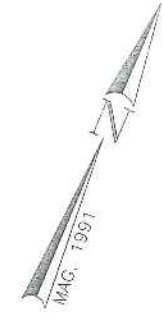


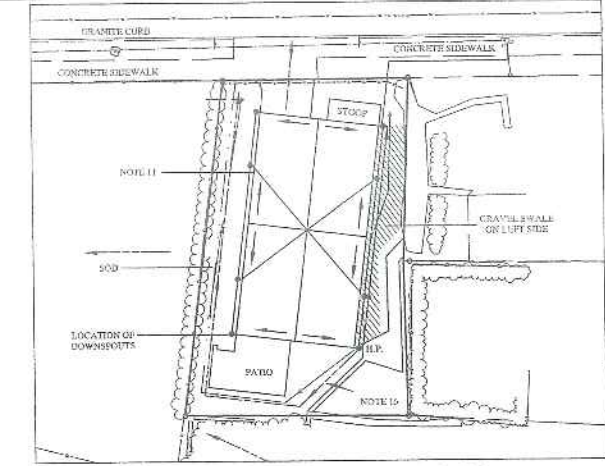
- LEGEND**
- EXISTING:**
- IRON PIN FOUND
  - UTILITY POLE & LINE
  - N/F NOW OR FORMERLY
  - 123/45 DEED BOOK/PAGE
  - ▨ EXISTING STRUCTURE
  - 123- EXISTING CONTOURS
  - PROPERTY LINE
  - ABUTTERS PROPERTY
  - BUILDING SETBACK
  - EDGE OF PAVEMENT
  - SIGNAGE
  - TREE/SHRUB LINE
  - 135.5 SPOT ELEVATIONS
- PROPOSED:**
- ⊙ NO. 5 REBAR SET
  - O.H.P.- PROPOSED UTILITY POLE & LINE
  - ▭ PROPOSED STRUCTURE
  - - - PROPOSED CONTOURS
  - ▨ PROPOSED RETAINING WALL
  - PROPOSED TREES
  - PROPOSED SHRUBS
  - ▨ PROPOSED CRUSHED STONE
  - ▨ PROPOSED BRICK
  - ▨ PROPOSED BIT. CONCRETE
  - ▨ PROPOSED STONE WALL



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JUN 12 2009

City of Portland  
Planning Division



**DRAINAGE PATTERN PLAN**  
SCALE: 1" = 20'

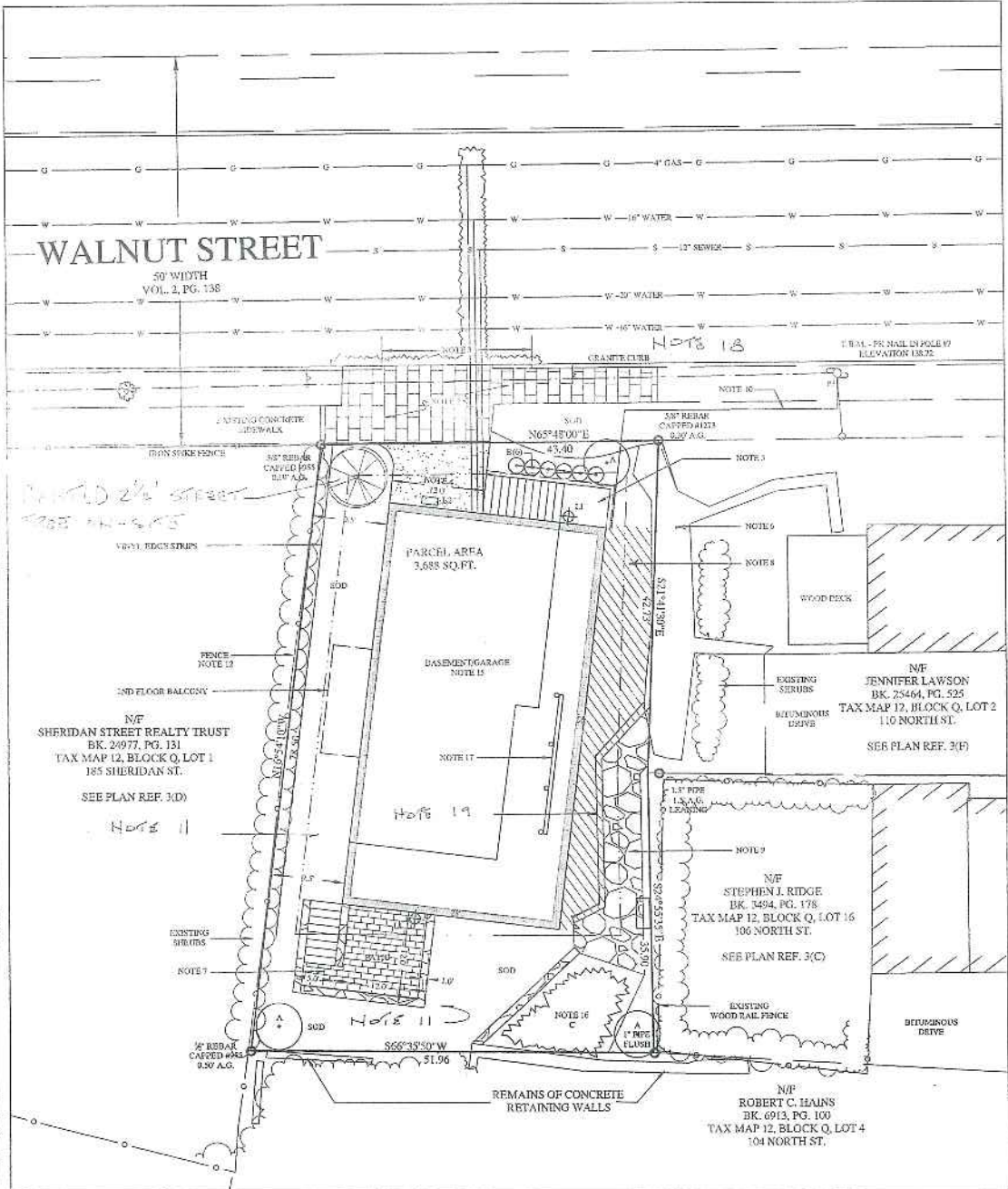
PLANNING/DESIGN ASSOCIATES  
ENGINEERS/SITE PLANNERS  
9 ALEXANDER DRIVE  
WINNHAM, MAINE 04082  
(207) 892-2640

