

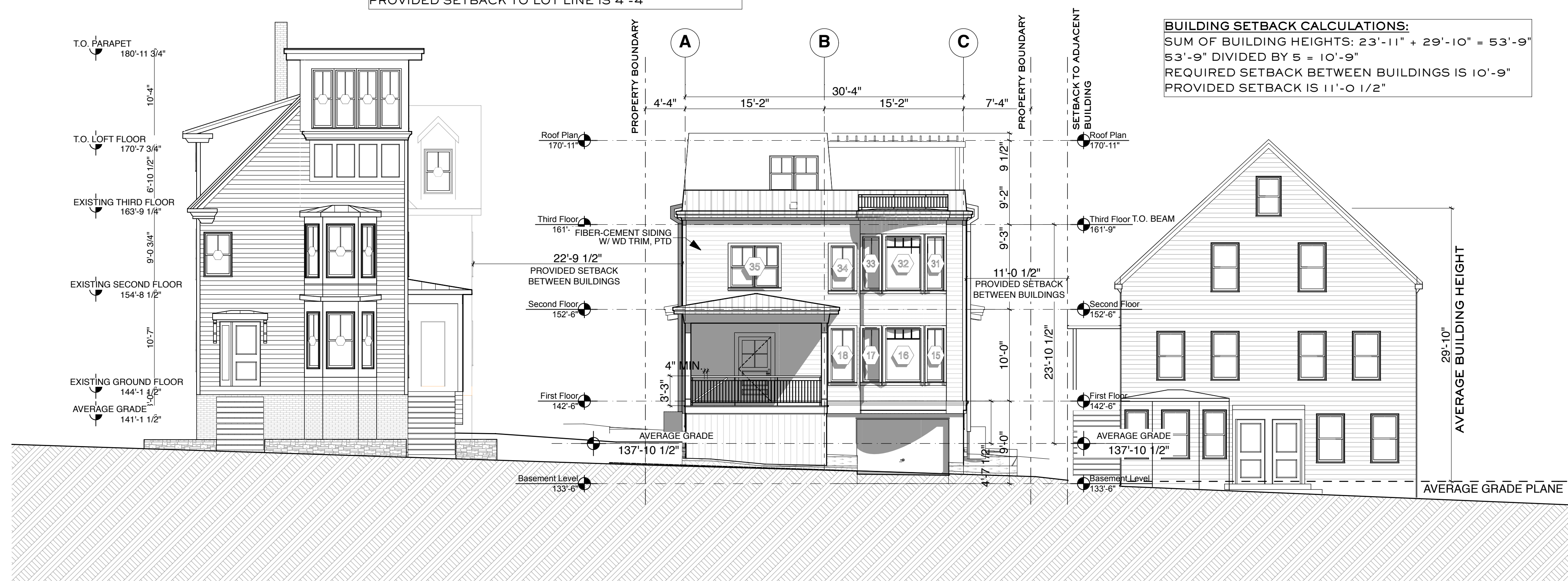
EAST END TOWNHOUSE

PROJECT INFORMATION

Client: Isaacson / Lape
Architect: Kaplan Thompson Architects
Contractor:
Map / Lot: Map 16, Block E, Book 23
Project Address: 71 St. Lawrence
Zoning: R-6 Small Lot
Building Codes: IRC 2003
 NFPA / 2006
Site Area: 5250 SF / 0.12 ACRE
Building SF: 2,842 SF Living, 1,622 Basement
Occupancy: R-3
Maximum Building Height: 45'-0"
Setbacks: Front: 10'-0" Max.
 Side: 4'-0" Min. to Lot Line
 Side: 10'-9" Min. to Neighbor
 Rear: 15'-0" Min.

BUILDING SETBACK CALCULATIONS:
 SUM OF BUILDING HEIGHTS: 23'-11" + 45'-0" = 68'-11"
 68'-11" DIVIDED BY 5 = 13'-9 1/2"
 REQUIRED SETBACK BETWEEN BUILDINGS IS 13'-9 1/2"
 PROVIDED SETBACK IS 22'-9 1/2"
 REQUIRED SETBACK TO LOT LINE IS 4'-0"
 PROVIDED SETBACK TO LOT LINE IS 4'-4"

BUILDING SETBACK CALCULATIONS:
 SUM OF BUILDING HEIGHTS: 23'-11" + 29'-10" = 53'-9"
 53'-9" DIVIDED BY 5 = 10'-9"
 REQUIRED SETBACK BETWEEN BUILDINGS IS 10'-9"
 PROVIDED SETBACK IS 11'-0 1/2"



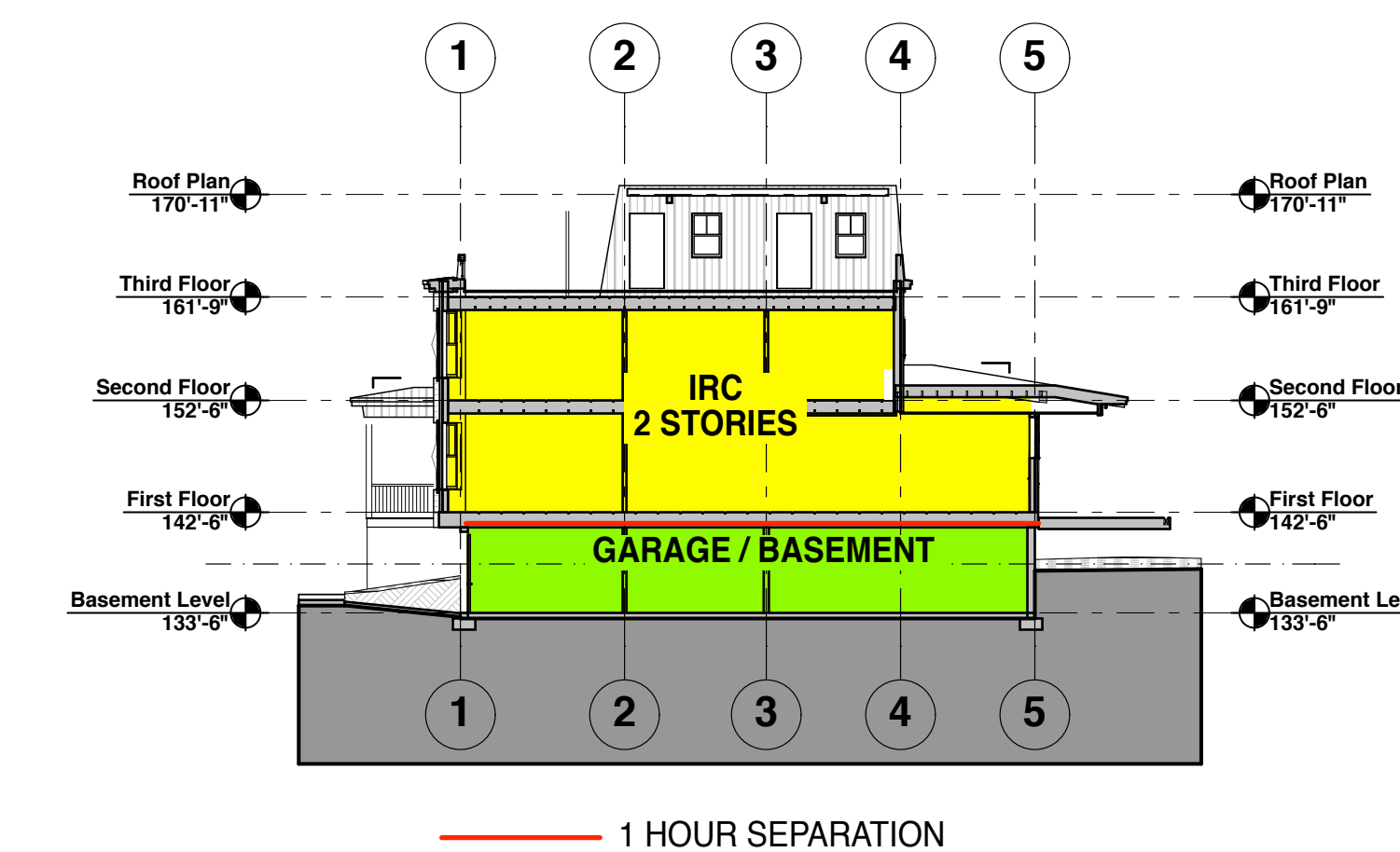
1 ST. LAWRENCE STREET ELEVATION
SCALE: 1/8" = 1'-0"

GENERAL NOTES

- The General Contractor shall obtain all required Building Permits and agency approvals. The General Contractor shall provide the Owner with copies of permits, licenses, certificates, inspection reports, receipts for payment, and all similar documents.
- All work shall be done in accordance with all applicable, currently adopted federal, state, and local codes and requirements to include, but not limited to the International Building Code, the International Residential Code, the National Electric Code, the Uniform Plumbing Code, and the Uniform Mechanical Code.
- The General Contractor and all subcontractors shall inspect the site before beginning work and identify any conflicts or inconsistencies between the Contract Documents and the existing conditions.
- The General Contractor shall notify the Architect of conditions which require deviation from constructing the work as indicated in the Contract Documents.
- The General Contractor shall notify the architect immediately if any discrepancies are discovered in the drawings or specifications.
- Do not scale drawings. Large scale drawings take precedence over smaller scale drawings. Contact Architect for any undocumented dimensions or clarification of any dimensional discrepancies.
- The presence of the Architect on the job site does not imply approval of any work. The General Contractor must call specific items to the attention of the Architect if he wishes to obtain the Architect's approval.
- The General Contractor shall submit all proposed substitutions in writing to the Architect for approval with samples, cost analyses, and sufficient information for evaluation. If a revision or substitution is made without the Architect's written approval that does not conform to the Contract Documents, it will relieve the Architect of any liability from the resulting aesthetic effect, subsequent failure, property damage, or personal injury.
- The General Contractor shall perform high quality professional work. The work of each trade shall meet or exceed all quality standards published by that trade.
- The General Contractor shall arrange to accommodate "Not In Contract" work and shall request instructions from the Architect before proceeding.
- The General Contractor shall protect all newly installed materials, finishes, and assemblies from damage throughout construction.
- The General Contractor shall halt the work affected when notified of a proposed change and proceed only after receiving written instructions from the Architect.
- The General Contractor shall submit a detailed project schedule at the beginning of the project. Any significant changes which may alter the initial schedule shall be documented in a revised schedule.
- The General Contractor shall determine that all specified appliances and equipment will fit through doorways and corridors before equipment is purchased or schedule the installation sequence to avoid conflicts.
- The General Contractor shall comply with the rules of the appropriate jurisdiction(s) and the direction of the Owner for construction site facilities, use of premises, access to the site, and recycling and trash removal.
- The General Contractor shall provide adequate and proper dry storage and handling of all building materials, supplies, and finishes in accordance with the manufacturer's recommendations.
- The General Contractor shall provide and maintain an on-site emergency water supply for fire control.

SITE NOTES

- The General Contractor shall coordinate with the Architect for the final building location, and driveway layout.
- The General Contractor shall dispose of all excess excavated material.
- The General Contractor shall maintain the site throughout the course of the project by: Repairing all earth related scarring such as ruts caused by equipment, spill, etc.; Repairing or replacing all scarred, broken, or damaged trees due to equipment movement; Exercise routine weekly removal of all refuse or other discarded material.
- All Worker vehicles shall be parked on site.
- The General Contractor is responsible for the coordination and installation of all necessary site utilities including but not limited to power, telephone, water, sanitary sewer, gas, cable, etc. The General Contractor shall fill in and compact all trenches cut to install utilities on the site. The General Contractor shall verify the location of all meters, cans, tanks, lines, etc. with the Architect.
- The General Contractor shall notify the Architect of all utility fees and services to be paid directly by the Owner.
- The General Contractor shall retain any removed topsoil for finish grading, of which 6" shall be topsoil. All disturbed soil shall be finish graded and machine raked to achieve a uniform surface. This finish grade shall be free of rock and debris greater than 3/4" diameter, twigs, sticks, and other non-soil material and shall taper away from house.

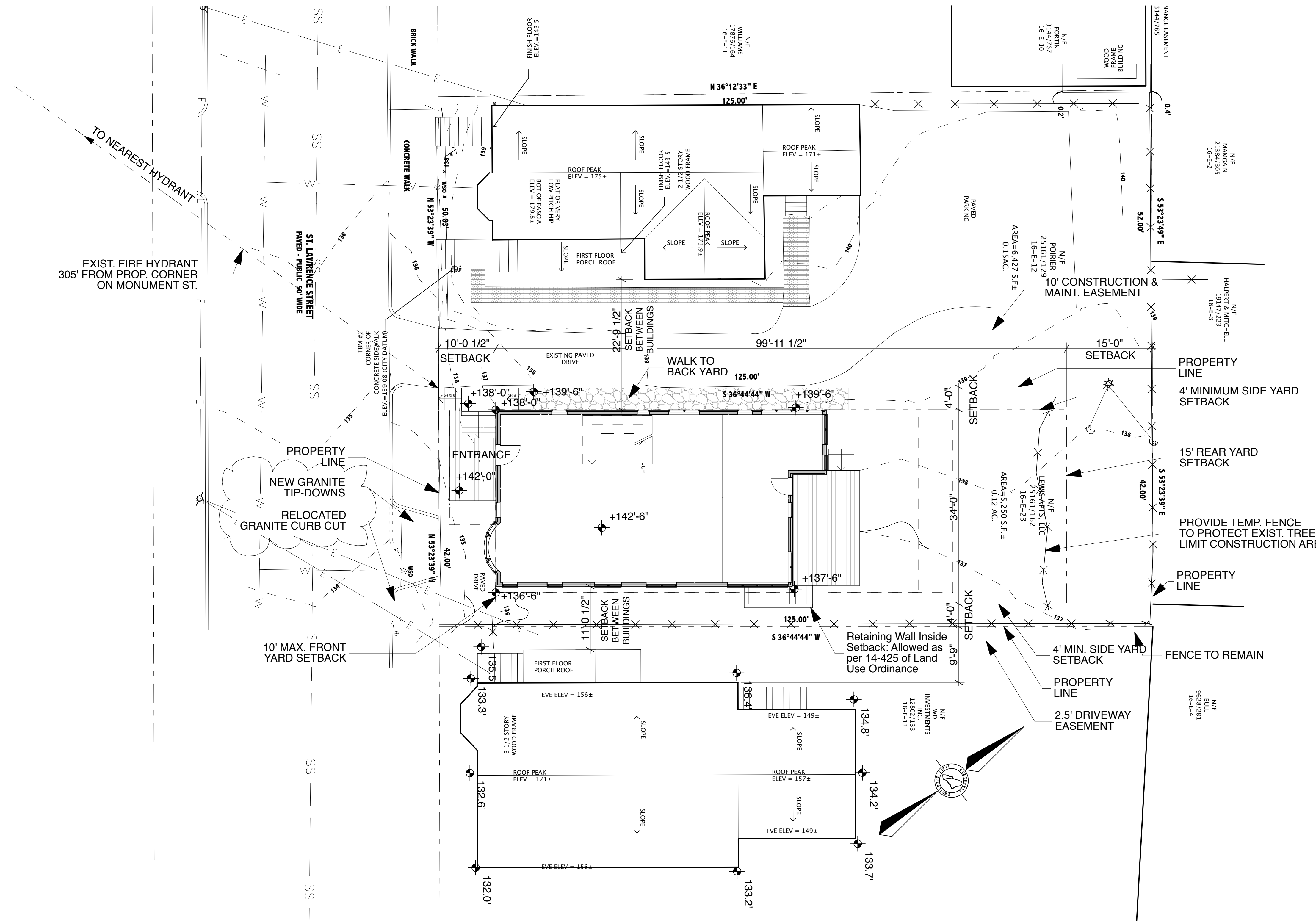


2 CODE SECTION DIAGRAM
SCALE: 1/16" = 1'-0"

DRAWING INDEX

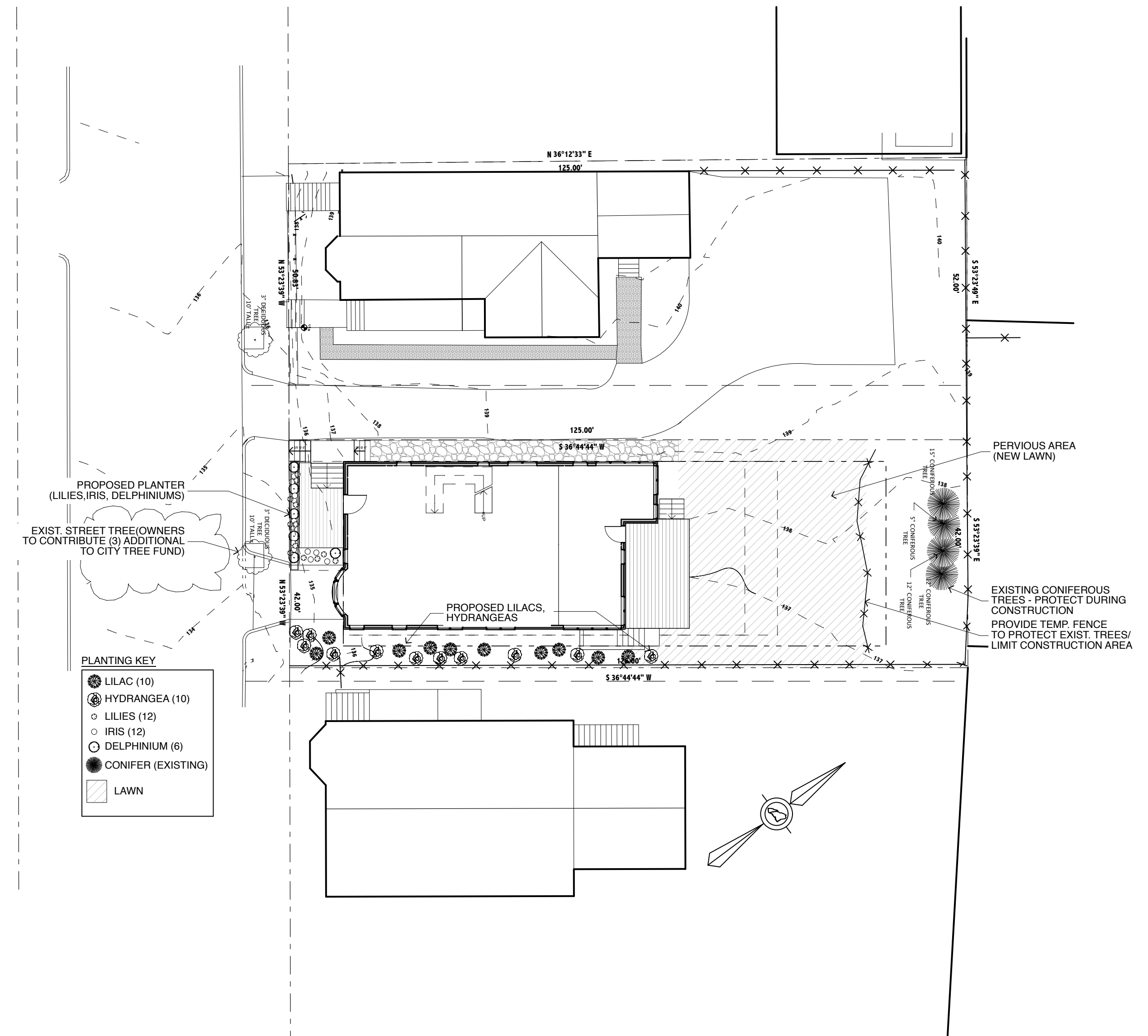
- Cover Page
- C-1.1 Architectural Site Plan
- C-1.2 Landscape Plan
- A-1.1 Basement
- A-1.2 First Floor Plan
- A-1.3 Second Floor Plan
- A-1.4 Third Floor Plan
- A-1.5 Roof Plan
- A-2.1 Building Elevations
- A-2.2 Building Elevations
- A-3.1 Building Sections
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- S-1.1 Main & Upper Floor Framing Plans
- S-1.2 Roof Deck & Penthouse Framing

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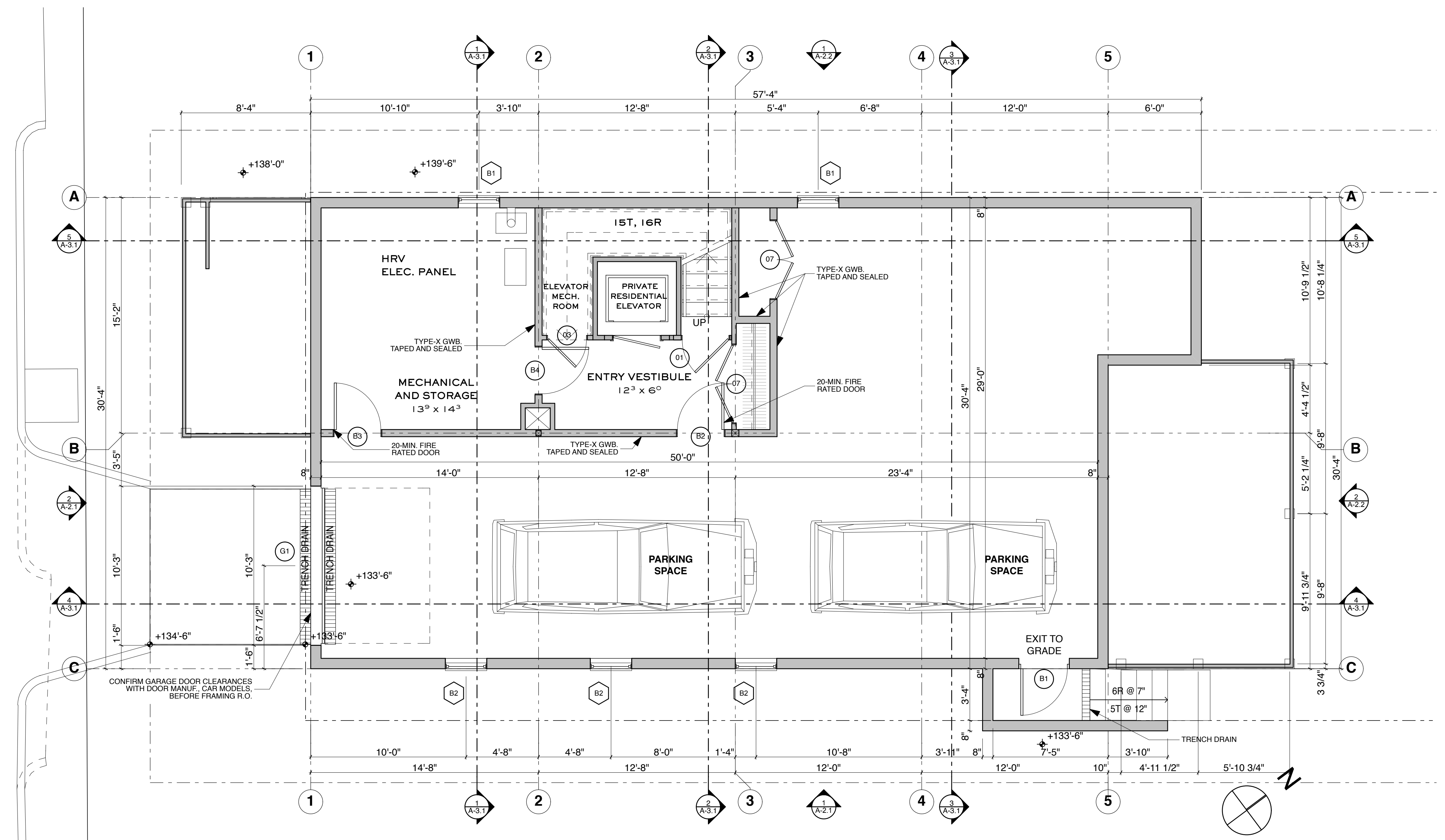
1 SITE PLAN
SCALE: 1" = 10'

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1 LANDSCAPE PLAN
SCALE: 1/16" = 1'-0"

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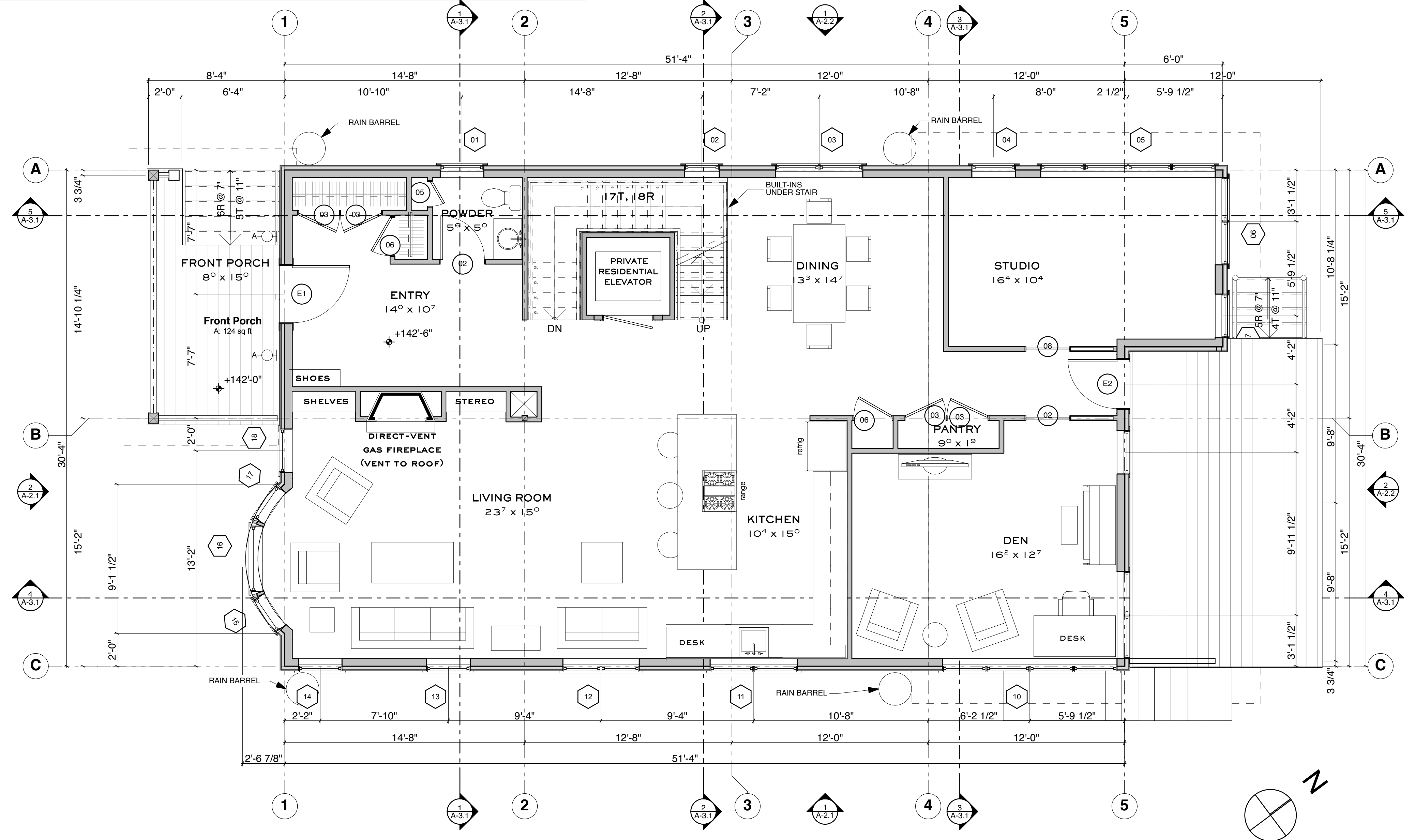


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1 Basement Level
SCALE: 1/4" = 1'-0"

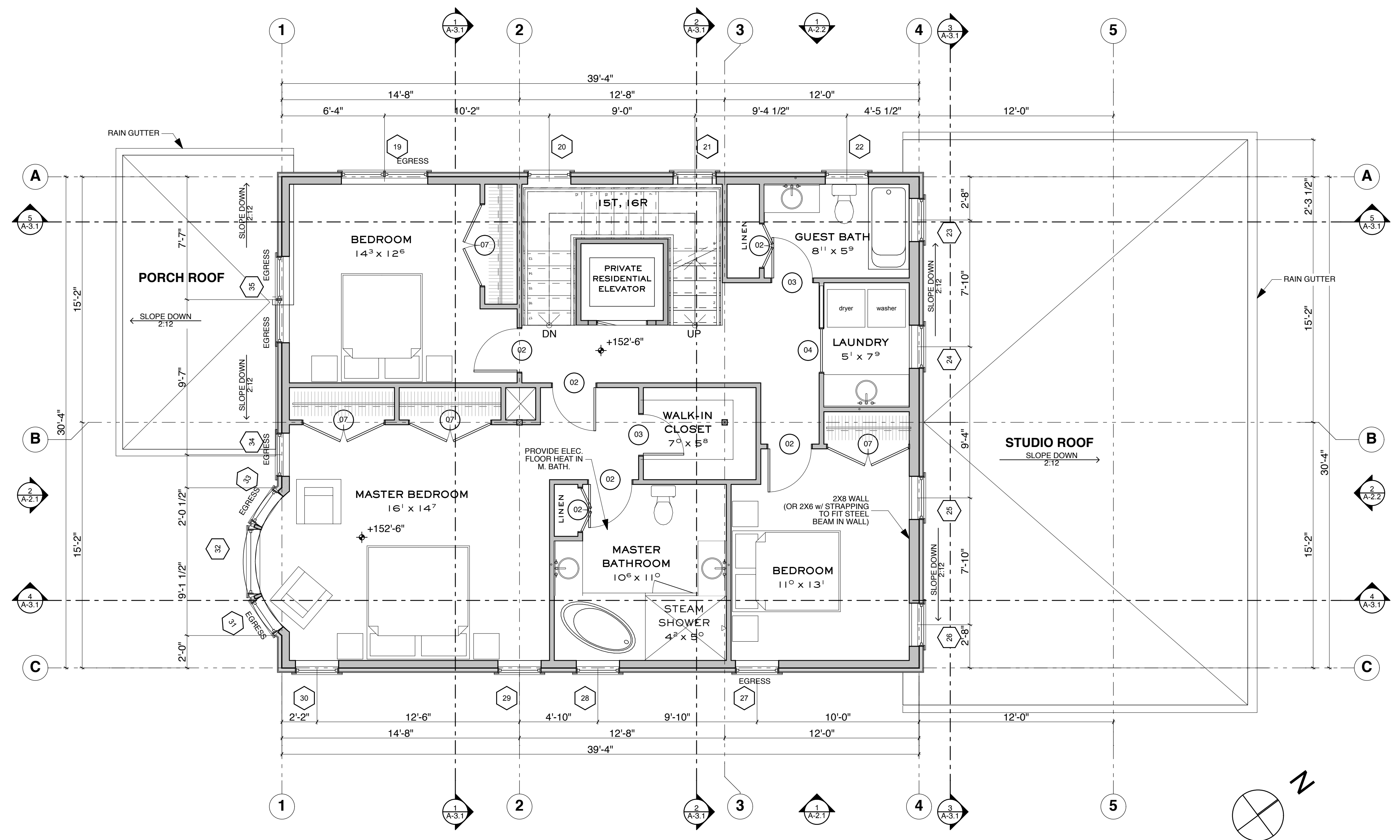
WINDOW SCHEDULE												
ID	R.O. Size		Quantity	SF / UNIT	Type	Model #	Manufacturer	Material	Glazing	Egress	Tempered	NOTES
	Width	Height										
01	2'-8"	3'-0"	1	8.0	CASEMENT	ACW2830	ANDERSON A-SERIES		DBL/LOW-E			
02	2'-1 1/2"	2'-5 1/2"	1	5.2	FIXED W/ STORM	N/A	PROVIDED BY OWNER		STAINED GLASS			STAINED GLASS WIN. BY OWNER
03	5'-4"	5'-0"	1	26.7	DOUBLE-HUNG	(2)ADH2850	ANDERSON A-SERIES		DBL/LOW-E			2 UNITS MULLED
04	2'-8"	3'-8"	1	9.8	CASEMENT	ACW2830			DBL/LOW-E			
05	10'-8"	2'-4"	1	24.9	FIXED	(4)ACW2824			DBL/LOW-E			4 UNITS MULLED
06	5'-4"	3'-8"	1	19.6	CASEMENT	(2)ACW2838			DBL/LOW-E			2 UNITS MULLED
07	2'-8"	6'-0"	1	16.0	DOUBLE-HUNG	ADH2860			DBL/LOW-E			
08	2'-8"	6'-0"	1	16.0	DOUBLE-HUNG	ADH2860			DBL/LOW-E			
09	5'-4"	3'-8"	1	19.6	CASEMENT	(2)ACW2838			DBL/LOW-E			2 UNITS MULLED
10	10'-8"	3'-8"	1	39.1	CASEMENT	(4)ACW2838			DBL/LOW-E			4 UNITS MULLED
11	5'-4"	4'-0"	1	21.3	CASEMENT	(2)ACW2840			DBL/LOW-E			2 UNITS MULLED
12	4'-8"	5'-0"	1	23.3	DOUBLE-HUNG	(2)ADH2850			DBL/LOW-E			2 UNITS MULLED
13	2'-8"	5'-0"	1	13.3	DOUBLE-HUNG	ADH2850			DBL/LOW-E			
14	2'-8"	5'-0"	1	13.3	DOUBLE-HUNG	ADH2850			DBL/LOW-E			
15	2'-4"	6'-0"	1	14.0	DOUBLE-HUNG	ADH2460			DBL/LOW-E			
16	4'-0"	6'-0"	1	24.0	FIXED	APW4060			DBL/LOW-E			
17	2'-4"	6'-0"	1	14.0	DOUBLE-HUNG	ADH2460			DBL/LOW-E			
18	2'-8"	6'-0"	1	16.0	DOUBLE-HUNG	ADH2860			DBL/LOW-E			
19	5'-4"	3'-0"	1	16.0	CASEMENT	(2)ACW2830			DBL/LOW-E	YES		2 UNITS MULLED
20	2'-8"	4'-0"	1	10.7	CASEMENT	ACW2840			DBL/LOW-E			
21	2'-8"	3'-0"	1	8.0	CASEMENT	ACW2830			DBL/LOW-E			
22	2'-8"	3'-0"	1	8.0	CASEMENT	ACW2830			DBL/LOW-E			
23	2'-8"	3'-0"	1	8.0	CASEMENT	ACW2830			DBL/LOW-E			
24	2'-8"	3'-0"	1	8.0	CASEMENT	ACW2830			DBL/LOW-E			
25	2'-8"	3'-0"	1	8.0	CASEMENT	ACW2830			DBL/LOW-E			
26	2'-8"	3'-0"	1	8.0	CASEMENT	ACW2830			DBL/LOW-E			
27	2'-8"	4'-0"	1	10.7	CASEMENT	ACW2840			DBL/LOW-E	YES		
28	2'-8"	4'-0"	1	10.7	CASEMENT	ACW2840			DBL/LOW-E			
29	2'-8"	3'-0"	1	8.0	CASEMENT	ACW2830			DBL/LOW-E			
30	2'-8"	3'-0"	1	8.0	CASEMENT	ACW2830			DBL/LOW-E			
31	2'-4"	6'-0"	1	14.0	DOUBLE-HUNG	ADH2460			DBL/LOW-E	YES		
32	4'-0"	6'-0"	1	24.0	FIXED	APW4060			DBL/LOW-E			
33	2'-4"	6'-0"	1	14.0	DOUBLE-HUNG	ADH2460			DBL/LOW-E	YES		
34	2'-8"	5'-0"	1	13.3	CASEMENT	ACW2850			DBL/LOW-E	YES		
35	5'-4"	4'-8"	1	24.9	DOUBLE-HUNG	(2)ADH2848			DBL/LOW-E	YES		2 UNITS MULLED
36	2'-8"	4'-0"	1	10.7	DOUBLE-HUNG	ADH2840			DBL/LOW-E			
37	2'-8"	4'-0"	1	10.7	DOUBLE-HUNG	ADH2840			DBL/LOW-E			
38	2'-8"	4'-0"	1	10.7	DOUBLE-HUNG	ADH2840			DBL/LOW-E			
39	2'-8"	4'-0"	1	10.7	DOUBLE-HUNG	ADH2840			DBL/LOW-E			
40	2'-8"	4'-0"	1	10.7	DOUBLE-HUNG	ADH2840			DBL/LOW-E			
41	5'-4"	4'-0"	1	21.3	DOUBLE-HUNG	(2)ADH2840			DBL/LOW-E			2 UNITS MULLED
B1	2'-8"	1'-8"	2	4.4	AWNING	ACW2818			DBL/LOW-E			
B2	2'-8"	2'-0"	3	5.3	AWNING	ACW2820			DBL/LOW-E			
			46	625.9 sq ft								

DOOR SCHEDULE												
MARK	SIZE			Quantity	Model #	Manufacturer	Type	Material	Glazing	NOTES		
	W	HT	THK									
01	3'-0"	6'-8"	0'-1 3/8"	1								
02	2'-8"	6'-8"	0'-1 3/8"	8								
03	2'-8"	6'-8"	0'-1 3/8"	7								
04	2'-8"	6'-8"	0'-1 3/8"	1								
05	1'-8"	6'-8"	0'-1 3/8"	1								
06	2'-4"	6'-8"	0'-1 3/8"	2								
07	5'-0"	6'-8"	0'-1 3/8"	6								
08	2'-8"	6'-8"	0'-1 3/8"	1								
09	3'-0"	6'-8"	0'-1 3/4"	1						OUTDOOR STORAGE ROOM		
B1	3'-0"	6'-8"	0'-1 3/4"	1				FIRE-RATED		20 MINUTE RATED		
B2	3'-0"	6'-8"	0'-1 3/4"	1				FIRE-RATED		20 MINUTE RATED		
B3	3'-0"	6'-8"	0'-1 3/4"	1				FIRE-RATED		20 MINUTE RATED		
B4	3'-0"	6'-8"	0'-1 3/4"	1				FIRE-RATED		20 MINUTE RATED		
E1	3'-6"	7'-0"	0'-1 3/4"	1					TEMPERED			
E2	3'-0"	6'-8"	0'-1 3/4"	1					TEMPERED			
E3	3'-0"	6'-8"	0'-1 3/4"	1					TEMPERED			
G1	10'-0"	7'-0"	0'-1 3/4"	36						CONFIRM CLEARANCES BEFORE ORDERING DOOR		



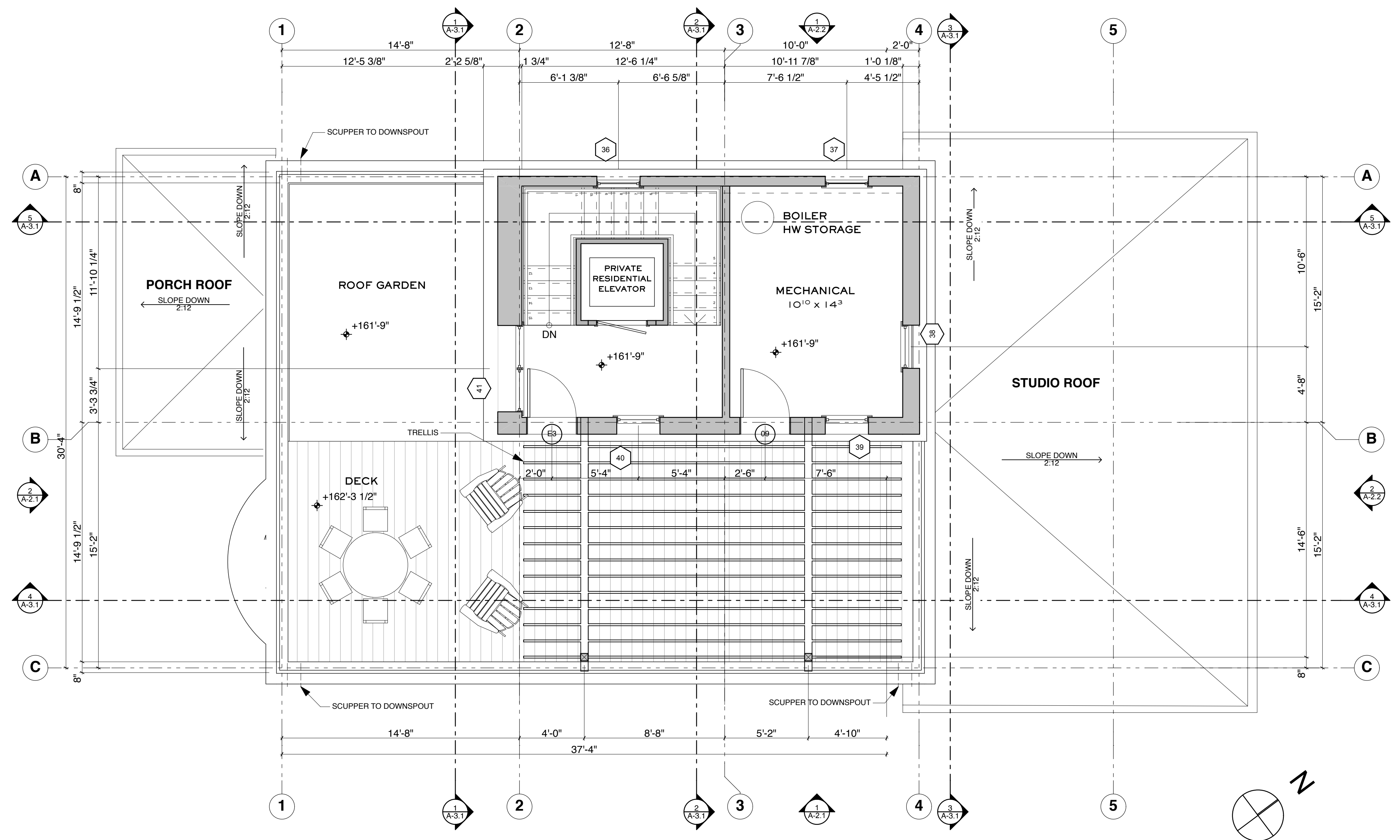
1 First Floor
SCALE: 1/4" = 1'-0"

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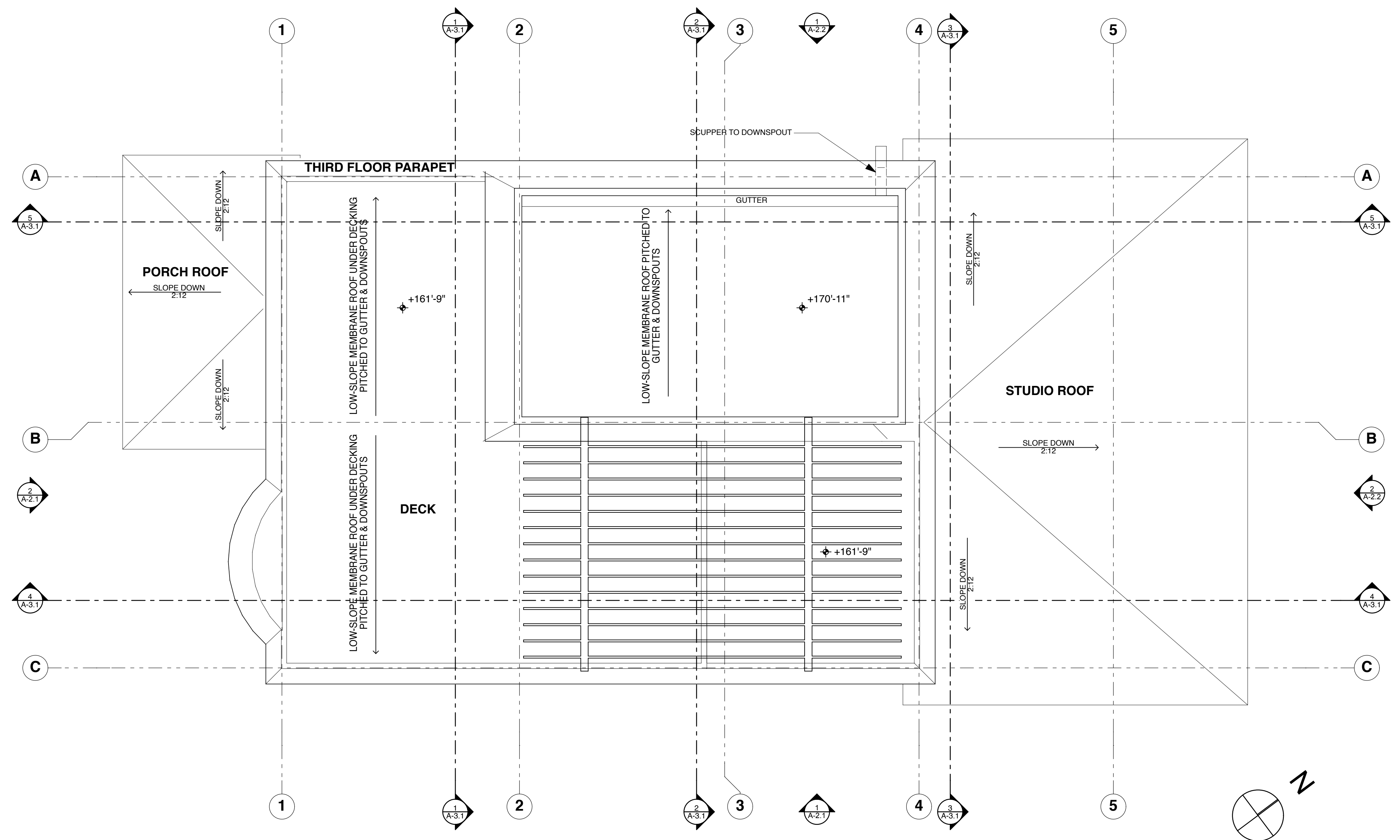
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1 Second Floor
SCALE: 1/4" = 1'-0"



