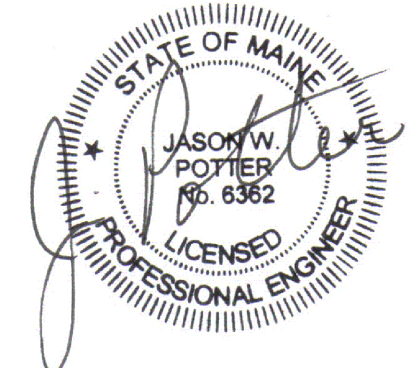


General Notes

- 1) MAP 208, LOT 043
47 STEVENS MILLS ROAD
AUBURN, ME
- 2) ZONING - GB11 MINDT AVENUE
- 3) THE INTENT OF THIS DESIGN IS TO DEVELOP AN EXISTING LOT
- 4) THE PROPOSED UTILITIES - POWER, WATER, AND SEWER ARE EXISTING
- 5) EXISTING AREAS:
LAWN 16,916sf
BUILDING 1,652
DRIVE/PARK 6,900
(IMPERVIOUS-8,552)
- TOTAL 25,468sf
- EXISTING LOT 34% IMPERVIOUS
- 6) PROPOSED AREAS:
LAWN 14,943sf
BUILDING 2,920
DRIVE/PARK-(52 SPACE) 7,587
(IMPERVIOUS-29,568)
- TOTAL 25,468sf
- PROPOSED LOT 41% IMPERVIOUS
- 7) DIMENSIONS SHOWN ARE BEST ESTIMATE, THEY ARE NOT SURVEY QUALITY
- 8) CONTRACTOR INSTALL SILT FENCE AROUND ALL DISTURBED AREAS PER MDT BEST MANAGEMENT PRACTICES PRIOR TO COMMENCEMENT OF ANY WORK. SILT FENCE MUST BE PLACED OUTSIDE OF EXISTING WETLAND AREA
- 9) CONTRACTOR MAY OPT FOR AN EROSION CONTROL MULCH BERM IN LIEU OF A SILTATION FENCE. IT MUST BE 4' WIDE AND 2' TALL AND CONSTRUCTED PER MDT BEST MANAGEMENT PRACTICES
- 10) ALL EROSION CONTROL MEASURES CONFORM TO MDT BEST MANAGEMENT PRACTICES FOR EROSION CONTROL
- 11) SOME DIMENSIONS ARE BASED UPON FIELD DIMENSIONS PROVIDED BY OTHERS
- 12) ENGINEER SUGGESTS THAT A SURVEYOR BE EMPLOYED TO LOCATE THE PROPOSED BUILDING UPON THE LOT PER CITY ZONING REQUIREMENTS
- 13) CONTRACTOR VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF ANY WORK
- 14) NOTIFY ENGINEER IF ANY UNSUITABLE SOILS SUCH AS CLAY, TRASH, FILL OR OTHER HIDDEN OR UNKNOWN CONDITIONS DETRIMENTAL TO CONTINUATION OF WORK



No.	Revision/Issue	Date
4		
3	UPDATE ZONING AND SIZE	2/22/22
2	USE EXISTING PARKING LOT	2/17/22
1	ISSUED FOR PERMITTING	2/2/22
0	ISSUED FOR REVIEW	1/24/22

Firm Name and Address
WOODBURY HILL PROFESSIONALS
 8 WOODBURY HILL ROAD
 AUBURN, MAINE 04210
 (207) 783-4459

Project Name and Address
PRIME 360 CIVIL PLAN
 AT 47 STEVENS MILLS
 FOR
STUDIO A ARCHITECTS
 178 DAVIS AVENUE
 AUBURN, MAINE

Project	2020-1450	Sheet	C1
Date	01/22/2022		
Scale	1"=20'		

EROSION AND SEDIMENTATION CONTROL MEASURES

These proposed measures are based upon sound engineering and soil conservation practices and incorporate Best Management Practices for sedimentation and erosion control as presented in Maine Erosion and Sedimentation Control Handbook for Construction: Best Management Practices, March 2003, by the Cumberland County Soil and Water Conservation District and the State of Maine Department of Environmental Protection.

In order to prevent erosion and sedimentation before, during and after construction of this project, the Owner and its General Contractor will make an effort at all times to:

- i. Minimize disturbed areas.
- ii. Seed and mulch disturbed areas ready for revegetation immediately after final grading or use temporary mulch.
- iii. Correct any erosion problems immediately.
- iv. Monitor and maintain all of the proposed practices on a regular basis.

b. Construction Phase
 Erosion and sedimentation will be controlled from this site by a series of recommended measures. They consist of a number of site specific structural and structural measures as outlined below, as well as general nonstructural measures that apply throughout the construction period.

i. General Measures

- (1) Only those areas under active construction will be cleared and left in an unvegetated or untreated condition. Final grading, seeding and mulching will take place before August 15. Refer to Permanent Revegetation Measures section for details. If disturbed areas are to be left unvegetated for longer than 7 days, then temporary stabilization measures need to be taken. (See "Permanent Revegetation Measures" below.)
- (2) For areas that cannot be stabilized before November 1, Overwinter Construction and Stabilization procedures outlined in BMP A-3 must be used.
- (3) Before starting disturbance, mark limits of disturbance and install sediment barriers (See Temporary Measures below) at the toe of all fill slopes and in any other areas shown on the Site Plan for this project.
- (4) Land Grading and Slope Protection shall follow the guidelines in section C-1 of the manual.
- (5) Topsoil will be stockpiled during construction. Stockpiles will be:
 - (a) Surrounded by a sediment barrier.
 - (b) Placed in piles with side slopes not to exceed 2:1.
 - (c) Mulched immediately and anchored with plastic netting.
- (6) If any disturbed areas are expected to be left exposed for longer than 14 days, they will be either:
 - (a) Treated with mulch immediately, or
 - (b) Seeded with a standard conservation mix of annual ryegrass at a rate of 0.9 lbs/1000 sf and mulched.
- (c) All grading will be held to a maximum slope of 2H:1V or flatter.
- (d) Mulching will follow procedures in BMP A-1, Temporary Mulching.

