

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

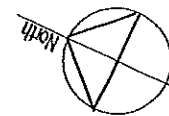
**WORKSHOP SUBMISSION  
07/07/2001**



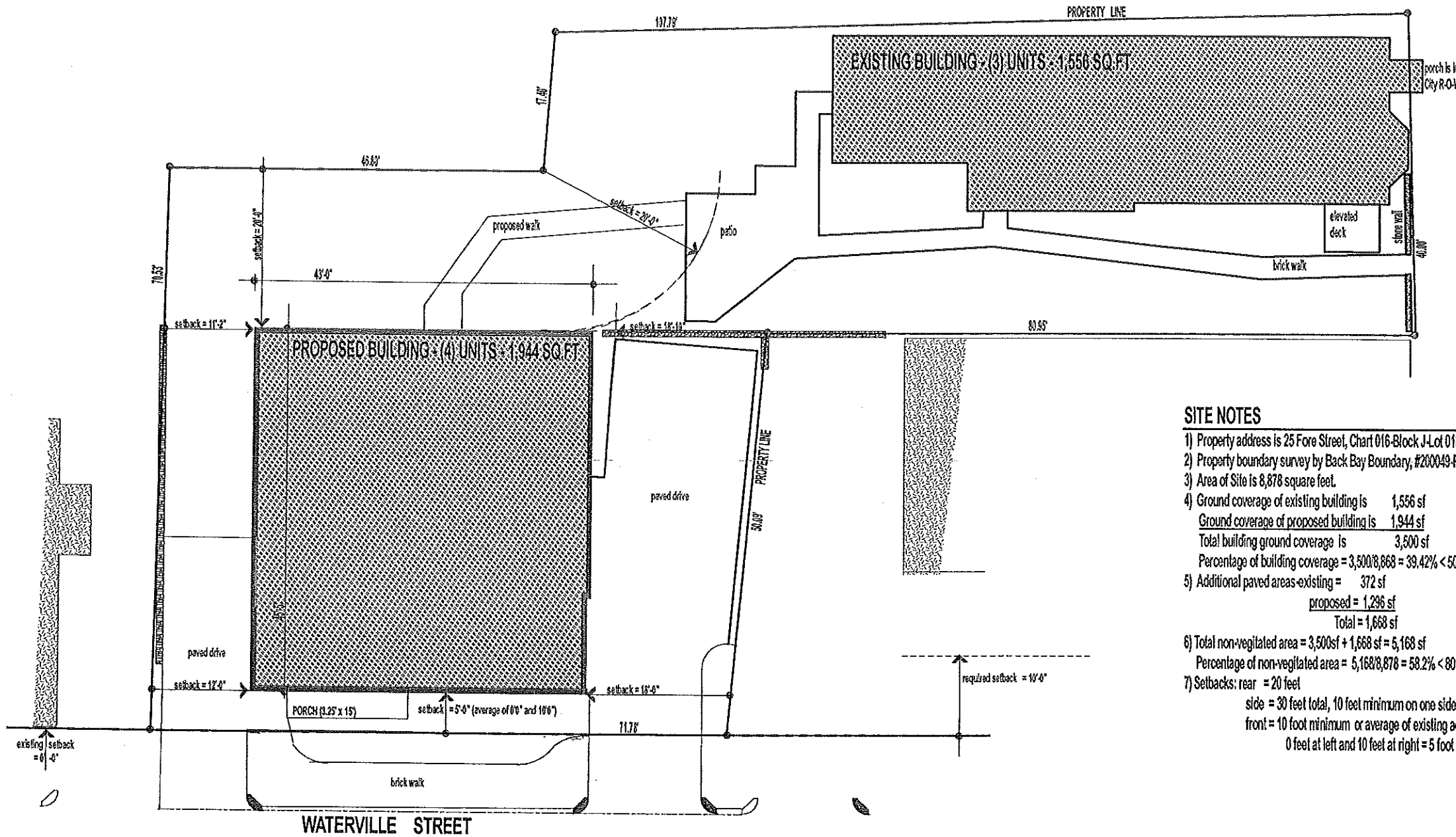
**LIST OF DRAWINGS**

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- S-1 SITE LAYOUT
- S-2 SITE EROSION CONTROL / DEMOLITION
- S-3 GRADING
- S-4 LANDSCAPING
- S-5 SITE UTILITIES
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- A-7 REAR ELEVATION
- A-8 RIGHT ELEVATION
  
- P-1 STREET ELEVATION
- P-2 SHADOW STUDY

Scale 1" = 16'



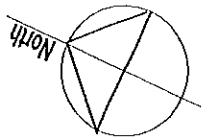
workshop set 07/07/2001



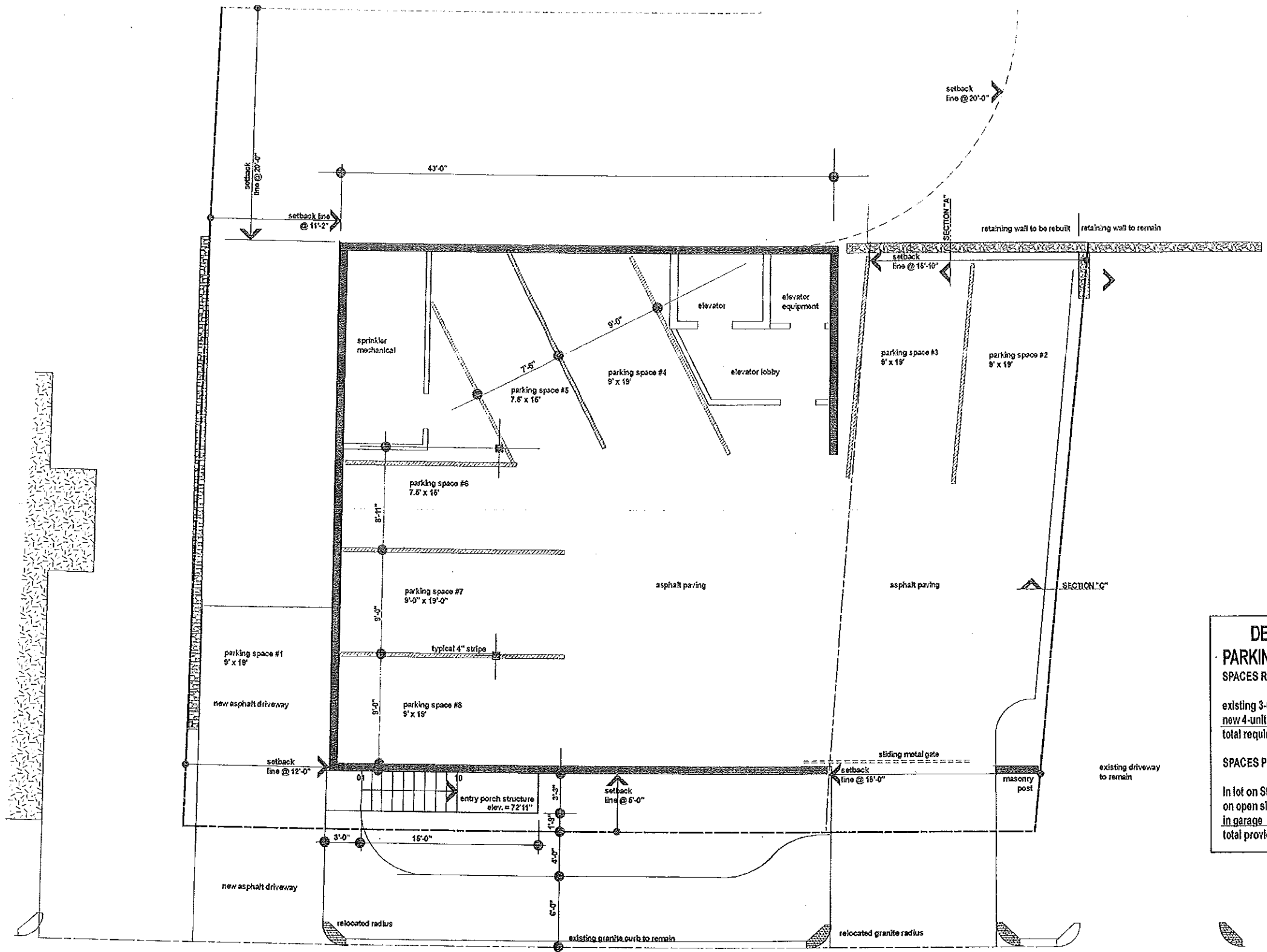
**SITE NOTES**

- 1) Property address is 25 Fore Street, Chart 016-Block J-Lot 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

