

# NOTES

## SITE CLEARANCE

- ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE LOCAL BUILDING CODE AND ACCIDENT AND FIRE PREVENTION REGULATIONS.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS BEFORE THE EXECUTION OF ANY WORK.
- REMOVE FROM THE CONSTRUCTION SITE ANY REMAINING BRUSH, TREES AND SHRUBS, AND ALL RUBBISH, TRASH AND FENCES DISPLACED BY THE EXECUTION OF THE WORK AS SHOWN ON THE DRAWINGS. WHILE GENERAL CLEARING OF TREES IS NOT A PART OF THE CONTRACT AND HAS BEEN ACCOMPLISHED PRIOR TO THE START OF CONSTRUCTION, CLEARING TREE REMOVAL INCIDENTAL TO THE CONSTRUCTION PROCESS (INCLUDING SEPTIC FIELD INSTALLATION) WILL BE REQUIRED. GRUBBING STUMPS, TREE ROOTS, AND OTHER ORGANIC MATTER IS A PART OF THE CONTRACT.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROCURE DUMPING FACILITIES OR OTHER MEANS OF DISPOSAL FOR ALL ITEMS SPECIFIED TO BE REMOVED FROM THE SITE.
- BURNING SHALL BE CONSIDERED ONLY WITH A BURNING PERMIT ISSUED BY THE TOWN OF OUL'S HEAD C.E.O. AND WITH THE EXPRESS WRITTEN APPROVAL OF THE ARCHITECT.
- TREES AND SHRUBS WHICH REMAIN WITHIN THE DISTURBED AREAS OF THE SITE SHALL BE PROTECTED BY APPROPRIATE MEANS SUCH AS WOOD PLANK ENCLOSURES AT TREE TRUNKS AND ROPE RESTRAINT FOR INTERFERING LIMBS; HOWEVER, IN NO CASE SHALL LIMBS BE RESTRAINED TO AN EXTENT WHICH MIGHT CAUSE PERMANENT DAMAGE OR BREAKAGE. SNOW FENCING IS NOT CONSIDERED AN ACCEPTABLE PROTECTIVE DEVICE. ALL PROTECTIVE MEASURES ARE TO BE APPROVED BY THE ARCHITECT IN ADVANCE OF THEIR USE.

## EARTHWORK

- FILL MATERIALS, FURNISHED BY THE EARTHWORK CONTRACTOR FROM OTHER SOURCES, SHALL BE EARTH, FREE OF DEBRIS, ROOTS AND ORGANIC MATTER.
- FILL MATERIAL FOR BACKFILLING AGAINST FOUNDATION WALLS AND AS A BASE FOR THE DRIVEWAY SHALL PASS THE FOLLOWING SIEVE TEST:

100%	PASSING #4 SIEVE
95-100%	PASSING #20 SIEVE
25-95%	PASSING #40 SIEVE
0-30%	PASSING #60 SIEVE
0-5%	PASSING #100 SIEVE
- ALL EARTHWORK WILL BE CONTAINED WITHIN SILT FENCE AREA SHOWN ON THE SITE PLAN AND ESTABLISHED BY GARTLEY & DORSKEY ENGINEERS.
- CONDUIT FOR UNDERGROUND ELECTRIC, TELEVISION AND CABLE LINES SHALL BE FURNISHED & INSTALLED BY ELECTRICAL CONTRACTOR.
- STRIP TOPSOIL WITHIN THE LIMITS OF GRADING AND STOCK PILE FOR LATER USE.
- WHILE DITCHES FOR FOUNDATION TRENCHES & UTILITY RUNS ARE OPEN, HAY BALES & PLASTIC BARRICADES SHALL BE PLACED AS REQUIRED, AS DIRECTED BY ARCHITECT & AS SHOWN ON THE SITE PLAN TO PREVENT SOIL EROSION.
- THE EARTHWORK CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXCAVATION AND BACKFILLING FOR FOUNDATION WORK AND TRENCH WORK OUTSIDE THE BUILDING AND UNDER THE SLAB. THE EARTHWORK CONTRACTOR SHALL DO THE WORK UNDER THE DIRECTION OF THE CONSTRUCTION MANAGER.
- EXCAVATIONS FOR FOOTINGS AND FOUNDATION WALLS SHALL EXTEND BELOW THE PREVAILING FROST LINE AND AT LEAST SIX INCHES INTO THE NATURAL UNDISTURBED SOIL. THIS SOIL SHALL BE FREE OF ALL ORGANIC MATERIAL AND SHALL BE OF SUFFICIENT STRUCTURAL INTEGRITY TO PROVIDE ADEQUATE BEARING FOR THE FOOTING(S) AND FOUNDATION WALL(S) IT SUPPORTS.
- NO FILL WILL BE PERMITTED FOR FOUNDATIONS OR FOOTINGS. SHOULD THE CONTRACTOR EXCAVATE DEEPER THAN HE IS REQUIRED, ALL CONCRETE AND OTHER MASONRY WORK SHALL BE STARTED ON UNDISTURBED SOIL AND BROUGHT TO THE LEVELS SHOWN ON THE DRAWINGS AT THE EARTHWORK CONTRACTOR'S EXPENSE. SHOULD UNSUITABLE SOIL CONDITIONS AT THE DESIGN ELEVATIONS REQUIRE GREATER DEPTH OF FOOTINGS, HOWEVER, THE ADDITIONAL EXCAVATION WILL BE CONSIDERED AS EXTRA WORK AND THE PRICE ADJUSTED ACCORDINGLY.
- EXCAVATE FOOTING DRAIN TRENCHES TO ALLOW PIPES TO BE LAID IN STRAIGHT LINES OR EVEN CURVES AND TO SPECIFIED GRADIENTS. PROVIDE SUFFICIENT CLEARANCE FOR JOINTING PURPOSES. SET DRAINS ON NATURAL GRADE IN A BED OF CRUSHED STONE 3/4" - 1 1/2" DIAMETER. WRAP FILTER CLOTH DOWN FROM TOP OF FOOTING OVER THE TOP OF THE STONE BED AND HALF-WAY DOWN THE SIDE. SEE DETAILS.
- THE EARTHWORK CONTRACTOR SHALL PROVIDE ANY NECESSARY SHORING AND BRACING AS MAY BE REQUIRED FOR THE EXCAVATION.
- FILL SHALL NOT BE PLACED ON MUDDY OR FROZEN AREAS OR IN STANDING WATER.
- FILLING AGAINST WALLS THAT ARE TO BE BACKFILLED ON BOTH SIDES SHALL PROGRESS SIMULTANEOUSLY ON BOTH SIDES.
- BACKFILL OUTSIDE FOUNDATION WALLS SHALL BE PITCHED TO TURN SURFACE WATER FROM THE BUILDING.
- FILL MATERIAL FOR USE OUTSIDE FOUNDATION WALLS SHALL BE COMPACTED TO THE SAME DENSITY AS THE SURROUNDING UNEXCAVATED SOIL.
