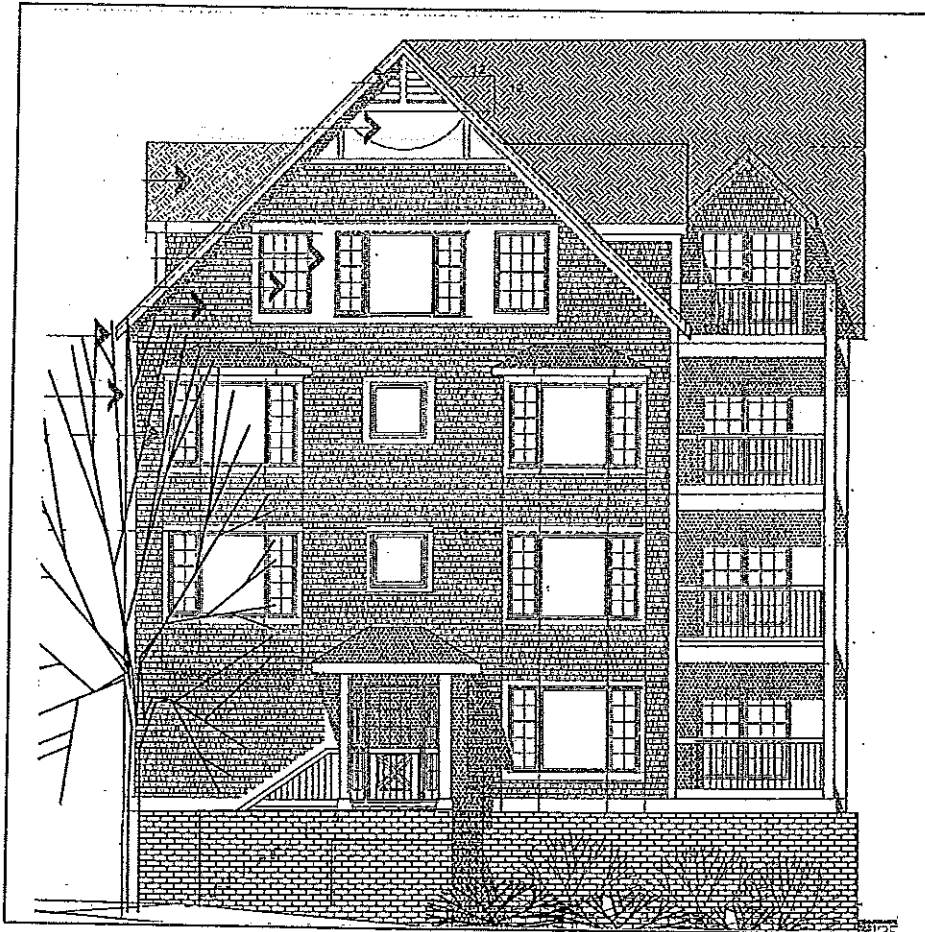


4 UNIT RESIDENTIAL BUILDING WATERVILLE & FORE STREETS, PORTLAND, MAINE

WORKSHOP SUBMISSION
07/07/2001



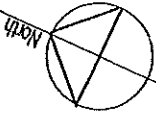
LIST OF DRAWINGS

- T-1 TITLE SHEET
- S-0 SITE INFORMATION
- S-1 SITE LAYOUT
- S-2 SITE EROSION CONTROL / DEMOLITION
- S-3 GRADING
- S-4 LANDSCAPING
- S-5 SITE UTILITIES
- S-6 EXISTING OFF-SITE CONDITION
- S-7 OFF-SITE PARKING PLAN
- S-8 SITEWORK DETAILS

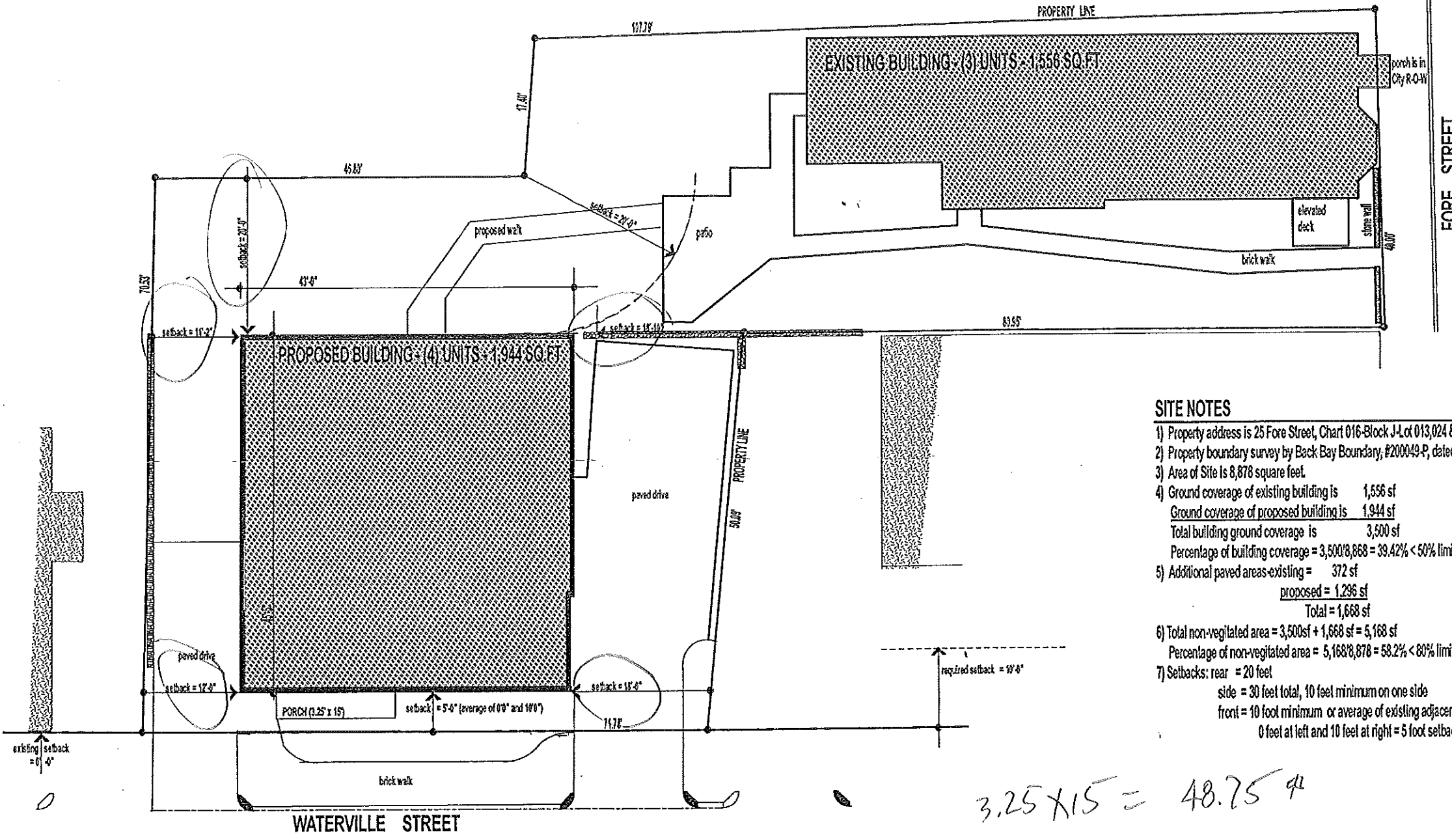
- A-0 GARAGE PLAN
- A-1 FIRST FLOOR PLAN
- A-2 SECOND FLOOR PLAN
- A-3 THIRD FLOOR PLAN
- A-4 FOURTH FLOOR PLAN
- A-5 FRONT ELEVATION
- A-6 LEFT ELEVATION
- A-7 REAR ELEVATION
- A-8 RIGHT ELEVATION

- P-1 STREET ELEVATION
- P-2 SHADOW STUDY

Scale 1" = 16'