ii. Temporary Measures

The following temporary nonstructural measures have been recommended by the Project Engineer for this project. Reference is also made to the relevant BMP in the aforementioned Manual. Installation details for the following measures are presented on this sheet.

- (a) Sediment Barriers (BMP B-1). Synthetic silt fencing shall be installed at the toe of all fill slopes shown on the plans.
- iii. Permanent Revegetation Measures
- (1) The following measures will be used to establish permanent grass and legume cover for all lawn areas as soon as final grading has occurred. Refer to BMP C-3 if a more detailed description is necessary.
 - (a) Topsoil will be placed and graded to a uniform minimum depth of 4 inches. If the subsoil is compacted, it should be properly scarified to create the requisite bonding between subsoil and topsoil. In areas where the subsoil is determined to provide an adequate growth medium, topsoil will not be necessary. Refer to BMP C-2 for additional information.
 - (b) Apply limestone and fertilizer according to soil test results. If testing is not feasible and timing is critical, apply fertilizer (10-20-20) at a rate of 1.4 lbs/1000 sq. ft. and ground limestone at a rate of 1.8 lbs/1000 sq. ft. Work the fertilizer and limestone into the soil as evenly as practical to a depth of 4 inches with a disc, spring tooth harrow, or other suitable equipment, working along the contour.

(e) Permanent seeding shall be completed before August 15. Use seeding mixture recommended by the Maine DOT, USDA Soil Conservation Service or local Soil and Water Conservation District. A recommended broadcast seeding mixture is (in lbs/1000 sq ft): 46 lbs Creeping Red Fescue, 46 lbs Tall Fescue, and 105 lbs Ryegrass (Total of 97 lbs). For Hydroseeding increase these rates by 10%.

(f) After seeding, an area shall be mulched immediately. In general, all disturbed areas will be mulched using straw mulch, hydro-mulch or any suitable substitute as outlined in BMP A-1, and deemed acceptable by the Project Engineer. Straw mulch shall be applied at a rate of 2 bales/1000 sq ft. Straw mulch shall be anchored on all slopes greater than 5% with degradable/biodegradable netting.

(g) If permanent seeding cannot take place before August 15, then all areas ready for permanent seeding shall have a temporary seeding and/or mulch applied until a permanent seeding can be undertaken in the spring of the following year. The recommended temporary seeding is Annual Winter Rye broadcast seeded at a rate of 2.4 lbs/1000 sq ft. If seeding cannot take place until late October or November, then the prepared soils shall be covered with stacked, erosion control mats or a 1 inch layer of wood chips until seeding can take place the following spring.

(h) Following final seeding, the Owner and General Contractor shall insure that all seedlings are checked after each storm event and every 30 days until there is a catch of at least 80% of the seeds. If any seed is lost to erosion or the catch is not adequate, then the Developer will reseed those areas.

c. Monitoring Schedule
 The Owner and General Contractor will be responsible for installing, monitoring, maintaining, replacing and removing, where required, all of the erosion and sedimentation control measures recommended in this plan. A qualified subcontractor may be appointed for this element of the plan. The Codes Enforcement Officer should be kept notified of the implementation of this plan and requested to conduct follow-up inspections. Maintenance measures will be applied as needed during the construction cycle. After each rainfall event, a visual inspection will be made of all measures to insure that they are functioning as designed. Further detailed inspections must be made as follows:

- i. The silt fencing and stone check dams will be inspected and repaired once a week or immediately after any significant rainfall. Sediment trapped behind these barriers will be removed when it reaches a depth of 6" and redistributed to areas undergoing final grading.
- ii. Erosion Control Blankets and Mats, if used, will be inspected and repaired once a week or immediately after any significant rainfall.

