

A	AMPERES	DR	DOOR	INCL.	"INCLUDE, INCLUSIVE"	R	RADIUS
A.B.	ANCHOR BOLT	E.A.	EXPANSION ANCHOR	INSUL.	INSULATION	R.D.L.	ROOF DRAIN LEADER
A.F.F.	ABOVE FINISHED FLOOR	E.F.	EXHAUST FAN	INT.	INTERIOR	R.D.O.	ROOF DRAIN OVERFLOW
A.F.G.	ABOVE FINISHED GRADE	E.J.	EXPANSION JOINT	J-BOX	JUNCTION BOX	R.O.	ROUGH OPENING
A/C	AIR CONDITIONING	E.N.	END NAILING	JCT	JUNCTION	R.O.W. or RW	RIGHT OF WAY
ABC	ACCORDGATE BASE COURSE	E.W.	EACH WAY	JST.	JOIST	REF	REFRIGERATOR
ABS	ACRYLONITRILE-BUTADIENE-STYRENE	EA	EACH	JT.	JOINT	REF.	REFERENCE
ABV.	ABOVE	EL	ELEVATION	K-D	KNOCK DOWN	REINF.	REINFORCED
ACB	ASBESTOS-CEMENT BOARD	ELECT.	"ELECTRIC, ELECTRICAL"	KD	KILN DRIED	REQD.	REQUIRED
ACOU.	ACOUSTIC	ELEV.	ELEVATOR	KO	KNOCK OUT	RET.	RETURN
ACT	ACOUSTICAL CEILING TILE	EMC	ELECTRICAL METALLIC CONDUIT	L.E.D.	LIGHT EMITTING DIODE	REV.	REVISION
ADD.	ADDITION or ADDENDUM	EMT	ELECTRICAL METALLIC TUBING	L.F.T.	LINEAR FEET	RM	ROOM
AG	ABOVE GRADE	ENT	ELECTRICAL NON-METALLIC TUBING	LAM	LAMINATE	RMV.	REMOVE
AHU	AIR HANDLER UNIT	EQ.	EQUAL	LAT.	LATERAL	S.C.	SOLID CORE
AL or ALUM.	ALUMINUM	EQUIP.	EQUIPMENT	LAV	LAVATORY	S.D.	SMOKE DETECTOR
ALT.	ALTERNATE	EST.	ESTIMATE	L.D.	LEAD	S.O.V.	SHUT OFF VALVE
ANL	ANNEALED	EVAP.	EVAPORATIVE COOLER	LIN.	LINEAR	SKYLIGHT	SKYLIGHT
ASPH	ASPHALT	EWC	ELECTRIC DRINKING COOLER	LINO.	LINOLEUM	S/S	STAINLESS STEEL
AVG	AVERAGE	EXC	EXCAVATE	LT.	LIGHT	SC	SELF CLOSING
AWG	AMERICAN WIRE GAUGE	EXH.	EXHAUST	LTG.	LIGHTING	SCHED.	SCHEDULE
∠	ANGLE	EXIST. or E	EXISTING	LVL	LAMINATED VENEER LUMBER	SECT.	SECTION
B.M.	BENCH MARK	EXT.	EXTERIOR	M.B.	MACHINE BOLT	SES	SERVICE ENTRANCE SECTION
B.N.	BOUNDARY NAILING	F.A.	FIRE ALARM	M.H.	MANHOLE	SH	SHEET
B.O.	BOTTOM OF	F.C.	FAN COIL	M.I.	MALLEABLE IRON	SHTG.	SHEATHING
B.O.F.	BOTTOM OF FOOTING	F.C.O.	FLOOR CLEAN OUT	M.O.	MASONRY OPENING	SIM.	SIMILAR
B.U.	BUILT UP	F.D.	FLOOR DRAIN	MAR.	MARBLE	SPA.	SPACE
B/C	BACK OF CURB	F.E.	FIRE EXTINGUISHER	MAS.	MASONRY	SPECS	SPECIFICATIONS
BD	BOARD	F.N.	FIELD NAILING	MAT'L	MATERIAL	SPKR.	SPEAKER
BLDG	BUILDING	F.O.	FACE OF	MAX.	MAXIMUM	SQ. FT.	SQUARE FEET
BLK.	BLOCK	F.S.	FLOOR SINK	MECH.	MECHANICAL	SQ. IN.	SQUARE INCHES
BLKG.	BLOCKING	F/G	FIBERGLASS	MED.	MEDIUM	STC	SOUND TRANSMISSION CLASS
BM.	BEAM	FAB.	FABRICATE	MFG.	MANUFACTURING	STD.	STANDARD
BR	BRASS	FACP	FIRE ALARM CONTROL PANEL	MFR.	MANUFACTURER	STL.	STEEL
BRG.	BEARING	FDC	FIRE DEPARTMENT CONNECTION	MIN.	MINIMUM	SUSP.	SUSPENDED
BRZ	BRONZE	FDN.	FOUNDATION	MISC.	MISCELLANEOUS	SW	SWITCH
C.A.P.	CONCRETE ASBESTOS PIPE	FHC	FIRE HOSE CABINET	MOD	MODULAR	SYM	SYMMETRICAL
C.D.	CONSTRUCTION DOCUMENTS	F.I.	FIRE EXTINGUISHER	MAS.	MASONRY	SYS.	SYSTEM
C.I.P.	CAST IN PLACE	FL	FLOOR	MUL	MULLION	T & G	TONGUE AND GROOVE
C.J.	CONTROL JOINT	FLG.	FLOORING	N.I.C.	NOT IN CONTRACT	T.B.	THROUGH BOLT
C.O.	CLEAN OUT	FLUOR.	FLUORESCENT	N.T.S.	NOT TO SCALE	T.M.B.	TELEPHONE MOUNTING BOARD
C.T.	CERAMIC TILE	FP	FIRE PROOF	NCM	NON-CORROSIVE METAL	T.O.	TOP OF
CAB	CABINET	FTG.	FOOTING	NFC	NOT FOR CONSTRUCTION	T.O.B.	TOP OF BEAM
CAM.	CAMBER	FURN.	FURNISH	NLR.	NAILER	T.O.C.	TOP OF CURB
CCTV	CLOSED CIRCUIT TELEVISION	G.I.	GALVANIZED IRON	NO.	NUMBER	T.O.F.	TOP OF FOOTING
CEM.	CEMENT	GA	GAUGE	NOM.	NOMINAL	T.O.J.	TOP OF JOIST
CER	CERAMIC	GALV.	GALVANIZED	O.C.	ON CENTER	T.O.M.	TOP OF MASONRY
CFM	CUBIC FEET PER MINUTE	GAR.	GARAGE	O.D.	OUTSIDE DIAMETER	T.O.S.	TOP OF SLAB
CH or C	CHANNEL	GFCI	GROUND FAULT CIRCUIT INTERRUPTER	O.H.	OVER HANG	T.O.W.	TOP OF WALL
CKT. BKR.	CIRCUIT BREAKER	GFI	GROUND FAULT INTERRUPTER	O.I.	ORNAMENTAL IRON	T.S.	TUBE STEEL
CL or Q	CENTERLINE	GL	GLASS	O.R.	OUTSIDE RADIUS	T.V.	TELEVISION OUTLET
CLG.	CEILING	GLB	GLUE LAMINATED BEAM	OAI	OUTSIDE AIR INTAKE	TEL.	TELEPHONE
CLKG.	CAULKING	GM	GRADE MARK	OH	OVER HEAD	TH.	THRESHOLD
CLO.	CLOSET	GM	GATE VALVE	OPNG.	OPENING	THD.	THREADED
CLR.	CLEAR	GRC	GALVANIZED RIGID TUBING	OPPO.	OPPOSITE	THK.	THICK
CMU	CONCRETE MASONRY UNIT	GYP.	GYPSPUM	P.C.	PRECAST CONCRETE	THRU	THROUGH
CTR.	CENTERED	GWB	GYPSPUM BOARD	P.L. or R	PROPERTY LINE	TLT.	TOILET
COL.	COLUMN	H.B.	HOSE BIBB	PLAM.	PLASTIC LAMINATE	TRANS.	TRANSFORMER
COMB.	COMBINATION	H.C.	HOLLOW CORE	P.O.C.	POINT OF CONNECTION	TYP.	TYPICAL
CONC.	CONCRETE	H.M.	HOLLOW METAL	PERF.	PERFORATED	UNF.	UNFINISHED
CONST.	CONSTRUCTION	H/C	HANDICAPPED	PERP. or I.	PERPENDICULAR	UR	URINAL
CONT.	CONTINUOUS	HDBD.	HARDBOARD	PH	PHASE	V.B.	VAPOR BARRIER
CONTR.	CONTRACTOR	HDW	HARDWARE	PL.	PLASTER	V.I.F.	VERIFY IN FIELD
CU	COPPER	HGT.	HEIGHT	PL. or R	PLATE	VA	VOLT AMPERE
d	PENNY	HOR.	HORIZONTAL	PLAS.	PLASTIC	VCT	VINYL COMPOSITION TILE
D.F.	DRINKING FOUNTAIN	HTR	HEATER	PLUMB.	PLUMBING	VERT.	VERTICAL
D.G.	DECOMPOSED GRANITE	HVAC	"HEATING, VENTILATING & AIR COND."	PWD	PLYWOOD	W/C	WATER CLOSET
D.S.	DRAIN SPOUT	HW	HOT WATER	PORC.	PORCELAIN	WDW	WINDOW
DW	DISHWASHER	HYD.	HYDRAULIC	PREFAB.	PREFABRICATED	WCT	WAINSCOT
DBL.	DOUBLE	I.C.	INTERCOM OUTLET	PSF	POUNDS PER SQUARE FOOT	WP	WEATHER PROOF
DEMO	DEMOLITION	I.D.	INSIDE DIAMETER	PSI	POUNDS PER SQUARE INCH	WT.	WEIGHT
DIA.	DIAMETER	I.F.	INSIDE FACE	PTN.	PARTITION	W/	WITH
DIAG.	DIAGONAL	ID	IDENTIFICATION	PVC	POLYVINYLCHLORIDE	W/O	WITHOUT
DIM.	DIMENSION	IG	ISOLATED GROUND	PWR.	POWER	WD.	WOOD
DL	DEAD LOAD	IMC	INTERMEDIATE METALLIC CONDUIT	Q.T.	QUARRY TILE	W.I.	WROUGHT IRON
DN.	DOWN	IMPG	IMPREGNATED	QTY.	QUANTITY	YD.	YARD

# Hammond Street Apartments

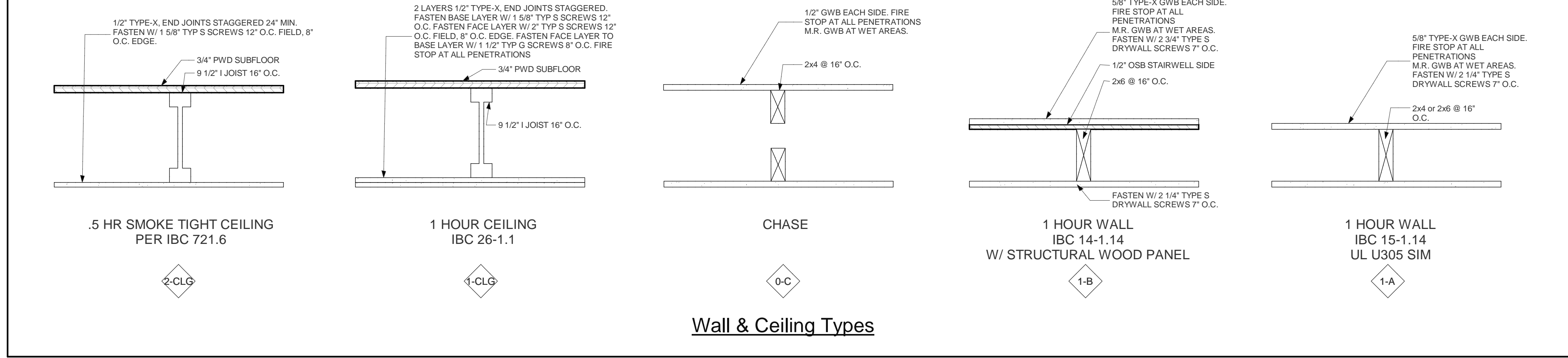
### Symbol Key

① ---	COLUMN LINE
TO SF=0'-0" SITE EL. 31.87	LEVEL LINE
3 A-501	DETAIL NUMBER SHEET WHERE SHOWN
2 A301	SECTION NUMBER SHEET WHERE SHOWN
1-B	WALL OR CEILING TYPE
5   A-401   3 4	INTERIOR ELEVATION MARKER
W05	WINDOW LABEL
D07	DOOR LABEL



### DRAWING INDEX:

A-000	Cover Sheet	E-101	Electrical Plans
L-1.0	Existing Conditions Survey	S100	General Notes, Typical Details
L-2.0	Site Preparation Plan	S200	Foundation and First Flr Framing Plan
L-3.0	Site Layout-Materials Plan	S201	Foundation & Framing Details
L-3.1	Site Utility Plan	S300	Second and Third Floor Framing Plans
L-4.0	Site Grading Plan	S400	Roof Framing Plans
L-5.0	Site Details		
C-1.0	Erosion & Sedimentation Control Notes		
C1.1	Site Civil Details		
D-1.0	Stormwater Management Plan		
A-001	Code Review		
A-101	Basement & First Floor Plans		
A-102	Second & Third Floor Plans		
A-103	Roof Plan and Details		
A-201	Exterior Elevations		
A-301	Building Sections		
A-401	Interior Elevations		
A-501	Details		
A-502	Schedules, Stair Details		



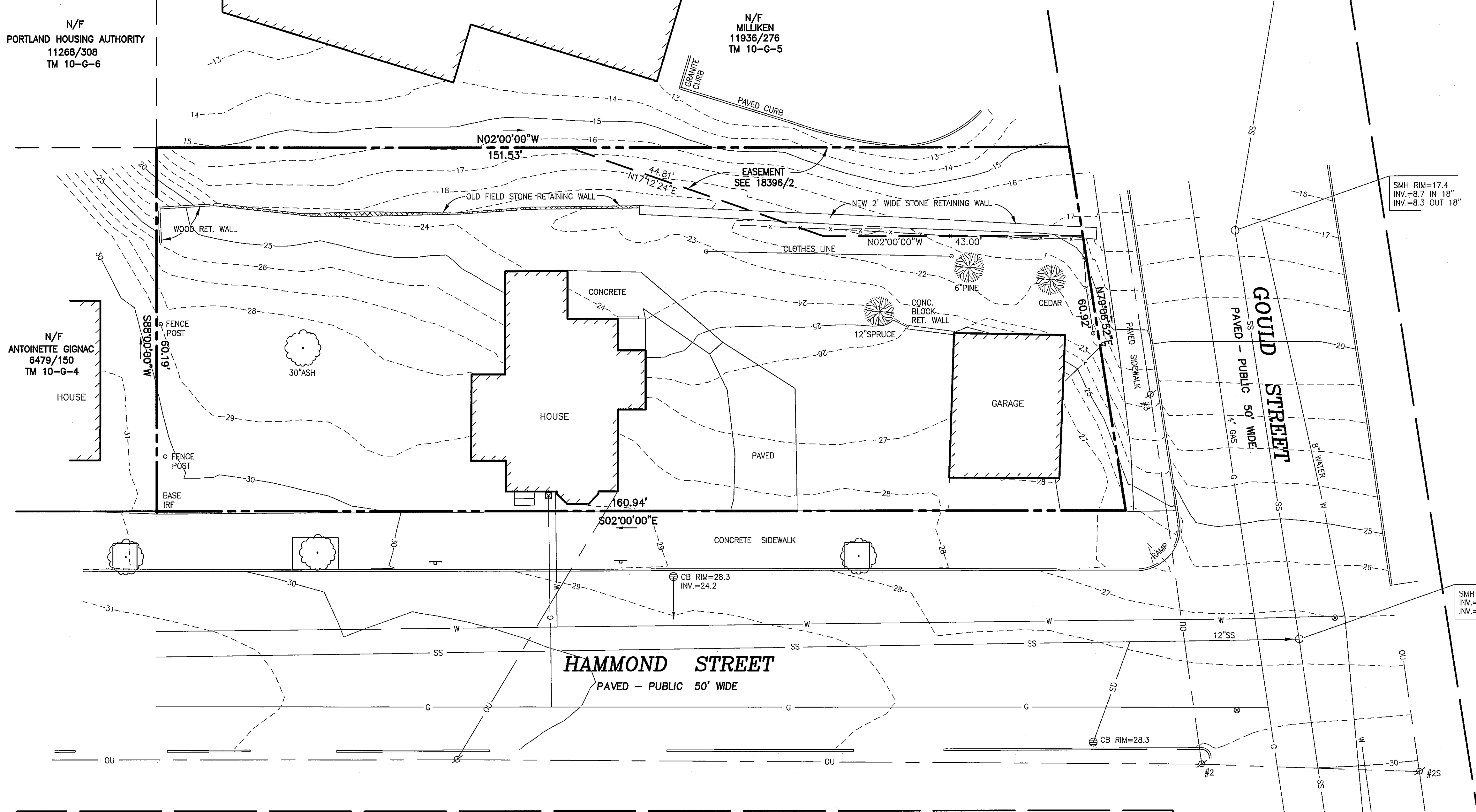
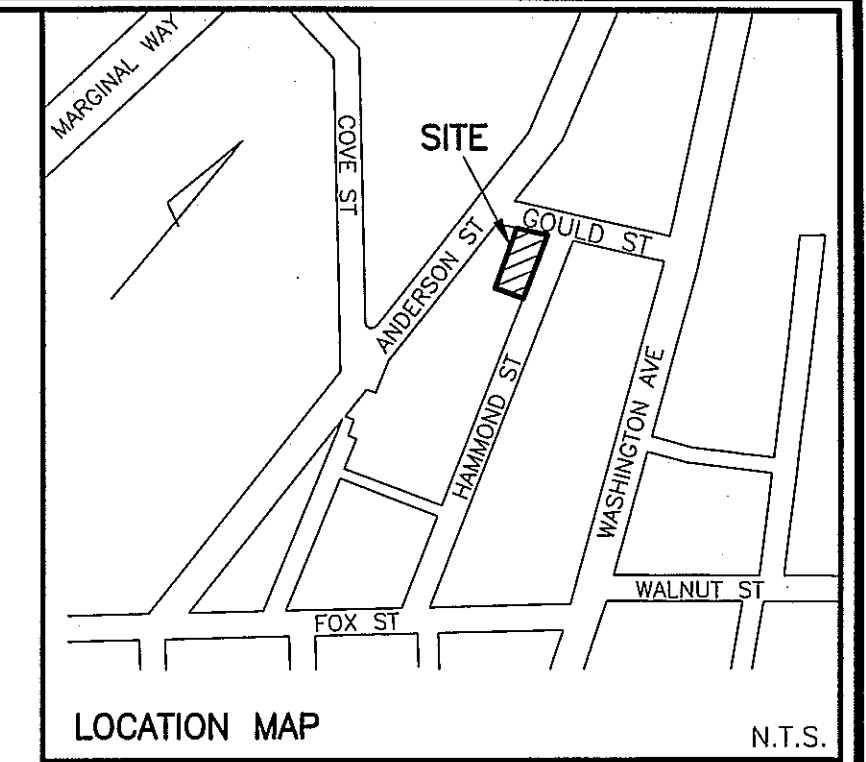
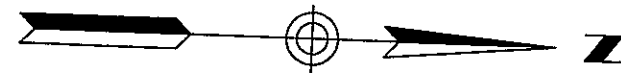
# Parcel A

Albert Putnam, PE <i>Structural Engineer</i> 183 Park Row Brunswick, ME albert.putnam@gmail.com   (207) 729-6230	Revisions: 
Carroll Associates <i>Landscape Architects</i> 75 Market St. Portland, ME tcowles@carroll-assoc.com   (207) 772-1552	Kevin Moquin, AIA, LEED AP <i>Maine Licensed Architect</i> 538 Hammond St. Portland, ME kevin@km-a.me   (207)-615-6421
<b>Cover Sheet</b>	<b>Hammond Apartments</b> Portland, ME
<b>A000</b> PERMIT SET 5/18/2012	

### SQUARE FOOTAGE:

• BASEMENT:	904 sq.ft. gross
• FIRST FLOOR:	1,168 sq.ft. gross
• SECOND FLOOR:	1,168 sq.ft. gross
• THIRD FLOOR:	1,168 sq.ft. gross
• TOTAL:	4,408 sq.ft. gross

Chart: 10  
Block: G  
Lot: 2  
Zone: R6



N/F  
PORTLAND HOUSING AUTHORITY  
11268/308  
TM 10-G-6

N/F  
MILLIKEN  
11936/276  
TM 10-G-5

N/F  
ANTOINETTE GIGNAC  
6479/150  
TM 10-G-4  
HOUSE

- LEGEND:**
- IRON ROD FOUND
  - WATER VALVE
  - UTILITY POLE
  - MANHOLE
  - CATCH BASIN
  - SIGN
  - DECIDUOUS TREE
  - CONIFEROUS TREE
  - FENCE
  - CURB
  - OVERHEAD UTILITIES
  - WATER LINE
  - GAS LINE
  - SS SANITARY SEWER
  - SD STORM DRAIN
  - 24 1" CONTOUR

**UTILITY NOTE**

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

- PLAN REFERENCES:**
- "PROPERTY REVISION, LAND OF B.H. MILLIKEN, PORTLAND, MAINE" DATED AUGUST 8, 2002 BY LAND SERVICES, INC.
  - WORKING DRAWING - TOPOGRAPHIC SURVEY OF LAND IN PORTLAND, MAINE BY LAND SERVICES, INC. DATED JANUARY 9, 1994.

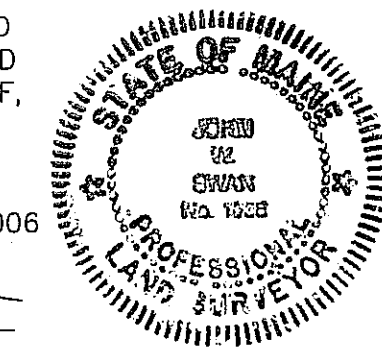
- NOTES:**
- OWNER OF RECORD: STEVEN E. COPE, ROBERTA S. COPE C.C.R.D. BOOK 18396 PAGE 201
  - PARCEL IS SHOWN AS LOT 2, BLOCK G, ON THE CITY OF PORTLAND'S ASSESSORS MAP 10.
  - BEARINGS ARE BASED ON PLAN REFERENCE 1.
  - ELEVATIONS ARE BASED ON CITY DATUM PER PLAN REFERENCE 2.
  - BOUNDARY INFORMATION SHOWN HEREON IS BASED EXCLUSIVELY ON PLAN REFERENCES 1 AND 2.

**CERTIFICATION:**

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

ORIGINALLY SIGNED BY WILLIAM C. SHIPPEN, PLS #2118 APRIL 2006

DATE 3/5/2012  
 JOHN SWAN, PLS #1038

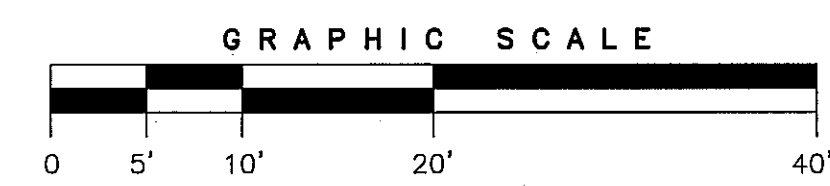


REV. 1 | 03-05-12 | REVISE NOTE 4

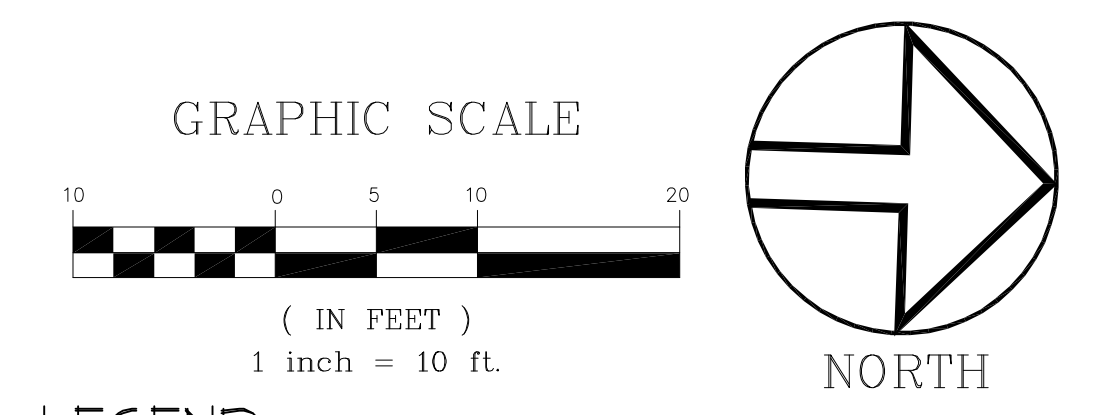
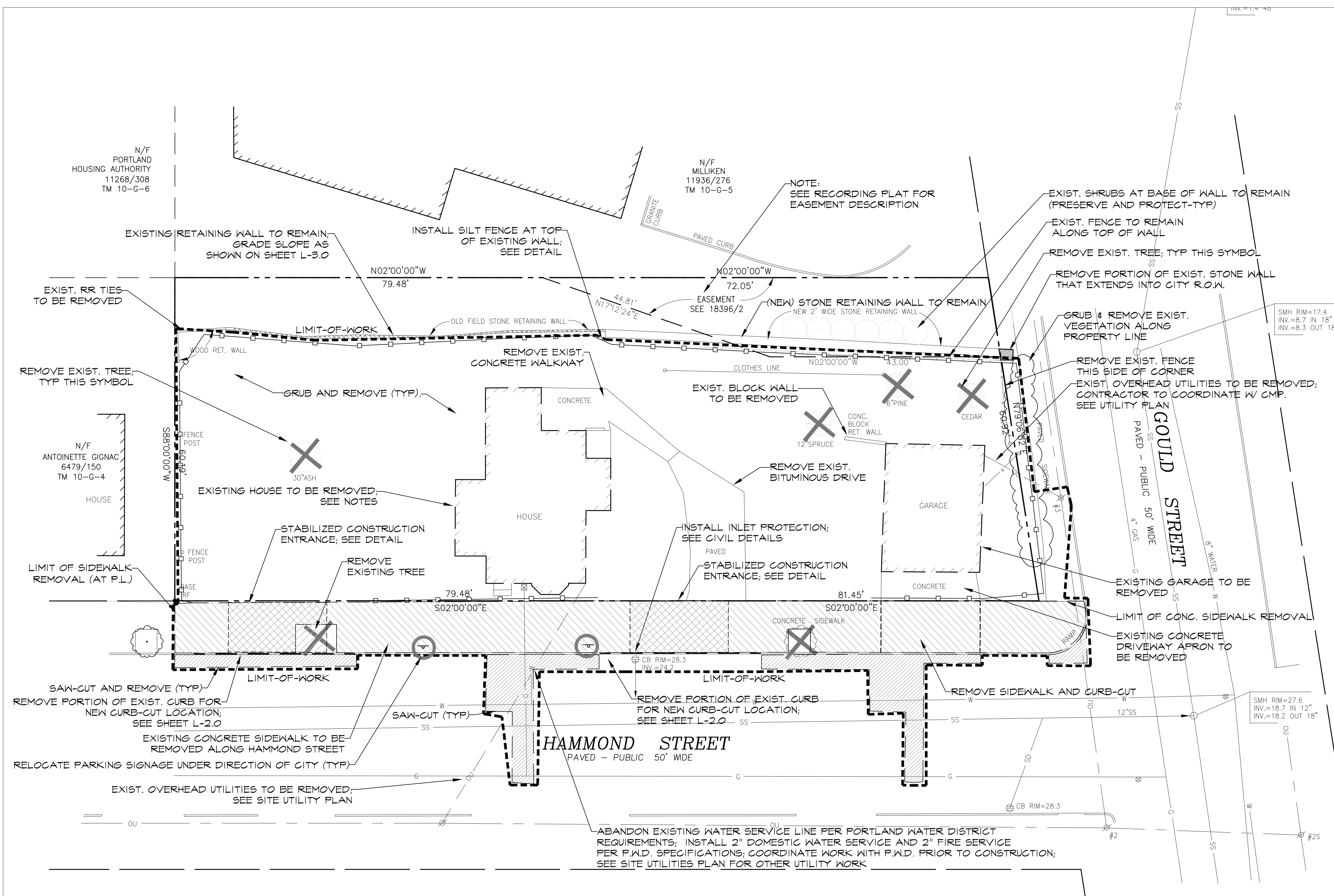
**BOUNDARY & TOPOGRAPHIC SURVEY**  
 ON  
 HAMMOND STREET, PORTLAND, MAINE  
 MADE FOR  
**MITCHELL & ASSOCIATES**

**OWEN HASKELL, INC.**  
 16 CASCO ST., PORTLAND, ME 04101 (207) 774-0424  
 PROFESSIONAL LAND SURVEYORS

Drwn By	WCS	Date	APRIL 10, 2006	Job No.	2006-023P
Trace By	JLW	Scale	1" = 10'	Drwg. No.	1
Check By	WCS				
Book No.	1025				



S:\2012\2012-014P Cope Hammond s\05-023.dwg, 3/5/2012 2:32:03 PM, SAVIN 2404WD RPCS



**LEGEND**

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY ROW	---
---	SETBACK	---
---	EASEMENT	---
---	CENTERLINE	---
---	MONUMENT	---
---	IRON PIPE/ROD	---
---	BUILDING	---
---	EDGE PAVEMENT	---
---	GRAVEL ROAD	---
---	CURBLINE	---
---	CONTOURS	124
---	CULVERT	SD
---	WATER	W
---	SEWER	S
---	STORM DRAIN	SD
---	UNDERGROUND ELEC. 4 TEL.	---UGE4T---
---	OVERHEAD ELEC. 4 TEL.	OHE4T
---	GATE VALVE	---
---	UTILITY POLE	---
---	MANHOLE	---
---	POTABLE WELL	---
---	WETLANDS	---
---	EDGE WETLAND SIGN	---
---	BENCHMARK	---
---	SPOT GRADE	---
---	CHAIN LINK FENCE	---
---	RIPRAP	---
---	STOCKADE FENCE	---
---	ZONE LINE	---

- SITE PREPARATION NOTES**
- INSTALL INLET PROTECTION FOR ALL CATCH BASINS WITHIN WORK ZONE CONSISTING OF SILT SACK OR OTHER APPROVED METHODS (SEE CIVIL PLANS)
  - THE SITE SHALL BE GRUBBED AS SHOWN ON THE PLANS. EXISTING PAVEMENT SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LAWFUL MANNER.
  - KEEP ALL STREETS FREE OF DUST, MUD, AND DEBRIS. SURFACES MUST BE SHEPT CLEAN AT END OF EACH WORK DAY AND OTHER TIMES AS REQUIRED TO MINIMIZE TRACKING OF MUD AND CREATION OF DUST. INSTALL STABILIZED CONSTRUCTION ENTRANCE AT PRIMARY ACCESS ROUTE ONTO LANCASTER STREET AND MAINTAIN AS REQUIRED THROUGHOUT CONSTRUCTION.
  - REMOVAL OF EXISTING BUILDING BY OTHERS UNDER SEPARATE CONTRACTS WITH THE OWNER PRIOR TO CONSTRUCTION. BUILDING REMOVAL WORK SHALL INCLUDE COMPLETE DEMOLITION OF ALL ABOVE-GRADE STRUCTURES AND FOUNDATIONS, DISPOSAL OF DEMOLITION WASTE GENERATED, AND DISCONNECTION OF ELECTRICAL, WATER, SEWER, AND GAS SERVICE TO THE BUILDING.
  - CONTRACTOR SHALL INSTALL ALL EROSION CONTROL MEASURES IN ACCORDANCE WITH THE EROSION AND SEDIMENTATION CONTROL NOTES AND DETAILS.

Project Name:

**HAMMOND STREET APARTMENTS**

56 Hammond Street  
Portland, Maine

**CARROLL ASSOCIATES**  
Landscape Architects  
217 Commercial Street - Portland, Maine 04101  
207.772.1552 772.0712 Fax

Owner:  
Steven & Roberta Cope  
172 Concord Street  
Portland, Maine 04103

Consultants:  
Architect  
Kevin Moquin, Architect  
Hammond Street  
Portland, Maine 04104  
207.615-6421  
Civil Engineer  
Blais Civil Engineers  
967 Broadway  
South Portland, Maine 04106  
207.767.7300

Drawing Set:

No.	Date	Revision
1	12-12-11	PRELIM. CITY REVIEW
2	2-3-12	RE-SUBMIT FOR CITY REVIEW
3	3-5-12	FINAL SITE PLAN
4	3-20-12	RESPONSE TO 3/14/12 CITY COMMENTS
5	5-24-12	PERMIT SET

Drawing Set:  
**PERMIT SET:  
NOT FOR CONSTRUCTION**

Drawn:  
TC  
Checked:  
PC  
Approved:  
SB

5/24/12

Drawing Title:  
**SITE PREPARATION PLAN**

Job Number:  
File:  
Date: 5-24-12 Scale: 1"= 10'-0"

Drawing Number:  
**L-1.0**  
© 2011 CARROLL ASSOCIATES

Project Name:

# HAMMOND STREET APARTMENTS

56 Hammond Street  
Portland, Maine

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Drawing Set:

PERMIT SET:  
NOT FOR CONSTRUCTION

Drawn:

TC

Checked:

PC

Approved:

SB

1-3/24/12

Drawing Title:

SITE LAYOUT & MATERIALS PLAN

Job Number:

File:

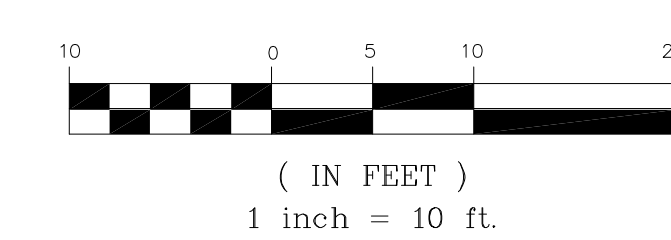
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# L-2.0

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### GRAPHIC SCALE

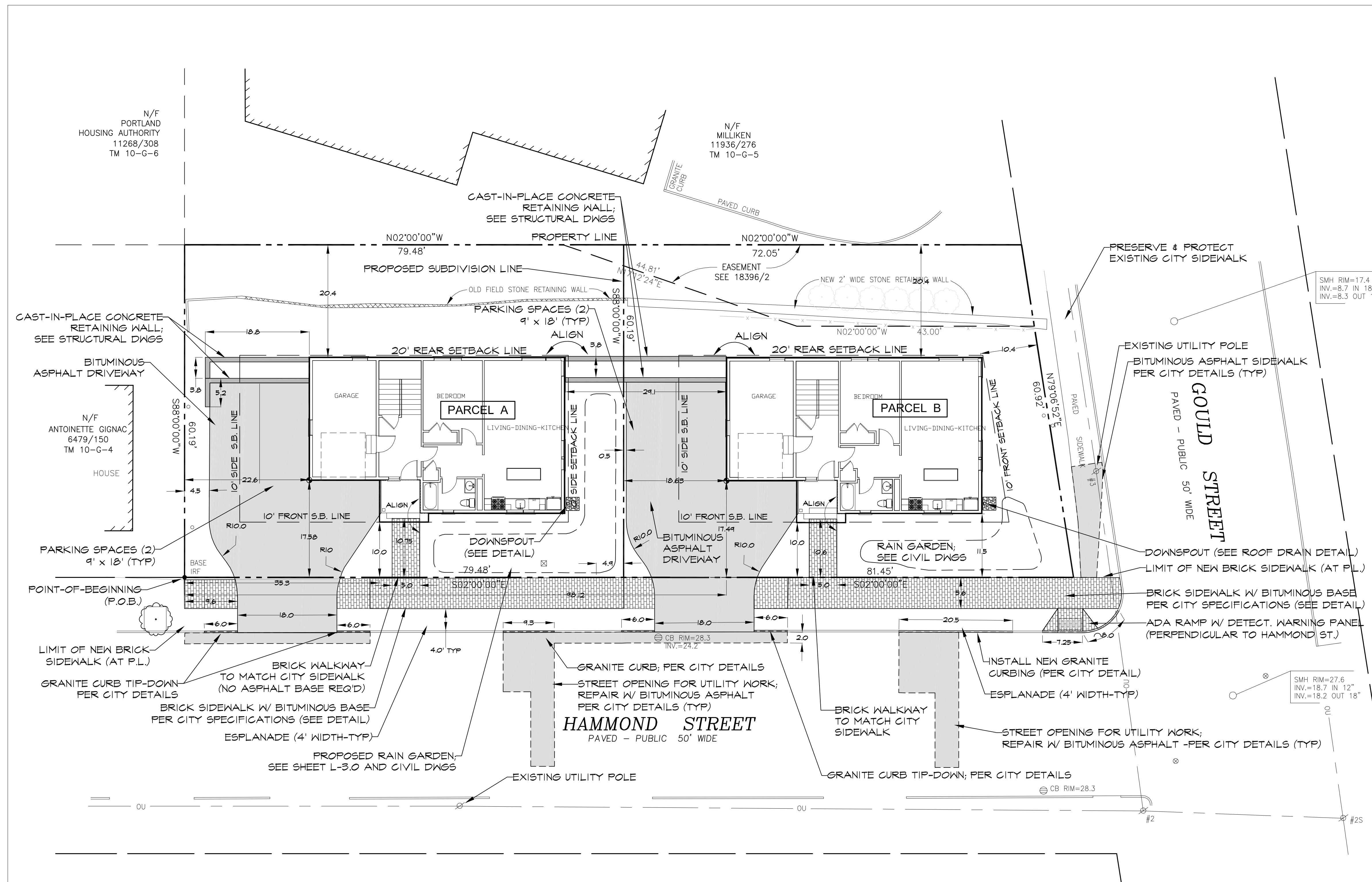


### LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY/ROW	---
---	SETBACK	---
---	EASEMENT	---
---	CENTERLINE	---
---	MONUMENT	---
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---	CURBLINE	---
---	CONTOURS	124
---	CULVERT	9D
---	WATER	W
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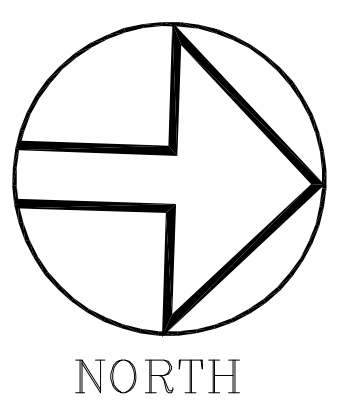
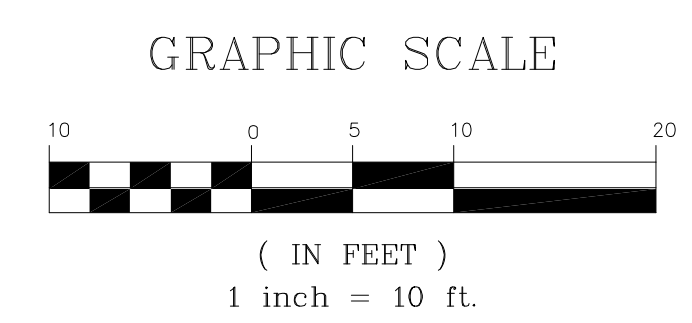
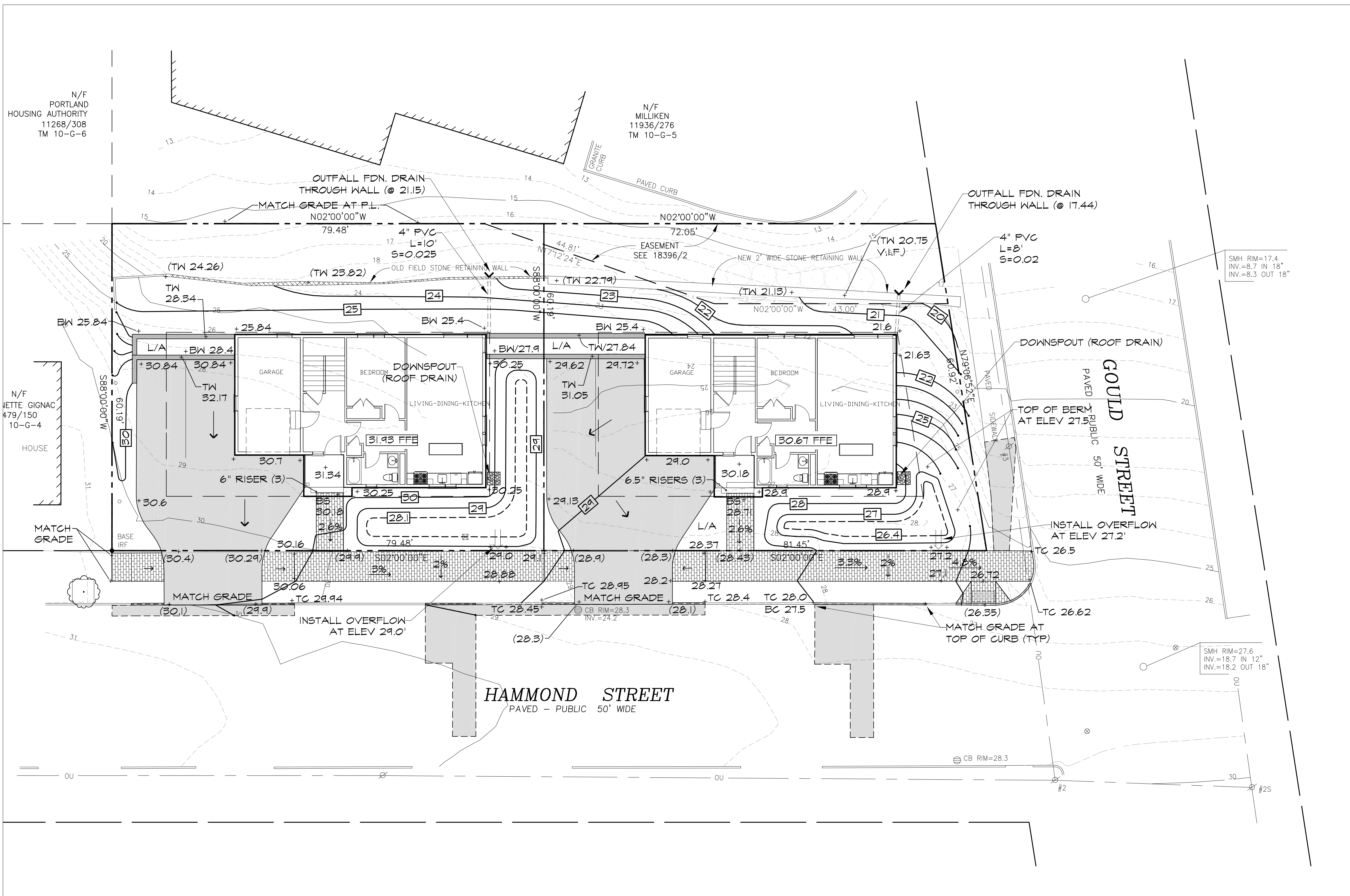
### R-6 / RESIDENTIAL ZONE

SPATIAL STANDARDS	REQUIRED	PARCEL A	PARCEL B
MINIMUM LOT SIZE	4,500 SF	4,791 SF	4,619 SF
MINIMUM FRONTAGE	40 FT.	79.48'	142.37'
FRONT YARD SETBACK	10 FT.	10.0'	10.0'
SIDE YARD SETBACK (3 STORIES)	10 FT.	22.6'	N/A
REAR YARD SETBACK	20 FT.	20.4'	20.4'
MAXIMUM LOT COVERAGE	50%	45.5%	48.5%
MINIMUM LOT WIDTH	40 FT.	79.48'	72.05'
MAXIMUM STRUCTURE HEIGHT	45'	34.0'	36.5'
OPEN SPACE	20%	54.5%	51.5%
PARKING	3	3	3



### NOTES

- ALL WORK SHALL CONFORM TO THE APPLICABLE CODES AND ORDINANCES.
- EXISTING CONDITIONS BASED ON TOPOGRAPHIC SURVEY COMPLETED BY OLEN HASKELL SURVEYING IN APRIL 10, 2006. FIELD CONDITIONS MAY VARY SLIGHTLY FROM WHAT IS DEPICTED ON THE PLANS.  
ELEVATIONS ARE BASED ON CITY DATUM PER "WORKING DRAWING-TOPOGRAPHIC SURVEY OF LAND IN PORTLAND, MAINE BY LAND SERVICES INC. DATED JANUARY 3, 1994". SPIKE IN UTILITY POLE AT THE SOUTHWESTERLY CORNER OF ANDERSON STREET AND GOLD STREET ELEVATION 12.29 NAVD 1983.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION. ANY UNUSUAL CONDITIONS SHALL BE REPORTED TO THE ATTENTION OF THE OWNER.
- CONTRACTOR SHALL CLEAN AND REMOVE DEBRIS AND SEDIMENT DEPOSITED ON PUBLIC STREETS, SIDEWALKS, ADJACENT AREAS, OR OTHER PUBLIC WAYS DUE TO CONSTRUCTION.
- CONTRACTOR SHALL PROTECT EXISTING STRUCTURES, PHYSICAL FEATURES, AND MAINTAIN SITE STABILITY DURING CONSTRUCTION. CONTRACTOR SHALL RESTORE ALL AREAS TO ORIGINAL CONDITION AND AS DIRECTED.
- THE CONTRACTOR SHALL CONTACT DIG SAFE (1-888-DIGSAFE) AT LEAST THREE (3) BUT NOT MORE THAN THIRTY (30) DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES.
- ALL PAVEMENT JOINTS SHALL BE SAUCUT PRIOR TO PAVING TO PROVIDE A DURABLE AND UNIFORM JOINT.
- NO HOLES, TRENCHES OR STRUCTURES SHALL BE LEFT OPEN OVERNIGHT IN ANY EXCAVATION ACCESSIBLE TO THE PUBLIC OR IN PUBLIC RIGHTS-OF-WAY.
- ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE A STREET-OPENING PERMIT FROM THE CITY OF PORTLAND AS APPLICABLE.
- POINT-OF-BEGINNING (P.O.B.) FOR PROPOSED BUILDING LAYOUT IS THE S.E. PROPERTY MARKER (I.R.F.). PROPOSED BUILDINGS ARE LOCATED PARALLEL W/ EASTERLY PROPERTY LINE (BEARING 902°00'00"E) AND THE SOUTHERLY PROPERTY LINE (BEARING 988°00'00"W). THE S.E. CORNER OF BLDG. A IS 115.9' FROM EASTERLY PROPERTY LINE AND 22.6' FROM SOUTHERLY PROPERTY LINE. THE S.E. CORNER OF BLDG. B IS 114.9' FROM EASTERLY PROPERTY LINE AND 98.0' FROM SOUTHERLY PROPERTY LINE.



**LEGEND**

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY/ROW	---
---	SETBACK	---
---	EASEMENT	---
---	CENTERLINE	---
---	MONUMENT	---
---	IRON PIPE/ROD	---
---	BUILDING	---
---	EDGE PAVEMENT	---
---	GRAVEL ROAD	---
---	CURBLINE	---
---	CONTOURS	124
---	CULVERT	SD
---	WATER	W
---	SEWER	S
---	STORM DRAIN	SD
---	UNDERGROUND ELEC. # TEL.	UGE4T
---	OVERHEAD ELEC. # TEL.	OHE4T
---	GATE VALVE	---
---	UTILITY POLE	---
---	MANHOLE	---
---	POTABLE WELL	---
---	WETLANDS	---
---	EDGE WETLAND	---
---	SIGN	---
---	BENCHMARK	---
---	SPOT GRADE	---
---	CHAIN LINK FENCE	---
---	RIPRAP	---
---	STOCKADE FENCE	---
---	ZONE LINE	---

**GRADING AND DRAINAGE NOTES**

- EXISTING CONDITIONS BASED ON TOPOGRAPHIC SURVEY COMPLETED BY OWEN HASKELL SURVEYING IN APRIL 10 2006. FIELD CONDITIONS MAY VARY SLIGHTLY FROM WHAT IS DEPICTED ON THE PLANS.
- ELEVATIONS ARE BASED ON CITY DATUM PER "WORKING DRAWING-TOPOGRAPHIC SURVEY OF LAND IN PORTLAND, MAINE BY LAND SERVICES INC. DATED JANUARY 9, 1994". SPIKE IN UTILITY POLE AT THE SOUTHWESTERLY CORNER OF ANDERSON STREET AND GOULD STREET ELEVATION 12.29 NGVD 1929.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND GRADES IN THE FIELD AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
- AREAS NOT REQUIRING GRADING SHALL BE LEFT UNDISTURBED. CONTRACTOR SHALL AVOID THESE AREAS AND PRESERVE ALL EXISTING VEGETATION AS NOTED.
- UTILITY LOCATIONS ARE APPROXIMATE AND SHALL BE VERIFIED PRIOR TO CONSTRUCTION. ANY DISCREPANCIES OR CONFLICTS SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT.
- ALL UTILITY INSTALLATIONS SHALL MEET THE REQUIREMENTS OF THE CITY OF PORTLAND, AS WELL AS ANY OTHER LOCAL, STATE, AND FEDERAL REQUIREMENTS.
- SITE CONTRACTOR SHALL REPAIR ALL DISTURBED AREAS IN ACCORDANCE WITH THE EROSION CONTROL PLAN AND DETAILS.
- ALL PROPOSED SLOPES GREATER THAN 3:1 SHALL HAVE AN EROSION MAT INSTALLED OVER FINISH GRADES TO PROTECT SEEDED SLOPES FROM EROSION. AT CONTRACTOR'S OPTION, SLOPES MAY BE SODDED AS AN APPROPRIATE SUBSTITUTION TO SEED, AND MAT.
- ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE GUIDELINES ESTABLISHED IN THE BEST MANAGEMENT PRACTICES, AND MAINTAINED THROUGHOUT CONSTRUCTION OF THIS PROJECT.
- ALL AREAS DISTURBED BY CONSTRUCTION NOT TO BE PAVED OR OTHERWISE TREATED SHALL BE LOANED AND SEEDED ACCORDING TO THE PROJECT SPECIFICATIONS. EXISTING LAWN AREAS WHICH ARE DISTURBED SHALL BE RESTORED TO THEIR ORIGINAL CONDITION.
- THE POND OVERFLOW ELEVATIONS SHALL BE MAINTAINED AND KEPT FREE OF SEDIMENT, SNOW, DEBRIS, ETC. TO ALLOW UNIMPEDED OVERLAND FLOW IN ORDER TO KEEP STORMWATER RUNOFF FROM FLOWING OVER THE PROPOSED RETAINING WALLS/UNPAVED STEEP SLOPES, AND ALONG GOULD STREET AND OTHER AREAS DURING FLOOD CONDITIONS.
- INFILTRATION POND AREAS ARE NOT TO BE UTILIZED FOR SNOW STORAGE.