Scale = 1" = 10'



WORKSHOP SET 06/06/2001



**DETERMINATION OF PARKING REQUIREMENTS**

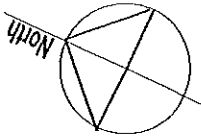
**SPACES REQUIRED**

existing 3-unit building	3 spaces
new 4-unit building	8 spaces
<b>total required</b>	<b>11 spaces</b>

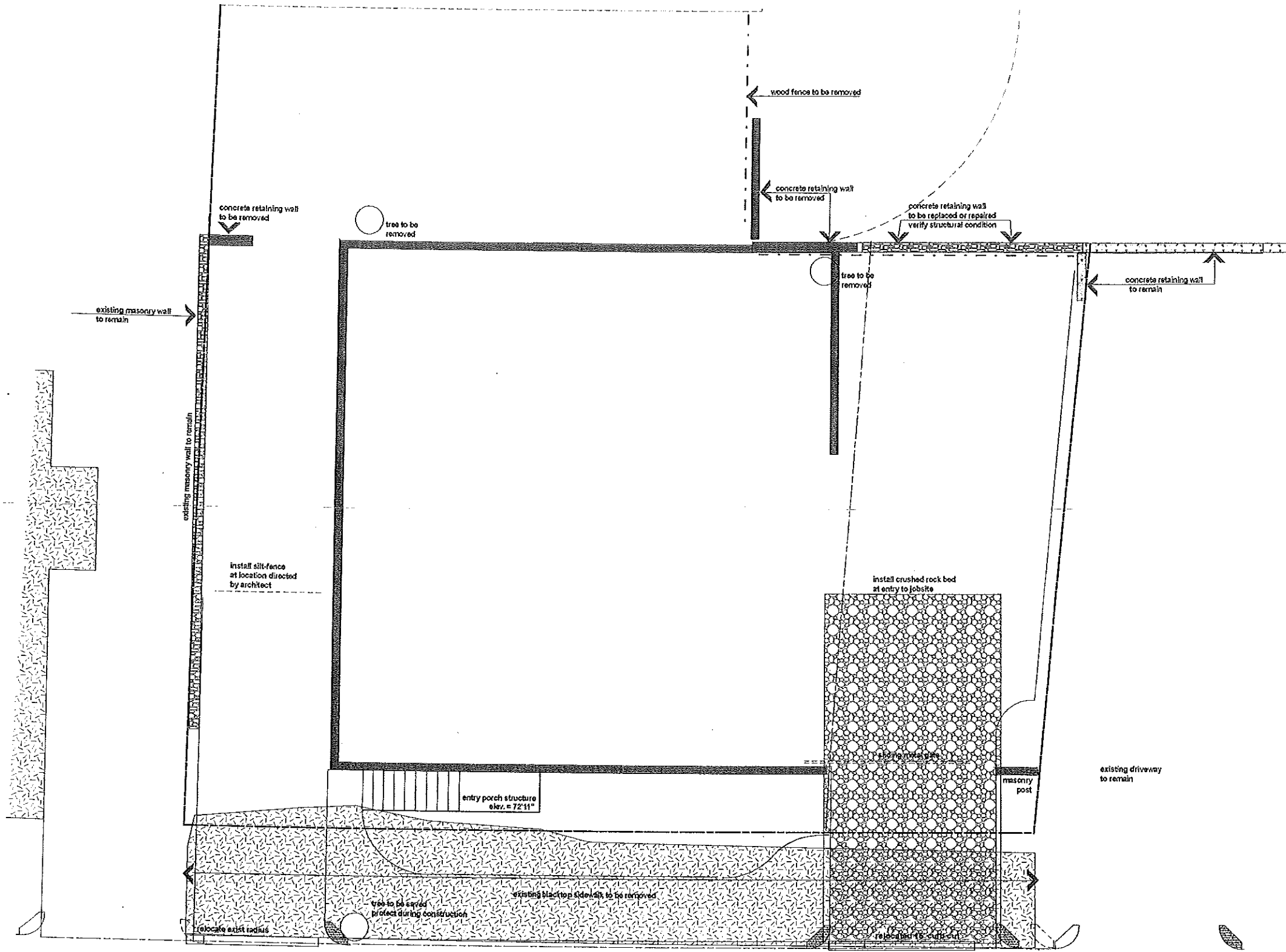
**SPACES PROVIDED**

In lot on St Lawrence St.	3 spaces
on open site parking	3 spaces
in garage	5 spaces
<b>total provided</b>	<b>11 spaces</b>

Scale = 1" = 10'

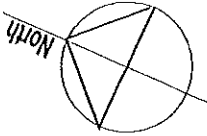


**WORKSHOP SET 06/06/2001**

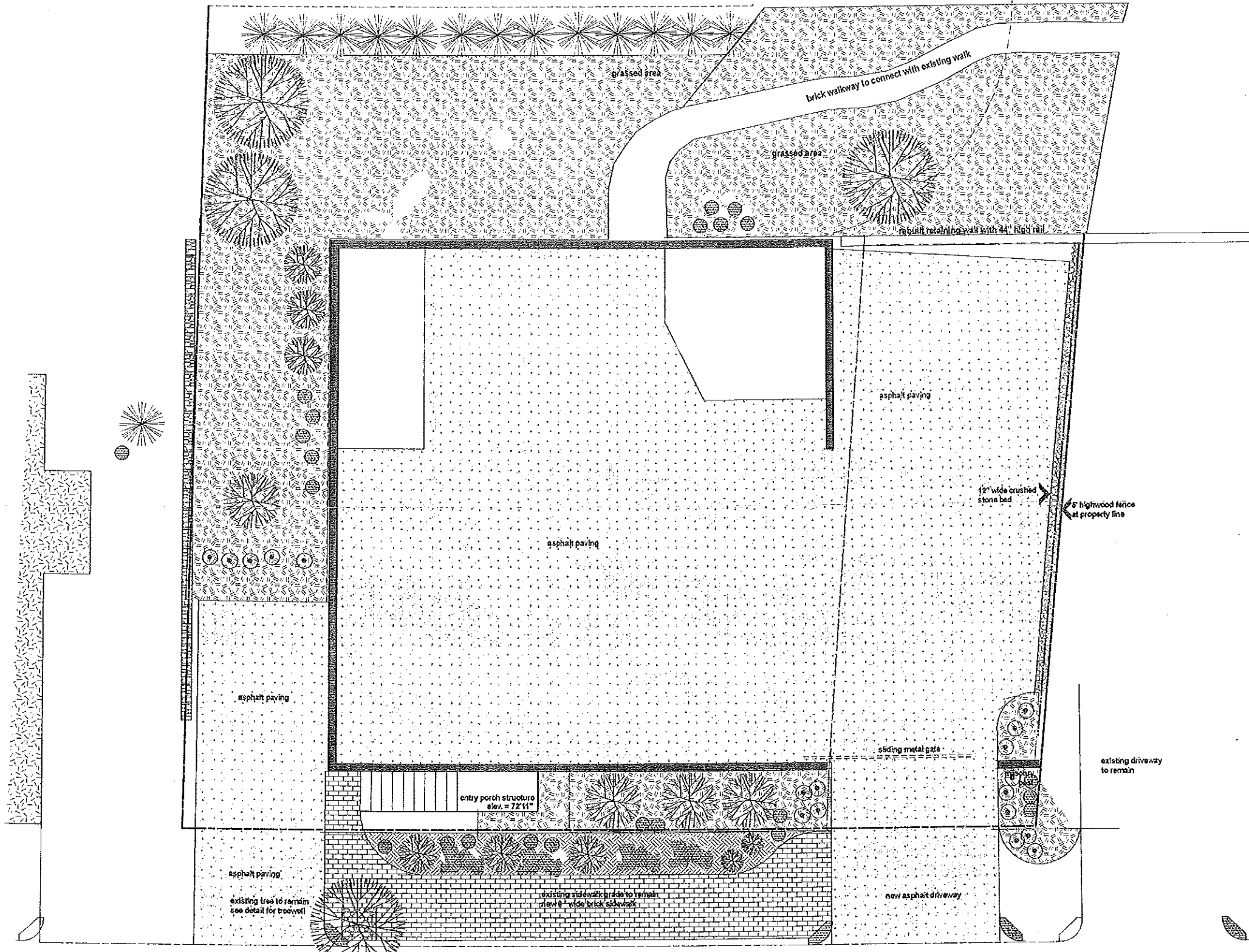


# LANDSCAPING

Scale = 1" = 10'