workshop set 07/07/2001

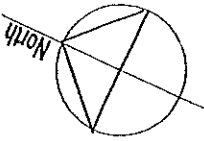


SITE NOTES

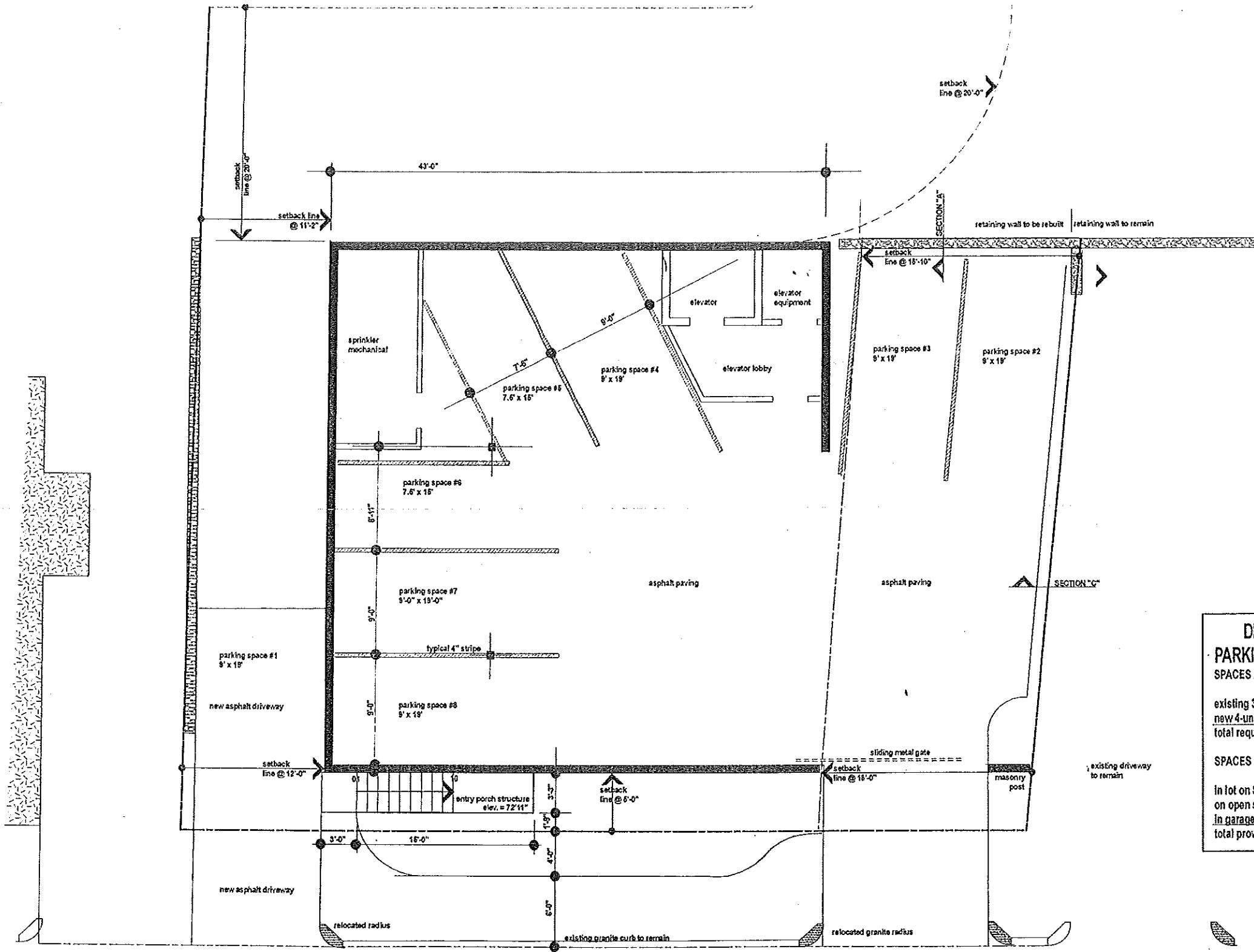
- 1) Property address is 25 Fore Street, Chart 016-Block J-L of 013,024 & 025
- 2) Property boundary survey by Back Bay Boundary, #200049-P, dated 11/13/2000
- 3) Area of Site is 8,878 square feet.
- 4) Ground coverage of existing building is 1,556 sf
Ground coverage of proposed building is 1,944 sf
 Total building ground coverage is 3,500 sf
 Percentage of building coverage = 3,500/8,878 = 39.42% < 50% limit
- 5) Additional paved areas-existing = 372 sf
proposed = 1,296 sf
 Total = 1,668 sf
- 6) Total non-vegetated area = 3,500sf + 1,668 sf = 5,168 sf
 Percentage of non-vegetated area = 5,168/8,878 = 58.2% < 80% limit
- 7) Setbacks: rear = 20 feet
 side = 30 feet total, 10 feet minimum on one side
 front = 10 foot minimum or average of existing adjacent setbacks
 0 feet at left and 10 feet at right = 5 foot setback required

$3.25 \times 15 = 48.75 \text{ sq ft}$

Scale = 1" = 10'

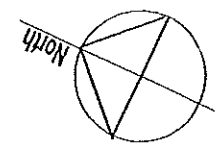


WORKSHOP SET 06/06/2001

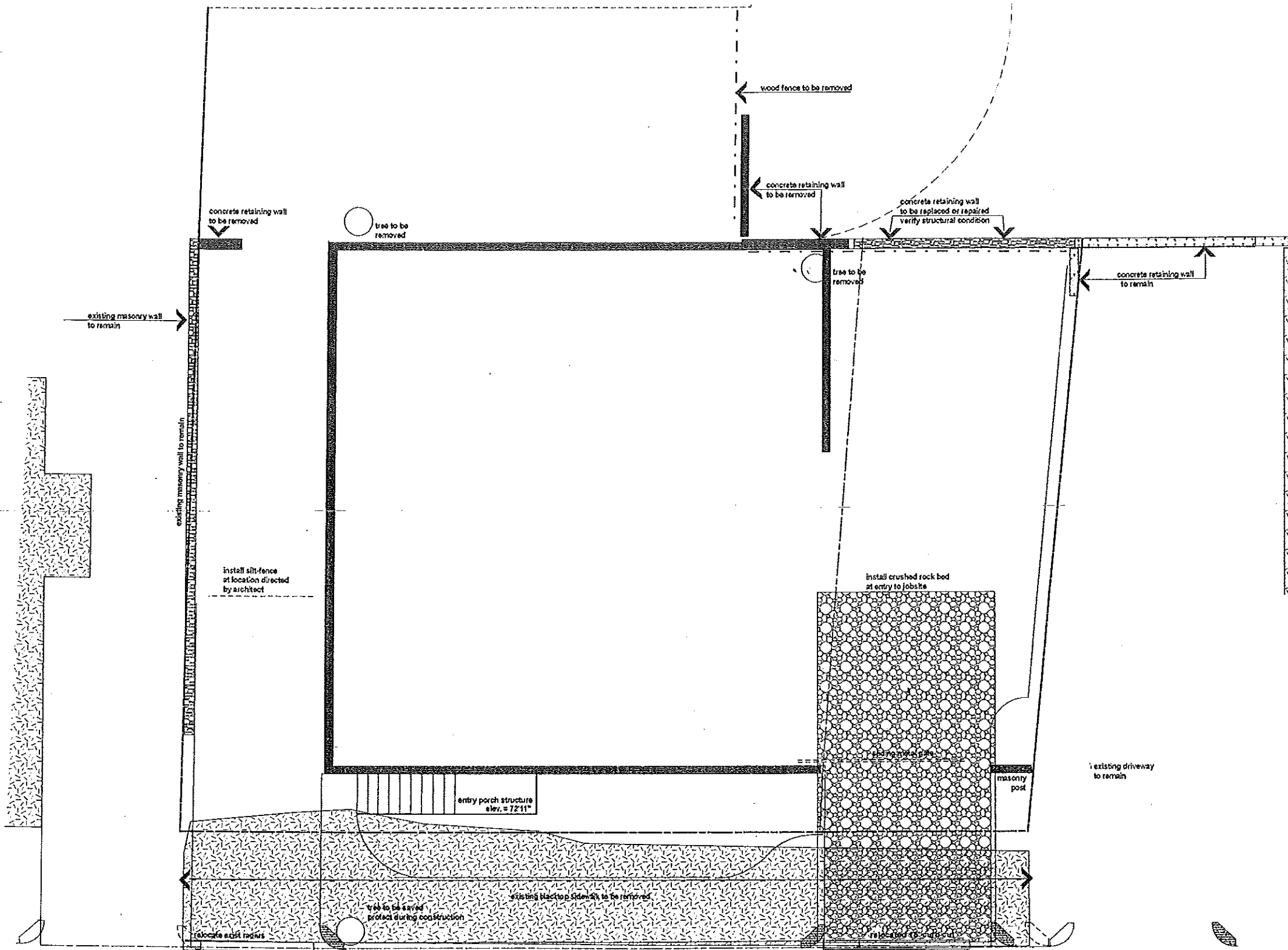


DETERMINATION OF PARKING REQUIREMENTS	
SPACES REQUIRED	
existing 3-unit building	3 spaces
new 4-unit building	8 spaces
total required	11 spaces
SPACES PROVIDED	
In lot on St Lawrence St.	3 spaces
on open site parking	3 spaces
in garage	5 spaces
total provided	11 spaces

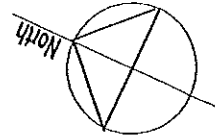
Scale = 1" = 10'



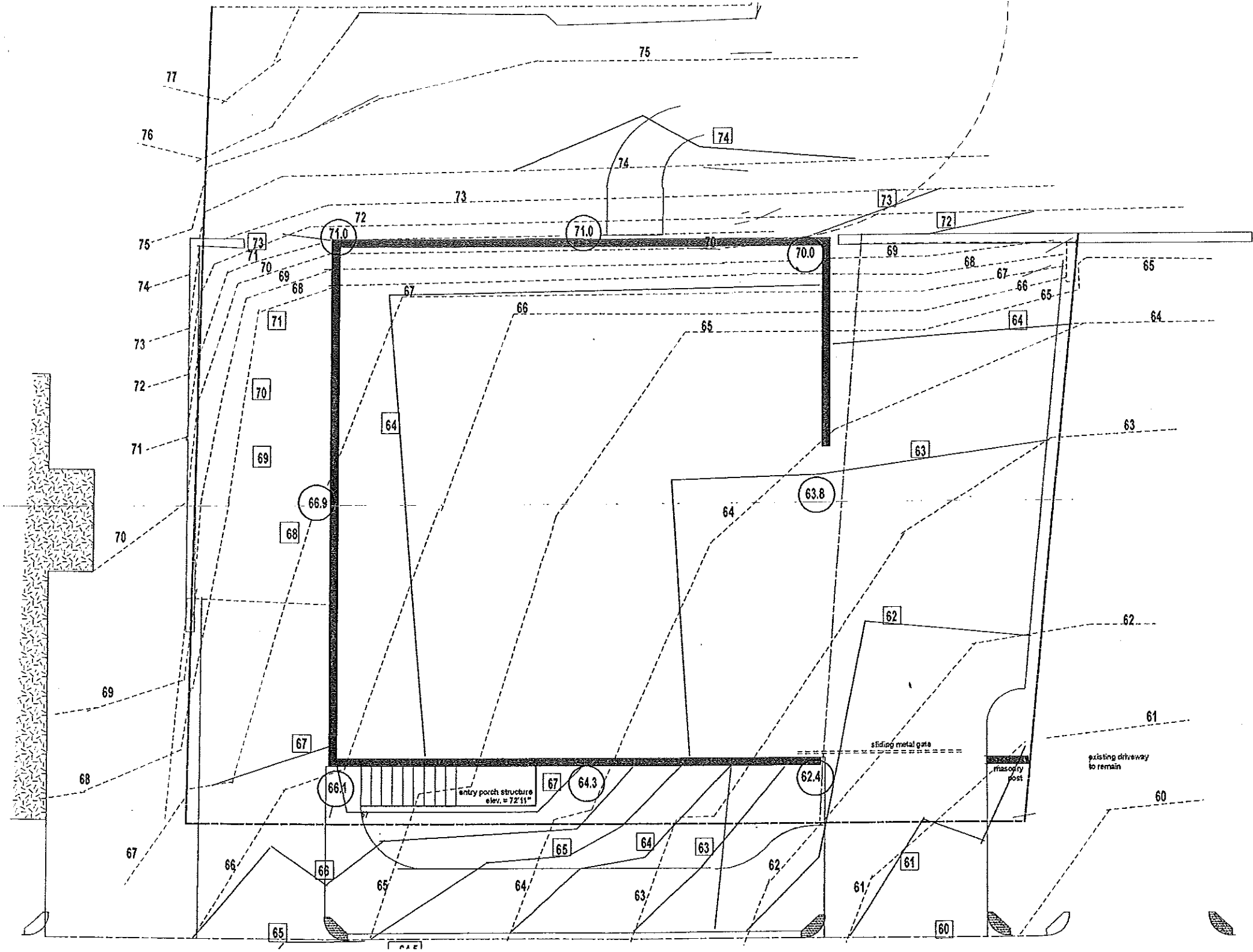
WORKSHOP SET 06/06/2001



Scale = 1" = 10'



