

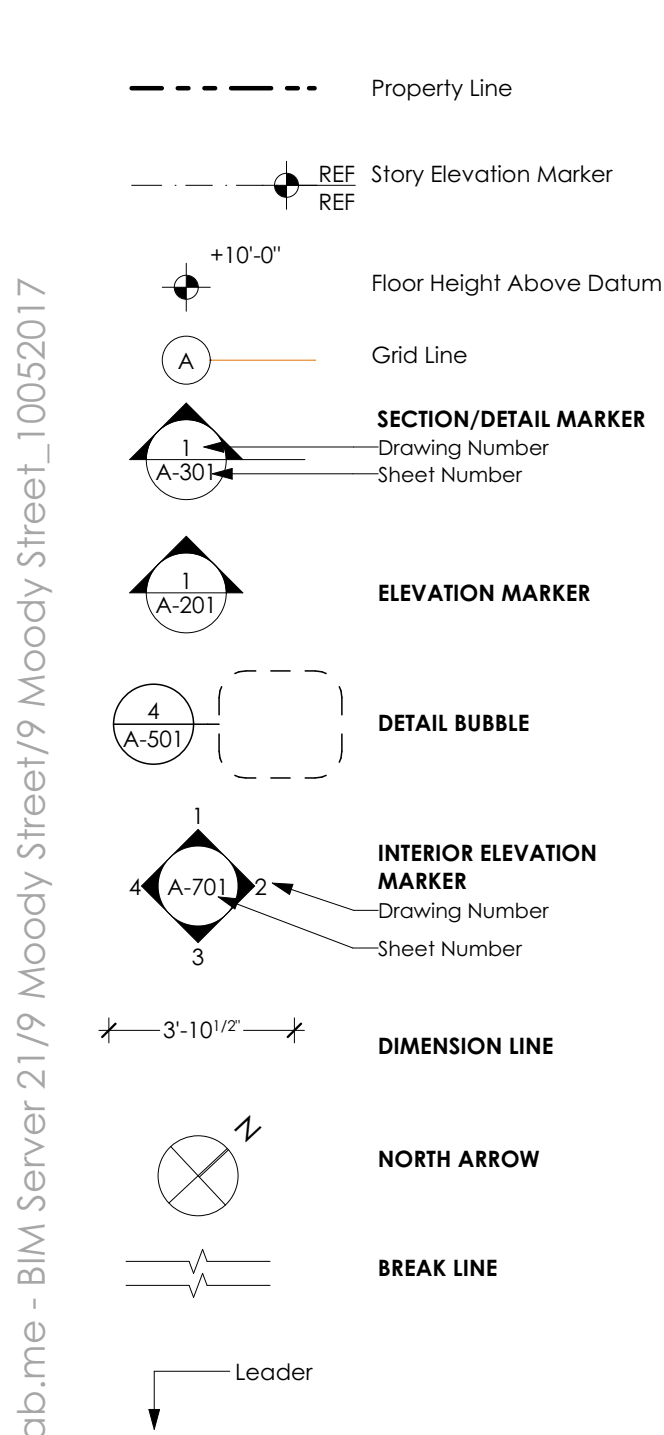
GENERAL NOTES:

1. Contractor will review all drawings and specifications and confirm any unclear information with the Architect before proceeding. Sheets are not to be separated when distributed to subcontractors in order to maintain contextual information.
2. Contractor is responsible for the construction of a complete weather tight building within the scope of the construction documents. If contractor feels conformance with the construction documents is in conflict with this goal he shall discuss conflicts with Architect.
3. Contractor is responsible for coordinating and supervising all sub-contractors. Workmanship standards shall be those generally accepted for high-end commercial construction. Contractor warrants all work for a minimum of one year from final completion of job. Other explicit warranties may be in addition to above.

COMMON ABBREVIATIONS

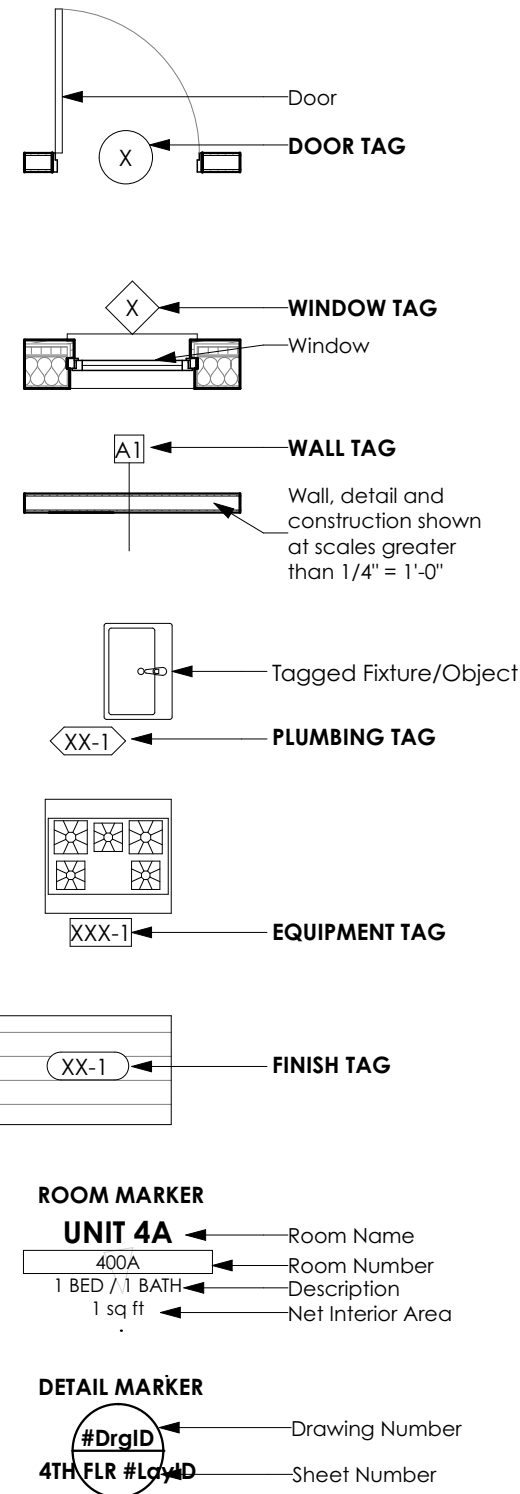
ABV	Above	HT	Height
ACT	Acoustic Ceiling Tile	HM	Hollow Metal
AD	Area Drain	HORIZ	Horizontal
ADJ	Adjustable	HWH	Hot Water Heater
AFF	Above Finished Floor		
ALUM	Aluminum		
ALT	Alternate		
APPROX	Approximate		
ANOD	Anodized		
BLDG	Building	IBC	International Building Code
BLKG	Blocking	ID	Inside Diameter
B.O.	Bottom of	IECC	International Energy Conservation Code
BULKHD	Bulkhead	INSUL	Insulation
		INT	Interior
		IRC	International Residential Code
CAB	Cabinet	MAX	Maximum
CIP	Cast in Place	MECH	Mechanical
CEO	Code Enforcement Officer	MIN	Minimum
CFCI	Contractor Furnished, Contractor Installed	MISC	Misc
CLG	Ceiling	MO	Masonry Opening
CLR	Clear	MTL	Metal
CMU	Concrete Masonry Unit	MUBEC	Maine Uniform Building and Energy Code
COL	Column		
CONC	Concrete	NIC	Not in Contract
CONT	Continuous		
CPT	Carpet	OC	On Center
CT	Ceramic Tile	OFCl	Owner Furnished, Contractor Installed
CTR	Center		
DBL	Double	PCC	Pre-Cast Concrete
DIA	Diameter	PLUMB	Plumbing
DIM(S)	Dimension(s)	PLY	Plywood
DN	Down	PNT	Point
DR	Door	PT	Pressure-Treated
DW	Dishwasher	PSF	Pounds per square foot
DWG	Drawing	PSI	Pounds per square inch
EA	Each	RBR	Rubber
EL	Elevation	RCP	Reflected Ceiling Plan
ELEC	Electrical	REQ	Required
ELEV	Elevator	RM	Room
EOS	Edge of Slab		
EQ	Equal	SIM	Similar
ETR	Existing to Remain	SPEC	Specified or Specification
EQUIP	Equipment	SPK	Sprinkler
EXT	Exterior	SS	Stainless Steel
		STC	Sound Transmission Coefficient
FA	Fire Alarm	STL	Steel
FAP	Fire Annunciator Panel	STRUCT	Structural
FD	Floor Drain		
FE	Fire Extinguisher	TELE	Telephone
FEC	Fire Extinguisher Cabinet	T.O.	Top of
FH	Fire Hydrant	TYP	Typical
FLR	Floor		
FT	Feet	UNO	Unless Noted Otherwise
		VIF	Verify in Field
GA	Gauge	W/	With
GAL	Gallon	WD	Wood
GALV	Galvanized		
GL	Glass		
GYP	Gypsum Board		
GWB	Gypsum Wall Board		

SYMBOL LEGEND

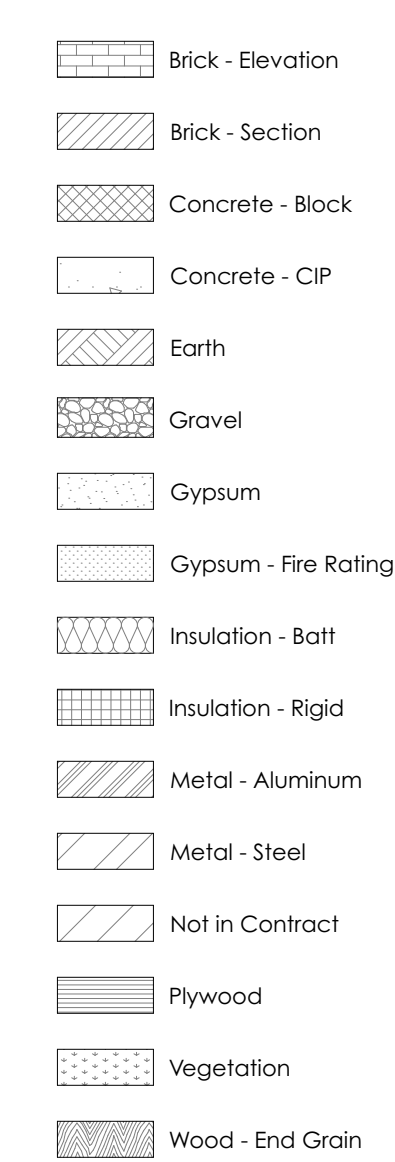


PROJECT TAGS

Refer to Schedules



MATERIAL LEGEND



# Brady Residence

## 9 Moody Street Portland ME 04101

PROJECT ARCHITECT

Caleb Johnson Studio  
110 Exchange Street, 2nd Floor  
Portland, ME 04101  
207-283-8777  
Caleb Johnson, AIA  
caleb@cjab.me

Point of Contact:  
Patrick Boothe, AIA  
patrick@calebjohnsonstudio.com

OWNER

Jim and Julia Brady  
PO Box 7486 Portland ME 04112  
207-653-9990

CONSTRUCTION MANAGER

CONTRACTOR

LANDSCAPE DESIGNER

Soren Deniord Design Studio  
43 Wellwood Rd, Portland, ME 04103  
207-233-8487

STRUCTURAL ENGINEER

Becker Structural Engineers, Inc.  
75 York St. #3, Portland, ME 04101  
207-879-1838

MECHANICAL/PLUMBING CONSULTANT

Ripcord Engineering, Inc  
Sonia Barrantes, PE  
Portland, ME 04101  
207-835-4060

LIGHTING CONSULTANT

Greg Day Lighting  
100 Front Street, 3rd Floor  
Bath, ME 04530  
207-671-5551



PROPOSED BUILDING RENDERING



LOCATION MAP



PHOTO OF EXISTING BUILDING ON LOT



PHOTO FROM CORNER OF MOODY STREET AND EASTERN PROMENADE

PROJECT NARRATIVE

New Construction of a 4-story Two Family Dwelling located at 9 Moody Street on Portland's East End. Project requires alterations to various utilities in the immediate vicinity.

The building will be constructed in accordance with IBC 2009 Construction Type 5B requirements.

The first floor will consist of a parking garage, residential entries, and outdoor space.

The second floor will consist of a one-story residential unit.

Floors three and four will comprise a two-story residential unit for the building owners with a roof terrace on the roof of the 4th floor.

SHEET INDEX

ID	Name	Issued
G-000	COVER SHEET	<input type="checkbox"/>
G-001	CODE ANALYSIS & LIFE SAFETY	<input type="checkbox"/>
G-002	NEIGHBORHOOD CONTEXT	<input type="checkbox"/>
G-003	R6 DESIGN PRINCIPLES DIAGRAMS	<input type="checkbox"/>
G-004	PROJECT SPECIFICATIONS	<input type="checkbox"/>
G-005	PROJECT SPECIFICATIONS	<input type="checkbox"/>
C-001	SITE & GRADING PLAN	<input type="checkbox"/>
C-002	EROSION AND SEDIMENT CONTROL NOTES	<input type="checkbox"/>
C-003	BOUNDARY AND TOPOGRAPHIC SURVEY	<input type="checkbox"/>
L-101	SITE PLAN GROUND LEVEL	<input type="checkbox"/>
L-102	SITE PLAN ROOF TERRACE	<input type="checkbox"/>
S1.0	GENERAL NOTES & TYPICAL DETAILS	<input type="checkbox"/>
S1.1	FOUNDATION & 2ND FLR FRAMING PLAN	<input type="checkbox"/>
S1.2	3RD & 4TH FLOOR FRAMING PLAN	<input type="checkbox"/>
S1.3	ROOF FRAMING PLAN & SECTIONS	<input type="checkbox"/>
S1.4	FRAMING ELEVATIONS	<input type="checkbox"/>
S1.5	FRAMING ELEVATIONS	<input type="checkbox"/>
S2.0	TYPICAL DETAIL & SECTIONS	<input type="checkbox"/>
S3.0	TYPICAL DETAIL & SECTIONS	<input type="checkbox"/>
S3.1	SECTIONS	<input type="checkbox"/>
A-101	FLOOR PLANS - 1ST & 2ND FLOORS	<input type="checkbox"/>
A-102	FLOOR PLANS - 3RD & 4TH FLOORS	<input type="checkbox"/>
A-103	ROOF PLAN	<input type="checkbox"/>
A-104	RCP PLANS - 1ST & 2ND FLOORS	<input type="checkbox"/>
A-105	RCP PLANS - 3RD & 4TH FLOORS	<input type="checkbox"/>
A-201	PROPOSED ELEVATIONS	<input type="checkbox"/>
A-202	PROPOSED ELEVATIONS	<input type="checkbox"/>
A-203	3D VIEWS	<input type="checkbox"/>
A-301	BUILDING SECTIONS	<input type="checkbox"/>
A-302	BUILDING SECTIONS	<input type="checkbox"/>
A-303	WALL SECTIONS	<input type="checkbox"/>
A-304	WALL SECTIONS	<input type="checkbox"/>
A-401	STAIR DETAILS	<input type="checkbox"/>
A-402	ORNAMENTAL STAIR DETAILS	<input type="checkbox"/>
A-403	TENANT STAIR DETAILS	<input type="checkbox"/>
A-404	ROOF TERRACE STAIR DETAILS	<input type="checkbox"/>
A-405	ELEVATOR DETAILS	<input type="checkbox"/>
A-501	INTERIOR ELEVATIONS - KITCHENS	<input type="checkbox"/>
A-502	INTERIOR ELEVATIONS OWNER	<input type="checkbox"/>
A-503	INTERIOR ELEVATIONS TENANT	<input type="checkbox"/>
A-601	PARTITION SCHEDULE	<input type="checkbox"/>
A-602	WINDOW SCHEDULE	<input type="checkbox"/>
A-603	DOOR AND HARDWARE SCHEDULE	<input type="checkbox"/>
A-604	SCHEDULES	<input type="checkbox"/>
A-701	EXTERIOR DETAILS	<input type="checkbox"/>
A-702	EXTERIOR DETAILS	<input type="checkbox"/>
A-703	EXTERIOR DETAILS	<input type="checkbox"/>
A-704	INTERIOR DETAILS	<input type="checkbox"/>









MORNING STREET NORTH



MORNING STREET SOUTH

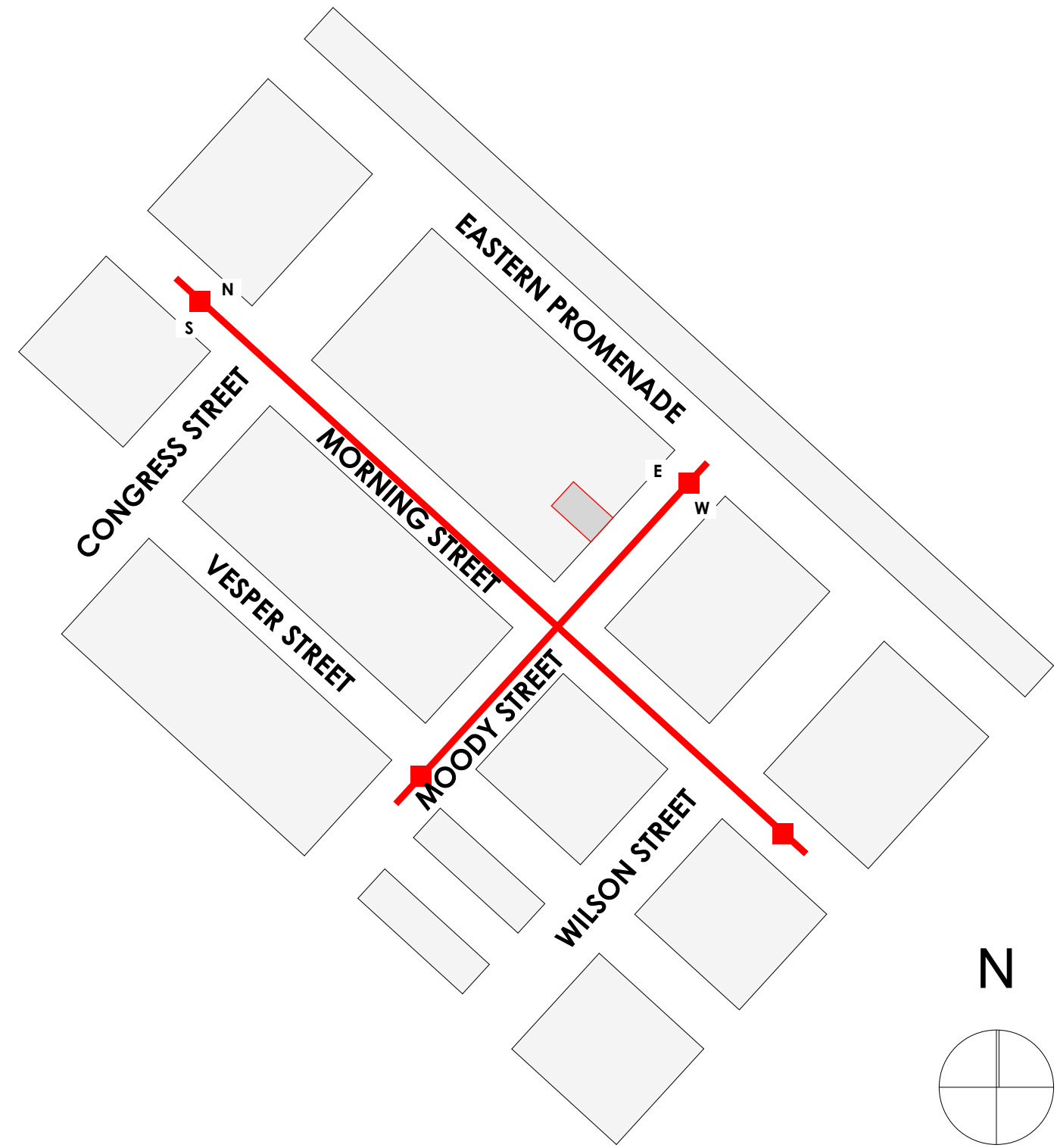


MOODY STREET WEST



MOODY STREET EAST

EASTERN  
PROMENADE



**PRELIMINARY**  
NOT FOR CONSTRUCTION

NEIGHBORHOOD CONTEXT

**Brady Residence**

Jim and Julia Brady  
9 Moody Street Portland ME 04101

**G-002**

**ARCHITECT**  
DRAFTSPERSON:  
PJ/JJM  
1/19/18  
**PROJECT STATUS:**  
25% Construction Docs

**CONSULTANT:**

**SUBMISSIONS:**

ISSUE	DATE	DESCRIPTION
001	12/01/2017	CITY REVIEW
002	12/01/2017	DESIGN DEVELOPMENT SET



**CHANGES THIS ISSUE:**

ID	DESCRIPTION

**CALEB JOHNSON**  
STUDIO

110 EXCHANGE ST. 2ND FLOOR PORTLAND, ME 04101  
1.207.263.9177



9 Moody Design Principles and Standards Checklist				
Yes	No	NA	Principles	Content
X			Principle A	Overall Context
				<i>A building design shall contribute to and be compatible with the predominant character-defining architectural features of the neighborhood.</i>
X			Standard A-1	Scale and Form
X			Standard A-2	Composition of Principal Facades
X			Standard S-3	Relationship to the Street
X			Principle B	Massing
				<i>The massing of the building reflects and reinforces the traditional building character of the neighborhood through a well composed form, shape and volume.</i>
	X		Standard B-1	Massing
X			Standard B-2	Roof Forms
X			Standard B-3	Main Roofs and Subsidiary Roofs
X	X		Standard B-4	Roof Pitch
X			Standard B-5	Facade Articulation
X			Standard B-6	Garages
X			Principle C	Orientation to the Street
				<i>The building's facade shall reinforce a sense of the public realm of the sidewalk while providing a sense of transition into the private realm of the home.</i>
X			Standard C-1	Entrances
	X		Standard C-2	Visual Privacy
X			Standard C-3	Transition Spaces
X			Principle D	Proportion and Scale
				<i>Building proportions must be harmonious and individual building elements shall be human scaled.</i>
X			Standard D-1	Windows
	X		Standard D-2	Fenestration
X			Standard D-3	Porches
X			Principle E	Balance
				<i>The building's facade elements must create a sense of balance by employing local or overall symmetry and by appropriate alignment of building forms, features and elements.</i>
X			Standard E-1	Window and Door Height
X			Standard E-2	Window and Door Alignment
	X		Standard E-3	Symmetricality
X			Principle F	Atricleation
				<i>The design of the building is articulated to create a visually interesting and well composed residential facade.</i>
X			Standard F-1	Articulation
X			Standard F-3	Visual Cohesion
X			Standard F-4	Delineation between Floors
X			Standard F-5	Porches, etc.
X			Standard F-6	Main Entries
	X		Standard F-8	Articulation
X			Principle G	Materials
				<i>Building facades shall utilize appropriate building materials that are harmonious with the character defining materials and architectural features of the neighborhood.</i>
X			Standard G-1	Materials
X			Standard G-2	Material and Facade Design
	X		Standard G-3	Chimneys
	X		Standard G-4	Whindow Types
	X		Standard G-5	Patios and Plazas

The lot of 9 Moody Street is an opportunity within the Munjoy Hill neighborhood to demonstrate how a building can be of its time and respectful to the historic context of the neighborhood. The preeminent urbanist Jane Jacobs states that a healthy city "must mingle buildings that vary in age and condition".

Because of the degraded state of the existing building this lot has become a present an important example of how the city can encourage "a high standard of building design, while allowing for diversity of design" as stated as the Purpose in the cities Design Manual, by providing flexibility to meet a contextually appropriate high level of design with a fully contemporary building.

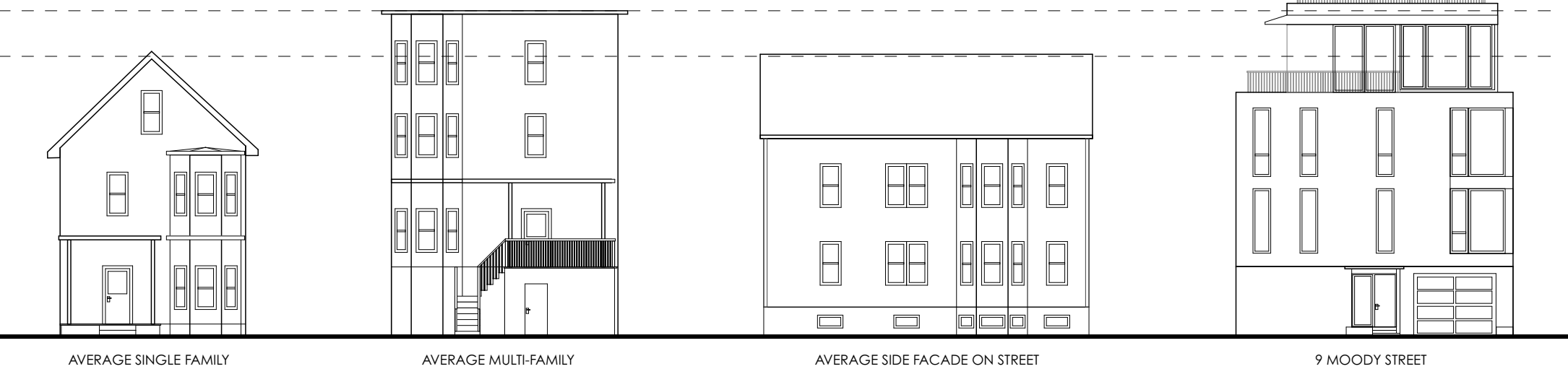
It proves to be a challenge to avoid the Disneyland like approach of copying the 19th century buildings in the 21st century which will degrade the authenticity of the neighborhood. Consistent with the intent of the city the design put forward by Caleb Johnson Studio aims to augment the diversity and quality of the neighborhood fabric by acknowledging present architectural styles as well as the context of the neighborhood. This approach will help to establish the city of Portland going forward as progressive and its will actively align its planning sophistication with cities such as Boston and London where fully contemporary design lives beside antique buildings acknowledging the progress of cities, technology and architecture. The building at 9 Moody is divided into the classic architectural division of Base, Middle and Top in the following way to give it a pleasing articulation:

-The first floor or base of the structure will be made of durable full width brick echoing other structures using masonry foundations and full masonry facades in the neighborhood. This masonry base will give the building a familiar texture and importantly the durability that has played a role in preserving the Old Port itself.

-The second and third floor will be sheathed in wood siding similar in scale and appearance to the clapboards common within the neighborhood and New England in general. The windows in this middle section feel familiar with the "punched" rectangular windows commonly found throughout the neighborhood.

-The fourth floor is a shingled metal designed to blend and recede into the background of the sky with lighter feeling construction that effectively reduces the overall feeling of mass that would result in carrying the architectural articulation of the lower floors through to the 45' height limitation.

We have outlined our responses to the Portland R6 Zone Design Standards and request an Alternative Design Review. We appreciate the consideration of Planning Staff for the design and its contribution the vibrant history of the Munjoy Hill / Eastern Promenade neighborhoods.



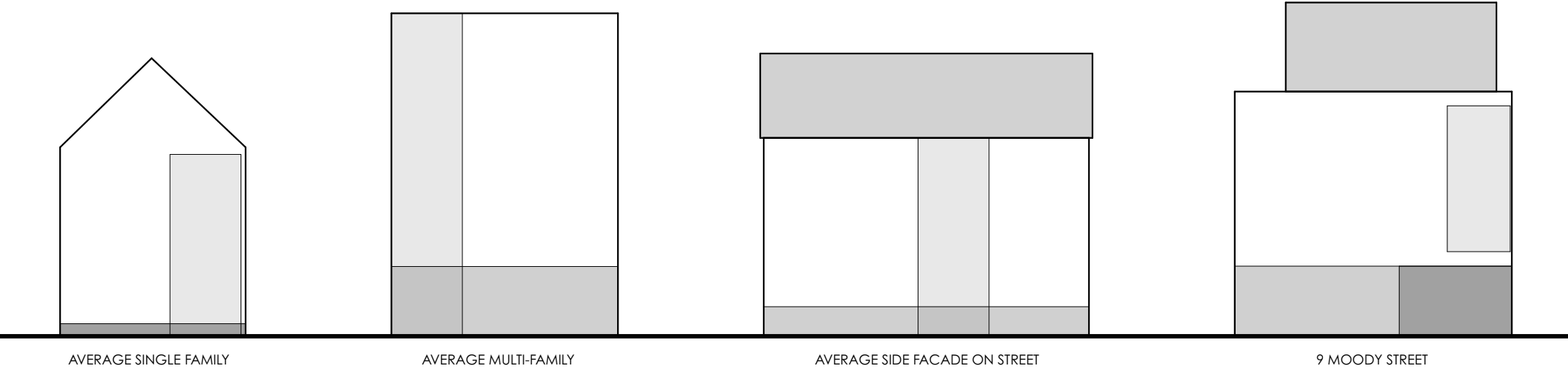
**PRINCIPLE A:  
OVERALL CONTEXT**

The proposed project is shown here in the context of three average types of facades from a two block area. There are several buildings nearby that are 4 stories with a flat roof and rectangular or mostly rectangular form. To soften the scale of the building on the street the 4th story of the proposed structure is pushed back from the primary exterior facade and the fourth floor is designed to feel light.



**PRINCIPLE A:  
TOP / MIDDLE / BOTTOM**

The proportions of the facades are reflective of typical floor-to-floor heights in the neighborhood which are between 9'-0" - 9'-6" clear. The concept of the materials is to have a three part facade that is responsive to needs of durability and relationship to the neighborhood, with a "base, middle and top". The lower level is full brick, the middle two levels are horizontal cedar shiplap boards. The boards' height is 6" tall, a traditional exposure height of historic siding and which can be found throughout the Munjoy Hill neighborhood. The upper level at the 4th floor, is designed to be as "light-feeling" as possible, for this we've selected a shingled metal panel in a natural or patina-color, coupled with expansive windows to lighten the set back upper floor.



**PRINCIPLE B:  
MASSING**

The mass of the building is similar to other 4 story buildings in a two-block radius. We have been sensitive to the scale of the building and divided the mass into a three part arrangement to break it up with the fourth floor receding

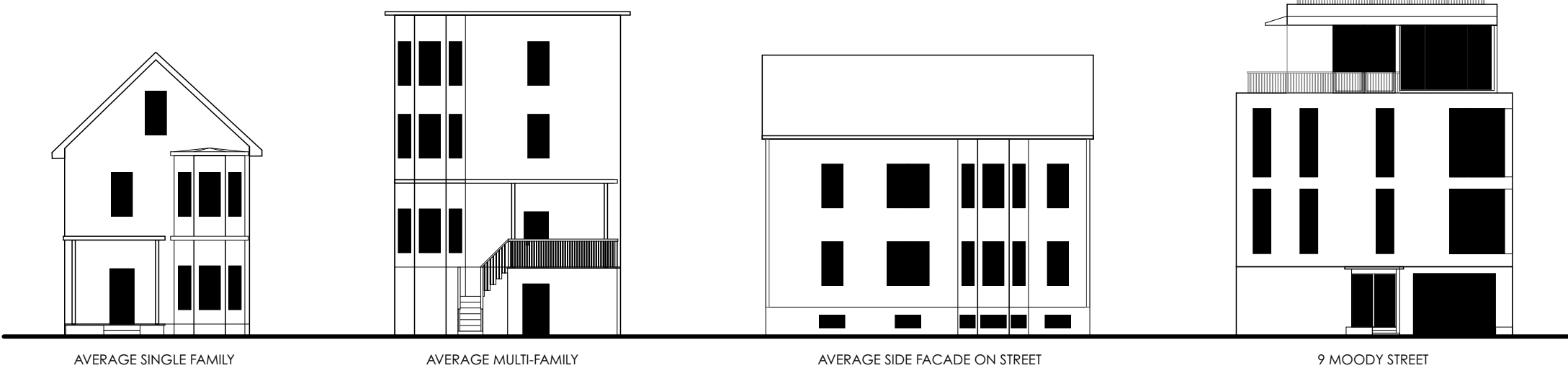
Because of the width of the building a flat roof form is the most appropriate. This is a common roof form within the neighborhood where other multi family buildings of similar scale exist. There are two distinguishable roof lines, the first is that on the top of the third floor, which acts as to terminate the siding material. On the fourth floor the primary roof is visible. The front eave of the 4th floor roof is designed to have a thin edge detail to lighten to upper mass.



**PRINCIPLE C:  
ORIENTATION TO THE STREET**

The main entry is emphasized by both the recessed form, but also integration into the landscape design. A new stone retaining wall is proposed to replace the existing. This feature stone material will also be used with the raised entry landing. The idea with this wall is that it would be a nice respite for the homeowners at the street to be able to engage in friendly neighborhood conversations. There is a window to allow light into the entry mudroom. Privacy is achieved as the window is located at a point of circulation. Living spaces are in levels above.

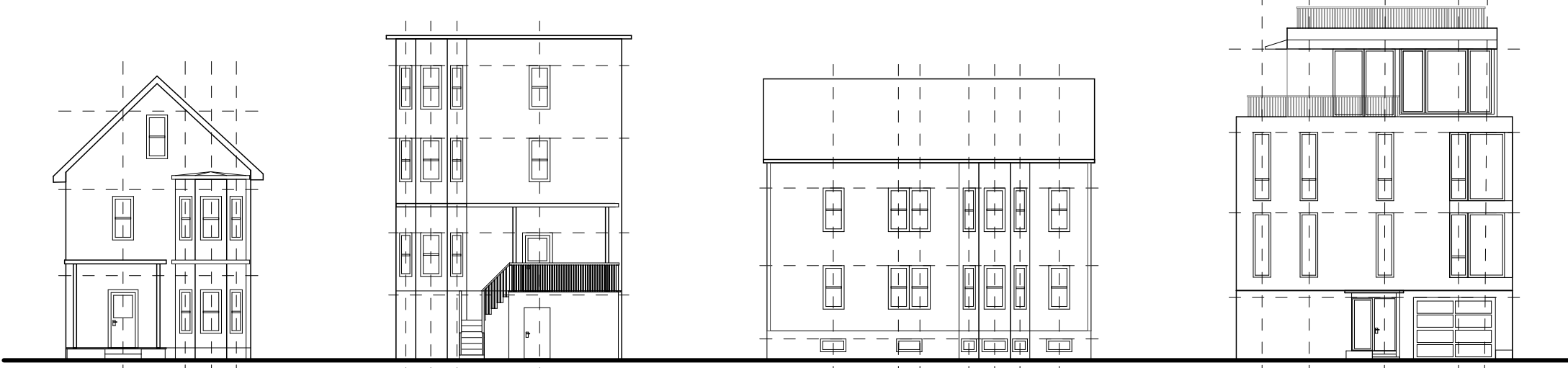
A building should feel permeable and human scale at the level of the sidewalk. By designing the first floor to cast shadows with overhangs and porch-like openings the building avoids an oppressive wall effect and keeps its scale pedestrian. There are two pedestrian entrances, one for the homeowners in a recessed landing facing the street, the second is on the side of the building near the west side for the tenant. Both entries have canopies for accentuation. The garage entry is minimally sized and placed near the east edge of the property. Further to the east, a new stone retaining wall is proposed with a backdrop of landscaping.



**PRINCIPLE D:  
PROPORTION AND SCALE**

All of the windows are rectangular and vertically proportioned unless to serve another architectural purpose. The windows are floor to ceiling, allowing optimal light and views, particularly at a downward angle towards the ocean.

Because of the need for parking there are no living spaces on the first floor. As a result porch like shadows are cast by the entry to the garage and space is planned for that easy off street conversations could be had with neighbors within this comfortably landscaped indent in the facade.



**PRINCIPLE E:  
BALANCE**

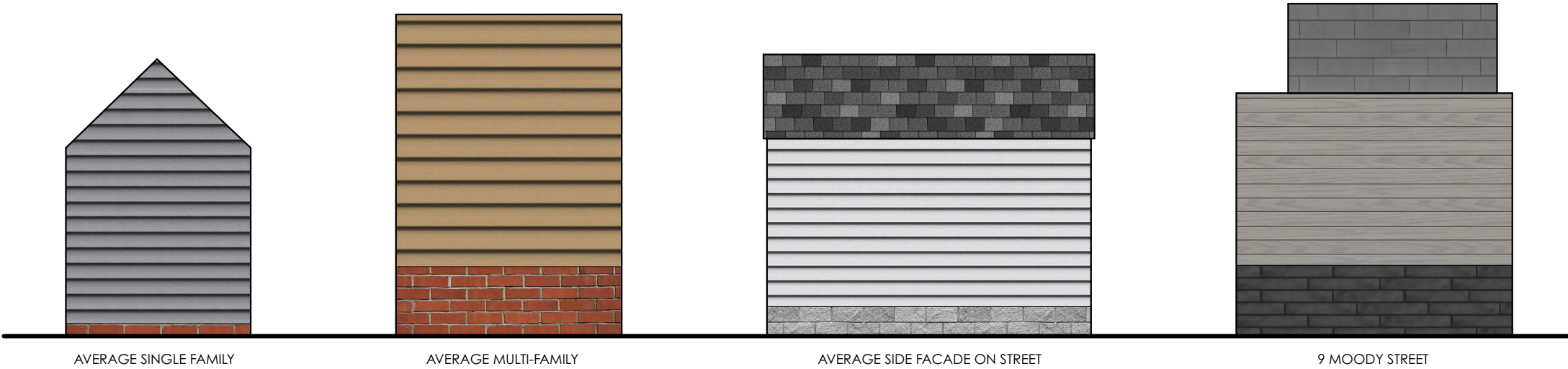
All of the windows and door follow a horizontal datum and the majority of the windows and door are aligned vertically.



**PRINCIPLE F:  
ARTICULATION**

The homeowners wish to have a contemporary design using quality material. The exterior articulation is reflective of this aesthetic. The concept of the building material from the ground up is heavy, medium, light (brick, siding, metal panel) each level is consistent with no variation. The change in materials and material orientation as well and larger recesses delineate the levels of the structure.

Windows are set in to cast shadows and the natural materials of the facade provide texture. There are two predominant types of windows, fixed or operable. The operable windows are, for the most part awning type with a sash below eye level.



**PRINCIPLE G:  
MATERIAL**

Using quality materials, which require low maintenance and long lasting performance is paramount to the homeowners. The concept of the building material from the ground up is heavy, medium, light. Full clay brick with an iron-spot color is proposed at the base, traditional wood siding with a light semi-solid stain at the middle and a shingled metal panel to be a natural tone such as zinc-coated copper or similar at the top. Each level is consistent with little to no variation and is compatible with materials and patterns within the surrounding neighborhood.

The building design is contemporary and reflective of the homeowners' wishes. Some elements listed in the R6 standards under this heading such as exterior trim, eaves, rakes, decorative cornices are not conducive to a contemporary design of its time. Other features listed, such as the roof setback is included. What can be achieved is creation of shadow lines at the punched windows on the facade, the middle band articulation or projection over the first level base and set back on all four sides of the upper floor.

**PRELIMINARY  
NOT FOR CONSTRUCTION**

R6 DESIGN PRINCIPLES  
DIAGRAMS

**G-003**

**Brady Residence**

Jim and Julia Brady  
9 Moody Street Portland ME 04101

**ARCHITECT**  
DRAFTSPERSON:  
PJ/JJ/JM  
10/11/18  
1/1/19 18  
PROJECT STATUS:  
9 Moody Street Portland ME 04101  
25% Construction Docs

**CONSULTANT:**

**SUBMISSIONS:**

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001	12/01/2017	CITY REVIEW
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**CHANGES THIS ISSUE**

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**CALEB JOHNSON**  
STUDIO

110 EXCHANGE ST. 2ND FLOOR PORTLAND, ME 04101  
1.207.263.9777  
CJAS/ME







- c. Tile and grout color samples shall be provided to be approved by the Owner/Architect.

d. Provide boxed tile of each type installed, equal to 3% of the amount installed, to the Owner upon completion of project for attic stock.
2. Floor Tile

a. Floor tile TBD by Architect and Owner, Contractor to provide material allowance of minimum \$10/sf and include installation in bid.

b. See finish schedule for specifications and patterns, trim, and accessories.

c. According to Manufacturer's instructions, install tile in thinset latex Portland cement mortar applied with a notched trowel, laid directly over plywood subfloor.

d. Grout shall be Standard Unsanded Cement Grout for joints 1/8" wide or less. Grout shall be Standard Sanded Cement Grout for joints larger than 1/8" wide. Grout color to be selected by Architect.

e. Provide Schluter-Ditra waterproofing and crack isolation membrane. Install per Manufacturer's instructions.

f. Provide expansion and control joints, perimeter and corner joints by Schluter, or tile Manufacturer's recommended accessories.

g. Provide prefabricated edge protection and transition profiles from single manufacturer to ensure compatibility. Provide samples for approval of stone thresholds, including color, shape, material, and finish.

h. Protect finished tile floor from traffic for 72 hours, minimum after installation. Where temporary use of new floors is unavoidable, supply large, flat boards or plywood panels over kraft paper for walkways.

i. Tile and grout samples are to be determined by Contractor and approved by the Owner.

j. Provide boxed tile of each type installed, equal to 3% of the amount installed, to the Owner upon completion of project for attic stock.

- 096400 WOOD FLOORING

1. Solid or Engineered wood floor width, style and color TBD by Owner, provide a

2. Install according to manufacturer's instructions and recommendations for preparation of substrates to receive wood flooring. Install with tight and even joints, plumb and level. Sloppy work and hammer blossoms will be rejected. Minimize expansion/control joints to greatest extent possible per manufacturer's requirements.

3. Deliver flooring at least 14 days (or minimum per manufacturer's recommendation) in advance of installation and store in space to be installed in order to permit natural adjustment of moisture content.

- 096816 SHEET CARPETING

1. Reversed. None in project Scope

- 099113 EXTERIOR PAINTING

1. Reserved

- 099123 INTERIOR PAINTING

1. Do not paint prefinished items, concealed spaces, operating parts and labels.

2. Provide prime coat and at least two finish coats of paint to interior gypsum board wall surfaces. Ceilings: flat finish. Walls: eggshell finish.

3. Use only best quality, low VOC professional paint products by ICI, Benjamin Moore, Pratt and Lambert, or approved equal.

4. Provide prime coat and at least two finish coats of paint, semi-gloss finish, to interior trim, base moldings, window and door casings unless noted otherwise on drawings.

5. Install all paint products in strict conformance with manufacturer's recommendations. Prep all surfaces to receive paint, stain, or clear finishes as recommended by product manufacturers.

6. Single source limitations: Obtain fillers, primers, and undercoat materials from the same manufacturer as finish coats.

- 099300 STAINING AND TRANSPARENT FINISHING

1. If solid wood flooring, use Waterlox Original Tung Oil or approved equal applied per manufacturer's recommendations

2. See 062013 Exterior Finish Carpentry for additional information.

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DIVISION 10 – SPECIALTIES

- 102800 TOILET, BATH, AND LAUNDRY ACCESSORIES

1. TBD at a later date by Owner and Architect, Contractor to provide appropriate allowance.
- 102819 TUB AND SHOWER DOORS

1. Glass Shower Doors in locations shown in Drawings Frameless, Clear, 3/8" tempered glass, hardware TBD.
- 103100 FIREPLACES

1. Gas Fireplace by Regency Model #PC33ce located in living room. Install per manufacturer's recommendations.

2. Refer to section 012100 for fireplace surround allowance.

DIVISION 11 – EQUIPMENT

- 113100 RESIDENTIAL APPLIANCES

1. These will be provided by the Owner under separate contact and TBD at a later date by Owner and Architect. See Appliances/Equipment Schedule in Drawings for more information. Contractor to provide allowance for installation.

DIVISION 12 – FURNISHINGS

- 122413 ROLLER WINDOW SHADES

1. Contractor to provide roller window shades at all windows. Basis of Design is MechoShade by MechoShade Systems, Inc. Provide cover or valance in a color to match specified window finish. At all bedrooms provide two shade panes, one shear and one black out. At all other windows provide only one shear pane. Contractor to prepare roller shades to be electronically controlled at the 4th floor living room spaces and at the 3rd floor master bedroom.

2. **Submittals: Contractor to provide product data and initial selection for color and fabric.**

- 123530 RESIDENTIAL CASEWORK

1. All residential casework and related stone countertop work will be under separate Contract by Owner. General contractor to provide allowance for installation and blocking as required.

- 129300 SITE FURNISHINGS

1. Refer to Landscape Drawings for quantities and location. Site Furnishings by Owner

122413 ROLLER WINDOW SHADES

DIVISION 14 - CONVEYING SYSTEMS

- 142100 ELECTRIC TRACTION ELEVATORS (MRL)

1. Basis of design: Savaria Residential Elevator. Eclipse Model 40x54 Type 1L. Refer to Manufacturer's shop drawings and specifications.

2. **Submittals: Contractor to provide product data and shop drawings to Architect and Owner for approval before procurement**

DIVISION 21 – FIRE SUPPRESSION

- 211313 WET-PIPE SPRINKLER SYSTEMS

1. Project will require an NFPA13R sprinkler system to meet construction type requirements.

2. Sprinkler head coverage shall conform with NFPA requirements for the use of the building. Coverage shall be increased accordingly where required by the Authority having jurisdiction

3. Interior Heated Spaces: Conform to NFPA-13, commercial quick response type. Provide semi-recessed type with white finish for acoustical tile ceilings. Sprinkler heads in GWB ceilings shall be "concealed" type. Dry

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pendent or sidewall heads, where required, may be standard response type.

DIVISION 22 – PLUMBING

- 220000 PLUMBING SUMMARY

1. Plumbing scope of work is design build by Contractor, see Drawings fixture locations. In the absence of a selection,

2. Plumbing Contractor shall obtain and pay for all necessary plumbing permits.

3. Water piping will be Type "L" copper tube or PEX with lead-free soldered joints. Hot, Cold and Recirculated Hot Water piping shall be insulated with 1" thick fiberglass or ½" thick flexible unicellular insulation (Armaflex). Sanitary piping shall be Schedule 40 PVC with solvent-welded joints. Vent piping shall be Schedule 40 PVC with galvanized steel "Vent-thru-Roof". Shut-off valves shall be Apollo or Watts ball valves. The domestic water service shall be connected to the city supply. Water hammer arrestors shall be provided where indicated or required.

4. The hot and cold water piping shall be pitched to a conveniently located low point drain to facilitate draining.
- 224100 RESIDENTIAL PLUMBING FIXTURES

1. See Plumbing Fixture Schedule for More Information

2. Plumbing fixtures shall be provided as indicated on the Architectural drawings. Fixture manufacturer, model and color shall be as described in Plumbing Fixture Schedule, final determination by Owner. All fixtures shall be water-conserving.

DIVISION 23 - HEATING VENTILATING AND AIR CONDITIONING

- 230000 HEATING VENTILATING AND AIR CONDITIONING SUMMARY

1. Mechanical system and scope of work is design build by Contractor.

2. Basis of design for mechanical system is a mini-split system, verify with Owner. A minimum of 4 zones are proposed, final locations of air handlers and heat pumps, TBD.

3. System design shall be in conformance with all applicable local and national codes.

DIVISION 25 - INTEGRATED AUTOMATION

- 250000 INTEGRATED SUMMARY

1. Contractor to discuss home automation with Owner and is to be included as part of the bid.

DIVISION 26 – ELECTRICAL

- 260000 ELECTRICAL SUMMARY

1. Electrical scope of work is design build by Contractor.

2. All work shall comply with National Electrical Code and all State and Local Codes.

3. Electrical Contractor shall obtain and pay for all necessary electrical permits.

4. Furnish and install branch circuit wiring, wall switches, receptacles, outlet boxes, plates, conduits and wire, and all necessary accessories, complete and connected to underground service.

5. Wiring and connection of light fixtures: Electrical contractor shall consult all architectural drawings as to the type of ceiling construction and location of fixtures. All fixtures shall be clean and supplied with proper lamps upon completion of the project.

6. Coordinate location of rough-in and devices with appliances to be installed with Owner.

7. Provide flush, weatherproof outdoor ground fault outlets and ground fault outlets as required in new kitchen.

8. Contractor shall be responsible for testing, inspections and approval of wiring, installation of fixtures and equipment for final acceptance of the complete electrical installations by the Electrical Inspector.

9. New Load Center to be located as noted in the drawings

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- 265119 LED INTERIOR LIGHTING

1. Lighting Design is in progress and under the purview of Greg Day Lighting, 100 Front Street, 3rd Floor, Bath, ME 04530. 207-671-5551. Contractor to provide a lighting and controls allowance, refer to Allowances section.

DIVISION 28 – ELECTRONIC SAFETY AND SECURITY

- 280000 ELECTRONIC SAFETY AND SECURITY SUMMARY

1. Security System by Owner

DIVISION 31 – EARTHWORK

- 031100 EARTHWORK SUMMARY

1. Civil Engineering is by Northeast Civil Solutions, 381 Payne Road, Scarborough, ME. Contact Jim Fisher 207-883-1000

2. Clearing and grubbing of building site.

3. Excavation for footings/foundation. Excess materials are to be removed by contractor.

4. Excavation and trenching for perimeter drainage system and the outfall.

5. Foundation perimeter drainage system of 4" perforated ABS pipe in crushed stone and filter fabric, pitched to drywell (provide electric pump in sump pit in crawl space. Includes separate 4" interior drainage system / potential Radon mitigation sub-slab piping w/ capped stubs above slab is also to be provided.

6. Construction of (TBD) driveway and maintenance during construction.

7. Excavation, trenching & blasting as required for underground electric, telephone, CAT 5 cable, cable, and water and rework of lines to septic (Provide Allowance).

8. Backfilling of foundation walls and trenching shall be with sand and gravel, filled and 95% compaction in maximum 12" lifts.

9. Rough grading as appropriate with existing and proposed structures

10. Loom and seed all areas disturbed by building and site work. Provide a minimum of 4" of screened top quality topsoil, rake and roll. Seed mixture shall be a mix to match existing or approved equal. Hydro seed or provide covering of hay mulch. Verify with landscape designer.

11. Erosion Control: Provide and maintain erosion control devices to control erosion that occurs during construction operations, prior to completion of permanent erosion control devices. Materials:

a. Baled Hay: Securely tied and staked twice per bale.

b. Sandbags: Heavy cloth bags of approximately 1 cubic foot capacity filled with sand or gravel.

c. Mulches

d. Asphalt emulsion, loose hay, straw, pine straw or needles, sawdust, wood chips, wood excelsior, or wood fiber cellulose. Type and use as specified in the Maine Erosion Control and Sediment Control Handbook for construction: Best Management Practices, Section 14 - Sediment Barriers.

e. Mats and Nettings

f. Twisted craft paper, yarn, juts, excelsior, wood fiber mats, glass fiber, and plastic film.

g. Type and use shall be as specified by the Environmental Quality Handbook.

h. Seed

i. Standard conservation mix of 100% annual Rye grass or field Bromegrass.

j. Equivalent seed mixture as approved by the Engineer.

k. Sod

l. Grown from certified seed of adapted varieties to produce high quality sod free of any serious thatch, weeds, insects, diseases, and other pest problems.

m. At least one year old and not older than three years. Cut with a ½-inch to 1-inch layer of soil.

n. Drains

o. Flexible drains consisting of collapsible neoprene pipe, minimum 8-inch diameter, or an approved equal.

p. Corrugated metal pipe and inlet or a gauge consistent with the loading conditions, minimum 12-inch diameter or approved equal.

q. Siltation Fence: Mirafi Environfence or approved equal.

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DIVISION 32 - EXTERIOR IMPROVEMENTS

- 320000 EXTERIOR IMPROVEMENTS SUMMARY

1. Landscaping is under the Purview of Soren Deniord 43 Wellwood Road Portland ME 04103 207-400-2450 Contact: Soren Deniord. Refer to Landscape drawings and specifications for more information.

321216 ASPHALT PAVING

1. Reserved.

329300 PLANTS

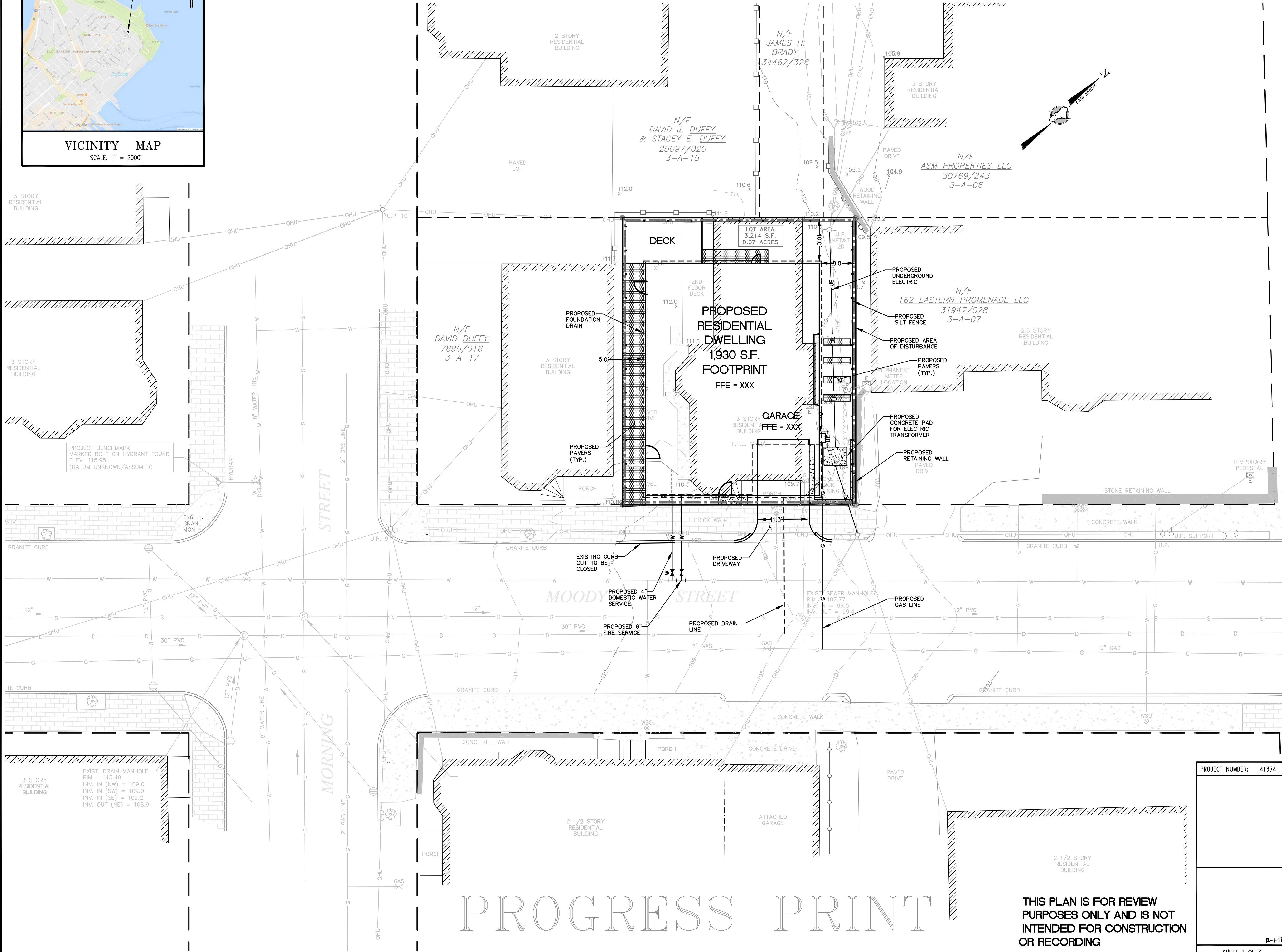
1. See Landscape Drawings for quantities and locations of new plantings.