Project Name:  
**HAMMOND STREET APARTMENTS**

56 Hammond Street  
Portland, Maine

**CARROLL ASSOCIATES**  
Landscape Architects  
217 Commercial Street - Portland, Maine 04101  
207.772.1552

Owner:  
Steven & Roberta Cope  
172 Concord Street  
Portland, Maine 04103

Consultants:  
Architect  
Kevin Moquin, Architect  
Hammond Street  
Portland, Maine 04104  
207.615-6421  
Civil Engineer  
Blais Civil Engineers  
967 Broadway  
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207.767.7300

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4	3-20-12	RESPONSE TO 3/14/12 CITY COMMENTS
5	5-24-12	PERMIT SET

Drawing Set:  
**PERMIT SET:  
NOT FOR CONSTRUCTION**

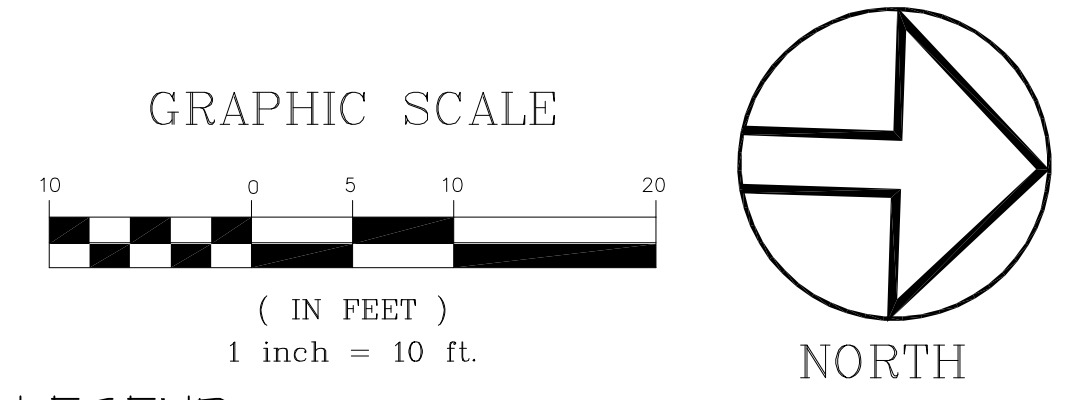
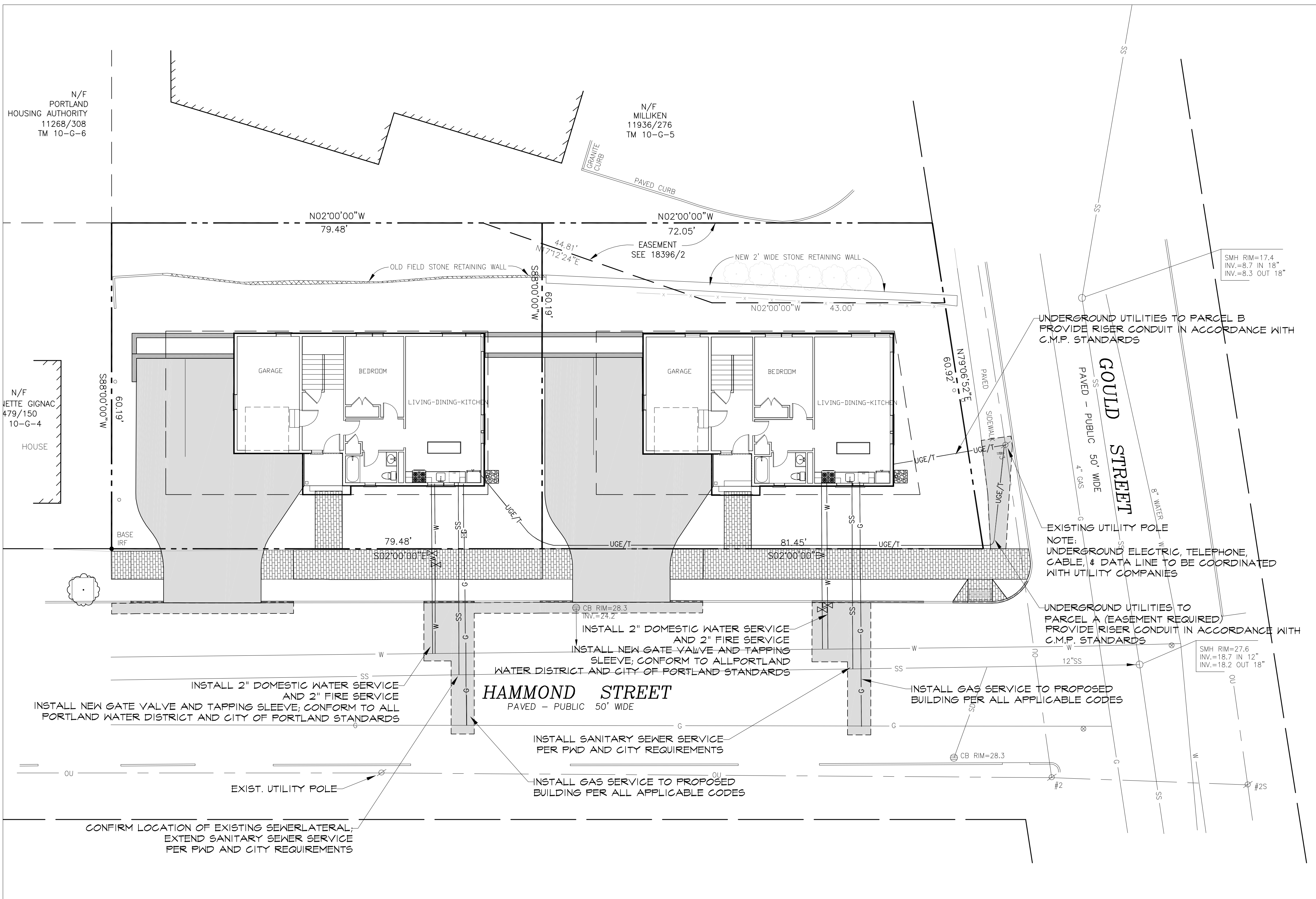
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TC  
Checked:  
PC  
Approved:  
SB  
5/24/12

Drawing Title:  
**SITE GRADING PLAN**

Job Number:  
File:

Date: 5-24-12 Scale: 1" = 10'-0"

Drawing Number:  
**L-3.0**



**LEGEND**

EXISTING	DESCRIPTION	PROPOSED
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---	EASEMENT	---
---	CENTERLINE	---
□	MONUMENT	■
○	IRON PIPE/ROD	●
▨	BUILDING	▨
▨	EDGE PAVEMENT	▨
▨	GRAVEL ROAD	▨
---	CURBLINE	---
---	CONTOURS	124
---	CULVERT	SD
W	WATER	W
S	SEWER	S
SD	STORM DRAIN	SD
---	UNDERGROUND ELEC. & TEL.	---
---	OVERHEAD ELEC. & TEL.	OHE4T
○	GATE VALVE	○
○	UTILITY POLE	○
○	MANHOLE	○
○	POTABLE WELL	○
▨	WETLANDS	▨
---	EDGE WETLAND	---
□	SIGN	□
□	BENCHMARK	□
○	SPOT GRADE	○
○	CHAIN LINK FENCE	○
○	RIPRAP	○
○	STOCKADE FENCE	○
---	ZONE LINE	---

**UTILITY NOTES**

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- UTILITY LOCATIONS ARE APPROXIMATE AND SHALL BE VERIFIED PRIOR TO CONSTRUCTION. ANY DISCREPANCIES OR CONFLICTS SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT.
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Drawn:  
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PC

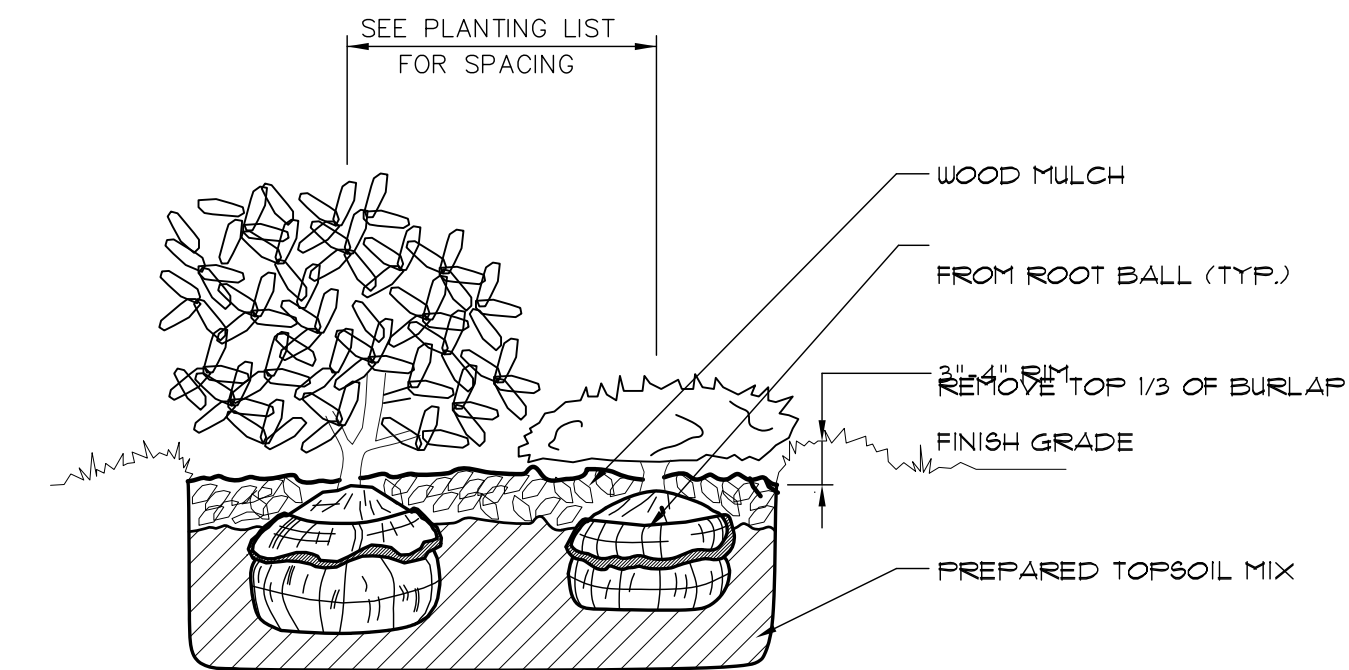
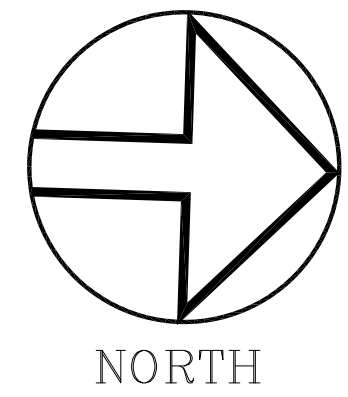
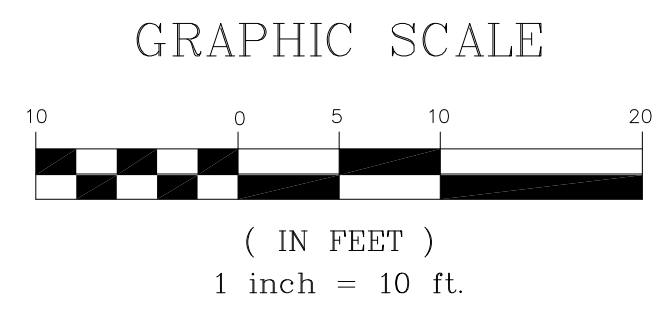
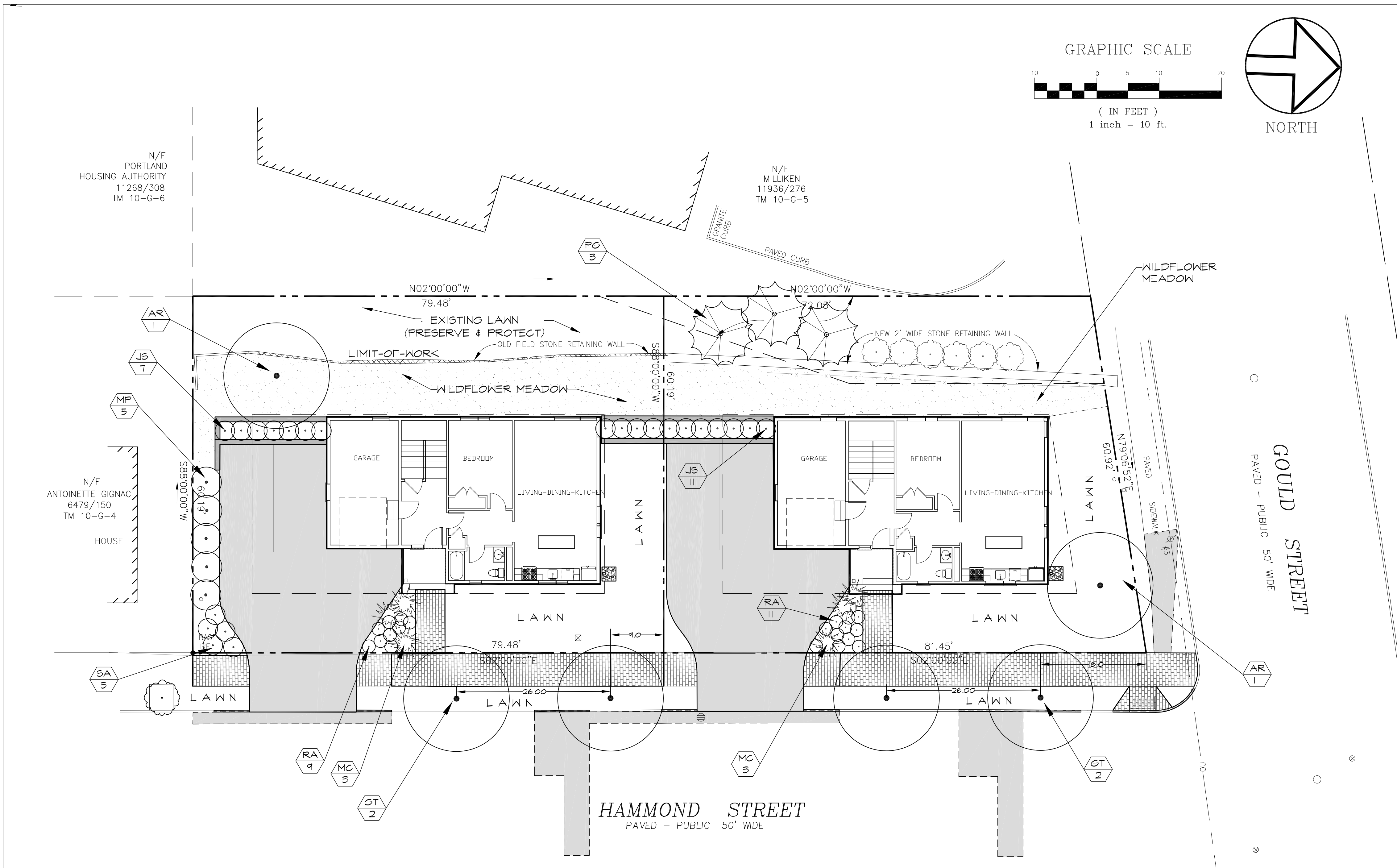
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SB

5/24/12

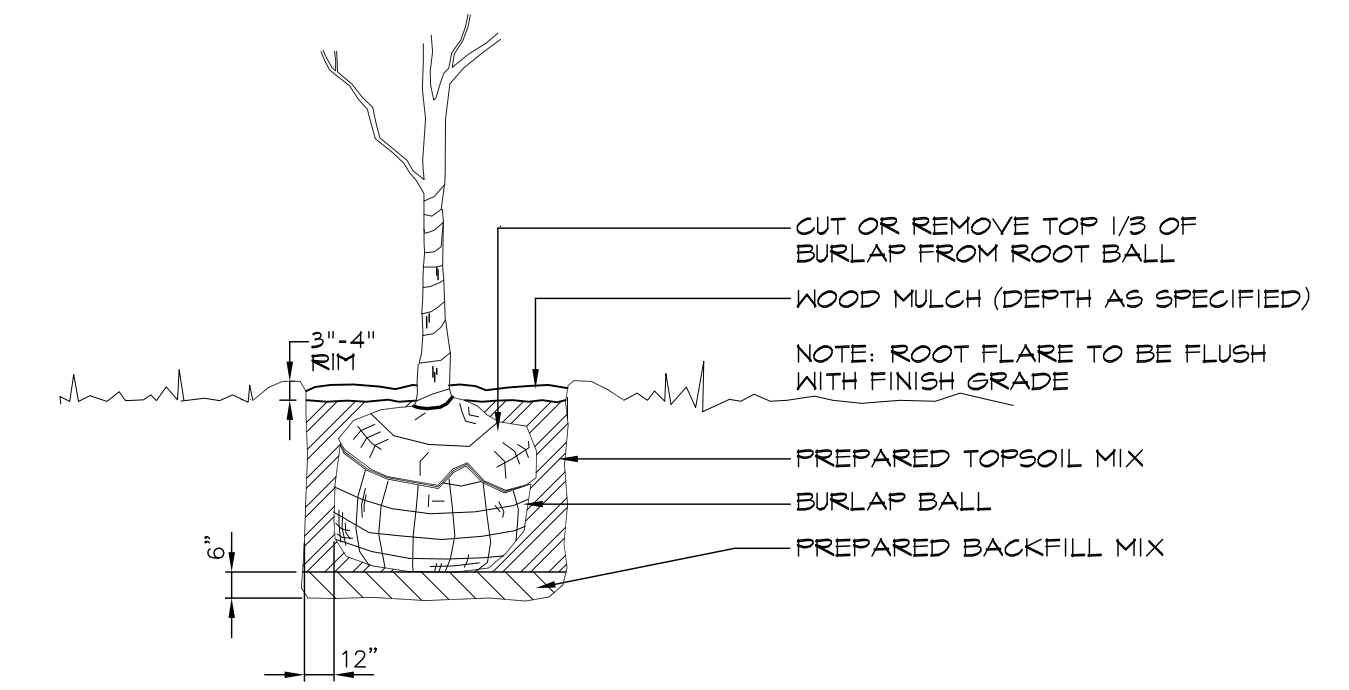
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Job Number:  
File:

Date: 5-24-12 Scale: 1" = 10'-0"  
Drawing Number:  
**L-3.1**



1 SHRUB PLANTING DETAIL NOT TO SCALE



2 TREE PLANTING DETAIL NOT TO SCALE

**PLANTING NOTES**

- CONTRACTOR SHALL BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS OF WATERING AND MAINTENANCE UNTIL FINAL ACCEPTANCE.
- CONTRACTOR SHALL SUPPLY PLANTS IN QUANTITIES SUFFICIENT TO COMPLETE WORK SHOWN ON THE PLAN. ANY DISCREPANCY BETWEEN THE QUANTITIES SHOWN IN THE PLANT SCHEDULE AND THOSE REQUIRED ON THE PLAN SHALL NOT ENTITLE THE CONTRACTOR TO ADDITIONAL REMUNERATION. ANY DISCREPANCIES SHALL BE CLARIFIED WITH THE LANDSCAPE ARCHITECT PRIOR TO ORDERING PLANT MATERIAL.
- ALL MATERIALS SHALL CONFORM TO SPECIFICATIONS OF THE AMERICAN STANDARDS FOR NURSERY STOCK (LATEST EDITION) AS SET FORTH BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE AS THE ORIGINAL GRADES BEFORE DIGGING.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE (1) FULL YEAR FROM DATE OF SUBSTANTIAL COMPLETION.
- ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AT THE NURSERY AND AT THE SITE.
- ALL PLANT BEDS SHALL MEET MINIMUM TOPSOIL REQUIREMENTS (SEE SPECIFICATIONS).
- NO PLANT MATERIAL SHALL BE INSTALLED UNTIL GRUBBING, BED PREPARATION, AND FINISH GRADING HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- ALL PLANTS BEDS AND TREE WELLS SHALL HAVE A MINIMUM OF 3" OF UNIFORMLY DISTRIBUTED, DARK, SHREDDED BARK MULCH.
- CONTRACTOR SHALL SUBMIT SOIL SAMPLE AND TEST OF TOPSOIL TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. SOIL ADMIXTURE SHALL BE ADDED TO EXISTING SOIL (BY CONTRACTOR) IF DEEMED NECESSARY BY SOIL TEST RESULTS.
- ROUGH GRADING AND BED PREPARATION SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANT INSTALLATION. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT 48 HOURS PRIOR TO REQUIRED SITE VISIT.
- ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. ALL ROOT WRAPPING AND CONTAINER MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT THE TIME OF PLANTING.
- ALL BROAD LEAF EVERGREEN PLANTS SHALL BE SPRAYED WITH AN ANTIDESICCANT AT THE BEGINNING OF THEIR FIRST WINTER.
- ALL PLANTS SHALL BE INSTALLED AS PER DETAILS AND THE CONTRACT SPECIFICATIONS. THE LANDSCAPE CONTRACTOR SHALL REFER TO THE CONTRACT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- CONTRACTOR SHALL STAKE TREES SHALL IF DEEMED NECESSARY.
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE CLEAN LOAM FILL AS PER THE CONTRACT SPECIFICATIONS.
- THE LANDSCAPE CONTRACTOR SHALL REFER TO THE PLANT LIST AND PLANTING SPECIFICATIONS FOR SEASONAL REQUIREMENTS AND OTHER RESTRICTIONS RELATED TO THE TIME AND SEASON OF PLANTING.

**PLANT SCHEDULE**

QTY.	SYM.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
TREES					
2	AR	ACER RUBRUM	RED MAPLE	3" CAL.	B#B
4	GT	GLEDITSIA TRIACANTHOS 'INERMIS'	THORNLESS HONEYLOCUST	3" CAL.	B#B
3	PG	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	8-10'	B#B
SHRUBS / ORNAMENTAL GRASSES / GROUNDCOVERS/BULBS					
10	JS	JUNIPERUS SQUAMATA	HOLGER JUNIPER	18-24"	B#B
6	MC	MISCANTHUS SINENSIS 'STRICTUS'	PORCUPINE GRASS	3 GAL.	CONT.
5	MP	MYRTICA PENNSYLVANICA	NORTHERN BAYBERRY	30-36"	CONT.
20	RA	RHUS AROMATICA 'GRO-LOW'	DWARF FRAGRANT SUMAC	1 GAL.	CONT.
5	SA	SALIX PURPUREA	DWARF ARCTIC WILLOW	3 GAL.	CONT.

NOTE: ALL SUBSTITUTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO ORDERING OF PLANTS

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207.772.1552

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Kevin Moquin, Architect  
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207.615-6421

Civil Engineer  
Blais Civil Engineers  
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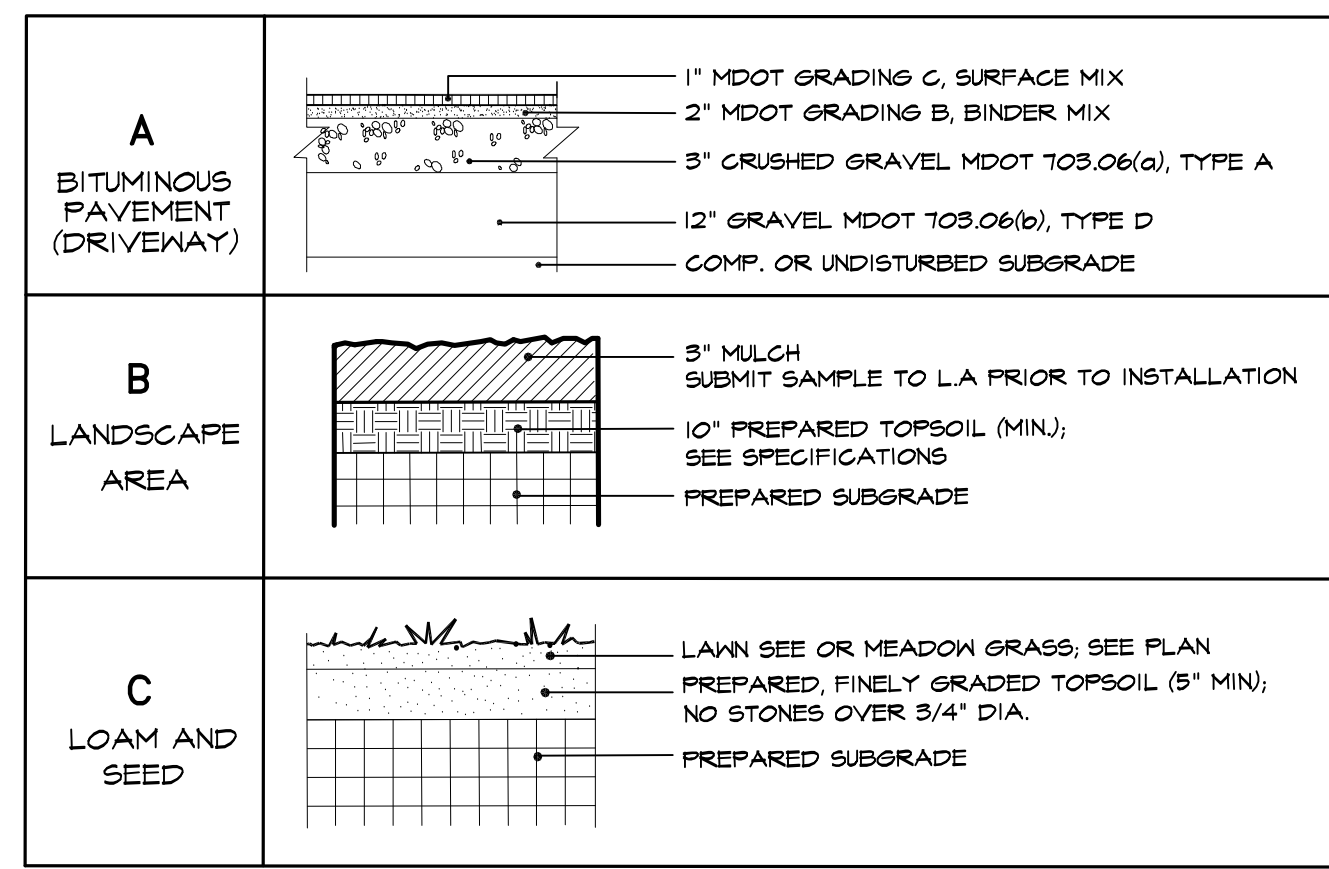
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**PERMIT SET**

Drawn: TC  
Checked: PC  
Approved:

Drawing Title:  
**LANDSCAPE PLAN**

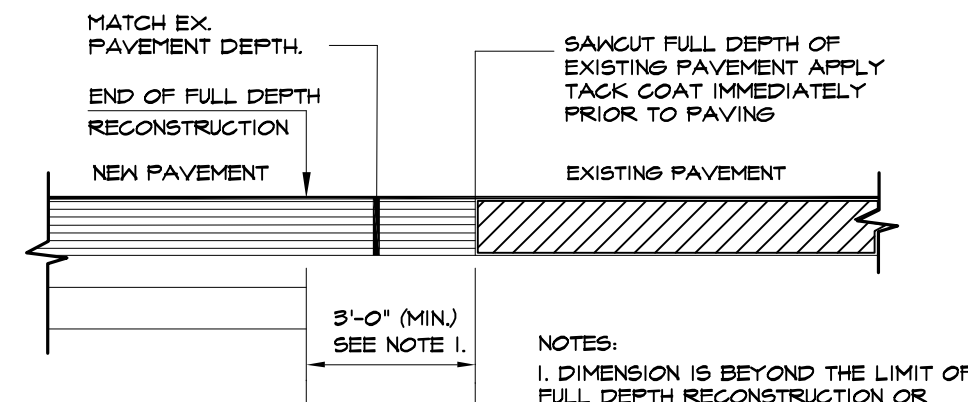
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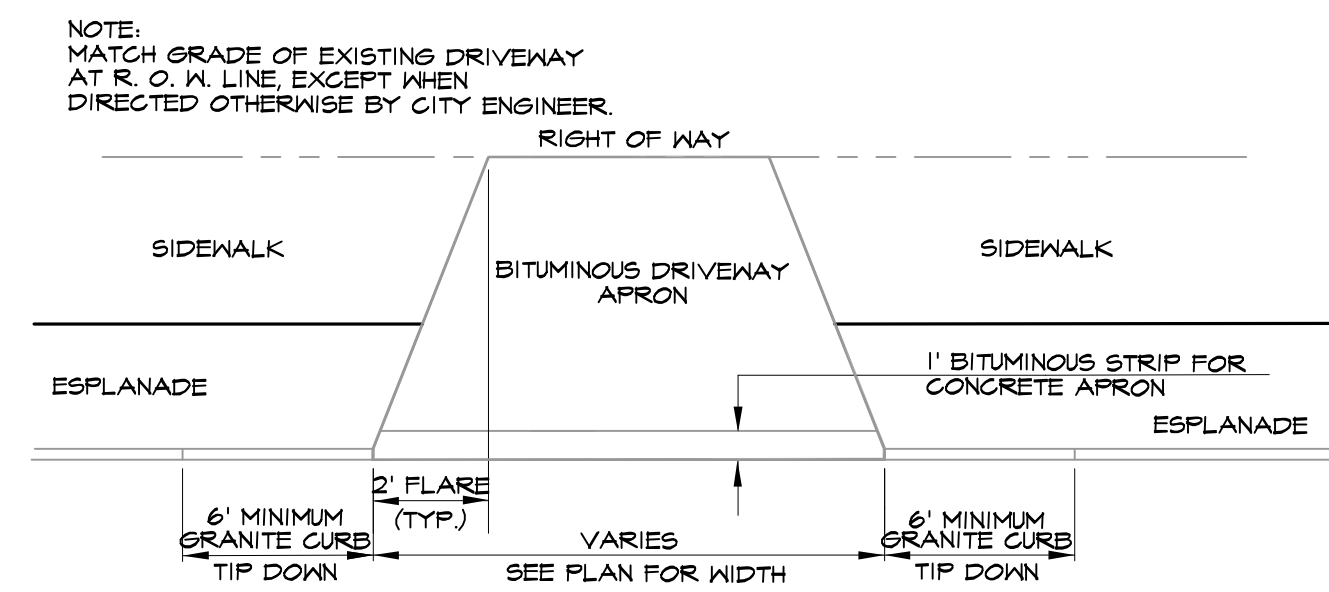


NOTE: ALL COURSE MATERIALS REFLECT THICKNESS AFTER FINAL COMPACTION.

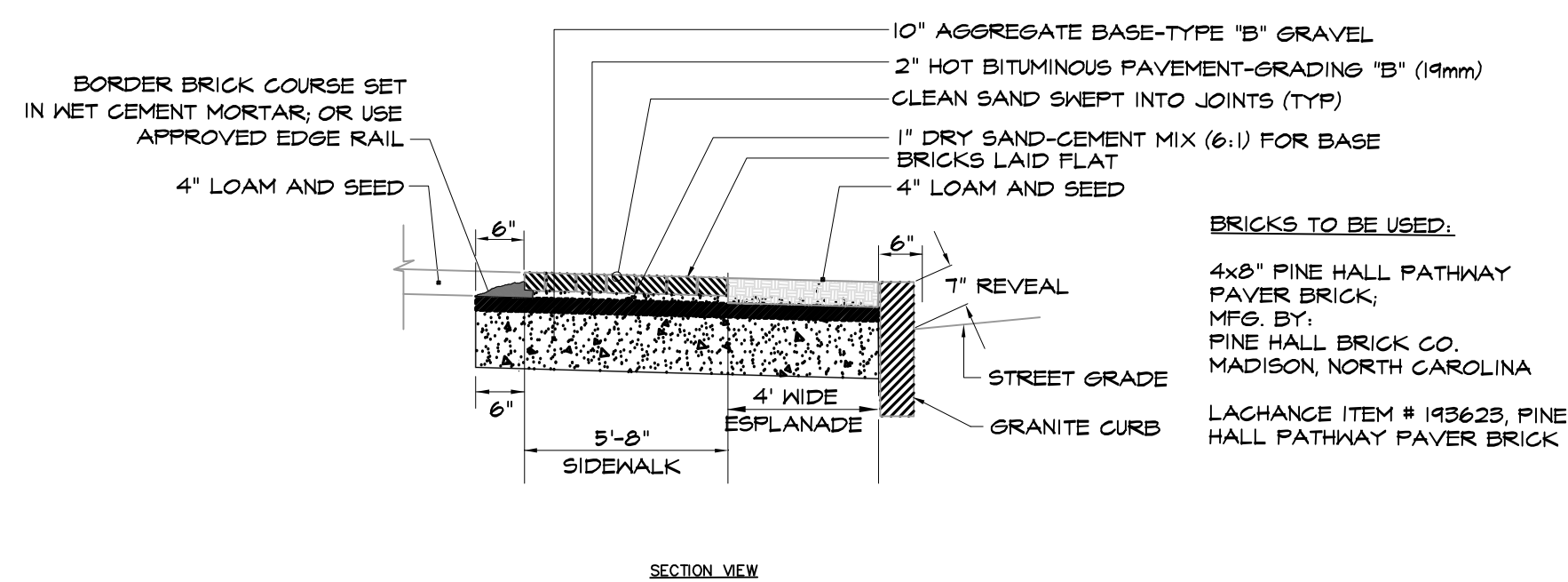
1 SCHEDULE OF SURFACES / DETAIL NOT TO SCALE



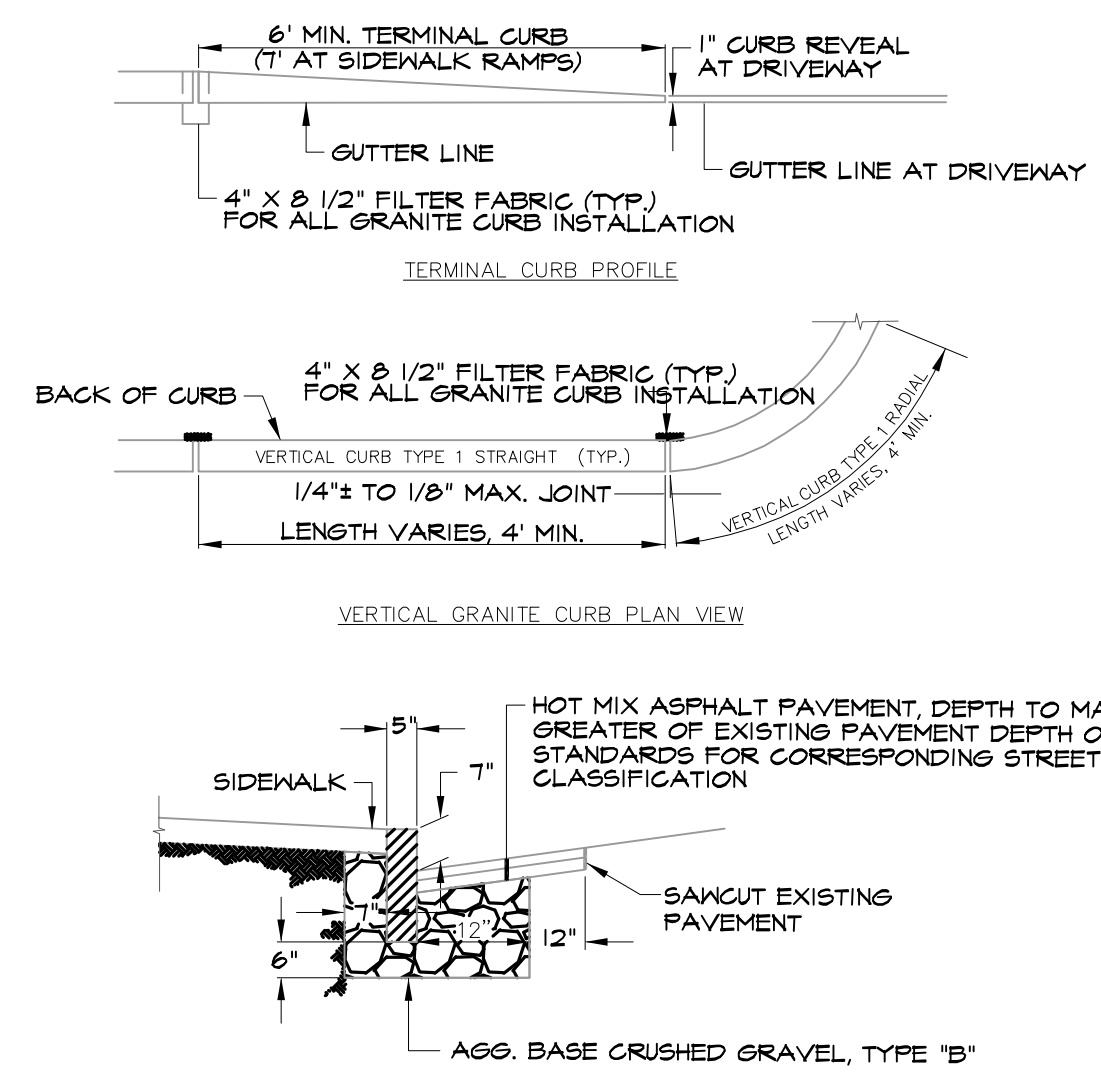
2 PAVEMENT CUTTING/MATCHING DETAIL NOT TO SCALE



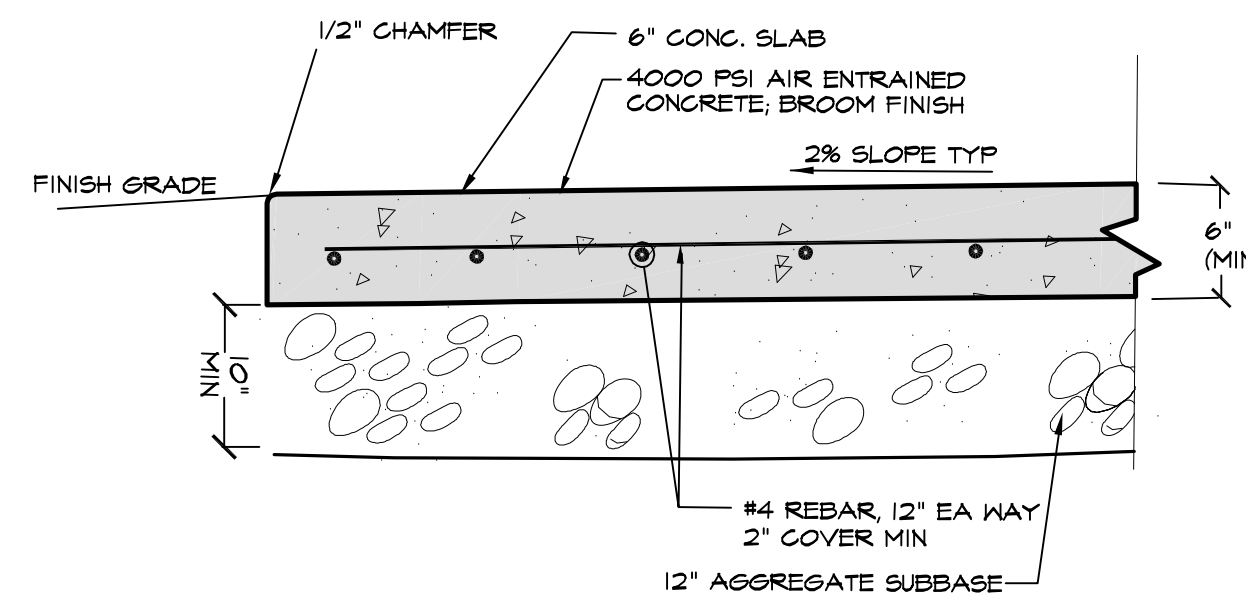
3 DRIVEWAY APRON LAYOUT DETAIL NOT TO SCALE



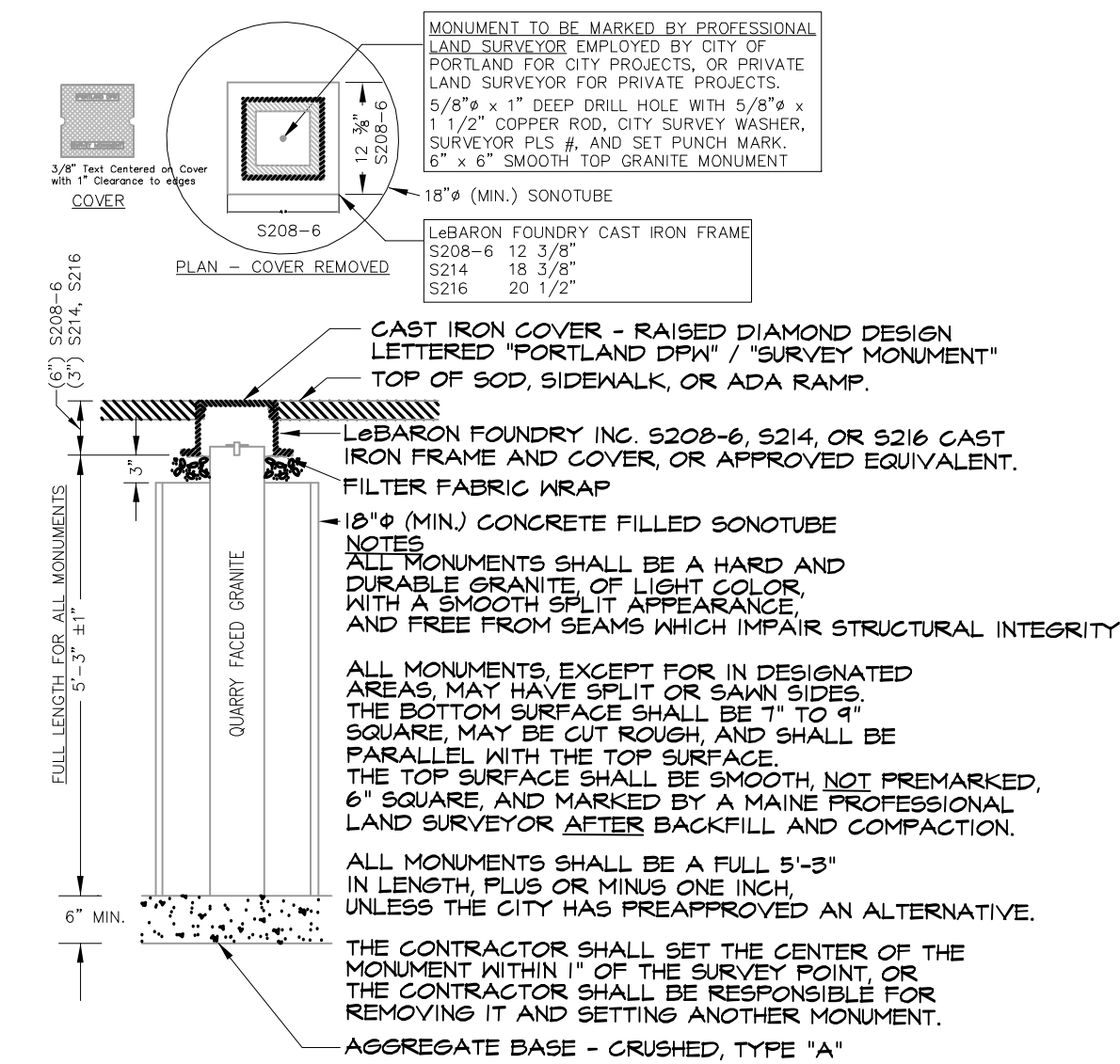
4 BRICK SIDEWALK W/ BITUMINOUS BASE (NO ESPLANADE) NOT TO SCALE



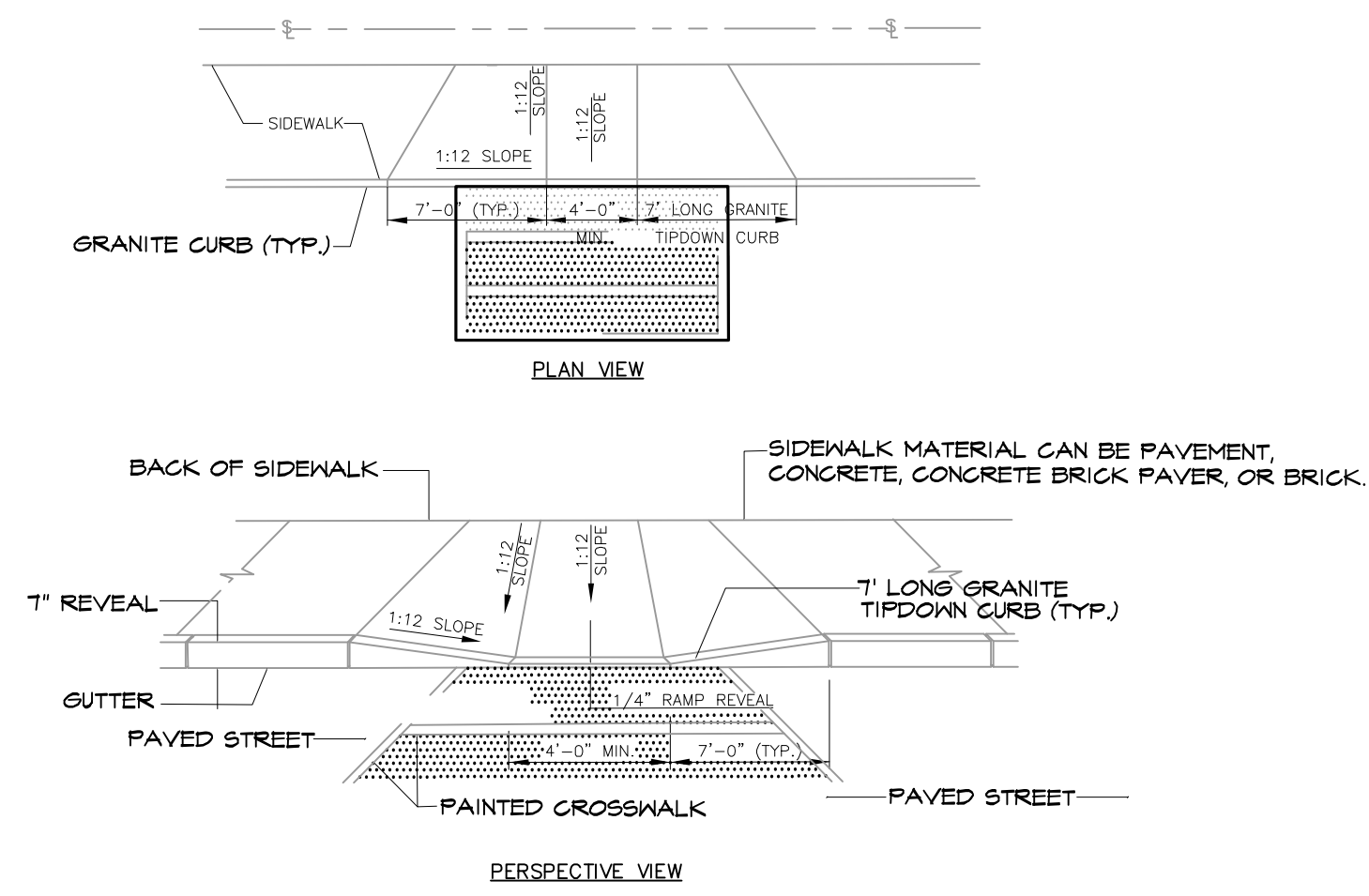
5 VERT. GRANITE CURB INSTALLATION IN EXISTING ST. NOT TO SCALE



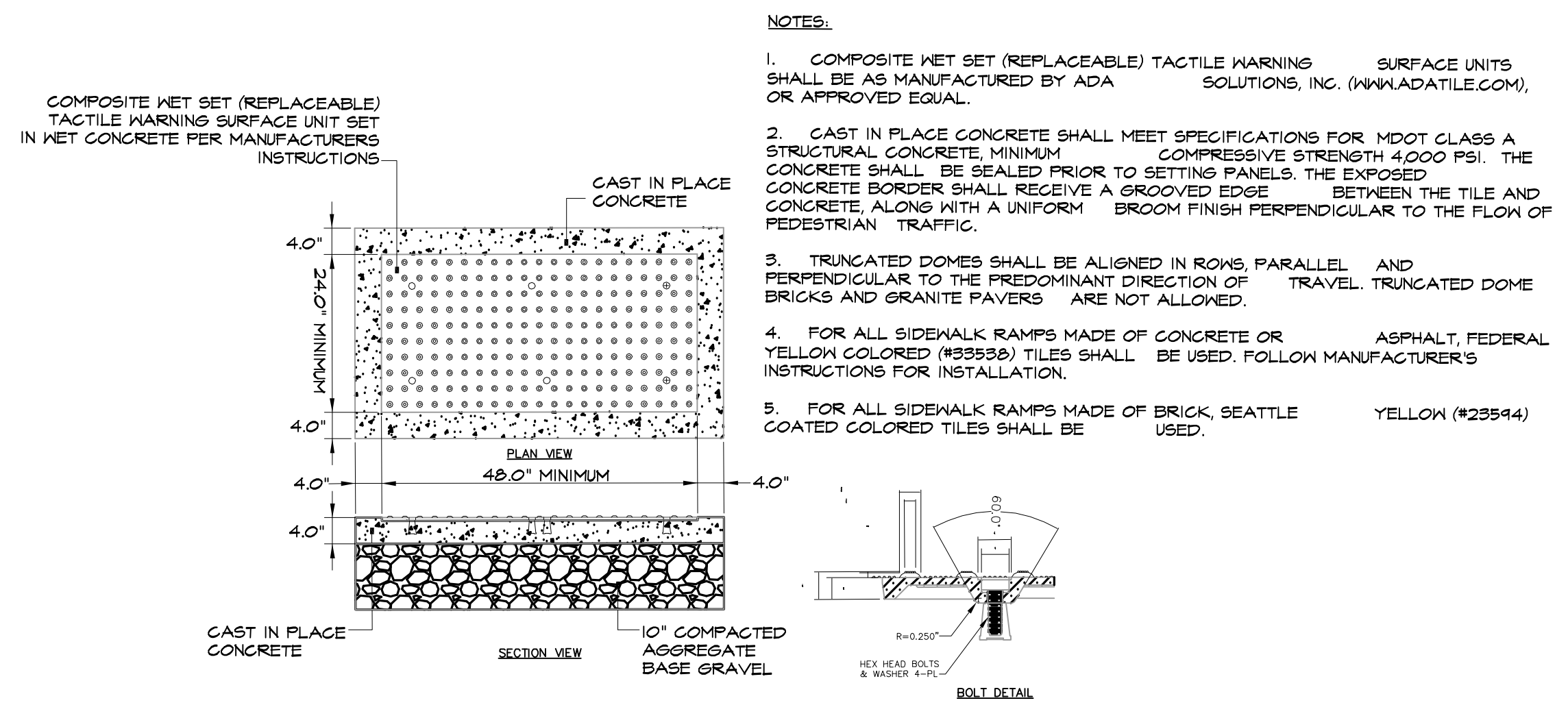
6 CAST-IN-PLACE CONCRETE WALKWAY NOT TO SCALE



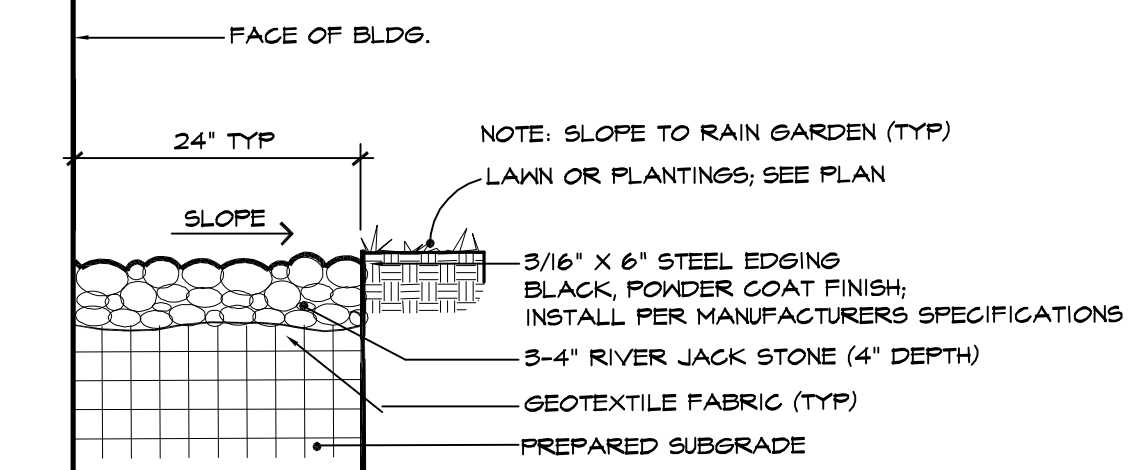
7 GRANITE STREET MONUMENT NOT TO SCALE



8 SIDEWALK PEDESTRIAN RAMP AT CROSSWALK NOT TO SCALE



9 SIDEWALK RAMP DETECTABLE WARNING TILE NOT TO SCALE



10 STONE DRIP STRIP DETAIL NOT TO SCALE

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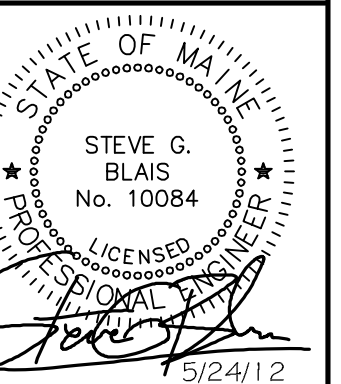
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Drawn:	TC
Checked:	PC
Approved:	SB



Drawing Title:  
SITE DETAILS

Job Number:  
File:  
Date: 5-24-12 Scale: AS SHOWN

Drawing Number:  
L-5.0



## WINTER CONSTRUCTION NOTES

THE WINTER CONSTRUCTION PERIOD IS FROM NOVEMBER 1 THROUGH APRIL 15. IF THE CONSTRUCTION SITE IS NOT STABILIZED WITH PAVEMENT, A ROAD GRAVEL BASE, 75% MATURE VEGETATION COVER, OR RIPRAP BY NOVEMBER 15 THEN THE SITE NEEDS TO BE PROTECTED WITH OVER-WINTER STABILIZATION. AN AREA CONSIDERED OPEN IS ANY AREA NOT STABILIZED WITH PAVEMENT, VEGETATION, MULCHING, EROSION CONTROL MATS, RIPRAP OR GRAVEL BASE ON A ROAD.

WINTER EXCAVATION AND EARTHWORK SHALL BE COMPLETED SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME. LIMIT THE EXPOSED AREA TO THOSE AREAS IN WHICH WORK IS EXPECTED TO BE UNDER TAKEN DURING THE PROCEEDING 15 DAYS AND THAT CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT.

ALL AREA SHALL BE CONSIDERED TO BE DENUDED UNTIL THE SUBBASE GRAVEL IS INSTALLED IN ROADWAY AREAS OR THE AREAS OF FUTURE LOAM AND SEED HAVE BEEN LOAMED, SEEDED, AND MULCHED. HAY AND STRAW MULCH RATES SHALL BE A MINIMUM OF 150 LBS./1,000 S.F. (3 TONS/ACRE) AND SHALL BE PROPERLY ANCHORED.

THE CONTRACTOR MUST INSTALL ANY ADDED MEASURES WHICH MAY BE NECESSARY TO CONTROL EROSION/SEDIMENTATION FROM THE SITE DEPENDENT UPON THE ACTUAL SITE AND WEATHER CONDITIONS.

CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED, IN ORDER TO MINIMIZE AREAS WITHOUT EROSION CONTROL PROTECTION.

- SOIL STOCKPILES  
STOCKPILES OF SOIL OR SUBSOIL WILL BE MULCHED FOR OVER WINTER PROTECTION WITH HAY OR STRAW AT TWICE THE NORMAL RATE OR AT 150 LBS/1,000 S.F. (3 TONS PER ACRE) OR WITH A FOUR-INCH LAYER OF WOODWASTE EROSION CONTROL MIX. THIS WILL BE DONE WITHIN 24 HOURS OF STOCKING AND RE-ESTABLISHED PRIOR TO ANY RAINFALL OR SNOWFALL.  
ANY SOIL STOCKPILE WILL NOT BE PLACED (EVEN COVERED WITH HAY OR STRAW) WITHIN 100 FEET FROM ANY NATURAL RESOURCES.
- NATURAL RESOURCES PROTECTION  
ANY AREAS WITHIN 100 FEET FROM ANY NATURAL RESOURCES, IF NOT STABILIZED WITH A MINIMUM OF 75 % MATURE VEGETATION CATCH, SHALL BE MULCHED BY DECEMBER 1 AND ANCHORED WITH PLASTIC NETTING OR PROTECTED WITH EROSION CONTROL MATS.  
DURING WINTER CONSTRUCTION, A DOUBLE LINE OF SEDIMENT BARRIERS (I.E. SILT FENCE BACKED WITH HAY BALES OR EROSION CONTROL MIX) WILL BE PLACED BETWEEN ANY NATURAL RESOURCE AND THE DISTURBED AREA.  
PROJECTS CROSSING THE NATURAL RESOURCE SHALL BE PROTECTED A MINIMUM DISTANCE OF 100 FEET ON EITHER SIDE FROM THE RESOURCE. EXISTING PROJECTS NOT STABILIZED BY DECEMBER 1 SHALL BE PROTECTED WITH THE SECOND LINE OF SEDIMENT BARRIER TO ENSURE FUNCTIONALITY DURING THE SPRING THAW AND RAINS.
- SEDIMENT BARRIERS  
DURING FROZEN CONDITIONS, SEDIMENT BARRIERS SHALL CONSIST OF WOODWASTE FILTER BERMS AS FROZEN SOIL PREVENTS THE PROPER INSTALLATION OF HAY BALES AND SEDIMENT SILT FENCES.
- MULCHING  
ALL AREA SHALL BE CONSIDERED TO BE DENUDED UNTIL AREAS OF FUTURE LOAM AND SEED HAVE BEEN LOAMED, SEEDED AND MULCHED. HAY AND STRAW MULCH SHALL BE APPLIED AT A RATE OF 150 LB. PER 1,000 SQUARE FEET OR 3 TONS/ACRE (TWICE THE NORMAL ACCEPTED RATE OF 75 LBS./1,000 S.F. OR 1.5 TONS/ACRE) AND SHALL BE PROPERLY ANCHORED.  
MULCH SHALL NOT BE SPREAD ON TOP OF SNOW. THE SNOW WILL BE REMOVED DOWN TO A ONE-INCH DEPTH OR LESS PRIOR TO APPLICATION. AFTER EACH DAY OF FINAL GRADING, THE AREA WILL BE PROPERLY STABILIZED WITH ANCHORED HAY OR STRAW OR EROSION CONTROL MATTING.  
AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR HAY AT A RATE OF 150 LB. PER 1,000 SQUARE FEET (3TONS/ACRE) AND ADEQUATELY ANCHORED SO THAT GROUND SURFACE IS NOT VISIBLE THOUGH THE MULCH.  
  
BETWEEN THE DATES OF NOVEMBER 1 AND APRIL 15, ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING, ASPHALT EMULSION CHEMICAL, TRACK OR WOOD CELLULOSE FIBER. WHEN GROUND SURFACE IS NOT VISIBLE THOUGH THE MULCH THEN COVER IS SUFFICIENT.  
AFTER NOVEMBER 1ST, MULCH AND ANCHORING OF ALL BARE SOIL SHALL OCCUR AT THE END OF EACH FINAL GRADING WORK DAY.
- MULCHING ON SLOPES AND DITCHES  
SLOPES SHALL NOT BE LEFT EXPOSED FOR ANY EXTENDED TIME OF WORK SUSPENSION UNLESS FULLY MULCHED AND ANCHORED WITH PEG AND NETTING OR WITH EROSION CONTROL BLANKETS.  
MULCHING SHALL BE APPLIED AT A RATE OF 230 LBS/1,000 S.F. ON ALL SLOPES GREATER THAN 8 %.  
MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3 % FOR SLOPES EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8 %.  
EROSION CONTROL BLANKETS SHALL BE USED IN LIEU OF MULCH IN ALL DRAINAGE WAYS WITH SLOPES OF 8 %.  
EROSION CONTROL MIX CAN BE USED TO SUBSTITUTE EROSION CONTROL BLANKETS ON ALL SLOPES EXCEPT DITCHES.
- SEEDING  
BETWEEN THE DATES OF OCTOBER 15 AND APRIL 1ST, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES FINISHED AREAS SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1ST AND IF THE EXPOSED AREA HAS BEEN LOAMED, FINAL GRADED WITH A UNIFORM SURFACE, THEN THE AREA MAY BE DORMANT SEEDED AT A RATE OF 3 TIMES HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED.  
DORMANT SEEDING MAY BE SELECTED TO BE PLACED PRIOR TO THE PLACEMENT OF MULCH AND FABRIC NETTING ANCHORED WITH STAPLES. IF DORMANT SEEDING IS USED FOR THE SITE, ALL DISTURBED AREAS SHALL RECEIVE 4" OF LOAM AND SEED AT AN APPLICATION RATE OF 5LBS/1000 S.F. ALL AREAS SEEDED DURING THE WINTER WILL BE INSPECTED IN THE SPRING FOR ADEQUATE CATCH. ALL AREAS SUFFICIENTLY VEGETATED (LESS THAN 75 % CATCH) SHALL BE REVEGETATED BY REPLACING LOAM, SEED AND MULCH.  
IF DORMANT SEEDING IS NOT USED FOR THE SITE, ALL DISTURBED AREAS SHALL BE REVEGETATED IN THE SPRING.
- TRENCH DEWATERING AND TEMPORARY STREAM DIVERSION  
WATER FROM CONSTRUCTION TRENCH DEWATERING OR TEMPORARY STREAM DIVERSIONS WILL PASS FIRST THROUGH A FILTER BAG OR SECONDARY CONTAINMENT STRUCTURE (E.G. HAY BALE LINED POOL) PRIOR TO DISCHARGE. THE DISCHARGE SITE SHALL BE SELECTED TO AVOID FLOODING, ICING, AND SEDIMENT DISCHARGES TO A PROTECTED RESOURCE. IN NO CASE SHALL THE FILTER BAG OR CONTAINMENT STRUCTURE BE LOCATED WITHIN 100 FEET OF A PROTECTED NATURAL RESOURCE.
- INSPECTION AND MONITORING  
MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION SEASON, AFTER EACH RAINFALL, SNOW STORM OR PERIOD OF THAWING AND RUNOFF. THE SITE CONTRACTOR SHALL PERFORM A VISUAL INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES AND PERFORM REPAIRS AS NEEDED TO INSURE THEIR CONTINUOUS FUNCTION.  
FOLLOWING THE TEMPORARY AND OR FINAL SEEDING AND MULCHING, THE CONTRACTOR SHALL IN THE SPRING INSPECT AND REPAIR ANY DAMAGES AND/ OR UNESTABLISHED SPOTS. ESTABLISHED VEGETATIVE COVER MEANS A MINIMUM OF 85 TO 90 % OF AREAS VEGETATED WITH VIGOROUS GROWTH.

## STANDARDS FOR TIMELY STABILIZATION OF CONSTRUCTION SITES DURING WINTER:

- STANDARD FOR THE TIMELY STABILIZATION OF DITCHES AND CHANNELS  
THE APPLICANT WILL CONSTRUCT AND STABILIZE ALL STONE-LINED DITCHES AND CHANNELS ON THE SITE BY NOVEMBER 15. THE APPLICANT WILL CONSTRUCT AND STABILIZE ALL GRASS-LINED DITCHES AND CHANNELS ON THE SITE BY SEPTEMBER 15. IF THE APPLICANT FAILS TO STABILIZE A DITCH OR CHANNEL TO BE GRASS-LINED BY SEPTEMBER 15, THEN THE APPLICANT WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE DITCH FOR LATE FALL AND WINTER.  
  