DUPLEX RESIDENCE  
72 WALNUT STREET  
PORTLAND, MAINE

SHOPOV  
PROPERTIES, LLC  
PORTLAND, MAINE  
DEVELOPER

Revisions:	
1	04/21/09
2	05/08/09
3	05/11/09
4	05/11/09
5	05/11/09
6	05/11/09
7	05/11/09
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100	05/11/09

Date: 04.21.09  
Scale: 1" = 10'  
Drawn: MLC  
Project: SHOPOV 05-093  
Sheet: SITE & UTILITY PLAN  
GRADING & DRAINAGE PLAN  
SP-1



**SITE, UTILITIES & LANDSCAPE PLAN**

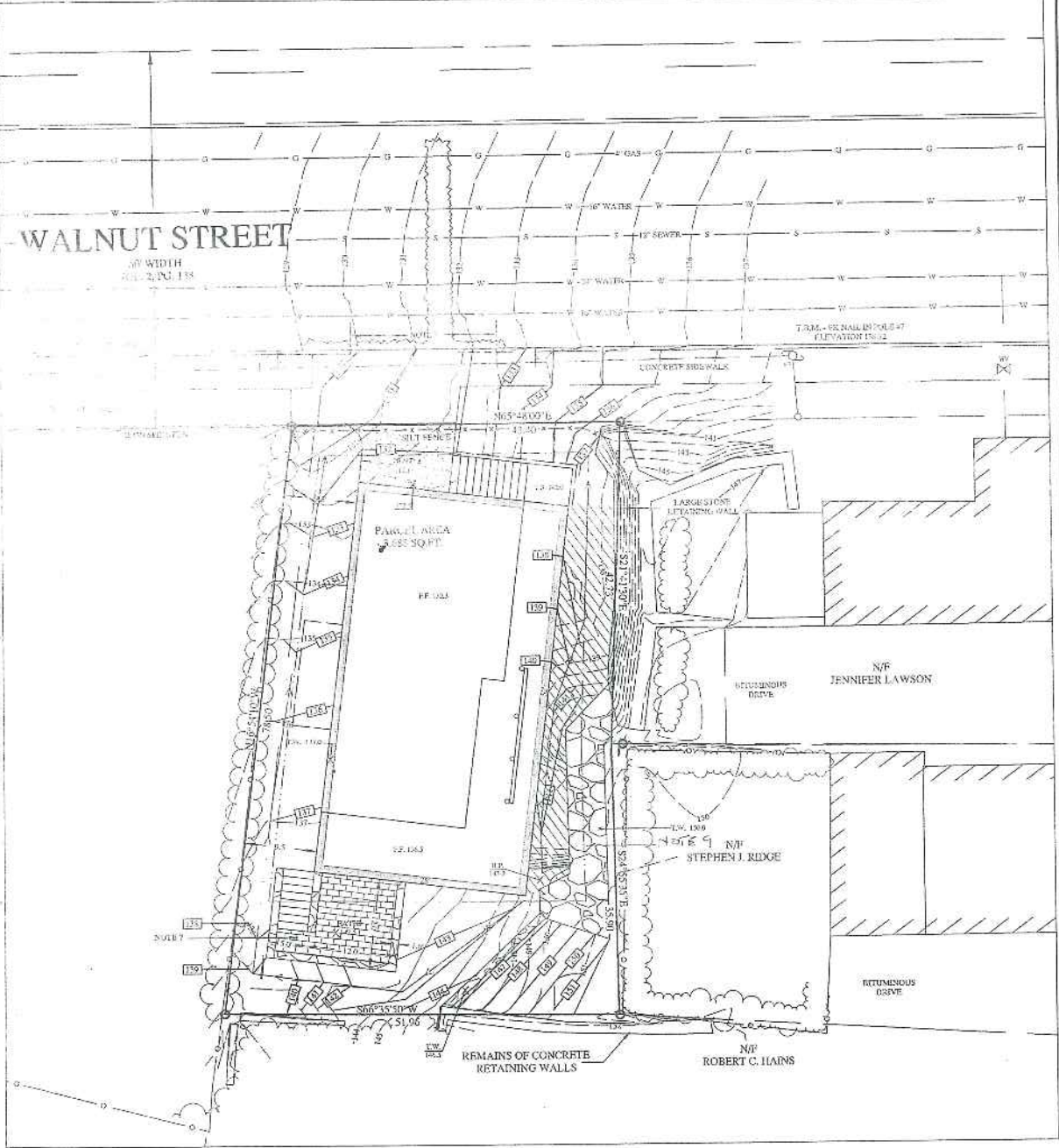
**SITE NOTES:**

- UTILITY TRENCH TO SEWER/WATER/GAS MAINS, SAW CUT EXISTING PAVEMENT AND REPAVE, LOCATE UTILITIES AS PER DIG-SAFE INSTRUCTIONS, SEE DETAIL.
- REMOVE CONCRETE SIDEWALK AND INSTALL BRICK PAVEMENT, SEE DETAIL AND PLAN.
- RELOCATE EXISTING 20" CURB CUT 2' UP WALNUT ST. SEE PLAN.
- BITUMINOUS CONCRETE DRIVEWAY.
- GRANITE STOOP UNDER 2ND FLOOR BALCONY.
- EXISTING RETAINING WALL TO REMAIN.
- MASON & STONE PATIO & STEPS - BL. 157.2
- CRUSHED STONE DRIVEWAY.
- STONE RETAINING WALLS, SEE PLAN REF. 3(F).
- INSTALL U.G./ERTY OFF POLE FT.
- SOD LAWN W/ SWALE TO SIDEWALK.
- EXISTING METAL FENCE (ABUTTERS) TO REMAIN, 4" X 4" & 1/2" STRIP BELOW.
- LANDSCAPE PLANTINGS:  
A. CRABAPPLE 2 1/2" CAL. B&B (3)  
B. EUCONYMUS 2" B&B (6)  
C. BAR HARBOR JUNIPERS, POTS (2)  
SOD ALL DISTURBED IMPERVIOUS AREA ON SITE AND IN R.O.W. PROVIDE 4" BARK MULCH IN PLANT BED. SEE NOTE 18, CONT.
- INSTALL GUTTER/DOWNSPOUT SYSTEM (BOTS PAVT).
- BASEMENT PARKING AREA FOR 2 SPACES, 9' X 19', SEE BASEMENT PLAN.
- BANK PLANTING BED.
- LOCATION OF PILE SHORING.

