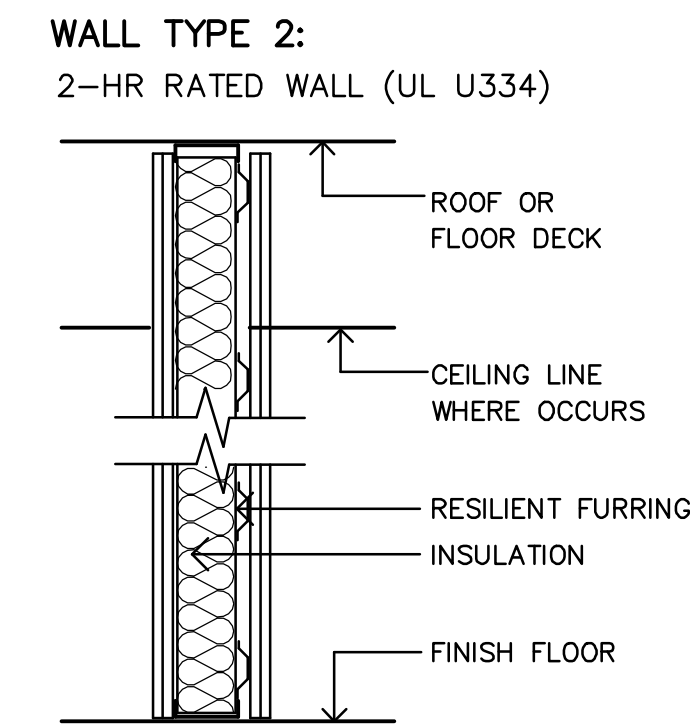
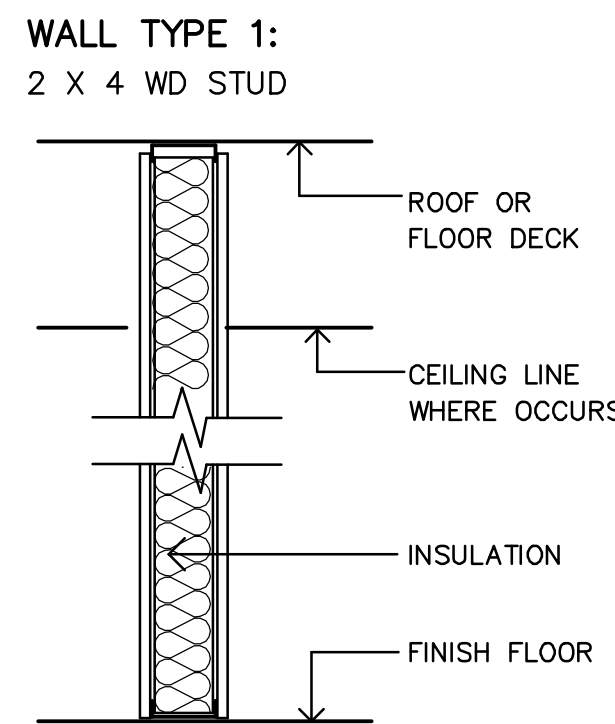
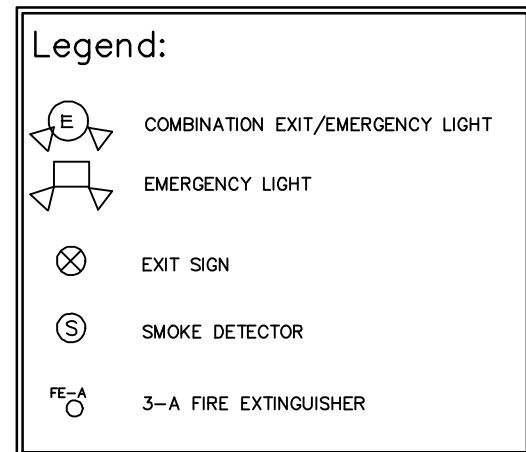


Window Schedule										
Number	Label	Qty	Floor	Size	Width	Height	R/O	Description	Header	U VALUE
A	2840DH	4	1	2840DH	32"	48"	33"x49"	Double Hung	2x10x36" (3)	0.28
B	2840DH	13	2	2840DH	32"	48"	33"x49"	Double Hung	2x10x36" (3)	0.28

Door Schedule										
Number	Qty	Floor	Width	Height	Description	Header	Thickness	Code	Comments	
D01	2	1	120"	144"	Garage-Panel	5 1/4x11 7/8LVL	1 3/4"			
D02	1	2	24"	84"	Hinged-Door P04	2x6x29" (2)	1 3/8"			
D03	1	1	36"	84"	Hinged-Door P04	2x6x39" (2)	1 3/8"	90MIN	CLOSER	
D04	1	1	30"	84"	Hinged-Door P04	2x6x35" (2)	1 3/8"			
D05	1	1	36"	84"	ext. Hinged-Door E15	2x6x46 1/2" (3)	1 3/4"		CLOSER	
D06	1	1	36"	84"	Hinged-Door E15	2x6x41" (2)	1 3/4"	90MIN	CLOSER	
D07	1	1	36"	84"	ext. Hinged-Door E15	5 1/4x11 7/8LVL	1 3/4"		CLOSER	
D08	1	2	36"	84"	ext. Hinged-Door E01	2x6x41" (3)	1 3/4"		CLOSER	
D09	2	2	36"	84"	Hinged-Door P04	2x6x41" (2)	1 3/8"			
D10	1	2	36"	84"	Hinged-Slab	2x6x41" (2)	1 3/8"	90MIN	CLOSER	
D11	2	2	36"	84"	Hinged-Door P04	2x6x41" (2)	1 3/8"			



TYPE	DESCRIPTION
1	5/8" GPDW 2X4 WOOD STUDS @ 16" OC 3.5" KRAFT 15" INSULATION 5/8" GPDW

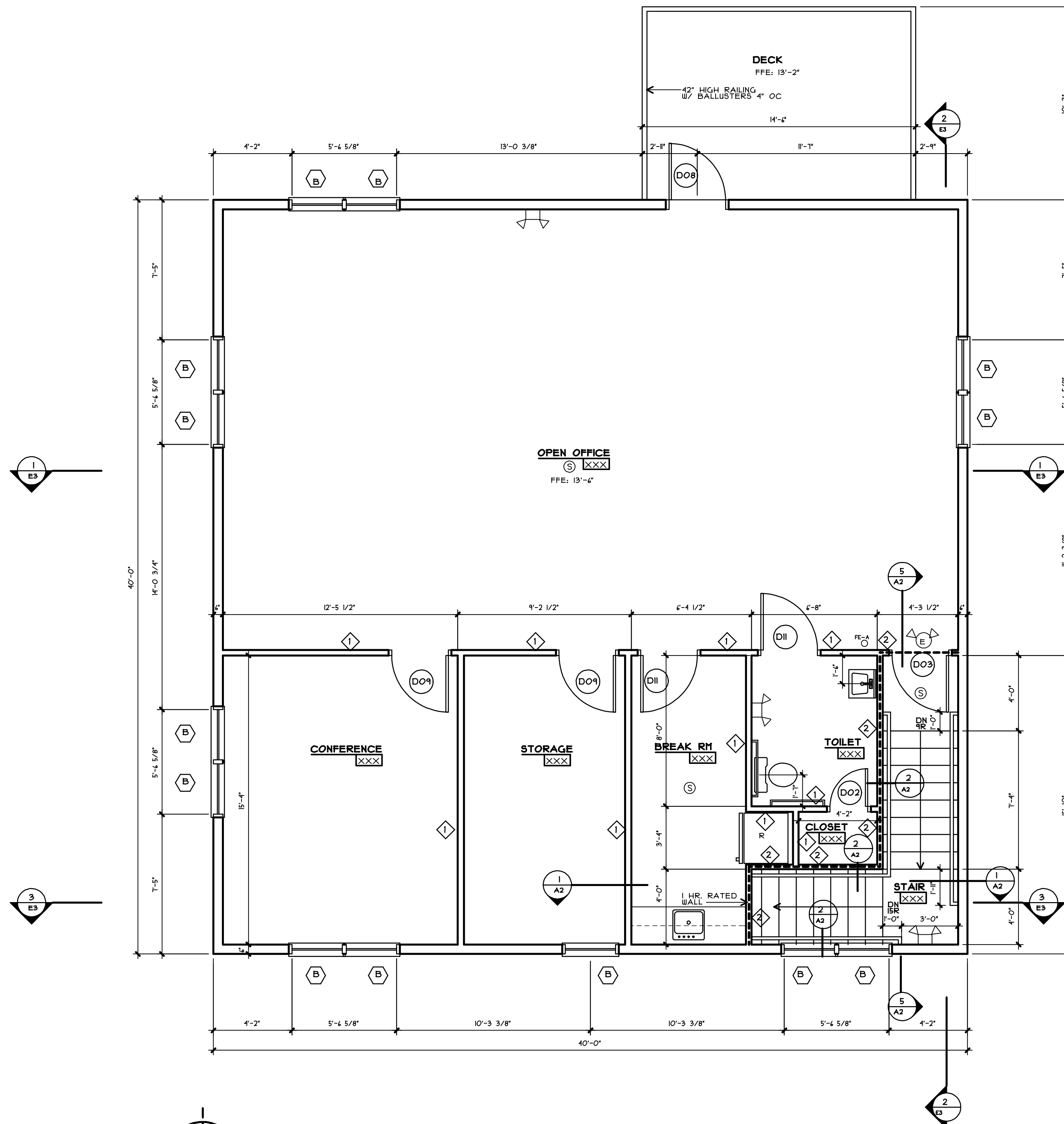
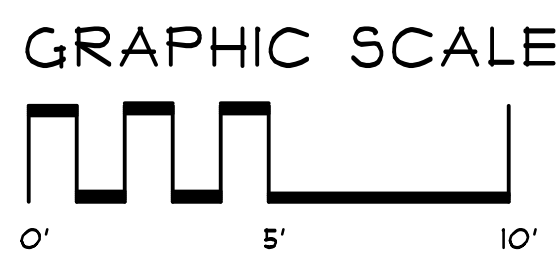
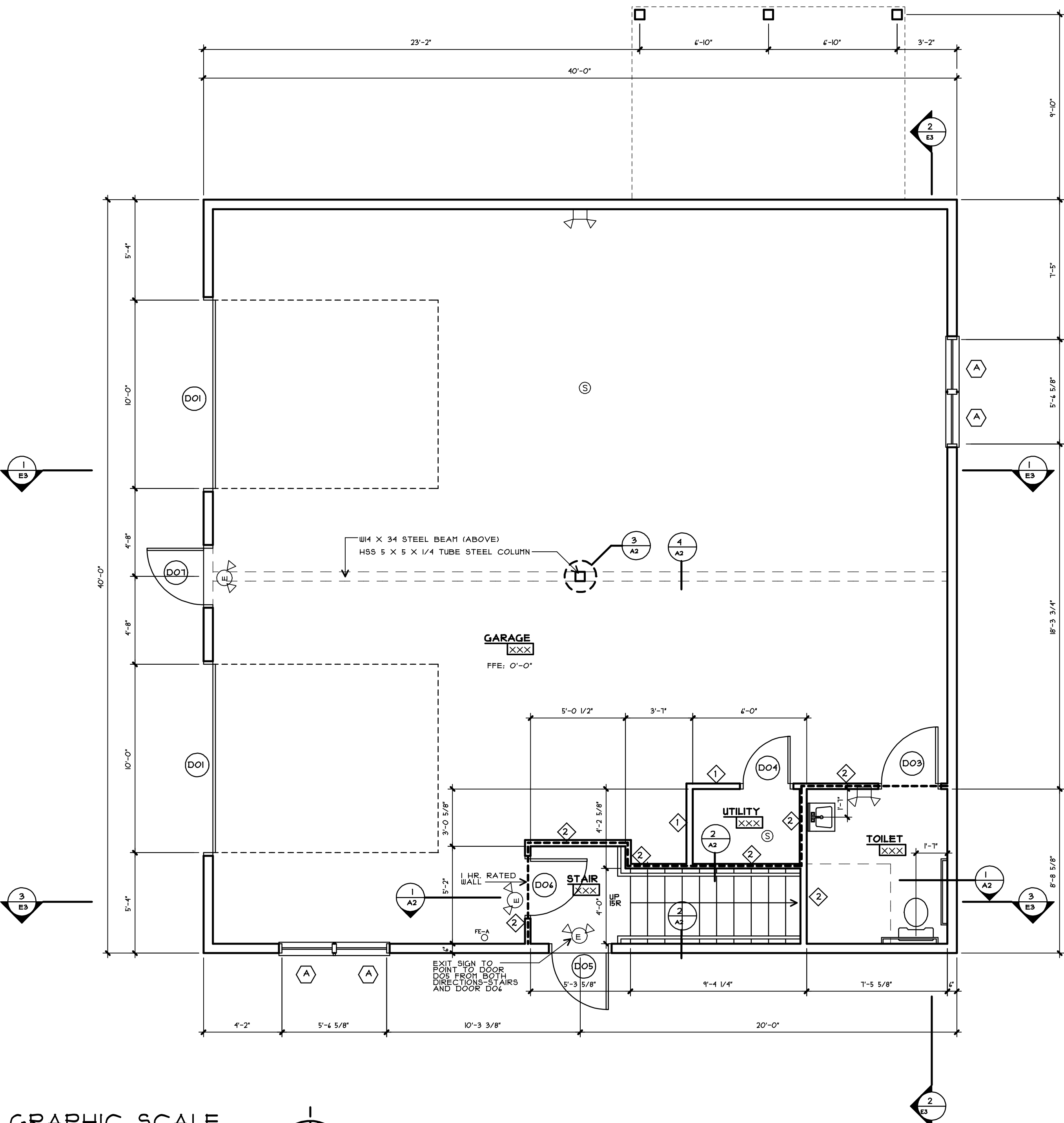
TYPE	DESCRIPTION
2	(2) LAYERS 5/8" TYPE-X GPDW 2 1/2" W X 1/2" D RESILIENT FURRING CHANNEL @ 24" OC MAX 2X4 WOOD STUDS @ 16" OC 2" THICK MINERAL WOOL INSULATION (2) LAYERS 5/8" TYPE-X GPDW

GENERAL NOTES:

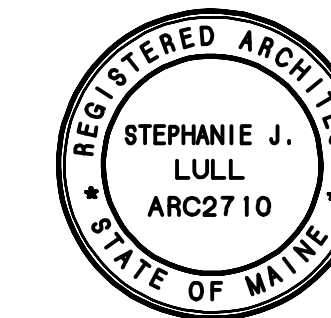
- ALL HAN DOORS TO HAVE LEVER HANDLES
- GC TO PROVIDE BLOCKING FOR FUTURE GRAB BARS IN TOILETS
- ALL DIMENSIONS ARE TO FACE OF STUD
- MECHANICAL, ELECTRICAL AND PLUMBING ARE DESIGN/BUILD

CODE REVIEW NOTES:

- 100 SF BUSINESS GROUP B - OCCUPANT LOAD 16 PEOPLE 100 SF/PERSON
TRAVEL DISTANCE LESS THAN 100' TO EXIT, ONE EXIT REQUIRED
100 SF GARAGE GROUP U - OCCUPANT LOAD 8 PEOPLE (200 SF/PERSON)
NO SPRINKLER OR FIRE ALARM SYSTEMS REQUIRED
2 HOUR FIRE RATED SEPARATION BETWEEN STORAGE AND BUSINESS OCCUPANCIES
INSULATION R VALUES: ROOF R-49 5" BLOWN CELLULOSE, EXTERIOR WALLS R-23 5.5" ROXUL, STORAGE CEILING R-38 12" KRAFT 1"
EXTERIOR DOORS HAVE U VALUE OF 0.14 AT GLAZING



Reviewed for Code Compliance
Permitting and Inspections Department
Approved with Conditions
08/01/2018



CASCO BAY ELECTRIC OFFICE
316 PRESUMPSCOT STREET
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FIRST FLOOR PLAN

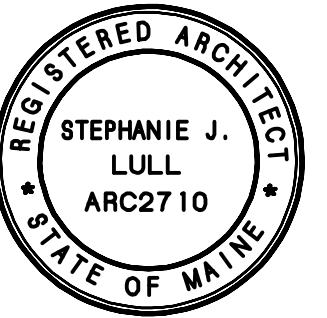
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06/08/18

