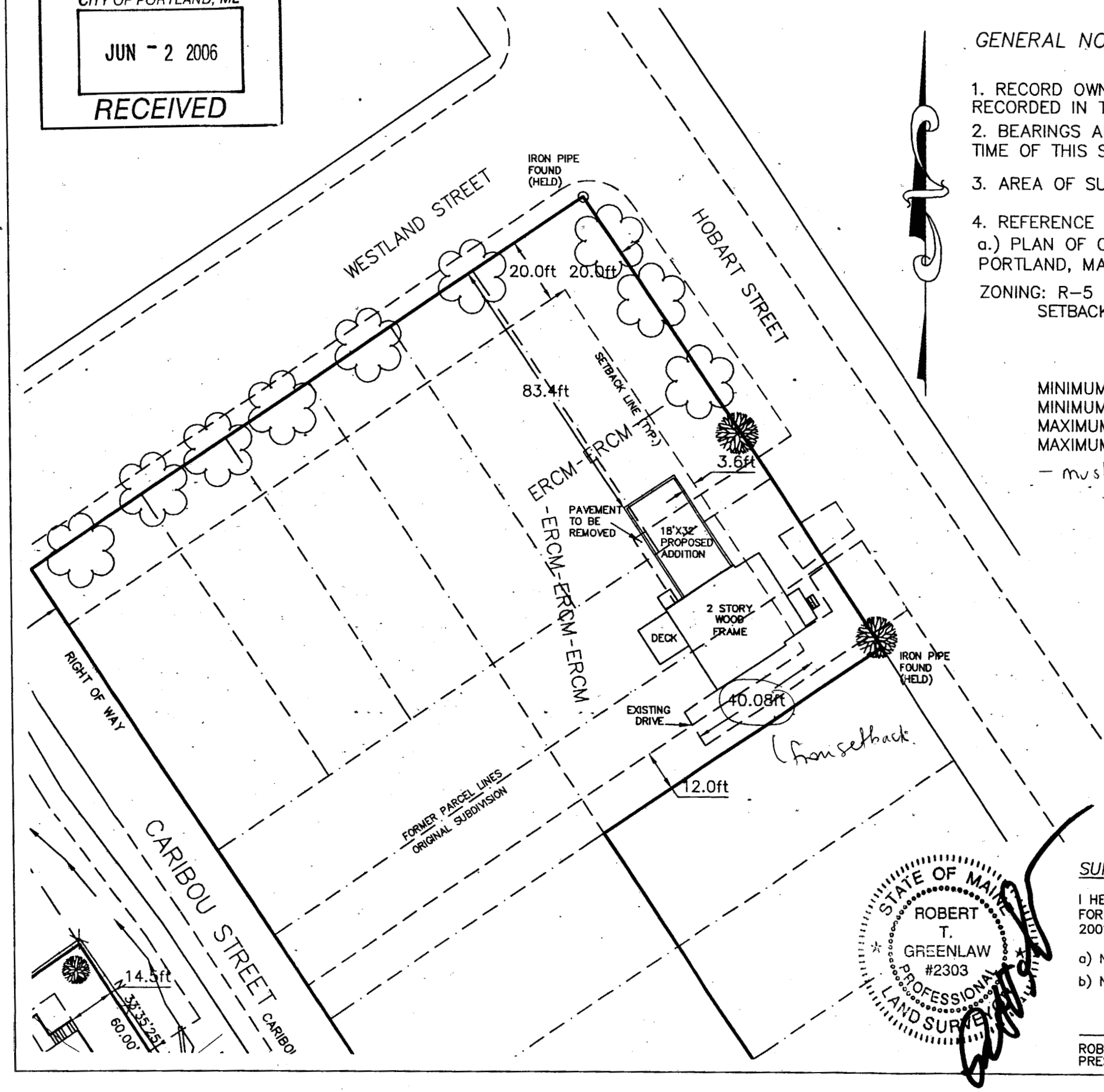
CITY OF PORTLAND, ME

JUN - 2 2006

RECEIVED



STATE OF MAINE
ROBERT T. GREENLAW
#2303
PROFESSIONAL LAND SURVEYOR

GENERAL NOTES:

1. RECORD OWNER OF PARCEL: CHARLES BARNARD BOOK 13226, PAGE 114 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
2. BEARINGS ARE BASED UPON A MAGNETIC OBSERVATION TAKEN AT THE TIME OF THIS SURVEY.
3. AREA OF SUBJECT PARCEL: 40,000 SQUARE FEET
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
   a.) PLAN OF CONGRESS TERRACE OWNED BY A. H. CHAPMAN LAND CO. PORTLAND, MAINE BY W. M HICKS CIVIL ENG. PLAN BOOK 14 PAGE 61

ZONING: R–5 RESIDENTIAL

SETBACKS: FRONT – 20 FT - 19.5 ft front entry / 23' ft building – ok section 14-435
REAR – 20 FT 156.5' scaled.
SIDE – 1–1/2 STORY: 8 FT; 2 STORIES: 12 FT
ON SIDE STREET: 15 FT

MINIMUM LOT SIZE: 6,000 SQ FT
MINIMUM LOT FRONTAGE: 50 FT
MAXIMUM BUILDING HEIGHT: 35 FT 26.25' scaled.
MAXIMUM LOT COVERAGE: 40% 16,000 ft ok

right side – 83.4' scaled
left side – 40' scaled

– must show 2 parking spaces past 20' setback
– 40.08' x 115 = 2 ~~stories~~ ft

LEGEND

- Capped 5/8" Rebar Found
- Iron Pipe or Solid Pin Found
- Survey Instrument Point
- Abutter Line
- Property Line
- Street Line
- (50.00') Distance from reference plan or deed.
- N/F Now Or Formerly
- Overhead Utility
- Utility Pole
- Edge of traveled way
- Set Back Line
- ERCM Erosion Control Mix or Silt fence
- Tree per City Standards to be Planted, Minimum 2–1/2 Inch Caliper Deciduous Type.

SURVEYORS STATEMENT:

I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:

a) NO WRITTEN REPORT

b) NO NEW DESCRIPTION

DATE: 05–27–2006

ROBERT T. GREENLAW P.L.S.
PRESIDENT BACK BAY BOUNDARY, INC.

SITE PLAN/BOUNDARY PLAN
FOR A PROPOSED ADDITION
93 *HOBART STREET PORTLAND,* ***MAINE***

FOR: *CHARLES BARNARD*

DRAWN BY: DMD
CHECKED BY: GAS
SCALE: 1"=20'
DATE: 05/27/06
JOB NUMBER: 2006048
SHEET: 1 OF 1

PREPARED BY:
BACK BAY BOUNDARY, INC.
LAND SURVEYING
643 FOREST AVENUE
207–7744–28555 FAX 207–7347–4346

DRAWER: 2003 NO: 83

R5

lot size 6,000 sf – 40,000 sf (assessing)

lot area per dw 3,000 sf

F 20' req. – 22 given

R 20' req. ?

S 25 by 12' 17 on left

15 by 8'

Side street 15' ?

lot coverage 40% 16,000

max height 35' – 26.25

HOBART ST.

TR

← 160' PL →

22'

28'

EXIST PAVING TO REMAIN

EXIST PORCH

EXIST PAVING TO BE REMOVED

(-3')

(-2'-8")

(-6')

REMOVE EXIST DECK SALVAGE MATERIALS FOR USE AT NEW DECK

17'

NEW ADDITION

EXIST. BUILDING
2 STORY W/BSMT.
WOOD FRAME

EXIST BLDG. FL @ 0'-0"

85'

to strut.

200' PL

100' PL

(-3')

(-2'-8")

(-4'-5")

LOCATION OF NEW CONSTR.

EXIST DECK

(-7'-3")

104 to PL

N ASSUMED

(-x'-x")
APPROX EXIST. GRADE ELEVS.

