

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

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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

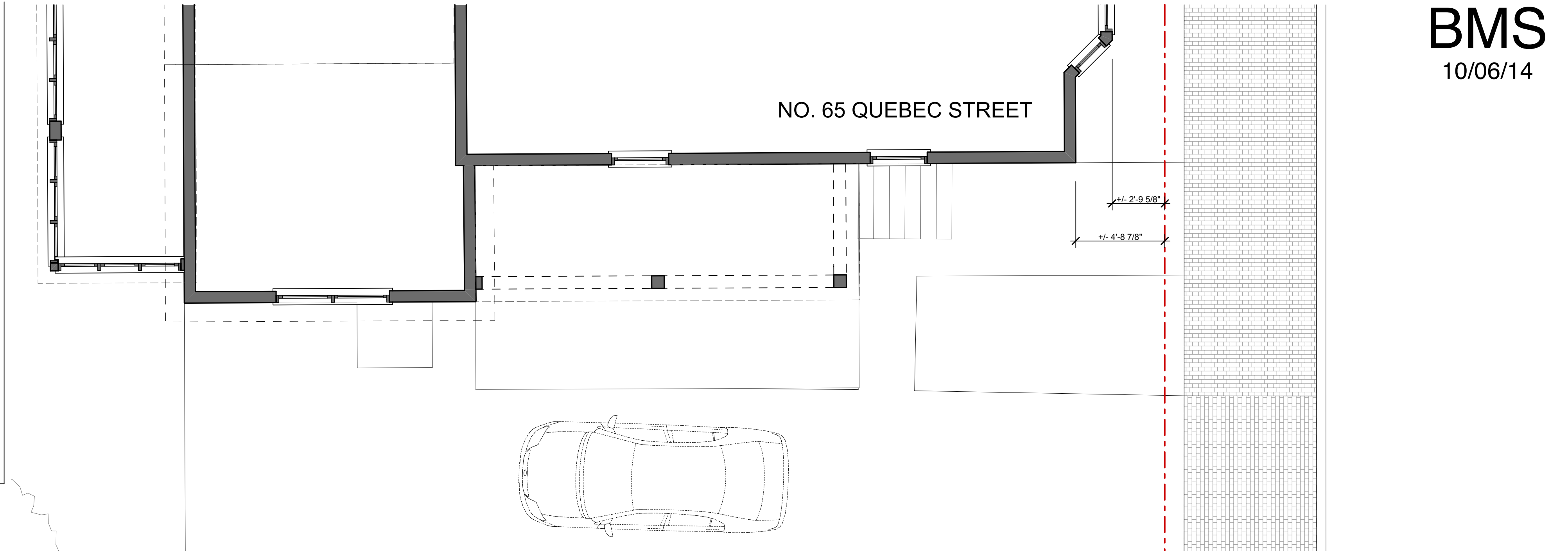
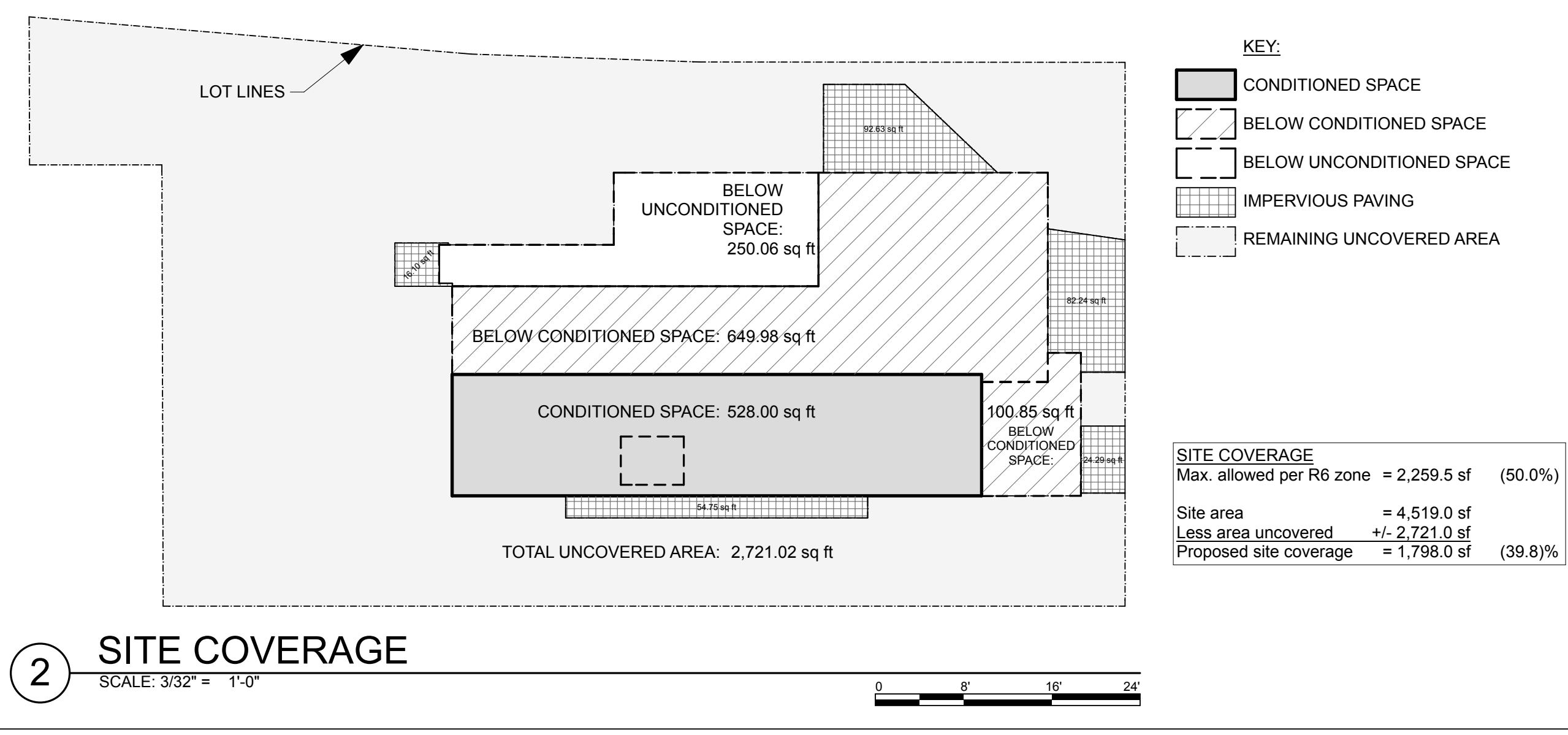
Proposed Occupancy: Single Family Residential
Proposed Floor Area:
 525 sf 1st. floor
 1,295 sf 2nd. floor
 1,080 sf 3rd. floor
 400 sf Half-story
 3,300 sf Total conditioned floor area
 350 sf Garage (unconditioned)
 135 sf Storage (unconditioned)
 3,785 sf Total Floor Area of Structure (gross)

Proposed Sprinkler: NFPA 13D throughout

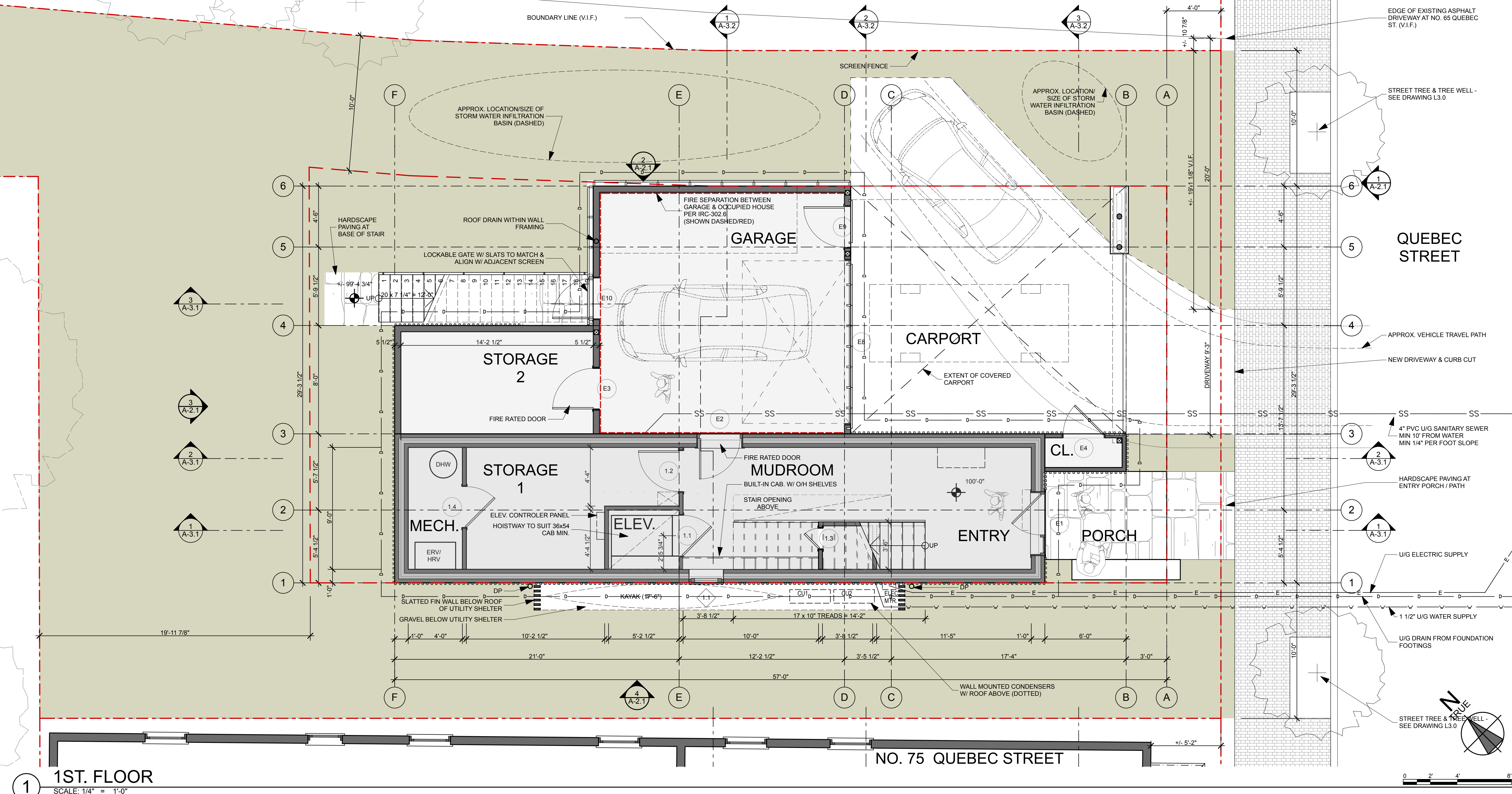
Proposed Elevator: Residential, 3-stop

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."



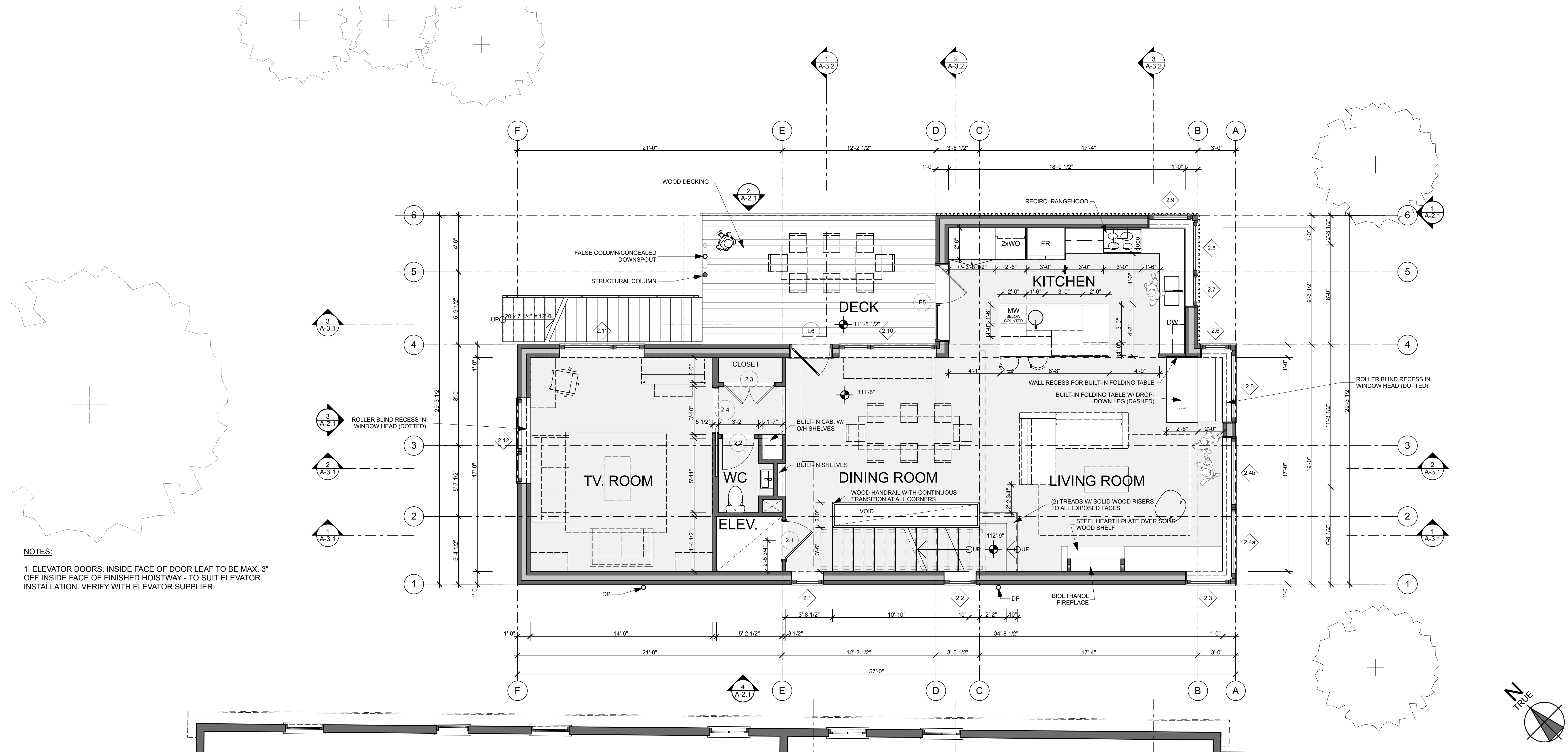
NOTES:
 1. ELEVATOR DOORS: INSIDE FACE OF DOOR LEAF TO BE MAX. 3" OFF INSIDE FACE OF FINISHED HOISTWAY - TO SUIT ELEVATOR INSTALLATION. VERIFY WITH ELEVATOR SUPPLIER



**ISSUED FOR PERMIT
NOT FOR CONSTRUCTION**

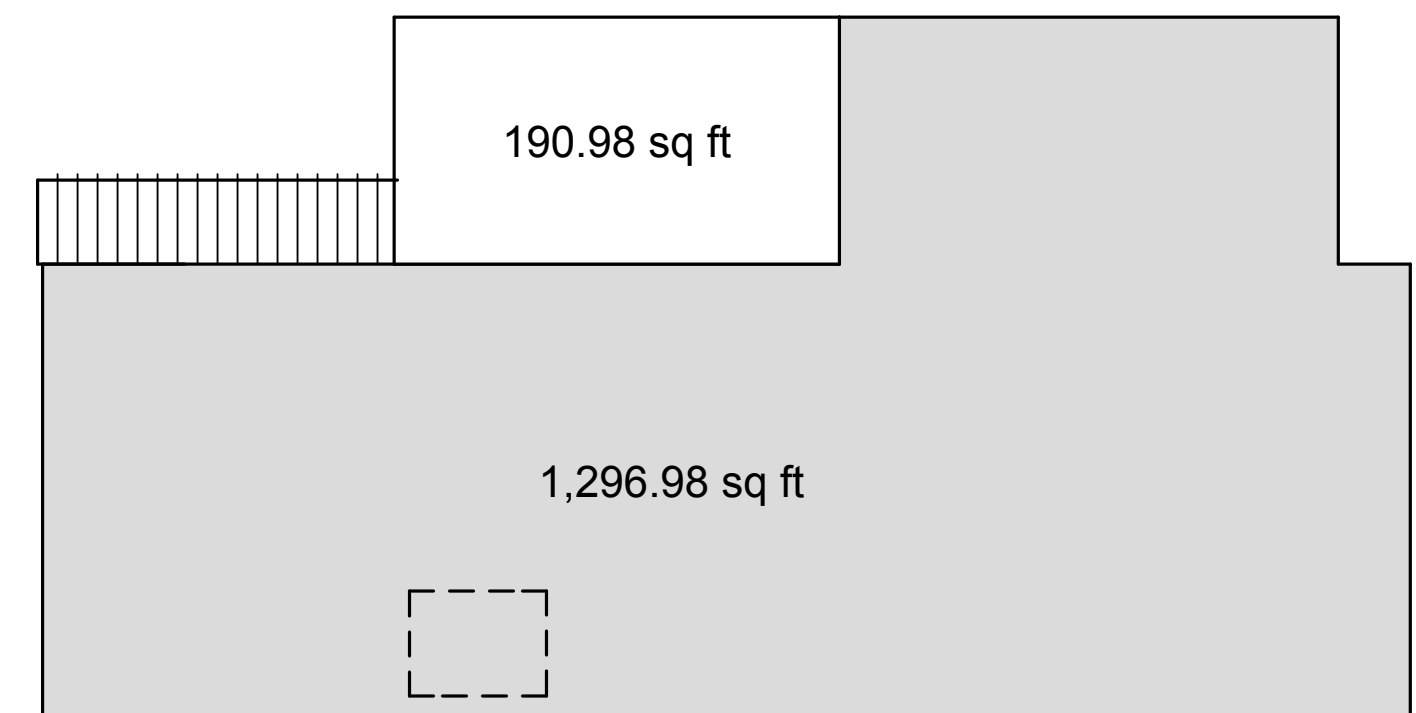
PROJECT:
NEW HOUSE, FOR
CRAIG BRAMLEY & KIM SIMMONS, AT
71 QUEBEC STREET, PORTLAND, ME 04101

DRAWING: PROPOSED 1ST FLOOR PLAN
SCALE:
DATE: OCTOBER 06
DRAWN BY: RTL
REVISED: DECEMBER 03, 2014



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"

KAPLAN THOMPSON ARCHITECTS
424 FORE ST., PORTLAND, ME 04101
207-842-2888
WWW.KAPLANTHOMPSON.COM

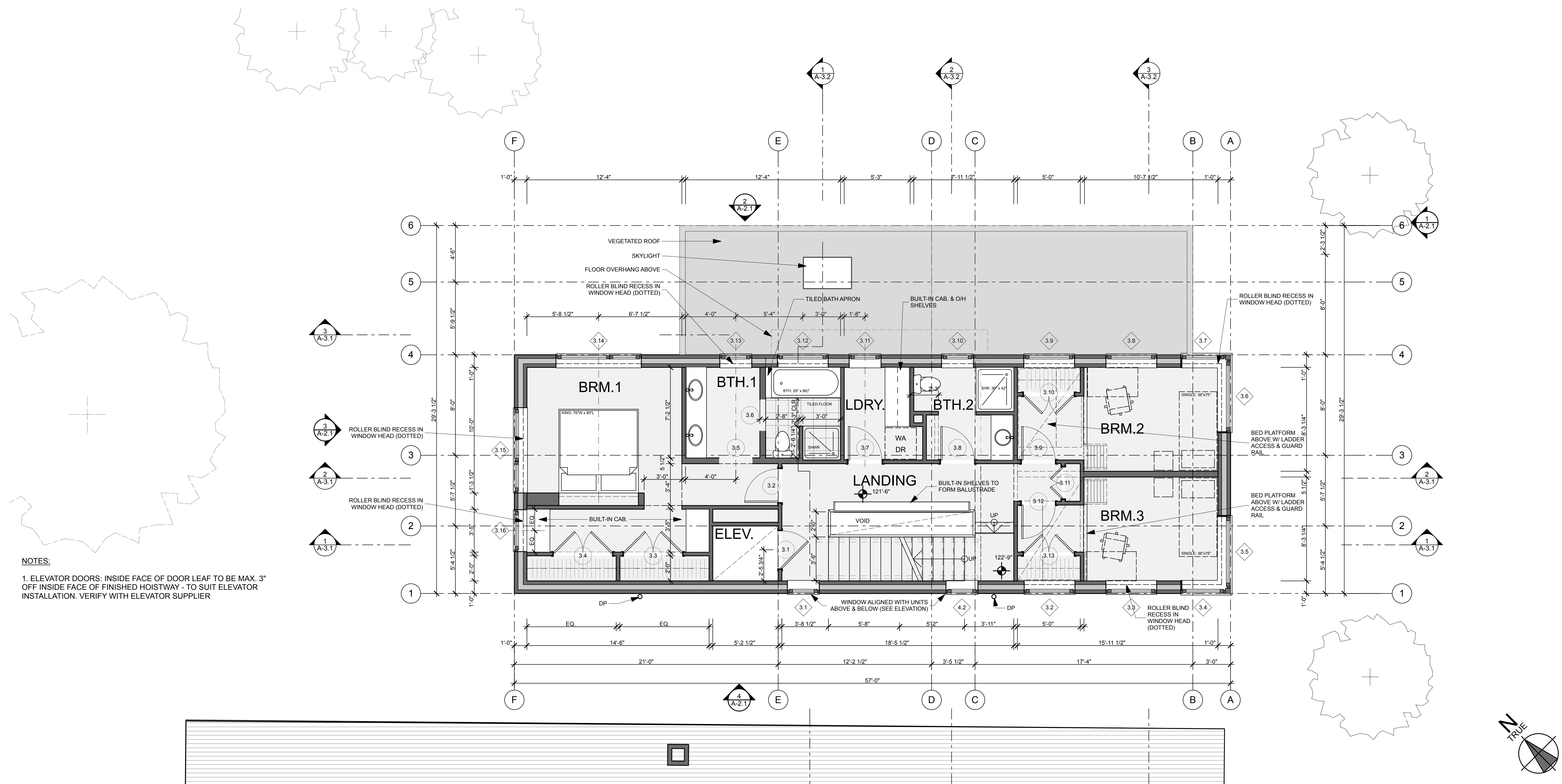


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PROJECT: NEW HOUSE, FOR CRAIG BRAMLEY & KIM SIMMONS, AT 71 QUEBEC STREET, PORTLAND, ME 04101

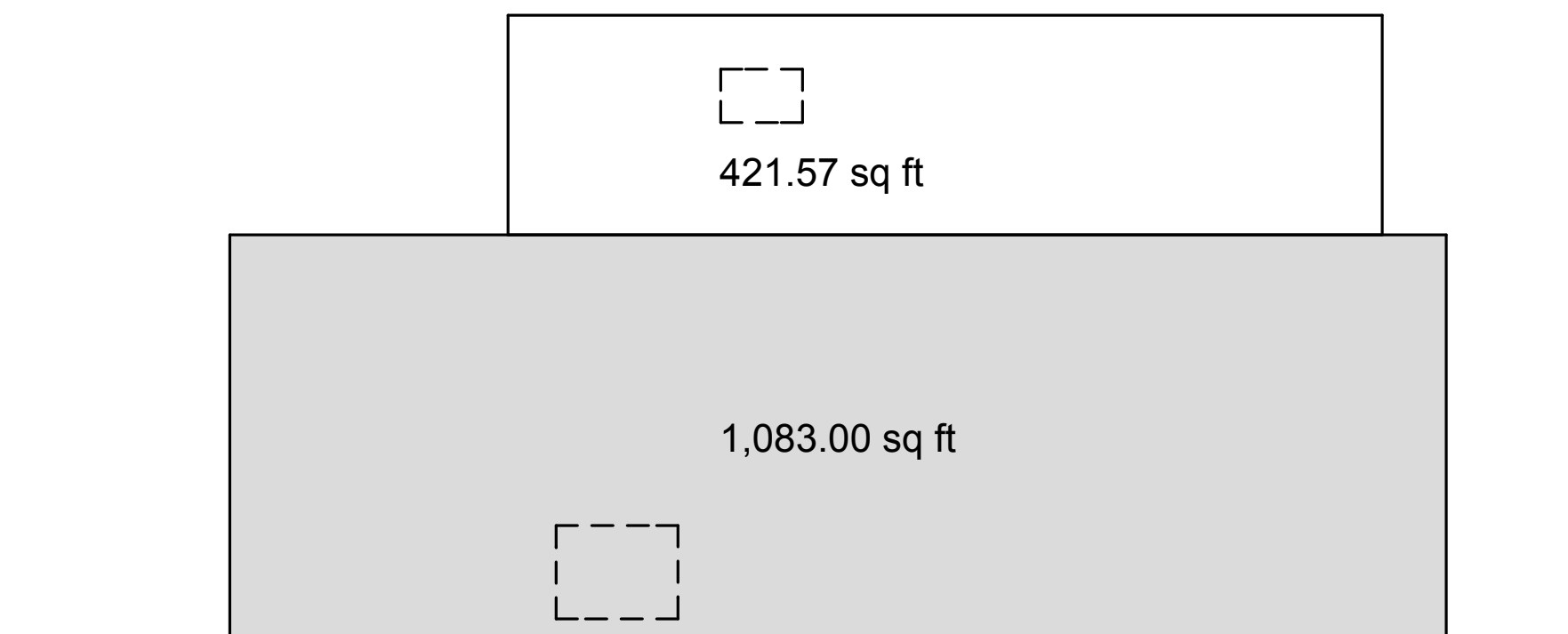
DRAWING: PROPOSED 2ND FLOOR PLAN
SCALE: DRAWN BY: RTL
DATE: OCTOBER 06 REVISED:

KITCHEN OPTION A
A-1.2



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"

