

Historic Preservation Board

Wednesday, November 15, 2023 at 5:00 PM



MEMBERS

Robert O'Brien, Chair
Brad Miller, Vice Chair
Hilary Bassett
Ashley Keenan
Valerie Paquin-Gould
Rob Whitten

The Historic Preservation Board will hold a hybrid meeting in Room 209, 2nd Floor, City Hall and Zoom. The public may attend the meeting in person or Zoom pursuant to the Remote Meeting Policy adopted by the Historic Preservation Board. Please check the Agenda Center prior to the meeting (<https://portlandme.portal.civicclerk.com>) to view memos and reports which will be posted by the end of the day on the Friday before the Historic Preservation Board meeting as well as start times for each item as placement on the agenda can change.

REMOTE PARTICIPATION

Allow your computer to install the free Zoom app to get the best meeting experience. If you are not able to attend either in person or via Zoom, a recording will be available in the [Agenda Center](#) following the meeting. For public comment via Zoom, you will need to use the "raise your hand" feature. To raise your hand via the telephone, please hit *9. You will be asked to unmute by the host when it is time for public comment.

You are invited to a Zoom webinar.

When: Nov 15, 2023 05:00 PM Eastern Time (US and Canada)

Topic: Historic Preservation Public Hearing 11/15/2023

Please click the link below to join the webinar:

<https://portlandmaine-gov.zoom.us/j/89402498671>

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PUBLIC COMMENT INFORMATION:

To submit written public comment on an agenda item, email hp@portlandmaine.gov. Submissions must be received by 12:00 pm the day before the Historic Preservation Board meeting to guarantee their inclusion in the agenda packet. All submissions must include the commenter's name and legal address. To help ensure your comment is submitted for the correct item, please include the name of the agenda item (see below).

AGENDA:

1. ROLL CALL AND DECLARATION OF QUORUM

2. REPORT OF ATTENDANCE AT THE MEETING HELD ON NOVEMBER 1, 2023

- i. 143 Free Street (PMA): *Bassett, Keenan, Miller, O'Brien, Whitten present; Paquin-Gould recused*
1168 Westbrook Street: *Bassett, Miller, O'Brien, Paquin-Gould, Whitten present; Keenan absent*
61 Park Avenue (Deering Oaks Park): *Bassett, Miller, O'Brien, Paquin-Gould, Whitten present; Keenan absent*

3. REPORTS OF DECISIONS AT THE MEETING HELD ON NOVEMBER 1, 2023

- i. Recommendation to City Council regarding Proposed Historic District Amendment; CONGRESS STREET HISTORIC DISTRICT - RECLASSIFICATION OF 142 FREE STREET AS NONCONTRIBUTING; Portland Museum of Art, Applicant. Application materials will be available through the Agenda Center. The Board voted 5-0 (Paquin-Gould recused) to recommend that the Planning Board and City Council vote to retain the contributing classification for the former Chamber of Commerce Building at 142 Free Street within the Congress Street Historic District.

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- ii. Certificate of Appropriateness for New Construction; 1168 WESTBROOK STREET; Richard B. Harding, Applicant. Plan Number: HPBR-002649-2023. The Board voted unanimously (6-0) to approve the application with conditions.

4. COMMUNICATION AND REPORTS

5. PUBLIC HEARING

- i. Administrative Appeal of Certificate of Appropriateness for Alterations to Noncontributing Garage; 14 ORCHARD STREET; William & Jean Bennett, Appellants. Plan Number: HPAR-002615-2023.

- ii. Certificate of Appropriateness for Roofing Replacement; 184 STATE STREET; Geoffrey Rice, Applicant.
Plan Number: HPBR-002695-2023.

6. WORKSHOP

- i. No Workshop items for this meeting.

**STAFF MEMORANDUM
HISTORIC PRESERVATION PROGRAM
PLANNING AND URBAN DEVELOPMENT**



TO: Chair O'Brien and Members of the Historic Preservation Board
FROM: Evan R. Schueckler, Historic Preservation Program Manager
DATE: November 9, 2023
RE: 14 Orchard Street – PUBLIC HEARING – Administrative Appeal of Certificate of Appropriateness for Alterations to Noncontributing Garage
PROJECT ID: HPAR-002615-2023
MEETING: November 15, 2023

Appellant: William and Jean Bennett

Owner: Through These Doors (Family Crisis Services, Inc.)

Architect: Rebecca Bagley, CWS Architects

A legal ad was published in the Portland Press Herald on November 3, 2023 and November 4, 2023, and 32 notices were sent to neighboring property owners within 100 feet of the subject property.

BACKGROUND

On August 4, 2023, after several pre-applications conversation with Historic Preservation staff, CWS Architects, on Behalf of Through These Doors (applicant), applied for administrative review of proposed alterations to a noncontributing garage at 14 Orchard Street. On August 31, Historic Preservation staff (staff), as the Planning Authority's designee, issued a Certificate of Appropriateness (COA) for the proposed work. As the Certificate of Appropriateness application consisted of alterations to an existing, recessed, non-contributing accessory building, it was determined to meet the thresholds for administrative review, pursuant to Sections 17.7.4 (A) and 17.7.5 (A) of the City of Portland Land Use Code. On September 28, Robert Papazian of Curtis Thaxter Attorneys at Law, on behalf of William and Jean Bennet of 20 Orchard Street (appellants), applied for administrative appeal of the COA issued by staff. On October 12, staff received a request from the applicant to revise the approval to reflect a minor change in the scope of work. On October 19, all parties agreed to accept the revised scope of work as the basis of the administrative appeal and staff issued a revised COA on October 27.

The appeal is being brought forward to the Historic Preservation Board for a public hearing pursuant to Section 2.2.9 of the City of Portland Land Use Code (Attachment 1).

APPROVED PROJECT SCOPE

Remove gable roof, rear wall, siding, trim, and doors of existing noncontributing garage. Remove selective portions of walls for new windows. At interior, remove existing slab and excavate to allow for lower slab.

Extend walls upward, construct new lowered slab, flat/low-slope roof, and small entrance deck at rear. Install new vinyl clad wood casement and awning windows with simulated divided light. Clad structure in new composite clapboard siding with simplified trim. Infill existing garage door opening with vertical siding.

Dimensions:

Overall Height: 17' – 6 ¼" (15' – 9 ½" from front grade)
Footprint: 12' – ¾" x 21' – 4 ½"

Material Specifications:

Foundation	Existing concrete
Siding	Composite smooth clapboards and vertical siding (LP Smartside)
Trim	Composite smooth trim (LP Smartside)
Roofing	Not visible (Low-slope membrane)
Windows	Vinyl Clad wood (Anderson 400 Series)
Doors	Not visible (Fiberglass)

SUMMARY OF HISTORIC CONTEXT

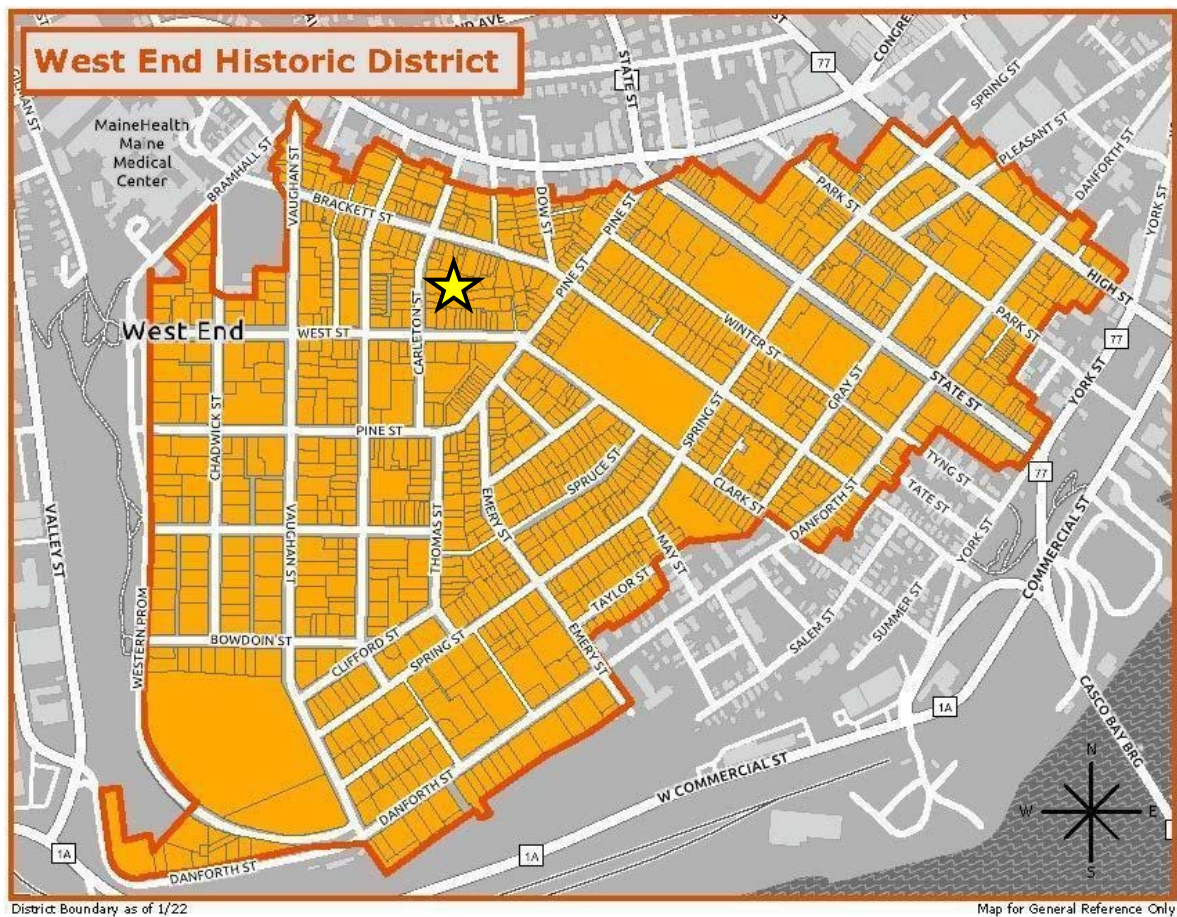


Figure 1: Map of West End Historic District showing location of 19 West Street with star.

14 Orchard Street was constructed in 1900 by local carpenter Josiah Ward in a simplified Queen Anne Style, as embodied by the classically inspired porch, cornice, and window headers, and the decorative shingles at the gable. The structure was originally constructed as a “double-decker” duplex with nearly identical units on each floor. The house was one of the first built on Orchard Street after the subdivision of the William Vaughan orchard.



Figure 2: 1924 Tax Photo of 14 Orchard Street.



Figure 3: 1990 Historic Survey Photo of 14 Orchard Street.

Sometime between 1924 and 1990 the structure was clad in vinyl siding (which required covering or removal of historic trim details) and the original porches were enclosed. In 1993, the structure was purchased by Peabody House (later the Frannie Peabody Center) for use as the first assisted living facility in Maine specifically established to care for people in the advanced stages of HIV. At that time, Peabody House undertook an extensive program of rehabilitation of 14 Orchard Street which included removal of vinyl siding, front porch restoration, restoration of other trim and siding details, construction of a side addition to provide accessibility, and construction of the existing small gable-roofed garage. This project was reviewed and approved by the Historic Preservation Board in 1994.

In 2009, as the mission and needs of the Frannie Peabody Center evolved, the organization sold 14 Orchard Street to Family Crisis Services. That organization, now known as Through These Doors, provides resources and advocacy in support of people fleeing domestic violence, continuing to use the site as a shelter.

The primary structure at 14 Orchard Street is a contributing structure within the West End Historic District. The existing garage, constructed in 1994, is considered noncontributing pursuant to Section 17.2 of the City of Portland Land Use Code.

Additional information on the West End Historic District can be found on the city website: <https://www.portlandmaine.gov/665/Historic-Districts>

STAFF COMMENTS

Through These Doors received a grant from Maine Housing to construct a “tiny house” with the goal of providing additional housing on site. In order to achieve this goal, the owner and their design team proposed to make alterations to the existing garage structure, salvaging as much of it as possible for the purposes of reusing materials and not introducing a new structure on the site. The approved project includes salvaging the existing modern concrete foundation and portions of the exterior wall structure.

While the reuse of portions of the existing garage is economical, the choice to retain the aesthetic of a garage in the redesigned structure is also practical with regards to minimizing the impact to the surrounding historic context. While the use and function will be a new single-family house (from a zoning perspective), the structure will give the appearance of a modest accessory structure, set back on the site and diminutive relative to the existing primary structure. This approach is one that has generally been supported through Board and staff reviews when applicants have proposed rehabilitation of other existing accessory structures to residential uses.

One primary consideration in this case is that when the accessory structure is noncontributing, an applicant is afforded more discretion in making alterations to the structure within the bounds of

the Standards for Review of New Construction, given that noncontributing buildings have no inherently significant elements that should be preserved based on the Standards for Review of Alterations. Of course, were proposed alterations to expand the scale, form, or presences of a building on a site so that it could no longer be visually understood as a recessive accessory structure, the building would be reviewed as construction infill construction of a new primary structure which would need to be compatible with historic primary structures in the district (as was the case at 11 Orchard Street). In this case, staff had found that the approved scope of work did not include a raising of the profile of the altered structure within the Orchard Street streetscape. Except for a 1'-6" extension at the rear elevation (not visible), the structure will retain the same footprint. The width of the approved structure will be identical to the existing, and placement of the front and side facades will remain unchanged, being set back just over 50' from Orchard Street.

In order to accommodate two levels of living space while maintaining the recessive scale of the structure, the applicant proposed to remove the existing gable roof and convert it to a flat roof, while also lowering the interior floor slab to minimize the overall height. This change will result in a modest increase in the volume of the structure while actually reducing the height of the structure. The existing garage is 18' tall at the ridge, and the approved flat roof will top out at ~ 15'-9" above the front grade (~ 17'-6" above average grade). While both the existing and approved heights are greater than is strictly necessary for a garage, they are not out of scale with other garages within the West End Historic District. Additionally, the approved height still sits lower than the two-and-a-half stories of the primary structure, roughly aligning with the second story window sills.

Both the existing and approved structures have vertically oriented facades and employ design strategies to scale those proportions. In the case of the existing, the gable was given an enclosed pediment and a decorative dovecote/birdhouse to break down the scale. Similarly, the approved design incorporates a tall frieze board and blind window to break up the blank space above the false garage door and appropriately scale the building.

While flat roofs may not be dominant throughout the West End Historic District, they are common. The following addresses, all located west of Emery Street include flats roofs:

Primary Structures:

- 1, 3, 5, 7, 11, & 13 Carroll Street
- 15 Clifford Street
- 342, 346, 350, 354, & 358 Danforth Street
- 58, 94, 122, 126, 134, & 137 Neal Street
- 197 Pine Street
- 314 Spring Street
- 25, 199, 214, & 217 Vaughan Street
- 20, 30, 50, 67-69, & 71 West Street
- 223 & 231 Western Promenade

Accessory Structures/Garages:

- 29 & 71 Bowdoin Street
- 28 & 99 Chadwick Street
- 32 Carroll Street
- 21 & 29 Orchard Street
- 25, 90, & 147 Vaughan Street
- 19 & 104 West Street
- 199 & 231 Western Promenade

Flat roofed porches and additions are also found throughout the district. Generally, the West End Historic District has a great diversity of roof forms and building scales. Orchard Street on its own exhibits flat, gable, hipped, and gambrel roofs. Additionally, while there are some examples of garages or other accessory structures that are designed to closely share roof forms or other architectural language with their associated primary structures, there are also many instances of accessory structures that were constructed later and speak to their own historical period and architectural language.

Staff would also note that the appeal documents make several references to zoning questions. Historic Preservation staff and the Historic Preservation Board are not responsible for reviewing compliance with zoning, or any city codes or ordinances outside of Article 17 of the Land Use Code. The applicant is responsible for ensuring that their application is consistent with all other codes and ordinances. Similarly, questions related to the existing approved shelter use or some of its associated functions are outside of the Boards purview unless they require alterations to the site that may be subject to review. At this time, the applicant has not indicated that any other alterations such as trash enclosures, additional structures, or alterations to the primary structure would be required in order to achieve the approved project. This project will receive a minor residential site plan review, which may address some of these other issues. Any changes to the scope of work (unless entirely not visible from the public right of way) would be subject to review and approval by the Historic Preservation Program.

ANALYSIS OF APPLICABLE REVIEW STANDARDS

See staff analysis included in the administrative Certificate of Appropriateness (Attachment 2).

CONCLUSION

I request the Board DENY the appeal of HPAR-002615-2023 challenging the issuance of a Certificate of Appropriateness for alterations to a noncontributing garage at 14 Orchard Street and find the submitted documentation, plans, and specifications; staff analysis of Applicable Review Standards, and additional information provided in the staff memo; all support staff's conclusions that the project meets Standards for Review of New Construction 17.8.3 (A)1-5, (B)1-4, (C)1-3, (D)1, & (D)4, and Standards for Review of Alterations to or Redesign of Noncontributing Structures 17.8.4 (B) and that the Certificate of Appropriateness was not erroneously issued for this project.

ATTACHMENTS

1. Chapter 14, Article 2 Excerpts, Administrative Appeals
2. HPAR-002615-2023 - Administrative Certificate of Appropriateness
3. HPAR-002615-2023 - Administrative Approved Plans
4. Application for Administrative Appeal (William and Jean Bennett)
5. Applicant Response Letter (Through These Doors)



Manual and *Design Manual* standards, provided that such standards shall be additional to and consistent with the provisions of this Land Use Code, necessary and reasonable, and in accordance with sound engineering and urban design practice.

2.1.11 Administrative appeals

- A. **Application procedures.** An appeal may be taken to the Planning Board by any person affected by a final decision of the Planning Authority except as provided elsewhere in this Land Use Code. Such appeal shall be taken within 30 days of the action complained of by filing with the Planning Authority an application for appeal specifying the grounds thereof. The application shall be in such form as specified by the Planning Authority. A payment of a nonrefundable filing fee, as established by the City Council to cover administrative costs and costs of hearing, shall accompany each application. The Planning Authority shall forthwith transmit to the Planning Board all of the papers constituting the record upon which the action appealed from was taken.
- B. **Public hearing.** A public hearing shall be set, advertised and conducted by the Planning Board in accordance with the provisions of this article.
- C. **Action.** Within 30 days following the close of the public hearing, the Planning Board shall render a decision on the appeal in the manner and form specified in the provisions of this article and the statutes of the state. The failure of the board to act within 30 days shall be deemed a denial of the appeal unless mutually extended in writing by the appellant and the board. Within five days of such decision or failure to act notice thereof shall be mailed to each party.

- D. **Conditions and limitations.** Any right granted by the reviewing board on appeal shall be subject to the same conditions and limitations as if secured without the necessity of an appeal.

2.1.12 Planning Board appeals

An appeal from any final decision of the Planning Board as to any matter over which it has final authority may be taken by any party or by any authorized officer or agent of the City to the superior court in accordance with Rule 80B of the Maine Rules of Civil Procedure. No appeal shall lie concerning any matter as to which the power of the Board is limited to the making of a recommendation.

2.2 HISTORIC PRESERVATION BOARD

2.2.1 Composition

The Historic Preservation Board shall consist of seven voting members who shall serve without compensation. Members shall not be officers or employees of the City. Members shall have demonstrated interest, knowledge, ability, experience, or expertise in restoration, rehabilitation, or neighborhood conservation or revitalization and shall be residents of the city.

2.2.2 Appointments

- A. **Terms.** Members shall be appointed by the Council for terms of three years. Appointments shall be staggered so that the terms of not more than three members expire in any calendar year. Members may serve for three consecutive three-year terms.
- B. **Vacancies.** Vacancies on the Historic Preservation Board shall be filled within 60 days. However, every member shall continue in office after expiration of the term until a

successor has been appointed. Vacancies on the Historic Preservation Board shall be filled for the unexpired term of the former member.

2.2.3 Removal of members

Members may be removed for cause by the Council. Cause shall include, but is not limited to, the failure to attend meetings without good cause. Any member proposed to be removed shall be given written notice and an opportunity to be heard prior to final action.

2.2.4 Officers

- A. **Election and terms.** Officers of the Historic Preservation Board shall consist of a chair and vice chair. Officers shall be elected by the Historic Preservation Board and shall serve a term of one year and shall be eligible for re-election.
- B. **Chair.** The chair shall preside at all meetings and hearings and fulfill the customary functions of that office.
- C. **Vice chair.** In the absence of the chair, the vice chair shall act as chair and shall have all the powers of the chair. The vice chair shall have such other powers and duties as may be provided by the rules of the Historic Preservation Board.

2.2.5 Conflicts

No member of the Historic Preservation Board shall participate in the hearing or disposition of any matter in which he or she has an interest.

2.2.6 Meetings and procedures

- A. **Meetings.** Regular meetings of the Historic Preservation Board shall be held no less frequently than monthly. Special meetings may

be called by the chair or any four members or at the request of the chair of the Planning Board.

- B. **Notice.** The Planning Authority shall give notice of the time and place of Historic Preservation Board public workshops and hearings, including a brief description of the application(s) to be considered, as follows:

1. *Landmark or district nomination.* Notice shall be given to the general public by publication in a newspaper of general circulation in the City of Portland at least two times, the date of the first publication to be at least 10 calendar days prior to the workshop or hearing. Notice shall be sent by regular United States mail at least 10 calendar days in advance of the workshop or hearing date to the applicant and to the owner(s) of the subject property or properties.
2. *Certificate of Appropriateness review.* Notice shall be given to all property owners within 100 feet of the property at least seven days prior to the date of the workshop or public hearing.
3. *Major site plan review.* For alteration or new construction that is classified as a major site plan under Article 14, notice shall be given to all property owners within 500 feet of the property at least seven days prior to the date of the workshop or hearing.

The cost of noticing shall be charged to the applicant.

- C. **Procedures.** The Historic Preservation Board may adopt procedural rules for the conduct of its business not inconsistent with this article, including the creation of a subcommittee



structure to enhance efficiency in consideration of Historic Preservation Board business. Such rules shall be filed with the Planning Authority and with the City Clerk. All such rules shall be subject to veto, in whole or in part, by the Council within 45 days of such filing. The initial rules shall take effect when filed, subject to veto as provided above. Amendments to the rules shall take effect upon expiration of said veto period. Any rule may be waived by the chair upon good cause being shown.

2.2.7 Record and decisions

- A.** The Director of the Department of Planning & Urban Development or their designated staff representative shall attend all Historic Preservation Board meetings. The staff shall provide for the keeping of tape recordings or minutes of the proceedings of the Historic Preservation Board, showing the vote of each member on every question or their absence or failure to vote, and shall maintain the records and decisions of all meetings, hearings, and proceedings and all correspondence of the Historic Preservation Board. Copies of permanent records shall be filed with the City Clerk. Staff shall publish and distribute copies of the records, reports, and decisions of the Historic Preservation Board to Historic Preservation Board members and to others upon approval of the Historic Preservation Board.
- B.** No final action shall be taken by the Historic Preservation Board which could in any manner deprive or restrict the owner of a property in its use, alteration, maintenance, disposition, or demolition until such owner either has

knowledge of the proceeding or is sent notice offering opportunity to be heard. This paragraph shall not affect the interim protection provisions of Section 17.6.

- C.** Every recommendation or recommended decision of the Historic Preservation Board shall include written findings of fact and shall specify the reason or reasons for such action.
- D.** Staff shall mail notice of any final determination or recommendation of the Historic Preservation Board to the applicant and property owner(s).

2.2.8 Responsibilities

The Historic Preservation Board shall have the following responsibilities:

- A.** To conduct or administer an ongoing survey to identify historically, culturally, architecturally, and archaeologically significant areas, sites, structures, and objects.
- B.** To review all areas, sites, structures, and objects listed in the National Register of Historic Places, including the boundaries of areas so listed, and make recommendations to the Planning Board and City Council for the designation of those areas, sites, structures, and objects as local landmarks or districts.
- C.** To investigate and recommend to the Planning Board and City Council the designation of areas, sites, structures, and objects not listed in the National Register of Historic Places as local landmarks and districts and to make recommendations to the Planning Board concerning sites, structures, and objects that have contributing significance or are intrusions within nominated or designated districts.
- D.** To keep and make available to the public a register of all areas, sites, structures, and

objects that have been designated as landmarks or districts, including all information required as part of each designation.

- E. Upon request, to advise and assist owners of landmarks and property, sites, structures, or objects within districts on physical and financial aspects of preservation, renovation, rehabilitation, and reuse and for procedures for inclusion on other registers of significant areas, sites, structures, and objects, including the National Register of Historic Places.
- F. To recommend to the Planning Board the nomination of areas, sites, structures, and objects to the National Register of Historic Places or to any State of Maine Register of Historic Places that may be established.
- G. To participate in the Certified Local Government Program of the National Historic Preservation Act Amendments of 1980 and the Maine Historic Preservation Commission, and carry out any responsibilities delegated to it under that program, including review and comment on any National Register nominations submitted to the Historic Preservation Board.
- H. To seek funding for which the City of Portland is eligible through the Certified Local Government Program to assist in local preservation projects, including projects undertaken by local non-profit organizations.
- I. To, upon request by the City Council, participate in any review of federal actions or undertakings pursuant to Section 106 of the National Historic Preservation Act, attend informational and educational programs sponsored by the Maine Historic Preservation Commission, and prepare an annual report of the activities of the Historic Preservation Board.
- J. To inform and educate the citizens of Portland concerning the cultural, historic, architectural, and archeological heritage of the city by publishing appropriate maps, newsletters, brochures, and pamphlets and by sponsoring programs and seminars.
- K. To hold meetings and public hearings to review applications for Certificates of Appropriateness affecting proposed or designated landmarks and districts and to recommend approval or disapproval of Certificates of Appropriateness.
- L. To provide testimony to the Board of Appeals in connection with any application for a Certificate of Economic Hardship.
- M. To develop design guidelines affecting landmarks or districts for review and approval by the Planning Board.
- N. To advise the Planning Board as to recommendations on any preservation or conservation easements that the City of Portland may have or be offered as a gift or otherwise.
- O. To advise the Planning Board as to the administration of such gifts, grants, and money as may be appropriated for the purposes of this article upon authorization and approval by the City Council.
- P. To provide comment, as appropriate, to the Planning Board and/or City Council on matters pertaining to historic preservation in Portland.
- Q. To confer recognition upon the owners of landmarks or properties, sites, structures, or objects within districts by means of certificates, plaques, or markers.
- R. To assist the Planning Board in the development of a preservation component in the Comprehensive Plan of the City of Portland.

- S. To periodically review the Land Use Code and to make recommendations to the Planning Board concerning any amendments appropriate for the protection and continued use of landmarks or properties, sites, structures, or objects within districts.

2.2.9 Administrative appeals

- A. **Application procedures.** An appeal may be taken to the Historic Preservation Board by any person affected by a decision of the Planning Authority relative to Article 17. Such appeal shall be taken within 30 days of the action complained of by filing with the Planning Authority an application for appeal specifying the grounds thereof. The application shall be in such form as specified by the Planning Authority. A payment of a nonrefundable filing fee, as established by the City Council to cover administrative costs and costs of hearing, shall accompany the application. The Planning Authority shall forthwith transmit to the Historic Preservation Board all of the papers constituting the record upon which the action appealed from was taken.
- B. **Public hearing.** A public hearing shall be set, advertised, and conducted by the Historic Preservation Board in accordance with the provisions of this article.
- C. **Action.** Within 30 days following the close of the public hearing, the Historic Preservation Board shall render a decision on the appeal in the manner and form specified in the provisions of this article and the statutes of the state. The failure of the board to act within 30 days shall be deemed a denial of the appeal unless mutually extended in writing by the appellant and the Board. Within five days of

such decision or failure to act notice thereof shall be mailed to each party.

- D. **Conditions and limitations.** Any right granted by the board on appeal shall be subject to the same conditions and limitations as if secured without the necessity of an appeal.

2.2.10 Historic Preservation Board appeal

- A. **Historic Preservation Board decision.** An appeal from any final decision of the Historic Preservation Board as to any matter over which it has final authority may be taken by any party or by any authorized officer or agent of the City to the Planning Board, adhering to the requirements of Subsection 2.1.11 of this article.
- B. The Planning Board shall deny the appeal unless it finds that the action of the Historic Preservation board was arbitrary or capricious or was not based on substantial evidence. Review by the Planning Board under this subsection is intended to be appellate in nature. Except where the Planning Board determines that injustice would result, the Planning Board shall determine the appeal without considering any facts or arguments which were not presented to the Historic Preservation Board. Where the Planning Board finds it necessary to consider such new evidence in order to do substantial justice, it shall remand the matter to the Historic Preservation Board for further consideration, unless it determines that the resulting delay is likely to result in undue hardship to the applicant.
- C. **Planning Board decision.** The Planning Board's decision on an appeal from a decision of the Historic Preservation Board shall be final with respect to the application or matter initially

presented to the Historic Preservation Board. An appeal from any final decision of the Planning Board as to any matter over which it has final authority may be taken by any party or by any authorized officer or agent of the city to the superior court in accordance with Rule 80B of the Maine Rules of Civil Procedure. No appeal shall lie concerning any matter as to which the power of the board is limited to the making of a recommendation.

2.3 ZONING BOARD OF APPEALS

2.3.1 Composition

There shall be a Board of Appeals of seven members. Members of the Board shall be residents of the city and shall not be officers or employees of the City or any of its agencies or departments. Members shall serve without compensation.

2.3.2 Appointments

- A. **Terms.** The members of the Board of Appeals shall be appointed by the City Council for terms of three years. Terms shall be staggered so that the terms of no more than three members shall expire in any calendar year. Such members shall serve until their successors are duly elected and qualified provided, however, that such service shall not extend to over 120 days after expiration of their term. Members may serve for three consecutive three-year terms.
- B. **Vacancies.** Permanent vacancies on the Board of Appeals shall be filled by the City Council, in the same manner as other appointments under this article, for the unexpired term of a former member whose place has become vacant.

2.3.3 Removal of members

Any member of the Board of Appeals may be removed for cause by the City Council at any time, provided, however, that before any such removal, such member shall be given an opportunity to be heard in their own defense at a public hearing.

2.3.4 Officers

- A. **Chair.** The members of the Board of Appeals shall annually elect one of their number as chair to preside at all meetings and hearings and to fulfill the customary functions of that office. In the absence of the chair, the secretary shall act as chair and shall have all the powers of the chair.
- B. **Secretary.** The members of the Board of Appeals shall annually elect one of their number as secretary. The secretary shall fulfill the duties provided by statute and this article and have such other duties as may be provided by the rules of the board.
- C. **Pro tempore officers.** In the absence of both the chair and the secretary, the board shall elect a chair pro tempore from among its number and the chair pro tempore shall have all the powers of the chair during the chair's and the secretary's absence. In the absence of the secretary, or when the secretary is serving as chair, the board shall elect a secretary pro tempore from among its number and the secretary pro tempore shall have all the powers of the secretary during the secretary's absence or service as chair.

2.3.5 Quorum and necessary vote

No business shall be transacted by the Board of Appeals without a quorum, consisting of four members, being present. The concurring vote of at

Planning and Urban Development
Historic Preservation Program



October 27, 2023

Owner: Jennifer Stasio
Through These Doors
14 Orchard Street
Portland, ME 04102

Applicant: Rebecca Bagley
CWS Architects
264 US Route 1, Unit 100-2A
Scarborough, ME 0407

Re: 14 Orchard Street – Garage Redesign – Revised Approval

HPAR-002615-2023

Jennifer Stasio and Rebecca Bagley,

In accordance with Sections 17.7.4.A, 17.7.5.A, and 17.7.8.A of the City of Portland’s Land Use Code, the Planning Authority determined the scope and scale of revisions to your application for the redesign of and improvements to the existing noncontributing garage detailed in the application materials constitute a minor project that is appropriately reviewed at the administrative level, by the Historic Preservation Office staff. After review, Historic Preservation staff have approved your revised application for a Certificate of Appropriateness for redesign of a non-contributing garage at 14 Orchard Street located in the West End Historic District. The approval is based on the application materials stamped for approval on October 27, 2023, and the attached analysis of the applicable review standards of Portland’s Historic Preservation ordinance Section 17.8.4 and Section 17.8.3.

All improvements shall be carried out as shown on the materials stamped for approval on October 27, 2023. Changes to the approved plans or specifications, and any additional work that may be undertaken must be reviewed and approved by the Historic Preservation program prior to construction, alteration, or demolition. If, during the course of completing the approved work, conditions are encountered which prevent completing the approved work, or which require additional or alternative work, you must apply for and receive a Certificate of Appropriateness or Non-Applicability PRIOR to undertaking additional or alternative work.

This Certificate is granted upon condition that the work authorized herein is commenced within twelve (12) months after the original date of issuance. If the work authorized by this Certificate is not commenced within twelve (12) months after the original date of issuance or if such work is suspended in significant part for a period of one year after the time the work is commenced, such Certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time for periods not exceeding ninety (90) days each may be allowed in writing by the Department.

Sincerely,

A handwritten signature in black ink, appearing to read "Evan R. Schueckler".

Evan R. Schueckler
Historic Preservation Program Manager

STAFF ANALYSIS OF APPLICABLE REVIEW STANDARDS

Standards for Review of Alterations to or Redesign of Noncontributing Structures, 17.8.4:

Standard B.	
In considering an application for a Certificate of Appropriateness involving comprehensive redesign of a noncontributing structure, the standards for review of construction set forth in Subsection 17.8.3 shall apply	
Standard Met?	Basis
Yes	The applicant is redesigning a non-contributing garage. See Standards for Review of New Construction below.

Standards for Review of New Construction, 17.8.3:

Standard A. Scale and Form	
<u>1. Height</u> The proposed height shall be visually compatible with surrounding structures when viewed from any street or open space and in compliance with any design guidelines.	
Standard Met?	Basis
Yes	The proposed alterations will result in a building at one to one-and-a-half stories which is in keeping with the typical scale of accessory structures. The overall height sits below the second story window sills of the existing primary structure, retaining the subordinate relationship of an accessory structure.
<u>2. Width</u> The width of a building shall be visually compatible with surrounding structures when viewed from any street or open space and in compliance with any design guidelines.	
Standard Met?	Basis
Yes	The width of the altered structure will remain the same as the current width and is in keeping with the typical width of a single-bay garage.
<u>3. Proportion of principal facades</u> The relationship of the width to the height of the principal elevations shall be visually compatible with structures, public ways, and open spaces to which it is visually related.	
Standard Met?	Basis
Yes	Structures in the West End Historic District exhibit great variety in the proportions of principal facades. The proposed alterations will result in a slightly vertically oriented façade which is in keeping with the vertical orientation of the existing primary structure.
<u>4. Roof shapes</u> The roof shape of a structure shall be visually compatible with the structures to which it is visually related.	
Standard Met?	Basis
Yes	The proposed alterations will result in a flat roof which is a common roof form for accessory structures throughout the West End Historic District.
<u>5. Scale of a structure</u> The size and mass of structures in relation to open spaces, windows, door openings, porches, and balconies shall be visually compatible with the structures, public ways, and places to which they are visually related.	
Standard Met?	Basis
Yes	The alterations will result in a modest structure in keeping with the scale of a one-and-a-half story accessory structure. The structure will remain significantly set back from the street and retain a false garage opening wide enough to accommodate a single vehicle.

Standard B. Composition of Principle Facades	
<u>1. Proportion of openings</u> The relationship of the width to height of windows and doors shall be visually compatible with structures, public ways, and places to which the building is visually related.	
Standard Met?	Basis
Yes	The proposed false garage door at the north elevation will have a horizontal proportion and scale in keeping with the existing garage door, and the remaining windows will have a mixture of vertically and horizontally oriented windows in keeping with the variety of window proportions found throughout the West End Historic District.
<u>2. Rhythm of solids to voids in facades</u> The relationship of solids to voids in the façade of a structure shall be visually compatible with structures, public ways, and places to which it is visually related.	
Standard Met?	Basis
Yes	The north elevation, facing Orchard Street will be dominated by the false garage door, as is in keeping with the existing condition and is typical of other garages found throughout the district. The upper portion of the façade will feature a blind window to balance the sense of solid and void at the north elevation. The side elevations will feature a mostly regular pattern of windows, as is common throughout the district.
<u>3. Rhythm of entrance porch and other projections</u> The relationship of entrances and other projections to sidewalks shall be visually compatible with the structures, public ways, and places to which they are visually related.	
Standard Met?	Basis
Yes	The existing structure is a single-car garage. The proposed design will continue the appearance of a subordinate single-car garage structure. The proposed false garage door faces towards the street in keeping with the norms of garage doors found throughout the district. The pedestrian entrance is located to the rear of the structure, out of sight, as is also typical of the district.
<u>4. Relationship of materials</u> The relationship of the color and texture of materials (other than paint color) of the facade shall be visually compatible with the predominant materials used in the structures to which they are visually related.	
Standard Met?	Basis
Yes	The structure is currently clad in wood clapboard siding. The applicant is proposing to clad the structure in fiber cement clapboard siding. Clapboard is a common cladding material throughout the West End Historic District.

Standard C. Relationship to Street	
<u>1. Walls of continuity</u> Facades and site structures, such as masonry walls, fences, and landscape masses, shall, when it is a characteristic of the area, form cohesive walls of enclosure along a street to ensure visual compatibility with the structures, public ways, and places to which such elements are visually related.	
Standard Met?	Basis
Yes	The altered structure will remain in its current location, set back significantly from the street reinforcing the non-continuous street wall typical of the West End Historic District.
<u>2. Rhythm of spacing and structures on streets</u> The relationship of a structure or object to the open space between it and adjoining structures or objects shall be visually compatible with the structures, objects, public ways, and places to which it is visually related	
Standard Met?	Basis
Yes	The altered structure will remain in its current location, set back significantly from the street retaining an ample side yard between the primary structures, allowing the existing rhythm of structure to remain unchanged.

<u>3. Directional expression of principal elevation</u> A structure shall be visually compatible with the structures, public ways, and places to which it is visually related in its directional character, whether this be vertical character, horizontal character, or nondirectional character.	
Standard Met?	Basis
Yes	The alterations will result in a structure with a mixture of horizontal and vertical expressions. The overall structure will have a vertical express, reinforced by the corner board trim, while this will be juxtaposed and balanced with the horizontal siding, strong horizontal cornice, and horizontally oriented false garaged door and blind window.

Standard D. Other Standards	
<u>1. Compatible use</u> Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration to the character defining features of the structure, object, or site and its environment or to use a property for its originally intended purpose.	
Standard Met?	Basis
Yes	The proposed alterations will allow the structure to be rehabilitated into a small dwelling unit. Residential uses are ubiquitous within the West End Historic District.
<u>4. Contemporary design</u> Contemporary design for additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural, or archaeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, material, and character of the property, neighborhood and environment.	
Standard Met?	Basis
Yes	The proposed structure has a fairly traditional design character, having a classically inspired and proportioned cornice and openings feature a small entablature; however, the details and molding profiles of the openings and cornice have been simplified to differentiate the structure from the contributing primary structure.

Context and Existing Conditions Photos



Figure 1: 14 Orchard St & context viewed from left



Figure 2: 14 Orchard St & context viewed from the end of the driveway



Figure 3: 14 Orchard St & context viewed from down the street, to the right

	PLANNING & URBAN DEVELOPMENT
	HISTORIC PRESERVATION
CERTIFICATE OF APPROPRIATENESS	
Project No: HPAR-002615-2023	
Public Hearing Date: Not Applicable	
Approved Drawings Date: 10/27/2023	
Preservation Staff: Evan Schueckler	



Figure 4: Streetscape opposite 14 Orchard St



Figure 514 Orchard St main house



PLANNING & URBAN DEVELOPMENT
HISTORIC
PRESERVATION

CERTIFICATE OF APPROPRIATENESS

Project No:

HPAR-002615-2023

Public Hearing Date:

Not Applicable

Approved Drawings Date:

10/27/2023

Preservation Staff: Evan Schueckler



Figure 6: 1994 Addition to the main house, garage side



PLANNING & URBAN DEVELOPMENT
HISTORIC
PRESERVATION

CERTIFICATE OF APPROPRIATENESS

Project No:

HPAR-002615-2023

Public Hearing Date:

Not Applicable

Approved Drawings Date:

10/27/2023

Preservation Staff: Evan Schueckler



Figure 7: 1994 Garage structure - front view



Figure 8: 1994 Garage structure – house-side view

	PLANNING & URBAN DEVELOPMENT HISTORIC PRESERVATION
CERTIFICATE OF APPROPRIATENESS	
Project No:	
HPAR-002615-2023	
Public Hearing Date:	
Not Applicable	
Approved Drawings Date:	
10/27/2023	
Preservation Staff: Evan Schueckler	

NEW DWELLING UNIT

NOTES PERTAINING TO DESIGN-BUILD SCOPE OF WORK:

IT IS THE INTENT OF THESE DRAWINGS TO SERVE AS A BASIS OF DESIGN AND SCOPE OF WORK; HOWEVER THEY ARE NOT INTENDED TO BE ALL-INCLUSIVE. IT WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THE ASSOCIATE SUBCONTRACTORS TO COMPLETE AND COORDINATE THE FULL SCOPE OF WORK IN THE FIELD. THE FOLLOWING INFORMATION IS INTENDED TO OUTLINE THE BASIC SYSTEMS AND SERVICES REQUIRING MODIFICATIONS OR PROVISION AS PART OF THIS PROJECT.

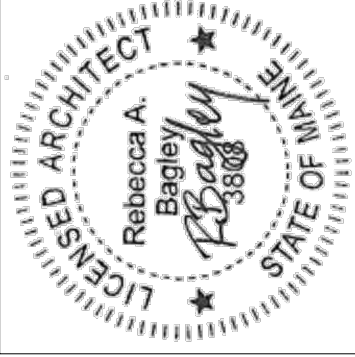
FIRE PROTECTION & SUPPRESSION SYSTEMS SCOPE:

- CONTRACTOR IS TO DESIGN AND PROVIDE FIRE PROTECTION SYSTEM AS REQUIRED TO MEET COVERAGE REQUIREMENTS OF THE SPACE CONFIGURATIONS (REFERENCE LIFE SAFETY CODE STUDY.) ARRANGEMENT OF FIRE PROTECTION SYSTEM SHALL MEET ALL APPLICABLE CODES. CONTRACTOR IS TO PROVIDE ADDITIONAL EQUIPMENT AND MATERIAL AS REQUIRED.

A/C	AIR CONDITIONING
ABV	ABOVE
AC	ACOUSTICAL PLASTER
ACT	ACOUSTIC CEILING TILE
ADD	ADDENDUM
ADJ	ADJACENT
AF	ABOVE FINISHED FLOOR
AP	ACCESS PANEL
BCE	BOTTOM CHORD EXTENSION
BD	BOARD
BLP	BORROWED LIGHT PANEL
BO	BOTTOM OF
BOP	BOTTOM OF FOOTING
BOS	BOTTOM OF STEEL
BS	BOTH SIDES
BSE	BRICK SHELF ELEVATION
C	CHANNEL
CPT	CARPET
CB	CATCH BASIN; CHALKBOARD
CFM	CUBIC FEET PER MINUTE
CJ	CONTROL JOINT; CONSTRUCTION JOINT
C	CENTERLINE
CMU	CONCRETE MASONRY UNIT
CT	CERAMIC TILE
CUH	CABINET UNIT HEATER
DF	DRINKING FOUNTAIN
DR	DOOR
DW	DISHWASHER
EF	EXHAUST FAN; EACH FACE
EJ	EXPANSION JOINT
EPDM	ETHYLENE PROPYLENE DIENE MONOMER
EW	EACH WAY
EW	ELECTRIC WATER COOLER
EX	EXISTING
EXST	EXISTING
EXT	EXTERIOR
EXTR	EXTERIOR
FB	FLAT BAR
FBO	FURNISHED BY OTHERS
FO	FLOOR CLEAN-OUT
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISHED FLOOR; FAR FACE
FIN	FINISHED
FIXT	FIXTURE
FL	FLOOR
FO	FRAMED OPENING
FOF	FACE OF FINISH
FS	FAR SIDE
GA	GAGE, GAUGE
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GDT	GYPSON DROP-IN TILE
GWB	GYPSON WALL BOARD
H/C	HANDICAPPED; HOLLOW CORE
HDO	HIGH DENSITY OVERLAY
HM	HOLLOW METAL
HOR	HORIZONTAL
HRU	HEAT RECOVERY UNIT
H&V	HEATING AND VENTILATING
HVAC	HEATING, VENTILATING, & AIR CONDITIONING
ID	INSIDE DIAMETER
IF	INSIDE FACE
I	ISOLATION JOINT
INT	INTERIOR
INV	INVERT
JNT	JOINT
L	ANGLE
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LP	LIGHTING PANEL
MD	MEDIUM DENSITY OVERLAY
MO	MASONRY OPENING
MR	MOISTURE-RESISTANT
MUA	MAKE-UP AIR
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER
OF	OUTSIDE FACE; OWNER FURNISHED
OFIC	OWNER FURNISHED AND INSTALLED BY CONTRACTOR
OH	OVERHEAD
OPG	OPENING
OPNG	OPENING
OPP	OPPOSITE
PA	PUBLIC ADDRESS
PAP	POWDER-ACTUATED FASTENER
P	PLATE, PROPERTY LINE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLF	POUNDS PER LINEAR FOOT
PLYWD	PLYWOOD
PP	POWER PANEL
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PTD	PAINTED, PAPER TOWEL DISPENSER
PTN	PARTITION
PVC	POLYVINYL CHLORIDE
R	RISER; RADIUS
RB	RUBBER BASE
REF	REFRIGERATOR
REFRIG	REFRIGERATOR
RD	ROOF DRAIN
RM	ROOM
RO	ROUGH OPENING
RP	REMOVABLE PANEL
RR	RUB-RAIL
SC	SOLID CORE
SF	SQUARE FOOT; SUPPLY FAN
SK	SHEAR KEY
SM	SIMILAR
SS	STAINLESS STEEL
ST	STEEL
STD	STANDARD
STR	STRUCTURAL
STRUCT	STRUCTURAL
T	TREAD

CWS ARCHITECTURE +
INTERIOR DESIGN

PLANNING + DESIGN
CONSTRUCTION SERVICES



CWS ARCHITECTURE +
INTERIOR DESIGN
264 US ROUTE ONE SUITE 100-2A
SCARBOROUGH, MAINE 04074 207.774.4441
WWW.CWSARCH.COM

DESIGNER

OWNER
THROUGH THESE DOORS

PROJECT
NEW DWELING UNIT

DRAWING
COVER PAGE, GENERAL
NOTES, SYMBOLS LEGEND
AND ABBREVIATIONS

REVISIONS

DRAWING NUMBER

CP

SCALE:
DATE: 06/23/2023

PROJECT TEAM:

BUILDING OWNER:

FAMILY CRISIS SERVICES
PO BOX 704
PORTLAND, MAINE 04104

ARCHITECT:

CWS ARCHITECTURE +
INTERIOR DESIGN

264 US ROUTE ONE
BOX 6, SUITE 100-2A
SCARBOROUGH, MAINE 04074
TEL: (207) 774-4441
FAX: (207) 774-4016

MECHANICAL ENGINEERING:

SparhawkGroup
Engineered Building Performance

81 BRIDGE STREET
YARMOUTH, MAINE 04096
TEL: (207)846-7726
FAX: (207)846-7728

ELECTRICAL ENGINEERING:

MEGA ENGINEERING
Matt Lyle, P.E.
Portland, ME
207.749.4514
matt@megaengineeringma.com

CONSTRUCTION MANAGER:



10 DANFORTH STREET,
PORTLAND, ME 04101
PHONE: (207)773.3625

CIVIL ENGINEER / LANDSCAPE ARCHITECT:

**SEBAGO
TECHNICS**
75 JOHN ROBERTS RD, SUITE 4A
SOUTH PORTLAND, ME 04106
TEL: (207) 200-2100

STRUCTURAL ENGINEERING:

**L & L STRUCTURAL
ENGINEERING SERVICES, INC.**
SIX O STREET
SOUTH PORTLAND, MAINE 04106
PHONE: (207) 767-4653
FAX: (207) 799-5432
EMAIL: L&LSE@L&L-ENG.COM

SYMBOLS LEGEND:

	SECTION		DOOR NUMBER
	DETAIL		ROOM NAME ROOM NUMBER
	ELEVATION LEVEL		CONTINUOUS BACKER ROD AND SEALANT
	REVISION		EXTERIOR ELEVATION
	WINDOW TYPE		WALL TYPE

PROJECT OVERVIEW:

CONSTRUCTION OF A NEW (APPROX) 516 GROSS SQUARE FOOT PRIMARY DWELLING UNIT WITH AN NFPA 13-D SPRINKLER SYSTEM.

THE SITE IS A RESIDENTIAL SITE, LOCATED IN THE R4 ZONE, AND IN THE WEST END HISTORIC DISTRICT, AND DESIGNATED WITHIN THE LAND USE CODE AS BENEVOLENT & CHARITABLE.

THE PROPOSED NEW PRIMARY DWELLING UNIT REQUIRES THE REMOVAL OF THE MAJORITY OF AN EXISTING NON-CONTRIBUTING, 1.5 STORY WOOD-FRAMED (TYPE V CONSTRUCTION) GARAGE STRUCTURE, WITH ITS ASSOCIATED CAST IN PLACE CONCRETE FOUNDATION TO REMAIN. THE NEW DWELLING UNIT WILL CONSTRUCTED ON THE EXISTING CAST-IN-PLACE CONCRETE FOUNDATION, WITH A NEW INTERIOR SLAB, AND LOCATED AS SHOWN ON THE SITE PLANS, AS APPROVED THROUGH THE ZONING BOARD OF APPEALS.

REFERENCE CODE REVIEW ON SHEET G0.00 FOR BUILDING CODE REPORTS.

GENERAL NOTES PERTAINING TO THE CONSTRUCTION AND CONSTRUCTION DOCUMENTATION:

- THE CONTRACTOR SHALL REVIEW AND DIRECT ALL SUB-CONTRACTORS TO REVIEW ALL DRAWINGS AND SPECIFICATIONS TO ASCERTAIN THE SCOPE OF WORK FOR EACH TRADE PRIOR TO BID. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR ALL DRAWINGS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH FEDERAL, STATE, CITY AND LOCAL BUILDING CODES AND THEIR REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PERMITS AND APPROVALS AS REQUIRED BY THE LOCAL JURISDICTIONAL AUTHORITIES FOR THIS JOB.
- BEFORE COMMENCING WORK, THE CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN LOCATIONS OF ANY AND ALL MECHANICAL, ELECTRICAL AND TELEPHONE ITEMS (INCLUDING PIPING, DUCTWORK, LIGHTING AND/OR CONDUIT) AND, THAT ALL REQUIRED CLEARANCES OR INSTALLATIONS FOR ABOVE EQUIPMENT ARE PROVIDED. COORDINATION SHALL BE PERFORMED PRIOR TO CONSTRUCTION.
- IF FIELD CONDITIONS NECESSITATE ANY CHANGES OR MODIFICATIONS, ALL SUCH CHANGES OR MODIFICATIONS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO PERFORMING SUCH CHANGES OR MODIFICATIONS.
- THE CONTRACTOR SHALL PROVIDE FOR THE LEGAL REMOVAL AND DISPOSAL OF ALL RUBBISH AND DEBRIS FROM THE BUILDING AND THE SITE ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT.

REVISED PROJECT DESCRIPTION TO MAINTAIN EXISTING FOUNDATION AND BUILDING LOCATION. REMOVED
NOT-APPLICABLE DESIGN-BUILD MEP & FIRE ALARM SCOPE NOTES

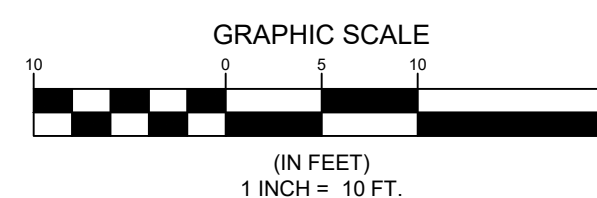


REVIS~~ED~~ DRAWING LIST AS INDICATED

Page 27

14 ORCHARD ST
PORTLAND, ME

KEY	ABUTTER	BOOK/PAGE
A	N/F WILLIAM H. BENNETT AND JEAN C. BENNETT	9688/113
B	N/F BRAIN D. RANDALL AND ALEXANDER M. BEAL	25083/205
C	N/F DAN ADAM KONIGSBURG	32758/055
D	N/F AHP INVESTMENTS LLC	34984/119



1 COVER SHEET
2 NOTES & LEGEND
3 SITE, GRADING & UTILITY PLAN
4 EROSION CONTROL NOTES
5 DETAILS
1 OF 1 EXISTING CONDITIONS PLAN

DESIGNED	HAH
DRAWN	CJC
CHECKED	HAH
DATE	05/15/23
SCALE	1" = 10'
PROJECT	230243

SHEET 1 OF 5

EXISTING	PROPOSED
----------	----------

1. THE RECORD OWNER OF THE PARCEL IS FAMILY CRISIS SERVICES BY DEED DATED AUGUST 3, 200

34. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING FLOW THROUGH THE EXISTING CLOSED

1. SIDESLOPES SHALL NOT BE STEEPER THAN 3:1 (H:V) EXCEPT AS OTHERWISE IDENTIFIED ON THIS

1. GRADING AND CLEARING LIMITS SHALL NOT ENCROACH ON ADJACENT PROPERTIES UNLESS NOTED

1. UTILITY INFORMATION DERICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN

[illegible]



EROSION CONTROL MEASURES

PRE-CONSTRUCTION PHASE

PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, SEDIMENT BARRIERS (SILT FENCE) WILL BE STAKED/INSTALLED ACROSS THE SLOPE(S), ON THE CONTOUR AT OR JUST BELOW THE LIMITS OF CLEARING OR GRUBBING, AND/OR JUST ABOVE ANY ADJACENT PROPERTY LINE OR WATERCOURSE TO PROTECT AGAINST CONSTRUCTION RELATED EROSION. THE PLACEMENT OF SEDIMENT BARRIERS SHALL BE COMPLETED IN ACCORDANCE WITH GUIDELINES ESTABLISHED IN BEST MANAGEMENT PRACTICES AND IN ACCORDANCE WITH THIS EROSION CONTROL PLAN AND DETAILS IN THIS PLAN SET. THIS NETWORK IS TO BE MAINTAINED BY THE CONTRACTOR UNTIL ALL EXPOSED SLOPES HAVE AT LEAST 90% VIGOROUS PERENNIAL VEGETATIVE COVER TO PREVENT EROSION. TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER PERMANENT STABILIZATION IS ATTAINED.

PRIOR TO ANY CLEARING OR GRUBBING, A CONSTRUCTION ENTRANCE/EXIT SHALL BE CONSTRUCTED AT THE INTERSECTION OF THE PROPOSED ENTRANCES AND EXISTING ROADWAY TO AVOID TRACKING OF MUD, DUST AND DEBRIS FROM THE SITE.

PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL PREPARE A DETAILED SCHEDULE AND MARKED UP PLAN INDICATING AREAS AND COMPONENTS OF THE WORK AND KEY DATES SHOWING DATE OF DISTURBANCE AND COMPLETION OF THE WORK. THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE MUNICIPAL STAFF. THREE COPIES OF THE SCHEDULE AND MARKED UP PLAN SHALL BE PROVIDED TO THE MUNICIPALITY THREE DAYS PRIOR TO THE SCHEDULED PRE-CONSTRUCTION MEETING. SPECIAL ATTENTION SHALL BE GIVEN TO THE 14 DAY LIMIT OF DISTURBANCE IN THE SCHEDULE ADDRESSING TEMPORARY AND PERMANENT VEGETATION MEASURES.

CONSTRUCTION AND POST-CONSTRUCTION PHASE

AREAS UNDERGOING ACTUAL CONSTRUCTION SHALL ONLY EXPOSE THAT AMOUNT OF MINERAL SOIL NECESSARY FOR PROGRESSIVE AND EFFICIENT CONSTRUCTION. AN AREA CONSIDERED OPEN IS ANY AREA NOT STABILIZED WITH PAVEMENT, VEGETATION, MULCHING, EROSION CONTROL MATS, RIPRAP OR GRAVEL BASE ON A ROAD, SUCH AS ACTIVE EXCAVATION AND ACTIVE GRADING. LIMIT THE EXPOSED AREA TO THOSE AREAS IN WHICH WORK IS ACTIVELY OCCURRING OR CAN BE MULCHED IN THE SAME DAY. OPEN AREAS SHALL BE ANCHORED WITH TEMPORARY EROSION CONTROL AS SHOWN ON THE DESIGN PLANS AND AS DESCRIBED WITHIN THIS EROSION CONTROL PLAN WITHIN SEVEN (7) DAYS OF DISTURBANCE. AREAS LOCATED WITHIN 100 FEET OF STREAMS SHALL BE ANCHORED WITH TEMPORARY EROSION CONTROL WITHIN SEVEN (7) DAYS. REFER TO WINTER EROSION CONTROL NOTES FOR THE TREATMENT OF OPEN AREAS AFTER OCTOBER 1ST OF THE CONSTRUCTION YEAR.

THE CONTRACTOR MUST INSTALL ANY ADDED MEASURES WHICH MAY BE NECESSARY TO CONTROL EROSION/SEDIMENTATION FROM THE SITE DEPENDENT UPON THE ACTUAL SITE AND WEATHER CONDITIONS. CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED, IN ORDER TO MINIMIZE AREAS WITHOUT EROSION CONTROL PROTECTION.

EROSION CONTROL APPLICATIONS & MEASURES

THE PLACEMENT OF EROSION CONTROL MEASURES SHALL BE COMPLETED IN ACCORDANCE WITH GUIDELINES ESTABLISHED IN BEST MANAGEMENT PRACTICES AND IN ACCORDANCE WITH THE EROSION CONTROL PLAN AND DETAILS IN THE PLAN SET.

1. TEMPORARY MULCHING:

ALL DISTURBED AREAS SHALL BE MULCHED WITH MATERIALS SPECIFIED BEFORE PRIOR TO ANY STORM EVENT. ALL DISTURBED AREAS NOT FINAL GRADED WITHIN 14 DAYS SHALL BE MULCHED. DISTURBED AREAS ADJACENT TO NATURAL RESOURCES THAT ARE NOT GRADED WITHIN SEVEN (7) DAYS SHALL BE MULCHED. ALSO, AREAS, WHICH HAVE BEEN TEMPORARILY SEEDING, SHALL BE MULCHED IMMEDIATELY FOLLOWING SEEDING. EROSION CONTROL BLANKETS ARE RECOMMENDED TO BE USED AT THE BASE OF GRASSED WATERWAYS AND ON SLOPES GREATER THAN 33%. MULCH ANCHORING SHOULD BE USED ON SLOPES GREATER THAN 5% AFTER SEPTEMBER 15TH OF THE CONSTRUCTION YEAR (SEE WINTER EROSION CONTROL NOTES).

TYPES OF MULCH:

HAY OR STRAW: SHALL BE APPLIED AT A RATE OF 75 LBS/1,000 S.F. (1.5 TONS PER ACRE).

EROSION CONTROL MIX: SHALL BE PLACED EVENLY AND MUST PROVIDE 100% SOIL COVERAGE. EROSION CONTROL MIX SHALL BE APPLIED SUCH THAT THE THICKNESS ON SLOPES 3:1 OR LESS IS 2 INCHES PLUS 1/2 INCH PER 20 FEET OF SLOPE UP TO 100 FEET. THE THICKNESS ON SLOPES BETWEEN 3:1 AND 2:1 SHALL BE 4 INCHES PLUS 1/2 INCH PER 20 FEET OF SLOPE UP TO 100 FEET. THIS SHALL NOT BE USED ON SLOPES GREATER THAN 2:1.

EROSION CONTROL BLANKET: SHALL BE INSTALLED SUCH THAT CONTINUOUS CONTACT BETWEEN THE MAT AND THE SOIL IS OBTAINED. INSTALL BLANKETS AND STAPLE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

2. SOIL STOCKPILES:

STOCKPILES OF SOIL OR SUBSOIL SHALL BE MULCHED WITH HAY OR STRAW AT A RATE OF 75 LBS/1,000 S.F. (1.5 TONS PER ACRE) OR WITH A FOUR-INCH LAYER OF WOOD WASTE EROSION CONTROL MIX. THIS WILL BE DONE WITHIN 24 HOURS OF STOCKING AND RE-ESTABLISHED PRIOR TO ANY RAINFALL. ANY SOIL STOCKPILE WILL NOT BE PLACED EVEN COVERED WITHIN 100 FEET FROM ANY NATURAL RESOURCES. SEDIMENT BARRIERS SHALL BE INSTALLED DOWNGRADIENT OF STOCKPILES, AND STORMWATER SHALL BE PREVENTED FROM RUNNING ONTO THE STOCKPILE.

3. NATURAL RESOURCES PROTECTION:

ANY AREAS WITHIN 100 FEET FROM ANY NATURAL RESOURCES SHALL BE MULCHED USING TEMPORARY MULCHING (AS DESCRIBED IN PART 1 OF THIS SECTION) WITHIN 7 DAYS OF EXPOSURE OR PRIOR TO ANY STORM EVENT. SEDIMENT BARRIERS (AS DESCRIBED IN PART 4 OF THIS SECTION) SHALL BE PLACED BETWEEN ANY NATURAL RESOURCE AND THE DISTURBED AREA. PROJECTS CROSSING THE NATURAL RESOURCE SHALL BE PROTECTED A MINIMUM DISTANCE OF 100 FEET ON EITHER SIDE FROM THE RESOURCE.

4. SEDIMENT BARRIERS:

PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, SEDIMENT BARRIERS SHALL BE STAKED ACROSS THE SLOPE(S), ON THE CONTOUR AT OR JUST BELOW THE LIMITS OF CLEARING OR GRUBBING, AND/OR JUST ABOVE ANY ADJACENT PROPERTY LINE OR WATERCOURSE TO PROTECT AGAINST CONSTRUCTION RELATED EROSION. SEDIMENT BARRIERS SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL ALL EXPOSED SLOPES HAVE AT LEAST 90% VIGOROUS PERENNIAL VEGETATIVE COVER TO PREVENT EROSION.

SILT FENCE: SHALL BE INSTALLED PER THE DETAIL ON THE PLANS. THE EFFECTIVE HEIGHT OF THE FENCE SHALL NOT EXCEED 36 INCHES. IT IS RECOMMENDED THAT SILT FENCE BE REMOVED BY CUTTING THE FENCE MATERIALS AT GROUND LEVEL SO AS TO AVOID ADDITIONAL SOIL DISTURBANCE.

HAY BALES: SHALL NOT BE INSTALLED ADJACENT TO WETLAND. INSTALL PER THE DETAIL ON THE PLANS. BALES SHALL BE WIRE-BOUND OR STRING-TIED AND THESE BINDINGS MUST REMAIN PARALLEL WITH THE GROUND SURFACE DURING INSTALLATION TO PREVENT DETEIORATION OF THE BINDINGS. BALES SHALL BE INSTALLED WITHIN A MINIMUM 4 INCH DEEP TRENCH LINE WITH ENDS OF ADJACENT BALES TIGHTLY ABUTTING ONE ANOTHER.

EROSION CONTROL MIX: SHALL NOT BE USED ADJACENT TO WETLANDS. INSTALL PER THE DETAIL ON THE PLANS. THE MIX SHALL CONSIST PRIMARILY OF ORGANIC MATERIAL AND CONTAIN A WELL-GRADED MIXTURE OF PARTICLE SIZES AND MAY CONTAIN ROCKS LESS THAN 4 INCHES IN DIAMETER. THE MIX COMPOSITION SHALL MEET THE STANDARDS DESCRIBED WITHIN THE MDEP BEST MANAGEMENT PRACTICES. NO TRENCHING IS REQUIRED FOR INSTALLATION OF THIS BARRIER. EROSION CONTROL MIX BERMS SHALL NOT BE USED AT THE BOTTOM OF STEEP SLOPES (>8%) OR SLOPES WITH FLOWING WATER.

CONTINUOUS CONTAINED BERM: SHALL BE INSTALLED PER THE DETAIL ON THE PLANS. THIS SEDIMENT BARRIER IS EROSION CONTROL MIX PLACED WITHIN A SYNTHETIC TUBULAR NETTING AND PERFORMS AS A STURDY SEDIMENT BARRIER THAT WORKS WELL ON HARD GROUND SUCH AS FROZEN CONDITIONS, TRAVELED AREAS OR PAVEMENT. NO TRENCHING IS REQUIRED FOR INSTALLATION OF THIS BARRIER.

5. TEMPORARY CHECK DAMS:

SHALL BE INSTALLED PER THE DETAIL ON THE PLANS. CHECK DAMS ARE TO BE PLACED WITHIN DITCHES/ SWALES AS SPECIFIED ON THE DESIGN PLANS IMMEDIATELY AFTER FINAL GRADING. CHECK DAMS SHALL BE 2 FEET HIGH. TEMPORARY CHECK DAMS MAY BE REMOVED ONLY AFTER THE ROADWAYS ARE PAVED AND THE VEGETATED SWALE ARE ESTABLISHED WITH AT LEAST 80% OF VIGOROUS PERENNIAL GROWTH. THE AREA BENEATH THE CHECK DAM MUST BE SEEDED AND MULCHED IMMEDIATELY AFTER REMOVAL OF THE CHECK DAM.

STONE CHECK DAMS: STONE DAMS SHOULD BE CONSTRUCTED OF 2 TO 3 INCH STONE AND PLACED SUCH THAT COMPLETE COVERAGE OF THE SWALE IS OBTAINED AND THAT THE CENTER OF THE DAM IS 6 INCHES LOWER THAN THE OUTER EDGES.

HAY BALE CHECK DAMS: BALES SHALL BE WIRE-BOUND OR STRING-TIED. BALES SHALL BE INSTALLED WITHIN A MINIMUM 4 INCH DEEP TRENCH LINE WITH ENDS OF ADJACENT BALES TIGHTLY ABUTTING ONE ANOTHER. HAY BALES SHALL BE PLACED SUCH THAT COMPLETE COVERAGE OF THE SWALE IS OBTAINED AND THAT THE CENTER OF THE DAM IS 6 INCHES LOWER THAN THE OUTER EDGES.

MANUFACTURED CHECK DAMS: MANUFACTURED CHECK DAMS, AS SPECIFIED IN THE DETAIL ON THE PLANS, MAY BE USED IF AUTHORIZED BY THE PROPER LOCAL, STATE OR FEDERAL REGULATING AGENCIES. THESE UNITS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

6. STORMDRAIN INLET PROTECTION:

INLET PROTECTION SHALL BE PLACED AROUND A STORMDRAIN DROP INLET OR CURB INLET PRIOR TO PERMANENT STABILIZATION OF THE IMMEDIATE AND UPSTREAM DISTURBED AREAS. THEY SHALL BE CONSTRUCTED IN A MANNER THAT WILL FACILITATE CLEAN-OUT AND DISPOSAL OF TRAPPED SEDIMENTS AND MINIMIZE INTERFERENCE WITH CONSTRUCTION ACTIVITIES. ANY RESULTANT PONDING OF WATER FROM THE PROTECTION METHOD MUST NOT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT AREAS OR STRUCTURES.

HAY BALE DROP INLET PROTECTION: WE DO NOT RECOMMEND THE USE OF HAY BALES AS INLET PROTECTION.

CONCRETE BLOCK AND STONE INLET SEDIMENT FILTER (DROP OR CURB INLET): SHALL BE INSTALLED PER THE DETAIL ON THE PLANS. THE HEIGHT OF THE CONCRETE BLOCK BARRIER CAN VARY BUT MUST BE BETWEEN 12 INCH AND 24 INCHES TALL. A MINIMUM OF 1 INCH CRUSHED STONE SHALL BE USED.

MANUFACTURED SEDIMENT BARRIERS AND FILTER (DROP OR CURB INLET): MANUFACTURED FILTERS, AS SPECIFIED IN THE DETAIL ON THE PLANS, MAY BE USED IF INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

7. STABILIZED CONSTRUCTION ENTRANCE/EXIT:

PRIOR TO CLEARING AND/OR GRUBBING THE SITE A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE CONSTRUCTED WHEREVER TRAFFIC WILL EXIT THE CONSTRUCTION SITE ONTO A PAVED ROADWAY IN ORDER TO MINIMIZE THE TRACKING OF SEDIMENT AND DEBRIS FROM THE CONSTRUCTION SITE ONTO PUBLIC ROADWAYS. THE ENTRANCES AND ADJACENT ROADWAY AREAS SHALL BE PERIODICALLY SWEEPED TO FURTHER MINIMIZE THE TRACKING OF MUD, DUST OR DEBRIS FROM THE CONSTRUCTION TO THE ROADWAY. THE TERM "SWEEP" IS UNDERSTOOD TO MEAN REMOVAL OF TRACKING OF MUD, DUST OR DEBRIS WITH A STREET SWEEP, NOT INCLUDING THE MATERIAL INTO SWALES OR STRUCTURES WITH A MECHANICAL BROOM. STABILIZED CONSTRUCTION EXITS SHALL BE CONSTRUCTED IN AREAS SPECIFIED ON THE PLANS AND AS DETAILLED ON THE PLANS. THE CONTRACTOR SHALL MAINTAIN THE STABILIZED CONSTRUCTION ENTRANCE UNTIL ALL DISTURBED AREAS ARE STABILIZED.

DUST CONTROL:

DUST CONTROL DURING CONSTRUCTION SHALL BE ACHIEVED BY THE USE OF A WATERING TRUCK TO PERIODICALLY SPRINKLE THE EXPOSED ROADWAY AREAS AS NECESSARY TO REDUCE DUST DURING THE DRY MONTHS. APPLYING OTHER DUST CONTROL PRODUCTS SUCH AS CALCIUM CHLORIDE OR OTHER MANUFACTURED PRODUCTS ARE ALLOWED IF AUTHORIZED BY THE PROPER LOCAL, STATE AND/OR FEDERAL REGULATING AGENCIES. HOWEVER, IT IS THE CONTRACTOR'S ULTIMATE RESPONSIBILITY TO MITIGATE DUST AND SOIL LOSS FROM THE SITE. IF OFF-SITE TRACKING OCCURS, PUBLIC ROADS SHOULD BE SWEEP IMMEDIATELY AND NOT LESS THAN ONCE A WEEK AND PRIOR TO SIGNIFICANT STORM EVENTS.

TEMPORARY VEGETATION:

TEMPORARY VEGETATION SHALL BE APPLIED TO DISTURBED AREAS THAT WILL NOT RECEIVE FINAL GRADING FOR PERIODS UP TO 12 MONTHS. THIS PROCEDURE SHOULD BE USED EXTENSIVELY IN AREAS ADJACENT TO NATURAL RESOURCES. SEEDBED PREPARATION AND APPLICATION OF SEED SHALL BE CONDUCTED AS INDICATED IN THE PERMANENT VEGETATION SECTION OF THIS NARRATIVE. SPECIFIC SEEDS (FAST GROWING AND SHORT LIVING) SHALL BE SELECTED FROM THE MAINE EROSION AND SEDIMENT CONTROL BMP MANUALS FOR CONTRACTORS AND ENGINEERS, LATEST REVISION. ALTERNATIVE EROSION CONTROL MEASURES SHOULD BE USED IF SEEDING CAN NOT BE DONE BEFORE SEPTEMBER 15TH OF THE CONSTRUCTION YEAR.

PERMANENT VEGETATION:

REVEGETATION MEASURES SHALL COMMENCE IMMEDIATELY UPON COMPLETION OF FINAL GRADING OF AREAS TO BE LOAMED AND SEEDED. THE APPLICATION OF SEED SHALL BE CONDUCTED BETWEEN APRIL 1ST AND OCTOBER 1ST OF THE CONSTRUCTION YEAR, PLEASE REFER TO THE WINTER EROSION CONTROL NOTES FOR MORE DETAIL. REVEGETATION MEASURES SHALL CONSIST OF THE FOLLOWING:

SEEDBED PREPARATION:

A. FOUR (4) INCHES OF LOAM SHALL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE. LOAM SHALL BE FREE OF SUBSOIL, CLAY LUMPS, STONES AND OTHER OBJECTS OVER 2 INCHES OR LARGER IN ANY DIMENSION, AND WITHOUT WEEDS, ROOTS OR OTHER OBJECTIONABLE MATERIAL.

B. SOILS TESTS SHALL BE TAKEN AT THE TIME OF SOIL STRIPPING TO DETERMINE FERTILIZATION REQUIREMENTS. SOILS TESTS SHALL BE TAKEN PROMPTLY AS TO NOT INTERFERE WITH THE 14-DAY LIMIT ON SOIL EXPOSURE. BASED UPON TEST RESULTS, SOIL AMENDMENTS SHALL BE INCORPORATED INTO THE SOIL PRIOR TO FINAL SEEDING. IN LIEU OF SOIL TESTS, SOIL AMENDMENTS MAY BE APPLIED AS FOLLOWS:

ITEM	APPLICATION RATE
10-20-20 FERTILIZER (N-P205-K20 OR EQUAL)	18.4 LBS./1,000 S.F.
GROUND LIMESTONE (50% CALCIUM & MAGNESIUM OXIDE)	138 LBS./1,000 S.F.
C. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL, TO A DEPTH OF 4 INCHES WITH PROPER EQUIPMENT. ROLL THE AREA TO FIRM THE SEEDBED EXCEPT ON CLAY OR SILTY SOILS OR COARSE SAND.	

APPLICATION OF SEED:

A. SEEDING: SHALL BE CONDUCTED BETWEEN APRIL 1ST AND OCTOBER 1ST OF THE CONSTRUCTION YEAR. GENERALLY A SEED MIXTURE MAY BE APPLIED AS FOLLOWS: (CONSERVATION MIX)

SEED TYPE	APPLICATION RATE
FESCUE, FAWN	0.34 LBS/1,000 S.F. (15 LBS/ACRE)
BIRD'S FOOT TREFOIL, VARIETY NOT STATED	0.28 LBS/1,000 S.F. (12 LBS/ACRE)
ANNUAL RYEGRASS	0.18 LBS/1,000 S.F. (8 LBS/ACRE)
TIMOTHY, CLIMAX	0.18 LBS/1,000 S.F. (8 LBS/ACRE)
ALSKIE CLOVER	0.11 LBS/1,000 S.F. (5 LBS/ACRE)
RED TOP	0.05 LBS/1,000 S.F. (2 LBS/ACRE)
TOTAL	1.14 LBS/1,000 S.F. (50 LBS/ACRE)

NOTE: A SPECIFIC SEED MIXTURE SHOULD BE CHOSEN TO MATCH THE SOILS CONDITION OF THE SITE. VARIOUS AGENCIES CAN RECOMMEND SEED MIXTURES. MDEP RECOMMENDED SEED MIXTURES ARE IN THE EROSION AND SEDIMENT CONTROL BMP MANUAL DATED 2016 OR LATEST REVISION.

B. HYDROSEEDING: SHALL BE CONDUCTED ON PREPARED AREAS WITH SLOPES LESS THAN 2:1. LIME AND FERTILIZER MAY BE APPLIED SIMULTANEOUSLY WITH THE SEED. RECOMMENDED SEEDING RATES MUST BE INCREASED BY 10% WHEN HYDROSEEDING.

C. MULCHING: SHALL COMMENCE IMMEDIATELY AFTER SEED IS APPLIED. REFER TO THE TEMPORARY MULCHING SECTION OF THIS NARRATIVE FOR DETAILS.

SODDING: FOLLOWING SEEDBED PREPARATION, SOD CAN BE APPLIED IN LIEU OF SEEDING IN AREAS WHERE IMMEDIATE VEGETATION IS MOST BENEFICIAL SUCH AS DITCHES, AROUND STORMWATER DROP INLETS AND AREAS OF AESTHETIC VALUE. SOD SHOULD BE LAID AT RIGHT ANGLES TO THE FLOW DIRECTION AT THE LOWEST ELEVATION. SOD SHOULD BE ROLLED OR TAMPED DOWN TO EVEN OUT THE JOINTS ONCE LAID DOWN, WHERE FLOW IS PREVALENT THE SOD MUST BE PROPERLY ANCHORED DOWN. IRRIGATE THE SOD IMMEDIATELY AFTER INSTALLATION. IN MOST CASES, SOD CAN BE ESTABLISHED BETWEEN APRIL 1ST AND NOVEMBER 15TH OF THE CONSTRUCTION YEAR, HOWEVER, REFER TO THE WINTER EROSION CONTROL NOTES FOR ANY ACTIVITIES AFTER OCTOBER 1ST.

STANDARDS FOR TIMELY STABILIZATION:

- STABILIZE THE SOIL WITH TEMPORARY VEGETATION -- BY OCTOBER 1 THE CONTRACTOR WILL CONSTRUCT AND STABILIZE STONE-COVERED SLOPES BY NOVEMBER 15. THE CONTRACTOR WILL SEED AND MULCH ALL SLOPES TO BE VEGETATED BY SEPTEMBER 15. THE MDEP WILL CONSIDER ANY AREA HAVING A GRADE GREATER THAN 15% (10H:1V) TO BE A SLOPE. IF THE CONTRACTOR FAILS TO STABILIZE ANY SLOPE TO BE VEGETATED BY SEPTEMBER 15, THEN THE CONTRACTOR WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SLOPE FOR LATE FALL AND WINTER.
 - STABILIZE THE SOIL WITH TEMPORARY VEGETATION AND EROSION CONTROL MATS -- BY OCTOBER 1 THE CONTRACTOR WILL SEED THE DISTURBED SOIL WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1,000 SQUARE FEET AND APPLY EROSION CONTROL MATS OVER THE MULCHED SOIL. THE CONTRACTOR WILL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR COVER AT LEAST 75% OF THE DISTURBED SOIL BY NOVEMBER 1, THEN THE APPLICANT WILL COVER THE SOIL WITH A LAYER OF WOOD WASTE COMPOST AS DESCRIBED IN ITEM 2(C) OF THIS STANDARD.
 - STABILIZE THE SLOPE WITH SOD -- THE CONTRACTOR WILL STABILIZE THE DISTURBED SLOPE WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE APPLICANT PINNING THE SOD ONTO THE SLOPE WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL. THE APPLICANT WILL NOT USE LATE-SEASON SOD INSTALLATION TO STABILIZE SLOPES HAVING A GRADE GREATER THAN 33% (3H:1V).
 - STABILIZE THE SLOPE WITH WOOD WASTE COMPOST -- THE CONTRACTOR WILL PLACE A SIX-INCH LAYER OF WOOD WASTE COMPOST ON THE SLOPE BY NOVEMBER 15. PRIOR TO PLACING THE WOOD WASTE COMPOST, THE APPLICANT WILL REMOVE ANY SNOW ACCUMULATION ON THE DISTURBED SLOPE. THE APPLICANT WILL NOT USE WOOD WASTE COMPOST TO STABILIZE SLOPES HAVING GRADES GREATER THAN 50% (2H:1V) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.
 - STABILIZE THE SLOPE WITH STONE RIPRAP -- THE CONTRACTOR WILL PLACE A LAYER OF STONE RIPRAP ON THE SLOPE BY NOVEMBER 15. THE APPLICANT WILL HIRE A REGISTERED PROFESSIONAL ENGINEER TO DETERMINE THE STONE SIZE NEEDED FOR STABILITY AND TO DESIGN A FILTER LAYER FOR UNDERNEATH THE RIPRAP.

STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SOILS -- BY SEPTEMBER 15 THE CONTRACTOR WILL SEED AND MULCH ALL DISTURBED SOILS ON AREAS HAVING A SLOPE LESS THAN 15%. IF THE CONTRACTOR FAILS TO STABILIZE THESE SOILS BY THIS DATE, THEN THE CONTRACTOR WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SOIL FOR LATE FALL AND WINTER.

- STABILIZE THE SOIL WITH TEMPORARY VEGETATION -- BY OCTOBER 1 THE CONTRACTOR WILL SEED THE DISTURBED SOIL WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET, LIGHTLY MULCH THE SEEDED SOIL WITH HAY OR STRAW AT 75 POUNDS PER 1000 SQUARE FEET, AND ANCHOR THE MULCH WITH PLASTIC NETTING. THE APPLICANT WILL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR COVER AT LEAST 75% OF THE DISTURBED SOIL BEFORE NOVEMBER 15, THEN THE APPLICANT WILL COVER THE SLOPE WITH A LAYER OF WOOD WASTE COMPOST AS DESCRIBED IN ITEM III OF THIS CONDITION OR WITH STONE RIPRAP AS DESCRIBED IN ITEM IV OF THIS CONDITION.
- STABILIZE THE SOIL WITH SOD -- THE APPLICANT WILL STABILIZE THE DISTURBED SOIL WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE APPLICANT PINNING THE SOD ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL.
- STABILIZE THE SOIL WITH MULCH -- BY NOVEMBER 15 THE APPLICANT WILL MULCH THE DISTURBED SOIL BY SPREADING HAY OR STRAW AT A RATE OF AT LEAST 1500 POUNDS PER 1000 SQUARE FEET ON THE AREA SO THAT NO SOIL IS VISIBLE THROUGH THE MULCH. PRIOR TO APPLYING THE MULCH, THE APPLICANT WILL REMOVE ANY SNOW ACCUMULATION ON THE DISTURBED AREA. IMMEDIATELY AFTER APPLYING THE MULCH, THE APPLICANT WILL ANCHOR THE MULCH WITH PLASTIC NETTING TO PREVENT WIND FROM MOVING THE MULCH OFF THE DISTURBED SOIL.

- MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION CYCLE. AFTER EACH RAINFALL, SNOW STORM OR PERIOD OF THAWING AND RUNOFF, AND AT LEAST EVERY SEVEN (7) DAYS, THE CONTRACTOR SHALL PERFORM A VISUAL INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES. THE CONTRACTOR SHALL PERFORM REPAIRS NO LATER THAN THE END OF THE NEXT WORKDAY, TO ALLOW CONTINUED PROPER FUNCTIONING OF THE EROSION CONTROL MEASURE. THE CONTRACTOR SHALL PROVIDE THE NECESSARY REGULATING AGENCIES WITH WRITTEN DOCUMENTATION DESCRIBING DATES OF INSPECTIONS AND NECESSARY FOLLOW-UP WORK TO MAINTAIN EROSION CONTROL MEASURES MEETING THE REQUIREMENTS OF THIS PLAN WITHIN SEVEN (7) DAYS.
- FOLLOWING THE TEMPORARY AND/OR FINAL SEEDINGS, THE CONTRACTOR SHALL INSPECT THE WORK AREA SEMIMONTHLY UNTIL THE SEEDINGS HAVE BEEN ESTABLISHED. ESTABLISHED MEANS A MINIMUM OF 90% OF AREAS VEGETATED WITH VIGOROUS GROWTH. RESEEDING SHALL BE CARRIED OUT BY THE CONTRACTOR WITH FOLLOW-UP INSPECTIONS IN THE EVENT OF ANY FAILURES UNTIL VEGETATION IS ADEQUATELY ESTABLISHED.

HOUSEKEEPING:

- SPILL PREVENTION, CONTROLS MUST BE USED TO PREVENT POLLUTANTS FROM CONSTRUCTION AND WASTE MATERIALS STORED ON SITE TO ENTER STORMWATER, WHICH INCLUDES STORAGE PRACTICES TO MINIMIZE EXPOSURE OF THE MATERIALS TO STORMWATER, THE SITE CONTRACTOR OR OPERATOR MUST DEVELOP, AND IMPLEMENT AS NECESSARY, APPROPRIATE SPILL PREVENTION, CONTAINMENT, AND RESPONSE PLANNING MEASURES.
- GROUNDWATER PROTECTION, DURING CONSTRUCTION, LIQUID PETROLEUM PRODUCTS AND OTHER HAZARDOUS MATERIALS WITH THE POTENTIAL TO CONTAMINATE GROUNDWATER MAY NOT BE STORED OR HANDLED IN AREAS OF THE SITE DRAINING TO AN INFILTRATION AREA. AN "INFILTRATION AREA" IS ANY AREA OF THE SITE THAT BY DESIGN OR AS A RESULT OF SOILS, TOPOGRAPHY AND OTHER RELEVANT FACTORS ACCUMULATES RUNOFF THAT INFILTRATES INTO THE SOIL, DIKES, BERMS, SLEEPS, AND OTHER FORMS OF SECONDARY CONTAINMENT THAT PREVENT DISCHARGE TO GROUNDWATER MAY BE USED TO ISOLATE PORTIONS OF THE SITE FOR THE PURPOSES OF STORAGE AND HANDLING OF THESE MATERIALS. ANY PROJECT PROPOSING INFILTRATION OF STORMWATER MUST PROVIDE ADEQUATE PRE-TREATMENT OF STORMWATER PRIOR TO DISCHARGE OF STORMWATER TO THE INFILTRATION AREA, OR PROVIDE FOR TREATMENT WITHIN THE INFILTRATION AREA, IN ORDER TO PREVENT THE ACCUMULATION OF FINES, REDUCTION IN INFILTRATION RATE, AND CONSEQUENT FLOODING AND DESTABILIZATION.
- FUGITIVE SEDIMENT AND DUST, ACTIONS MUST BE TAKEN TO ENSURE THAT ACTIVITIES DO NOT RESULT IN NOTICEABLE EROSION OF SOILS OR FUGITIVE DUST EMISSIONS DURING OR AFTER CONSTRUCTION. OIL MAY NOT BE USED FOR DUST CONTROL, BUT OTHER WATER ADDITIVES MAY BE CONSIDERED. A STABILIZED CONSTRUCTION ENTRANCE (SCE) SHOULD BE INCLUDED TO MINIMIZE TRACKING OF MUD AND SEDIMENT. IF OFF-SITE TRACKING OCCURS, PUBLIC ROADS SHOULD BE SWEEP IMMEDIATELY AND NO LESS THAN ONCE A WEEK AND PRIOR TO SIGNIFICANT STORM EVENTS. OPERATIONS DURING DRY MONTHS, THAT EXPERIENCE FUGITIVE DUST PROBLEMS, SHOULD WET DOWN UNPAVED ACCESS ROADS ONCE A WEEK OR MORE FREQUENTLY AS NEEDED WITH A WATER ADDITIVE TO SUPPRESS FUGITIVE SEDIMENT AND DUST.
- DEBRIS AND OTHER MATERIALS, MINIMIZE THE EXPOSURE OF CONSTRUCTION DEBRIS, BUILDING AND LANDSCAPING MATERIALS, TRASH, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE AND OTHER MATERIALS TO PRECIPITATION AND STORMWATER RUNOFF. THESE MATERIALS MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE.
- EXCAVATION DE-WATERING, EXCAVATION DE-WATERING IS THE REMOVAL OF WATER FROM TRENCHES, FOUNDATIONS, COFFER DAMS, PONDS, AND OTHER AREAS WITHIN THE CONSTRUCTION AREA THAT RETAIN WATER AFTER EXCAVATION. IN MOST CASES THE COLLECTED WATER IS HEAVILY SITED AND HINDERS CORRECT AND SAFE CONSTRUCTION PRACTICES. THE COLLECTED WATER REMOVED FROM THE PONDED AREA, EITHER THROUGH GRAVITY OR PUMPING, MUST BE SPREAD THROUGH NATURAL WOODED BUFFERS OR REMOVED TO AREAS THAT ARE SPECIFICALLY DESIGNED TO COLLECT THE MAXIMUM AMOUNT OF SEDIMENT POSSIBLE, LIKE A COFFERDAM SEDIMENTATION BASIN. AVOID ALLOWING THE WATER TO FLOW OVER DISTURBED AREAS OF THE SITE. EQUIVALENT MEASURES MAY BE TAKEN IF APPROVED BY THE DEPARTMENT.
- AUTHORIZED NON-STORMWATER DISCHARGES, IDENTIFY AND PREVENT CONTAMINATION BY NON-STORMWATER DISCHARGES, WHERE ALLOWED NON-STORMWATER DISCHARGES EXIST, THEY MUST BE IDENTIFIED AND STEPS SHOULD BE TAKEN TO ENSURE THE IMPLEMENTATION OF APPROPRIATE POLLUTION PREVENTION MEASURES FOR THE NON-STORMWATER COMPONENT(S) OF THE DISCHARGE. AUTHORIZED NON-STORMWATER DISCHARGES ARE:
 - DISCHARGES FROM FIREFIGHTING ACTIVITY,
 - FIRE HYDRANT FLUSHINGS,
 - VEHICLE WASHWATER IF DETERGENTS ARE NOT USED AND WASHING IS LIMITED TO THE EXTERIOR OF VEHICLES (ENGINE, UNDERCARRIAGE AND TRANSMISSION WASHING IS PROHIBITED),
 - DUST CONTROL RUNOFF IN ACCORDANCE WITH PERMIT CONDITIONS,
 - ROUTINE EXTERNAL BUILDING WASHDOWN, NOT INCLUDING SURFACE PAINT REMOVAL, THAT DOES NOT INVOLVE DETERGENTS,
 - PAVEMENT WASHWATER (WHERE SPILLS/LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE NOT OCCURRED, UNLESS ALL SPILLED MATERIAL HAD BEEN REMOVED) IF DETERGENTS ARE NOT USED,
 - UNCONTAMINATED AIR CONDITIONING OR COMPRESSOR CONDENSATE,
 - UNCONTAMINATED GROUNDWATER OR SPRING WATER,
 - FOUNDATION OR FOOTER DRAIN-WATER WHERE FLOWS ARE NOT CONTAMINATED,
 - UNCONTAMINATED EXCAVATION DEWATERING,
 - POTABLE WATER SOURCES INCLUDING WATERLINE FLUSHINGS, AND
 - LANDSCAPE IRRIGATION.
- UNAUTHORIZED NON-STORMWATER DISCHARGES, THE DEPARTMENT'S APPROVAL DOES NOT AUTHORIZE A DISCHARGE THAT IS MIXED WITH A SOURCE OF NON-STORMWATER, OTHER THAN THOSE DISCHARGES SPECIFICALLY, THE DEPARTMENT'S APPROVAL DOES NOT AUTHORIZE DISCHARGES OF THE FOLLOWING:
 - WASTEWATER FROM THE WASHOUT OR CLEAN OUT OF CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS OR OTHER CONSTRUCTION MATERIALS,
 - FUELS, OILS OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE,
 - SOAPS, SOLVENTS, OR DETERGENTS USED IN VEHICLE AND EQUIPMENT WASHING, AND
 - TOXIC OR HAZARDOUS SUBSTANCES FROM A SPILL OR OTHER RELEASE.

WINTER EROSION CONTROL MEASURES

THE WINTER CONSTRUCTION PERIOD IS FROM NOVEMBER 1 THROUGH APRIL 15. IF THE CONSTRUCTION SITE IS NOT STABILIZED WITH PAVEMENT, A ROAD GRAVEL BASE, 75% MATURE VEGETATION COVER OR RIPRAP BY NOVEMBER 1 THEN THE SITE NEEDS TO BE PROTECTED WITH OVER-WINTER STABILIZATION. AN AREA CONSIDERED OPEN IS ANY AREA NOT STABILIZED WITH PAVEMENT, VEGETATION, MULCHING, EROSION CONTROL MATS, RIPRAP OR GRAVEL BASE ON A ROAD. LIMIT THE EXPOSED AREA TO THOSE AREAS IN WHICH WORK IS EXPECTED TO BE UNDER TAKEN DURING THE PROCEEDING 15 DAYS AND THAT CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT. ALL AREAS SHALL BE CONSIDERED TO BE DENIED UNTIL THE SUBBASE GRAVEL IS INSTALLED IN ROADWAY AREAS OR THE AREAS OF FUTURE LOAM AND SEED HAVE BEEN LOAMED, SEEDED AND MULCHED. HAY AND STRAW MULCH RATE SHALL BE A MINIMUM OF 150 LBS./1,000 S.F. (3 TONS/ACRE) AND SHALL BE PROPERLY ANCHORED. THE CONTRACTOR MUST INSTALL ANY ADDED MEASURES WHICH MAY BE NECESSARY TO CONTROL EROSION/SEDIMENTATION FROM THE SITE DEPENDENT UPON THE ACTUAL SITE AND WEATHER CONDITIONS. CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED, IN ORDER TO MINIMIZE AREAS WITHOUT EROSION CONTROL PROTECTION.

1. SOIL STOCKPILES

STOCKPILES OF SOIL OR SUBSOIL WILL BE MULCHED FOR OVER WINTER PROTECTION WITH HAY OR STRAW AT TWICE THE NORMAL RATE OR AT 150 LBS/1,000 S.F. (3 TONS PER ACRE) OR WITH A FOUR-INCH LAYER OF WOOD WASTE EROSION CONTROL MIX. THIS WILL BE DONE WITHIN 24 HOURS OF STOCKING AND RE-ESTABLISHED PRIOR TO ANY RAINFALL OR SNOWFALL. ANY SOIL STOCKPILE WILL NOT BE PLACED (EVEN COVERED WITH HAY OR STRAW) WITHIN 100 FEET FROM ANY NATURAL RESOURCES.

2. NATURAL RESOURCES PROTECTION

ANY AREAS WITHIN 100 FEET FROM ANY NATURAL RESOURCES, IF NOT STABILIZED WITH A MINIMUM OF 75% MATURE VEGETATION CATCH, SHALL BE MULCHED BY DECEMBER 1 AND ANCHORED WITH PLASTIC NETTING OR PROTECTED WITH EROSION CONTROL MATS. DURING WINTER CONSTRUCTION, A DOUBLE LINE OF SEDIMENT BARRIERS (I.E. SILT FENCE BACKED WITH HAY BALES OR EROSION CONTROL MIX) WILL BE PLACED BETWEEN ANY NATURAL RESOURCE AND THE DISTURBED AREA.

PROJECTS CROSSING THE NATURAL RESOURCE SHALL BE PROTECTED A MINIMUM DISTANCE OF 100 FEET ON EITHER SIDE FROM THE RESOURCE. EXISTING PROJECTS NOT STABILIZED BY DECEMBER 1 SHALL BE PROTECTED WITH THE SECOND LINE OF SEDIMENT BARRIER TO ENSURE FUNCTIONALITY DURING THE SPRING THAW AND RAINS.

3. SEDIMENT BARRIERS

DURING FROZEN CONDITIONS, SEDIMENT BARRIERS SHALL CONSIST OF WOOD WASTE FILTER BERMS AS FROZEN SOIL PREVENTS THE PROPER INSTALLATION OF HAY BALES AND SEDIMENT SILT FENCES.

4. MULCHING

ALL AREA SHALL BE CONSIDERED TO BE DENIED UNTIL AREAS OF FUTURE LOAM AND SEED HAVE BEEN LOAMED, SEEDED AND MULCHED. HAY AND STRAW MULCH SHALL BE APPLIED AT A RATE OF 150 LB. PER 1,000 SQUARE FEET OR 3 TONS/ACRE (TWICE THE NORMAL ACCEPTED RATE OF 75 LBS/1,000 S.F. OR LESS PRIOR TO APPLICATION. AFTER EACH DAY OF FINAL GRADING, THE AREA WILL BE PROPERLY STABILIZED WITH ANCHORED HAY OR STRAW OR EROSION CONTROL MATTING. AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR HAY AT A RATE OF 150 LB. PER 1,000 SQUARE FEET (3 TONS/ACRE) AND ADEQUATELY ANCHORED THAT GROUND SURFACE IS NOT VISIBLE THROUGH THE MULCH.

BETWEEN THE DATES OF SEPTEMBER 1 AND APRIL 15, ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING, ASPHALT EMULSION CHEMICAL, TRACK OR WOOD CELLULOSE FIBER. WHEN GROUND SURFACES ARE VISIBLE THROUGH THE MULCH THEN COVER IS GRADING. AFTER NOVEMBER 1ST, MULCH AND ANCHORING OF ALL BARE SOIL SHALL OCCUR AT THE END OF EACH FINAL GRADING WORK DAY.

5. MULCHING ON SLOPES AND DITCHES

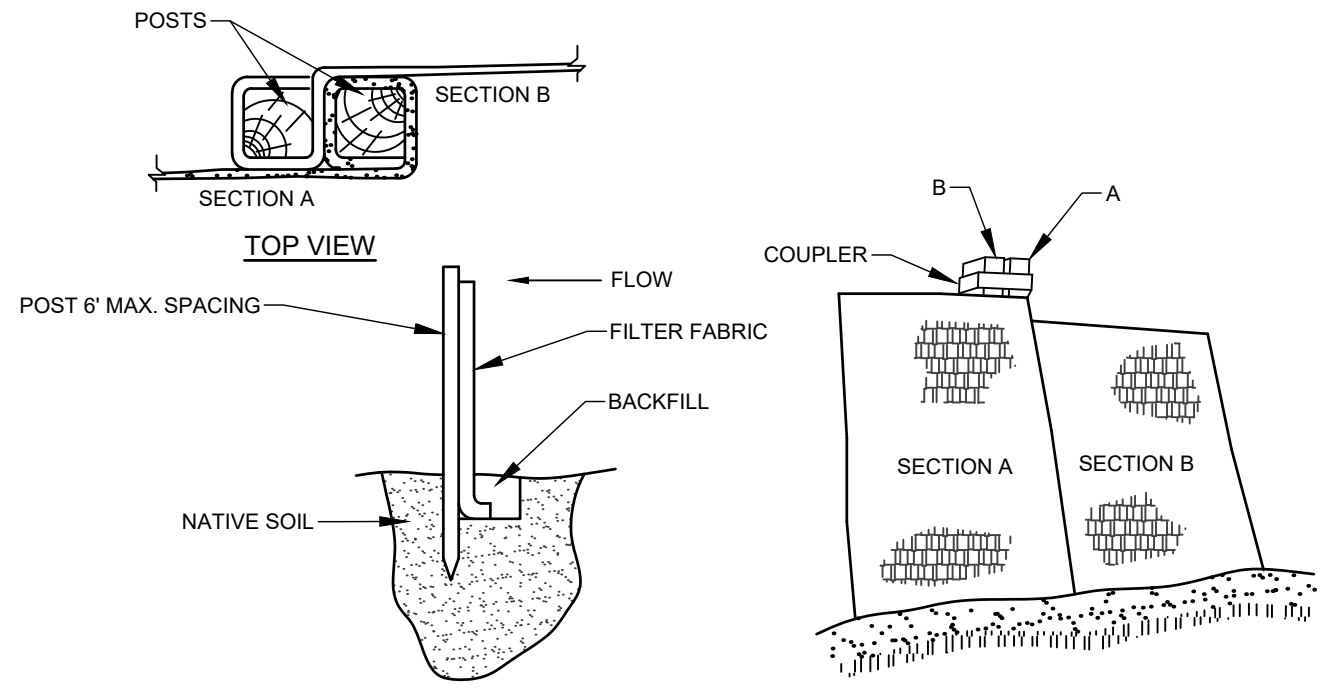
SLOPES SHALL NOT BE LEFT EXPOSED FOR ANY EXTENDED TIME OF WORK SUSPENSION UNLESS FULLY MULCHED AND ANCHORED WITH PEG AND NETTING OR WITH EROSION CONTROL BLANKETS. MULCHING SHALL BE APPLIED AT A RATE OF 230 LBS/1,000 S.F. ON ALL SLOPES GREATER THAN 8%. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPES EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 5%. EROSION CONTROL BLANKETS SHALL BE USED IN LIEU OF MULCH IN ALL DRAINAGE WAYS WITH SLOPES 8%. EROSION CONTROL MIX CAN BE USED TO SUBSTITUTE EROSION CONTROL BLANKETS ON ALL SLOPES EXCEPT DITCHES.

6. SEEDING

BETWEEN THE DATES OF OCTOBER 15 AND APRIL 1ST, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES FINISHED AREAS SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1ST AND IF THE EXPOSED AREA HAS BEEN LOAMED, FINE GRADDED WITH A UNIFORM SURFACE, THEN THE AREA MAY BE DORMANT SEEDED AT A RATE OF 3 TIMES HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED. DORMANT SEEDING MAY BE SELECTED TO BE PLACED PRIOR TO THE PLACEMENT OF MULCH AND FABRIC NETTING ANCHORED WITH STAPLES. IF DORMANT SEEDING IS USED FOR THE SITE, ALL DISTURBED AREAS SHALL RECEIVE 4' OF LOAM AND SEED AT AN APPLICATION RATE OF 5 LBS/1000 S.F. ALL AREAS SEEDED DURING THE WINTER WILL BE INSPECTED IN THE SPRING FOR ADEQUATE CATCH. ALL AREAS SUFFICIENTLY VEGETATED (LESS THAN 75% CATCH) SHALL BE REVEGETATED BY REPLACING LOAM, SEED AND MULCH. IF DORMANT SEEDING IS NOT USED FOR THE SITE, ALL DISTURBED AREAS SHALL BE REVEGETATED IN THE SPRING. SEED TYPE SHALL BE WINTER RYE.

INSPECTION AND MONITORING MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION SEASON. AT A MINIMUM, AFTER EACH RAINFALL, SNOW STORM OR PERIOD OF THAWING AND RUNOFF, THE SITE CONTRACTOR SHALL PERFORM A VISUAL INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES AND PERFORM REPAIRS AS NEEDED TO INSURE THEIR CONTINUOUS FUNCTION. FOLLOWING THE TEMPORARY AND OR FINAL SEEDING AND MULCHING, THE CONTRACTOR SHALL IN THE SPRING INSPECT AND REPAIR ANY DAMAGES AND/OR UNESTABLISHED SPOTS. ESTABLISHED VEGETATIVE COVER MEANS A MINIMUM OF 90% OF AREAS VEGETATED WITH VIGOROUS GROWTH.

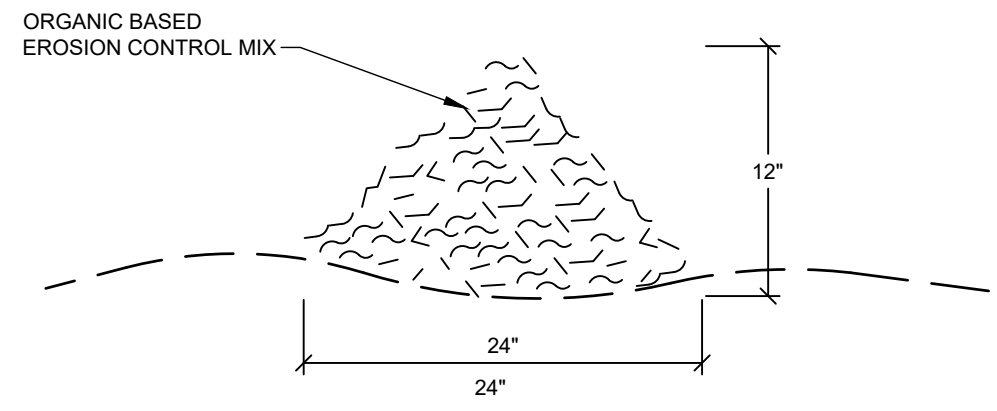
STANDARDS FOR TIM



INSTALLATION:

1. EXCAVATE A 6"x 6" TRENCH ALONG THE LINE OF PLACEMENT FOR THE FILTER BARRIER.
2. UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH.
3. DRIVE POSTS INTO THE GROUND UNTIL APPROXIMATELY 2" OF FABRIC IS LYING ON THE TRENCH BOTTOM.
4. LAY THE TOE-IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH. BACKFILL THE TRENCH AND TAMP THE SOIL. TOE-IN CAN ALSO BE ACCOMPLISHED BY LAYING THE FABRIC FLAP ON UNDISTURBED GROUND AND PILING AND TAMPING FILL AT THE BASE, BUT MUST BE ACCOMPANIED BY AN INTERCEPTION DITCH.
5. JOIN SECTION AS SHOWN ABOVE.
6. BARRIER SHALL BE MIRAFI SILT FENCE OR EQUAL.

FILTER BARRIER
NOT TO SCALE



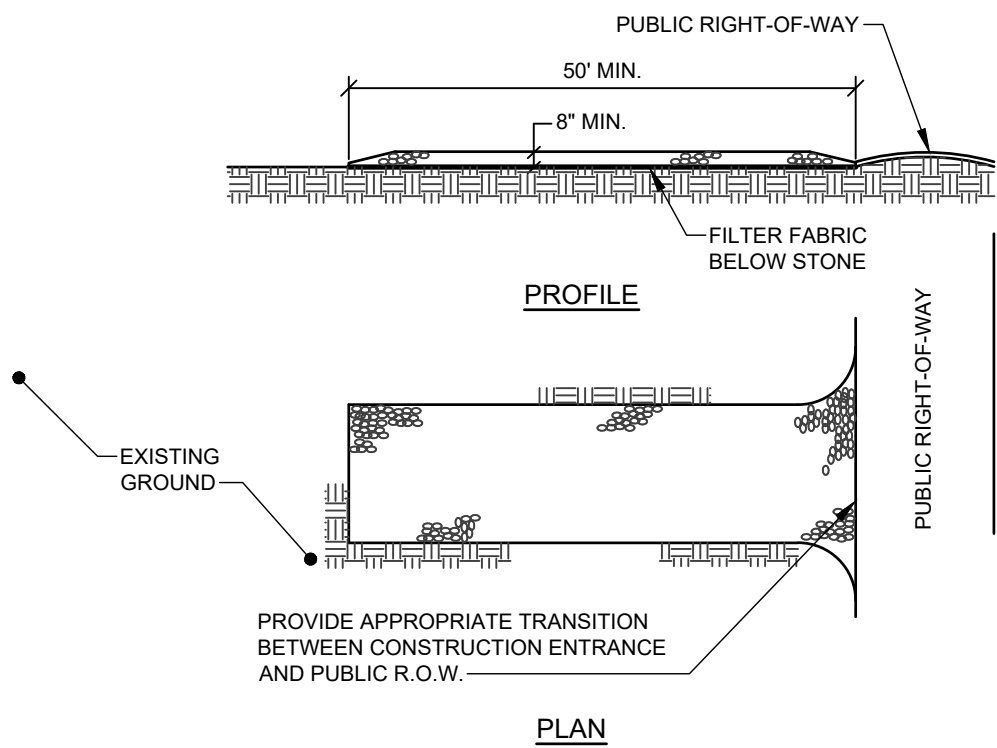
COMPOSITION:

EROSION CONTROL MIX SHALL BE MANUFACTURED ON OR OFF THE PROJECT SITE SUCH THAT ITS COMPOSITION IS IN ACCORDANCE WITH THE MDEP MAINE EROSION AND SEDIMENT CONTROL BMP MANUAL, LAST REVISED 3/2003 OR LATER. IT MUST CONSIST PRIMARILY OF ORGANIC MATERIAL, SEPARATED AT THE POINT OF GENERATION, AND MAY INCLUDE: SHREDDED BARK, STUMP GRINDINGS, COMPOSTED BARK, OR ACCEPTABLE MANUFACTURED PRODUCTS. WOOD AND BARK CHIPS, GROUND CONSTRUCTION DEBRIS OR REPROCESSED WOOD PRODUCTS WILL NOT BE ACCEPTABLE AS THE ORGANIC COMPONENT OF THE MIX.

INSTALLATION:

1. THE BARRIER MUST BE PLACED ACROSS THE SLOPE, ALONG THE CONTOUR.
2. EXISTING GROUND SHALL BE PREPARED SUCH THAT THE BARRIER MAY LIE NEARLY FLAT ALONG THE GROUND TO AVOID THE CREATION OF VOIDS AND BRIDGES IN ORDER TO MINIMIZE THE POTENTIAL OF WASH OUTS UNDER THE BARRIER.
3. THE BARRIER SHALL BE A MINIMUM OF 1 FOOT HIGH (AS MEASURED ON THE UPHILL SIDE) AND 2 FEET WIDE FOR SLOPES LESS THAN 5% IN GRADE AND SHALL BE WIDER TO ACCOMMODATE THE ADDITIONAL RUNOFF.
4. EROSION CONTROL MIX CAN BE INSTALLED WHERE SILT FENCE IS ILLUSTRATED ON THE DESIGN PLANS IN AREAS EXCEPT IN, BUT NOT LIMITED TO, THE FOLLOWING AREAS: WETLAND AREAS, AT POINTS OF CONCENTRATED FLOW, BELOW CULVERT OUTLET APRONS, AROUND CATCH BASINS AND CLOSED STORM SYSTEMS AND AT THE BOTTOM OF STEEP SLOPES THAT ARE MORE THAN 50 FEET FROM TOP TO BOTTOM.

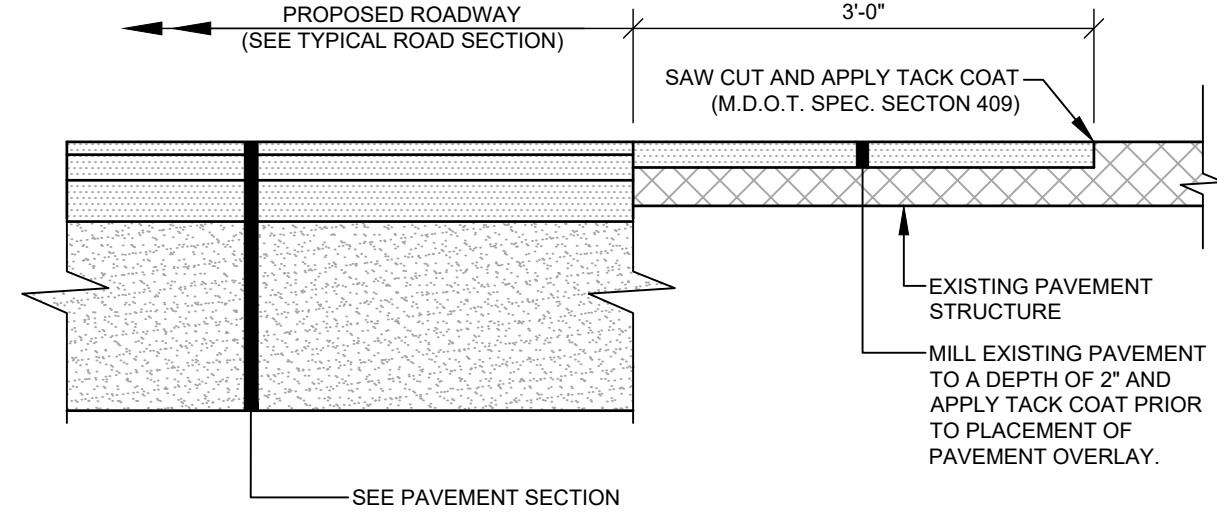
EROSION CONTROL MIX BERM
NOT TO SCALE



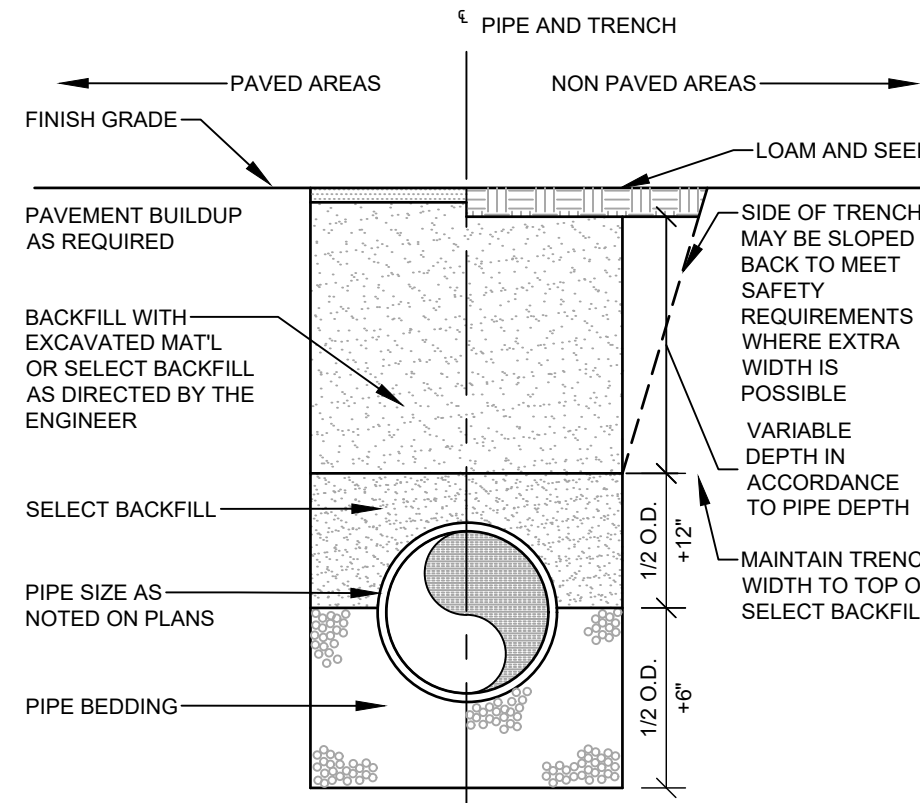
NOTES:

1. STONE SIZE- AASHTO DESIGNATION M43, SIZE NO. 2 (2 1/2" TO 1 1/2"). USE CRUSHED STONE.
2. LENGTH- AS SHOWN ON PLANS, MIN. 50 FEET.
3. THICKNESS- NOT LESS THAN EIGHT (8) INCHES.
4. WIDTH- NOT LESS THAN FULL WIDTH OF ALL POINT OF INGRESS OR EGRESS.
5. MAINTENANCE- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.

STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



PAVEMENT JOINT
NOT TO SCALE

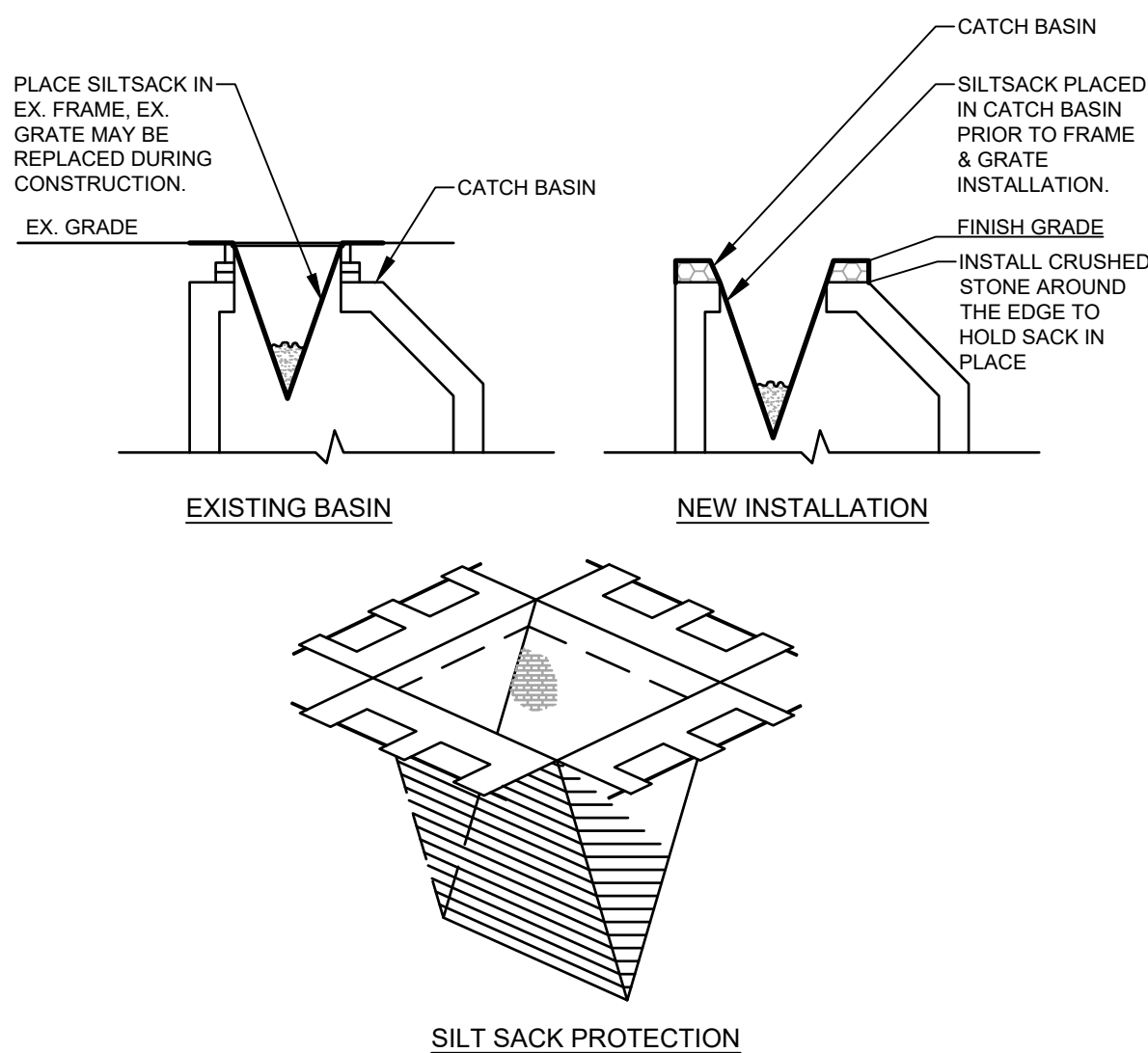


TRENCH BACKFILL SCHEDULE

PIPE TYPE	PIPE BEDDING MATERIAL	SELECT BACKFILL
CORRUGATED METAL DUCTILE IRON REINFORCED CONCRETE	MDOT 703.22 TYPE B UD BACKFILL	MDOT 703.22 TYPE B UD BACKFILL
PVC-SDR 35 HDPE	MDOT 703.13 3/4\" CRUSHED STONE	MDOT 703.22 TYPE B UD BACKFILL, OR MDOT 703.13 3/4\" CRUSHED STONE
PERFORATED PVC-SDR 35 HDPE	MDOT 703.13 3/4\" CRUSHED STONE	MDOT 703.22 TYPE B UD BACKFILL, OR MDOT 703.13 3/4\" CRUSHED STONE

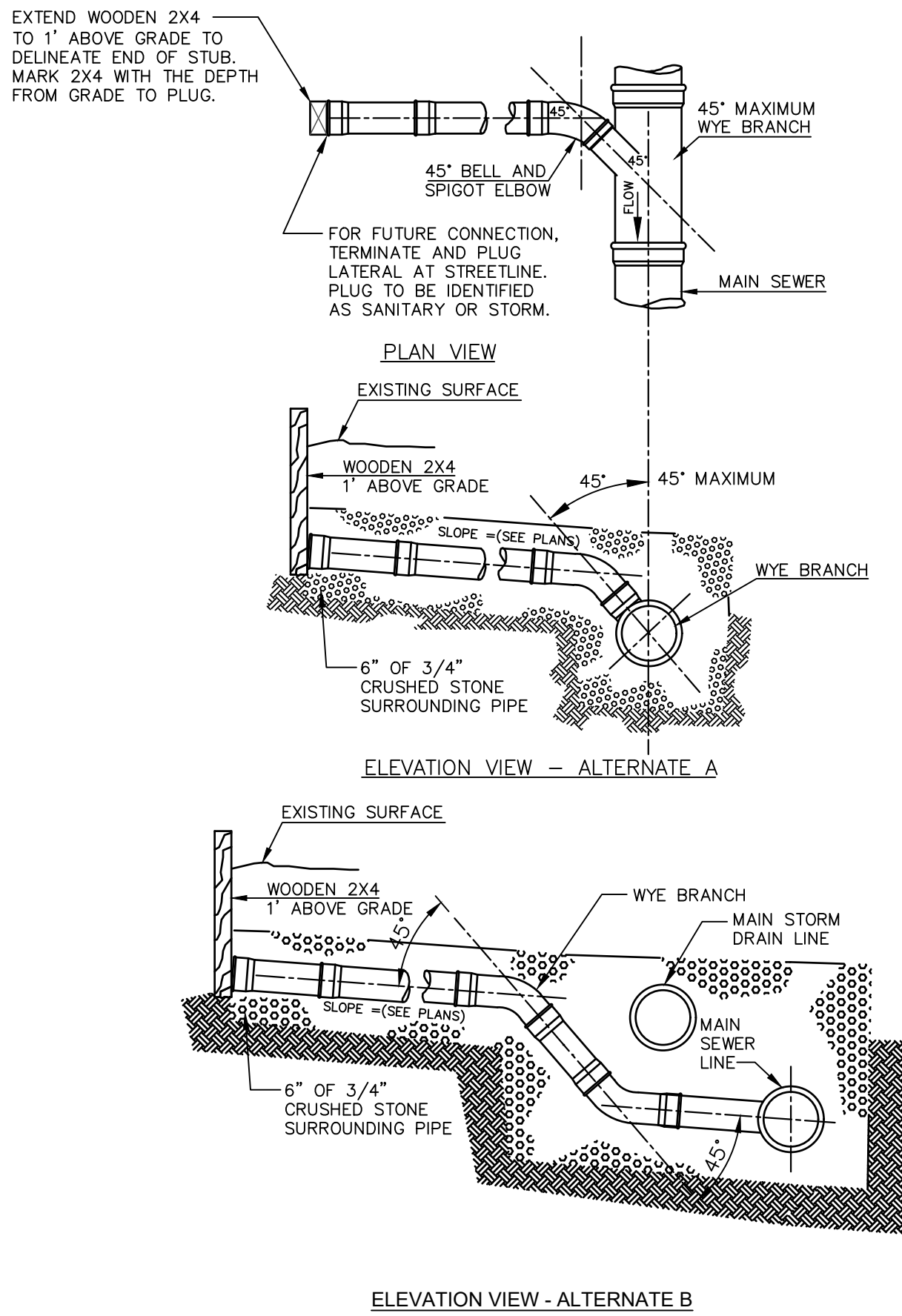
NOTE:
ALL BRACING AND SHEETING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL MEET ALL STATE AND O.S.H.A. SAFETY STANDARDS.

TRENCH SECTION
NOT TO SCALE



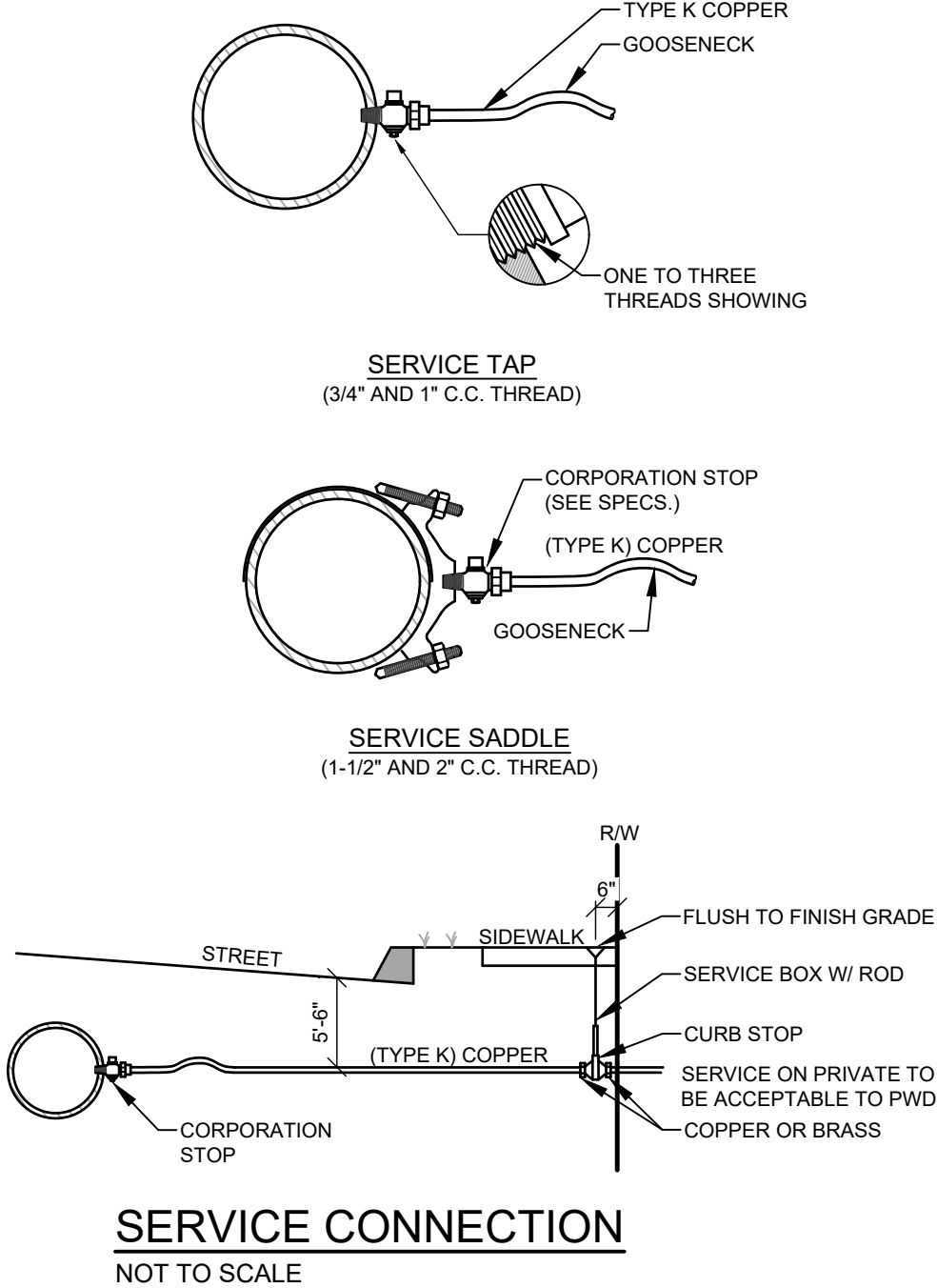
NOTES:
PRIOR TO FINAL GRADING AND PAVING OPERATIONS BEGIN A CATCH BASIN INSERT (SUCH AS A SILT SACK OR A DANDY BAG II) MUST BE INSTALLED IN EACH BASIN PER MANUFACTURERS INSTRUCTIONS. HAY BALES SHOULD BE REMOVED ONCE INSERTS ARE INSTALLED.

