

EROSION CONTROL MEASURES

In order to minimize erosion control problems resulting from the construction activities associated with this project, erosion control measures will be installed and/or followed prior to, during and after construction. Temporary and permanent measures for this project will consist of the following.

CONTRACTOR RESPONSIBILITIES:

Prior to the start of construction, the General Contractor for the project will meet with the Project Engineer to ensure compliance and understanding of the proposed measures. The Contractor will be made aware of the need to minimize all disturbances of the site and the need to install the recommended erosion control measures.

SILT FENCE

At the start of construction, silt fencing will be installed where indicated on this Site Plan. Silt Fencing will also be required around any stockpile areas created during construction of the driveway and parking.

STONE CHECK DAMS:

Contractor to install stone check dams where indicated on this Site Plan after preliminary grading. See Sheet 2 for construction details.

CATCH BASIN SEDIMENT FILTER

After catch basin has been set, Contractor to install Dandy Bag sediment filter, or equivalent. Refer to Sheet 2 for installation details.

STONE CHECK DAM

After preliminary grading, Contractor to install stone check dams in the locations shown on this Site Plan. See Sheet 2 for details.

FINAL GRADING AND SEEDING

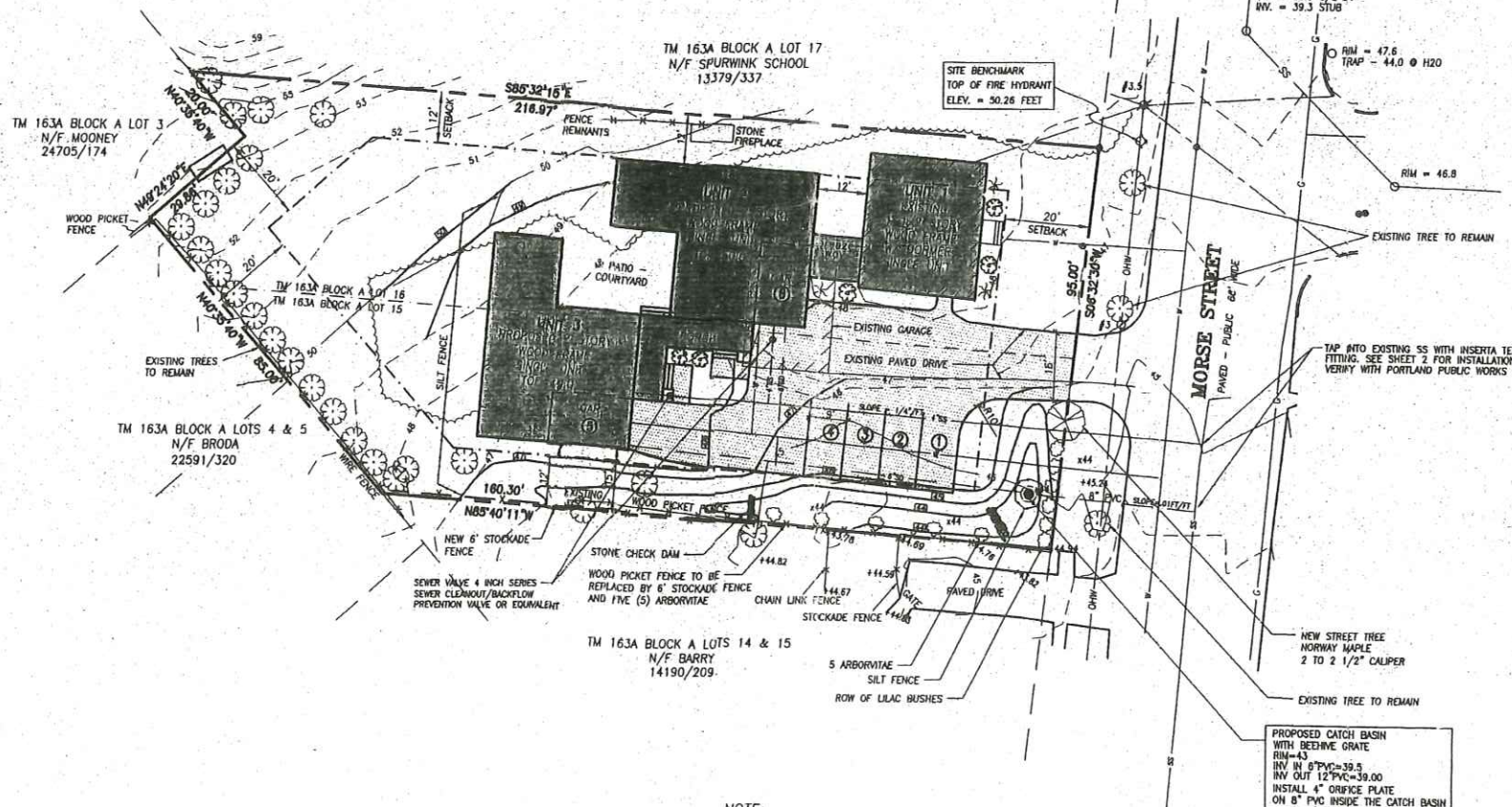
During final grading, 4 inches of topsoil will be placed over all disturbed areas. After final grading is complete, the site will be limed, fertilized and seeded to stabilize fill and disturbed areas. After seeding, all areas will be mulched with hay. The Contractor will be responsible for monitoring the seeded areas after all rainfall events and at least once a week, to insure an adequate take of the seeds. Areas that have not started grass will be reseeded and mulched.

SITE MONITORING

The Developer and Contractor will be responsible for monitoring all erosion control measures. If there is a build up of sediment, it will be removed. Any breaks in the silt fence will be immediately repaired. After the site has become stabilized, measures will be removed along with any built-up sediment.

PLAN REFERENCE/GENERAL NOTES:

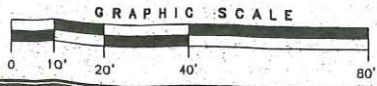
1. "STANDARD BOUNDARY SURVEY, PROPERTY & SITE PLAN, 38 MORSE STREET - PORTLAND, MAINE, MADE FOR RECORD OWNER: ROBERT C. NELSON, 47 ALICE CT. - PORTLAND, ME. 04103" DATED OCTOBER 03, 2006 BY JOHN D. PALMITER.
2. CITY OF PORTLAND ASSESSOR'S PLANS.
3. PARKING SPACES ARE 9' x 18'.
4. LOT AREA = 18,919 S.F.



NOTES:

1. OWNER OF RECORD IS ROBERT C. NELSON, 24297/023, CUMBERLAND COUNTY REGISTRY OF DEEDS (C.C.R.D.).
2. BEARINGS AND BOUNDARY INFORMATION ARE TAKEN FROM PLAN REFERENCE 1.
3. SUBJECT PROPERTY IS SHOWN AS LOTS 15 & 16, BLOCK A, ON MAP 163A OF THE CITY OF PORTLAND'S ASSESSOR'S PLAN.
4. ELEVATIONS ARE ON CITY OF PORTLAND DATUM. SITE BENCHMARK IS THE TOP OF A FIRE HYDRANT SHOWN ON PLAN. ELEVATION = 50.26 FEET.
5. THE SUBJECT PROPERTY LIES IN ZONE R-5, RESIDENTIAL, AND IS SUBJECT TO THE FOLLOWING DIMENSIONAL REQUIREMENTS:
MINIMUM LOT SIZE: 6,000 SQUARE FEET
MINIMUM LOT AREA PER DWELLING UNIT: 3,000 SQUARE FEET
MINIMUM STREET FRONTAGE: 50 FEET
MINIMUM YARD DIMENSIONS:
FRONT YARD: 20 FEET
REAR YARD: PRINCIPAL OR ATTACHED ACCESSORY STRUCTURES: 20 FEET
ACCESSORY DETACHED STRUCTURES LESS THAN 100 SQUARE FEET: 5 FEET
SIDE YARD: 1 STORY: 8 FEET
1-1/2 STORIES: 8 FEET
2 STORIES: 12 FEET
2-1/2 STORIES: 14 FEET
MAXIMUM LOT COVERAGE: 40%
MINIMUM LOT WIDTH: MULTIPLEX: 90 FEET OTHER USES: 60 FEET
MAXIMUM STRUCTURE HEIGHT: PRINCIPAL OR ATTACHED ACCESSORY STRUCTURES: 35 FEET
ACCESSORY DETACHED STRUCTURES LESS THAN 100 SQUARE FEET: 18 FEET
6. THE 6" STORM DRAIN IS FOR FOUNDATION DRAINS AND ROOF GUTTER CONNECTIONS.
7. CONTRACTOR TO REFER TO DRAWING 2 FOR ALL CONSTRUCTION DETAILS ASSOCIATED WITH THIS SITE PLAN.
8. BOUNDARY AND TOPOGRAPHY TAKEN FROM PLAN BY OWEN HASKELL, INC.
9. FENCE AND EXISTING TREES ALONG SOUTHERLY AND WESTERLY LINE TO REMAIN.