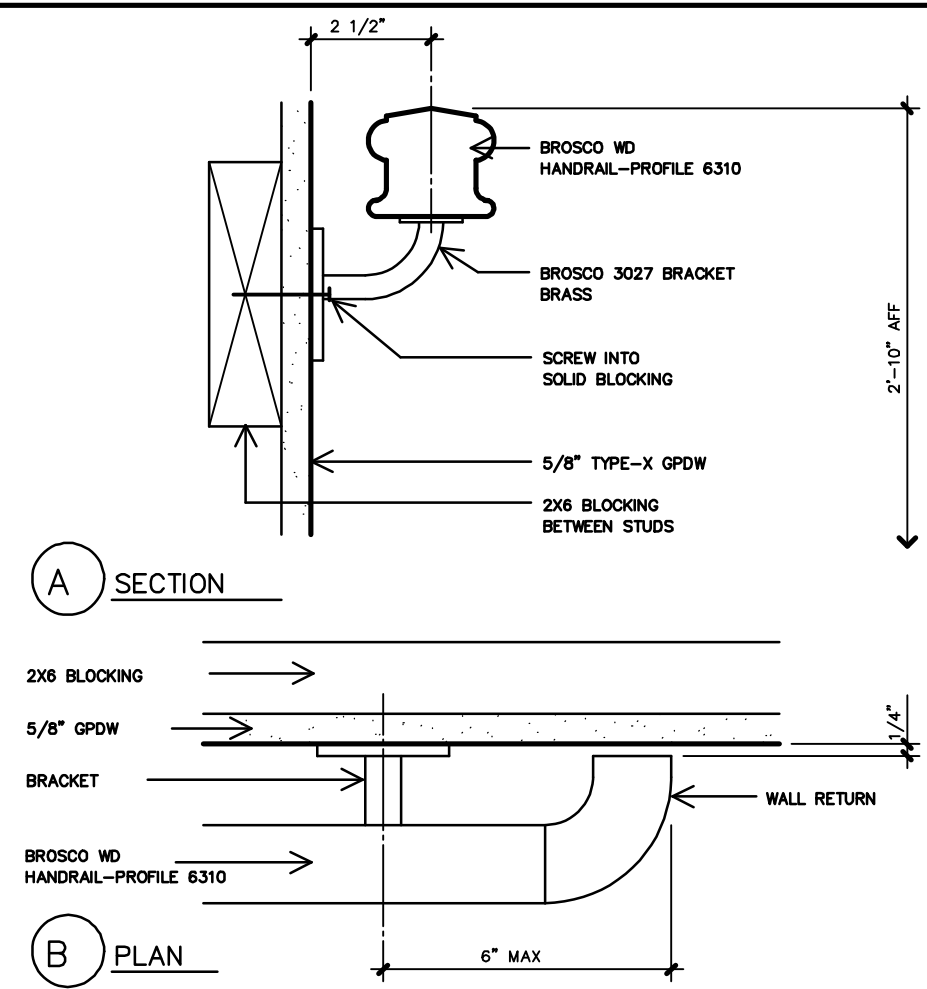
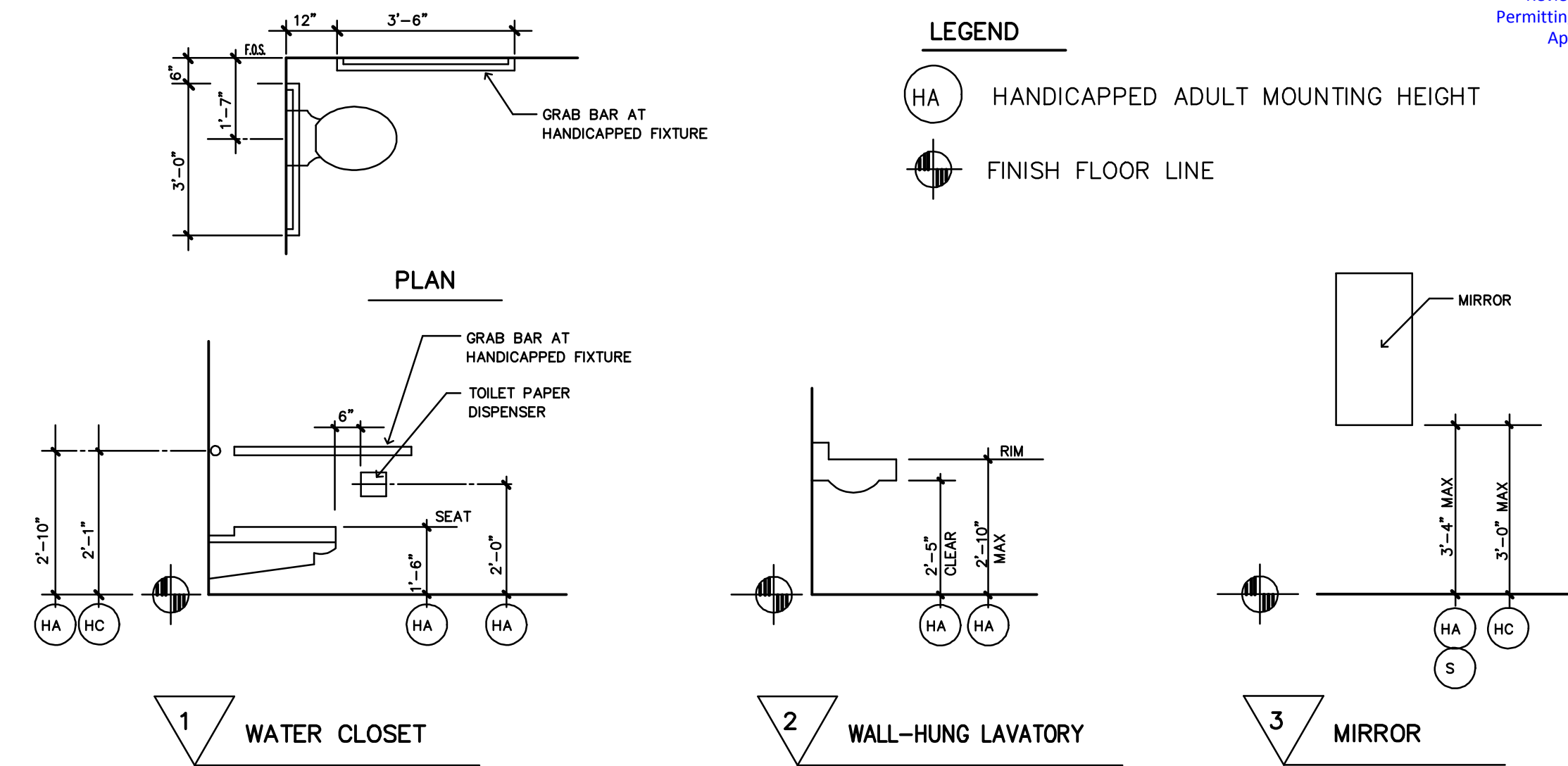
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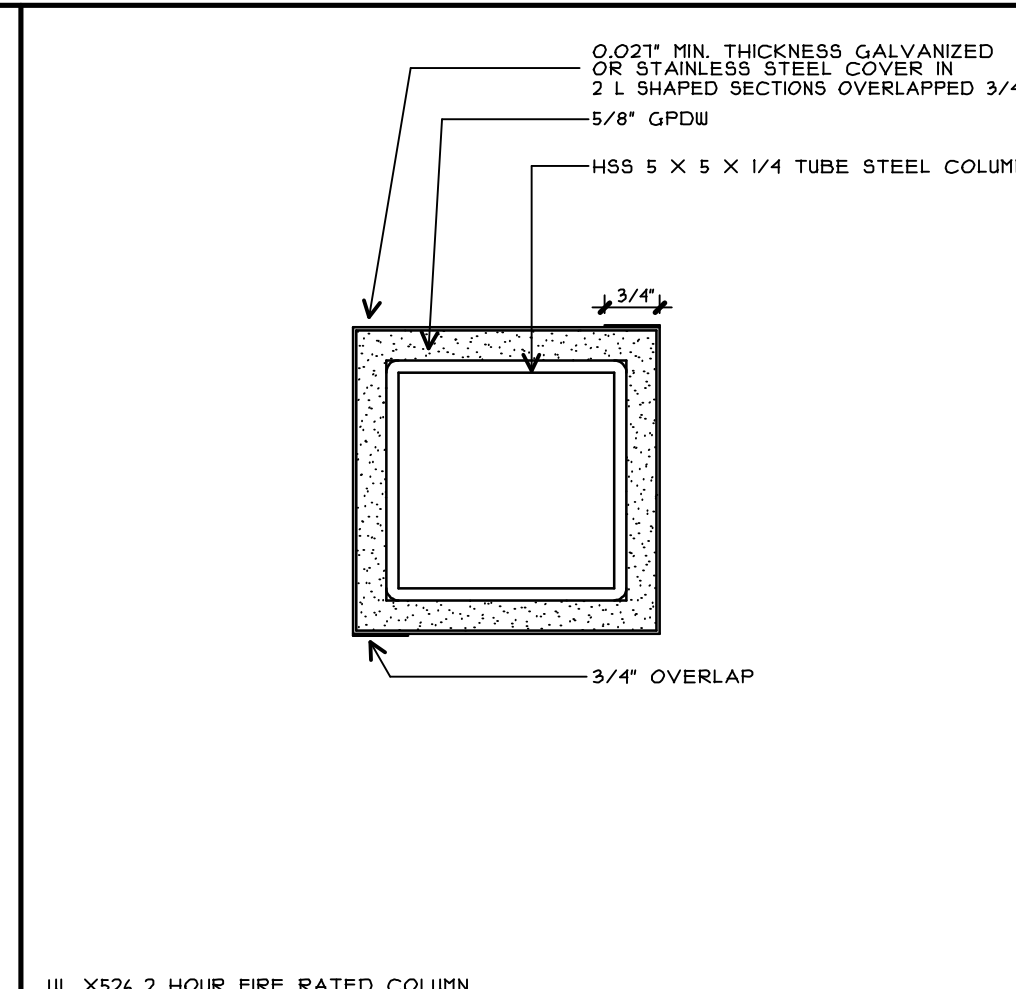
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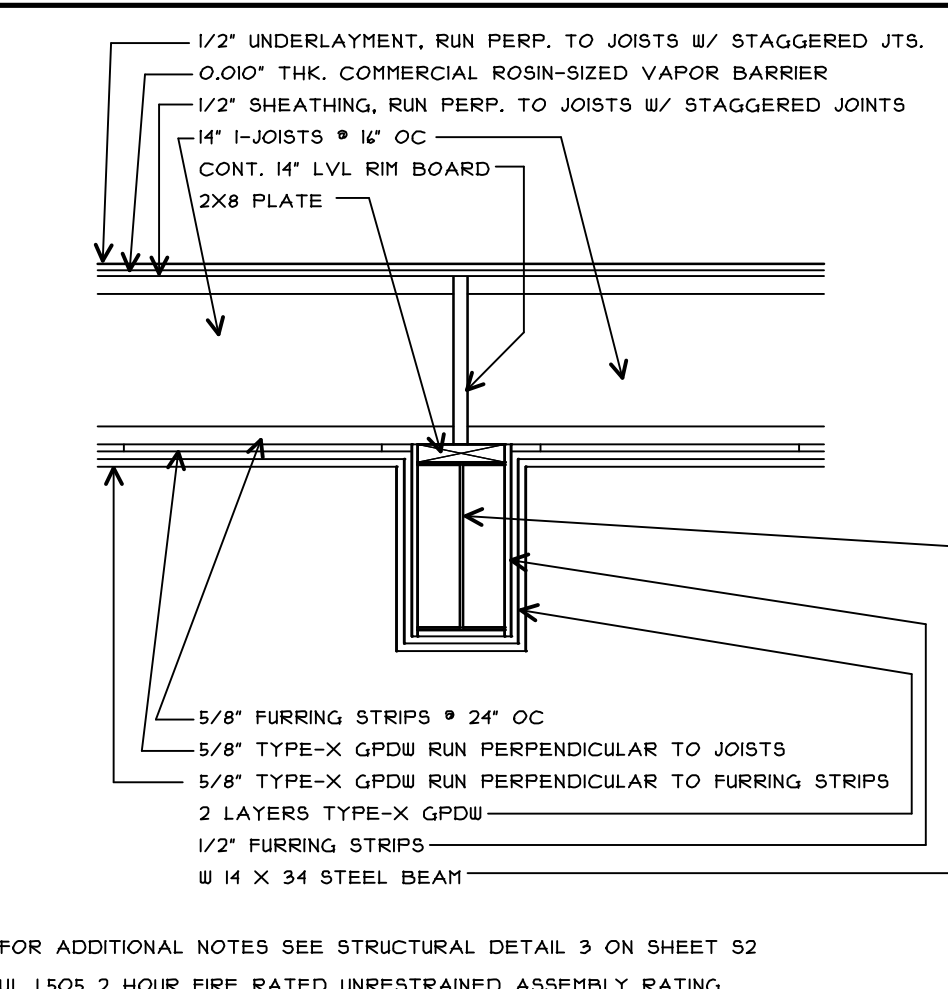
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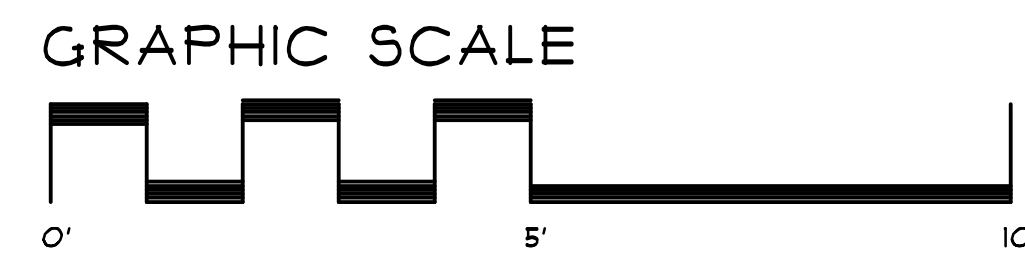
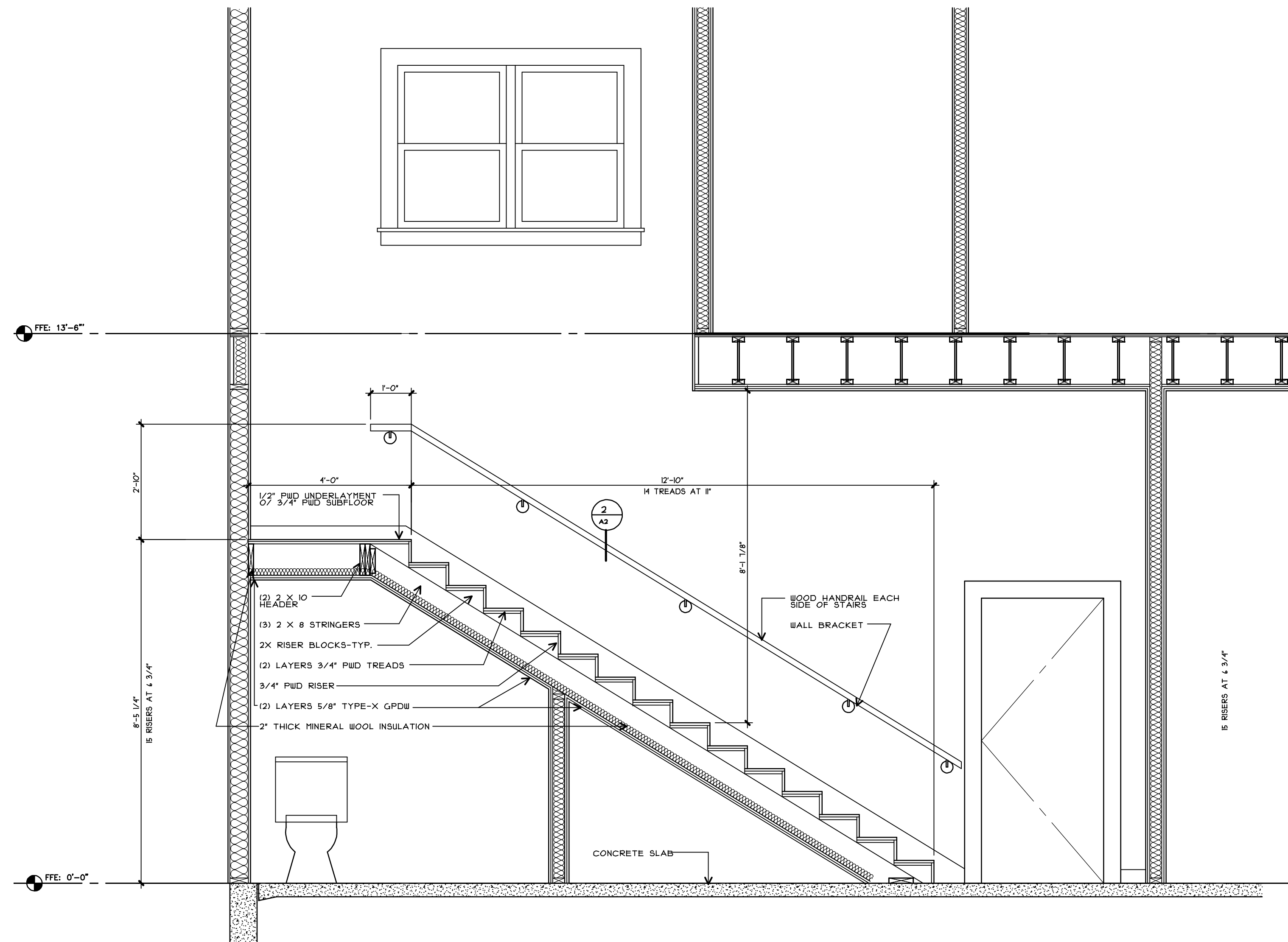
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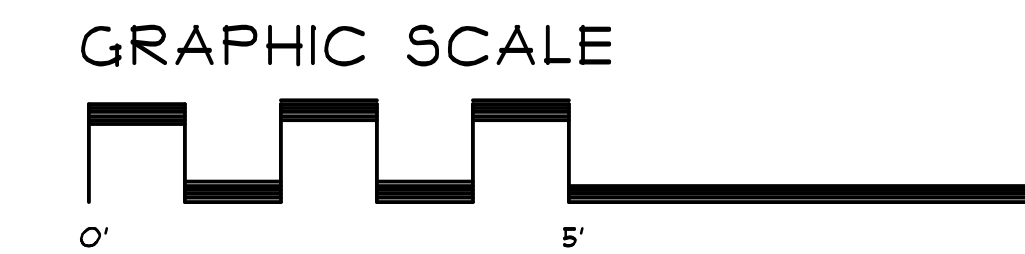
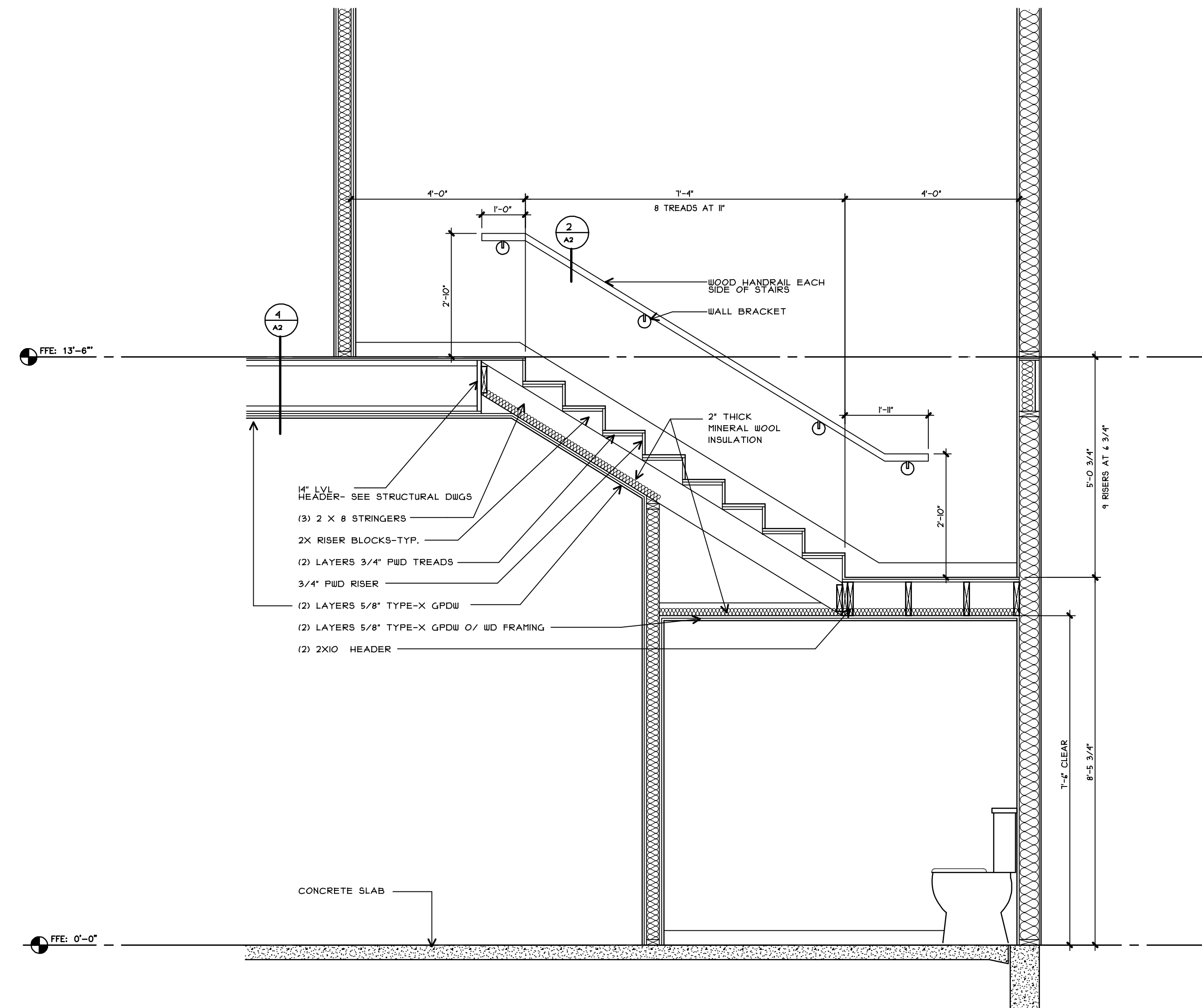
3 A2 COLUMN DETAIL 3\"/>