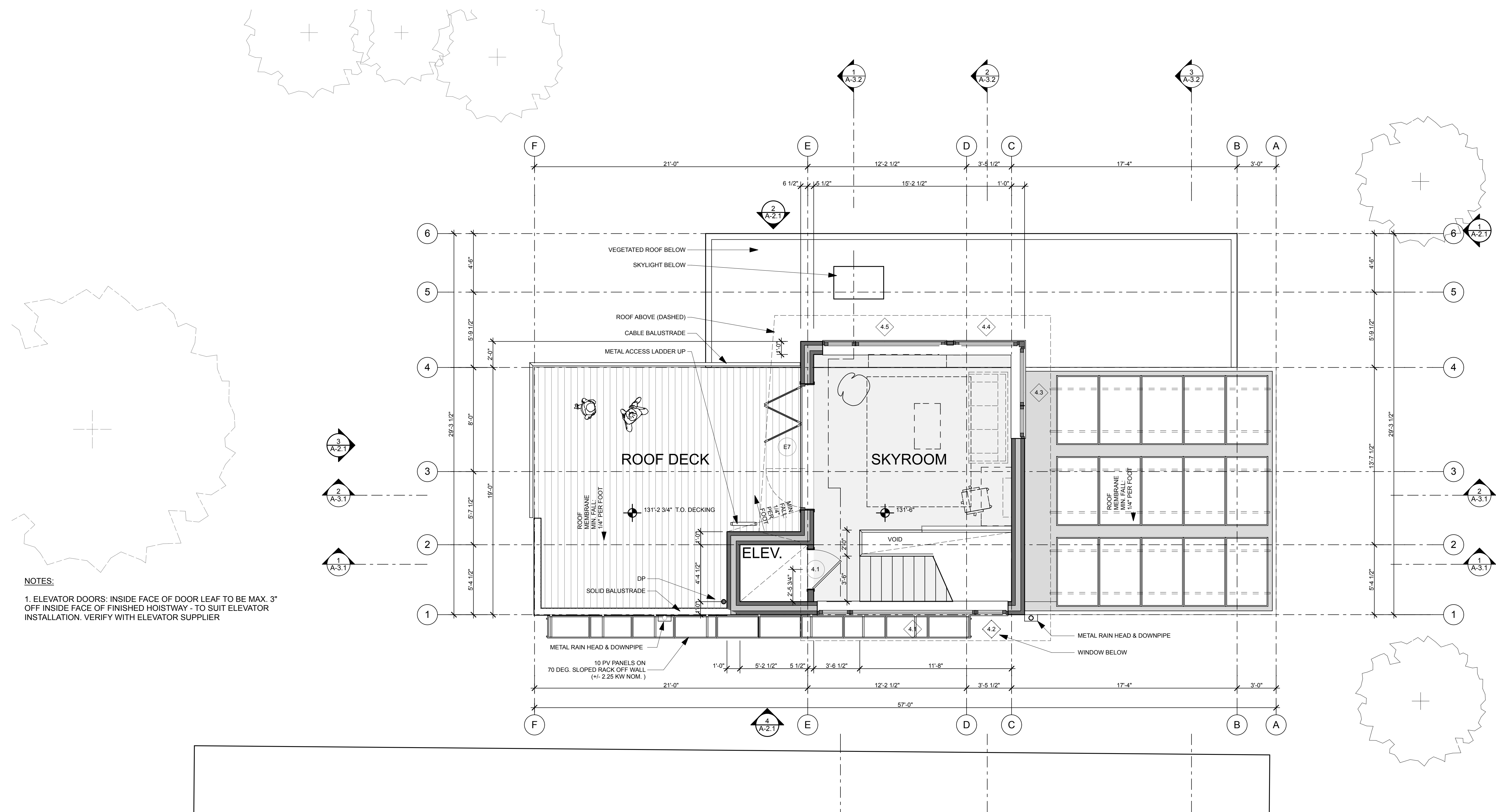
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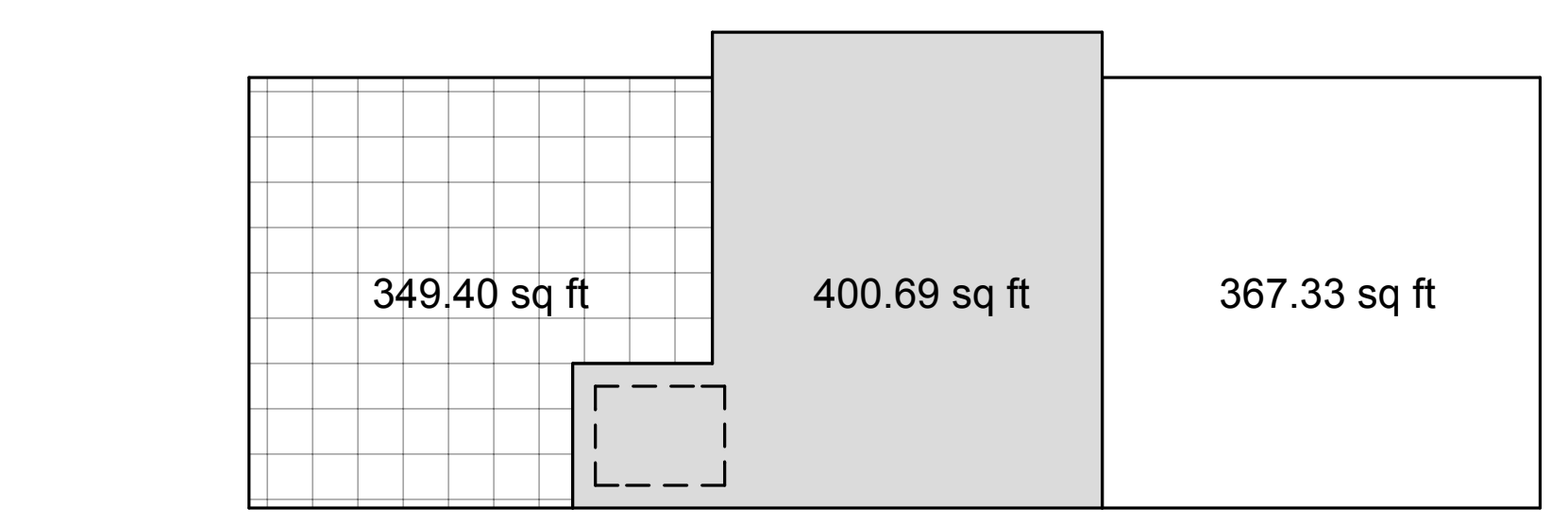
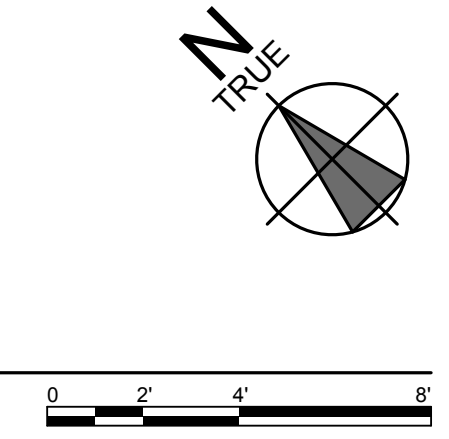
PROJECT: NEW HOUSE, FOR CRAIG BRAMLEY & KIM SIMMONS, AT 71 QUEBEC STREET, PORTLAND, ME 04101

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



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"



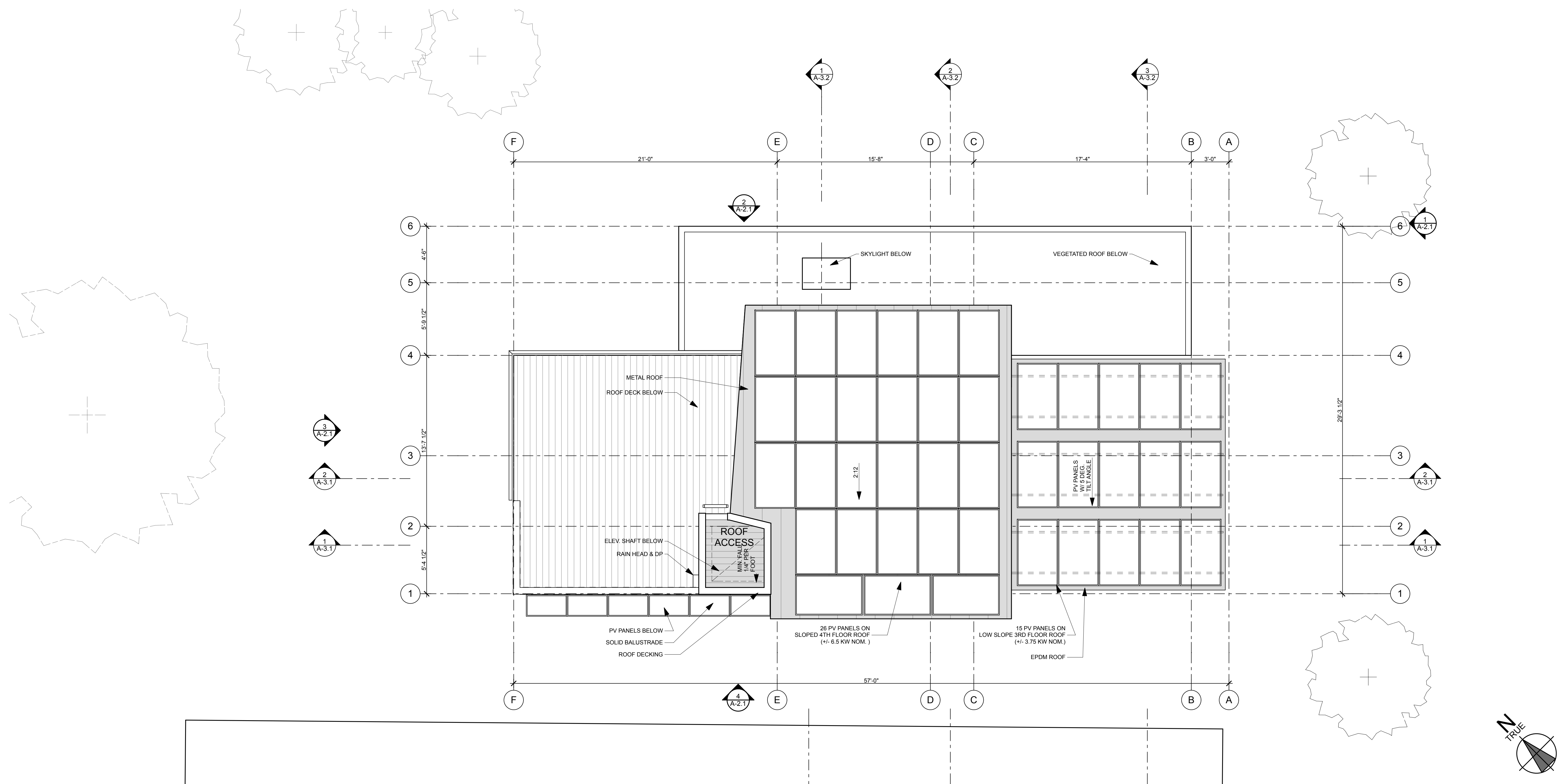
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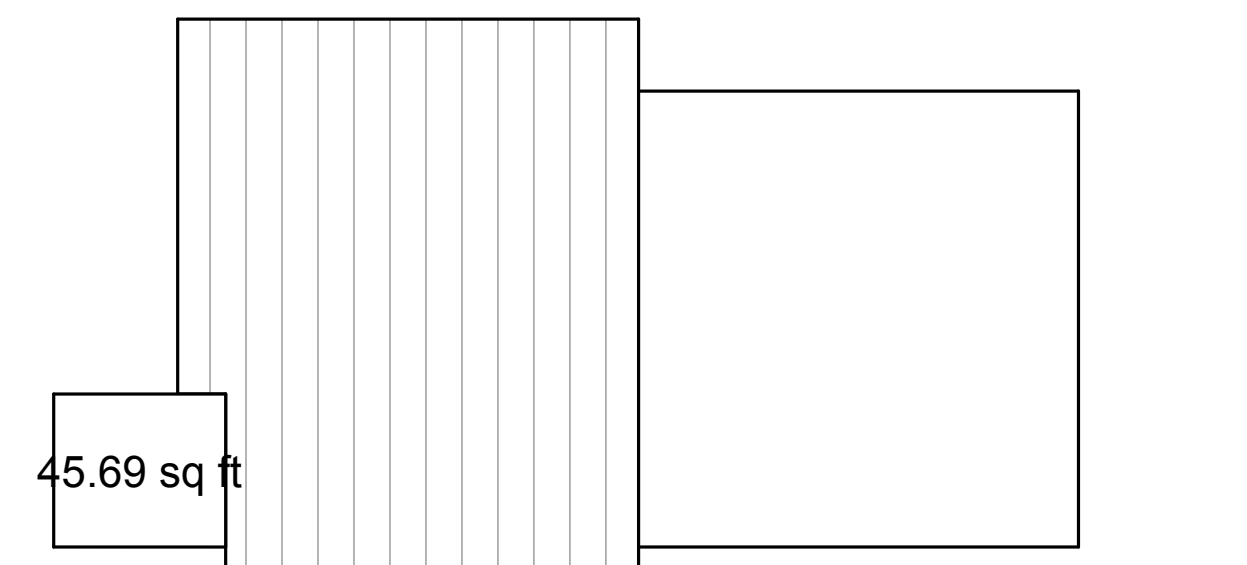
PROJECT:
NEW HOUSE, FOR
CRAIG BRAMLEY & KIM SIMMONS, AT
71 QUEBEC STREET, PORTLAND, ME 04101

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

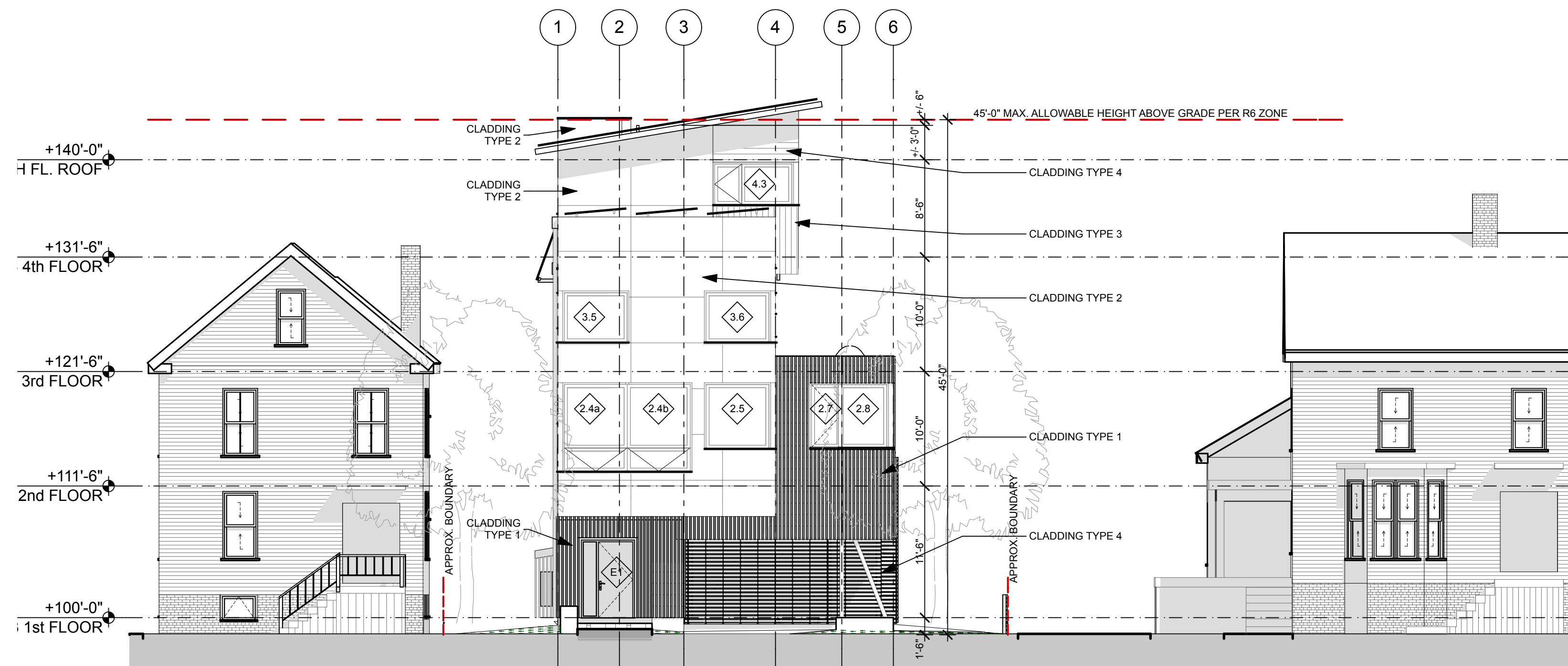
A-1.4



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

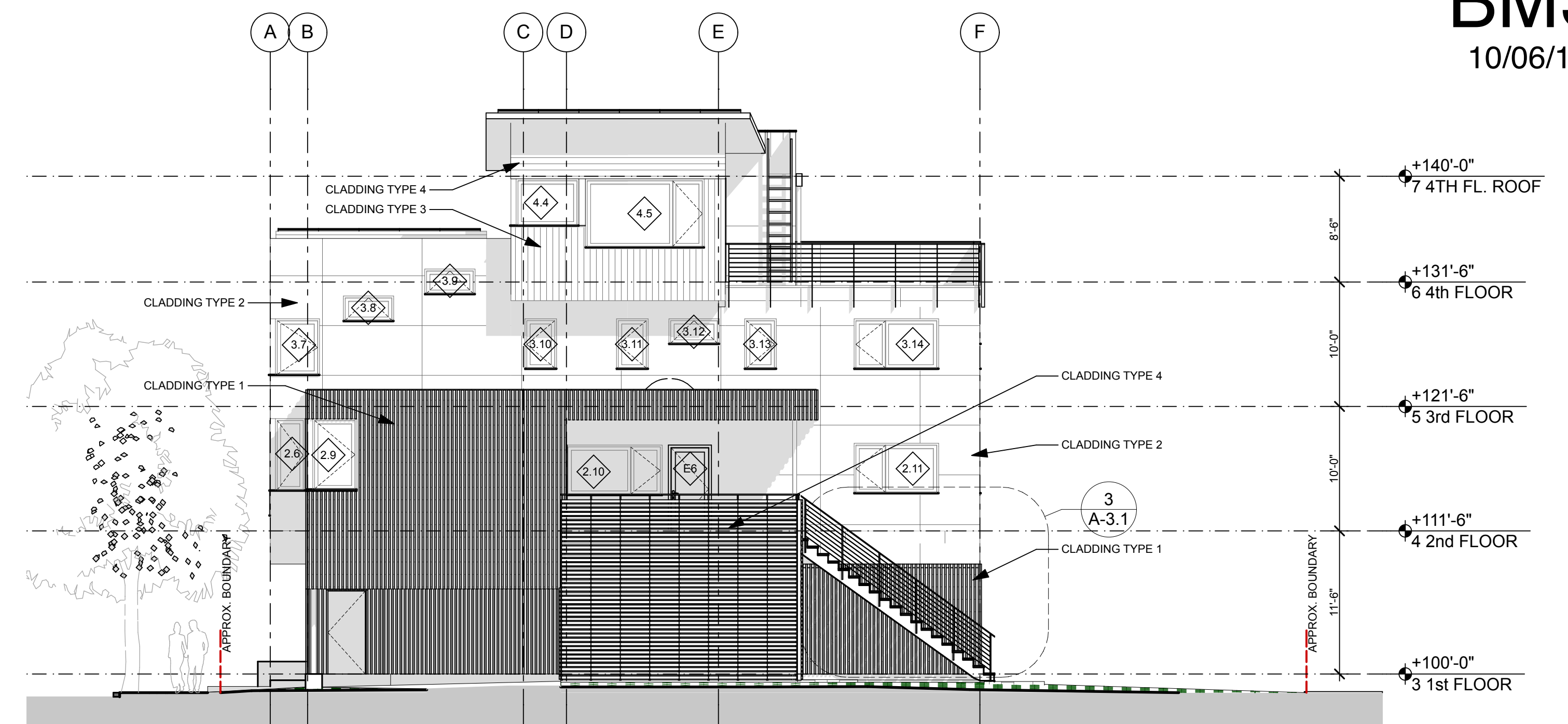
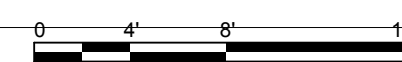


2 GROSS AREA
SCALE: 1/8" = 1'-0"



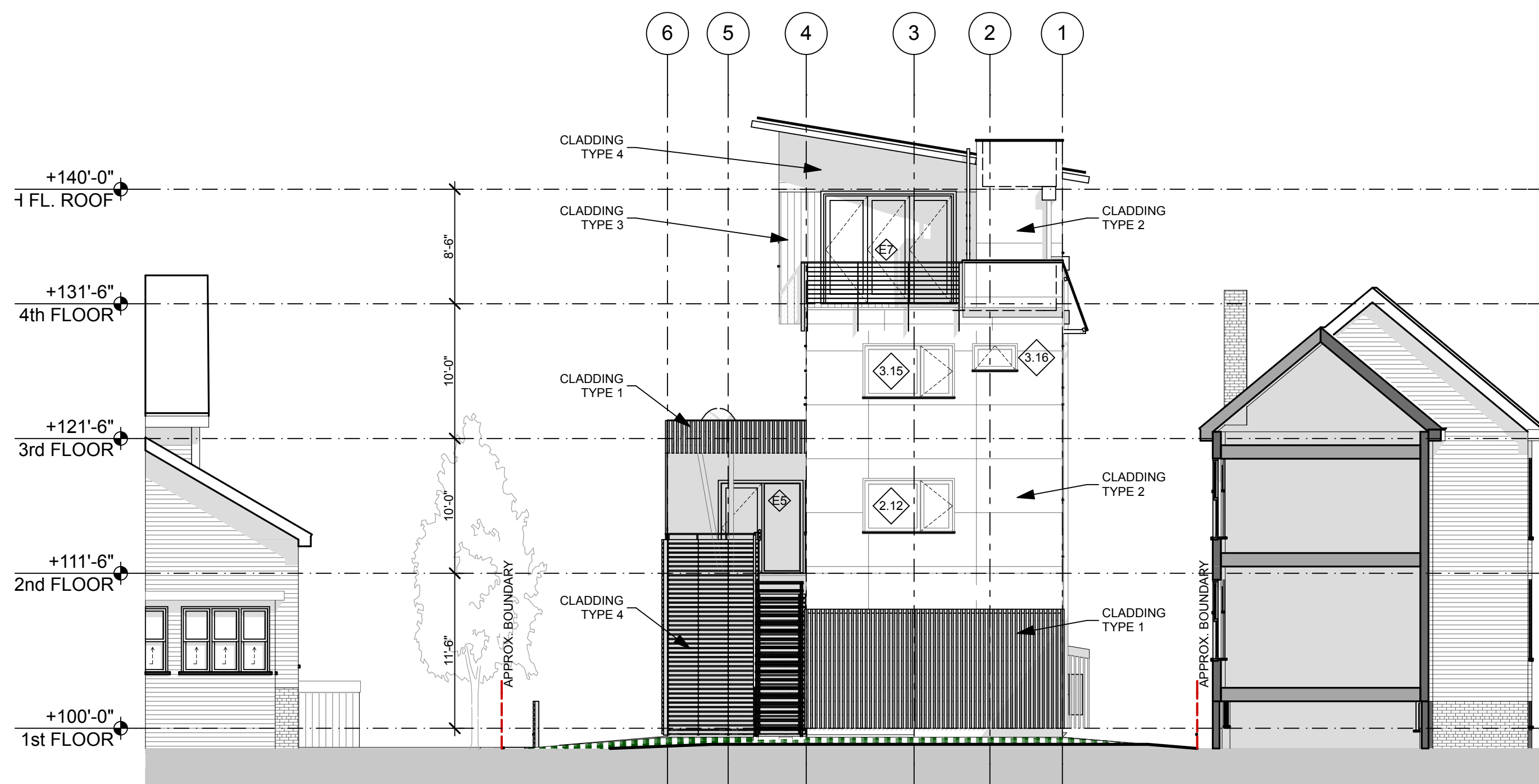
1 SOUTH-EAST (QUEBEC STREET ELEVATION)