INSTALL A SOD LINING IN THE DITCH -- THE APPLICANT WILL LINE THE DITCH WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE APPLICANT PINNING THE SOD ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL, AND ANCHORING THE SOD WITH JUTE OR PLASTIC MESH TO PREVENT THE SOD STRIPS FROM SLOUGHING DURING FLOW CONDITIONS.  
INSTALL A STONE LINING IN THE DITCH --THE APPLICANT WILL LINE THE DITCH WITH STONE RIPRAP BY NOVEMBER 15. THE APPLICANT WILL HIRE A REGISTERED PROFESSIONAL ENGINEER TO DETERMINE THE STONE SIZE AND LINING THICKNESS NEEDED TO WITHSTAND THE ANTICIPATED FLOW VELOCITIES AND FLOW DEPTHS WITHIN THE DITCH. IF NECESSARY, THE APPLICANT WILL REGRADE THE DITCH PRIOR TO PLACING THE STONE LINING TO PREVENT THE STONE LINING FROM REDUCING THE DITCH'S CROSS-SECTIONAL AREA.
- STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SLOPES  
THE APPLICANT WILL CONSTRUCT AND STABILIZE STONE-COVERED SLOPES BY NOVEMBER 15. THE APPLICANT WILL SEED AND MULCH ALL SLOPES TO BE VEGETATED BY SEPTEMBER 15. THE DEPARTMENT WILL CONSIDER ANY AREA HAVING A GRADE GREATER THAN 15% (10H:1V) TO BE A SLOPE. IF THE APPLICANT FAILS TO STABILIZE ANY SLOPE TO BE VEGETATED BY SEPTEMBER 15, THEN THE APPLICANT WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SLOPE FOR LATE FALL AND WINTER.  
STABILIZE THE SOIL WITH TEMPORARY VEGETATION AND EROSION CONTROL MATS -- BY OCTOBER 1 THE APPLICANT WILL SEED THE DISTURBED SLOPE WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET AND APPLY EROSION CONTROL MATS OVER THE MULCHED SLOPE. THE APPLICANT WILL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR COVER AT LEAST 75% OF THE DISTURBED SLOPE BY NOVEMBER 1, THEN THE APPLICANT WILL COVER THE SLOPE WITH A LAYER OF WOODWASTE COMPOST AS DESCRIBED IN ITEM III OF THIS CONDITION OR WITH STONE RIPRAP AS DESCRIBED IN ITEM IV OF THIS CONDITION.  
STABILIZE THE SLOPE WITH SOD -- THE APPLICANT WILL STABILIZE THE DISTURBED SLOPE WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE APPLICANT PINNING THE SOD ONTO THE SLOPE WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL. THE APPLICANT WILL NOT USE LATE-SEASON SOD INSTALLATION TO STABILIZE SLOPES HAVING A GRADE GREATER THAN 33% (3H:1V).  
STABILIZE THE SLOPE WITH WOODWASTE COMPOST -- THE APPLICANT WILL PLACE A SIX-INCH LAYER OF WOODWASTE COMPOST ON THE SLOPE BY NOVEMBER 15. PRIOR TO PLACING THE WOODWASTE COMPOST, THE APPLICANT WILL REMOVE ANY SNOW ACCUMULATION ON THE DISTURBED SLOPE. THE APPLICANT WILL NOT USE WOODWASTE COMPOST TO STABILIZE SLOPES HAVING GRADES GREATER THAN 50% (2H:1V) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.  
STABILIZE THE SLOPE WITH STONE RIPRAP -- THE APPLICANT WILL PLACE A LAYER OF STONE RIPRAP ON THE SLOPE BY NOVEMBER 15. THE APPLICANT WILL HIRE A REGISTERED PROFESSIONAL ENGINEER TO DETERMINE THE STONE SIZE NEEDED FOR STABILITY AND TO DESIGN A FILTER LAYER FOR UNDERNEATH THE RIPRAP.

## WINTER CONSTRUCTION NOTES (CONTINUED)

- STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SOILS  
BY SEPTEMBER 15 THE APPLICANT WILL SEED AND MULCH ALL DISTURBED SOILS ON AREAS HAVING A SLOPE LESS THAN 15%. IF THE APPLICANT FAILS TO STABILIZE THESE SOILS BY THIS DATE, THEN THE APPLICANT WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SOIL FOR LATE FALL AND WINTER.  
STABILIZE THE SOIL WITH TEMPORARY VEGETATION -- BY OCTOBER 1 THE APPLICANT WILL SEED THE DISTURBED SOIL WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET, LIGHTLY MULCH THE SEEDED SOIL WITH HAY OR STRAW AT 75 POUNDS PER 1000 SQUARE FEET, AND ANCHOR THE MULCH WITH PLASTIC NETTING. THE APPLICANT WILL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR COVER AT LEAST 75% OF THE DISTURBED SOIL BEFORE NOVEMBER 15, THEN THE APPLICANT WILL MULCH THE AREA FOR OVER-WINTER PROTECTION AS DESCRIBED IN ITEM III OF THIS STANDARD.  
STABILIZE THE SOIL WITH SOD -- THE APPLICANT WILL STABILIZE THE DISTURBED SOIL WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE APPLICANT PINNING THE SOD ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL.  
STABILIZE THE SOIL WITH MULCH -- BY NOVEMBER 15 THE APPLICANT WILL MULCH THE DISTURBED SOIL BY SPREADING HAY OR STRAW AT A RATE OF AT LEAST 150 POUNDS PER 1000 SQUARE FEET ON THE AREA SO THAT NO SOIL IS VISIBLE THROUGH THE MULCH. PRIOR TO APPLYING THE MULCH, THE APPLICANT WILL REMOVE ANY SNOW ACCUMULATION ON THE DISTURBED AREA. IMMEDIATELY AFTER APPLYING THE MULCH, THE APPLICANT WILL ANCHOR THE MULCH WITH PLASTIC NETTING TO PREVENT WIND FROM MOVING THE MULCH OFF THE DISTURBED SOIL.

## EROSION CONTROL NOTES

- EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST "MAINE EROSION AND SEDIMENT CONTROL BMP'S" BY THE BUREAU OF LAND AND WATER QUALITY, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION.
- THE CONTRACTOR SHALL ONLY DISTURB THE AREAS OF THE PROPOSED CONSTRUCTION AND GRADING. ANY DISTURBANCE OUTSIDE THESE LIMITS MUST BE APPROVED BY THE ENGINEER.
- THE CONTRACTOR SHALL INSTALL ALL EROSION AND SEDIMENTATION CONTROL MEASURES IN ACCORDANCE WITH THE EROSION CONTROL PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EMPLOYING EROSION CONTROL METHODS BEYOND THE CONTROLS SHOWN ON THE PLANS IN ORDER TO MEET THE ABOVE-REFERENCED DEP EROSION CONTROL STANDARDS.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR RE-GRADING. ALL DISTURBED AREAS ON SITE NOT COVERED BY BUILDINGS OR DESIGNATED PARKING AREAS, DRIVEWAYS, OR SIDEWALKS SHALL BE STABILIZED WITH LOAM AND SEED OR OTHER METHODS AS REQUIRED DESCRIBED IN THE MAINE DEP BMP STANDARDS.
- PERMANENT SEEDING OR STABILIZATION SHALL BE PERFORMED IMMEDIATELY AFTER FINAL GRADING IS COMPLETED OR TEMPORARY MEASURES SHALL BE APPLIED SUCH AS MULCHING OR SEEDING UNTIL PERMANENT MEASURES ARE IN PLACE.
- WITHIN 7 CALENDAR DAYS FOLLOWING THE COMPLETION OF ANY SOIL DISTURBANCE, AND PRIOR TO ANY STORM EVENT, MULCH MUST BE SPREAD ON ANY EXPOSED SOILS.
- THE CONTRACTOR SHALL STABILIZE ANY SOIL STOCKPILES WHICH WILL REMAIN UNUSED FOR MORE THAN 7 DAYS, OR PRIOR TO A STORM EVENT.
- ALL EROSION CONTROL DEVICES MUST BE CHECKED WEEKLY AND AFTER EACH SIGNIFICANT RAINFALL TO MINIMIZE PONDING, DAMAGE, DETERIORATION OR UNDERMINING. ANY PROBLEMS SHALL BE REPAIRED IMMEDIATELY. TRAPPED SEDIMENT SHALL BE REMOVED WHEN IT HAS ACCUMULATED TO NO MORE THAN HALF THE ORIGINAL HEIGHT OF ANY BARRIER OR AS OTHERWISE SHOWN ON THE PLANS.
- ALL TRAFFIC INTO AND OUT OF THE SITE SHALL BE OVER THE STABILIZED CONSTRUCTION EXIT.
- LINEAR UTILITY CONSTRUCTION SHALL BE SEEDED AND MULCHED WITHIN 7 DAYS AFTER BACKFILL AND NO MORE THAN 500 FEET SHALL BE OPEN AT ANY ONE TIME. WHERE CONSISTENT WITH JOB SAFETY REQUIREMENTS, ALL EXCAVATED MATERIALS SHALL BE PLACED ON THE UPHILL SIDES OF ALL TRENCHES. ALL TEMPORARY EARTH BERMS SHALL BE SEEDED AND MULCHED WITH TEMPORARY VEGETATION WITHIN 7 DAYS AFTER GRADING.
- SEDIMENT BARRIERS MUST BE MAINTAINED UNTIL DISTURBED AREAS ARE PERMANENTLY STABILIZED.
- EROSION CONTROL DEVICES SUCH AS SILT FENCE AND INLET PROTECTION SHALL BE REMOVED WITHIN 30 DAYS OF FINAL STABILIZATION.
- SEEDED AREAS SHALL BE FERTILIZED AND RESEEDED AS NECESSARY TO ENSURE VEGETATION IS ESTABLISHED.
- SILT BARRIER TYPE TO BE FIELD DETERMINED BY DESIGN ENGINEER.

## EROSION CONTROL SEEDING NOTES

- ALL FINAL SEEDING SHALL BE COMPLETED WITHIN SEVEN (7) DAYS FOLLOWING FINAL GRADING.
- A CONSERVATION SEED MIX SHALL BE USED FOR ALL SEEDING.
- ALL AREAS SHALL BE MULCHED IMMEDIATELY AFTER SEEDING. THE CONTRACTOR SHALL MONITOR THE MULCH PERFORMANCE AND, IF MULCHING PROVES TO BE INEFFECTIVE, THEN NETTING AND MATTING SHALL BE USED IN ITS PLACE.
- SEEDING SHALL BE PERFORMED BETWEEN APRIL 15TH AND OCTOBER 1ST (WITHOUT DORMANT SEEDING).
- IF SEEDING IS APPROVED BY THE ENGINEER BEYOND THOSE DATES, DORMANT SEEDING SHALL BE APPLIED AT DOUBLE THE APPLICATION RATE. IN THIS CASE, ALL FERTILIZING, SEEDING AND MULCHING SHALL BE COMPLETED ON THE SAME DAY IMMEDIATELY AFTER THE LOAM IS SPREAD. FINAL GRADING SHALL BE LIMITED TO AREAS WHICH CAN BE COMPLETED AND SEEDED THE SAME DAY.

## SEEDING NOTES

- USE PERMANENT SEED MIXES AND RATES BETWEEN 5/15 AND 9/30.

LIME AND FERTILIZER:  
LIMING AND FERTILIZER RATES WILL BE BASED ON FIELD SOIL TESTING OF ON-SITE TOPSOILS BY A CERTIFIED LABORATORY.  
SUBMIT TEST RESULTS TO THE ENGINEER.

MULCH:			
STRAW OR HAY (ANCHORED)	70-90	LBS	PROTECTED AREAS
STRAW OR HAY (ANCHORED)	185-275	LBS	WINDY AREAS
SHREDDED OR CHOPPED	185-275	LBS	
JUTE MESH			AS REQUIRED MODERATE TO HIGH VELOCITY AREAS & STEEP SLOPES AS REQUIRED

EXCELSIOR MAT

MULCH ANCHORING:  
PEG AND TWINE LIQUID ASPHALT  
MULCH NETTING WOOD CELLULOSE FIBER  
ASPHALT EMULSION CHEMICAL TACK

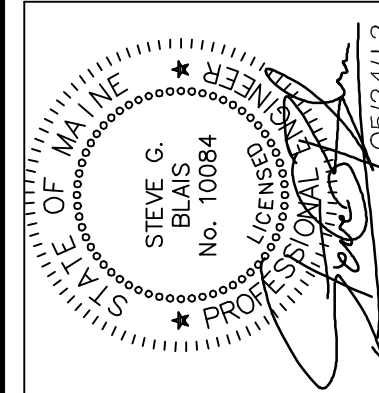
LAWN SEED MIXTURE	
NAME	PROPORTION BY WEIGHT
CREEPING RED FESCUE	40%
TRIFECTA PERENNIAL RYEGRASS	30%
KENBLUE KENTUCKY BLUEGRASS	20%
CHEWINGS FESCUE	10%

WILDFLOWER MIX FOR SHADE:

PERENNIALS: 5% DWARF CORNFLOWER; 10% SIBERIAN WALLFLOWER; 10% OX-EYE DAISY; 10% ROCKET LARKSPUR; 10% LANCE-LEAVED COREOPSIS; 10% SWEET WILLIAM; 2% FOX-GLOVE; 10% PURPLE CONEFLOWER; 10% DAME'S ROCKET, 5% CORN POPPY; 10% BLACK-EYED SUSAN, 1% JOHNNY-JUMP-UP

ANNUALS: 5% ANNUAL BABY'S BREATH 2% BABY SNAPDRAGON

REVISIONS		
No.	DATE	DESCRIPTION
1	2-2-2012	SUBMITTED TO THE CITY OF PORTLAND
2	3-5-2012	FINAL SITE PLAN SUBMISSION
3	3-30-2012	RESPONSE TO 3-14-12 CITY COMMENTS
4	5-24-2012	PERMIT SET



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**EROSION AND SEDIMENTATION CONTROL NOTES**

**HAMMOND STREET APARTMENTS**  
56 HAMMOND STREET, PORTLAND  
MAINE

LATEST REVISION (SEE REV. LOG):  
DATE: DECEMBER 12, 2011  
DRAWN/CHECKED BY: JAV/SCB  
SCALE: 1"=20'  
CONTOUR INTERVAL: 1'  
BCE PROJECT NO.: 111160

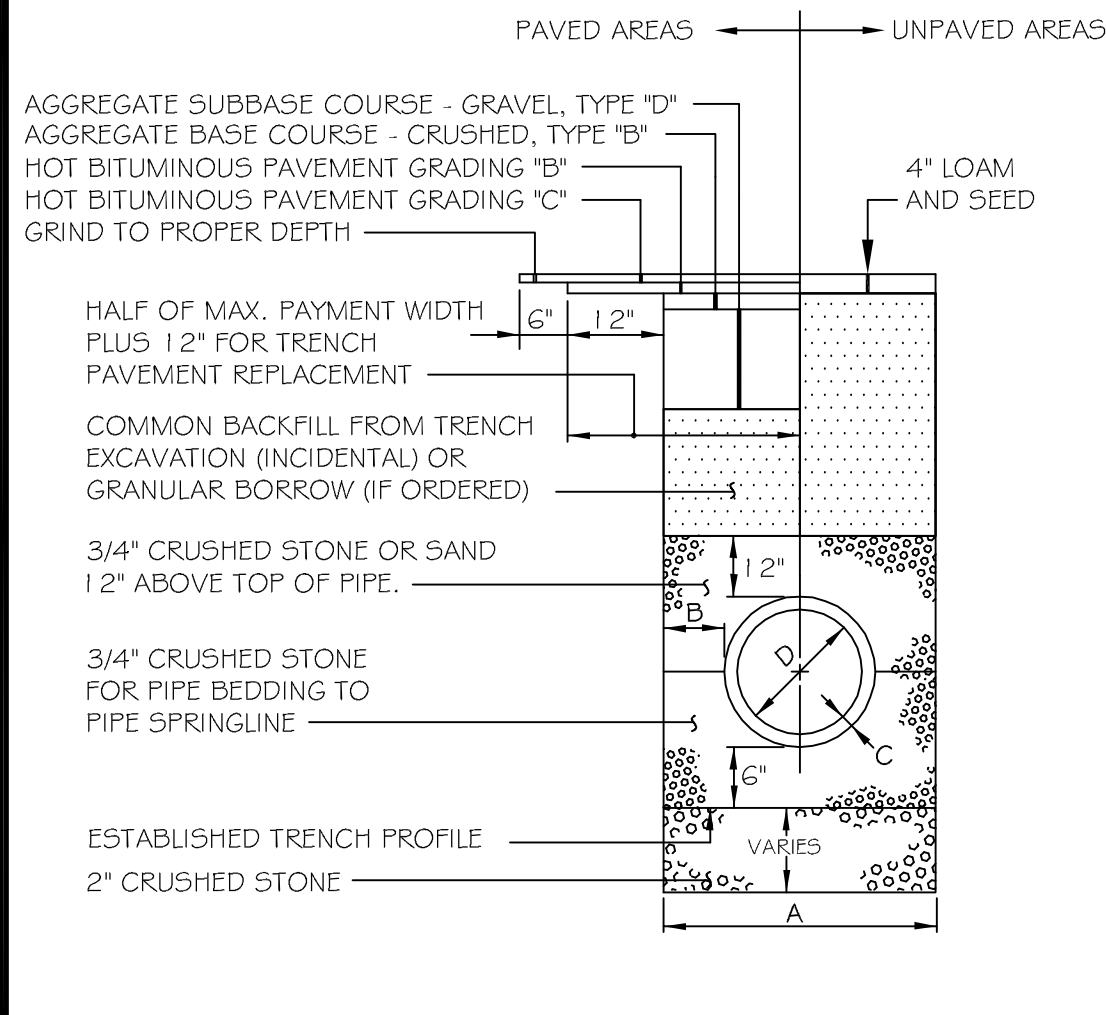
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SHEET 2 OF 3

FOR PERMITTING, NOT FOR CONSTRUCTION: 5-24-2012

NOTES:  
DEPTH OF BITUMINOUS PAVEMENT AND AGGREGATE COURSES SHALL BE DETERMINED BY STREET CLASSIFICATION.

ANY ALTERNATE TRENCHING OR PAYMENT METHODS SHALL BE APPROVED IN ADVANCE BY THE CITY OF PORTLAND, DEPARTMENT OF PUBLIC SERVICES.

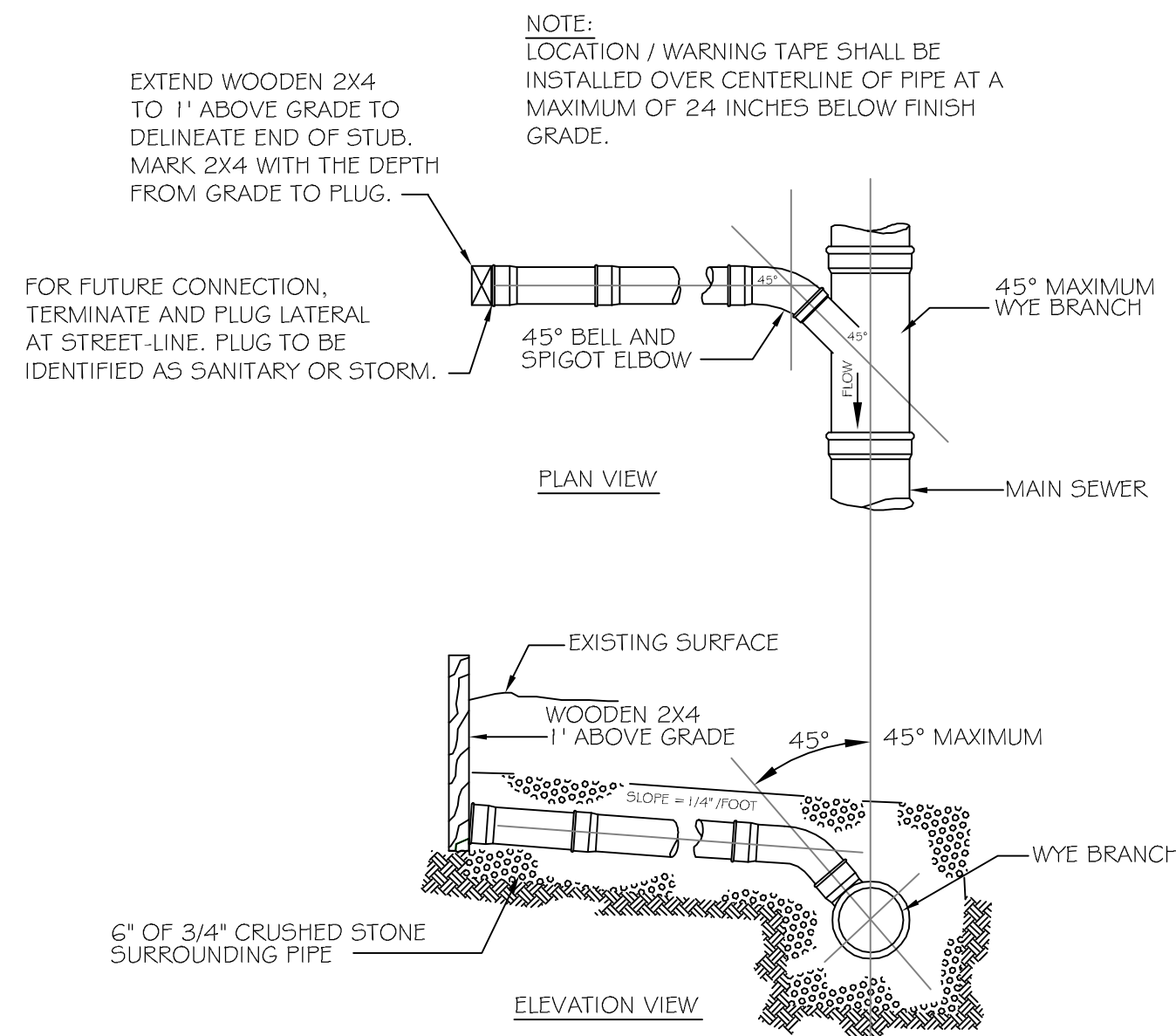


**NOTES**

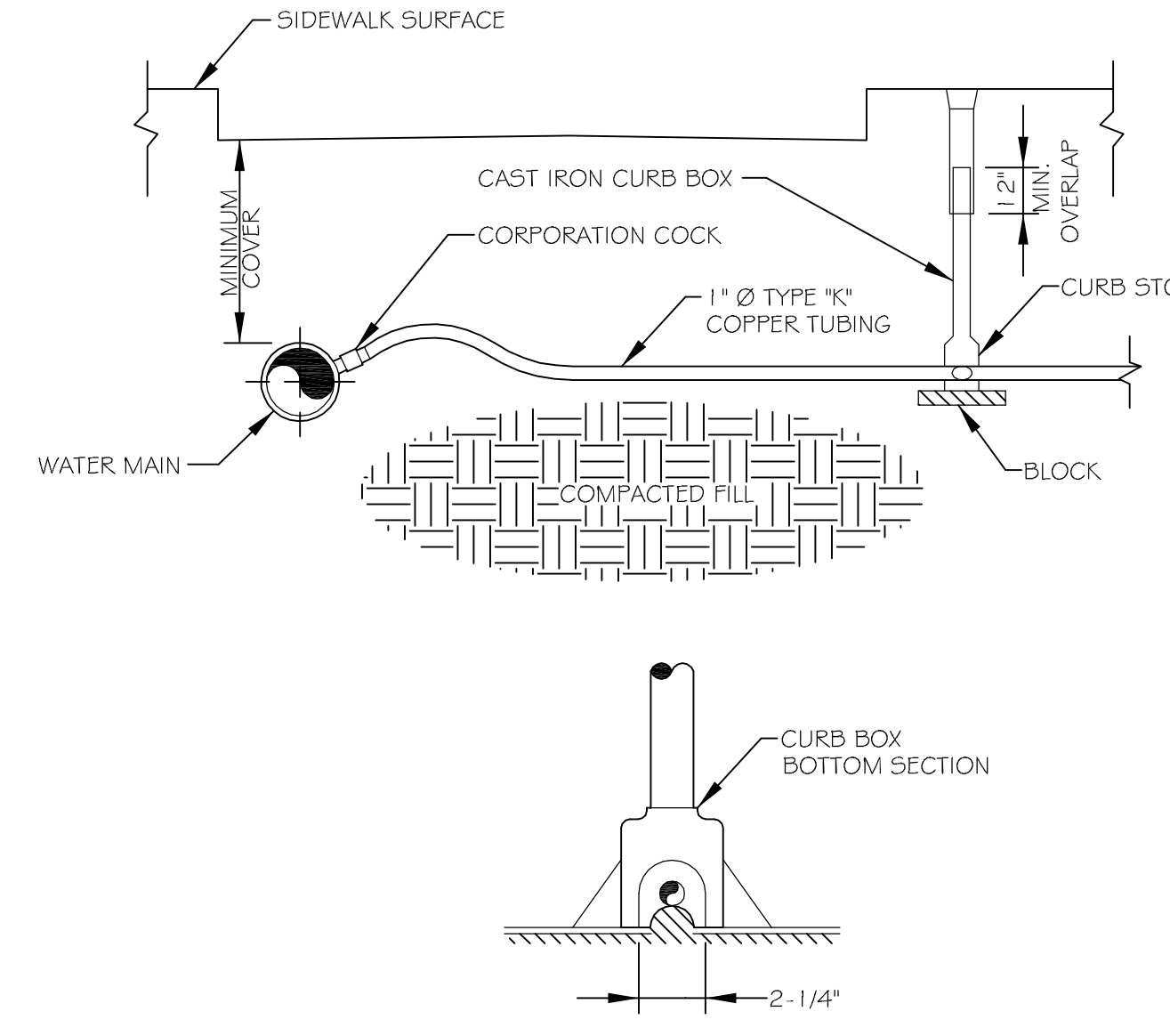
- ALTERNATIVE CONSTRUCTION METHODS OR PAYMENT METHODS SHALL BE APPROVED IN ADVANCE BY THE CITY.
- IN PAVED AREAS, DEPTHS OF GRAVEL AND HOT MIX ASPHALT PAVEMENT SHALL MATCH THE GREATER OF EXISTING CONDITIONS OR THE REQUIREMENTS FOR THE CORRESPONDING STREET CLASSIFICATION.
- DIMENSION B SHALL BE SUFFICIENT TO ALLOW CRUSHED STONE BEDDING TO BE PLACED AND COMPACTED UNDER THE HAUNCHES OF THE PIPE; BUT IN ALL CASES DIMENSION B SHALL BE AT LEAST 9".
- DIMENSION A IS THE MAXIMUM WIDTH ALLOWED FOR CALCULATING PAY QUANTITIES UNDER GRANULAR BORROW, CRUSHED STONE, STRUCTURAL EARTH EXCAVATION, AND STRUCTURAL ROCK EXCAVATION. DIMENSION A SHALL BE BASED ON PIPE DIAMETER D, AS SET FORTH IN THE FOLLOWING TABLE.

PIPE DIAMETER, D (INCHES)	MAX. TRENCH WIDTH A (FEET)
4	4.0
6	4.0
8	4.0
10	4.0
12	5.0
15	5.0
18	5.0
21	5.0
24	6.0
27	6.0
30	6.0
36	6.0
42	7.0
48	7.0

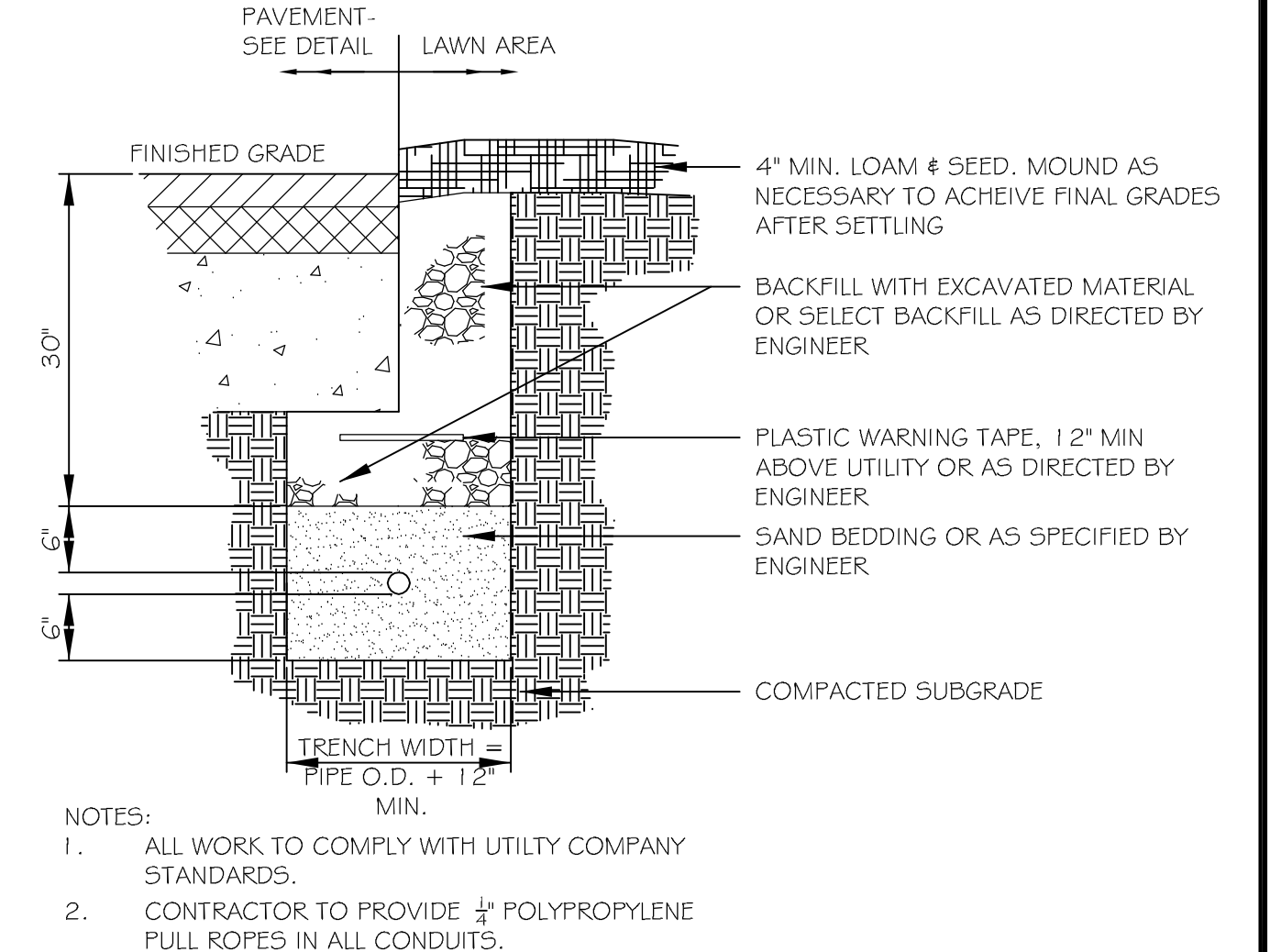
**1 TYPICAL PIPE TRENCH INSTALLATION & STANDARD NOTES**  
NOT TO SCALE



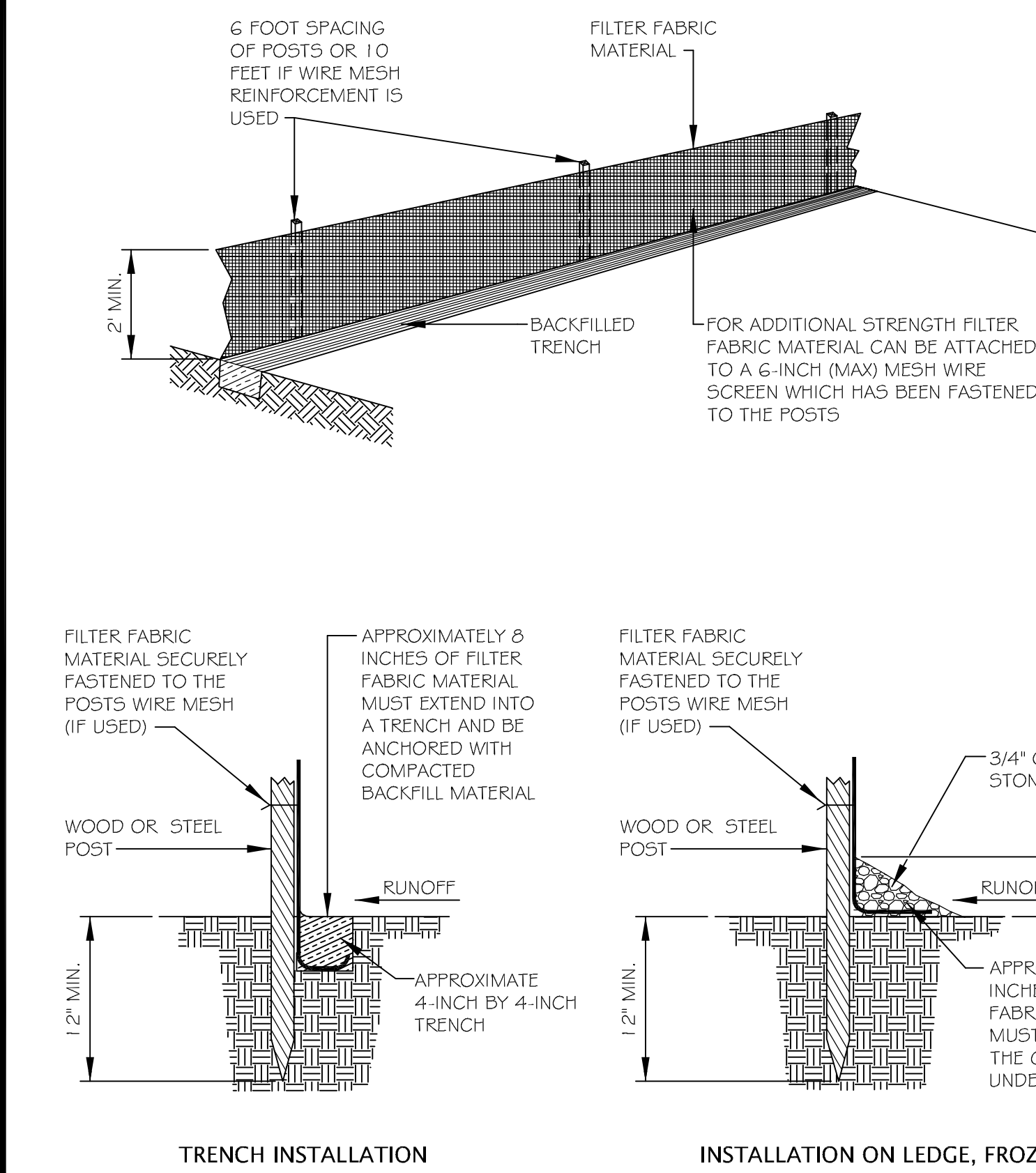
**3 TYPICAL HOUSE LATERAL WYE CONNECTION**  
NOT TO SCALE



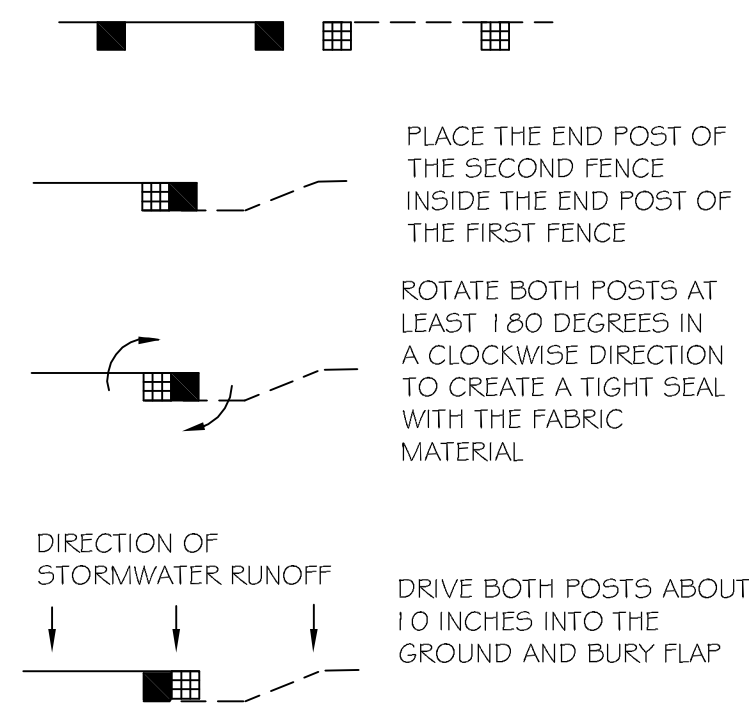
**5 TYPICAL COPPER HOUSE SERVICE DETAIL**  
NOT TO SCALE



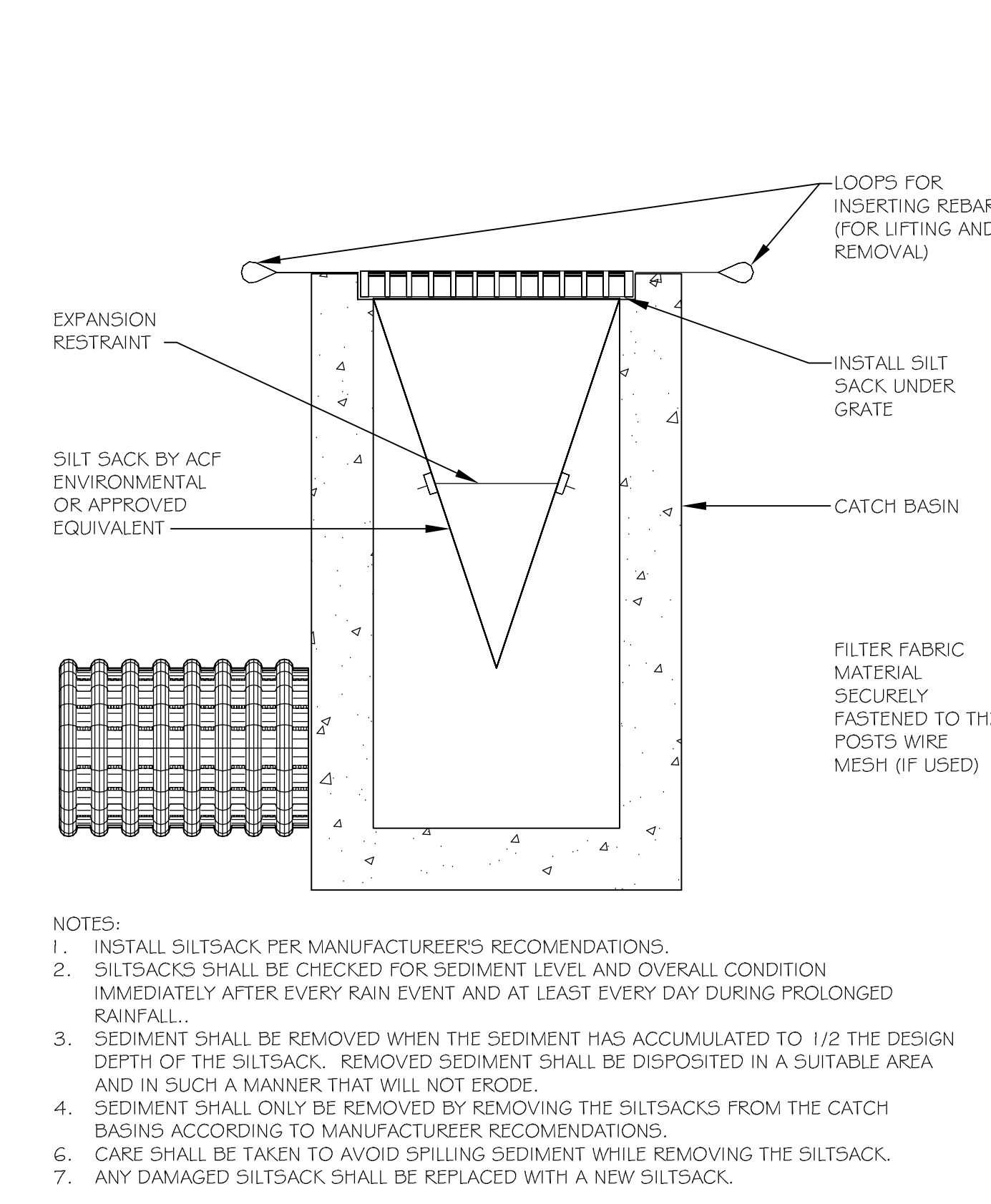
**7 ELECTRIC UTILITY TRENCH SECTION**  
NOT TO SCALE



- NOTES:
- INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. MAXIMUM SEDIMENT BUILD-UP: 9 INCHES.
  - REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
  - SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE EFFICIENCY. DO NOT PLACE SILT FENCE IN STREAMS OR IN CONCENTRATED FLOW CONDITIONS.

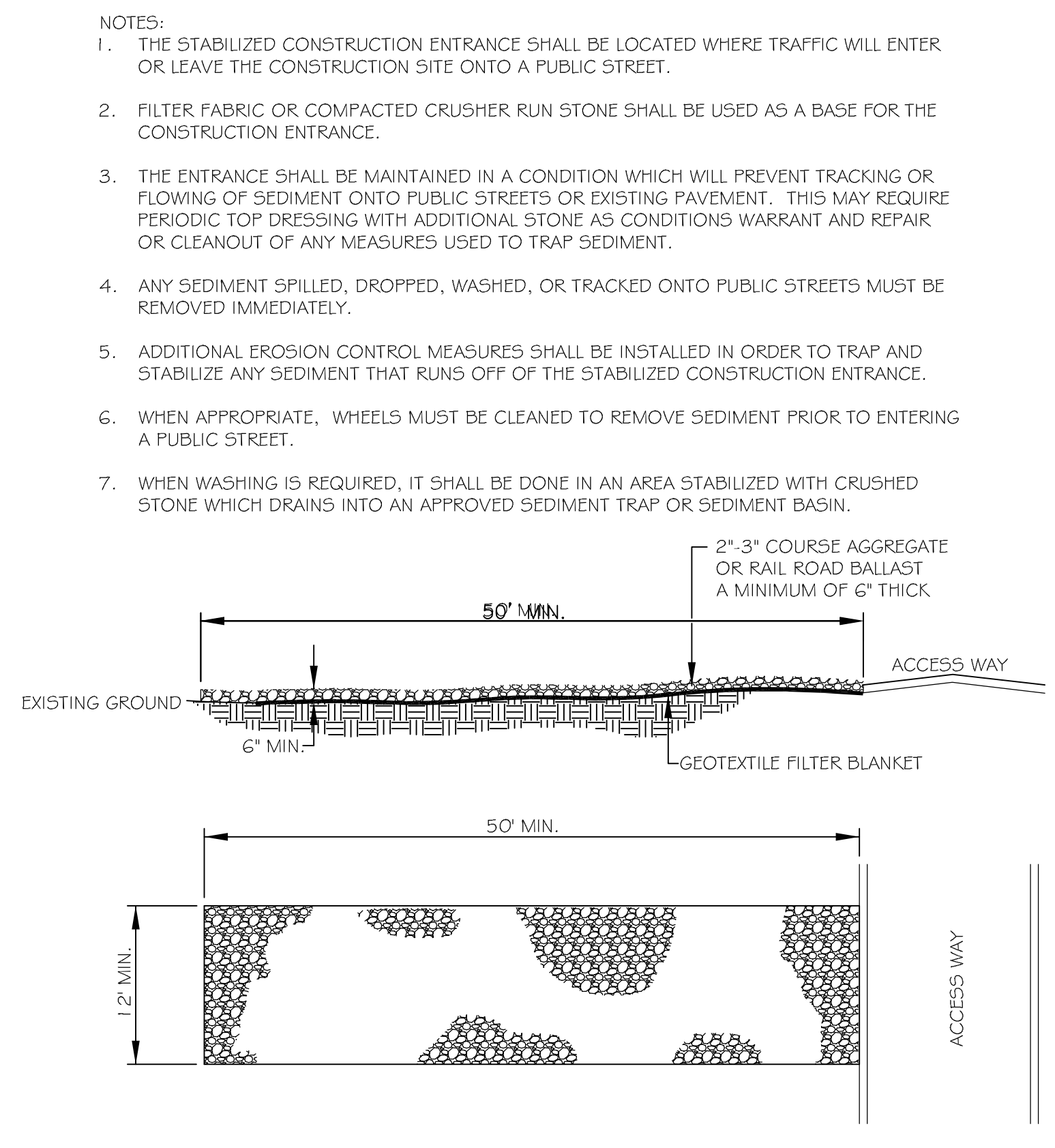


**2 SEDIMENT BARRIER DETAIL - SILT FENCE OPTION**  
NOT TO SCALE



- NOTES:
- INSTALL SILTSACK PER MANUFACTURER'S RECOMMENDATIONS.
  - SILTSACKS SHALL BE CHECKED FOR SEDIMENT LEVEL AND OVERALL CONDITION IMMEDIATELY AFTER EVERY RAIN EVENT AND AT LEAST EVERY DAY DURING PROLONGED RAINFALL.
  - SEDIMENT SHALL BE REMOVED WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE SILTSACK. REMOVED SEDIMENT SHALL BE DISPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT WILL NOT ERODE.
  - SEDIMENT SHALL ONLY BE REMOVED BY REMOVING THE SILTSACKS FROM THE CATCH BASINS ACCORDING TO MANUFACTURER RECOMMENDATIONS.
  - CARE SHALL BE TAKEN TO AVOID SPILLING SEDIMENT WHILE REMOVING THE SILTSACK.
  - ANY DAMAGED SILTSACK SHALL BE REPLACED WITH A NEW SILTSACK.

**4 INLET PROTECTION - SILT SACK**  
NOT TO SCALE

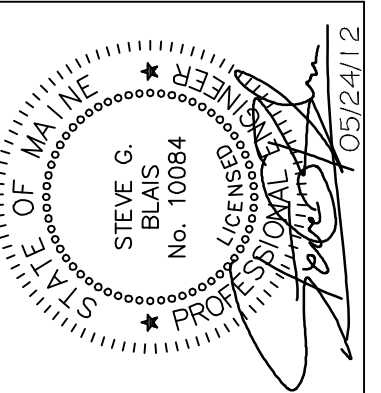


- NOTES:
- THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED WHERE TRAFFIC WILL ENTER OR LEAVE THE CONSTRUCTION SITE ONTO A PUBLIC STREET.
  - FILTER FABRIC OR COMPACTED CRUSHER RUN STONE SHALL BE USED AS A BASE FOR THE CONSTRUCTION ENTRANCE.
  - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC STREETS OR EXISTING PAVEMENT. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS WARRANT AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
  - ANY SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC STREETS MUST BE REMOVED IMMEDIATELY.
  - ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED IN ORDER TO TRAP AND STABILIZE ANY SEDIMENT THAT RUNS OFF OF THE STABILIZED CONSTRUCTION ENTRANCE.
  - WHEN APPROPRIATE, WHEELS MUST BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTERING A PUBLIC STREET.
  - WHEN WASHING IS REQUIRED, IT SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

**6 STABILIZED CONSTRUCTION ENTRANCE DETAIL**  
NOT TO SCALE

**REVISIONS**

No.	DATE	DESCRIPTION
1	2-2-2012	SUBMITTED TO THE CITY OF PORTLAND
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3	3-20-2012	RESPONSE TO 3-14-12 CITY COMMENTS
4	5-24-2012	PERMIT SET

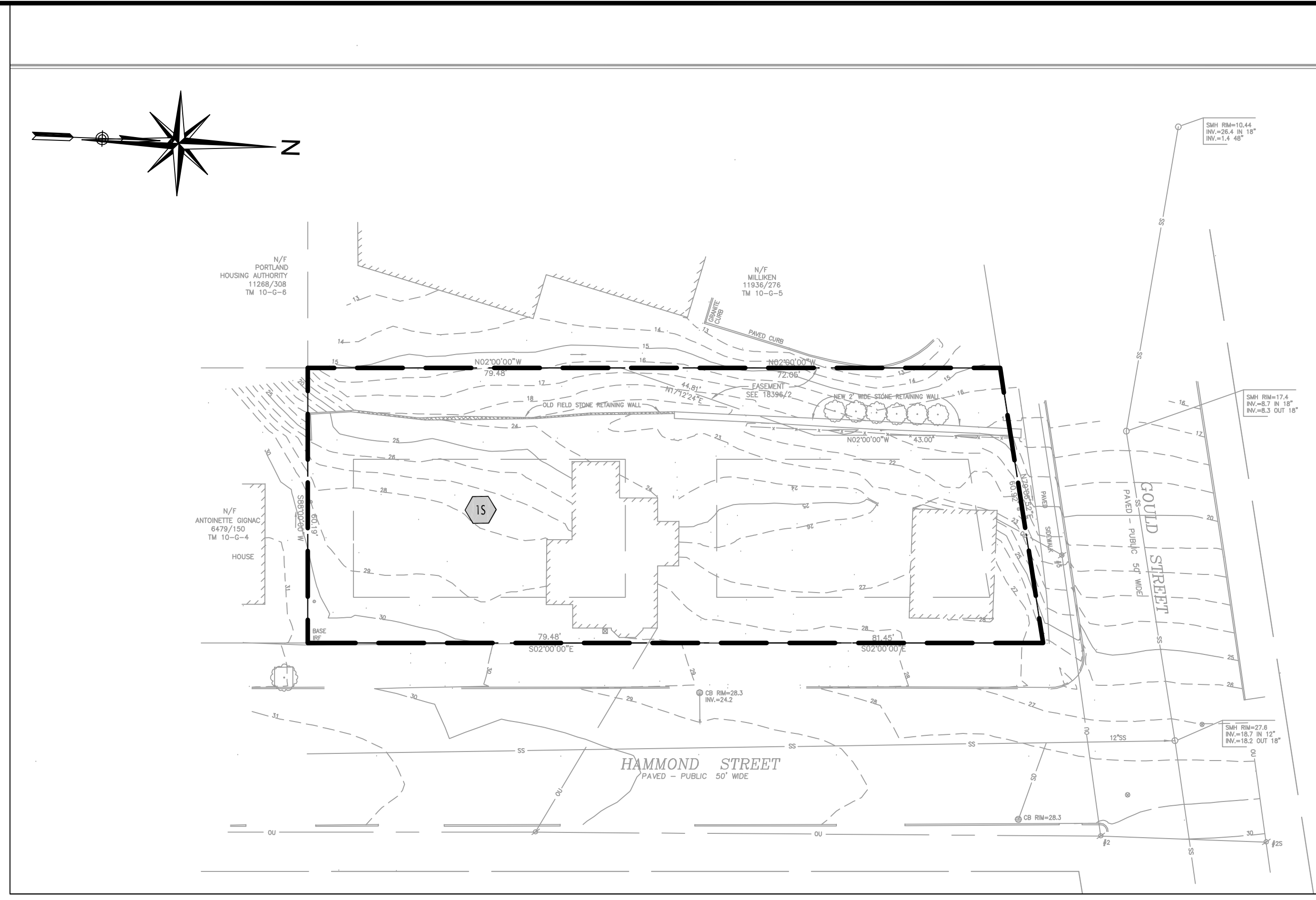


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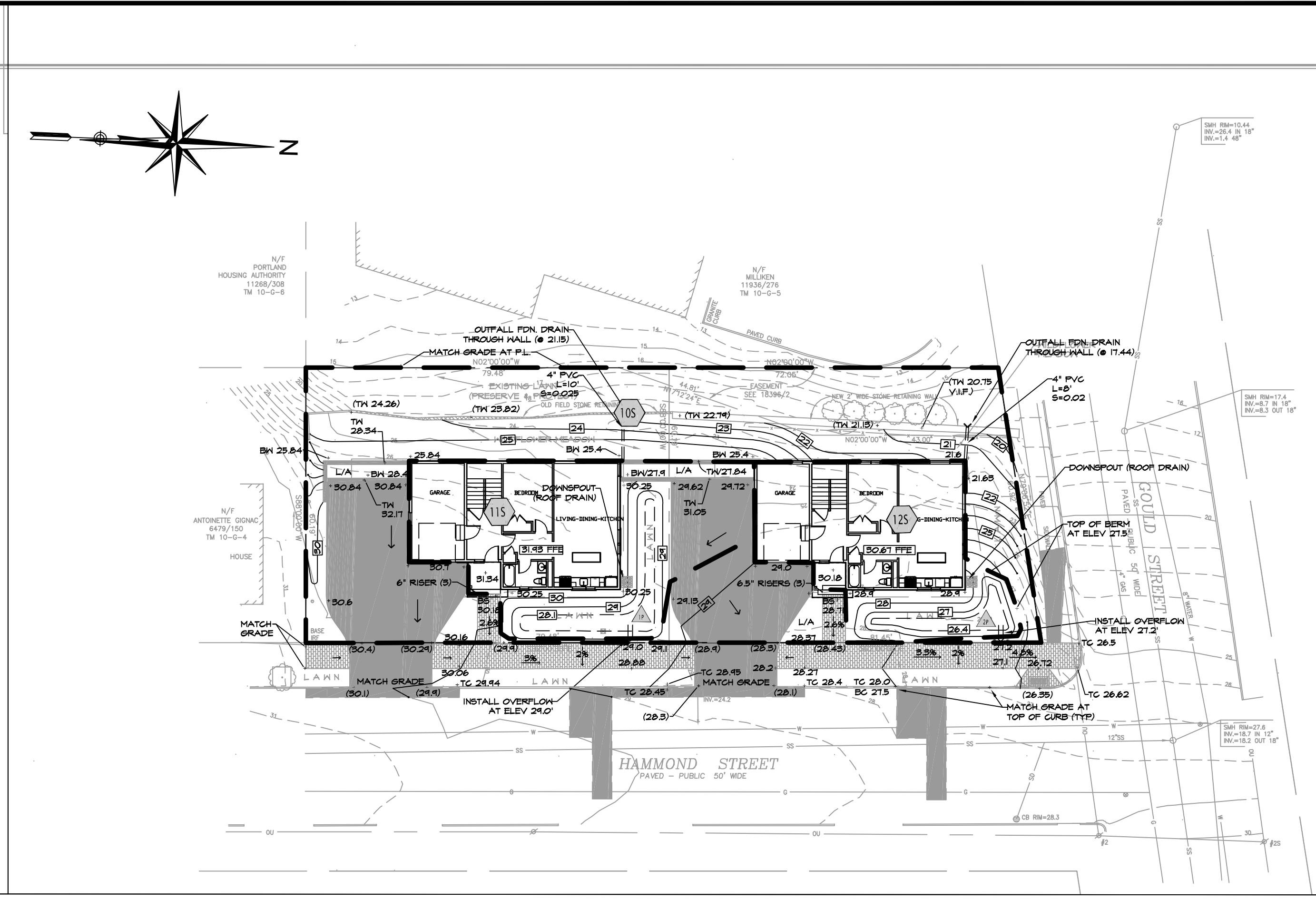
**SITE CIVIL DETAILS**  
**HAMMOND STREET APARTMENTS**  
56 HAMMOND STREET, PORTLAND MAINE

LATEST REVISION (SEE REV. BLOCK):  
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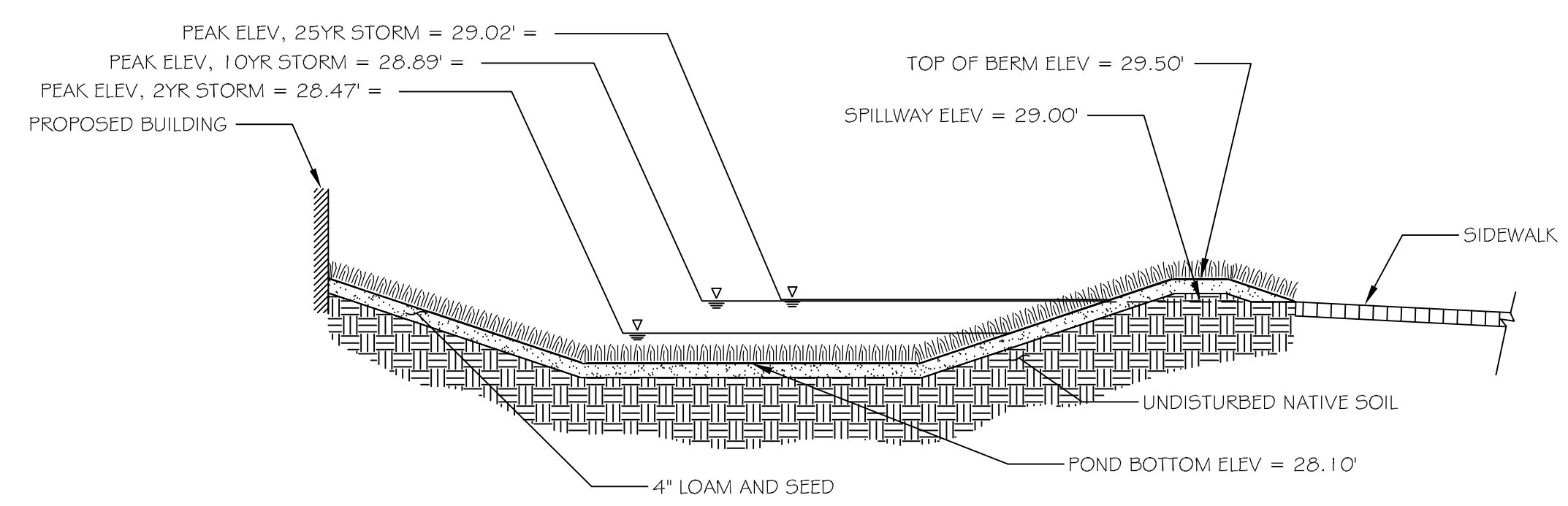
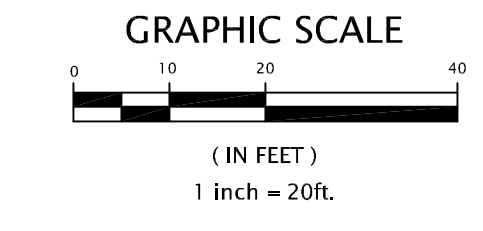
PRE DEVELOPMENT



POST DEVELOPMENT

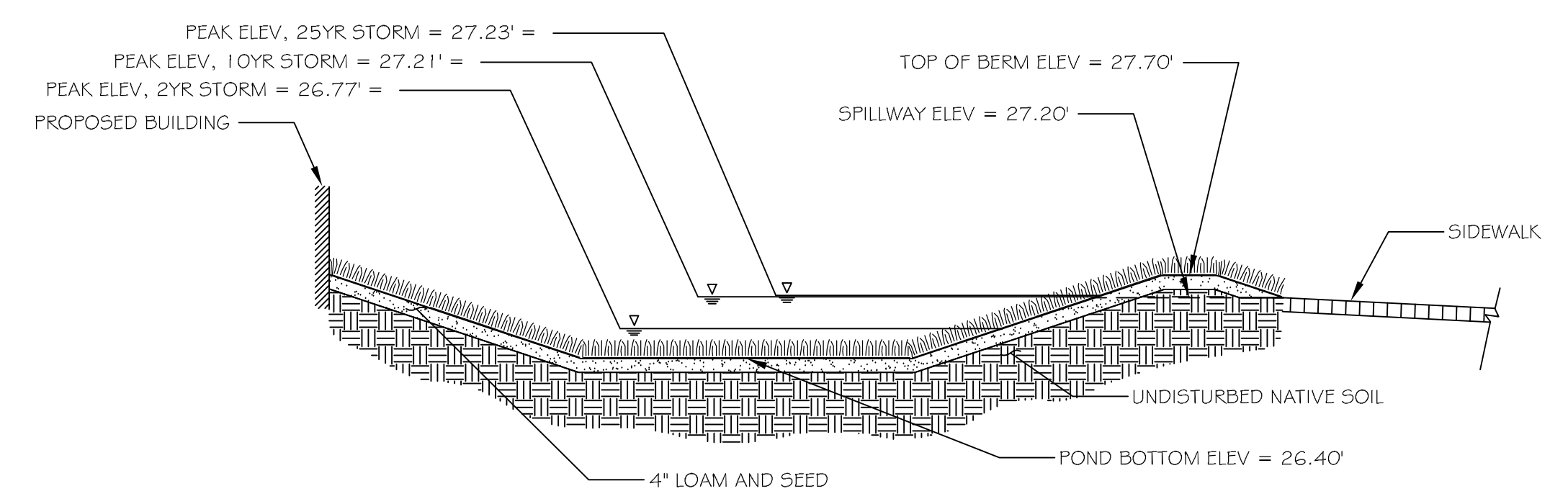
**LEGEND**

	SUBCATCHMENT LABEL
	POND LABEL
	SUBCATCHMENT DIVIDE



- NOTES:
1. POND SIZES VARIES. SEE GRADING PLAN FOR LOCATION AND GEOMETRY.
  2. LOAM MATERIAL SHALL CONSIST OF A SILTY SAND SOIL WITH NO LESS THAN 8% PASSING THE 200 SIEVE AND SHALL HAVE A CLAY CONTENT OF LESS THAN 2% WITH AN INFILTRATION CAPACITY SUFFICIENT TO DRAIN POND WITHIN 24 TO 48 HOURS.
  3. THE CONTRACTOR IS RESPONSIBLE FOR THE TESTING OF THE LOAM MATERIAL.
  4. THE POND AREAS SHALL BE TESTED TO ENSURE AN INFILTRATION RATE BETWEEN 3 INCHES TO 5 INCHES PER HOUR PRIOR TO SEEDING.

