.

GENERAL NOTES

- BEFORE BEGINNING WORK AT THE SITE, AND THROUGHOUT THE COURSE OF THE WORK, INSPECT AND VERIFY THE LOCATION AND CONDITION OF EVERY ITEM AFFECTED BY THE WORK UNDER THIS CONTRACT AND REPORT DISCREPANCIES TO ARCHITECT BEFORE BEGINNING WORK RELATED TO THAT BEING INSPECTED.
- THE ARCHITECTURAL DRAWINGS SHOW PRINCIPAL AREAS WHERE WORK MUST BE ACCOMPLISHED UNDER THIS CONTRACT. INCIDENTAL WORK MAY ALSO BE NECESSARY IN AREAS NOT SHOWN ON THE ARCHITECTURAL DRAWINGS DUE TO MECHANICAL, ELECTRICAL, PLUMBING, OR OTHER SYSTEMS. SUCH INCIDENTAL WORK IS ALSO PART OF THIS CONTRACT. INSPECT THOSE AREAS, ASCERTAIN WORK NEEDED, AND DO THAT WORK IN ACCORDANCE WITH THE CONTRACT REQUIREMENTS, AT NO ADDITIONAL COST.
- DIMENSIONS SHOWN ARE TO BUILDING LINES, COLUMN CENTERLINES, OPENING CENTERLINES, AND PARTITION FINISH FACES, OR AS OTHERWISE NOTED.
- ENCLOSE CONDUITS, DUCTS, PIPES, AND SIMILAR ITEMS IN FURRING WHERE SUCH ITEMS PASS THROUGH FINISHED SPACES WHETHER OR NOT FURRING IS INDICATED. INSULATE IN UNHEATED SPACES

WEATHER SEALING NOTES

- PROVIDE COMPLETE AIR BARRIER IN EXTERIOR ENVELOPE BY MEANS OF VAPOR RETARDER AND EXTERIOR WEATHER BARRIER.
- WEATHER BARRIER: ZIP SYSTEM SHEATHING. TAPE ALL JOINTS
- VAPOR RETARDER WALLS AND CEILING: INTELLO PLUS OR EQUAL.
- SEAL EDGES OF WEATHER BARRIER AND VAPOR RETARDER TO SUBSTRATES WITH ADHESIVE TAPES AND SEALANTS COMPATIBLE WITH SHEET MATERIALS. REPAIR ANY TEARS OR GAPS WITH ADHESIVE TAPE.
- VAPOR RETARDER UNDER FLOOR SLAB: W.R. MEADOWS PERMINATOR 15 MIL OR EQUAL. OVERLAP ALL HORIZONTAL JOINTS AND SEAL EDGES TO FOUNDATION.
- CEILING INSULATION: 14" DEEP BLOWN CELLULOSE, R-50 MINIMUM IN HORIZONTAL APPLICATION
- WALL INSULATION: ROCKWOOL COMFORTBATT INSULATION, R-22, 5.5 INCH THICKNESS.
- INSULATION INSIDE FOUNDATION WALLS: 2 INCHES DOW EXTRUDED POLYSTYRENE.
- INSULATION UNDER FLOOR SLAB: 2 INCHES DOW HI-LOAD 60 EXTRUDED POLYSTYRENE.
- FLOOR SLAB VAPOR BARRIER: 10 MIL REINFORCED POLY SHEET. OVERLAP JOINTS.
- DAMP-PROOFING FOUNDATION BELOW GRADE: HENRY HE788 NON-FIBERED ASPHALT EMULSION DAMPPROOFING OR EQUAL.

ROOFING NOTES

- ROOFING: LAMINATED TAB ASPHALT SHINGLES SELECTED BY OWNER.
- UNDERLAYMENT: PER MANUFACTURER'S RECOMMENDATIONS.
- EAVES AND VALLEY FLASHING: 2 COURSES W.R. GRACE ICE & WATER SHIELD.
- DRIP EDGE: COATED ALUMINUM COMPATIBLE WITH SHINGLE ROOFING.

EXTERIOR FINISH NOTES

- SIDING: LP SMARTSIDE LAP SIDING. SMOOTH FINISH LAP 25920, 6" TO WEATHER. PAINT FINISH.
- CORNERBOARDS: LP REVERSIBLE TRIM 25948. PAINT FINISH.
- FRIEZE: LP REVERSIBLE TRIM 25949. PAINT FINISH.
- FASCIA: LP REVERSIBLE TRIM 25942 AND 25940. PAINT FINISH.
- SOFFIT: LP 76 SERIES SOFFIT PANELS. PAINT FINISH.
- WATER TABLE: 5/4 X 10 AZEK TRIM.
- DOOR AND WINDOW CASING: 5/4 X 6 AZEK TRIM.