- LEGEND:**
- IRON PIPE OR ROD FOUND
 - ⊙ GAS VALVE
 - ⊙ WATER VALVE
 - ⊙ HYDRANT
 - ⊙ UTILITY POLE
 - MANHOLE
 - FENCE
 - CURB
 - OHW OVERHEAD WIRES
 - W WATER LINE
 - G GAS LINE
 - SS SANITARY SEWER
 - +48 1' EXISTING CONTOUR
 - +44.82 EXISTING SPOT GRADE
 - PROPOSED CONTOUR
 - ⊙ DECIDUOUS TREE
 - ⊙ MUGO PINE
 - ⊙ MOUNTAIN LAUREL
 - ⊙ ARBORVITAE OR LILAC
 - ① PARKING SPACE NUMBER
 - SILT FENCE
 - STONE CHECK DAM



Professional Engineer
STEPHEN W. TIBBETTS
NO. 3314

Engineering:
STEPHEN W. TIBBETTS, P.E.
15 Oak Ridge Road
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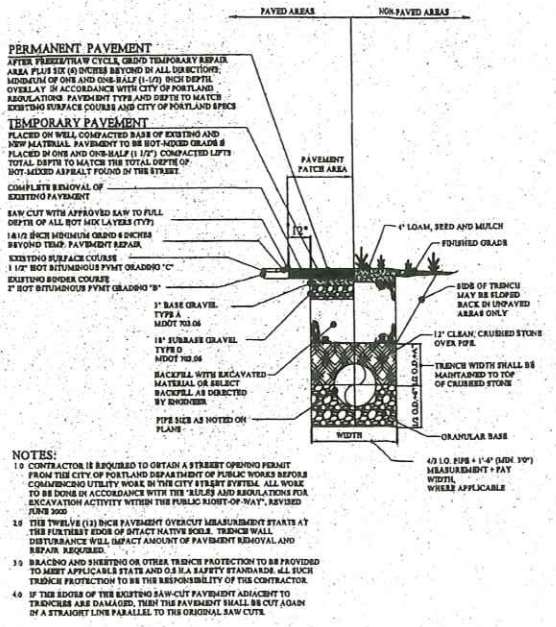
Approved
Plan Set
app. 3.18.2010
JF



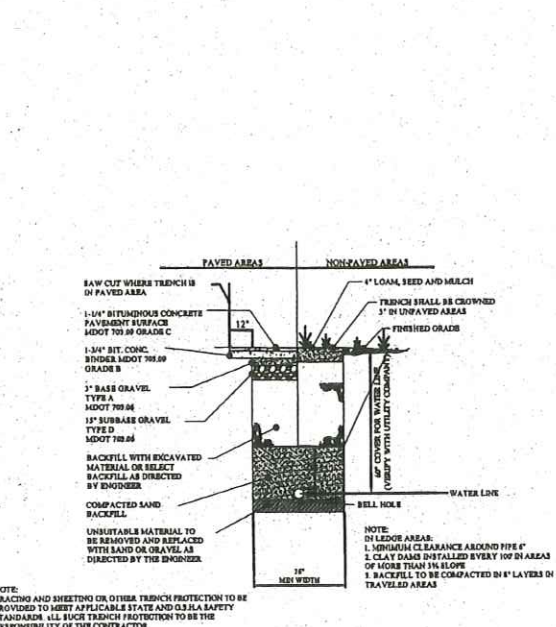
AMENDED SITE PLAN
AT
38 MORSE STREET, PORTLAND, MAINE
MADE FOR
ROBERT C. NELSON
47 ALICE COURT, PORTLAND, MAINE

OWEN HASKELL, INC.
300 U.S. ROUTE ONE, FALMOUTH, ME 04105 (207) 774-0424
PROFESSIONAL LAND SURVEYORS

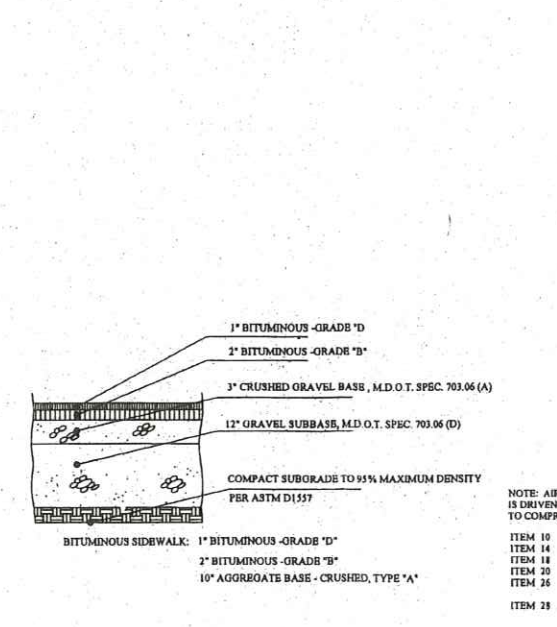
Drawn By	JMW	Date	FEB. 16, 2010	Job No.	2007-113 P
Trace By	RWC	Scale	1" = 20'	Drawg. No.	1A
Check By	JMW				
Book No.	1060				



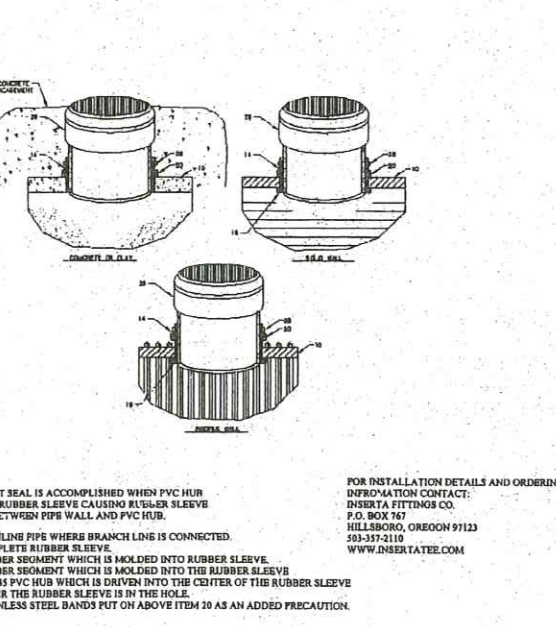
1 TYPICAL UTILITY PIPE TRENCH SECTION
NOT TO SCALE



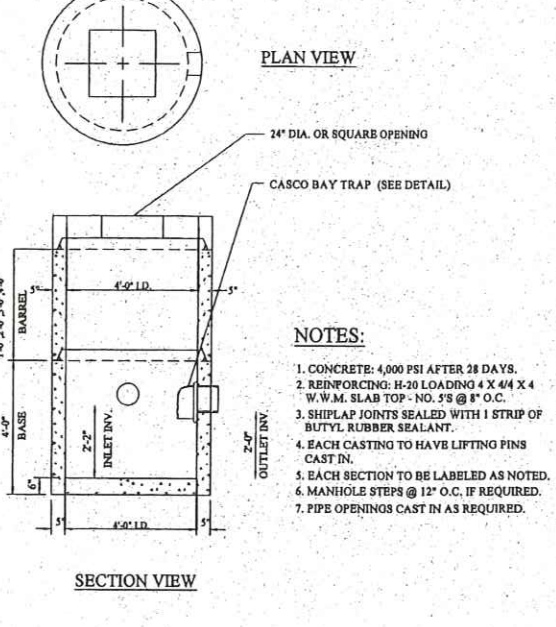
2 WATER LINE TRENCH
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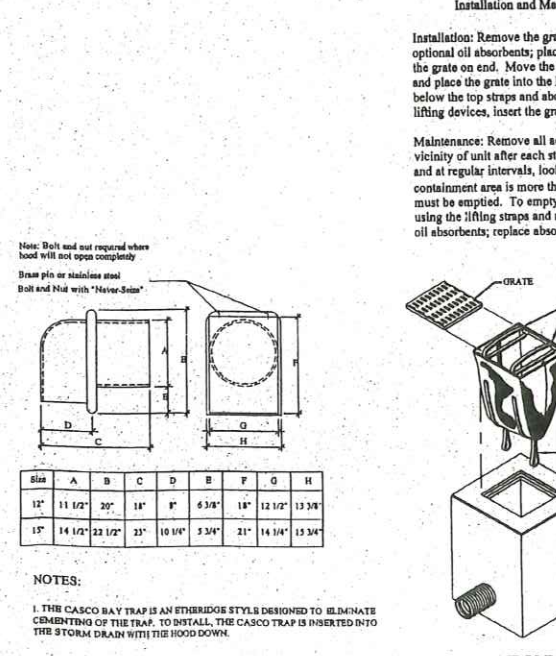
3 PARKING AREA PAVEMENT SECTION
NOT TO SCALE