CATCH BASIN PROTECTION DETAIL
NOT TO SCALE

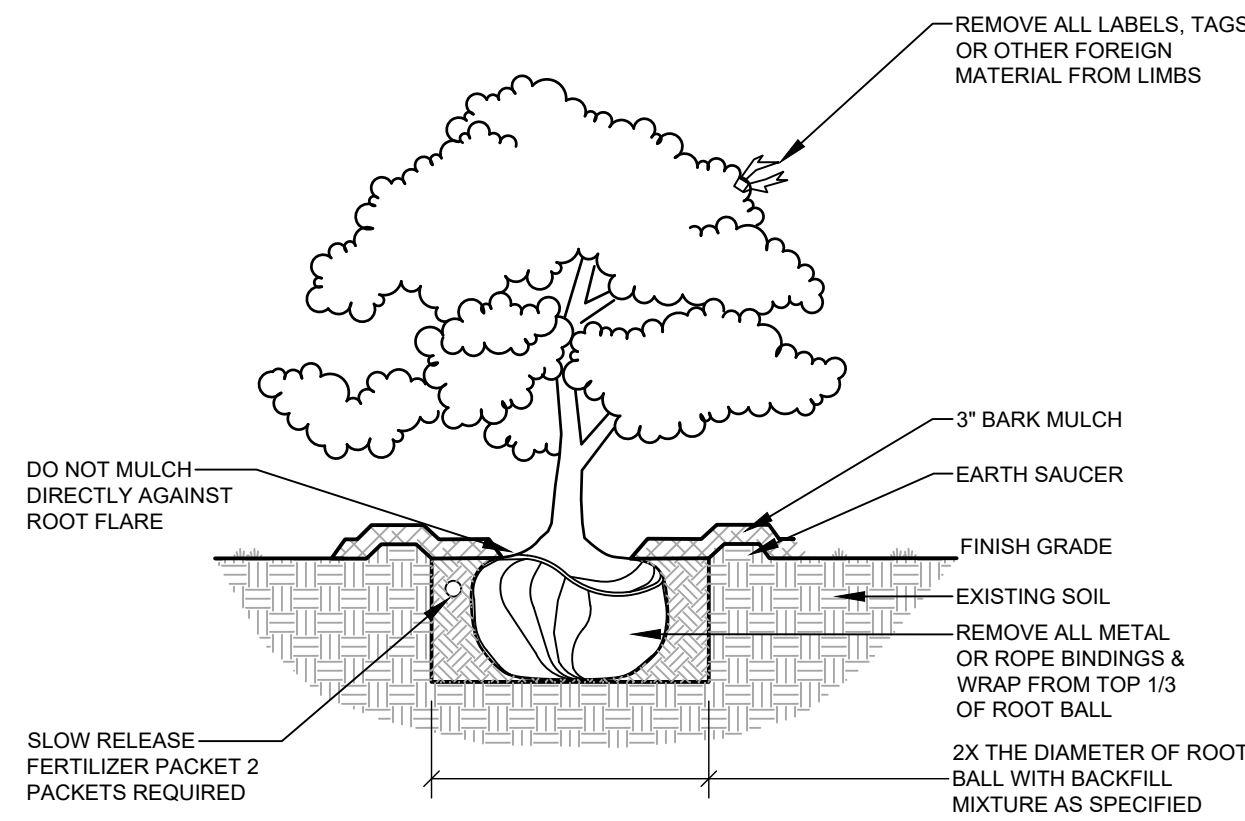


1. LOCATIONS AND ELEVATIONS OF STUBS SHOWN ON THE PLANS ARE TO BE CONSIDERED AS APPROXIMATE AND MAY BE ADJUSTED AS DIRECTED TO SUIT FIELD CONDITIONS.
2. HOUSE CONNECTIONS AND CATCH BASIN CONNECTIONS TO THE MAIN LINE OF THE SEWER SHALL CONSIST OF AN APPROPRIATE "Y" BRANCH CONNECTION AS SHOWN ON THE PLANS, OR AS DIRECTED. ACTUAL "Y" LOCATIONS FOR HOUSE CONNECTIONS AND CATCH BASIN CONNECTIONS SHALL BE DETERMINED DURING CONSTRUCTION. THE CONTRACTOR SHALL KEEP A COMPLETE RECORD OF "Y" LOCATIONS WHICH SHALL BE GIVEN TO THE CITY OF PORTLAND UPON COMPLETION OF THE CONTRACT. ALL PVC COUPLING SHALL BE "SOLID PVC COUPLINGS".

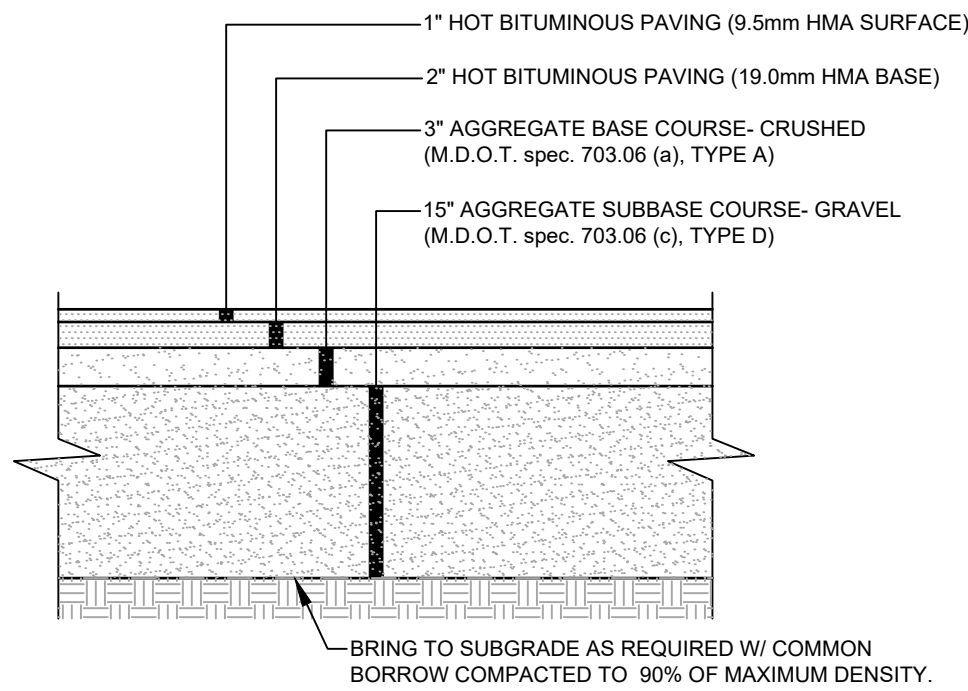
TYPICAL HOUSE LATERAL TEE/WYE CONNECTION
NOT TO SCALE



SERVICE CONNECTION
NOT TO SCALE

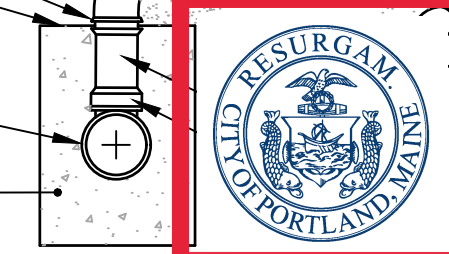
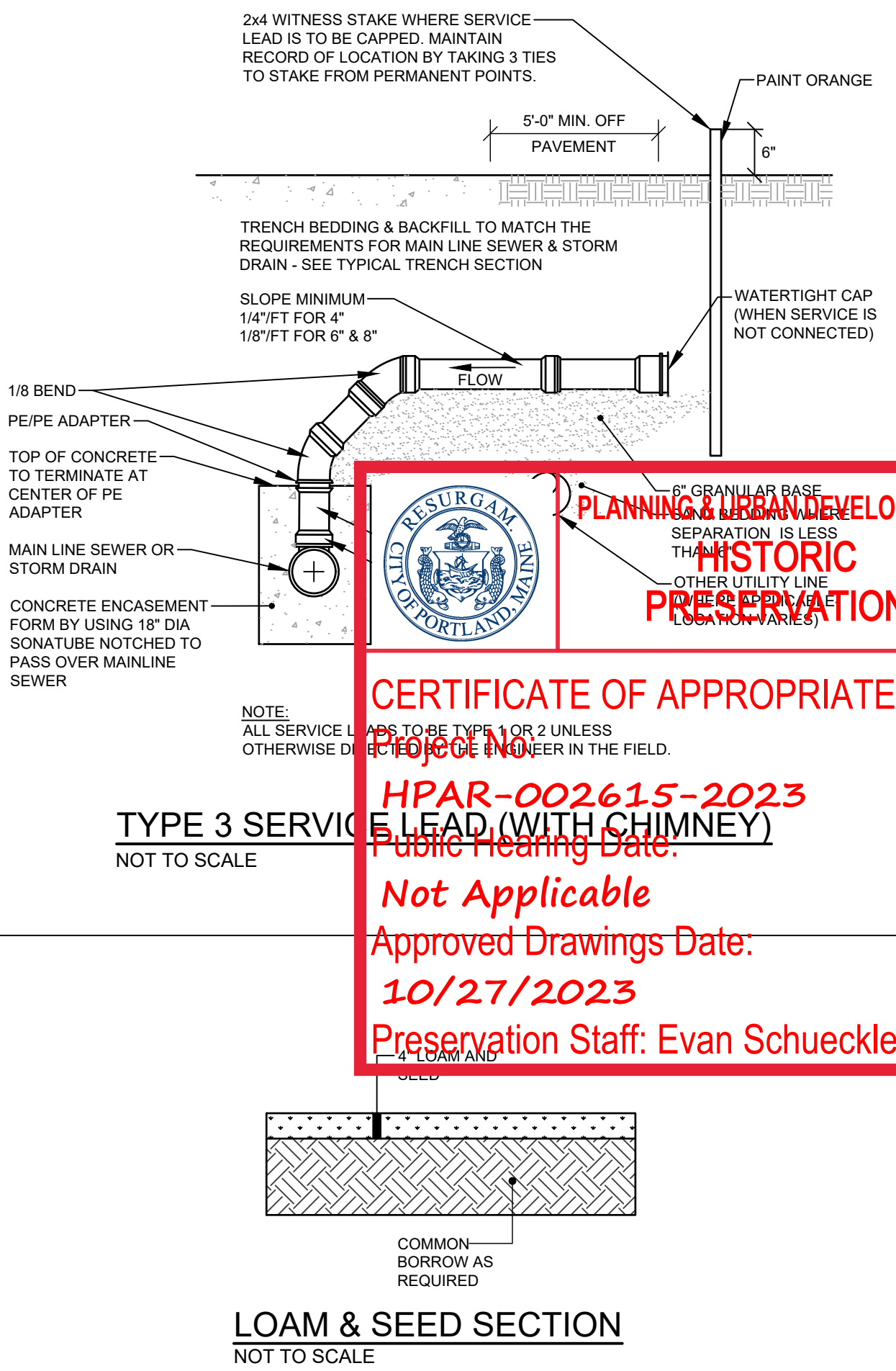


DECIDUOUS & EVERGREEN SHRUB
NOT TO SCALE



- NOTES:**
1. COMPACT GRAVEL SUBBASE. BASE COURSE TO 95% OF MAXIMUM DENSITY USING HEAVY ROLLER COMPACTION.
 2. CONTRACTOR SHALL SET GRADE STAKES MARKING SUBBASE AND FINISH GRADE ELEVATIONS FOR CONSTRUCTION REFERENCE.

PAVED PARKING LOT SECTION
NOT TO SCALE

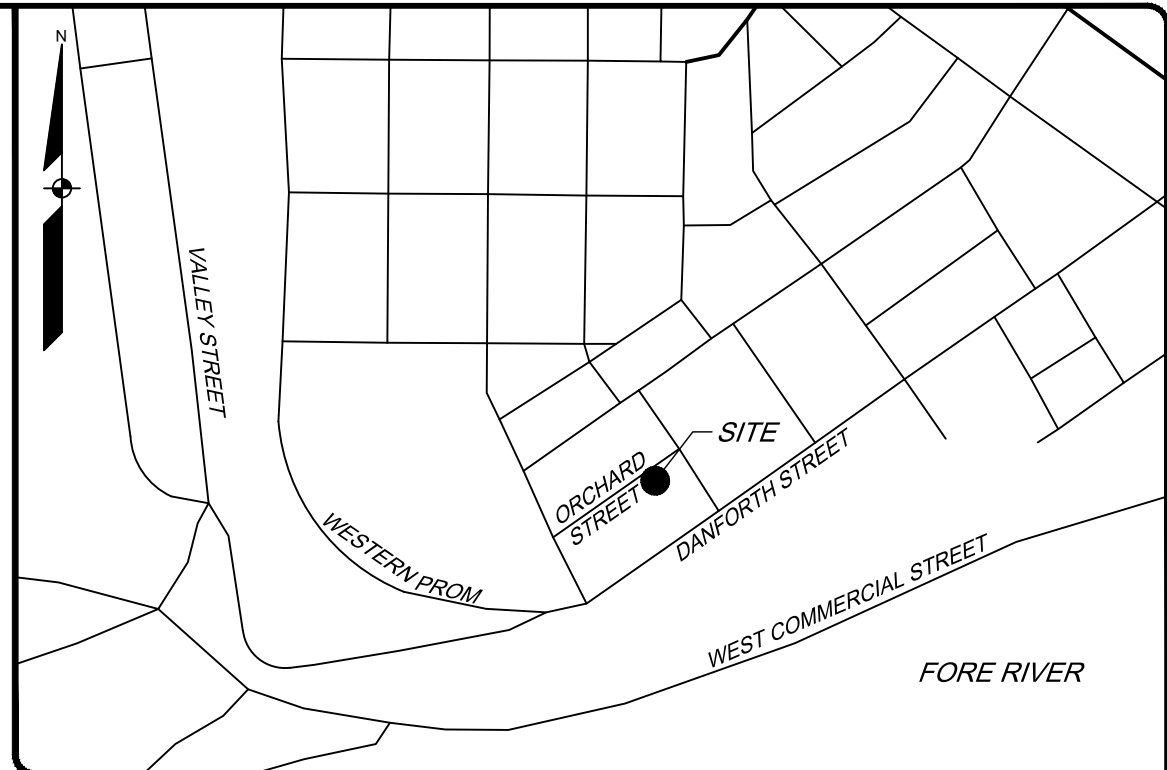
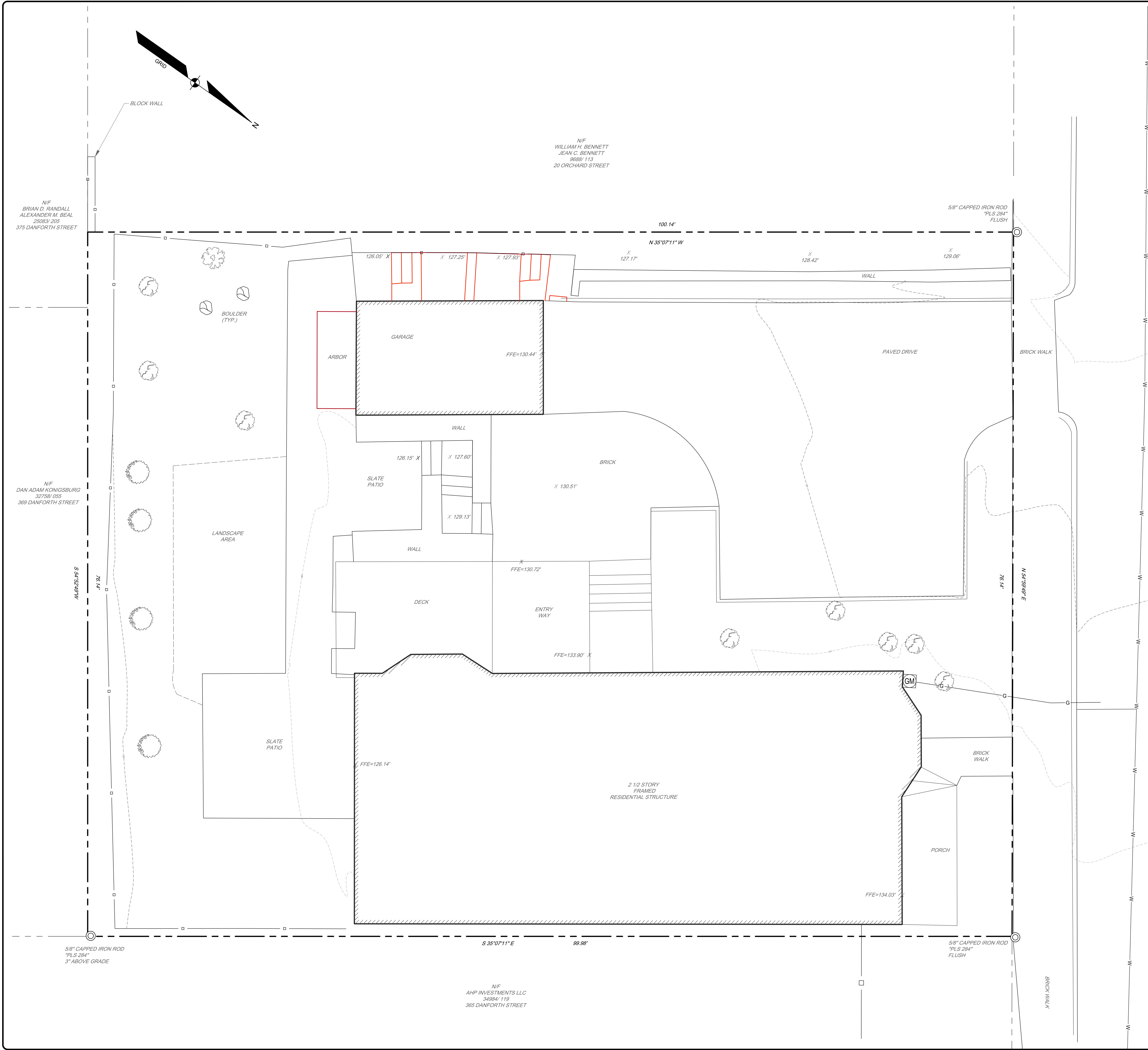


PLANNING & URBAN DEVELOPMENT
HISTORIC PRESERVATION

CERTIFICATE OF APPROPRIATENESS
Project No. **HPAR-002615-2023**
Public Hearing Date:
Not Applicable
Approved Drawings Date:
10/27/2023
Preservation Staff: Evan Schueckler

TYPE 3 SERVICE CONNECTION
NOT TO SCALE

LOAM & SEED SECTION
NOT TO SCALE



LOCATION MAP N.T.S.

GENERAL NOTES:

- THE RECORD OWNERS OF THE PARCEL IS/ARE FAMILY CRISIS SERVICES, INC. BY DEED DATED AUGUST 3, 2009 AND RECORDED AT THE (CUMBERLAND OR YORK) COUNTY REGISTRY OF DEEDS (CCRD OR YCRD) IN BOOK 27232, PAGE 341.
- THE PROPERTY IS SHOWN AS LOT 61 ON THE TOWN/CITY OF PORTLAND TAX MAP ____ AND IS LOCATED IN THE R-4 DISTRICT.
- TOTAL AREA OF PARCEL IS APPROXIMATELY 17 ACRES.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK PERFORMED BY SEBAGO TECHINCS, INC. IN MAY OF 2023.
- UTILITY INFORMATION DEPICTED HEREON, UNLESS OTHERWISE NOTED, IS OF QUALITY LEVEL D PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD C1ASCE 38-02. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES WITHIN THE PROJECT AREA PRIOR TO CONSTRUCTION AND/OR EXCAVATION. ____ MARKED THE UNDERGROUND UTILITIES SHOWN HEREON IN ____ OF ____ AND THEY WERE FIELD LOCATED BY SEBAGO TECHINCS, INC.
- THE LOCUS PROPERTY AS DEPICTED HEREON DOES/DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR ____ MAINE, COUNTY, PANEL NUMBER ____, HAVING AN EFFECTIVE DATE OF ____ THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE ____, AREAS OF ____.
- SPACE AND BULK CRITERIA FOR THE R-4 DISTRICT/ZONE ARE AS FOLLOWS:
NET RESIDENTIAL DENSITY: 1 UNITS PER 3000 SF/ACRE
MINIMUM LOT SIZE: SF OR ACRES
MINIMUM STREET FRONTAGE: 50 FEET
MINIMUM FRONT YARD: 25 FEET
MINIMUM SIDE YARD: 5 FEET (DETACHED ACCESSORY)
MINIMUM REAR YARD: 25 FEET
MAXIMUM BUILDING HEIGHT: 35 FEET
MAXIMUM BUILDING COVERAGE: 30%
* SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.

LEGEND

- PROPERTY LINE/R.O.W.
- ABUTTER LINE/R.O.W.
- N/F
- IRON PIPE/ROD
- NOW OR FORMERLY
- BENCHMARK
- BUILDING
- DECK/STEPS/ OVERHANG
- EDGE PAVEMENT
- CURB LINE
- CONTOURS
- SPOT GRADE
- STOCKADE FENCE
- DECIDUOUS TREE
- CONIFEROUS TREE
- MULCH LINE
- GAS METER
- GAS
- SANITARY SEWER
- OVERHEAD UTILITY
- UTILITY POLE
- WATER



PLANNING & URBAN DEVELOPMENT
HISTORIC
PRESERVATION

CERTIFICATE OF APPROPRIATENESS

Project No:

HPAR-002615-2023

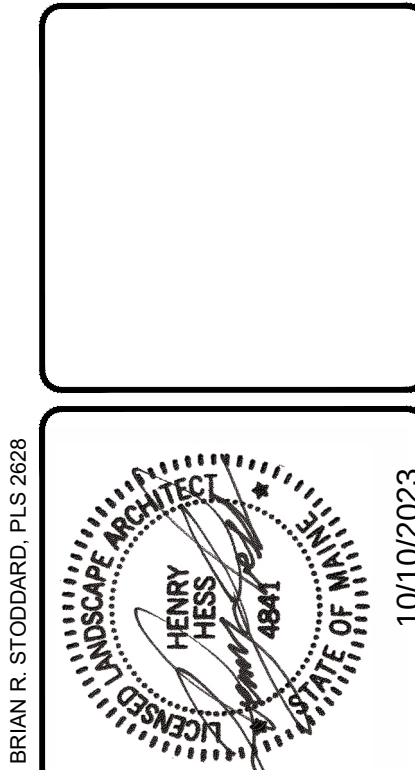
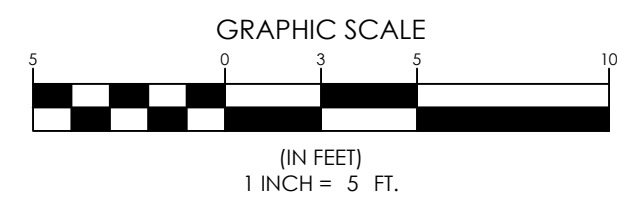
Public Hearing Date:

Not Applicable

Approved Drawings Date:

10/27/2023

Preservation Staff: Evan Schueckler



REV.	BY	DATE	STATUS
1		10/10/23	

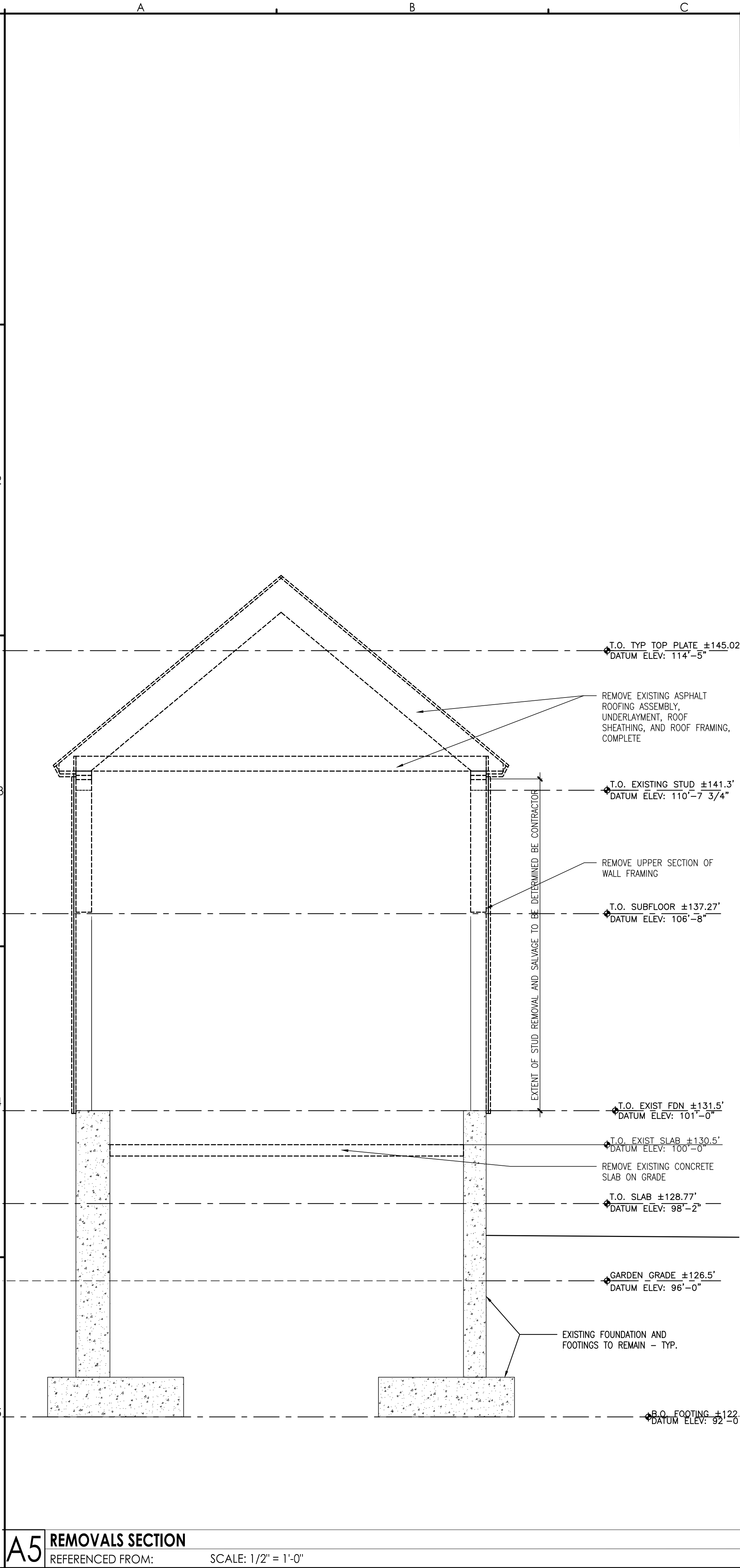
TITCOMB ASSOCIATES
A Division of Sebago Technics
75 John Roberts Rd.
Suite 4A
South Portland, ME 04106
Tel. 207-200-2100

BOUNDARY & EXISTING CONDITIONS SURVEY
OF: 14 ORCHARD STREET
PORTLAND, MAINE 04101
FOR: WRIGHT RYAN CONSTRUCTION
10 DANFORTH STREET
PORTLAND, MAINE 04101

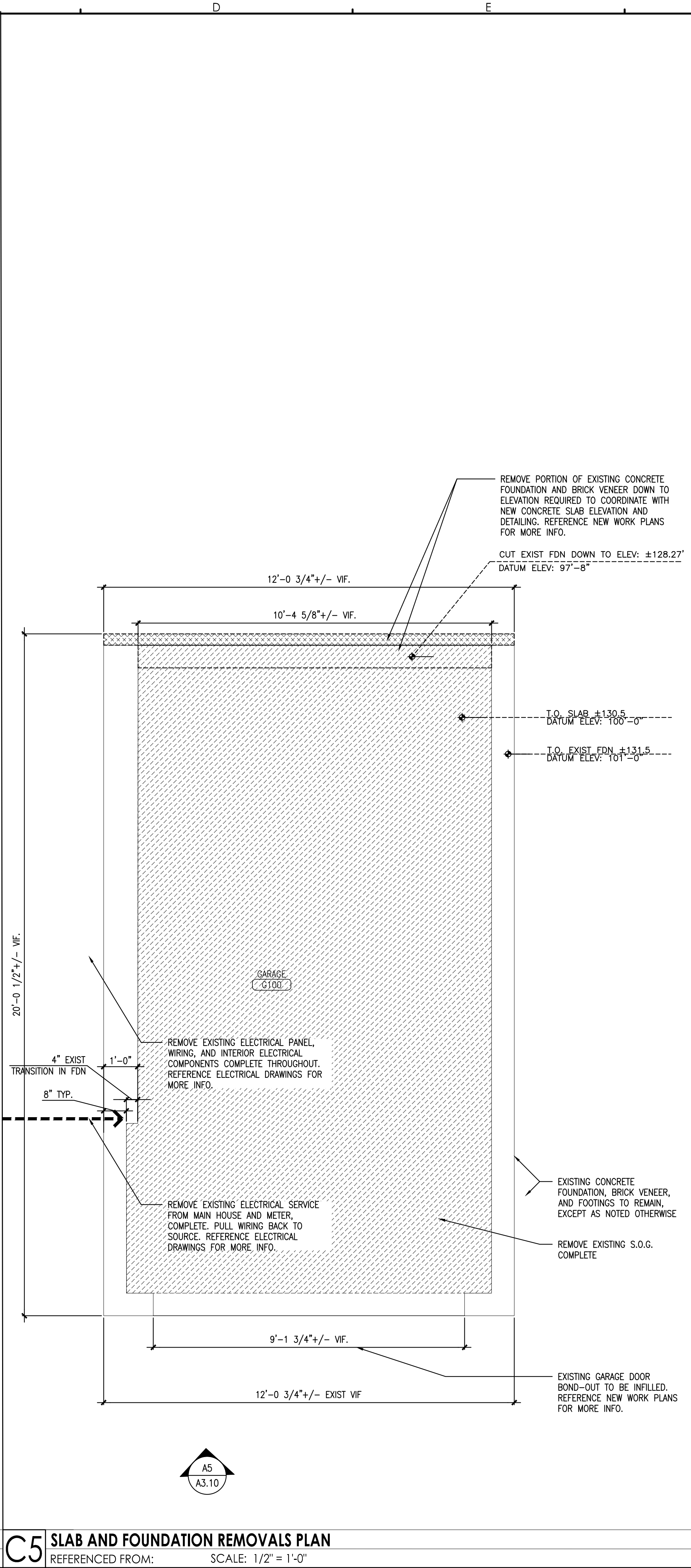
DESIGNED	-
DRAWN	JMC
CHECKED	BRS
DATE	05/16/23
SCALE	1" = 5'
PROJECT	230243

SHEET 1 OF 1

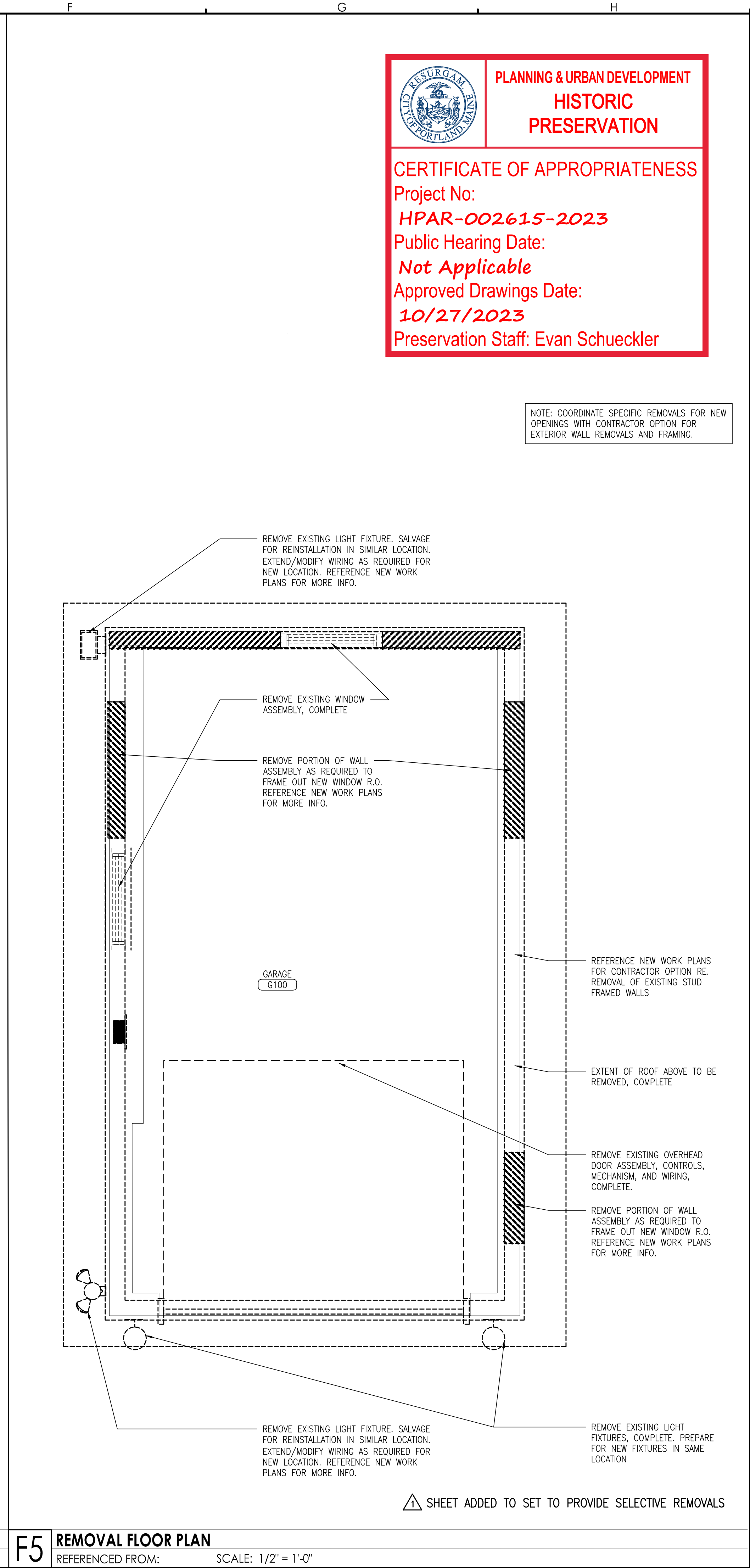
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3	A	B	C	D	E	F	G	H	I
4	A	B	C	D	E	F	G	H	I
5	A	B	C	D	E	F	G	H	I
6	A	B	C	D	E	F	G	H	I
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48	A	B	C	D	E	F	G	H	I
49	A	B	C	D	E	F	G	H	I
50	A	B	C	D	E	F	G	H	I



A5 REMOVALS SECTION
REFERENCED FROM: SCALE: 1/2" = 1'-0"



C5 SLAB AND FOUNDATION REMOVALS PLAN
REFERENCED FROM: SCALE: 1/2" = 1'-0"



F5 REMOVAL FLOOR PLAN
REFERENCED FROM: SCALE: 1/2" = 1'-0"



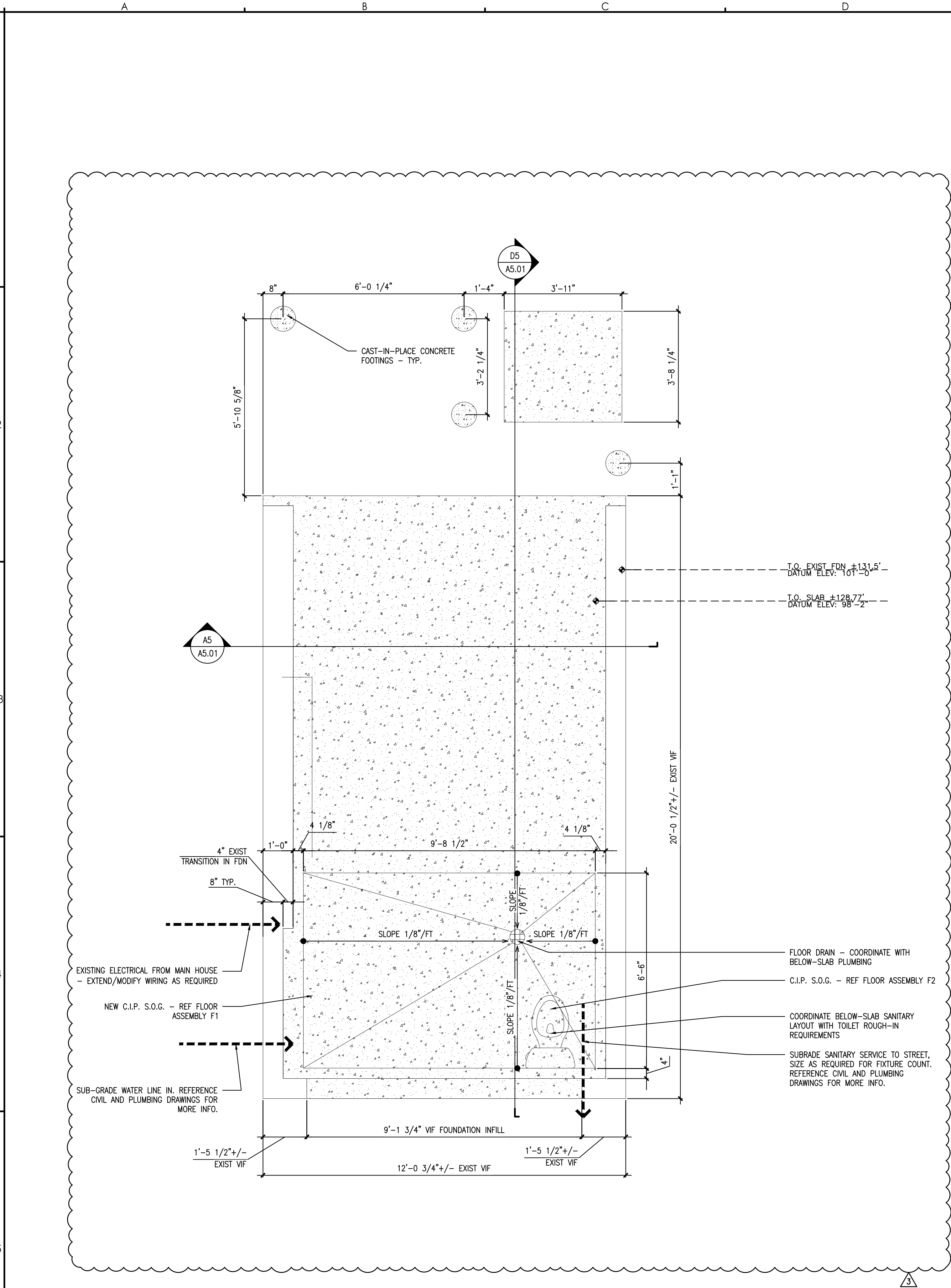
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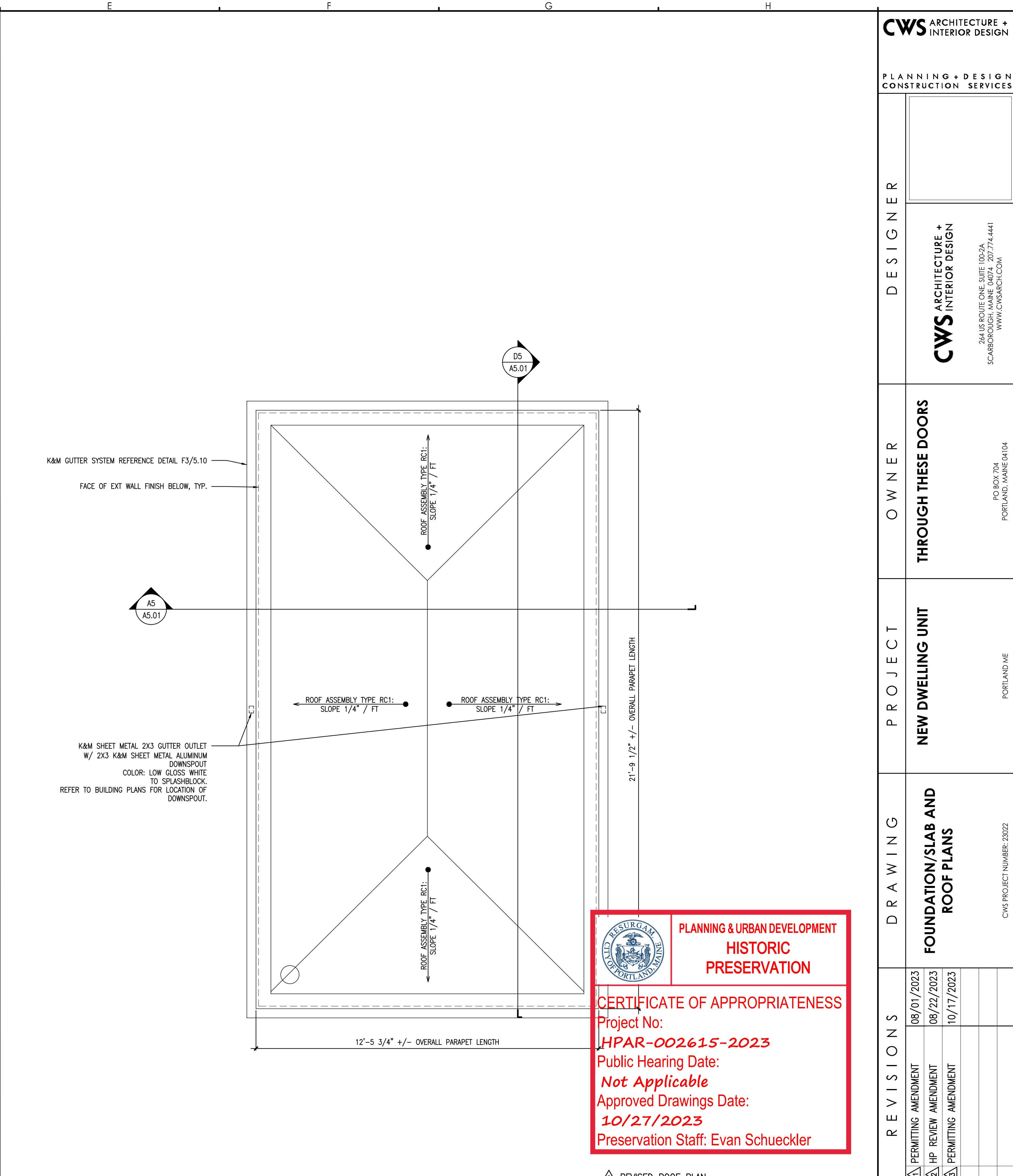
NOTE: COORDINATE SPECIFIC REMOVALS FOR NEW OPENINGS WITH CONTRACTOR OPTION FOR EXTERIOR WALL REMOVALS AND FRAMING.

△ SHEET ADDED TO SET TO PROVIDE SELECTIVE REMOVALS

CWS ARCHITECTURE + INTERIOR DESIGN			
PLANNING + DESIGN CONSTRUCTION SERVICES			
DESIGNER		OWNER	
PROJECT		DRAWING	
REVIEWS		THROUGH THESE DOORS	
PERMITTING AMENDMENT		NEW DWELLING UNIT	
REMOVALS PLANS AND SECTION		PORTLAND, ME	
CWS PROJECT NUMBER: 23022		CWS ARCHITECTURE + INTERIOR DESIGN	
264 US ROUTE ONE, SUITE 100-2A SCARBOROUGH, MAINE 04074 207.774.4441 WWW.CWSARCH.COM		PO BOX 704 PORTLAND, MAINE 04104	
DRAWING NUMBER			
AD1.00			
SCALE:		1/2" = 1'-0"	
DATE:		06/23/2023	



A5 FOUNDATION AND SLAB PLAN
REFERENCED FROM: SCALE: 1/2" = 1'-0"



D5 ROOF PLAN
REFERENCED FROM: SCALE: 1/2" = 1'-0"

1	PERMITTING AMENDMENT	08/01/2023
2	HP REVIEW AMENDMENT	08/22/2023
3	PERMITTING AMENDMENT	10/17/2023
4		
5		

△₂ REVISED FOR UPDATED STAIR AND BALCONY LAYOUT.

(3) 2X10 PT WOOD BEAM DROPPED BELOW
TYPICAL BALCONY FRAMING ELEVATION -
REFERENCE BUILDING SECTION FOR MORE INFO.
(1) 2X10 PT WOOD RIM JOIST AT TYPICAL
BALCONY FRAMING ELEVATION.

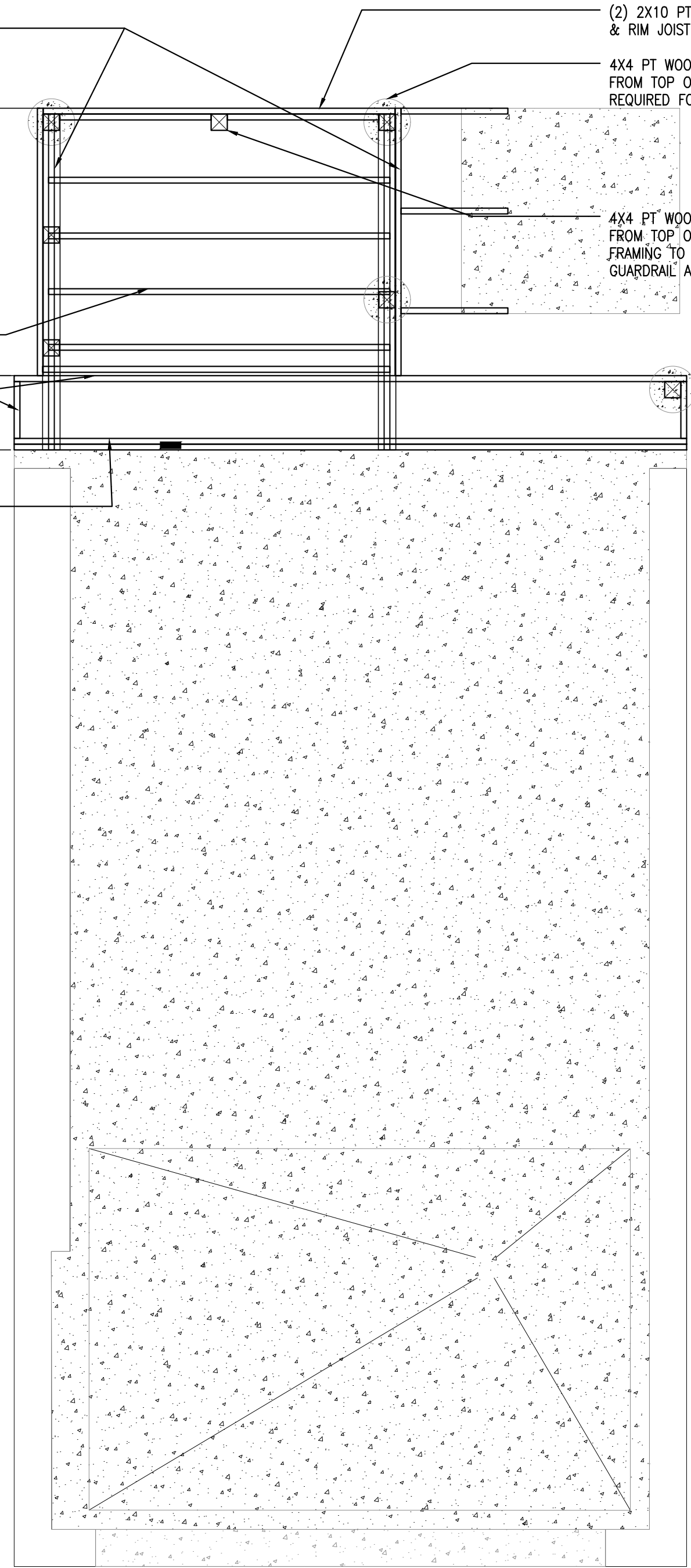
— 4X4 PT WOOD POST (TYP. OF 2) —
FROM TOP OF CONC FOOTING TO HT
REQUIRED FOR GUARDRAIL ASSEMBLY

4X4 PT WOOD POST (TYP. OF 3) -
FROM TOP OF JOIST OR BEAM
FRAMING TO HT REQUIRED FOR
GUARDRAIL ASSEMBLY

2X10 PT WOOD RIM JOIST

FLOOR FRAMING - REFERENCE BUILDING SECTION
FOR MORE INFO.

(2) 2X10 PT WOOD LEDGER



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PLANNING + DESIGN
CONSTRUCTION SERVICES

CWS ARCHITECTURE +
INTERIOR DESIGN

264 US ROUTE ONE, SUITE 100-2A
SCARBOROUGH, MAINE 04074 207.774.4441
WWW.CWSARCH.COM

THROUGH THESE DOORS

PO BOX 704
PORTLAND, MAINE 04104

NEW DWELLING UNIT

PORTLAND ME

BALCONY AND RAMP FRAMING LAYOUT

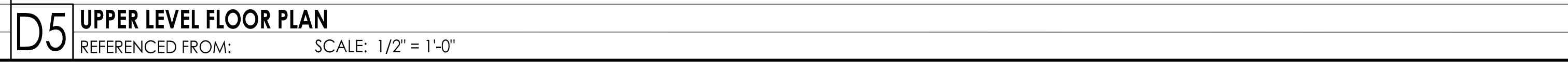
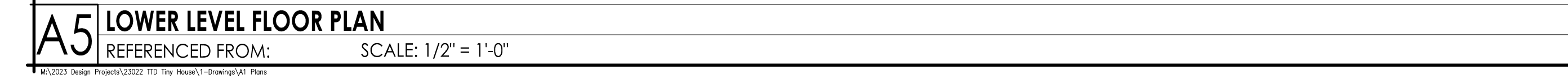
CWS PROJECT NUMBER: 22022

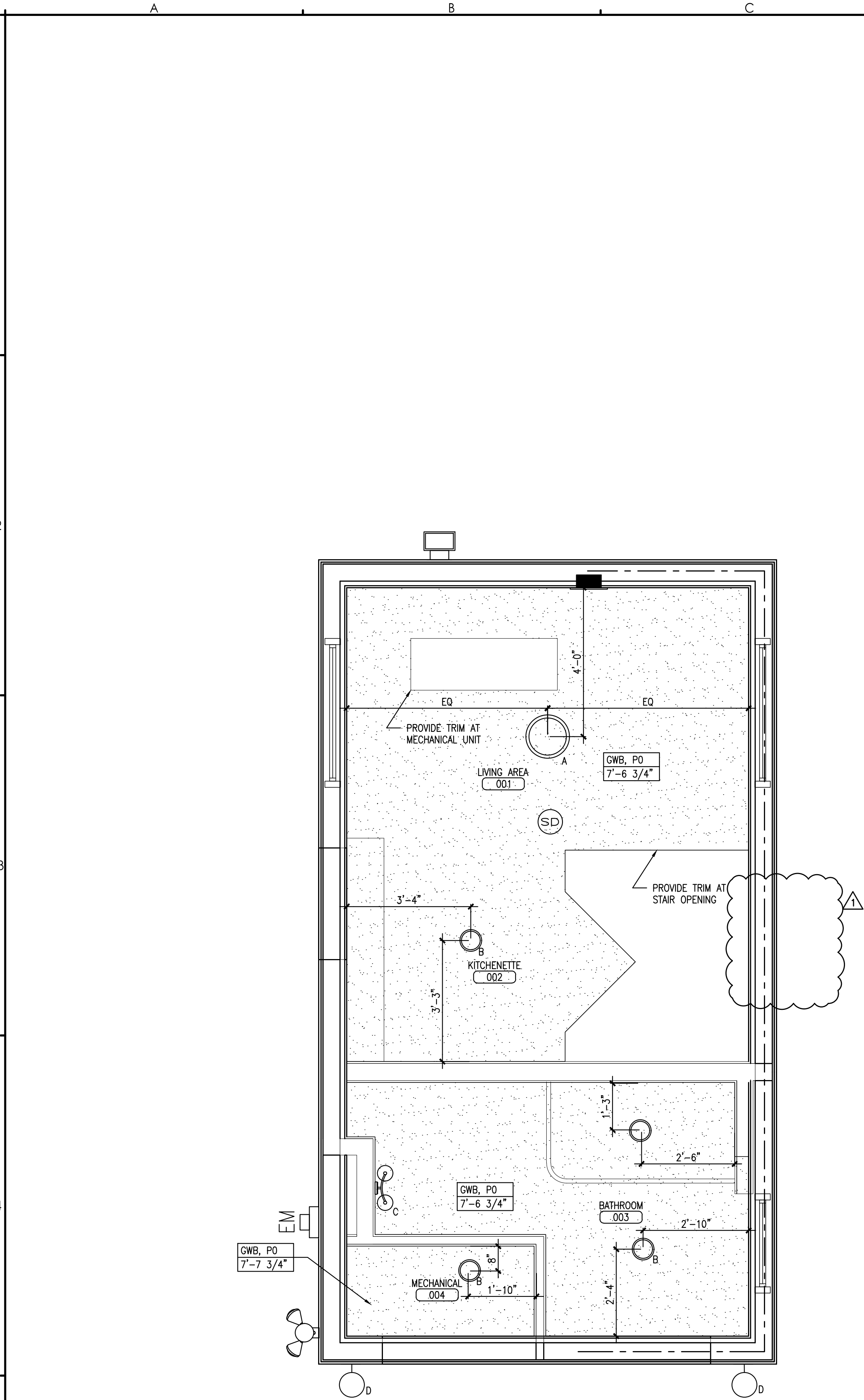
1	PERMITTING AMENDMENT	08/01/2023
2	PERMITTING AMENDMENT	10/17/2023

DRAWING NUMBER
A1.01

SCALE:	1/2" = 1'-0"
DATE:	06/23/2023

ISSUED FOR CONSTRUCTION

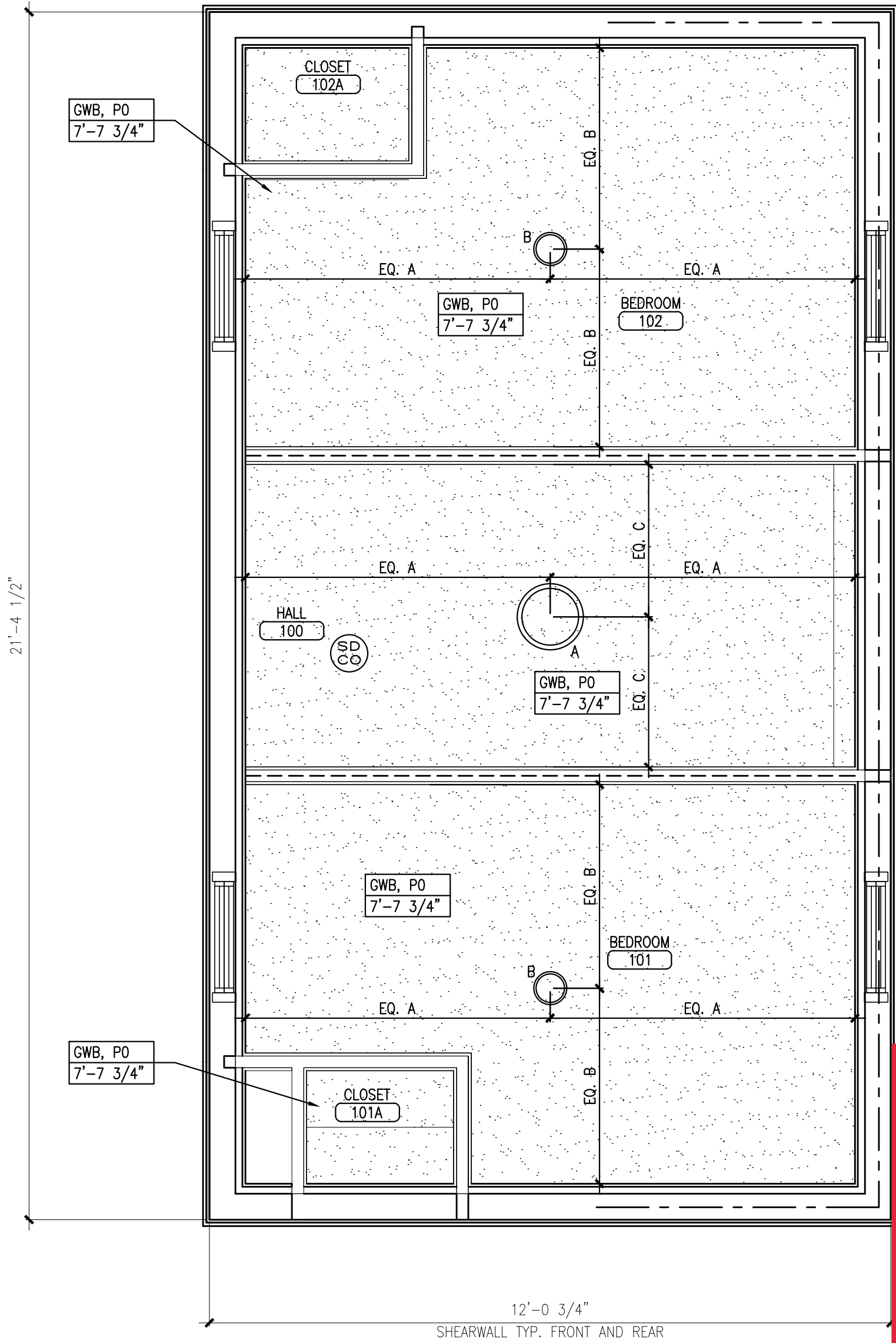




A5 LOWER LEVEL REFLECTED CEILING PLAN
REFERENCED FROM: SCALE: 1/2" = 1'-0"

10/23/2023 Design Project/2022 TR: Ely Hooten\Drawing\A51 Plans

LIGHT FIXTURE SCHEDULE						
CODE	STYLE	MANUFACTURER	PRODUCT SPECIFICATIONS	FINISH	LUMENS	LOCATIONS
A	FLUSH MOUNT	PROGRESS LIGHTING	EVERLUME, EDGELIT 11" SURFACE MOUNT, P810016-030-30, SIZE: 11" DIA. 1 1/8" H.	WHITE	1325	KITCHENETTE, BATHROOM, BEDROOM
B	FLUSH MOUNT	PROGRESS LIGHTING	EVERLUME, EDGELIT 14" SURFACE MOUNT, P810017-030-30, SIZE: 14" DIA. 1 1/8" H.	WHITE	1725	LIVING ROOM
C	VANITY LIGHT BAR	PROGRESS LIGHTING	BARRIL LED, WALL MOUNTED, P300408-009-30	FROSTED ACRYLIC, BRUSHED NICKEL	1813	BATHROOM
D	EXTERIOR WALL	PROGRESS LIGHTING	KIAWAH, P560010-031	BLACK	700	EXTERIOR
E	NOT USED					



D5 UPPER LEVEL REFLECTED CEILING PLAN
REFERENCED FROM: SCALE: 1/2" = 1'-0"

10/23/2023 Design Project/2022 TR: Ely Hooten\Drawing\A51 Plans

REFLECTED CEILING PLAN NOTES AND LEGEND:

SURFACE-MOUNTED LIGHT

DECORATIVE VANITY LIGHT

EXTERIOR WALL-MOUNTED LIGHT

DECORATIVE EXTERIOR WALL-MOUNTED LIGHT

EXISTING EXTERIOR WALL-MOUNTED FLOOD LIGHT, REINSTALLED IN SIMILAR LOCATION

EXISTING EXTERIOR WALL-MOUNTED LIGHT, REINSTALLED IN NEW LOCATION

NEW CARBON MONOXIDE AND SMOKE DETECTOR

NEW SMOKE DETECTOR

GWB CEILINGS AND SOFFITS.

PLANNING & URBAN DEVELOPMENT

HISTORIC PRESERVATION

CERTIFICATE OF APPROPRIATENESS

Project No:
HPAR-002615-2023

Public Hearing Date:
Not Applicable

Approved Drawings Date:
10/27/2023

Preservation Staff: Evan Schueckler

△ REMOVED EXTERIOR LIGHT

CWS ARCHITECTURE + INTERIOR DESIGN

PLANNING + DESIGN CONSTRUCTION SERVICES

DESIGNER

OWNER

PROJECT

DRAWING

REVISIONS

DRAWING NUMBER

THROUGH THESE DOORS

NEW DWELING UNIT

REFLECTED CEILING PLANS

10/17/2023

PERMITTING AMENDMENT

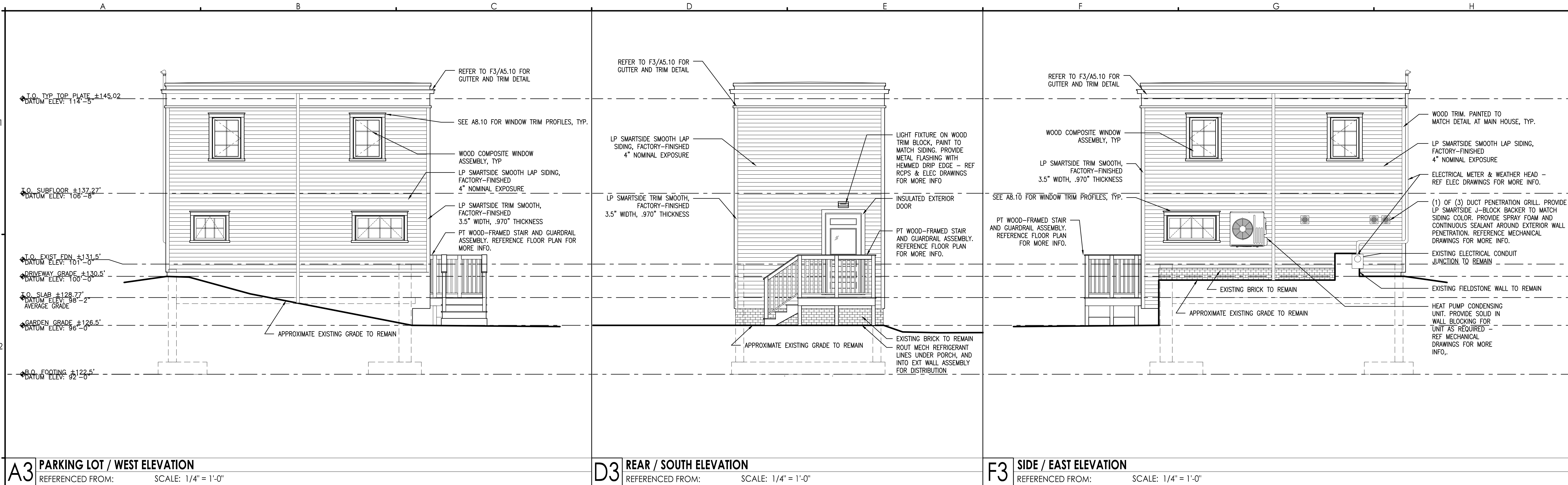
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SCALE: 1/2" = 1'-0"

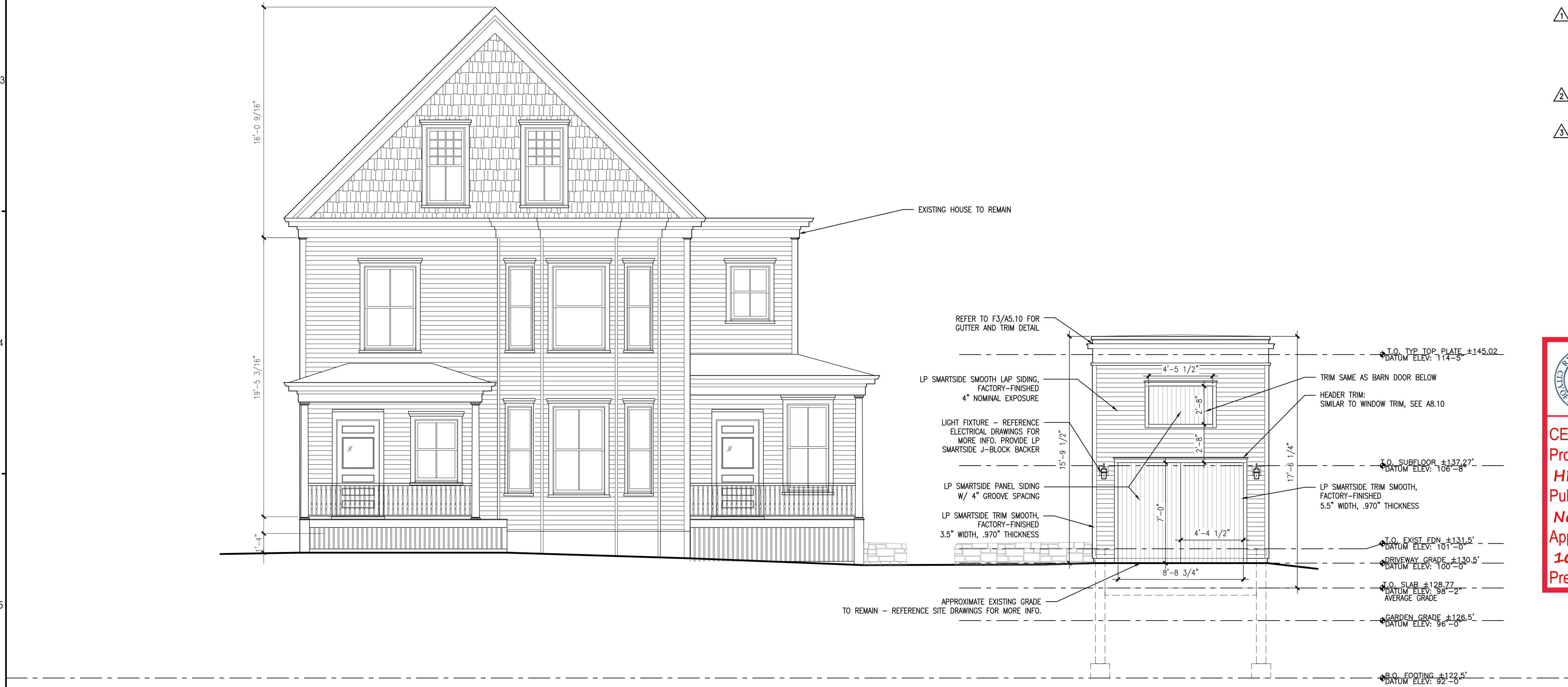
DATE: 06/23/2023

ISSUED FOR CONSTRUCTION

Page 39



- △ REVISED SUBSTANTIALLY TO COORDINATE DATUM ELEVATIONS, FOR UPDATED RAMP AND BALCONY LAYOUT, FOR UPDATED BEDROOM WINDOWS, AND TO MAINTAIN EXISTING FOUNDATION. NOTED EXTERIOR CHARACTER AS DESIGN OPTION A FOR HISTORIC APPROPRIATENESS REVIEW.
- △ REVISED TO INCORPORATE COMMENTS FROM HISTORIC APPROPRIATENESS REVIEW.
- △ REVISED TO COORDINATE ELEVATIONS, FOR UPDATED STAIR AND BALCONY LAYOUT.



	PLANNING & URBAN DEVELOPMENT
	HISTORIC PRESERVATION
CERTIFICATE OF APPROPRIATENESS	
Project No:	
HPAR-002615-2023	
Public Hearing Date:	
Not Applicable	
Approved Drawings Date:	
10/27/2023	
Preservation Staff: Evan Schueckler	

EXTERIOR FINISH NOTES:

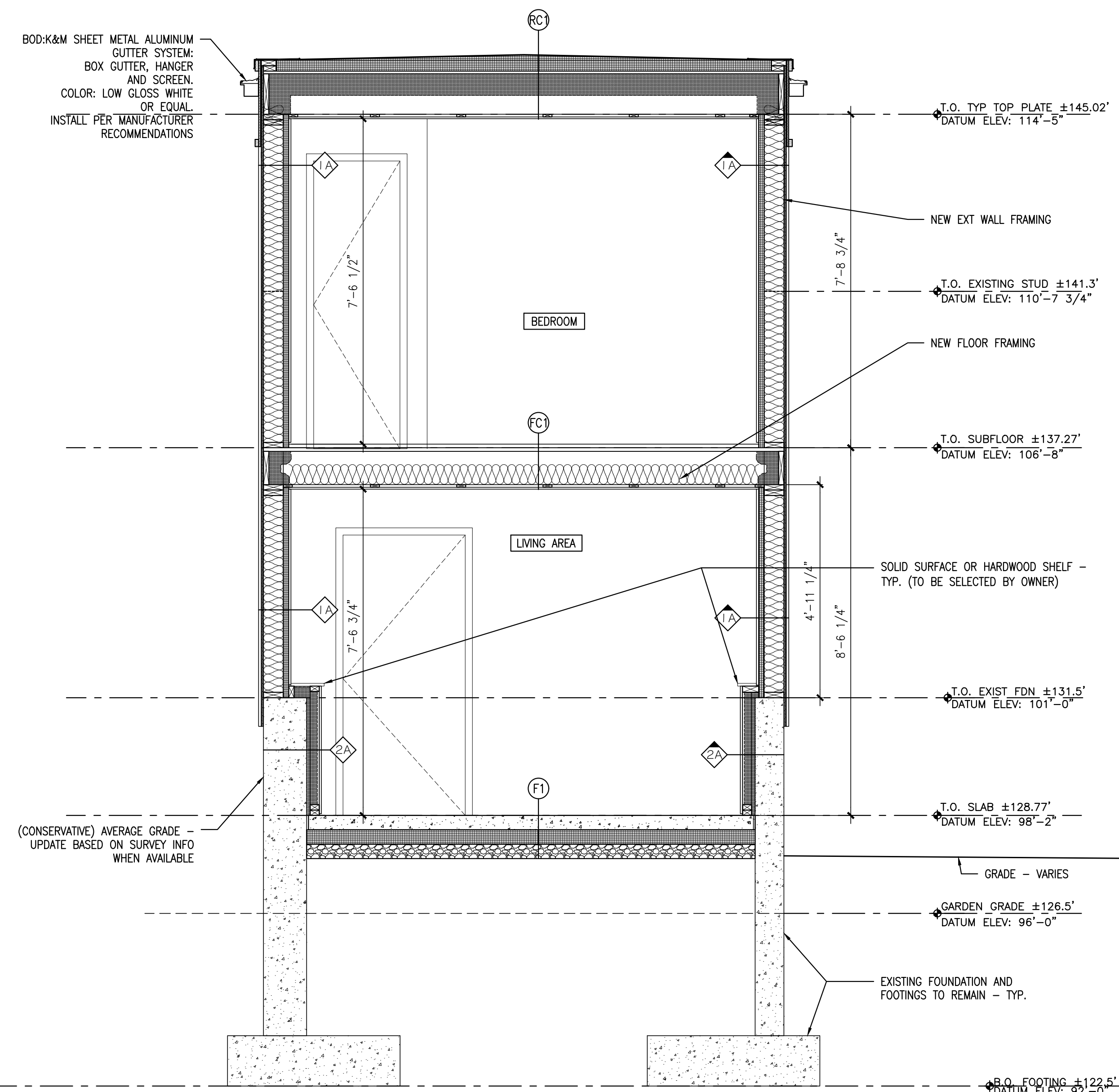
- ALL SIDING TO BE FACTORY FINISHED
- ALL CUT TRIM AND SIDING SHALL BE TREATED PER MFR RECOMMENDATIONS.
- SIDING COLORS TBD
- ALL TRIM TO BE WHITE

DRAWING NUMBER
3
A3.10

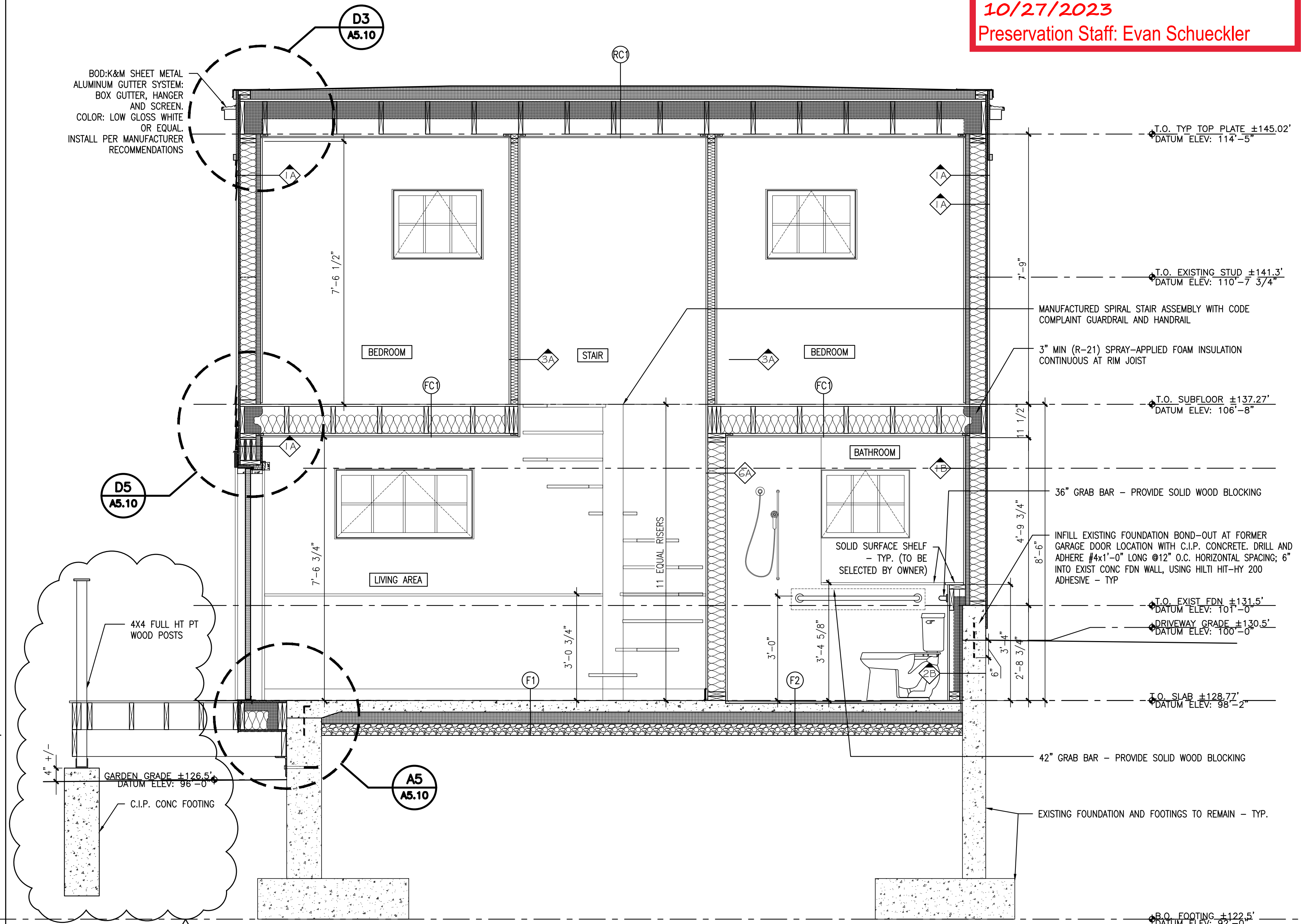
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DATE:	06/23/2023

ISSUED FOR CONSTRUCTION

1. REVISED TO COORDINATE ELEVATIONS; ADDED FRAMING DETAILS
2. REVISED TO INCORPORATE COMMENTS FROM HISTORIC APPROPRIATENESS REVIEW.
3. REVISED FOR UPDATED STAIR AND BALCONY LAYOUT.



A5	TRANSVERSE SECTION	
	REFERENCED FROM: A1.10	SCALE: 1/2" = 1'-0"



D5	LONGITUDINAL SECTION	
	REFERENCED FROM: A1.10	SCALE: 1/2" = 1'-0"



**PLANNING & URBAN DEVELOPMENT
HISTORIC
PRESERVATION**

CERTIFICATE OF APPROPRIATENESS
Project No:
HPAR-002615-2023
Public Hearing Date:
Not Applicable
Approved Drawings Date:
10/27/2023
Preservation Staff: Evan Schueckler

CWS ARCHITECTURE +
INTERIOR DESIGN

PLANNING + DESIGN
CONSTRUCTION SERVICES

DESIGNER

CWS ARCHITECTURE +
INTERIOR DESIGN

264 US ROUTE ONE, SUITE 100-2A
CARBOROUGH, MAINE 04074 207.774.4441
WWW.CWSARCH.COM

PORTLAND, MAINE 04104

THROUGH THESE DOORS

NEW DWELLING UNIT

SECTIONS

[illegible]

DRAWING NUMBER

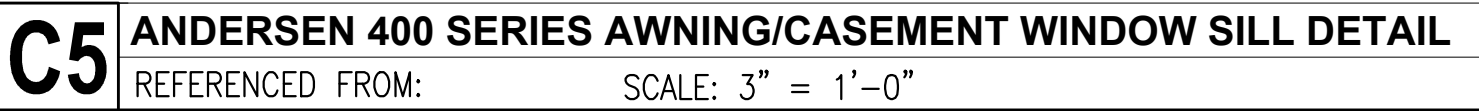
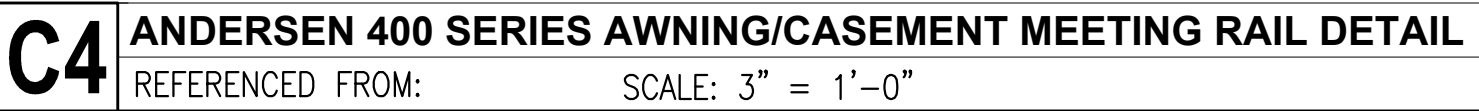
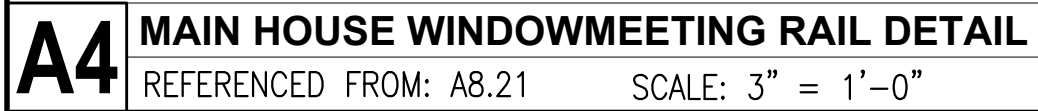
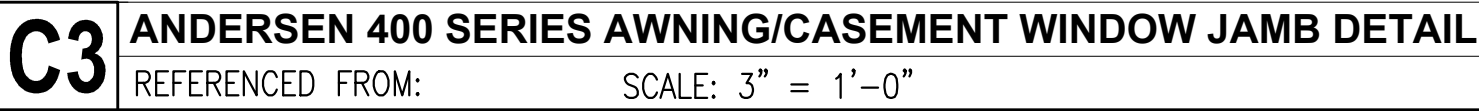
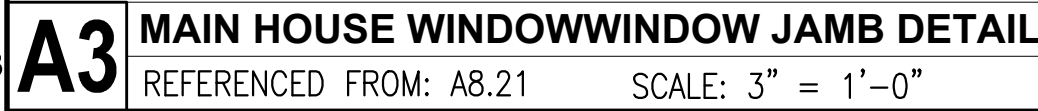
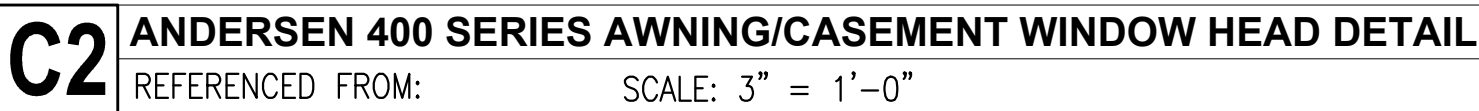
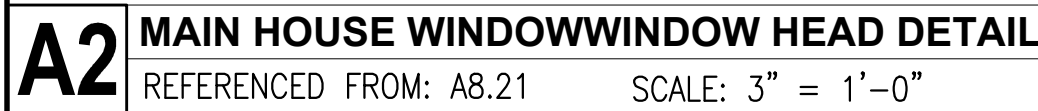
A5.01

SCALE:	AS NOTED
DATE:	06/23/2023



SCALE: 3" = 1'-0"

SCALE:	AS NOTED
DATE:	06/23/2023



PLANNING + DESIGN
CONSTRUCTION SERVICES

DESIGNER

CWS ARCHITECTURE +
INTERIOR DESIGN

264 US ROUTE ONE, SUITE 100-2A
SCARBOROUGH, MAINE 04074 207.774.4441
WWW.CWSARCH.COM

THROUGH THESE DOORS

PO BOX 704

NEW DWELLING UNIT

WINDOW ELEVATIONS

REVISIONS

08/01/2023

AMENDMENT

 $\hat{A}_{PE}$

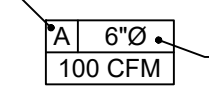
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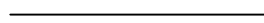
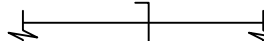
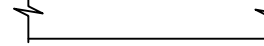
A8.10

SCALE:

06/23/2023

ISSUED FOR CONSTRUCTION

HVAC - LEGEND		GENERAL NOTES - MECHANICAL		MECHANICAL SPECIFICATIONS				CLIENT INFORMATION			
SYMBOL DESCRIPTION INDICATES DIRECTION OF AIRFLOW USE TO IDENTIFY SUPPLY, RETURN OR EXHAUST GRILLE VALUES AND TYPE THERMOSTAT (7-DAY) X= ZONE CONTROLLED		1. SUBMISSION OF PROPOSAL DIRECTLY OR INDIRECTLY IN CONNECTION WITH THIS WORK SHALL IMPLY THAT THE BIDDER HAS EXAMINED THE JOB SITE UNDER WHICH THEY WILL BE OBLIGATED TO OPERATE SHOULD THEY BE AWARDED THE WORK UNDER THIS CONTRACT. NO EXTRA CHARGE WILL BE ALLOWED FOR FAILURE OF ANY BIDDER TO EXAMINE THE SITE PRIOR TO BID. 2. CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL DIMENSIONS IN THE FIELD, AND SHALL ADVISE THE ARCHITECT/ENGINEER AND THE OWNER OF ANY DISCREPANCIES BEFORE PERFORMING THE WORK. 3. ALL WORK SHALL CONFORM TO ALL STATE AND LOCAL CODES, RULES AND REGULATIONS AND ORDINANCES. 4. CONTRACTOR SHALL SECURE AND PAY ALL FEES AND PERMITS PERTAINING TO THE CONTRACT. 5. ALL EQUIPMENT SHALL BE INSTALLED IN STRICT COMPLIANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS. THE CONTRACTOR SHALL PROVIDE ALL HANGERS AND SUPPORTS REQUIRED FOR A COMPLETE INSTALLATION. 6. CONTRACTOR SHALL BE RESPONSIBLE FOR WORKER IDENTIFICATION AND BADGING, SAFETY AND FIRE PROTECTION, CONTRACTOR'S LIABILITY INSURANCE, BARRICADES, WARNING SIGNS, TRASH REMOVAL, CUTTING AND PATCHING. 7. CONTRACTOR SHALL SCHEDULE ALL SHUTDOWNS THAT AFFECT UTILITIES AND PORTIONS OF THE BUILDING THAT MUST REMAIN IN OPERATION WITH THE OWNER. 8. CONTRACTOR SHALL COORDINATE ALL WORK WITH THE OWNER AND ALL OTHER CONTRACTORS. 9. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RIGGING, HANDLING AND PROTECTION OF MATERIALS. 10. CONTRACTOR SHALL PROVIDE LABOR TO RECEIVE, UNLOAD, STORE, PROTECT AND TRANSFER TO POINT OF INSTALLATION, OWNER FURNISHED ITEMS. 11. WHERE CONDUIT, CABLES, DUCTWORK OR PIPING PASSES THROUGH FIRE RATED FLOORS OR WALLS, THE SLEEVES SHALL BE COMPLETELY SEALED WITH A FIRE STOP MATERIAL THAT IS UL LISTED AND ACCEPTED BY THE BUILDING DEPARTMENT AND FIRE DEPARTMENT AS BEING SUITABLE FOR THIS SERVICE SUCH AS DOW CORNING CORP. SILICONE ELASTOMER, DOW CORNING 3-6548 SILICONE RTV FOAM, OR APPROVED EQUAL. THIS MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MANUFACTURER TO MAINTAIN THE FIRE RATING OF THE PENETRATED WALL OR FLOOR. 12. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CORING AS IT RELATES TO THEIR WORK. 13. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BEAM PENETRATIONS AS IT RELATES TO THEIR WORK.CONTRACTOR SHALL SUBMIT SIZE AND LOCATION TO THE STRUCTURAL ENGINEER FOR REVIEW AND DETAIL. 14. CONTRACTOR SHALL SUBMIT (3) SETS OF SHOP DRAWINGS AND EQUIPMENT CUTSHEETS TO THE ENGINEER FOR APPROVAL PRIOR TO STARTING ANY WORK. 15. UPON COMPLETION OF CONSTRUCTION, CONTRACTOR SHALL SUPPLY THE ENGINEER WITH (1) COMPLETE SET OF CAD AS-BUILT DOCUMENTS AND (3) COMPLETE COPIES OF OPERATIONS AND MAINTENANCE MANUALS. CAD SHALL BE OBTAINED AT CONTRACTOR'S EXPENSE.		16. CONTRACTOR SHALL SCHEDULE ALL WORK IN THE BUILDING WITH THE OWNER'S REPRESENTATIVE (CONSTRUCTION DEPARTMENT) PRIOR TO THE ACTUAL COMMENCING OF ANY WORK A MINIMUM OF 48 HOURS IN ADVANCE. 17. ALL WORK SHALL BE PERFORMED IN A CLEAN AND PROFESSIONAL MANNER. CARE SHALL BE EXERCISED TO MINIMIZE ANY INCONVENIENCE OR DISTURBANCE TO OTHER AREAS OF THE BUILDING WHICH ARE TO REMAIN IN OPERATION. ISOLATE WORK AREAS BY MEANS OF TEMPORARY PARTITIONS AND/OR TARPS TO KEEP DUST AND DIRT WITHIN THE CONSTRUCTION AREA. 18. NO PIPING, EQUIPMENT, ETC. SHALL BE REMOVED, DISCONNECTED OR SHUT DOWN WITHOUT PRIOR REVIEW WITH THE OWNER AND/OR ENGINEER TO CONFIRM THAT AREAS TO REMAIN IN OPERATION WILL NOT BE AFFECTED. IF ANY AREAS NOT WITHIN THE SCOPE OF WORK ARE AFFECTED BY ANY SHUTDOWN, REMOVAL OR DISCONNECTION, SUFFICIENT ADVANCE NOTICE MUST BE GIVEN TO THE OWNER INDICATING WHICH AREAS WILL BE AFFECTED, WHEN THE PROPOSED SHUTDOWN WILL OCCUR, AND FOR HOW LONG A PERIOD OF TIME. 19. ALL ITEMS REMOVED SHALL BECOME PROPERTY OF THE OWNER AND SHALL BE DISPOSED OF AS PER THE OWNER'S INSTRUCTIONS,UNLESS INDICATED OTHERWISE. ALL ITEMS WHICH ARE NOT TO BE STORED ON SITE BY OWNERS SHALL BE REMOVED FROM THE BUILDING IMMEDIATELY. 20. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO PROCEEDING WITH ANY WORK WHERE DISCREPANCIES OCCUR BETWEEN THESE DOCUMENTS AND EXISTING CONDITIONS, THE DISCREPANCY SHALL BE REPORTED TO THE OWNER AND/OR ENGINEER FOR EXPEDITING AND RESOLVE. 21. CLEAN THE JOB SITE DAILY AND REMOVE FROM THE PREMISES ANY DIRT AND DEBRIS CAUSED BY THE PERFORMANCE OF THE WORK INCLUDED IN THIS CONTRACT. 22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFEKEEPING OF THEIR OWN PROPERTY ON THE JOB SITE. OWNER ASSUMES NO RESPONSIBILITY FOR PROTECTION OF PROPERTIES AGAINST FIRE,THEFT AND ENVIRONMENTAL CONDITIONS. 23. SUCCESSFULLY PRESSURE TEST ALL REROUTED PIPING SYSTEMS. TEST SHALL BE PERFORMED AT NORMAL SYSTEM OPERATING PRESSURES. REPAIR AND RETEST AS REQUIRED UNTIL SYSTEMS PROVE TIGHT. 24. PROVIDE ALL NECESSARY TEMPORARY OR PERMANENT CAPS OR PLUGS FOR PIPING. DO NOT LEAVE PIPING OPEN ENDED. 25. PROVIDE ALL NECESSARY TEMPORARY OR PERMANENT CAPS OR PLUGS FOR DUCTWORK. DO NOT LEAVE DUCTWORK OPEN ENDED. 26. WHERE USED, THE TERM "PROVIDE" SHALL MEAN "FURNISH AND INSTALL". 27. THIS CONTRACTOR SHALL COORDINATE THEIR WORK WITH ALL OTHER TRADES PRIOR TO FABRICATION, PURCHASE AND/OR INSTALLATION OF ALL WORK.		1. SUMMARY OF WORK A. THE DRAWINGS INDICATE DIAGRAMMATICALLY THE EXTENT, GENERAL CHARACTER AND LOCATION OF THE WORK INCLUDED, OFFSETS AND/OR CHANGES IN ELEVATION OF PIPING AND DUCTWORK DUE TO STRUCTURAL OR OTHER INTERFERENCES SHALL BE PROVIDED WITHOUT EXTRA COST. B. CONTRACTOR SHALL VERIFY AND EVALUATE ALL EXISTING CONDITIONS PRIOR TO THE COMMENCEMENT OF WORK. C. PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY FOR THE INSTALLATION OF COMPLETE AND OPERATING SYSTEMS. D. PROVIDE ONE YEAR GUARANTEE AGAINST DEFECTIVE MATERIALS AND WORKMANSHIP AFTER FINAL ACCEPTANCE BY OWNER. E. ENTIRE NEW WORK INSTALLATION SHALL CONFORM WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS OF MUNICIPAL, STATE AND FEDERAL AUTHORITIES INCLUDING BOCA, ASME, ASTM, ANSI, ASHRAE, SMACNA AND NFPA. 2. MECHANICAL EQUIPMENT AND PIPING IDENTIFICATION A. PROVIDE IDENTIFICATION OF ALL PIPES, VALVES, AND EQUIPMENT B. IDENTIFICATION DEVICES TO BE USED SHALL INCLUDE THE FOLLOWING: a. PLASTIC PIPE MARKERS. b. VALVE TAGS AND EQUIPMENT TAGS c. VALVE SCHEDULE C. IDENTIFICATION MATERIALS MANUFACTURED BY ONE OF THE FOLLOWING: a. SETON NAMEPLATE CORP. b. ALLEN SYSTEMS INC. c. BRADY CO. 3. REFRIGERANT PIPING A. PIPE: USE TYPE L OR TYPE ACR DRAWN COPPER TUBING WITH COPPER FITTINGS AND BRAZED JOINTS. INSTALL REFRIGERANT PIPING IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS AND ASHRAE STANDARD 15. 4. INSULATION ALL INSULATION SHALL HAVE A FLAME SPREAD RATING OF 25 OR LESS AND A SMOKE DEVELOPED RATING OF 50 OR LESS IN ACCORDANCE WITH ASTM E84 AND NFPA 90A. A. SYSTEM PIPING 1. TYPE A 2" GLASS FIBER INSULATION: ANSI/ASTM C547; 'K' VALUE OF 0.23 AT 75 DEGREES F, NON COMBUSTIBLE, OWENS-CORNING TYPE ASJ WITH SSL-II VAPOR BARRIER JACKET. 2. PVC VALVE AND FITTING COVERS: ZESTON. 3. TAPE: VAPOR BARRIER, PRESSURE SENSITIVE. 4. ADHESIVE: VAPOR BARRIER, COMPATIBLE WITH INSULATION. 5. INSULATE JOINTS, FITTINGS, VALVES, UNIONS, FLANGES, STRAINERS, FLEXIBLE CONNECTIONS, EXPANSION JOINTS, AND EQUIPMENT WITH INSULATION OF LIKE MATERIAL AND THICKNESS AT ADJOINING PIPE AND FINISH WITH VAPOR BARRIER TAPE AND ADHESIVE. 6. INSTALL INSULATION AFTER PIPING HAS BEEN TESTED AND ACCEPTED. B. REFRIGERANT PIPING INSULATION 1. ALL REFRIGERANT PIPING TO BE INSULATED WITH FLEXIBLE ELASTOMERIC TYPE INSULATION ASTM C 534, TYPE I, COAT WITH WATER BASED LATEX ENAMEL COATING RECOMMENDED BY MANUFACTURER. C. DUCTWORK INSULATION 1. ALL DUCTWORK TO HAVE JOHNS MANVILLE PERMACOTE LINACOUSTIC 1/2". 5. SUPPORTS AND ANCHORS A. MANUFACTURERS: GRINNELL, B-LINE, O.Z. GEDNEY, MICHIGAN HANGER, BERGEN, CARPENTER AND PATERSON. B. USE MATERIALS COMPATIBLE WITH PIPING SYSTEMS AVOIDING ELECTROLYTIC ACTION AND CONFORM TO ANSI/ASME B31, NFPA,MSS SP-58, 69, 89. 6. TESTING AND BALANCING A. THE CONTRACTOR SHALL PROVIDE ALL LABOR AND EQUIPMENT REQUIRED TO BALANCE ALL AIR SYSTEMS IN ACCORDANCE WITH QUANTITIES SHOWN. B. BALANCING SHALL BE PERFORMED UNDER THE SUPERVISION OF A PROFESSIONAL ENGINEER AND REPORT SHALL BE PROVIDED ON AABC TYPE FORMS. 7. AIR DISTRIBUTION SYSTEMS A. SHEET METAL WORK 1. EXCEPT AS OTHERWISE SHOWN OR NOTED, ALL DUCTWORK AND OTHER SHEET METAL WORK SHALL BE GALVANIZED SHEET STEEL AND SHALL BE INSTALLED IN ACCORDANCE WITH SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION, INC. (SMACNA) DUCT CONSTRUCTION STANDARDS. DUCT SYSTEMS TO BE 2" PRESSURE CLASS. 2. ALL DUCT DIMENSIONS INDICATED ON THE PLANS ARE INSIDE CLEAR DIMENSIONS. 3. ACCESS DOORS SHALL BE PROVIDED IN DUCTWORK WHEREVER CONTROLS, CONTROL DAMPERS, COILS, & INSTRUMENTS ARE INSTALLED. 4. SEAL ALL DUCTWORK TO SMACNA STANDARDS AND PER APPLICABLE CODE. B. BALANCING REPORT FOR DUCTED AIR HANDLERS. 1. PROVIDE THIRD PARTY BALANCING REPORT BY A CERTIFIED BALANCING CONTRACTOR.				THROUGH THESE DOORS PORTLAND, MAINE 04104	
		MECHANICAL ENGINEER		SparhawkGroup Engineered Building Performance				81 BRIDGE STREET YARMOUTH, ME, 04096 TEL: 207.846.7726			
				SHEET INFORMATION				SIZE: ARCH D SCALE: N.T.S. DRAWN BY: BK CHECKED BY: MH			

DUCTWORK LEGEND		DUCTWORK LEGEND		APPLICABLE CODES		HVAC - ABBREVIATIONS				DRAWING INDEX - MECHANICAL	
SYMBOL DESCRIPTION FLEXIBLE DUCTWORK MANUAL VOLUME DAMPER (MVD) MOTOR OPERATED DAMPER (MOD) ACCESS DOOR RADIUS ELBOW (R=1.5) VANED ELBOW BRANCH DUCT TAKE-OFF CHANGE IN SIZE OF DUCTWORK (CONCENTRIC) CHANGE IN SIZE OF DUCTWORK (ECCENTRIC)		SPIN IN FITTING WITH MANUAL VOLUME DAMPER MANUAL VOLUME DAMPER OPPOSED BLADE CONTROL DAMPER WITH ACTUATOR PARALLEL BLADE CONTROL DAMPER WITH ACTUATOR RISE OR DROP DIRECTION OF AIR FLOW FLEXIBLE CONNECTION (FXC) CHANGE FROM RECTANGULAR TO ROUND DUCT ON SINGLE LINE DUCT		PERFORM WORK IN ACCORDANCE WITH THE FOLLOWING CODES AND ANY APPLICABLE STATUTES, ORDINANCES, CODES, AND REGULATIONS OF GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. 1. ASHRAE a. ASHRAE 55 THERMAL ENVIRONMENTAL CONDITIONS FOR HUMAN OCCUPANCY b. ASHRAE 62.1 VENTILATION STANDARD FOR ACCEPTABLE INDOOR AIR QUALITY - 2013 c. ASHRAE 62.2 VENTILATION AND ACCEPTABLE INDOOR AIR QUALITY IN RESIDENTIAL BUILDINGS - 2013 d. ASHRAE 90.1 ENERGY STANDARD FOR BUILDINGS EXCEPT LOW RISE RESIDENTIAL BUILDINGS - 2013 e. ASHRAE 90.2 ENERGY EFFICIENT DESIGN OF LOW-RISE RESIDENTIAL BUILDING - 2018 2. OCCUPATIONAL SAFETY AND HEALTH REGULATIONS (OSHA). 3. NATIONAL FIRE CODES a. NFPA 90A STANDARD FOR THE INSTALLATION OF AIR-CONDITIONING AND VENTILATING SYSTEMS b. NFPA 91 STANDARD FOR INSTALLATION OF WARM AIR HEATING AND AIR CONDITIONING SYSTEM -2018 4. MAINE UNIFORM BUILDING AND ENERGY CODE a. 2015 INTERNATIONAL RESIDENTIAL CODE b. 2015 INTERNATIONAL BUILDING CODE c. 2015 INTERNATIONAL ENERGY CONSERVATION CODE d. 2015 INTERNATIONAL MECHANICAL CODE e. MAINE STATE INTERNAL PLUMBING CODE		AFF ABOVE FINISHED FLOOR AMB AMBIENT TEMPERATURE AP ACCESS PANEL BTU BRITISH THERMAL UNIT BDD BACK DRAFT DAMPER CAP CAPACITY CFM CUBIC FEET PER MINUTE CLG COOLING CD CONDENSATE DAMP DAMPER DB DRY BULB DIA DIAMETER DN DOWN DSA DUCTLESS SPLIT AIR CONDITIONER DSC DUCTLESS SPLIT CONDENSING UNIT EAT ENTERING AIR TEMPERATURE EER ENERGY EFFICIENT RATIO EF EXHAUST FAN EG EXHAUST GRILLE ELEC ELECTRIC EQUIP EQUIPMENT EWB ELECTRIC WALL HEATER EX EXHAUST F DEGREES FAHRENHEIT FC FLEXIBLE CONNECTOR F/D FIRE DAMPER FLA FULL LOAD AMPS FLEX FLEXIBLE FLR FLOOR FPM FEET PER MINUTE FEET FEET GR GRILLE HP HORSEPOWER HPI HEAT PUMP INDOOR HPO HEAT PUMP OUTDOOR HSPF HEATING SEASONAL PERFORMANCE FACTOR HTG HEATING HZ HERTZ IN INCHES KW KILOWATT L LENGTH LAT LEAVING AIR TEMPERATURE LB POUND LBS/HR POUNDS PER HOUR (#/HR) LVR LOUVER LWT LEAVING WATER TEMPERATURE MBH THOUSANDS OF BTU PER HOUR MCA MINIMUM CIRCUIT AMPACITY MFR MANUFACTURER MIN MINIMUM NTS NOT TO SCALE OA OUTSIDE AIR PH PHASE RA RETURN AIR REF REFRIGERANT RG RETURN GRILLE RLA RATED LOAD AMPS SA SUPPLY AIR SF SUPPLY FAN SH SENSIBLE HEAT SP STATIC PRESSURE SR SUPPLY REGISTER SEER SEASONAL ENERGY EFFICIENCY RATIO TEMP TEMPERATURE TG TRANSFER GRILLE TYP TYPICAL VOLT VOLTAGE WB WET BULB				SHEET NO. SHEET NAME M0.10 GENERAL NOTES & LEGENDS M1.10 LOWER LEVEL AND UPPER LEVEL FLOOR PLAN M2.10 DETAILS M3.10 SCHEDULES PLANNING & URBAN DEVELOPMENT HISTORIC PRESERVATION CERTIFICATE OF APPROPRIATENESS Project No: HPAR-002615-2023 Public Hearing Date: Not Applicable Approved Drawings Date: 10/27/2023 Preservation Staff: Evan Schueckler	
										REVISION HISTORY	
										REV. ISSUE DATE A SCHEMATIC DESIGN 05/08/23 B ISSUED FOR PRICING 05/19/23 C ISSUED FOR CONSTRUCTION 05/26/23 D REVISED AND ISSUED FOR CONSTRUCTION 06/23/23	
										SEAL AND SIGNATURE	
											
										SHEET NUMBER	
										M0.10	

1. SUMMARY OF WORK

A. THE DRAWINGS INDICATE DIAGRAMMATICALLY THE EXTENT, GENERAL CHARACTER AND LOCATION OF THE WORK INCLUDED. OFFSETS AND/OR CHANGES IN ELEVATION OF PIPING AND DUCTWORK DUE TO STRUCTURAL OR OTHER INTERFERENCES SHALL BE PROVIDED WITHOUT EXTRA COST.

B. CONTRACTOR SHALL VERIFY AND EVALUATE ALL EXISTING CONDITIONS PRIOR TO THE COMMENCEMENT OF WORK.

C. PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY FOR THE INSTALLATION OF COMPLETE AND OPERATING SYSTEMS.

D. PROVIDE ONE YEAR GUARANTEE AGAINST DEFECTIVE MATERIALS AND WORKMANSHIP AFTER FINAL ACCEPTANCE BY OWNER.

E. ENTIRE NEW WORK INSTALLATION SHALL CONFORM WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS OF MUNICIPAL, STATE AND FEDERAL AUTHORITIES INCLUDING BOCA, ASME, ASTM, ANSI, ASHRAE, SMACNA AND NFPA.

2. MECHANICAL EQUIPMENT AND PIPING IDENTIFICATION

A. PROVIDE IDENTIFICATION OF ALL PIPES, VALVES, AND EQUIPMENT

B. IDENTIFICATION DEVICES TO BE USED SHALL INCLUDE THE FOLLOWING:

a. PLASTIC PIPE MARKERS.

b. VALVE TAGS AND EQUIPMENT TAGS

c. VALVE SCHEDULE

C. IDENTIFICATION MATERIALS MANUFACTURED BY ONE OF THE FOLLOWING:

a. SETON NAMEPLATE CORP.

b. ALLEN SYSTEMS INC.

c. BRADY CO.

3. REFRIGERANT PIPING

A. PIPE: USE TYPE L OR TYPE ACR DRAWN COPPER TUBING WITH COPPER FITTINGS AND BRAZED JOINTS. INSTALL REFRIGERANT PIPING IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS AND ASHRAE STANDARD 15.

4. INSULATION

ALL INSULATION SHALL HAVE A FLAME SPREAD RATING OF 25 OR LESS AND A SMOKE DEVELOPED RATING OF 50 OR LESS IN ACCORDANCE WITH ASTM E84 AND NFPA 90A.

A. SYSTEM PIPING

1. TYPE A 2" GLASS FIBER INSULATION: ANSI/ASTM C547; 'K' VALUE OF 0.23 AT 75 DEGREES F; NON COMBUSTIBLE. OWENS-CORNING TYPE ASJ WITH SSL-II VAPOR BARRIER JACKET.

2. PVC VALVE AND FITTING COVERS: ZESTON.

3. TAPE: VAPOR BARRIER, PRESSURE SENSITIVE.

4. ADHESIVE: VAPOR BARRIER, COMPATIBLE WITH INSULATION.

5. INSULATE JOINTS, FITTINGS, VALVES, UNIONS, FLANGES, STRAINERS, FLEXIBLE CONNECTIONS, EXPANSION JOINTS, AND EQUIPMENT WITH INSULATION OF LIKE MATERIAL AND THICKNESS AT ADJOINING PIPE AND FINISH WITH VAPOR BARRIER TAPE AND ADHESIVE.

6. INSTALL INSULATION AFTER PIPING HAS BEEN TESTED AND ACCEPTED.

B. REFRIGERANT PIPING INSULATION

1. ALL REFRIGERANT PIPING TO BE INSULATED WITH FLEXIBLE ELASTOMERIC TYPE INSULATION ASTM C 534, TYPE I, COAT WITH WATER BASED LATEX ENAMEL COATING RECOMMENDED BY MANUFACTURER.

C. DUCTWORK INSULATION

1. ALL DUCTWORK TO HAVE JOHNS MANVILLE PERMACOTE LINACOUSTIC 1/2".

5. SUPPORTS AND ANCHORS

A. MANUFACTURERS: GRINNELL, B-LINE, O.Z. GEDNEY, MICHIGAN HANGER, BERGEN, CARPENTER AND PATERSON.

B. USE MATERIALS COMPATIBLE WITH PIPING SYSTEMS AVOIDING ELECTROLYTIC ACTION AND CONFORM TO ANSI/ASME B31, NFPA/MSS SP-58, 69, 89.

6. TESTING AND BALANCING

A. THE CONTRACTOR SHALL PROVIDE ALL LABOR AND EQUIPMENT REQUIRED TO BALANCE ALL AIR SYSTEMS IN ACCORDANCE WITH QUANTITIES SHOWN.

B. BALANCING SHALL BE PERFORMED UNDER THE SUPERVISION OF A PROFESSIONAL ENGINEER AND REPORT SHALL BE PROVIDED ON AABC TYPE FORMS.

7. AIR DISTRIBUTION SYSTEMS

A. SHEET METAL WORK

1. EXCEPT AS OTHERWISE SHOWN OR NOTED, ALL DUCTWORK AND OTHER SHEET METAL WORK SHALL BE GALVANIZED SHEET STEEL AND SHALL BE INSTALLED IN ACCORDANCE WITH SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION, INC. (SMACNA) DUCT CONSTRUCTION STANDARDS. DUCT SYSTEMS TO BE 2" PRESSURE CLASS.

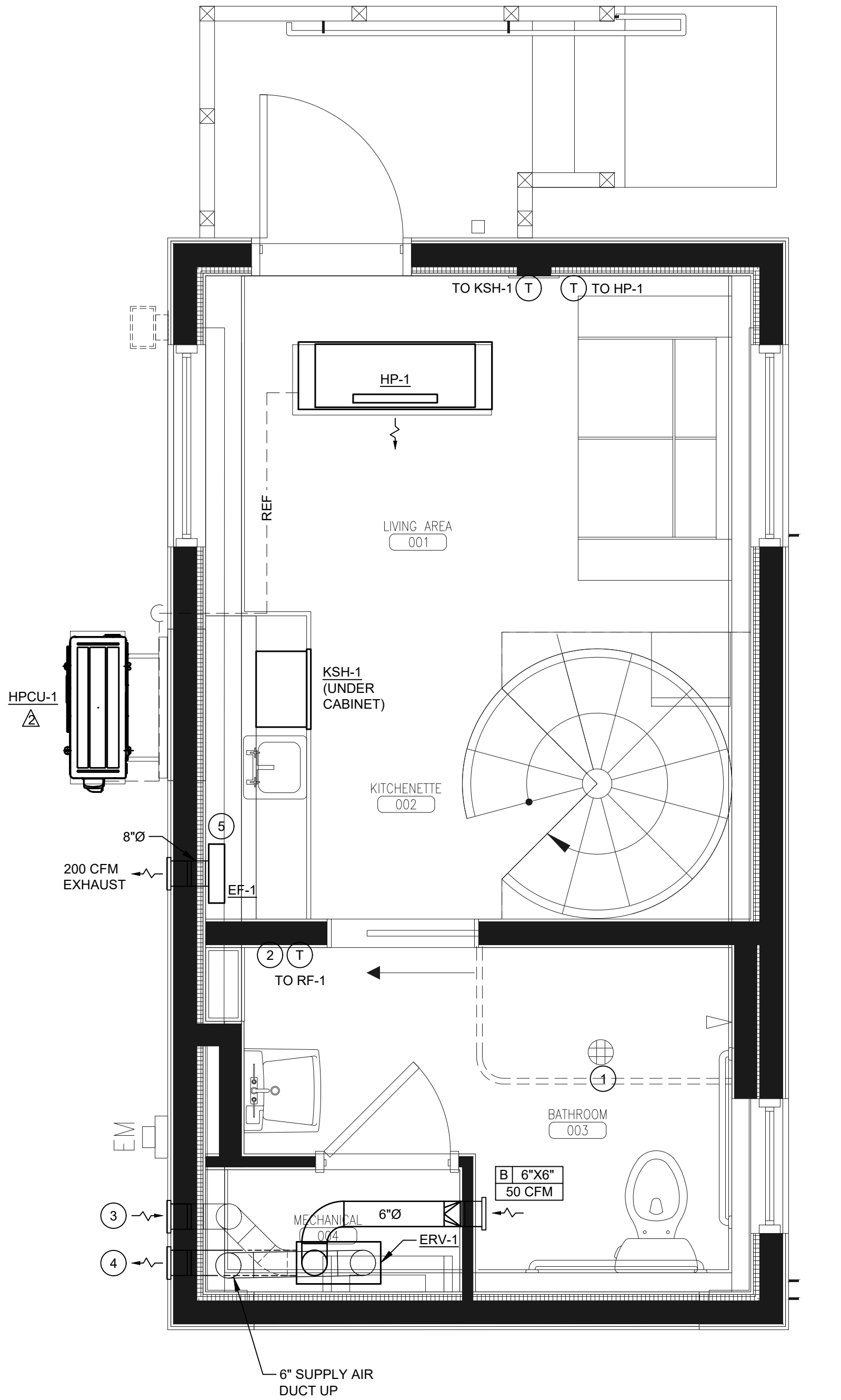
2. ALL DUCT DIMENSIONS INDICATED ON THE PLANS ARE INSIDE CLEAR DIMENSIONS.

3. ACCESS DOORS SHALL BE PROVIDED IN DUCTWORK WHEREVER CONTROLS, CONTROL DAMPERS, COILS, & INSTRUMENTS ARE INSTALLED.

4. SEAL ALL DUCTWORK TO SMACNA STANDARDS AND PER APPLICABLE CODE.

B. BALANCING REPORT FOR DUCTED AIR HANDLERS.

1. PROVIDE THIRD PARTY BALANCING REPORT BY A CERTIFIED BALANCING CONTRACTOR.



1 LOWER LEVEL FLOOR PLAN - MECHANICAL

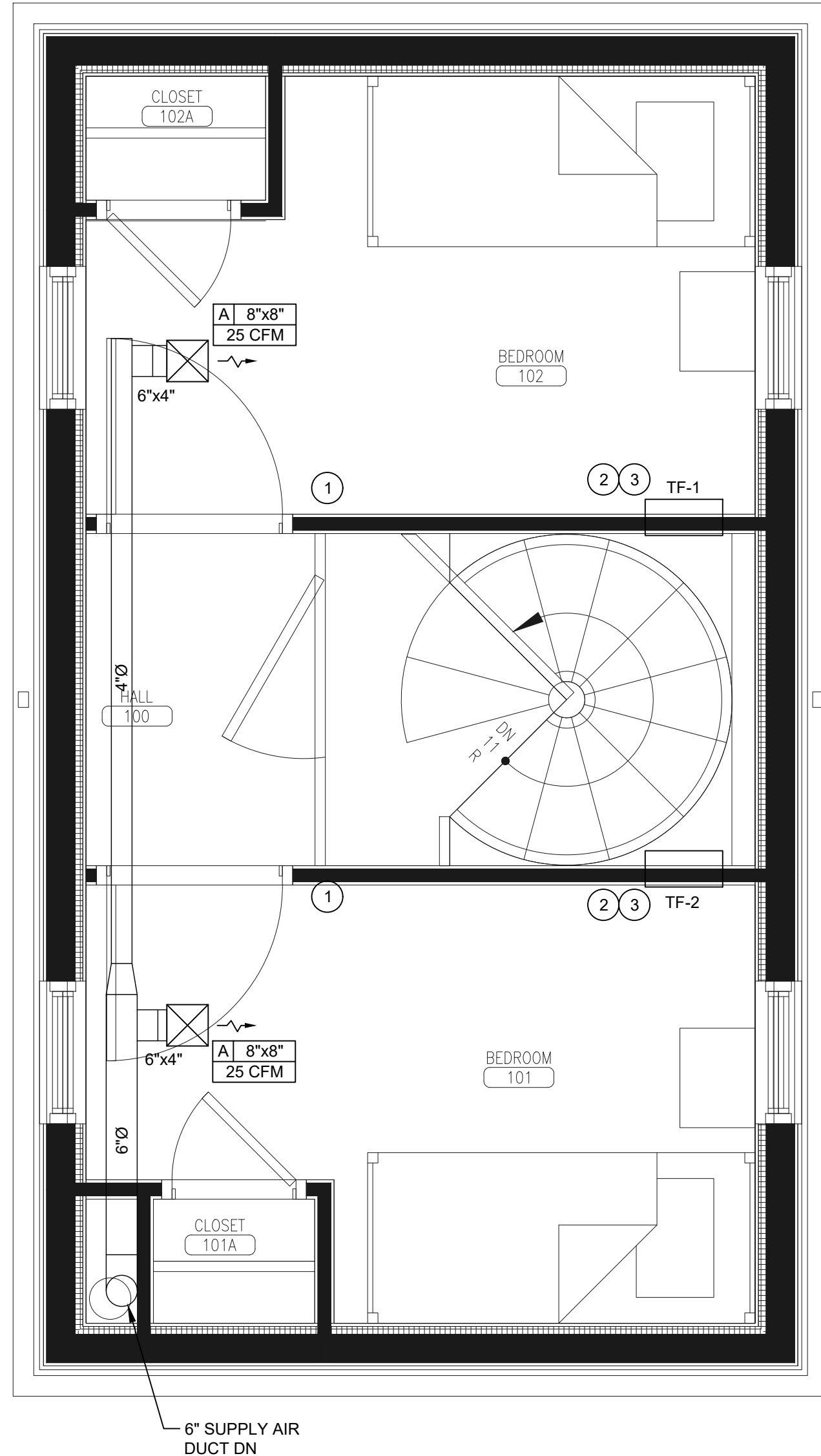
0 1' 2' 4' 6'

1/2" = 1'-0"

NORTH

NOTES :

- 1 RADIANT FLOOR HEAT RF-1 UNDER FLOOR, CONTROLLED BY WALL THERMOSTAT.
- 2 ERV SWITCH PBT TO BOOST EXHAUST AIR FLOW ON TIMER.
- 3 6"Ø O.A. PROVIDE WALL CAP AT HEIGHT 9'-0".
- 4 6"Ø E.A. PROVIDE WALL CAP AT HEIGHT 4'-0".
- 5 EXHAUST FAN EF-1 CONTROL SWITCH ON WALL.



2 UPPER LEVEL FLOOR PLAN - MECHANICAL

0 1' 2' 4' 6'

1/2" = 1'-0"

NORTH

NOTES :

- 1 WALL SWITCH TO CONTROL TRANSFER FANS.
- 2 MOUNT INTAKE GRILLE AND TRANSFER FAN HIGH ON THE BEDROOM WALL AND MOUNT DIFFUSER LOW NEAR STAIRS.
- 3 LINE ENTIRE WALL CAVITY WITH 1/2" JOHNS MANVILLE PERMACOTE LINACOUSTIC.



PLANNING & URBAN DEVELOPMENT
**HISTORIC
PRESERVATION**

CERTIFICATE OF APPROPRIATENESS
Project No:
HPAR-002615-2023
Public Hearing Date:
Not Applicable
Approved Drawings Date:
10/27/2023
Preservation Staff: Evan Schueckler

CLIENT INFORMATION

THROUGH THESE DOORS
PORTLAND, MAINE 04104

MECHANICAL ENGINEER

SparhawkGroup
Engineered Building Performance

81 BRIDGE STREET
YARMOUTH, ME, 04096
TEL.: 207.846.7726

SHEET INFORMATION

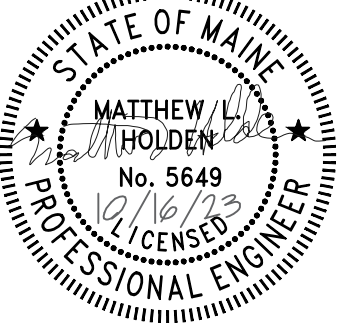
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SCALE: 1/2"=1'-0"
DRAWN BY: BK
CHECKED BY: MH

NEW DWELLING UNIT - MECHANICAL
PORTLAND, MAINE 04104

LOWER LEVEL AND UPPER LEVEL FLOOR PLAN

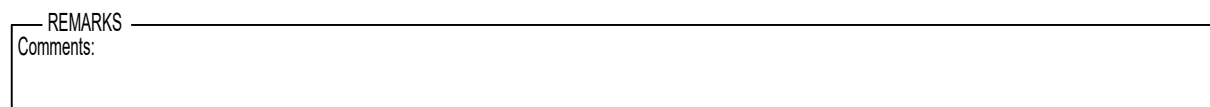
REVISION HISTORY		
REV.	ISSUE	DATE
A	SCHEMATIC DESIGN	05/08/23
B	ISSUED FOR PRICING	05/19/23
C	ISSUED FOR CONSTRUCTION	05/26/23
D	REVISED AND ISSUED FOR CONSTRUCTION	06/23/23
⚠	PERMITTING AMENDMENT	08/02/23
⚠	PERMITTING AMENDMENT	10/16/23

SEAL AND SIGNATURE

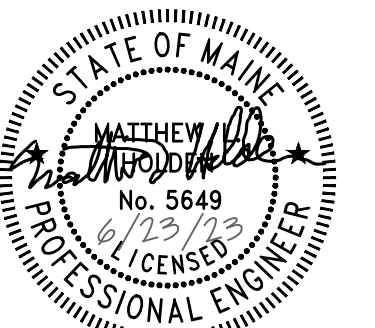
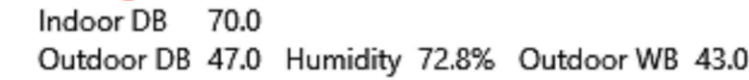


SHEET NUMBER

M1.10



1. SELECT AND INSTALL HANGERS AND SUPPORTS AS PER SMACTA DUCT CONSTRUCTION STANDARDS IN ACCORDANCE WITH THE PRESSURE CLASSIFICATION OF EACH DUCT SYSTEM. HANGERS SHALL BE THREADED ROD OR AIRCRAFT WIRE WHERE DUCTWORK IS EXPOSED TO VIEW (COORDINATE WITH ARCHITECT). PROVIDE LATERAL OR SEISMIC BRACING AS APPROPRIATE TO THE INSTALLATION (REFER TO SPECIFICATION 233113).
2. ATTACH HANGERS TO BUILDING STRUCTURE VIA BEAM CLIPS, EXPANSION ANCHORS, AND/OR CONCRETE INSERTS, AS APPROPRIATE TO THE APPLICATIONS. SUPPORT DUCTS AT 8 FT. O.C. MIN.
3. DUCT REINFORCEMENT MAY BE USED FOR ATTACHMENT AND SUPPORT PROVIDED IT QUALIFIES FOR BOTH DUTIES, AND DUCT STRENGTH IS NOT COMPROMISED BY USING REINFORCEMENT FOR SUPPORT.



SHEET NUMBER

M2.10

GRILLE - REGISTER - DIFFUSER SCHEDULE					
S - SUPPLY			R - RETURN		
EQUIPMENT NO.	SIZE	TYPE	MANUFACTURER & MODEL	FINISH	OPTIONS-ACCESSORIES
A	AS INDICATED	S	GMC AIR - YKM	MILL	ALUMINUM OPPOSED -BLADE DAMPER
B	AS INDICATED	R	PRICE - 620	WHITE	ALUMINUM OPPOSED -BLADE DAMPER
NOTES: 1. PROVIDE NECK FOR DUCT CONNECTION. 2. BRANCH DUCT SIZE SHALL BE SAME AS NECK UNLESS OTHERWISE SHOWN ON FLOOR PLANS. 3. FRAME TYPE TO MATCH CONSTRUCTION OF INSTALLATION LOCATION. COORDINATE WITH ARCHITECTURAL PLANS. 4. GRILLES AND REGISTERS TO BE DOUBLE DEFLECTION WITH DAMPER.					

ELECTRIC KICKSPACE HEATER						
TAG	LOCATION	BTU/HR	ELECTRICAL			MANUFACTURER & MODEL
			AMP	WATTS	VOLT/PH	
KSH-1	KITCHEN	5120	12.5	1500	120/1	BROAN - 112
NOTES: 1. KICKSPACE HEATER TO BE CONTROLLED BY WALL MOUNT THERMOSTAT.						

ENERGY RECOVERY VENTILATOR													
TAG	TYPE	INTAKE AIR DATA			EXHAUST AIR DATA			ELECTRICAL DATA			GENERAL INFORMATION		
		AIR FLOW (CFM)	E.S.P. (IN W.G.)	MOTOR SIZE (WATT)	AIR FLOW (CFM)	T.S.P. (IN W.G.)	MOTOR SIZE (HP)	VOLT/PHASE/Hz	MCA (A)	MOCP (A)	DIMENSION (IN.)	WEIGHT (LBS)	MANUFACTURER & MODEL NUMBER
ERV-1	STATIC PLATE, HEAT AND HUMIDITY TRANSFER	50	1.2	53	50	1.2	53	120/1/60	10	10	31 1/4" L x 22 3/8" W x 14 3/8" H	35	RENEWAIRE - SL 75
NOTES : 1. REFER TO MANUFACTURERS DRAWINGS FOR ADDITIONAL INFORMATION. 2. ERV TO INCLUDE PUSH-BUTTON BOOST TIMER (PBT) CONTROLLER.													

SPLIT SYSTEM HEAT PUMP - INDOOR UNIT																			
TAG	MANUFACTURER	MODEL	FAN AIRFLOW (CFM)	COOLING CAPACITIES				HEATING CAPACITIES						ELECTRICAL				UNIT WEIGHTS (LBS)	
				CLG MBH	EAT(°F)		AMB.(°F)		HTG MBH	HSPF	EAT(°F)		AMB.(°F)		VOLTS	PH	HZ		MCA
					DB	WB	DB	WB			DB	WB	DB	WB					
HP-1	MITSUBISHI	MLZ-KP09NA	325	9	80.0	67.0	95	75	12	11	70	60	5	4	208	1	60	1.0	34
NOTES: 1. PROVIDE WIRELESS REMOTE CONTROLLER BY UNIT MANUFACTURER. 2. INDOOR UNIT POWERED BY OUTDOOR UNIT. INDOOR UNIT COMMUNICATES WITH OUTDOOR UNIT. 3. PROVIDE FACTORY INSTALLED CONDENSATE PUMP. 4. REFRIGERANT PIPE SIZING AND PIPE ACCESSORIES SHALL BE SIZED AND SELECTED BY EQUIPMENT MANUFACTURER PER ACTUAL JOB CONDITIONS.																			

SPLIT SYSTEM HEAT PUMP - OUTDOOR UNIT													
TAG	SERVICE	HEATING CAPACITY (BTU/HR)	C.O.P.	COOLING CAPACITY (BTU/HR)	EER	ELECTRICAL	REFRIG. PIPING		MINIMUM CIRCUIT AMPS	MAXIMUM FUSE SIZE	ACOUSTICS		MANUFACTURER & MODEL
						VOLT.-PH.-CY.	LIQUID	GAS			COOLING	HEATING	
HPCU-1	HP-1	12,000	1.67	9,000	12.50	208-1-60	½"	¾"	14.0	24	54 dB	55 dB	MITSUBISHI - SUZ-KA09NAHZ
NOTES: 1. PROVIDE LOW AMBIENT WIND GUARD, 18 INCH STAND & FACTORY STARTUP. 2. INDOOR UNIT POWERED BY OUTDOOR UNIT. INDOOR UNIT COMMUNICATES WITH OUTDOOR UNIT. 3. REFRIGERANT PIPE SIZING AND PIPE ACCESSORIES SHALL BE SIZED AND SELECTED BY EQUIPMENT MANUFACTURER PER ACTUAL JOB CONDITIONS. 4. PROVIDE LIQUID LINE FILTER DRYER AND SIGHT GLASS. 5. PROVIDE DISCONNECT SWITCH.													

EXHAUST FAN							
TAG	SERVICE	LOCATION	CFM	MOTOR			MANUFACTURER & MODEL
				AMP	RPM	VOLT/PH	
EF-1	ON DEMAND EXHAUST	KITCHEN	200	1.8	2500	120/1	BROAN - 509
NOTES: 1. EXHAUST FAN TO BE CONTROLLED BY WALL SWITCH.							

TRANSFER FAN						
TAG	SERVICE	LOCATION	CFM	MOTOR		MANUFACTURER & MODEL
				WATT	VOLT/PH	
TF-1	TRANSFER	102 BEDROOM	60	20	120/1	AIRESHARE TRANSFER FANS - AS1
TF-2	TRANSFER	101 BEDROOM	60	20	120/1	AIRESHARE TRANSFER FANS - AS1
NOTES: 1. TRANSFER FANS TO BE CONTROLLED BY WALL SWITCHES. 2. AS1 INCLUDES FAN, INLET GRILLE, AND SUPPLY DIFFUSER.						

RADIANT FLOOR HEAT					
TAG	LOCATION	HEATING MAT (WATT / SQ.FT)	TEMPERATURE	POWER	MANUFACTURER & MODEL
				VOLT/PH	
RF-1	BATHROOM	15	68-86	120/1	WARMLY YOURS TEMPZONE
NOTES: 1. PROVIDE AND INSTALL NTRUST THERMOSTAT AND FLOOR SENSOR.					