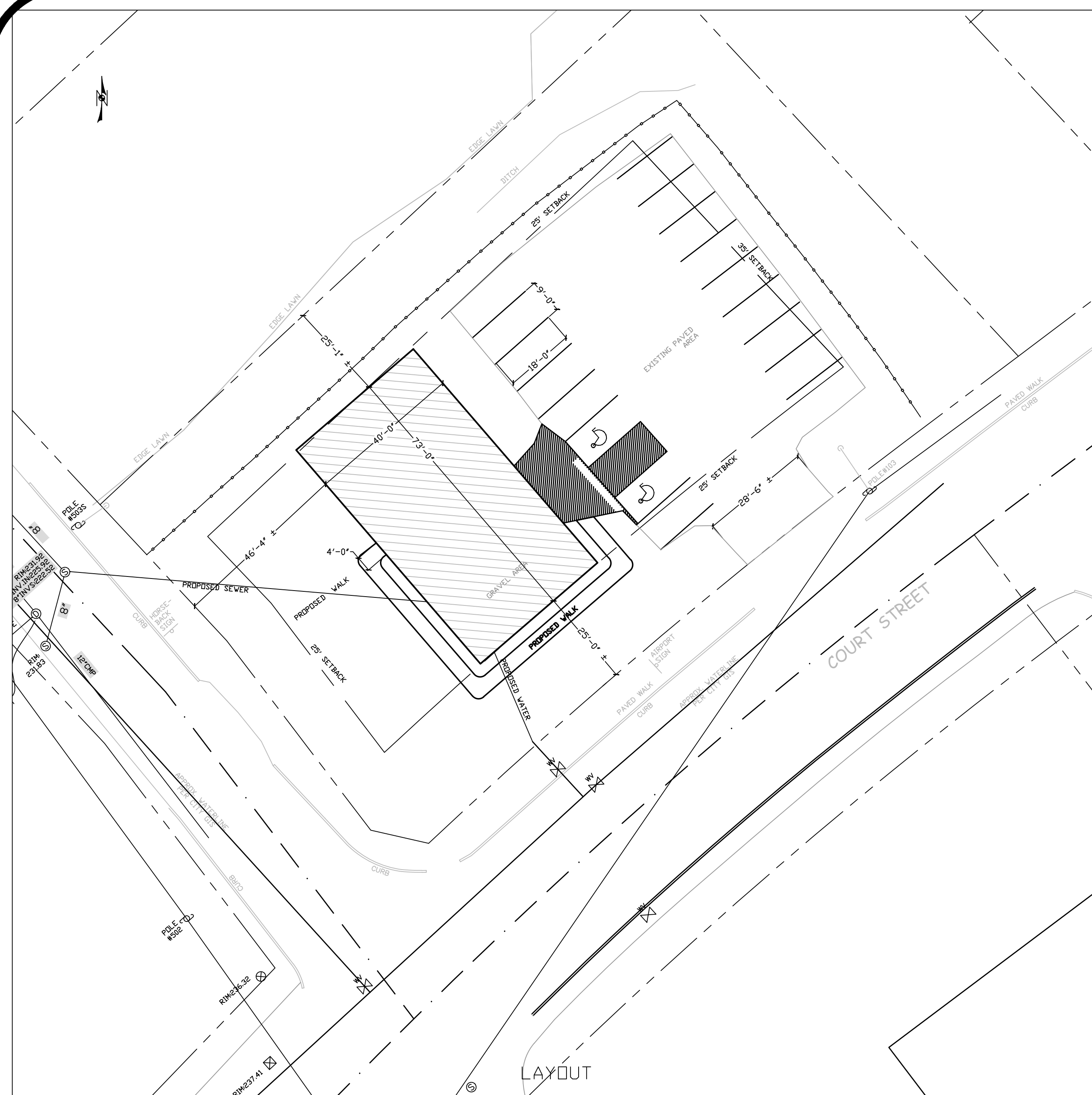
Removal of Temporary Erosion Control Measures
 Silt fencing is a temporary measure that has to be removed once vegetation has become established and areas are stable. This occurs when there is an 80% growth of planted seeds and paving has occurred. Silt fencing will be disposed of legally and off-site. All sediment trapped behind the fencing will be either:

- i. Distributed to an area undergoing final grading.
- ii. Graded in an aesthetic manner to conform to the topography, and fertilized, seeded and mulched in accordance with the Permanent Revegetation Measures section in this Plan.

Site Work Construction Schedule
 It is proposed that some construction will begin in the winter of 2022 with enough earthmoving and rough grading to construct the foundations for the new building. Site stabilization will be done completed as soon as practicable and building construction activities will be continued through the spring. The contractor should develop, implement and maintain an individual soil erosion control plan for the building and follow winter soil erosion control procedures during the non-growing season. The schedule shown below is a general outline of the construction sequence for the project.

Winter/Spring 2022

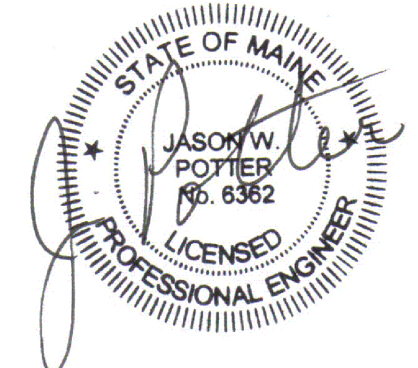
- (1) Construct silt fencing and stabilized construction entrance if required.
- (2) Grub the building location and stockpile and stabilize the topsoil.
- (3) Rough grade the building footprint.
- (4) Begin construction of building foundation.
- (5) Site construction will cease while construction of the building continues through the spring.
- (6) In the summer, complete construction of the building, parking areas and sidewalks.
- (7) Finish grading areas and apply lawn, fertilizer and seed.
- (8) Inspect and maintain erosion control measures on a daily basis.
- (9) Clean up site and fine grade disturbed areas as necessary. Remove any sediment from ditches and swales.
- (10) Spread loam on disturbed areas and fertilize, seed and mulch.
- (11) Remove soil erosion control measures after site has been stabilized and there is good vegetative cover throughout the site and dispose of properly.