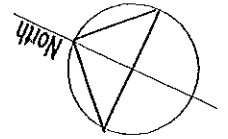
WORKSHOP SET 06/06/2001



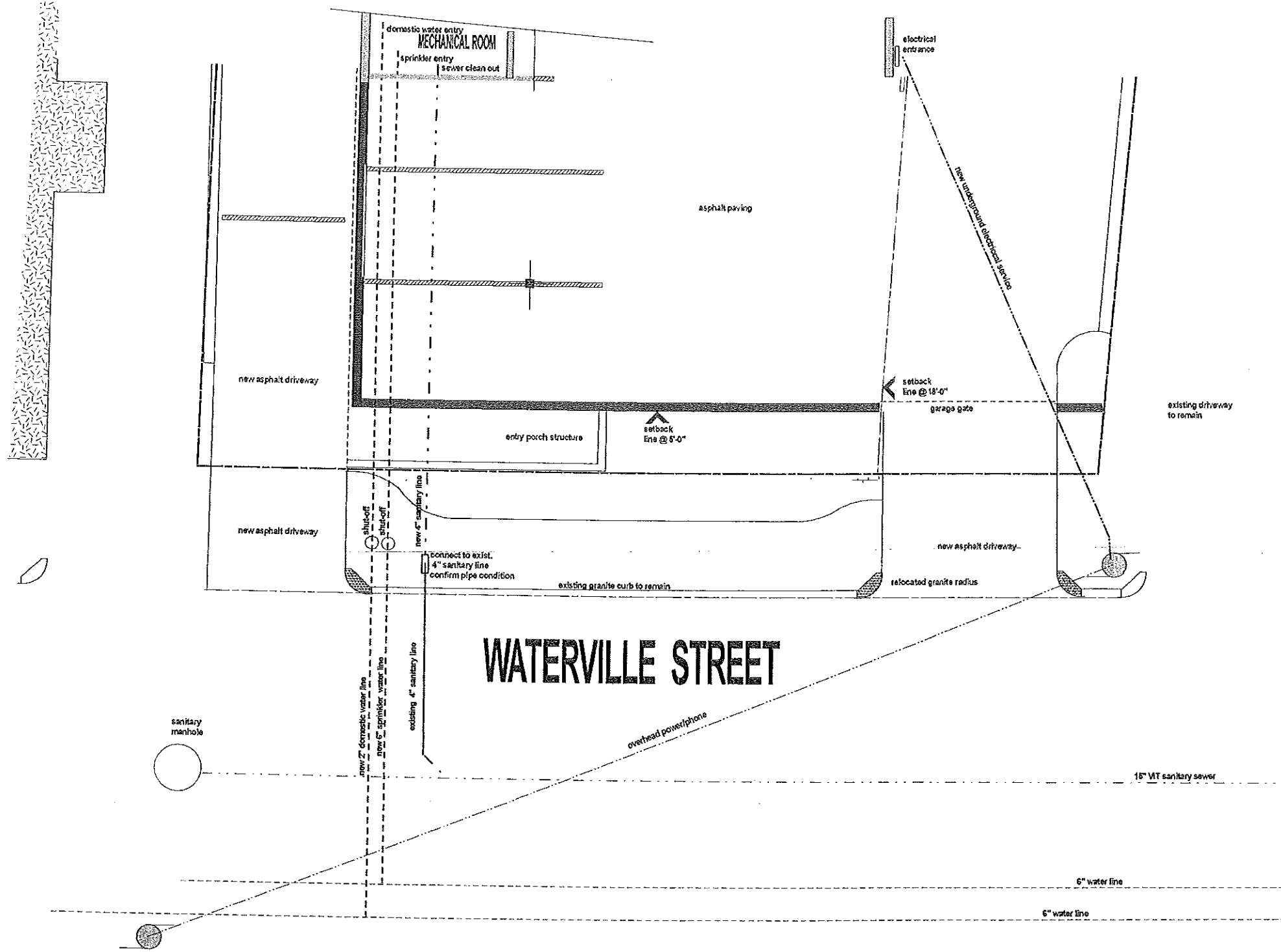
	Large tree for shade and cover elm tree (3' caliper)
	Decorative flowering tree flowering crabapple (8' high)
	Decorative bush rhododendra (18" high)
	Protective hedge arbor vitae (6ft high)
	Small decorative shrub (18" high)
	Hardy driveway edge rugosa rosa (18" high)
	Perennial bed various seasonal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

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

SCALE 1" = 10'

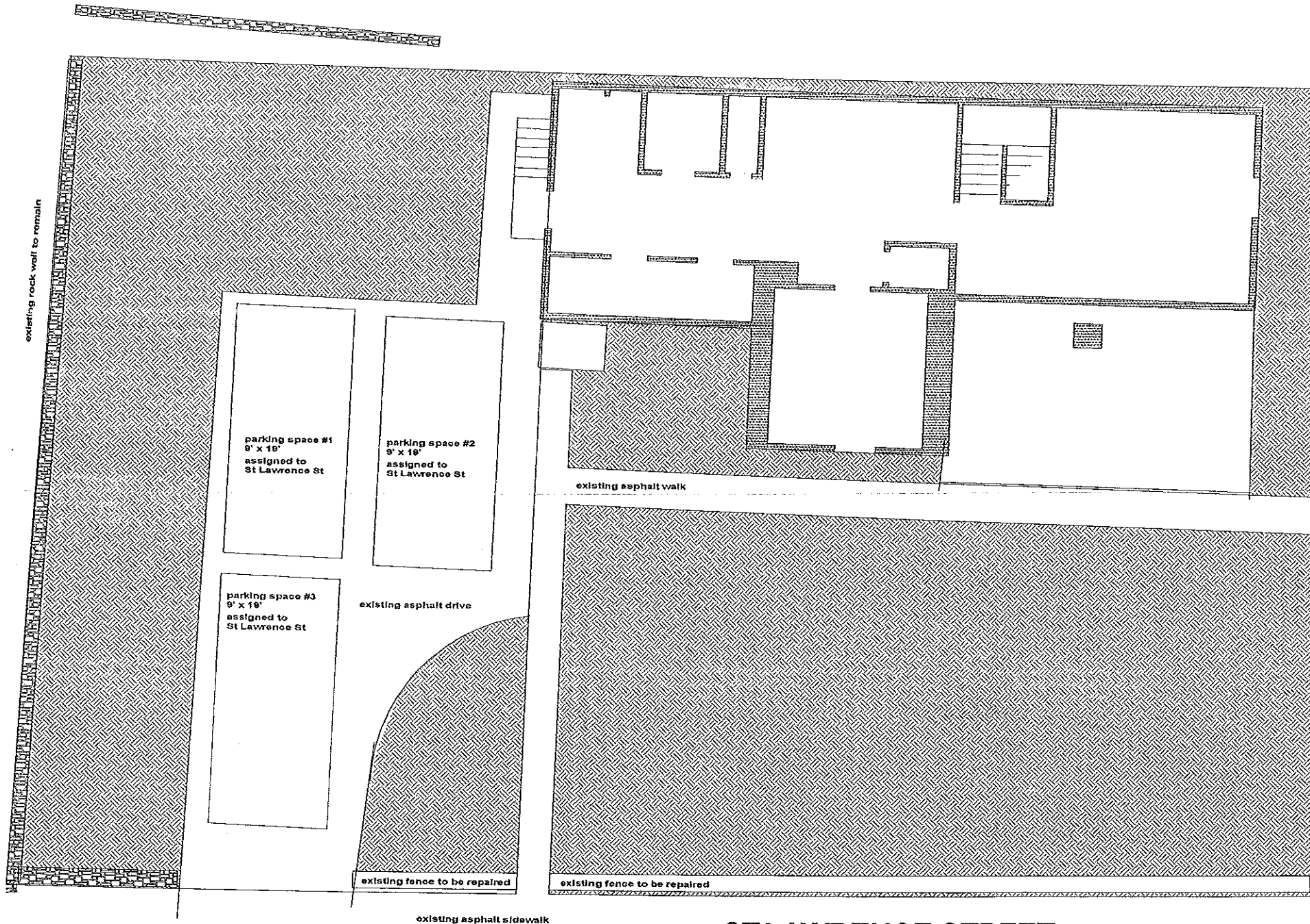
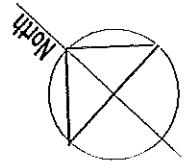