- OWNER TO PLANT (1) STREET TREE ON-SITE, 2 1/2" AT THE CITY'S DIRECTION.
- LOCATION OF GRADE BEAM

- CONDITIONS OF APPROVAL:**
- NO VEHICLE PARKING ALLOWED ON SITE EXCEPT IN BASEMENT.
  - NO PARKING ALLOWED IN DRIVEWAY (NO PARKING SIGN ON GARAGE DOOR).
  - NO CONNECTION OF BUILDING UNDER DRAIN SYSTEM TO SANITARY SEWER SYSTEM.
  - OWNER TO PROVIDE (2) STREET TREES, 2 1/2" CAL. TO BE PLANTED IN LOCATIONS AT THE CITY ARBORISTS DIRECTION. OPTION - PROVIDE A CASH EQUIVANT.

- FOUNDATION UNDERDRAIN SYSTEM PIPES TO CONNECT TO SUMP PIT OR DAYLIGHT ON-SITE.
- ALL SITE WORK SHALL BE LIMITED TO THE PROPERTY LINES AND NOT INFRINGE ONTO ADJACENT PROPERTY WITHOUT PERMISSION.



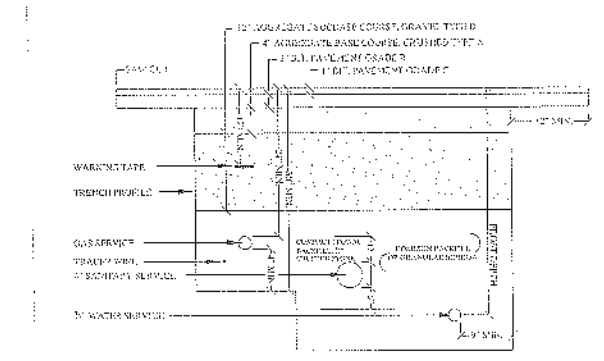
**GRADING & DRAINAGE PLAN**

as approved by P. Oio. 7/28/2009 JF

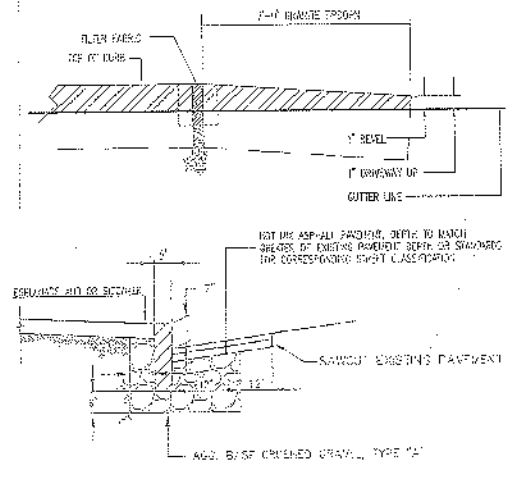
REVISIONS
1. 7. 09



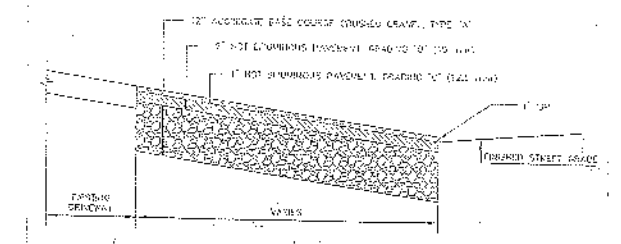
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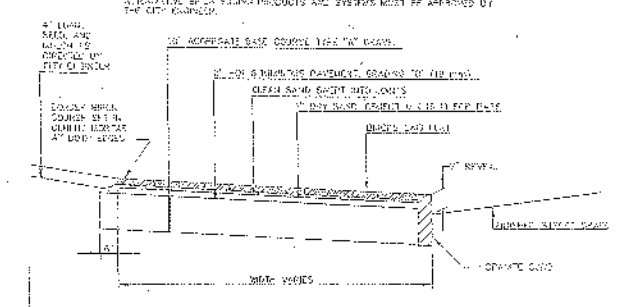
1. UTILITY TRENCH DETAIL N.T.S.



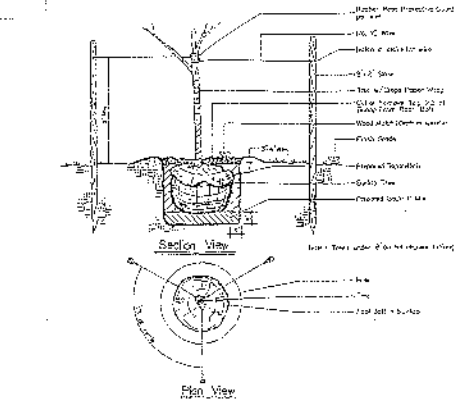
2. CURB DETAIL HTS



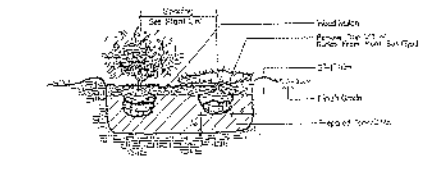
3. DRIVEWAY DETAIL N.T.S.