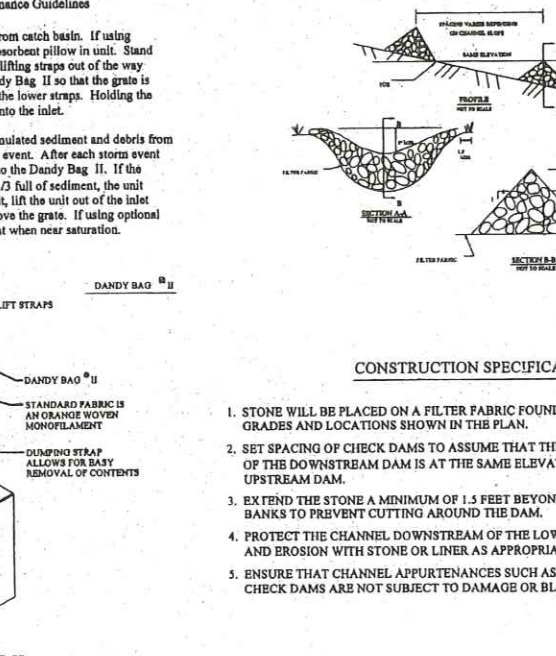
4 INSERTA TEE DETAIL
NOT TO SCALE



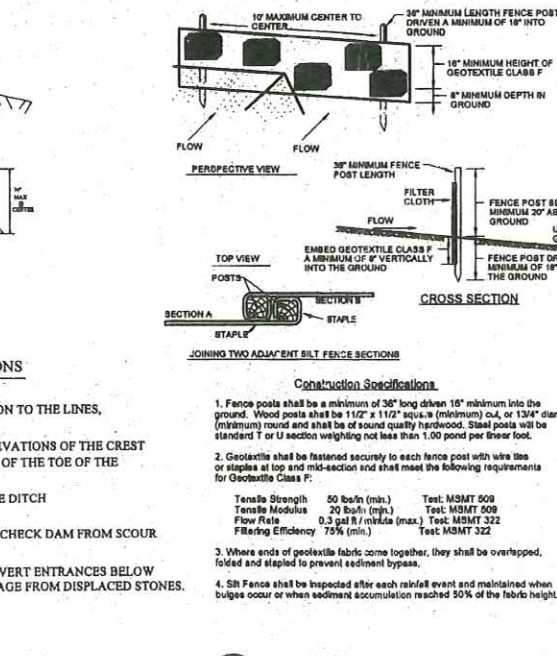
5 CONCRETE CATCH BASIN DETAIL
NOT TO SCALE



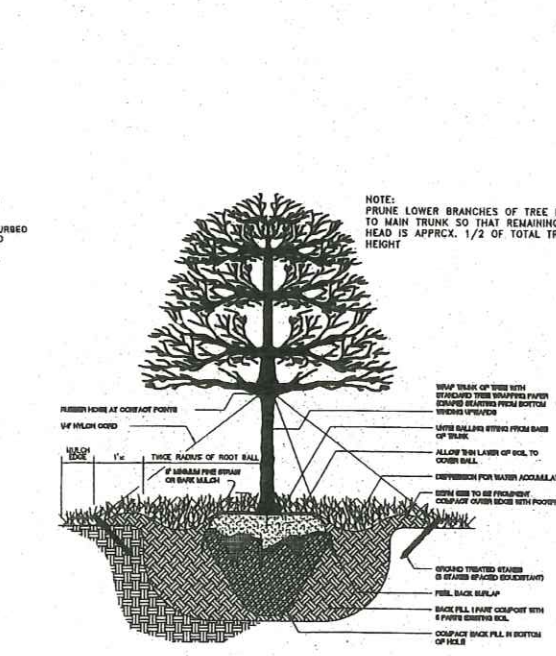
6 CASCO BAY TRAP DETAIL
NOT TO SCALE



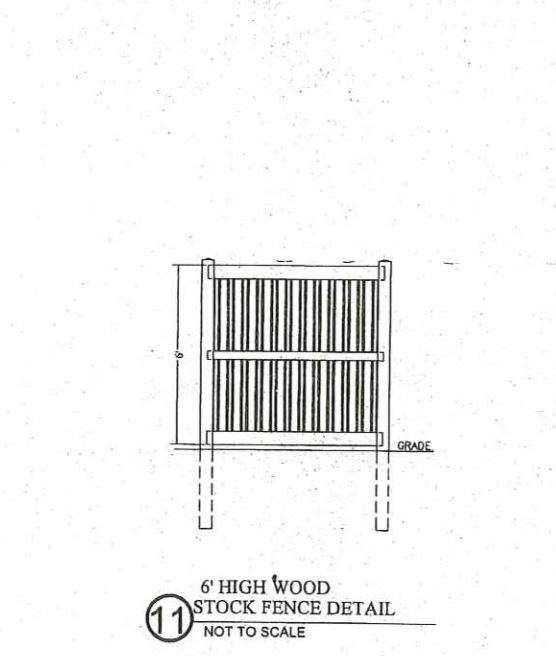
7 DANDY BAG II CATCH BASIN SEDIMENT FILTER
NOT TO SCALE



8 STONE CHECK DAM DETAIL
NOT TO SCALE



9 SILT FENCE DETAIL
NOT TO SCALE



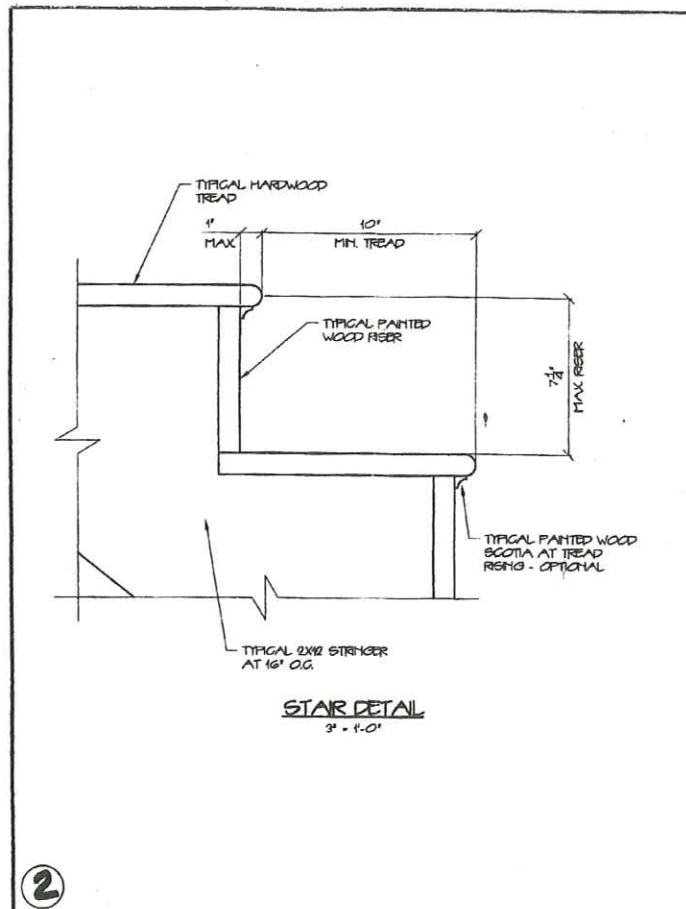
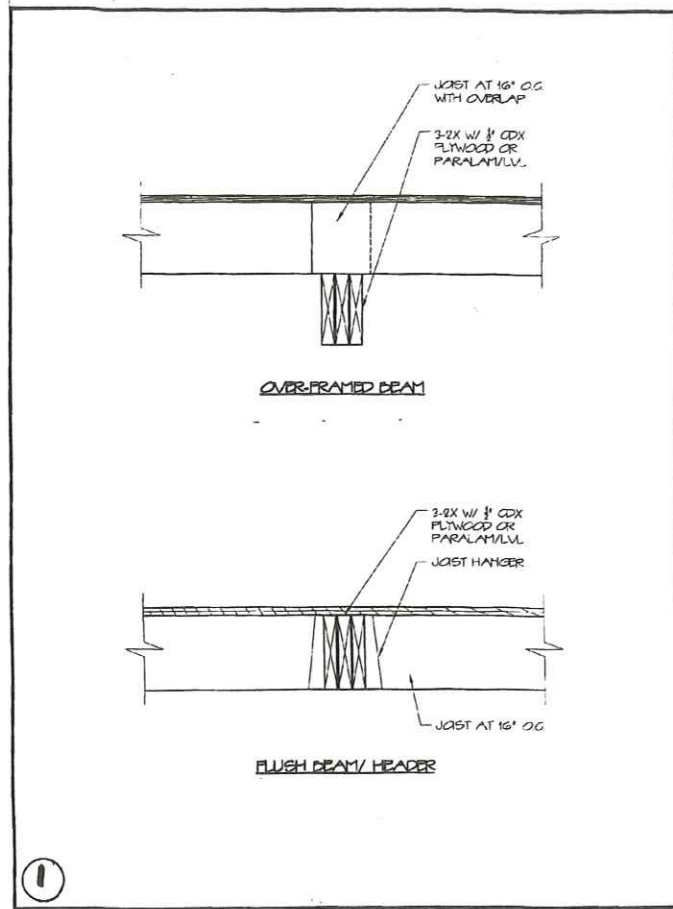
10 STAKING AND PLANTING TREE DETAIL
NOT TO SCALE