1 INFILTRATION POND DETAIL POND 1P  
NOT TO SCALE

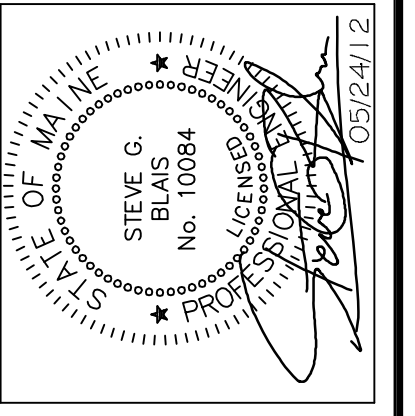


- NOTES:
1. POND SIZES VARIES. SEE GRADING PLAN FOR LOCATION AND GEOMETRY.
  2. LOAM MATERIAL SHALL CONSIST OF A SILTY SAND SOIL WITH NO LESS THAN 8% PASSING THE 200 SIEVE AND SHALL HAVE A CLAY CONTENT OF LESS THAN 2% WITH AN INFILTRATION CAPACITY SUFFICIENT TO DRAIN POND WITHIN 24 TO 48 HOURS.
  3. THE CONTRACTOR IS RESPONSIBLE FOR THE TESTING OF THE LOAM MATERIAL.
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2 INFILTRATION POND DETAIL POND 2P  
NOT TO SCALE

**REVISIONS**

No.	DATE	DESCRIPTION
1	2-2-2012	SUBMITTED TO THE CITY OF PORTLAND
2	3-5-2012	FINAL SITE PLAN SUBMISSION
3	3-20-2012	RESPONSE TO 3-14-12 CITY COMMENTS
4	5-24-2012	PERMIT SET



**Blais**  
civil engineers

780 BROADWAY, SO. PORTLAND, ME 04106 (207) 767-7300  
© 2011 BLAIS CIVIL ENGINEERS, P.A.

**STORMWATER MANAGEMENT PLAN**

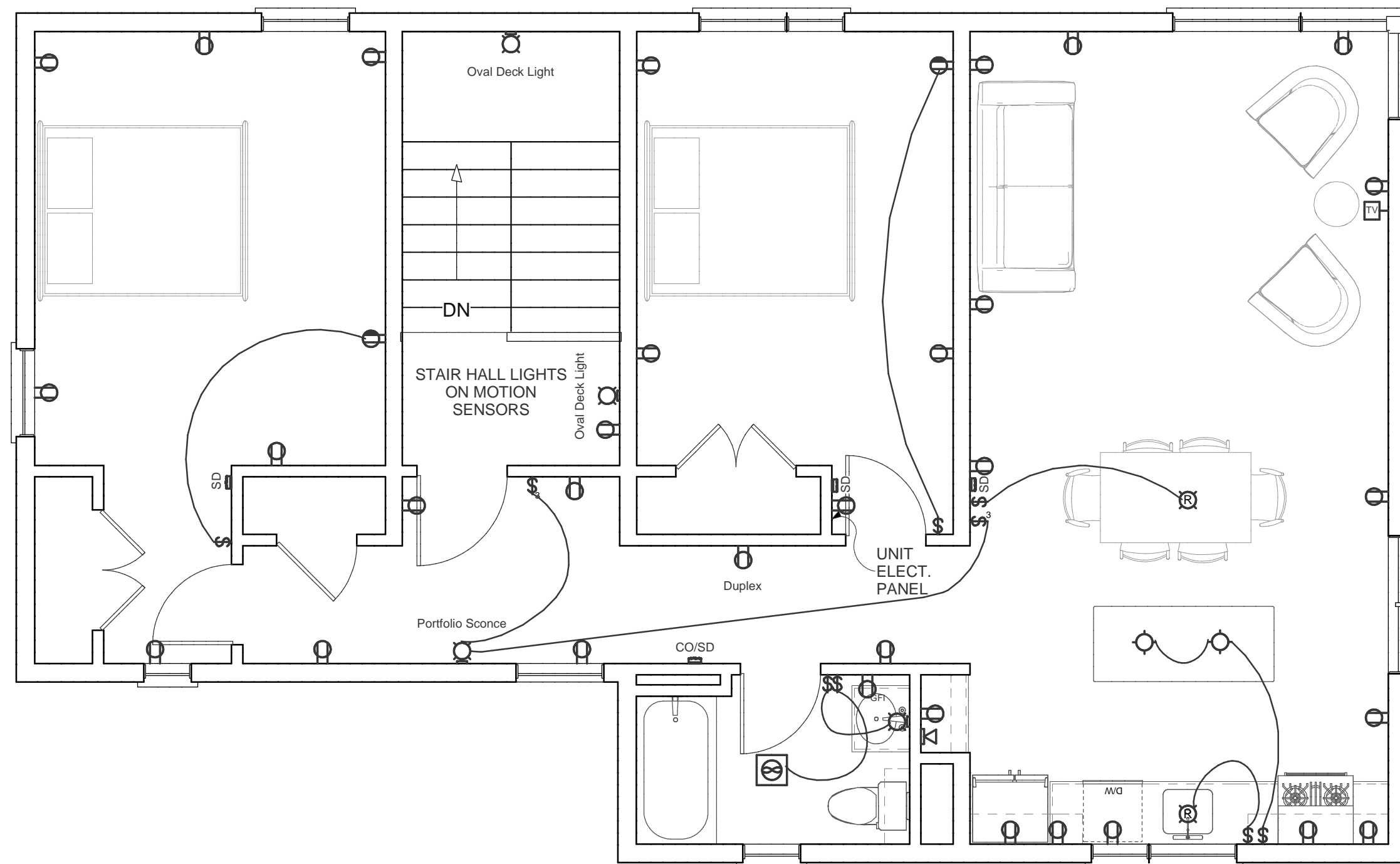
**HAMMOND STREET APARTMENTS**  
56 HAMMOND STREET, PORTLAND  
MAINE

LATEST REVISION: 05/24/12

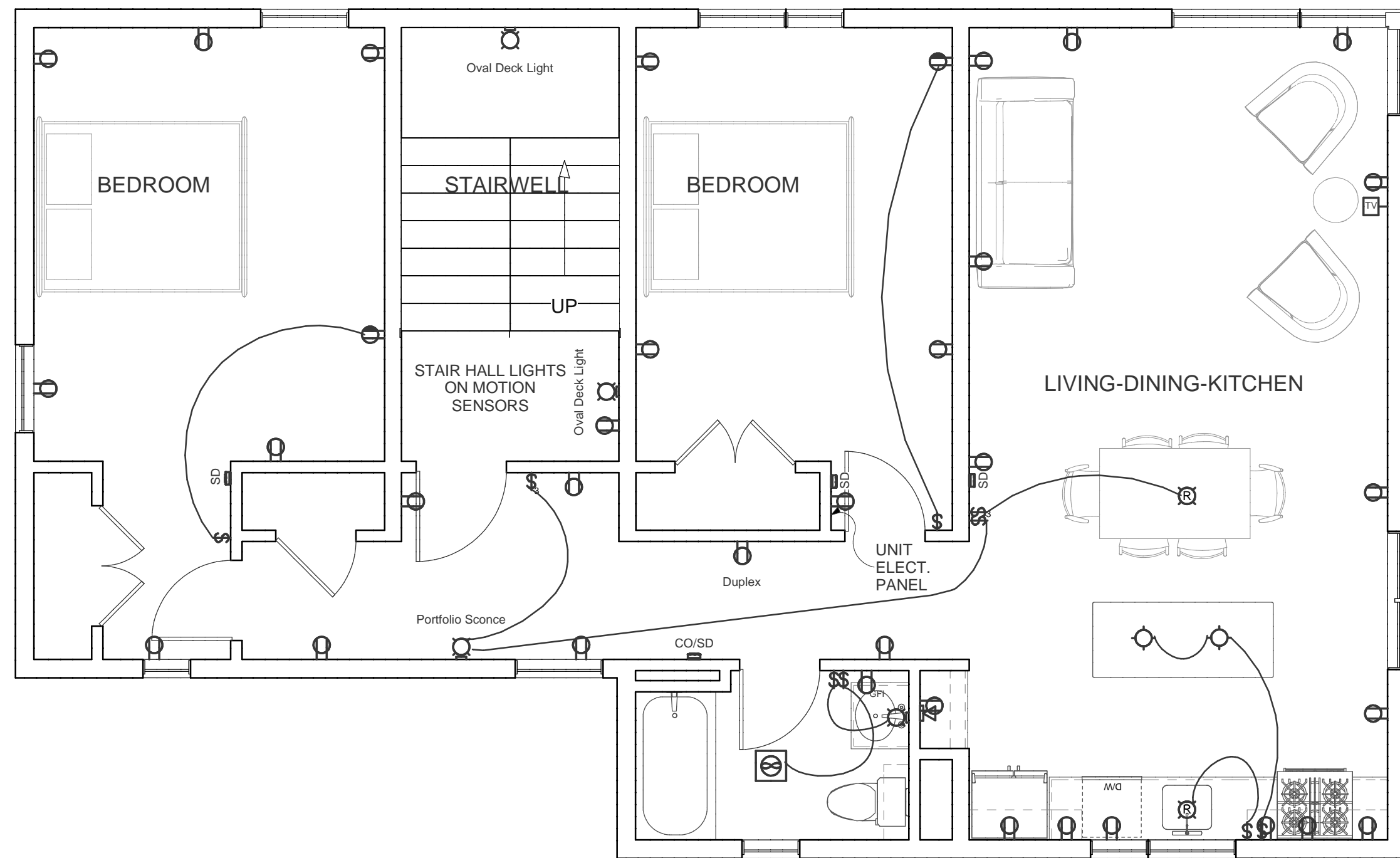
DATE:	DECEMBER 12, 2011
DRAWN/CHECKED BY:	JAV/SCB
SCALE:	1"=20'
CONTOUR INTERVAL:	1'
BCE PROJECT NO.:	11160

FOR PERMITTING, NOT FOR CONSTRUCTION: 5-24-2012





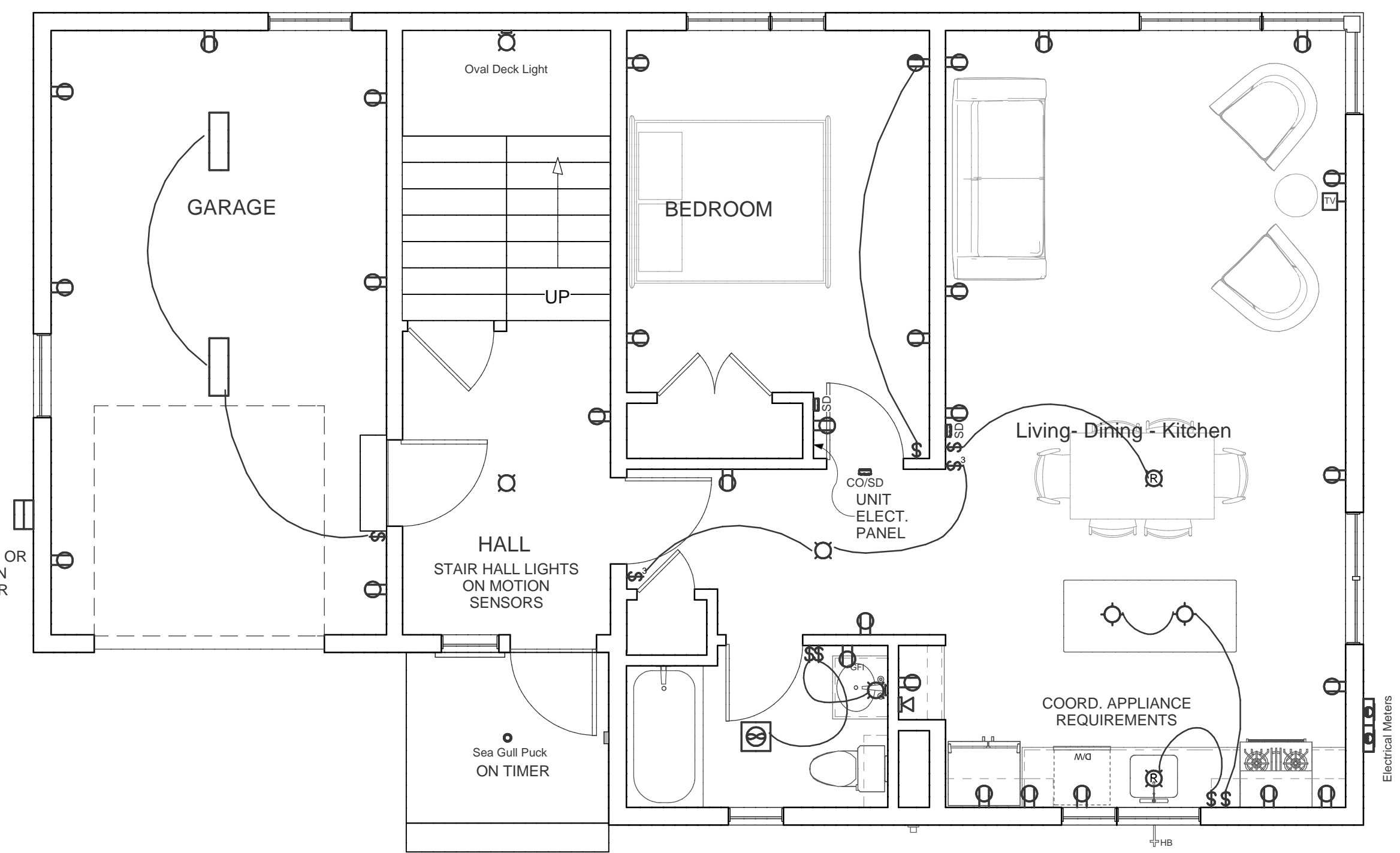
4~Third Floor Electrical Plan - 1/4 in = 1 ft



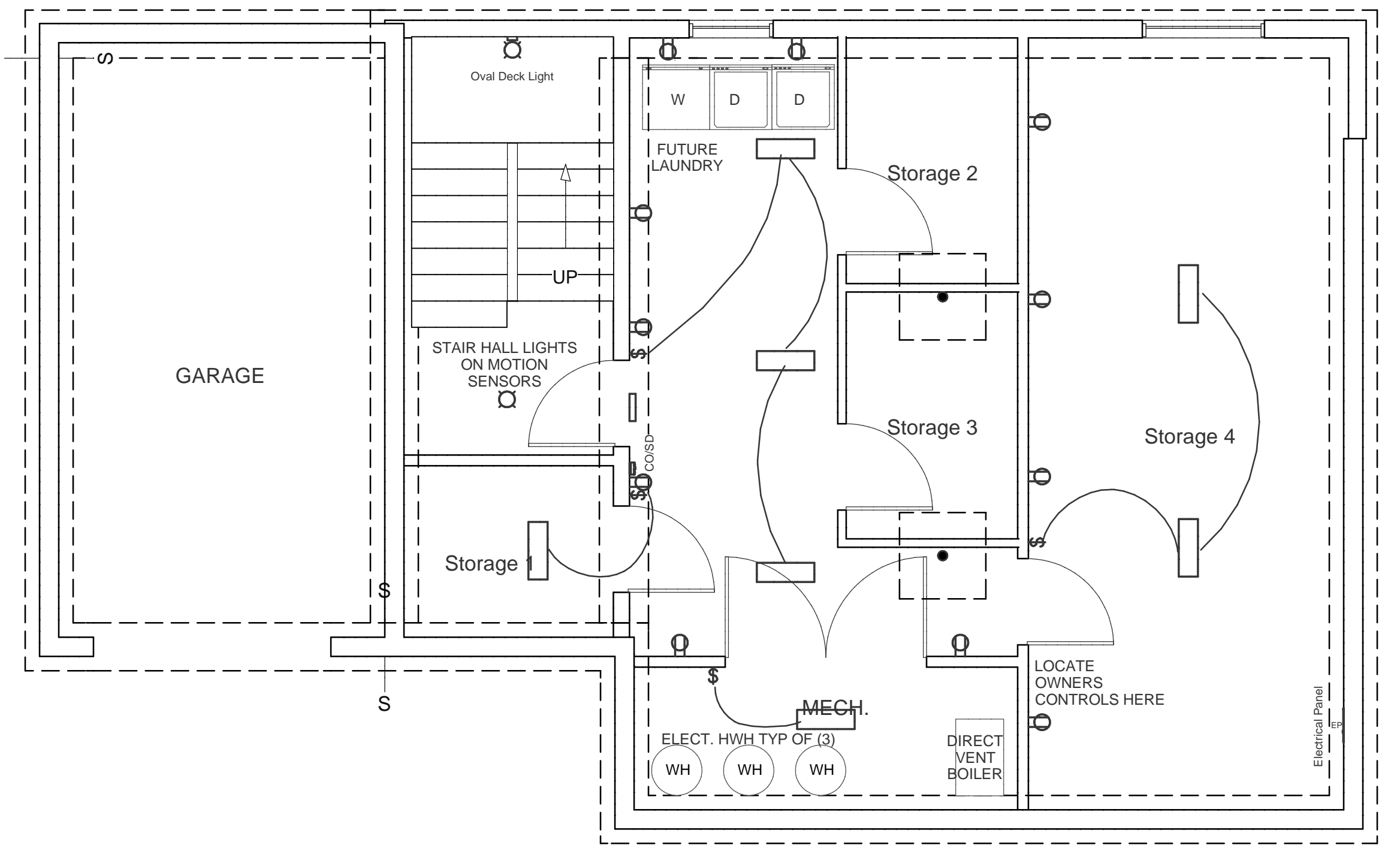
3~Second Floor Electrical Plan - 1/4 in = 1 ft

Lighting Schedule		
<b>Basement</b>		
6 surface ceiling - fluorescent		Lowe's item # 336745
<b>Garage</b>		
2 surface ceiling - fluorescent		Lowe's item # 336745
<b>Common Halls/Stairwells</b>		
4 wall fixtures	Portfolio Oval Deck Light	Lowe's item # 0048583
4 surface ceiling	Portfolio White Flush Mount	Lowe's item # 16514
<b>Apartment 1</b>		
<b>Hall</b>		
1 surface ceiling	Portfolio White Flush Mount	Lowe's item # 16514
<b>Bath</b>		
1 surface fan-light	Broan 70 CFW White Bath Fan	Lowe's item # 15680
1 vanity light (2 globes)	Portfolio Vanity Light	Lowe's item # 321889 (fixture) Lowe's item # 322457 (globe)
<b>Kitchen/Dining</b>		
2 recessed ceiling	Halo 6" IC Housing Halo 6" white trim	Lowe's item # 60548 (housing) Lowe's item # 56651 (trim/baffle)
2 pendants	Portfolio Nickle Mini Pendant Light Portfolio 5" Frost Mni Shade	Lowe's item # 268808 (base) Lowe's item # 266577 (globe)
<b>Apartment 2</b>		
<b>Hall</b>		
1 wall sconce	Portfolio Nickel Pocket Sconce	Lowe's item # 204367
1 surface ceiling	Portfolio White Flush Mount	Lowe's item # 16514
<b>Bath</b>		
1 surface fan-light	Broan 70 CFW White Bath Fan	Lowe's item # 15680
1 vanity light (2 globes)	Portfolio Vanity Light	Lowe's item # 321889 (fixture) Lowe's item # 322457 (globe)
<b>Kitchen/Dining</b>		
2 recessed ceiling	Halo 6" IC Housing Halo 6" white trim	Lowe's item # 60548 (housing) Lowe's item # 56651 (trim/baffle)
2 pendants	Portfolio Nickle Mini Pendant Light Portfolio 5" Frost Mni Shade	Lowe's item # 268808 (base) Lowe's item # 266577 (globe)
<b>Apartment 3</b>		
<b>Hall</b>		
1 wall sconce	Portfolio Nickel Pocket Sconce	Lowe's item # 204367
1 surface ceiling	Portfolio White Flush Mount	Lowe's item # 16514
<b>Bath</b>		
1 surface fan-light	Broan 70 CFW White Bath Fan	Lowe's item # 15680
1 vanity light (2 globes)	Portfolio Vanity Light	Lowe's item # 321889 (fixture) Lowe's item # 322457 (globe)
<b>Kitchen/Dining</b>		
2 recessed ceiling	Halo 6" IC Housing Halo 6" white trim	Lowe's item # 60548 (housing) Lowe's item # 56651 (trim/baffle)
2 pendants	Portfolio Nickle Mini Pendant Light Portfolio 5" Frost Mni Shade	Lowe's item # 268808 (base) Lowe's item # 266577 (globe)
<b>Exterior</b>		
Front & Side	Guth Sundowner 12 PL	
Porch (surface)	Seagull Black Outdoor Disk	Lowe's item # 157380

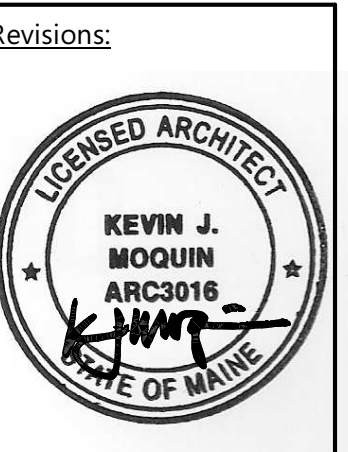
ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	Fluorescent Light Fixture
	240V Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	Switches: Dimmer, Timer
	Audio Video: Control Panel, Switch
	Speakers: Ceiling Mounted, Wall Mounted
	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Telephone Jack
	Intercom
	Thermostat
	Door Chime, Door Bell Button
	Smoke Detectors: Ceiling Mounted, Wall Mounted
	Electrical Breaker Panel



2~First Floor Electrical Plan - 1/4 in = 1 ft



1~Basement Electrical Plan - 1/4 in = 1 ft



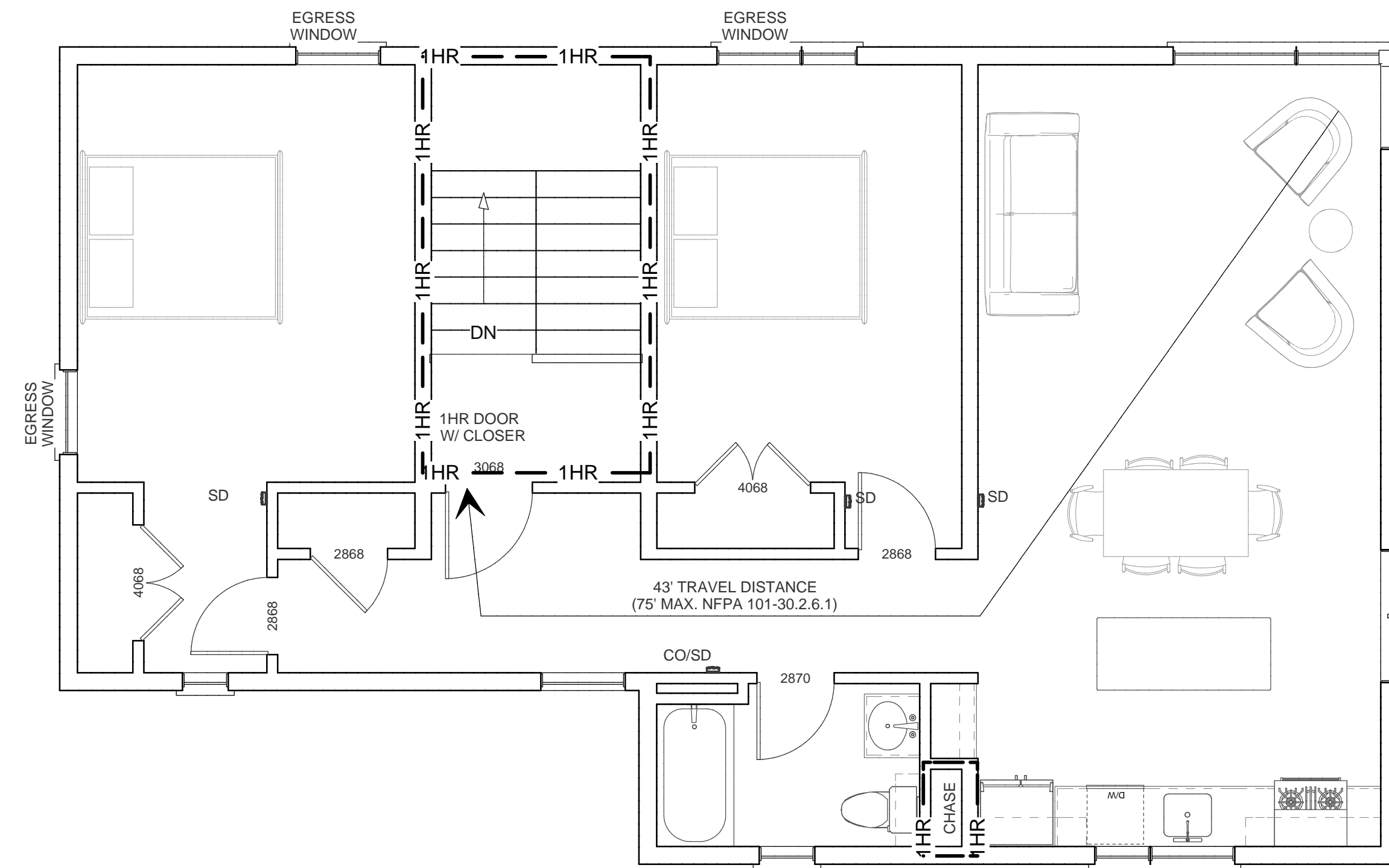
Kevin Moquin, AIA, LEED AP  
Maine Licensed Architect  
538 Hammond St. Portland, ME  
kevin@km-a.me | (207)-615-6421

Hammond  
Apartments  
Portland, ME

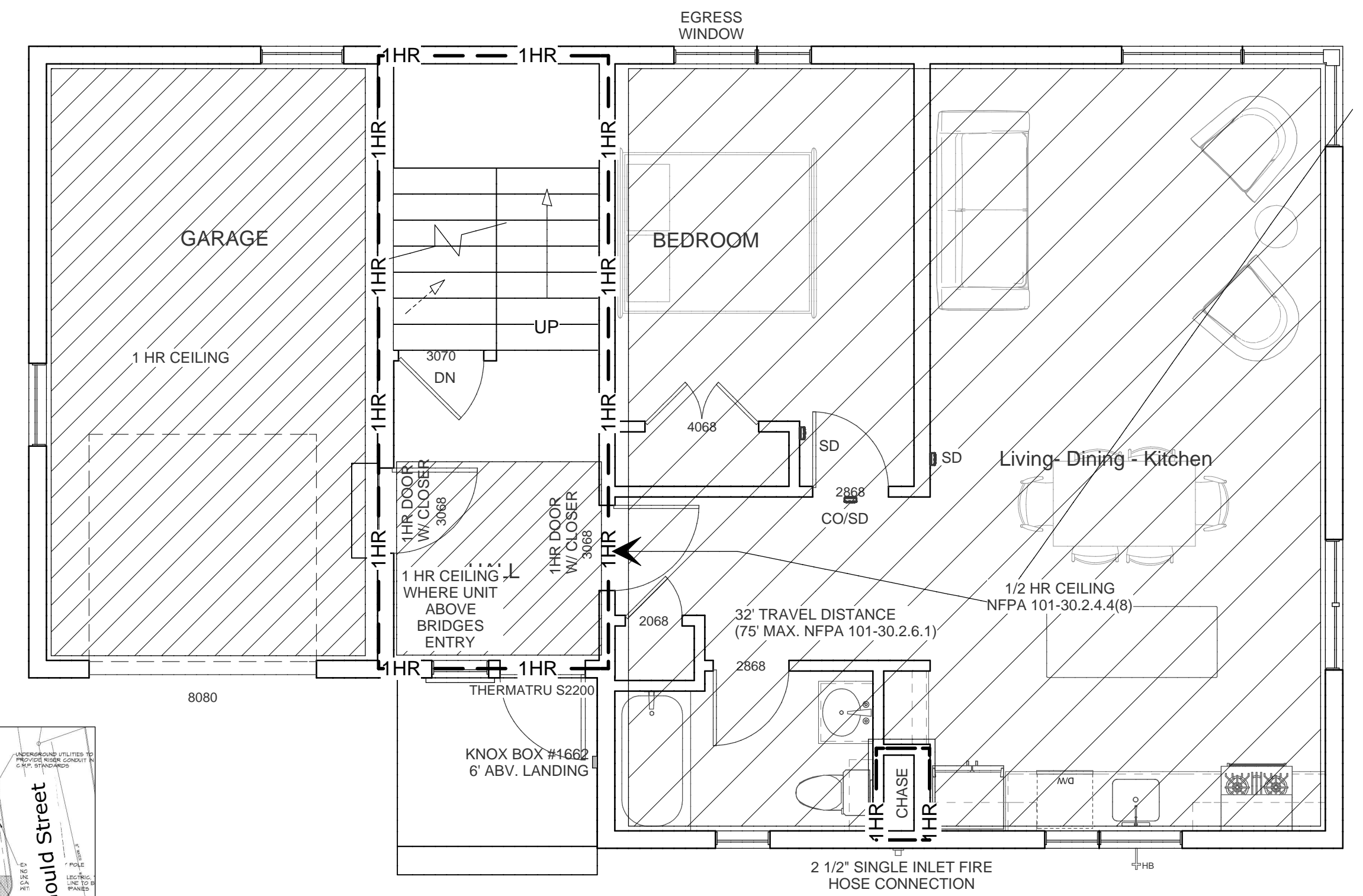
Electrical Plans  
Parcel A

E101  
PERMIT SET  
5/18/2012

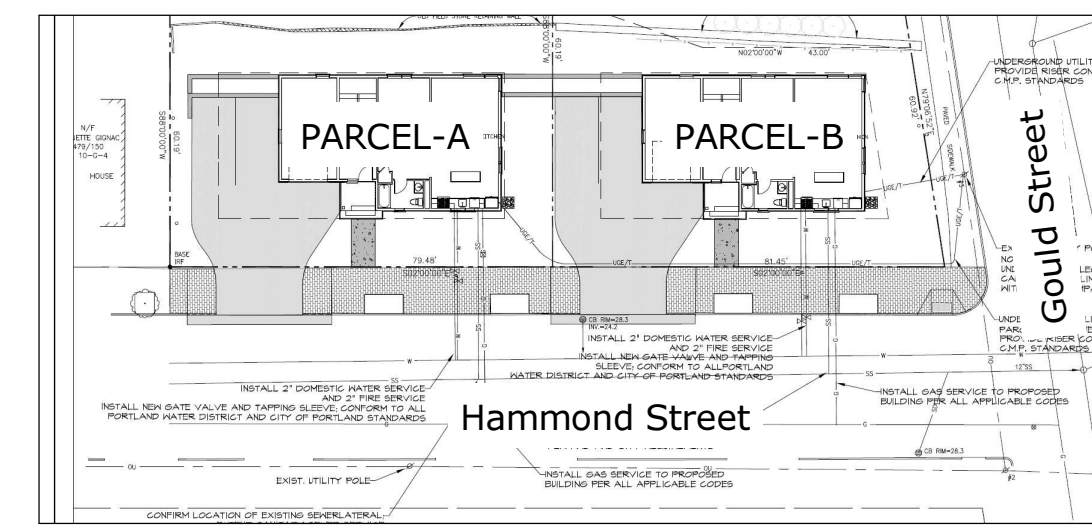
1/4" = 1'-0"



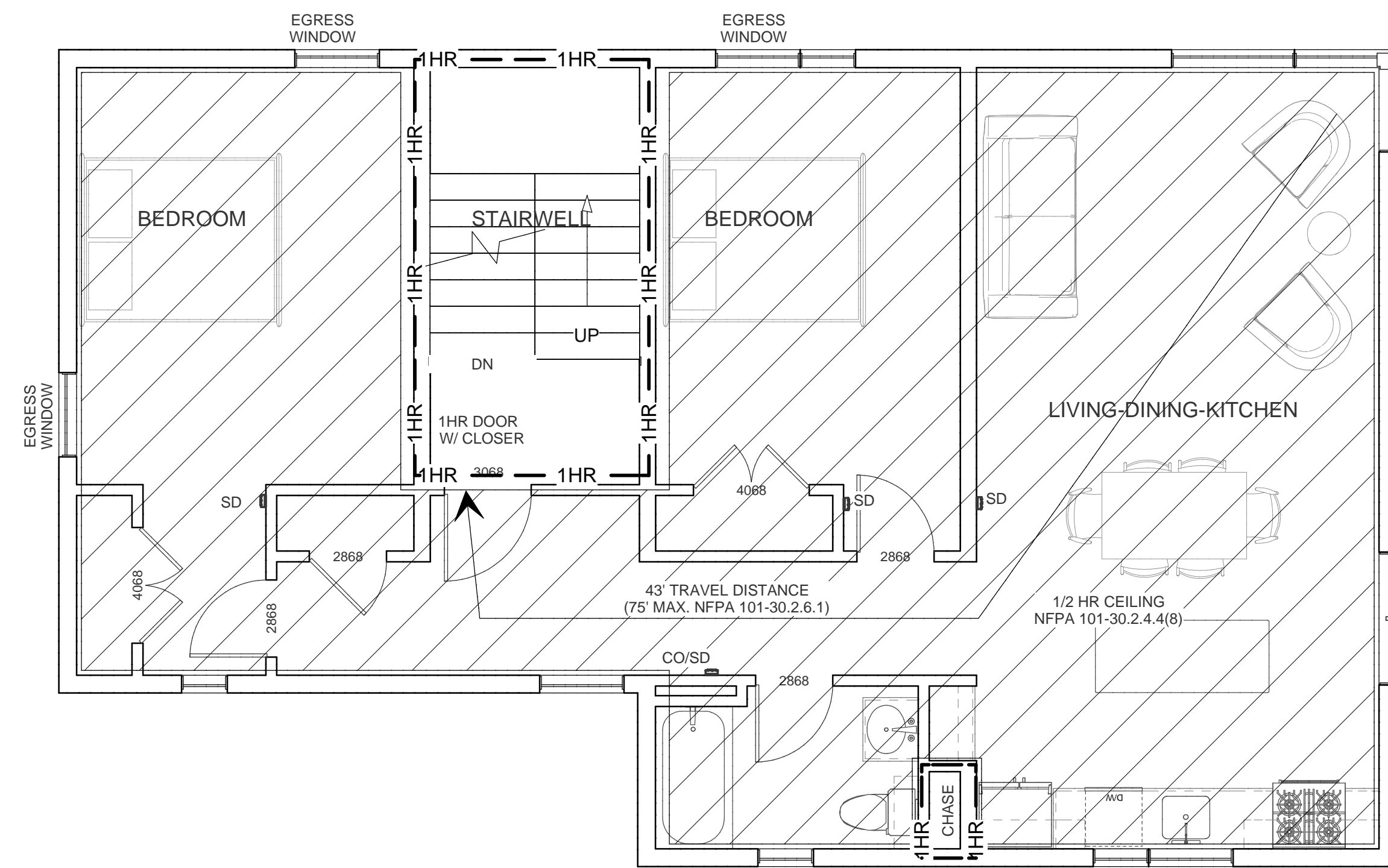
Third Floor Plan - 1/4 in = 1 ft



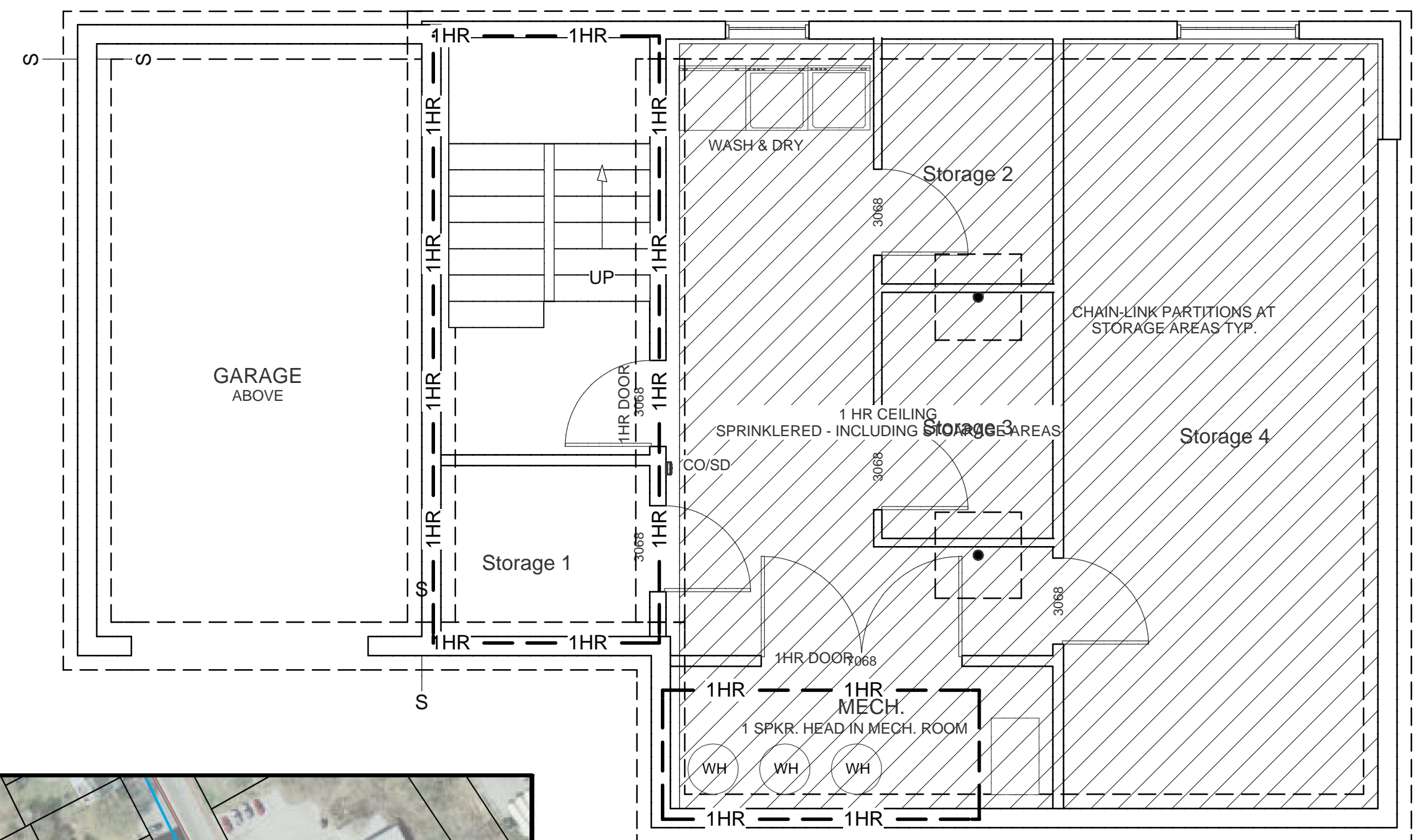
First Floor Plan - 1/4 in = 1 ft



Site Diagram - no scale



Second Floor Plan - 1/4 in = 1 ft



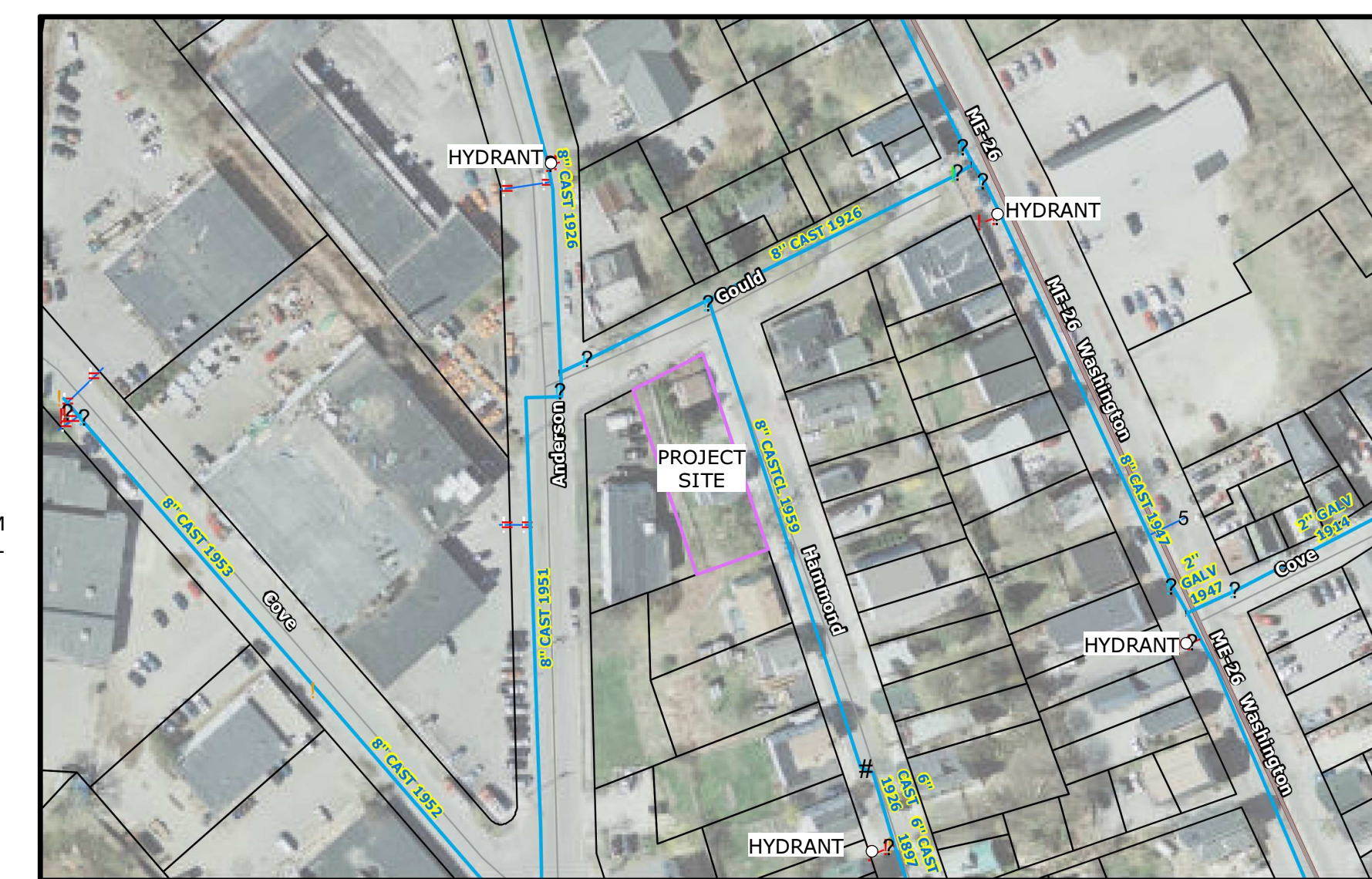
Basement Plan - 1/4 in = 1 ft

GENERAL NOTES FROM FINAL APPLICATION FIRE DEPARTMENT CHECKLIST:

NOTE THAT PLANS OF BOTH BUILDINGS ARE IDENTICAL AND SAFETY FEATURES DESCRIBED HERE ARE TO BE IMPLEMENTED ON BOTH BUILDINGS.

- 1) APPLICANT: Steven & Roberta Cope, 172 Concord St., Portland, ME 04103, 207-415-5833
- 2) ARCHITECT: Kevin Moquin Architect, 207-615-6421, kevin@km-a.me
- 3) USE: IBC=R-2 RESIDENTIAL; NFPA=APARTMENT BUILDING (6.1.8.1.5)
- 4) CONSTRUCTION TYPE V-B, SPRINKLERED
- 5) SEE SHEET A201 FOR BUILDING ELEVATIONS.
- 6) OCCUPANT LOAD (TABLE 14.8.1.2): 200 SQ.FT. PER FOR APARTMENTS = 18, 500 SQ.FT. PER FOR BASEMENT = 2, TOTAL = 20
- 7) SPRINKLER SYSTEM TO BE TYPE 13 R SYSTEM.
- 8) SMOKE ALARMS SHALL BE INTERCONNECTED SUCH THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS IN THE INDIVIDUAL UNIT.
- 9) SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP.
- 10) HYDRANTS ARE LOCATED ON LOCUS PLAN PREPARED BY PORTLAND WATER DISTRICT AND INCLUDED ON THIS SHEET.

- 11) WATER MAIN SIZE AND LOCATION IS SHOWN ON SITE PLAN.
- 1) THE BUILDING ON PARCEL A IS ACCESSIBLE FROM THE FRONT ON HAMMOND STREET AND FROM THE PARKING AREA ON EACH SIDE. THE BUILDING ON PARCEL B IS ACCESSIBLE FROM THE FRONT ON HAMMOND STREET AND FROM THE PARKING AREA ON THE SOUTH SIDE AND FROM GOULD STREET ON THE NORTH SIDE.
- 2) DOOR AND WALL RATINGS FROM NFPA 101 TABLE 8.3.4.2 & NFPA 1 SECTION 14.3.1
- 3) ONE EXIT FROM EACH DWELLING UNIT IBC 1021.1(EX.4) & TABLE 1021.2, NFPA 101-30.2.4.4
- 4) EMERGENCY LIGHTING NOT REQUIRED NFPA 101-30.2.9
- 5) STAIR WIDTH 36" MIN. NFPA 101-7.2.2.2.1.2(A) 42" PROVIDED.



56 Hammond Street

Scale 0 25 50 100 150 200 Feet 1 inch = 100 feet

Portland

PORTLAND WATER DISTRICT  
225 Douglas Street  
Portland, ME 04104

Legend

5 Show Off Fire Service Air Valve Show  
R By Pass Hydrant Control Date Change Tee  
P Distributor Service Material Change Hydrants  
1 End of Main Transmission Reservoir

Disclaimer: This map is suitable for preliminary study and analysis and is based on PWD record information. PWD is not liable for any damages whatsoever resulting from inaccurate data or from errors made in the location and marking of its infrastructure.

Drawn By: GJM Prepared For: Carroll Associates  
Scale: As Noted Date: January 28, 2012

SQUARE FOOTAGE:  
 • BASEMENT: 904 sq.ft. gross  
 • FIRST FLOOR: 1,168 sq.ft. gross (includes garage)  
 • SECOND FLOOR: 1,168 sq.ft. gross  
 • THIRD FLOOR: 1,168 sq.ft. gross

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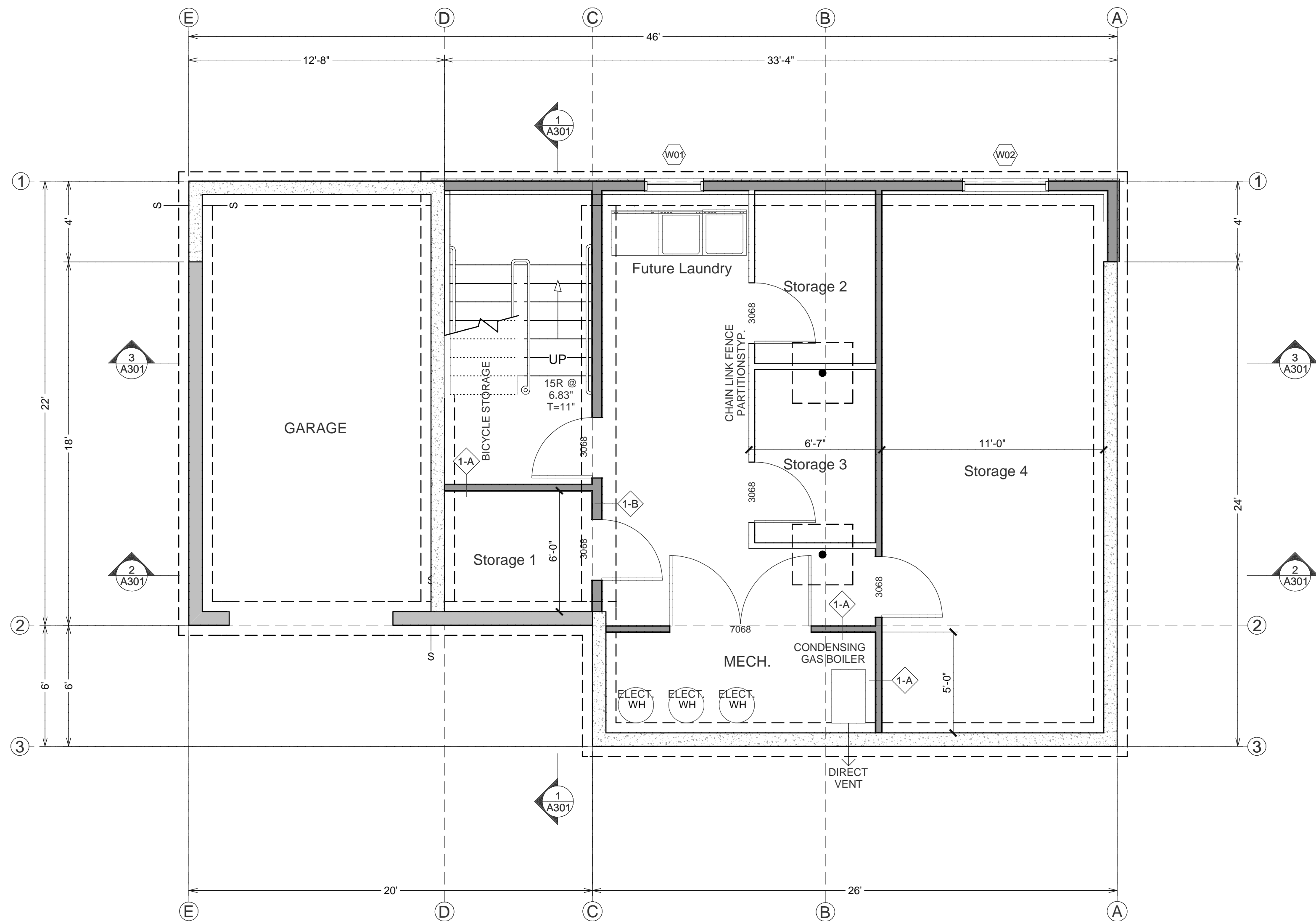
Code Review Plans

1/4" = 1'-0"

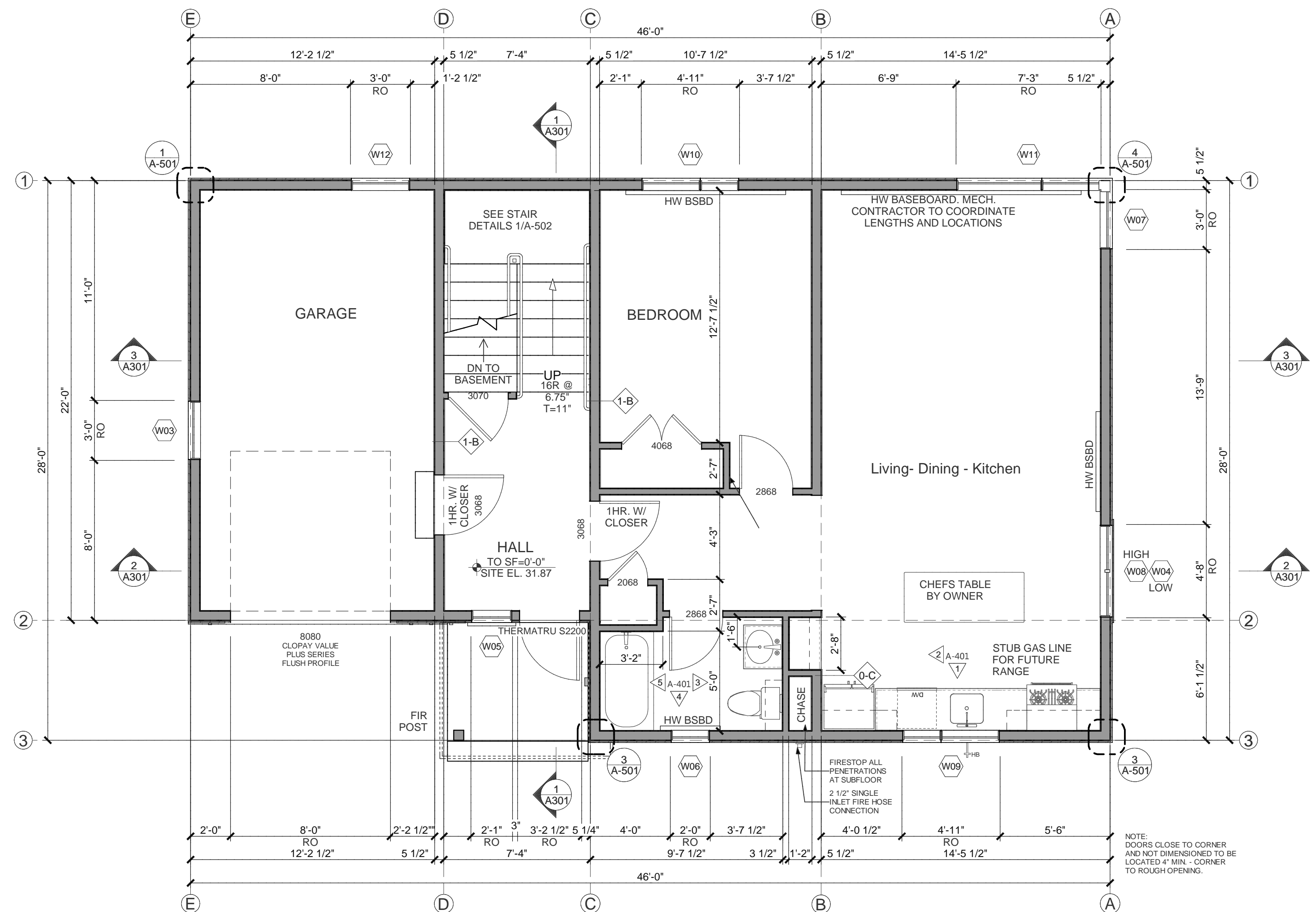


Hammond  
 Apartments  
 Portland, ME

A001  
 PERMIT SET  
 5/18/2012



1-BASEMENT PLAN - Parcel A- 1/4 in = 1 ft



1-FIRST FLOOR PLAN- 1/4 in = 1 ft

PARCEL A BUILDING ELEVATION 0'-0" = SITE ELEVATION 31.87 = STRUCTURAL ELEVATION 31'-10 1/2"  
SEE STRUCTURAL DRAWINGS FOR FOUNDATION DIMENSIONS AND REINFORCING