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



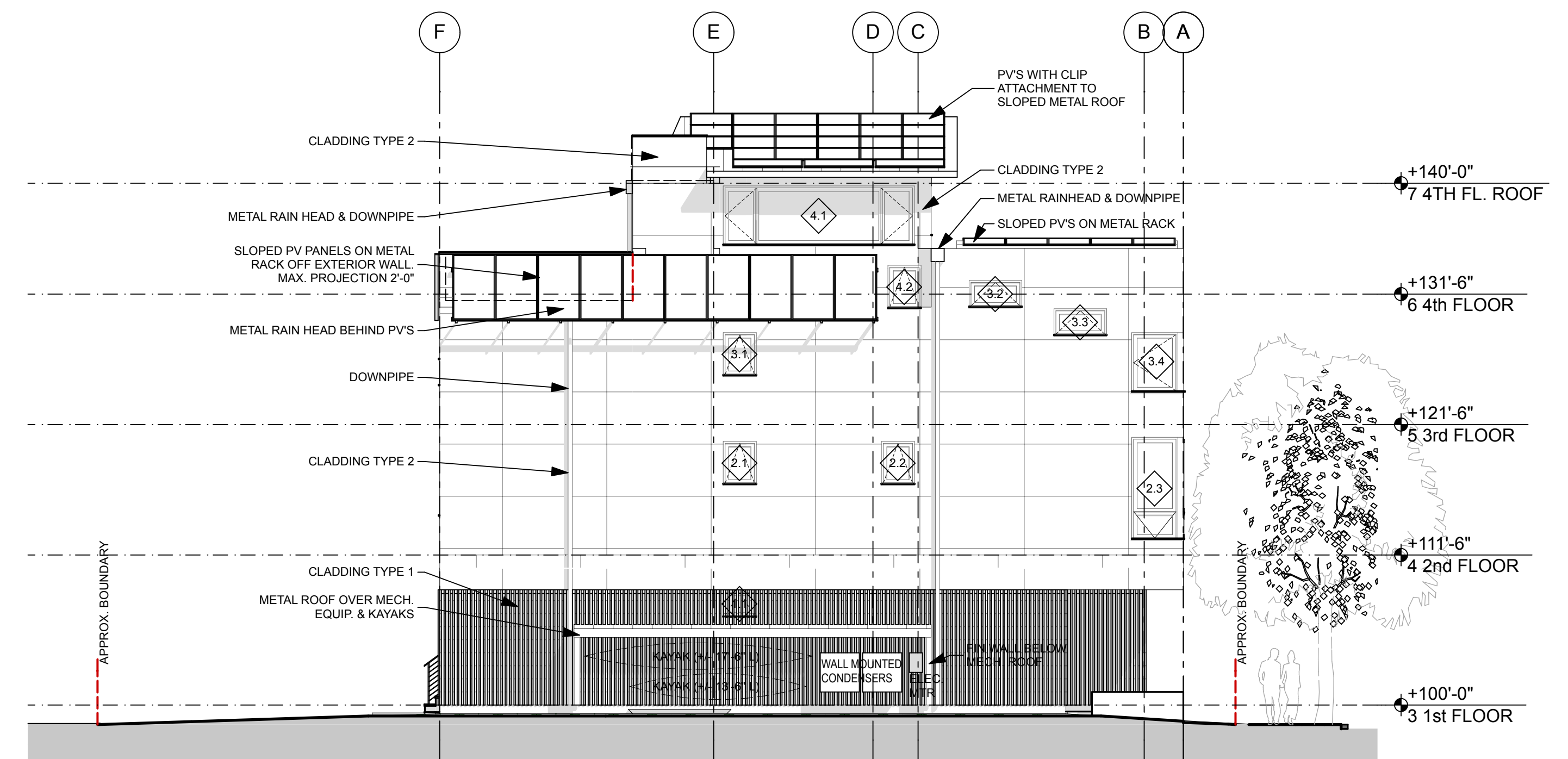
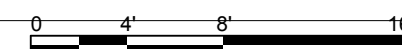
2 NORTH-EAST

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



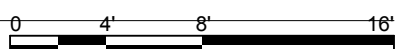
3 NORTH-WEST (REAR ELEVATION)

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

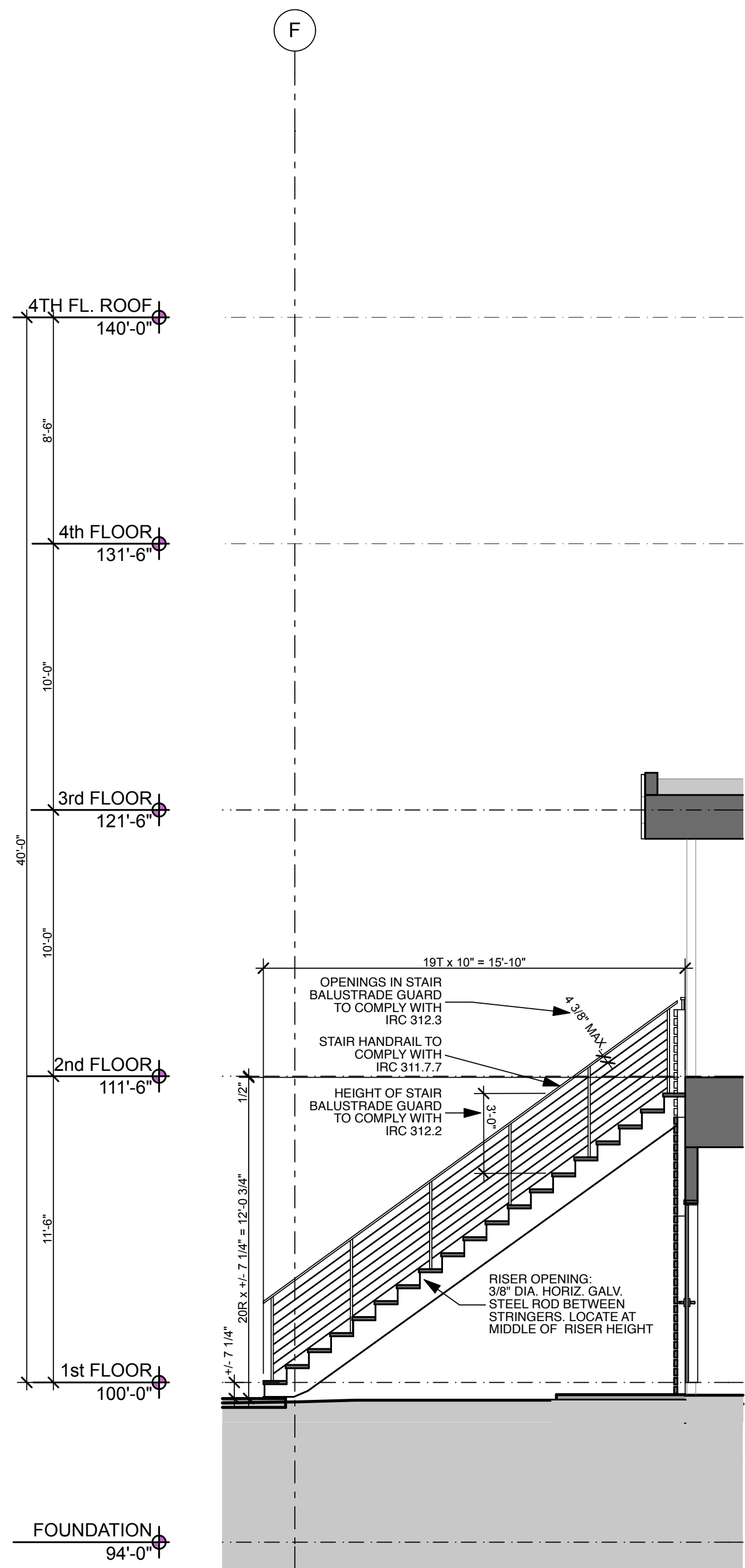


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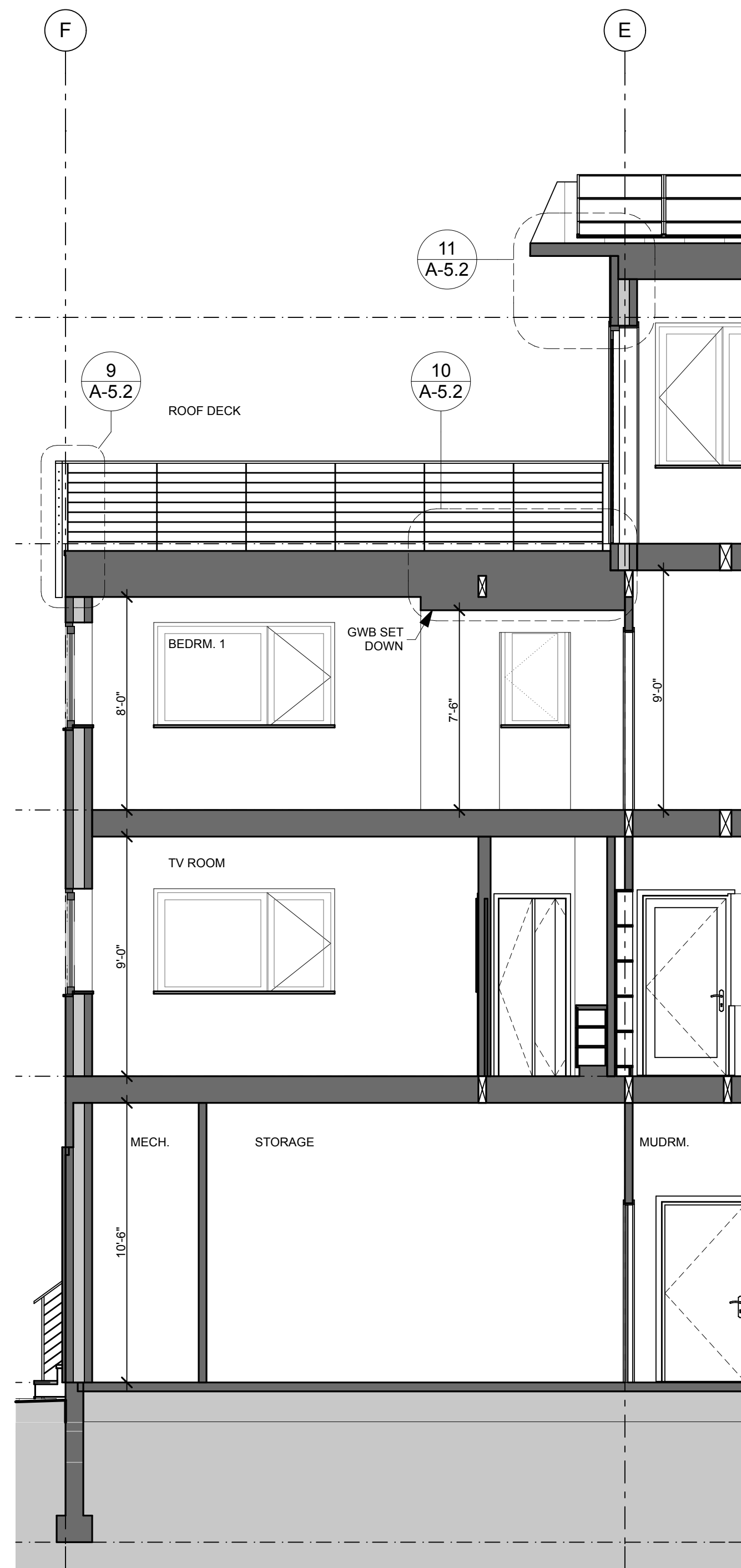
PROJECT:
 NEW HOUSE, FOR
 CRAIG BRAMLEY & KIM SIMMONS, AT
 71 QUEBEC STREET, PORTLAND, ME 04101

DRAWING: PROPOSED EXTERIOR ELEVATIONS
 SCALE:
 DATE: OCTOBER 06
 DRAWN BY: RTL
 REVISED: NOVEMBER 03, 2014

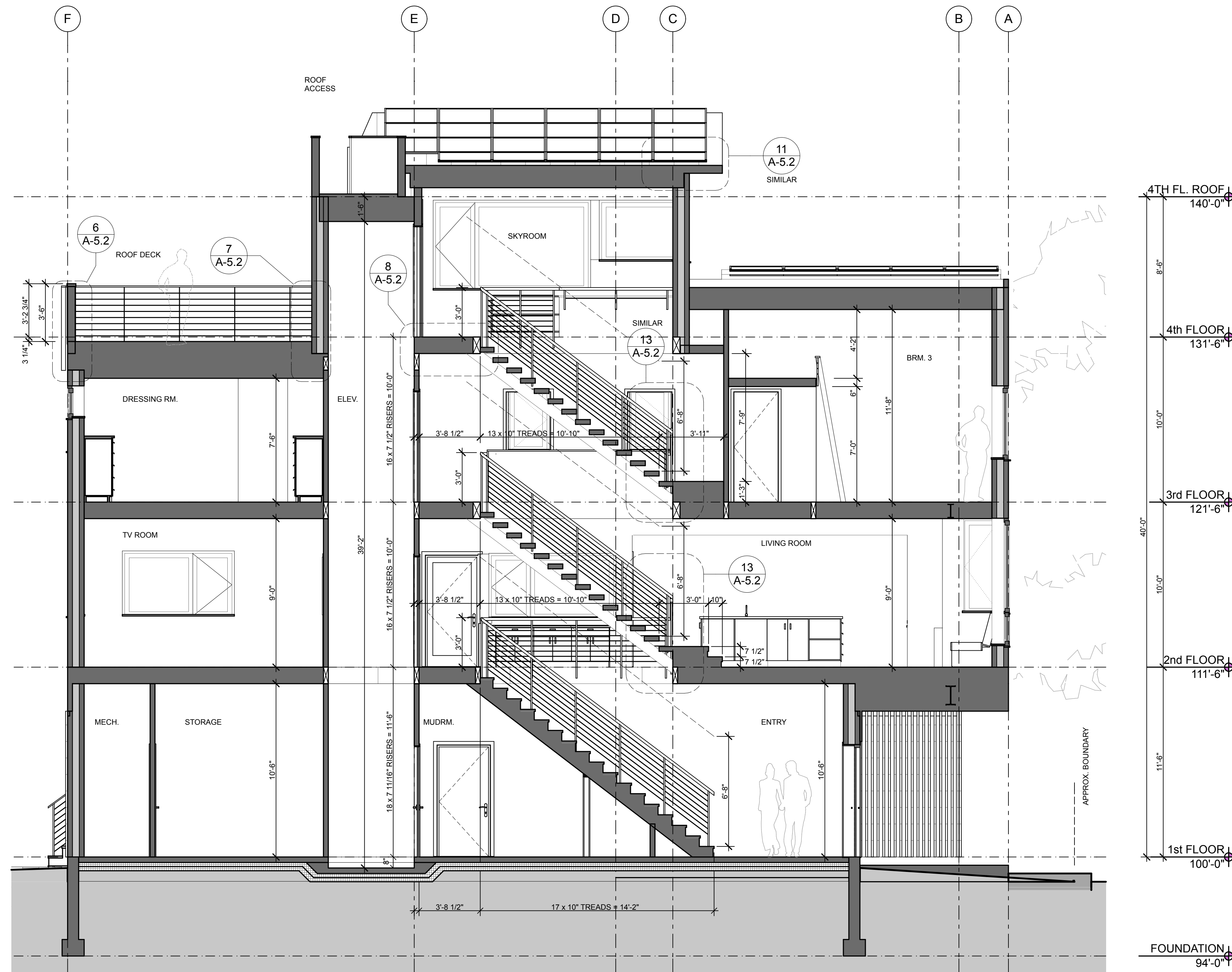
A-2.1



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



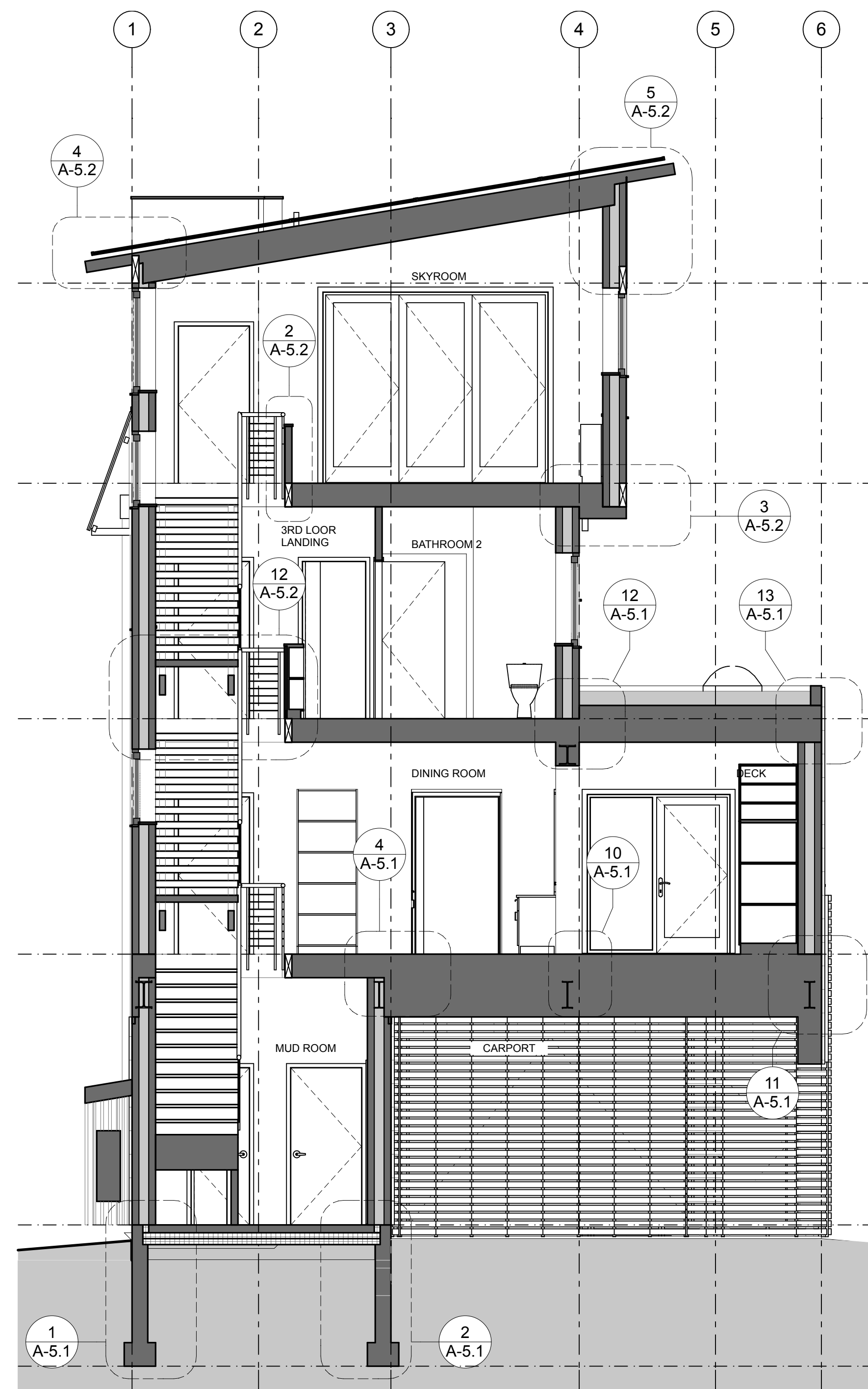
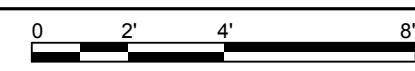
2 LONG SECTION - AT SKYROOM
SCALE: 1/4" = 1'-0"



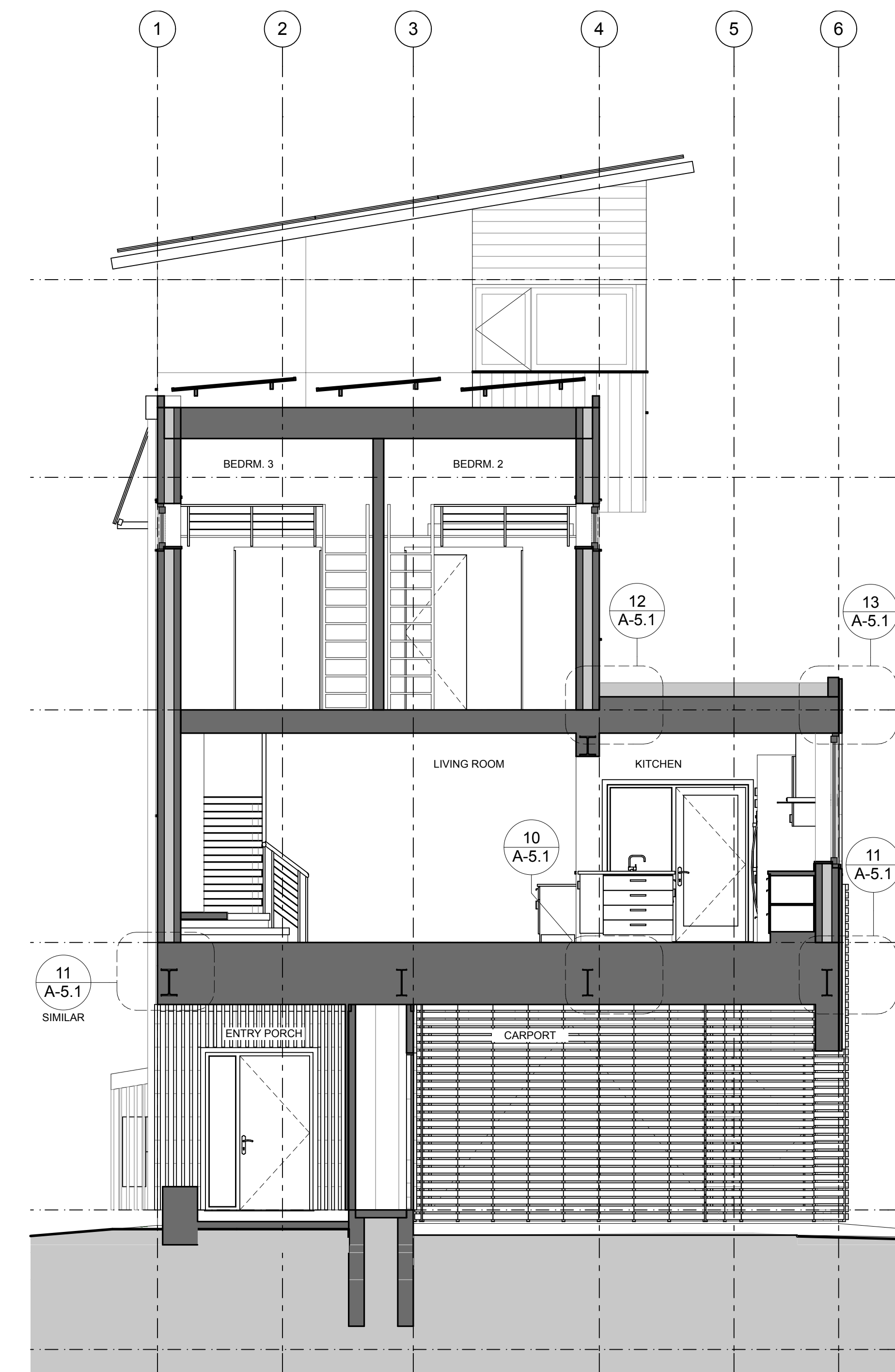
1 LONG SECTION - AT STAIRS
SCALE: 1/4" = 1'-0"



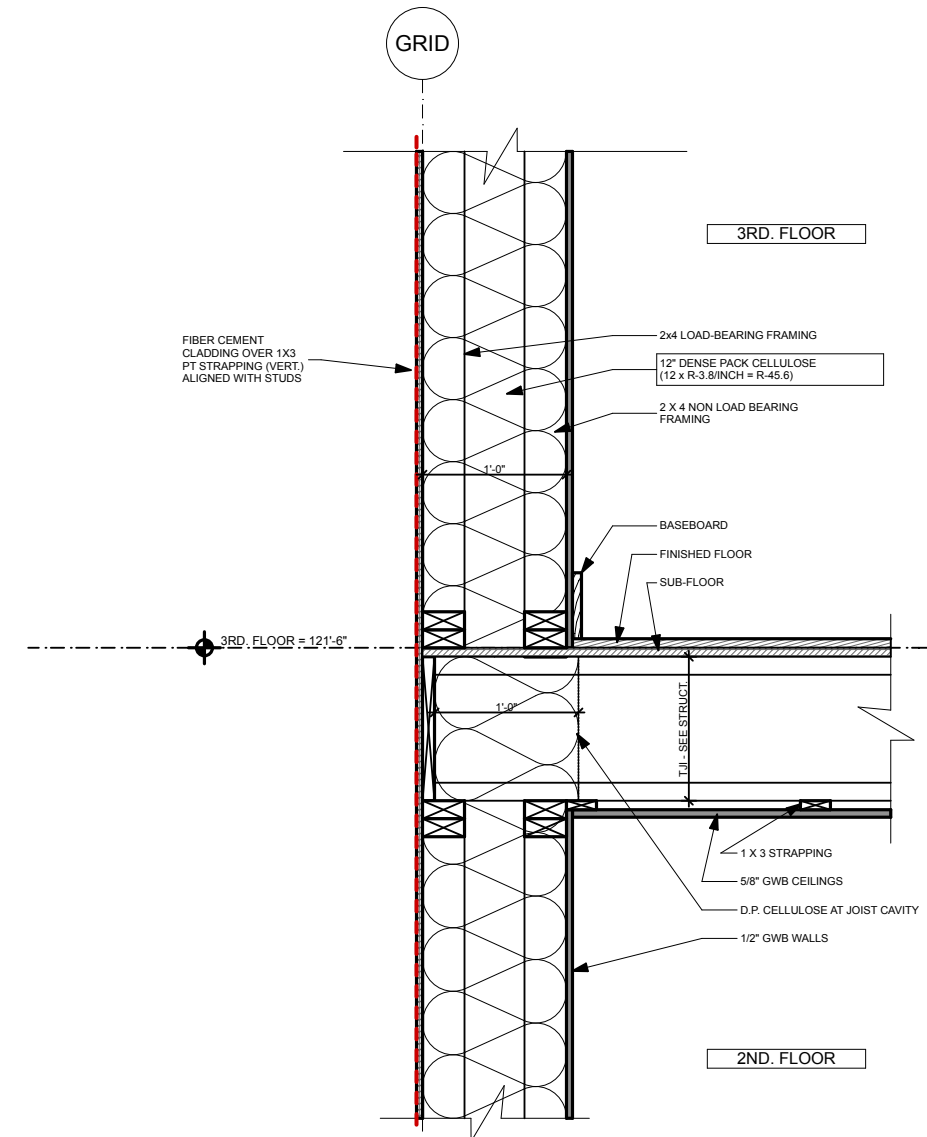
1 SHORT SECTION - AT STAIR LANDING & 2ND FLOOR DECK
SCALE: 1/4" = 1'-0"



