87-U-1

1999-0064

55 Centennial St.
Peaks Island
New Residential
Scott Braman

CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Planning Department Copy

19990064
I. D. Number

Scott Braman & Suzanne Parrott
Applicant

05/20/1999
Application Date

21 Luther St, Peaks Island, ME 04108
Applicant's Mailing Address

Centenial St Peaks
Project Name/Description

SAA
Consultant/Agent

55 - 55 Centennial St, Peaks Island
Address of Proposed Site

766-2344
Applicant or Agent Daytime Telephone, Fax

087 U001
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): ☑ New Building ☐ Building Addition ☐ Change Of Use ☑ Residential
☐ Office ☐ Retail ☐ Manufacturing ☐ Warehouse/Distribution ☐ Parking Lot ☐ Other (specify)

2 unit	31,138 sq. ft.	IR-2
Proposed Building square Feet or # of Units	Acreage of Site	Zoning

Check Review Required:

☑ Site Plan (major/minor) ☐ Subdivision # of lots ☐ PAD Review ☐ 14-403 Streets Review

☐ Flood Hazard ☐ Shoreland ☐ HistoricPreservation ☐ DEP Local Certification

☐ Zoning Conditional Use (ZBA/PB) ☐ Zoning Variance ☐ Other

Fees Paid: Site Plan $400.00 Subdivisio Engineer Review $240.00 Date 08/23/1999

Planning Approval Status:

Reviewer Kandice Talbot

☐ **Approved** ☑ **Approved w/Conditions** See Attached ☐ **Denied**

Approval Date 07/09/1999 Approval Expiration 07/09/2000 Extension to ☐ Additional Sheets Attached

☑ OK to Issue Building Permi Kandi Talbot (signature) 08/23/1999 (date)

Performance Guarantee ☐ **Required*** ☑ **Not Required**

* No building permit may be issued until a performance guarantee has been submitted as indicated below

☐ Performance Guarantee Accepted	date	amount	expiration date
☐ Inspection Fee Paid	date	amount	
☐ Building Permit Issue	date		
☐ Performance Guarantee Reduced	date	remaining balance	signature
☐ Temporary Certificate of Occupancy	date	☐ Conditions (See Attached)	expiration date
☐ Final Inspection	date	signature	
☐ Certificate Of Occupancy	date		
☐ Performance Guarantee Released	date	signature	
☐ Defect Guarantee Submitted	submitted date	amount	expiration date
☐ Defect Guarantee Released	date	signature	

CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
ADDENDUM

19990064
I. D. Number

Scott Braman & Suzanne Parrott
Applicant

05/20/1999
Application Date

21 Luther St, Peaks Island, ME 04108
Applicant's Mailing Address

Centenial St Peaks
Project Name/Description

SAA
Consultant/Agent

55 - 55 Centennial St, Peaks Island
Address of Proposed Site

766-2344
Applicant or Agent Daytime Telephone, Fax

087 U001
Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

- Jim Robbins has determined that the street address will be 3-5 City Point Road

Planning Conditions of Approval

- once the applicant has cleared the site of overgrowth, if landscaping is not adequate the applicant will replace the landscaping as needed
- that the applicant will do work as noted in Jim Wendel's memo #2.
- a foundation permit should be issued only

Inspections Conditions of Approval

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. It is the understanding of this application that this is phase I and the construction of the main house. You will need a separate building permit app construction of Phase II and the second dwelling unit. If there is a lag of more than six months between projects, you may loose your status of ap and site plan review. Please keep this office notified of your status of work.
3. Separate permits shall be required for future decks, sheds, pool(s), and/or garage.
4. Please read and follow the requirements concerning shoreland zoning requirements. Although your structure is not within 75' of the high water mark, there are still some governing restrictions from the 75' mark to the 250' mark from HWM within shoreland zoning.

Fire Conditions of Approval

99-123(3)

FILE

Corporation Counsel
Gary C. Wood

Associate Counsel
Charles A. Lane
Elizabeth L. Boynton
Donna M. Katsiaficas
Penny Littell

CITY OF PORTLAND

August 9, 1999

Fax No. 878-5481
Mr. Scott Braman
City Point Road
Peaks Island, Maine

Dear Mr. Braman:

I am following up on two items which have not yet been finalized with regard to your lot on City Point Road, Peaks Island. The first has to do with resolving the issue of who will own the edge of City Point Road as it intersects Centennial. At the present time you own the underlying fee. In light of the work the City intends to undertake to address some drainage concerns, it is clear that the corner will be available to use by the general public in much the same way that is has been used over the years and is presently being used. When The City met with you and your attorney, Brenda Buchanan a while back on this matter, it was left that you would consider your options and get back to the City. I have spoken with Attorney Buchanan and was informed, that at this time, you wish to handle this matter on your own. If I am mistaken on this, please refer this letter to your attorney. If I am correct and you have decided to deal with this issue on your own, I would very much like to finalize the interest in that corner (whether you wish to deal the same to the City or whether you wish to grant an easement to the City). Please contact me within the next week as to your preference and I will work with you to finalize the matter.

The second issue to be addressed is the payment for the services provided by City consultant, Jim Wendel. In evaluating your lot and the surrounding area for drainage concerns which you have brought to the City, and in determining the grading necessary on your lot to fit in with proposed work to be completed by the City, Jim has billed $480.00. Typically we would require the lot-owner to pay for the entire engineering cost. Under the circumstances the City is willing to split this cost. We would expect payment from you in the amount of $240.00. That payment should be delivered to Kandi Talbot, the Planner overseeing your project.

I look forward to your call with regard to these matters.

Sincerely,

Penny Littell/J

Penny Littell
Associate Corporation Counsel

O:\WP\PENNY\LTRS\BRAMAN.DOC

Site Plans – Drainage

- 43 and 46 Bay Street – Limited filling near wetland, & allowed slight alteration of the drainage course within the property boundaries.
- 12, 17, 20, & 21 Haskell (and Harris Streets) – Sloping site, drainage from higher properties drained to lower properties into a bermed drainage course that ultimately drained to a field inlet.
- 204 Hicks Street- Wolf/Pompeo duplex – Most of site drains to front swale abutting the street. Applicant obtained drainage easement from neighbor to allow drainage across neighbor's property.
- 56 Quiet Lane – Tied foundation drain into subsurface line that drains across neighbor's property. The line outlets to a swale that drains along the rear boundaries of several properties to a field inlet on City property/ROW. Easements were obtained and recorded.
- 26 Beaumont Street – Wetlands were filled to create a buildable lot. Site drains to a swale/watercourse that runs through the property (and several others) that ultimately drains to a field inlet into the City's drainage system.
- 33 Rowe Ave – Some wetlands were filled to access the buildable portion of the lot. The site drains to the wetlands located on applicant's and neighbor's property that ultimately drains to a culvert into the City's drainage system.
- 1413 Westbrook Street – Application was never approved because applicant failed to submit a drainage plan that showed not impact to neighbors. The applicant is expected to re-submit with a rain garden/bio-cell to control drainage.
- 258 Holm Avenue – Site was approved with berming, and grading to a field inlet that ties into the City's drainage system to help control surface drainage.
- 79 Longwoods Drive – Site is to be graded in a manner that retains most surface drainage on-site. Post-construction surface drainage is not expected to exceed pre-construction drainage conditions.
- 119 Noyes Street – Site was approved with grading that drains surface water to a field inlet that ties into the City's storm drain system.
- 406 Ray Street – Site plan was approved with grading and berming that directs water along the downstream property boundary towards the street.
- 18 Rosedale Street - Site was approved with grading that drains surface water to a field inlet that ties into the City's storm drain system.
- 149 Sherwood Street – Site plan was approved with grading that directs water towards the street, and to a shallow swale that is directed to an existing watercourse.
- 18 Victor Road - Site plan was approved with grading and berming that directs water along the downstream property boundary towards the street.

PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Penny St. Louis Littell- Director of Planning and Development
Marge Schmuckal, Zoning Administrator

September 12, 2008

Clifton P. Rose and Alicia M. Kershaw
95 Franklin Street #4
New York, NY 10013

RE: 5 City Point Road, P.I. - #087-U-1 & 5 - IR-2 Zone with a Shoreland Overlay Zone (55 Centennial Str.)

Dear Mr. Rose and Ms. Kershaw,

It has come to my attention that in the near future you intend to make some alterations to your property that would entail modifications to drainage and clearing on your property.

Please be aware that your property on City Point Road was approved in 1999 with a site plan review and building permit. This same property is located within a Shoreland Zoning Overlay area which strictly regulates all activities including the clearing of land and alterations to drainage. I am including copies of the original site plan along with sections of the Shoreland ordinance that regulate this activity.

