1 SITE LOCATION - MARKED IN RED
SCALE: 1" = 50'

DRAWING INDEX

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A-1.2	PROPOSED 2nd FLOOR PLAN
A-1.3	PROPOSED 3rd. FLOOR PLAN
A-1.4	PROPOSED 4th. FLOOR PLAN
A-1.5	PROPOSED ROOF PLAN
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A-3.1	BUILDING SECTIONS - LONG
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S-2.1	FOUNDATIUON DETAILS & SECTIONS
S-3.1	FOUNDATION DETAILS & SECTIONS
X-1.1	EXISTING SITE & CONTEXT

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LICENSED ARCHITECT
PHILIPPE J. KAPLAN
No. 2567
STATE OF MAINE

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 12/08/14

NEW HOUSE

PROJECT INFORMATION

Client: Craig Bramley & Kim Simmons

Architect: Kaplan Thompson Architects

Contractor: Redfern Properties

Site legal description: CCRD Plan Book 211, Page 17

Project Address: 71 Quebec Street, Portland, ME, 04101,

ZONING INFORMATION

Zoning: R6

Min. Allowable Lot size: 4,500 SF

Actual Site Area: +/- 4,519 SF (+/- 0.10 acre)

Min. Front Yard Setback: 10'-0" (but need not exceed the average depth of front yards on either side of the lot)

Min. Side Yard Setback: 10'-0" (per 3-storey building)

Min. Rear Yard Setback: 20'-0"

Max. Allowable Building Height: 45'-0" (to mid point of pitched roof)

Applicable Building Codes: IRC 2009 IEC 2009 NFPA -101 2009

PROPOSED STRUCTURE

Proposed Occupancy: Single Family Residential

Proposed Floor Area:

525 sf	1st. floor
1,295 sf	2nd. floor
1,080 sf	3rd. floor
400 sf	Half-story
3,300 sf	Total conditioned floor area
350 sf	Garage (unconditioned)
135 sf	Storage (unconditioned)
3,785 sf	Total Floor Area of Structure (gross)

Proposed Sprinkler: NFPA 13D throughout

Proposed Elevator: Residential, 3-stop

Attached Garage: Yes

Proposed Building Height: 3-Storeys (plus an additional Half-story above per Section 14-47)
A half story "... is a story situated under a sloping roof, the area which at a height four (4) feet above the floor does not exceed two-thirds of the floor area of the story immediately below it and which does not contain an independent apartment or dwelling unit."

ISSUED FOR PERMIT
NOT FOR CONSTRUCTION

PROJECT: NEW HOUSE, FOR CRAIG BRAMLEY & KIM SIMMONS, AT 71 QUEBEC STREET, PORTLAND, ME 04101

DRAWING: COVER SHEET

DATE: OCTOBER 06

REVISED:

KEY:
- CONDITIONED SPACE
- BELOW CONDITIONED SPACE
- BELOW UNCONDITIONED SPACE
- IMPERVIOUS PAVING
- REMAINING UNCOVERED AREA

SITE COVERAGE		
Max. allowed per R6 zone	= 2,259.5 sf	(50.0%)
Site area	= 4,519.0 sf	
Less area uncovered	+/- 2,721.0 sf	
Proposed site coverage	= 1,798.0 sf	(39.8)%

2 SITE COVERAGE
SCALE: 3/32" = 1'-0"

B 10

Reviewed for Code Compliance Inspections Division Approved with Conditions

Date: 12/08/14

NOTES:

1. ELEVATOR DOORS: INSIDE FACE OF DOOR LEAF TO BE MAX. 3" OFF INSIDE FACE OF FINISHED HOISTWAY - TO SUIT ELEVATOR INSTALLATION. VERIFY WITH ELEVATOR SUPPLIER

1 1ST. FLOOR
SCALE: 1/4" = 1'-0"

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Project: NEW HOUSE, for Craig Bramley & Kim Simmons, at 71 Quebec Street, Portland, ME 04101

Drawing: PROPOSED 1st FLOOR PLAN
Scale:
Drawn by: RTL
Date: october 06
Revised: december 03, 2014

A-1.1

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 12/08/14

NOTES:

1. ELEVATOR DOORS: INSIDE FACE OF DOOR LEAF TO BE MAX. 3" OFF INSIDE FACE OF FINISHED HOISTWAY - TO SUIT ELEVATOR INSTALLATION. VERIFY WITH ELEVATOR SUPPLIER

1 2ND. FLOOR
SCALE: 1/4" = 1'-0"

2 GROSS AREA
SCALE: 1/8" = 1'-0"

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PROJECT: NEW HOUSE, FOR CRAIG BRAMLEY & KIM SIMMONS, AT 71 QUEBEC STREET, PORTLAND, ME 04101

DRAWING: PROPOSED 2ND FLOOR PLAN — KITCHEN OPTION A
SCALE:
DRAWN BY: RTL
DATE: OCTOBER 06
REVISED:

A-1.2

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 12/08/14

NOTES:

1. ELEVATOR DOORS: INSIDE FACE OF DOOR LEAF TO BE MAX. 3" OFF INSIDE FACE OF FINISHED HOISTWAY - TO SUIT ELEVATOR INSTALLATION. VERIFY WITH ELEVATOR SUPPLIER

1 3RD. FLOOR
SCALE: 1/4" = 1'-0"

2 GROSS AREA
SCALE: 1/8" = 1'-0"

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PROJECT:
NEW HOUSE, FOR
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71 QUEBEC STREET, PORTLAND, ME 04101

DRAWING: PROPOSED 3RD. FLOOR PLAN
SCALE:
DRAWN BY: RTL
DATE: OCTOBER 06
REVISED:

A-1.3

CITY OF PORTLAND, MAINE
Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 12/08/14

NOTES:

1. ELEVATOR DOORS: INSIDE FACE OF DOOR LEAF TO BE MAX. 3" OFF INSIDE FACE OF FINISHED HOISTWAY - TO SUIT ELEVATOR INSTALLATION. VERIFY WITH ELEVATOR SUPPLIER

1 4TH.. FLOOR
SCALE: 1/4" = 1'-0"

2 GROSS AREA
SCALE: 1/8" = 1'-0"

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PROJECT:
NEW HOUSE, FOR
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71 QUEBEC STREET, PORTLAND, ME 04101

DRAWING: PROPOSED 4TH. FLOOR PLAN
SCALE:
DRAWN BY: RTL
DATE: OCTOBER 06
REVISED:

A-1.4

Reviewed for Code Compliance
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Date: 12/08/14

1 ROOF PLAN
SCALE: 1/4" = 1'-0"

2 GROSS AREA
SCALE: 1/8" = 1'-0"

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DRAWING: PROPOSED ROOF PLAN
SCALE:
DRAWN BY: RTL
DATE: OCTOBER 06
REVISED:

A-1.5

1 SOUTH-EAST (QUEBEC STREET ELEVATION)

SCALE: 1/8" = 1'-0"

2 NORTH-EAST

SCALE: 1/8" = 1'-0"

3 NORTH-WEST (REAR ELEVATION)

SCALE: 1/8" = 1'-0"

4 SOUTH-WEST

SCALE: 1/8" = 1'-0"

NOTES

CLADDING TYPE 1: FIBER CEMENT BATTENS (VERTICAL), PAINT FINISH

CLADDING TYPE 2: FIBER CEMENT PANELS (4'x8'), PAINT FINISH

CLADDING TYPE 3: CEDAR BOARDS (VERT.), NATURAL FINISH

CLADDING TYPE 4: CEDAR BOARDS (HORIZ.), NATURAL FINISH

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PROJECT:
NEW HOUSE, FOR
CRAIG BRAMLEY & KIM SIMMONS, AT
71 QUEBEC STREET, PORTLAND, ME 04101

DRAWING: PROPOSED EXTERIOR ELEVATIONS

SCALE:

DRAWN BY: RTL

DATE: OCTOBER 06

REVISED: NOVEMBER 03, 2014

A-2.1

CITY OF PORTLAND, MAINE
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Approved with Conditions
Date: 12/08/14

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Inspections Division
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3 SECTION - EXTERIOR STAIR
SCALE: 1/4" = 1'-0"

2 LONG SECTION - AT SKYROOM
SCALE: 1/4" = 1'-0"

1 LONG SECTION - AT STAIRS
SCALE: 1/4" = 1'-0"

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PROJECT:
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DRAWING: BUILDING SECTIONS - LONG
SCALE:
DRAWN BY: RTL
DATE: OCTOBER 06
REVISED:

A-3.1

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 12/08/14

1 SHORT SECTION - AT STAIR LANDING & 2ND FLOOR DECK

SCALE: 1/4" = 1'-0"

2 SHORT SECTION - AT STAIR VOID

3 SHORT SECTION - AT ENTRY PORCH & KITCHEN

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DRAWING: BUILDING SECTIONS - SHORT
SCALE:
DRAWN BY: RTL
DATE: OCTOBER 06
REVISED:

A-3.2

7 3RD. FLOOR RIM - TYPICAL
SCALE: 3/4" = 1'-0"

8 "GREEN" ROOF - AT WALL
SCALE: 3/4" = 1'-0"

9 "GREEN" ROOF - AT EDGE
SCALE: 3/4" = 1'-0"

3 2ND. FLOOR RIM - TYPICAL
SCALE: 3/4" = 1'-0"

4 CARPORT SOFFIT- AT WALL
SCALE: 3/4" = 1'-0"

5 2ND. FL. DECK - AT WALL
SCALE: 3/4" = 1'-0"

6 2ND. FL. DECK - BALUSTRADE
SCALE: 3/4" = 1'-0"

1 SLAB EDGE - TYPICAL
SCALE: 3/4" = 1'-0"

2 SLAB EDGE - AT CARPORT
SCALE: 3/4" = 1'-0"

12 "GREEN" ROOF - AT KITCHEN
SCALE: 3/4" = 1'-0"

13 "GREEN" ROOF - AT KITCHEN
SCALE: 3/4" = 1'-0"

10 CARPORT SOFFIT- AT BEAM
SCALE: 3/4" = 1'-0"

11 CARPORT SOFFIT- AT EDGE
SCALE: 3/4" = 1'-0"

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DRAWING: TYPICAL DETAILS - EXTERIOR SHELL
SCALE:
DRAWN BY: RTL
DATE: OCTOBER 06
REVISED:

A-5.1

4 4TH. FLOOR EAVE - LOW - TYP.
SCALE: 3/4" = 1'-0"

5 4TH. FLOOR EAVE - HIGH - TYPICAL
SCALE: 3/4" = 1'-0"

11 4TH. FLOOR RAKE - TYPICAL
SCALE: 3/4" = 1'-0"

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1 4TH. FLOOR RIM - TYPICAL
SCALE: 3/4" = 1'-0"

2 4TH. FLOOR STAIR EDGE
SCALE: 3/4" = 1'-0"

3 4TH. FLOOR - AT OVERHANG
SCALE: 3/4" = 1'-0"

9 4TH FL. DECK - CABLE BALUSTRADE
SCALE: 3/4" = 1'-0"

10 4TH FL. DECK AT SKYROOM DOOR SILL
SCALE: 3/4" = 1'-0"

12 STAIR BALUSTRADE & BUILT-IN SHELF AT 3RD. FLOOR STAIR VOID
SCALE: 3/4" = 1'-0"

13 STAIR BALUSTRADE
SCALE: 3/4" = 1'-0"

6 4TH. FL. DECK - SOLID BALUSTRADE
SCALE: 3/4" = 1'-0"

7 4TH. FL. DECK - AT WALL
SCALE: 3/4" = 1'-0"

8 4TH. FL. STAIR LANDING
SCALE: 3/4" = 1'-0"

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PROJECT:
NEW HOUSE, FOR
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DRAWING: TYPICAL DETAILS - 4TH. FLOOR, ROOF DECK, & ROOF
SCALE:
DRAWN BY: RTL
DATE: OCTOBER 06
REVISED:

A-5.2

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WINDOW SCHEDULE

UNIT ID	EXTERIOR VIEW	UNIT (W)	UNIT (H)	UNIT TYPE	QUANTITY	NOM. AREA	GLAZING	EGRESS	U-VALUE	NOTES
1.1		2'-6"	2'-0"	Tilt-turn	1	5.19			0.14	
2.1		2'-6"	3'-3"	Tilt-turn	1	8.37	Tempered		,,	
2.2		2'-6"	3'-3"	Tilt-turn	1	8.37	Tempered		,,	
2.3		3'-6"	7'-9 1/4"	Fixed / Tilt-turn	1	29.79			,,	
2.4a		5'-9"	7'-9 1/4"	Fixed / Tilt-turn	1	47.36			,,	
2.4b		5'-9"	7'-9 1/4"	Fixed / Tilt-turn	1	45.25			,,	
2.5		5'-9"	5'-9 1/4"	Fixed	1	35.24			,,	
2.6		2'-4"	5'-9 1/4"	Tilt-turn	1	15.38			,,	
2.7		2'-9"	5'-9 1/4"	Tilt-turn	1	16.23			,,	
2.8		4'-4"	5'-9 1/4"	Tilt-turn	1	27.00			,,	
2.9		3'-6"	5'-9 1/4"	Tilt-turn	1	22.16			,	
2.10		7'-8"	4'-0"	Fixed / Tilt-turn	1	31.15	Tempered		,,	
2.11		6'-9"	4'-0"	Fixed / Tilt-turn	1	27.45			,,	
2.12		6'-9"	4'-0"	Fixed / Tilt-turn	1	27.45		Yes	,,	
3.1		2'-6"	3'-3"	Tilt-turn	1	8.37	Tempered		,,	
3.2		4'-0"	2'-0"	Tilt-turn	1	8.25	Tempered		,,	
3.3		4'-0"	2'-0"	Tilt-turn	1	8.25			,,	
3.4		3'-6"	4'-6"	Tilt-turn	1	17.32		Yes	,,	
3.5		5'-9"	4'-6"	Fixed	1	27.53			,,	
3.6		5'-9"	4'-6"	Fixed	1	27.53			,,	
3.7		3'-6"	4'-6"	Tilt-turn	1	17.32		Yes	,,	
3.8		4'-0"	2'-0"	Tilt-turn	1	8.25			,,	
3.9		4'-0"	2'-0"	Tilt-turn	1	8.25	Tempered		,,	
3.10		2'-6"	4'-0"	Tilt-turn	1	10.27	Tempered		,,	
3.11		2'-6"	4'-0"	Tilt-turn	1	10.27			,,	
3.12		4'-0"	2'-0"	Tilt-turn	1	8.25	Tempered		,,	
3.13		2'-6"	4'-0"	Tilt-turn	1	10.27	Tempered		,,	
3.14		6'-9"	4'-0"	Fixed / Tilt-turn	1	27.45			,,	
3.15		6'-9"	4'-0"	Fixed / Tilt-turn	1	27.45		Yes	,,	
3.16		3'-3 1/2"	2'-0"	Tilt-turn	1	6.81			,,	
4.1		14'-7 1/2"	4'-6"	Fixed / Tilt-turn	1	66.61	Tempered		,,	
4.2		2'-6"	3'-3"	Tilt-turn	1	8.37	Tempered		,,	
4.3		7'-0"	3'-9"	Fixed / Tilt-turn	1	27.73			,,	
4.4		5'-0"	3'-9"	Fixed	1	20.14			,,	
4.5		9'-6"	5'-6"	Fixed / Tilt-turn	1	52.88			,,	
					35	753.96 sq ft				

DOOR SCHEDULE

UNIT ID	EXTERIOR VIEW	LEAF (W)	LEAF (H)	UNIT TYPE	QUANTITY	GLAZING	NOTES
1.1		3'-0"	6'-8"		1		Elevator
1.2		3'-0"	6'-8"		1		
1.3		1'-6"	4'-10"		1		
1.4		3'-0"	6'-8"		1		
2.1		3'-0"	6'-8"		1		Elevator
2.2		2'-6"	6'-8"		1		
2.3		4'-0"	6'-8"		1		
2.4		3'-6"	6'-8"	Pocket Slider	1		
3.1		3'-0"	6'-8"		1		Elevator
3.2		2'-8"	6'-8"		1		
3.3		4'-8"	6'-8"		1		
3.4		4'-8"	6'-8"		1		
3.5		2'-8"	6'-8"	Pocket Slider	1		
3.6		2'-6"	6'-8"	Pocket Slider	1		
3.7		2'-8"	6'-8"		1		
3.8		2'-8"	6'-8"		1		
3.9		2'-8"	6'-8"		1		
3.10		4'-0"	6'-8"		1		
3.11		2'-6"	6'-8"		1		
3.12		2'-8"	6'-8"		1		
3.13		4'-0"	6'-8"		1		
4.1		3'-0"	6'-8"		1		Elevator
E1		3'-0"	6'-8"	2' Sidelight	1	Tempered	
E2		3'-0"	6'-8"		1		Fire Rating: 1/3 Hour min.
E3		3'-0"	6'-8"		1		Fire Rating: 1/3 Hour min.
E4		3'-0"	6'-8"		1		
E5		3'-0"	6'-8"	3' Sidelight	1	Tempered	
E6		3'-0"	6'-8"		1	Tempered	
E7		9'-4"	8'-0"	Bifold	1	Tempered	
E8		12'-0"	8'-0"	O/H Garage	1		
E9		3'-0"	6'-8"		1		
E10		3'-0"	6'-8"		1		
					32		