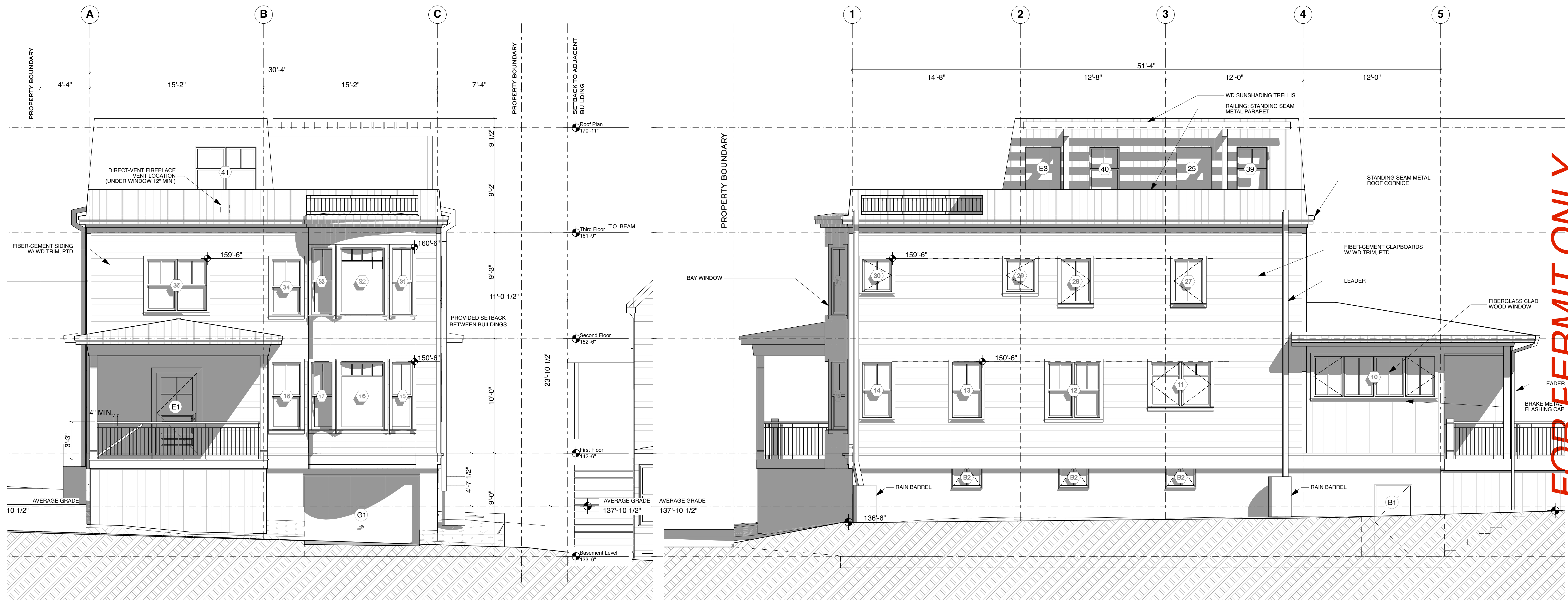
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1 Third Floor
SCALE: 1/4" = 1'-0"



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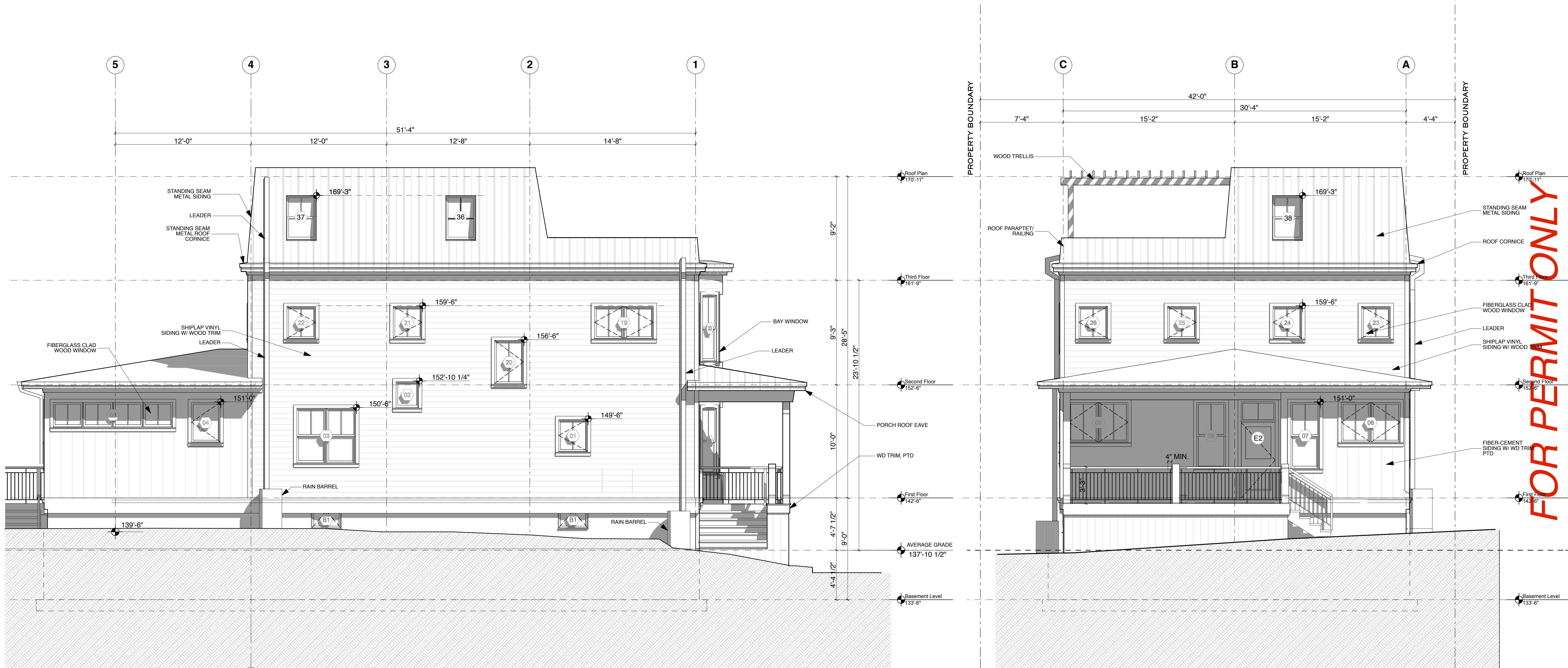
1 Roof Plan
SCALE: 1/4" = 1'-0"



2 SOUTHWEST ELEVATION
SCALE: 1/4" = 1'-0"

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

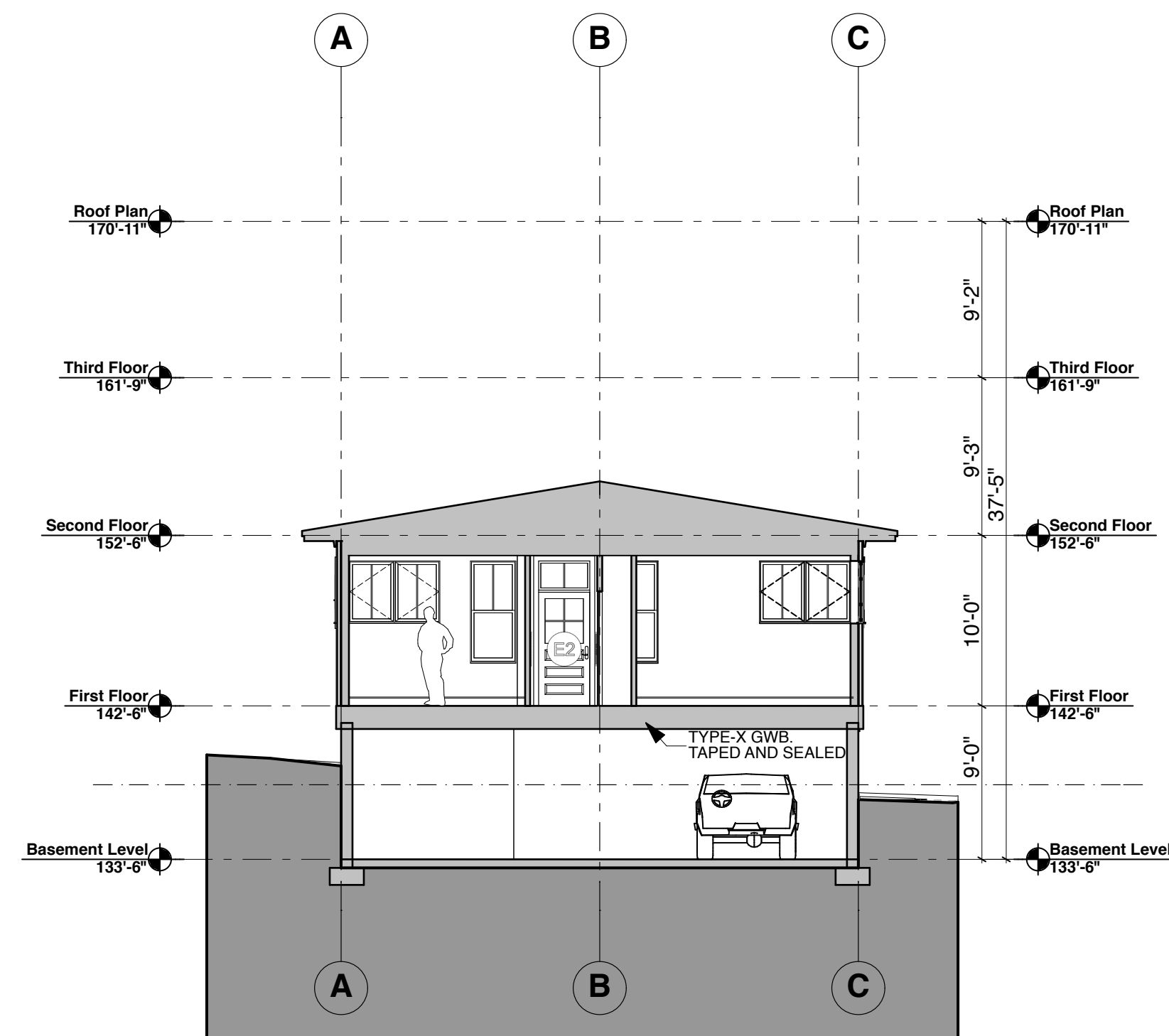
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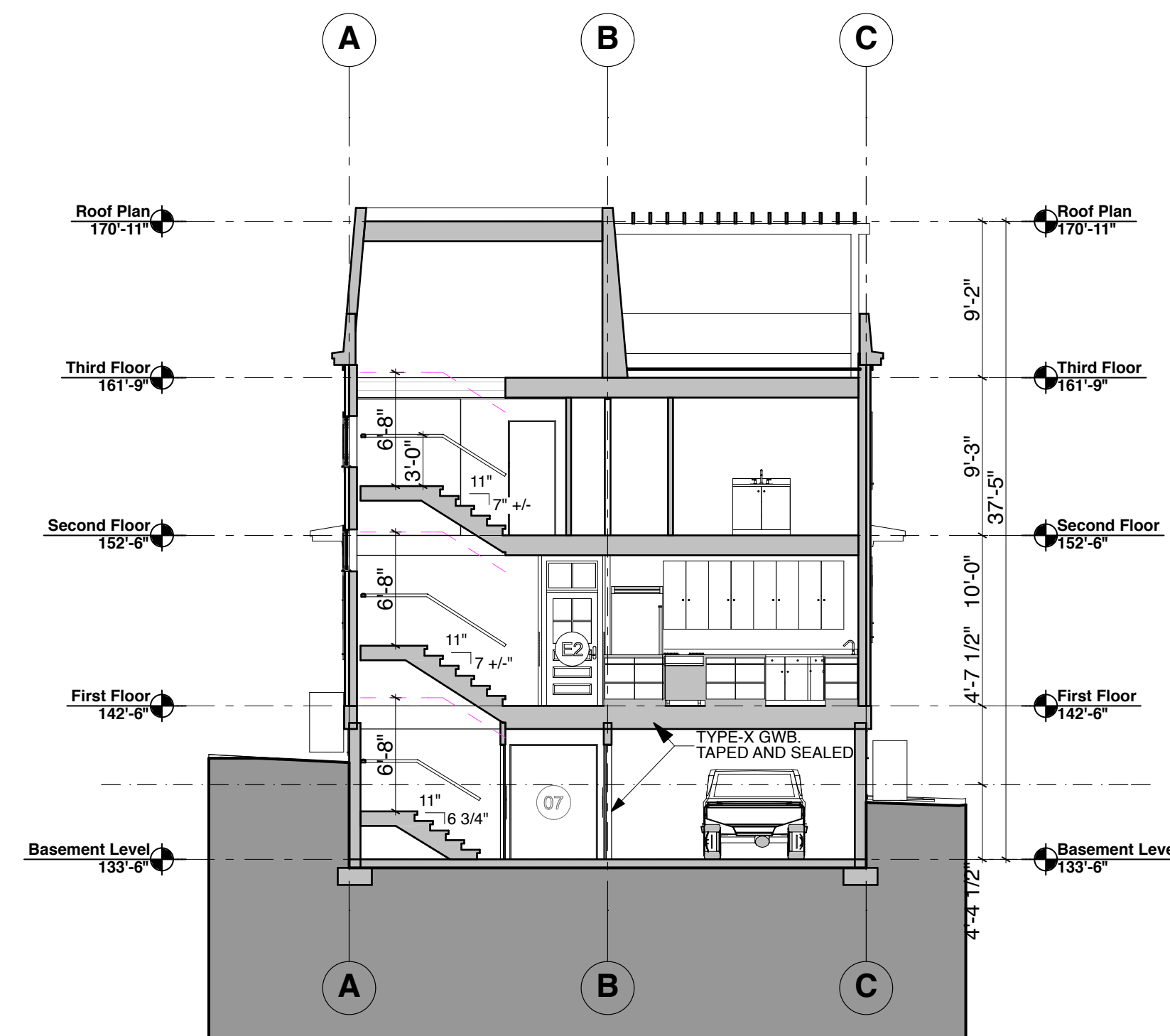
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1 NORTHWEST ELEVATION
SCALE: 1/4" = 1'-0"

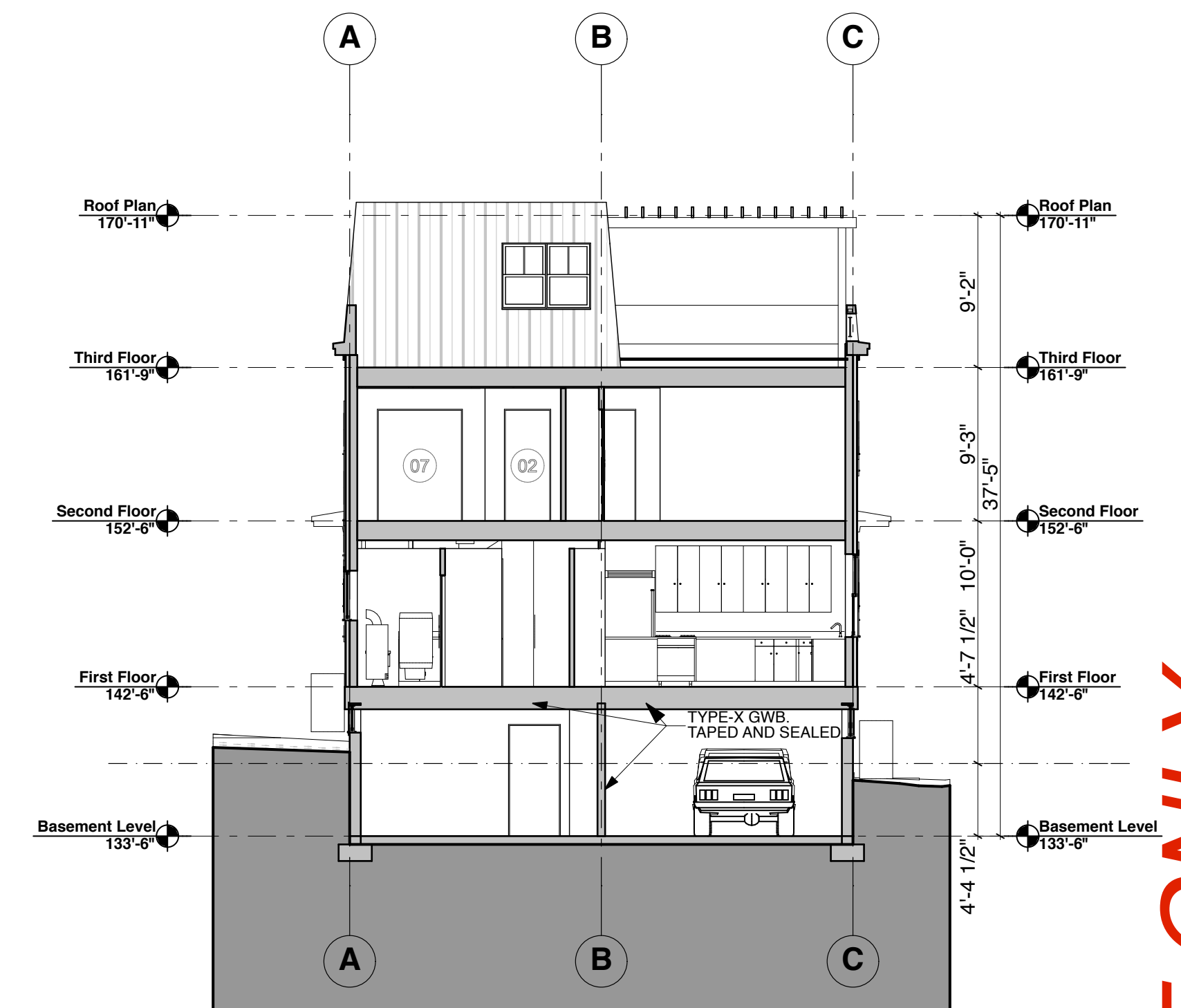
2 NORTHEAST ELEVATION
SCALE: 1/4" = 1'-0"



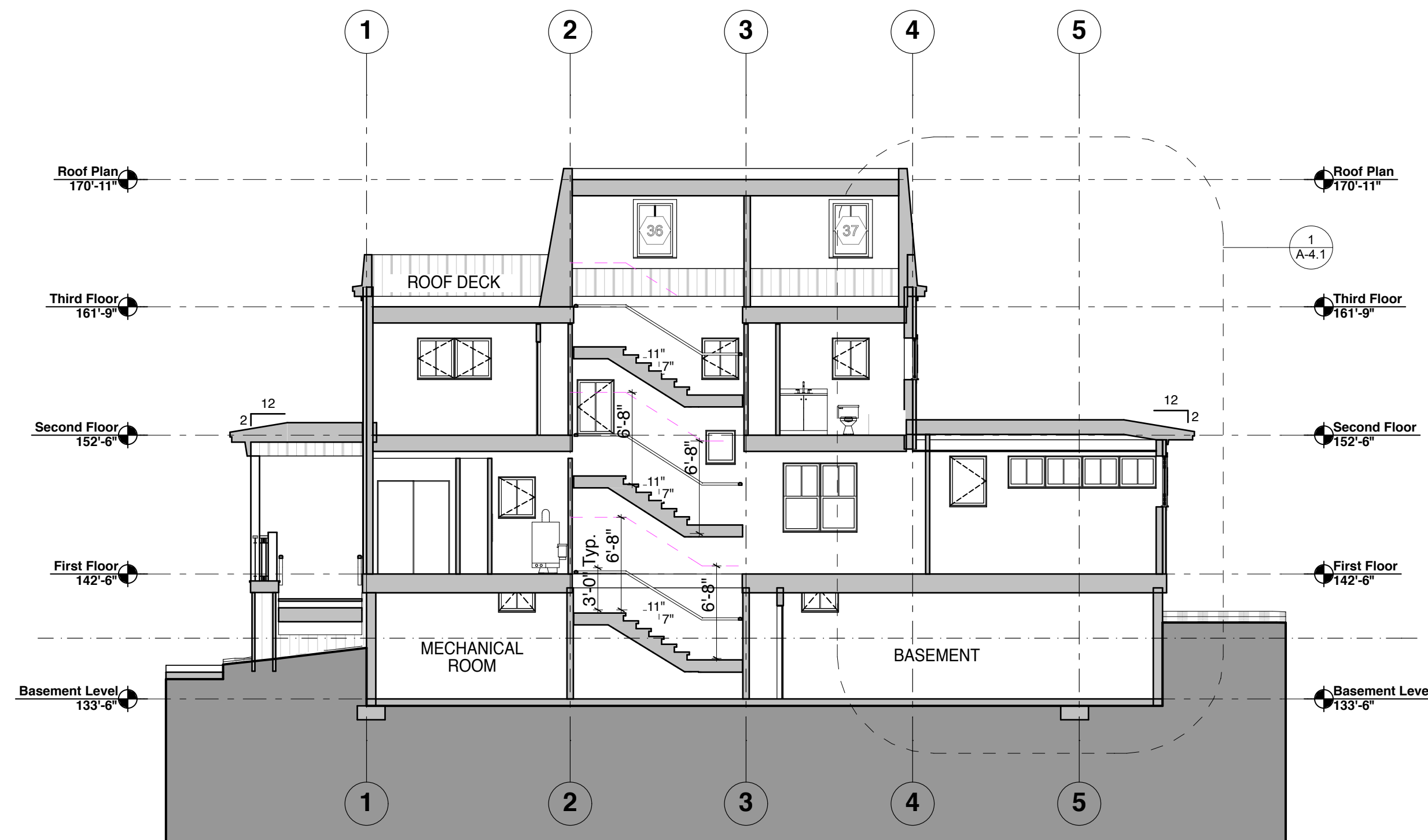
3 NORTH/SOUTH SECTION
SCALE: 1/8" = 1'-0"



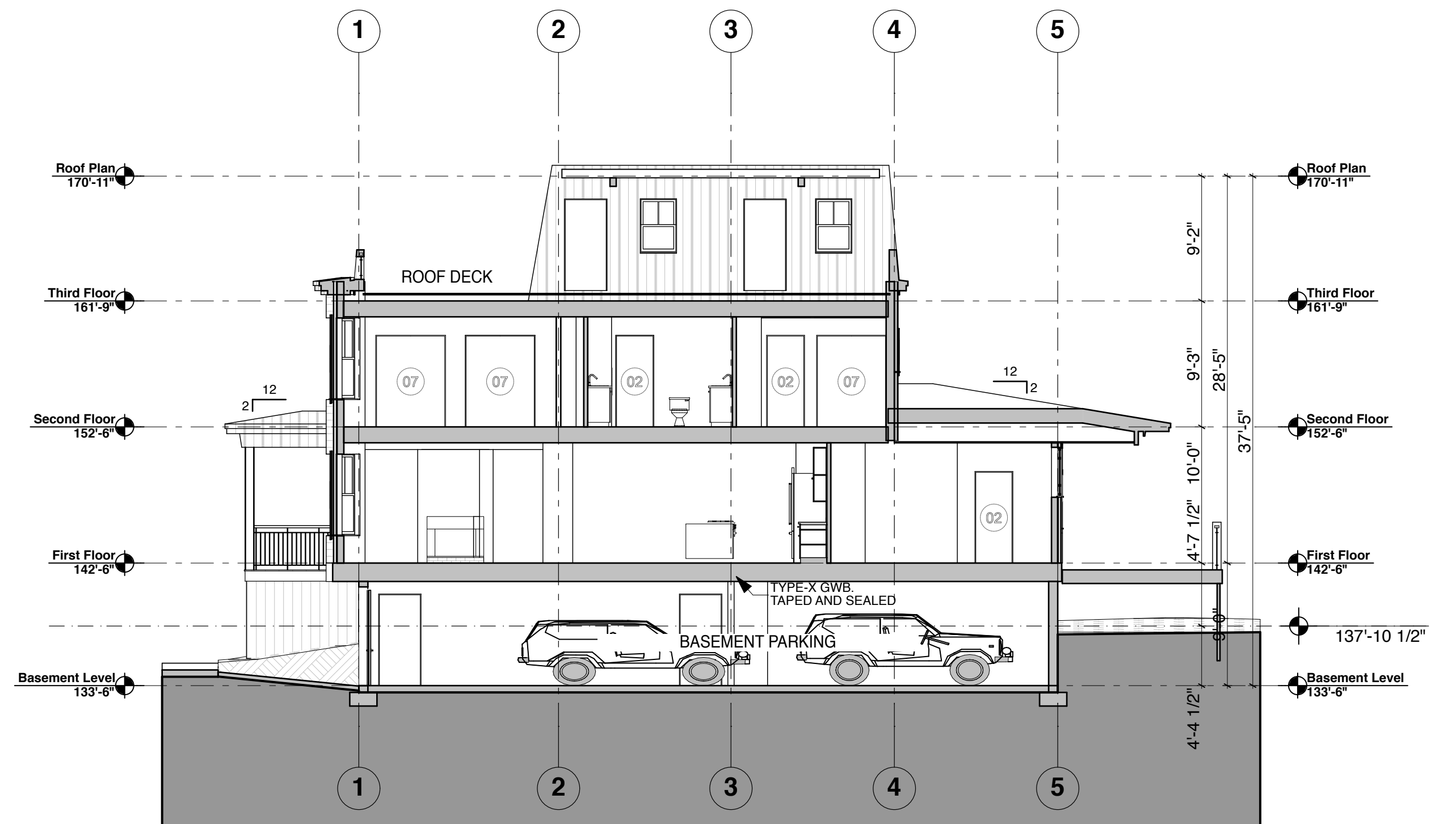
2 NORTH/SOUTH SECTION
SCALE: 1/8" = 1'-0"



1 NORTH/SOUTH SECTION
SCALE: 1/8" = 1'-0"

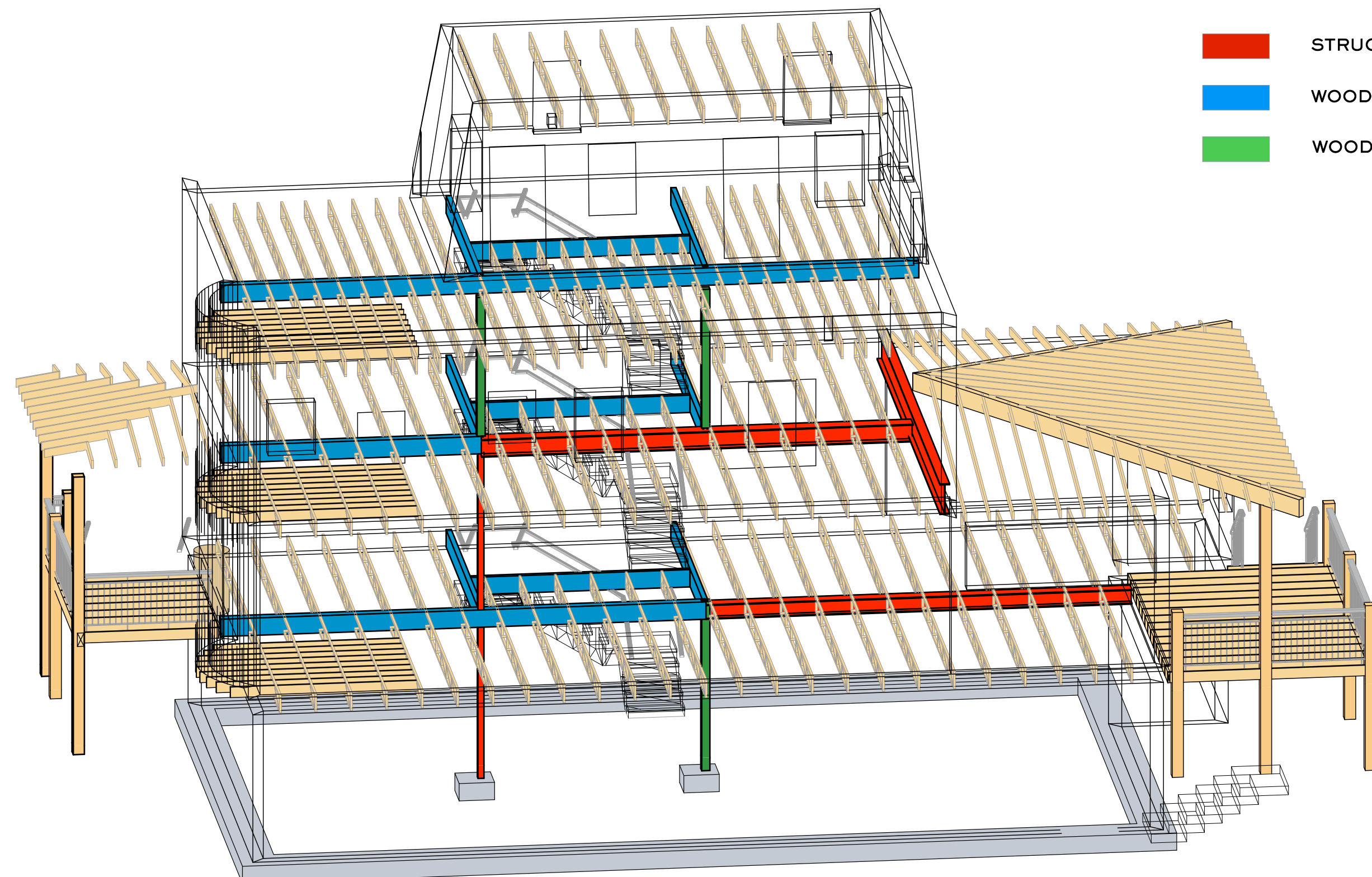


5 BUILDING SECTION: LENGTH
SCALE: 1/8" = 1'-0"



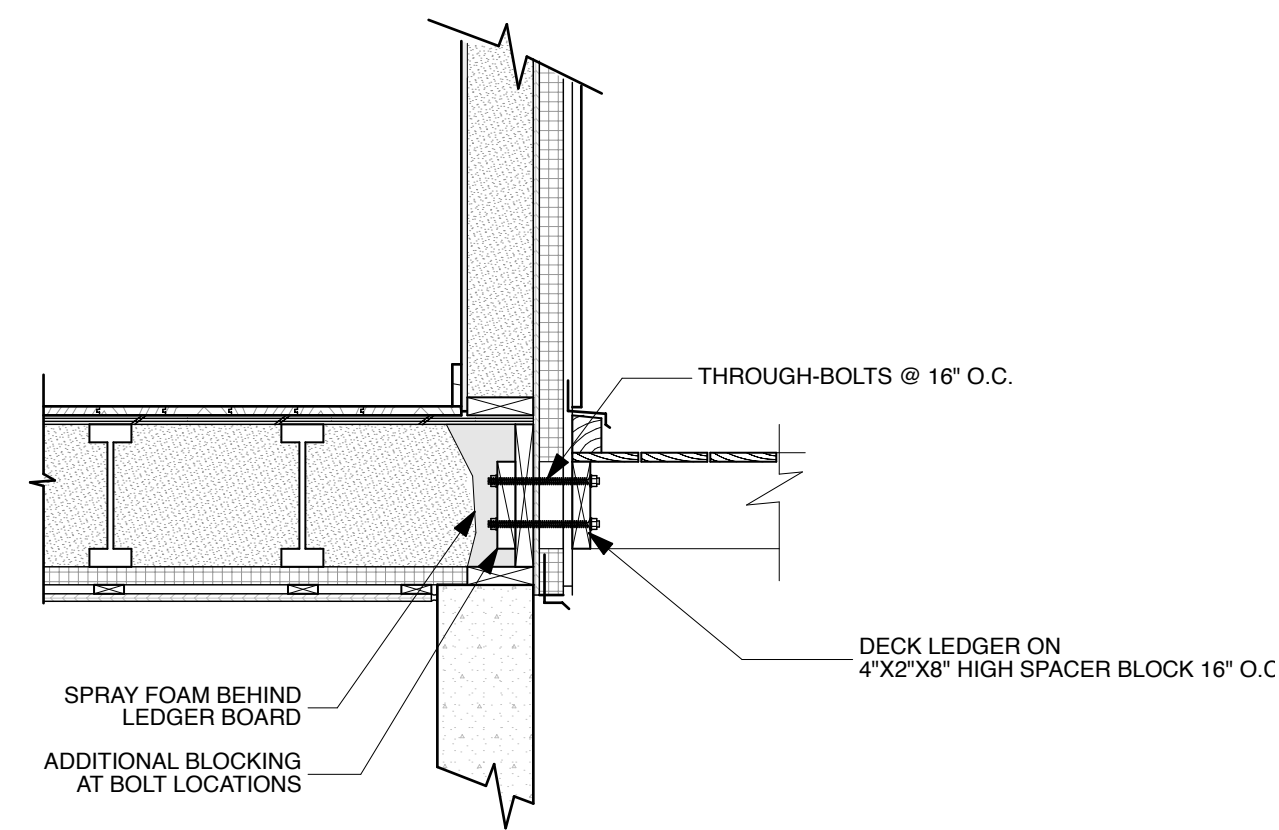
4 BUILDING SECTION: LENGTH
SCALE: 1/8" = 1'-0"

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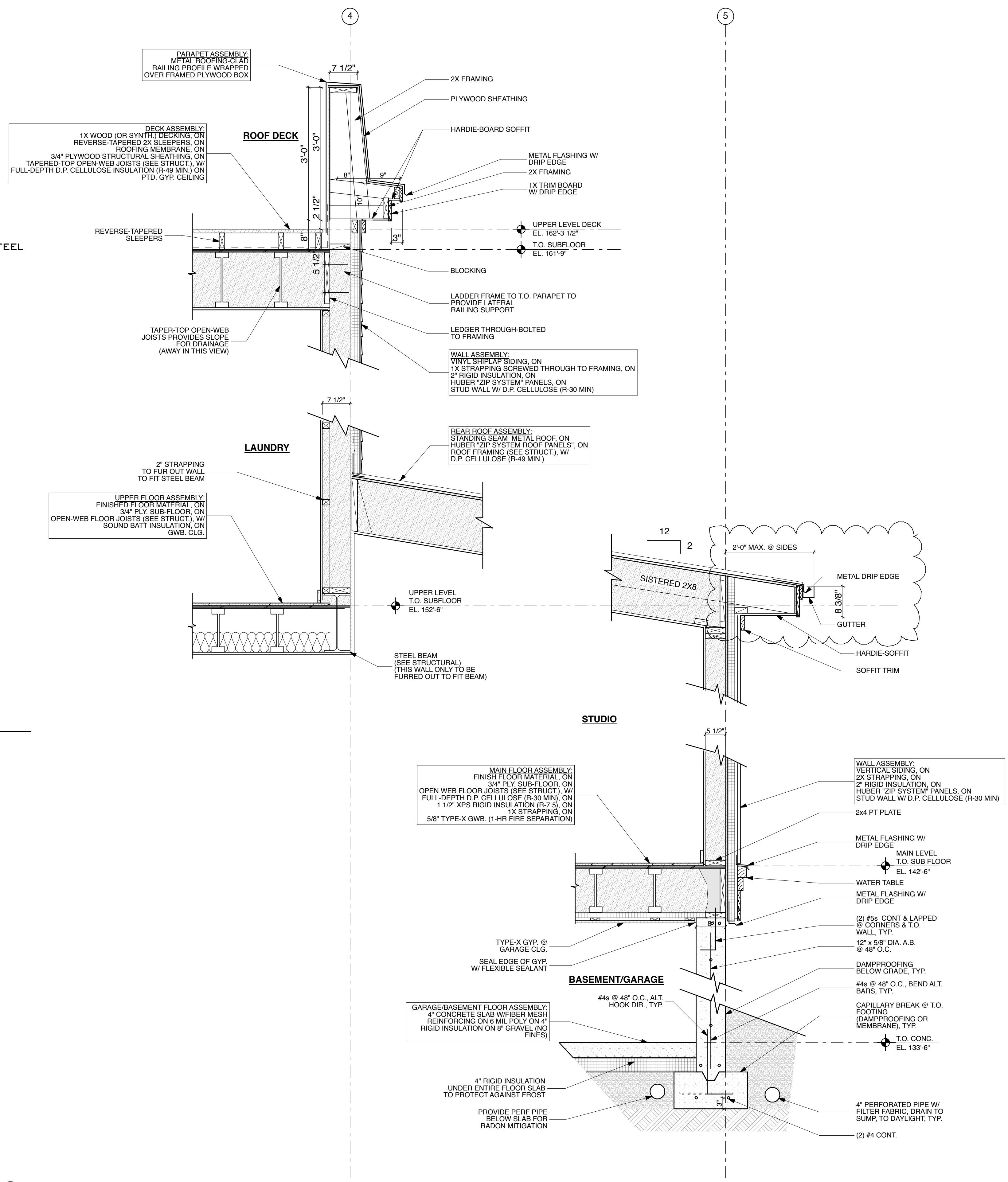


- STRUCTURAL STEEL
- WOOD BEAM
- WOOD COLUMN

3 A-9.4 3D Framing
SCALE: 1" = 1'-0"

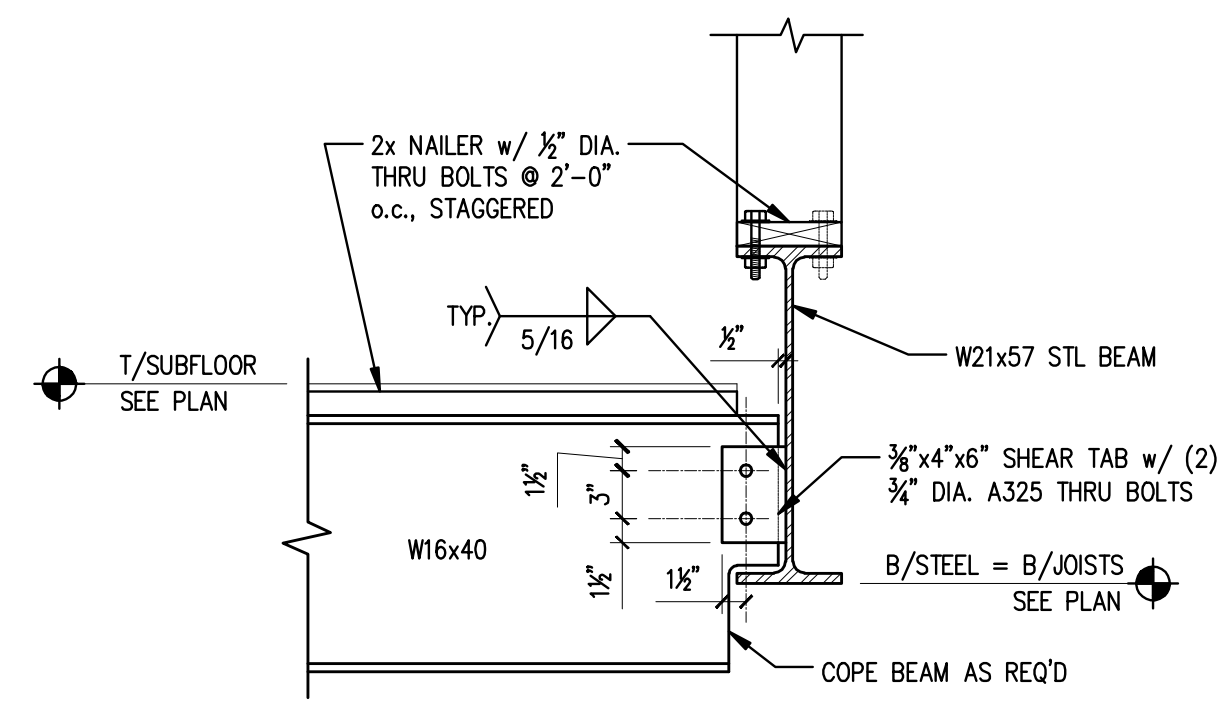


2 Deck Ledger Detail
SCALE: 3/4" = 1'-0"

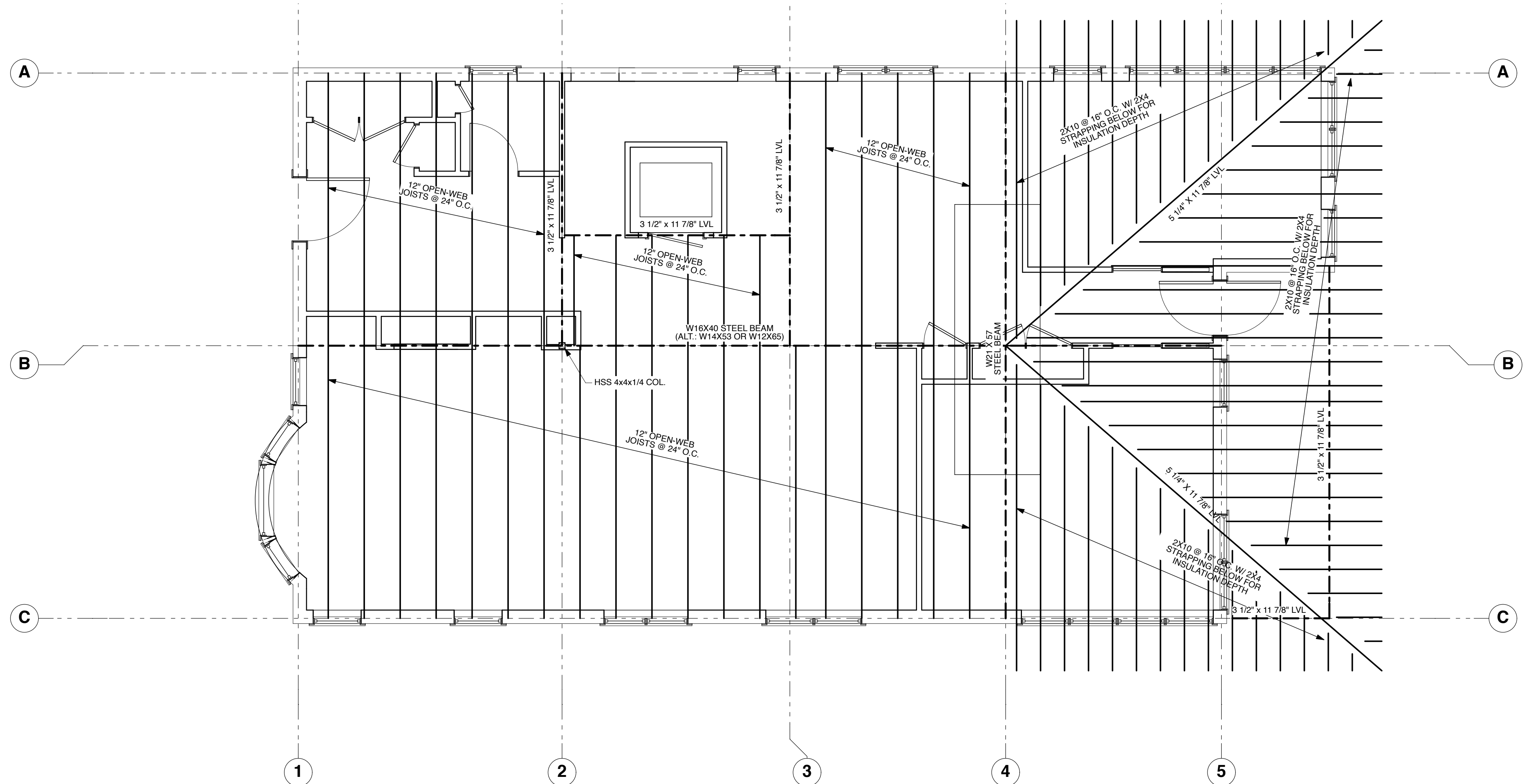


1 Wall Section
SCALE: 3/4" = 1'-0"

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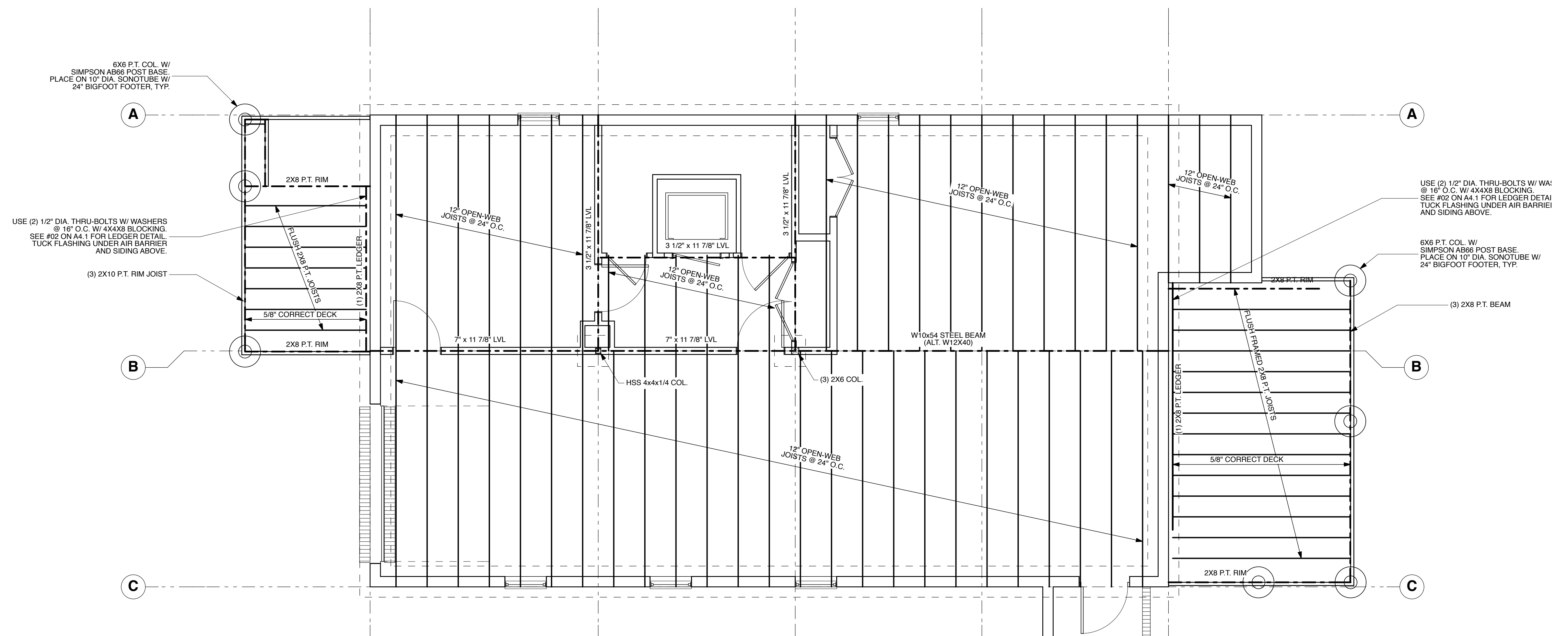