- ALL BACKFILL OF UTILITY LINES, DRAINAGE LINES AND THE OUTSIDE OF FOUNDATION WALLS SHALL BE PLACED IN LIFTS NOT OVER 12" DEEP AND TAMPED TO THE FIRMNESS OF THE SURROUNDING UNDISTURBED SOIL. ALL PIPES SHALL BE BACKFILLED WITH 4" OF SAND COMPLETELY AROUND THEM. COMPACTION SHALL BE SUBJECT TO TESTING AT THE DISCRETION OF THE ARCHITECT.
- INTERIOR BACKFILL SHALL BE PLACED AND COMPACTED IN LAYERS NOT EXCEEDING 8" PRIOR TO COMPACTION.
- A MOTOR-DRIVEN COMPACTOR OF APPROVED DESIGN SHALL BE USED FOR COMPACTION OF INTERIOR FILL MATERIALS.
- INTERIOR BACKFILL SHALL BE COMPACTED TO 95% MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D-1557 STANDARDS AND SHALL BE SUBJECT TO COMPACTION TESTS AT THE DISCRETION OF THE ARCHITECT. COMPACTION TESTS SHALL BE PAID FOR BY THE OWNER. ANY SUBSEQUENT RETESTING NECESSARY SHALL BE PAID FOR BY THE EARTHWORK CONTRACTOR.
- BACKFILLING OF DRIVEWAY AND TURNAROUND AREA SHALL BE INSTALLED IN MAXIMUM 12" LIFTS AND SHALL BE COMPACTED TO 95% MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D-1557. WHERE DRIVE IS A CUT, EXCAVATE MINIMUM 12" BELOW FINISH ELEVATION AND FILL AND COMPACT AS ABOVE.
- GRADES SHALL BE UNIFORM LEVELS OR SLOPES BETWEEN HOUSE AND EXISTING GRADES IN ACCORDANCE WITH SITE PLAN, AND AS DIRECTED BY ARCHITECT.
- EXCAVATION AND REMOVAL OF LEDGE IF REQUIRED IN THE DRIVEWAY AND TURNAROUND AREAS, WITHIN THE HOUSE FOOTPRINT & FOR UTILITY LINES WILL BE COORDINATED BY THE CONSTRUCTION MANAGER.
- THE ARCHITECT SHALL BE THE SOLE JUDGE AS TO THE NECESSITY FOR THE USE OF EXPLOSIVES. IF CIRCUMSTANCES NECESSITATE THE USE OF EXPLOSIVES, OBTAIN WRITTEN CONSENT AND APPROVAL OF METHOD FROM THE LOCAL AUTHORITIES BEFORE PROCEEDING WITH BLASTING. HANDLE AND EMPLOY EXPLOSIVES AS STIPULATED IN THE MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION OF A.G.C.
- WHERE ROCK IS TO BE REMOVED BY BLASTING, ALL BLASTS SHALL BE SUITABLY COVERED WITH HATS AND EVERY PRECAUTION SHALL BE TAKEN FOR THE PROTECTION OF THE WORK, ADJACENT HOUSES, AND OTHER PROPERTY. NO BLASTING SHALL BE DONE EXCEPT BY THOSE AUTHORIZED AND IN SUCH A MANNER AS WILL COMPLY WITH ALL STATE AND MUNICIPAL REGULATIONS RELATING THERETO. ALL EXPLOSIVES SHALL BE STORED IN ACCORDANCE WITH AND TO THE SATISFACTION OF THE CHIEF OF THE FIRE DEPARTMENT. ALL EXPLOSIVES SHALL BE BROUGHT UPON THE WORK ONLY AS NEEDED AND IN SMALL QUANTITIES. THE PRECAUTIONS AGAINST ACCIDENT BY BLASTING OR PREMATURE EXPLOSIVES SHALL BE ENTIRELY SATISFACTORY TO THE ARCHITECT.