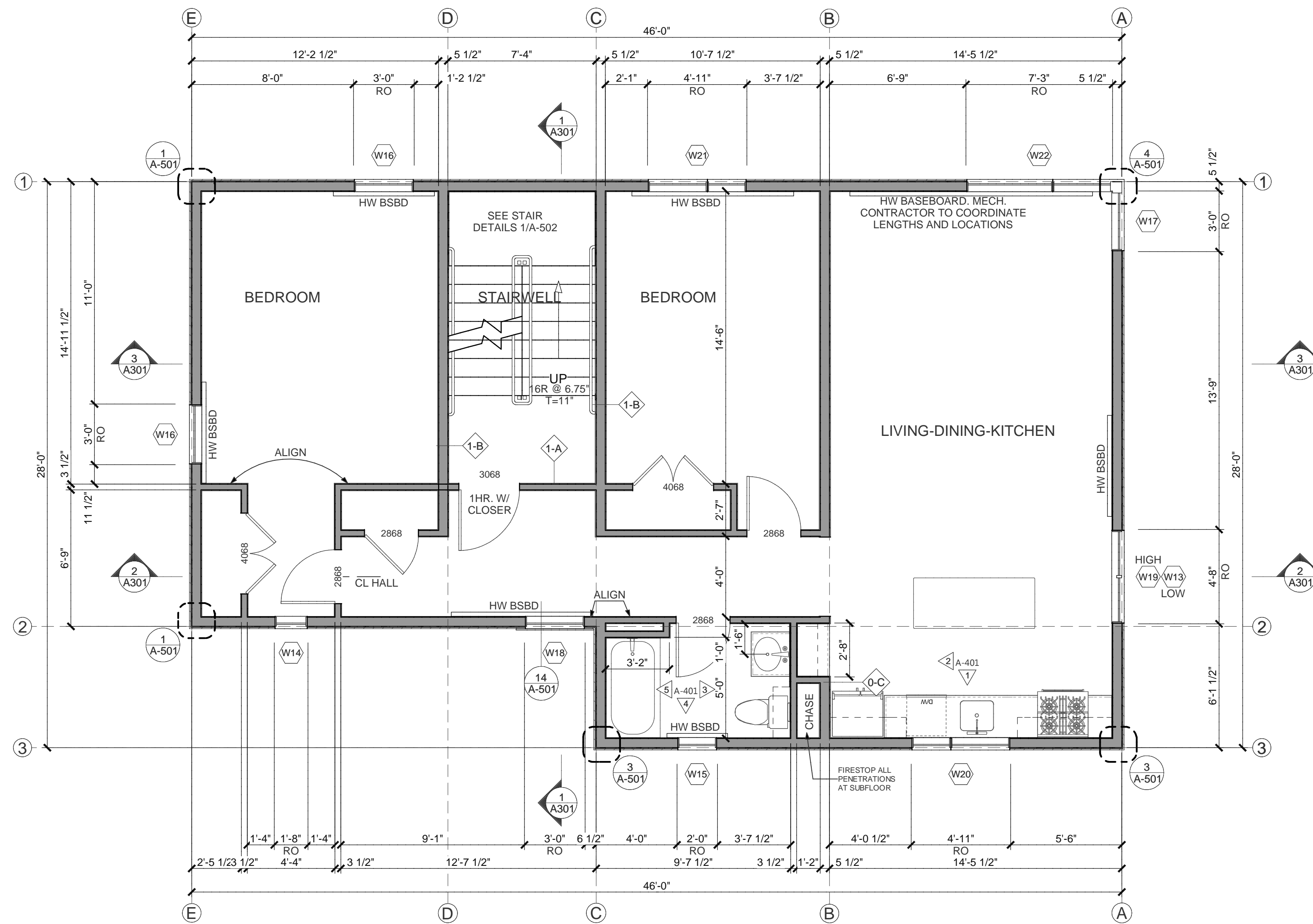


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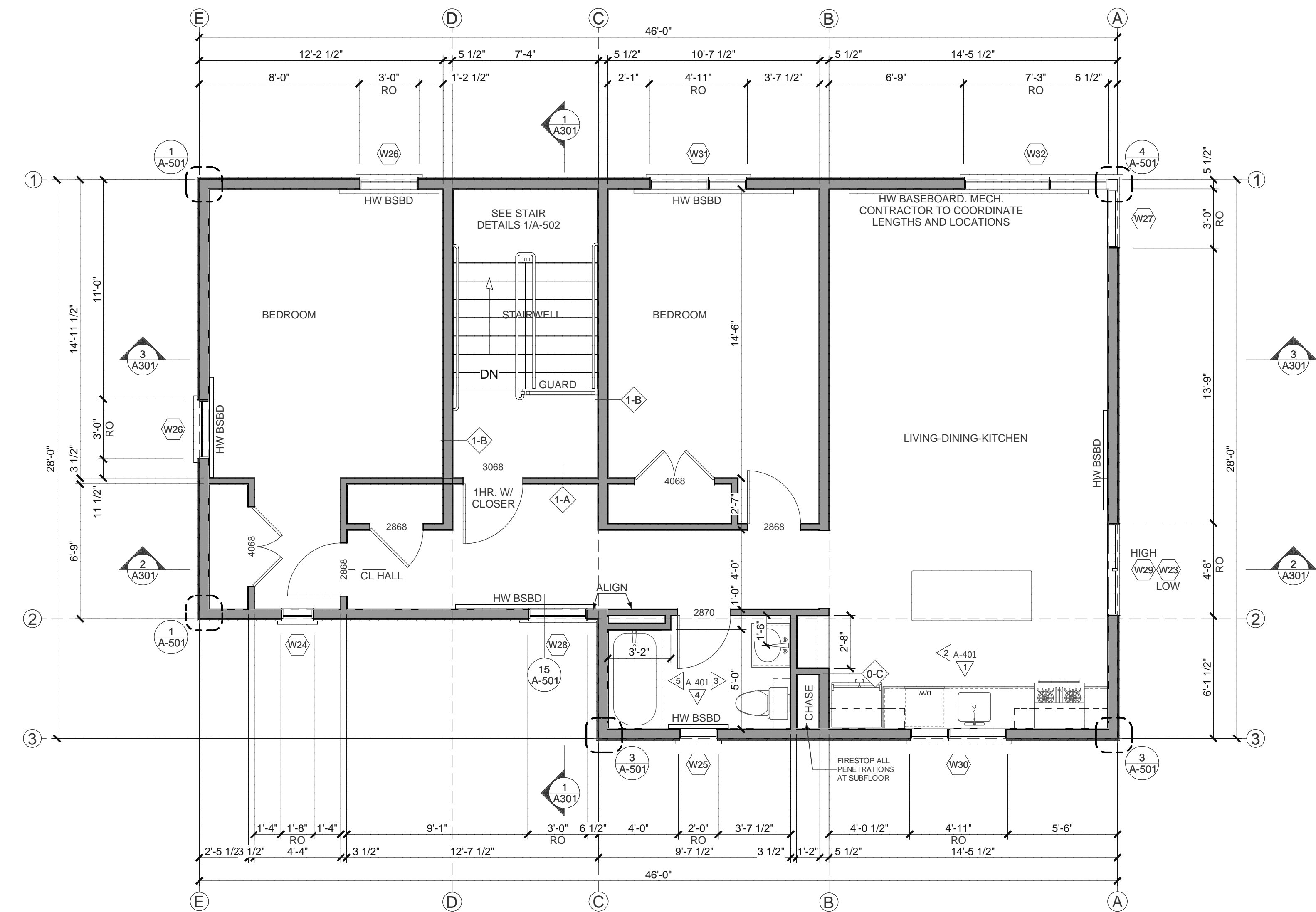
Hammond  
Apartments  
Portland, ME

Basement & First Floor  
Plans - Parcel A  
1/4" = 1'-0"

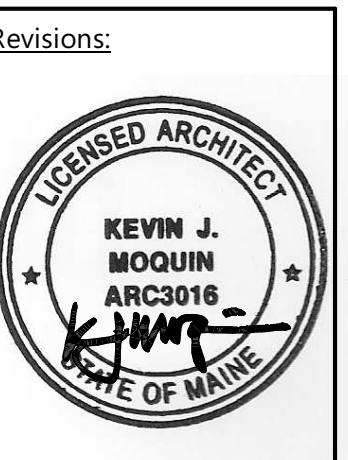
**A101**  
PERMIT SET  
5/18/2012



2~SECOND FLOOR PLAN- 1/4 in = 1 ft



3~THIRD FLOOR PLAN- 1/4 in = 1 ft



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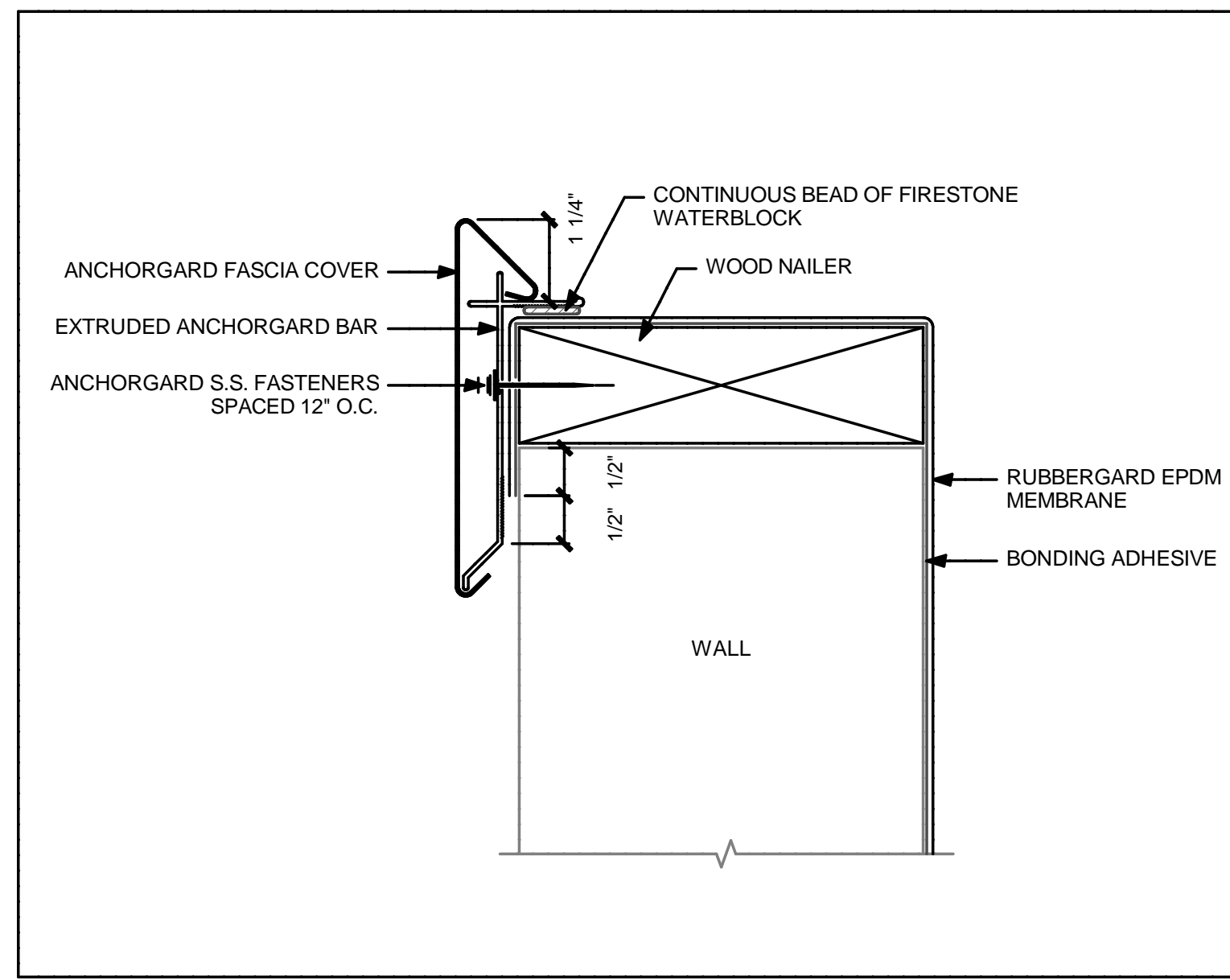
Hammond  
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 Portland, ME

Second & Third Floor  
 Plans

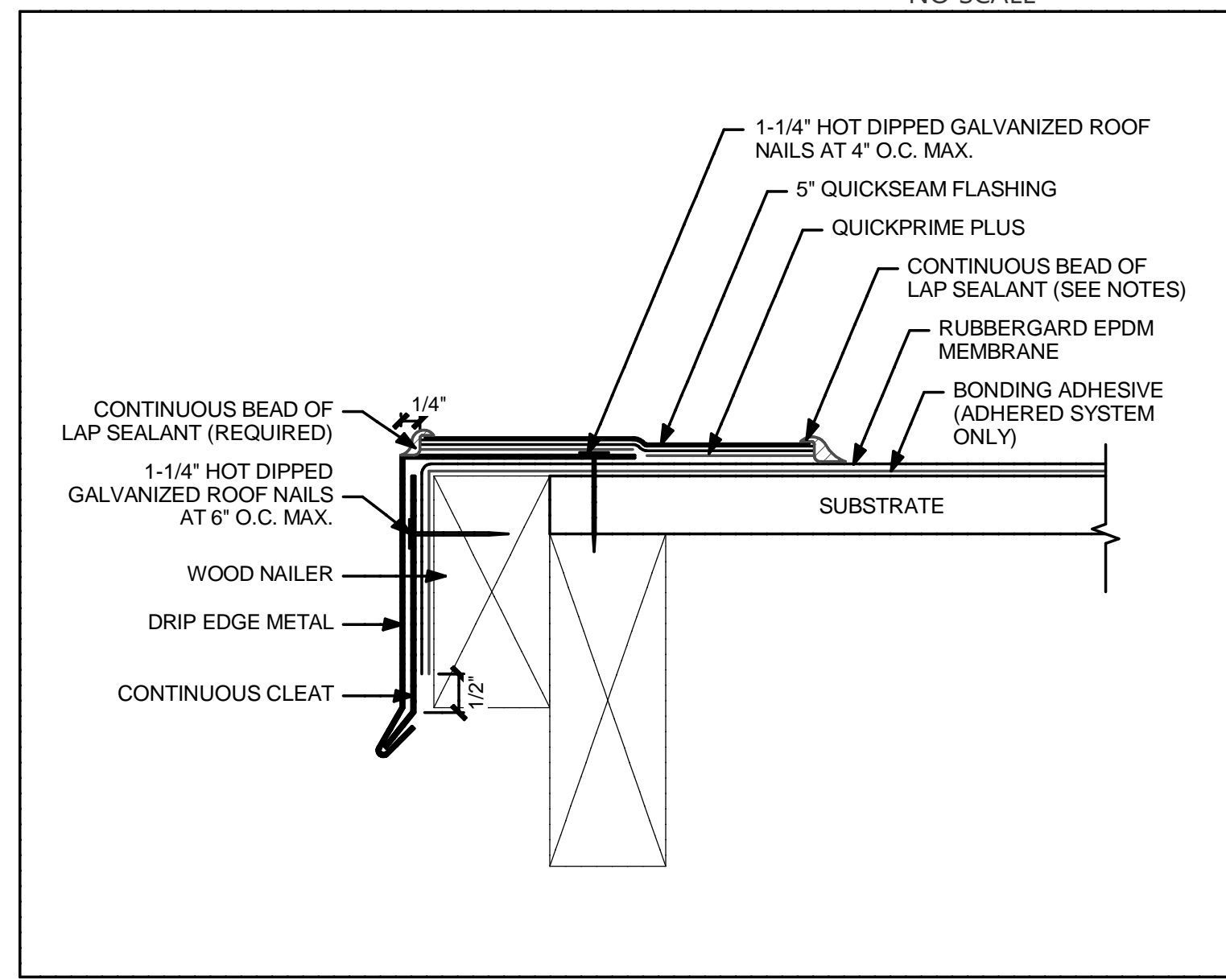
**A102**  
 PERMIT SET  
 5/18/2012

1/4" = 1'-0"

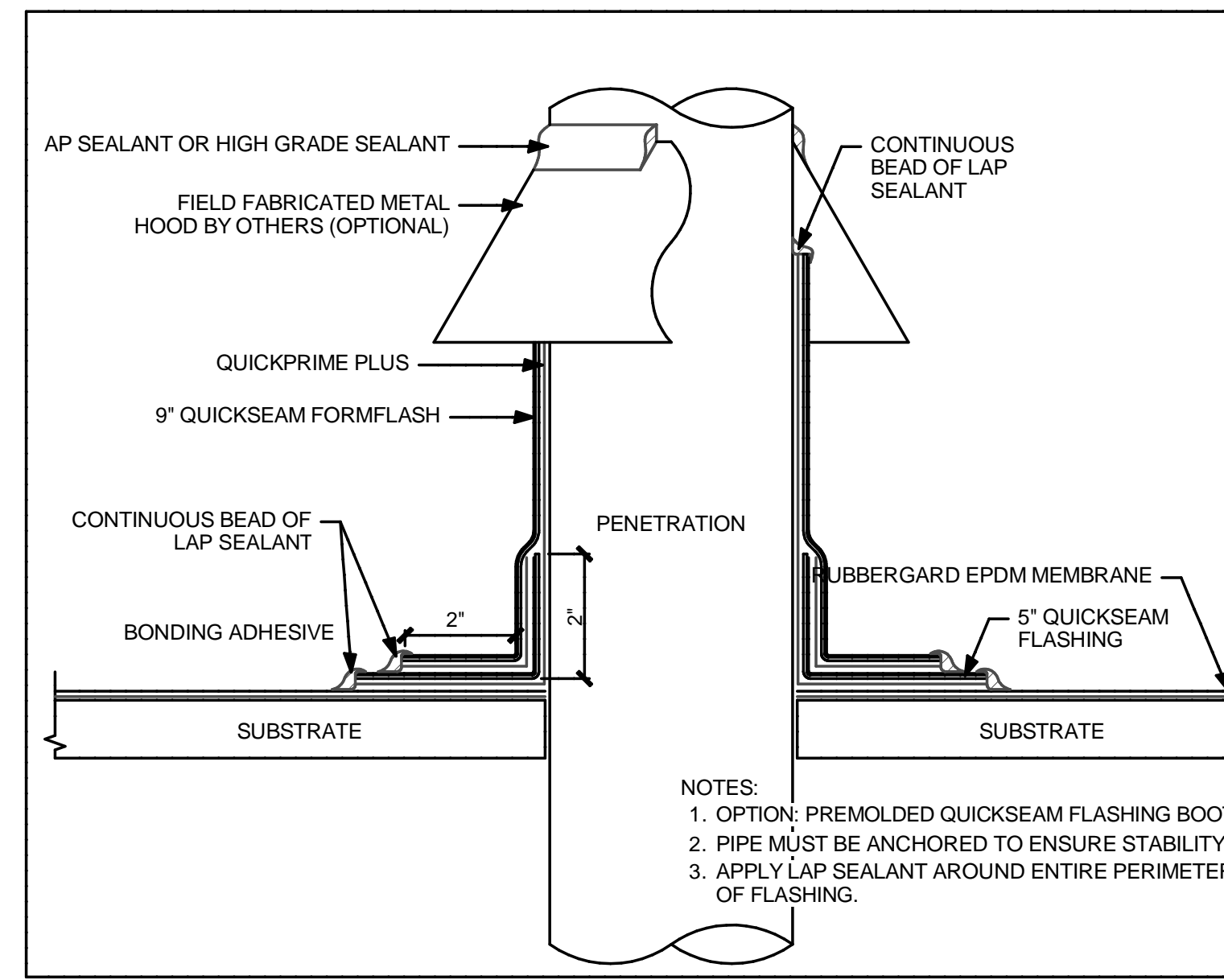




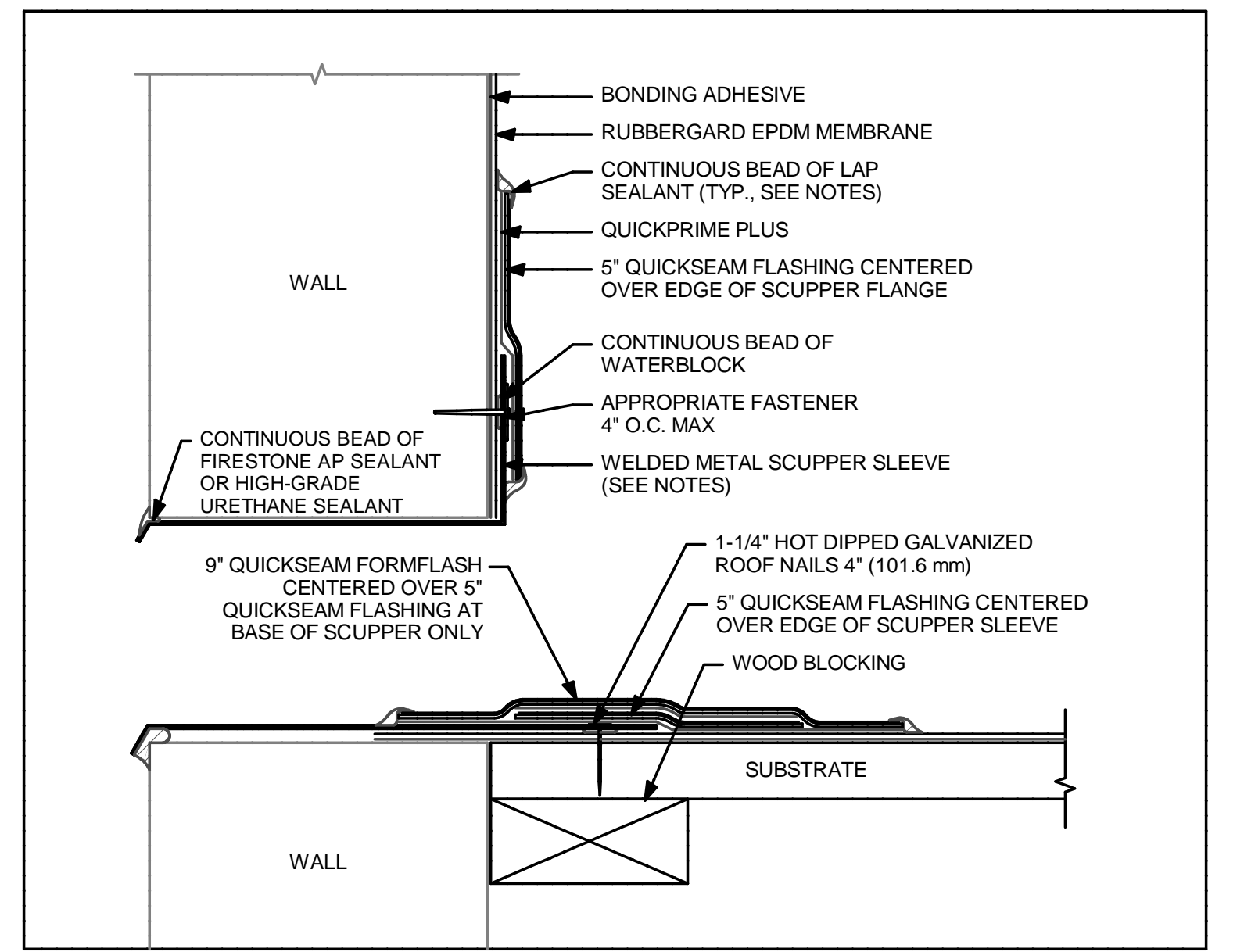
Parapet Detail **T-13**  
NO SCALE



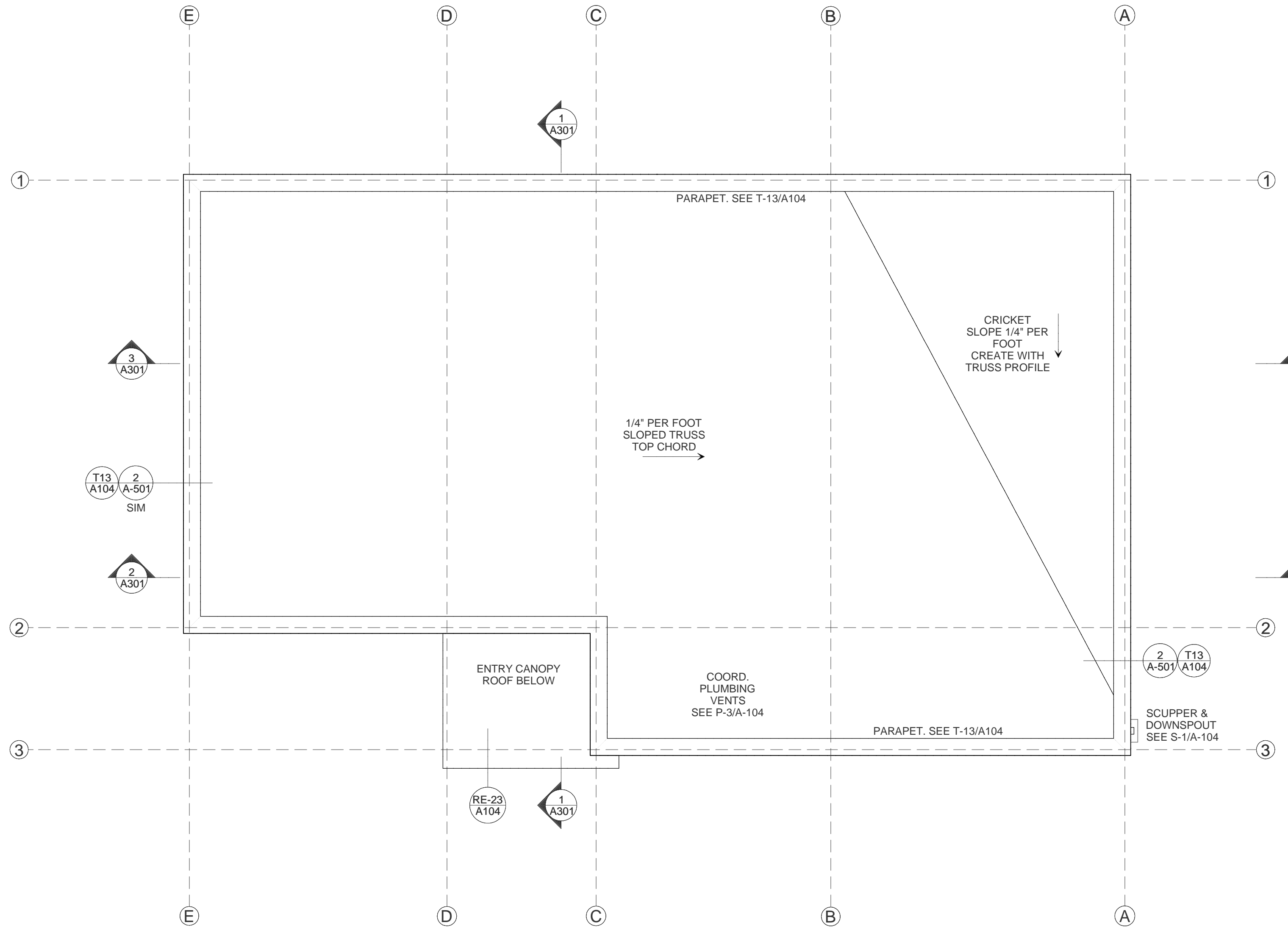
Porch Roof Edge **RE-23**  
NO SCALE



Penetration Flashing **P-3**  
NO SCALE



Scupper Detail **S-1**  
NO SCALE



1-ROOF PLAN- 1/4 in = 1 ft

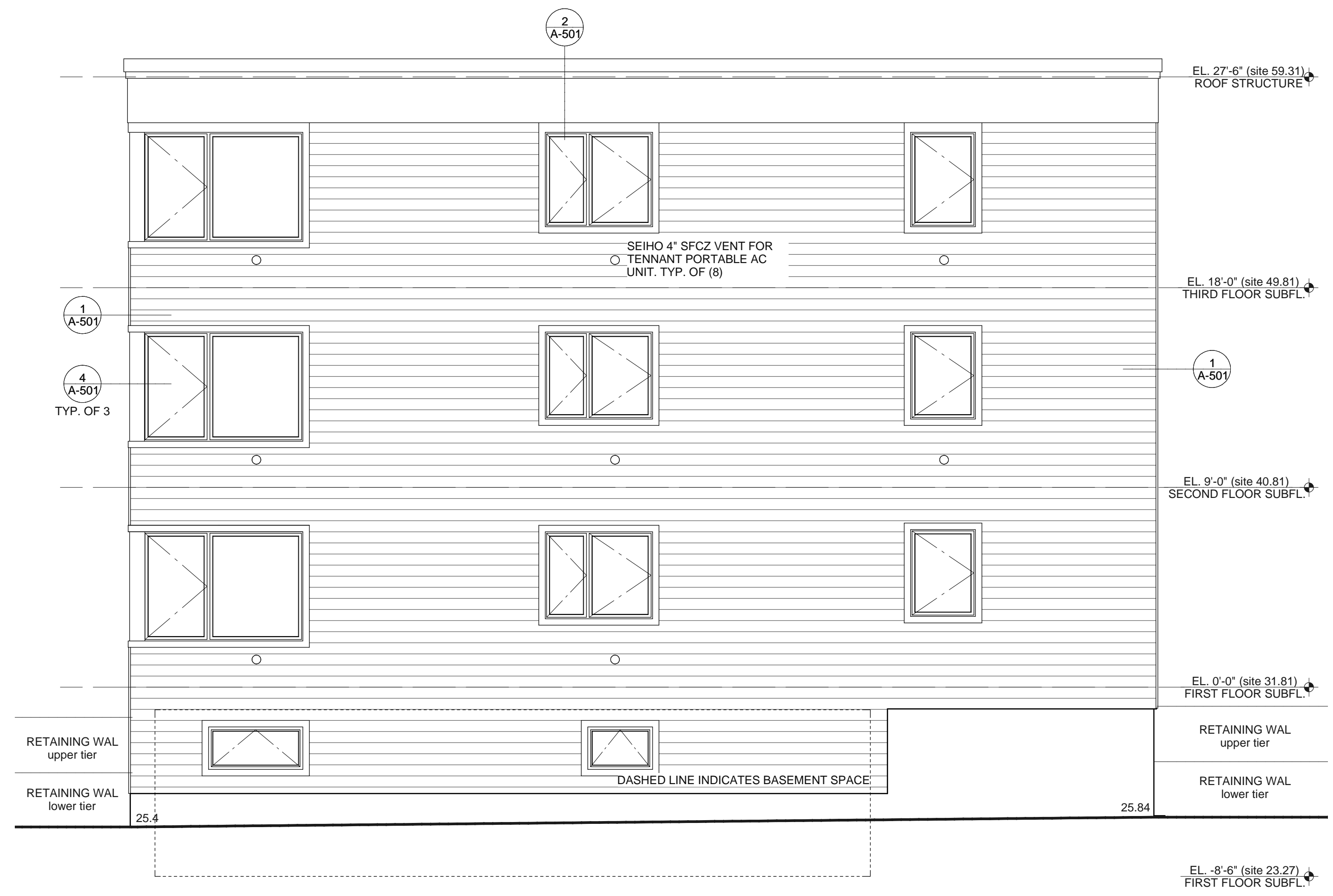


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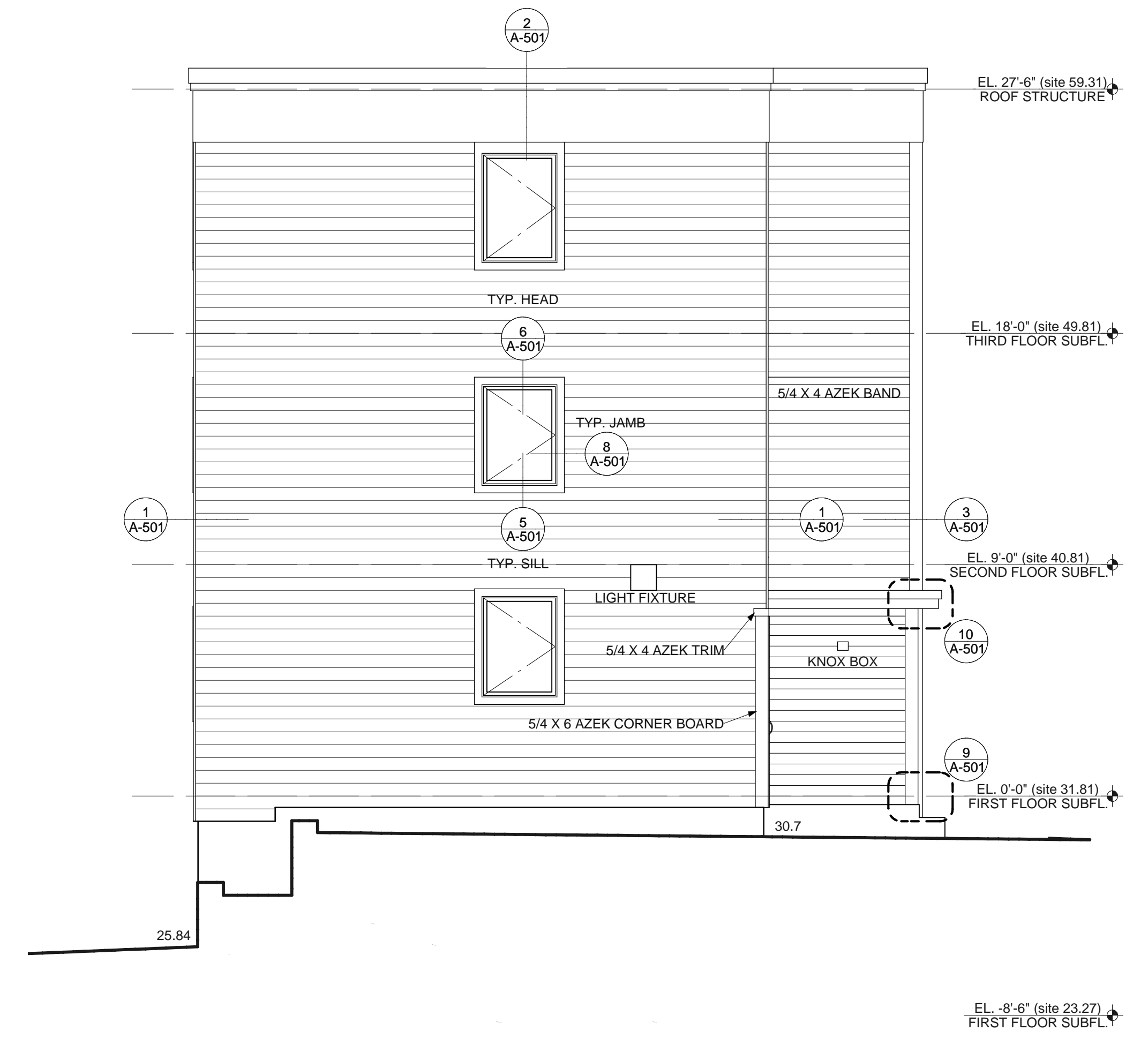
Hammond  
Apartments  
Portland, ME

Roof Plan & Details  
1/4" = 1'-0"

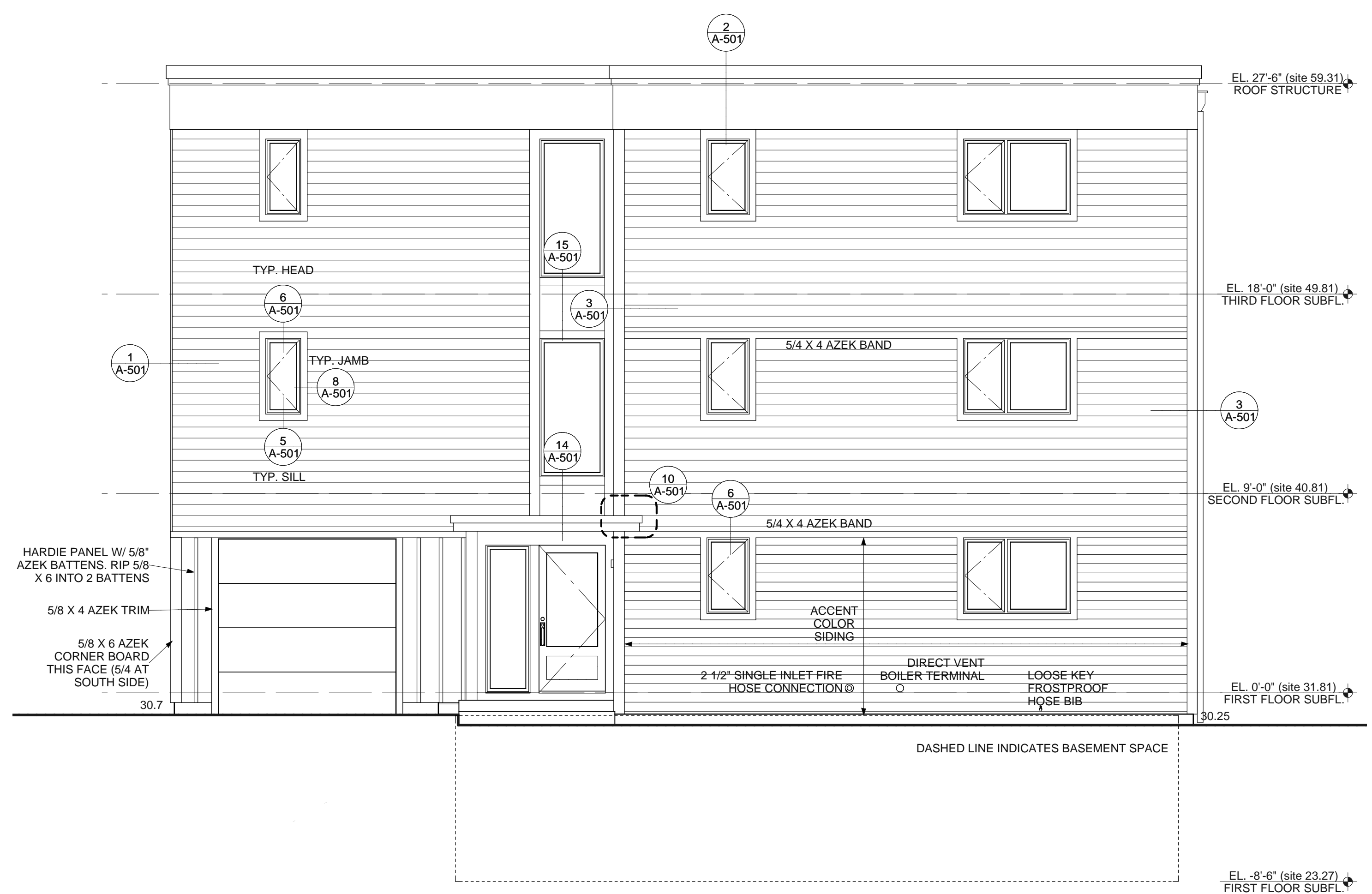
**A103**  
PERMIT SET  
5/18/2012



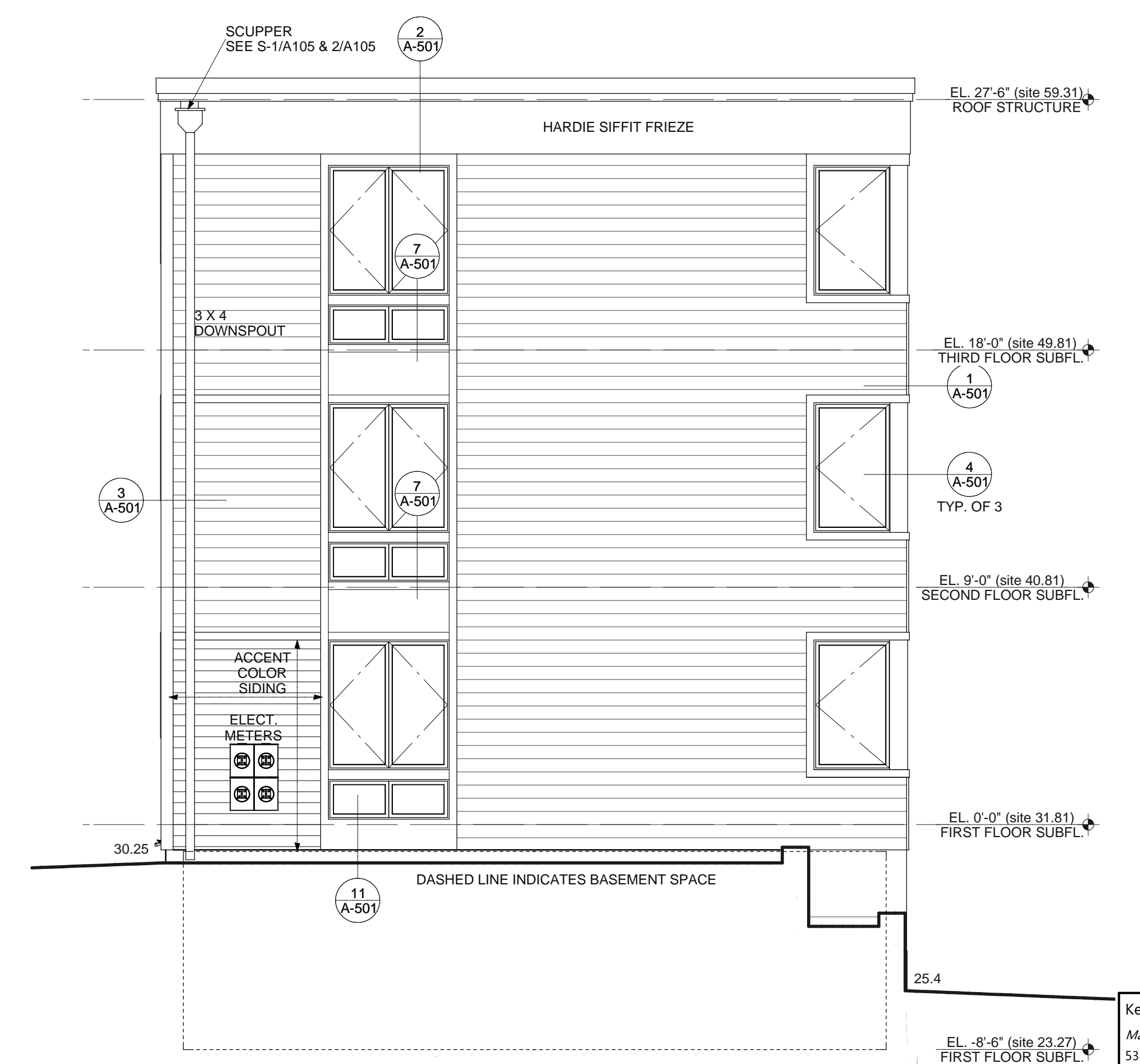
2~WEST ELEVATION - Parcel A- 1/4 in = 1 ft



1~SOUTH ELEVATION - Parcel A- 1/4 in = 1 ft



4~EAST ELEVATION - Parcel A- 1/4 in = 1 ft



3~NORTH ELEVATION - Parcel A- 1/4 in = 1 ft

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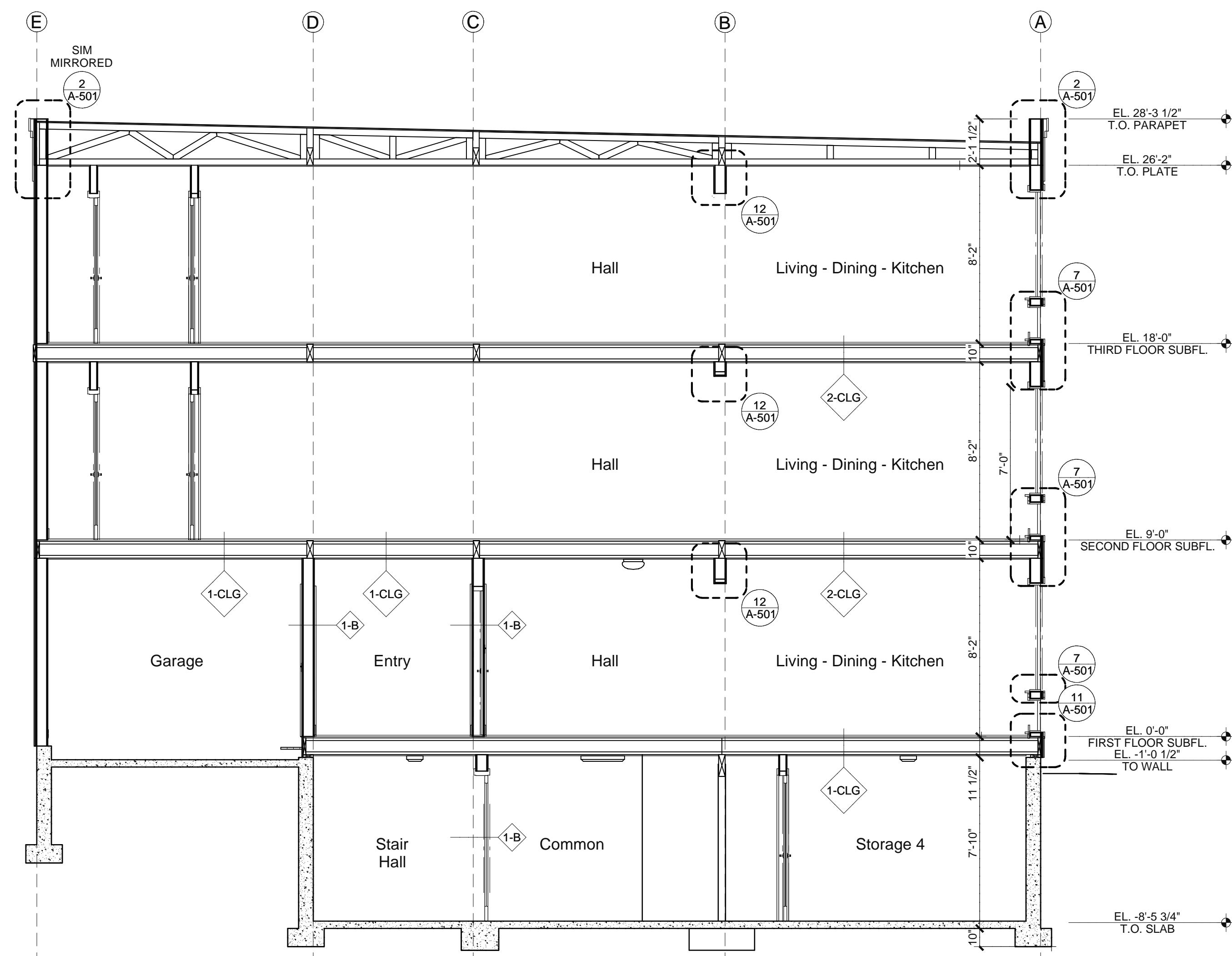


Hammond  
 Apartments  
 Portland, ME

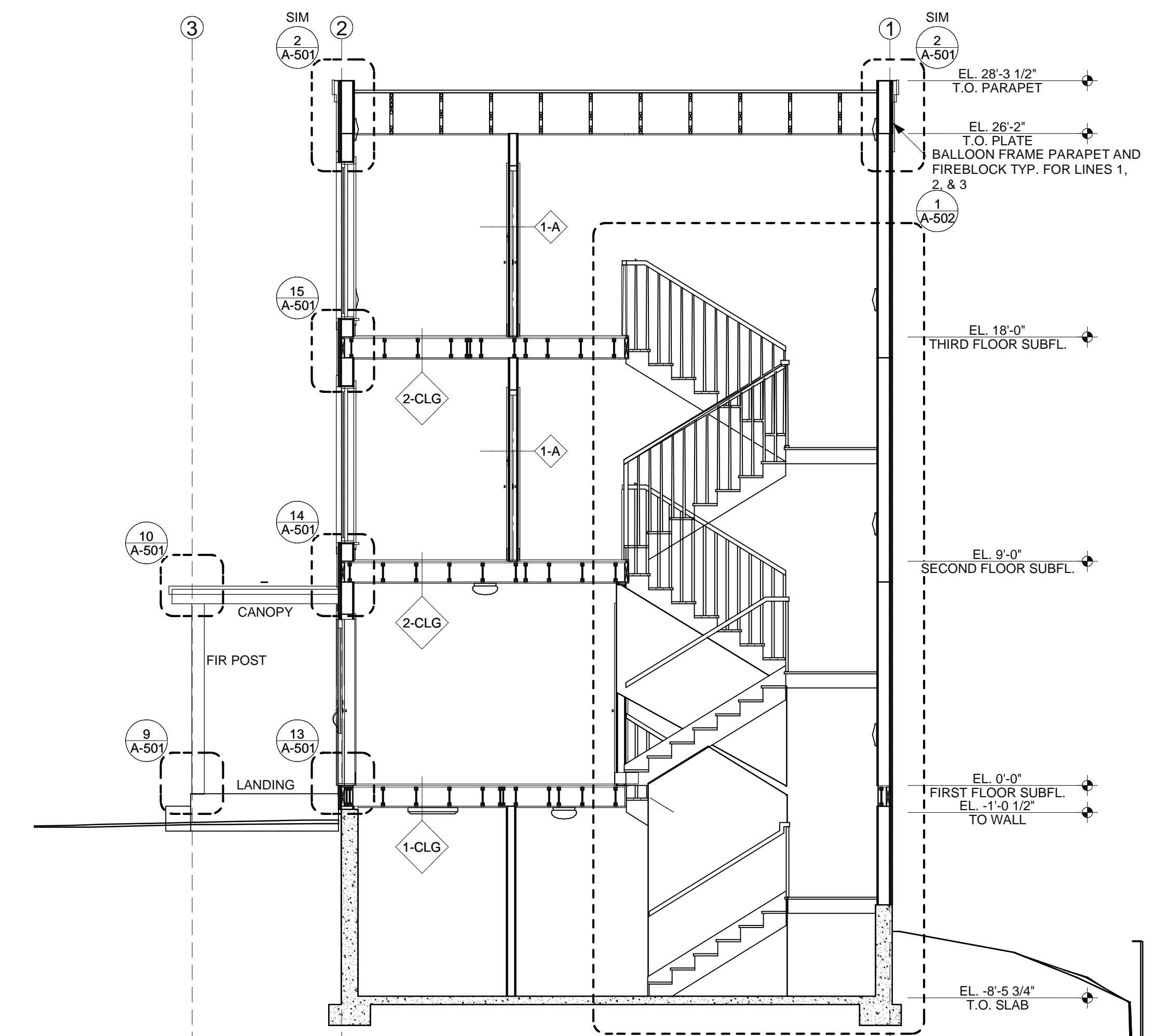
Elevations - Parcel A

**A201**  
 PERMIT SET  
 5/18/2012

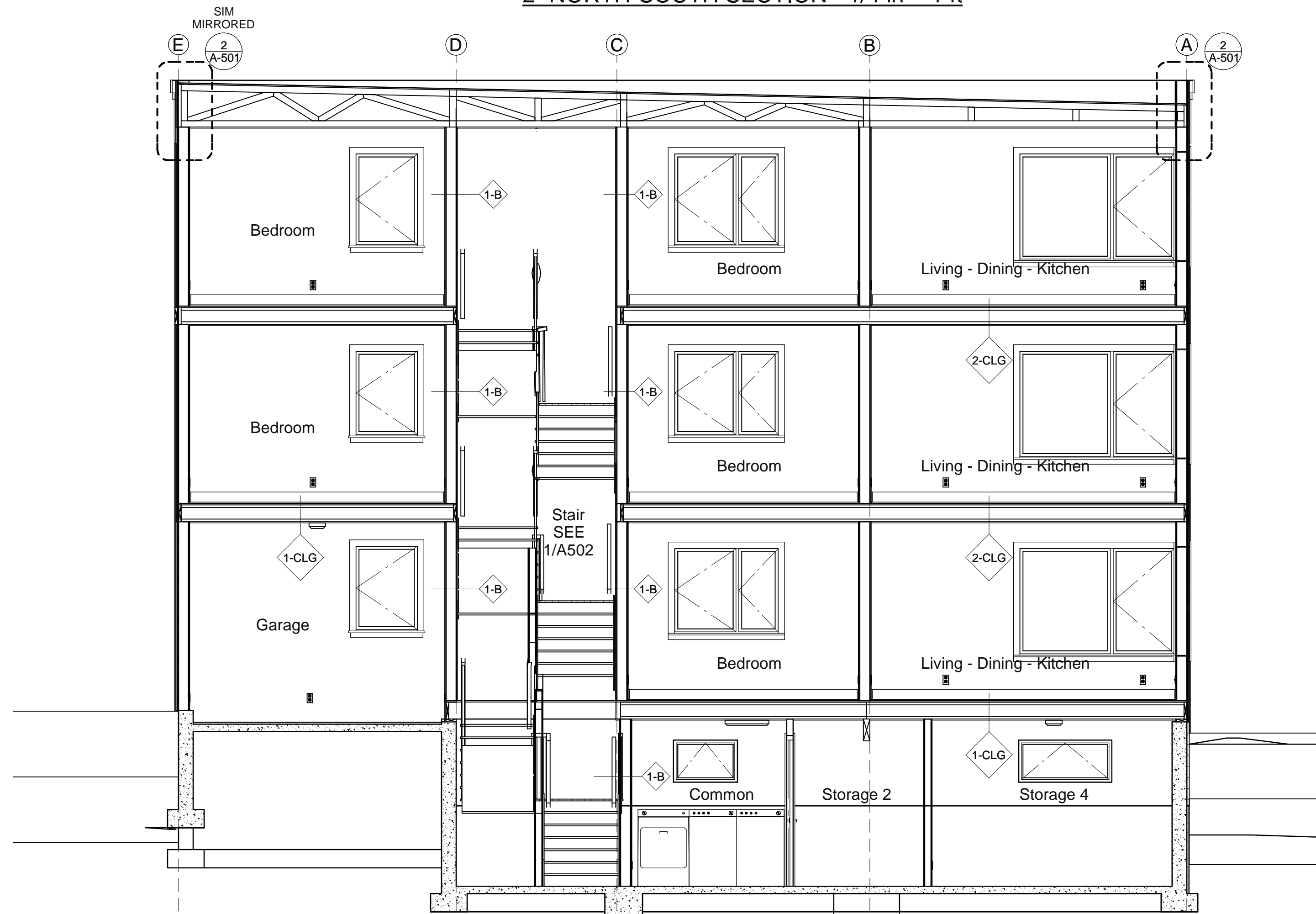
1/4" = 1'-0"



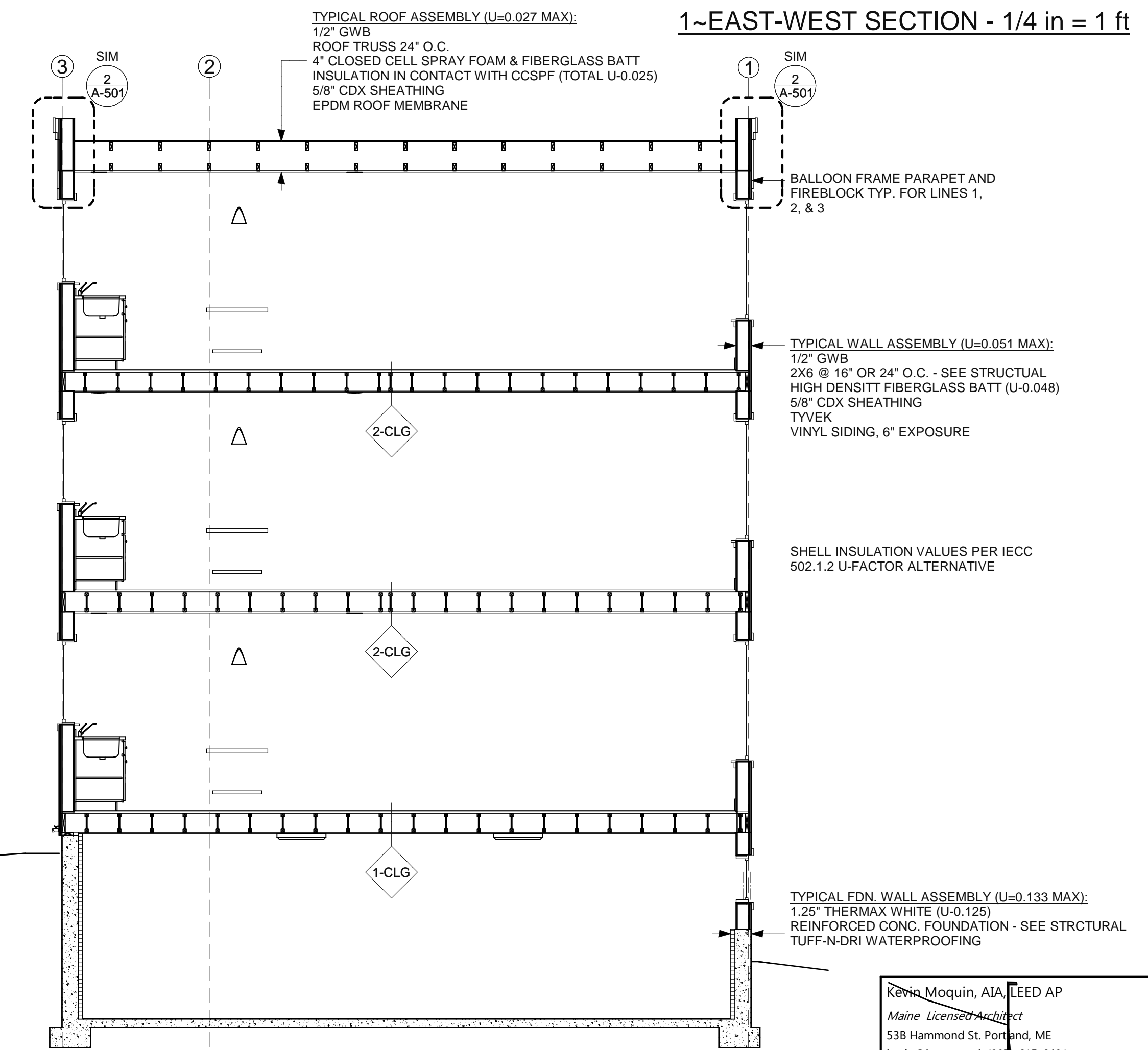
2-NORTH-SOUTH SECTION - 1/4 in = 1 ft



1-EAST-WEST SECTION - 1/4 in = 1 ft



4-NORTH-SOUTH SECTION - 1/4 in = 1 ft



3-EAST-WEST SECTION - 1/4 in = 1 ft

TYPICAL ROOF ASSEMBLY (U=0.027 MAX):  
 1/2" GWB  
 ROOF TRUSS 24" O.C.  
 4" CLOSED CELL SPRAY FOAM & FIBERGLASS BATT  
 INSULATION IN CONTACT WITH CCSPF (TOTAL U=0.025)  
 5/8" CDX SHEATHING  
 EPDM ROOF MEMBRANE