NOTES:
1) INCOMING FLOOR JOISTS NOT SHOWN FOR CLARITY
2) PACK OUT STEEL BEAM AS REQ'D PER WOOD JOIST MANUFACTURER



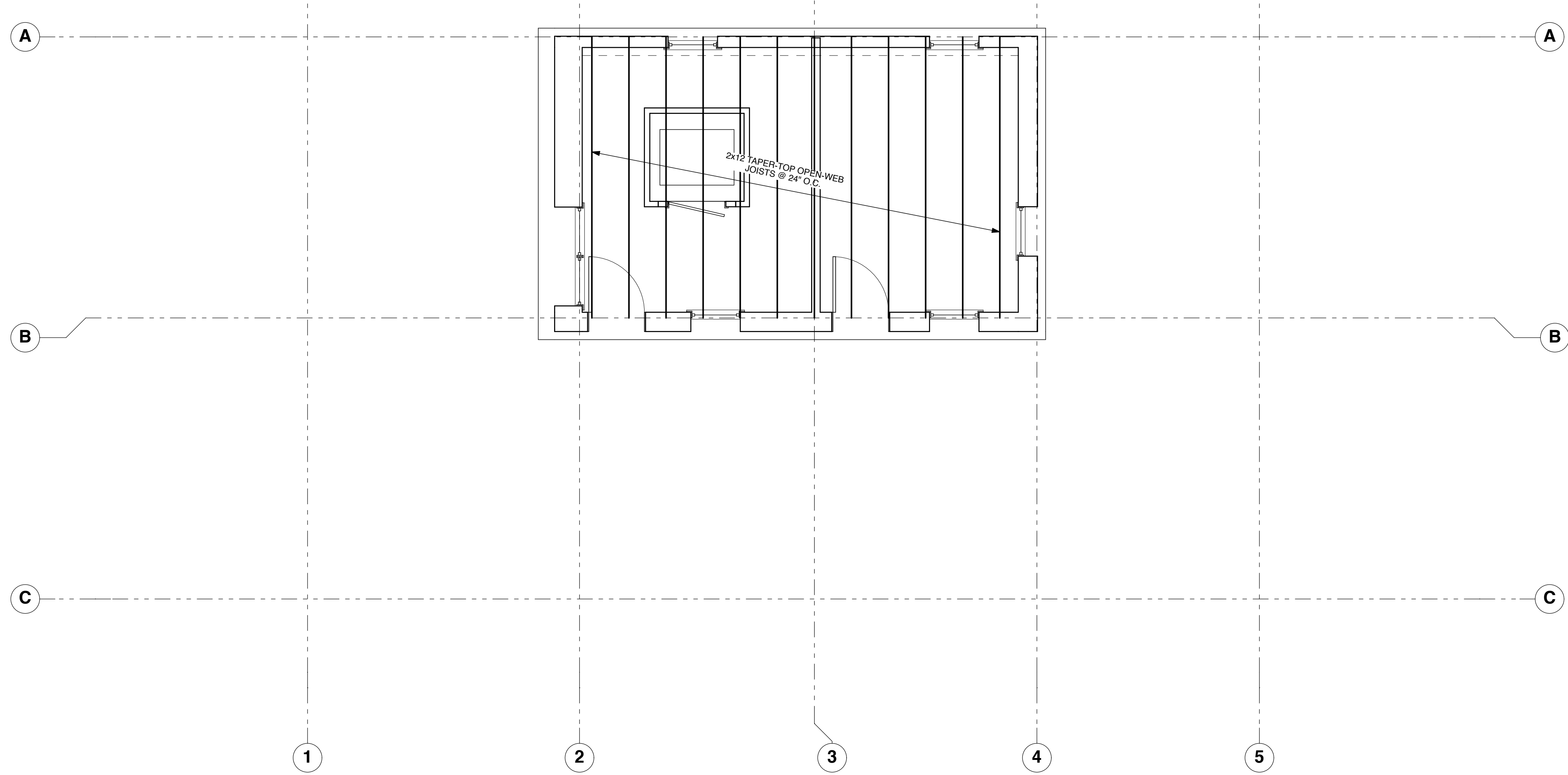
2 Second Floor Framing
SCALE: 1/4" = 1'-0"

3 Steel Connection Detail
SCALE: 1" = 1'-0"

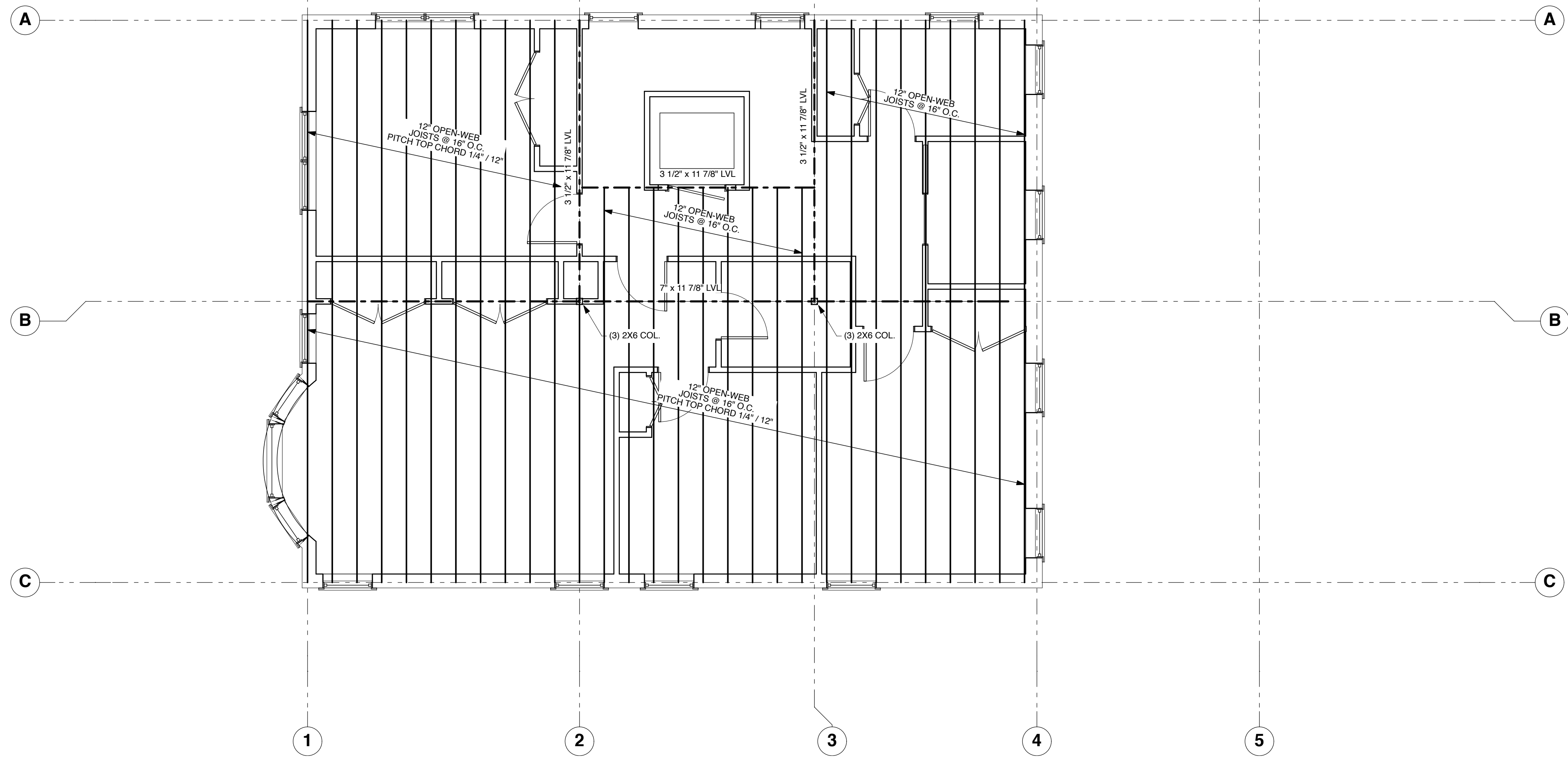


1 Main Floor Framing
SCALE: 1/4" = 1'-0"

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2 Penthouse Framing
SCALE: 1/4" = 1'-0"



1 Roof Deck Framing
SCALE: 1/4" = 1'-0"

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LEGEND

- BOUNDARY LINE
- EDGE OF PAVEMENT
- - - RIGHT-OF-WAY LINE
- - - ABUTTER
- - - BUILDING SETBACK
- 98 — EXISTING CONTOUR
- EXISTING UTILITY POLE
- EXISTING UTILITY POLE W/LIGHT
- EXISTING CATCH BASIN
- ⊙ — EXISTING SEWER MANHOLE
- ⊙ — EXISTING DRAIN MANHOLE
- ⊙ — EXISTING TELEPHONE MANHOLE
- S — EXISTING SEWER LINE
- OHU — EXISTING OVERHEAD UTILITIES
- W — EXISTING WATER LINE
- 102 — PROPOSED CONTOUR
- PROPOSED DRAIN LINE
- — PROPOSED RAIN BARREL
- — PROPOSED CLEAN-OUT

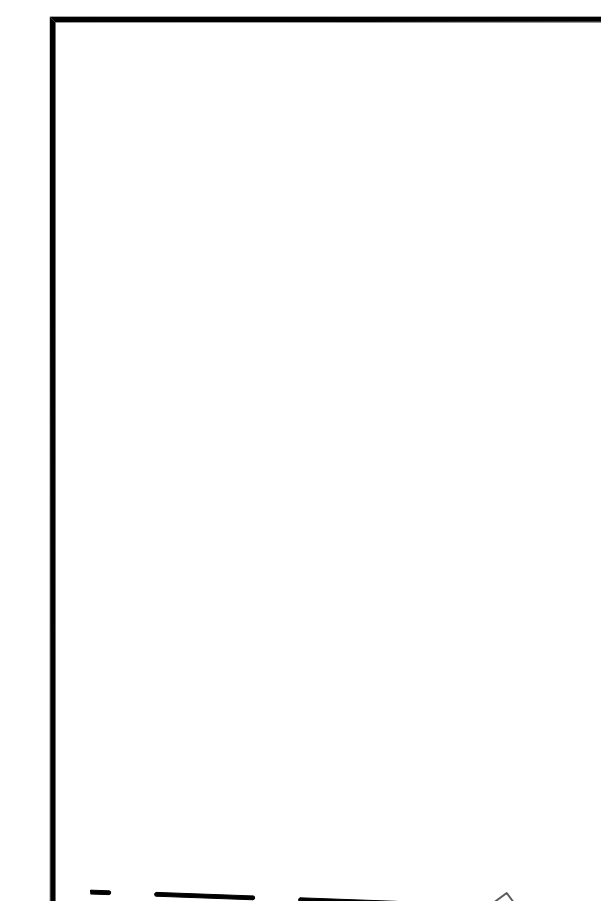
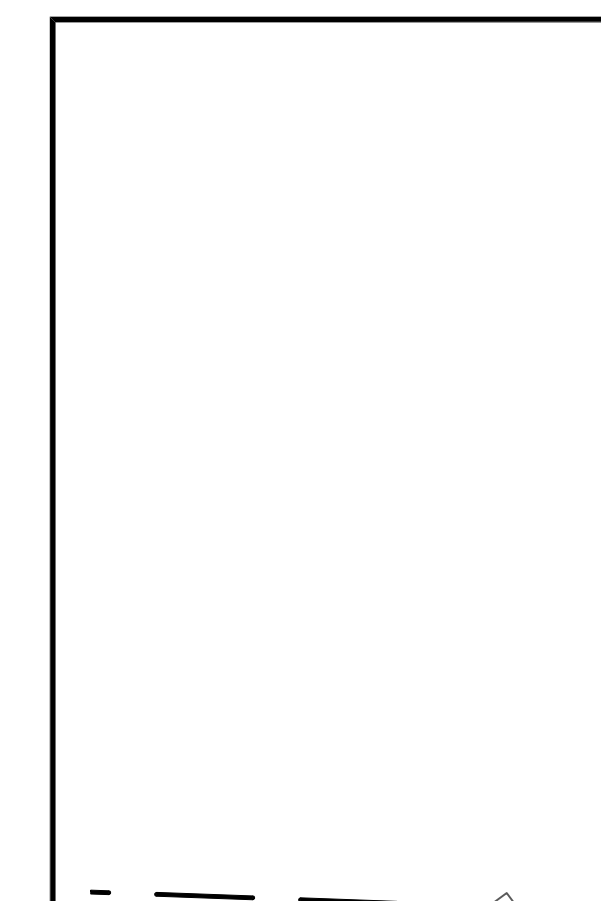
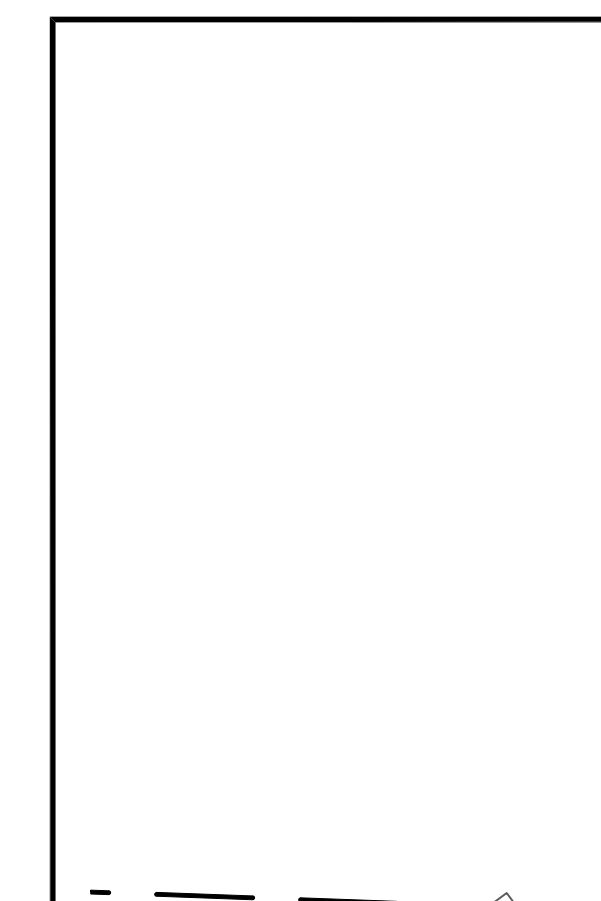
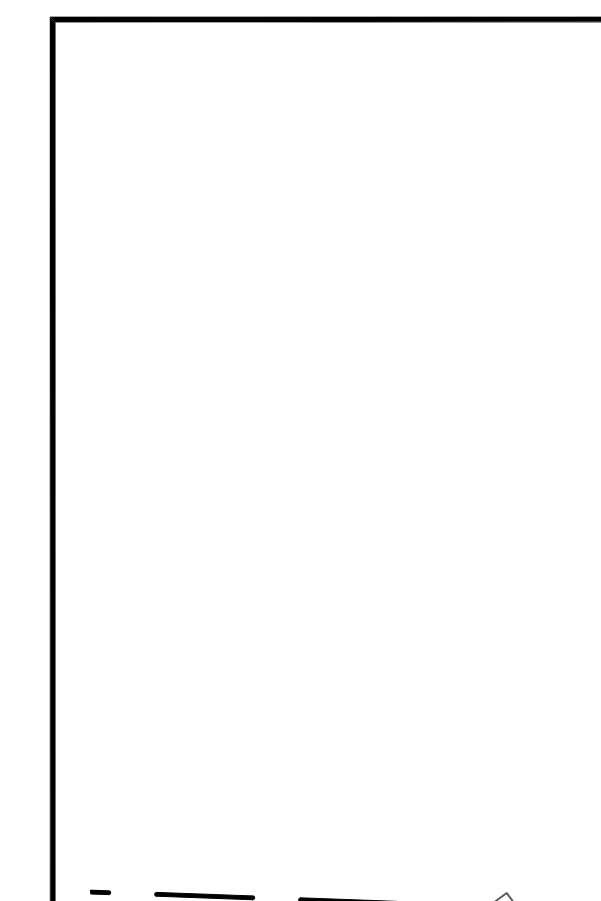
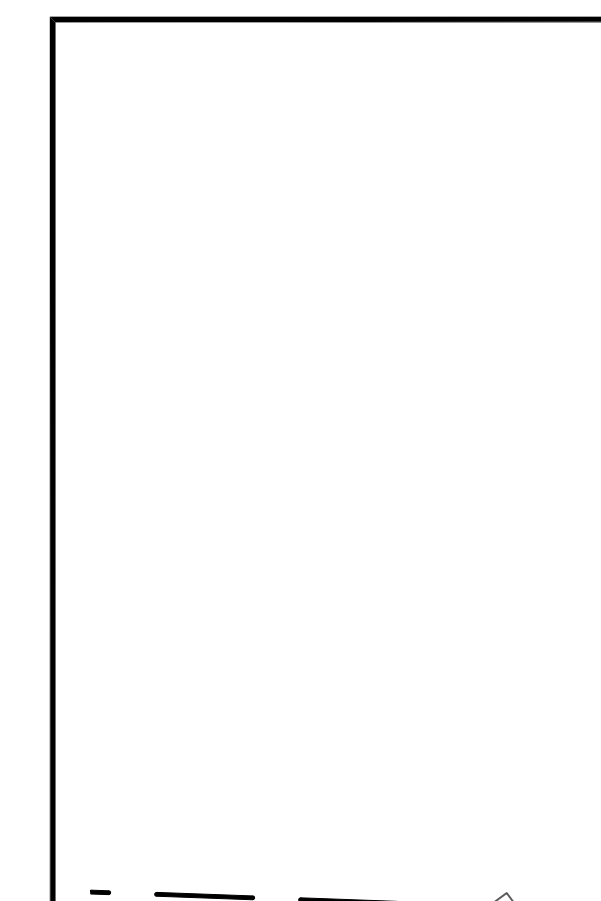
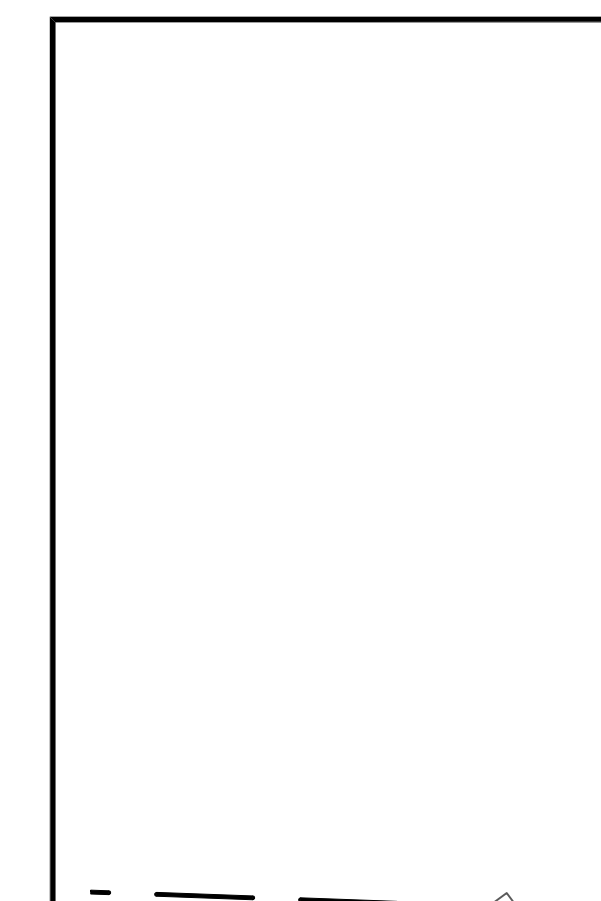
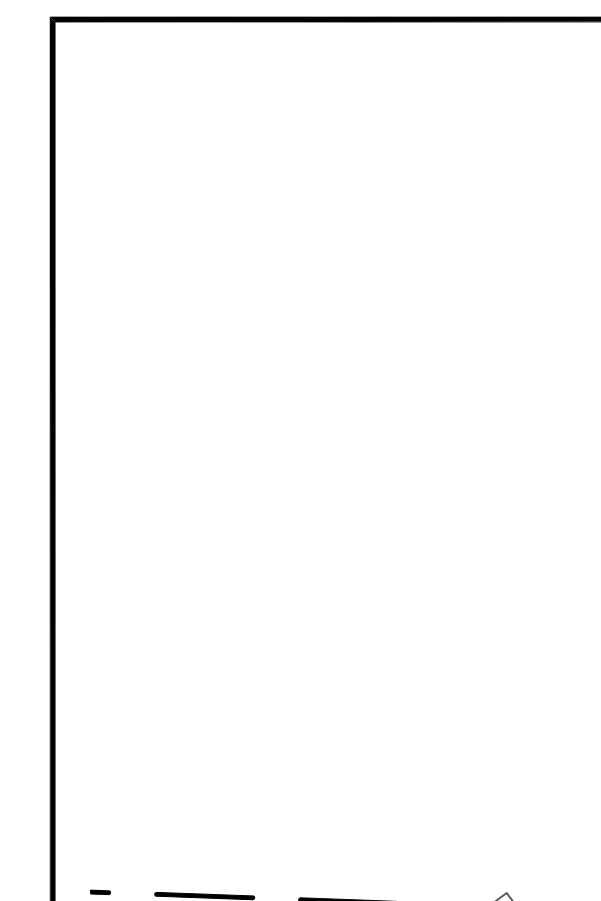
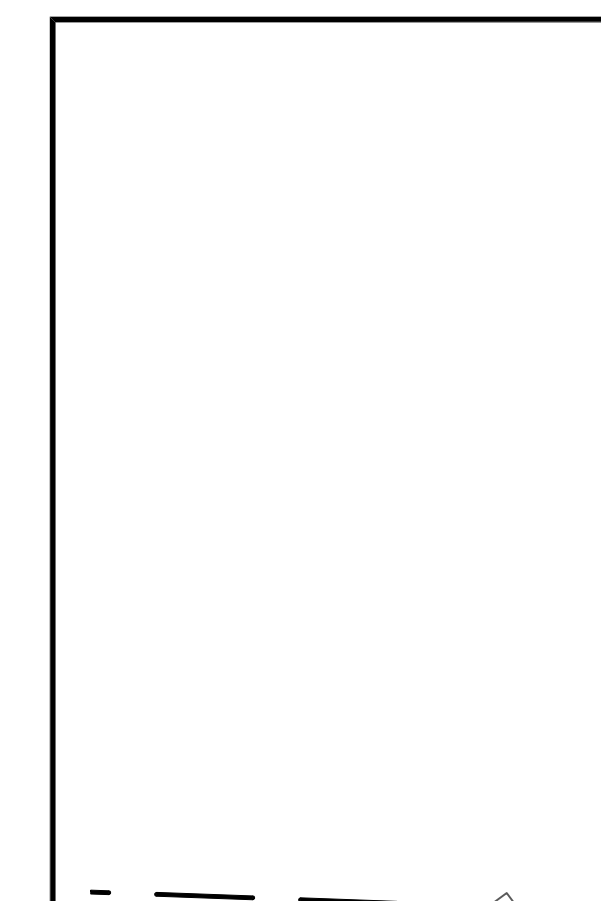
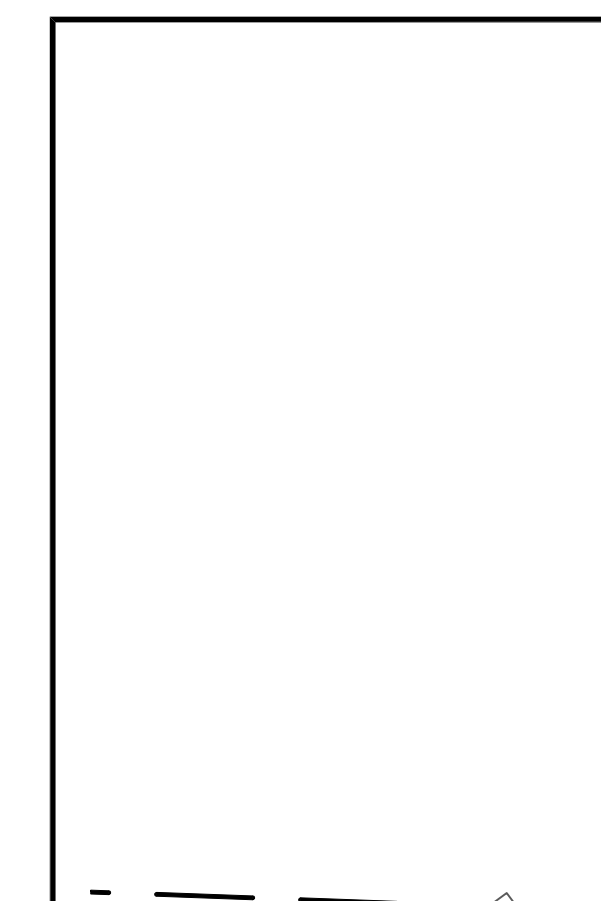
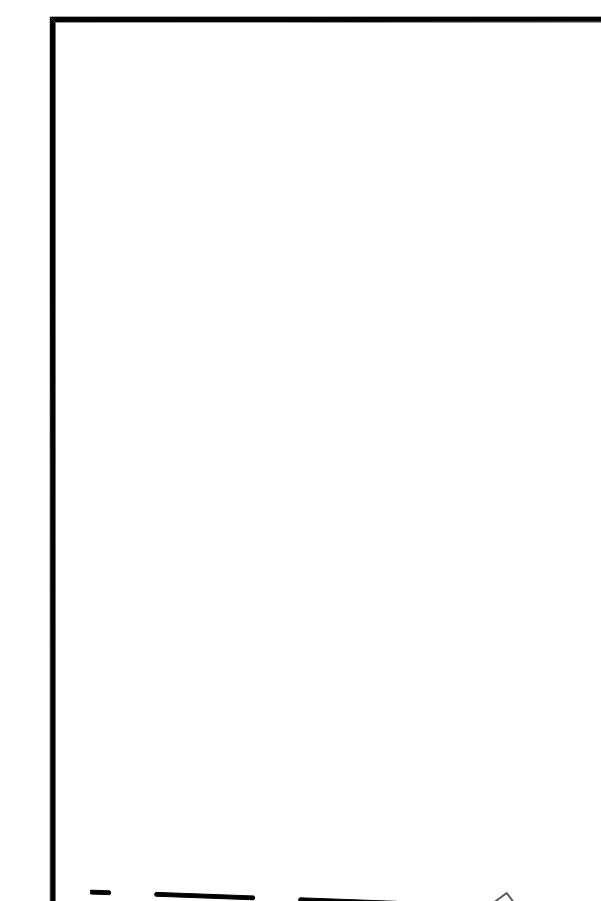
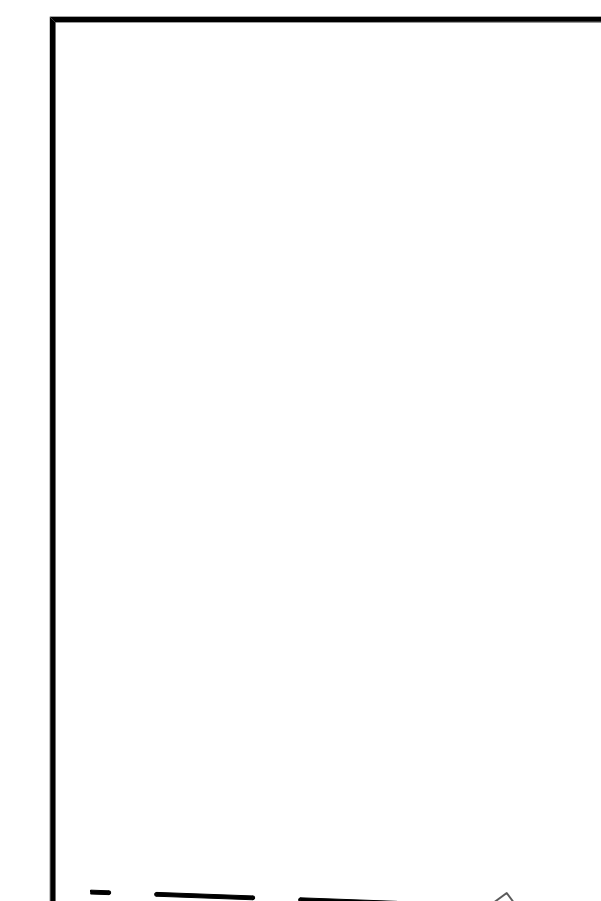
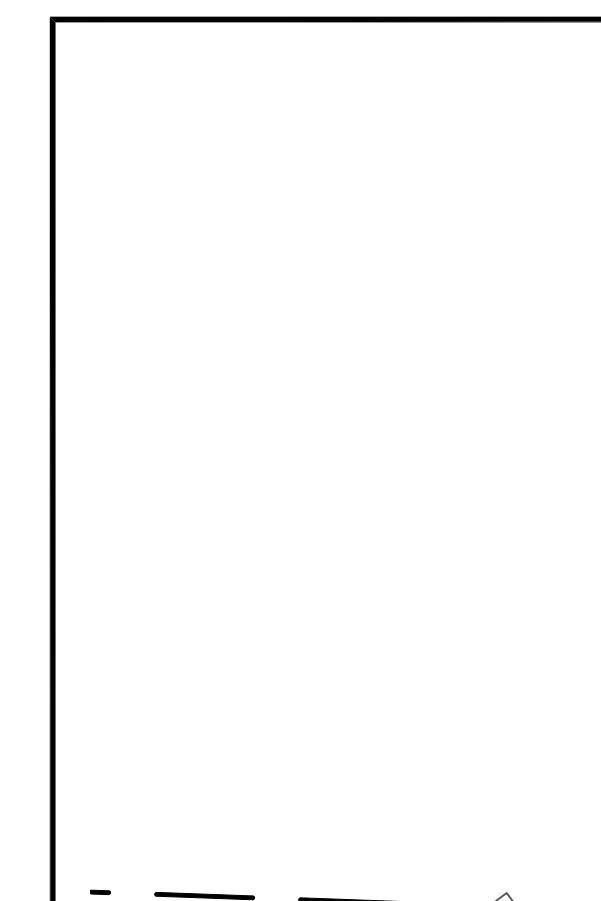
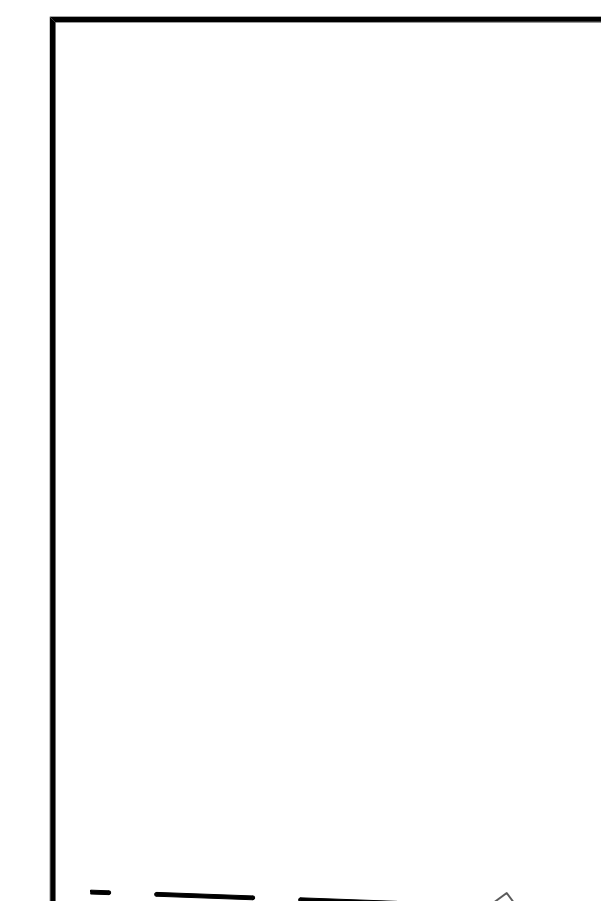
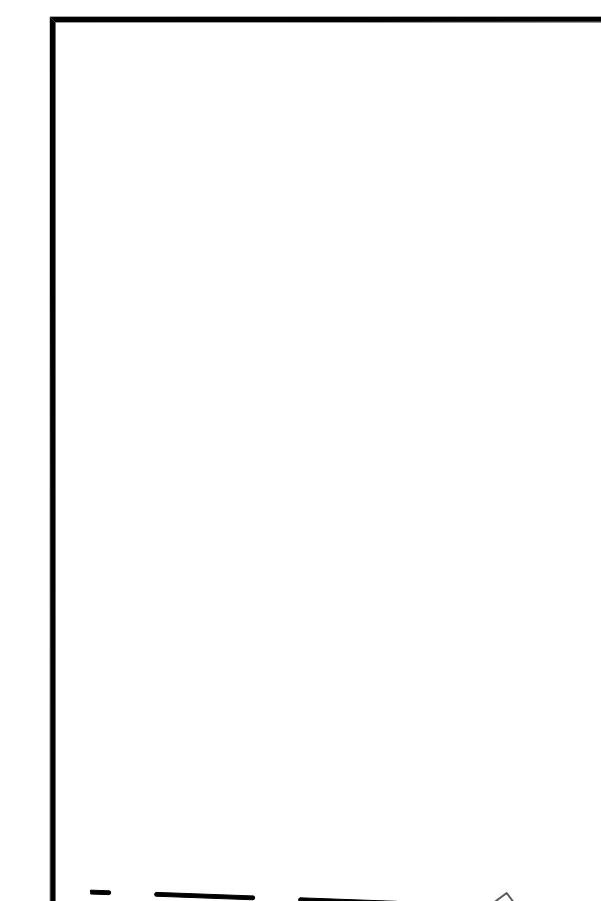
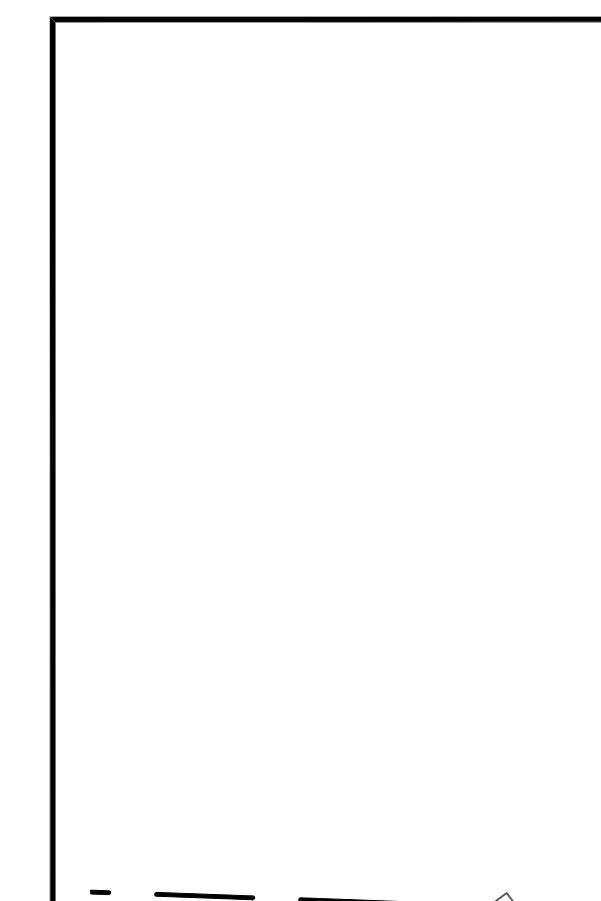
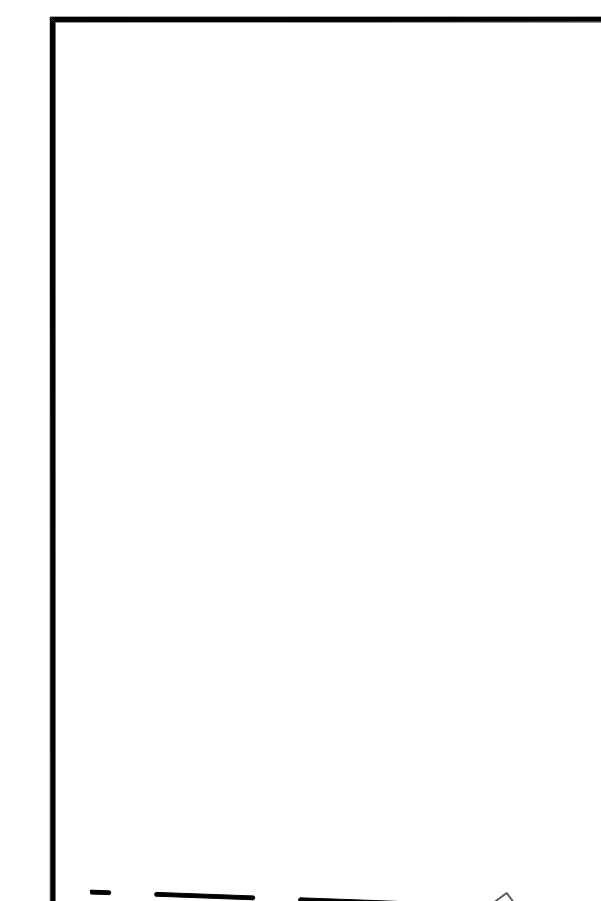
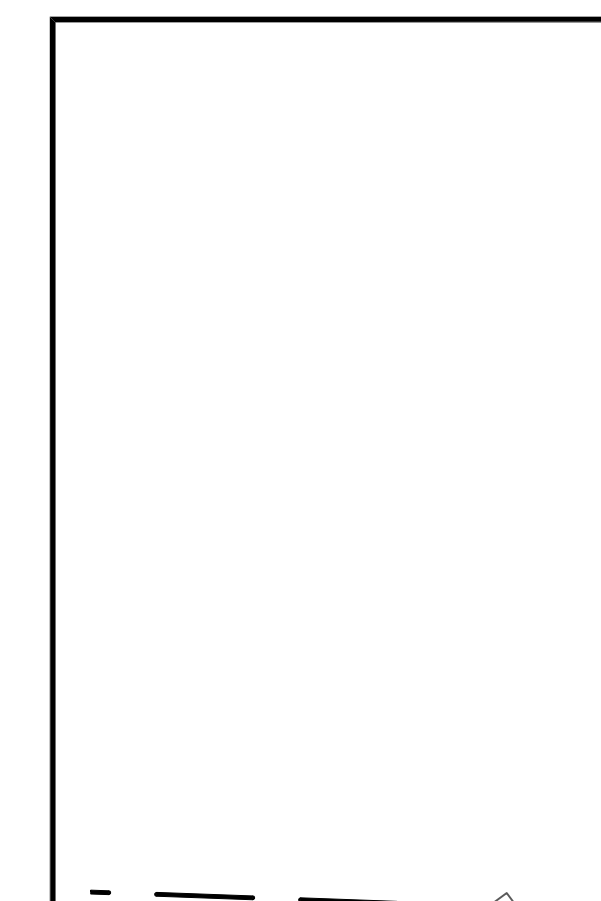
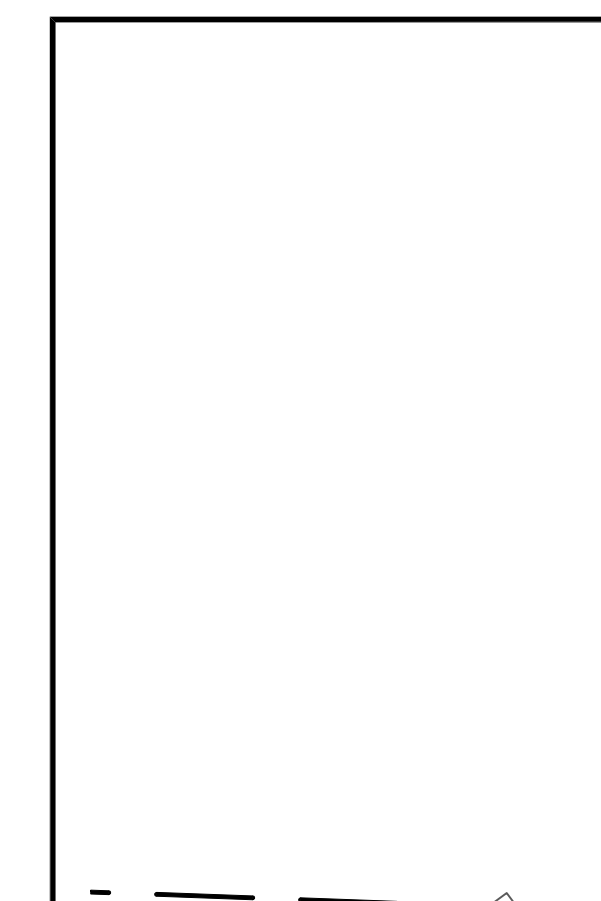
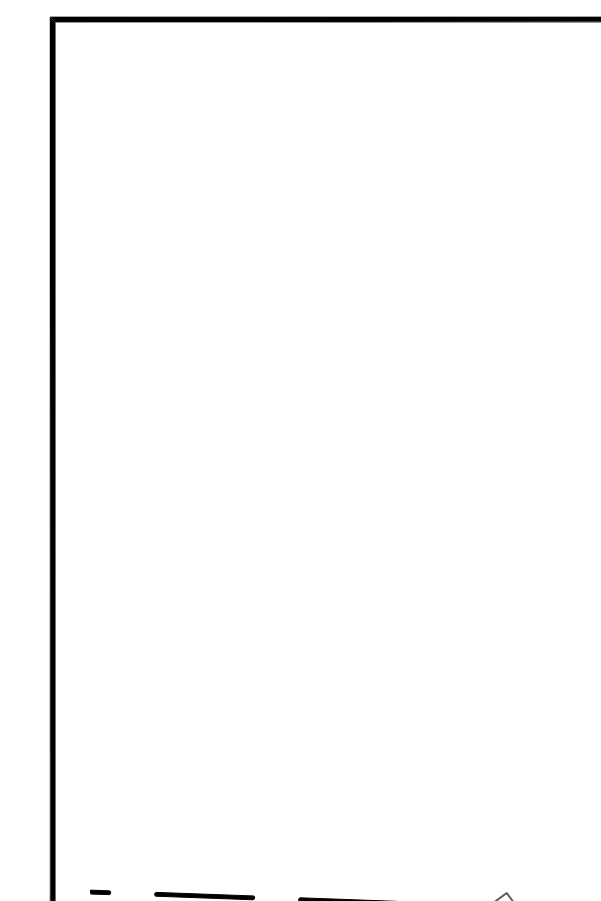
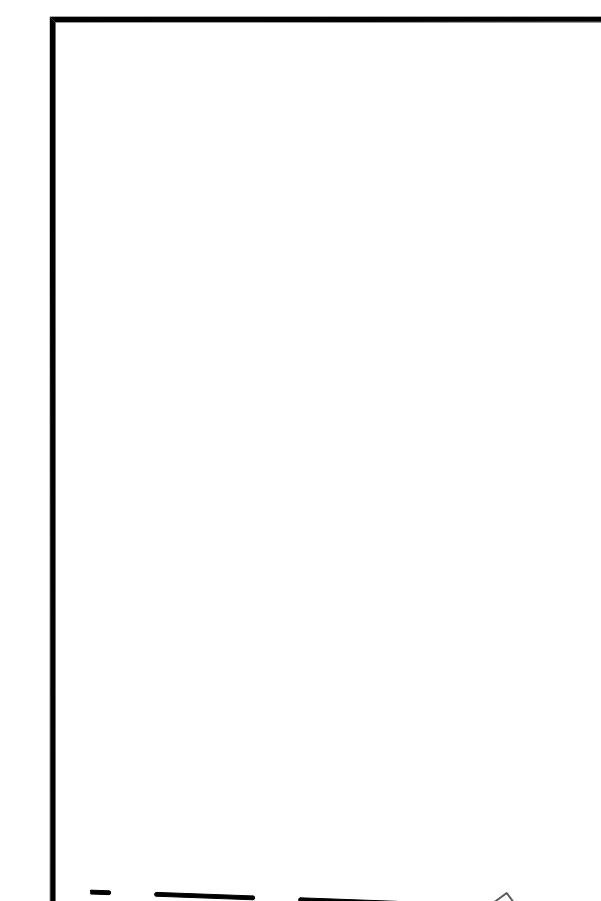
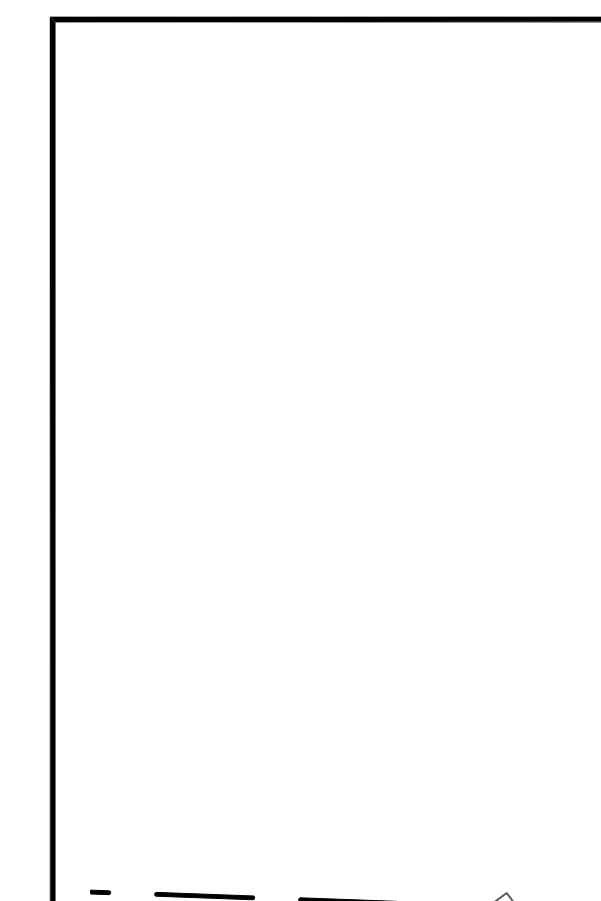
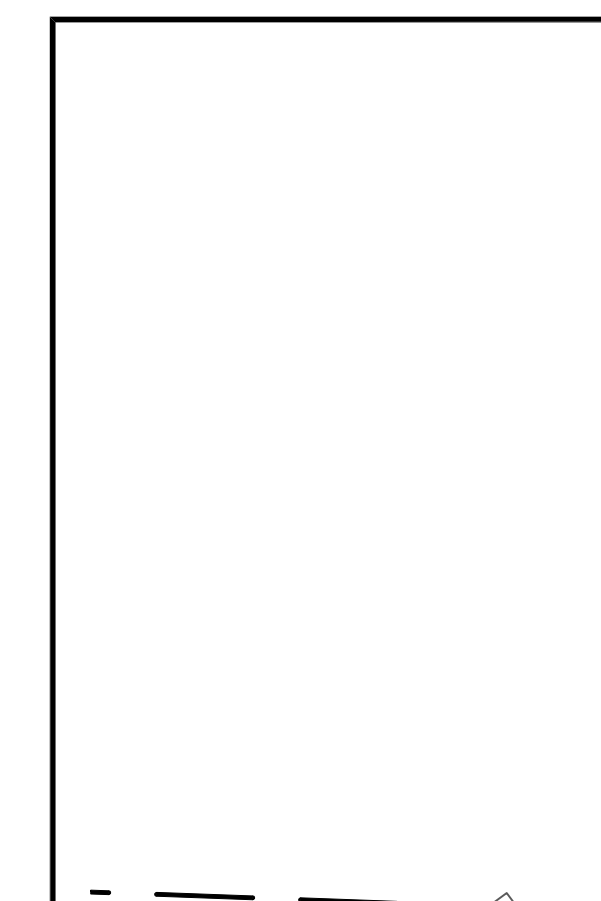
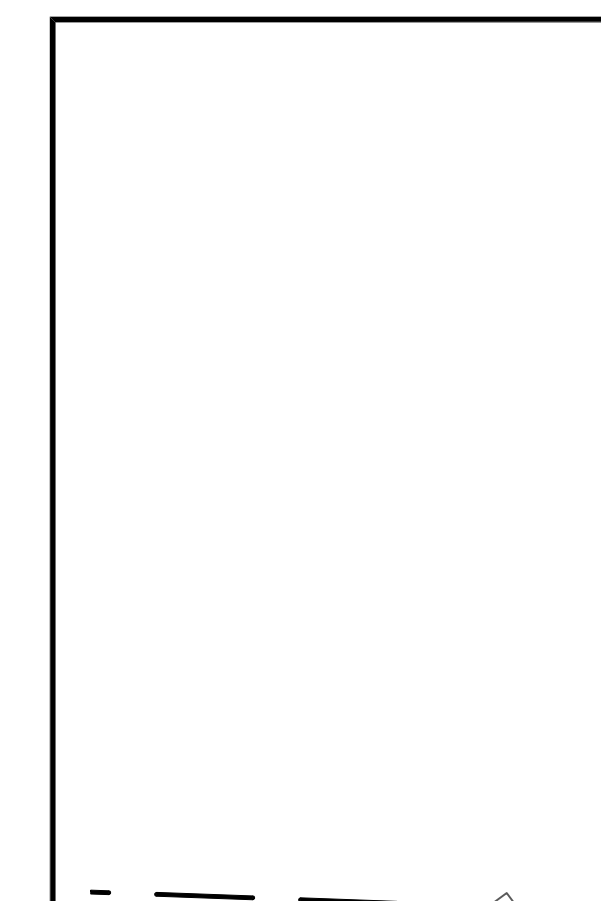
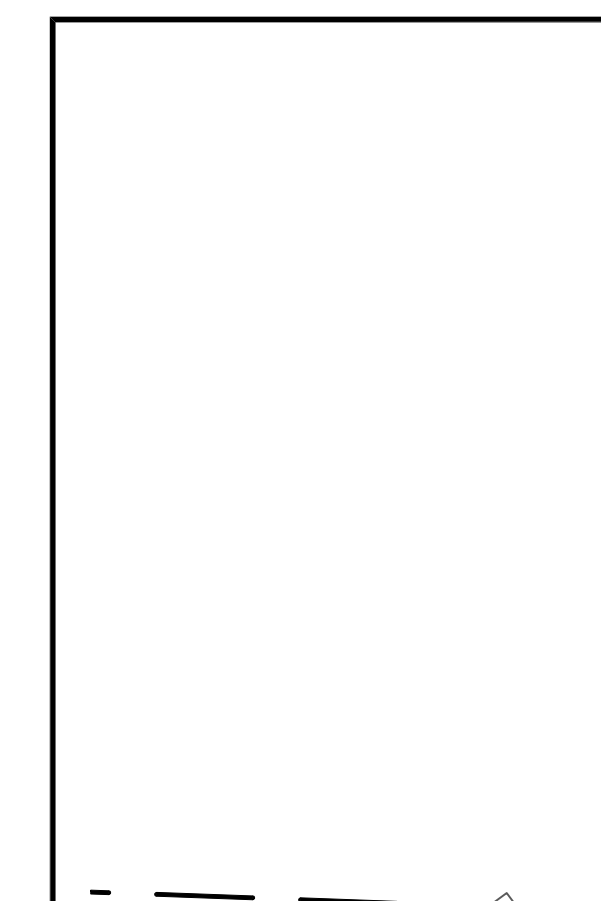
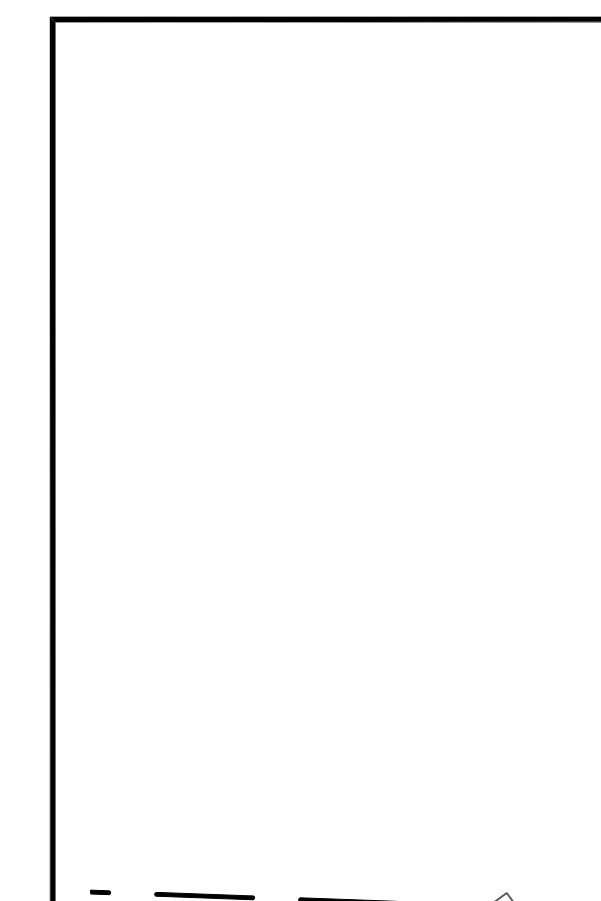
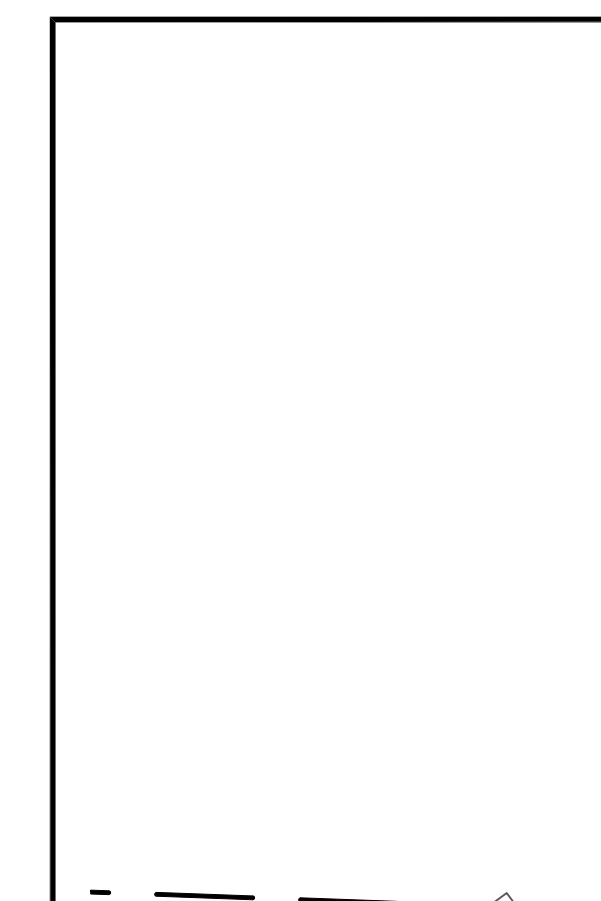
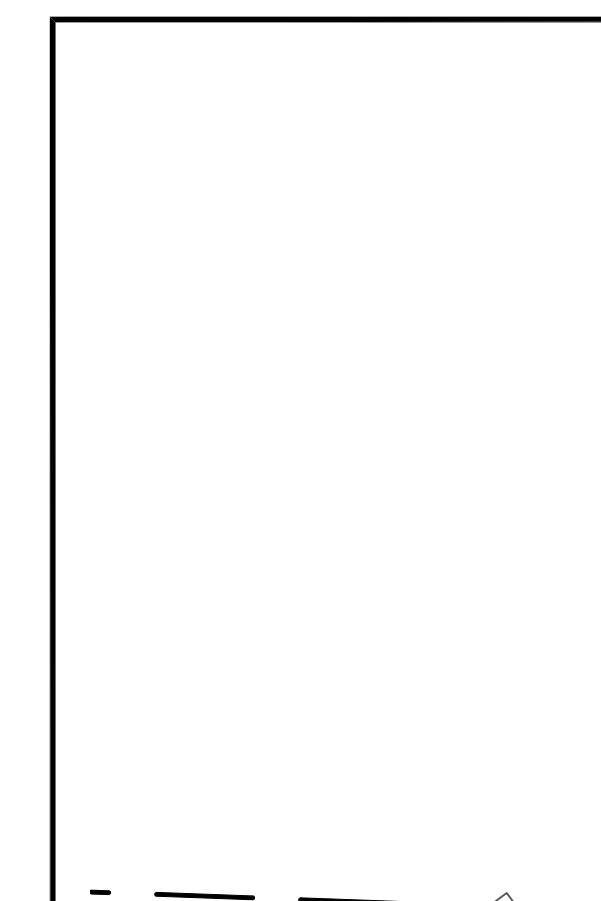
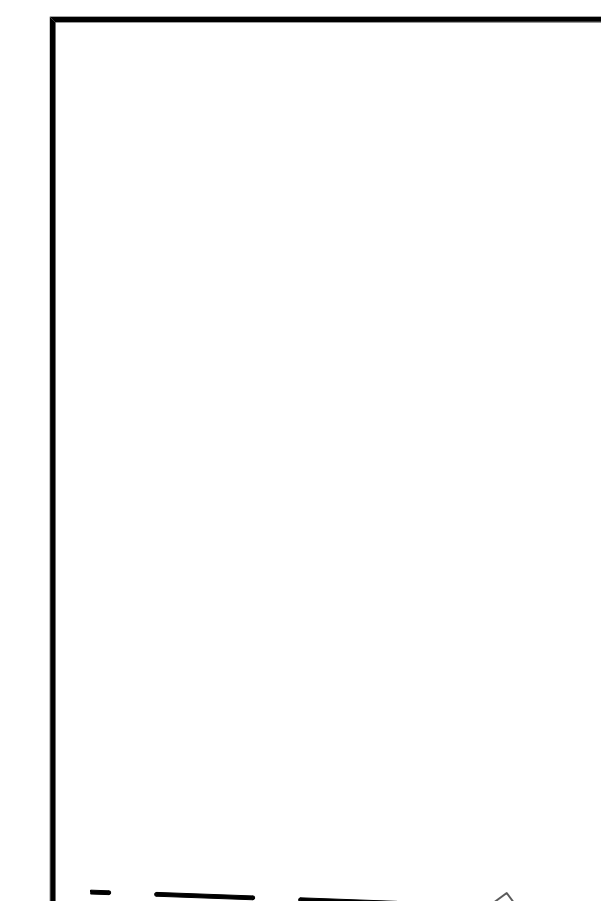
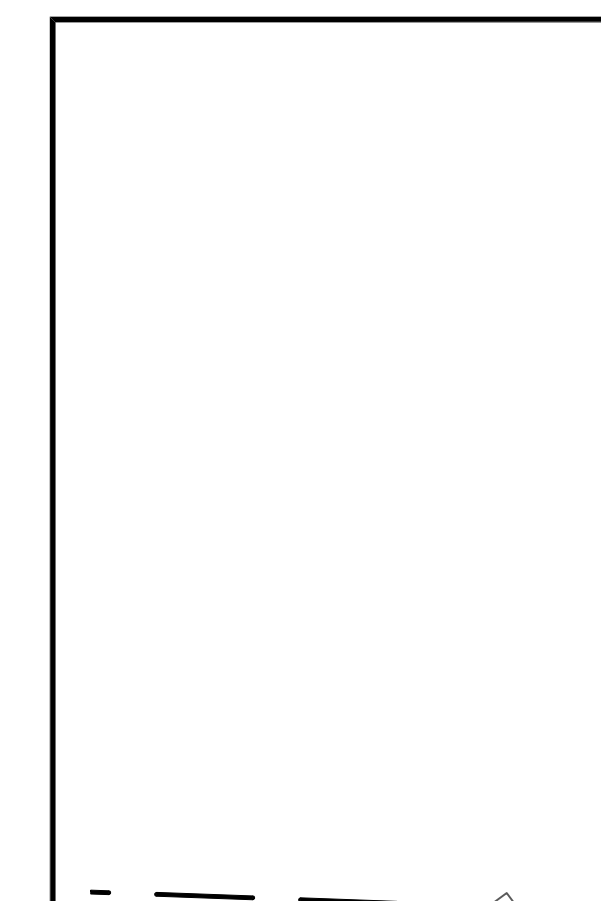
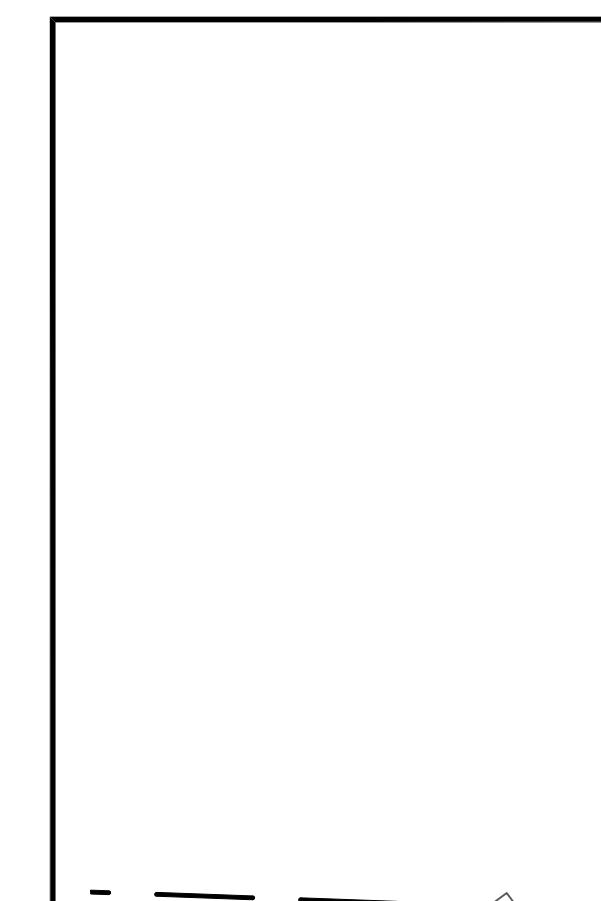
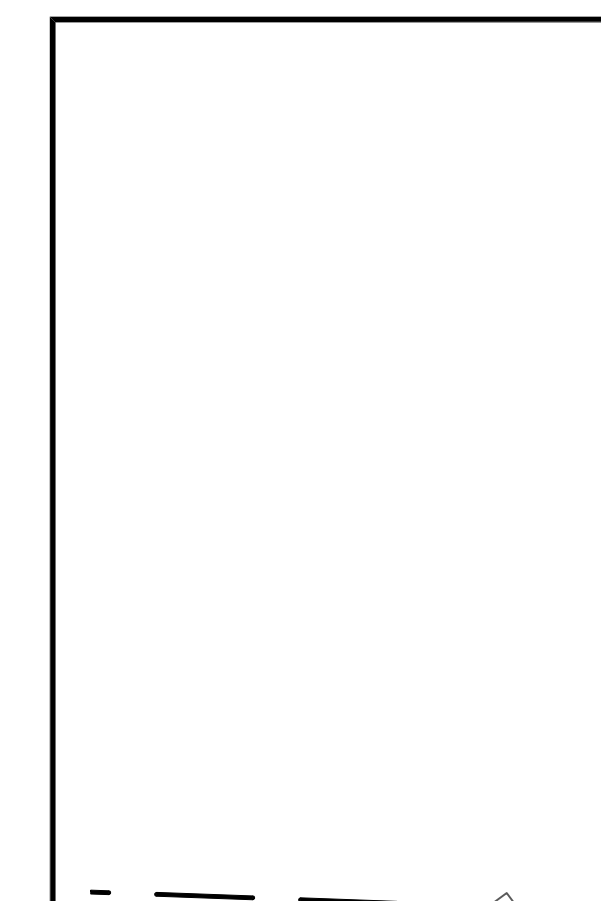
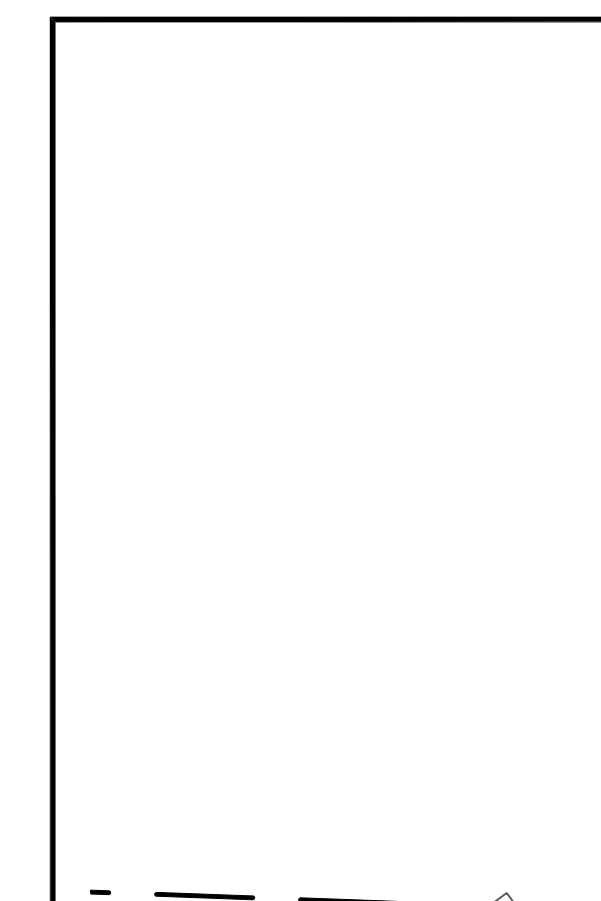
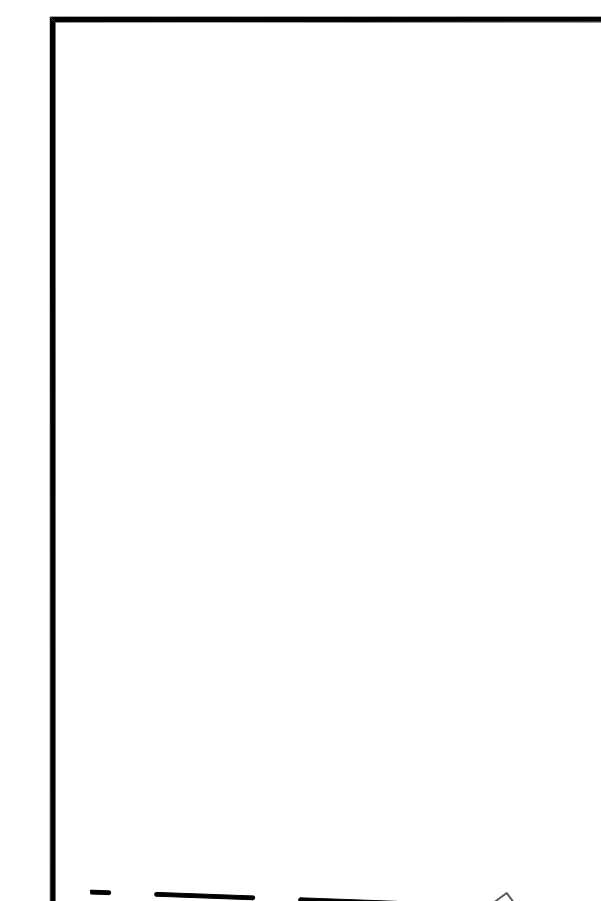
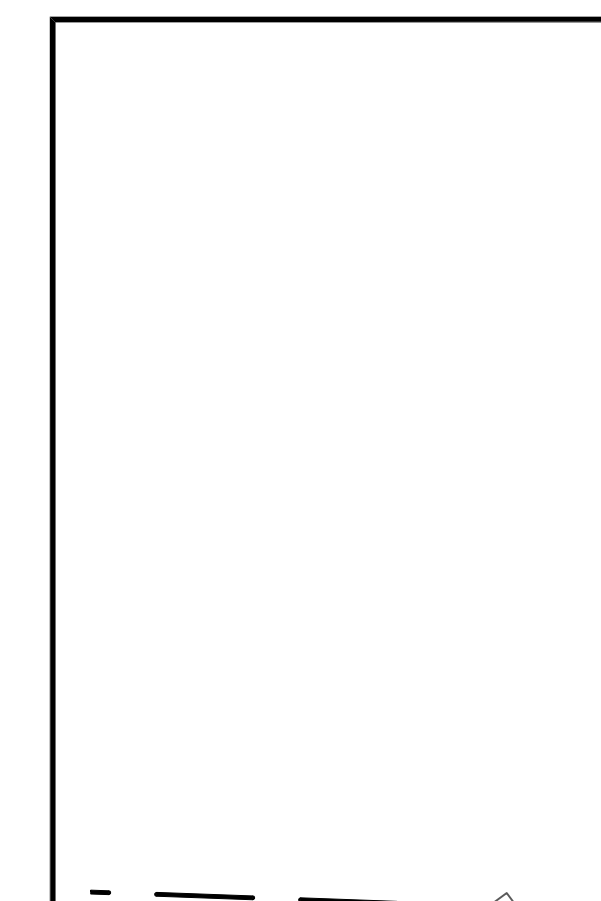
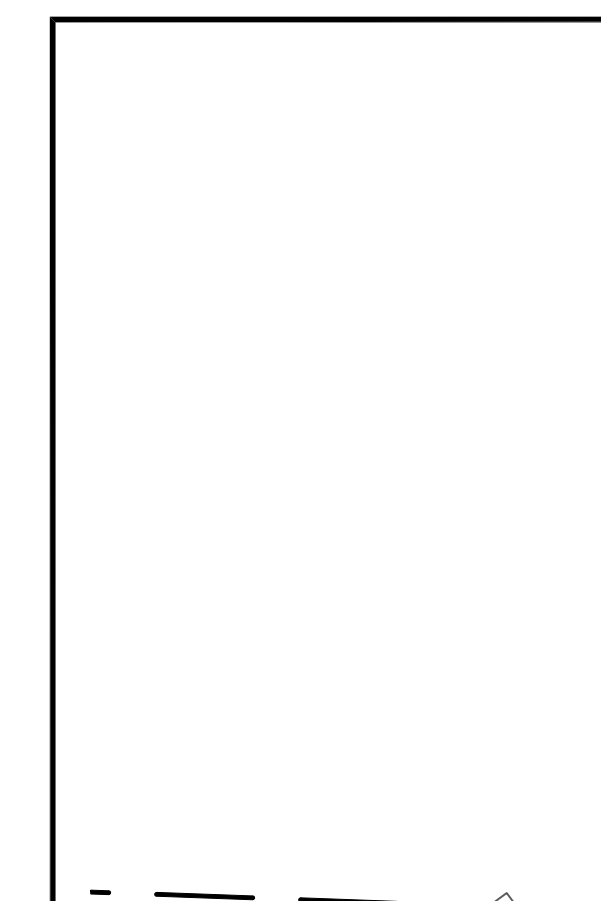
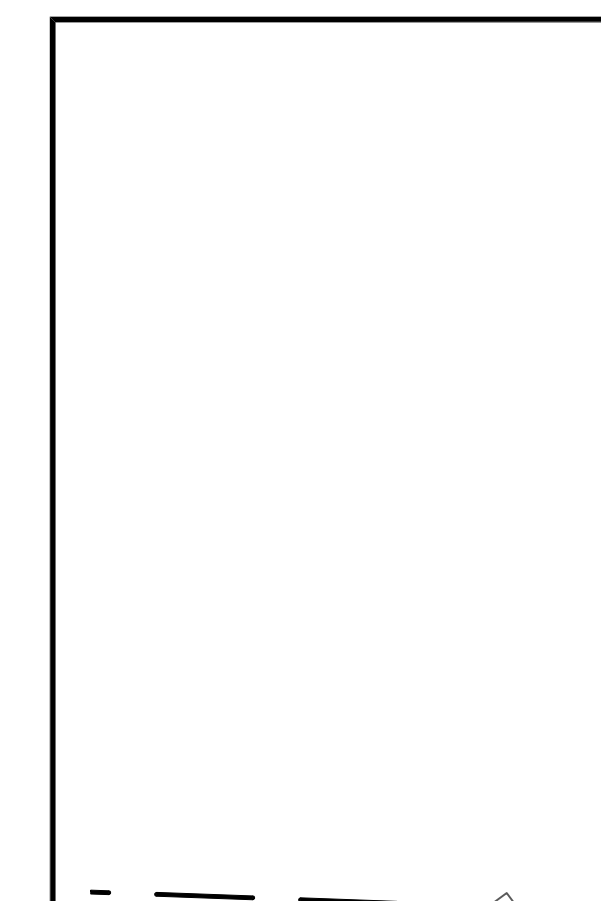
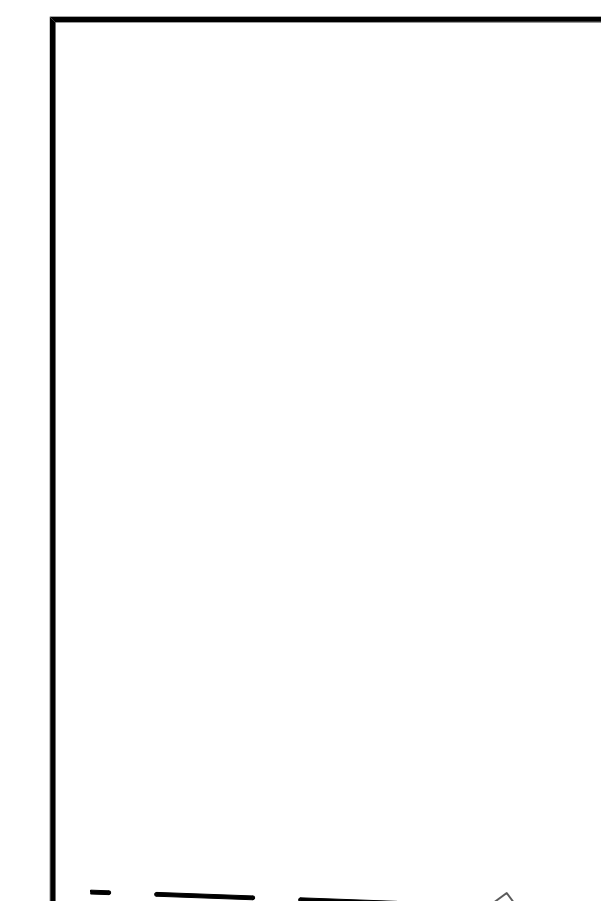
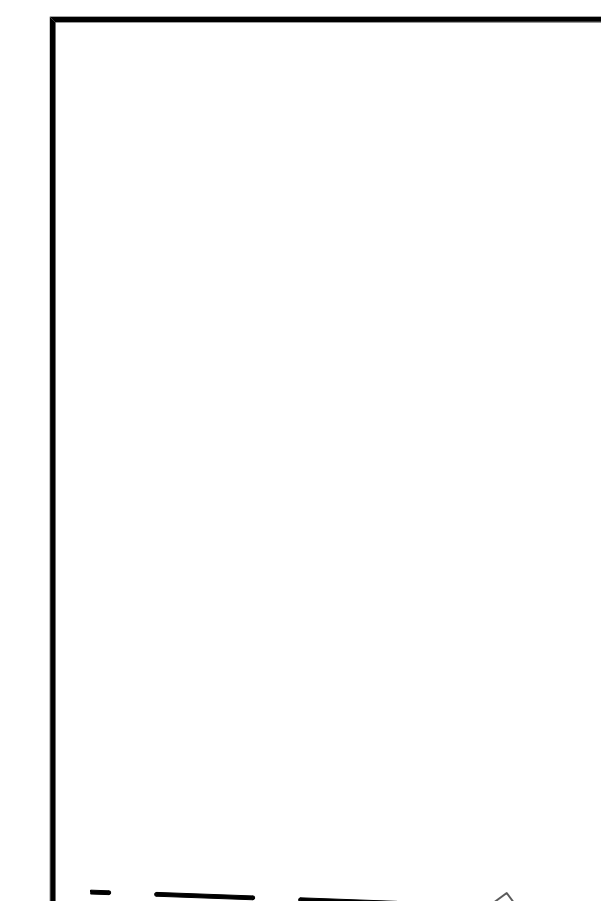
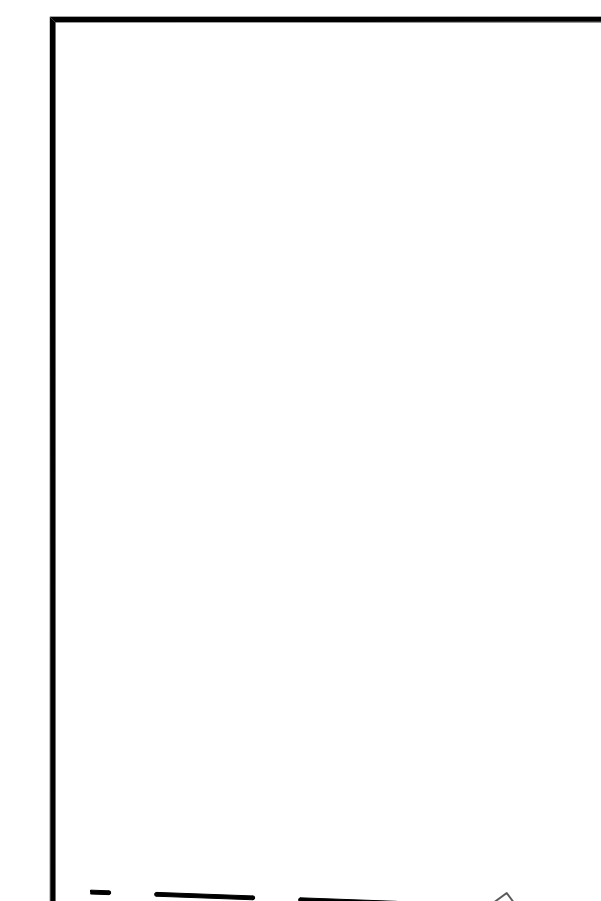
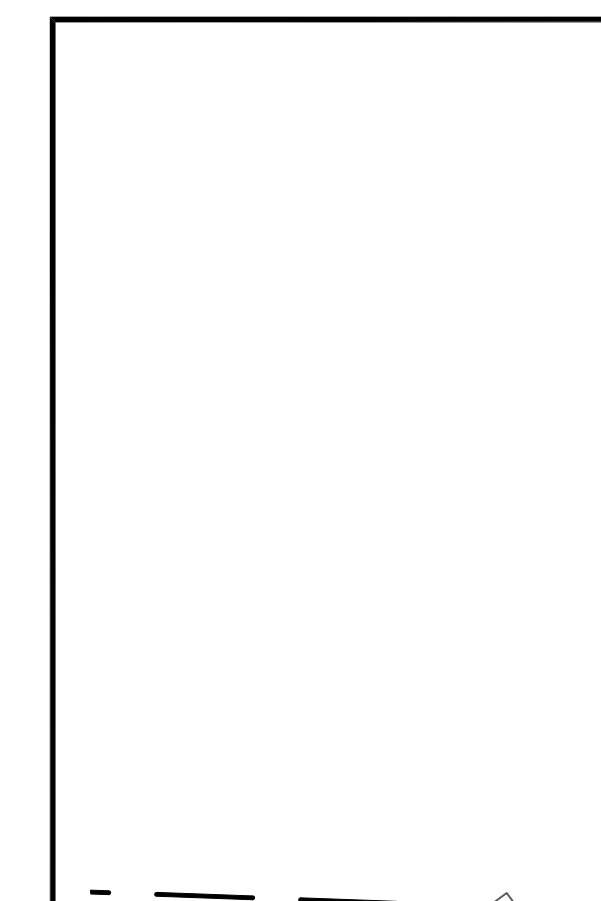
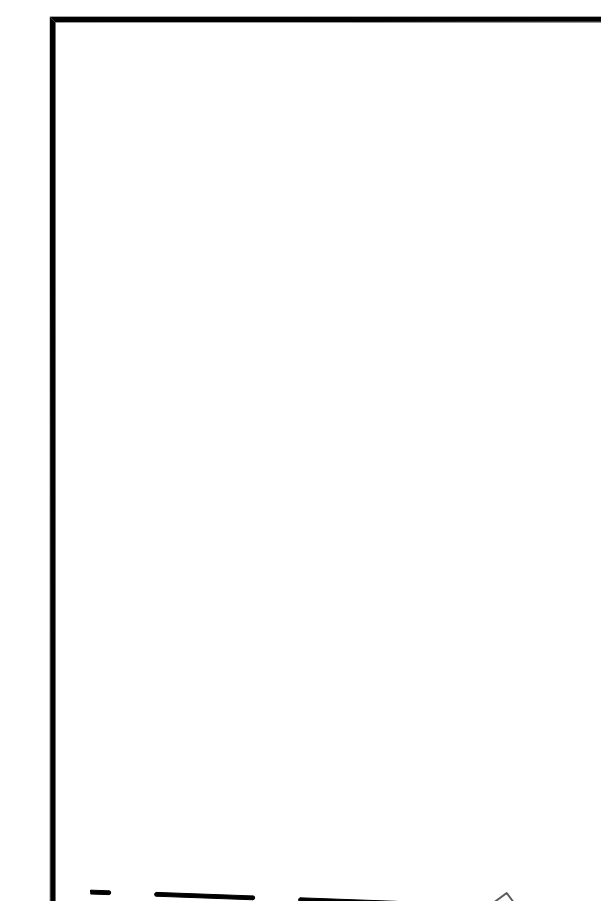
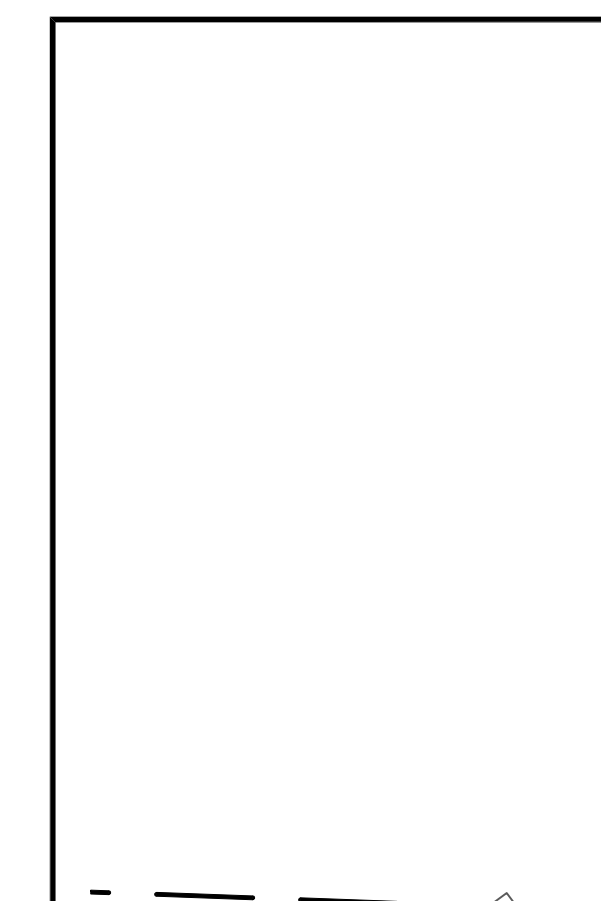