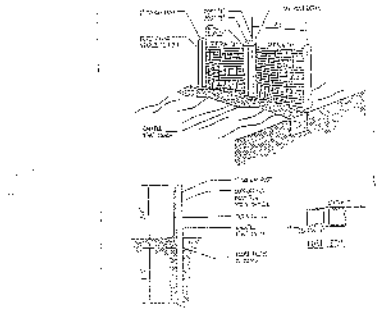
4. SIDEWALK DETAIL HTS



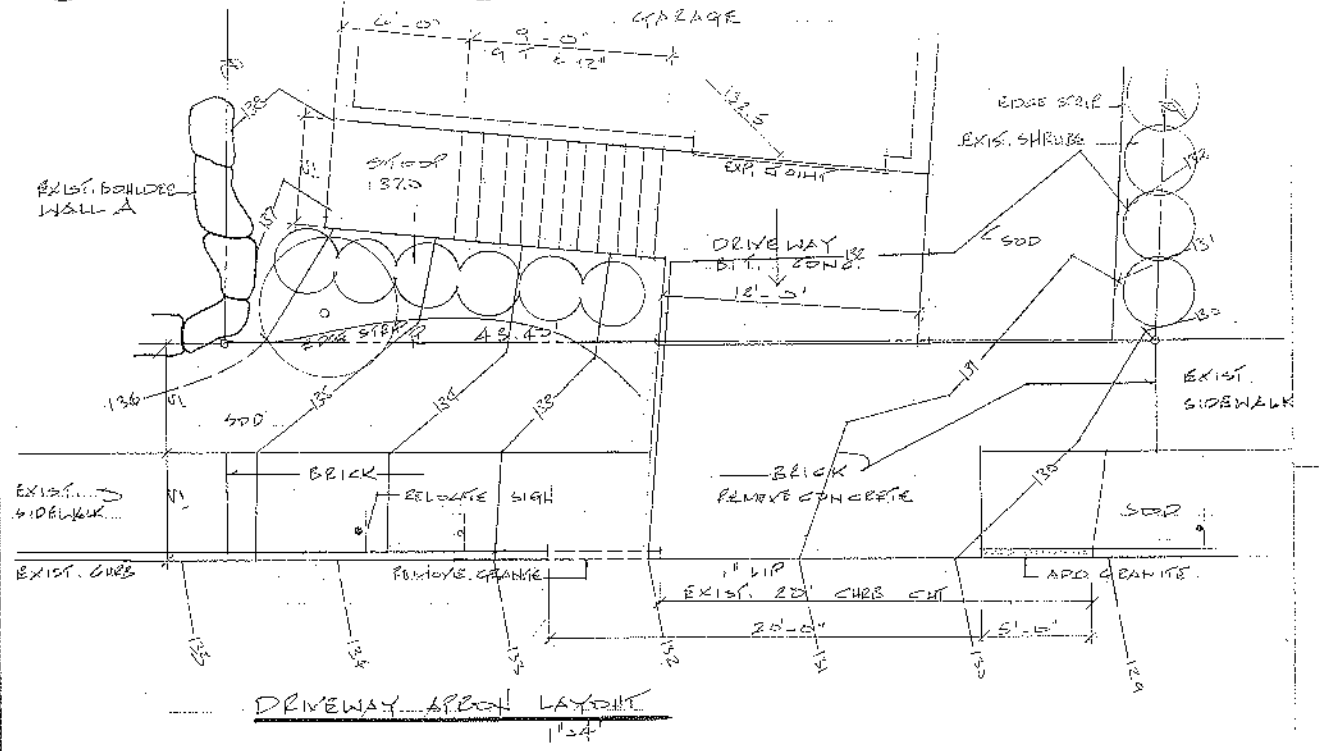
5. TREE DETAIL HTS



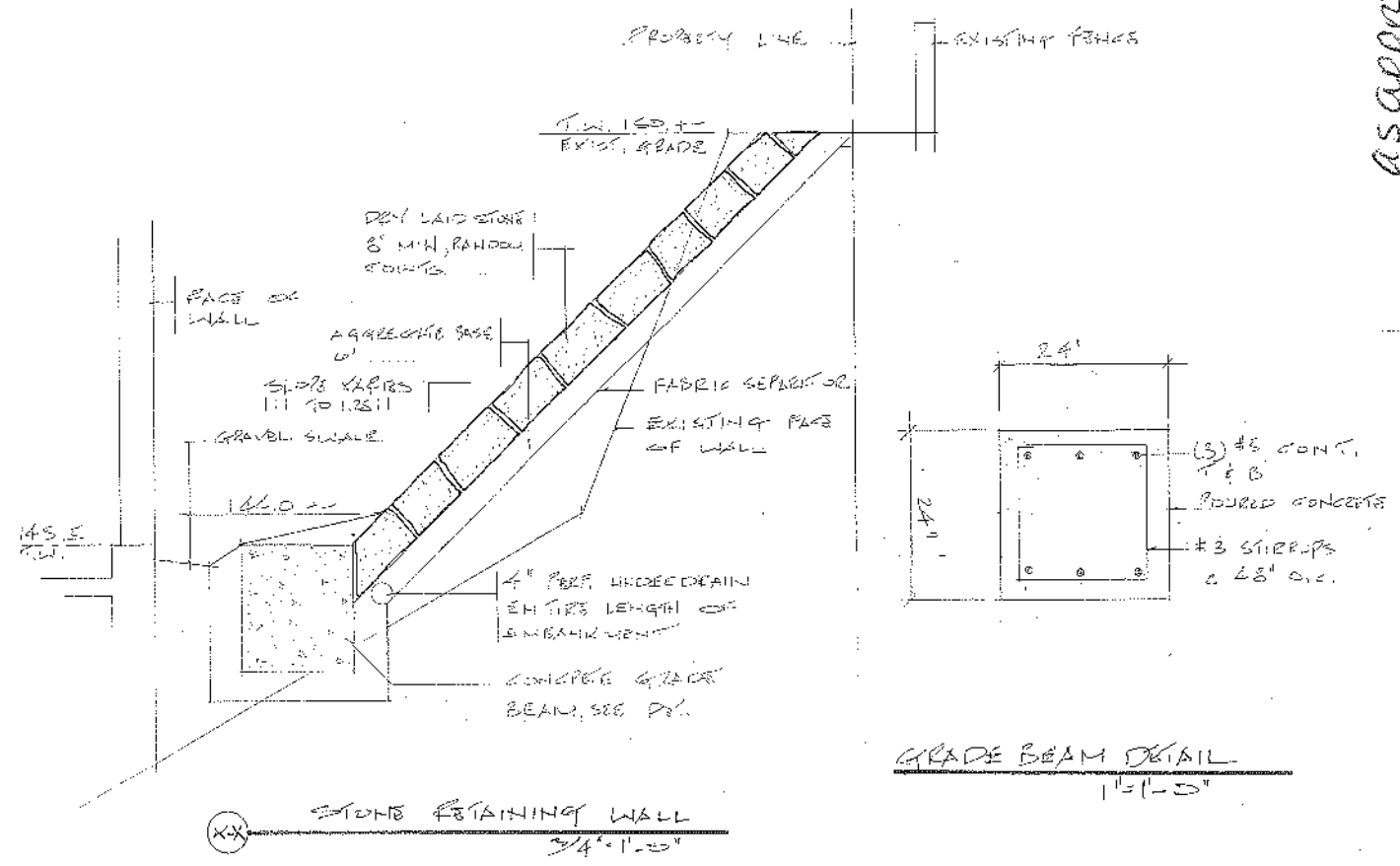
6. SHRUB DETAIL HTS



7. SILT FENCE DETAIL N.T.S.



DRIVEWAY AREA LAYOUT 1/24'



