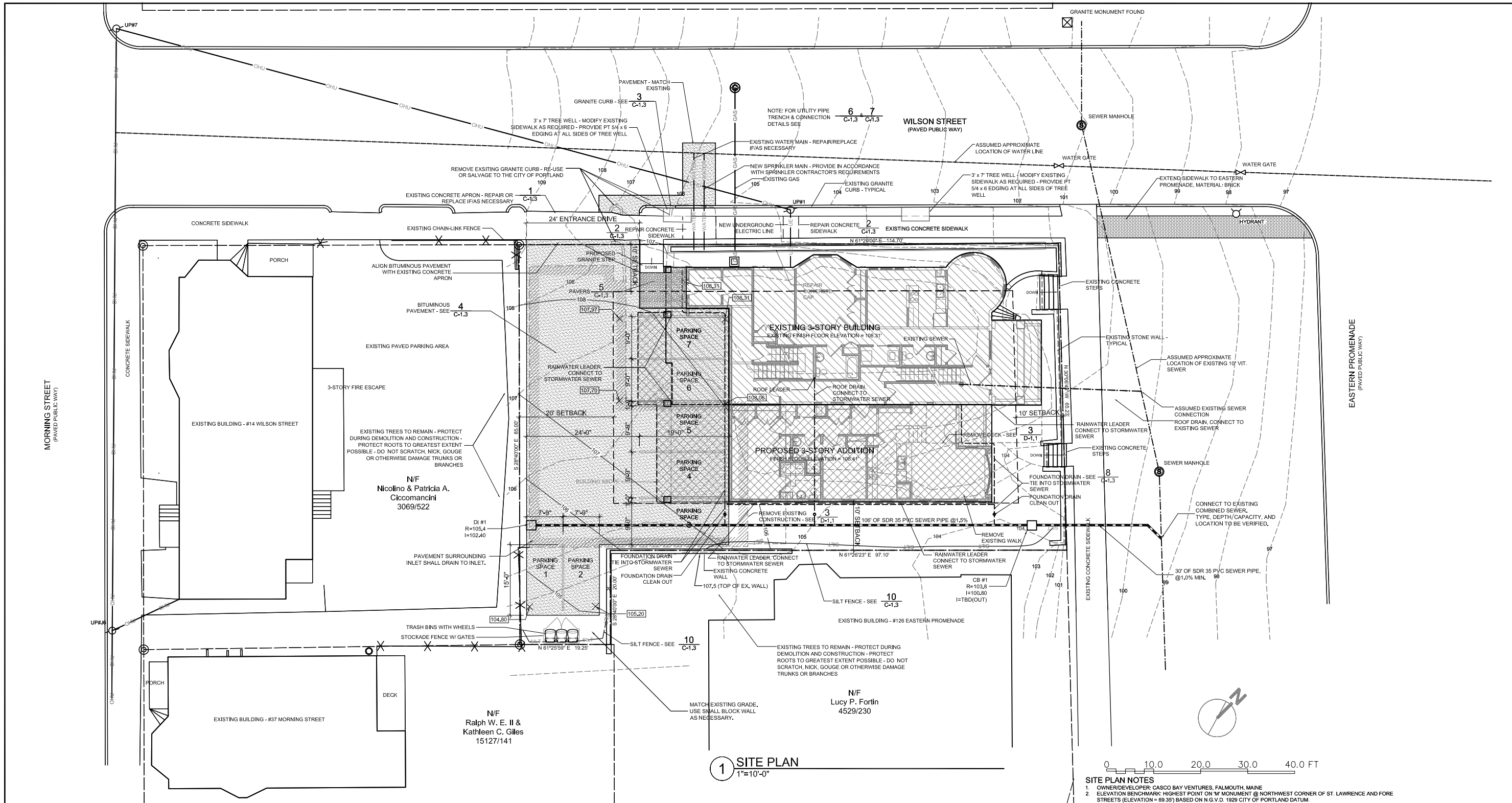

1 SITE PLAN
1"=10'-0"

CODE SUMMARY	
BUILDING CODE	IBC 2003; NFPA 101 2003
OCCUPANCY	IBC: R-2 MULTI-FAMILY RESIDENTIAL
	NFPA: RESIDENTIAL, APARTMENT BUILDIN
CONSTRUCTION	IBC: TYPE 5-B WOOD FRAME
	NFPA: TYPE V - 000
FLOORS	3 + BASEMENT
SPRINKLER	NFPA 13R
BUILDING AREA	**10,534 GSF**
01-First Floor	3,111 GSF
02-Second Floor	3,830 GSF
03-Third Floor	3,593 GSF
(GSF includes covered Porches, Deck & Balcony; GSF excludes Covered Parking)	
APARTMENT AREAS	**8,576 GSF**
Apartment 1	1,123 GSF
Apartment 2	1,113 GSF
Apartment 3	1,189 GSF
Apartment 4	1,442 GSF
Apartment 5	1,208 GSF
Apartment 6	1,189 GSF
Apartment 7	1,312 GSF
(GSF excludes covered Porches, Deck & Balcony)	
AREA OF ADDITION	**4,223 GSF**
04-First Floor	1,160 GSF
05-Second Floor	1,606 GSF
06-Third Floor	1,457 GSF
(GSF includes covered Porches & Deck; GSF excludes Covered Parking)	

ZONING REQUIREMENTS		
Zone:	R-6 Residential	
Synopsis:	Existing 11 Unit Apartment Building; portion to be removed; remaining to be renovated; addition to be built; conversion to 7 total Units	
Description	**Requirement**	**Design Specs**
Minimum Lot Size	4,500 sf	7,905.9 sf
Minimum area per unit	7,800 sf	7,905.9 sf
Minimum Street Frontage	40 ft	65' +/-
Front Yard	10'	No (Existing Building)
	10'	Yes (Addition)
Side Yards	10'	No (Existing Building)
	10'	Yes (Addition)
Rear Yard	20'	Yes
Maximum Lot Coverage	50%	49.20%
Footprint		3,891.00 sf
Minimum Lot Width	50'	65' +
Maximum Structure Height	45'	< 45'
Open Space Ratio	20%	20.48%
Open Space		1,618.90 sf
Parking	0	7