REV. 6	09-18-09	ADDED STOCKADE FENCE DETAIL
REV. 5	08-05-09	ADDED NOTE AND STAMP
SITE DETAILS		
AT 38 MORSE STREET, PORTLAND, MAINE MADE FOR ROBERT C. NELSON 47 ALICE COURT, PORTLAND, MAINE		
OWEN HASKELL, INC. 16 CASCO ST., PORTLAND, ME 04101 (207) 774-0424 PROFESSIONAL LAND SURVEYORS		
Drawn By	SWT	Date
Trace By		NOVEMBER 20, 2008
Check By		2007-11-3 P
Book No.		Scale
		AS NOTED
		Job No.
		2007-11-3 P
		Drwg. No.
		2

NOTE:
THESE CONSTRUCTION DETAILS REFERENCE THE SITE PLAN FOR 38 MORSE STREET, PORTLAND, MAINE, DATED APRIL 4, 2008, AND REVISED ON AUGUST 5, 2009.

Engineering:
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GENERAL NOTE:

- ALL WORK SHALL CONFORM TO LOCAL AND STATE LAWS, ORDINANCES, AND REGULATORY AGENCIES OF ADOPTED BUILDING CODES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL PERMITS.
- COMPLY WITH NFPA 211 FOR PRELACE, HEARTH, AND HEARTH EXTENSION. COORDINATE MAINTENANCE AND FRAMING TRADES FOR STRUCTURAL BEARING CONDITIONS PRIOR TO COMMENCING THE WORK.
- THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO COMMENCING THE WORK AND REPORT ANY DISCREPANCIES TO THE ARCHITECT. CONTRACTOR SHALL PROCEED WITH THE WORK ONLY AFTER THE ARCHITECT HAS REVIEWED THE DISCREPANCY. CONTRACTOR SHALL REVIEW AND VERIFY ALL EXISTING CONDITIONS PRIOR TO STARTING THE WORK IN ANY AREA.
- WORK WITH GREAT DETAILED AND LARGE SCALE DRAWINGS. DO NOT SCALE THE DRAWINGS AS THE REPRODUCTION PROCESS TENDS TO CAUSE SLIGHT DISCREPANCIES IN SCALE ACCURACY.
- THE CONTRACTOR IS RESPONSIBLE FOR DEMOLITION ACTIVITIES, WHICH SHALL BE CARRIED OUT IN A NEAT, CLEAN AND SAFE MANNER.

FOUNDATION NOTE:

- ALL CONCRETE SHALL BE 3000 PSI AT VERTICAL WALLS AND INTERIOR SLABS. EXTERIOR SLABS COMPOSED TO WEATHER SHALL BE 3500 PSI.
- DO NOT PLACE CONCRETE IN WET CONDITIONS OR ON FROST. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF UNSATISFACTORY CONDITIONS PRIOR TO FORMING FOUNDATION FOOTINGS, WALLS, AND CONCRETE. SHALL HAVE CONTINUOUS STEEL REBAR REINFORCING AS INDICATED ON THE DRAWINGS.
- FOUNDATION WALLS SHALL BE TIED INTO CONTINUOUS FOOTINGS WITH REVELED 2 X 4 PROFILE OR WITH 6\"/>

FRAMING NOTE:

- THE LOCATION OF ALL DOOR FRAME/NOT DIRECTIONED SHALL BE 6\"/>

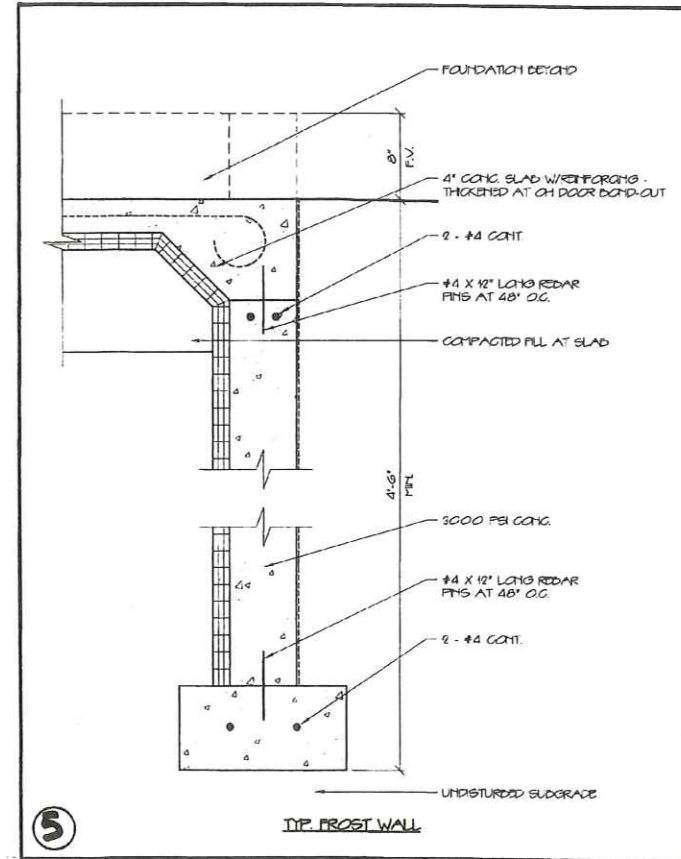
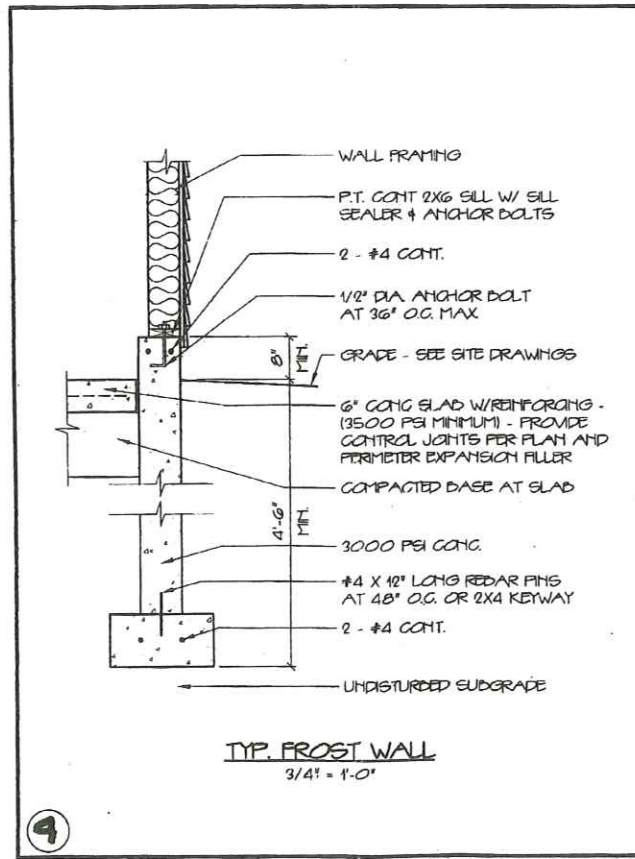
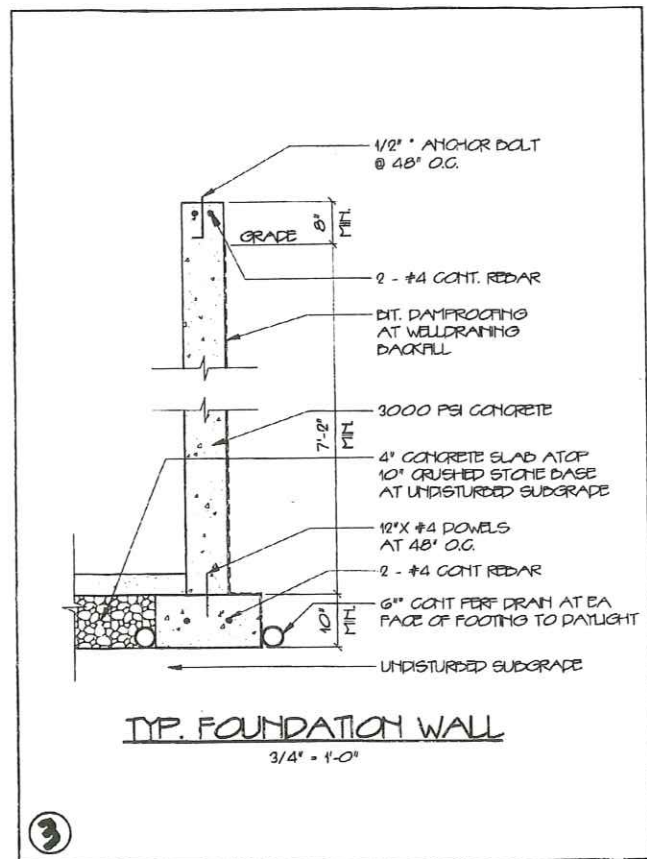
FRAMING UP TO 3'-0"	3-2X8
FRAMING 3'-0" TO 5'-0"	3-2X10
FRAMING 5'-0" TO 8'-0"	3-2X12
FRAMING OVER 8'-0"	4-NOTED