4 A2 FLOOR ASSEMBLY DETAIL 1 1/2\"/>



1 A2 STAIR SECTION 1/2\"/>



5 A2 STAIR SECTION 1/2\"/>

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ENLARGED STAIR SECTIONS & DETAILS

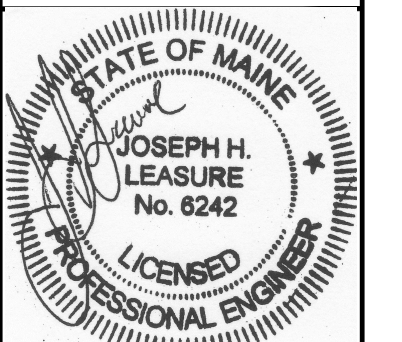
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06/08/18
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designed by	JHL	drawn by	JHL	checked by	JHL	scale	AS NOTED	date	07/31/2018	plot date	07/31/2018	project #	2018-033
GENERAL REVISIONS	JHL							07/31/18					
description													
app'd													

CASCO BAY ELECTRIC - OFFICE
316 PRESUMPSCOTT STREET
PORTLAND, ME
GENERAL NOTES

S1

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GENERAL NOTES:

- The notes on the drawings are not intended to replace specifications, in addition to general notes. See specifications for requirements
- Structural drawings shall be used in conjunction with job specifications and architectural, mechanical, electrical, plumbing, and site drawings. Consult, openings, chases, inserts, reglets, sleeves, depressions, and other details not shown on structural drawings.
- All dimensions and conditions must be verified in the field. Any discrepancies shall be brought to the attention of the engineer before proceeding with the affected part of the work.
- Do not scale plans.
- Sections and details shown on any structural drawings shall be considered typical for similar conditions.
- All proprietary products shall be installed in accordance with the manufacturers written instructions.
- The structure is designed to be self supporting and stable after the erection is complete. It is the contractor's sole responsibility to determine erection procedures and sequencing to ensure the safety of the building and its components during erection. This includes the addition of necessary shoring, sheeting temporary bracing, guys or tie-downs. Such material shall remain the property of the contractor after completion of the project.
- All applicable federal, state, and municipal regulations shall be followed, including the federal department of labor occupational safety and health act.

DESIGN LOADS:

- Building code: IBC (2009) International Building Code.
- Design Live Loads: (Ground Snow load = 50 psf)
 - Roof 40 psf + drift as applicable
 - Garage floor 100 psf
 - Office floor 50 psf (+20 psf partition load)
 - Corridors (above first floor)... 80 psf
 - Stairs and exit ways..... 100 psf
- Design wind loads are based on exposure B using 100 mph basic wind speed.
- Seismic Design Utilizes a Bearing wall system: Light frame walls with shear panels - wood structure panels/sheet steel panels. Analysis Procedure shall be equivalent Lateral Force Procedure per IRC 2009.

FOUNDATION NOTES:

- Foundations have been designed with a presumptive soil bearing capacity of 2000 psf to be verified by the general contractor in the field. If the allowable soil bearing capacity is less than 2000 psf, the excessive soil bearing pressure could result with foundation settlement and movement of the building structure. L&L Structural Engineering shall not be responsible and held harmless for damages resulting from foundation settlement and movement of the structure resulting from inadequate soil bearing capacity.
- Interior spread footings and exterior strip footings shall be founded on undisturbed native soil or compacted structural fill.
- Exterior strip and spread footings shall be founded a minimum of 4'-0" below finished site grade.
- Slabs on grade shall bear on a minimum of 12" of compacted structural fill or compacted ¾" crushed stone. If loose or undesirable fills are encountered at the slab subgrade level, they shall be over excavated to the surface of the natural soil and replaced with structural fill. Refer to drawings and specifications for vapor barrier requirements. Moist cure slabs in accordance with ACI.
- Structural fill shall be used at all locations below footings and slabs and adjacent to the foundation walls. Prior to placement of structural fill, remove all topsoil and other unsuitable material. Compacted structural fill shall consist of clean granular material free of organics, loam, trash, snow, ice, frozen soil or any other objectionable material. It shall be well graded within the following limits:

SCREEN OR SIEVE SIZE	PERCENT FINER BY WEIGHT
6 INCH	100
3 INCH	70-100
NO. 4	35-70
NO. 40	5-35
NO. 200	0-5
- Structural fill (or ¾" crushed stone) beneath slabs shall be placed in layers not exceeding 6 inches in loose measure and compacted by self-propelled compaction equipment at approximate optimum moisture content to a dry density of at least 95% of the maximum in place dry density as determined by the modified proctor test (ASTM D-1557). For structural fill or 100% of the rodded unit weight as determined by ASTM C-29 for ¾" crushed stone.
- Underdrains shall be installed to positively drain to a suitable discharge point away from the structure.
- Exterior concrete slabs on grade, shall be underlain by at least 4 feet of structural fill meeting gradation and compaction requirements noted above. Reinforce slabs with #4 at 12" each way at center of slab.
- Backfill both sides of foundation walls simultaneously.

CONCRETE NOTES:

- All concrete work shall conform to ACI 318-Latest Edition.
- Concrete strength at 28 days shall be:
 - a) 3000 psi for footings, frost walls & piers.
 - b) 4000 psi for all slabs on grade.
- All concrete shall be air entrained 4% to 6% per the specifications.
- Concrete shall not be placed in water or on frozen ground.
- Concrete materials:
 - A. Portland Cement: ASTM C 150, Type I or Type II unless otherwise acceptable to Architect. Use one brand of cement throughout project, unless otherwise acceptable to Architect.
 - B. Normal Weight Aggregates: ASTM C 33. Provide from a single source for exposed concrete. Do not use aggregates containing soluble salts or other substances such as iron sulfides, pyrite, marcosite, or ochre which can cause stains on exposed concrete surfaces.
 - C. Light Weight Aggregates: ASTM C 330.
 - D. Water: Potable.
 - E. Air-Entraining Admixture: ASTM C 260.
 - F. High-Range Water-Reducing Admixture (Super Plasticizer): ASTM C 494, Type F or Type G containing not more than 1% chloride ions.
 - 1. Fiber reinforcement shall be added and distributed prior to incorporation of Super Plasticizer.
 - G. Normal range water reducing admixture: ASTM C 494 Type A containing no calcium chloride.
 - H. Accelerating Admixture: ASTM C 494 Type C or E.
 - 1. Calcium Chloride not permitted.
- Provide PVC sleeves where pipes pass through concrete walls or slabs.
- Reinforcing bars shall conform to ASTM A615 Grade 60 deformed bars, and shall be detailed, fabricated and erected in accordance with ACI 315-Latest edition.
- Welded wire fabric shall be provided in flat sheets.
- Fiber reinforced concrete shall conform to ASTM C-1116.
- Splices of reinforcing bars shall be in accordance with ACI 318. Splices of WWF shall be 6" minimum.
- Concrete finishes:
 - *Slabs: Steel trowel and light broom (non-slip)
 - *Walls: Grout cleaned
- Anchor bolts shall conform to ASTM A36 hot dipped galvanized unless noted otherwise on plan.
- Provide control/construction joints in foundation walls at a maximum spacing of 15 ft. from any corner or 30 ft. along length of wall. At control joints, discontinue every other horizontal bar. At construction joints all reinforcing shall be continuous through the joint.
- The general contractor shall be responsible for coordination of door bondout locations, slab depression & other required bondouts. Coordinate location of bondouts with Architectural, Mechanical & Plumbing, Electrical and kitchen equipment vendors as necessary to properly install each specific item.
- Provide ½" wide x 1" deep control joints in slabs at 15'X15' intervals (225 SF max) as shown on drawings. Clean joint free of dust and debris; fill with elastomeric caulk compatible with concrete.

STRUCTURAL STEEL NOTES:

- Structural steel fabrication, erection, and connection design shall conform to AISC "Specification for the design, fabrication, and erection of structural steel"-Ninth edition.
- Structural steel:
 - a) Structural steel shall conform to ASTM A-36.
 - b) Structural tubing shall conform to ASTM A-500 GR-B
 - c) Structural pipe shall conform to ASTM A-53, TYPE E OR S
- The fabricator shall design connections for the reactions shown on the drawings or the maximum end reaction that can be produced by a laterally supported uniformly loaded beam for each given beam size and span.
- Field connections shall be bolted using 3/4" diameter ASTM A325 high strength bolts except where field welding is indicated on the drawings.
- All welding shall conform to AWS D1.1-Latest edition. Welding electrodes shall be E70XX.
- Structural Steel Primer Paint, TNEMEC 10-99 Alkyd rust inhibitive primer, 2.0 to 3.5 mils dry thickness, or approved alternate.

TIMBER FRAMING:

- All Timber framing shall be in accordance with the AITC timber construction manual or the national design specification (NDS) - latest edition
- Individual timber framing members shall be visually graded, minimum grade #2 Spruce-Pine-Fir (SPF), kiln dried to 19% maximum moisture content.
- Timber shall be southern yellow pine treated with ACQ water borne preservative in accordance with AWPA treatment C1 with 0.40 PCF retainage for items in contact with roofing, masonry or concrete with 0.60 PCF retainage for items in contact with earth.
- Metal connectors shall be used at all timber to timber connections or as noted on the design drawings. All metal connectors in contact with pressure treated timber shall be hot-dipped galvanized.
- Provide Simpson H2.5A hurricane anchors where timber framing and/or trusses bear on bearing walls and structural beams.
- Nails and screws not specified shall conform with IBC 2009. All nails and screws in contact with pressure treated timber shall be stainless steel.
- Provide ½" thick APA rated exterior wall sheathing fastened w/ 10d nails @ 4" o.c. at panel edges and 6" o.c. intermediate. Lap sheathing 1'-0" minimum over existing structure (Where applicable).
- Provide ¾" thick APA rated roof sheathing fastened w/ 10d nails @ 6" o.c. at panel edges and intermediate.
- Provide ½" or ¾" (as indicated on the drawings) thick APA rated floor sheathing fastened w/ construction adhesive and 10d ring shank nails @ 6" o.c. at panel edges and intermediate.
- LVL indicates laminated veneer lumber beams manufactured by Boise Cascade or approved equal. (F_v= 3100 & E= 200 ksi)

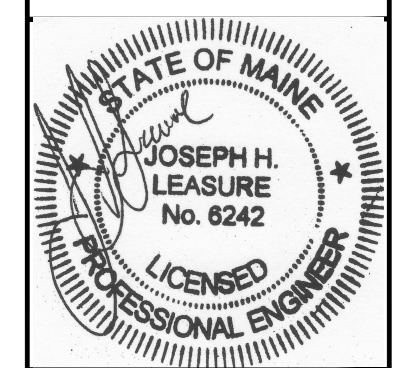
TIMBER TRUSS NOTES:

- Timber trusses shall be designed in accordance with structural loading produced by IBC 2009 and ASCE 7-(latest edition).
- Materials: Stress graded lumber, metal plate connectors. Minimum grade No. 2 M.S.R. Lumber, kiln dried, 15% maximum M.C., or approved alternate.
- Applicable specifications:
 - a) National Design Specification for stress graded lumber and its fastening (NDS).
 - b) Design specifications for light metal plate connected wood trusses (TPI-latest edition).
- Bracing: The truss manufacturer shall specify all bracing required both for temporary construction loading and for permanent lateral support of compression members and for permanent chord/web bracing.
- Submittals:
 - a) Submit design calculations, shop drawings, and erection procedures oil affixed with the seal of a professional structural engineer licensed in the State of Maine.
 - b) Shop drawings shall show stress grade and size of members, size and location of plate connectors, size and location of bracing, and shall be approved by the truss designer.
- All fabricated trusses shall be inspected at the fabrication plant and approved trusses shall receive the TPI mark of approval in accordance with the truss plate institute in-plant inspection license agreement.
- Connector plates shall be galvanized.
- Provide Simpson H2.5A hurricane anchors at all locations where trusses bear on bearing walls and structural beams.



