

SITE NOTES:

CBL: 014 H03001
 BOOK / PAGE: 22734/042
 LEGAL DESCRIPTION: 14-H-3

ZONING: R-6

SOIL TYPE: H1B (HINKLEY LOAMY SAND 3-8% SLOPES)
 NATURAL DRAINAGE CLASS: EXCESSIVELY DRAINED
 RUNOFF CLASS: VERY LOW
 HYDROLOGIC SOIL GROUP: A

CONSTRUCTION MANAGEMENT PLAN:

DURING CONSTRUCTION THE SITE WILL BE ACCESSED FROM QUEBEC STREET (NORTH). THE 5' SETBACKS ALONG THE SIDE PROPERTY LINES AND THE 10' REAR SETBACK WILL ALLOW FOR CONSTRUCTION ACCESS TO ALL SIDES OF THE PROPOSED STRUCTURE.

THE FOUNDATION PLAN LIMITS THE EXCAVATION DEPTH AT THE WESTERN SIDE TO MINIMUM FROST PROTECTION DEPTH OF 4' TO THE BOTTOM OF FOOTING. THIS DEPTH OF EXCAVATION WILL NOT REQUIRE EXCAVATION SHORING.

THE PROPOSED DRYSTACK STONE WALL 6" FROM THE EASTERN PROPERTY LINE WILL NOT REQUIRE A DEEPENED FOOTING AND CAN THEREFORE BE CONSTRUCTED WITHOUT ENCROACHING ON THE ADJACENT PROPERTY.

EROSION CONTROL MEASURES WILL BE INSTALLED FOR THE DURATION OF THE PROJECT TO PROTECT ADJACENT PROPERTIES FROM CONSTRUCTION IMPACTS. THESE MEASURES WILL INCLUDE SILT FENCING ALONG THE DOWN-SLOPE PROPERTY LINE CONDITIONS.

AVERAGE GRADE CALCULATION:

AVERAGE GRADE WAS CALCULATED BY TAKING THE AVERAGE OF THE EXISTING GRADES WHERE THE PROPERTY MEETS THE STREET. WESTERN CORNER 130', EASTERN CORNER 127'. AVERAGE: 128'-6"

GENERAL NOTES:

- ALL DIMENSIONS ARE TO FACE OF CONCRETE (F.O.C.), UNLESS OTHERWISE NOTED.
- DO NOT SCALE FROM DRAWINGS.
- ANY INCONSISTENCIES OR UNFORESEEN CONDITIONS TO BE REVIEWED BY THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION.
- CONTRACTOR SHALL PROVIDE, ERECT, AND MAINTAIN ALL TEMPORARY BARRIERS AND GUARDS, AND ALL TEMPORARY SHORING AND BRACING IN COMPLIANCE WITH ALL STATE AND LOCAL REGULATIONS.
- CONTRACTOR SHALL PROVIDE ADEQUATE WEATHER PROTECTION FOR THE BUILDING AND ITS CONTENTS DURING THE COURSE OF WORK.
- CONTRACTOR TO VERIFY LOCATION OF ALL STRUCTURES AND SITE IMPROVEMENTS WITH SURVEYOR/ARCHITECT PRIOR TO COMMENCING CONSTRUCTION.
- CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITY CONNECTIONS PRIOR TO COMMENCING WORK. CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY PROVIDERS AND OBTAIN ALL NECESSARY PERMITS TO CONNECT TO UTILITY SERVICES UNLESS OTHERWISE NOTED.
- ALL UTILITY TRENCHING TO COMPLY WITH APPLICABLE CODE AND UTILITY PROVIDER STANDARDS.
- CONTRACTOR TO PROVIDE AND MAINTAIN JOBSITE PROTECTION MEASURES DURING CONSTRUCTION INCLUDING BUT NOT LIMITED TO: DEWATERING, RUNOFF AND SEDIMENT CONTROL, AND EROSION CONTROL IN COMPLIANCE WITH STATE AND LOCAL REGULATIONS.

FIRE DEPARTMENT NOTES:

A NEW CONSTRUCTION OF ONE AND TWO FAMILY HOMES ARE REQUIRED TO BE SPRINKLED IN COMPLIANCE WITH NFPA 13D. THIS IS REQUIRED BY CITY CODE (NFPA 101 2009 ED.)