TYPICAL WALL ASSEMBLY (U=0.051 MAX):  
 1/2" GWB  
 2X6 @ 16" OR 24" O.C. - SEE STRUCTURAL  
 HIGH DENSITY FIBERGLASS BATT (U=0.048)  
 5/8" CDX SHEATHING  
 TYVEK  
 VINYL SIDING, 6" EXPOSURE

SHELL INSULATION VALUES PER IECC  
 502.1.2 U-FACTOR ALTERNATIVE

TYPICAL FDN. WALL ASSEMBLY (U=0.133 MAX):  
 1.25" THERMAX WHITE (U=0.125)  
 REINFORCED CONC. FOUNDATION - SEE STRUCTURAL  
 TUFF-N-DRI WATERPROOFING

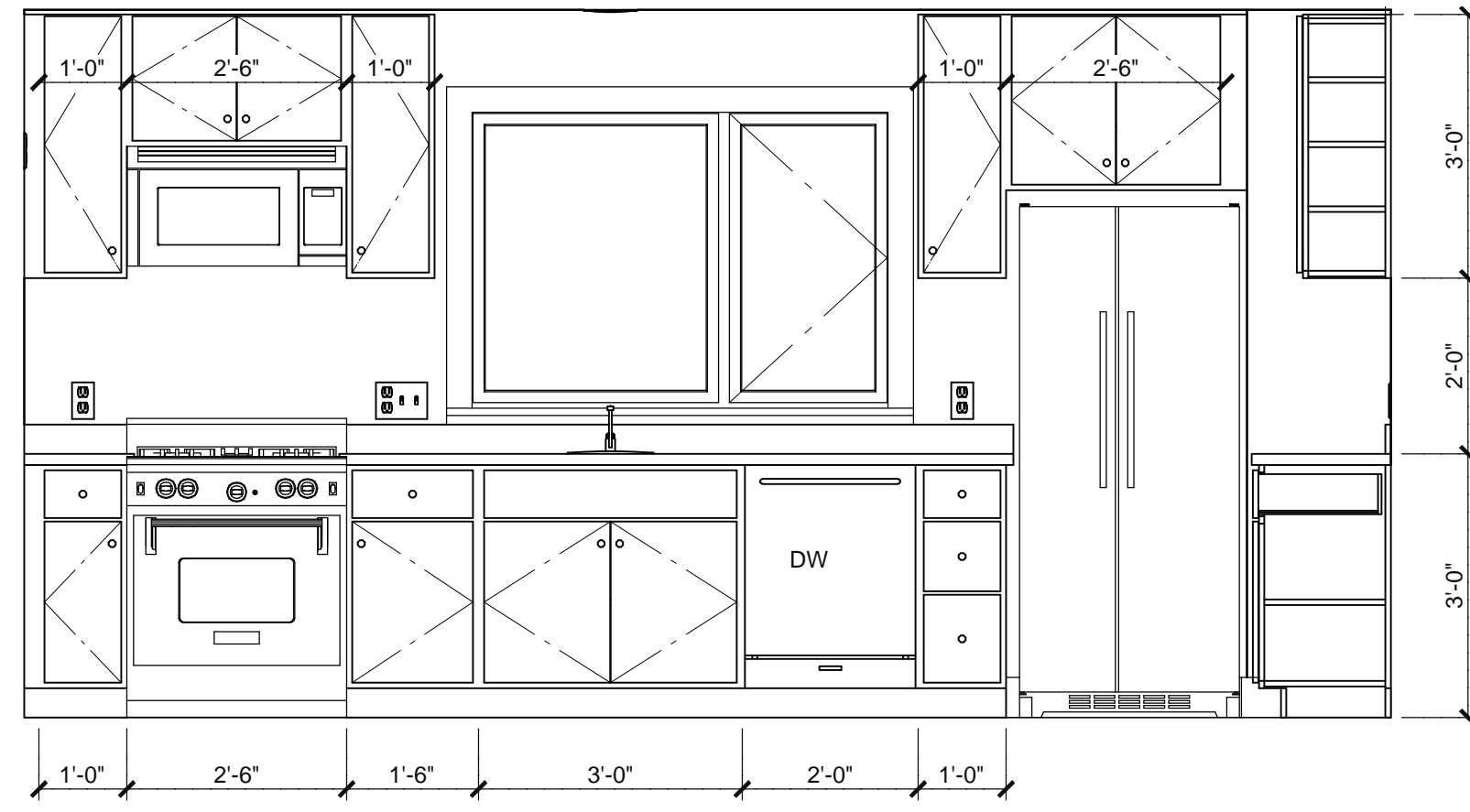


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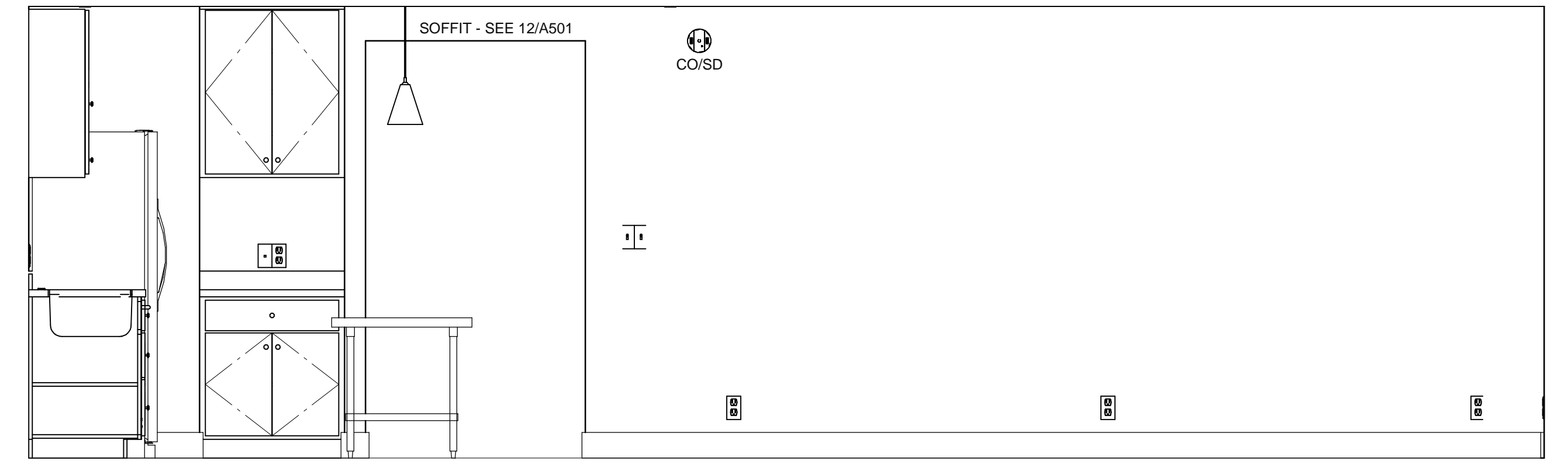
Hammond  
 Apartments  
 Portland, ME

Building Sections  
 1/4" = 1'-0"

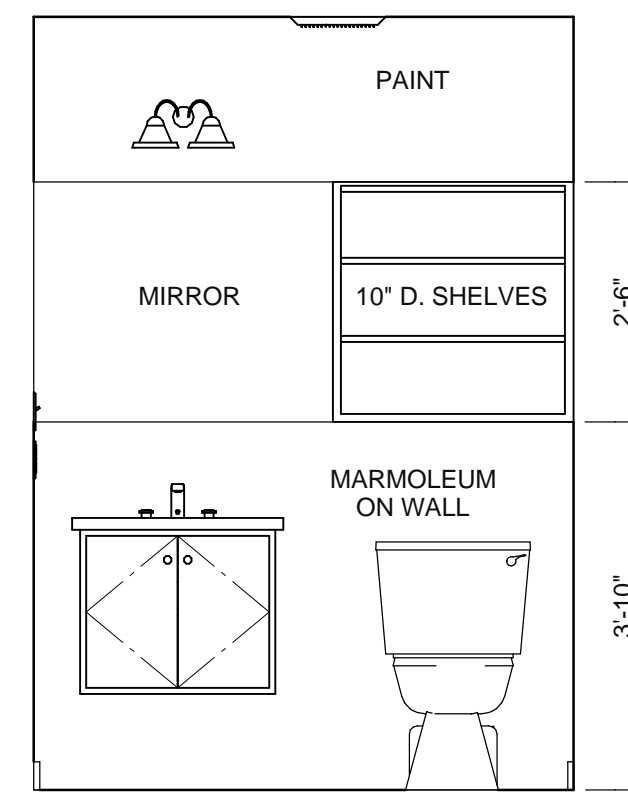
A301  
 PERMIT SET  
 5/18/2012



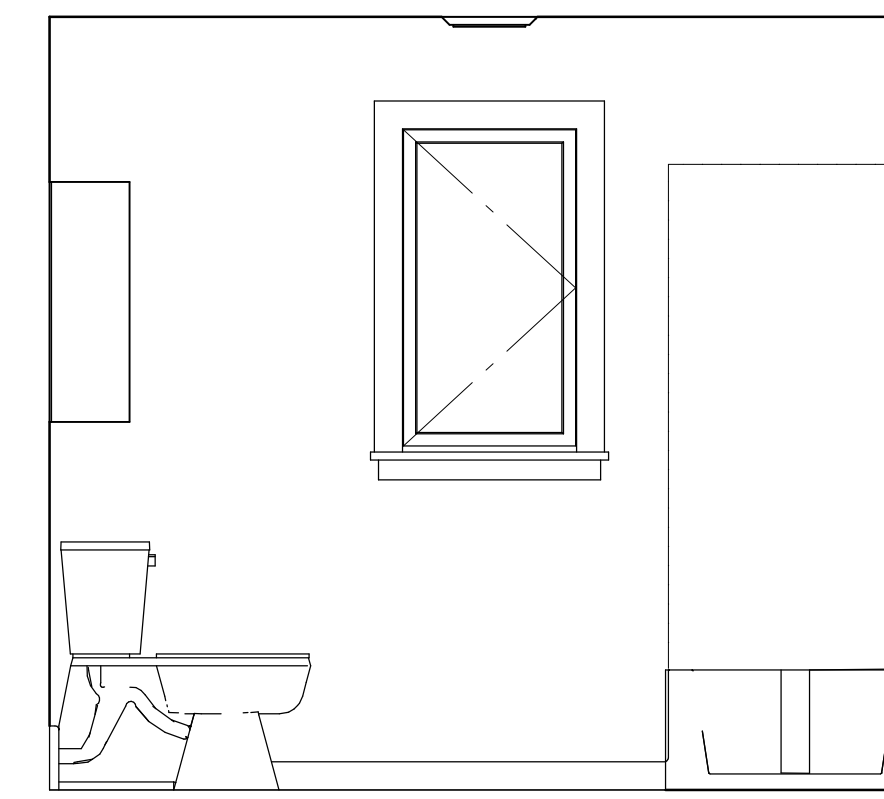
1~Kitchen, East- 1/2 in = 1 ft



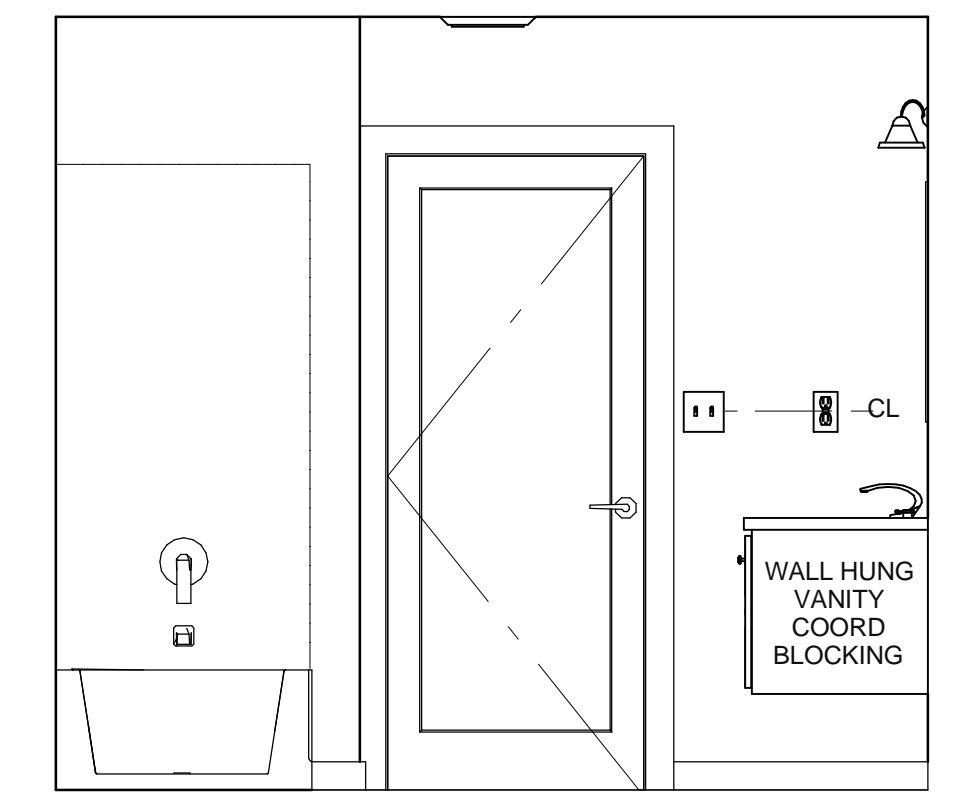
2~Kitchen-Living, South - 1/2 in = 1 ft



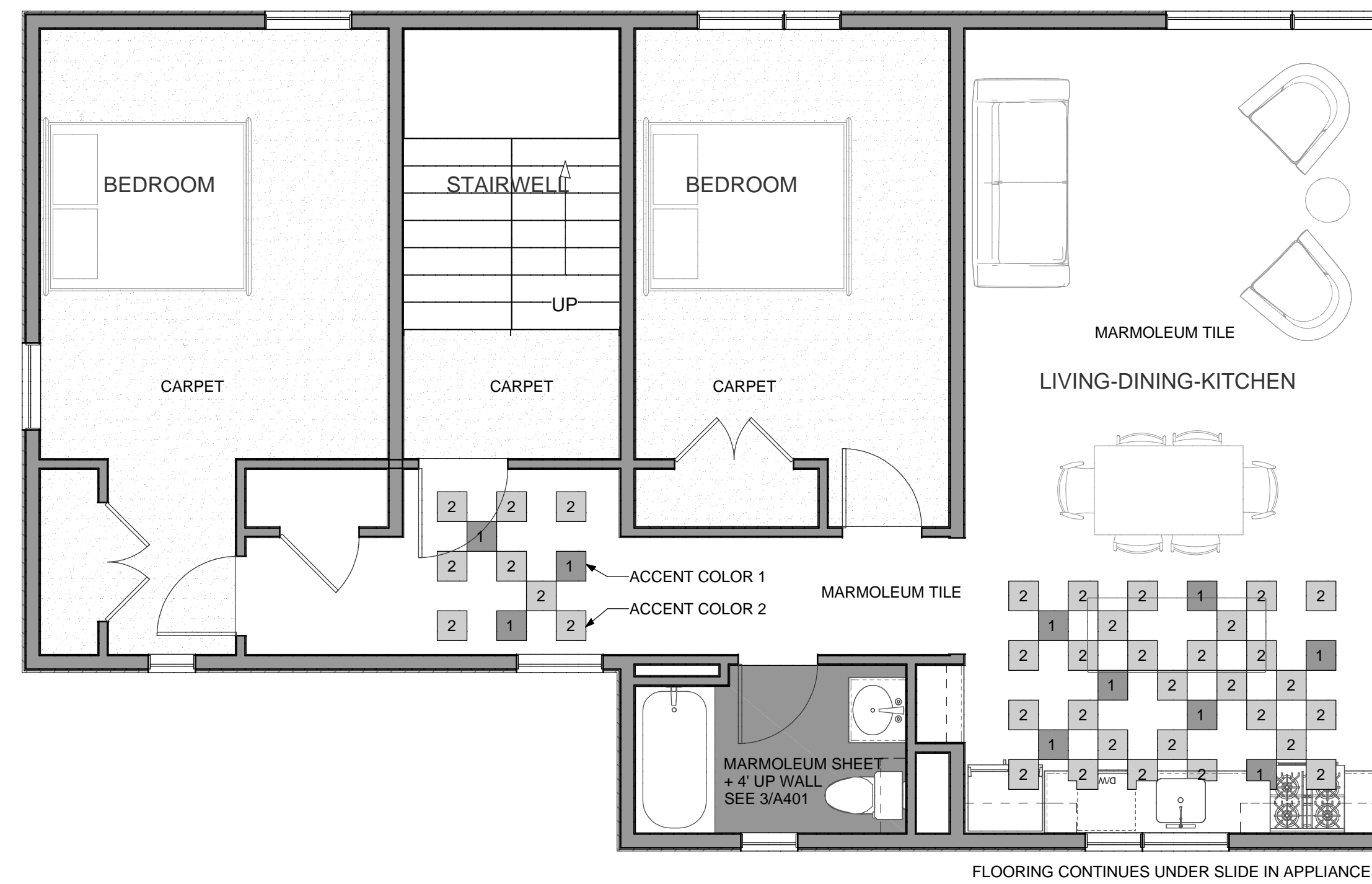
3~Bath, North- 1/2 in = 1 ft



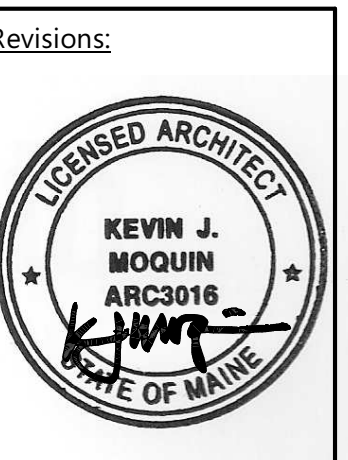
4~Bath, East - 1/2 in = 1 ft



5~Bath, West - 1/2 in = 1 ft



6~ Floor Pattern Plan - 1/4 in = 1 ft



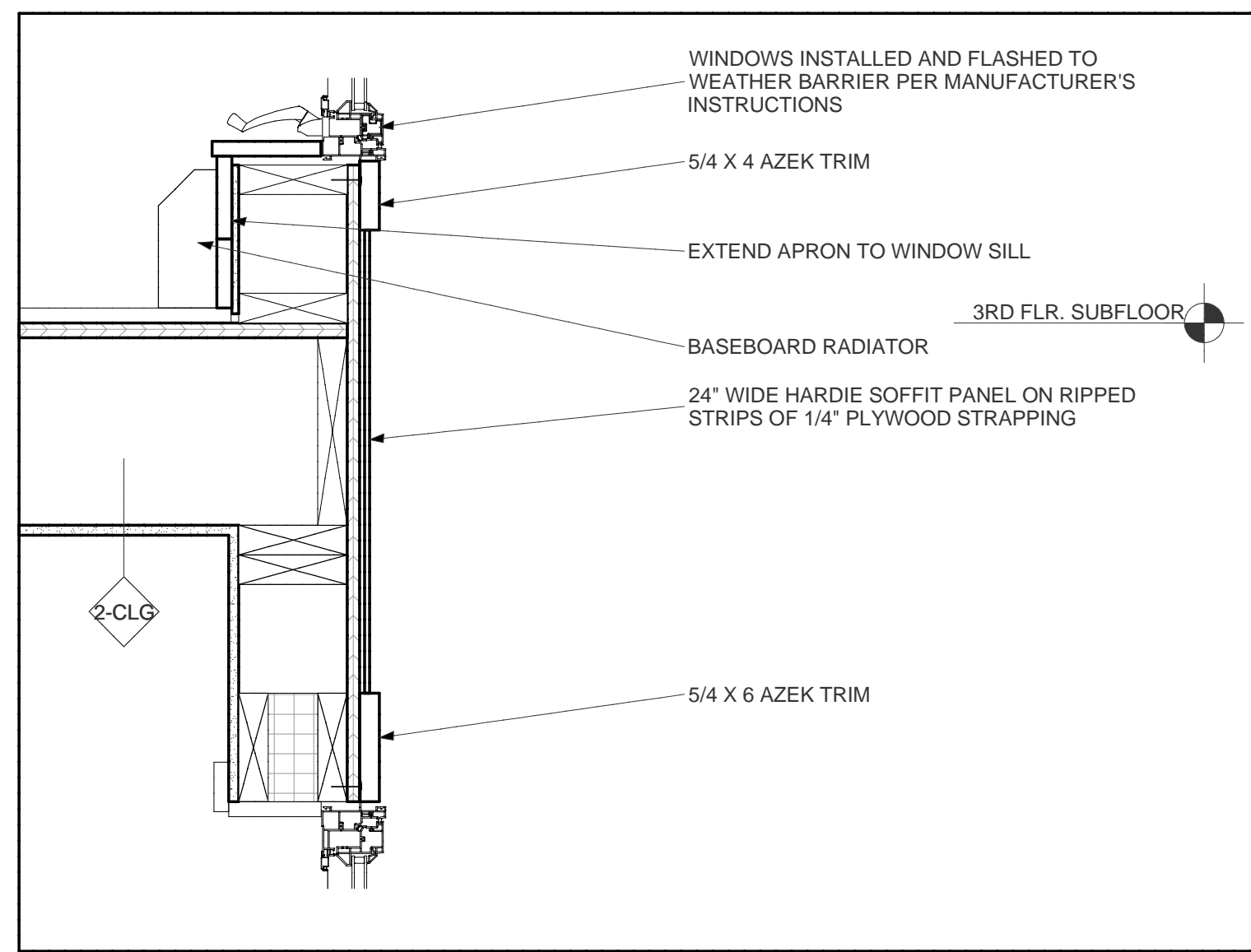
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Hammond  
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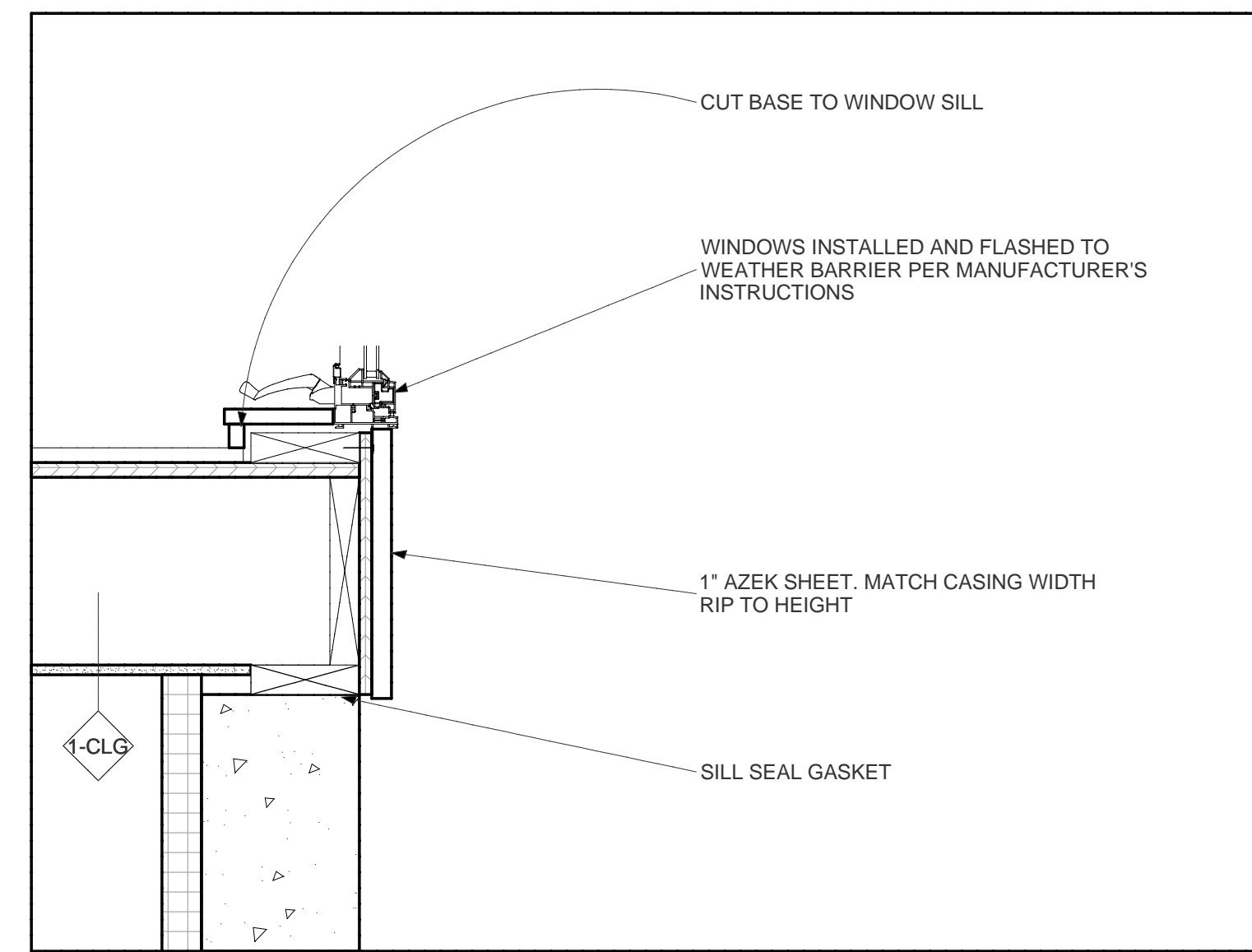
Interior Elevations

**A401**  
 PERMIT SET  
 5/18/2012

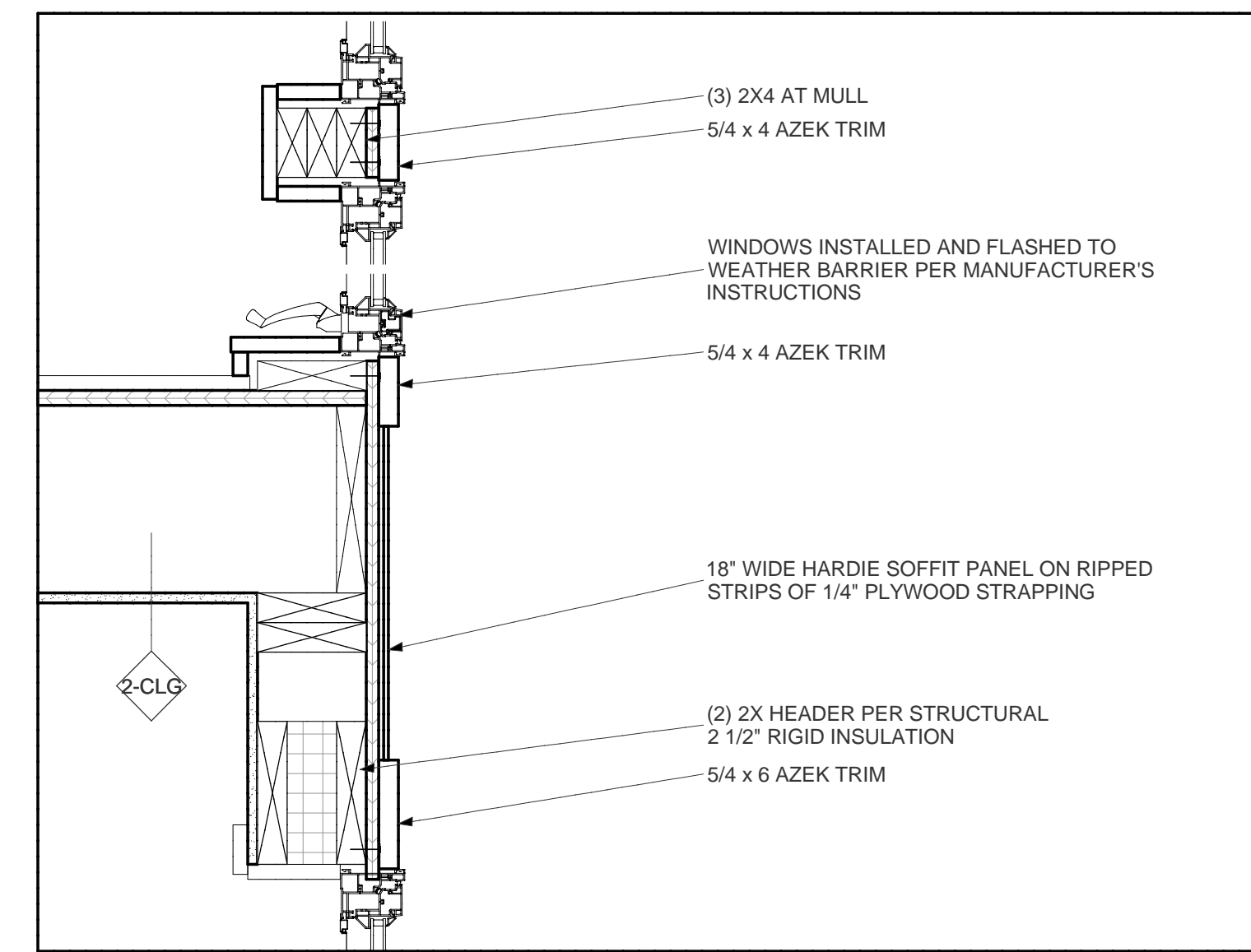
1/4" = 1'-0"



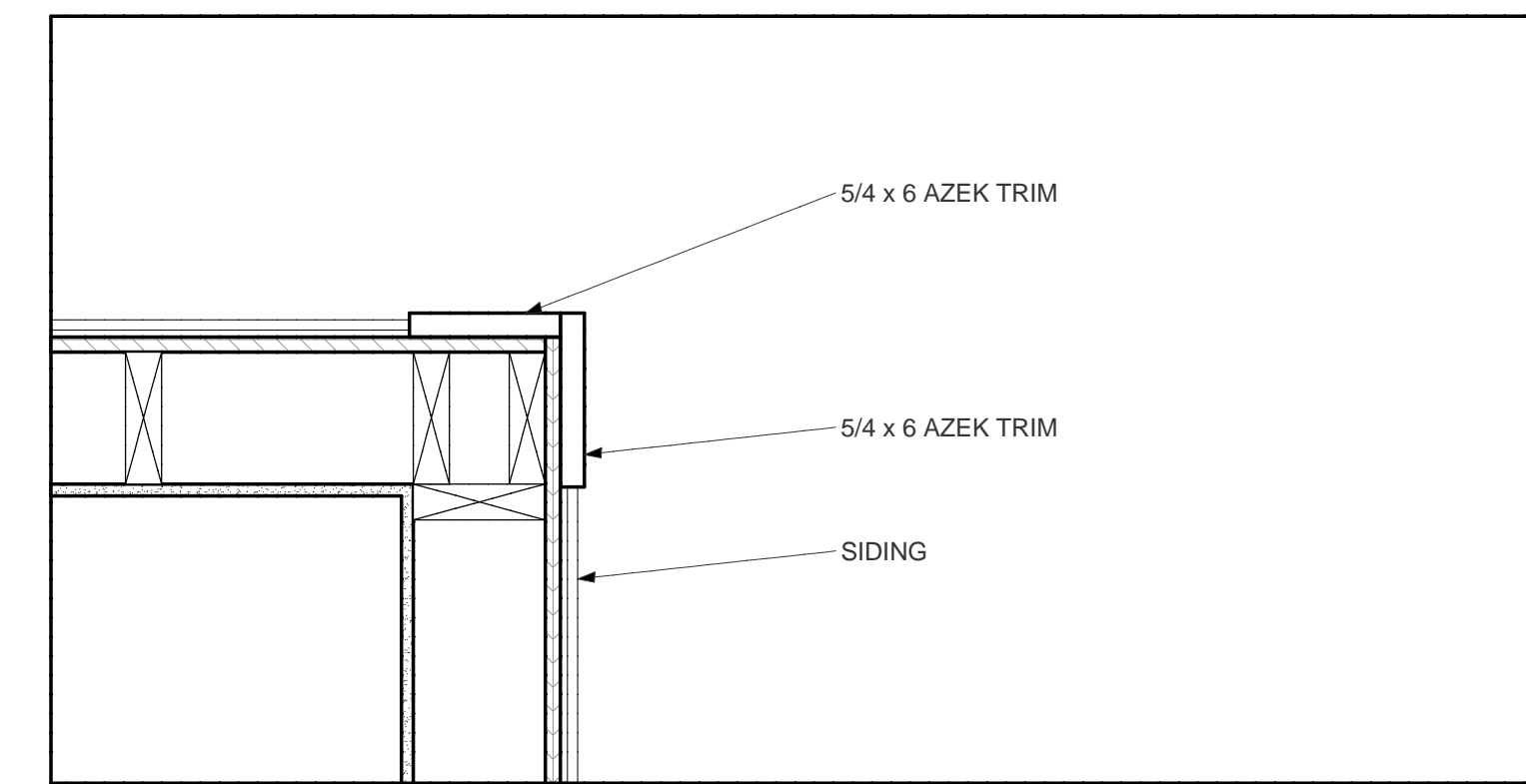
Spandrel at East Vertical Windows  
1 1/2" = 1'-0" **15**



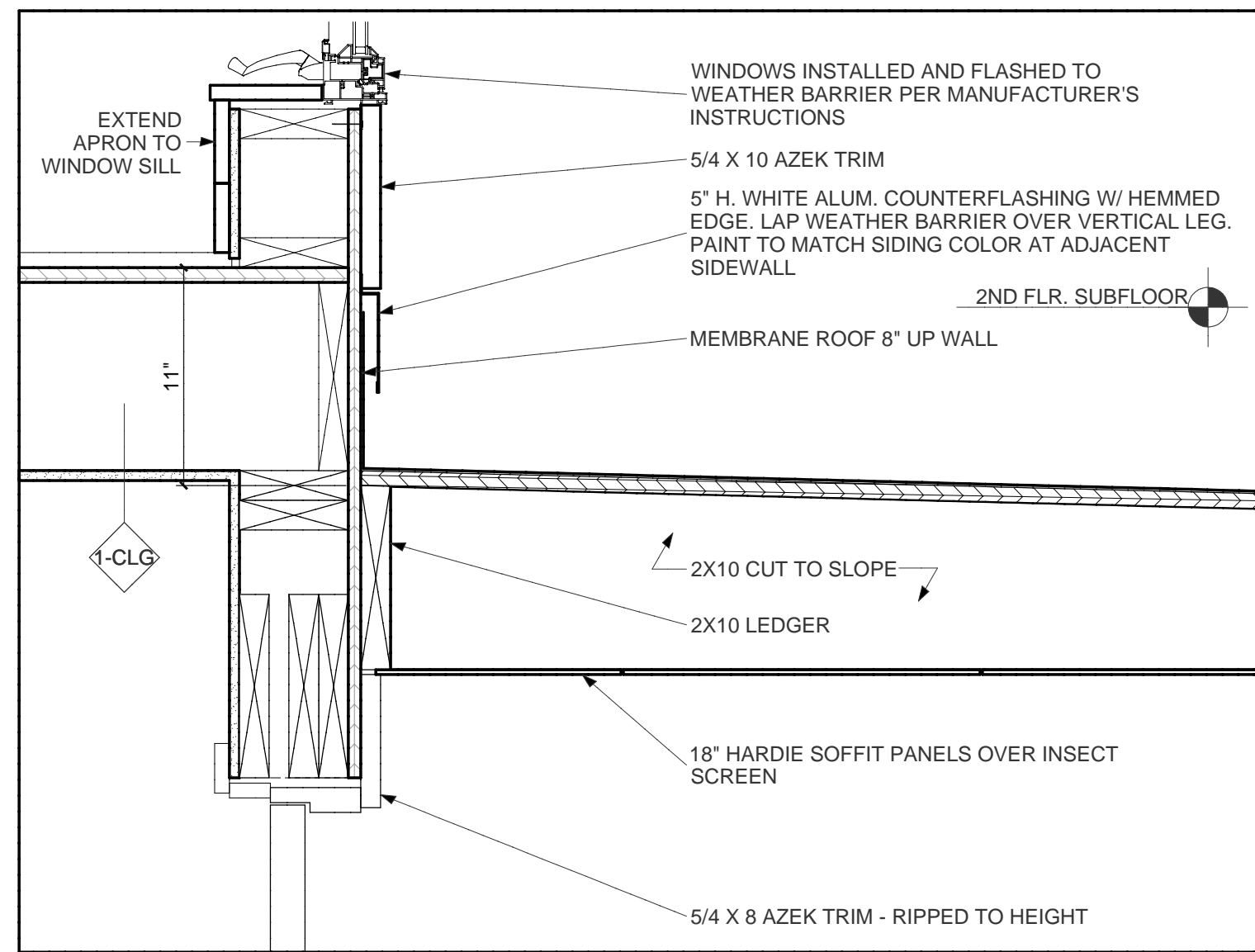
Sill @ North Stacked Window  
1 1/2" = 1'-0" **11**



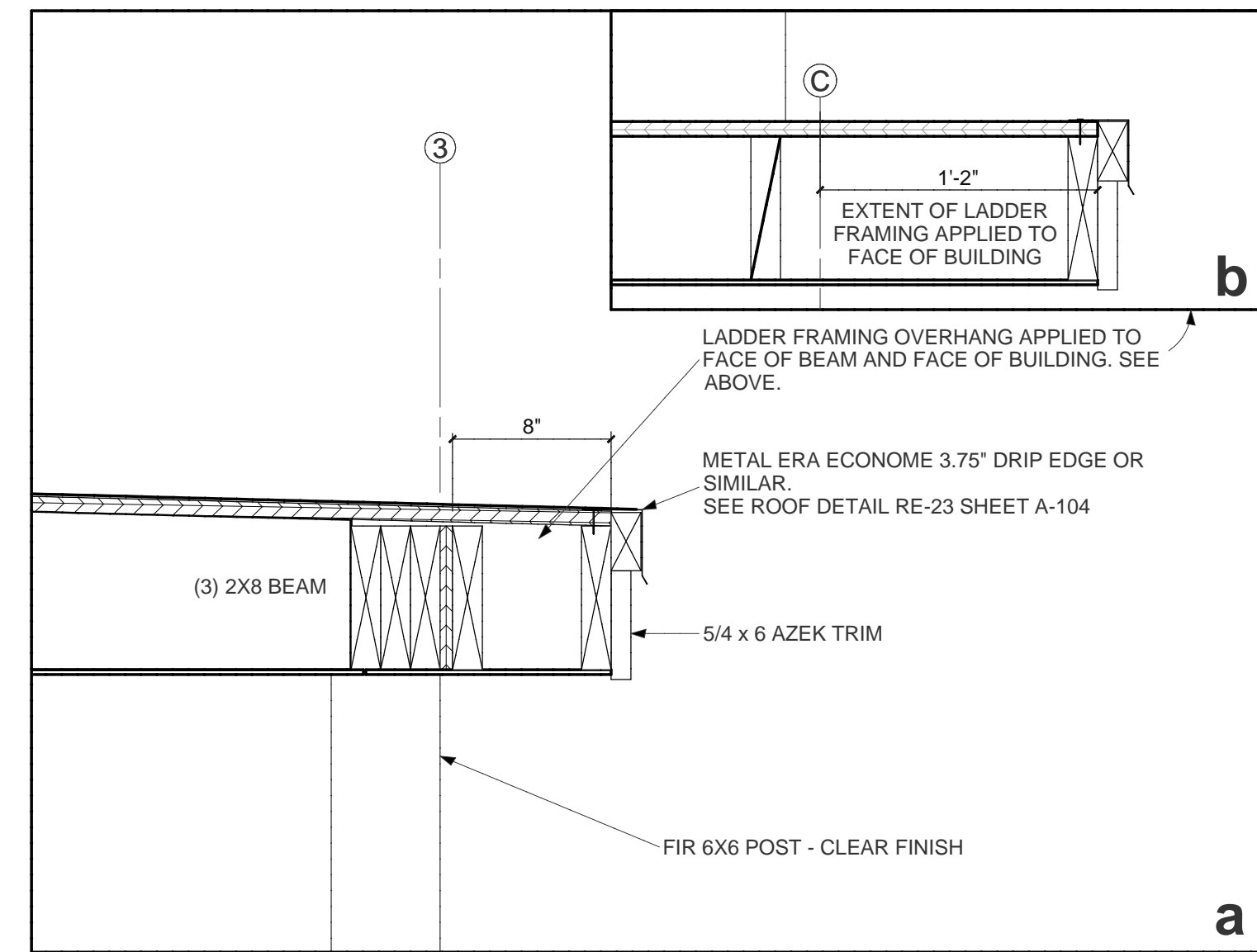
North Stacked Window  
1 1/2" = 1'-0" **7**



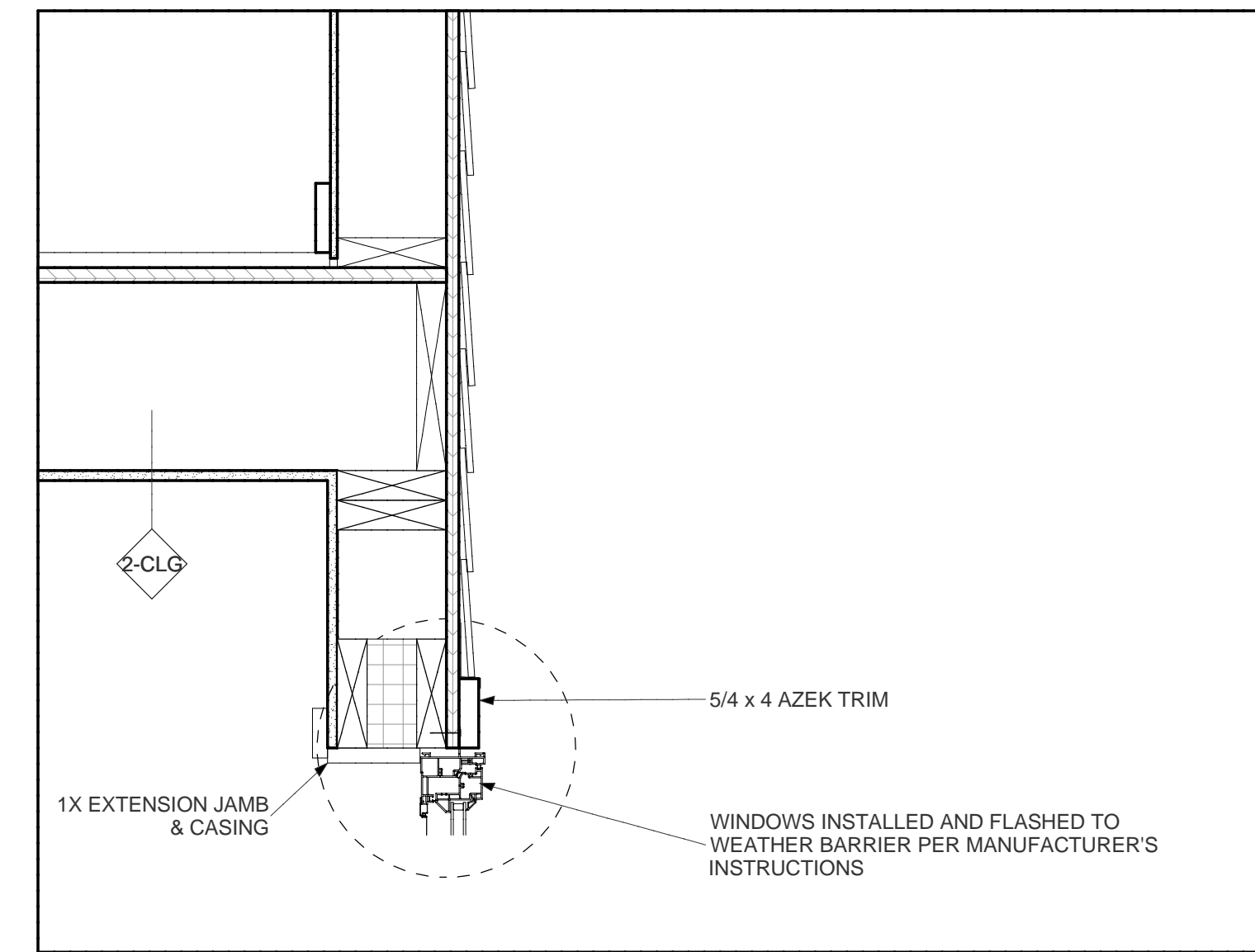
Corner Board Siding Corner  
1 1/2" = 1'-0" **3**



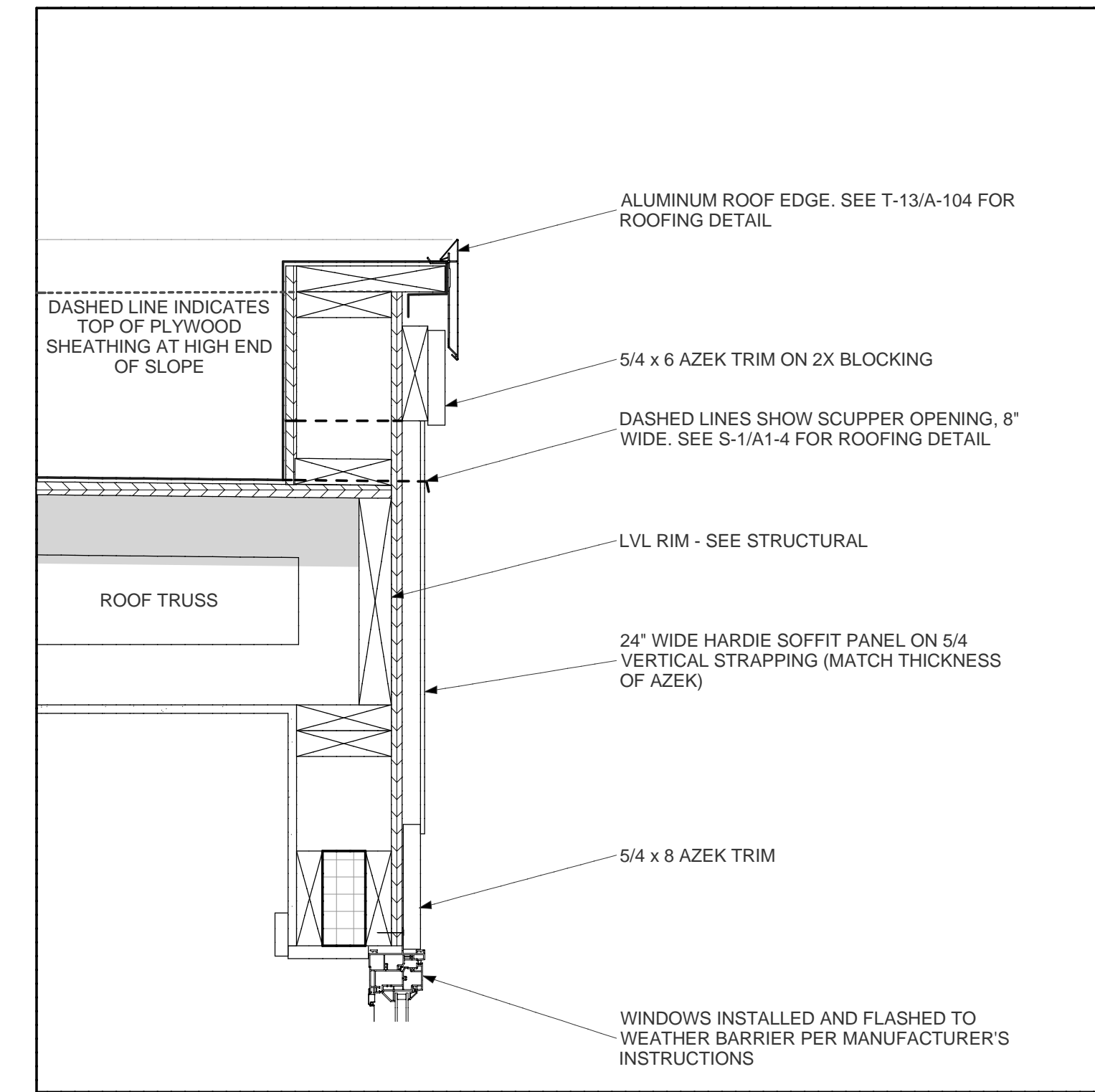
Canopy @ Wall  
1 1/2" = 1'-0" **14**



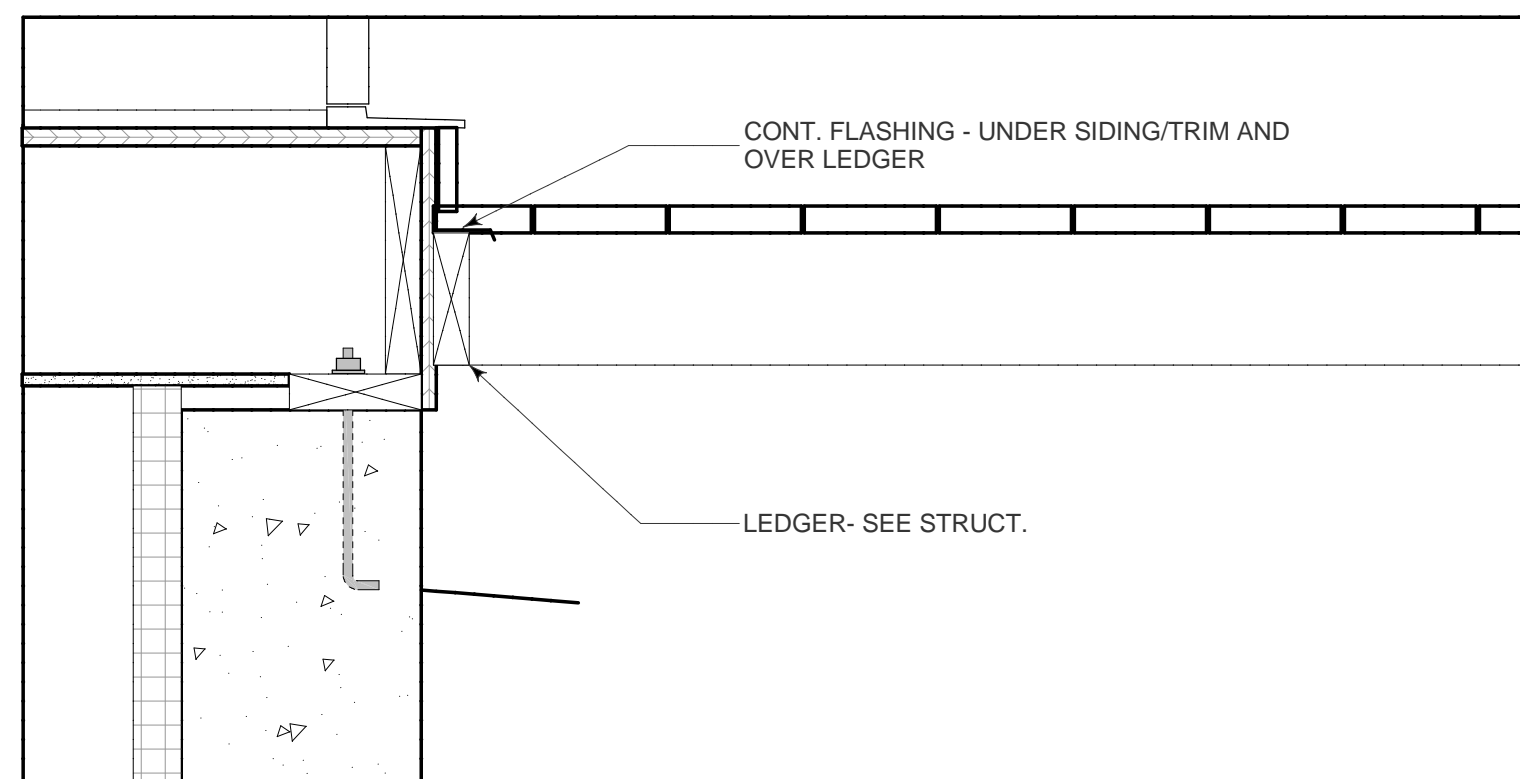
Canopy Edge  
1 1/2" = 1'-0" **10**



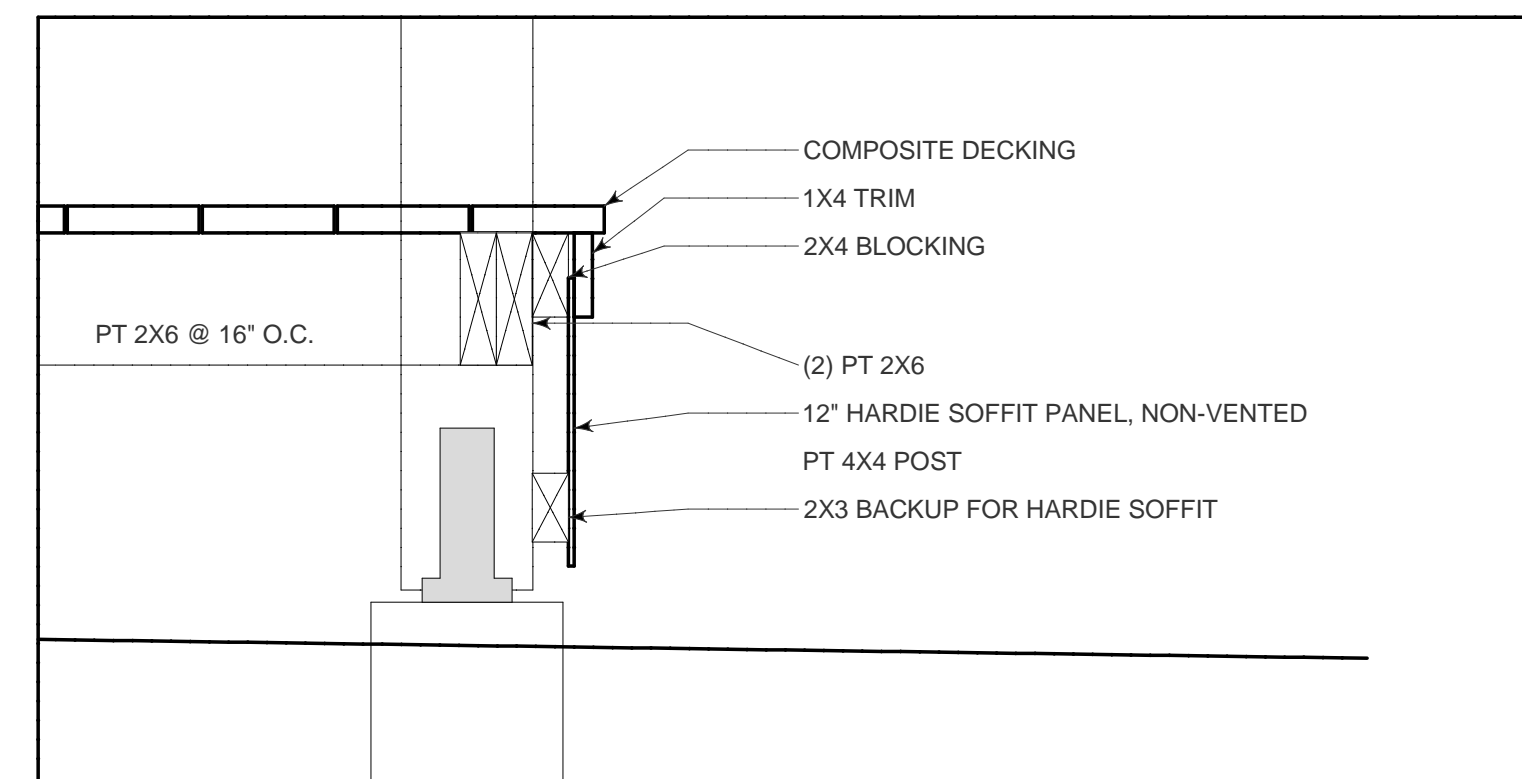
Typical Window Head  
1 1/2" = 1'-0" **6**