PLANNING & URBAN DEVELOPMENT

HISTORIC PRESERVATION

CERTIFICATE OF APPROPRIATENESS

Project No:
HPAR-002615-2023

Public Hearing Date:
Not Applicable

Approved Drawings Date:
10/27/2023

Preservation Staff: Evan Schueckler

CLIENT INFORMATION

THROUGH THESE DOORS
PORTLAND, MAINE 04104

MECHANICAL ENGINEER



81 BRIDGE STREET
YARMOUTH, ME, 04096
TEL.: 207.846.7726

SHEET INFORMATION

SIZE: ARCH D
SCALE: N.T.S.
DRAWN BY: BK
CHECKED BY: MH

NEW DWELLING UNIT - MECHANICAL
PORTLAND, MAINE 04104

SCHEDULES

REVISION HISTORY

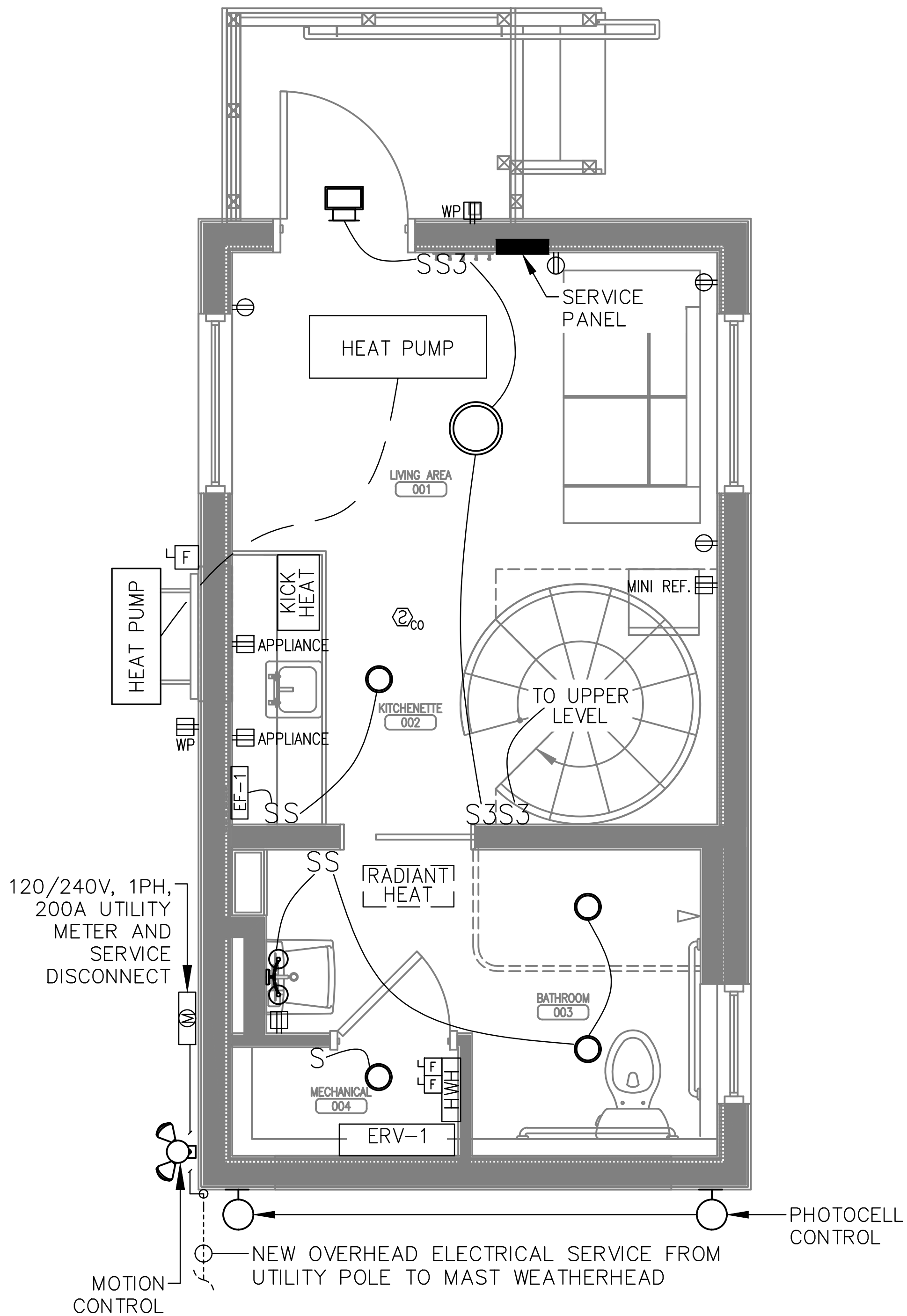
REV.	ISSUE	DATE
A	SCHEMATIC DESIGN	05/08/23
B	ISSUED FOR PRICING	05/19/23
C	ISSUED FOR CONSTRUCTION	05/26/23
D	REVISED AND ISSUED FOR CONSTRUCTION	06/23/23

SEAL AND SIGNATURE

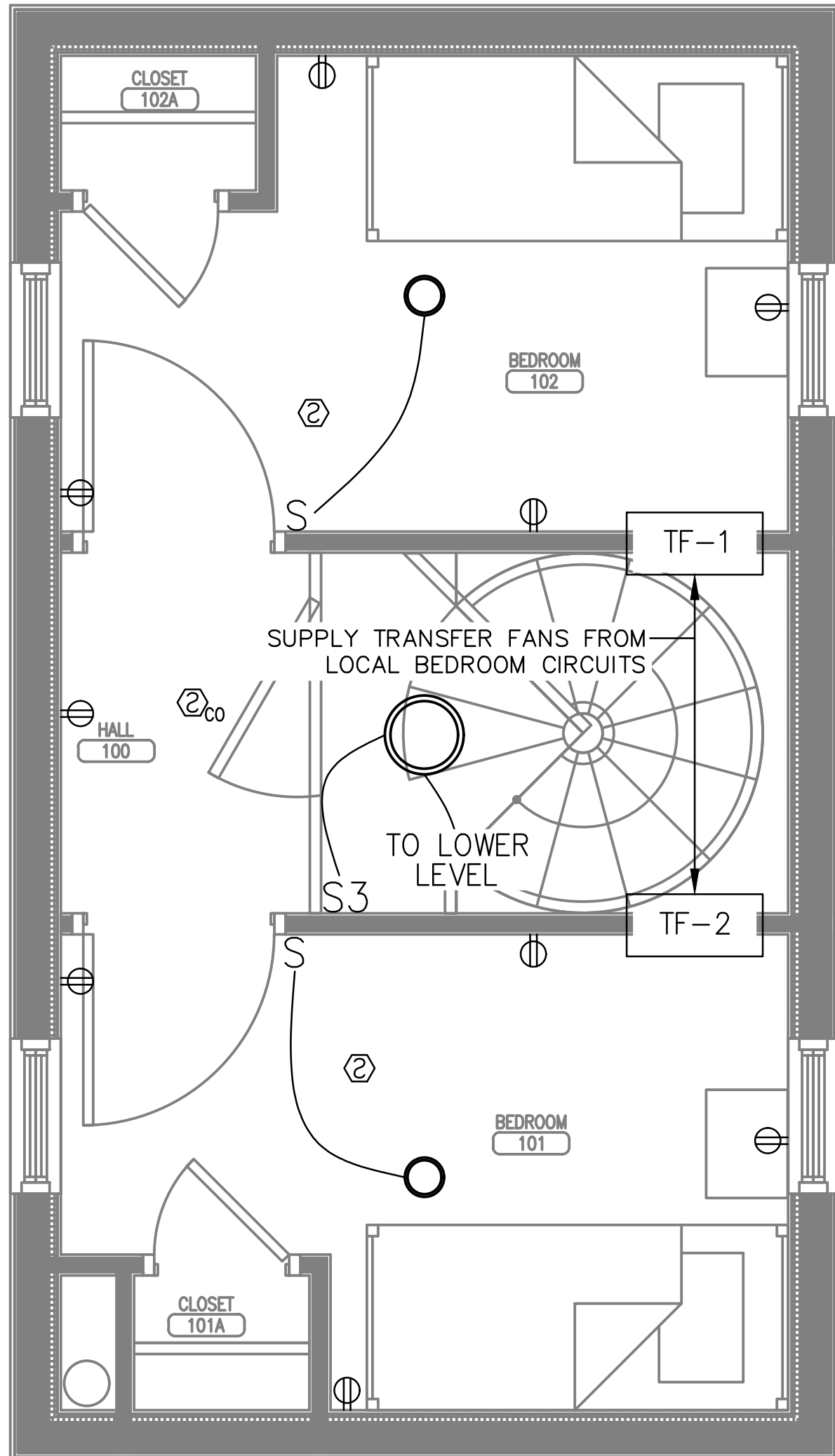


SHEET NUMBER

M3.10



LOWER LEVEL ELECTRICAL FLOOR PLAN
SCALE: 1/2" = 1'-0"



UPPER LEVEL ELECTRICAL FLOOR PLAN
SCALE: 1/2" = 1'-0"

- NOTES
- ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH NFPA 70 – NATIONAL ELECTRICAL CODE (NEC) AND NFPA 72 – NATIONAL FIRE ALARM AND SIGNALING CODE (LATEST EDITIONS ADOPTED BY AUTHORITY HAVING JURISDICTION AT PERMIT SUBMISSION/ISSUANCE).
 - COORDINATE NEW ELECTRICAL SERVICE WITH LOCAL UTILITY (CENTRAL MAINE POWER, CMP). CMP NOTIFICATION #10300980995.
 - SEE ARCHITECTURAL FOR DEMOLITION SCOPE OF EXISTING STRUCTURE AND LIGHTING BASIS-OF-DESIGN.

- SYMBOL LEGEND
- ⊕ 120V/20A DUPLEX RECEPTACLE, TAMPER-RESISTANT
 - ⊕ WP 120V/20A DUPLEX GFCI RECEPTACLE; WP – WEATHERPROOF COVER
 - ⊕ F DISCONNECT SWITCH, NEMA 3R RATED FOR EXTERIOR LOCATIONS
 - S 120V/20A LIGHTING TOGGLE SWITCH; 3 – 3-WAY SWITCH
 - ⊕ co SMOKE DETECTOR; CO – COMBINATION SMOKE/CO DETECTOR

LIGHTING – SEE ARCHITECTURAL FOR BASIS-OF-DESIGN SPECIFICATIONS

PLANNING & URBAN DEVELOPMENT
HISTORIC
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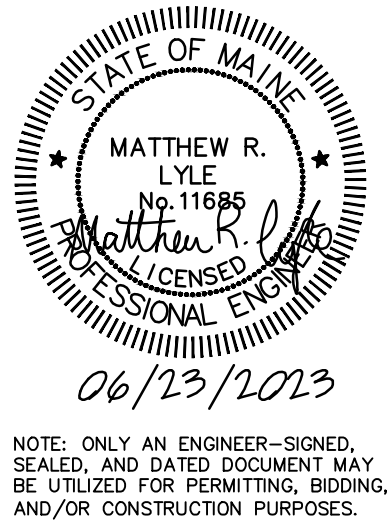
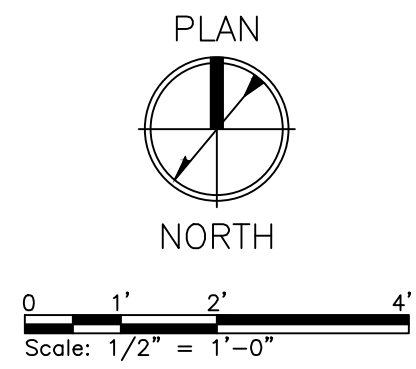
PANELBOARD NO:	SERVICE PANEL	SC RATING:	22KAIC		
PANELBOARD TYPE:	RESIDENTIAL BRANCH CIRCUIT	MOUNTING:	RECESSED	200	AMP MAIN BREAKER
PANEL LOCATION:	LIVING AREA	VOLTAGE:	240/120V, 1PH, 3W	200	AMP BUS
SUPPLIED FROM:	UTILITY METER	ENCLOSURE:	NEMA 1		

CKT NO.	TRIP AMPS	NO. POLES	LOAD	LOAD VA	φ	LOAD VA	LOAD	NO. POLES	TRIP AMPS	CKT NO.
1	20	1	SURGE PROTECTION DEVICE (CONFIRM REQUIREMENTS)	100	A	6000	WATER HEATER - 1 (SEE NOTE #2 BELOW)	2	50	2
3				100	B	6000				4
5	20	1	LIGHTING & SMOKE DETECTORS	400	A	6000	WATER HEATER - 2 (SEE NOTE #2 BELOW)	2	50	6
7	20	1	RECEPTACLES - EXTERIOR	360	B	6000				8
9	20	1	RECEPTACLE - APPLIANCE CIRCUIT #1	1500	A	1500	BATHROOM RADIANT FLOOR HEAT (SEE NOTE #2 BELOW)	1	20	10
11	20	1	RECEPTACLE - APPLIANCE CIRCUIT #2	1500	B	1500	KITCHENETTE KICKSPACE HEATER (SEE NOTE #2 BELOW)	1	20	12
13	20	1	RECEPTACLES - LOWER LEVEL	900	A		SPARE	1	20	14
15	20	1	RECEPTACLES - BEDROOM #1	720	B		SPARE	1	20	16
17	20	1	RECEPTACLES - BEDROOM #2 & HALL	900	A	1680	HEAT PUMP (SEE NOTE #2 BELOW)	2	15	18
19	20	1	RECEPTACLE - BATHROOM & ERV	400	B	1680				20

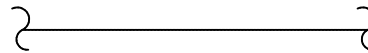
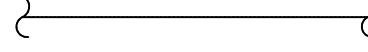
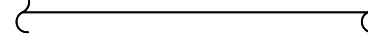
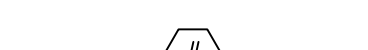
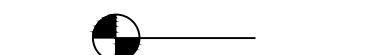
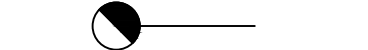
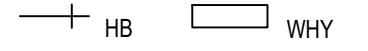
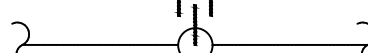
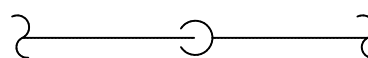
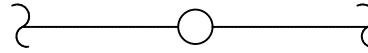
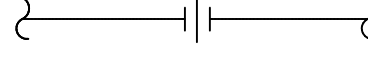
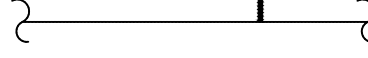
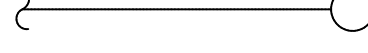
PHASE A CONNECTED LOAD = 18980.0 VA
PHASE B CONNECTED LOAD = 18260.0 VA
TOTAL CONNECTED LOAD = 37240.0 VA
TOTAL CONNECTED AMPS = 155.2 A

NOTES
1 PROVIDE GFCI AND AFCI BREAKERS THROUGHOUT, AS REQUIRED BY NEC.
2 PROVIDE HACR-RATED BREAKER.

PANEL SCHEDULE
SCALE: NONE

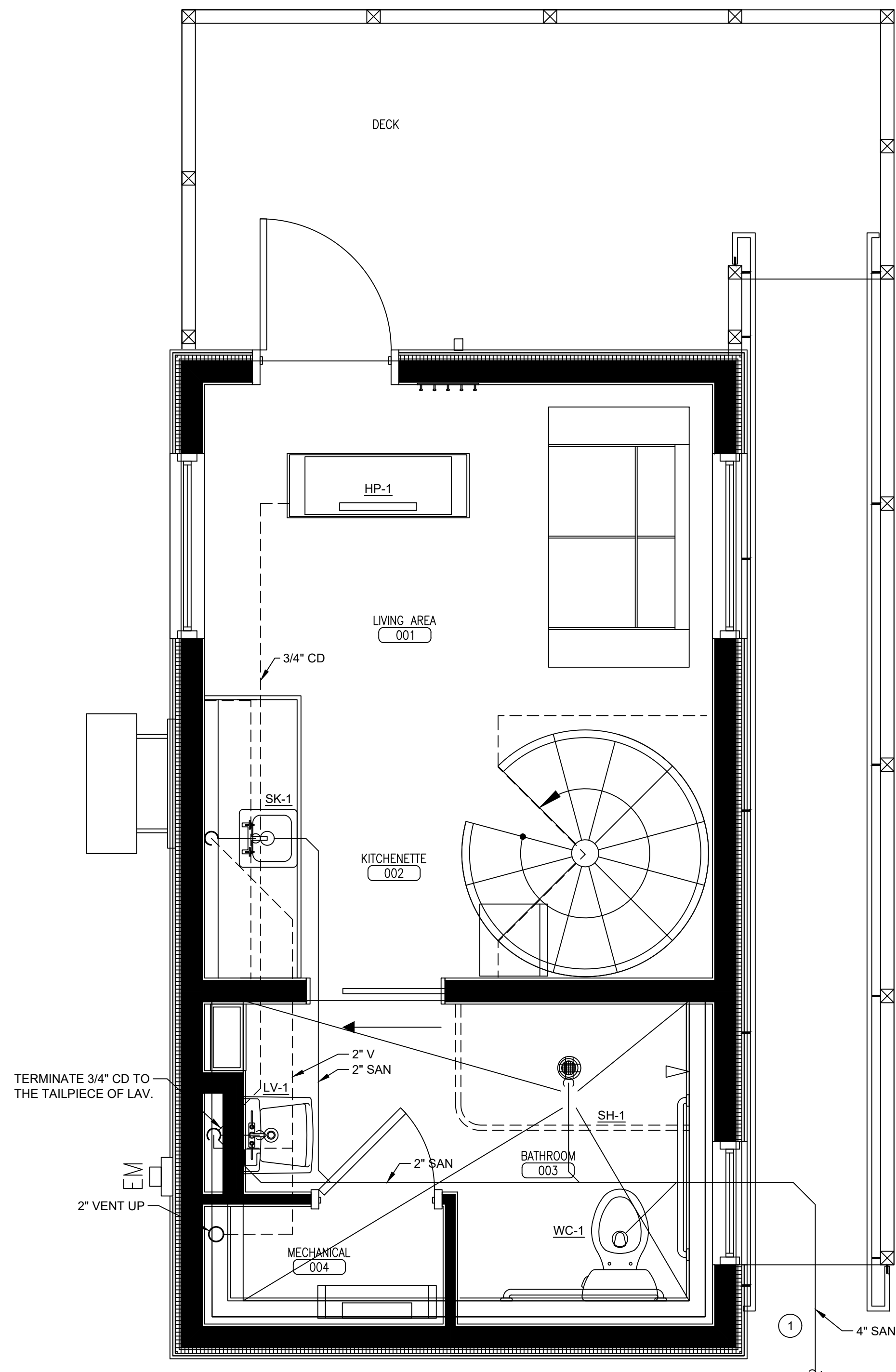


			MEGA CLIENT: WRIGHT-RYAN CONSTRUCTION 10 DANFORTH STREET PORTLAND, ME 04101
2	PERMITTING AMENDMENT	10/11/2023	TTD - TINY HOUSE PORTLAND, ME
0	ISSUED FOR CONSTRUCTION	06/23/2023	
REV.	SUBMISSION	DATE	ELECTRICAL PLANS & SCHEDULE
 MEGA ENGINEERING PORTLAND, ME 207.749.4514 MATT@MEGAENGINEERINGME.COM			MEGA PROJECT NO. 2023-006 DRAWING NO. E-101
			SHEET # OF 1 1

PLUMBING - LEGEND		GENERAL NOTES - PLUMBING		PLUMBING SPECIFICATIONS			
	DOMESTIC COLD WATER PIPING	1. FURNISH ALL LABOR, MATERIAL, AND EQUIPMENT REQUIRED FOR THE COMPLETION AND OPERATION OF ALL SYSTEMS IN THIS SECTION OF WORK IN ACCORDANCE WITH ALL APPLICABLE CODES.	20. PROVIDE ACCESS DOORS FOR ALL VALVES AND DEVICES REQUIRING ACCESS WHEN LOCATED IN WALLS OR ABOVE INACCESSIBLE CEILING CONSTRUCTION.	SECTION 220000: PLUMBING A.SCOPE OF WORK		c. CONDENSATE PIPING SHALL BE TYPE 'L' DRAWN COPPER TUBE WITH 95-5 TIN-ANTIMONY SOLDERED JOINTS AND WROUGHT COPPER FITTINGS WITH DIELECTRIC SEPARATION BETWEEN DISSIMILAR METALS.	
	DOMESTIC HOT WATER PIPING	2. ALL PLUMBING FIXTURES AND PLUMBING SYSTEM EQUIPMENT SHALL BE PROVIDED COMPLETE SYSTEM WITH ALL ACCESSORIES, HANGERS, VALVES, STOPS, TAILPIECES, TRAPS, FAUCETS, STRAINERS, ETC. SEE FIXTURES SCHEDULE.	21. PROVIDE DEEP SEAL TRAPS FOR ALL FLOOR DRAINS.	1. THIS CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT, SERVICES, TOOLS, TRANSPORTATION AND FACILITIES NECESSARY FOR, REASONABLY IMPLIED AND INCIDENTAL TO, THE FURNISHING, INSTALLATION, COMPLETION AND TESTING OF ALL WORK FOR THE PLUMBING SYSTEMS AS SHOWN ON THE DRAWINGS, CALLED FOR IN THE SPECIFICATIONS, AND AS REQUIRED BY JOB CONDITIONS, TO INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:		13. FLASHING SHALL BE SEALED WATERTIGHT AND PERFORMED IN ACCORDANCE TO THE LANDLORD'S CRITERIA. USE A LANDLORD APPROVED ROOFING CONTRACTOR, WHERE APPLICABLE.	
	VENT PIPING	3. FURNISH AND INSTALL COMPLETE SYSTEMS OF SOIL, WASTE, VENT, HOT AND COLD WATER PIPING FROM ALL PLUMBING FIXTURES, AND/OR OTHER EQUIPMENT.	22. WHERE EARTHQUAKE LOADS ARE APPLICABLE IN ACCORDANCE WITH THE UNIFORM PLUMBING CODE, PIPING AND EQUIPMENT SUPPORTS SHALL BE DESIGNED AND INSTALLED FOR THE SEISMIC FORCES IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE.	a. COMPLETE SANITARY PIPING SYSTEMS OF WASTE, DRAINS, AND VENTS.		14. PROVIDE WATER METER AND REMOTE READER PER LANDLORD'S CRITERIA OR LOCAL UTILITIES REQUIREMENTS, IF APPLICABLE. REFER TO PLANS TO DETERMINE IF WATER METER IS REQUIRED.	
	WASTE (SANITARY SEWER)	4. CLEAN-OUT PLUGS SHALL BE INSTALLED IN ACCORDANCE WITH PLUMBING CODE REQUIREMENTS. PROVIDE CLEANOUTS AT THE BASE OF ALL WASTE STACKS, AT EVERY FOUR 45 DEGREE TURNS, AND AT EVERY 100 FEET. CLEANOUTS SHALL BE PLACED IN READILY ACCESSIBLE LOCATIONS.	23. PROVIDE A U.L. LISTED ASSEMBLY FOR ALL PENETRATIONS THRU FIRE RATED WALLS AND FLOORS.	b. COMPLETE COLD AND HOT WATER PIPING SYSTEMS, APPURTENANCES AND INSULATION.			
	FULL PORT VALVE	5. ALL SOIL, WASTE, AND VENT LINES SHALL BE CONCEALED IN THE BUILDING CONSTRUCTION.	24. PROVIDE PRESSURE REDUCING VALVE IF PRESSURE EXCEEDS 80 PSI.	c. FIXTURES AND EQUIPMENT AS SCHEDULED.			
	BALANCING VALVE (BV)	6. COPPER PIPING SHALL BE PROTECTED AGAINST CONTACT WITH MASONRY OR DISSIMILAR METALS. ALL HANGERS, SUPPORTS, ANCHORS, AND CLIPS SHALL BE COPPER OR COPPER PLATED. WHERE COPPER PIPING IS CARRIED ON IRON TRAPEZE HANGERS WITH OTHER PIPING, SATISFACTORY AND PERMANENT ELECTROLYTIC ISOLATION MATERIAL SHALL PROTECT THE COPPER AGAINST CONTACT WITH OTHER METALS.	25. NO INSULATION PERMITTED ON BACKFLOW PREVENTOR ASSEMBLY.	d. COMPLETE NATURAL GAS OR PROPANE PIPING SYSTEMS (AS APPLICABLE, REFER TO PLANS).			
	CHECK VALVE	7. WHERE COPPER PIPING IS SLEEVED THROUGH MASONRY, SLEEVES SHALL BE COPPER OR RED BRASS. WHERE COPPER MUST BE CONCEALED IN A MASONRY PARTITION OR AGAINST MASONRY, CONTACT SHALL BE PREVENTED BY COATING THE COPPER HEAVILY WITH ASPHALTIC ENAMEL AND PROVIDING 15# ASPHALT SATURATED FELT BETWEEN THE PIPE AND MASONRY.		e. CONDENSATE PIPING SYSTEMS (AS APPLICABLE, REFER TO PLANS).			
	FIRE SPRINKLER RISER	8. THE PLUMBING CONTRACTOR SHALL COORDINATE CLOSELY WITH THE MECHANICAL AND THE ELECTRICAL CONTRACTORS TO AVOID CONFLICT WITH OTHER TRADES.		f. TESTS AND ADJUSTMENTS.			
	WASTE RISER DESIGNATION	9. CEILING AREA HAS LIMITED SPACE. CONTRACTOR MUST COORDINATE WITH OTHER TRADES FOR ALL STRUCTURES, PIPING, CONDUIT, DUCTWORK, LIGHTING, ETC. TO PROPERLY BE INSTALLED.		g. SUBMIT A COMPLETE SET OF REPRODUCIBLE AS-BUILTS.			
	WATER RISER DESIGNATION	10. ALL PIPE INSULATION SHALL RUN CONTINUOUSLY THROUGH FLOORS, WALLS, AND PARTITIONS.		2. BEFORE STARTING WORK, THIS CONTRACTOR SHALL EXAMINE THE ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL PLANS AND SPECIFICATIONS TO SEQUENCE, COORDINATE, AND INTEGRATE THE VARIOUS ELEMENTS OF THE PLUMBING SYSTEM, MATERIALS, AND EQUIPMENT WITH OTHER CONTRACTORS TO AVOID INTERFERENCES AND CONFRONTATIONS.			
	POINT OF CONNECTION NEW TO EXISTING	11. PROVIDE DRAIN VALVES IN THE HOT AND COLD WATER SYSTEM AT ALL LOW POINTS TO ALLOW FOR COMPLETE DRAINAGE.		3. ALL EXISTING WASTE LINES NEW OR OLD MUST UNDERGO A SEWER INTERIOR INSPECTION USING COLOR CLOSE CIRCUIT TELEVISION (CCTV) CAMERA A MINIMUM OF 30 PAST LEASE LINE IN ALL DIRECTIONS, DOCUMENT INSPECTION ON DVD WITH AUDIO LOCATION AND DATE INFORMATION, DVD TITLE INFORMATION AND CONTINUOUS TAPE COUNTER. PROVIDE HAR COPY OF ALL INSPECTION LOGS. DO NOT COMMENCE WORK OF SANITARY TIE IN PRIOR TO APPROVAL OF INSPECTION LOGS BY LDS&C PROJECT MANAGER. ANY BLOCKAGE WITHIN 30' PERIMETER MUST BE CLEARED. CAMERA LENS MUST PROVIDE NOT LESS THAN 140 DEGREE VIEWING ANGLE WITH AUTOMATIC OR REMOTE FOCUS AND IRIS CONTROLS. POINTS OF INTEREST MAY INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING: DEFECTS, CRACKS, VOIDS, CONNECTIONS, ENCRUSTATIONS, MINERAL DEPOSITS, DEPOSITS, DEBRIS, SEDIMENT, AND ANY LOCATION DETERMINED NOT TO BE CLEAN OR PART OF AN IMPROPER LINER INSTALLATION, AND ANY DEFECTS IN LINER THAT INCLUDE BUT ARE NOT LIMITED TO BUMPS, FOLDS, TEARS, AND DIMPLES.			
	POINT OF REMOVAL FOR DEMOLITION	12. VACUUM BREAKERS SHALL BE PROVIDED FOR ALL FIXTURES TO WHICH HOSES MAY BE ATTACHED. VACUUM BREAKERS SHALL BE PERMANENTLY ATTACHED.		4. RELOCATION OF EXISTING WATER, GAS, WASTE, VENT, OR DRAINAGE LINES TO FACILITATE STORE DESIGN CRITERIA MUST BE INCLUDED IN BID PROPOSAL.			
	HOSE BIB/WALL HYDRANT	13. WASTE AND VENT PIPING SHALL BE AS FOLLOWS: BELOW SLAB: PVC PIPE, PVC SOCKET FITTINGS, AND SOLVENT-CEMENTED FITTINGS, HUB & SPIGOT CAST-IRON SOIL PIPE; HUB & SPIGOT CAST-IRON SOIL PIPE FITTINGS.		B. EQUIPMENT AND INSTALLATION			
	PRESSURE REDUCING VALVE	14. STORM PIPING SHALL BE AS FOLLOV: BELOW SLAB: PVC PIPE, PVC SOCKET FITTINGS, AND SOLVENT-CEMENTED FITTINGS.		1. REFER TO PLANS FOR SCHEDULES OF EQUIPMENT AND FIXTURES. AMERICAN STANDARD AND CRANE MAY BE CONSIDERED WITH APPROVAL FROM LDS&C PROJECT MANAGER.			
	SHUT OFF VALVE	15. DOMESTIC WATER PIPING ABOVE SLAB SHALL BE TYPE 'L' COPPER. DOMESTIC WATER PIPING BELOW SLAB SHALL BE TYPE 'K' COPPER. INSULATION IS REQUIRED ON ALL ROOF DRAIN BODIES AND FINISHED FLOOR IN ACCORDANCE WITH STATE PLUMBING CODE OR PER LOCAL JURISDICTION. CPVC OR FLOWGUARD SHALL BE USED AS ALTERNATE MATERIAL.		2. SANITARY PIPING			
	DIRECTION OF FLOW	16. INVERT ELEVATIONS SHALL BE ESTABLISHED AND VERIFIED BEFORE WASTE PIPING IS INSTALLED SO THAT PROPER SLOPES WILL MAINTAINED.		a. PROVIDE ALL, SANITARY WASTE, SEWERS, AND VENTS WITHIN THE PROJECT SPACE WITH CONNECTION TO THE EXISTING DRAINAGE SYSTEMS ON-SITE. SANITARY WASTE AND VENT PIPING ABOVE FLOOR SHALL BE HUBLESS CAST-IRON PIPE, FITTINGS AND CONNECTIONS. SANITARY WASTE AND VENT PIPING BELOW GRADE SHALL BE SCHEDULE 40 PVC PLASTIC PIPE WITH SOLVENT WELD FITTINGS, OR SERVICE-WEIGHT CAST-IRON WITH NEOPRENE GASKET JOINT SYSTEM. NO PVC PLASTIC PIPING ALLOWED WITHIN CEILING VOIDS USED FOR NON-DUCTED RETURN AIR PLENUM OR IN WALLS, EXCEPT IN CANADA WHERE XFR-PVC MAY BE USED IF PERMITTED BY THE AUTHORITY HAVING JURISDICTION. ALL DRAINAGE PIPING SHALL BE UNIFORMLY PITCHED, 1/4" PER FOOT FOR PIPE SIZES 3" AND SMALLER, 1/8" PER FOOT FOR PIPE SIZES 4" AND LARGER, UNLESS OTHERWISE REQUIRED BY EXISTING CONDITIONS, OR INDICATED ON THE DRAWINGS.			
	REDUCER OR INCREASER	17. ALL PLUMBING CONTRACTOR SHALL PROVIDE WATER HAMMER PROTECTION ON ALL WATER DISTRIBUTION PIPING. INSTALLATION OF AIR CHAMBERS OR SHOCK ARRESTORS SHALL BE IN ACCORDANCE WITH PDI-WH20I. SEE SHOCK ARRESTOR SCHEDULE (IF PROVIDE).		b. INSULATE ALL HORIZONTAL RUNS OF PIPING LOCATED IN CEILING SPACES, WHEN APPLICABLE. INSULATION TO BE AS SPECIFIED FOR WATER PIPING.			
	TOP CONNECTION, 45 OR 90 DEGREES	18. PROVIDE FULL PORT VALVES IN ALL BRANCH LINES OF THE HOT AND COLD WATER DISTRIBUTION SYSTEM ON 3/4" AND LARGER CW & HW AND AS SHOWN ON PLANS, RISERS, AND SCHEMATIC DETAILS.					
	BOTTOM CONNECTION, 45 OR 90 DEGREES	19. REFER TO ARCHITECTURAL DRAWINGS FOR MOUNTING HEIGHTS OF PLUMBING FIXTURES.					
	SIDE CONNECTION						
	CAPPED OUTLET						
	DROP IN PIPING						
	RISE IN PIPING						
	UNION						
	SOLENOID VALVE						
	WATER FLOW MEASURING DEVICE						
	PRESSURE GAUGE						
	VALVE IN RISER						

KEY NOTES

- 1 NEW SEWER LINES TO BE A MINIMUM 10' AWAY FROM NEW WATER LINES.

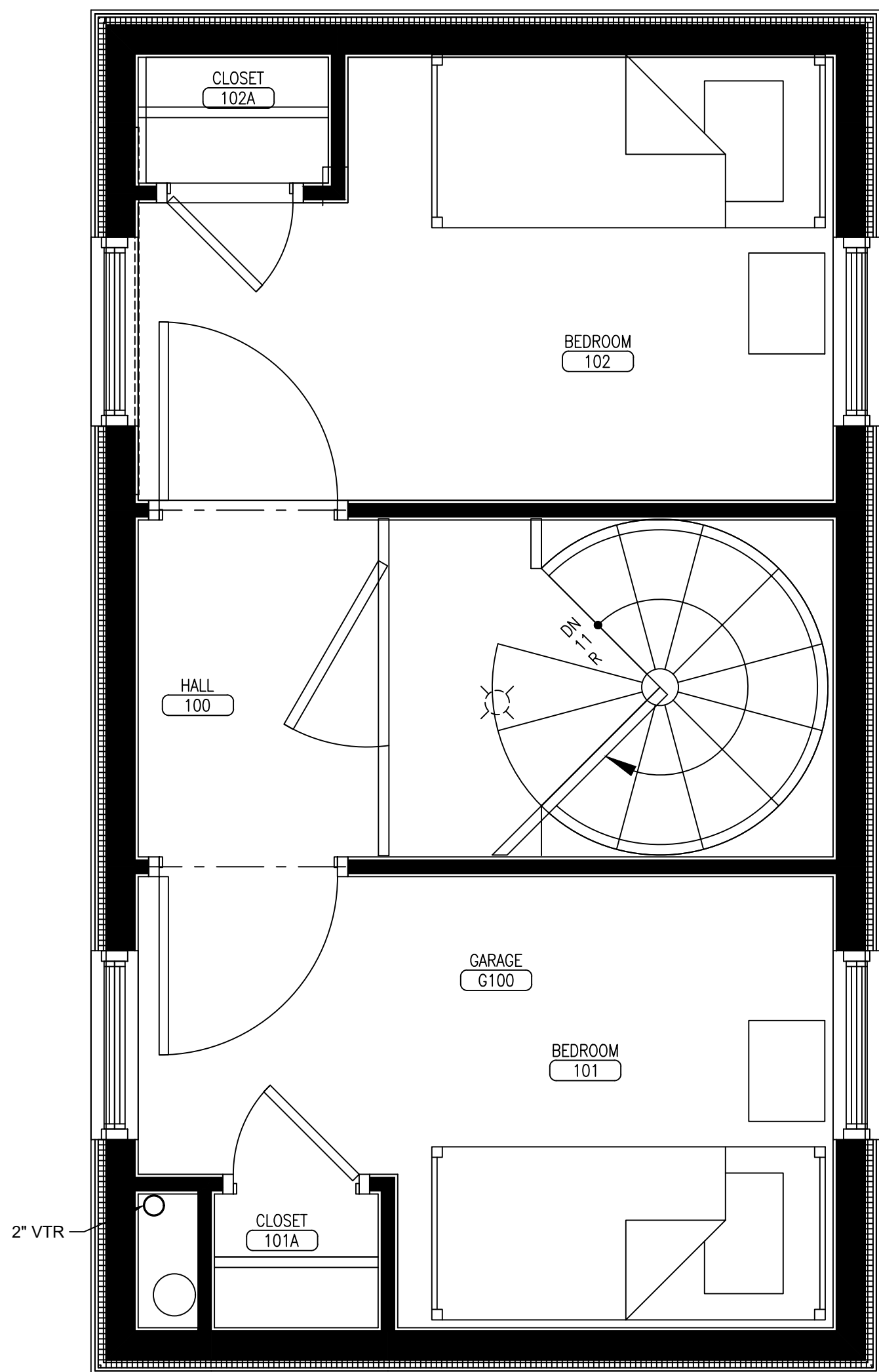


1 LOWER LEVEL FLOOR PLAN - SAN & VENT

0 1' 2' 4' 6'

1/2" = 1'-0"

NORTH



2 UPPER LEVEL FLOOR PLAN - SAN & VENT

0 1' 2' 4' 6'

1/2" = 1'-0"

NORTH



PLANNING & URBAN DEVELOPMENT
HISTORIC
PRESERVATION

CERTIFICATE OF APPROPRIATENESS

Project No:
HPAR-002615-2023
Public Hearing Date:
Not Applicable
Approved Drawings Date:
10/27/2023
Preservation Staff: Evan Schueckler

CLIENT INFORMATION

THROUGH THESE DOORS
PORTLAND, MAINE 04104

MECHANICAL ENGINEER

SparhawkGroup
Engineered Building Performance

81 BRIDGE STREET
YARMOUTH, ME, 04096
TEL.: 207.846.7726

SHEET INFORMATION

SIZE: ARCH D
SCALE: 1/2"=1'-0"
DRAWN BY: BK
CHECKED BY: MH

NEW DWELLING UNIT - PLUMBING
PORTLAND, MAINE 04104

LOWER LEVEL AND UPPER LEVEL FLOOR PLAN - SAN & VENT

REVISION HISTORY

REV.	ISSUE	DATE
A	SCHEMATIC DESIGN	05/08/23
B	ISSUED FOR PRICING	05/19/23
C	ISSUED FOR CONSTRUCTION	05/26/23
D	REVISED AND ISSUED FOR CONSTRUCTION	06/26/23

SEAL AND SIGNATURE



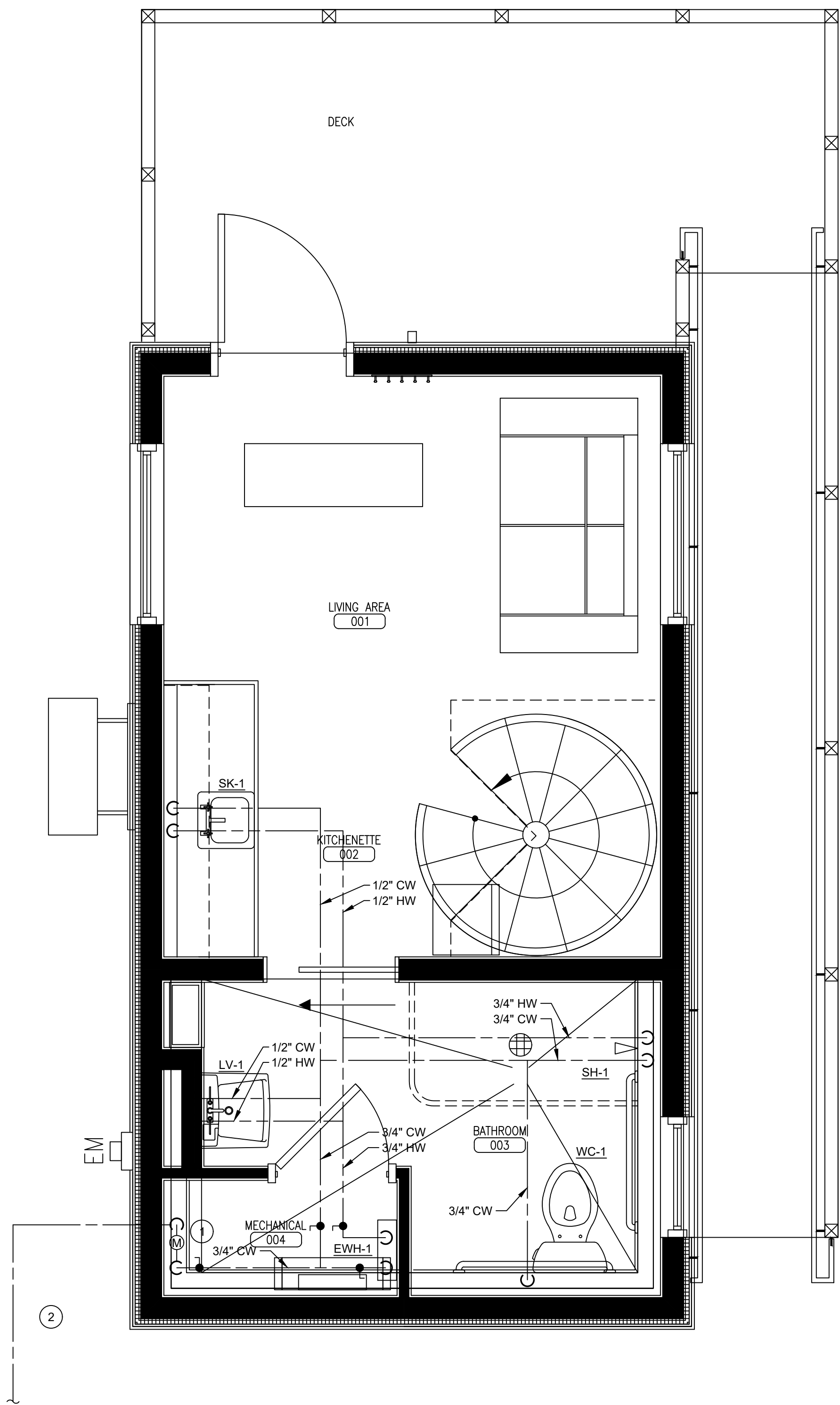
SHEET NUMBER

P1.10

- KEY NOTES
- 1

NEW WATER ENTRANCE AND METER TO BE LOCATED.
- 2

NEW WATER LINES TO BE A MINIMUM 10' AWAY FROM NEW SEWER LINES.



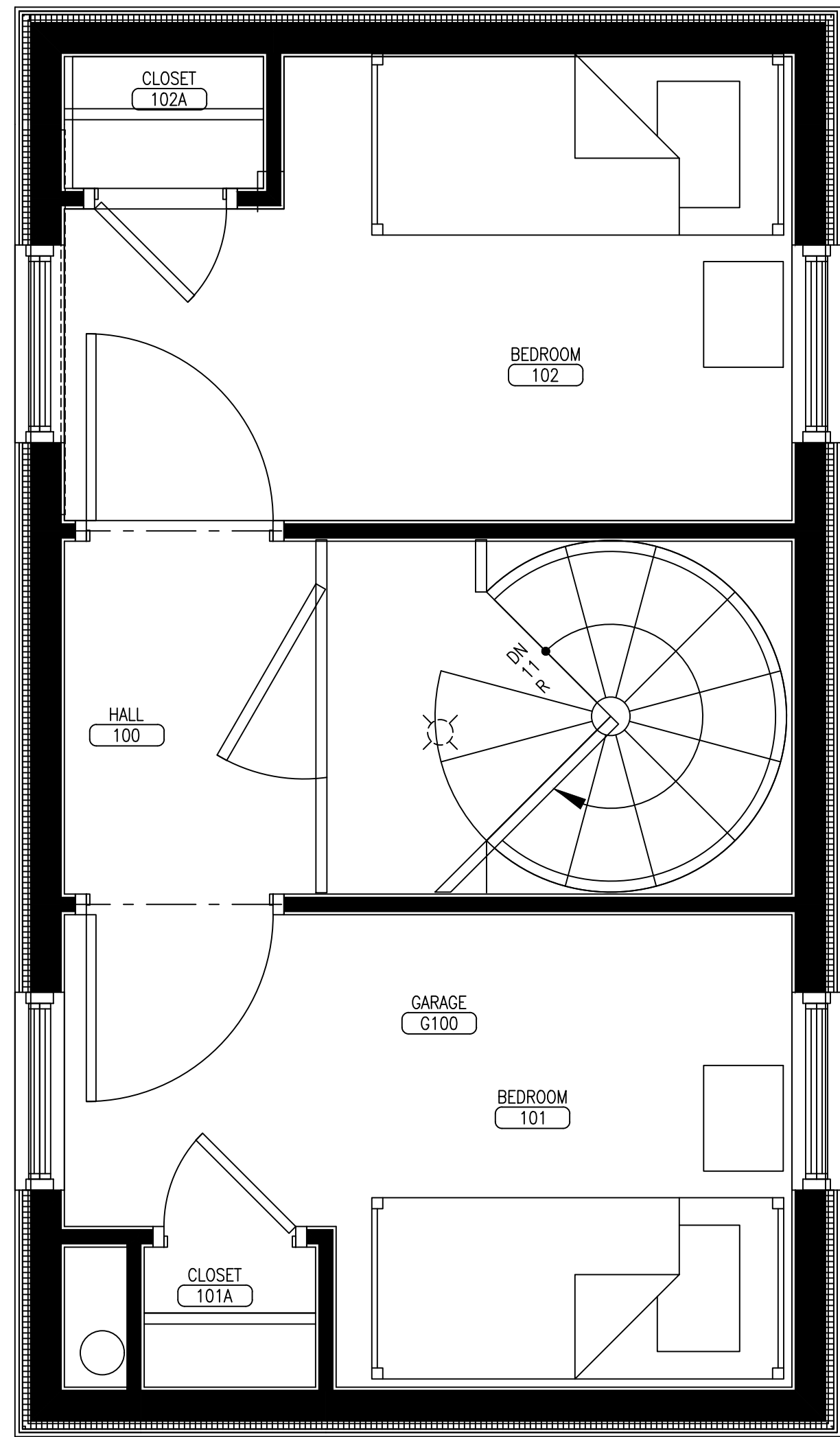
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LOWER LEVEL FLOOR PLAN - DOMESTIC

NORTH

0 1' 2' 4' 6'

1/2" = 1'-0"



2

UPPER LEVEL FLOOR PLAN - DOMESTIC

NORTH

0 1' 2' 4' 6'

1/2" = 1'-0"



PLANNING & URBAN DEVELOPMENT
HISTORIC
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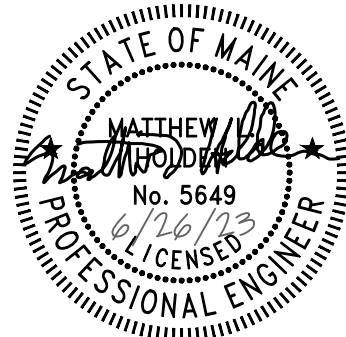
NEW DWELLING UNIT - PLUMBING
PORTLAND, MAINE 04104

LOWER LEVEL AND UPPER LEVEL FLOOR PLAN - DOMESTIC

REVISION HISTORY

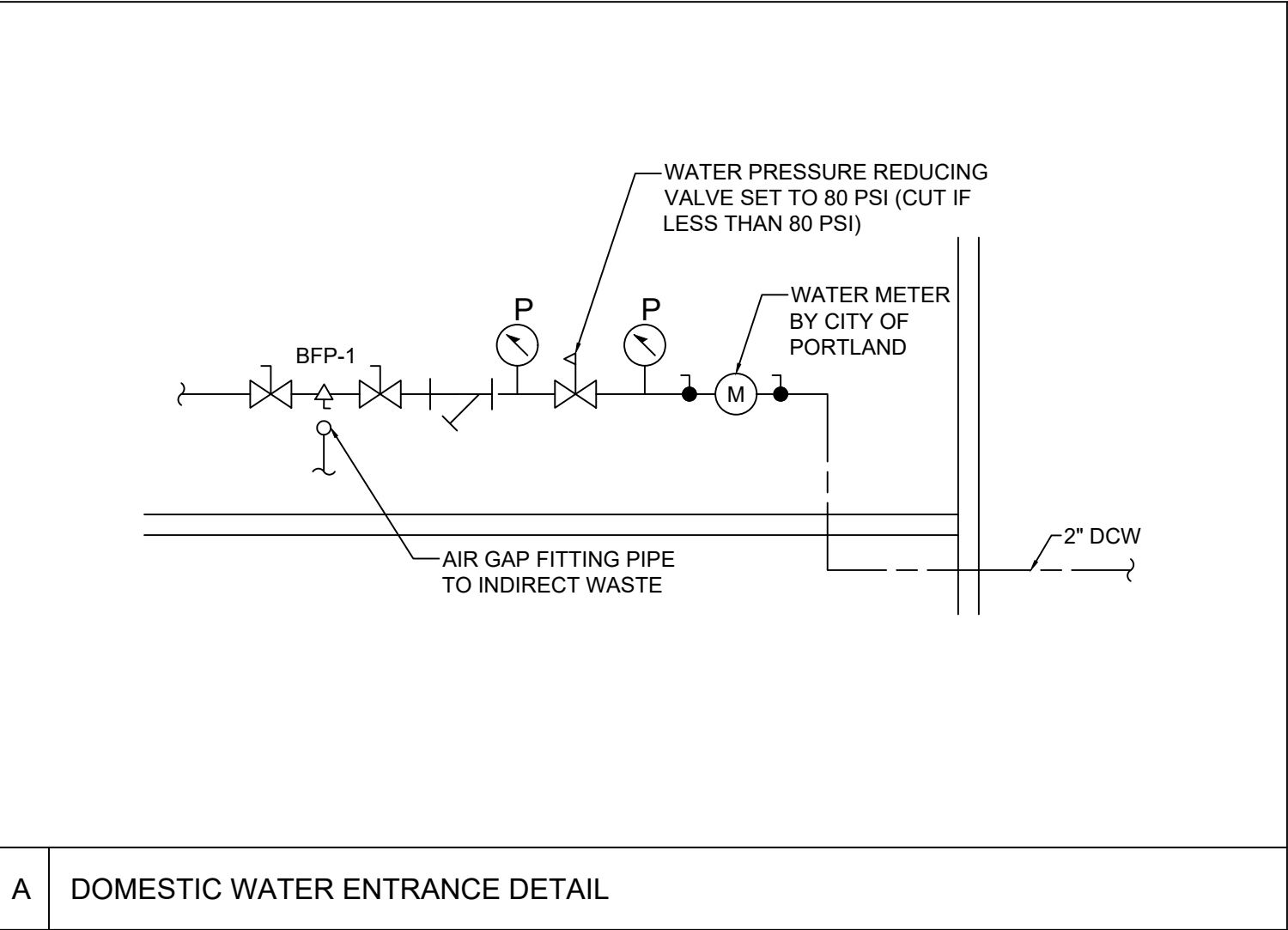
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SEAL AND SIGNATURE



SHEET NUMBER

P2.10



ELECTRIC WATER HEATER										
TAG	QTY.	TYPE	MANUFACTURER	MODEL NO	MAXIMUM WATER TEMPERATURE INCREASE (AT 3.0 GPM)	MINIMUM WATER FLOW TO ACTIVATE UNIT (GPM)	ELECTRICAL		DIMENSIONS (INCH)	WEIGHT (LBS)
							KW	VOLT / PHASE	W x H x D	
EWH-1	1	ON - DEMAND	STIEBEL ELTRON	TEMPRA - 24 TREND	54°F	0.50	24	240 / 1	16-5/8" x 14-1/2" x 4-5/8"	16.1
NOTES : 1. CONTRACTOR TO INCLUDE PLUMBING ACCESSORIES AS RECOMMENDED BY MANUFACTURER.										

BACKFLOW PREVENTER					
TAG	NOMINAL DIAMETER	DESCRIPTION	MANUFACTURER	MODEL	NOTES
BFP-1	2"	BACK FLOW PREVENTER	WATTS	LF009	1
NOTES: 1. PROVIDE LEAD FREE MODEL, WITH BALL VALVES, STRAINER AND AIR GAP FITTING.					

PLUMBING FIXTURES						
MARK	FIXTURE	TYPE	MANUFACTURER	MODEL NO.	MATERIAL	NOTES
SH-1	SHOWER	HAND SHOWER SYSTEM	SYMMONS	S-9603-PLR-1.5	POLISHED CHROME FINISH	-
WC-1	WATER CLOSET	FLUSH TANK, ELONGATED TOILET	AMERICAN STANDARD	211AA.105	VITREOUS CHINA	CHROME FINISH TRIP LEVER, INCLUDE SEAT AND COVER
LV-1	LAVATORY SINK	WALL-MOUNT SINK AND FAUCET	KOHLER	K-2032-N	VITREOUS CHINA	POLISHED CHROME FINISH, SYMMONS S-9612-0.5
SK-1	KITCHEN SINK	DROP-IN SINK AND FAUCET	ELKAY	BCR15	STAINLESS STEEL, BRUSHED SATIN FINISH	POLISHED CHROME FINISH, SYMMONS SPB-3510-1.0

PLANNING & URBAN DEVELOPMENT
HISTORIC
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SIZE: ARCH D
SCALE: N.T.S.
DRAWN BY: BK
CHECKED BY: MH

NEW DWELLING UNIT - PLUMBING
PORTLAND, MAINE 04104

SCHEDULES AND DETAILS

REVISION HISTORY

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SEAL AND SIGNATURE

SHEET NUMBER

P3.10

Robert J. Papazian, Esq.
rpapazian@curtisthaxter.com

September 28, 2023

VIA HAND DELIVERY

City of Portland
Historic Preservation Program
Planning and Urban Development Department
c/o Evan R. Schueckler, Manager
389 Congress Street
Portland, ME 04101

Re: *William and Jean Bennett v. City of Portland, et al.*
Docket No. PORSC-AP-2023-29

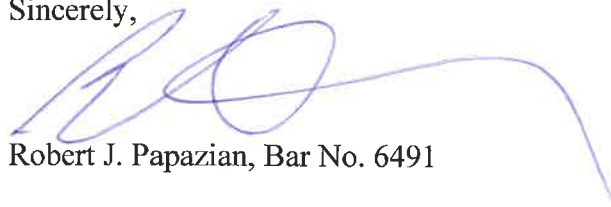
Dear Mr. Schueckler:

Enclosed please find an application for administrative appeal of the August 31, 2023, Staff Decision and attachments as follows:

1. Letter dated September 28, 2023, in Support of Application of Administrative Appeal
2. August 31, 2023, Certificate of Appropriateness
3. HPAR-002615-2023 Approved Drawings (8/31/2023)

Thank you for your assistance in this matter.

Sincerely,



Robert J. Papazian, Bar No. 6491

/jvw

Enclosures

Copy to w/encs.: William and Jean Bennett

Application for Administrative Appeal

Department of Planning and Urban Development



Applicant Information:

Applicant Name: William Bennett and Jean Bennett Phone: (____) _____ - _____
Business Name (if applicable): _____ Email: bennettheron@icloud.com
Mailing Address: 20 Orchard Street, Portland, ME 04102
Is the applicant an agent, representative, or lessee of the property owner/purchaser? ☐ Yes ☒ No
Name of Property Owner/Purchaser: _____ Phone: (____) _____ - _____
Business Name (if applicable): _____ Email: _____
Mailing Address: _____

Property and Project Information:

Property Address: 14 Orchard Street - Garage Redesign Zone: R-4 Residential Zone
Tax Assessor's CBL: 061 E006 001 Current Use of Property: _____
Chart # Block # Lot #

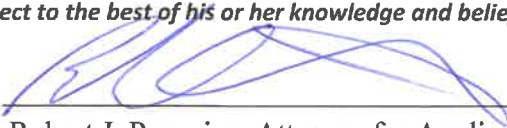
Disputed provisions of the Portland Code of Ordinances (please cite sections): _____
Ordinance, Chapter 14, Sections 17.8.3 (review of new construction) and 17.8.4 (review of
alterations to or redesign of noncontributing structures)

Decision being appealed:

August 31, 2023, Historic Preservation Office Staff Decision (Section 17.7.4.A and 17.7.5.A)
See attached letter dated September 28, 2023.

Please attach a copy of the approval letter or permit that is under dispute. You are welcome to submit any additional documents and exhibits that may support your request.

The undersigned hereby makes application for an interpretation appeal as described above, and certifies that the information herein is true and correct to the best of his or her knowledge and belief.

Applicant signature:  Date: Sept. 28, 2023

Robert J. Papazian, Attorney for Applicants William Bennett and Jean Bennett
CURTIS THAXTER LLC, One Canal Plaza, P.O. Box 7320, Portland, ME 04112-7320
207-774-9000 rpapazian@curtisthaxter.com

389 Congress Street, Fourth Floor • Portland, Maine 04101 • 207-874-8719
planning@portlandmaine.gov • www.portlandmaine.gov

September 28, 2023

Historic Preservation Board Appeal

We are William and Jean Bennett, who, with our daughter Lori, live at 20 Orchard Street, the immediate neighbor and abutter of the Family Crisis Shelter at 14 Orchard Street. We are writing to appeal the decision by the Historic Preservation staff to approve plans submitted by Through These Doors for changes at 14 Orchard Street in connection with its desire to convert an existing garage into dwelling units.

The property next door to us at 14 Orchard Street is the location of the former Peabody House, founded by Frannie Peabody as an AIDS hospice at the beginning of a national crisis. The property is now in jeopardy of being stripped of the last vestiges of the architectural genius that took a rather humdrum building on an undistinguished plot of land and made it into an extraordinarily well-appointed house and grounds. The house was surrounded by carefully thought-out landscaping. Every detail was approached in a manner to blend the house into the historic neighborhood. The Historic Preservation Board was very much involved in these efforts, given its location in the historic district.

The raising of the driveway grade and prior replacement of the garage was a signature piece of the vision. The common roof line of house and garage was key to the house fitting in. Rock walls were installed between our properties to provide both a solution to a major runoff problem and to help offset the tall privacy fence that ran along the garage.

Frannie Peabody worked hard to establish and preserve the historic district that we enjoy being part of. When the property first changed from a family home into an AIDS hospice, Peabody House worked in close cooperation with the neighbors. We have volunteered in the past for the Family Crisis Shelter and continue to support their mission. Jean, a social worker, served on the program committee and ran groups for the Shelter. William has also volunteered for the Shelter. But we think Frannie Peabody would be as shocked as we are at the present occupants' proposed changes to the property and neighborhood.

Peabody House was a model for taking a structure in a historic district and assuring that every detail was designed not to appear institutional but instead respect the character defining traits of the house and surrounding area. Since the Family Crisis Shelter has moved in, it tore down and removed the Pergola, a centerpiece of the front yard, and have allowed the house to deteriorate. The once beautiful gardens are in ruins. The bat house which was built into the facade of the garage, an effort to incorporate natural habitats into cityscapes, is about to be demolished if the Shelter's renovation plans succeed. It is sad to watch as they seek to remove the last remaining vestige of the vision of Frannie Peabody.

Relative to what you do, which is to review proposed alterations to structures visible from a public way, the Shelter plans to convert the garage into a miniature second house. The garage roofline will be flat (shed like) and shaped like a mini warehouse. It will have an entrance at the back that will be reached by a long ramp that comes close to the property line, leaving little room between the houses. The 2.5 ft variance the Shelter just received from the Zoning Board of Appeals belies the fact that it is expanding the foot print of the garage into the set back by adding a raised walkway along the side of the garage and a deck in the back. These are not minor changes; they are significant changes to the existing structure and will be predominantly in full view of the street. We do not believe the present design meets the applicable standards and submit herewith our specific comments on each standard.

Orchard Street, a part of the historic district, is in jeopardy. If any location deserves a hearing, this is it. The Family Crisis Shelter's proposed addition of a new single or two family house on the property will disrupt the aesthetic and quality of life in the neighborhood. The proposed building is incompatible with the neighborhood, and certainly not within the Board's mission of protecting historic resources and stabilizing neighborhoods. We hope the Historic Preservation Board agrees and protects the buildings and sites within the historic district.

Given its history, the location deserves the highest vigilance of the Historic Preservation Board. The former Peabody House should be treated as a landmark to mark the generosity and commitment of Frannie Peabody and also the bringing together of the Portland community in support of her commitment to preserving the historic district and providing a template for protecting a valuable historic neighborhood.

It is for these reasons that we ask the Board to consider treating the former Peabody House as a contributing property based on the role it played in a national crisis and the vision of Frannie Peabody. However, if the Board decides to categorize 14 Orchard Street as a non-contributing property, we call your attention to the following standards that the Shelter's proposed plans for the property do not meet: Portland Land Use Code Sections 17.8.3 and 17.8.4 (applying Section 17.8.3 standards for comprehensive redesign of noncontributing structures)

Standards of Review of New Construction, 17.8.3

Standard A. Scale and Form

1. Height

The new proposed building has an odd elongated front and appears top heavy with the doors' height being only 7 ft in a 15.9 ft structure. The flat roof in its horizontal orientation fails to incorporate light, giving it a blunt projection into the space. In other words, it sticks out like a sore thumb and looks like a warehouse.

The genius of a pitched roof is that the pitch allows for the incorporation of light around the facade, providing an illusion of diminished size. The present garage with its pitched roof succeeds in being subordinate to the primary structure and duplicates the angles of the primary structure as do the other garages on the right side of the street. The proposed plans for a new

single family “Tiny House” that mimics a garage is not consistent with the architectural rhythm of Orchard Street. Furthermore, there are no 1.5 story accessory buildings on Orchard street.

2. Width

The new garage footprint with its walkway and back deck will encroach into the variance, well exceeding the 50 square foot encroachment allowed in a setback. The architectural plans have an inaccurate entry on sheet 3 of 5, stamped by Historic Preservation, that states that there will be a 38.5 square foot encroachment inside the setback. This is not accurate. If you look at their own plans they are building structure the entire length and are not including “landings” and part of the back deck in their calculations of encroachment into set back. Drawing number A1.10, page 16 of their submission, along with A3.10, make clear that this is all structure that is being added into the setback (drawings that are stamped by Historic Preservation). Overall, the volume of the structure will increase, exceeding the 30 percent rule with the addition of the deck and side walkway, both of which increase the foot print of the new single family home and contribute to volume calculations. Furthermore, the increase can be seen from the street.

3. Proportions of Principal Facades

The height of the proposed new building is above the roof line of the Bennett’s porch and the rectangular warehouse look will visually, given the proximity to the house, change the architectural rhythm as seen from the street, crowding the space with a blocky structure. The impact will be most visible when the leaves drop for 7 months of the year.

Furthermore, there are no one-and-a-half story accessory buildings on Orchard Street. There are no single family homes on Orchard street that have a main entrance that is in the rear of the house and a facade that looks like a barn door.

This is a stand alone single family house that requires a separate utility connection. No property on Orchard Street has two separate single family houses.

4. Roof Shapes

Designing the new single family house as a garage does not make it equivalent to other garages on Orchard Street and certainly doesn’t make it look like any single family home on Orchard Street. The left side of the street as you approach Waynflete School has two standalone garages that are tucked into the hill and have been designed to be truly subordinate to the primary structures. Both garages have decks essentially at grade. The garages are separated by a planting strip and fence. On the right side of the street there are no flat roof garages. They in no way resemble the proposed new single family house that has been designed to look like a garage. The proposed new single family dwelling that has been designed to look like a garage has no equivalent on Orchard Street and singularly breaks the architectural rhythm of the street.

5. Scale of Structure

There are no buildings that look like warehouses on Orchard Street.

Standard B. Composition of Principal Facades

1. Proportion and openings

First off there are no remaining windows. This project calls for a complete demolishing of the structure. This is a new single family home not a renovation.

2. Rhythm of Solids to Voids in Facades

The new proposed building has an odd elongated front and appears top heavy with the doors height being only 7 ft in a 15.9 ft structure. The flat roof in its horizontal orientation fails to incorporate light, giving it a blunt projection into the space. In other words, it sticks out like a sore thumb and looks like a warehouse. The proposed blind window does nothing to offset the look of a warehouse or balance the sense of solid and void. It is not in any way consistent with the architectural rhythm of the street.

3. Rhythm of Entrance Porch and other Projections

The pedestrian entrance in the proposed plan for the new single family house enters in the rear. There are no single-family homes or single family homes that have been designed to look like a garage with rear primary entrances on Orchard Street or for that matter garages that have pedestrian entrances in the rear of the buildings. This breaks the architectural rhythm of the street.

Standard C. Relationship to Street

1.Walls of Continuity

All of the architectural drawings for the property conveniently leave off a large section of rock wall that continues along the Bennett house. Sheet labeled 1 of 1, is actually on page 12 of the submission stamped by Historic Preservation. The front section of the rock wall is drawn in and labeled and the block wall at the back of the structure on the Bennett property is drawn in and labeled, but not the section that runs the length of the garage. The rock walls are a major feature of the property and were installed by the Frannie Peabody House. They also were part of the attempt to control drainage and erosion after the grade was elevated. Rock walls are located on a number of properties on Orchard Street and are a part of the rhythm of the street and part of the architectural heritage of the property.

The architectural drawings eliminate the planting strip that runs between the properties. This was installed by the Frannie Peabody House to fit into the neighborhood. They are a part of the landscaping that separates driveways and houses on Orchard Street. They are also part of the rhythm of the street.

2.Rhythm and Structures on Street

The spacing between the primary buildings brings the new single family home's footprint close to our property line, encroaching well into the setback of 3.5 + feet. The plans not only remove the rock wall that lies on the property line along the garage, but also the privacy fence that is contained within. All of which can be seen from the street when the leaves drop in the fall. The last set of plans obscured the fact that the intent is to remove the rock wall and the privacy fence, filling what's left of the setback by throwing in some 4 to 6 ft. trees, spilling over the property line.

The height of the proposed new building is above the roof line of the Bennett's porch and the rectangular warehouse look will visually, given the proximity to the house, change the architectural rhythm as seen from the street, crowding the space with a blocky structure. The impact will be most visible when the leaves drop for 7 months of the year. Furthermore, there are no one-and-a-half story accessory buildings on Orchard Street. There are no single family homes on Orchard Street that have a main entrance that is in the rear of the house and a facade that look like a barn door.

This is a stand alone single family house that requires a separate utility connection. No property on Orchard Street has two separate single family houses.

3. Directional Expression of Principal Elevation

The overall proposed new structure will have the vertical express of a warehouse. There are no warehouse like structures on Orchard Street that have a facade of barn doors and blind window. The proposed blind window does nothing to offset the look of a warehouse or balance the sense of solid and void. It is not in any way consistent with the architectural rhythm of the street.

Standard D. Other Standards

1. Compatible Use

The building is to be demolished. This is not a rehabilitation of a building. Furthermore, it does not represent compatible use. There are not a number of Shelters in the West End Historic District transforming accessory structures into tiny houses in order to increase their occupancy. This is an institutional building that is not equivalent to any other. Because of the unique characteristic of this property, the building that is to be demolished and replaced, the “Garage,” was never intended for cars, but was a place for voluminous garbage to be hidden between city garbage collection days. It avoided the need for a dumpster, it also gave space to store and disinfect possessions brought by clients. In fact, the building caught fire a few years ago when a bed bug extermination machine overheated. The purpose for this building was to fit in and preserve the appearance of a quiet and tidy neighborhood. Turning the “Garage” into a house begs the question as to where the current contents and functions will be moved.

Our understanding is that when a staff decision is appealed to the Board, the Board hears the matter de novo, that the applicant still bears the burden of proof to show its proposed alterations and changes meet the standards, and that we will be allowed to present orally our concerns as stated herein. If this is at all incorrect we would appreciate being so advised.

In closing, we note the cost of \$414,000 (see permit page City of Portland) for the construction of the Shelter’s new tiny house. At 516 sq feet, this tiny house may have the distinction of being one of the more expensive tiny houses in the country, costing over \$800 per square foot. According to Forbes, “How Much Does a Tiny House Cost?” March 29, 2023, the average price for a tiny home is \$160 per square foot. The average cost of a 516 square foot tiny house, therefore, works out to be around \$82,000. The grant from Maine Housing for the building of proposed the tiny house was \$571,000. Given this immense disparity, it seems that the Historic Preservation Board should require a design more appropriate for a historic neighborhood. One that doesn’t look like a warehouse and preserves the last vestiges of Frannie Peabody’s architectural vision.

Sincerely,

William and Jean Bennett

20 Orchard Street
Portland, Maine 04102

Planning and Urban Development
Historic Preservation Program



October 27, 2023

Owner: Jennifer Stasio
Through These Doors
14 Orchard Street
Portland, ME 04102

Applicant: Rebecca Bagley
CWS Architects
264 US Route 1, Unit 100-2A
Scarborough, ME 0407

Re: 14 Orchard Street – Garage Redesign – Revised Approval

HPAR-002615-2023

Jennifer Stasio and Rebecca Bagley,

In accordance with Sections 17.7.4.A, 17.7.5.A, and 17.7.8.A of the City of Portland’s Land Use Code, the Planning Authority determined the scope and scale of revisions to your application for the redesign of and improvements to the existing noncontributing garage detailed in the application materials constitute a minor project that is appropriately reviewed at the administrative level, by the Historic Preservation Office staff. After review, Historic Preservation staff have approved your revised application for a Certificate of Appropriateness for redesign of a non-contributing garage at 14 Orchard Street located in the West End Historic District. The approval is based on the application materials stamped for approval on October 27, 2023, and the attached analysis of the applicable review standards of Portland’s Historic Preservation ordinance Section 17.8.4 and Section 17.8.3.

All improvements shall be carried out as shown on the materials stamped for approval on October 27, 2023. Changes to the approved plans or specifications, and any additional work that may be undertaken must be reviewed and approved by the Historic Preservation program prior to construction, alteration, or demolition. If, during the course of completing the approved work, conditions are encountered which prevent completing the approved work, or which require additional or alternative work, you must apply for and receive a Certificate of Appropriateness or Non-Applicability PRIOR to undertaking additional or alternative work.

This Certificate is granted upon condition that the work authorized herein is commenced within twelve (12) months after the original date of issuance. If the work authorized by this Certificate is not commenced within twelve (12) months after the original date of issuance or if such work is suspended in significant part for a period of one year after the time the work is commenced, such Certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time for periods not exceeding ninety (90) days each may be allowed in writing by the Department.

Sincerely,

A handwritten signature in black ink, appearing to read "Evan R. Schueckler".

Evan R. Schueckler
Historic Preservation Program Manager

STAFF ANALYSIS OF APPLICABLE REVIEW STANDARDS

Standards for Review of Alterations to or Redesign of Noncontributing Structures, 17.8.4:

Standard B.	
In considering an application for a Certificate of Appropriateness involving comprehensive redesign of a noncontributing structure, the standards for review of construction set forth in Subsection 17.8.3 shall apply	
Standard Met?	Basis
Yes	The applicant is redesigning a non-contributing garage. See Standards for Review of New Construction below.

Standards for Review of New Construction, 17.8.3:

Standard A. Scale and Form	
<u>1. Height</u> The proposed height shall be visually compatible with surrounding structures when viewed from any street or open space and in compliance with any design guidelines.	
Standard Met?	Basis
Yes	The proposed alterations will result in a building at one to one-and-a-half stories which is in keeping with the typical scale of accessory structures. The overall height sits below the second story window sills of the existing primary structure, retaining the subordinate relationship of an accessory structure.
<u>2. Width</u> The width of a building shall be visually compatible with surrounding structures when viewed from any street or open space and in compliance with any design guidelines.	
Standard Met?	Basis
Yes	The width of the altered structure will remain the same as the current width and is in keeping with the typical width of a single-bay garage.
<u>3. Proportion of principal facades</u> The relationship of the width to the height of the principal elevations shall be visually compatible with structures, public ways, and open spaces to which it is visually related.	
Standard Met?	Basis
Yes	Structures in the West End Historic District exhibit great variety in the proportions of principal facades. The proposed alterations will result in a slightly vertically oriented façade which is in keeping with the vertical orientation of the existing primary structure.
<u>4. Roof shapes</u> The roof shape of a structure shall be visually compatible with the structures to which it is visually related.	
Standard Met?	Basis
Yes	The proposed alterations will result in a flat roof which is a common roof form for accessory structures throughout the West End Historic District.
<u>5. Scale of a structure</u> The size and mass of structures in relation to open spaces, windows, door openings, porches, and balconies shall be visually compatible with the structures, public ways, and places to which they are visually related.	
Standard Met?	Basis
Yes	The alterations will result in a modest structure in keeping with the scale of a one-and-a-half story accessory structure. The structure will remain significantly set back from the street and retain a false garage opening wide enough to accommodate a single vehicle.

Standard B. Composition of Principle Facades	
<u>1. Proportion of openings</u> The relationship of the width to height of windows and doors shall be visually compatible with structures, public ways, and places to which the building is visually related.	
Standard Met?	Basis
Yes	The proposed false garage door at the north elevation will have a horizontal proportion and scale in keeping with the existing garage door, and the remaining windows will have a mixture of vertically and horizontally oriented windows in keeping with the variety of window proportions found throughout the West End Historic District.
<u>2. Rhythm of solids to voids in facades</u> The relationship of solids to voids in the façade of a structure shall be visually compatible with structures, public ways, and places to which it is visually related.	
Standard Met?	Basis
Yes	The north elevation, facing Orchard Street will be dominated by the false garage door, as is in keeping with the existing condition and is typical of other garages found throughout the district. The upper portion of the façade will feature a blind window to balance the sense of solid and void at the north elevation. The side elevations will feature a mostly regular pattern of windows, as is common throughout the district.
<u>3. Rhythm of entrance porch and other projections</u> The relationship of entrances and other projections to sidewalks shall be visually compatible with the structures, public ways, and places to which they are visually related.	
Standard Met?	Basis
Yes	The existing structure is a single-car garage. The proposed design will continue the appearance of a subordinate single-car garage structure. The proposed false garage door faces towards the street in keeping with the norms of garage doors found throughout the district. The pedestrian entrance is located to the rear of the structure, out of sight, as is also typical of the district.
<u>4. Relationship of materials</u> The relationship of the color and texture of materials (other than paint color) of the facade shall be visually compatible with the predominant materials used in the structures to which they are visually related.	
Standard Met?	Basis
Yes	The structure is currently clad in wood clapboard siding. The applicant is proposing to clad the structure in fiber cement clapboard siding. Clapboard is a common cladding material throughout the West End Historic District.

Standard C. Relationship to Street	
<u>1. Walls of continuity</u> Facades and site structures, such as masonry walls, fences, and landscape masses, shall, when it is a characteristic of the area, form cohesive walls of enclosure along a street to ensure visual compatibility with the structures, public ways, and places to which such elements are visually related.	
Standard Met?	Basis
Yes	The altered structure will remain in its current location, set back significantly from the street reinforcing the non-continuous street wall typical of the West End Historic District.
<u>2. Rhythm of spacing and structures on streets</u> The relationship of a structure or object to the open space between it and adjoining structures or objects shall be visually compatible with the structures, objects, public ways, and places to which it is visually related	
Standard Met?	Basis
Yes	The altered structure will remain in its current location, set back significantly from the street retaining an ample side yard between the primary structures, allowing the existing rhythm of structure to remain unchanged.

<u>3. Directional expression of principal elevation</u> A structure shall be visually compatible with the structures, public ways, and places to which it is visually related in its directional character, whether this be vertical character, horizontal character, or nondirectional character.	
Standard Met?	Basis
Yes	The alterations will result in a structure with a mixture of horizontal and vertical expressions. The overall structure will have a vertical express, reinforced by the corner board trim, while this will be juxtaposed and balanced with the horizontal siding, strong horizontal cornice, and horizontally oriented false garaged door and blind window.

Standard D. Other Standards	
<u>1. Compatible use</u> Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration to the character defining features of the structure, object, or site and its environment or to use a property for its originally intended purpose.	
Standard Met?	Basis
Yes	The proposed alterations will allow the structure to be rehabilitated into a small dwelling unit. Residential uses are ubiquitous within the West End Historic District.
<u>4. Contemporary design</u> Contemporary design for additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural, or archaeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, material, and character of the property, neighborhood and environment.	
Standard Met?	Basis
Yes	The proposed structure has a fairly traditional design character, having a classically inspired and proportioned cornice and openings feature a small entablature; however, the details and molding profiles of the openings and cornice have been simplified to differentiate the structure from the contributing primary structure.

Context and Existing Conditions Photos



Figure 1: 14 Orchard St & context viewed from left



Figure 2: 14 Orchard St & context viewed from the end of the driveway



Figure 3: 14 Orchard St & context viewed from down the street, to the right

	PLANNING & URBAN DEVELOPMENT HISTORIC PRESERVATION
	CERTIFICATE OF APPROPRIATENESS
Project No: HPAR-002615-2023	
Public Hearing Date: Not Applicable	
Approved Drawings Date: 10/27/2023	
Preservation Staff: Evan Schueckler	



Figure 4: Streetscape opposite 14 Orchard St



Figure 514 Orchard St main house

	PLANNING & URBAN DEVELOPMENT
	HISTORIC PRESERVATION
CERTIFICATE OF APPROPRIATENESS Project No: HPAR-002615-2023 Public Hearing Date: Not Applicable Approved Drawings Date: 10/27/2023 Preservation Staff: Evan Schueckler	



Figure 6: 1994 Addition to the main house, garage side



PLANNING & URBAN DEVELOPMENT
HISTORIC
PRESERVATION

CERTIFICATE OF APPROPRIATENESS

Project No:

HPAR-002615-2023

Public Hearing Date:

Not Applicable

Approved Drawings Date:

10/27/2023

Preservation Staff: Evan Schueckler



Figure 7: 1994 Garage structure - front view



Figure 8: 1994 Garage structure – house-side view

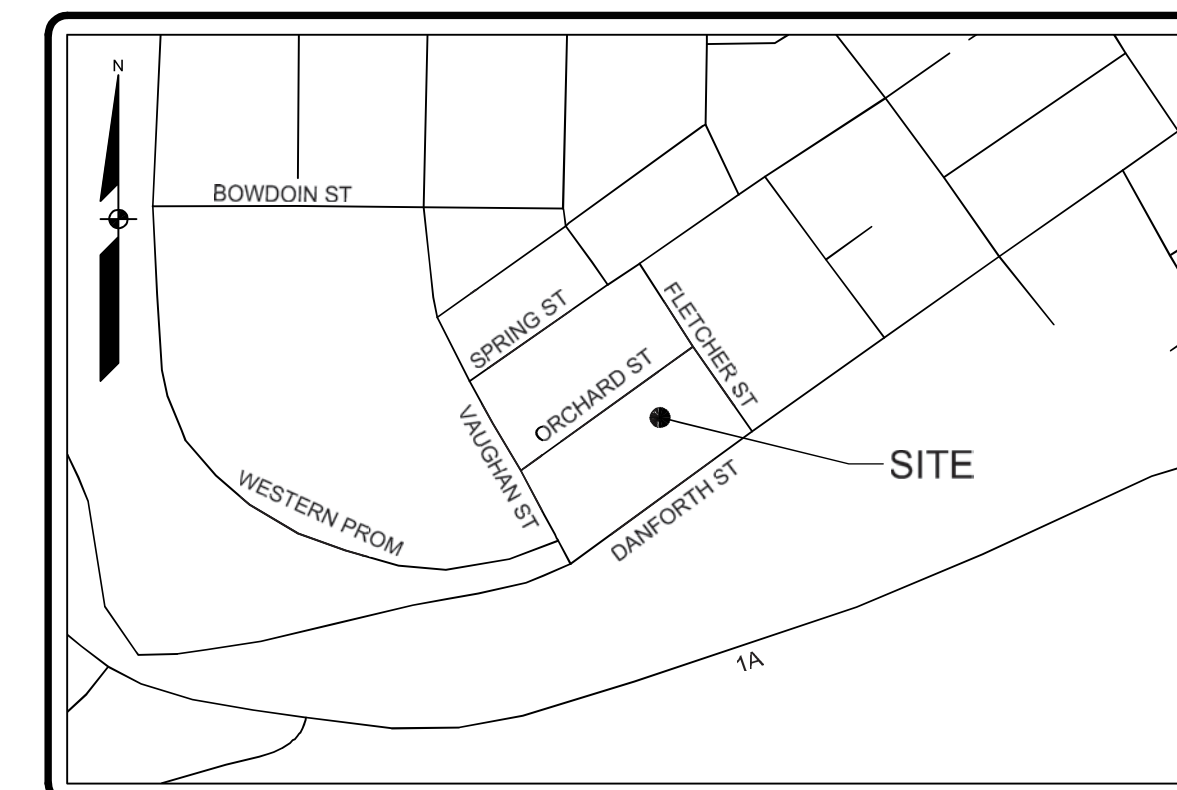
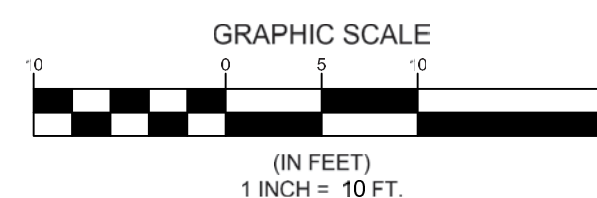
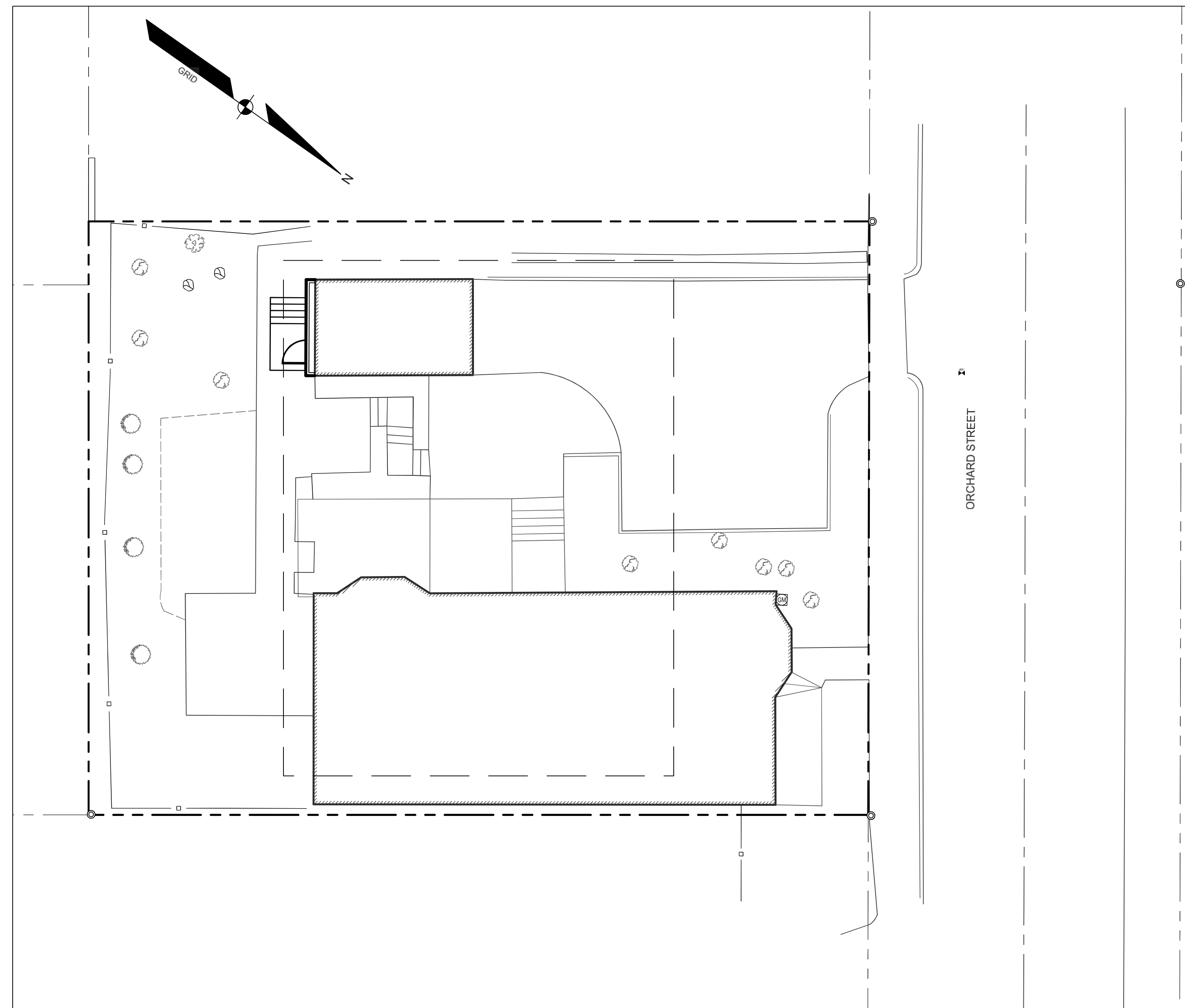
	PLANNING & URBAN DEVELOPMENT HISTORIC PRESERVATION
CERTIFICATE OF APPROPRIATENESS Project No: HPAR-002615-2023 Public Hearing Date: Not Applicable Approved Drawings Date: 10/27/2023 Preservation Staff: Evan Schueckler	

3

45

14 ORCHARD ST
PORTLAND, ME

KEY	ABUTTER	BOOK/PAGE
A	N/F WILLIAM H. BENNETT AND JEAN C. BENNETT	9688/113
B	N/F BRAIN D. RANDALL AND ALEXANDER M. BEAL	25083/205
C	N/F DAN ADAM KONIGSBURG	32758/055
D	N/F AHP INVESTMENTS LLC	34984/119



LOCATION MAP

NTS

1 COVER SHEET
2 NOTES & LEGEND
3 SITE, GRADING & UTILITY PLAN
4 EROSION CONTROL NOTES
5 DETAILS
1 OF 1 EXISTING CONDITIONS PLAN



**PLANNING & URBAN DEVELOPMENT
HISTORIC
PRESERVATION**

Preservation Staff: Evan Schueckler

PROGRESS
PRINT



REVIEW BY:	DATE:	07/17/23	HAH	HAH	10/10/23	SUBMISSION TO CITY FOR REVIEW - RAMP REMOVAL PERMITTING AMENDMENT - ISSUED FOR CONSTRUCTION FOR CITY OF PORTLAND REVIEW



COVER SHEET
OF:
NEW DWELLING UNIT PERMITTING
14 ORCHARD ST
PORTLAND, ME

FAMILY CRISIS SERVICES INC.
14 ORCHARD STREET
PORTLAND, MAINE 04102

DESIGNED	HAH
DRAWN	CJC
CHECKED	HAH
DATE	05/15/2014
SCALE	1" = 10'
PROJECT	230243

SHEET 1 OF 5

EXISTING	PROPOSED
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1. THE RECORD OWNER OF THE PARCEL IS FAMILY CRISIS SERVICES BY DEED DATED AUGUST 3, 2011.

34. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING FLOW THROUGH THE EXISTING CLOSED

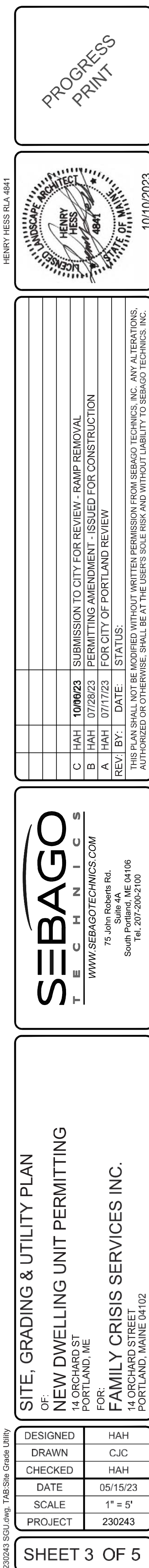
1. SIDESLOPES SHALL NOT BE STEEPER THAN 3:1 (H:V) EXCEPT AS OTHERWISE IDENTIFIED ON THIS

1. GRADING AND CLEARING LIMITS SHALL NOT ENCROACH ON ADJACENT PROPERTIES UNLESS NOTE

1. UTILITY INFORMATION DERICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN

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EROSION CONTROL MEASURES

PRE-CONSTRUCTION PHASE

PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, SEDIMENT BARRIERS (SILT FENCE) WILL BE STAKED/INSTALLED ACROSS THE SLOPE(S), ON THE CONTOUR AT OR JUST BELOW THE LIMITS OF CLEARING OR GRUBBING, AND/OR JUST ABOVE ANY ADJACENT PROPERTY LINE OR WATERCOURSE TO PROTECT AGAINST CONSTRUCTION RELATED EROSION. THE PLACEMENT OF SEDIMENT BARRIERS SHALL BE COMPLETED IN ACCORDANCE WITH GUIDELINES ESTABLISHED IN BEST MANAGEMENT PRACTICES AND IN ACCORDANCE WITH THIS EROSION CONTROL PLAN AND DETAILS IN THIS PLAN SET. THIS NETWORK IS TO BE MAINTAINED BY THE CONTRACTOR UNTIL ALL EXPOSED SLOPES HAVE AT LEAST 90% VIGOROUS PERENNIAL VEGETATIVE COVER TO PREVENT EROSION. TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER PERMANENT STABILIZATION IS ATTAINED.

PRIOR TO ANY CLEARING OR GRUBBING, A CONSTRUCTION ENTRANCE/EXIT SHALL BE CONSTRUCTED AT THE INTERSECTION OF THE PROPOSED ENTRANCES AND EXISTING ROADWAY TO AVOID TRACKING OF MUD, DUST AND DEBRIS FROM THE SITE.

PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL PREPARE A DETAILED SCHEDULE AND MARKED UP PLAN INDICATING AREAS AND COMPONENTS OF THE WORK AND KEY DATES SHOWING DATE OF DISTURBANCE AND COMPLETION OF THE WORK. THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE MUNICIPAL STAFF. THREE COPIES OF THE SCHEDULE AND MARKED UP PLAN SHALL BE PROVIDED TO THE MUNICIPALITY THREE DAYS PRIOR TO THE SCHEDULED PRE-CONSTRUCTION MEETING. SPECIAL ATTENTION SHALL BE GIVEN TO THE 14 DAY LIMIT OF DISTURBANCE IN THE SCHEDULE ADDRESSING TEMPORARY AND PERMANENT VEGETATION MEASURES.

CONSTRUCTION AND POST-CONSTRUCTION PHASE

AREAS UNDERGOING ACTUAL CONSTRUCTION SHALL ONLY EXPOSE THAT AMOUNT OF MINERAL SOIL NECESSARY FOR PROGRESSIVE AND EFFICIENT CONSTRUCTION. AN AREA CONSIDERED OPEN IS ANY AREA NOT STABILIZED WITH PAVEMENT, VEGETATION, MULCHING, EROSION CONTROL MATS, RIPRAP OR GRAVEL BASE ON A ROAD, SUCH AS ACTIVE EXCAVATION AND ACTIVE GRADING. LIMIT THE EXPOSED AREA TO THOSE AREAS IN WHICH WORK IS ACTIVELY OCCURRING OR CAN BE MULCHED IN THE SAME DAY. OPEN AREAS SHALL BE ANCHORED WITH TEMPORARY EROSION CONTROL AS SHOWN ON THE DESIGN PLANS AND AS DESCRIBED WITHIN THIS EROSION CONTROL PLAN WITHIN SEVEN (7) DAYS OF DISTURBANCE. AREAS LOCATED WITHIN 100 FEET OF STREAMS SHALL BE ANCHORED WITH TEMPORARY EROSION CONTROL WITHIN SEVEN (7) DAYS. REFER TO WINTER EROSION CONTROL NOTES FOR THE TREATMENT OF OPEN AREAS AFTER OCTOBER 1ST OF THE CONSTRUCTION YEAR.

THE CONTRACTOR MUST INSTALL ANY ADDED MEASURES WHICH MAY BE NECESSARY TO CONTROL EROSION/SEDIMENTATION FROM THE SITE DEPENDENT UPON THE ACTUAL SITE AND WEATHER CONDITIONS. CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED, IN ORDER TO MINIMIZE AREAS WITHOUT EROSION CONTROL PROTECTION.

EROSION CONTROL APPLICATIONS & MEASURES

THE PLACEMENT OF EROSION CONTROL MEASURES SHALL BE COMPLETED IN ACCORDANCE WITH GUIDELINES ESTABLISHED IN BEST MANAGEMENT PRACTICES AND IN ACCORDANCE WITH THE EROSION CONTROL PLAN AND DETAILS IN THE PLAN SET.

1. TEMPORARY MULCHING:

ALL DISTURBED AREAS SHALL BE MULCHED WITH MATERIALS SPECIFIED BELOW PRIOR TO ANY STORM EVENT. ALL DISTURBED AREAS NOT FINAL GRADED WITHIN 14 DAYS SHALL BE MULCHED. DISTURBED AREAS ADJACENT TO NATURAL RESOURCES THAT ARE NOT GRADED WITHIN SEVEN (7) DAYS SHALL BE MULCHED. ALSO, AREAS, WHICH HAVE BEEN TEMPORARILY OR PERMANENTLY SEEDED, SHALL BE MULCHED IMMEDIATELY FOLLOWING SEEDING. EROSION CONTROL BLANKETS ARE RECOMMENDED TO BE USED AT THE BASE OF GRASSED WATERWAYS AND ON SLOPES GREATER THAN 33%. MULCH ANCHORING SHOULD BE USED ON SLOPES GREATER THAN 5% AFTER SEPTEMBER 15TH OF THE CONSTRUCTION YEAR (SEE WINTER EROSION CONTROL NOTES).

TYPES OF MULCH:

HAY OR STRAW: SHALL BE APPLIED AT A RATE OF 75 LBS/1,000 S.F. (1.5 TONS PER ACRE).

EROSION CONTROL MIX: SHALL BE PLACED EVENLY AND MUST PROVIDE 100% SOIL COVERAGE. EROSION CONTROL MIX SHALL BE APPLIED SUCH THAT THE THICKNESS ON SLOPES 3:1 OR LESS IS 2 INCHES PLUS 1/2 INCH PER 20 FEET OF SLOPE UP TO 100 FEET. THE THICKNESS ON SLOPES BETWEEN 3:1 AND 2:1 SHALL BE 4 INCHES PLUS 1/2 INCH PER 20 FEET OF SLOPE UP TO 100 FEET. THIS SHALL NOT BE USED ON SLOPES GREATER THAN 2:1.

EROSION CONTROL BLANKET: SHALL BE INSTALLED SUCH THAT CONTINUOUS CONTACT BETWEEN THE MAT AND THE SOIL IS OBTAINED. INSTALL BLANKETS AND STAPLE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

2. SOIL STOCKPILES:

STOCKPILES OF SOIL OR SUBSOIL SHALL BE MULCHED WITH HAY OR STRAW AT A RATE OF 75 LBS/1,000 S.F. (1.5 TONS PER ACRE) OR WITH A FOUR-INCH LAYER OF WOOD WASTE EROSION CONTROL MIX. THIS WILL BE DONE WITHIN 24 HOURS OF STOCKING AND RE-ESTABLISHED PRIOR TO ANY RAINFALL. ANY SOIL STOCKPILE WILL NOT BE PLACED EVEN COVERED WITHIN 100 FEET FROM ANY NATURAL RESOURCES. SEDIMENT BARRIERS SHALL BE INSTALLED DOWNGRADEMENT OF STOCKPILES, AND STORMWATER SHALL BE PREVENTED FROM RUNNING ONTO THE STOCKPILE.

3. NATURAL RESOURCES PROTECTION:

ANY AREAS WITHIN 100 FEET FROM ANY NATURAL RESOURCES SHALL BE MULCHED USING TEMPORARY MULCHING (AS DESCRIBED IN PART 1 OF THIS SECTION) WITHIN 7 DAYS OF EXPOSURE OR PRIOR TO ANY STORM EVENT. SEDIMENT BARRIERS (AS DESCRIBED IN PART 4 OF THIS SECTION) SHALL BE PLACED BETWEEN ANY NATURAL RESOURCE AND THE DISTURBED AREA. PROJECTS CROSSING THE NATURAL RESOURCE SHALL BE PROTECTED A MINIMUM DISTANCE OF 100 FEET ON EITHER SIDE FROM THE RESOURCE.

4. SEDIMENT BARRIERS:

PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, SEDIMENT BARRIERS SHALL BE STAKED ACROSS THE SLOPE(S), ON THE CONTOUR AT OR JUST BELOW THE LIMITS OF CLEARING OR GRUBBING, AND/OR JUST ABOVE ANY ADJACENT PROPERTY LINE OR WATERCOURSE TO PROTECT AGAINST CONSTRUCTION RELATED EROSION. SEDIMENT BARRIERS SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL ALL EXPOSED SLOPES HAVE AT LEAST 90% VIGOROUS PERENNIAL VEGETATIVE COVER TO PREVENT EROSION.

SILT FENCE: SHALL BE INSTALLED PER THE DETAIL ON THE PLANS. THE EFFECTIVE HEIGHT OF THE FENCE SHALL NOT EXCEED 36 INCHES. IT IS RECOMMENDED THAT SILT FENCE BE REMOVED BY CUTTING THE FENCE MATERIALS AT GROUND LEVEL SO AS TO AVOID ADDITIONAL SOIL DISTURBANCE.

HAY BALES: SHALL NOT BE INSTALLED ADJACENT TO WETLAND. INSTALL PER THE DETAIL ON THE PLANS. BALES SHALL BE WIRE-BOUND OR STRING-TIED AND THESE BINDINGS MUST REMAIN PARALLEL WITH THE GROUND SURFACE DURING INSTALLATION TO PREVENT DETRIORATION OF THE BINDINGS. BALES SHALL BE INSTALLED WITHIN A MINIMUM 4 INCH DEEP TRENCH LINE WITH ENDS OF ADJACENT BALES TIGHTLY ABUTTING ONE ANOTHER.

EROSION CONTROL MIX: SHALL NOT BE USED ADJACENT TO WETLANDS. INSTALL PER THE DETAIL ON THE PLANS. THE MIX SHALL CONSIST PRIMARILY OF ORGANIC MATERIAL AND CONTAIN A WELL-GRADED MIXTURE OF PARTICLE SIZES AND MAY CONTAIN ROCKS LESS THAN 4 INCHES IN DIAMETER. THE MIX COMPOSITION MUST MEET THE STANDARDS DESCRIBED WITHIN THE MDEP BEST MANAGEMENT PRACTICES. NO TRENCHING IS REQUIRED FOR INSTALLATION OF THIS BARRIER. EROSION CONTROL MIX BERMS SHALL NOT BE USED AT THE BOTTOM OF STEEP SLOPES (>8%) OR SLOPES WITH FLOWING WATER.

CONTINUOUS CONTAINED BERM: SHALL BE INSTALLED PER THE DETAIL ON THE PLANS. THIS SEDIMENT BARRIER IS EROSION CONTROL MIX PLACED WITHIN A SYNTHETIC TUBULAR NETTING AND PERFORMS AS A STURDY SEDIMENT BARRIER THAT WORKS WELL ON HARD GROUND SUCH AS FROZEN CONDITIONS, TRAVELED AREAS OR PAVEMENT. NO TRENCHING IS REQUIRED FOR INSTALLATION OF THIS BARRIER.

5. TEMPORARY CHECK DAMS:

SHALL BE INSTALLED PER THE DETAIL ON THE PLANS. CHECK DAMS ARE TO BE PLACED WITHIN DITCHES/ SWALES AS SPECIFIED ON THE DESIGN PLANS IMMEDIATELY AFTER FINAL GRADING. CHECK DAMS SHALL BE 2 FEET HIGH. TEMPORARY CHECK DAMS MAY BE REMOVED ONLY AFTER THE ROADWAYS ARE PAVED AND THE VEGETATED SWALE ARE ESTABLISHED WITH AT LEAST 90% OF VIGOROUS PERENNIAL GROWTH. THE AREA BENEATH THE CHECK DAM MUST BE SEEDED AND MULCHED IMMEDIATELY AFTER REMOVAL OF THE CHECK DAM.

STONE CHECK DAMS: STONE DAMS SHOULD BE CONSTRUCTED OF 2 TO 3 INCH STONE AND PLACED SUCH THAT COMPLETE COVERAGE OF THE SWALE IS OBTAINED AND THAT THE CENTER OF THE DAM IS 6 INCHES LOWER THAN THE OUTER EDGES.

HAY BALE CHECK DAMS: BALES SHALL BE WIRE-BOUND OR STRING-TIED. BALES SHALL BE INSTALLED WITHIN A MINIMUM 4 INCH DEEP TRENCH LINE WITH ENDS OF ADJACENT BALES TIGHTLY ABUTTING ONE ANOTHER. HAY BALES SHALL BE PLACED SUCH THAT COMPLETE COVERAGE OF THE SWALE IS OBTAINED AND THAT THE CENTER OF THE DAM IS 6 INCHES LOWER THAN THE OUTER EDGES.

MANUFACTURED CHECK DAMS: MANUFACTURED CHECK DAMS, AS SPECIFIED IN THE DETAIL ON THE PLANS, MAY BE USED IF AUTHORIZED BY THE PROPER LOCAL, STATE OR FEDERAL REGULATING AGENCIES. THESE UNITS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

6. STORMDRAIN INLET PROTECTION:

INLET PROTECTION SHALL BE PLACED AROUND A STORMDRAIN DROP INLET OR CURB INLET PRIOR TO PERMANENT STABILIZATION OF THE IMMEDIATE AND UPSTREAM DISTURBED AREAS. THEY SHALL BE CONSTRUCTED IN A MANNER THAT WILL FACILITATE CLEAN-OUT AND DISPOSAL OF TRAPPED SEDIMENTS AND MINIMIZE INTERFERENCE WITH CONSTRUCTION ACTIVITIES. ANY RESULTANT PONDING OF WATER FROM THE PROTECTION METHOD MUST NOT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT AREAS OR STRUCTURES.

HAY BALE DROP INLET PROTECTION: WE DO NOT RECOMMEND THE USE OF HAY BALES AS INLET PROTECTION.

CONCRETE BLOCK AND STONE INLET SEDIMENT FILTER (DROP OR CURB INLET): SHALL BE INSTALLED PER THE DETAIL ON THE PLANS. THE HEIGHT OF THE CONCRETE BLOCK BARRIER CAN VARY BUT MUST BE BETWEEN 12 AND 24 INCHES TALL. A MINIMUM OF 1 INCH CRUSHED STONE SHALL BE USED.

MANUFACTURED SEDIMENT BARRIERS AND FILTER (DROP OR CURB INLET): MANUFACTURED FILTERS, AS SPECIFIED IN THE DETAIL ON THE PLANS, MAY BE USED IF INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

7. STABILIZED CONSTRUCTION ENTRANCE/EXIT:

PRIOR TO CLEARING AND/OR GRUBBING THE SITE A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE CONSTRUCTED WHEREVER TRAFFIC WILL EXIT THE CONSTRUCTION SITE ONTO A PAVED ROADWAY IN ORDER TO MINIMIZE THE TRACKING OF SEDIMENT AND DEBRIS FROM THE CONSTRUCTION SITE ONTO PUBLIC ROADWAYS. THE ENTRANCES AND ADJACENT ROADWAY AREAS SHALL BE PERIODICALLY SWEEPED TO FURTHER MINIMIZE THE TRACKING OF MUD, DUST OR DEBRIS FROM THE CONSTRUCTION AREA. THE TERM "SWEEP" IS UNDERSTOOD TO MEAN REMOVAL AND INCLOSURE OF THE TRAFFIC SWEEP WITH A STREET SWEEPING MACHINE, GRUBBING THE MATERIAL INTO SWALES OR STRUCTURES WITH A MECHANICAL BROOM. STABILIZED CONSTRUCTION EXITS SHALL BE CONSTRUCTED IN AREAS SPECIFIED ON THE PLANS AND AS DETAILLED ON THE PLANS. THE CONTRACTOR SHALL MAINTAIN THE STABILIZED CONSTRUCTION ENTRANCE UNTIL ALL DISTURBED AREAS ARE STABILIZED.

DUST CONTROL:

DUST CONTROL DURING CONSTRUCTION SHALL BE ACHIEVED BY THE USE OF A WATERING TRUCK TO PERIODICALLY SPRINKLE THE EXPOSED ROADWAY AREAS AS NECESSARY TO REDUCE DUST DURING THE DRY MONTHS. APPLYING OTHER DUST CONTROL PRODUCTS SUCH AS CALCIUM CHLORIDE OR OTHER MANUFACTURED PRODUCTS ARE ALLOWED IF AUTHORIZED BY THE PROPER LOCAL, STATE AND/OR FEDERAL REGULATING AGENCIES. HOWEVER, IT IS THE CONTRACTOR'S ULTIMATE RESPONSIBILITY TO MITIGATE DUST AND SOIL LOSS FROM THE SITE. IF OFF-SITE TRACKING OCCURS, PUBLIC ROADS SHOULD BE SWEEP IMMEDIATELY AND NOT LESS THAN ONCE A WEEK AND PRIOR TO SIGNIFICANT STORM EVENTS.

TEMPORARY VEGETATION:

TEMPORARY VEGETATION SHALL BE APPLIED TO DISTURBED AREAS THAT WILL NOT RECEIVE FINAL GRADING FOR PERIODS UP TO 12 MONTHS. THIS PROCEDURE SHOULD BE USED EXTENSIVELY IN AREAS ADJACENT TO NATURAL RESOURCES. SEEDBED PREPARATION AND APPLICATION OF SEED SHALL BE CONDUCTED AS INDICATED IN THE PERMANENT VEGETATION SECTION OF THIS NARRATIVE. SPECIFIC SEEDS (FAST GROWING AND SHORT LIVING) SHALL BE SELECTED FROM THE MAINE EROSION AND SEDIMENT CONTROL BMP MANUALS FOR CONTRACTORS AND ENGINEERS, LATEST REVISION. ALTERNATIVE EROSION CONTROL MEASURES SHOULD BE USED IF SEEDING CAN NOT BE DONE BEFORE SEPTEMBER 15TH OF THE CONSTRUCTION YEAR.

PERMANENT VEGETATION:

REVEGETATION MEASURES SHALL COMMENCE IMMEDIATELY UPON COMPLETION OF FINAL GRADING OF AREAS TO BE LOAMED AND SEEDED. THE APPLICATION OF SEED SHALL BE CONDUCTED BETWEEN APRIL 1ST AND OCTOBER 1ST OF THE CONSTRUCTION YEAR, PLEASE REFER TO THE WINTER EROSION CONTROL NOTES FOR MORE DETAIL. REVEGETATION MEASURES SHALL CONSIST OF THE FOLLOWING:

SEEDBED PREPARATION:

A. FOUR (4) INCHES OF LOAM SHALL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE. LOAM SHALL BE FREE OF SUBSOIL, CLAY LUMPS, STONES AND OTHER OBJECTS OVER 2 INCHES OR LARGER IN ANY DIMENSION, AND WITHOUT WEEDS, ROOTS OR OTHER OBJECTIONABLE MATERIAL.

B. SOILS TESTS SHALL BE TAKEN AT THE TIME OF SOIL STRIPPING TO DETERMINE FERTILIZATION REQUIREMENTS. SOILS TESTS SHALL BE TAKEN PROMPTLY AS TO NOT INTERFERE WITH THE 14-DAY LIMIT ON SOIL EXPOSURE. BASED UPON TEST RESULTS, SOIL AMENDMENTS SHALL BE INCORPORATED INTO THE SOIL PRIOR TO FINAL SEEDING. IN LIEU OF SOIL TESTS, SOIL AMENDMENTS MAY BE APPLIED AS FOLLOWS:

ITEM	APPLICATION RATE
10-20-20 FERTILIZER (N-P205-K2O OR EQUAL)	18.4 LBS./1,000 S.F.
GROUND LIMESTONE (50% CALCIUM & MAGNESIUM OXIDE)	138 LBS./1,000 S.F.
C. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL, TO A DEPTH OF 4 INCHES WITH PROPER EQUIPMENT. ROLL THE AREA TO FIRM THE SEEDBED EXCEPT ON CLAY OR SILTY SOILS OR COARSE SAND.	

APPLICATION OF SEED:

A. SEEDING: SHALL BE CONDUCTED BETWEEN APRIL 1ST AND OCTOBER 1ST OF THE CONSTRUCTION YEAR. GENERALLY A SEED MIXTURE MAY BE APPLIED AS FOLLOWS: (CONSERVATION MIX)

SEED TYPE	APPLICATION RATE
FESCUE, FAWN	0.34 LBS/1,000 S.F. (15 LBS/ACRE)
BIRD'S FOOT TREFOIL, VARIETY NOT STATED	0.28 LBS/1,000 S.F. (12 LBS/ACRE)
ANNUAL RYEGRASS	0.18 LBS/1,000 S.F. (8 LBS/ACRE)
TMOTHY, CLIMAX	0.18 LBS/1,000 S.F. (8 LBS/ACRE)
ALSKIE CLOVER	0.11 LBS/1,000 S.F. (5 LBS/ACRE)
REDTOP	0.05 LBS/1,000 S.F. (2 LBS/ACRE)
TOTAL	1.14 LBS/1,000 S.F. (50 LBS/ACRE)

NOTE: A SPECIFIC SEED MIXTURE SHOULD BE CHOSEN TO MATCH THE SOILS CONDITION OF THE SITE. VARIOUS AGENCIES CAN RECOMMEND SEED MIXTURES. MDEP RECOMMENDED SEED MIXTURES ARE IN THE EROSION AND SEDIMENT CONTROL BMP MANUAL DATED 2016 OR LATEST REVISION.

B. HYDROSEEDING: SHALL BE CONDUCTED ON PREPARED AREAS WITH SLOPES LESS THAN 2:1. LIME AND FERTILIZER MAY BE APPLIED SIMULTANEOUSLY WITH THE SEED. RECOMMENDED SEEDING RATES MUST BE INCREASED BY 10% WHEN HYDROSEEDING.

C. MULCHING: SHALL COMMENCE IMMEDIATELY AFTER SEED IS APPLIED. REFER TO THE TEMPORARY MULCHING SECTION OF THIS NARRATIVE FOR DETAILS.

SODDING: FOLLOWING SEEDBED PREPARATION, SOD CAN BE APPLIED IN LIEU OF SEEDING IN AREAS WHERE IMMEDIATE VEGETATION IS MOST BENEFICIAL SUCH AS DITCHES, AROUND STORMWATER DROP INLETS AND AREAS OF AESTHETIC VALUE. SOD SHOULD BE Laid AT RIGHT ANGLES TO THE DIRECTION AT THE LOWEST ELEVATION. SOD SHOULD BE ROLLED OR TAMPED DOWN TO EVEN OUT THE JOINTS ONCE LAID DOWN, WHERE FLOW IS PREVALENT THE SOD MUST BE PROPERLY ANCHORED DOWN. IRRIGATE THE SOD IMMEDIATELY AFTER INSTALLATION. IN MOST CASES, SOD CAN BE ESTABLISHED BETWEEN APRIL 1ST AND NOVEMBER 15TH OF THE CONSTRUCTION YEAR, HOWEVER, REFER TO THE WINTER EROSION CONTROL NOTES FOR ANY ACTIVITIES AFTER OCTOBER 1ST.

STANDARDS FOR TIMELY STABILIZATION:

- STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SLOPES -- THE CONTRACTOR WILL CONSTRUCT AND STABILIZE STONE-COVERED SLOPES BY NOVEMBER 15. THE CONTRACTOR WILL SEED AND MULCH ALL SLOPES TO BE VEGETATED BY SEPTEMBER 15. THE MDEP WILL CONSIDER ANY AREA HAVING A GRADE GREATER THAN 15% (10H:1V) TO BE A SLOPE. IF THE CONTRACTOR FAILS TO STABILIZE ANY SLOPE TO BE VEGETATED BY SEPTEMBER 15, THEN THE CONTRACTOR WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SLOPE FOR LATE FALL AND WINTER.
- A. STABILIZE THE SOIL WITH TEMPORARY VEGETATION AND EROSION CONTROL MATS -- BY OCTOBER 1 THE CONTRACTOR WILL SEED THE DISTURBED SOIL WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1,000 SQUARE FEET AND APPLY EROSION CONTROL MATS OVER THE MULCHED SOIL. THE CONTRACTOR WILL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR COVER AT LEAST 75% OF THE DISTURBED SOIL BY NOVEMBER 15, THEN THE APPLICANT WILL COVER THE SLOPE WITH A LAYER OF WOOD WASTE COMPOST AS DESCRIBED IN ITEM 2(C) OF THIS STANDARD.
- B. STABILIZE THE SLOPE WITH SOD -- THE CONTRACTOR WILL STABILIZE THE DISTURBED SLOPE WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE APPLICANT PINNING THE SOD ONTO THE SLOPE WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL. THE APPLICANT WILL NOT USE LATE-SEASON SOD INSTALLATION TO STABILIZE SLOPES HAVING A GRADE GREATER THAN 33% (3H:1V).
- C. STABILIZE THE SLOPE WITH WOOD WASTE COMPOST -- THE CONTRACTOR WILL PLACE A SIX-INCH LAYER OF WOOD WASTE COMPOST ON THE SLOPE BY NOVEMBER 15. PRIOR TO PLACING THE WOOD WASTE COMPOST, THE CONTRACTOR SHALL REMOVE ANY SNOW ACCUMULATION ON THE DISTURBED SLOPE. THE APPLICANT WILL NOT USE WOOD WASTE COMPOST TO STABILIZE SLOPES HAVING GRADES GREATER THAN 50% (2H:1V) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.
- D. STABILIZE THE SLOPE WITH STONE RIPRAP -- THE CONTRACTOR WILL PLACE A LAYER OF STONE RIPRAP ON THE SLOPE BY NOVEMBER 15. THE APPLICANT WILL HIRE A REGISTERED PROFESSIONAL ENGINEER TO DETERMINE THE STONE SIZE NEEDED FOR STABILITY AND TO DESIGN A FILTER LAYER FOR UNDERNEATH THE RIPRAP.

- STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SOILS -- BY SEPTEMBER 15 THE CONTRACTOR WILL SEED AND MULCH ALL DISTURBED SOILS ON AREAS HAVING A SLOPE LESS THAN 15%. IF THE CONTRACTOR FAILS TO STABILIZE THESE SOILS BY THIS DATE, THEN THE CONTRACTOR WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SOIL FOR LATE FALL AND WINTER.
- A. STABILIZE THE SOIL WITH TEMPORARY VEGETATION -- BY OCTOBER 1 THE CONTRACTOR WILL SEED THE DISTURBED SOIL WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET, LIGHTLY MULCH THE SEEDED SOIL WITH HAY OR STRAW AT 75 POUNDS PER 1000 SQUARE FEET, AND ANCHOR THE MULCH WITH PLASTIC NETTING. THE APPLICANT WILL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR COVER AT LEAST 75% OF THE DISTURBED SOIL BEFORE NOVEMBER 15, THEN THE APPLICANT WILL COVER THE SLOPE WITH A LAYER OF WOOD WASTE COMPOST AS DESCRIBED IN ITEM 3(C) OF THIS STANDARD.
- B. STABILIZE THE SOIL WITH SOD -- THE APPLICANT WILL STABILIZE THE DISTURBED SOIL WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE APPLICANT PINNING THE SOD ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL.
- C. STABILIZE THE SOIL WITH MULCH -- BY NOVEMBER 15 THE APPLICANT WILL MULCH THE DISTURBED SOIL BY SPREADING HAY OR STRAW AT A RATE OF AT LEAST 1500 POUNDS PER 1000 SQUARE FEET ON THE AREA SO THAT NO SILT IS VISIBLE THROUGH THE MULCH. PRIOR TO APPLYING THE MULCH, THE APPLICANT WILL REMOVE ANY SNOW ACCUMULATION ON THE DISTURBED AREA. IMMEDIATELY AFTER APPLYING THE MULCH, THE APPLICANT WILL ANCHOR THE MULCH WITH PLASTIC NETTING TO PREVENT WIND FROM MOVING THE MULCH OFF THE DISTURBED SOIL.

1. MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION CYCLE. AFTER EACH RAINFALL, SNOW STORM OR PERIOD OF THAWING AND RUNOFF, AND AT LEAST EVERY SEVEN (7) DAYS, THE CONTRACTOR SHALL PERFORM A VISUAL INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES. THE CONTRACTOR SHALL PERFORM REPAIRS NO LATER THAN THE END OF THE NEXT WORKDAY, TO ALLOW CONTINUED PROPER FUNCTIONING OF THE EROSION CONTROL MEASURE. THE CONTRACTOR SHALL PROVIDE THE NECESSARY REGULATING AGENCIES WITH WRITTEN DOCUMENTATION DESCRIBING DATES OF INSPECTIONS AND NECESSARY FOLLOW-UP WORK TO MAINTAIN EROSION CONTROL MEASURES MEETING THE REQUIREMENTS OF THIS PLAN WITHIN SEVEN (7) DAYS.
2. FOLLOWING THE TEMPORARY AND/OR FINAL SEEDINGS, THE CONTRACTOR SHALL INSPECT THE WORK AREA SEMIMONTHLY UNTIL THE SEEDINGS HAVE BEEN ESTABLISHED. ESTABLISHED MEANS A MINIMUM OF 90% OF AREAS VEGETATED WITH VIGOROUS GROWTH. RESEEDING SHALL BE CARRIED OUT BY THE CONTRACTOR WITH FOLLOW-UP INSPECTIONS IN THE EVENT OF ANY FAILURES UNTIL VEGETATION IS ADEQUATELY ESTABLISHED.

HOUSEKEEPING:

1. SPILL PREVENTION: CONTROLS MUST BE USED TO PREVENT POLLUTANTS FROM CONSTRUCTION AND WASTE MATERIALS STORED ON SITE TO ENTER STORMWATER, WHICH INCLUDES STORAGE PRACTICES TO MINIMIZE EXPOSURE OF THE MATERIALS TO STORMWATER. THE SITE CONTRACTOR OR OPERATOR MUST DEVELOP, AND IMPLEMENT AS NECESSARY, APPROPRIATE SPILL PREVENTION, CONTAINMENT, AND RESPONSE PLANNING MEASURES.
2. GROUNDWATER PROTECTION: DURING CONSTRUCTION, LIQUID PETROLEUM PRODUCTS AND OTHER HAZARDOUS MATERIALS WITH THE POTENTIAL TO CONTAMINATE GROUNDWATER MAY NOT BE STORED OR HANDLED IN AREAS OF THE SITE DRAINING TO AN INFILTRATION AREA. AN INFILTRATION AREA IS ANY AREA OF THE SITE THAT BY DESIGN OR AS A RESULT OF CONSTRUCTION, TOPOGRAPHY AND OTHER RELEVANT FACTORS ACCUMULATES RUNOFF THAT INFILTRATES INTO THE SOIL, DIKES, BERMS, SLUMPS, AND OTHER FORMS OF SECONDARY CONTAINMENT THAT PREVENT DISCHARGE TO GROUNDWATER MAY BE USED TO ISOLATE PORTIONS OF THE SITE FOR THE PURPOSES OF STORAGE AND HANDLING OF THESE MATERIALS. ANY PROJECT PROPOSING INFILTRATION OF STORMWATER MUST PROVIDE ADEQUATE PRE-TREATMENT OF STORMWATER PRIOR TO DISCHARGE OF STORMWATER TO THE INFILTRATION AREA, OR PROVIDE FOR TREATMENT WITHIN THE INFILTRATION AREA, IN ORDER TO PREVENT THE ACCUMULATION OF FINES, REDUCTION IN INFILTRATION RATE, AND CONSEQUENT FLOODING AND DESTABILIZATION.
3. FUGITIVE SEDIMENT AND DUST: ACTIONS MUST BE TAKEN TO ENSURE THAT ACTIVITIES DO NOT RESULT IN NOTICEABLE EROSION OF SOILS OR FUGITIVE DUST EMISSIONS DURING OR AFTER CONSTRUCTION. OIL MAY NOT BE USED FOR DUST CONTROL, BUT OTHER WATER ADDITIVES MAY BE CONSIDERED. A STABILIZED CONSTRUCTION ENTRANCE (SCE) SHOULD BE INCLUDED TO MINIMIZE TRACKING OF MUD AND SEDIMENT. IF OFF-SITE TRACKING OCCURS, PUBLIC ROADS SHOULD BE SWEEP IMMEDIATELY AND NO LESS THAN ONCE A WEEK AND PRIOR TO SIGNIFICANT STORM EVENTS. OPERATIONS DURING DRY MONTHS, THAT EXPERIENCE FUGITIVE DUST PROBLEMS, SHOULD WET DOWN UNPAVED ACCESS ROADS ONCE A WEEK OR MORE FREQUENTLY AS NEEDED WITH A WATER ADDITIVE TO SUPPRESS FUGITIVE SEDIMENT AND DUST.
4. DEBRIS AND OTHER MATERIALS: MINIMIZE THE EXPOSURE OF CONSTRUCTION DEBRIS, BUILDING AND LANDSCAPING MATERIALS, TRASH, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE AND OTHER MATERIALS TO PRECIPITATION AND STORMWATER RUNOFF. THESE MATERIALS MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE.
5. EXCAVATION DE-WATERING: EXCAVATION DE-WATERING IS THE REMOVAL OF WATER FROM TRENCHES, FOUNDATIONS, COFFER DAMS, PONDS, AND OTHER AREAS WITHIN THE CONSTRUCTION AREA THAT RETAIN WATER AFTER EXCAVATION. IN MOST CASES THE COLLECTED WATER IS HEAVILY SILTED AND HINDERS CORRECT AND SAFE CONSTRUCTION PRACTICES. THE COLLECTED WATER REMOVED FROM THE PONDED AREA, EITHER THROUGH GRAVITY OR PUMPING, MUST BE SPREAD THROUGH NATURAL WOODED BUFFERS OR REMOVED TO AREAS THAT ARE SPECIFICALLY DESIGNED TO COLLECT THE MAXIMUM AMOUNT OF SEDIMENT POSSIBLE, LIKE A COFFERDAM SEDIMENTATION BASIN. AVOID ALLOWING THE WATER TO FLOW OVER DISTURBED AREAS OF THE SITE. EQUIVALENT MEASURES MAY BE TAKEN IF APPROVED BY THE DEPARTMENT.
6. AUTHORIZED NON-STORMWATER DISCHARGES: IDENTIFY AND PREVENT CONTAMINATION BY NON-STORMWATER DISCHARGES, WHERE ALLOWED NON-STORMWATER DISCHARGES EXIST. THEY MUST BE IDENTIFIED AND TESTS SHOULD BE TAKEN TO ENSURE THE IMPLEMENTATION OF APPROPRIATE POLLUTION PREVENTION MEASURES FOR THE NON-STORMWATER COMPONENT(S) OF THE DISCHARGE. AUTHORIZED NON-STORMWATER DISCHARGES ARE:
- A. DISCHARGES FROM FIRE-FIGHTING ACTIVITY;
- B. FIRE HYDRANT FLUSHINGS;
- C. VEHICLE WASHWATER IF DETERGENTS ARE NOT USED AND WASHING IS LIMITED TO THE EXTERIOR OF VEHICLES (ENGINE, UNDERCARRIAGE AND TRANSMISSION WASHING IS PROHIBITED);
- D. DUST CONTROL RUNOFF IN ACCORDANCE WITH PERMIT CONDITIONS;
- E. ROUTINE EXTERNAL BUILDING WASHDOWN, NOT INCLUDING SURFACE PAINT REMOVAL, THAT DOES NOT INVOLVE DETERGENTS;
- F. PAVEMENT WASHWATER (WHERE SPILLS/LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE NOT OCCURRED, UNLESS ALL SPILLED MATERIAL HAD BEEN REMOVED) IF DETERGENTS ARE NOT USED;
- G. UNCONTAMINATED AIR CONDITIONING OR COMPRESSOR CONDENSATE;
- H. UNCONTAMINATED GROUNDWATER OR SPRING WATER;
- I. FOUNDATION OR FOOTER DRAIN-WATER WHERE FLOWS ARE NOT CONTAMINATED;
- J. UNCONTAMINATED EXCAVATION DE-WATERING;
- K. POTABLE WATER SOURCES INCLUDING WATERLINE FLUSHINGS; AND
- L. LANDSCAPE IRRIGATION.
7. UNAUTHORIZED NON-STORMWATER DISCHARGES: THE DEPARTMENT'S APPROVAL DOES NOT AUTHORIZE A DISCHARGE THAT IS MIXED WITH A SOURCE OF NON-STORMWATER, OTHER THAN THOSE DISCHARGES. SPECIFICALLY, THE DEPARTMENTS APPROVAL DOES NOT AUTHORIZE DISCHARGES OF THE FOLLOWING:
- A. WASTEWATER FROM THE WASHOUT OR CLEAN OUT OF CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS OR OTHER CONSTRUCTION MATERIALS;
- B. FUELS, OILS OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE;
- C. SOAPS, SOLVENTS, OR DETERGENTS USED IN VEHICLE AND EQUIPMENT WASHING; AND
- D. TOXIC OR HAZARDOUS SUBSTANCES FROM A SPILL OR OTHER RELEASE.

WINTER EROSION CONTROL MEASURES

THE WINTER CONSTRUCTION PERIOD IS FROM NOVEMBER 1 THROUGH APRIL 15. IF THE CONSTRUCTION SITE IS NOT STABILIZED WITH PAVEMENT, A ROAD GRAVEL BASE, 75% MATURE VEGETATION COVER OR RIPRAP BY NOVEMBER 1 THEN THE SITE NEEDS TO BE PROTECTED WITH OVER-WINTER STABILIZATION. AN AREA CONSIDERED OPEN IS ANY AREA NOT STABILIZED WITH PAVEMENT, VEGETATION, MULCHING, EROSION CONTROL MATS, RIPRAP OR GRAVEL BASE ON A ROAD. LIMIT THE EXPOSED AREA TO THOSE AREAS IN WHICH WORK IS EXPECTED TO BE UNDER TAKEN DURING THE PRECEDING 15 DAYS AND THAT CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT. ALL AREAS SHALL BE CONSIDERED TO BE DENIED UNTIL THE SUBBASE GRAVEL IS INSTALLED IN ROADWAY AREAS OR THE AREAS OF FUTURE LOAM AND SEED HAVE BEEN LOAMED, SEEDED AND MULCHED. HAY AND STRAW MULCH RATE SHALL BE A MINIMUM OF 150 LBS./1,000 S.F. (3 TONS/ACRE) AND SHALL BE PROPERLY ANCHORED. THE CONTRACTOR MUST INSTALL ANY ADDED MEASURES WHICH MAY BE NECESSARY TO CONTROL EROSION/SEDIMENTATION FROM THE SITE DEPENDENT UPON THE ACTUAL SITE AND WEATHER CONDITIONS. CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED, IN ORDER TO MINIMIZE AREAS WITHOUT EROSION CONTROL PROTECTION.

1. SOIL STOCKPILES

STOCKPILES OF SOIL OR SUBSOIL WILL BE MULCHED FOR OVER WINTER PROTECTION WITH HAY OR STRAW AT TWICE THE NORMAL RATE OR AT 150 LBS/1,000 S.F. (3 TONS PER ACRE) OR WITH A FOUR-INCH LAYER OF WOOD WASTE EROSION CONTROL MIX. THIS WILL BE DONE WITHIN 24 HOURS OF STOCKING AND RE-ESTABLISHED PRIOR TO ANY RAINFALL OR SNOWFALL. ANY SOIL STOCKPILE WILL NOT BE PLACED (EVEN COVERED WITH HAY OR STRAW) WITHIN 100 FEET FROM ANY NATURAL RESOURCES.

2. NATURAL RESOURCES PROTECTION

ANY AREAS WITHIN 100 FEET FROM ANY NATURAL RESOURCES, IF NOT STABILIZED WITH A MINIMUM OF 75% MATURE VEGETATION CATCH, SHALL BE MULCHED BY DECEMBER 1 AND ANCHORED WITH PLASTIC NETTING OR PROTECTED WITH EROSION CONTROL MATS. DURING WINTER CONSTRUCTION, A DOUBLE LINE OF SEDIMENT BARRIERS (I.E. SILT FENCE BACKED WITH HAY BALES OR EROSION CONTROL MIX) WILL BE PLACED BETWEEN ANY NATURAL RESOURCE AND THE DISTURBED AREA.

PROJECTS CROSSING THE NATURAL RESOURCE SHALL BE PROTECTED A MINIMUM DISTANCE OF 100 FEET ON EITHER SIDE FROM THE RESOURCE. EXISTING PROJECTS NOT STABILIZED BY DECEMBER 1 SHALL BE PROTECTED WITH THE SECOND LINE OF SEDIMENT BARRIER TO ENSURE FUNCTIONALITY DURING THE SPRING THAW AND RAINS.

3. SEDIMENT BARRIERS

DURING FROZEN CONDITIONS, SEDIMENT BARRIERS SHALL CONSIST OF WOOD WASTE FILTER BERMS AS FROZEN SOIL PREVENTS THE PROPER INSTALLATION OF HAY BALES AND SEDIMENT SILT FENCES.

4. MULCHING

ALL AREA SHALL BE CONSIDERED TO BE DENIED UNTIL AREAS OF FUTURE LOAM AND SEED HAVE BEEN LOAMED, SEEDED AND MULCHED. HAY AND STRAW MULCH SHALL BE APPLIED AT A RATE OF 150 LB. PER 1,000 SQUARE FEET OR 3 TONS/ACRE (TWICE THE NORMAL ACCEPTED RATE OF 75-LBS./1,000 S.F. OR 1.5 TONS/ACRE) AND SHALL BE PROPERLY ANCHORED. MULCH SHALL NOT BE SPREAD ON TOP OF SNOW. THE SNOW WILL BE REMOVED DOWN TO A ONE-INCH DEPTH OR LESS PRIOR TO APPLICATION. AFTER EACH DAY OF FINAL GRADING, THE AREA WILL BE PROPERLY STABILIZED WITH ANCHORED HAY OR STRAW OR EROSION CONTROL MATTING. AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR HAY AT A RATE OF 150 LB. PER 1,000 SQUARE FEET (3 TONS/ACRE) AND ADEQUATELY ANCHORED THAT GROUND SURFACE IS NOT VISIBLE THROUGH THE MULCH.

BETWEEN THE DATES OF SEPTEMBER 1 AND APRIL 15, ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING, ASPHALT EMULSION CHEMICAL, TRACK OR WOOD CELLULOSE FIBER. WHEN GROUND SURFACE IS NOT VISIBLE THROUGH THE MULCH THEN COVER IS SUFFICIENT. AFTER NOVEMBER 15T, MULCH AND ANCHORING OF ALL BARE SOIL SHALL OCCUR AT THE END OF EACH FINAL GRADING WORK DAY.

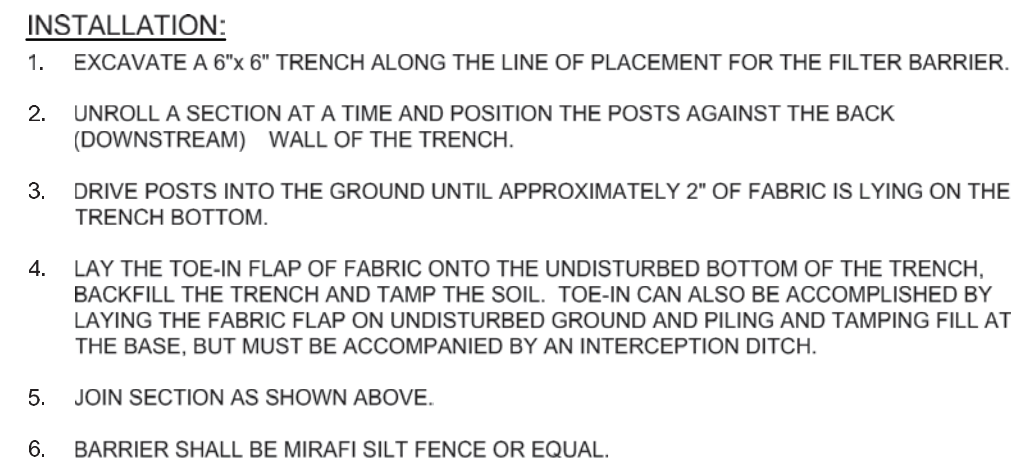
5. MULCHING ON SLOPES AND DITCHES

SLOPES SHALL NOT BE LEFT EXPOSED FOR ANY EXTENDED TIME OF WORK SUSPENSION UNLESS FULLY MULCHED AND ANCHORED WITH PEG AND NETTING OR WITH EROSION CONTROL BLANKETS. MULCHING SHALL BE APPLIED AT A RATE OF 230 LBS/1,000 S.F. ON ALL SLOPES GREATER THAN 8%. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPES EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 5%. EROSION CONTROL BLANKETS SHALL BE USED IN LIEU OF MULCH IN ALL DRAINAGE WAYS WITH SLOPES 8%. EROSION CONTROL MIX CAN BE USED TO SUBSTITUTE EROSION CONTROL BLANKETS ON ALL SLOPES EXCEPT DITCHES.