INTERIOR FINISH NOTES

- FINISH MATERIALS AND COLORS AS SELECTED BY OWNER, IN ACCORDANCE WITH THE FOLLOWING:
FLOORS: 2-PART POURED EPOXY. COLOR AND TEXTURE AS SELECTED BY OWNER.
WALLS: PAINTED GYPSUM BOARD.
4" VINYL BASE.
CEILINGS: PAINTED GYPSUM BOARD.
- DOOR AND WINDOW TRIM: PAINTED GYPSUM BOARD JAMBS.

DOOR AND WINDOW NOTES

- EXTERIOR DOORS AND WINDOWS ARE ALUMINUM STOREFRONT EQUAL TO KAWNEER 451T WITH INSULATED GLASS. COLOR CLEAR ANODIZED. DOOR 107 TO BE INSULATED HOLLOW METAL FLUSH DOOR WITH HOLLOW METAL FRAME. LEVER HANDLE HARDWARE.
- INTERIOR DOORS:
3'-0" X 7'-0" SOLID CORE FLUSH NATURAL FINISH BIRCH DOORS
HOLLOW METAL FRAMES
LEVER HANDLE HARDWARE
DOOR 109 TO BE BARN-DOOR STYLE SLIDING DOOR WITH TRACK
OPENING 106 TO BE DRYWALL CASED OPENING 3'-0" X 7'-0"
DOOR 111 TO BE COUNTER HEIGHT, TO MATCH DISPLAY CASEWORK

PLUMBING SYSTEM NOTES

- PROVIDE DRAIN AND WASTE CONNECTIONS TO NEW PLUMBING FIXTURES.
- PROVIDE PLUMBING FIXTURES AS SELECTED BY OWNER: WATER CLOSET, LAVATORY & FAUCET, KITCHEN SINK & FAUCET, MOP SINK & FAUCET, WATER HEATER.

MECHANICAL SYSTEM NOTES

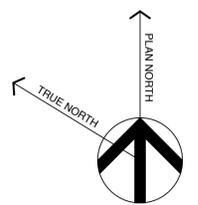
- PROVIDE DUCTLESS MINI-SPLIT HEAT PUMP SYSTEM TO PROVIDE HEAT AND COOLING.
- PROVIDE EXHAUST FAN DUCTED TO OUTSIDE AT BATH.
- PROVIDE FRESH AIR AND VENTILATION BY ENERGY RECOVERY VENTILATOR.
- SUBMIT PRODUCT INFORMATION TO THE OWNER FOR REVIEW.

ELECTRICAL SYSTEM NOTES

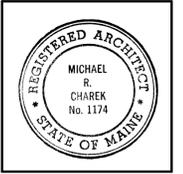
- PROVIDE DUPLEX OUTLETS AT LOCATIONS INDICATED BY OWNER.
- LIGHT FIXTURES AND SWITCHING AS SELECTED BY OWNER.
- EXTERIOR LIGHT FIXTURE LOCATIONS SHOWN ON SHEET A2.

LIFE SAFETY AND SECURITY SYSTEM NOTES

- PROVIDE EMERGENCY LIGHTING AND EXIT SIGNS AS INDICATED AND AS REQUIRED BY CODE.
- PROVIDE ONE 3 LB A,B,C FIRE EXTINGUISHER AT EVERY EXIT.
- PROVIDE MONITORED SECURITY SYSTEM AS SELECTED BY OWNER.