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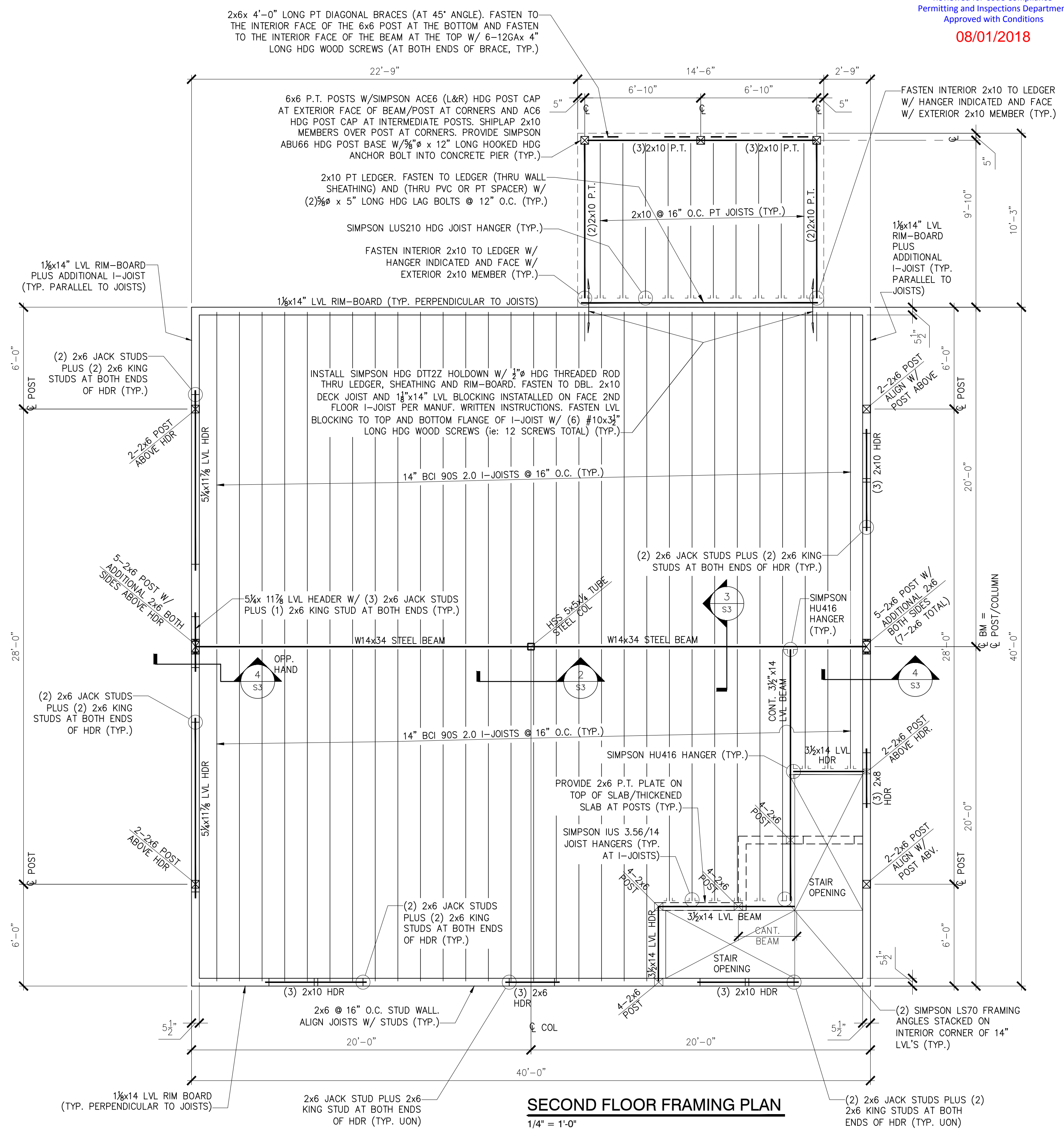
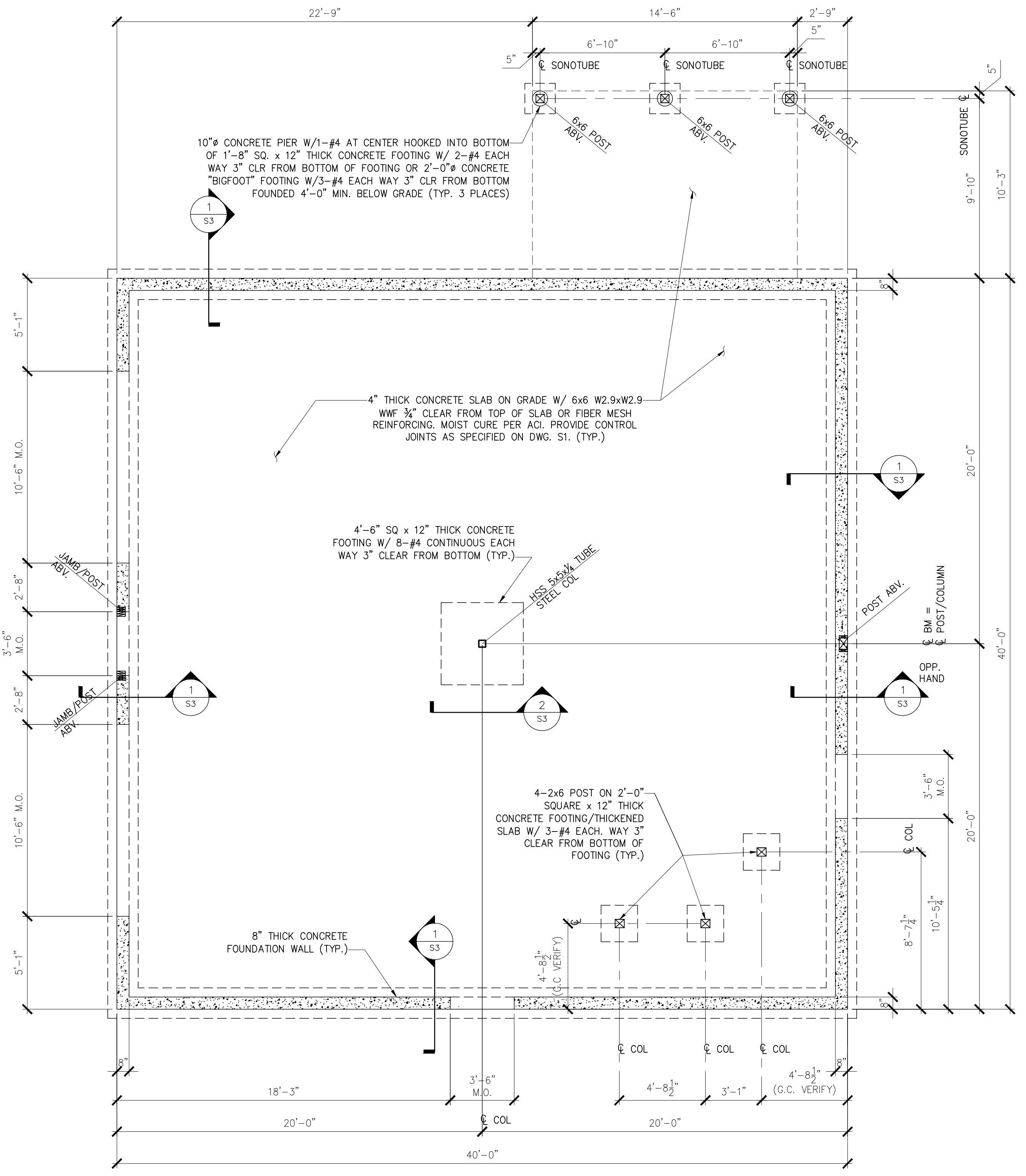
L & L STRUCTURAL ENGINEERING SERVICES, INC.
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rev.	date	description
1	07/31/18	GENERAL REVISIONS