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ID	DESCRIPTION



PROPOSED RESIDENCE  
9 MOODY STREET, PORTLAND, MAINE



INDEX

1. SITE & GRADING PLAN
2. EROSION & SEDIMENTATION CONTROL NOTES AND DETAILS
3. BOUNDARY PLAN

LEGEND

	BOUNDARY LINE
	EDGE OF GRAVEL
	RIGHT-OF-WAY LINE
	EXISTING UTILITY POLE
	EXISTING OVERHEAD UTILITIES
	EXISTING GATE VALVE
	EXISTING WATER SHUTOFF
	EXISTING HYDRANT
	EXISTING WATER LINE
	EXISTING GAS VALVE
	EXISTING GAS LINE
	EXISTING CATCH BASIN
	EXISTING DRAIN MANHOLE
	EXISTING DRAIN LINE
	EXISTING CONTOUR
	PROPOSED WATER LINE
	PROPOSED SEWER LINE
	PROPOSED UNDERGROUND ELECTRIC
	PROPOSED UNDERDRAIN
	PROPOSED CONTOUR
	PROPOSED SILT FENCE
	PROPOSED LIMIT OF DISTURBANCE

SOILS LEGEND

SYMBOL	SOIL TYPE	HSG
H1B	HINCKLEY LOAMY SAND, 3 TO 8 % SLOPES	A

THE SOURCE OF THE SOIL TYPES AND BOUNDARIES IS THE NATIONAL COOPERATIVE SOIL SURVEY (NCSS).

NOTES

1. RECORD OWNER OF THE PARCEL SHOWN IS JULIA L. BRADY AS DESCRIBED IN A DEED FROM JOSEPH L. FOLEY, JR. & HEATHER M. FOLEY; ANN G. FOLEY, LISA A. FOLEY & JAMES L. FOLEY, DATED SEPTEMBER 14, 2017 AND RECORDED IN DEED BOOK 34311, PAGE 28, CUMBERLAND COUNTY REGISTRY OF DEEDS.
2. THE PARCEL SHOWN IS LOCATED ON THE CITY OF PORTLAND ASSESSOR'S MAP 3, BLOCK A, PARCEL 16.
3. THE PARCEL SHOWN IS NOT LOCATED IN A FLOOD HAZARD AREA, PER FEMA MAP 230051-0014-B, DATED JULY 17, 1986.
4. ELEVATIONS AND CONTOURS ARE BASED ON THE CITY OF PORTLAND DATUM OBTAINED BY FIELD LOCATION OF THE MONUMENT AT THE CORNER OF MOODY STREET AND MUNJOY STREET. ELEVATIONS HAVE BEEN PROVIDED BY PORTLAND DEPARTMENT OF PUBLIC WORKS.
5. THE PARCEL SHOWN IS LOCATED IN THE RESIDENTIAL 6 ZONE.
7. "MOODY STREET" IS AN ACCEPTED CITY STREET.
8. DISTURBED AREA = 3,214 SF
9. TOTAL LOT AREA = 3,214 SF
10. LOT COVERAGE:

LOT AREA	REQUIRED 2,000 SF	EXISTING 3,214 SF	PROVIDED 3,214 SF
% AREA COVERED BY BUILDING	MAX 60%	40.8%	60%
% AREA LANDSCAPE/OPEN SPACE	MIN 20%	22.9%	23.1%
FRONT YARD	MIN 5 FT*	0 FT	2 FT
REAR YARD	MIN 10 FT*	0 FT	10 FT
SIDE YARDS	MIN 5 FT*	11 FT & 8 FT	5 FT & 8 FT

Revision:	By:	Date:	Change:
1	SMA	12/1/17	SUBMITTED FOR CITY REVIEW

PROJECT NUMBER: 41374 ACAD FILE: 41374-SITE.DWG SCALE: 1" = 10' DATE: DECEMBER 1, 2017

SITE & GRADING PLAN

Project Name:  
**PROPOSED RESIDENCE**  
9 MOODY STREET, PORTLAND, MAINE

Owner/Applicant:  
**BRADY ENTERPRISES**  
80 EXCHANGE STREET #30, PORTLAND, ME 04101



SURVEYING ENGINEERING LAND PLANNING  
**Northeast Civil Solutions**  
INCORPORATED

381 PAYNE ROAD, SCARBOROUGH, MAINE 04074

tel 207.883.1000 fax 207.883.1001 e-mail info@northeastcivilsolutions.com

0 10 20 40'

THIS PLAN IS FOR REVIEW  
PURPOSES ONLY AND IS NOT  
INTENDED FOR CONSTRUCTION  
OR RECORDING

PROGRESS PRINT



# EROSION AND SEDIMENTATION CONTROL PLAN NOTES

SEDIMENTATION AND EROSION FOR THIS PROJECT IS BASED UPON SOUND CONSERVATION PRACTICES, AND ADHERES TO THE STANDARDS DETAILED IN MAINE EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMP) BY THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, DATED OCTOBER 2016. THE CONTRACTOR SHALL MAKE HIMSELF FAMILIAR WITH THE AFOREMENTIONED PUBLICATION AND COMPLY WITH THE PRACTICES PRESENTED THEREIN.

A PERSON WHO CONDUCTS, OR CAUSES TO BE CONDUCTED, AN ACTIVITY THAT INVOLVES FILLING, DISPLACING OR EXPOSING SOIL OR OTHER EARTHEN MATERIALS SHALL TAKE MEASURES TO PREVENT UNREASONABLE EROSION OF SOIL OR SEDIMENT BEYOND THE PROJECT SITE OR INTO A PROTECTED NATURAL RESOURCE. IF DISTURBANCE ACTIVITIES TAKE PLACE BETWEEN 30 FEET AND 50 FEET OF ANY PROTECTED NATURAL RESOURCE, IF DISTURBANCE ACTIVITIES TAKE PLACE BETWEEN 50 FEET AND 100 FEET OF ANY PROTECTED NATURAL RESOURCE, AND IF DISTURBANCE ACTIVITIES TAKE PLACE LESS THAN 100 FEET FROM ANY PROTECTED NATURAL RESOURCE, THE DISTURBED AREAS MUST BE TEMPORARILY OR PERMANENTLY STABILIZED WITHIN 7 DAYS.

## 1 EROSION AND SEDIMENTATION CONTROL

1.1 POLLUTION PREVENTION. MINIMIZE DISTURBED AREAS AND PROTECT NATURAL DOWNGRADIENT BUFFER AREAS TO THE EXTENT PRACTICABLE. CONTROL STORMWATER VOLUME AND VELOCITY WITHIN THE SITE TO MINIMIZE SOIL EROSION. MINIMIZE THE DISTURBANCE OF STEEP SLOPES. CONTROL STORMWATER DISCHARGES, INCLUDING BOTH PEAK FLOW RATES AND VOLUMES, TO MINIMIZE EROSION AT OUTLETS. THE DISCHARGE MAY NOT RESULT IN EROSION OF ANY OPEN DRAINAGE CHANNELS, SWALES, STREAM CHANNELS OR STREAM BANKS, UPLAND, OR COASTAL OR FRESHWATER WETLANDS OFF THE PROJECT SITE. WHENEVER PRACTICABLE, NO DISTURBANCE ACTIVITIES SHOULD TAKE PLACE WITHIN 50 FEET OF ANY PROTECTED NATURAL RESOURCE. IF DISTURBANCE ACTIVITIES TAKE PLACE BETWEEN 30 FEET AND 50 FEET OF ANY PROTECTED NATURAL RESOURCE, AND IF DISTURBANCE ACTIVITIES TAKE PLACE BETWEEN 50 FEET AND 100 FEET OF ANY PROTECTED NATURAL RESOURCE, THE DISTURBED AREAS MUST BE TEMPORARILY OR PERMANENTLY STABILIZED WITHIN 7 DAYS.

1.2 SEDIMENT BARRIERS. PRIOR TO CONSTRUCTION, PROPERLY INSTALL SEDIMENT BARRIERS AT THE DOWNGRADIENT EDGE OF ANY AREA TO BE DISTURBED AND ADJACENT TO ANY DRAINAGE CHANNELS WITHIN THE DISTURBED AREA. SEDIMENT BARRIERS SHOULD BE INSTALLED DOWNGRADIENT OF SOIL OR SEDIMENT STOCKPILES AND STORMWATER PREVENTED FROM RUNNING ONTO THE STOCKPILE. MAINTAIN THE SEDIMENT BARRIERS BY REMOVING ACCUMULATED SEDIMENT, OR REMOVING AND REPLACING THE BARRIER, UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED. WHERE A DISCHARGE TO A STORM DRAIN INLET OCCURS, IF THE STORM DRAIN CARRIES WATER DIRECTLY TO A SURFACE WATER AND YOU HAVE AUTHORITY TO ACCESS THE STORM DRAIN INLET, YOU MUST INSTALL AND MAINTAIN PROTECTION MEASURES THAT REMOVE SEDIMENT FROM THE DISCHARGE.

1.3 STABILIZED CONSTRUCTION ENTRANCE. PRIOR TO CONSTRUCTION, PROPERLY INSTALL A STABILIZED CONSTRUCTION ENTRANCE (SCE) AT ALL POINTS OF EGRESS FROM THE SITE. THE SCE IS A STABILIZED PAD OF AGGREGATE, UNDERLAIN BY A GEOTEXTILE FILTER FABRIC, USED TO PREVENT TRAFFIC FROM TRACKING MATERIAL AWAY FROM THE SITE INTO PUBLIC ROWS. MAINTAIN THE SCE UNTIL ALL DISTURBED AREAS ARE STABILIZED.

1.4 TEMPORARY STABILIZATION. WITHIN 7 DAYS OF THE CESSATION OF CONSTRUCTION ACTIVITIES IN AN AREA THAT WILL NOT BE WORKED FOR MORE THAN 7 DAYS, STABILIZE ANY EXPOSED SOIL WITH MULCH, OR OTHER NON-ERODIBLE COVER. STABILIZE AREAS WITHIN 75 FEET OF A WETLAND OR WATERBODY WITHIN 48 HOURS OF THE INITIAL DISTURBANCE OF THE SOIL OR PRIOR TO ANY STORM EVENT, WHICHEVER OCCURS FIRST.

1.5 REMOVAL OF TEMPORARY MEASURES. REMOVE ANY TEMPORARY CONTROL MEASURES, SUCH AS SILT FENCE, WITHIN 30 DAYS AFTER PERMANENT STABILIZATION IS ATTAINED. REMOVE ANY ACCUMULATED SEDIMENTS AND STABILIZE.

1.6 PERMANENT STABILIZATION. IF THE AREA WILL NOT BE WORKED FOR MORE THAN ONE YEAR HAS BEEN BROUGHT TO THE STATE OF PERMANENT STABILIZATION, STABILIZE THE AREA WITHIN 7 DAYS BY PLANTING VEGETATION, SEEDING, SOD, OR THROUGH THE USE OF PERMANENT MULCH, OR RIPRAP, OR ROAD SUB-BASE. USING VEGETATION, SEEDING, SOD, OR THROUGH THE USE OF PERMANENT MULCH, OR RIPRAP, FOR AREAS STABILIZED WITH RIPRAP. PERMANENT STABILIZATION MEANS TOTAL COVERAGE OF THE EXPOSED AREA WITH AN APPROVED MULCH MATERIAL. EROSION CONTROL MULCH MAY BE USED AS MULCH FOR PERMANENT STABILIZATION ACCORDING TO THE APPROVED APPLICATION RATES AND LIMITATIONS.

1.6.1 SEEDING AREAS. FOR SEEDING AREAS, PERMANENT STABILIZATION MEANS A 90% COVER OF THE DISTURBED AREA WITH A NATURAL, HEALTHY PLANTS WITH NO EVIDENCE OF WASHING OR RILLING OF THE TOPSOIL.

1.6.2 SODDED AREAS. 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.

1.6.3 PERMANENT MULCH. FOR MULCHED AREAS, PERMANENT MULCHING MEANS TOTAL COVERAGE OF THE EXPOSED AREA WITH AN APPROVED MULCH MATERIAL. EROSION CONTROL MULCH MAY BE USED AS MULCH FOR PERMANENT STABILIZATION ACCORDING TO THE APPROVED APPLICATION RATES AND LIMITATIONS.

1.6.4 RIPRAP. FOR AREAS STABILIZED WITH RIPRAP, PERMANENT STABILIZATION MEANS THAT SLOPES STABILIZED WITH RIPRAP HAVE AN APPROPRIATE BACKING OF A WELL-GRADED GRAVEL OR APPROVED GEOTEXTILE TO PREVENT SOIL MOVEMENT FROM BEHIND THE RIPRAP. STONE MUST BE SIZED APPROPRIATELY. IT IS RECOMMENDED THAT ANGULAR STONE BE USED.

1.6.5 AGRICULTURAL USE. FOR CONSTRUCTION PROJECTS ON LAND USED FOR AGRICULTURAL PURPOSES (E.G., PIPELINES ACROSS CROP LAND), PERMANENT STABILIZATION MAY BE ACCOMPLISHED BY RETURNING THE DISTURBED LAND TO AGRICULTURAL USE.

1.6.6 PAVED AREAS. FOR PAVED AREAS, PERMANENT STABILIZATION MEANS THE PROTECTION OF THE COMPACTED GRAVEL SUBBASE IS COMPLETE. PROVIDED IT IS FREE OF FINE MATERIALS THAT MAY RUNOFF WITH A RAIN EVENT.

1.6.7 DITCHES, CHANNELS, AND SWALES. FOR OPEN CHANNELS, PERMANENT STABILIZATION MEANS THE CHANNEL IS STABILIZED WITH A 90% COVER OF HEALTHY VEGETATION, WITH A WELL-GRADED RIPRAP, OR WITH AN INLET GRATES, AT ANY INFLOW CHANNELS TO THE DITCH, AND AT ANY OUTLET GRATES, AT ANY OUTFLOW CHANNELS TO THE DITCH. THE CHANNEL LINING SHOULD BE DISCLOSED. THE CHANNEL MUST RECEIVE ADEQUATE ROUTINE MAINTENANCE TO MAINTAIN CAPACITY AND PREVENT OR CORRECT ANY EROSION OF THE CHANNELS BOTTOM OR SIDESLOPES.

1.7 WINTER CONSTRUCTION. "WINTER CONSTRUCTION" IS CONSTRUCTION ACTIVITY PERFORMED DURING THE PERIOD FROM NOVEMBER 1 THROUGH APRIL 15. IF DISTURBED AREAS ARE NOT STABILIZED WITH PERMANENT MEASURES BY NOVEMBER 1 OR NEW SOIL DISTURBANCE OCCURS AFTER NOVEMBER 1, BUT BEFORE APRIL 15, THEN THESE AREAS MUST BE PROTECTED AND RUNOFF FROM THEM MUST BE CONTROLLED BY ADDITIONAL MEASURES AND RESTRICTIONS.

1.7.1 SITE STABILIZATION. FOR WINTER STABILIZATION, HAY MULCH IS APPLIED AT THE STANDARD TEMPORARY STABILIZATION RATE. AT THE END OF EACH CONSTRUCTION DAY, AREAS THAT HAVE BEEN BROUGHT TO FINAL GRADE MUST BE STABILIZED. MULCH MAY NOT BE SPREAD ON TOP OF SNOW.

1.7.2 SEDIMENT BARRIERS. ALL AREAS WITHIN 75 FEET OF A PROTECTED NATURAL RESOURCE (E.G. STREAM THREAD, ETC.) MUST BE PROTECTED WITH A DOUBLE ROW OF SEDIMENT BARRIERS.

1.7.3 DITCH. ALL VEGETATED DITCH LINES THAT HAVE NOT BEEN STABILIZED BY NOVEMBER 1, OR WILL BE WORKED DURING THE WINTER CONSTRUCTION PERIOD, MUST BE STABILIZED WITH AN APPROPRIATE STONE LINING BACKED BY AN APPROPRIATE GRAVEL BED OR GEOTEXTILE UNLESS SPECIFICALLY RELEASED FROM THIS STANDARD BY THE DEPARTMENT.

1.7.4 SLOPES. MULCH NETTING MUST BE USED TO ANCHOR MULCH ON ALL SLOPES GREATER THAN 8% UNLESS EROSION CONTROL BLANKETS OR EROSION CONTROL MIX IS BEING USED ON THESE SLOPES.

1.8 STORMWATER CHANNELS, DITCHES, SWALES, AND OTHER OPEN STORMWATER CHANNELS MUST BE DESIGNED, CONSTRUCTED, AND STABILIZED USING MEASURES THAT ACHIEVE LONG-TERM EROSION CONTROL. DITCHES, SWALES, AND OTHER OPEN STORMWATER CHANNELS MUST BE SIZED TO HANDLE, AT A MINIMUM, THE EXPECTED VOLUME RUN-OFF. EACH CHANNEL SHOULD BE CONSTRUCTED IN SECTIONS SO THAT THE SECTION'S GRADING, SHAPING, AND INSTALLATION OF PERMANENT LINING CAN BE COMPLETED THE SAME DAY. IF A CHANNEL'S FINAL GRADING OR LINING INSTALLATION MUST BE DELAYED, THEN OVERSICION BERMES MUST BE USED TO DIVERT STORMWATER AWAY FROM THE CHANNEL. PROPERLY-SPACED CHECK DAMS MUST BE INSTALLED IN THE CHANNEL TO SLOW THE WATER VELOCITY, AND A TEMPORARY LINING INSTALLED ALONG THE CHANNEL TO PREVENT SCOURING. PERMANENT STABILIZATION FOR CHANNELS IS ADDRESSED UNDER SECTION 1.6.7 ABOVE.

1.8.1 THE CHANNEL SHOULD RECEIVE ADEQUATE ROUTINE MAINTENANCE TO MAINTAIN CAPACITY AND PREVENT OR CORRECT ANY EROSION OF THE CHANNEL'S BOTTOM OR SIDE SLOPES.

1.8.2 WHEN THE WATERSHED DRAINING TO A DITCH OR SWALE IS LESS THAN 1 ACRE OF TOTAL DRAINAGE AND LESS THAN 1/4 ACRE OF IMPERVIOUS AREA, DIVERSION OF RUNOFF TO ADJACENT WOODED OR OTHERWISE VEGETATED BUFFER AREAS IS ENCOURAGED WHERE THE OPPORTUNITY EXISTS.

1.9 SEDIMENT BASINS. SEDIMENT BASINS MUST BE DESIGNED TO PROVIDE STORAGE FOR EITHER THE CALCULATED RUNOFF FROM A 2-YEAR, 24-HOUR STORM OR PROVIDE FOR 3,600 CUBIC FEET OF CAPACITY PER ACRE DRAINING TO THE BASIN. OUTLET STRUCTURES MUST DISCHARGE WATER FROM THE SURFACE OF THE BASIN. WHENEVER POSSIBLE, EROSION CONTROLS AND VELOCITY DISSIPATION DEVICES MUST BE USED IF THE DISCHARGING WATERS ARE LIKELY TO CREATE EROSION. ACCUMULATED SEDIMENT MUST BE REMOVED AS NEEDED FROM THE BASIN TO MAINTAIN AT LEAST 1/4 OF THE DESIGN CAPACITY OF THE BASIN. THE USE OF CATIONIC TREATMENT CHEMICALS, SUCH AS POLYMERS, OR OTHER CHEMICALS THAT CONTAIN AN OVERALL POSITIVE CHARGE DESIGNED TO REDUCE TURBIDITY IN STORMWATER MUST RECEIVE PRIOR APPROVAL FROM THE DEPARTMENT. WHEN REQUESTING APPROVAL TO USE CATIONIC TREATMENT CHEMICALS, YOU MUST DESCRIBE APPROPRIATE CONTROLS AND IMPLEMENTATION PROCEDURES TO ENSURE THE USE WILL NOT LEAD TO A VIOLATION OF WATER QUALITY STANDARDS. IN ADDITION, YOU MUST SPECIFY THE TYPE(S) OF SOIL LIKELY TO BE TREATED ON THE SITE, CHEMICALS TO BE USED AND HOW THEY ARE TO BE APPLIED AND IN WHAT QUANTITY, ANY MANUFACTURER'S RECOMMENDATIONS, AND ANY TRAINING HAD BY PERSONNEL WHO WILL HANDLE AND APPLY THE CHEMICALS.

1.10 ROADS, GRAVEL AND PAVED ROADS MUST BE DESIGNED AND CONSTRUCTED WITH CROWNS OR OTHER MEASURES, SUCH AS WATER BARS, TO ENSURE THAT STORMWATER IS DELIVERED IMMEDIATELY TO ADJACENT STABLE DITCHES, VEGETATED BUFFER AREAS, CATCH BASIN INLETS, OR STREET GUTTERS.

1.11 CULVERTS. CULVERTS MUST BE SIZED TO AVOID UNINTENDED FLOODING OF UPSTREAM AREAS OR FREQUENT OVERTOPPING OF ROADWAYS. CULVERT INLETS MUST BE PROTECTED WITH APPROPRIATE MATERIALS FOR THE EXPECTED ENTRANCE VELOCITY, AND PROTECTION MUST EXTEND AT LEAST AS HIGH AS THE EXPECTED MAXIMUM ELEVATION OF STORAGE BEHIND THE CULVERT. CULVERT OUTLET DESIGN MUST INCORPORATE MEASURES, SUCH AS APRONS, TO PREVENT SCOUR OF THE STREAM CHANNEL. OUTLET PROTECTION MEASURES MUST BE DESIGNED TO STAY WITHIN THE CHANNEL LIMITS. THE DESIGN MUST TAKE ACCOUNT OF TAILWATER DEPTH.

1.12 PARKING AREAS. PARKING AREAS MUST BE CONSTRUCTED TO ENSURE RUNOFF IS DELIVERED TO ADJACENT SWALES, CATCH BASINS, CURB GUTTERS, OR BUFFER AREAS WITHOUT ERODING AREAS DOWNSLOPE. THE PARKING AREAS SUBBASE COMPACTION AND GRADING MUST BE DONE TO ENSURE RUNOFF IS EVENLY DISTRIBUTED TO ADJACENT BUFFERS OR SIDE SLOPES. CATCH BASINS MUST BE LOCATED AND SET TO PROVIDE ENOUGH STORAGE DEPTH AT THE INLET TO ALLOW INFLOW OF PEAK RUNOFF RATES WITHOUT BY-PASS OF RUNOFF TO OTHER AREAS.

## 2 INSPECTION AND MAINTENANCE

2.1 DURING CONSTRUCTION, THE FOLLOWING STANDARDS MUST BE MET DURING CONSTRUCTION.

2.1.1 INSPECTION AND CORRECTIVE ACTION. INSPECT DISTURBED AND IMPERVIOUS AREAS, EROSION CONTROL MEASURES, MATERIALS STORAGE AREAS THAT ARE EXPOSED TO PRECIPITATION, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE. INSPECT THESE AREAS AT LEAST ONCE A WEEK AS WELL AS BEFORE AND WITHIN 24 HOURS AFTER A STORM EVENT (RAINFALL), AND PRIOR TO COMPLETING PERMANENT STABILIZATION MEASURES. A PERSON WITH KNOWLEDGE OF EROSION AND STORMWATER CONTROL, INCLUDING THE STANDARDS AND CONDITIONS IN THE PERMIT, SHALL CONDUCT THE INSPECTIONS.

2.1.2 MAINTENANCE. IF BEST MANAGEMENT PRACTICES (BMPs) NEED TO BE REPAIRED, THE REPAIR WORK SHOULD BE INITIATED UPON DISCOVERY OF THE PROBLEM BUT NO LATER THAN THE END OF THE NEXT WORKDAY. IF ADDITIONAL BMPs OR SIGNIFICANT REPAIR OF BMPs ARE NECESSARY, REPAIR 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.

2.1.3 DOCUMENTATION. KEEP A LOG (REPORT) SUMMARIZING THE INSPECTIONS AND ANY CORRECTIVE ACTION TAKEN. THE LOG MUST INCLUDE THE NAME(S) AND QUALIFICATIONS OF THE PERSON MAKING THE INSPECTIONS, THE DATE(S) OF THE INSPECTIONS, AND MAJOR OBSERVATIONS ABOUT THE OPERATION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS AND MATERIALS STORAGE AREAS, AND VEHICLES ACCESS POINTS TO THE PARCEL. MAJOR OBSERVATIONS MUST INCLUDE BMPs THAT NEED MAINTENANCE, BMPs THAT ARE NOT AS DESIGNED OR SELECTED, OR ARE BEING USED IN AN INAPPROPRIATE MANNER, AND CORRECTIVE ACTION TAKEN AND WHEN IT WAS TAKEN. THE LOG MUST BE MADE ACCESSIBLE TO DEPARTMENT STAFF AND A COPY MUST BE PROVIDED TO THE DEPARTMENT. THE PERMITTEE SHALL RETAIN A COPY OF THE LOG FOR A PERIOD OF AT LEAST THREE YEARS FROM THE COMPLETION OF PERMANENT STABILIZATION.

2.2 POST-CONSTRUCTION. THE FOLLOWING STANDARDS MUST BE MET AFTER CONSTRUCTION.

2.2.1 PLAN. CARRY OUT AN APPROVED INSPECTION AND MAINTENANCE PLAN THAT IS CONSISTENT WITH THE MINIMUM REQUIREMENTS OF THE GRADING PLAN. THE PLAN MUST ADDRESS INSPECTION AND MAINTENANCE OF THE PROJECT'S PERMANENT EROSION CONTROL MEASURES AND STORMWATER MANAGEMENT SYSTEM.

2.2.2 INSPECTION AND MAINTENANCE. ALL MEASURES MUST BE MAINTAINED IN EFFECTIVE OPERATING CONDITION. A PERSON WITH KNOWLEDGE OF EROSION AND STORMWATER CONTROL, INCLUDING THE STANDARDS AND CONDITIONS IN THE PERMIT, SHALL CONDUCT THE INSPECTIONS. THE FOLLOWING AREAS MUST BE MAINTAINED IN EFFECTIVE OPERATING CONDITION. IF EROSION OR OTHER PROBLEMS MUST BE CORRECTED, AREAS, FACILITIES, AND MEASURES OTHER THAN THOSE LISTED BELOW MAY ALSO REQUIRE INSPECTION ON A SPECIFIC SITE. INSPECTION OR MAINTENANCE TASKS ARE THOSE DISCUSSED BELOW THAT MUST BE INCLUDED IN THE MAINTENANCE PLAN DEVELOPED FOR A SPECIFIC SITE.

2.2.2.1 INSPECT VEGETATED AREAS, PARTICULARLY SLOPES AND EMBANKMENTS, EARLY IN THE GROWING SEASON OR AFTER HEAVY RAINS TO IDENTIFY ACTIVE OR POTENTIAL EROSION PROBLEMS. REPAIR ANY EROSION AREAS WITH SPARSE GROWTH, WHERE RILL EROSION IS EVIDENT, ARMOR THE AREA WITH AN APPROPRIATE LINING OR DIVERT THE CONCENTRATED FLOWS TO ON-SITE AREAS. BE ABLE TO WITHSTAND THE CONCENTRATED FLOWS. SEE PERMANENT STABILIZATION STANDARDS IN SECTION 1.6.

2.2.2.2 INSPECT DITCHES, SWALES AND OTHER OPEN STORMWATER CHANNELS IN THE SPRING, IN LATE FALL, AND AFTER HEAVY RAINS TO REMOVE ANY OBSTRUCTIONS TO FLOW. REMOVE ACCUMULATED SEDIMENTS AND DEBRIS AT THE INLET, AT THE OUTLET, AND WITHIN THE CONDUIT; AND, TO REPAIR ANY EROSION DAMAGE AT THE CULVERT'S INLET AND OUTLET.

2.2.2.3 INSPECT CULVERTS IN THE SPRING, IN LATE FALL, AND AFTER HEAVY RAINS TO REMOVE ANY OBSTRUCTIONS TO FLOW. REMOVE ACCUMULATED SEDIMENTS AND DEBRIS AT THE INLET, AT THE OUTLET, AND WITHIN THE CONDUIT; AND, TO REPAIR ANY EROSION DAMAGE AT THE CULVERT'S INLET AND OUTLET.

2.2.2.4 INSPECT AND CLEAN OUT CATCH BASINS. CLEAN-OUT MUST INCLUDE THE REMOVAL AND LEGAL DISPOSAL OF ANY ACCUMULATED SEDIMENTS AND DEBRIS AT THE BOTTOM OF THE BASIN, AT ANY INLET GRATES, AT ANY INFLOW CHANNELS TO THE BASIN, AND AT ANY OUTLET GRATES. IF THE BASIN OUTLET IS DESIGNED TO TRAP FLOATABLE MATERIALS, THEN REMOVE THE FLOATING DEBRIS AND ANY FLOATING OILS (USING OIL-ABSORBENT PADS).

2.2.2.5 INSPECT RESOURCE AND TREATMENT BUFFERS ONCE A YEAR FOR EVIDENCE OF EROSION, CONCENTRATING FLOW, AND ENCRUMBMENT BY DEVELOPMENT. IF FLOWS ARE CONCENTRATING WITHIN A BUFFER, SITE GRADING, LEVEL SPREADERS, OR DITCH TURN-OUTS MUST BE USED TO CHANNEL FLOWS TO MORE EVEN DISTRIBUTION OUTSIDE OF THE BUFFER. IF FLOWS ARE CONCENTRATING WITHIN A BUFFER, CLEAN-OUT ANY ACCUMULATION OF SEDIMENT WITHIN THE SPREADER BAYS OR TURN-OUT POOLS.

2.2.2.6 INSPECT AT LEAST ONCE PER YEAR, EACH STORMWATER MANAGEMENT POND OR BASIN, INCLUDING THE POND'S EMBANKMENTS, OUTLET STRUCTURE, SWALE, AND REMOVED SPILLWAY. REMOVE AND DISPOSE OF ACCUMULATED SEDIMENTS IN THE POND. CONTROL WOODY VEGETATION ON THE POND'S EMBANKMENTS.

2.2.2.7 INSPECT AT LEAST ONCE PER YEAR, EACH UNDERDRAINED FILTER, INCLUDING THE FILTER EMBANKMENTS, VEGETATION, UNDERDRAIN PIPING, AND OVERFLOW SPILLWAY. REMOVE AND DISPOSE OF ACCUMULATED SEDIMENTS IN THE FILTER. IF NEEDED, REHABILITATE ANY CLOGGED SURFACE LININGS, AND FLUSH UNDERDRAIN PIPING.

2.2.2.8 INSPECT EACH MANUFACTURED SYSTEM INSTALLED ON THE SITE, INCLUDING THE SYSTEM'S INLET, TREATMENT CHAMBER(S), AND OUTLET. AT LEAST ONCE PER YEAR, OR IN ACCORDANCE WITH THE MAINTENANCE GUIDELINES RECOMMENDED BY THE MANUFACTURER BASED ON THE ESTIMATED RUNOFF AND POLLUTANT LOAD EXPECTED TO THE SYSTEM FROM THE PROJECT, REMOVE AND DISPOSE OF ACCUMULATED SEDIMENTS, DEBRIS, AND CONTAMINATED WATERS FROM THE SYSTEM AND, IF APPLICABLE, REMOVE AND REPLACE ANY CLOGGED OR SPENT FILTER MEDIA.

## 2.2.3 REGULAR MAINTENANCE

2.2.3.1 CLEAR ACCUMULATIONS OF WINTER SAND IN PARKING LOTS AND ALONG ROADWAYS AT LEAST ONCE A YEAR, PREFERABLY IN THE SPRING. ACCUMULATIONS ON PAVEMENT MAY BE REMOVED BY PAVEMENT SWEEPING. THE REMOVAL OF SAND ALONG ROAD SHOULDERS MAY BE REMOVED BY GRADING EXCESS SAND TO THE PAVEMENT EDGE AND REMOVING IT MANUALLY OR BY A FRONT-END LOADER. GRADING OF GRAVEL ROADS, OR GRADING OF THE GRAVEL SHOULDERS OF GRAVEL OR PAVED ROADS, MUST BE ROUTINELY PERFORMED TO ENSURE THAT STORMWATER DRAINS IMMEDIATELY OFF THE ROAD SURFACE TO ADJACENT BUFFER AREAS OR STABLE DITCHES. GRADING IS NOT IMPERD BY ACCUMULATIONS OF SAND MATERIAL ON THE ROAD SHOULDER OR BY EXCAVATION OF FALSE DITCHES IN THE SHOULDER. IF WATER BARS OR OPEN-TOP CULVERTS ARE USED TO DIVERT RUNOFF FROM ROAD SURFACES, CLEAN-OUT ANY SEDIMENTS WITHIN OR AT THE OUTLET OF THESE STRUCTURES TO RESTORE THEIR FUNCTION.

2.2.3.2 MANAGE EACH BUFFER'S VEGETATION CONSISTENTLY WITH THE REQUIREMENTS IN ANY DEED RESTRICTIONS FOR THE BUFFER. WOODED BUFFERS MUST REMAIN FULLY WOODED AND HAVE NO DISTURBANCE TO THE DUFF LAYER. VEGETATION IN NON-WOODED BUFFERS MAY NOT BE CUT MORE THAN THREE TIMES PER YEAR, AND MAY NOT BE CUT SHORTER THAN SIX INCHES.

2.2.4 DOCUMENTATION. KEEP A LOG (REPORT) SUMMARIZING INSPECTIONS, MAINTENANCE, AND ANY CORRECTIVE ACTIONS TAKEN. THE LOG MUST INCLUDE THE DATE ON WHICH EACH INSPECTION OR MAINTENANCE TASK WAS PERFORMED, A DESCRIPTION OF THE INSPECTION FINDINGS OR MAINTENANCE COMPLETED, AND THE NAME OF THE INSPECTOR OR MAINTENANCE PERSONNEL PERFORMING THE TASK. IF A MAINTENANCE TASK REQUIRES THE CLEAN-OUT OF ANY SEDIMENTS OR DEBRIS, INDICATE WHERE THE SEDIMENT AND DEBRIS WAS DISPOSED AFTER REMOVAL. THE LOG MUST BE MADE ACCESSIBLE TO DEPARTMENT STAFF AND A COPY PROVIDED TO THE DEPARTMENT UPON REQUEST. THE PERMITTEE SHALL RETAIN A COPY OF THE LOG FOR A PERIOD OF AT LEAST FIVE YEARS FROM THE COMPLETION OF PERMANENT STABILIZATION.

2.3 RE-CERTIFICATION. SUBMIT A CERTIFICATION OF THE FOLLOWING TO THE DEPARTMENT WITHIN THREE MONTHS OF THE EXPIRATION OF EACH FIVE-YEAR INTERVAL FROM THE DATE OF ISSUANCE OF THE PERMIT.

2.3.1 IDENTIFICATION AND REPAIR OF EROSION PROBLEMS. ALL AREAS OF THE PROJECT SITE HAVE BEEN INSPECTED FOR AREAS OF EROSION, AND APPROPRIATE STEPS HAVE BEEN TAKEN TO PERMANENTLY STABILIZE THESE AREAS.

2.3.2 INSPECTION AND REPAIR OF STORMWATER CONTROL SYSTEM. ALL ASPECTS OF THE STORMWATER CONTROL SYSTEM HAVE BEEN INSPECTED FOR DAMAGE, WEAR, AND MALFUNCTION, AND APPROPRIATE STEPS HAVE BEEN TAKEN TO REPAIR OR REPLACE THE SYSTEM, OR PORTIONS OF THE SYSTEM.

2.3.3 MAINTENANCE. THE EROSION AND STORMWATER MAINTENANCE PLAN FOR THE SITE IS BEING IMPLEMENTED AS WRITTEN, OR MODIFICATIONS TO THE PLAN HAVE BEEN SUBMITTED TO AND APPROVED BY THE DEPARTMENT, AND THE MAINTENANCE LOG IS BEING MAINTAINED.

2.3.4 MUNICIPALITIES WITH SEPARATE STORM SEWER SYSTEMS REGULATED UNDER THE MAINE POLLUTANT DISCHARGE ELIMINATION SYSTEM (MPDES) PROGRAM MAY REPORT ON ALL REGULATED SYSTEMS UNDER THEIR CONTROL AS PART OF THEIR REQUIRED ANNUAL REPORTING IN LIEU OF SEPARATE CERTIFICATION OF EACH SYSTEM. MUNICIPALITIES NOT REGULATED BY THE MPDES PROGRAM, BUT THAT ARE RESPONSIBLE FOR MAINTENANCE OF PERMITTED STORMWATER SYSTEMS, MAY REPORT ON ALL STORMWATER SYSTEMS IN ONE REPORT.

2.4 DURATION OF MAINTENANCE. PERFORM MAINTENANCE AS DESCRIBED AND REQUIRED IN THE PERMIT. AND UNTIL THE SYSTEM IS FORMALLY ACCEPTED BY MUNICIPALITY OR QUASI-MUNICIPAL DISTRICT, OR IS PLACED UNDER THE JURISDICTION OF A LEGALLY CREATED ASSOCIATION THAT WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SYSTEM. IF A MUNICIPALITY OR QUASI-MUNICIPAL DISTRICT CHOOSES TO ACCEPT A STORMWATER MANAGEMENT SYSTEM, OR A COMPONENT OF A STORMWATER SYSTEM, IT MUST PROVIDE A LETTER TO THE DEPARTMENT STATING THAT IT ASSUMES RESPONSIBILITY FOR THE SYSTEM. THE LETTER MUST SPECIFY THE COMPONENTS OF THE SYSTEM FOR WHICH THE MUNICIPALITY OR DISTRICT WILL ASSUME RESPONSIBILITY, AND THAT THE MUNICIPALITY OR DISTRICT AGREES TO MAINTAIN THOSE COMPONENTS OF THE SYSTEM IN COMPLIANCE WITH DEPARTMENT STANDARDS. UPON SUCH ASSUMPTION OF RESPONSIBILITY, AND APPROVAL BY THE DEPARTMENT, THE MUNICIPALITY OR DISTRICT SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF THE SYSTEM. THE PERMITTEE SHALL RETAIN A COPY OF THE LETTER FOR A PERIOD OF AT LEAST THREE YEARS FROM THE COMPLETION OF PERMANENT STABILIZATION.

## 3 HOUSEKEEPING

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

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

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

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

3.5 EXCAVATION DE-WATERING. EXCAVATION DE-WATERING IS THE REMOVAL OF WATER FROM TRENCHES, FOUNDATIONS, COFFER DAMS, PONDS, AND OTHER AREAS WITHIN THE CONSTRUCTION AREA THAT RETAIN WATER AFTER EXCAVATION. IN MOST CASES THE EXCAVATION DE-WATERING IS HEAVILY SILTED AND HINDERS CORRECT AND SAFE CONSTRUCTION PRACTICES. THE COLLECTED WATER REMOVED FROM THE PONDED AREA, EITHER THROUGH GRAVITY OR PUMPING, MUST BE SPREAD THROUGH NATURAL WOODED BUFFERS OR REMOVED TO AN OFF-SITE LOCATION SPECIFICALLY DESIGNED TO COLLECT THE MAXIMUM AMOUNT OF SEDIMENT POSSIBLE, LIKE A COFFERDAM SEDIMENTATION BASIN. ALLOW ALLOWING THE WATER TO FLOW OVER DISTURBED AREAS OF THE SITE. EQUIVALENT MEASURES MAY BE TAKEN IF APPROVED BY THE DEPARTMENT.

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

3.6.1 DISCHARGES FROM FIREFIGHTING ACTIVITY;

3.6.2 FIRE HYDRANT FLUSHINGS;

3.6.3 VEHICLE WASHWATER. IF DETERGENTS ARE NOT USED AND WASHING IS LIMITED TO THE EXTERIOR OF VEHICLES (ENGINE, UNDERCARRIAGE AND TRANSMISSION WASHING IS PROHIBITED);

3.6.4 DUST CONTROL RUNOFF IN ACCORDANCE WITH PERMIT CONDITIONS AND APPENDIX C(5);

3.6.5 ROUTINE EXTERNAL BUILDING WASHDOWN, NOT INCLUDING SURFACE PAINT REMOVAL, THAT DOES NOT INVOLVE DETERGENTS;

3.6.6 PAVEMENT WASHWATER (WHERE SPILLS/LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE NOT OCCURRED, UNLESS ALL SPILLED MATERIAL HAD BEEN REMOVED) IF DETERGENTS ARE NOT USED;

3.6.7 UNCONTAMINATED AIR CONDITIONER OR COMPRESSOR CONDENSATE;

3.6.8 UNCONTAMINATED GROUNDWATER OR SPRING WATER;

3.6.9 FOUNDATION OR FOOTER DRAIN-WATER WHERE FLOWS ARE NOT CONTAMINATED;

3.6.10 UNCONTAMINATED EXCAVATION DEWATERING (SEE REQUIREMENTS IN APPENDIX C(5));

3.6.11 POTABLE WATER SOURCES INCLUDING WATERLINE FLUSHINGS; AND

3.6.12 LANDSCAPE IRRIGATION.

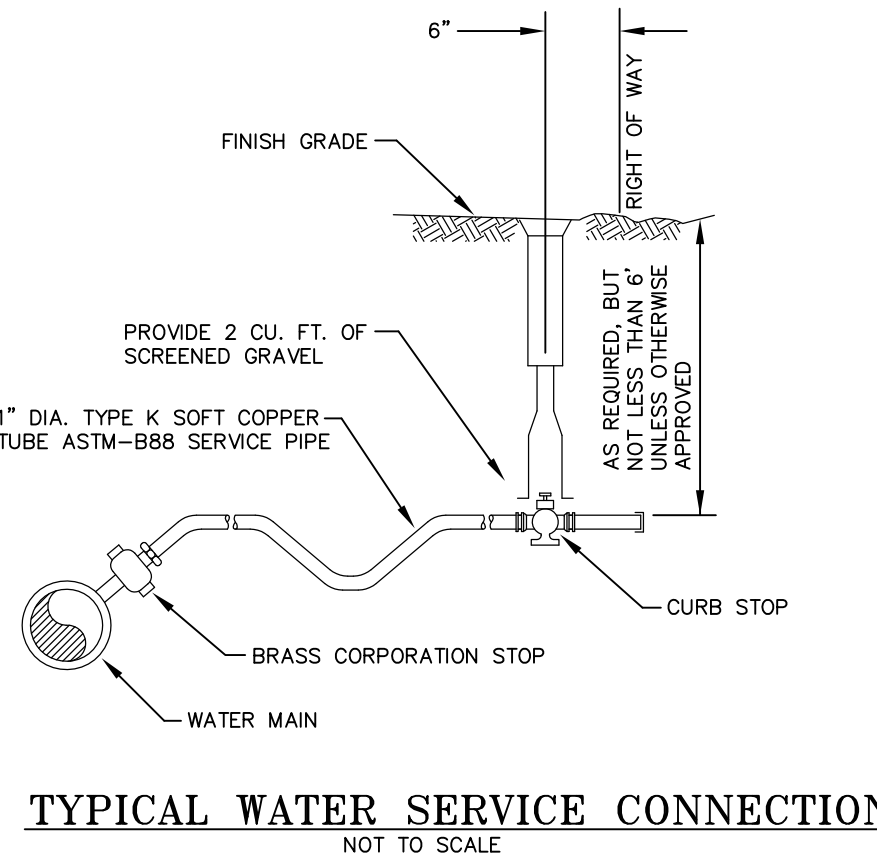
3.7 UNAUTHORIZED NON-STORMWATER DISCHARGES. THE DEPARTMENT'S APPROVAL UNDER THIS CHAPTER DOES NOT AUTHORIZE A DISCHARGE THAT IS MIXED WITH SOURCE OF NON-STORMWATER, OTHER THAN THOSE DISCHARGES IN COMPLIANCE WITH APPENDIX C (6). SPECIFICALLY, THE DEPARTMENT'S APPROVAL DOES NOT AUTHORIZE DISCHARGES OF THE FOLLOWING:

3.7.1 WASTEWATER FROM THE WASHOUT OR CLEANOUT OF CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS OR OTHER CONSTRUCTION MATERIALS;

3.7.2 FUELS, OILS OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE;

3.7.3 SOAPS, SOLVENTS, OR DETERGENTS USED IN VEHICLE AND EQUIPMENT WASHING; AND

3.7.4 TOXIC OR HAZARDOUS SUBSTANCES FROM A SPILL OR OTHER RELEASE.



TYPICAL WATER SERVICE CONNECTION  
NOT TO SCALE

1) COORDINATE WITH PORTLAND WATER DISTRICT PRIOR TO CONSTRUCTION

2) PROVIDE 2" RIGID INSULATION OVER SERVICE WHERE COVER IS LESS THAN 4"

2.3.1 IDENTIFICATION AND REPAIR OF EROSION PROBLEMS. ALL AREAS OF THE PROJECT SITE HAVE BEEN INSPECTED FOR AREAS OF EROSION, AND APPROPRIATE STEPS HAVE BEEN TAKEN TO PERMANENTLY STABILIZE THESE AREAS.

2.3.2 INSPECTION AND REPAIR OF STORMWATER CONTROL SYSTEM. ALL ASPECTS OF THE STORMWATER CONTROL SYSTEM HAVE BEEN INSPECTED FOR DAMAGE, WEAR, AND MALFUNCTION, AND APPROPRIATE STEPS HAVE BEEN TAKEN TO REPAIR OR REPLACE THE SYSTEM, OR PORTIONS OF THE SYSTEM.

2.3.3 MAINTENANCE. THE EROSION AND STORMWATER MAINTENANCE PLAN FOR THE SITE IS BEING IMPLEMENTED AS WRITTEN, OR MODIFICATIONS TO THE PLAN HAVE BEEN SUBMITTED TO AND APPROVED BY THE DEPARTMENT, AND THE MAINTENANCE LOG IS BEING MAINTAINED.

2.3.4 MUNICIPALITIES WITH SEPARATE STORM SEWER SYSTEMS REGULATED UNDER THE MAINE POLLUTANT DISCHARGE ELIMINATION SYSTEM (MPDES) PROGRAM MAY REPORT ON ALL REGULATED SYSTEMS UNDER THEIR CONTROL AS PART OF THEIR REQUIRED ANNUAL REPORTING IN LIEU OF SEPARATE CERTIFICATION OF EACH SYSTEM. MUNICIPALITIES NOT REGULATED BY THE MPDES PROGRAM, BUT THAT ARE RESPONSIBLE FOR MAINTENANCE OF PERMITTED STORMWATER SYSTEMS, MAY REPORT ON ALL STORMWATER SYSTEMS IN ONE REPORT.

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2.2.1 INSPECT VEGETATED AREAS, PARTICULARLY SLOPES AND EMBANKMENTS, EARLY IN THE GROWING SEASON OR AFTER HEAVY RAINS TO IDENTIFY ACTIVE OR POTENTIAL EROSION PROBLEMS. REPAIR ANY EROSION AREAS WITH SPARSE GROWTH, WHERE RILL EROSION IS EVIDENT, ARMOR THE AREA WITH AN APPROPRIATE LINING OR DIVERT THE CONCENTRATED FLOWS TO ON-SITE AREAS. BE ABLE TO WITHSTAND THE CONCENTRATED FLOWS. SEE PERMANENT STABILIZATION STANDARDS IN SECTION 1.6.

2.2.2 INSPECT DITCHES, SWALES AND OTHER OPEN STORMWATER CHANNELS IN THE SPRING, IN LATE FALL, AND AFTER HEAVY RAINS TO REMOVE ANY OBSTRUCTIONS TO FLOW. REMOVE ACCUMULATED SEDIMENTS AND DEBRIS AT THE INLET, AT THE OUTLET, AND WITHIN THE CONDUIT; AND, TO REPAIR ANY EROSION DAMAGE AT THE CULVERT'S INLET AND OUTLET.

2.2.2.3 INSPECT CULVERTS IN THE SPRING, IN LATE FALL, AND AFTER HEAVY RAINS TO REMOVE ANY OBSTRUCTIONS TO FLOW. REMOVE ACCUMULATED SEDIMENTS AND DEBRIS AT THE INLET, AT THE OUTLET, AND WITHIN THE CONDUIT; AND, TO REPAIR ANY EROSION DAMAGE AT THE CULVERT'S INLET AND OUTLET.

2.2.2.4 INSPECT AND CLEAN OUT CATCH BASINS. CLEAN-OUT MUST INCLUDE THE REMOVAL AND LEGAL DISPOSAL OF ANY ACCUMULATED SEDIMENTS AND DEBRIS AT THE BOTTOM OF THE BASIN, AT ANY INLET GRATES, AT ANY INFLOW CHANNELS TO THE BASIN, AND AT ANY OUTLET GRATES. IF THE BASIN OUTLET IS DESIGNED TO TRAP FLOATABLE MATERIALS, THEN REMOVE THE FLOATING DEBRIS AND ANY FLOATING OILS (USING OIL-ABSORBENT PADS).

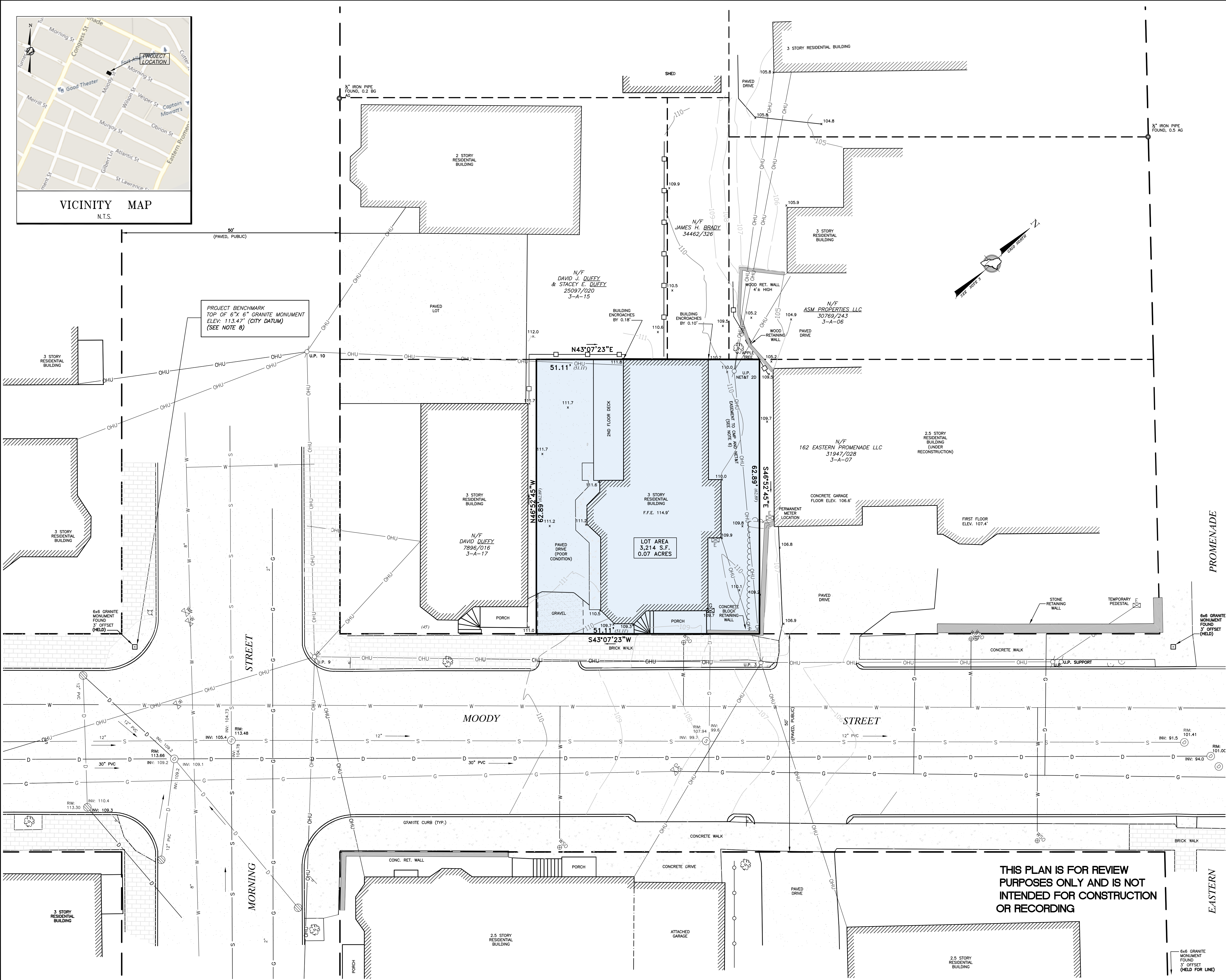
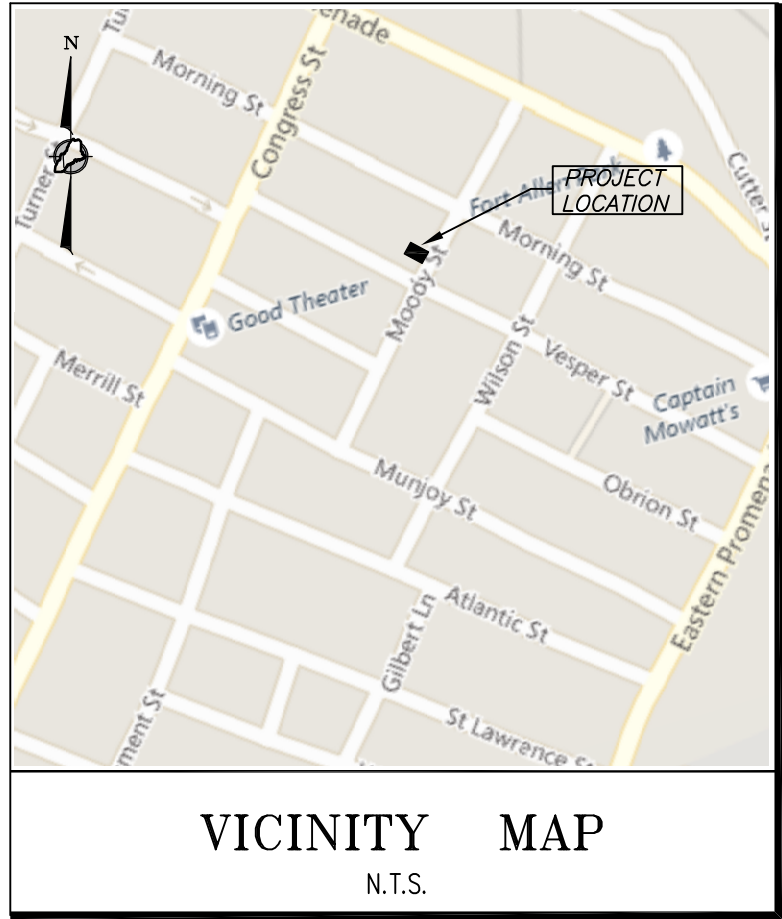
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2.2.2.6 INSPECT AT LEAST ONCE PER YEAR, EACH STORMWATER MANAGEMENT POND OR BASIN, INCLUDING THE POND'S EMBANKMENTS, OUTLET STRUCTURE, SWALE, AND REMOVED SPILLWAY. REMOVE AND DISPOSE OF ACCUMULATED SEDIMENTS IN THE POND. CONTROL WOODY VEGETATION ON THE POND'S EMBANKMENTS.

2.2.2.7 INSPECT AT LEAST ONCE PER YEAR, EACH UNDERDRAINED FILTER, INCLUDING THE FILTER EMBANKMENTS, VEGETATION, UNDERDRAIN PIPING, AND OVERFLOW SPILLWAY. REMOVE AND DISPOSE OF ACCUMULATED SEDIMENTS IN THE FILTER. IF NEEDED, REHABILITATE ANY CLOGGED SURFACE LININGS, AND FLUSH UNDERDRAIN PIPING.