(-10')

← 240 PL →

FLOOR AREA CALCULATIONS

BASEMENT	18' x 32'	= 576 SF
1ST FLOOR	18' x 32' + 2' x 10	= 596 SF
2ND FLOOR	18' x 16'	= 288 SF
	TOTAL	= 1460 SF
DECK	9' x 6' = 54 SF	

SITE PLAN

4-10-06 1

REVISED 4-18-06 SCALE 1/16 = 1'-0"

ERCM-ERCM-ERCM-ERCM

PAVEMENT TO BE REMOVED

18'X32' PROPOSED ADDITION

Ol section 14-425
12x.53 6A

2 STORY WOOD FRAME

DECK

40.08ft

EXISTING DRIVE

12.0ft

IRON PIPE FOUND (HELD)

used for zoning

1"=10'

(50.00

N/F

ERCM

STATE OF MAINE
ROBERT T. GREENLAW
#2303
PROFESSIONAL LAND SURVEYOR

SURVEYORS STATEMENT:

I HEREBY CERTIFY THAT THIS SURVEY FOR PROFESSIONAL LAND SURVEYORS 2001 WITH THE FOLLOWING EXCEPTION

a) NO WRITTEN REPORT

b) NO NEW DESCRIPTION

B A 1 4 2 9

DECK ABOVE

BLDG. ABOVE

OIL FILL

OIL TANK

BOILER

HW

STORAGE

12 11 12

CLOTHES CHUTE

RECREATION ROOM

EXISTING BUILDING

WOOD STEPS

WOOD STEP 6"R

UP 3 R @ 6"

UT OPNG. IN EXIST. CONC. FND.

D B B 32 B

8'-2 3/4"

8'-0 3/4"