Michael Charek Architects
25 Hartley Street
Portland, Maine 04103
(207) 761-0556



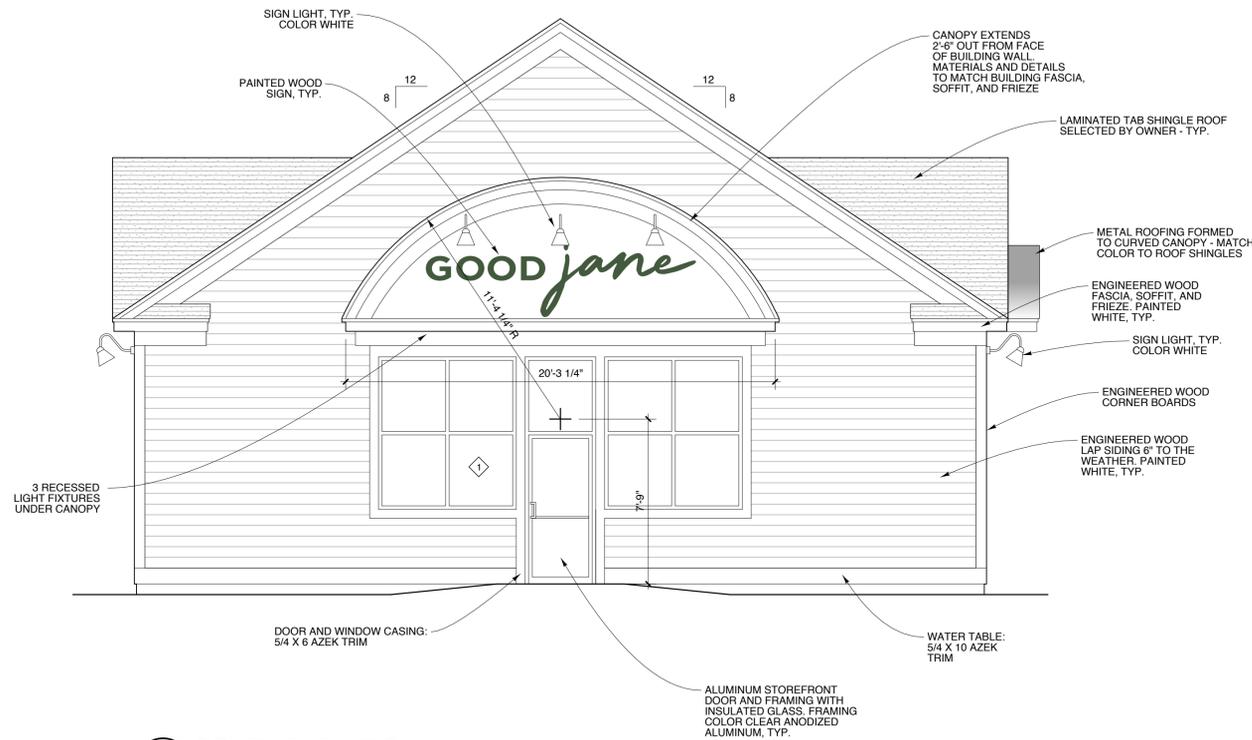
Good Jane Retail Store
839 Roosevelt Trail
Windham, ME 04099