**WORKSHOP SET - 07/07/2001**



**WATERVILLE STREET**

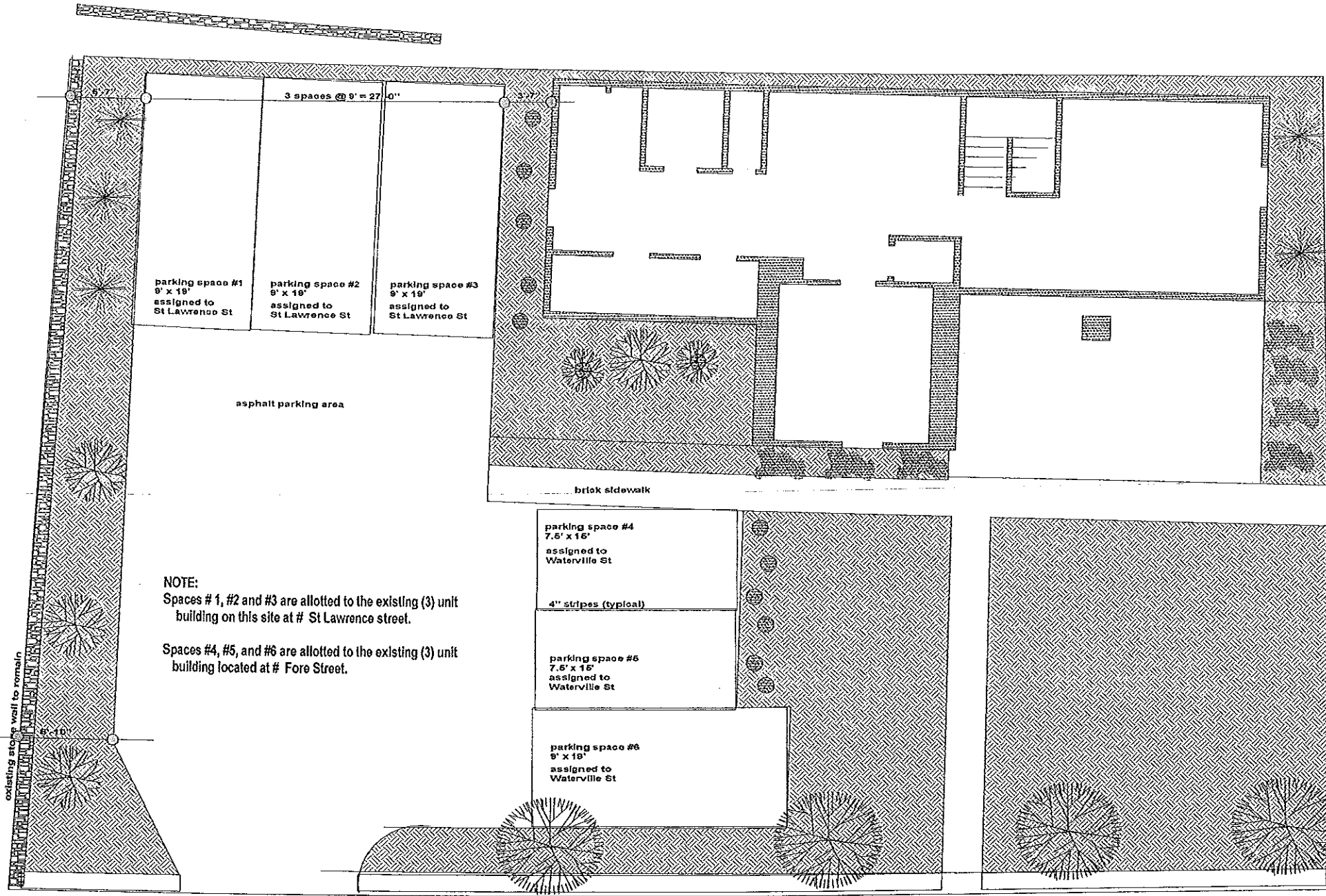
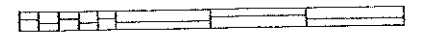
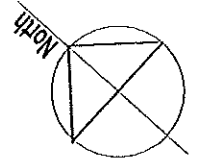
**WORKSHOP SET 07/07/2001**



**FORE STREET**

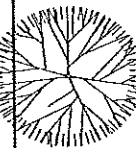






**ST. LAWRENCE STREET**

**WORKSHOP SET 07/07/2001**



**NOTE:**  
 Spaces # 1, #2 and #3 are allotted to the existing (3) unit building on this site at # St Lawrence street.  
 Spaces #4, #5, and #6 are allotted to the existing (3) unit building located at # Fore Street.

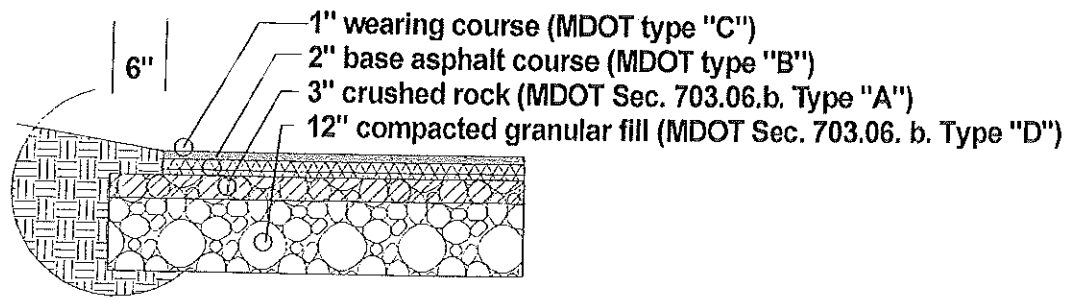
**PLANTING SCHEDULE**

-  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 rosa
-  Perennial bed  
various seasonal flowers

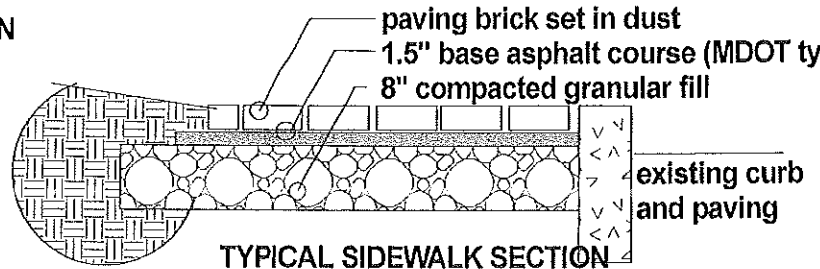


Scale 1/4" = 1'-0"