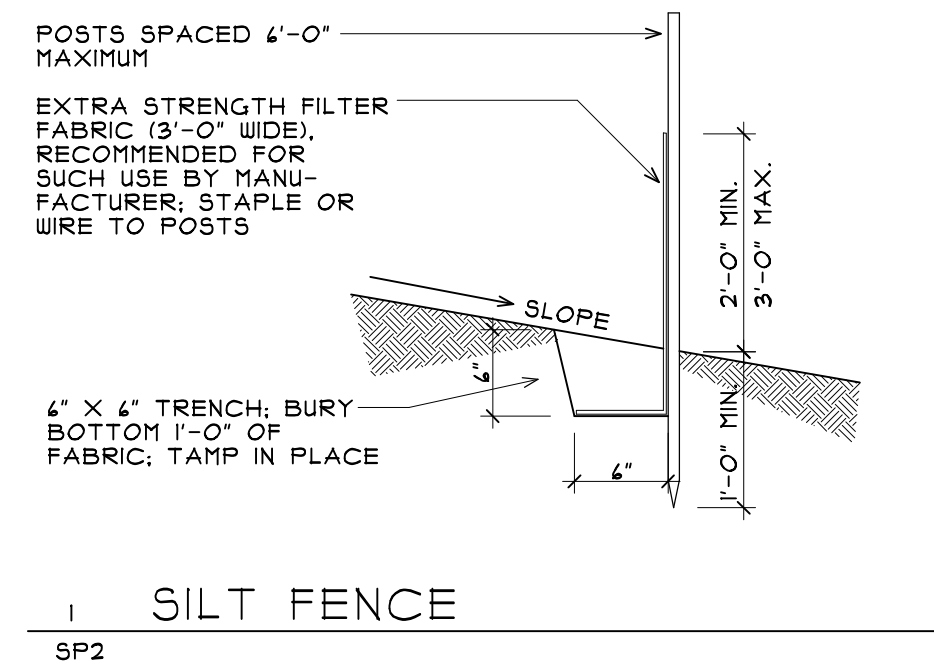
25. THE BLASTING CONTRACTOR SHALL BE LIABLE FOR ALL DAMAGE TO PERSONS OR PROPERTY CAUSED BY BLASTING OR EXPLOSIVES FOR LEDGE REMOVAL OR ARISING FROM NEGLIGENCE TO PROPERLY GUARD AND PROTECT THE EXCAVATIONS AND ALL PORTIONS OF THE WORK, AND HE SHALL WHOLLY INDEMNIFY THE OWNER AGAINST ALL CLAIMS ON SUCH ACCOUNT, AND NO COMPENSATION WILL BE ALLOWED THE BLASTING CONTRACTOR IN ANY EVENT, OR UNDER ANY CIRCUMSTANCES FOR LOSS INCURRED BY HIM OR ARISING FROM HIS NEGLIGENCE TO FULLY COMPLY WITH THE REQUIREMENTS.
26. BASE UNDER SLABS SHALL BE 3/4" DIAMETER STONE COMPACTED TO 95% DENSITY. BASE UNDER ALL FOOTINGS ABOVE LEDGE SHALL BE 4" OF STONE PER ABOVE.