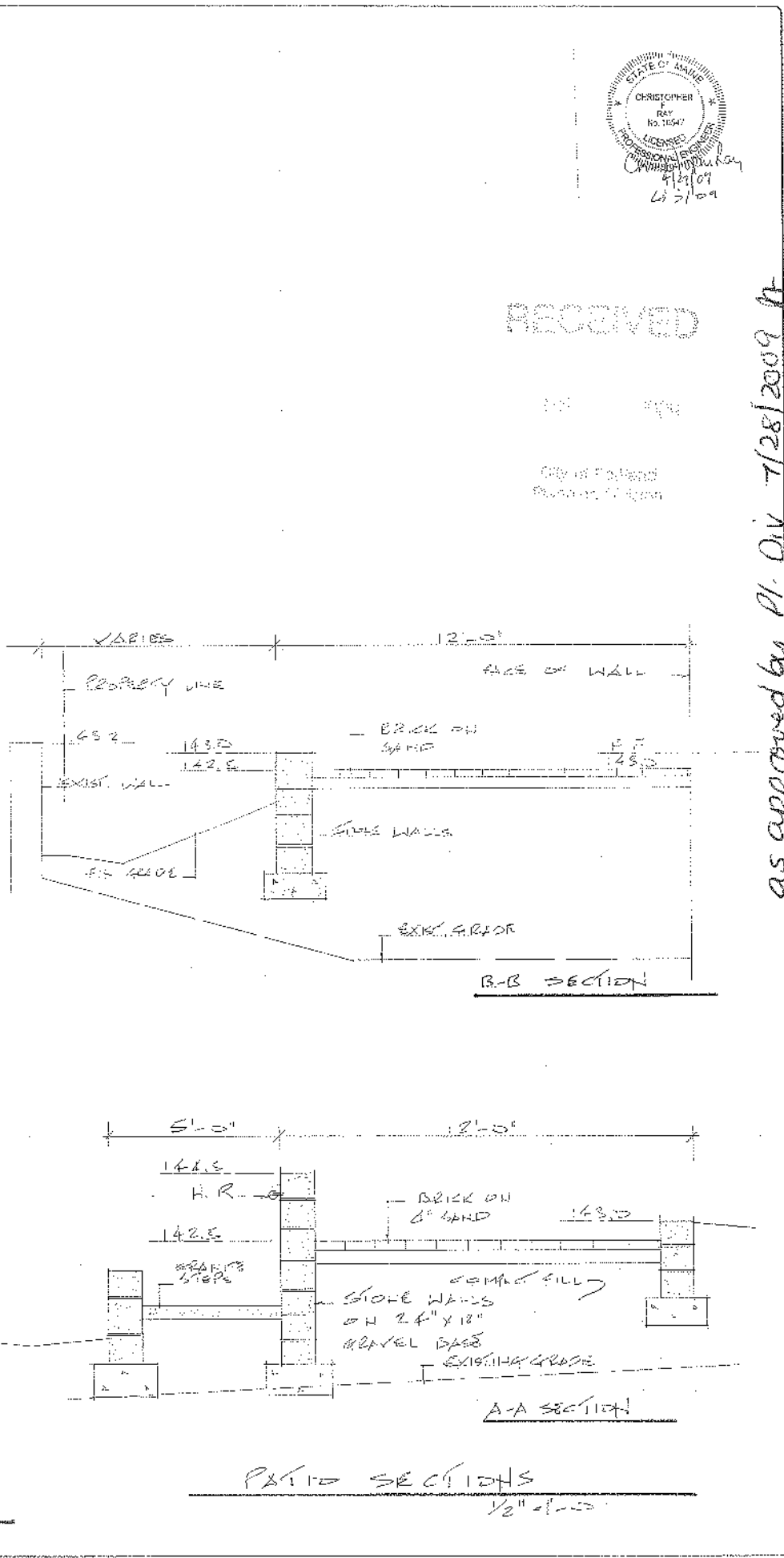
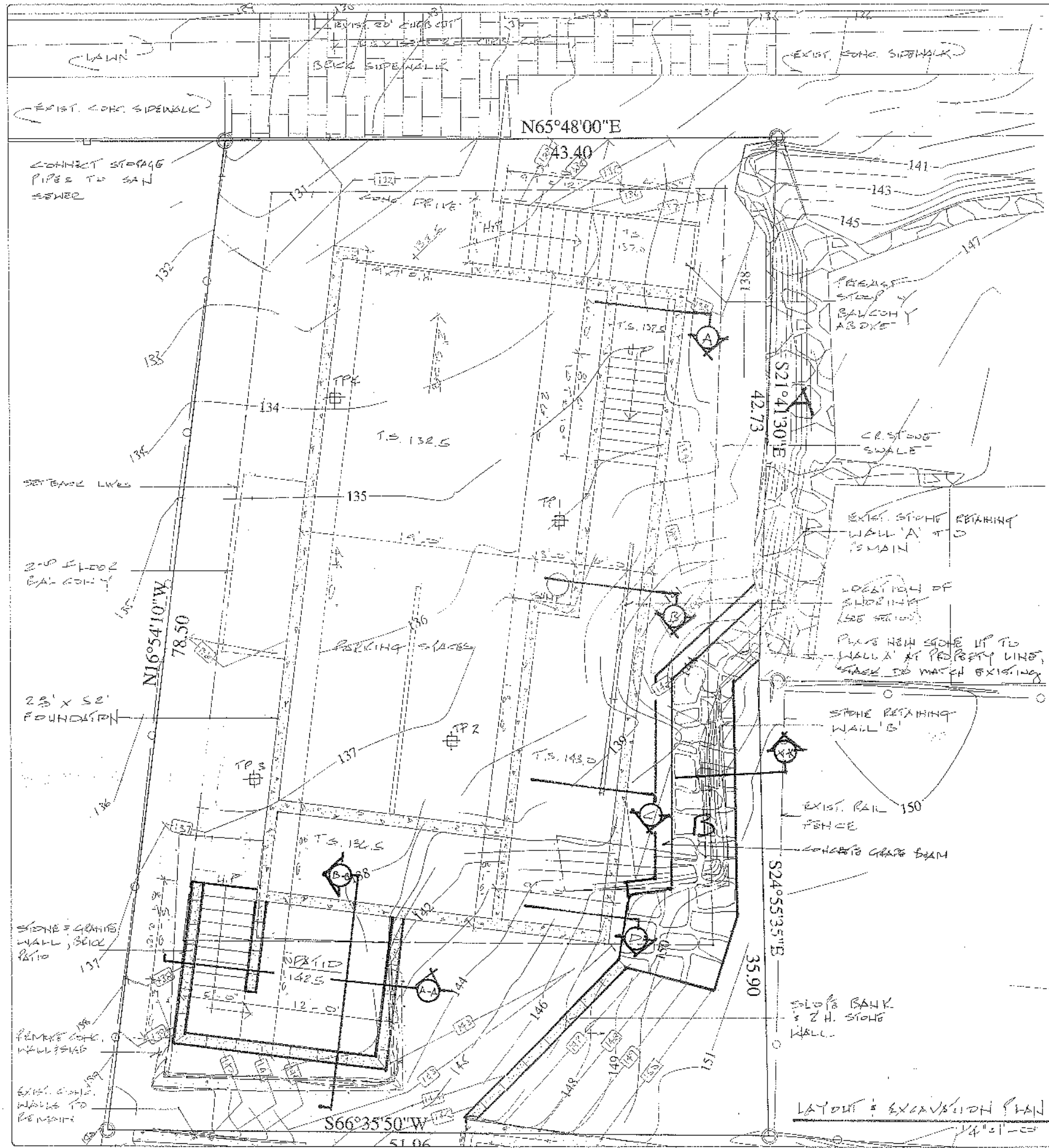
STONE RETAINING WALL GRADE BEAM DETAIL 1/4"=1'-0"