B CONCRETE

A 2x4 16" oc

2x6 16" oc

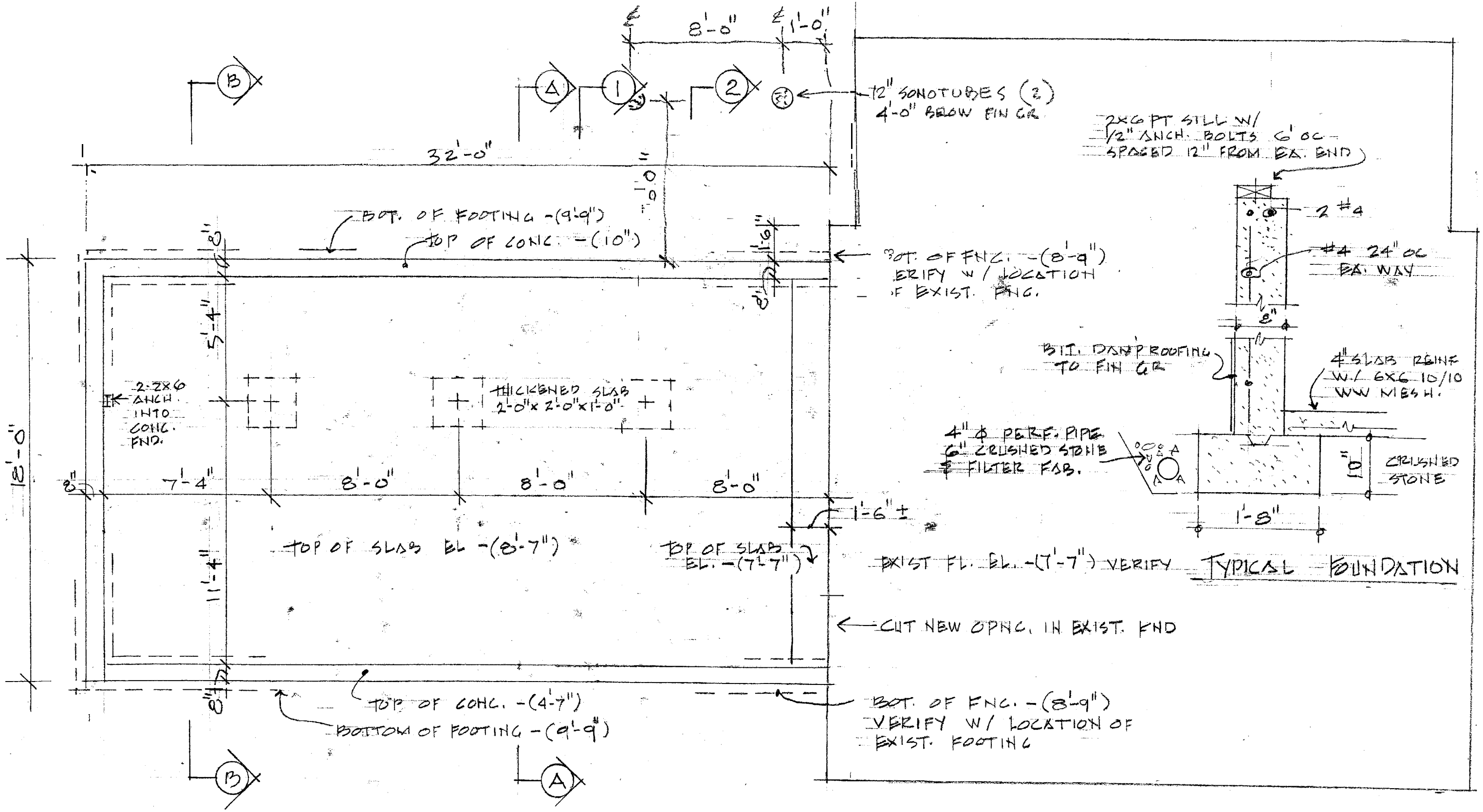
REVISED 4-18-06

4-10-06

BASEMENT PLAN

SCALE 1/4" = 1'-0

2

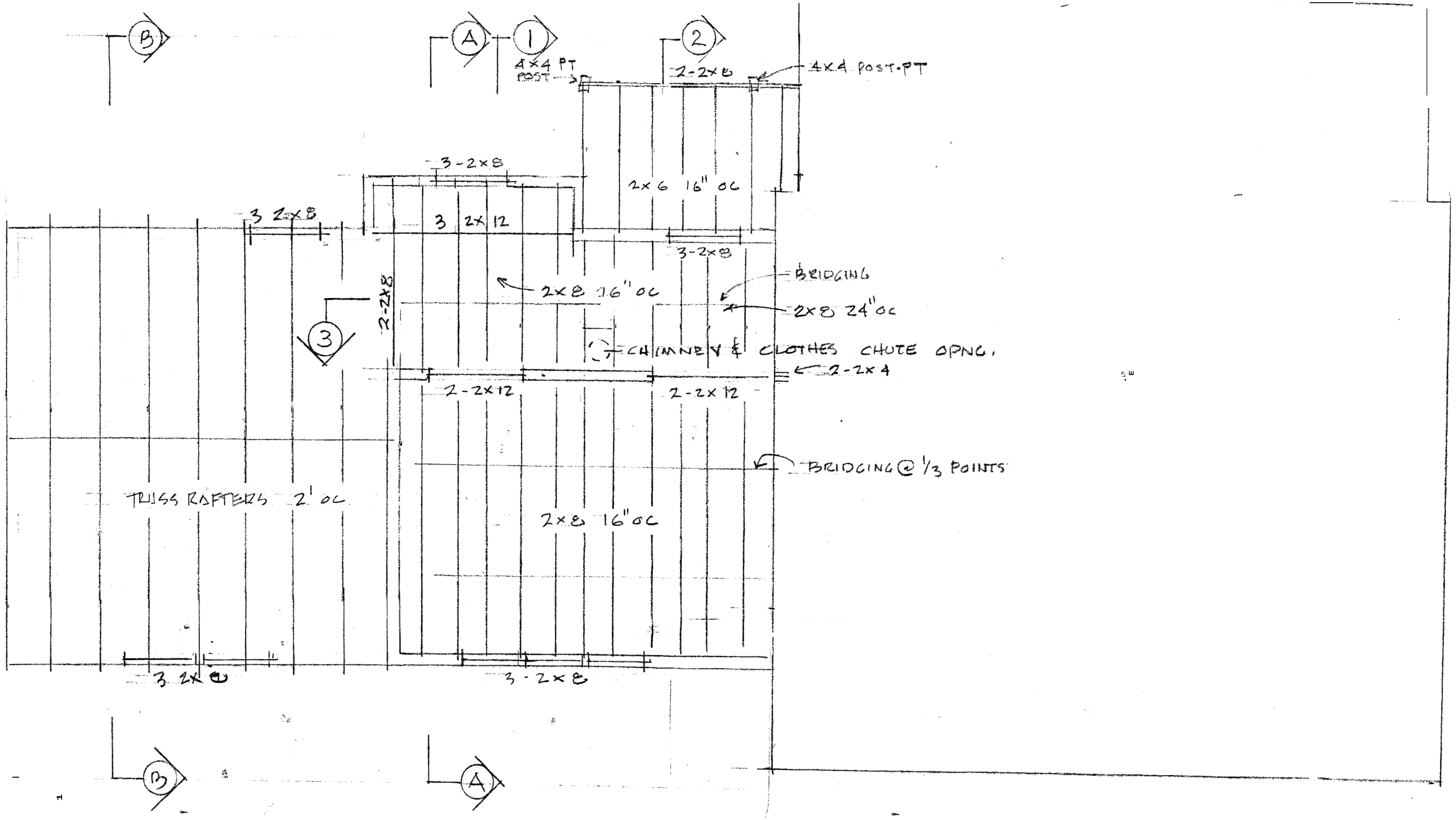


TYPICAL FOUNDATION

REVISED 4-18-06
4-10-06

FOUNDATION PLAN

SCALE 1/4" = 1'-0