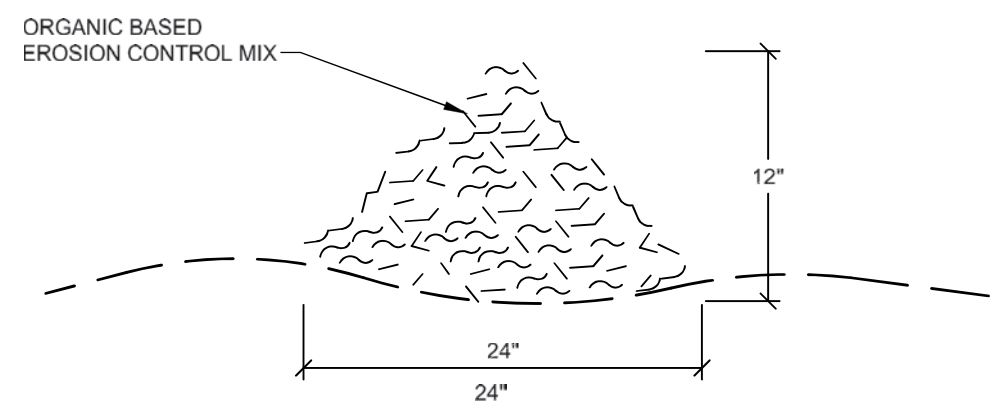
6. SEEDING

BETWEEN THE DATES OF OCTOBER 15 AND APRIL 1ST, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES FINISHED AREAS SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1ST AND IF THE EXPOSED AREA HAS BEEN LOAMED, FINE GRADED WITH A UNIFORM SURFACE, THEN THE AREA MAY BE DORMANT. SEEDED AT A RATE OF 3 TIMES HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED. DORMANT SEEDING MAY BE SELECTED TO BE PLACED PRIOR TO THE PLACEMENT OF MULCH AND FABRIC NETTING ANCHORED WITH STAPLES. IF DORMANT SEEDING IS USED FOR THE SITE, ALL DISTURBED AREAS SHALL RECEIVE 4' OF LOAM AND SEED AT AN APPLICATION RATE OF 5LBS/1000 S.F. ALL AREAS SEEDED DURING THE WINTER WILL BE INSPECTED IN THE SPRING FOR ADEQUATE CATCH. ALL AREAS SUFFICIENTLY VEGETATED (LESS THAN 75% CATCH) SHALL BE REVEGETATED BY REPLACING LOAM, SEED AND MULCH. IF DORMANT SEEDING IS NOT USED FOR THE SITE, ALL DISTURBED AREAS SHALL BE REVEGETATED IN THE SPRING. SEED TYPE SHALL BE WINTER RYE.

MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION SEASON. AT A MINIMUM, AFTER EACH RAINFALL, SNOW STORM OR PERIOD OF THAWING AND RUNOFF, THE SITE CONTRACTOR SHALL PERFORM A VISUAL INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES AND PERFORM REPAIRS AS NEEDED TO INSURE THEIR CONTINUOUS FUNCTION. FOLLOWING THE TEMPORARY AND OR FINAL SEEDING AND MULCHING,



FILTER BARRIER
NOT TO SCALE



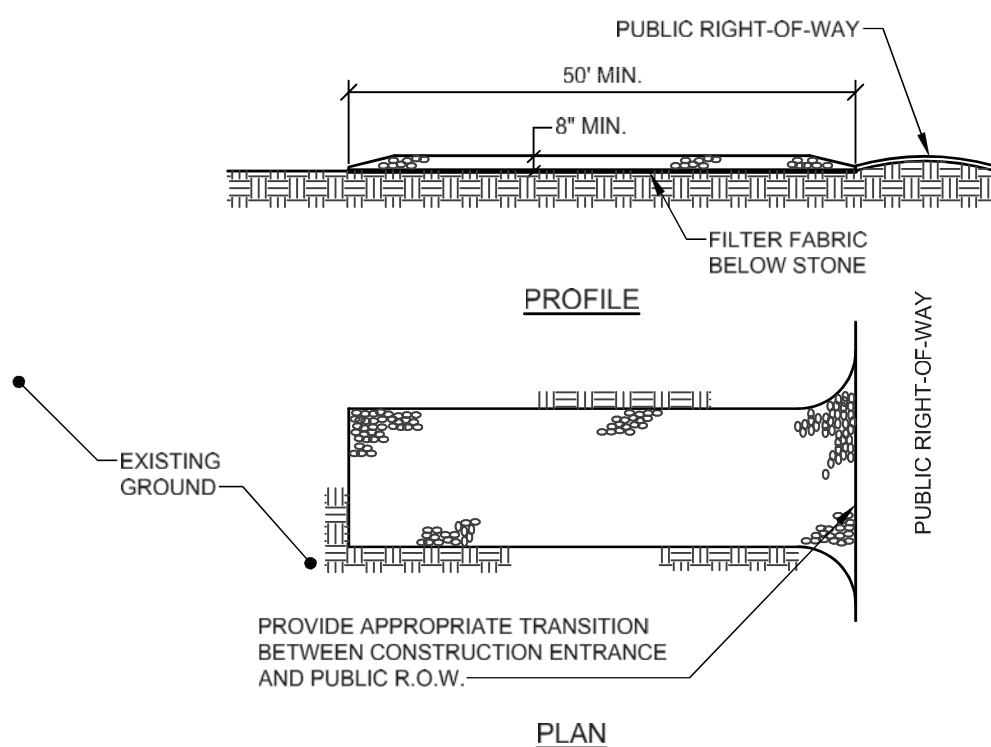
EROSION CONTROL MIX SHALL BE MANUFACTURED ON OR OFF THE PROJECT SITE SUCH THAT ITS COMPOSITION IS IN ACCORDANCE WITH THE MDEP MAINE EROSION AND SEDIMENT CONTROL BMP MANUAL, LAST REVISED 3/2003 OR LATER. IT MUST CONSIST PRIMARILY OF ORGANIC MATERIAL, SEPARATED AT THE POINT OF GENERATION, AND MAY INCLUDE: SHREDDED BARK, STUMP GRINDINGS, COMPOSTED BARK, OR ACCEPTABLE MANUFACTURED PRODUCTS. WOOD AND BARK CHIPS, GROUND CONSTRUCTION DEBRIS OR REPROCESSED WOOD PRODUCTS WILL NOT BE ACCEPTABLE AS THE ORGANIC COMPONENT OF THE MIX.

2. EXISTING GROUND SHALL BE PREPARED SUCH THAT THE BARRIER MAY LIE NEARLY FLAT ALONG THE GROUND TO AVOID THE CREATION OF VOIDS AND BRIDGES IN ORDER TO MINIMIZE THE POTENTIAL OF WASH-OUTS UNDER THE BARRIER

3. THE BARRIER SHALL BE A MINIMUM OF 1 FOOT HIGH (AS MEASURED ON THE UPHILL SIDE) AND 2 FEET WIDE FOR SLOPES LESS THAN 5% IN GRADE AND SHALL BE WIDER TO ACCOMMODATE THE ADDITIONAL RUNOFF.

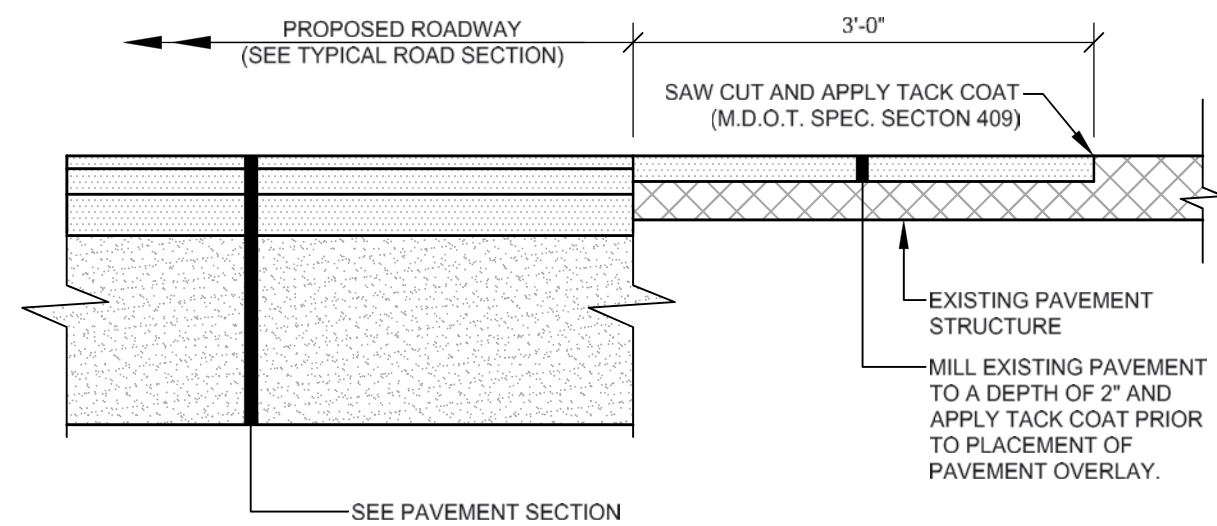
4. EROSION CONTROL MIX CAN BE INSTALLED WHERE SILT FENCE IS ILLUSTRATED ON THE DESIGN PLANS IN AREAS EXCEPT IN, BUT NOT LIMITED TO, THE FOLLOWING AREAS: WETLAND AREAS, AT POINTS OF CONCENTRATED FLOW, BELOW CULVERT OUTLET APRONS, AROUND CATCH BASINS AND CLOSED STORM SYSTEMS AND AT THE BOTTOM OF STEEP SLOPES THAT ARE MORE THAN 50 FEET FROM TOP TO BOTTOM.

EROSION CONTROL MIX BERM
NOT TO SCALE

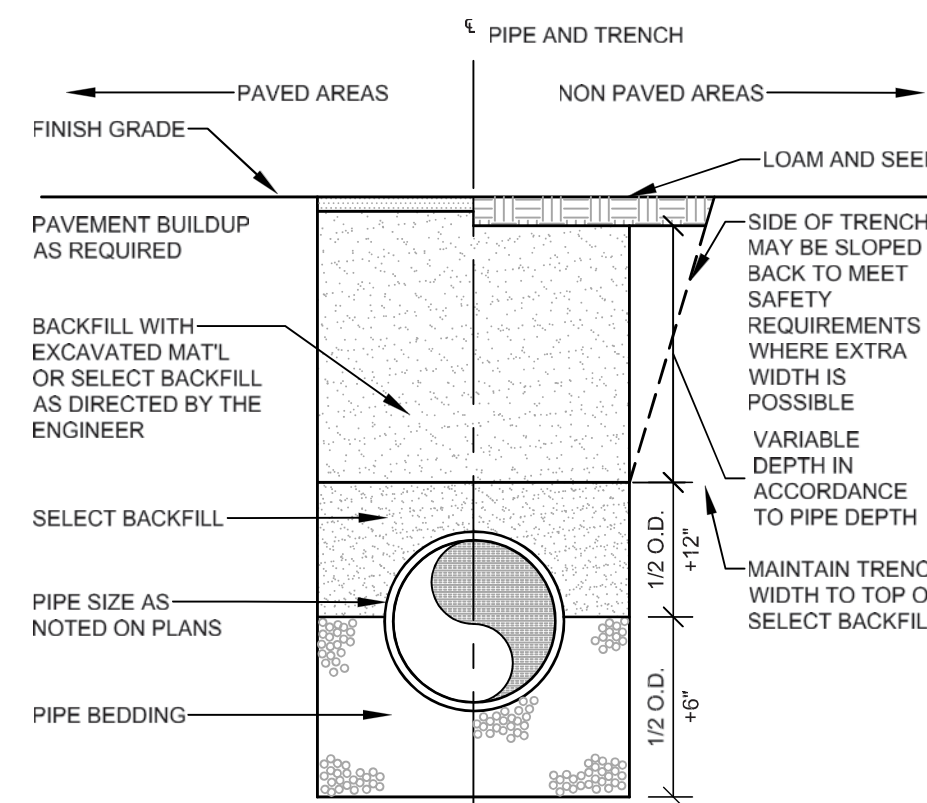


- NOTES:**
1. STONE SIZE- AASHTO DESIGNATION M43, SIZE NO. 2 (2 1/2" TO 1 1/2"). USE CRUSHED STONE.
 2. LENGTH- AS SHOWN ON PLANS, MIN. 50 FEET.
 3. THICKNESS- NOT LESS THAN EIGHT (8) INCHES.
 4. WIDTH- NOT LESS THAN FULL WIDTH OF ALL POINT OF INGRESS OR EGRESS.
 5. MAINTENANCE- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.

STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



PAVEMENT JOINT
NOT TO SCALE

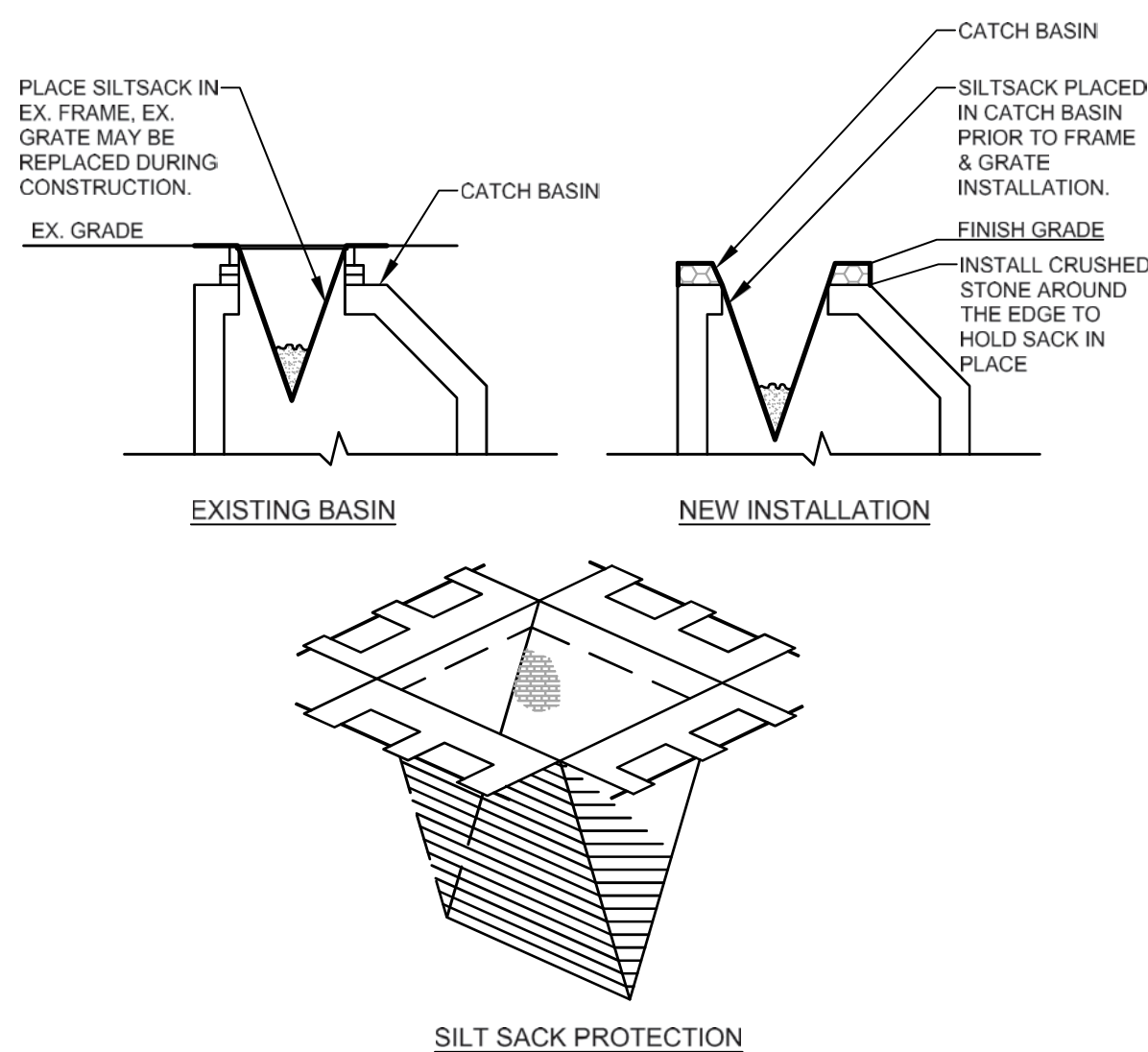


TRENCH BACKFILL SCHEDULE

PIPE TYPE	PIPE BEDDING MATERIAL	SELECT BACKFILL
CORRUGATED METAL DUCTILE IRON REINFORCED CONCRETE	MDOT 703.22 TYPE B UD BACKFILL	MDOT 703.22 TYPE B UD BACKFILL
PVC-SDR 35 HDPE	MDOT 703.13 3/4" CRUSHED STONE	MDOT 703.22 TYPE B UD BACKFILL, OR MDOT 703.13 3/4" CRUSHED STONE
PERFORATED PVC-SDR 35 HDPE	MDOT 703.13 3/4" CRUSHED STONE	MDOT 703.22 TYPE B UD BACKFILL, OR MDOT 703.13 3/4" CRUSHED STONE

NOTE:
ALL BRACING AND SHEETING SHALL BE THE RESPONSIBILITY OF THE
CONTRACTOR AND SHALL MEET ALL STATE AND O.S.H.A. SAFETY STANDARDS.

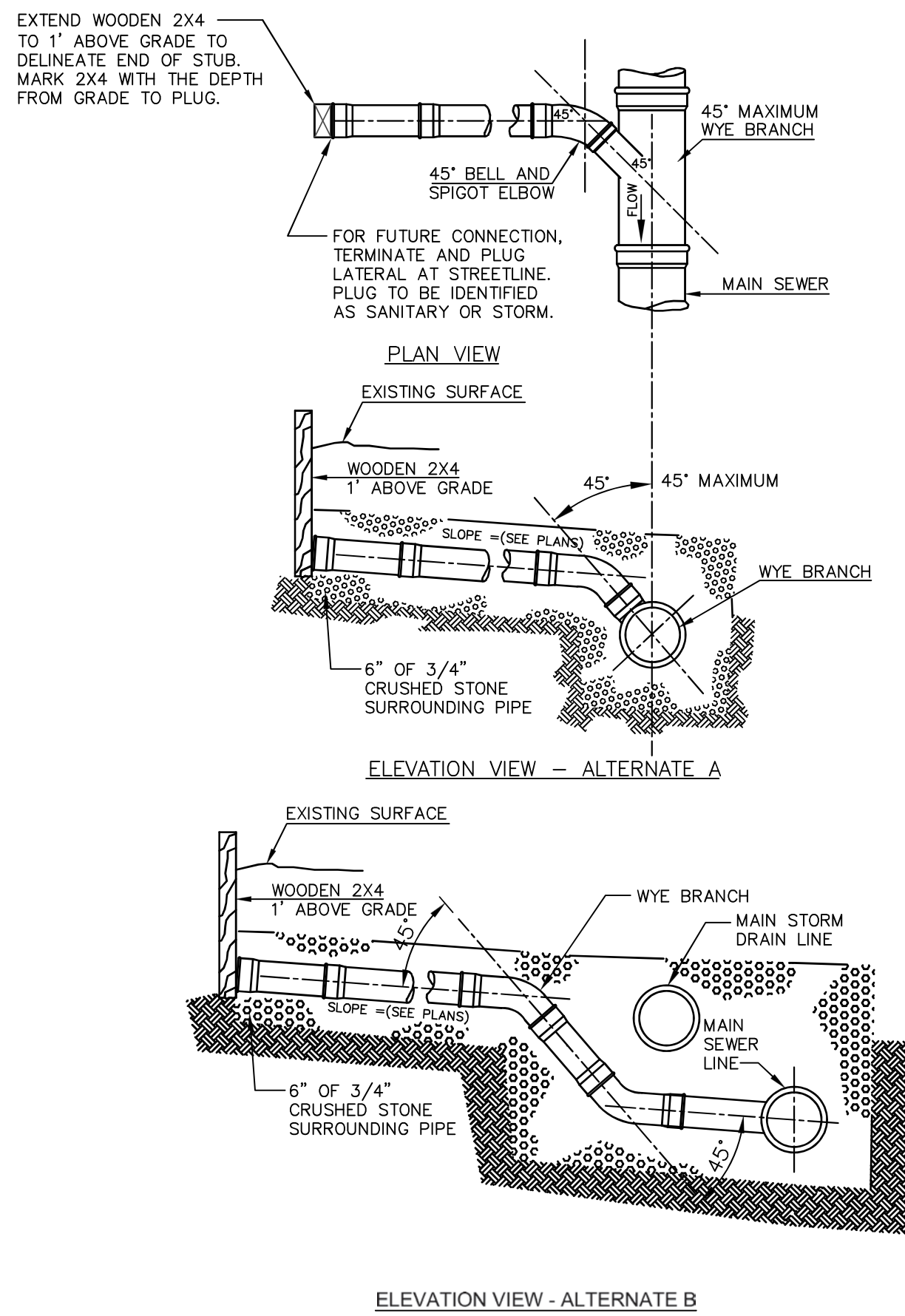
TRENCH SECTION
NOT TO SCALE



- NOTES:**
PRIOR TO FINAL GRADING AND PAVING OPERATIONS BEGIN A CATCH BASIN INSERT (SUCH AS A SILT SACK OR A DANDY BAG II) MUST BE INSTALLED IN EACH BASIN PER MANUFACTURERS INSTRUCTIONS. HAY BALES SHOULD BE REMOVED ONCE INSERTS ARE INSTALLED.

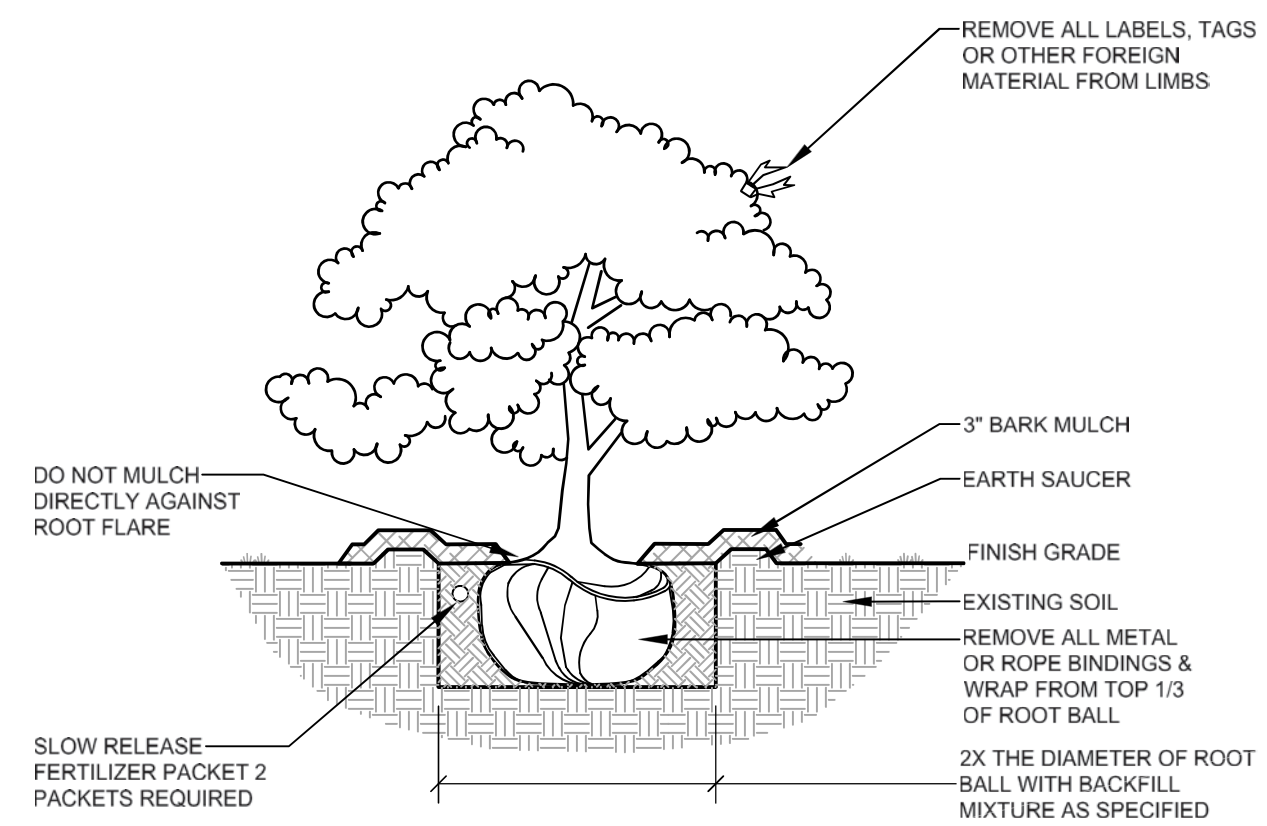
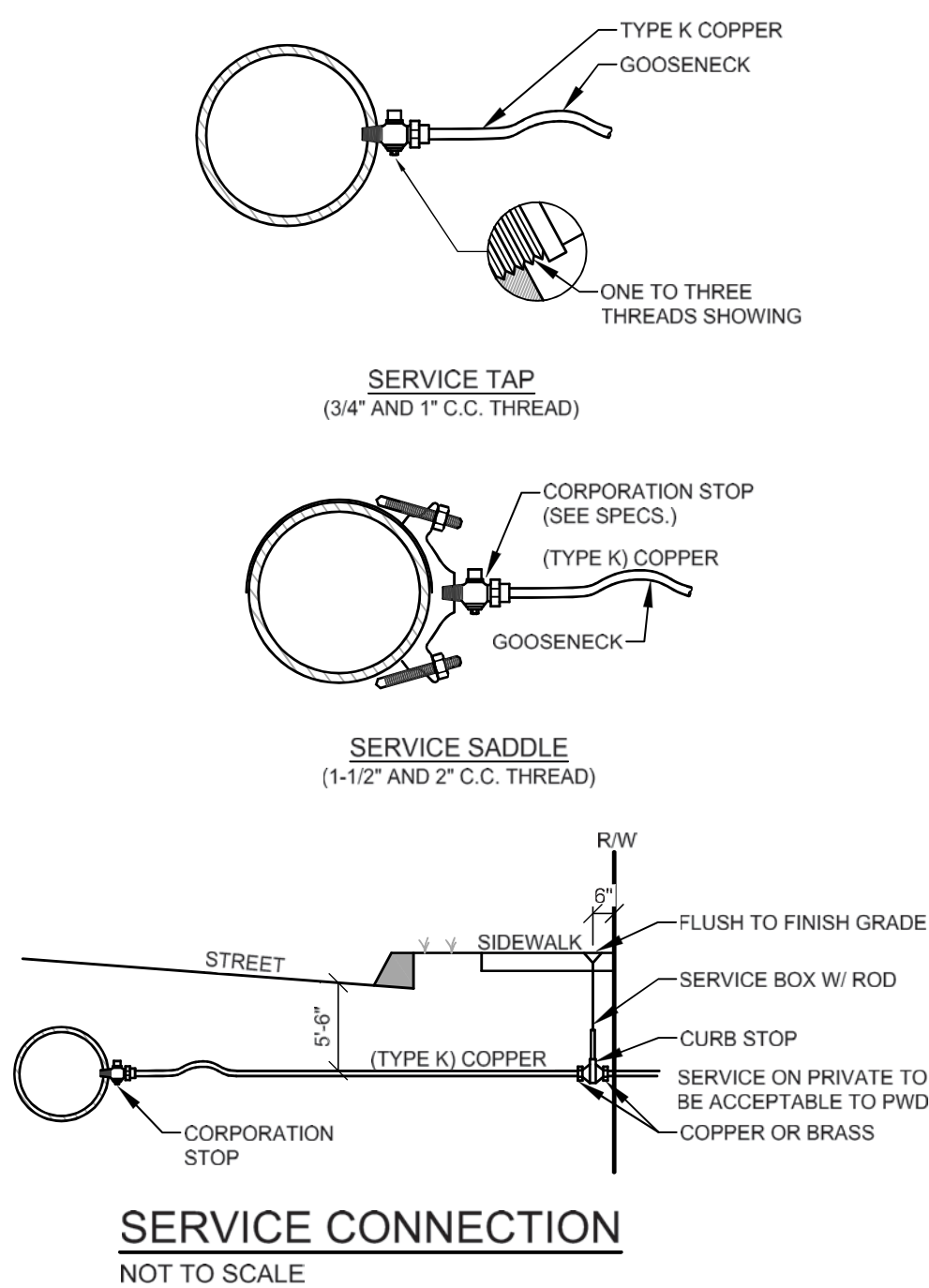
CATCH BASIN PROTECTION DETAIL

NOT TO SCALE

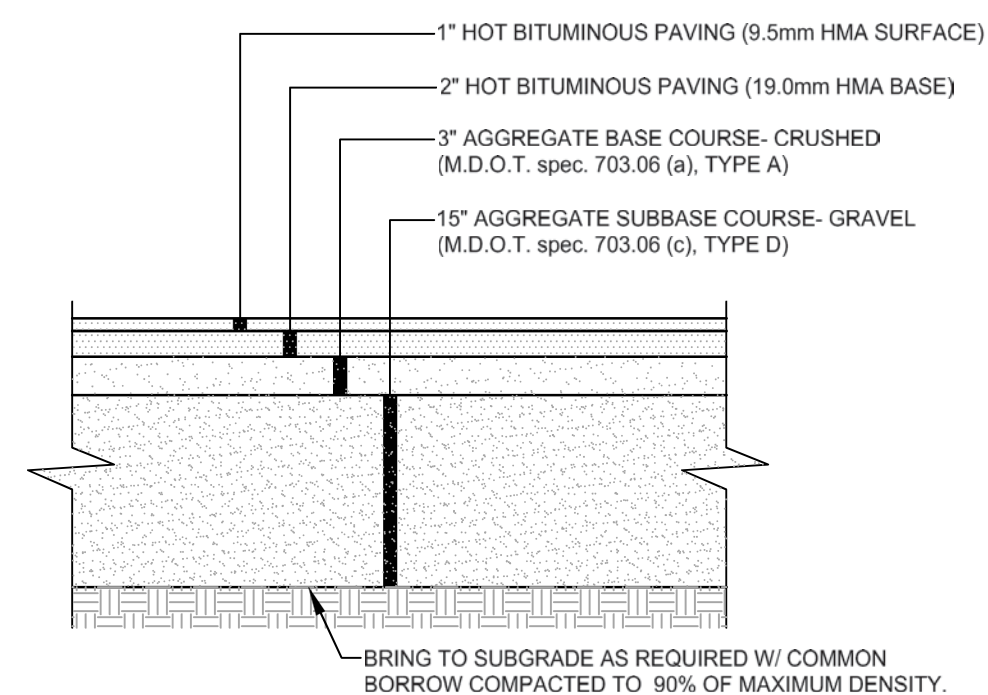


1. LOCATIONS AND ELEVATIONS OF STUBS SHOWN ON THE PLANS ARE TO BE CONSIDERED AS APPROXIMATE AND MAY BE ADJUSTED AS DIRECTED TO SUIT FIELD CONDITIONS.
2. HOUSE CONNECTIONS AND CATCH BASIN CONNECTIONS TO THE MAIN LINE OF THE SEWER SHALL CONSIST OF AN APPROPRIATE "Y" BRANCH CONNECTION AS SHOWN ON THE PLANS, OR AS DIRECTED. ACTUAL "Y" LOCATIONS FOR HOUSE CONNECTIONS AND CATCH BASIN CONNECTIONS SHALL BE DETERMINED DURING CONSTRUCTION. THE CONTRACTOR SHALL KEEP A COMPLETE RECORD OF "Y" LOCATIONS WHICH SHALL BE GIVEN TO THE CITY OF PORTLAND UPON COMPLETION OF THE CONTRACT. ALL PVC COUPLING SHALL BE "SOLID PVC COUPLINGS".

TYPICAL HOUSE LATERAL TEE/WYE CONNECTION
NOT TO SCALE

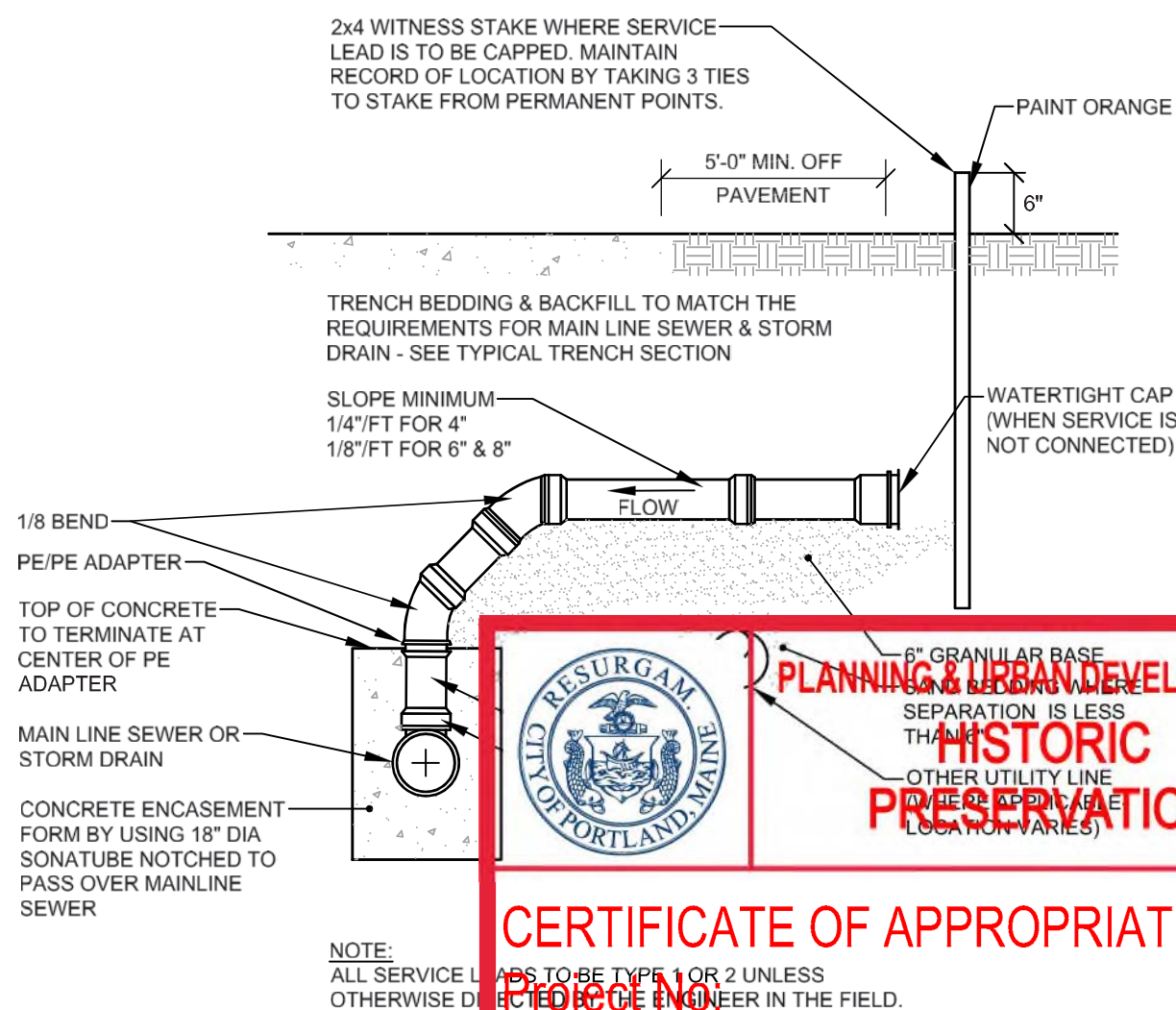


DECIDUOUS & EVERGREEN SHRUB
NOT TO SCALE

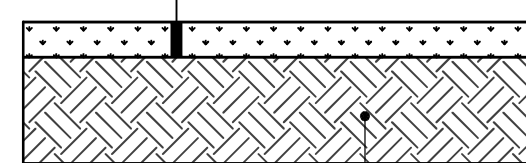


- NOTES:**
1. COMPACT GRAVEL SUBBASE, BASE COURSE TO 95% OF MAXIMUM DENSITY USING HEAVY ROLLER COMPACTION.
 2. CONTRACTOR SHALL SET GRADE STAKES MARKING SUBBASE AND FINISH GRADE ELEVATIONS FOR CONSTRUCTION REFERENCE.

PAVED PARKING LOT SECTION
NOT TO SCALE



TYPE 3 S
NOT TO SCALE



LOAM & SEED SECTION
NOT TO SCALE



			C	H/AH	10/06/23	SUBMISSION TO CITY FOR REVIEW - RAMP REMOVAL PERMITTING AMENDMENT - ISSUED FOR CONSTRUCTION FOR CITY OF PORTLAND REVIEW
			B	H/AH	07/29/23	
			A	H/AH	07/17/23	
			REV BY:	DATE:	STATUS:	
						THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHINCS., INC.. ANY ALTERATIONS AUTHORIZED OR OTHERWISE SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHINCS., INC.

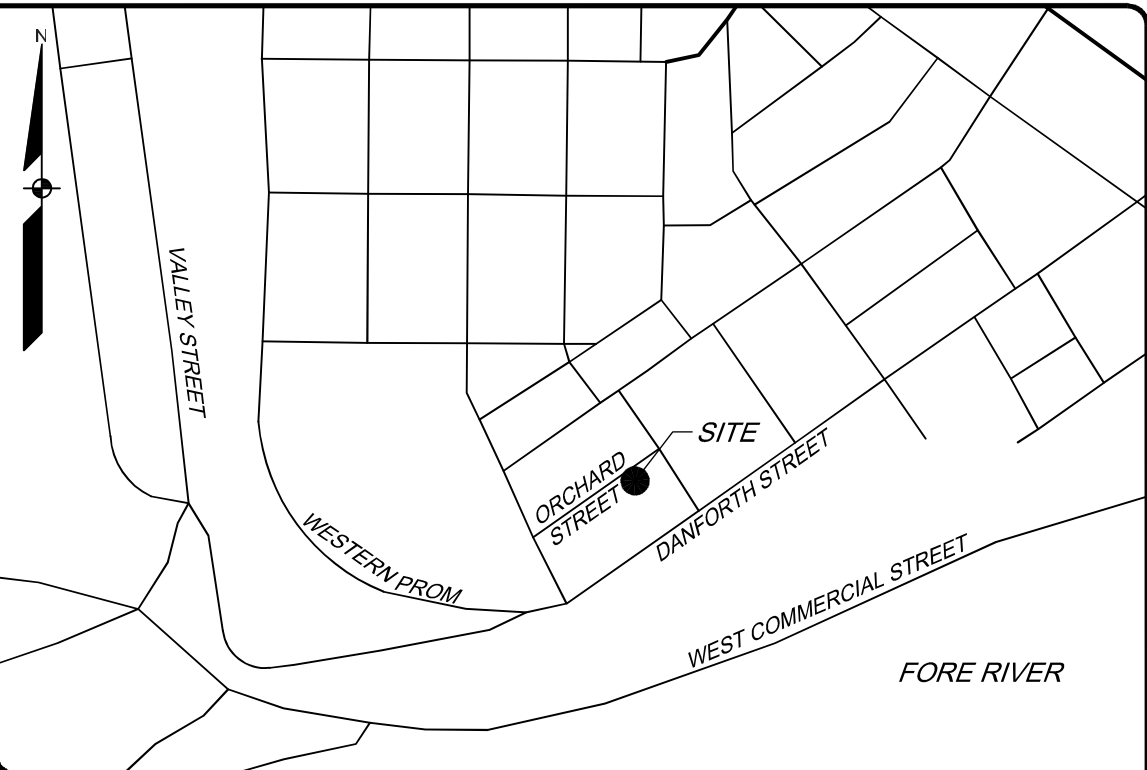
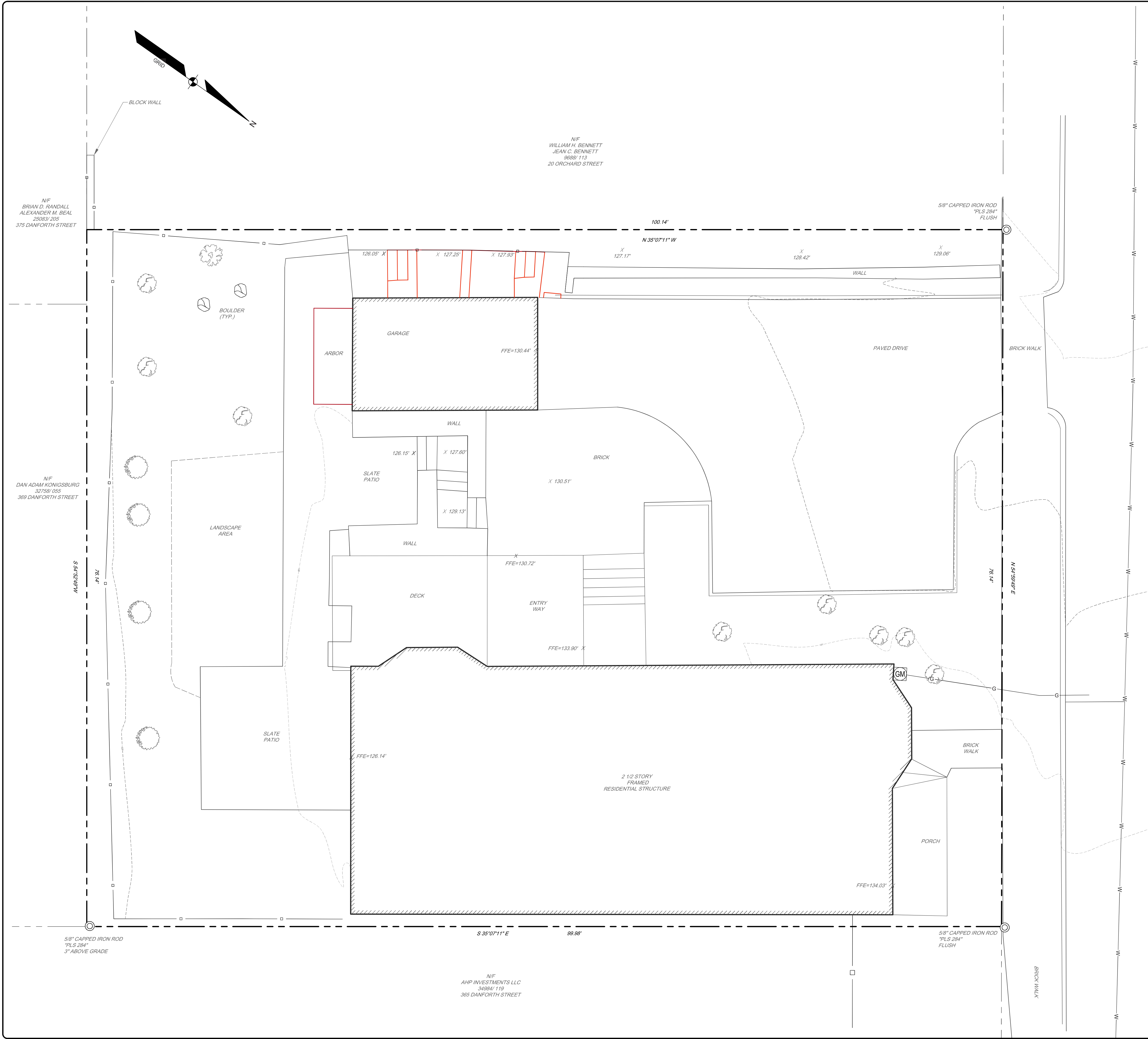


DETAILS
OF: **NEW DWELLING UNIT PERMITTING**
14 ORCHARD ST
PORTLAND, ME

FOR: **FAMILY CRISIS SERVICES INC.**
14 ORCHARD STREET
PORTLAND, MAINE 04102

DESIGNED	HAH
DRAWN	CJC
CHECKED	HAH
DATE	05/15/23
SCALE	NTS
PROJECT	230243

00243 | SHEET 5 OF 5



LOCATION MAP

GENERAL NOTES:

- THE RECORD OWNERS OF THE PARCEL IS/ARE FAMILY CRISIS SERVICES, INC. BY DEED DATED AUGUST 3, 2009 AND RECORDED AT THE (CUMBERLAND OR YORK) COUNTY REGISTRY OF DEEDS (CORD OR YCRD) IN BOOK 27232, PAGE 341.
- THE PROPERTY IS SHOWN AS LOT 61 ON THE TOWN/CITY OF PORTLAND TAX MAP ____ AND IS LOCATED IN THE R-4 DISTRICT.
- TOTAL AREA OF PARCEL IS APPROXIMATELY 17 ACRES.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK PERFORMED BY SEBAGO TECHINCS, INC. IN MAY OF 2023.
- UTILITY INFORMATION DEPICTED HEREON, UNLESS OTHERWISE NOTED, IS OF QUALITY LEVEL D PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD C1ASCE 38-02. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES WITHIN THE PROJECT AREA PRIOR TO CONSTRUCTION AND/OR EXCAVATION. ____ MARKED THE UNDERGROUND UTILITIES SHOWN HEREON IN ____ OF ____ AND THEY WERE FIELD LOCATED BY SEBAGO TECHINCS, INC.
- THE LOCUS PROPERTY AS DEPICTED HEREON DOES DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR ____ MAINE, COUNTY, PANEL NUMBER ____ HAVING AN EFFECTIVE DATE OF ____ THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE ____, AREAS OF ____.
- SPACE AND BULK CRITERIA FOR THE R-4 DISTRICT/ZONE ARE AS FOLLOWS:
NET RESIDENTIAL DENSITY: 1 UNITS PER 3000 SF/ACRE
MINIMUM LOT SIZE: SF OR ACRES
MINIMUM STREET FRONTAGE: 50 FEET
MINIMUM FRONT YARD: 25 FEET
MINIMUM SIDE YARD: 5 FEET (DETACHED ACCESSORY)
MINIMUM REAR YARD: 25 FEET
MAXIMUM BUILDING HEIGHT: 35 FEET
MAXIMUM BUILDING COVERAGE: 30%
• SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.

LEGEND

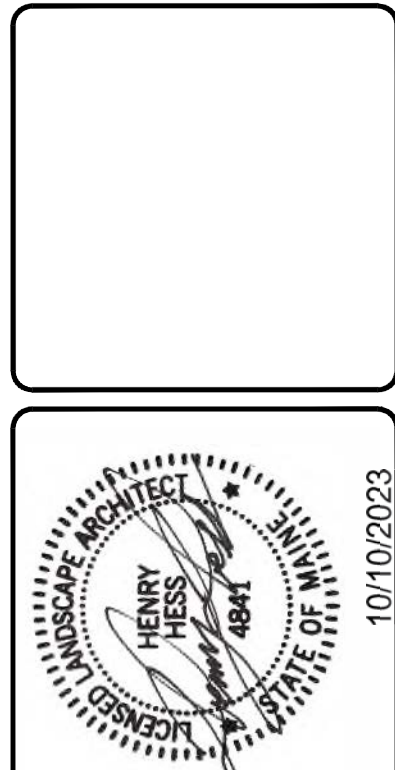
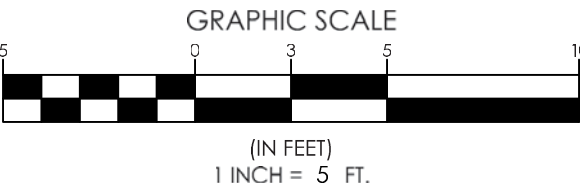
- PROPERTY LINE/R.O.W.
- ABUTTER LINE/R.O.W.
- IRON PIPE/ROD
- N/F
- NOW OR FORMERLY
- BENCHMARK
- BUILDING
- DECK/STEPS/ OVERHANG
- EDGE PAVEMENT
- CURB LINE
- CONTOURS
- SPOT GRADE
- STOCKADE FENCE
- DECIDUOUS TREE
- CONIFEROUS TREE
- MULCH LINE
- GAS METER
- GAS
- SANITARY SEWER
- OVERHEAD UTILITY
- UTILITY POLE
- WATER



PLANNING & URBAN DEVELOPMENT
HISTORIC
PRESERVATION

CERTIFICATE OF APPROPRIATENESS

Project No:
HPAR-002615-2023
Public Hearing Date:
Not Applicable
Approved Drawings Date:
10/27/2023
Preservation Staff: Evan Schueckler

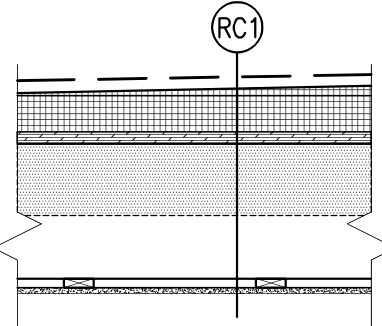
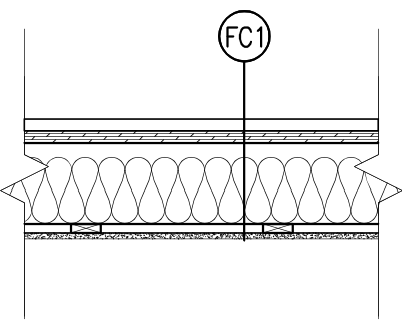
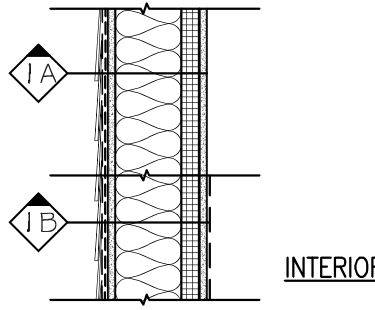


REV.	BY.	DATE.	STATUS.
1		10/10/23	
2			
3			
4			
5			
6			
7			
8			
9			
10			

TITCOMB ASSOCIATES
A Division of Sebago Technics
75 John Roberts Rd.
Suite 4A
South Portland, ME 04106
Tel. 207-200-2100

BOUNDARY & EXISTING CONDITIONS SURVEY
OF:
14 ORCHARD STREET
PORTLAND, MAINE 04101
FOR:
WRIGHT RYAN CONSTRUCTION
10 DANFORTH STREET
PORTLAND, MAINE 04101

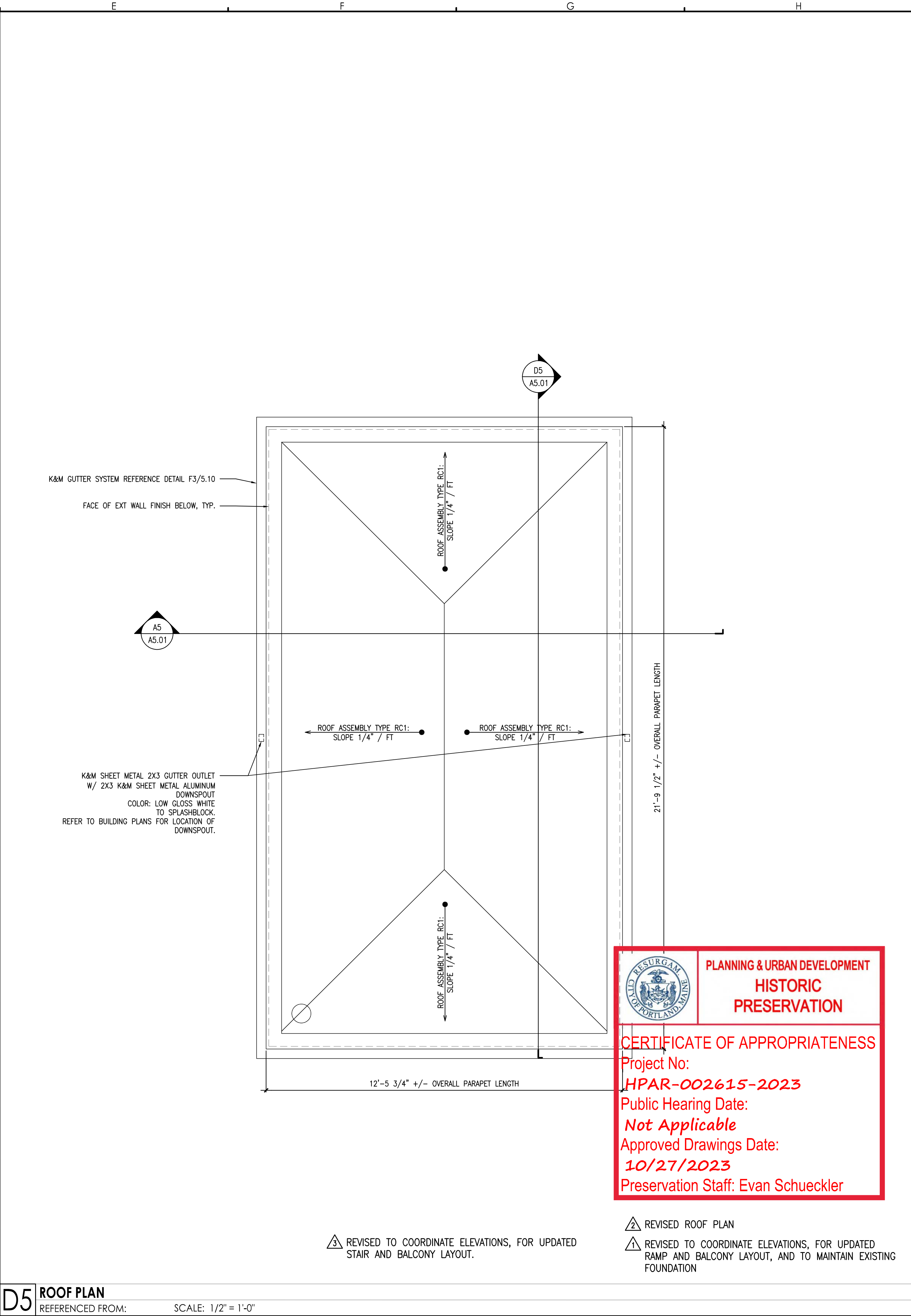
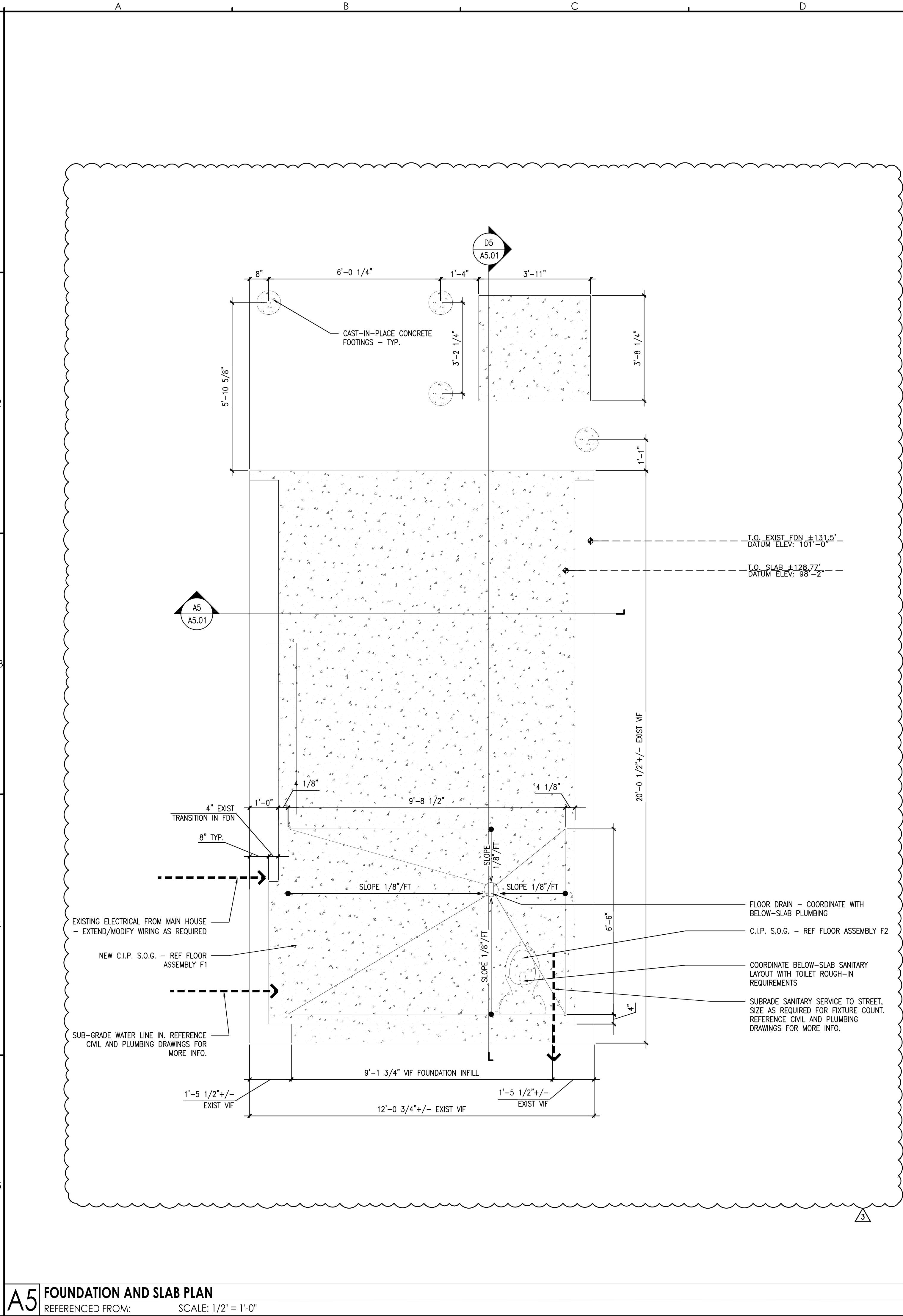
DESIGNED	-
DRAWN	JMC
CHECKED	BRS
DATE	05/16/23
SCALE	1" = 5'
PROJECT	230243

A		B		C		D		E		F		G		H																																									
CEILING TYPE		ROOF ASSEMBLIES										CEILING TYPE		FLOOR/CEILING ASSEMBLIES										PARTITION TYPE		WALL PARTITION SCHEDULE										CWS ARCHITECTURE + INTERIOR DESIGN																			
		GENERAL DESCRIPTION												GENERAL DESCRIPTION												GENERAL WALL DESCRIPTION										PLANNING + DESIGN CONSTRUCTION SERVICES																			
RC4		NEW WOOD-FRAMED ENTRY ROOF ASSEMBLY WITH MEMBRANE SYSTEM • ROOFING MEMBRANE SYSTEM – FULLY ADHERED • 3" MIN (R-18) UNFACED POLYISOCYANURATE INSULATION, TAPERED CRICKETS FOR DRAINAGE • 3/4" PLYWOOD ROOF SHEATHING • 1/2" PLYWOOD ROOF SHEATHING • 2X12 ROOF FRAMING @ 16" O.C. • 6" (R-42) CLOSED CELL SPRAY-APPLIED FOAM INSULATION • 1X3 FURRING @ 16" O.C., INSTALLED PERPENDICULAR TO ROOF FRAMING • 1/2" TYPE X GWB												FC1		TYPICAL EXISTING WOOD-FRAMED FLOOR ASSEMBLY W/ NEW FLOOR FINISH 30-MINUTE FIRE-RATED SIMILAR TO U.L. DESIGN L522 – CONTRACTOR TO REVIEW SYSTEM OPTIONS WITH ARCHITECT AND OWNER FOR FINAL SELECTION STC: 54 IIC: 50 • MIN 1" THICK T&G WOOD FLOORING • (1) LAYER ROSIN BUILDING PAPER • MIN. 15/32 PLYWOOD SUBFLOOR, INSTALLED PERPENDICULAR TO JOISTS, JOINTS STAGGERED • 2x10 FLOOR JOISTS @ 16" O.C. FIRE-BLOCKED AT PERIMETER • 1x3 CROSS BRIDGING OR MIN 2x10 SOLID WOOD BLOCKING • 1x3 FURRING @ 16" O.C., INSTALLED PERPENDICULAR TO JOISTS • 1/2" THICK TYPE X GWB **NOTE: CEILING FIXTURES SHALL BE RATED FOR INSULATED SPACES. PROVIDE GWB OR MINERAL WOOL BOX-OUT OF IN-CEILING HEAT PUMP UNITS.												1A		TYPICAL FIRE-RATED EXTERIOR WALL ASSEMBLY 1-HOUR FIRE-RATED WHERE REQUIRED (WITHIN 10' OF PROPERTY LINE – REFERENCE FLOOR PLANS FOR LOCATIONS) U.L. DESIGN U305 • SIDING AND TRIM – REFERENCE EXTERIOR ELEVATIONS FOR LAYOUT • CONTRACTOR OPTION: VERTICAL FURRING STRIPS @ 16" O.C. OR CEDAR BREATHER (OR EQUAL), WITH INSECT SCREEN AT TOP AND BOTTOM OF WALL ASSEMBLY AIR GAPS • (1) LAYER TYVEK (OR EQUAL) BUILDING WRAP • 5/8" EXTERIOR GYPSUM SHEATHING • 2X6 STUD FRAMING @ 16" O.C. – CONTRACTOR OPTION TO SALVAGE FRAMING AS PRACTICABLE, OR RE-FRAME ENTIRELY. INFILL AT EXISTING OPENING LOCATIONS, AND EXISTING TOP OF STUD FRAMING SHOWN FOR REFERENCE. • 5 1/2" ROCK WOOL CAVITY INSULATION, R-23 • 1 1/2" CONTINUOUS RIGID INSULATION (INTERIOR) R-10.5 • 1 1/2" Z-FURRING • 5/8" TYPE X GWB, PAINTED												1B		TYPICAL EXTERIOR WALL ASSEMBLY 1-HOUR FIRE-RATED WHERE REQUIRED (WITHIN 10' OF PROPERTY LINE – REFERENCE FLOOR PLANS FOR LOCATIONS) U.L. DESIGN U305 SAME AS WALL TYPE 1A *EXCEPT*: • 5/8" TILE BACKER (IN LIEU OF TYPE X GWB) – FULL HEIGHT OF WALL • WALL TILE – FULL HEIGHT OF WALL											
																																				DESIGNER																			
																																				OWNER																			
																																				PROJECT																			
																																				DRAWING																			
																																				REVISIONS																			
																																				DRAWING NUMBER																			
																																				SCALE: AS NOTED																			
																																				DATE: 06/23/2023																			



NOTE: COORDINATE SPECIFIC REMOVALS FOR NEW OPENINGS WITH CONTRACTOR OPTION FOR EXTERIOR WALL REMOVALS AND FRAMING.

CWS ARCHITECTURE + INTERIOR DESIGN					
PLANNING + DESIGN CONSTRUCTION SERVICES					
REVISIONS		DRAWING	PROJECT	OWNER	DESIGNER
A	PERMITTING AMENDMENT	REMOVALS PLANS AND SECTION	NEW DWELLING UNIT	THROUGH THESE DOORS	CWS ARCHITECTURE + INTERIOR DESIGN 264 US ROUTE ONE SUITE 109-2A SCARBOROUGH MAINE 04074 207.774.4441 WWW.CWSARCH.COM
		CWS PROJECT NUMBER: 20322	PORTLAND ME	PO BOX 704 PORTLAND, MAINE 04104	
DRAWING NUMBER					
AD1.00					
SCALE:		1/2" = 1'-0"			
DATE:		06/23/2023			



CWS ARCHITECTURE + INTERIOR DESIGN

PLANNING + DESIGN
CONSTRUCTION SERVICES

CWS ARCHITECTURE + INTERIOR DESIGN
264 US ROUTE ONE SUITE 100-2A
SCARBOROUGH, MAINE 04074 207.774.4441
WWW.CWSARCH.COM

THROUGH THESE DOORS

NEW DWELING UNIT

FOUNDATION/SLAB AND ROOF PLANS

CWS PROJECT NUMBER: 2022

PORTLAND, ME

PO BOX 704
PORTLAND, MAINE 04104

ISSUED FOR CONSTRUCTION



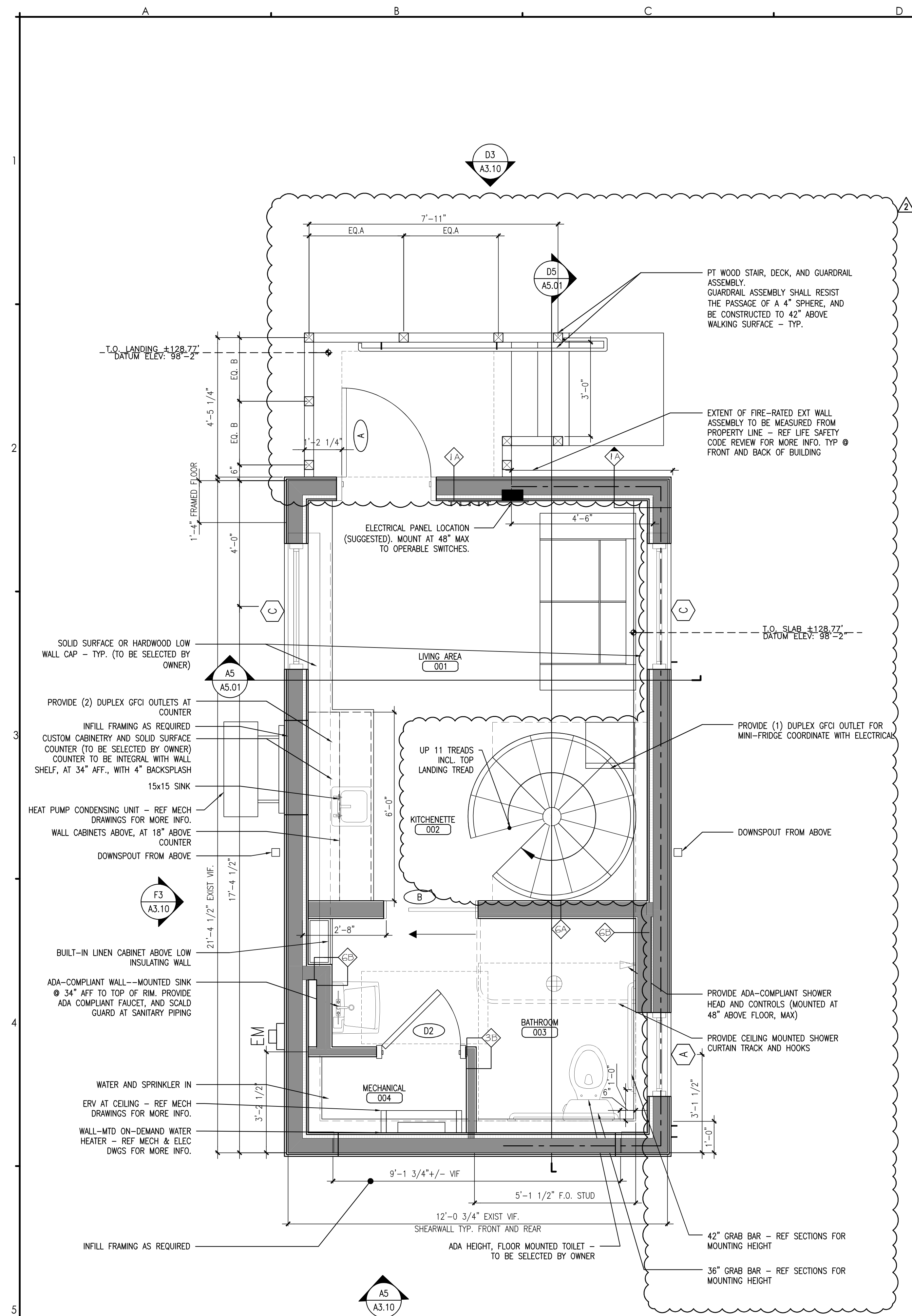
△₂ REVISED FOR UPDATED STAIR AND BALCONY LAYOUT.

FRAMING NOTES:

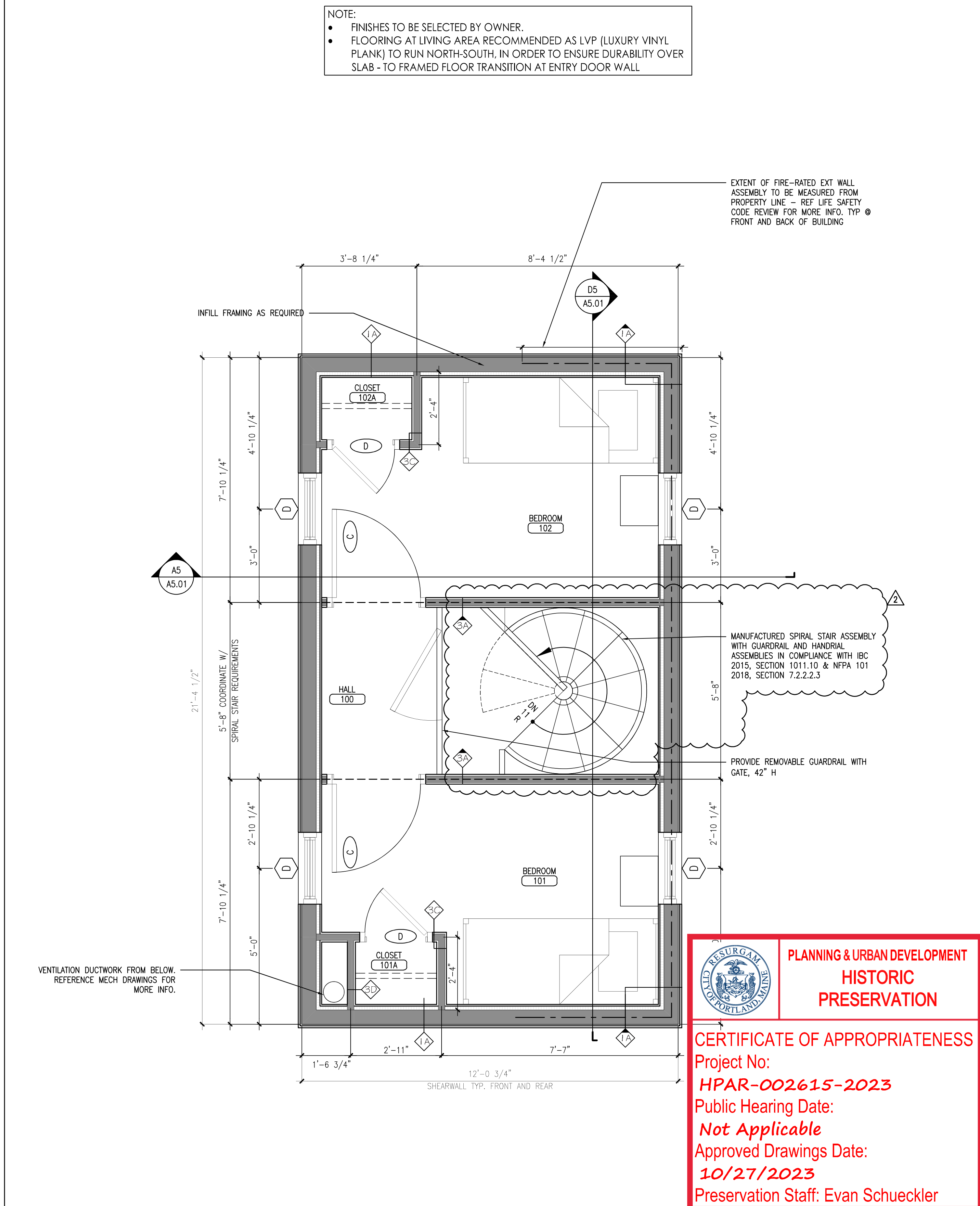
- FRAMING PLAN IS DIAGRAMMATIC. FASTENING TO BE DESIGNED BY OTHERS.
- COORDINATE GRADING REQUIREMENTS IN FIELD TO MAINTAIN MINIMUM GROUND CLEARANCE FOR FRAMING MEMBERS.



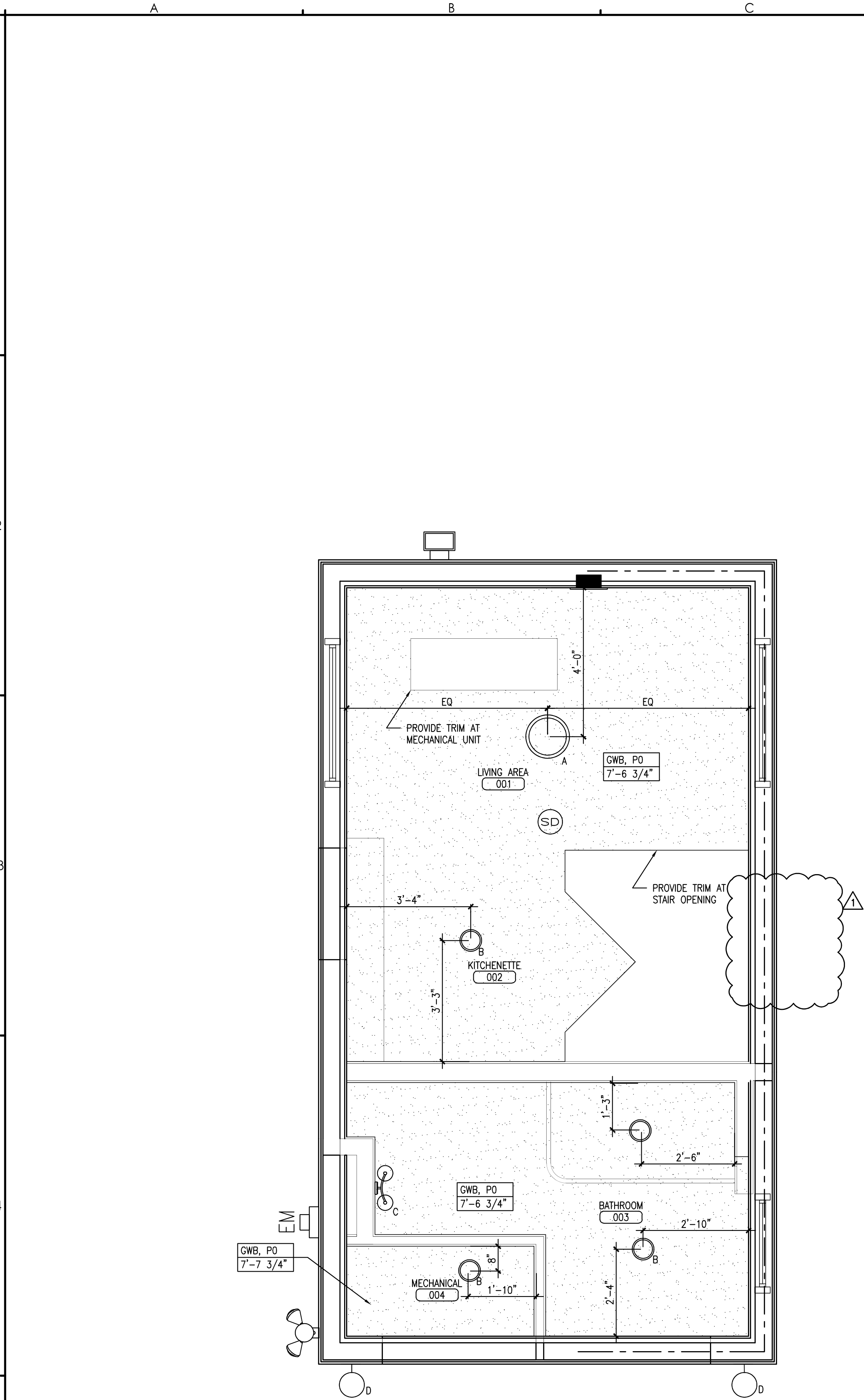
SCALE:	1/2" = 1'-0"
DATE:	06/23/2023



A5 LOWER LEVEL FLOOR PLAN
REFERENCED FROM: SCALE: 1/2" = 1'-0"

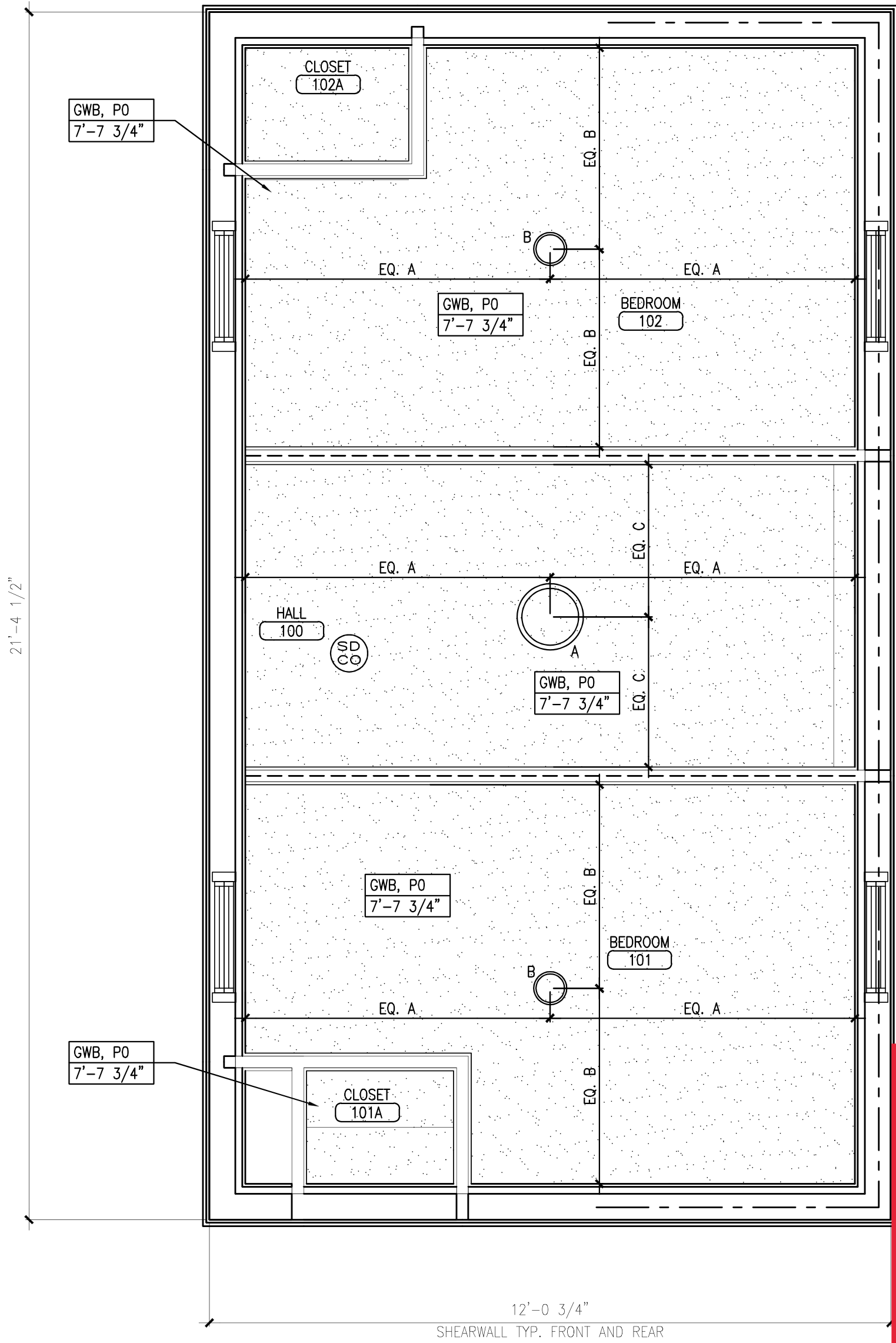


D5 UPPER LEVEL FLOOR PLAN
REFERENCED FROM: SCALE: 1/2" = 1'-0"



A5 LOWER LEVEL REFLECTED CEILING PLAN
REFERENCED FROM: SCALE: 1/2" = 1'-0"

LIGHT FIXTURE SCHEDULE						
CODE	STYLE	MANUFACTURER	PRODUCT SPECIFICATIONS	FINISH	LUMENS	LOCATIONS
A	FLUSH MOUNT	PROGRESS LIGHTING	EVERLUME, EDGELIT 11" SURFACE MOUNT, P810016-030-30, SIZE: 11" DIA. 1 1/8" H.	WHITE	1325	KITCHENETTE, BATHROOM, BEDROOM
B	FLUSH MOUNT	PROGRESS LIGHTING	EVERLUME, EDGELIT 14" SURFACE MOUNT, P810017-030-30, SIZE: 14" DIA. 1 1/8" H.	WHITE	1725	LIVING ROOM
C	VANITY LIGHT BAR	PROGRESS LIGHTING	BARRIL LED, WALL MOUNTED, P300408-009-30	FROSTED ACRYLIC, BRUSHED NICKEL	1813	BATHROOM
D	EXTERIOR WALL	PROGRESS LIGHTING	KIAWAH, P560010-031	BLACK	700	EXTERIOR
E	NOT USED					



D5 UPPER LEVEL REFLECTED CEILING PLAN
REFERENCED FROM: SCALE: 1/2" = 1'-0"

REFLECTED CEILING PLAN NOTES AND LEGEND:

- SURFACE-MOUNTED LIGHT
- DECORATIVE VANITY LIGHT
- EXTERIOR WALL-MOUNTED LIGHT
- DECORATIVE EXTERIOR WALL-MOUNTED LIGHT
- EXISTING EXTERIOR WALL-MOUNTED FLOOD LIGHT, REINSTALLED IN SIMILAR LOCATION
- EXISTING EXTERIOR WALL-MOUNTED LIGHT, REINSTALLED IN NEW LOCATION
- NEW CARBON MONOXIDE AND SMOKE DETECTOR
- NEW SMOKE DETECTOR
- GWB CEILINGS AND SOFFITS.



PLANNING & URBAN DEVELOPMENT
HISTORIC PRESERVATION

CERTIFICATE OF APPROPRIATENESS
Project No:
HPAR-002615-2023
Public Hearing Date:
Not Applicable
Approved Drawings Date:
10/27/2023
Preservation Staff: Evan Schueckler

REMOVED EXTERIOR LIGHT

CWS ARCHITECTURE + INTERIOR DESIGN

PLANNING + DESIGN
CONSTRUCTION SERVICES

DESIGNER

CWS ARCHITECTURE + INTERIOR DESIGN

264 US ROUTE ONE, SUITE 100-2A
SCARBOROUGH, ME 04117-7744
WWW.CWSARCH.COM

OWNER

THROUGH THESE DOORS

PROJECT

NEW DWELING UNIT

DRAWING

REFLECTED CEILING PLANS

REVISIONS

REVISIONS	DATE	DESCRIPTION
1	10/17/2023	PERMITTING AMENDMENT
2		
3		
4		
5		

DRAWING NUMBER

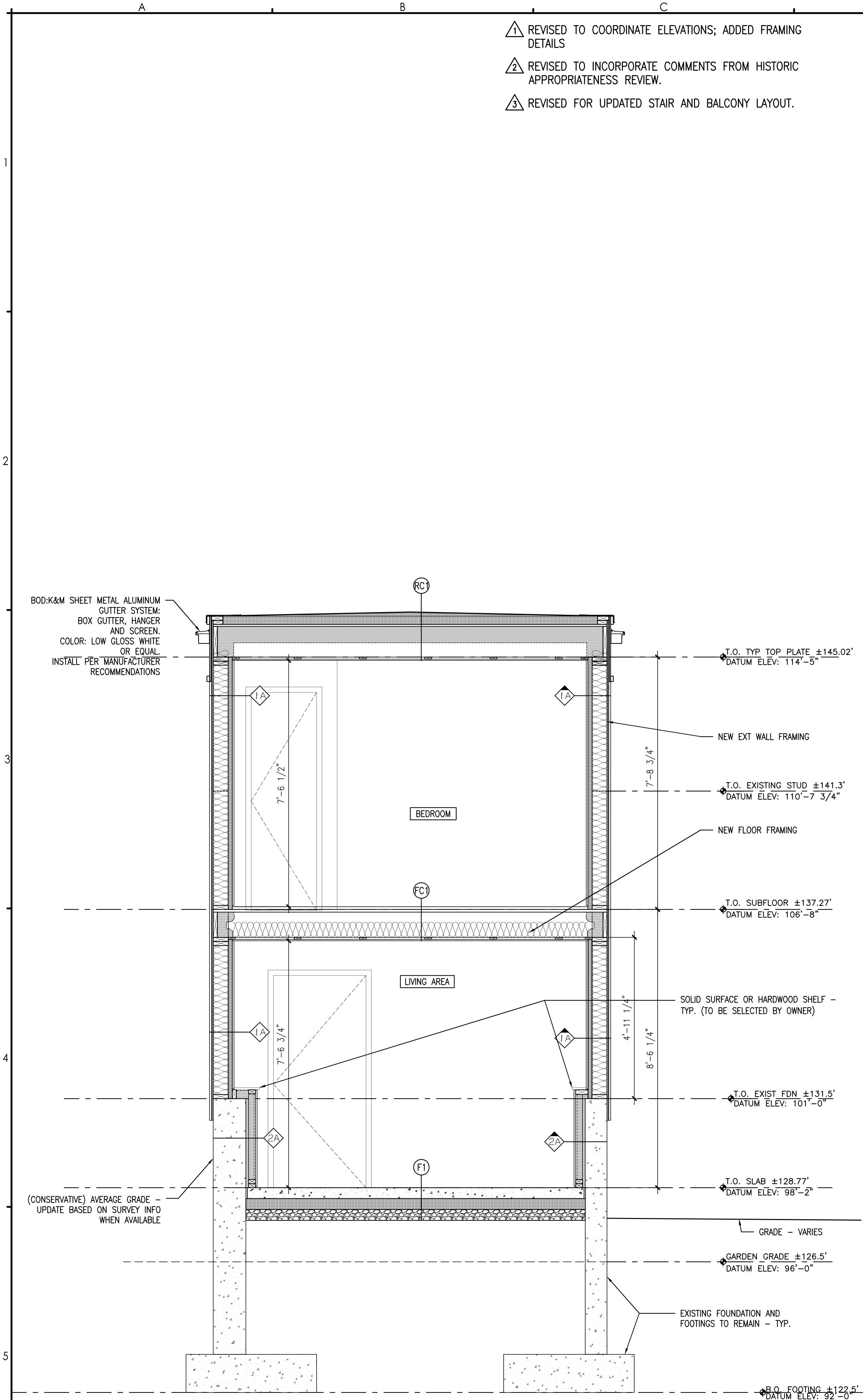
A2.10

SCALE: 1/2" = 1'-0"
DATE: 06/23/2023

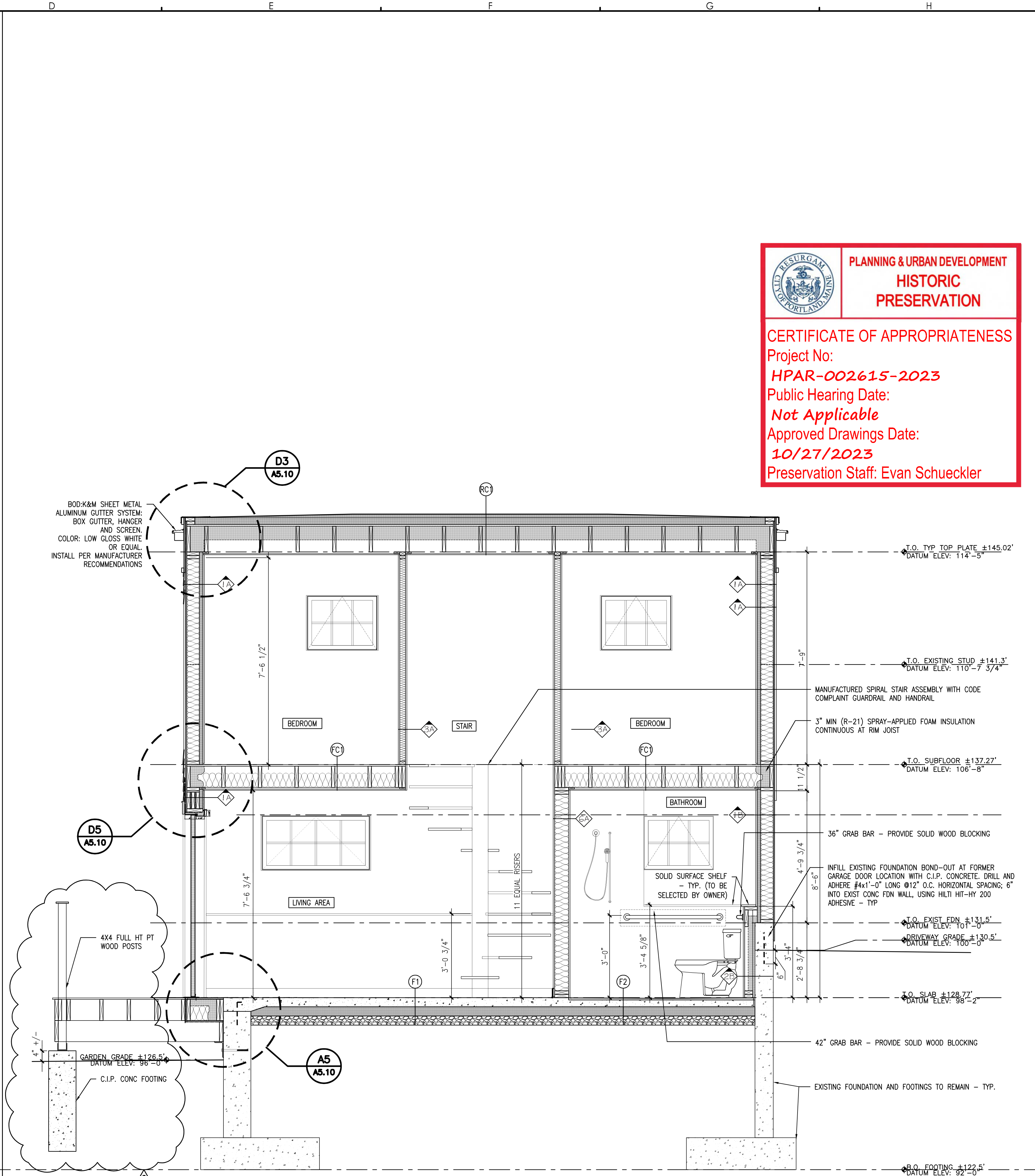
ISSUED FOR CONSTRUCTION

A5

D5



A5 TRANSVERSE SECTION
REFERENCED FROM: A1.10 SCALE: 1/2" = 1'-0"



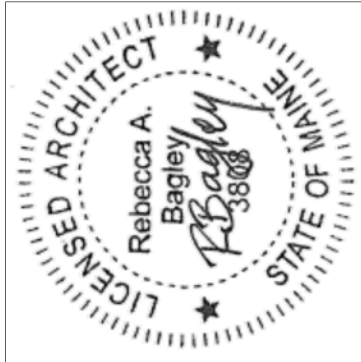
D5 LONGITUDINAL SECTION
REFERENCED FROM: A1.10 SCALE: 1/2" = 1'-0"



PLANNING & URBAN DEVELOPMENT
HISTORIC
PRESERVATION

CERTIFICATE OF APPROPRIATENESS
Project No:
HPAR-002615-2023
Public Hearing Date:
Not Applicable
Approved Drawings Date:
10/27/2023
Preservation Staff: Evan Schueckler

CWS ARCHITECTURE + INTERIOR DESIGN		PLANNING + DESIGN CONSTRUCTION SERVICES	
DESIGNER		OWNER	
THROUGH THESE DOORS		PROJECT	
NEW DWELING UNIT		DRAWING	
SECTIONS		REVISIONS	
08/02/2023		08/22/2023	
08/22/2023		10/17/2023	
10/17/2023			
PERMITTING AMENDMENT		PERMITTING AMENDMENT	
HP REVIEW AMENDMENT		HP REVIEW AMENDMENT	
PERMITTING AMENDMENT		PERMITTING AMENDMENT	
DRAWING NUMBER		DRAWING NUMBER	
A5.01		A5.01	
SCALE: AS NOTED		SCALE: AS NOTED	
DATE: 06/23/2023		DATE: 06/23/2023	
ISSUED FOR CONSTRUCTION		ISSUED FOR CONSTRUCTION	



CWS ARCHITECTURE +
INTERIOR DESIGN

264 US ROUTE ONE, SUITE 100-2A
CARBOROUGH, MAINE 04074 207.774.4441
WWW.CWSARCH.COM

PO BOX 704
PORTLAND, MAINE 04104

THROUGH THESE DOORS

NEW DWELLING UNIT

EXTERIOR DETAILS

CWS PROJECT NUMBER: 23022

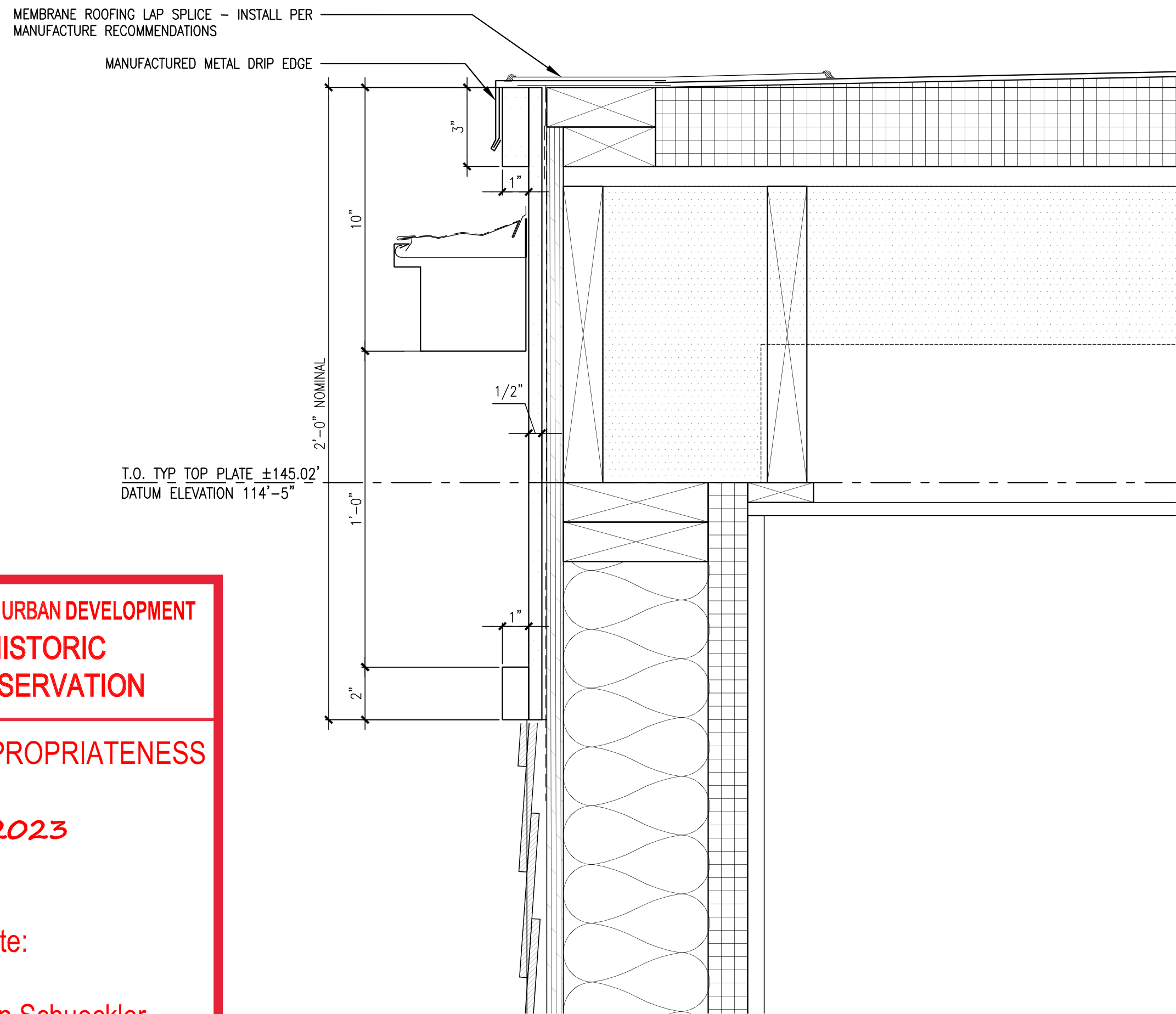
REVISIONS

DRAWING NUMBER

A5.10

SCALE:	AS NOTED
DATE:	06/23/2023

ISSUED FOR CONSTRUCTION



**PLANNING & URBAN DEVELOPMENT
HISTORIC
PRESERVATION**

CERTIFICATE OF APPROPRIATENESS

Project No:

HPAR-002615-2023

Public Hearing Date:

Not Applicable

Approved Drawings Date:

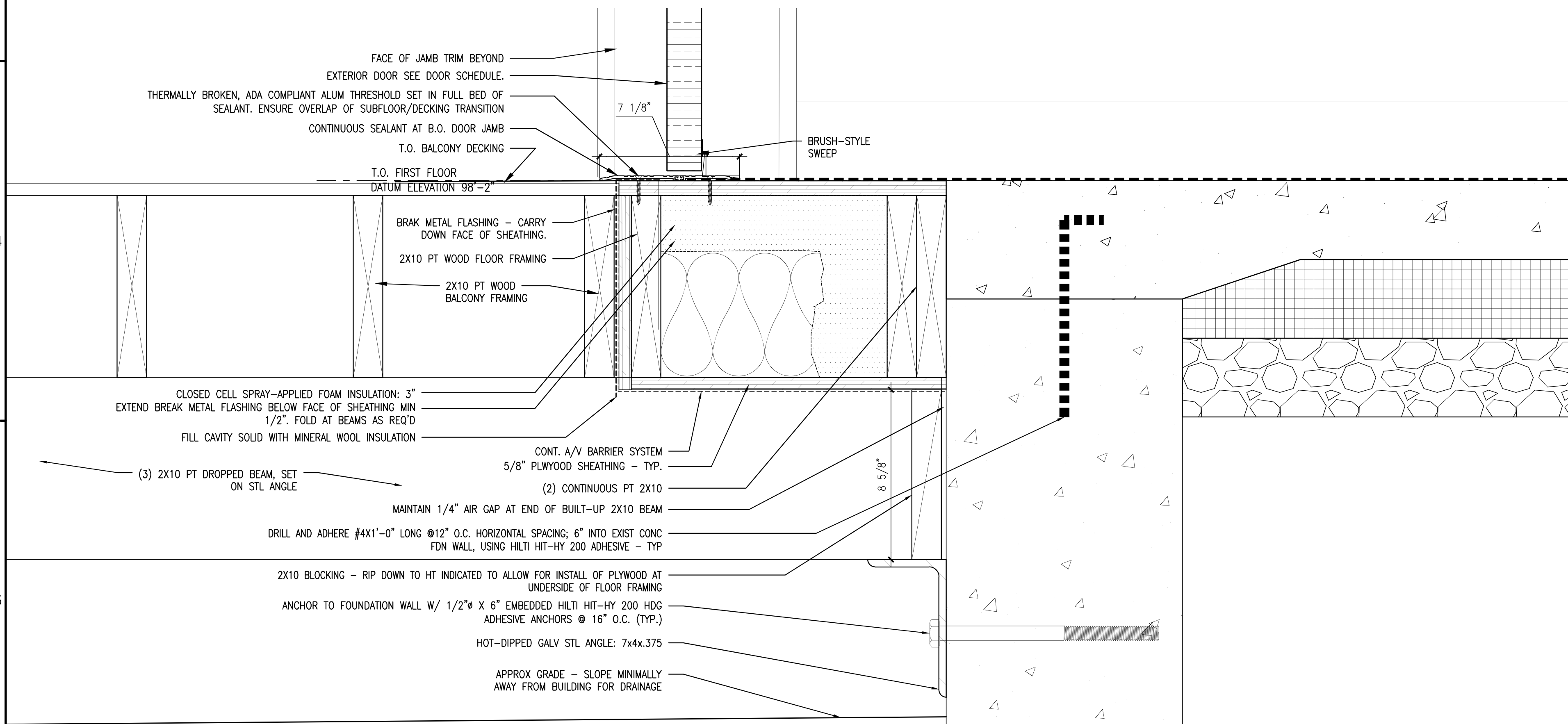
10/27/2023

Preservation Staff: Evan Schueckler

A3	NOT USED
	REFERENCED

NOT USED

REFERENCED FROM:



A5

SECTION DETAIL AT FRAMED FLOOR/BALCONY INTERSECTION & DOOR THRESHOLD

REFERENCED FROM: A5.01

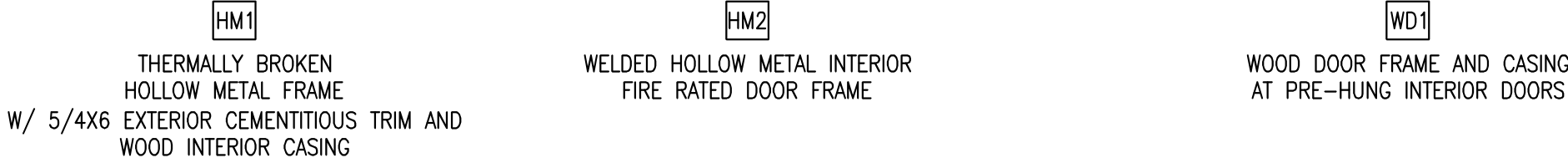
SCALE: 3" = 1'-0"

F5

SECTION DETAIL AT FRAMED FLOOR & DOOR HEAD

REFERENCED FROM: A5.01

SCALE: 3" = 1'-0"



E2 REFERENCED FROM: A8.01 SCALE: 3/8"=1'-0"

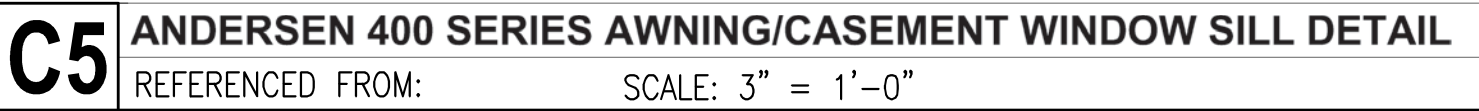
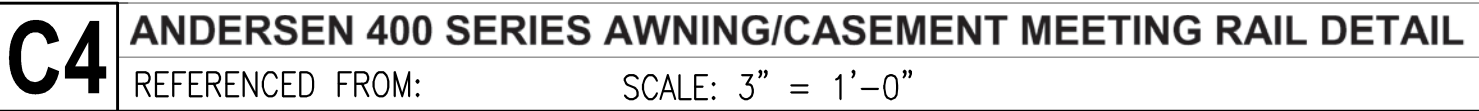
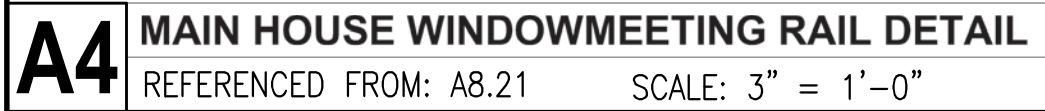
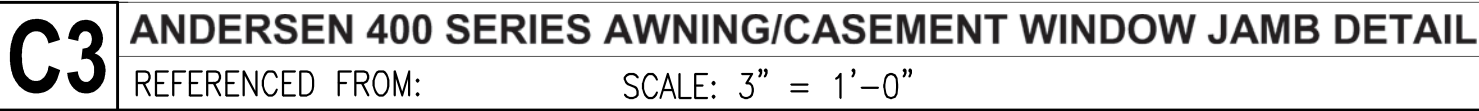
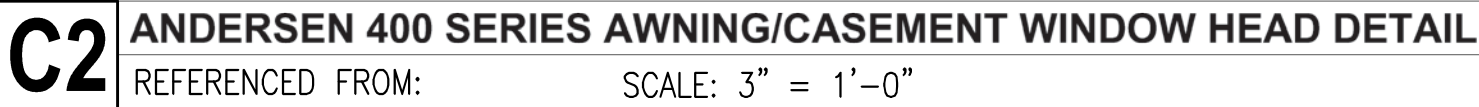
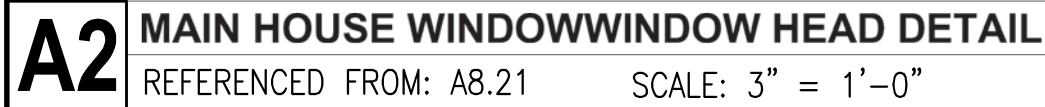
GENERAL DOOR NOTES:

1. SEE FLOOR PLANS FOR TOTAL NUMBER OF DOORS.
2. PROVIDE ADA-COMPLIANT, THERMALLY-BROKEN ALUMINUM THRESHOLD AT ALL EXTERIOR DOORS.
3. COORDINATE KEYING WITH OWNER

63 REFERENCED FROM: A8.01 SCALE: NA

	PLANNING & URBAN DEVELOPMENT
	HISTORIC PRESERVATION
CERTIFICATE OF APPROPRIATENESS	
Project No:	
HPAR-002615-2023	
Public Hearing Date:	
Not Applicable	
Approved Drawings Date:	
10/27/2023	
Preservation Staff: Evan Schueckler	

63 REFERENCED FROM: A8.01 SCALE: NA



PLANNING + DESIGN
CONSTRUCTION SERVICES

DESIGNER

CVS ARCHITECTURE +
INTERIOR DESIGN

264 US ROUTE ONE, SUITE 100-2A
SCARBOROUGH, MAINE 04074 207.774.4441
WWW.CWSARCH.COM

THROUGH THESE DOORS

PO BOX 704

NEW DWELLING UNIT

WINDOW ELEVATIONS

REVISIONS

1	PERMITTING AMENDMENT	08/01/2023
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DRAWING NUMBER

A8.10

SCALE

06/23/2023

ISSUED FOR CONSTRUCTION

HVAC - LEGEND		GENERAL NOTES - MECHANICAL		MECHANICAL SPECIFICATIONS				CLIENT INFORMATION THROUGH THESE DOORS PORTLAND, MAINE 04104	
SYMBOL DESCRIPTION TYPE 1 8"Ø 100 CFM CONNECTION SIZE T THERMOSTAT (7-DAY) X= ZONE CONTROLLED		1. SUBMISSION OF PROPOSAL DIRECTLY OR INDIRECTLY IN CONNECTION WITH THIS WORK SHALL IMPLY THAT THE BIDDER HAS EXAMINED THE JOB SITE UNDER WHICH THEY WILL BE OBLIGATED TO OPERATE. SHOULD THEY BE AWARDED THE WORK UNDER THIS CONTRACT, NO EXTRA CHARGE WILL BE ALLOWED FOR FAILURE OF ANY BIDDER TO EXAMINE THE SITE PRIOR TO BID. 2. CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL DIMENSIONS IN THE FIELD, AND SHALL ADVISE THE ARCHITECT/ENGINEER AND THE OWNER OF ANY DISCREPANCIES BEFORE PERFORMING THE WORK. 3. ALL WORK SHALL CONFORM TO ALL STATE AND LOCAL CODES, RULES AND REGULATIONS AND ORDINANCES. 4. CONTRACTOR SHALL SECURE AND PAY ALL FEES AND PERMITS PERTAINING TO THE CONTRACT. 5. ALL EQUIPMENT SHALL BE INSTALLED IN STRICT COMPLIANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS. THE CONTRACTOR SHALL PROVIDE ALL HANGERS AND SUPPORTS REQUIRED FOR A COMPLETE INSTALLATION. 6. CONTRACTOR SHALL BE RESPONSIBLE FOR WORKER IDENTIFICATION AND BADGING, SAFETY AND FIRE PROTECTION, CONTRACTOR'S LIABILITY INSURANCE, BARRICADES, WARNING SIGNS, TRASH REMOVAL, CUTTING AND PATCHING. 7. CONTRACTOR SHALL SCHEDULE ALL SHUTDOWNS THAT AFFECT UTILITIES AND PORTIONS OF THE BUILDING THAT MUST REMAIN IN OPERATION WITH THE OWNER. 8. CONTRACTOR SHALL COORDINATE ALL WORK WITH THE OWNER AND ALL OTHER CONTRACTORS. 9. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RIGGING, HANDLING AND PROTECTION OF MATERIALS. 10. CONTRACTOR SHALL PROVIDE LABOR TO RECEIVE, UNLOAD, STORE, PROTECT AND TRANSFER TO POINT OF INSTALLATION, OWNER FURNISHED ITEMS. 11. WHERE CONDUIT, CABLES, DUCTWORK OR PIPING PASSES THROUGH FIRE RATED FLOORS OR WALLS, THE SLEEVES SHALL BE COMPLETELY SEALED WITH A FIRE STOP MATERIAL THAT IS UL LISTED AND ACCEPTED BY THE BUILDING DEPARTMENT AND FIRE DEPARTMENT AS BEING SUITABLE FOR THIS SERVICE SUCH AS DOW CORNING CORP. SILICONE ELASTOMER, DOW CORNING 3-6548 SILICONE RTV FOAM, OR APPROVED EQUAL. THIS MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MANUFACTURER TO MAINTAIN THE FIRE RATING OF THE PENETRATED WALL OR FLOOR. 12. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CORING AS IT RELATES TO THEIR WORK. 13. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BEAM PENETRATIONS AS IT RELATES TO THEIR WORK.CONTRACTOR SHALL SUBMIT SIZE AND LOCATION TO THE STRUCTURAL ENGINEER FOR REVIEW AND DETAIL. 14. CONTRACTOR SHALL SUBMIT (3) SETS OF SHOP DRAWINGS AND EQUIPMENT CUTSHEETS TO THE ENGINEER FOR APPROVAL PRIOR TO STARTING ANY WORK. 15. UPON COMPLETION OF CONSTRUCTION, CONTRACTOR SHALL SUPPLY THE ENGINEER WITH (1) COMPLETE SET OF CAD AS-BUILT DOCUMENTS AND (3) COMPLETE COPIES OF OPERATIONS AND MAINTENANCE MANUALS. CAD SHALL BE OBTAINED AT CONTRACTOR'S EXPENSE.		16. CONTRACTOR SHALL SCHEDULE ALL WORK IN THE BUILDING WITH THE OWNER'S REPRESENTATIVE (CONSTRUCTION DEPARTMENT) PRIOR TO THE ACTUAL COMMENCING OF ANY WORK A MINIMUM OF 48 HOURS IN ADVANCE. 17. ALL WORK SHALL BE PERFORMED IN A CLEAN AND PROFESSIONAL MANNER. CARE SHALL BE EXERCISED TO MINIMIZE ANY INCONVENIENCE OR DISTURBANCE TO OTHER AREAS OF THE BUILDING WHICH ARE TO REMAIN IN OPERATION. ISOLATE WORK AREAS BY MEANS OF TEMPORARY PARTITIONS AND/OR TARPS TO KEEP DUST AND DIRT WITHIN THE CONSTRUCTION AREA. 18. NO PIPING, EQUIPMENT, ETC. SHALL BE REMOVED, DISCONNECTED OR SHUT DOWN WITHOUT PRIOR REVIEW WITH THE OWNER AND/OR ENGINEER TO CONFIRM THAT AREAS TO REMAIN IN OPERATION WILL NOT BE AFFECTED. IF ANY AREAS NOT WITHIN THE SCOPE OF WORK ARE AFFECTED BY ANY SHUTDOWN, REMOVAL OR DISCONNECTION, SUFFICIENT ADVANCE NOTICE MUST BE GIVEN TO THE OWNER INDICATING WHICH AREAS WILL BE AFFECTED, WHEN THE PROPOSED SHUTDOWN WILL OCCUR, AND FOR HOW LONG A PERIOD OF TIME. 19. ALL ITEMS REMOVED SHALL BECOME PROPERTY OF THE OWNER AND SHALL BE DISPOSED OF AS PER THE OWNER'S INSTRUCTIONS UNLESS INDICATED OTHERWISE. ALL ITEMS WHICH ARE NOT TO BE STORED ON SITE BY OWNERS SHALL BE REMOVED FROM THE BUILDING IMMEDIATELY. 20. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO PROCEEDING WITH ANY WORK WHERE DISCREPANCIES OCCUR BETWEEN THESE DOCUMENTS AND EXISTING CONDITIONS, THE DISCREPANCY SHALL BE REPORTED TO THE OWNER AND/OR ENGINEER FOR EXPEDITING AND RESOLVE. 21. CLEAN THE JOB SITE DAILY AND REMOVE FROM THE PREMISES ANY DIRT AND DEBRIS CAUSED BY THE PERFORMANCE OF THE WORK INCLUDED IN THIS CONTRACT. 22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFEKEEPING OF THEIR OWN PROPERTY ON THE JOB SITE. OWNER ASSUMES NO RESPONSIBILITY FOR PROTECTION OF PROPERTIES AGAINST FIRE, THEFT AND ENVIRONMENTAL CONDITIONS. 23. SUCCESSFULLY PRESSURE TEST ALL REROUTED PIPING SYSTEMS. TEST SHALL BE PERFORMED AT NORMAL SYSTEM OPERATING PRESSURES. REPAIR AND RETEST AS REQUIRED UNTIL SYSTEMS PROVE TIGHT. 24. PROVIDE ALL NECESSARY TEMPORARY OR PERMANENT CAPS OR PLUGS FOR PIPING. DO NOT LEAVE PIPING OPEN ENDED. 25. PROVIDE ALL NECESSARY TEMPORARY OR PERMANENT CAPS OR PLUGS FOR DUCTWORK. DO NOT LEAVE DUCTWORK OPEN ENDED. 26. WHERE USED, THE TERM "PROVIDE" SHALL MEAN "FURNISH AND INSTALL". 27. THIS CONTRACTOR SHALL COORDINATE THEIR WORK WITH ALL OTHER TRADES PRIOR TO FABRICATION, PURCHASE AND/OR INSTALLATION OF ALL WORK.		1. <u>SUMMARY OF WORK</u> A. THE DRAWINGS INDICATE DIAGRAMMATICALLY THE EXTENT, GENERAL CHARACTER AND LOCATION OF THE WORK INCLUDED. OFFSETS AND/OR CHANGES IN ELEVATION OF PIPING AND DUCTWORK DUE TO STRUCTURAL OR OTHER INTERFERENCES SHALL BE PROVIDED WITHOUT EXTRA COST. B. CONTRACTOR SHALL VERIFY AND EVALUATE ALL EXISTING CONDITIONS PRIOR TO THE COMMENCEMENT OF WORK. C. PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY FOR THE INSTALLATION OF COMPLETE AND OPERATING SYSTEMS. D. PROVIDE ONE YEAR GUARANTEE AGAINST DEFECTIVE MATERIALS AND WORKMANSHIP AFTER FINAL ACCEPTANCE BY OWNER. E. ENTIRE NEW WORK INSTALLATION SHALL CONFORM WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS OF MUNICIPAL, STATE AND FEDERAL AUTHORITIES INCLUDING BOCA, ASME, ASTM, ANSI, ASHRAE, SMACNA AND NFPA. 2. <u>MECHANICAL EQUIPMENT AND PIPING IDENTIFICATION</u> A. PROVIDE IDENTIFICATION OF ALL PIPES, VALVES, AND EQUIPMENT B. IDENTIFICATION DEVICES TO BE USED SHALL INCLUDE THE FOLLOWING: a. PLASTIC PIPE MARKERS. b. VALVE TAGS AND EQUIPMENT TAGS c. VALVE SCHEDULE C. IDENTIFICATION MATERIALS MANUFACTURED BY ONE OF THE FOLLOWING: a. SETON NAMEPLATE CORP. b. ALLEN SYSTEMS INC. c. BRADY CO. 3. <u>REFRIGERANT PIPING</u> A. PIPE: USE TYPE L OR TYPE ACR DRAWN COPPER TUBING WITH COPPER FITTINGS AND BRAZED JOINTS. INSTALL REFRIGERANT PIPING IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS AND ASHRAE STANDARD 15. 4. <u>INSULATION</u> ALL INSULATION SHALL HAVE A FLAME SPREAD RATING OF 25 OR LESS AND A SMOKE DEVELOPED RATING OF 50 OR LESS IN ACCORDANCE WITH ASTM E84 AND NFPA 90A. A. SYSTEM PIPING 1. TYPE A 2" GLASS FIBER INSULATION: ANSI/ASTM C547; 'K' VALUE OF 0.23 AT 75 DEGREES F; NON COMBUSTIBLE. OWENS-CORNING TYPE ASJ WITH SSL-II VAPOR BARRIER JACKET. 2. PVC VALVE AND FITTING COVERS: ZESTON. 3. TAPE: VAPOR BARRIER, PRESSURE SENSITIVE. 4. ADHESIVE: VAPOR BARRIER, COMPATIBLE WITH INSULATION. 5. INSULATE JOINTS, FITTINGS, VALVES, UNIONS, FLANGES, STRAINERS, FLEXIBLE CONNECTIONS, EXPANSION JOINTS, AND EQUIPMENT WITH INSULATION OF LIKE MATERIAL AND THICKNESS AT ADJOINING PIPE AND FINISH WITH VAPOR BARRIER TAPE AND ADHESIVE. 6. INSTALL INSULATION AFTER PIPING HAS BEEN TESTED AND ACCEPTED. B. REFRIGERANT PIPING INSULATION 1. ALL REFRIGERANT PIPING TO BE INSULATED WITH FLEXIBLE ELASTOMERIC TYPE INSULATION ASTM C 534, TYPE I. COAT WITH WATER BASED LATEX ENAMEL COATING RECOMMENDED BY MANUFACTURER. C. DUCTWORK INSULATION 1. ALL DUCTWORK TO HAVE JOHNS MANVILLE PERMACOTE LINACOUSTIC 1/2". 5. <u>SUPPORTS AND ANCHORS</u> A. MANUFACTURERS: GRINNELL, B-LINE, O.Z. GEDNEY, MICHIGAN HANGER, BERGEN, CARPENTER AND PATERSON. B. USE MATERIALS COMPATIBLE WITH PIPING SYSTEMS AVOIDING ELECTROLYTIC ACTION AND CONFORM TO ANSI/ASME B31, NFPA.MSS SP-58, 69, 89. 6. <u>TESTING AND BALANCING</u> A. THE CONTRACTOR SHALL PROVIDE ALL LABOR AND EQUIPMENT REQUIRED TO BALANCE ALL AIR SYSTEMS IN ACCORDANCE WITH QUANTITIES SHOWN. B. BALANCING SHALL BE PERFORMED UNDER THE SUPERVISION OF A PROFESSIONAL ENGINEER AND REPORT SHALL BE PROVIDED ON AABC TYPE FORMS. 7. <u>AIR DISTRIBUTION SYSTEMS</u> A. SHEET METAL WORK 1. EXCEPT AS OTHERWISE SHOWN OR NOTED, ALL DUCTWORK AND OTHER SHEET METAL WORK SHALL BE GALVANIZED SHEET STEEL AND SHALL BE INSTALLED IN ACCORDANCE WITH SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION, INC. (SMACNA) DUCT CONSTRUCTION STANDARDS. DUCT SYSTEMS TO BE 2" PRESSURE CLASS. 2. ALL DUCT DIMENSIONS INDICATED ON THE PLANS ARE INSIDE CLEAR DIMENSIONS. 3. ACCESS DOORS SHALL BE PROVIDED IN DUCTWORK WHEREVER CONTROLS, CONTROL DAMPERS, COILS, & INSTRUMENTS ARE INSTALLED. 4. SEAL ALL DUCTWORK TO SMACNA STANDARDS AND PER APPLICABLE CODE. B. BALANCING REPORT FOR DUCTED AIR HANDLERS. 1. PROVIDE THIRD PARTY BALANCING REPORT BY A CERTIFIED BALANCING CONTRACTOR.		NEW DWELLING UNIT - MECHANICAL PORTLAND, MAINE 04104	
DUCTWORK LEGEND		DUCTWORK LEGEND		APPLICABLE CODES		HVAC - ABBREVIATIONS		DRAWING INDEX - MECHANICAL	
SYMBOL DESCRIPTION FLEXIBLE DUCTWORK MANUAL VOLUME DAMPER (MVD) MOTOR OPERATED DAMPER (MOD) AD AD ACCESS DOOR RADIUS ELBOW (R=1.5) VANED ELBOW BRANCH DUCT TAKE-OFF CHANGE IN SIZE OF DUCTWORK (CONCENTRIC) CHANGE IN SIZE OF DUCTWORK (ECCENTRIC)		SPIN IN FITTING WITH MANUAL VOLUME DAMPER MANUAL VOLUME DAMPER OPPOSED BLADE CONTROL DAMPER WITH ACTUATOR PARALLEL BLADE CONTROL DAMPER WITH ACTUATOR D R RISE OR DROP DIRECTION OF AIR FLOW FLEXIBLE CONNECTION (FXC) CHANGE FROM RECTANGULAR TO ROUND DUCT ON SINGLE LINE DUCT		PERFORM WORK IN ACCORDANCE WITH THE FOLLOWING CODES AND ANY APPLICABLE STATUTES, ORDINANCES, CODES, AND REGULATIONS OF GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. 1. <u>ASHRAE</u> a. ASHRAE 55 THERMAL ENVIRONMENTAL CONDITIONS FOR HUMAN OCCUPANCY b. ASHRAE 62.1 VENTILATION STANDARD FOR ACCEPTABLE INDOOR AIR QUALITY - 2013 c. ASHRAE 62.2 VENTILATION AND ACCEPTABLE INDOOR AIR QUALITY IN RESIDENTIAL BUILDINGS - 2013 d. ASHRAE 90.1 ENERGY STANDARD FOR BUILDINGS EXCEPT LOW RISE RESIDENTIAL BUILDINGS - 2013 e. ASHRAE 90.2 ENERGY EFFICIENT DESIGN OF LOW-RISE RESIDENTIAL BUILDING - 2018 2. <u>OCCUPATIONAL SAFETY AND HEALTH REGULATIONS (OSHA).</u> 3. <u>NATIONAL FIRE CODES</u> a. NFPA 90A STANDARD FOR THE INSTALLATION OF AIR-CONDITIONING AND VENTILATING SYSTEMS b. NFPA 91 STANDARD FOR INSTALLATION OF WARM AIR HEATING AND AIR CONDITIONING SYSTEM -2018 4. <u>MAINE UNIFORM BUILDING AND ENERGY CODE</u> a. 2015 INTERNATIONAL RESIDENTIAL CODE b. 2015 INTERNATIONAL BUILDING CODE c. 2015 INTERNATIONAL ENERGY CONSERVATION CODE d. 2015 INTERNATIONAL MECHANICAL CODE e. MAINE STATE INTERNAL PLUMBING CODE		AFF ABOVE FINISHED FLOOR AMB AMBIENT TEMPERATURE AP ACCESS PANEL BTU BRITISH THERMAL UNIT BDD BACK DRAFT DAMPER CAP CAPACITY CFM CUBIC FEET PER MINUTE CLG COOLING CD CONDENSATE DAMP DAMPER DB DRY BULB DIA DIAMETER DN DOWN DSA DUCTLESS SPLIT AIR CONDITIONER DSC DUCTLESS SPLIT CONDENSING UNIT EAT ENTERING AIR TEMPERATURE EER ENERGY EFFICIENT RATIO EF EXHAUST FAN EG EXHAUST GRILLE ELEC ELECTRIC EQUIP EQUIPMENT EWV ELECTRIC WALL HEATER EX EXHAUST F DEGREES FAHRENHEIT FC FLEXIBLE CONNECTOR F/D FIRE DAMPER FLA FULL LOAD AMPS FLEX FLEXIBLE FLR FLOOR FFM FEET PER MINUTE FEET FEET GR GRILLE HP HORSEPOWER HPI HEAT PUMP INDOOR HPO HEAT PUMP OUTDOOR HSPF HEATING SEASONAL PERFORMANCE FACTOR HTG HEATING HZ HERTZ IN INCHES KW KILOWATT L LENGTH LAT LEAVING AIR TEMPERATURE LB POUND LBS/HR POUNDS PER HOUR (#/HR) LVR LOUVER LWT LEAVING WATER TEMPERATURE MBH THOUSANDS OF BTU PER HOUR MCA MINIMUM CIRCUIT AMPACITY MFR MANUFACTURER MIN MINIMUM NTS NOT TO SCALE OA OUTSIDE AIR PH PHASE RA RETURN AIR REF REFRIGERANT RG RETURN GRILLE RLA RATED LOAD AMPS SA SUPPLY AIR SF SUPPLY FAN SH SENSIBLE HEAT SP STATIC PRESSURE SR SUPPLY REGISTER SEER SEASONAL ENERGY EFFICIENCY RATIO TEMP TEMPERATURE TG TRANSFER GRILLE TYP TYPICAL VOLT VOLTAGE WB WET BULB		SHEET NO. SHEET NAME M0.10 GENERAL NOTES & LEGENDS M1.10 LOWER LEVEL AND UPPER LEVEL FLOOR PLAN M2.10 DETAILS M3.10 SCHEDULES REVISION HISTORY REV. ISSUE DATE A SCHEMATIC DESIGN 05/08/23 B ISSUED FOR PRICING 05/19/23 C ISSUED FOR CONSTRUCTION 05/26/23 D REVISED AND ISSUED FOR CONSTRUCTION 06/23/23 SEAL AND SIGNATURE PLANNING & URBAN DEVELOPMENT HISTORIC PRESERVATION CERTIFICATE OF APPROPRIATENESS Project No: HPAR-002615-2023 Public Hearing Date: Not Applicable Approved Drawings Date: 10/27/2023 Preservation Staff: Evan Schueckler STATE OF MAINE MATTHEW No. 5649 6/23/23 PROFESSIONAL ENGINEER SHEET NUMBER M0.10	

B. REFRIGERANT PIPING INSULATION

1. ALL REFRIGERANT PIPING TO BE INSULATED WITH FLEXIBLE ELASTOMERIC TYPE INSULATION ASTM C 534, TYPE I, COAT WITH WATER BASED LATEX ENAMEL COATING RECOMMENDED BY MANUFACTURER.

C. DUCTWORK INSULATION

1. ALL DUCTWORK TO HAVE JOHNS MANVILLE PERMACOTE LINACOUSTIC 1/2".

5. SUPPORTS AND ANCHORS

A. MANUFACTURERS: GRINNELL, B-LINE, O.Z. GEDNEY, MICHIGAN HANGER, BERGEN, CARPENTER AND PATERSON.

B. USE MATERIALS COMPATIBLE WITH PIPING SYSTEMS AVOIDING ELECTROLYTIC ACTION AND CONFORM TO ANSI/ASME B31, NFPA/MSS SP-58, 69, 89.

6. TESTING AND BALANCING

A. THE CONTRACTOR SHALL PROVIDE ALL LABOR AND EQUIPMENT REQUIRED TO BALANCE ALL AIR SYSTEMS IN ACCORDANCE WITH QUANTITIES SHOWN.

B. BALANCING SHALL BE PERFORMED UNDER THE SUPERVISION OF A PROFESSIONAL ENGINEER AND REPORT SHALL BE PROVIDED ON AABC TYPE FORMS.