- CANTILEVERED FRAMING SHALL NOT EXTEND BEYOND THE OUTSIDE BEARING LINE BY MORE THAN ONE-THIRD THE TOTAL FRAMING OUTSTAKE.
- ALL TRUSSES AND LAPINATED TYPE BEAMS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.
- ALL EXTERIOR WALLS SHALL BE FRAMED WITH 2 X 6 STUDS AT 16\"/>

REVISIONS

NEW MULTIPLEX RESIDENCES
38 MORRIS STREET • PORTLAND, MAINE

MICHAEL F. HAYS, R.A.
26 OAK RIDGE LANE
FALMOUTH MAINE
04103
207.871.5900
207.518.7912



LICENSED ARCHITECT

MICHAEL F. HAYS
4445
NO 1721

STATE OF MAINE

Michael F. Hays

DETAILS

DATE: 2/15/10

DRAWN: MFH

SCALE: NOTED

PROJECT: 100201

A1

DRAWING NUMBER



REVISION

NEW MULTIFLEX RESIDENCES
38 MORSE STREET • PORTLAND, MAINE

MICHAEL F. HAY, P.A.
28 OAK RIDGE WAY
FALMOUTH MAINE
04105
207.871.5900
207.518.7972



Michael F. Hay

FOUNDATION PLAN
DRAWN BY TITLE

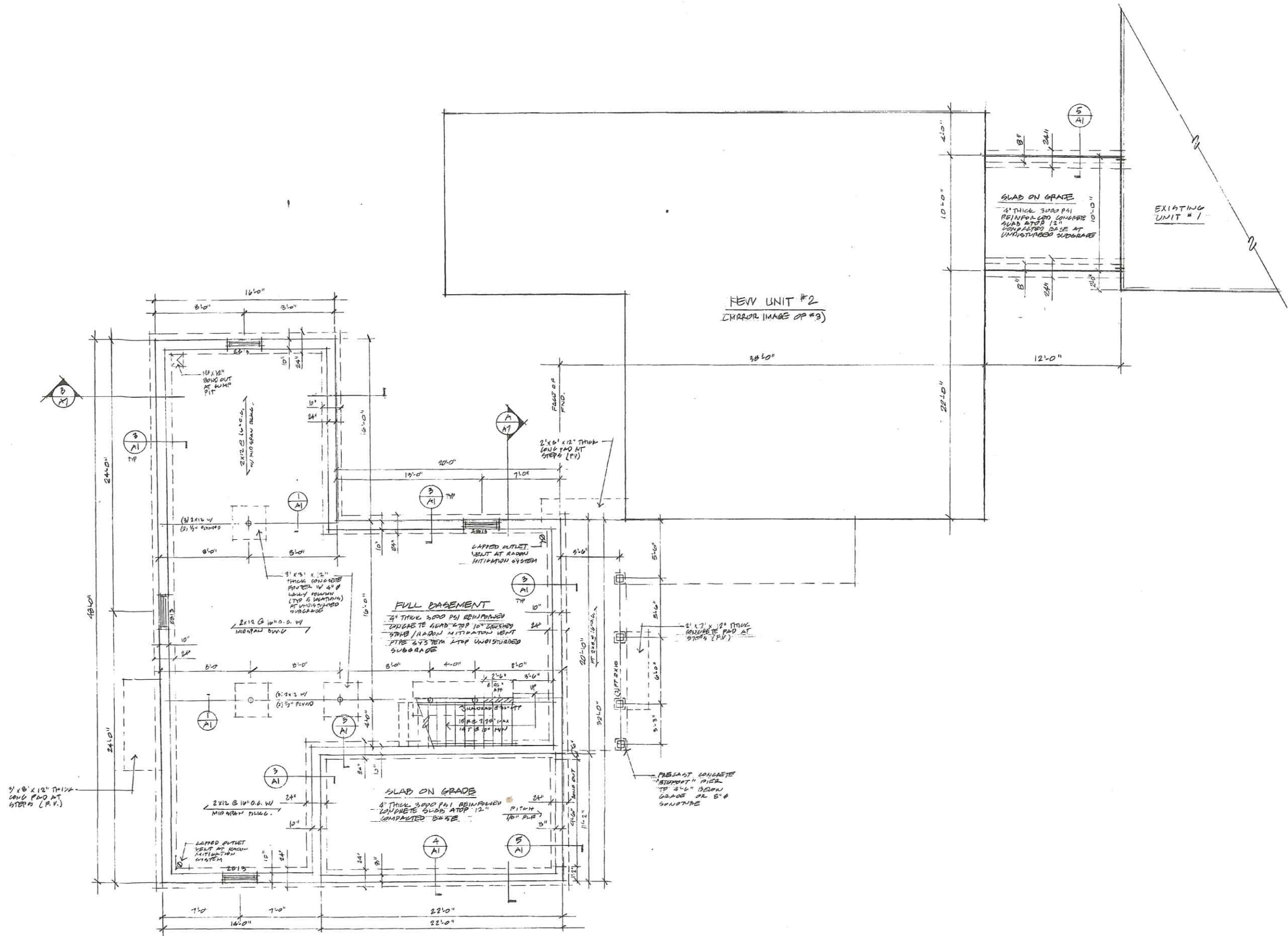
DATE 2/15/10

DRAWN MFH

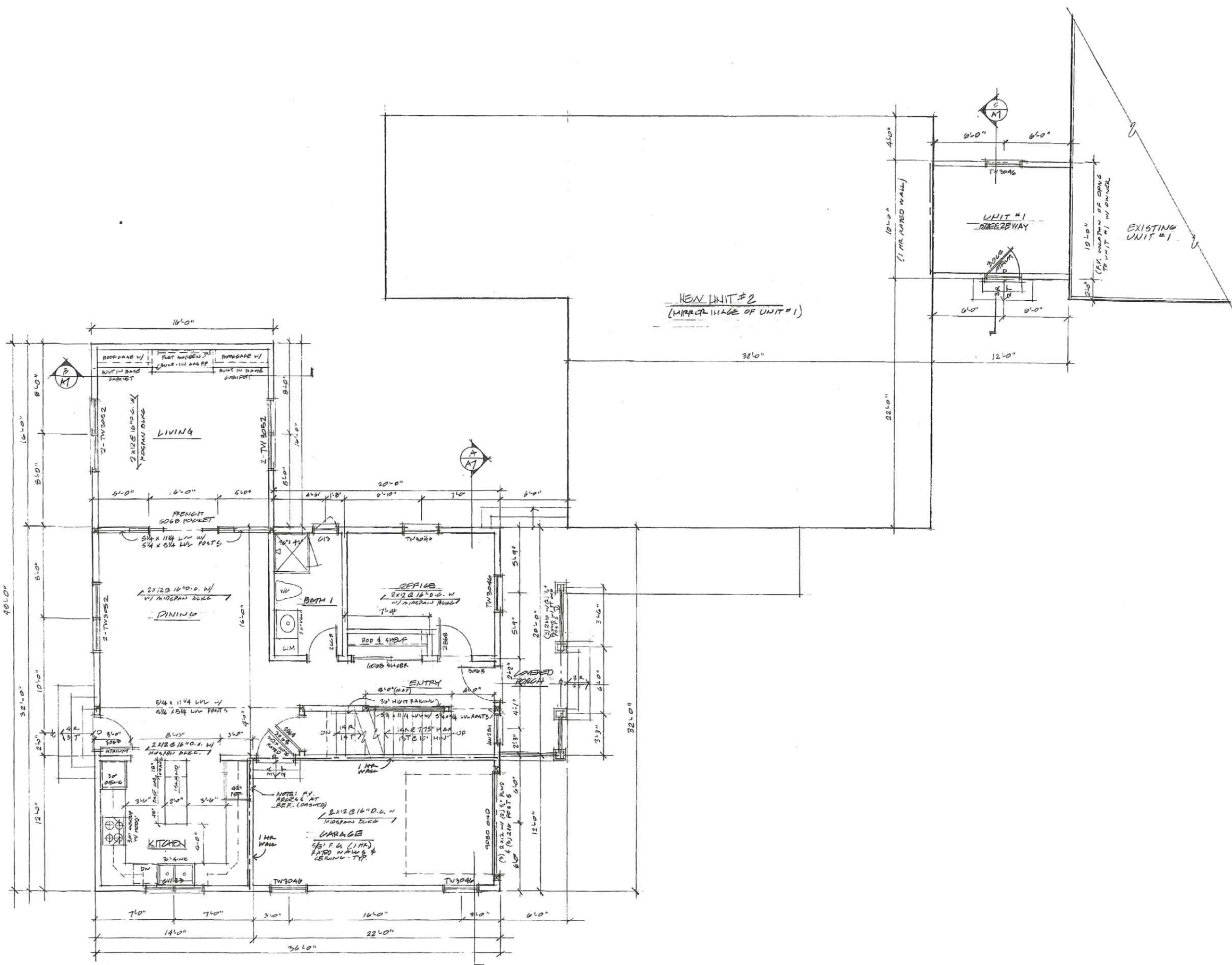
SCALE NOTED

PROJECT 1002.01

A2
DRAWING NUMBER



FOUNDATION PLAN
1/4" = 1'-0"



FIRST FLOOR PLAN
1/4" = 1'-0"



REVISED

NEW MULTIPLEX RESIDENCES
53 MORSE STREET • PORTLAND, MAINE
PROJECT NAME

MICHAEL F. HAYZ, RA
28 OAK RIDGE WAY
FALMOUTH, MAINE
04105
207.571.5950
207.518.7972

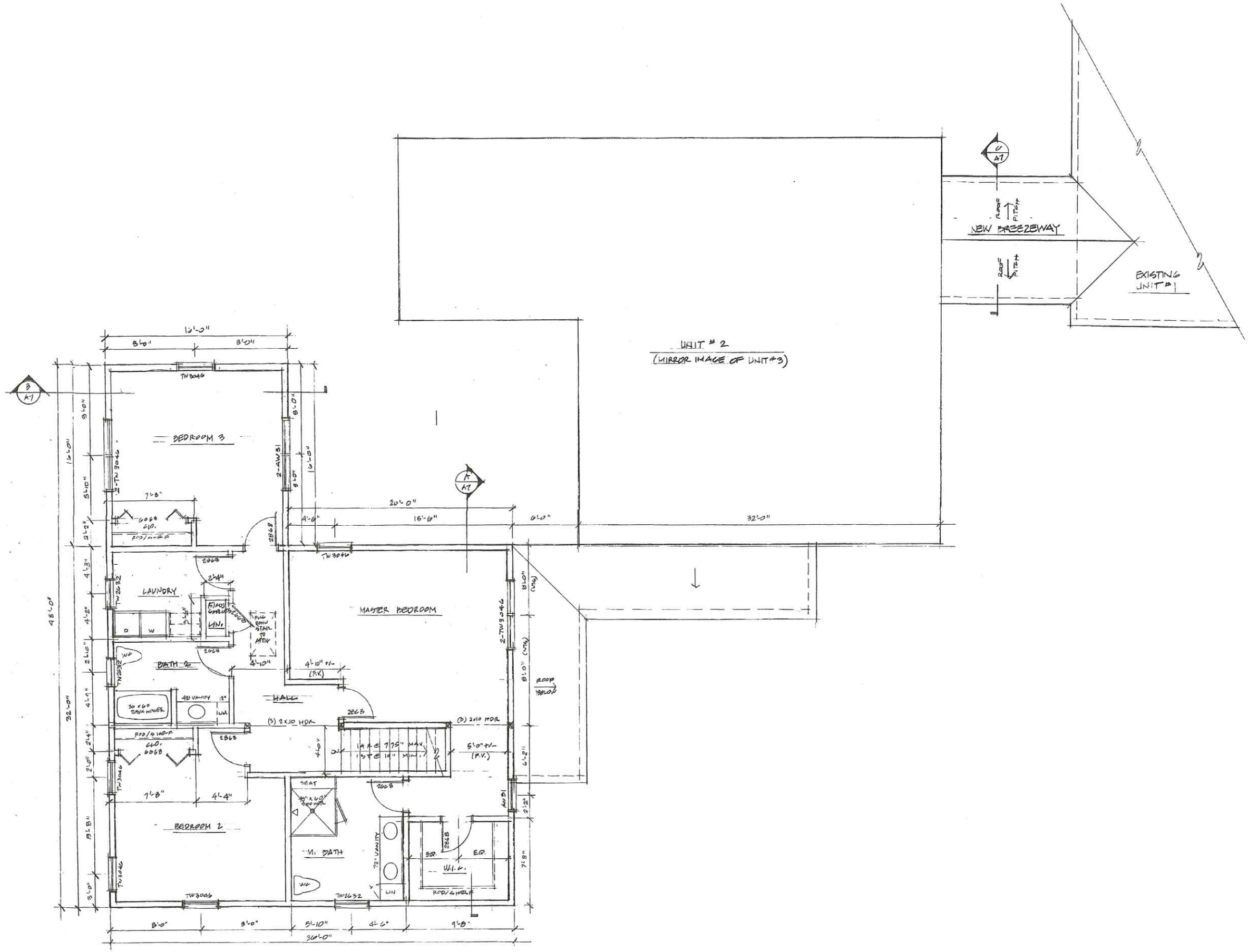


FIRST FLOOR PLAN
DRAWING TITLE

DATE 2/15/10
DRAWN MPH
SCALE NOTED
PROJECT 1002.01

A3
DRAWING NUMBER





UNIT # 2
(MIRROR IMAGE OF UNIT #3)

SECOND FLOOR PLAN
1/4" = 1'-0"