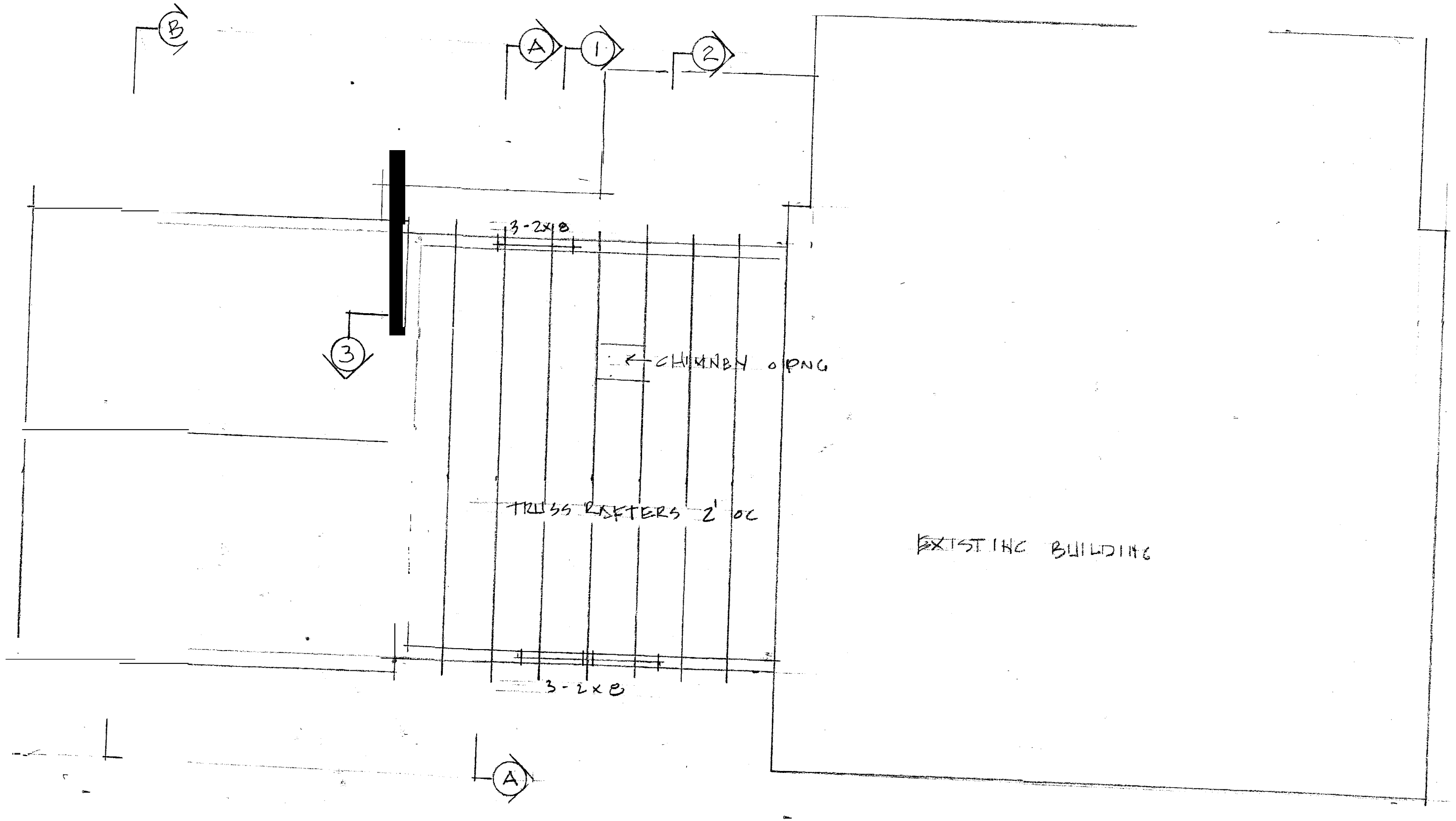


REVISED 4-10-06

4-10-06

FRAMING - SECOND FLOOR

SCALE 1/4" = 1'-0" **16**

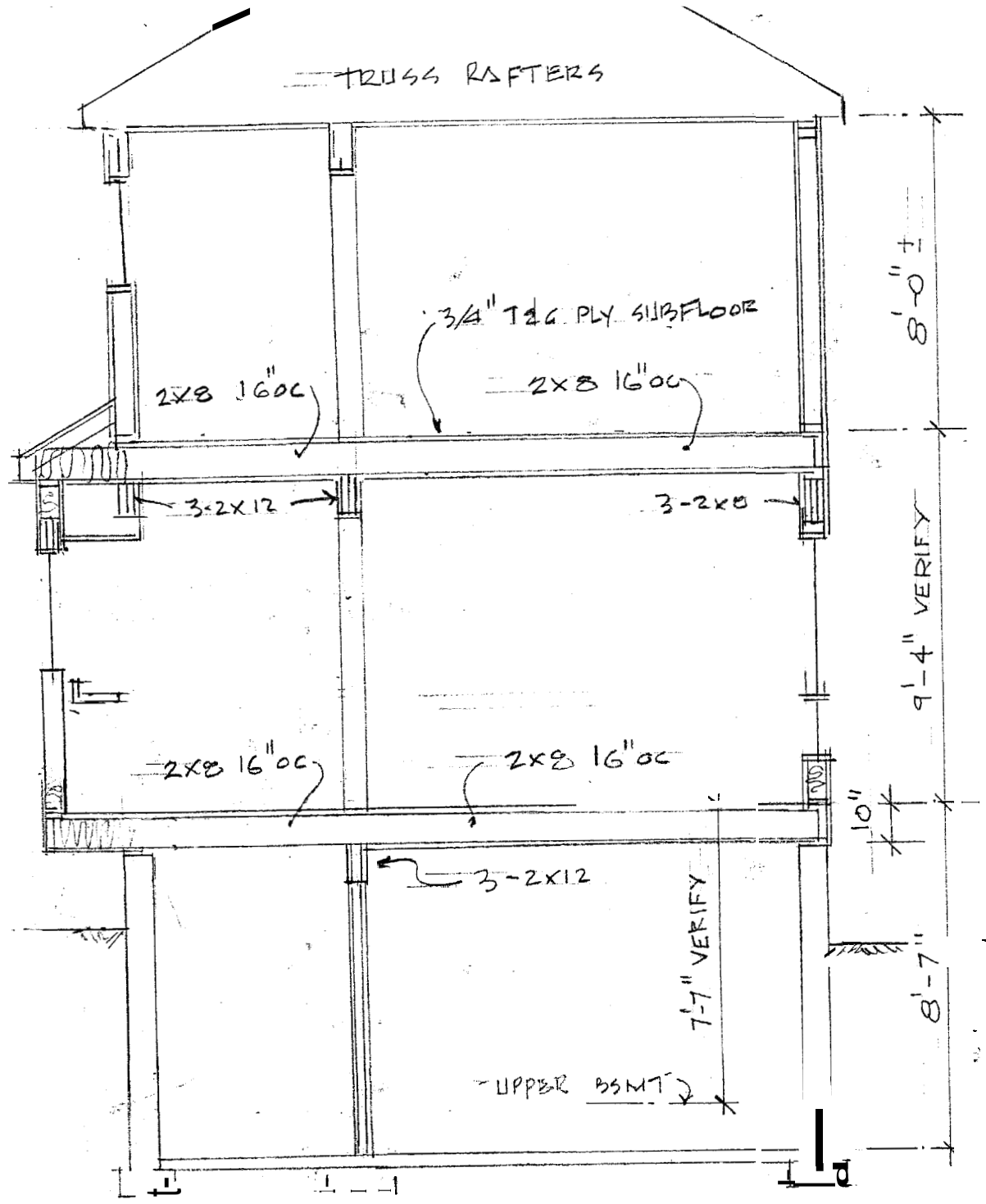


REVISED 4-18-06

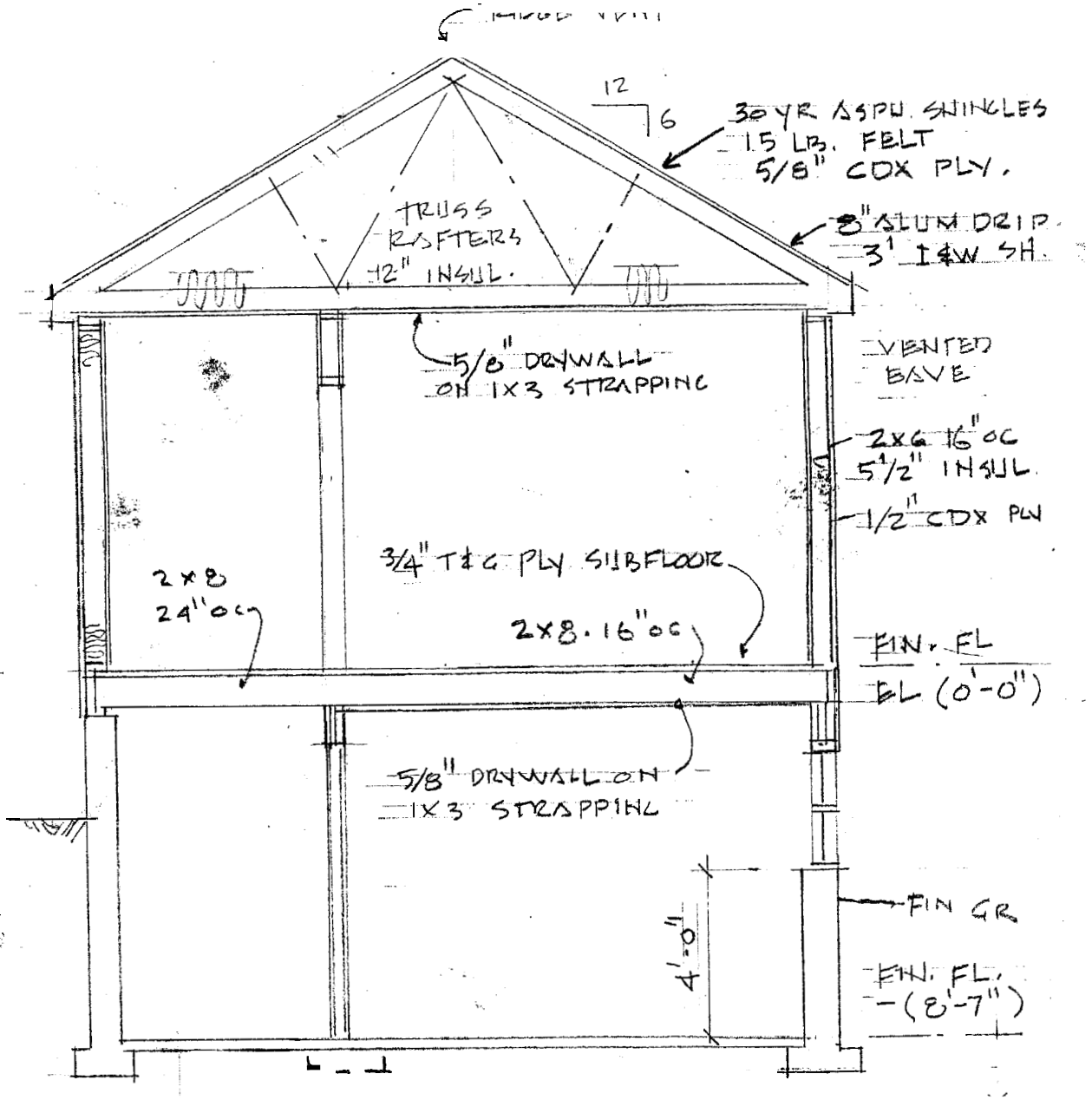
4-10-06

FRAMING - ROOF

SCALE 1/4" = 1'-0



SECTION A-A