CASCO BAY ELECTRIC - OFFICE
 316 PRESUMPCOTT STREET
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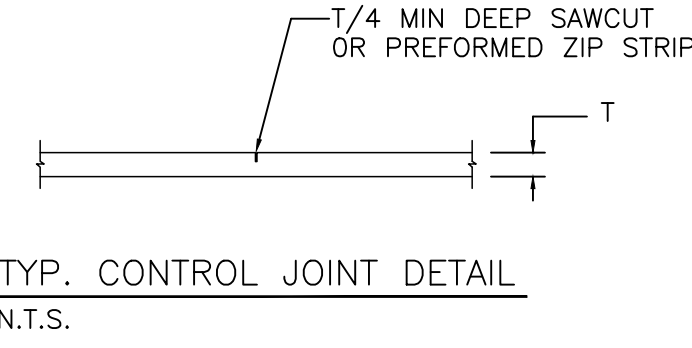
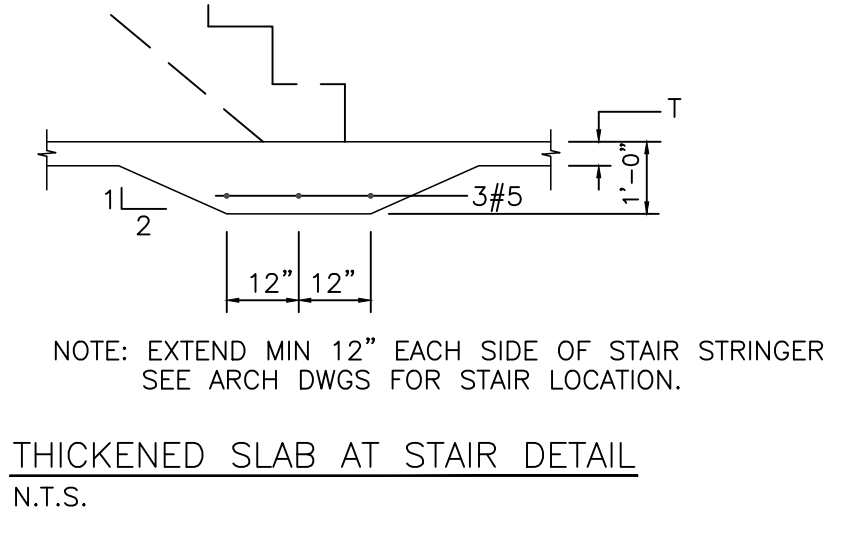
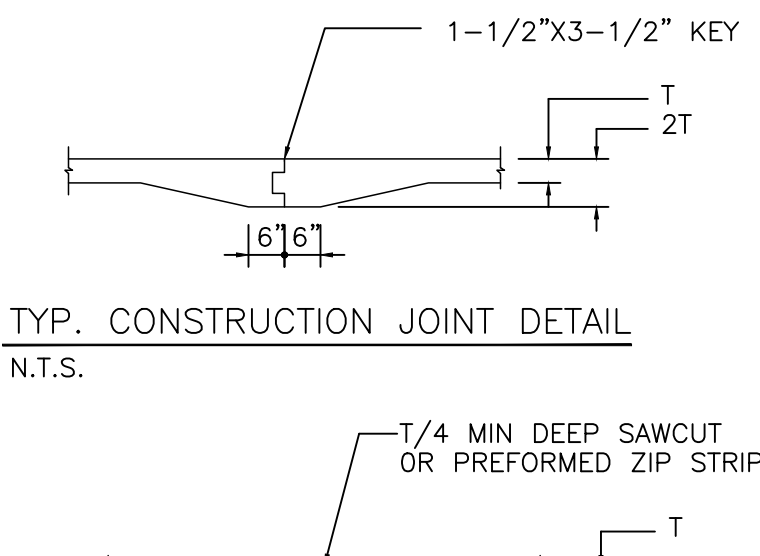
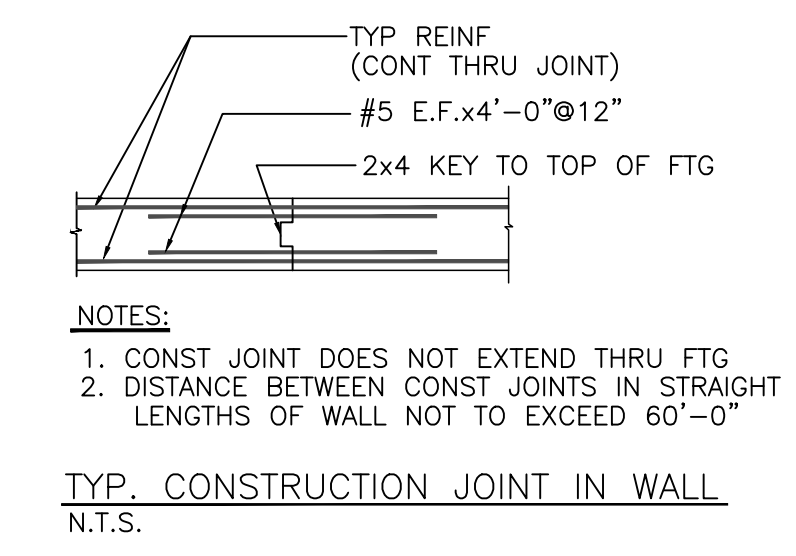
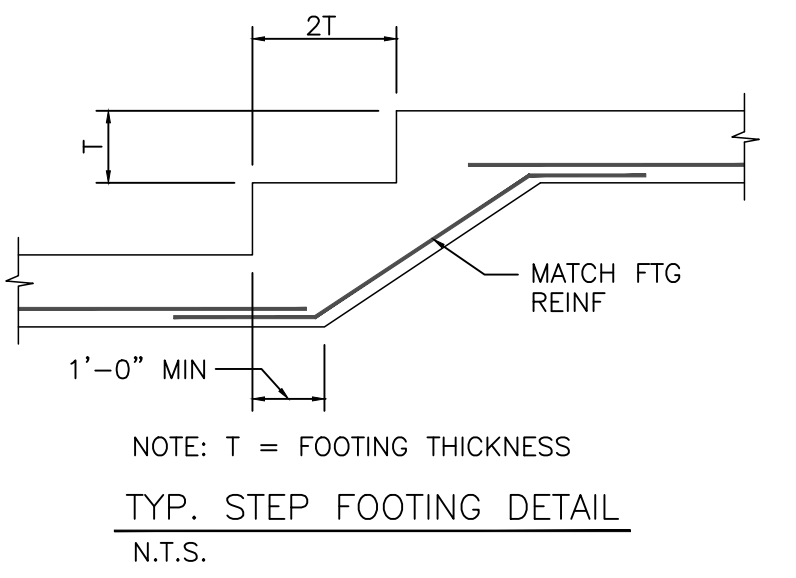
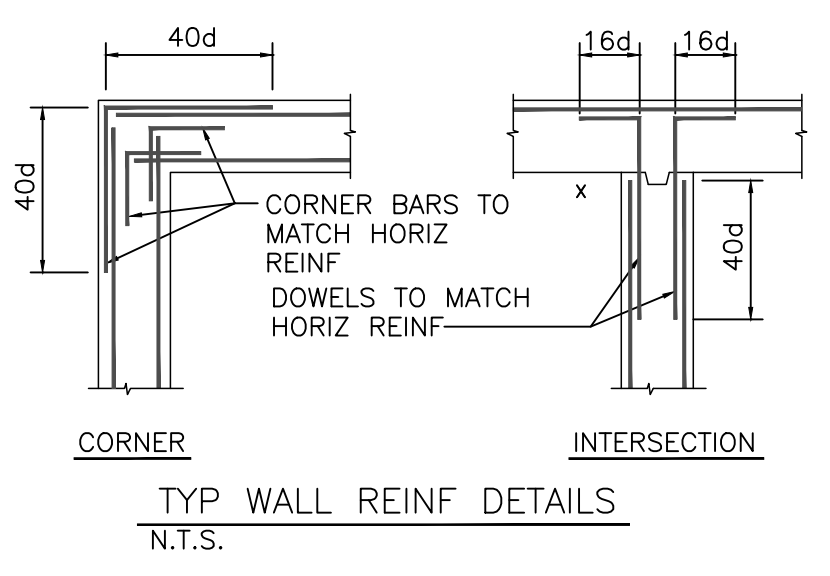
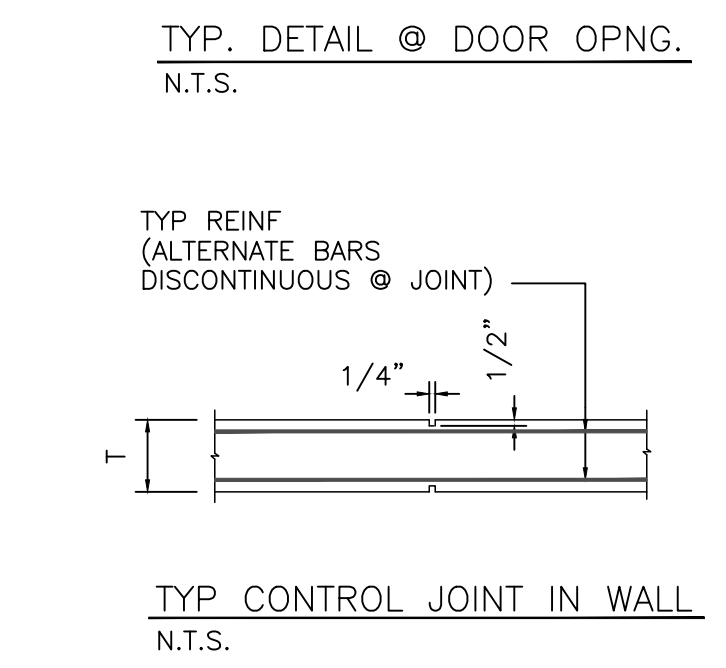
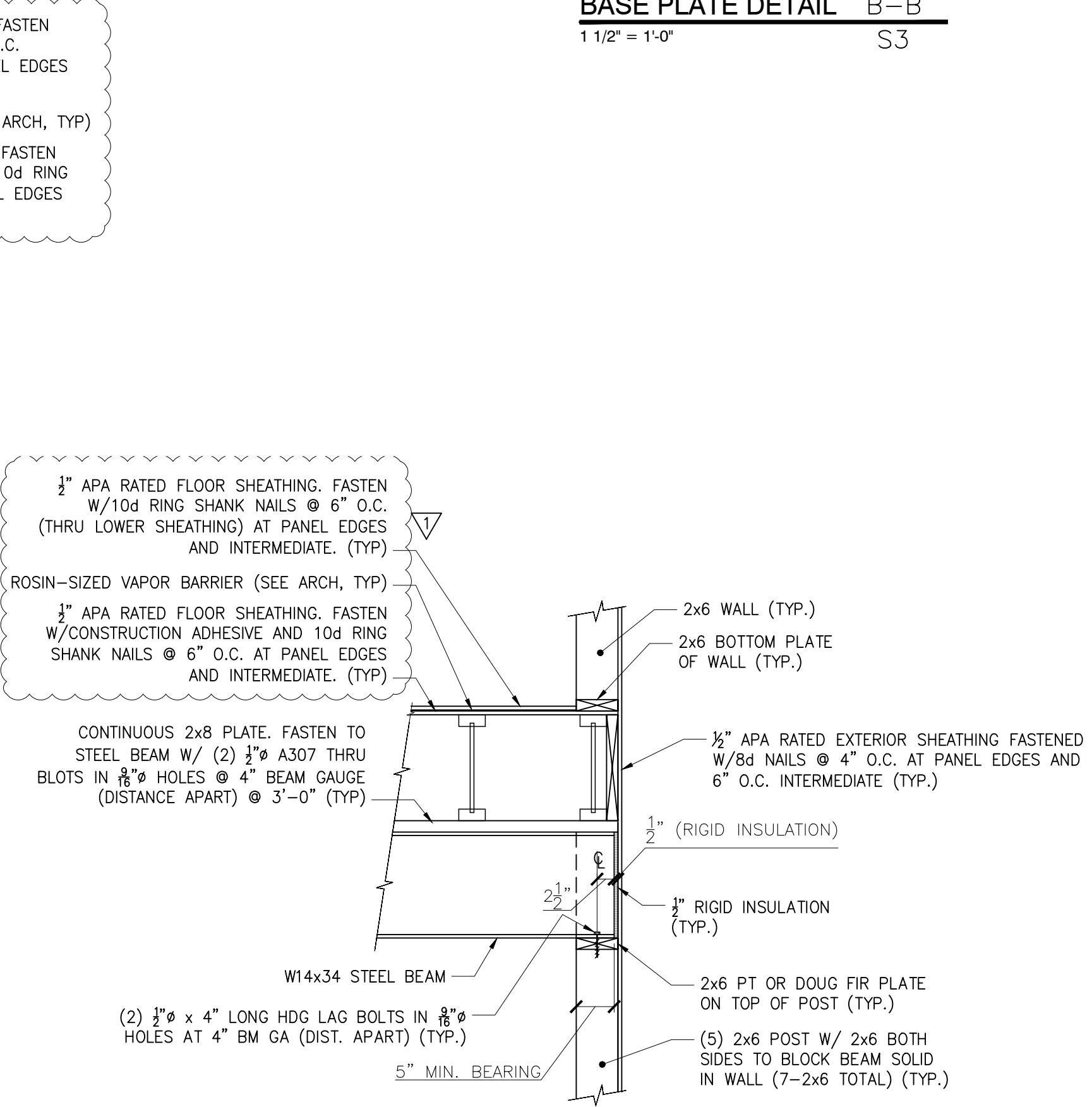
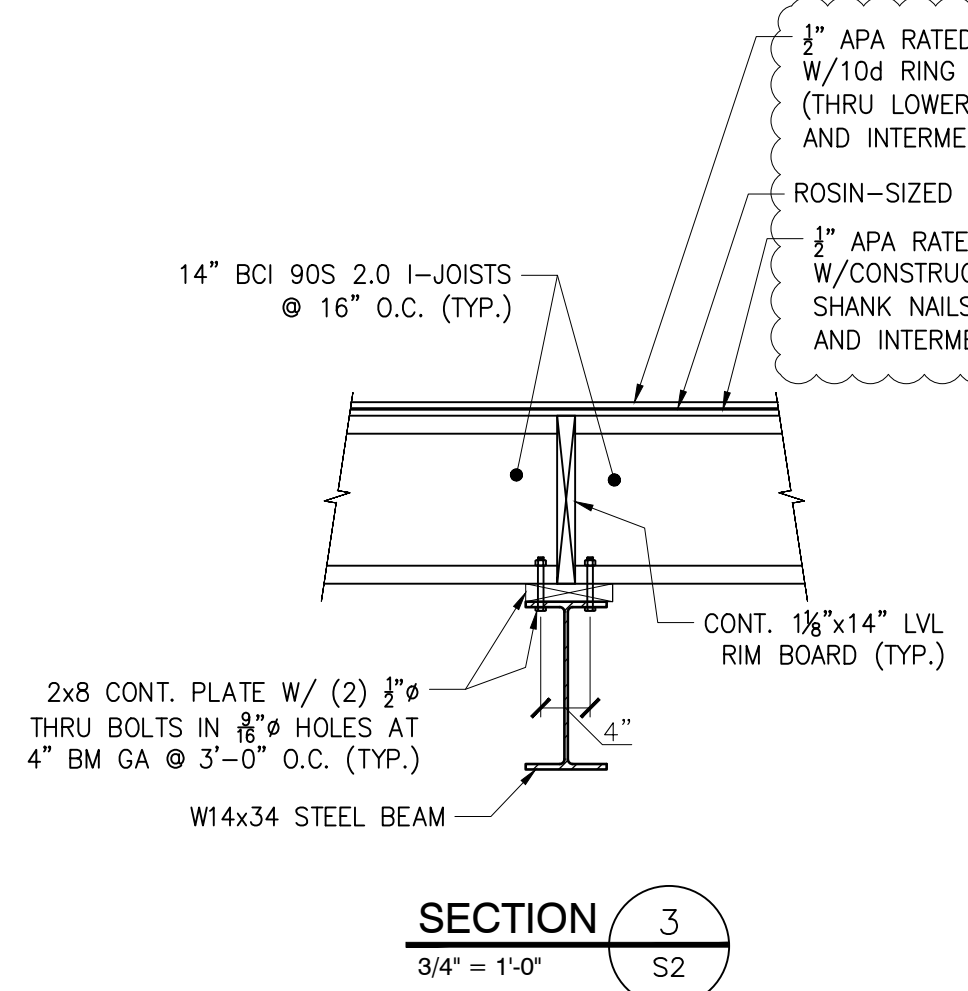
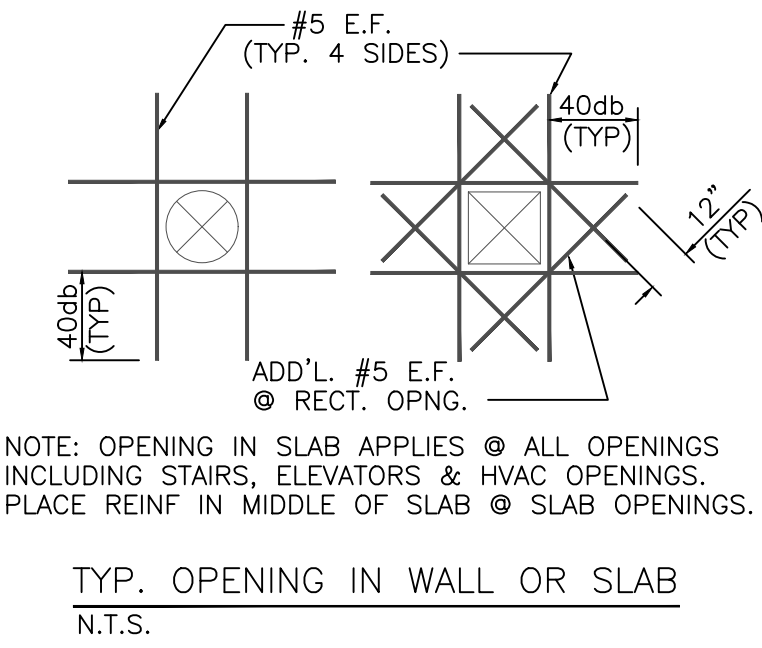
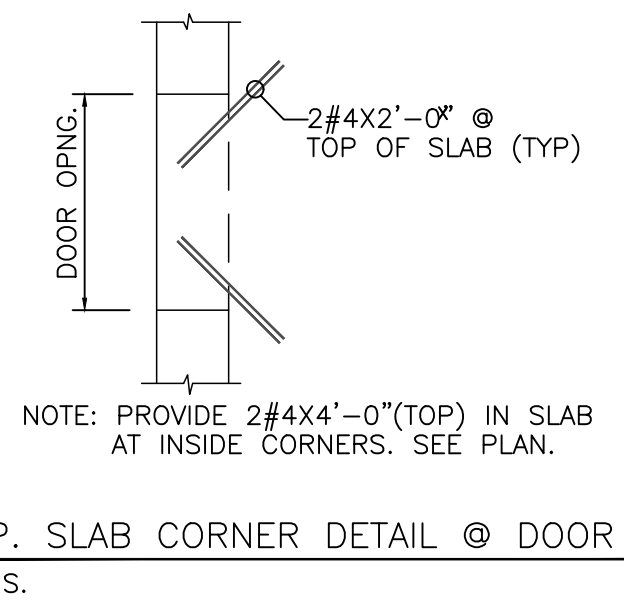
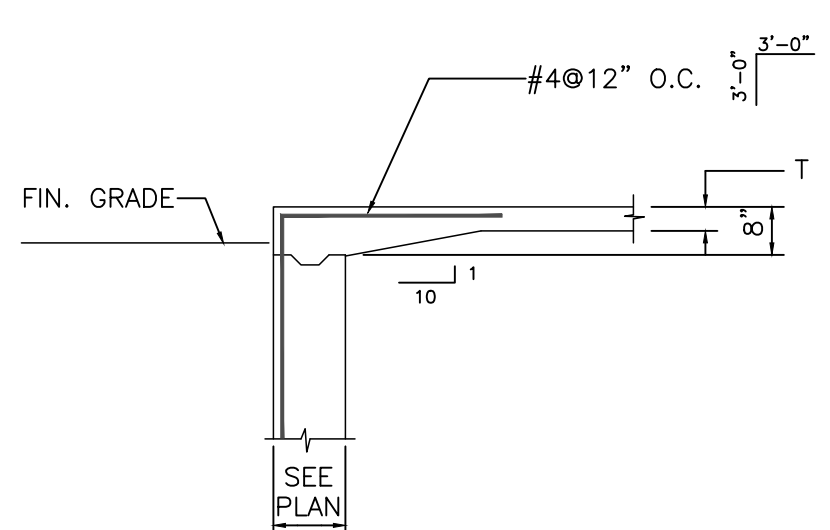
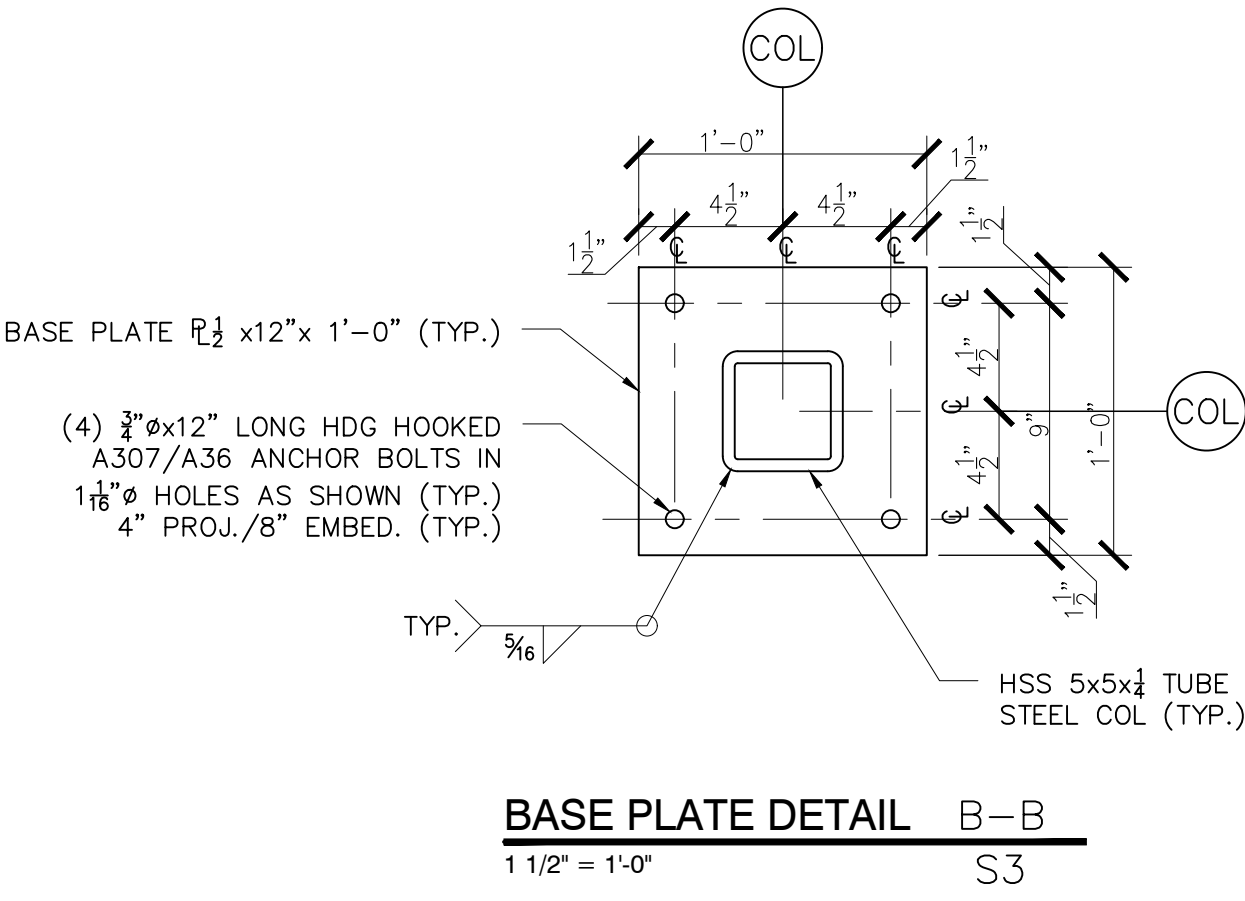
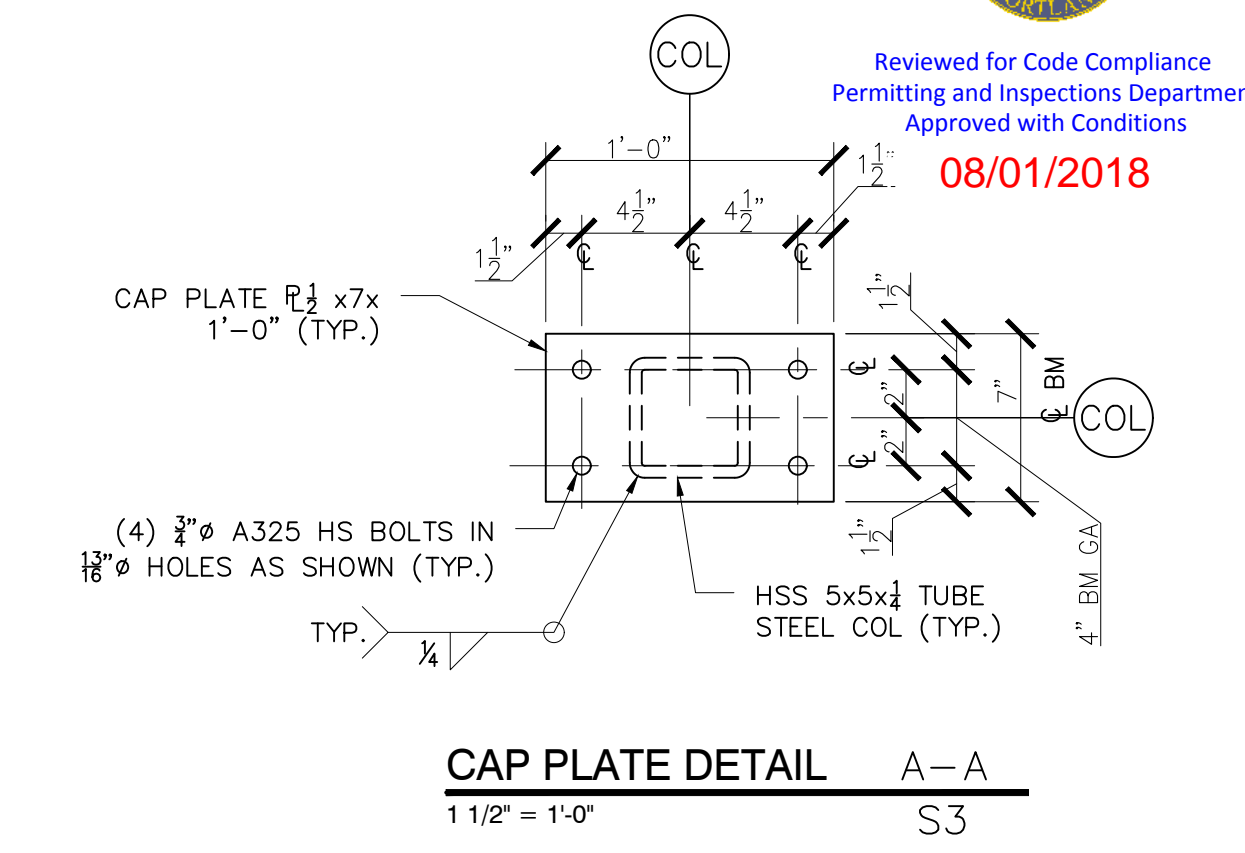
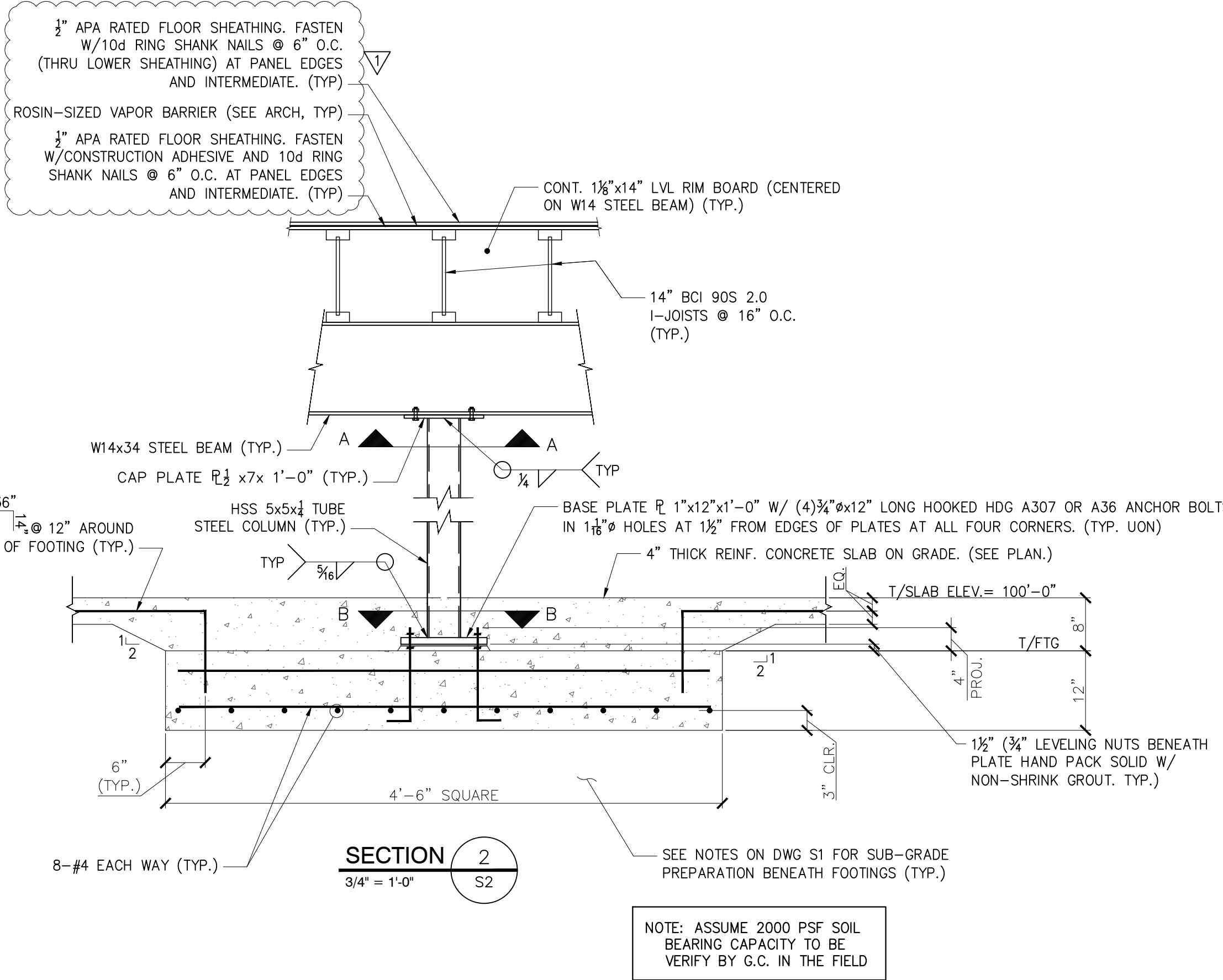
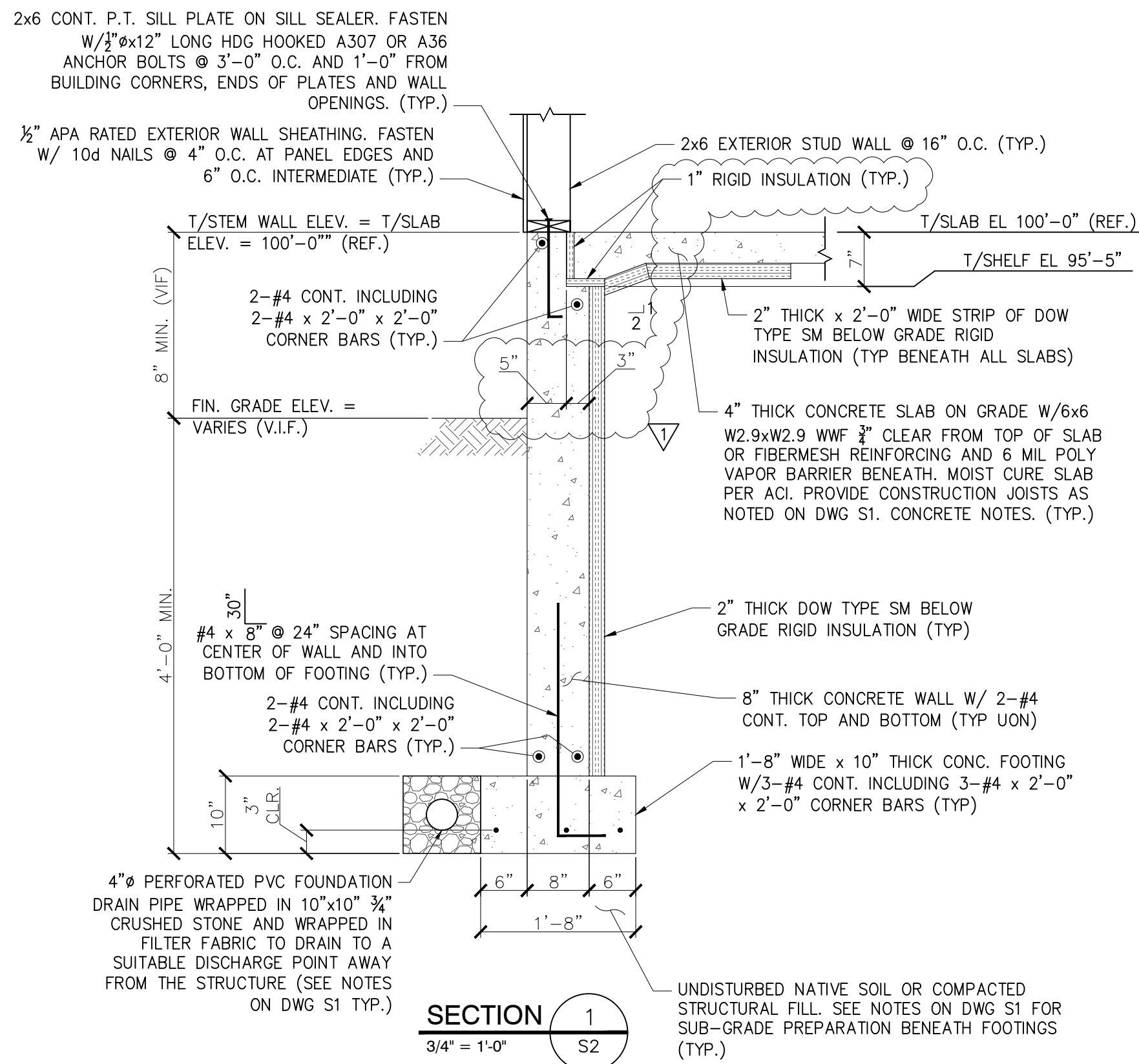
S2