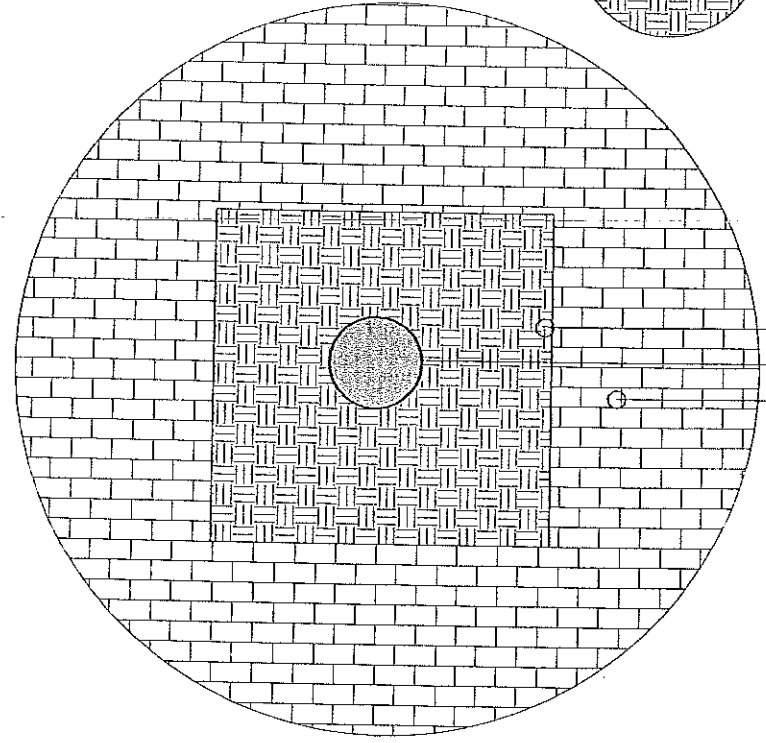
WORKSHOP SET 07/07/2001



TYPICAL PAVEMENT SECTION  
 DETAIL #4

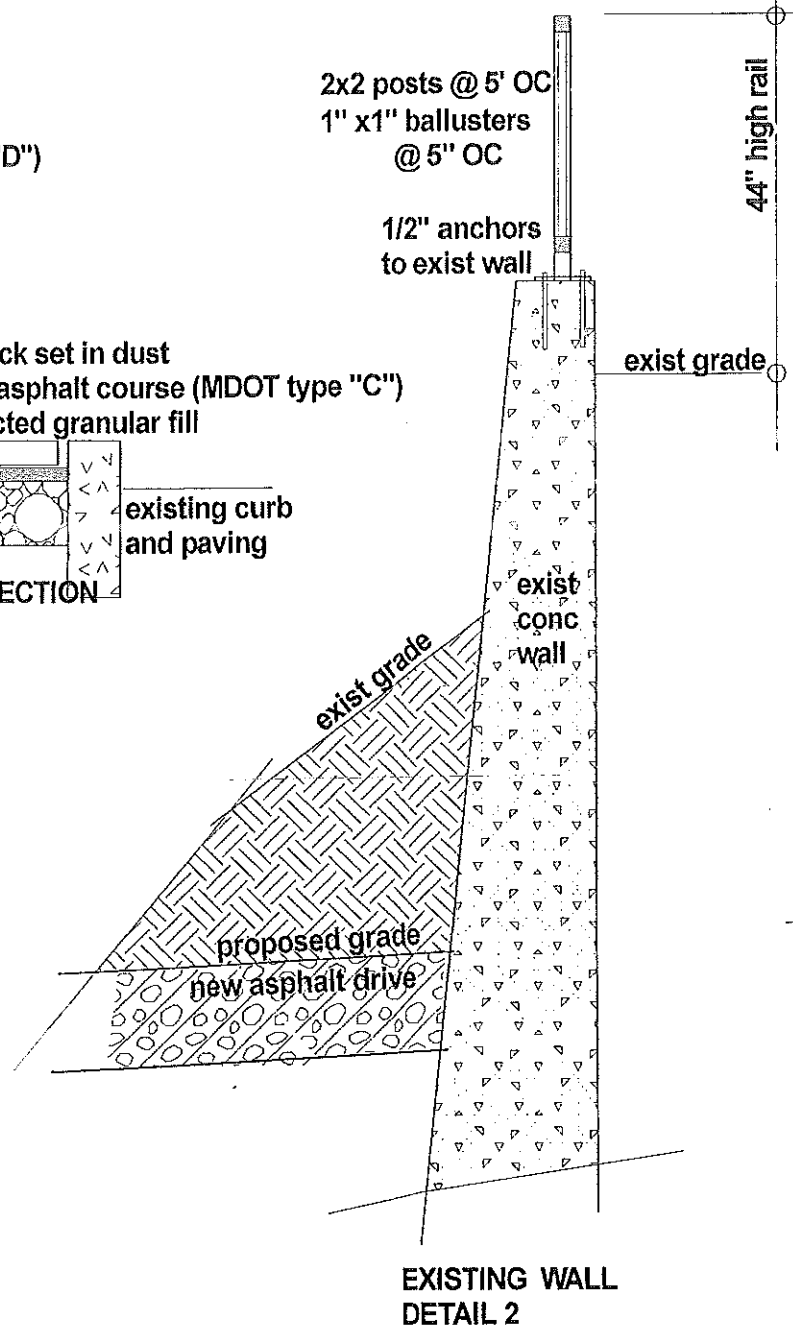


TYPICAL SIDEWALK SECTION  
 DETAIL #5

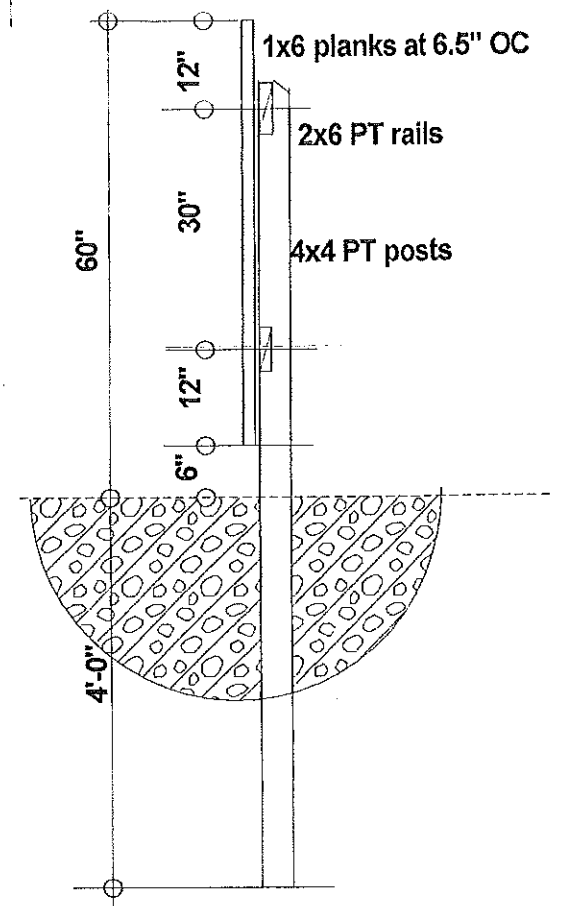


TREEWELL DETAIL  
 DETAIL #3

40" X 40" mulch area  
 existing tree  
 brick sidewalk

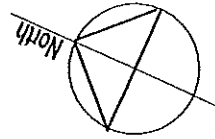


EXISTING WALL  
 DETAIL 2

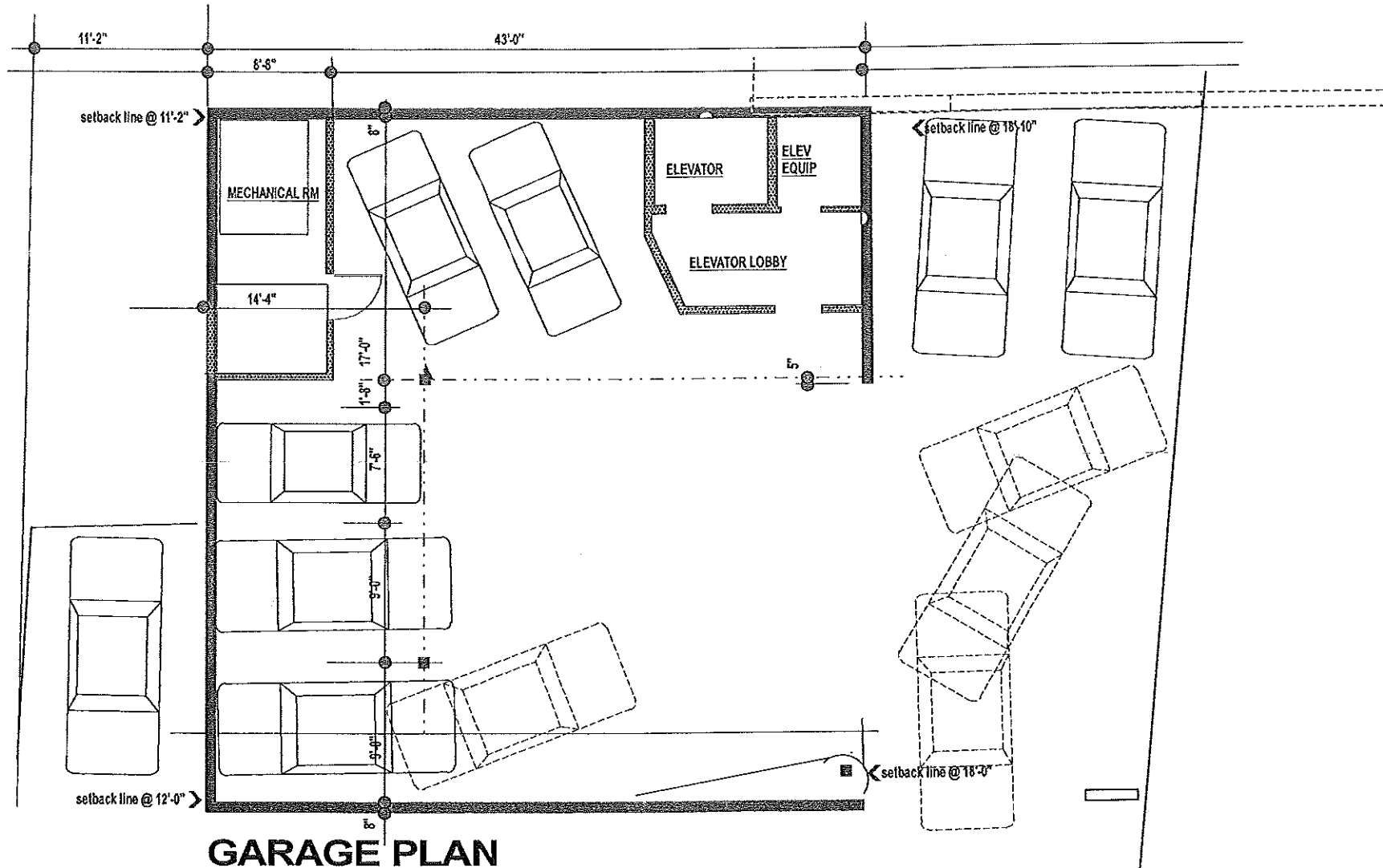


WOOD FENCE  
 DETAIL #1

Scale 1" = 10'