7. AIR DISTRIBUTION SYSTEMS

A. SHEET METAL WORK

1. EXCEPT AS OTHERWISE SHOWN OR NOTED, ALL DUCTWORK AND OTHER SHEET METAL WORK SHALL BE GALVANIZED SHEET STEEL AND SHALL BE INSTALLED IN ACCORDANCE WITH SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION, INC. (SMACNA) DUCT CONSTRUCTION STANDARDS. DUCT SYSTEMS TO BE 2" PRESSURE CLASS.

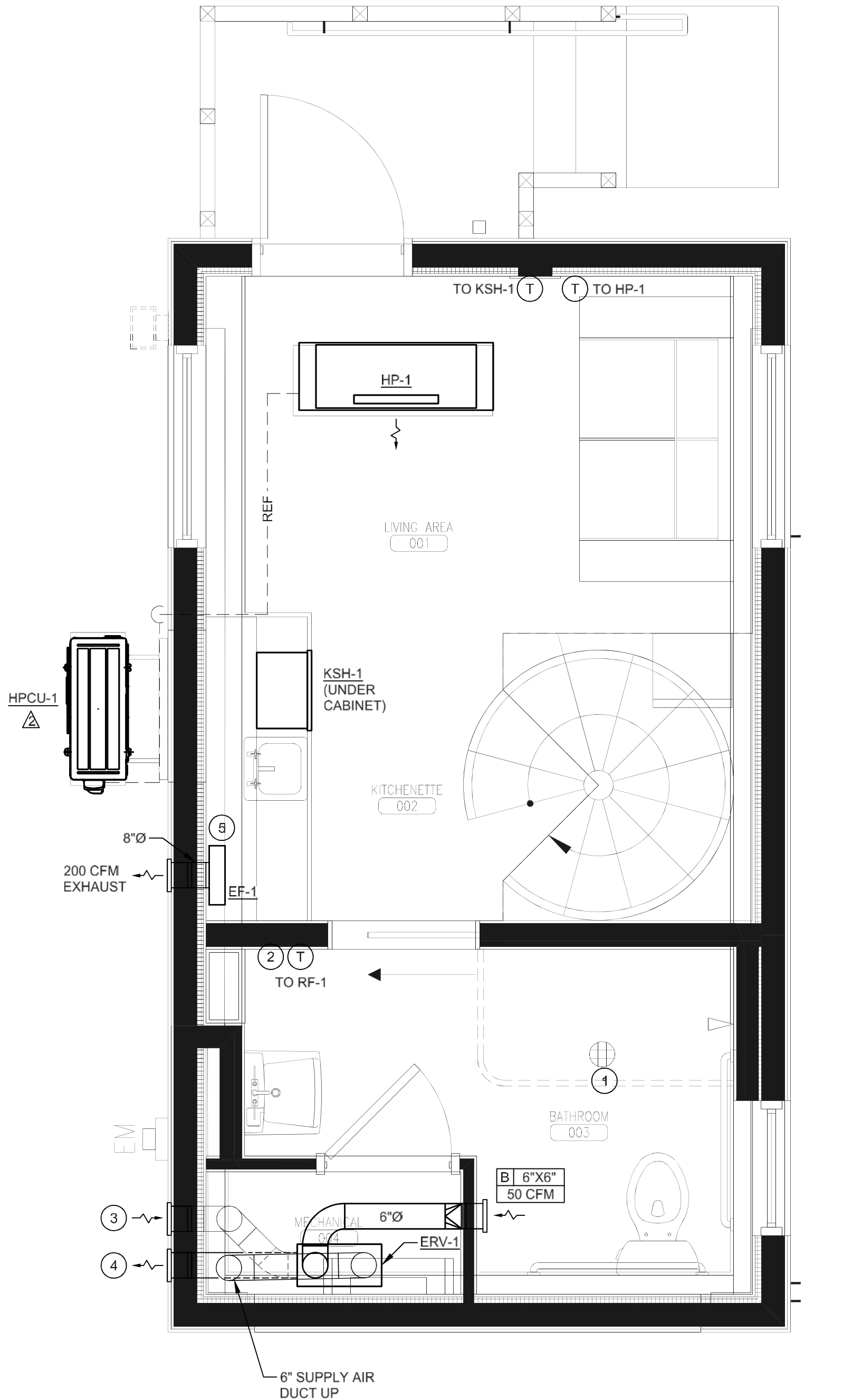
2. ALL DUCT DIMENSIONS INDICATED ON THE PLANS ARE INSIDE CLEAR DIMENSIONS.

3. ACCESS DOORS SHALL BE PROVIDED IN DUCTWORK WHEREVER CONTROLS, CONTROL DAMPERS, COILS, & INSTRUMENTS ARE INSTALLED.

4. SEAL ALL DUCTWORK TO SMACNA STANDARDS AND PER APPLICABLE CODE.

B. BALANCING REPORT FOR DUCTED AIR HANDLERS.

1. PROVIDE THIRD PARTY BALANCING REPORT BY A CERTIFIED BALANCING CONTRACTOR.



1 LOWER LEVEL FLOOR PLAN - MECHANICAL

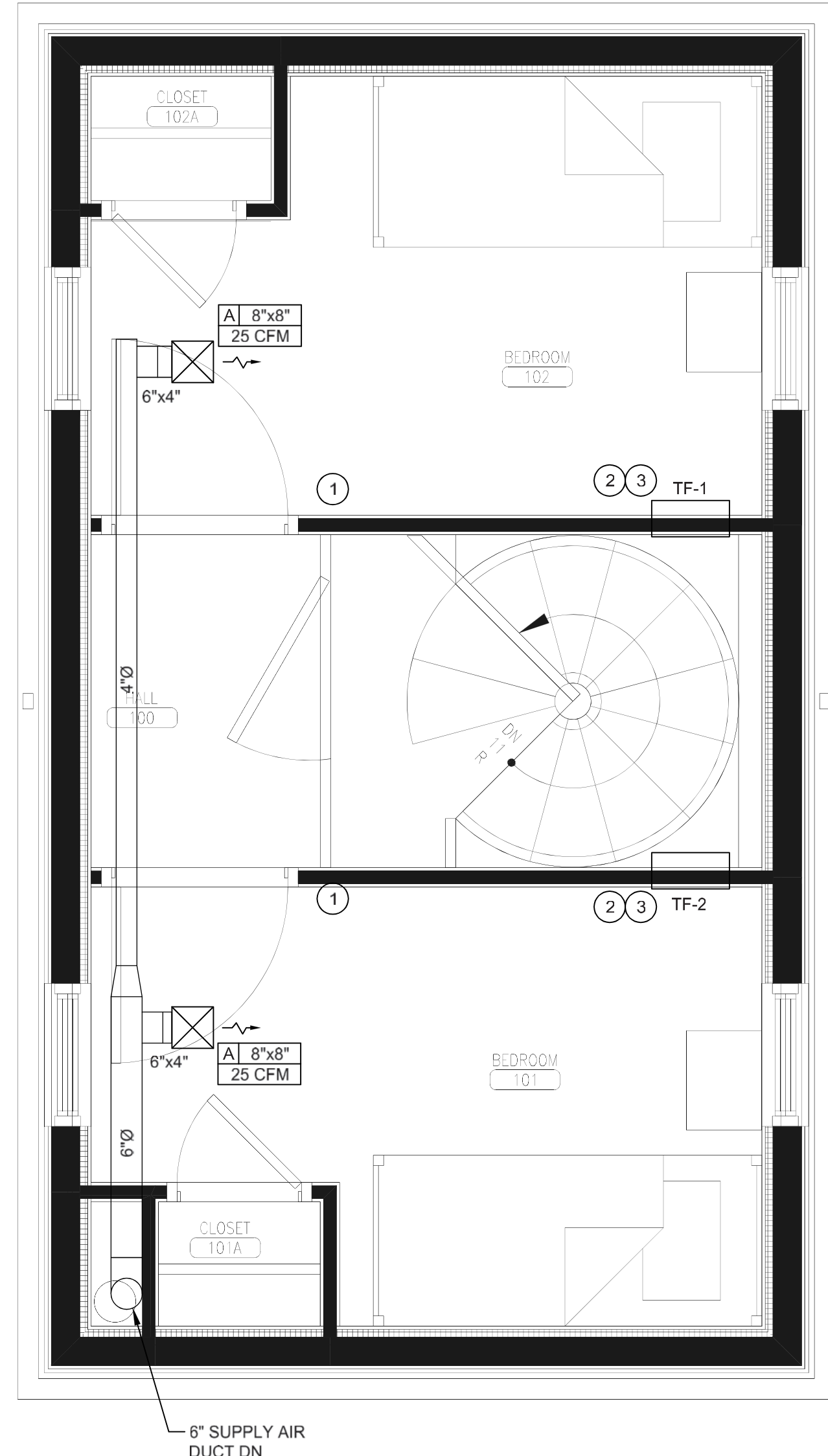
0 1' 2' 4' 6'

1/2" = 1'-0"

NORTH

NOTES :

- 1 RADIANT FLOOR HEAT RF-1 UNDER FLOOR, CONTROLLED BY WALL THERMOSTAT.
- 2 ERV SWITCH PBT TO BOOST EXHAUST AIR FLOW ON TIMER.
- 3 6"Ø O.A. PROVIDE WALL CAP AT HEIGHT 9'-0".
- 4 6"Ø E.A. PROVIDE WALL CAP AT HEIGHT 4'-0".
- 5 EXHAUST FAN EF-1 CONTROL SWITCH ON WALL.



2 UPPER LEVEL FLOOR PLAN - MECHANICAL

0 1' 2' 4' 6'

1/2" = 1'-0"

NORTH

NOTES :

- 1 WALL SWITCH TO CONTROL TRANSFER FANS.
- 2 MOUNT INTAKE GRILLE AND TRANSFER FAN HIGH ON THE BEDROOM WALL AND MOUNT DIFFUSER LOW NEAR STAIRS.
- 3 LINE ENTIRE WALL CAVITY WITH 1/2" JOHNS MANVILLE PERMACOTE LINACOUSTIC.



PLANNING & URBAN DEVELOPMENT
HISTORIC
PRESERVATION

CERTIFICATE OF APPROPRIATENESS

Project No:
HPAR-002615-2023

Public Hearing Date:
Not Applicable

Approved Drawings Date:
10/27/2023

Preservation Staff: Evan Schueckler

CLIENT INFORMATION

THROUGH THESE DOORS
PORTLAND, MAINE 04104

MECHANICAL ENGINEER



81 BRIDGE STREET
YARMOUTH, ME, 04096
TEL: 207.846.7726

SHEET INFORMATION

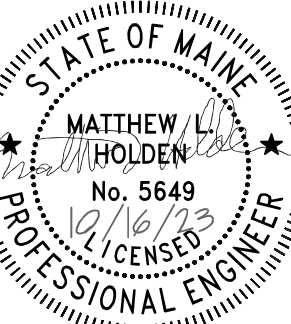
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SCALE: 1/2"=1'-0"
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CHECKED BY: MH

NEW DWELLING UNIT - MECHANICAL
PORTLAND, MAINE 04104

LOWER LEVEL AND UPPER LEVEL FLOOR PLAN

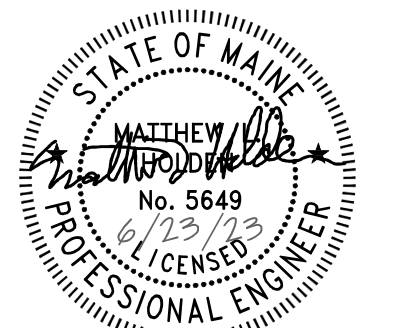
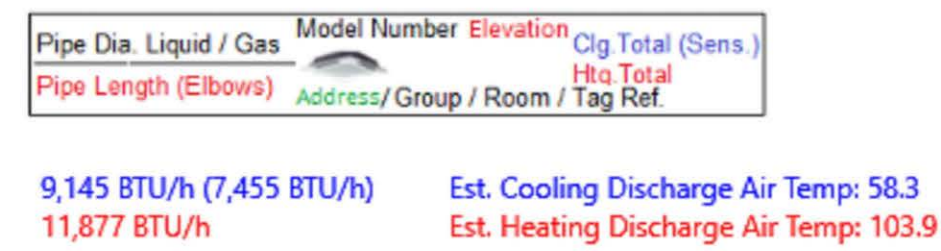
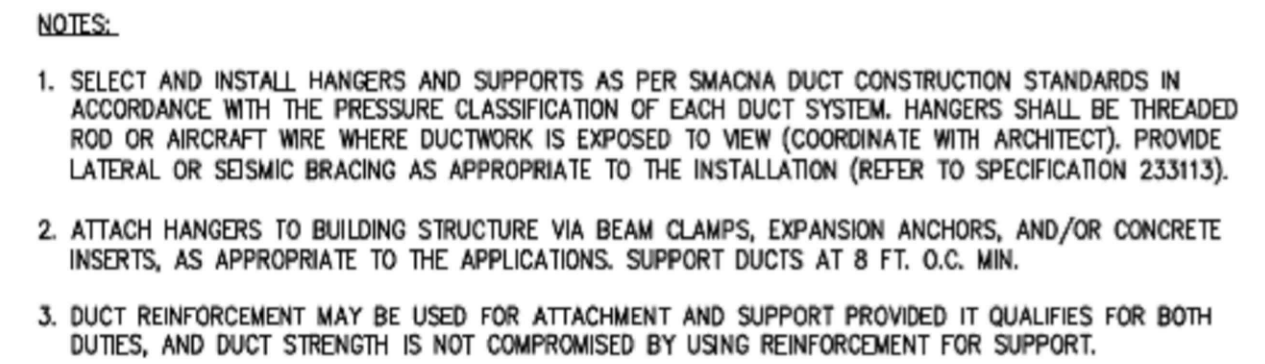
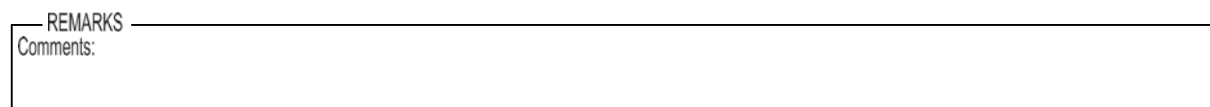
REVISION HISTORY		
REV.	ISSUE	DATE
A	SCHEMATIC DESIGN	05/08/23
B	ISSUED FOR PRICING	05/19/23
C	ISSUED FOR CONSTRUCTION	05/26/23
D	REVISED AND ISSUED FOR CONSTRUCTION	06/23/23
Δ	PERMITTING AMENDMENT	08/02/23
Δ	PERMITTING AMENDMENT	10/16/23

SEAL AND SIGNATURE



SHEET NUMBER

M1.10



GRILLE - REGISTER - DIFFUSER SCHEDULE					
S - SUPPLY			R - RETURN		
EQUIPMENT NO.	SIZE	TYPE	MANUFACTURER & MODEL	FINISH	OPTIONS-ACCESSORIES
A	AS INDICATED	S	GMC AIR - YKM	MILL	ALUMINUM OPPOSED -BLADE DAMPER
B	AS INDICATED	R	PRICE - 620	WHITE	ALUMINUM OPPOSED -BLADE DAMPER
NOTES: 1. PROVIDE NECK FOR DUCT CONNECTION. 2. BRANCH DUCT SIZE SHALL BE SAME AS NECK UNLESS OTHERWISE SHOWN ON FLOOR PLANS. 3. FRAME TYPE TO MATCH CONSTRUCTION OF INSTALLATION LOCATION. COORDINATE WITH ARCHITECTURAL PLANS. 4. GRILLES AND REGISTERS TO BE DOUBLE DEFLECTION WITH DAMPER.					

ELECTRIC KICKSPACE HEATER						
TAG	LOCATION	BTU/HR	ELECTRICAL			MANUFACTURER & MODEL
			AMP	WATTS	VOLT/PH	
KSH-1	KITCHEN	5120	12.5	1500	120/1	BROAN - 112
NOTES: 1. KICKSPACE HEATER TO BE CONTROLLED BY WALL MOUNT THERMOSTAT.						

ENERGY RECOVERY VENTILATOR													
TAG	TYPE	INTAKE AIR DATA			EXHAUST AIR DATA			ELECTRICAL DATA			GENERAL INFORMATION		
		AIR FLOW (CFM)	E.S.P. (IN W.G.)	MOTOR SIZE (WATT)	AIR FLOW (CFM)	T.S.P. (IN W.G.)	MOTOR SIZE (HP)	VOLT/PHASE/Hz	MCA (A)	MOCP (A)	DIMENSION (IN.)	WEIGHT (LBS)	MANUFACTURER & MODEL NUMBER
ERV-1	STATIC PLATE, HEAT AND HUMIDITY TRANSFER	50	1.2	53	50	1.2	53	120/1/60	10	10	31 1/4" L x 22 3/8" W x 14 3/8" H	35	RENEUAIRE - SL 75
NOTES : 1. REFER TO MANUFACTURERS DRAWINGS FOR ADDITIONAL INFORMATION. 2. ERV TO INCLUDE PUSH-BUTTON BOOST TIMER (PBT) CONTROLLER.													

SPLIT SYSTEM HEAT PUMP - INDOOR UNIT																			
TAG	MANUFACTURER	MODEL	FAN AIRFLOW (CFM)	COOLING CAPACITIES				HEATING CAPACITIES				ELECTRICAL				UNIT WEIGHTS (LBS)			
				CLG MBH	EAT(°F)		AMB.(°F)		HTG MBH	HSPF	EAT(°F)		AMB.(°F)		VOLTS		PH	HZ	MCA
					DB	WB	DB	WB			DB	WB	DB	WB					
HP-1	MITSUBISHI	MLZ-KP09NA	325	9	80.0	67.0	95	75	12	11	70	60	5	4	208	1	60	1.0	34
NOTES: 1. PROVIDE WIRELESS REMOTE CONTROLLER BY UNIT MANUFACTURER. 2. INDOOR UNIT POWERED BY OUTDOOR UNIT. INDOOR UNIT COMMUNICATES WITH OUTDOOR UNIT. 3. PROVIDE FACTORY INSTALLED CONDENSATE PUMP. 4. REFRIGERANT PIPE SIZING AND PIPE ACCESSORIES SHALL BE SIZED AND SELECTED BY EQUIPMENT MANUFACTURER PER ACTUAL JOB CONDITIONS.																			

SPLIT SYSTEM HEAT PUMP - OUTDOOR UNIT													
TAG	SERVICE	HEATING CAPACITY (BTU/HR)	C.O.P.	COOLING CAPACITY (BTU/HR)	EER	ELECTRICAL	REFRIG. PIPING		MINIMUM CIRCUIT AMPS	MAXIMUM FUSE SIZE	ACOUSTICS		MANUFACTURER & MODEL
						VOLT.-PH.-CY.	LIQUID	GAS			COOLING	HEATING	
HPCU-1	HP-1	12,000	1.67	9,000	12.50	208-1-60	¼"	¾"	14.0	24	54 dB	55 dB	MITSUBISHI - SUZ-KA09NAHZ
NOTES: 1. PROVIDE LOW AMBIENT WIND GUARD, 18 INCH STAND & FACTORY STARTUP. 2. INDOOR UNIT POWERED BY OUTDOOR UNIT. INDOOR UNIT COMMUNICATES WITH OUTDOOR UNIT. 3. REFRIGERANT PIPE SIZING AND PIPE ACCESSORIES SHALL BE SIZED AND SELECTED BY EQUIPMENT MANUFACTURER PER ACTUAL JOB CONDITIONS. 4. PROVIDE LIQUID LINE FILTER DRYER AND SIGHT GLASS. 5. PROVIDE DISCONNECT SWITCH.													

EXHAUST FAN							
TAG	SERVICE	LOCATION	CFM	MOTOR			MANUFACTURER & MODEL
				AMP	RPM	VOLT/PH	
EF-1	ON DEMAND EXHAUST	KITCHEN	200	1.8	2500	120/1	BROAN - 509
NOTES: 1. EXHAUST FAN TO BE CONTROLLED BY WALL SWITCH.							

TRANSFER FAN						
TAG	SERVICE	LOCATION	CFM	MOTOR		MANUFACTURER & MODEL
				WATT	VOLT/PH	
TF-1	TRANSFER	102 BEDROOM	60	20	120/1	AIRESHARE TRANSFER FANS - AS1
TF-2	TRANSFER	101 BEDROOM	60	20	120/1	AIRESHARE TRANSFER FANS - AS1
NOTES: 1. TRANSFER FANS TO BE CONTROLLED BY WALL SWITCHES. 2. AS1 INCLUDES FAN, INLET GRILLE, AND SUPPLY DIFFUSER.						

RADIANT FLOOR HEAT					
TAG	LOCATION	HEATING MAT (WATT / SQ.FT)	TEMPERATURE	POWER	MANUFACTURER & MODEL
				VOLT/PH	
RF-1	BATHROOM	15	68-86	120/1	WARMLY YOURS TEMPZONE
NOTES: 1. PROVIDE AND INSTALL NTRUST THERMOSTAT AND FLOOR SENSOR.					



PLANNING & URBAN DEVELOPMENT

HISTORIC PRESERVATION

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Preservation Staff: Evan Schueckler

CLIENT INFORMATION

THROUGH THESE DOORS
PORTLAND, MAINE 04104

MECHANICAL ENGINEER

SparhawkGroup

Engineered Building Performance

81 BRIDGE STREET
YARMOUTH, ME, 04096
TEL: 207.846.7726

SHEET INFORMATION

SIZE: ARCH D
SCALE: N.T.S.
DRAWN BY: BK
CHECKED BY: MH

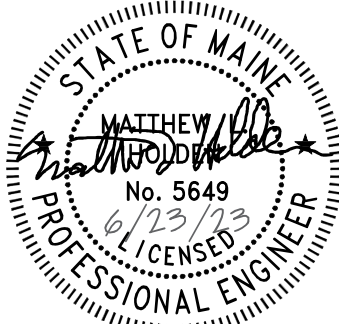
NEW DWELLING UNIT - MECHANICAL
PORTLAND, MAINE 04104

SCHEDULES

REVISION HISTORY

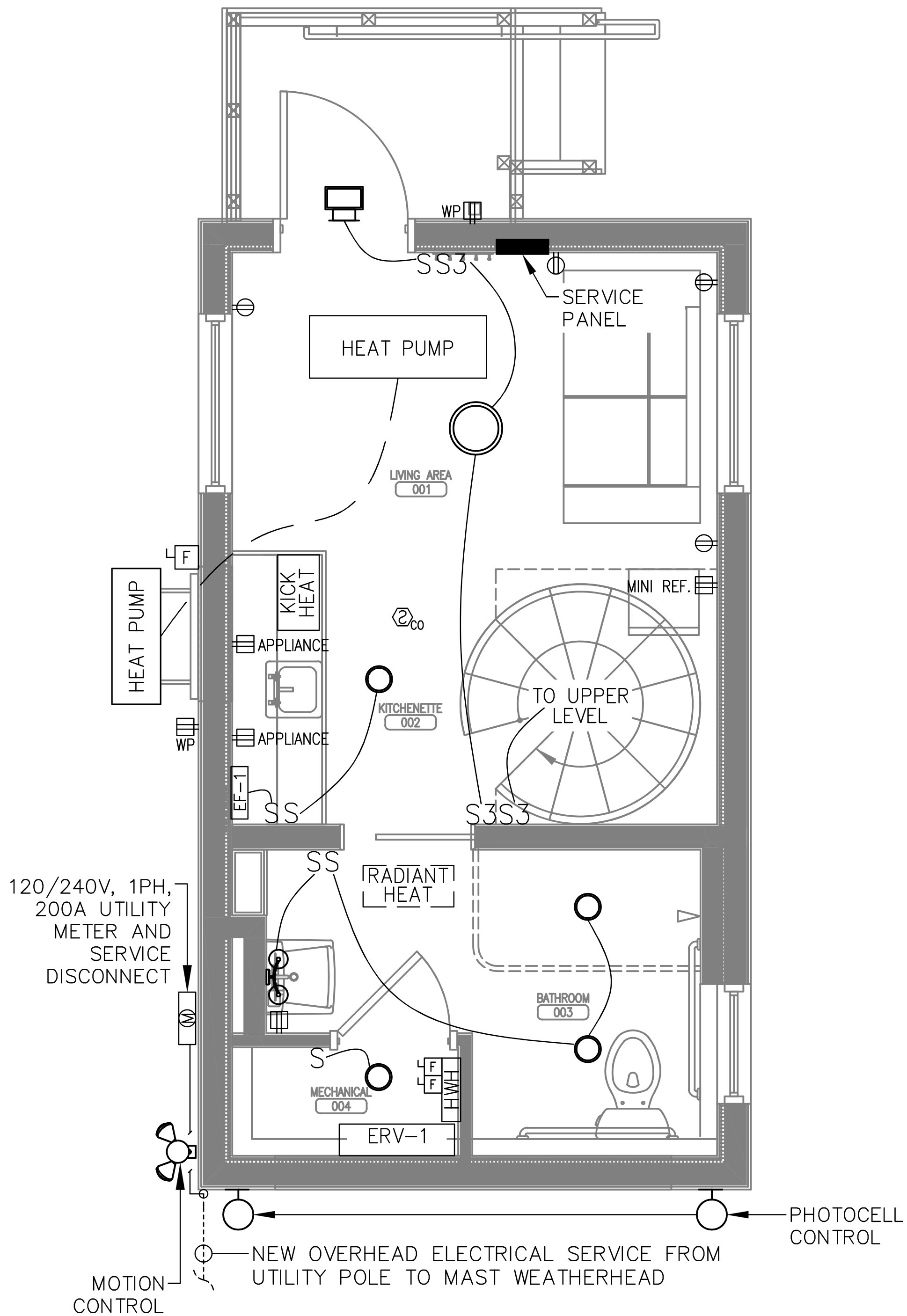
REV.	ISSUE	DATE
A	SCHEMATIC DESIGN	05/08/23
B	ISSUED FOR PRICING	05/19/23
C	ISSUED FOR CONSTRUCTION	05/26/23
D	REVISED AND ISSUED FOR CONSTRUCTION	06/23/23

SEAL AND SIGNATURE

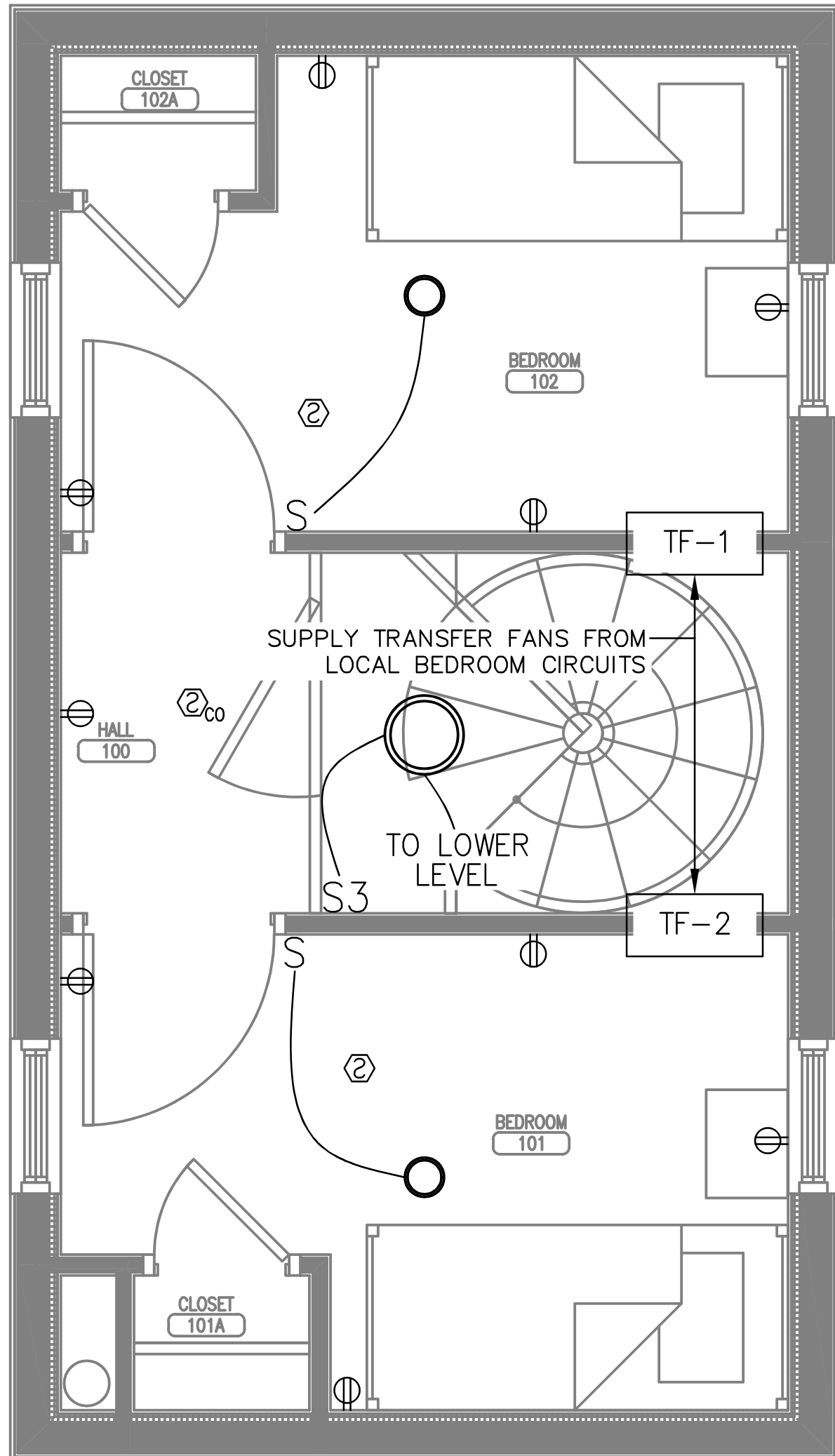


SHEET NUMBER

M3.10



LOWER LEVEL ELECTRICAL FLOOR PLAN
SCALE: 1/2" = 1'-0"



UPPER LEVEL ELECTRICAL FLOOR PLAN
SCALE: 1/2" = 1'-0"

- NOTES
- ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH NFPA 70 – NATIONAL ELECTRICAL CODE (NEC) AND NFPA 72 – NATIONAL FIRE ALARM AND SIGNALING CODE (LATEST EDITIONS ADOPTED BY AUTHORITY HAVING JURISDICTION AT PERMIT SUBMISSION/ISSUANCE).
 - COORDINATE NEW ELECTRICAL SERVICE WITH LOCAL UTILITY (CENTRAL MAINE POWER, CMP). CMP NOTIFICATION #10300980995.
 - SEE ARCHITECTURAL FOR DEMOLITION SCOPE OF EXISTING STRUCTURE AND LIGHTING BASIS-OF-DESIGN.

- SYMBOL LEGEND
- ⊕ 120V/20A DUPLEX RECEPTACLE, TAMPER-RESISTANT
 - ⊕ WP 120V/20A DUPLEX GFCI RECEPTACLE; WP – WEATHERPROOF COVER
 - ⊕ F DISCONNECT SWITCH, NEMA 3R RATED FOR EXTERIOR LOCATIONS
 - S 120V/20A LIGHTING TOGGLE SWITCH; 3 – 3-WAY SWITCH
 - ⊕ co SMOKE DETECTOR; CO – COMBINATION SMOKE/CO DETECTOR

LIGHTING – SEE ARCHITECTURAL FOR BASIS-OF-DESIGN SPECIFICATIONS

PLANNING & URBAN DEVELOPMENT
HISTORIC
PRESERVATION

CERTIFICATE OF APPROPRIATENESS
Project No: HPAR-002615-2023
Public Hearing Date: Not Applicable
Approved Drawings Date: 10/27/2023
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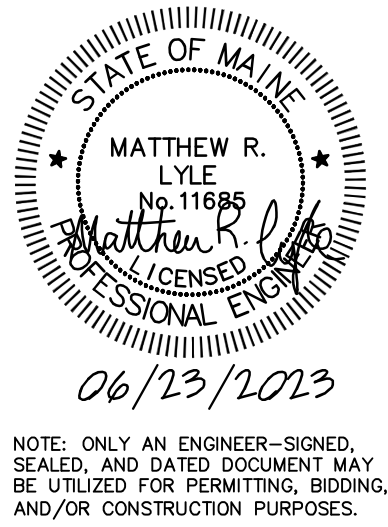
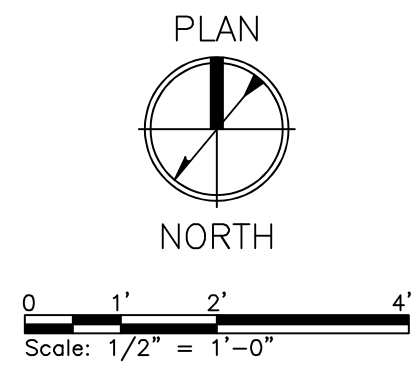
PANELBOARD NO:	SERVICE PANEL	SC RATING:	22KAIC		
PANELBOARD TYPE:	RESIDENTIAL BRANCH CIRCUIT	MOUNTING:	RECESSED	200	AMP MAIN BREAKER
PANEL LOCATION:	LIVING AREA	VOLTAGE:	240/120V, 1PH, 3W	200	AMP BUS
SUPPLIED FROM:	UTILITY METER	ENCLOSURE:	NEMA 1		

CKT NO.	TRIP AMPS	NO. POLES	LOAD	LOAD VA	φ	LOAD VA	LOAD	NO. POLES	TRIP AMPS	CKT NO.
1	20	1	SURGE PROTECTION DEVICE (CONFIRM REQUIREMENTS)	100	A	6000	WATER HEATER - 1 (SEE NOTE #2 BELOW)	2	50	2
3				100	B	6000				4
5	20	1	LIGHTING & SMOKE DETECTORS	400	A	6000	WATER HEATER - 2 (SEE NOTE #2 BELOW)	2	50	6
7	20	1	RECEPTACLES - EXTERIOR	360	B	6000				8
9	20	1	RECEPTACLE - APPLIANCE CIRCUIT #1	1500	A	1500	BATHROOM RADIANT FLOOR HEAT (SEE NOTE #2 BELOW)	1	20	10
11	20	1	RECEPTACLE - APPLIANCE CIRCUIT #2	1500	B	1500	KITCHENETTE KICKSPACE HEATER (SEE NOTE #2 BELOW)	1	20	12
13	20	1	RECEPTACLES - LOWER LEVEL	900	A		SPARE	1	20	14
15	20	1	RECEPTACLES - BEDROOM #1	720	B		SPARE	1	20	16
17	20	1	RECEPTACLES - BEDROOM #2 & HALL	900	A	1680	HEAT PUMP (SEE NOTE #2 BELOW)	2	15	18
19	20	1	RECEPTACLE - BATHROOM & ERV	400	B	1680				20

PHASE A CONNECTED LOAD = 18980.0 VA
PHASE B CONNECTED LOAD = 18260.0 VA
TOTAL CONNECTED LOAD = 37240.0 VA
TOTAL CONNECTED AMPS = 155.2 A

NOTES
1 PROVIDE GFCI AND AFCI BREAKERS THROUGHOUT, AS REQUIRED BY NEC.
2 PROVIDE HACR-RATED BREAKER.

PANEL SCHEDULE
SCALE: NONE

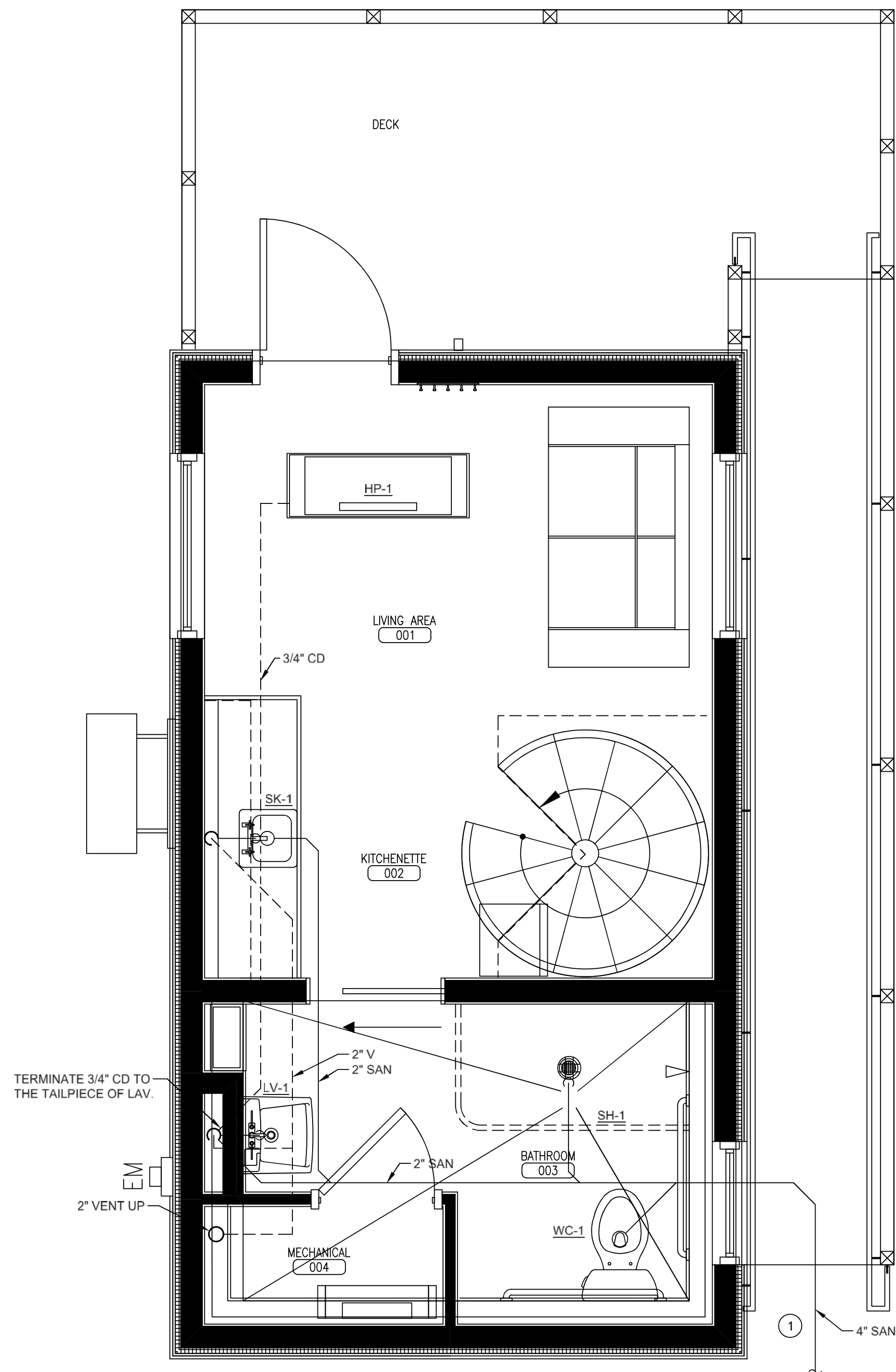


			MEGA CLIENT: WRIGHT-RYAN CONSTRUCTION 10 DANFORTH STREET PORTLAND, ME 04101
2	PERMITTING AMENDMENT	10/11/2023	TTD - TINY HOUSE PORTLAND, ME
0	ISSUED FOR CONSTRUCTION	06/23/2023	
REV.	SUBMISSION	DATE	ELECTRICAL PLANS & SCHEDULE
 MEGA ENGINEERING PORTLAND, ME 207.749.4514 MATT@MEGAENGINEERINGME.COM			MEGA PROJECT NO. 2023-006 DRAWING NO. E-101
			SHEET # OF 1 1

PLUMBING - LEGEND		GENERAL NOTES - PLUMBING		PLUMBING SPECIFICATIONS		CLIENT INFORMATION	
	DOMESTIC COLD WATER PIPING	1. FURNISH ALL LABOR, MATERIAL, AND EQUIPMENT REQUIRED FOR THE COMPLETION AND OPERATION OF ALL SYSTEMS IN THIS SECTION OF WORK IN ACCORDANCE WITH ALL APPLICABLE CODES.	20. PROVIDE ACCESS DOORS FOR ALL VALVES AND DEVICES REQUIRING ACCESS WHEN LOCATED IN WALLS OR ABOVE INACCESSIBLE CEILING CONSTRUCTION.	SECTION 220000: PLUMBING A. SCOPE OF WORK	c. CONDENSATE PIPING SHALL BE TYPE 'L' DRAWN COPPER TUBE WITH 95-5 TIN-ANTIMONY SOLDERED JOINTS AND WROUGHT COPPER FITTINGS WITH DIELECTRIC SEPARATION BETWEEN DISSIMILAR METALS.	13. FLASHING SHALL BE SEALED WATERTIGHT AND PERFORMED IN ACCORDANCE TO THE LANDLORD'S CRITERIA. USE A LANDLORD APPROVED ROOFING CONTRACTOR, WHERE APPLICABLE.	THROUGH THESE DOORS PORTLAND, MAINE 04104
	DOMESTIC HOT WATER PIPING	2. ALL PLUMBING FIXTURES AND PLUMBING SYSTEM EQUIPMENT SHALL BE PROVIDED COMPLETE SYSTEM WITH ALL ACCESSORIES, HANGERS, VALVES, STOPS, TAILPIECES, TRAPS, FAUCETS, STRAINERS, ETC. SEE FIXTURES SCHEDULE.	21. PROVIDE DEEP SEAL TRAPS FOR ALL FLOOR DRAINS.	1. THIS CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT, SERVICES, TOOLS, TRANSPORTATION AND FACILITIES NECESSARY FOR, REASONABLY IMPLIED AND INCIDENTAL TO, THE FURNISHING, INSTALLATION, COMPLETION AND TESTING OF ALL WORK FOR THE PLUMBING SYSTEMS AS SHOWN ON THE DRAWINGS, CALLED FOR IN THE SPECIFICATIONS, AND AS REQUIRED BY JOB CONDITIONS, TO INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:			MECHANICAL ENGINEER
	VENT PIPING	3. FURNISH AND INSTALL COMPLETE SYSTEMS OF SOIL, WASTE, VENT, HOT AND COLD WATER PIPING FROM ALL PLUMBING FIXTURES, AND/OR OTHER EQUIPMENT.	22. WHERE EARTHQUAKE LOADS ARE APPLICABLE IN ACCORDANCE WITH THE UNIFORM PLUMBING CODE, PIPING AND EQUIPMENT SUPPORTS SHALL BE DESIGNED AND INSTALLED FOR THE SEISMIC FORCES IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE.	a. COMPLETE SANITARY PIPING SYSTEMS OF WASTE, DRAINS, AND VENTS.			SparhawkGroup Engineered Building Performance
	WASTE (SANITARY SEWER)	4. CLEAN-OUT PLUGS SHALL BE INSTALLED IN ACCORDANCE WITH PLUMBING CODE REQUIREMENTS. PROVIDE CLEANOUTS AT THE BASE OF ALL WASTE STACKS, AT EVERY FOUR 45 DEGREE TURNS, AND AT EVERY 100 FEET. CLEANOUTS SHALL BE PLACED IN READILY ACCESSIBLE LOCATIONS.	23. PROVIDE A U.L. LISTED ASSEMBLY FOR ALL PENETRATIONS THRU FIRE RATED WALLS AND FLOORS.	b. COMPLETE COLD AND HOT WATER PIPING SYSTEMS, APPURTENANCES AND INSULATION.			81 BRIDGE STREET YARMOUTH, ME, 04096 TEL: 207.846.7726
	FULL PORT VALVE	5. ALL SOIL, WASTE, AND VENT LINES SHALL BE CONCEALED IN THE BUILDING CONSTRUCTION.	24. PROVIDE PRESSURE REDUCING VALVE IF PRESSURE EXCEEDS 80 PSI.	c. FIXTURES AND EQUIPMENT AS SCHEDULED.			SHEET INFORMATION
	BALANCING VALVE (BV)	6. COPPER PIPNG SHALL BE PROTECTED AGAINST CONTACT WITH MASONRY OR DISSIMILAR METALS. ALL HANGERS, SUPPORTS, ANCHORS, AND CLIPS SHALL BE COPPER OR COPPER PLATED, WHERE COPPER PIPING IS CARRIED ON IRON TRAPEZE HANGERS WITH OTHER PIPING, SATISFACTORY AND PERMANENT ELECTROLYTIC ISOLATION MATERIAL SHALL PROTECT THE COPPER AGAINST CONTACT WITH OTHER METALS.	25. NO INSULATION PERMITTED ON BACKFLOW PREVENTOR ASSEMBLY.	d. COMPLETE NATURAL GAS OR PROPANE PIPING SYSTEMS (AS APPLICABLE, REFER TO PLANS).			SIZE: ARCH D SCALE: N.T.S. DRAWN BY: BK CHECKED BY: MH
	CHECK VALVE	7. WHERE COPPER PIPING IS SLEEVED THROUGH MASONRY, SLEEVES SHALL BE COPPER OR RED BRASS, WHERE COPPER MUST BE CONCEALED IN A MASONRY PARTITION OR AGAINST MASONRY, CONTACT SHALL BE PREVENTED BY COATING THE COPPER HEAVILY WITH ASPHALTIC ENAMEL AND PROVIDING 15# ASPHALT SATURATED FELT BETWEEN THE PIPE AND MASONRY.		e. CONDENSATE PIPING SYSTEMS (AS APPLICABLE, REFER TO PLANS).			
	FIRE SPRINKLER RISER	8. THE PLUMBING CONTRACTOR SHALL COORDINATE CLOSELY WITH THE MECHANICAL AND THE ELECTRICAL CONTRACTORS TO AVOID CONFLICT WITH OTHER TRADES.		f. TESTS AND ADJUSTMENTS.			
	WASTE RISER DESIGNATION	9. CEILING AREA HAS LIMITED SPACE. CONTRACTOR MUST COORDINATE WITH OTHER TRADES FOR ALL STRUCTURES, PIPING, CONDUIIT, DUCTWORK, LIGHTING, ETC. TO PROPERLY BE INSTALLED.		g. SUBMIT A COMPLETE SET OF REPRODUCIBLE AS-BUILTS.			
	WATER RISER DESIGNATION	10. ALL PIPE INSULATION SHALL RUN CONTINUOUSLY THROUGH FLOORS, WALLS, AND PARTITIONS.		2. BEFORE STARTING WORK, THIS CONTRACTOR SHALL EXAMINE THE ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL PLANS AND SPECIFICATIONS TO SEQUENCE, COORDINATE, AND INTEGRATE THE VARIOUS ELEMENTS OF THE PLUMBING SYSTEM, MATERIALS, AND EQUIPMENT WITH OTHER CONTRACTORS TO AVOID INTERFERENCES AND CNFRONTATIONS.			
	POINT OF CONNECTION NEW TO EXISTING	11. PROVIDE DRAIN VALVES IN THE HOT AND COLD WATER SYSTEM AT ALL LOW POINTS TO ALLOW FOR COMPLETE DRAINAGE.		3. ALL EXISTING WASTE LINES NEW OR OLD MUST UNDERGO A SEWER INTERIOR INSPECTION USING COLOR CLOSE CIRCUIT TELEVISION (CCTV) CAMERA A MINIMUM OF 30 PAST LEASE LINE IN ALL DIRECTIONS, DOCUMENT INSPECTION ON DVD WITH AUDIO LOCATION AND DATE INFORMATION, DVD TITLE INFORMATION AND CONTINUOUS TAPE COUNTER. PROVIDE HAR COPY OF ALL INSPECTION LOGS. DO NOT COMMENCE WORK OF SANITARY TIE IN PRIOR TO APPROVAL OF INSPECTION LOGS BY LSD&C PROJECT MANAGER. ANY BLOCKAGE WITHIN 30' PERIMETER MUST BE CLEARED. CAMERA LENS MUST PROVIDE NOT LESS THAN 140 DEGREE VIEWING ANGLE WITH AUTOMATIC OR REMOTE FOCUS AND IRIS CONTROLS. POINTS OF INTEREST MAY INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING: DEFECTS, CRACKS, VOIDS, CONNECTIONS, ENC crustations, MINERAL DEPOSITS, DEPOSIT'S, DEBRIS, SEDIMENT, AND ANY LOCATION DETERMINED NOT TO BE CLEAN OR PART OF AN IMPROPER LINER INSTALLATION, AND ANY DEFECTS IN LINER THAT INCLUDE BUT ARE NOT LIMITED TO BUMPS, FOLDS, TEARS, DIMPLES.			
	POINT OF REMOVAL FOR DEMOLITION	12. VACUUM BREAKERS SHALL BE PROVIDED FOR ALL FIXTURES TO WHICH HOSES MAY BE ATTACHED. VACUUM BREAKERS SHALL BE PERMANENTLY ATTACHED.		4. RELOCATION OF EXISTING WATER, GAS, WASTE, VENT, OR DRAINAGE LINES TO FACILITATE STORE DESIGN CRITERIA MUST BE INCLUDED IN BID PROPOSAL.			
	HOSE BIB/WALL HYDRANT	13. WASTE AND VENT PIPING SHALL BE AS FOLLOWS: BELOW SLAB: PVC PIPE, PVC SOCKET FITTINGS, AND SOLVENT-CEMENTED FITTINGS, HUB & SPIGOT CAST-IRON SOIL PIPE; HUB & SPIGOT CAST-IRON SOIL PIPE FITTINGS.		B. EQUIPMENT AND INSTALLATION			
	PRESSURE REDUCING VALVE	14. STORM PIPING SHALL BE AS FOLLOW: BELOW SLAB: PVC PIPE, PVC SOCKET FITTINGS, AND SOLVENT-CEMENTED FITTINGS ABOVE GROUND: SERVICE WEIGHT NO-HUB CAST IRON PIPING/ INSULATION IS REQUIRED ON ALL ROOF DRAIN BODIES AND HORIZONTAL RUNS (ABOVE SLAB) ½” THICK RIGID MOLDED FIBERGLASS WITH FITTINGS INSERTS, PVC COVERS, AND VAPOR BARRIER JACKET.		1. REFER TO PLANS FOR SCHEDULES OF EQUIPMENT AND FIXTURES. AMERICAN STANDARD AND CRANE MAY BE CONSIDERED WITH APPROVAL FROM LSD&C PROJECT MANAGER.			
	SHUT OFF VALVE	15. DOMESTIC WATER PIPING ABOVE SLAB SHALL BE TYPE 'L' COPPER. DOMESTIC WATER PIPING BELOW SLAB SHALL BE TYPE 'K' COPPER. INSULATION IS REQUIRED ON ALL WATER SUPPLY PIPING ABOVE FINISHED FLOOR IN ACCORDANCE WITH STATE PLUMBING CODE OR PER LOCAL JURISDICTION. CPVC OR FLOWGUARD SHALL BE USED AS ALTERNATE MATERIAL.		2. SANITARY PIPING			
	DIRECTION OF FLOW	16. INVERT ELEVATIONS SHALL BE ESTABLISHED AND VERIFIED BEFORE WASTE PIPING IS INSTALLED SO THAT PROPER SLOPES WILL MAINTAINED.		a. PROVIDE ALL SANITARY WASTE, SEWERS, AND VENTS WITHIN THE PROJECT SPACE WITH CONNECTION TO THE EXISTING DRAINAGE SYSTEMS ON-SITE. SANITARY WASTE AND VENT PIPING ABOVE FLOOR SHALL BE HUBLESS CAST-IRON PIPE, FITTINGS AND CONNECTIONS. SANITARY WASTE AND VENT PIPING BELOW GRADE SHALL BE SCHEDULE 40 PVC PLASTIC PIPE WITH SOLVENT WELD FITTINGS, OR SERVICE-WEIGHT CAST-IRON WITH NEOPRENE GASKET JOINT SYSTEM. NO PVC PLASTIC PIPING ALLOWED WITHIN CEILING VOIDS USED FOR NON-DUCTED RETURN AIR PLENUM OR IN WALLS, EXCEPT IN CANADA WHERE XFR-PVC MAY BE USED IF PERMITTED BY THE AUTHORITY HAVING JURISDICTION. ALL DRAINAGE PIPING SHALL BE UNIFORMLY PITCHED, 1/4" PER FOOT FOR PIPE SIZES 3" AND SMALLER, 1/8" PER FOOT FOR PIPE SIZES 4" AND LARGER, UNLESS OTHERWISE REQUIRED BY EXISTING CONDITIONS, OR INDICATED ON THE DRAWINGS.			
	REDUCER OR INCREASER	17. ALL PLUMBING CONTRACTOR SHALL PROVIDE WATER HAMMER PROTECTION ON ALL WATER DISTRIBUTION PIPING. INSTALLATION OF AIR CHAMBERS OR SHOCK ARRESTORS SHALL BE IN ACCORDANCE WITH PDI-WH20I. SEE SHOCK ARRESTOR SCHEDULE (IF PROVIDE).		b. INSULATE ALL HORIZONTAL RUNS OF PIPING LOCATED IN CEILING SPACES, WHEN APPLICABLE. INSULATION TO BE AS SPECIFIED FOR WATER PIPING.			
	TOP CONNECTION, 45 OR 90 DEGREES	18. PROVIDE FULL PORT VALVES IN ALL BRANCH LINES OF THE HOT AND COLD WATER DISTRIBUTION SYSTEM ON 3/4" AND LARGER CW & HW AND AS SHOWN ON PLANS, RISERS, AND SCHEMATIC DETAILS.					
	BOTTOM CONNECTION, 45 OR 90 DEGREES	19. REFER TO ARCHITECTURAL DRAWINGS FOR MOUNTING HEIGHTS OF PLUMBING FIXTURES.					
	SIDE CONNECTION						
	CAPPED OUTLET						
	DROP IN PIPING						
	RISE IN PIPING						
	UNION						
	SOLENOID VALVE						
	WATER FLOW MEASURING DEVICE						
	PRESSURE GAUGE						
	VALVE IN RISER						
		APPLICABLE CODES		PLUMBING - ABBREVIATIONS		DRAWING INDEX - PLUMBING	
		PERFORM WORK IN ACCORDANCE WITH THE FOLLOWING CODES AND ANY APPLICABLE STATUTES, ORDINANCES, CODES, AND REGULATIONS OF GOVERNMENTAL AUTHORITIES HAVING JURISDICTION.	AAV	AIR ADMITTANCE VALVE	G.C.	GENERAL CONTRACTOR	SHEET NO.
		MAINE UNIFORM BUILDING AND ENERGY CODE	ABV	ABOVE	GAL	GALLONS	P0.10
		a. 2015 INTERNATIONAL RESIDENTIAL CODE	AFF	ABOVE FINISHED FLOOR	GPM	GALLONS PER MINUTE	P1.10
		b. 2015 INTERNATIONAL BUILDING CODE	A/E	ARCHITECT/ENGINEER	HB	HOSE BBB	P2.10
		c. 2015 INTERNATIONAL ENERGY CONSERVATION CODE	ACW	AUTOMATIC CLOTHES WASHER	HR	HOSE	P3.10
		d. 2015 INTERNATIONAL MECHANICAL CODE	ADA	AMERICANS WITH DISABILITIES ACT	HW	HOT WATER	SCHEDULES AND DETAILS
		e. MAINE STATE INTERNAL PLUMBING CODE	ASME	AMERICAN SOCIETY OF MECHANICAL ENGINEERS	MX	MIXING VALVE	
			AST	AUTOMATIC SPRAY TAN UNIT	MAX	MAXIMUM	
			ASTM	AMERICAN SOCIETY FOR TESTING & MATERIALS	MIN	MINIMUM	
			BHP	BRAKE HORSEPOWER	M.C.	MECHANICAL SUB-CONTRACTOR	
			BTU	BRITISH THERMAL UNIT	NFPA	NATIONAL FIRE PROTECTION ASSOCIATION	
			C/I	CONTRACTOR INSTALLED	NTS	NOT TO SCALE	
			CD	CONDENSATE	PD	PUMP DISCHARGE	
			CONN	CONNECTION	PDI	PLUMBING DRAINAGE INSTITUTE	
			CONT	CONTINUOUS	PSIG	POUNDS PER SQUARE INCH	
			CV	CHECK VALVE	P.C.	PLUMBING SUB-CONTRACTOR	
			CW	COLD WATER	RM	ROOM	
			DFU	DRAINAGE FIXTURE UNIT	SPC	STANDARD PLUMBING CODE	
			DIA	DIAMETER	T & P	TEMPERATURE & PRESSURE	
			DN	DOWN	TPV	TRAP PRIMER VALVE	
			DWG	DRAWING	TYP	TYPICAL	
			ECO	EXTERIOR CLEAN OUT	U/G	UNDERGROUND	
			E.C.	ELECTRICAL SUB-CONTRACTOR	V	VENT	
			F	DEGREES FAHRENHEIT	W	WASTE	
			FBC	FLORIDA BUILDING CODE	W/	WITH	
			FCO	FLOOR CLEAN OUT	WCO	WALL CLEAN OUT	
			FD	FLOOR DRAIN	WFU	WATER FIXTURE UNITS	
			FR	FROM	TW	TEMPERED WATER	

KEY NOTES

- 1 NEW SEWER LINES TO BE A MINIMUM 10' AWAY FROM NEW WATER LINES.

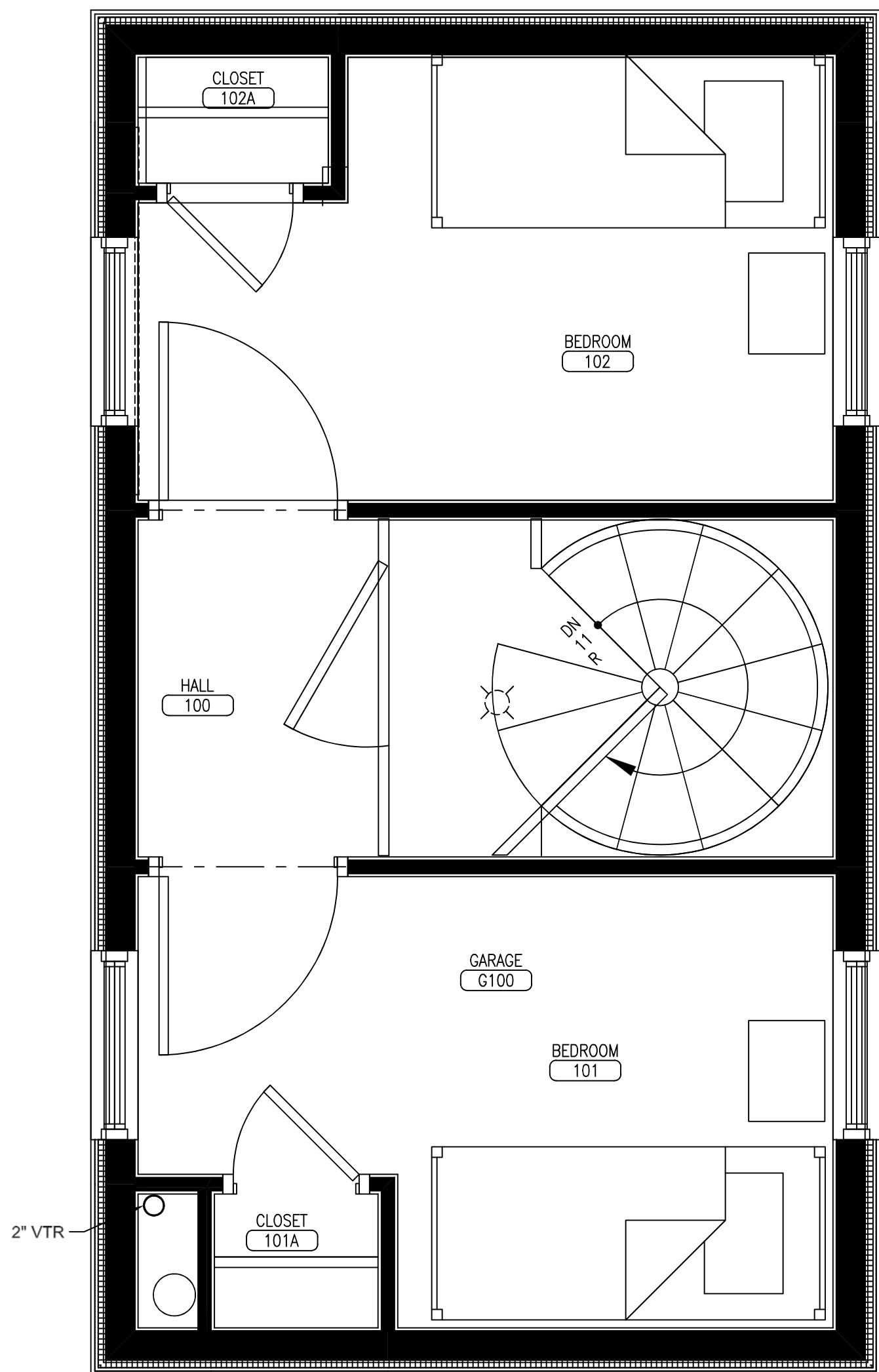


1 LOWER LEVEL FLOOR PLAN - SAN & VENT

0 1' 2' 4' 6'

1/2" = 1'-0"

NORTH



2 UPPER LEVEL FLOOR PLAN - SAN & VENT

0 1' 2' 4' 6'

1/2" = 1'-0"

NORTH



PLANNING & URBAN DEVELOPMENT
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SparhawkGroup
Engineered Building Performance

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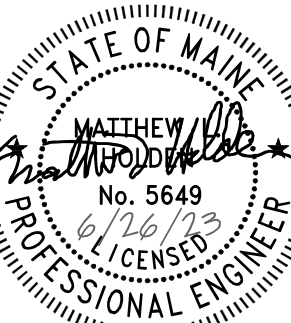
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LOWER LEVEL AND UPPER LEVEL FLOOR PLAN - SAN & VENT

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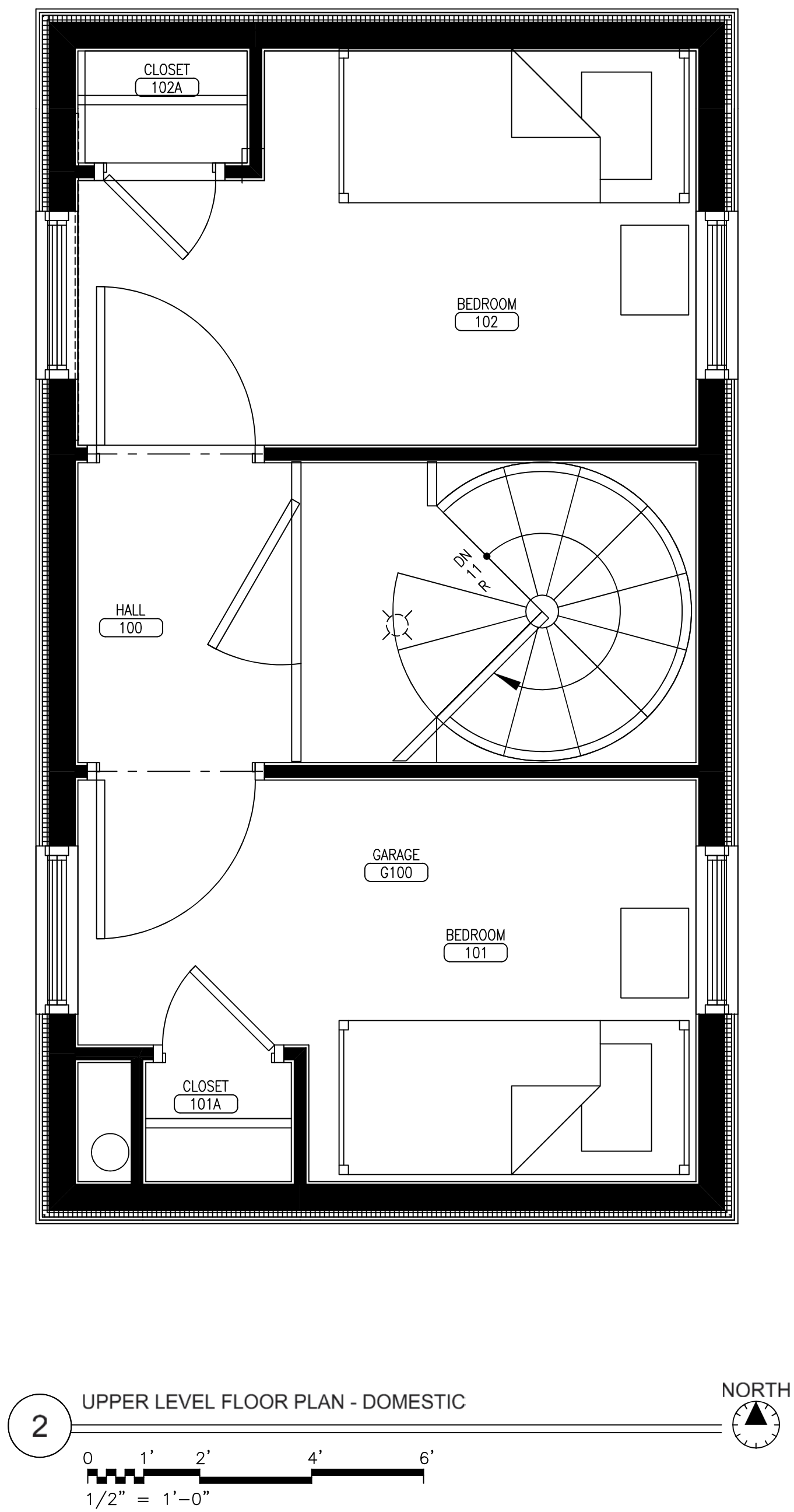
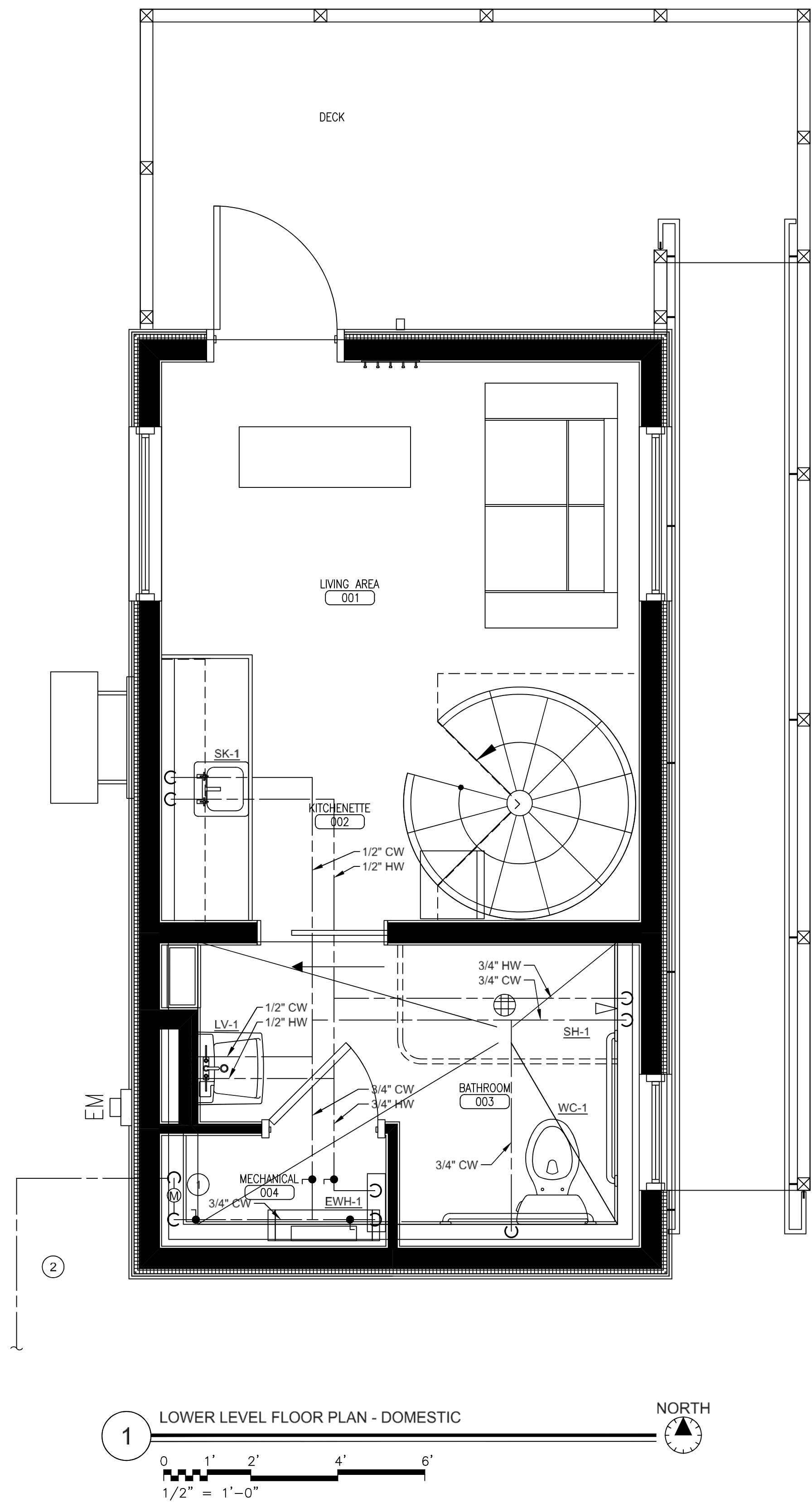
SHEET NUMBER

P1.10

- KEY NOTES
- 1

NEW WATER ENTRANCE AND METER TO BE LOCATED.
- 2

NEW WATER LINES TO BE A MINIMUM 10' AWAY FROM NEW SEWER LINES.





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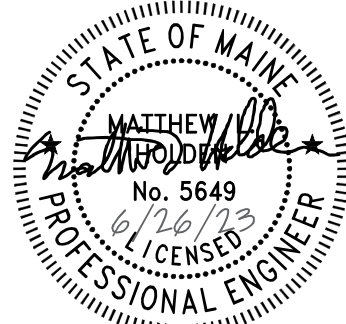
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LOWER LEVEL AND UPPER LEVEL FLOOR PLAN - DOMESTIC

REVISION HISTORY

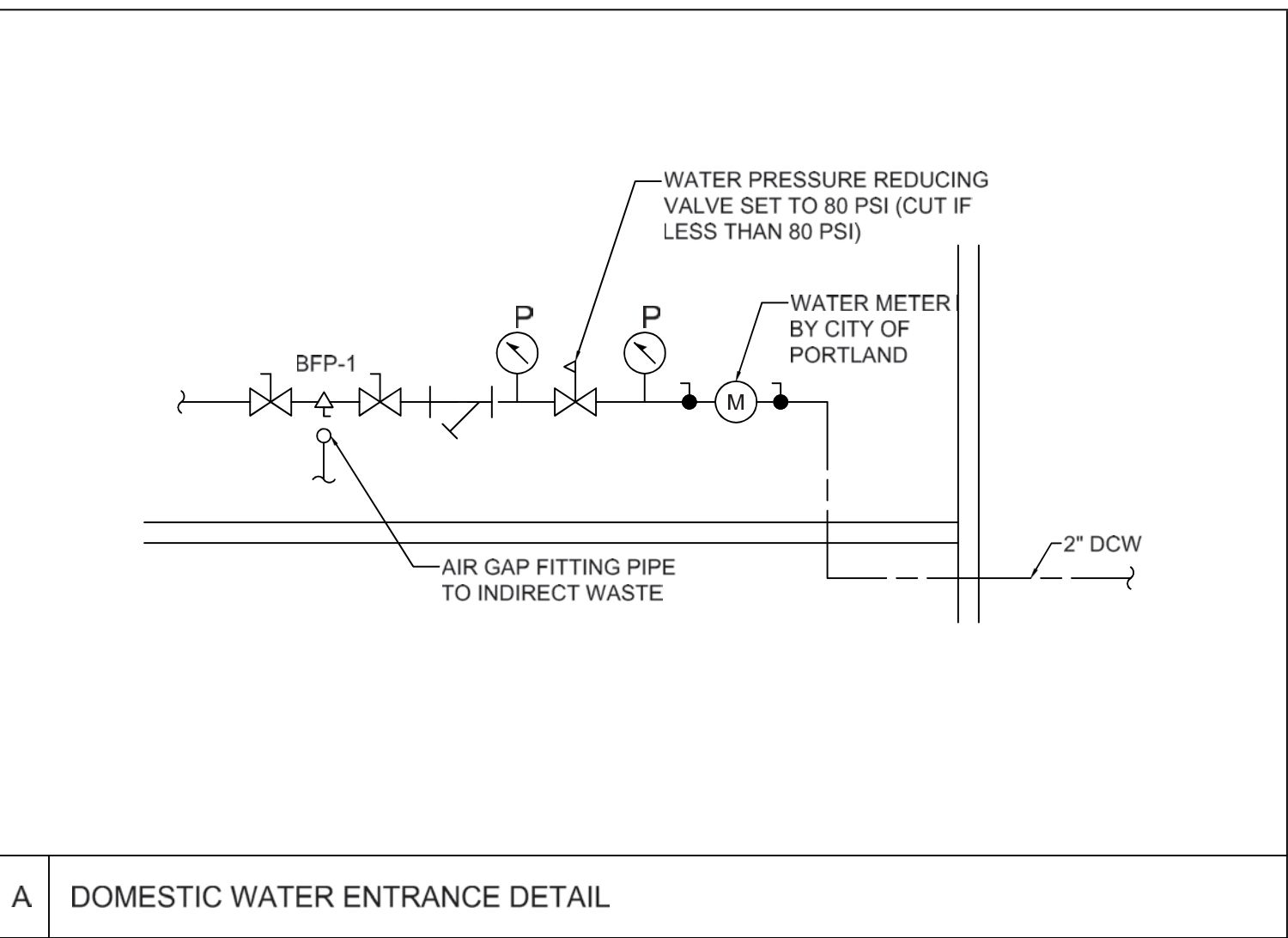
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ELECTRIC WATER HEATER										
TAG	QTY.	TYPE	MANUFACTURER	MODEL NO	MAXIMUM WATER TEMPERATURE INCREASE (AT 3.0 GPM)	MINIMUM WATER FLOW TO ACTIVATE UNIT (GPM)	ELECTRICAL		DIMENSIONS (INCH) W x H x D	WEIGHT (LBS)
							KW	VOLT / PHASE		
EWH-1	1	ON - DEMAND	STIEBEL ELTRON	TEMPRA - 24 TREND	54°F	0.50	24	240 / 1	16-5/8" x 14-1/2" x 4-5/8"	16.1
NOTES : 1. CONTRACTOR TO INCLUDE PLUMBING ACCESSORIES AS RECOMMENDED BY MANUFACTURER.										

BACKFLOW PREVENTER					
TAG	NOMINAL DIAMETER	DESCRIPTION	MANUFACTURER	MODEL	NOTES
BFP-1	2"	BACK FLOW PREVENTER	WATTS	LF009	1
NOTES: 1. PROVIDE LEAD FREE MODEL, WITH BALL VALVES, STRAINER AND AIR GAP FITTING.					

PLUMBING FIXTURES						
MARK	FIXTURE	TYPE	MANUFACTURER	MODEL NO.	MATERIAL	NOTES
SH-1	SHOWER	HAND SHOWER SYSTEM	SYMMONS	S-9603-PLR-1.5	POLISHED CHROME FINISH	-
WC-1	WATER CLOSET	FLUSH TANK, ELONGATED TOILET	AMERICAN STANDARD	211AA.105	VITREOUS CHINA	CHROME FINISH TRIP LEVER, INCLUDE SEAT AND COVER
LV-1	LAVATORY SINK	WALL-MOUNT SINK AND FAUCET	KOHLER	K-2032-N	VITREOUS CHINA	POLISHED CHROME FINISH, SYMMONS S-9612-0.5
SK-1	KITCHEN SINK	DROP-IN SINK AND FAUCET	ELKAY	BCR15	STAINLESS STEEL, BRUSHED SATIN FINISH	POLISHED CHROME FINISH, SYMMONS SPB-3510-1.0

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Not Applicable
Approved Drawings Date:
10/27/2023
Preservation Staff: Evan Schueckler

CLIENT INFORMATION
THROUGH THESE DOORS
PORTLAND, MAINE 04104

MECHANICAL ENGINEER
SparhawkGroup
Engineered Building Performance
81 BRIDGE STREET
YARMOUTH, ME, 04096
TEL: 207.846.7726

SHEET INFORMATION
SIZE: ARCH D
SCALE: N.T.S.
DRAWN BY: BK
CHECKED BY: MH

NEW DWELLING UNIT - PLUMBING
PORTLAND, MAINE 04104

SCHEDULES AND DETAILS

REVISION HISTORY

REV.	ISSUE	DATE
A	SCHEMATIC DESIGN	05/08/23
B	ISSUED FOR PRICING	05/19/23
C	ISSUED FOR CONSTRUCTION	05/26/23
D	REVISED AND ISSUED FOR CONSTRUCTION	06/26/23

SEAL AND SIGNATURE

SHEET NUMBER

P3.10

Planning and Urban Development
Historic Preservation Program



August 31, 2023

Owner: Jennifer Stasio
Through These Doors
14 Orchard Street
Portland, ME 04102

Applicant: Rebecca Bagley
CWS Architects
264 US Route 1, Unit 100-2A
Scarborough, ME 04074

Re: 14 Orchard Street – Garage Redesign

HPAR-002615-2023

Jennifer Stasio and Rebecca Bagley,

In accordance with Sections 17.7.4.A and 17.7.5.A of the City of Portland’s Land Use Code, the Planning Authority determined the scope and scale of the redesign of and improvements to the existing noncontributing garage detailed in the application materials constitute a minor project that is appropriately reviewed at the administrative level, by the Historic Preservation Office staff. After review, the Historic Preservation Office has approved your application for a Certificate of Appropriateness for redesign of a non-contributing garage at 14 Orchard Street located in the West End Historic District. The approval is based on the application materials stamped for approval on August 31, 2023, and the attached analysis of the applicable review standards of Portland’s Historic Preservation ordinance Section 17.8.4 and Section 17.8.3.

All improvements shall be carried out as shown on the materials stamped for approval on August 31, 2023. Changes to the approved plans or specifications, and any additional work that may be undertaken must be reviewed and approved by this office prior to construction, alteration, or demolition. If, during the course of completing the approved work, conditions are encountered which prevent completing the approved work, or which require additional or alternative work, you must apply for and receive a Certificate of Appropriateness or Non-Applicability prior to undertaking additional or alternative work.

This Certificate is granted upon the condition that the work authorized herein is commenced within twelve (12) months after the date of issuance. If the work authorized by this Certificate is not commenced within twelve (12) months after the date of issuance or if such work is suspended in significant part for a period of one year after the time the work is commenced, such Certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time for periods not exceeding ninety (90) days each may be allowed in writing by the Department.

Sincerely,

A handwritten signature in black ink, appearing to read "Evan R. Schueckler".

Evan R. Schueckler
Historic Preservation Program Manager

STAFF ANALYSIS OF APPLICABLE REVIEW STANDARDS

Standards for Review of Alterations to or Redesign of Noncontributing Structures, 17.8.4:

Standard B.	
In considering an application for a Certificate of Appropriateness involving comprehensive redesign of a noncontributing structure, the standards for review of construction set forth in Subsection 17.8.3 shall apply	
Standard Met?	Basis
Yes	The applicant is redesigning a non-contributing garage. See Standards for Review of New Construction below.

Standards for Review of New Construction, 17.8.3:

Standard A. Scale and Form	
<u>1. Height</u> The proposed height shall be visually compatible with surrounding structures when viewed from any street or open space and in compliance with any design guidelines.	
Standard Met?	Basis
Yes	The proposed alterations will result in a building at one to one-and-a-half stories which is in keeping with the typical scale of accessory structures. The overall height sits below the second story window sills of the existing primary structure, retaining the subordinate relationship of an accessory structure.
<u>2. Width</u> The width of a building shall be visually compatible with surrounding structures when viewed from any street or open space and in compliance with any design guidelines.	
Standard Met?	Basis
Yes	The width of the altered structure will remain the same as the current width and is in keeping with the typical width of a single-bay garage.
<u>3. Proportion of principal facades</u> The relationship of the width to the height of the principal elevations shall be visually compatible with structures, public ways, and open spaces to which it is visually related.	
Standard Met?	Basis
Yes	Structures in the West End Historic District exhibit great variety in the proportions of principal facades. The proposed alterations will result in a slightly vertically oriented façade which is in keeping with the vertical orientation of the existing primary structure.
<u>4. Roof shapes</u> The roof shape of a structure shall be visually compatible with the structures to which it is visually related.	
Standard Met?	Basis
Yes	The proposed alterations will result in a flat roof which is a common roof form for accessory structures throughout the West End Historic District.
<u>5. Scale of a structure</u> The size and mass of structures in relation to open spaces, windows, door openings, porches, and balconies shall be visually compatible with the structures, public ways, and places to which they are visually related.	
Standard Met?	Basis
Yes	The alterations will result in a modest structure in keeping with the scale of a one-and-a-half story accessory structure. The structure will remain significantly set back from the street and retain a false garage opening wide enough to accommodate a single vehicle.

Standard B. Composition of Principle Facades	
<u>1. Proportion of openings</u> The relationship of the width to height of windows and doors shall be visually compatible with structures, public ways, and places to which the building is visually related.	
Standard Met?	Basis
Yes	The proposed false garage door at the north elevation will have a horizontal proportion and scale in keeping with the existing garage door, and the remaining windows will have a mixture of vertically and horizontally oriented windows in keeping with the variety of window proportions found throughout the West End Historic District.
<u>2. Rhythm of solids to voids in facades</u> The relationship of solids to voids in the façade of a structure shall be visually compatible with structures, public ways, and places to which it is visually related.	
Standard Met?	Basis
Yes	The north elevation, facing Orchard Street will be dominated by the false garage door, as is in keeping with the existing condition and is typical of other garages found throughout the district. The upper portion of the façade will feature a blind window to balance the sense of solid and void at the north elevation. The side elevations will feature a mostly regular pattern of windows, as is common throughout the district.
<u>3. Rhythm of entrance porch and other projections</u> The relationship of entrances and other projections to sidewalks shall be visually compatible with the structures, public ways, and places to which they are visually related.	
Standard Met?	Basis
Yes	The existing structure is a single-car garage. The proposed design will continue the appearance of a subordinate single-car garage structure. The proposed false garage door faces towards the street in keeping with the norms of garage doors found throughout the district. The pedestrian entrance is located to the rear of the structure, out of sight, as is also typical of the district.
<u>4. Relationship of materials</u> The relationship of the color and texture of materials (other than paint color) of the facade shall be visually compatible with the predominant materials used in the structures to which they are visually related.	
Standard Met?	Basis
Yes	The structure is currently clad in wood clapboard siding. The applicant is proposing to clad the structure in fiber cement clapboard siding. Clapboard is a common cladding material throughout the West End Historic District.

Standard C. Relationship to Street	
<u>1. Walls of continuity</u> Facades and site structures, such as masonry walls, fences, and landscape masses, shall, when it is a characteristic of the area, form cohesive walls of enclosure along a street to ensure visual compatibility with the structures, public ways, and places to which such elements are visually related.	
Standard Met?	Basis
Yes	The altered structure will remain in its current location, set back significantly from the street reinforcing the non-continuous street wall typical of the West End Historic District.
<u>2. Rhythm of spacing and structures on streets</u> The relationship of a structure or object to the open space between it and adjoining structures or objects shall be visually compatible with the structures, objects, public ways, and places to which it is visually related	
Standard Met?	Basis
Yes	The altered structure will remain in its current location, set back significantly from the street retaining an ample side yard between the primary structures, allowing the existing rhythm of structure to remain unchanged.

<u>3. Directional expression of principal elevation</u> A structure shall be visually compatible with the structures, public ways, and places to which it is visually related in its directional character, whether this be vertical character, horizontal character, or nondirectional character.	
Standard Met?	Basis
Yes	The alterations will result in a structure with a mixture of horizontal and vertical expressions. The overall structure will have a vertical express, reinforced by the corner board trim, while this will be juxtaposed and balanced with the horizontal siding, strong horizontal cornice, and horizontally oriented false garaged door and blind window.

Standard D. Other Standards	
<u>1. Compatible use</u> Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration to the character defining features of the structure, object, or site and its environment or to use a property for its originally intended purpose.	
Standard Met?	Basis
Yes	The proposed alterations will allow the structure to be rehabilitated into a small dwelling unit. Residential uses are ubiquitous within the West End Historic District.
<u>4. Contemporary design</u> Contemporary design for additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural, or archaeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, material, and character of the property, neighborhood and environment.	
Standard Met?	Basis
Yes	The proposed structure has a fairly traditional design character, having a classically inspired and proportioned cornice and openings feature a small entablature; however, the details and molding profiles of the openings and cornice have been simplified to differentiate the structure from the contributing primary structure.

	PLANNING & URBAN DEVELOPMENT
	HISTORIC PRESERVATION
CERTIFICATE OF APPROPRIATENESS	
Project No: HPAR-002615-2023	
Public Hearing Date: Not Applicable	
Approved Drawings Date: 8/31/2023	
Preservation Staff: Evan Schueckler	

Context and Existing Conditions Photos



Figure 1: 14 Orchard St & context viewed from left



Figure 2: 14 Orchard St & context viewed from the end of the driveway



Figure 3: 14 Orchard St & context viewed from down the street, to the right



	PLANNING & URBAN DEVELOPMENT HISTORIC PRESERVATION
	CERTIFICATE OF APPROPRIATENESS Project No: HPAR-002615-2023 Public Hearing Date: Not Applicable Approved Drawings Date: 8/31/2023 Preservation Staff: Evan Schusckler

Figure 4: Streetscape opposite 14 Orchard St



Figure 514 Orchard St main house



PLANNING & URBAN DEVELOPMENT
**HISTORIC
PRESERVATION**

CERTIFICATE OF APPROPRIATENESS

Project No:

HPAR-002615-2023

Public Hearing Date:

Not Applicable

Approved Drawings Date:

8/31/2023

Preservation Staff: Evan Schueckler



Figure 6: 1994 Addition to the main house, garage side



Figure 7: 1994 Garage structure - front view



Figure 8: 1994 Garage structure – house-side view



PLANNING & URBAN DEVELOPMENT
**HISTORIC
PRESERVATION**

CERTIFICATE OF APPROPRIATENESS

Project No:

HPAR-002615-2023

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Not Applicable

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8/31/2023

Preservation Staff: Evan Schueckler

NEW DWELLING UNIT

NOTES PERTAINING TO DESIGN-BUILD SCOPE OF WORK:

IT IS THE INTENT OF THESE DRAWINGS TO SERVE AS A BASIS OF DESIGN AND SCOPE OF WORK; HOWEVER THEY ARE NOT INTENDED TO BE ALL-INCLUSIVE. IT WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THE ASSOCIATE SUBCONTRACTORS TO COMPLETE AND COORDINATE THE FULL SCOPE OF WORK IN THE FIELD. THE FOLLOWING INFORMATION IS INTENDED TO OUTLINE THE BASIC SYSTEMS AND SERVICES REQUIRING MODIFICATIONS OR PROVISION AS PART OF THIS PROJECT.

FIRE PROTECTION & SUPPRESSION SYSTEMS SCOPE:

- CONTRACTOR IS TO DESIGN AND PROVIDE FIRE PROTECTION SYSTEM AS REQUIRED TO MEET COVERAGE REQUIREMENTS OF THE SPACE CONFIGURATIONS (REFERENCE LIFE SAFETY CODE STUDY.) ARRANGEMENT OF FIRE PROTECTION SYSTEM SHALL MEET ALL APPLICABLE CODES. CONTRACTOR IS TO PROVIDE ADDITIONAL EQUIPMENT AND MATERIAL AS REQUIRED.

PROJECT OVERVIEW:

CONSTRUCTION OF A NEW (APPROX) 516 GROSS SQUARE FOOT PRIMARY DWELLING UNIT WITH AN NFPA 13-D SPRINKLER SYSTEM.

THE SITE IS A RESIDENTIAL SITE, LOCATED IN THE R4 ZONE, AND IN THE WEST END HISTORIC DISTRICT, AND DESIGNATED WITHIN THE LAND USE CODE AS BENEVOLENT & CHARITABLE.

THE PROPOSED NEW PRIMARY DWELLING UNIT REQUIRES THE REMOVAL OF THE MAJORITY OF AN EXISTING NON-CONTRIBUTING, 1.5 STORY WOOD-FRAMED (TYPE V CONSTRUCTION) GARAGE STRUCTURE, WITH ITS ASSOCIATED CAST IN PLACE CONCRETE FOUNDATION TO REMAIN. THE NEW DWELLING UNIT WILL CONSTRUCTED ON THE EXISTING CAST-IN-PLACE CONCRETE FOUNDATION, WITH A NEW INTERIOR SLAB, AND LOCATED AS SHOWN ON THE SITE PLANS, AS APPROVED THROUGH THE ZONING BOARD OF APPEALS.

REFERENCE CODE REVIEW ON SHEET G0.00 FOR BUILDING CODE REPORTS.

GENERAL NOTES PERTAINING TO THE CONSTRUCTION AND CONSTRUCTION DOCUMENTATION:

- THE CONTRACTOR SHALL REVIEW AND DIRECT ALL SUB-CONTRACTORS TO REVIEW ALL DRAWINGS AND SPECIFICATIONS TO ASCERTAIN THE SCOPE OF WORK FOR EACH TRADE PRIOR TO BID. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR ALL DRAWINGS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH FEDERAL, STATE, CITY AND LOCAL BUILDING CODES AND THEIR REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PERMITS AND APPROVALS AS REQUIRED BY THE LOCAL JURISDICTIONAL AUTHORITIES FOR THIS JOB.
- BEFORE COMMENCING WORK, THE CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN LOCATIONS OF ANY AND ALL MECHANICAL, ELECTRICAL AND TELEPHONE ITEMS (INCLUDING PIPING, DUCTWORK, LIGHTING AND/OR CONDUIT) AND, THAT ALL REQUIRED CLEARANCES OR INSTALLATIONS FOR ABOVE EQUIPMENT ARE PROVIDED. COORDINATION SHALL BE PERFORMED PRIOR TO CONSTRUCTION.
- THE CONTRACTORS FAILURE TO REPORT ANY DISCREPANCIES WITHIN THESE CONSTRUCTION DOCUMENTS TO THE ARCHITECT WILL NOT BE GROUNDS FOR ADDITIONAL COST OR CHANGE ORDERS.
- IF FIELD CONDITIONS NECESSITATE ANY CHANGES OR MODIFICATIONS, ALL SUCH CHANGES OR MODIFICATIONS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO PERFORMING SUCH CHANGES OR MODIFICATIONS.
- THE CONTRACTOR SHALL PROVIDE FOR THE LEGAL REMOVAL AND DISPOSAL OF ALL RUBBISH AND DEBRIS FROM THE BUILDING AND THE SITE ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT.

REVISD PROJECT DESCRIPTION TO MAINTAIN EXISTING FOUNDATION AND BUILDING LOCATION. REMOVED NOT-APPLICABLE DESIGN-BUILD MEP & FIRE ALARM SCOPE NOTES

A/C ABV AC ACT ADD ADJ AFF AP	AIR CONDITION ABOVE ACUSTICAL F ACUSTIC CE ADDENDA, AD ADJACENT ABOVE FINISH ACCESS PANEL	BCE BD BLP BO BOP BOS BS BSE	BOTTOM CHOR BOARD BORROWED LI BOTTOM OF BOTTOM OF BOTTOM OF BOTH SIDES BRICK SHELF	C CPT CB CFM CJ CL CMU CT CUH	CHANNEL CARPET CATCH BASIN CUBIC FEET CONTROL JOI CENTERLINE CONCRETE MASONRY UNIT CERAMIC TILE CABINET UNIT HEATER	DF DR DW	DRINKING FOUNTAIN DOOR DISHWASHER	EF EJ EPDM EW EWC EX EXIST EXT EXTR	EXHAUST FAN; EACH FACE EXPANSION JOINT ETHYLENE PROPYLENE DIENE MONOMER EACH WAY ELECTRIC WATER COOLER EXISTING EXISTING EXTERIOR	FB FBO FDO FD FE FEC FF FIN FXT FL FO FOP FS	FLAT BAR FURNISHED BY OTHERS FLOOR CLEAN-OUT FLOOR DRAIN FIRE EXTINGUISHER FIRE EXTINGUISHER CABINET FINISHED FLOOR; FAR FACE FINISHED	GA GB GC GDT GWB	GAGE, GAUGE GRAB BAR GENERAL CONTRACTOR GYPSUM DROP-IN TILE GYPSUM WALL BOARD	H/C HDO HM HOR HRU H&V HVAC	HANDICAPPED; HOLLOW CORE HIGH DENSITY OVERLAY HOLLOW METAL HORIZONTAL HEAT RECOVERY UNIT HEATING AND VENTILATING HEATING, VENTILATING, & AIR CONDITIONING
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PLANNING & URBAN DEVELOPMENT
HISTORIC
PRESERVATION

CERTIFICATE OF APPROPRIATENESS

Project No:

HPAR-002615-2023

Public Hearing Date:

Not Applicable

Approved Drawings Date:

8/23/2023

Preservation Staff: Evan Schueckler

PROJECT TEAM:

BUILDING OWNER:

FAMILY CRISIS SERVICES
PO BOX 704
PORTLAND, MAINE 04104

ARCHITECT:

CWS ARCHITECTURE +
INTERIOR DESIGN

264 US ROUTE ONE
BOX 6, SUITE 100-2A
SCARBOROUGH, MAINE 04074
TEL: (207) 774-4441
FAX: (207) 774-4016

MECHANICAL ENGINEERING:

SparhawkGroup

Engineered Building Performance

81 BRIDGE STREET
YARMOUTH, MAINE 04096
TEL: (207)846-7726
FAX: (207)846-7728

ELECTRICAL ENGINEERING:

MEGA ENGINEERING
Matt Lyle, P.E.
Portland, ME
207.749.4514
matt@megaengineeringma.com

CONSTRUCTION MANAGER:



10 DANFORTH STREET,
PORTLAND, ME 04101
PHONE: (207)773.3625

CIVIL ENGINEER / LANDSCAPE ARCHITECT:

SEBAGO
TECHNICS

75 JOHN ROBERTS RD, SUITE 4A
SOUTH PORTLAND, ME 04106
TEL: (207) 200-2100

STRUCTURAL ENGINEERING:

L & L STRUCTURAL
ENGINEERING SERVICES, INC.
SIX O STREET
SOUTH PORTLAND, MAINE 04106
PHONE: (207) 767-4653
FAX: (207) 799-5432
EMAIL: L&L@L&L-ENG.COM

SYMBOLS LEGEND:

	SECTION		DOOR NUMBER
	DETAIL		ROOM NAME
	ELEVATION LEVEL		ROOM NUMBER
	REVISION		CONTINUOUS BACKER ROD AND SEALANT
	WINDOW TYPE		EXTERIOR ELEVATION
			WALL TYPE

CWS ARCHITECTURE +
INTERIOR DESIGN

PLANNING + DESIGN
CONSTRUCTION SERVICES



CWS ARCHITECTURE +
INTERIOR DESIGN

264 US ROUTE ONE SUITE 100-2A
SCARBOROUGH, MAINE 04074 207.774.4441
WWW.CWSARCH.COM

DESIGNER

OWNER

THROUGH THESE DOORS

PROJECT

NEW DWELING UNIT

DRAWING

COVER PAGE, GENERAL
NOTES, SYMBOLS LEGEND
AND ABBREVIATIONS

REVISIONS

08/01/2023					
PERMITTING AMENDMENT					

DRAWING NUMBER

CP

SCALE:

DATE: 06/23/2023

ISSUED FOR CONSTRUCTION

Building Envelope Compliance

Climate zone: 6, Residential use

5/1/2023

Family Crisis Services Tiny House	
Portland, ME 04101	

Life Safety Code Analysis

5/1/2023

REVISÉ 05/15/2023

Codes in Effect

Maine Uniform Building and Energy Code (MUBEC)
2018 National Fire Protection Agency Life Safety Code (NFPA 101)
2015 International Building Code (IBC)
2021 International Energy Conservation Code (IECC)
2020 National Electric Code (NEC)
2015 International Mechanical Code (IMC)
2021 Uniform Plumbing Code (UPC)

Category	Reference	Code Requirements			Proposed
Category	Reference	Code Requirements	Reference	Code Requirements	Proposed
Use Group	IBC: 310.3	IBC: R-1 Boarding House with more than 10 occupants	Chapter 26	Lodging or Rooming Houses	
Building Construction	Table 601	Type 5B - Combustible Un-protected, Sprinklered	Chapter 24 NFPA 220	One and Two Family Dwellings Construction Type V (000)	
		Foundation - concrete foundation and slab on grade			
		Exterior walls - wood framed			
		Interior walls - wood framed			
		Roof - wood rafters/trusses with asphalt shingles, EPDM			
Floor Area Limitations	Table 506.2	7,000 SF per floor			< 3,800 GSF at largest floor (first/ground)
Maximum allowable height	Table 504.3 & 504.4	3 Stories/60'			2 story, < 18' approx. height from average grade to midpoint of highest roof
Area Modifications	506.3	None used			Existing to remain
Fire ratings	Table 601	Loadbearing Ext walls = 0 hr			0 hour
	Table 601	Nonloadbearing Ext walls = 0 hr			0 hour
	Table 601	Interior loadbearing walls - 0 hour			0 hour
	Table 601	Int. nonloadbearing walls - 0 hour			0 hour
	Table 601	Floor Construction - 0 hour			0 hour
	Table 601	Roof construction - 0 hour			0 hour
	708.3	Dwelling or sleeping unit separation: 1/2 hour	26.3.5.1	Sleeping units shall be separated by smoke partitions	1/2 hour smoke partitions provided
Protection of Vertical Openings	712.1.2	unconc	26.3.1.1.2	Stairway permitted to be unenclosed	0 hour
Ext Wall Fire Resistance	Table 602	5' ≤ X ≤ 10' fire separation distance			+/- 7'-6" to adjacent lot line: 1-hour Fire-rated exterior walls as required
Opening Protectives	Table 705.8	5' ≤ X ≤ 10' fire separation distance: 25% allowable area for unprotected, sprinklered structures			< 25% of wall area
	Table 716.5	1/2 assemblies: 20 minutes			20 minutes
Interior Flame Spread Index	Table 803.11	Sprinklered: Rooms and enclosed spaces: Class A, B, or C	24.3.3.2	Other Spaces - Class A, B or C	As required
Means of Egress	1011.2 Exc. 1	Stairways serving an occupant load of less than 50: > 36" (clear headroom req'd: 80")	7.3.4.1 (2)	≥ 36"	36" min
	1010.1.1	Minimum door opening width = 32"	7.2.1.2.4	Minimum door opening width = 32"	32" clear min for new doors, except at closets.
	1011.1	Spiral stairways permitted within dwelling units not more than 250 SF, and serving not more than five occupants			Second floor gross area: 240 SF (3 occupants @ 100 SF per occupant)
	Table 1020.2	Min corridor w/ occupant load of 50 and within dwelling units: < 36"	7.3.4.1	Minimum corridor width = 36"	36" min at new interior corridors/halls
	Table 1017.2	Length of travel < 250' (unsprinklered)			< 250'
	1020.4	Dead ends < 50' sprinklered			< 50'
Emergency Lighting	1013.1 Exc. 1, 2, & 3	Exit Signs are required except at main exterior exit doors, and within individual sleeping units.	Chapters 24 & 26	Not required	Not Provided
	1008.2, exception 3	Means of egress illumination not required	Chapters 24 & 26	Not required	Not Provided
Fire Suppression Systems	903.2.8	Not required	24.3.5.3	Automatic Sprinkler in accordance with NFPA 13, NFPA 13R, or NFPA 13D required	NFPA 13D provided
Standpipes	905.3	Not required			Not Provided
Manual Fire Alarm Systems	907.2.8.1	Not Required	24.3.4.1.1	Not required	Not Provided
Smoke Detectors	907.2.8.2	Required			Provided
Extinguishment requirements	906	Portable fire extinguishers shall be installed as per NFPA 10 (IFC 2003)			1 Provided
Carbon Monoxide Detection	915	Required if providing fuel-burning devices	24.3.4.2 & 26.3.4.6.1	Required if providing fuel-burning devices	TBD



CERTIFICATE OF APPROPRIATENESS

Project No:

HPAR-002615-2023

Public Hearing Date:

Not Applicable

Approved Draw

8/31/2023

Preservation Staff: Evan Schueckler

ISSUE DESCRIPTION AND DATE

DRAWING LIST

SHEET REFERENCE

[illegible]

CWS ARCHITECTURE +
INTERIOR DESIGN

264 US ROUTE ONE, SUITE 100-2A
CARBOROUGH, MAINE 04074 207.774.4441
WWW.CWSARCH.COM

PO BOX 704
PORTLAND, MAINE 04104

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REVISIONS

08/01/2023

ING AMENDMENT

DRAWING NUMBER

G0.00

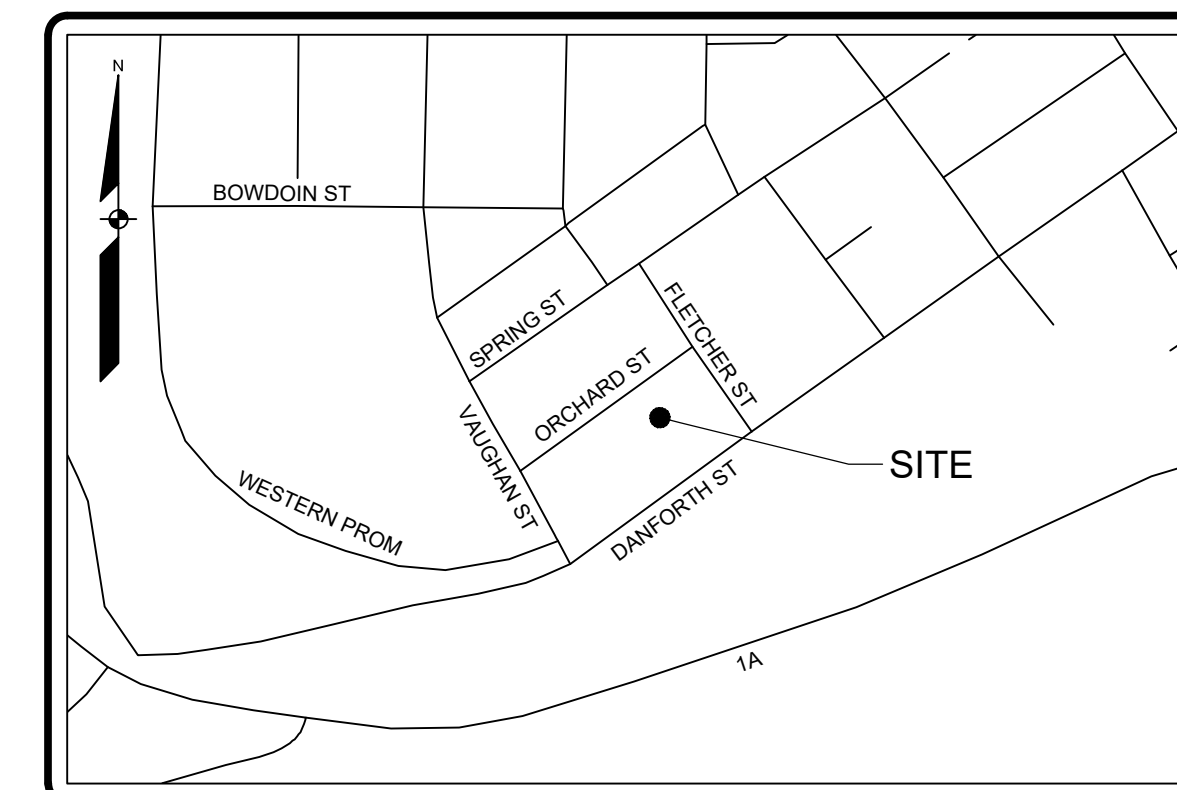
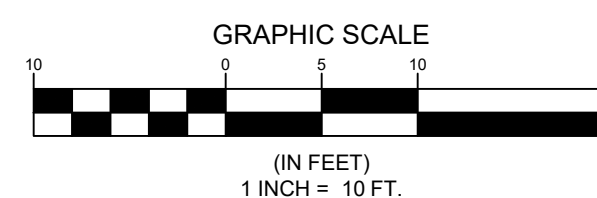
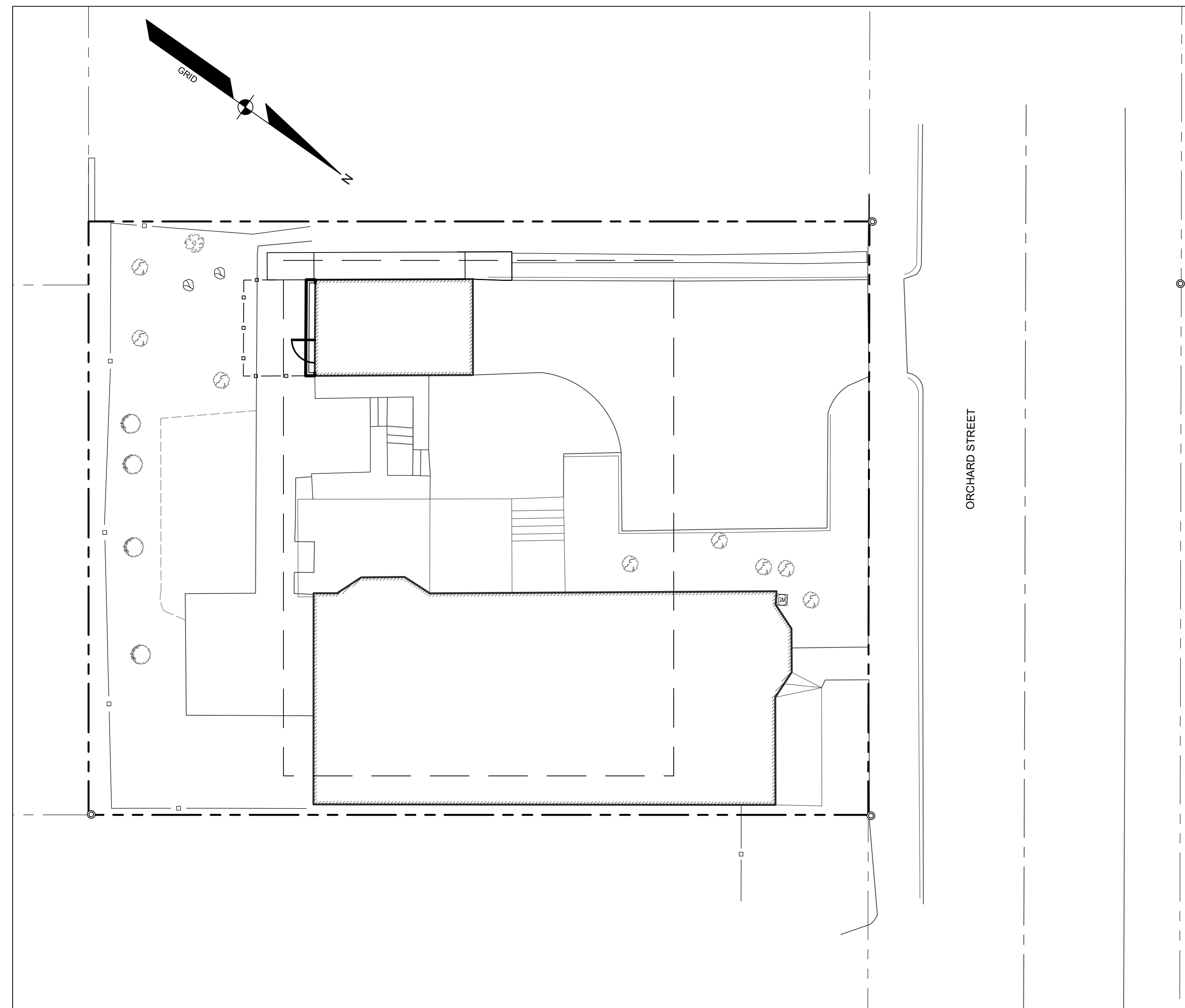
SCALE:

06/23/2023

ISSUED FOR CONSTRUCTION

14 ORCHARD ST
PORTLAND, ME

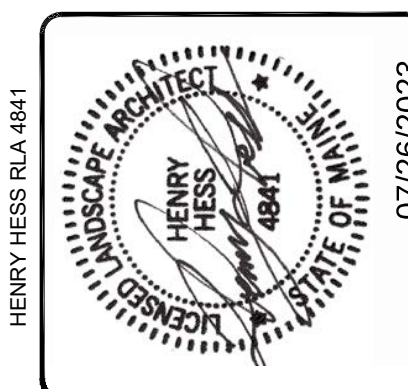
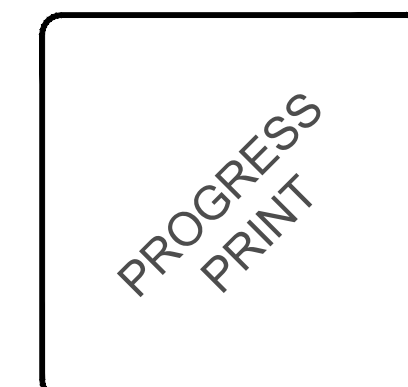
KEY	ABUTTER	BOOK/PAGE
A	N/F WILLIAM H. BENNET AND JEAN C. BENNETT	9688/113
B	N/F BRAIN D. RANDALL AND ALEXANDER M. BEAL	25083/205
C	N/F DAN ADAM KONIGSBURG	32758/055
D	N/F AHP INVESTMENTS LLC	34984/119



LOCATION MAP

NTS

1 COVER SHEET
2 NOTES & LEGEND
3 SITE, GRADING & UTILITY PLAN
4 EROSION CONTROL NOTES
5 DETAILS
1 OF 1 EXISTING CONDITIONS PLAN

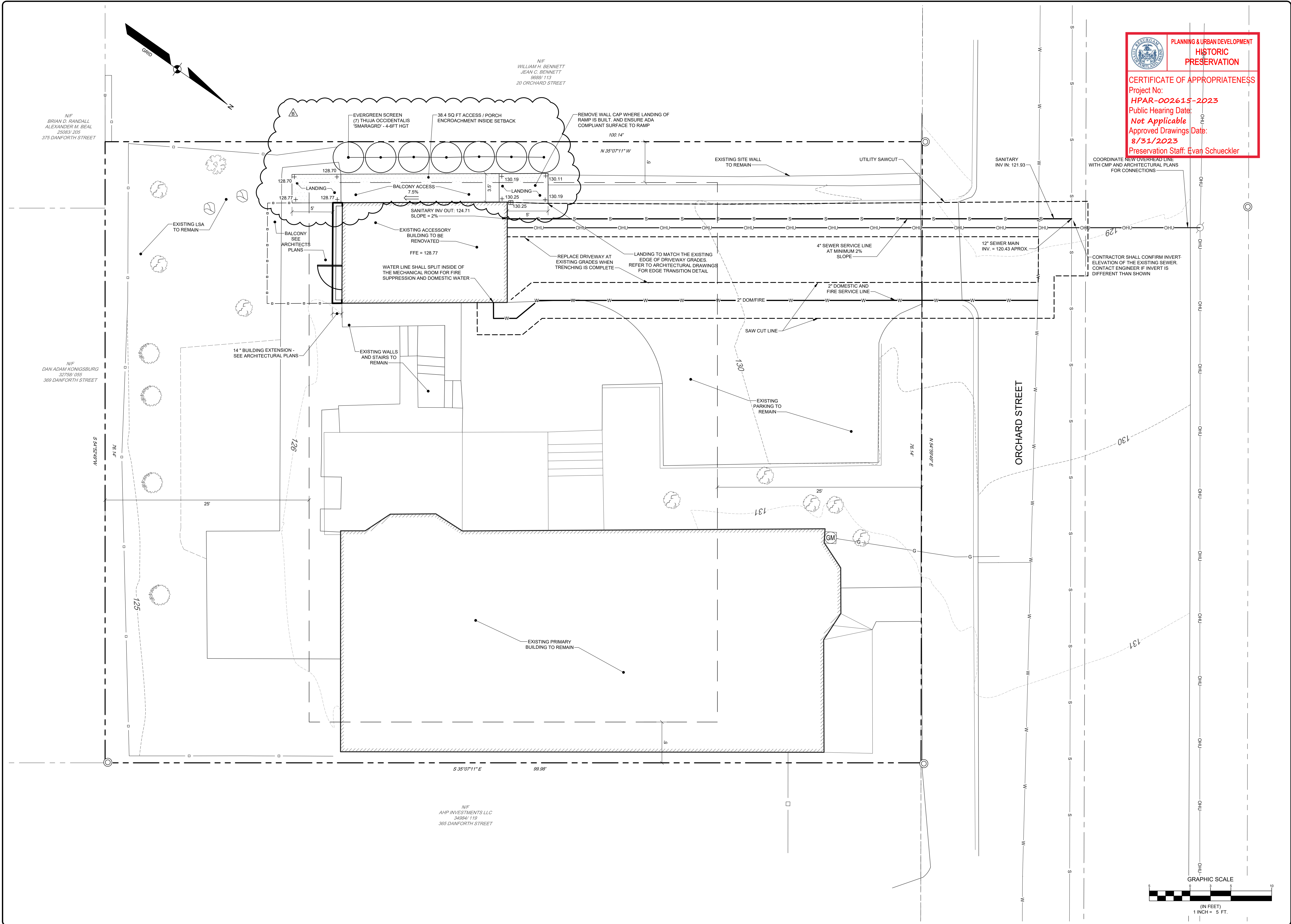
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COVER SHEET
OF: NEW DWELLING UNIT PERMITTING
14 ORCHARD ST
PORTLAND, ME
FOR: FAMILY CRISIS SERVICES INC.
14 ORCHARD STREET
PORTLAND, MAINE 04102

DESIGNED	HAH
DRAWN	CJC
CHECKED	HAH
DATE	05/15/23
SCALE	1" = 10'
PROJECT	230243

00243 C SHEET 1 OF 5

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PLANNING & URBAN DEVELOPMENT
HISTORIC
PRESERVATION

CERTIFICATE OF APPROPRIATENESS

Project No:

HPAR-002615-2023

Public Hearing Date:

Not Applicable

Approved Drawings Date:

8/31/2023

Preservation Staff: Evan Schueckler

PROGRESS
PRINT



REV	BY	DATE	STATUS
B	HAH	07/28/23	PERMITTING AMENDMENT - ISSUED FOR CONSTRUCTION
A	HAH	07/17/23	FOR CITY OF PORTLAND REVIEW

CONTRACTOR SHALL CONFIRM INVERT ELEVATION OF THE EXISTING SEWER. CONTACT ENGINEER IF INVERT IS DIFFERENT THAN SHOWN

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SITE, GRADING & UTILITY PLAN
OF:
NEW DWELLING UNIT PERMITTING
14 ORCHARD ST
PORTLAND, ME
FOR:
FAMILY CRISIS SERVICES INC.
14 ORCHARD STREET
PORTLAND, MAINE 04102

DESIGNED	HAH
DRAWN	CJC
CHECKED	HAH
DATE	05/15/23
SCALE	1" = 5'
PROJECT	230243

SHEET 3 OF 5

EROSION CONTROL MEASURES

PRE-CONSTRUCTION PHASE

PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, SEDIMENT BARRIERS (SILT FENCE) WILL BE STAKED/INSTALLED ACROSS THE SLOPE(S), ON THE CONTOUR AT OR JUST BELOW THE LIMITS OF CLEARING OR GRUBBING, AND/OR JUST ABOVE ANY ADJACENT PROPERTY LINE OR WATERCOURSE TO PROTECT AGAINST CONSTRUCTION RELATED EROSION. THE PLACEMENT OF SEDIMENT BARRIERS SHALL BE COMPLETED IN ACCORDANCE WITH GUIDELINES ESTABLISHED IN BEST MANAGEMENT PRACTICES AND IN ACCORDANCE WITH THIS EROSION CONTROL PLAN AND DETAILS IN THIS PLAN SET. THIS NETWORK IS TO BE MAINTAINED BY THE CONTRACTOR UNTIL ALL EXPOSED SLOPES HAVE AT LEAST 90% VIGOROUS PERENNIAL VEGETATIVE COVER TO PREVENT EROSION. TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER PERMANENT STABILIZATION IS ATTAINED.

PRIOR TO ANY CLEARING OR GRUBBING, A CONSTRUCTION ENTRANCE/EXIT SHALL BE CONSTRUCTED AT THE INTERSECTION OF THE PROPOSED ENTRANCES AND EXISTING ROADWAY TO AVOID TRACKING OF MUD, DUST AND DEBRIS FROM THE SITE.

PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL PREPARE A DETAILED SCHEDULE AND MARKED UP PLAN INDICATING AREAS AND COMPONENTS OF THE WORK AND KEY DATES SHOWING DATE OF DISTURBANCE AND COMPLETION OF THE WORK. THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE MUNICIPAL STAFF. THREE COPIES OF THE SCHEDULE AND MARKED UP PLAN SHALL BE PROVIDED TO THE MUNICIPALITY THREE DAYS PRIOR TO THE SCHEDULED PRE-CONSTRUCTION MEETING. SPECIAL ATTENTION SHALL BE GIVEN TO THE 14 DAY LIMIT OF DISTURBANCE IN THE SCHEDULE ADDRESSING TEMPORARY AND PERMANENT VEGETATION MEASURES.

CONSTRUCTION AND POST-CONSTRUCTION PHASE

AREAS UNDERGOING ACTUAL CONSTRUCTION SHALL ONLY EXPOSE THAT AMOUNT OF MINERAL SOIL NECESSARY FOR PROGRESSIVE AND EFFICIENT CONSTRUCTION. AN AREA CONSIDERED OPEN IS ANY AREA NOT STABILIZED WITH PAVEMENT, VEGETATION, MULCHING, EROSION CONTROL MATS, RIPRAP OR GRAVEL BASE ON A ROAD, SUCH AS ACTIVE EXCAVATION AND ACTIVE GRADING. LIMIT THE EXPOSED AREA TO THOSE AREAS IN WHICH WORK IS ACTIVELY OCCURRING OR CAN BE MULCHED IN THE SAME DAY. OPEN AREAS SHALL BE ANCHORED WITH TEMPORARY EROSION CONTROL AS SHOWN ON THE DESIGN PLANS AND AS DESCRIBED WITHIN THIS EROSION CONTROL PLAN WITHIN SEVEN (7) DAYS OF DISTURBANCE. AREAS LOCATED WITHIN 100 FEET OF STREAMS SHALL BE ANCHORED WITH TEMPORARY EROSION CONTROL WITHIN SEVEN (7) DAYS. REFER TO WINTER EROSION CONTROL NOTES FOR THE TREATMENT OF OPEN AREAS AFTER OCTOBER 1ST OF THE CONSTRUCTION YEAR.

THE CONTRACTOR MUST INSTALL ANY ADDED MEASURES WHICH MAY BE NECESSARY TO CONTROL EROSION/SEDIMENTATION FROM THE SITE DEPENDENT UPON THE ACTUAL SITE AND WEATHER CONDITIONS. CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED, IN ORDER TO MINIMIZE AREAS WITHOUT EROSION CONTROL PROTECTION.

EROSION CONTROL APPLICATIONS & MEASURES

THE PLACEMENT OF EROSION CONTROL MEASURES SHALL BE COMPLETED IN ACCORDANCE WITH GUIDELINES ESTABLISHED IN BEST MANAGEMENT PRACTICES AND IN ACCORDANCE WITH THE EROSION CONTROL PLAN AND DETAILS IN THE PLAN SET.

1. TEMPORARY MULCHING:

ALL DISTURBED AREAS SHALL BE MULCHED WITH MATERIALS SPECIFIED BELOW PRIOR TO ANY STORM EVENT. ALL DISTURBED AREAS NOT FINAL GRADED WITHIN 14 DAYS SHALL BE MULCHED. DISTURBED AREAS ADJACENT TO NATURAL RESOURCES THAT ARE NOT GRADED WITHIN SEVEN (7) DAYS SHALL BE MULCHED. ALSO, AREAS, WHICH HAVE BEEN TEMPORARILY SEEDING, SHALL BE MULCHED IMMEDIATELY FOLLOWING SEEDING. EROSION CONTROL BLANKETS ARE RECOMMENDED TO BE USED AT THE BASE OF GRASSED WATERWAYS AND ON SLOPES GREATER THAN 33%. MULCH ANCHORING SHOULD BE USED ON SLOPES GREATER THAN 5% AFTER SEPTEMBER 15TH OF THE CONSTRUCTION YEAR (SEE WINTER EROSION CONTROL NOTES).

TYPES OF MULCH:

HAY OR STRAW: SHALL BE APPLIED AT A RATE OF 75 LBS/1,000 S.F. (1.5 TONS PER ACRE).

EROSION CONTROL MIX: SHALL BE PLACED EVENLY AND MUST PROVIDE 100% SOIL COVERAGE. EROSION CONTROL MIX SHALL BE APPLIED SUCH THAT THE THICKNESS ON SLOPES 3:1 OR LESS IS 2 INCHES PLUS 1/2 INCH PER 20 FEET OF SLOPE TO 100 FEET. THE THICKNESS ON SLOPES BETWEEN 3:1 AND 2:1 SHALL BE 4 INCHES PLUS 1/2 INCH PER 20 FEET OF SLOPE UP TO 100 FEET. THIS SHALL NOT BE USED ON SLOPES GREATER THAN 2:1.

EROSION CONTROL BLANKET: SHALL BE INSTALLED SUCH THAT CONTINUOUS CONTACT BETWEEN THE MAT AND THE SOIL IS OBTAINED. INSTALL BLANKETS AND STAPLE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

2. SOIL STOCKPILES:

STOCKPILES OF SOIL OR SUBSOIL SHALL BE MULCHED WITH HAY OR STRAW AT A RATE OF 75 LBS/1,000 S.F. (1.5 TONS PER ACRE) OR WITH A FOUR-INCH LAYER OF WOOD WASTE EROSION CONTROL MIX. THIS WILL BE DONE WITHIN 24 HOURS OF STOCKING AND RE-ESTABLISHED PRIOR TO ANY RAINFALL. ANY SOIL STOCKPILE WILL NOT BE PLACED EVEN COVERED WITHIN 100 FEET FROM ANY NATURAL RESOURCES. SEDIMENT BARRIERS SHALL BE INSTALLED DOWNGRADIANT OF STOCKPILES, AND STORMWATER SHALL BE PREVENTED FROM RUNNING ONTO THE STOCKPILE.

3. NATURAL RESOURCES PROTECTION:

ANY AREAS WITHIN 100 FEET FROM ANY NATURAL RESOURCES SHALL BE MULCHED USING TEMPORARY MULCHING (AS DESCRIBED IN PART 1 OF THIS SECTION) WITHIN 7 DAYS OF EXPOSURE OR PRIOR TO ANY STORM EVENT. SEDIMENT BARRIERS (AS DESCRIBED IN PART 4 OF THIS SECTION) SHALL BE PLACED BETWEEN ANY NATURAL RESOURCE AND THE DISTURBED AREA. PROJECTS CROSSING THE NATURAL RESOURCE SHALL BE PROTECTED A MINIMUM DISTANCE OF 100 FEET ON EITHER SIDE FROM THE RESOURCE.

4. SEDIMENT BARRIERS:

PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, SEDIMENT BARRIERS SHALL BE STAKED ACROSS THE SLOPE(S), ON THE CONTOUR AT OR JUST BELOW THE LIMITS OF CLEARING OR GRUBBING, AND/OR JUST ABOVE ANY ADJACENT PROPERTY LINE OR WATERCOURSE TO PROTECT AGAINST CONSTRUCTION RELATED EROSION. SEDIMENT BARRIERS SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL ALL EXPOSED SLOPES HAVE AT LEAST 90% VIGOROUS PERENNIAL VEGETATIVE COVER TO PREVENT EROSION.

SILT FENCE: SHALL BE INSTALLED PER THE DETAIL ON THE PLANS. THE EFFECTIVE HEIGHT OF THE FENCE SHALL NOT EXCEED 36 INCHES. IT IS RECOMMENDED THAT SILT FENCE BE REMOVED BY CUTTING THE FENCE MATERIALS AT GROUND LEVEL SO AS TO AVOID ADDITIONAL SOIL DISTURBANCE.

HAY BALES: SHALL NOT BE INSTALLED ADJACENT TO WETLAND. INSTALL PER THE DETAIL ON THE PLANS. BALES SHALL BE WIRE-BOUND OR STRING-TIED AND THESE BINDINGS MUST REMAIN PARALLEL WITH THE GROUND SURFACE DURING INSTALLATION TO PREVENT DETRIORATION OF THE BINDINGS. BALES SHALL BE INSTALLED WITHIN A MINIMUM 4 INCH DEEP TRENCH LINE WITH ENDS OF ADJACENT BALES TIGHTLY ABUTTING ONE ANOTHER.

EROSION CONTROL MIX: SHALL NOT BE USED ADJACENT TO WETLANDS. INSTALL PER THE DETAIL ON THE PLANS. THE MIX SHALL CONSIST PRIMARILY OF ORGANIC MATERIAL AND CONTAIN A WELL-GRADED MIXTURE OF PARTICLE SIZES AND MAY CONTAIN ROCKS LESS THAN 4 INCHES IN DIAMETER. THE MIX COMPOSITION SHALL MEET THE STANDARDS DESCRIBED WITHIN THE MDEP BEST MANAGEMENT PRACTICES. NO TRENCHING IS REQUIRED FOR INSTALLATION OF THIS BARRIER. EROSION CONTROL MIX BERMS SHALL NOT BE USED AT THE BOTTOM OF STEEP SLOPES (>8%) OR SLOPES WITH FLOWING WATER.

CONTINUOUS CONTAINED BERM: SHALL BE INSTALLED PER THE DETAIL ON THE PLANS. THIS SEDIMENT BARRIER IS EROSION CONTROL MIX PLACED WITHIN A SYNTHETIC TUBULAR NETTING AND PERFORMS AS A STURDY SEDIMENT BARRIER THAT WORKS WELL ON HARD GROUND SUCH AS FROZEN CONDITIONS, TRAVELED AREAS OR PAVEMENT. NO TRENCHING IS REQUIRED FOR INSTALLATION OF THIS BARRIER.

5. TEMPORARY CHECK DAMS:

SHALL BE INSTALLED PER THE DETAIL ON THE PLANS. CHECK DAMS ARE TO BE PLACED WITHIN DITCHES/ SWALES AS SPECIFIED ON THE DESIGN PLANS IMMEDIATELY AFTER FINAL GRADING. CHECK DAMS SHALL BE 2 FEET HIGH. TEMPORARY CHECK DAMS MAY BE REMOVED ONLY AFTER THE ROADWAYS ARE PAVED AND THE VEGETATED SWALE ARE ESTABLISHED WITH AT LEAST 90% OF VIGOROUS PERENNIAL GROWTH. THE AREA BENEATH THE CHECK DAM MUST BE SEEDED AND MULCHED IMMEDIATELY AFTER REMOVAL OF THE CHECK DAM.

STONE CHECK DAMS: STONE DAMS SHOULD BE CONSTRUCTED OF 2 TO 3 INCH STONE AND PLACED SUCH THAT COMPLETE COVERAGE OF THE SWALE IS OBTAINED AND THAT THE CENTER OF THE DAM IS 6 INCHES LOWER THAN THE OUTER EDGES.

HAY BALE CHECK DAMS: BALES SHALL BE WIRE-BOUND OR STRING-TIED. BALES SHALL BE INSTALLED WITHIN A MINIMUM 4 INCH DEEP TRENCH LINE WITH ENDS OF ADJACENT BALES TIGHTLY ABUTTING ONE ANOTHER. HAY BALES SHALL BE PLACED SUCH THAT COMPLETE COVERAGE OF THE SWALE IS OBTAINED AND THAT THE CENTER OF THE DAM IS 6 INCHES LOWER THAN THE OUTER EDGES.