- General Notes
- MAP 208, LOT 043
47 STEVENS MILLS ROAD
AUBURN, ME
 - ZONING - GBII MINDT AVENUE
 - THE INTENT OF THIS DESIGN IS TO DEVELOP AN EXISTING LOT
 - THE PROPOSED UTILITIES - POWER, WATER, AND SEWER ARE EXISTING
 - EXISTING AREAS:

LAWN	16,916sf
BUILDING	1,652
DRIVE/PARK	6,900
(IMPERVIOUS-8,552)	
TOTAL	25,468sf
 - PROPOSED AREAS:

EXISTING LOT 34% IMPERVIOUS	
LAWN	15,404sf
BUILDING	2,920
DRIVE/PARK-(52 SPACE)	7,126
(IMPERVIOUS-29,568)	
TOTAL	25,468sf
 - DIMENSIONS SHOW ARE BEST ESTIMATE, THEY ARE NOT SURVEY QUALITY
 - CONTRACTOR INSTALL SILT FENCE AROUND ALL DISTURBED AREAS PER MDOT BEST MANAGEMENT PRACTICES PRIOR TO COMMENCEMENT OF ANY WORK, SILT FENCE MUST BE PLACED OUTSIDE OF EXISTING WETLAND AREA
 - CONTRACTOR MAY OPT FOR AN EROSION CONTROL MULCH BERM IN LIEU OF A SILTATION FENCE. IT MUST BE 4' WIDE AND 2' TALL AND CONSTRUCTED PER MDOT BEST MANAGEMENT PRACTICES
 - ALL EROSION CONTROL MEASURES CONFORM TO MDOT BEST MANAGEMENT PRACTICES FOR EROSION CONTROL
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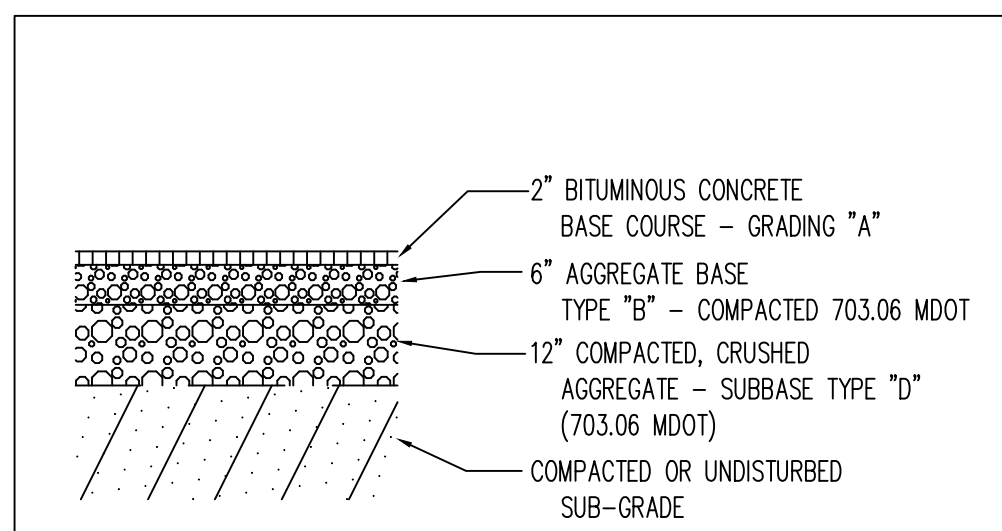


4		
3	UPDATE ZONING AND SIZE	2/22/22
2	USE EXISTING PARKING LOT	2/17/22
1	ISSUED FOR PERMITTING	2/2/22
0	ISSUED FOR REVIEW	1/24/22
No.	Revision/Issue	Date

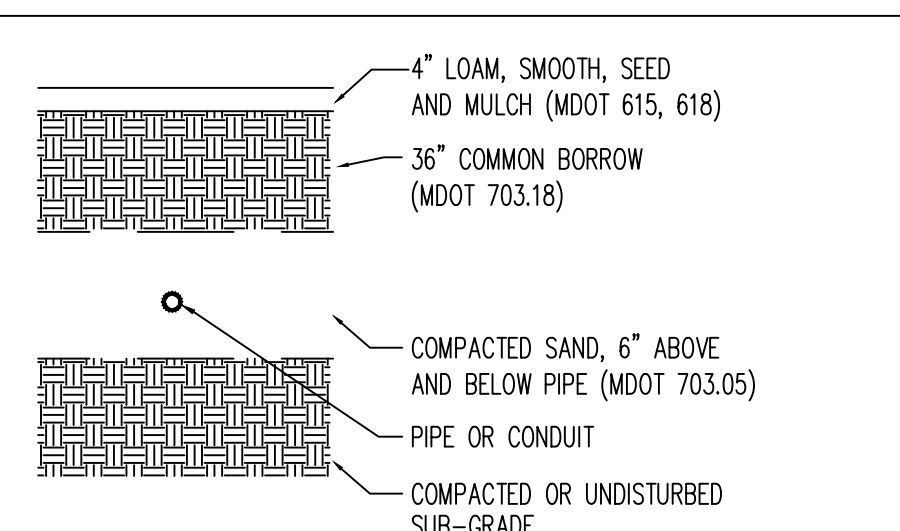
Firm Name and Address
 WOODBURY HILL PROFESSIONALS
 8 WOODBURY HILL ROAD
 AUBURN, MAINE 04210
 (207) 783-4459

Project Name and Address
 PRIME 360 DETAILS
 AT 47 STEVENS MILLS
 FOR
 STUDIO A ARCHITECTS
 178 DAVIS AVENUE
 AUBURN, MAINE