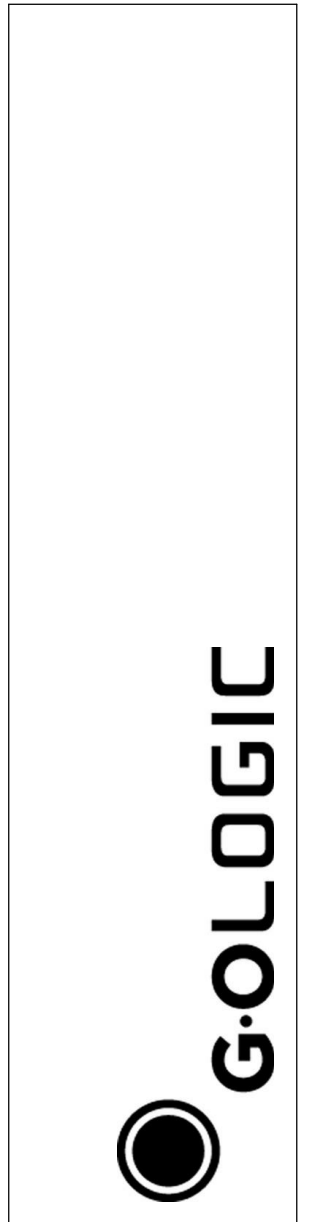
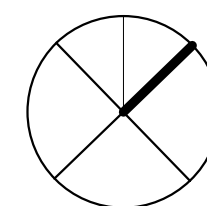
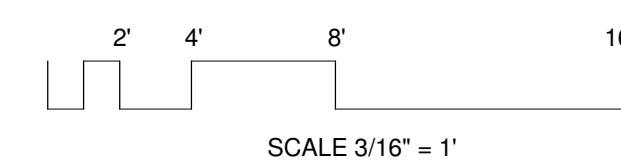
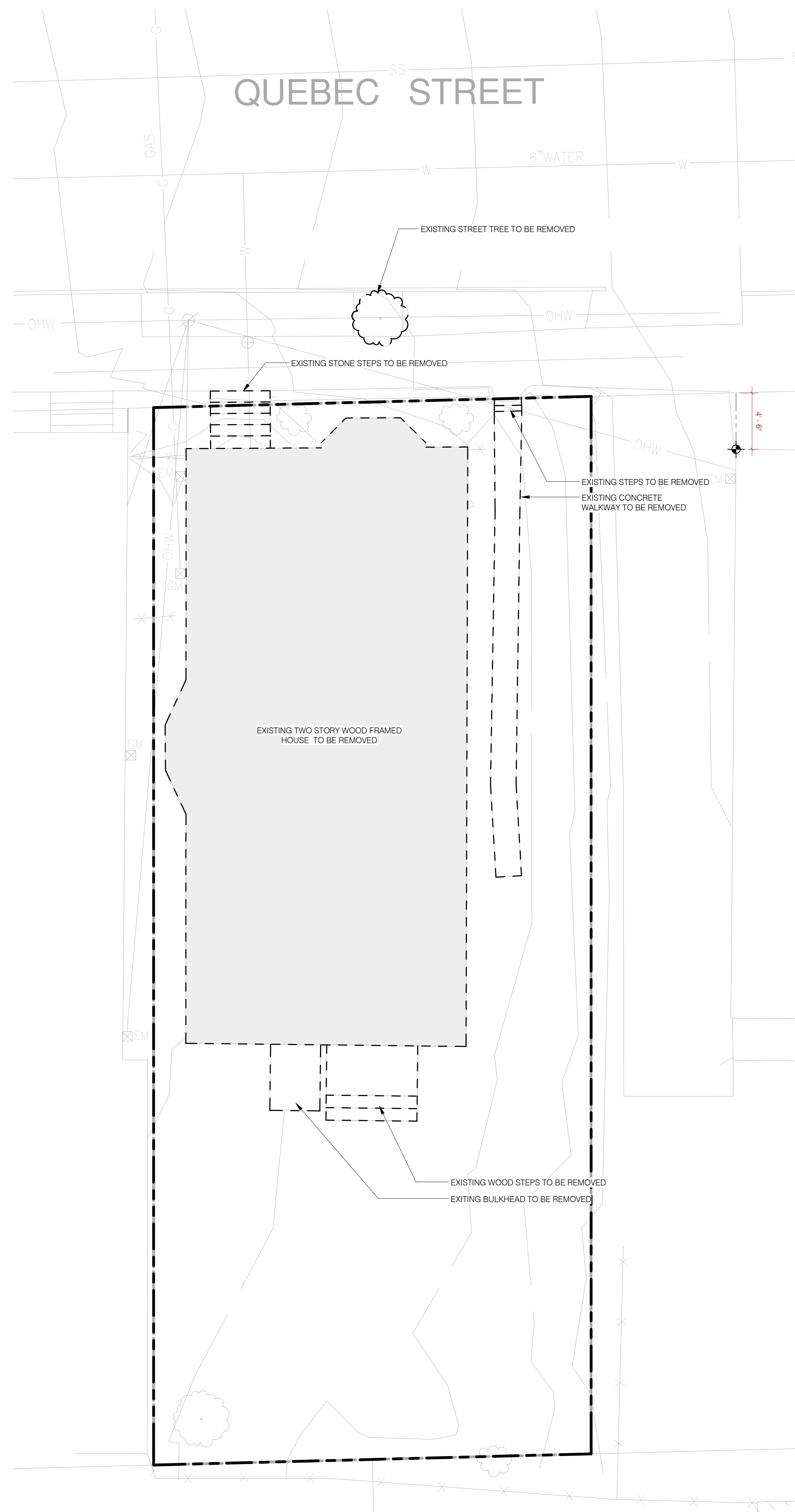
DEMOLITION NOTES:

CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE CITY OF PORTLAND DEMOLITION PERMIT.

PRIOR TO COMMENCING WORK ALL APPLICABLE UTILITY PROVIDERS SHALL BE CONTACTED TO ENSURE APPROPRIATE SHUT OFF AND CAPPING OF UTILITY SERVICES.

PRIOR TO COMMENCING WORK CONTRACTOR SHALL CONTACT DIG SAFE AND WAIT THE REQUIRED 72 BUSINESS HOURS PRIOR TO DIGGING.

PRIOR TO COMMENCING WORK CONTRACTOR SHALL COMPLY WITH ALL MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION ASBESTOS ABATEMENT REQUIREMENTS. INSPECTION AND REMOVAL OPERATIONS OF ASBESTOS PRODUCTS SHALL BE PERFORMED BY A DEP LICENSED CONTRACTOR.



Quebec St. Residence
 40 Quebec Street
 Portland, ME 04101
 Project Number

Site Demolition Plan

REVISIONS:
DATE & DESCRIPTION:

PAST ISSUES:
DATE & DESCRIPTION:



CURRENT ISSUE:
02/07/16 Permit

A1.0