WORKSHOP SET 06/06/2001

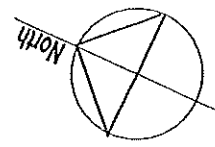


DETERMINATION OF AVERAGE EXISTING GRADE

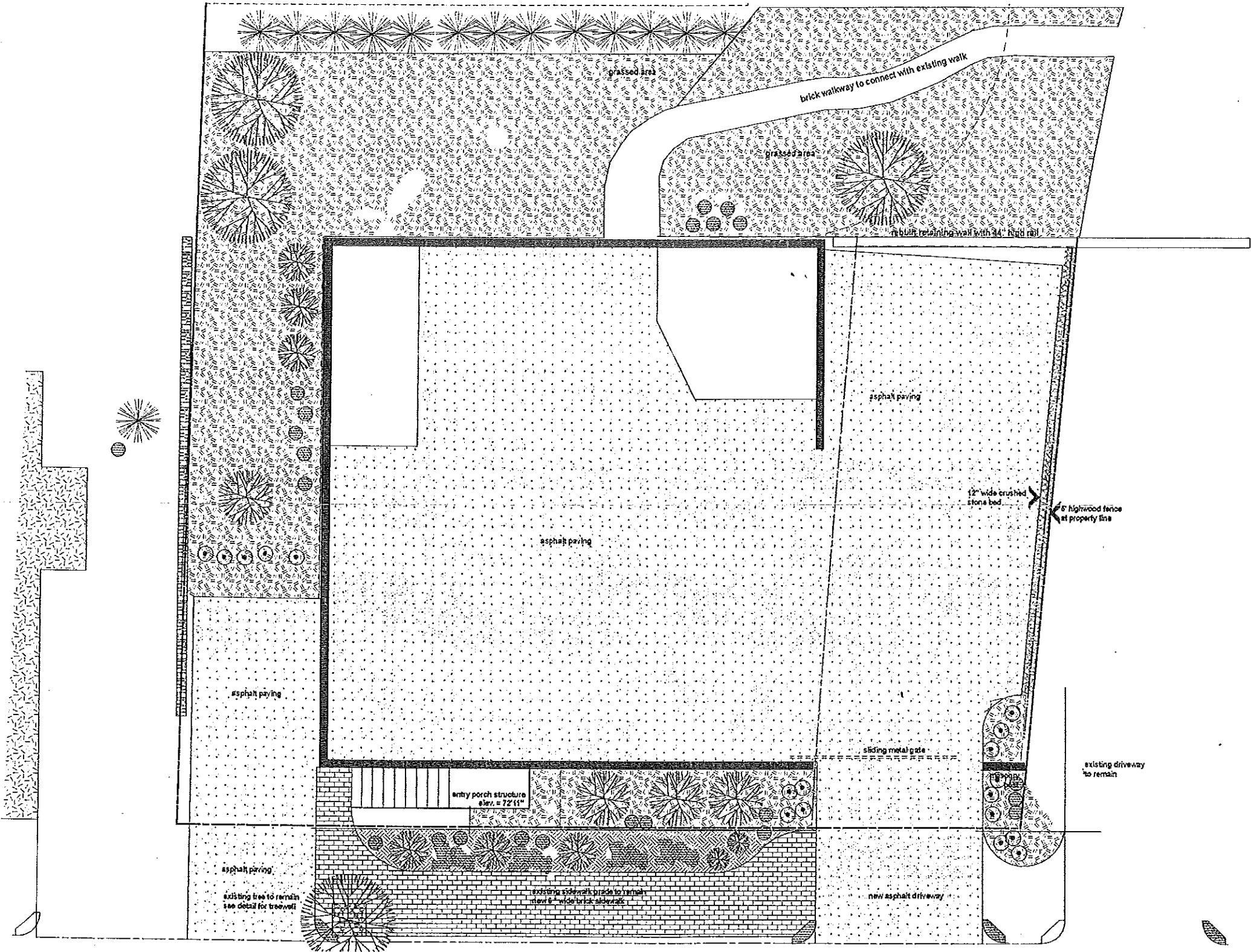
63.8	(63.8)
62.4	spot
64.3	elevations
66.1	on plan
66.9	
71.0	
71.0	
70.0	
<hr/>	
535.5 / 8	
66.93	= average grade

LANDSCAPING

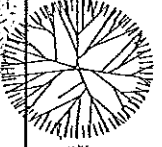
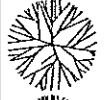





Scale = 1" = 10'



WORKSHOP SET 06/06/2001

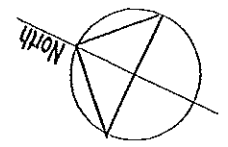


PLANTING SCHEDULE

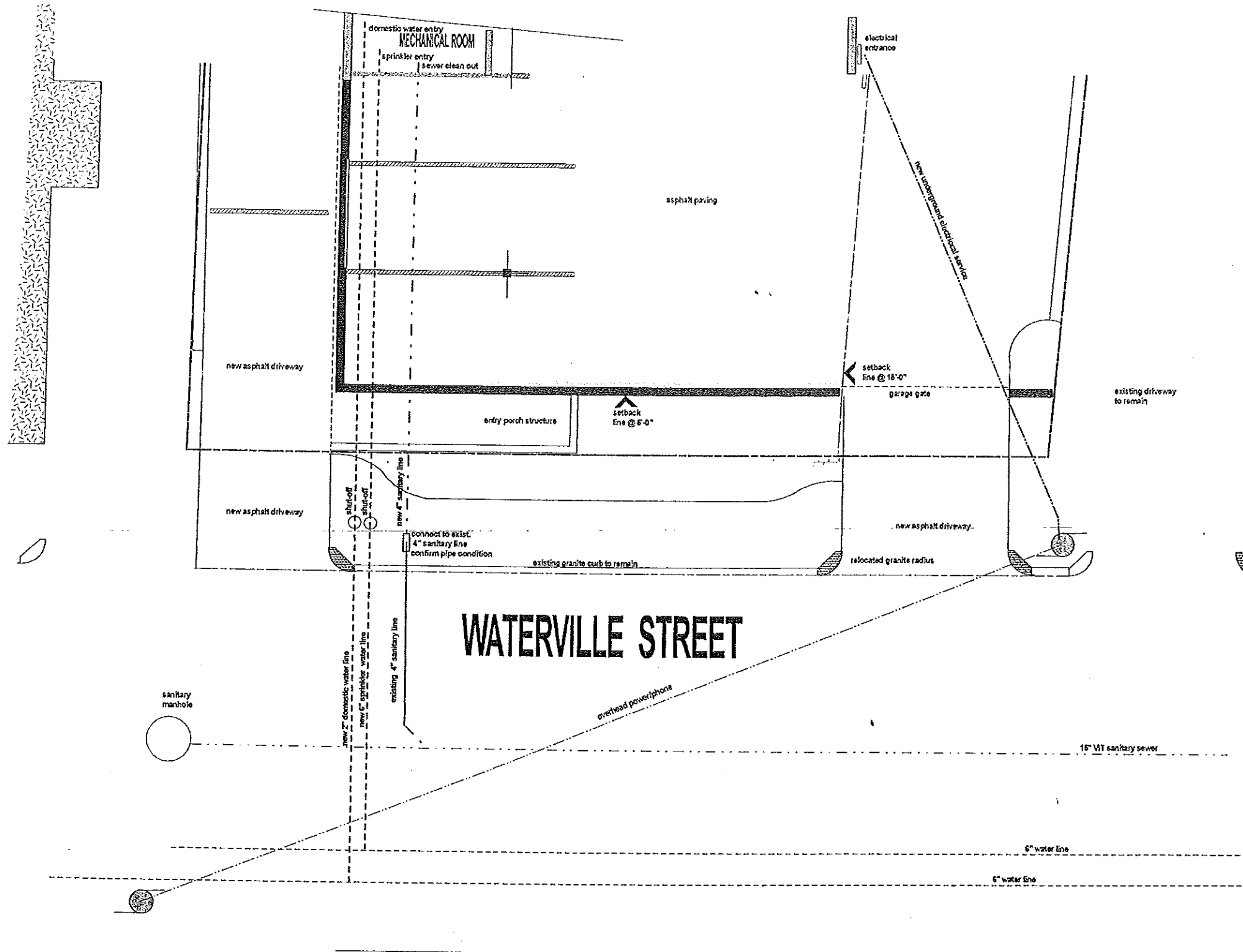
-  Large tree for shade and cover
elm tree (3" caliper)
-  Decorative flowering tree
flowering crabapple
(8' high)
-  Decorative bush
rhododendra
(18" high)
-  Protective hedge
arbor vitae (6ft high)
-  Small decorative shrub
(18" high)
-  Hardy driveway edge
rugosa rosa (18" high)
-  Perennial bed
various seasonal flowers