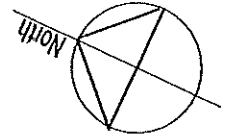
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**GARAGE PLAN**

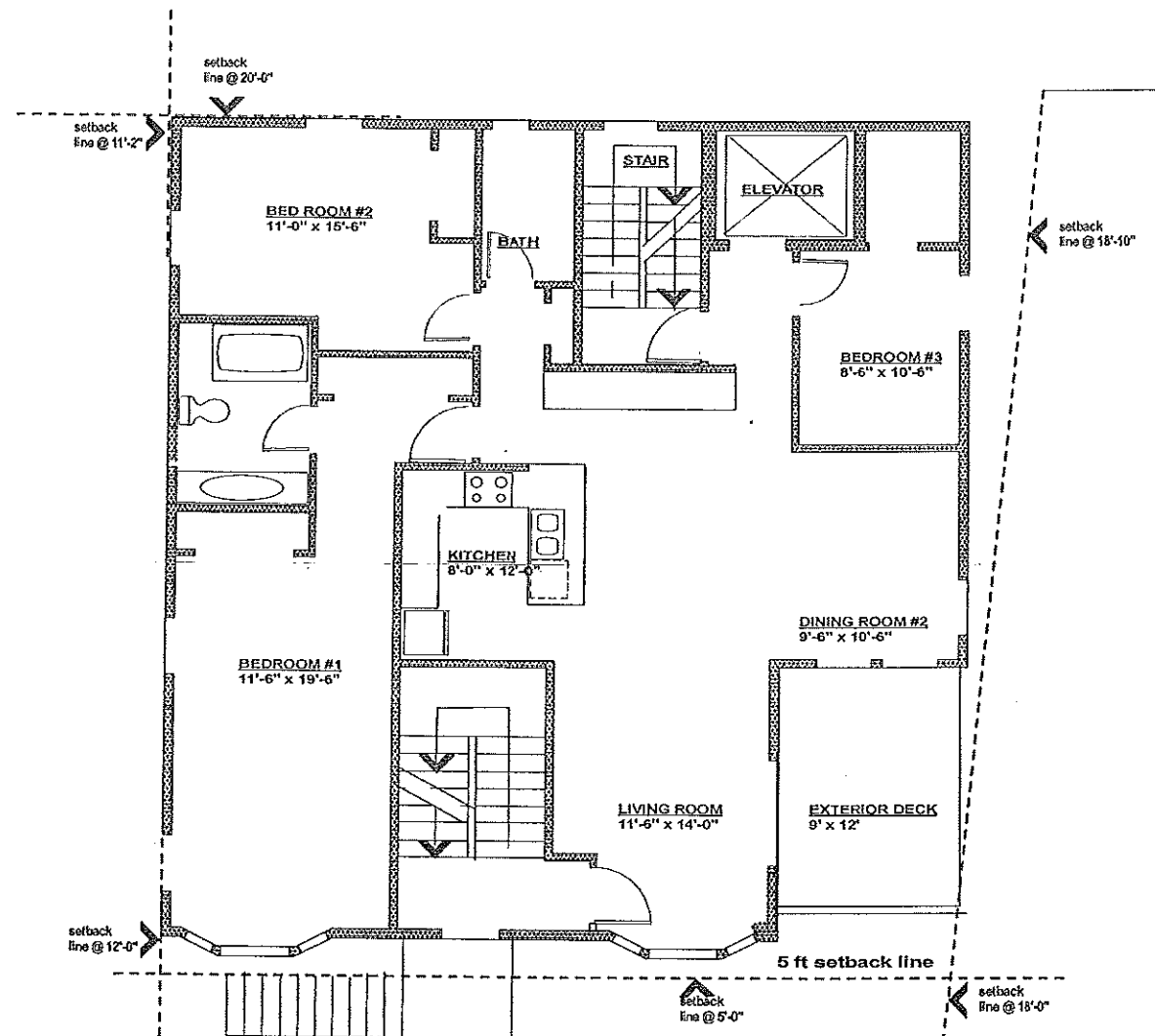
existing curbline to remain

Scale 1" = 10'



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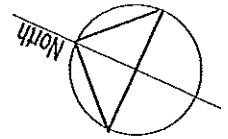
**FIRST FLOOR PLAN**



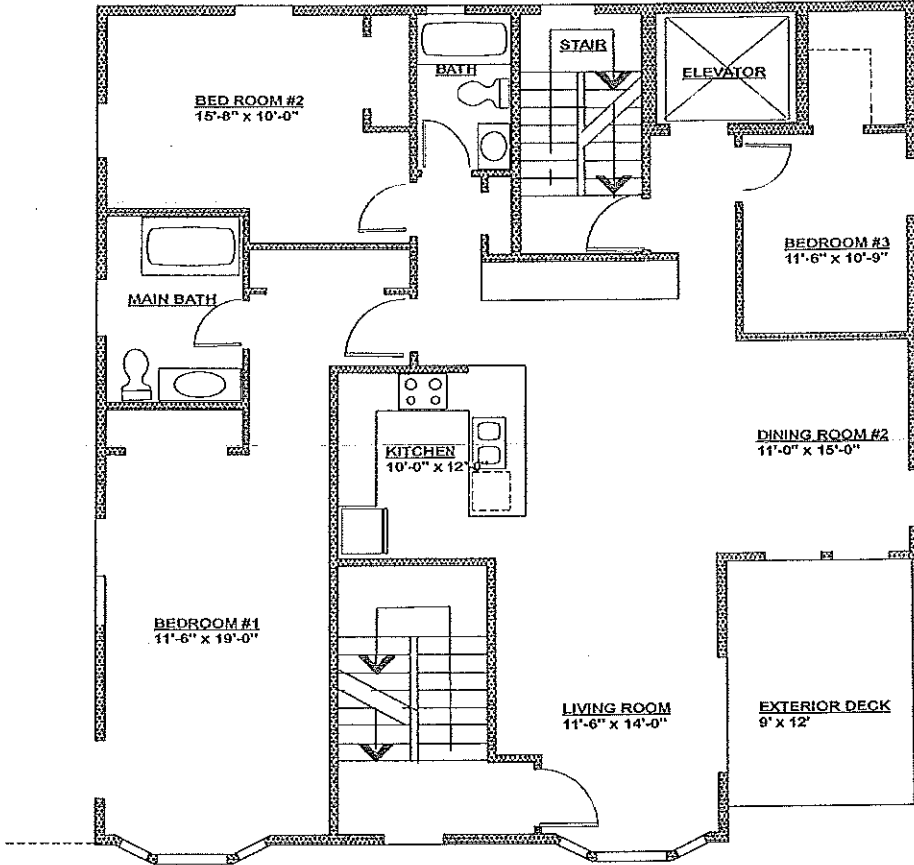
**FIRST FLOOR PLAN**

**SECOND FLOOR PLAN**

Scale 1" = 10'