2.2.2.8 INSPECT EACH MANUFACTURED SYSTEM INSTALLED ON THE SITE, INCLUDING THE SYSTEM'S INLET, TREATMENT CH





LEGEND

- FOUND IRON (SIZE & TYPE AS NOTED)
- FOUND MONUMENT (SIZE & TYPE AS NOTED)
- UTILITY POLE (NUMBER AS NOTED)
- GUY WIRE ANCHOR
- DECIDUOUS TREE
- ELECTRIC METER
- GAS METER
- HYDRANT
- EDGE BUSH
- BOUNDARY LINE
- EDGE OF GRAVEL
- EDGE OF PAVEMENT
- RIGHT-OF-WAY LINE
- ABUTTER LINE
- BUILDING SETBACK
- OVERHEAD ELECTRIC UTILITY
- DRAINAGE LINE UTILITY
- SEWER LINE UTILITY
- WATER LINE UTILITY
- GAS LINE UTILITY
- STOCKADE FENCE
- NOW OR FORMERLY OWNED BY DEED BOOK AND PAGE (CCRD)
- TAX MAP-LOT (123-45)
- ABOVE GRADE
- BELOW GRADE
- SPOT ELEVATION

NOTES

- RECORD OWNER OF THE PARCEL SURVEYED IS JULIA L. BRADY AS DESCRIBED IN A DEED FROM JOSEPH L. FOLEY JR., HEATHER M. FOLEY, ANN C. FOLEY, LISA A. FOLEY AND JAMES L. FOLEY, DATED SEPTEMBER 14, 2017 AND RECORDED IN DEED BOOK 34311, PAGE 028 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- THE PARCEL SURVEYED IS IDENTIFIED ON THE CITY OF PORTLAND TAX ASSESSOR'S MAP 03, BLOCK A, PARCEL 16.
- BEARINGS SHOWN ON PLAN ARE BASED ON MAINE STATE PLANE COORDINATE SYSTEM (NAD83).
- REFERENCE IS MADE TO THE FOLLOWING PLANS:
  - a. "PORTLAND CITY ENGINEERING RIGHT OF WAY SKETCH PLANS", SKETCH PLANS 18, 137 AND 144, DEPICTING RIGHT OF WAY MONUMENT LOCATIONS.
- THE WIDTH OF MOODY STREET IS 50' BASED ON REFERENCE PLAN 4a. THE LAYOUT OF THE RIGHT-OF-WAY LIMITS IS ALSO BASED ON SAID PLAN.
- REFERENCE IS MADE TO THE FOLLOWING EASEMENTS OF RECORD:
  - a. LOCUS PARCEL IS SUBJECT TO AN EASEMENT TO CENTRAL MAINE POWER COMPANY AND NEW ENGLAND TELEPHONE & TELEGRAPH COMPANY AS STATED IN DEED BOOK 34311 PAGE 028. NO RECORDED EASEMENT DESCRIPTION FOUND.
- THE PARCEL SURVEYED IS LOCATED IN THE R6 RESIDENTIAL ZONE/DISTRICT. PORTIONS OF BULK & SPACE REQUIREMENTS ARE AS FOLLOWS:
  - MINIMUM LOT AREA = 2000 SQ. FT.
  - MINIMUM FRONTAGE = 20 FT.
  - SETBACKS:
    - FRONT = 5 FEET OR AVERAGE DEPTHS OF ADJACENT FRONT YARDS
    - SIDE = 5 FEET EXCEPT MAY BE REDUCED TO ZERO, PROVIDED THAT THE CUMULATIVE SIDE YARD SETBACKS ARE NOT LESS THAN 10 FEET. A PERMANENT MAINTENANCE EASEMENT OF 5 FEET IN WIDTH SHALL BE PROVIDED ON THE PARCEL ADJACENT TO THE LOT LINE OF THE REDUCED SIDE SETBACK.
    - REAR = 10 FEET OR 5 FEET OR LESS IF ACCESSORY STRUCTURE GROUND COVERAGE IS 144 FEET OR LESS.

\*SEE STATE FIRE MARSHAL CODES FOR STANDARD FIRE CODE SETBACKS.

OTHER MUNICIPAL AND STATE OVERLAY ZONES MAY EXIST AND APPLY. BEFORE PROCEEDING ON ANY PROJECT WE RECOMMEND VERIFYING CURRENT ZONE AND ALL APPLICABLE SETBACKS AND RESTRICTIONS WITH THE APPROPRIATE AGENCIES.

Revision: By: Date: Change:

PROJECT: 41374	DRAWING NAME: 41374.dwg
ISSUED: DECEMBER 1, 2017	SCALE: 1"=10' FB # 445 DRAWN BY: DPH
FILED BY: DPH/PCF	FIELD DATE: 09/20/2017 CHECKED BY: TFM

BOUNDARY AND TOPOGRAPHIC SURVEY  
9 MOODY STREET, PORTLAND, MAINE

Owner:

JULIA L. BRADY  
P.O. BOX 7486, PORTLAND, ME 04112

Prepared For:

BRADY ENTERPRISES  
80 EXCHANGE STREET #30, PORTLAND, ME 04101



SURVEYING • ENGINEERING • LAND PLANNING  
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info@northeastcivilsolutions.com  
www.northeastcivilsolutions.com



STAMP AND SIGNATURE

Preliminary

TROY F. McDONALD  
MAINE PROFESSIONAL LAND SURVEYOR No. 2080

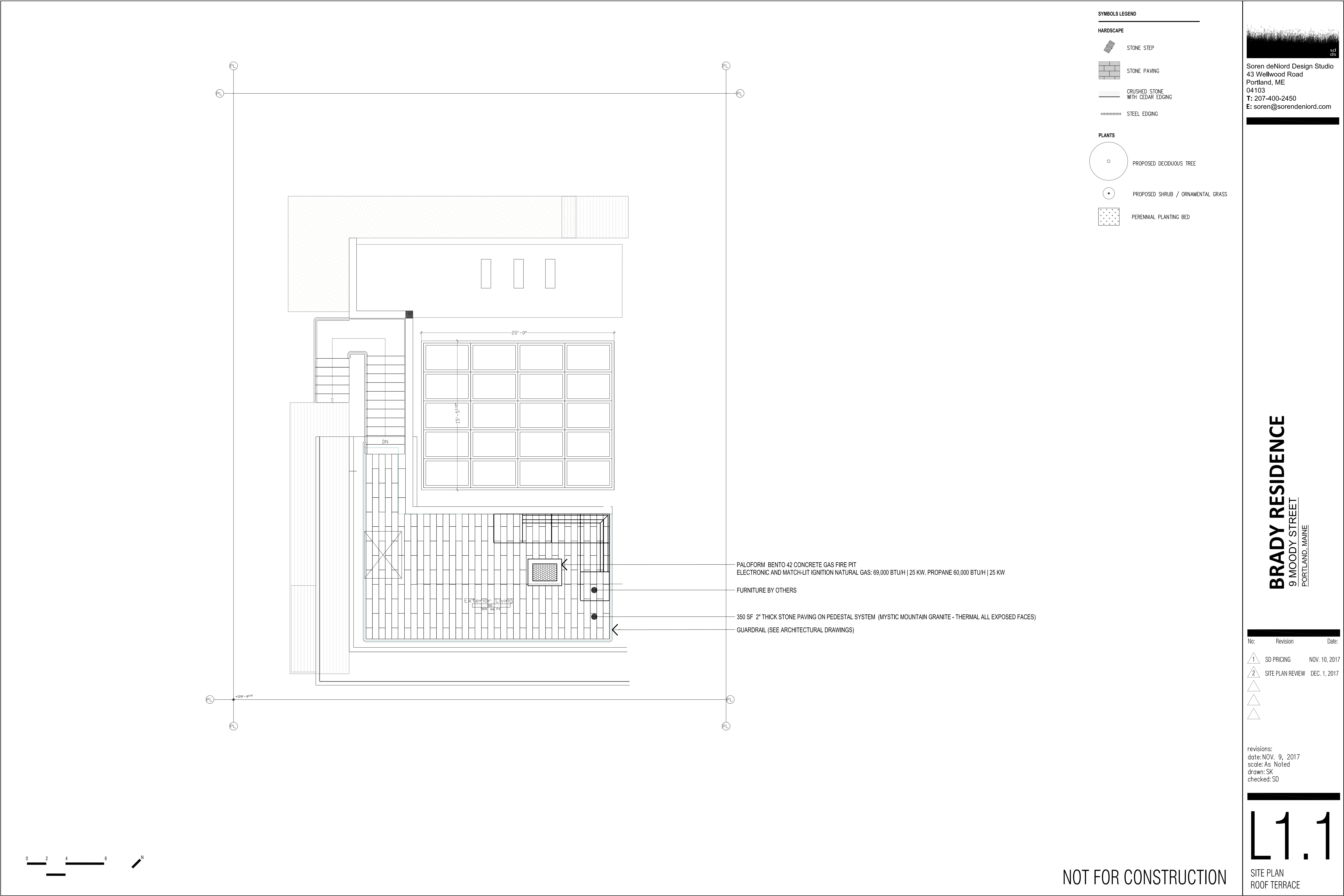
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THIS PLAN IS FOR REVIEW  
PURPOSES ONLY AND IS NOT  
INTENDED FOR CONSTRUCTION  
OR RECORDING



SITE PLAN  
GROUND LEVEL





SYMBOLS LEGEND

HARDSCAPE

- STONE STEP
- STONE PAVING
- CRUSHED STONE WITH CEDAR EDGING
- STEEL EDGING

PLANTS

- PROPOSED DECIDUOUS TREE
- PROPOSED SHRUB / ORNAMENTAL GRASS
- PERENNIAL PLANTING BED

- PALOFORM BENTO 42 CONCRETE GAS FIRE PIT  
ELECTRONIC AND MATCH-LIT IGNITION NATURAL GAS: 69,000 BTU/H | 25 KW. PROPANE 60,000 BTU/H | 25 KW
- FURNITURE BY OTHERS
- 350 SF 2" THICK STONE PAVING ON PEDESTAL SYSTEM (MYSTIC MOUNTAIN GRANITE - THERMAL ALL EXPOSED FACES)
- GUARDRAIL (SEE ARCHITECTURAL DRAWINGS)

BRADY RESIDENCE  
9 MOODY STREET  
PORTLAND, MAINE

No:	Revision	Date:
1	SD PRICING	NOV. 10, 2017
2	SITE PLAN REVIEW	DEC. 1, 2017

revisions:  
date: NOV. 9, 2017  
scale: As Noted  
drawn: SK  
checked: SD

L1.1

SITE PLAN  
ROOF TERRACE

NOT FOR CONSTRUCTION



GENERAL NOTES

- THE FOLLOWING NOTES ARE INTENDED TO BE USED AS OUTLINED SPECIFICATIONS FOR THIS PROJECT. THE REFERENCED STANDARDS ARE CONSIDERED TO BE PART OF THE WORK.
- STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND SITE DRAWINGS. CONSULT THESE DRAWINGS FOR LOCATIONS AND DIMENSIONS OF OPENINGS, CHASES, INSERTS, REGLETS, SLEEVES, DEPRESSIONS, AND OTHER DETAILS NOT SHOWN ON STRUCTURAL DRAWINGS.
- ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK.
- THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE ONLY AFTER THE STRUCTURAL WORK CONTAINED IN THE STRUCTURAL DRAWINGS IS COMPLETED. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE TO ENSURE THE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIEDOWNS. SUCH MATERIAL SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER COMPLETION OF THE PROJECT.
- SECTIONS AND DETAILS SHOWN ON ANY STRUCTURAL DRAWINGS SHALL BE CONSIDERED TYPICAL FOR SIMILAR CONDITIONS AS DETERMINED BY THE ENGINEER.
- ALL APPLICABLE FEDERAL, STATE, AND MUNICIPAL REGULATIONS SHALL BE FOLLOWED, INCLUDING THE FEDERAL DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA).

DESIGN LOADS

- BUILDING CODE: MAINE UNIFORM BUILDING AND ENERGY CODE, INTERNATIONAL RESIDENTIAL CODE, 2009 EDITION ASCE 7-05 MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES.
- DESIGN FLOOR LIVE LOADS:  
UNINHABITABLE ATTICS W/ LIGHT STORAGE 20 PSF  
SLEEPING ROOMS 30 PSF  
ALL OTHER AREAS 40 PSF
- DESIGN ROOF SNOW LOAD: (Pg): 60 PSF  
SNOW EXPOSURE FACTOR (Ce): 1.0  
SNOW LOAD IMPORTANCE FACTOR (Is): 1.0  
SNOW LOAD THERMAL FACTOR (Ct): 1.1  
FLAT ROOF SNOW LOAD (Pg): 46 PSF + DRIFT
- DESIGN WIND LOAD:  
BASIC WIND SPEED: 100 MPH  
WIND LOAD IMPORTANCE FACTOR (Iw): 1.0  
WIND EXPOSURE: C  
INTERNAL PRESSURE COEFFICIENT: -0.18  
COMPONENTS & CLADDING LOADS PER ASCE 7-05

FOUNDATION NOTES (SOIL SUPPORTED)

- FOUNDATION DESIGN IS BASED ON SHALLOW SPREAD FOOTINGS BEARING ON SUITABLE UNDISTURBED NATIVE SOILS AND/OR NEW COMPACTED STRUCTURAL FILL EXTENDING TO UNDISTURBED NATIVE SOIL.
- IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY EXISTING SOIL CONDITIONS AND TO BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT PRIOR TO COMMENCING PLACEMENT OF FOUNDATIONS.
- PRESUMPTIVE BEARING CAPACITY OF 3000 PSF.
- EXTEND BOTTOM OF EXTERIOR FOOTINGS AT LEAST 4.5 FEET BELOW THE FINAL EXTERIOR GRADE FOR PROTECTION AGAINST FROST.
- ALL PAVEMENT, EXISTING FOUNDATIONS AND UNCONTROLLED GRANULAR FILL SHALL BE REMOVED FROM THE AREA OF THE PLANNED FOUNDATION TO AT LEAST 4 FEET BEYOND THE FOOTING LIMIT.
- COMPACTED STRUCTURAL FILL SHALL BE USED TO BACKFILL TO THE DESIGN FOOTING SUBGRADE AND BENEATH ALL SLABS ON GRADE. STRUCTURAL FILL SHALL BE A CLEAN SAND-GRAVEL MIXTURE MEETING THE FOLLOWING GRADATION:

SCREEN OR SIEVE SIZE	PERCENT PASSING
6 INCH	100
3 INCH	90-100
1/4 INCH	25-90
NO. 40	0-30
NO. 200	0-5
- STRUCTURAL FILL SHALL BE PLACED IN UNIFORM LIFTS NOT EXCEEDING 8 INCHES IN LOOSE THICKNESS AND SHALL BE COMPACTED TO 95 PERCENT OF MAXIMUM DRY DENSITY PER ASTM D1557, MODIFIED PROCTOR TEST. COMPACT ADJACENT TO FOUNDATION WALLS SUPPORTING UNBALANCED FILL (RETAINING WALLS) TO 94 TO 96 PERCENT OF MAXIMUM DRY DENSITY PER ASTM D1557. HAND OPERATED EQUIPMENT SHALL BE USED FOR COMPACTION WITHIN 8 FEET OF NEW FOUNDATION WALL.
- NO BACKFILL SHALL BE PLACED AGAINST FOUNDATION WALLS RETAINING EARTH, UNLESS WALLS ARE ADEQUATELY BRACED TO PREVENT MOVEMENT OR STRUCTURAL DAMAGE.
- PROVIDE PVC DRAINPIPE AROUND THE PERIMETER OF THE STRUCTURE. LOCATE AT THE BOTTOM OF THE FOUNDATION WALLS AND PROVIDE POSITIVE GRAVITY FLOW TO PROPERLY DESIGNED OUTLET. REFER TO SITE DRAWINGS FOR ADDITIONAL INFORMATION.
- SOILS EXPOSED AT THE BASE OF ALL SATISFACTORY FOUNDATION EXCAVATIONS SHALL BE PROTECTED AGAINST ANY DETRIMENTAL CHANGE IN CONDITION, SUCH AS DISTURBANCE FROM RAIN OR FROST. SURFACE RUNOFF SHALL BE DRAINED AWAY FROM THE EXCAVATIONS SHALL BE ADEQUATELY PROTECTED FROM RAINFALL OR FREEZING CONDITIONS. GROUNDWATER SHALL BE ANTICIPATED FOR EXCAVATIONS AND APPROPRIATE DEWATERING MEASURES SHALL BE EMPLOYED.
- SLOPE FOOTING EXCAVATIONS AS REQUIRED FOR STABILITY AND SAFETY IN ACCORDANCE WITH OSHA REQUIREMENTS. PROVIDE SHEETING OR SHORING IN ACCORDANCE WITH OSHA GUIDELINES. BRACED EXCAVATIONS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF MAINE.

CONCRETE NOTES

- CONCRETE WORK SHALL CONFORM TO "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318 LATEST)," AND "SPECIFICATIONS FOR STRUCTURAL CONCRETE (ACI 301-LATEST)". THESE PUBLICATIONS ARE AVAILABLE THROUGH THE AMERICAN CONCRETE INSTITUTE (248) 848-3800.
- GENERAL CONTRACTOR, CONSTRUCTION MANAGER AND/OR OWNER'S CLERK OF THE WORKS SHALL HAVE AVAILABLE ON SITE AT ALL TIMES A COPY OF ACI "FIELD REFERENCE MANUAL SP-15 (LATEST)". THIS PUBLICATION IS AVAILABLE THROUGH THE AMERICAN CONCRETE INSTITUTE (248) 848-3800.
- CONCRETE SHALL BE CONTROLLED CONCRETE, PROPORTIONED, MIXED, AND PLACED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ACI 318-LATEST.
- CONCRETE MIX DESIGN:  
FOOTINGS & FOUNDATION WALLS:  
A. STRENGTH: 3500 PSI @ 28 DAYS  
B. AGGREGATE: 3/4"  
C. W/C RATIO: 0.55 MAX  
D. ENTRAINED AIR: 5% TO 7%  
E. SLUMP: 4" MAX  
INTERIOR SLABS ON GRADE:  
A. STRENGTH: 3000 PSI @ 28 DAYS  
B. AGGREGATE: 3/4"  
C. W/C RATIO: 0.55 MAX  
D. ENTRAPPED AIR ONLY (NO ENTRAINMENT)  
E. SLUMP: 4" MAX  
EXTERIOR SLABS ON GRADE:  
NOTE:  
A. ADD AIR ENTRAINING ADMIXTURE AT MANUFACTURER'S PRESCRIBED RATE TO RESULT IN CONCRETE AT POINT OF PLACEMENT HAVING THE ABOVE NOTED AIR CONTENT.  
B. ADDITIONAL SLUMP MAY BE ACHIEVED BY THE ADDITION OF A MIDRANGE OR HIGH RANGE WATER REDUCING ADMIXTURE. MAXIMUM SLUMP AFTER ADDITION OF ADMIXTURE SHALL BE 6 INCHES AND 8 INCHES RESPECTIVELY.
- ADJUSTMENT TO CONCRETE MIXES: MIX ADJUSTMENTS MAY BE REQUESTED BY THE CONTRACTOR, WHEN CHARACTERISTICS OF THE MATERIALS, JOB CONDITIONS, WEATHER OR OTHER CIRCUMSTANCES WARRANT, AT NO ADDITIONAL COST TO THE OWNER AS ACCEPTED BY THE ARCHITECT. LABORATORY TEST DATA FOR THE REVISED MIX DESIGN AND STRENGTH DATA MUST BE SUBMITTED AND ACCEPTED BY THE ARCHITECT BEFORE INCORPORATING INTO THE WORK.  
NOTE:  
A. WATER MAY BE ADDED AT THE PROJECT ONLY IF THE MAXIMUM SPECIFIED WATER-CEMENT RATIO AND SLUMP ARE NOT EXCEEDED. CONTRACTOR SHALL HAVE BATCH TICKET INDICATING WATER AND CEMENT MIXED IN THE PLANT, AND SHALL RECORD THE WATER ADDED AS EVIDENCE THAT THE WATER-CEMENT RATIO HAS NOT BEEN EXCEEDED.  
B. ADDITIONAL DOSES OF SUPER PLASTICIZER SHOULD BE USED WHEN DELAYS OCCUR AND REQUIRED SLUMP HAS NOT BEEN MAINTAINED. A MAXIMUM OF TWO ADDITIONAL DOSAGES ARE PERMITTED PER ACI 212.3R RECOMMENDATIONS.
- CONCRETE MIXING:  
A. JOB-SITE MIXING OF CONCRETE WILL NOT BE PERMITTED.  
B. READY-MIX CONCRETE MUST COMPLY WITH THE REQUIREMENTS OF ASTM C94, AND AS SPECIFIED HEREIN. PROVIDE BATCH TICKET FOR EACH BATCH DISCHARGED AND USED IN WORK, INDICATING PROJECT NAME, MIX TYPE, MIX TIME, BATCH QUANTITY, AND PROPORTIONS OF INGREDIENTS.

- CONCRETE SHALL NOT BE PLACED IN WATER OR ON FROZEN GROUND.
- PROVIDE PVC SLEEVES WHERE PIPES PASS THROUGH EXTERIOR CONCRETE OR SLABS CAST ON GRADE. ADJACENT SLEEVES SHALL BE SPACED A MINIMUM OF THREE DIAMETERS APART. NO PENETRATIONS SHALL BE MADE THROUGH FOOTINGS WITHOUT WRITTEN PERMISSION FROM ENGINEER.
- REINFORCING BARS SHALL CONFORM TO ASTM A615 GRADE 60 DEFORMED BARS AND SHALL BE DETAILED, FABRICATED AND PLACED IN ACCORDANCE WITH ACI 315, LATEST EDITION.
- WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185 AND SHALL BE PROVIDED IN FLAT SHEETS. LAP TWO SQUARES AT ALL JOINTS AND TIE AT 3'-0" ON CENTER.
- COMPLETE SHOP DRAWINGS AND SCHEDULES OF ALL REINFORCING STEEL SHALL BE PREPARED BY THE CONTRACTOR AND SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW. PROVIDE AND SCHEDULE ON THE SHOP DRAWINGS ALL NECESSARY ACCESSORIES TO HOLD REINFORCEMENT SECURELY IN POSITION. MINIMUM REQUIREMENTS SHALL BE: HIGH CHAIRS AT 4'-0" O.C. WITH CONTINUOUS # 5 SUPPORT BARS; SLAB BOLSTERS, CONTINUOUS AND 3'-6" O.C.; BEAM BOLSTERS AT 5'-0" O.C.
- MINIMUM CONCRETE PROTECTIVE COVERING FOR REINFORCEMENT, UNLESS NOTED OTHERWISE, SHALL BE AS FOLLOWS:  
A. SURFACES CAST AGAINST AND PERMANENTLY IN CONTACT WITH EARTH, 3.0"  
B. FORMED SURFACES IN CONTACT WITH EARTH OF EXPOSED TO WEATHER #5 BARS, 5/8" DIAMETER WIRE, AND SMALLER, 1.5" #6 THROUGH #11 BARS, 2.0"  
C. SURFACES NOT IN CONTACT WITH EARTH OR EXPOSED TO WEATHER WALLS, SLABS, JOISTS #11 AND SMALLER, 1.0"
- REINFORCEMENT SHALL BE CONTINUOUS AROUND CORNERS AND AT INTERSECTIONS. PROVIDE LAPPED BARS AT NECESSARY SPLICES OR HOOKED BARS AT DISCONTINUOUS ENDS. SEE SCHEDULE FOR REQUIRED REBAR LAP SPLICE LENGTHS.
- WELDING OF REINFORCEMENT IS NOT PERMITTED.
- FOR ALL OPENINGS IN CONCRETE SLABS, PROVIDE SUPPLEMENTAL REINFORCING AROUND OPENING AS SHOWN ON THE CONTRACT DOCUMENTS TYPICAL DETAILS.
- SEE TYPICAL DETAILS FOR SPECIFIC UNDERSLAB PREPARATION REQUIREMENTS.
- CONTRACTION/CONTROL JOINTS SHOWN ON DRAWINGS ARE MANDATORY. OMISSIONS, ADDITIONS, OR CHANGES SHALL NOT BE MADE EXCEPT WITH THE SUBMITTAL OF A WRITTEN REQUEST TOGETHER WITH DRAWINGS OF THE PROPOSED JOINT LOCATIONS FOR APPROVAL BY THE STRUCTURAL ENGINEER.
- CONCRETE SHALL BE PLACED WITHOUT HORIZONTAL CONSTRUCTIONS JOINTS EXCEPT WHERE SHOWN OR NOTED. VERTICAL CONSTRUCTION JOINTS AND STOPS IN CONCRETE WORK SHALL BE MADE AT MIDSPAN OR AT POINTS OF MINIMUM SHEAR.
- ALL GROUT BENEATH BASE PLATES & BEARING PLATES SHALL BE "5-STAR" 5000 PSI NON-SHRINK GROUT BY U.S. GROUT CORP., OR APPROVED EQUAL.

REBAR LAP SPLICE TABLE	
BAR SIZE	LAP LENGTH
	3,000 PSI
#3	30"
#4	36"
#5	48"

STRUCTURAL STEEL NOTES

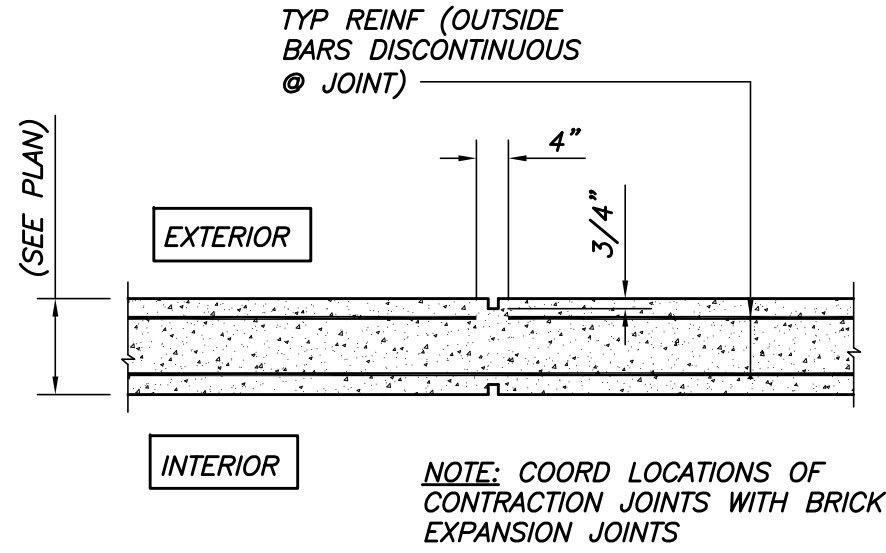
- STRUCTURAL STEEL FABRICATION, ERECTION, AND CONNECTION DESIGN SHALL CONFORM TO AISC "SPECIFICATION FOR THE DESIGN FABRICATIONS, AND ERECTION OF STRUCTURAL STEEL" LATEST EDITION, AND THE "CODE OF STANDARD PRACTICE", LATEST EDITION.
- STRUCTURAL STEEL: STEEL PLATES, SHAPES, AND BARS, CONFORM TO ASTM A36 UNLESS NOTED OTHER WISE (U.N.O.). STRUCTURAL STEEL SHAPES DESIGNATED ON THE DRAWINGS FOR WIDE-FLANGE SECTIONS: ASTM A992 (ASTM A572 GRADE 50 WITH SPECIAL REQUIREMENTS PER AISC TECHNICAL BULLETIN #3 DATED MARCH, 1997)
- STRUCTURAL TUBING: CONFORM TO ASTM A500 GRADE B46 KSI.
- CONNECTION DESIGN FOR THIS PROJECT IS THE RESPONSIBILITY OF THE FABRICATOR. CONNECTION CALCULATIONS, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF MAINE SHALL BE SUBMITTED WITH THE SHOP DRAWINGS FOR THIS PROJECT. SEE THE PROJECT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- FIELD CONNECTIONS SHALL BE BOLTED USING ASTM A325N HIGH STRENGTH BOLTS (U.N.O.) EXCEPT WHERE SLIP CRITICAL CONNECTIONS ARE REQUIRED AND NOTED BY A325 (SC) ON THE DRAWINGS. PROVIDE SLIP CRITICAL (SC) CONNECTIONS AT ALL MOMENT CONNECTIONS, BRACED FRAMES, RELIEVING ANGLES AND AS OTHERWISE NOTED. USE A490 BOLTS WHERE INDICATED.
- WHERE WELDING IS INDICATED, ALL WELDING SHALL CONFORM TO AWS D1.1-LATEST EDITION. ELECTRODES SHALL CONFORM TO AWS A5.1 E70XX SERIES WITH PROPER ROD TO PRODUCE OPTIMUM WELD (LOW HYDROGEN)
- SEE CONCRETE NOTES AND DRAWINGS FOR ANCHOR BOLT INFORMATION, TYP.
- PROVIDE 3/8" MINIMUM STIFFENER PLATES EACH SIDE OF BEAM WEB AT BEAMS FRAMING OVER COLUMNS AND AT BEAMS SUPPORTING COLUMNS ABOVE.
- PROVIDE 1/4" THICK LEVELING PLATE UNDER ALL COLUMN BASE PLATES UNLESS OTHERWISE NOTED. LEVELING PLATES SHALL BE SET AND GROUTED PRIOR TO ERECTING COLUMNS.
- PROVIDE ALL MISCELLANEOUS ANGLES, PLATES, ANCHOR BLOTS ETC., SHOWN ON ARCHITECTURAL DRAWINGS FOR SUPPORT OF BLOCKING, PARAPETS, FINISHES, ETC. COORDINATE WITH MISCELLANEOUS METAL FABRICATOR TO ENSURE COMPLETE COVERAGE OF ALL ITEMS.

TIMBER NOTES

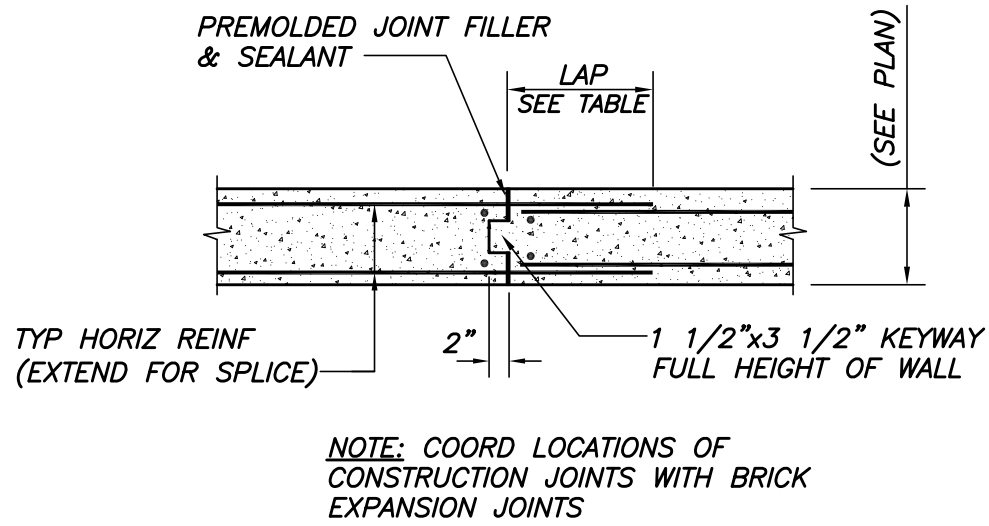
- ALL TIMBER FRAMING SHALL BE IN ACCORDANCE WITH THE AITC TIMBER CONSTRUCTION MANUAL-LATEST EDITION, AND THE AF & PA NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS) LATEST EDITION.
- INDIVIDUAL TIMBER FRAMING MEMBERS SHALL BE VISUALLY GRADED, MINIMUM GRADE NO1/NO2 SPRUCE-PINE-FIR KILN DRIED TO 19% MAXIMUM MOISTURE CONTENT UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
- ENGINEERED WOOD PRODUCTS SHALL BE AS SPECIFIED ON THE DRAWINGS. REFER TO MANUFACTURER'S LITERATURE FOR PROPER HANDLING AND INSTALLATION GUIDELINES. MANUFACTURER AND PRODUCT SHALL BE:  
TRUS-JOIST: I-JOIST (TJI), PARALLAM (PSL), MICROLAM (LVL), TIMBERSTRAND (LSL) BOISE.  
I-JOIST (BOJ), VERSALAM (LVL)
- SUBSTITUTIONS OF ENGINEERED WOOD MATERIALS OTHER THAN THOSE SPECIFIED WILL BE PERMITTED ONLY WITH WRITTEN CERTIFICATION FROM THE MANUFACTURER THAT SUBSTITUTED ITEMS "MEETS OR EXCEED" ALL PROPERTIES OF SPECIFIED PRODUCT, INCLUDING ENGINEERING AND DURABILITY CHARACTERISTICS. SUBSTITUTIONS ARE SUBJECT TO APPROVAL BY THE ARCHITECT AND ENGINEER.
- PRESSURE TREATED LUMBER SHALL BE USED FOR SILL MEMBERS, EXTERIOR EXPOSURE, OR WHERE SHOWN ON THE DRAWINGS. TIMBER SHALL BE SOUTHERN YELLOW PINE TREATED WITH CCA OR ACQ TO 0.4 #/CF IN ACCORDANCE WITH AWWA C-18. ACZA IS STRICTLY PROHIBITED.
- ALL ROOF AND WALL SHEATHING SHALL BE APA PERFORMANCE-RATED. PROVIDE 5/8" THICK CD-X ROOF SHEATHING AND 1/2" THICK WALL SHEATHING (U.N.O.) SEE SHEARWALL SCHEDULE FOR NAILING REQUIREMENTS EXCLUSIVE TO SHEARWALLS. SHEATHING SHALL BE NAILED TO THE FRAMING AS FOLLOWS, U.N.O.:  
TYPICAL PANEL FASTENING (U.N.O.)  
A.ROOFS: 8d NAILS AT 6" O.C. AT SUPPORTED PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS.  
B.WALLS: 8d NAILS AT 6" O.C. AT SUPPORTED PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS.

- FLOOR SHEATHING SHALL BE 3/4", APA RATED TONGUE AND GROOVE PANELS. GLUE AND NAIL TO FLOOR FRAMING WITH 8d RING SHANK NAILS AT 6" O.C. AT SUPPORTED PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS.
- ALL BUILT-UP BEAMS AND COLUMNS SHALL BE NAILED AS FOLLOWS (FASTENING IN EACH PLY):  
UNIFORMLY LOADED BEAMS:  
BEAM DEPTH <16" - 2 ROWS OF 16d NAILS AT 12" O.C., STAGGERED  
BEAM DEPTH >=16" - 3 ROWS OF 16d NAILS AT 12" O.C. STAGGERED  
NOTE: SIDE LOADED BEAMS REQUIRE ADDITIONAL FASTENING. SEE DETAILS.  
COLUMNS:  
2-10d NAILS AT 6" O.C.
- FASTENING NOT SPECIFIED SHALL CONFORM WITH IBC (2009) TABLE 2304.9.1. NAIL FASTENERS SHALL MEET THE REQUIREMENTS OF ASTM F1667. UNLESS NOTED OTHERWISE, NAILS REFERENCED ON DRAWINGS ARE TO BE COMMON NAILS WITH DIMENSIONS AS FOLLOWS:  
6d: 2" LONG BY 0.113" DIAMETER SHANK WITH 0.266" DIAMETER HEAD  
8d: 2 1/2" LONG BY 0.131" DIAMETER SHANK WITH 0.281" DIAMETER HEAD  
10d: 3" LONG BY 0.148" DIAMETER SHANK WITH 0.312" DIAMETER HEAD  
12d: 3 1/4" LONG BY 0.148" DIAMETER SHANK WITH 0.312" DIAMETER HEAD  
16d: 3 1/2" LONG BY 0.162" DIAMETER SHANK WITH 0.344" DIAMETER HEAD  
20d: 4" LONG BY 0.192" DIAMETER SHANK WITH 0.406" DIAMETER HEAD  
30d: 4 1/2" LONG BY 0.207" DIAMETER SHANK WITH 0.438" DIAMETER HEAD

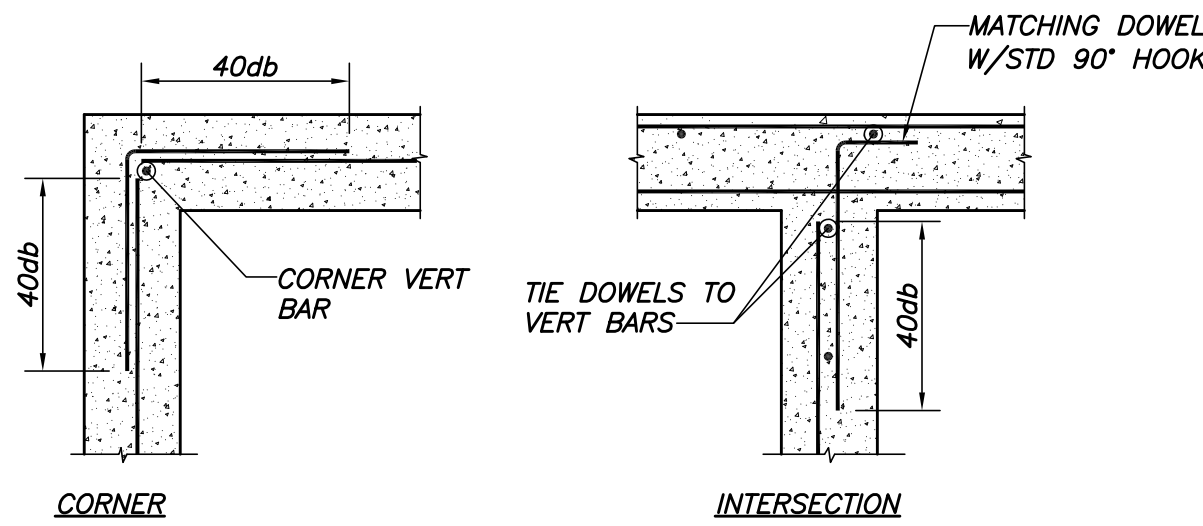
- ALL TIMBER CONNECTION HARDWARE (JOIST HANGERS, POST BASES, SHEARWALL HOLLOWDOWNS, ETC) SHALL BE AS INDICATED ON THE DRAWINGS AND MANUFACTURED BY SIMPSON STRONG-TIE. ALL CONNECTION HARDWARE SHALL BE HOT-DIPPED GALVANIZED G-90 (U.N.O.). CONNECTION HARDWARE USED IN CONTACT WITH PRESERVATIVE TREATMENT SHALL BE GALVANIZED G185 (ZMAX) USE FASTENERS AND HANGERS OF SAME MATERIAL & COATING. REFER TO MANUFACTURER'S LITERATURE FOR PROPER HANDLING AND INSTALLATION GUIDELINES.
- FASTENERS USED IN CONTACT WITH PT LUMBER SHALL BE HOT DIPPED GALVANIZED (ASTM A153), STAINLESS STEEL, OR OTHER FINISH AS APPROVED BY THE ENGINEER.



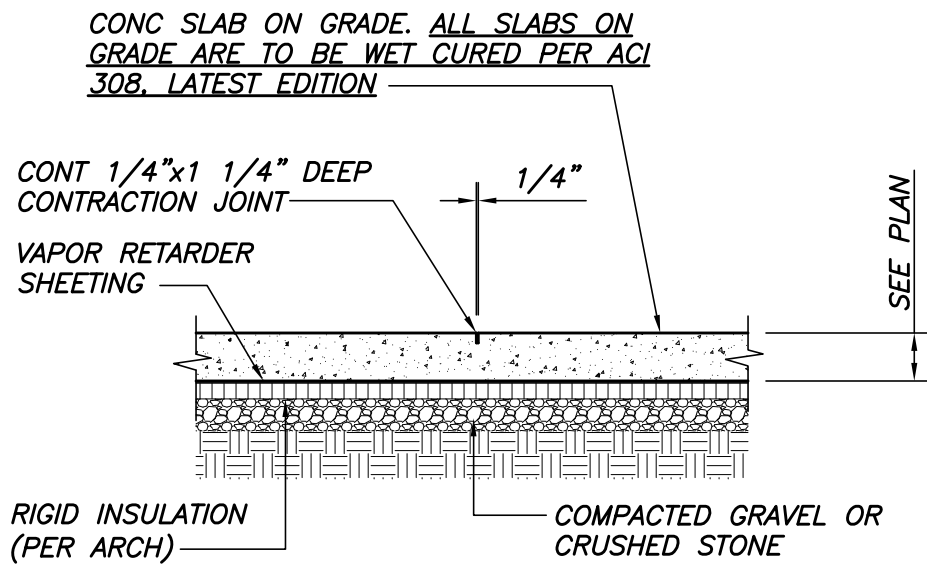
TYP CONTRACTION JOINT IN WALL  
N.T.S.



TYP CONSTRUCTION JOINT IN WALL  
N.T.S.



TYP WALL REINF DETAILS  
N.T.S.



TYP SLAB ON GRADE &  
CONTRACTION JOINT DETAIL  
N.T.S.

NOT FOR CONSTRUCTION  
100% DD SET  
01/08/18

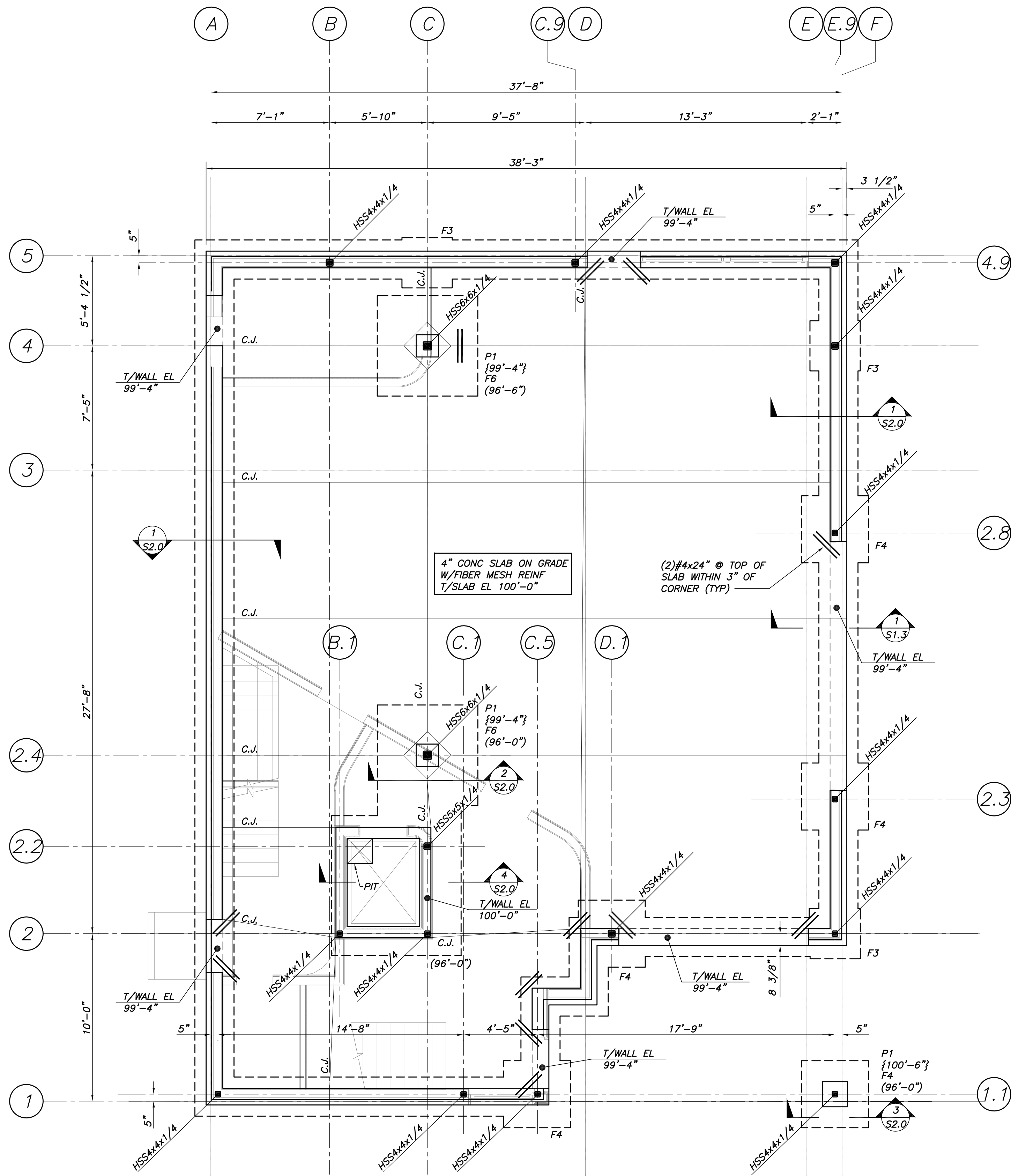
THESE DWGS ARE NOT COMPLETE.  
DESIGN IS STILL IN PROGRESS.  
CONTRACTOR SHALL CARRY  
APPROPRIATE CONTINGENCY.

Approved	
Issued For	
Date	
Rev. No	

BRADY RESIDENCE 9 MOODY STREET PORTLAND, ME 04101 GENERAL NOTES & TYPICAL DETAILS
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Designed RTN	Scale AS NOTED
Drawn RJB	Date 1/8/18
Checked PBB	Becker Job Number 4196





# FOUNDATION PLAN

1/4"=1'-0"

## NOTES:

- ALL ELEVATIONS ARE GIVEN RELATIVE TO FIRST FLOOR SLAB ON GRADE REFERENCE EL 100'-0".
- TOP OF WALL ELEVATIONS 100'-6" U.N.O.
- TOP OF SHELF ELEVATIONS 99'-6".
- C.J. INDICATES CONTRACTION JOINT. SEE TYPICAL DETAIL DWG S2.0
- BP- INDICATES STEEL BASE PLATE. SEE DETAILS DWG S3.0
- F- INDICATES CONC SPREAD FOOTING. SEE SCHEDULE THIS DWG.
- HD- INDICATES SHEARWALL HOLDOWN. PROVIDE SIMPSON SSTB24Z 5/8" ANCHOR BOLT (SET IN FORMWORK) SEE DETAILS S3.01

FOOTING SCHEDULE		
MARK	SIZE	REINF
F3	3'-0"x3'-0"x1'-0"	3#5 E.W.B.
F4	4'-0"x4'-0"x1'-0"	4#5 E.W.B.
F5	5'-0"x5'-0"x1'-4"	6#5 E.W.B.
F6	6'-0"x6'-0"x1'-6"	8#5 E.W.B.

# HEADER SCHEDULE

MARK	SIZE	JAMB
H1	(2)1 3/4x18 LVL FLUSH	(1)KING & (2)JACK
H2	(2)1 3/4x16 LVL FLUSH	(1)KING & (2)JACK
H3	(2)1 3/4x9 1/2 LVL	(1)KING & (2)JACK

# SECOND FLOOR FRAMING PLAN

1/4"=1'-0"

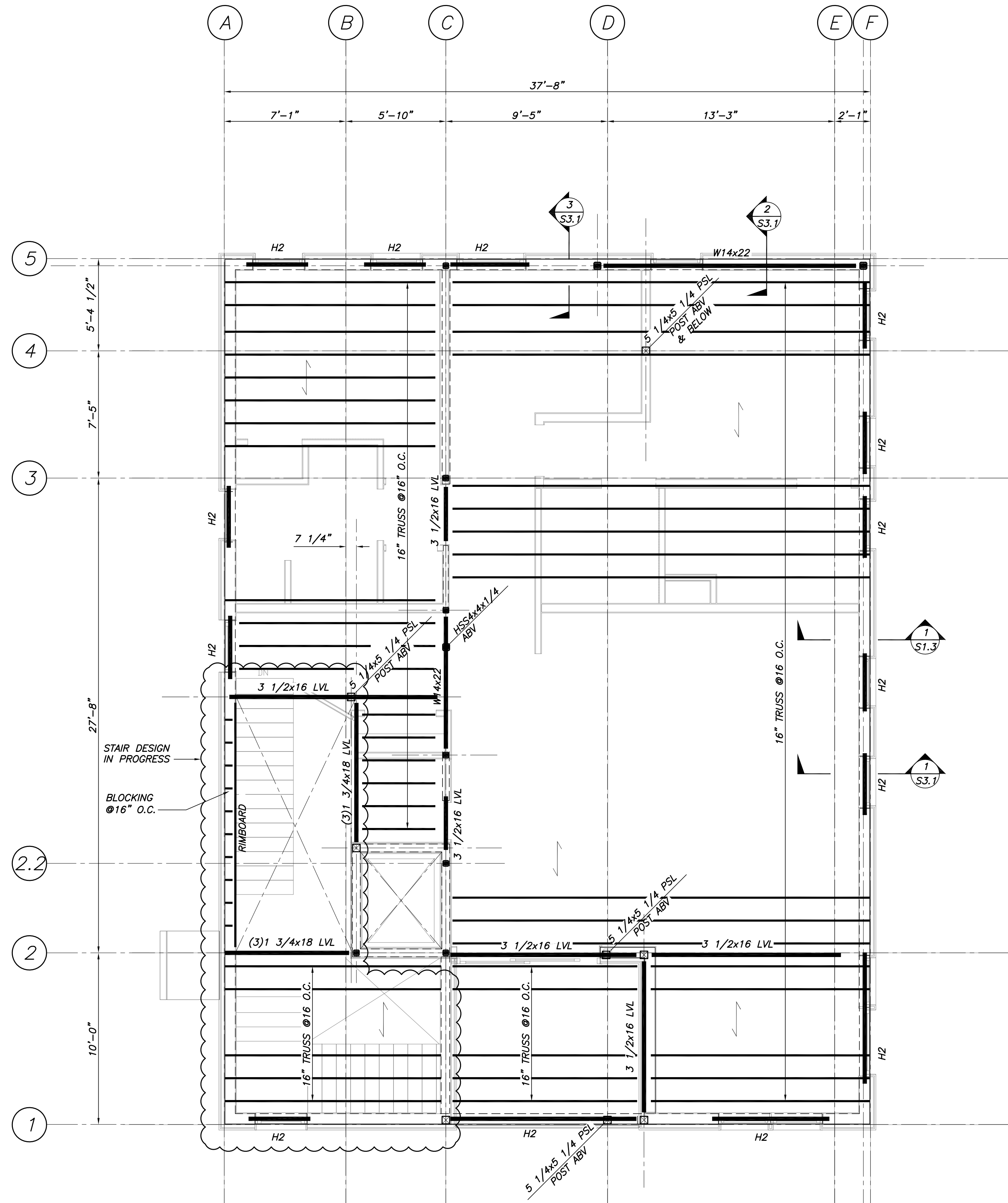
## NOTES:

- SUBFLOOR EL 110'-6 1/2"
- INDICATES SPAN ORIENTATION OF 3/4" T&G ADVANTECH FLOOR SHEATHING GLUED & NAILED.
- H- INDICATES HEADER & JAMB. SEE SCHEDULE THIS DWG.

NOT FOR CONSTRUCTION  
100% DD SET  
01/08/18

THESE DWGS ARE NOT COMPLETE.  
DESIGN IS STILL IN PROGRESS.  
CONTRACTOR SHALL CARRY  
APPROPRIATE CONTINGENCY.





THIRD FLOOR FRAMING PLAN

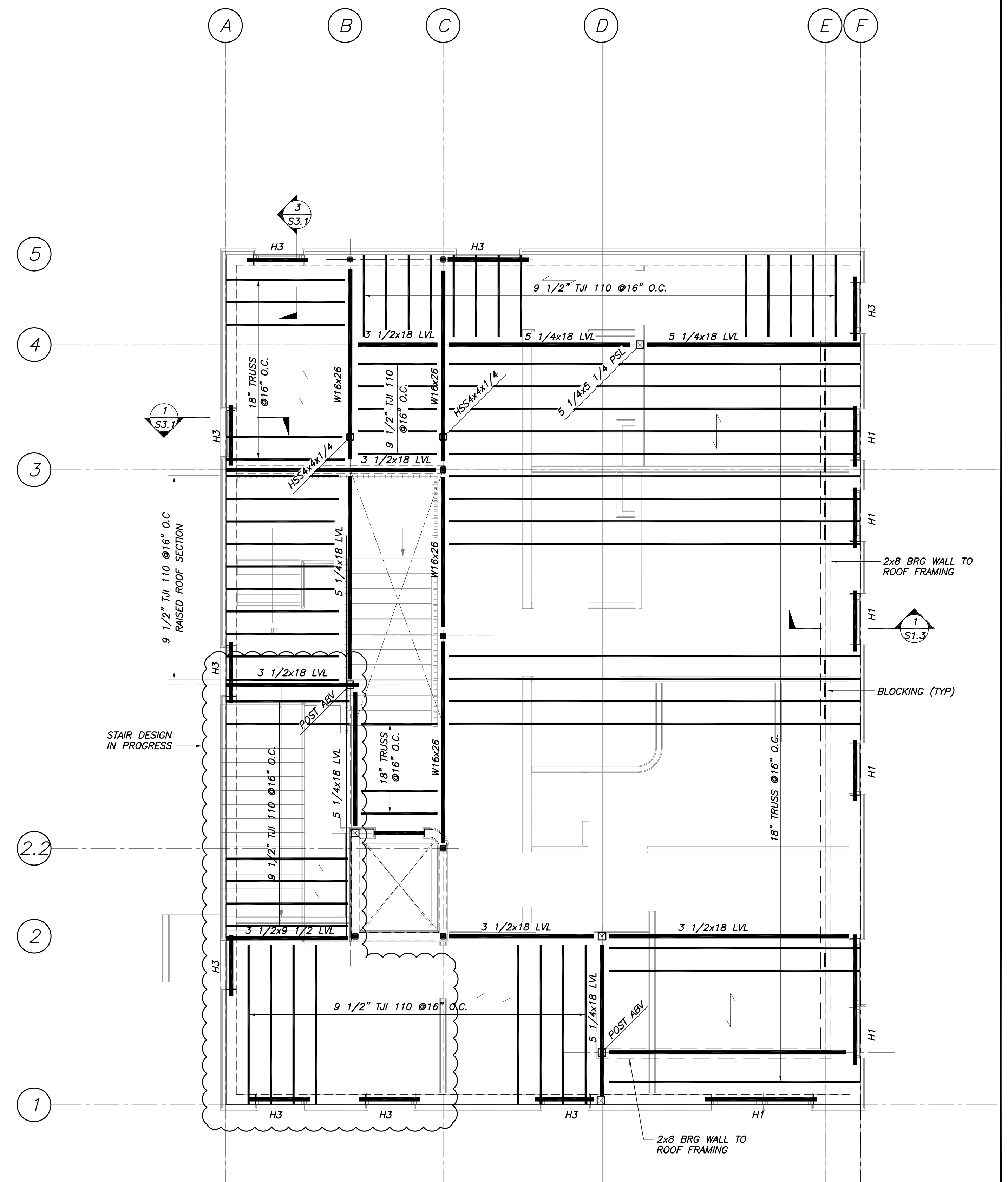
1/4"=1'-0"

NOTES:

- SUBFLOOR EL 121'-3"
- INDICATES SPAN ORIENTATION OF 3/4" T&G ADVANTECH FLOOR SHEATHING GLUED & NAILED.
- H- INDICATES HEADER & JAMB. SEE SCHEDULE THIS DWG.

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HEADER SCHEDULE		
MARK	SIZE	JAMB
H1	(2)1 3/4x18 LVL FLUSH	(1)KING & (2)JACK
H2	(2)1 3/4x16 LVL FLUSH	(1)KING & (2)JACK
H3	(2)1 3/4x9 1/2 LVL	(1)KING & (2)JACK



FOURTH FLOOR FRAMING PLAN

1/4"=1'-0"

NOTES:

- SUBFLOOR EL 132'-7"
- INDICATES SPAN ORIENTATION OF 3/4" T&G ADVANTECH FLOOR SHEATHING GLUED & NAILED.
- H- INDICATES HEADER & JAMB. SEE SCHEDULE THIS DWG.