## LANDSCAPING

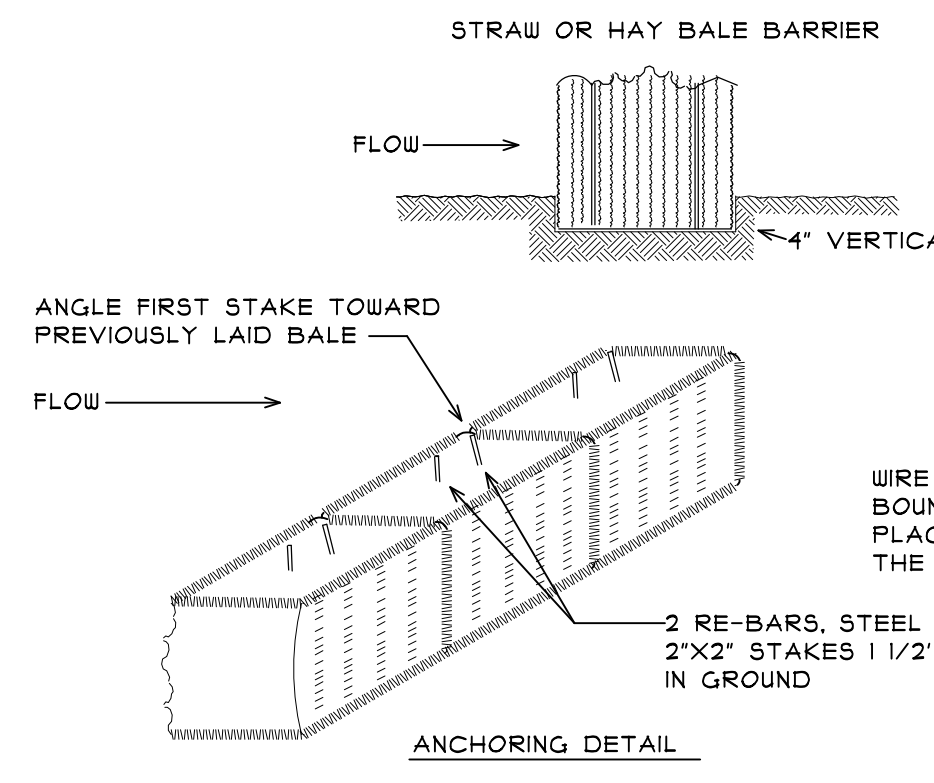
- AREAS ADJACENT TO DRIVEWAY & UTILITY INSTALLATION SHALL BE RESTORED TO A "NATURAL" PRECONSTRUCTION APPEARANCE AS MUCH AS POSSIBLE, USING BARK MULCH ONLY AS NECESSARY.
- TOPSOIL, WHETHER STRIPPED FROM THE SITE OR BROUGHT IN, SHALL BE THE EQUIVALENT OF SCREENED LOAM FREE OF ROCKS, TWIGS, ROOTS, AND OTHER DEBRIS.
- SPREAD TOPSOIL OVER THE ENTIRE DISTURBED AREA TO A THICKNESS OF NOT LESS THAN 4 INCHES AFTER BUILDING AND BACKCORAING.
- LEACH FIELD AREA (INCLUDING SIDE SLOPES) SHALL BE SEEDDED WITH WILDFLOWER MIX (MIX SHALL BE APPROVED BY ARCHITECT).