OFFICE FLOOR LOADING

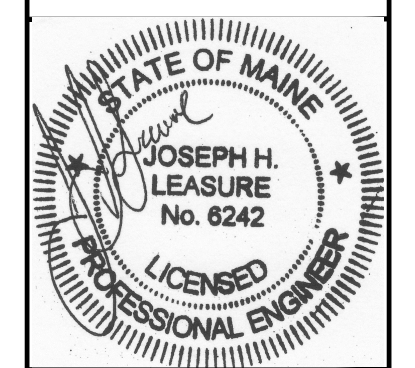
TCLL:	= 50 P.S.F. (+ 20 P.S.F. PARTITION LOAD)
TCDL:	= 10 P.S.F.
BCLL:	= 0 P.S.F.
BCDL:	= 5 P.S.F.

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rev.	date	description	designed by: JHL	drawn by: JHL	checked by: JHL	scale: AS NOTED	date: 03/15/2018	plot date: 07/31/2018	project #: 2018-033
1	07/31/18	GENERAL REVISIONS	JHL	JHL	JHL	AS NOTED	03/15/2018	07/31/2018	2018-033

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PORTLAND, ME
SECTIONS AND DETAILS

S3

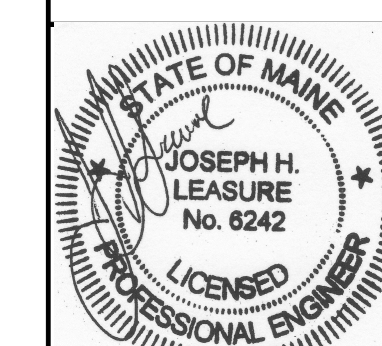
THESE DRAWINGS HAVE BEEN DEVELOPED BY L&L STRUCTURAL ENGINEERING SERVICES, INC. FOR THE TITLED SET ONLY. THE DRAWINGS ARE THE SOLE PROPERTY OF L&L ENGINEERING SERVICES, INC. AND THEY SHALL NOT BE USED, LENT, COPIED OR ALTERED WITHOUT THE WRITTEN CONSENT OF L&L STRUCTURAL ENGINEERING SERVICES, INC.



Reviewed for Code Compliance
Permitting and Inspections Department
Approved with Conditions

08/01/2018

**L & L STRUCTURAL
ENGINEERING SERVICES, INC.**
SIX Q STREET
SOUTH PORTLAND, MAINE 04106
PHONE: (207) 767-4830
FAX: (207) 799-5432
EMAIL: JLEASURE@L-L-ENG.COM



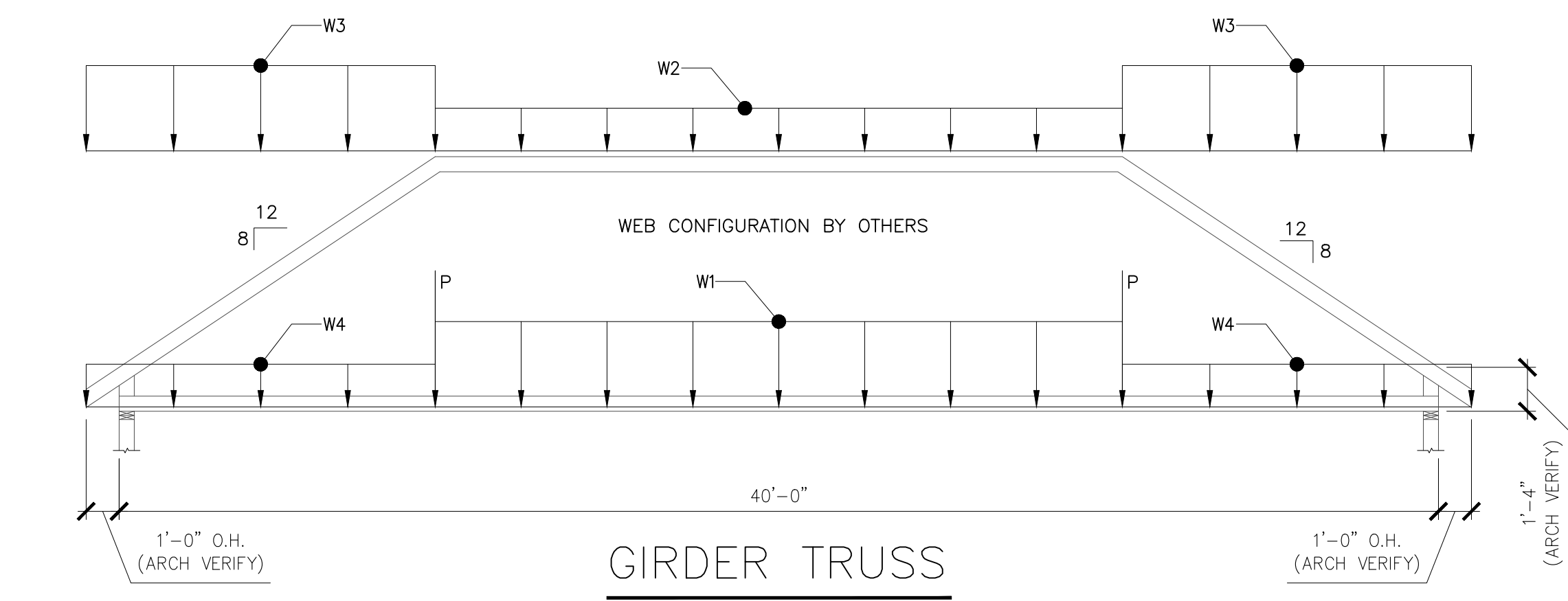
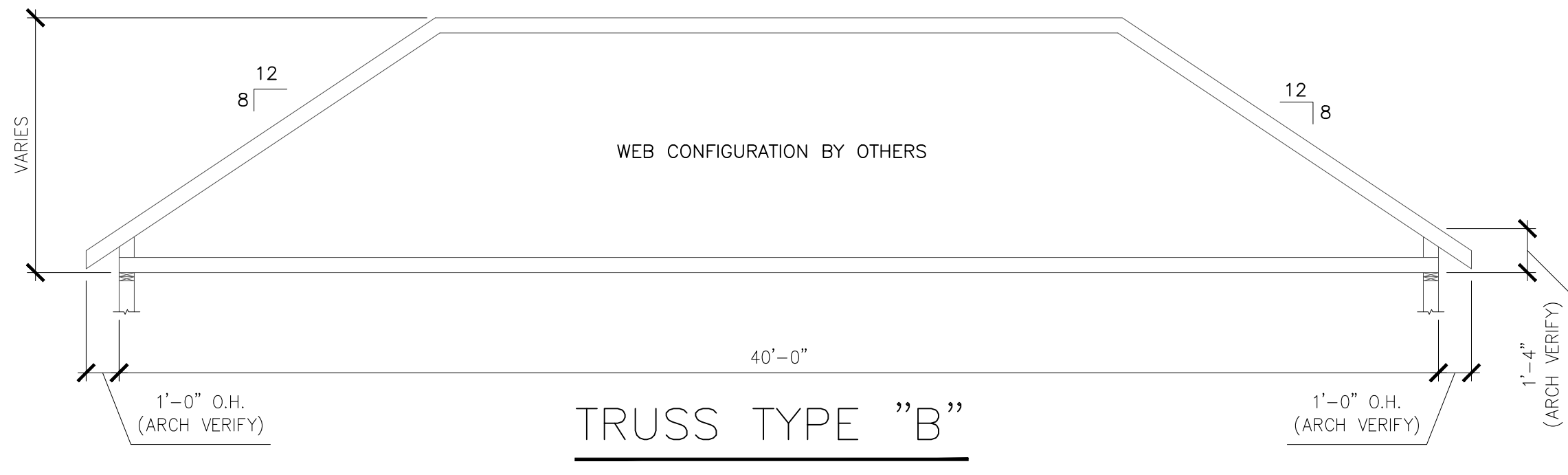
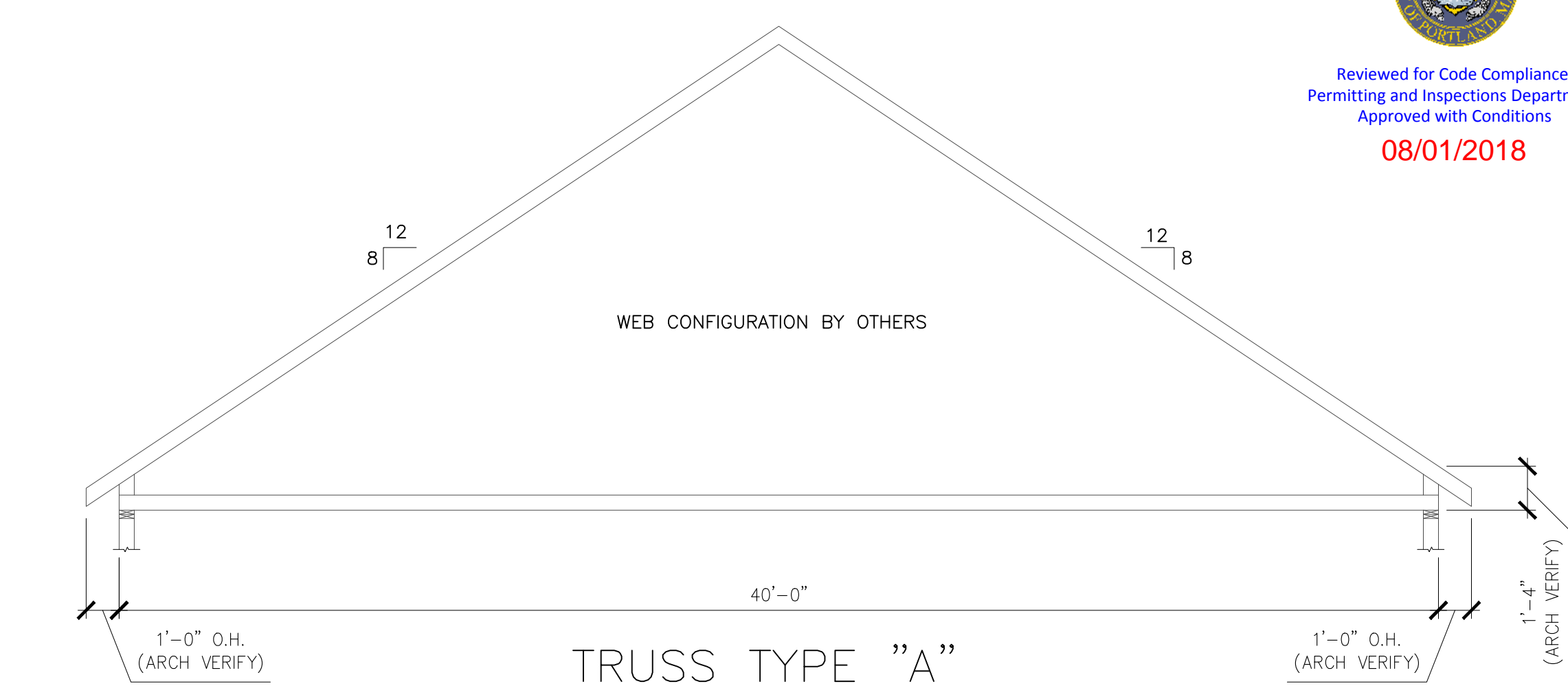
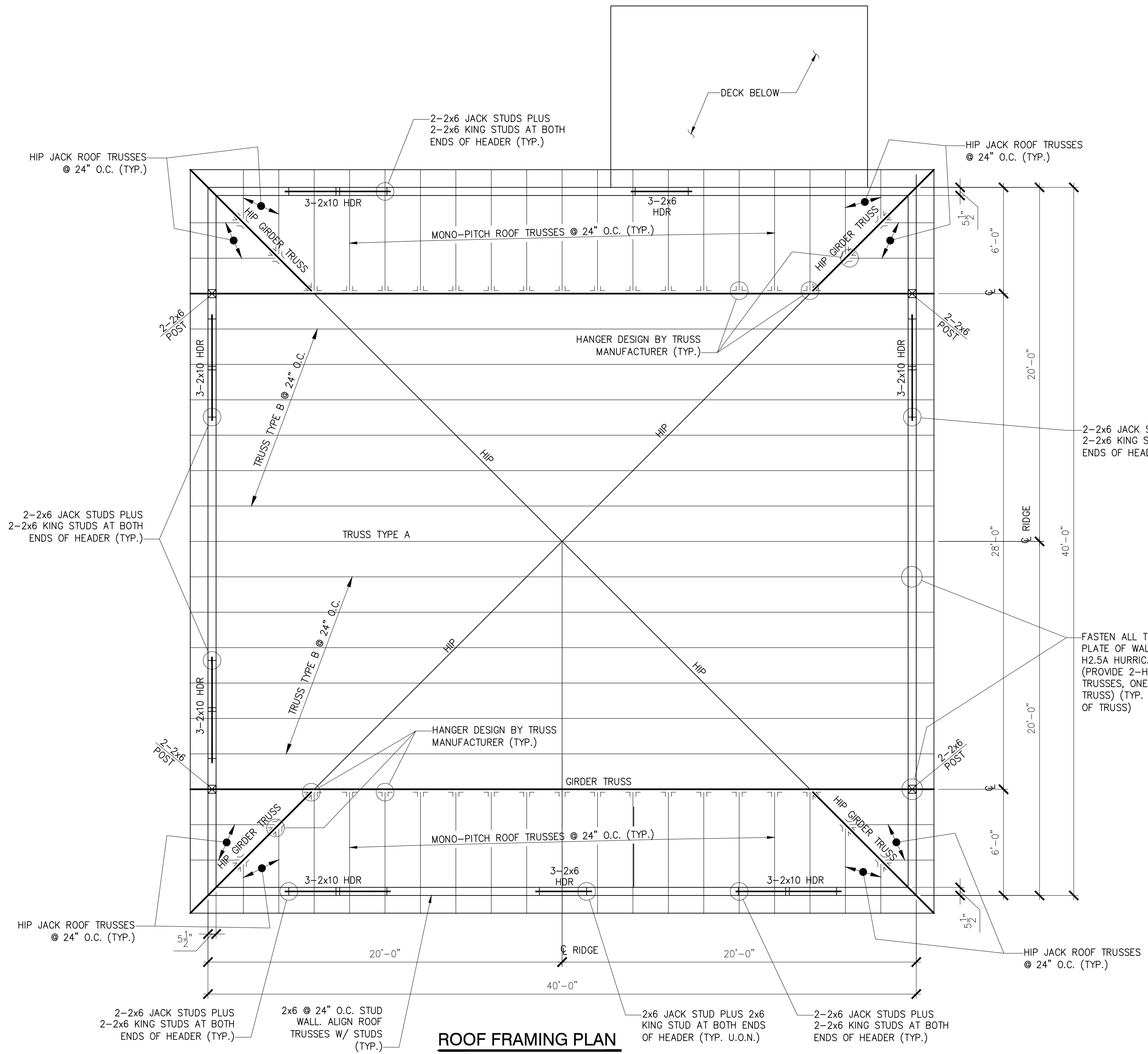
rev.	date	description	designed by	drawn by	checked by	scale	date	plot date	project #
1	07/31/18	GENERAL REVISIONS	JHL	JHL	JHL	AS NOTED	03/15/2018	07/31/2018	2018-033

CASCO BAY ELECTRIC - OFFICE
316 PRESUMPSCOTT STREET
PORTLAND, ME

ROOF FRAMING PLAN, SECTIONS AND DETAILS

S4

THESE DRAWINGS HAVE BEEN DEVELOPED BY L&L STRUCTURAL ENGINEERING SERVICES, INC. FOR THE TITLED SET ONLY. THE DRAWINGS ARE THE SOLE PROPERTY OF L&L ENGINEERING SERVICES, INC. AND THEY SHALL NOT BE USED, LEAN, COPIED OR ALTERED WITHOUT THE WRITTEN CONSENT OF L&L STRUCTURAL ENGINEERING SERVICES, INC.