REVISION

NEW MULTIPLEX RESIDENCES
38 MORSE STREET • FORTLAND, MAINE
PROJECT NAME

MICHAEL P. MAY, R.A.
28 OAK RIDGE WAY
FALMOUTH MAINE
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207.518.7972

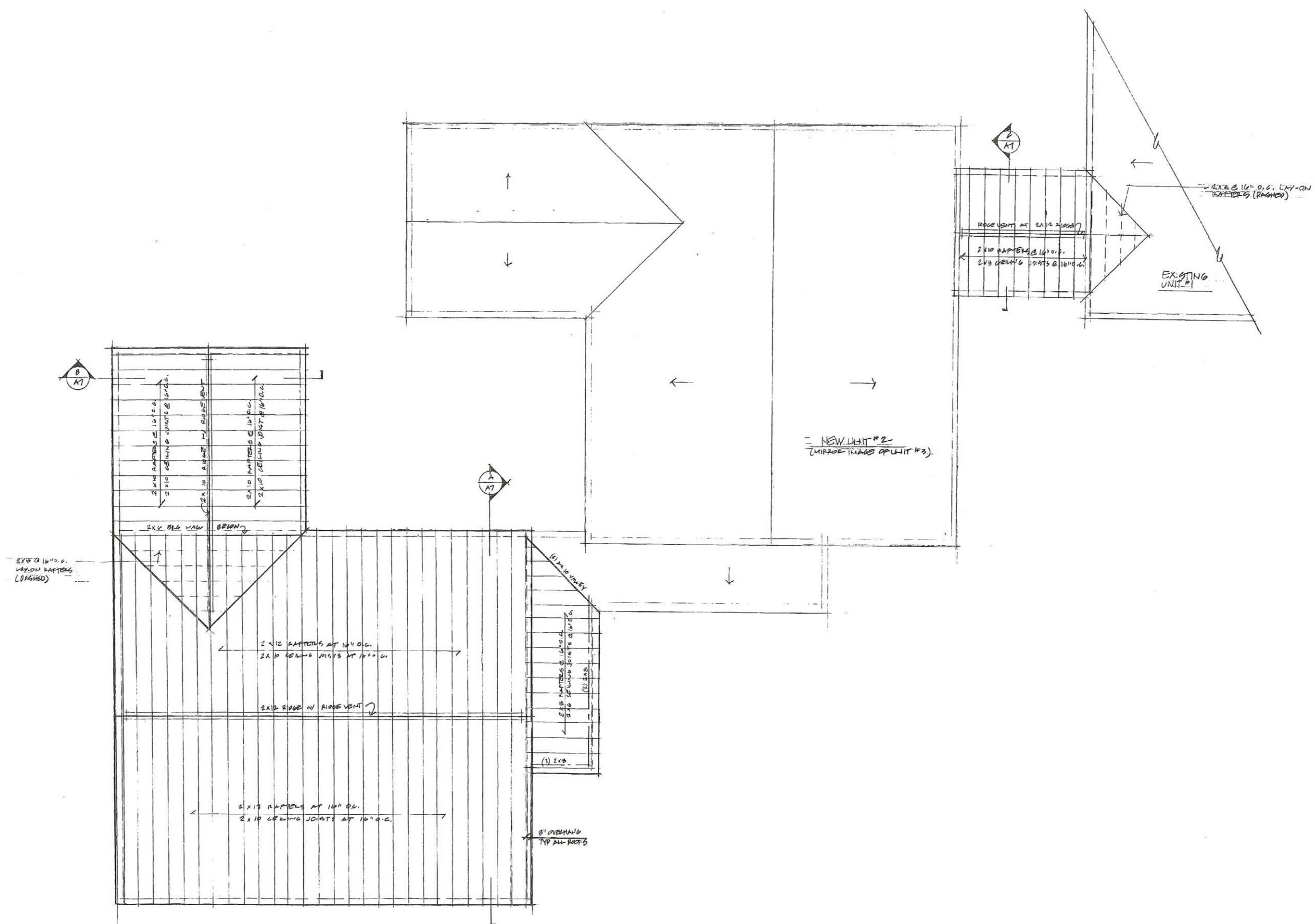


SECOND FLOOR PLAN
DRAWING TITLE

DATE 2/15/10
DRAWN MPT
FILE NOTED
PROJECT 100201

A4
DRAWING NUMBER

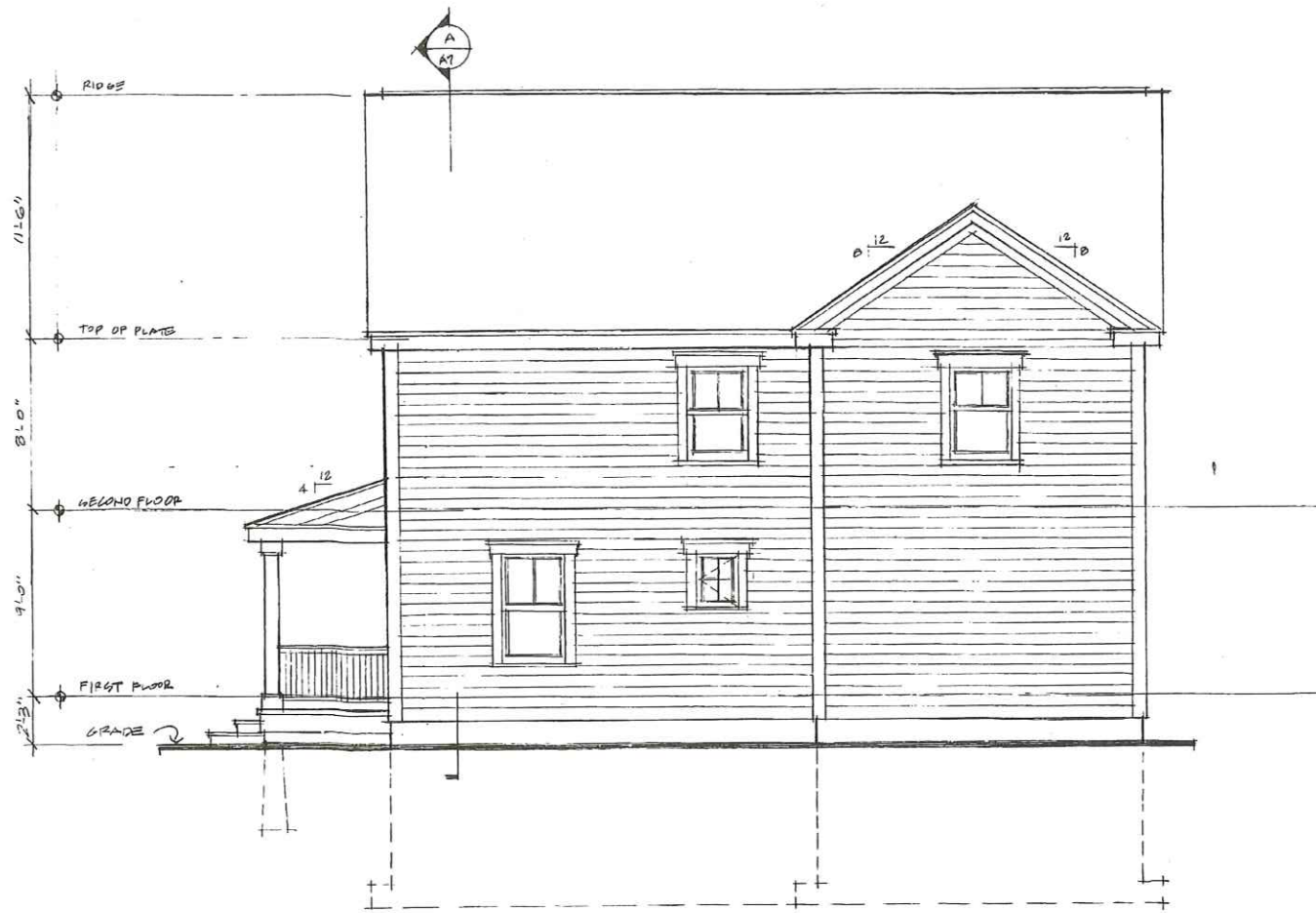




ROOF FRAMING PLAN
1/4" = 1'-0"


 REV/00V
NEW MULTIFLEX RESIDENCES
 38 MOORE STREET • PORTLAND, MAINE
PROJECT NAME
 MICHAEL F. HAYS, R.A.
 28 OAK RIDGE WAY
 FALMOUTH MAINE
 04103
 207.871.5900
 207.518.7372

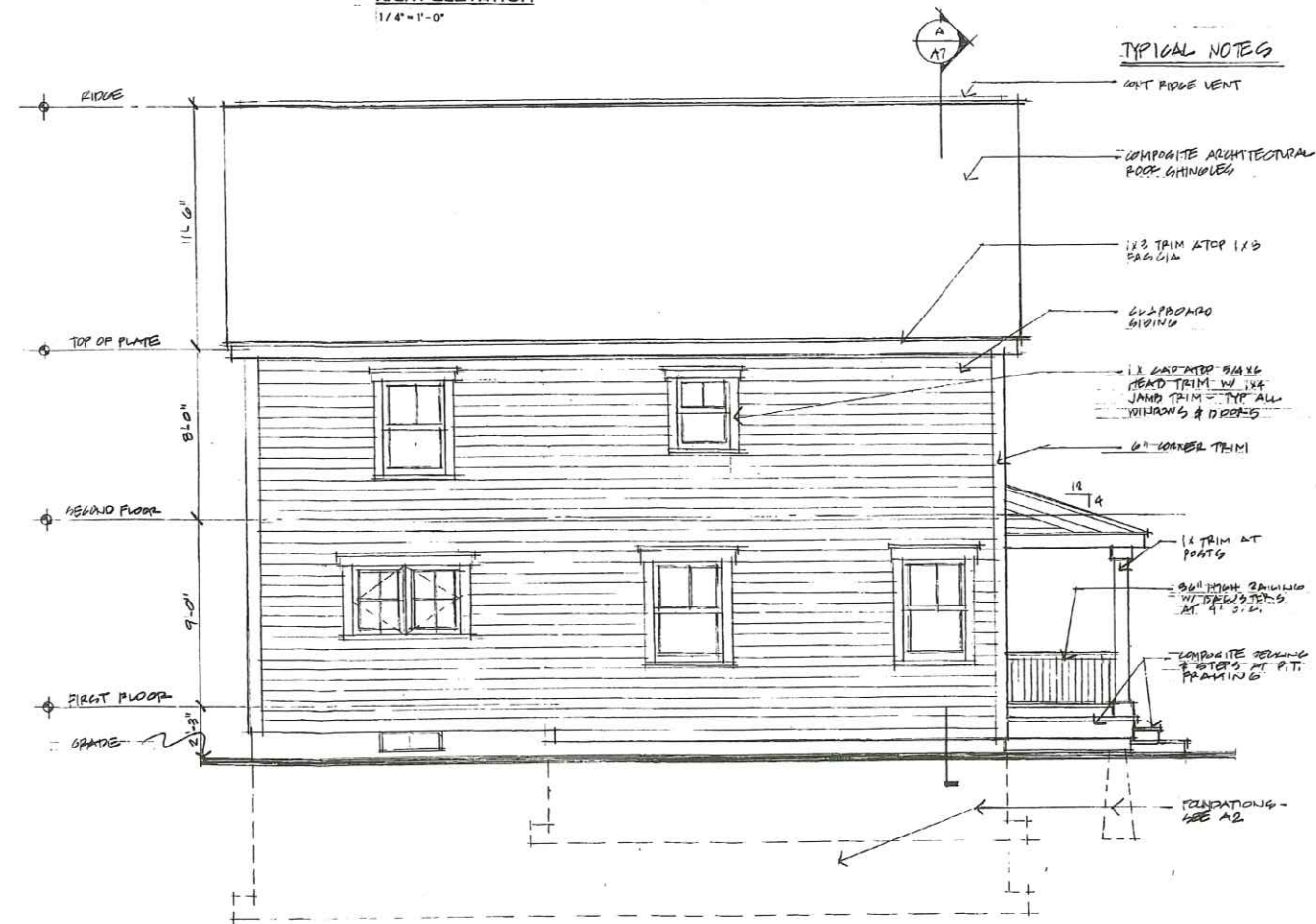
Michael F. Hays
ROOF FRAMING PLAN
DRAWING TITLE
 DATE 2/15/10
 DRAWN MFH
 SCALE NOTED
 PROJECT 100201
A5
DRAWING NUMBER

