

SITE NOTES:

CBL: 014 H003001
 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.)

RAIN GARDEN SIZING PER CITY OF PORTLAND STORMWATER CREDIT MANUAL:

RAIN GARDEN SURFACE AREA (SF) = IMPERVIOUS AREA TREATMENT VOLUME (CF) / DESIGN PONDING DEPTH

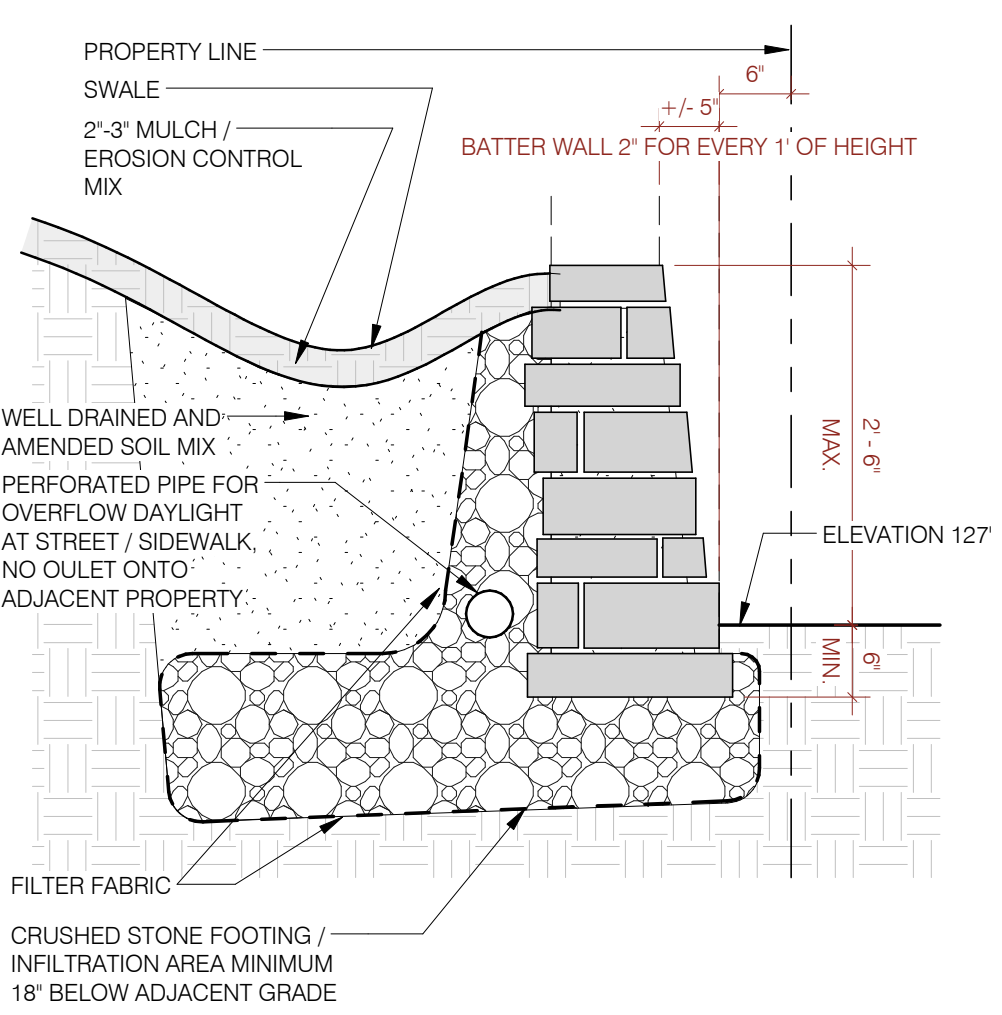
TREATMENT VOLUME (CF) = IMPERVIOUS DRAINAGE AREA (SF) X 1 INCH OF RAIN (0.083 CF)