MANUFACTURED CHECK DAMS: MANUFACTURED CHECK DAMS, AS SPECIFIED IN THE DETAIL ON THE PLANS, MAY BE USED IF AUTHORIZED BY THE PROPER LOCAL, STATE OR FEDERAL REGULATING AGENCIES. THESE UNITS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

6. STORMDRAIN INLET PROTECTION:

INLET PROTECTION SHALL BE PLACED AROUND A STORMDRAIN DROP INLET OR CURB INLET PRIOR TO PERMANENT STABILIZATION OF THE IMMEDIATE AND UPSTREAM DISTURBED AREAS. THEY SHALL BE CONSTRUCTED IN A MANNER THAT WILL FACILITATE CLEAN-OUT AND DISPOSAL OF TRAPPED SEDIMENTS AND MINIMIZE INTERFERENCE WITH CONSTRUCTION ACTIVITIES. ANY RESULTANT PONDING OF WATER FROM THE PROTECTION METHOD MUST NOT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT AREAS OR STRUCTURES.

HAY BALE DROP INLET PROTECTION: WE DO NOT RECOMMEND THE USE OF HAY BALES AS INLET PROTECTION.

CONCRETE BLOCK AND STONE INLET SEDIMENT FILTER (DROP OR CURB INLET): SHALL BE INSTALLED PER THE DETAIL ON THE PLANS. THE HEIGHT OF THE CONCRETE BLOCK BARRIER CAN VARY BUT MUST BE BETWEEN 12 INCH AND 24 INCHES TALL. A MINIMUM OF 1 INCH CRUSHED STONE SHALL BE USED.

MANUFACTURED SEDIMENT BARRIERS AND FILTER (DROP OR CURB INLET): MANUFACTURED FILTERS, AS SPECIFIED IN THE DETAIL ON THE PLANS, MAY BE USED IF INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

7. STABILIZED CONSTRUCTION ENTRANCE/EXIT:

PRIOR TO CLEARING AND/OR GRUBBING THE SITE A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE CONSTRUCTED WHEREVER TRAFFIC WILL EXIT THE CONSTRUCTION SITE ONTO A PAVED ROADWAY IN ORDER TO MINIMIZE THE TRACKING OF SEDIMENT AND DEBRIS FROM THE CONSTRUCTION SITE ONTO PUBLIC ROADWAYS. THE ENTRANCES AND ADJACENT ROADWAY AREAS SHALL BE PERIODICALLY SWEEPED TO FURTHER MINIMIZE THE TRACKING OF MUD, DUST OR DEBRIS FROM THE CONSTRUCTION AREA. THE TERM "SWEEP" IS UNDERSTOOD TO MEAN REMOVAL OF TRACKED SEDIMENT OR DEBRIS FROM THE SURFACE OF A STREET SWEEP. THE SWEEPING OF THE MATERIAL INTO SWALES OR STRUCTURES WITH A MECHANICAL BROOM. STABILIZED CONSTRUCTION EXITS SHALL BE CONSTRUCTED IN AREAS SPECIFIED ON THE PLANS AND AS DETAILED ON THE PLANS. THE CONTRACTOR SHALL MAINTAIN THE STABILIZED CONSTRUCTION ENTRANCE UNTIL ALL DISTURBED AREAS ARE STABILIZED.

DUST CONTROL:

DUST CONTROL DURING CONSTRUCTION SHALL BE ACHIEVED BY THE USE OF A WATERING TRUCK TO PERIODICALLY SPRINKLE THE EXPOSED ROADWAY AREAS AS NECESSARY TO REDUCE DUST DURING THE DRY MONTHS. APPLYING OTHER DUST CONTROL PRODUCTS SUCH AS CALCIUM CHLORIDE OR OTHER MANUFACTURED PRODUCTS ARE ALLOWED IF AUTHORIZED BY THE PROPER LOCAL, STATE AND/OR FEDERAL REGULATING AGENCIES. HOWEVER, IT IS THE CONTRACTOR'S ULTIMATE RESPONSIBILITY TO MITIGATE DUST AND SOIL LOSS FROM THE SITE. IF OFF-SITE TRACKING OCCURS, PUBLIC ROADS SHOULD BE SWEEP IMMEDIATELY AND NOT LESS THAN ONCE A WEEK AND PRIOR TO SIGNIFICANT STORM EVENTS.

TEMPORARY VEGETATION:

TEMPORARY VEGETATION SHALL BE APPLIED TO DISTURBED AREAS THAT WILL NOT RECEIVE FINAL GRADING FOR PERIODS UP TO 12 MONTHS. THIS PROCEDURE SHOULD BE USED EXTENSIVELY IN AREAS ADJACENT TO NATURAL RESOURCES. SEEDBED PREPARATION AND APPLICATION OF SEED SHALL BE CONDUCTED AS INDICATED IN THE PERMANENT VEGETATION SECTION OF THIS NARRATIVE. SPECIFIC SEEDS (FAST GROWING AND SHORT LIVING) SHALL BE SELECTED FROM THE MAINE EROSION AND SEDIMENT CONTROL BMP MANUALS FOR CONTRACTORS AND ENGINEERS, LATEST REVISION. ALTERNATIVE EROSION CONTROL MEASURES SHOULD BE USED IF SEEDING CAN NOT BE DONE BEFORE SEPTEMBER 15TH OF THE CONSTRUCTION YEAR.

PERMANENT VEGETATION:

REVEGETATION MEASURES SHALL COMMENCE IMMEDIATELY UPON COMPLETION OF FINAL GRADING OF AREAS TO BE LOAMED AND SEEDDED. THE APPLICATION OF SEED SHALL BE CONDUCTED BETWEEN APRIL 1ST AND OCTOBER 1ST OF THE CONSTRUCTION YEAR, PLEASE REFER TO THE WINTER EROSION CONTROL NOTES FOR MORE DETAIL. REVEGETATION MEASURES SHALL CONSIST OF THE FOLLOWING:

SEEDBED PREPARATION:

A. FOUR (4) INCHES OF LOAM SHALL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE. LOAM SHALL BE FREE OF SUBSOIL, CLAY LUMPS, STONES AND OTHER OBJECTS OVER 2 INCHES OR LARGER IN ANY DIMENSION, AND WITHOUT WEEDS, ROOTS OR OTHER OBJECTIONABLE MATERIAL.

B. SOILS TESTS SHALL BE TAKEN AT THE TIME OF SOIL STRIPPING TO DETERMINE FERTILIZATION REQUIREMENTS. SOILS TESTS SHALL BE TAKEN PROMPTLY AS TO NOT INTERFERE WITH THE 14-DAY LIMIT ON SOIL EXPOSURE. BASED UPON TEST RESULTS, SOIL AMENDMENTS SHALL BE INCORPORATED INTO THE SOIL PRIOR TO FINAL SEEDING. IN LIEU OF SOIL TESTS, SOIL AMENDMENTS MAY BE APPLIED AS FOLLOWS:

ITEM	APPLICATION RATE
10-20-20 FERTILIZER (N-P205-K20 OR EQUAL)	18.4 LBS./1,000 S.F.
GROUND LIMESTONE (50% CALCIUM & MAGNESIUM OXIDE)	138 LBS./1,000 S.F.
C. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL, TO A DEPTH OF 4 INCHES WITH PROPER EQUIPMENT. ROLL THE AREA TO FIRM THE SEEDBED EXCEPT ON CLAY OR SILTY SOILS OR COARSE SAND.	

APPLICATION OF SEED:

A. SEEDING: SHALL BE CONDUCTED BETWEEN APRIL 1ST AND OCTOBER 1ST OF THE CONSTRUCTION YEAR. GENERALLY A SEED MIXTURE MAY BE APPLIED AS FOLLOWS: (CONSERVATION MIX)

SEED TYPE	APPLICATION RATE
FESCUE, FAWN	0.34 LBS/1,000 S.F. (15 LBS/ACRE)
BIRD'S FOOT TREFOIL, VARIETY NOT STATED	0.28 LBS/1,000 S.F. (12 LBS/ACRE)
ANNUAL RYEGRASS	0.18 LBS/1,000 S.F. (8 LBS/ACRE)
TIMOTHY, CLIMAX	0.18 LBS/1,000 S.F. (8 LBS/ACRE)
ALSKIE CLOVER	0.11 LBS/1,000 S.F. (5 LBS/ACRE)
REDTOP	0.05 LBS/1,000 S.F. (2 LBS/ACRE)
TOTAL	1.14 LBS/1,000 S.F. (50 LBS/ACRE)

NOTE: A SPECIFIC SEED MIXTURE SHOULD BE CHOSEN TO MATCH THE SOILS CONDITION OF THE SITE. VARIOUS AGENCIES CAN RECOMMEND SEED MIXTURES. MDEP RECOMMENDED SEED MIXTURES ARE IN THE EROSION AND SEDIMENT CONTROL BMP MANUAL DATED 2016 OR LATEST REVISION.

B. HYDROSEEDING: SHALL BE CONDUCTED ON PREPARED AREAS WITH SLOPES LESS THAN 2:1. LIME AND FERTILIZER MAY BE APPLIED SIMULTANEOUSLY WITH THE SEED. RECOMMENDED SEEDING RATES MUST BE INCREASED BY 10% WHEN HYDROSEEDING.

C. MULCHING: SHALL COMMENCE IMMEDIATELY AFTER SEED IS APPLIED. REFER TO THE TEMPORARY MULCHING SECTION OF THIS NARRATIVE FOR DETAILS.

SODDING:

FOLLOWING SEEDBED PREPARATION, SOD CAN BE APPLIED IN LIEU OF SEEDING IN AREAS WHERE IMMEDIATE VEGETATION IS MOST BENEFICIAL SUCH AS DITCHES, AROUND STORMWATER DROP INLETS AND AREAS OF AESTHETIC VALUE. SOD SHOULD BE LAID AT THE DIT AND ANGLES TO THE DITCH STARTING AT THE LOWEST ELEVATION. SOD SHOULD BE ROLLED OR TAMPED DOWN TO EVEN OUT THE JOINTS ONCE LAID DOWN, WHERE FLOW IS PREVALENT THE SOD MUST BE PROPERLY ANCHORED DOWN. IRRIGATE THE SOD IMMEDIATELY AFTER INSTALLATION. IN MOST CASES, SOD CAN BE ESTABLISHED BETWEEN APRIL 1ST AND NOVEMBER 15TH OF THE CONSTRUCTION YEAR, HOWEVER, REFER TO THE WINTER EROSION CONTROL NOTES FOR ANY ACTIVITIES AFTER OCTOBER 1ST.

STANDARDS FOR TIMELY STABILIZATION:

- STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SLOPES -- THE CONTRACTOR WILL CONSTRUCT AND STABILIZE STONE-COVERED SLOPES BY NOVEMBER 15. THE CONTRACTOR WILL SEED AND MULCH ALL SLOPES TO BE VEGETATED BY SEPTEMBER 15. THE MDEP WILL CONSIDER ANY AREA HAVING A GRADE GREATER THAN 15% (10H:1V) TO BE A SLOPE. IF THE CONTRACTOR FAILS TO STABILIZE ANY SLOPE TO BE VEGETATED BY SEPTEMBER 15, THEN THE CONTRACTOR WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SLOPE FOR LATE FALL AND WINTER.
 - STABILIZE THE SOIL WITH TEMPORARY VEGETATION AND EROSION CONTROL MATS -- BY OCTOBER 1 THE CONTRACTOR WILL SEED THE DISTURBED SOIL WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1,000 SQUARE FEET AND APPLY EROSION CONTROL MATS OVER THE MULCHED SOIL. THE CONTRACTOR WILL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR COVER AT LEAST 75% OF THE DISTURBED SOIL BY NOVEMBER 15, THEN THE APPLICANT WILL COVER THE SLOPE WITH A LAYER OF WOOD WASTE COMPOST AS DESCRIBED IN ITEM 2(C) OF THIS STANDARD OR WITH STONE RIPRAP AS DESCRIBED IN ITEM 2(D) OF THIS STANDARD.
 - STABILIZE THE SLOPE WITH SOD -- THE CONTRACTOR WILL STABILIZE THE DISTURBED SLOPE WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE APPLICANT PINNING THE SOD ONTO THE SLOPE WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL. THE APPLICANT WILL NOT USE LATE-SEASON SOD INSTALLATION TO STABILIZE SLOPES HAVING A GRADE GREATER THAN 33% (3H:1V).
 - STABILIZE THE SLOPE WITH WOOD WASTE COMPOST -- THE CONTRACTOR WILL PLACE A SIX-INCH LAYER OF WOOD WASTE COMPOST ON THE SLOPE BY NOVEMBER 15. PRIOR TO PLACING THE WOOD WASTE COMPOST, THE APPLICANT WILL REMOVE ANY SNOW ACCUMULATION ON THE DISTURBED SLOPE. THE APPLICANT WILL NOT USE WOOD WASTE COMPOST TO STABILIZE SLOPES HAVING GRADES GREATER THAN 50% (2H:1V) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.
 - STABILIZE THE SLOPE WITH STONE RIPRAP -- THE CONTRACTOR WILL PLACE A LAYER OF STONE RIPRAP ON THE SLOPE BY NOVEMBER 15. THE APPLICANT WILL HIRE A REGISTERED PROFESSIONAL ENGINEER TO DETERMINE THE STONE SIZE NEEDED FOR STABILITY AND TO DESIGN A FILTER LAYER FOR UNDERNEATH THE RIPRAP.

STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SOILS -- BY SEPTEMBER 15 THE CONTRACTOR WILL SEED AND MULCH ALL DISTURBED SOILS ON AREAS HAVING A SLOPE LESS THAN 15%. IF THE CONTRACTOR FAILS TO STABILIZE THESE SOILS BY THIS DATE, THEN THE CONTRACTOR WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SOIL FOR LATE FALL AND WINTER.

- STABILIZE THE SOIL WITH TEMPORARY VEGETATION -- BY OCTOBER 1 THE CONTRACTOR WILL SEED THE DISTURBED SOIL WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET, LIGHTLY MULCH THE SEEDDED SOIL WITH HAY OR STRAW AT 75 POUNDS PER 1000 SQUARE FEET, AND ANCHOR THE MULCH WITH PLASTIC NETTING. THE APPLICANT WILL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR COVER AT LEAST 75% OF THE DISTURBED SOIL BEFORE NOVEMBER 15, THEN THE APPLICANT WILL COVER THE SLOPE WITH A LAYER OF WOOD WASTE COMPOST AS DESCRIBED IN ITEM III OF THIS CONDITION OR WITH STONE RIPRAP AS DESCRIBED IN ITEM IV OF THIS CONDITION.
- STABILIZE THE SOIL WITH SOD -- THE APPLICANT WILL STABILIZE THE DISTURBED SOIL WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE APPLICANT PINNING THE SOD ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL.
- STABILIZE THE SOIL WITH MULCH -- BY NOVEMBER 15 THE APPLICANT WILL MULCH THE DISTURBED SOIL BY SPREADING HAY OR STRAW AT A RATE OF AT LEAST 150 POUNDS PER 1000 SQUARE FEET ON THE AREA SO THAT NO SOIL IS VISIBLE THROUGH THE MULCH. PRIOR TO APPLYING THE MULCH, THE APPLICANT WILL REMOVE ANY SNOW ACCUMULATION ON THE DISTURBED AREA. IMMEDIATELY AFTER APPLYING THE MULCH, THE APPLICANT WILL ANCHOR THE MULCH WITH PLASTIC NETTING TO PREVENT WIND FROM MOVING THE MULCH OFF THE DISTURBED SOIL.

- MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION CYCLE. AFTER EACH RAINFALL, SNOW STORM OR PERIOD OF THAWING AND RUNOFF, AND AT LEAST EVERY SEVEN (7) DAYS, THE CONTRACTOR SHALL PERFORM A VISUAL INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES. THE CONTRACTOR SHALL PERFORM REPAIRS NO LATER THAN THE END OF THE NEXT WORKDAY, TO ALLOW CONTINUED PROPER FUNCTIONING OF THE EROSION CONTROL MEASURE. THE CONTRACTOR SHALL PROVIDE THE NECESSARY REGULATING AGENCIES WITH WRITTEN DOCUMENTATION DESCRIBING DATES OF INSPECTIONS AND NECESSARY FOLLOW-UP WORK TO MAINTAIN EROSION CONTROL MEASURES MEETING THE REQUIREMENTS OF THIS PLAN WITHIN SEVEN (7) DAYS.
- FOLLOWING THE TEMPORARY AND/OR FINAL SEEDINGS, THE CONTRACTOR SHALL INSPECT THE WORK AREA SEMIMONTHLY UNTIL THE SEEDINGS HAVE BEEN ESTABLISHED. ESTABLISHED MEANS A MINIMUM OF 90% OF AREAS VEGETATED WITH VIGOROUS GROWTH. RESEEDING SHALL BE CARRIED OUT BY THE CONTRACTOR WITH FOLLOW-UP INSPECTIONS IN THE EVENT OF ANY FAILURES UNTIL VEGETATION IS ADEQUATELY ESTABLISHED.

HOUSEKEEPING:

- SPILL PREVENTION, CONTROLS MUST BE USED TO PREVENT POLLUTANTS FROM CONSTRUCTION AND WASTE MATERIALS STORED ON SITE TO ENTER STORMWATER, WHICH INCLUDES STORAGE PRACTICES TO MINIMIZE EXPOSURE OF THE MATERIALS TO STORMWATER, THE SITE CONTRACTOR OR OPERATOR MUST DEVELOP, AND IMPLEMENT AS NECESSARY, APPROPRIATE SPILL PREVENTION, CONTAINMENT, AND RESPONSE PLANNING MEASURES.
- GROUNDWATER PROTECTION, DURING CONSTRUCTION, LIQUID PETROLEUM PRODUCTS AND OTHER HAZARDOUS MATERIALS WITH THE POTENTIAL TO CONTAMINATE GROUNDWATER MAY NOT BE STORED OR HANDLED IN AREAS OF THE SITE DRAINING TO AN INFILTRATION AREA. AN "INFILTRATION AREA" IS ANY AREA OF THE SITE THAT BY DESIGN OR AS A RESULT OF SOILS, TOPOGRAPHY AND OTHER RELEVANT FACTORS ACCUMULATES RUNOFF THAT INFILTRATES INTO THE SOIL, DIKES, BERMS, SLUMPS, AND OTHER FORMS OF SECONDARY CONTAINMENT THAT PREVENT DISCHARGE TO GROUNDWATER MAY BE USED TO ISOLATE PORTIONS OF THE SITE FOR THE PURPOSES OF STORAGE AND HANDLING OF THESE MATERIALS. ANY PROJECT PROPOSING INFILTRATION OF STORMWATER MUST PROVIDE ADEQUATE PRE-TREATMENT OF STORMWATER PRIOR TO DISCHARGE OF STORMWATER TO THE INFILTRATION AREA, OR PROVIDE FOR TREATMENT WITHIN THE INFILTRATION AREA, IN ORDER TO PREVENT THE ACCUMULATION OF FINES, REDUCTION IN INFILTRATION RATE, AND CONSEQUENT FLOODING AND DESTABILIZATION.
- FUGITIVE SEDIMENT AND DUST, ACTIONS MUST BE TAKEN TO ENSURE THAT ACTIVITIES DO NOT RESULT IN NOTICEABLE EROSION OF SOILS OR FUGITIVE DUST EMISSIONS DURING OR AFTER CONSTRUCTION. OIL MAY NOT BE USED FOR DUST CONTROL, BUT OTHER WATER ADDITIVES MAY BE CONSIDERED. A STABILIZED CONSTRUCTION ENTRANCE (SCE) SHOULD BE INCLUDED TO MINIMIZE TRACKING OF MUD AND SEDIMENT. IF OFF-SITE TRACKING OCCURS, PUBLIC ROADS SHOULD BE SWEEP IMMEDIATELY AND NO LESS THAN ONCE A WEEK AND PRIOR TO SIGNIFICANT STORM EVENTS. OPERATIONS DURING DRY MONTHS, THAT EXPERIENCE FUGITIVE DUST PROBLEMS, SHOULD WET DOWN UNPAVED ACCESS ROADS ONCE A WEEK OR MORE FREQUENTLY AS NEEDED WITH A WATER ADDITIVE TO SUPPRESS FUGITIVE SEDIMENT AND DUST.
- DEBRIS AND OTHER MATERIALS, MINIMIZE THE EXPOSURE OF CONSTRUCTION DEBRIS, BUILDING AND LANDSCAPING MATERIALS, TRASH, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE AND OTHER MATERIALS TO PRECIPITATION AND STORMWATER RUNOFF. THESE MATERIALS MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE.
- EXCAVATION DE-WATERING, EXCAVATION DE-WATERING IS THE REMOVAL OF WATER FROM TRENCHES, FOUNDATIONS, COFFER DAMS, PONDS, AND OTHER AREAS WITHIN THE CONSTRUCTION AREA THAT RETAIN WATER AFTER EXCAVATION. IN MOST CASES THE COLLECTED WATER IS HEAVILY SITED AND HINDERS CORRECT AND SAFE CONSTRUCTION PRACTICES. THE COLLECTED WATER REMOVED FROM THE PONDED AREA, EITHER THROUGH GRAVITY OR PUMPING, MUST BE SPREAD THROUGH NATURAL, WOODED BUFFERS OR REMOVED TO AREAS THAT ARE SPECIFICALLY DESIGNED TO COLLECT THE MAXIMUM AMOUNT OF SEDIMENT POSSIBLE, LIKE A COFFERDAM SEDIMENTATION BASIN. AVOID ALLOWING THE WATER TO FLOW OVER DISTURBED AREAS OF THE SITE. EQUIVALENT MEASURES MAY BE TAKEN IF APPROVED BY THE DEPARTMENT.
- AUTHORIZED NON-STORMWATER DISCHARGES, IDENTIFY AND PREVENT CONTAMINATION BY NON-STORMWATER DISCHARGES, WHERE ALLOWED NON-STORMWATER DISCHARGES EXIST. THEY MUST BE IDENTIFIED AND STEPS SHOULD BE TAKEN TO ENSURE THE IMPLEMENTATION OF APPROPRIATE POLLUTION PREVENTION MEASURES FOR THE NON-STORMWATER COMPONENT(S) OF THE DISCHARGE. AUTHORIZED NON-STORMWATER DISCHARGES ARE:
 - DISCHARGES FROM FIRE FIGHTING ACTIVITY,
 - FIRE HYDRANT FLUSHINGS,
 - VEHICLE WASHWATER IF DETERGENTS ARE NOT USED AND WASHING IS LIMITED TO THE EXTERIOR OF VEHICLES (ENGINE, UNDERCARRIAGE AND TRANSMISSION WASHING IS PROHIBITED),
 - DUST CONTROL RUNOFF IN ACCORDANCE WITH PERMIT CONDITIONS,
 - ROUTINE EXTERNAL BUILDING WASHDOWN, NOT INCLUDING SURFACE PAINT REMOVAL, THAT DOES NOT INVOLVE DETERGENTS,
 - PAVEMENT WASHWATER (WHERE SPILLS/LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE NOT OCCURRED, UNLESS ALL SPILLED MATERIAL HAD BEEN REMOVED) IF DETERGENTS ARE NOT USED,
 - UNCONTAMINATED AIR CONDITIONING OR COMPRESSOR CONDENSATE,
 - UNCONTAMINATED GROUNDWATER OR SPRING WATER,
 - FOUNDATION OR FOOTER DRAIN-WATER WHERE FLOWS ARE NOT CONTAMINATED,
 - UNCONTAMINATED EXCAVATION DEWATERING,
 - POTABLE WATER SOURCES INCLUDING WATERLINE FLUSHINGS, AND
 - LANDSCAPE IRRIGATION.
- UNAUTHORIZED NON-STORMWATER DISCHARGES, THE DEPARTMENT'S APPROVAL DOES NOT AUTHORIZE A DISCHARGE THAT IS MIXED WITH A SOURCE OF NON-STORMWATER, OTHER THAN THOSE DISCHARGES SPECIFICALLY, THE DEPARTMENT'S APPROVAL DOES NOT AUTHORIZE DISCHARGES OF THE FOLLOWING:
 - WASTEWATER FROM THE WASHOUT OR CLEAN OUT OF CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS OR OTHER CONSTRUCTION MATERIALS,
 - FUELS, OILS OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE,
 - SOAPS, SOLVENTS, OR DETERGENTS USED IN VEHICLE AND EQUIPMENT WASHING, AND
 - TOXIC OR HAZARDOUS SUBSTANCES FROM A SPILL OR OTHER RELEASE.

WINTER EROSION CONTROL MEASURES

THE WINTER CONSTRUCTION PERIOD IS FROM NOVEMBER 1 THROUGH APRIL 15. IF THE CONSTRUCTION SITE IS NOT STABILIZED WITH PAVEMENT, A ROAD GRAVEL BASE, 75% MATURE VEGETATION COVER OR RIPRAP BY NOVEMBER 1 THEN THE SITE NEEDS TO BE PROTECTED WITH OVER-WINTER STABILIZATION. AN AREA CONSIDERED OPEN IS ANY AREA NOT STABILIZED WITH PAVEMENT, VEGETATION, MULCHING, EROSION CONTROL MATS, RIPRAP OR GRAVEL BASE ON A ROAD. LIMIT THE EXPOSED AREA TO THOSE AREAS IN WHICH WORK IS EXPECTED TO BE UNDER TAKEN DURING THE PROCEEDING 15 DAYS AND THAT CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT. ALL AREAS SHALL BE CONSIDERED TO BE DENIED UNTIL THE SUBBASE GRAVEL IS INSTALLED IN ROADWAY AREAS OR THE AREAS OF FUTURE LOAM AND SEED HAVE BEEN LOAMED, SEEDDED AND MULCHED. HAY AND STRAW MULCH RATE SHALL BE A MINIMUM OF 150 LBS./1,000 S.F. (3 TONS/ACRE) AND SHALL BE PROPERLY ANCHORED. THE CONTRACTOR MUST INSTALL ANY ADDED MEASURES WHICH MAY BE NECESSARY TO CONTROL EROSION/SEDIMENTATION FROM THE SITE DEPENDENT UPON THE ACTUAL SITE AND WEATHER CONDITIONS. CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED, IN ORDER TO MINIMIZE AREAS WITHOUT EROSION CONTROL PROTECTION.

1. SOIL STOCKPILES

STOCKPILES OF SOIL OR SUBSOIL WILL BE MULCHED FOR OVER WINTER PROTECTION WITH HAY OR STRAW AT TWICE THE NORMAL RATE OR AT 150 LBS/1,000 S.F. (3 TONS PER ACRE) OR WITH A FOUR-INCH LAYER OF WOOD WASTE EROSION CONTROL MIX. THIS WILL BE DONE WITHIN 24 HOURS OF STOCKING AND RE-ESTABLISHED PRIOR TO ANY RAINFALL OR SNOWFALL. ANY SOIL STOCKPILE WILL NOT BE PLACED (EVEN COVERED WITH HAY OR STRAW) WITHIN 100 FEET FROM ANY NATURAL RESOURCES.

2. NATURAL RESOURCES PROTECTION

ANY AREAS WITHIN 100 FEET FROM ANY NATURAL RESOURCES, IF NOT STABILIZED WITH A MINIMUM OF 75% MATURE VEGETATION CATCH, SHALL BE MULCHED BY DECEMBER 1 AND ANCHORED WITH PLASTIC NETTING OR PROTECTED WITH EROSION CONTROL MATS. DURING WINTER CONSTRUCTION, A DOUBLE LINE OF SEDIMENT BARRIERS (I.E. SILT FENCE BACKED WITH HAY BALES OR EROSION CONTROL MIX) WILL BE PLACED BETWEEN ANY NATURAL RESOURCE AND THE DISTURBED AREA.

PROJECTS CROSSING THE NATURAL RESOURCE SHALL BE PROTECTED A MINIMUM DISTANCE OF 100 FEET ON EITHER SIDE FROM THE RESOURCE. EXISTING PROJECTS NOT STABILIZED BY DECEMBER 1 SHALL BE PROTECTED WITH THE SECOND LINE OF SEDIMENT BARRIER TO ENSURE FUNCTIONALITY DURING THE SPRING THAW AND RAINS.

3. SEDIMENT BARRIERS

DURING FROZEN CONDITIONS, SEDIMENT BARRIERS SHALL CONSIST OF WOOD WASTE FILTER BERMS AS FROZEN SOIL PREVENTS THE PROPER INSTALLATION OF HAY BALES AND SEDIMENT SILT FENCES.

4. MULCHING

ALL AREA SHALL BE CONSIDERED TO BE DENIED UNTIL AREAS OF FUTURE LOAM AND SEED HAVE BEEN LOAMED, SEEDDED AND MULCHED. HAY AND STRAW MULCH SHALL BE APPLIED AT A RATE OF 150 LB. PER 1,000 SQUARE FEET OR 3 TONS/ACRE (TWICE THE NORMAL ACCEPTED RATE OF 75 LBS./1,000 S.F. OR 1.5 TONS/ACRE) AND SHALL BE PROPERLY ANCHORED. MULCH SHALL NOT BE SPREAD ON TOP OF SNOW. THE SNOW WILL BE REMOVED DOWN TO A ONE-INCH DEPTH OR LESS PRIOR TO APPLICATION. AFTER EACH DAY OF FINAL GRADING, THE AREA WILL BE PROPERLY STABILIZED WITH ANCHORED HAY OR STRAW OR EROSION CONTROL MATTING. AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR HAY AT A RATE OF 150 LB. PER 1,000 SQUARE FEET (3 TONS/ACRE) AND ADEQUATELY ANCHORED THAT GROUND SURFACE IS NOT VISIBLE THOUGH THE MULCH.

BETWEEN THE DATES OF SEPTEMBER 1 AND APRIL 15, ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING, ASPHALT EMULSION CHEMICAL, TRACK OR WOOD CELLULOSE FIBER. WHEN GROUND SURFACES ARE VISIBLE THOUGH THE MULCH THEN COVER IS SUFFICIENT. AFTER NOVEMBER 1ST, MULCH AND ANCHORING OF ALL BARE SOIL SHALL OCCUR AT THE END OF EACH FINAL GRADING WORK DAY.

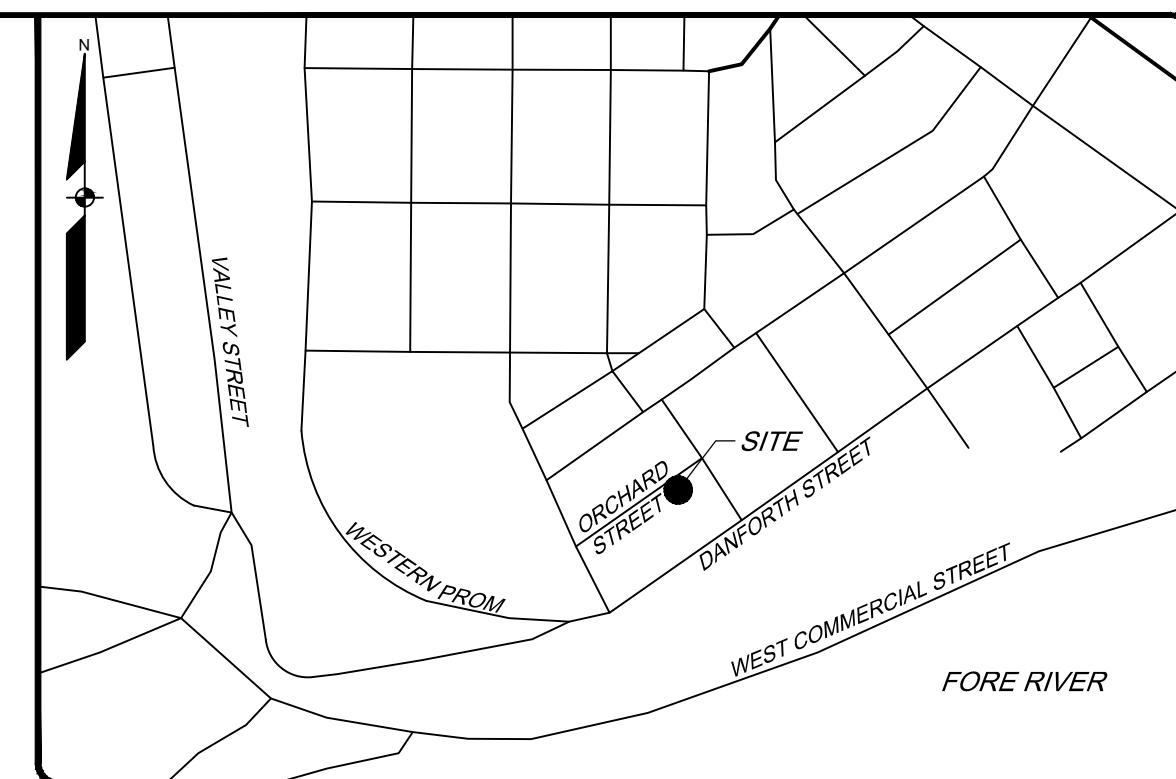
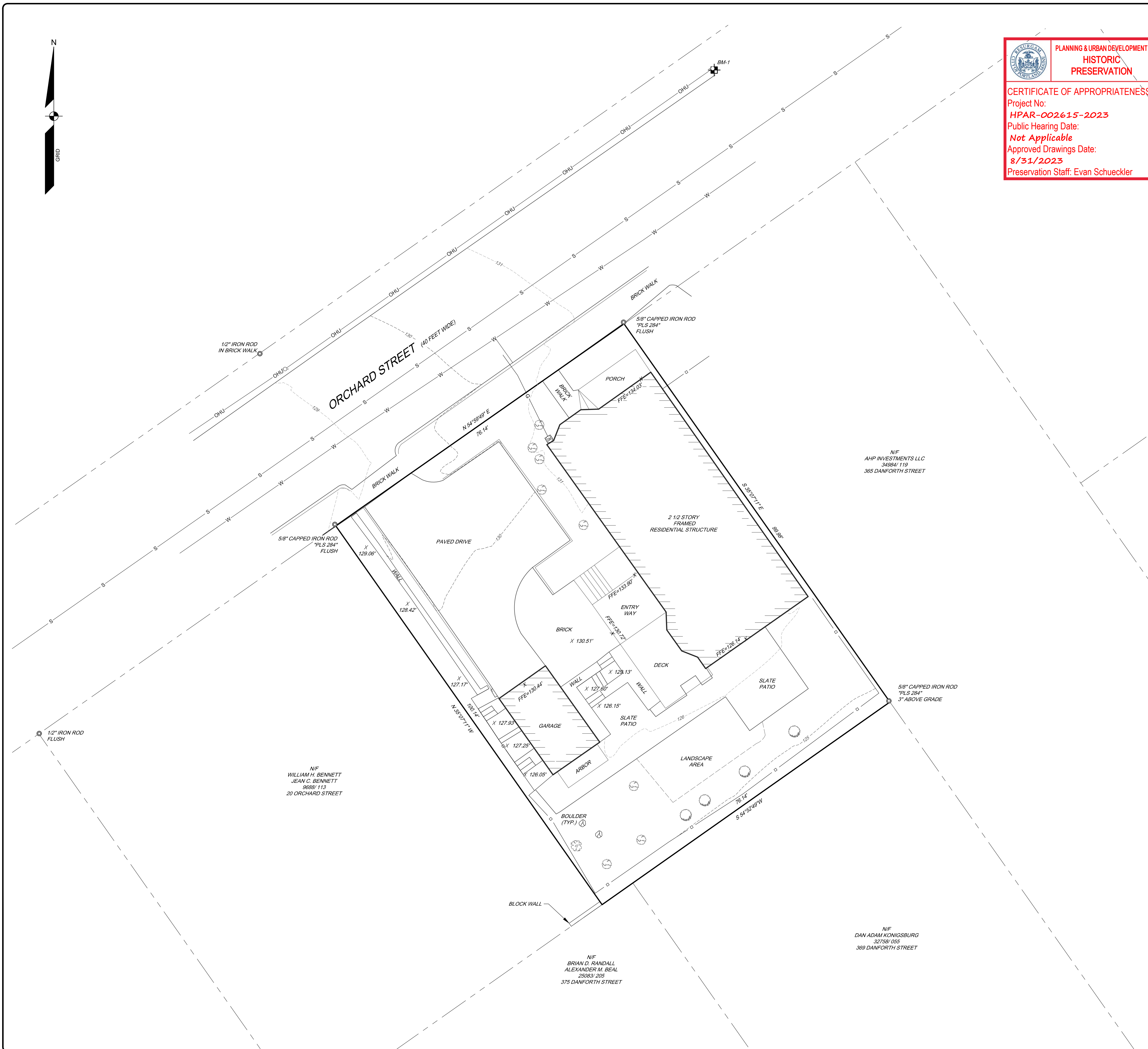
5. MULCHING ON SLOPES AND DITCHES

SLOPES SHALL NOT BE LEFT EXPOSED FOR ANY EXTENDED TIME OF WORK SUSPENSION UNLESS FULLY MULCHED AND ANCHORED WITH PEG AND NETTING OR WITH EROSION CONTROL BLANKETS. MULCHING SHALL BE APPLIED AT A RATE OF 230 LBS/1,000 S.F. ON ALL SLOPES GREATER THAN 8%. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPES EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 5%. EROSION CONTROL BLANKETS SHALL BE USED IN LIEU OF MULCH IN ALL DRAINAGE WAYS WITH SLOPES 8%. EROSION CONTROL MIX CAN BE USED TO SUBSTITUTE EROSION CONTROL BLANKETS ON ALL SLOPES EXCEPT DITCHES.

6. SEEDING

BETWEEN THE DATES OF OCTOBER 15 AND APRIL 1ST, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES FINISHED AREAS SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1ST AND IF THE EXPOSED AREA HAS BEEN LOAMED, FINE GRADDED WITH A UNIFORM SURFACE, THEN THE AREA MAY BE DORMANT SEEDDED AT A RATE OF 3 TIMES HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED. DORMANT SEEDING MAY BE SELECTED TO BE PLACED PRIOR TO THE PLACEMENT OF MULCH AND FABRIC NETTING ANCHORED WITH STAPLES. IF DORMANT SEEDING IS USED FOR THE SITE, ALL DISTURBED AREAS SHALL RECEIVE 4" OF LOAM AND SEED AT AN APPLICATION RATE OF 5 LBS/1000 S.F. ALL AREAS SEEDD DURING THE WINTER WILL BE INSPECTED IN THE SPRING FOR ADEQUATE CATCH. ALL AREAS SUFFICIENTLY VEGETATED (LESS THAN 75% CATCH) SHALL BE REVEGETATED BY REPLACING LOAM, SEED AND MULCH. IF DORMANT SEEDING IS NOT USED FOR THE SITE, ALL DISTURBED AREAS SHALL BE REVEGETATED IN THE SPRING. SEED TYPE SHALL BE WINTER RYE.

MAINTENANCE MEASURES





REV:	BY:	DATE:	STATUS:
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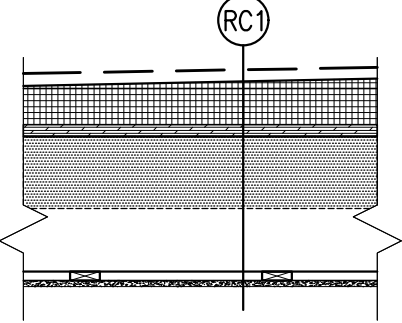
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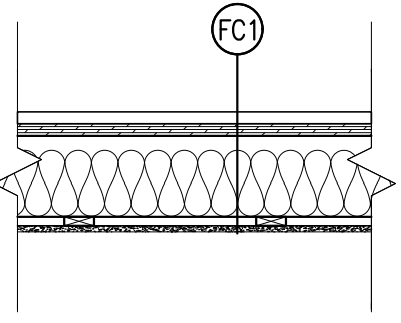
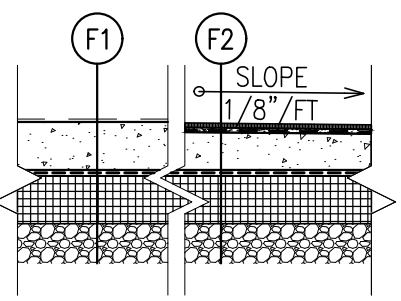
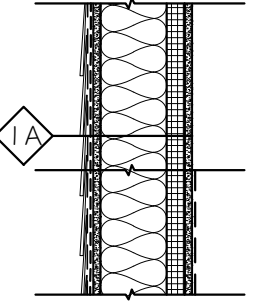
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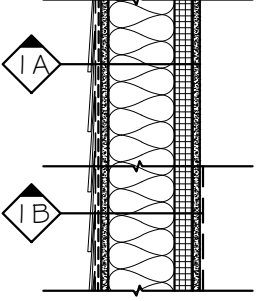
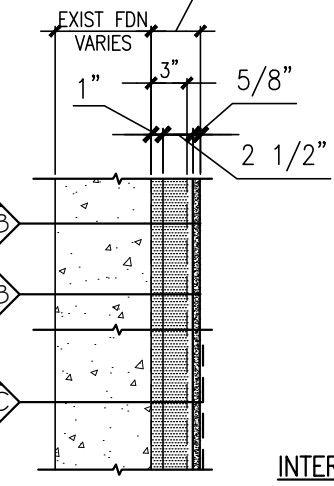
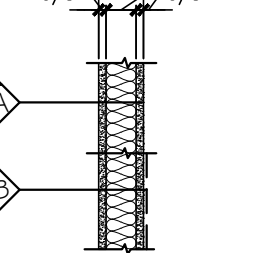
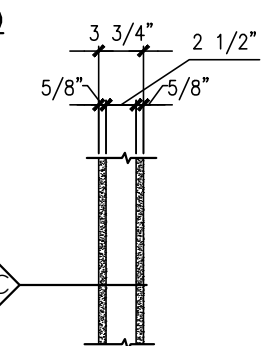
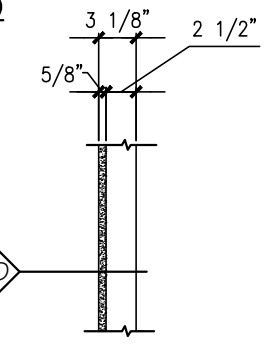
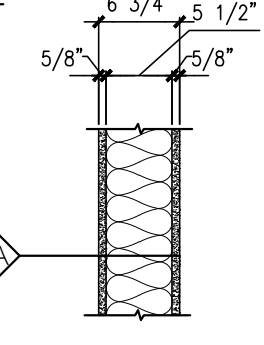
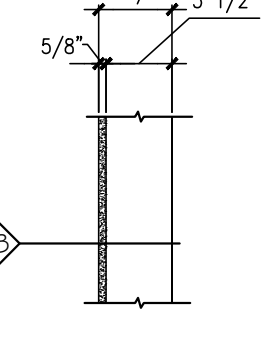
BOUNDARY & EXISTING CONDITIONS SURVEY
OF:
14 ORCHARD STREET
PORTLAND, MAINE 04101
FOR:
WRIGHT RYAN CONSTRUCTION
10 DANFORTH STREET
PORTLAND, MAINE 04101

DESIGNED	-
DRAWN	JMC
CHECKED	BRs
DATE	05/16/23
SCALE	1" = 10'
PROJECT	230243

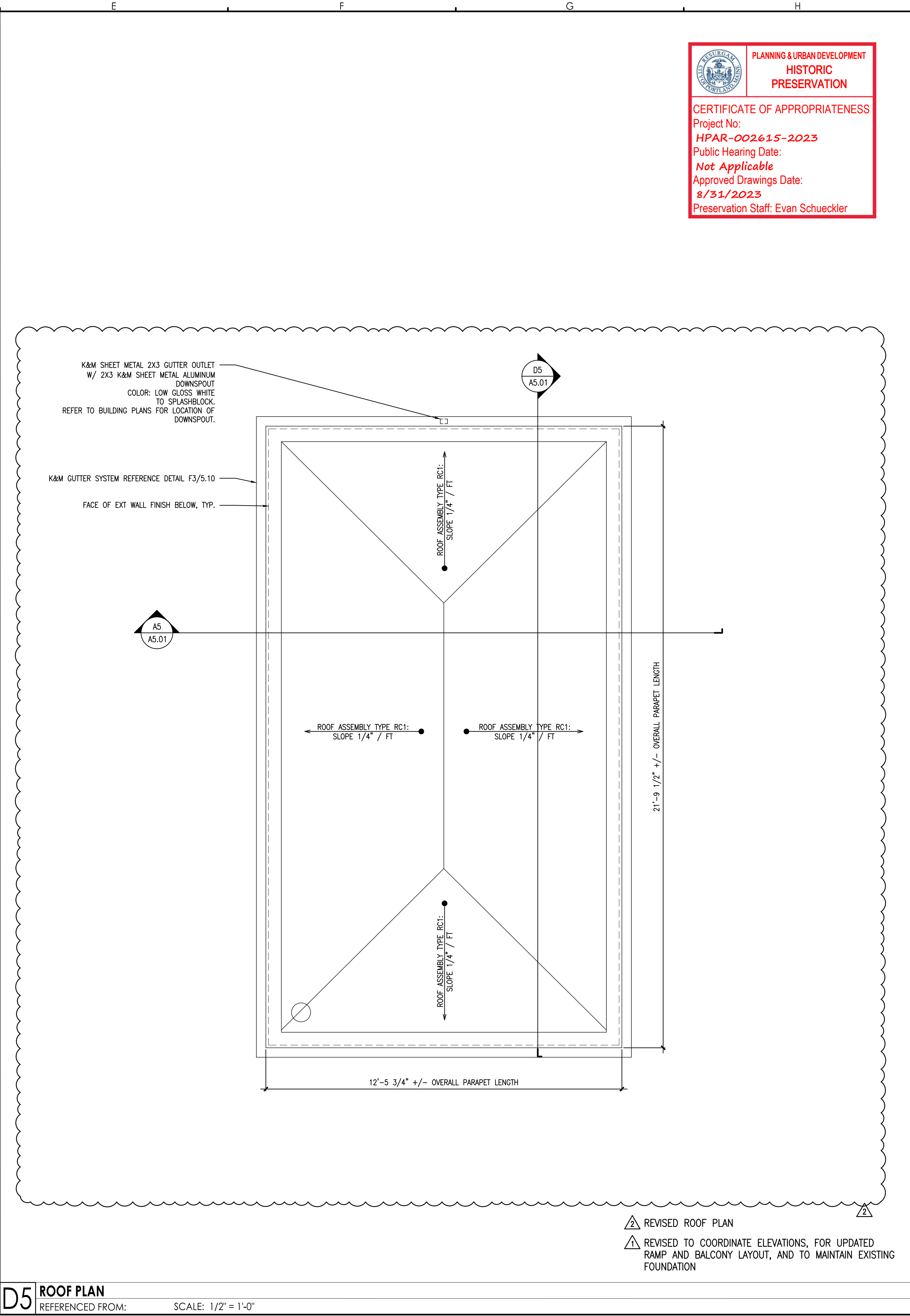
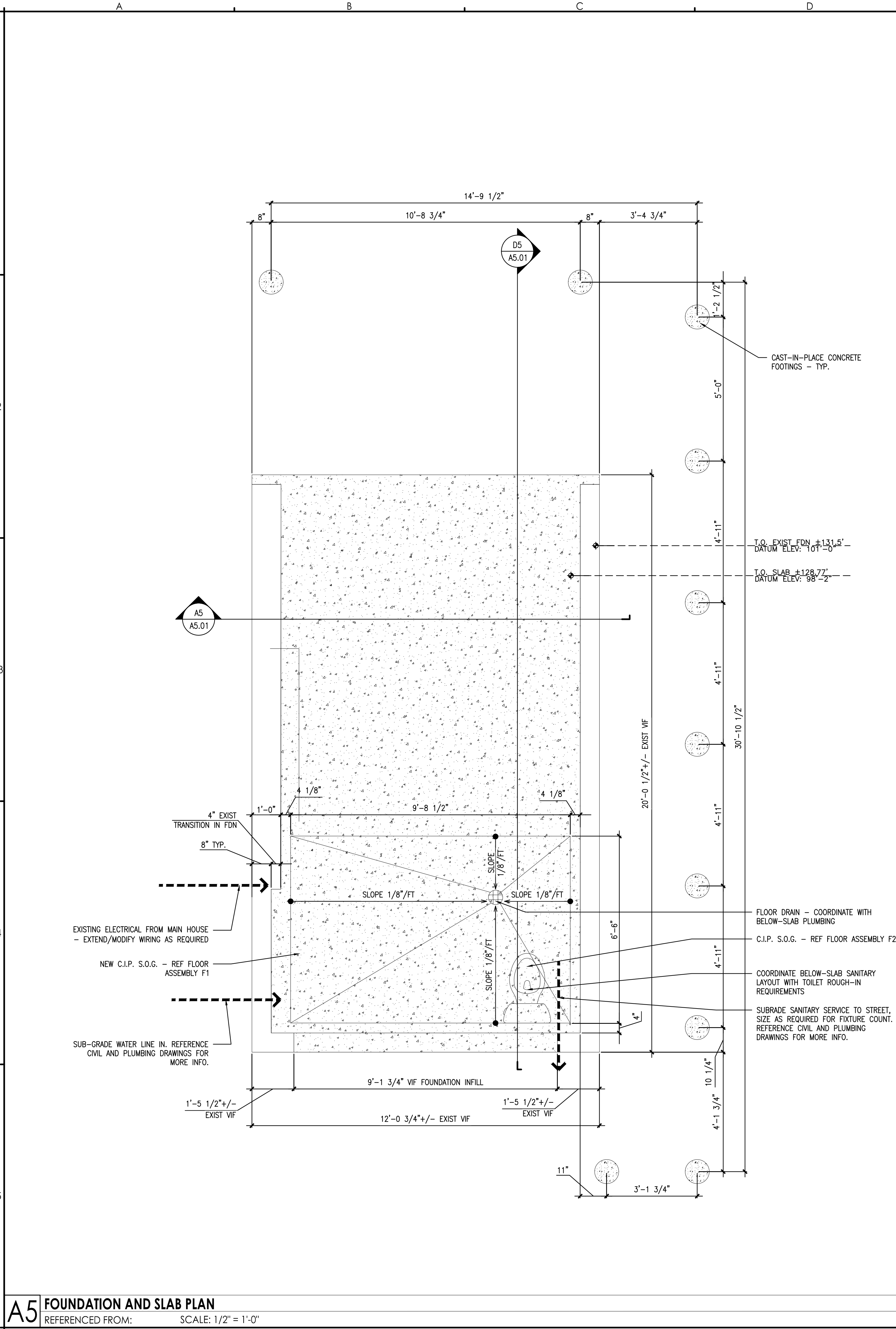
SHEET 1 OF 1

CEILING TYPE	ROOF ASSEMBLIES	
	GENERAL DESCRIPTION	
RC4	NEW WOOD-FRAMED ENTRY ROOF ASSEMBLY WITH MEMBRANE SYSTEM • ROOFING MEMBRANE SYSTEM – FULLY ADHERED • 3" MIN (R-18) UNFACED POLYISOCYANURATE INSULATION, TAPERED CRICKETS FOR DRAINAGE • 3/4" PLYWOOD ROOF SHEATHING • 1/2" PLYWOOD ROOF SHEATHING • 2X12 ROOF FRAMING @ 16" O.C. • 6" (R-42) CLOSED CELL SPRAY-APPLIED FOAM INSULATION • 1X3 FURRING @ 16" O.C., INSTALLED PERPENDICULAR TO ROOF FRAMING • 1/2" TYPE X GWB	
△ REVISED ROOF ASSEMBLY RC4		

CEILING TYPE	FLOOR/CEILING ASSEMBLIES	
	GENERAL DESCRIPTION	
FC1	TYPICAL EXISTING WOOD-FRAMED FLOOR ASSEMBLY W/ NEW FLOOR FINISH 30-MINUTE FIRE-RATED SIMILAR TO U.L. DESIGN L522 – CONTRACTOR TO REVIEW SYSTEM OPTIONS WITH ARCHITECT AND OWNER FOR FINAL SELECTION STC: 54 IIC: 50 • MIN 1" THICK T&G WOOD FLOORING • (1) LAYER ROSIN BUILDING PAPER • MIN. 15/32 PLYWOOD SUBFLOOR, INSTALLED PERPENDICULAR TO JOISTS, JOINTS STAGGERED • 2x10 FLOOR JOISTS @ 16" O.C. FIRE-BLOCKED AT PERIMETER • 1x3 CROSS BRIDGING OR MIN 2x10 SOLID WOOD BLOCKING • 1x3 FURRING @ 16" O.C., INSTALLED PERPENDICULAR TO JOISTS • 1/2" THICK TYPE X GWB **NOTE: CEILING FIXTURES SHALL BE RATED FOR INSULATED SPACES. PROVIDE GWB OR MINERAL WOOL BOX-OUT OF IN-CEILING HEAT PUMP UNITS.	
CEILING TYPE	FLOOR ASSEMBLIES	
	GENERAL DESCRIPTION	
F1	FIRST FLOOR ASSEMBLY • FINISHED FLOOR AS INDICATED ON FINISH FLOOR PLAN • FLOORING UNDERLAYMENT AS REQUIRED BY FINISH FLOORING MANUFACTURER • 4" CONCRETE SLAB ON GRADE • 6 MIL. POLY VAPOR BARRIER • 4" POLYSTYRENE (R-14.4) • COMPACTED FILL	
F2	FIRST FLOOR ASSEMBLY (AT BATHROOM) • PORCELAIN TILE SYSTEM • SCHLUTER-SYSTEMS DITRA-HEAT OR EQUAL RADIANT FLOOR HEATING SYSTEM • 3" MIN CONCRETE SLAB ON GRADE, SLOPED TO DRAIN AT CENTER FLOOR DRAIN – REFERENCE SLAB PLAN A1.00 FOR MORE INFO. • 6 MIL. POLY VAPOR BARRIER • 4" POLYSTYRENE (R-14.4) • COMPACTED FILL	
PARTITION TYPE	WALL PARTITION SCHEDULE	
	GENERAL WALL DESCRIPTION	
1A	TYPICAL EXTERIOR WALL ASSEMBLY • SIDING AND TRIM – REFERENCE EXTERIOR ELEVATIONS FOR LAYOUT • CONTRACTOR OPTION: VERTICAL FURRING STRIPS @ 16" O.C. OR CEDAR BREATHER (OR EQUAL), WITH INSECT SCREEN AT TOP AND BOTTOM OF WALL ASSEMBLY AIR GAPS • (1) LAYER TYVEK (OR EQUAL) BUILDING WRAP • 5/8" EXTERIOR GYPSUM SHEATHING • 2X6 STUD FRAMING @ 16" O.C. – CONTRACTOR OPTION TO SALVAGE FRAMING AS PRACTICABLE, OR RE-FRAME ENTIRELY. INFILL AT EXISTING OPENING LOCATIONS, AND EXISTING TOP OF STUD FRAMING SHOWN FOR REFERENCE. • 5 1/2" ROCK WOOL CAVITY INSULATION, R-23 • 1 1/2" CONTINUOUS RIGID INSULATION (INTERIOR) R-10.5 • 1 1/2" Z-FURRING • 5/8" TYPE X GWB, PAINTED	
1. FIRE SAFING & FIRE STOPPING PENETRATIONS: PROVIDE FIRE SAFING SYSTEM/MATERIAL AT ALL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES. UTILIZE ONLY AND CONFORM TO UL TESTED AND APPROVED DETAILING AND METHODS APPROPRIATE FOR THE CONDITION AT HAND. COORDINATE PROPOSED FIRE SAFING SYSTEMS & MATERIALS FOR APPROPRIATENESS & COMPATIBILITY WITH THE FIRE RATING SYSTEM PENETRATED. REFERENCE SPECIFICATIONS FOR SUBMITTAL REVIEW AND APPROVAL REQUIREMENTS. REFERENCE SHEET A0.20 FOR U.L. PENETRATION DETAILS. 2. FIRE SAFING & FIRE STOPPING TOP OF FIRE RATED WALL ASSEMBLIES AND JOINTS: PROVIDE FIRE SAFING SYSTEM/MATERIAL AS REQUIRED TO PROPERLY SEAL ALL TOP OF FIRE RATED WALL ASSEMBLIES AND FLOOR/WALL JOINT CONDITIONS. UTILIZE ONLY AND CONFORM TO UL TESTED AND APPROVED DETAILING AND METHODS APPROPRIATE FOR THE CONDITION AT HAND. REFERENCE SPECIFICATIONS FOR SUBMITTAL REVIEW AND APPROVAL REQUIREMENTS. 3. INAPPROPRIATE FIRE SEALANT / STOPPING MATERIAL USE: THE CONTRACTOR SHALL NOT UTILIZE FIRE STOPPING/SEALANT AT ANY NON-FIRE RATED CONDITIONS. UTILIZE FIRE STOPPING/SEALANT ONLY WHERE REQUIRED. FIRE STOPPING MATERIALS SHALL BE RED IN COLOR.		
C4	FIRE-SAFING AND FIRE STOPPING NOTES REFERENCED FROM: A0.10	
1. PROVIDE MOISTURE RESISTANT TYPE "MRX" GWB AT ALL WALL SURFACES WITHIN ALL TOILET ROOMS. PROVIDE TYPE "MRX" GWB TO 4'-0" A.F.F. BEHIND ALL SINK LOCATIONS WHETHER INDICATED OR NOT, UNLESS DESIGNATED AS TILE LOCATION. 2. PROVIDE MIN. 1/2" CLEARANCE BETWEEN CONC. SLAB AND GWB. AND SEAL WITH ACOUSTIC SEALANT. PROVIDE SILL SEALER INSULATION FOR BOTTOM PLATES OF PARTITIONS OR WALLS. UTILIZE APPROPRIATE FIRE STOPPING/SEALANT MATERIALS ONLY AT FIRE RATED ASSEMBLIES. 3. BRACE WALL ASSEMBLIES TO STRUCTURE ABOVE AT ALL DOORS AND ELSEWHERE AS REQUIRED. 4. PROVIDE SOLID FIRE RATED BLOCKING AS INDICATED ON DRAWINGS AND AS REQUIRED BY MANUFACTURER'S EQUIPMENT (CASE WORK, TOILET ACCESSORIES, CLOSET RODS & SHELVING, H.C. GRAB BARS, ETC.) 5. PROVIDE CONTINUOUS ACOUSTICAL SEALANT AT ALL PENETRATIONS (I.E. ELECTRICAL BOXES, DUCTS, SPRINKLER HEADS, ETC.) IN WALLS, FLOORS, & CEILINGS. UTILIZE APPROPRIATE FIRE STOPPING/SEALANT MATERIALS ONLY AT FIRE RATED ASSEMBLIES. 6. SEAL ALL PENETRATIONS IN VAPOR BARRIER, (EXTERIOR WALLS & CONCRETE SLAB-ON-GRADE) AS REQUIRED WITH APPROVED SEALERS, INSULATION AND TAPES. 7. AT WALL INFILL LOCATIONS, PROVIDE FURRING AS REQUIRED, TO ALIGN NEW FINISHED FACES WITH ADJACENT EXISTING FINISHED FACES ON BOTH SIDES.		
C5	GENERAL WALL, PARTITION ASSEMBLY NOTES REFERENCED FROM: A0.10	

PARTITION TYPE	WALL PARTITION SCHEDULE	
	GENERAL WALL DESCRIPTION	
1A	TYPICAL FIRE-RATED EXTERIOR WALL ASSEMBLY 1-HOUR FIRE-RATED WHERE REQUIRED (WITHIN 10' OF PROPERTY LINE – REFERENCE FLOOR PLANS FOR LOCATIONS) U.L. DESIGN U305 • SIDING AND TRIM – REFERENCE EXTERIOR ELEVATIONS FOR LAYOUT • CONTRACTOR OPTION: VERTICAL FURRING STRIPS @ 16" O.C. OR CEDAR BREATHER (OR EQUAL), WITH INSECT SCREEN AT TOP AND BOTTOM OF WALL ASSEMBLY AIR GAPS • (1) LAYER TYVEK (OR EQUAL) BUILDING WRAP • 5/8" EXTERIOR GYPSUM SHEATHING • 2X6 STUD FRAMING @ 16" O.C. – CONTRACTOR OPTION TO SALVAGE FRAMING AS PRACTICABLE, OR RE-FRAME ENTIRELY. INFILL AT EXISTING OPENING LOCATIONS, AND EXISTING TOP OF STUD FRAMING SHOWN FOR REFERENCE. • 5 1/2" ROCK WOOL CAVITY INSULATION, R-23 • 1 1/2" CONTINUOUS RIGID INSULATION (INTERIOR) R-10.5 • 1 1/2" Z-FURRING • 5/8" TYPE X GWB, PAINTED	EXTERIOR  INTERIOR
1B	TYPICAL EXTERIOR WALL ASSEMBLY 1-HOUR FIRE-RATED WHERE REQUIRED (WITHIN 10' OF PROPERTY LINE – REFERENCE FLOOR PLANS FOR LOCATIONS) U.L. DESIGN U305 SAME AS WALL TYPE 1A *EXCEPT*: • 5/8" TILE BACKER (IN LIEU OF TYPE X GWB) – FULL HEIGHT OF WALL • WALL TILE – FULL HEIGHT OF WALL	
2A	NEW WORK AT EXISTING FOUNDATIONS WALLS 1-HOUR FIRE-RATED WHERE REQUIRED (WITHIN 10' OF PROPERTY LINE – REFERENCE FLOOR PLANS FOR LOCATIONS) U.L. DESIGN • EXISTING CONCRETE FOUNDATION WALL – WIDTH VARIES • 2X3 P.T. WOOD STUD FRAMING @ 16" O.C., SET 1" OFF FACE OF EXISTING FOUNDATION • 3" CLOSED-CELL SPRAY-APPLIED FOAM INSULATION, R-21 • 5/8" TYPE X GWB (MRX GWB WHERE REQUIRED)	
2B	NEW WORK AT EXISTING FOUNDATIONS WALLS 1-HOUR FIRE-RATED WHERE REQUIRED (WITHIN 10' OF PROPERTY LINE – REFERENCE FLOOR PLANS FOR LOCATIONS) U.L. DESIGN SAME AS WALL TYPE 1B *EXCEPT*: • 5/8" TILE BACKER (IN LIEU OF TYPE X GWB) – FULL HEIGHT OF WALL • WALL TILE – FULL HEIGHT OF WALL	
3A	NEW INTERIOR WD. STUD WALL ASSEMBLY 30-MINUTE HOUR FIRE RATED SMOKE PARTITION U.L. DESIGN U305 • 2X3 WOOD STUDS FROM TOP OF SUBFLOOR TO BOTTOM OF ROOF FRAMING ABOVE • 2 1/2" SOUND BATT INSULATION • 5/8" TYPE X GWB, FULL HEIGHT OF WALL ASSEMBLY – BOTH SIDES, PAINTED	TAGGED SIDE  OPPOSITE SIDE
3B	NEW INTERIOR WD. STUD WALL ASSEMBLY • 2X3 WOOD STUDS FROM TOP OF CONCRETE S.O.G. TO BOTTOM OF FLOOR FRAMING ABOVE • 2 1/2" SOUND BATT INSULATION • 5/8" TYPE X GWB, FULL HEIGHT OF WALL ASSEMBLY, PAINTED • 5/8" TILE BACKER, FULL HEIGHT OF WALL ASSEMBLY – TAGGED SIDE ONLY • WALL TILE (TO BE SELECTED BY OWNER) – FULL HEIGHT OF WALL ASSEMBLY – TAGGED SIDE ONLY	
3C	NEW INTERIOR WD. STUD WALL ASSEMBLY • 2X3 WOOD STUDS FROM TOP OF CONCRETE S.O.G. TO BOTTOM OF FLOOR FRAMING ABOVE • 5/8" TYPE X GWB, FULL HEIGHT OF WALL ASSEMBLY – BOTH SIDES, PAINTED	TAGGED SIDE  OPPOSITE SIDE
3D	NEW INTERIOR WD. STUD WALL ASSEMBLY • 2X3 WOOD STUDS FROM TOP OF CONCRETE S.O.G. TO BOTTOM OF FLOOR FRAMING ABOVE • 5/8" TYPE X GWB, FULL HEIGHT OF WALL ASSEMBLY – TAGGED SIDE, PAINTED	TAGGED SIDE  OPPOSITE SIDE
4A	NEW INTERIOR WD. STUD WALL ASSEMBLY • 2X6 WOOD STUDS • 5 1/2" SOUND BATT INSULATION • 5/8" TYPE X GWB, FULL HEIGHT OF WALL ASSEMBLY, PAINTED • 5/8" TILE BACKER, FULL HEIGHT OF WALL ASSEMBLY – TAGGED SIDE ONLY • WALL TILE (TO BE SELECTED BY OWNER) – FULL HEIGHT OF WALL ASSEMBLY – TAGGED SIDE ONLY	TAGGED SIDE  OPPOSITE SIDE
4B	NEW WD. STUD FURRING WALL ASSEMBLY • 2X6 WOOD STUDS • 5/8" TILE BACKER, FULL HEIGHT OF WALL ASSEMBLY – TAGGED SIDE ONLY • WALL TILE (TO BE SELECTED BY OWNER) – FULL HEIGHT OF WALL ASSEMBLY – TAGGED SIDE ONLY	TAGGED SIDE  OPPOSITE SIDE

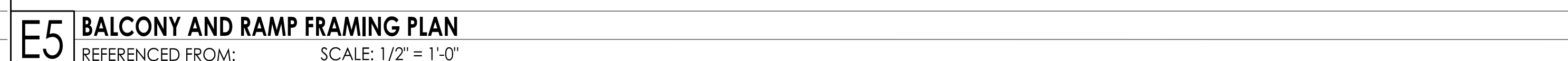
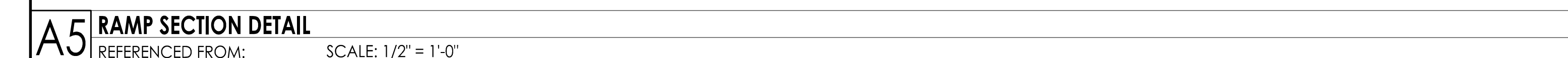
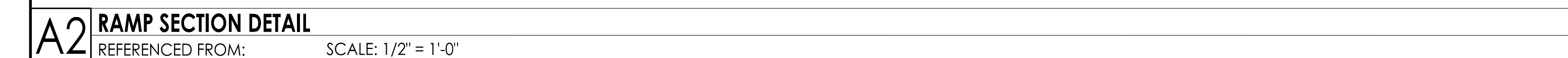
CWS ARCHITECTURE + INTERIOR DESIGN	
PLANNING + DESIGN CONSTRUCTION SERVICES	
	
CWS ARCHITECTURE + INTERIOR DESIGN	
244 US ROUTE ONE SUITE 100-2A SCARBOROUGH, MAINE 04074 207.774.4441 WWW.CWSARCH.COM	
DESIGNER	
THROUGH THESE DOORS	
OWNER	
NEW DWELING UNIT	
PROJECT	
DRAWING	
HORIZONTAL AND VERTICAL ASSEMBLY SCHEDULE	
REVISIONS	
HP REVIEW AMENDMENT	
08/22/2023	
DRAWING NUMBER	
A0.10	
SCALE: AS NOTED	
DATE: 06/23/2023	
ISSUED FOR CONSTRUCTION	



PLANNING & URBAN DEVELOPMENT
HISTORIC PRESERVATION

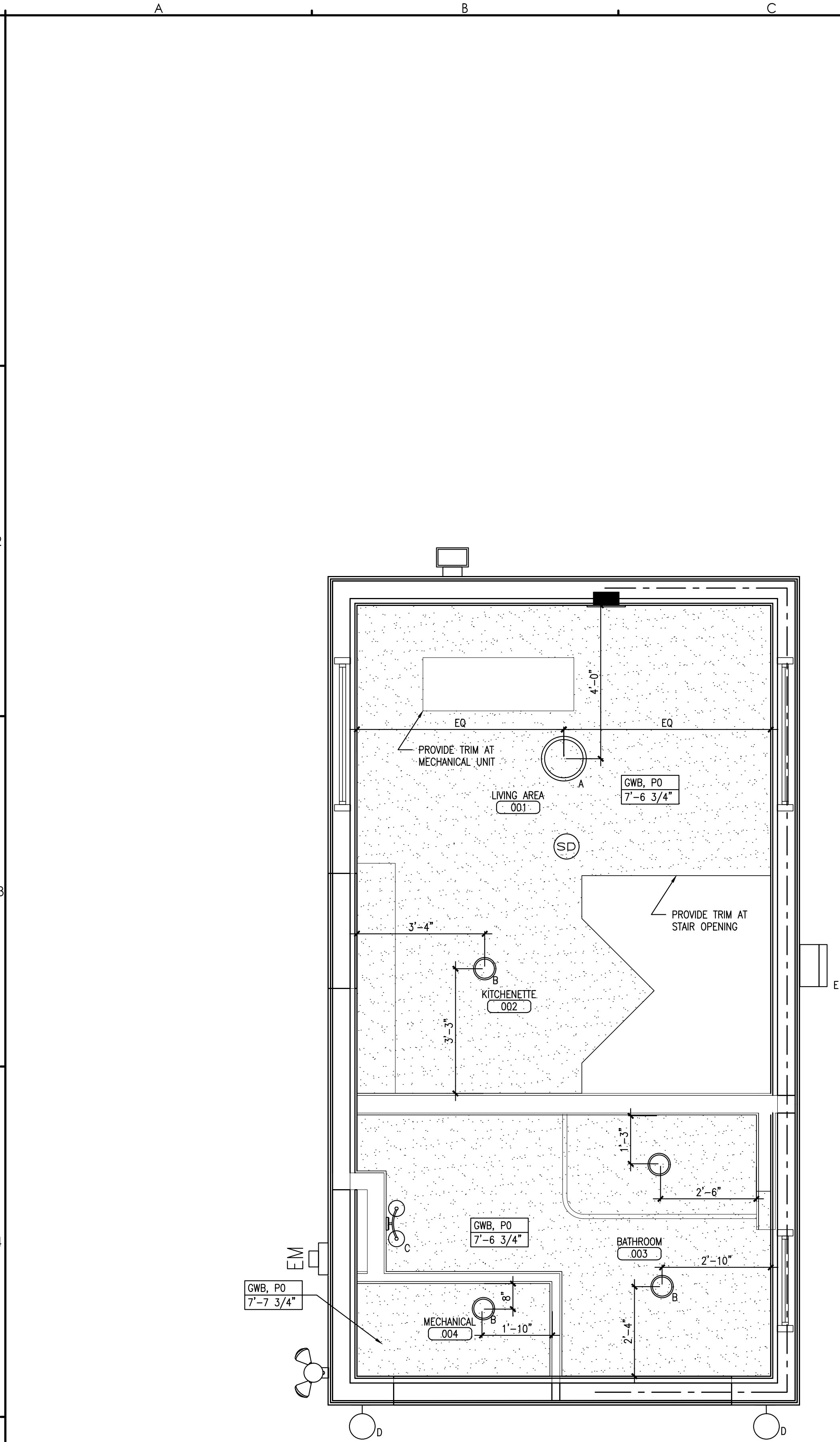
CERTIFICATE OF APPROPRIATENESS
Project No: **HPAR-002615-2023**
Public Hearing Date: **Not Applicable**
Approved Drawings Date: **8/31/2023**
Preservation Staff: **Evan Schueckler**

CWS ARCHITECTURE + INTERIOR DESIGN		PLANNING + DESIGN CONSTRUCTION SERVICES		
REVISIONS	DRAWING	PROJECT	OWNER	DESIGNER
	NEW DWELLING UNIT			
FOUNDATION/SLAB AND ROOF PLANS		CWS ARCHITECTURE + INTERIOR DESIGN		
CWS PROJECT NUMBER: 23022		264 US ROUTE ONE SUITE 100-2A SCARBOROUGH, MAINE 04074 207.774.4441 WWW.CWSARCH.COM		
DRAWING NUMBER		PO BOX 704 PORTLAND, MAINE 04104		
A1.00				
SCALE:		1/2" = 1'-0"		
DATE:		06/23/2023		



ISSUED FOR CONSTRUCTION





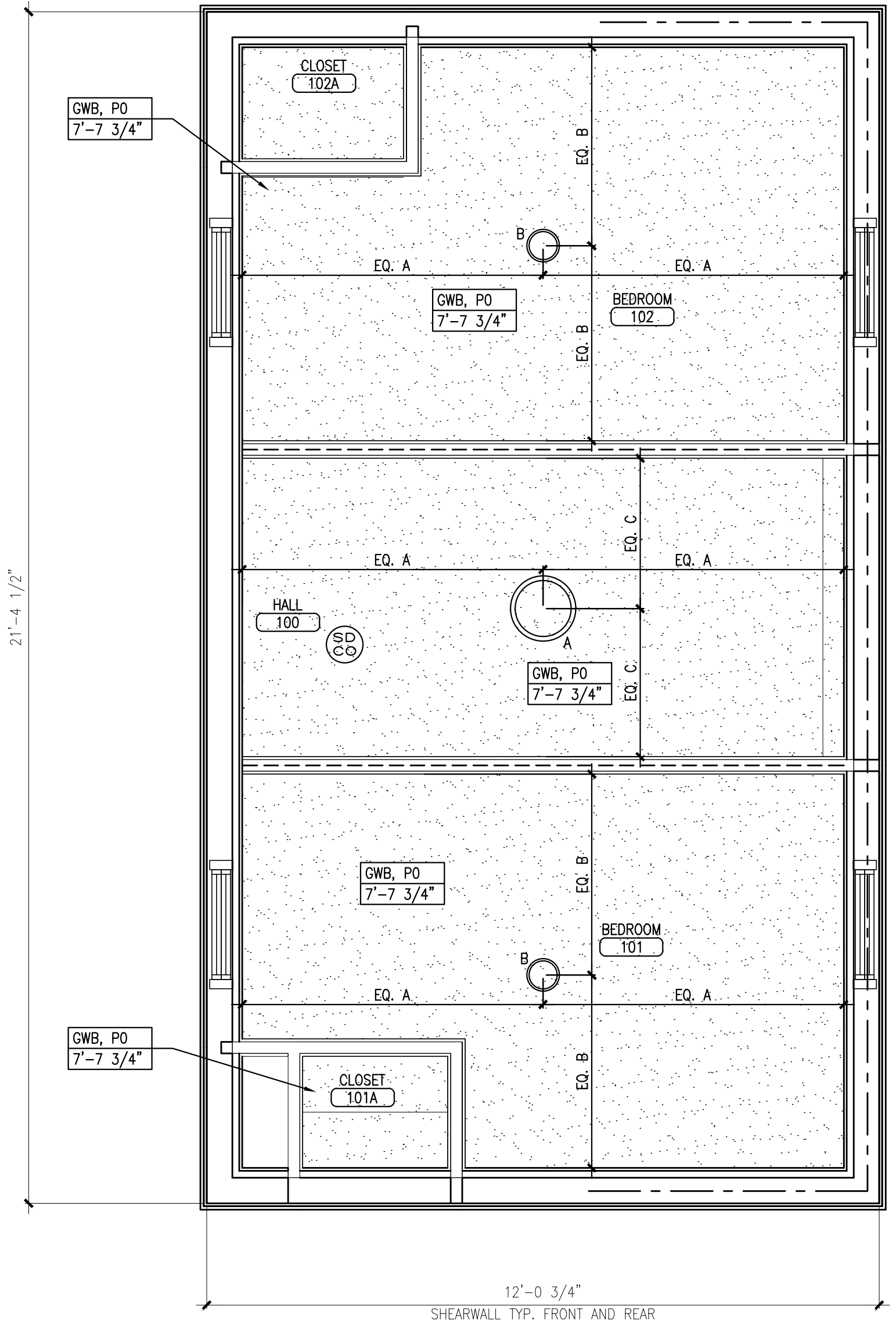
A5 LOWER LEVEL REFLECTED CEILING PLAN

REFERENCED FROM: SCALE: 1/2" = 1'-0"

LIGHT FIXTURE SCHEDULE						
CODE	STYLE	MANUFACTURER	PRODUCT SPECIFICATIONS	FINISH	LUMENS	LOCATIONS
A	FLUSH MOUNT	PROGRESS LIGHTING	EVERLUME, EDGELIT 11" SURFACE MOUNT, P810016-030-30, SIZE: 11" DIA. 1 1/8" H.	WHITE	1325	KITCHENETTE, BATHROOM, BEDROOM
B	FLUSH MOUNT	PROGRESS LIGHTING	EVERLUME, EDGELIT 14" SURFACE MOUNT, P810017-030-30, SIZE: 14" DIA. 1 1/8" H.	WHITE	1725	LIVING ROOM
C	VANITY LIGHT BAR	PROGRESS LIGHTING	BARRIL LED, WALL MOUNTED, P300408-009-30	FROSTED ACRYLIC, BRUSHED NICKEL	1813	BATHROOM
D	EXTERIOR WALL MOUNT	PROGRESS LIGHTING	KIAWAH, P560010-031	BLACK	700	EXTERIOR
E	WALL PACK	BEACON	GEOPACKS SERIES 1, TRP1-24L-15-3K7-3-UNV-BLT-SCP-8F	WHITE	3115	EXTERIOR

D5 UPPER LEVEL REFLECTED CEILING PLAN

REFERENCED FROM: SCALE: 1/2" = 1'-0"



REFLECTED CEILING PLAN NOTES AND LEGEND:

- SURFACE-MOUNTED LIGHT
- DECORATIVE VANITY LIGHT
- EXTERIOR WALL-MOUNTED LIGHT
- DECORATIVE EXTERIOR WALL-MOUNTED LIGHT
- EXISTING EXTERIOR WALL-MOUNTED FLOOD LIGHT, REINSTALLED IN SIMILAR LOCATION
- EXISTING EXTERIOR WALL-MOUNTED LIGHT, REINSTALLED IN NEW LOCATION
- NEW CARBON MONOXIDE AND SMOKE DETECTOR
- NEW SMOKE DETECTOR
- GWB CEILINGS AND SOFFITS.

PLANNING & URBAN DEVELOPMENT
HISTORIC PRESERVATION

CERTIFICATE OF APPROPRIATENESS
Project No:
HPAR-002615-2023
Public Hearing Date:
Not Applicable
Approved Drawings Date:
8/31/2023
Preservation Staff: Evan Schueckler

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DESIGNER

OWNER

THROUGH THESE DOORS

PROJECT

NEW DWELING UNIT

DRAWING

REFLECTED CEILING PLANS

REVISIONS

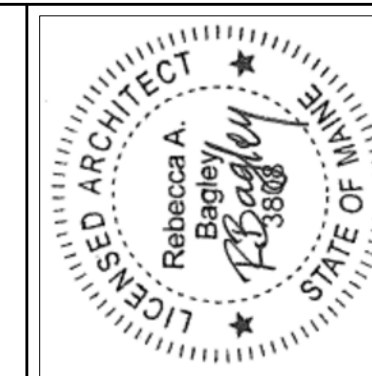
DRAWING NUMBER

A2.10

SCALE: 1/2" = 1'-0"

DATE: 06/23/2023

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INTERIOR DESIGN

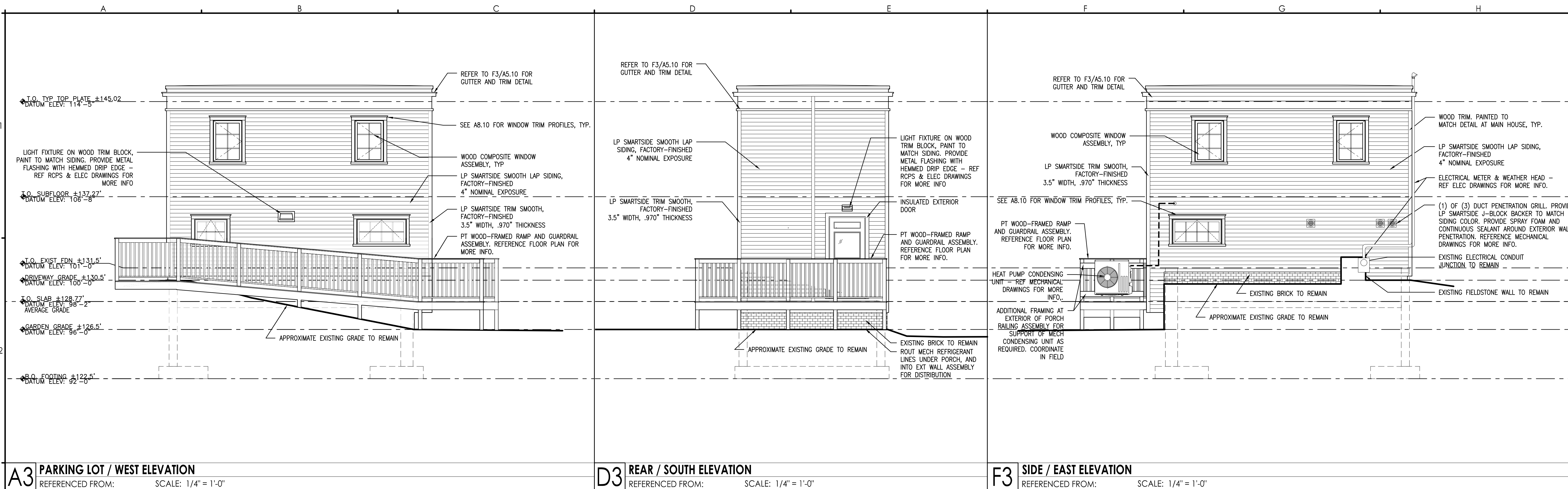
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CARBOROUGH, MAINE 04074 207.774.4441
WWW.CIMS-ARCL.COM

PO BOX 704

1

1'-0"
/2023

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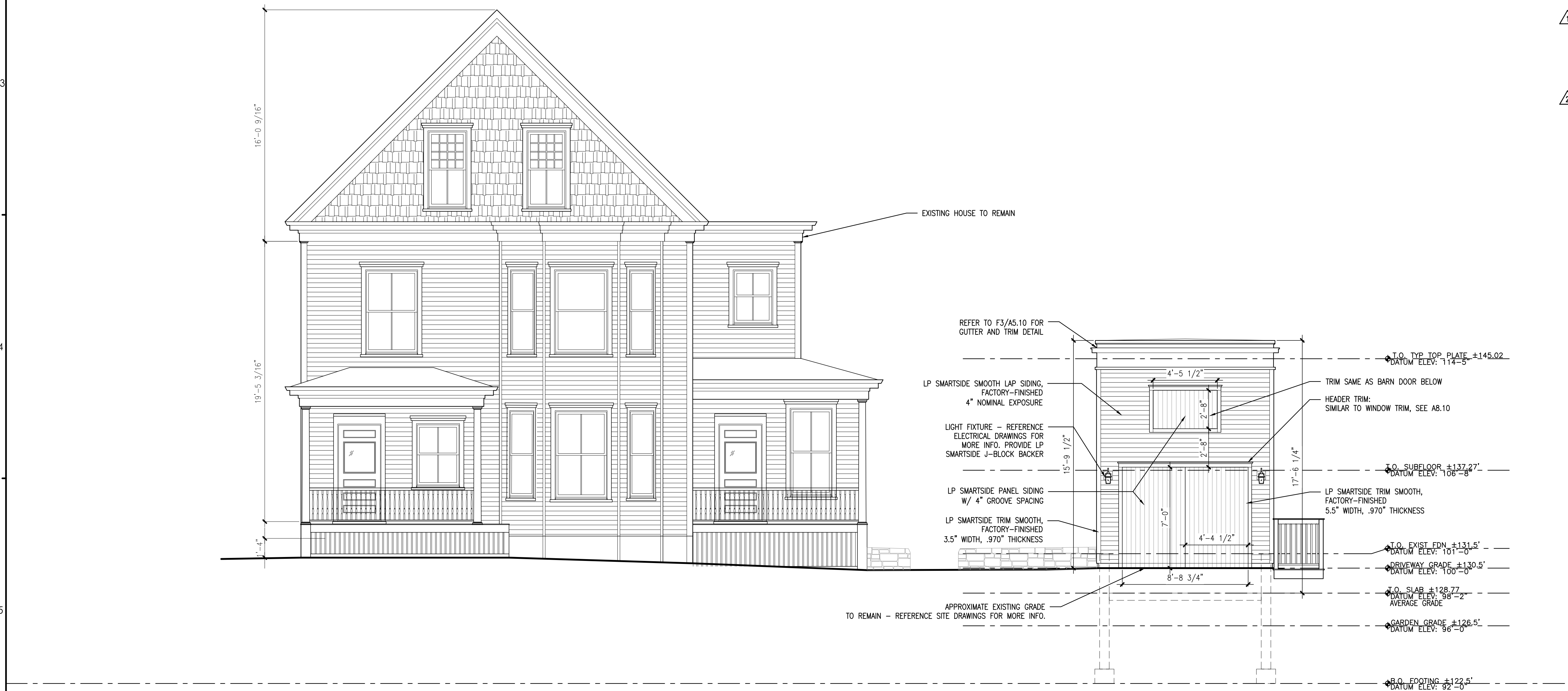
△ REVISED SUBSTANTIALLY TO COORDINATE DATUM ELEVATIONS, FOR UPDATED RAMP AND BALCONY LAYOUT, FOR UPDATED BEDROOM WINDOWS, AND TO MAINTAIN EXISTING FOUNDATION. NOTED EXTERIOR CHARACTER AS DESIGN OPTION A FOR HISTORIC APPROPRIATENESS REVIEW.

△ REVISED TO INCORPORATE COMMENTS FROM HISTORIC APPROPRIATENESS REVIEW.



EXTERIOR FINISH NOTES:

- ALL SIDING TO BE FACTORY FINISHED
- ALL CUT TRIM AND SIDING SHALL BE TREATED PER MFR RECOMMENDATIONS.
- SIDING COLORS TBD
- ALL TRIM TO BE WHITE



DRAWING NUMBER
A3.10

SCALE:	1/4" = 1'-0"
DATE:	06/23/202

△₂ REVISED TO INCORPORATE COMMENTS FROM HISTORIC APPROPRIATENESS REVIEW.



M:\2023 Design Projects\2.2022 ITD Tiny House\1-Drawings\AS Bldg Sect

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PROJECT

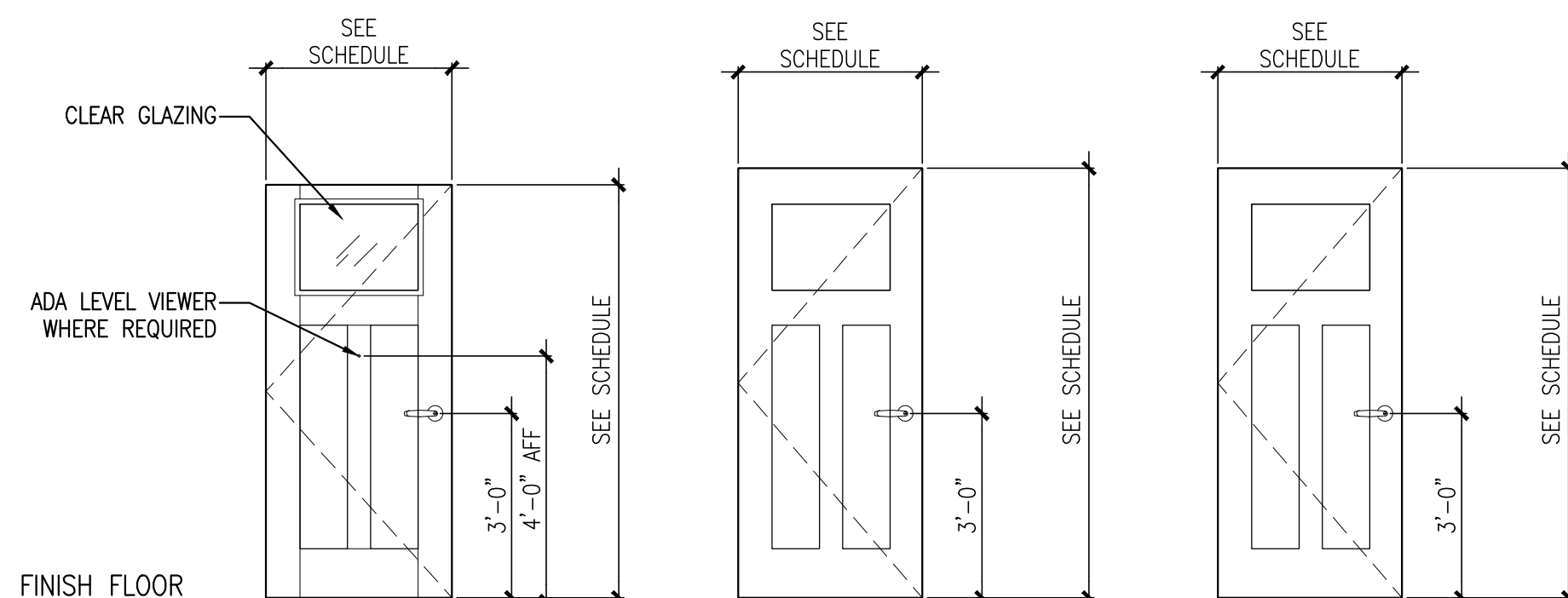
SECTIONS

R E V I S I O N S	
☒ PERMITTING AMENDMENT	08/02/2023
☒ HP REVIEW AMENDMENT	08/22/2023

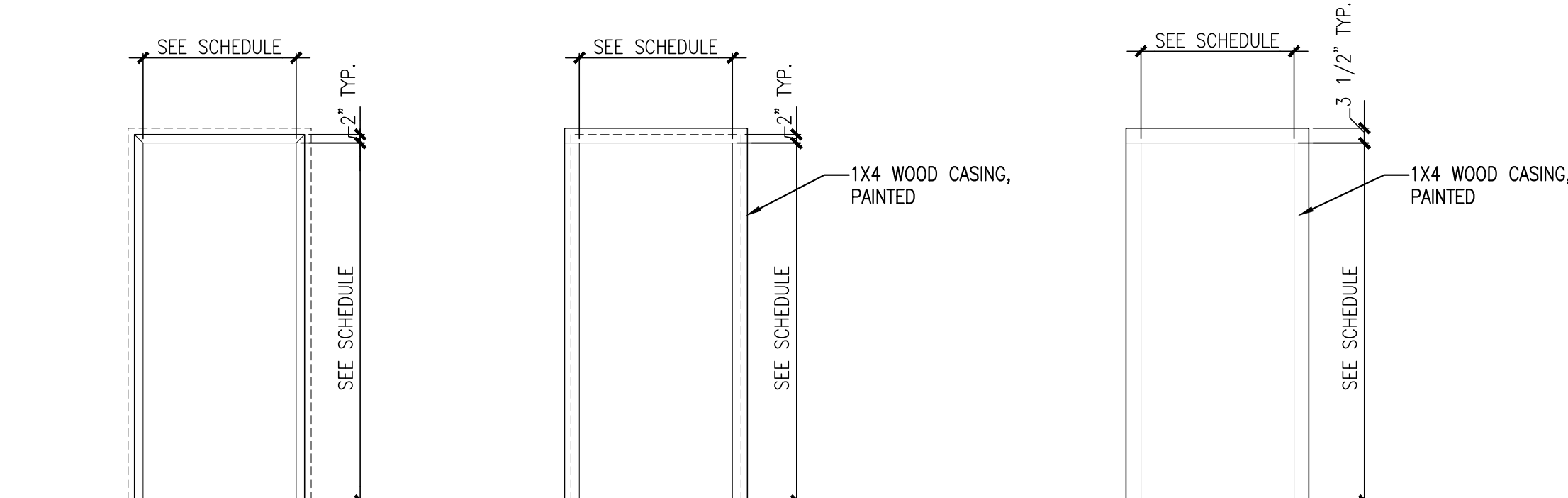
DRAWING NUMBER
A5.01

SCALE:	AS NOTED
DATE:	06/23/2023

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IM1 EXTERIOR BASIS OF DESIGN: THERMATRU SMOOTH STAR S4810 SLAB ONLY, COORDINATE WITH MFR TO CUSTOM PREP FOR SPECIFIED ENTRY HARDWARE	P1 1+2-PANEL SHAKER STYLE INTERIOR, SOLID CORE WOOD DOOR	PFR 1+2-PANEL SHAKER STYLE INTERIOR, SOLID CORE WOOD DOOR 20-MINUTE FIRE RATED
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HM1	HM2	WD1
THERMALLY BROKEN HOLLOW METAL FRAME	WELDED HOLLOW METAL INTERIOR FIRE RATED DOOR FRAME	WOOD DOOR FRAME AND CASING AT PRE-HUNG INTERIOR DOORS
W/ 5/4x6 EXTERIOR CEMENTITIOUS TRIM AND WOOD INTERIOR CASING		

C2 DOOR PANEL ELEVATIONS

C2 REFERENCED FROM: A8.01 SCALE: 3/8"=1'-0'

F2 DOOR FRAME ELEVATIONS

E2 REFERENCED FROM: A8.01 SCALE: 3/8"=1'-0"

TTD TINY HOUSE			Issued for CONSTRUCTION	
DOOR HARDWARE SCHEDULE				
Item/function	Manufacturer	Model No.	Finish	Remarks
Entry: Apartment Entrance Lock	Schlage	FE575CAM619ACC	Satin Nickel	Keypad Entry Lock with autolock
Privacy	Schlage	ND405, Accent Lever	Satin Nickel 619	Privacy with coin turn outside
Privacy 2	Trimco	1069L ADA Pocket Door Pull, Latching	630 Satin Stainless	
Passage	Schlage	ND10S-F75, Accent Lever	Satin Nickel 619	Exit trim (locate lever on outside of room - linen, closet, or pantry)
Dummy Trim	Schlage	ND170, Accent Lever	Satin Nickel 619	Single Dummy Trim, one per door leaf
Threshold - Exterior doors	Pemko	TBD - ADA compliant, Thermally Broken threshold	Alum	ADA-compliant - maximum 1/4" height
Hinges	Hager	Full mortise		Provide ball bearing hinges at doors with closers.
Floor Stop	Ives	436		Provide in locations where wall stop is ineffective
Wall Stop	Ives	406 1/2		Provide one per door, unless ineffective
Roller Bumpers	Ives	471		Provide in locations where door leafs conflict
Kickplate	Ives	8400	Stainless Steel	Coordinate width with door slab width
Spring Hinges	Stanley	RD2060R		1-1/2 Pairs - Provide spring hinges required for door closure at rated doors lacking closers
Roller Latches	Stanley	CD5339	Satin chrome	Mount at door head, one per door leaf
Door Sweep	Pemko	18100 NB	Clear Anodized Alum	Provide (1) at each Apartment Entry and Exit
One-Way Viewer	Ives	696		(1) at each unit entry door at 60" AFF; (2) at accessible unit doors at 48" and 60" AFF.
Door edge sealing system	National Guard	5050	Color to be selected from submitted product	Provide at each exterior door and new unit entry or exit door
Notes 1) Provide masterkey system, with construction keying system. Consult with Owner for instructions on keying. Provide key removable core at all hardware with locking function. 2) Products of one or more manufacturers are listed to establish quality and performance characteristics. Products of other manufacturers may be accepted subject to review by Architect.				
Acceptable Manufacturers				
Locksets:	Schlage, Sargent, Corbin			
Closers:	Sargent, Dorma, LCN, Norton, Rixson			
Hinges:	Hager, Stanley			
Thresholds:	National Guard Products, Pemko, Reese, Zero			
Accessories:	Ives, Rockwood, Hiawatha			

GENERAL DOOR NOTES:

1. SEE FLOOR PLANS FOR TOTAL NUMBER OF DOORS.
2. PROVIDE ADA-COMPLIANT, THERMALLY-BROKEN ALUMINUM THRESHOLD AT ALL EXTERIOR DOORS.
3. COORDINATE KEYING WITH OWNER



C3 DOOR HARDWARE SCHEDULE
REFERENCED FROM: A8.01 SCALE: NA

63 REFERENCED FROM: A8.01 SCALE: NA

TTD TINY HOUSE											6/19/2023	
DOOR AND FRAME SCHEDULE												
Reference General Notes at Bottom of Page												
		Inches			Door Type	Frame Type	Material / Casing	Hardware Set #	Accessories	Label	Remarks	
No.	Location	W	H	T								
EXTERIOR DOORS (BY TYPE)												
A	LIVING AREA (ENTRY DOOR)	34	80	1 3/4	IM1	HM1	HM/WD	ENTRY	EXTERIOR GRADE CLOSER, THRESHOLD, DOOR SWEEP, DOOR EDGE SEALING SYSTEM, SWEEP, 2 VIEWERS		PROVIDE ADA VIEWER	
INTERIOR DOORS (BY TYPE)												
B	BATHROOM	34	80	1 3/8	P1	WD1	WD/WD	PRIVACY 2		-	POCKET DOOR	
C	BEDROOM	34	80	1 3/8	PF1	WD1	WD/WD	PRIVACY	SPRING HINGES, DOOR EDGE SEALING SYSTEM	20-MINUTE		
D	CLOSET	24	80	1 3/8	F1	WD1	WD/WD	DUMMY TRIM		-		
D2	MECHANICAL	24	80	1 3/8	F1	WD1	WD/WD	DUMMY TRIM		-		
General Notes:												
1. Reference floor plans for rough opening locations.												
2. Provide concave wall mounted door stops at all doors opening against an adjacent wall.												
2. Provide roller stops at all doors opening against an adjacent door.												
3. Provide floor stops at all doors where wall stops or roller stops are not appropriate.												
4. Provide solid wood blocking at all locations of wall mounted door stops.												
5. Provide and install (1) viewer at "Accessible" units at 48 A.F.F.												
6. Provide 3 hinges per door leaf.												
7. Verify all existing rough openings prior to material order												
Abbreviations												
WD : wood												
HM : hollow metal												

C5	DOOR SCHEDULE
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C5 REFERENCED FROM: A8.01 SCALE: NA

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DESIGNER

THROUGH THESE DOORS

NEW DWELLING UNIT

DRAWING

FOR AND FRAME VATIONS AND SCHEDULES

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REVISIONS

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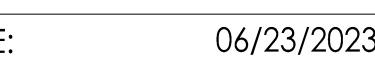
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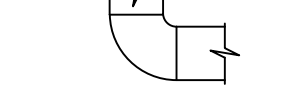
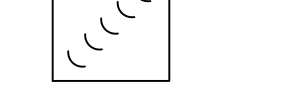
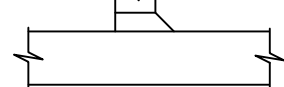
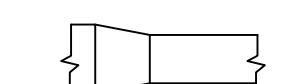
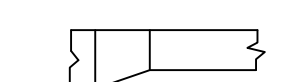
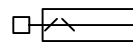
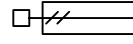
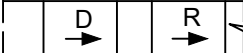
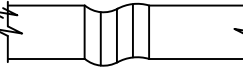
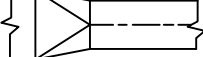
06/23/2023

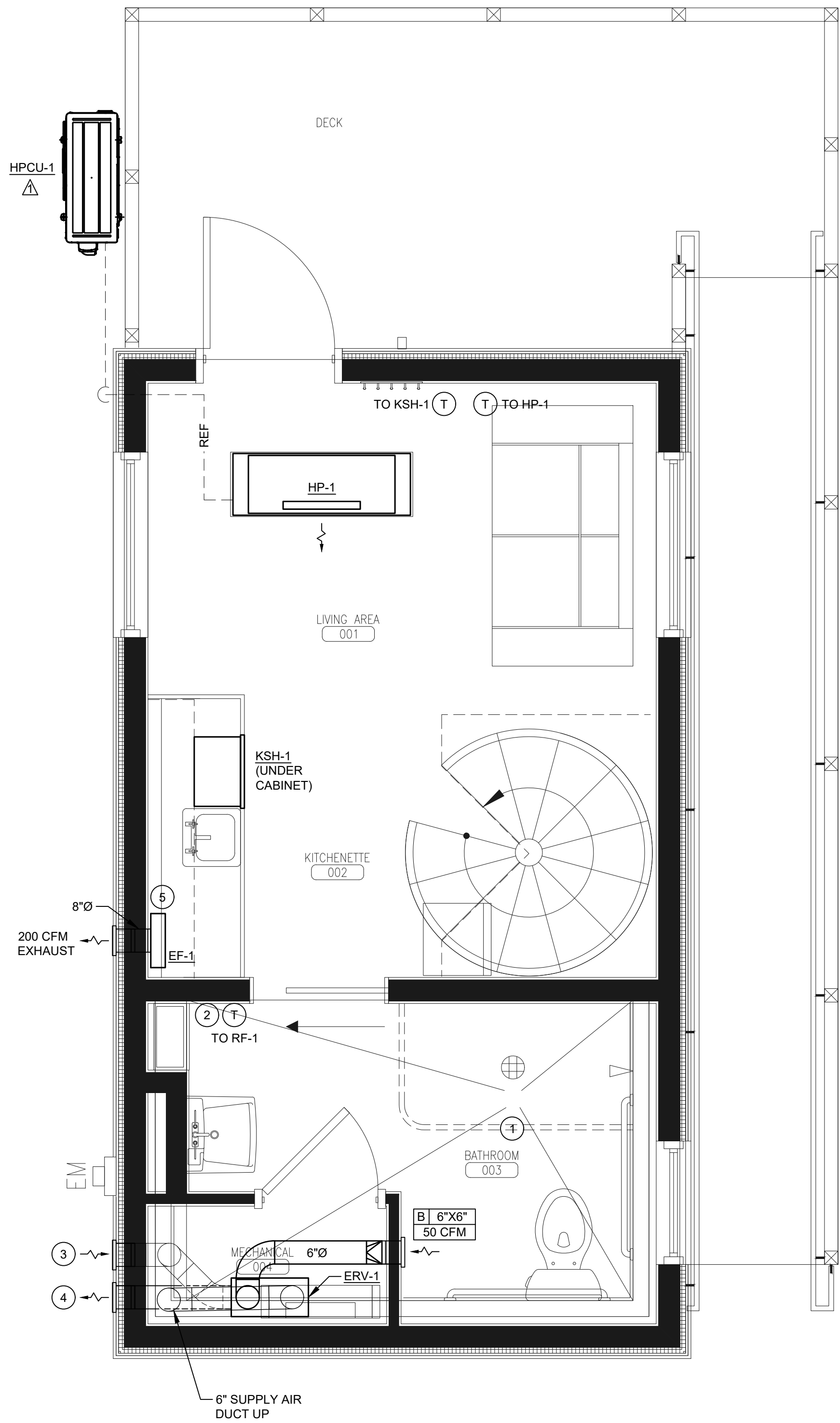
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... On Monday, 11th ...



DA

HVAC - LEGEND		GENERAL NOTES - MECHANICAL		MECHANICAL SPECIFICATIONS					
SYMBOL  DESCRIPTION INDICATES DIRECTION OF AIRFLOW TYPE 1 6"Ø 100 CFM CONNECTION SIZE USE TO IDENTIFY SUPPLY, RETURN OR EXHAUST GRILLE VALUES AND TYPE 7 THERMOSTAT (7-DAY) X= ZONE CONTROLLED		1. SUBMISSION OF PROPOSAL DIRECTLY OR INDIRECTLY IN CONNECTION WITH THIS WORK SHALL IMPLY THAT THE BIDDER HAS EXAMINED THE JOB SITE UNDER WHICH THEY WILL BE OBLIGATED TO OPERATE SHOULD THEY BE AWARDED THE WORK UNDER THIS CONTRACT. NO EXTRA CHARGE WILL BE ALLOWED FOR FAILURE OF ANY BIDDER TO EXAMINE THE SITE PRIOR TO BID. 2. CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL DIMENSIONS IN THE FIELD, AND SHALL ADVISE THE ARCHITECT/ENGINEER AND THE OWNER OF ANY DISCREPANCIES BEFORE PERFORMING THE WORK. 3. ALL WORK SHALL CONFORM TO ALL STATE AND LOCAL CODES, RULES AND REGULATIONS AND ORDINANCES. 4. CONTRACTOR SHALL SECURE AND PAY ALL FEES AND PERMITS PERTAINING TO THE CONTRACT. 5. ALL EQUIPMENT SHALL BE INSTALLED IN STRICT COMPLIANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS. THE CONTRACTOR SHALL PROVIDE ALL HANGERS AND SUPPORTS REQUIRED FOR A COMPLETE INSTALLATION. 6. CONTRACTOR SHALL BE RESPONSIBLE FOR WORKER IDENTIFICATION AND BADGING, SAFETY AND FIRE PROTECTION, CONTRACTOR'S LIABILITY INSURANCE, BARRICADES, WARNING SIGNS, TRASH REMOVAL, CUTTING AND PATCHING. 7. CONTRACTOR SHALL SCHEDULE ALL SHUTDOWNS THAT AFFECT UTILITIES AND PORTIONS OF THE BUILDING THAT MUST REMAIN IN OPERATION WITH THE OWNER. 8. CONTRACTOR SHALL COORDINATE ALL WORK WITH THE OWNER AND ALL OTHER CONTRACTORS. 9. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RIGGING, HANDLING AND PROTECTION OF MATERIALS. 10. CONTRACTOR SHALL PROVIDE LABOR TO RECEIVE, UNLOAD, STORE, PROTECT AND TRANSFER TO POINT OF INSTALLATION, OWNER FURNISHED ITEMS. 11. WHERE CONDUIT, CABLES, DUCTWORK OR PIPING PASSES THROUGH FIRE RATED FLOORS OR WALLS, THE SLEEVES SHALL BE COMPLETELY SEALED WITH A FIRE STOP MATERIAL THAT IS UL LISTED AND ACCEPTED BY THE BUILDING DEPARTMENT AND FIRE DEPARTMENT AS BEING SUITABLE FOR THIS SERVICE SUCH AS DOW CORNING CORP, SILICONE ELASTOMER, DOW CORNING 3-6548 SILICONE RTV FOAM, OR APPROVED EQUAL. THIS MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MANUFACTURER TO MAINTAIN THE FIRE RATING OF THE PENETRATED WALL OR FLOOR. 12. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CORING AS IT RELATES TO THEIR WORK. 13. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BEAM PENETRATIONS AS IT RELATES TO THEIR WORK.CONTRACTOR SHALL SUBMIT SIZE AND LOCATION TO THE STRUCTURAL ENGINEER FOR REVIEW AND DETAIL. 14. CONTRACTOR SHALL SUBMIT (3) SETS OF SHOP DRAWINGS AND EQUIPMENT OUTSHEETS TO THE ENGINEER FOR APPROVAL PRIOR TO STARTING ANY WORK. 15. UPON COMPLETION OF CONSTRUCTION, CONTRACTOR SHALL SUPPLY THE ENGINEER WITH (1) COMPLETE SET OF CAD AS-BUILT DOCUMENTS AND (3) COMPLETE COPIES OF OPERATIONS AND MAINTENANCE MANUALS. CAD SHALL BE OBTAINED AT CONTRACTOR'S EXPENSE. 16. CONTRACTOR SHALL SCHEDULE ALL WORK IN THE BUILDING WITH THE OWNER'S REPRESENTATIVE (CONSTRUCTION DEPARTMENT) PRIOR TO THE ACTUAL COMMENCING OF ANY WORK A MINIMUM OF 48 HOURS IN ADVANCE. 17. ALL WORK SHALL BE PERFORMED IN A CLEAN AND PROFESSIONAL MANNER. CARE SHALL BE EXERCISED TO MINIMIZE ANY INCONVENIENCE OR DISTURBANCE TO OTHER AREAS OF THE BUILDING WHICH ARE TO REMAIN IN OPERATION. ISOLATE WORK AREAS BY MEANS OF TEMPORARY PARTITIONS AND/OR TARPS TO KEEP DUST AND DIRT WITHIN THE CONSTRUCTION AREA. 18. NO PIPING, EQUIPMENT, ETC. SHALL BE REMOVED, DISCONNECTED OR SHUT DOWN WITHOUT PRIOR REVIEW WITH THE OWNER AND/OR ENGINEER TO CONFIRM THAT AREAS TO REMAIN IN OPERATION WILL NOT BE AFFECTED. IF ANY AREAS NOT WITHIN THE SCOPE OF WORK ARE AFFECTED BY ANY SHUTDOWN, REMOVAL OR DISCONNECTION, SUFFICIENT ADVANCE NOTICE MUST BE GIVEN TO THE OWNER INDICATING WHICH AREAS WILL BE AFFECTED, WHEN THE PROPOSED SHUTDOWN WILL OCCUR, AND FOR HOW LONG A PERIOD OF TIME. 19. ALL ITEMS REMOVED SHALL BECOME PROPERTY OF THE OWNER AND SHALL BE DISPOSED OF AS PER THE OWNER'S INSTRUCTIONS UNLESS INDICATED OTHERWISE. ALL ITEMS WHICH ARE NOT TO BE STORED ON SITE BY OWNERS SHALL BE REMOVED FROM THE BUILDING IMMEDIATELY. 20. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO PROCEEDING WITH ANY WORK WHERE DISCREPANCIES OCCUR BETWEEN THESE DOCUMENTS AND EXISTING CONDITIONS, THE DISCREPANCY SHALL BE REPORTED TO THE OWNER AND/OR ENGINEER FOR EXPEDITING AND RESOLVE. 21. CLEAN THE JOB SITE DAILY AND REMOVE FROM THE PREMISES ANY DIRT AND DEBRIS CAUSED BY THE PERFORMANCE OF THE WORK INCLUDED IN THIS CONTRACT. 22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFEKEEPING OF THEIR OWN PROPERTY ON THE JOB SITE. OWNER ASSUMES NO RESPONSIBILITY FOR PROTECTION OF PROPERTIES AGAINST FIRE,THEFT AND ENVIRONMENTAL CONDITIONS. 23. SUCCESSFULLY PRESSURE TEST ALL REROUTED PIPING SYSTEMS. TEST SHALL BE PERFORMED AT NORMAL SYSTEM OPERATING PRESSURES. REPAIR AND RETEST AS REQUIRED UNTIL SYSTEMS PROVE TIGHT. 24. PROVIDE ALL NECESSARY TEMPORARY OR PERMANENT CAPS OR PLUGS FOR PIPING. DO NOT LEAVE PIPING OPEN ENDED. 25. PROVIDE ALL NECESSARY TEMPORARY OR PERMANENT CAPS OR PLUGS FOR DUCTWORK. DO NOT LEAVE DUCTWORK OPEN ENDED. 26. WHERE USED, THE TERM "PROVIDE" SHALL MEAN "FURNISH AND INSTALL". 27. THIS CONTRACTOR SHALL COORDINATE THEIR WORK WITH ALL OTHER TRADES PRIOR TO FABRICATION, PURCHASE AND/OR INSTALLATION OF ALL WORK.		1. SUMMARY OF WORK A. THE DRAWINGS INDICATE DIAGRAMMATICALLY THE EXTENT, GENERAL CHARACTER AND LOCATION OF THE WORK INCLUDED. OFFSETS AND/OR CHANGES IN ELEVATION OF PIPING AND DUCTWORK DUE TO STRUCTURAL OR OTHER INTERFERENCES SHALL BE PROVIDED WITHOUT EXTRA COST. B. CONTRACTOR SHALL VERIFY AND EVALUATE ALL EXISTING CONDITIONS PRIOR TO THE COMMENCEMENT OF WORK. C. PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY FOR THE INSTALLATION OF COMPLETE AND OPERATING SYSTEMS. D. PROVIDE ONE YEAR GUARANTEE AGAINST DEFECTIVE MATERIALS AND WORKMANSHIP AFTER FINAL ACCEPTANCE BY OWNER. E. ENTIRE NEW WORK INSTALLATION SHALL CONFORM WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS OF MUNICIPAL, STATE AND FEDERAL AUTHORITIES INCLUDING BOCA, ASME, ASTM, ANSI, ASHRAE, SMACNA AND NFPA. 2. MECHANICAL EQUIPMENT AND PIPING IDENTIFICATION A. PROVIDE IDENTIFICATION OF ALL PIPES, VALVES, AND EQUIPMENT B. IDENTIFICATION DEVICES TO BE USED SHALL INCLUDE THE FOLLOWING: a. PLASTIC PIPE MARKERS. b. VALVE TAGS AND EQUIPMENT TAGS c. VALVE SCHEDULE C. IDENTIFICATION MATERIALS MANUFACTURED BY ONE OF THE FOLLOWING: a. SETON NAMEPLATE CORP. b. ALLEN SYSTEMS INC. c. BRADY CO. 3. REFRIGERANT PIPING A. PIPE: USE TYPE L OR TYPE ACR DRAWN COPPER TUBING WITH COPPER FITTINGS AND BRAZED JOINTS. INSTALL REFRIGERANT PIPING IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS AND ASHRAE STANDARD 15. 4. INSULATION ALL INSULATION SHALL HAVE A FLAME SPREAD RATING OF 25 OR LESS AND A SMOKE DEVELOPMENT RATING OF 50 OR LESS IN ACCORDANCE WITH ASTM E84 AND NFPA 90A. A. SYSTEM PIPING 1. TYPE A 2" GLASS FIBER INSULATION: ANSI/ASTM C547; 'K' VALUE OF 0.23 AT 75 DEGREES F. NON COMBUSTIBLE. OWENS-CORNING TYPE ASJ WITH SSL-II VAPOR BARRIER JACKET. 2. PVC VALVE AND FITTING COVERS: ZESTON. 3. TAPE: VAPOR BARRIER, PRESSURE SENSITIVE. 4. ADHESIVE: VAPOR BARRIER, COMPATIBLE WITH INSULATION. 5. INSULATE JOINTS, FITTINGS, VALVES, UNIONS, FLANGES, STRAINERS, FLEXIBLE CONNECTIONS, EXPANSION JOINTS, AND EQUIPMENT WITH INSULATION OF LIKE MATERIAL AND THICKNESS AT ADJOINING PIPE AND FINISH WITH VAPOR BARRIER TAPE AND ADHESIVE. 6. INSTALL INSULATION AFTER PIPING HAS BEEN TESTED AND ACCEPTED. B. REFRIGERANT PIPING INSULATION 1. ALL REFRIGERANT PIPING TO BE INSULATED WITH FLEXIBLE ELASTOMERIC TYPE INSULATION ASTM C 534, TYPE I. COAT WITH WATER BASED LATEX ENAMEL COATING RECOMMENDED BY MANUFACTURER. C. DUCTWORK INSULATION 1. ALL DUCTWORK TO HAVE JOHNS MANVILLE PERMACOTE LINACOUSTIC 1/2". 5. SUPPORTS AND ANCHORS A. MANUFACTURERS: GRINNELL, B-LINE, O.Z. GEDNEY, MICHIGAN HANGER, BERGEN, CARPENTER AND PATERSON. B. USE MATERIALS COMPATIBLE WITH PIPING SYSTEMS AVOIDING ELECTROLYTIC ACTION AND CONFORM TO ANSI/ASME B31, NFPA.MSS SP-58, 69, 89. 6. TESTING AND BALANCING A. THE CONTRACTOR SHALL PROVIDE ALL LABOR AND EQUIPMENT REQUIRED TO BALANCE ALL AIR SYSTEMS IN ACCORDANCE WITH QUANTITIES SHOWN. B. BALANCING SHALL BE PERFORMED UNDER THE SUPERVISION OF A PROFESSIONAL ENGINEER AND REPORT SHALL BE PROVIDED ON AABC TYPE FORMS. 7. AIR DISTRIBUTION SYSTEMS A. SHEET METAL WORK 1. EXCEPT AS OTHERWISE SHOWN OR NOTED, ALL DUCTWORK AND OTHER SHEET METAL WORK SHALL BE GALVANIZED SHEET STEEL AND SHALL BE INSTALLED IN ACCORDANCE WITH SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION, INC. (SMACNA) DUCT CONSTRUCTION STANDARDS. DUCT SYSTEMS TO BE 2" PRESSURE CLASS. 2. ALL DUCT DIMENSIONS INDICATED ON THE PLANS ARE INSIDE CLEAR DIMENSIONS. 3. ACCESS DOORS SHALL BE PROVIDED IN DUCTWORK WHEREVER CONTROLS, CONTROL DAMPERS, COILS, & INSTRUMENTS ARE INSTALLED. 4. SEAL ALL DUCTWORK TO SMACNA STANDARDS AND PER APPLICABLE CODE. B. BALANCING REPORT FOR DUCTED AIR HANDLERS. 1. PROVIDE THIRD PARTY BALANCING REPORT BY A CERTIFIED BALANCING CONTRACTOR.					
DUCTWORK LEGEND		DUCTWORK LEGEND		HVAC - ABBREVIATIONS		DRAWING INDEX - MECHANICAL			
SYMBOL  DESCRIPTION FLEXIBLE DUCTWORK  MANUAL VOLUME DAMPER (MVD) MOTOR OPERATED DAMPER (MOD)  ACCESS DOOR  RADIUS ELBOW (R=1.5)  VANED ELBOW  BRANCH DUCT TAKE-OFF  CHANGE IN SIZE OF DUCTWORK (CONCENTRIC)  CHANGE IN SIZE OF DUCTWORK (ECCENTRIC)		 SPIN IN FITTING WITH MANUAL VOLUME DAMPER  MANUAL VOLUME DAMPER  OPPOSED BLADE CONTROL DAMPER WITH ACTUATOR  PARALLEL BLADE CONTROL DAMPER WITH ACTUATOR  RISE OR DROP DIRECTION OF AIR FLOW  FLEXIBLE CONNECTION (FXC)  CHANGE FROM RECTANGULAR TO ROUND DUCT ON SINGLE LINE DUCT		PERFORM WORK IN ACCORDANCE WITH THE FOLLOWING CODES AND ANY APPLICABLE STATUTES, ORDINANCES, CODES, AND REGULATIONS OF GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. 1. ASHRAE a. ASHRAE 55 THERMAL ENVIRONMENTAL CONDITIONS FOR HUMAN OCCUPANCY b. ASHRAE 62.1 VENTILATION STANDARD FOR ACCEPTABLE INDOOR AIR QUALITY - 2013 c. ASHRAE 62.2 VENTILATION AND ACCEPTABLE INDOOR AIR QUALITY IN RESIDENTIAL BUILDINGS - 2013 d. ASHRAE 90.1 ENERGY STANDARD FOR BUILDINGS EXCEPT LOW RISE RESIDENTIAL BUILDINGS - 2013 e. ASHRAE 90.2 ENERGY EFFICIENT DESIGN OF LOW-RISE RESIDENTIAL BUILDING - 2018 2. OCCUPATIONAL SAFETY AND HEALTH REGULATIONS (OSHA). 3. NATIONAL FIRE CODES a. NFPA 90A STANDARD FOR THE INSTALLATION OF AIR-CONDITIONING AND VENTILATING SYSTEMS b. NFPA 91 STANDARD FOR INSTALLATION OF WARM AIR HEATING AND AIR CONDITIONING SYSTEM -2018 4. MAINE UNIFORM BUILDING AND ENERGY CODE a. 2015 INTERNATIONAL RESIDENTIAL CODE b. 2015 INTERNATIONAL BUILDING CODE c. 2015 INTERNATIONAL ENERGY CONSERVATION CODE d. 2015 INTERNATIONAL MECHANICAL CODE e. MAINE STATE INTERNAL PLUMBING CODE		AFF ABOVE FINISHED FLOOR AMB AMBIENT TEMPERATURE AP ACCESS PANEL BTU BRITISH THERMAL UNIT BDD BACK DRAFT DAMPER CAP CAPACITY CFM CUBIC FEET PER MINUTE CLG COOLING CD CONDENSATE DAMP DAMPER DB DRY BULB DIA DIAMETER DN DOWN DSA DUCTLESS SPLIT AIR CONDITIONER DSC DUCTLESS SPLIT CONDENSING UNIT EAT ENTERING AIR TEMPERATURE EER ENERGY EFFICIENT RATIO EF EXHAUST FAN EG EXHAUST GRILLE ELEC ELECTRIC EQUIP EQUIPMENT EPH ELECTRIC WALL HEATER EX EXHAUST F DEGREES FAHRENHEIT FC FLEXIBLE CONNECTOR F/D FIRE DAMPER FLA FULL LOAD AMPS FLEX FLEXIBLE FLR FLOOR FPM FEET PER MINUTE FT FEET GR GRILLE HP HORSEPOWER HPI HEAT PUMP INDOOR HPO HEAT PUMP OUTDOOR HSPF HEATING SEASONAL PERFORMANCE FACTOR HTG HEATING HZ HERTZ IN INCHES KW KILOWATT L LENGTH LAT LEAVING AIR TEMPERATURE LB POUND LBS/HR POUNDS PER HOUR (#/HR) LVR LOUVER LWT LEAVING WATER TEMPERATURE MBH THOUSANDS OF BTU PER HOUR MCA MINIMUM CIRCUIT AMPACITY MFR MANUFACTURER MIN MINIMUM NTS NOT TO SCALE OA OUTSIDE AIR PH PHASE RA RETURN AIR REF REFRIGERANT RG RETURN GRILLE RLA RATED LOAD AMPS SA SUPPLY AIR SF SUPPLY FAN SH SENSIBLE HEAT SP STATIC PRESSURE SR SUPPLY REGISTER SEER SEASONAL ENERGY EFFICIENCY RATIO TEMP TEMPERATURE TG TRANSFER GRILLE TYP TYPICAL VOLT VOLTAGE WB WET BULB		SHEET NO. M0.10 SHEET NAME GENERAL NOTES & LEGENDS M1.10 LOWER LEVEL AND UPPER LEVEL FLOOR PLAN M2.10 DETAILS M3.10 SCHEDULES	



1 LOWER LEVEL FLOOR PLAN - MECHANICAL

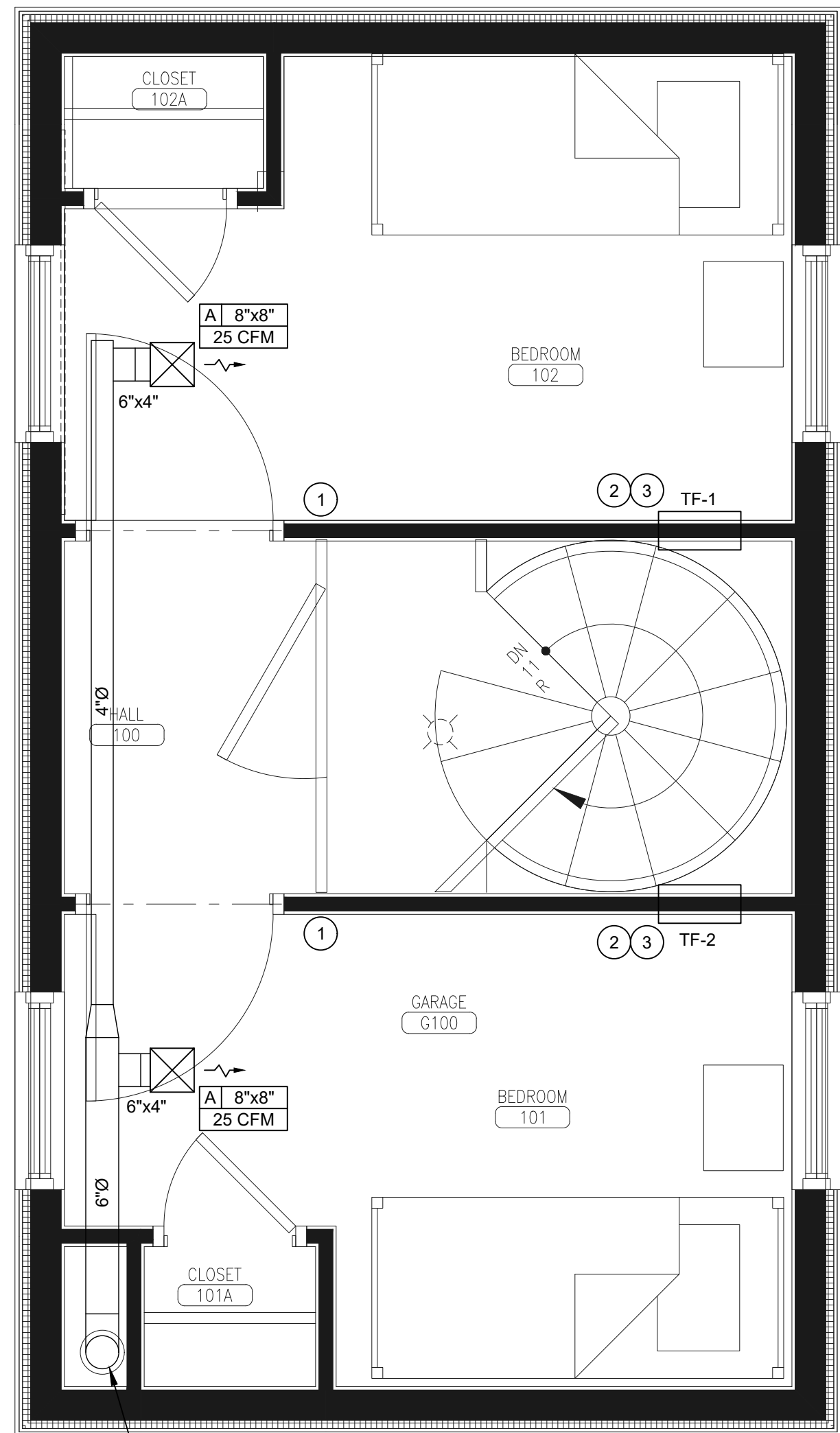
0 1' 2' 4' 6'

1/2" = 1'-0"

NORTH

NOTES :

- 1 RADIANT FLOOR HEAT RF-1 UNDER FLOOR, CONTROLLED BY WALL THERMOSTAT.
- 2 ERV SWITCH PBT TO BOOST EXHAUST AIR FLOW ON TIMER.
- 3 6"Ø O.A. PROVIDE WALL CAP AT HEIGHT 9'-0".
- 4 6"Ø E.A. PROVIDE WALL CAP AT HEIGHT 4'-0".
- 5 EXHAUST FAN EF-1 CONTROL SWITCH ON WALL.



2 UPPER LEVEL FLOOR PLAN - MECHANICAL

0 1' 2' 4' 6'

1/2" = 1'-0"

NORTH

NOTES :

- 1 WALL SWITCH TO CONTROL TRANSFER FANS.
- 2 MOUNT INTAKE GRILLE AND TRANSFER FAN HIGH ON THE BEDROOM WALL AND MOUNT DIFFUSER LOW NEAR STAIRS.
- 3 LINE ENTIRE WALL CAVITY WITH 1/2" JOHNS MANVILLE PERMACOTE LINACoustic.