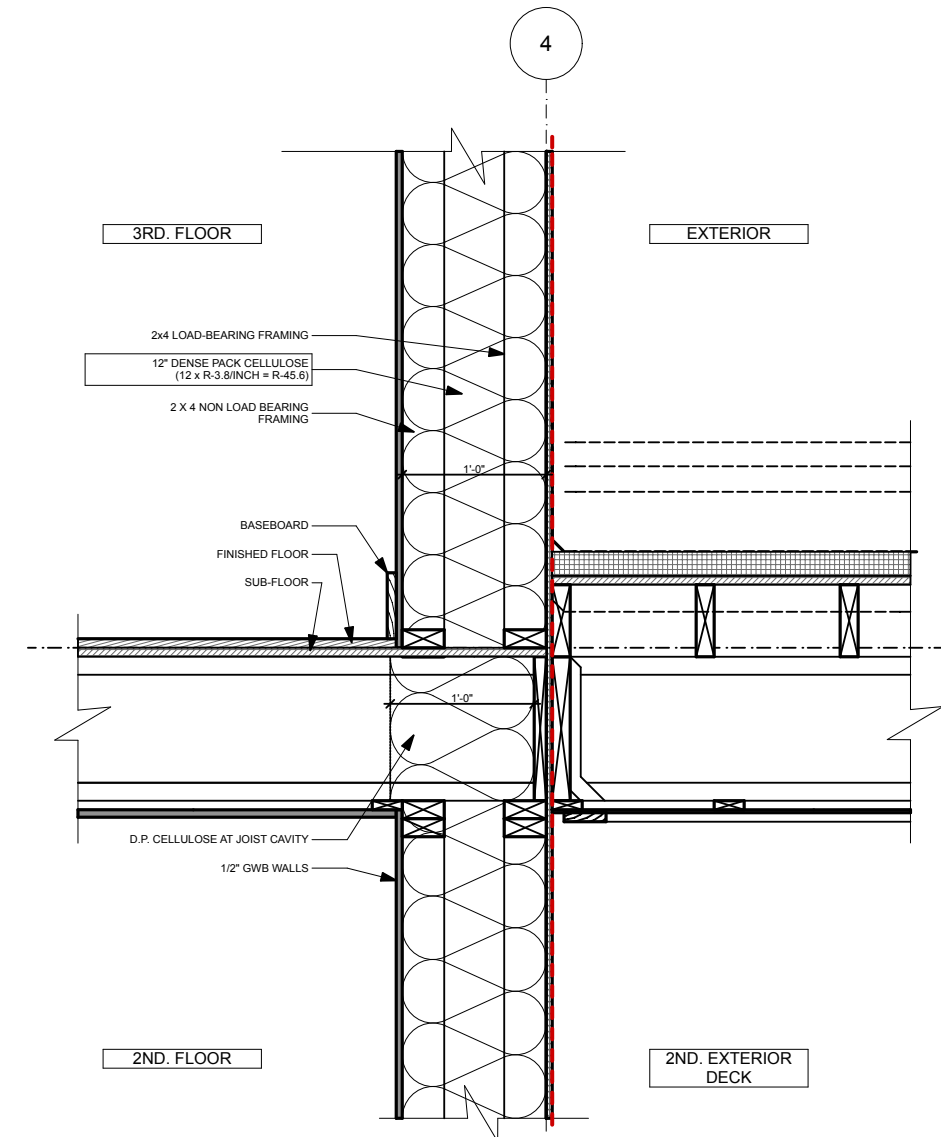
2 SHORT SECTION - AT STAIR VOID



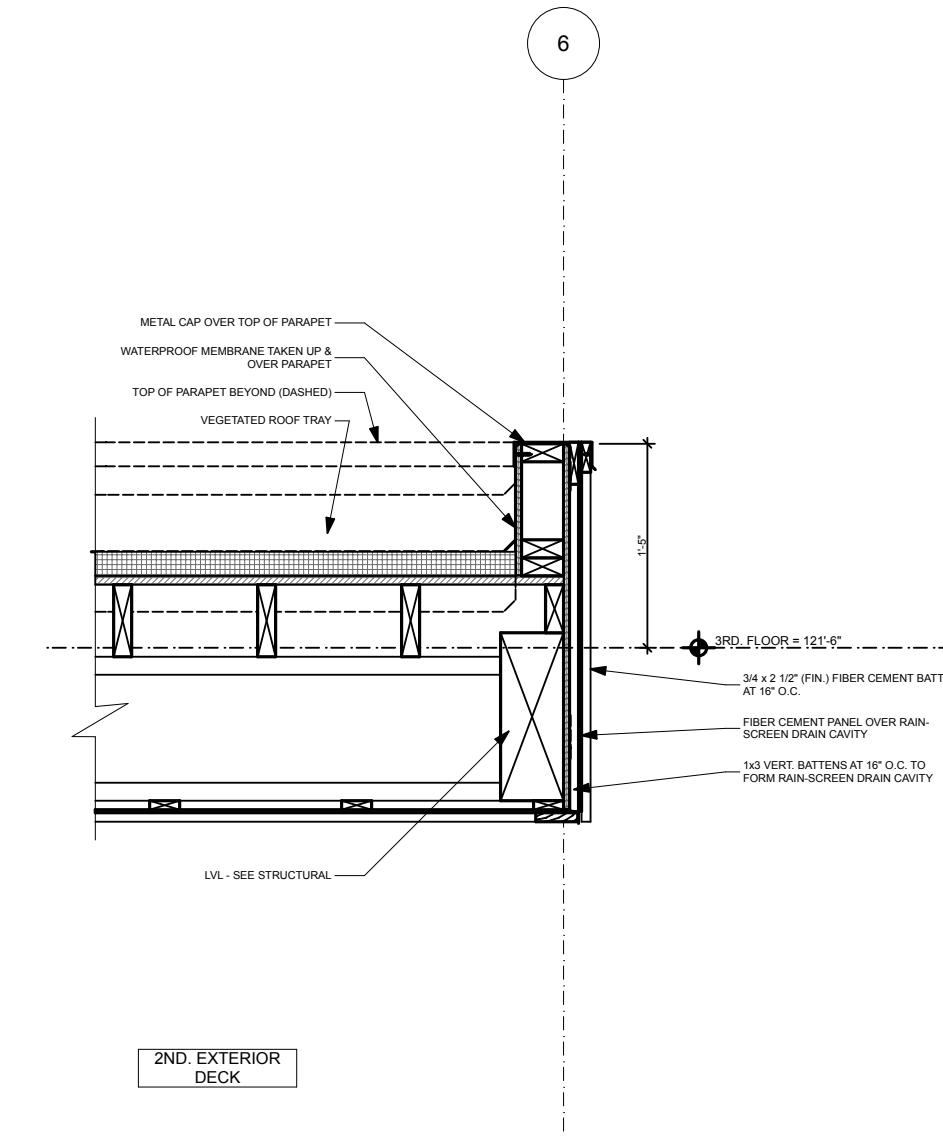
3 SHORT SECTION - AT ENTRY PORCH & KITCHEN



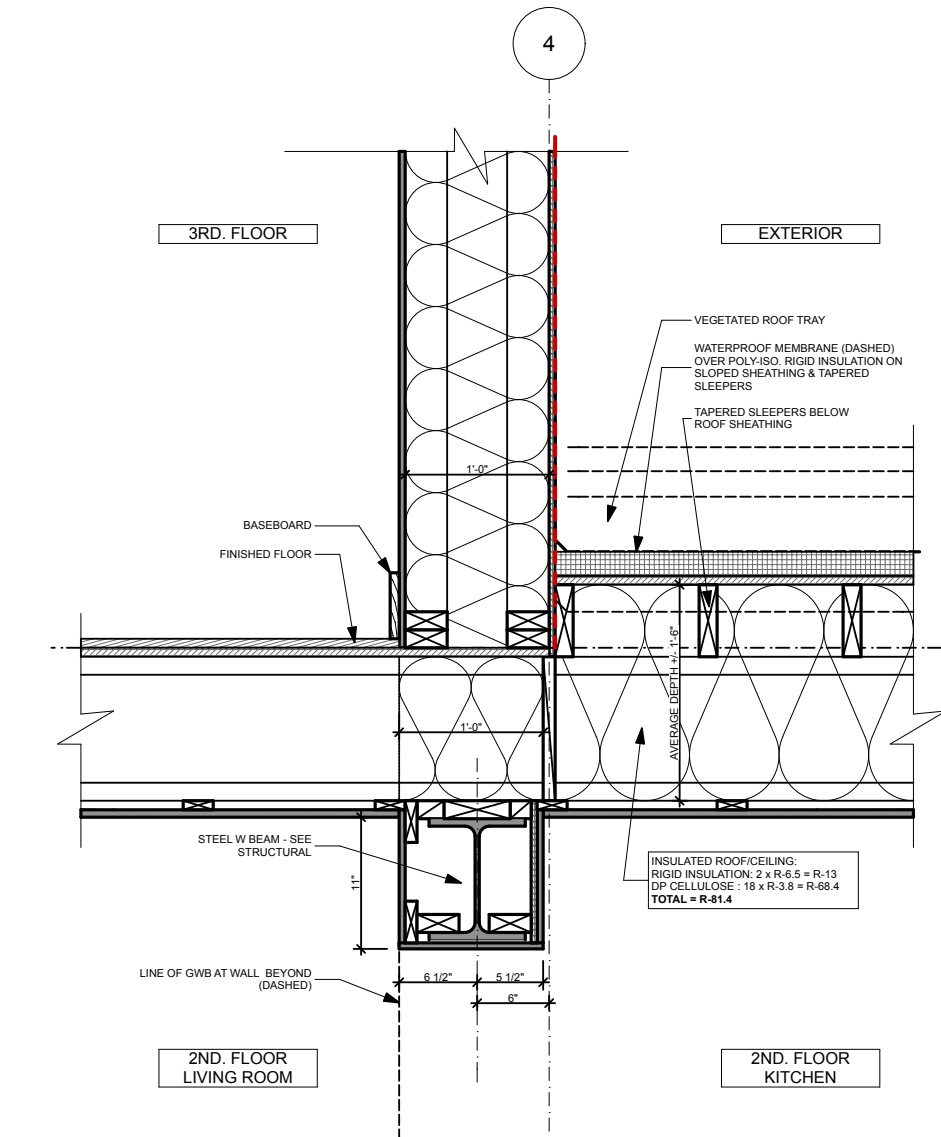
7 3RD. FLOOR RIM - TYPICAL
SCALE: 3/4" = 1'-0"



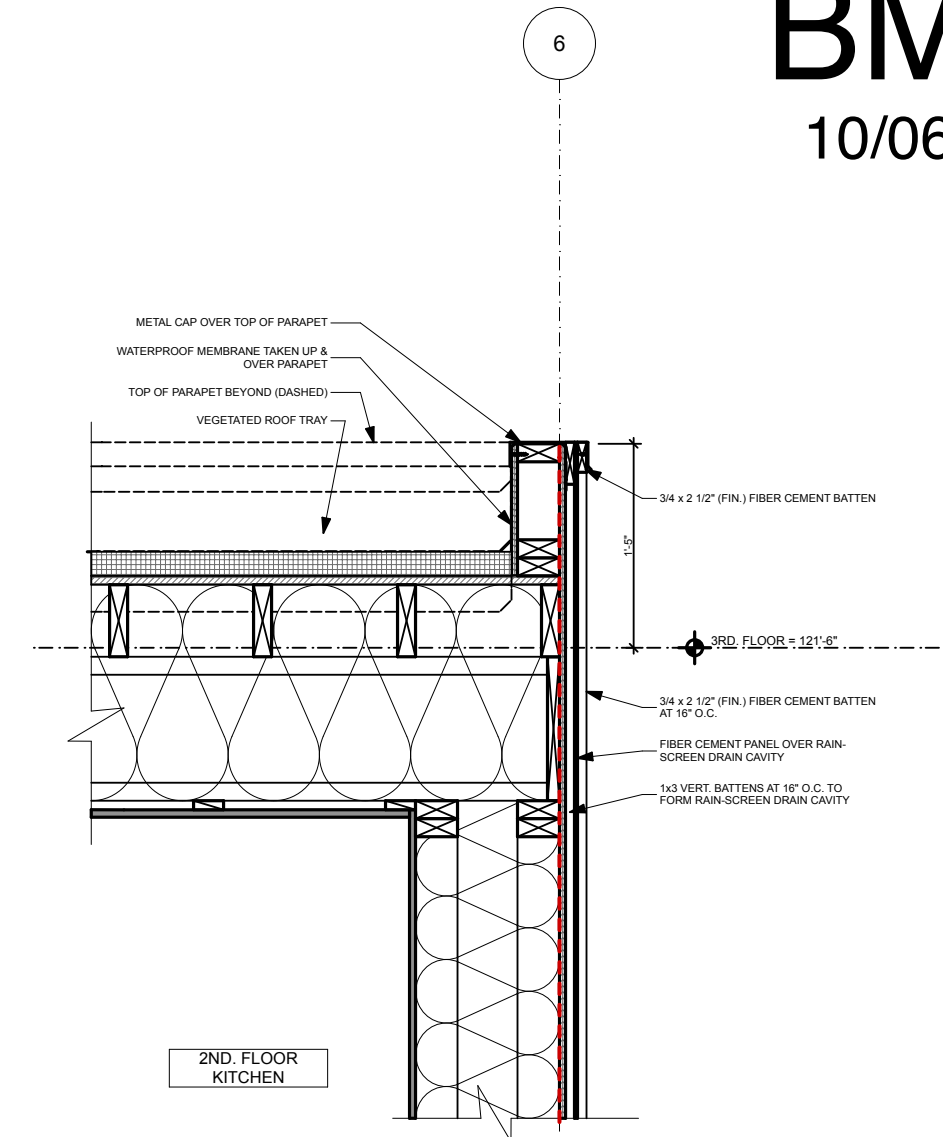
8 "GREEN" ROOF - AT WALL
SCALE: 3/4" = 1'-0"



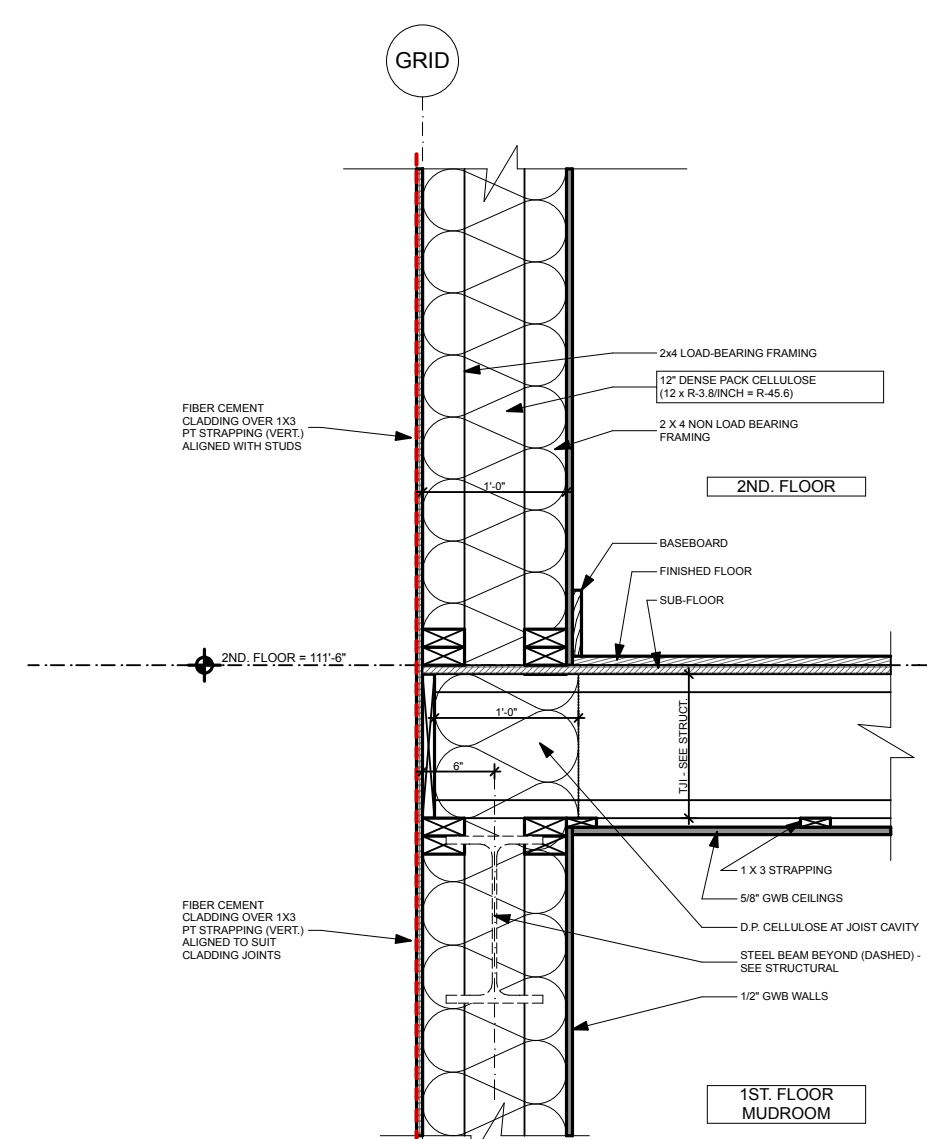
9 "GREEN" ROOF - AT EDGE
SCALE: 3/4" = 1'-0"



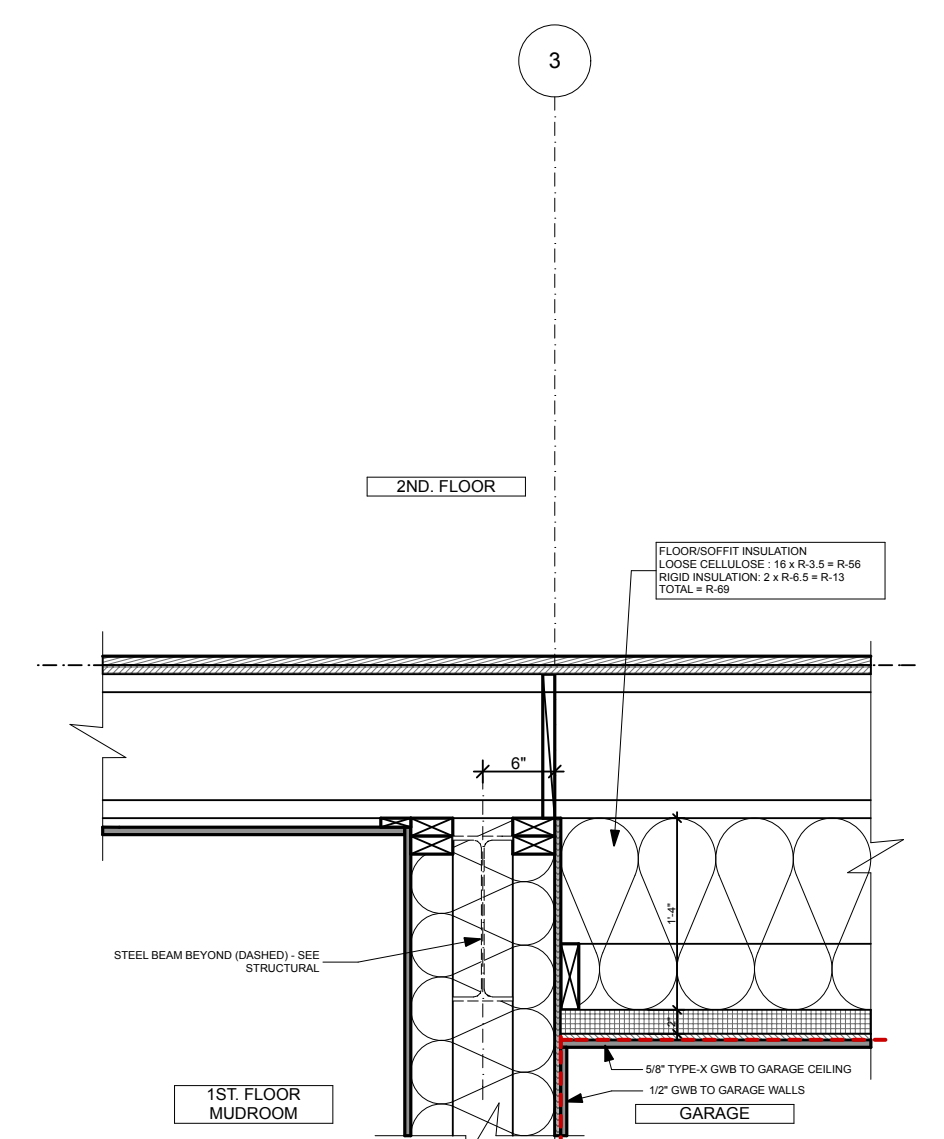
12 "GREEN" ROOF - AT KITCHEN
SCALE: 3/4" = 1'-0"



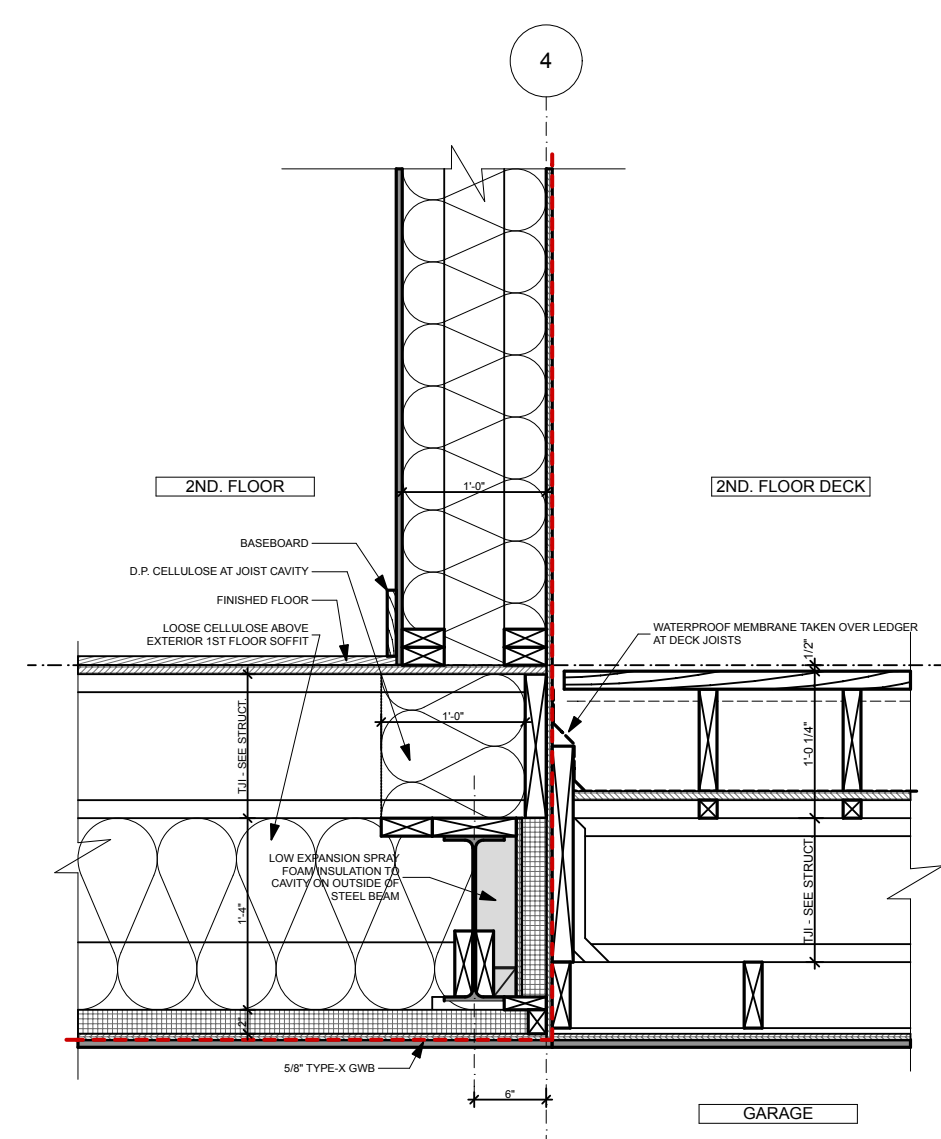
13 "GREEN" ROOF - AT KITCHEN
SCALE: 3/4" = 1'-0"



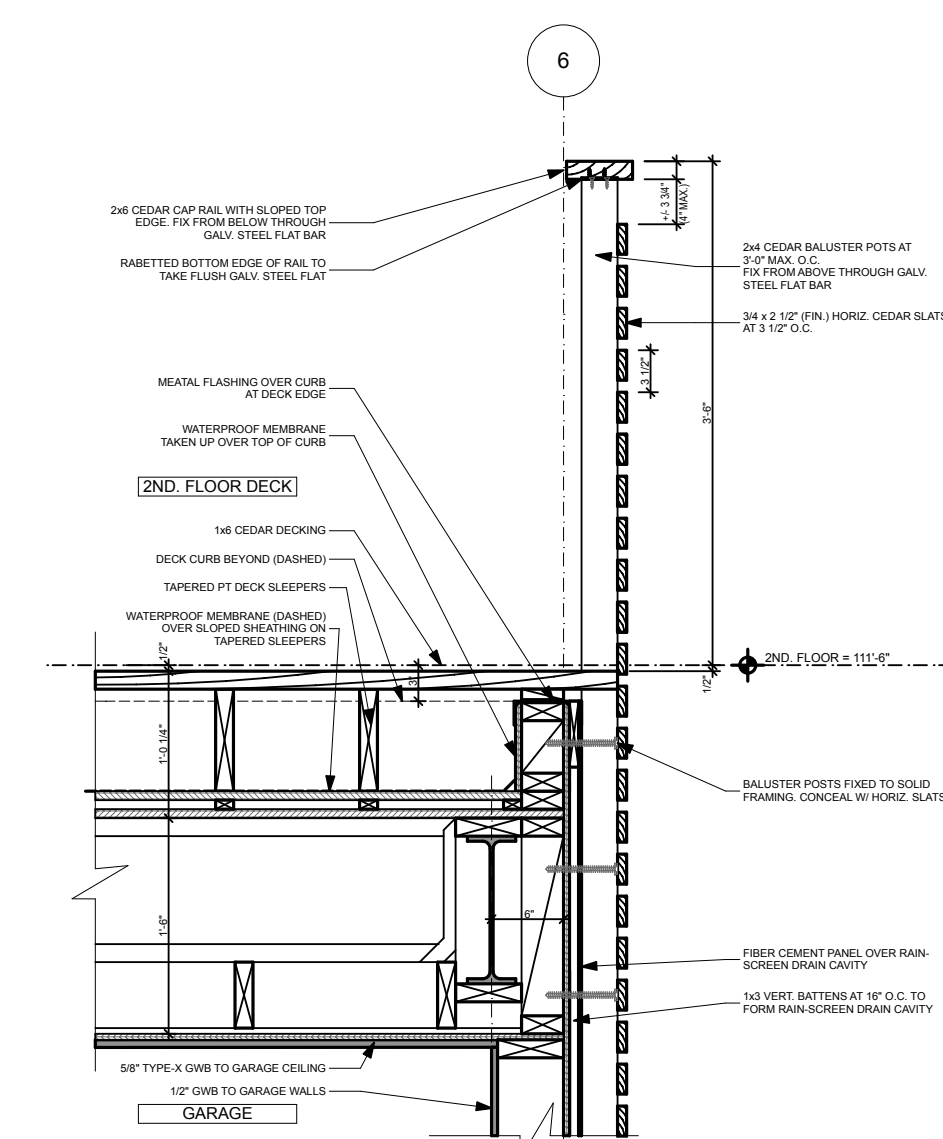
3 2ND. FLOOR RIM - TYPICAL
SCALE: 3/4" = 1'-0"