TOTAL IMPERVIOUS ROOF AREA = 1590 SF

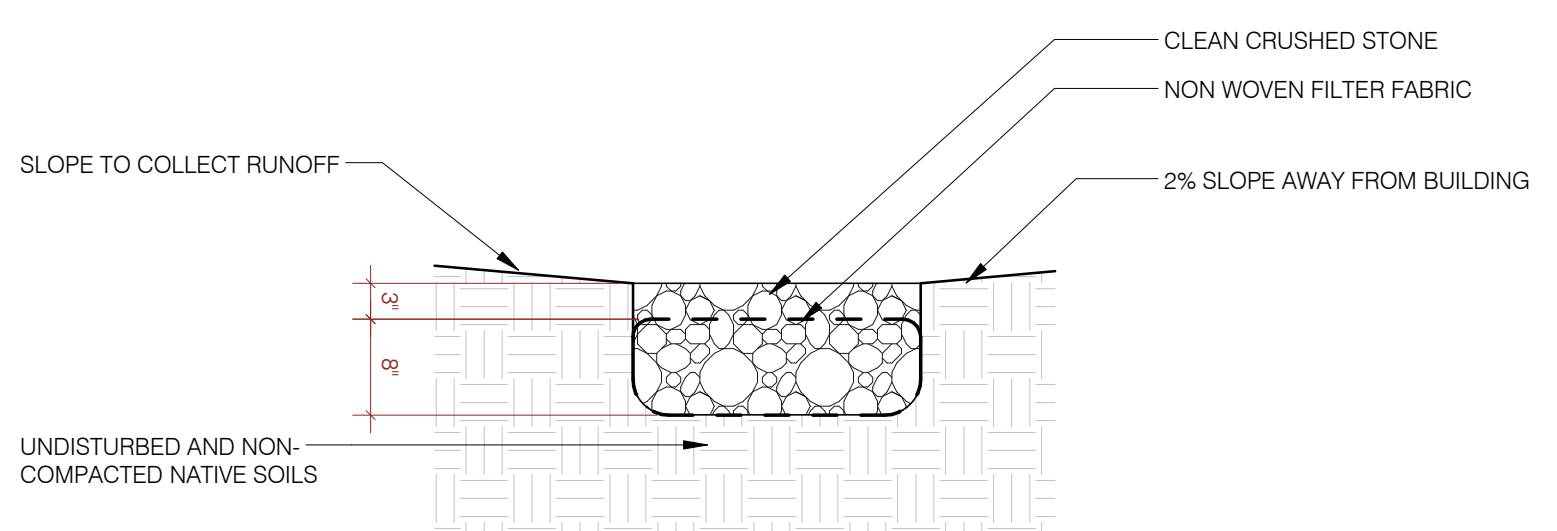
TREATMENT VOLUME = 1590 SF X 0.083 CF = 132 CF

MAXIMUM PONDING DEPTH = 6" (WELL DRAINED SOILS)