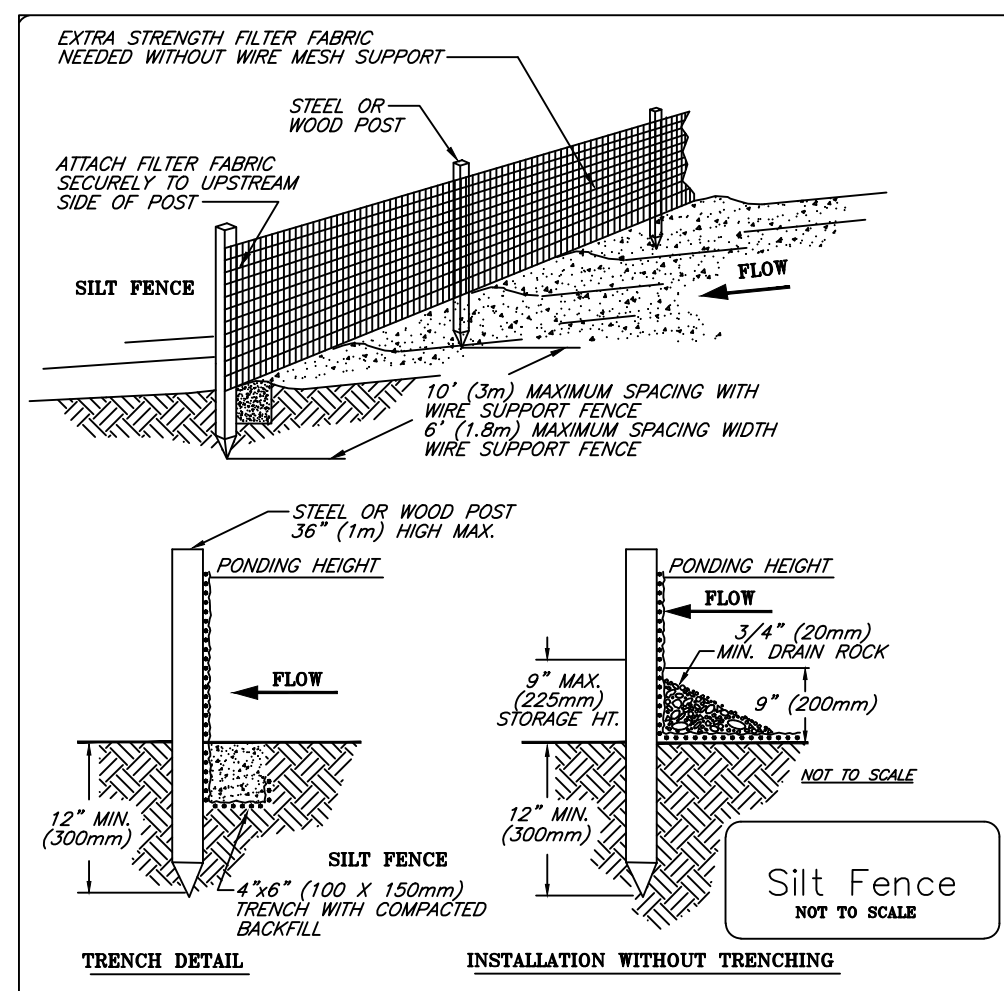
Project 2020-1450
 Date 01/22/2022
 Scale 1"=20'