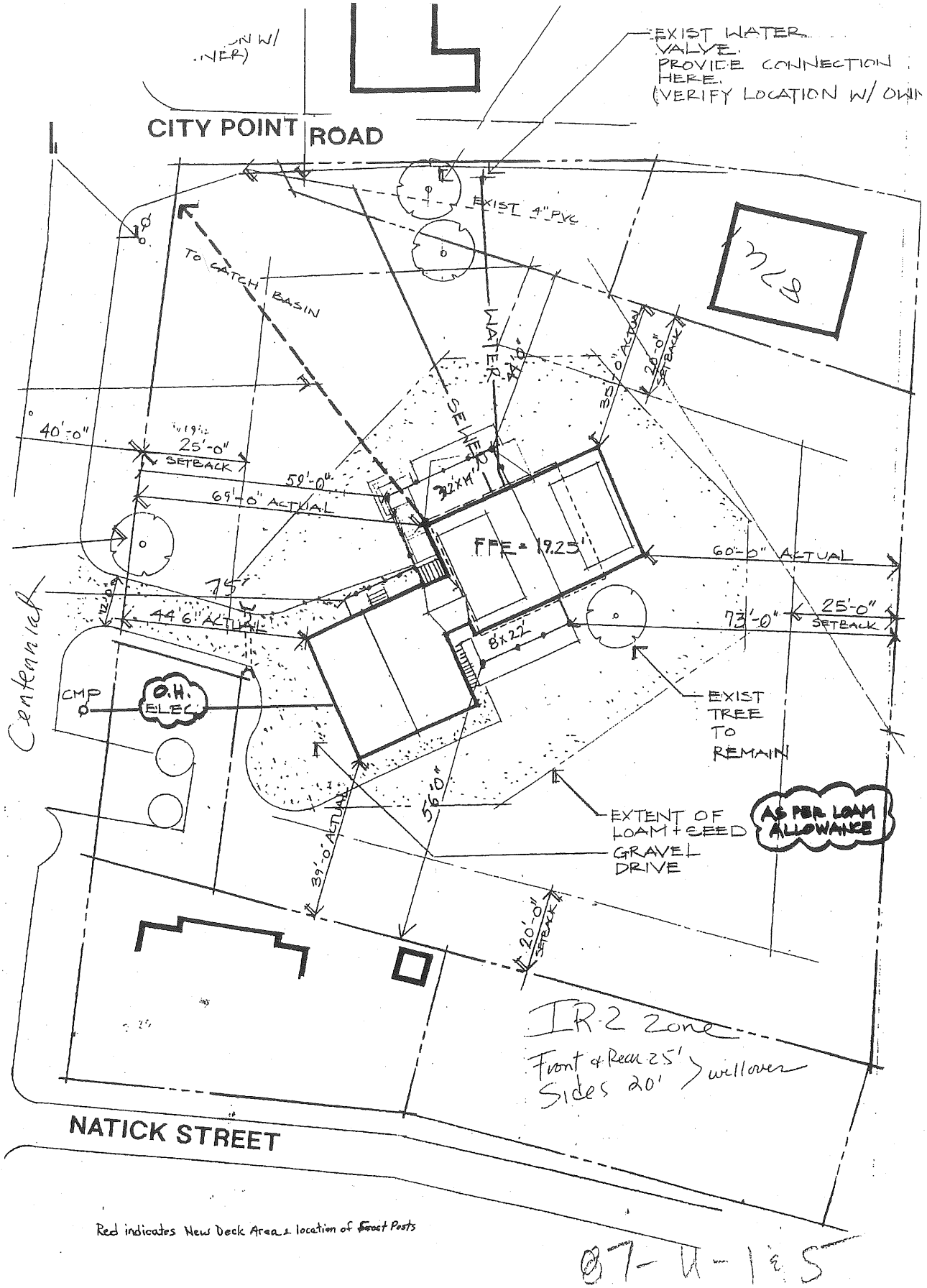
Prior to any alterations of drainage and clearing of land, this office would require a revised site plan application and building permit application with the appropriate plans to review and approve. DEP may be required to review and approve the same plans.

If you have any questions regarding this matter, please do not hesitate to call me at (207) 874-8695.

Very truly yours,

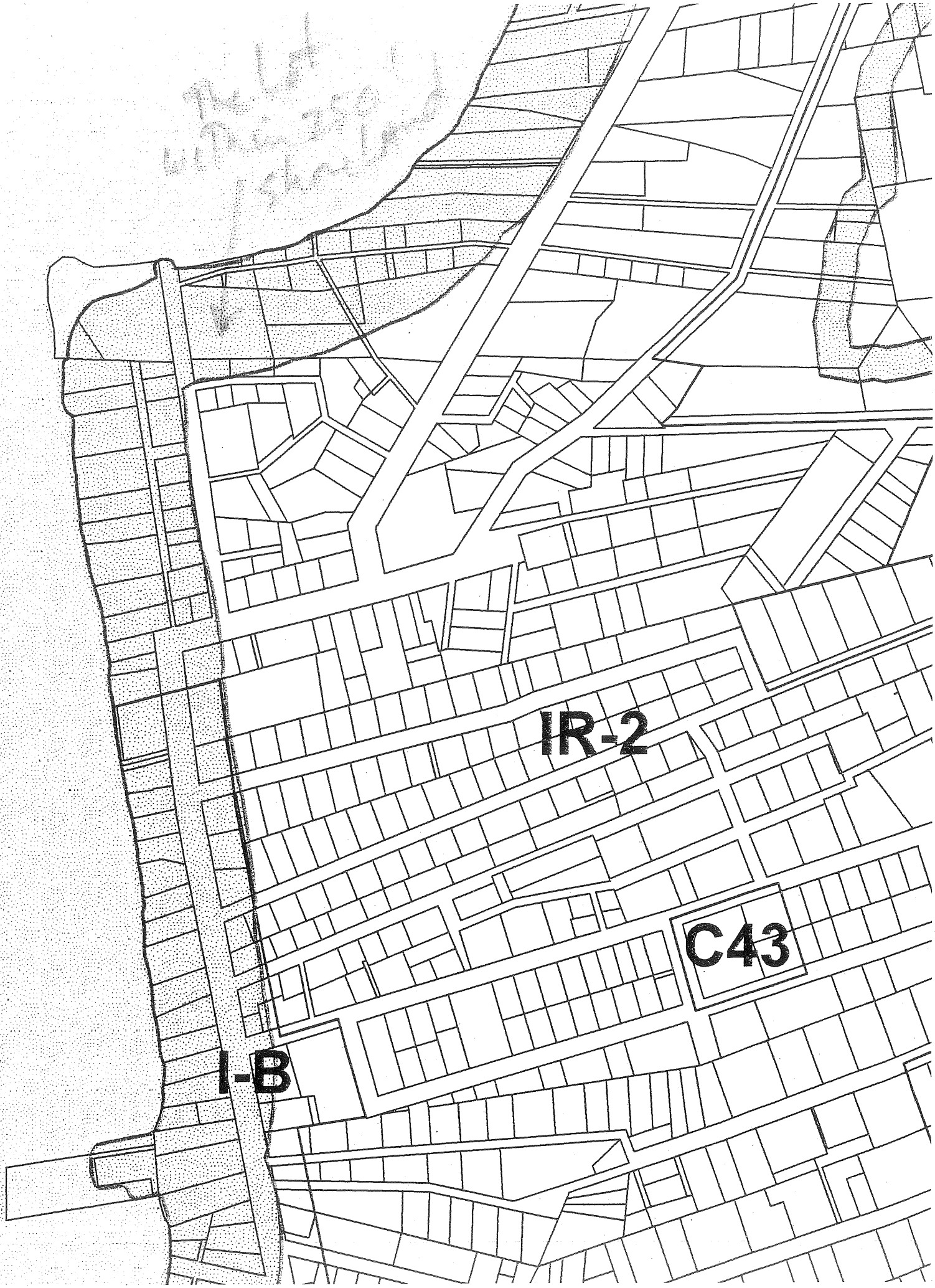
Marge Schmuckal
Zoning Administrator

Cc: Joseph Gray, City Manager
Penny St. Louis Littell, Director of Planning and Development
Barbara Barhydt, Planning
Philip DiPierro, Planning
File



1 **SITE PLAN**

SCALE 1:20


IR-2
C43
I-B

Zoning Division
Marge Schmuckal
Zoning Administrator

Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND

SHORELAND ZONING REQUIREMENTS

Shoreland zoning requirements apply to all designated shoreland zoning areas shown on the Official City of Portland Zoning Maps. Generally speaking it is an area enclosed within 250 feet of the High Water Mark.

WITHIN 75 FEET OF NORMAL HIGH WATER LINE:

- No new building construction allowed.

- There shall be no newly cleared openings.

- A well-distributed stand of trees and other vegetation, including existing ground cover, shall be maintained.

- Clearing of vegetation for development is NOT allowed, except to remove safety hazards.

- No newly cleared opening greater than 250 sq. ft. in the forest canopy as measured from the outer limits of the tree crown is allowable. However a footpath not to exceed 10 feet in width as measured between tree trunks is permitted provided that a clear line of sight to the water through the buffer strip is NOT created (to be "meandering" in nature).

- There shall be no accessory structures constructed, such as piers, docks, wharves, bridges, stairways, parking areas, and retaining walls without permits, review, and approvals.

BEYOND THE 75 FOOT SETBACK, STILL WITHIN SHORELAND ZONE:

- There shall be permitted on any lot in any 10 year period, selective cutting of not more than 40% of the volume of trees 4" or more in diameter, measured 4.5 feet above ground level. Tree removal in conjunction with the development of permitted uses shall be included in the 40% calculations. Pruning of tree branches on the bottom 1/3 of the tree is permitted.

- In no event shall cleared openings for development, including but not limited to, principal and accessory structures, driveways, and sewage disposal areas, exceed in the aggregate, 25% of the lot area or 10,000 sq. ft. which ever is greater.

RE: TIMBER HARVESTING:

- There can be no single clear cut openings greater than 10,000 sq. ft. in the forest canopy (measured from the edge of the crown of trees).

- Clear cut openings greater than 5,000 sq. feet must be 100 feet apart.

- Clear cut openings must be included in the calculations of total volume removal.

RE: shorlreg.

established for structures in those zones, and in the R-OS, I-B, and I-2 zones, where parking areas shall be set back a minimum of twenty-five (25) feet from the normal high water line, unless the planning board determines that no other reasonable alternative exists. Where the planning board makes a determination that no other reasonable alternative exists, the planning board may reduce the parking setback requirement in the R-OS, I-B and I-2 zones to the least amount necessary for construction, provided that the applicant proves by a preponderance of the evidence that appropriate techniques will be used to prevent sedimentation of the water body.

(k) *Stormwater runoff:*

1. All new construction and development shall be designed to be in compliance with the City of Portland Technical and Design Standards and Guidelines to minimize stormwater runoff from the site in excess of the natural predevelopment conditions. Where possible, existing natural runoff control features, such as berms, swales, terraces and wooded areas shall be retained in order to reduce runoff and encourage infiltration of stormwater.