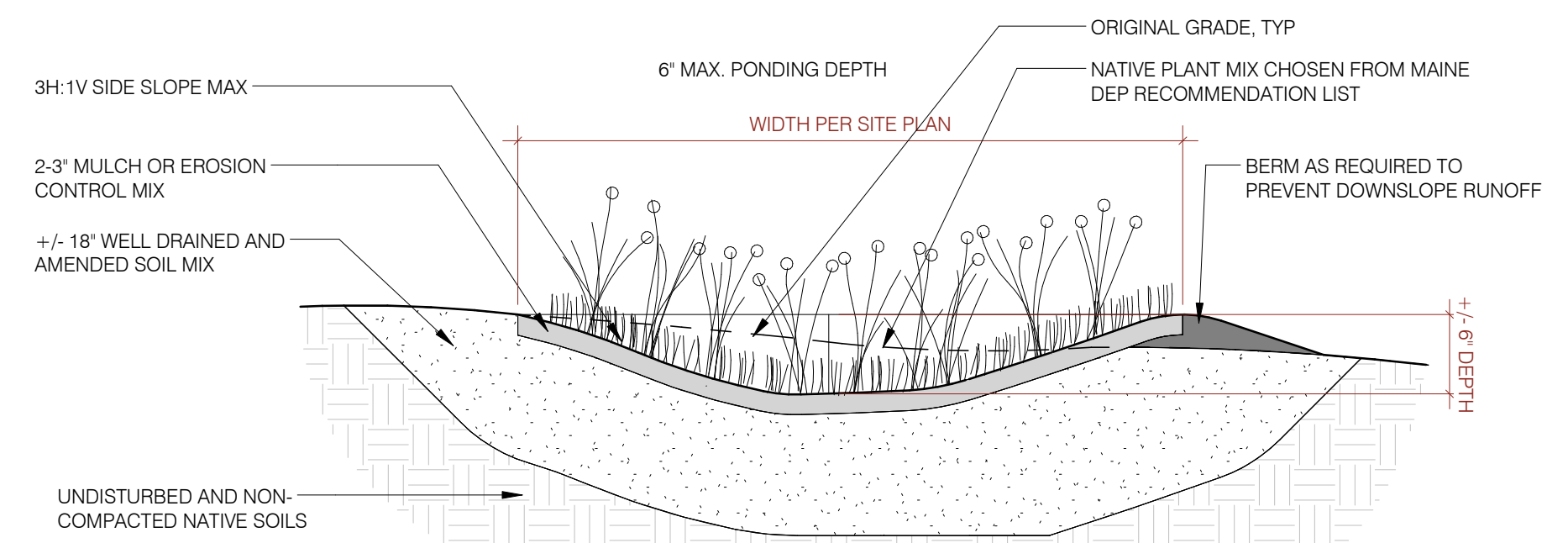
REQUIRED RAIN GARDEN SIZE = 132 CF / .5 FT = 264 SF



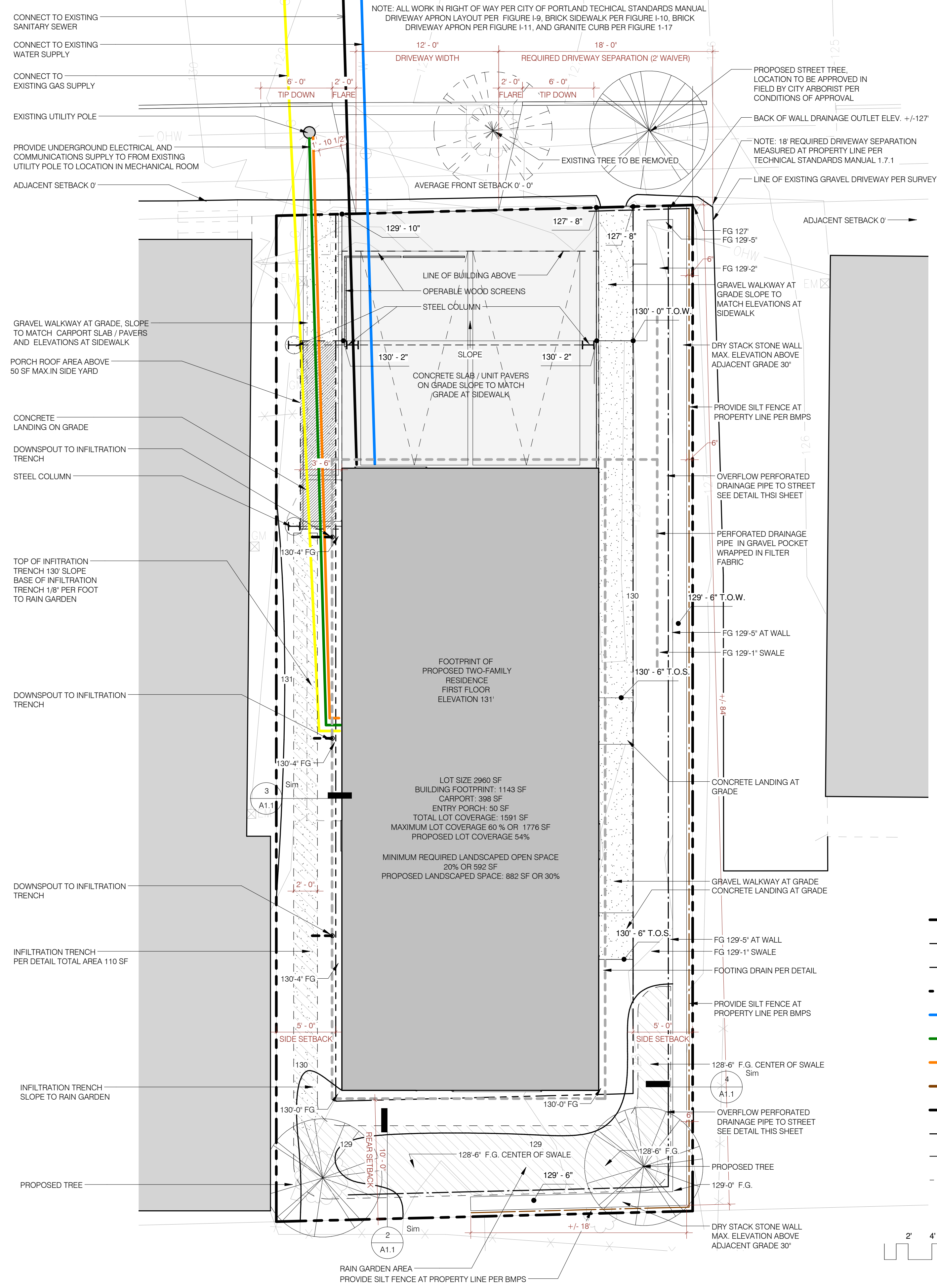
4 Dry Stack Stone Wall
3/4" = 1'-0"