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PROJECT:
NEW HOUSE, FOR
CRAIG BRAMLEY & KIM SIMMONS, AT
71 QUEBEC STREET, PORTLAND, ME 04101

DRAWING: SCHEDULES - WINDOWS & DOORS
SCALE:
DRAWN BY: RTL
DATE: OCTOBER 06
REVISED: NOVEMBER 03, 2014

A-8.1

SITE PREPARATION NOTES

1. BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY NADEAU LAND SURVEYS, INC. OF PORTLAND, MAINE ON JANUARY 25, 2011, AND UPDATED JANUARY 7, 2014 (JOB #2131466). THE SITE IS LOCATED IN THE R-6 ZONE. THE SITE CONSISTS OF HB SOILS (GRAVELLY SANDY LOAM 3-8% SLOPES) ACCORDING TO THE USDA SOIL SURVEY - CUMBERLAND COUNTY, MAINE.

2. EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL CONTACT DIG-SAFE PRIOR TO BEGINNING WORK (1-888-DIG-SAFE) AT LEAST 72 IN ADVANCE OF EXCAVATION.

3. ALL EXISTING VEGETATION SHALL BE PRESERVED OR REMOVED AS SHOWN ON THE PLANS. CONTRACTOR SHALL PROVIDE A SMOOTH TRANSITION WHERE NEW WORK MEETS EXISTING STREET, DRIVEWAY, AND ABUTTING PROPERTY.

4. AREAS NOT REQUIRING GRADING SHALL BE LEFT UNDISTURBED. NO EQUIPMENT STORAGE, STOCKPILING OF CONSTRUCTION MATERIALS, OR PARKING OF VEHICLES SHALL BE ALLOWED WITHIN THE DRIP LINE OF ANY EXISTING TREE OR VEGETATION IDENTIFIED TO BE PRESERVED.

5. THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR WORK IDENTIFIED ON THESE PLANS, AND IN ACCORDANCE WITH CITY OF PORTLAND BUILDING PERMIT REQUIREMENTS.

6. ALL WORK SHALL COMPLY WITH CITY, STATE, AND FEDERAL REGULATIONS.

7. ALL AREAS DISTURBED OR WORK REQUIRED WITHIN TEMPORARY CONSTRUCTION AREAS SHALL BE REPAIRED BY RE-PAVING OR LOAM/SEED AS NECESSARY TO RETURN THE SITE TO PRE-CONSTRUCTION CONDITIONS.

8. ALL PAVED ROADWAYS SHALL BE KEPT CLEAN AND FREE OF DEBRIS FOR THE DURATION OF THE PROJECT.

9. ALL DEMOLITION MATERIALS SHALL BE REMOVED FROM THE SITE (UNLESS OTHERWISE NOTED) AND SHALL BE DISPOSED OF OFF-SITE IN A LAWFUL MANNER.

10. ALL SALVAGED AND STOCKPILED MATERIALS SHALL REMAIN THE PROPERTY OF THE OWNER. MATERIALS SHALL BE STORED IN A LOCATION AS DIRECTED BY THE OWNER'S REPRESENTATIVE.