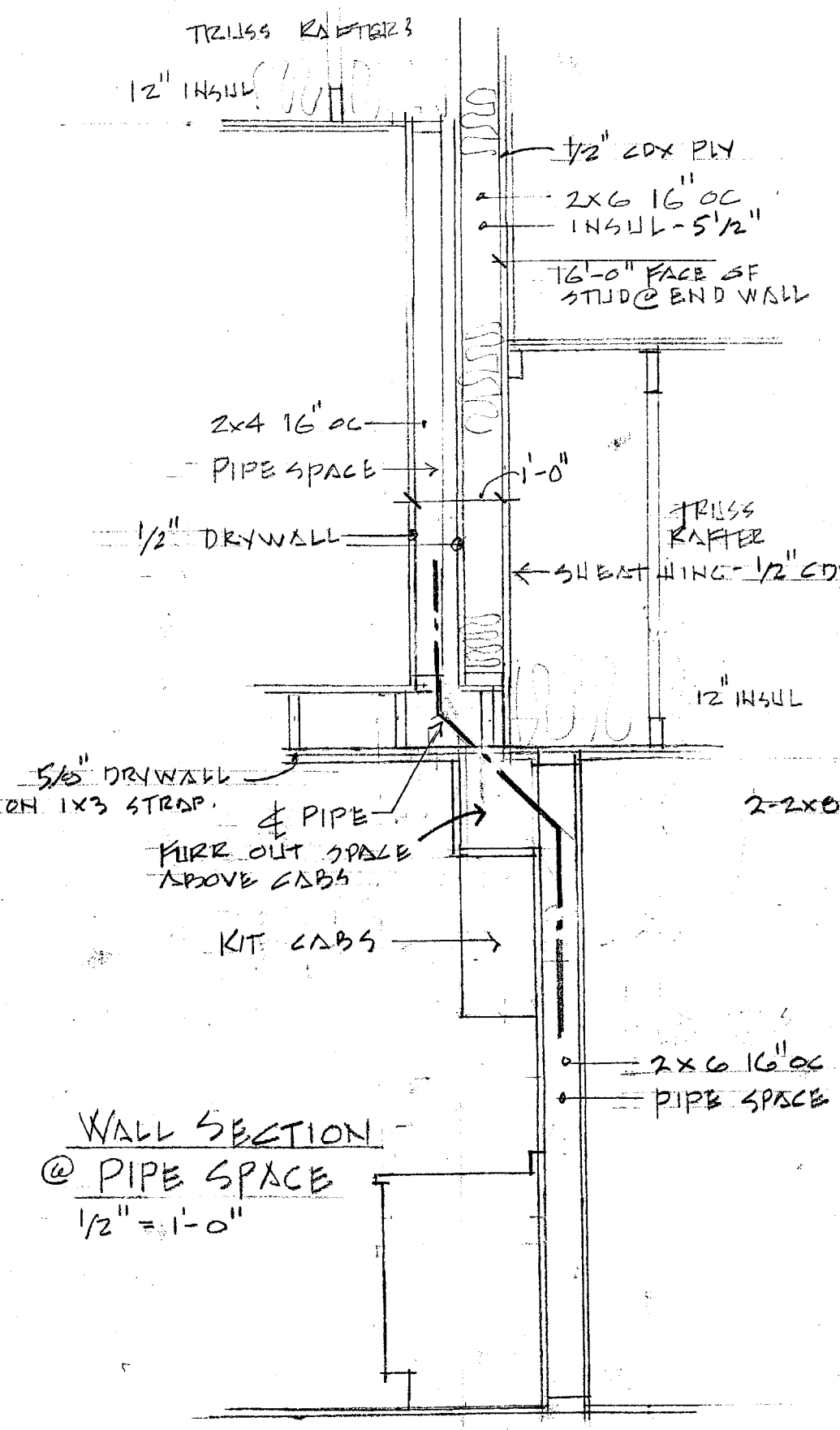


SECTION B-B

REVISED 4-18-06 4-10-06

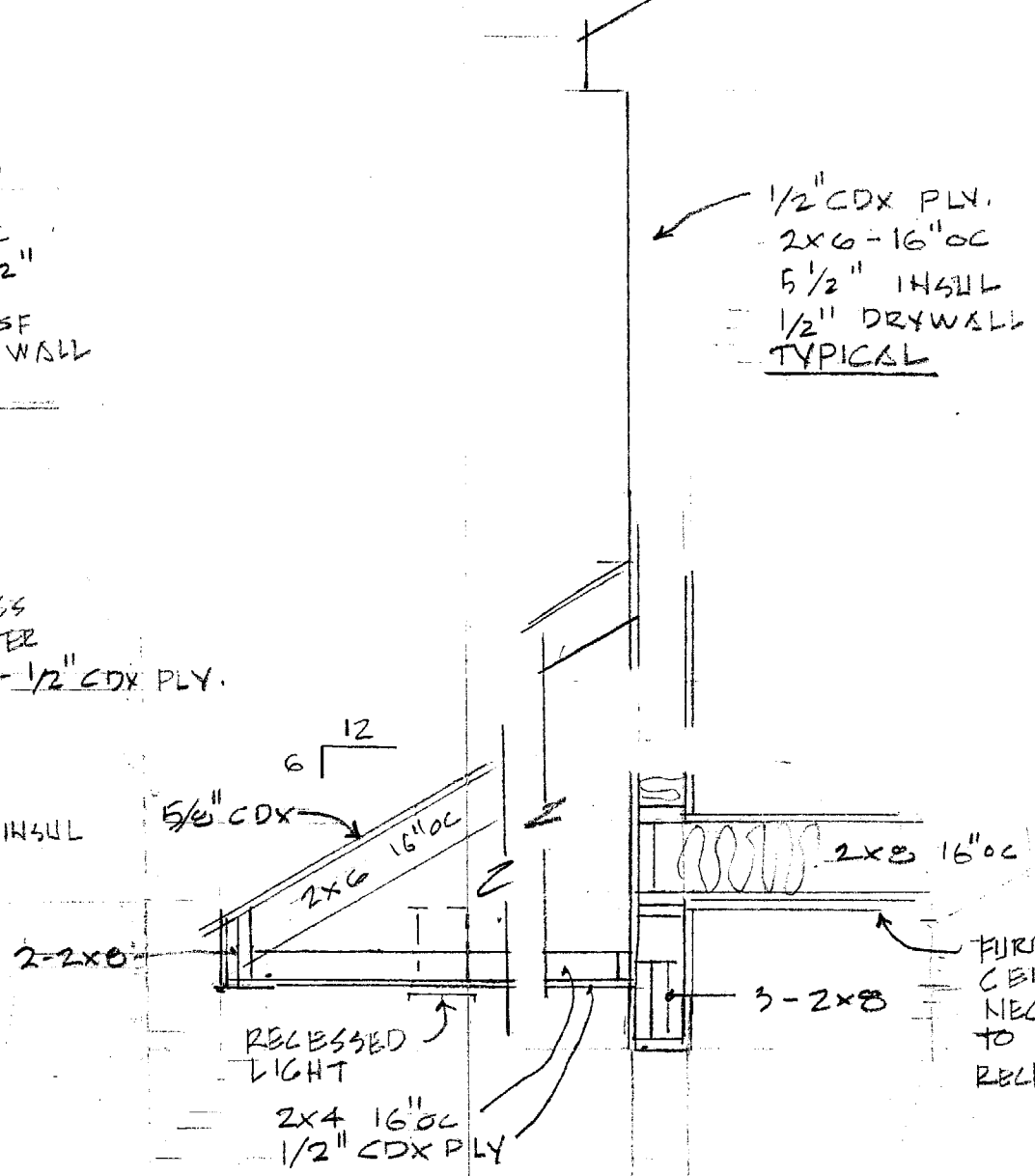
BUILDING SECTIONS

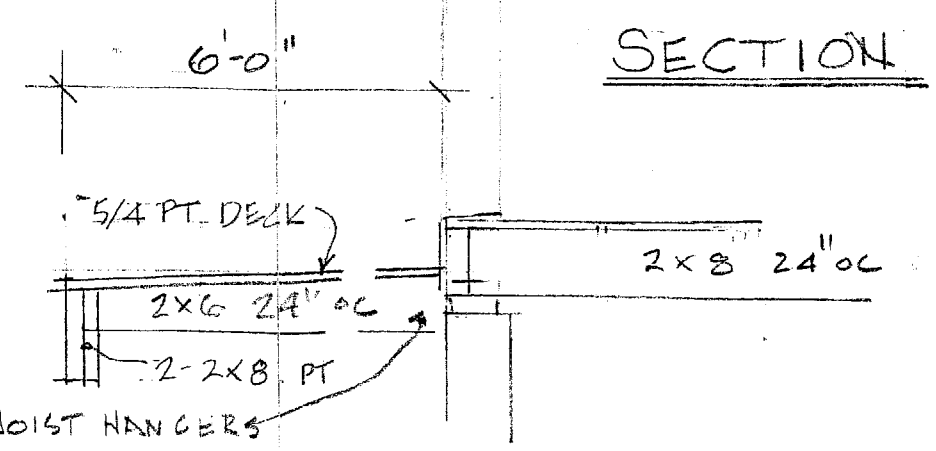
SCALE 1/4" = 1'-0"



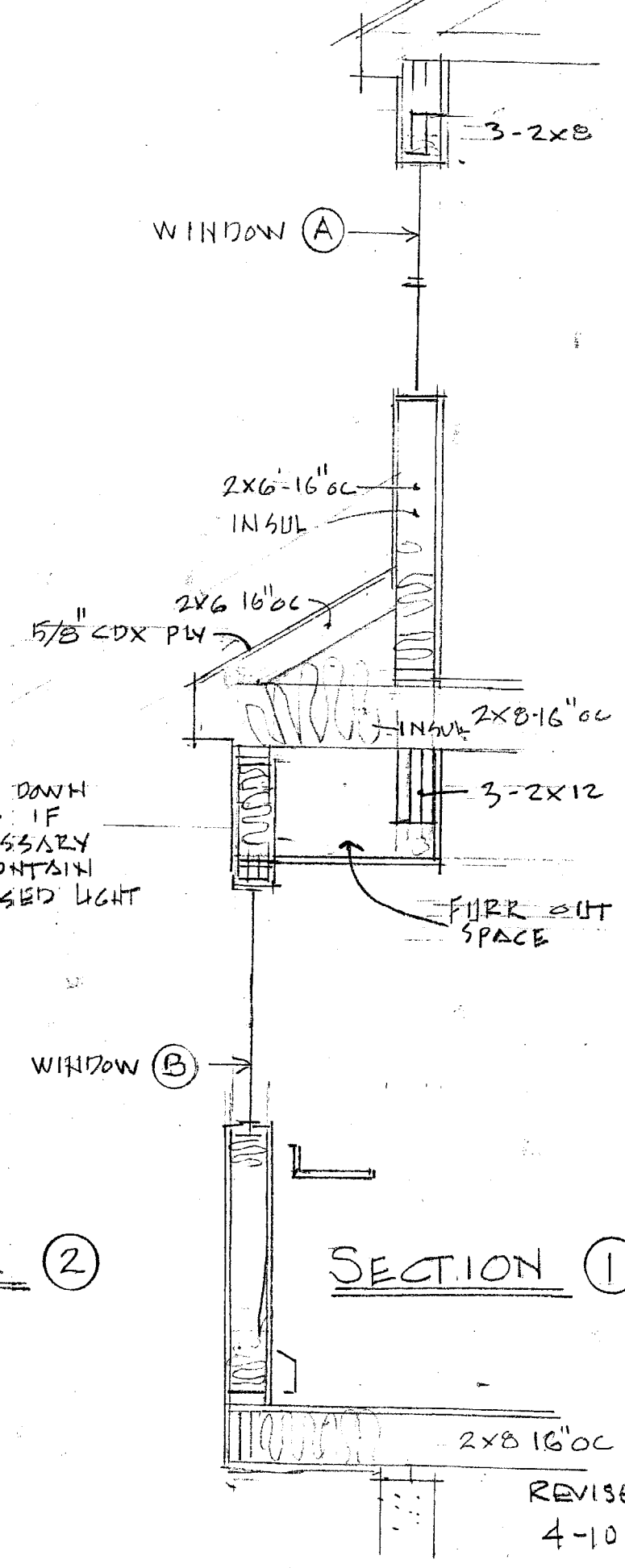
WALL SECTION @ PIPE SPACE
1/2" = 1'-0"