NOT FOR CONSTRUCTION  
100% DD SET  
01/08/18

THESE DWGS ARE NOT COMPLETE.  
DESIGN IS STILL IN PROGRESS.  
CONTRACTOR SHALL CARRY  
APPROPRIATE CONTINGENCY.

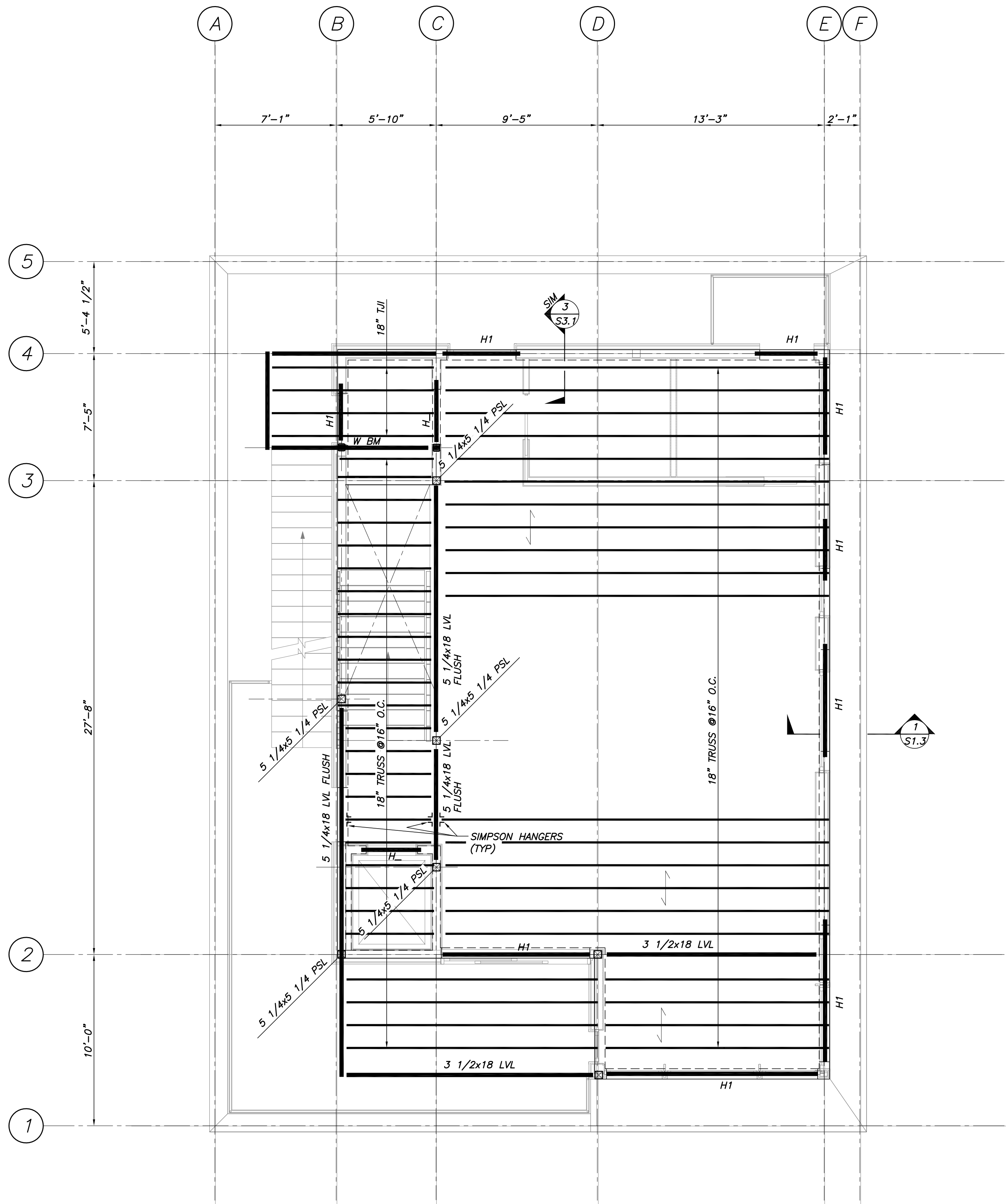
Rev No	Date	Issued For	App'd

BRADY RESIDENCE  
9 MOODY STREET  
PORTLAND, ME 04101  
3RD & 4TH FLOOR FRAMING PLAN

Designed RTN	Scale AS NOTED
Drawn RJB	Date 1/8/18
Checked PBB	Becker Job Number 4196

S1.2





**ROOF FRAMING PLAN**

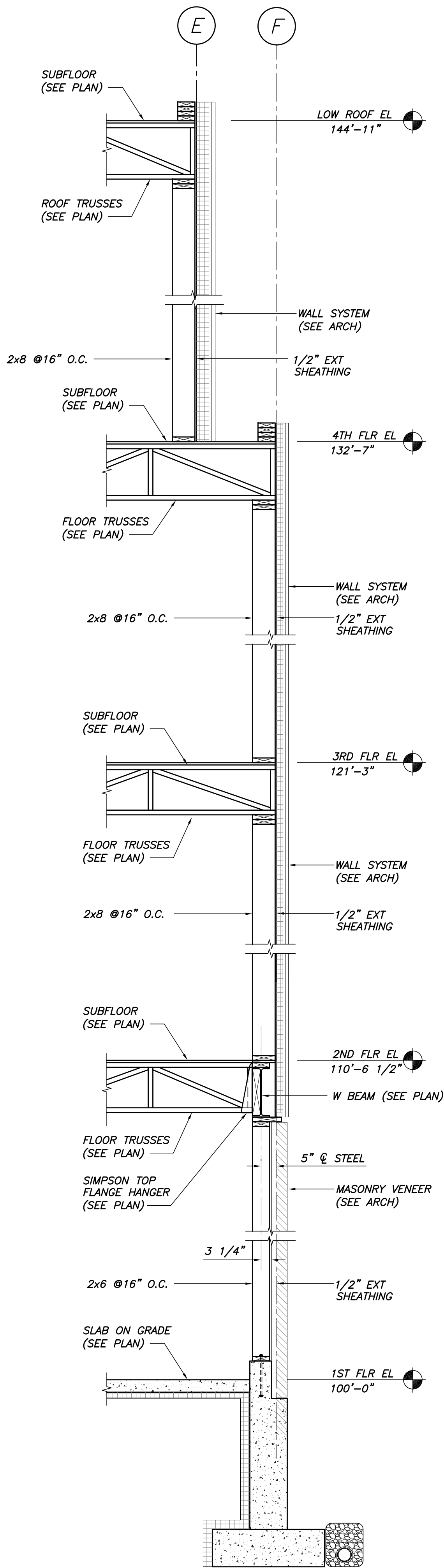
1/4"=1'-0"

**NOTES:**

1. TOP OF ROOF SHTG EL 144'-11"
2. < INDICATES SPAN ORIENTATION OF 3/4" T&G ADVANTECH SHEATHING GLUED AND NAILED.
3. H- INDICATES HEADER & JAMB. SEE SCHEDULE THIS DWG.

**HEADER SCHEDULE**

MARK	SIZE	JAMB
H1	(2)1 3/4x18 LVL FLUSH	(1)KING & (2)JACK
H2	(2)1 3/4x16 LVL FLUSH	(1)KING & (2)JACK
H3	(2)1 3/4x9 1/2 LVL	(1)KING & (2)JACK



**SECTION**

1/2"=1'-0"

S1.1, S1.2 & S1.3

NOT FOR CONSTRUCTION  
100% DD SET  
01/08/18

THESE DWGS ARE NOT COMPLETE.  
DESIGN IS STILL IN PROGRESS.  
CONTRACTOR SHALL CARRY  
APPROPRIATE CONTINGENCY.

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75 New Street, Portland, Maine 04101  
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Date	
Rev No	

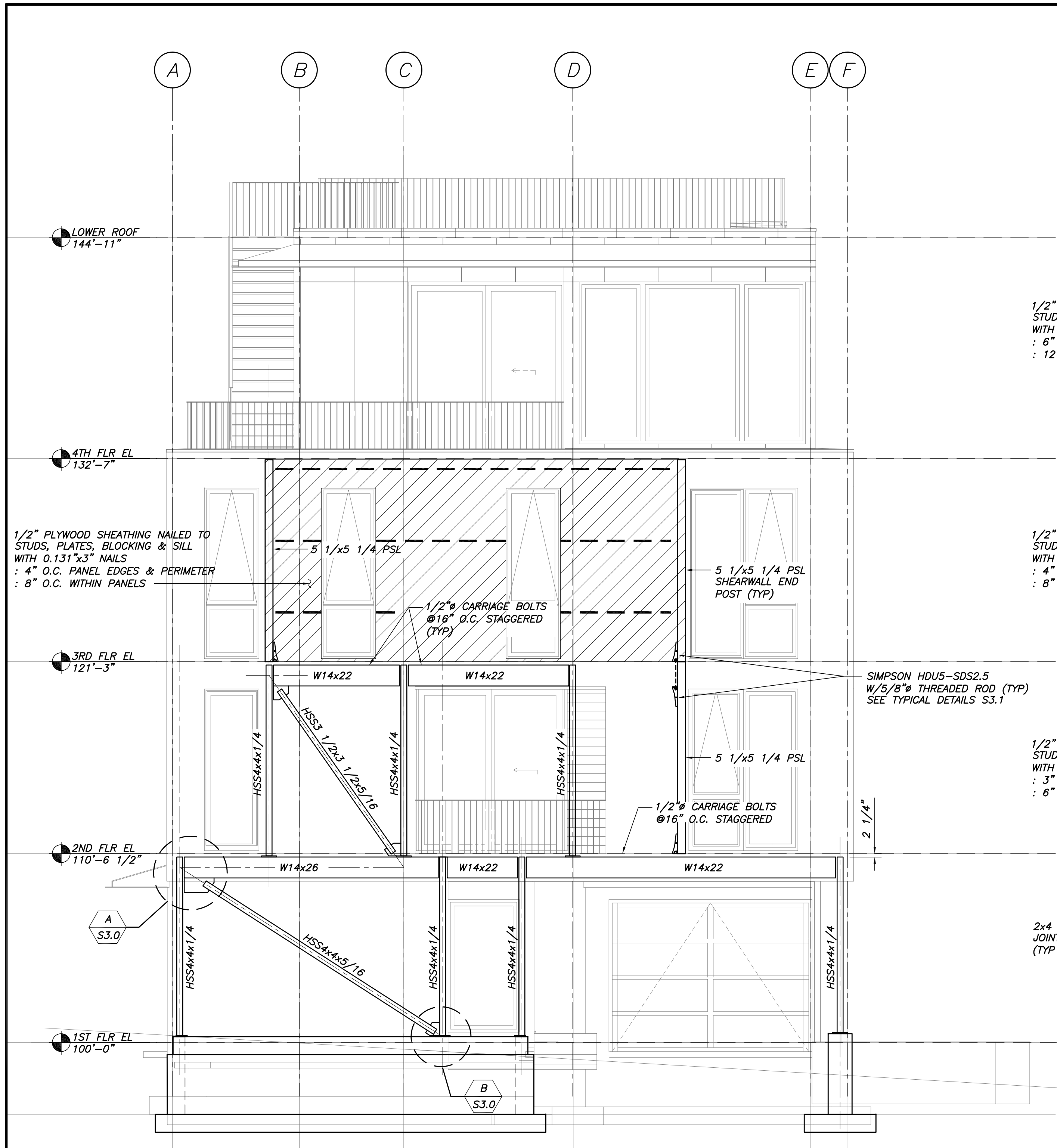
BRADY RESIDENCE  
9 MOODY STREET  
PORTLAND, ME 04101

ROOF FRAMING PLAN & SECTIONS

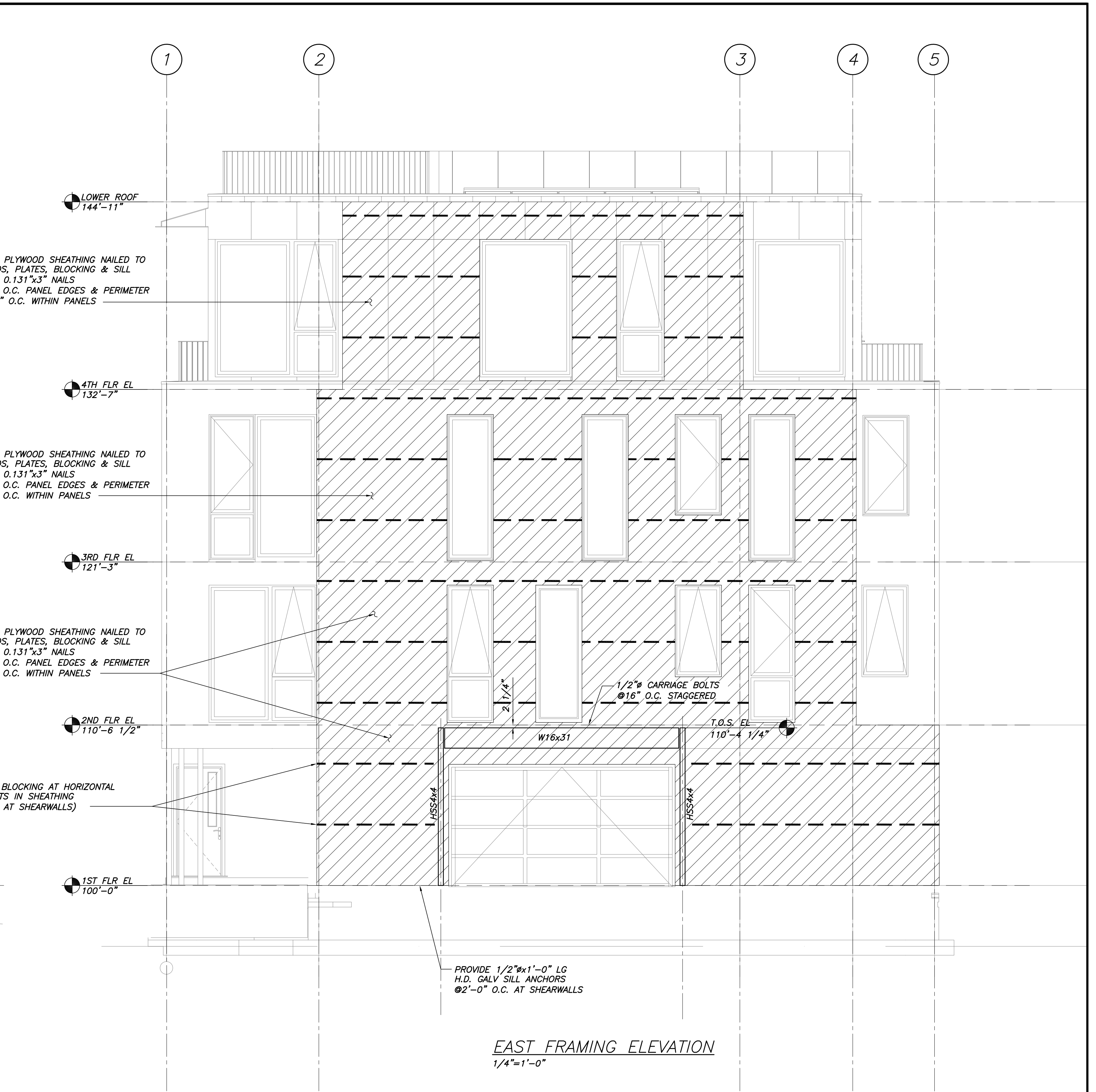
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Drawn <b>RJB</b>	Date <b>1/8/18</b>
Checked <b>PBB</b>	Becker Job Number <b>4196</b>

**S1.3**





SOUTH FRAMING ELEVATION  
1/4"=1'-0"



EAST FRAMING ELEVATION  
1/4"=1'-0"

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF BECKER STRUCTURAL ENGINEERS INC. IT SHALL NOT BE REPRODUCED, COPIED, LENT OR DISPOSED OF DIRECTLY OR INDIRECTLY FOR ANY PURPOSE OTHER THAN FOR WHICH IT IS SPECIFICALLY FURNISHED AND MUST BE RETURNED TO BECKER STRUCTURAL ENGINEERS INC. ON COMPLETION OF WORK, IF REQUESTED.

Rev	No	Date	Issued For	App'd

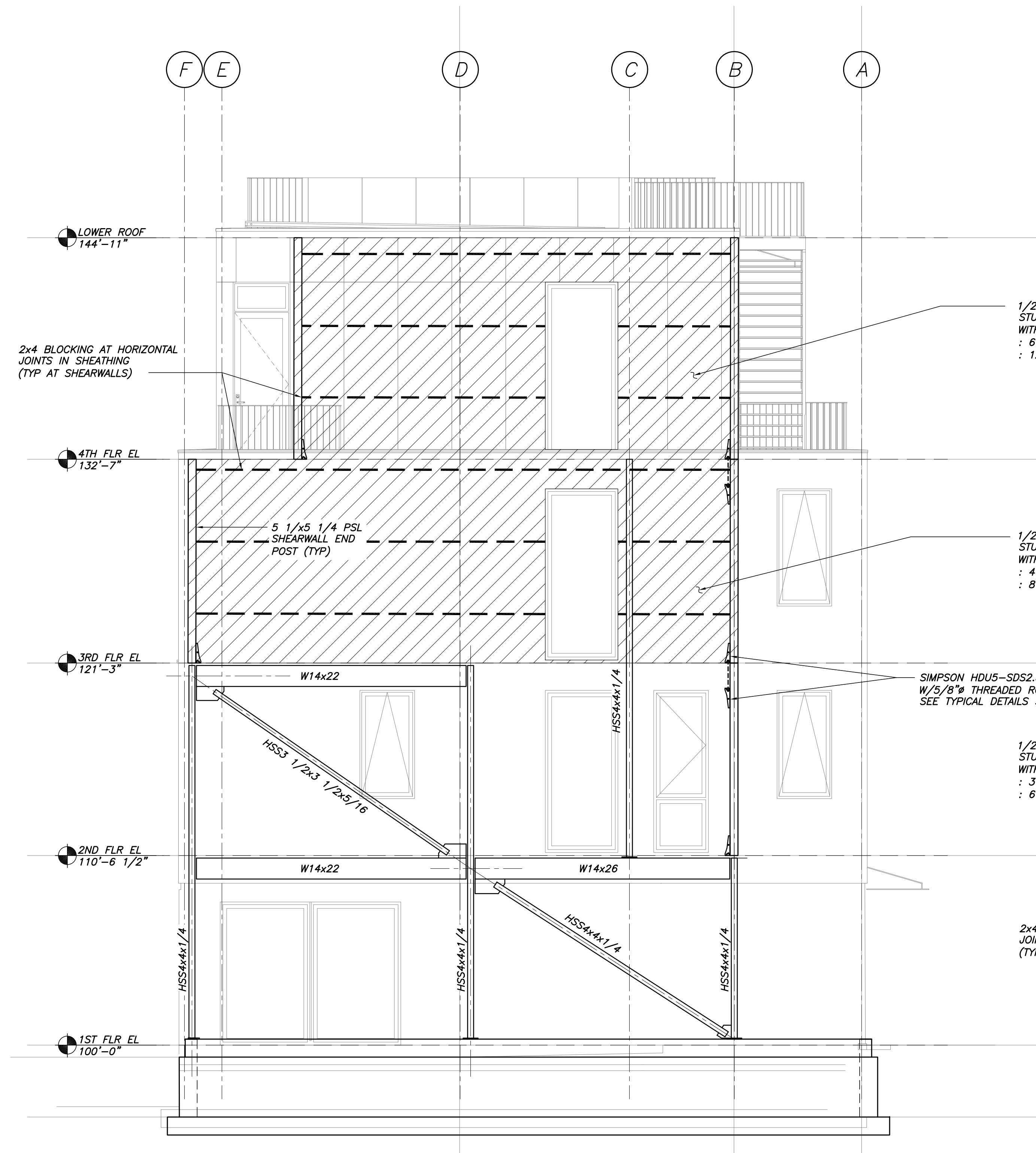
BRADY RESIDENCE  
9 MOODY STREET  
PORTLAND, ME 04101  
FRAMING ELEVATIONS

Designed <b>RTN</b>	Scale <b>AS NOTED</b>
Drawn <b>RJB</b>	Date <b>1/8/18</b>
Checked <b>PBB</b>	Becker Job Number <b>4196</b>

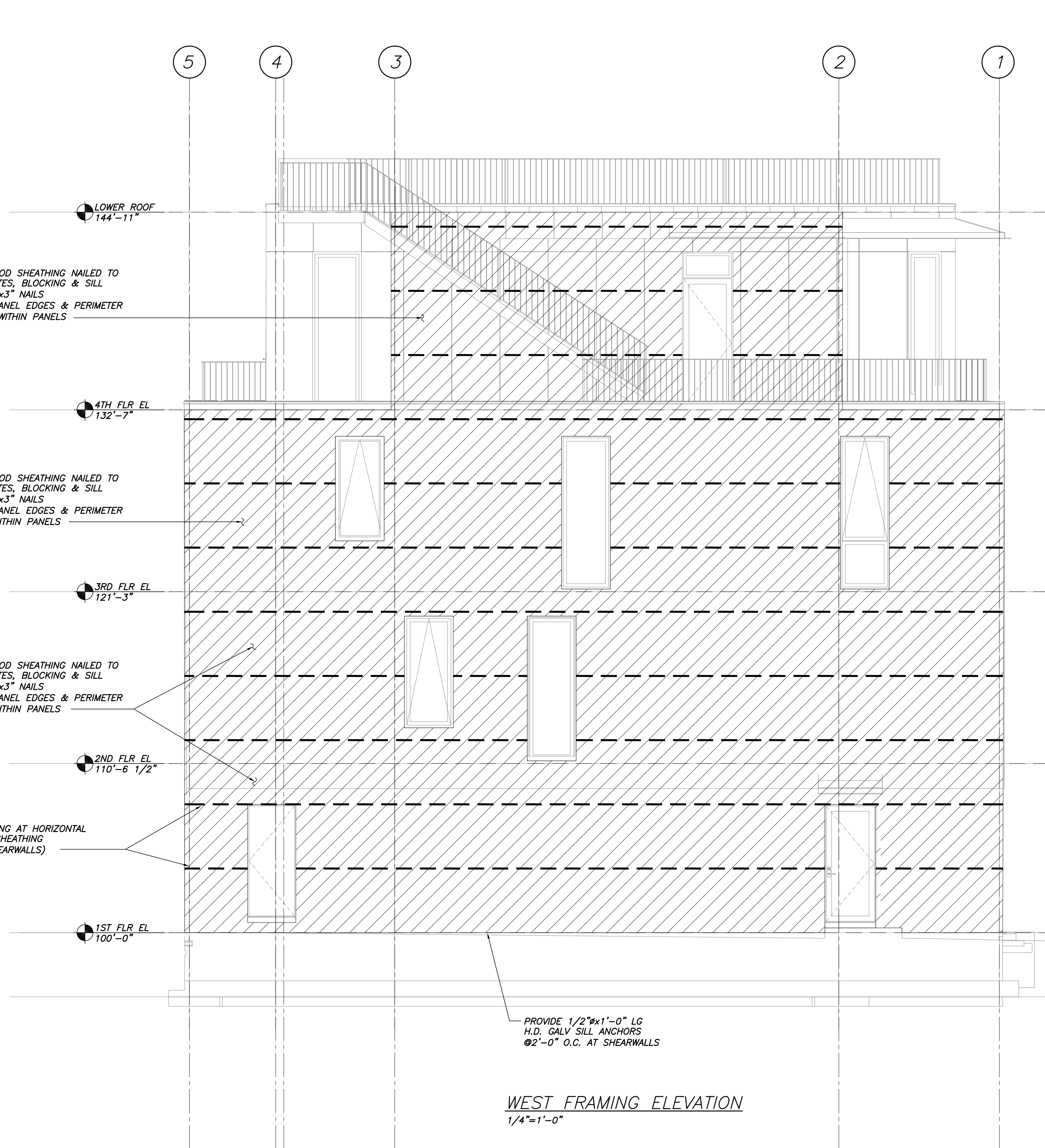
NOT FOR CONSTRUCTION  
100% DD SET  
01/08/18

THESE DWGS ARE NOT COMPLETE.  
DESIGN IS STILL IN PROGRESS.  
CONTRACTOR SHALL CARRY  
APPROPRIATE CONTINGENCY.





NORTH FRAMING ELEVATION  
1/4"=1'-0"



WEST FRAMING ELEVATION  
1/4"=1'-0"

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NOT FOR CONSTRUCTION  
100% DD SET  
01/08/18

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Approved

Issued For

Date

Rev No

BRADY RESIDENCE

9 MOODY STREET

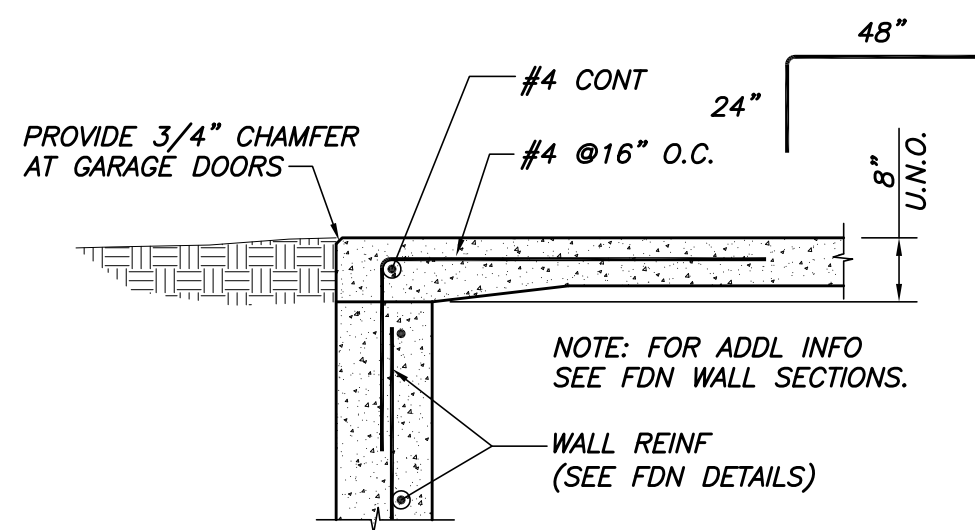
PORTLAND, ME 04101

FRAMING ELEVATIONS

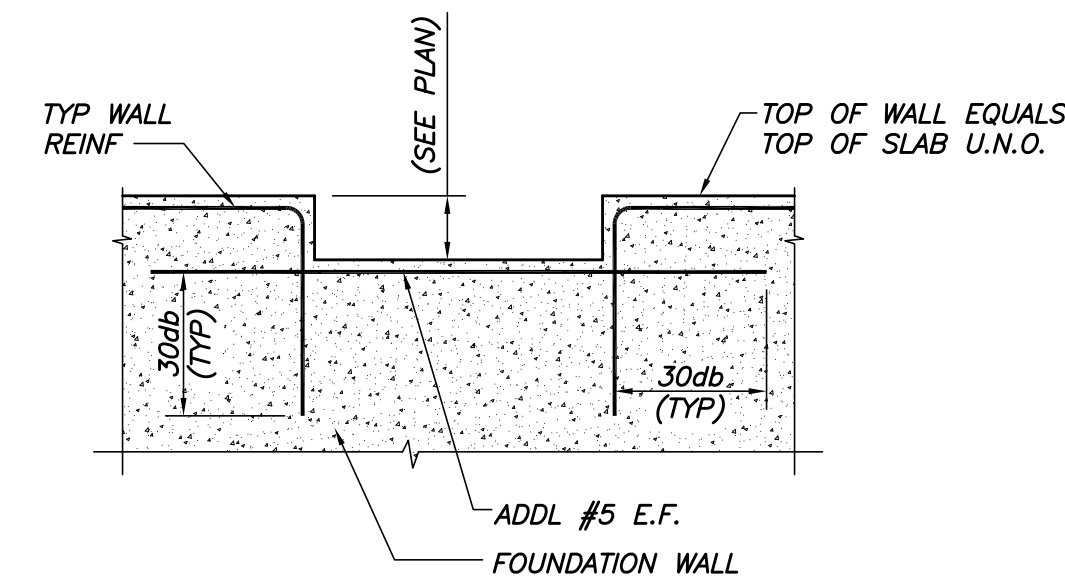
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Drawn	RJB	Date	1/8/18
Checked	PBB	Becker Job Number	4196

S1.5

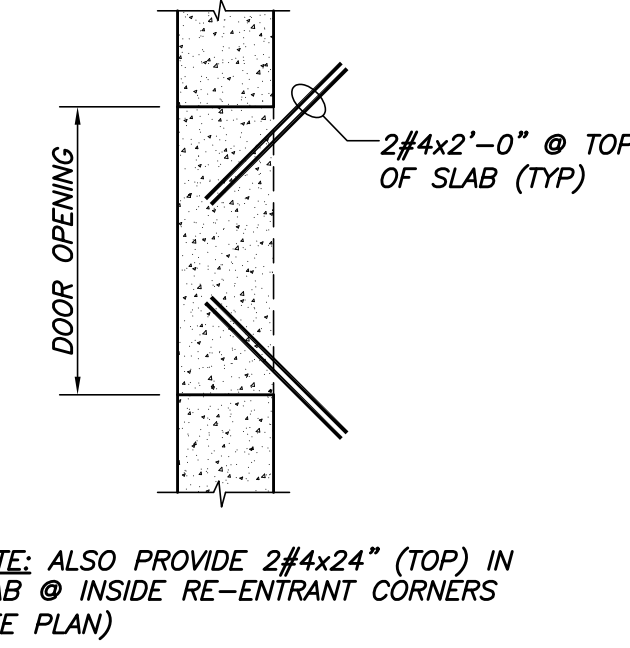




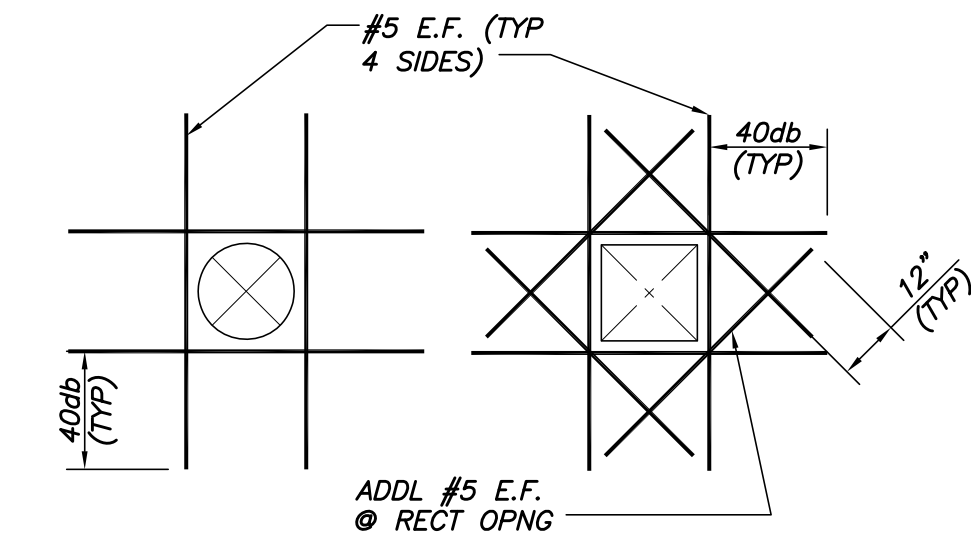
TYP SLAB DETAIL @ DOOR  
N.T.S.



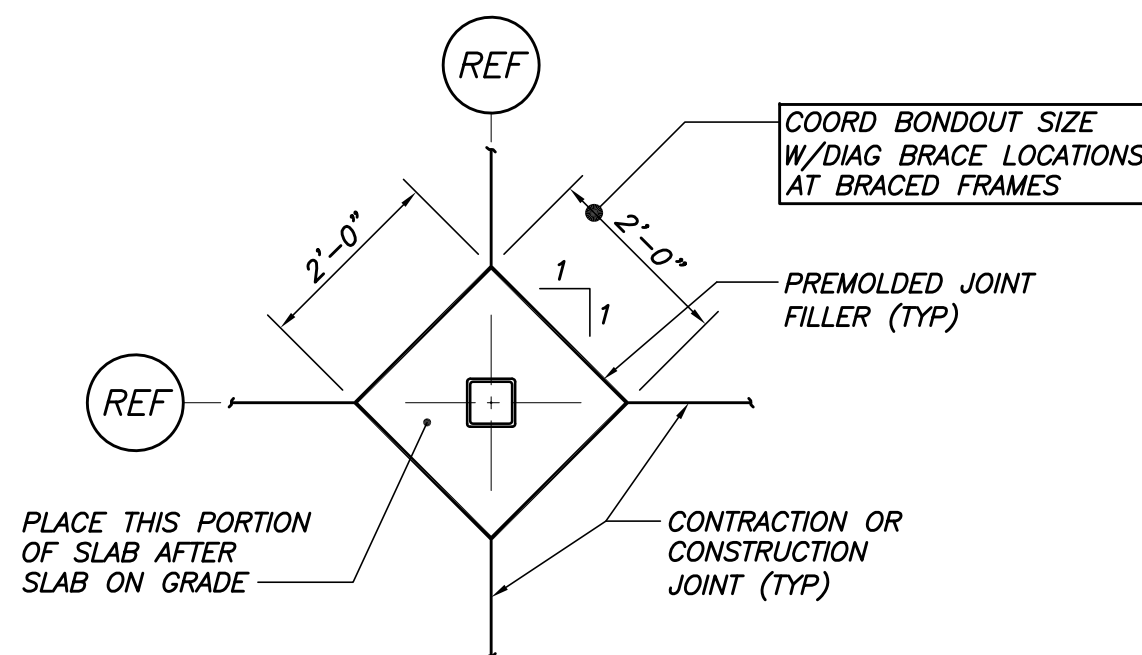
TYP WALL DEPRESSION DETAIL @ DOOR  
N.T.S.



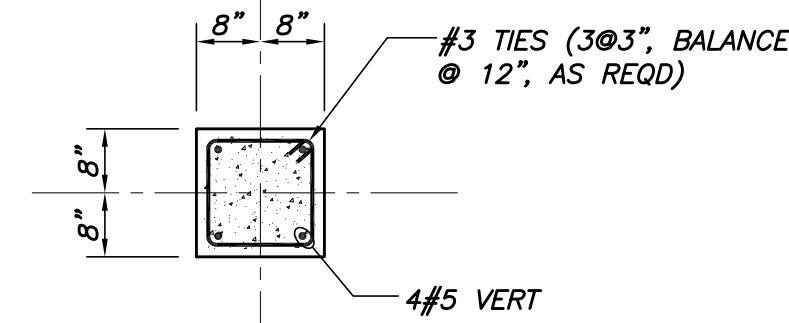
TYP SLAB CORNER DETAIL @ DOOR  
N.T.S.



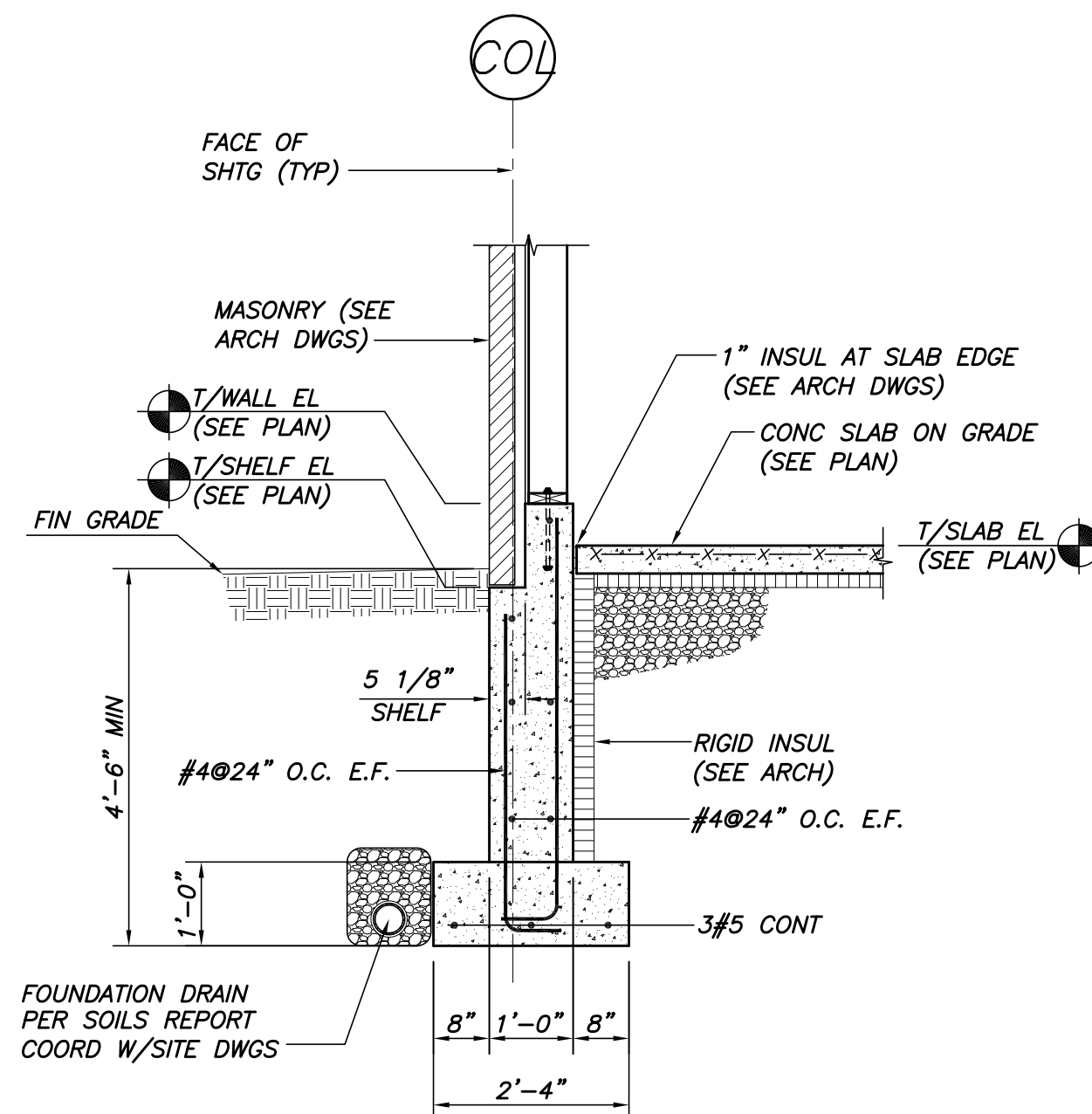
TYP OPENING IN WALL OR SLAB DETAIL  
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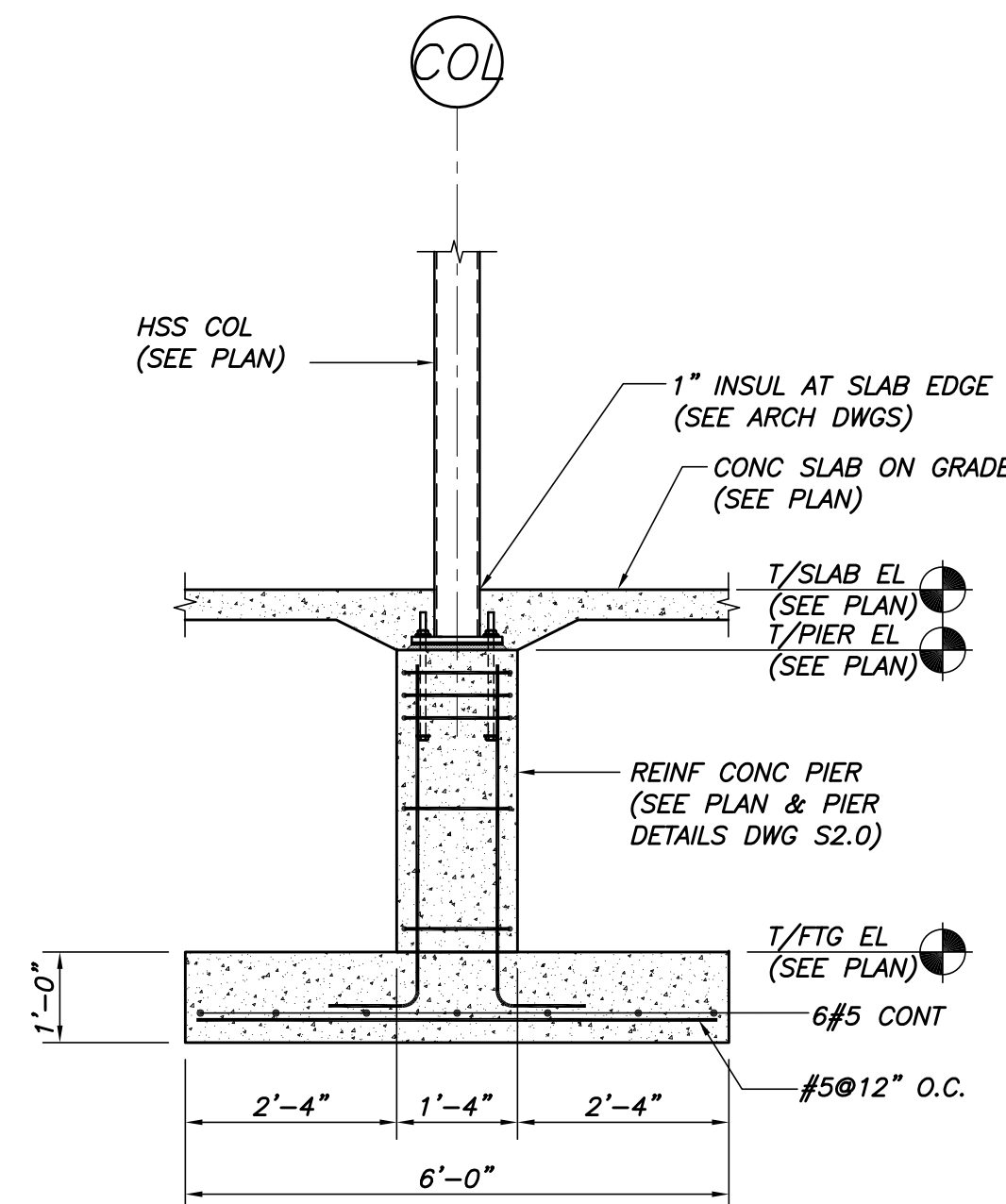
TYP INT COLUMN ISOLATION  
JOINT DETAIL  
N.T.S.



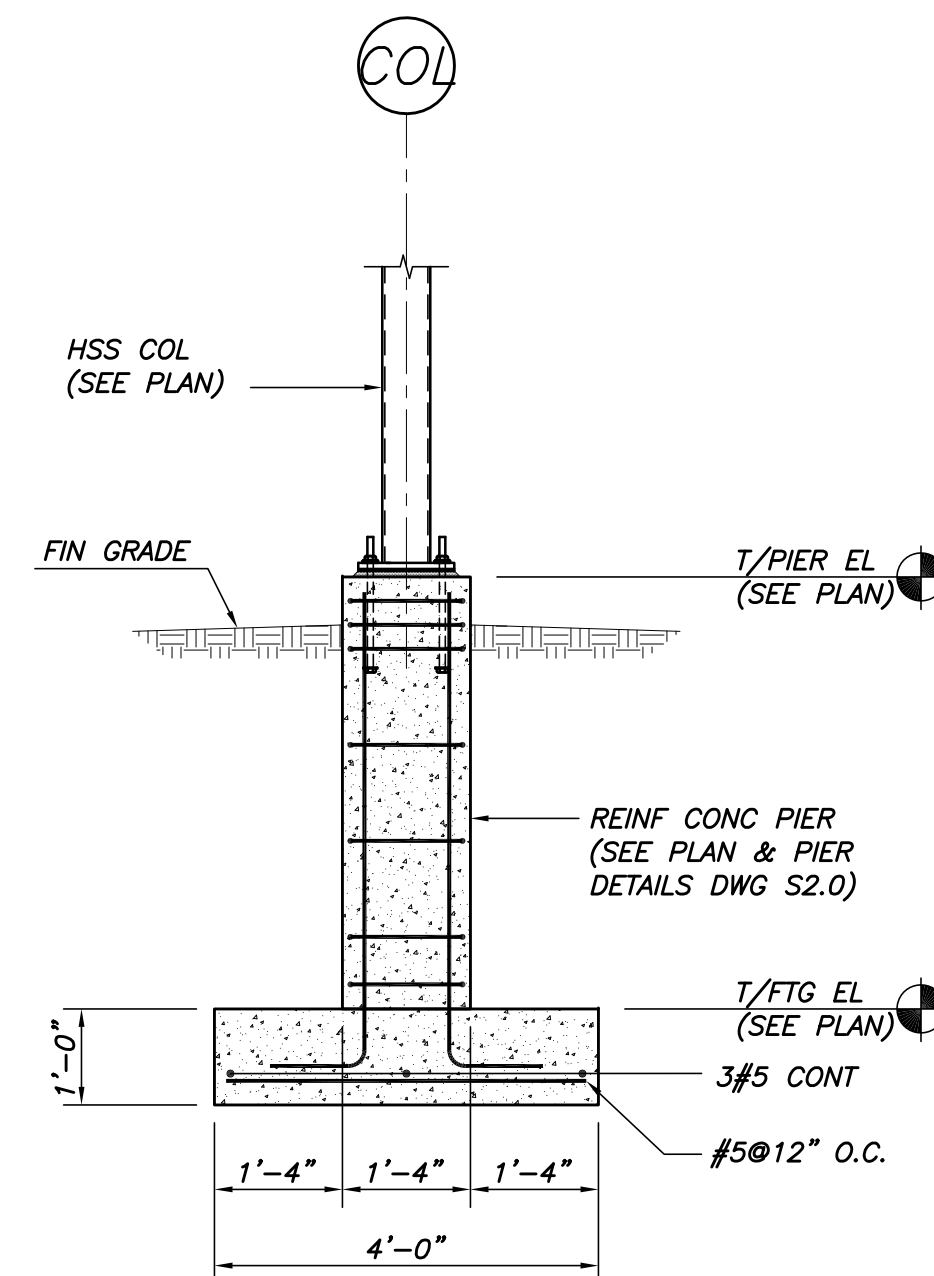
P1 PIER DETAIL



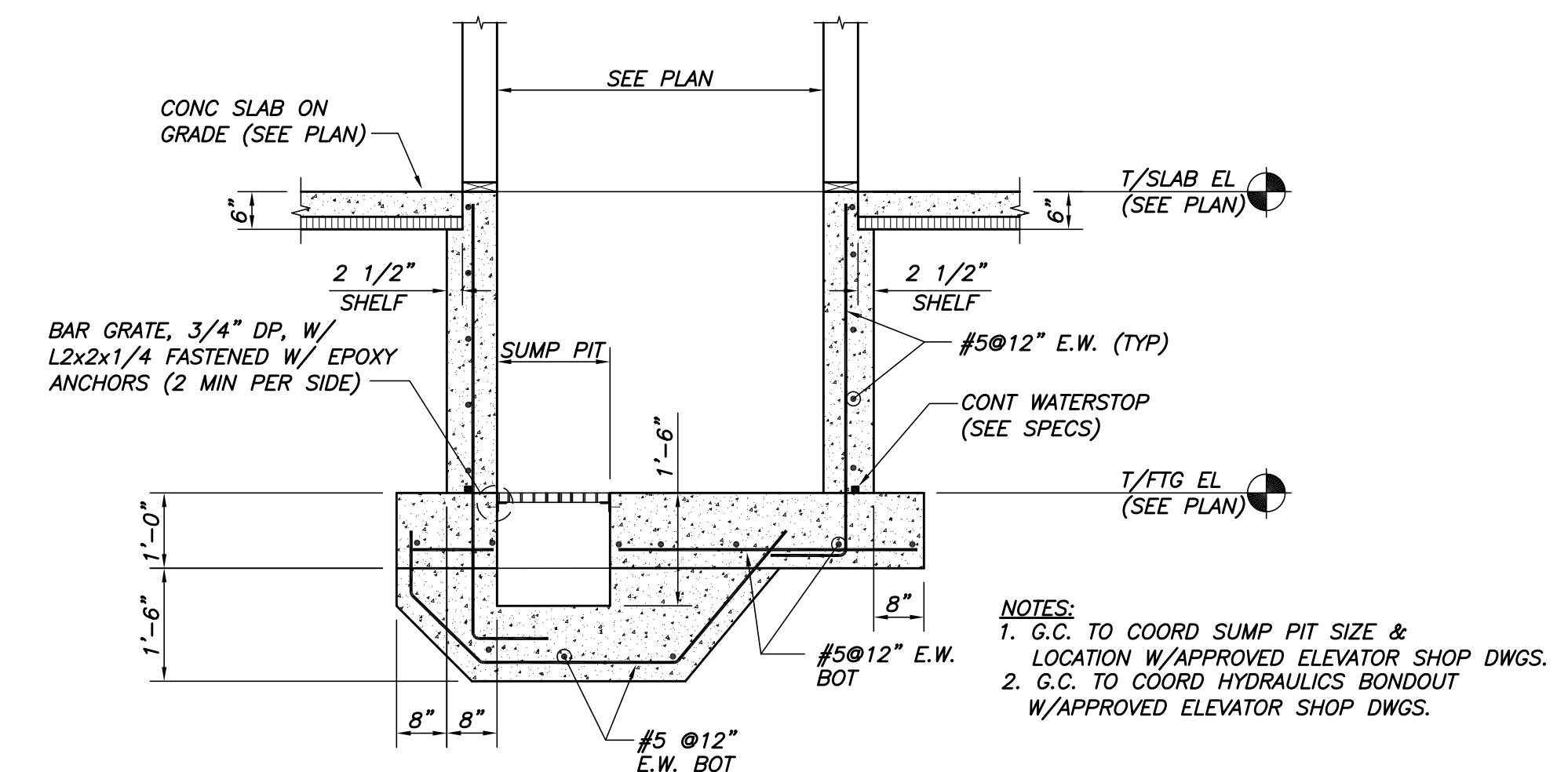
SECTION  
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SECTION  
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NOT FOR CONSTRUCTION  
100% DD SET  
01/08/18

THESE DWGS ARE NOT COMPLETE.  
DESIGN IS STILL IN PROGRESS.  
CONTRACTOR SHALL CARRY  
APPROPRIATE CONTINGENCY.