2. Stormwater runoff control systems shall be maintained as necessary to ensure proper functioning.

(l) *Agriculture:*

1. All spreading or disposal of manure shall be accomplished in conformance with the Maine Guidelines for Manure and Manure Sludge Disposal on Land published by the University of Maine Soil and Water Conservation Commission in July, 1972.

2. Manure shall not be stored or stockpiled within seventy-five (75) feet, horizontal distance, of water bodies, tributary streams, or wetlands. Within five (5) years from the effective date of this section, all manure storage areas within the shoreland zone must be constructed or modified such

that the facility produces no discharge of effluent or contaminated stormwater. Existing facilities which do not meet the setback requirement may remain, but must meet the no discharge provision within the five-year period.

3. Agricultural activities involving tillage of soil greater than forty thousand (40,000) square feet in surface area, or the spreading, disposal or storage of manure within the shoreland zone shall require a soil and water conservation plan to be filed with the building authority.

4. There shall be no new tilling of soil within seventy-five (75) feet, horizontal distance, from water bodies or within twenty-five (25) feet, horizontal distance, of tributary streams and wetlands when such new tilling, by itself or combined with all other contiguous tillage, shall exceed forty thousand (40,000) square feet in surface area. Operations in existence on the effective date of this section and not in conformance with these provisions may be maintained by shall not be expanded. When the new tilling, by itself or combined with all other contiguous tillage, shall total forty thousand (40,000) square feet or less, the tillage shall be set back a minimum of twenty-five (25) feet from all water bodies, tributary streams or wetlands.

5. Livestock grazing areas established after the effective date of this section shall not be permitted within seventy-five (75) feet, horizontal distance, of water bodies or within twenty-five (25) feet, horizontal distance, of tributary streams and wetlands. Livestock grazing associated with farm activities commenced prior to the effective date of this section shall be allowed to continue provided that such activity is conducted in accordance with a soil and water conservation plan filed with the building authority.

(m) *General site plan features:* The planning board or planning authority shall approve a site plan located

within a shoreland zone if it finds that the following standards, in addition to the standards set forth in section 14-526, are met:

1. The proposal will maintain safe and healthful conditions;

2. The proposal will not result in water pollution, erosion, or sedimentation to surface waters;

3. The proposal will adequately provide for the disposal of all wastewater;

4. The proposal will not have an adverse impact on spawning grounds, fish, aquatic life, bird or other wildlife habitat;

5. The proposal will conserve shore cover and visual, as well as actual, points of access to inland and coastal waters;

6. The proposal will protect archaeological and historic resources;

7. The proposal will not adversely affect existing commercial fishing or maritime activities;

8. The proposal will avoid problems associated with flood plain development and use; and

9. The proposal is in conformance with the standards set forth in this section.

(Code 1968, § 602.19A.D; Ord. No. 499-74, § 10, 8-19-74; Ord. No. 38-85, § 1, 7-15-85; Ord. No. 15-92, § 29, 6-15-92; Ord. No. 164-97, § 12, 1-6-97)

Sec. 14-450. Reserved.

DIVISION 26.5. FLOOD PLAIN MANAGEMENT REGULATIONS*

---

*Editor's note--Ord. No. 660-86, adopted July 7, 1986, amended Ch. 14, Art. III, by the addition of Div. 26A, §§ 14-450.1--14-450.8, which provisions have been included herein as Div. 26.5 at the discretion of the editor in order to conform with the existing numbering of divisions contained in this article.

DeLUCA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

778 MAIN STREET
SUITE 8
SOUTH PORTLAND, MAINE 04106
TEL. 207 775 1121
FAX 207 879 0896

- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- TRAFFIC STUDIES AND MANAGEMENT
- PERMITTING
- AIRPORT ENGINEERING
- SITE PLANNING
- CONSTRUCTION ADMINISTRATION

MEMORANDUM

Penny - Jim's engineering amount was $480.00

TO: Joe Gray, Jr., Director, Planning and Urban Development
Bob Cook, Public Works
Scott Braman, 55 Centennial Street
Larry Mead
Rick Knowland, Senior Planner

FROM: Jim Wendel, P.E. Development Review Coordinator

DATE: June 14, 1999

RE: Drainage and Vehicle Access
55 Centennial Street

A site visit was made on Wednesday, June 9, 1999 with Bob Cook and Scott Braman to investigate a drainage and road geometry problem at the corner of Centennial Street and City Point Road, and the referenced address. The intent was to identify and present recommendations on how to solve the drainage and access issues at this location. Our recommendations are:

1. Install an approximately 6' length of the largest diameter culvert pipe that will fit into the catch basin that is beside CMP pole #7. The pipe would match the invert of the outlet pipe of the catch basin with a minimum slope on the pipe to maximize the available elevation difference in the area so as to promote positive drainage from the Braman property. The inlet end of the culvert would face the Braman property and be located behind the CMP pole and within the road right of way. The area around the inlet would be riprapped for slope stability. We recommend the largest diameter of pipe possible be installed since the full size of the watershed and peak flow of runoff that drains to this point is not known. This will provide the best opportunity to minimize operational problems from a hydraulic point of view. Finally, a trash rack would be installed on the end of the culvert providing no more than a 4"-6" opening between bars of the trash rack.

2. Construct a broad, grassed swale from the culvert end, noted in item 1, along City Point Road to the tree line to provide positive catchment and direction of runoff to the culvert inlet. The elevation at the end of the swale would be approximately 3" below existing ground in the area. A swale is recommended to allow a more easily mowable surface as opposed to a roadside ditch with typically steeper side slopes.

3. Utilize available City vertical granite curb and install it as sloped curb within City Point Road along the existing Braman side edge of gravel from Centennial Street to the tree line, and, to backfill behind the curb in such a manner as to create a slight broad rounded berm that would be integral with the swale noted in item 2 above. The berm could be 9"-12" above the gutter line elevation of City Point Road. In addition, the large boulders currently lining City

Point Road could be placed on top of the berm. The curb and berm construction will significantly help to discourage vehicle encroachment and prevent parking along this side of City Point Road and the Braman property. The sloped curb could also be extended and matched to the existing wood curb to define the edge of the road and further minimize vehicle encroachment beyond the existing edge of gravel.

4. Lower the rim elevation of the catch basin at the common property line between the Braman and MacVane properties, near Natick Street, and, reshape and pave the area around the catch basin rim to achieve a clear positive catchment at the catch basin. It is our opinion that this catch basin may not be functioning efficiently, such that gutter drainage may be bypassing this catch basin and adding runoff to the drainage problem at the corner under discussion. To lower the frame may require a special design of the catch basin frame and flat top assembly.

5. Regrade and superelevate a portion of Natick Road in front of the Jackson property to direct drainage to the catch basin on the opposite side of Natick Street from the Nix property, and to lower the catch basin rim, or regrade the area around the rim, to create a clear positive catchment of runoff into the catch basin from Natick Street. Based on observed rill erosion channels within the gravel road of Natick Street in front of the Jackson property, it appears that some road drainage from Natick Street is draining into the Braman property through the Nix and Jackson properties and adding to the drainage problem under discussion.

6. Remove some of the granite curb laying on the ground behind the vertical curb on the west side of the boat ramp and reshape the westerly roadside ditch of Centennial Street to contain the runoff to this side of the street. It is believed that runoff from the west side of Centennial Street is crossing the street and adding to the erosion problem within City Point Road.

7. Reshape and pave a shallow swale shoulder within the right of way along the east side of Centennial Street from the pump station to and around the catch basin at City Point Road. It is our opinion that a shallow swale will provide more positive control of runoff to the catch basin, minimize erosion and not interrupt the current use of this area for public parking.

8. Not to remove any of the existing vertical curb on the west side of the boat ramp to provide additional space for an emergency vehicle to maneuver from Centennial Street onto City Point Road or from City Point Road onto Centennial Street. It was hypothesized that by removing curb and regrading the area to widen the maneuver for an emergency vehicle, the current encroachment of the general public onto the Braman property could be reduced and that no encroachment would be created on the water side of City Point Road. An SU-30 vehicle turning template was used on the 20 scale boundary survey plan to investigate the turning movement. It is our opinion that there is no clear advantage in removing curb and regrading the area within the right of way as a means to reduce the current encroachment. To provide a significant and definable reduction of encroachment into the Braman property will require significant geometric improvements to this intersection that would require construction westerly and outside the right of way of Centennial Street. It appears that the

current existing conditions provide the smallest available space for an emergency vehicle maneuver; however, care will need to be taken by the driver.

Should you have any questions please call.

778 Main Street
Suite 8
South Portland, Maine 04106
Phone: (207) 775-1121
Fax: (207) 879-0896

DeLuca-Hoffman Associates, Inc.

FAX

To: Penny Littel

From: Jim W

Fax: 934-8497

Date: 7.9.99

Phone:

Pages (incl. cover): 2

Re:

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

Comments:

DeLUCA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

778 MAIN STREET
SUITE 8
SOUTH PORTLAND, MAINE 04106
TEL. 207 775 1121
FAX 207 879 0896

- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- TRAFFIC STUDIES AND MANAGEMENT
- PERMITTING
- AIRPORT ENGINEERING
- SITE PLANNING
- CONSTRUCTION ADMINISTRATION

MEMORANDUM

TO: Penny Little, Associate Corporation Counsel
Kandi Talbot, Planner

FROM: Jim Wendel, PE, Development Review Coordinator

DATE: July 9, 1999

RE: Site Plan Review
Scott Braman Property
55 Centennial Street

As requested by Penny, I have calculated the difference in elevation between the rim of the catch basin at the corner of Centennial Street and City Point Road, and the top of the house foundation footing drainpipe at the house. To make the calculation, Bob Cook provided a vertical dimension of 31" from the catch basin rim to the top of the 8" outlet pipe.