SECTION (3)





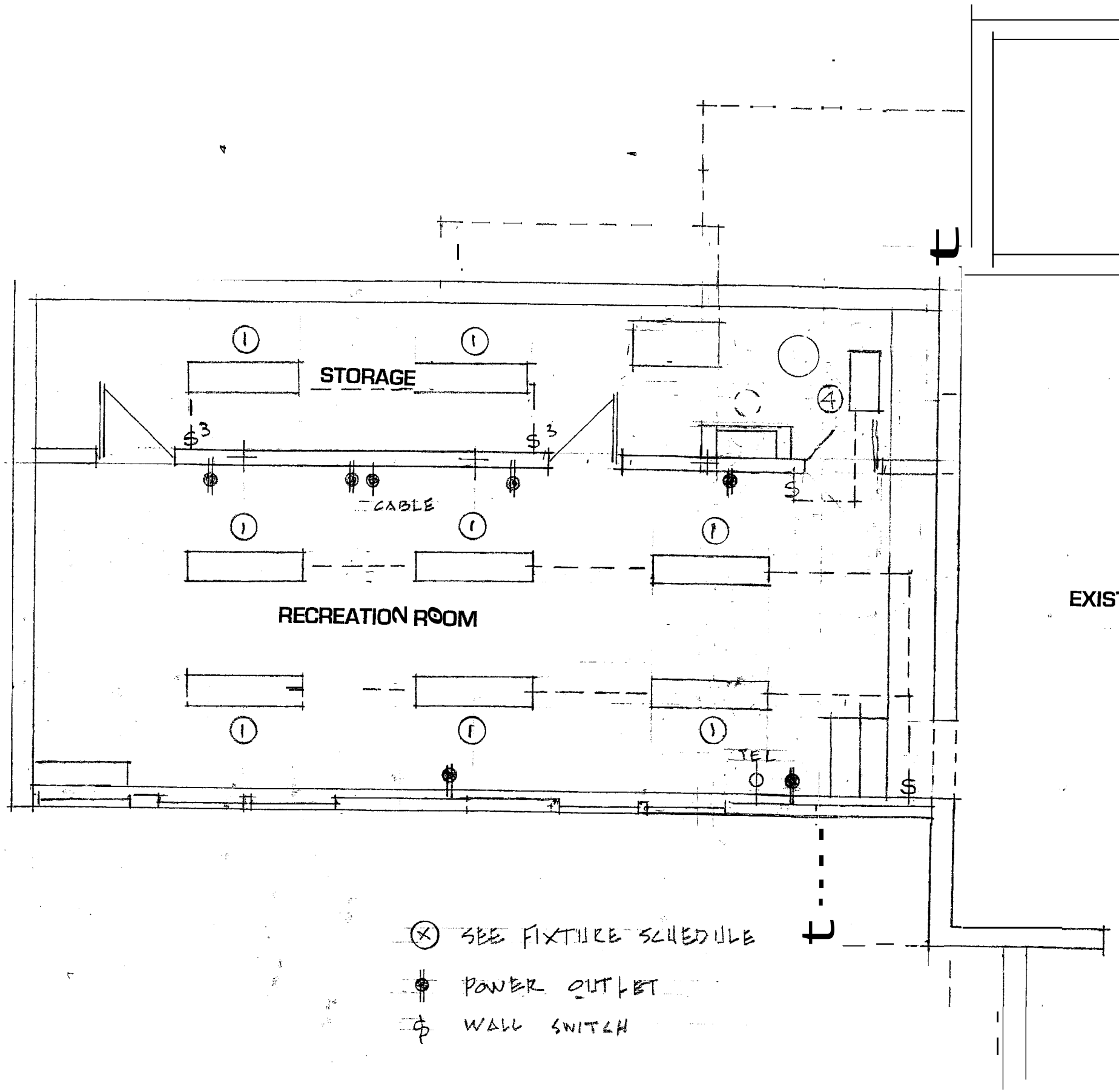
SECTION (2)



SECTION (1)

REVISED 4-10-06
4-10-06

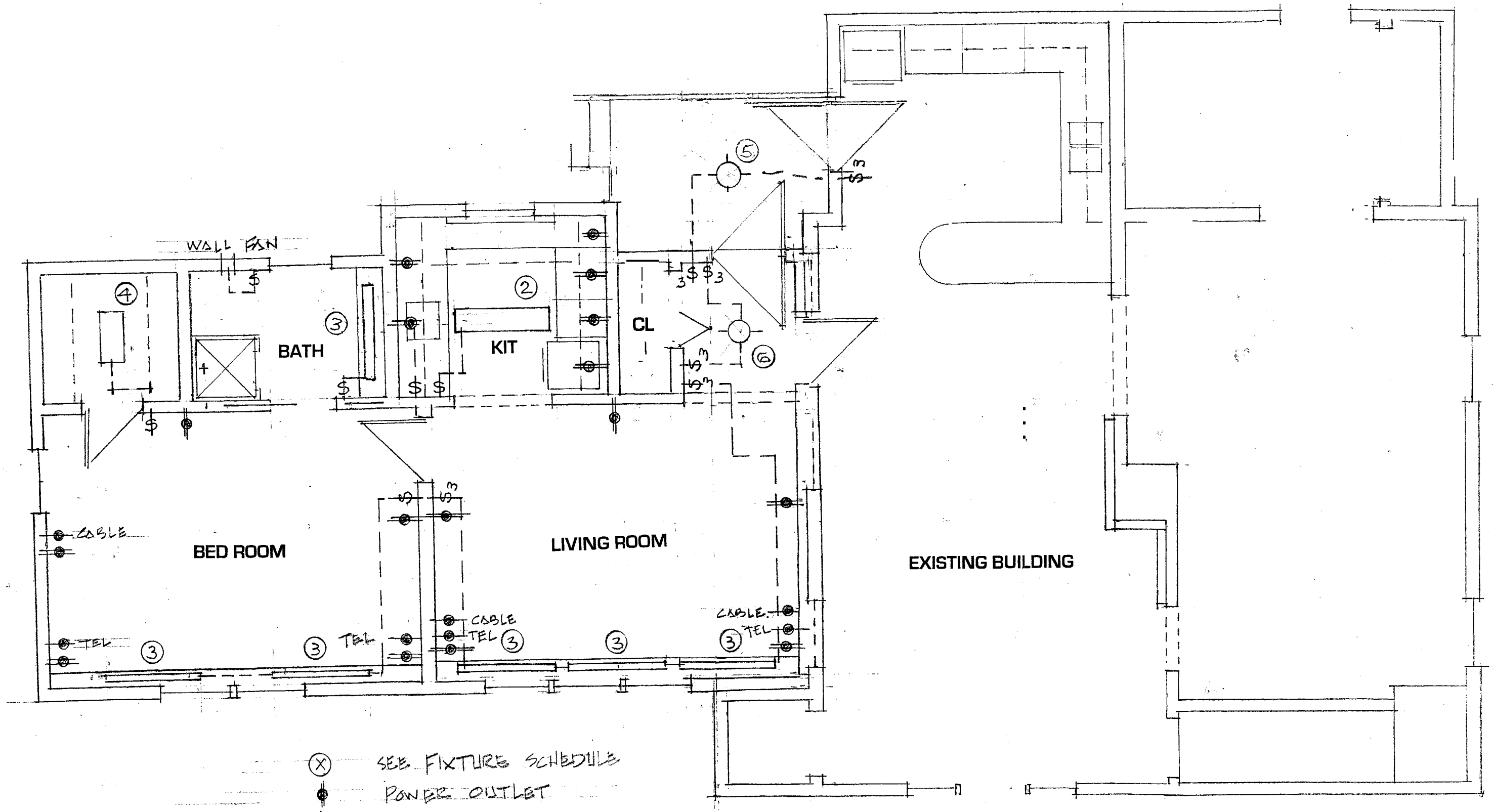
SCALE 1/2 = 1'-0"



REVISED 4-18-06
4-10-06

ELECTRICAL PLAN - BASEMENT

SCALE 1 / 4" = 1'-0"