NOTES:
1. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITY AND SHALL BE MAINTAINED FOR DURATION OF THE PROJECT
2. INSTALL FENCING TO DRIP EDGE OF TREE WHERE ALLOWABLE
3. NO CONSTRUCTION EQUIPMENT, MATERIALS, TOOLS. ETC SHALL BE STORED WITHIN THE PROTECTIVE FENCING
4. FENCING SHALL BE MAINTAINED IN A NEAT AND ORDERLY FASHION THROUGHOUT CONSTRUCTION PERIOD

TREE PROTECTION DETAIL

NOT TO SCALE

CONSTRUCTION DETAILS

1. WHEN JOINTS ARE NECESSARY, FILTER FABRIC SHALL BE SPLICED TOGETHER ONLY AT SUPPORT POST, WITH A MINIMUM 6" OVERLAP, AND SECURELY SEALED.
2. SILT FENCES SHALL BE INSPECTED AFTER EACH RAINFALL AND REPAIRS OR REPLACEMENT SHALL BE MADE AS REQUIRED. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER
3. EACH STORM EVENT

SILT FENCE DETAIL

NOT TO SCALE

GRAPHIC SCALE

8 0 4 8 16

(IN FEET)
1 inch = 8 ft.

ISSUED FOR PERMIT

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Inspections Division
Approved with Conditions

Date: 12/08/14

BRAMLEY-SIMMONS RESIDENCE

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CONTRACTOR:
Redfern Properties
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Drawing Set:

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SITE PREPARATION PLAN

Job Number:

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GENERAL NOTES

1. BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY NADEAU LAND SURVEYS, INC. OF PORTLAND, MAINE ON JANUARY 25, 2011, AND UPDATED JANUARY 7, 2014 (JOB #2131466). THE SITE IS LOCATED IN THE R-6 ZONE. THE SITE CONSISTS OF HB SOILS (GRAVELLY SANDY LOAM 3-8% SLOPES) ACCORDING TO THE USDA SOIL SURVEY - CUMBERLAND COUNTY, MAINE.

2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND GRADES IN FIELD, AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.

3. ALL DIMENSIONS SHOWN ARE TO FACE OF WALLS, BUILDINGS, AND OTHER SITE ELEMENTS UNLESS OTHERWISE NOTED.

4. EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL CONTACT DIG-SAFE PRIOR TO BEGINNING WORK (1-888-DIG-SAFE) AT LEAST 72 IN ADVANCE OF EXCAVATION.

5. ALL EXISTING VEGETATION SHALL BE PRESERVED AS SHOWN ON THE PLANS. CONTRACTOR SHALL PROVIDE A SMOOTH TRANSITION WHERE NEW WORK MEETS EXISTING STREET, DRIVEWAY, AND ABUTTING PROPERTY.

6. AREAS NOT REQUIRING GRADING SHALL BE LEFT UNDISTURBED. NO EQUIPMENT STORAGE, STOCKPILING OF CONSTRUCTION MATERIALS, OR PARKING OF VEHICLES SHALL BE ALLOWED WITHIN THE DRIP LINE OF ANY EXISTING TREE OR VEGETATION IDENTIFIED TO BE PRESERVED.

7. THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR WORK IDENTIFIED ON THESE PLANS, AND IN ACCORDANCE WITH CITY OF PORTLAND BUILDING PERMIT REQUIREMENTS.

8. ALL WORK SHALL COMPLY WITH CITY, STATE, AND FEDERAL REGULATIONS.

9. WATERLINE SERVICE INSTALLATION SHALL CONFORM TO REQUIREMENTS OF THE PORTLAND WATER DISTRICT.

10. ALL UTILITY CONNECTIONS SHALL BE COMPLETED IN ACCORDANCE WITH THE CITY OF PORTLAND SPECIFICATIONS AND REQUIREMENTS OF THE RESPECTIVE UTILITY COMPANY.

11. ALL WORK PERFORMED IN STREET OR CITY RIGHT-OF-WAY SHALL CONFORM TO CITY OF PORTLAND REQUIREMENTS AND CONSTRUCTION DETAILS.

12. ALL AREAS DISTURBED OR WORK REQUIRED WITHIN TEMPORARY CONSTRUCTION AREAS SHALL BE REPAIRED BY RE-PAVING OR LOAM/SEED AS NECESSARY TO RETURN THE SITE TO PRE-CONSTRUCTION CONDITIONS.