Pavement
NOT TO SCALE

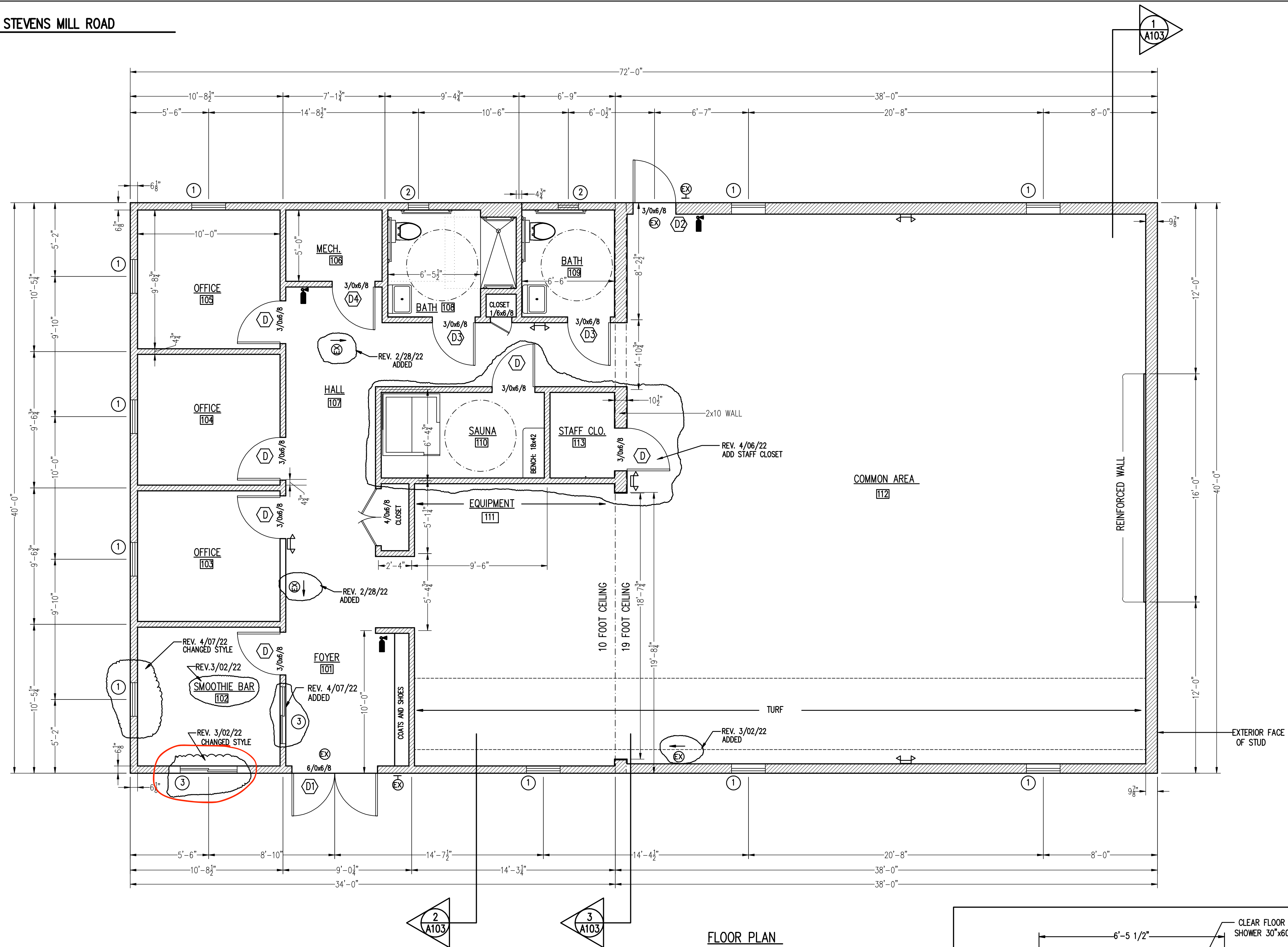


Pipe Bed
NOT TO SCALE



STEVENS MILL ROAD

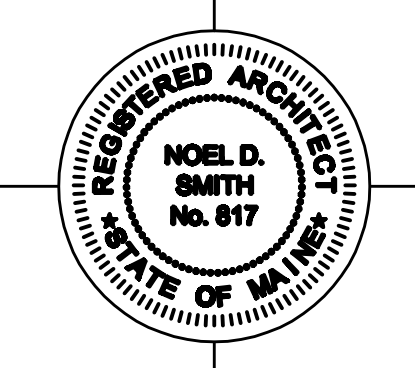
STEVENS MILLS ROAD



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

DOOR SCHEDULE:		DOOR NOTES:	
<p>TYPE A</p> <p>HALF GLASS; 1 3/4" THICK</p>	<p>TYPE B</p> <p>SOLID CORE 1-3/8" BIRCH</p>	<p>DOOR SUPPLIER SHALL SUBMIT A LIST OF PRODUCTS AND THEIR LOCATIONS FOR REVIEW PRIOR TO ORDERING. MAXIMUM HEIGHT OF ALL THRESHOLDS SHALL BE 1/2". A MASTER KEY SYSTEM SHALL BE PROVIDED TO THE OWNER. ALL DOORS SHALL BE HANDICAP ACCESSIBLE.</p>	<p>LOCK LEGEND: L1: DEADBOLT L2: PRIVACY L3: ENTRY/OFFICE L4: PASSAGE L5: CLASSROOM L6: NIGHT LATCH</p> <p>HARDWARE LEGEND: H1: PUSH PULL H2: LEVER HANDLES H3: WIRE PULLS H4: PANIC H5: KNOB H6: BIPASS DOOR PULLS</p> <p>ACCESSORY LEGEND: K: KICKPLATE DS: DOORSTOP CL: DOOR CLOSER SLH: SPRING LOADED HINGE PH: PEEPHOLE</p>
<p>D1 PRIMARY ENTRANCE DOOR: STYLE - TYPE A; LOCK - L3; HARDWARE - H1; ACCESSORY: CL, DS, K</p> <p>D2 SECONDARY EGRESS DOOR: STYLE - HALF GLASS; LOCK - L3; HARDWARE - H1; ACCESSORY: CL,</p> <p>D3 BATH AND SAUNA DOORS: STYLE - BIRCH; LOCK - L2; HARDWARE - H2; ACCESSORY: CL</p> <p>D4 MECHANICAL ROOM: STYLE - BIRCH; LOCK - L3; HARDWARE - H2;</p> <p>D5 INTERIOR DOORS: STYLE - BIRCH; LOCK (AS REQ. BY OWNER); HARDWARE - H2;</p>		<p>1. HINGES FOR 1 3/4" DOORS SHALL BE BALL BEARING. ACCEPTABLE MANUFACTURERS ARE HAGER, STANLEY AND MCKINNEY.</p> <p>2. GRADE II LEVER LOCKS</p> <p>4. CLOSERS SHALL BE EQUAL TO HAGER 5300 ON "A STYLE" DOORS.</p> <p>ALL DOORS AND HARDWARE SHALL BE PRE-APPROVED BY THE OWNER.</p>	
		<p>ANDERSEN WINDOWS: 100 SERIES</p> <p>1. SHS2640: 2'-5 1/2" x 3'-11 1/2"; CASEMENT</p> <p>2. REC2020: 1'-11 1/2" x 1'-11 1/2"; FIXED</p> <p>3. GXO4040: 47 1/2" x 47 1/2";</p>	

DESIGN BASIS:
IBC 2015
ASCE 7-10
RISK CATEGORY II
EXPOSURE B
WIND= 115mpf
LIVE LOAD = 100psf
DEAD LOAD = SELF WEIGHT
Pg=80psf
Ce=1.0
Ct=1.1
Pf=62psf



STUDIO A ARCHITECTURE
178 Davis Avenue
Auburn, Maine 04210
ROGERS DESIGN INC.
102 POPLAR HILL ROAD TURNER, MAINE 04202