as approved by P. Div. 7/28/2009 JF

SHOPOV DUPLEX RESIDENCE  
 12 BUCKLE STREET, PORTLAND, ME  
 PLANNING / DESIGN ASSOCIATES  
 RESIDENTIAL DESIGN / SITE PLANNING / REAL ESTATE DEVELOPMENT CONSULTANTS  
 1000 BUCKLE STREET, PORTLAND, ME 04102-2600

Date: \_\_\_\_\_  
 Scale: \_\_\_\_\_  
 Drawn: \_\_\_\_\_  
 Job: \_\_\_\_\_  
 Street: \_\_\_\_\_  
 SITE DETAIL





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City of Portland  
Planning & Zoning

as approved by Pl. Div. 7/28/2009

PLANNING/DESIGN ASSOCIATES  
ENGINEERS/SITE PLANNERS  
9 ALEXANDER DRIVE  
WHELAN, MAINE 04097  
(207) 892-7640

DUPLEX RESIDENCE  
72 WALNUT STREET  
PORTLAND, MAINE

SHOPOV  
PROPERTIES, LLC  
PORTLAND, MAINE  
DEVELOPER

Revisions	
1	5/28/09
2	6/21/09
3	7/21/09

Date: 02.10.09  
Scale: 1/4" = 1'  
Drawn: JTF  
Project: SHOPOV  
Sheet:  
51-3  
2 of 2 Sheets

LAYOUT & EXCAVATION PLAN

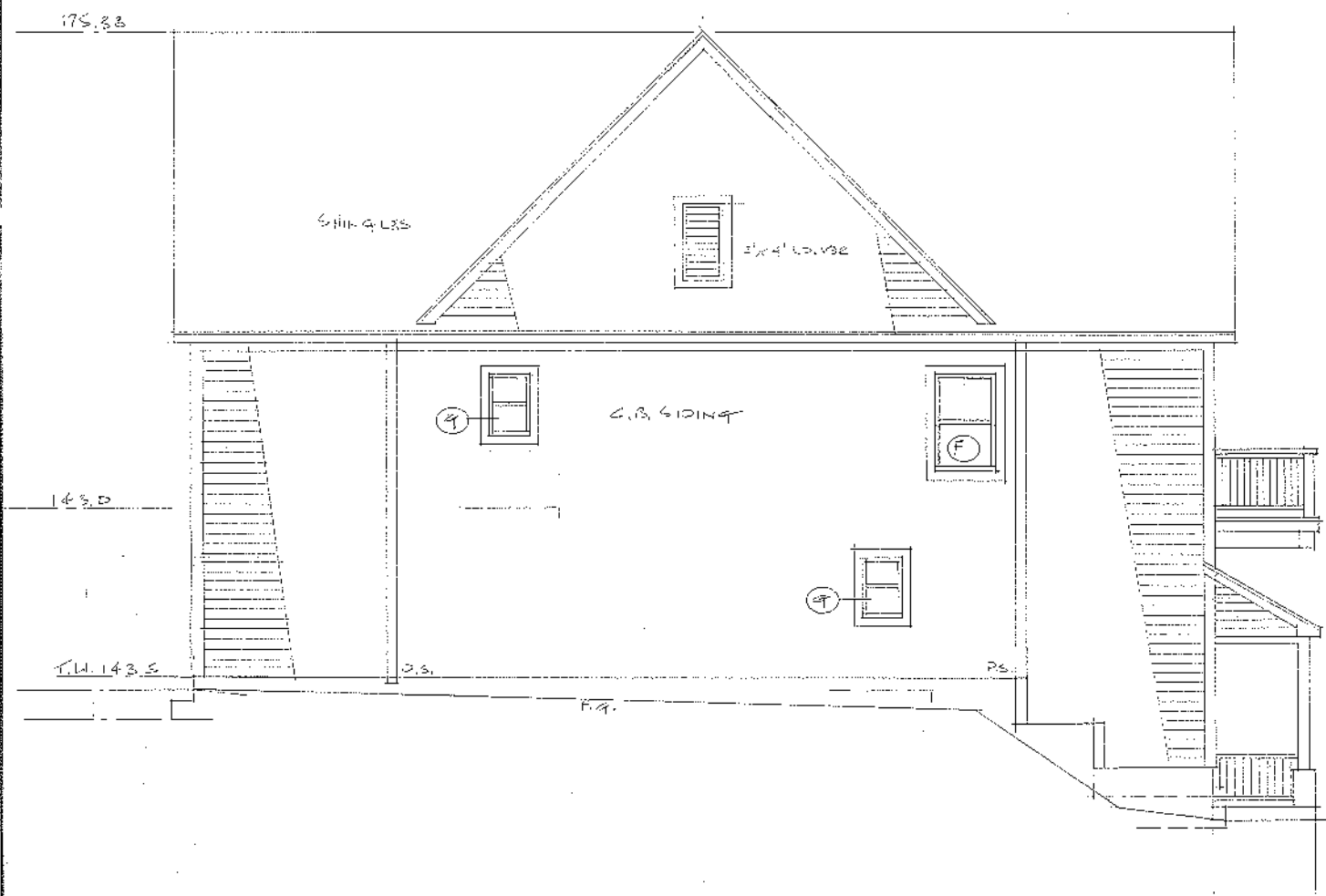
CROSS SECTIONS  
1/2" = 1'-0"