Title
FLOOR PLAN AND NOTES

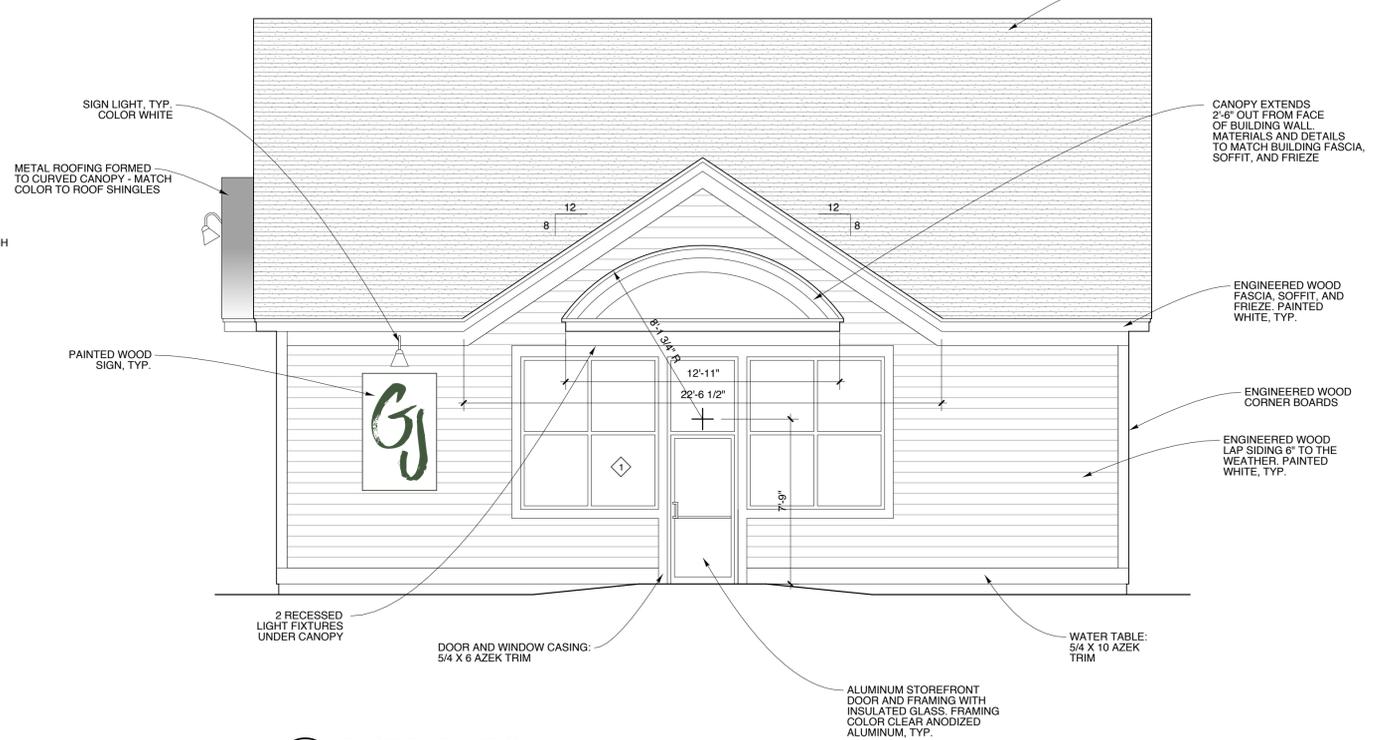
Scale: 1/4" = 1'-0"
Date: 9/10/19

Revisions
ISSUED FOR PERMIT

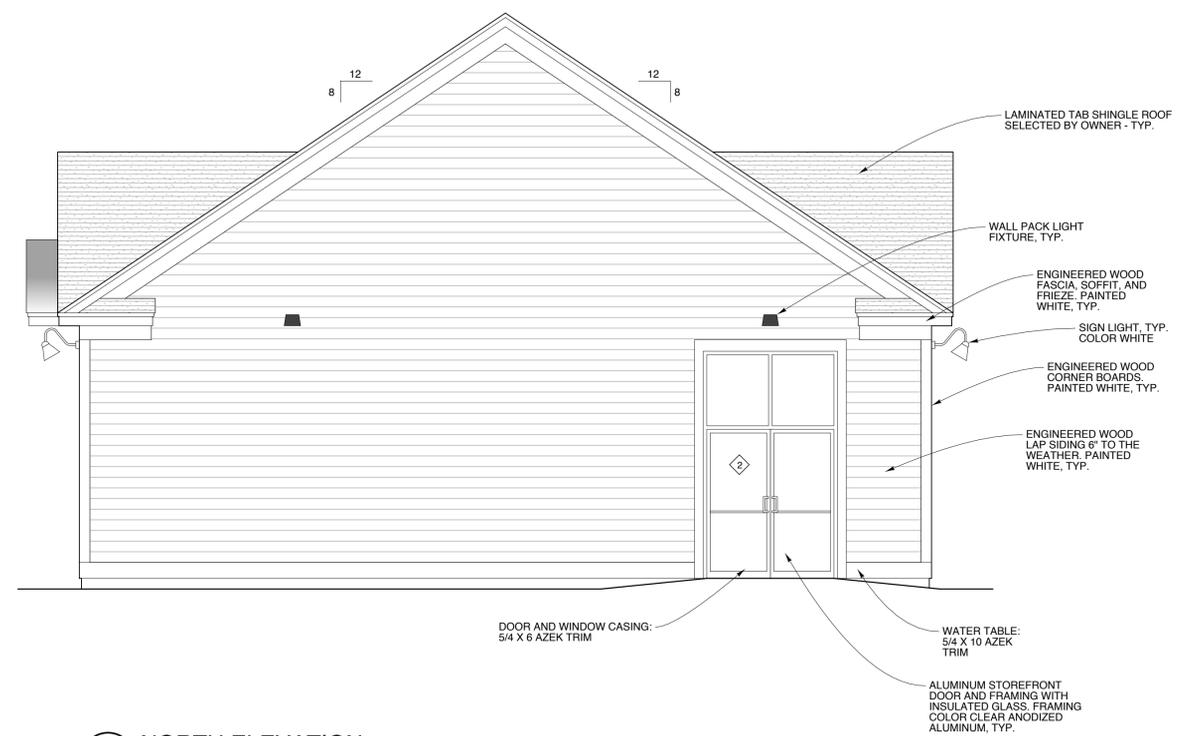
Sheet
A1



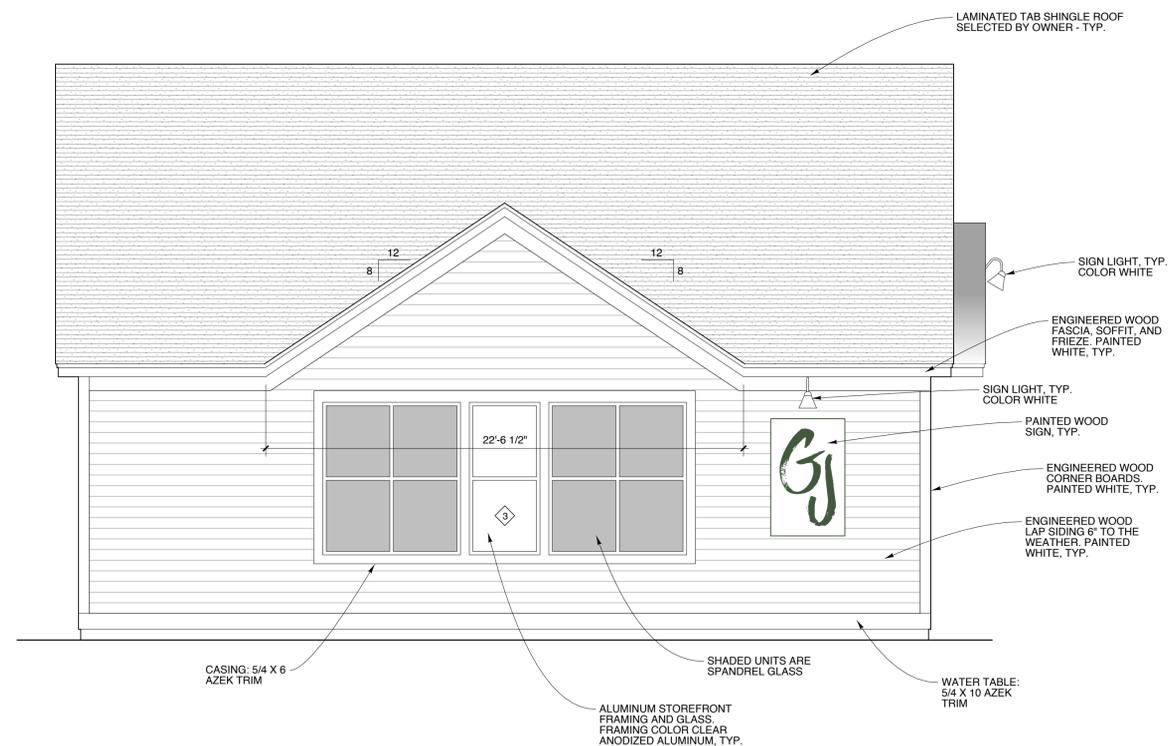
1 SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"
 1' 2' 4' 8'



2 EAST ELEVATION
 SCALE: 1/4" = 1'-0"
 1' 2' 4' 8'



3 NORTH ELEVATION
 SCALE: 1/4" = 1'-0"
 1' 2' 4' 8'



4 WEST ELEVATION
 SCALE: 1/4" = 1'-0"
 1' 2' 4' 8'

Michael Charek Architects
 25 Hartley Street
 Portland, Maine 04103
 (207) 761-0556



Good Jane Retail Store
 839 Roosevelt Trail
 Windham, ME 04099

Title
 ELEVATIONS

Scale: 1/4" = 1'-0"

Date: 9/10/19

Revisions
ISSUED FOR PERMIT

Sheet
A2



Matthew J. Stringer
Vice President

Commercial Banking
Mail-code: ME-01-CP-0404
One Canal Plaza
Portland, Maine 04101

Tel. 207-874-7066
Fax 207-874-7750

Matthew_J_Stringer@Keybank.com

September 24, 2019

Mr. David Machesney
Hanna Realty Associates, LLC
55 Bradley Drive
Westbrook, ME 04092

RE: Hanna Realty Associates, LLC

To whom it may concern:

Hanna Realty Associates, LLC, and David Machesney, as its owner, have the financial capacity of \$291,000 through net worth and potential financing to expand and improve the property at 839 Roosevelt Trail, Route 302, Windham, Maine. Hanna Realty Associates, LLC is in good standing with the Bank handling business checking and borrowing activities as agreed.

This letter is based on my present understanding of your financial position. Any changes in circumstances relating to this transaction may require revisions to the Bank's assessment of Hanna Realty Associates, LLC and David Machesney's capacity.

If you have any questions regarding this letter, please call me at 874-7066, or send an e-mail to matthew_j_stringer@keybank.com.

Sincerely,

Matthew Stringer
Vice President