Based on the above information, we recommend that the top of the foundation drain outlet pipe at the location of the corner of the house shown on the plan dated 2/25/99 should be 1.58' below the elevation of the catch basin rim. The pipe at the house foundation footing should not be any lower than this elevation from the catch basin rim. The elevation of the crown of the foundation drainpipe in the vicinity of the catch basin should match the elevation of the crown of the catch basin 8" outlet pipe. The calculation was based on a 1% slope of the outlet pipe and an approximate length of pipe of 100'.

Should you have any questions, please call.

JN 1350.10/Memo7-7-55 Centennial

Revised 10/96

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW (ADDENDUM)
CONDITIONS OF APPROVAL

APPLICANT: Scott Braman & Suzanne Parrott

ADDRESS: 21 Luther St, Peaks Island, ME 04108

SITE ADDRESS/LOCATION: 55 Centennial St, Peaks Island

DATE: 6/13/99 087-U-001

Review by the Development Review Coordinator is for General Conformance with ordinances and standards only and does not relieve the applicant, his contractors or agents from the responsibility to provide a completely finished site, including but not limited to: increasing or concentrating of all surface runoff onto adjacent or downstream properties, issues regarding vehicle sight distance, location of public utilities and foundation elevations.

CONDITIONS CHECKED OFF BELOW WILL BE ENFORCED FOR YOUR SITE PLAN

1. ✓ All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland Standards prior to issuance of a Certificate of Occupancy.

2. ✓ Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.

3. ✓ Your new street address is now 55 Centennial St., the number must be displayed on the street frontage of your house prior to issuance of Certificate of Occupancy.

4. ✓ The Development Review Coordinator (874-8300 ext. 8722) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

5. ✓ Show all utility connections: water, sanitary sewer, storm drain, electric, telephone, cable.

6. ✓ A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext. 8828. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.

7. ✓ A street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

8. ✓ As-built record information for sewer and stormwater service connections must be submitted to Parks and Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.

9. _____ The building contractor shall check the subdivision recording plat for pre-determined first floor elevation and establish the first floor elevation (FFE) and sill elevation (SE) to be set above the finish street/curb elevation to allow for positive drainage away from entire footprint of building.

10. ✓ The site contractor shall establish finish grades at the building foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.

11. ✓ A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor elevation (FEE), sill elevation (SE), finish street/curb elevation, lot grading, existing and proposed contours, drainage patterns and paths, drainage swales, grades at or near abutting property lines, erosion control devices and locations and outlets for the drainage from the property.

12. ✓ The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

13. ✓ ERODED SOIL SHALL BE CONTAINED ON-SITE. A CRUSHED STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED AT THE CURB CUT. SILT FENCE SHALL BE INSTALLED DOWNGRADIENT OF ALL DISTURBED AREAS.

cc: Katherine Staples, P.E., City Engineer

14 ✓ FINAL GRADING SHALL CONFORM TO THE RECOMMENDATIONS OUTLINED IN A MEMO DATED 6/13/99 BY THE DRC WITH REGARD TO DRAINAGE & VEHICLE ACCESS AT THE CORNER OF CENTENNIAL & CITY POINT ROAD AS AGREED TO BETWEEN THE APPLICANT, ~~AND~~ THE CITY AND THE PORTLAND WATER DISTRICT.

CITY OF PORTLAND, MAINE
PUBLIC NOTICE

To All Building Permit Applicants and/or Contractors:

Effective immediately all temporary erosion control measures as shown on submitted site plans or as made part of a conditional approval of a site plan shall be installed, maintained, and inspected for proper functioning. Erosion control measures include but are not limited to silt fencing hay bales, stone check dams, earthen berms, stone lined swales, riprap embankments, riprap inlet/outlets of any pipe channel or culvert, sodded or grass strips, hay mulch cover on exposed soils, jute matting or erosion control blanket/matting, geotextile grids or webbing, and any provision approved by the City Engineer or Development Review Coordinator to decrease erosion or sedimentation.

All temporary and permanent erosion control measures shall be in conformance with the Maine Erosion and Sediment Control Handbook for construction: Best Management Practices as published by Cumberland County SWCD and the Maine Department of Environmental Protection. Consistent failure to install, maintain, or construct in an acceptable manner will result in a stop work order on the building permit. All erosion control measures shall be established in proposed areas of disturbed soils resulting from construction activities prior to actual construction unless a specific deadline has been made a condition of approval or agreed to by a Public Works Engineer or the Development Review Coordinator.

Effective immediately any request for Certificate of Occupancy will be denied if the above measures have not been addressed or completed. Only under extreme conditions, due to weather, shall the omission of the erosion control standards be included on the conditions for a Certificate of Occupancy, otherwise the request for a Certificate will be refused.

The City of Portland Planning Department and Public Works Department consider Erosion and Sediment Control Planning to be an absolutely necessary initial construction activity that requires as much attention and enforcement as building construction. For the protection of sensitive waterbodies, undisturbed lands, neighboring properties, established vegetated areas, and municipal drainage systems please pay careful attention to erosion and sediment control measures and conform to the notes, details, and conditions of approval as noted on your approved site plan. These controls must be installed and maintained continuously throughout the construction period. The City may inspect the site at any time to ensure compliance, and violations could result in work stoppage orders as indicated above.

We appreciate your prompt compliance with these requirements.

CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner

FROM: James Seymour, Acting Development Review Coordinator

DATE: April 5, 1995

SUBJECT: Disclaimer Statement of Existing Poorly Drained Areas

It is the responsibility of the lot owner/homebuilder to assess drainage and provide for appropriate stormwater management design and engineering in an area which has evidence of poor hydrologic soil conditions, and/or a history of poor drainage, ponding, or soils saturation due to topography, fluctuation of seasonal ground water tables creating surface flooding, or as a result from rainfall events or snow/ice melts. The City of Portland is not responsible for resolving the drainage of land areas which could be described in any one of the above conditions.

The City of Portland Development Review Coordinator reviews lot grading for all single family homes to assure that field elevations will conform to the grades which exist at the abutting property line or to the grades which have been previously approved at the abutting property lines. The construction standards require that final foundation elevations be provided on site plans which are a minimum of 2 1/2 feet higher than street grades established at the frontage of the lot and provide positive drainage away from the entire foundation perimeter, including garage, and all basement accesses (ie. bulkheads, doorways and windows). As long as these standards are strictly enforced, most water problems on single family lots will be avoided. However, in locations with clear evidence of hydric soils, the following note shall be placed on all approved site plans:

> "The City of Portland Development Review Coordinator has reviewed and approved this plan. The lot is located in an areas that is subject to seasonal conditions of saturation by surface or groundwater. Approval of this plan does not constitute a guarantee that no water problems will be experienced by the homeowners in this vicinity. Homeowners are advised to exercise care and diligence to ensure that their home and yard is adequately constructed and graded for localized drainage conditions."

DeLUCA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

778 MAIN STREET
SUITE 8
SOUTH PORTLAND, MAINE 04106
TEL. 207 775 1121
FAX 207 879 0896

- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- TRAFFIC STUDIES AND MANAGEMENT
- PERMITTING
- AIRPORT ENGINEERING
- SITE PLANNING
- CONSTRUCTION ADMINISTRATION

MEMORANDUM

TO: Penny Little, Associate Corporation Counsel
Kandi Talbot, Planner

FROM: Jim Wendel, PE, Development Review Coordinator

DATE: July 9, 1999

RE: Site Plan Review
Scott Braman Property
55 Centennial Street

As requested by Penny, I have calculated the difference in elevation between the rim of the catch basin at the corner of Centennial Street and City Point Road, and the top of the house foundation footing drainpipe at the house. To make the calculation, Bob Cook provided a vertical dimension of 31" from the catch basin rim to the top of the 8" outlet pipe.

Based on the above information, we recommend that the top of the foundation drain outlet pipe at the location of the corner of the house shown on the plan dated 2/25/99 should be 1.58' below the elevation of the catch basin rim. The pipe at the house foundation footing should not be any lower than this elevation from the catch basin rim. The elevation of the crown of the foundation drainpipe in the vicinity of the catch basin should match the elevation of the crown of the catch basin 8" outlet pipe. The calculation was based on a 1% slope of the outlet pipe and an approximate length of pipe of 100'.

Should you have any questions, please call.

JN 1350.10/Memo7-7-55 Centennial

DeLUCA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

778 MAIN STREET
SUITE 8
SOUTH PORTLAND, MAINE 04106
TEL. 207 775 1121
FAX 207 879 0896

- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- TRAFFIC STUDIES AND MANAGEMENT
- PERMITTING
- AIRPORT ENGINEERING
- SITE PLANNING
- CONSTRUCTION ADMINISTRATION

MEMORANDUM

TO: Joe Gray, Jr., Director, Planning and Urban Development
Bob Cook, Public Works
Scott Braman, 55 Centennial Street
Larry Mead
Rick Knowland, Senior Planner

FROM: Jim Wendel, P.E. Development Review Coordinator

DATE: June 14, 1999

RE: Drainage and Vehicle Access
55 Centennial Street

A site visit was made on Wednesday, June 9, 1999 with Bob Cook and Scott Braman to investigate a drainage and road geometry problem at the corner of Centennial Street and City Point Road, and the referenced address. The intent was to identify and present recommendations on how to solve the drainage and access issues at this location. Our recommendations are:

1. Install an approximately 6' length of the largest diameter culvert pipe that will fit into the catch basin that is beside CMP pole #7. The pipe would match the invert of the outlet pipe of the catch basin with a minimum slope on the pipe to maximize the available elevation difference in the area so as to promote positive drainage from the Braman property. The inlet end of the culvert would face the Braman property and be located behind the CMP pole and within the road right of way. The area around the inlet would be riprapped for slope stability. We recommend the largest diameter of pipe possible be installed since the full size of the watershed and peak flow of runoff that drains to this point is not known. This will provide the best opportunity to minimize operational problems from a hydraulic point of view. Finally, a trash rack would be installed on the end of the culvert providing no more than a 4"-6" opening between bars of the trash rack.