William Nemmers Associates, Architect
 100 Commercial St. Suite 212
 Portland, Me 04101 775-6141

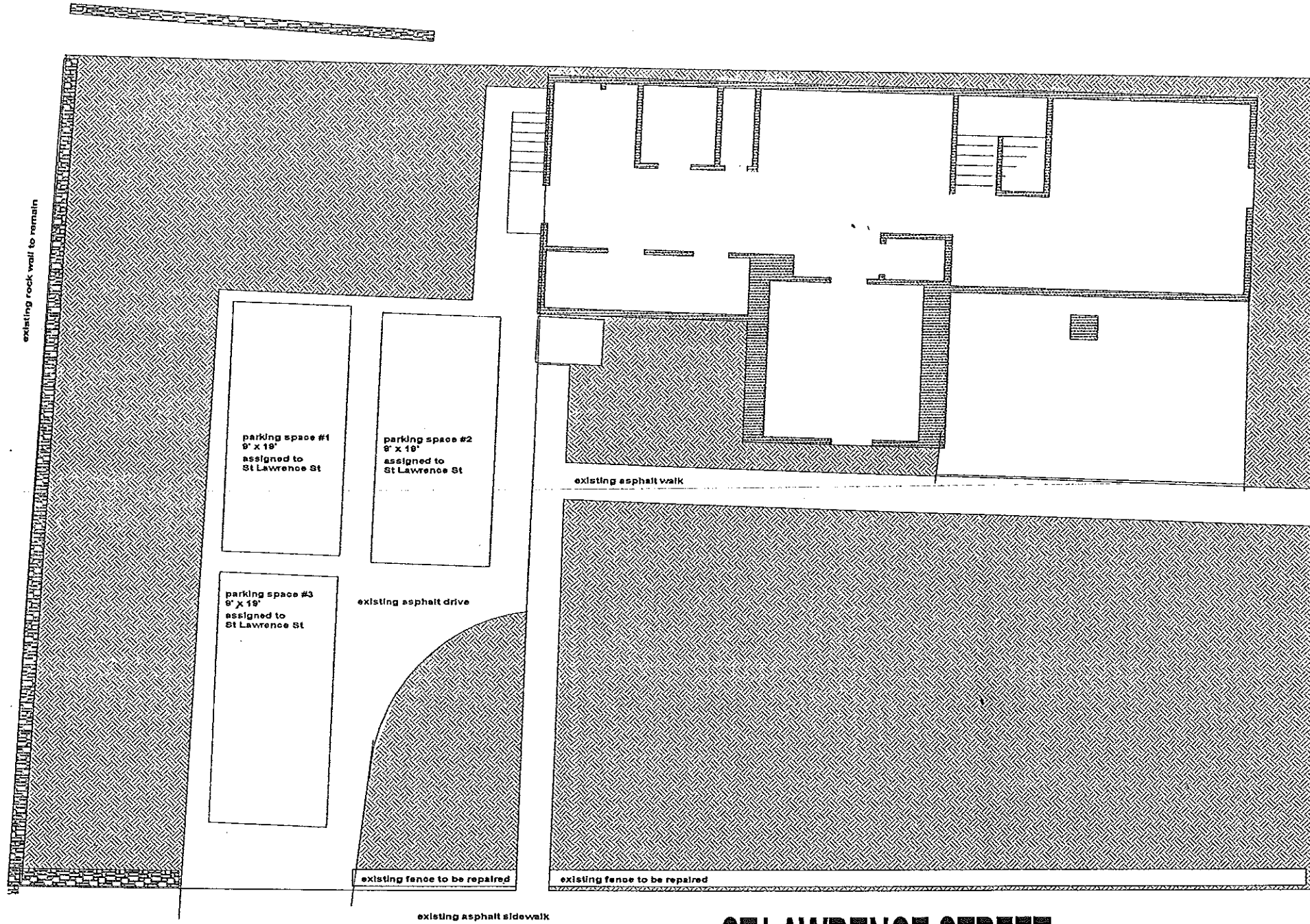
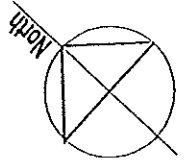
SCALE 1" = 10'



WORKSHOP SET - 07/07/2001



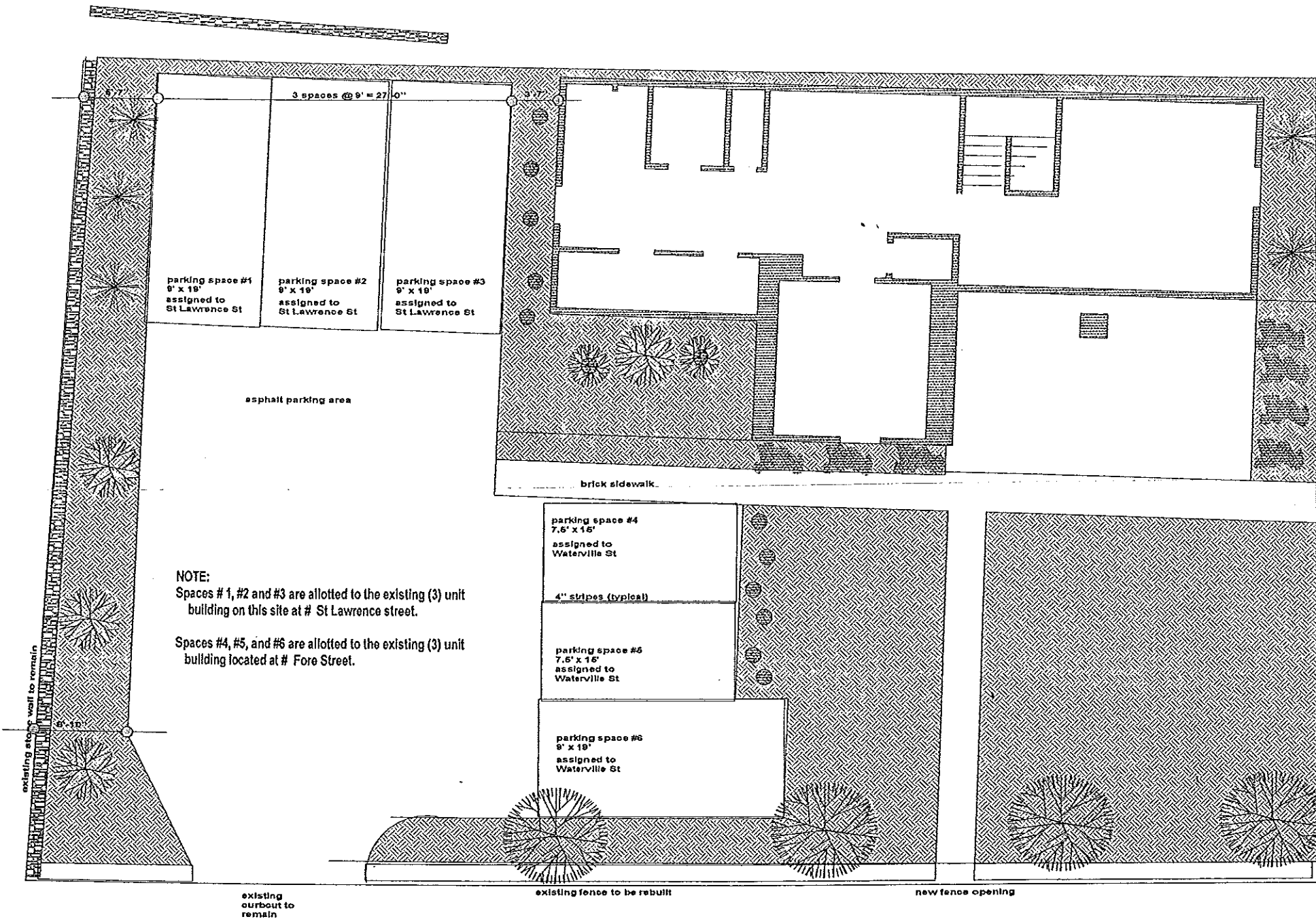
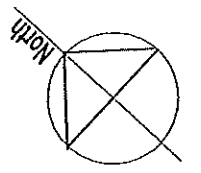
WORKSHOP SET 07/07/2001



FORE STREET

ST. LAWRENCE STREET

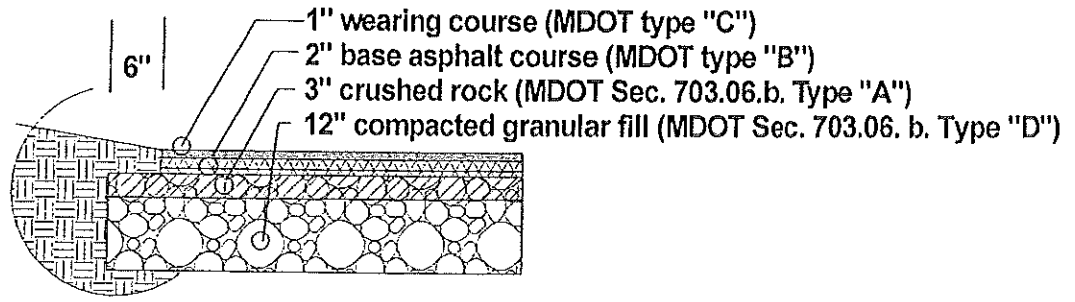
WORKSHOP SET 07/07/2001



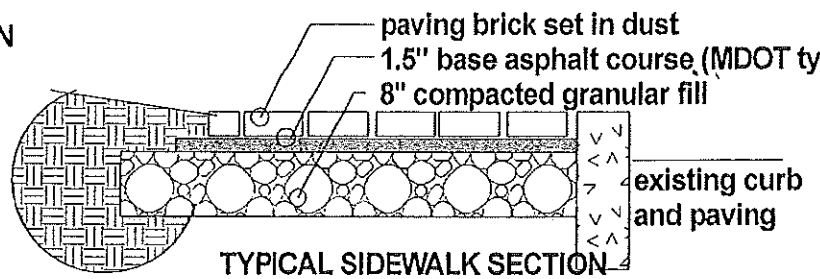
PLANTING SCHEDULE	
	Large tree for shade and cover elm tree
	Decorative flowering tree flowering crabapple
	Decorative bush rhododendra
	Protective hedge arbor vitae
	Small decorative shrub
	Hardy driveway edge rugosa rose
	Perennial bed various seasonal flowers