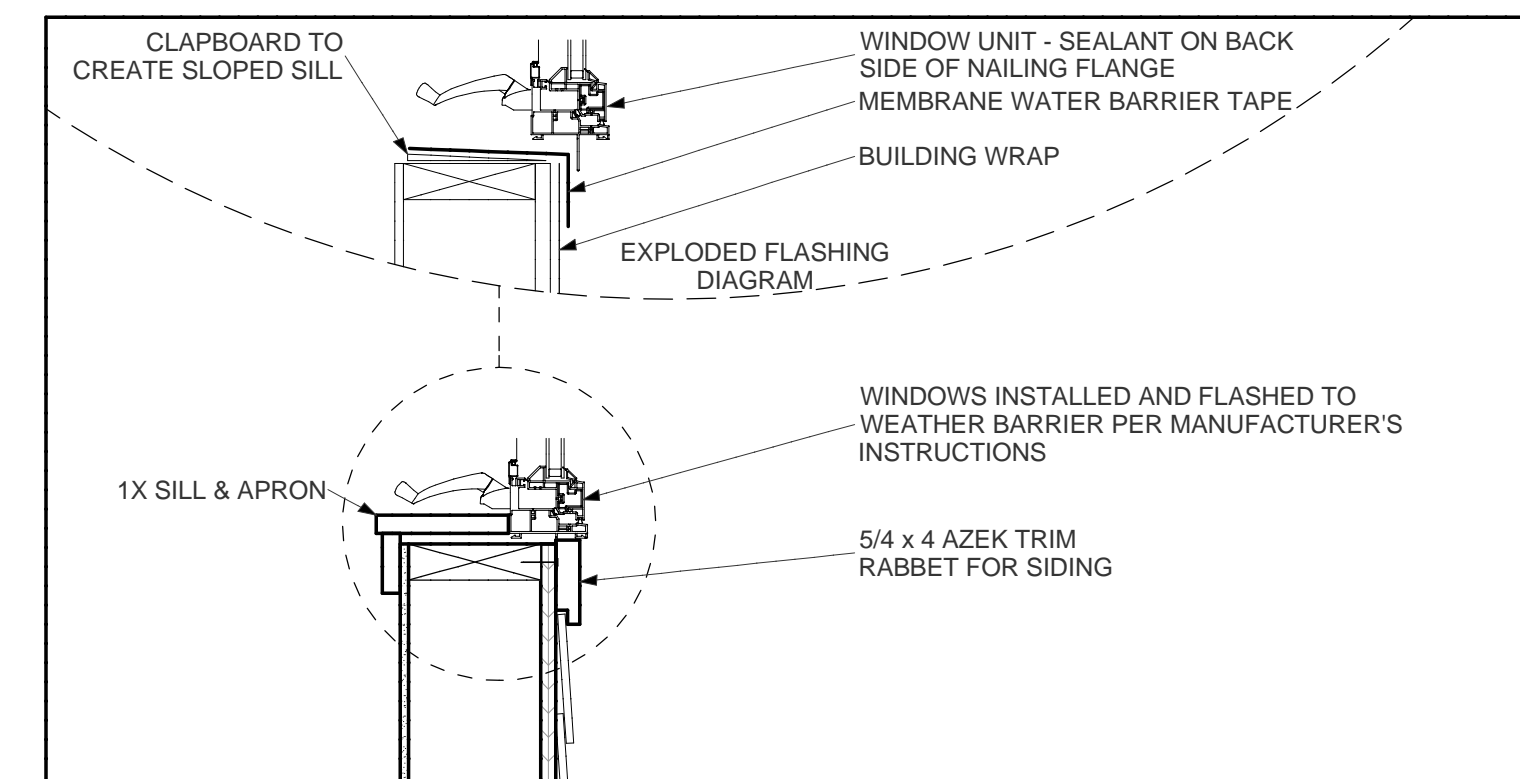
Cornice Detail  
1 1/2" = 1'-0" **2**



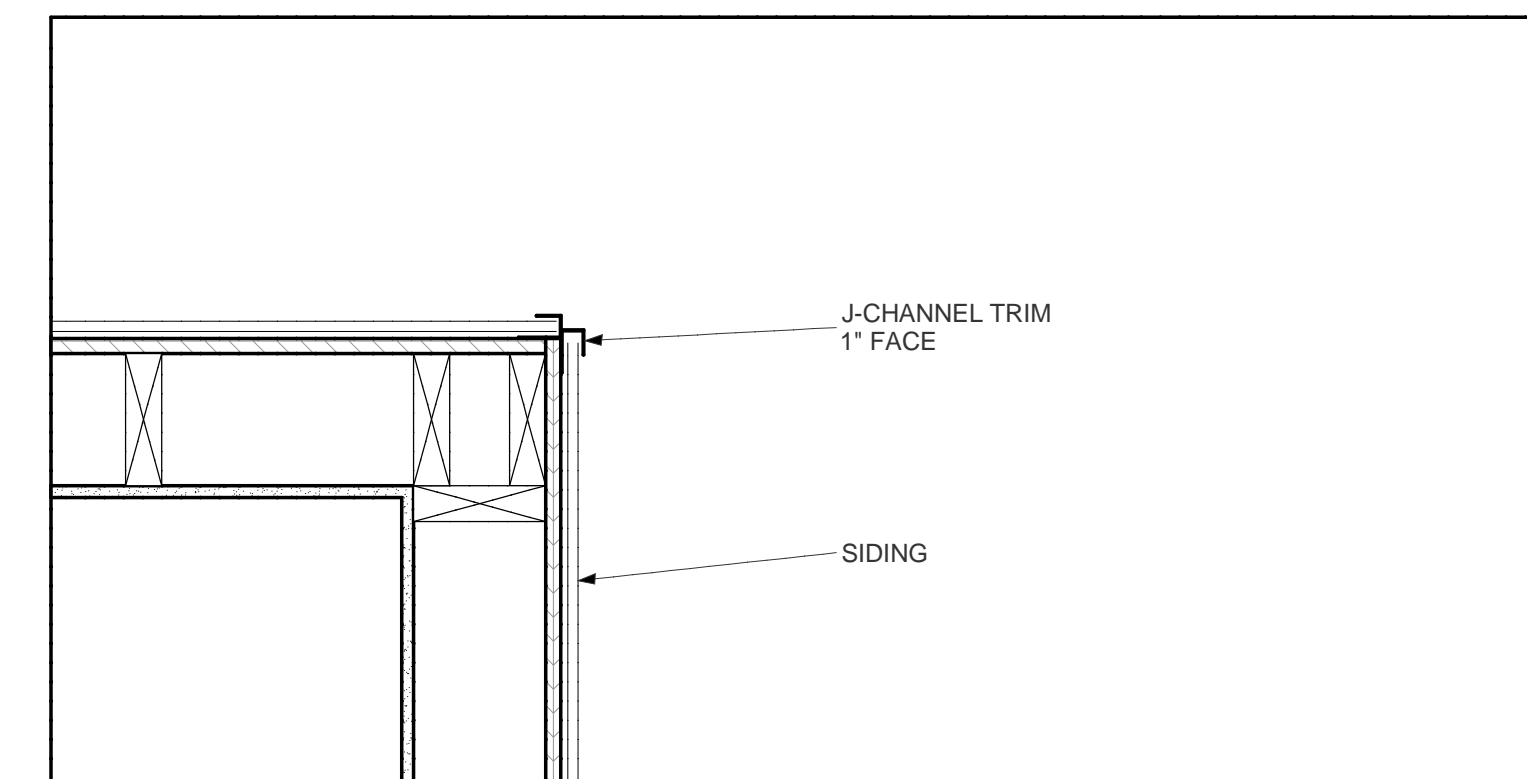
Entry Door Sill  
1 1/2" = 1'-0" **13**



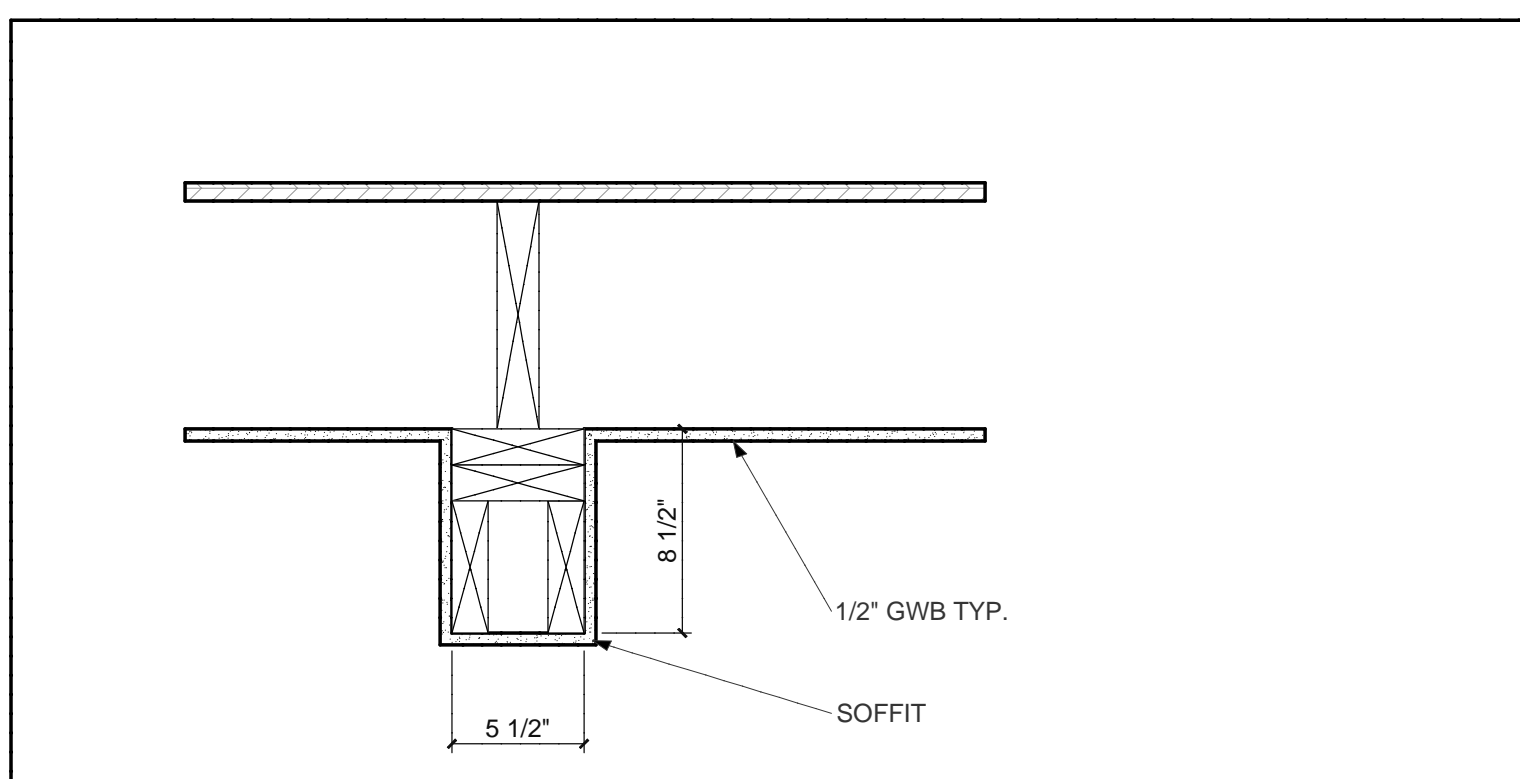
Post Base  
1 1/2" = 1'-0" **9**



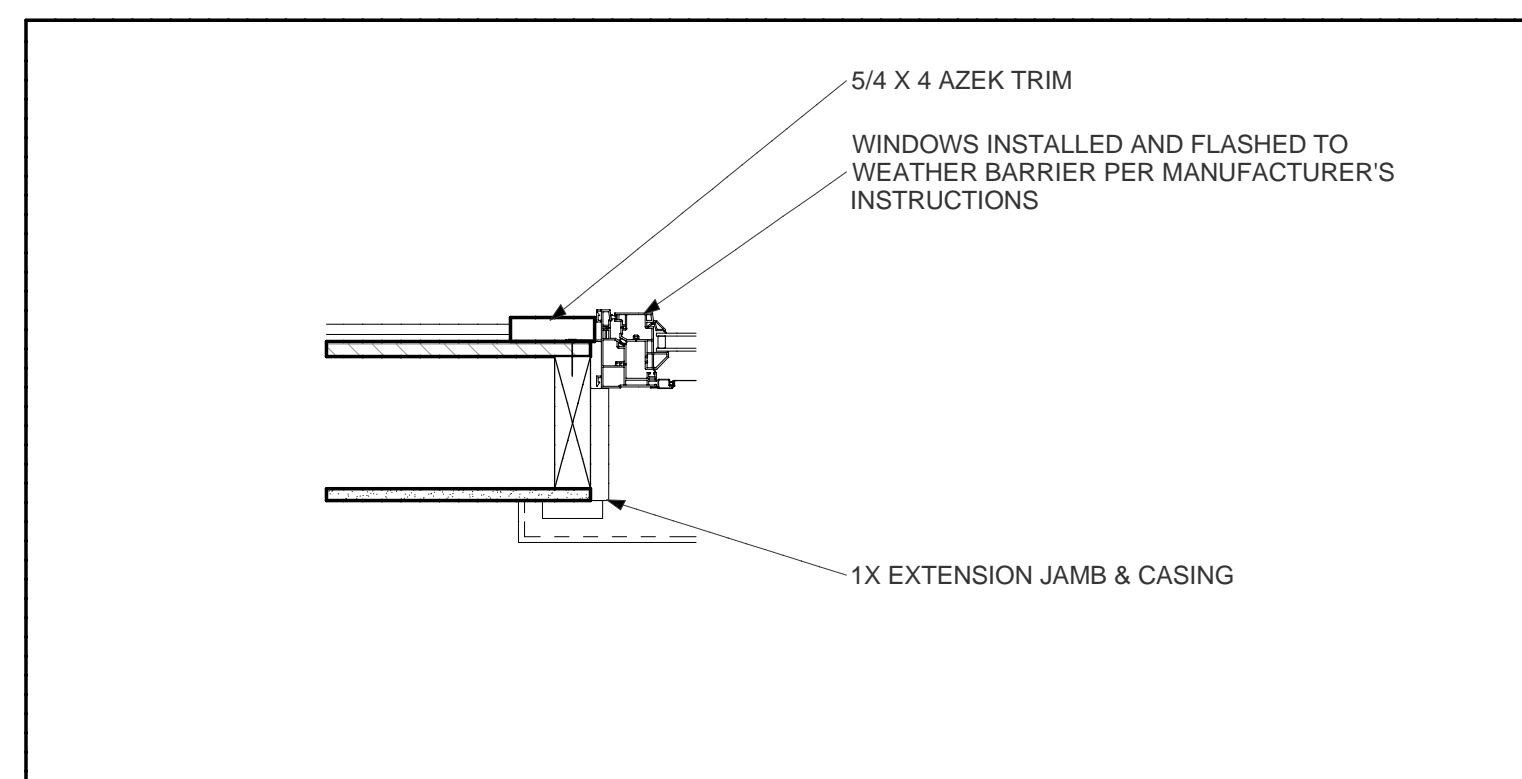
Typical Window Sill  
1 1/2" = 1'-0" **5**



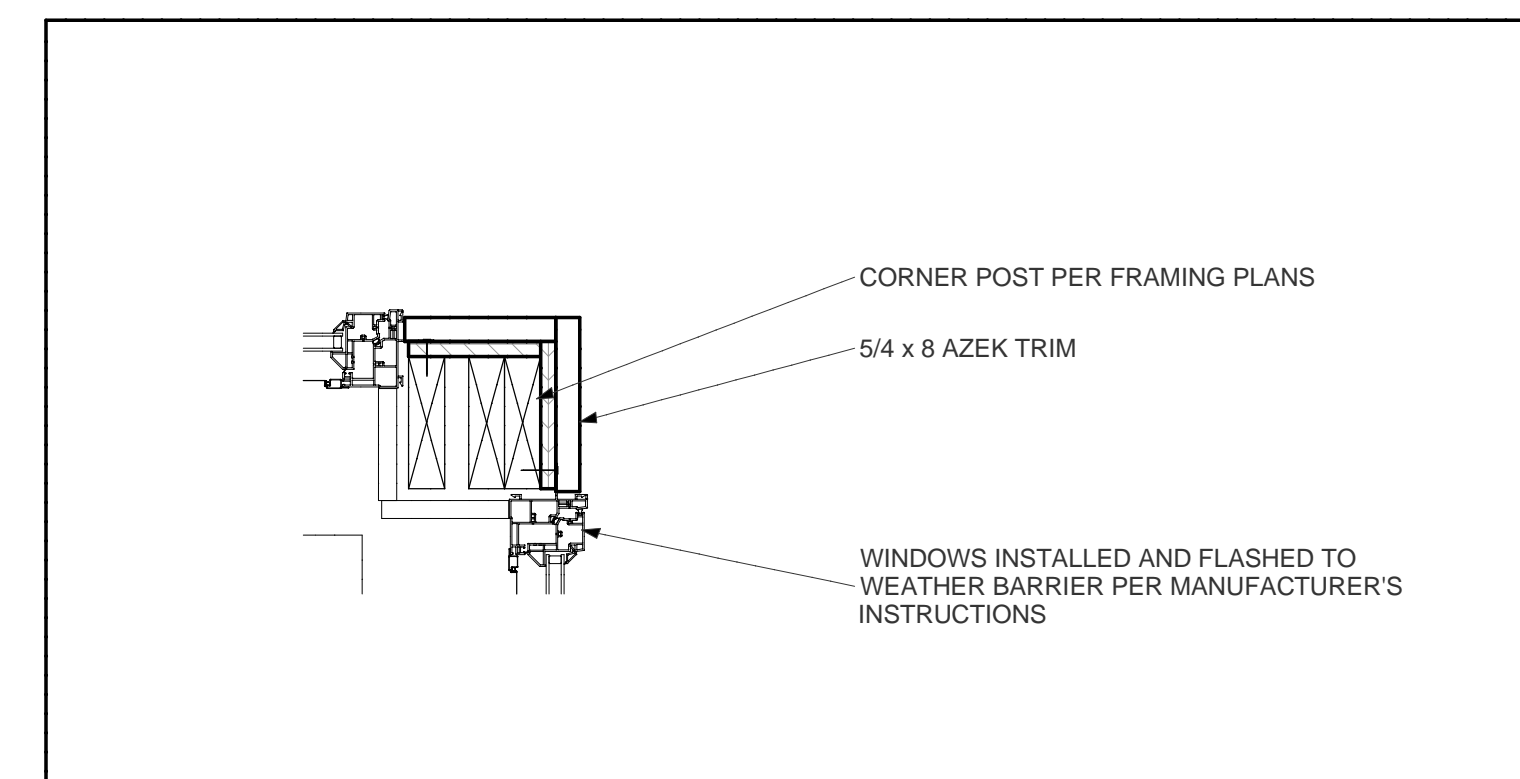
J-Channel Siding Corner  
1 1/2" = 1'-0" **1**



Living Room Soffit  
1 1/2" = 1'-0" **12**



Typical Window Jamb  
1 1/2" = 1'-0" **8**



Corner Window Jamb  
1 1/2" = 1'-0" **4**



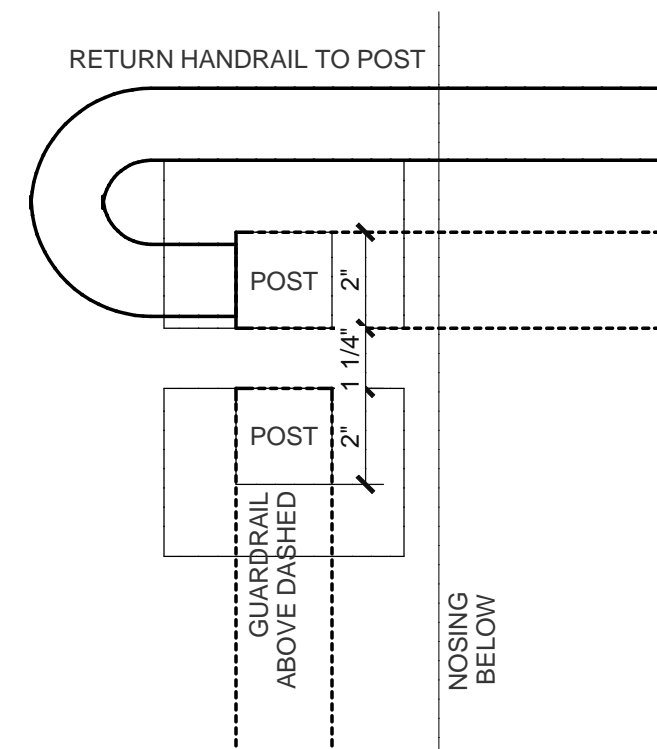
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Hammond  
Apartments  
Portland, ME

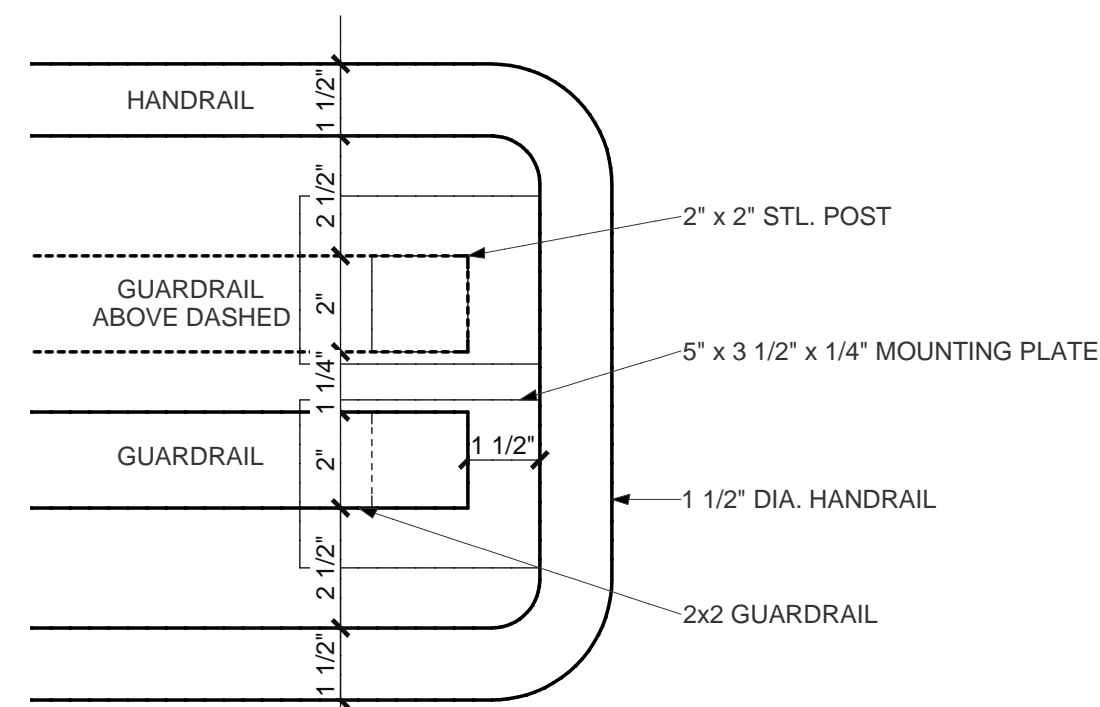
Details

**A501**  
PERMIT SET  
5/18/2012

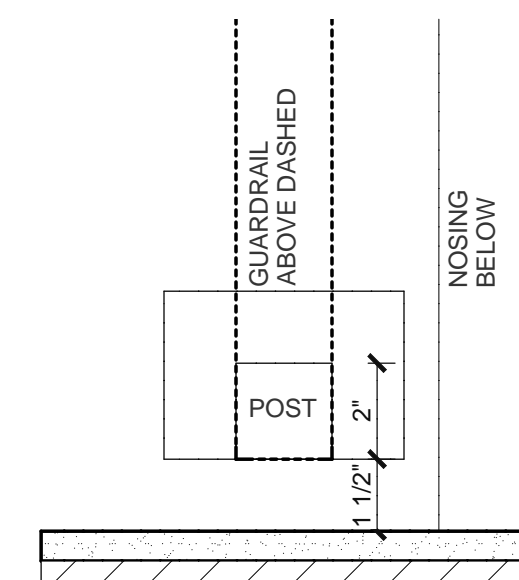
SCALE AS NOTED



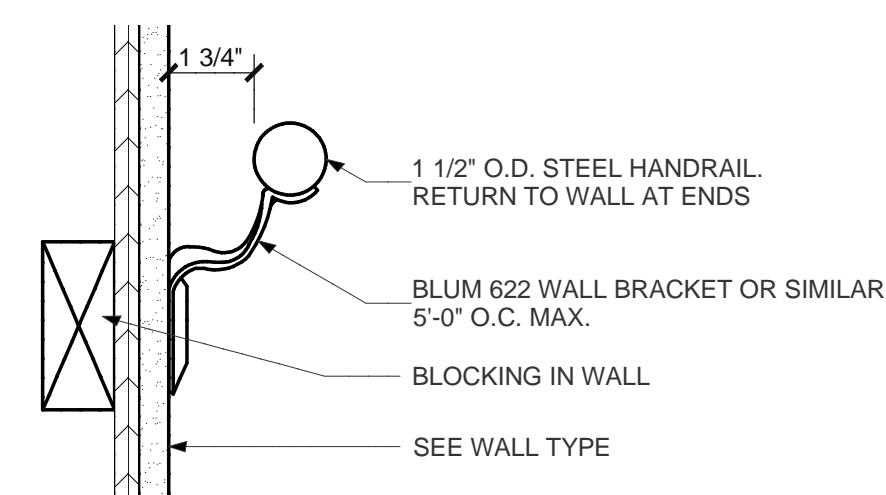
B-Guardrail @ 3rd Flr. Landing -3 in = 1 ft



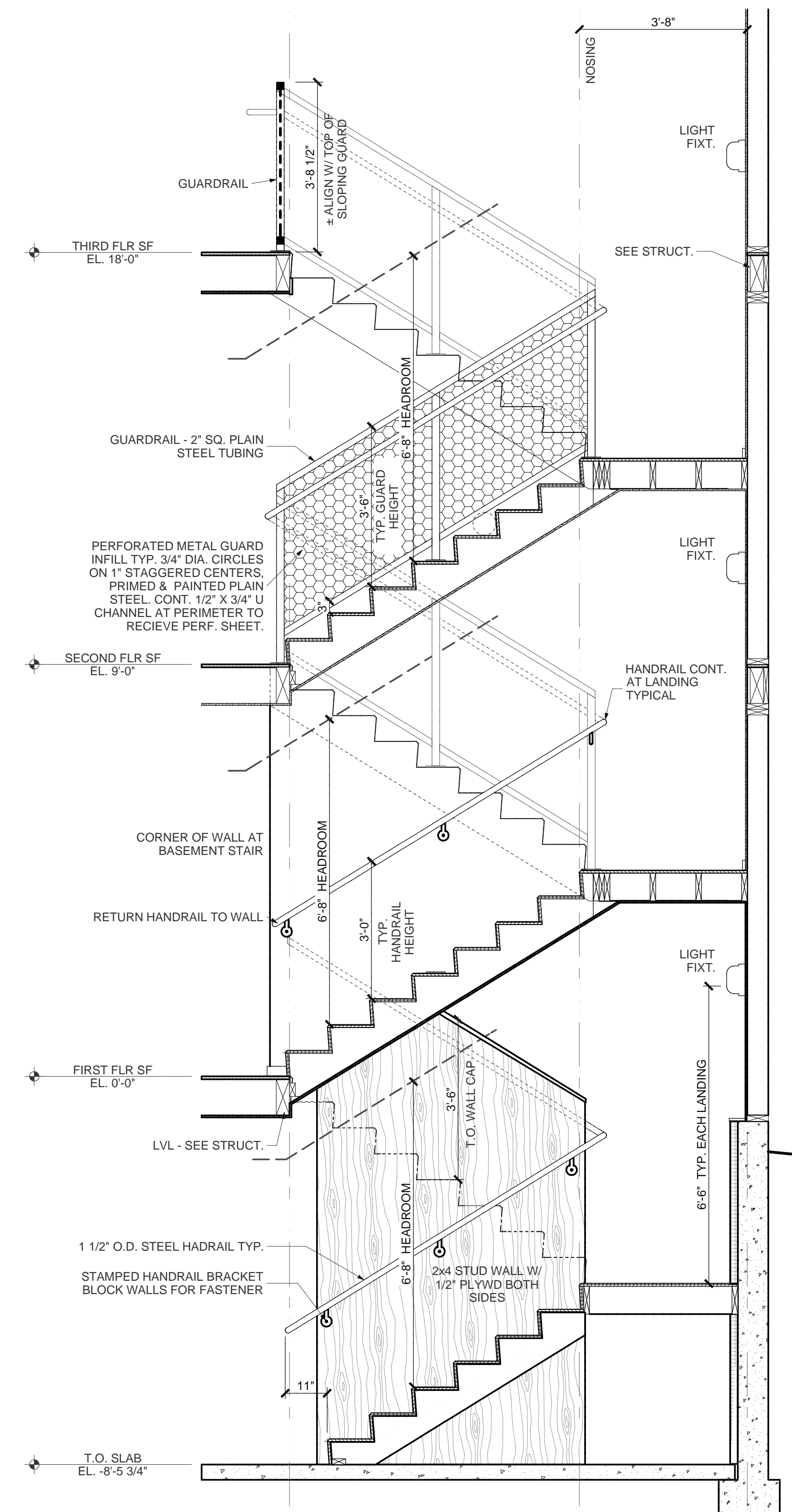
A-Guardrail @ Intermediate Landing -3 in = 1 ft



D-Guardrail @ Wall, 3Rd Flr. Landing -3 in = 1 ft



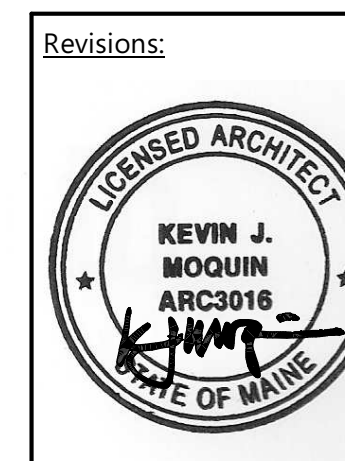
C-Handrail Bracket @ Wall- 3 in = 1 ft



1~Stair Section - 1/2 in = 1 ft

WINDOW SCHEDULE										
NUMBER	QTY	FLOOR	TOP	R/O	EGRESS	TEMPERED	DESCRIPTION	CODE	MANUFACTURER	COMMENTS
W01	1	0	80"	36"X24"			AWNING	A3624	PARADIGM	
W02	1	0	80"	52"X24"			AWNING	A5224	PARADIGM	
W03	1	1	106"	36"X48"			SNGL CASEMENT-HR	C3648	PARADIGM	HEAD ALIGNS W/ TYP. WINDOW
W04	1	1	20 1/2"	56"X19"		YES	DBL CASEMENT	CF2819-2	PARADIGM	
W05	1	1	80"	25"X81"		YES	FIXED GLASS	CF2480	PARADIGM	
W06	1	1	84"	24"X42"			SNGL CASEMENT-HL	C2448	PARADIGM	
W07	1	1	84"	36"X60"			SNGL CASEMENT-HL	C3660	PARADIGM	
W08	1	1	84"	56"X60"			DBL CASEMENT-LHL/RHR	C2860-2	PARADIGM	
W09	1	1	84"	59"X42"			MULLED UNIT	C2442+CF3642	PARADIGM	OP. UNIT HINGE L
W10	1	1	84"	59"X48"	YES		MULLED UNIT	C2448+C3648	PARADIGM	HINGE R
W11	1	1	84"	87"X60"			MULLED UNIT	C3660+CF5260	PARADIGM	OP. UNIT HINGE R
W12	1	1	98"	36"X48"			SNGL CASEMENT-HR	C3648	PARADIGM	HEAD ALIGNS W/ TYP. WINDOW
W13	1	2	20 1/2"	56"X19"		YES	DBL CASEMENT	CF2819-2	PARADIGM	
W14	1	2	84"	20"X42"		YES	SNGL CASEMENT-HL	C2042	PARADIGM	
W15	1	2	84"	24"X42"			SNGL CASEMENT-HL	C2442	PARADIGM	
W16	2	2	84"	36"X48"	YES		SNGL CASEMENT-HR	C3648	PARADIGM	
W17	1	2	84"	36"X60"			SNGL CASEMENT-HL	C3660	PARADIGM	
W18	1	2	84"	36"X76"		YES	FIXED GLASS	CF3676	PARADIGM	
W19	1	2	84"	56"X60"			DBL CASEMENT-LHL/RHR	C2860-2	PARADIGM	
W20	1	2	84"	59"X42"			MULLED UNIT	C2442+CF3642	PARADIGM	OP. UNIT HINGE L
W21	1	2	84"	59"X48"	YES		MULLED UNIT	C2448+C3648	PARADIGM	HINGE R
W22	1	2	84"	87"X60"			MULLED UNIT	C3660+CF5260	PARADIGM	OP. UNIT HINGE R
W23	1	3	20 1/2"	56"X19"		YES	DBL CASEMENT	CF2819-2	PARADIGM	
W24	1	3	84"	20"X42"		YES	SNGL CASEMENT-HL	C2042	PARADIGM	
W25	1	3	84"	24"X42"			SNGL CASEMENT-HL	C2442	PARADIGM	
W26	2	3	84"	36"X52"	YES		SNGL CASEMENT-HR	C3652	PARADIGM	
W27	1	3	84"	36"X60"			SNGL CASEMENT-HL	C3660	PARADIGM	
W28	1	3	84"	36"X76"		YES	FIXED GLASS	CF3676	PARADIGM	
W29	1	3	84"	56"X60"			DBL CASEMENT-LHL/RHR	C2860-2	PARADIGM	
W30	1	3	84"	59"X42"			MULLED UNIT	C2442+CF3642	PARADIGM	OP. UNIT HINGE L
W31	1	3	84"	59"X52"	YES		MULLED UNIT	C2448+C3648	PARADIGM	HINGE R
W32	1	3	84"	87"X60"			MULLED UNIT	C3660+CF5260	PARADIGM	OP. UNIT HINGE R

WINDOW NOTES:  
 PARADIGM FIXED, CASEMENT & AWNING, LOW E INSULATING GLAZING, COLOR WHITE  
 U= 0.30, SHGC= 0.22



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Hammond  
 Apartments  
 Portland, ME

Stair Details  
 Schedules

A502  
 PERMIT SET  
 5/18/2012

SCALE AS NOTED

**GENERAL NOTES**

- CONSULT ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND SITE DRAWINGS FOR LOCATIONS AND DIMENSIONS OF OPENINGS, CHASES, INSERTS, 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 ENGINEER BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE DURING ALL PHASES OF ERECTION AND CONSTRUCTION.
- DETAILS SHOWN AS "TYPICAL" APPLY TO ALL SIMILAR CONDITIONS.
- COORDINATION FOR THE PROPER INSTALLATION OF FINISHES, ELECTRICAL, MECHANICAL AND ALL OTHER NON-STRUCTURAL ELEMENTS IN THE BUILDING IS THE RESPONSIBILITY OF OTHERS. WATERPROOFING AND INSULATION DETAILS SHALL BE PROVIDED BY OTHERS.
- DESIGN AND DETAILING OF ALL MASONRY IS THE RESPONSIBILITY OF OTHERS UNLESS SPECIFICALLY NOTED ON THE DRAWINGS.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ADEQUATELY PROTECT ALL MATERIALS AND ASSEMBLIES FROM WEATHER DURING CONSTRUCTION. G.C. VERIFY MOISTURE CONTENT OF ALL SUB-BASE MATERIALS BEFORE INSTALLATION OF FINISHES; INSTALL ALL FINISHES PER MANUFACTURERS' INSTRUCTIONS.
- STAIR DESIGN BY OTHERS, UNO

**FOUNDATION NOTES**

- PREPARE ALL SOILS IN ACCORDANCE WITH THE SPECIFICATION OF THE GEOTECHNICAL REPORT #1212 BY SUMMIT GEOENGINEERING.
- THE BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE AT LEAST 48" BELOW FINISH GRADE. GC COORDINATE FOOTING STEP LOCATIONS WITH FINISH GRADES AND SLAB ELEVATIONS TO ENSURE MINIMUM FROST COVERAGE, REINFORCE WALL AND FOOTING STEPS PER TYPICAL DETAILS. THE MAXIMUM SLOPE OF COMPACTED SUBGRADE BELOW INSULATED FOOTINGS IS 1/2" IN 12"; TOP OF FOOTINGS SHALL BE MAX 1/4" IN 12".
- ALL PAVEMENT, EXISTING FOUNDATIONS AND UNCONTROLLED GRANULAR FILL SHOULD BE REMOVED FROM THE AREA OF THE PLANNED CONSTRUCTION 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 AND SHALL CONFORM TO THE SPECIFICATION OF THE GEOTECHNICAL REPORT.
- STRUCTURAL FILL SHALL BE PLACED IN UNIFORM LIFTS NOT EXCEEDING 8 INCHES IN LOOSE THICKNESS AND BE COMPACTED BENEATH SLABS TO 95 PERCENT OF MAXIMUM DRY DENSITY PER ASTM D-1557, MODIFIED PROCTOR TEST. COMPACT ADJACENT TO FOUNDATION WALLS SUPPORTING UNBALANCED FILL (RETAINING WALLS) TO 94-96 PERCENT OF MAXIMUM DRY DENSITY PER ASTM D-1557. HAND OPERATED EQUIPMENT SHALL BE USED FOR COMPACTION WITHIN 8 FEET OF NEW FOUNDATION WALL. DO NOT BACKFILL UNTIL THE FLOOR FRAMING IS INSTALLED OR THE WALLS ARE OTHERWISE ADEQUATELY BRACED AND THE CONCRETE HAS CURED FOR AT LEAST SEVEN DAYS.
- PROVIDE DRAIN TO DAYLIGHT AROUND THE PERIMETER OF THE STRUCTURE (SPEC BY OTHERS). REFER TO ARCH/SITE DRAWINGS. REFER TO THE ARCHITECTURAL, STRUCTURAL, ELECTRICAL AND MECHANICAL DRAWINGS FOR ANY BONDOUT REQUIREMENTS. SEE TYPICAL CONCRETE DETAILS FOR BONDOUT REINFORCEMENT REQUIREMENTS.
- SLOPE FOOTING EXCAVATIONS AS REQUIRED FOR STABILITY AND SAFETY PER OSHA REQUIREMENTS. BRACED EXCAVATIONS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF MAINE.

**REINFORCED CONCRETE**

- CONCRETE WORK SHALL CONFORM TO THE LATEST EDITIONS OF THE FOLLOWING:
  - ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE"
  - ACI 304 "GUIDE FOR MEASURING, MIXING, TRANSPORTING, AND PLACING CONCRETE"
  - ACI 305 "HOT WEATHER CONCRETING"
  - ACI 308 "COLD WEATHER CONCRETING"
  - ACI 310 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE"
- CEMENT: ASTM C150, TYPE I. MAXIMUM AGGREGATE SIZE 3/4". CALCIUM CHLORIDE NOT PERMITTED.
- CONCRETE FOR FOOTINGS, FOUNDATION WALLS, PIERS AND INTERIOR SLABS SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI, UNO. WATER-CEMENT RATIO SHALL NOT EXCEED 0.50, UNO. CONCRETE FOR EXTERIOR SLABS (INCLUDES ATTACHED AND DETACHED GARAGE SLABS), RAMP, RETAINING WALLS AND STEPS SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3500 PSI; WATER-CEMENT RATIO SHALL NOT EXCEED 0.45. CONCRETE EXPOSED TO IN SERVICE FREEZE/THAW CYCLES (INCLUDING, BUT NOT LIMITED TO: FOUNDATION WALLS, FOOTINGS, EXTERIOR SLABS) SHALL BE AIR ENTRAINED WITH AN AIR CONTENT OF 5% TO 6%. EXTERIOR SLABS REQUIRE APPLICATION OF A CURING COMPOUND OR USE CURING TARPS. GENERAL CONTRACTOR COORDINATE USE OF EITHER WITH ARCHITECTURAL REQUIREMENTS FOR SLAB - APPEARANCE, SUITABILITY FOR INSTALLATION OF FUTURES FINISHES, ETC.
- SLUMP SHALL NOT EXCEED 5" +/- 1" PER ASTM C143 UNLESS AN APPROVED WATER REDUCING ADMIXTURE IS USED. MAXIMUM SLUMP AFTER ADDITION OF ADMIXTURE IS 8".
- SEE ARCHITECTURAL DRAWINGS FOR FOUNDATION DRAINAGE, UNDERSLAB UTILITIES, UNDERSLAB VAPOR BARRIER AND INSULATION ASSOCIATED WITH CONCRETE WORK. ALSO SEE ARCHITECTURAL DRAWINGS FOR CONCRETE FINISHES AND DEPRESSIONS.
- CONCRETE SHALL NOT BE PLACED IN WATER OR ON FROZEN GROUND. GENERAL CONTRACTOR SHALL HEAT CONCRETE MATERIALS AND PROTECT CONCRETE AFTER PLACEMENT WHEN PLACING AT OR BELOW 50F TEMPERATURES IN ACCORDANCE WITH ACI308.
- DEPOSIT CONCRETE IN FORMS IN HORIZONTAL LAYERS NOT DEEPER THAN 18" AND IN A MANNER TO AVOID INCLINED CONSTRUCTION JOINTS. WHERE PLACEMENT CONSISTS OF SEVERAL LAYERS, PLACE EACH LAYER WHILE THE PRECEDING LAYER IS STILL PLASTIC TO AVOID CONSTRUCTION JOINTS.
- REINFORCING BARS SHALL CONFORM TO ASTM A615 WITH 60,000 PSI YIELD STRENGTH WITH MINIMUM ANCHORAGE AND SPLICE REQUIREMENTS FOR REINFORCING IN ACCORDANCE WITH THE LATEST EDITION OF ACI 318. WELDED WIRE FABRIC SHALL BE 6x6 W4x1.4 AND SHALL CONFORM TO ASTM A-185. PROVIDE IN FLAT SHEETS.
- MINIMUM CONCRETE PROTECTIVE COVERING FOR REINFORCEMENT, UNLESS NOTED OTHERWISE, SHALL BE AS FOLLOWS:
  - FOOTINGS: 3"
  - FOUNDATION WALLS: 2"
  - EXTERIOR SLABS: 2"
  - INTERIOR SLABS: 1"
  - PIERS: 1.5" TO TIES
- REINFORCEMENT SHALL BE CONTINUOUS AROUND CORNERS AND AT INTERSECTIONS. PROVIDE LAPPED BARS AT NECESSARY SPLICES OR HOOKED BARS AT DISCONTINUOUS ENDS. PROVIDE CLASS - B TENSION LAP SPLICES FOR ALL REINFORCING UNLESS OTHERWISE SHOWN ON PLAN.
- WELDING OF REINFORCEMENT IS NOT PERMITTED.
- PROVIDE ADDITIONAL REINFORCEMENT AROUND CONCRETE OPENINGS AS SHOWN ON THE TYPICAL DETAILS.
- PROVIDE MIN 6 MIL VAPOR BARRIER UNDER INTERIOR SLABS CAST ON GRADE, OR AS SHOWN ON THE ARCHITECTURAL PLANS.
- CONCRETE WALLS SHALL BE CAST IN ALTERNATE PANELS NOT EXCEEDING 50 FEET LONG. CONSTRUCTION JOINTS MAY BE USED - SEE TYPICAL DETAILS. SLAB CONTROL JOINTS ARE REQUIRED AS SHOWN.
- ANCHOR BOLTS SHALL BE HOT DIPPED GALVANIZED J BOLT (SIZED PER DETAILS) SPACED 3'-0" O.C. AND WITHIN 12" OF STEP OR CORNER (UNLESS OTHERWISE NOTED). MINIMUM TWO ANCHOR BOLTS PER ANY WALL SECTION. ANCHOR BOLTS AT SHEARWALL HOLD-DOWNS MUST BE GALVANIZED A307 THREADED ROD WITH DOUBLE NUT AT EMBEDDED END (UNO).
- USE NON-SHRINK GROUT BENEATH BASE PLATES & BEARING PLATES.
- TIE HOLES, BUG HOLES, VOIDS AND SURFACE IRREGULARITIES LARGER THAN 1/2" IN DIAMETER OR DEEPER THAN 1/8", OR BOTH, SHOULD BE EITHER PRE-TREATED WITH ENGINEER-APPROVED LIQUID FOUNDATION WATERPROOFING OR REPAIRED WITH A LEAN CONCRETE MIX OF GROUT. SEE ASTM D5285, PREPARATION OF CONCRETE SURFACES FOR ADHERED MEMBRANE WATERPROOFING SYSTEMS, FOR FURTHER DETAILS CONCERNING SUBSTRATE PREPARATION.
- ALL SLABS REQUIRE CONTROL JOINTS AS SHOWN ON THE DRAWINGS. DEPTH OF JOINT SHALL BE 25% OF CONCRETE THICKNESS. CUT ALTERNATING W/F WIRES AT JOINT LOCATION. CUT TOP BARS ONLY AT HAUNCH SLAB CONDITION (OR 50% OF BARS IN SINGLE LAYER INSTALLATION). SAW CUT JOINTS WITH EARLY ENTRY SAW WITHIN ONE TO FOUR HOURS OR WITH A WET SAW AFTER FOUR TO TWELVE HOURS (AS SOON AS CONCRETE CAN BE SAWED WITHOUT AGGREGATE LOOSENING). GC COORDINATE CONTROL JOINT FINISHING REQUIREMENTS WITH ARCHITECT.

**STRUCTURAL STEEL NOTES**

- STRUCTURAL STEEL FABRICATION, ERECTION, AND CONNECTION DESIGN SHALL CONFORM TO AISC "SPECIFICATION FOR THE DESIGN FABRICATION, AND ERECTION OF STRUCTURAL STEEL" 9TH EDITION, AND THE "CODE OF STANDARD PRACTICE, LATEST EDITION, DESIGN AND DETAIL ALL CONNECTIONS ACCORDING TO AISC.
- STRUCTURAL STEEL: ASTM A36 UNO. STRUCTURAL TUBING: ASTM A500 GRADE B46 KSI.
- WHERE WELDING IS INDICATED, ALL WELDING SHALL CONFORM TO AWS D11-LATEST EDITION. ELECTRODES SHALL BE CONFORM TO AWS A5.1 E70XX.
- COAT ALL COLUMN AND BASE PLATES BELOW SLAB WITH BITUMINOUS MASTIC.

**FRAMING NOTES:**

- ALL EXTERIOR WALL CONSTRUCTION IS 2x6 @16" UNO.
- ALL INTERIOR BEARING WALL CONSTRUCTION IS 2x6 @16" O.C. UNO.
- ALL STRUCTURAL MEMBERS MUST BE CONTINUOUS. LOCATE SPLICES OVER BEARING, UNO.
- G.C. REFER TO ROOF AND FLOOR FRAMING PLANS FOR LOCATIONS OF POSTS AND JACK STUDS. POSTS (2-2x4 AND LARGER) AND JACK STUDS SHALL STACK CONTINUOUSLY TO THE FOUNDATION WALL UNLESS INTERRUPTED BY A BEAM OR JACK STUDS. ALL JACK STUDS AND POST LOCATIONS REQUIRE MATCHING BLOCKING STUDS BELOW FLOOR SHEATHING DOWN TO FOUNDATION WALL OR LVL BEAMS.
- IF POST IS NOT SPECIFIED, PROVIDE JACK STUDS BELOW ALL BEAMS EQUAL TO OR GREATER THAN THE WIDTH OF THE BEAM ABOVE (EXAMPLE: 3.5" WIDE LVL REQUIRES (3)-2x JACK STUDS BELOW = 4.5" WIDE)
- STUDS MUST BE CONTINUOUS UNLESS INTERRUPTED BY A BEAM OR HEADER.
- PROVIDE I-JOIST BLOCKING IN EACH FRAMING BAY OVER INTERIOR BEARING WALLS OR WHEN I-JOIST IS CONTINUOUS OVER AN EXTERIOR WALL. PROVIDE 1.25" WIDE ENGINEERED RIMBOARD AT PERIMETER OF BUILDING, UNO.
- INSTALL ENGINEERED FRAMING PRODUCTS PER MANUFACTURER'S INSTRUCTIONS.
- ALL FLOOR, ROOF AND DECK/BALCONY FRAMING MEMBERS REQUIRE SIMPSON HANGERS, UNO. CONNECTION HARDWARE IN CONTACT WITH PRESERVATIVE-TREATED LUMBER AND USED IN AN INTERIOR ENVIRONMENT SHALL BE HOT DIPPED GALVANIZED (SIMPSON Z-MAX), OR STAINLESS STEEL WITH MATCHING FASTENERS.
- ALL BEAM (COLUMN CONNECTIONS REQUIRE HARDWARE (UNO). SEE DETAILS FOR SPECIFIC CONNECTIONS. MINIMUM CONNECTIONS: WOOD BEAM TO LALLY POST REQUIRES SIMPSON LCG TYPE CONNECTION, 5.5" WIDE BEAM TO 5.5" WIDE COLUMN REQUIRES (2) SIMPSON AC6 CLIPS (AC4 AT 3.5/3.5').
- ALL TIMBER FRAMING SHALL BE IN ACCORDANCE WITH THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS) 2005 EDITION. UNLESS NOTED OTHERWISE, ALL WOOD FRAMING SHALL BE FASTENED IN ACCORDANCE WITH 2003 IBC, SECTION 2304.4
- FRAMING GRADES:
  - LUMBER (2x STUDS, JOISTS, RAFTERS) SHALL BE #2 AND BETTER S.P.F. LESS THAN 19% MOISTURE CONTENT
  - WOOD I-JOISTS: SPECIFIC GRADES SHOWN ON THE DRAWINGS.
  - LAMINATED VENEER LUMBER (LVL) - 2.0 E, 3100 FD, 285 FV
  - PRESERVATIVE TREATED 2x FRAMING LUMBER (PT) SHALL BE #2 AND BETTER SOUTHERN YELLOW PINE TREATED IN ACCORDANCE WITH ANPA UC3B "EXTERIOR, ABOVE GROUND." WOOD CLOSER THAN 8', OR IN CONTACT WITH GRADE, SHALL BE TREATED IN ACCORDANCE WITH ANPA UCA4 "GROUND CONTACT, GENERAL USE." ARCHITECTURALLY EXPOSED TIMBER MAY REQUIRE ALTERNATE SPECIES AND/OR TREATMENT - REFERENCE DRAWINGS.
- MIN SHEATHING (ALSO SEE ARCHS):
  - EXTERIOR WALL: 1/2" EXPOSURE I. 8d AT 6" O.C. AT PANEL EDGES, 8" O.C. WITHIN PANEL UNO. (ALSO SEE SHEARWALL NOTES FOR ADDITIONAL NAILING). NOTE: NAILS DRIVEN INTO PT FRAMING MEMBERS SHALL BE HAND NAILED AND HOT DIPPED GALV. GALV GUN NAILS ARE NOT AN ACCEPTABLE SUBSTITUTE WITHOUT PRIOR ENGINEER APPROVAL.
  - FLOOR: 23/32" ADVANTECH INSTALLED WITH STRENGTH AXIS PERPENDICULAR TO SUPPORTS. ADHESIVE: 0.25" BEAD OF POLYURETHANE OR SOLVENT-BASED ADHESIVE APPLIED TO CLEAN, DRY FLOOR JOIST. FASTENER: 8d RING SHANK NAIL (10d FOR THICKNESS > 0.75") OR APPROVED SCREW. FASTENER SPACING: 6" O.C. AT EDGES, 12" O.C. WITHIN PANEL
  - ROOF: 5/8" ADVANTECH INSTALLED WITH STRENGTH AXIS PERPENDICULAR TO SUPPORTS. 8d AT 6" O.C. AT PANEL EDGES, 12" O.C. WITHIN PANEL
  - NAIL HEAD MUST BE DRIVEN FLUSH. SHTG WITH OVERDRIVEN NAILS MUST BE REFASTENED.
- ALL BUILT-UP BEAMS AND COLUMNS SHALL BE NAILED AS FOLLOWS (UNO.):
  - COLUMNS, KING/JACK STUDS: 2-10d NAILS AT 8" O.C.
  - BEAMS LESS THAN 12" DEEP: 2-16d NAILS AT 12" O.C. IN EACH PLY
  - BEAMS DEEPER THAN 12" (INCLUDING 12"): 3-16d NAILS AT 12" O.C. IN EACH PLY
  - (SIDE-LOADED BEAMS MAY REQUIRE ADDITIONAL CONNECTIONS - SEE FRAMING DETAILS)
- DRILLED EPOXY ANCHORS SHALL BE HOT DIP GALV A307 THREADED ROD WITH SIMPSON 'AT' EPOXY. BLOW HOLES FREE OF DUST AND INSTALL PER MANUFACTURER'S INSTRUCTIONS, TYP UNO. DRILLED EXPANSION ANCHORS SHALL BE MECHANICALLY GALVANIZED SIMPSON 5/8" WEDGE-ALL ANCHOR; RSS SCREWS SHALL BE CLIMATEK COATED AND MANUFACTURED BY GRK FASTENER. RSS SCREWS IN CONTACT WITH PRESERVATIVE-TREATED LUMBER SHALL BE STAINLESS STEEL.
- CONSULT ENGINEER PRIOR TO SHIMMING ANY STRUCTURAL MEMBER. CEDAR SHIMS ARE NOT ACCEPTABLE.
- SHEARWALL TOP AND BOTTOM PLATES MUST BE CONTINUOUS - DO NOT NOTCH OR CUT.