## SUBSURFACE WASTEWATER DISPOSAL SYSTEM

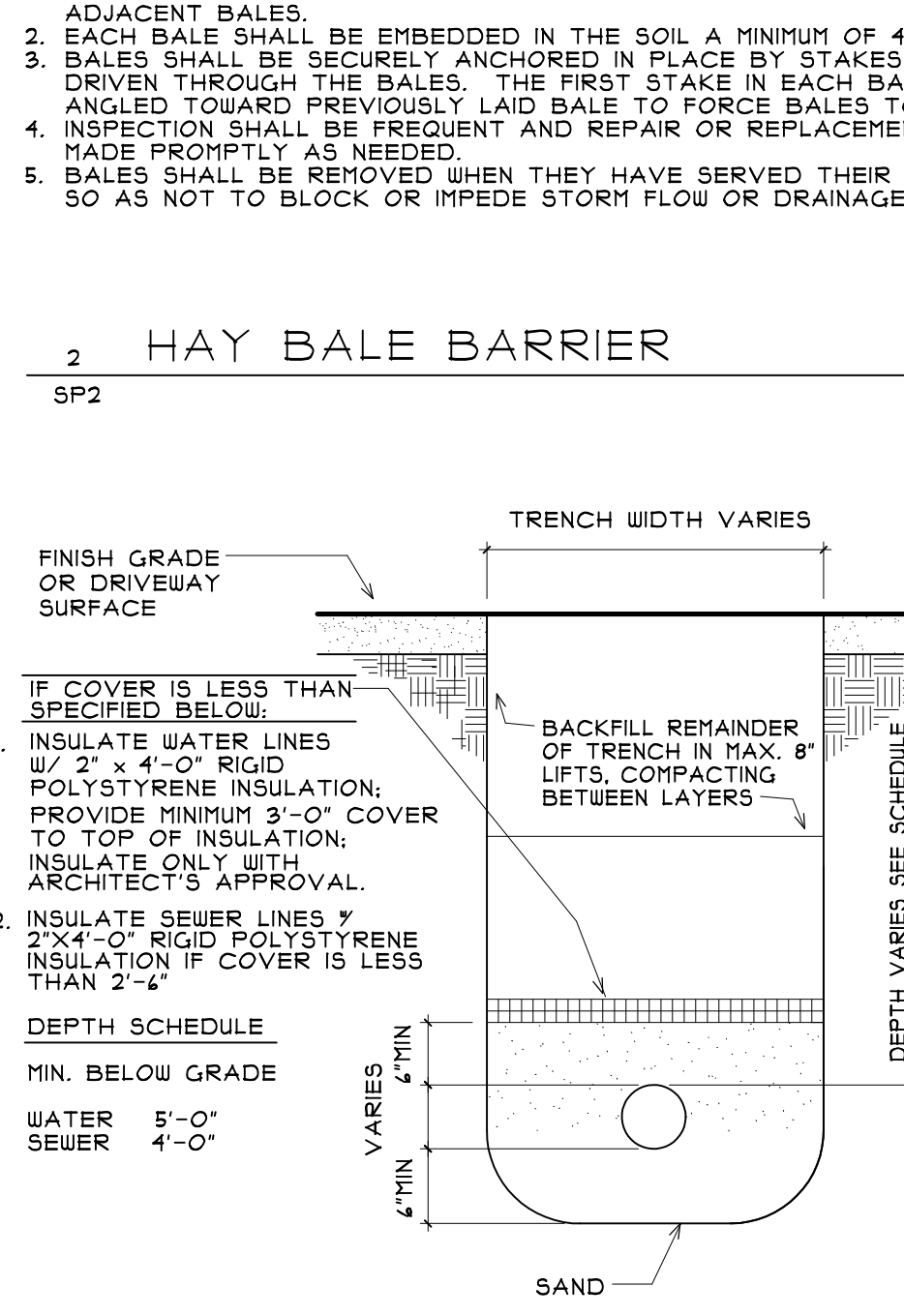
- SEPTIC SYSTEM SHALL BE PER DAVID STUDER DESIGN.
- FILL MATERIAL SHALL BE CLEAN, FREE OF FINES AND FOREIGN MATERIALS AND SHALL BE SANDY LOAM TO LOAMY SAND OR COARSER IN TEXTURE. INSTALL IN 8" COMPACTED LIFTS.
- STONE SHALL BE CLEAN AND SIZED ACCORDING TO THE REQUIREMENTS OF THE MAINE STATE PLUMBING CODE, AS WELL AS CURRENT RECOMMENDATIONS OF THE DIVISION OF HEALTH ENGINEERING AND LEACHING CHAMBER MANUFACTURER.
- THE BUILDING SEWER SHALL BE INSTALLED IN PRACTICAL ALIGNMENT WITH A UNIFORM SLOPE OF NOT LESS THAN 1/4 INCH/FOOT. WHERE IT IS NOT PRACTICAL TO OBTAIN A SLOPE OF 1/4 INCH/FOOT A BUILDING SEWER, 4 INCHES OR LARGER, MAY HAVE A SLOPE OF NOT LESS THAN 1/8 INCH/FOOT BUT ONLY WITH THE LPI'S APPROVAL. THE BUILDING SEWER SHALL BE LAID ON A FIRM BED THROUGHOUT ITS ENTIRE LENGTH AND ADEQUATELY PROTECTED TO PREVENT FREEZING.
- THE SEPTIC TANK SHALL BE PLACED ON A LEVEL FOUNDATION OF COMPACTED GRANULAR FILL NOT LESS THAN TWELVE (12") IN DEPTH, BROUGHT TO AN ACCURATE LEVEL AND GRADE SUCH THAT WHEN THE TANK IS PLACED, INLETS AND OUTLETS WILL ALIGN AS NECESSARY TO CONFORM TO BUILDING SEWER GRADES DEFINED ABOVE. SEPTIC TANK SHALL BE WATERTIGHT. WHEN INSTALLING A TANK IN SOILS WITH A HIGH SEASONAL GROUND WATER TABLE, PRECAUTIONS SHALL BE TAKEN TO PREVENT FLOTATION AND GROUND WATER INFILTRATION. THE TANK SHALL BE INSTALLED TO ASSURE IT IS WATER TIGHT AND THE INVERT OF THE OUTLET SHALL BE ABOVE THE SEASONAL HIGH GROUNDWATER LEVEL. THE CONTRACTOR SHALL REMOVE ALL WATER FROM THE EXCAVATION AND KEEP IT DRY UNTIL THE TANK IS SET AND, IF NECESSARY TO PREVENT FLOTATION, THE TANK SHALL BE FILLED WITH CLEAN WATER. DIRTY OR MUDDY WATER FROM EXCAVATION SHALL NOT BE USED.
- SEPTIC TANK RISERS AND COVERS AND HATCHES SHALL BE INSTALLED ON TANKS PRIOR TO BACKFILLING. COVERS SHALL BE SET APPROXIMATELY 4" BELOW THE FINAL FINISH GRADE.
- CONNECT TO (E) LEACH FIELD BY THE ADDITION OF A NEW DISTRIBUTION BOX.