Scale 1/4" = 1'-0"

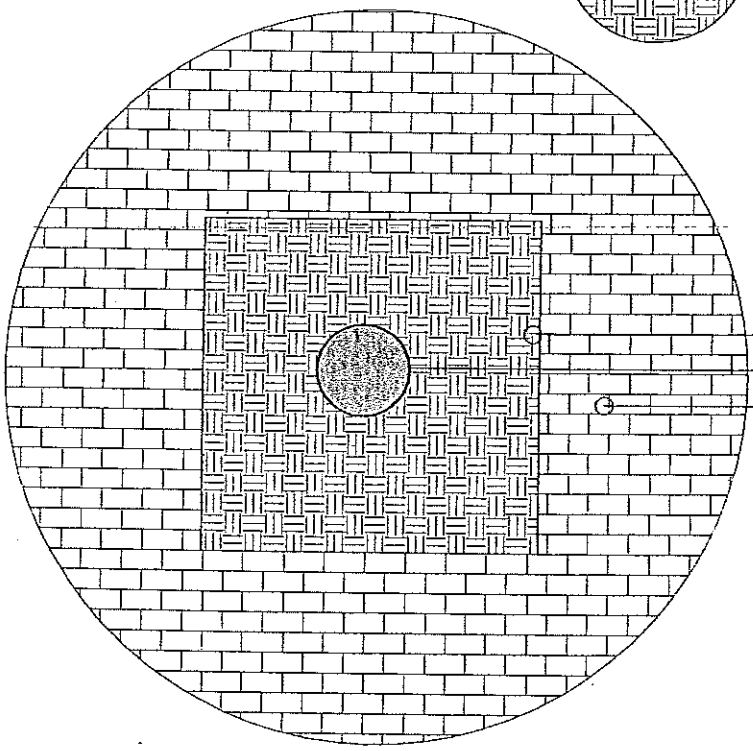
WORKSHOP SET 07/07/2001



TYPICAL PAVEMENT SECTION
 DETAIL #4

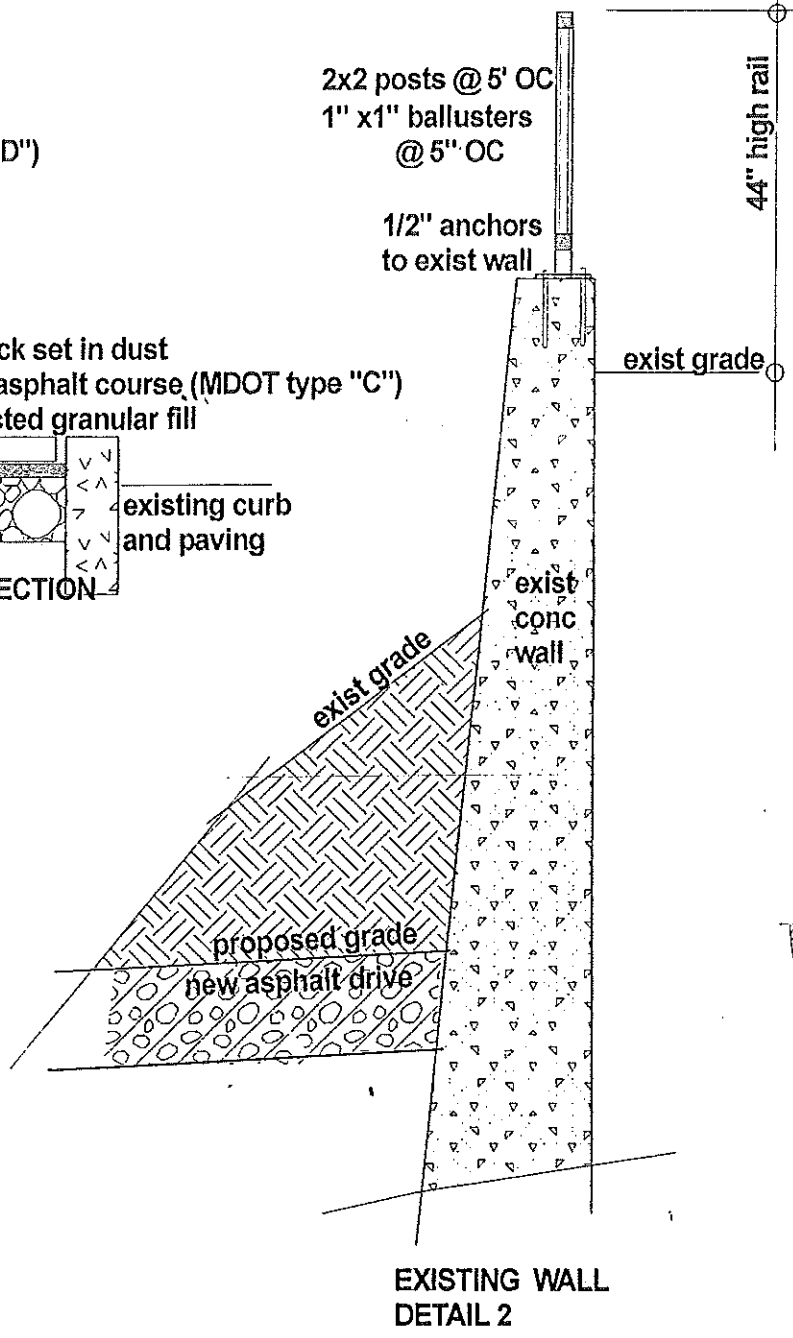


TYPICAL SIDEWALK SECTION
 DETAIL #5

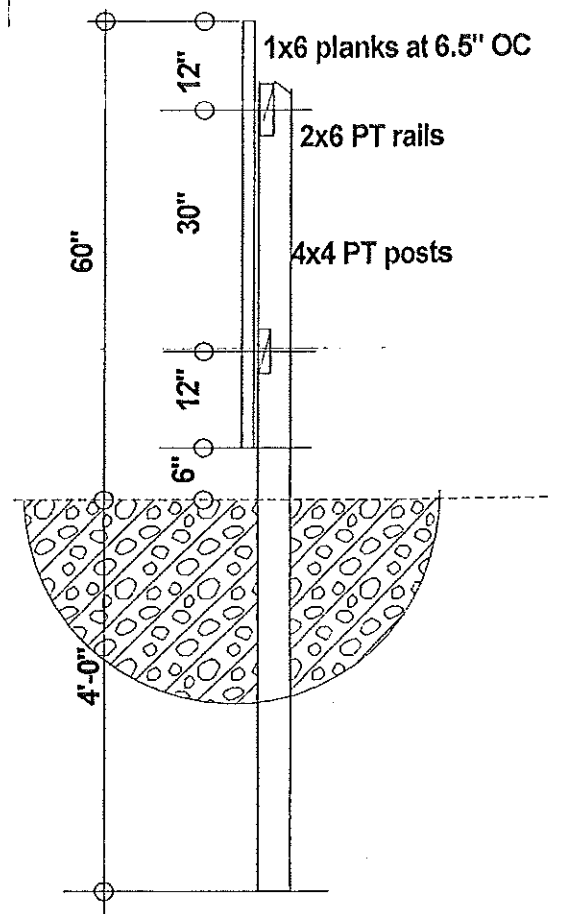


TREEWELL DETAIL
 DETAIL #3

40" X 40" mulch area
 existing tree
 brick sidewalk

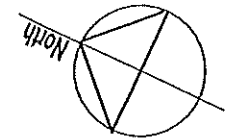


EXISTING WALL
 DETAIL 2

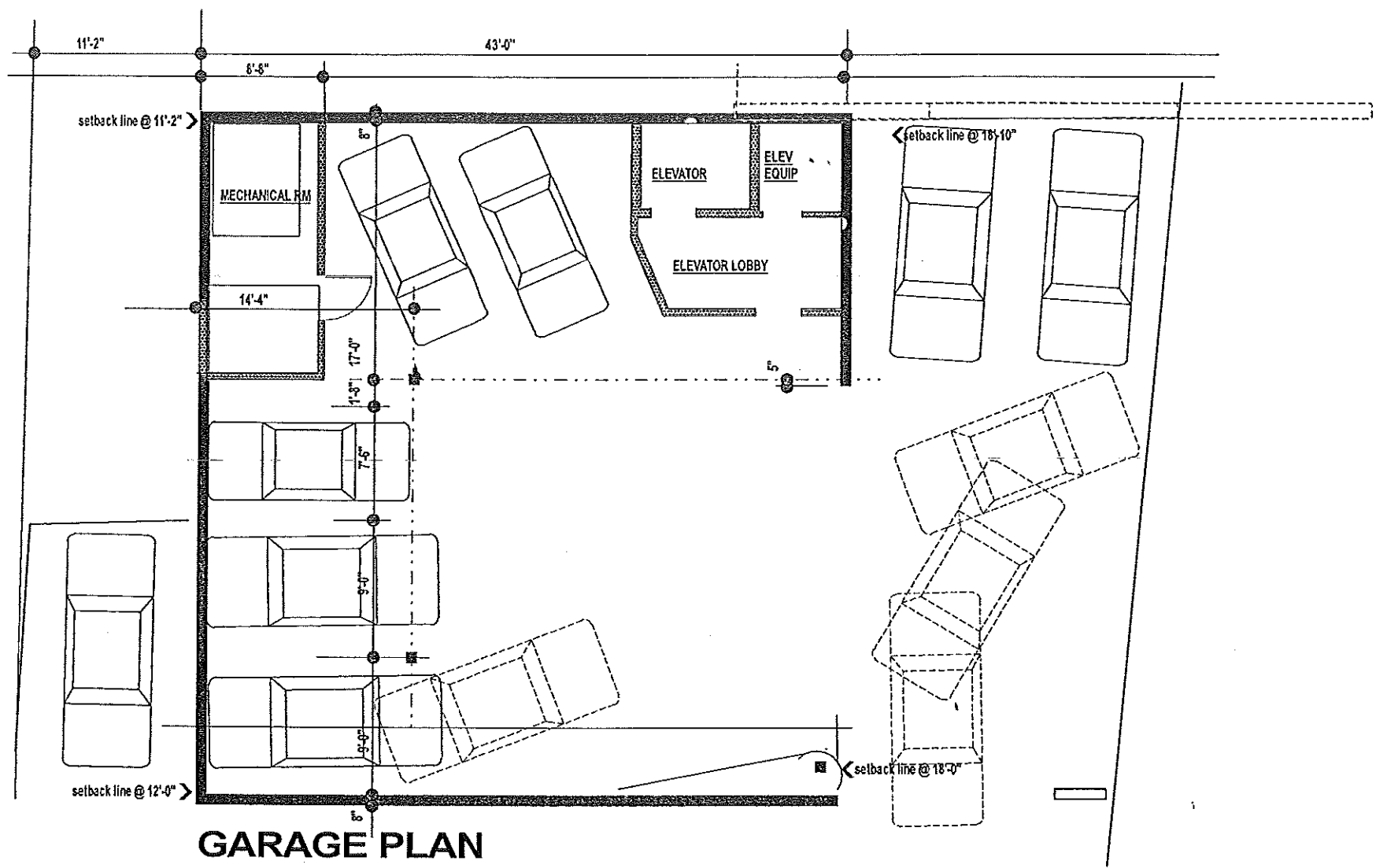


WOOD FENCE
 DETAIL #1

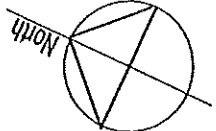