3 Infiltration Trench Section
3/4" = 1'-0"

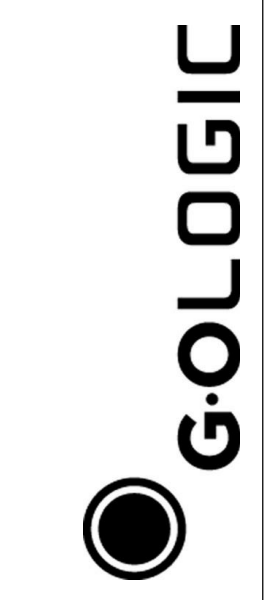
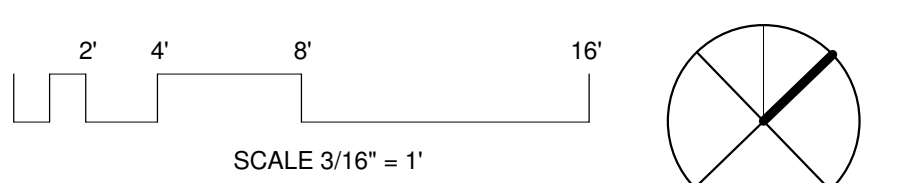


2 Rain Garden Section
3/4" = 1'-0"



1 Site Plan
3/16" = 1'-0"

- MASONRY WALL
- CONCRETE WALL
- GRAVEL / CRUSHED STONE
- RAIN GARDEN AREA
- PROPERTY LINE
- SETBACK
- EASEMENT
- SUBSURFACE DRAINAGE
- WATER SUPPLY
- ELECTRICAL SUPPLY
- TELEPHONE
- CABLE TV
- SANITARY SEWER
- FENCE
- NEW SITE CONTOUR
- EXISTING SITE CONTOUR



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

Site Plan

REVISIONS:
 DATE & DESCRIPTION:

PAST ISSUES:
 DATE & DESCRIPTION:
 02/12/16 Final Piling



CURRENT ISSUE:
 02/09/16 Construction

A1.1