**SUBMITTALS**

- CONTRACTOR SHALL SUBMIT COMPLETE SHOP DRAWINGS, INCLUDING:
- ROOF TRUSS CALCULATIONS STAMPED BY AN ENGINEER LICENSED IN MAINE
  - ROOF TRUSS ERECTION DRAWINGS

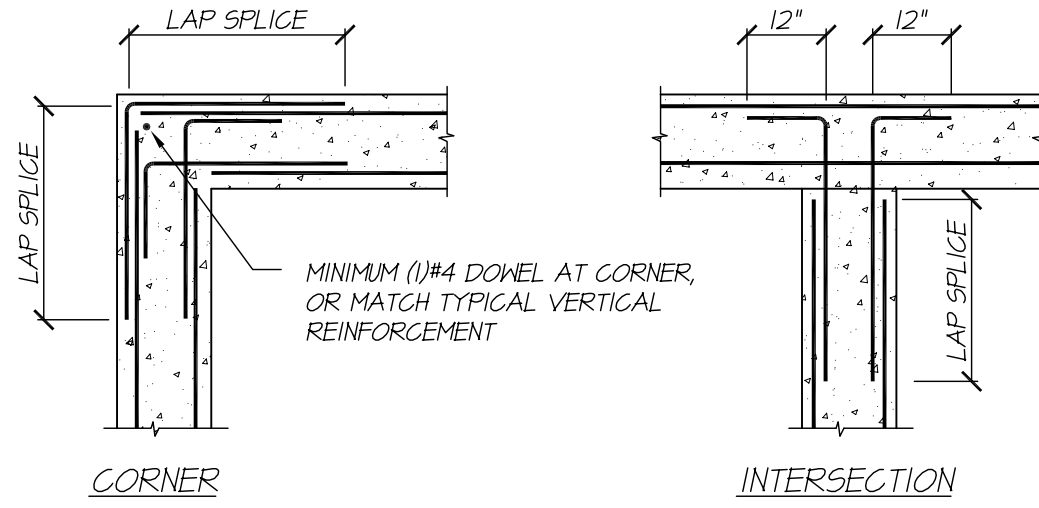
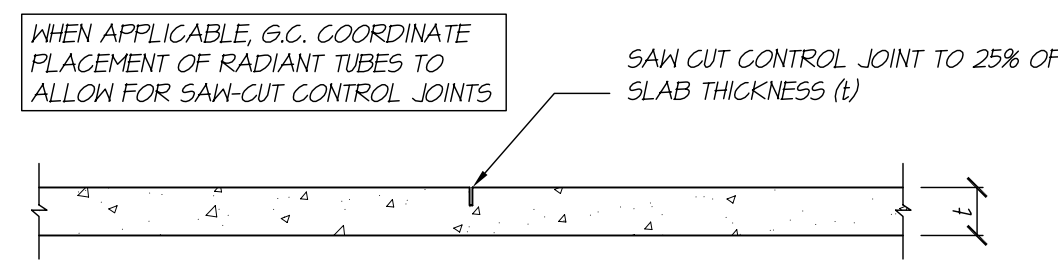
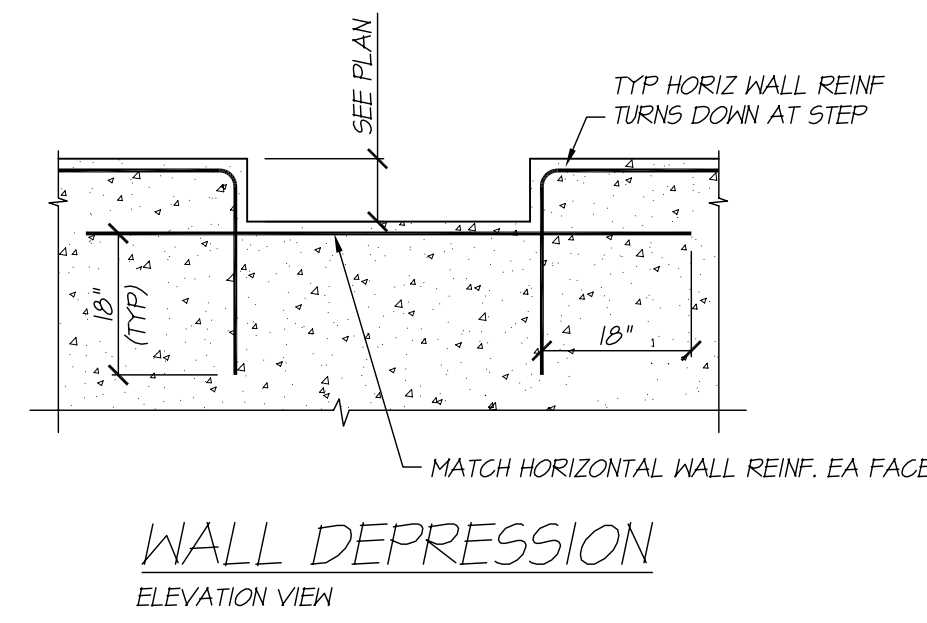
**TESTING**

OWNER SHALL ENGAGE A QUALIFIED TESTING AGENCY TO CONDUCT PERIODIC TESTS TO CONFIRM CONSTRUCTION IS IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS. TEST REPORTS SHALL BE SUBMITTED TO THE ARCHITECT AND ENGINEER, INCLUDING:

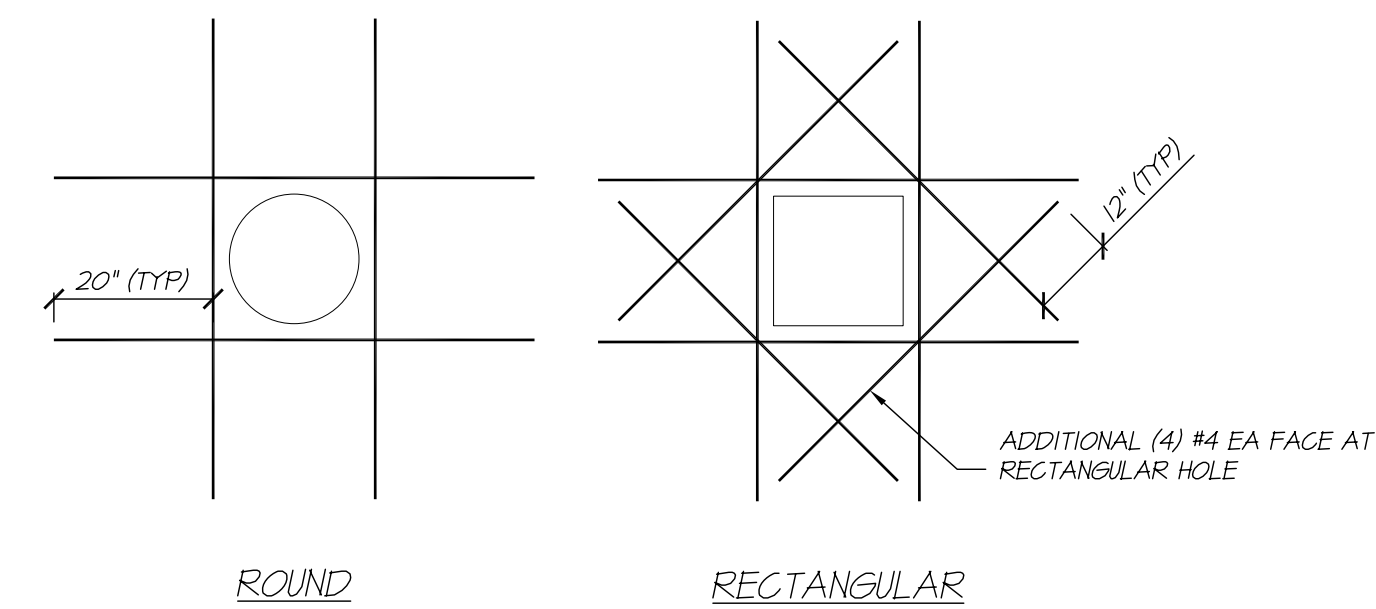
- CONCRETE SLUMP, TEMPERATURE AND AIR CONTENT AT POINT OF PLACEMENT
- CONCRETE COMPRESSION TESTS

**DESIGN LOADS**

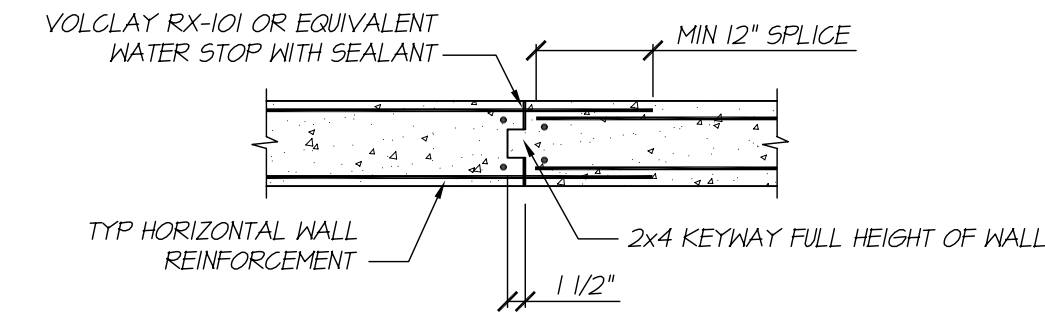
- BUILDING CODE: INTERNATIONAL BUILDING CODE (2003) ASCE 7-05 MINIMUM DESIGN LOADS FOR BUILDINGS
- FLOOR LIVE LOADS: STAIRS AND CORRIDORS = 100 PSF LIVING SPACE = 40 PSF
- ROOF SNOW LOADS: GROUND SNOW LOAD (PS): 50 PSF EXPOSURE FACTOR (E): 1.0 THERMAL FACTOR (CT) = 1.1 IMPORTANCE FACTOR (I): 1.0
- DESIGN WIND LOADS: BASIC WIND SPEED: 100 MPH EXPOSURE: C IMPORTANCE FACTOR: 1.0



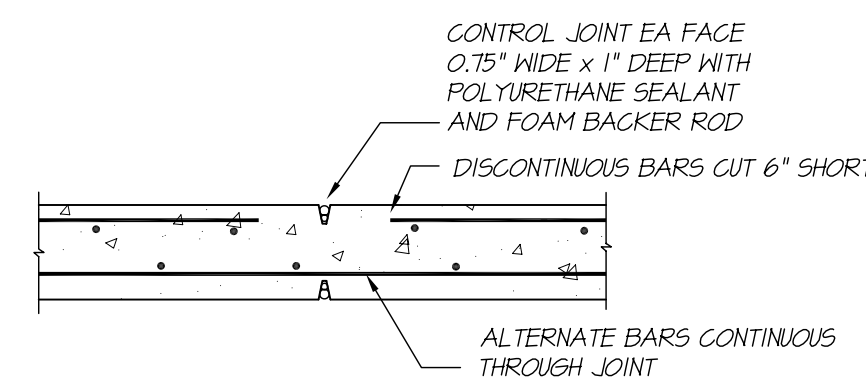
TYP WALL & FTG REINFORCEMENT PLAN VIEW



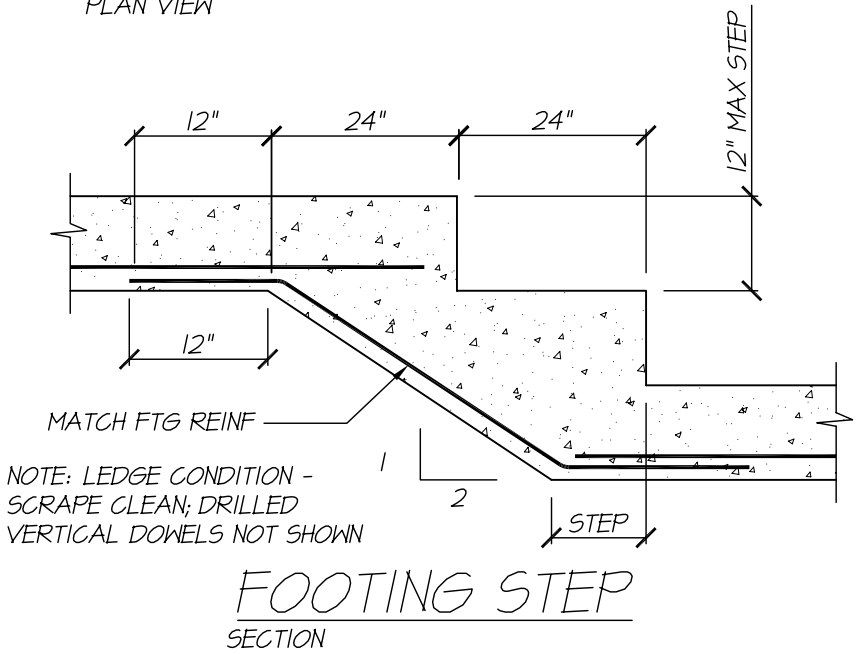
TYP OPENING IN WALL OR SLAB NOTE: APPLIES TO ANY PENETRATION LARGER THAN 2"



WALL CONSTRUCTION JOINT PLAN VIEW



WALL CONTROL JOINT PLAN VIEW



FOOTING STEP SECTION

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 PORTLAND, MAINE

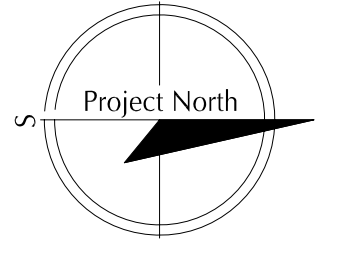
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GENERAL NOTES  
TYPICAL DETAILS

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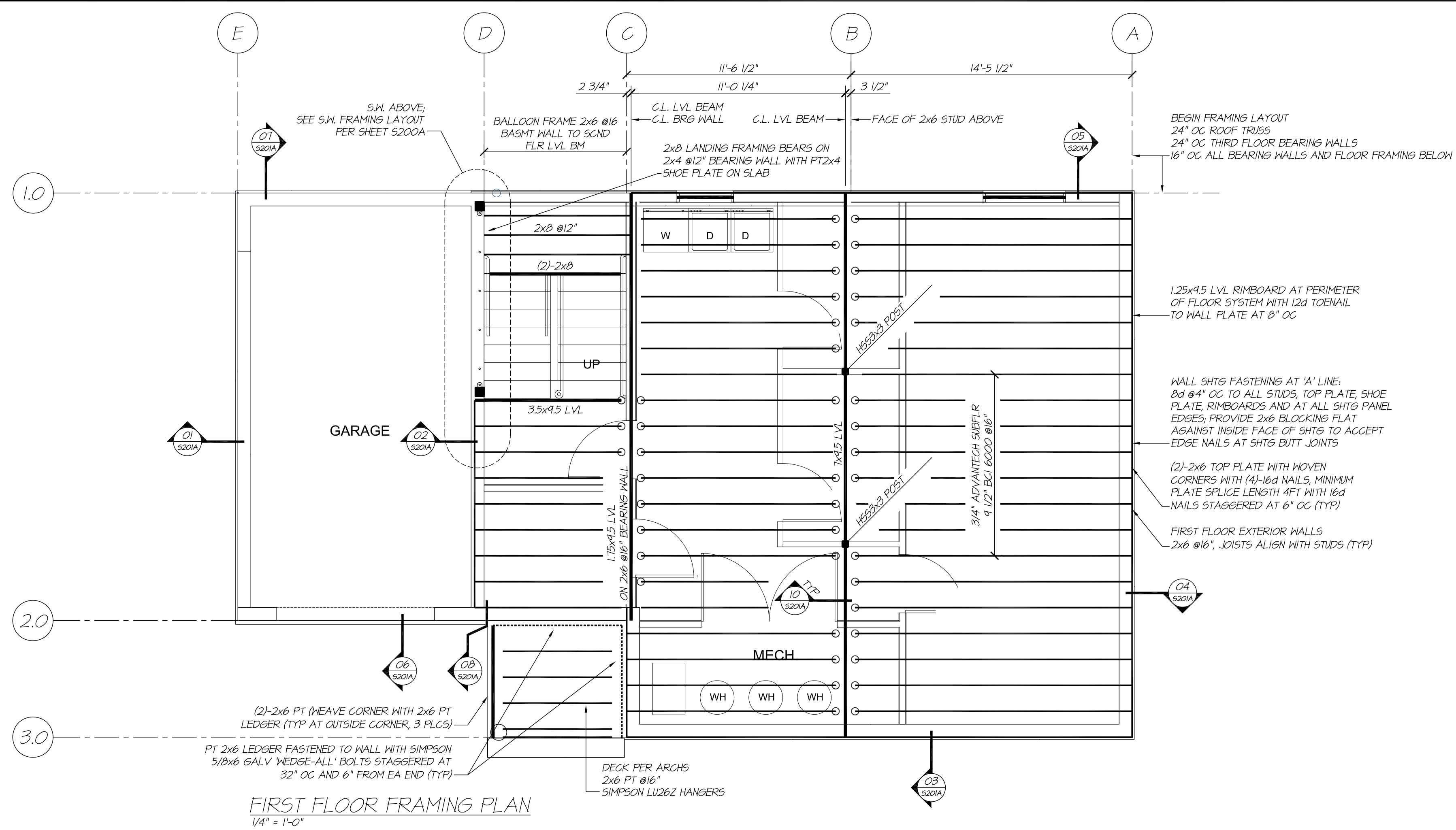
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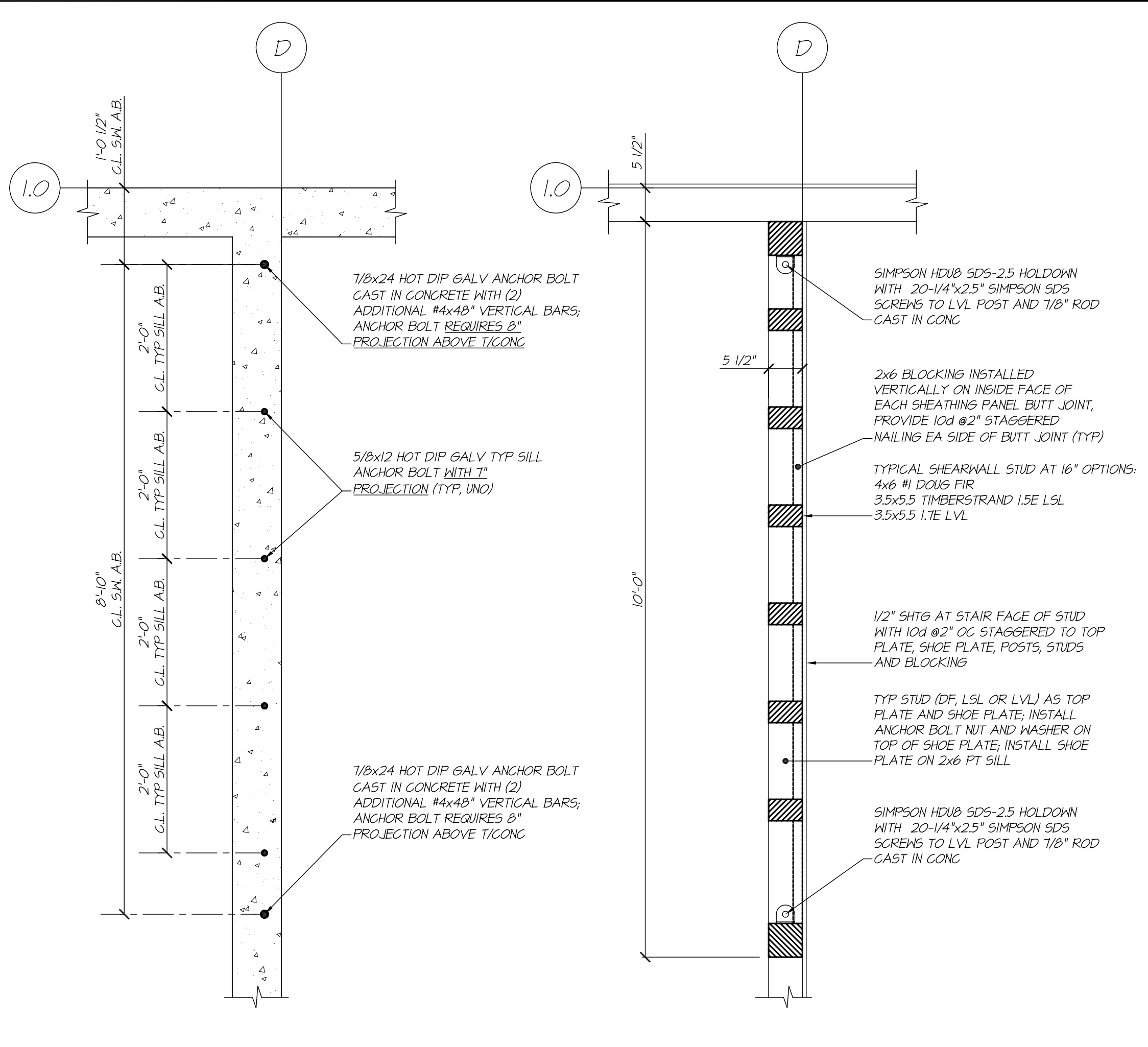
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FOUNDATION PLAN  
FIRST FLOOR FRAMING PLAN

**S200A**

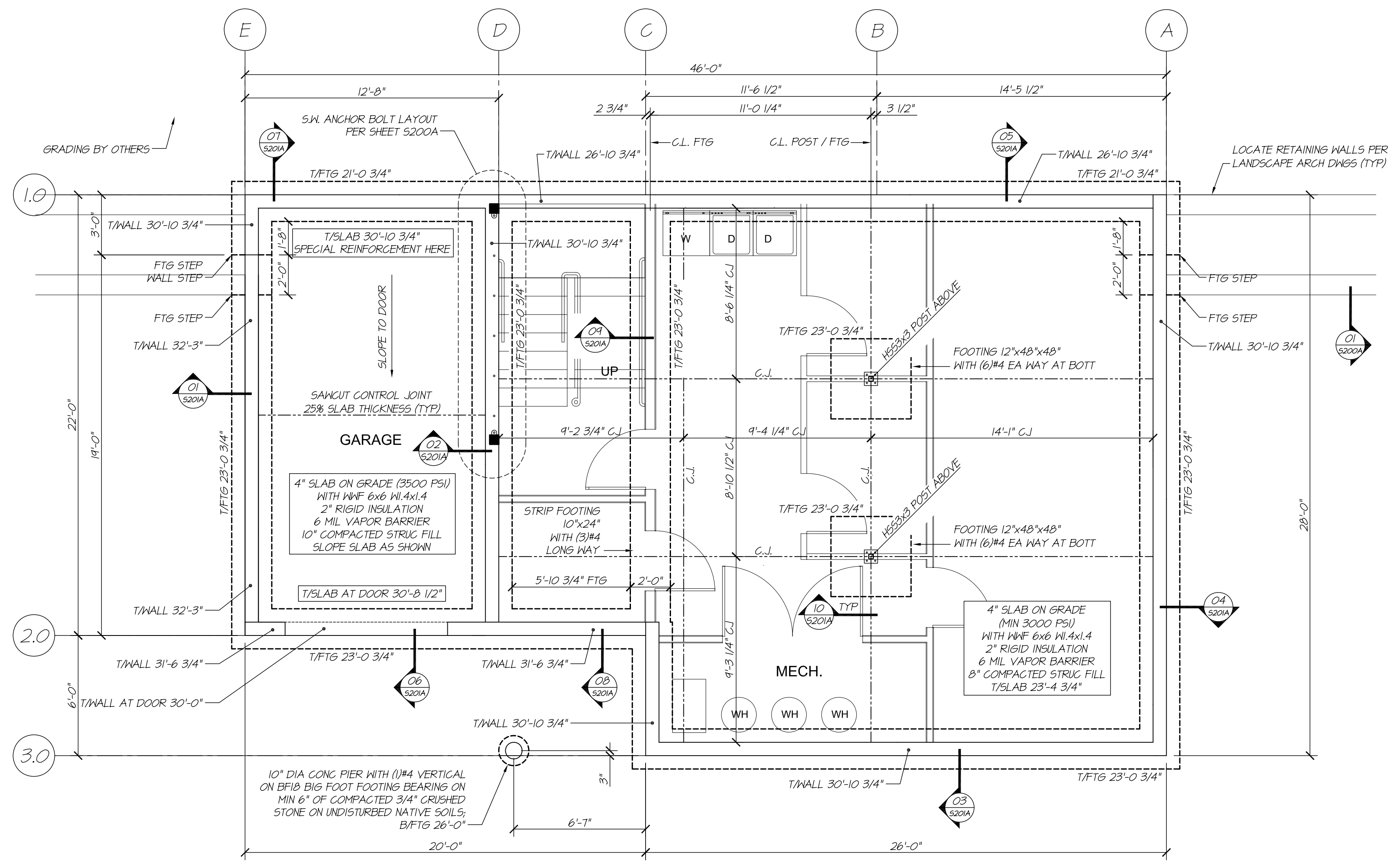


**FIRST FLOOR FRAMING PLAN**  
1/4" = 1'-0"

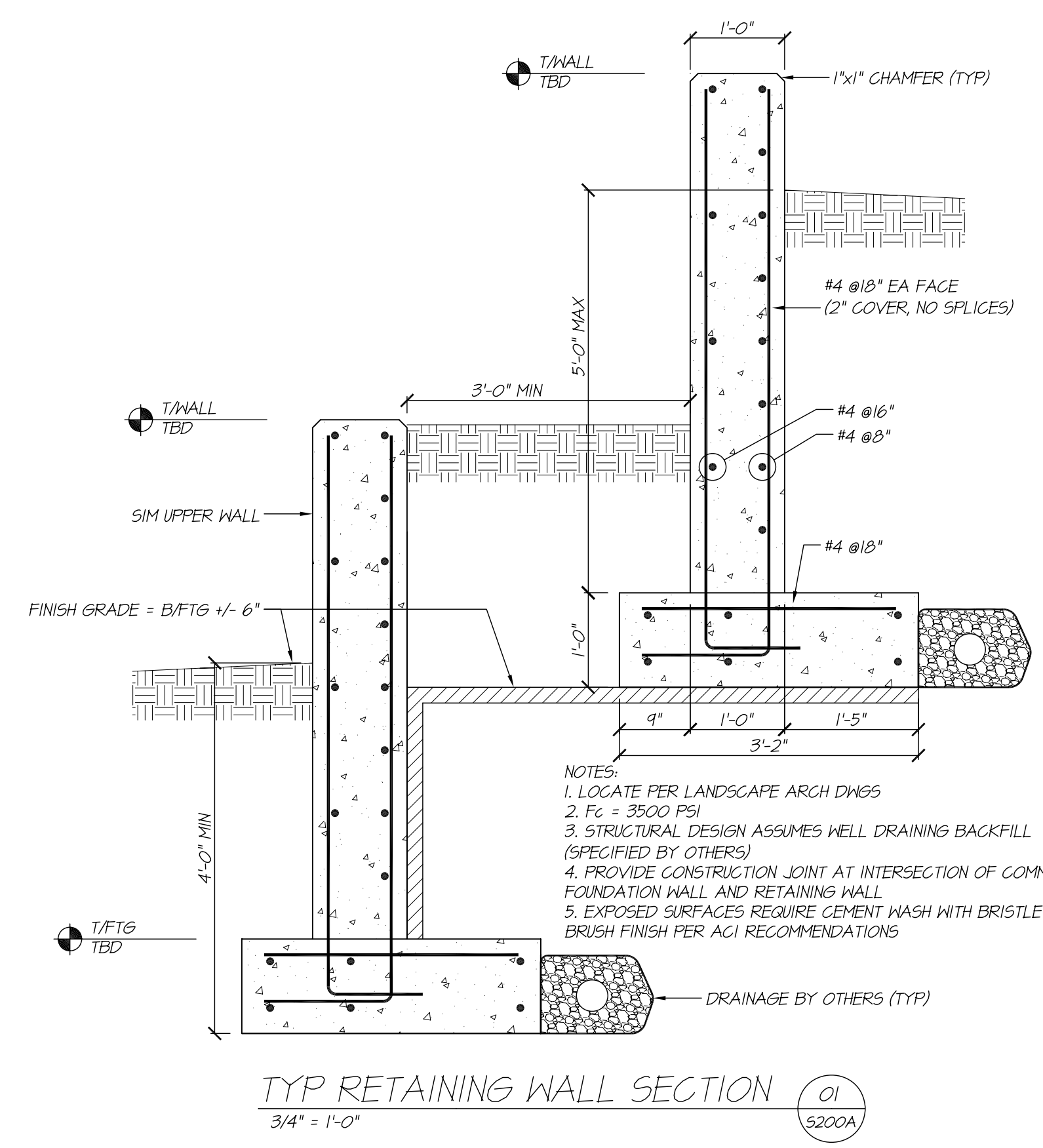


**S.W. ANCHOR BOLT LAYOUT**  
3/4" = 1'-0"

**S.W. FRAMING LAYOUT**  
3/4" = 1'-0"



**FOUNDATION PLAN**  
1/4" = 1'-0"

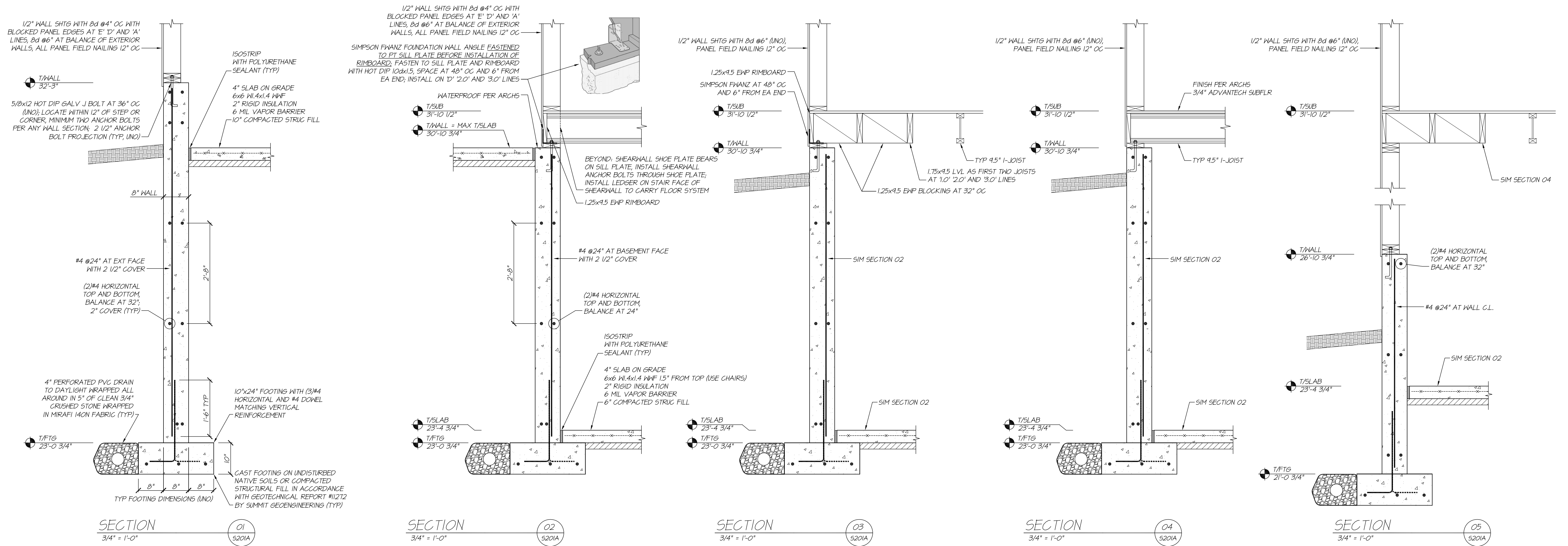
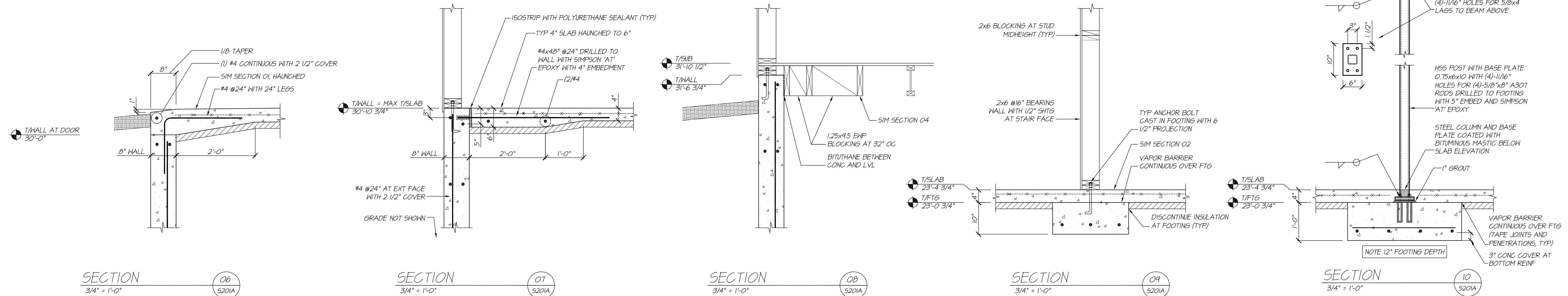


**TYP RETAINING WALL SECTION**  
3/4" = 1'-0"

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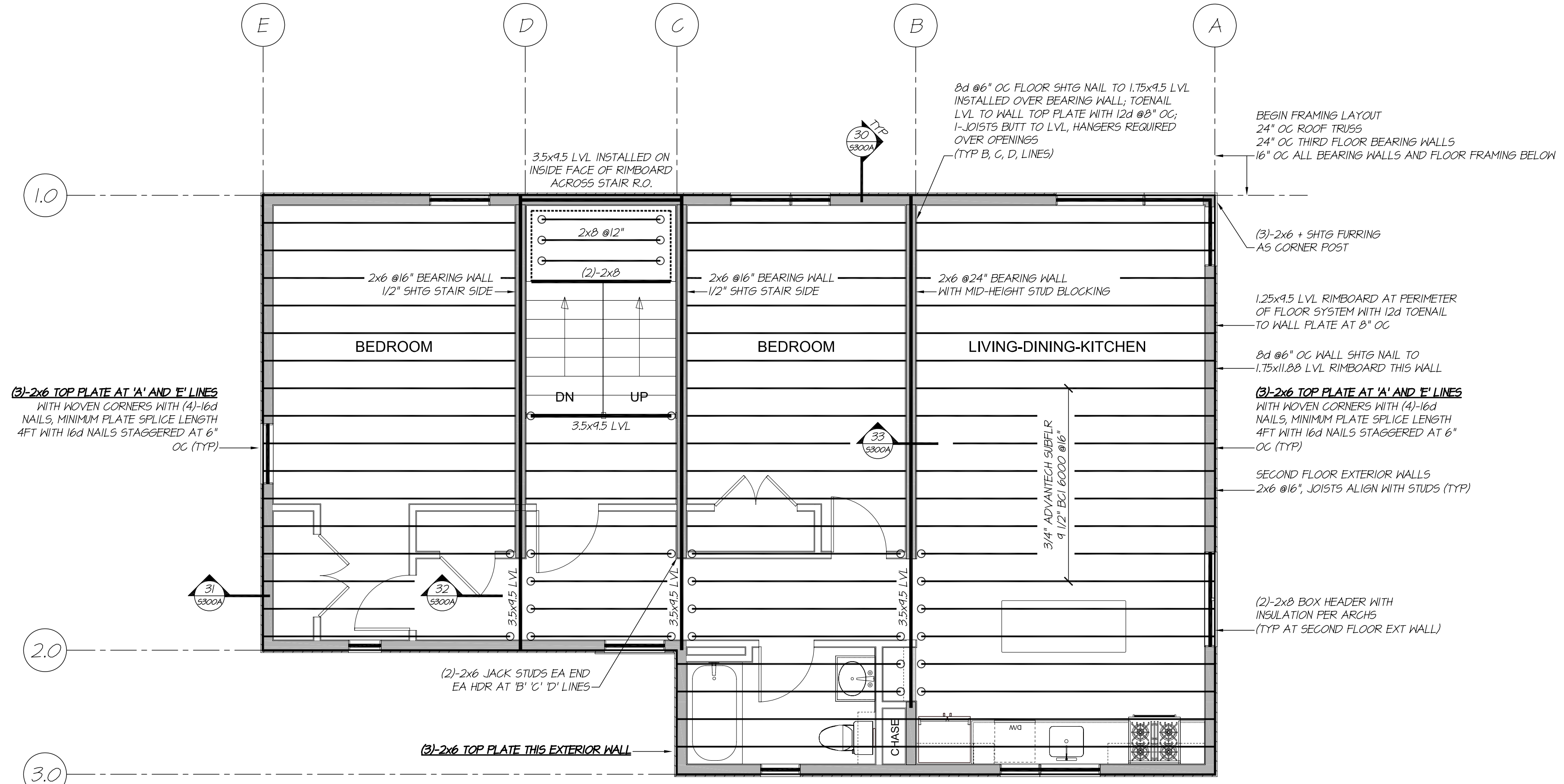
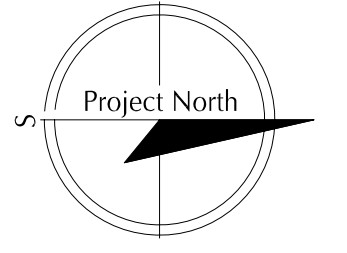
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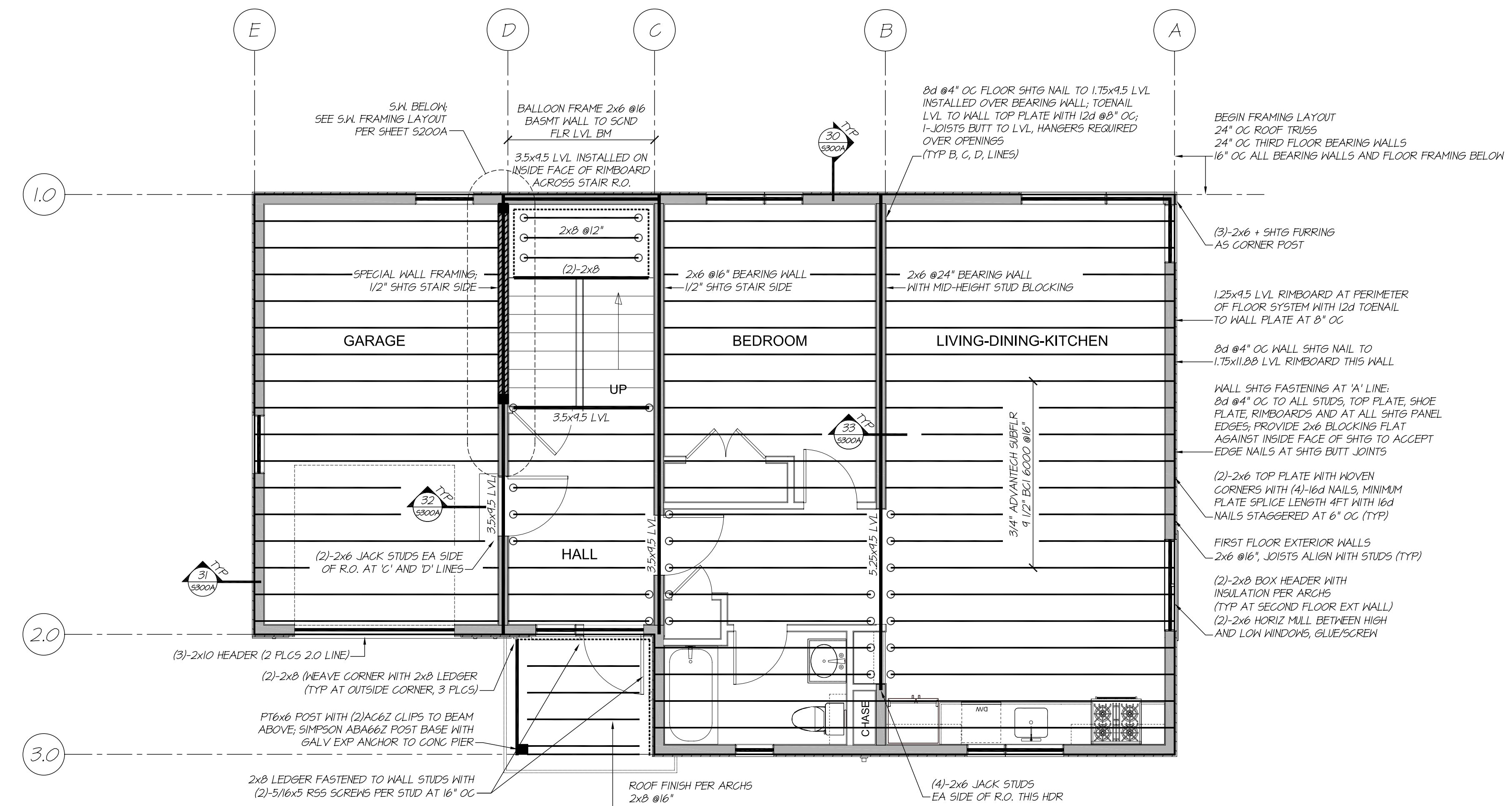
FRAMING DETAILS  
FOUNDATION DETAILS

**S201A**

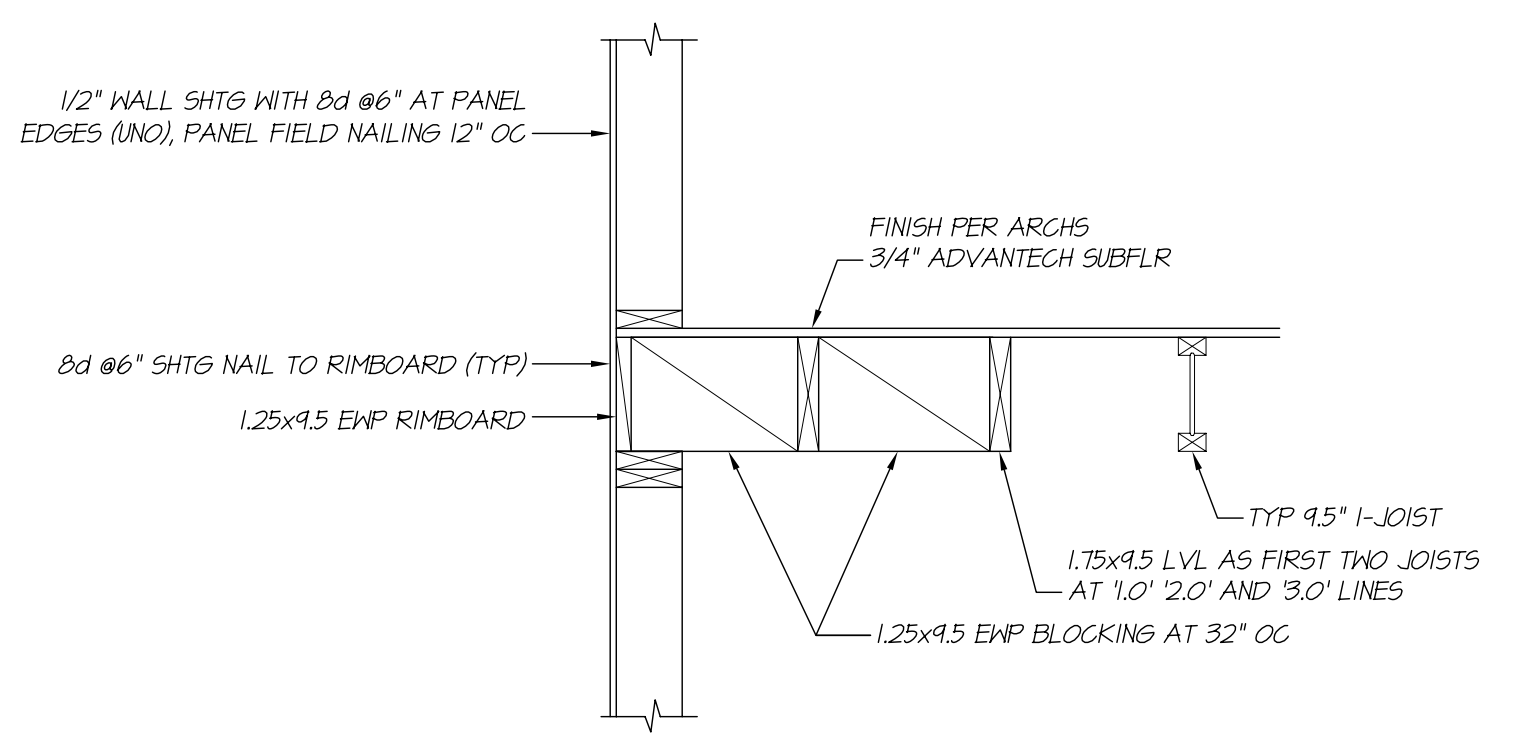
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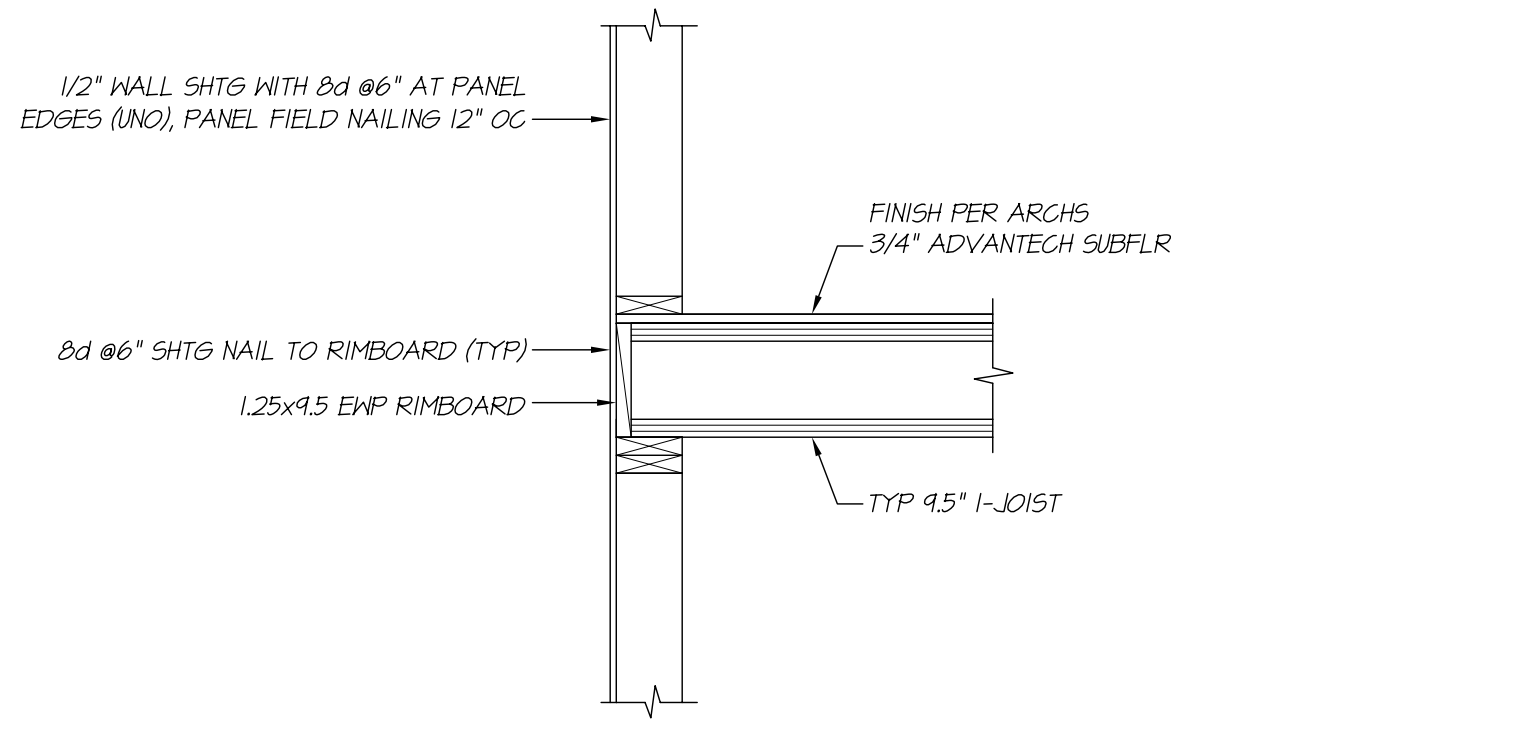
THIRD FLOOR FRAMING PLAN  
1/4" = 1'-0"



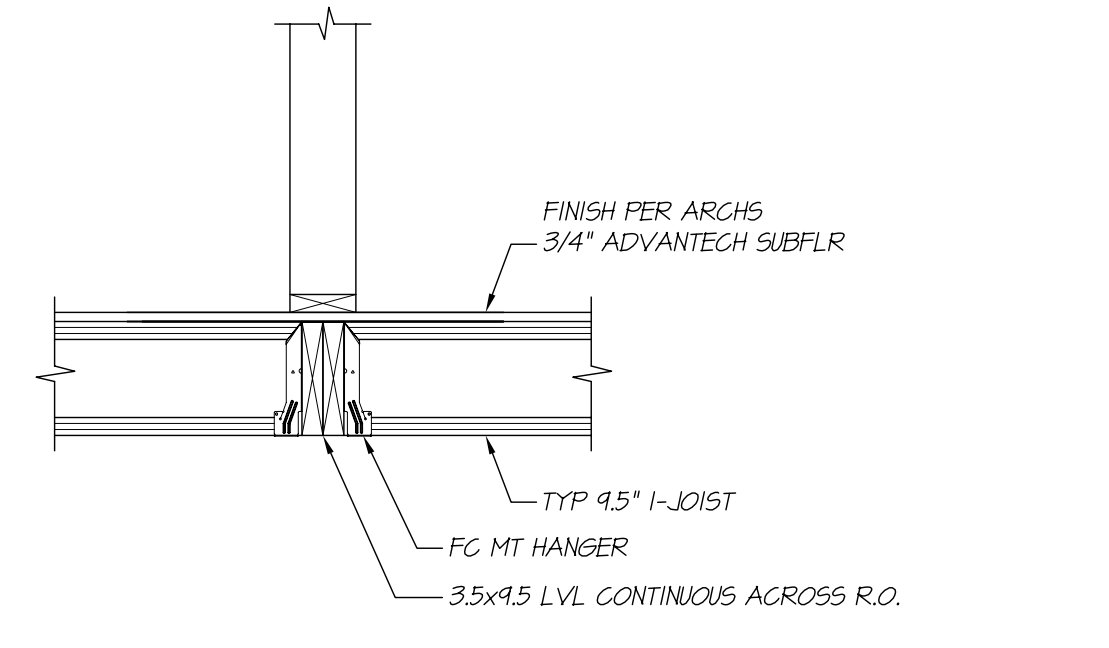
SECOND FLOOR FRAMING PLAN  
1/4" = 1'-0"



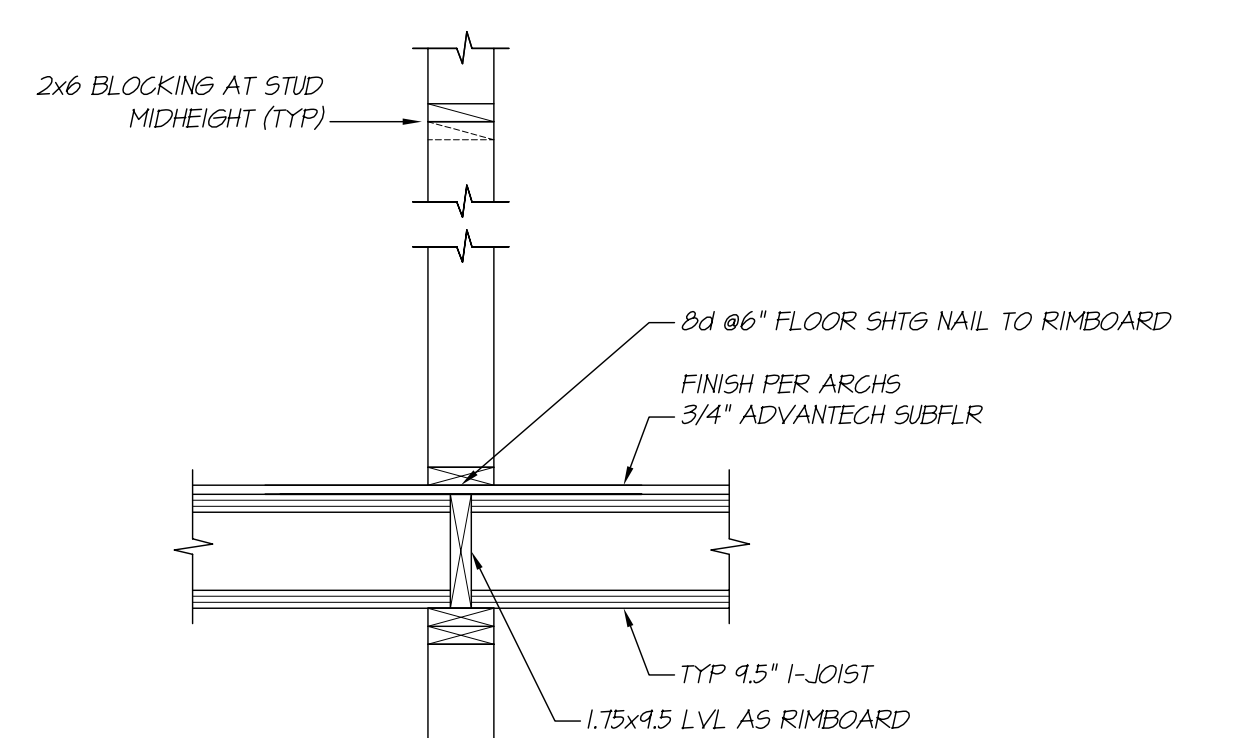
SECTION 30  
3/4" = 1'-0"



SECTION 31  
3/4" = 1'-0"



SECTION 32  
3/4" = 1'-0"



SECTION 33  
3/4" = 1'-0"

**HAMMOND APARTMENTS - BUILDING 'A'**  
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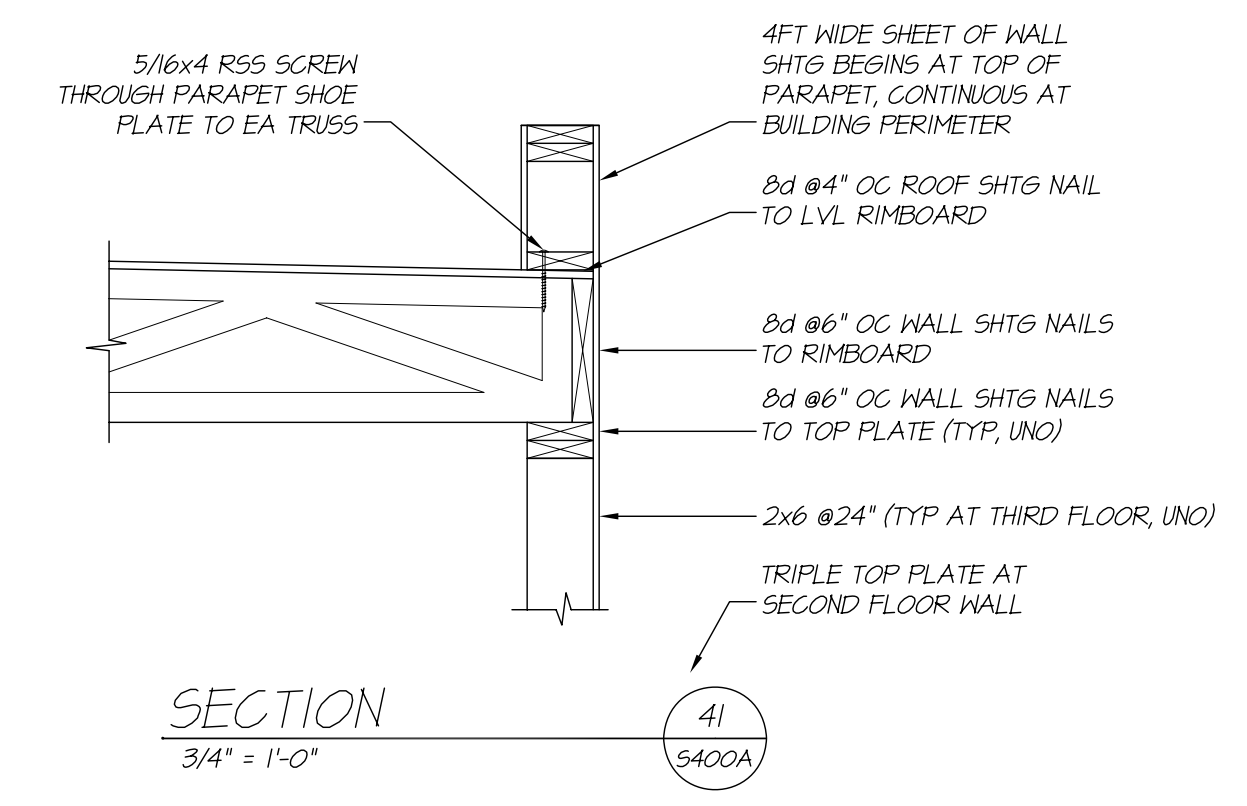
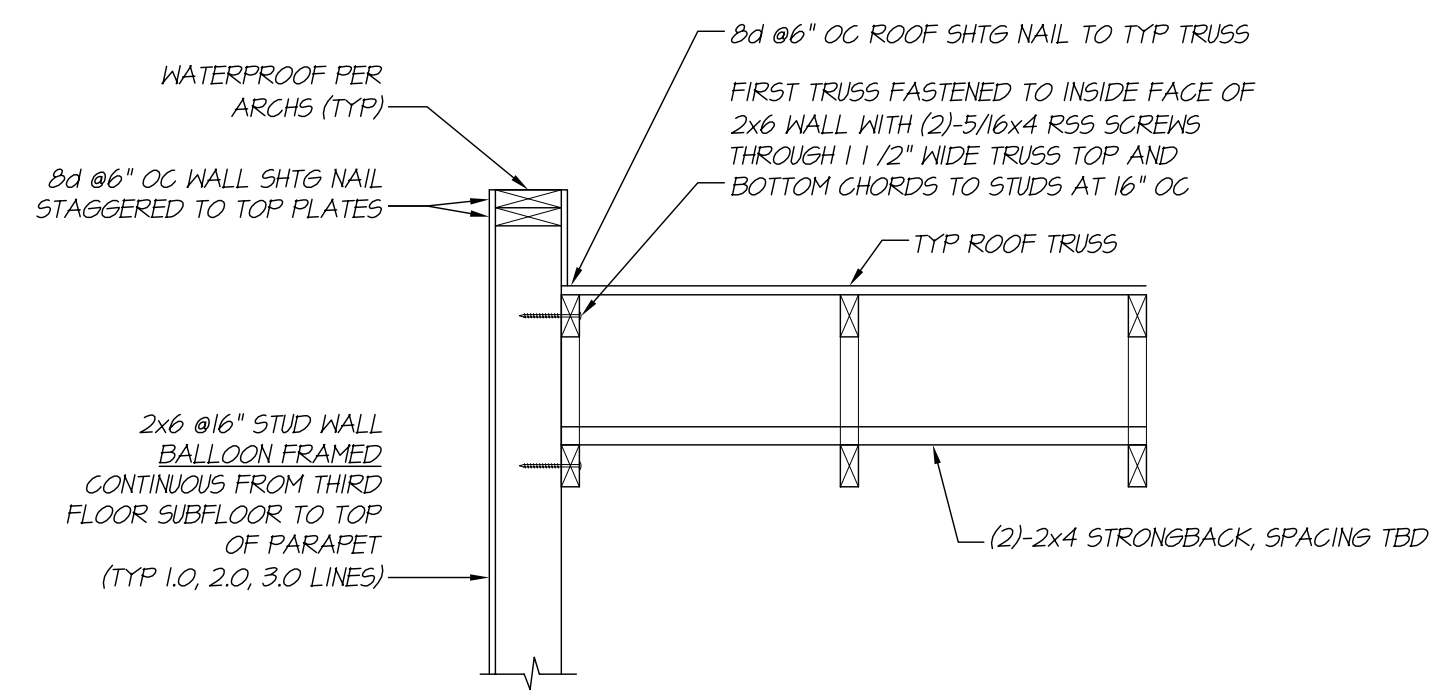
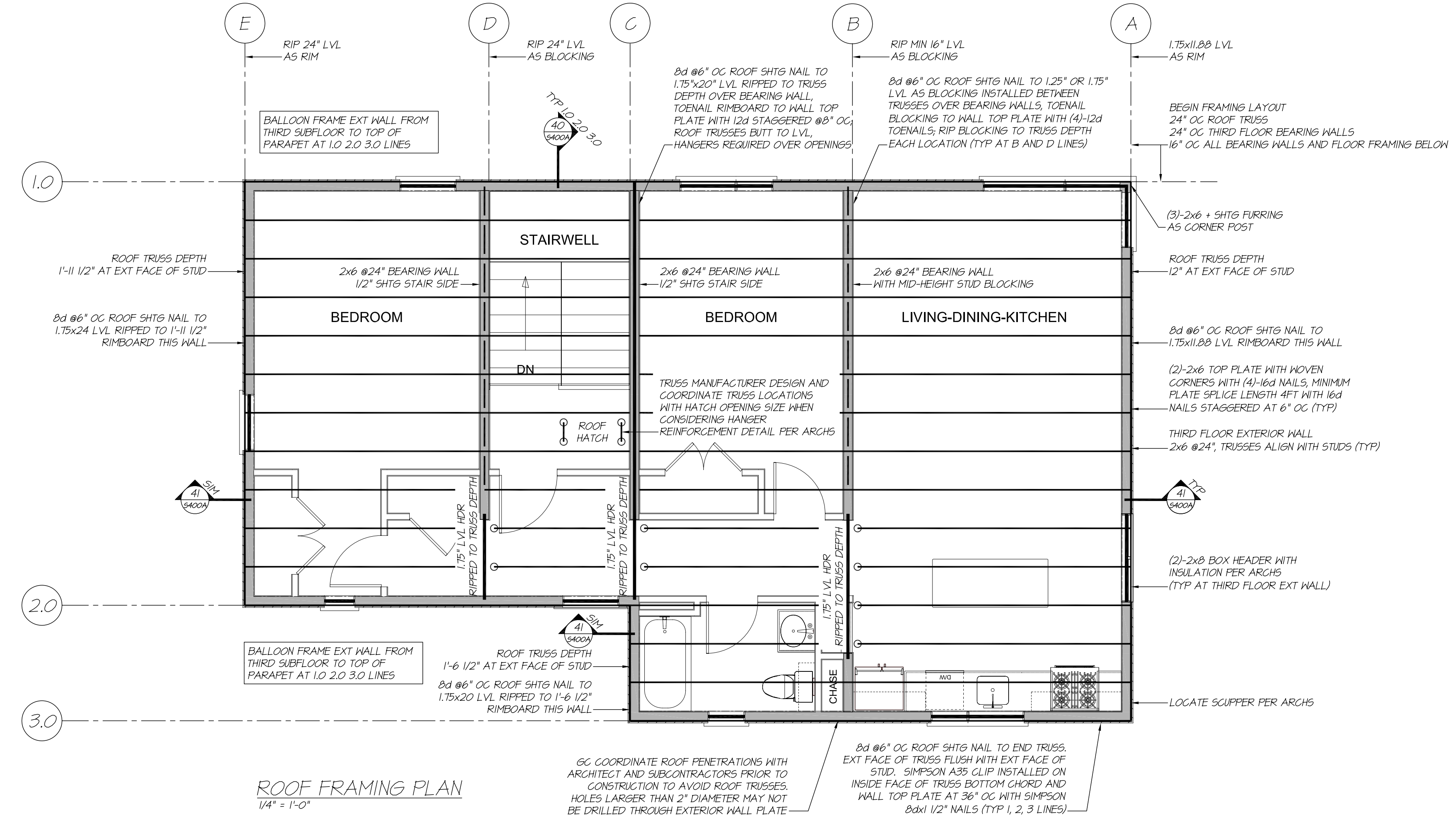
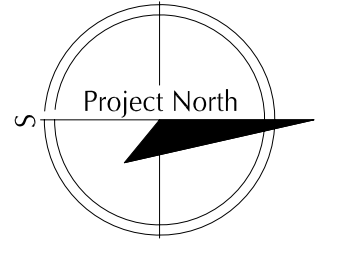
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THIRD FLOOR FRAMING  
SECOND FLOOR FRAMING

**S300A**

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ROOF FRAMING

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