Scale 1" = 10'



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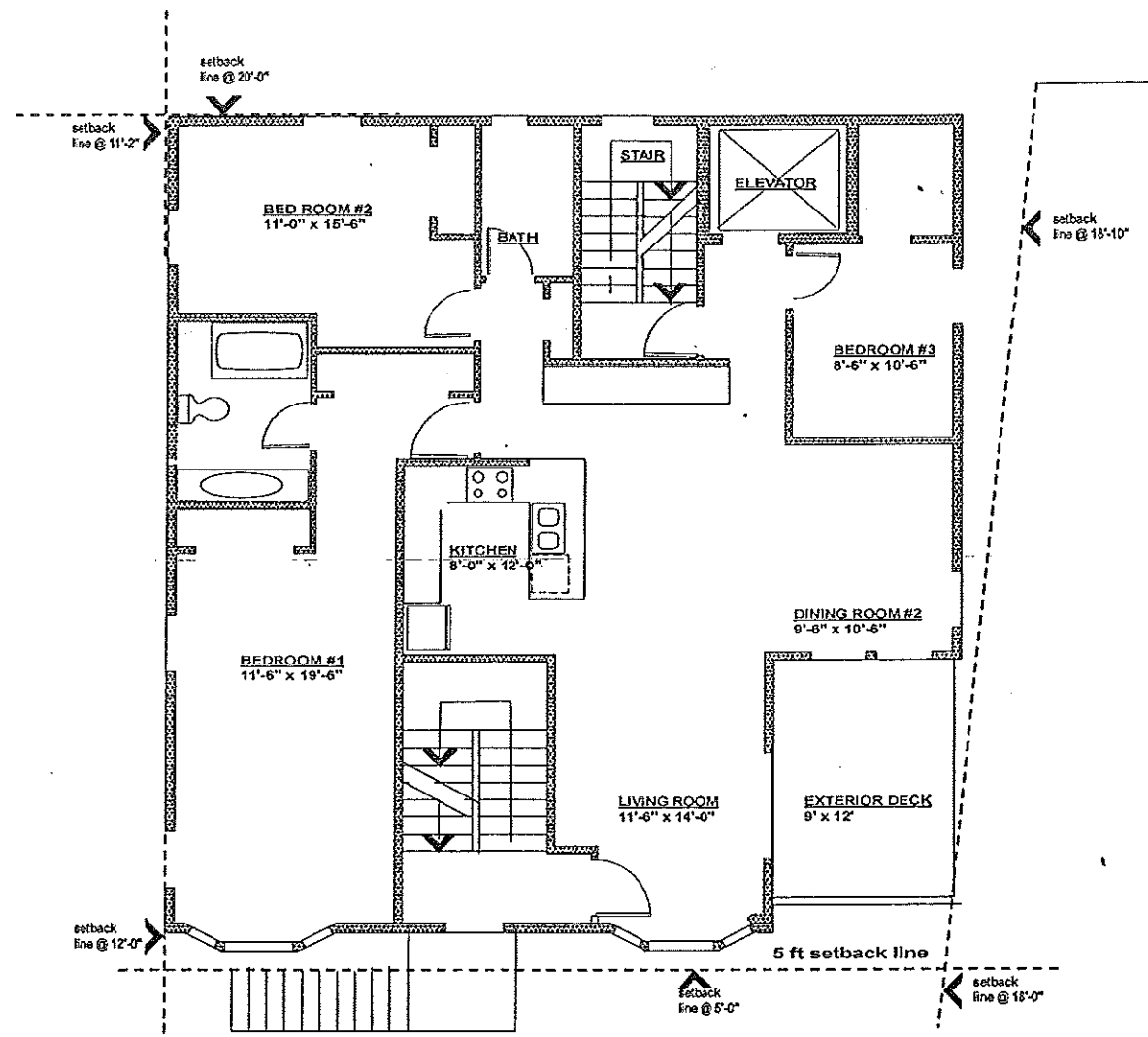


GARAGE PLAN

Scale 1" = 10'


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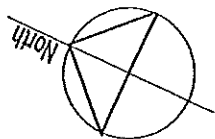
FIRST FLOOR PLAN



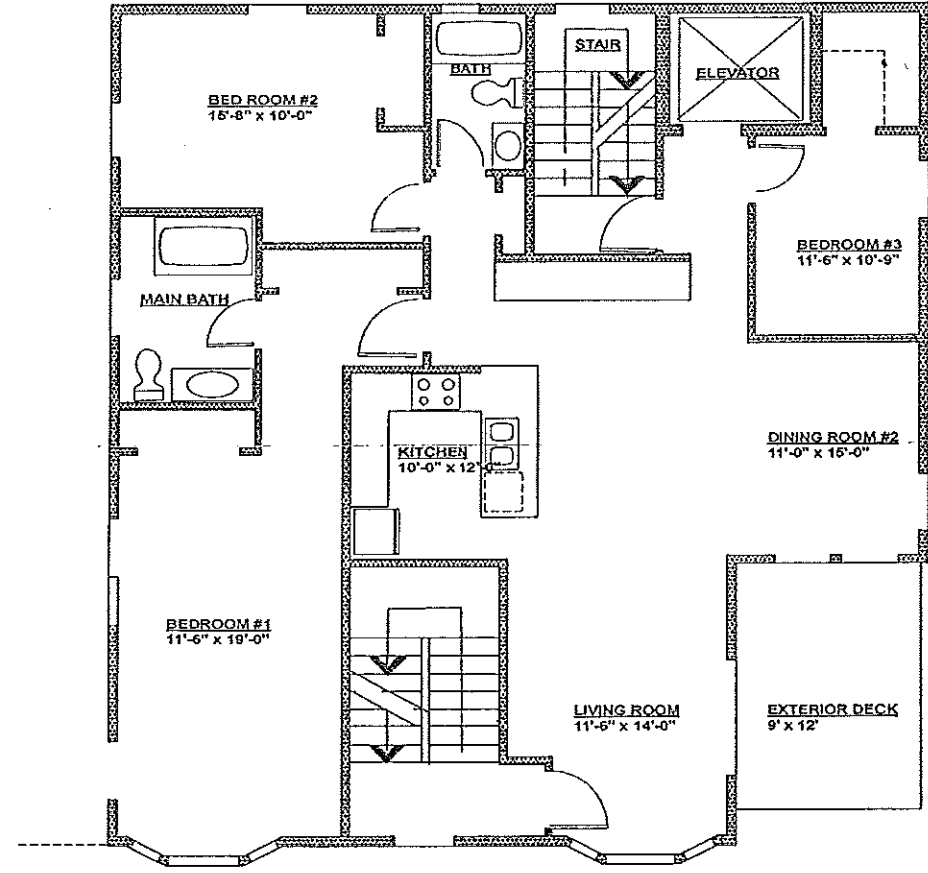
FIRST FLOOR PLAN

SECOND FLOOR PLAN

Scale 1" = 10'

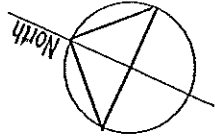


workshop set 07/07/2001

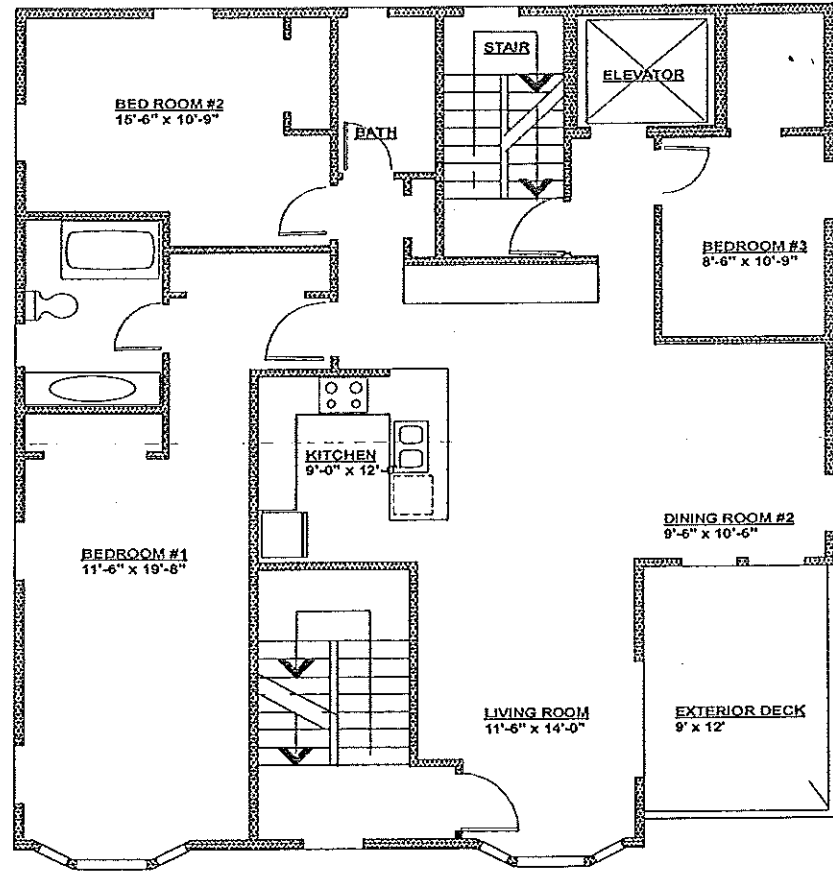


SECOND FLOOR PLAN

Scale 1" = 10'