SITE PLAN NOTES

1. OWNER/DEVELOPER: CASCO BAY VENTURES, FALMOUTH, MAINE
2. ELEVATION BENCHMARK: HIGHEST POINT ON 'M' MONUMENT @ NORTHWEST CORNER OF ST. LAWRENCE AND FORE STREETS (ELEVATION = 69.35') BASED ON N.G.V.D. 1929 CITY OF PORTLAND DATUM.
3. PRIOR TO SITE EXCAVATION, CONTACT DIG-SAFE AT 1-800-225-4977.
4. PROPERTY BOUNDARY, EXISTING CONDITIONS AND TOPOGRAPHY BASED ON "BOUNDARY SURVEY/SITE PLAN AT 130 EASTERN PROMENADE, PORTLAND, MAINE" PREPARED FOR 130 EASTERN PROM, LLC BY BACK BAY BOUNDARY, INC., PORTLAND, MAINE, ON JULY 10, 2007 AND REVISED ON AUGUST 29, 2007.
5. TAX MAPS CBL: 3-C-1 & 2
6. TOTAL PARCEL SIZE: 7,905.9 SF (0.18 ACRES)
7. ALL CONSTRUCTION, SITEWORK, AND EROSION AND SEDIMENT CONTROLS TO BE PERFORMED IN ACCORDANCE WITH THE "MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES" CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT. DEPARTMENT OF ENVIRONMENTAL PROTECTION, LATEST EDITION. EROSION AND SEDIMENT CONTROLS TO BE INSTALLED PRIOR TO COMMENCING WORK.
8. UTILITY CONNECTIONS WITHIN STREET RIGHTS-OF-WAY: BUILDER TO ACQUIRE STREET OPENING PERMIT(S) FROM THE DEPARTMENT OF PUBLIC WORKS; POST PERFORMANCE BONDS AS REQUIRED; COORDINATE PRE-CONSTRUCTION MEETINGS AND INSPECTIONS WITH THE CITY OF PORTLAND AND/OR UTILITY COMPANY(S) AS APPLICABLE.
9. CURBING THAT IS NOT RE-USED REMAINS THE PROPERTY OF THE CITY OF PORTLAND AND IS TO BE DELIVERED TO THE CITY'S OUTER CONGRESS STREET STOCKYARD.
10. NEW PAVEMENT WITHIN STREET RIGHTS-OF-WAY TO MATCH EXISTING PAVEMENT MATERIALS AND THICKNESSES.
11. ALL SITE WORK TO BE EXECUTED IN ACCORDANCE WITH THE SITE PLAN; PRIOR CITY APPROVAL REQUIRED FOR ALTERATIONS TO OR DEVIATIONS FROM THE PLANS.
12. PRIOR TO CONSTRUCTION, BUILDER TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY AS REQUIRED.
13. NO WORK WILL BE ALLOWED IN THE R.O.W. UNTIL THE MORATORIUM FOR THE STREET HAS BEEN LIFTED, AND WEATHER PERMITS CONSTRUCTION.