PLANNING & URBAN DEVELOPMENT
HISTORIC
PRESERVATION

CERTIFICATE OF APPROPRIATENESS

Project No:

HPAR-002615-2023

Public Hearing Date:

Not Applicable

Approved Drawings Date:

8/31/2023

Preservation Staff: Evan Schueckler

CLIENT INFORMATION

THROUGH THESE DOORS
PORTLAND, MAINE 04104

MECHANICAL ENGINEER

SparhawkGroup
Engineered Building Performance

81 BRIDGE STREET
YARMOUTH, ME, 04096
TEL: 207.846.7726

SHEET INFORMATION

SIZE: ARCH D
SCALE: 1/2"=1'-0"
DRAWN BY: BK
CHECKED BY: MH

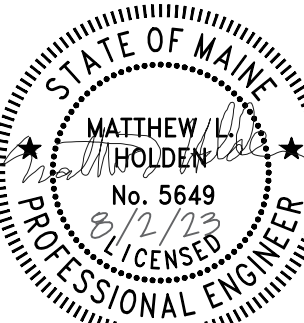
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LOWER LEVEL AND UPPER LEVEL FLOOR PLAN

REVISION HISTORY

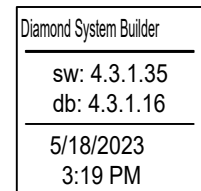
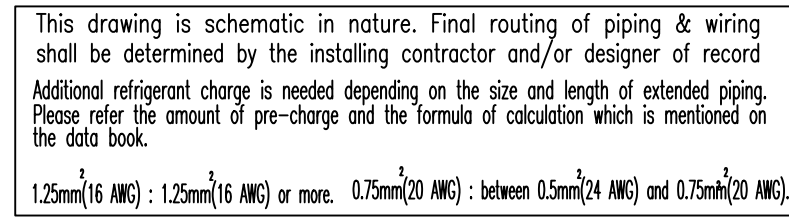
REV.	ISSUE	DATE
A	SCHEMATIC DESIGN	05/08/23
B	ISSUED FOR PRICING	05/19/23
C	ISSUED FOR CONSTRUCTION	05/26/23
D	REVISED AND ISSUED FOR CONSTRUCTION	06/23/23
Δ	PERMITTING AMENDMENT	08/02/23

SEAL AND SIGNATURE



SHEET NUMBER

M1.10



REMARKS	
Comments:	

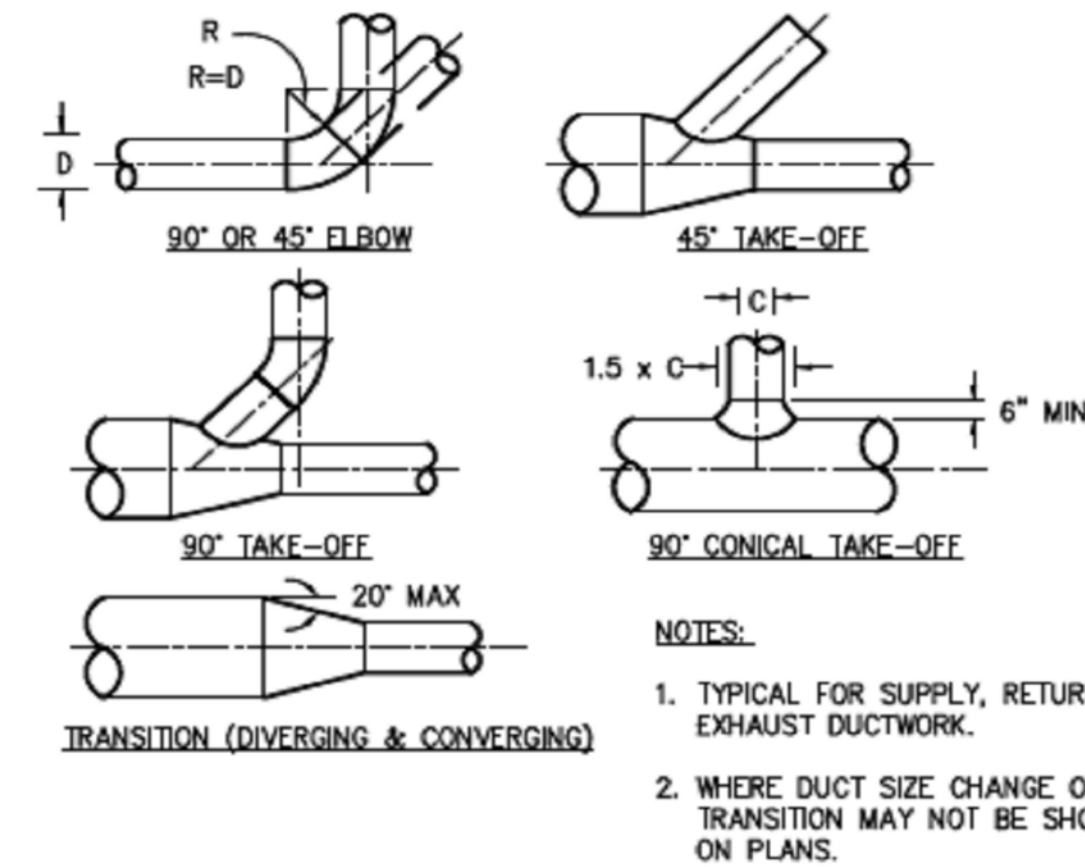


Diagram illustrating a typical duct assembly. The components shown are:

- FLAT STRAPPING, THREADED ROD OR AIRCRAFT WIRE HANGER (TYP.)
- BOLT W/ WASHER & LOCK NUT/WASHER (TYP.)
- DUCT (TYP.)
- SHEET METAL STRAPPING (TYP.)

SUPPORT FOR DUCTS 6"Ø TO 12"Ø

NOTES:

1. SELECT AND INSTALL HANGERS AND SUPPORTS AS PER SMAQNA DUCT CONSTRUCTION STANDARDS IN ACCORDANCE WITH THE PRESSURE CLASSIFICATION OF EACH DUCT SYSTEM. HANGERS SHALL BE THREADED ROD OR AIRCRAFT WIRE WHERE DUCTWORK IS EXPOSED TO VIEW (COORDINATE WITH ARCHITECT). PROVIDE LATERAL OR SEISMIC BRACINGS AS APPROPRIATE TO THE INSTALLATION (REFER TO SPECIFICATION 233131).
2. ATTACH HANGERS TO BUILDING STRUCTURE VIA BEAM CLIPS, EXPANSION ANCHORS, AND/OR CONCRETE INSERTS, AS APPROPRIATE TO THE APPLICATIONS. SUPPORT DUCTS AT 8 FT. O.C. MIN.
3. DUCT REINFORCEMENT MAY BE USED FOR ATTACHMENT AND SUPPORT PROVIDED IT QUALIFIES FOR BOTH DUTIES, AND DUCT STRENGTH IS NOT COMPROMISED BY USING REINFORCEMENT FOR SUPPORT.

B	ROUND DUCTWORK SUPPORT DETAIL
---	-------------------------------

SUZ-KA09NAHZ.TH

 HPCU-1

1/4 / 3/8
20.0ft (0)

MLZ-KP09NA-U1
N/A / 1 / HP-1

Pipe Dia. Liquid / Gas	Model Number	Elevation	Clg.Total (Sens.)
Pipe Length (Elbows)	Address/Group / Room / Tag Ref.		Htg.Total

9,145 BTU/h (7,455 BTU/h) Est. Cooling Discharge Air Temp: 58.3
11,877 BTU/h Est. Heating Discharge Air Temp: 103.9



PLANNING & URBAN DEVELOPMENT
HISTORIC
PRESERVATION

CERTIFICATE OF APPROPRIATENESS

Project No:

HPAR-002615

Public Hearing Date:

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8/31/2023

Preservation Staff: Evan Schueckler

D	REFRIGERANT PIPING DIAGRAM FOR HP-1
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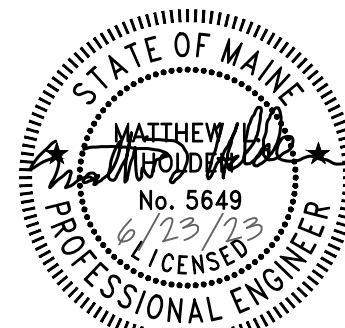
CLIENT INFORMATION
THROUGH THESE DOORS PORTLAND, MAINE 04104
MECHANICAL ENGINEER
Sparhawk Group Engineered Building Performance
81 BRIDGE STREET YARMOUTH, ME, 04096 TEL: 207.846.7726
SHEET INFORMATION
SIZE: ARCH D SCALE: N.T.S. DRAWN BY: BK CHECKED BY: MH

NEW DWELLING UNIT - MECHANICAL
PORTLAND, MAINE 04104

DETAILS

REVISION HISTORY		
REV.	ISSUE	DATE
A	SCHEMATIC DESIGN	05/08/23
B	ISSUED FOR PRICING	05/19/23
C	ISSUED FOR CONSTRUCTION	05/26/23
D	REVISED AND ISSUED FOR CONSTRUCTION	06/23/23

SEAL AND SIGNATURE



SHEET NUMBER

M2.10

GRILLE - REGISTER - DIFFUSER SCHEDULE					
S - SUPPLY			R - RETURN		
EQUIPMENT NO.	SIZE	TYPE	MANUFACTURER & MODEL	FINISH	OPTIONS-ACCESSORIES
A	AS INDICATED	S	GMC AIR - YKM	MILL	ALUMINUM OPPOSED -BLADE DAMPER
B	AS INDICATED	R	PRICE - 620	WHITE	ALUMINUM OPPOSED -BLADE DAMPER
NOTES: 1. PROVIDE NECK FOR DUCT CONNECTION. 2. BRANCH DUCT SIZE SHALL BE SAME AS NECK UNLESS OTHERWISE SHOWN ON FLOOR PLANS. 3. FRAME TYPE TO MATCH CONSTRUCTION OF INSTALLATION LOCATION. COORDINATE WITH ARCHITECTURAL PLANS. 4. GRILLES AND REGISTERS TO BE DOUBLE DEFLECTION WITH DAMPER.					

ELECTRIC KICKSPACE HEATER						
TAG	LOCATION	BTU/HR	ELECTRICAL			MANUFACTURER & MODEL
			AMP	WATTS	VOLT/PH	
KSH-1	KITCHEN	5120	12.5	1500	120/1	BROAN - 112
NOTES: 1. KICKSPACE HEATER TO BE CONTROLLED BY WALL MOUNT THERMOSTAT.						

ENERGY RECOVERY VENTILATOR													
TAG	TYPE	INTAKE AIR DATA			EXHAUST AIR DATA			ELECTRICAL DATA			GENERAL INFORMATION		
		AIR FLOW (CFM)	E.S.P. (IN W.G.)	MOTOR SIZE (WATT)	AIR FLOW (CFM)	T.S.P. (IN W.G.)	MOTOR SIZE (HP)	VOLT/PHASE/Hz	MCA (A)	MOCP (A)	DIMENSION (IN.)	WEIGHT (LBS)	MANUFACTURER & MODEL NUMBER
ERV-1	STATIC PLATE, HEAT AND HUMIDITY TRANSFER	50	1.2	53	50	1.2	53	120/1/60	10	10	31 1/4" L x 22 3/8" W x 14 3/8" H	35	RENEWAIRE - SL 75
NOTES : 1. REFER TO MANUFACTURERS DRAWINGS FOR ADDITIONAL INFORMATION. 2. ERV TO INCLUDE PUSH-BUTTON BOOST TIMER (PBT) CONTROLLER.													

SPLIT SYSTEM HEAT PUMP - INDOOR UNIT																			
TAG	MANUFACTURER	MODEL	FAN AIRFLOW (CFM)	COOLING CAPACITIES					HEATING CAPACITIES						ELECTRICAL				UNIT WEIGHTS (LBS)
				CLG MBH	EAT(°F)		AMB.(°F)		HTG MBH	HSPF	EAT(°F)		AMB.(°F)		VOLTS	PH	HZ	MCA	
					DB	WB	DB	WB			DB	WB	DB	WB					
HP-1	mitsubishi	MLZ-KP09NA	325	9	80.0	67.0	95	75	12	11	70	60	5	4	208	1	60	1.0	34
NOTES: 1. PROVIDE WIRELESS REMOTE CONTROLLER BY UNIT MANUFACTURER. 2. INDOOR UNIT POWERED BY OUTDOOR UNIT. INDOOR UNIT COMMUNICATES WITH OUTDOOR UNIT. 3. PROVIDE FACTORY INSTALLED CONDENSATE PUMP. 4. REFRIGERANT PIPE SIZING AND PIPE ACCESSORIES SHALL BE SIZED AND SELECTED BY EQUIPMENT MANUFACTURER PER ACTUAL JOB CONDITIONS.																			

SPLIT SYSTEM HEAT PUMP - OUTDOOR UNIT													
TAG	SERVICE	HEATING CAPACITY (BTU/HR)	C.O.P.	COOLING CAPACITY (BTU/HR)	EER	ELECTRICAL	REFRIG. PIPING		MINIMUM CIRCUIT AMPS	MAXIMUM FUSE SIZE	ACOUSTICS		MANUFACTURER & MODEL
						VOLT.-PH.-CY.	LIQUID	GAS			COOLING	HEATING	
HPCU-1	HP-1	12,000	1.67	9,000	12.50	208-1-60	½"	¾"	14.0	24	54 dB	55 dB	MITSUBISHI - SUZ-KA09NAHZ
NOTES: 1. PROVIDE LOW AMBIENT WIND GUARD, 18 INCH STAND & FACTORY STARTUP. 2. INDOOR UNIT POWERED BY OUTDOOR UNIT. INDOOR UNIT COMMUNICATES WITH OUTDOOR UNIT. 3. REFRIGERANT PIPE SIZING AND PIPE ACCESSORIES SHALL BE SIZED AND SELECTED BY EQUIPMENT MANUFACTURER PER ACTUAL JOB CONDITIONS. 4. PROVIDE LIQUID LINE FILTER DRYER AND SIGHT GLASS. 5. PROVIDE DISCONNECT SWITCH.													



PLANNING & URBAN DEVELOPMENT

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8/31/2023
Preservation Staff: Evan Schueckler

EXHAUST FAN							
TAG	SERVICE	LOCATION	CFM	MOTOR			MANUFACTURER & MODEL
				AMP	RPM	VOLT/PH	
EF-1	ON DEMAND EXHAUST	KITCHEN	200	1.8	2500	120/1	BROAN - 509
NOTES: 1. EXHAUST FAN TO BE CONTROLLED BY WALL SWITCH.							

TRANSFER FAN						
TAG	SERVICE	LOCATION	CFM	MOTOR		MANUFACTURER & MODEL
				WATT	VOLT/PH	
TF-1	TRANSFER	102 BEDROOM	60	20	120/1	AIRESHARE TRANSFER FANS - AS1
TF-2	TRANSFER	101 BEDROOM	60	20	120/1	AIRESHARE TRANSFER FANS - AS1
NOTES: 1. TRANSFER FANS TO BE CONTROLLED BY WALL SWITCHES. 2. AS1 INCLUDES FAN, INLET GRILLE, AND SUPPLY DIFFUSER.						

RADIANT FLOOR HEAT					
TAG	LOCATION	HEATING MAT (WATT / SQ.FT)	TEMPERATURE	POWER	MANUFACTURER & MODEL
				VOLT/PH	
RF-1	BATHROOM	15	68-86	120/1	WARMLY YOURS TEMPZONE
NOTES: 1. PROVIDE AND INSTALL NTRUST THERMOSTAT AND FLOOR SENSOR.					

CLIENT INFORMATION

THROUGH THESE DOORS
PORTLAND, MAINE 04104

MECHANICAL ENGINEER



81 BRIDGE STREET
YARMOUTH, ME, 04096
TEL.: 207.846.7726

SHEET INFORMATION

SIZE: ARCH D
SCALE: N.T.S.
DRAWN BY: BK
CHECKED BY: MH

NEW DWELLING UNIT - MECHANICAL
PORTLAND, MAINE 04104

SCHEDULES

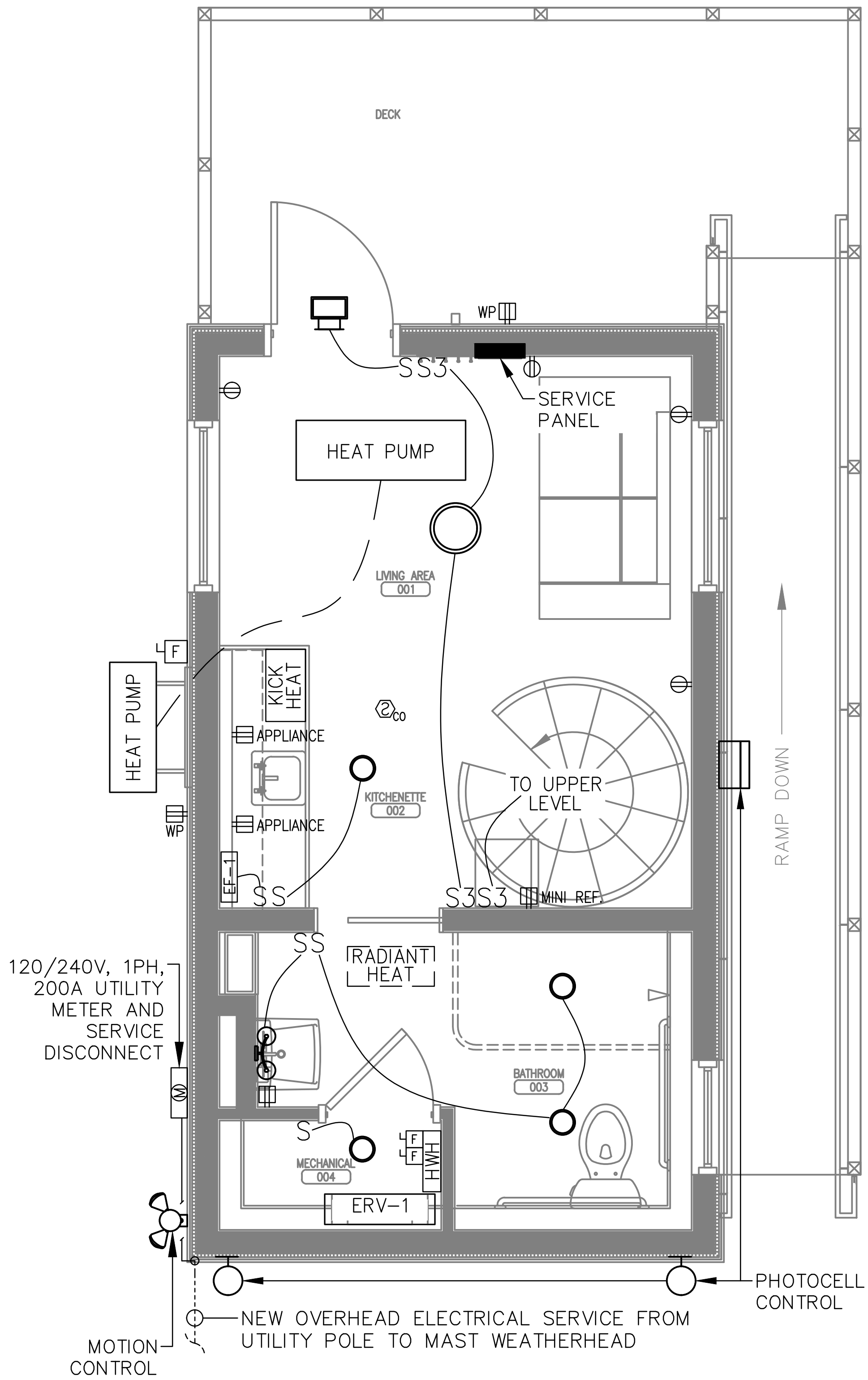
REVISION HISTORY		
REV.	ISSUE	DATE
A	SCHEMATIC DESIGN	05/08/23
B	ISSUED FOR PRICING	05/19/23
C	ISSUED FOR CONSTRUCTION	05/26/23
D	REVISED AND ISSUED FOR CONSTRUCTION	06/23/23

SEAL AND SIGNATURE

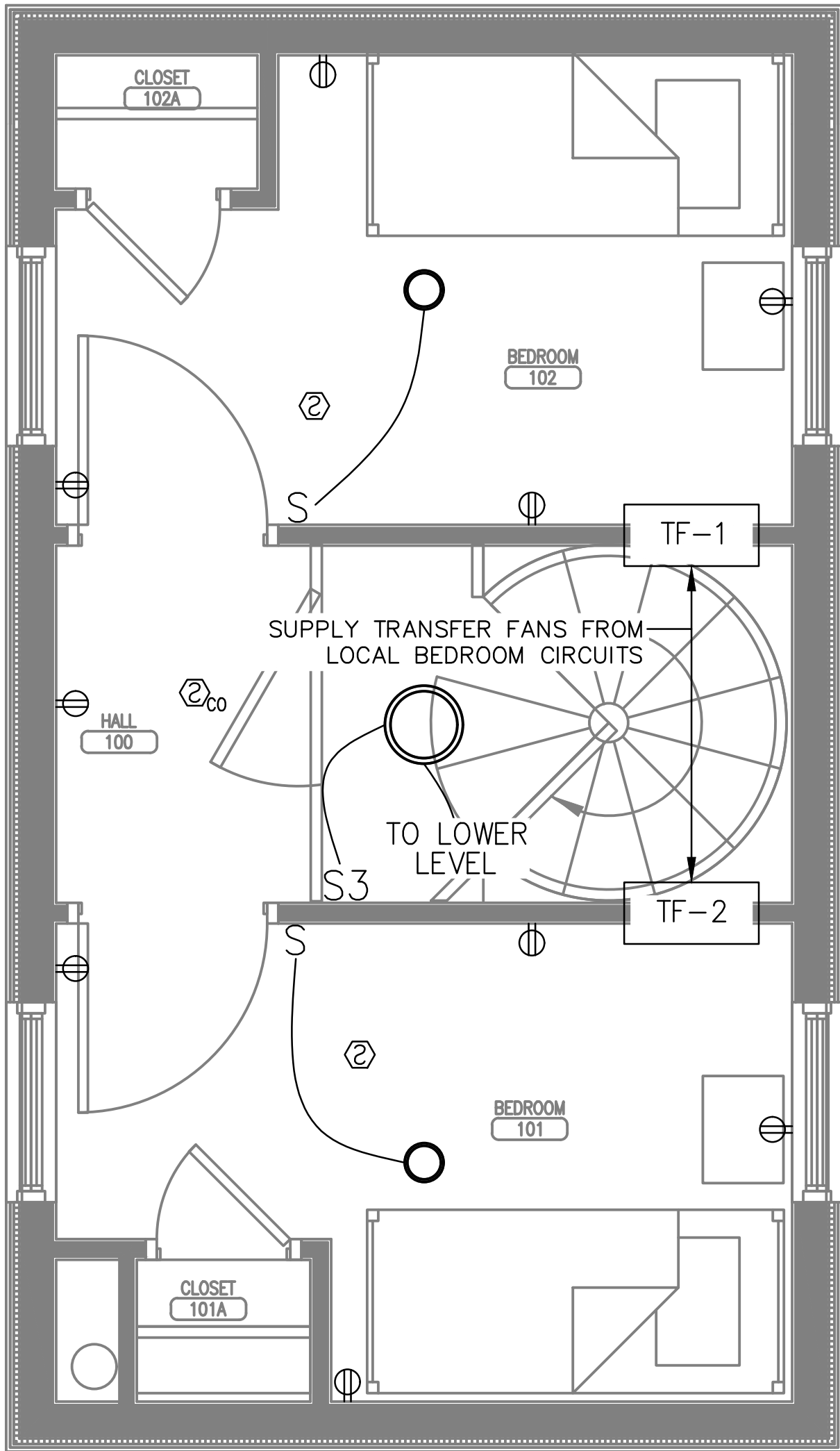


SHEET NUMBER

M3.10



LOWER LEVEL ELECTRICAL FLOOR PLAN
SCALE: 1/2" = 1'-0"



UPPER LEVEL ELECTRICAL FLOOR PLAN
SCALE: 1/2" = 1'-0"

- NOTES
- ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH NFPA 70 – NATIONAL ELECTRICAL CODE (NEC) AND NFPA 72 – NATIONAL FIRE ALARM AND SIGNALING CODE (LATEST EDITIONS ADOPTED BY AUTHORITY HAVING JURISDICTION AT PERMIT SUBMISSION/ISSUANCE).
 - COORDINATE NEW ELECTRICAL SERVICE WITH LOCAL UTILITY (CENTRAL MAINE POWER, CMP). CMP NOTIFICATION #10300980995.
 - SEE ARCHITECTURAL FOR DEMOLITION SCOPE OF EXISTING STRUCTURE AND LIGHTING BASIS-OF-DESIGN.

- SYMBOL LEGEND
- ⊕ 120V/20A DUPLEX RECEPTACLE, TAMPER-RESISTANT
 - ⊕ WP 120V/20A DUPLEX GFCI RECEPTACLE; WP – WEATHERPROOF COVER
 - ⊕ F DISCONNECT SWITCH, NEMA 3R RATED FOR EXTERIOR LOCATIONS
 - S 120V/20A LIGHTING TOGGLE SWITCH; 3 – 3-WAY SWITCH
 - ⊕ co SMOKE DETECTOR; CO – COMBINATION SMOKE/CO DETECTOR

LIGHTING – SEE ARCHITECTURAL FOR BASIS-OF-DESIGN SPECIFICATIONS

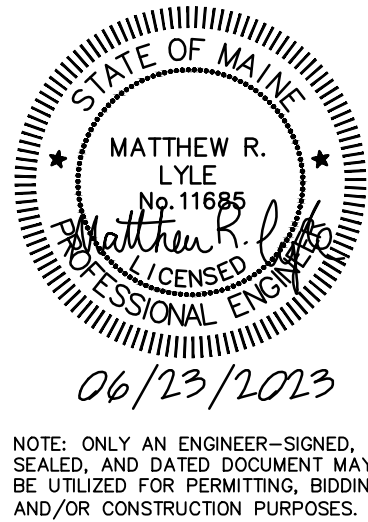
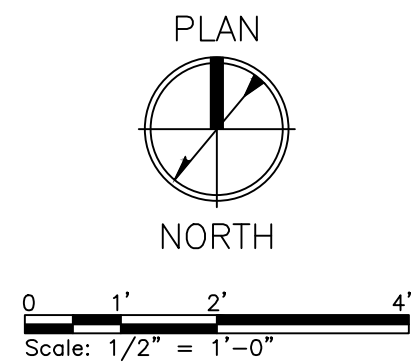
PANELBOARD NO:	SERVICE PANEL	SC RATING:	22KAIC	
PANELBOARD TYPE:	RESIDENTIAL BRANCH CIRCUIT	MOUNTING:	RECESSED	200 AMP MAIN BREAKER
PANEL LOCATION:	LIVING AREA	VOLTAGE:	240/120V, 1PH, 3W	200 AMP BUS
SUPPLIED FROM:	UTILITY METER	ENCLOSURE:	NEMA 1	

CKT NO.	TRIP AMPS	NO. POLES	LOAD	LOAD VA	φ	LOAD VA	LOAD	NO. POLES	TRIP AMPS	CKT NO.
1	20	1	SURGE PROTECTION DEVICE (CONFIRM REQUIREMENTS)	100	A	6000	WATER HEATER - 1 (SEE NOTE #2 BELOW)	2	50	2
3				100	B	6000				4
5	20	1	LIGHTING & SMOKE DETECTORS	400	A	6000	WATER HEATER - 2 (SEE NOTE #2 BELOW)	2	50	6
7	20	1	RECEPTACLES - EXTERIOR	360	B	6000				8
9	20	1	RECEPTACLE - APPLIANCE CIRCUIT #1	1500	A	1500	BATHROOM RADIANT FLOOR HEAT (SEE NOTE #2 BELOW)	1	20	10
11	20	1	RECEPTACLE - APPLIANCE CIRCUIT #2	1500	B	1500	KITCHENETTE KICKSPACE HEATER (SEE NOTE #2 BELOW)	1	20	12
13	20	1	RECEPTACLES - LOWER LEVEL	900	A		SPARE	1	20	14
15	20	1	RECEPTACLES - BEDROOM #1	720	B		SPARE	1	20	16
17	20	1	RECEPTACLES - BEDROOM #2 & HALL	900	A	1680	HEAT PUMP (SEE NOTE #2 BELOW)	2	15	18
19	20	1	RECEPTACLE - BATHROOM & ERV	400	B	1680				20

PHASE A CONNECTED LOAD = 18980.0 VA
PHASE B CONNECTED LOAD = 18260.0 VA
TOTAL CONNECTED LOAD = 37240.0 VA
TOTAL CONNECTED AMPS = 155.2 A

NOTES
1 PROVIDE GFCI AND AFCI BREAKERS THROUGHOUT, AS REQUIRED BY NEC.
2 PROVIDE HACR-RATED BREAKER.

PANEL SCHEDULE
SCALE: NONE



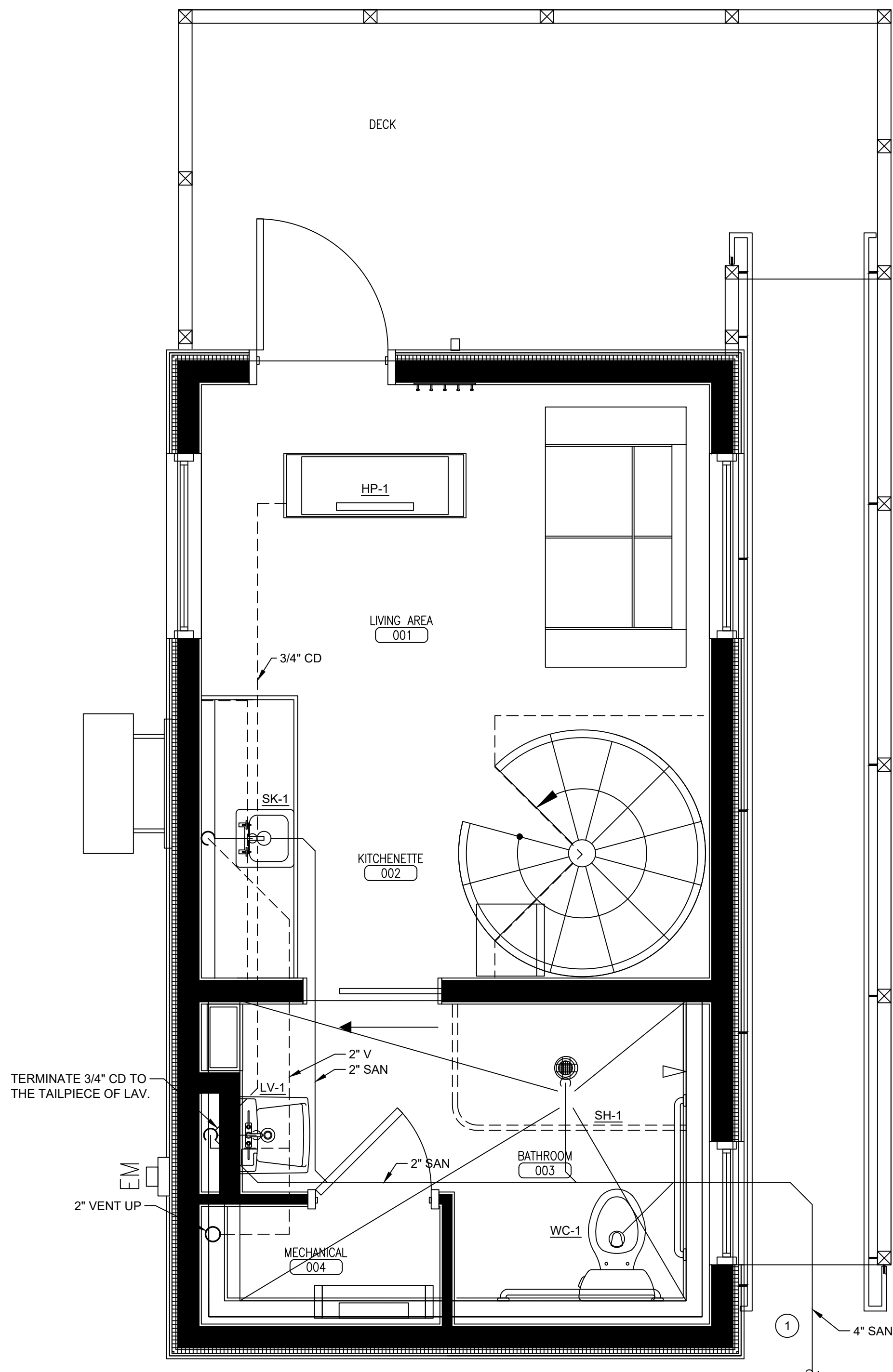
			MEGA CLIENT: WRIGHT-RYAN CONSTRUCTION 10 DANFORTH STREET PORTLAND, ME 04101
			THROUGH THESE DOORS: NEW DWELLING UNIT PORTLAND, ME 04074
0	ISSUED FOR CONSTRUCTION	06/23/2023	ELECTRICAL PLANS & SCHEDULE
REV.	SUBMISSION	DATE	

MEGA ENGINEERING PORTLAND, ME 207.749.4514 MATT@MEGAENGINEERINGME.COM	MEGA PROJECT NO. 2023-006	DRAWING NO.
	SHEET # 1	OF 1

E-101

KEY NOTES

- 1 NEW SEWER LINES TO BE A MINIMUM 10' AWAY FROM NEW WATER LINES.

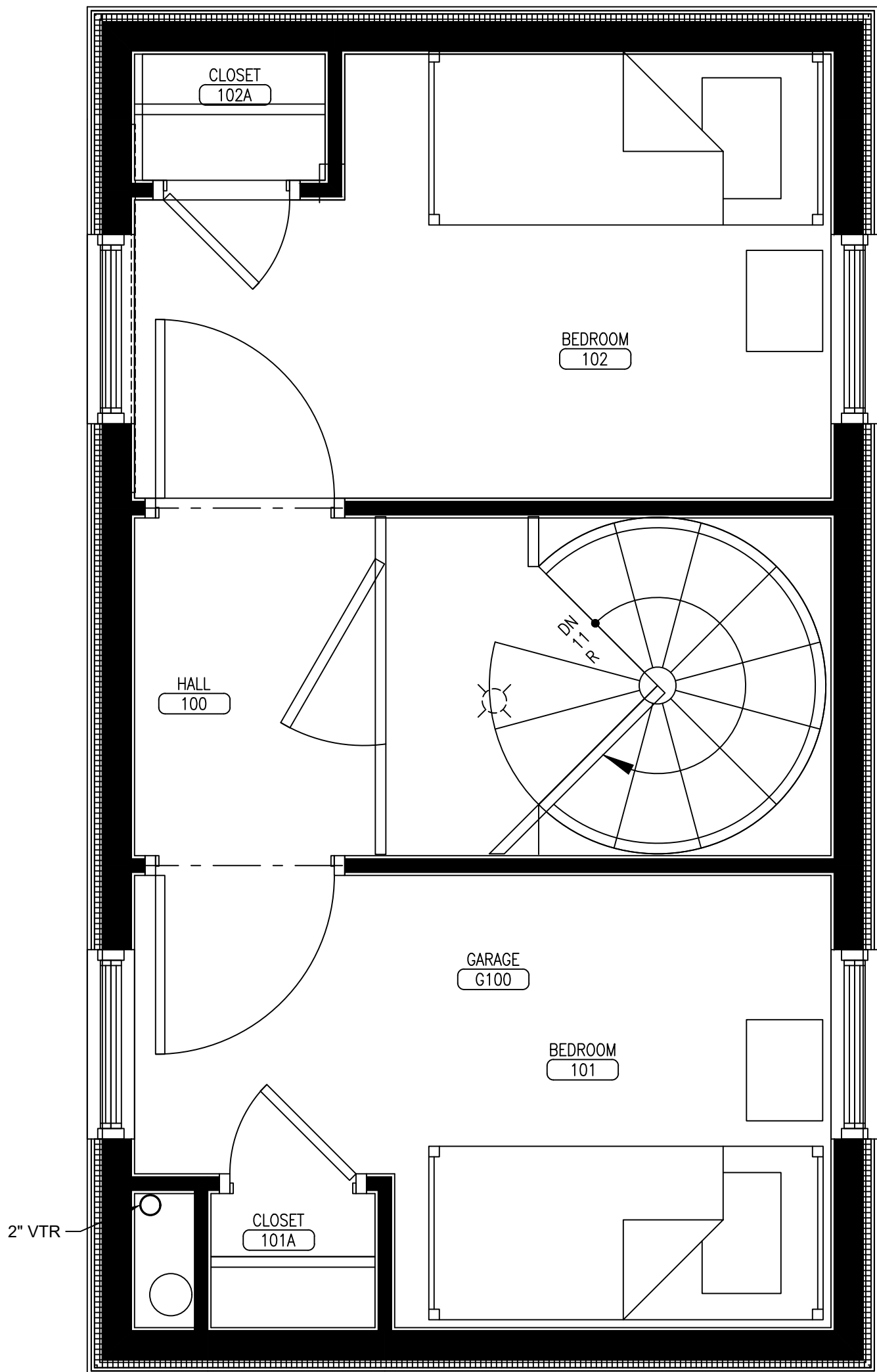


1 LOWER LEVEL FLOOR PLAN - SAN & VENT

0 1' 2' 4' 6'

1/2" = 1'-0"

NORTH



2 UPPER LEVEL FLOOR PLAN - SAN & VENT

0 1' 2' 4' 6'

1/2" = 1'-0"

NORTH



PLANNING & URBAN DEVELOPMENT
HISTORIC
PRESERVATION

CERTIFICATE OF APPROPRIATENESS
Project No:
HPAR-002615-2023
Public Hearing Date:
Not Applicable
Approved Drawings Date:
8/31/2023
Preservation Staff: Evan Schueckler

CLIENT INFORMATION
THROUGH THESE DOORS
PORTLAND, MAINE 04104

MECHANICAL ENGINEER
SparhawkGroup
Engineered Building Performance
81 BRIDGE STREET
YARMOUTH, ME, 04096
TEL.: 207.846.7726

SHEET INFORMATION
SIZE: ARCH D
SCALE: 1/2"=1'-0"
DRAWN BY: BK
CHECKED BY: MH

NEW DWELLING UNIT - PLUMBING
PORTLAND, MAINE 04104

LOWER LEVEL AND UPPER LEVEL FLOOR PLAN - SAN & VENT

REVISION HISTORY		
REV.	ISSUE	DATE
A	SCHEMATIC DESIGN	05/08/23
B	ISSUED FOR PRICING	05/19/23
C	ISSUED FOR CONSTRUCTION	05/26/23
D	REVISED AND ISSUED FOR CONSTRUCTION	06/26/23

SEAL AND SIGNATURE



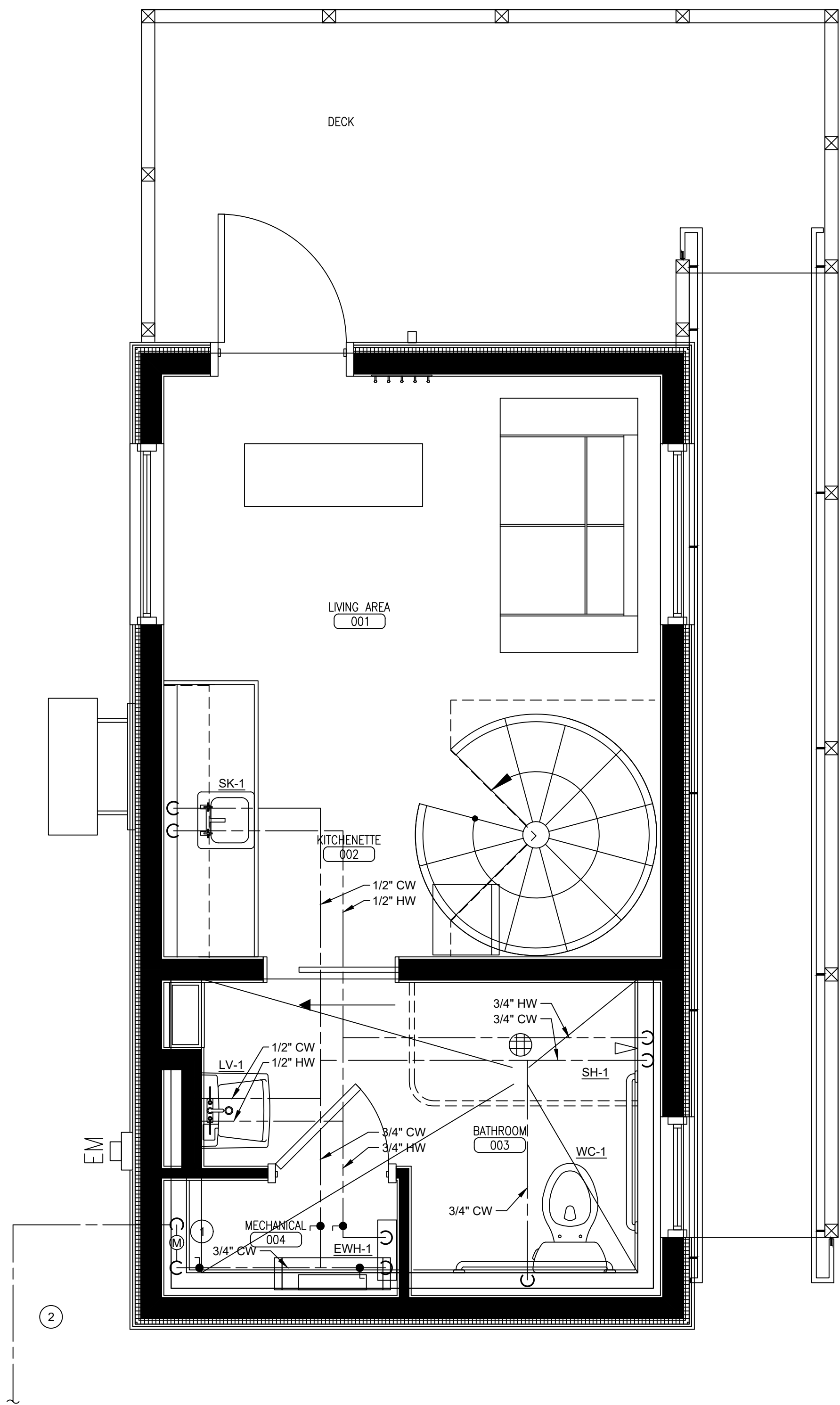
SHEET NUMBER

P1.10

- KEY NOTES
- 1

NEW WATER ENTRANCE AND METER TO BE LOCATED.
- 2

NEW WATER LINES TO BE A MINIMUM 10' AWAY FROM NEW SEWER LINES.



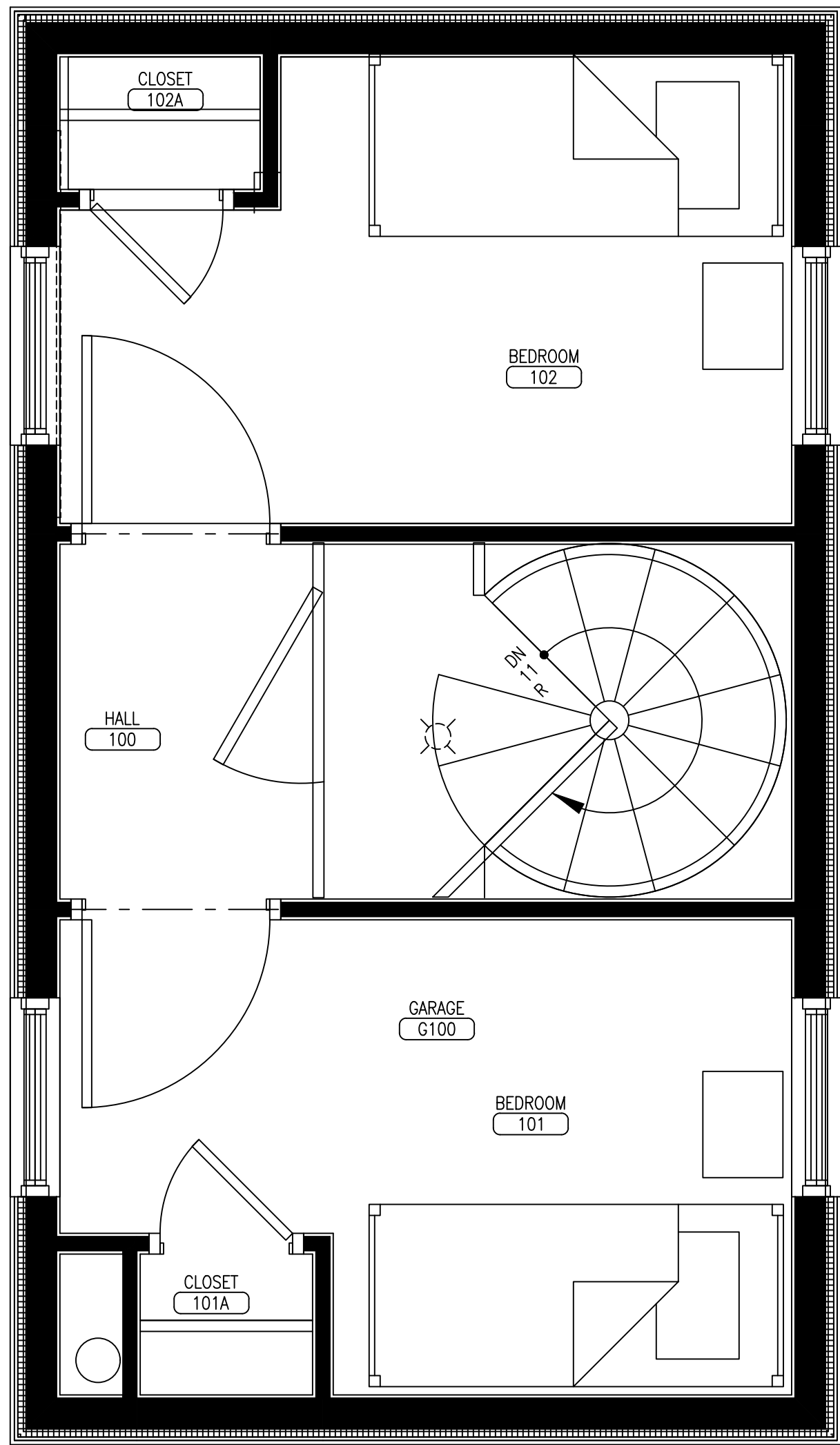
1

LOWER LEVEL FLOOR PLAN - DOMESTIC

01'2"

1'2" = 1'-0"

NORTH



2

UPPER LEVEL FLOOR PLAN - DOMESTIC

01'2"

1'2" = 1'-0"

NORTH



PLANNING & URBAN DEVELOPMENT
HISTORIC
PRESERVATION

CERTIFICATE OF APPROPRIATENESS
Project No:
HPAR-002615-2023
Public Hearing Date:
Not Applicable
Approved Drawings Date:
8/31/2023
Preservation Staff: Evan Schueckler

CLIENT INFORMATION

THROUGH THESE DOORS
PORTLAND, MAINE 04104

MECHANICAL ENGINEER


Engineered Building Performance
81 BRIDGE STREET
YARMOUTH, ME, 04096
TEL.: 207.846.7726

SHEET INFORMATION

SIZE: ARCH D
SCALE: 1/2"=1'-0"
DRAWN BY: BK
CHECKED BY: MH

NEW DWELLING UNIT - PLUMBING
PORTLAND, MAINE 04104

LOWER LEVEL AND UPPER LEVEL FLOOR PLAN - DOMESTIC

REVISION HISTORY

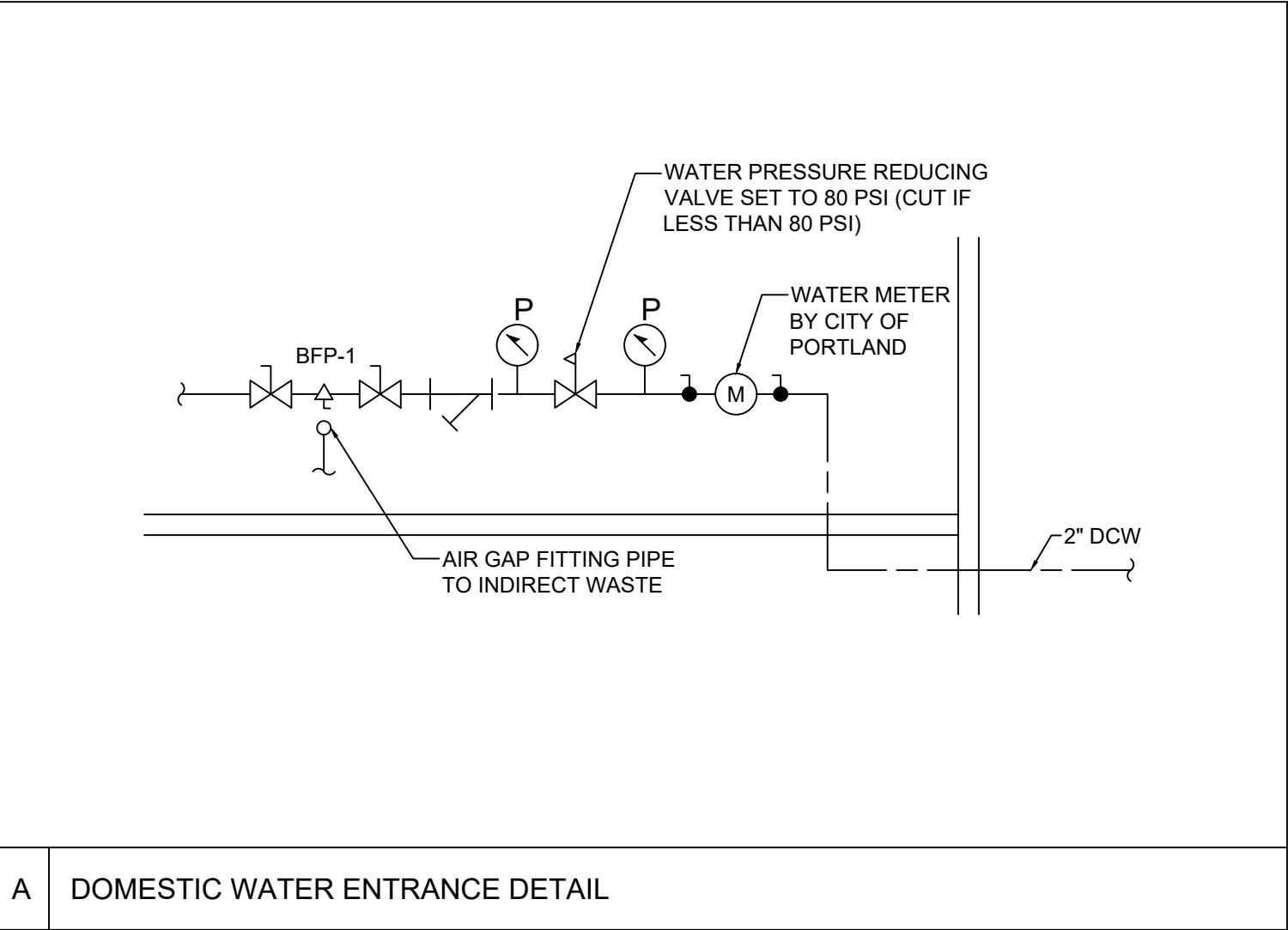
REV.	ISSUE	DATE
A	SCHEMATIC DESIGN	05/08/23
B	ISSUED FOR PRICING	05/19/23
C	ISSUED FOR CONSTRUCTION	05/26/23
D	REVISED AND ISSUED FOR CONSTRUCTION	06/26/23

SEAL AND SIGNATURE



SHEET NUMBER

P2.10



ELECTRIC WATER HEATER										
TAG	QTY.	TYPE	MANUFACTURER	MODEL NO	MAXIMUM WATER TEMPERATURE INCREASE (AT 3.0 GPM)	MINIMUM WATER FLOW TO ACTIVATE UNIT (GPM)	ELECTRICAL		DIMENSIONS (INCH) W x H x D	WEIGHT (LBS)
							KW	VOLT / PHASE		
EWH-1	1	ON - DEMAND	STIEBEL ELTRON	TEMPRA - 24 TREND	54°F	0.50	24	240 / 1	16-5/8" x 14-1/2" x 4-5/8"	16.1
NOTES : 1. CONTRACTOR TO INCLUDE PLUMBING ACCESSORIES AS RECOMMENDED BY MANUFACTURER.										

BACKFLOW PREVENTER					
TAG	NOMINAL DIAMETER	DESCRIPTION	MANUFACTURER	MODEL	NOTES
BFP-1	2"	BACK FLOW PREVENTER	WATTS	LF009	1
NOTES: 1. PROVIDE LEAD FREE MODEL, WITH BALL VALVES, STRAINER AND AIR GAP FITTING.					

PLUMBING FIXTURES						
MARK	FIXTURE	TYPE	MANUFACTURER	MODEL NO.	MATERIAL	NOTES
SH-1	SHOWER	HAND SHOWER SYSTEM	SYMMONS	S-9603-PLR-1.5	POLISHED CHROME FINISH	-
WC-1	WATER CLOSET	FLUSH TANK, ELONGATED TOILET	AMERICAN STANDARD	211AA.105	VITREOUS CHINA	CHROME FINISH TRIP LEVER, INCLUDE SEAT AND COVER
LV-1	LAVATORY SINK	WALL-MOUNT SINK AND FAUCET	KOHLER	K-2032-N	VITREOUS CHINA	POLISHED CHROME FINISH, SYMMONS S-9612-0.5
SK-1	KITCHEN SINK	DROP-IN SINK AND FAUCET	ELKAY	BCR15	STAINLESS STEEL, BRUSHED SATIN FINISH	POLISHED CHROME FINISH, SYMMONS SPB-3510-1.0

PLANNING & URBAN DEVELOPMENT
HISTORIC
PRESERVATION

CERTIFICATE OF APPROPRIATENESS
Project No:
HPAR-002615-2023
Public Hearing Date:
Not Applicable
Approved Drawings Date:
8/31/2023
Preservation Staff: Evan Schueckler

CLIENT INFORMATION

THROUGH THESE DOORS
PORTLAND, MAINE 04104

MECHANICAL ENGINEER

Engineered Building Performance
81 BRIDGE STREET
YARMOUTH, ME, 04096
TEL.: 207.846.7726

SHEET INFORMATION

SIZE: ARCH D
SCALE: N.T.S.
DRAWN BY: BK
CHECKED BY: MH

NEW DWELLING UNIT - PLUMBING
PORTLAND, MAINE 04104

SCHEDULES AND DETAILS

REVISION HISTORY

REV.	ISSUE	DATE
A	SCHEMATIC DESIGN	05/08/23
B	ISSUED FOR PRICING	05/19/23
C	ISSUED FOR CONSTRUCTION	05/26/23
D	REVISED AND ISSUED FOR CONSTRUCTION	06/26/23

SEAL AND SIGNATURE

SHEET NUMBER

P3.10

Rebecca Bagley

From: Evan Schueckler <evans@portlandmaine.gov>
Sent: Thursday, August 31, 2023 4:03 PM
To: Lauren Goodwin
Cc: Rebecca Bagley; tross@portlandmaine.gov; Ann Machado; Robert Wiener; Luke Dionne; Jennifer S; Rebecca H
Subject: Re: BLDR2023-03631 14 Orchard St

Hello Becky and Lauren,

You should have received a message that the HPAR application has been approved. The Historic Preservation approval documents are available online through the CSS.

At the moment, I can't provide the HP sign-off on the building permit as the drawings currently in the system do not match the HP approval. I'll put the HP review status to requires resubmit. Please let me know when you've updated the permit drawings and I'll review to sign-off on the permit.

Please be in touch with any questions.

Best regards,

Evan R. Schueckler (he, him, his)
Historic Preservation Program Manager
City of Portland
Planning and Urban Development Department
389 Congress Street, 4th Floor
Portland, Maine 04101
(207) 874-8726
evans@portlandmaine.gov



On Wed, Aug 23, 2023 at 2:55 PM Lauren Goodwin <LGoodwin@cwsarch.com> wrote:

Hi Evan,

Thank you for the clarification. Thankfully it was a small change to incorporate the large frieze board. I've uploaded the package to CSS.

Thank you,

Lauren Goodwin

Architectural Designer

DIRECT LINE 207-303-3094

MOBILE 603-339-0274



From: Evan Schueckler <evans@portlandmaine.gov>

Sent: Wednesday, August 23, 2023 9:32 AM

To: Lauren Goodwin <LGoodwin@cwsarch.com>

Cc: Rebecca Bagley <rbagley@cwsarch.com>; tross@portlandmaine.gov; Ann Machado <amachado@portlandmaine.gov>; Robert Wiener <rwiener@portlandmaine.gov>; Luke Dionne <ldionne@wright-ryan.com>; Jennifer S <jennys@throughthesedoors.org>; Rebecca H <rebeccah@throughthesedoors.org>

Subject: Re: BLDR2023-03631 14 Orchard St

Hi Lauren,

We just spoke on the phone, but I just wanted to record it and make others aware. I'm so sorry, but I mistyped which option we found to be most appropriate. I should have said Option B. The large frieze board really makes a big difference in balancing the facade. Again, I'm so sorry for any inconvenience and for making extra work through this mistake.

When you're able, please upload a corrected final drawing set.

Again apologies for any inconvenience.

Sincerely,

Evan R. Schueckler (he, him, his)

Historic Preservation Program Manager

City of Portland

Planning and Urban Development Department
389 Congress Street, 4th Floor

Portland, Maine 04101

(207) 874-8726

evans@portlandmaine.gov



City Hall has just completed a full upgrade of the permitting system. We do anticipate some delays as we adjust to the upgrade. Thank you for your patience.

On Tue, Aug 22, 2023 at 3:04 PM Lauren Goodwin <LGoodwin@cwsarch.com> wrote:

Hi Evan,

I have uploaded a complete set of drawings to the CSS under HPAR-002615-2023.

Thank you,

Lauren Goodwin

Architectural Designer

DIRECT LINE 207-303-3094



From: Evan Schueckler <evans@portlandmaine.gov>
Sent: Thursday, August 17, 2023 2:11 PM
To: Lauren Goodwin <LGoodwin@cwsarch.com>
Cc: Rebecca Bagley <rbagley@cwsarch.com>; tross@portlandmaine.gov; Ann Machado <amachado@portlandmaine.gov>; Robert Wiener <rwiener@portlandmaine.gov>; Luke Dionne <ldionne@wright-ryan.com>; Jennifer S <jennys@throughthesedoors.org>; Rebecca H <rebeccah@throughthesedoors.org>
Subject: Re: BLDR2023-03631 14 Orchard St

Hi Lauren,

I think Option C is the most successful. The use of the low-slope hip roof helps lower the overall height, and placement and proportion of the faux loft door and the thick frieze board help balance out the facade. And thank you for the sheet of trim details. I think those make a clear case that this non-contributing building will be differentiated from the historic structure.

At your convenience, please upload an updated complete set of drawings to the CSS under HPAR-002615-2023. Please let me know when that is done and I will complete review of the project.

Please be in touch with any questions in the meantime.

Best regards,

Evan R. Schueckler (he, him, his)

Historic Preservation Program Manager

City of Portland

Planning and Urban Development Department
389 Congress Street, 4th Floor

Portland, Maine 04101

(207) 874-8726

evans@portlandmaine.gov



City Hall has just completed a full upgrade of the permitting system. We do anticipate some delays as we adjust to the upgrade. Thank you for your patience.

On Thu, Aug 17, 2023 at 1:42 PM Lauren Goodwin <LGoodwin@cwsarch.com> wrote:

Good afternoon Evan,

Attached you will find elevation sheet A3.10 ALT with options that include the comments below and window sheet A8.10 that has been revised to include trim details.

Thank you,

Lauren Goodwin

Architectural Designer

DIRECT LINE 207-303-3094

MOBILE 603-339-0274



From: Evan Schueckler <evans@portlandmaine.gov>
Sent: Friday, August 11, 2023 10:57 AM
To: Rebecca Bagley <rbagley@cwsarch.com>
Cc: tross@portlandmaine.gov; Ann Machado <amachado@portlandmaine.gov>; Robert Wiener <rwiener@portlandmaine.gov>; Lauren Goodwin <LGoodwin@cwsarch.com>; Luke Dionne <ldionne@wright-ryan.com>; Jennifer S <jennys@throughthesedoors.org>; Rebecca H <rebeccah@throughthesedoors.org>
Subject: Re: BLDR2023-03631 14 Orchard St

Hello Becky,

Just wanted to follow-up on our call yesterday. I'm glad we were able to have an impromptu but thorough discussion of the revised submission. The primary comments I provided were:

- Staff are supportive of continuing with the traditional design aesthetic rather than the contemporary as preferred by ownership;
- Staff would encourage study of whether a a low-slope flat roof that drains to a perimeter gutter might help reduce the perceived height of the building by eliminating the false parapet and allowing you to lower the cornice further;
- Staff are requesting typical trim details be included in the package so that we can ensure the trim is compatible with that of the historic primary structure, but is a simplified version to ensure that the building is not mistaken for a historic structure, and
- Staff encourage some additional study of the proportions and placement of the faux hay door to ensure a balanced principle facade.

We look forward to receiving additional information coming up. Please feel free to submit sketches or concepts to us directly via e-mail when you're ready.

Best regards,

Evan R. Schueckler (he, him, his)

Historic Preservation Program Manager

City of Portland

Planning and Urban Development Department
389 Congress Street, 4th Floor

Portland, Maine 04101

(207) 874-8726

evans@portlandmaine.gov



City Hall will be closed to the Public on Friday, August 11, 2023 for a full systems upgrade. Staff and the public will be unable to access or process any permitting or planning records from Friday, August 11, 2023 thru Sunday, August 13, 2023. The system is expected to be up and running on Monday, August 14, 2023. We do anticipate some delays as we all adjust to the upgrade.

On Thu, Aug 10, 2023 at 10:08 AM Rebecca Bagley <rbagley@cwsarch.com> wrote:

Good morning all,

Just letting you know - we have uploaded the amended permit drawings for Through These Doors' New Dwelling Unit to CSS.

Thank you,

Becky Bagley, AIA

Vice President, Maine Licensed Architect

DIRECT LINE 207-303-3085

MOBILE 207-252-9969



From: Tori Ross <tross@portlandmaine.gov>
Sent: Tuesday, June 27, 2023 12:49 PM
To: Rebecca Bagley <rbagley@cwsarch.com>
Subject: BLDR2023-03631 14 Orchard St

Hi Rebecca,

Thank you for your permit application. We are not able to process the building permit until the ZBA has been approved for the setbacks. I have voided this permit in our system. Please reapply after your ZBA has been approved.

Best,
Tori

Tori Ross

Certified Permit Technician

City of Portland

Permitting & Inspections

389 Congress St Room 315

Portland, ME 04101

tross@portlandmaine.gov

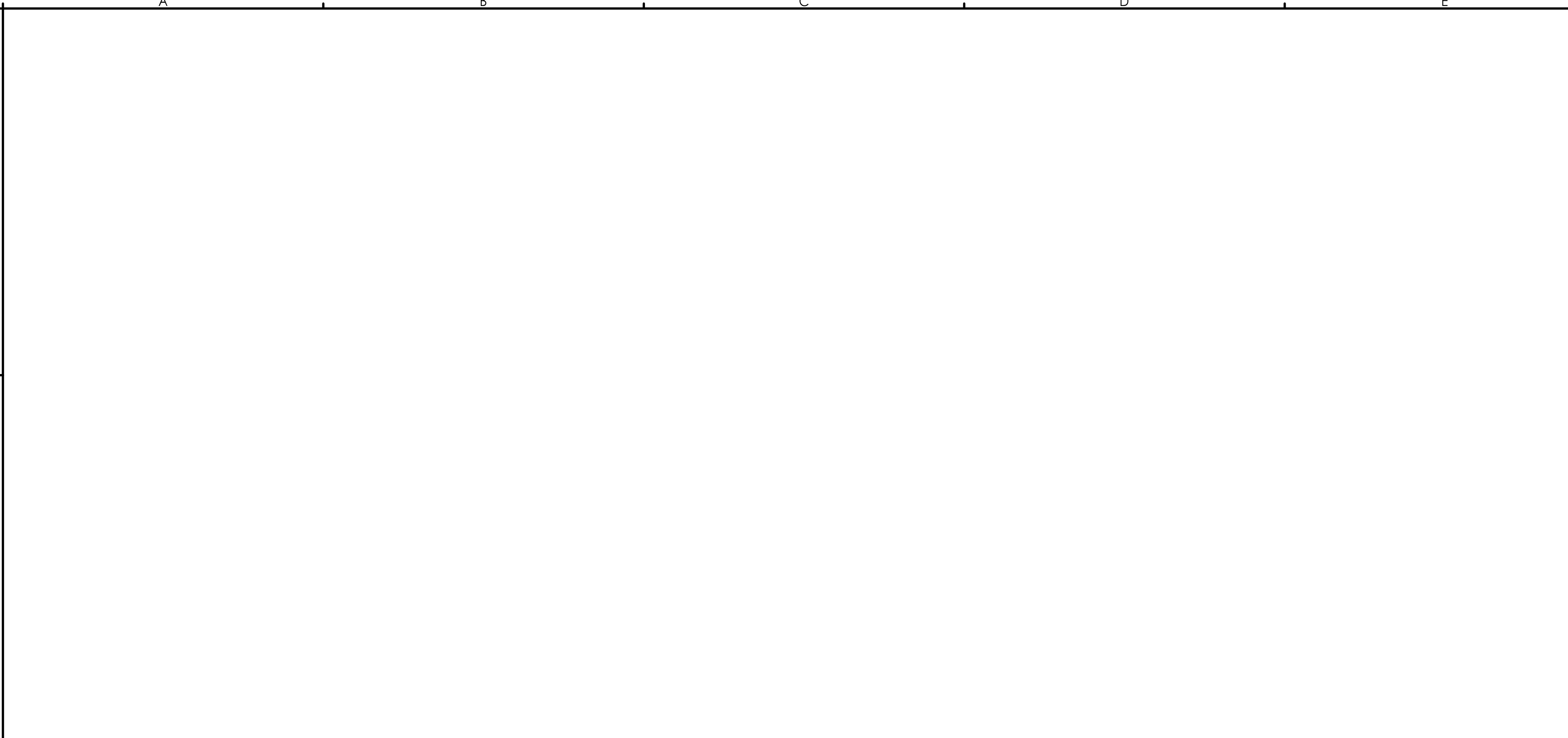
Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.

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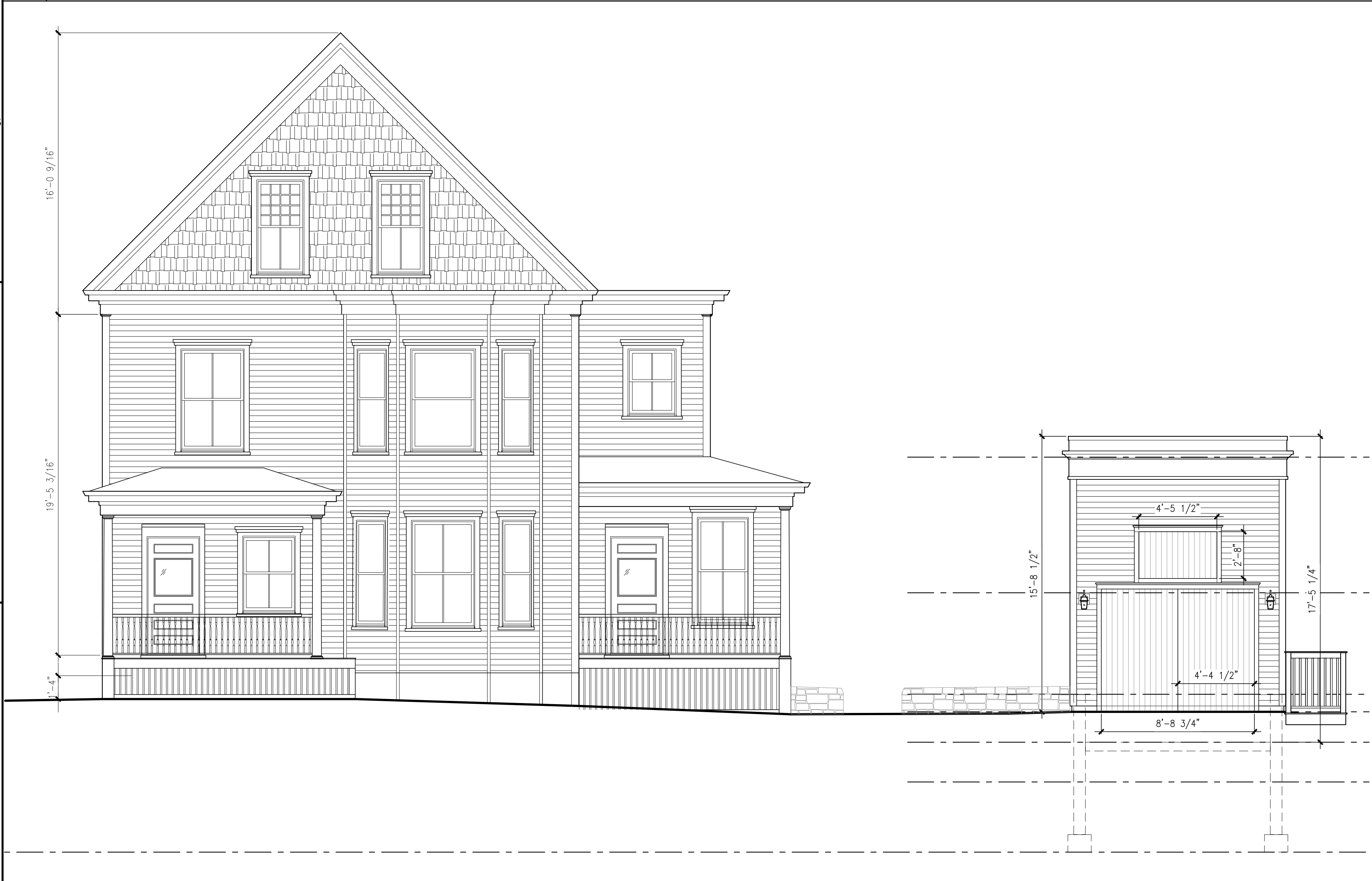
Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.

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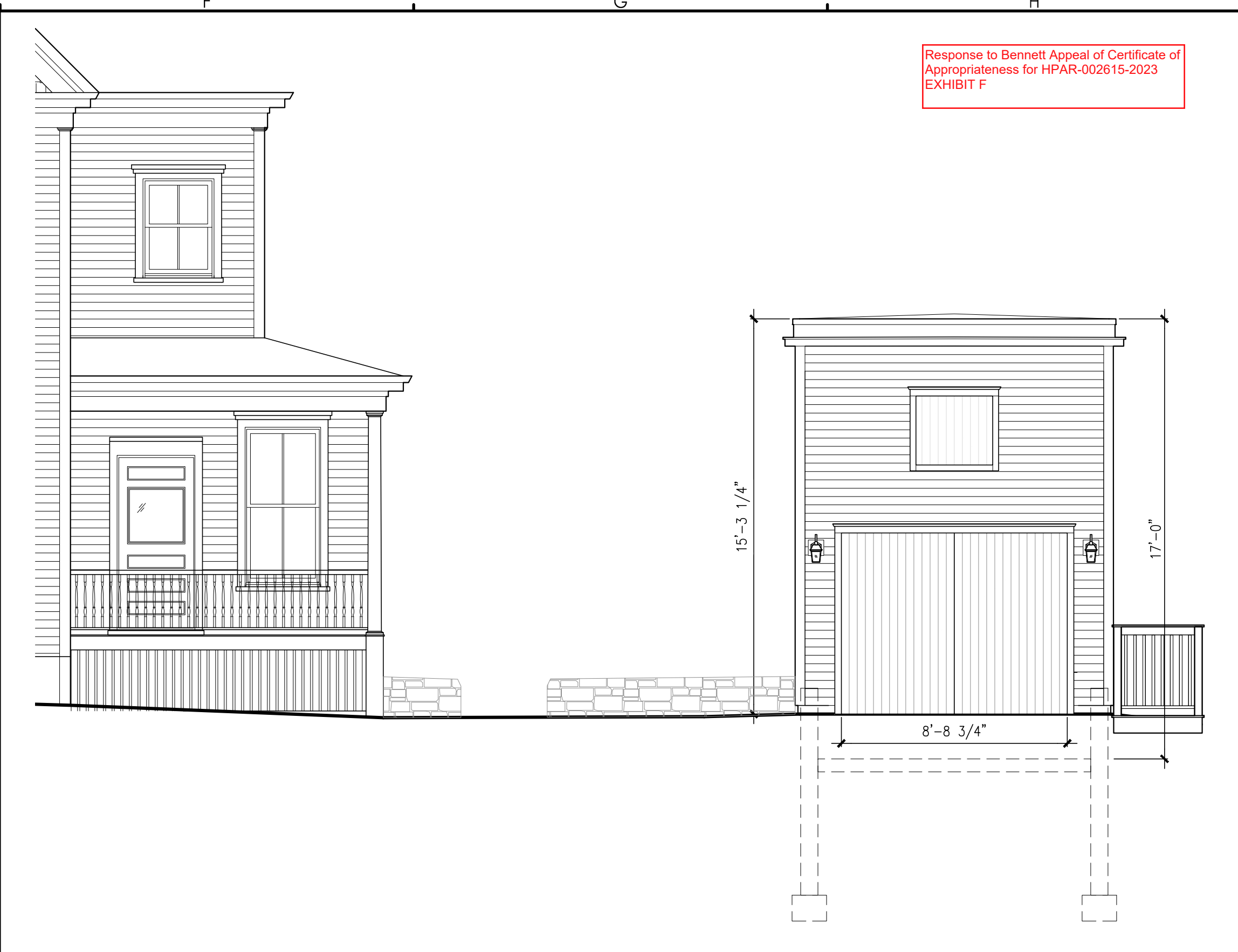
Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.



A3 NOT USED
REFERENCED FROM: SCALE: 1/4" = 1'-0"



A5 STREET / NORTH ELEVATION - OPTION A
REFERENCED FROM: SCALE: 1/4" = 1'-0"



F3 STREET / NORTH ELEVATION - OPTION C
REFERENCED FROM: SCALE: 1/4" = 1'-0"



F5 STREET / NORTH ELEVATION - OPTION B
REFERENCED FROM: SCALE: 1/4" = 1'-0"

CWS ARCHITECTURE + INTERIOR DESIGN

PLANNING + DESIGN
CONSTRUCTION SERVICES

LICENSED ARCHITECT
Rebecca A. Bagley
00000000000000000000
STATE OF MAINE

CWS ARCHITECTURE + INTERIOR DESIGN

264 US ROUTE ONE SUITE 100-2A
SCARBOROUGH, MAINE 04074 207.774.4441
WWW.CWSARCH.COM

OWNER

THROUGH THESE DOORS

PROJECT

NEW DWELING UNIT

DRAWING

BUILDING ELEVATIONS
FOR HISTORIC
APPROPRIATENESS REVIEW

08/01/2023

REVISIONS

DRAWING NUMBER

A3.10 ALT

SCALE: 1/4" = 1'-0"

DATE: 06/23/2023

ISSUED FOR CONSTRUCTION

PO BOX 704
PORTLAND, MAINE 04104

PORTLAND ME

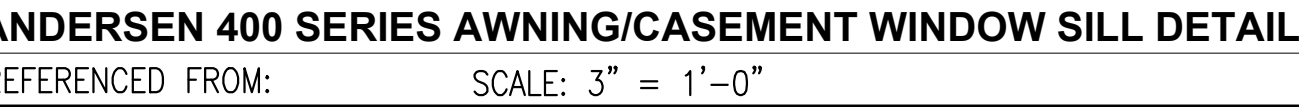
CWS PROJECT NUMBER: 23022

06/23/2023

W:\2023 Design Projects\23022 T35 T36 T37 T38 T39 T40 T41 T42 T43 T44 T45 T46 T47 T48 T49 T50 T51 T52 T53 T54 T55 T56 T57 T58 T59 T60 T61 T62 T63 T64 T65 T66 T67 T68 T69 T70 T71 T72 T73 T74 T75 T76 T77 T78 T79 T80 T81 T82 T83 T84 T85 T86 T87 T88 T89 T90 T91 T92 T93 T94 T95 T96 T97 T98 T99 T100 T101 T102 T103 T104 T105 T106 T107 T108 T109 T110 T111 T112 T113 T114 T115 T116 T117 T118 T119 T120 T121 T122 T123 T124 T125 T126 T127 T128 T129 T130 T131 T132 T133 T134 T135 T136 T137 T138 T139 T140 T141 T142 T143 T144 T145 T146 T147 T148 T149 T150 T151 T152 T153 T154 T155 T156 T157 T158 T159 T160 T161 T162 T163 T164 T165 T166 T167 T168 T169 T170 T171 T172 T173 T174 T175 T176 T177 T178 T179 T180 T181 T182 T183 T184 T185 T186 T187 T188 T189 T190 T191 T192 T193 T194 T195 T196 T197 T198 T199 T200 T201 T202 T203 T204 T205 T206 T207 T208 T209 T210 T211 T212 T213 T214 T215 T216 T217 T218 T219 T220 T221 T222 T223 T224 T225 T226 T227 T228 T229 T230 T231 T232 T233 T234 T235 T236 T237 T238 T239 T240 T241 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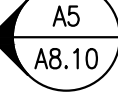
MAIN HOUSE WINDOWWINDOW SILL DETAIL	
REFERENCED FROM:	SCALE: 3" = 1'-0"



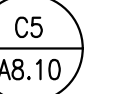
C5	ANDERSEN 400 SERIES AWNING/CASEMENT WINDOW SILL DETAIL	
	REFERENCED FROM:	SCALE: 3" = 1'-0"



E5	WINDOW ELEVATIONS	
	REFERENCED FROM:	SCALE: 1 1/2" = 1'-0"



ATIONS



1 REVISED WINDOW D AND REMOVED WINDOW E

CITY OF PORTLAND
Planning & Urban Development Department

Response to Bennett
Appeal of Certificate of
Appropriateness for
HPAR-002615-2023
EXHIBIT G

HISTORIC PRESERVATION APPLICATION SUBMISSION CHECKLIST Please submit each document as a separate PDF file Please confirm by electronically checking the boxes to the left		
To supplement your application, please submit the following items <i>as applicable to your project</i>. Keep in mind that the written project description that you provide the Historic Preservation Board and staff, is the only description they will have of your project or design. Therefore, it should precisely illustrate the proposed alteration(s), additions, and/or infill construction.		
GENERAL APPLICATION DOCUMENTS		
Yes ☒	N/A ☐	Project Description Cover Letter with detailed project description
Yes ☒	N/A ☐	Completed Checklist for Historic Preservation review (this document)
Yes ☒	N/A ☐	Evidence of Right, Title and Interest Deeds, leases or purchase and sales agreements
PLANS, etc.		
Yes ☒	N/A ☐	Exterior photographs of property (required for all applications). Include a general streetscape view, view of entire building, and close-ups of project area.
Yes ☒	N/A ☐	Sketches or elevation drawings at a minimum ¼" scale.
Yes ☒	N/A ☐	Details or wall sections, where applicable.
Yes ☒	N/A ☐	Floor plans, where applicable.
Yes ☒	N/A ☐	Site Plan, where applicable, showing relative location of adjacent structures.
Yes ☒	N/A ☐	Catalog cuts or product information (e.g. proposed windows, doors, fencing).
Yes ☒	N/A ☐	Materials – list all visible exterior materials.



**Application for Historic Preservation: Administrative Review
Of Through These Doors New Dwelling Unit**

Project: Through These Doors New Dwelling Unit
Location: 14 Orchard Street, Portland, ME 04101
Document Date: August 8, 2023

Good afternoon,

Within, please find drawings pertaining to a proposed New Dwelling Unit for Through These Doors. Throughout the design process, we have conferred with Historic Preservation Staff both on-site and virtually to review the existing conditions and potential design. Timeline limitations due to funding requirements have obligated the team to submit for City of Portland approvals and permit as soon as possible, while a final exterior character has not been established; however, it is worth noting: the owner prefers a more traditional option that matches the main house.

For consideration by the Historic Preservation staff, we have assembled multiple exterior designs in exploration of a traditional treatment and a more modern treatment of the exterior. There are various limitations and considerations to exterior design options that should be understood during review, which are as follows:

- Front and rear walls of the building are structural shear walls, and as such allow as few (window and door) openings as possible.
- The first floor is required to be wheelchair accessible, resulting in a ramp to provide access to the main entry.
- The first floor has been dropped as low as possible, given grade at the front of the building, and good practice for margin of error at the ramp slope on an existing site.
- The ramp has been reduced to provide the code-minimum clear width for egress.
- The new total building height is below the peak of the existing garage roof, though due to its flat height, proportionally, the building appears higher. The attached exterior options make effort to reduce the visual impact of the proportions of the front façade.

While we understand typically HP approval is acquired prior to submission for permit, we are submitting an amendment to the already applied-for building permit in parallel, in hopes of reducing the overall municipal review timeline. The staff's flexibility and responsiveness in this process has been, and is much appreciated. Please feel free to reach out directly for further discussion and refinement of design.

A handwritten signature in black ink that reads 'R Bagley'. The signature is fluid and cursive, with the first name 'Rebecca' and last name 'Bagley' clearly legible.

Rebecca Bagley, AIA
Vice President, Architect
Licensed Architect ME
Mobile: (207)252-9969
rbagley@cwsarch.com

Context and Existing Conditions Photos



Figure 1: 14 Orchard St & context viewed from left



Figure 2: 14 Orchard St & context viewed from the end of the driveway



Figure 3: 14 Orchard St & context viewed from down the street, to the right



Figure 4: Streetscape opposite 14 Orchard St



Figure 514 Orchard St main house



Figure 6: 1994 Addition to the main house, garage side



Figure 7: 1994 Garage structure - front view



Figure 8: 1994 Garage structure – house-side view

NEW DWELLING UNIT

NOTES PERTAINING TO DESIGN-BUILD SCOPE OF WORK:

IT IS THE INTENT OF THESE DRAWINGS TO SERVE AS A BASIS OF DESIGN AND SCOPE OF WORK; HOWEVER THEY ARE NOT INTENDED TO BE ALL-INCLUSIVE. IT WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THE ASSOCIATE SUBCONTRACTORS TO COMPLETE AND COORDINATE THE FULL SCOPE OF WORK IN THE FIELD. THE FOLLOWING INFORMATION IS INTENDED TO OUTLINE THE BASIC SYSTEMS AND SERVICES REQUIRING MODIFICATIONS OR PROVISION AS PART OF THIS PROJECT.

FIRE PROTECTION & SUPPRESSION SYSTEMS SCOPE:

- CONTRACTOR IS TO DESIGN AND PROVIDE FIRE PROTECTION SYSTEM AS REQUIRED TO MEET COVERAGE REQUIREMENTS OF THE SPACE CONFIGURATIONS (REFERENCE LIFE SAFETY CODE STUDY.) ARRANGEMENT OF FIRE PROTECTION SYSTEM SHALL MEET ALL APPLICABLE CODES. CONTRACTOR IS TO PROVIDE ADDITIONAL EQUIPMENT AND MATERIAL AS REQUIRED.

PROJECT OVERVIEW:

CONSTRUCTION OF A NEW (APPROX) 516 GROSS SQUARE FOOT PRIMARY DWELLING UNIT WITH AN NFPA 13-D SPRINKLER SYSTEM.

THE SITE IS A RESIDENTIAL SITE, LOCATED IN THE R4 ZONE, AND IN THE WEST END HISTORIC DISTRICT, AND DESIGNATED WITHIN THE LAND USE CODE AS BENEVOLENT & CHARITABLE.

THE PROPOSED NEW PRIMARY DWELLING UNIT REQUIRES THE REMOVAL OF THE MAJORITY OF AN EXISTING NON-CONTRIBUTING, 1.5 STORY WOOD-FRAMED (TYPE V CONSTRUCTION) GARAGE STRUCTURE, WITH ITS ASSOCIATED CAST IN PLACE CONCRETE FOUNDATION TO REMAIN. THE NEW DWELLING UNIT WILL CONSTRUCTED ON THE EXISTING CAST-IN-PLACE CONCRETE FOUNDATION, WITH A NEW INTERIOR SLAB, AND LOCATED AS SHOWN ON THE SITE PLANS, AS APPROVED THROUGH THE ZONING BOARD OF APPEALS.

REFERENCE CODE REVIEW ON SHEET G0.00 FOR BUILDING CODE REPORTS.

GENERAL NOTES PERTAINING TO THE CONSTRUCTION AND CONSTRUCTION DOCUMENTATION:

- THE CONTRACTOR SHALL REVIEW AND DIRECT ALL SUB-CONTRACTORS TO REVIEW ALL DRAWINGS AND SPECIFICATIONS TO ASCERTAIN THE SCOPE OF WORK FOR EACH TRADE PRIOR TO BID. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR ALL DRAWINGS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH FEDERAL, STATE, CITY AND LOCAL BUILDING CODES AND THEIR REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PERMITS AND APPROVALS AS REQUIRED BY THE LOCAL JURISDICTIONAL AUTHORITIES FOR THIS JOB.
- BEFORE COMMENCING WORK, THE CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN LOCATIONS OF ANY AND ALL MECHANICAL, ELECTRICAL AND TELEPHONE ITEMS (INCLUDING PIPING, DUCTWORK, LIGHTING AND/OR CONDUIT) AND, THAT ALL REQUIRED CLEARANCES OR INSTALLATIONS FOR ABOVE EQUIPMENT ARE PROVIDED. COORDINATION SHALL BE PERFORMED PRIOR TO CONSTRUCTION.
- THE CONTRACTORS FAILURE TO REPORT ANY DISCREPANCIES WITHIN THESE CONSTRUCTION DOCUMENTS TO THE ARCHITECT WILL NOT BE GROUNDS FOR ADDITIONAL COST OR CHANGE ORDERS.
- IF FIELD CONDITIONS NECESSITATE ANY CHANGES OR MODIFICATIONS, ALL SUCH CHANGES OR MODIFICATIONS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO PERFORMING SUCH CHANGES OR MODIFICATIONS.
- THE CONTRACTOR SHALL PROVIDE FOR THE LEGAL REMOVAL AND DISPOSAL OF ALL RUBBISH AND DEBRIS FROM THE BUILDING AND THE SITE ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT.

△ REVISED PROJECT DESCRIPTION TO MAINTAIN EXISTING FOUNDATION AND BUILDING LOCATION. REMOVED NOT-APPLICABLE DESIGN-BUILD MEP & FIRE ALARM SCOPE NOTES

Response to Bennett Appeal of Certificate of Appropriateness for HPAR-002615-2023
EXHIBIT H

CWS ARCHITECTURE +
INTERIOR DESIGN

PLANNING + DESIGN
CONSTRUCTION SERVICES



CWS ARCHITECTURE +
INTERIOR DESIGN

264 US ROUTE ONE SUITE 100-2A
SCARBOROUGH, MAINE 04074
WWW.CWSARCH.COM

DESIGNER

OWNER

THROUGH THESE DOORS

PROJECT

NEW DWELING UNIT

DRAWING

COVER PAGE, GENERAL
NOTES, SYMBOLS LEGEND
AND ABBREVIATIONS

REVISIONS

DRAWING NUMBER
CP

SCALE:
DATE: 06/23/2023

PROJECT TEAM:

BUILDING OWNER:

FAMILY CRISIS SERVICES
PO BOX 704
PORTLAND, MAINE 04104

ARCHITECT:

CWS ARCHITECTURE +
INTERIOR DESIGN

264 US ROUTE ONE
BOX 6, SUITE 100-2A
SCARBOROUGH, MAINE 04074
TEL: (207) 774-4441
FAX: (207) 774-4016

MECHANICAL ENGINEERING:

SparhawkGroup
Engineered Building Performance

81 BRIDGE STREET
YARMOUTH, MAINE 04096
TEL: (207)846-7726
FAX: (207)846-7728

ELECTRICAL ENGINEERING:

MEGA ENGINEERING
Matt Lyle, P.E.
Portland, ME
207.749.4514
matt@megaengineeringma.com

CONSTRUCTION MANAGER:



10 DANFORTH STREET,
PORTLAND, ME 04101
PHONE: (207)773.3625

CIVIL ENGINEER / LANDSCAPE ARCHITECT:

SEBAGO
TECHNICS
75 JOHN ROBERTS RD, SUITE 4A
SOUTH PORTLAND, ME 04106
TEL: (207) 200-2100

STRUCTURAL ENGINEERING:

L & L STRUCTURAL
ENGINEERING SERVICES, INC.
SIX O STREET
SOUTH PORTLAND, MAINE 04106
PHONE: (207) 767-4653
FAX: (207) 799-5432
EMAIL: L&L@L&L-ENG.COM

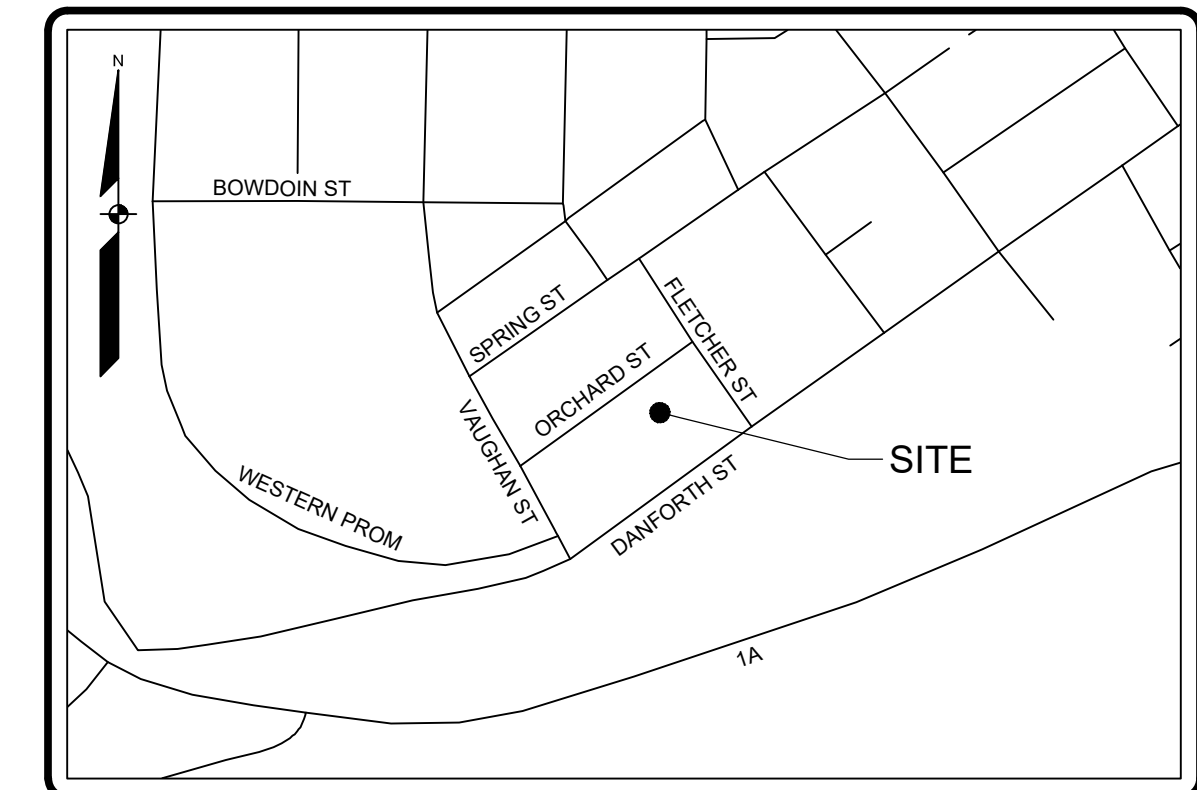
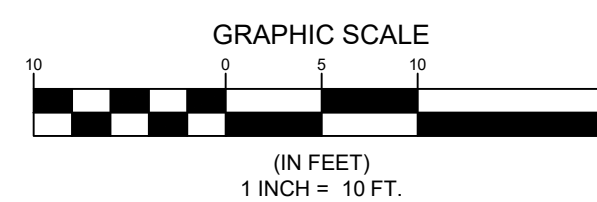
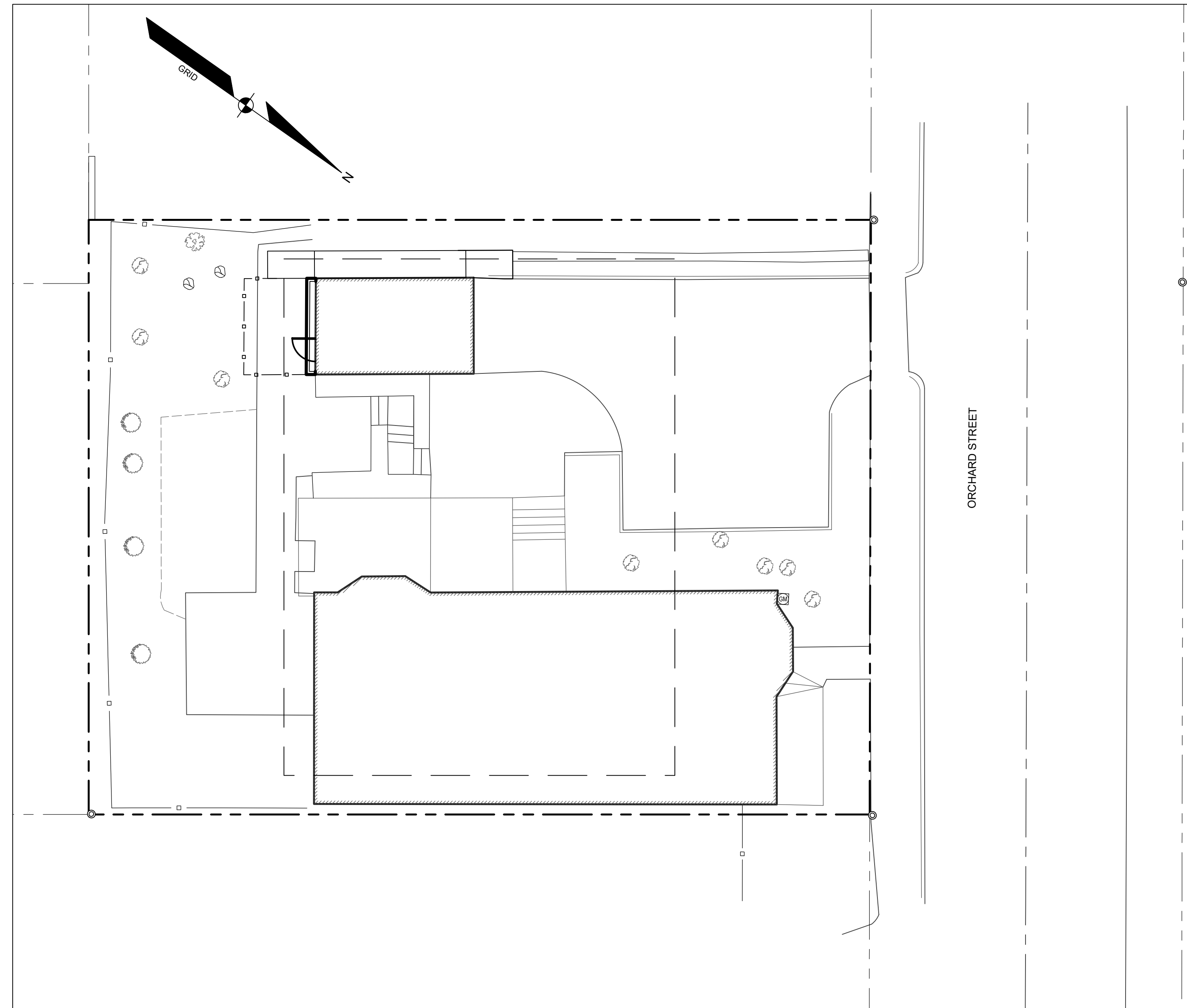
SYMBOLS LEGEND:

	SECTION		DOOR NUMBER
	DETAIL		ROOM NAME ROOM NUMBER
	ELEVATION LEVEL		CONTINUOUS BACKER ROD AND SEALANT
	REVISION		EXTERIOR ELEVATION
	WINDOW TYPE		WALL TYPE

ISSUED FOR CONSTRUCTION

14 ORCHARD ST
PORTLAND, ME

KEY	ABUTTER	BOOK/PAGE
A	N/F WILLIAM H. BENNET AND JEAN C. BENNETT	9688/113
B	N/F BRAIN D. RANDALL AND ALEXANDER M. BEAL	25083/205
C	N/F DAN ADAM KONIGSBURG	32758/055
D	N/F AHP INVESTMENTS LLC	34984/119



LOCATION MAP

NTS

1 COVER SHEET
2 NOTES & LEGEND
3 SITE, GRADING & UTILITY PLAN
4 EROSION CONTROL NOTES
5 DETAILS
1 OF 1 EXISTING CONDITIONS PLAN

PROGRESS
PRINT

[illegible]

COVER SHEET
OF: NEW DWELLING UNIT PERMITTING
14 ORCHARD ST
PORTLAND, ME
FOR: FAMILY CRISIS SERVICES INC.
14 ORCHARD STREET
PORTLAND, MAINE 04102

DESIGNED	HAH
DRAWN	CJC
CHECKED	HAH
DATE	05/15/23
SCALE	1" = 10'
PROJECT	230243

SHEET 1 OF 5

EROSION CONTROL MEASURES

PRE-CONSTRUCTION PHASE

PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, SEDIMENT BARRIERS (SILT FENCE) WILL BE STAKED/INSTALLED ACROSS THE SLOPE(S), ON THE CONTOUR AT OR JUST BELOW THE LIMITS OF CLEARING OR GRUBBING, AND/OR JUST ABOVE ANY ADJACENT PROPERTY LINE OR WATERCOURSE TO PROTECT AGAINST CONSTRUCTION RELATED EROSION. THE PLACEMENT OF SEDIMENT BARRIERS SHALL BE COMPLETED IN ACCORDANCE WITH GUIDELINES ESTABLISHED IN BEST MANAGEMENT PRACTICES AND IN ACCORDANCE WITH THIS EROSION CONTROL PLAN AND DETAILS IN THIS PLAN SET. THIS NETWORK IS TO BE MAINTAINED BY THE CONTRACTOR UNTIL ALL EXPOSED SLOPES HAVE AT LEAST 90% VIGOROUS PERENNIAL VEGETATIVE COVER TO PREVENT EROSION. TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER PERMANENT STABILIZATION IS ATTAINED.

PRIOR TO ANY CLEARING OR GRUBBING, A CONSTRUCTION ENTRANCE/EXIT SHALL BE CONSTRUCTED AT THE INTERSECTION OF THE PROPOSED ENTRANCES AND EXISTING ROADWAY TO AVOID TRACKING OF MUD, DUST AND DEBRIS FROM THE SITE.

PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL PREPARE A DETAILED SCHEDULE AND MARKED UP PLAN INDICATING AREAS AND COMPONENTS OF THE WORK AND KEY DATES SHOWING DATE OF DISTURBANCE AND COMPLETION OF THE WORK. THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE MUNICIPAL STAFF. THREE COPIES OF THE SCHEDULE AND MARKED UP PLAN SHALL BE PROVIDED TO THE MUNICIPALITY THREE DAYS PRIOR TO THE SCHEDULED PRE-CONSTRUCTION MEETING. SPECIAL ATTENTION SHALL BE GIVEN TO THE 14 DAY LIMIT OF DISTURBANCE IN THE SCHEDULE ADDRESSING TEMPORARY AND PERMANENT VEGETATION MEASURES.

CONSTRUCTION AND POST-CONSTRUCTION PHASE

AREAS UNDERGOING ACTUAL CONSTRUCTION SHALL ONLY EXPOSE THAT AMOUNT OF MINERAL SOIL NECESSARY FOR PROGRESSIVE AND EFFICIENT CONSTRUCTION. AN AREA CONSIDERED OPEN IS ANY AREA NOT STABILIZED WITH PAVEMENT, VEGETATION, MULCHING, EROSION CONTROL MATS, RIPRAP OR GRAVEL BASE ON A ROAD, SUCH AS ACTIVE EXCAVATION AND ACTIVE GRADING. LIMIT THE EXPOSED AREA TO THOSE AREAS IN WHICH WORK IS ACTIVELY OCCURRING OR CAN BE MULCHED IN THE SAME DAY. OPEN AREAS SHALL BE ANCHORED WITH TEMPORARY EROSION CONTROL AS SHOWN ON THE DESIGN PLANS AND AS DESCRIBED WITHIN THIS EROSION CONTROL PLAN WITHIN SEVEN (7) DAYS OF DISTURBANCE. AREAS LOCATED WITHIN 100 FEET OF STREAMS SHALL BE ANCHORED WITH TEMPORARY EROSION CONTROL WITHIN SEVEN (7) DAYS. REFER TO WINTER EROSION CONTROL NOTES FOR THE TREATMENT OF OPEN AREAS AFTER OCTOBER 1ST OF THE CONSTRUCTION YEAR.

THE CONTRACTOR MUST INSTALL ANY ADDED MEASURES WHICH MAY BE NECESSARY TO CONTROL EROSION/SEDIMENTATION FROM THE SITE DEPENDENT UPON THE ACTUAL SITE AND WEATHER CONDITIONS. CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED, IN ORDER TO MINIMIZE AREAS WITHOUT EROSION CONTROL PROTECTION.

EROSION CONTROL APPLICATIONS & MEASURES

THE PLACEMENT OF EROSION CONTROL MEASURES SHALL BE COMPLETED IN ACCORDANCE WITH GUIDELINES ESTABLISHED IN BEST MANAGEMENT PRACTICES AND IN ACCORDANCE WITH THE EROSION CONTROL PLAN AND DETAILS IN THE PLAN SET.

1. TEMPORARY MULCHING:

ALL DISTURBED AREAS SHALL BE MULCHED WITH MATERIALS SPECIFIED BELOW PRIOR TO ANY STORM EVENT. ALL DISTURBED AREAS NOT FINAL GRADED WITHIN 14 DAYS SHALL BE MULCHED. DISTURBED AREAS ADJACENT TO NATURAL RESOURCES THAT ARE NOT GRADED WITHIN SEVEN (7) DAYS SHALL BE MULCHED. ALSO, AREAS, WHICH HAVE BEEN TEMPORARILY OR PERMANENTLY SEEDED, SHALL BE MULCHED IMMEDIATELY FOLLOWING SEEDING. EROSION CONTROL BLANKETS ARE RECOMMENDED TO BE USED AT THE BASE OF GRASSED WATERWAYS AND ON SLOPES GREATER THAN 33%. MULCH ANCHORING SHOULD BE USED ON SLOPES GREATER THAN 5% AFTER SEPTEMBER 15TH OF THE CONSTRUCTION YEAR (SEE WINTER EROSION CONTROL NOTES).

TYPES OF MULCH:

HAY OR STRAW: SHALL BE APPLIED AT A RATE OF 75 LBS/1,000 S.F. (1.5 TONS PER ACRE).

EROSION CONTROL MIX: SHALL BE PLACED EVENLY AND MUST PROVIDE 100% SOIL COVERAGE. EROSION CONTROL MIX SHALL BE APPLIED SUCH THAT THE THICKNESS ON SLOPES 3:1 OR LESS IS 2 INCHES PLUS 1/2 INCH PER 20 FEET OF SLOPE UP TO 100 FEET. THE THICKNESS ON SLOPES BETWEEN 3:1 AND 2:1 SHALL BE 4 INCHES PLUS 1/2 INCH PER 20 FEET OF SLOPE UP TO 100 FEET. THIS SHALL NOT BE USED ON SLOPES GREATER THAN 2:1.

EROSION CONTROL BLANKET: SHALL BE INSTALLED SUCH THAT CONTINUOUS CONTACT BETWEEN THE MAT AND THE SOIL IS OBTAINED. INSTALL BLANKETS AND STAPLE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

2. SOIL STOCKPILES:

STOCKPILES OF SOIL OR SUBSOIL SHALL BE MULCHED WITH HAY OR STRAW AT A RATE OF 75 LBS/1,000 S.F. (1.5 TONS PER ACRE) OR WITH A FOUR-INCH LAYER OF WOOD WASTE EROSION CONTROL MIX. THIS WILL BE DONE WITHIN 24 HOURS OF STOCKING AND RE-ESTABLISHED PRIOR TO ANY RAINFALL. ANY SOIL STOCKPILE WILL NOT BE PLACED EVEN COVERED WITHIN 100 FEET FROM ANY NATURAL RESOURCES. SEDIMENT BARRIERS SHALL BE INSTALLED DOWNGRADIANT OF STOCKPILES, AND STORMWATER SHALL BE PREVENTED FROM RUNNING ONTO THE STOCKPILE.

3. NATURAL RESOURCES PROTECTION:

ANY AREAS WITHIN 100 FEET FROM ANY NATURAL RESOURCES SHALL BE MULCHED USING TEMPORARY MULCHING (AS DESCRIBED IN PART 1 OF THIS SECTION) WITHIN 7 DAYS OF EXPOSURE OR PRIOR TO ANY STORM EVENT. SEDIMENT BARRIERS (AS DESCRIBED IN PART 4 OF THIS SECTION) SHALL BE PLACED BETWEEN ANY NATURAL RESOURCE AND THE DISTURBED AREA. PROJECTS CROSSING THE NATURAL RESOURCE SHALL BE PROTECTED A MINIMUM DISTANCE OF 100 FEET ON EITHER SIDE FROM THE RESOURCE.

4. SEDIMENT BARRIERS:

PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, SEDIMENT BARRIERS SHALL BE STAKED ACROSS THE SLOPE(S), ON THE CONTOUR AT OR JUST BELOW THE LIMITS OF CLEARING OR GRUBBING, AND/OR JUST ABOVE ANY ADJACENT PROPERTY LINE OR WATERCOURSE TO PROTECT AGAINST CONSTRUCTION RELATED EROSION. SEDIMENT BARRIERS SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL ALL EXPOSED SLOPES HAVE AT LEAST 90% VIGOROUS PERENNIAL VEGETATIVE COVER TO PREVENT EROSION.

SILT FENCE: SHALL BE INSTALLED PER THE DETAIL ON THE PLANS. THE EFFECTIVE HEIGHT OF THE FENCE SHALL NOT EXCEED 36 INCHES. IT IS RECOMMENDED THAT SILT FENCE BE REMOVED BY CUTTING THE FENCE MATERIALS AT GROUND LEVEL SO AS TO AVOID ADDITIONAL SOIL DISTURBANCE.

HAY BALES: SHALL NOT BE INSTALLED ADJACENT TO WETLAND. INSTALL PER THE DETAIL ON THE PLANS. BALES SHALL BE WIRE-BOUND OR STRING-TIED AND THESE BINDINGS MUST REMAIN PARALLEL WITH THE GROUND SURFACE DURING INSTALLATION TO PREVENT DETERIORATION OF THE BINDINGS. BALES SHALL BE INSTALLED WITHIN A MINIMUM 4 INCH DEEP TRENCH LINE WITH ENDS OF ADJACENT BALES TIGHTLY ABUTTING ONE ANOTHER.

EROSION CONTROL MIX: SHALL NOT BE USED ADJACENT TO WETLANDS. INSTALL PER THE DETAIL ON THE PLANS. THE MIX SHALL CONSIST PRIMARILY OF ORGANIC MATERIAL AND CONTAIN A WELL-GRADED MIXTURE OF PARTICLE SIZES AND MAY CONTAIN ROCKS LESS THAN 4 INCHES IN DIAMETER. THE MIX COMPOSITION SHALL MEET THE STANDARDS DESCRIBED WITHIN THE MDEP BEST MANAGEMENT PRACTICES. NO TRENCHING IS REQUIRED FOR INSTALLATION OF THIS BARRIER. EROSION CONTROL MIX BERMS SHALL NOT BE USED AT THE BOTTOM OF STEEP SLOPES (>8%) OR SLOPES WITH FLOWING WATER.

CONTINUOUS CONTAINED BERM: SHALL BE INSTALLED PER THE DETAIL ON THE PLANS. THIS SEDIMENT BARRIER IS EROSION CONTROL MIX PLACED WITHIN A SYNTHETIC TUBULAR NETTING AND PERFORMS AS A STURDY SEDIMENT BARRIER THAT WORKS WELL ON HARD GROUND SUCH AS FROZEN CONDITIONS, TRAVELED AREAS OR PAVEMENT. NO TRENCHING IS REQUIRED FOR INSTALLATION OF THIS BARRIER.

5. TEMPORARY CHECK DAMS:

SHALL BE INSTALLED PER THE DETAIL ON THE PLANS. CHECK DAMS ARE TO BE PLACED WITHIN DITCHES/ SWALES AS SPECIFIED ON THE DESIGN PLANS IMMEDIATELY AFTER FINAL GRADING. CHECK DAMS SHALL BE 2 FEET HIGH. TEMPORARY CHECK DAMS MAY BE REMOVED ONLY AFTER THE ROADWAYS ARE PAVED AND THE VEGETATED SWALE ARE ESTABLISHED WITH AT LEAST 90% OF VIGOROUS PERENNIAL GROWTH. THE AREA BENEATH THE CHECK DAM MUST BE SEEDED AND MULCHED IMMEDIATELY AFTER REMOVAL OF THE CHECK DAM.

STONE CHECK DAMS: STONE DAMS SHOULD BE CONSTRUCTED OF 2 TO 3 INCH STONE AND PLACED SUCH THAT COMPLETE COVERAGE OF THE SWALE IS OBTAINED AND THAT THE CENTER OF THE DAM IS 6 INCHES LOWER THAN THE OUTER EDGES.

HAY BALE CHECK DAMS: BALES SHALL BE WIRE-BOUND OR STRING-TIED. BALES SHALL BE INSTALLED WITHIN A MINIMUM 4 INCH DEEP TRENCH LINE WITH ENDS OF ADJACENT BALES TIGHTLY ABUTTING ONE ANOTHER. HAY BALES SHALL BE PLACED SUCH THAT COMPLETE COVERAGE OF THE SWALE IS OBTAINED AND THAT THE CENTER OF THE DAM IS 6 INCHES LOWER THAN THE OUTER EDGES.

MANUFACTURED CHECK DAMS: MANUFACTURED CHECK DAMS, AS SPECIFIED IN THE DETAIL ON THE PLANS, MAY BE USED IF AUTHORIZED BY THE PROPER LOCAL, STATE OR FEDERAL REGULATING AGENCIES. THESE UNITS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

6. STORMDRAIN INLET PROTECTION:

INLET PROTECTION SHALL BE PLACED AROUND A STORMDRAIN DROP INLET OR CURB INLET PRIOR TO PERMANENT STABILIZATION OF THE IMMEDIATE AND UPSTREAM DISTURBED AREAS. THEY SHALL BE CONSTRUCTED IN A MANNER THAT WILL FACILITATE CLEAN-OUT AND DISPOSAL OF TRAPPED SEDIMENTS AND MINIMIZE INTERFERENCE WITH CONSTRUCTION ACTIVITIES. ANY RESULTANT PONDING OF WATER FROM THE PROTECTION METHOD MUST NOT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT AREAS OR STRUCTURES.

HAY BALE DROP INLET PROTECTION: WE DO NOT RECOMMEND THE USE OF HAY BALES AS INLET PROTECTION.

CONCRETE BLOCK AND STONE INLET SEDIMENT FILTER (DROP OR CURB INLET): SHALL BE INSTALLED PER THE DETAIL ON THE PLANS. THE HEIGHT OF THE CONCRETE BLOCK BARRIER CAN VARY BUT MUST BE BETWEEN 12 INCH AND 24 INCHES TALL. A MINIMUM OF 1 INCH CRUSHED STONE SHALL BE USED.

MANUFACTURED SEDIMENT BARRIERS AND FILTER (DROP OR CURB INLET): MANUFACTURED FILTERS, AS SPECIFIED IN THE DETAIL ON THE PLANS, MAY BE USED IF INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

7. STABILIZED CONSTRUCTION ENTRANCE/EXIT:

PRIOR TO CLEARING AND/OR GRUBBING THE SITE A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE CONSTRUCTED WHEREVER TRAFFIC WILL EXIT THE CONSTRUCTION SITE ONTO A PAVED ROADWAY IN ORDER TO MINIMIZE THE TRACKING OF SEDIMENT AND DEBRIS FROM THE CONSTRUCTION SITE ONTO PUBLIC ROADWAYS. THE ENTRANCES AND ADJACENT ROADWAY AREAS SHALL BE PERIODICALLY SWEEPED TO FURTHER MINIMIZE THE TRACKING OF MUD, DUST OR DEBRIS FROM THE CONSTRUCTION AREA. THE TERM "SWEEP" IS UNDERSTOOD TO MEAN REMOVAL OF TRACKED SEDIMENT BY USING A STIFF BRUSH OR BROOM. SWEEPING SHALL BE PERFORMED BY HAND, REMOVING THE MATERIAL INTO SWALES OR STRUCTURES WITH A MECHANICAL BROOM. STABILIZED CONSTRUCTION EXITS SHALL BE CONSTRUCTED IN AREAS SPECIFIED ON THE PLANS AND AS DETAILED ON THE PLANS. THE CONTRACTOR SHALL MAINTAIN THE STABILIZED CONSTRUCTION ENTRANCE UNTIL ALL DISTURBED AREAS ARE STABILIZED.

DUST CONTROL:

DUST CONTROL DURING CONSTRUCTION SHALL BE ACHIEVED BY THE USE OF A WATERING TRUCK TO PERIODICALLY SPRINKLE THE EXPOSED ROADWAY AREAS AS NECESSARY TO REDUCE DUST DURING THE DRY MONTHS. APPLYING OTHER DUST CONTROL PRODUCTS SUCH AS CALCIUM CHLORIDE OR OTHER MANUFACTURED PRODUCTS ARE ALLOWED IF AUTHORIZED BY THE PROPER LOCAL, STATE AND/OR FEDERAL REGULATING AGENCIES. HOWEVER, IT IS THE CONTRACTOR'S ULTIMATE RESPONSIBILITY TO MITIGATE DUST AND SOIL LOSS FROM THE SITE. IF OFF-SITE TRACKING OCCURS, PUBLIC ROADS SHOULD BE SWEEP IMMEDIATELY AND NOT LESS THAN ONCE A WEEK AND PRIOR TO SIGNIFICANT STORM EVENTS.

TEMPORARY VEGETATION:

TEMPORARY VEGETATION SHALL BE APPLIED TO DISTURBED AREAS THAT WILL NOT RECEIVE FINAL GRADING FOR PERIODS UP TO 12 MONTHS. THIS PROCEDURE SHOULD BE USED EXTENSIVELY IN AREAS ADJACENT TO NATURAL RESOURCES. SEEDBED PREPARATION AND APPLICATION OF SEED SHALL BE CONDUCTED AS INDICATED IN THE PERMANENT VEGETATION SECTION OF THIS NARRATIVE. SPECIFIC SEEDS (FAST GROWING AND SHORT LIVING) SHALL BE SELECTED FROM THE MAINE EROSION AND SEDIMENT CONTROL BMP MANUALS FOR CONTRACTORS AND ENGINEERS, LATEST EDITION. ALTERNATIVE EROSION CONTROL MEASURES SHOULD BE USED IF SEEDING CAN NOT BE DONE BEFORE SEPTEMBER 15TH OF THE CONSTRUCTION YEAR.

PERMANENT VEGETATION:

REVEGETATION MEASURES SHALL COMMENCE IMMEDIATELY UPON COMPLETION OF FINAL GRADING OF AREAS TO BE LOAMED AND SEEDED. THE APPLICATION OF SEED SHALL BE CONDUCTED BETWEEN APRIL 1ST AND OCTOBER 1ST OF THE CONSTRUCTION YEAR, PLEASE REFER TO THE WINTER EROSION CONTROL NOTES FOR MORE DETAIL. REVEGETATION MEASURES SHALL CONSIST OF THE FOLLOWING:

SEEDBED PREPARATION:

A. FOUR (4) INCHES OF LOAM SHALL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE. LOAM SHALL BE FREE OF SUBSOIL, CLAY LUMPS, STONES AND OTHER OBJECTS OVER 2 INCHES OR LARGER IN ANY DIMENSION, AND WITHOUT WEEDS, ROOTS OR OTHER OBJECTIONABLE MATERIAL.

B. SOILS TESTS SHALL BE TAKEN AT THE TIME OF SOIL STRIPPING TO DETERMINE FERTILIZATION REQUIREMENTS. SOILS TESTS SHALL BE TAKEN PROMPTLY AS TO NOT INTERFERE WITH THE 14-DAY LIMIT ON SOIL EXPOSURE. BASED UPON TEST RESULTS, SOIL AMENDMENTS SHALL BE INCORPORATED INTO THE SOIL PRIOR TO FINAL SEEDING. IN LIEU OF SOIL TESTS, SOIL AMENDMENTS MAY BE APPLIED AS FOLLOWS:

ITEM	APPLICATION RATE
10-20-20 FERTILIZER (N-P205-K20 OR EQUAL)	18.4 LBS./1,000 S.F.
GROUND LIMESTONE (50% CALCIUM & MAGNESIUM OXIDE)	138 LBS./1,000 S.F.
C. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL, TO A DEPTH OF 4 INCHES WITH PROPER EQUIPMENT. ROLL THE AREA TO FIRM THE SEEDBED EXCEPT ON CLAY OR SILTY SOILS OR COARSE SAND.	

APPLICATION OF SEED:

A. SEEDING: SHALL BE CONDUCTED BETWEEN APRIL 1ST AND OCTOBER 1ST OF THE CONSTRUCTION YEAR. GENERALLY A SEED MIXTURE MAY BE APPLIED AS FOLLOWS: (CONSERVATION MIX)

SEED TYPE	APPLICATION RATE
FESCUE, FAWN	0.34 LBS/1,000 S.F. (15 LBS/ACRE)
BIRD'S FOOT TREFOIL, VARIETY NOT STATED	0.28 LBS/1,000 S.F. (12 LBS/ACRE)
ANNUAL RYEGRASS	0.18 LBS/1,000 S.F. (8 LBS/ACRE)
TIMOTHY, CLIMAX	0.18 LBS/1,000 S.F. (8 LBS/ACRE)
ALSKIE CLOVER	0.11 LBS/1,000 S.F. (5 LBS/ACRE)
REDTOP	0.05 LBS/1,000 S.F. (2 LBS/ACRE)
TOTAL	1.14 LBS/1,000 S.F. (50 LBS/ACRE)

NOTE: A SPECIFIC SEED MIXTURE SHOULD BE CHOSEN TO MATCH THE SOILS CONDITION OF THE SITE. VARIOUS AGENCIES CAN RECOMMEND SEED MIXTURES. MDEP RECOMMENDED SEED MIXTURES ARE IN THE EROSION AND SEDIMENT CONTROL BMP MANUAL DATED 2016 OR LATEST REVISION.

B. HYDROSEEDING: SHALL BE CONDUCTED ON PREPARED AREAS WITH SLOPES LESS THAN 2:1. LIME AND FERTILIZER MAY BE APPLIED SIMULTANEOUSLY WITH THE SEED. RECOMMENDED SEEDING RATES MUST BE INCREASED BY 10% WHEN HYDROSEEDING.

C. MULCHING: SHALL COMMENCE IMMEDIATELY AFTER SEED IS APPLIED. REFER TO THE TEMPORARY MULCHING SECTION OF THIS NARRATIVE FOR DETAILS.

SODDING:

FOLLOWING SEEDBED PREPARATION, SOD CAN BE APPLIED IN LIEU OF SEEDING IN AREAS WHERE IMMEDIATE VEGETATION IS MOST BENEFICIAL SUCH AS DITCHES, AROUND STORMWATER DROP INLETS AND AREAS OF AESTHETIC VALUE. SOD SHOULD BE LAID AT THE DIT AND ANGLES TO THE DITCH STARTING AT THE LOWEST ELEVATION. SOD SHOULD BE ROLLED OR TAMPED DOWN TO EVEN OUT THE JOINTS ONCE LAID DOWN, WHERE FLOW IS PREVALENT THE SOD MUST BE PROPERLY ANCHORED DOWN. IRRIGATE THE SOD IMMEDIATELY AFTER INSTALLATION. IN MOST CASES, SOD CAN BE ESTABLISHED BETWEEN APRIL 1ST AND NOVEMBER 15TH OF THE CONSTRUCTION YEAR, HOWEVER, REFER TO THE WINTER EROSION CONTROL NOTES FOR ANY ACTIVITIES AFTER OCTOBER 1ST.

STANDARDS FOR TIMELY STABILIZATION:

- STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SLOPES -- THE CONTRACTOR WILL CONSTRUCT AND STABILIZE STONE-COVERED SLOPES BY NOVEMBER 15. THE CONTRACTOR WILL SEED AND MULCH ALL SLOPES TO BE VEGETATED BY SEPTEMBER 15. THE MDEP WILL CONSIDER ANY AREA HAVING A GRADE GREATER THAN 15% (10H:1V) TO BE A SLOPE. IF THE CONTRACTOR FAILS TO STABILIZE ANY SLOPE TO BE VEGETATED BY SEPTEMBER 15, THEN THE CONTRACTOR WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SLOPE FOR LATE FALL AND WINTER.
- A. STABILIZE THE SOIL WITH TEMPORARY VEGETATION AND EROSION CONTROL MATS -- BY OCTOBER 1 THE CONTRACTOR WILL SEED THE DISTURBED SOIL WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1,000 SQUARE FEET AND APPLY EROSION CONTROL MATS OVER THE MULCHED SOIL. THE CONTRACTOR WILL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR COVER AT LEAST 75% OF THE DISTURBED SOIL BY NOVEMBER 15, THEN THE APPLICANT WILL COVER THE SLOPE WITH A LAYER OF WOOD WASTE COMPOST AS DESCRIBED IN ITEM 2(C) OF THIS STANDARD OR WITH STONE RIPRAP AS DESCRIBED IN ITEM 2(D) OF THIS STANDARD.
- B. STABILIZE THE SLOPE WITH SOD -- THE CONTRACTOR WILL STABILIZE THE DISTURBED SLOPE WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE APPLICANT PINNING THE SOD ONTO THE SLOPE WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL. THE APPLICANT WILL NOT USE LATE-SEASON SOD INSTALLATION TO STABILIZE SLOPES HAVING A GRADE GREATER THAN 33% (3H:1V).
- C. STABILIZE THE SLOPE WITH WOOD WASTE COMPOST -- THE CONTRACTOR WILL PLACE A SIX-INCH LAYER OF WOOD WASTE COMPOST ON THE SLOPE BY NOVEMBER 15. PRIOR TO PLACING THE WOOD WASTE COMPOST, THE APPLICANT WILL REMOVE ANY SNOW ACCUMULATION ON THE DISTURBED SLOPE. THE APPLICANT WILL NOT USE WOOD WASTE COMPOST TO STABILIZE SLOPES HAVING GRADES GREATER THAN 50% (2H:1V) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.
- D. STABILIZE THE SLOPE WITH STONE RIPRAP -- THE CONTRACTOR WILL PLACE A LAYER OF STONE RIPRAP ON THE SLOPE BY NOVEMBER 15. THE APPLICANT WILL HIRE A REGISTERED PROFESSIONAL ENGINEER TO DETERMINE THE STONE SIZE NEEDED FOR STABILITY AND TO DESIGN A FILTER LAYER FOR UNDERNEATH THE RIPRAP.

STANDARD FOR THE TIMELY STABILIZED SOILS -- BY SEPTEMBER 15 THE CONTRACTOR WILL SEED AND MULCH ALL DISTURBED SOILS ON AREAS HAVING A SLOPE LESS THAN 15%. IF THE CONTRACTOR FAILS TO STABILIZE THESE SOILS BY THIS DATE, THEN THE CONTRACTOR WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SOIL FOR LATE FALL AND WINTER.

- A. STABILIZE THE SOIL WITH TEMPORARY VEGETATION -- BY OCTOBER 1 THE CONTRACTOR WILL SEED THE DISTURBED SOIL WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET, LIGHTLY MULCH THE SEEDED SOIL WITH HAY OR STRAW AT 75 POUNDS PER 1000 SQUARE FEET, AND ANCHOR THE MULCH WITH PLASTIC NETTING. THE APPLICANT WILL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR COVER AT LEAST 75% OF THE DISTURBED SOIL BEFORE NOVEMBER 15, THEN THE APPLICANT WILL COVER THE SLOPE WITH A LAYER OF WOOD WASTE COMPOST AS DESCRIBED IN ITEM 3(C) OF THIS STANDARD.
- B. STABILIZE THE SOIL WITH SOD -- THE APPLICANT WILL STABILIZE THE DISTURBED SOIL WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE APPLICANT PINNING THE SOD ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL.
- C. STABILIZE THE SOIL WITH MULCH -- BY NOVEMBER 15 THE APPLICANT WILL MULCH THE DISTURBED SOIL BY SPREADING HAY OR STRAW AT A RATE OF AT LEAST 150 POUNDS PER 1000 SQUARE FEET ON THE AREA SO THAT NO SOIL IS VISIBLE THROUGH THE MULCH. PRIOR TO APPLYING THE MULCH, THE APPLICANT WILL REMOVE ANY SNOW ACCUMULATION ON THE DISTURBED AREA. IMMEDIATELY AFTER APPLYING THE MULCH, THE APPLICANT WILL ANCHOR THE MULCH WITH PLASTIC NETTING TO PREVENT WIND FROM MOVING THE MULCH OFF THE DISTURBED SOIL.

1. MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION CYCLE. AFTER EACH RAINFALL, SNOW STORM OR PERIOD OF THAWING AND RUNOFF, AND AT LEAST EVERY SEVEN (7) DAYS, THE CONTRACTOR SHALL PERFORM A VISUAL INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES. THE CONTRACTOR SHALL PERFORM REPAIRS NO LATER THAN THE END OF THE NEXT WORKDAY, TO ALLOW CONTINUED PROPER FUNCTIONING OF THE EROSION CONTROL MEASURE. THE CONTRACTOR SHALL PROVIDE THE NECESSARY REGULATING AGENCIES WITH WRITTEN DOCUMENTATION DESCRIBING DATES OF INSPECTIONS AND NECESSARY FOLLOW-UP WORK TO MAINTAIN EROSION CONTROL MEASURES MEETING THE REQUIREMENTS OF THIS PLAN WITHIN SEVEN (7) DAYS.
2. FOLLOWING THE TEMPORARY AND/OR FINAL SEEDINGS, THE CONTRACTOR SHALL INSPECT THE WORK AREA SEMIMONTHLY UNTIL THE SEEDINGS HAVE BEEN ESTABLISHED. ESTABLISHED MEANS A MINIMUM OF 90% OF AREAS VEGETATED WITH VIGOROUS GROWTH. RESEEDING SHALL BE CARRIED OUT BY THE CONTRACTOR WITH FOLLOW-UP INSPECTIONS IN THE EVENT OF ANY FAILURES UNTIL VEGETATION IS ADEQUATELY ESTABLISHED.