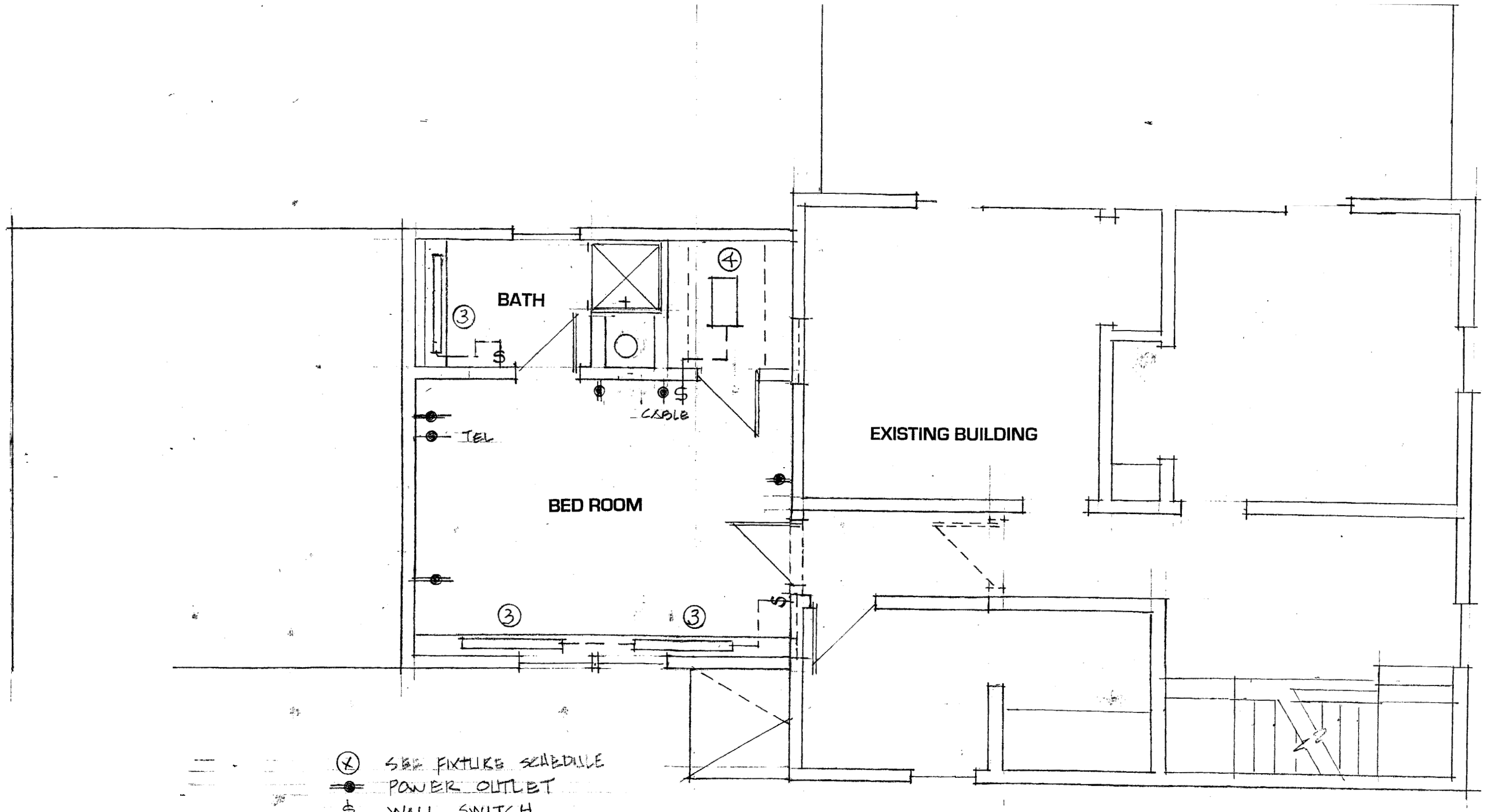


PROVIDE SMOKE DETECTORS ON EA. FLOOR
LOCATE AS REQUIRED BY CODE
FIRST FL. TO HAVE VISUAL WARNING
DEVICES WITH REMOTE AUDIO DEVICE
IN EXIST. BUILD.

REVISED 4-18-06
4-10-06

ELECTRICAL PLAN - FIRST FLOOR

SCALE 1 / 4" = 1'-0"



REVISED 4-18-06
4-10-06

ELECTRICAL PLAN - SECOND FLOOR

SCALE 1 / 4" = 1'-0"

22

LIGHTING FIXTURE SCHEDULE -

1 - 4 ft. - 2 tube florescent fixture - ceiling mounted

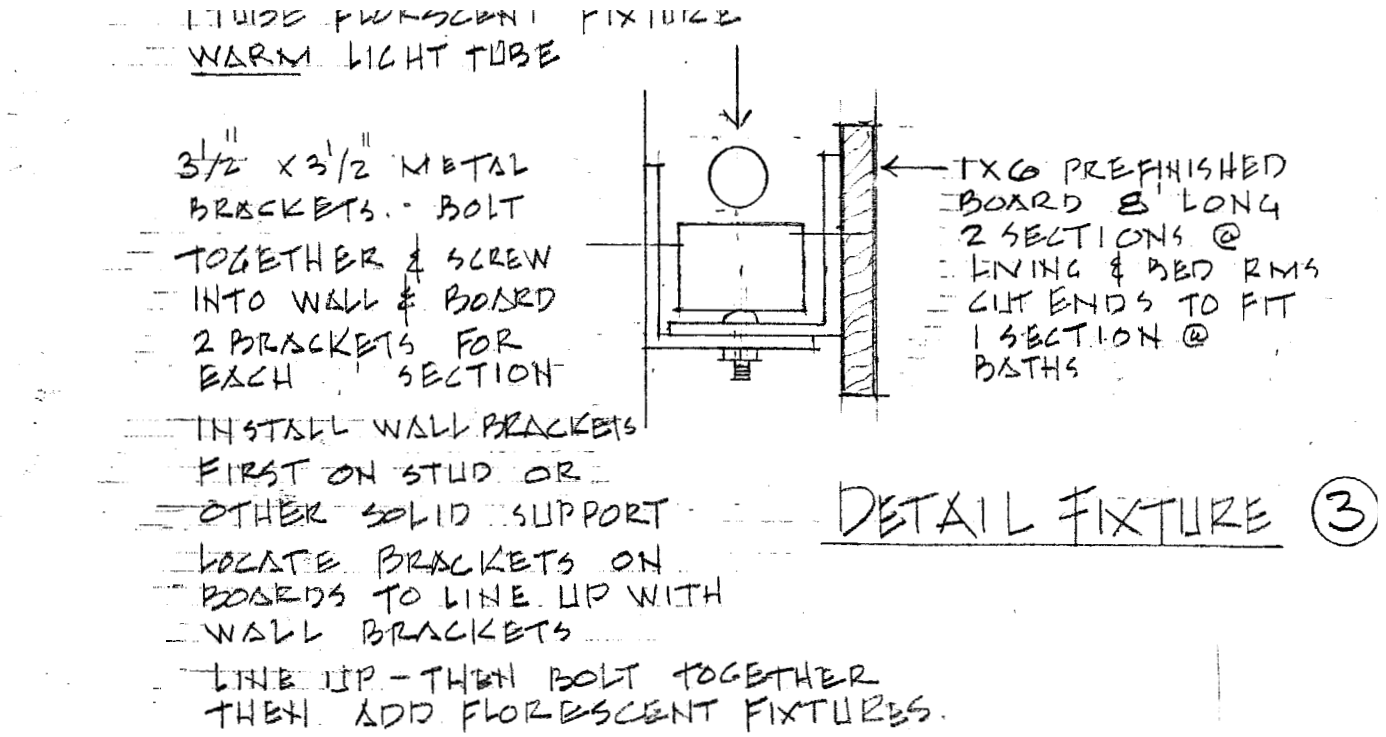
2 - 4 ft. - 2 tube florescent fixture - ceiling mounted (decorative)

3 - 4 ft. - 1 tube florescent fixture - cove light (see detail)

4 - 2 ft. - 2 tube florescent fixture - ceiling mounted

5 - Recessed "can fixture (100 watt) in ceiling - exterior

6 - Recessed "can fixture (100 watt) in ceiling - interior - furr down ceiling as necessary to accommodate fixture