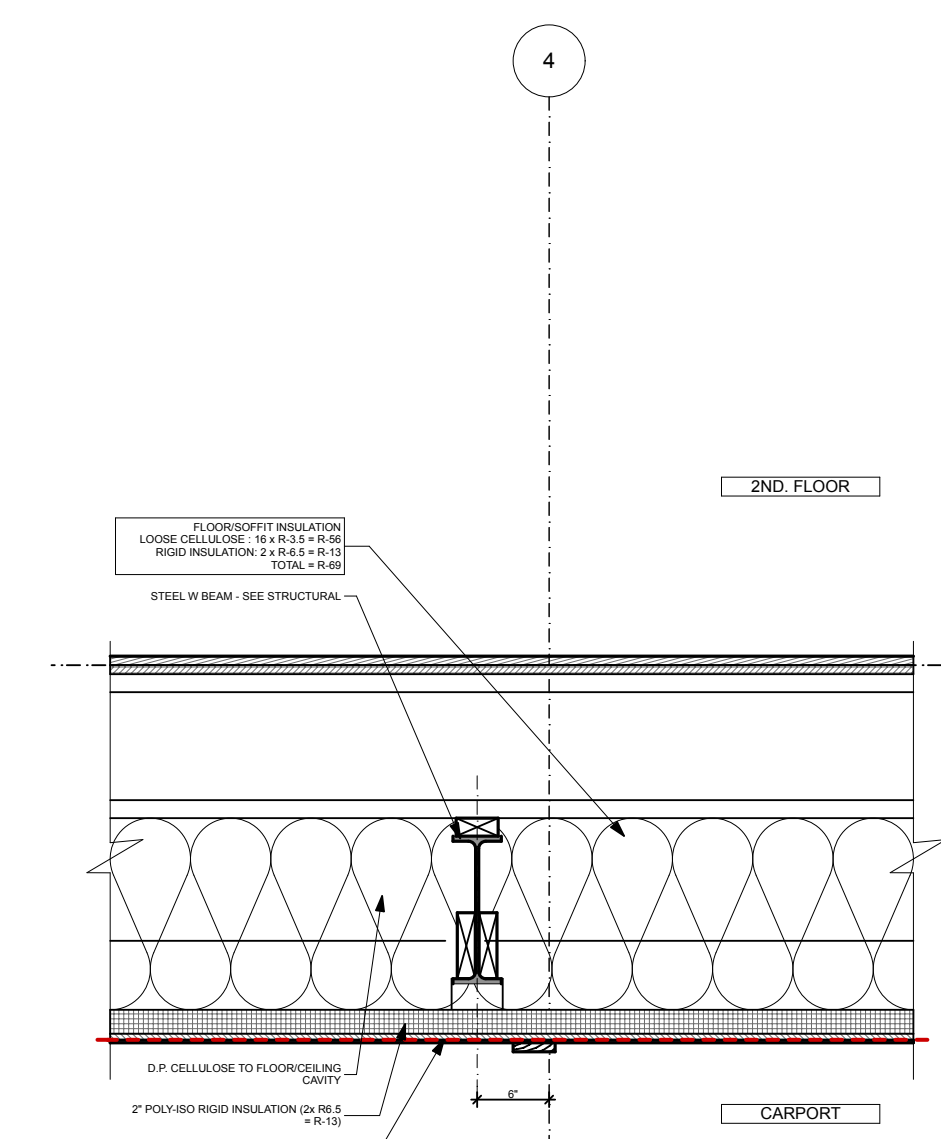
4 CARPORT SOFFIT - AT WALL
SCALE: 3/4" = 1'-0"



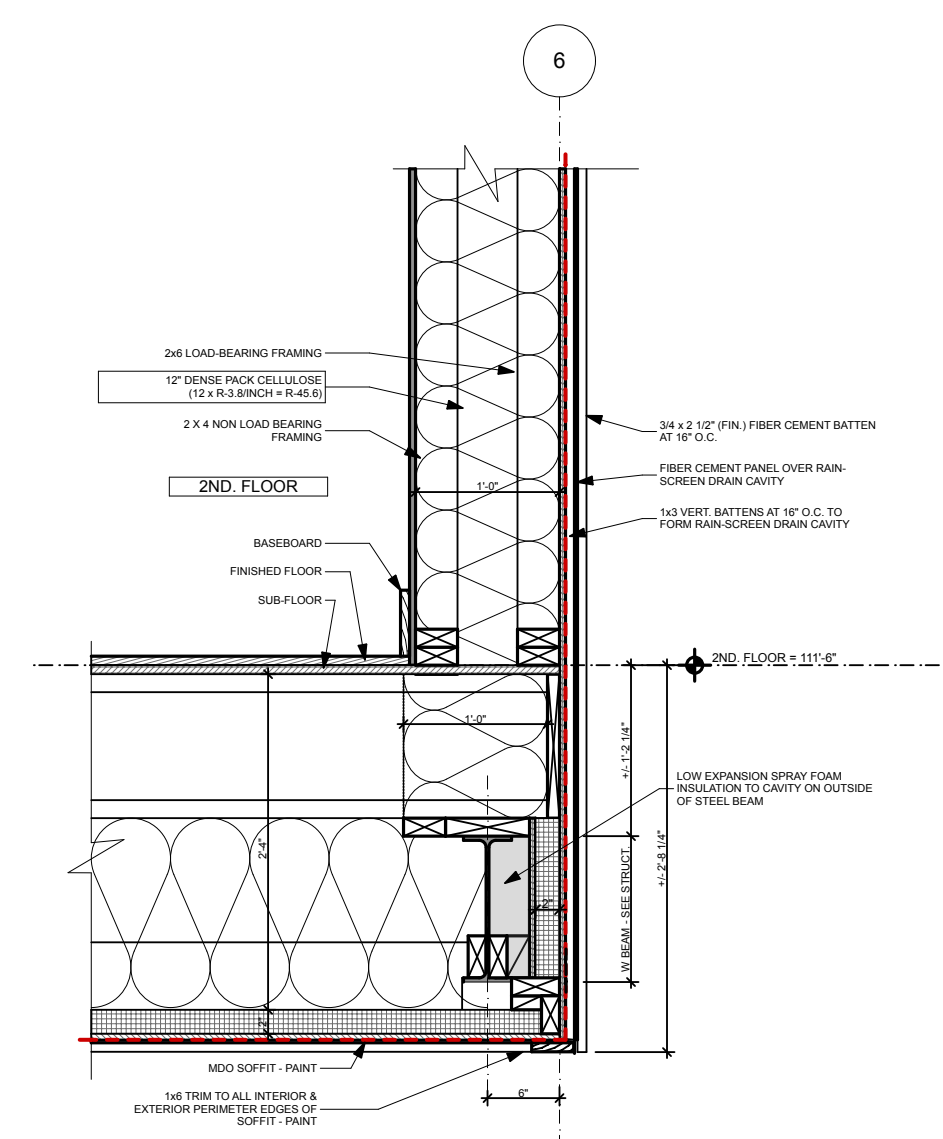
5 2ND. FL. DECK - AT WALL
SCALE: 3/4" = 1'-0"



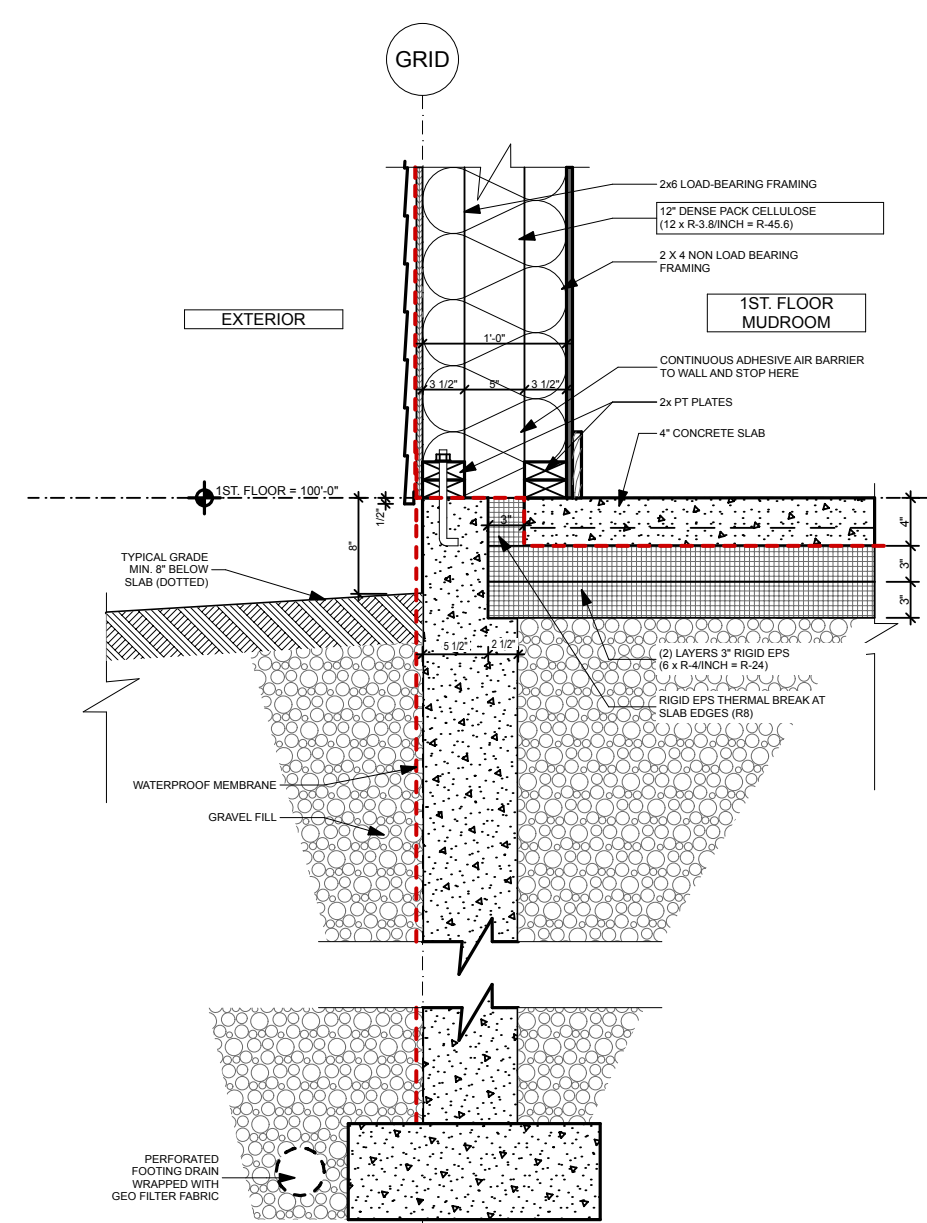
6 2ND. FL. DECK - BALUSTRADE
SCALE: 3/4" = 1'-0"



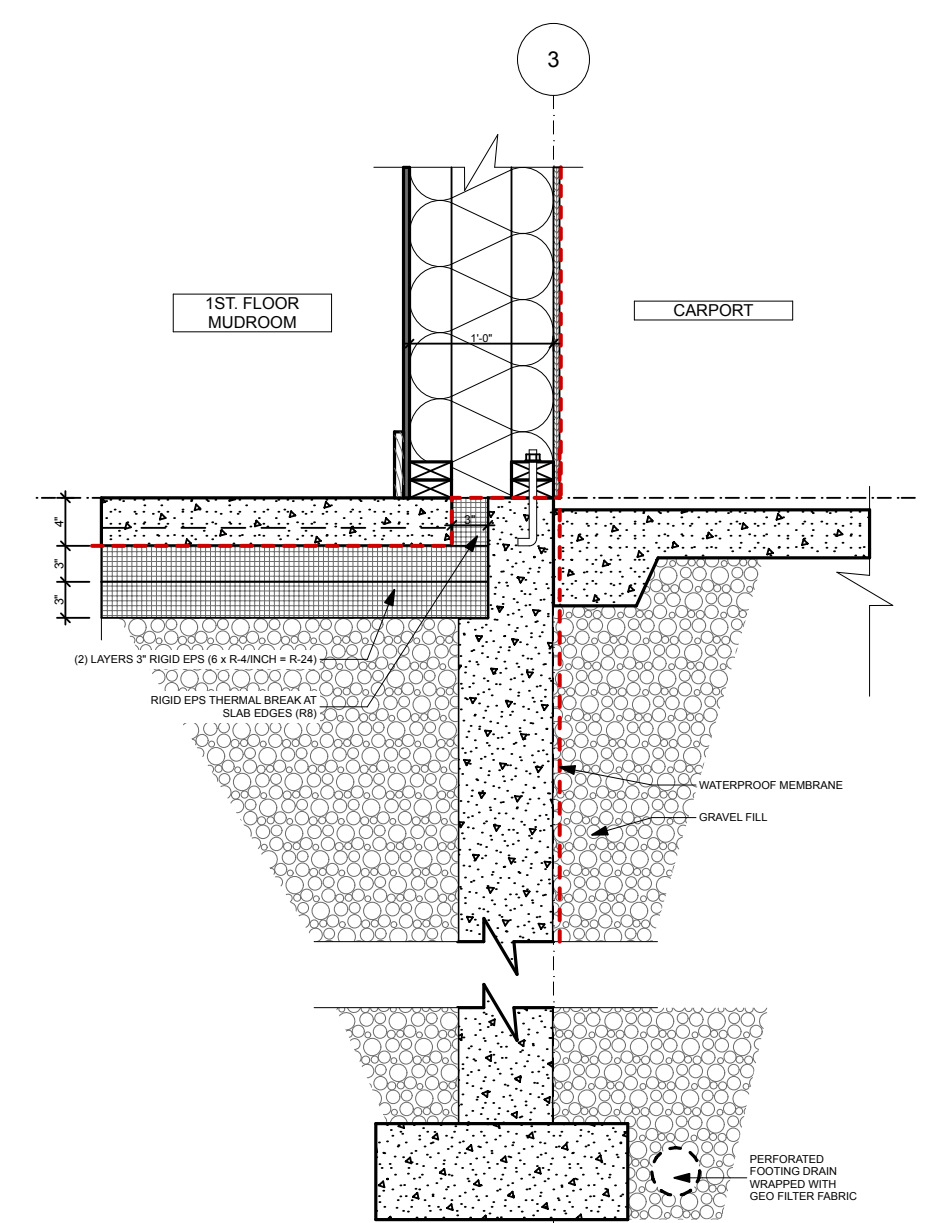
10 CARPORT SOFFIT - AT BEAM
SCALE: 3/4" = 1'-0"



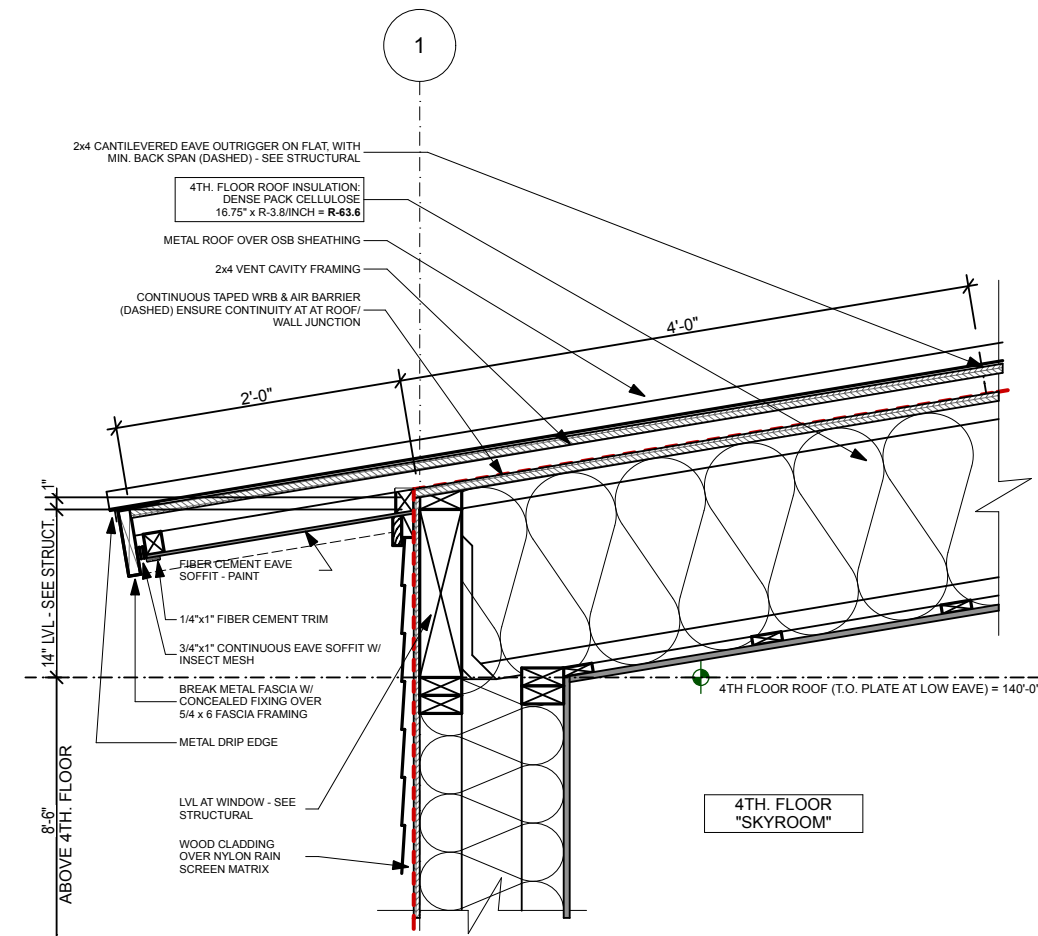
11 CARPORT SOFFIT - AT EDGE
SCALE: 3/4" = 1'-0"



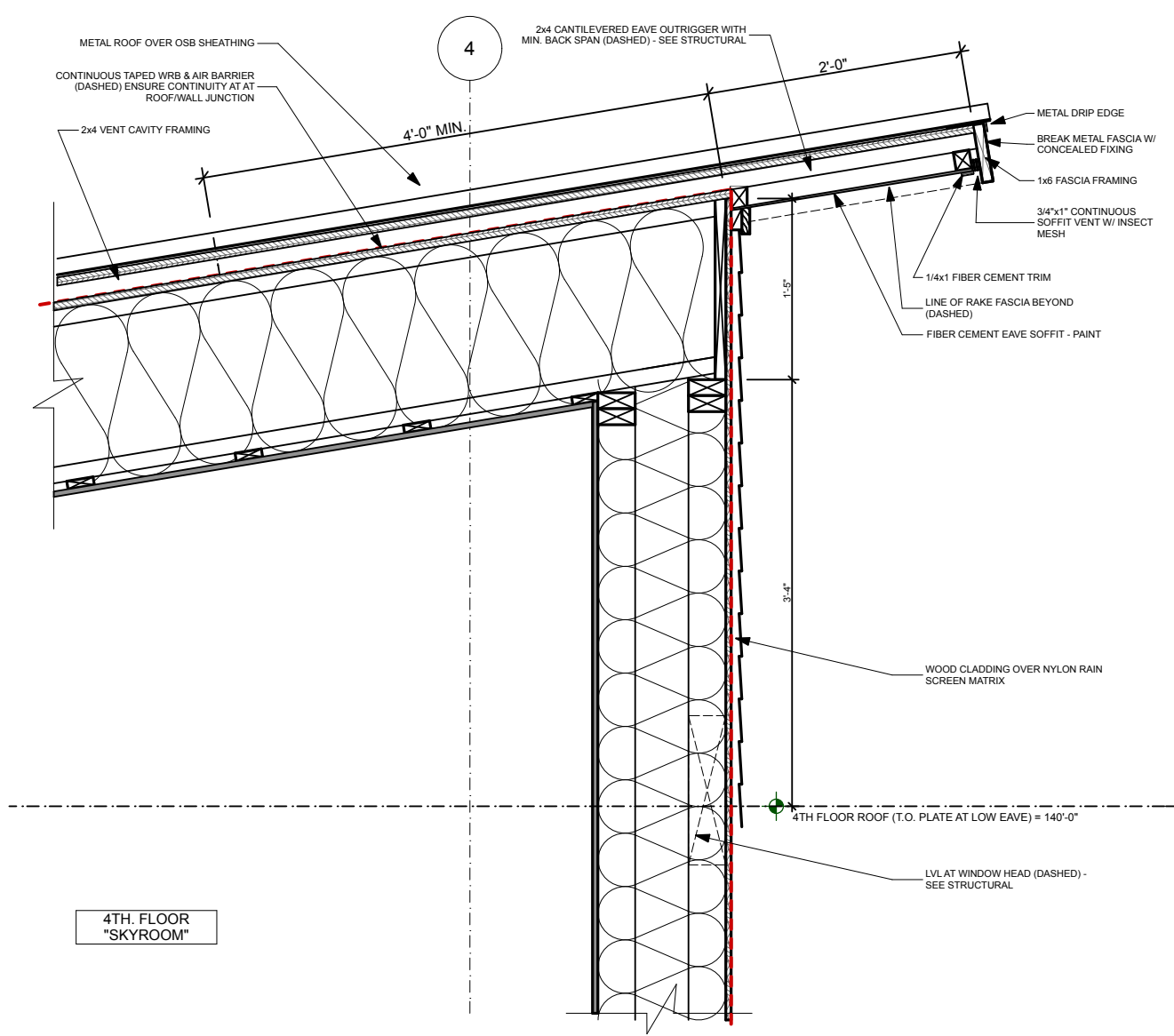
1 SLAB EDGE - TYPICAL
SCALE: 3/4" = 1'-0"



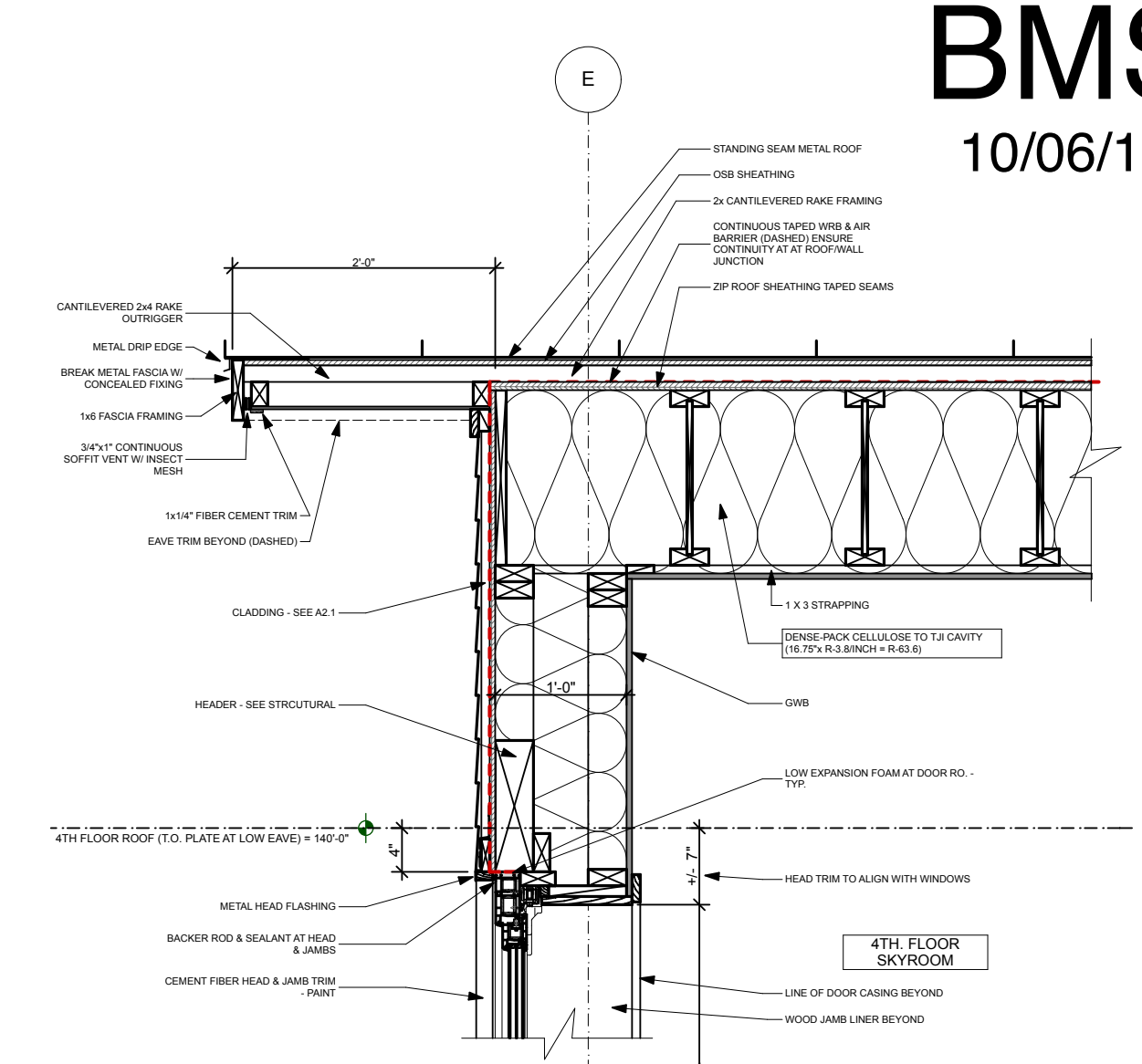
2 SLAB EDGE - AT CARPORT
SCALE: 3/4" = 1'-0"