$P_{LL} = 860\#$	$W_1 (LL) = 160\#$	$W_2 (LL) = 40\#$	$W_3 (LL) = 80\#$	$W_4 (LL) = 0\#$
$P_{DL} = 430\#$	$W_1 (DL) = 90\#$	$W_2 (DL) = 10\#$	$W_3 (DL) = 20\#$	$W_4 (DL) = 20\#$
$P_{TL} = 1,290\#$	$W_1 (TL) = 250\#$	$W_2 (TL) = 50\#$	$W_3 (TL) = 100\#$	$W_4 (TL) = 20\#$

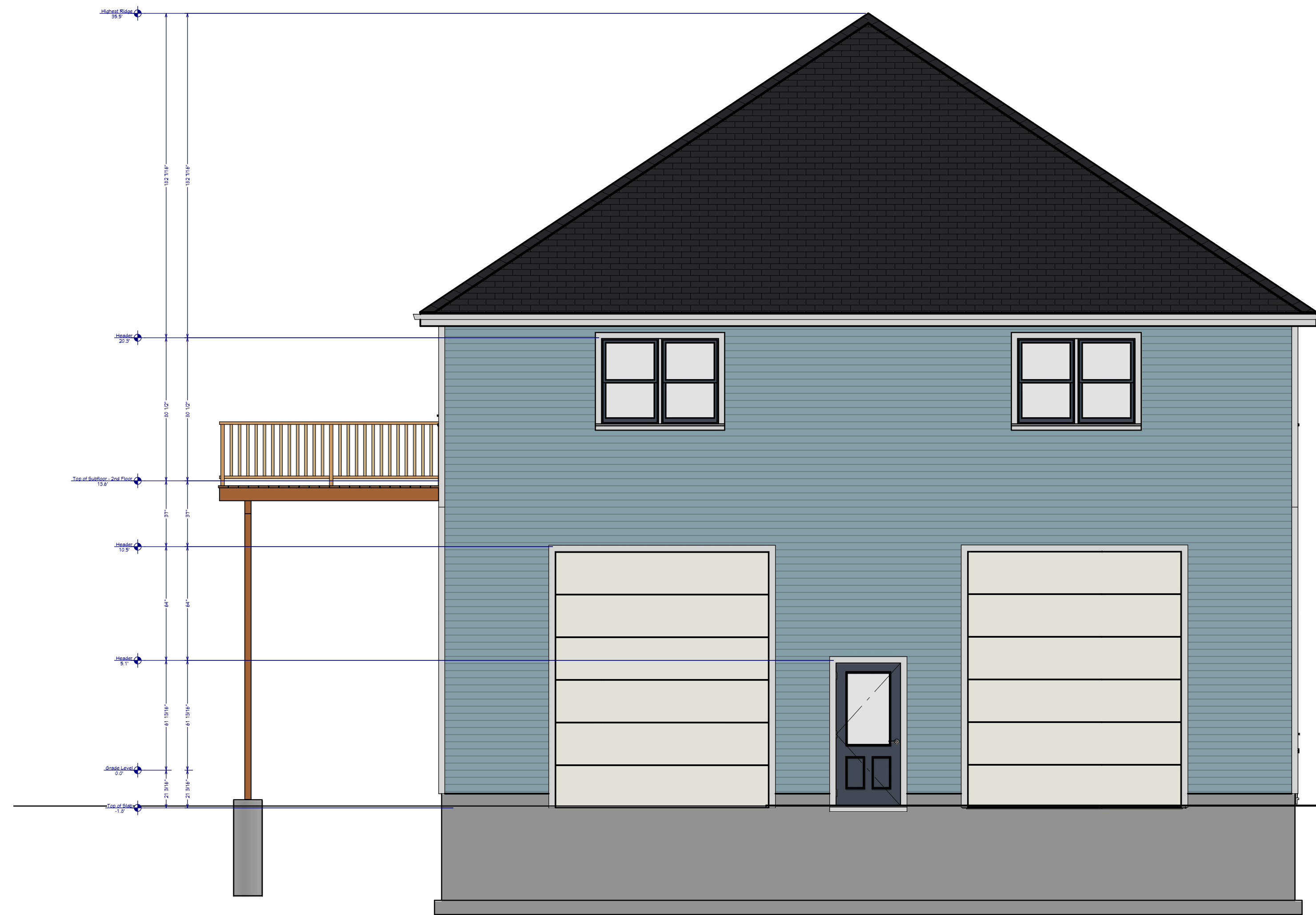
ROOF TRUSS LOADING	
TCLL:	= 40 P.S.F.
TCDL:	= 10 P.S.F.
BCLL:	= 0 P.S.F.
BCDL:	= 10 P.S.F.

NOTES:
1. MAXIMUM PERMISSIBLE LIVE LOAD DEFLECTION SHALL BE L/360.
2. TRUSS DESIGNER SHALL DESIGN TRUSSES FOR APPLICABLE LIVE, DEAD AND LATERAL LOADS IN ACCORDANCE WITH THE 2009 IBC INTERNATIONAL BUILDING CODE INCLUDING WIND, SNOW, UNBALANCED SNOW AND DEAD LOADS (TYP).
3. TEMPORARY AND PERMANENT TOP CHORD, BOTTOM CHORD AND WEB BRACING SHALL BE INSTALLED IN ACCORDANCE WITH TPI AND THE HIB-LATEST EDITION REPORT.

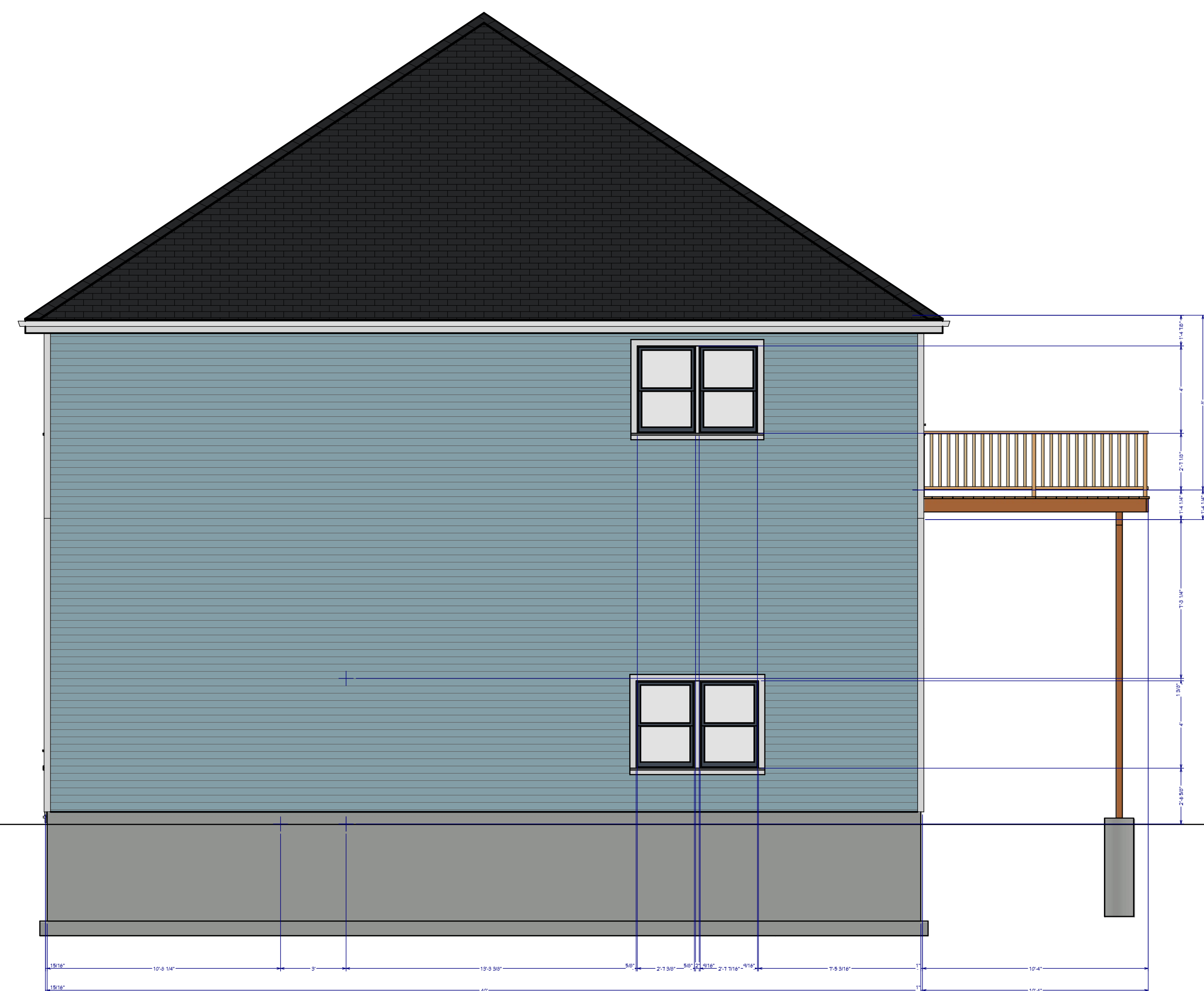


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08/01/2018



SOUTH ELEVATION
1/4" = 1'



NORTH ELEVATION
1/4" = 1'

GENERAL CONTRACTING AND DESIGN
700 Washington Ave., #2, Portland, Maine
(207) 653-9424, bradfordpost@gmail.com

CASCO BAY ELECTRIC OFFICE
316 PRESUMPCOTT STREET
PORTLAND, MAINE 04103

Portland
Home Builders

DATE:

6/5/18

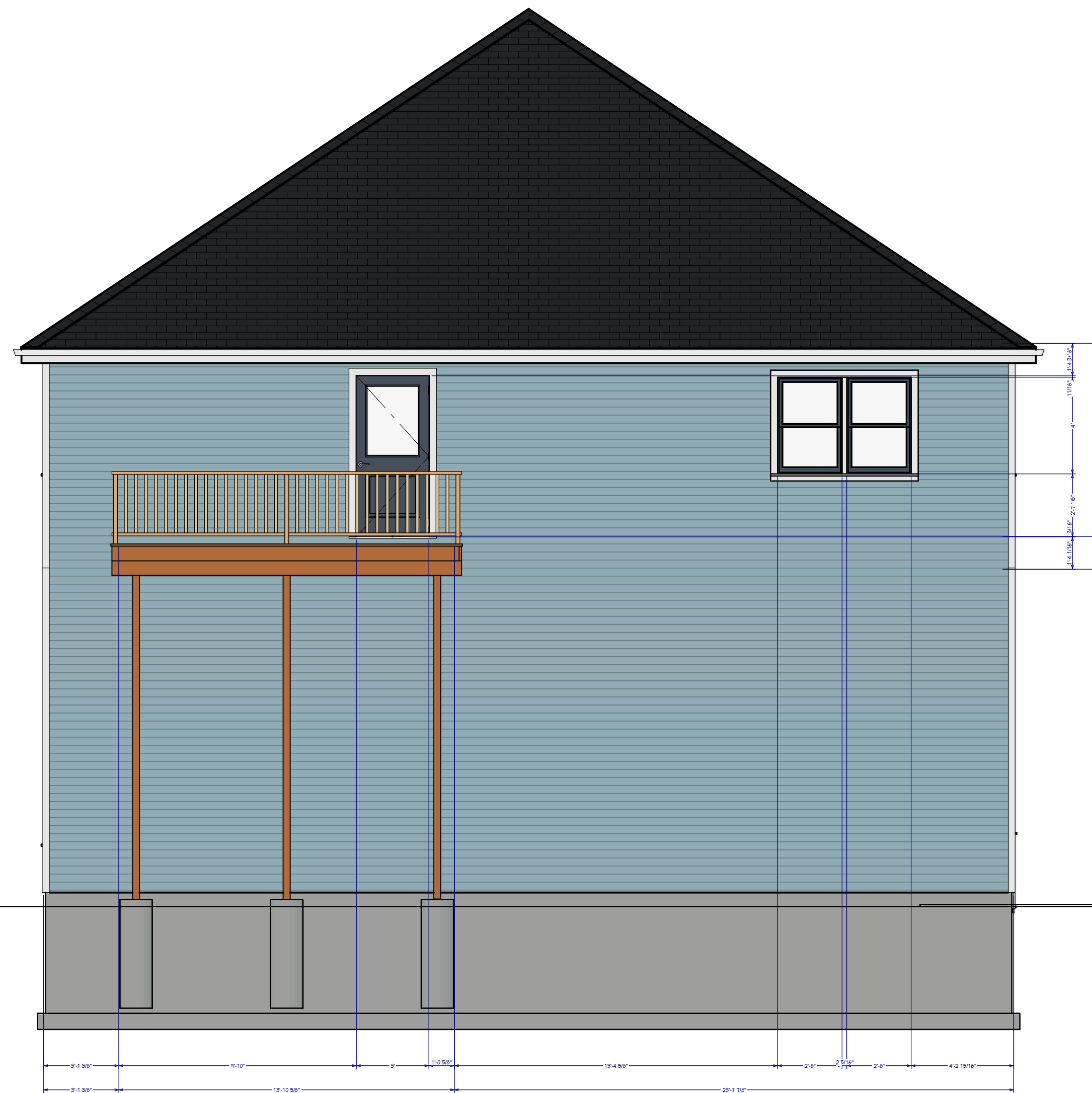
ELEVA-
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E1

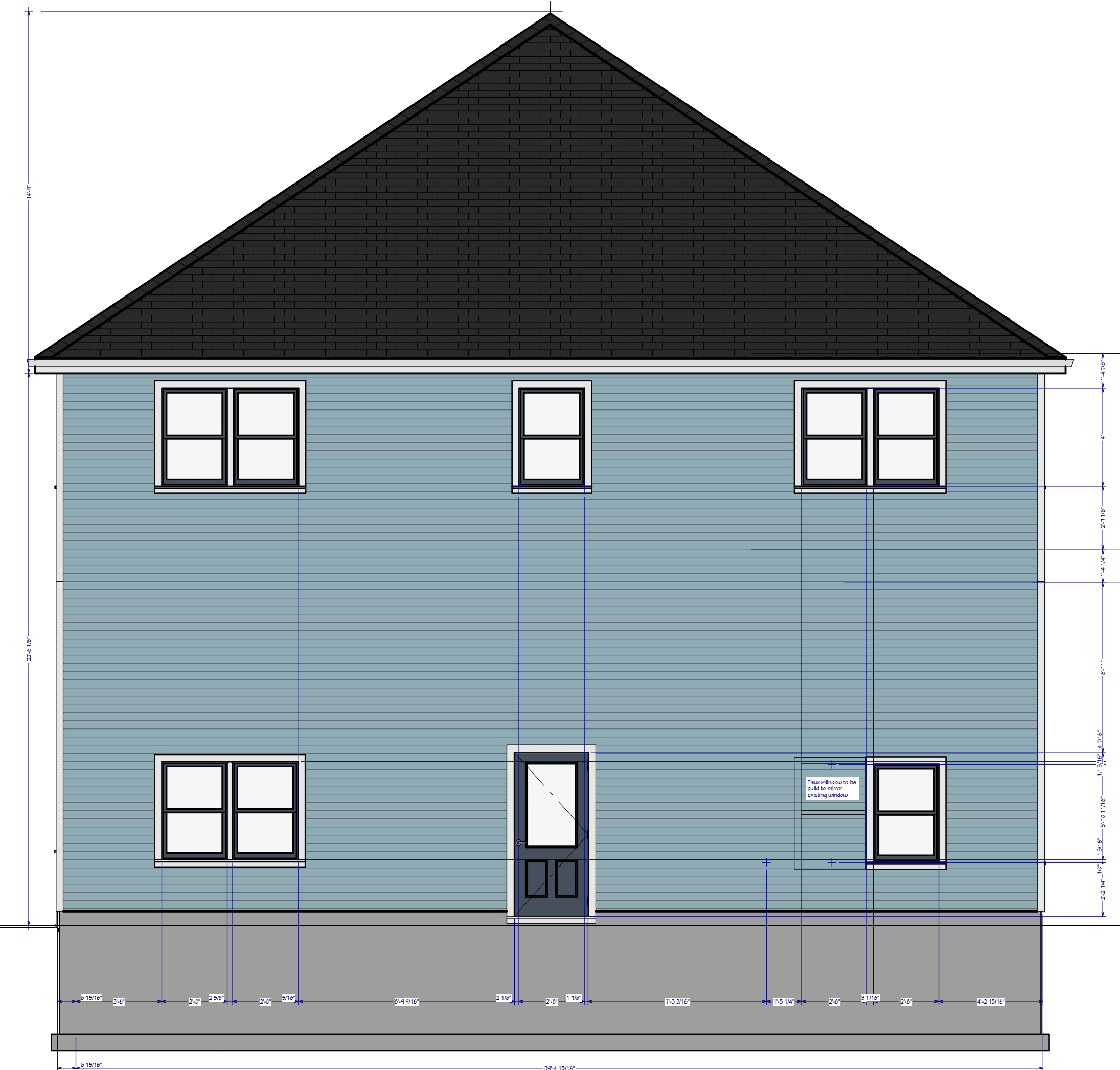


Reviewed for Code Compliance
Permitting and Inspections Department
Approved with Conditions

08/01/2018



WEST ELEVATION
1/4" = 1'



EAST ELEVATION
1/4" = 1'