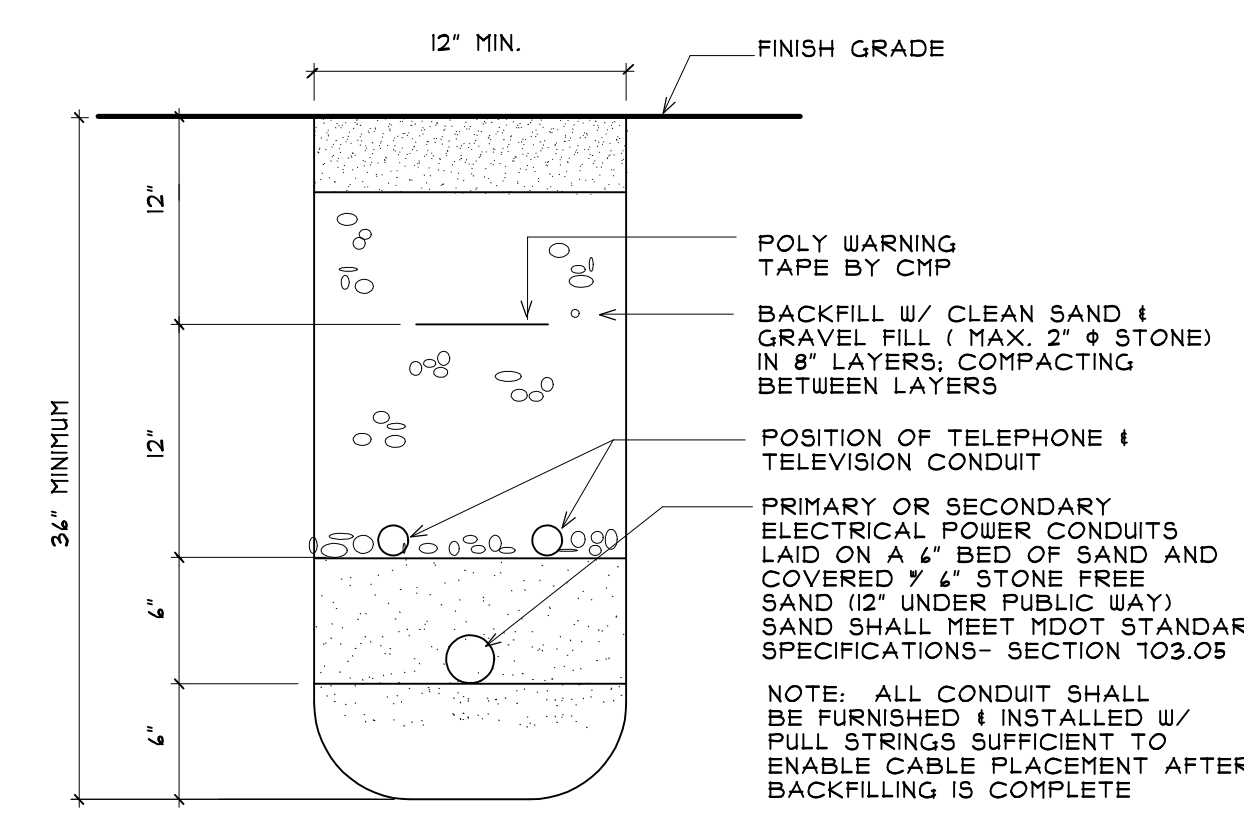
1 SILT FENCE  
SP2



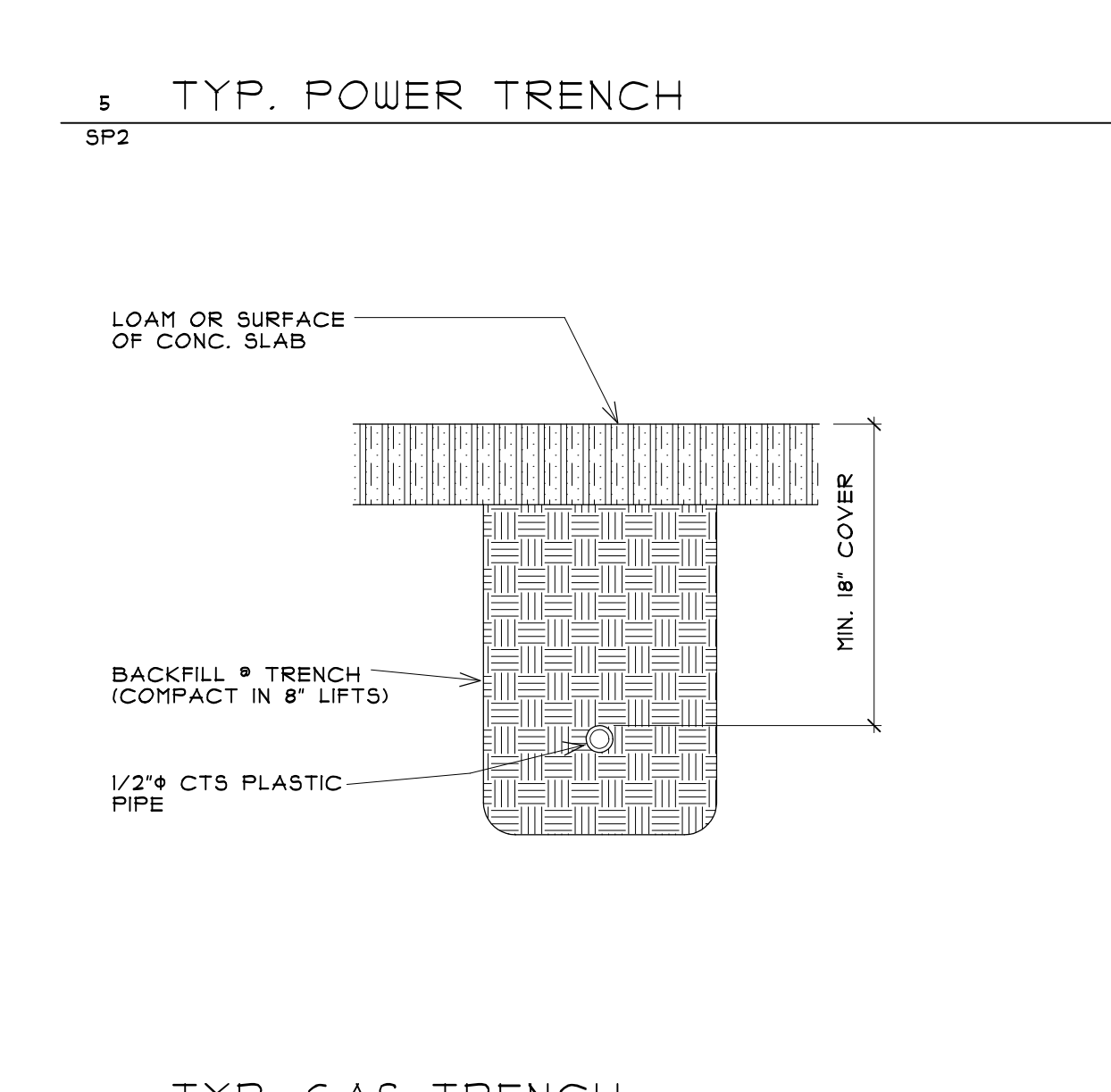
2 HAY BALE BARRIER  
SP2



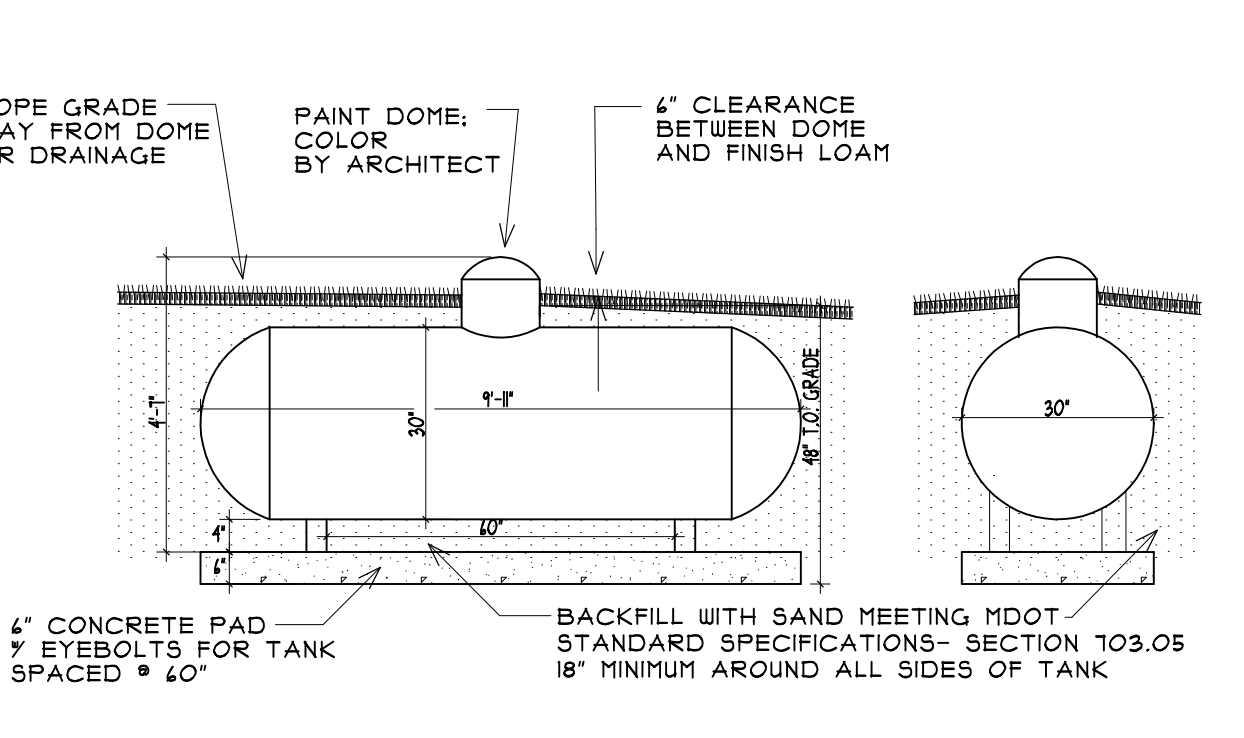
4 TYP. UTILITY TRENCH  
SP2



5 TYP. POWER TRENCH  
SP2



4 TYP. GAS TRENCH  
SP2



1 UNDERGROUND LP TANK  
SP2 NOT TO SCALE

- IF COVER IS LESS THAN SPECIFIED BELOW:
  - INSULATE WATER LINES 3/4" 2" x 4" RIGID POLYSTYRENE INSULATION; PROVIDE MINIMUM 2" COVER TO TOP OF INSULATION. INSULATE ONLY WITH ARCHITECT'S APPROVAL.
  - INSULATE SEWER LINES 2" x 4" RIGID POLYSTYRENE INSULATION IF COVER IS LESS THAN 2'-4".

NOTE: IF A HIGH WATER TABLE EXISTS AT BURIAL LOCATION, TANK MUST BE ANCHORED. GAS COMPANY SUPPLIES ANCHORS, EARTHWORK CONTRACTOR INSTALLS

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SOSNIK COTTAGE

MAINE

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GREAT DIAMOND ISLAND

PORTLAND

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SITE DETAILS

SCALE: 1" = 20'-0"

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**REVISIONS**

NO.	DATE	DESCRIPTION

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job no. 1506

file name 1504-SitePlan.sec

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drawn by OFFICE

date 24 MAY 2016

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checked OFFICE

issued

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SP2

# SP2