2. Construct a broad, grassed swale from the culvert end, noted in item 1, along City Point Road to the tree line to provide positive catchment and direction of runoff to the culvert inlet. The elevation at the end of the swale would be approximately 3" below existing ground in the area. A swale is recommended to allow a more easily mowable surface as opposed to a roadside ditch with typically steeper side slopes.

3. Utilize available City vertical granite curb and install it as sloped curb within City Point Road along the existing Braman side edge of gravel from Centennial Street to the tree line, and, to backfill behind the curb in such a manner as to create a slight broad rounded berm that would be integral with the swale noted in item 2 above. The berm could be 9"-12" above the gutter line elevation of City Point Road. In addition, the large boulders currently lining City

Point Road could be placed on top of the berm. The curb and berm construction will significantly help to discourage vehicle encroachment and prevent parking along this side of City Point Road and the Braman property. The sloped curb could also be extended and matched to the existing wood curb to define the edge of the road and further minimize vehicle encroachment beyond the existing edge of gravel.

4. Lower the rim elevation of the catch basin at the common property line between the Braman and MacVane properties, near Natick Street, and, reshape and pave the area around the catch basin rim to achieve a clear positive catchment at the catch basin. It is our opinion that this catch basin may not be functioning efficiently, such that gutter drainage may be bypassing this catch basin and adding runoff to the drainage problem at the corner under discussion. To lower the frame may require a special design of the catch basin frame and flat top assembly.

5. Regrade and superelevate a portion of Natick Road in front of the Jackson property to direct drainage to the catch basin on the opposite side of Natick Street from the Nix property, and to lower the catch basin rim, or regrade the area around the rim, to create a clear positive catchment of runoff into the catch basin from Natick Street. Based on observed rill erosion channels within the gravel road of Natick Street in front of the Jackson property, it appears that some road drainage from Natick Street is draining into the Braman property through the Nix and Jackson properties and adding to the drainage problem under discussion.

6. Remove some of the granite curb laying on the ground behind the vertical curb on the west side of the boat ramp and reshape the westerly roadside ditch of Centennial Street to contain the runoff to this side of the street. It is believed that runoff from the west side of Centennial Street is crossing the street and adding to the erosion problem within City Point Road.

7. Reshape and pave a shallow swale shoulder within the right of way along the east side of Centennial Street from the pump station to and around the catch basin at City Point Road. It is our opinion that a shallow swale will provide more positive control of runoff to the catch basin, minimize erosion and not interrupt the current use of this area for public parking.

8. Not to remove any of the existing vertical curb on the west side of the boat ramp to provide additional space for an emergency vehicle to maneuver from Centennial Street onto City Point Road or from City Point Road onto Centennial Street. It was hypothesized that by removing curb and regrading the area to widen the maneuver for an emergency vehicle, the current encroachment of the general public onto the Braman property could be reduced and that no encroachment would be created on the water side of City Point Road. An SU-30 vehicle turning template was used on the 20 scale boundary survey plan to investigate the turning movement. It is our opinion that there is no clear advantage in removing curb and regrading the area within the right of way as a means to reduce the current encroachment. To provide a significant and definable reduction of encroachment into the Braman property will require significant geometric improvements to this intersection that would require construction westerly and outside the right of way of Centennial Street. It appears that the

current existing conditions provide the smallest available space for an emergency vehicle maneuver; however, care will need to be taken by the driver.

Should you have any questions please call.

DeLUCA-HOFFMAN ASSOCIATES, INC.
Consulting Engineers
778 Main Street Suite 8
SOUTH PORTLAND, MAINE 04106
(207) 775-1121
FAX (207) 879-0896

JOB Scott Braman, Peaks Isl.
SHEET NO. ______ OF ______
CALCULATED BY ______ DATE 6/30/99
CHECKED BY ______ DATE ______
SCALE ______

Estimate the grade differential, from the C.B. rim @ the corner of Centennial St. & City Point Road, to install foundation drain into C.B.

CB Data:
min drain pipe slope = .01
4' Ø
8" outlet pipe
Rim to top
T.P.

Dist of CB to clos[...] ≈ 100'

∴ Foundation drain [...]
closest corner [...]
from CB rim = [...]

Rim, assume ele[...]

Rise of pipe (min)
from CB to found. co[...]
100 (.01)

CB rim to top of 8" out[...]

Match outlet pipe crown with foundation drain invert at the house foundation = -1.58' from CB rim to top of F.D. pipe at house foundation

A MESSAGE FOR: Steve
DATE 6-29
TIME 9:53 A.M./P.M.
☐ URGENT
FROM Robert Cook
OF Cliff Island
PHONE 233-3589 (AREA CODE / NUMBER / EXT.)
☐ TELEPHONED ☐ CAME TO SEE YOU ☐ RETURNED YOUR CALL
☐ PLEASE CALL ☐ WANTS TO SEE YOU ☐ WILL CALL AGAIN
MESSAGE:
SIGNED

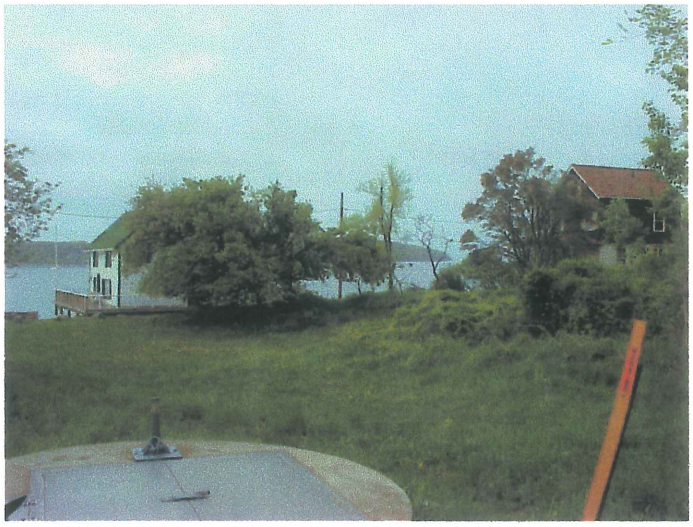
PRODUCT 204-1 (Single Sheets) 205-1 (Padded)

8" Pipe 31" Top Ribs to Top Pipe.
Offset Top. Tapered

#1

#2

#3



#4

#5

#6

778 Main Street
Suite 8
South Portland, Maine 04106
Phone: (207) 775-1121
Fax: (207) 879-0896

DeLuca-Hoffman Associates, Inc.

FAX SCOTT BRAMAN 878-5481
JOE GRAY 756-8258
BOB COOK 874-8464

To: LARRY MEAD 874-8669
KARDI FALBOT 756-8258

From: JIM W

Fax:

Date: 6/14/99

Phone:

Pages (incl. cover): 4

Re: 55 CENTENNIAL ST.

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

Comments:

SUZANNE PARROTT
SCOTT BRAMAN
PH. (207) 766-2344
21 LUTHER ST
PEAKS ISLAND, ME 04108

830

52-8746/2112

Date 8/23/99

Pay to the Order of City of Portland $ 240.00

Two Hundred + Forty 00/00 Dollars

BIW FIVE COUNTY CREDIT UNION
Androscoggin, Sagadahoc, Kennebec, Cumberland, Lincoln
765 Washington Street, Bath, ME 04530

For Engineering Fee

:211287463: 7000205254861" 0830

GUARDIAN® SAFETY BLUE WDBL

© Clarke American

DUPLICATE

GENERAL RECEIPT

CITY OF PORTLAND, MAINE

DEPARTMENT	DATE
Planning	9/29/99

RECEIVED FROM Scott Braman

ADDRESS 21 Luther St.
Peaks Isl. 04108

UNIT	ITEM	REVENUE CODE	DOLLAR AMOUNT
	Received		
	8/23/99		
			240 —
	Eng. Fee		
	(Centennial St.)		
	Job #1999006-4		

☐ CASH ☒ CHECK ☐ OTHER — TOTAL 240 —

#830

RECEIVED BY

GBF INFORMATION SYSTEMS Box 878, Portland, ME 04104 (207) 774-1482 200747-BP
Commercial Printing • Business Forms • Advertising Specialties • Labels

Kandi - For your file

SCOPE OF WORK AND SPECIFICATIONS 2.25.99
PARROTT/BRAMAN RESIDENCE
Peaks Island, Maine 04108

General Conditions

Drawing and specifications are intended to provide the basis for a completely finished house, partially finished apartment, and roughed out studio/workshop, suitable for the intended use of the owner. Anything not expressly set forth but which is reasonably implied or necessary for proper performance of this work shall be included.

The Architect encourages at all times the suggestions of the Contractor for modification and changes in the specifications, details, materials and or methods when such changes are warranted. However, any and all such changes including any discrepancies in the contract documents shall be discussed and authorized before implementation.

All work shall conform to all applicable Codes, Ordinances and regulations.

The Contractor shall be responsible for scheduling, coordinating sign-offs, approvals, and the Certificate of Occupancy. Planning Board approval has been received for this project.

The Contractor shall provide manufacturer's product literature and maintenance data for materials necessary for proper operation by Owner. Provide samples for items exposed to view when requested by Architect. Provide certifications, warranties, and other submittals specified.

The Contractor shall provide a full one year warranty for all work of this Contract, and a two year warranty for the roof installation.

It is the Owner's intent to start construction as soon as possible, with completion 6 months thereafter.

Site visits can be arranged by calling Scott Simons at 772-4656.