Approved	
Issued For	
Date	
Rev No	

BRADY RESIDENCE 9 MOODY STREET PORTLAND, ME 04101 TYPICAL DETAILS & SECTIONS
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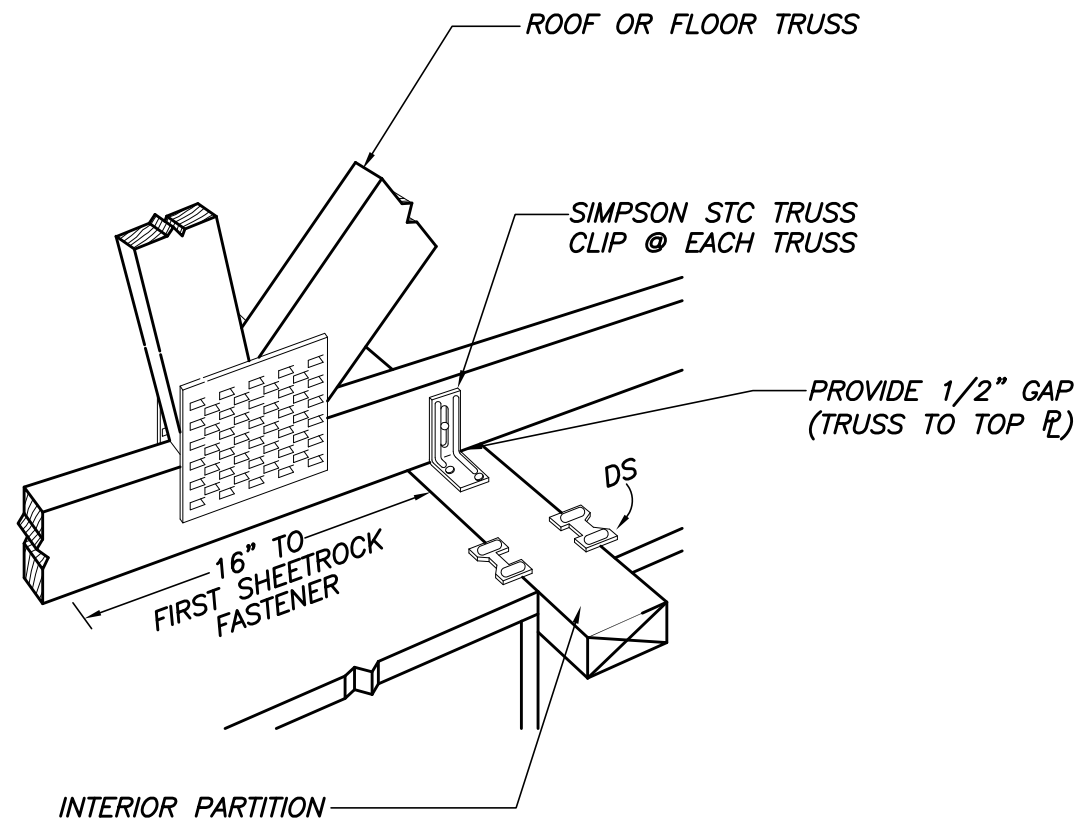
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Drawn RJB	Date 1/8/18
Checked PBB	Becker Job Number 4196

S2.0



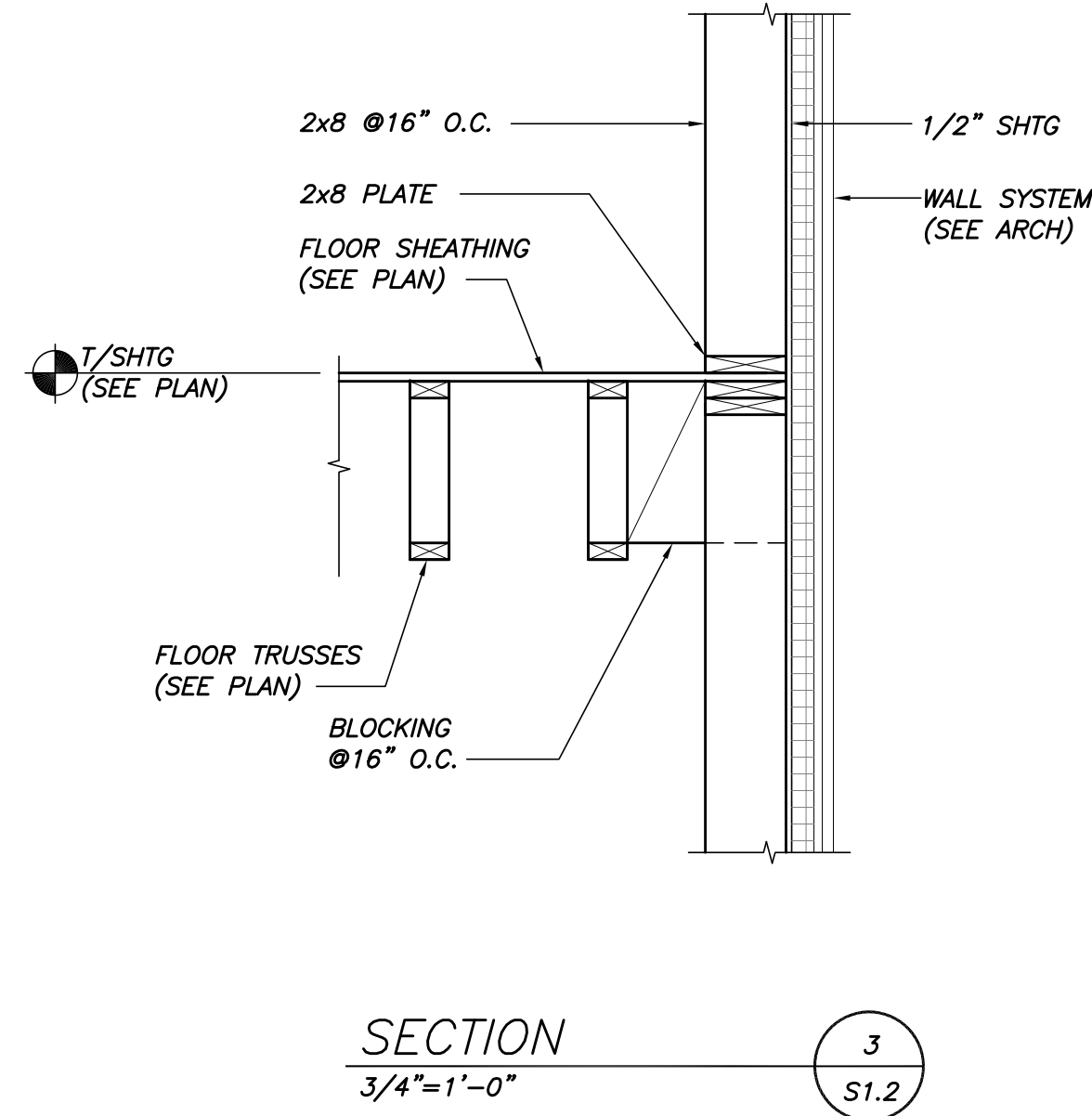
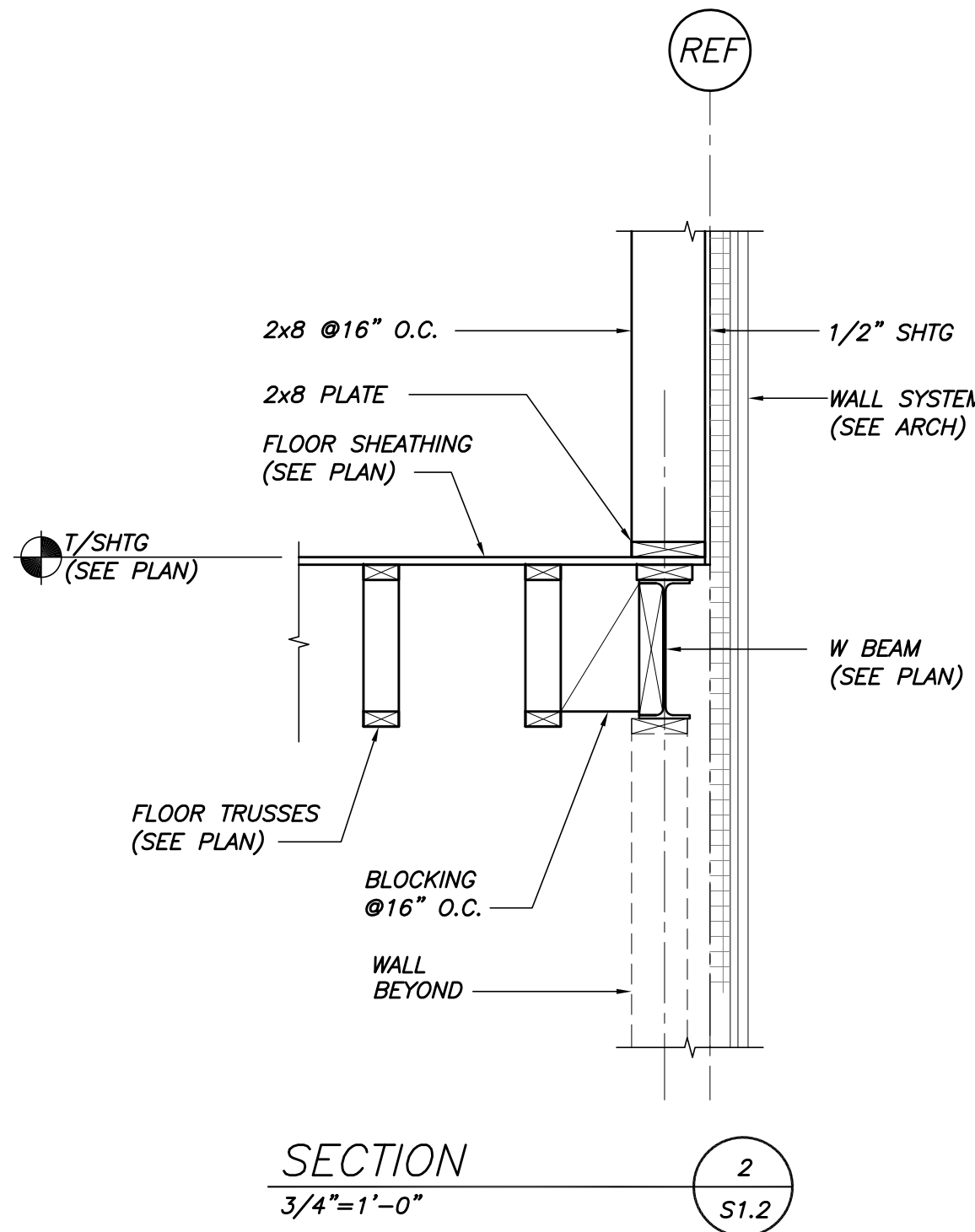
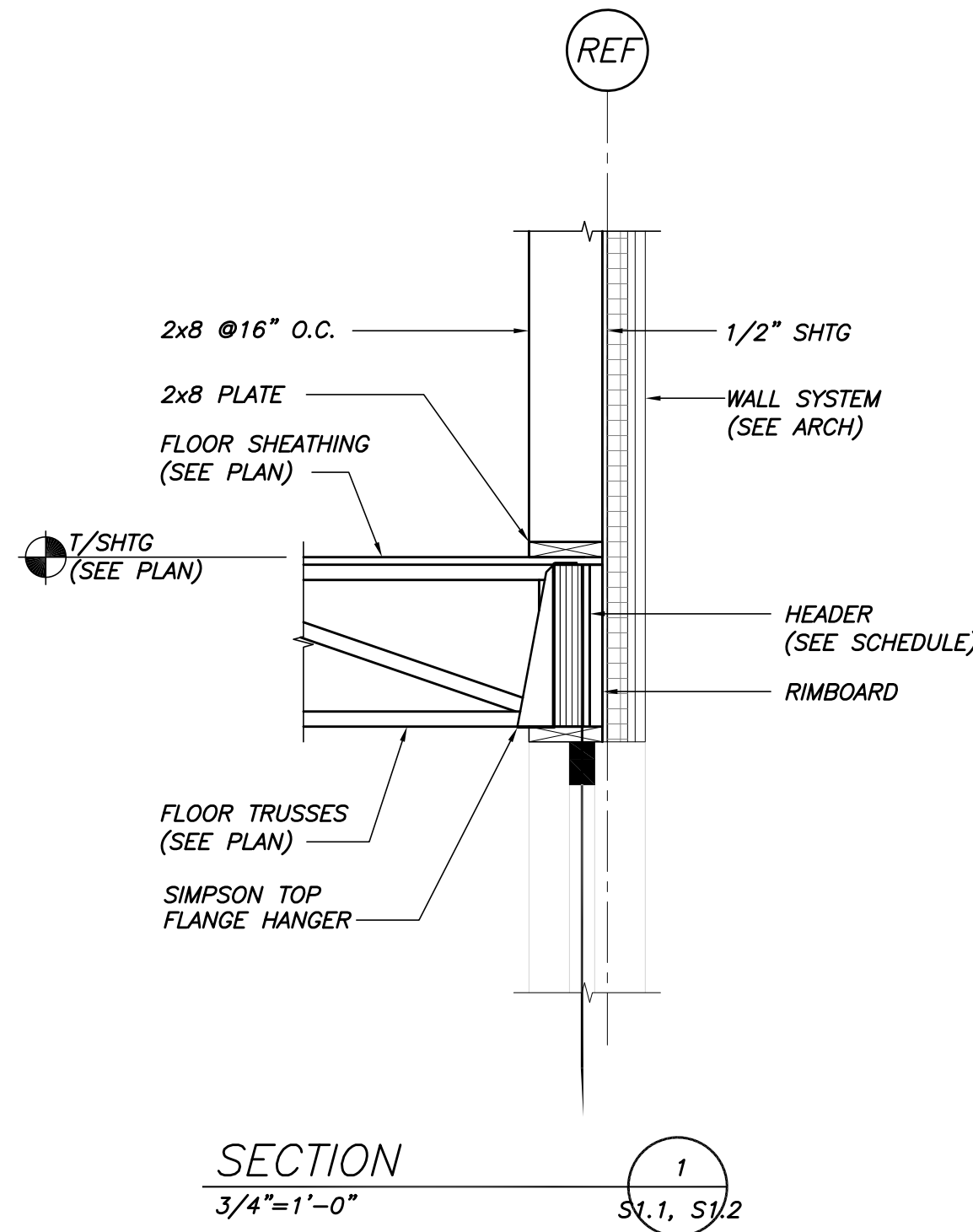






TYP ATTACHMENT OF NON-LOAD BEARING WALLS

N.T.S.  
NOTE: WHERE WALLS ARE PARALLEL TO TRUSSES, ADD BLOCKING WITH STC CLIPS AT 2'-0" O.C. PROVIDE 1/2" GAP.



NOT FOR CONSTRUCTION  
100% DD SET  
01/08/18

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APPROPRIATE CONTINGENCY.

Rev No	Issued For	Date	Approved

BRADY RESIDENCE 9 MOODY STREET PORTLAND, ME 04101	SECTIONS
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Designed RTN	Scale AS NOTED
Drawn RJB	Date 1/8/18
Checked PBB	Becker Job Number 4196



SITE & GRADING PLAN  
1/19/18

**C-001**

**Brady Residence**

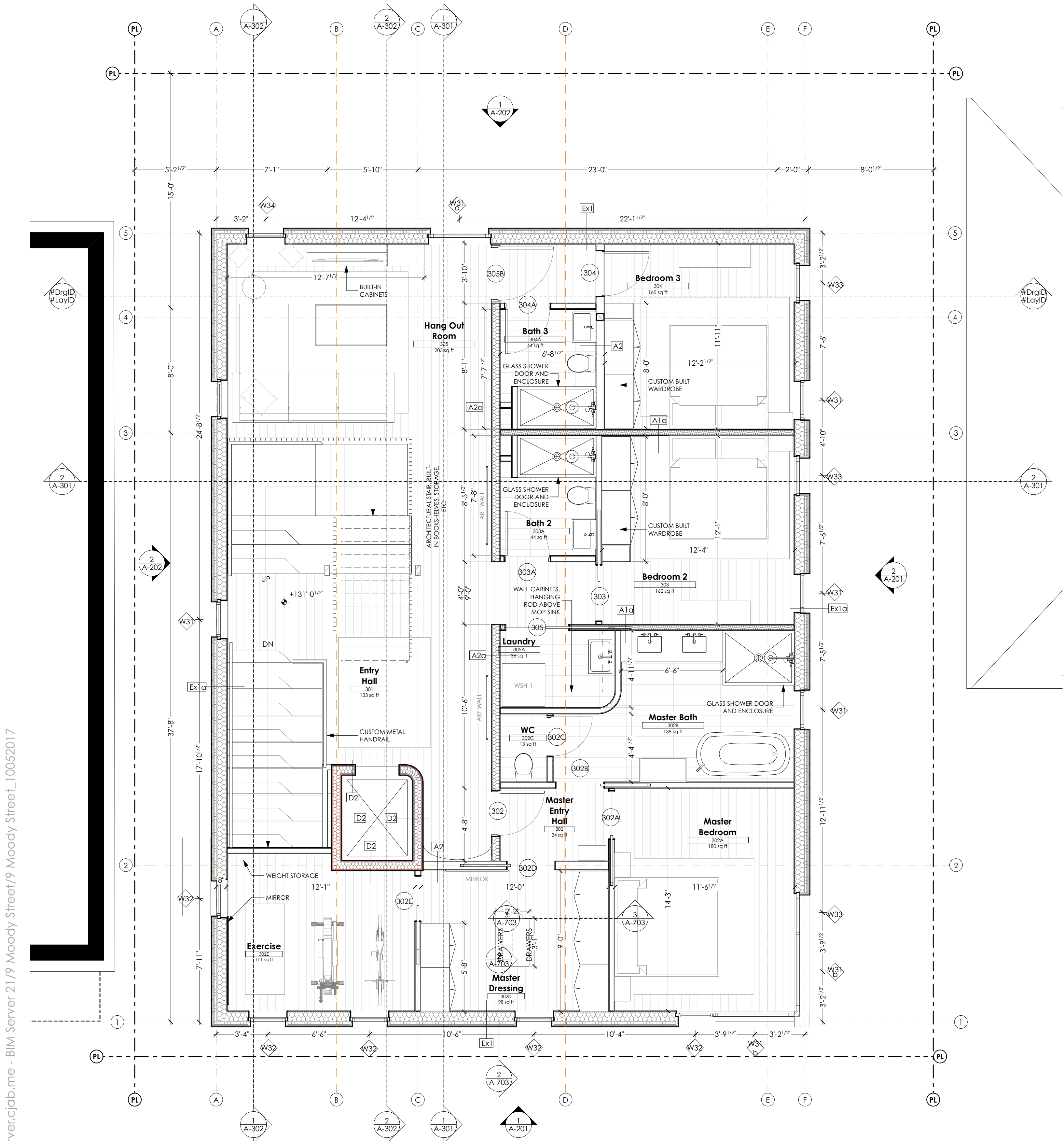
Jim and Julia Brady  
9 Moody Street Portland ME 04101

110 EXCHANGE ST, 2ND FLOOR, PORTLAND, ME 04101  
T: 207.283.8777  
CJAB.ME

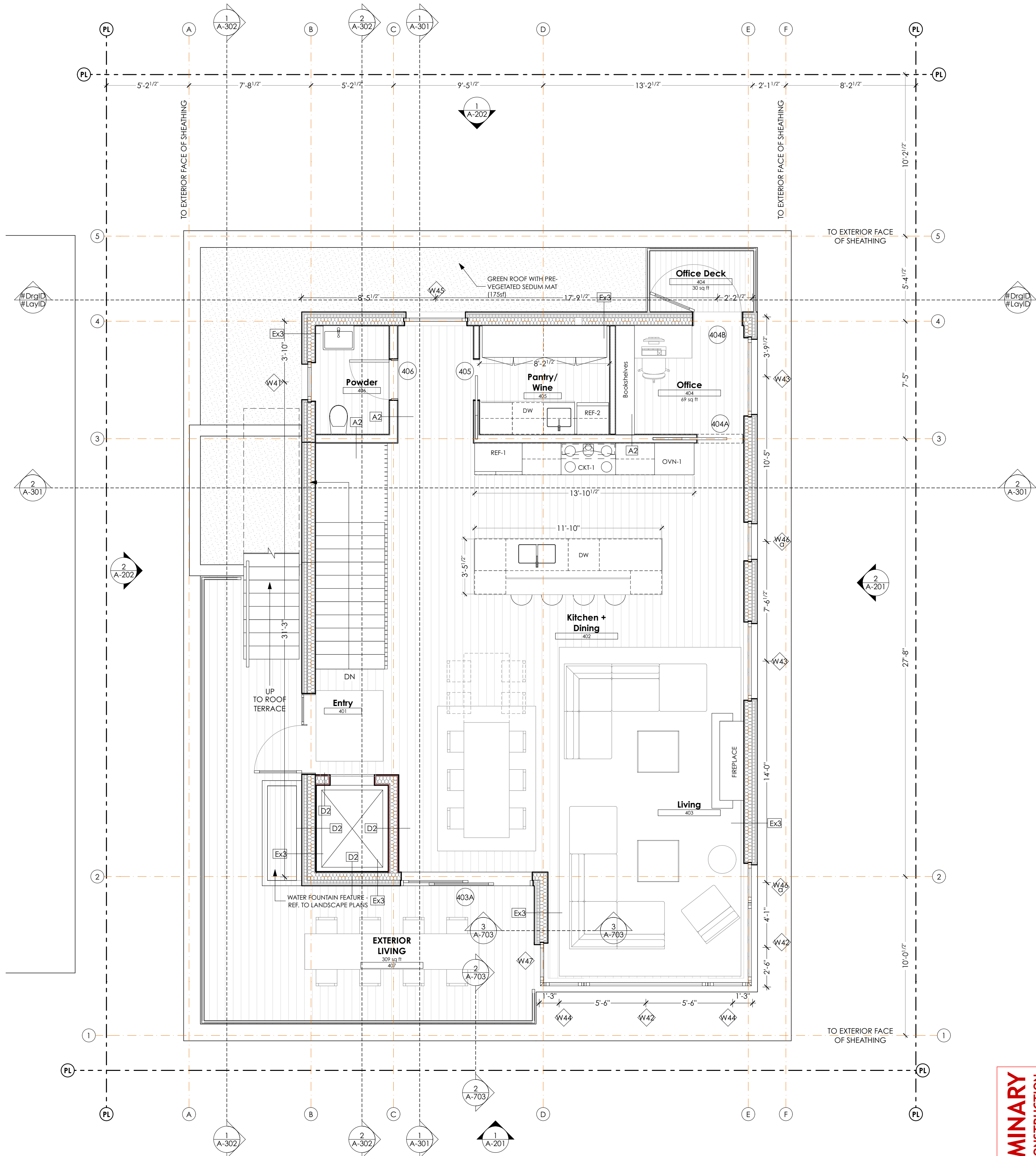
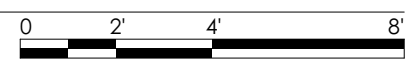


- FLOOR PLAN GENERAL NOTES**
- These Drawings constitute a design progress set. Additional information, dimensions and specifications will be provided by the Architect and/or Owner at a later date or as requested with estimate for clarification.
  - Dimensions on these 1/4" floor plans are from **face of finish exterior material** or to grid. Wall composition materials are shown on larger scale floor plans, refer to wall types. All walls to be Wall Type A1 U.N.O on plans.
  - Project Specifications. Refer to Project Manual for project specifications, where discrepancies exist between specifications and Drawings, consult with Architect for clarification
  - MEP: Mechanical, Electrical and Plumbing work is to be design build by the Contractor. The Architect and Mechanical Engineer have provided design-build performance specifications and has made basic assumptions for size and space requirements and locations for incoming service. Contractor is to review and bring to the Architect's attention if additional information is required.

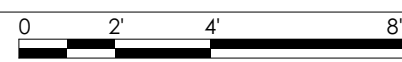
- Elevator: Elevator is to be design build by elevator subcontractor. Basis of Design is a Savaria Eclipse Model 40x54 Type 1L. Refer to Elevator detail sheets and specifications.
- Automatic Sprinkler System: New NFPA 13R sprinkler system is design-build by the sprinkler subcontractor. Fire department connection to be along West face of building. See RCP and specifications for additional notes regarding design intent.
- Fire alarms systems, emergency lighting, smoke detection, etc are design-build by the fire alarm subcontractor, refer to Life Safety sheets, locations TBD, quantities by FA subcontractor
- Finishes: See Finish Schedule on sheet A-604



1 3RD FLOOR PLAN  
SCALE: 1/4" = 1'-0"



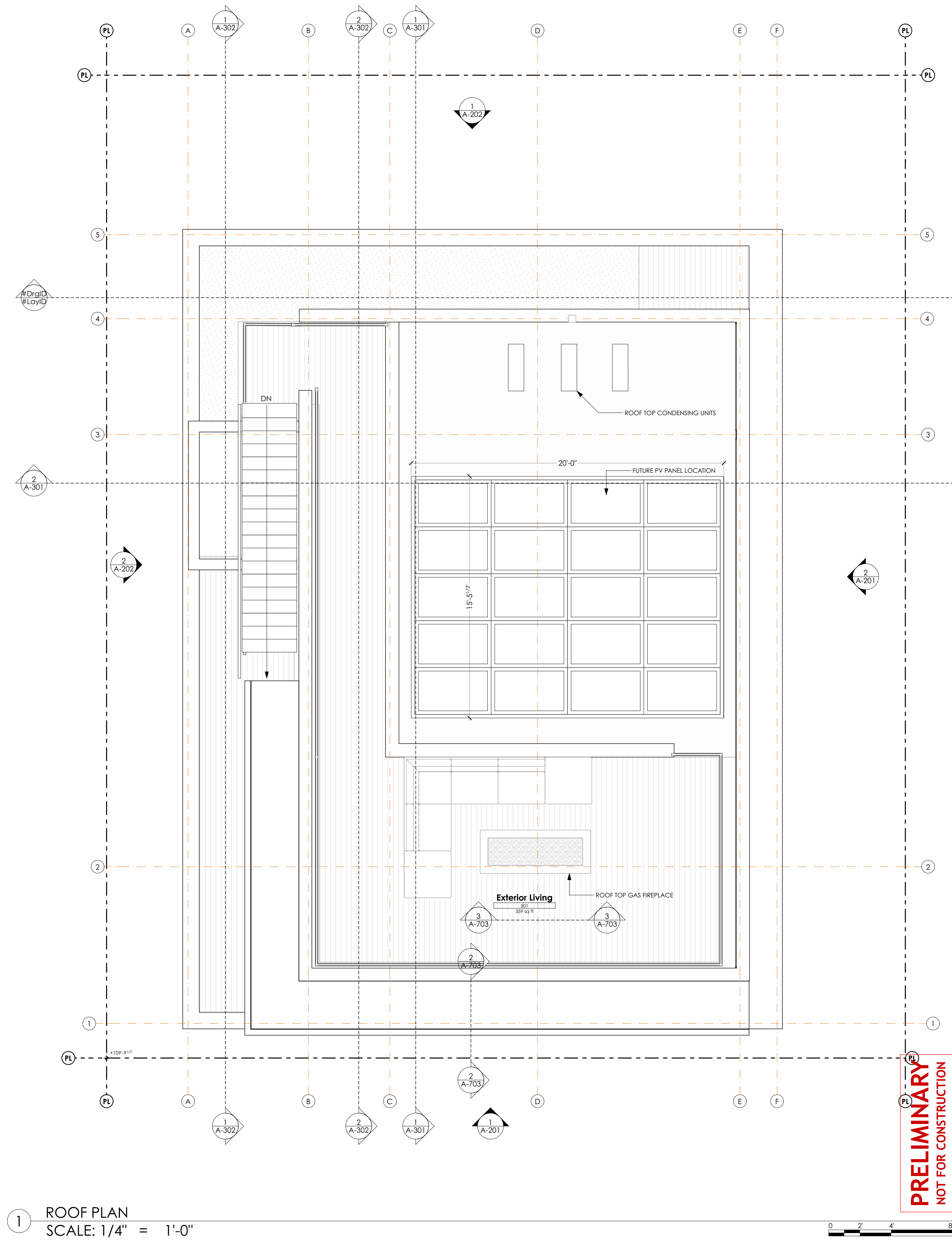
2 4TH FLOOR PLAN  
SCALE: 1/4" = 1'-0"




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CHANGES THIS ISSUE		SUBMISSIONS:		CONSULTANT:		ARCHITECT DRAFTSPERSON:	
ID	DESCRIPTION	ISSUE	DATE	ISSUE	DATE	ISSUE	DATE
1	ISSUE NUMBER	001	12/01/2017	001	12/01/2017	001	12/01/2017
2	CHANGE	002	12/01/2017	002	12/01/2017	002	12/01/2017
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CONSULTANT:		SUBMISSIONS:		CHANGES THIS ISSUE:	
ARCHITECT	DATE OF ISSUE:	ISSUE	DATE	DESCRIPTION	ISSUE NUMBER
DRAFTSPERSON	PROJ./JULIAN	001	12-01-2017	CITY REVIEW	
	1/19/18	002	12-01-2017	DESIGN DEVELOPMENT SET	

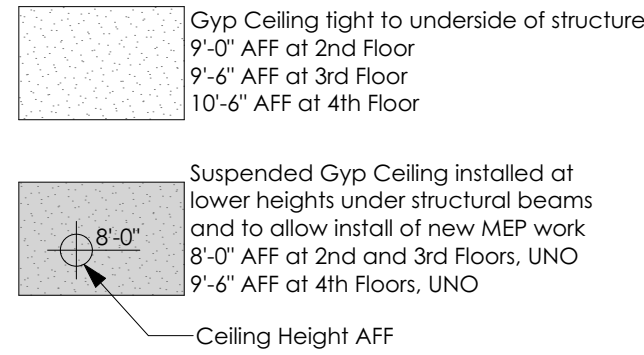
**PROJECT STATUS:**  
25% Construction Docs



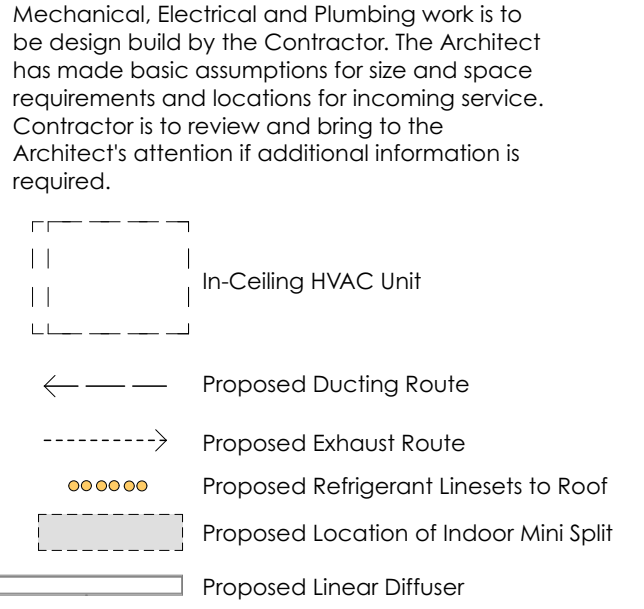
RCP GENERAL NOTES

- All sprinkler piping is to be concealed above ceiling and provide fully recessed heads with the following exceptions:
  - Where wall mounted to serve rooms, heads may be semi-recessed.
  - In locations where no finished ceiling exists
- Refer to A-604 for light fixture schedule
- All access panels through drywall to be Bauco Plus II mud-in type unless otherwise noted

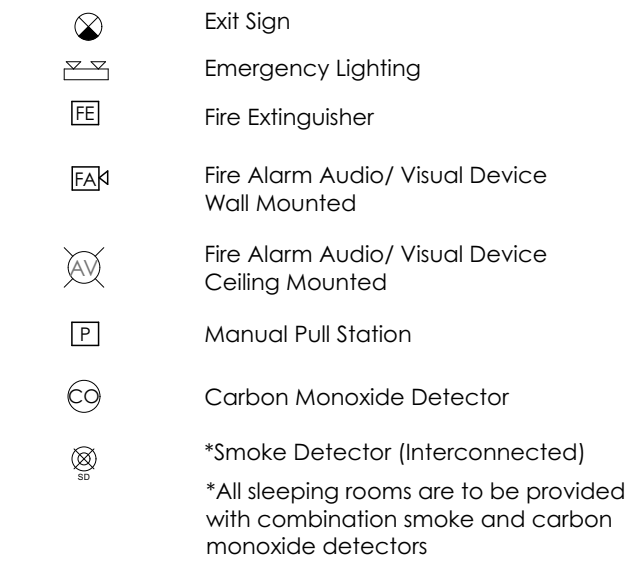
CEILING HEIGHT LEGEND



MECH LEGEND



FIRE ALARM DEVICE KEY



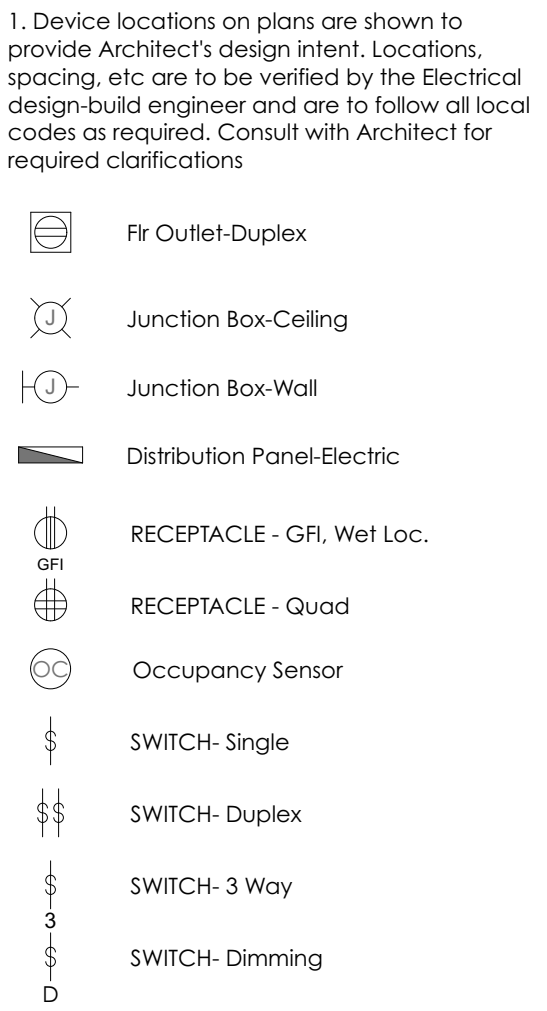
FIRE ALARM GENERAL NOTES:

- Drawings herein show general intent for placement of Fire Alarm devices. Fire Alarm contractor is responsible for quantities and locations as required by building code. Design shall also comply with Portland City Code Chapter 10 and Fire Department Regulations. Refer to Specifications for additional requirements
- Fire Alarm Contractor shall submit shop drawings for Architect's review and obtain Fire Alarm Permit from the City of Portland.

ELECTRICAL GENERAL NOTES

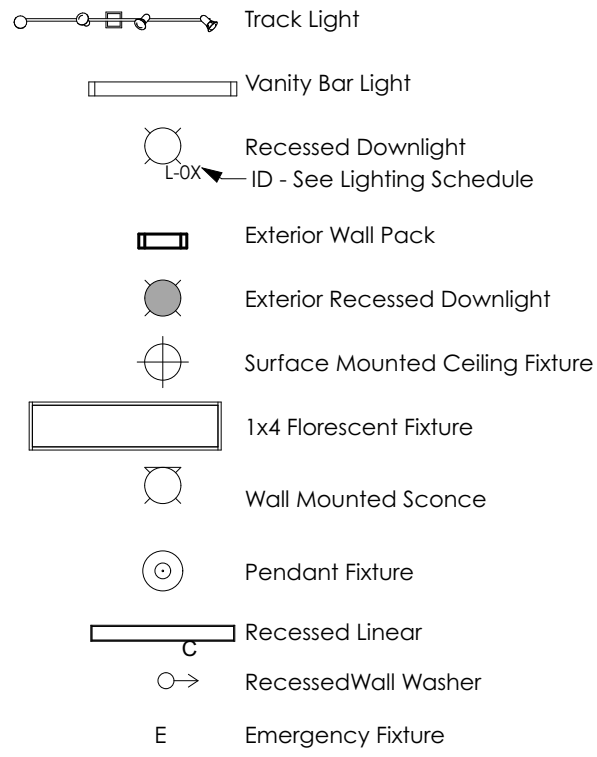
- Electrical to be Design Build by Contractor and coordinated with Owner based on the design intent shown in these drawings. All new work is to be installed in conformance with NFPA 70 and all other applicable codes. Refer to performance specifications for more information.
- Provide white cover plates, switches and outlets throughout.

ELECTRICAL LEGEND



LIGHT FIXTURE TYPE LEGEND

- See lighting schedule



1 1ST FLOOR REFLECTED CEILING PLAN  
SCALE: 1/4" = 1'-0"



2 2ND FLOOR REFLECTED CEILING PLAN  
SCALE: 1/4" = 1'-0"



PRELIMINARY  
NOT FOR CONSTRUCTION

Brady Residence

Jim and Julia Brady  
9 Moody Street Portland ME 04101

A-104

RCP PLANS - 1ST & 2ND FLOORS

ARCHITECT  
DRAFTSPERSON:  
PJ/JJM  
1/19/18  
PROJECT STATUS:  
25% Construction Docs

CONSULTANT:

SUBMISSIONS:  
ISSUE  
001  
DATE  
12/01/2017  
CITY REVIEW  
12/01/2017  
DESIGN DEVELOPMENT SET

ISSUE NUMBER  
CHANGE  
001  
DATE  
12/01/2017  
CITY REVIEW  
12/01/2017  
DESIGN DEVELOPMENT SET

CHANGES THIS ISSUE:  
ID  
DESCRIPTION

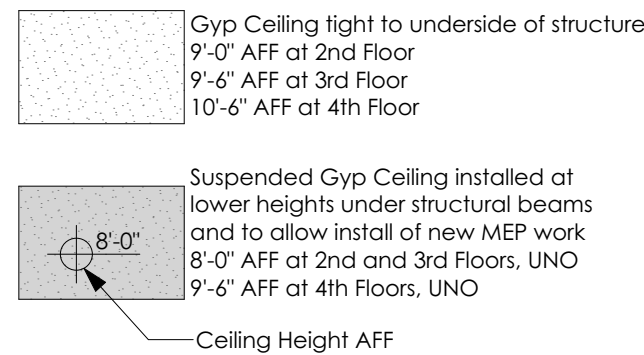
CALEB JOHNSON  
STUDIO  
110 EXCHANGE ST. 2ND FLOOR PORTLAND, ME 04101  
1.207.263.9777



RCP GENERAL NOTES

- All sprinkler piping is to be concealed above ceiling and provide fully recessed heads with the following exceptions:
  - Where wall mounted to serve rooms, heads may be semi-recessed.
  - In locations where no finished ceiling exists
- Refer to A-604 for light fixture schedule
- All access panels through drywall to be Bauco Plus II mud-in type unless otherwise noted

CEILING HEIGHT LEGEND



MECH LEGEND

- Mechanical, Electrical and Plumbing work is to be design build by the Contractor. The Architect has made basic assumptions for size and space requirements and locations for incoming service. Contractor is to review and bring to the Architect's attention if additional information is required.
- In-Ceiling HVAC Unit
  - Proposed Ducting Route
  - Proposed Exhaust Route
  - Proposed Refrigerant Linesets to Roof
  - Proposed Location of Indoor Mini Split
  - Proposed Linear Diffuser

FIRE ALARM DEVICE KEY

- Exit Sign
- Emergency Lighting
- Fire Extinguisher
- Fire Alarm Audio/ Visual Device Wall Mounted
- Fire Alarm Audio/ Visual Device Ceiling Mounted
- Manual Pull Station
- Carbon Monoxide Detector
- \*Smoke Detector (Interconnected)
- \*All sleeping rooms are to be provided with combination smoke and carbon monoxide detectors

FIRE ALARM GENERAL NOTES:

- Drawings herein show general intent for placement of Fire Alarm devices. Fire Alarm contractor is responsible for quantities and locations as required by building code. Design shall also comply with Portland City Code Chapter 10 and Fire Department Regulations. Refer to Specifications for additional requirements
- Fire Alarm Contractor shall submit shop drawings for Architect's review and obtain Fire Alarm Permit from the City of Portland.

ELECTRICAL GENERAL NOTES

- Electrical to be Design Build by Contractor and coordinated with Owner based on the design intent shown in these drawings. All new work is to be installed in conformance with NFPA 70 and all other applicable codes. Refer to performance specifications for more information.
- Provide white cover plates, switches and outlets throughout.

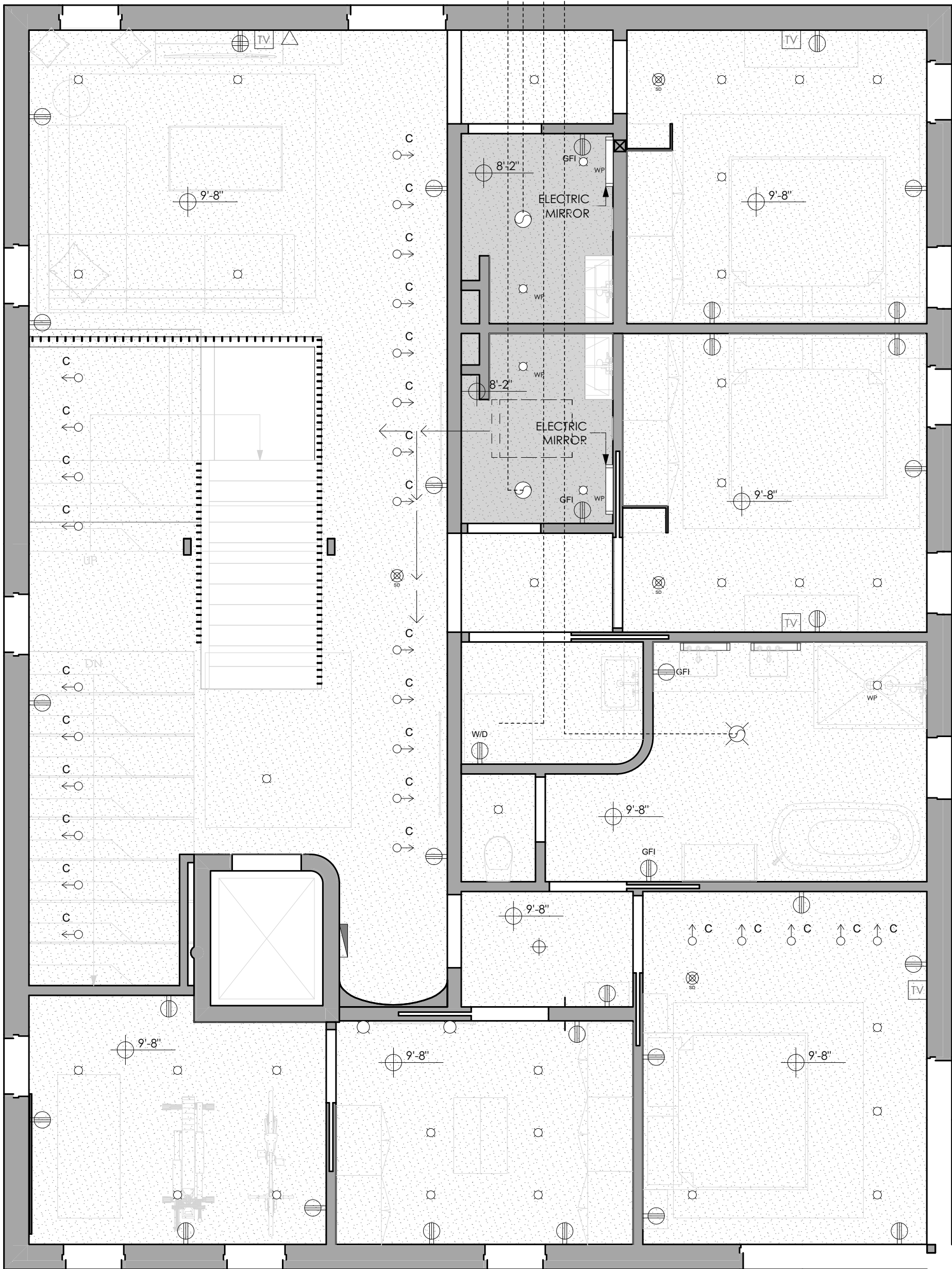
ELECTRICAL LEGEND

- Device locations on plans are shown to provide Architect's design intent. Locations, spacing, etc. are to be verified by the Electrical design-build engineer and are to follow all local codes as required. Consult with Architect for required clarifications
- Fr Outlet-Duplex
  - Junction Box-Ceiling
  - Junction Box-Wall
  - Distribution Panel-Electric
  - RECEPTACLE - GFI Wet Loc.
  - RECEPTACLE - Quad
  - Occupancy Sensor
  - SWITCH- Single
  - SWITCH- Duplex
  - SWITCH- 3 Way
  - SWITCH- Dimming

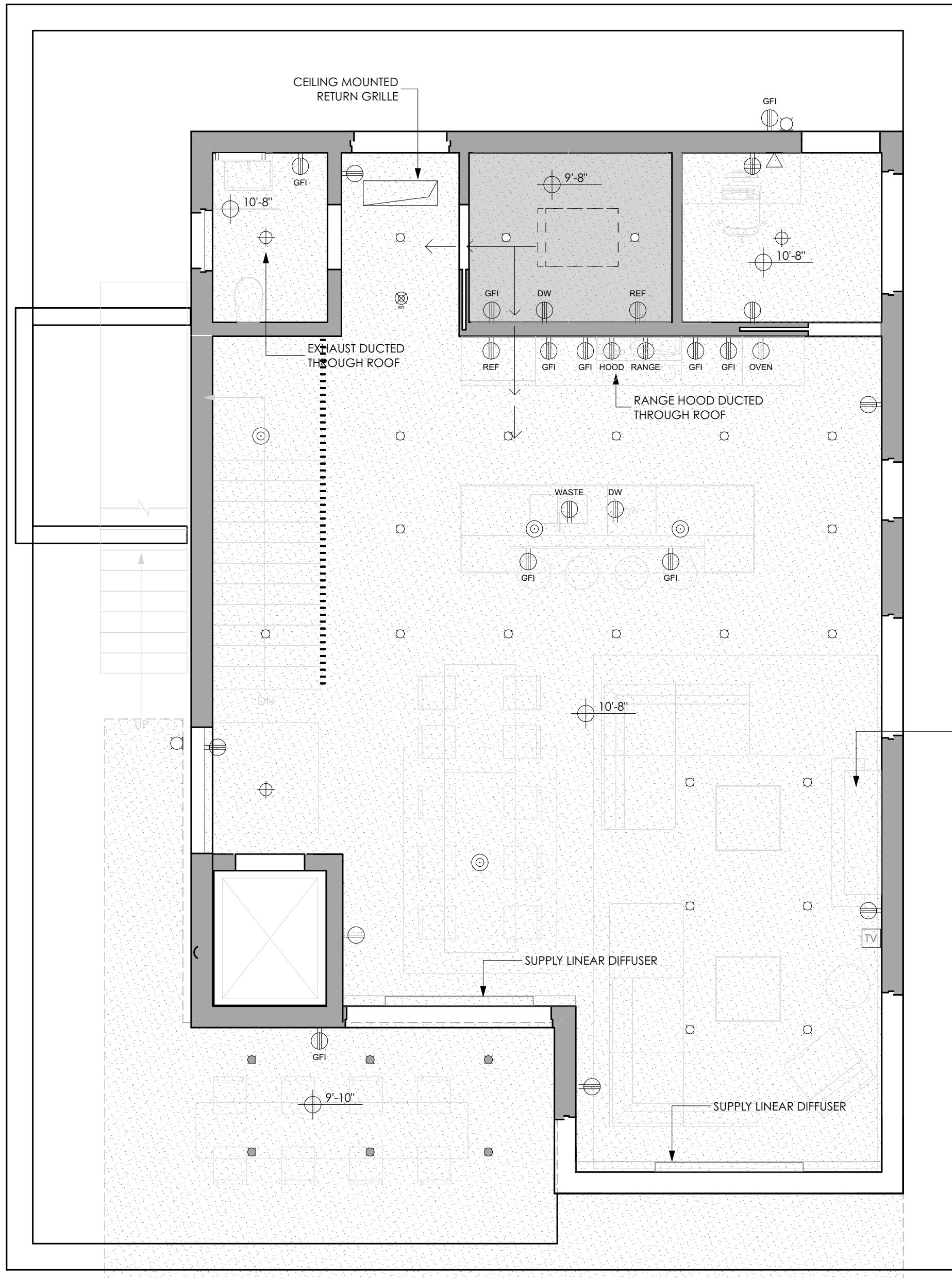
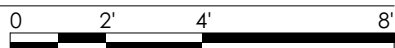
LIGHT FIXTURE TYPE LEGEND

- See lighting schedule

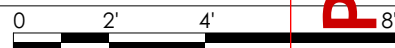
- Track Light
- Vanity Bar Light
- Recessed Downlight ID - See Lighting Schedule
- Exterior Wall Pack
- Exterior Recessed Downlight
- Surface Mounted Ceiling Fixture
- 1x4 Florescent Fixture
- Wall Mounted Sconce
- Pendant Fixture
- Recessed Linear
- RecessedWall Washer
- Emergency Fixture



1 3RD FLOOR REFLECTED CEILING PLAN  
SCALE: 1/4" = 1'-0"



2 4TH FLOOR REFLECTED CEILING PLAN  
SCALE: 1/4" = 1'-0"



PRELIMINARY  
NOT FOR CONSTRUCTION

ISSUE NUMBER	DATE	DESCRIPTION
001	12/01/2017	CITY REVIEW
002	12/01/2017	DESIGN DEVELOPMENT SET

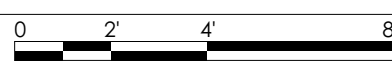
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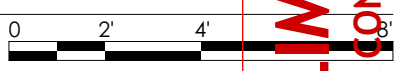
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1 SOUTH ELEVATION (FRONT)  
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION (OCEAN)  
SCALE: 1/4" = 1'-0"



PROPOSED ELEVATIONS

A-201

Brady Residence

Jim and Julia Brady  
9 Moody Street Portland ME 04101

ARCHITECT  
DRAFTSPERSON:  
PJ/JJM  
1/19/18  
PROJECT STATUS:  
25% Construction Docs

CONSULTANT:

SUBMISSIONS:

ISSUE  
001  
12/01/2017  
CITY REVIEW  
002  
12/01/2017  
DESIGN DEVELOPMENT SET

ISSUE NUMBER  
001  
12/01/2017  
CITY REVIEW  
002  
12/01/2017  
DESIGN DEVELOPMENT SET

CHANGES THIS ISSUE  
ID  
DESCRIPTION

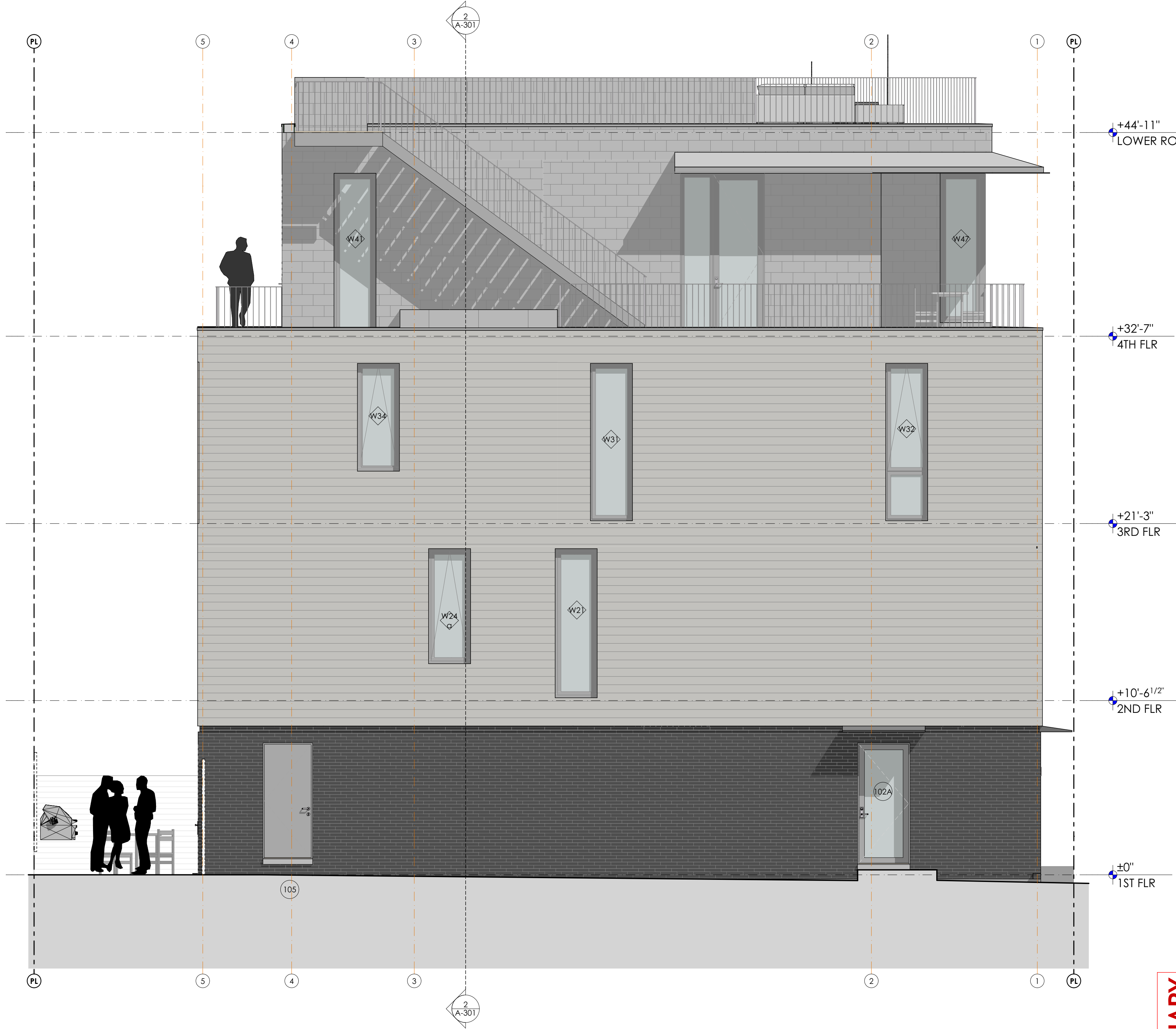
CALEB JOHNSON  
STUDIO  
110 EXCHANGE ST. 2ND FLOOR PORTLAND, ME 04101  
1.207.263.9777



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



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

PRELIMINARY  
NOT FOR CONSTRUCTION

PROPOSED ELEVATIONS

Brady Residence

Jim and Julia Brady  
9 Moody Street Portland ME 04101

ARCHITECT  
DRAFTSPERSON:  
PJ/JJ/JM  
1/19/18  
PROJECT STATUS:  
25% Construction Docs

CONSULTANT:

SUBMISSIONS:

ISSUE DATE  
001 12/01/2017  
002 12/01/2017

ISSUE NUMBER  
001 12/01/2017  
002 12/01/2017

CHANGES THIS ISSUE

ID DESCRIPTION

CALEB JOHNSON  
STUDIO  
110 EXCHANGE ST. 2ND FLOOR PORTLAND, ME 04101  
1.207.263.9777





3D LOOKING AT REAR



3D LOOKING AT REAR AND SIDE



3D LOOKING NORTH



3D LOOKING WEST

**PRELIMINARY**  
NOT FOR CONSTRUCTION

3D VIEWS

A-203

**Brady Residence**

Jim and Julia Brady  
9 Moody Street Portland ME 04101

**ARCHITECT**  
DRAFTSPERSON:  
PJ/JJM  
DATE OF ISSUE:  
1/19/18  
**PROJECT STATUS:**  
25% Construction Docs

**CONSULTANT:**

**SUBMISSIONS:**  
ISSUE DATE  
001 12/5/2017  
002 12/5/2017

**DESCRIPTION**  
CITY REVIEW  
DESIGN DEVELOPMENT SET

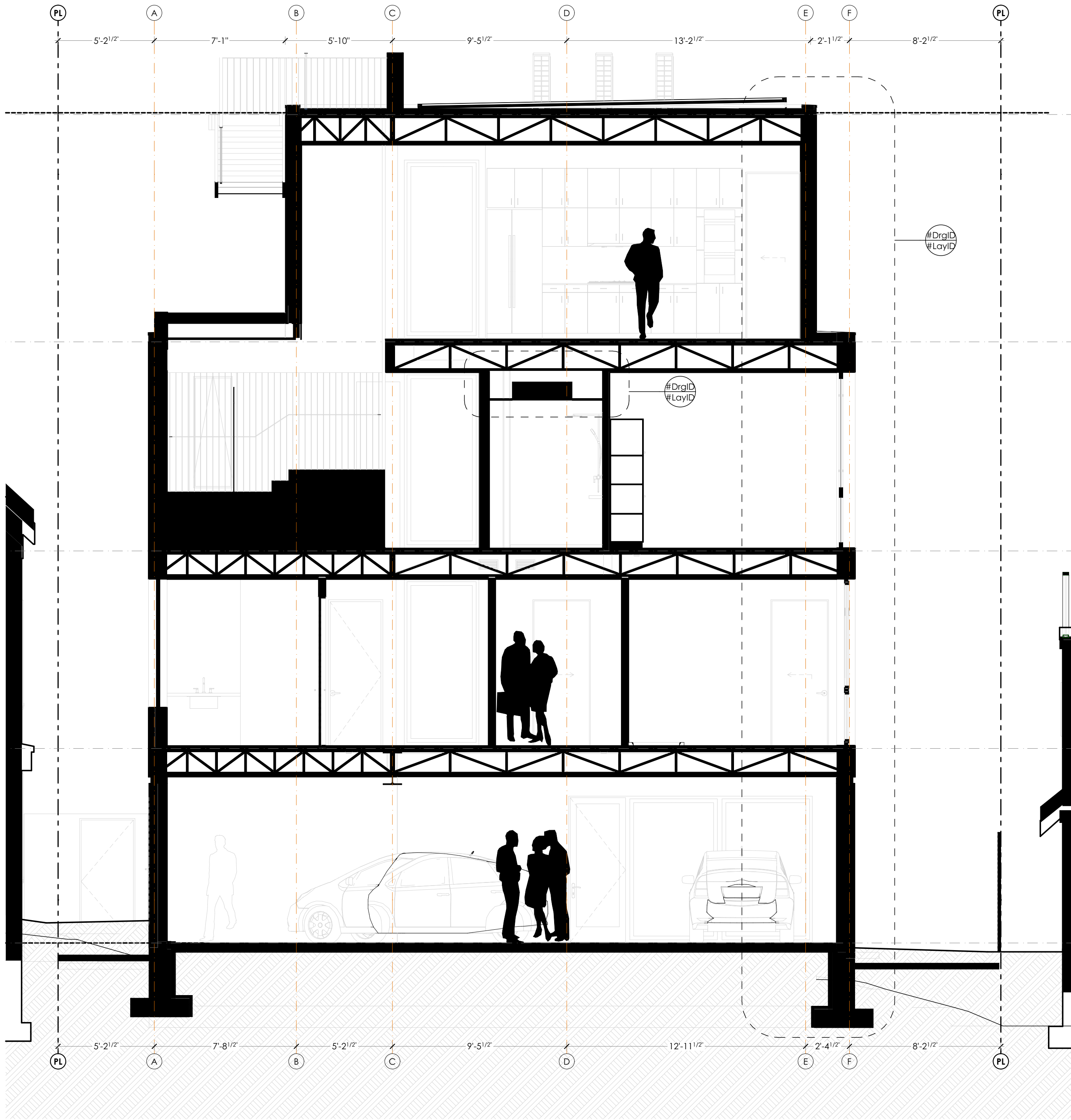
**ISSUE NUMBER**  
CHANGE  
001  
002

**CHANGES THIS ISSUE**

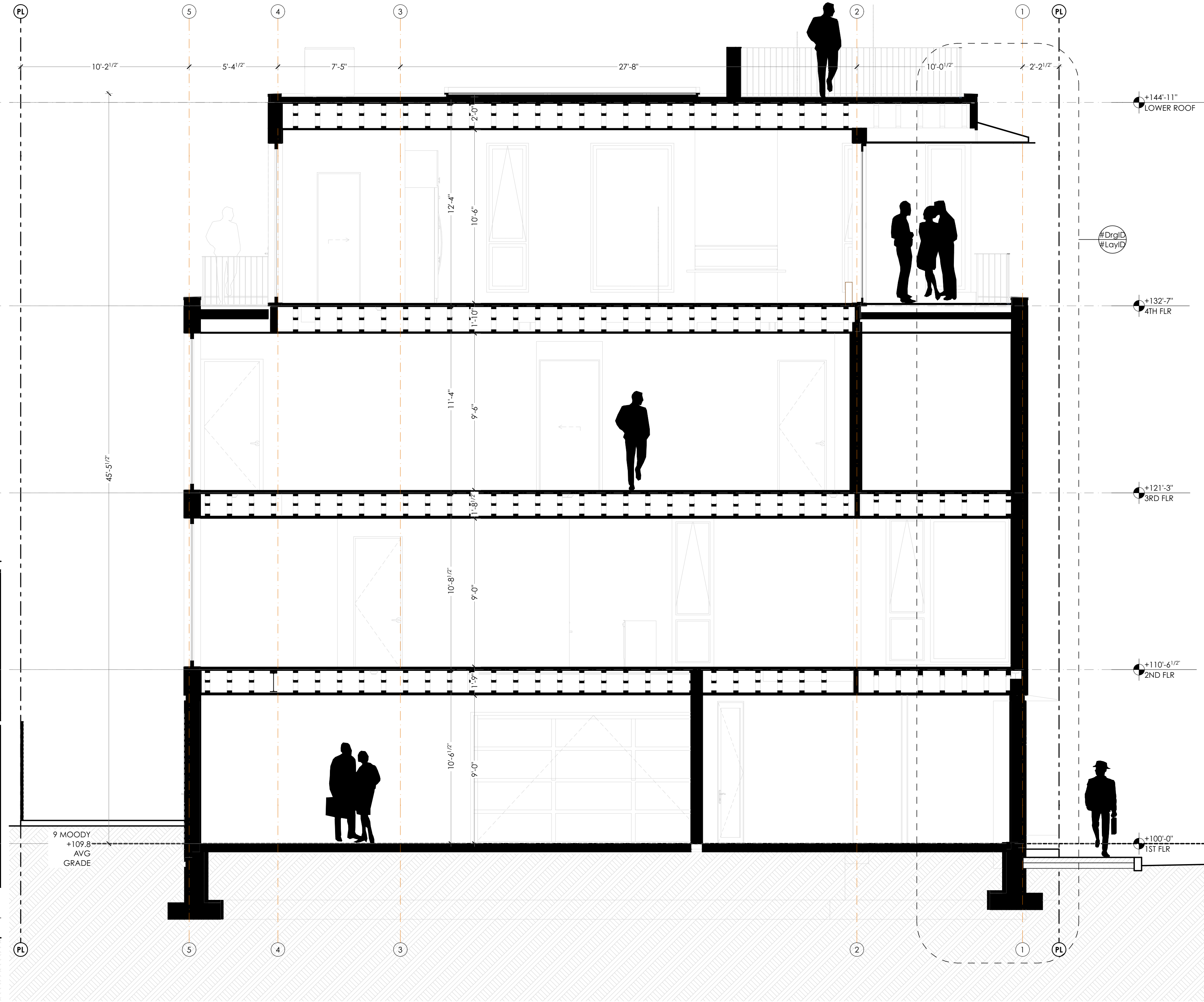
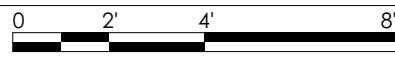
ID	DESCRIPTION

