

SITE PLAN GENERAL NOTES

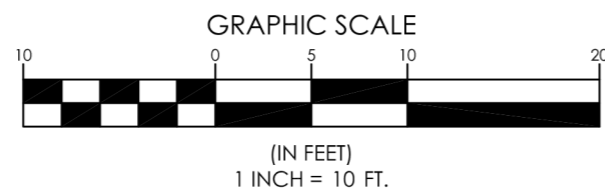
1. Lot is located within City zoning district R-6. Space and bulk criteria for the R-6 zone are as follows:
Minimum Lot size = 2,000 ft²;
min. street frontage = 20';
min. front yard = 5';
min. side yard = 5';
min. rear yard = 10';
maximum building height = 45';
max. lot coverage = 60%.
2. NRCS Soil Classification: Hinckley Loamy sand, 3-8% slopes.
3. Excavation disturbance to be kept within 5' of building footprint.
4. The High Performance Little House (HPLH) project includes a comprehensive landscape master plan. The below ground drainage systems divert stormwater expected from additional impervious building surfaces to aboveground cisterns (summer usage) and belowground recharge using drywells. In addition, the plan calls for a net reduction in the existing impervious asphalt surface areas.
5. City Stormwater and Sewer camera inspection was conducted by Portland Water District 9/20/2017 and confirmed good flow between existing fixtures and combined sewer and stormwater line at street.
6. Water and sewer utility trench shall have minimum burial depth of 48" for frost protection. Additional domestic water and sewerage loads shall be sized under Licensed Master Plumber's supervision.
7. Electrical utility trench shall have minimum burial depth of 18". Additional loads of branch circuit shall be sized under electrician's or engineering supervision.

CONSTRUCTION NOTES

8. Fire suppression system to be provided in accordance with NFPA 13D and City Code chapter 10.
9. Smoke detectors and carbon-monoxide detectors to be provided in accordance with NFPA and City Code chapter 10.
10. Footings shall be 48" depth frost wall per drawing SK.2
11. Ground floor: 4" thickness frost-protected slab
12. All exterior wall assemblies shall be double-stud construction
13. All interior finished walls shall use gypsum wall board of minimum 5/8" thickness.
14. Rubber membrane roof drains using single-pan geometry, from northwest to southeastern long gutter. In accordance with IRC 2009 905. Roof shall have minimum drainage slope of 0.25" per linear foot.
15. See accompanying REScheck report for respective R-values.

SITE PLAN DRAWING

OF:
HIGH-PERFORMANCE LITTLE HOUSE
76 MELBOURNE STREET
PORTLAND, MAINE 04101
FOR RECORD OWNER:
WILL KESSLER
76 MELBOURNE STREET
PORTLAND, MAINE 04101



DESIGNED			
CHECKED			
	A	10/1/17	INITIAL REVIEW
	REV:	BY:	DATE:
			STATUS:

