

CONTEXT MAP



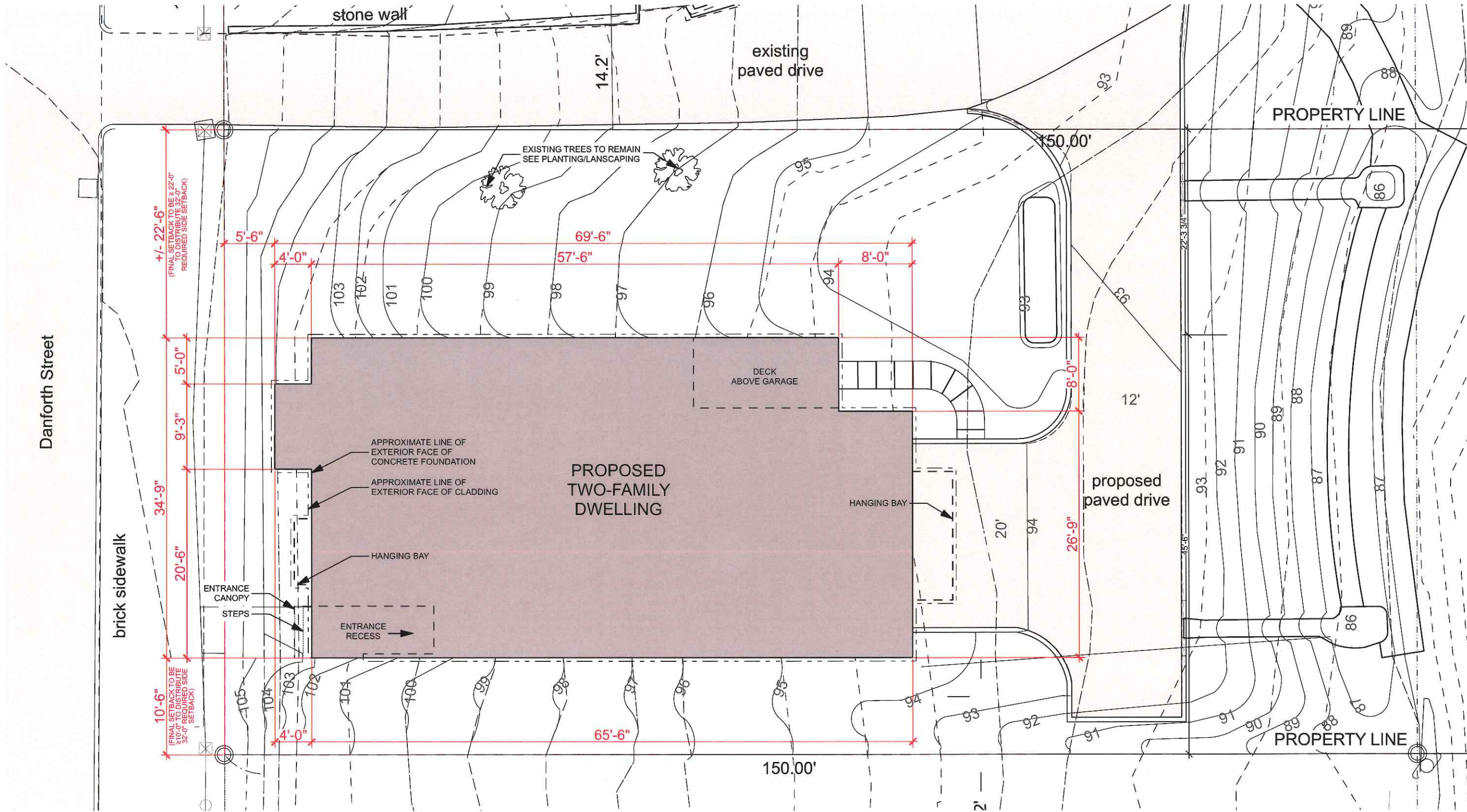
SCHEME A - DANFORTH ST. LOOKING SOUTH-EAST



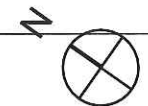
DANFORTH ST. LOOKING NORTH-WEST

NOT FOR CONSTRUCTION  
PROJECT NO: BMF2  
DATE: 6/22/16  
DRAWN BY: JT/CA  
PHASE: SCHEMATIC DESIGN

STREET CONTEXT



**1 SITE PLAN**  
SCALE: 3/16" = 1'-0"



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PHASE: SCHEMATIC DESIGN

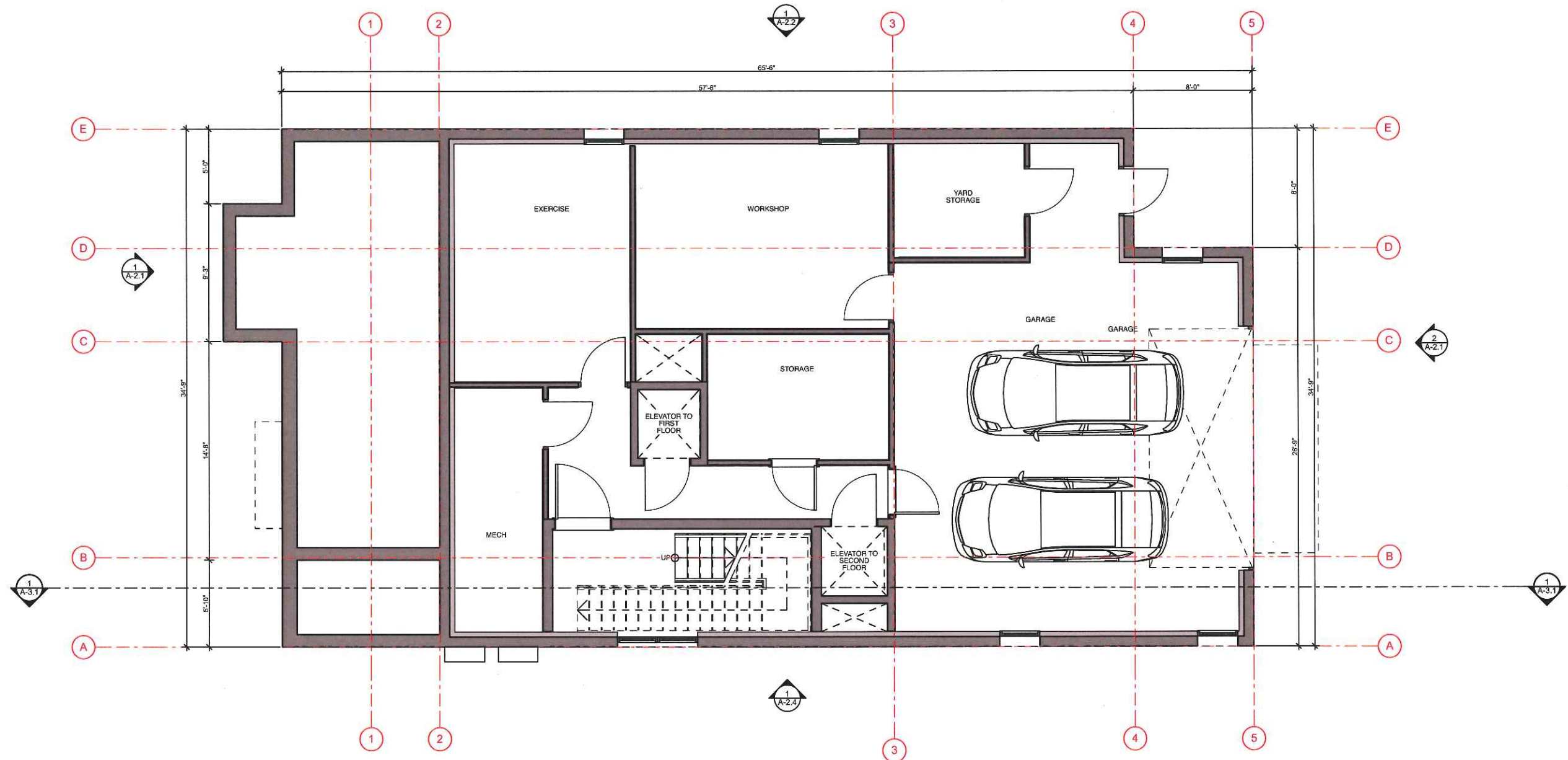
SITE PLAN

A-0.0

PROJECT:

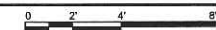
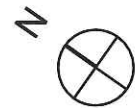
**NEW TWO-FAMILY  
DWELLING**

380 DANFORTH  
PORTLAND ME 04101



**1 BASEMENT**

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



NOT FOR CONSTRUCTION

PROJECT NO: BMF2

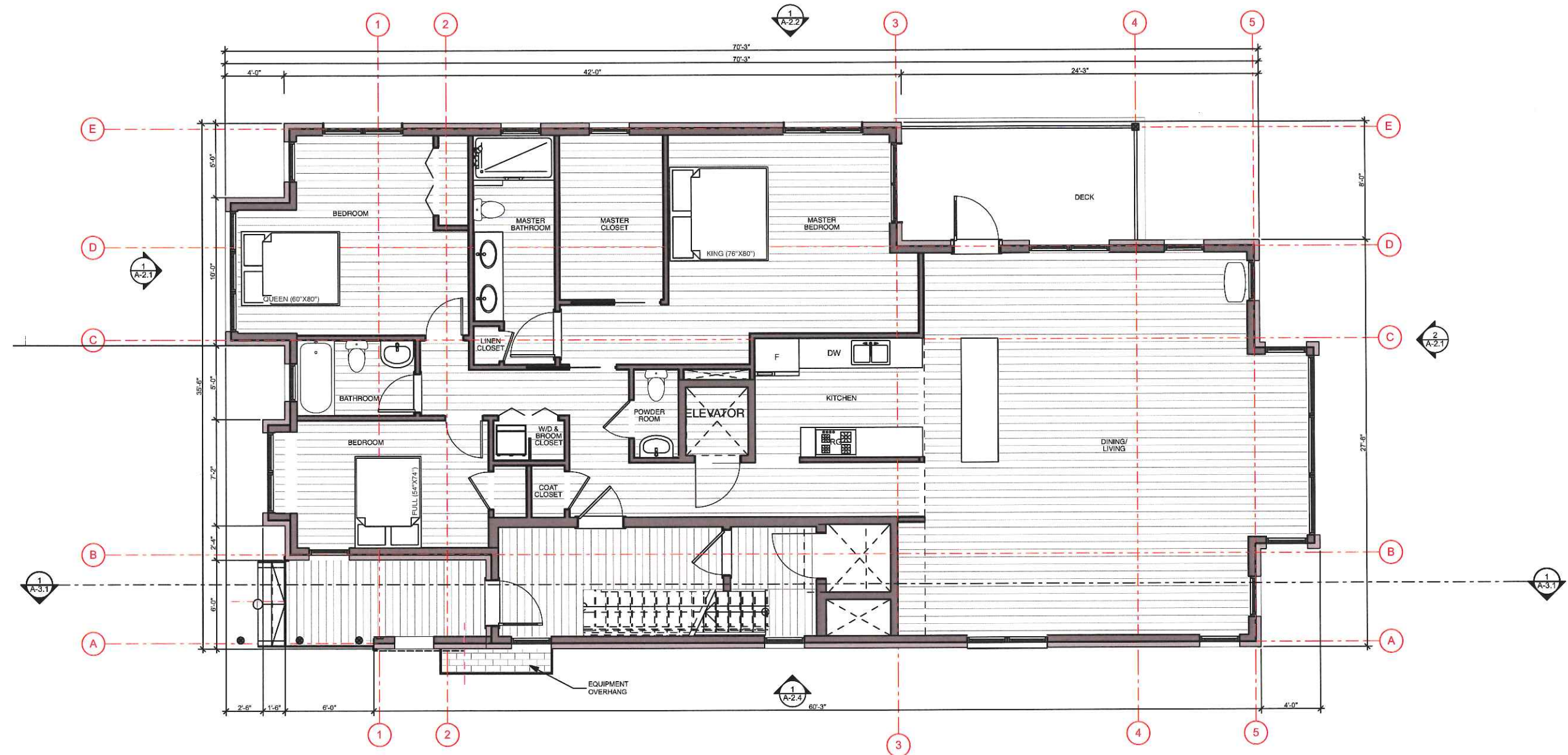
DATE: 6/22/16

DRAWN BY: JT/CA

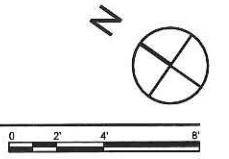
PHASE: SCHEMATIC DESIGN

BASEMENT

A-1.0



**1 FIRST FLOOR**  
SCALE: 1/4" = 1'-0"



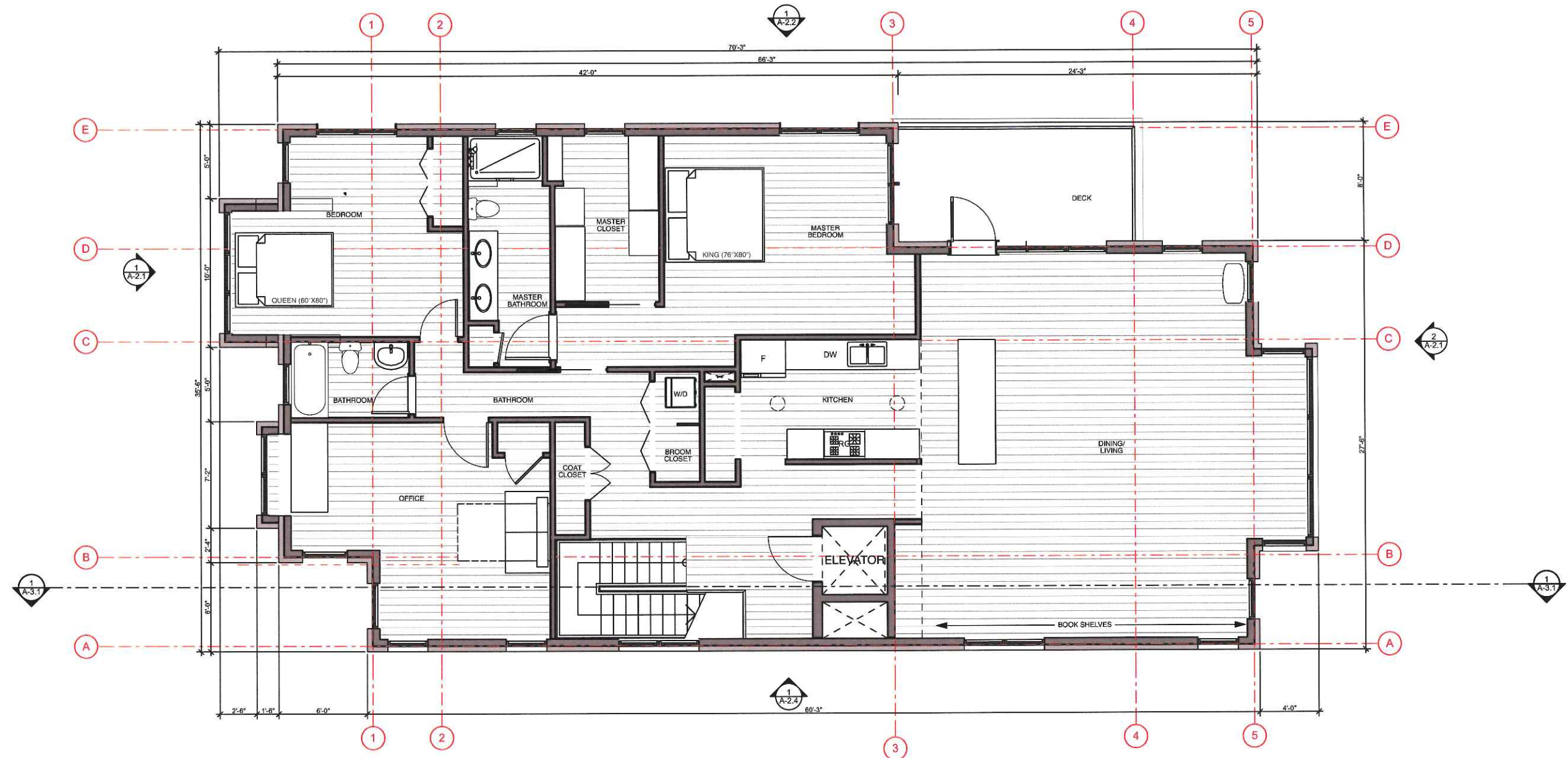
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**FIRST FLOOR PLAN**  
**A-1.1**

PROJECT:

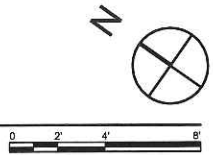
**NEW TWO-FAMILY  
DWELLING**

380 DANFORTH  
PORTLAND ME 04101



**1 SECOND FLOOR**

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



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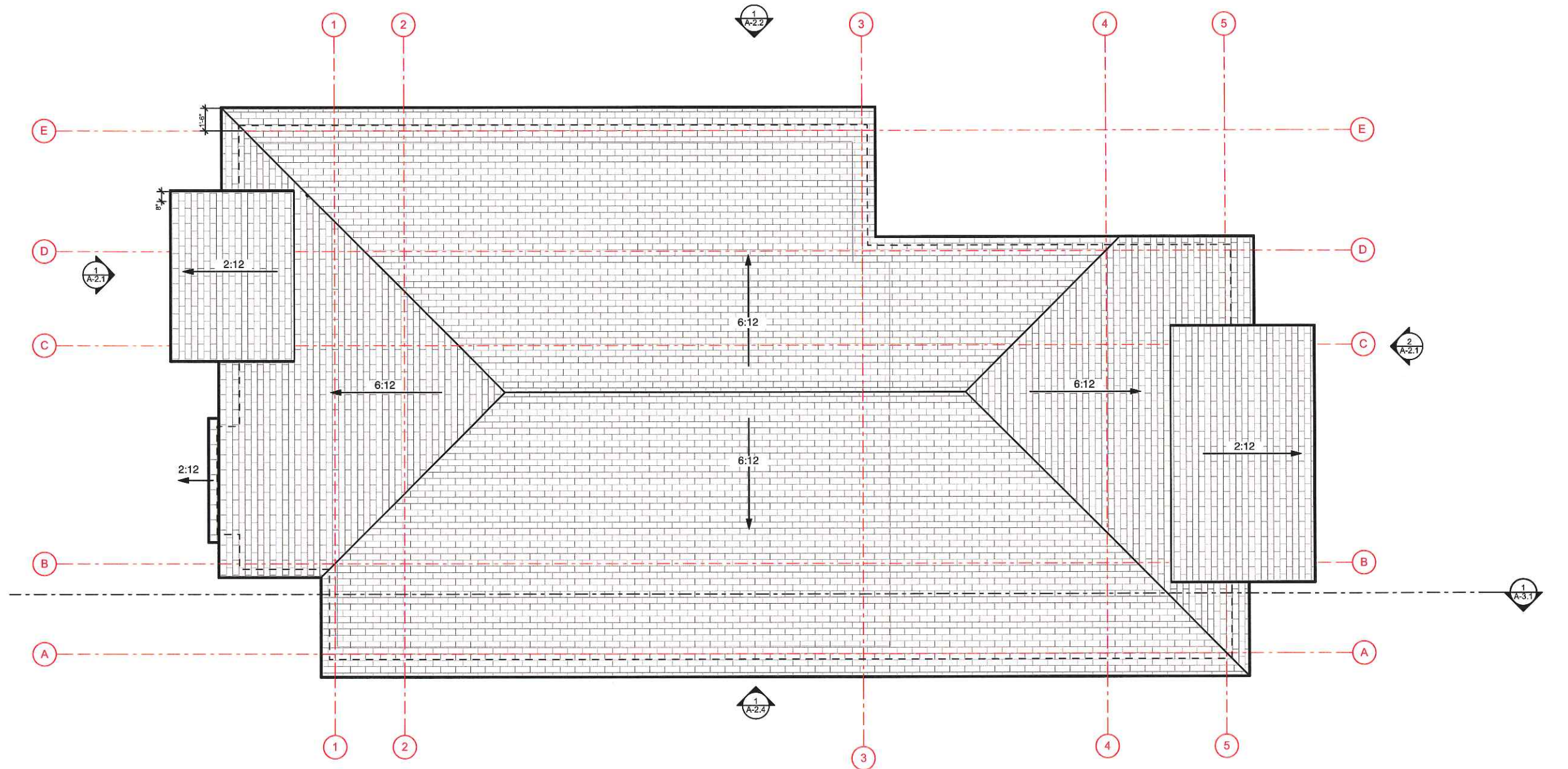
**SECOND FLOOR  
PLAN**

**A-1.2**

PROJECT:

**NEW TWO-FAMILY  
DWELLING**

380 DANFORTH  
PORTLAND ME 04101



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

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PHASE: SCHEMATIC DESIGN

ROOF PLAN

A-1.4

PROJECT:

**NEW TWO-FAMILY DWELLING**

380 DANFORTH  
PORTLAND, ME 04101



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



**1 NORTH ELEVATION: DANFORTH ST.**  
SCALE: 1/4" = 1'-0"

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DATE: 6/22/16  
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PHASE: SCHEMATIC DESIGN

SOUTH & NORTH  
ELEVATION

A-2.1

PROJECT:

**NEW TWO-FAMILY  
DWELLING**

380 DANFORTH  
PORTLAND ME 04101



**1 EAST ELEVATION**  
SCALE: 1/4" = 1'-0"

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EAST ELEVATION

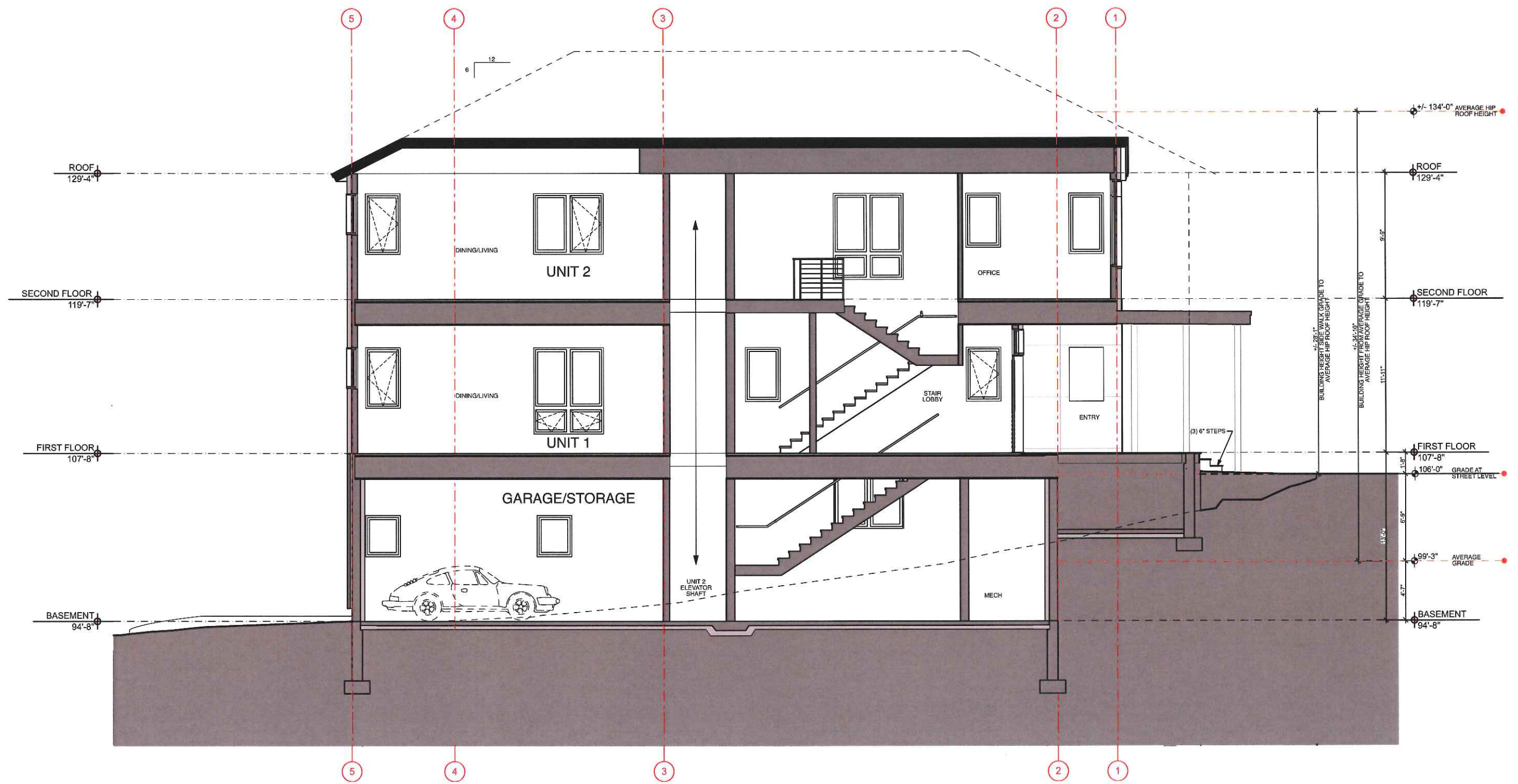
A-2.2





**1 WEST ELEVATION**  
SCALE: 1/4" = 1'-0"

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PROJECT NO: BMF2  
DATE: 6/22/16  
DRAWN BY: JT/CA  
PHASE: SCHEMATIC DESIGN



**1** SECTION: N-S  
SCALE: 1/4" = 1'-0"

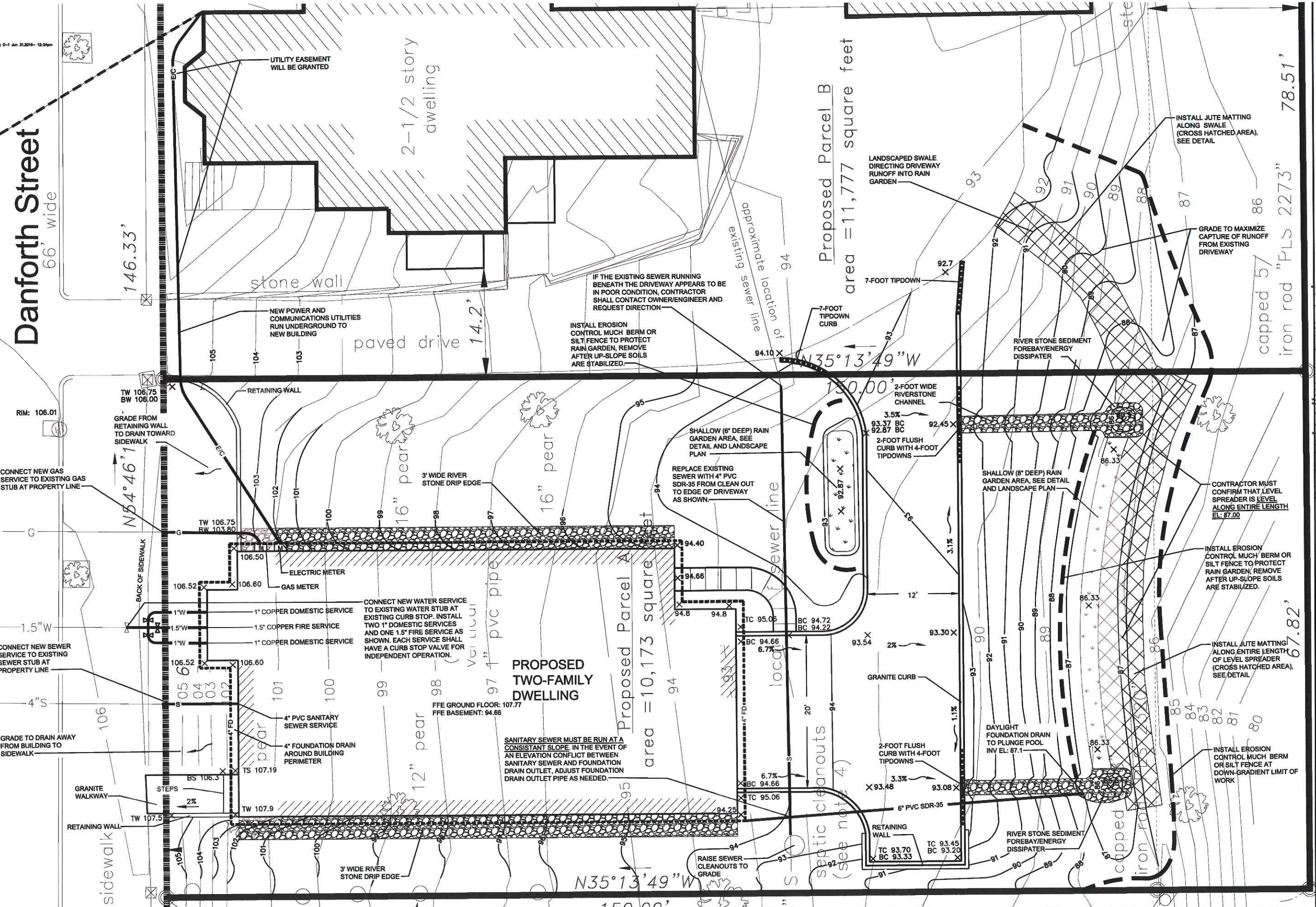
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# PERMITTING SET

C:\Users\jmoore\Documents\Projects\Bloomfield\Bloomfield\Development-Sub\GradingPlan\_8\_17\_16.dwg C-1 Jan 21, 2016 - 12:24pm

## NOTES

- THE CITY OF PORTLAND REQUIRES A PRE-CONSTRUCTION MEETING BEFORE SITE WORK CAN BEGIN.
- DRAIN PIPING SHOWN WITH SOLID LINES IS NON-PERFORATED PVC SDR 35. DRAIN PIPE SHOWN WITH DASHED LINES IS PERFORATED UNDERDRAIN (PERFORATED PVC SDR 35 - OR - PERFORATED, CORRUGATED HDPE WITH SMOOTH INTERIOR).
- INSTALL EROSION AND SEDIMENTATION CONTROL IN COMPLIANCE WITH THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION'S BEST MANAGEMENT PRACTICES AND GOOD HOUSEKEEPING PRACTICES IN ACCORDANCE WITH APPENDICES A, B AND C OF MAINE DEP CHAPTER 500. CONTRACTOR SHALL UTILIZE VARYING BMPs TO MINIMIZE THE MIGRATION OF EXPOSED SOILS FROM THE SITE. THESE INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
  - INSTALL LOCALIZED SEGMENTS OF MULCH BERM, SILT SOCK, HAY BALES AND/OR CRUSHED STONE CHECK DAMS TO FILTER RUNOFF BEFORE IT LEAVES THE SITE.
  - INSTALL SILT SACKS (OR APPROVED EQUAL) IN DOWNGRADE CATCH BASINS.
  - SWEEP DANFORTH STREET FREQUENTLY. WATER AND/OR VACUUMING SHALL BE USED TO CONTROL DUST WHEN SWEEPING.
- RAIN GARDEN AREAS: THE RAIN GARDEN AREAS ARE SHALLOW DEPRESSIONS INTENDED TO TREAT AND INFILTRATE STORMWATER. THE RAIN GARDEN SOILS ARE SENSITIVE TO CLOGGING FROM EROSION FROM EXPOSED SOILS AND THEREFORE MUST BE PROTECTED DURING CONSTRUCTION. AFTER CONSTRUCTION, RAIN GARDENS MUST BE MAINTAINED ANNUALLY BY REMOVING SEDIMENTS AND DEBRIS (INCLUDING SAND FROM THE DRIVEWAY) FROM THE SEDIMENT FOREBAYS AND RAIN GARDEN AREAS SO THAT THE PROPOSED GRADES ARE MAINTAINED.
- CONTRACTOR SHALL INSPECT ALL EROSION AND SEDIMENTATION CONTROL MEASURES ON A WEEKLY BASIS AND AFTER RAIN/STORM EVENTS. ANY ISSUES IDENTIFIED SHALL BE ADDRESSED AS SOON AS POSSIBLE AND BEFORE ADDITIONAL PRECIPITATION.
- ALL WORK IN THE RIGHT OF WAY SHALL MEET THE CITY OF PORTLAND TECHNICAL MANUAL STANDARDS
- ELEVATIONS ARE BASED ON CITY OF PORTLAND DATUM.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND GRADES IN THE FIELD AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
- UTILITY LOCATIONS ARE APPROXIMATE AND SHALL BE VERIFIED PRIOR TO CONSTRUCTION. ANY DISCREPANCIES OR CONFLICTS SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT/ENGINEER.
- ALL UTILITY INSTALLATIONS SHALL MEET THE REQUIREMENTS OF THE CITY OF PORTLAND, AS WELL AS ANY OTHER LOCAL, STATE, FEDERAL AND UTILITY OWNER REQUIREMENTS.
- SITE CONTRACTOR SHALL REPAIR ALL DISTURBED AREAS IN ACCORDANCE WITH THE EROSION CONTROL PLAN AND DETAILS.
- ALL AREAS DISTURBED BY CONSTRUCTION NOT TO BE PAVED OR OTHERWISE TREATED SHALL BE LOADED AND SEEDING ACCORDING TO THE PROJECT SPECIFICATIONS.



Project: **BLOOMFIELD DEVELOPMENT**  
380 DANFORTH ST  
PORTLAND, ME

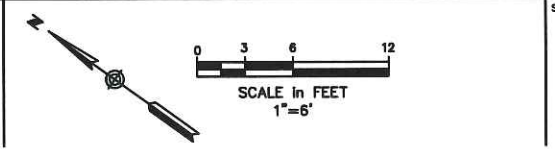
Prepared for:  
**KAPLAN THOMPSON ARCHITECTS**  
102 EXCHANGE STREET 2ND FLOOR  
PORTLAND, ME 04101

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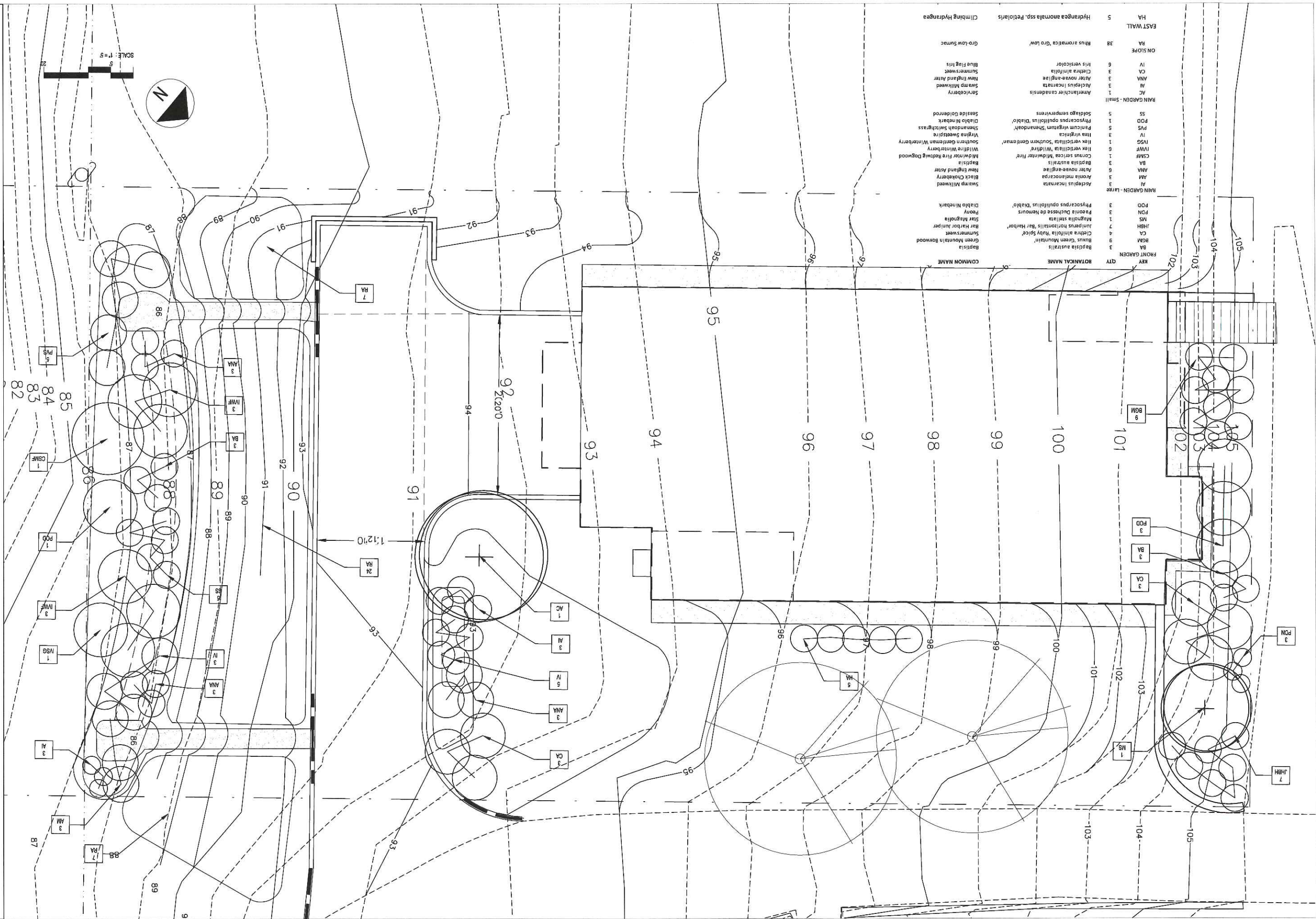
**GRADING, DRAINAGE AND UTILITIES PLAN**



Sheet No: **C1**

No.	Revision/Issue	Date	161.06056
C			
B	CLIENT REVIEW	06-21-16	
A	CLIENT REVIEW	06-17-16	

Design by: JIM  
Checked by: SJB  
Drawn by: KJT  
Approved by: SJB  
Project: 161.06056



KEY	QTY	BOTANICAL NAME	COMMON NAME
3	BA	Baptisia australis	Baptisia
3	CA	Carex green Mountain	Green Mountain Boxwood
7	JHBH	Juniperus horizontalis 'Bar Harbor'	Bar Harbor Juniper
1	MS	Magnolia switida	Bar Magnolia
3	PN	Paeonia Duchesse de Nemours	Reary
3	POD	Physocarpus opulifolius 'Diablo'	Diablo Ninkark
3	RA	Rhus aromatica 'Gro Low'	Gro-Low Sumac
5	HA	Hydrangea anomala ssp. Petiolaris	Climbing Hydrangea
3	AC	Asclepius incarnata	Swamp Milkweed
3	AM	Aster melanocera	Black Chokeberry
6	ANA	Aster novae-angliae	New England Aster
3	BA	Baptisia australis	Baptisia
3	CSPF	Corhus serotina 'Midwinter Fire'	Midwinter Fire Redtwig Dogwood
6	IMWF	Ilex verticillata 'Southern Gentleman'	Southern Gentleman Winterberry
3	IV	Itea virginica	Virginia Sweetgale
3	NSG	Nerita verticillata	Winterberry
5	PVS	Paricum virginicum 'Shenandoah'	Shenandoah Switchgrass
1	POD	Physocarpus opulifolius 'Diablo'	Diablo Ninkark
5	SS	Solidago sempervirens	Sea-side Goldenrod
1	AC	Amerlanche canadensis	Serviceberry
3	AM	Aster novae-angliae	New England Aster
3	AI	Asclepius incarnata	Swamp Milkweed
3	CA	Carex maritima	Summersweet
6	IV	Iris versicolor	Blue Flag Iris

# PLANTING PLAN

SCALE: 1:5  
DATE: 06.22.2016

**New Two-Family Dwelling**  
380 Danforth Street  
Portland Maine

**CALLAHAN + LEBLEU**  
landscape architects  
8 Lovell Street  
south portland, me 04106  
www.callahanlebleu.com

PROGRESS PRINT  
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CONSTRUCTION

# New Two-Family Dwelling

380 Danforth Street  
Portland Maine

SCALE: 1:5  
DATE: 06.22.2016

## SITE PLAN



ninebark



creeping juniper



summersweet



serviceberry



goldenrod



virginia sweetspire



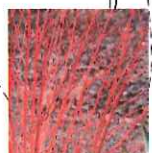
winterberry



black chokeberry



baptisia



red twig dogwood



baptisia



star magnolia



green mountain boxwood



new england aster



gro-low sumac



swamp milkweed



switchgrass



SCALE: 1"=5'