14. IF DISTURBANCE TO THE EXISTING SIDEWALK TAKES PLACE DURING CONSTRUCTION, IT MAY BE REPAIRED WITH CONCRETE IF THE DISTURBED LENGTH IS LESS THAN 10', AND KEPT WITHIN 2 SECTIONS OF CONCRETE SIDEWALK. IF A LARGER DISTURBED AREA OF SIDEWALK TAKES PLACE, THE SECTIONS MUST BE REPLACED WITH BRICK SIDEWALK. IF THE SIDEWALK IS NOT PART OF THE HISTORIC AREA (ALONG WILSON STREET), THE OPTION EXISTS FOR CONCRETE PAVER BRICKS TO BE USED AS AN ALTERNATIVE TO CLAY BRICK.
15. IMPACT TO THE EASTERN PROM LAWN AREA HAS TO BE LIMITED DURING CONSTRUCTION. THIS INCLUDES: NO STORAGE OD TRUCKS, EQUIPMENT AND MATERIALS ON THE LAWN AREA. ALL DAMAGED AREAS HAVE TO BE REPAIRED IN A TIMELY MANOR. THE SIDEWALK PEDESTRIAN WAY ALONG THE EASTERN PROM HAS TO BE MAINTAINED IN GOOD CONDITION DURINBG CONSTRUCTION WORK.
THE PROJECT TEAM OR CONTRACTOR SHALL CONTACT PARK & RECREATION CONCERNING CONSTRUCTION ACTIVITIES THAT MIGHT EFFECT THE EASTERN PROM PARK AREAS.

GENERAL NOTES (SEE G-1.1 FOR MORE GENERAL NOTES)

1. **DRAWING NOTES:** DRAWING NOTES, UNLESS THEY INDICATE OR ARE OBVIOUS OTHERWISE, REFER TO NEW CONSTRUCTION.
5. **LAYOUT:** UNLESS INDICATED OTHERWISE, FLOOR PLAN DIMENSIONS ARE TO FINISH FACE OF EXISTING CONSTRUCTION AND ARE TO FACE OF FRAMING OF NEW CONSTRUCTION. DOORS AND WINDOWS ARE DIMENSIONED TO CENTERLINES OR ROUGH OPENINGS. STAIR TREAD & RISER LAYOUT DIMENSIONS ARE TO TREAD NOSINGS.

*SEE G-1.1 FOR SELECT SPECIFICATIONS

REGISTERED ARCHITECT
T. SCOTT TEAS
No. 802
STATE OF MAINE

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THE ESTATES OF LONGFELLOW INN

130 EASTERN PROMENADE, PORTLAND, ME
CASCO BAY VENTURES

TFH ARCHITECTS
100 COMMERCIAL STREET
PORTLAND MAINE 04101
TELEPHONE 207 775 6141
ARCHITECTURE PLANNING

CONSULTANTS:

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STRUCTURAL:
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90 Bridge St. Suite 300
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Ph.207.854.5465 ext. 19
Fax.207.854.8706

REVISIONS:
1 02,14,2008 FOR CONSTRUCTION

DATE:	01,31,2008
PROJECT No.	0610
DRAWN BY:	SA
CHECKED BY:	TST
SCALE:	AS NOTED

SHEET TITLE:
SITE PLAN

C1.2