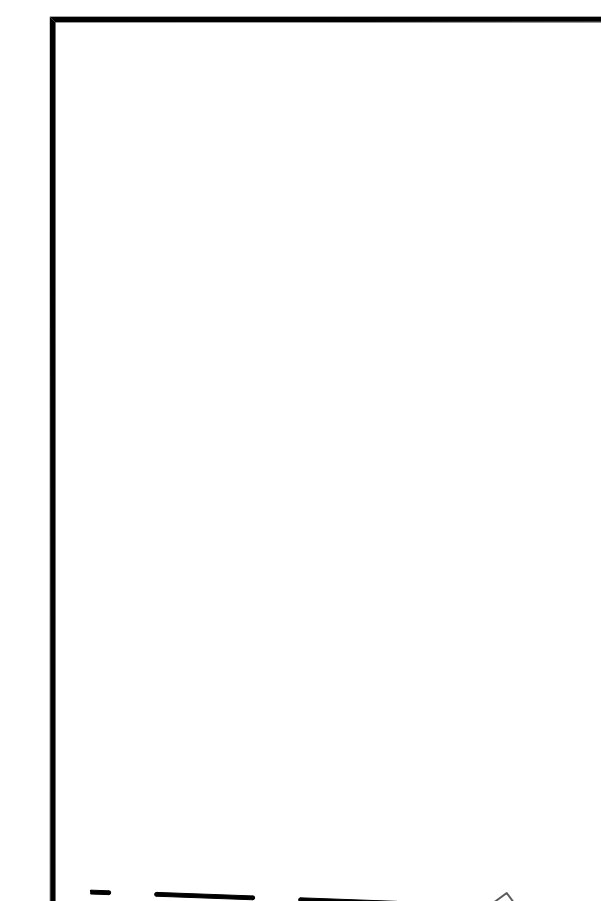
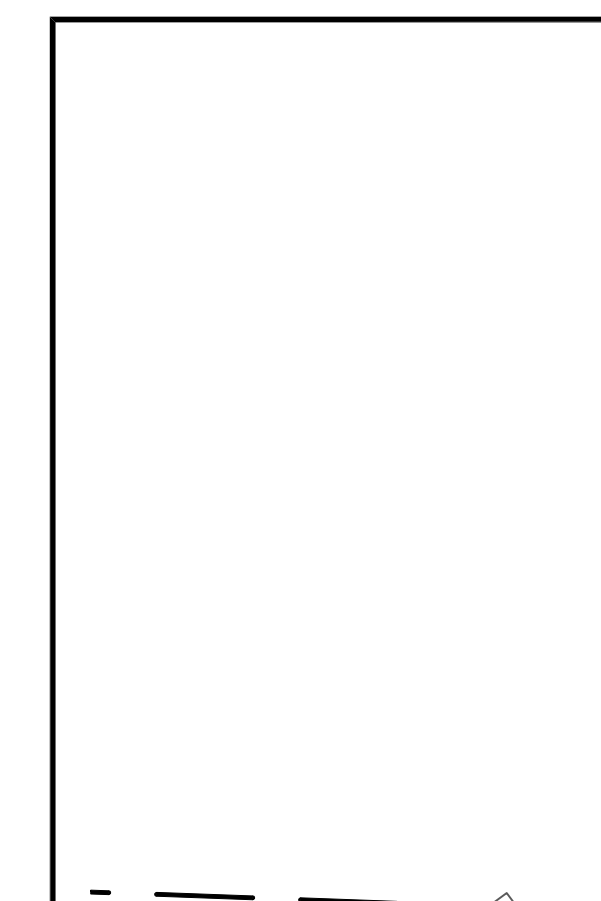
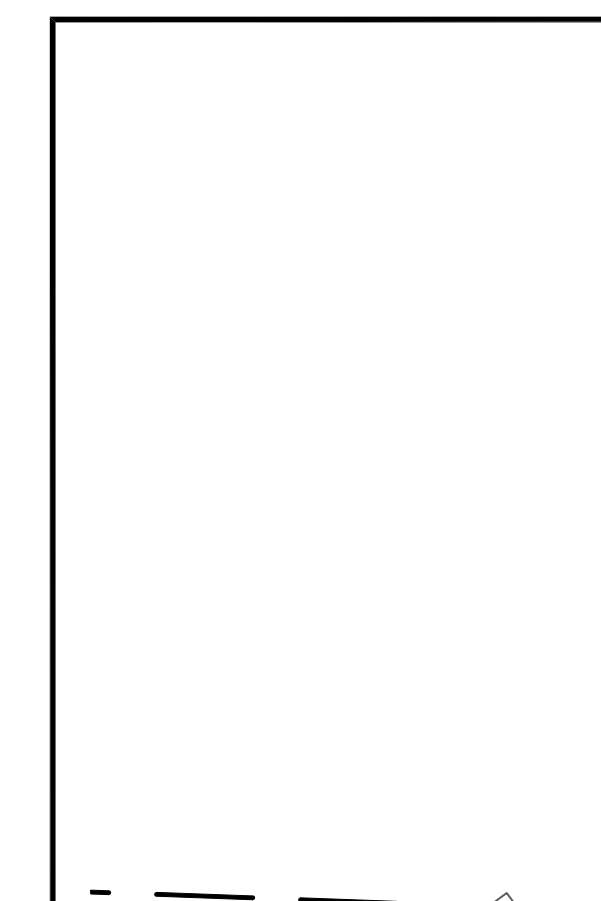
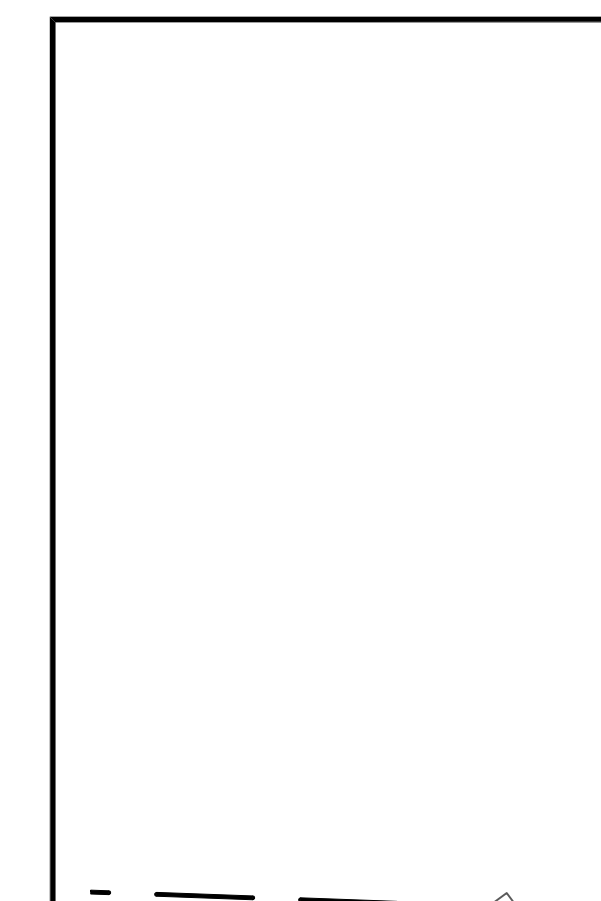
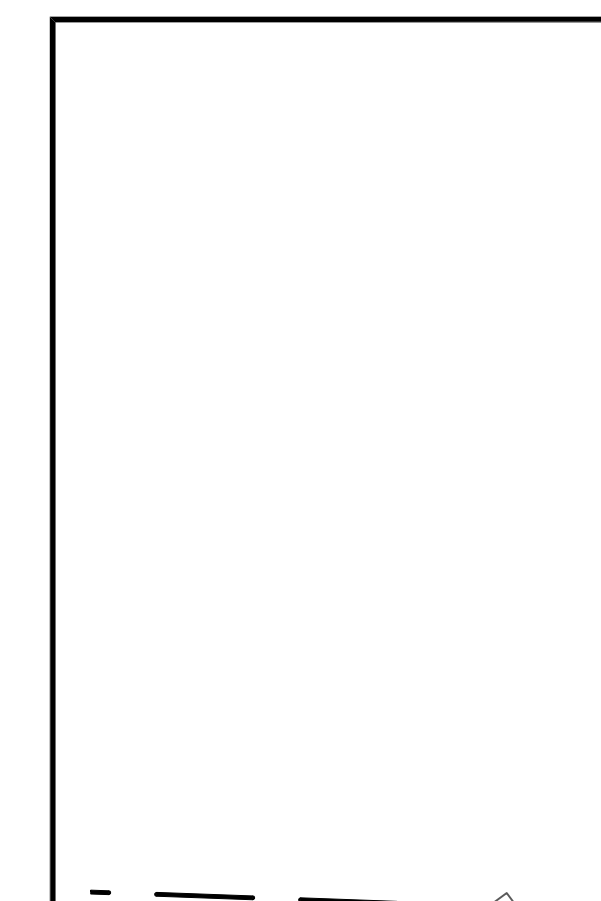
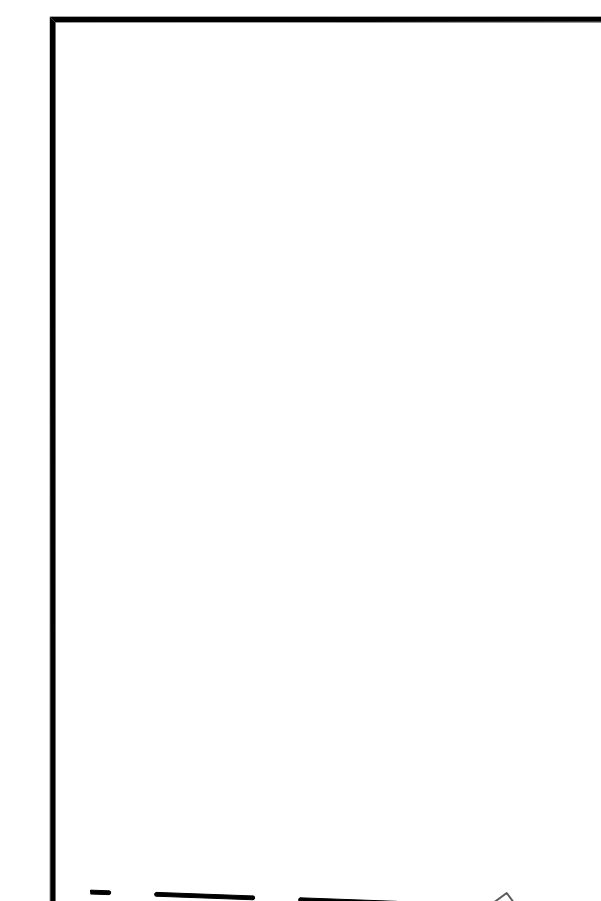
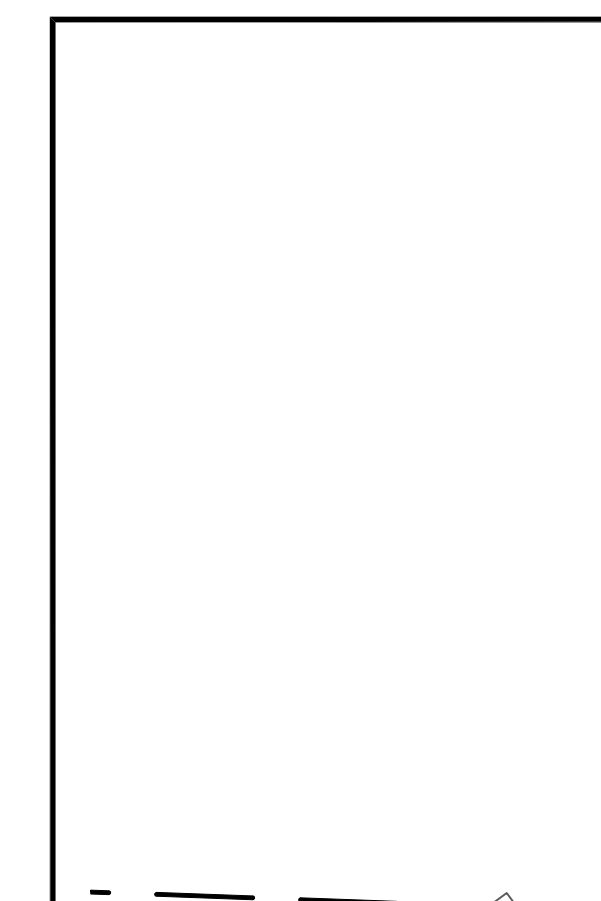
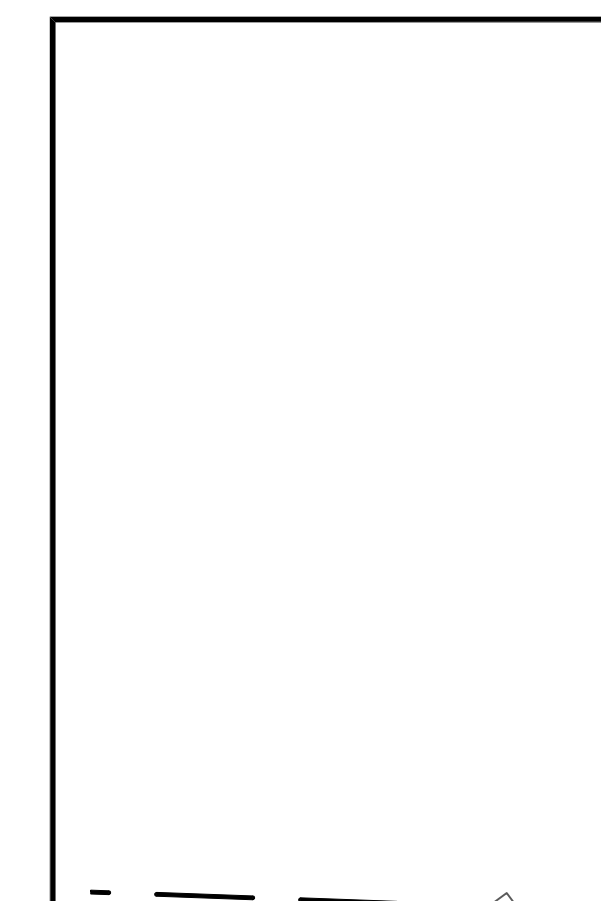
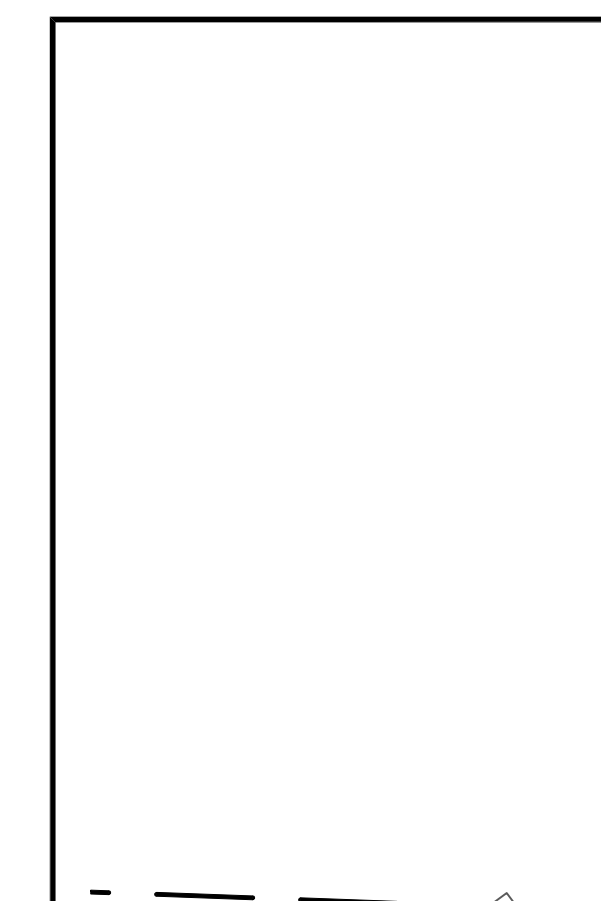
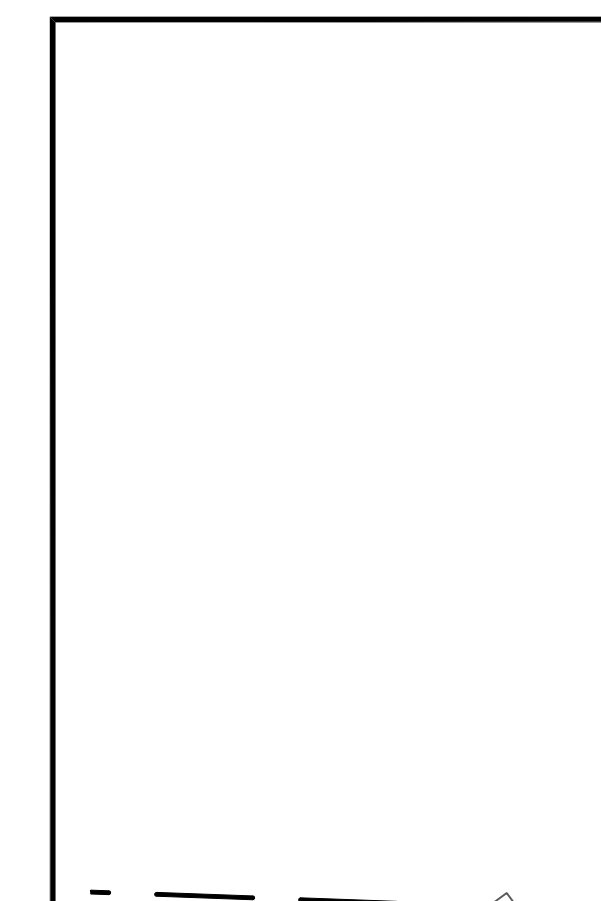
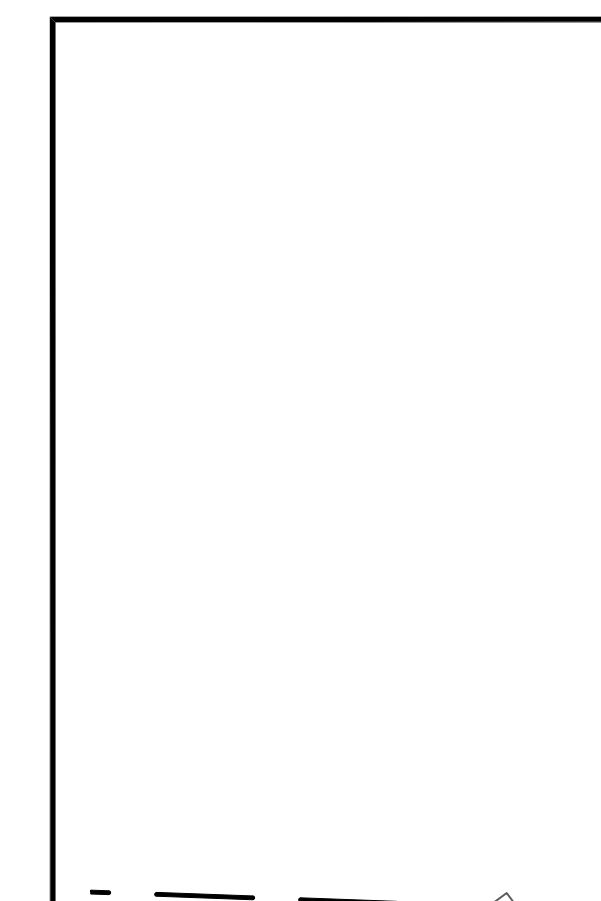
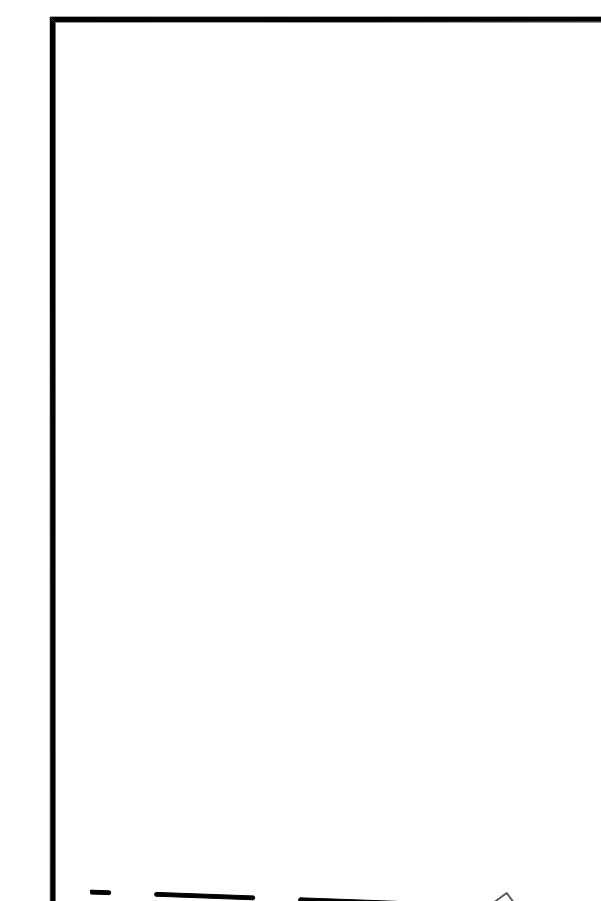
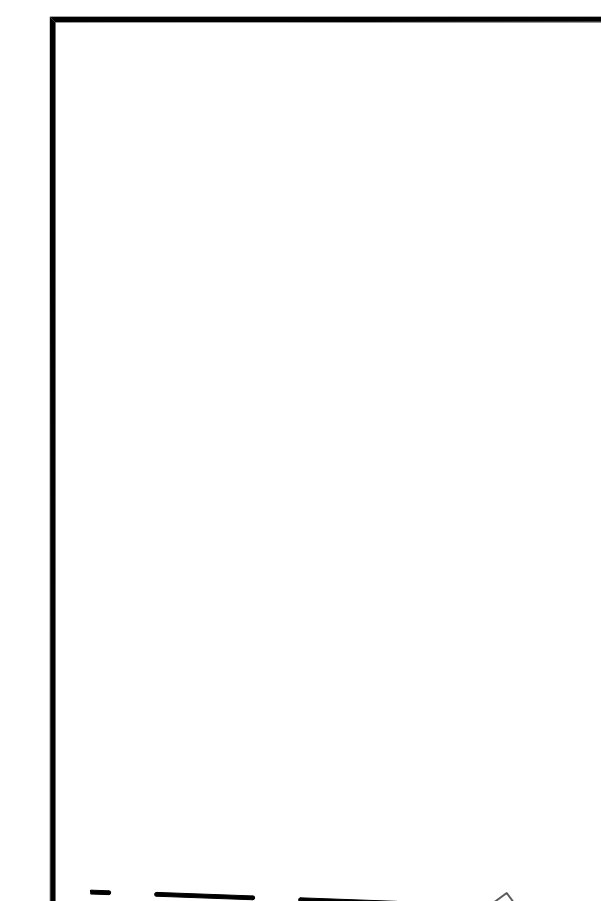
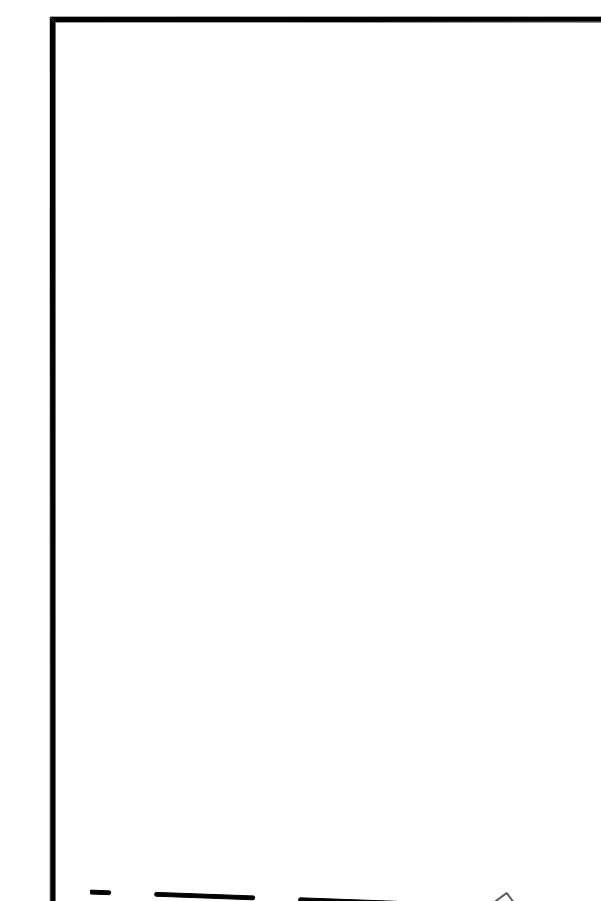
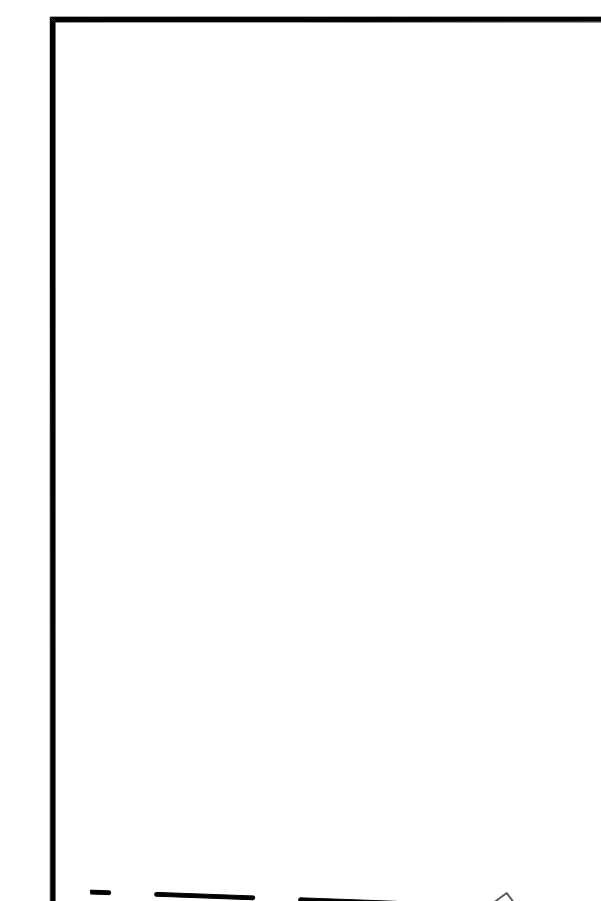
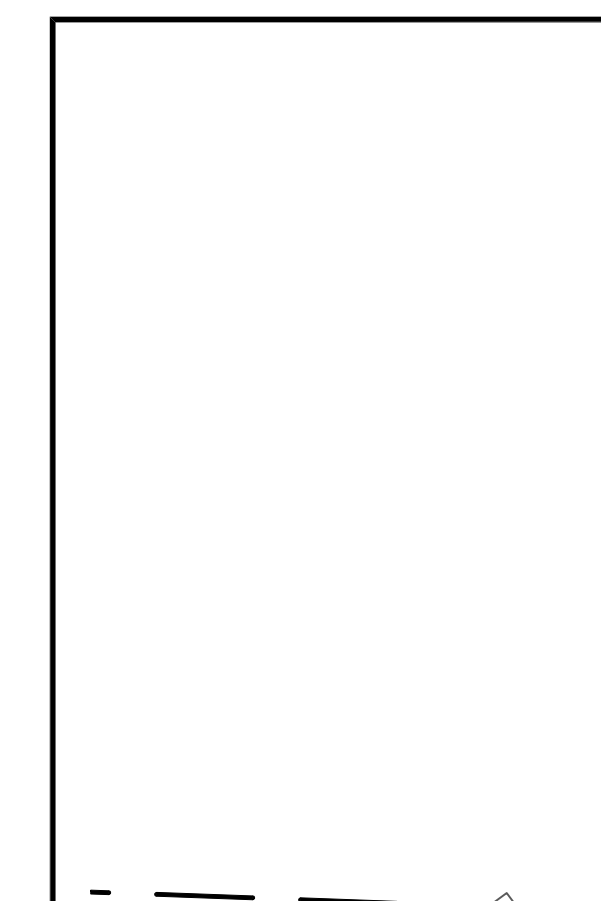
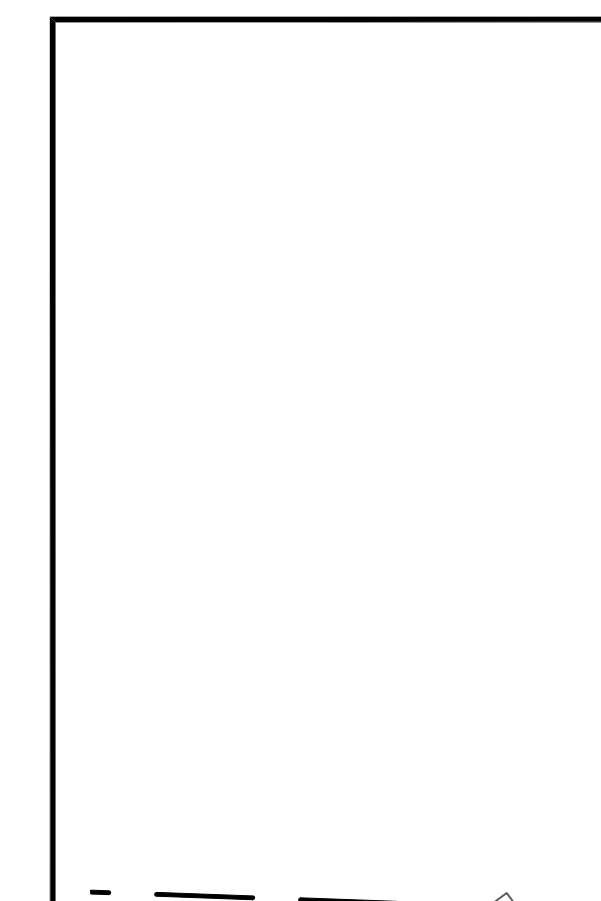
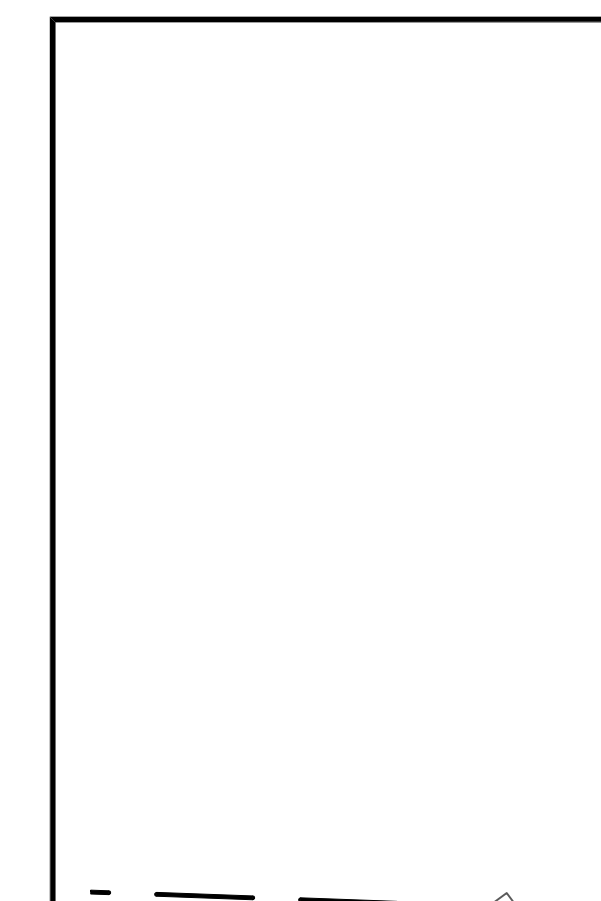
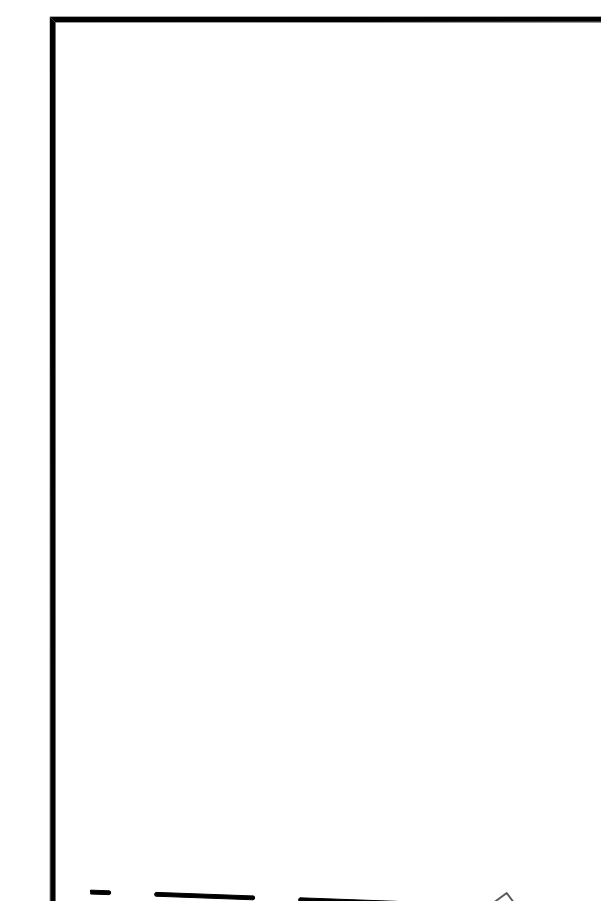
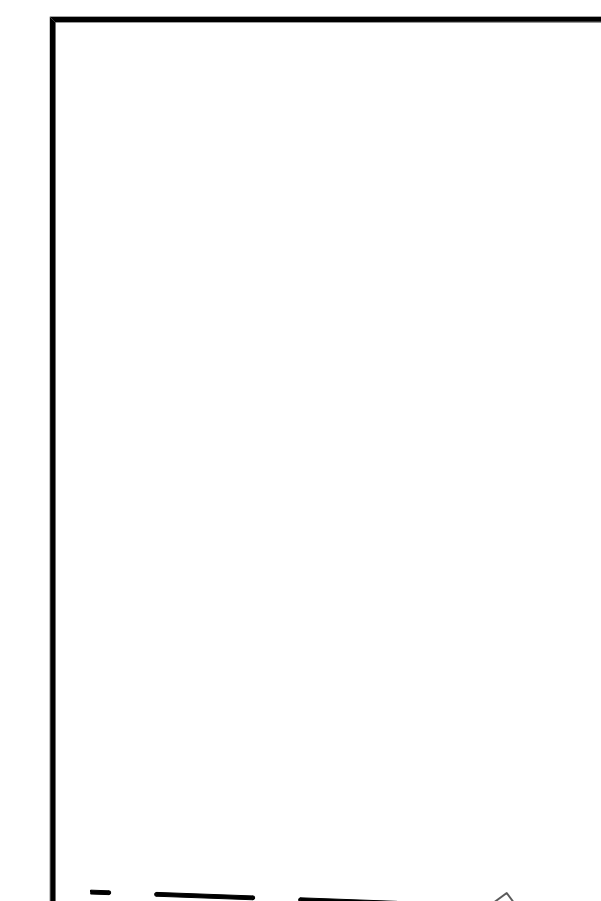
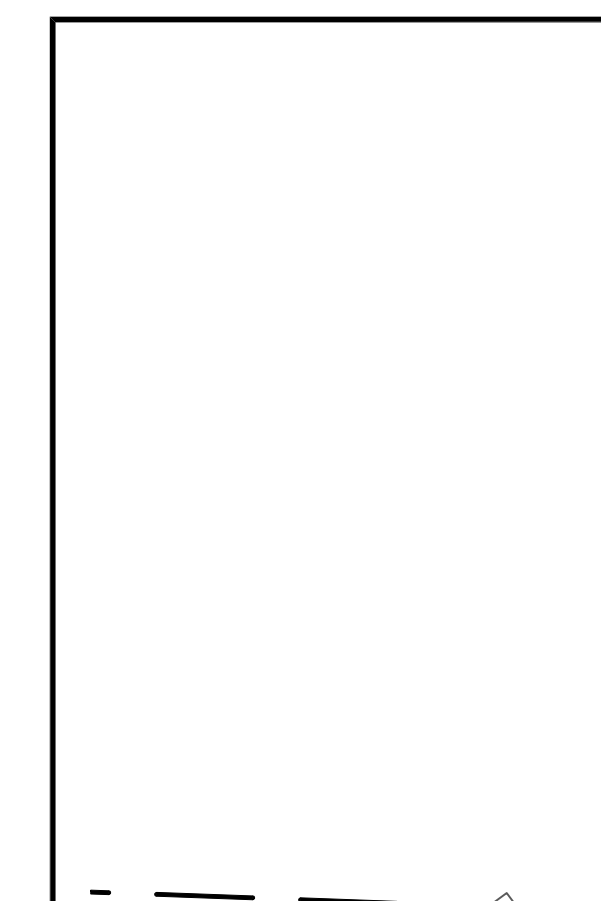
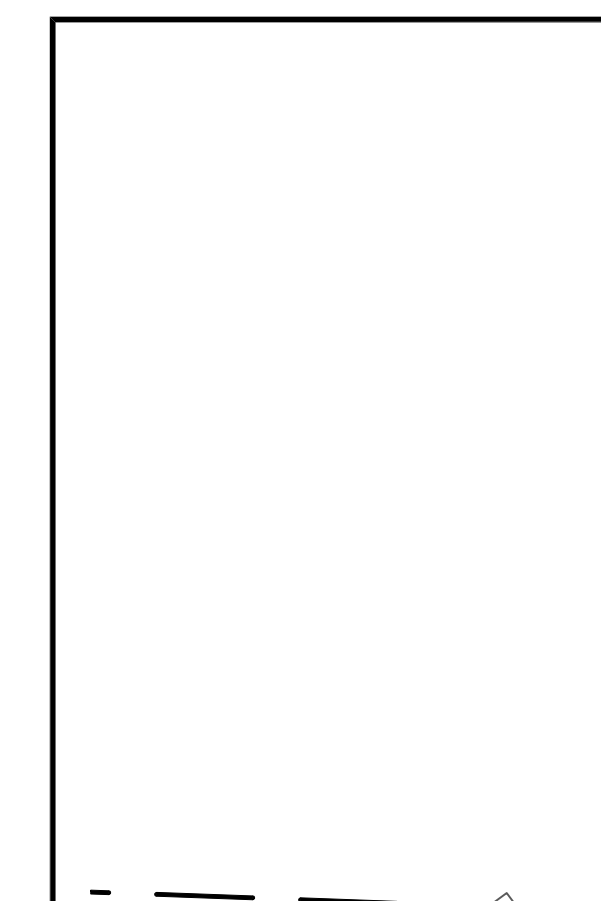
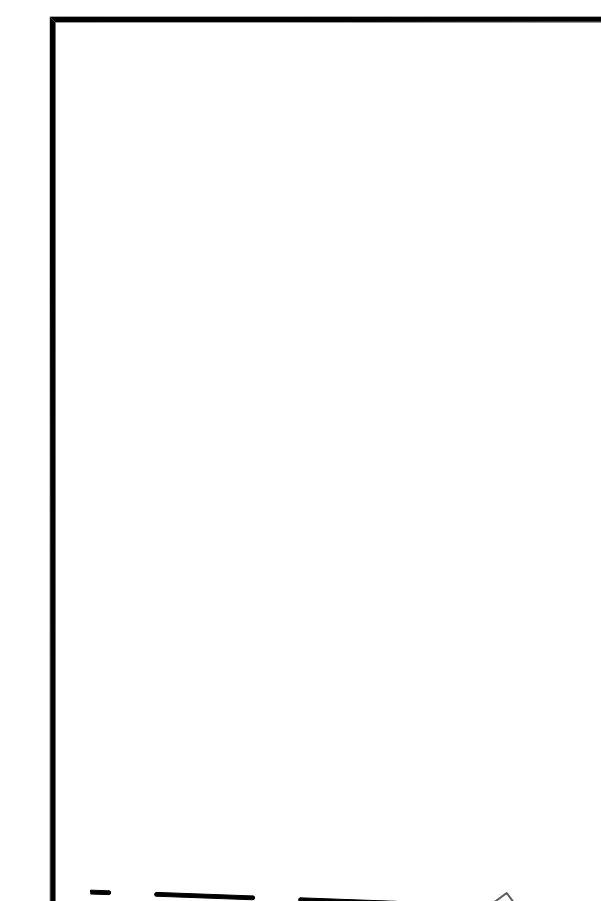
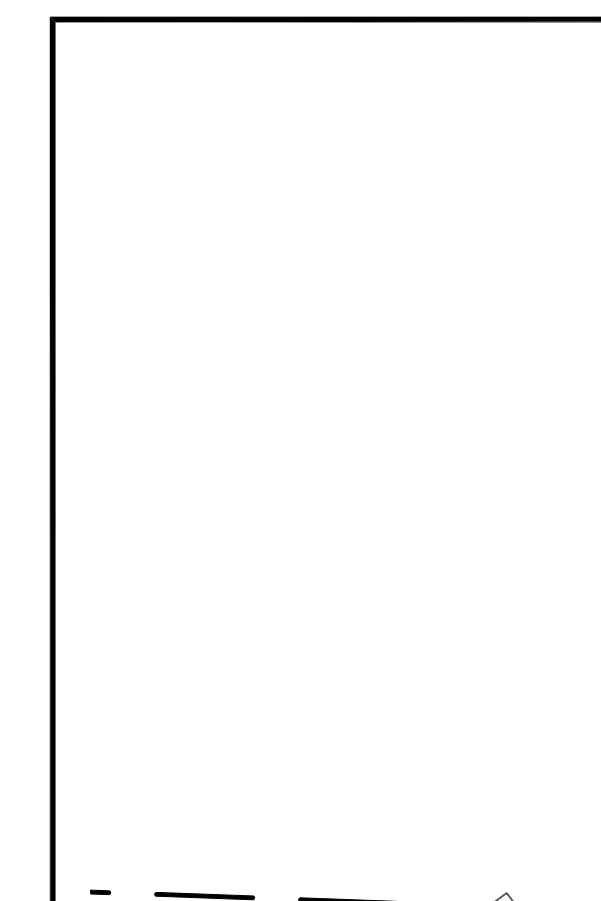
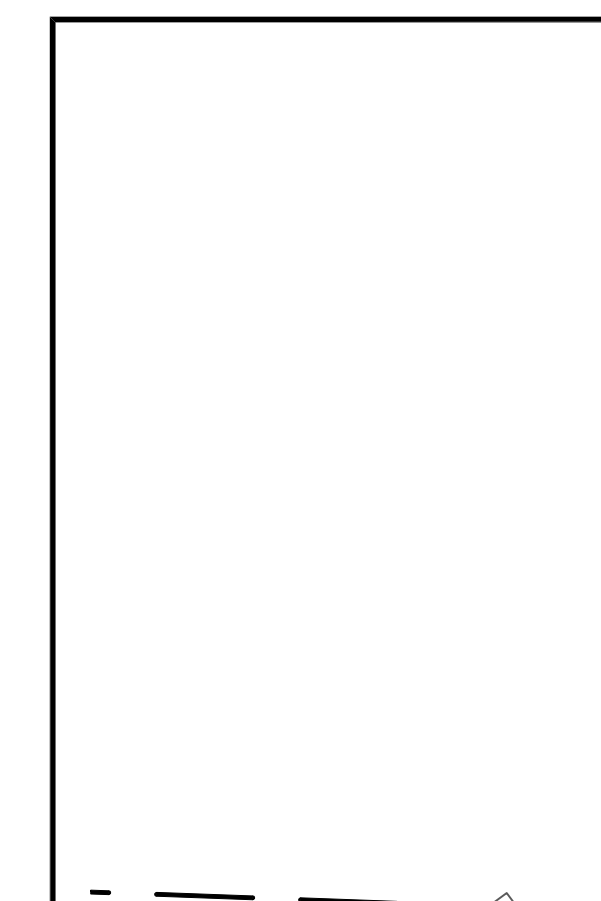
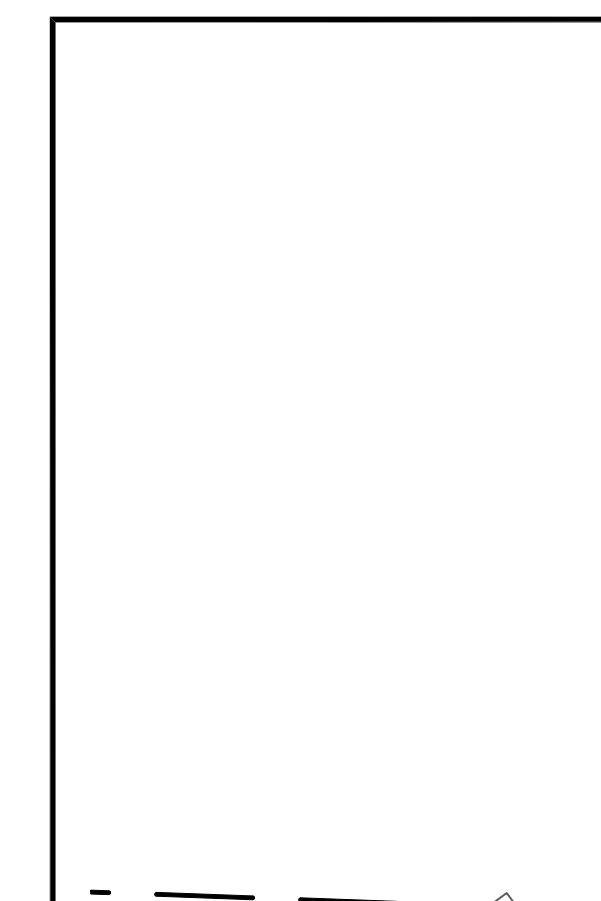
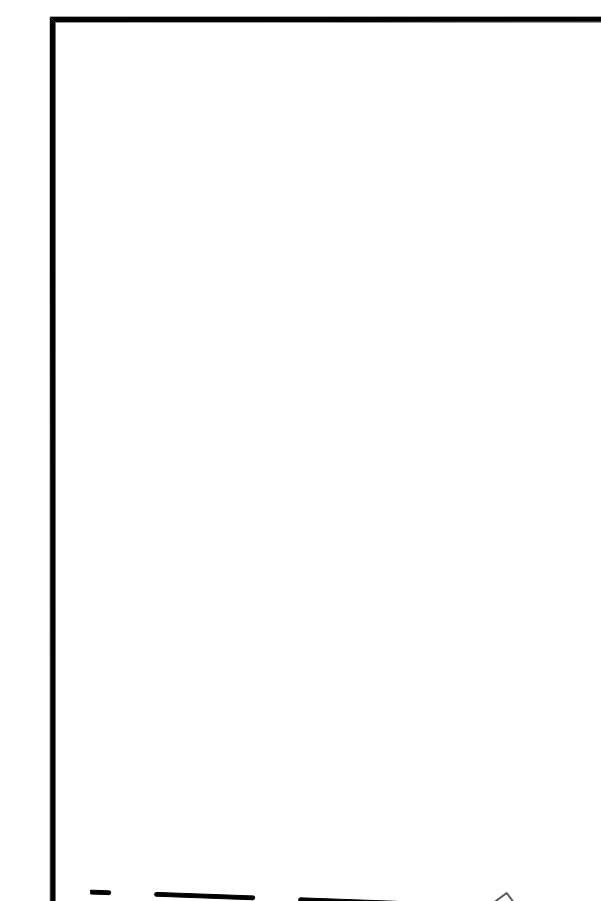
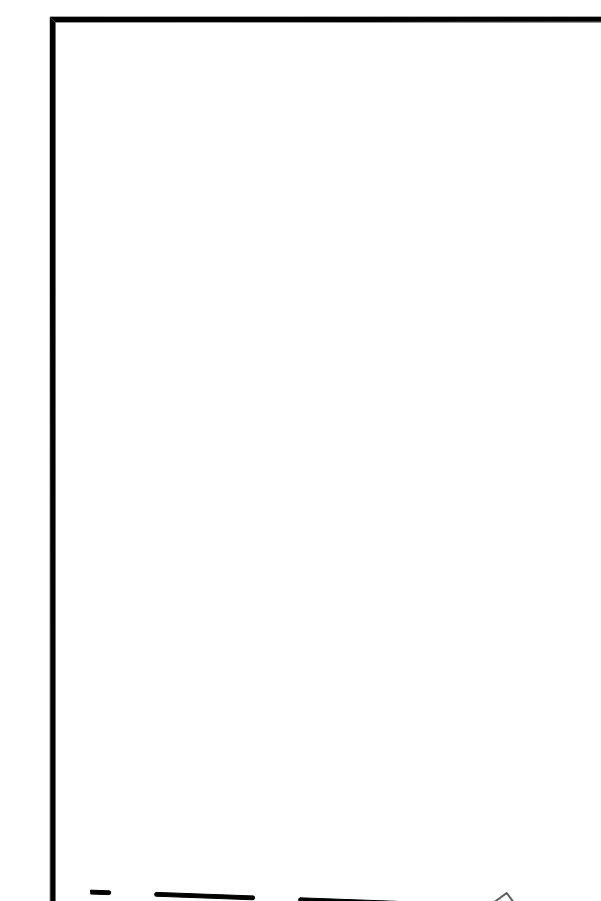
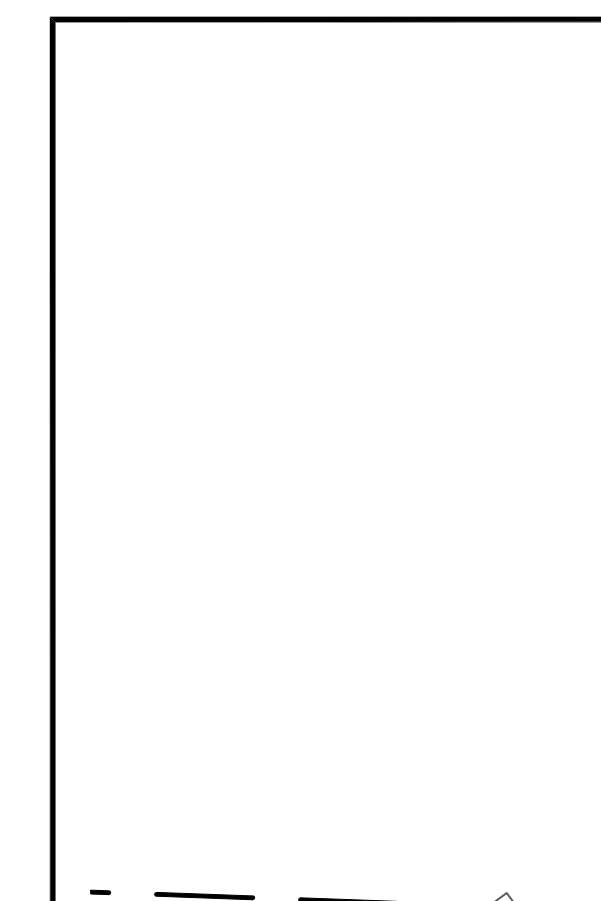
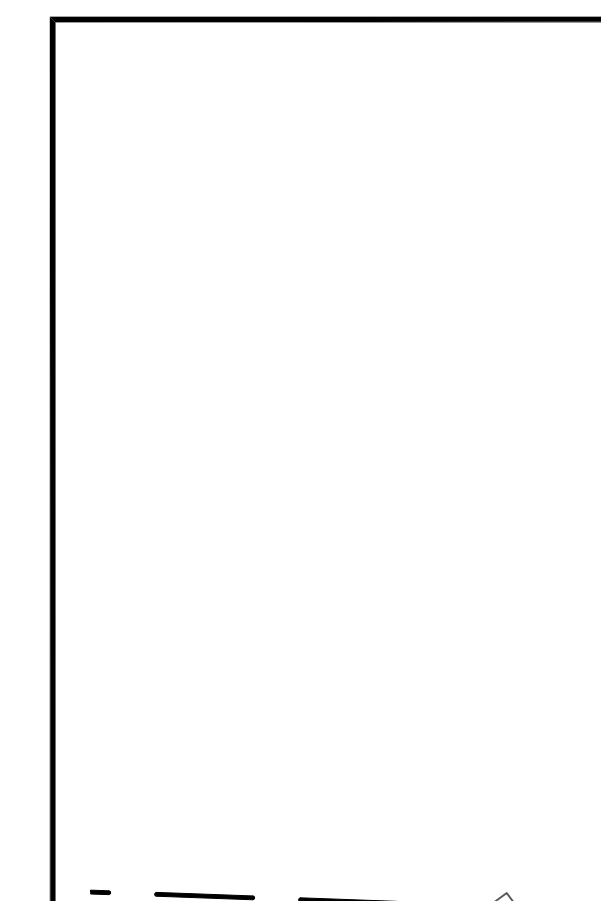
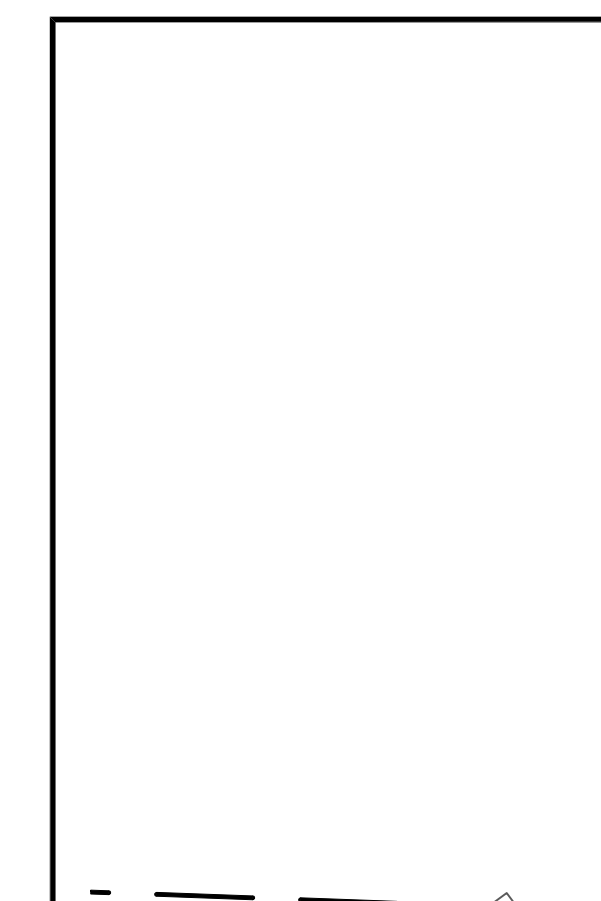
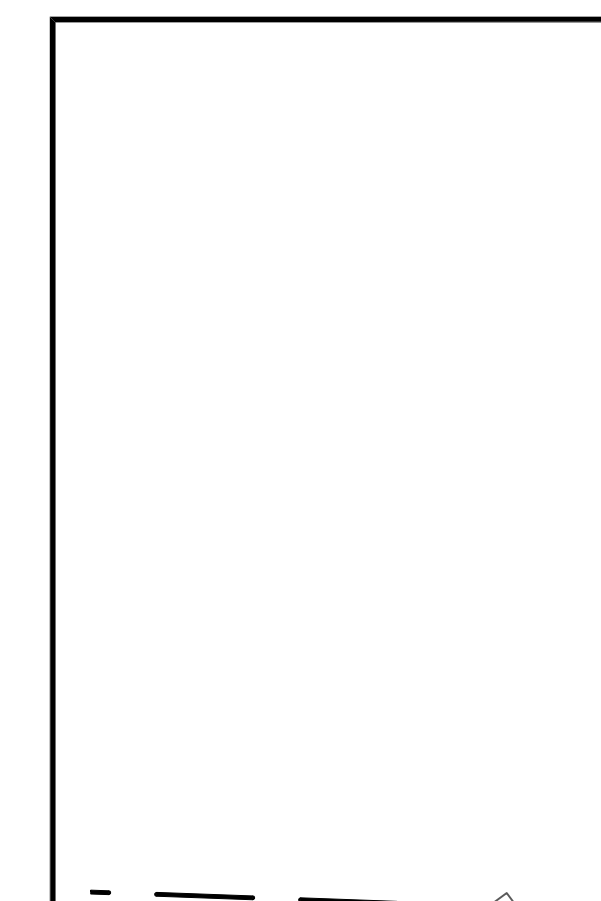
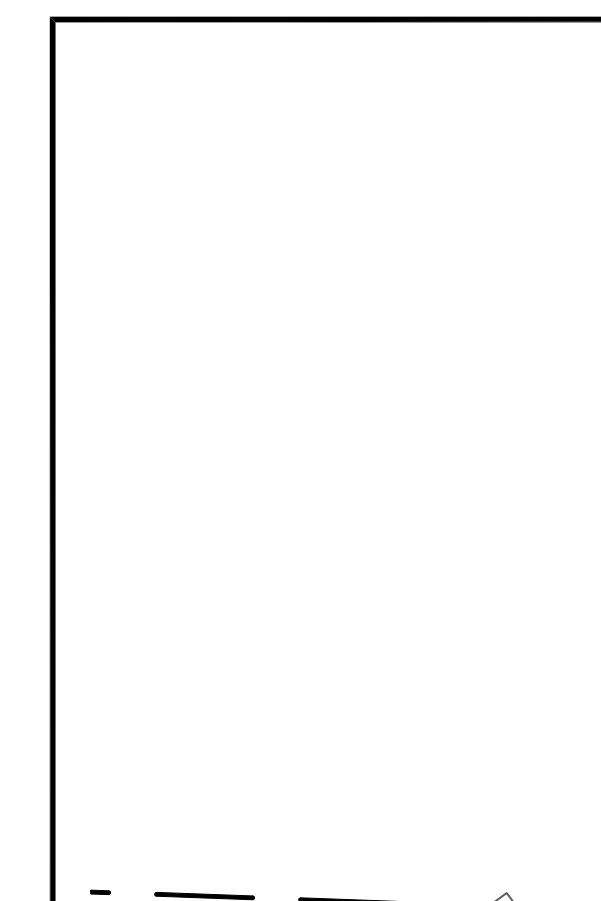
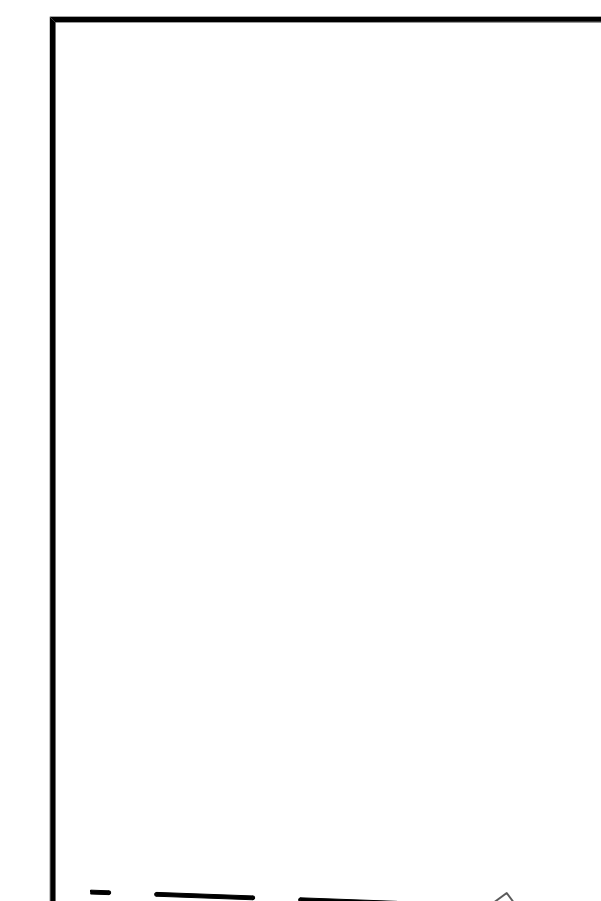
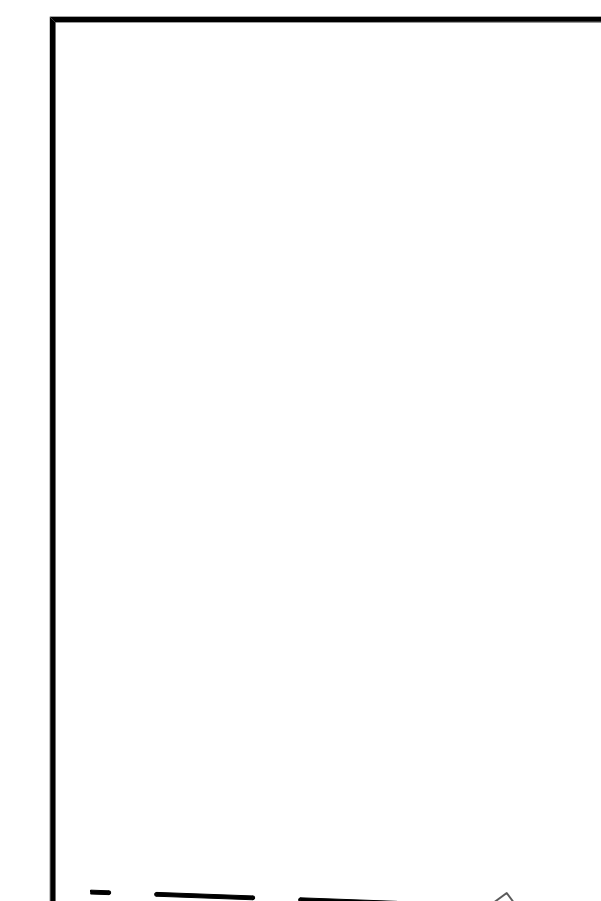
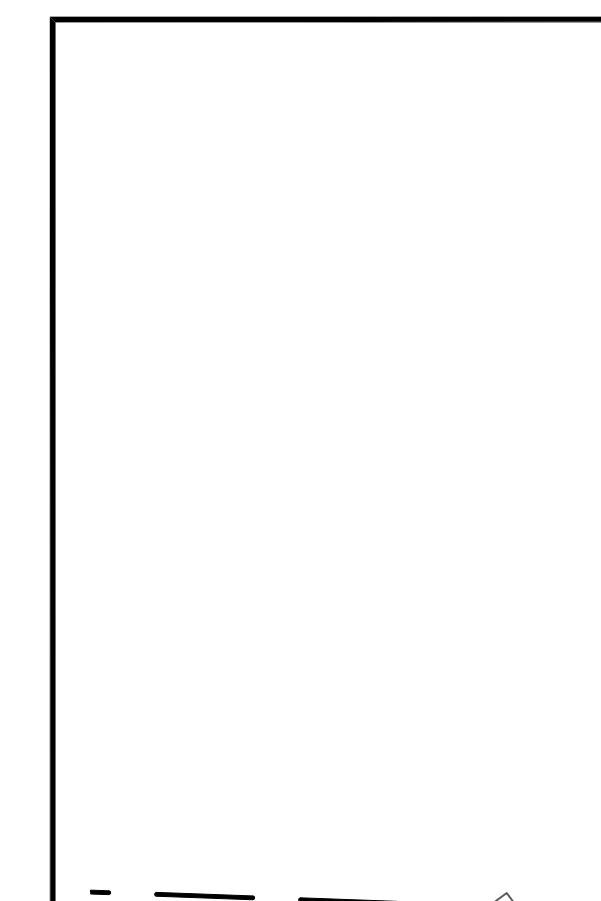
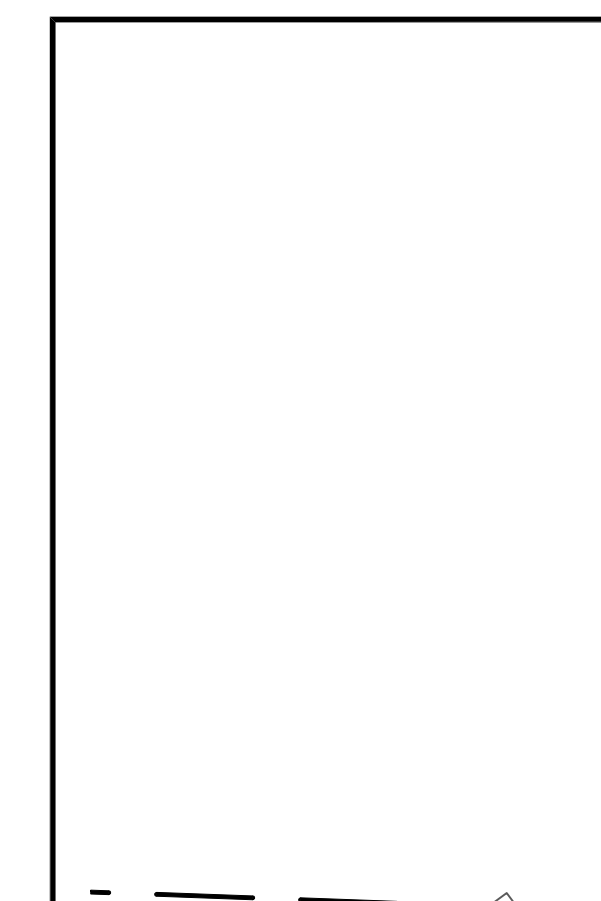
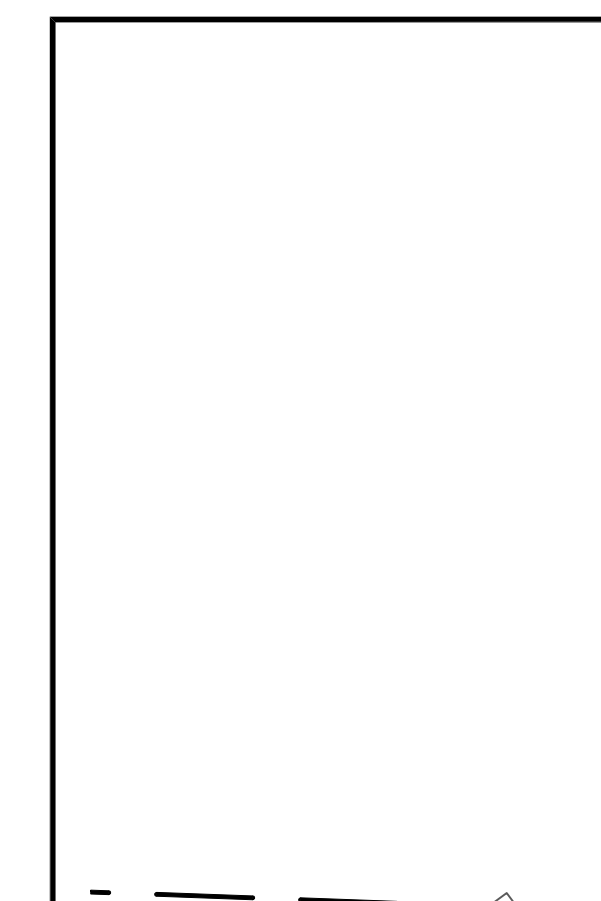
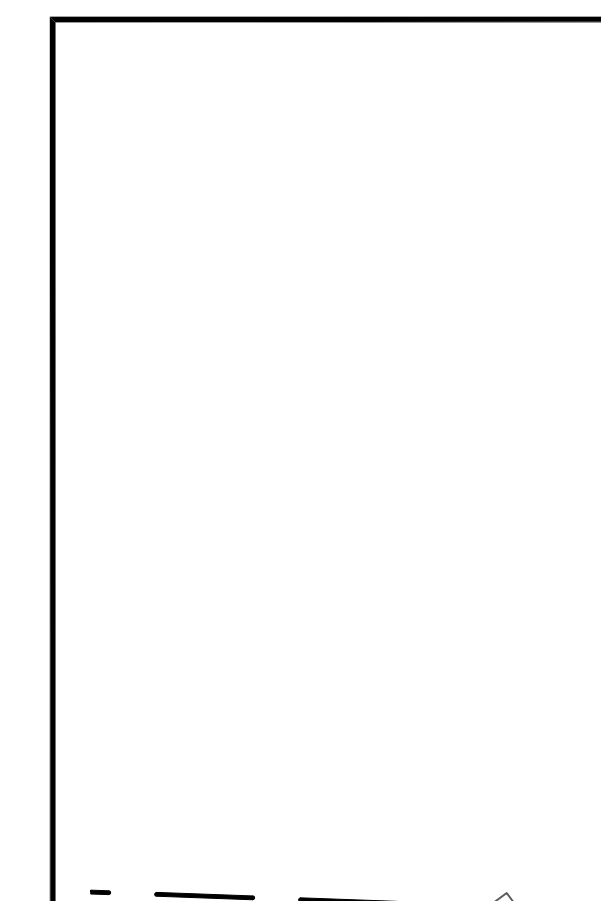
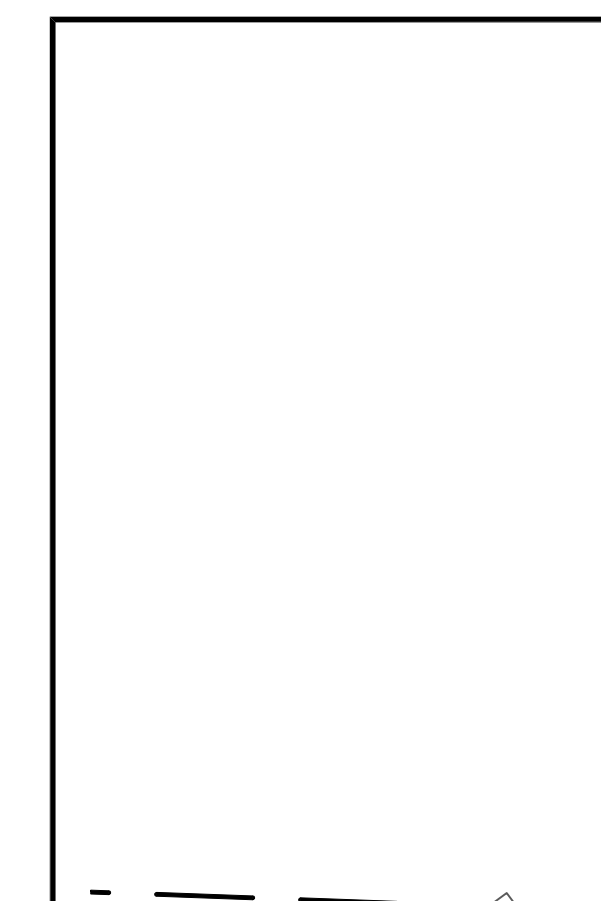
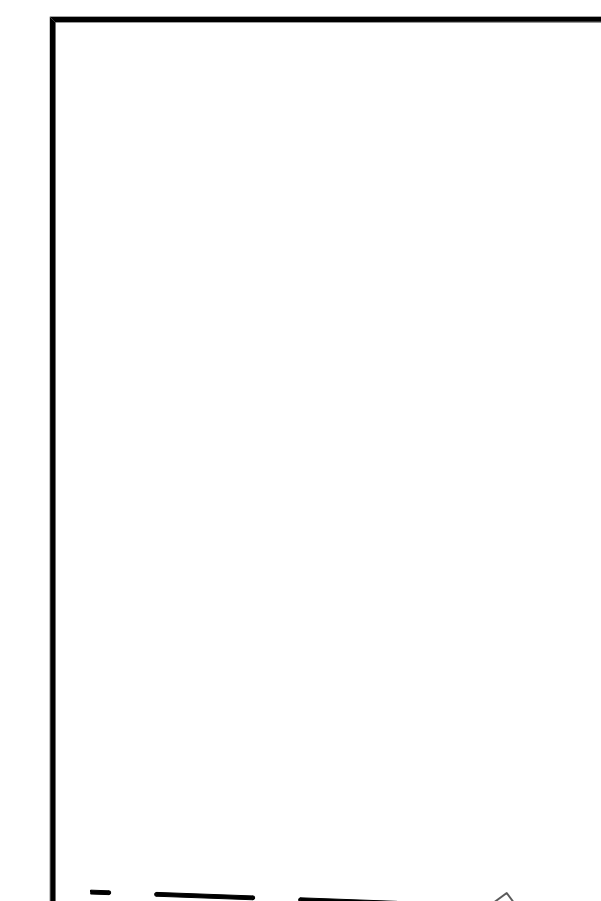
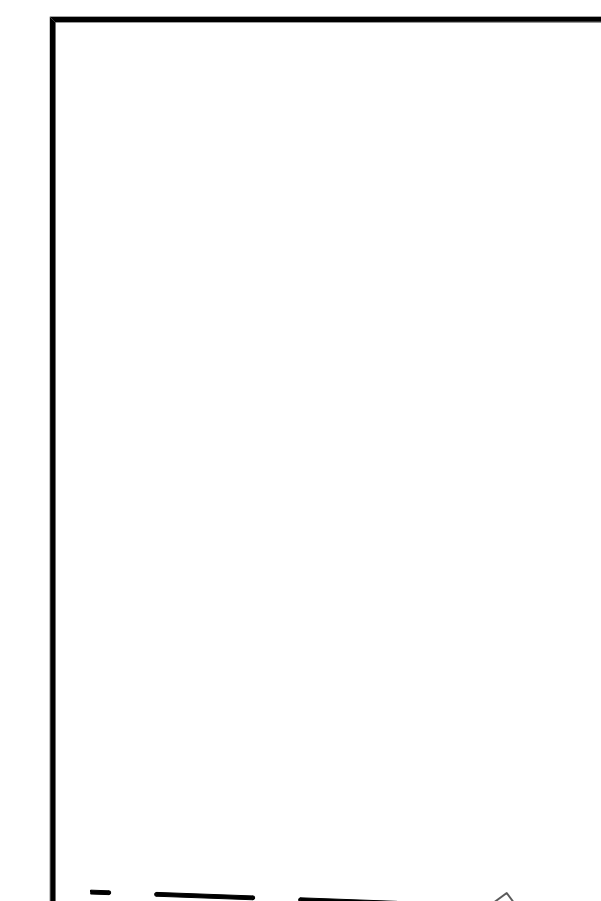
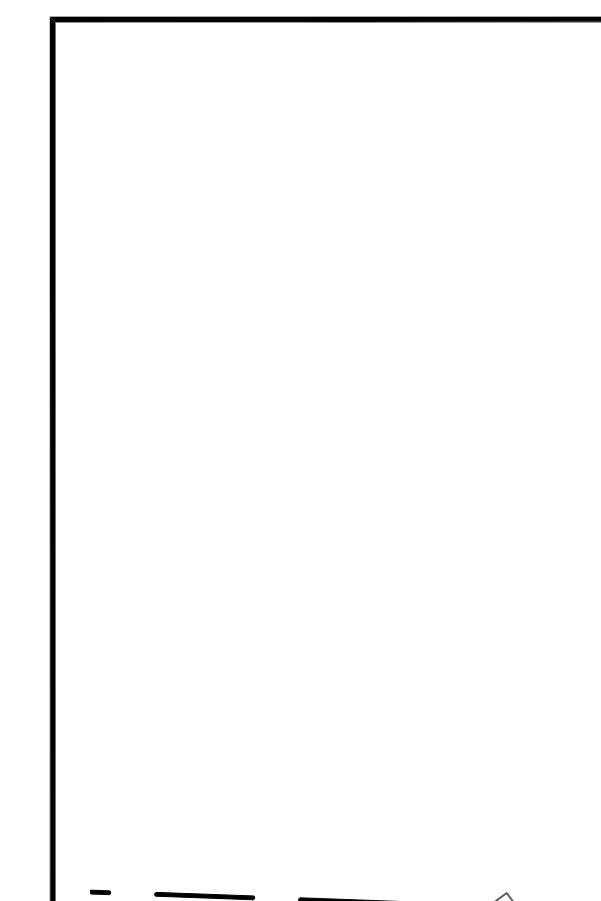
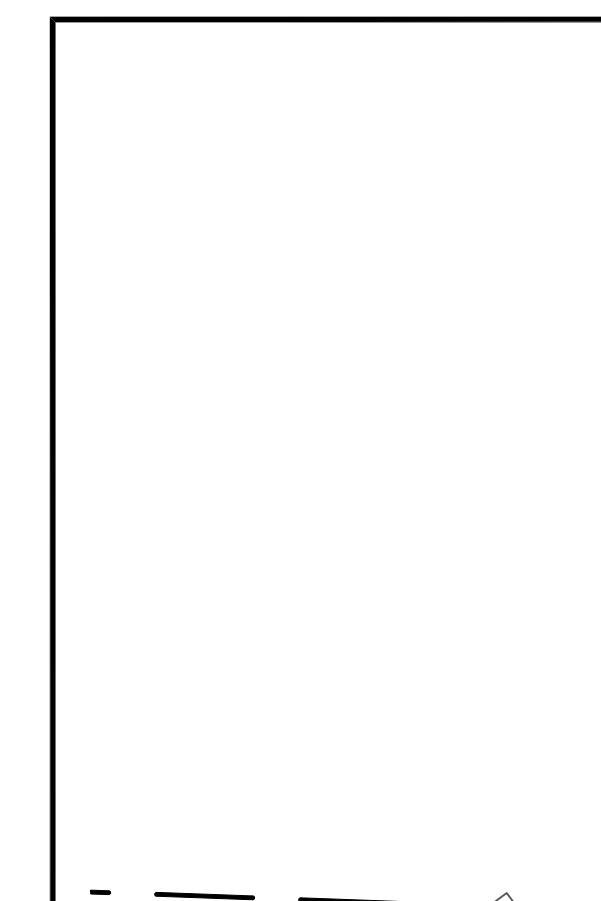
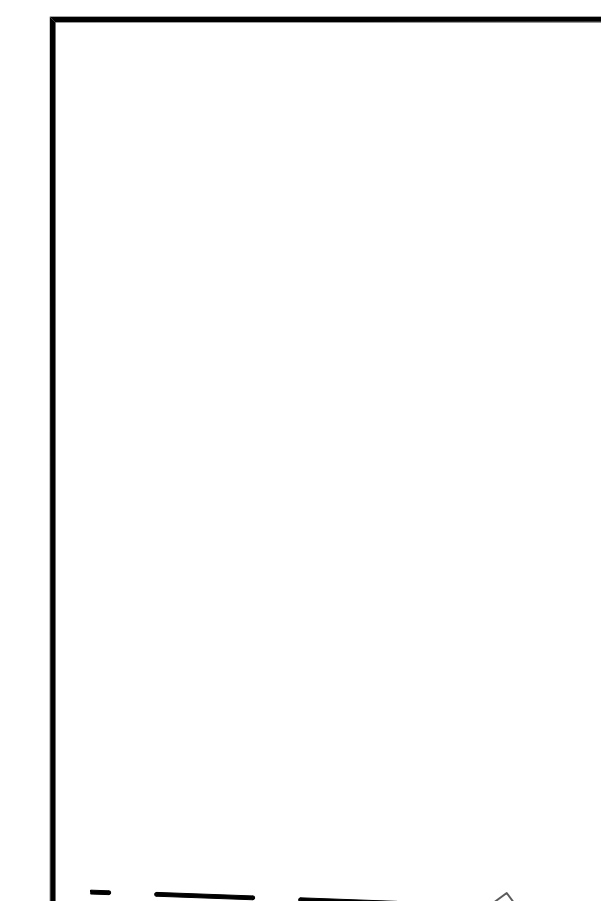
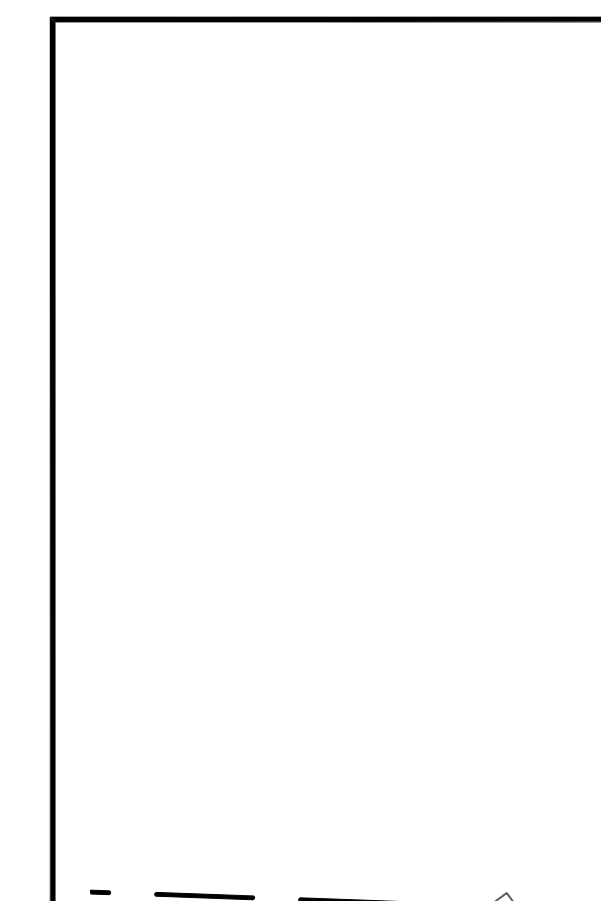
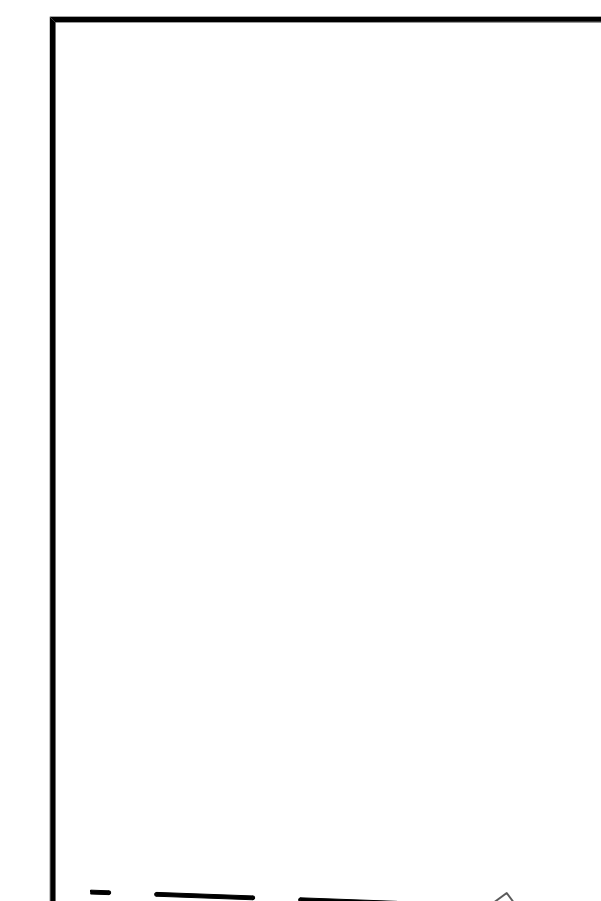
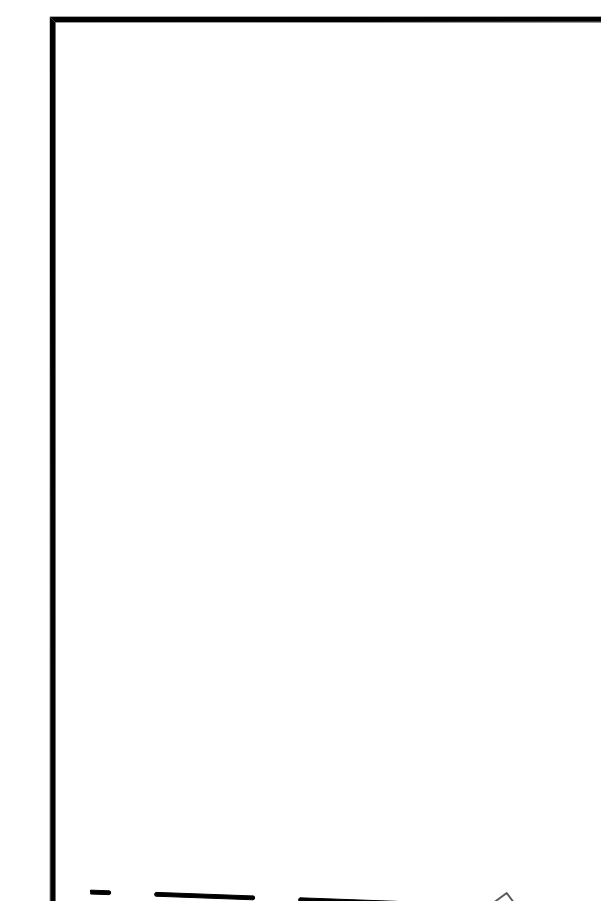
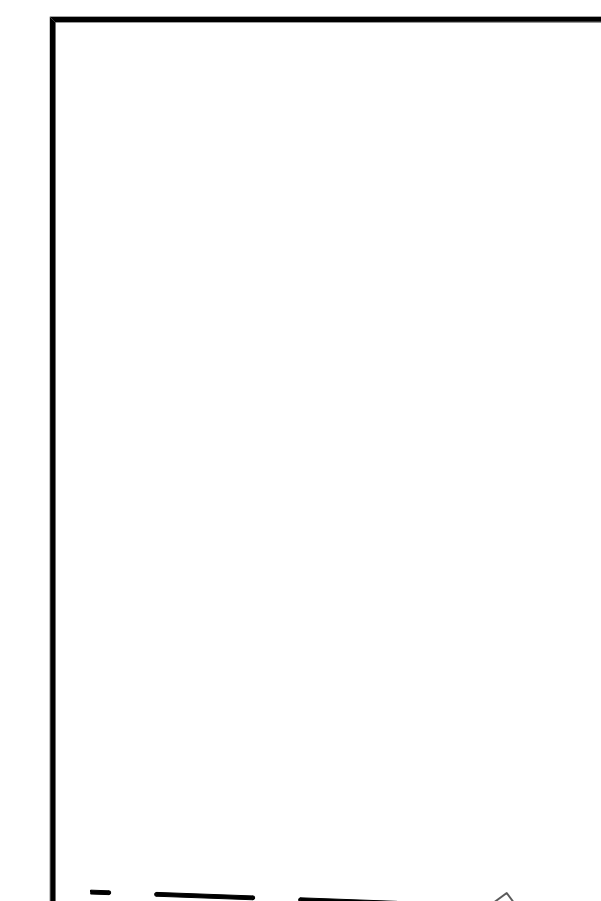
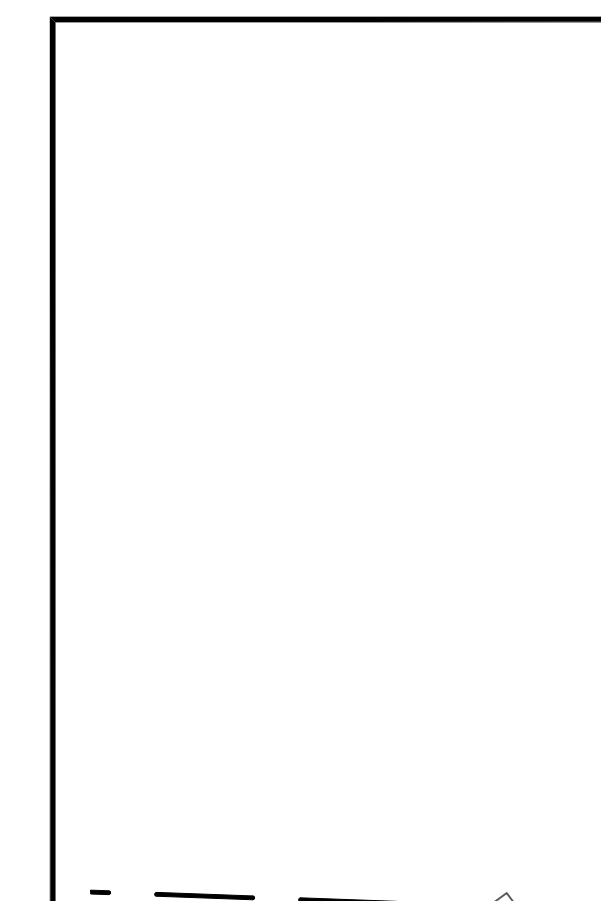
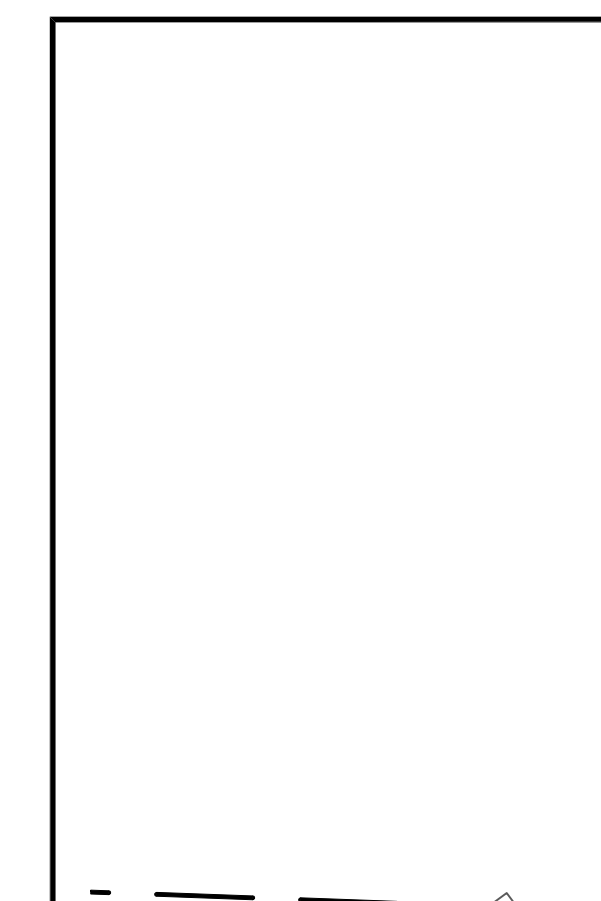
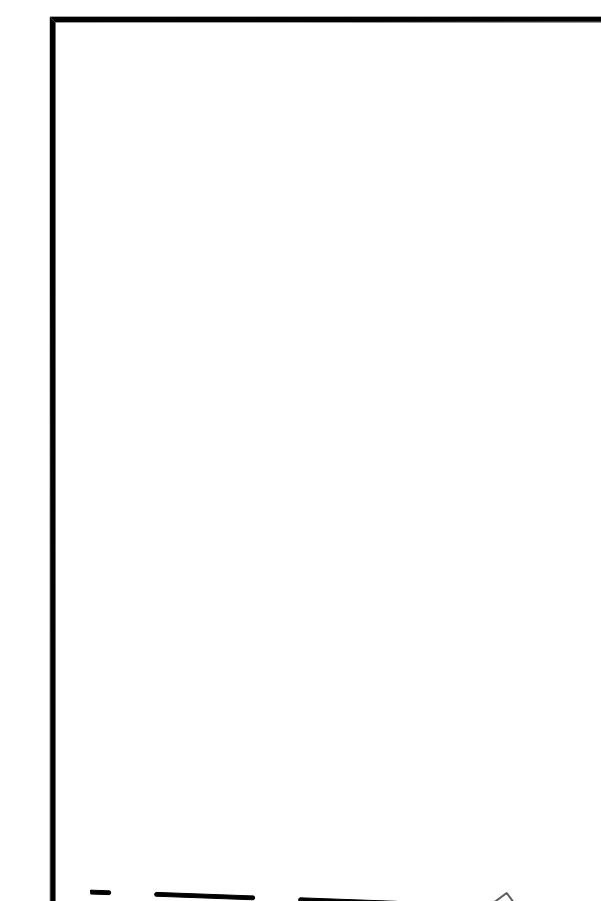
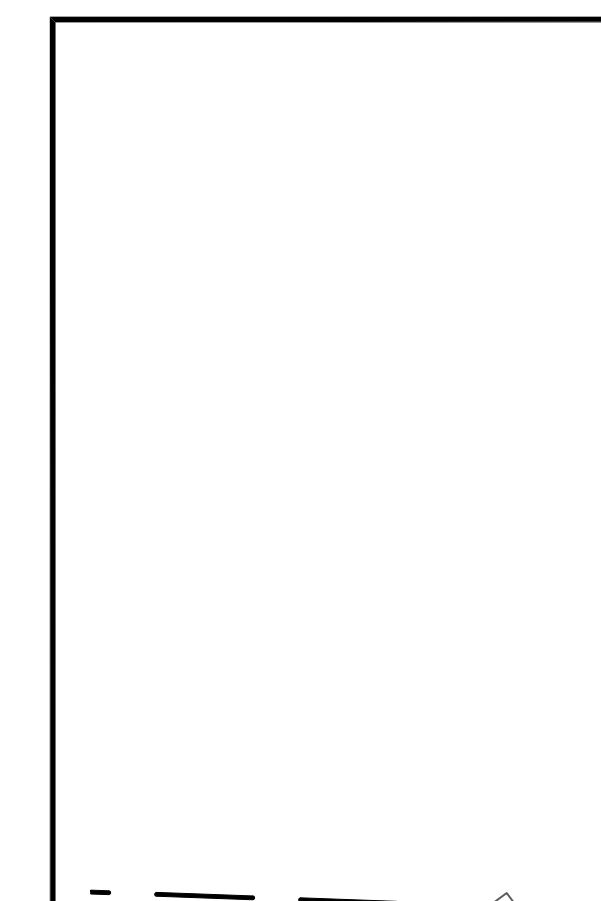
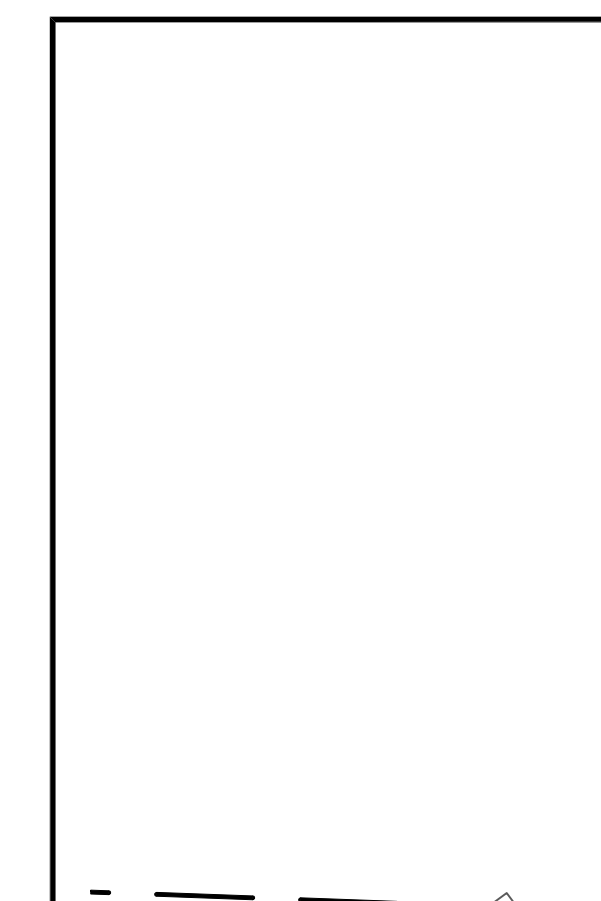
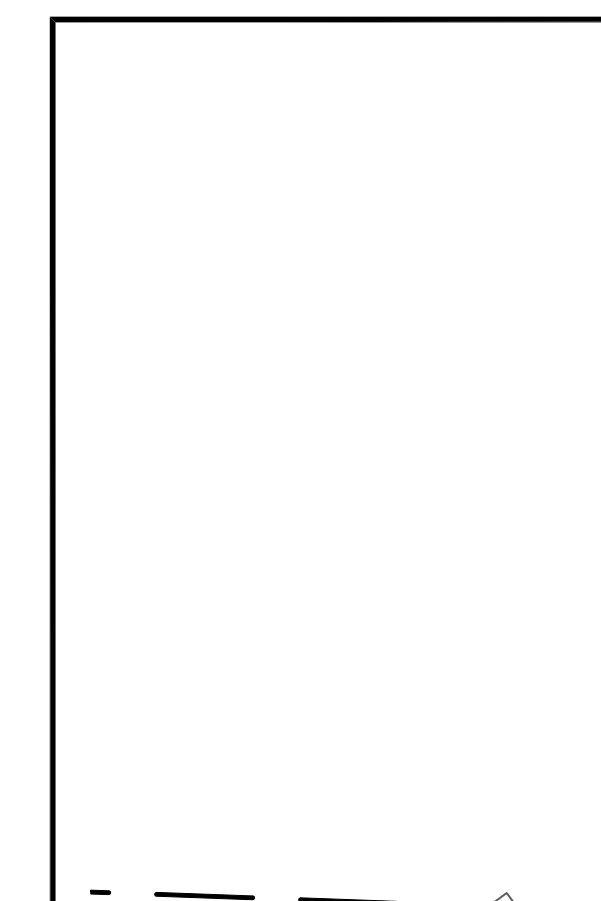
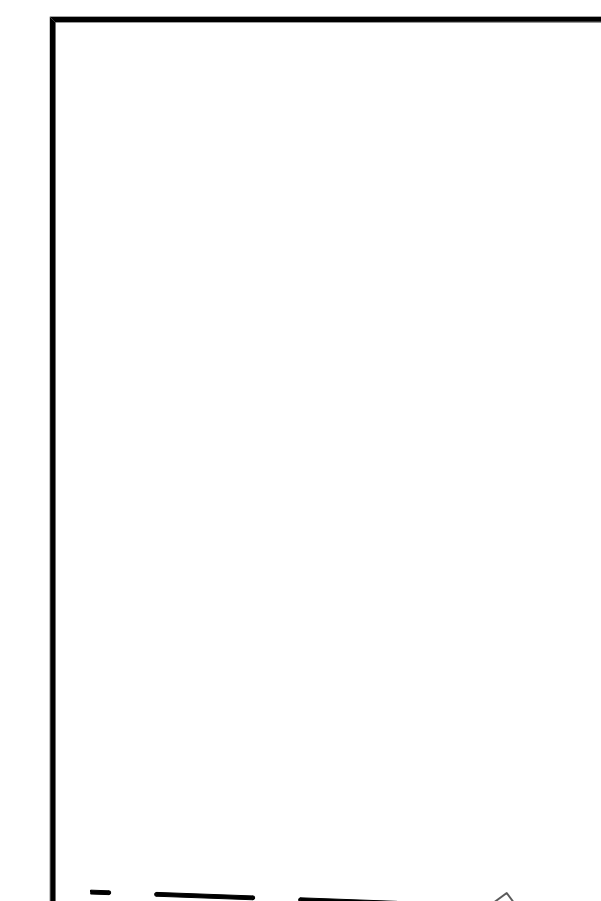
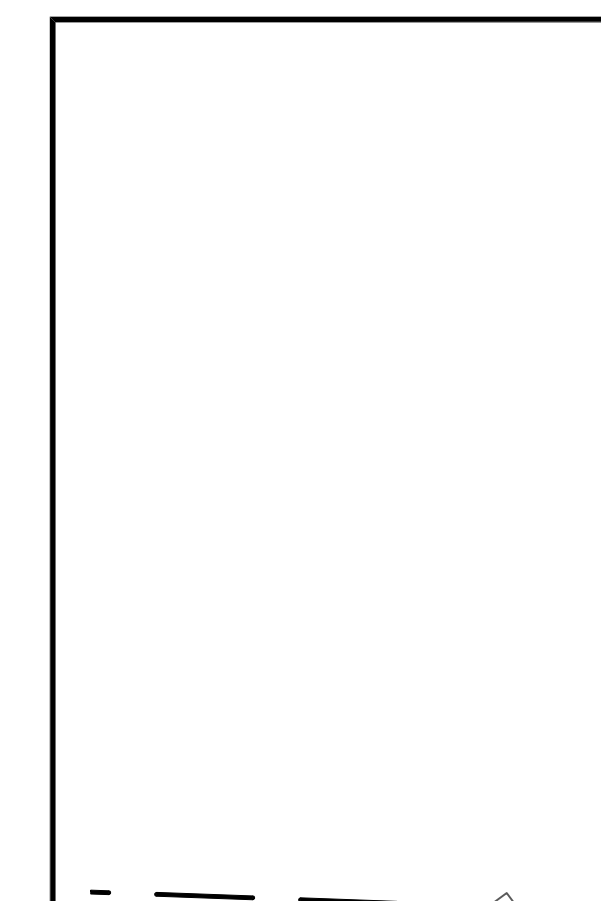
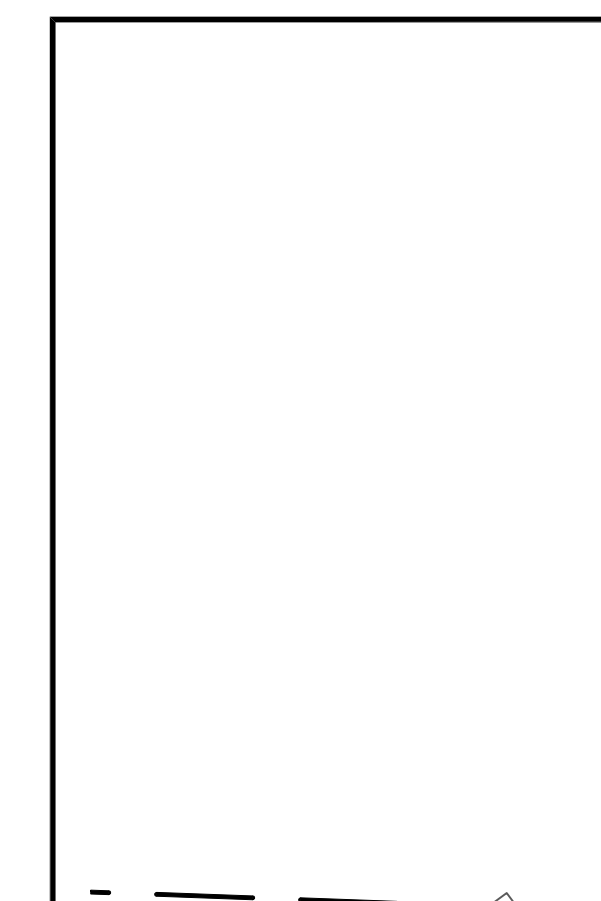
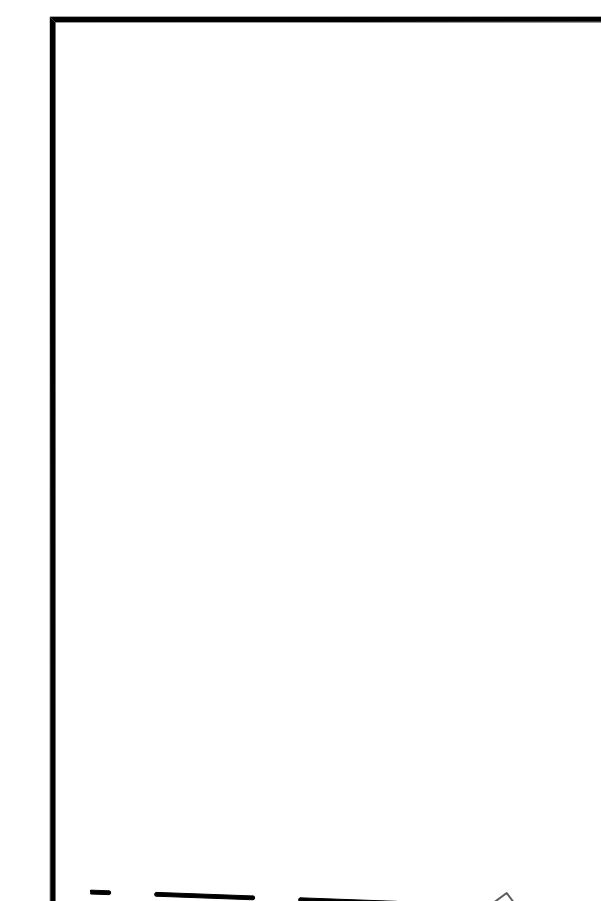
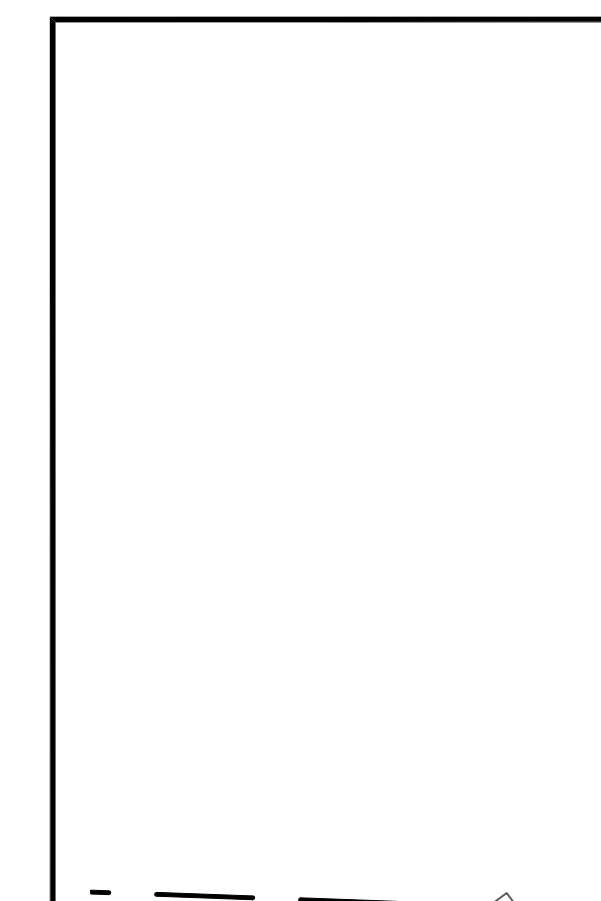
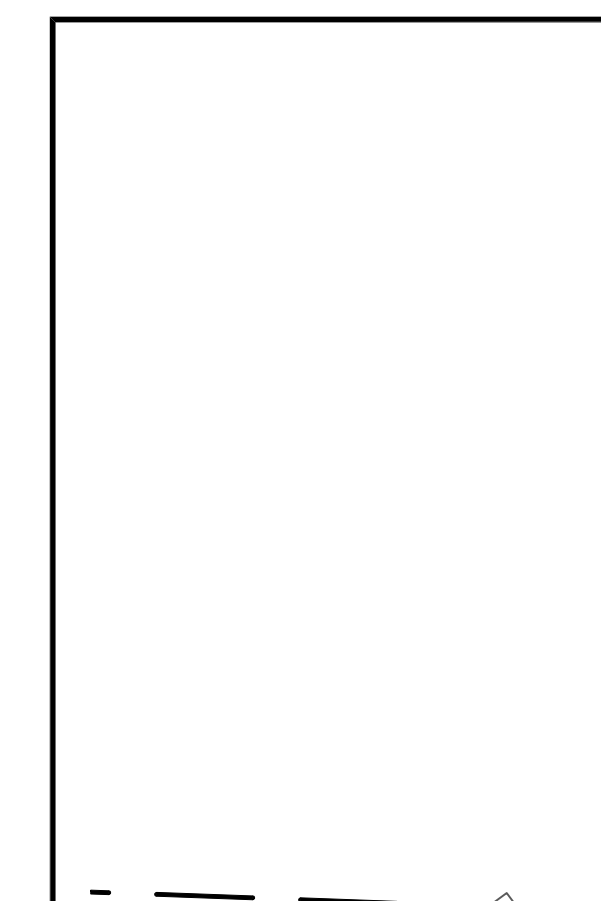
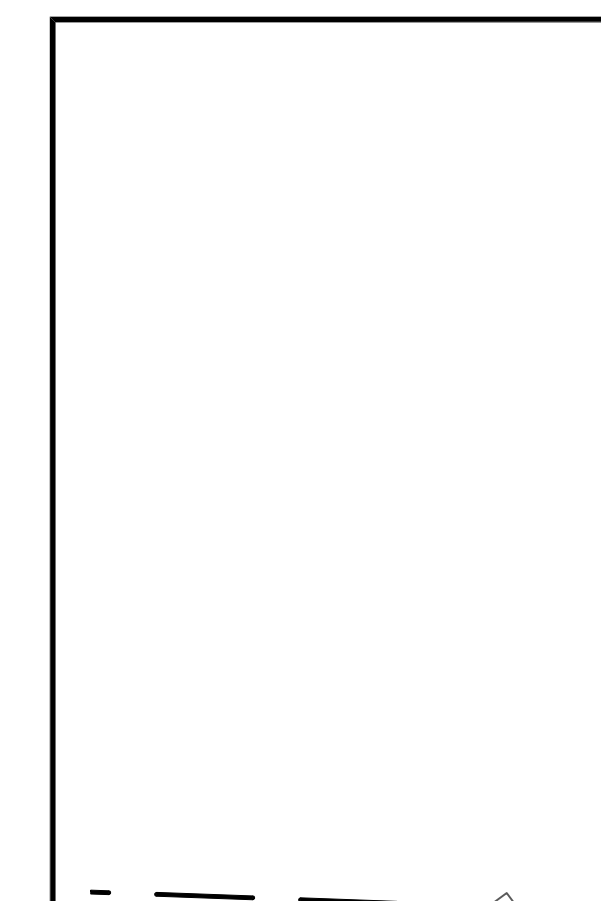
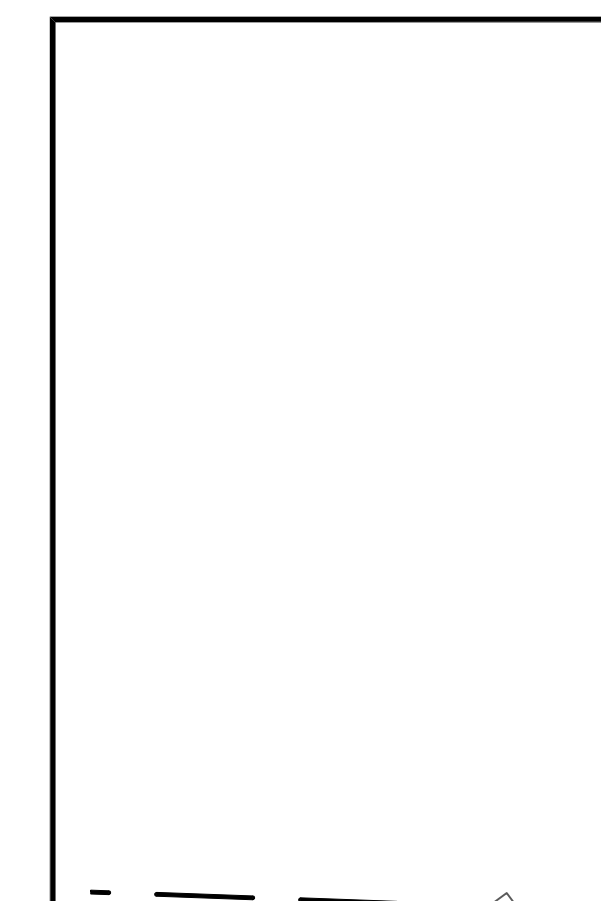
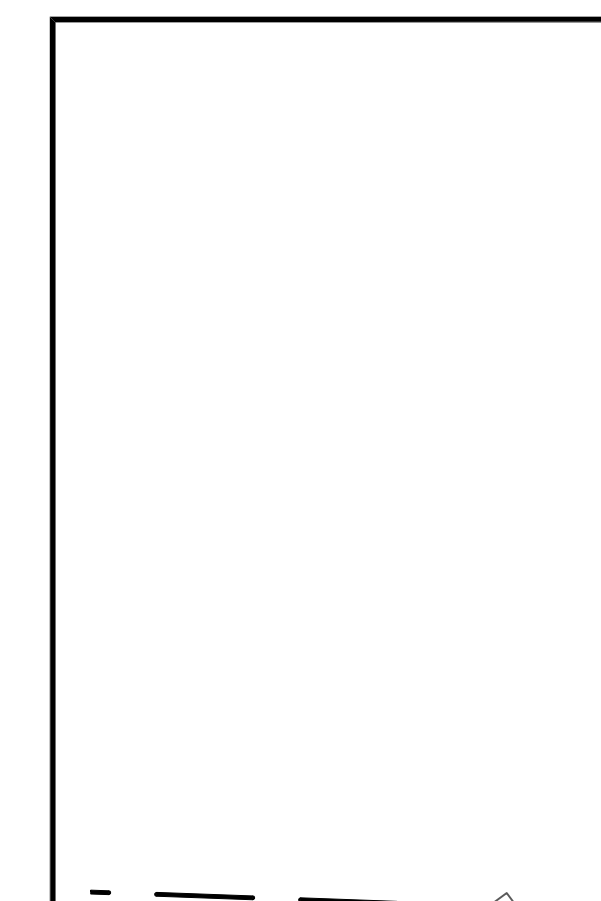
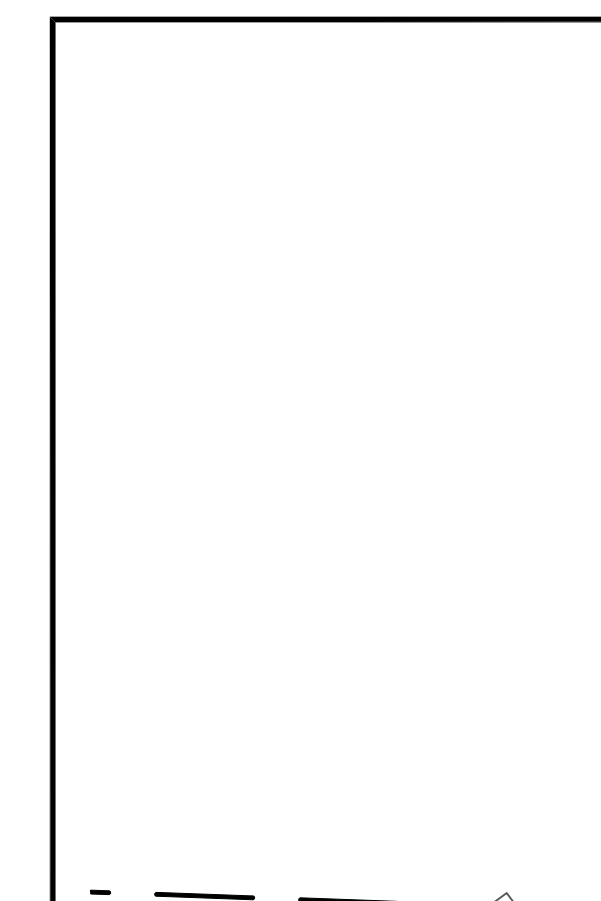
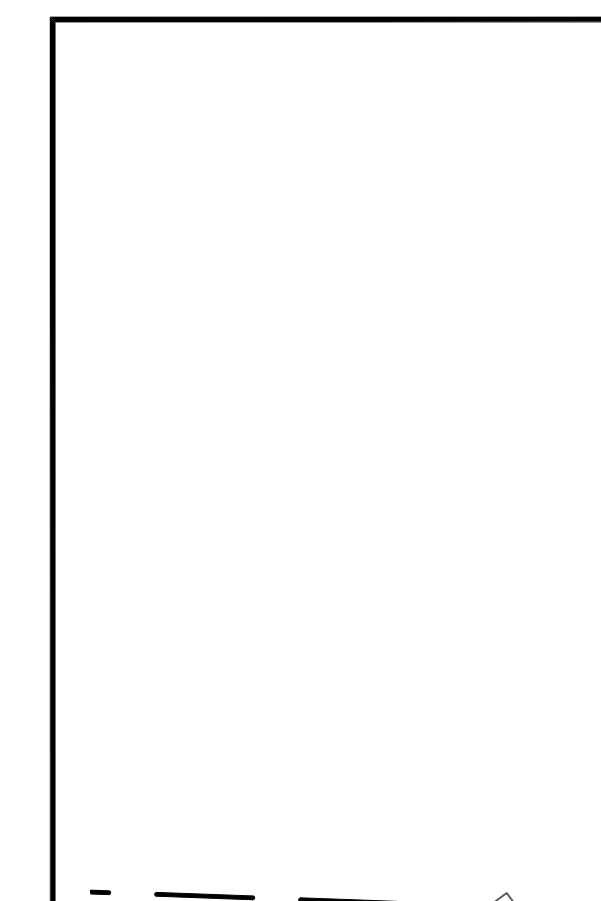
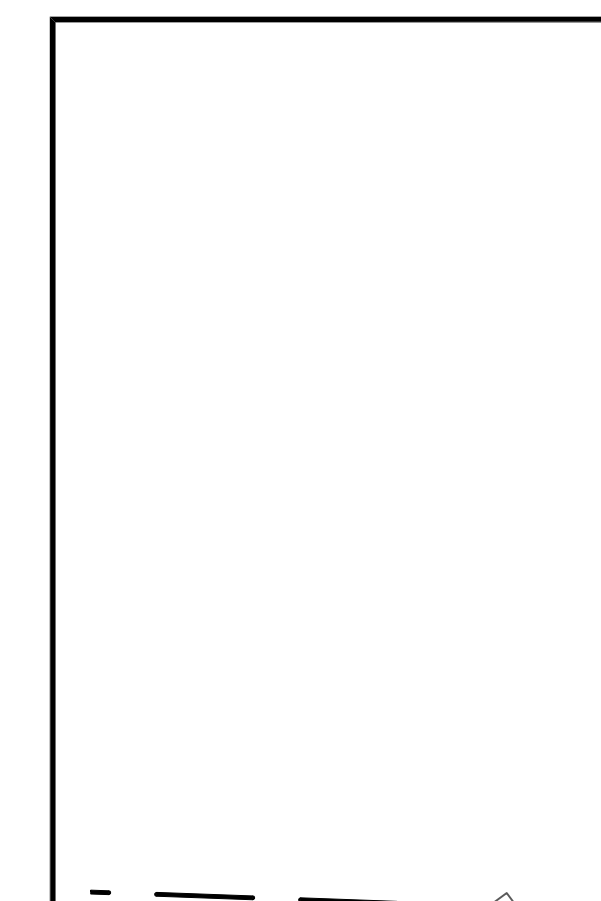
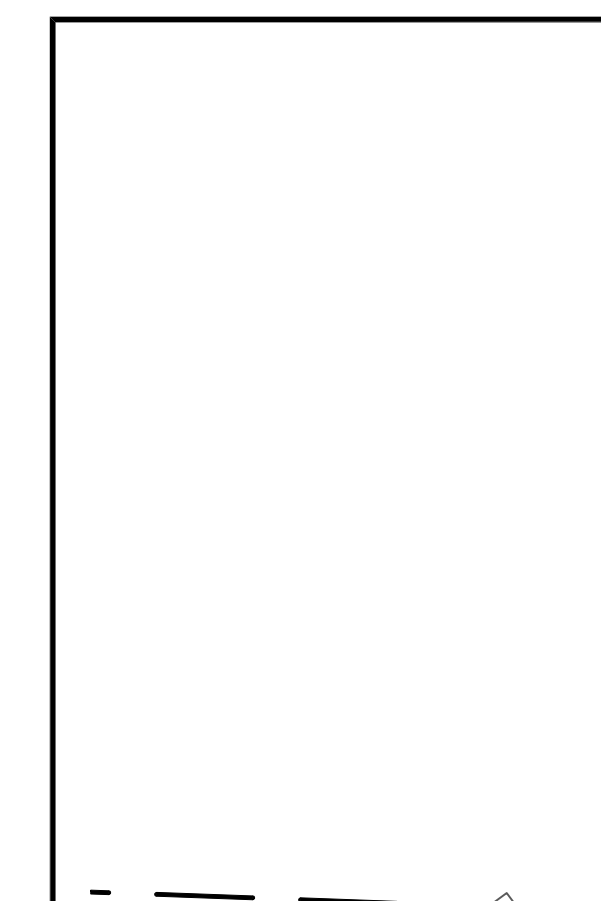
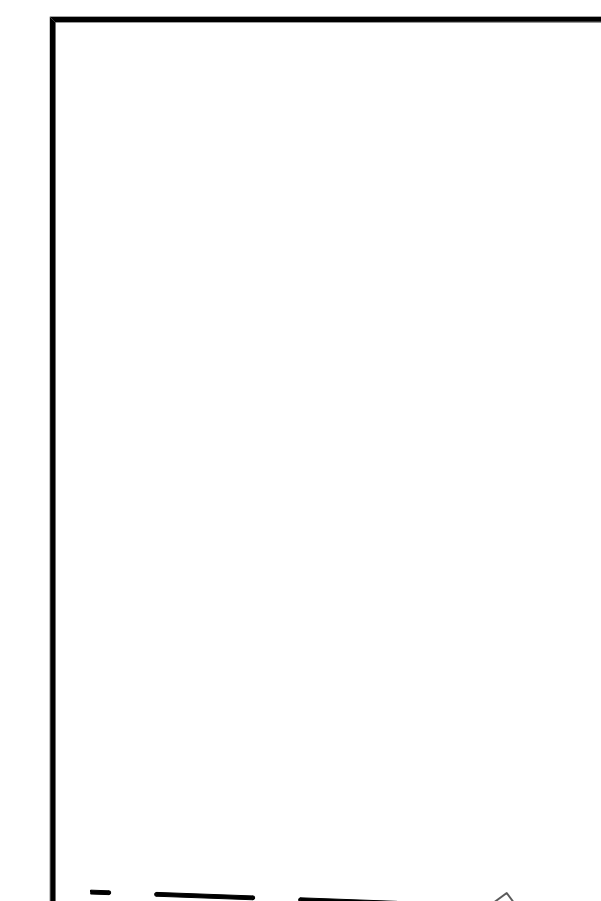
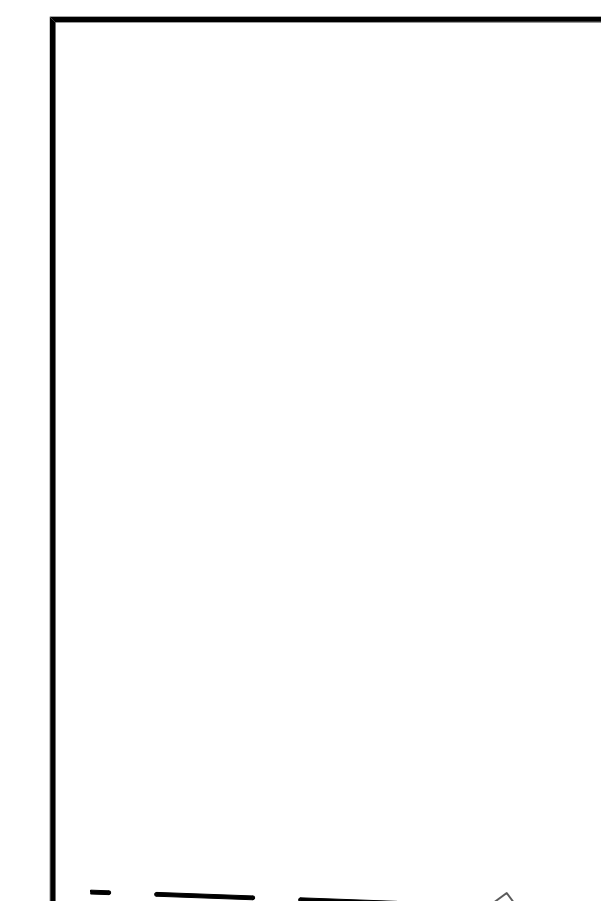
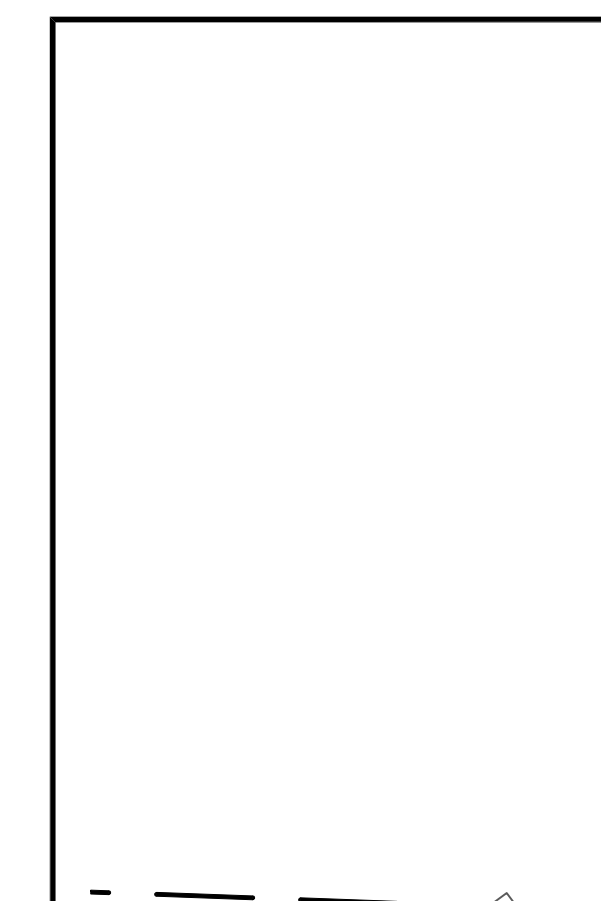
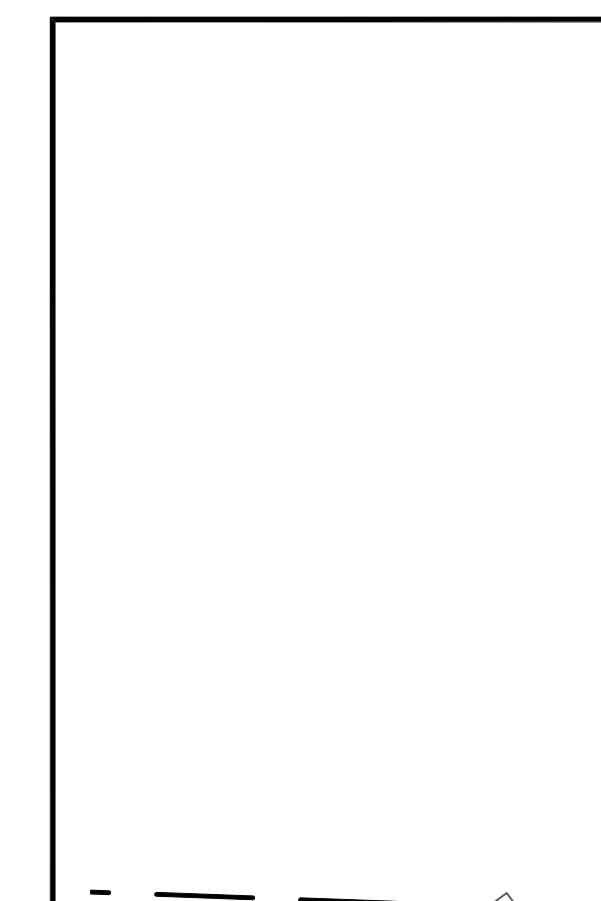
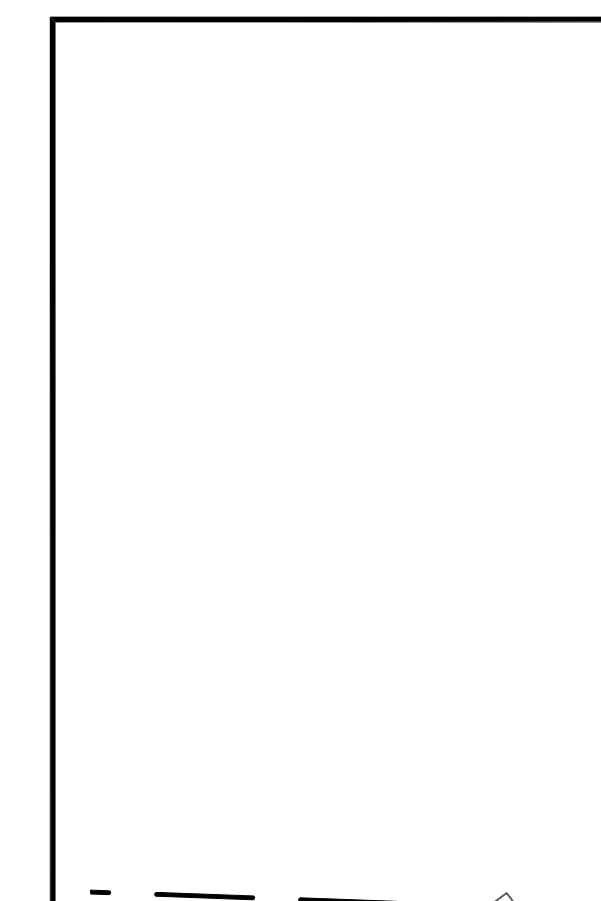
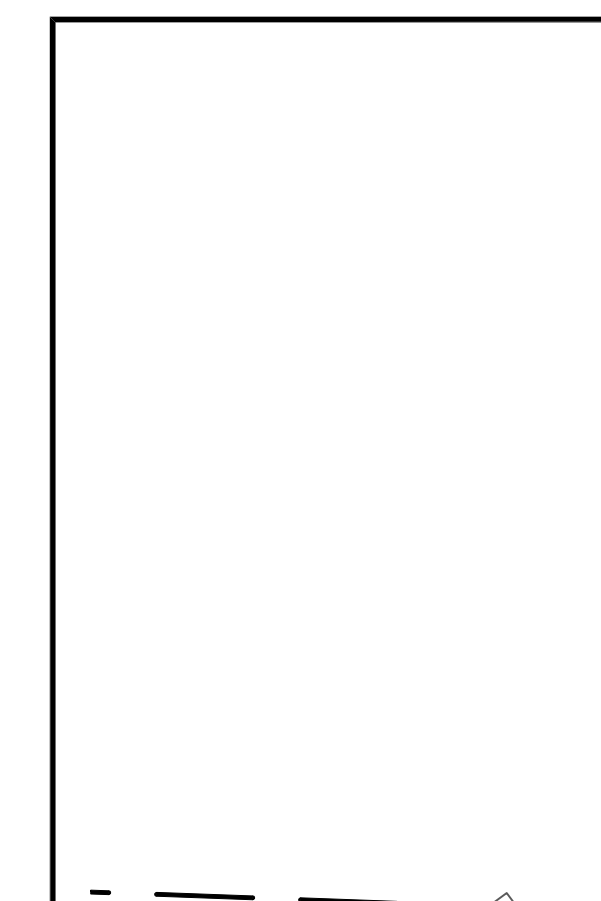
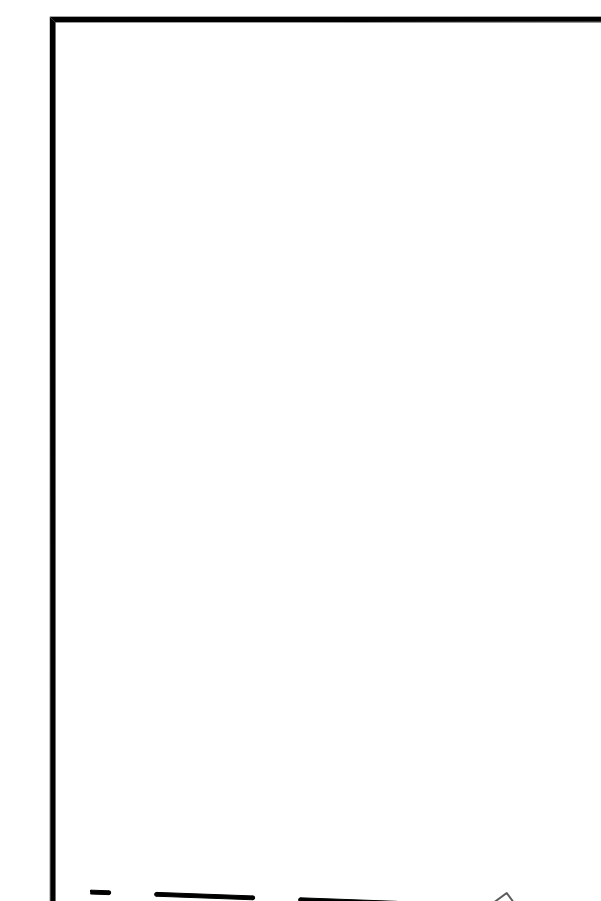
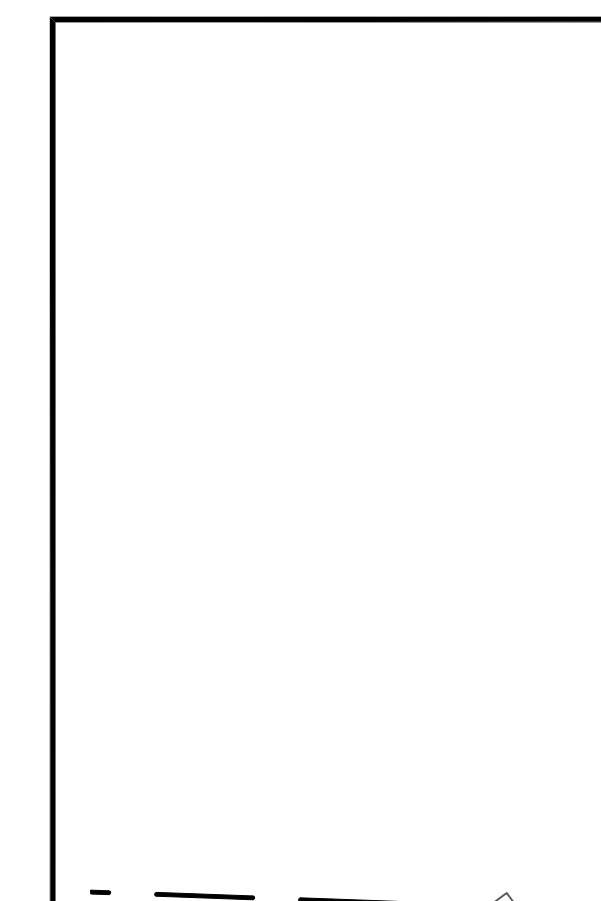
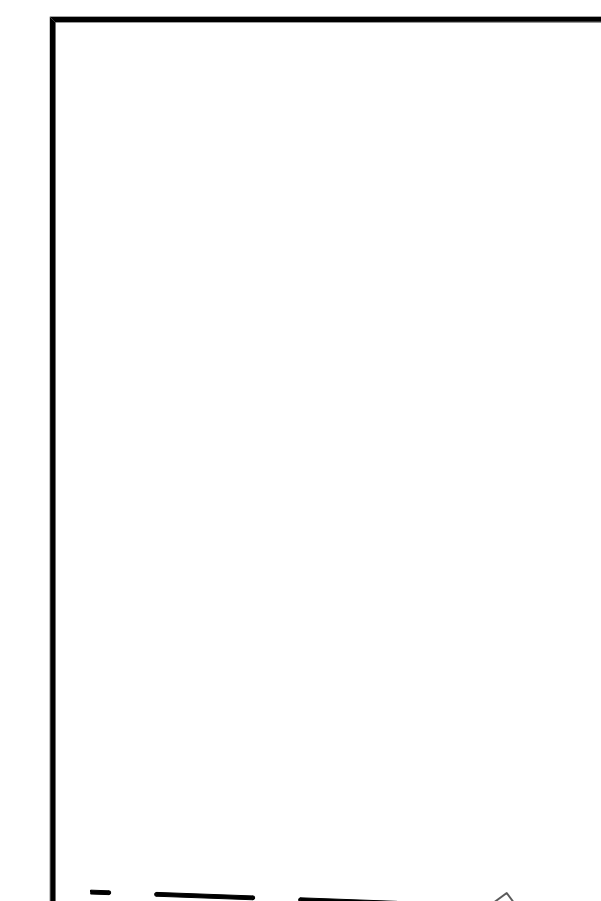
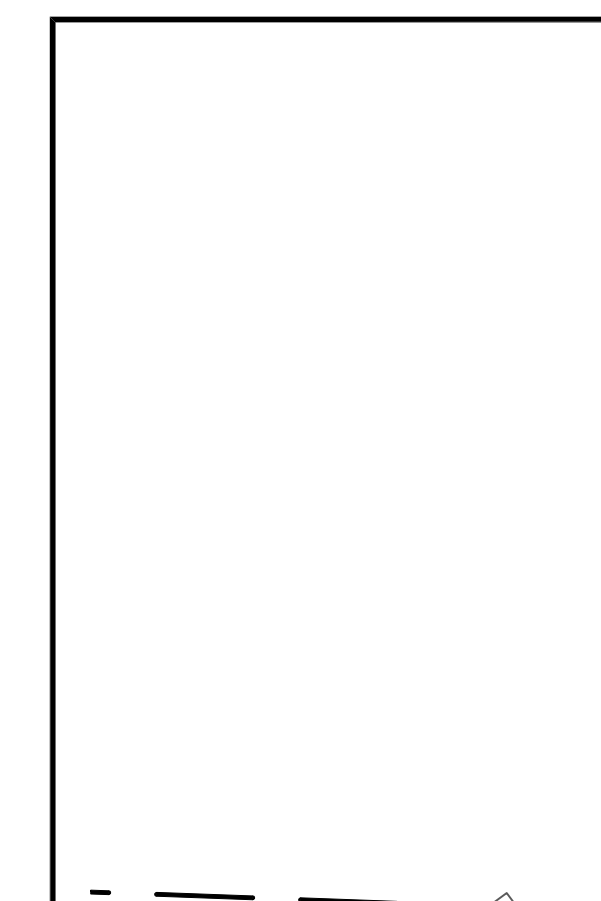
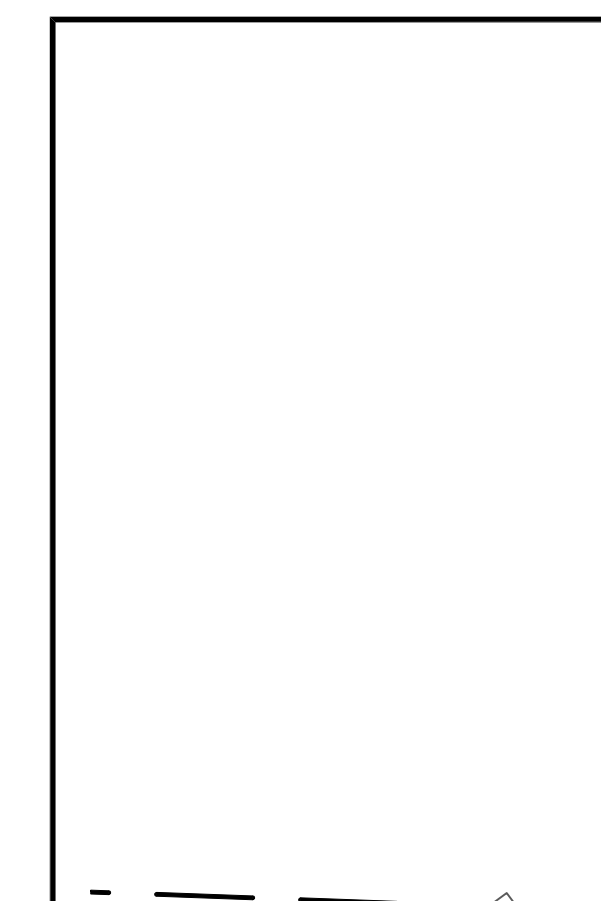
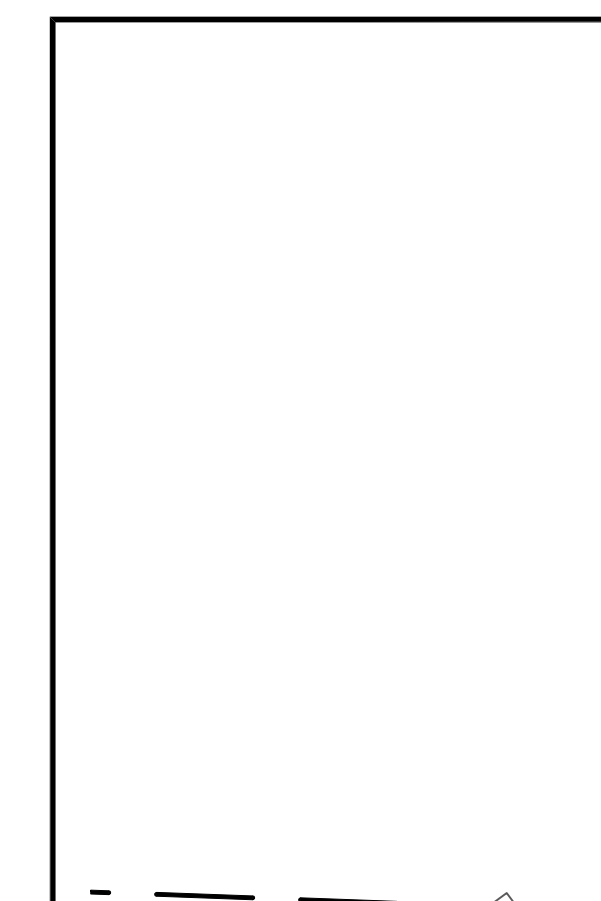
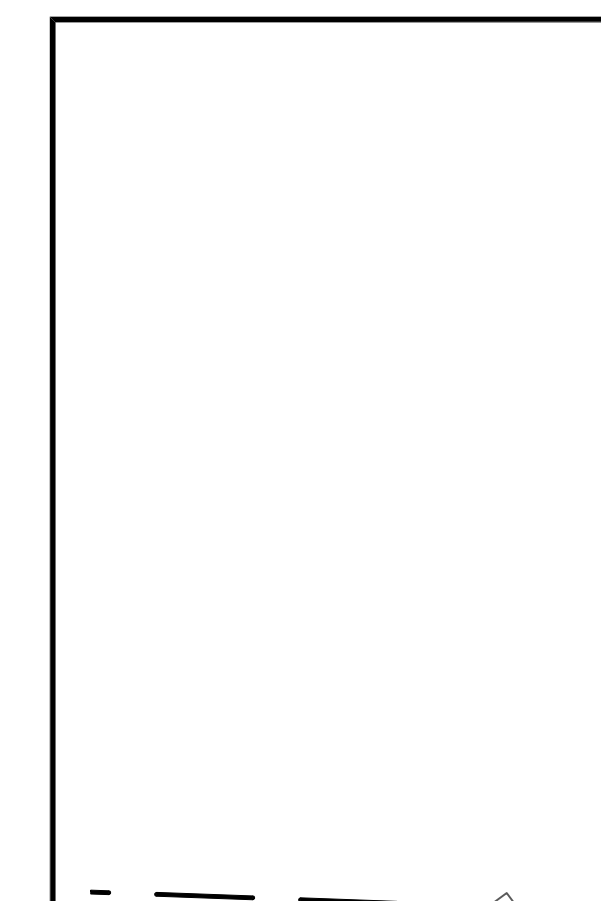
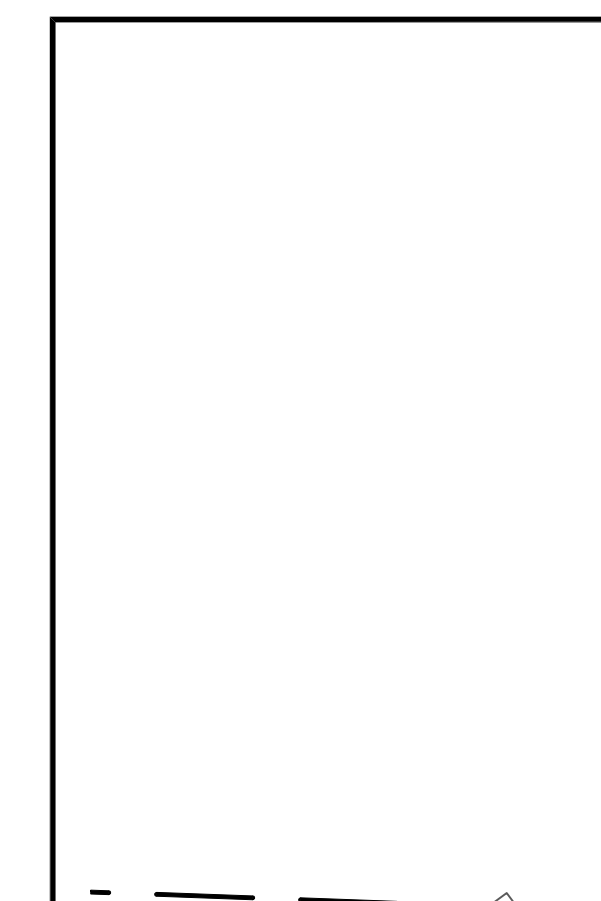
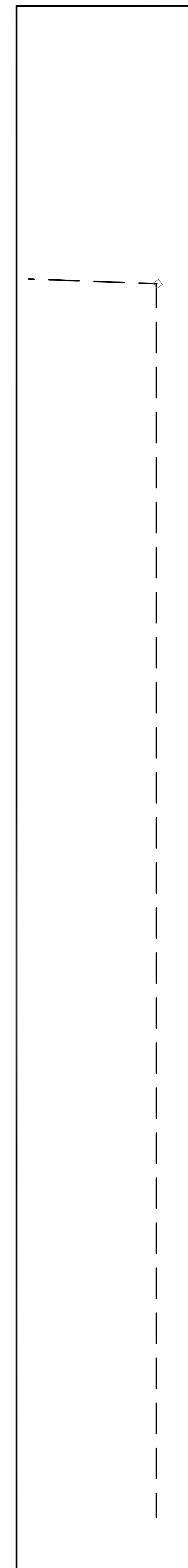
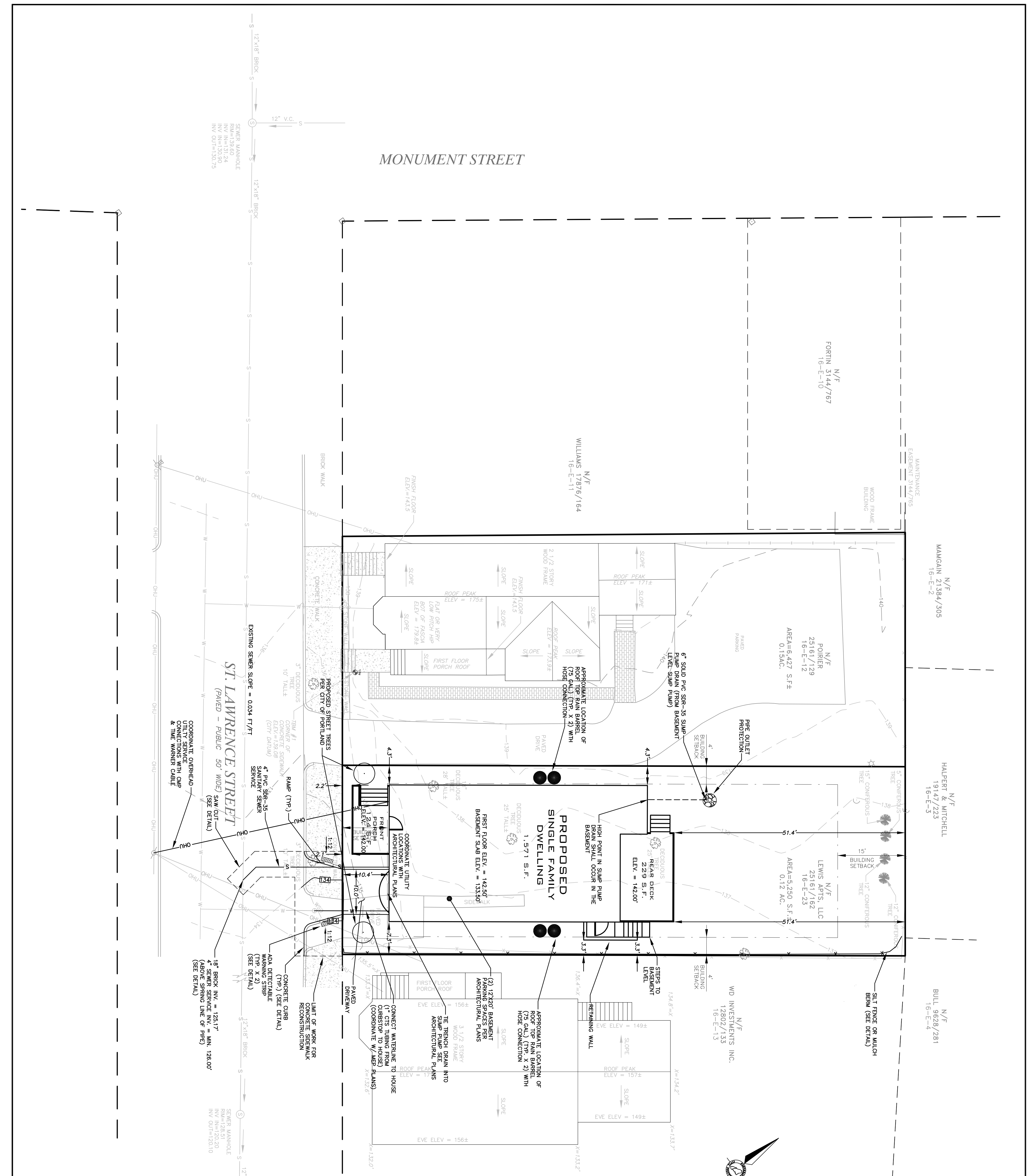
NOTES