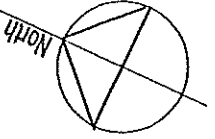
workshop set 07/07/2001



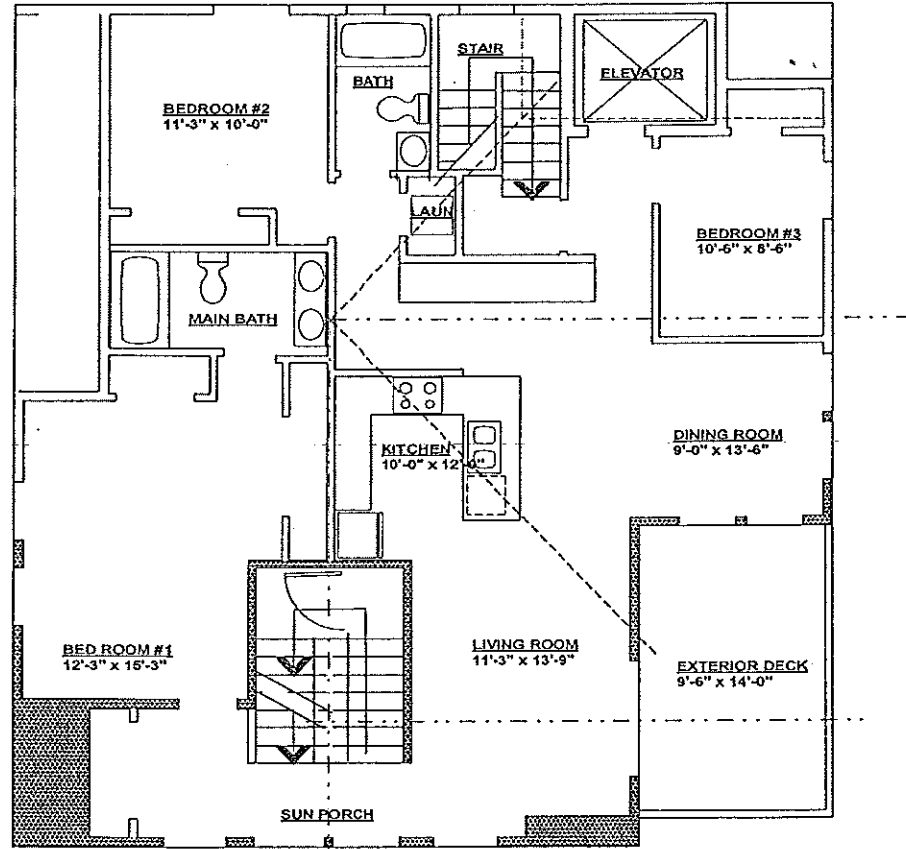
THIRD FLOOR PLAN

4TH FLOOR PLAN

Scale 1" = 10'

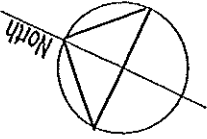


workshop set 07/07/2001

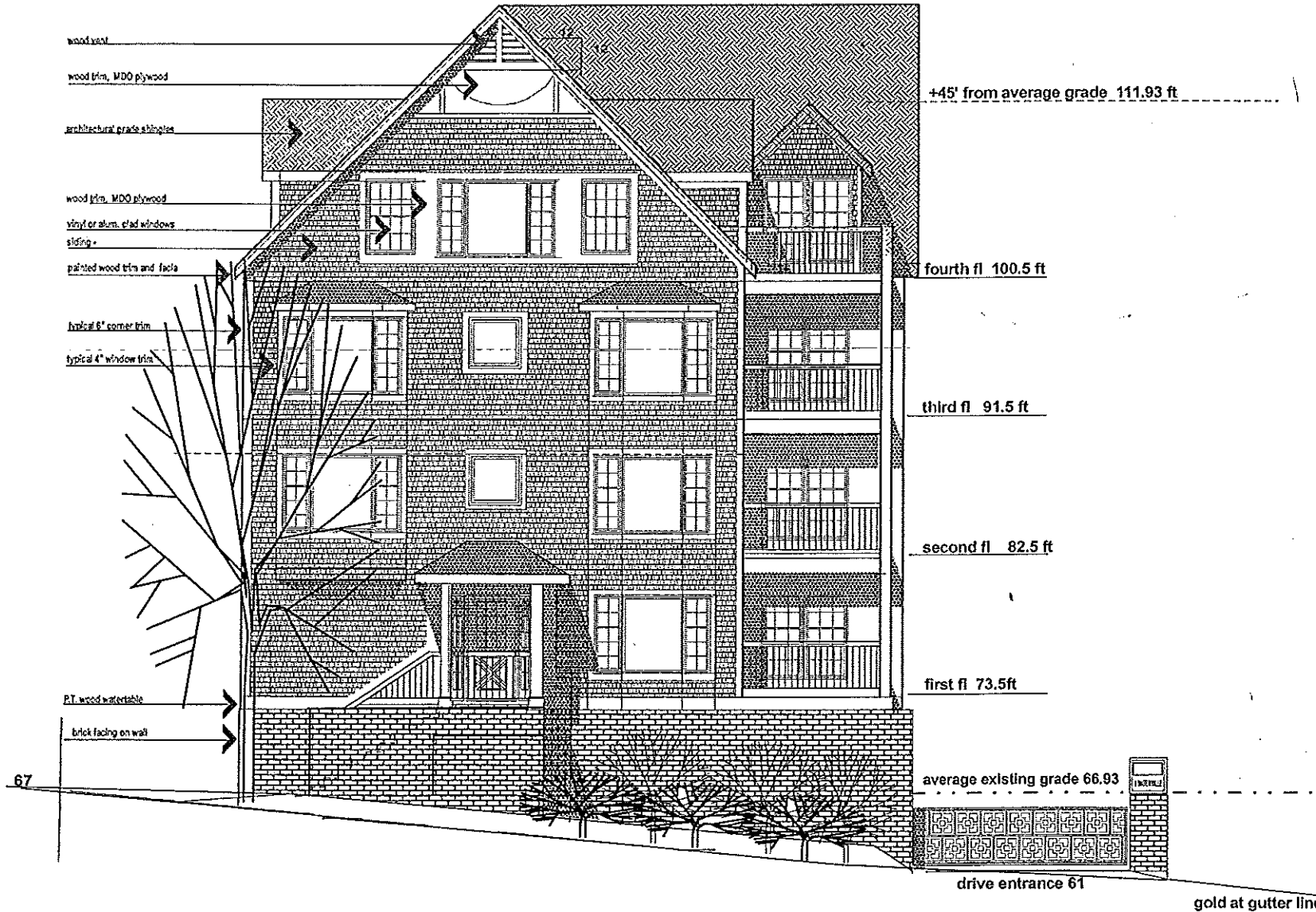


4TH FLOOR PLAN

Scale 1" = 10'



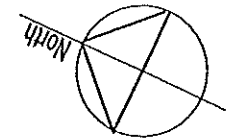
workshop set 07/07/2001



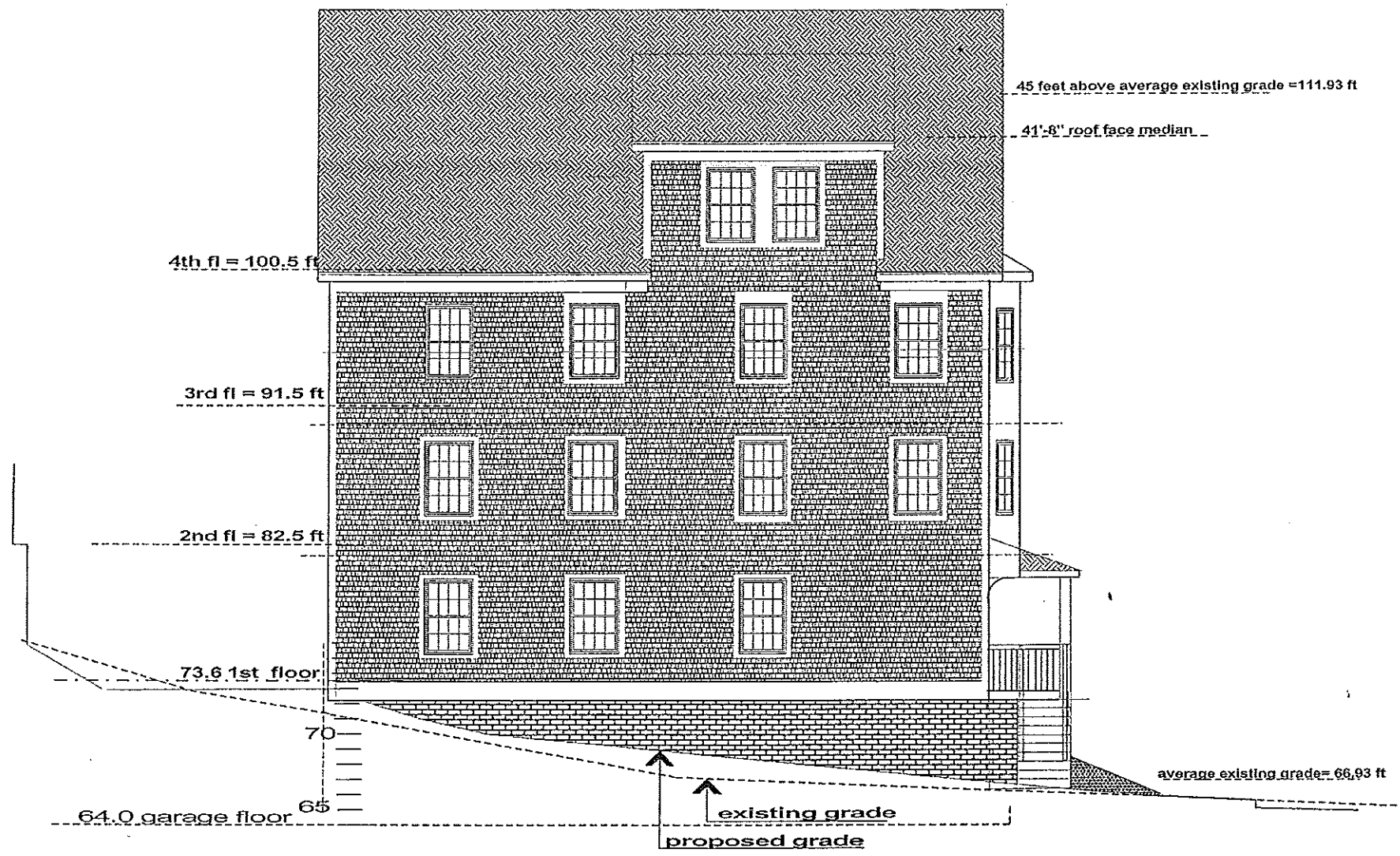
*Does the new
 grade requirements
 affect this?*