RIGHT ELEVATION
1/4" = 1'-0"



REAR ELEVATION
1/4" = 1'-0"



LEFT ELEVATION
1/4" = 1'-0"



FRONT ELEVATION
1/4" = 1'-0"



REV:10/07

NEW MULTIPLEX RESIDENCES
708 MORSE STREET • PORTLAND, MAINE

MICHAEL P. HAYS, R.A.
28 OAK RIDGE WAY
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04105
207.871.5900
207.518.7972

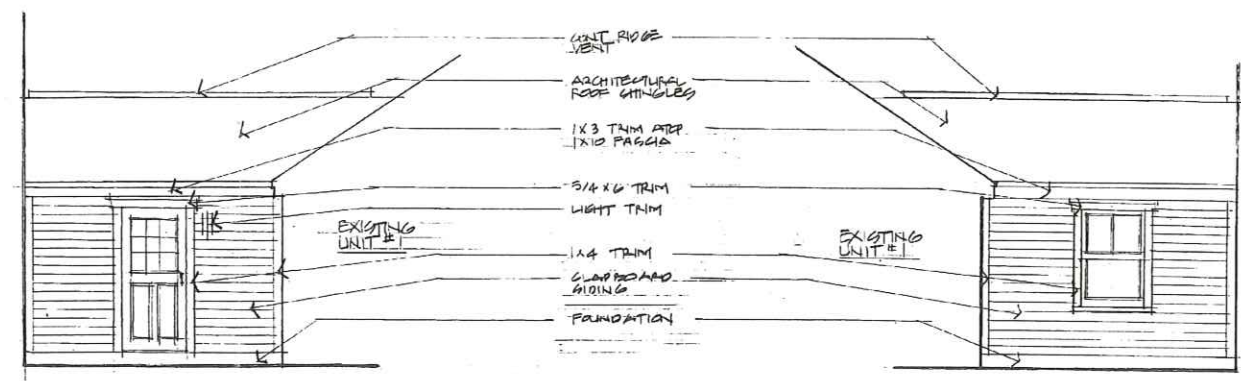
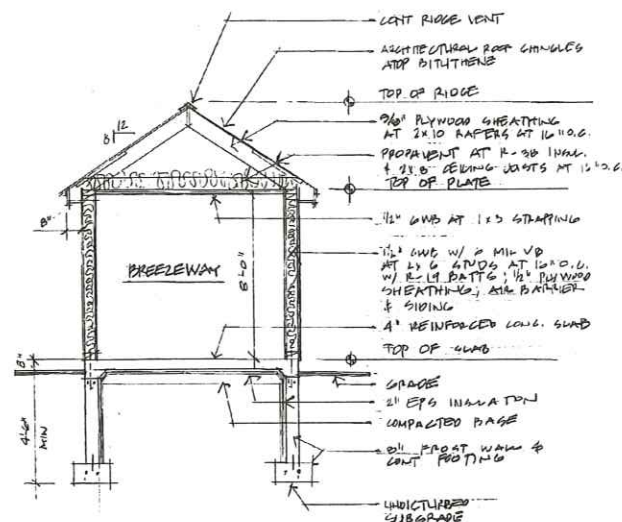
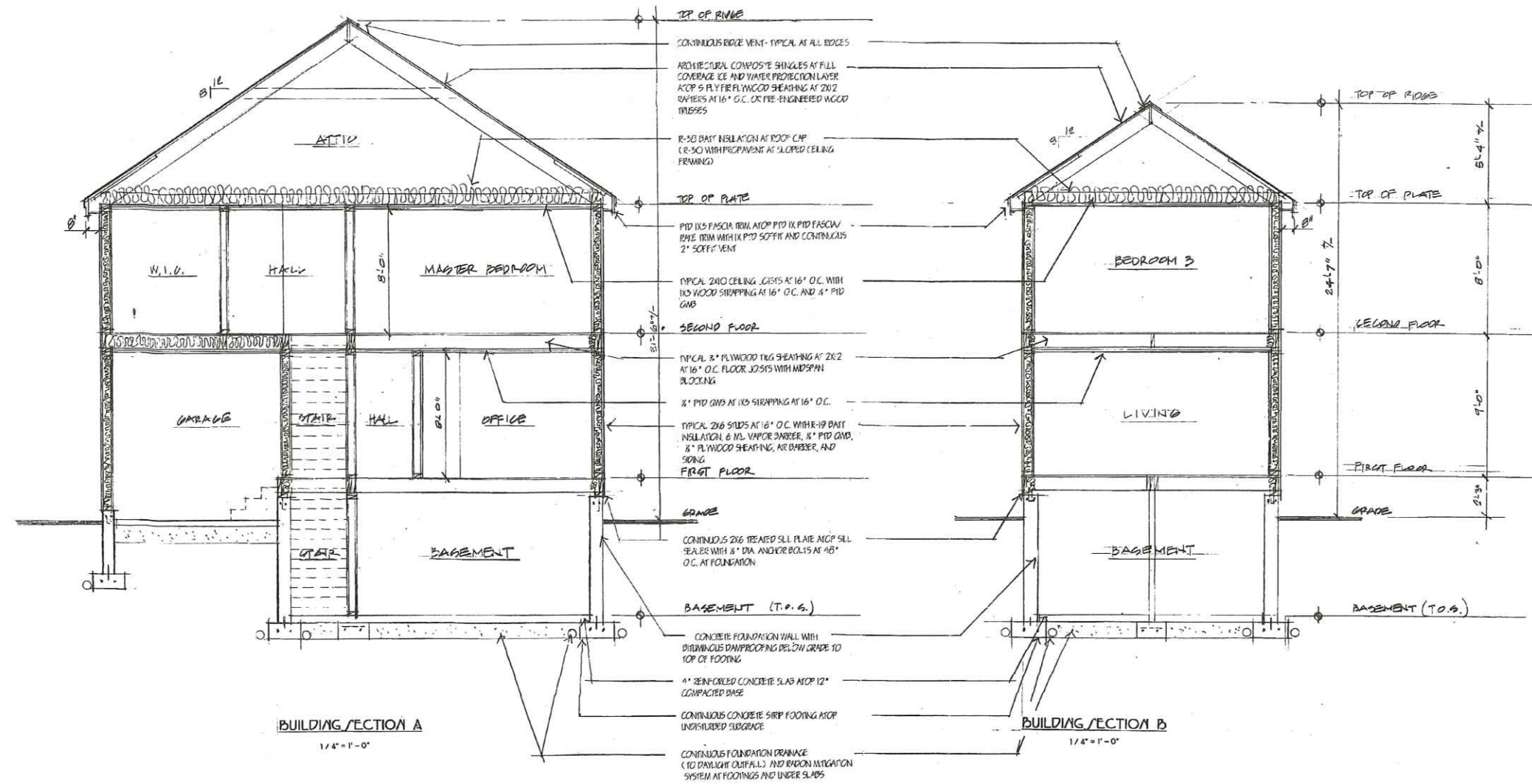


ELEVATION
DRAWING TITLE

DATE: 2/19/10
DRAWN: MFH
SCALE: NOTED
PROJECT: 100201

A6
DRAWING NUMBER





BUILDING SECTION C
1/4" = 1'-0"

NEW BREEZEWAY FRONT ELEVATION
1/4" = 1'-0"

NEW BREEZEWAY REAR ELEVATION
1/4" = 1'-0"

NEW MULTIPLEX RESIDENCES
38 MORSE STREET • PORTLAND, MAINE

MICHAEL F. HAYS, R.A.
28 OAK BRICK WAY
FALMOUTH, MAINE
04103
207.871.2500
207.518.7972



Michael F. Hays

BUILDING SECTIONS

DATE: 2/15/10
DRAWN: MFH
SCALE: NOTED
PROJECT: 100201

A7