THIS PLAN IS FOR REVIEW PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION OR RECORDING

Number	By	CHK	Change
1	IEP	6/23/10	ADDED BASEMENT STEPS & RETAINING WALL

Project Name: **SITE, GRADING, DRAINAGE & EROSION AND SEDIMENTATION CONTROL PLAN**
 Project Number: **3001.3.1**
 Add'd File: **3001.3-GRADING.DWG** SCALE: 1" = 10' DATE: JUNE 16, 2010
 Drawn By: **JAMIE ISAACSON**
 22 SWIFT ROAD, WAYNE, MAINE 04284
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EROSION AND SEDIMENTATION CONTROL PLAN

INTRODUCTION

THE FOLLOWING PLAN FOR CONTROLLING EROSION AND SEDIMENTATION FROM THE PROJECT IS BASED UPON SOUND CONSERVATION PRACTICES AND EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION BEST MANAGEMENT PRACTICES BY THE CONNECTICUT COUNTY SOIL AND WATER CONSERVATION COMMISSION. THE PLAN IS BASED UPON THE CONSTRUCTION BEST MANAGEMENT PRACTICES DATED MARCH 2003. THE CONTRACTOR SHALL HAVE THESE PRACTICES WITH THE EROSION AND SEDIMENTATION CONTROL PLAN AND COMPLY WITH THE PRACTICES. THIS REPORT APPLICABLE TO THE EROSION CONTROL MEASURES IS MADE TO THE EROSION CONTROL MEASURES, SHOWING THE LOCATION OF PROPOSED MEASURES INCLUDED IN THIS REPORT.

GENERAL EROSION AND SEDIMENTATION CONTROL PRACTICES

1. EROSION/SEDIMENT CONTROL DEVICES
 - THE FOLLOWING EROSION SEDIMENTATION CONTROL DEVICES ARE PROPOSED FOR CONSTRUCTION ON THIS PROJECT. INSTALL THESE DEVICES AS INDICATED ON THE PLANS.
- 1.1 SILT FENCE. SILT FENCE WILL BE INSTALLED ALONG THE DOWNSTREAM SIDES OF DISTURBED AREAS TO TRAP RUNOFF BEFORE IT REACHES UNDISTURBED AREAS. THE SILT FENCE WILL BE REINFORCED WITH HAY BALES TO HELP MAINTAIN THE INTEGRITY OF THE SILT FENCE AND TO PROVIDE ADDITIONAL STABILIZATION.
- 1.2 HAY BALES. PLACE IN DRAINAGE SWALES AND PATHS TO TRAP SEDIMENT AND REDUCE EROSION POTENTIAL.
- 1.3 REPAIR. PROVIDE REPAIR IN AREAS WHERE SLOPES ARE STEEPER THAN 1:1 AND AS SHOWN ON THE PLANS.
- 1.4 LOAM SEEDS & MULCH. ALL DISTURBED AREAS WHICH ARE NOT REVEGETATED WITHIN 30 DAYS OF FINAL GRADING SHALL BE REVEGETATED WITHIN 30 DAYS OF FINAL GRADING. SEEDING REQUIREMENTS 1.5 JUTE NETS. STRAW AND HAY MULCH USED TO COVER EXPOSED AREAS UNTIL PERMANENT SEED OR EROSION CONTROL MEASURES ARE IN PLACE. MULCH CAN BE USED ON SLOPES LESS THAN 3:1. USE JUTE MESH ON SLOPES OF 3:1.
- 1.6 INLET PROTECTION. STRAW BALE DROP INLET STRUCTURE
- 1.6.1 BALES SHALL BE EITHER WIRE-BOUND OR STRUNG TIED WITH THE BRIMMUS ORIENTED ABOVE THE SLOES RATHER THAN TIED AND UNDER THE BALS.
- 1.6.2 BALS SHALL BE PLACED LENGTHWISE IN A SINGLE ROW SURROUNDING THE INLET, WITH THE BARS OF HAYBURY BALS FACING TOWARD THE INLET.
- 1.6.3 THE FILTER BARRIER SHALL BE EXTENDED AND BACKFILLED A MINIMUM DEPTH OF 4 INCHES. AFTER THE BALS ARE STAKED, THE EXPOSED SOIL SHALL BE BACKFILLED AND COMPACTED AGAINST THE FILTER BARRIER.
- 1.6.4 EACH BALE SHALL BE SECURELY ANCHORED AND HELD IN PLACE BY AT LEAST TWO STAKES OR REBARS DRIVEN THROUGH THE BALE.
- 1.6.5 LOOSE STRAW SHALL BE WEDGED BETWEEN BALS TO PREVENT WATER FLOW EXTENDING BETWEEN BALS.
- 1.7 MAINTENANCE
- 1.7.1 THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING WHICH DRAIN INTO AN APPROVED SEDIMENT TRAPPING DEVICE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING STORM DRAINS, DITCHES, OR WATERWAYS.

2. TEMPORARY EROSION/SEDIMENTATION CONTROL MEASURES

- 2.1 SITUATION FENCE ALONG THE DOWNSTREAM SIDE OF THE PARKING AREAS AND OF ALL FILL SECTIONS. THE SITUATION FENCE WILL REMAIN IN PLACE UNTIL THE SITE IS REVEGETATED.
- 2.2 HAY BALS AT KEY LOCATIONS TO SUPPLEMENT THE SILT FENCE.
- 2.3 PROTECT TEMPORARY STOCKPILES OF STUMPS, GRUBBINGS, OR COMMON EXPANDED AS FOLLOWS:
 - A. SOIL STOCKPILE SIDE SLOPES SHALL NOT EXCEED 2:1.
 - B. AVOID PLACING TEMPORARY STOCKPILES IN AREAS WITH SLOPES OVER 10 PERCENT, OR NEAR DRAINAGE SWALES.
 - C. STABILIZE STOCKPILES WITHIN 15 DAYS BY TEMPORARILY SEEDING THROUGH OR BY COVERING THE STOCKPILE WITH MULCH.
 - D. SURROUND STOCKPILE SOIL WITH SITUATION FENCE.
- 2.4 ALL GRUBBED AREAS WHICH HAVE BEEN BOUGH GRUBBED AND ARE NOT LOCATED WITHIN THE BUILDING PAD, OR PARKING AND DRIVEWAY SUBBASE AREA SHALL RECEIVE MULCH WITHIN 30 DAYS OF FINAL GRADING. MULCH SHALL BE APPLIED AT A RATE OF 2.0 TONS PER ACRE. OPERATIONS. IN THE EVENT THE CONTRACTOR COMPLETES FINAL GRADING AND REVEGETATION OF LOT AND SOIL WITHIN THE 60 DAY PERIOD, RESEEDING AND REVEGETATION OF MULCH AND NETTING, WHERE RESEEDING IS NOT REQUIRED.
- 2.5 IF WORK IS CONDUCTED BETWEEN OCTOBER 15 AND APRIL 15, ALL GRUBBED AREAS ARE TO BE COVERED WITH HAY MULCH APPLIED AT THREE PERCENT BETWEEN FINAL GRADING AND MULCHING SHALL BE REDUCED TO A 15 DAY MAXIMUM.
- 2.6 TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE CONTROL MEASURES HAVE BEEN REINSTALLED.
3. PERMANENT EROSION CONTROL MEASURES
 - THE FOLLOWING PERMANENT CONTROL MEASURES ARE REQUIRED BY THIS EROSION/SEDIMENTATION CONTROL PLAN:
 - 3.1 STORMWATER RUNOFF GENERATED BY THE DEVELOPMENT OF THIS SITE WILL BE COLLECTED IN A CLOSED DRAINAGE.
 - 3.2 ALL AREAS DISTURBED DURING CONSTRUCTION, BUT NOT SUBJECT TO FINAL RESTORATION (PAVING, PAVING, ETC.), WILL BE RESEEDED AND MULCHED FOR FINAL RESTORATION WHEN IT IS OF SUFFICIENT QUALITY.
 - 3.3 SLOPES GREATER THAN 2:1 WILL BE TREATED WITH BRPAP.
4. CONSTRUCTION PHASE
 - THE FOLLOWING GENERAL PRACTICES WILL BE USED TO PREVENT EROSION DURING CONSTRUCTION OF THIS PROJECT.
 - 4.1 ONLY THOSE AREAS UNDER ACTIVE CONSTRUCTION WILL BE CLEARED AND LEFT IN AN UNGRADED OR UNVEGETATED CONDITION. IF FINAL GRADING, MULCHING AND SEEDING WILL NOT OCCUR WITHIN 15 DAYS, SEE ITEM NO. 4.1.4.
 - 4.2 PRIOR TO THE START OF CONSTRUCTION IN A SPECIFIC AREA, SILT AND EROSION CONTROL MEASURES WILL BE INSTALLED AT THE END OF CONSTRUCTION AND RELATED EROSION. IMMEDIATELY FOLLOWING CONSTRUCTION OF CULVERTS AND SWALES, PER ROW APONS SHALL BE INSTALLED, AS SHOWN ON THE PLANS.
 - 4.3 TOPSOIL WILL BE STOCKPILED WHEN NECESSARY IN AREAS WHERE IT IS NOT POSSIBLE TO STORE IT IN PLACE. TOPSOIL SHALL BE STORED AS FAR AS POSSIBLE FROM THE EXISTING DRAINAGE COURSE. ALL STOCKPILES DIRECTED TO REMAIN LONGER THAN 15 DAYS SHALL BE:
 - A. TREATED WITH ANCHORED MULCH IMMEDIATELY, OR
 - B. SEEDING WITH CONSERVATION MIX OF ANNUAL, PER GRASS (0.9 LBS/1000 SQ. FT.) AND MULCHED IMMEDIATELY.
 - 4.5 ALL GRASS WILL BE HEED TO A MINIMUM 2:1 SLOPE WHERE PRACTICAL. ALL SLOPES WILL BE STABILIZED WITH PERMANENT SEEDING OR WITH STRAW, WITHIN 30 DAYS AFTER FINAL GRADING IS COMPLETED. POST-CONSTRUCTION REVEGETATION FOR SEEDING (SPECIFICATION)
 - 4.6 CONSTRUCTION TRAFFIC WILL BE DIRECTED OVER THE STABILIZED ROADWAY SYSTEM. ANY AREAS SUBJECT TO ROLLING WILL BE STABILIZED IMMEDIATELY. THE ENTRANCE WILL BE SWEEP WEEKLY, SHOULD MUD BE TRACKED ONTO THE SITE.
5. POST-CONSTRUCTION REVEGETATION
 - THE FOLLOWING GENERAL PRACTICES WILL BE USED TO PREVENT EROSION AS SOON AS AN AREA IS READY TO UNDERGO FINAL GRADING.
 - 5.1 A MINIMUM OF 4" OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND GRADED TO A UNIFORM DEPTH AND UNIFORM APPEARANCE, OR STRAW WILL BE PLACED ON SLOPES TO STABILIZE SURFACES.
 - 5.2 IF FINAL GRADING IS REQUIRED DURING THE NORMAL GROWING SEASON (4/15 TO 9/15), PERMANENT SEEDING WILL BE DONE AS SPECIFIED BELOW. SO. FT. AND 102320 FERTILIZER AT A RATE OF 16.4 LBS/1000 SQ.FT WILL BE APPLIED. BROADCAST SEEDING AT THE FOLLOWING RATES:
 - SMALLS
 - KENTUCKY BLUEGRASS 0.46 LBS/1000 SF.
 - CREWING RED FESCUE 0.46 LBS/1000 SF.
 - GREENING RED FESCUE 0.46 LBS/1000 SF.
 - REED TOP 0.05 LBS/1000 SF.
 - PERENNIAL RYEGRASS 0.11 LBS/1000 SF.
 - RESOUD 0.46 LBS/1000 SF.
 - AN AREA SHALL BE MULCHED IMMEDIATELY AFTER IT HAS BEEN SEEDING. MULCHING SHALL BE DONE AS SPECIFIED BELOW. MULCHING SHALL BE APPLIED AS SOON AS AN AREA IS READY TO UNDERGO FINAL GRADING.
 - 5.3 AN AREA SHALL BE MULCHED IMMEDIATELY AFTER IT HAS BEEN SEEDING. MULCHING SHALL BE DONE AS SPECIFIED BELOW. MULCHING SHALL BE APPLIED AS SOON AS AN AREA IS READY TO UNDERGO FINAL GRADING.
 - 5.4 HAY MULCH SHALL BE SECURED BY EITHER:
 - A. ONLY UNGRADED LOAM SHALL BE USED.
 - B. LOAMING, SEEDING AND MULCHING WILL NOT BE DONE PRIOR TO PLACEMENT OF SEED.
 - C. WHERE PERMANENT SEEDING IS NECESSARY, ANNUAL WINTER RYE (1.2 LBS/1000 SQ.FT) SHALL BE ADDED TO THE REVEGETATED AREAS.
 - D. WHERE TEMPORARY SEEDING IS REQUIRED, ANNUAL WINTER RYE (2.8 LBS/1000 SQ. FT.) SHALL BE SOWN INSTEAD OF THE PERENNIAL NOTED SEEDING RATE.
 - E. FERTILIZING, SEEDING AND MULCHING SHALL BE DONE ON THE SAME DAY.
 - F. MULCHING SHALL BE TRUCKED BY MACHINERY ABOVE WILL NOT SURFACE.
 - F. HAY MULCH SHALL BE SECURED WITH AN APPROVED/RECOMMENDED NETTING. TRACKING BY MACHINERY ABOVE WILL NOT SURFACE.
 - 5.5 FOLLOWING FINAL SEEDING, THE SITE WILL BE INSPECTED EVERY 30 DAYS UNTIL 80% COVER HAS BEEN ESTABLISHED. RESEEDING WILL BE CARRED OUT AS NECESSARY. SEEDING OF VOLUNTARILY BY THE BARBER THAN THE EXISTING PATCH IS INADEQUATE.
 - 6. MONITORING SCHEDULE
 - THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING, MONITORING, MAINTAINING, AND REPAIRING ALL EROSION CONTROL MEASURES. THE CONTRACTOR SHALL CONTROL OR APPROPRIATE CALIBRATED SUBCONTRACTOR TO DO SO.
 - MAINTENANCE MEASURES WILL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION CYCLE. AFTER EACH RAINFALL, VISUAL INSPECTION WILL BE MADE OF ALL EROSION AND SEDIMENTATION CONTROLS AS FOLLOWS:
 - A. VISUAL INSPECTION OF SILT FENCE SHALL BE INSTALLED AND REPAIRS MADE AS NEEDED.
 - B. VISUAL INSPECTION OF SITUATION FENCE SHALL BE INSTALLED AND REPAIRS MADE AS NEEDED.
 - C. VISUAL INSPECTION OF MULCHING SHALL BE INSTALLED AND REPAIRS MADE AS NEEDED.
 - D. VISUAL INSPECTION OF MULCHING SHALL BE INSTALLED AND REPAIRS MADE AS NEEDED.
 - E. VISUAL INSPECTION OF MULCHING SHALL BE INSTALLED AND REPAIRS MADE AS NEEDED.
 - F. VISUAL INSPECTION OF MULCHING SHALL BE INSTALLED AND REPAIRS MADE AS NEEDED.
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 - X. VISUAL INSPECTION OF MULCHING SHALL BE INSTALLED AND REPAIRS MADE AS NEEDED.
 - Y. VISUAL INSPECTION OF MULCHING SHALL BE INSTALLED AND REPAIRS MADE AS NEEDED.
 - Z. VISUAL INSPECTION OF MULCHING SHALL BE INSTALLED AND REPAIRS MADE AS NEEDED.
 - 7. EROSION CONTROL REMOVAL
 - AN AREA IS CONSIDERED STABLE IF IT IS PAVED, GRAVEL, OR IF 80% GROUND COVER HAS BEEN ESTABLISHED. ONCE AN AREA IS CONSIDERED STABLE, EROSION CONTROL MEASURES CAN BE REMOVED AS FOLLOWS:
 - A. EROSION CONTROL MEASURES SHALL BE REMOVED IMMEDIATELY AFTER THE AREA IS CONSIDERED STABLE.
 - B. EROSION CONTROL MEASURES SHALL BE REMOVED IMMEDIATELY AFTER THE AREA IS CONSIDERED STABLE.
 - C. EROSION CONTROL MEASURES SHALL BE REMOVED IMMEDIATELY AFTER THE AREA IS CONSIDERED STABLE.
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 - Z. EROSION CONTROL MEASURES SHALL BE REMOVED IMMEDIATELY AFTER THE AREA IS CONSIDERED STABLE.
 - 8. WINTER CONSTRUCTION
 - WINTER CONSTRUCTION CONSTRUCTION PERFORMED ANY TIME BETWEEN NOVEMBER 1 AND APRIL 15 OF ANY YEAR SHALL BE CONSIDERED WINTER CONSTRUCTION AND SHALL CONFORM TO THE FOLLOWING CRITERIA:
 - A. MAXIMUM AREAS WITHOUT STABILIZATION. WINTER EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE WINTER SEASON. WINTER EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE WINTER SEASON.
 - B. WINTER EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE WINTER SEASON.
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STOCKPILES

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- 4.4 ALL DISTURBED AREAS EXPECTED TO REMAIN LONGER THAN 7 DAYS SHALL BE EITHER:
 - A. TREATED WITH ANCHORED MULCH IMMEDIATELY, OR
 - B. SEEDING WITH CONSERVATION MIX OF ANNUAL, PER GRASS (0.9 LBS/1000 SQ. FT.) AND MULCHED IMMEDIATELY.

4.5. ALL GRASS WILL BE HEED TO A MINIMUM 2:1 SLOPE WHERE PRACTICAL. ALL SLOPES WILL BE STABILIZED WITH PERMANENT SEEDING OR WITH STRAW, WITHIN 30 DAYS AFTER FINAL GRADING IS COMPLETED. POST-CONSTRUCTION REVEGETATION FOR SEEDING (SPECIFICATION)

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5. POST-CONSTRUCTION REVEGETATION

- 5.1 A MINIMUM OF 4" OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND GRADED TO A UNIFORM DEPTH AND UNIFORM APPEARANCE, OR STRAW WILL BE PLACED ON SLOPES TO STABILIZE SURFACES.
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 - 5.4 HAY MULCH SHALL BE SECURED BY EITHER:
 - A. ONLY UNGRADED LOAM SHALL BE USED.
 - B. LOAMING, SEEDING AND MULCHING WILL NOT BE DONE PRIOR TO PLACEMENT OF SEED.
 - C. WHERE PERMANENT SEEDING IS NECESSARY, ANNUAL WINTER RYE (1.2 LBS/1000 SQ.FT) SHALL BE ADDED TO THE REVEGETATED AREAS.
 - D. WHERE TEMPORARY SEEDING IS REQUIRED, ANNUAL WINTER RYE (2.8 LBS/1000 SQ. FT.) SHALL BE SOWN INSTEAD OF THE PERENNIAL NOTED SEEDING RATE.
 - E. FERTILIZING, SEEDING AND MULCHING SHALL BE DONE ON THE SAME DAY.
 - F. MULCHING SHALL BE TRUCKED BY MACHINERY ABOVE WILL NOT SURFACE.
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 - 5.5 FOLLOWING FINAL SEEDING, THE SITE WILL BE INSPECTED EVERY 30 DAYS UNTIL 80% COVER HAS BEEN ESTABLISHED. RESEEDING WILL BE CARRED OUT AS NECESSARY. SEEDING OF VOLUNTARILY BY THE BARBER THAN THE EXISTING PATCH IS INADEQUATE.
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 - 7. EROSION CONTROL REMOVAL
 - AN AREA IS CONSIDERED STABLE IF IT IS PAVED, GRAVEL, OR IF 80% GROUND COVER HAS BEEN ESTABLISHED. ONCE AN AREA IS CONSIDERED STABLE, EROSION CONTROL MEASURES CAN BE REMOVED AS FOLLOWS:
 - A. EROSION CONTROL MEASURES SHALL BE REMOVED IMMEDIATELY AFTER THE AREA IS CONSIDERED STABLE.
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 - 8. WINTER CONSTRUCTION
 - WINTER CONSTRUCTION CONSTRUCTION PERFORMED ANY TIME BETWEEN NOVEMBER 1 AND APRIL 15 OF ANY YEAR SHALL BE CONSIDERED WINTER CONSTRUCTION AND SHALL CONFORM TO THE FOLLOWING CRITERIA:
 - A. MAXIMUM AREAS WITHOUT STABILIZATION. WINTER EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE WINTER SEASON. WINTER EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE WINTER SEASON.
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STOCKPILES

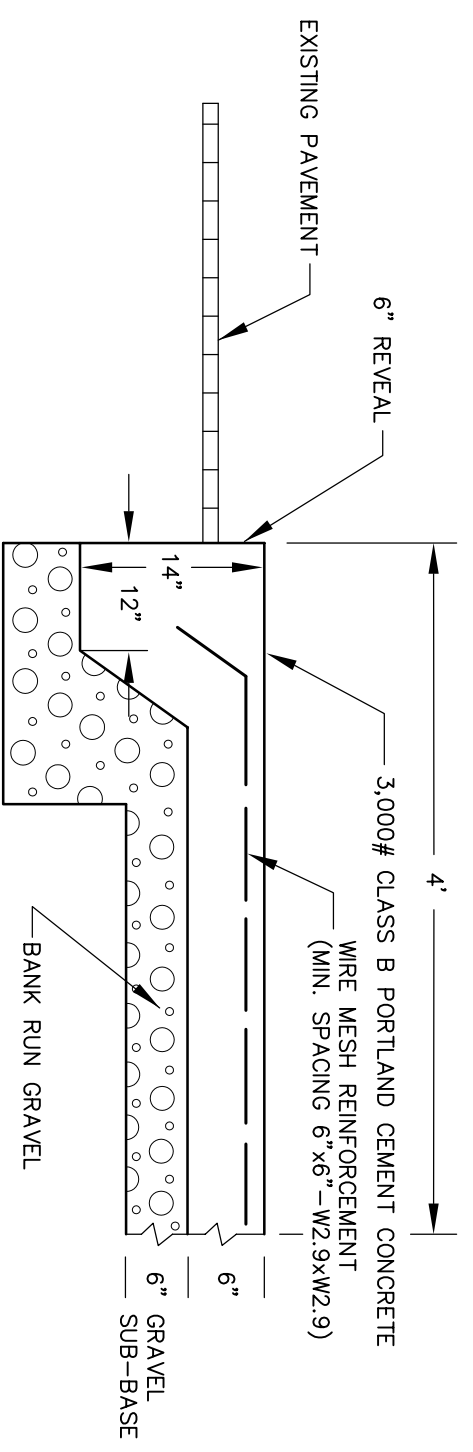
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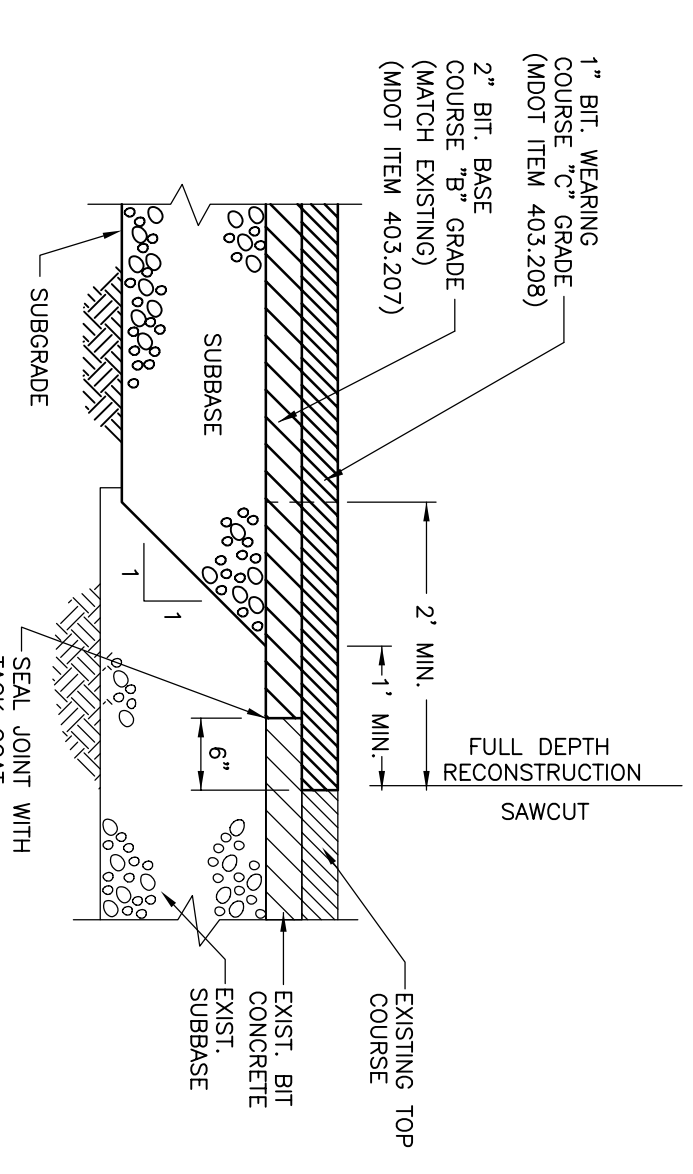
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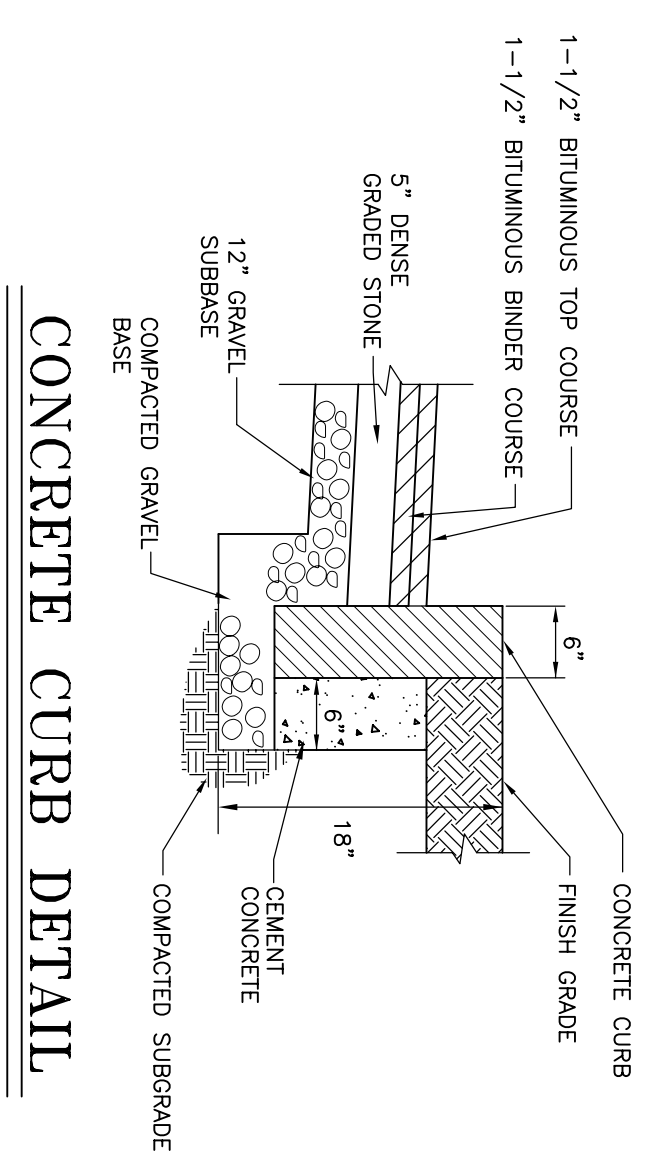
INTEGRAL CURB & WALK

N.T.S.



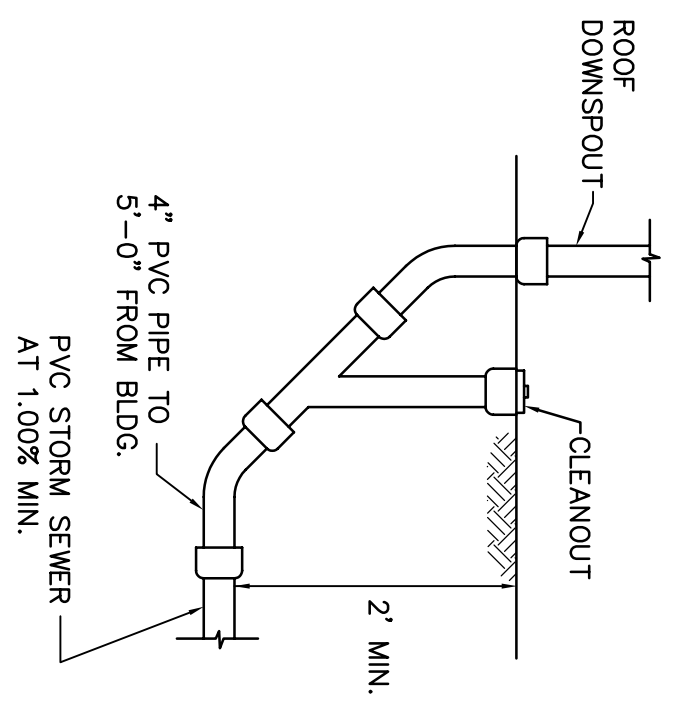
SAWCUT & PAVEMENT MATCH DETAIL

N.T.S.



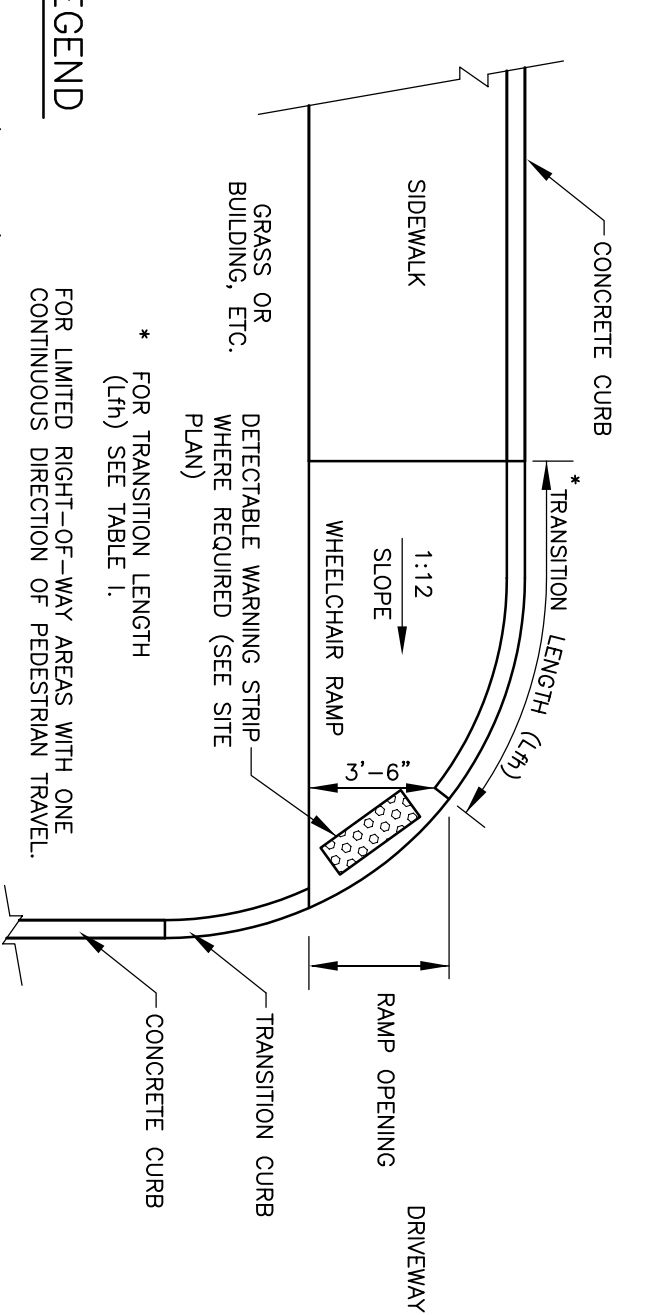
CONCRETE CURB DETAIL

N.T.S.



DOWNSPROUT CONNECTION DETAIL

NOT TO SCALE



WHEELCHAIR RAMP NOTES

LEGEND

R = CURB REVEAL (INCHES)
 G = ROAD PROFILE (FEET/FEET)
 T_s = TRANSITION SLOPE (INCHES/FEET)
 L = LOW SIDE TRANSITION LENGTH (INCHES/FEET)
 S+ = WHEELCHAIR RAMP SLOPE (INCHES/FEET)

CEMENT, BRICK & BITUMINOUS WHEELCHAIR RAMPS

PROFILE GRADE %	TRANSITION LENGTH L _H (FT)
0	6.0
1	7.0
2	8.0
3	9.5
4	11.5
5	15.0

TABLE 1:
 HIGH SIDE FRONT TRANSITION LENGTH (L_H), THE FOLLOWING FIGURES ARE BASED UPON A SIX INCH CURB REVEAL AND 1:12 TRANSITION SLOPE. R=6", T_s=1"/1'

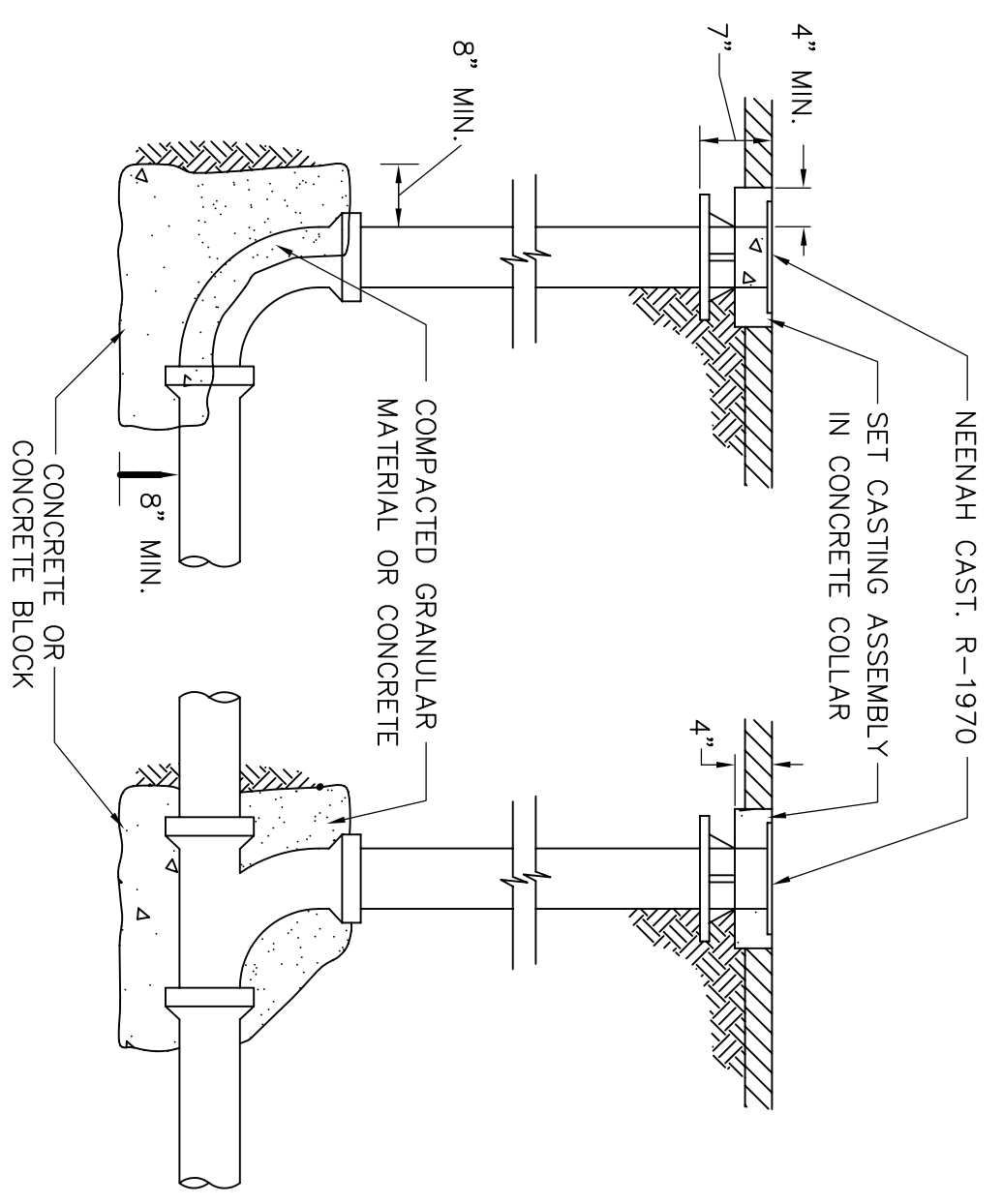
NOTE: WHERE THE ROAD PROFILE EXCEEDS 5%, THE TRANSITION LENGTH SHALL BE FIFTEEN FT. (15.0')

* EQUATION: $L_H (FT) = \frac{R}{T_s - 12G}$

NOTE: THE FIGURES IN THE TABLE WERE ROUNDED UP TO THE NEAREST HALF FOOT.

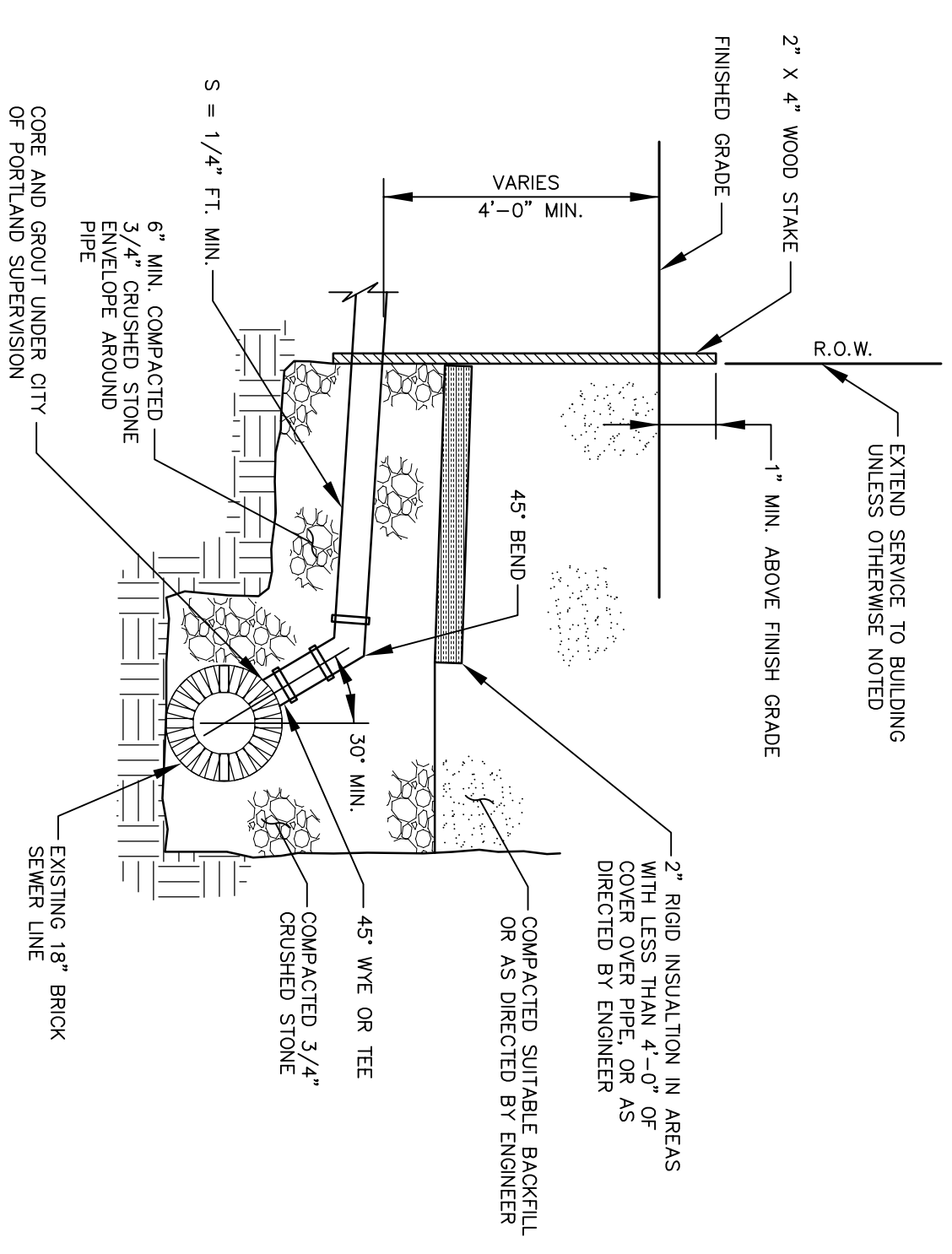
WHEELCHAIR RAMP DETAIL (TYPE A)

N.T.S.



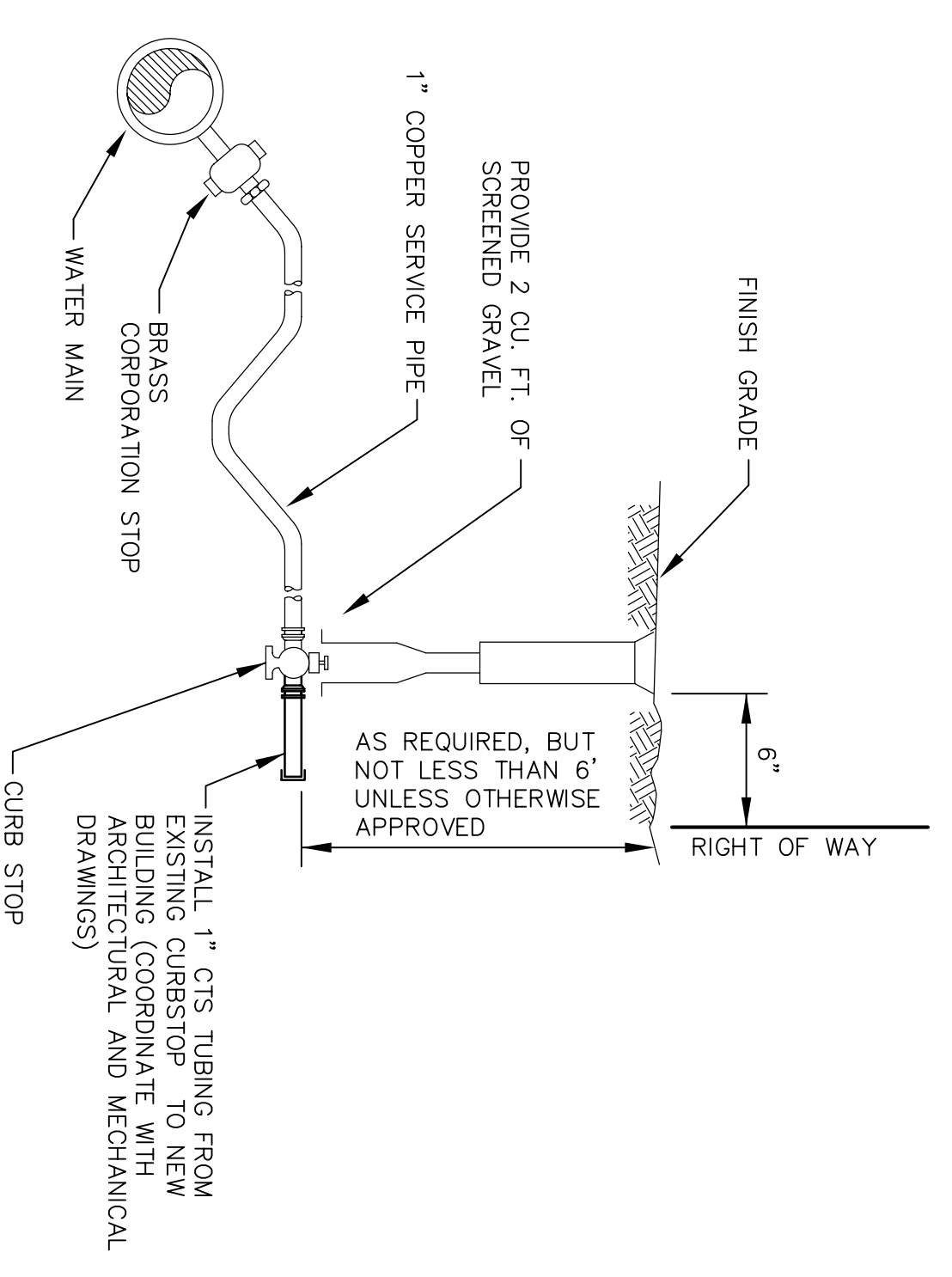
CLEAN-OUT DETAIL

N.T.S.



HORIZONTAL SEWER CONNECTION

NOT TO SCALE



TYPICAL WATER SERVICE CONNECTION

NOT TO SCALE

THIS PLAN IS FOR REVIEW PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION OR RECORDING

PROJECT NUMBER:	300131	DATE:	JUNE 16, 2010
ACAD FILE:	30013-DETAILS.DWG	SCALE:	N.T.S.
CONSTRUCTION DETAILS			
Project Name and Location:			
SINGLE FAMILY RESIDENCE			
71 ST. LAWRENCE, PORTLAND, MAINE 04105			
Prepared for:			
JAMIE ISAACSON			
22 SWIFT ROAD, WAYNE, MAINE 04284			

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