GENERAL CONTRACTING AND DESIGN
700 Washington Ave., #2, Portland, Maine
(207) 653-9424, bradfordpost@gmail.com

CASCO BAY ELECTRIC OFFICE
316 PRESUMPCOTT STREET
PORTLAND, MAINE 04103

Portland
Home Builders

DATE:

6/5/2018

ELEVA-
TIONS
W & E

E-2



Reviewed for Code Compliance
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08/01/2018

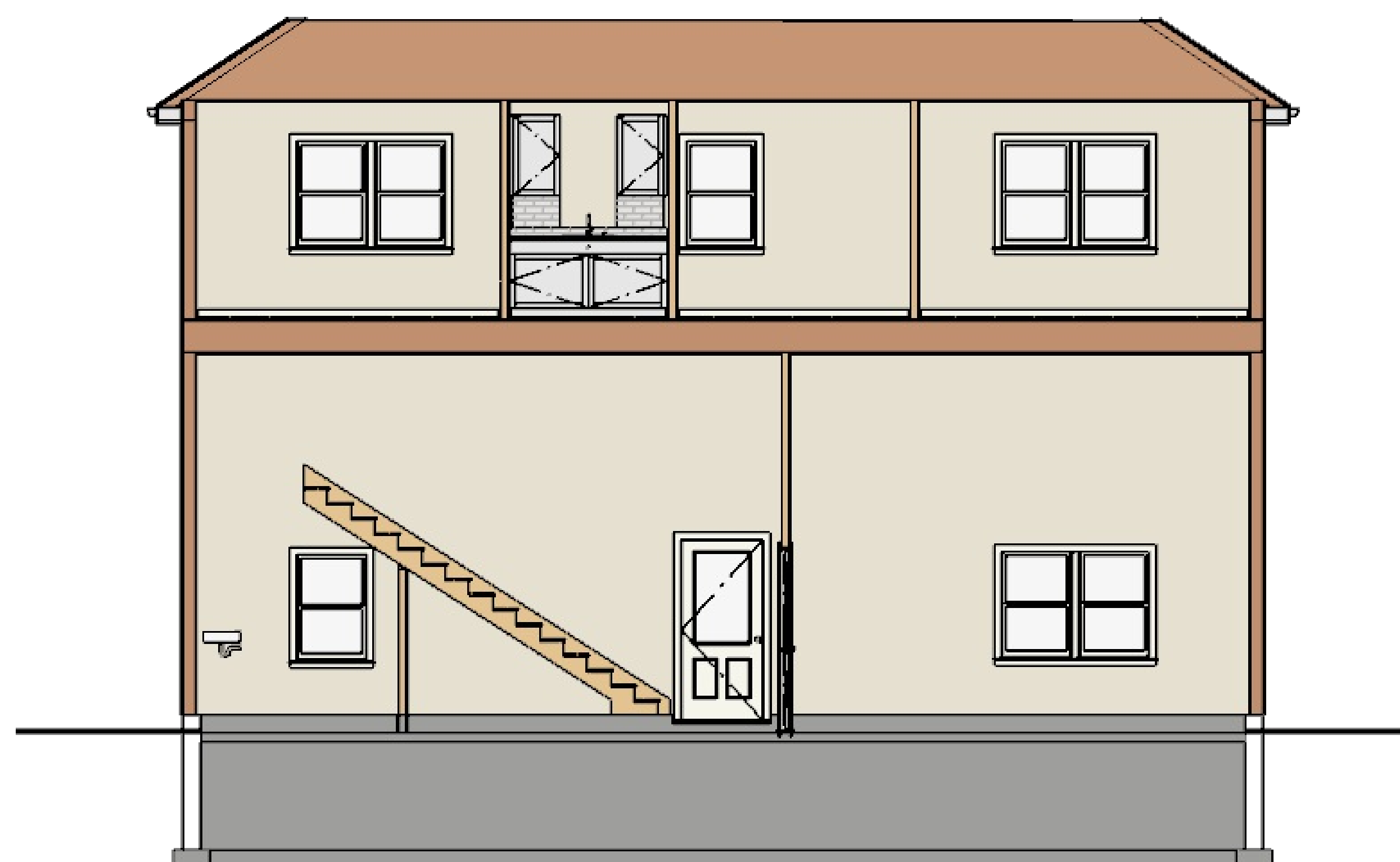
SECTION 1
1/4" = 1'



SECTION 2
1/4" = 1'



SECTION 3
1/4" = 1'



GENERAL CONTRACTING AND DESIGN
700 Washington Ave., #2, Portland, Maine
(207) 653-9424, bradfordpost@gmail.com

CASCO BAY ELECTRIC OFFICE
316 PRESUMPCOTT STREET
PORTLAND, MAINE 04103

Portland
Home Builders

DATE:
6/5/2018

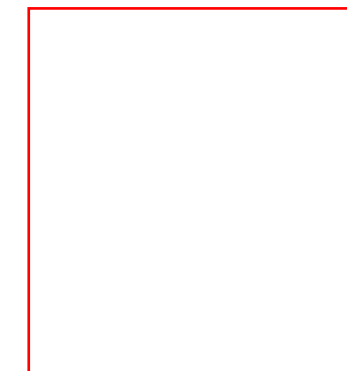
CROSS
SECTN
1,2 & 3

E3



Reviewed for Code Compliance
Permitting and Inspections Department
Approved Conditions

08/01/2018



GENERAL PROJECT NOTES:

- THE PROPERTY OWNER OF RECORD IS:
JAKE'S DEVELOPMENT, INC.
30 LEDGEWOOD DRIVE
FALMOUTH, ME 04105
- TAX ASSESSORS REFERENCE: 423-A-33, 20, 13 & 12
- BOUNDARY SURVEY WAS PROVIDED BY:
CULLENBERG LAND SURVEYING
892 OLD DANVILLE ROAD
AUBURN, ME 04210
- TOPOGRAPHIC AND OTHER EXISTING CONDITIONS INFORMATION WAS PROVIDED BY CULLENBERG LAND SURVEYING, AERIAL MAPPING AND IN THE FIELD OBSERVATIONS BY THE DESIGN TEAM.
- PRIOR TO THE START OF ANY EXCAVATION FOR THE PROJECT, BOTH ON-SITE AND OFF-SITE, THE CONTRACTOR SHALL NOTIFY DIGSAFE AND BE PROVIDED WITH A DIGSAFE NUMBER INDICATING THAT ALL EXISTING UTILITIES HAVE BEEN LOCATED AND CLEARLY MARKED.
- CONTRACTOR SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL DRAWINGS AND SITE CONDITIONS PRIOR TO BIDDING AND PRIOR TO CONSTRUCTION.
- IT IS THE CONTRACTORS RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE CONDITIONS OF ALL PERMITS AND APPROVALS AND CONDUCT THE WORK IN ACCORDANCE WITH THESE PERMITS AND APPROVALS. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL ADDITIONAL PERMITS, STREET OPENINGS, NOTICES AND FEES NECESSARY TO COMPLETE THE WORK.
- ANY DISCREPANCIES BETWEEN DRAWINGS AND SITE CONDITIONS AS WELL AS MANUFACTURER'S RECOMMENDATIONS SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND RESOLUTION PRIOR TO BIDDING OR CONSTRUCTION.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL MEANS, METHODS AND TECHNIQUES EMPLOYED TO PERFORM WORK SHOWN ON THESE PLANS. ALL WORK SHALL CONFORM TO THE CURRENT CITY OF PORTLAND TECHNICAL STANDARDS AND DETAILS.
- THE CONTRACTOR SHALL LIMIT THE CONSTRUCTION ACTIVITY TO THE LIMITS SHOWN ON THE PLANS, UNLESS OTHERWISE AUTHORIZED BY THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL INSTALL TEMPORARY EROSION CONTROL MEASURES PRIOR TO STARTING CONSTRUCTION. SEE DRAWINGS C-102 AND C-200 FOR EROSION CONTROL MEASURES.

ZONING SUMMARY:

ZONE: IL - INDUSTRIAL LOW IMPACT
USE: OFFICE, COMMERCIAL & WAREHOUSE

SPACE AND BULK CRITERIA:

	REQUIRED:	EXISTING/PROPOSED:
MIN. LOT SIZE:	NONE	71,930 S.F. (1.65 AC)
MIN. STREET FRONTAGE:	60'	159.45'
MIN. FRONT YARD (BLDG.):	25'	26' MIN.
MIN. SIDE YARD (BLDG.):	25'	27' MIN.
* MIN. REAR YARD (BLDG.):	40'	42' MIN.
PAVEMENT SETBACK:	15'	16' MIN.
MAX. BUILDING HEIGHT:(LARGE BLDG)	45'	25.5'
MAX. BUILDING HEIGHT:(SMALL BLDG)	45'	26.4'
MAX IMPERVIOUS SURFACE RATIO:	65%	64%

* WHEN ABUTTING A RESIDENTIAL ZONE

PARKING:

REQUIRED SPACE SIZE = 9'x18'
AISLE WIDTH (90 DEGREE PARKING) = 24'

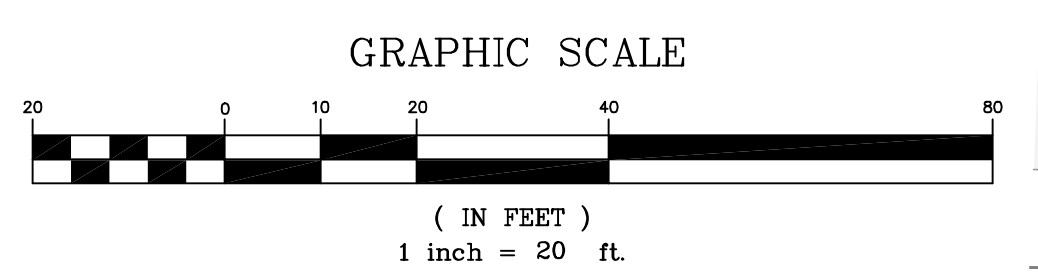
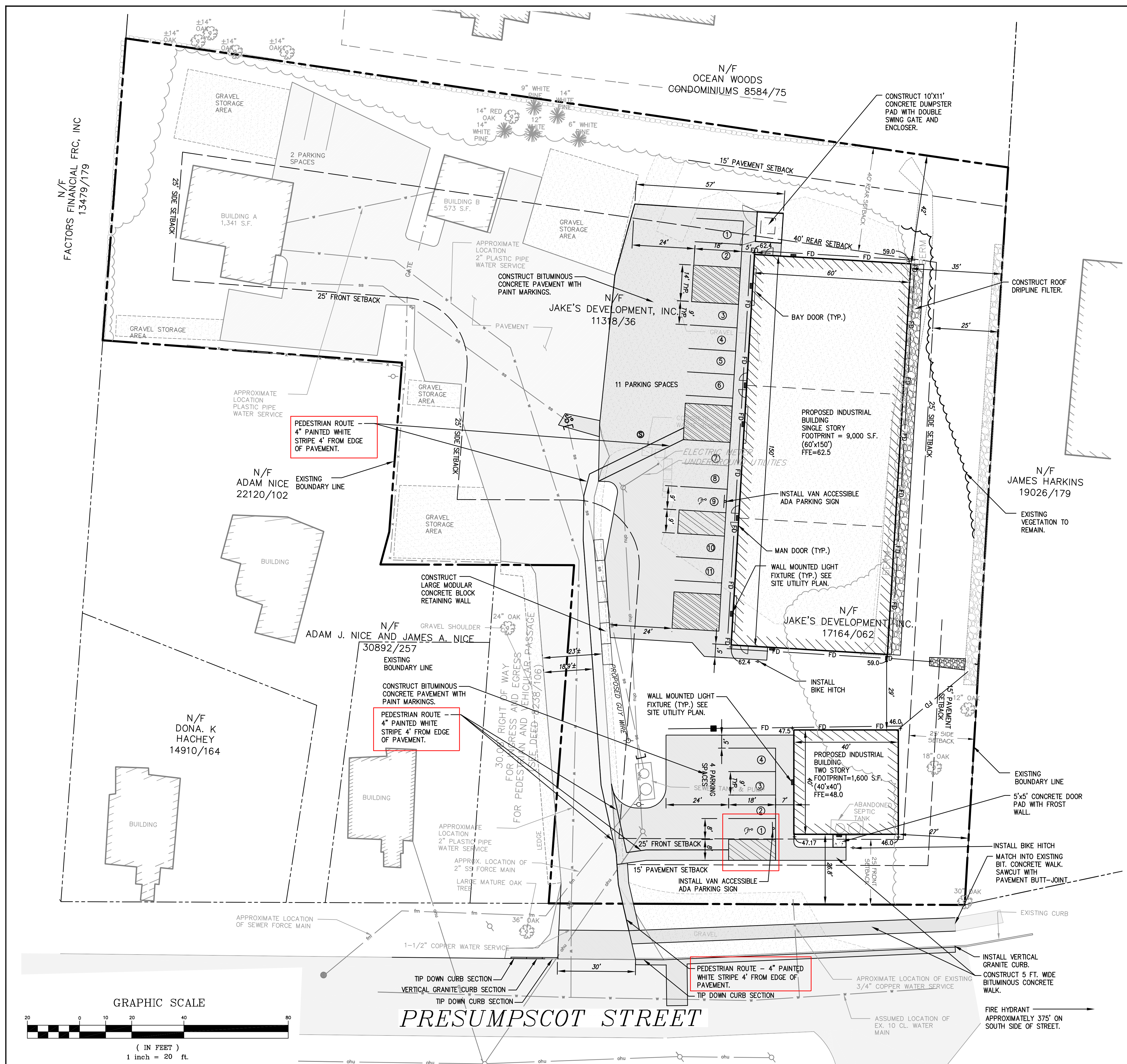
	REQUIRED	EXISTING	PROPOSED
EXISTING INDUSTRIAL (1 SPACE PER 1000 S.F.)	1,914 S.F./1000=2 SPACES	2 SPACES	
PROPOSED INDUSTRIAL (1 SPACE PER 1000 S.F.)	9,000 S.F./1000=9 SPACES		11 SPACES
PROPOSED INDUSTRIAL (1 SPACE PER 1000 S.F.)	3,200 S.F./1000=4 SPACES		4 SPACES
TOTAL PARKING SPACES		15	17

LANDSCAPING:

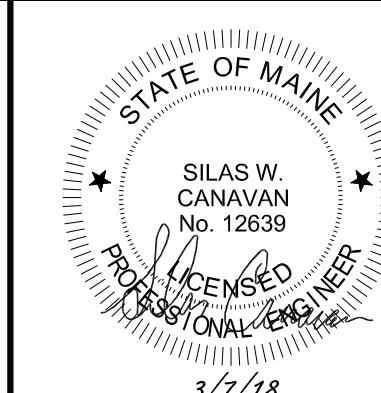
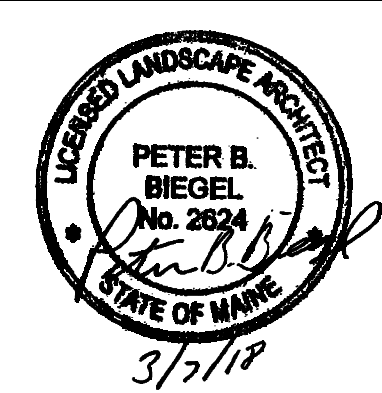
STREET TREES - 1 STREET TREE REQUIRED EVERY 30'-45' ON CENTER IN THE CITY R.O.W ALONG STREET FRONTAGE. FRONTAGE = APPROXIMATELY 127' (NOT INCLUDING THE ENTRANCE DRIVE)/45 = 2.8 OR 3 STREET TREES REQUIRED.

LEGEND:

	PROJECT BOUNDARY LINE	
	ABUTTER BOUNDARY LINE	
	SETBACK LINE	
	OVERHEAD UTILITY	OHU
	UNDERGROUND UTILITY	UGU
	SANITARY SEWER FORCE MAIN	FM FM
	SANITARY SEWER	SS SS
	WATER SERVICE	W W
	CONTOUR	
	UTILITY POLE	
	BUILDING	
	RIPRAP	
	GRAVEL	
	BITUMINOUS CONCRETE PAVEMENT	
	TREE	
	WALL MOUNTED LIGHT FIXTURE	



REV.	DATE	STATUS	BY	CHKD.	APPD.	REV.	DATE	STATUS	BY	CHKD.	APPD.
C	3/18/18	REVISED PER STAFF COMMENTS AND RESUBMITTED TO THE CITY OF PORTLAND	DEPT.	SWC	PBB						
B	2/9/18	REVISED PER STAFF COMMENTS AND RESUBMITTED TO THE CITY OF PORTLAND	DEPT.	SWC	PBB						
A	11/30/17	SUBMITTED TO THE CITY OF PORTLAND FOR LEVEL 2 SITE PLAN APPLICATION	DEPT.	SWC	PBB						



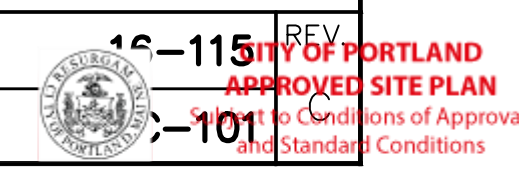
LAND DESIGN SOLUTIONS
LAND PLANNING, SITE PLANNING & LANDSCAPE ARCHITECTURE
P.O. Box 316, 160 Longwoods Road, Cumberland, ME 04021 tel: (207) 494-1111
APPLICANT & OWNER:
JAKE'S DEVELOPMENT, INC.
30 LEDGEWOOD DRIVE, FALMOUTH, MAINE 04105

DESIGN: PBB	PROJ. NO.
DRAWN: DEPT.	DWG. NO.
CHKD: PBB	
DATE: NOV. 2017	
SCALE: 1"=20'	

PROPOSED PRESUMPCOT STREET BUSINESS PARK
314-316 PRESUMPCOT STREET, PORTLAND, MAINE

SITE PLAN

DATE OF APPROVAL: 3/14/2018
PLANNER: Christian Roadman
PROJECT NO.: 2017-286



16-115 OF PORTLAND APPROVED SITE PLAN
1-101 City of Portland Department of Planning and Economic Development
DATE OF APPROVAL: 3/14/2018
PLANNER: Christian Roadman
PROJECT NO.: 2017-286