*111.93
 -66.93
 45.00 exact*

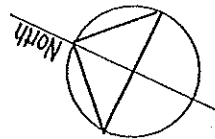
Scale 1" = 10'



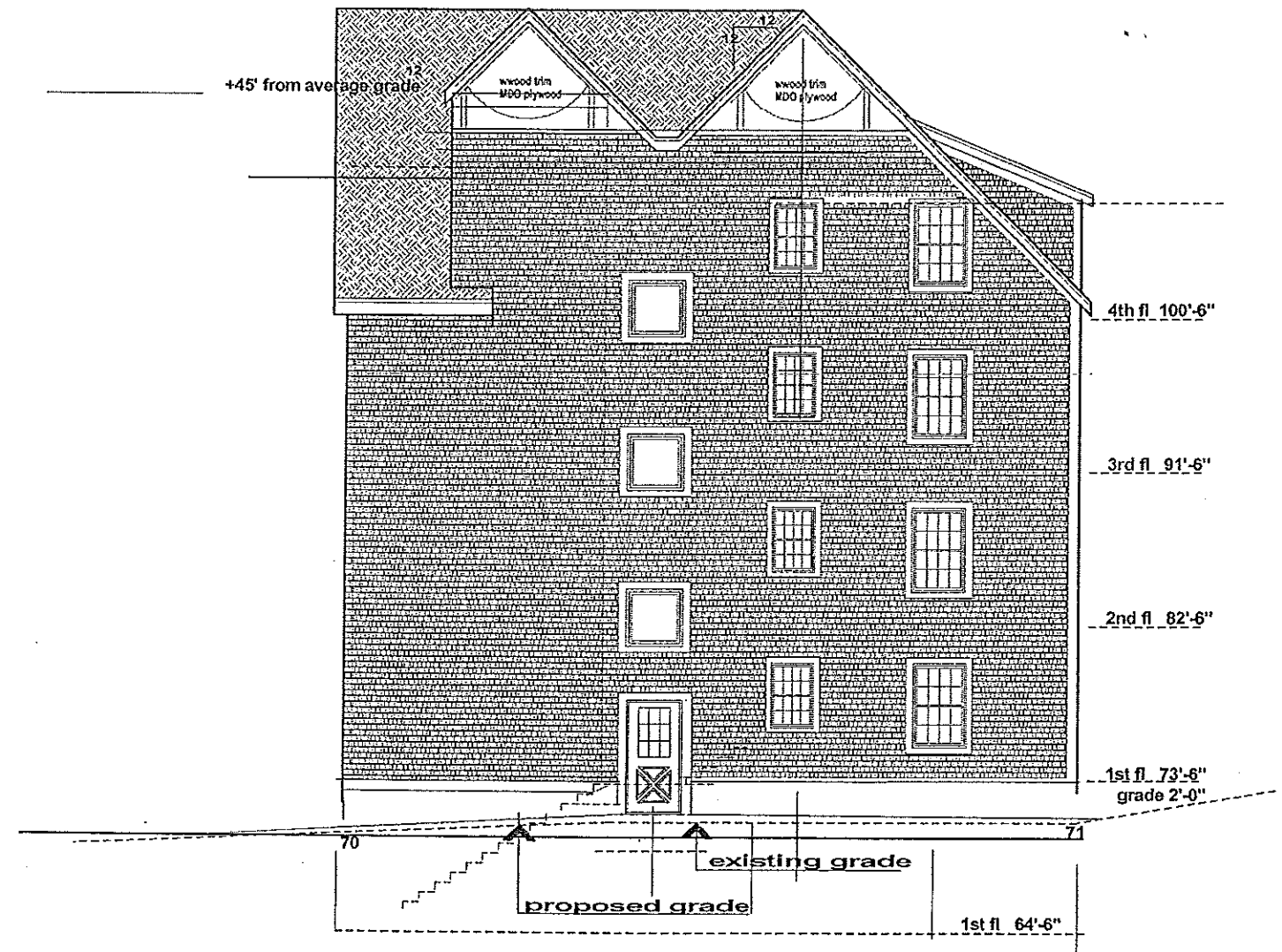
workshop set 07/07/2001



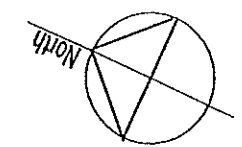
Scale 1" = 10'



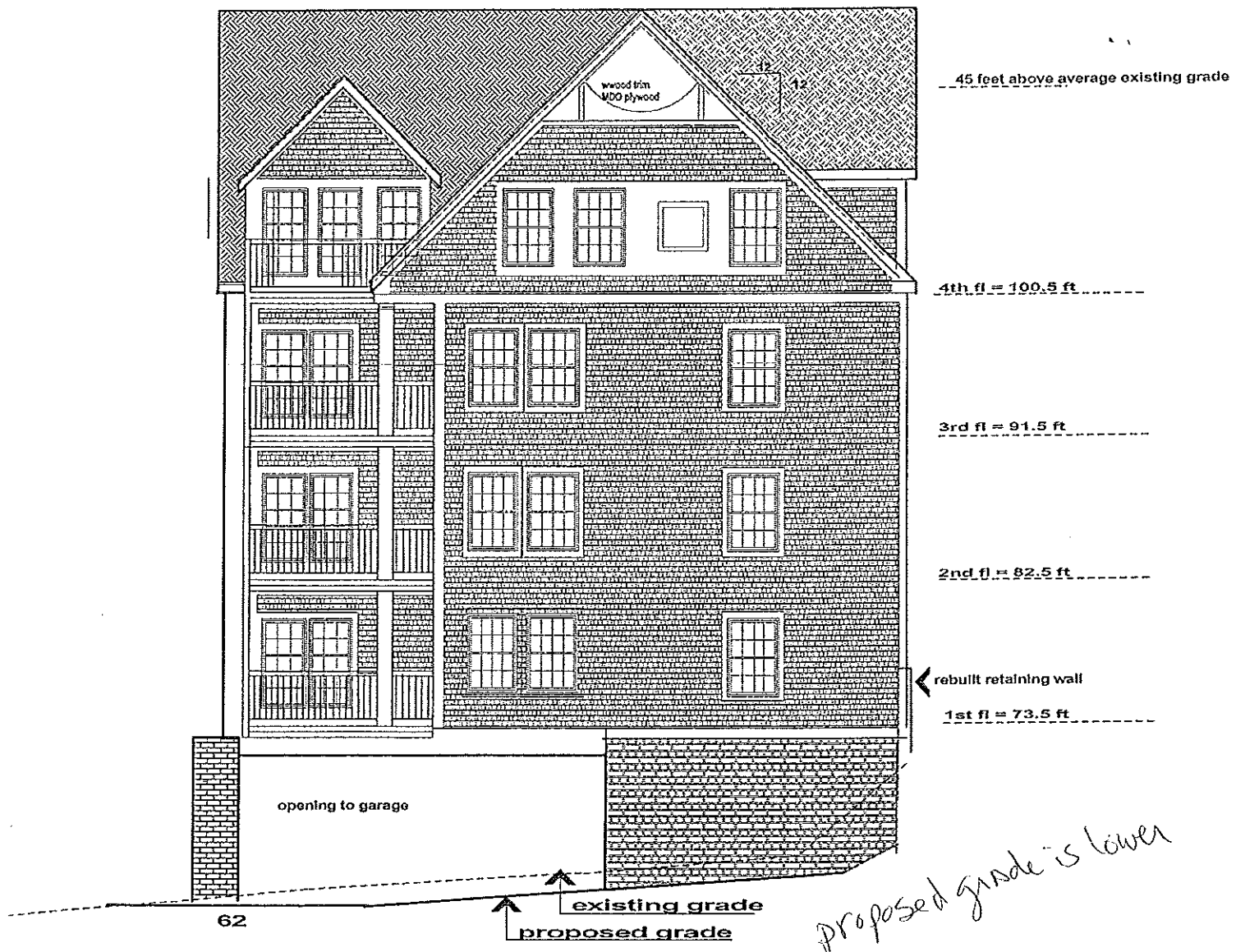
workshop set 07/07/2001



Scale 1" = 10'



workshop set 07/07/2001



proposed grade is lower