DETAIL FIXTURE (3)

REVISED 4-18-06

4-10-06

OIL FILL

VENT FOR COMB AIR

RADIATION PIPING @ CEIL

OIL TANK

BOILER

HWV

CHIMNEY

STORAGE

PIPING BET. JOIST

T BASEMENT ZONE

RECREATION ROOM

EXISTING BUILDING

DROP PIPE

PIPING IN JOIST SPACE

PIPE RISE

RADIATION COVER PIPE ENCLOSED

RADIATION

RADIATION

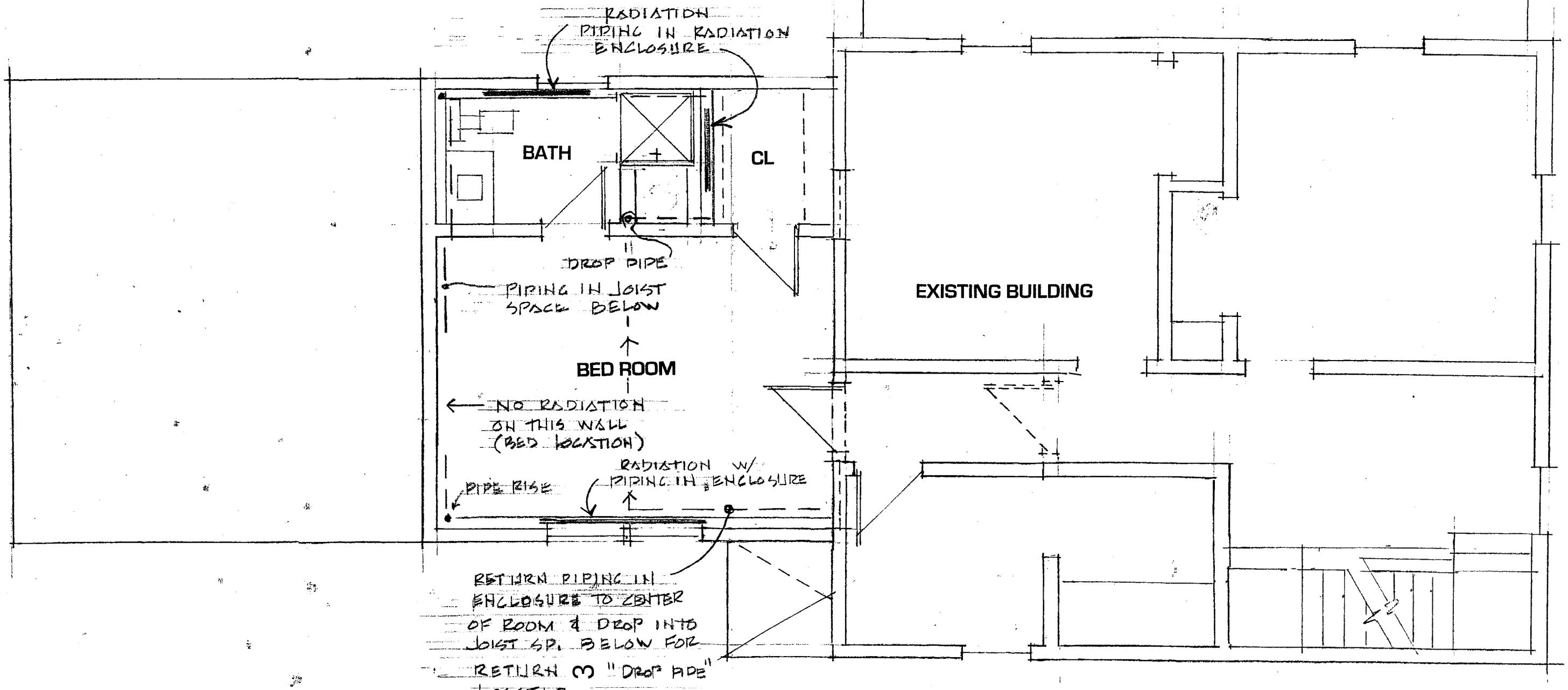
REVISED 4-18-06

4-10-06

HEATING AND C T TION LAYOUT - BASEMENT

SCALE 1/4 = 1 -0

Z



REVISED 4-19-06

4-10-06

HEATING AND VENTILATION LAYOUT - SECOND FLOOR

SCALE 1/4" = 1'-0"

ADDITION TO 93 HOBART ST. PORTLAND, ME

INDEX OF DRAWINGS

REVISED 4-18-06 4-10-06

Scope of Work -

This is a two story with basement addition to an existing two story with basement and attic house It is a wood framed pitched roof addition attached on the west end of the existing building.

Site -

There is an existing septic sump pit, sewer pump and drain field which are beyond the extent of construction.

Excess material from the excavation will be used to grade around the building and to fill in the lower back yard as feasible. Some bituminous paving will have to be removed and disposed of.

Foundation -

Standard residential 8" reinforced concrete (3000 psi.).. Basement slab to be 4" thick concrete reinforced with 6 x 6 10/10 w. w. mesh. Bituminous damproofing on walls and 4 mil' poly. and crushed stone under slab. Footings to be minimum 20" x 10" with drainage is to as detailed. Interior columns to have thickened slab under. Care should be taken during excavation not to undermine the existing foundation footings. The drawings indicate an assumed location. This should be verified in the field.

Standard timber joists, rafters and studs. Truss rafters for roof construction. Sills to be 2 x 6 pressure treated with anchor bolts 6 ft. oc. and 12" from each corner. Subfloor to be 3/4" T&G plywood, roof sheathing 5/8" CDX and wall sheathing 1/2" CDX.

I

Exterior walls to have full thick (5 1/2 ") insulation. Attic insulation at the roof trusses shall be 12" thick either batt or blown-in insulation. Exterior siding to be vinyl clapboards on sheathing. Attic to be ventilated using ridge vents and ventilated roof overhangs (soffets). Gable end louvers are NOT to be used as they tend to leak with wind driven snow situations. Roofing to be asphalt shingles with "ice & water shield" membrane at eaves. Use flashing and caulking as needed at connections to existing building.

Standard residential vinyl double hung, tilt-in vinyl with insulating glass. Egress window in basement to be vinyl or vinyl clad modified picture window. Sizes are approximate - see window schedule.

Doors -

Standard residential wood solid core and hollow core as indicated in the door schedule. Wood frames with standard residential hardware.

Interior Finish -

Walls to be 1/2" drywall with vapor barrier either on the drywall or separate poly. Ceilings to b 5/8" drywall with vapor barrier either on the drywall or separate poly. First floor wall between existing and new construction to have a 1 hour fire rating. Two layers of 5/8" drywall will be required to accomplish this. See finish schedule for painting. Closets will have typical residentia shelf and rod as indicated.

Floor to be either carpet or vinyl tile.

Kitchen -

Standard residential cabinets as indicated. Style to be selected later. Laminated plastic counter tops and backsplash. New fixtures include: drop-in 24" wide range - 24" wide microwave with vent above range - 24" wide s.s single bowl sink and disposal - 28" refrigerator.

Plumbing -

Water supply to come from existing building. New water heater to be sized for the whole house and be connected to the existing water heater.

Plumbing fixtures to be standard residential units as indicated on the plans The bath sink cabinet units are to be 30" standard residential ones as selected by the owner.

Existing basement toilet to be rehabilitated.

Heating and Ventilation -

A prefab. metal insulated chimney is to be used. This will be a hot water baseboard system. The boiler should be sized for the whole house not just the addition. Provide combustion air ventilation. The new addition will have 3 zones. The piping should be set up to provide for additional zones in the future. The existing second floor and attic could be tied into the new second floor zone. The existing basement zone could be tied into the new basement zone. The existing first floor would have to have it's own zone. This will have to be verified at the site. The desired locations for the baseboard convector are indicated. There will be toilet and kitchen ventilation as indicated.

Electrical - Power and Communications -

Electrical service will have to be determined at the job site. The power pole is readily accessible. Desired power outlets are as indicated. Additional outlets may be required by code. Lighting fixtures are to be standard residential ones. Telephone and cable TV. outlet locations are indicated. PROVIDE SMOKE DETECTORS- SEE DWG. 21

PROJECT DESCRIPTION

REVISED 4-18-06 4-10-06