Sitework

The Contractor shall provide sitework, stumpage removals, excavation, road base and subbase, site drainage, backfilling, erosion control, etc. as required for a complete and finished project.

Stake and layout the foundation based on the site plan and floor plans. Verify final location with Owner before proceeding.

The site is within the Shoreland Protection District. All work shall conform to the Department of Environmental Protection regulations for shoreland zones. Special care shall be taken to insure the least possible disturbance to the areas of the site within the 75' shoreland set-back zone.

All trees and shrubs within the construction area shall be removed as required. Stumpage shall be removed from the site. Branches can be removed or chipped and spread on the site as directed by the Owner.

Provide erosion and sedimentation controls as required, including hay bales, stakes, and hay mulch, erosion control matting, filter fabric. Comply with all DEP regulations.

Provide temporary fencing and/or barricades as required to protect the excavated areas during construction. Protect existing trees to remain from physical damage.

Unsuitable material, such as clay, shall be removed from the site and replaced with clean, sandy gravel or other suitable material.

Gravel driveway shall be 6" compacted structural gravel sub-base, Granular Type C or D.

Install perimeter foundation drain using 6" diam. black flexible drain tile, ANSI/ASTM D 2729. Slope @ min. 1/8" per foot. Cover with 6" crushed stone and filter fabric, Mirafi 140N, or equal. Backfill with clean, sandy gravel as required, full height of foundation wall, Granular Fill (bank run gravel). Run to existing catch basin @ northwest edge of site, or as otherwise required to reach daylight. Test lines

before backfilling to assure free flow. Remove obstructions, replace damaged components, and retest system until satisfactory.

Provide 3/4"-1-1/2" diam. crushed stone along east edge of house and west edge of first floor porch, 12" wide and 3" deep, under drip edge of roofs above, over filter fabric.

Contractor to provide rough grading, finish grading, loam and seed for entire area of site disturbed by construction operations. Reuse stockpiled loam wherever possible, provided it complies with specifications. Do not remove any topsoil from the site. Bring in additional loam as required to achieve min. 6" sandy loam or loam soil as defined by the USDA Soil Conservation Service, Soil Classification System, with a pH value range of 6.0 to 6.5. Extent of lawn area as shown on site plan. Take all precautions not to disturb existing ground cover, trees, etc. in the area surrounding the house site.

Grass seed shall be a standard grade seed, from the most recent year's crop, dry and free of mold. Mixture as follows:

Pennlawn Creeping, Red Fescue	35%
Kentucky 31, Tall Fescue	22%
Common Perennial, Ryegrass	17%
Red Top	13%
Ladino Clover	13%

Septic System 02740

The property has Town sewer and water.

Install all piping and connections to house as required for a complete, operable, and approved septic system for a four bedroom home. Conform with all applicable laws, regulations, codes, and ordinances.

Obtain all permits and approvals as required.

Waste line to be gravity feed to Town sewer.

Concrete 03300

Footings and foundation walls to be 3000 psi poured concrete with continuous steel reinforcement rods as necessary (ASTM A615, Grade 40 or 60). Concrete slabs to be 3000 psi poured concrete with fibrous reinforcement as necessary (ASTM A615, Grade 40 or 60).

Provide 4" concrete slab at basement floor, with fibrous reinforcement, vapor barrier and 4" crushed stone below.

Provide pyramid precast concrete posts @ porch along north side of house, and at deck along south side of house, min. 4'-0" below grade.

Provide 8" thick concrete foundation as shown on the plans, min. 4'-0" below grade. Provide formwork materials complying with ACI 347, of sufficient stability to withstand pressure of placed concrete without bow or deflection. Provide openings in formwork to accomodate the work of other trades. Accurately place and secure support items built into forms. Position, support and secure reinforcement against displacement. Locate and support with metal anchors, runners, bolsters, spacers and hangers as required. Set wire ties so ends are directed into concrete, not toward exposed concrete.

Provide smooth trowel finish for concrete slabs exposed to view.

Cure formed surfaces by keeping forms moist until they are removed. Cure slabs only by covering concrete and keeping damp.

Carpentry 06200

Provide rough framing according to floor plans.

Install 2 x 4 wood frame interior partitions @ 16" o.c., and 2 x 6 wood frame exterior walls @ 16" o.c., as per plans. Provide No. 2 Grade or better, S4S, Spruce/Pine/Fir, graded under NLGA rules.

Install 2 x 10 roof rafters @ 16" o.c. @ main house.

Install 2 x 10 roof rafters @ 16" o.c. @ garage/studio/apartment.
Structural joists and rafters to be #2 or better Spruce/Pine/Fir w/ E=1,200,000 min.
Install 2 x 10 floor joists @ 16" o.c. @ first and second floors and garage floor, as noted on the framing plan and as required.
Install 6 x 6 exterior spruce or cedar at front porch.
Finish with clear sealer.
Install interior window and door casings, base mouldings, and other trim and mouldings according to AWI #2 grade standards, as required.
Window casings: one piece, 3/4" x 2" #2 pine, for painted finish.
Door casings: one piece, 3/4" x 2", #2 pine for painted finish.
Base mouldings: one piece, 5/8" x2-1/2, #2 pine for painted finish.
Exterior trim: 1 x 4, 1 x 5, 1 x 10 & 1 x 3, #2 pine cedar @ windows and doors and @ rakes and square cut eaves of main gable roofs, rakes and square cut eaves of dormer roofs as shown on the drawings. See details @ wall sections, etc. Corner boards at shiplap siding only.
Provide and install kitchen, bathroom, and laundry cabinets (allowance item).
Provide and install plastic laminate countertop with hardwood nosing @ second floor bathroom and first floor bathroom (allowance item).
Provide and install marmoleum countertops with hardwood nosings @ kitchen (allowance item).
The cost of purchasing and installing all cabinets and countertops to be included in bid proposal. Contractor to carry a cash allowance of $8,000.00 to cover the actual cost of purchasing the cabinets at a later date. Exact style and materials to be selected by the Owner at a later date.
Install wood stairs and handrails. Treads and risers between the first floor and the second floor will be clear birch or maple for natural finish, to match floor material. Treads and risers between the second floor and the attic floor will be clear pine for natural finish, to match floor material. Handrails to be 1-1/2" diameter solid birch or maple rail, for natural finish, to match floor finish. Balusters to be 1" diameter tapered birch or maple.
Install exterior decking using 5/4" x 6" cedar decking on 2 x 10 pressure treated joists @ 16" o.c., and 1 x 10 select of #2 pine boards as skirts on the sides with solid body or painted finish.
Install exterior handrails of 2 x 4 red cedar.
Install exterior 2 x 2 red cedar balusters for finish to match trim.
Install 14" birch plywood shelves w/ 1 x 2 birch nosing @ all closets. Double rods and shelves @ one half of master bedroom closet.
Closet rods to be 1-1/4" diam. fir rods w/ fir escutcheons.

Siding
06400

Wood Siding-Type 1: No.2 red cedar shingles, flat cut with 5" or less exposure, unfinished.
Wood Siding-Type 2: #2 pine shiplap siding, with nom. 6" exposure, for semi-solid stained finish. Provide color sample on actual material for Architect's approval.
Wood Siding-Type 3: 1 x 6 #2 pine siding, for solid body stained finish, spaced at 6" o.c.
Wood Soffits and door panelling: exterior plywood, shop grade.
Wood trim @ porch skirts, trim between windows, etc.: #2 pine 1x, width as required.
Below all siding (except where open between slats, etc.) install continuous, overlapping air infiltration barrier, by Tyvek or approved equal. Install in strict conformance with manufacturer's recommendations.

Insulation

Install 6" fiberglass batt insulation (R=19) at all exterior walls.

07200

Hand pack insulation into cracks and joints as necessary to insure continuous insulation barrier.

Install 10" fiberglass batt insulation at all roof rafters and cap areas. Maintain vent area at joist space and ridge of roofs w/ prop-a-vent, or equal.

Install 6 mil. polyethylene vapor barrier at all exterior walls, on warm side of insulation.

Tape all seams to insure continuous vapor barrier. Seal all electrical outlets and other wall penetrations.

Provide galvanized steel drip edges and flash vents at roof edges as required. Provide continuous soffit vents, 2" wide factory vent strip, at all exterior soffits, as shown on wall sections. Drill ventilation holes as necessary in framing to maintain continuous venting in all roof spaces.

Install 3 1/2" acoustical batt insulation @ interior bathroom walls and floors of bathrooms.

Dampproofing 07160

Install cold-applied asphalt dampproofing at exterior face of foundation walls under the house. By Karnak, Celotex, or approved equal. Install in strict conformance with manufacturers specifications.

Roofing 07350

Install asphalt shingles, UL class 'A',25 year, 3-tab, mineral-surfaced, self-sealing, by IKO or approved equal. Shingle to comply with ASTM D 3018, Type 1 and ASTM D3161, Type 1 bearing UL Class 'A' external fire exposure label and UL 'Wind Resistant' label. Warranty: 25 yr

Color: As selected by Architect from manufacturers standard colors.

Provide Asphalt-Saturated 15 lb. organic roofing felt (ASTM D 225), and related galanized flashing.

Provide continuous ice-dam underlayment at all valleys, and eave edges (min. 3' wide). By W.R. Grace; Ice and Water Shield or approved equal.

Provide 16 ga galvanized steel drip edge at all roof edges.

Provide open valley flashing system with min 4" exposed flashing material each side. Do not weave shingles at valleys.

Provide 16 ga galvanized steel sheet flashing @ all intersections with vertical walls, e.g. @ base of chimney, intersection of porch roof with exterior wall of house, etc. Maximum 2" exposure below siding allowed.

Provide vent pipe flashing with standard flexible plastic devices to provide tight fit over pipe and positive drainage of water over shingles.