13. ALL PAVED ROADWAYS SHALL BE KEPT CLEAN AND FREE OF DEBRIS FOR THE DURATION OF THE PROJECT.

14. ALL DEMOLITION MATERIALS SHALL BE REMOVED FROM THE SITE (UNLESS OTHERWISE NOTED) AND SHALL BE DISPOSED OF OFF-SITE IN A LAWFUL MANNER.

15. ALL SALVAGED AND STOCKPILED MATERIALS SHALL REMAIN THE PROPERTY OF THE OWNER. MATERIALS SHALL BE STORED IN A LOCATION AS DIRECTED BY THE OWNER'S REPRESENTATIVE.

16. LOAM SHALL BE SPREAD ON THE SITE TO A DEPTH OF 6" IN AREAS IDENTIFIED FOR NEW LAWN. PLANTING AREAS SHALL RECEIVE LOAM/COMPOST MIXTURE TO A DEPTH OF 10". THE FINISHED SITE SHALL BE GRADED SMOOTH TO REMOVE ALL RIDGES, SWALES, MOUNDS AND DEPRESSIONS UNLESS OTHERWISE NOTED ON THE PLANS. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE ACCORDING TO SPOT GRADES PROVIDED ON THE PLAN.

17. CONTRACTOR SHALL SUBMIT SOIL TEST RESULTS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO IMPORTING OR SPREADING LOAM ON SITE. A SOIL TESTING KIT CAN BE OBTAINED BY THE UNIVERSITY OF MAINE COOPERATIVE EXTENSION SERVICE, 75 CLEARWATER DRIVE- FALMOUTH, MAINE.

18. AREAS IDENTIFIED FOR SEEDING SHALL USE A PERMANENT SEED MIX WHICH SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

GRAPHIC SCALE

8 0 4 8 16

(IN FEET)
1 inch = 8 ft.

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LAYOUT NOTES

1. POINT-OF-BEGINNING (POB) FOR ALL CONSTRUCTION LAYOUT SHALL BE FROM CORNER PINS SET BY LICENSED SURVEYOR.

2. ALL WRITTEN DIMENSIONS SHALL PREVAIL; DO NOT SCALE FROM DRAWINGS.

3. DISTANCES SHOWN OF THE PLAN ARE HORIZONTAL DISTANCES.

4. LAYOUT OF HOUSE CORNERS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO CONSTRUCTION.

5. LIMIT OF WORK SHALL BE AT PROPERTY LINES UNLESS OTHERWISE NOTED.

6. A BENCH MARK FOR THE PROJECT SHALL BE ESTABLISHED BY THE SURVEYOR IN ORDER TO ACCURATELY ESTABLISH THE PROPOSED FINISH FLOOR ELEVATION (FFE) AND ALL PROPOSED GRADING PRIOR TO CONSTRUCTION.

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SECTION

BRICK SIDEWALK DETAIL

NOT TO SCALE

PAVEMENT CUTTING & MATCHING DETAIL

NOT TO SCALE

NOTE:
BORDER COURSE OF BRICK SHALL BE MORTARED TO PAVEMENT BASE.

SECTION

BRICK DRIVEWAY APRON DETAIL

NOT TO SCALE

A LOAM AND SEED	 SEED MIX (VARIES) VERIFY SEED TYPES W/ L.A. PRIOR TO APPLICATION 6" MIN PREPARED TOPSOIL NO STONES OVER 3/4" DIA PREPARED SUBGRADE
B BITUMINOUS ASPHALT DRIVEWAY	 1" MDOT GRADING C, SURFACE MIX 2" MDOT GRADING B, BINDER MIX 4" CRUSHED GRAVEL MDOT 703.06(a), TYPE A 12" GRAVEL MDOT 703.06(b), TYPE D COMP. OR UNDISTURBED SUBGRADE

NOTE: ALL COURSE MATERIALS REFLECT THICKNESS AFTER FINAL COMPACTION.

SCHEDULE OF SURFACES DETAIL

NOT TO SCALE

TYPICAL TIP-DOWN CURB INSTALLATION

SECTION

CURB REPLACEMENT DETAIL
NOT TO SCALE

GRANITE CURB INSTALLATION DETAIL

NOT TO SCALE

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