**CALEB JOHNSON**  
STUDIO  
110 EXCHANGE ST. 2ND FLOOR PORTLAND, ME 04101  
1.207.263.9777

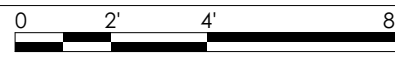




2 BUILDING SECTION - TRANSVERSE 1  
SCALE: 1/4" = 1'-0"



1 BUILDING SECTION - LONGITUDINAL 1  
SCALE: 1/4" = 1'-0"



**PRELIMINARY**  
NOT FOR CONSTRUCTION

BUILDING SECTIONS

**Brady Residence**

Jim and Julia Brady  
9 Moody Street Portland ME 04101

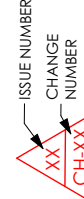
**A-301**

**ARCHITECT**  
DRAFTSPERSON:  
PJ/J/DA  
DATE: 1/19/18  
PROJECT STATUS:  
25% Construction Docs

**CONSULTANT:**

**SUBMISSIONS:**

ISSUE	DATE	DESCRIPTION
001	12/01/2017	CITY REVIEW
002	12/01/2017	DESIGN DEVELOPMENT SET

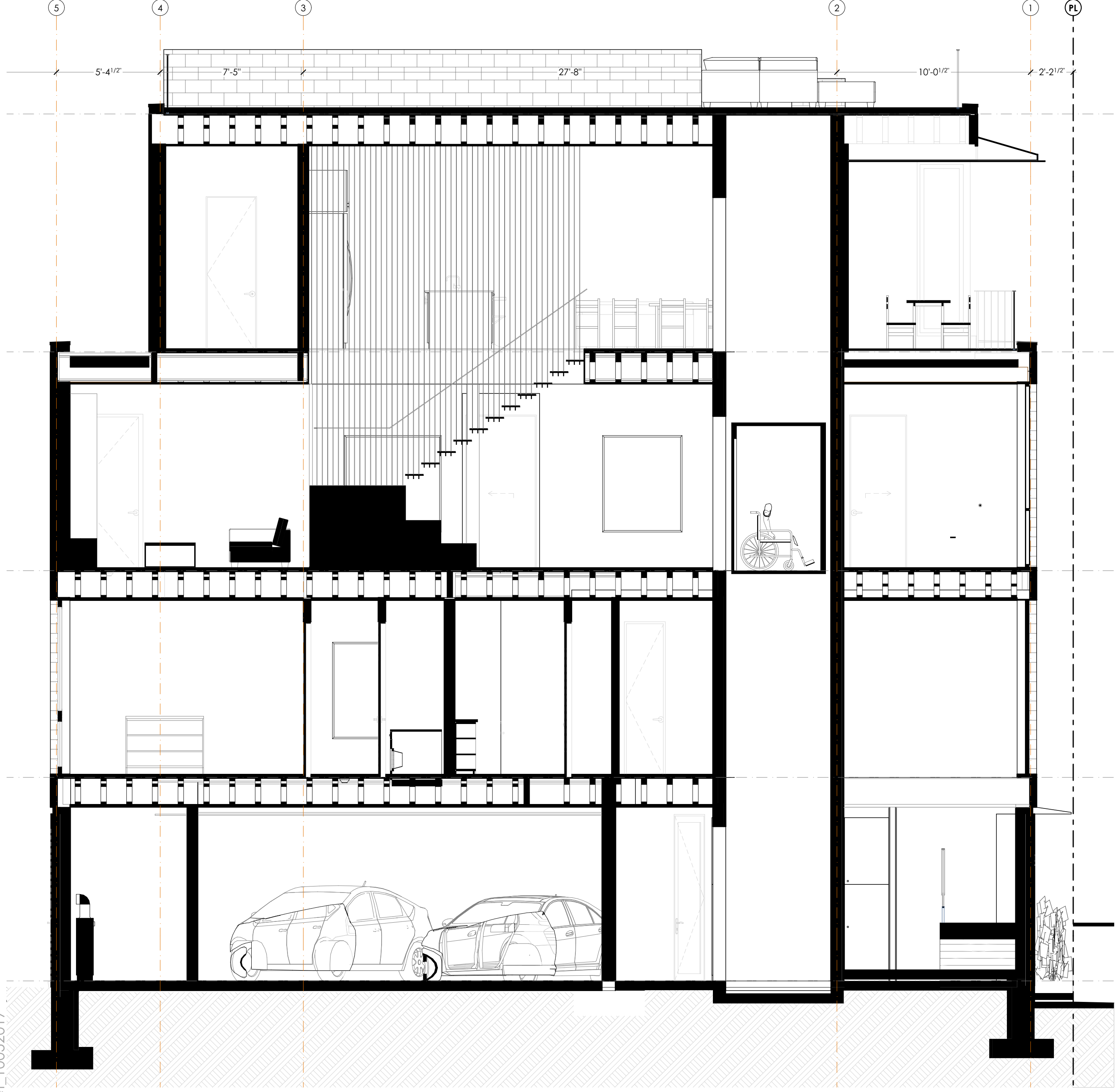


**CHANGES THIS ISSUE:**

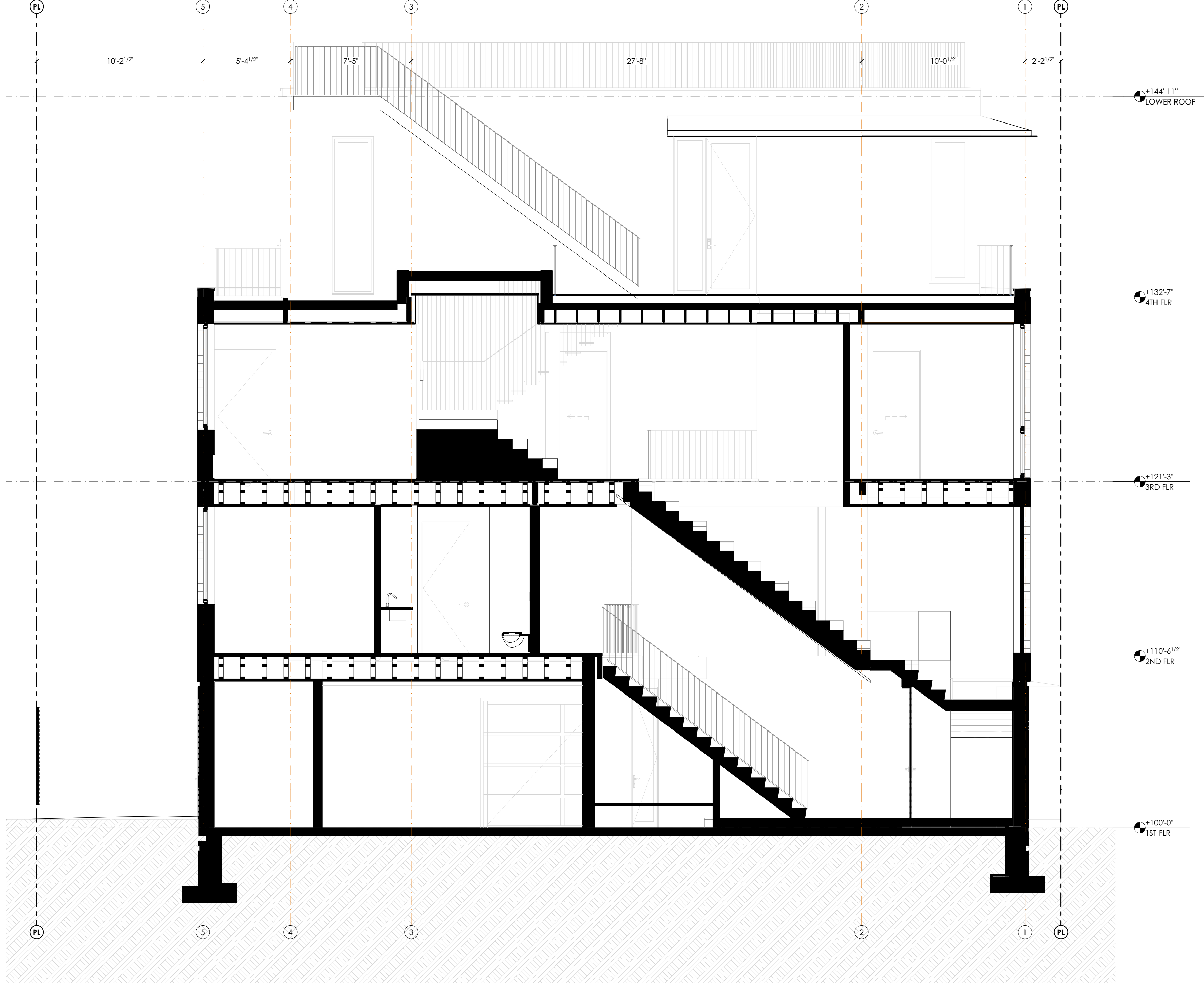
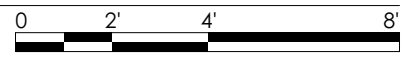
ID	DESCRIPTION

**CALEB JOHNSON**  
STUDIO  
110 EXCHANGE ST. 2ND FLOOR PORTLAND, ME 04101  
1.207.263.9777

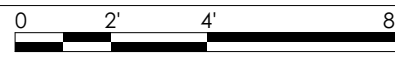




2 BUILDING SECTION - LONGITUDINAL 3  
SCALE: 1/4" = 1'-0"



1 BUILDING SECTION - LONGITUDINAL 2  
SCALE: 1/4" = 1'-0"



**PRELIMINARY**  
NOT FOR CONSTRUCTION

BUILDING SECTIONS

**Brady Residence**

Jim and Julia Brady  
9 Moody Street Portland ME 04101

**A-302**

**ARCHITECT**  
DRAFTSPERSON:  
PJ/JJA  
1/19/18  
PROJECT STATUS:  
25% Construction Docs

**CONSULTANT:**

**SUBMISSIONS:**

ISSUE DATE DESCRIPTION  
001 12/01/2017 CITY REVIEW  
002 12/01/2017 DESIGN DEVELOPMENT SET

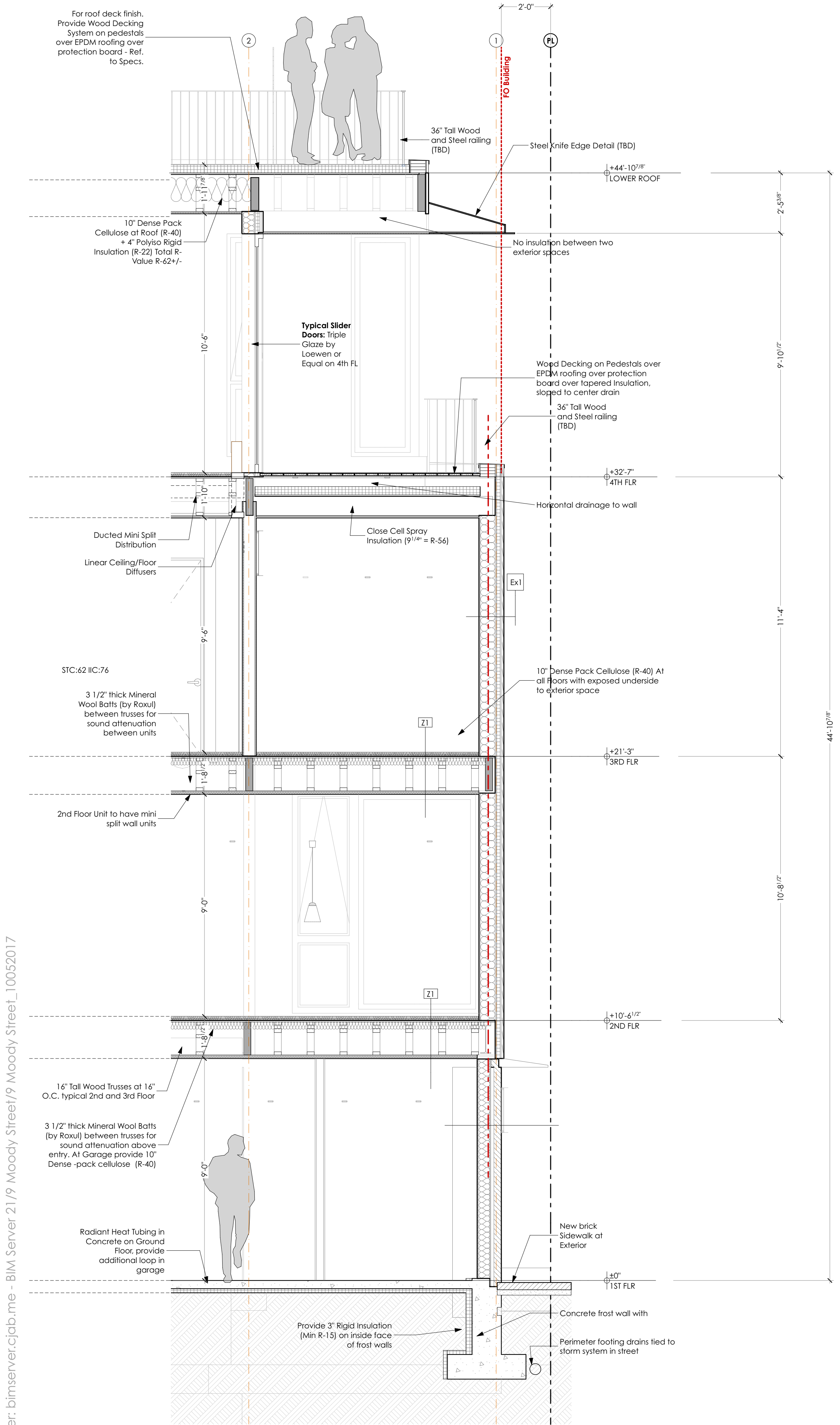
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0001  
0002

**CHANGES THIS ISSUE:**

**CALEB JOHNSON**  
STUDIO  
110 EXCHANGE ST. 2ND FLOOR PORTLAND, ME 04101  
1.207.263.9777

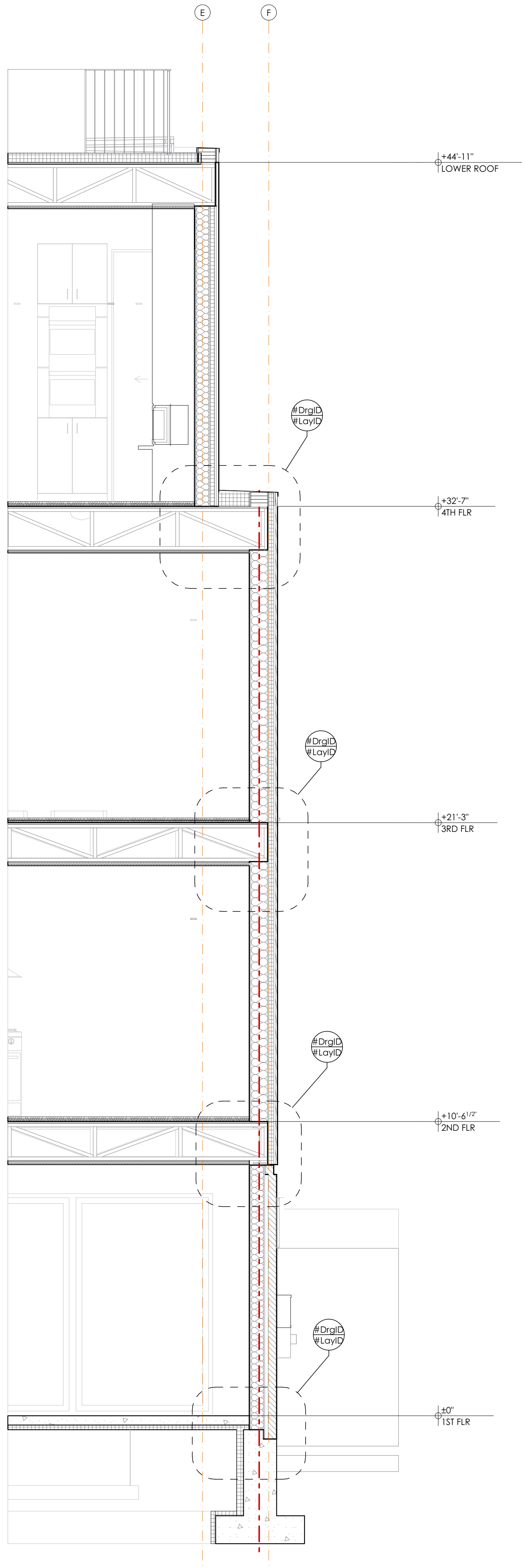


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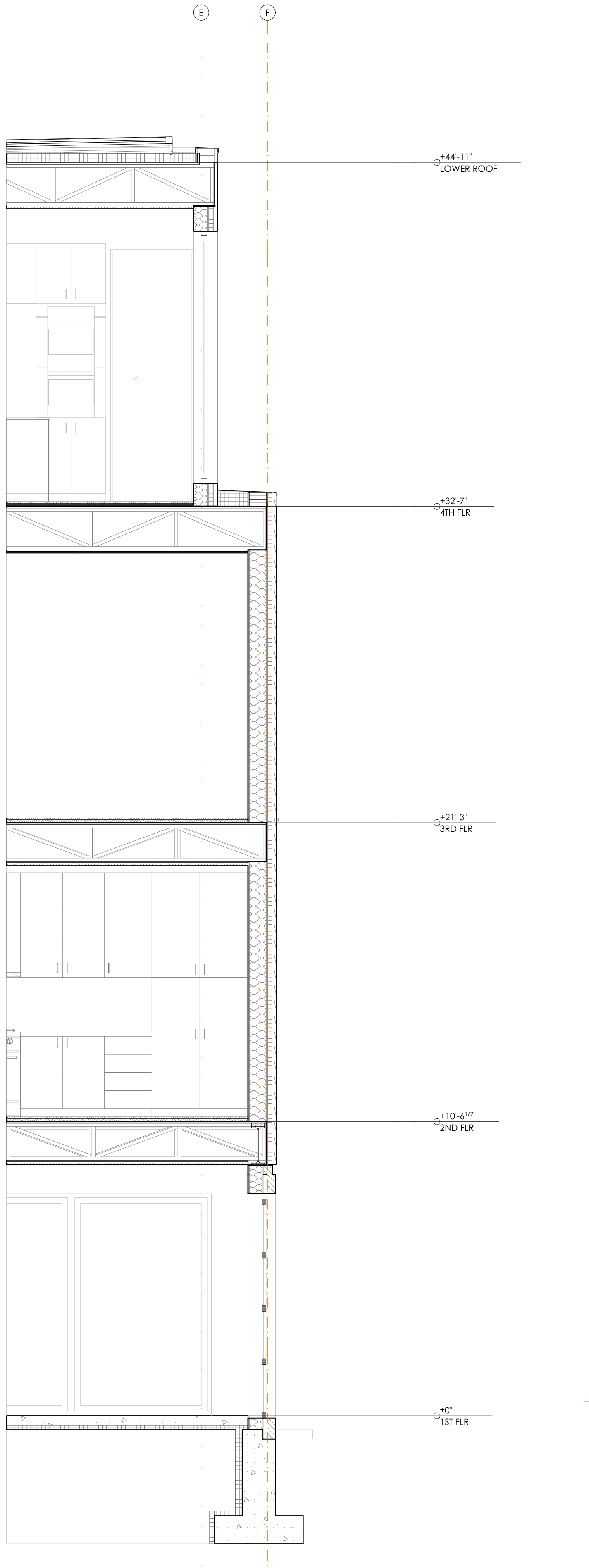


1 WALL SECTION AT MOODY STEET AT FRONT  
SCALE: 3/8" = 1'-0"

2 WALL SECTION AT NORTH OF BUILDING  
SCALE: 3/8" = 1'-0"



3 WALL SECTION AT NORTH OF BUILDING  
SCALE: 3/8" = 1'-0"



PRELIMINARY  
NOT FOR CONSTRUCTION

WALL SECTIONS

Brady Residence

Jim and Julia Brady  
9 Moody Street Portland ME 04101

A-303

ARCHITECT  
DRAFTSPERSON:  
PJ/JJM  
DATE: 1/19/18  
PROJECT STATUS:  
25% Construction Docs

CONSULTANT:

SUBMISSIONS:

ISSUE  
001  
002

DATE  
12/5/2017  
12/5/2017

DESCRIPTION  
CITY REVIEW  
DESIGN DEVELOPMENT SET

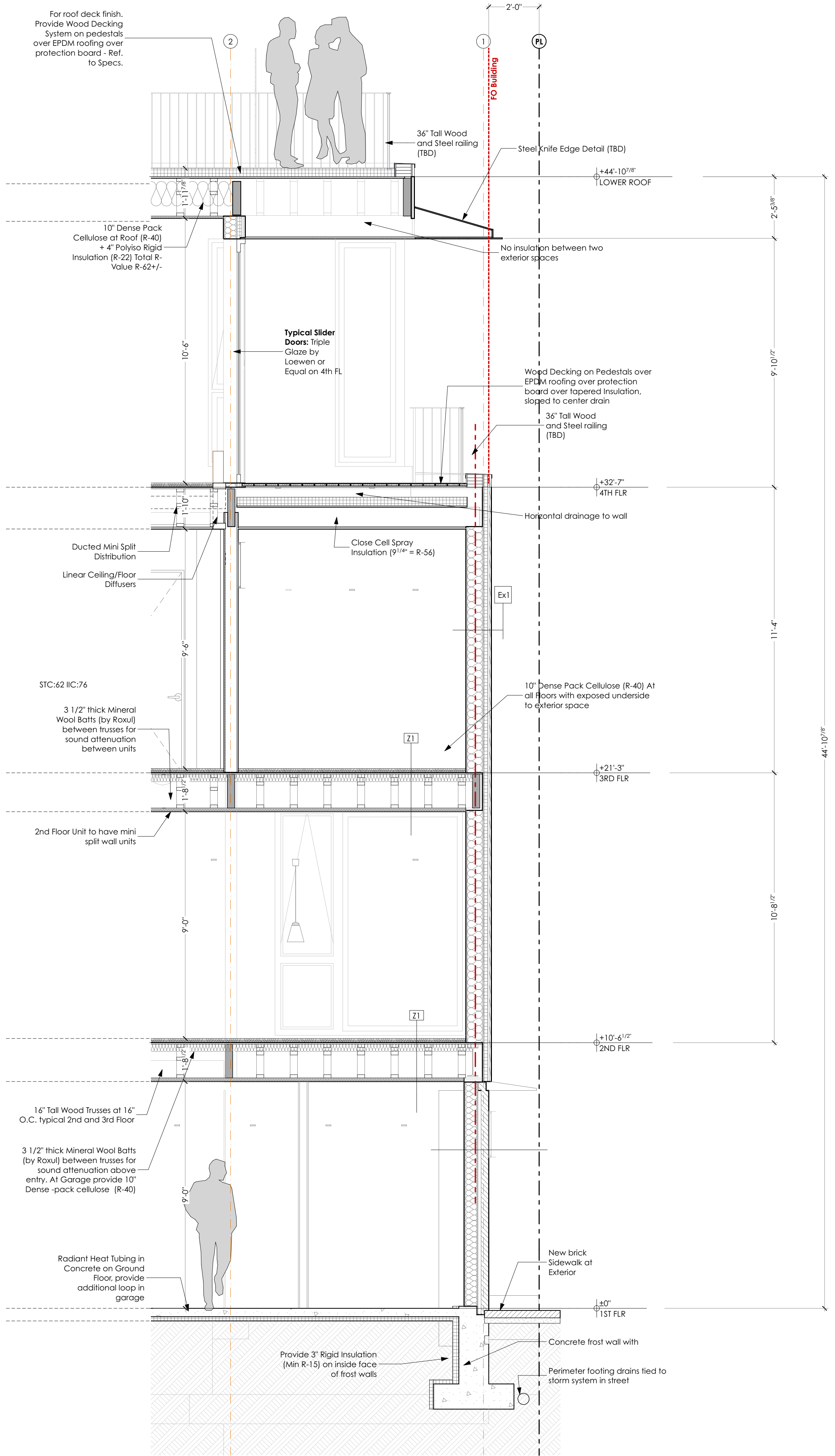
ISSUE NUMBER  
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001

CHANGES THIS ISSUE:  
ID DESCRIPTION

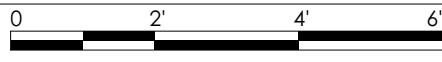
CALEB JOHNSON  
STUDIO  
110 EXCHANGE ST. 2ND FLOOR PORTLAND, ME 04101  
1.207.263.9777



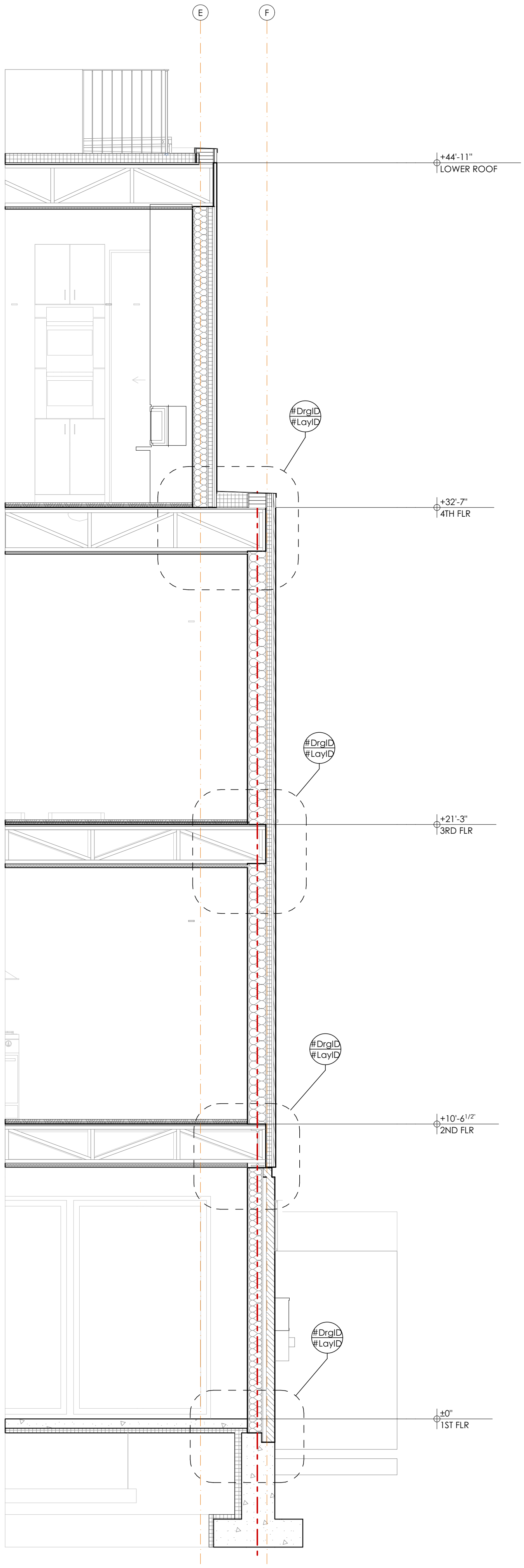
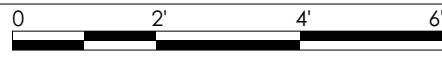
BIM Server: bimservers.cjpb.me - BIM Server 21/9 Moody Street/9 Moody Street\_10052017



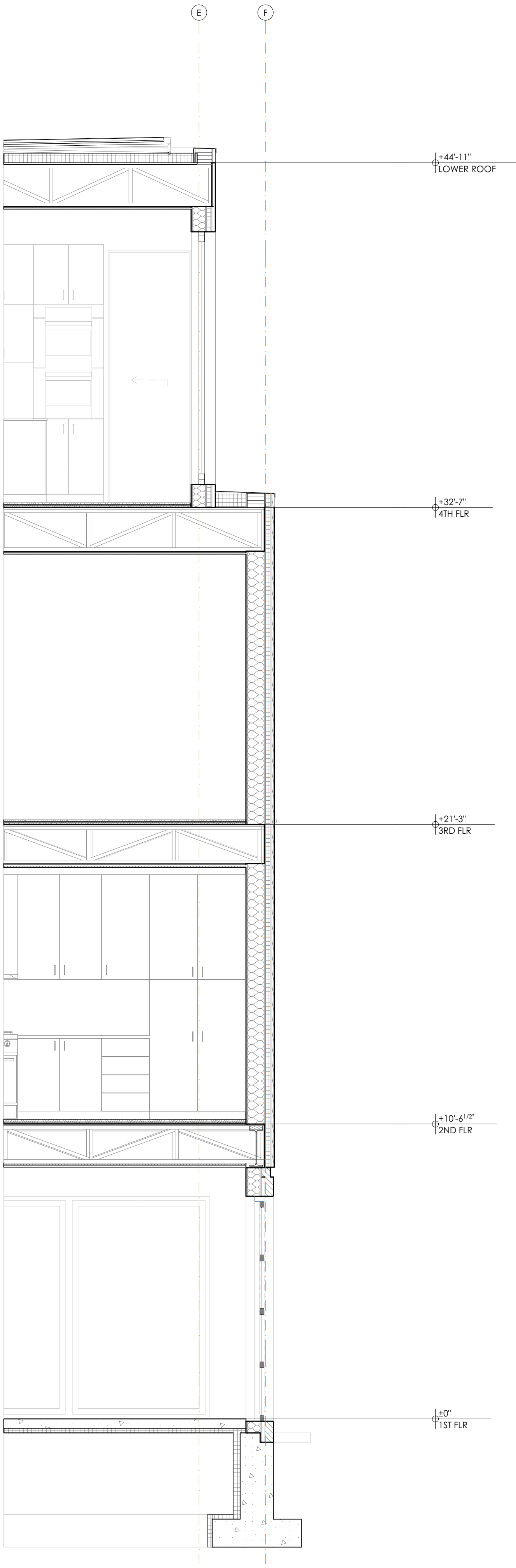
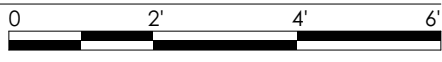
WALL SECTION AT MOODY STEET AT FRONT  
SCALE: 3/8" = 1'-0"



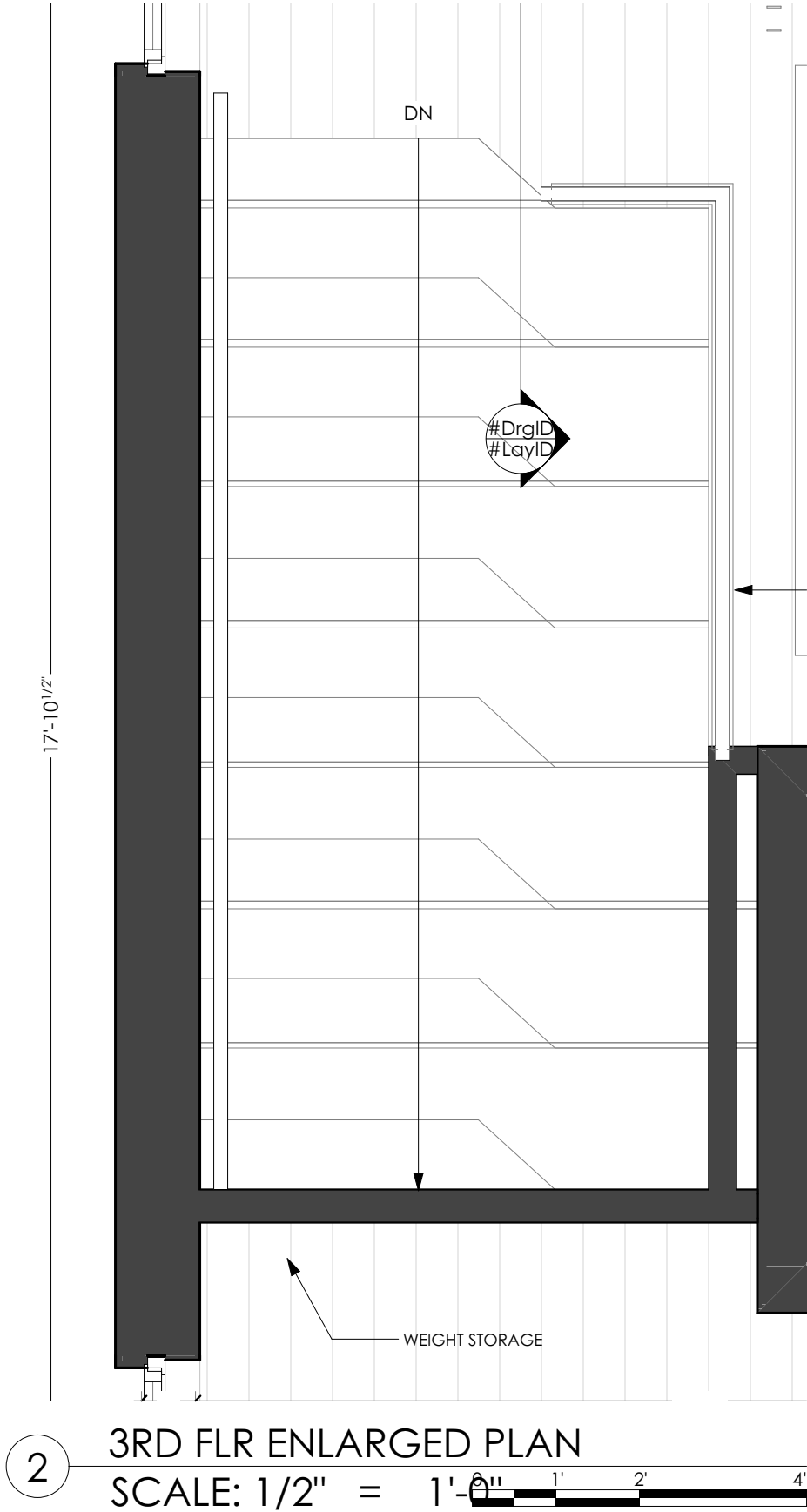
WALL SECTION AT NORTH OF BUILDING  
SCALE: 3/8" = 1'-0"



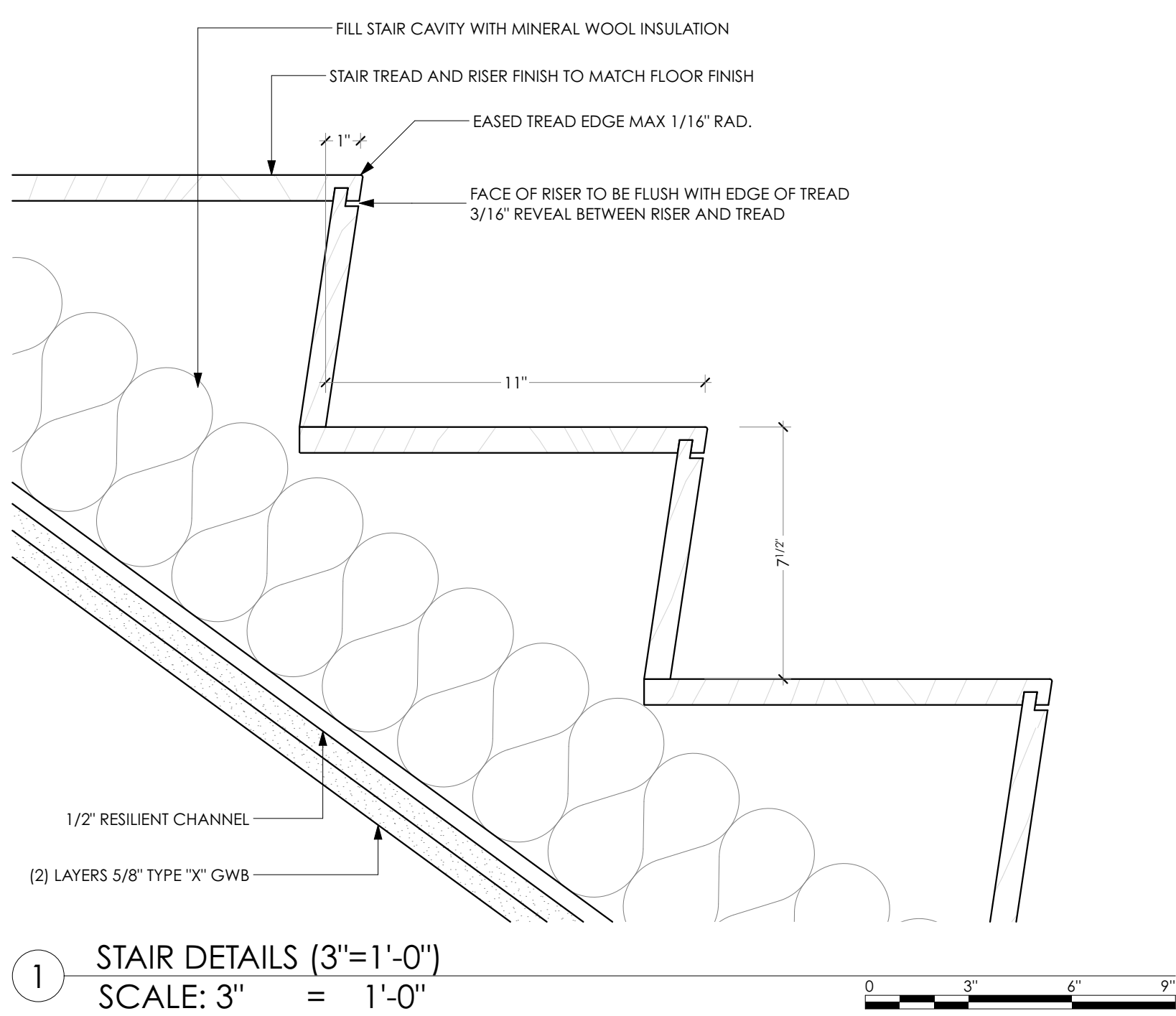
WALL SECTION AT NORTH OF BUILDING  
SCALE: 3/8" = 1'-0"







2 3RD FLR ENLARGED PLAN  
SCALE: 1/2" = 1'-0"



1 STAIR DETAILS (3"=1'-0")  
SCALE: 3" = 1'-0"

PRELIMINARY  
NOT FOR CONSTRUCTION

STAIR DETAILS

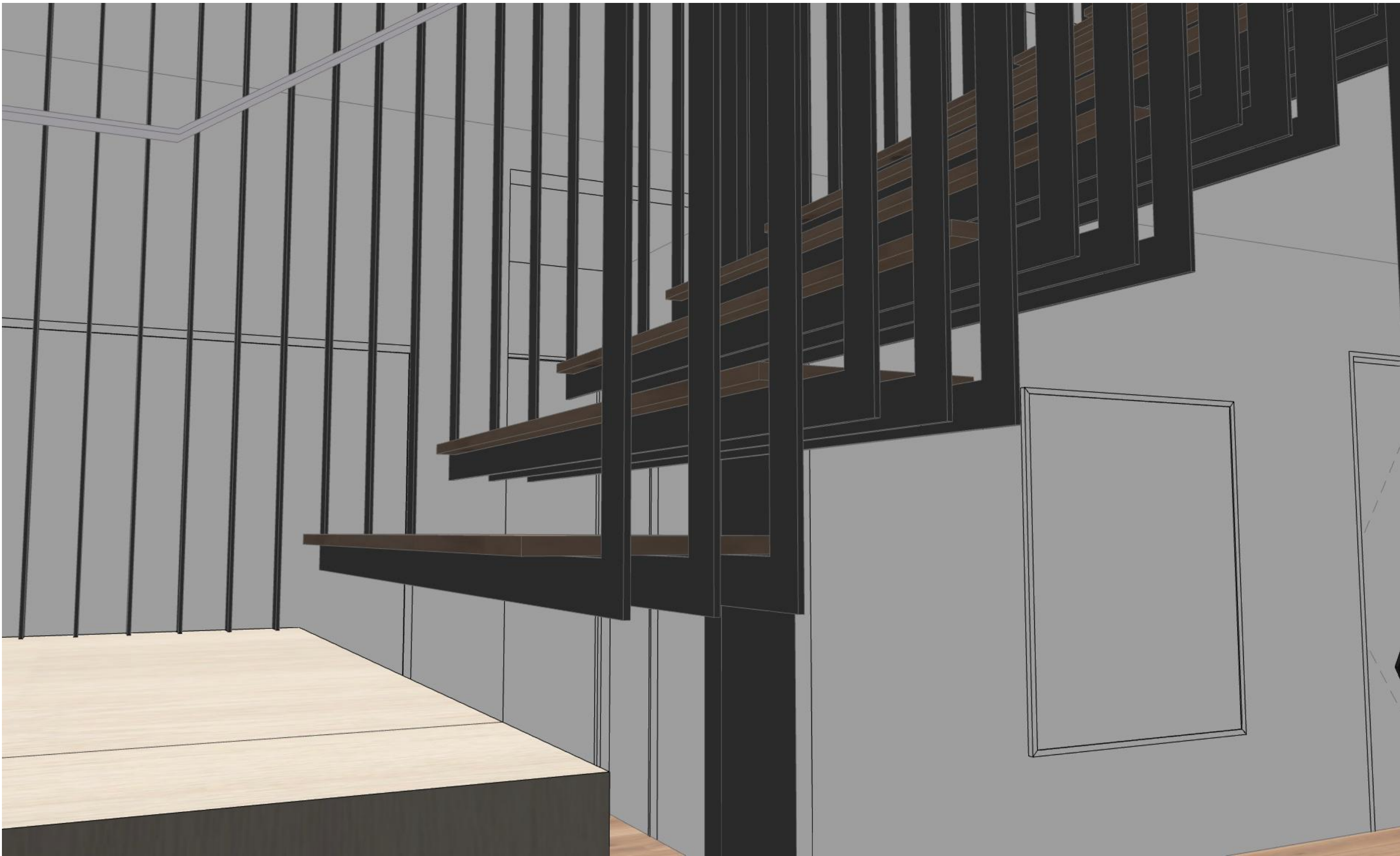
**Brady Residence**  
Jim and Julia Brady  
9 Moody Street Portland ME 04101

ARCHITECT  
DRAFTSPERSON:  
PJ/JJM  
DATE OF ISSUE:  
1/19/18  
PROJECT STATUS:  
25% Construction Docs

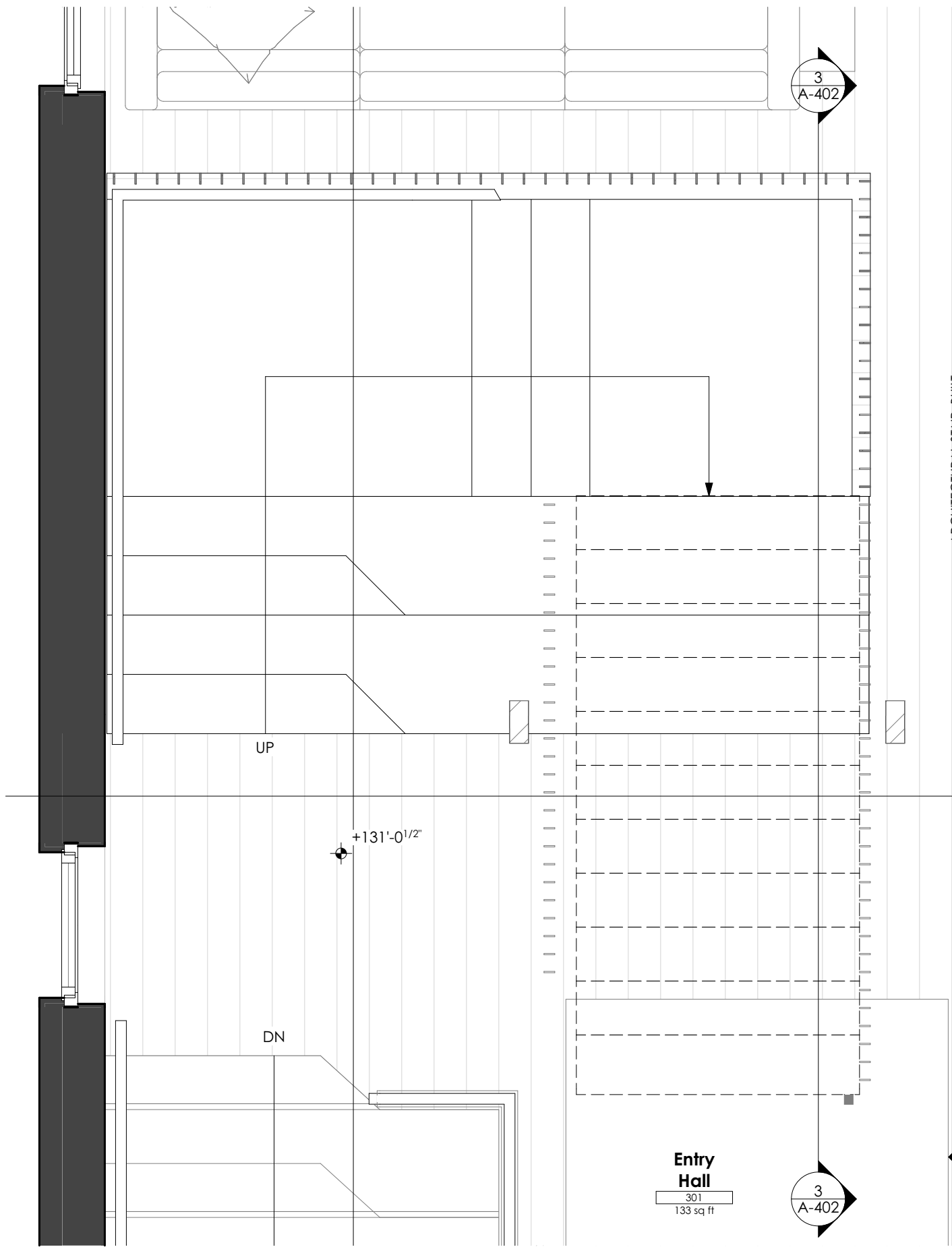
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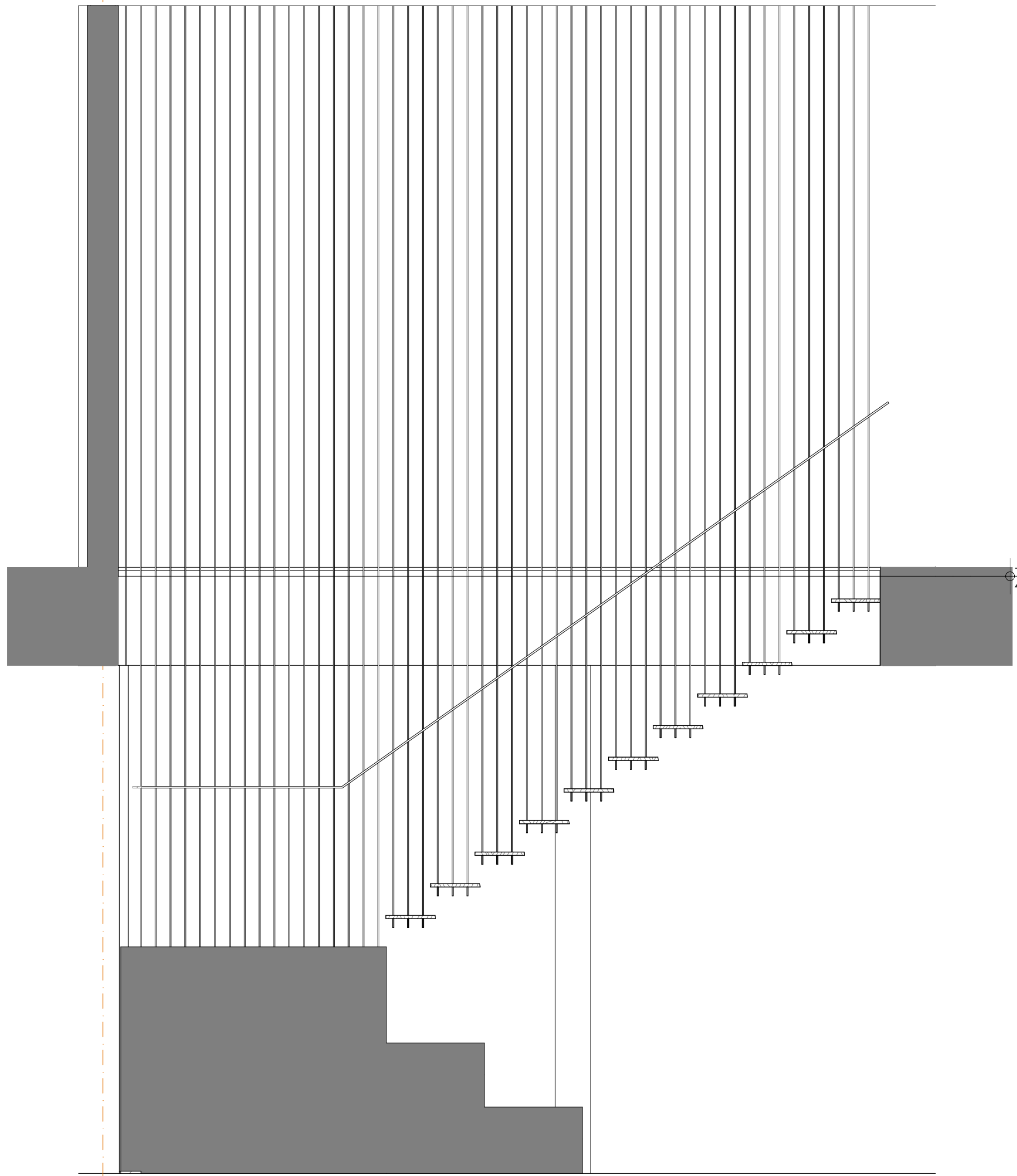




1 Generic Perspective  
SCALE: 1:84.26



2 3RD FLR ENLARGED PLAN  
SCALE: 1/2" = 1'-0"



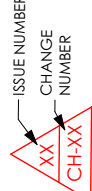
3 MILLWORK SECTION AT STAIR  
SCALE: 1/2" = 1'-0"

PRELIMINARY  
NOT FOR CONSTRUCTION

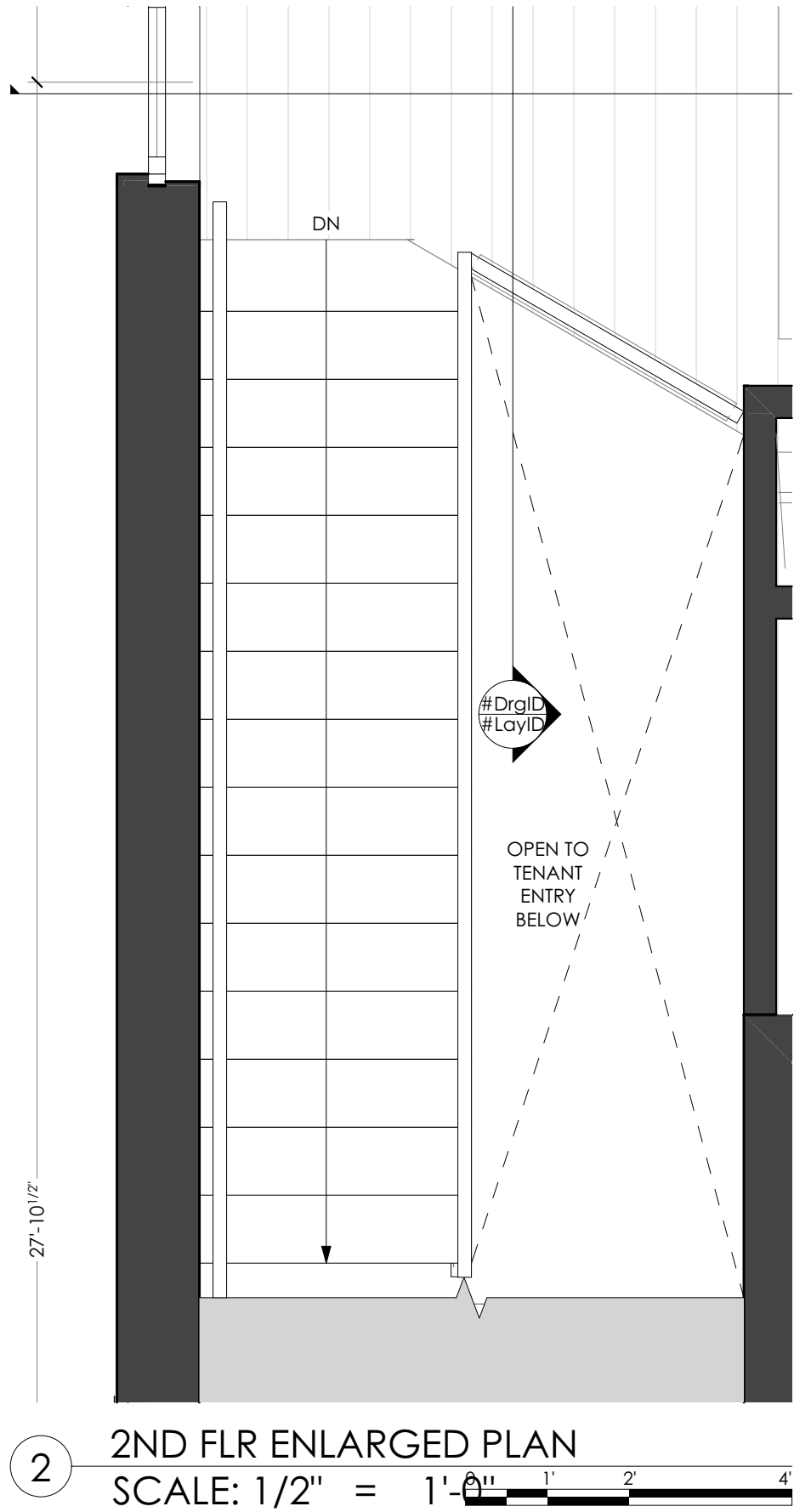
SUBMISSIONS:		CHANGES THIS ISSUE:	
ISSUE	DATE	ID	DESCRIPTION
001	12/01/2017		CITY REVIEW
002	12/01/2017		DESIGN DEVELOPMENT SET