Color: Black or grey.

Doors 08210

As per door quote supplied by Contractor.

Provide doors with tempered glass as required by codes.
Provide 7/8" simulated divided lights. No spacer.
Casing: to be installed by general contractor in field.
Hardware: polished brass.
Screens: charcoal aluminum white frame.
Jamb extensions: factory installed for 2x6 wall framing.
Submit door list to Owner before ordering windows.

Install Brosco entrance doors, 1-3/4" w/ full insulated, tempered glass, as per schedule.

Install 8'-0"W x 6'-8"H (finish opening dimension) pair of hinged, insulated doors at garage.

Install 4 panel structure core interior doors.

Install 1 hr. rated two panel doors at garage, for painted finish.

Install 1-3/4" solid core birch door @ basement, with one hour rating.

Windows
08620

Install wood windows by WeatherShield, with Low-E argon filled insulated glass, and screens. Provide primed interior for paint finish.
Provide primed exterior for solid body stained finish.
Provide windows with tempered glass as noted on the window schedule and as required by codes.
Provide 7/8" simulated divided lights. No spacer bars.
Casing: to be installed by general contractor in field.
Hardware: sash locks and sash lifts to be polished brass.
Screens: charcoal aluminum surround in white frame.
Jamb extensions: factory installed for 2x6 wall framing.
Jamb hardware: white.
Submit manufacturer's shop drawings for review by the Architect before ordering windows.

Hardware
08700

Install latchsets and hinges with all interior doors, Schlage "Plymouth", or approved equal. Bright Brass finish, w/ lever handles as directed by Owner.
Install base mounted doorstops at all bedroom and bathroom doors.
Install recessed jamb mounted pocket door pulls in prehung pocket doors, by Ives or equivalent, polished brass finish.

Drywall
09250

Install 1/2" gypsum drywall (ASTM C 36) at all interior walls, partitions, and first and second floor ceilings.
Install 1/2" gypsum drywall at all exterior walls. Coordinate jamb extensions with thickness of walls.
Install 1/2" Type "X"1 hr. rated gypsum drywall ceiling and walls at garage.
Provide Gypsum Drywall Accessory Materials of type and grade recommended by the manufacturer of the gypsum drywall panels as required by conditions.
Provide screw type as recommended by panel manufacturer.
Provide manufacturer's standard metal trim accessories, beaded type with face flanges for concealment in joint compound
Provide corner beads at external corners.
Provide edge trim where edge of gypsum board would otherwise be exposed or semi-exposed; L-type for tight abutment at edges, otherwise U-type except special kerf-type where kerf is provided in adjoining work.
Apply joint tape and joint compound at joints, both directions, between gypsum boards. Apply compound at accessory flanges, penetrations, fastener heads and surface defects.
Except as otherwide specified, apply compound in 2 coats (plus perfill of cracks where recommended by manufacturer); sand or sponge after last coat at contractors option.
Install 1/2" water resistant gypsum drywall (ASTM C 630) at all bathrooms. Gypsum cement based products are not acceptable.

Use products by U.S. Gypsum, or equal. Tape, finish, and sand in strict conformance with manufacturer's specifications.
Provide joint finishing system in the following levels of quality:
Level 1: Taping and finishing as required for compliance with fire-resistive requirements, including as a minimum embedding tape in compound at joints and internal corners, surface application of compound over tape, fasteners and accessories. Provide at the following locations:

-Locations where drywall would normally be concealed from view in the finished work and surfaces to receive mechanically secured or adhesive applied finishes, other than tile.

Level 2: Not applicable

Level 3: Tape at joints and interior angles embedded in joint compound; prefill of cracks if recommended by compound manufacturer; two layers of joint compound applied over tape, fastener heads and accessories, sanded or Provide at the following locations:

-Substrate for ceramic and stone tile and closet walls and ceilings.

Level 4: Tape at joint and interior angles embedded in joint compound; prefill of cracks if recommended by compound manufacturer; three separate layers of joint compound applied over tape, fastener heads and accessories, sanded or sponged as required after final two coats; surface free of excess joint compound, tool marks and ridges. Provide at the following locations:

-All gypsum drywall exposed to view and to receive paint or similar finishes.

Flooring 09640

Install 1 x 8, #2 pine flooring, second "enviro" grade.
Provide sanding after application and final finish coat of polyurethane.
Provide tongued and grooved, and end matched, with manufacturer's standard channeling on back face of each strip. Provide standard random lengths complying with applicable grading rules.

Provide expansion space at walls and other obstructions and terminations of flooring, not less than 3/8" unless otherwise shown on the drawings.

Lightly machine sand installed unfinished flooring to remove offsets and non-level conditions, ridges, cups, and marks which would be visible after finishing.

Install wood threshold/transitions under doors as required by floor material changes.

Finish adjacent wood products, i.e. stair treads, thresholds, to match floor finish. Provide three coats clear, polyurethane coating (Benwood Polyurethane Finish Low Luster, or approved equal). Burnish final coat slightly. Protect all wood flooring and stair treads and risers as required.

Install vinyl tile flooring in kitchen, first floor hall, mudroom, Kai's bedroom (second floor), and second floor bathroom, with colors to be selected by Owner from manufacturer's standard colors. Install in strict conformance with manufacturer's recommendations. Prepare subflooring as required for proper installation of linoleum tile products.

Painting 09900

By owner.

Accessories 10800

Install bathroom accessories, including (3) shower curtain rods, (5) towel bars, and (3) toilet paper holders, provided by Owner.

Coordinate work to insure that proper concealed blocking is provided for all wall supported items. Do not secure any items directly to unsupported gypsum drywall panels.

Install accessories as recommended by manufacturer. Use concealed fasteners wherever possible. Provide anchors, bolts, and other necessary anchorages, and attach accessories securely to walls and partitions in locations as shown or directed. Install concealed mounting devices aand fasteners fabricated of same materials as

accessories or galvanized steel, as recommended by manufacturer. Install exposed mounting devices and fasteners finished to match accessories.

Mechanical 15000

Provide complete heating, fully operable, and in full compliance with all code and other requirements. Work includes, but is not limited to, the following:

A. One oil fired, high efficiency boiler.
B. One 275 gallon oil tank in basement, fill and vent pipe, etc.
C. One hot water storage tank.(larger size)
D. Owner to supply radiators.
E. Baseboard heating system for second floor apartment.
E. Thermostats and low voltage control wiring.
F. One dryer vent system.

It is not the intent of Drawings or Specifications to detail or indicate all controls, ducting, piping, wiring, fittings, hangers or other accessories necessary for complete installation. It is Contractor's responsibility to provide all items necessary for first class installation in full compliance with all Code and other requirements.

Provide and install one high efficiency boiler, all associated controls for two radiator heating zones, two baseboard heating zones, and chimney breaching and thimble as required, as manufactured by H.B. Smith, Burnham, or approved equal. Contractor to submit specifications and heat loss calculations for proposed mechanical equipment and system with bid proposal, for review by the Owner.

Install one 275 gallon oil tank, fill pipe, and all required connections.

Identify each valve clearly, neatly and permanently. Install piping for easy drain down of zones with convenient
location of valves, and a clear system of identification.

Install hot water baseboard heating @ other areas as noted above. Review final layout with Architect before installation of piping and baseboard radiators. One zone at studio/workshop; one zone at apartment.

Plumbing 15440

Provide complete plumbing system to make systems fully operable in full with all code and other requirements. Work includes, but is not limited to, the following:

A. Sanitary drainage systems to connect to City septic line at the street.
B. Water service lines from existing City water line.
C. Gas connection for main house, to tank provided by owner. Conform to all requirements of authorities having jurisdiction.
D. Hot and cold water systems.
E. Plumbing fixtures as indicated below, provided by Contractor, except as noted.
F. Plumbing connections to all fixtures.
G. Gas Piping inside of building to gas range in kitchen of main house.
H. All piping, fittings, connections, accessories and incidental items necessary to complete the intended work and to assure full compliance with all code and other requirements.

It is not the intent of Drawings or Specifications to detail or indicate all piping, fittings, hangers,or other accessories necessary for complete installation. It is the Contractors responsibility to provide all items necessary for first class installation in full compliance with all Code and other requirements.

Install (3) toilets, (3) lavatories, (1) pedestal lavatory, (1) stall shower, (2) tubs, (1) dishwasher, (2) kitchen sinks, (1) art sink, and all faucets.

Install Kohler Model #K-3332 "Undertone" stainless steel kitchen sinks, with Kohler Model #K-6352-AP "Avatar" faucets in chrome and white.

Install Kitchen Aid Model #KUDR24SE dishwashers.