REVISIONS	BY
L 7 09	

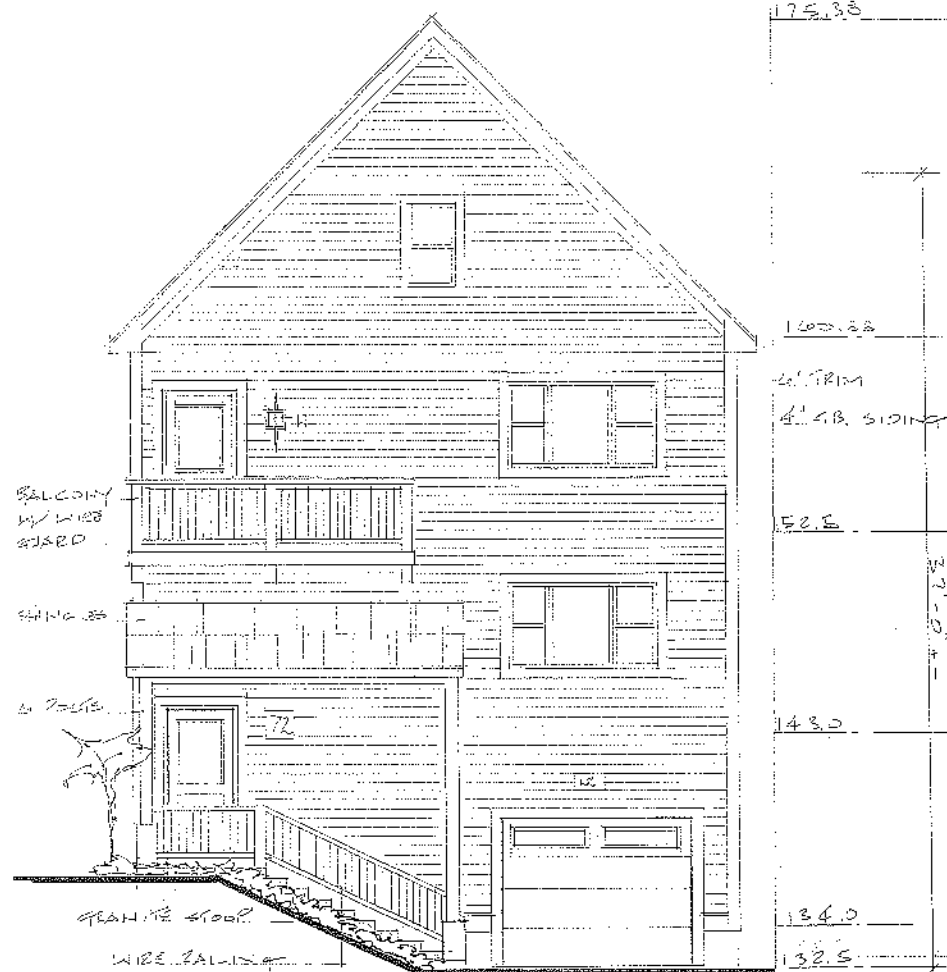


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Planning Division



LEFT ELEVATION



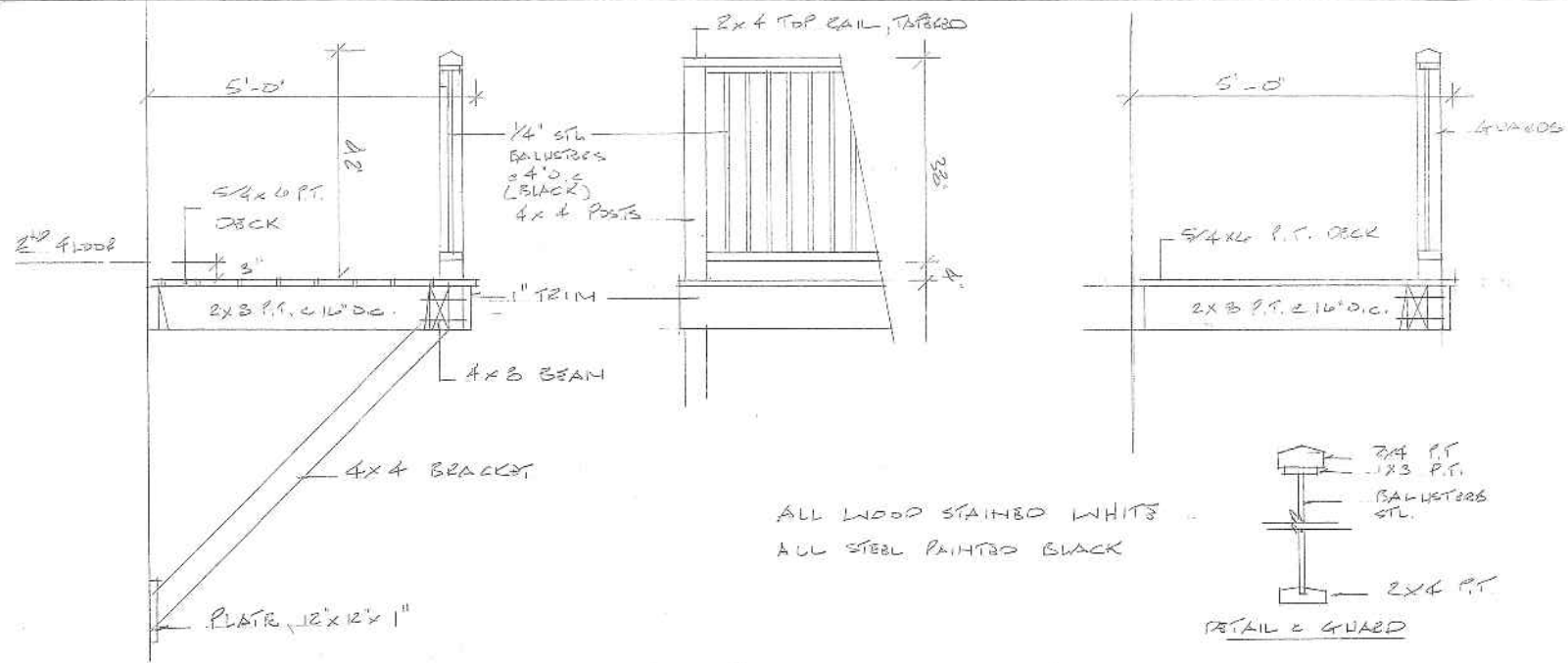
FRONT ELEVATION

SHOPOV RESIDENCE  
72 WILMUT ST. PORTLAND, ME  
PLANNING / DESIGN ASSOCIATES  
1000 BROAD ST. SUITE 200 PORTLAND, ME 04108  
P: 603.733.1111 FAX: 603.733.1112