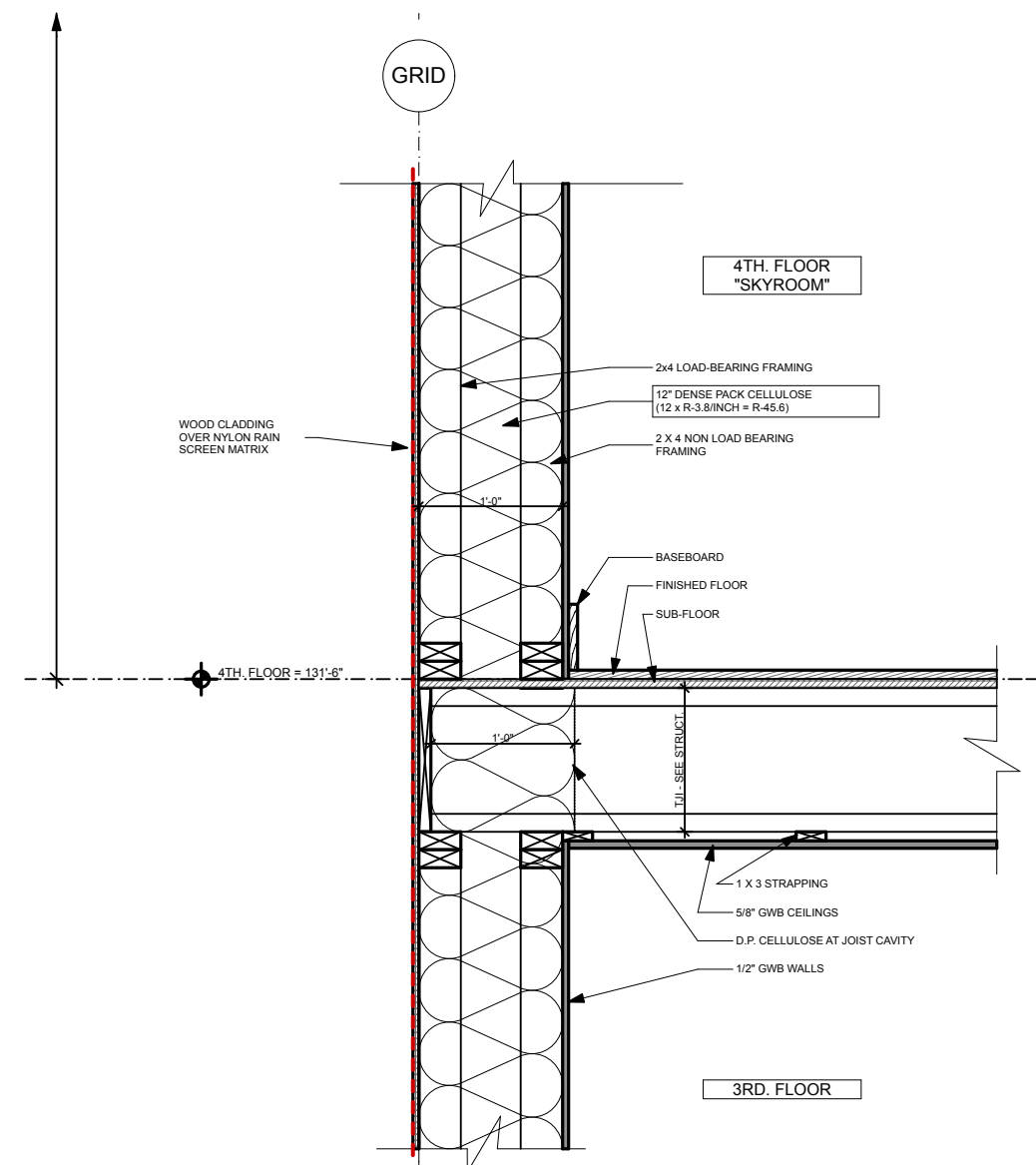
4 4TH. FLOOR EAVE - LOW - TYP.
SCALE: 3/4" = 1'-0"



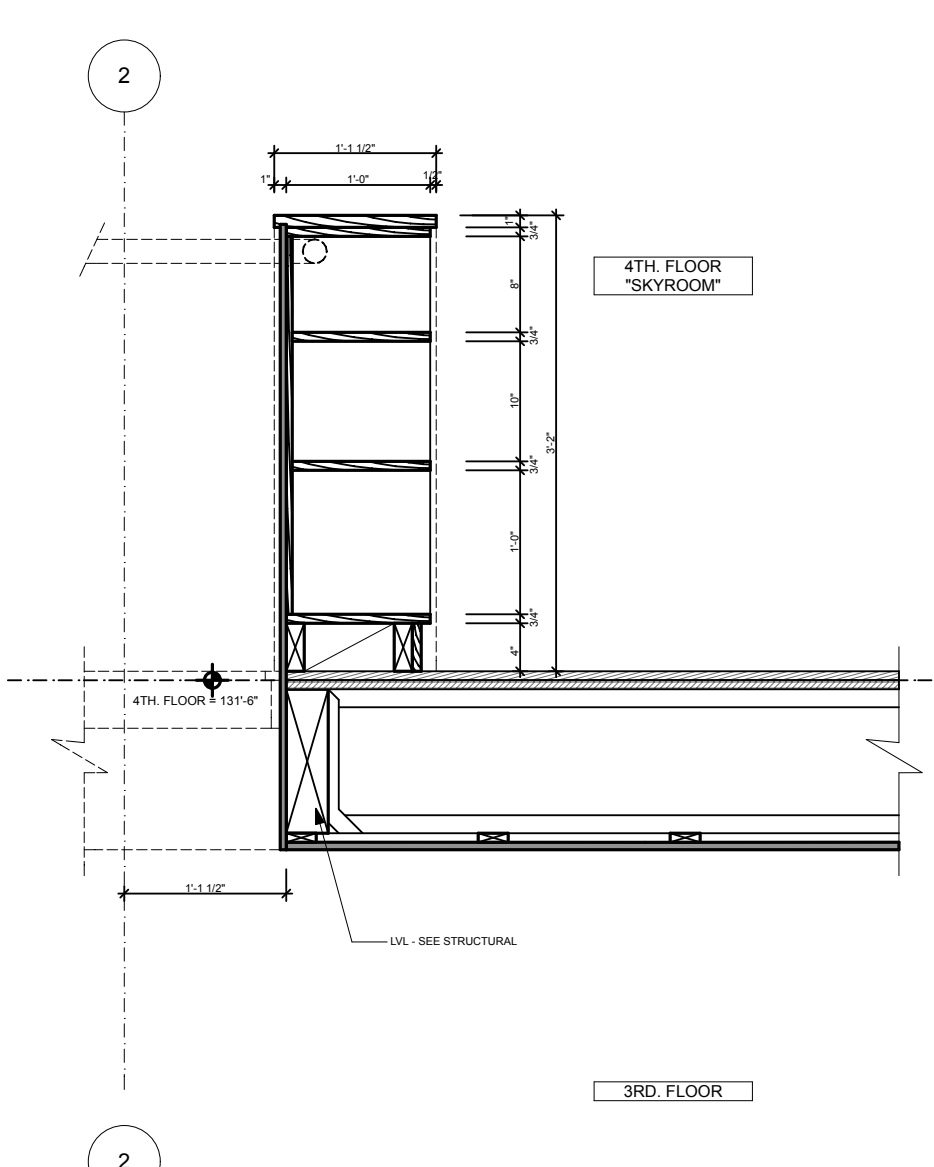
5 4TH. FLOOR EAVE - HIGH - TYPICAL
SCALE: 3/4" = 1'-0"



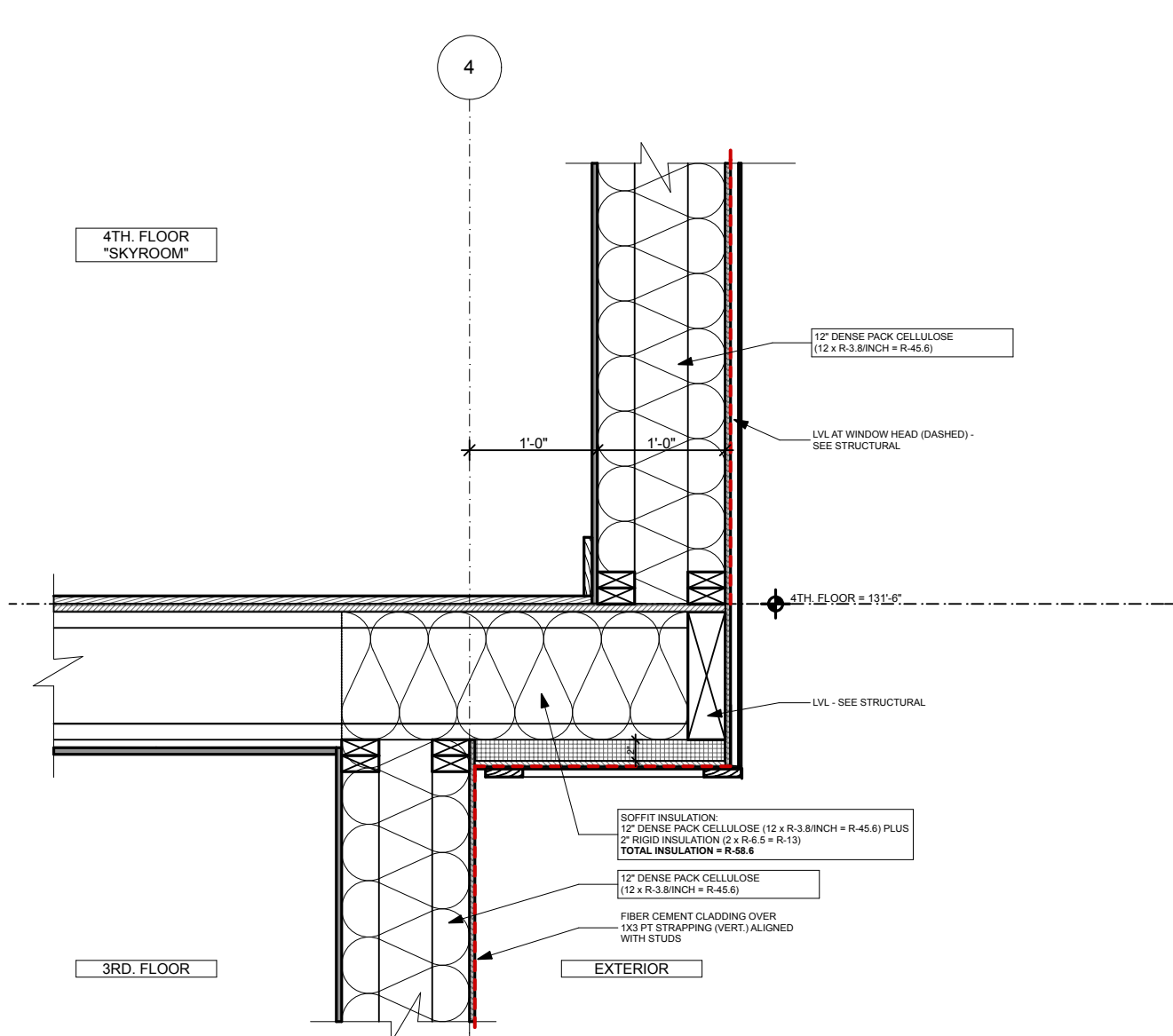
11 4TH. FLOOR RAKE - TYPICAL
SCALE: 3/4" = 1'-0"



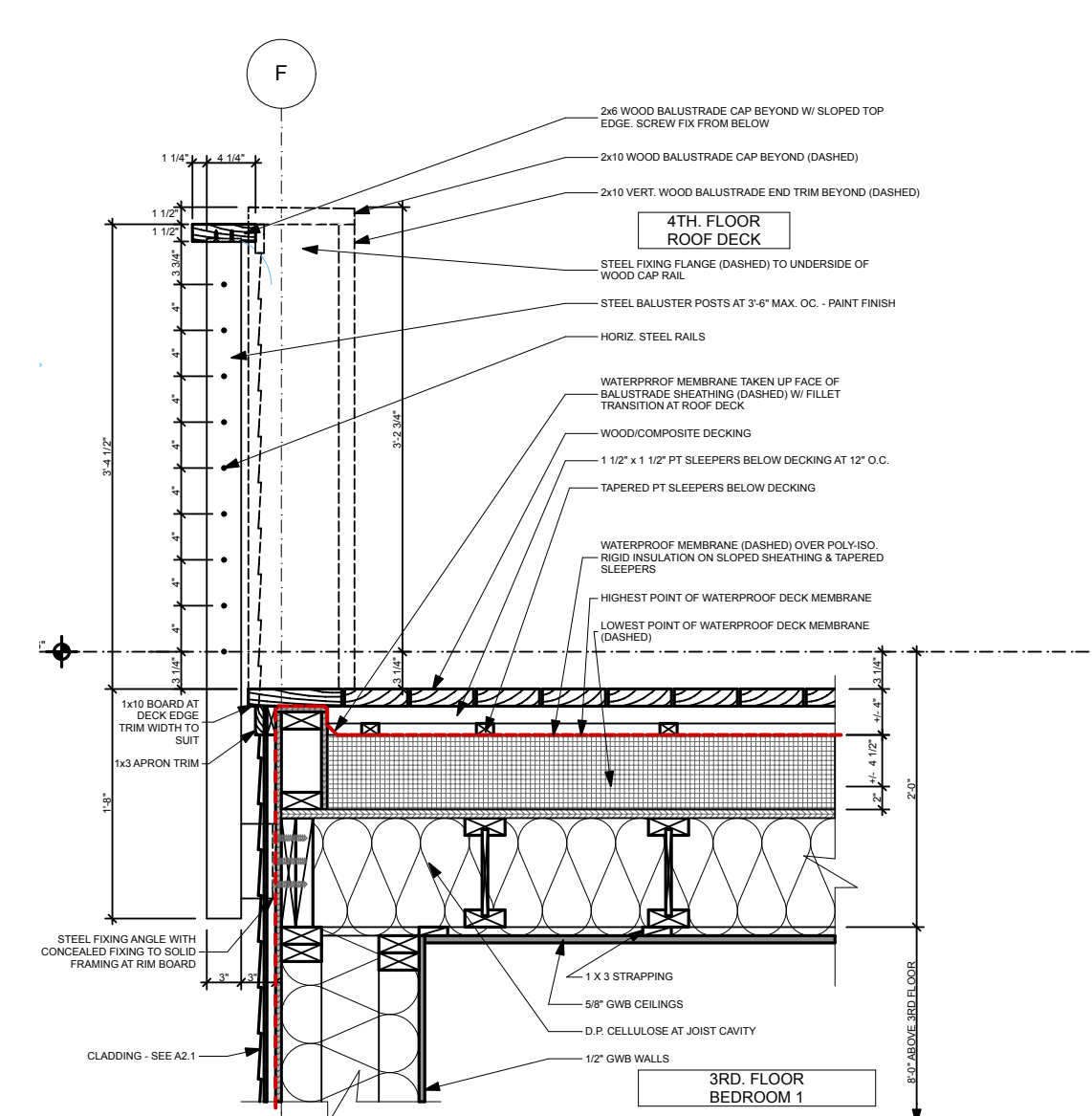
1 4TH. FLOOR RIM - TYPICAL
SCALE: 3/4" = 1'-0"



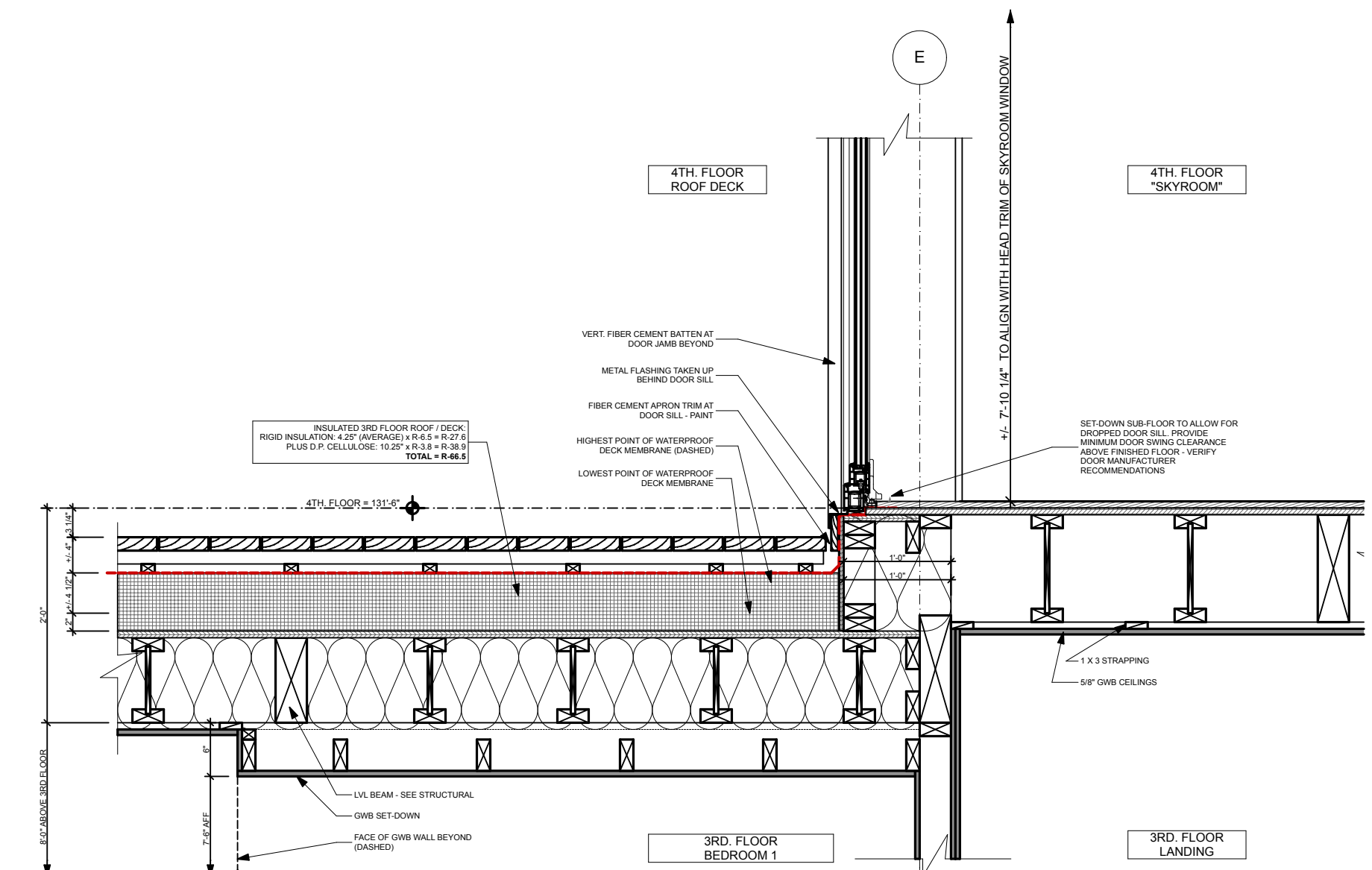
2 4TH. FLOOR STAIR EDGE
SCALE: 3/4" = 1'-0"



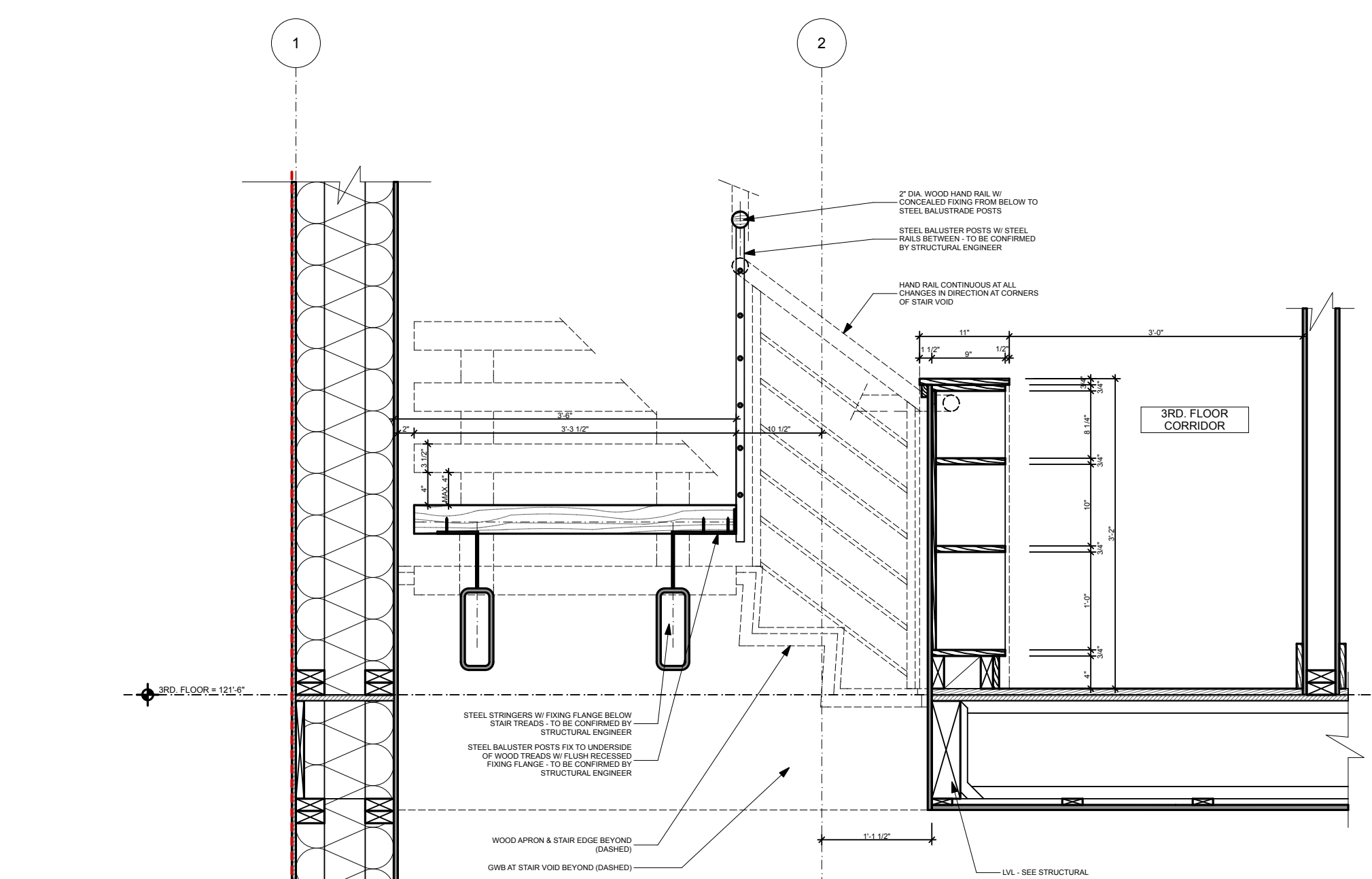
3 4TH. FLOOR - AT OVERHANG
SCALE: 3/4" = 1'-0"



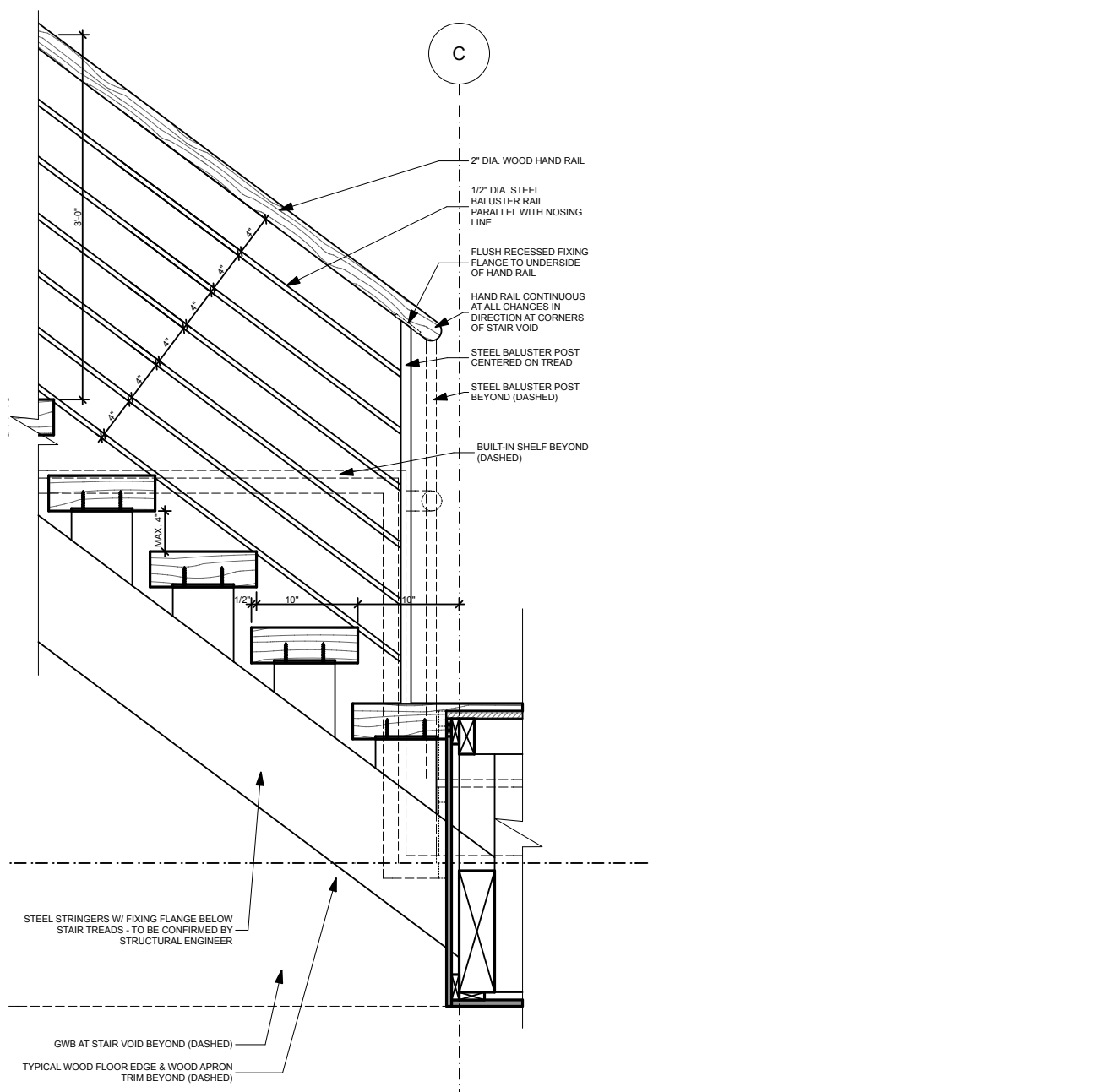
9 4TH FL. DECK - CABLE BALUSTRADE
SCALE: 3/4" = 1'-0"