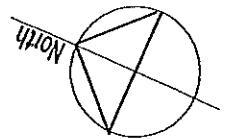


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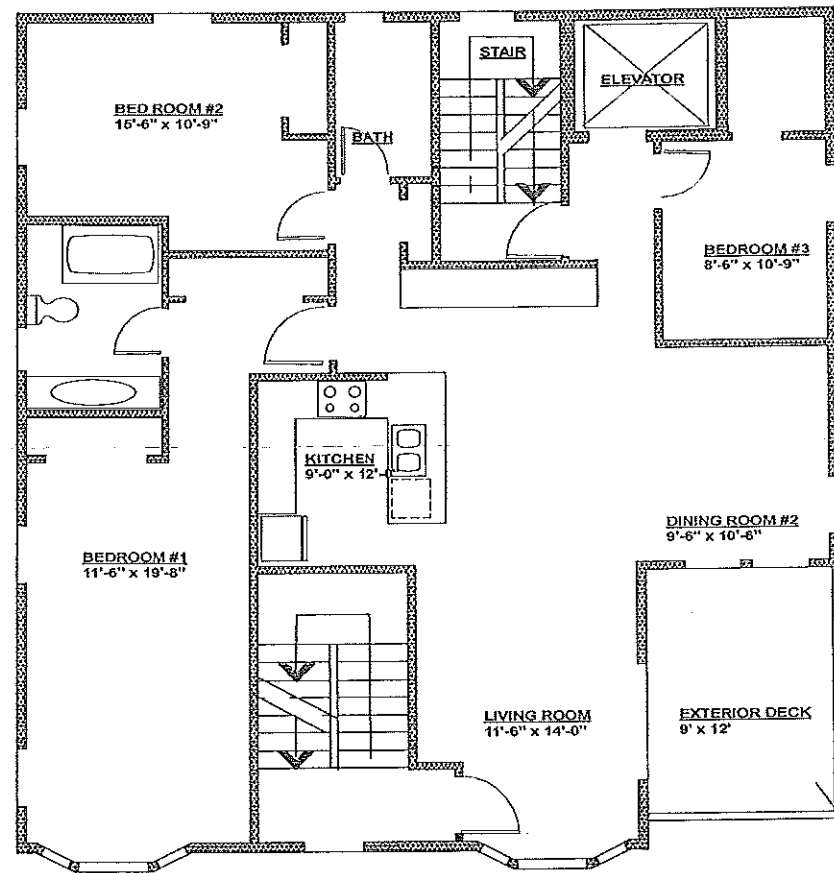


**SECOND FLOOR PLAN**

Scale 1" = 10'



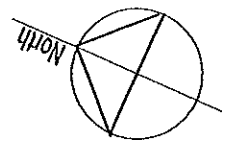
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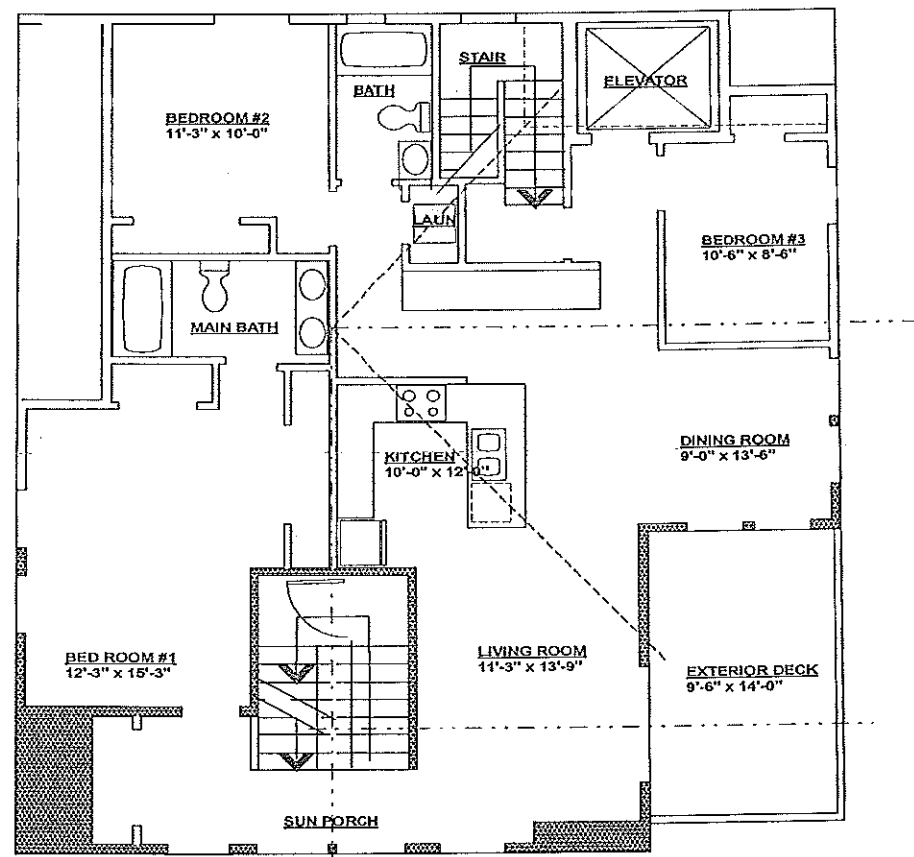
**THIRD FLOOR PLAN**

# 4TH FLOOR PLAN

Scale 1" = 10'

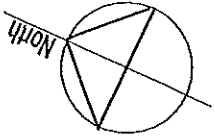


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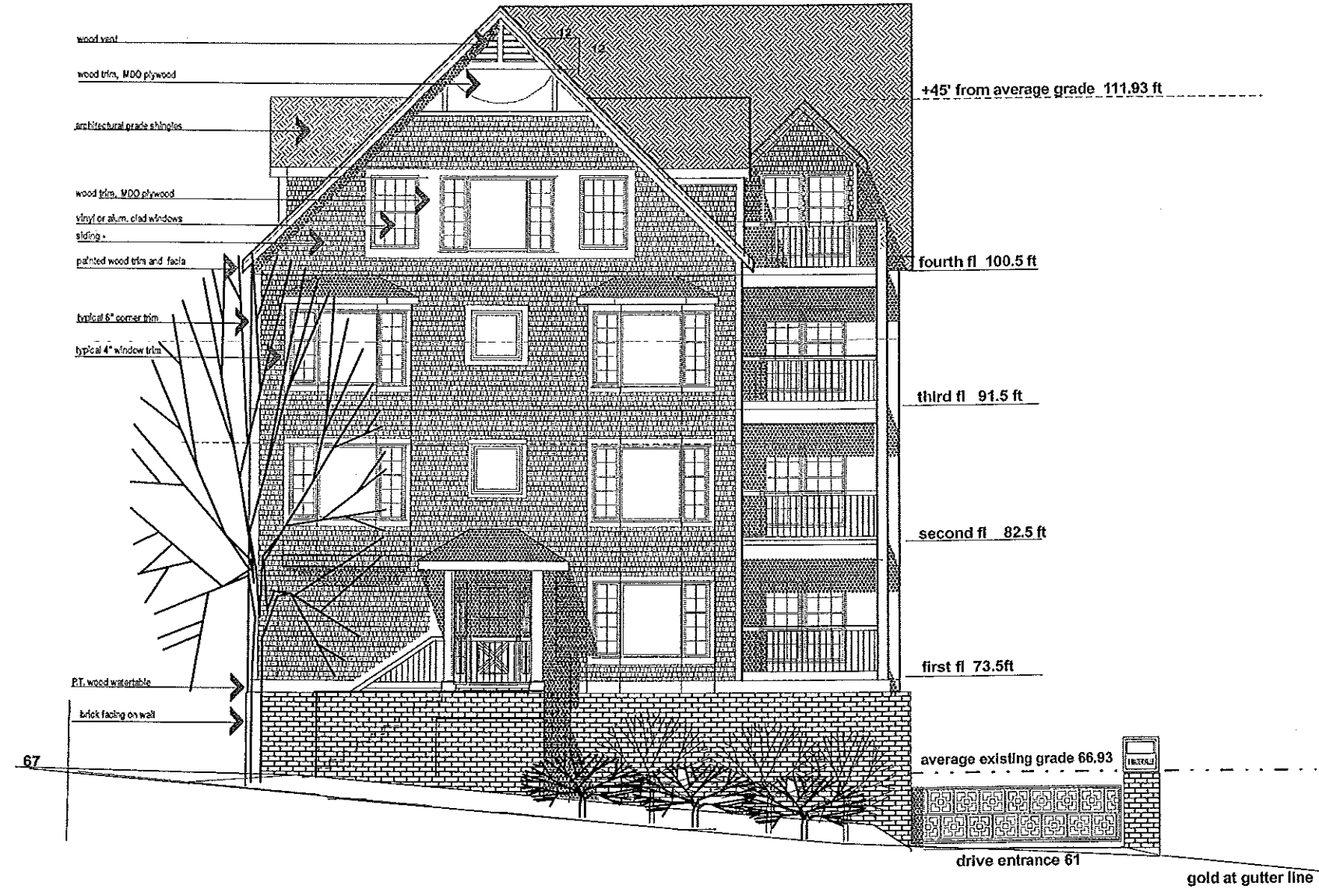