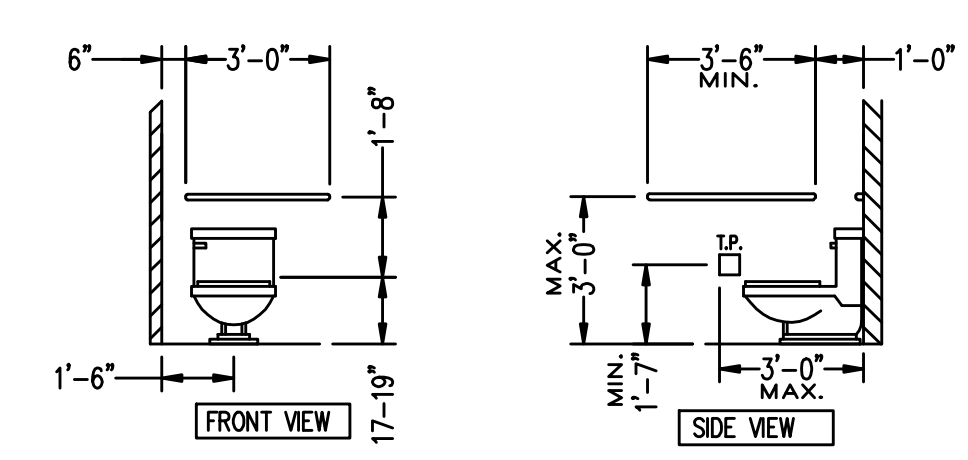
- FIRST FLOOR NOTES: CONSULT WITH OWNER
1. DOOR STYLES; HARDWARE; LOCKS
 2. WINDOWS: WINDOW MANUFACTURER, COLORS, EXTERIOR TRIM;
 3. EXTERIOR SIDING: SIDING COLOR, EXPOSURE AND MANUFACTURER (PLANS SHOW VINYL SIDING)
 4. INTERIOR FINISH: SPECIAL WALL FINISHES, TRIM DETAILS (PLANS SHOW 5/8" GYPSUM BOARD EXCEPT PLYWOOD ON REINFORCED WALL)
 5. FINISH FLOOR: (CONCRETE WITH MATS, VINYL PLANK IN BATHS AND OFFICES)
 6. CEILINGS: LOCATIONS OF ACOUSTIC AND GYPSUM BOARD CEILINGS
 7. PROVISIONS FOR A STANDBY GENERATOR AND FUEL

NFPA 101, EDITION 2018 AND NFPA 1, EDITION 2018 APPLY TO THIS PROJECT

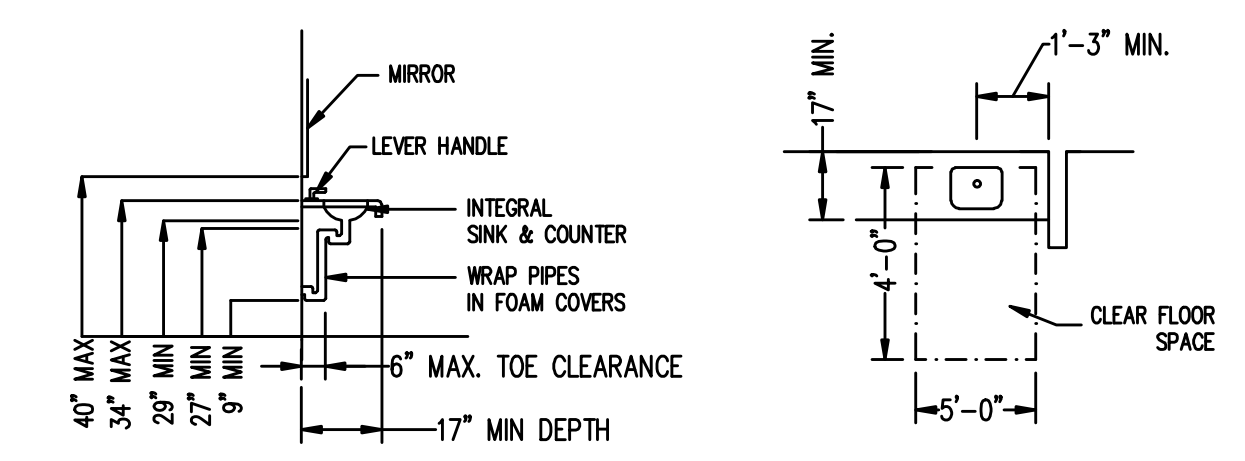
- NFPA 101 CODE LEGEND
- EMERGENCY LIGHTS: 12 WATT HALOGEN LIGHTS W/BATTERY BACK UP
 - HORN STROBE W/ AUDIO MESSAGE, MOUNTED 80" AFF
 - INTERNALLY LIT EXIT SIGN W/110AC & 12DC EMERGENCY LIGHT SOURCES.
 - LIGHT FIXTURES, AT ALL EXTERIOR EGRESS DOORS: NORMALLY "ON" OR "OFF" FIXTURES THAT SWITCH TO EMERGENCY MODE WHEN NEEDED
 - PORTABLE FIRE EXTINGUISHER (SUPPLIED BY OWNER)

ACCESSIBLE BATH COMPONENT REQUIREMENTS
1/4" = 1'-0"