Install Kohler Model #K-2905-1 lavatories, with polished chrome overflows and single hole faucet drillings, white.
Install Kohler Model #K3446 Wellington Lite toilets,with elongated bowls, K-4653 French Curve seats and covers, and bolt covers, white.
Install cast iron tub @ second floor bathroom: Kohler Model #K-850 "Tea-for Two 5' Tub", white, with tiling bead.
Install Kohler "Provence" single hole faucets with Euro handles (K-14513-1) @ bathroom lavatories, chrome.
Install Kohler "Provence" Rite Temp pressure balancing bath and shower faucet with Euro handle (K-14550-1) @ second floor tub/showers, chrome.
Install Kohler "Provence" Rite Temp pressure balancing shower faucet with Euro handle @ first floor stall shower, chrome.
Provide washer and dryer hook-up at location shown on plan.
Install washer hook-up w/ lever handle shut off valve, at main house only.
Provide 80 gallon hot water heater/storage unit, "Super Store" or approved equal.
Provide four exterior hose bibbs with cold weather valves, as shown on plans.
Provide gas line and hook-up for gas range. Install gas range provided by Owner.
Install specialty sink, provided by Owner, in Studio.
Provide and Install floor drains in garage as indicated on plans.
Provide soil and waste pipe Schedule 40 PVC. Note: Provide only dark grey for vent pipes above roof lines.
Provide Hard drawn Type L Domestic water piping for locations not buried. Provide Type K for all buried piping, installed with no joints.
Provide gas piping conforming to most stringent applicable AGA and Code requirements.
Provide cleanouts for all soil and waste piping with convenient access.
Provide all necessary valves, etc. as required by Code and specifications.
Provide stop for hot and cold water supplies to each fixture
Provide chrome plated valves for water closets and within vanities and cabinets where applicable.
Provide pipe hangers and supports designed for purpose and of type and capacity required for particular location.
Provide sleeves for all piping penetrating concrete.
Provide traps for all fixtures as required by code. Trap each fixture seperately, keeping all trap screws below waterline. Vent each trap.
Provide hose bibbs, frost proof type, with vacuum breakers for exterior locations where indicated on plans.
Provide single lever double gate valve type hose connection for clothes washer, to control hot and cold water simultaneously.
Provide 6" diameter insulated stainless steel chimneys for both furnaces, with caps, etc. as required for a complete, code compliant installation.
Gas stoves in living room and masterbedroom, chimneys, and frsh air ducting to be provided by Owner. Contractor to coordinate installation with roof penetrations, firestopping, etc., as required for a complete, code compliant installation.

Electrical
16000

Provide 200A service, overhead from nearest electrical service pole @ road.
Install complete electrical system to make system fully operable in full compliance with all code and other requirements.
Provide devices, install all feeders, meter boxes, isolated panel boards, branch circuit wiring, switches, receptacles, outlet boxes, plates, conduits, wire and accessories.
Install interior light fixtures, provided by Owner, at locations as directed by Owner.
Install exterior lights, by Owner, and exterior outlets directed by Owner.
Provide direct wired connections for all appliances by Owner and other trades and install as required.Provide for the following and additional items as directed

by the Owner:

A. Ranges supplied by Owner.
B. Refrigerators supplied by Owner.
C. Dishwasher supplied by Owner.
D. Range hoods supplied by Owner.
E. Washer and Dryer supplied by Owner.
F. Hot water heating systems supplied by Contractor, including circulating pumps, etc.

Provide and install wiring, boxes, jacks and accessories for the following and additional items as required by the Owner:

A. Cable TV, overhead from pole mounted box.
B. Telephones, overhead from pole mounted box

Install hard wired smoke detectors as per code (minimum 9).

Provide Square D panel, or approved equal. Provide only circuit breakers, no fuses, in ample number to service circuits provided plus minimum expansion capacity to 25 percent.

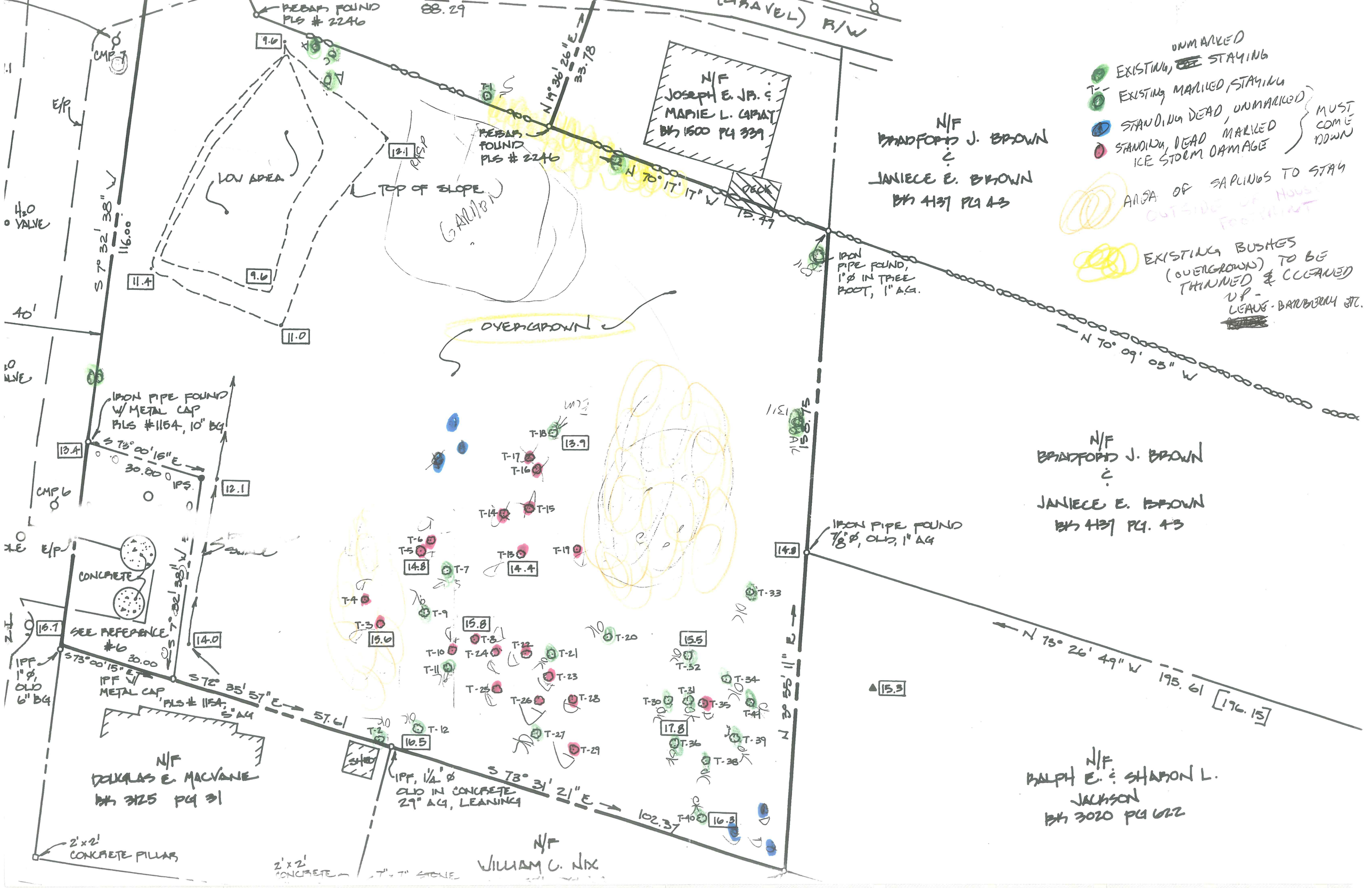
Provide outlet boxes in plastic or metal, except metal where ganged 3 or more.

Provide standard toggle switches by Leviton.

Provide duplex receptacles by Leviton, Decora style, white w/ white plates all locations.

Provide Ground Fault Interrupter Circuits (GFI on drawings), by Leviton, as indicated and in all locations as required by code.

Note Well: It is not the intent of Drawings or Specifications to detail or indicate all wiring, conduit, connections or other accessories necessary for a complete installation. It is the Contractor's responsibility to provide all items necessary for a complete first class installation in compliance with all Code and other requirements.


REBAR FOUND PLS # 2246
88.29
(GRAVEL) R/W
CMP 7
E/P
H2O VALVE
S 7° 32' 38" W
116.00
40'
9.6
11.4
11.0
LOW AREA
TOP OF SLOPE
GAMBIN
12.1
REBAR FOUND PLS # 2246
N 19° 36' 26" E
33.78
N/F JOSEPH E. JR. & MARIE L. GAMAT BK 1500 PG 339
CMP 8
N 70° 17' 17" W
15.47
N/F BRADFORD J. BROWN & JANIECE E. BROWN BK 4137 PG 43
IRON PIPE FOUND, 1" Ø IN TREE ROOT, 1" A.G.
UNMARKED
EXISTING, ~~SEE~~ STAYING
EXISTING MARKED, STAYING
STANDING DEAD, UNMARKED
STANDING, DEAD MARKED ICE STORM DAMAGE
MUST COME DOWN
AREA OF SAPLINGS TO STAY OUTSIDE OF HOUSE FOOTPRINT
EXISTING BUSHES (OVERGROWN) TO BE THINNED & CLEANED UP - LEAVE BARBERRY ETC.
OVERGROWN
N 70° 09' 05" W
IRON PIPE FOUND W/ METAL CAP PLS #1154, 10" BG
13.4
S 73° 00' 15" E
30.00
IPS
12.1
CMP 6
13.9
T-18
T-17
T-16
T-14
T-15
T-6
T-5
14.8
T-7
T-13
14.4
T-19
T-4
T-9
T-3
15.6
15.8
T-8
T-10
T-24
T-22
T-21
T-11
T-23
T-25
T-26
T-28
T-27
T-29
T-12
10.5
T-2
T-33
T-20
15.5
T-32
T-34
T-30
T-31
T-35
T-41
17.8
T-36
T-39
T-38
T-40
16.5
15.3
IRON PIPE FOUND 7/8" Ø, OLD, 1" A.G.
14.8
N 39° 55' 11" E
N 73° 26' 49" W
195.61 [196.15]
N/F BRADFORD J. BROWN & JANIECE E. BROWN BK 4137 PG. 43
N/F RALPH E. & SHARON L. JACKSON BK 3020 PG 622
CONCRETE
SEE REFERENCE #6
16.1
14.0
S 7° 32' 38" W
IPF 1" Ø, OLD 6" BG
S 73° 00' 15" E
30.00
IPF W/ METAL CAP, PLS # 1154, 5" A.G.
S 72° 35' 57" E
57.61
N/F DOUGLAS E. MACVANE BK 3125 PG 31
IPF, 1 1/4" Ø OLD IN CONCRETE 29" A.G., LEANING
S 73° 31' 21" E
102.37
2' x 2' CONCRETE PILLAR
2' x 2' CONCRETE
7" x 7" STONE
N/F WILLIAM C. NIX