LIMIT CLEARING FOR STAIR CONSTRUCTION TO 2 FT EITHER SIDE OF STAIRWAY

PROVIDE SILT FENCE @ BASE OF SEAWALL L= 20'

18 RISERS @ 7.5"= 135"

BS 11.25

EXISTING SEAWALL

PROPOSED SEASONAL STAIR TO BEACH

EXISTING VEGETATION TO BE PRESERVED

C.L. NEW STAIR SEE PROFILE

TS 22.5

BS 22.5

12 RISERS @ 7.5"= 90"

BS 30.0

TS 30.0

17 RISERS @ 7.5"= 127.5"

HANDRAIL (TYP BOTH SIDES)

18" WIDE GRANITE LANDING TS @ 41.20

7" STEP DOWN TO DECK

STAIR BASELINE SEE ENLARGEMENT

TS 40.625

EXISTING STAIR TO BE REMOVED

LIMIT OF CLEARING REVEGETATE ALL DISTURBED AREAS

EXISTING VEGETATION TO BE PRESERVED

LIMIT CLEARING FOR STAIR CONSTRUCTION TO 2 FT EITHER SIDE OF STAIRWAY

MHHW= 7.23 NGVD- PER NOAA TABLES

25 FT SETBACK

75 FT SETBACK

27.66'

10.0'

90.00°

EXISTING DECK

EXISTING RESIDENCE
FFEL = 42.5 @ BASEMENT
FFEL = 50.1 @ FIRST FLOOR

WV

PROJECT: 110 ISLAND AVE STAIR REPLACEMENT DRAWING TITLE: PROPOSED SITE PLAN	DATE: MAY 22, 2011 SCALE: 1"= 10'-0"	CARROLL ASSOCIATES Landscape Architects 217 Commercial St Portland, ME 207.772.1552 207.772.0712 (F)	SHEET NO. L-1