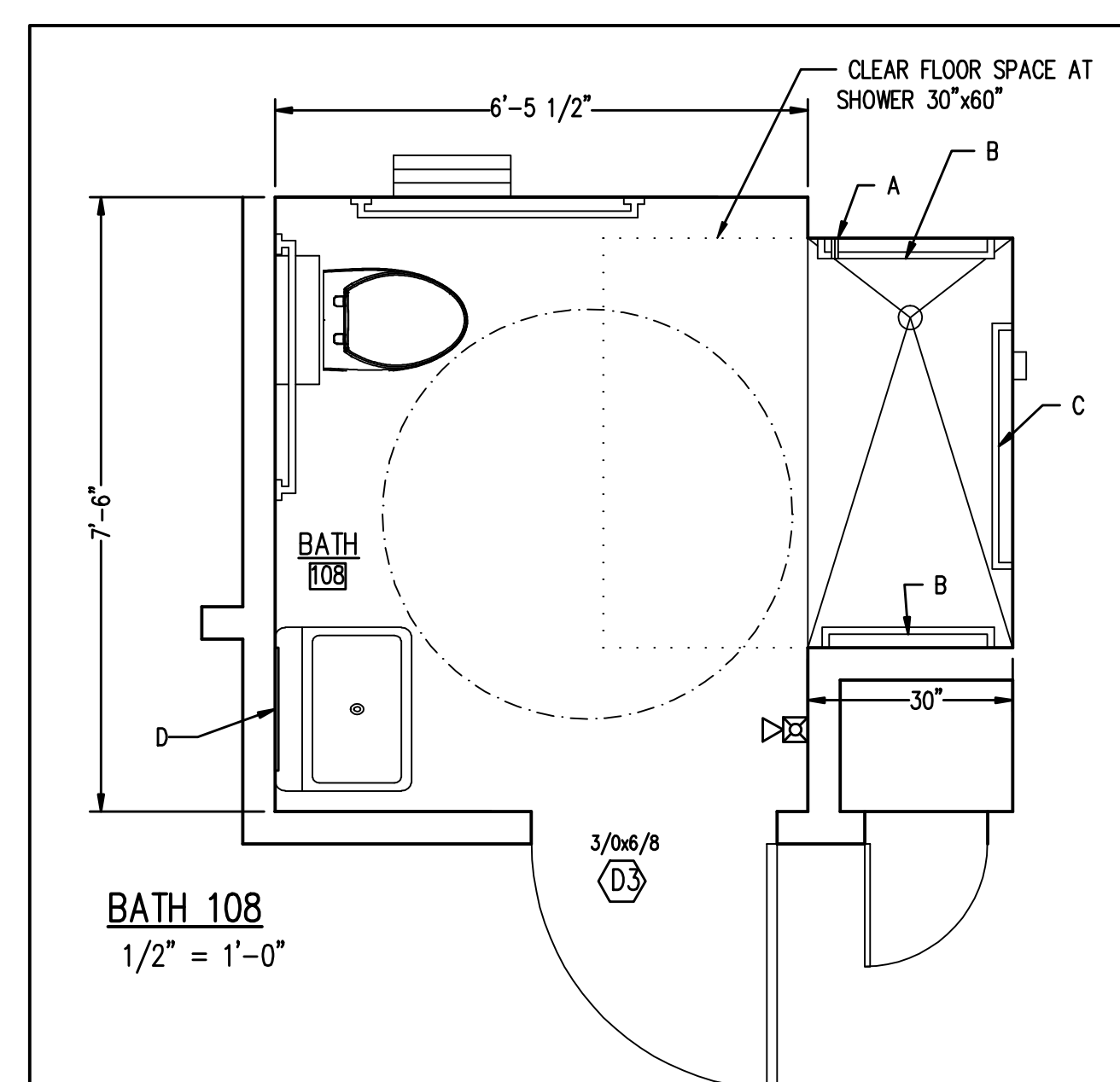
PROVIDE HAND DRYER OR PAPER TOWEL HOLDER, EACH BATH. FIXTURES SHALL NOT PROJECT FROM WALL MORE THAN 4" UNLESS OVER COUNTER.



TYPICAL GRAB BAR LOCATION AT TOILETS



LAVATORY CLEAR FLOOR SPACE



BATH 108
1/2" = 1'-0"

ACCESSIBLE BATH 108: NO CURB SHOWER

A: VERTICAL 18" GRAB BAR WITH PREENED GRIP, 4" FROM SHOWER ENTRY.

B: HORIZONTAL 24" GRAB BAR WITH PREENED GRIP

C: HORIZONTAL 48" GRAB BAR WITH PREENED GRIP

D: MIRROR: 18" W x 36" HIGH; BOTTOM 40" MAX OFF FLOOR TYPICAL IN BATH 109, AS WELL

INCLUDE PORTABLE TUB SEAT FOR SHOWER

PRIME 360
41 STEVENS MILL ROAD AUBURN, MAINE

04.07.22

RELATIVE

1/4" = 1'-0"

A-101

(1 of 3)



208-038

PID	208038000
Parcel ID	208-038
Loc	11 BECK AV
Parcel Type	Parcel
Use	Residential
LUC	1
Account Number	2740
Location	11 BECK AVE
Owner1	ABACHA SARAH RUTH
Owner2	ABACHA TIJJANI ALI
Owner3	
Billing Address	11 BECK AVE

Billing Address?

[Zoom to](#)



(1 of 2)



208-042

PID	208042000
Parcel ID	208-042
Loc	53 STEVENS MILL RD
Parcel Type	Parcel
Use	Residential
LUC	1
Account Number	2744
Location	53 STEVENS MILL RD
Owner1	GREENWAY INVESTMENTS LLC
Owner2	
Owner3	
Billing Address	3 AMBROSE CIRCLE
Billing Address?	

[Zoom to](#)



Mill Rd

Beck Av

Stevens Mill

Minot Av