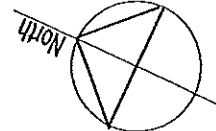
## 4TH FLOOR PLAN

Scale 1" = 10'

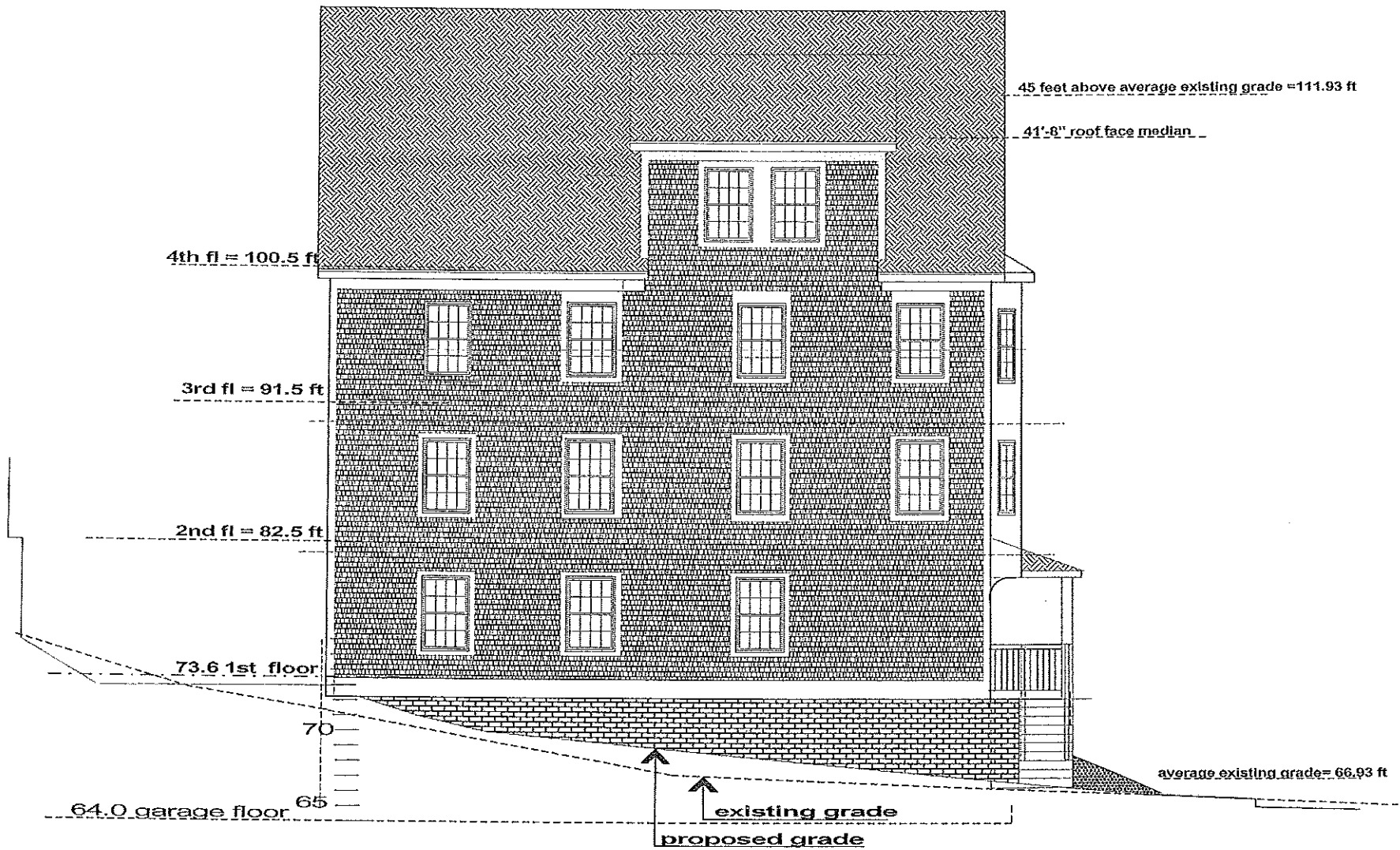


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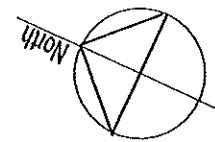
Scale 1" = 10'  


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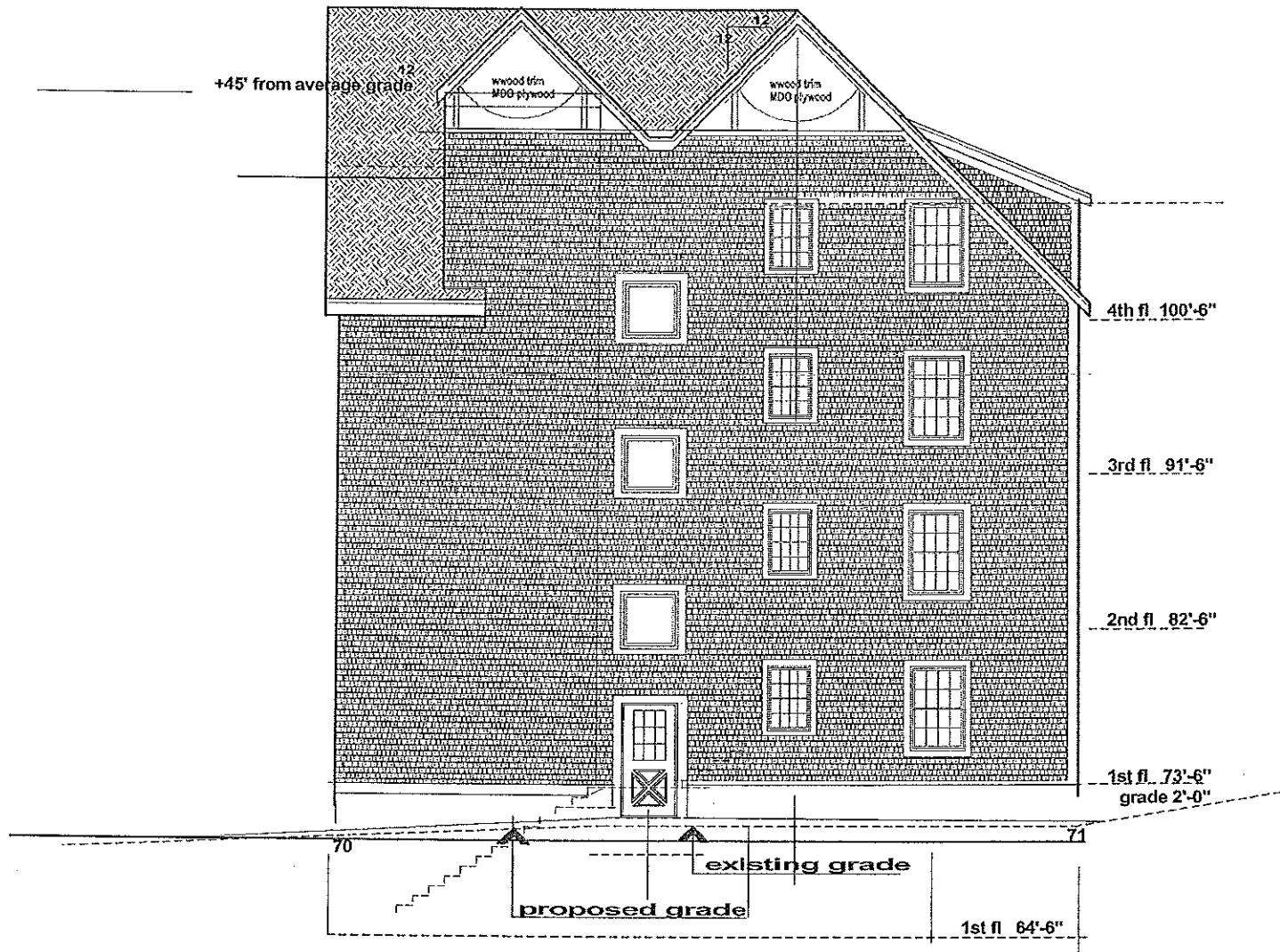


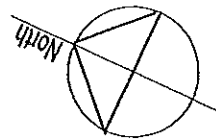


Scale 1" = 10'



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Scale 1" = 10'  


workshop set 07/07/2001