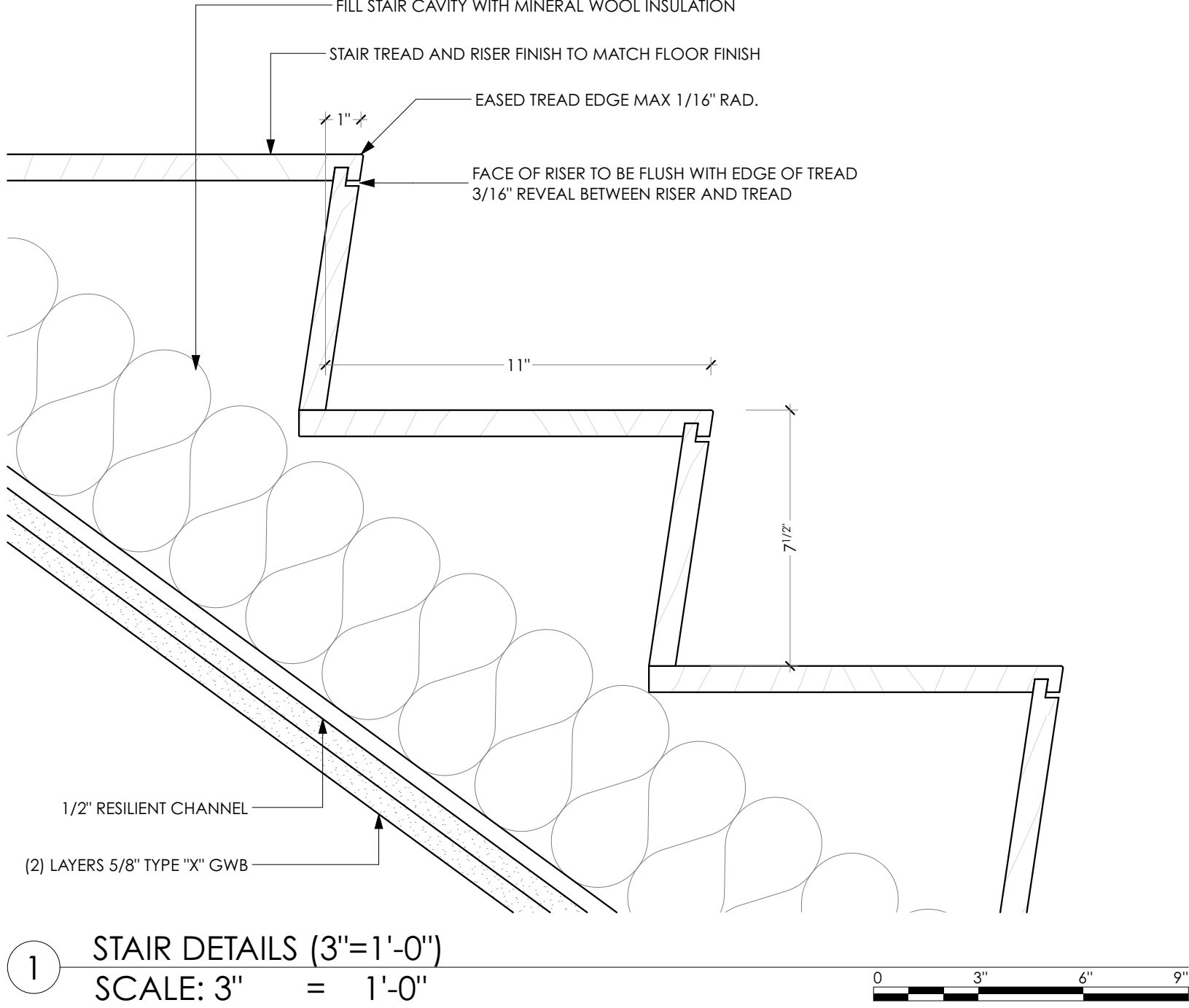
ISSUE	DATE	DESCRIPTION
001	12/01/2017	CITY REVIEW
002	12/01/2017	DESIGN DEVELOPMENT SET



ID	DESCRIPTION



2 2ND FLR ENLARGED PLAN  
SCALE: 1/2" = 1'-0"



1 STAIR DETAILS (3"=1'-0")  
SCALE: 3" = 1'-0"



PRELIMINARY  
NOT FOR CONSTRUCTION

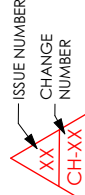
A-404

**Brady Residence**  
Jim and Julia Brady  
9 Moody Street Portland ME 04101

**ARCHITECT**  
DRAFTSPERSON:  
PJ/JJM  
DATE OF ISSUE:  
1/19/18  
**PROJECT STATUS:**  
25% Construction Docs

**CONSULTANT:**

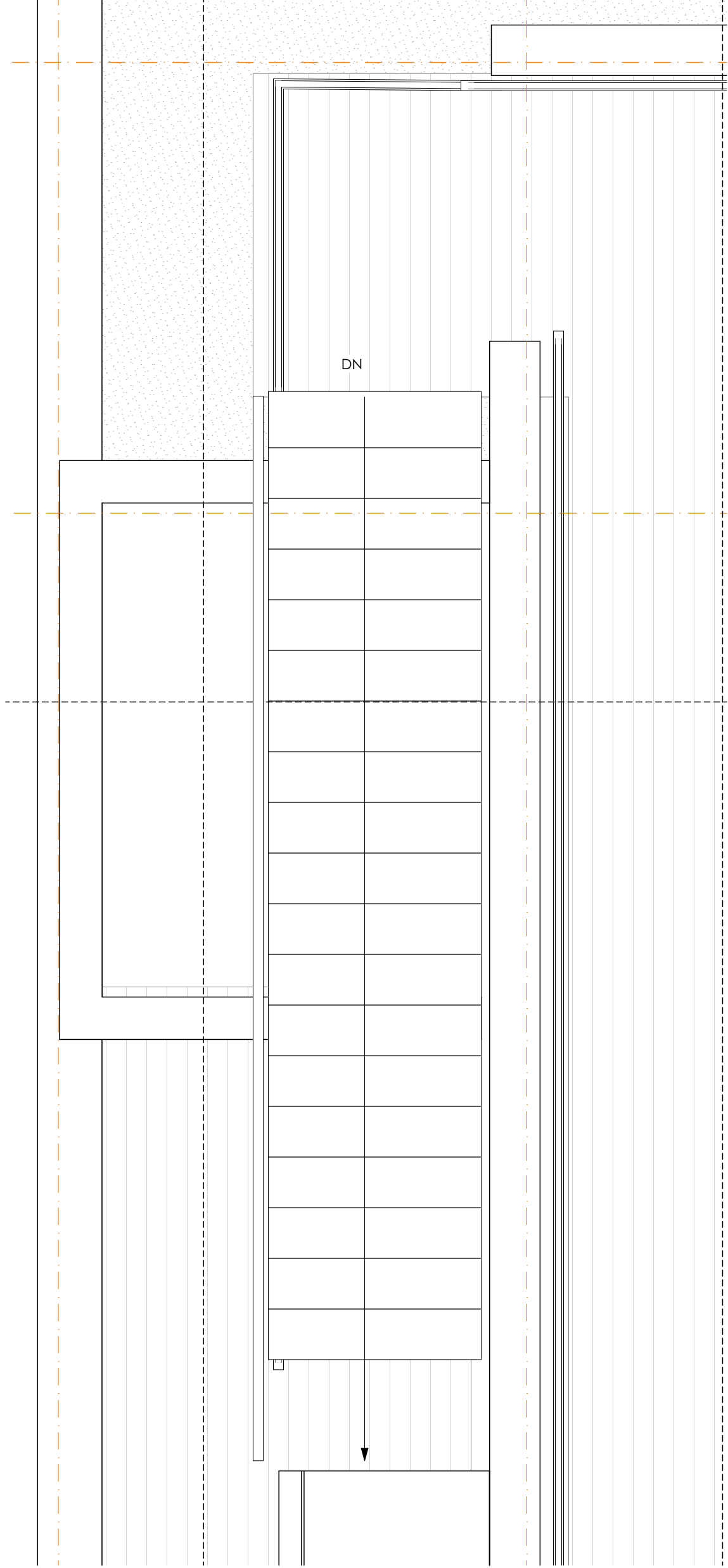
SUBMISSIONS:		DATE	DESCRIPTION
ISSUE	001	12.01.2017	CITY REVIEW
ISSUE	002	12.01.2017	DESIGN DEVELOPMENT SET



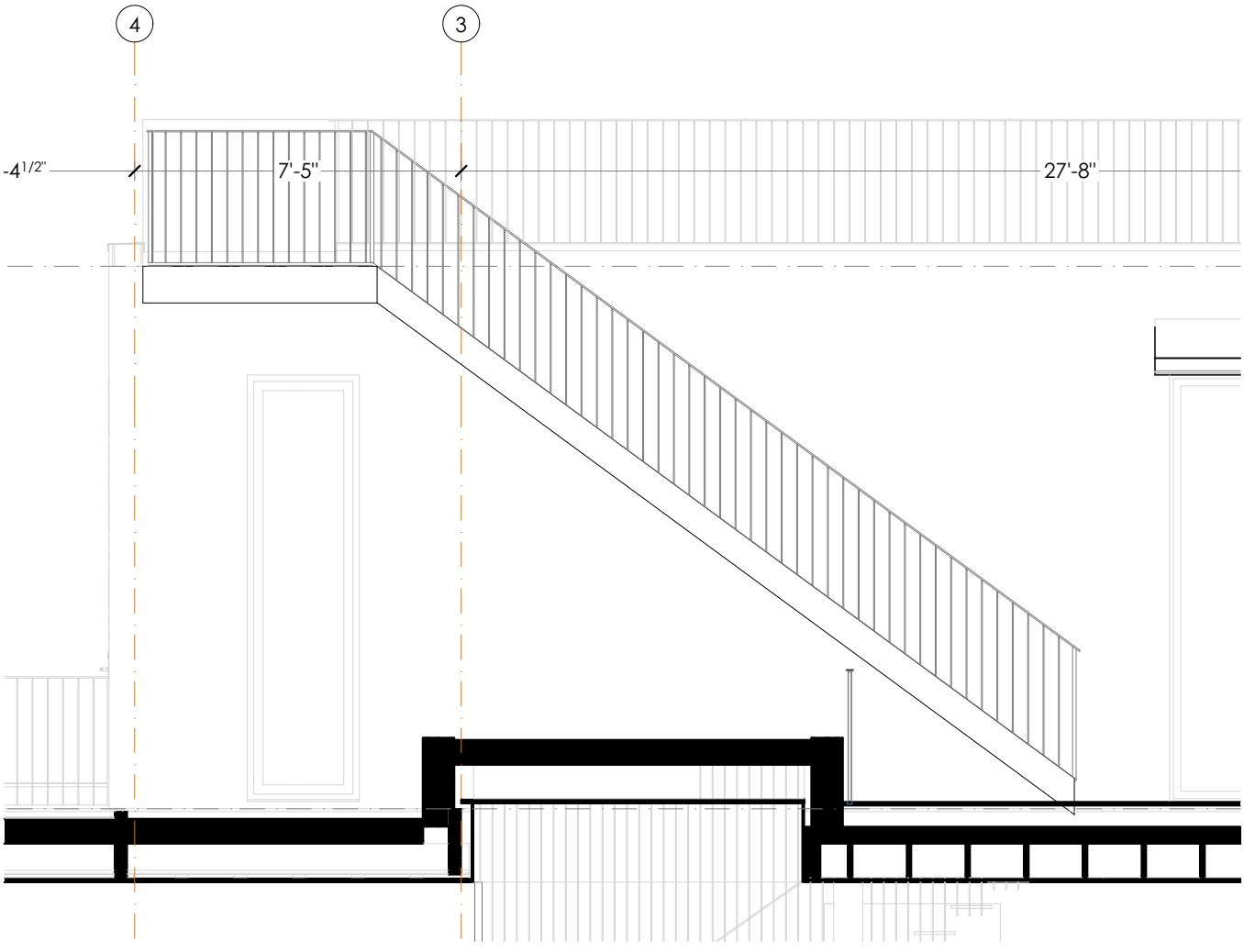
CHANGES THIS ISSUE	
ID	DESCRIPTION

**CALEB JOHNSON**  
STUDIO  
110 EXCHANGE ST. 2ND FLOOR PORTLAND, ME 04101  
1.207.263.9177

1 ROOF TERRACE STAIRS  
SCALE: 1/2" = 1'-0"



2 BUILDING SECTION - LONGITUDINAL 2  
SCALE: 1/4" = 1'-0"









BIM Server: bimservers.cjpb.me - BIM Server 21/9 Moody Street/9 Moody Street\_10052017

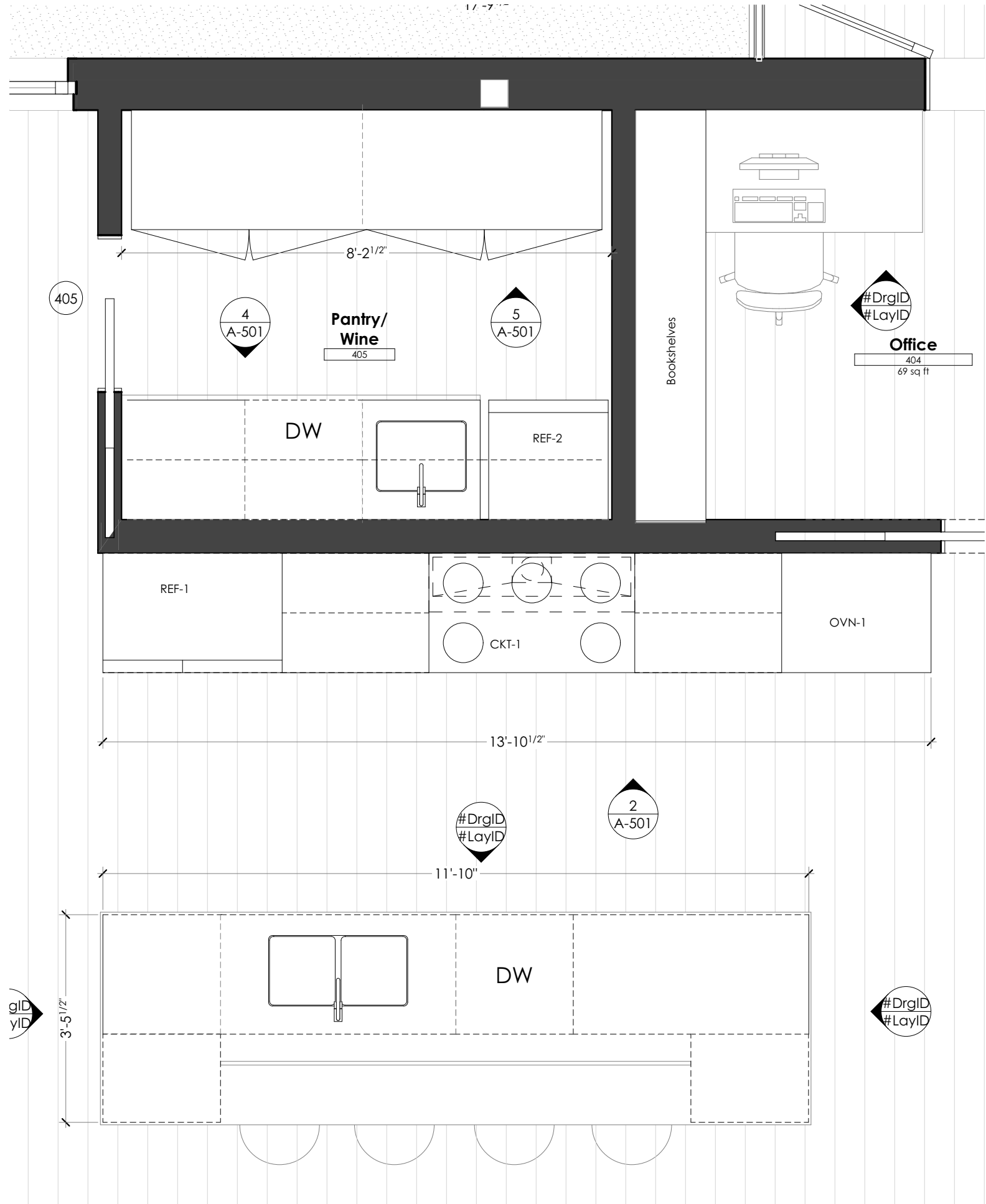
BATHROOM INSET MILLWORK SPECIFICATIONS

BOX CONSTRUCTION: FRAMELESS  
EXTERIOR FINISH: TBD BY OWNER  
INTERIOR FINISH: TBD BY OWNER  
DOOR STYLE: 3/4 SLAB FULL OVERLAY

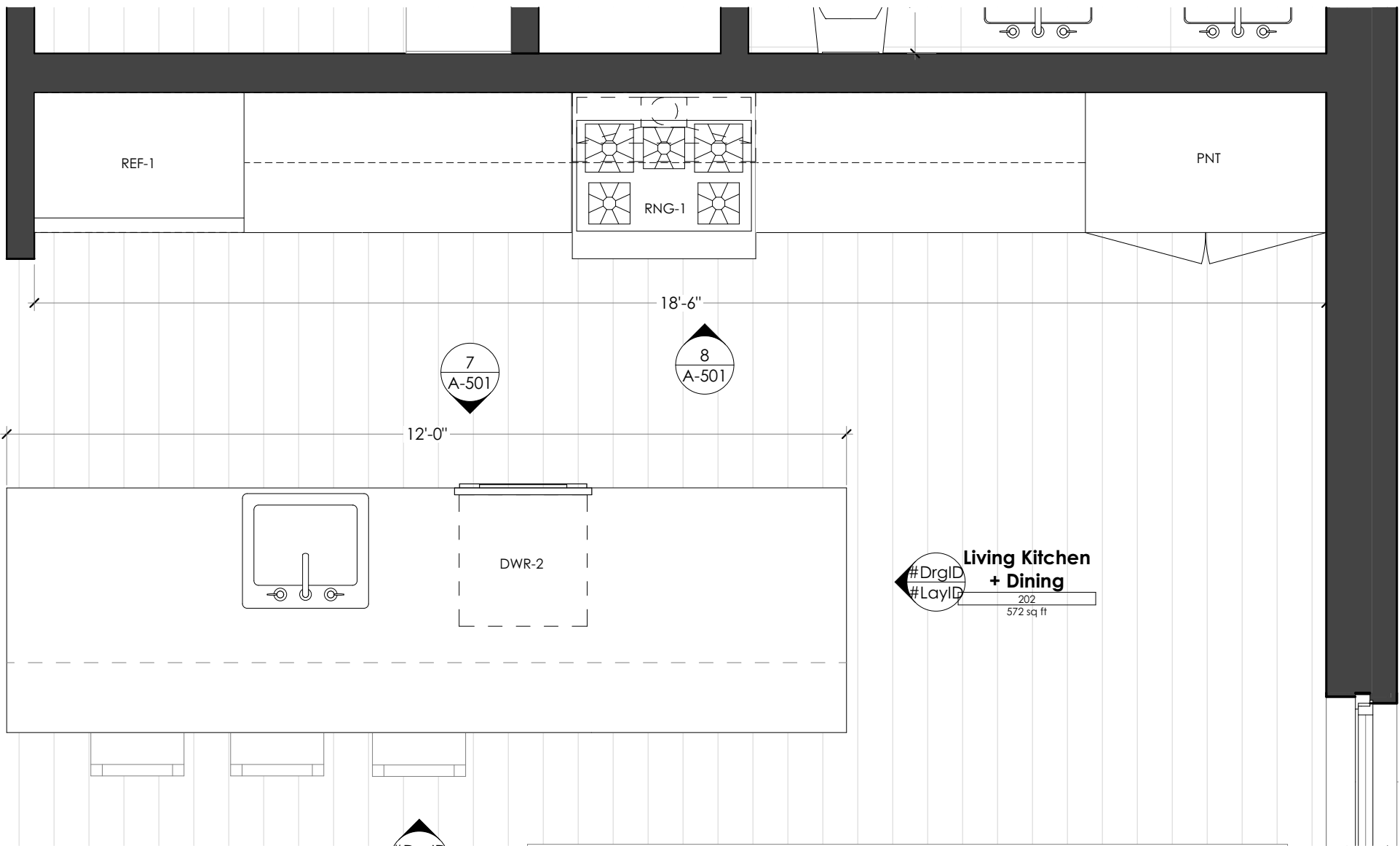
DRAWER GLIDES: FULL EXTENSION, SOFT CLOSE  
DOOR HINGES: TBD BY OWNER

DRAWER PULLS: TBD BY OWNER  
DOOR PULLS: TBD BY OWNER  
HARDWARE FINISH: TBD BY OWNER

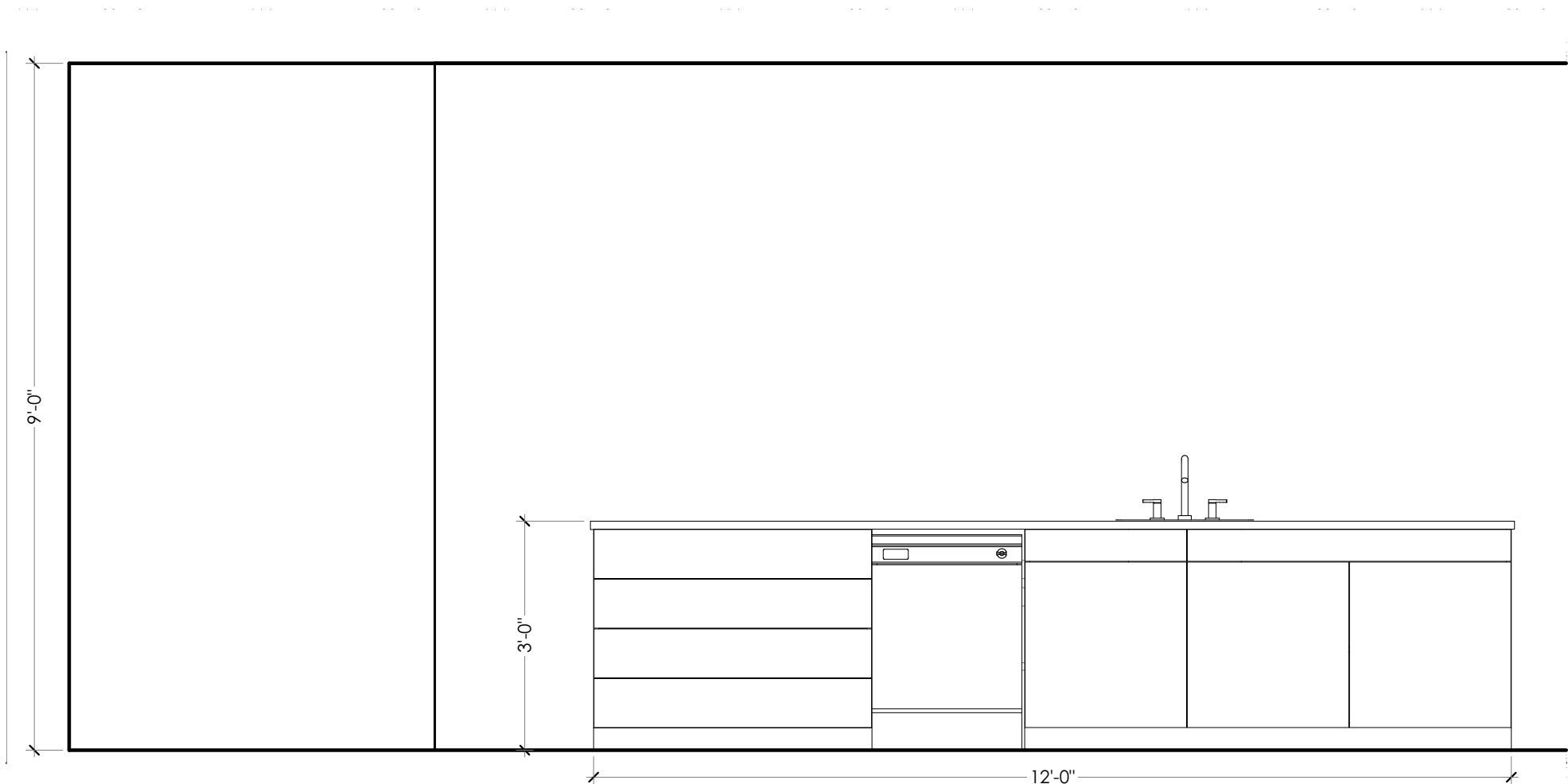
REFER TO APPLIANCE SCHEDULE FOR LIST OF EQUIPMENT.



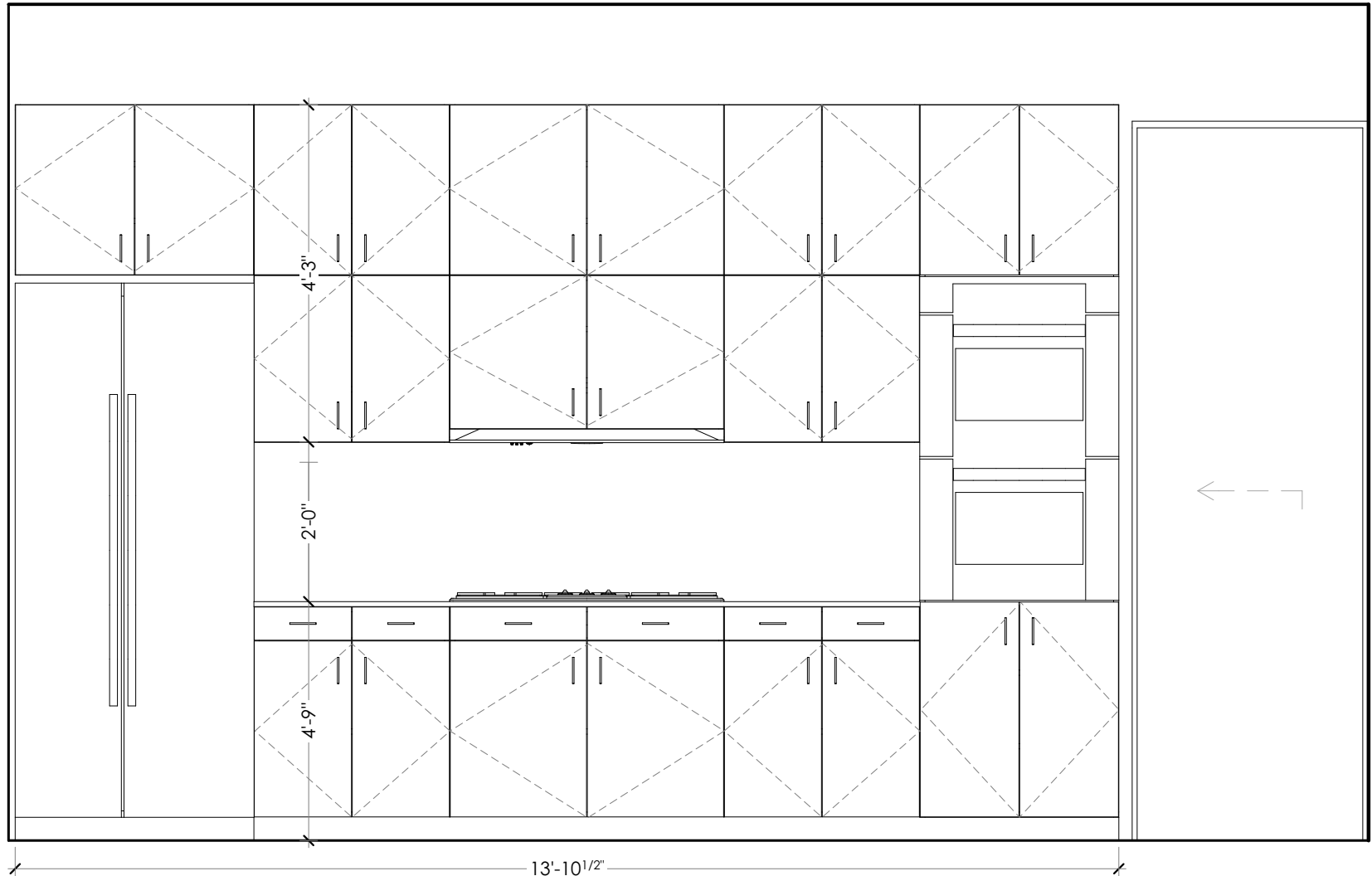
1 4TH FLR ENLARGED PLAN  
SCALE: 1/2" = 1'-0"



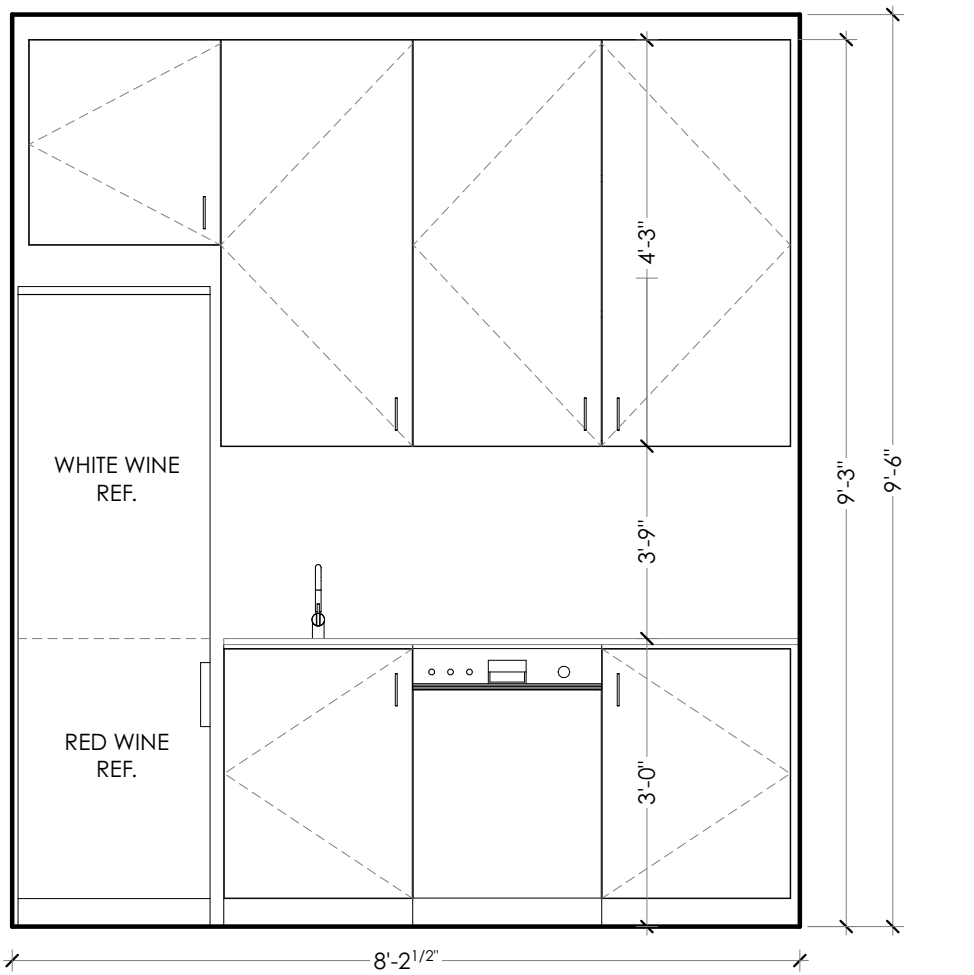
6 2ND FLR ENLARGED PLAN  
SCALE: 1/2" = 1'-0"



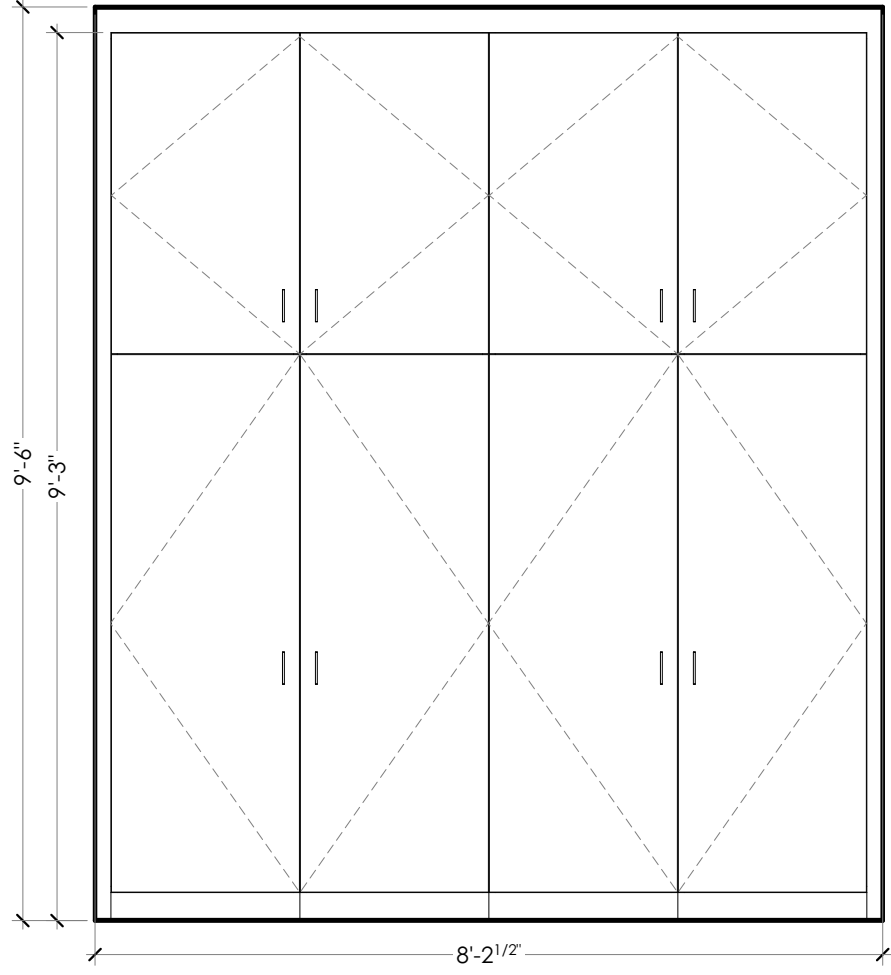
7 ISLAND - RANGE FACING  
SCALE: 1/2" = 1'-0"



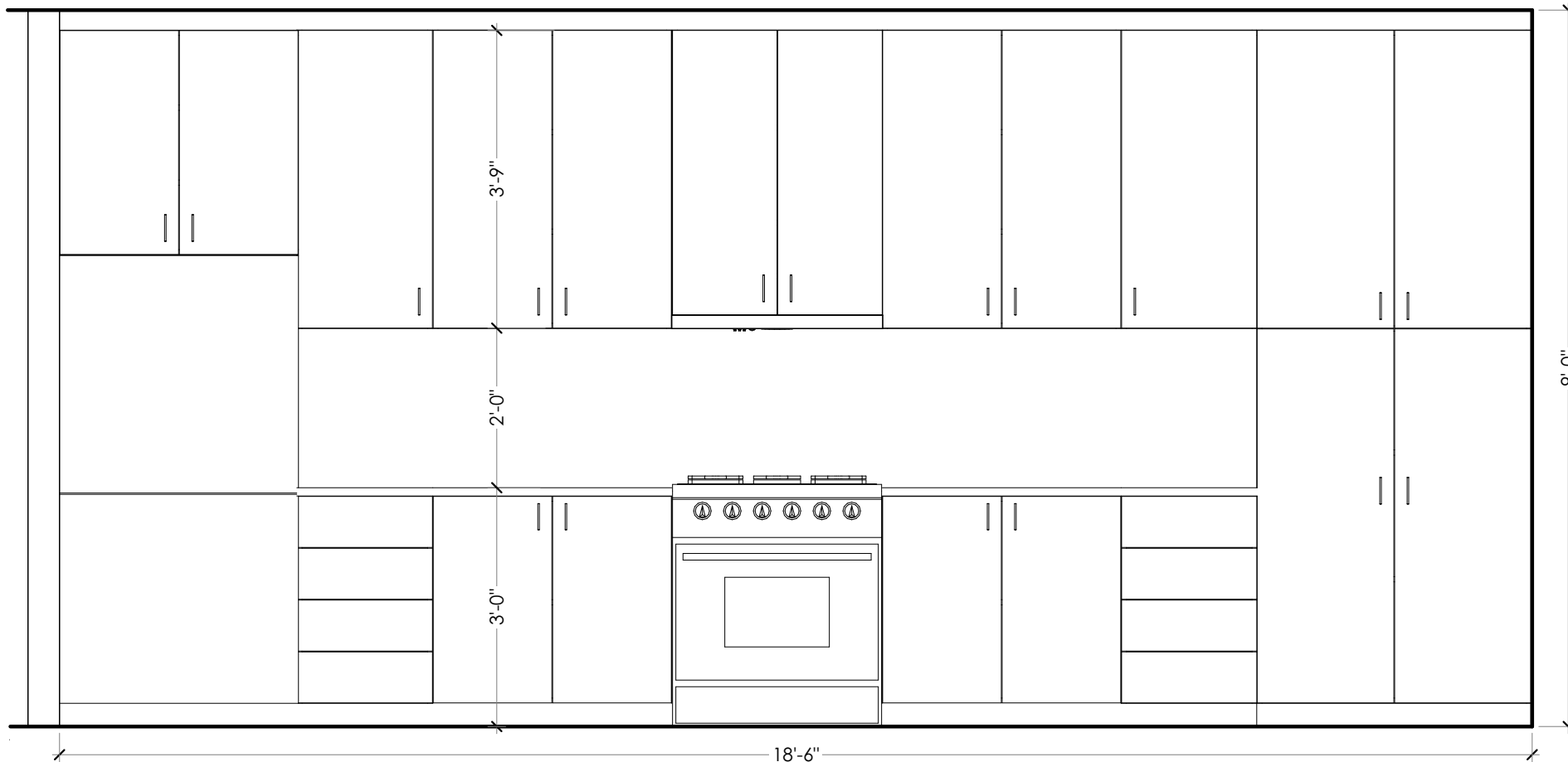
2 OWNER KITCHEN  
SCALE: 1/2" = 1'-0"



4 PANTRY  
SCALE: 1/2" = 1'-0"



5 PANTRY  
SCALE: 1/2" = 1'-0"



8 TENANT KITCHEN  
SCALE: 1/2" = 1'-0"

PRELIMINARY  
NOT FOR CONSTRUCTION

Brady Residence

Jim and Julia Brady  
9 Moody Street Portland ME 04101

A-501

CALEB JOHNSON  
STUDIO

110 EXCHANGE ST. 2ND FLOOR PORTLAND, ME 04101  
1.207.263.9777

CHANGES THIS ISSUE

ID	DESCRIPTION
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ISSUE NUMBER

ISSUE	DATE	DESCRIPTION
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001	12/01/2017	CITY REVIEW
002	12/01/2017	DESIGN DEVELOPMENT SET

SUBMISSIONS:

ISSUE	DATE	DESCRIPTION
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001	12/01/2017	CITY REVIEW
002	12/01/2017	DESIGN DEVELOPMENT SET

CONSULTANT:

ARCHITECT	DRAFTSPERSON:
PBJ/JJM	PBJ/JJM
1/19/18	1/19/18
PROJECT STATUS:	25% Construction Docs



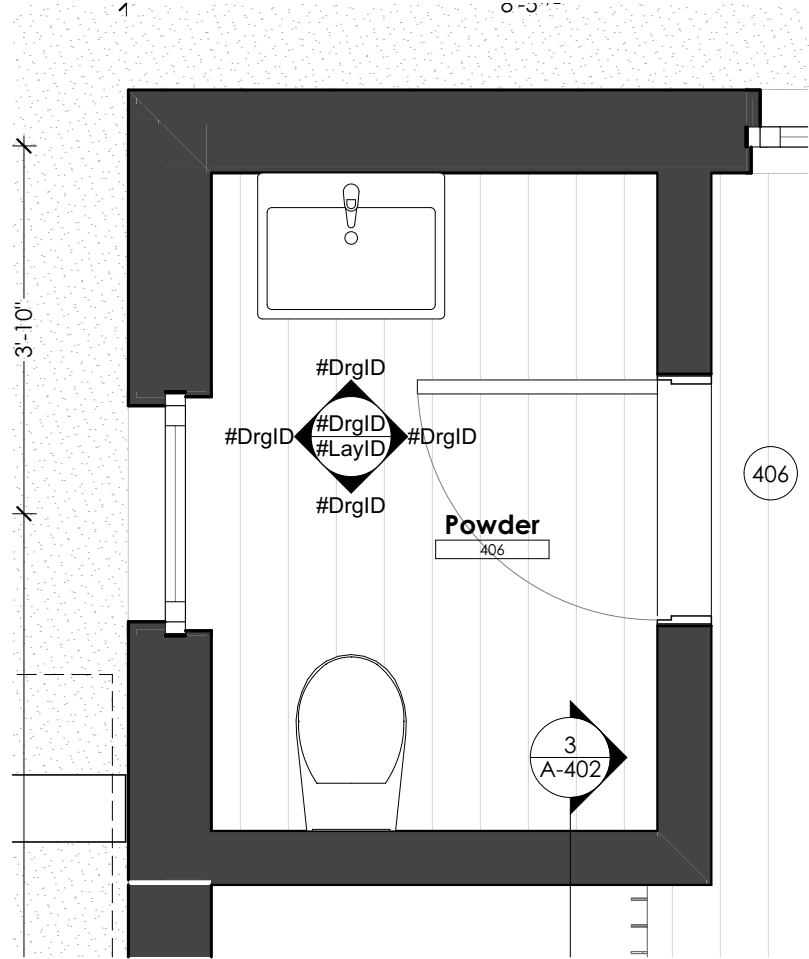
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BOX CONSTRUCTION: FRAMELESS  
EXTERIOR FINISH: TBD BY OWNER  
INTERIOR FINISH: TBD BY OWNER  
DOOR STYLE: 3/4 SLAB FULL OVERLAY

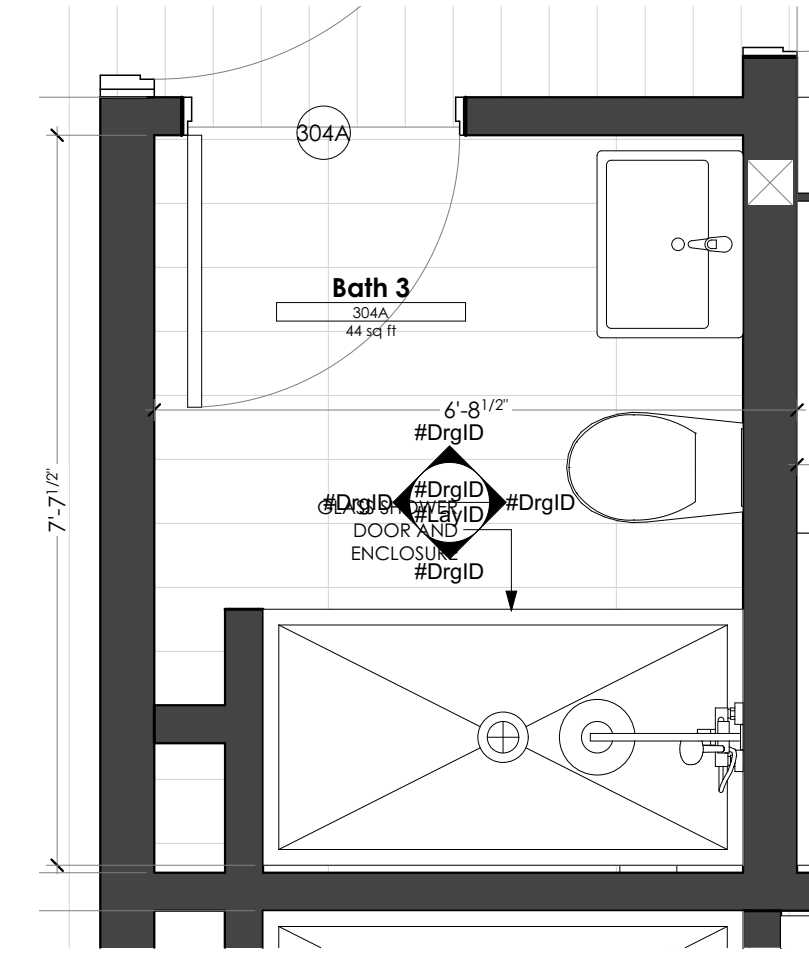
DRAWER GLIDES: FULL EXTENSION, SOFT CLOSE  
DOOR HINGES: TBD BY OWNER

DRAWER PULLS: TBD BY OWNER  
DOOR PULLS: TBD BY OWNER  
HARDWARE FINISH: TBD BY OWNER

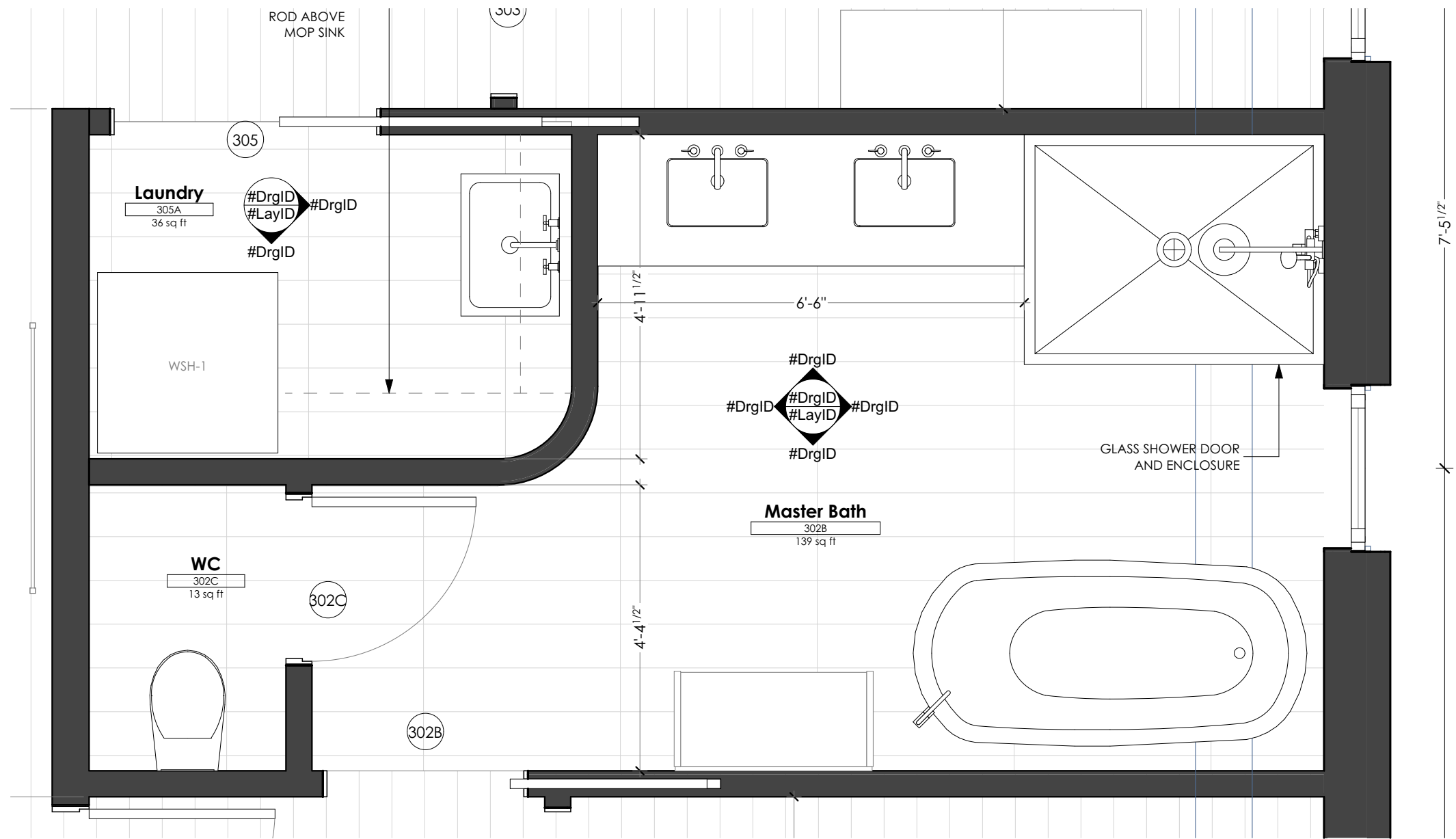
REFER TO APPLIANCE SCHEDULE FOR LIST OF EQUIPMENT.



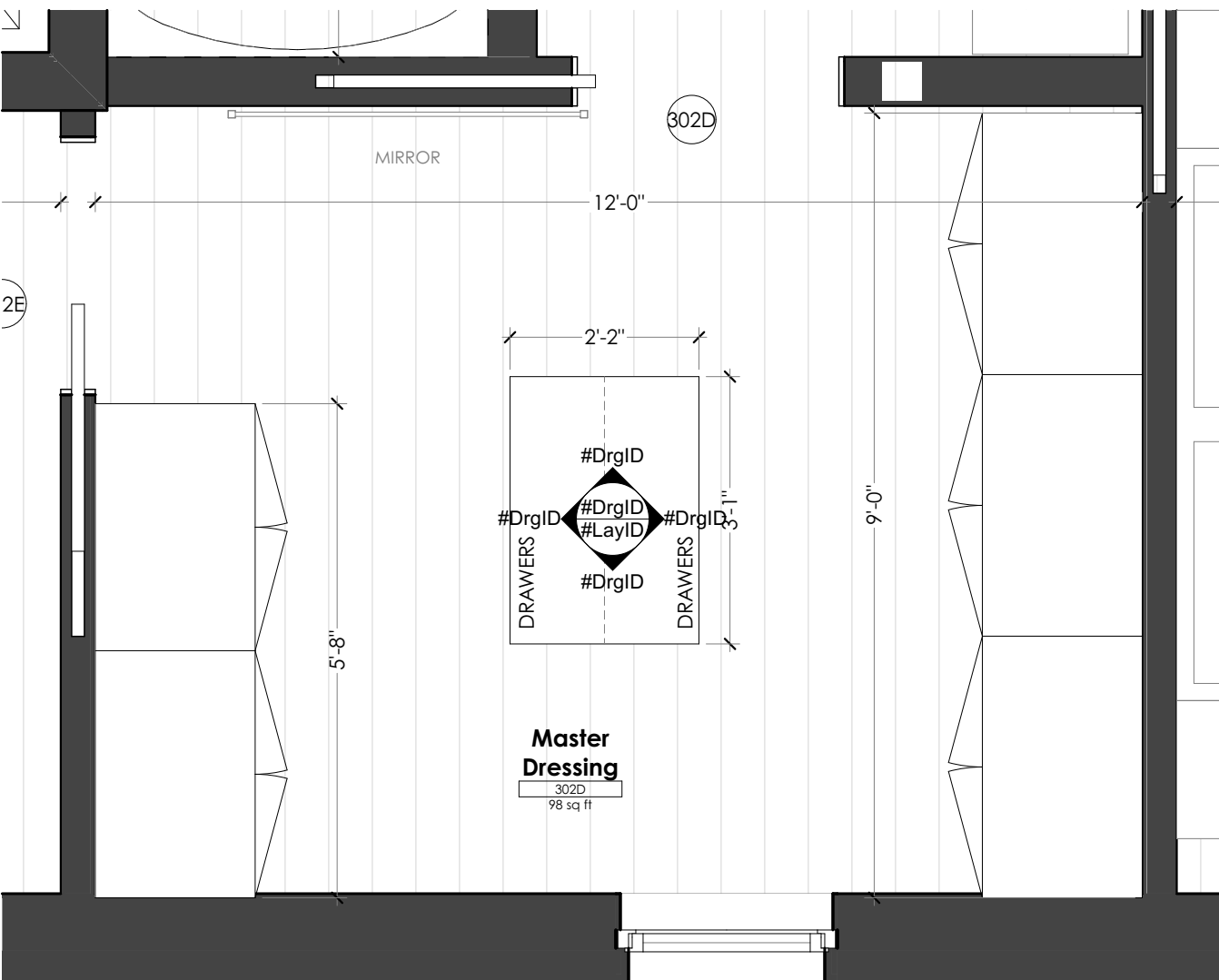
1 4TH FLR ENLARGED PLAN  
SCALE: 1/2" = 1'-0"



2 3RD FLR ENLARGED PLAN  
SCALE: 1/2" = 1'-0"



3 3RD FLR ENLARGED PLAN  
SCALE: 1/2" = 1'-0"



4 3RD FLR ENLARGED PLAN  
SCALE: 1/2" = 1'-0"

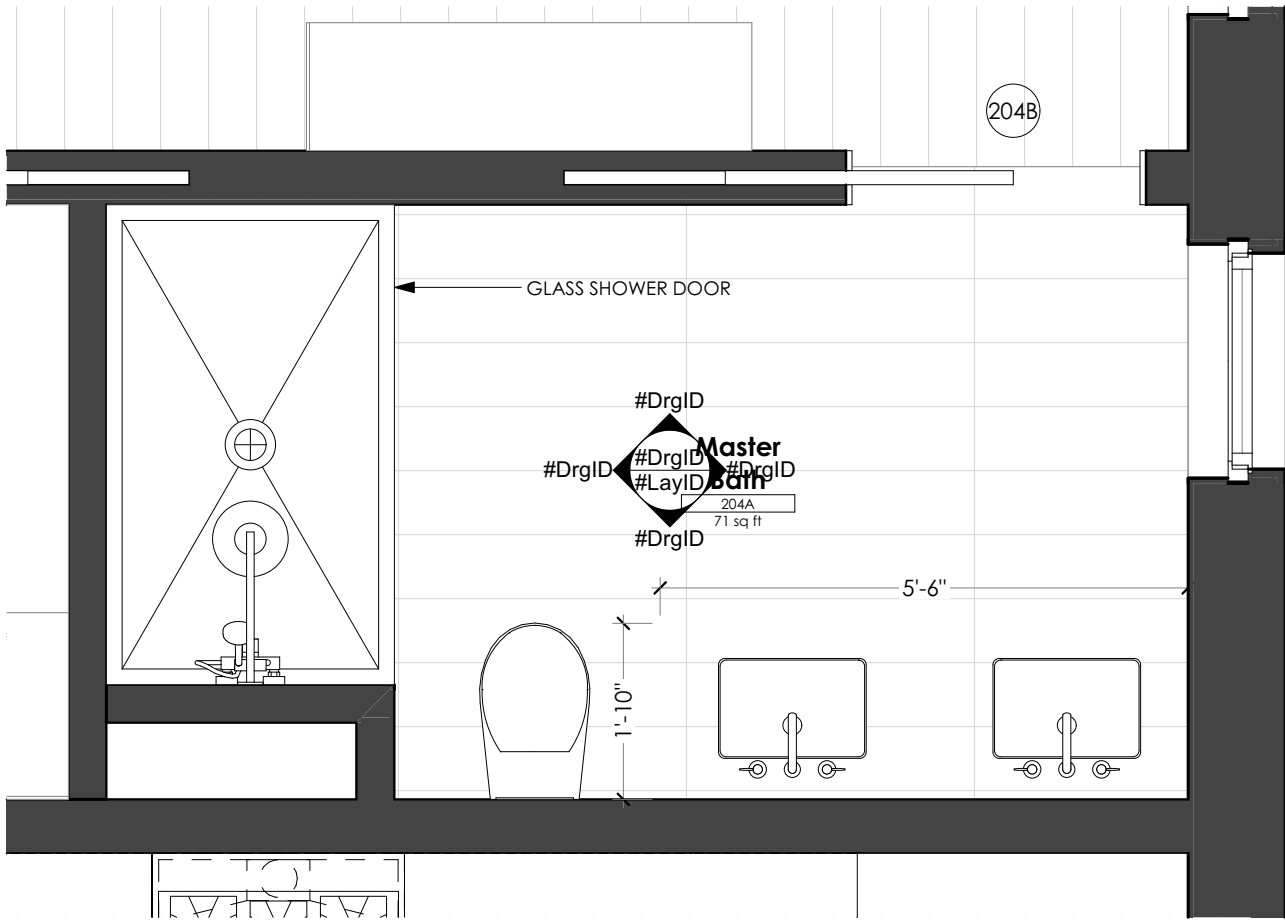


BATHROOM INSET MILLWORK SPECIFICATIONS  
BOX CONSTRUCTION: FRAMELESS  
EXTERIOR FINISH: TBD BY OWNER  
INTERIOR FINISH: TBD BY OWNER  
DOOR STYLE: 3/4 SLAB FULL OVERLAY

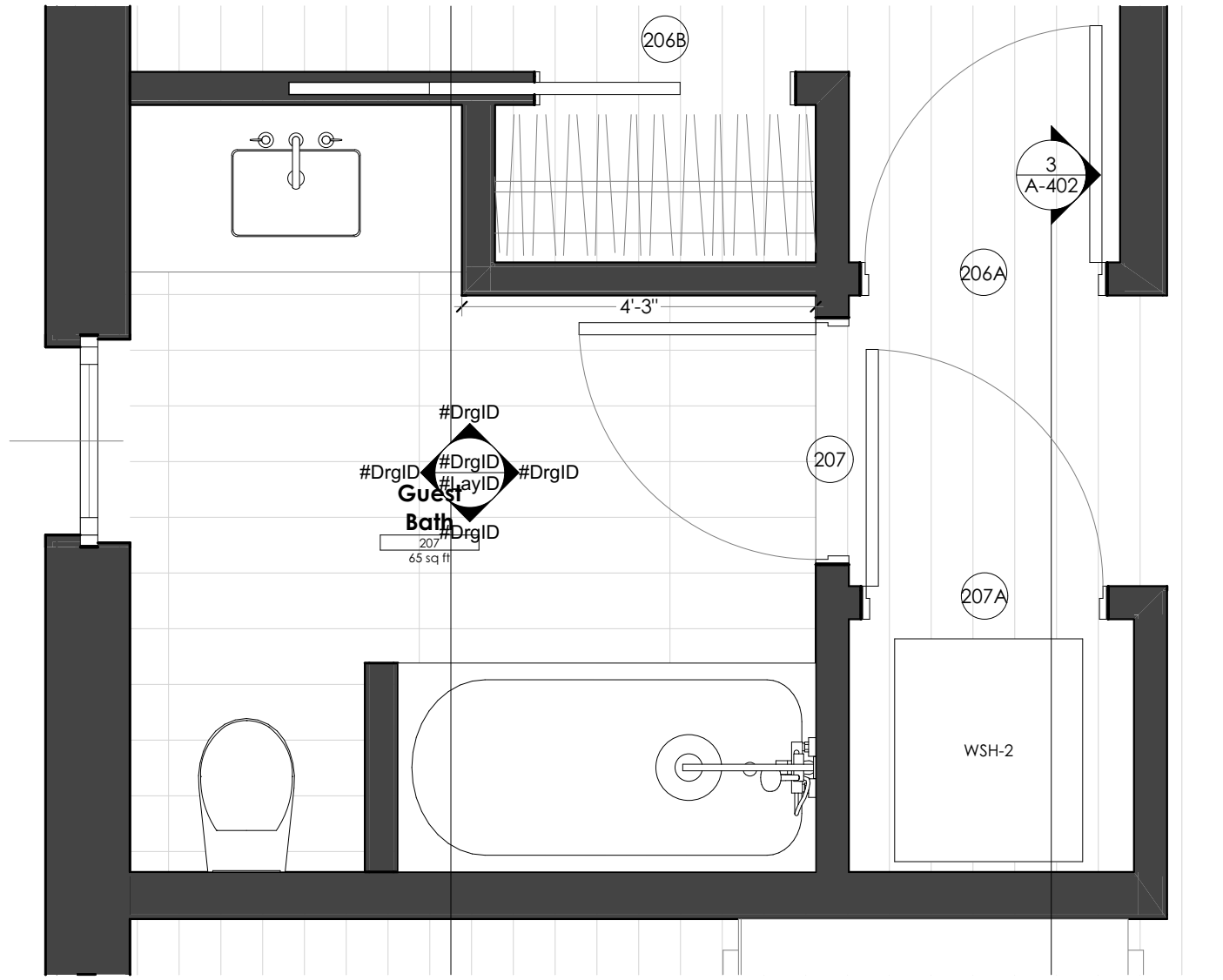
DRAWER GLIDES: FULL EXTENSION, SOFT CLOSE  
DOOR HINGES: TBD BY OWNER

DRAWER PULLS: TBD BY OWNER  
DOOR PULLS: TBD BY OWNER  
HARDWARE FINISH: TBD BY OWNER

REFER TO APPLIANCE SCHEDULE FOR LIST OF EQUIPMENT.