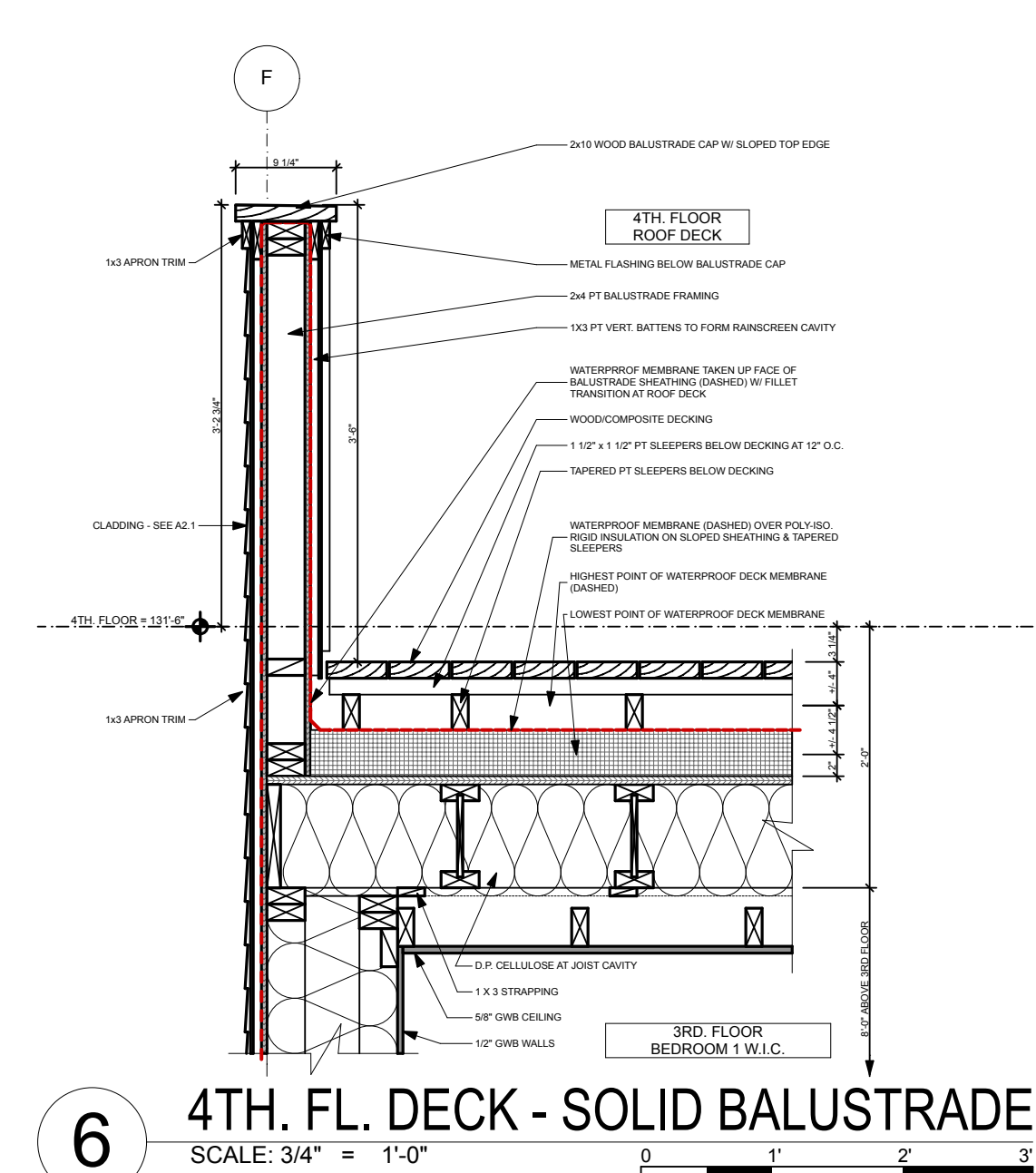
10 4TH FL. DECK AT SKYROOM DOOR SILL
SCALE: 3/4" = 1'-0"



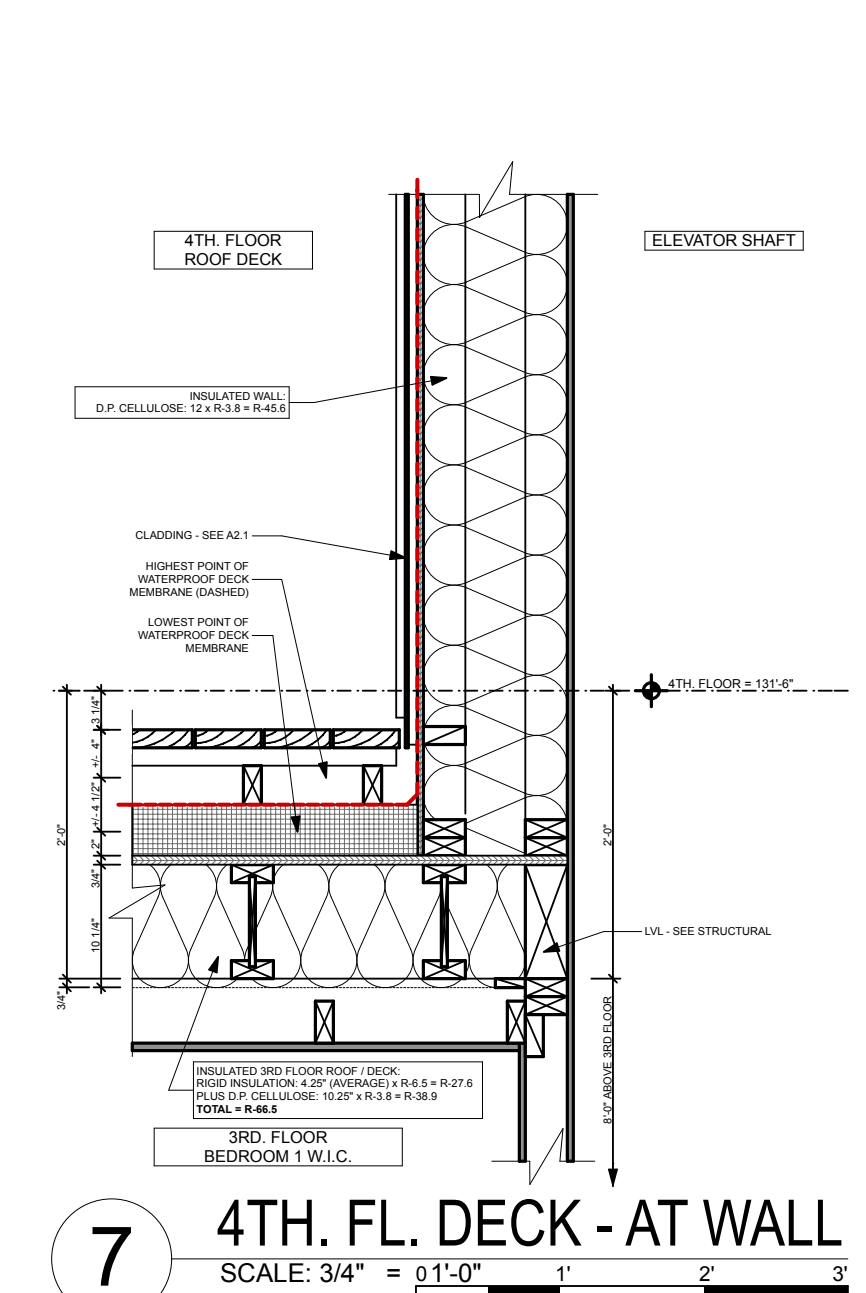
12 STAIR BALUSTRADE & BUILT-IN SHELF AT 3RD. FLOOR STAIR VOID
SCALE: 3/4" = 1'-0"



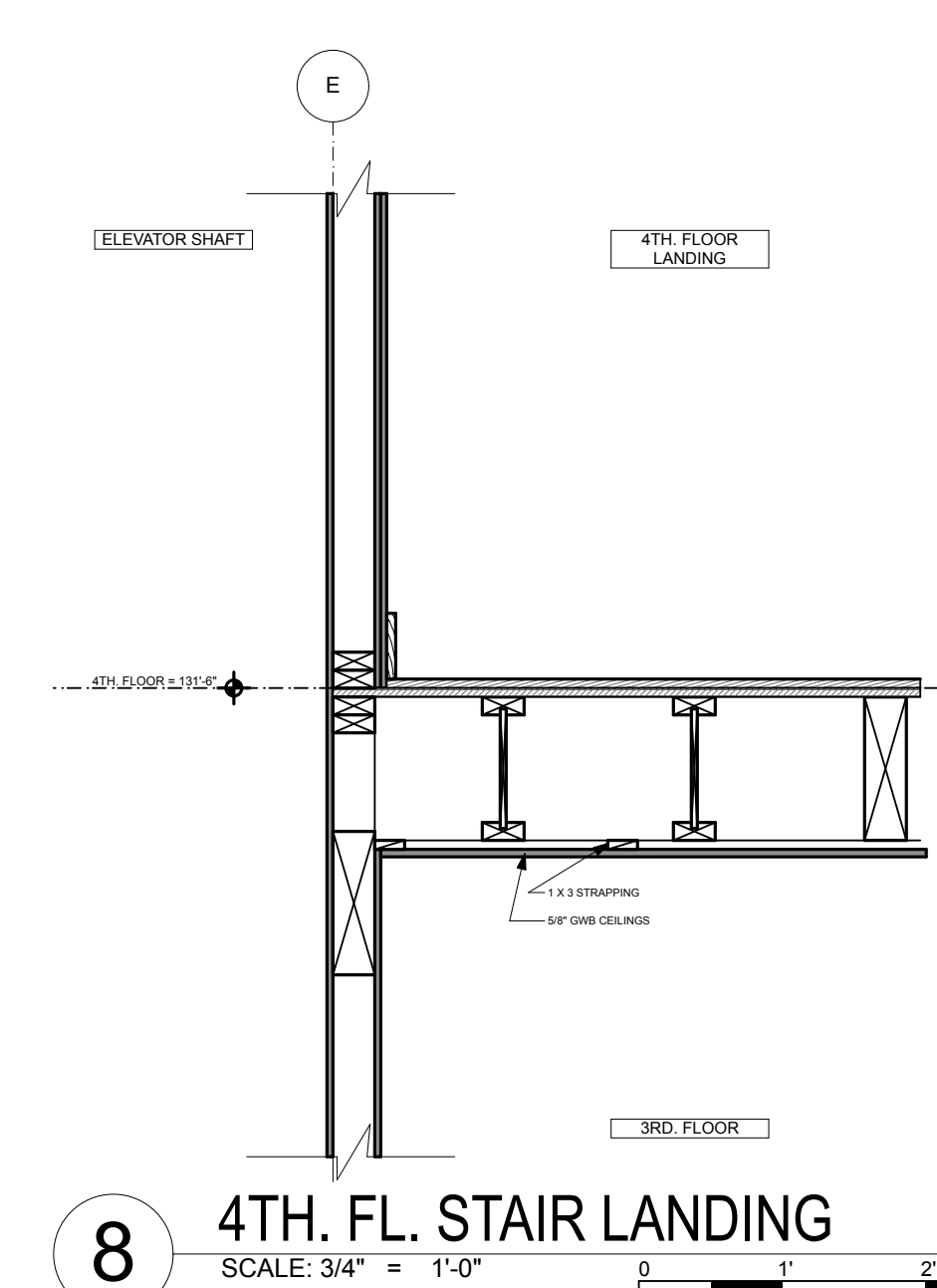
13 STAIR BALUSTRADE
SCALE: 3/4" = 1'-0"



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



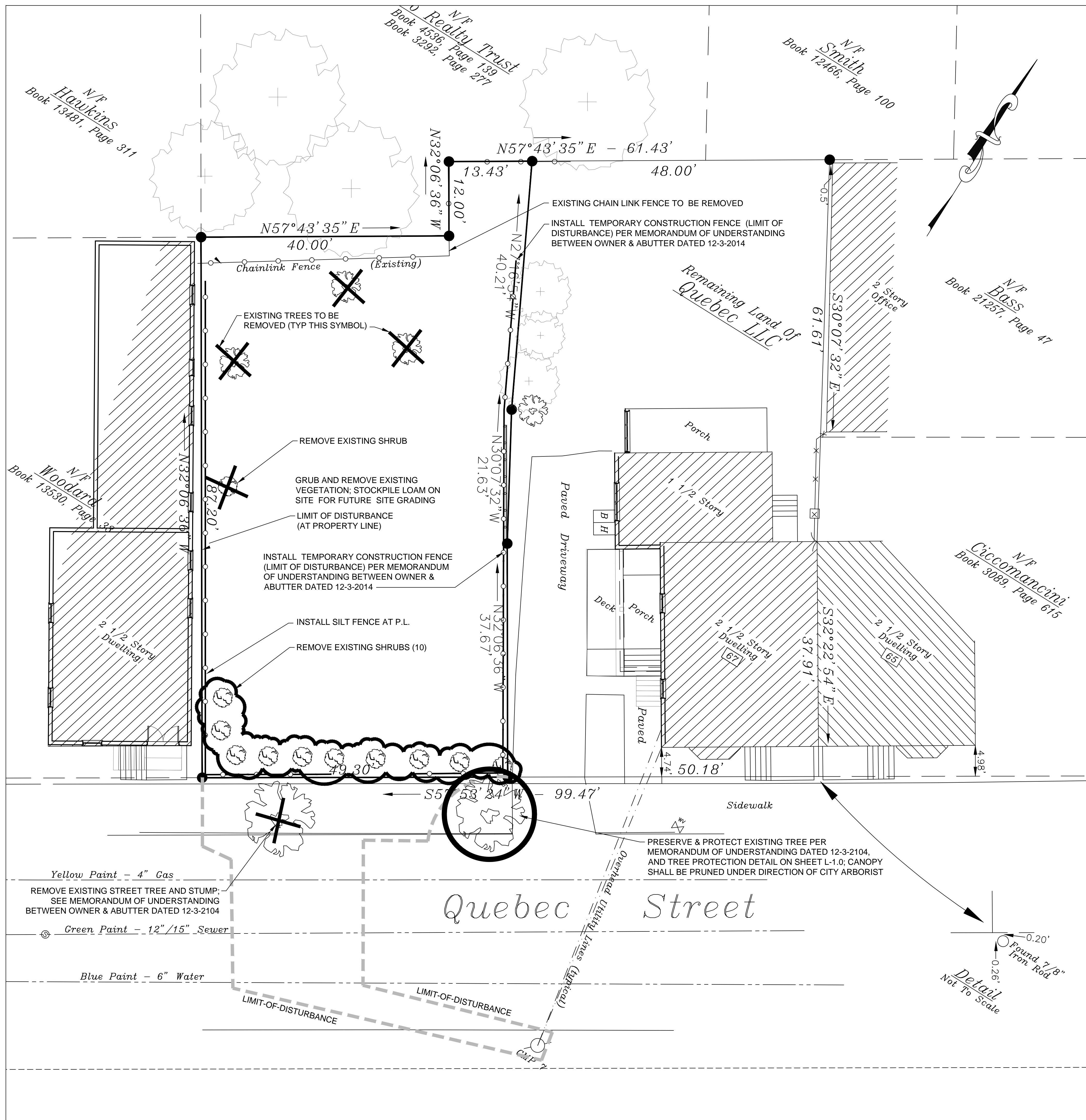
7 4TH. FL. DECK - AT WALL
SCALE: 3/4" = 1'-0"



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

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				

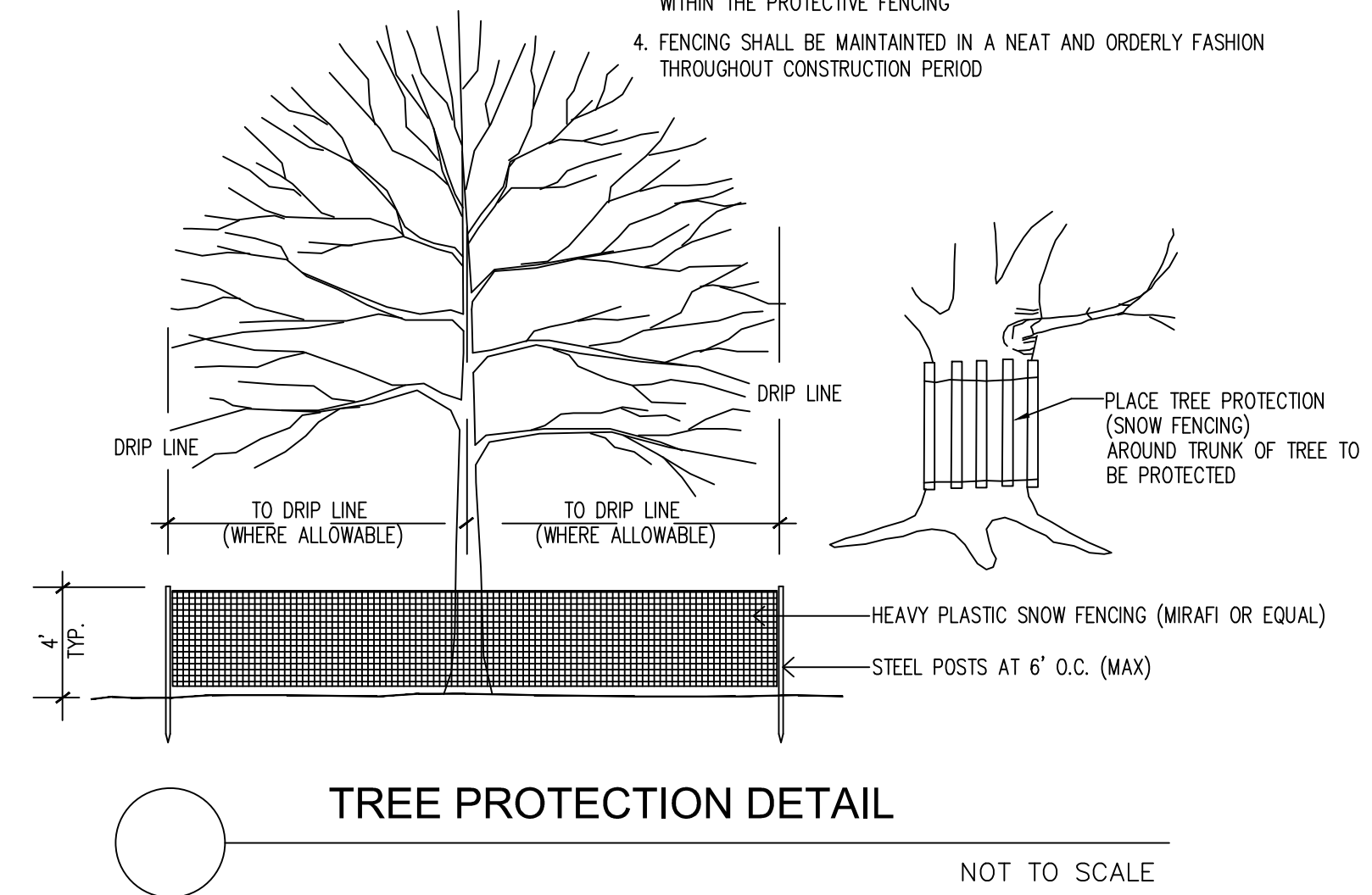
DOOR SCHEDULE							
UNIT ID	EXTERIOR VIEW	LEAF (W)	LEAF (H)	UNIT TYPE	QUANTITY	GLAZING	NOTES
1.1		3'-0"	6'-8"		1		Elevator
1.2		3'-0"	6'-8"		1		
1.3		1'-6"	4'-10"		1		
1.4		3'-0"	6'-8"		1		
2.1		3'-0"	6'-8"		1		Elevator
2.2		2'-6"	6'-8"		1		
2.3		4'-0"	6'-8"		1		
2.4		3'-6"	6'-8"	Pocket Slider	1		
3.1		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		



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.
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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

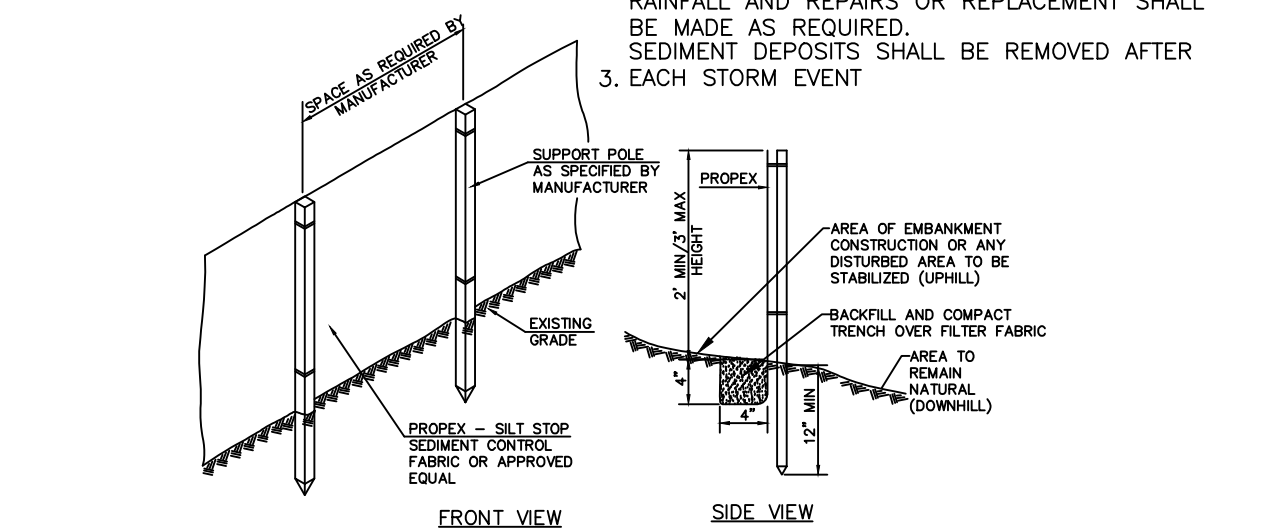


TREE PROTECTION DETAIL

NOT TO SCALE

CONSTRUCTION DETAILS

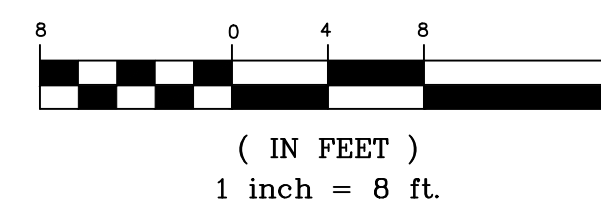
1. WHEN JOINTS ARE NECESSARY, FILTER FABRIC SHALL BE SPLICED TOGETHER ONLY AT SUPPORT POST, WITH A MINIMUM 6" OVERLAP, AND SECURELY SEALED.
2. SILT FENCES SHALL BE INSPECTED AFTER EACH RAINFALL AND REPAIRS OR REPLACEMENT SHALL BE MADE AS REQUIRED. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT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



SILT FENCE DETAIL

NOT TO SCALE

GRAPHIC SCALE



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Drawing Set:

Date	Revision
11.3.14	ISSUED FOR PERMIT
11.14.14	ISSUED FOR PERMIT
12.3.14	ISSUED FOR PERMIT

Drawing Set:

PERMIT DRAWINGS

Drawn:

TC

Checked:

Approved:

Drawing Title:

SITE PREPARATION PLAN

Job Number:

File:

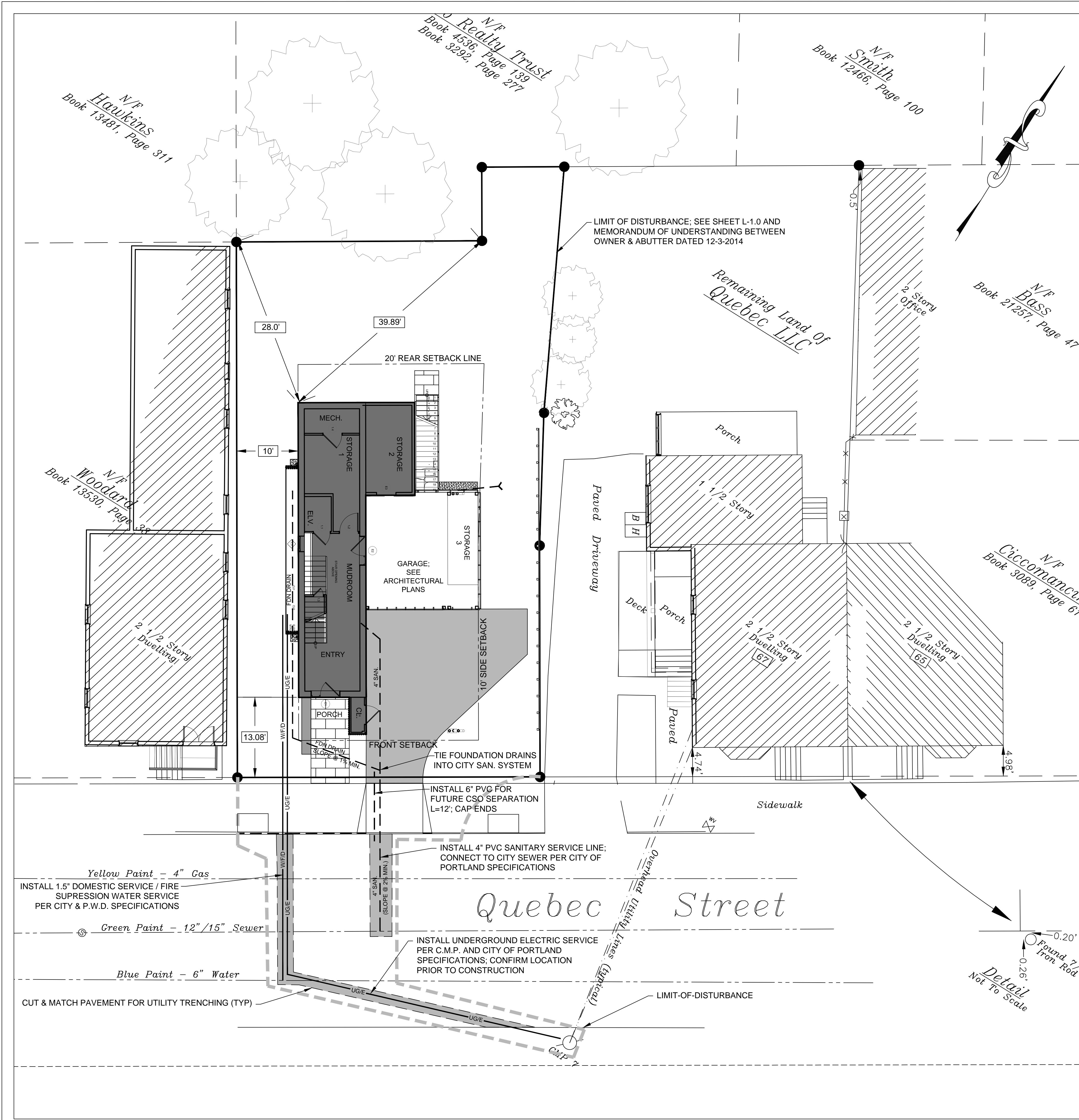
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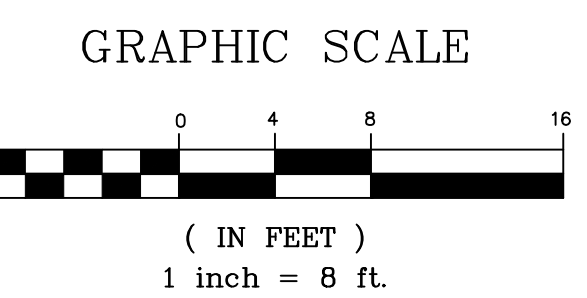
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Approved:

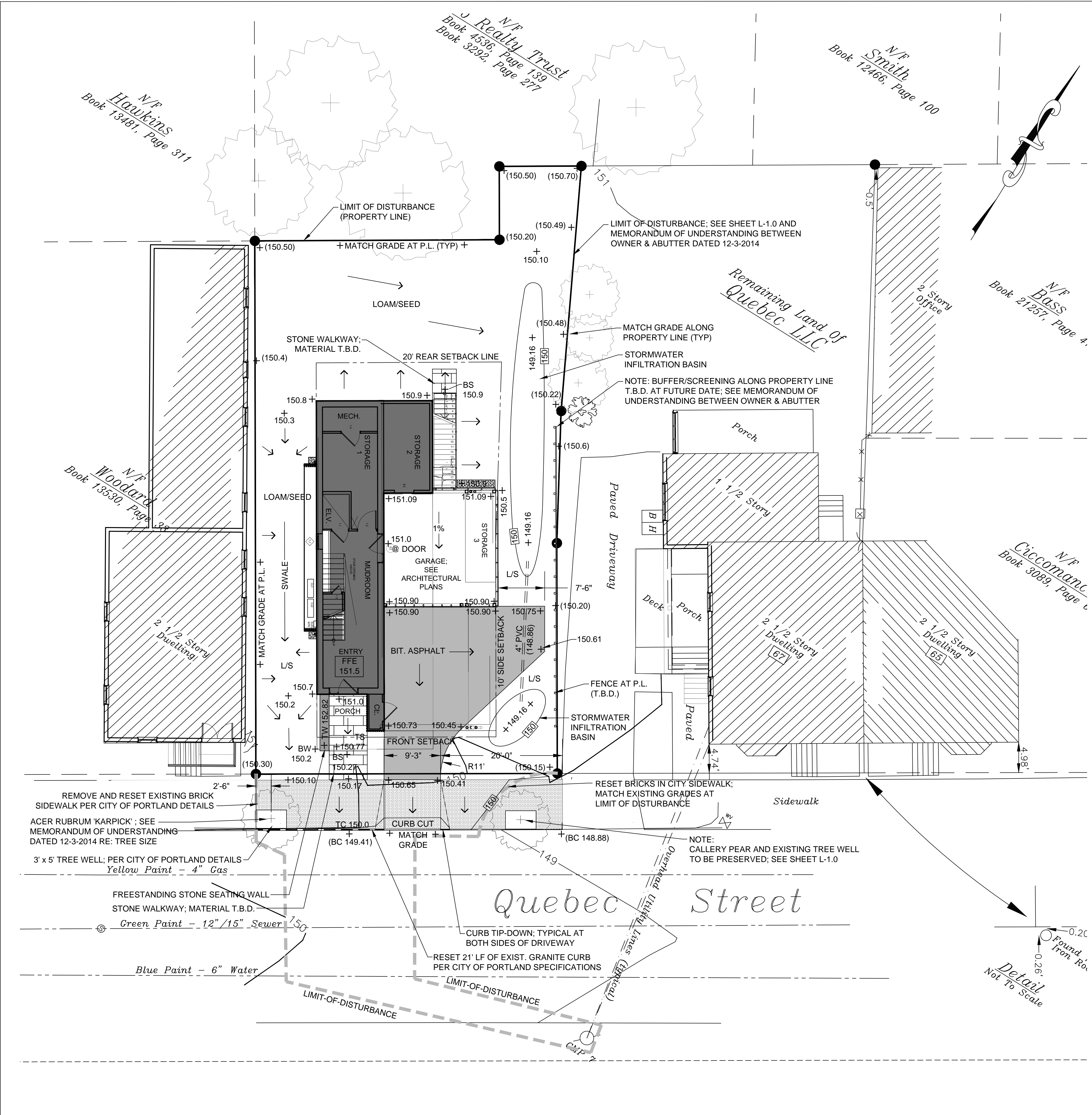
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**SITE LAYOUT &
UTILITIES PLAN**

Job Number:
File:
Date: 10-3-2014 Scale: AS SHOWN
Drawing Number:

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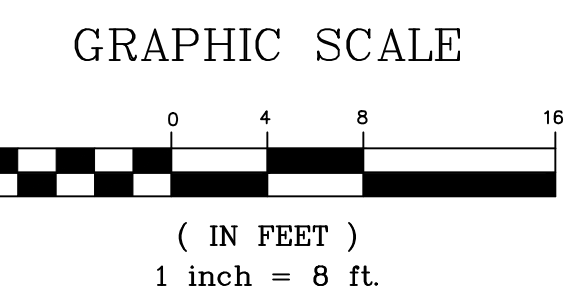
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- LAYOUT NOTES**
- POINT-OF-BEGINNING (POB) FOR ALL CONSTRUCTION LAYOUT SHALL BE FROM CORNER PINS SET BY LICENSED SURVEYOR.
 - ALL WRITTEN DIMENSIONS SHALL PREVAIL; DO NOT SCALE FROM DRAWINGS.
 - DISTANCES SHOWN OF THE PLAN ARE HORIZONTAL DISTANCES.
 - LAYOUT OF HOUSE CORNERS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO CONSTRUCTION.
 - LIMIT OF WORK SHALL BE AT PROPERTY LINES UNLESS OTHERWISE NOTED.
 - 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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TC
Checked:

Approved:

Drawing Title:
SITE PLAN

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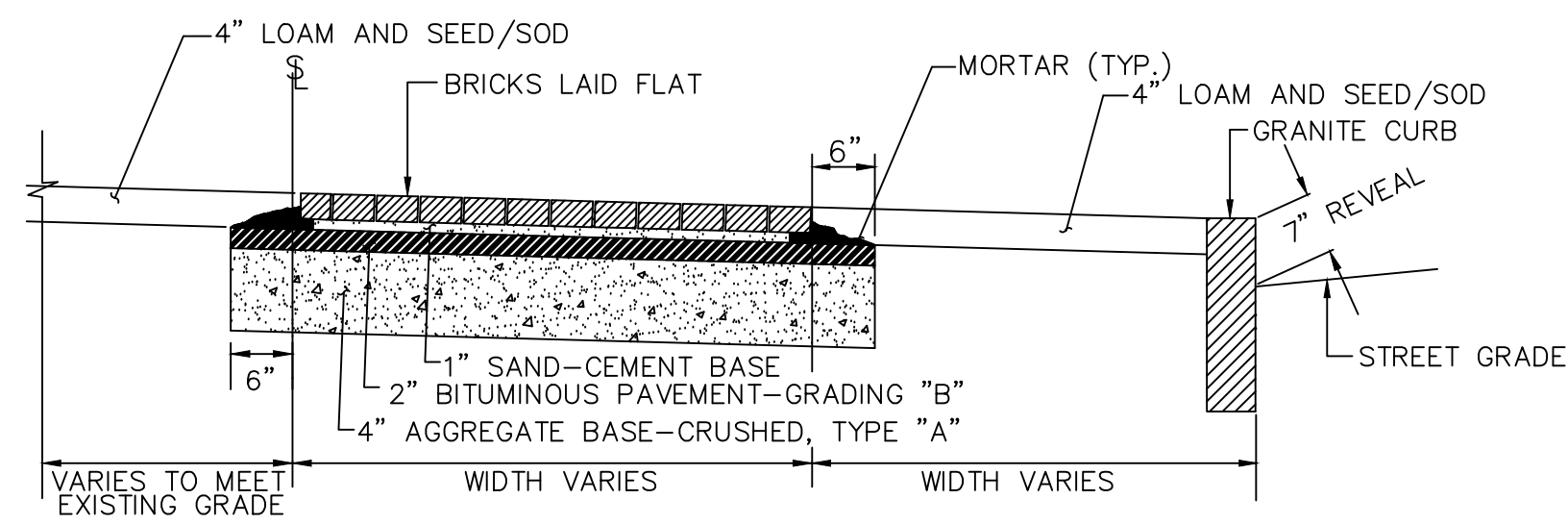
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SITE DETAILS

Job Number:
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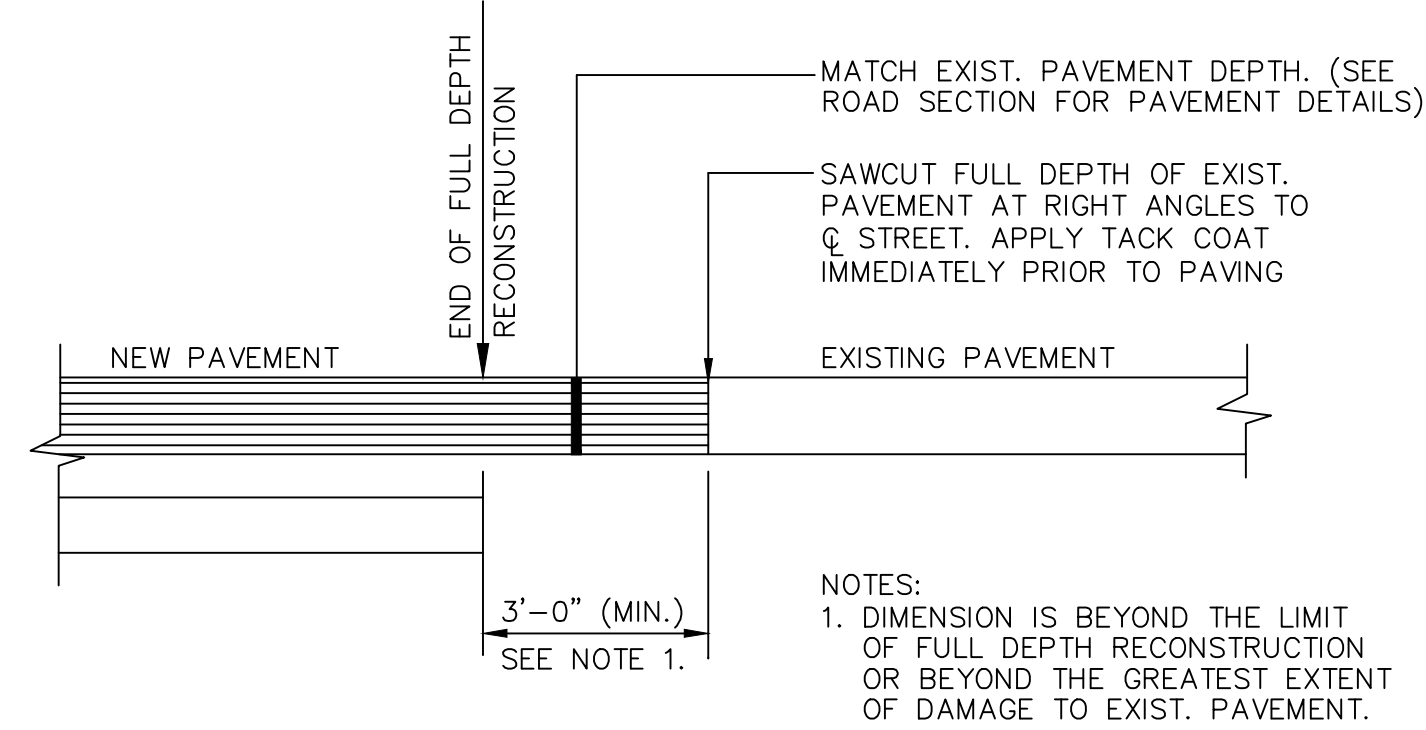
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**SECTION
BRICK SIDEWALK DETAIL**

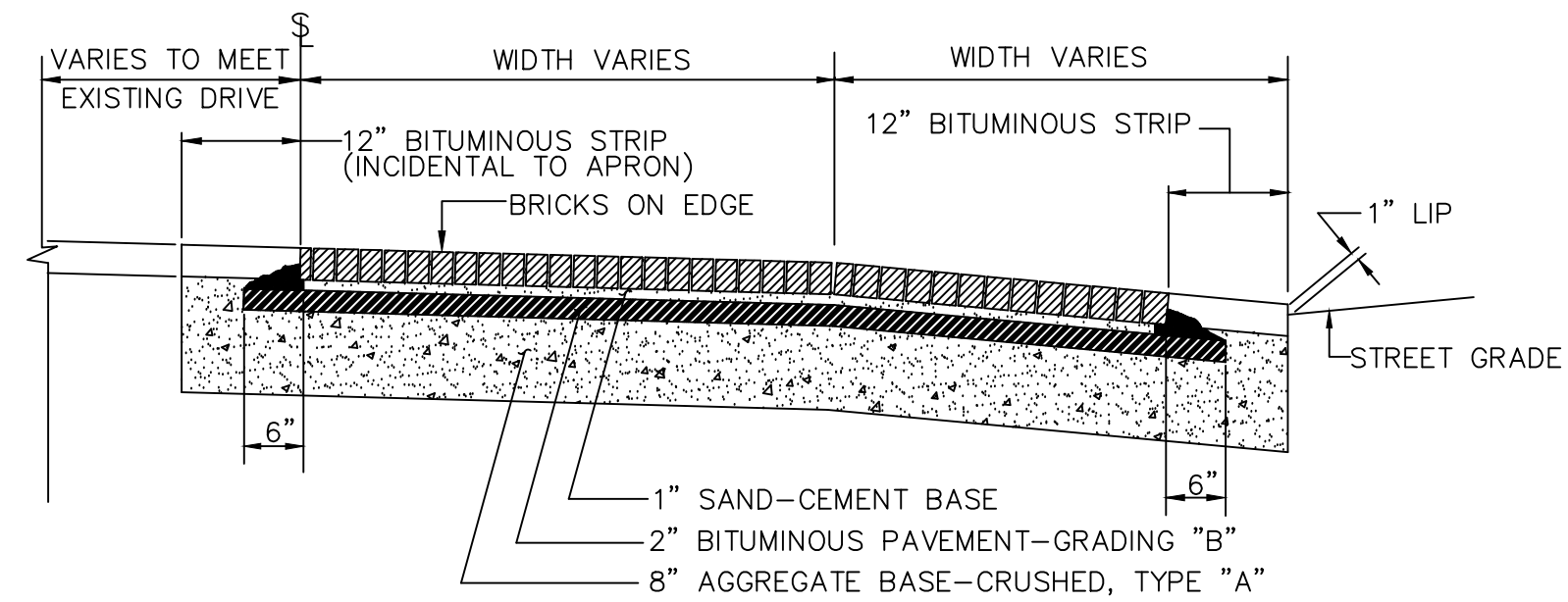
NOT TO SCALE



PAVEMENT CUTTING & MATCHING DETAIL

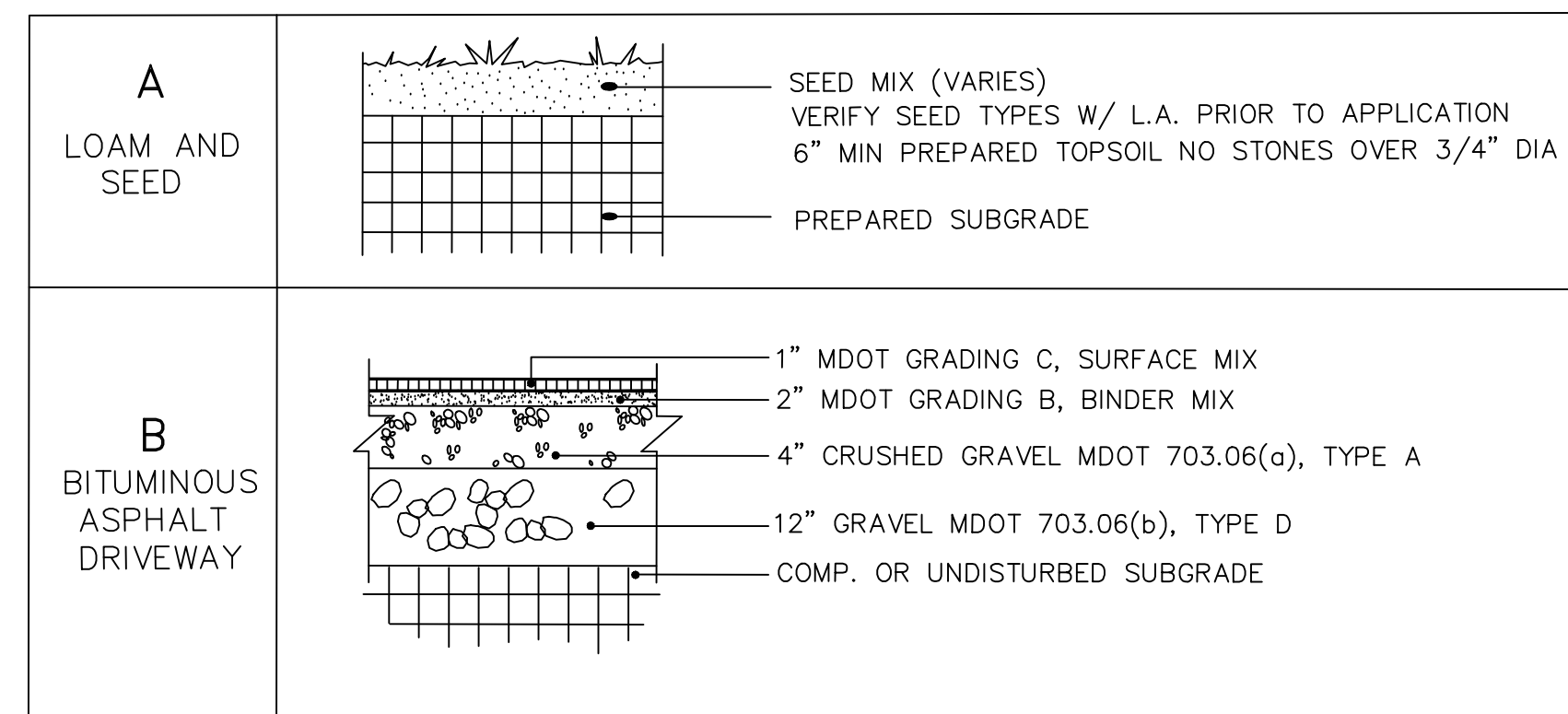
NOT TO SCALE

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



**SECTION
BRICK DRIVEWAY APRON DETAIL**

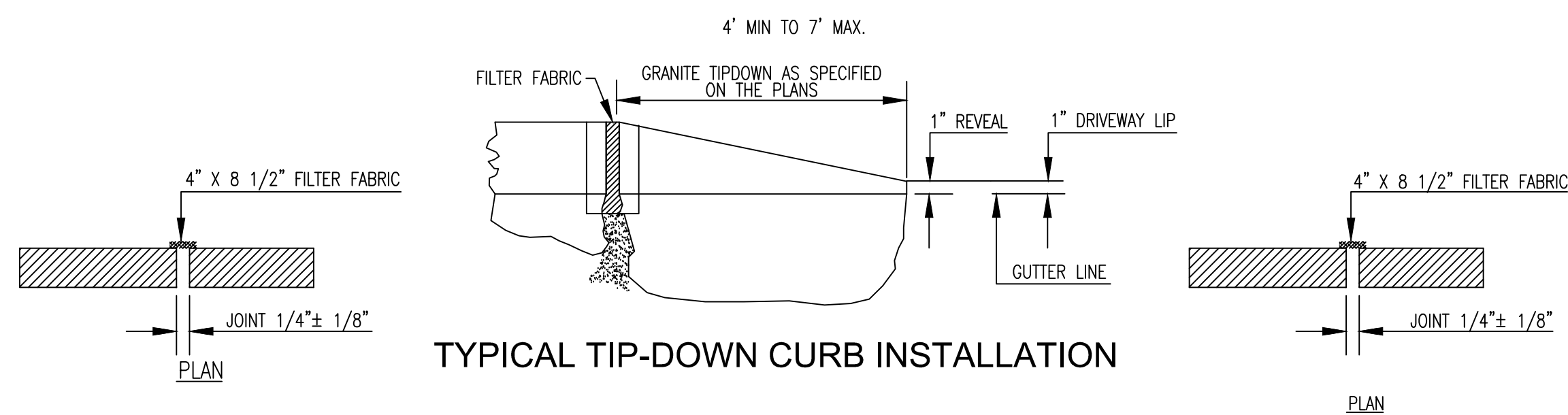
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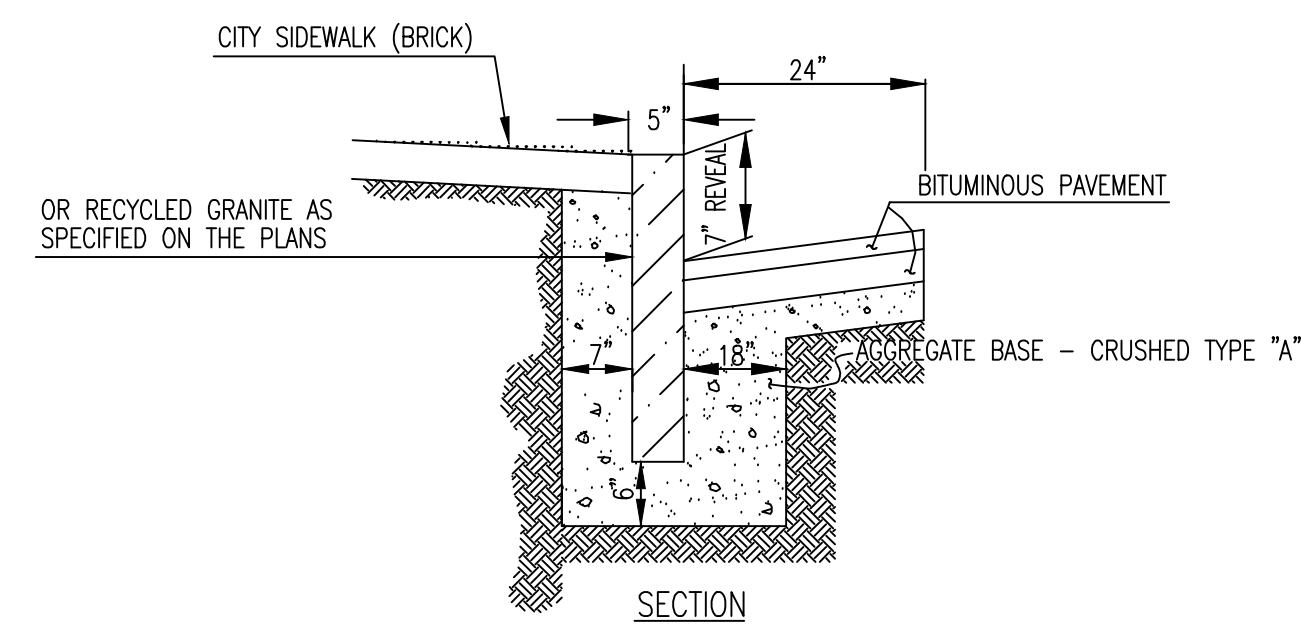
NOTE: ALL COURSE MATERIALS REFLECT THICKNESS AFTER FINAL COMPACTION.

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