Date 4.20.09  
Scale 1/4" = 1'-0"  
Drawn  
Job  
Sheet  
Of 11 Sheets

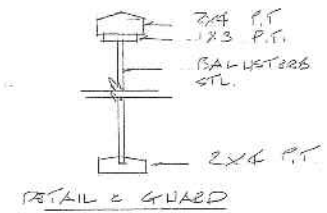
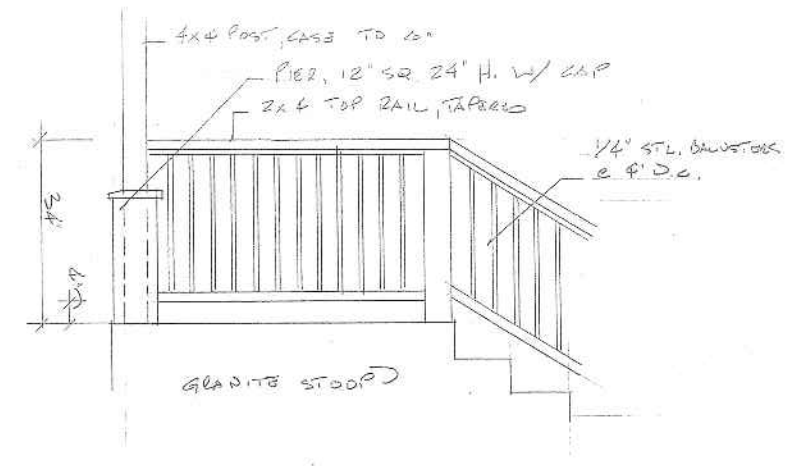
As approved by Ald. 7/28/09 JF

REVISIONS	BY
6.7.09	

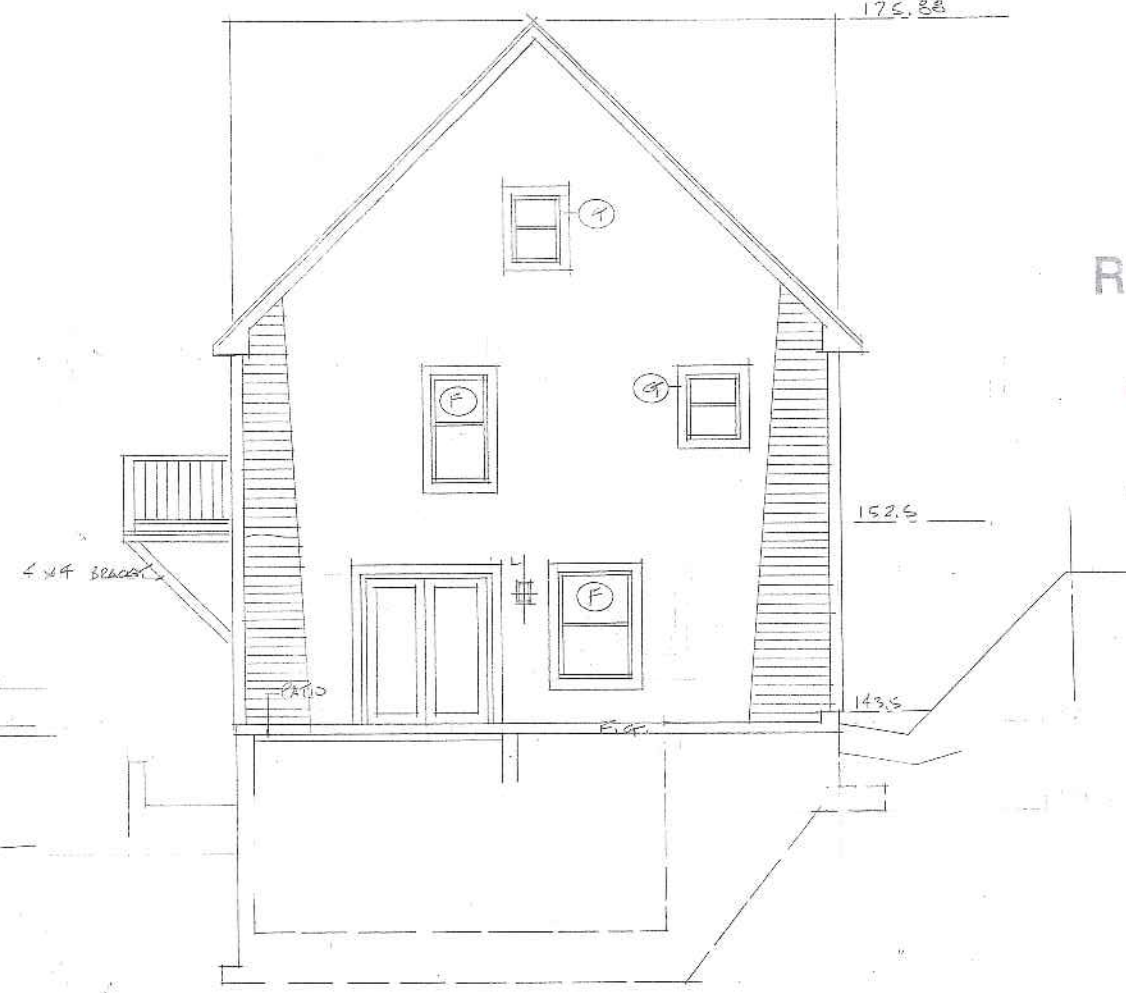


ALL WOOD STAINED WHITE  
ALL STEEL PAINTED BLACK

BALCONY & ENTRANCE RAILING  
3/4" = 1'-0"



RIGHT ELEVATION  
1/4" = 1'-0"



REAR ELEVATION  
1/4" = 1'-0"

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JUN 12 2009

City of Portland  
Planning Division

SHOPOV RESIDENCE  
72 WALNUT STREET, PORTLAND, ME  
PLANNING / DESIGN ASSOCIATES  
RESIDENTIAL DESIGNER / SITE PLANNING / REAL ESTATE DEVELOPMENT CONSULTANTS  
9 Parkside Drive, Portland, ME 04106-2549



Date	4.20.09
Scale	
Drawn	
Job	
Sheet	A-2
Of	Sheets

If 6002/82/L MW PL Div do approved by PL Div