1 2ND FLR ENLARGED PLAN  
SCALE: 1/2" = 1'-0"



2 2ND FLR ENLARGED PLAN  
SCALE: 1/2" = 1'-0"

PRELIMINARY  
NOT FOR CONSTRUCTION

INTERIOR ELEVATIONS TENANT  
**Brady Residence**  
Jim and Julia Brady  
9 Moody Street Portland ME 04101

A-503

ARCHITECT  
DRAFTSPERSON:  
PJ/JJM  
DATE OF ISSUE:  
1/19/18  
PROJECT STATUS:  
25% Construction Docs

CONSULTANT:

SUBMISSIONS:

DESCRIPTION

ISSUE NUMBER  
DATE  
CHANGE  
NUMBER

CHANGES THIS ISSUE:

ID	DESCRIPTION

CALEB JOHNSON  
STUDIO  
110 EXCHANGE ST. 2ND FLOOR PORTLAND, ME 04101  
1.207.263.9777

PRELIMINARY  
NOT FOR CONSTRUCTION



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WALL TYPES

1 HR RATED WHERE INDICATED ON PLANS

R-Value=32 (19 Inside, 13 Outside)  
Exterior Wood Clad Wall

1 HR RATED WALL 2X8  
RATED ON BOTH SIDES  
UL-1085 (See Hyperlink) or  
www.vspstudio.com/assembly.asp?id=92052  
UL-V011 (See Hyperlink)  
http://productspec.ul.com/document.php?id=88UXV311

SIM TO EX1 ASSEMBLY  
R-Value=32 (19 Inside, 13 Outside)  
Exterior Wood Clad Wall

R-Value=20  
Exterior Brick Wall

R-Value=32 (19 Inside, 13 Outside)  
Exterior Metal Clad Wall

GENERAL NOTES:

- REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- CONTRACTOR MAY SUGGEST SUBSTITUTIONS THAT MEET THE DESIGN INTENT IN AN EFFORT TO FIND COST SAVINGS WHERE APPLICABLE. THE BURDEN OF PROOF TO DETERMINE IF THE ALTERNATE PRODUCT IS ACCEPTABLE IS BY THE CONTRACTOR AND TO BE APPROVED BY THE OWNER AND ARCHITECT.
- R-VALUES CALCULATED WITH WWW.EKOTROPE.COM

A1  
A1a

NON RATED INTERIOR WALL 2x4  
SIM. TO A1 W/ SOUND ATTENUATION BATT

A2  
A2a

NON RATED INTERIOR WALL 2x6  
SIM. TO A2 W/ SOUND ATTENUATION BATT

D1

TYP UNIT DEMISING WALL AT STAIRWELL  
1-HOUR RATED PARTITION WALL, UL-U327  
STC-54

D2

ELEVATOR HOISTWAY WALL  
2 HOUR RATED WALL, UL-U305

F1

INTERIOR FURRING AS REQUIRED

INTERNATION ENERGY CONSERVATION CODE (Code Standard Adopted by the State of Maine)

Climate Zone	301.1 IECC	6A
Residential Buildings	402.2(1) IECC	Ceiling R-Factor = R-49 Wood Frame Wall= R-20 or R-15 + R-5 Mass Wall= R-15/R-19 Floor= R-30 Basement Wall = R-15/R-19 Slab and Depth = R-10 and 4ft Crawl Space = R-10/R-13 Min U-value for glazing = 0.35

General Notes:  
1. Refer to Project Specifications for Material Selections and Requirements

FLOOR ASSEMBLIES

Z1

TYPICAL 2ND, 3RD, 4TH FLOOR ASSEMBLY  
Wood Construction  
1-HR Rated Horizontal Dwelling Unit Separation Assembly UL-1570  
STC-63; IIC 55

Z1a

2ND FLOOR ASSEMBLY - MIN. R-30 INSULATION IN CAVITY

Z1b

4TH FLOOR ASSEMBLY - (1) LAYER OF 5/8" GYP BOARD OVER 1/2" RESILIENT CHANNELS AT 24" O.C.

Z2

TYPICAL FLOOR ASSEMBLY AT EXTERIOR DECKS  
Wood Construction  
1-HR Rated Horizontal Dwelling Unit Separation Assembly  
American Wood Council Report No: WHI-651-0311.1  
STC-60 est; IIC 60 est.

Z3

TYPICAL ROOF STRUCTURE ASSEMBLY  
Wood Construction  
Non-Rated STC-52 est; IIC 52 est.  
Total Roof R-Value = 56

Z5

TYPICAL SLAB-ON-GRADE ASSEMBLY  
R-Value = 11

ROOF COVERING ASSEMBLIES

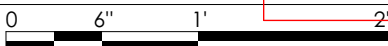
RF-1

TYPICAL ROOF COVERING ASSEMBLY  
R-Value = 26  
Minimum Class C

RF-2

TYPICAL GREEN ROOF  
R-Value = 26  
Minimum Class C

PARTITION TYPES  
SCALE: 1" = 1'-0"



CHANGES THIS ISSUE	
ID	DESCRIPTION

SUBMISSIONS:	
ISSUE	DATE
001	12/01/2017
002	12/01/2017

CONSULTANT:	

ARCHITECT	
DRAPERS/ON	ISSUE
1/19/18	1/19/18
PROJECT STATUS:	25% Construction Docs

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WINDOW ELEVATIONS							
Home Story	1ST FLR						
ID	W11	W12	W21	W21a	W21b	W22	W23
Quantity	1	1	4	1	2	5	2
Nominal W x H Size	3'-0"×8'-0" <sup>1/2"</sup>	10'-0"×7'-11" <sup>1/2"</sup>	2'-6"×9'-0"	4'-0"×9'-0"	5'-0"×9'-0"	2'-6"×9'-0"	2'-6"×9'-0"
Elevation (Nominal Dims)							

2ND FLR							3RD FLR
W24	W24a	W31	W31a	W31b	W32	W33	W34
1	1	4	1	2	5	3	2
2'-6"×6'-0"	2'-6"×6'-11" <sup>1/2"</sup>	2'-6"×9'-6"	4'-0"×9'-6"	5'-0"×9'-6"	2'-6"×9'-6"	2'-6"×9'-6"	2'-6"×6'-6"

4TH FLR						
W41	W42	W42	W43	W44	W46a	W47
1	1	1	2	2	2	1
2'-6"×9'-8"	5'-0"×9'-0"	7'-9" <sup>1/2"</sup> ×9'-0"	5'-0"×9'-0"	2'-6"×9'-0"	2'-6"×9'-0"	2'-6"×9'-0"

WINDOW SCHEDULE						
Home Story	Element ID	Qty	Manufacturer	Window Type	Rough Opening	
					Width	Height
1ST FLR						
	W11	1	Lowen, Triple Glaze, Int Color: TBD, Ext Color: TBD All windows	W Fixed 21	3'-0"	8'-0" <sup>1/2"</sup>
	W12	1		W Fixed MU 21	10'-0"	7'-11" <sup>1/2"</sup>
		2				
2ND FLR						
	W21	4		W Fixed 21	2'-6"	9'-0"
	W21a	1		W Fixed 21	4'-0"	9'-0"
	W21b	1		W Fixed MU 21	5'-0"	9'-0"
	W21b	1		W Fixed 21	5'-0"	9'-0"
	W22	3		Fixed Panel w AwnU 21	2'-6"	9'-0"
	W22	1		Fixed Panel w AwnU 21	2'-6"	9'-0"
	W22	1		Fixed Panel w AwnU 21	2'-6"	9'-0"
	W23	2		W1 Casement FixL 21	2'-6"	9'-0"
	W24	1		Awning w AwnU 21	2'-6"	6'-0"
	W24a	1		W Awning 1 21	2'-6"	6'-11" <sup>1/2"</sup>
	W45	3		Vent Window 21	0'-6"	0'-6"
		19				
3RD FLR						
	W31	1		Fixed Panel w AwnU 21	2'-6"	9'-6"
	W31	3		W Fixed 21	2'-6"	9'-6"
	W31a	1		W Fixed 21	4'-0"	9'-6"
	W31b	2		W Fixed 21	5'-0"	9'-6"
	W32	4		Fixed Panel w AwnU 21	2'-6"	9'-6"
	W32	1		Fixed Panel w AwnU 21	2'-6"	9'-6"
	W33	1		W1 Casement FixL 21	2'-6"	9'-6"
	W33	2		W1 Casement FixL 21	2'-6"	9'-6"
	W34	2		Awning w AwnU 21	2'-6"	6'-6"
		17				
4TH FLR						
	W41	1		W Fixed 21	2'-6"	9'-8"
	W42	1		W Fixed MU 21	7'-9" <sup>1/2"</sup>	9'-0"
	W42	1		W Fixed MU 21	5'-0"	9'-0"
	W43	2		W Fixed MU 21	5'-0"	9'-0"
	W44	2		W Fixed MU 21	2'-6"	9'-0"
	W45	1		W Fixed 21	4'-0"	9'-8"
	W46a	2		W Fixed AwnU 21	2'-6"	9'-0"
	W47	1		W Fixed MU 21	2'-6"	9'-0"
		11				
		49				

**WINDOW GENERAL NOTES:**

1. Windows Basis of Design is Loewen Wood Clad Triple Glazed in sizes and configurations as shown in Schedule with color on both interior and exterior TBD. To be supplied by Pinnacle Window Solutions. Contact Chris Bailey chris@pinnaclewindowsolutions.net 207-588-6590 x12. See Project Specifications for additional information.

2. U-Value of fixed windows = 0.26 and U-Value of fixed windows = 0.39. For other IECC 2009 requirements refer to specifications.



DOOR ELEVATIONS									
Home Story	1	1	1	1	1	1	1	1	1ST FLR
Quantity	1	1	1	1	1	1	1	1	
Hotlink and Elem...	101A	101B	102A	102B	103	104	105	OHD-1	OHD-2
Elevation View									

2ND FLR										
1	1	1	1	1	1	1	2	1	1	1
201	202	204A	206A	206B	207	207A	204B	302	302A	302B

3RD FLR								
1	1	1	1	1	1	1	1	1
302C	302D	302E	303	303A	304	304A	305	305B

4TH FLR				
1	1	1	1	2
403A	404A	405	406	404B

DOOR SCHEDULE							
Home Story	ID	DISCRIPTION	QUANTITY	WIDTH	HEIGHT	FIRE RATING	DOOR MATERIAL
1ST FLR	101A	MUDROOM FROM GARAGE	1	3'-0"	8'-0"	-	
	101B	TENANT ENTRY	1	3'-0"	8'-6 1/2"	20 MIN	WOOD/ GLASS
	102A	TENANT MUDROOM FROM GARAGE	1	3'-0"	7'-3"	-	WOOD/ GLASS
	102B	GARAGE TO BACK YARD	1	3'-0"	8'-6 1/2"	20 MIN	WOOD/ GLASS
	103	SPRINKLER ROOM	1	3'-0"	7'-10 1/2"	-	METAL/GLASS
	104	MECHANICAL ROOM	1	2'-0"	8'-0"	-	SCWD
	105	MAIN GARAGE DOOR	1	2'-10"	6'-11"	-	SCWD
	OHD-1	SECONDARY GARAGE DOOR	1	10'-11 1/2"	8'-0"	-	METAL/ GLASS
	OHD-2		1	14'-6"	7'-10 1/2"	-	METAL/ GLASS
2ND FLR	201	ENTRY CLOSET	1	4'-0"	8'-0"	-	SCWD
	202	BROOM CLOSET	1	2'-0"	8'-0"	-	SCWD
	204A	MASTER BEDROOM ENTRY	1	2'-10"	8'-0"	-	SCWD
	204B	MASTER BATHROOM	1	3'-0"	8'-0"	-	SCWD
	204B	MASTER CLOSET	1	3'-0"	8'-0"	-	SCWD
	206A	BEDROOM 2 ENTRY	1	2'-10"	8'-0"	-	SCWD
	206B	BEDROOM 2 CLOSET	1	3'-0"	8'-0"	-	SCWD
	207	GUEST BATHROOM	1	2'-10"	8'-0"	-	SCWD
	207A	LAUNDRY ROOM	1	2'-10"	8'-0"	-	SCWD
3RD FLR	302	MASTER ENTRY HALL	1	2'-10"	8'-0"	-	SCWD
	302A	MASTER BEDROOM ENTRY	1	3'-0"	8'-0"	-	SCWD
	302B	MASTER BATHROOM	1	3'-0"	8'-0"	-	SCWD
	302C	WATER CLOSET	1	2'-6"	8'-0"	-	SCWD
	302D	MASTER CLOSET	1	3'-0"	8'-0"	-	SCWD
	302E	EXERCISE	1	2'-10"	8'-0"	-	SCWD
	303	BEDROOM 2 ENTRY	1	3'-6 1/2"	8'-0"	-	SCWD
	303A	BATHROOM 2	1	2'-10"	8'-0"	-	SCWD
	304	BEDROOM 3 ENTRY	1	2'-10"	8'-0"	-	SCWD
4TH FLR	403A	DOOR TO EXTERIOR LIVING	1	8'-0"	9'-6"	-	METAL/ GLASS
	404A	OFFICE	1	2'-10"	9'-1 1/2"	-	SCWD
	404B	OFFICE DECK	1	3'-0"	9'-7 1/2"	-	WOOD/ GLASS
	404B	OFFICE DECK	1	3'-0"	9'-7 1/2"	-	WOOD/ GLASS
	405	PANTRY	1	2'-6"	8'-0"	-	SCWD
	406	POWDER ROOM	1	2'-6"	8'-0"	-	SCWD
	406	POWDER ROOM	1	2'-6"	8'-0"	-	SCWD
	406	POWDER ROOM	1	2'-6"	8'-0"	-	SCWD
	406	POWDER ROOM	1	2'-6"	8'-0"	-	SCWD

6 SINGLE HINGED DOOR PLAN DETAIL  
SCALE: 1 1/2"= 1'-0"

7 DOUBLE SWING DOOR PLAN DETAIL  
SCALE: 1 1/2"= 1'-0"

8 DOUBLE SLIDING DOOR PLAN DETAIL  
SCALE: 1 1/2"= 1'-0"

9 POCKET DOOR PLAN DETAIL  
SCALE: 1 1/2"= 1'-0"

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NOT FOR CONSTRUCTION



ROOM SCHEDULE

ROOM SCHEDULE							
FLOOR	Zone Number	ROOM NAME	AREA	WALL FINISH	FLOOR FINISH	CEILING FINISH	NOTES
1ST FLR	101	Owner Entry	226				
	102	Tenant Entry	123				
	103	Garage	1,048				
	104	Sprinkler	27				
	104	Storage	90				
	105	Mech	71				
			1,585 sq ft				
2ND FLR	201	Entry	80				
	202	Living Kitchen + Dining	572				
	203	Corridor	88				
	204	Master Bed	166				
	204A	Master Bath	71				
	204B	Master Dress	40				
	205	Den	93				
	206	Bedroom 2	126				
	207	Guest Bath	65				
			1,301 sq ft				
3RD FLR	301	Entry Hall	133				
	302	Master Entry Hall	24				
	302A	Master Bedroom	180				
	302B	Master Bath	139				
	302C	WC	13				
	302D	Master Dressing	98				
	302E	Exercise	111				
	303	Bedroom 2	162				
	303A	Bath 2	44				
	304	Bedroom 3	165				
	304A	Bath 3	44				
	305	Hang Out Room	205				
	305A	Laundry	36				
			1,354 sq ft				
4TH FLR	401	Entry	35				
	402	Kitchen + Dining	435				
	403	Living	307				
	404	Office	69				
	404	Office Deck	30				
	405	Pantry/Wine	57				
	406	Powder	39				
	407	EXTERIOR LIVING	309				
			1,281 sq ft				
LOWER ROOF							
	501	Exterior Living	359				
			359 sq ft				
			5,880 sq ft				

EQUIPMENT/APPLIANCE SCHEDULE

APPLIANCE/EQUIPMENT SCHEDULE					
Home Story	ID	Qty	MANUFACTURER	MODEL	NOTES
2ND FLR	DWR-2	1			
	HOD-1	1			
	REF-1	1			
	RNG-1	1	TBD		
	WSH-2	1			
3RD FLR					
	WSH-1	1			
4TH FLR	CKT-1	1	TBD		36" WIDE, 5-6 BURNER GAS
	FRP-1	1			
	HOD-1	1			
	OVN-1	1			DOUBLE WALL MOUNTED OVEN
	REF-1	1			PANEL FRONT
	REF-2	1			WINE COOLER

ID	MANUF.	MODEL	COLOR/ FINISH	NOTES	COST
FL-1	WHITE OAK	ENGINEERED WOOD	CLEAR QUARTER SAWN	SANDED AND FINISHED IN FIELD ALL LOCATIONS U.N.O.	-
FL-2	TBD	-	-	MUDROOM FLOORING	-
FL-3	TBD	-	-	EXERCISE ROOM FLOOR	-
CPT-1	-	-	-	-	-
CT-1	-	-	-	MATERIAL ALLOWANCE: \$10/SF TILE FLOOR; FLOOR TILE LOCATED AT BATHROOMS	-
CT-2	-	-	-	MATERIAL ALLOWANCE: \$15/SF WALL TILE. WALL TILE LOCATED IN BATHROOMS AT WET WALLS AND SHOWER SURROUND -FULL HEIGHT	-
CT-3	-	-	-	KITCHEN BACKSPLASH	-
PT-1	-	-	-	-	-
ST-1	-	-	-	COUNTERTOPS	-
WB-1	-	-	-	-	-
TC-1	-	-	-	IN GARAGE?	-

FINISH SCHEDULE

PLUMBING FIXTURE SCHEDULE						
Home Story	ID	QTY	MANUFACTURER	MODEL	COLOR/ FINISH	NOTES
2ND FLR						
	SHW-2	1				
	SNK-7	3				
	TOL-1	2	KOHLER	VEIL K-6299-0		
	TRM-4	1				
	TRM-5	1				
	TUB-2	1				
3RD FLR						
	SHW-1	2				
	SNK-2	2				
	SNK-4	2				
	SNK-5	1				
	TOL-1	3	KOHLER	VEIL K-6299-0		
	TRM-1	1				
	TRM-2	2				
	TRM-3	1				
	TUB-1	1				
4TH FLR						
	SNK-2	1				
	TOL-1	1	KOHLER	VEIL K-6299-0		

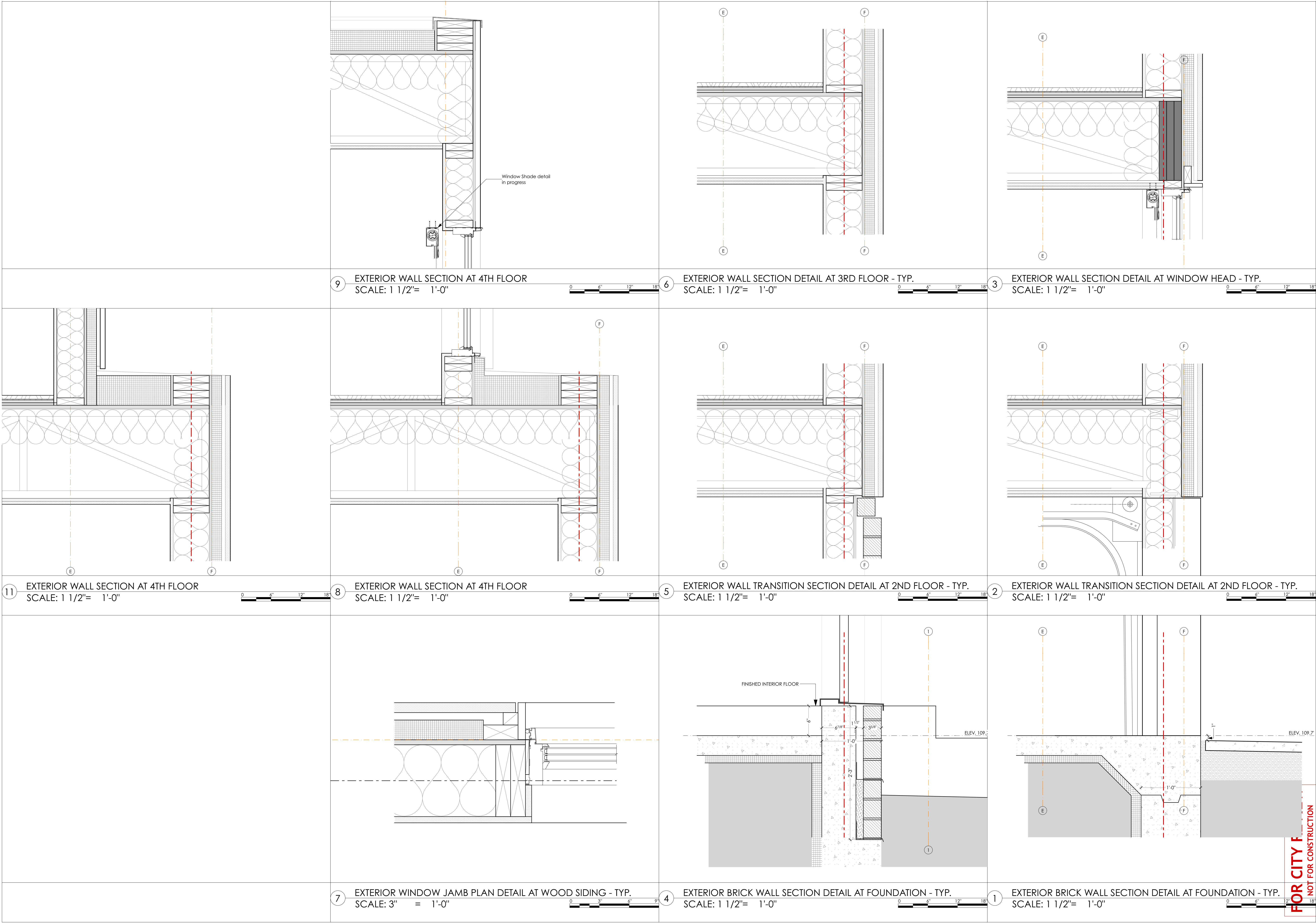
PLUMBING FIXTURE SCHEDULE

LIGHT FIXTURE SCHEDULE							
Home Story	ID	Quantity	DESCRIPTION	MANUFACTURER	MODEL	NOTES	COST
1ST FLR	E2	12					
	L-1X	6					
	L-01	19					
	L-7X	1					
	X	1					
2ND FLR							
	L-0X	2					
	L-01	4					
	L-1X	14					
	L-2X	2					
	L-02	3					
	L-03	1					
	L-3X	2					
	L-4X	2					
	L-5X	2					
	L-6X	3					
	L-7X	2					
	L-8X	2					
	L-9X	2					
3RD FLR							
	L-01	6					
	L-02	1					
	L-5X	1					
	L-6X	7					
	L-7X	37					
	L-8X	20					
4TH FLR							
	L-0X	1					
	L-1X	1					
	L-01	14					
	L-2X	1					
	L-02	2					
	L-3X	1					
	L-4X	2					
	L-5X	2					
	L-6X	2					
	L-7X	2					
	L-8X	10					

LIGHT FIXTURE SCHEDULE



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EXTERIOR DETAILS

**Brady Residence**  
Jim and Julia Brady  
9 Moody Street Portland ME 04101

**ARCHITECT**  
PJ/JJM  
1/19/18  
**PROJECT STATUS:**  
25% Construction Docs

**CONSULTANT:**

SUBMISSIONS:		DATE	DESCRIPTION
ISSUE	001	12/01/2017	CITY REVIEW
ISSUE	002	12/01/2017	DESIGN DEVELOPMENT SET



CHANGES THIS ISSUE	
ID	DESCRIPTION

**CALEB JOHNSON**  
STUDIO, INC.  
110 EXCHANGE ST. 2ND FLOOR PORTLAND, ME 04101  
1.207.263.9777

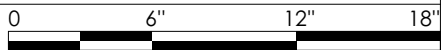
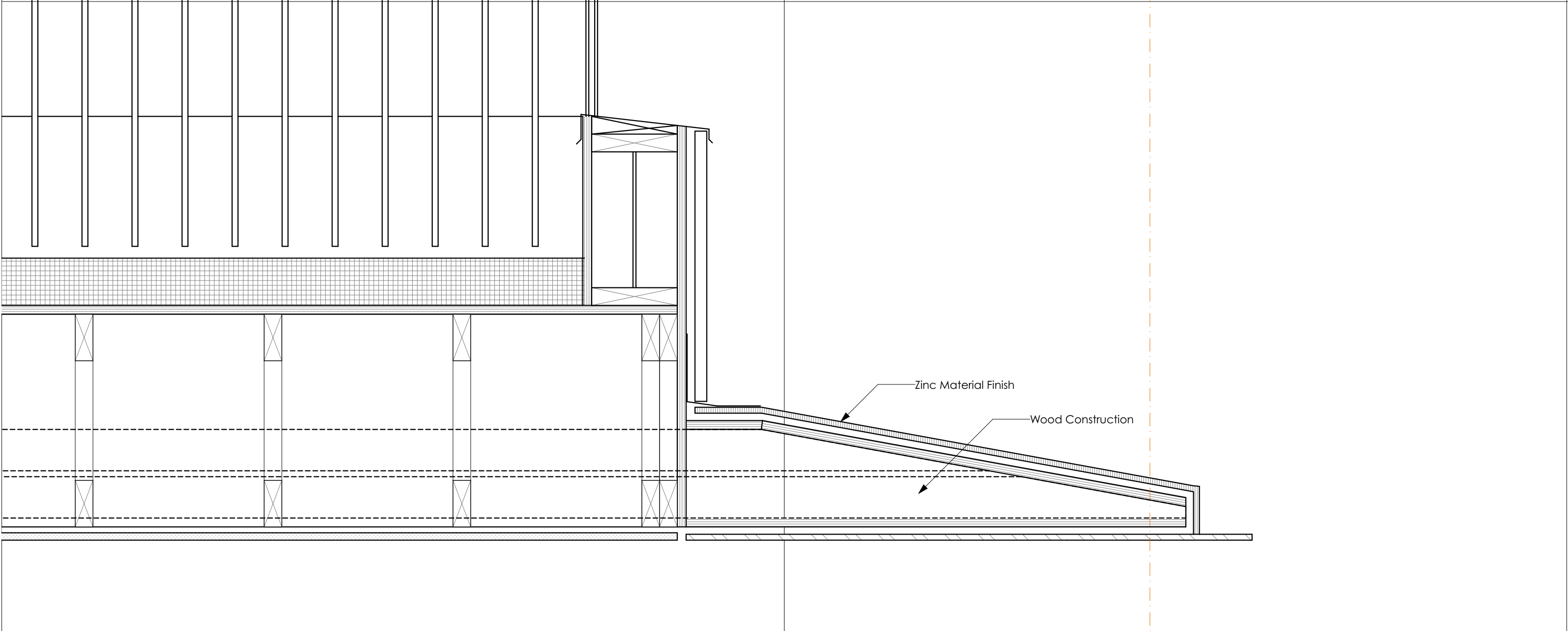
A-701



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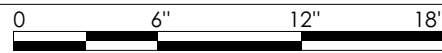
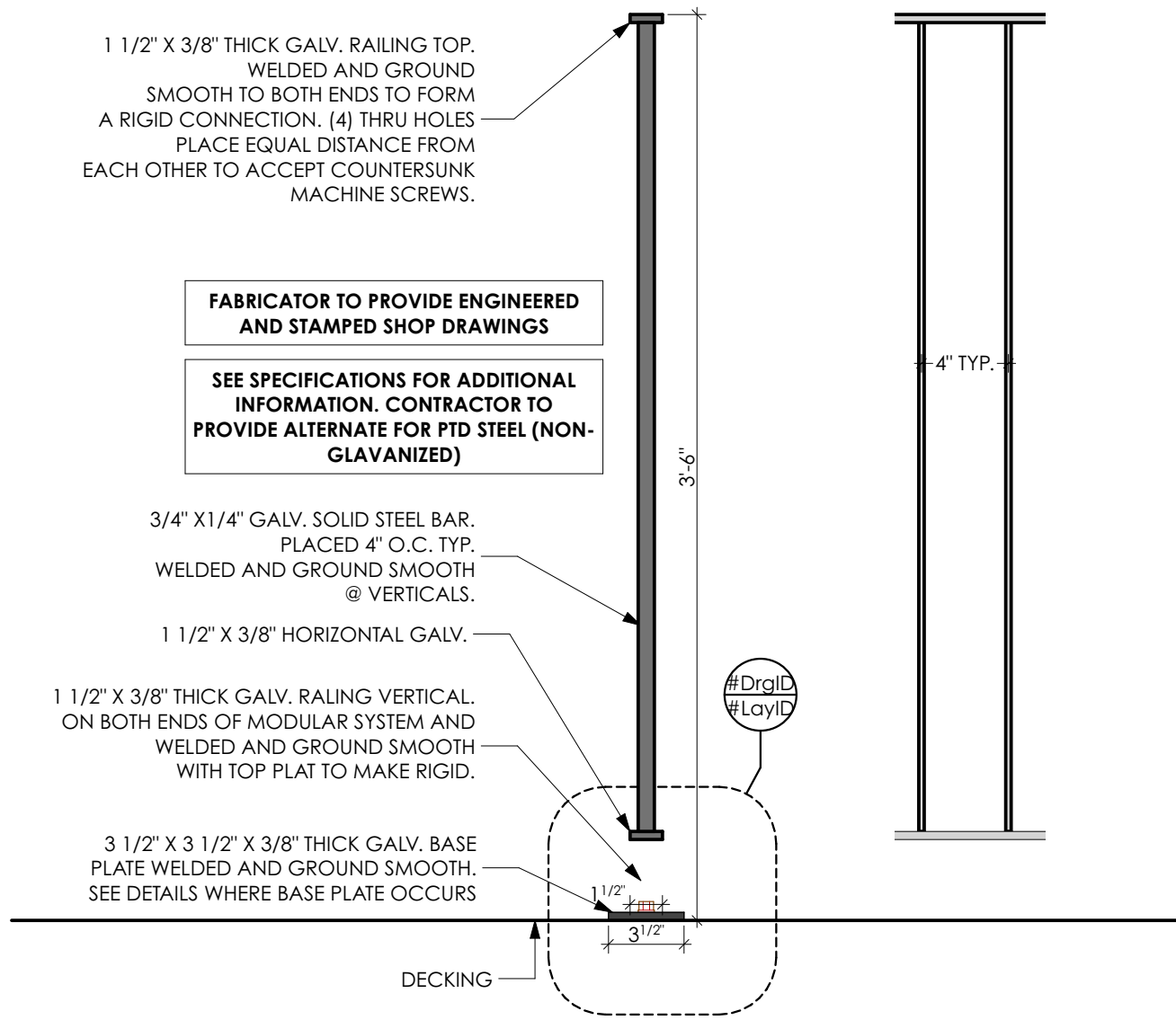
10

EXTERIOR CORNICE SECTION DETAIL  
SCALE: 1 1/2"= 1'-0"



12

EXTERIOR RAILING DETAILS  
SCALE: 1 1/2"= 1'-0"



FOR CITY REVIEW  
NOT FOR CONSTRUCTION

EXTERIOR DETAILS

Brady Residence

Jim and Julia Brady  
9 Moody Street Portland ME 04101

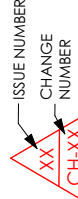
A-702

ARCHITECT  
DRAFTSPERSON:  
PJ/JJM  
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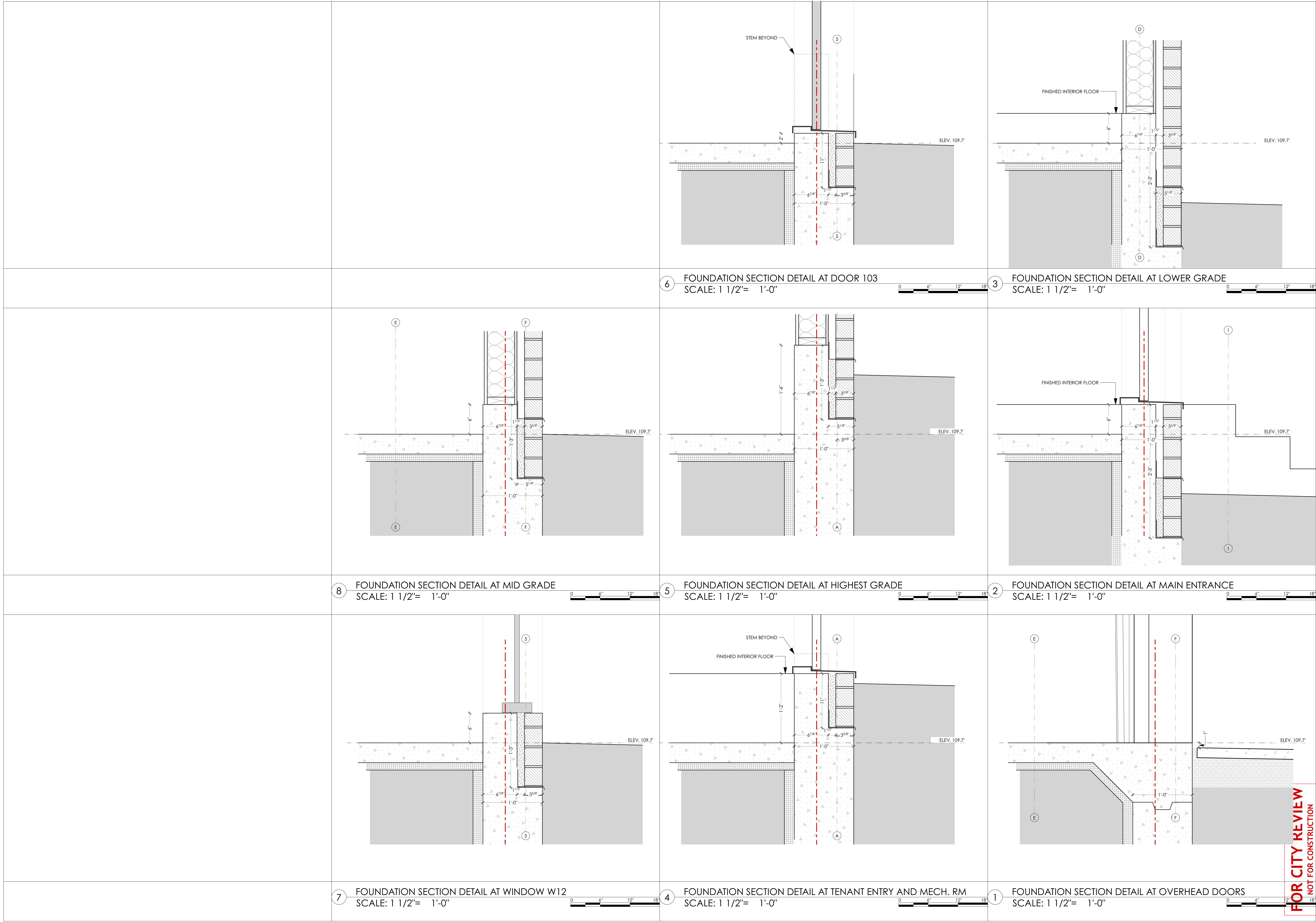


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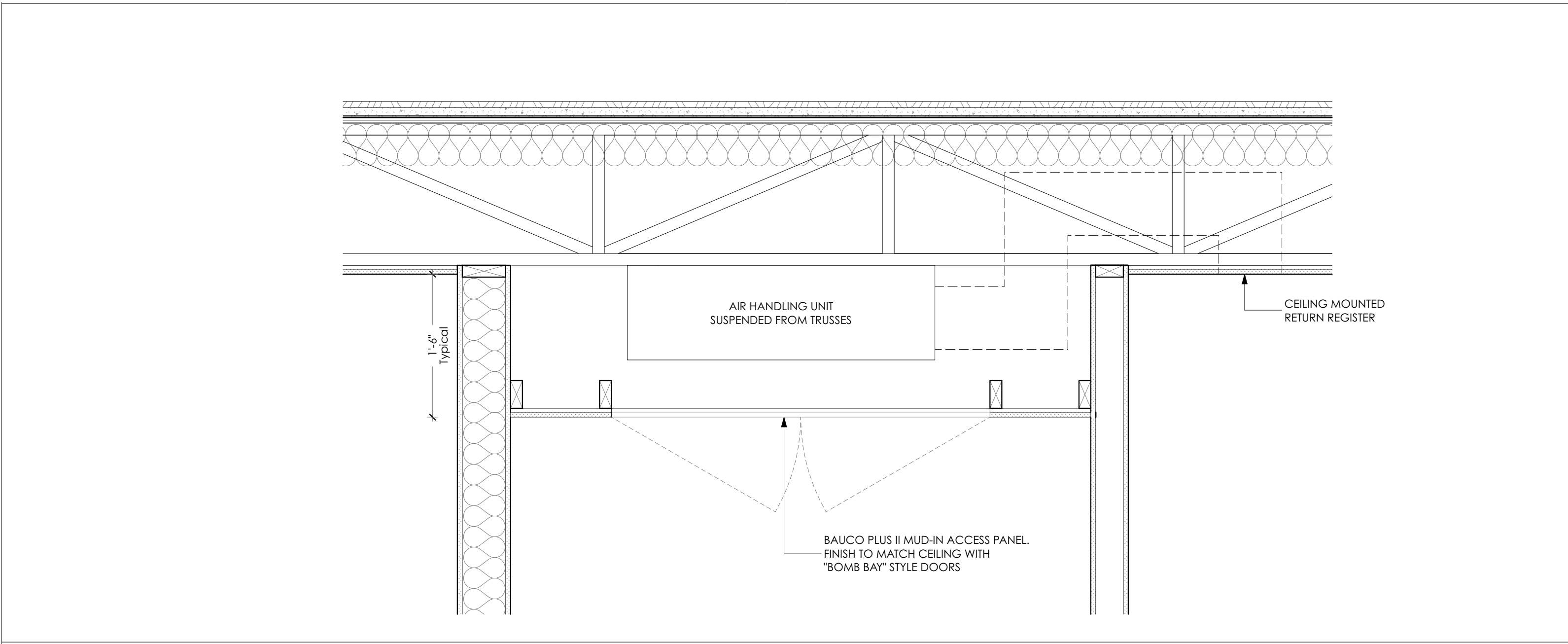
ID	DESCRIPTION

CALEB JOHNSON  
STUDIO KO  
110 EXCHANGE ST. 2ND FLOOR PORTLAND, ME 04101  
1.207.263.9777

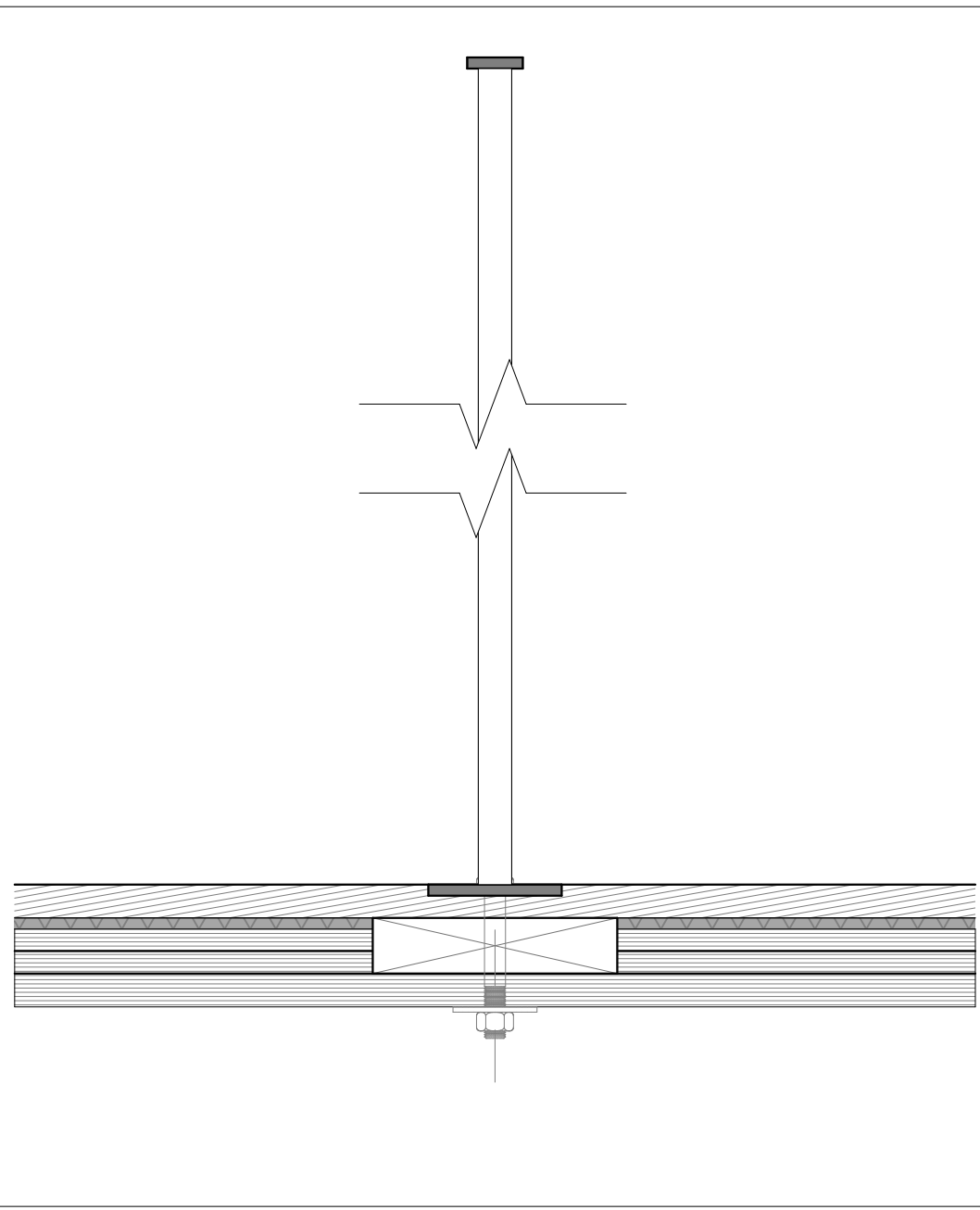




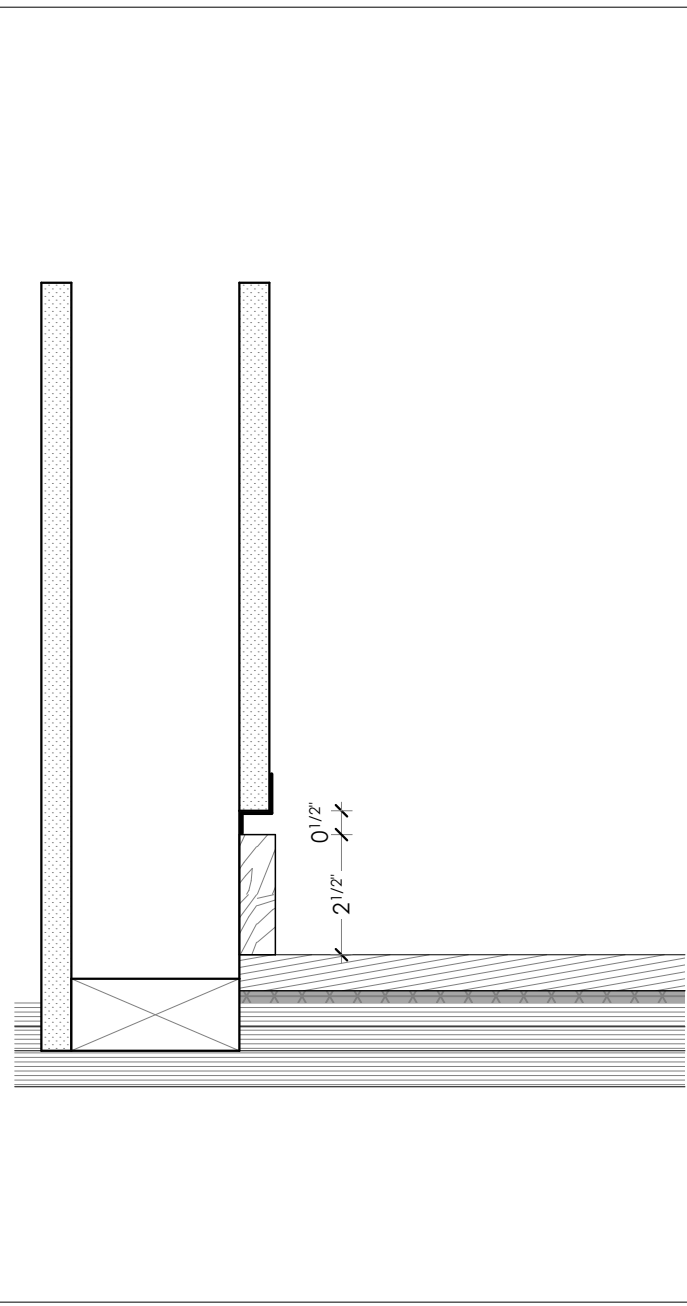




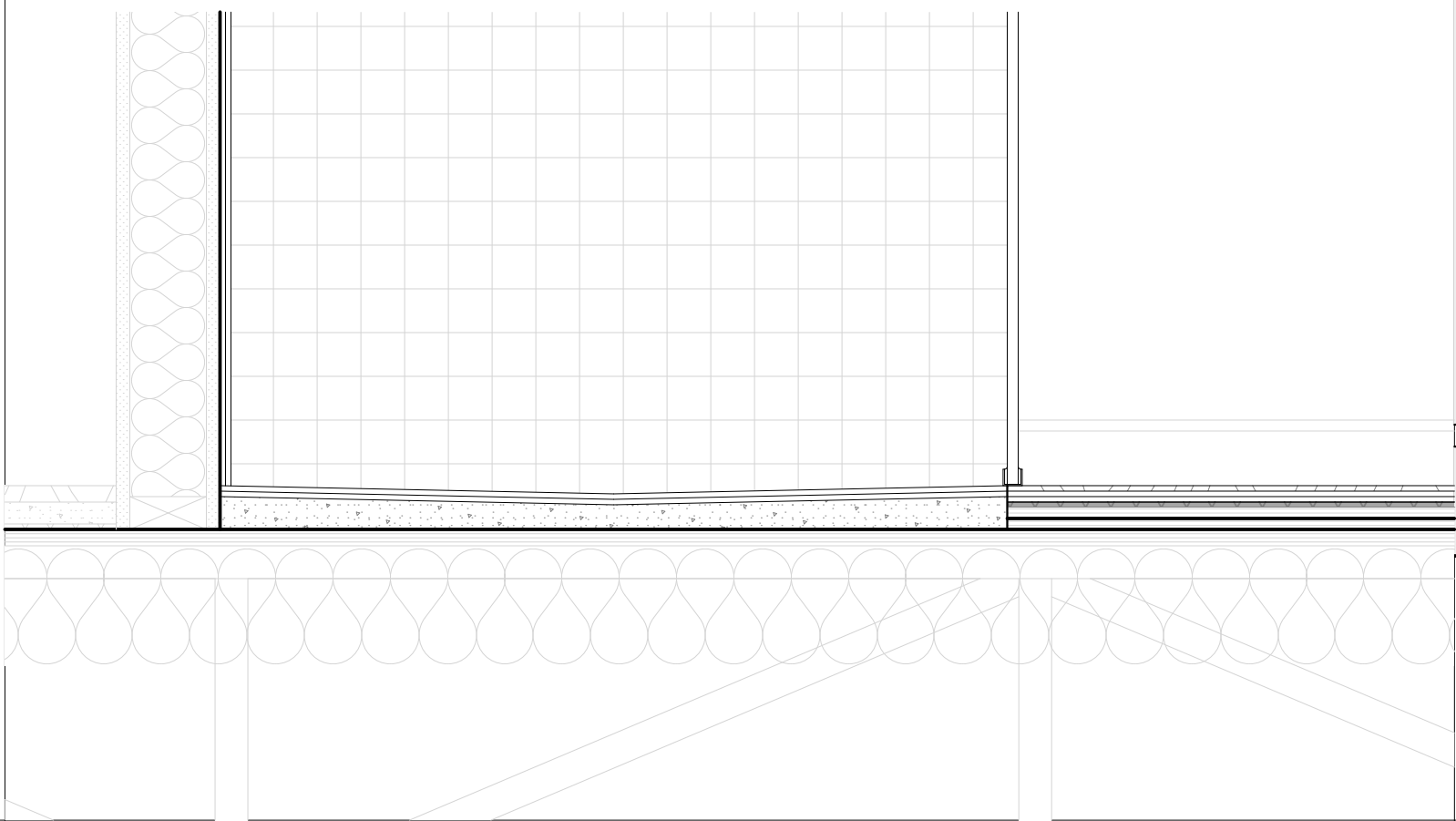
12 DROPPED CEILING AT AHU - TYP.  
SCALE: 1" = 1'-0"



6 BASE SECTION DETAIL - TYP.  
SCALE: 3" = 1'-0"



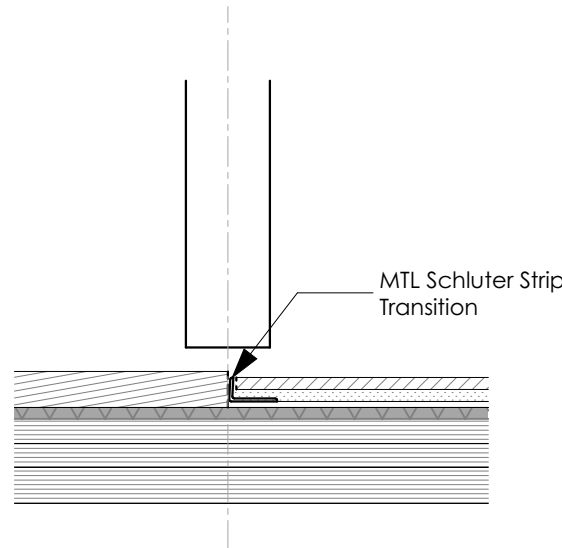
3 BASE SECTION DETAIL - TYP.  
SCALE: 3" = 1'-0"



5 FLUSH SHOWER PAN SECTION DETAIL  
SCALE: 1 1/2" = 1'-0"



2 BASE ELEVATION DETAIL AT OPENING - TYP.  
SCALE: 3" = 1'-0"



1 FLOOR TRANSITION DETAIL - WD FLOOR TO TILE  
SCALE: 3" = 1'-0"