HOUSEKEEPING:

1. SPILL PREVENTION, CONTROLS MUST BE USED TO PREVENT POLLUTANTS FROM CONSTRUCTION AND WASTE MATERIALS STORED ON SITE TO ENTER STORMWATER, WHICH INCLUDES STORAGE PRACTICES TO MINIMIZE EXPOSURE OF THE MATERIALS TO STORMWATER, THE SITE CONTRACTOR OR OPERATOR MUST DEVELOP, AND IMPLEMENT AS NECESSARY, APPROPRIATE SPILL PREVENTION, CONTAINMENT, AND RESPONSE PLANNING MEASURES.
2. GROUNDWATER PROTECTION, DURING CONSTRUCTION, LIQUID PETROLEUM PRODUCTS AND OTHER HAZARDOUS MATERIALS WITH THE POTENTIAL TO CONTAMINATE GROUNDWATER MAY NOT BE STORED OR HANDLED IN AREAS OF THE SITE DRAINING TO AN INFILTRATION AREA. AN "INFILTRATION AREA" IS ANY AREA OF THE SITE THAT BY DESIGN OR AS A RESULT OF SOILS, TOPOGRAPHY AND OTHER RELEVANT FACTORS ACCUMULATES RUNOFF THAT INFILTRATES INTO THE SOIL, DIKES, BERMS, SLUMPS, AND OTHER FORMS OF SECONDARY CONTAINMENT THAT PREVENT DISCHARGE TO GROUNDWATER MAY BE USED TO ISOLATE PORTIONS OF THE SITE FOR THE PURPOSES OF STORAGE AND HANDLING OF THESE MATERIALS. ANY PROJECT PROPOSING INFILTRATION OF STORMWATER MUST PROVIDE ADEQUATE PRE-TREATMENT OF STORMWATER PRIOR TO DISCHARGE OF STORMWATER TO THE INFILTRATION AREA, OR PROVIDE FOR TREATMENT WITHIN THE INFILTRATION AREA, IN ORDER TO PREVENT THE ACCUMULATION OF FINES, REDUCTION IN INFILTRATION RATE, AND CONSEQUENT FLOODING AND DESTABILIZATION.
3. FUGITIVE SEDIMENT AND DUST, ACTIONS MUST BE TAKEN TO ENSURE THAT ACTIVITIES DO NOT RESULT IN NOTICEABLE EROSION OF SOILS OR FUGITIVE DUST EMISSIONS DURING OR AFTER CONSTRUCTION. OIL MAY NOT BE USED FOR DUST CONTROL, BUT OTHER WATER ADDITIVES MAY BE CONSIDERED. A STABILIZED CONSTRUCTION ENTRANCE (SCE) SHOULD BE INCLUDED TO MINIMIZE TRACKING OF MUD AND SEDIMENT. IF OFF-SITE TRACKING OCCURS, PUBLIC ROADS SHOULD BE SWEEP IMMEDIATELY AND NO LESS THAN ONCE A WEEK AND PRIOR TO SIGNIFICANT STORM EVENTS. OPERATIONS DURING DRY MONTHS, THAT EXPERIENCE FUGITIVE DUST PROBLEMS, SHOULD WET DOWN UNPAVED ACCESS ROADS ONCE A WEEK OR MORE FREQUENTLY AS NEEDED WITH A WATER ADDITIVE TO SUPPRESS FUGITIVE SEDIMENT AND DUST.
4. DEBRIS AND OTHER MATERIALS, MINIMIZE THE EXPOSURE OF CONSTRUCTION DEBRIS, BUILDING AND LANDSCAPING MATERIALS, TRASH, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE AND OTHER MATERIALS TO PRECIPITATION AND STORMWATER RUNOFF. THESE MATERIALS MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE.
5. EXCAVATION DE-WATERING, EXCAVATION DE-WATERING IS THE REMOVAL OF WATER FROM TRENCHES, FOUNDATIONS, COFFER DAMS, PONDS, AND OTHER AREAS WITHIN THE CONSTRUCTION AREA THAT RETAIN WATER AFTER EXCAVATION. IN MOST CASES THE COLLECTED WATER IS HEAVILY SILTED AND HINDERS CORRECT AND SAFE CONSTRUCTION PRACTICES. THE COLLECTED WATER REMOVED FROM THE PONDED AREA, EITHER THROUGH GRAVITY OR PUMPING, MUST BE SPREAD THROUGH NATURAL, WOODED BUFFERS OR REMOVED TO AREAS THAT ARE SPECIFICALLY DESIGNED TO COLLECT THE MAXIMUM AMOUNT OF SEDIMENT POSSIBLE, LIKE A COFFERDAM SEDIMENTATION BASIN. AVOID ALLOWING THE WATER TO FLOW OVER DISTURBED AREAS OF THE SITE. EQUIVALENT MEASURES MAY BE TAKEN IF APPROVED BY THE DEPARTMENT.
6. AUTHORIZED NON-STORMWATER DISCHARGES, IDENTIFY AND PREVENT CONTAMINATION BY NON-STORMWATER DISCHARGES, WHERE ALLOWED NON-STORMWATER DISCHARGES EXIST. THEY MUST BE IDENTIFIED AND STEPS SHOULD BE TAKEN TO ENSURE THE IMPLEMENTATION OF APPROPRIATE POLLUTION PREVENTION MEASURES FOR THE NON-STORMWATER COMPONENT(S) OF THE DISCHARGE. AUTHORIZED NON-STORMWATER DISCHARGES ARE:
- A. DISCHARGES FROM FIREFIGHTING ACTIVITY.
- B. FIRE HYDRANT FLUSHINGS.
- C. VEHICLE WASHWATER IF DETERGENTS ARE NOT USED AND WASHING IS LIMITED TO THE EXTERIOR OF VEHICLES (ENGINE, UNDERCARRIAGE AND TRANSMISSION WASHING IS PROHIBITED).
- D. DUST CONTROL RUNOFF IN ACCORDANCE WITH PERMIT CONDITIONS.
- E. ROUTINE EXTERNAL BUILDING WASHDOWN, NOT INCLUDING SURFACE PAINT REMOVAL, THAT DOES NOT INVOLVE DETERGENTS.
- F. PAVEMENT WASHWATER (WHERE SPILLS/LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE NOT OCCURRED, UNLESS ALL SPILLED MATERIAL HAD BEEN REMOVED) IF DETERGENTS ARE NOT USED.
- G. UNCONTAMINATED AIR CONDITIONING OR COMPRESSOR CONDENSATE.
- H. UNCONTAMINATED GROUNDWATER OR SPRING WATER.
- I. FOUNDATION OR FOOTER DRAIN-WATER WHERE FLOWS ARE NOT CONTAMINATED.
- J. UNCONTAMINATED EXCAVATION DEWATERING.
- K. POTABLE WATER SOURCES INCLUDING WATERLINE FLUSHINGS, AND
- L. LANDSCAPE IRRIGATION.
7. UNAUTHORIZED NON-STORMWATER DISCHARGES, THE DEPARTMENT'S APPROVAL DOES NOT AUTHORIZE A DISCHARGE THAT IS MIXED WITH A SOURCE OF NON-STORMWATER, OTHER THAN THOSE DISCHARGES. SPECIFICALLY, THE DEPARTMENT'S APPROVAL DOES NOT AUTHORIZE DISCHARGES OF THE FOLLOWING:
- A. WASTEWATER FROM THE WASHOUT OR CLEAN OUT OF CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS OR OTHER CONSTRUCTION MATERIALS;
- B. FUELS, OILS OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE;
- C. SOAPS, SOLVENTS, OR DETERGENTS USED IN VEHICLE AND EQUIPMENT WASHING; AND
- D. TOXIC OR HAZARDOUS SUBSTANCES FROM A SPILL OR OTHER RELEASE.

WINTER EROSION CONTROL MEASURES

THE WINTER CONSTRUCTION PERIOD IS FROM NOVEMBER 1 THROUGH APRIL 15. IF THE CONSTRUCTION SITE IS NOT STABILIZED WITH PAVEMENT, A ROAD GRAVEL BASE, 75% MATURE VEGETATION COVER OR RIPRAP BY NOVEMBER 1 THEN THE SITE NEEDS TO BE PROTECTED WITH OVER-WINTER STABILIZATION. AN AREA CONSIDERED OPEN IS ANY AREA NOT STABILIZED WITH PAVEMENT, VEGETATION, MULCHING, EROSION CONTROL MATS, RIPRAP OR GRAVEL BASE ON A ROAD. LIMIT THE EXPOSED AREA TO THOSE AREAS IN WHICH WORK IS EXPECTED TO BE UNDER TAKEN DURING THE PROCEEDING 15 DAYS AND THAT CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT. ALL AREAS SHALL BE CONSIDERED TO BE DENIED UNTIL THE SUBBASE GRAVEL IS INSTALLED IN ROADWAY AREAS OR THE AREAS OF FUTURE LOAM AND SEED HAVE BEEN LOAMED, SEEDED AND MULCHED. HAY AND STRAW MULCH RATE SHALL BE A MINIMUM OF 150 LBS./1,000 S.F. (3 TONS/ACRE) AND SHALL BE PROPERLY ANCHORED. THE CONTRACTOR MUST INSTALL ANY ADDED MEASURES WHICH MAY BE NECESSARY TO CONTROL EROSION/SEDIMENTATION FROM THE SITE DEPENDENT UPON THE ACTUAL SITE AND WEATHER CONDITIONS. CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED, IN ORDER TO MINIMIZE AREAS WITHOUT EROSION CONTROL PROTECTION.

1. SOIL STOCKPILES

STOCKPILES OF SOIL OR SUBSOIL WILL BE MULCHED FOR OVER WINTER PROTECTION WITH HAY OR STRAW AT TWICE THE NORMAL RATE OR AT 150 LBS/1,000 S.F. (3 TONS PER ACRE) OR WITH A FOUR-INCH LAYER OF WOOD WASTE EROSION CONTROL MIX. THIS WILL BE DONE WITHIN 24 HOURS OF STOCKING AND RE-ESTABLISHED PRIOR TO ANY RAINFALL OR SNOWFALL. ANY SOIL STOCKPILE WILL NOT BE PLACED (EVEN COVERED WITH HAY OR STRAW) WITHIN 100 FEET FROM ANY NATURAL RESOURCES.

2. NATURAL RESOURCES PROTECTION

ANY AREAS WITHIN 100 FEET FROM ANY NATURAL RESOURCES, IF NOT STABILIZED WITH A MINIMUM OF 75% MATURE VEGETATION CATCH, SHALL BE MULCHED BY DECEMBER 1 AND ANCHORED WITH PLASTIC NETTING OR PROTECTED WITH EROSION CONTROL MATS. DURING WINTER CONSTRUCTION, A DOUBLE LINE OF SEDIMENT BARRIERS (I.E. SILT FENCE BACKED WITH HAY BALES OR EROSION CONTROL MIX) WILL BE PLACED BETWEEN ANY NATURAL RESOURCE AND THE DISTURBED AREA.

PROJECTS CROSSING THE NATURAL RESOURCE SHALL BE PROTECTED A MINIMUM DISTANCE OF 100 FEET ON EITHER SIDE FROM THE RESOURCE. EXISTING PROJECTS NOT STABILIZED BY DECEMBER 1 SHALL BE PROTECTED WITH THE SECOND LINE OF SEDIMENT BARRIER TO ENSURE FUNCTIONALITY DURING THE SPRING THAW AND RAINS.

3. SEDIMENT BARRIERS

DURING FROZEN CONDITIONS, SEDIMENT BARRIERS SHALL CONSIST OF WOOD WASTE FILTER BERMS AS FROZEN SOIL PREVENTS THE PROPER INSTALLATION OF HAY BALES AND SEDIMENT SILT FENCES.

4. MULCHING

ALL AREA SHALL BE CONSIDERED TO BE DENIED UNTIL AREAS OF FUTURE LOAM AND SEED HAVE BEEN LOAMED, SEEDED AND MULCHED. HAY AND STRAW MULCH SHALL BE APPLIED AT A RATE OF 150 LB. PER 1,000 SQUARE FEET OR 3 TONS/ACRE (TWICE THE NORMAL ACCEPTED RATE OF 75-LBS./1,000 S.F. OR 1.5 TONS/ACRE) AND SHALL BE PROPERLY ANCHORED. MULCH SHALL NOT BE SPREAD ON TOP OF SNOW. THE SNOW WILL BE REMOVED DOWN TO A ONE-INCH DEPTH OR LESS PRIOR TO APPLICATION. AFTER EACH DAY OF FINAL GRADING, THE AREA WILL BE PROPERLY STABILIZED WITH ANCHORED HAY OR STRAW OR EROSION CONTROL MATTING. AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR HAY AT A RATE OF 150 LB. PER 1,000 SQUARE FEET (3 TONS/ACRE) AND ADEQUATELY ANCHORED THAT GROUND SURFACE IS NOT VISIBLE THOUGH THE MULCH.

BETWEEN THE DATES OF SEPTEMBER 1 AND APRIL 15, ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING, ASPHALT EMULSION CHEMICAL, TRACK OR WOOD CELLULOSE FIBER. WHEN GROUND SURFACE IS NOT VISIBLE THOUGH THE MULCH THEN COVER IS SUFFICIENT. AFTER NOVEMBER 15T, MULCH AND ANCHORING OF ALL BARE SOIL SHALL OCCUR AT THE END OF EACH FINAL GRADING WORK DAY.

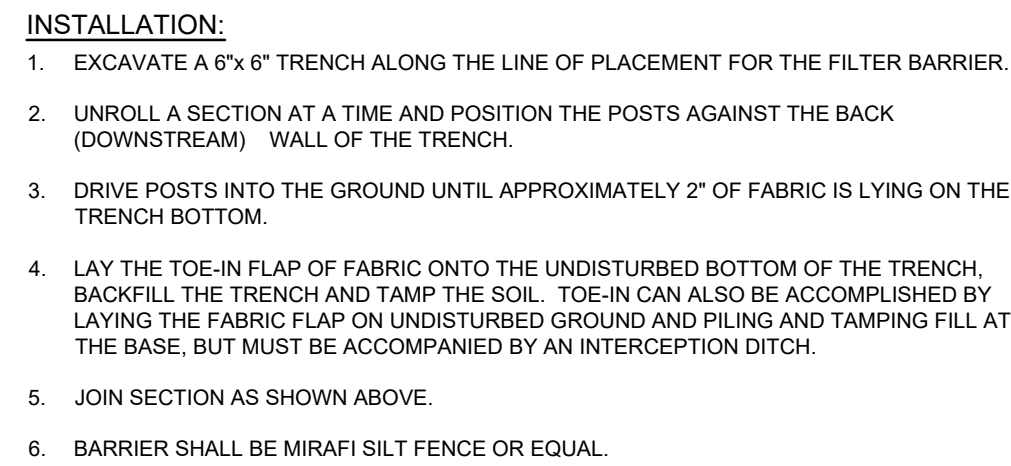
5. MULCHING ON SLOPES AND DITCHES

SLOPES SHALL NOT BE LEFT EXPOSED FOR ANY EXTENDED TIME OF WORK SUSPENSION UNLESS FULLY MULCHED AND ANCHORED WITH PEG AND NETTING OR WITH EROSION CONTROL BLANKETS. MULCHING SHALL BE APPLIED AT A RATE OF 230 LBS/1,000 S.F. ON ALL SLOPES GREATER THAN 8%. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPES EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 5%. EROSION CONTROL BLANKETS SHALL BE USED IN LIEU OF MULCH IN ALL DRAINAGE WAYS WITH SLOPES 8%. EROSION CONTROL MIX CAN BE USED TO SUBSTITUTE EROSION CONTROL BLANKETS ON ALL SLOPES EXCEPT DITCHES.

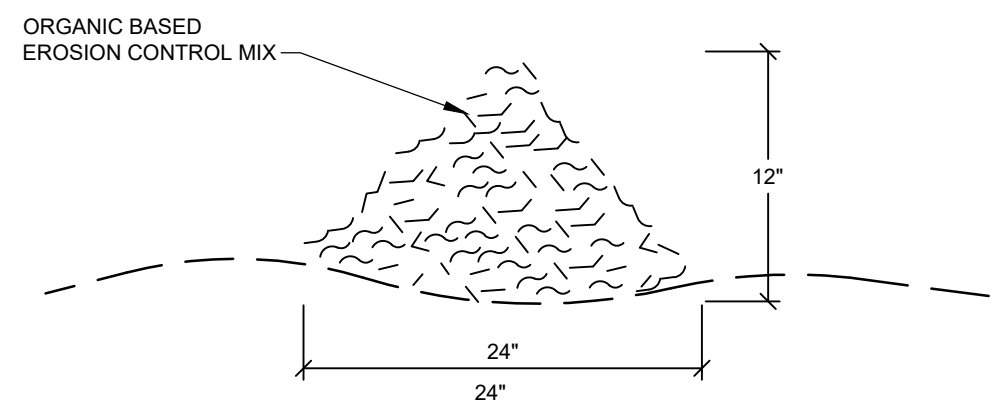
6. SEEDING

BETWEEN THE DATES OF OCTOBER 15 AND APRIL 1ST, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES FINISHED AREAS SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1ST AND IF THE EXPOSED AREA HAS BEEN LOAMED, FINE GRADED WITH A UNIFORM SURFACE, THEN THE AREA MAY BE DORMANT SEEDED AT A RATE OF 3 TIMES HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED. DORMANT SEEDING MAY BE SELECTED TO BE PLACED PRIOR TO THE PLACEMENT OF MULCH AND FABRIC NETTING ANCHORED WITH STAPLES. IF DORMANT SEEDING IS USED FOR THE SITE, ALL DISTURBED AREAS SHALL RECEIVE 4' OF LOAM AND SEED AT AN APPLICATION RATE OF 5LBS/1000 S.F. ALL AREAS SEEDED DURING THE WINTER WILL BE IN THE SPRING FOR ADEQUATE CATCH. ALL AREAS SUFFICIENTLY VEGETATED (LESS THAN 75% CATCH) SHALL BE REVEGETATED BY REPLACING LOAM, SEED AND MULCH. IF DORMANT SEEDING IS NOT USED FOR THE SITE, ALL DISTURBED AREAS SHALL BE REVEGETATED IN THE SPRING. SEED TYPE SHALL BE WINTER RYE.

7. INSPECTION AND MONITORING



FILTER BARRIER
NOT TO SCALE



EROSION CONTROL MIX SHALL BE MANUFACTURED ON OR OFF THE PROJECT SITE SUCH THAT ITS COMPOSITION IS IN ACCORDANCE WITH THE MDEP MAINE EROSION AND SEDIMENT CONTROL BMP MANUAL, LAST REVISED 3/2003 OR LATER. IT MUST CONSIST PRIMARILY OF ORGANIC MATERIAL, SEPARATED AT THE POINT OF GENERATION, AND MAY INCLUDE: SHREDDED BARK, STUMP GRINDINGS, COMPOSTED BARK, OR ACCEPTABLE MANUFACTURED PRODUCTS: WOOD AND BARK CHIPS, GROUND CONSTRUCTION DEBRIS OR REPROCESSED WOOD PRODUCTS WILL NOT BE ACCEPTABLE AS THE ORGANIC COMPONENT OF THE MIX.

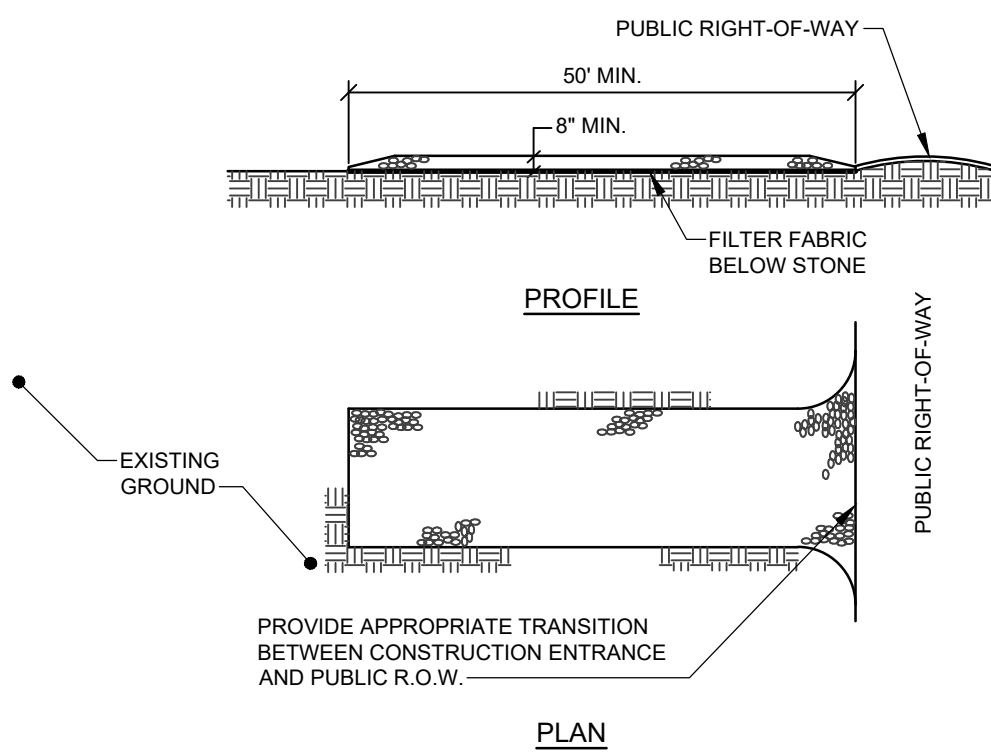
1. THE BARRIER MUST BE PLACED ACROSS THE SLOPE, ALONG THE CONTOUR

2. EXISTING GROUND SHALL BE PREPARED SUCH THAT THE BARRIER MAY LIE NEARLY FLAT ALONG THE GROUND TO AVOID THE CREATION OF VOIDS AND BRIDGES IN ORDER TO MINIMIZE THE POTENTIAL OF WASH OUTS UNDER THE BARRIER

3. THE BARRIER SHALL BE A MINIMUM OF 1 FOOT HIGH (AS MEASURED ON THE UPHILL SIDE) AND 2 FEET WIDE FOR SLOPES LESS THAN 5% IN GRADE AND SHALL BE WIDER TO ACCOMMODATE THE ADDITIONAL RUNOFF.

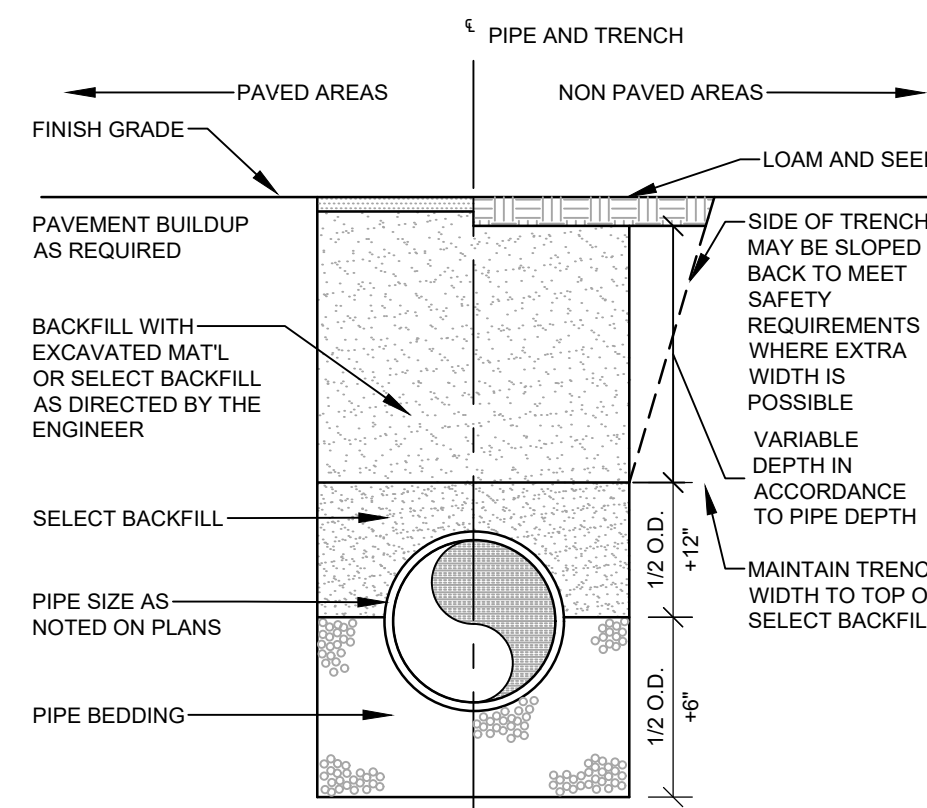
4. EROSION CONTROL MIX CAN BE INSTALLED WHERE SILT FENCE IS ILLUSTRATED ON THE DESIGN PLANS IN AREAS EXCEPT IN, BUT NOT LIMITED TO, THE FOLLOWING AREAS: WETLAND AREAS, AT POINTS OF CONCENTRATED FLOW, BELOW CULVERT OUTLET APRONS, AROUND CATCH BASINS AND CLOSED STORM SYSTEMS AND AT THE BOTTOM OF STEEP SLOPES THAT ARE MORE THAN 50 FEET FROM TOP TO BOTTOM.

EROSION CONTROL MIX BERM
NOT TO SCALE



1. STONE SIZE- AASHTO DESIGNATION M43, SIZE NO. 2 1/2" TO 1 1/2)" USE CRUSHED STONE
2. LENGTH- AS SHOWN ON PLANS, MIN. 50 FEET.
3. THICKNESS- NOT LESS THAN EIGHT (8) INCHES.
4. WIDTH- NOT LESS THAN FULL WIDTH OF ALL POINT OF INGRESS OR EGRESS.
5. MAINTENANCE- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANUP OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.

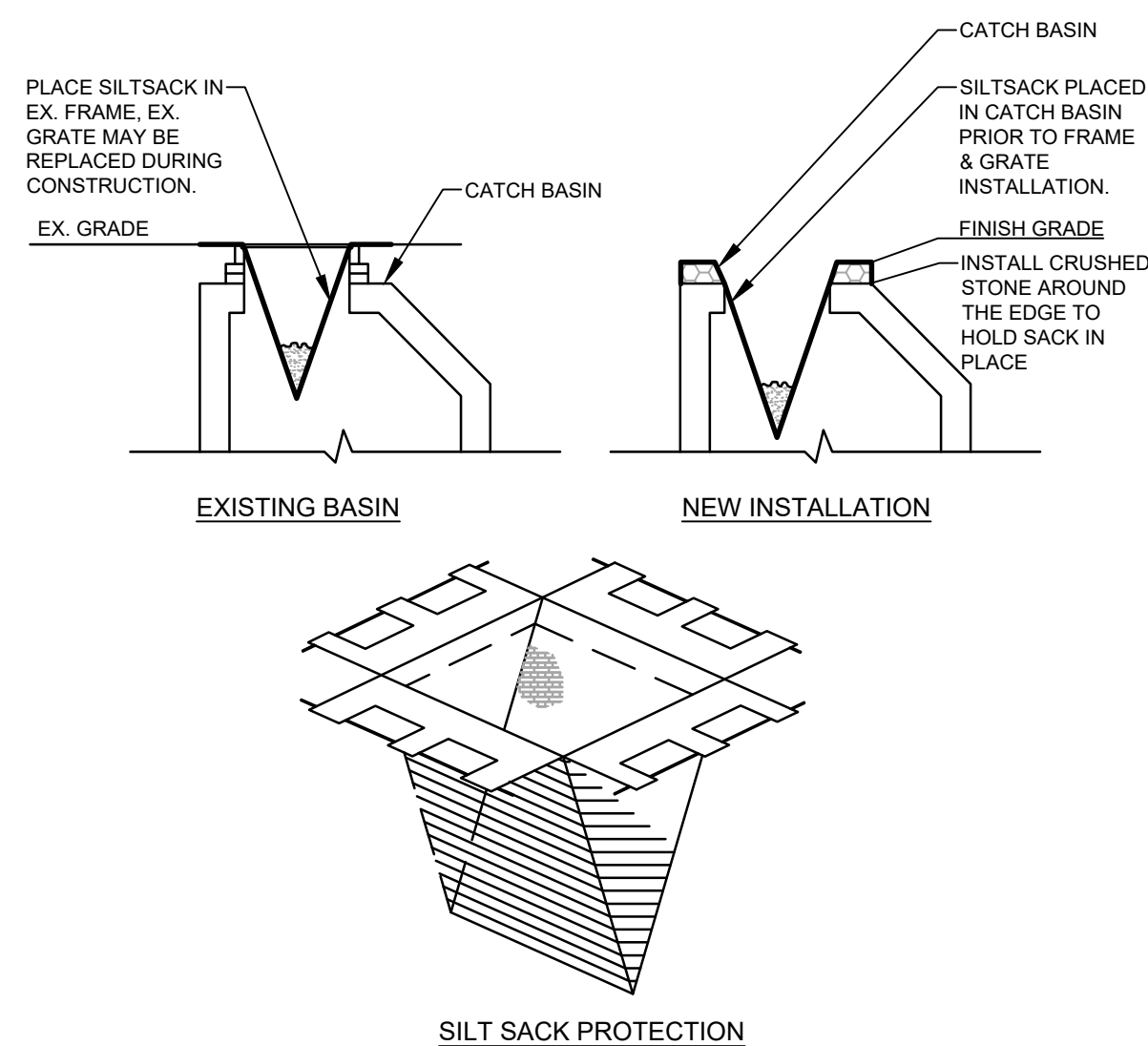
STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



PIPE TYPE	PIPE BEDDING MATERIAL	SELECT BACKFILL
CORRUGATED METAL DUCTILE IRON REINFORCED CONCRETE	MDOT 703.22 TYPE B UD BACKFILL	MDOT 703.22 TYPE B UD BACKFILL
PVC-SDR 35 HDPE	MDOT 703.13 3/4" CRUSHED STONE	MDOT 703.22 TYPE B UD BACKFILL, OR MDOT 703.13 3/4" CRUSHED STONE
PERFORATED PVC-SDR 35 HDPE	MDOT 703.13 3/4" CRUSHED STONE	MDOT 703.22 TYPE B UD BACKFILL, OR MDOT 703.13 3/4" CRUSHED STONE

NOTE:
ALL BRACING AND SHEETING SHALL BE THE RESPONSIBILITY OF THE
CONTRACTOR AND SHALL MEET ALL STATE AND O.S.H.A. SAFETY STANDARDS.

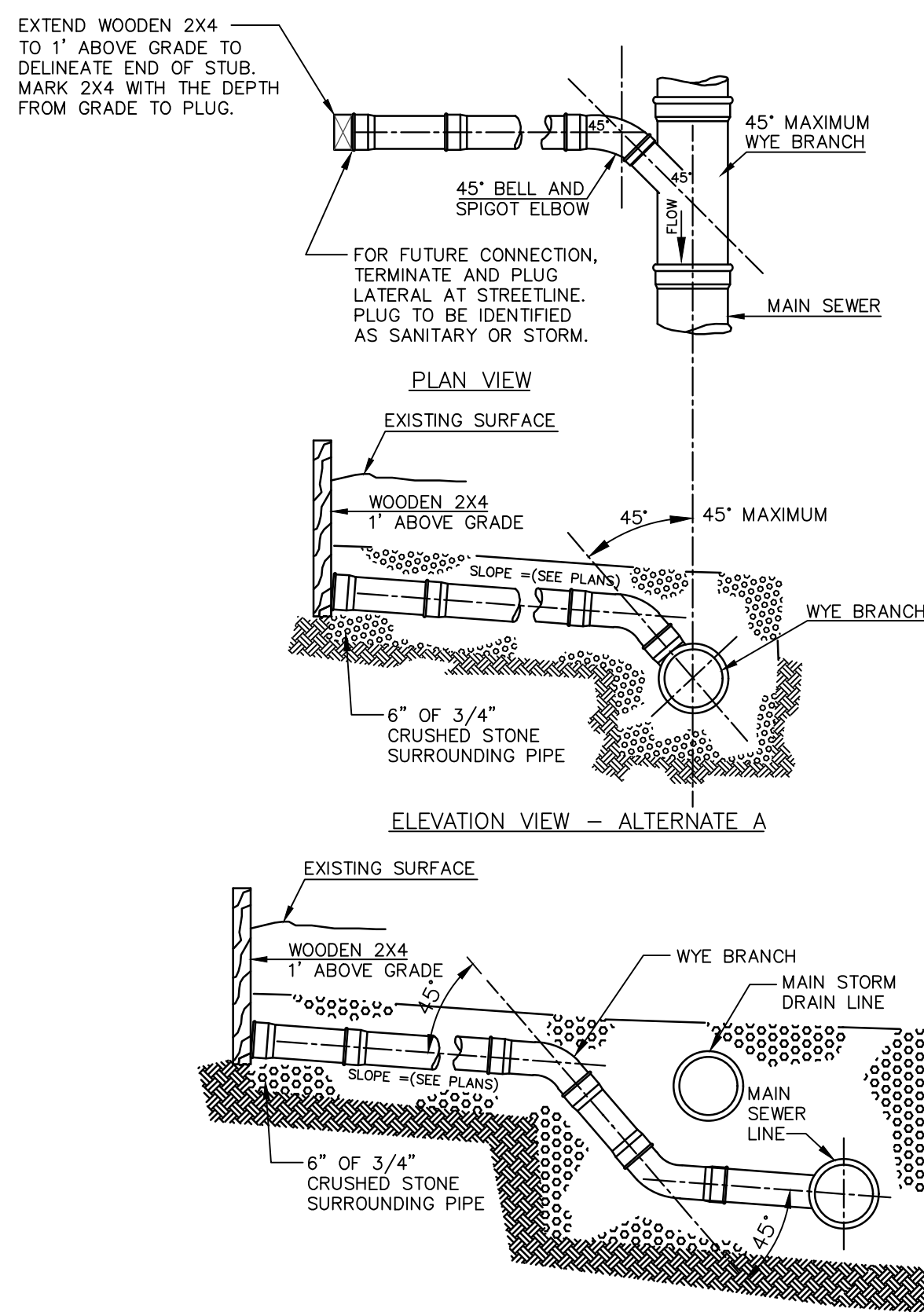
TRENCH SECTION
NOT TO SCALE



NOTES:
PRIOR TO FINAL GRADING AND PAVING OPERATIONS BEGIN A CATCH BASIN INSERT (SUCH AS A SILT SACK OR A DANDY BAG II) MUST BE INSTALLED IN EACH BASIN PER MANUFACTURERS INSTRUCTIONS. HAY BALES SHOULD BE REMOVED ONCE INSERTS ARE INSTALLED.

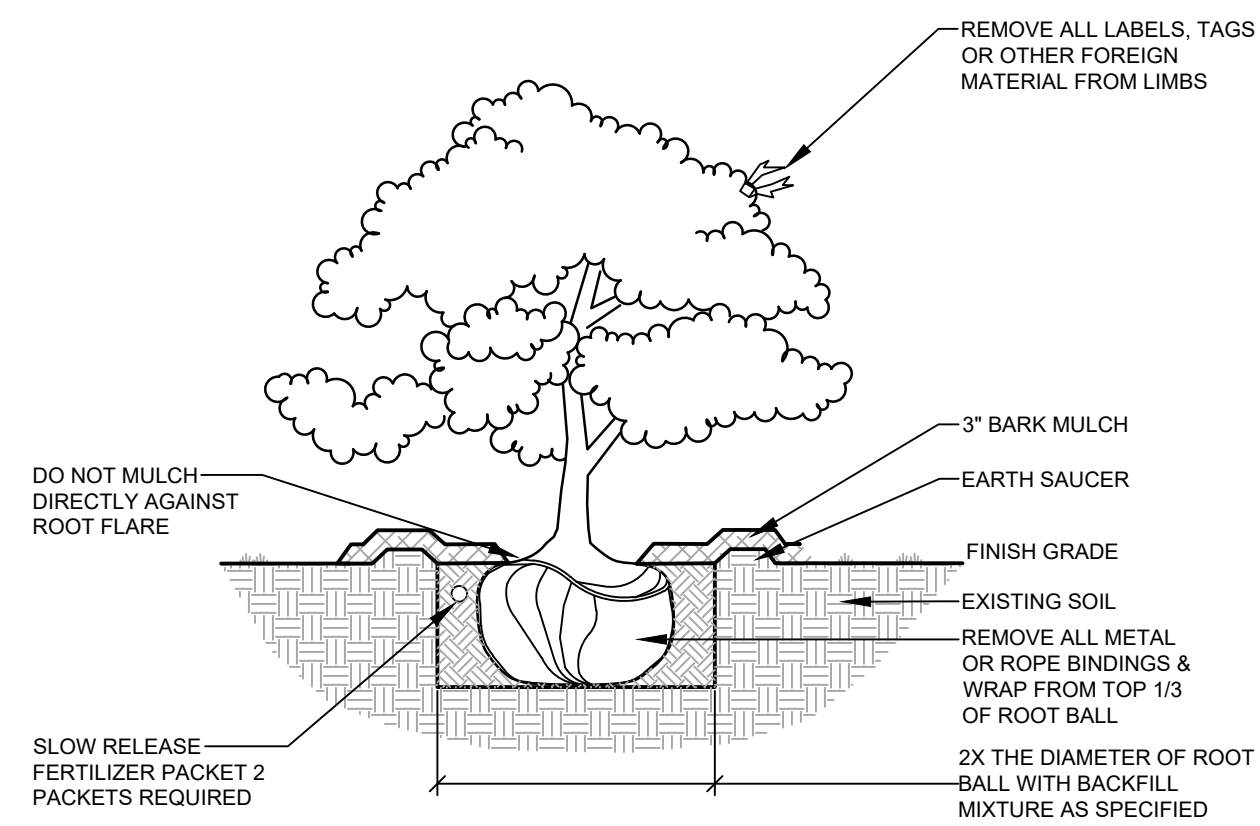
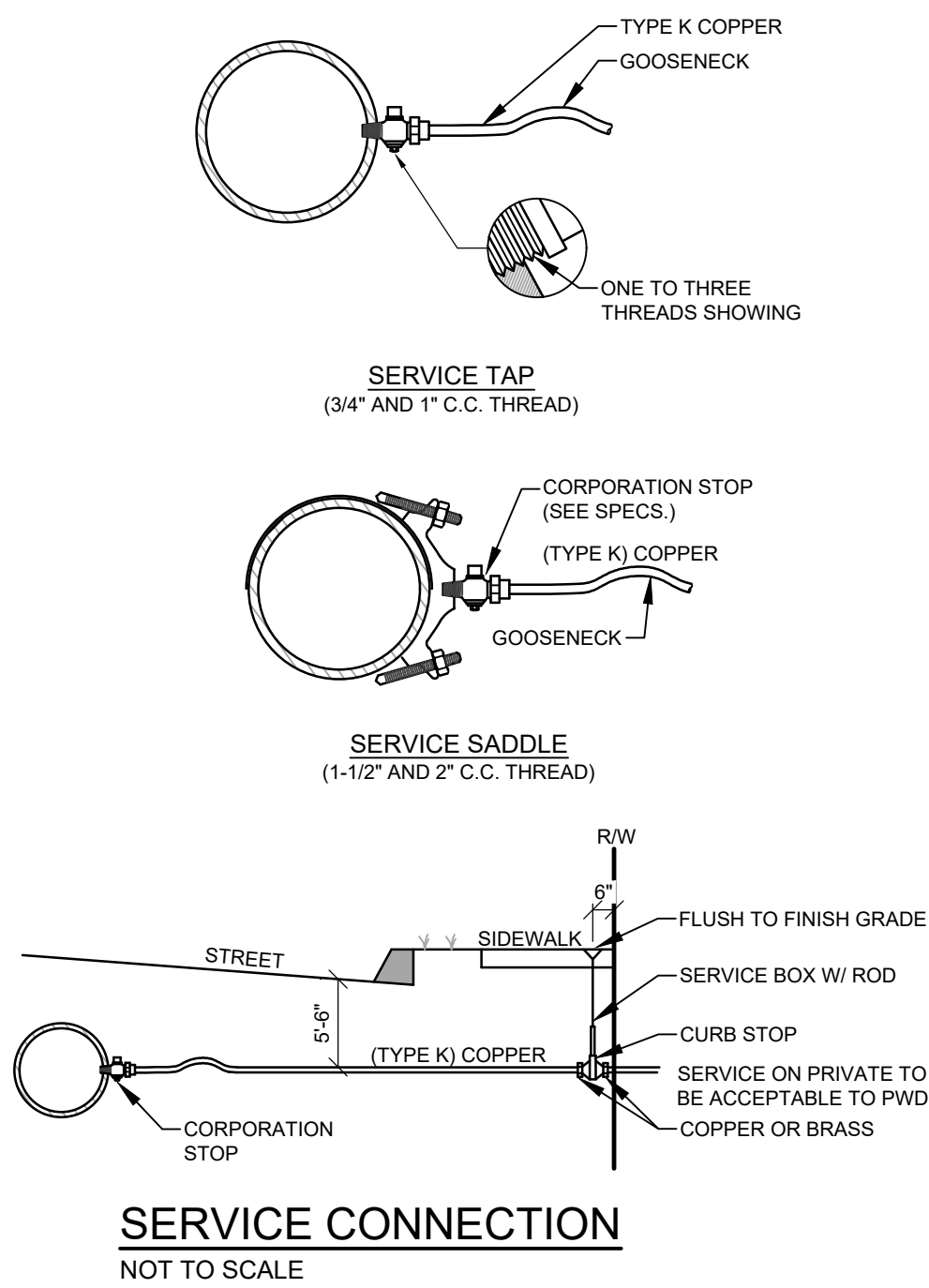
CATCH BASIN PROTECTION DETAIL

NOT TO SCALE

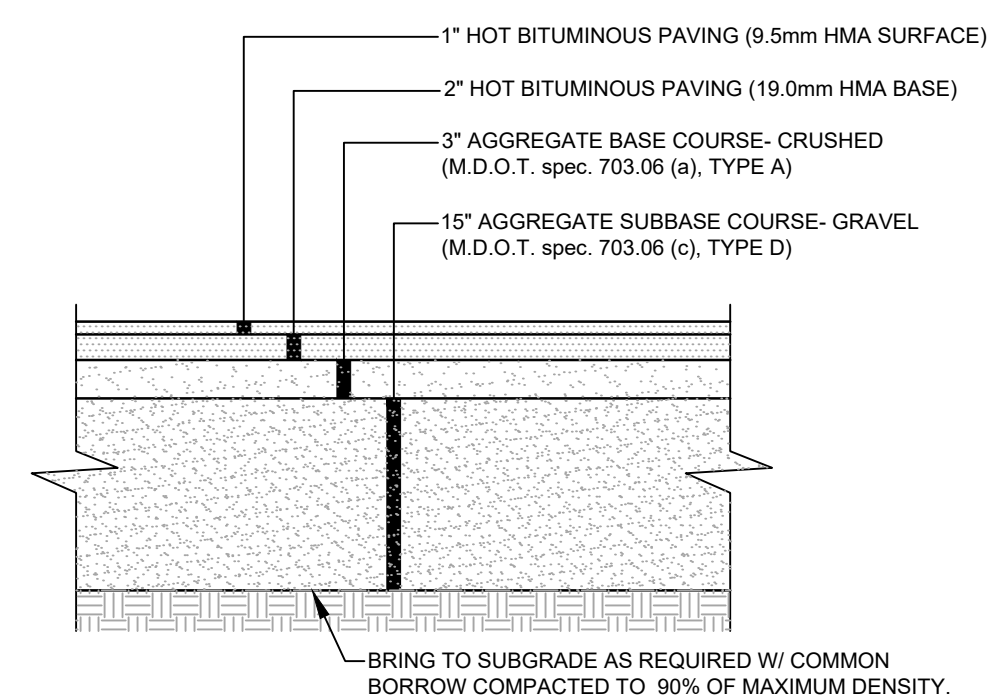


1. LOCATIONS AND ELEVATIONS OF STUBS SHOWN ON THE PLANS ARE TO BE CONSIDERED AS APPROXIMATE AND MAY BE ADJUSTED AS DIRECTED TO SUIT FIELD CONDITIONS.
2. HOUSE CONNECTIONS AND CATCH BASIN CONNECTIONS TO THE MAIN LINE OF THE SEWER SHALL CONSIST OF AN APPROPRIATE "Y" BRANCH CONNECTION AS SHOWN ON THE PLANS, OR AS DIRECTED. ACTUAL "Y" LOCATIONS FOR HOUSE CONNECTIONS AND CATCH BASIN CONNECTIONS SHALL BE DETERMINED DURING CONSTRUCTION. THE CONTRACTOR SHALL KEEP A COMPLETE RECORD OF "Y" LOCATIONS WHICH SHALL BE GIVEN TO THE CITY OF PORTLAND UPON COMPLETION OF THE CONTRACT. ALL PVC COUPLING SHALL BE "SOLID PVC COUPLINGS".

TYPICAL HOUSE LATERAL TEE/WYE CONNECTION
NOT TO SCALE

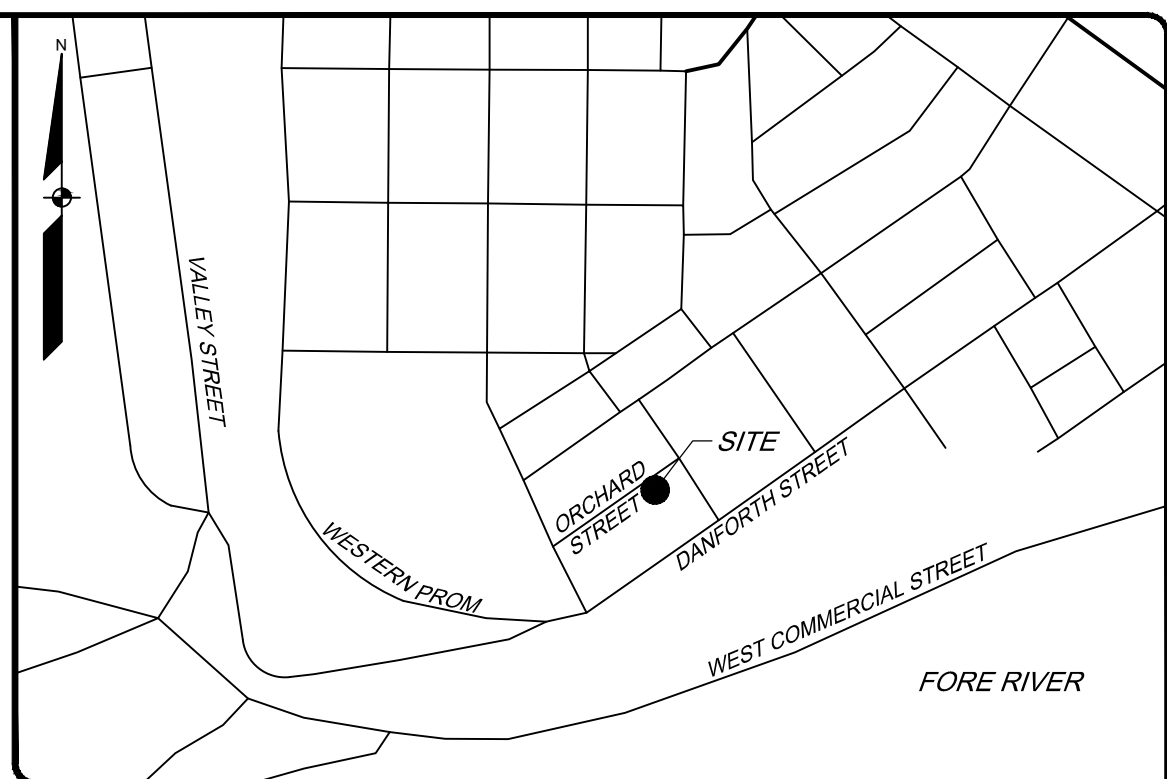


DECIDUOUS & EVERGREEN SHRUB
NOT TO SCALE



1. COMPACT GRAVEL SUBBASE, BASE COURSE TO 95% OF MAXIMUM DENSITY USING HEAVY ROLLER COMPACTION.
2. CONTRACTOR SHALL SET GRADE STAKES MARKING SUBBASE AND FINISH GRADE ELEVATIONS FOR CONSTRUCTION REFERENCE.

PAVED PARKING LOT SECTION
NOT TO SCALE



N.T.S.

1. THE RECORD OWNER OF THE PARCEL IS FAMILY CRISIS SERVICES BY DEED DATED AUGUST 3, 2000 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) IN BOOK 2732, PAGE 341.
2. THE PROPERTY IS SHOWN AS LOT E018 ON THE CITY OF PORTLAND TAX MAP #61.
3. TOTAL AREA OF PARCEL IS APPROXIMATELY 7,618 SQUARE FEET OR 0.17 ACRES.
4. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK PERFORMED BY SEBAGO TECHINCS, INC. IN MAY OF 2023.
5. PLAN REFERENCES:
 - A. PLAN OF DIVISION OF LAND BELONGING TO HERSEYS, PERLEYS, & GRAM, SURVEYED JULY 28, 1886, BY E. C. JORDAN C.E., RECORDED IN PLAN BOOK 6, PAGE 12.
 - B. PLAN OF LAND ORCHARD STREET, PORTLAND MAINE, MADE FOR RICHARD E. CURRAN, JR., BY OWEN HASKELL, INC., DATED MAY 2, 1983, RECORDED IN PLAN BOOK 138, PAGE 14.
 - C. STANDARD BOUNDARY SURVEY OF LAND AT 14 ORCHARD STREET, PORTLAND, MAINE, MADE FOR PEABODY HOUSE, BY OWEN HASKELL, INC., DATED NOVEMBER 24, 1993.
 - D. BOUNDARY SURVEY AT 20 ORCHARD STREET, PORTLAND, MAINE, MADE FOR OWNER OF RECORD LAURA F. SPRAGUE, BY OWEN HASKELL, INC., DATED MAY 18, 2004, RECORDED IN PLAN BOOK 204, PAGE 411.
 - E. BOUNDARY SURVEY AT 32 ORCHARD STREET, PORTLAND, MAINE, MADE FOR OWNER OF RECORD JOHN WATSON & NANCY BRIAN, BY OWEN HASKELL, INC., DATED MAY 19, 2004, RECORDED IN PLAN BOOK 204, PAGE 412.
6. EASEMENT/ENCUMBRANCES:
 - A. PARCEL BENEFITS FROM THE RIGHT TO USE A 20 FOOT PASSAGEWAY EXTENDING FROM FLETCHER STREET NORTHERLY TO SPRING STREET, GRANTED BY ABNEY D. HERSEY TO FRANCIS E. WARD, DATED AUGUST 2, 1900, RECORDED IN DEED BOOK 681, PAGES 481 & 482.
7. BASIS OF BEARING IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83 (2011). U.S. SURVEY FEET, ELEVATIONS DEPICTED HEREON ARE CITY OF PORTLAND VERTICAL DATUM.
8. BENCHMARK:
 - BM-1: SPIKE SET 1" ABOVE GRADE IN UTILITY POLE CMP#1 LOCATED ON THE NORTH SIDE OF ORCHARD STREET.
ELEVATION: 135.16' (CITY OF PORTLAND VERTICAL DATUM)
9. UTILITY INFORMATION DEPICTED HEREON, UNLESS OTHERWISE NOTED, IS OF QUALITY LEVEL D PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASSE) STANDARD C/ASSE 38-02. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES WITHIN THE PROJECT AREA PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
10. ORCHARD STREET IS 40-FOOT WIDE PER CITY OF PORTLAND STREET CARD, NO. 125, DATED DECEMBER 1926, ON FILE AT CITY HALL.
11. THE PURPOSE OF THIS SURVEY IS TO SHOW THE EXISTING CONDITIONS WITHIN THE BOUNDS OF THE LOT.

[illegible]

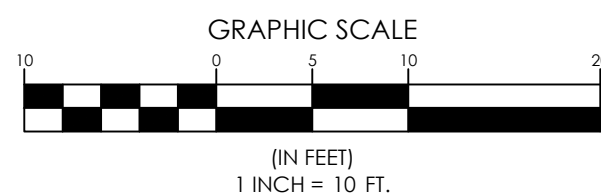
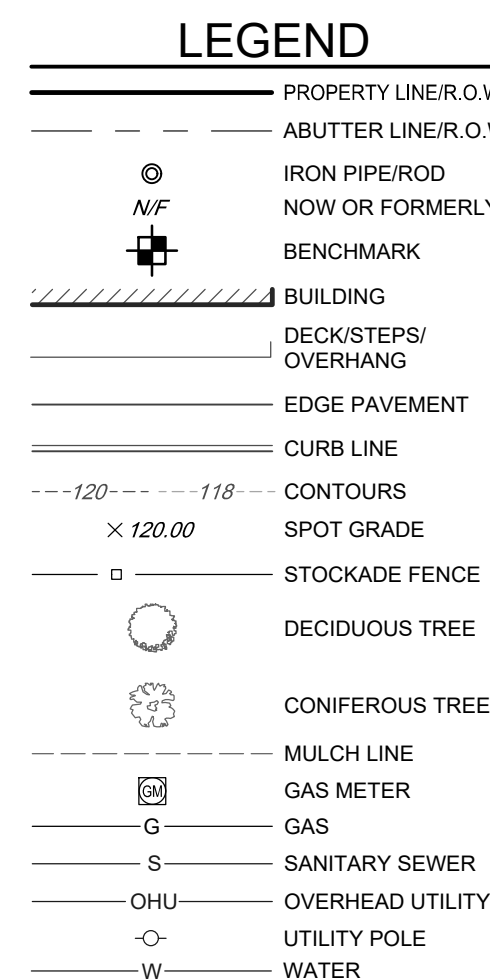
TITCOMB
ASSOCIATES
A Division of Sabago Technics
75 John Roberts Rd.
Suite 4A
South Portland, ME 04106
Tel. 207-200-2100

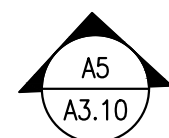
BOUNDARY & EXISTING CONDITIONS SURVEY
OF:
14 ORCHARD STREET
PORTLAND, MAINE 04101

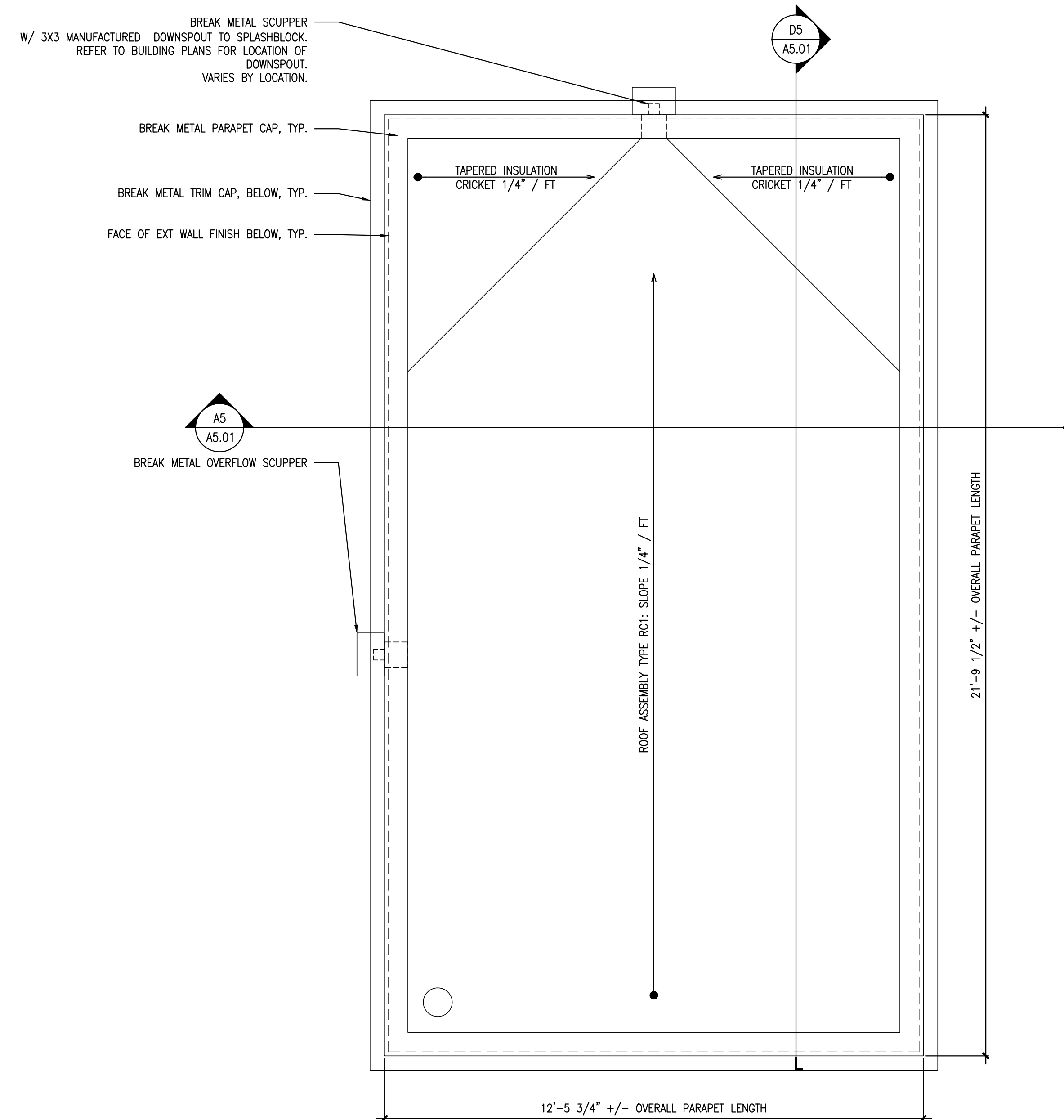
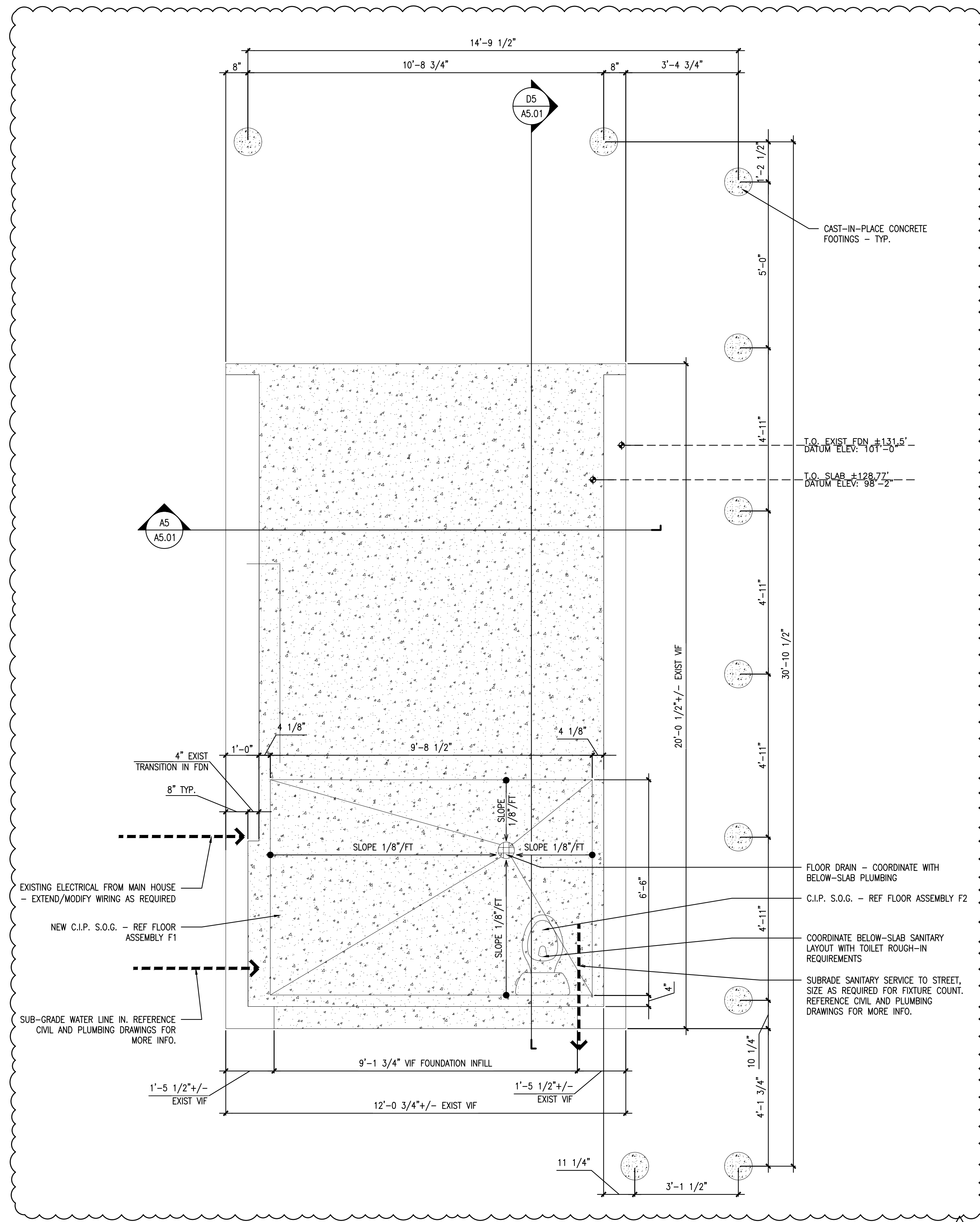
FOR:
WRIGHT RYAN CONSTRUCTION
10 DANFORTH STREET
PORTLAND, MAINE 04101

DESIGNED	-
DRAWN	JMC
CHECKED	BRS
DATE	05/16/23
SCALE	1" = 10'
PROJECT	230243

SHEET 1 OF 1

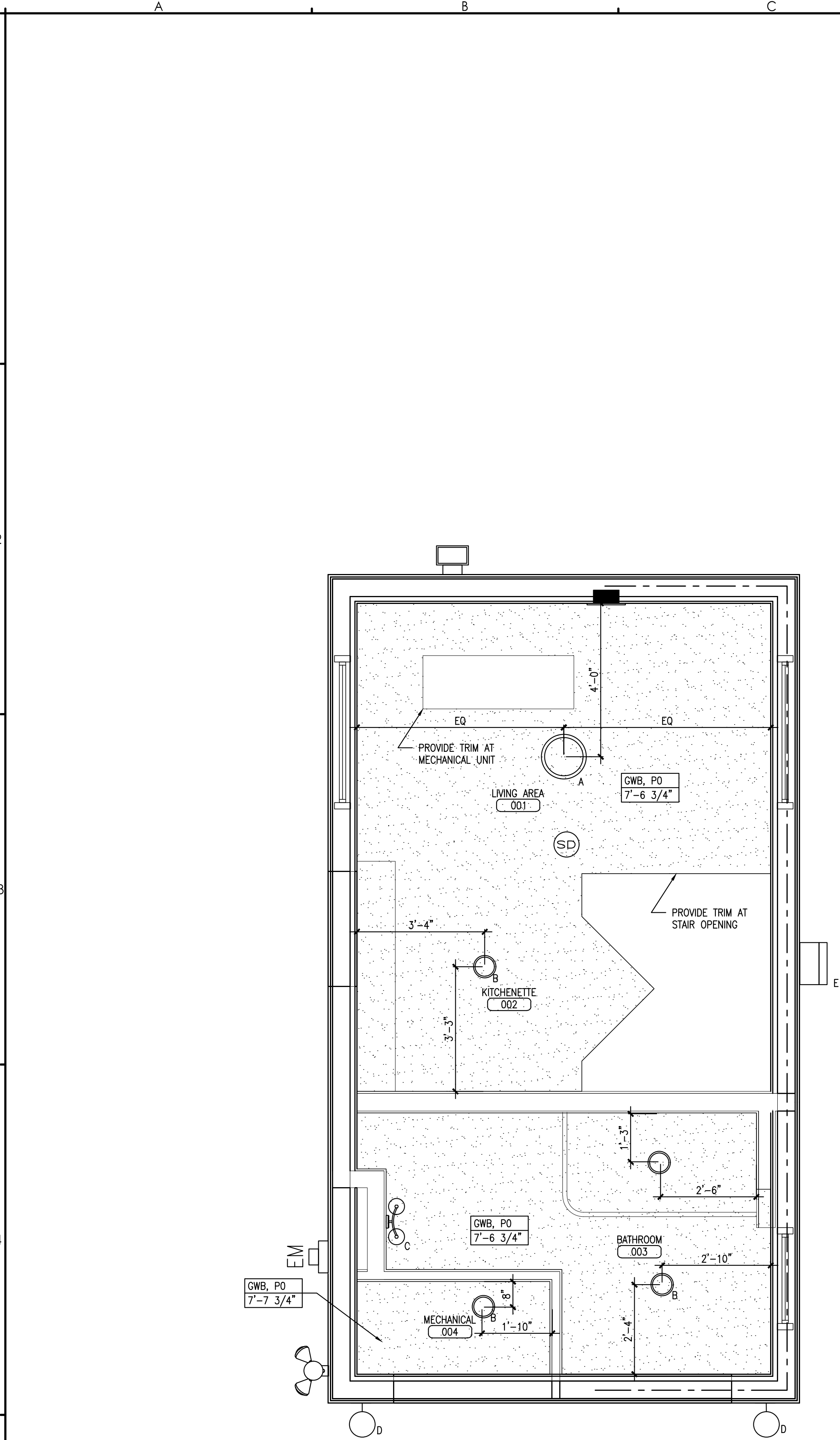






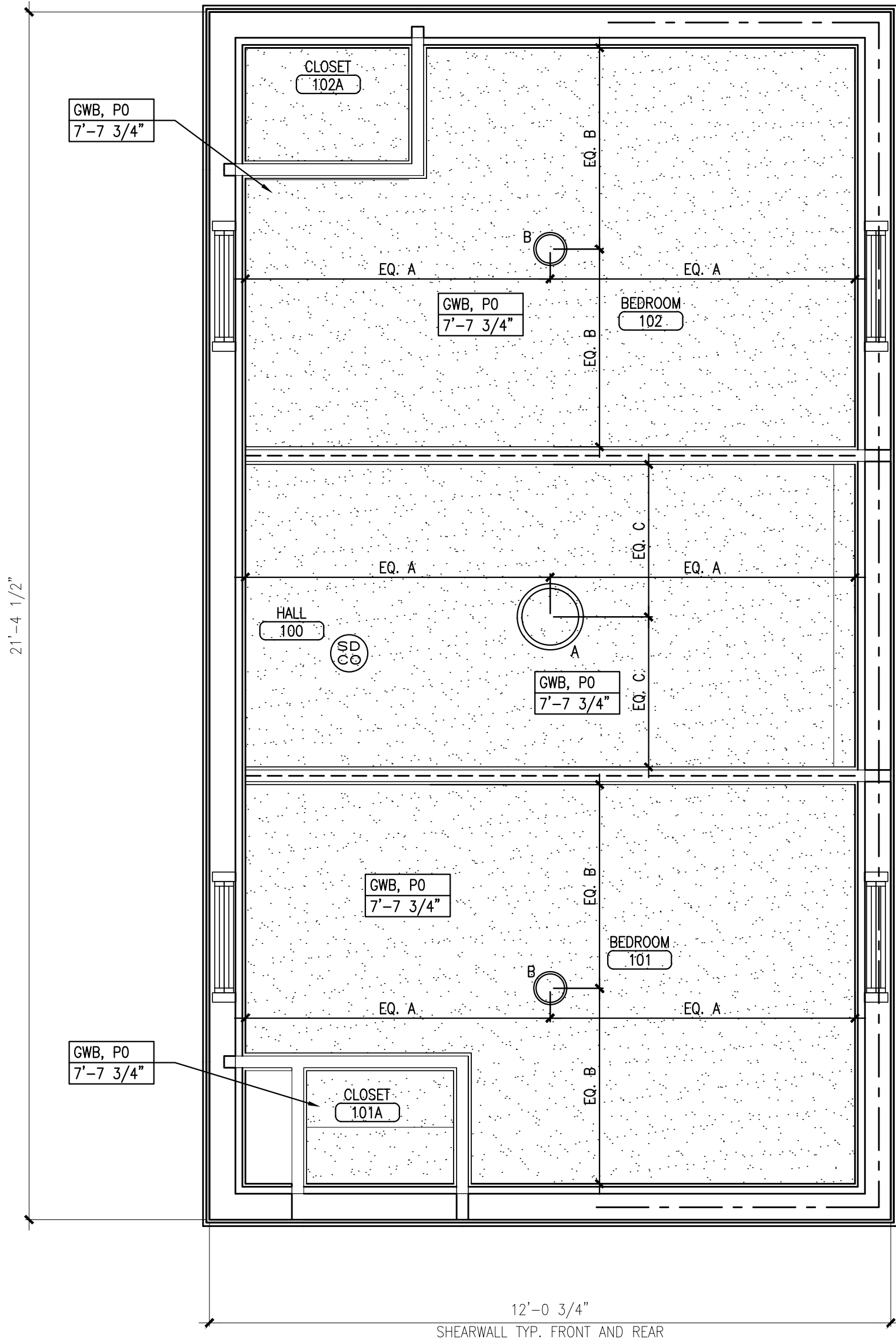
① REVISED TO COORDINATE ELEVATIONS, FOR UPDATED
RAMP AND BALCONY LAYOUT, AND TO MAINTAIN EXISTING
FOUNDATION





A5 LOWER LEVEL REFLECTED CEILING PLAN
REFERENCED FROM: SCALE: 1/2" = 1'-0"

LIGHT FIXTURE SCHEDULE						
CODE	STYLE	MANUFACTURER	PRODUCT SPECIFICATIONS	FINISH	LUMENS	LOCATIONS
A	FLUSH MOUNT	PROGRESS LIGHTING	EVERLUME, EDGELIT 11" SURFACE MOUNT, P810016-030-30, SIZE: 11" DIA. 1 1/8" H.	WHITE	1325	KITCHENETTE, BATHROOM, BEDROOM
B	FLUSH MOUNT	PROGRESS LIGHTING	EVERLUME, EDGELIT 14" SURFACE MOUNT, P810017-030-30, SIZE: 14" DIA. 1 1/8" H.	WHITE	1725	LIVING ROOM
C	VANITY LIGHT BAR	PROGRESS LIGHTING	BARRIL LED, WALL MOUNTED, P300408-009-30	FROSTED ACRYLIC, BRUSHED NICKEL	1813	BATHROOM
D	EXTERIOR WALL MOUNT	PROGRESS LIGHTING	KIAWAH, P560010-031	BLACK	700	EXTERIOR
E	WALL PACK	BEACON	GEOPACKS SERIES 1, TRP1-24L-15-3K7-3-UNV-BLT-SCP-8F	WHITE	3115	EXTERIOR



D5 UPPER LEVEL REFLECTED CEILING PLAN
REFERENCED FROM: SCALE: 1/2" = 1'-0"

REFLECTED CEILING PLAN NOTES AND LEGEND:

- SURFACE-MOUNTED LIGHT
- DECORATIVE VANITY LIGHT
- EXTERIOR WALL-MOUNTED LIGHT
- DECORATIVE EXTERIOR WALL-MOUNTED LIGHT
- EXISTING EXTERIOR WALL-MOUNTED FLOOD LIGHT, REINSTALLED IN SIMILAR LOCATION
- EXISTING EXTERIOR WALL-MOUNTED LIGHT, REINSTALLED IN NEW LOCATION
- NEW CARBON MONOXIDE AND SMOKE DETECTOR
- NEW SMOKE DETECTOR
- GWB CEILINGS AND SOFFITS.

CWS ARCHITECTURE + INTERIOR DESIGN

PLANNING + DESIGN
CONSTRUCTION SERVICES

CWS ARCHITECTURE + INTERIOR DESIGN
264 US ROUTE ONE, SUITE 100-2A
SCARBOROUGH, ME 04110
WWW.CWSARCH.COM

DESIGNER

OWNER

THROUGH THESE DOORS

PROJECT

NEW DWELING UNIT

DRAWING

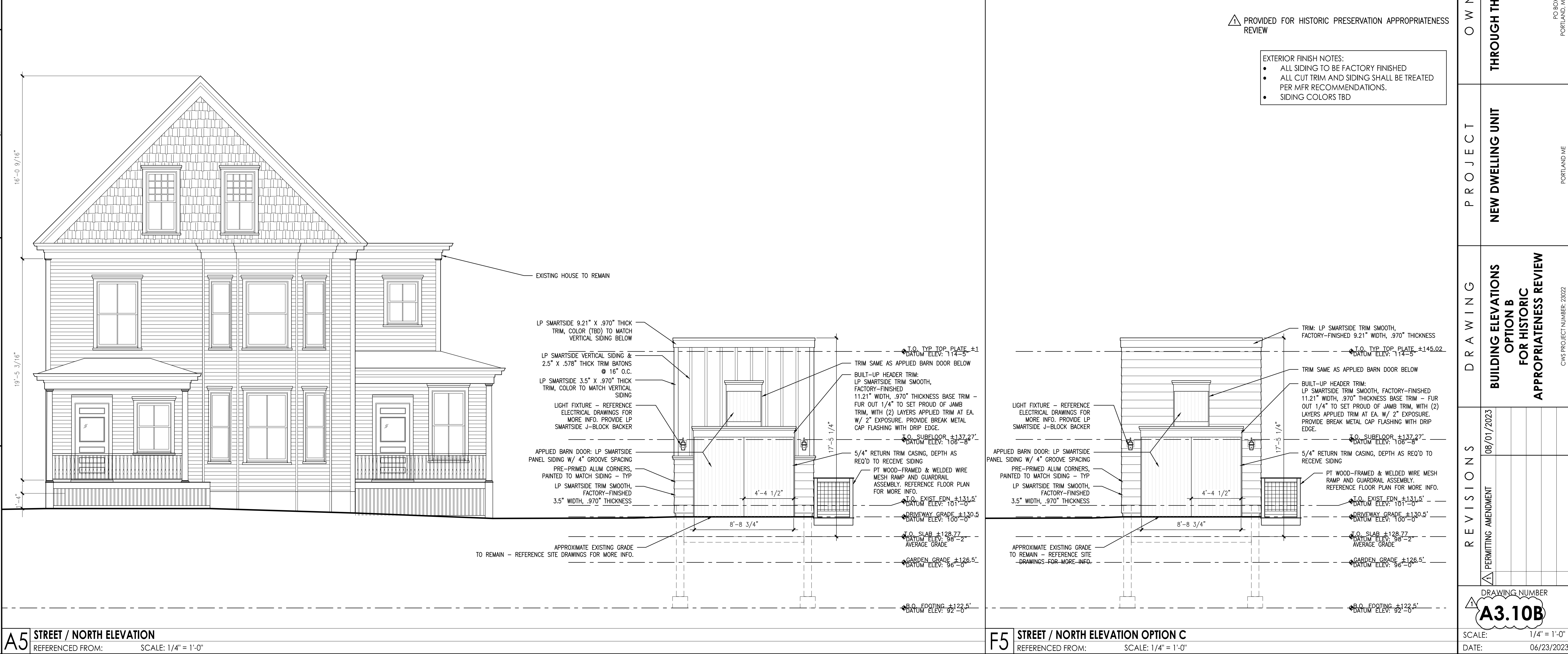
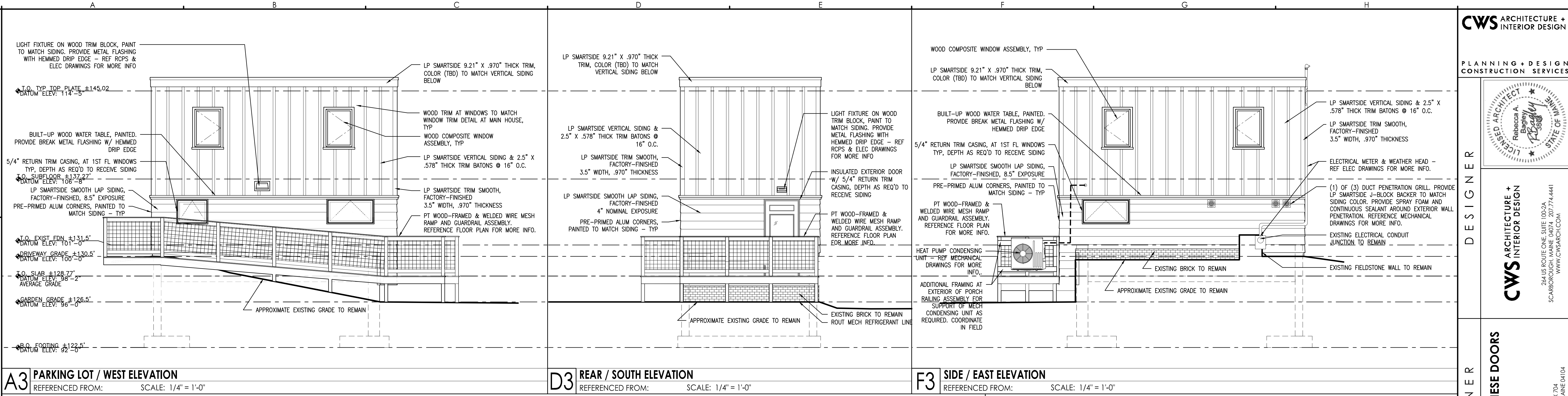
REFLECTED CEILING PLANS

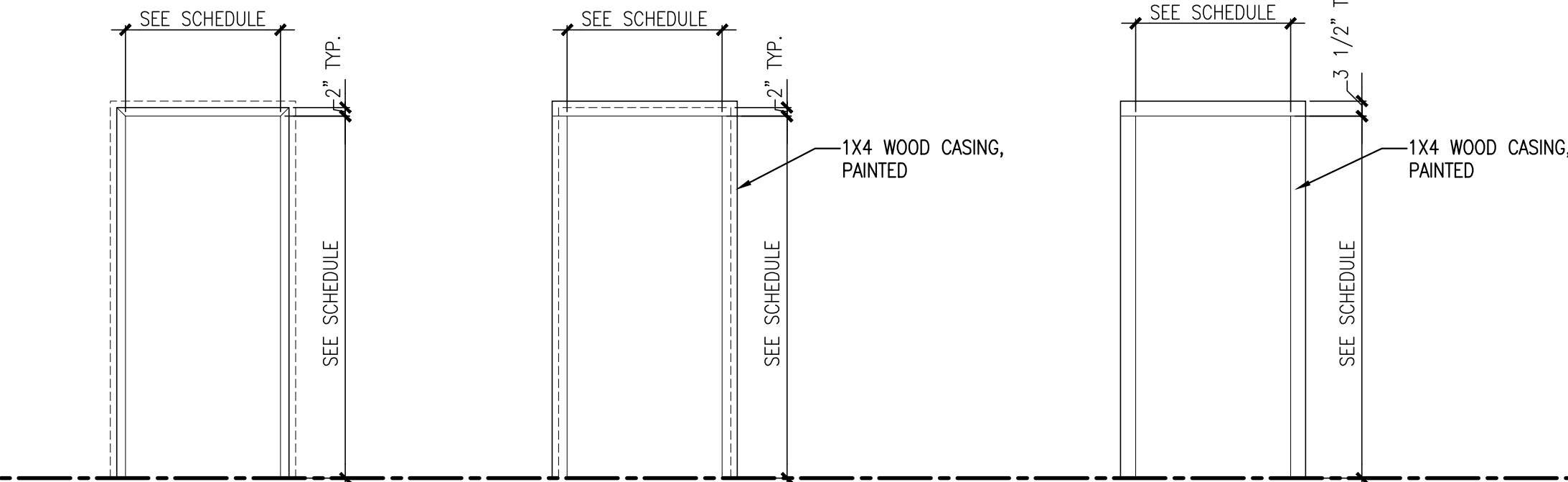
REVISIONS

DRAWING NUMBER
A2.10

SCALE: 1/2" = 1'-0"
DATE: 06/23/2023

ISSUED FOR CONSTRUCTION





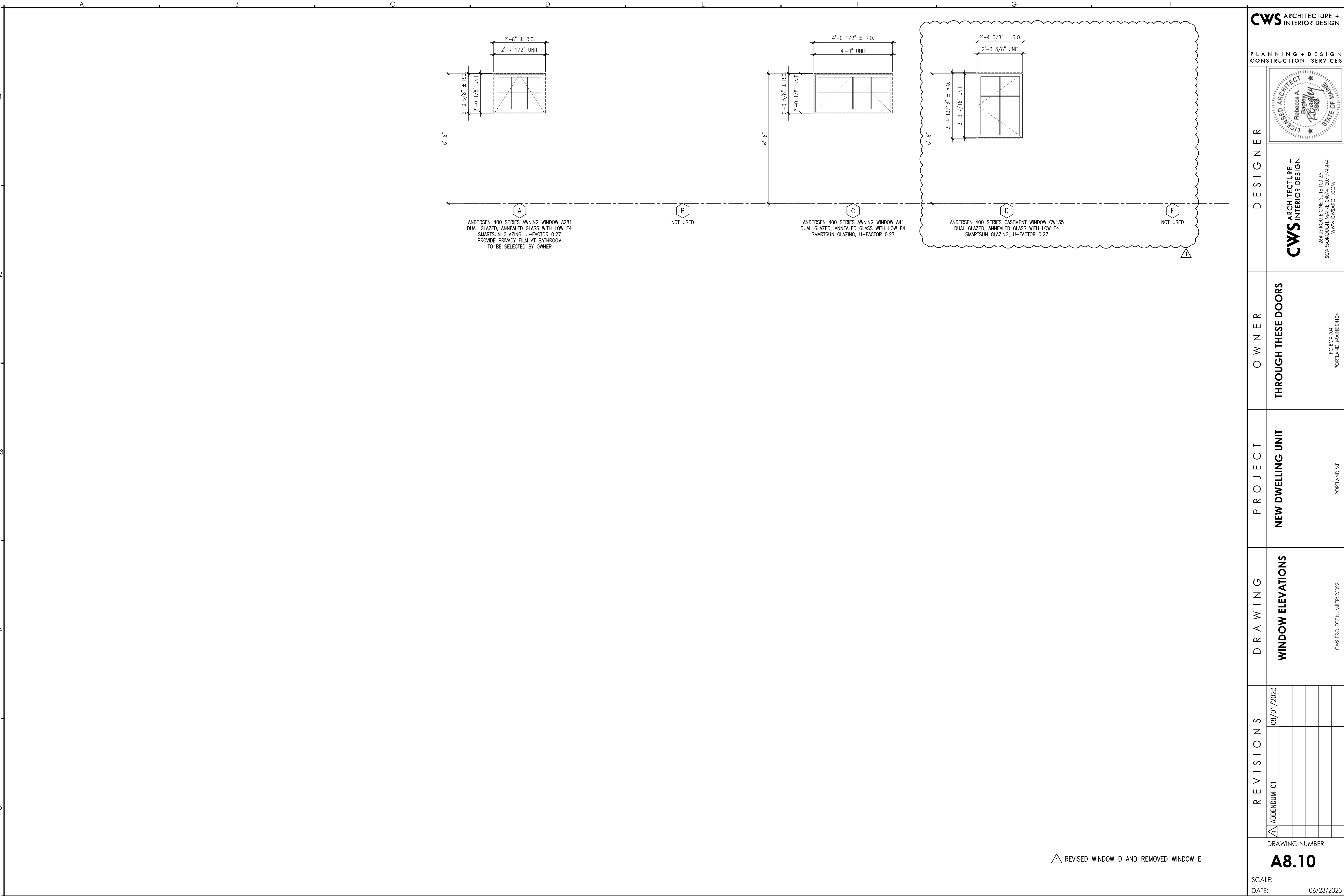
E2 REFERENCED FROM: A8.01 SCALE: 3/8"=1'-0"

1. SEE FLOOR PLANS FOR TOTAL NUMBER OF DOORS.
2. PROVIDE ADA-COMPLIANT, THERMALLY-BROKEN ALUMINUM THRESHOLD AT ALL EXTERIOR DOORS.
3. COORDINATE KEYING WITH OWNER

CS REFERENCED FROM: A8.01 SCALE: NA

66 REFERENCED FROM: A8.01 SCALE: NA

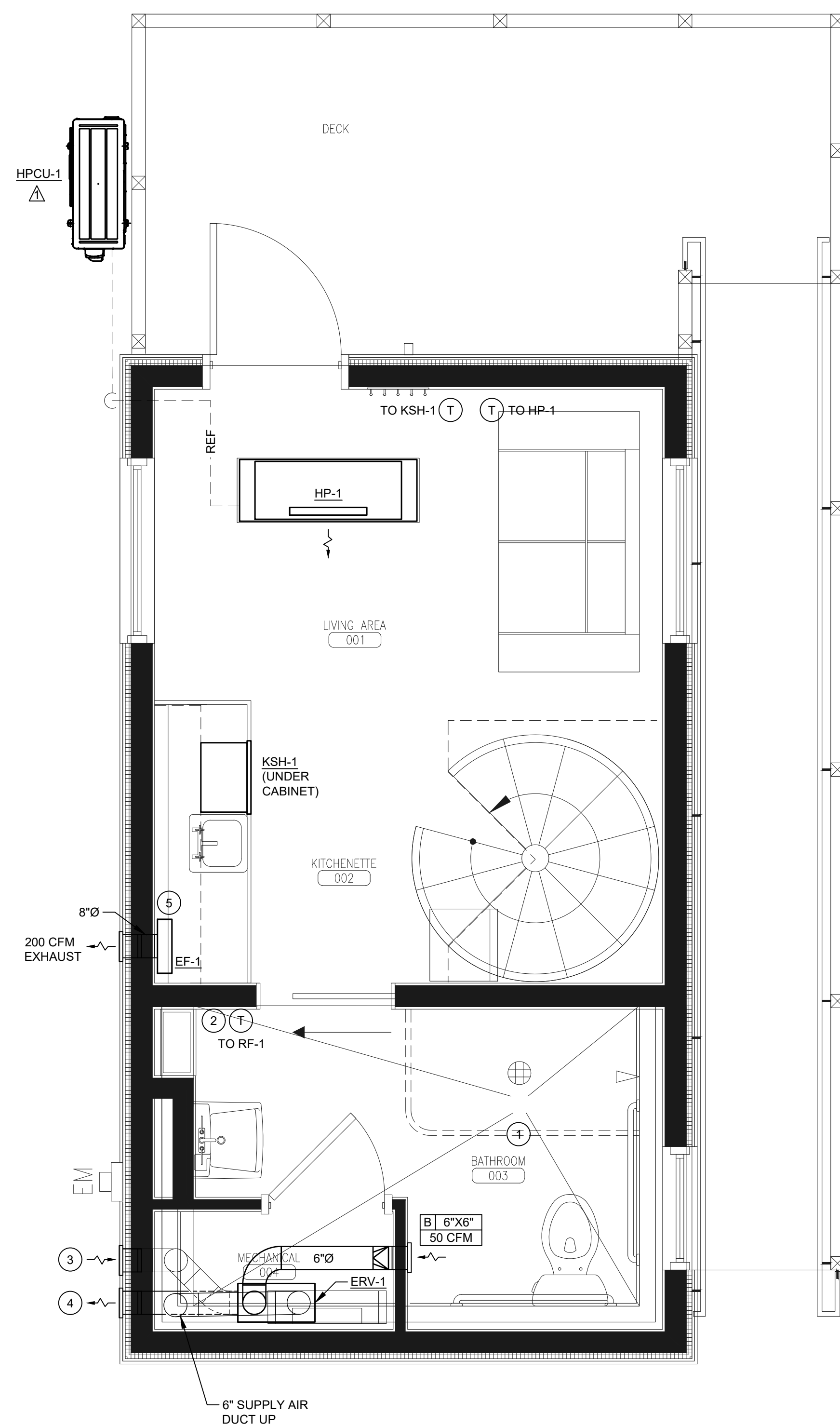
SCALE:	AS NOTED
DATE:	06/23/2023



HVAC - LEGEND		GENERAL NOTES - MECHANICAL		MECHANICAL SPECIFICATIONS				CLIENT INFORMATION			
SYMBOL DESCRIPTION TYPE A 8"Ø 100 CFM CONNECTION SIZE INDICATES DIRECTION OF AIRFLOW T THERMOSTAT (7-DAY) X= ZONE CONTROLLED		1. SUBMISSION OF PROPOSAL DIRECTLY OR INDIRECTLY IN CONNECTION WITH THIS WORK SHALL IMPLY THAT THE BIDDER HAS EXAMINED THE JOB SITE UNDER WHICH THEY WILL BE OBLIGATED TO OPERATE SHOULD THEY BE AWARDED THE WORK UNDER THIS CONTRACT. NO EXTRA CHARGE WILL BE ALLOWED FOR FAILURE OF ANY BIDDER TO EXAMINE THE SITE PRIOR TO BID. 2. CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL DIMENSIONS IN THE FIELD, AND SHALL ADVISE THE ARCHITECT/ENGINEER AND THE OWNER OF ANY DISCREPANCIES BEFORE PERFORMING THE WORK. 3. ALL WORK SHALL CONFORM TO ALL STATE AND LOCAL CODES, RULES AND REGULATIONS AND ORDINANCES. 4. CONTRACTOR SHALL SECURE AND PAY ALL FEES AND PERMITS PERTAINING TO THE CONTRACT. 5. ALL EQUIPMENT SHALL BE INSTALLED IN STRICT COMPLIANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS. THE CONTRACTOR SHALL PROVIDE ALL HANGERS AND SUPPORTS REQUIRED FOR A COMPLETE INSTALLATION. 6. CONTRACTOR SHALL BE RESPONSIBLE FOR WORKER IDENTIFICATION AND BADGING, SAFETY AND FIRE PROTECTION, CONTRACTOR'S LIABILITY INSURANCE, BARRICADES, WARNING SIGNS, TRASH REMOVAL, CUTTING AND PATCHING. 7. CONTRACTOR SHALL SCHEDULE ALL SHUTDOWNS THAT AFFECT UTILITIES AND PORTIONS OF THE BUILDING THAT MUST REMAIN IN OPERATION WITH THE OWNER. 8. CONTRACTOR SHALL COORDINATE ALL WORK WITH THE OWNER AND ALL OTHER CONTRACTORS. 9. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RIGGING, HANDLING AND PROTECTION OF MATERIALS. 10. CONTRACTOR SHALL PROVIDE LABOR TO RECEIVE, UNLOAD, STORE, PROTECT AND TRANSFER TO POINT OF INSTALLATION, OWNER FURNISHED ITEMS. 11. WHERE CONDUIT, CABLES, DUCTWORK OR PIPING PASSES THROUGH FIRE RATED FLOORS OR WALLS, THE SLEEVES SHALL BE COMPLETELY SEALED WITH A FIRE STOP MATERIAL THAT IS UL LISTED AND ACCEPTED BY THE BUILDING DEPARTMENT AND FIRE DEPARTMENT AS BEING SUITABLE FOR THIS SERVICE SUCH AS DOW CORNING CORP. SILICONE ELASTOMER, DOW CORNING 3-6548 SILICONE RTV FOAM, OR APPROVED EQUAL. THIS MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MANUFACTURER TO MAINTAIN THE FIRE RATING OF THE PENETRATED WALL OR FLOOR. 12. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CORING AS IT RELATES TO THEIR WORK. 13. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BEAM PENETRATIONS AS IT RELATES TO THEIR WORK.CONTRACTOR SHALL SUBMIT SIZE AND LOCATION TO THE STRUCTURAL ENGINEER FOR REVIEW AND DETAIL. 14. CONTRACTOR SHALL SUBMIT (3) SETS OF SHOP DRAWINGS AND EQUIPMENT CUTSHEETS TO THE ENGINEER FOR APPROVAL PRIOR TO STARTING ANY WORK. 15. UPON COMPLETION OF CONSTRUCTION, CONTRACTOR SHALL SUPPLY THE ENGINEER WITH (1) COMPLETE SET OF CAD AS-BUILT DOCUMENTS AND (3) COMPLETE COPIES OF OPERATIONS AND MAINTENANCE MANUALS. CAD SHALL BE OBTAINED AT CONTRACTOR'S EXPENSE.		16. CONTRACTOR SHALL SCHEDULE ALL WORK IN THE BUILDING WITH THE OWNER'S REPRESENTATIVE (CONSTRUCTION DEPARTMENT) PRIOR TO THE ACTUAL COMMENCING OF ANY WORK A MINIMUM OF 48 HOURS IN ADVANCE. 17. ALL WORK SHALL BE PERFORMED IN A CLEAN AND PROFESSIONAL MANNER. CARE SHALL BE EXERCISED TO MINIMIZE ANY INCONVENIENCE OR DISTURBANCE TO OTHER AREAS OF THE BUILDING WHICH ARE TO REMAIN IN OPERATION. ISOLATE WORK AREAS BY MEANS OF TEMPORARY PARTITIONS AND/OR TARPS TO KEEP DUST AND DIRT WITHIN THE CONSTRUCTION AREA. 18. NO PIPING, EQUIPMENT, ETC. SHALL BE REMOVED, DISCONNECTED OR SHUT DOWN WITHOUT PRIOR REVIEW WITH THE OWNER AND/OR ENGINEER TO CONFIRM THAT AREAS TO REMAIN IN OPERATION WILL NOT BE AFFECTED. IF ANY AREAS NOT WITHIN THE SCOPE OF WORK ARE AFFECTED BY ANY SHUTDOWN, REMOVAL OR DISCONNECTION, SUFFICIENT ADVANCE NOTICE MUST BE GIVEN TO THE OWNER INDICATING WHICH AREAS WILL BE AFFECTED, WHEN THE PROPOSED SHUTDOWN WILL OCCUR, AND FOR HOW LONG A PERIOD OF TIME. 19. ALL ITEMS REMOVED SHALL BECOME PROPERTY OF THE OWNER AND SHALL BE DISPOSED OF AS PER THE OWNER'S INSTRUCTIONS,UNLESS INDICATED OTHERWISE. ALL ITEMS WHICH ARE NOT TO BE STORED ON SITE BY OWNERS SHALL BE REMOVED FROM THE BUILDING IMMEDIATELY. 20. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO PROCEEDING WITH ANY WORK WHERE DISCREPANCIES OCCUR BETWEEN THESE DOCUMENTS AND EXISTING CONDITIONS, THE DISCREPANCY SHALL BE REPORTED TO THE OWNER AND/OR ENGINEER FOR EXPEDITING AND RESOLVE. 21. CLEAN THE JOB SITE DAILY AND REMOVE FROM THE PREMISES ANY DIRT AND DEBRIS CAUSED BY THE PERFORMANCE OF THE WORK INCLUDED IN THIS CONTRACT. 22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFEKEEPING OF THEIR OWN PROPERTY ON THE JOB SITE. OWNER ASSUMES NO RESPONSIBILITY FOR PROTECTION OF PROPERTIES AGAINST FIRE,THEFT AND ENVIRONMENTAL CONDITIONS. 23. SUCCESSFULLY PRESSURE TEST ALL REROUTED PIPING SYSTEMS. TEST SHALL BE PERFORMED AT NORMAL SYSTEM OPERATING PRESSURES. REPAIR AND RETEST AS REQUIRED UNTIL SYSTEMS PROVE TIGHT. 24. PROVIDE ALL NECESSARY TEMPORARY OR PERMANENT CAPS OR PLUGS FOR PIPING. DO NOT LEAVE PIPING OPEN ENDED. 25. PROVIDE ALL NECESSARY TEMPORARY OR PERMANENT CAPS OR PLUGS FOR DUCTWORK. DO NOT LEAVE DUCTWORK OPEN ENDED. 26. WHERE USED, THE TERM "PROVIDE" SHALL MEAN "FURNISH AND INSTALL". 27. THIS CONTRACTOR SHALL COORDINATE THEIR WORK WITH ALL OTHER TRADES PRIOR TO FABRICATION, PURCHASE AND/OR INSTALLATION OF ALL WORK.		1. <u>SUMMARY OF WORK</u> A. THE DRAWINGS INDICATE DIAGRAMMATICALLY THE EXTENT, GENERAL CHARACTER AND LOCATION OF THE WORK INCLUDED. OFFSETS AND/OR CHANGES IN ELEVATION OF PIPING AND DUCTWORK DUE TO STRUCTURAL OR OTHER INTERFERENCES SHALL BE PROVIDED WITHOUT EXTRA COST. B. CONTRACTOR SHALL VERIFY AND EVALUATE ALL EXISTING CONDITIONS PRIOR TO THE COMMENCEMENT OF WORK. C. PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY FOR THE INSTALLATION OF COMPLETE AND OPERATING SYSTEMS. D. PROVIDE ONE YEAR GUARANTEE AGAINST DEFECTIVE MATERIALS AND WORKMANSHIP AFTER FINAL ACCEPTANCE BY OWNER. E. ENTIRE NEW WORK INSTALLATION SHALL CONFORM WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS OF MUNICIPAL, STATE AND FEDERAL AUTHORITIES INCLUDING BOCA, ASME, ASTM, ANSI, ASHRAE, SMACNA AND NFPA. 2. <u>MECHANICAL EQUIPMENT AND PIPING IDENTIFICATION</u> A. PROVIDE IDENTIFICATION OF ALL PIPES, VALVES, AND EQUIPMENT B. IDENTIFICATION DEVICES TO BE USED SHALL INCLUDE THE FOLLOWING: a. PLASTIC PIPE MARKERS. b. VALVE TAGS AND EQUIPMENT TAGS c. VALVE SCHEDULE C. IDENTIFICATION MATERIALS MANUFACTURED BY ONE OF THE FOLLOWING: a. SETON NAMEPLATE CORP. b. ALLEN SYSTEMS INC. c. BRADY CO. 3. <u>REFRIGERANT PIPING</u> A. PIPE: USE TYPE L OR TYPE ACR DRAWN COPPER TUBING WITH COPPER FITTINGS AND BRAZED JOINTS. INSTALL REFRIGERANT PIPING IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS AND ASHRAE STANDARD 15. 4. <u>INSULATION</u> ALL INSULATION SHALL HAVE A FLAME SPREAD RATING OF 25 OR LESS AND A SMOKE DEVELOPED RATING OF 50 OR LESS IN ACCORDANCE WITH ASTM E84 AND NFPA 90A. A. SYSTEM PIPING 1. TYPE A 2" GLASS FIBER INSULATION: ANSI/ASTM C547; 'K' VALUE OF 0.23 AT 75 DEGREES F; NON COMBUSTIBLE. OWENS-CORNING TYPE ASJ WITH SSL-II VAPOR BARRIER JACKET. 2. PVC VALVE AND FITTING COVERS: ZESTON. 3. TAPE: VAPOR BARRIER, PRESSURE SENSITIVE. 4. ADHESIVE: VAPOR BARRIER, COMPATIBLE WITH INSULATION. 5. INSULATE JOINTS, FITTINGS, VALVES, UNIONS, FLANGES, STRAINERS, FLEXIBLE CONNECTIONS, EXPANSION JOINTS, AND EQUIPMENT WITH INSULATION OF LIKE MATERIAL AND THICKNESS AT ADJOINING PIPE AND FINISH WITH VAPOR BARRIER TAPE AND ADHESIVE. 6. INSTALL INSULATION AFTER PIPING HAS BEEN TESTED AND ACCEPTED. B. REFRIGERANT PIPING INSULATION 1. ALL REFRIGERANT PIPING TO BE INSULATED WITH FLEXIBLE ELASTOMERIC TYPE INSULATION ASTM C 534, TYPE I, COAT WITH WATER BASED LATEX ENAMEL COATING RECOMMENDED BY MANUFACTURER. C. DUCTWORK INSULATION 1. ALL DUCTWORK TO HAVE JOHNS MANVILLE PERMACOTE LINACOUSTIC 1/2". 5. <u>SUPPORTS AND ANCHORS</u> A. MANUFACTURERS: GRINNELL, B-LINE, O.Z. GEDNEY, MICHIGAN HANGER, BERGEN, CARPENTER AND PATERSON. B. USE MATERIALS COMPATIBLE WITH PIPING SYSTEMS AVOIDING ELECTROLYTIC ACTION AND CONFORM TO ANSI/ASME B31, NFPA/MSS SP-58, 69, 89. 6. <u>TESTING AND BALANCING</u> A. THE CONTRACTOR SHALL PROVIDE ALL LABOR AND EQUIPMENT REQUIRED TO BALANCE ALL AIR SYSTEMS IN ACCORDANCE WITH QUANTITIES SHOWN. B. BALANCING SHALL BE PERFORMED UNDER THE SUPERVISION OF A PROFESSIONAL ENGINEER AND REPORT SHALL BE PROVIDED ON AABC TYPE FORMS. 7. <u>AIR DISTRIBUTION SYSTEMS</u> A. SHEET METAL WORK 1. EXCEPT AS OTHERWISE SHOWN OR NOTED, ALL DUCTWORK AND OTHER SHEET METAL WORK SHALL BE GALVANIZED SHEET STEEL AND SHALL BE INSTALLED IN ACCORDANCE WITH SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION, INC. (SMACNA) DUCT CONSTRUCTION STANDARDS. DUCT SYSTEMS TO BE 2" PRESSURE CLASS. 2. ALL DUCT DIMENSIONS INDICATED ON THE PLANS ARE INSIDE CLEAR DIMENSIONS. 3. ACCESS DOORS SHALL BE PROVIDED IN DUCTWORK WHEREVER CONTROLS, CONTROL DAMPERS, COILS, & INSTRUMENTS ARE INSTALLED. 4. SEAL ALL DUCTWORK TO SMACNA STANDARDS AND PER APPLICABLE CODE. B. BALANCING REPORT FOR DUCTED AIR HANDLERS. 1. PROVIDE THIRD PARTY BALANCING REPORT BY A CERTIFIED BALANCING CONTRACTOR.				MECHANICAL ENGINEER	
				SparhawkGroup Engineered Building Performance 81 BRIDGE STREET YARMOUTH, ME, 04096 TEL: 207.846.7726				SHEET INFORMATION			
				SIZE: ARCH D SCALE: N.T.S. DRAWN BY: BK CHECKED BY: MH							
DUCTWORK LEGEND		DUCTWORK LEGEND	APPLICABLE CODES	HVAC - ABBREVIATIONS						DRAWING INDEX - MECHANICAL	
SYMBOL DESCRIPTION FLEXIBLE DUCTWORK MANUAL VOLUME DAMPER (MVD) MOTOR OPERATED DAMPER (MOD) ACCESS DOOR RADIUS ELBOW (R=1.5) VANED ELBOW BRANCH DUCT TAKE-OFF CHANGE IN SIZE OF DUCTWORK (CONCENTRIC) CHANGE IN SIZE OF DUCTWORK (ECCENTRIC)		SPIN IN FITTING WITH MANUAL VOLUME DAMPER MANUAL VOLUME DAMPER OPPOSED BLADE CONTROL DAMPER WITH ACTUATOR PARALLEL BLADE CONTROL DAMPER WITH ACTUATOR RISE OR DROP DIRECTION OF AIR FLOW FLEXIBLE CONNECTION (FXC) CHANGE FROM RECTANGULAR TO ROUND DUCT ON SINGLE LINE DUCT	PERFORM WORK IN ACCORDANCE WITH THE FOLLOWING CODES AND ANY APPLICABLE STATUTES, ORDINANCES, CODES, AND REGULATIONS OF GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. 1. <u>ASHRAE</u> a. ASHRAE 55 THERMAL ENVIRONMENTAL CONDITIONS FOR HUMAN OCCUPANCY b. ASHRAE 62.1 VENTILATION STANDARD FOR ACCEPTABLE INDOOR AIR QUALITY - 2013 c. ASHRAE 62.2 VENTILATION AND ACCEPTABLE INDOOR AIR QUALITY IN RESIDENTIAL BUILDINGS - 2013 d. ASHRAE 90.1 ENERGY STANDARD FOR BUILDINGS EXCEPT LOW RISE RESIDENTIAL BUILDINGS - 2013 e. ASHRAE 90.2 ENERGY EFFICIENT DESIGN OF LOW-RISE RESIDENTIAL BUILDING - 2018 2. <u>OCCUPATIONAL SAFETY AND HEALTH REGULATIONS (OSHA)</u> 3. <u>NATIONAL FIRE CODES</u> a. NFPA 90A STANDARD FOR THE INSTALLATION OF AIR-CONDITIONING AND VENTILATING SYSTEMS b. NFPA 91 STANDARD FOR INSTALLATION OF WARM AIR HEATING AND AIR CONDITIONING SYSTEM -2018 4. <u>MAINE UNIFORM BUILDING AND ENERGY CODE</u> a. 2015 INTERNATIONAL RESIDENTIAL CODE b. 2015 INTERNATIONAL BUILDING CODE c. 2015 INTERNATIONAL ENERGY CONSERVATION CODE d. 2015 INTERNATIONAL MECHANICAL CODE e. MAINE STATE INTERNAL PLUMBING CODE	AFF ABOVE FINISHED FLOOR AMB AMBIENT TEMPERATURE AP ACCESS PANEL BTU BRITISH THERMAL UNIT BDD BACK DRAFT DAMPER CAP CAPACITY CFM CUBIC FEET PER MINUTE CLG COOLING CD CONDENSATE DAMP DAMPER DB DRY BULB DIA DIAMETER DN DOWN DSA DUCTLESS SPLIT AIR CONDITIONER DSC DUCTLESS SPLIT CONDENSING UNIT EAT ENTERING AIR TEMPERATURE EER ENERGY EFFICIENT RATIO EF EXHAUST FAN EG EXHAUST GRILLE ELEC ELECTRIC EQUIP EQUIPMENT EWB ELECTRIC WALL HEATER EX EXHAUST F DEGREES FAHRENHEIT FC FLEXIBLE CONNECTOR F/D FIRE DAMPER FLA FULL LOAD AMPS FLEX FLEXIBLE FLR FLOOR FPM FEET PER MINUTE FT FEET GR GRILLE HP HORSEPOWER HPI HEAT PUMP INDOOR HPO HEAT PUMP OUTDOOR HSPF HEATING SEASONAL PERFORMANCE FACTOR HTG HEATING HZ HERTZ IN INCHES KW KILOWATT L LENGTH LAT LEAVING AIR TEMPERATURE LB POUND LBS/HR POUNDS PER HOUR (#/HR) LVR LOUVER LWT LEAVING WATER TEMPERATURE MBH THOUSANDS OF BTU PER HOUR MCA MINIMUM CIRCUIT AMPACITY MFR MANUFACTURER MIN MINIMUM NTS NOT TO SCALE OA OUTSIDE AIR PH PHASE RA RETURN AIR REF REFRIGERANT RG RETURN GRILLE RLA RATED LOAD AMPS SA SUPPLY AIR SF SUPPLY FAN SH SENSIBLE HEAT SP STATIC PRESSURE SR SUPPLY REGISTER SEER SEASONAL ENERGY EFFICIENCY RATIO TEMP TEMPERATURE TG TRANSFER GRILLE TYP TYPICAL VOLT VOLTAGE WB WET BULB	SHEET NO. SHEET NAME M0.10 GENERAL NOTES & LEGENDS M1.10 LOWER LEVEL AND UPPER LEVEL FLOOR PLAN M2.10 DETAILS M3.10 SCHEDULES						
								REVISION HISTORY			
								REV.	ISSUE	DATE	
								A	SCHEMATIC DESIGN	05/08/23	
								B	ISSUED FOR PRICING	05/19/23	
								C	ISSUED FOR CONSTRUCTION	05/26/23	
								D	REVISED AND ISSUED FOR CONSTRUCTION	06/23/23	
								SEAL AND SIGNATURE			
								STATE OF MAINE MATTHEW J. DOWDALL No. 5649 6/23/23 PROFESSIONAL ENGINEER			
								SHEET NUMBER			
								M0.10			

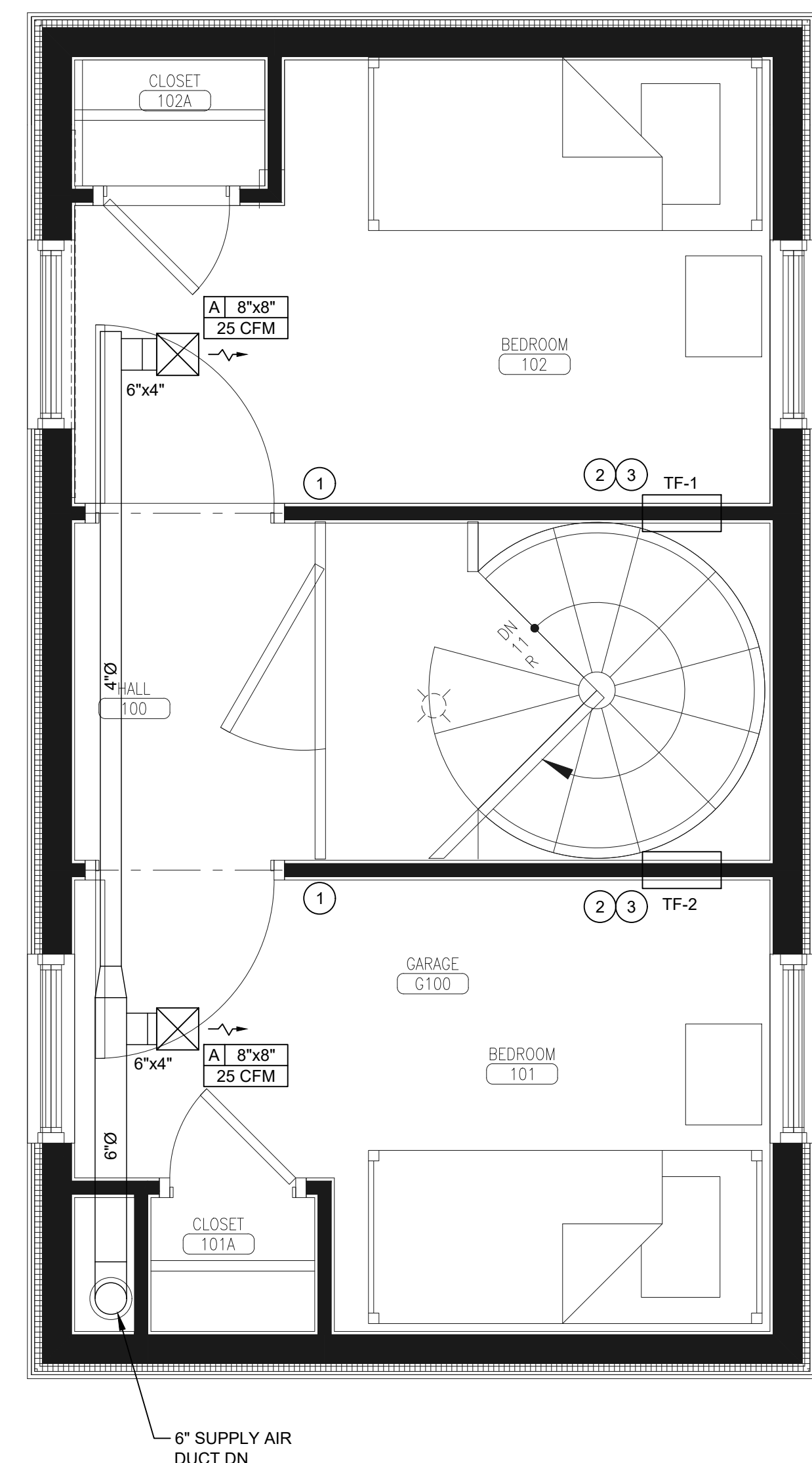
NEW DWELLING UNIT - MECHANICAL
PORTLAND, MAINE 04104

GENERAL NOTES & LEGENDS



- NOTES :

- 1 RADIANT FLOOR HEAT RF-1 UNDER FLOOR, CONTROLLED BY WALL THERMOSTAT.
- 2 ERV SWITCH PBT TO BOOST EXHAUST AIR FLOW ON TIMER.
- 3 6"Ø O.A. PROVIDE WALL CAP AT HEIGHT 9'-0".
- 4 6"Ø E.A. PROVIDE WALL CAP AT HEIGHT 4'-0".
- 5 EXHAUST FAN EF-1 CONTROL SWITCH ON WALL.



- NOTES :

- 1 WALL SWITCH TO CONTROL TRANSFER FANS.
- 2 MOUNT INTAKE GRILLE AND TRANSFER FAN HIGH ON THE BEDROOM WALL AND MOUNT DIFFUSER LOW NEAR STAIRS.
- 3 LINE ENTIRE WALL CAVITY WITH 1/2" JOHNS MANVILLE PERMACOTE LINACoustic.

CLIENT INFORMATION

THROUGH THESE DOORS
PORTLAND, MAINE 04104

MECHANICAL ENGINEER

SparhawkGroup
Engineered Building Performance

81 BRIDGE STREET
YARMOUTH, ME, 04096
TEL: 207.846.7726

YARMOUTH, ME, 04096
TEL: 207 846 7726

TEL: 207.846.7726

SHEET INFORMATION

SIZE: ARCH D

SCALE: 1/2"=1'-0"

DRAWN BY: BK

CHECKED BY: MH

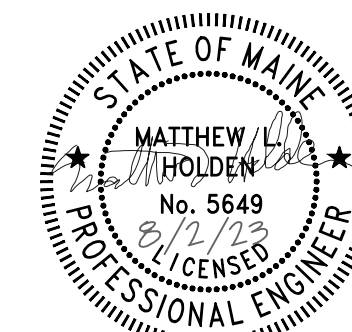
NEW DWELLING UNIT - MECHANICAL
PORTLAND, MAINE 04104

NEW DWELLING UN
PORTLAND, MAINE 04104

LOWER LEVEL AND UPPER LEVEL FLOOR PLAN

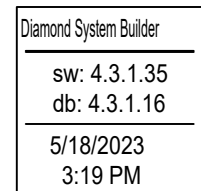
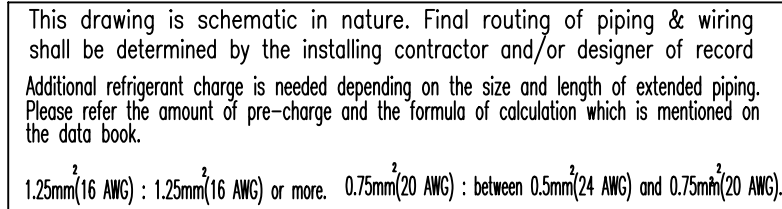
REVISION HISTORY		
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D	REVISED AND ISSUED FOR CONSTRUCTION	06/23/23
	PERMITTING AMENDMENT	08/02/22

SEAL AND SIGNATURE

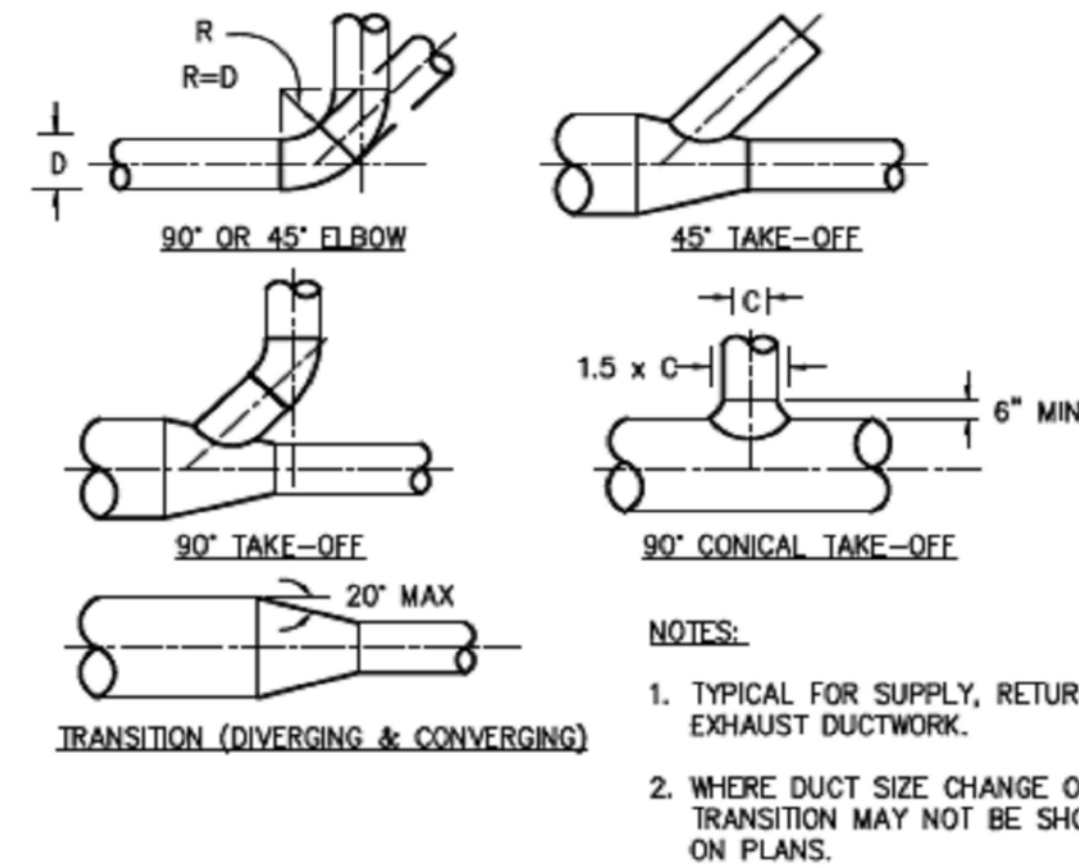


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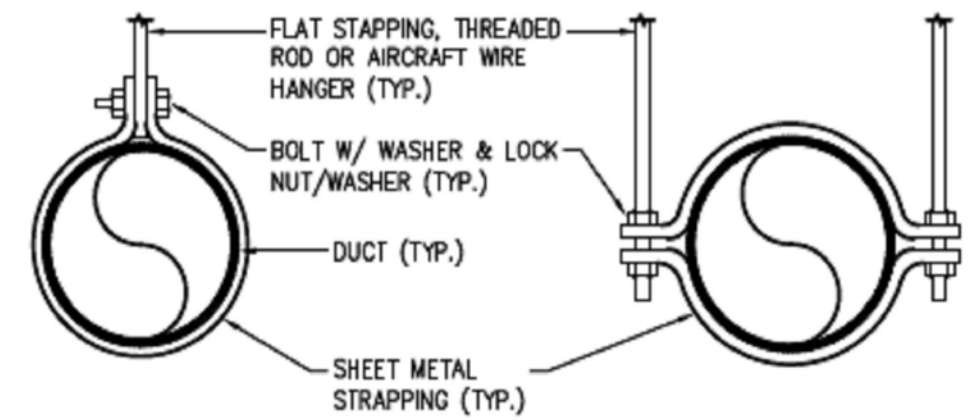
M1.10



REMARKS	
Comments:	



A	ROUND DUCT FITTING DETAIL
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SUPPORT FOR DUCTS 6"Ø TO 12"Ø

SUPPORT FOR DUCTS 14"Ø & LARGER

NOTES:

1. SELECT AND INSTALL HANGERS AND SUPPORTS AS PER SMACNA DUCT CONSTRUCTION STANDARDS IN ACCORDANCE WITH THE PRESSURE CLASSIFICATION OF EACH DUCT SYSTEM. HANGERS SHALL BE THREADED ROD OR AIRCRAFT WIRE WHERE DUCTWORK IS EXPOSED TO VIEW (COORDINATE WITH ARCHITECT). PROVIDE LATERAL OR SEISMIC BRACING AS APPROPRIATE TO THE INSTALLATION (REFER TO SPECIFICATION 2331.5).
2. ATTACH HANGERS TO BUILDING STRUCTURE VIA BEAM CLAMPS, EXPANSION ANCHORS, AND/OR CONCRETE INSERTS, AS APPROPRIATE TO THE APPLICATIONS. SUPPORT DUCTS AT 8 F.T. O.C. MIN.
3. DUCT REINFORCEMENT MAY BE USED FOR ATTACHMENT AND SUPPORT PROVIDED IT QUALIFIES FOR BOTH DUTIES, AND DUCT STRENGTH IS NOT COMPROMISED BY USING REINFORCEMENT FOR SUPPORT.

B	ROUND DUCTWORK SUPPORT DETAIL
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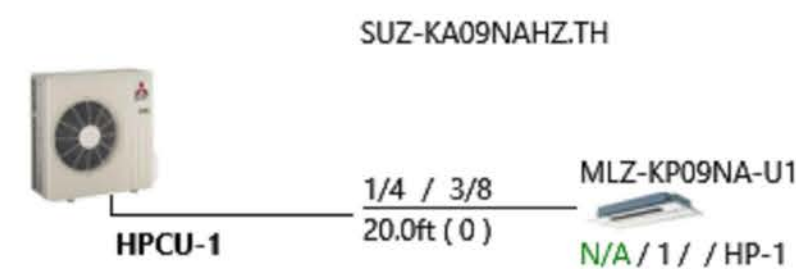
Conditions (°F)

Cooling

Indoor DB 80.0 Humidity 51.8% Indoor WB 67.0
Outdoor DB 95.0

Heating

Indoor DB 70.0
Outdoor DB 47.0 Humidity 72.8% Outdoor WB 43.0



Pipe Dia. Liquid / Gas	Model Number	Elevation	Clg.Total (Sens.)
Pipe Length (Elbows)	Address/Group / Room / Tag Ref.		Htg.Total

9,145 BTU/h (7,455 BTU/h)
11,877 BTU/h

Est. Cooling Discharge Air Temp: 58.3
Est. Heating Discharge Air Temp: 103.9

C | WIRING DIAGRAM FOR HP-1

D REFRIGERANT PIPING DIAGRAM FOR HP-1

CLIENT INFORMATION

THROUGH THESE DOORS
PORTLAND, MAINE 04104

MECHANICAL ENGINEER

SparhawkGroup
Engineered Building Performance

81 BRIDGE STREET
YARMOUTH, ME, 04096
TEL: 207.846.7726

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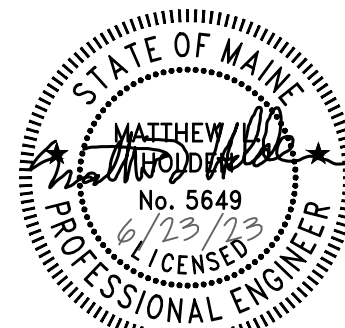
SIZE: ARCH D
SCALE: N.T.S.
DRAWN BY: BK
CHECKED BY: MH

NEW DWELLING UNIT - MECHANICAL
PORTLAND, MAINE 04104

DETAILS

REVISION HISTORY		
REV.	ISSUE	DATE
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SEAL AND SIGNATURE



SHEET NUMBER

M2.10

GRILLE - REGISTER - DIFFUSER SCHEDULE					
S - SUPPLY			R - RETURN		
EQUIPMENT NO.	SIZE	TYPE	MANUFACTURER & MODEL	FINISH	OPTIONS-ACCESSORIES
A	AS INDICATED	S	GMC AIR - YKM	MILL	ALUMINUM OPPOSED -BLADE DAMPER
B	AS INDICATED	R	PRICE - 620	WHITE	ALUMINUM OPPOSED -BLADE DAMPER
NOTES: 1. PROVIDE NECK FOR DUCT CONNECTION. 2. BRANCH DUCT SIZE SHALL BE SAME AS NECK UNLESS OTHERWISE SHOWN ON FLOOR PLANS. 3. FRAME TYPE TO MATCH CONSTRUCTION OF INSTALLATION LOCATION. COORDINATE WITH ARCHITECTURAL PLANS. 4. GRILLES AND REGISTERS TO BE DOUBLE DEFLECTION WITH DAMPER.					

ELECTRIC KICKSPACE HEATER						
TAG	LOCATION	BTU/HR	ELECTRICAL			MANUFACTURER & MODEL
			AMP	WATTS	VOLT/PH	
KSH-1	KITCHEN	5120	12.5	1500	120/1	BROAN - 112
NOTES: 1. KICKSPACE HEATER TO BE CONTROLLED BY WALL MOUNT THERMOSTAT.						

ENERGY RECOVERY VENTILATOR													
TAG	TYPE	INTAKE AIR DATA			EXHAUST AIR DATA			ELECTRICAL DATA			GENERAL INFORMATION		
		AIR FLOW (CFM)	E.S.P. (IN W.G.)	MOTOR SIZE (WATT)	AIR FLOW (CFM)	T.S.P. (IN W.G.)	MOTOR SIZE (HP)	VOLT/PHASE/Hz	MCA (A)	MOCP (A)	DIMENSION (IN.)	WEIGHT (LBS)	MANUFACTURER & MODEL NUMBER
ERV-1	STATIC PLATE, HEAT AND HUMIDITY TRANSFER	50	1.2	53	50	1.2	53	120/1/60	10	10	31 1/4" L x 22 3/8" W x 14 3/8" H	35	RENEWAIRE - SL 75
NOTES : 1. REFER TO MANUFACTURERS DRAWINGS FOR ADDITIONAL INFORMATION. 2. ERV TO INCLUDE PUSH-BUTTON BOOST TIMER (PBT) CONTROLLER.													

SPLIT SYSTEM HEAT PUMP - INDOOR UNIT																			
TAG	MANUFACTURER	MODEL	FAN AIRFLOW (CFM)	COOLING CAPACITIES				HEATING CAPACITIES				ELECTRICAL				UNIT WEIGHTS (LBS)			
				CLG MBH	EAT(°F)		AMB.(°F)		HTG MBH	HSPF	EAT(°F)		AMB.(°F)		VOLTS		PH	HZ	MCA
					DB	WB	DB	WB			DB	WB	DB	WB					
HP-1	MITSUBISHI	MLZ-KP09NA	325	9	80.0	67.0	95	75	12	11	70	60	5	4	208	1	60	1.0	34
NOTES: 1. PROVIDE WIRELESS REMOTE CONTROLLER BY UNIT MANUFACTURER. 2. INDOOR UNIT POWERED BY OUTDOOR UNIT. INDOOR UNIT COMMUNICATES WITH OUTDOOR UNIT. 3. PROVIDE FACTORY INSTALLED CONDENSATE PUMP. 4. REFRIGERANT PIPE SIZING AND PIPE ACCESSORIES SHALL BE SIZED AND SELECTED BY EQUIPMENT MANUFACTURER PER ACTUAL JOB CONDITIONS.																			

SPLIT SYSTEM HEAT PUMP - OUTDOOR UNIT													
TAG	SERVICE	HEATING CAPACITY (BTU/HR)	C.O.P.	COOLING CAPACITY (BTU/HR)	EER	ELECTRICAL	REFRIG. PIPING		MINIMUM CIRCUIT AMPS	MAXIMUM FUSE SIZE	ACOUSTICS		MANUFACTURER & MODEL
						VOLT.-PH.-CY.	LIQUID	GAS			COOLING	HEATING	
HPCU-1	HP-1	12,000	1.67	9,000	12.50	208-1-60	½"	¾"	14.0	24	54 dB	55 dB	MITSUBISHI - SUZ-KA09NAHZ
NOTES: 1. PROVIDE LOW AMBIENT WIND GUARD, 18 INCH STAND & FACTORY STARTUP. 2. INDOOR UNIT POWERED BY OUTDOOR UNIT. INDOOR UNIT COMMUNICATES WITH OUTDOOR UNIT. 3. REFRIGERANT PIPE SIZING AND PIPE ACCESSORIES SHALL BE SIZED AND SELECTED BY EQUIPMENT MANUFACTURER PER ACTUAL JOB CONDITIONS. 4. PROVIDE LIQUID LINE FILTER DRYER AND SIGHT GLASS. 5. PROVIDE DISCONNECT SWITCH.													

EXHAUST FAN							
TAG	SERVICE	LOCATION	CFM	MOTOR			MANUFACTURER & MODEL
				AMP	RPM	VOLT/PH	
EF-1	ON DEMAND EXHAUST	KITCHEN	200	1.8	2500	120/1	BROAN - 509
NOTES: 1. EXHAUST FAN TO BE CONTROLLED BY WALL SWITCH.							

TRANSFER FAN						
TAG	SERVICE	LOCATION	CFM	MOTOR		MANUFACTURER & MODEL
				WATT	VOLT/PH	
TF-1	TRANSFER	102 BEDROOM	60	20	120/1	AIRESHARE TRANSFER FANS - AS1
TF-2	TRANSFER	101 BEDROOM	60	20	120/1	AIRESHARE TRANSFER FANS - AS1
NOTES: 1. TRANSFER FANS TO BE CONTROLLED BY WALL SWITCHES. 2. AS1 INCLUDES FAN, INLET GRILLE, AND SUPPLY DIFFUSER.						

RADIANT FLOOR HEAT					
TAG	LOCATION	HEATING MAT (WATT / SQ.FT)	TEMPERATURE	POWER	MANUFACTURER & MODEL
				VOLT/PH	
RF-1	BATHROOM	15	68-86	120/1	WARMLY YOURS TEMPZONE
NOTES: 1. PROVIDE AND INSTALL NTRUST THERMOSTAT AND FLOOR SENSOR.					

CLIENT INFORMATION
THROUGH THESE DOORS
PORTLAND, MAINE 04104

MECHANICAL ENGINEER
SparhawkGroup
Engineered Building Performance
81 BRIDGE STREET
YARMOUTH, ME, 04096
TEL.: 207.846.7726

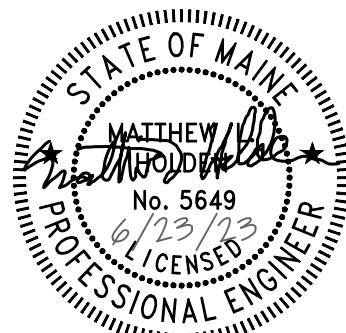
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SIZE: ARCH D
SCALE: N.T.S.
DRAWN BY: BK
CHECKED BY: MH

NEW DWELLING UNIT - MECHANICAL
PORTLAND, MAINE 04104

SCHEDULES

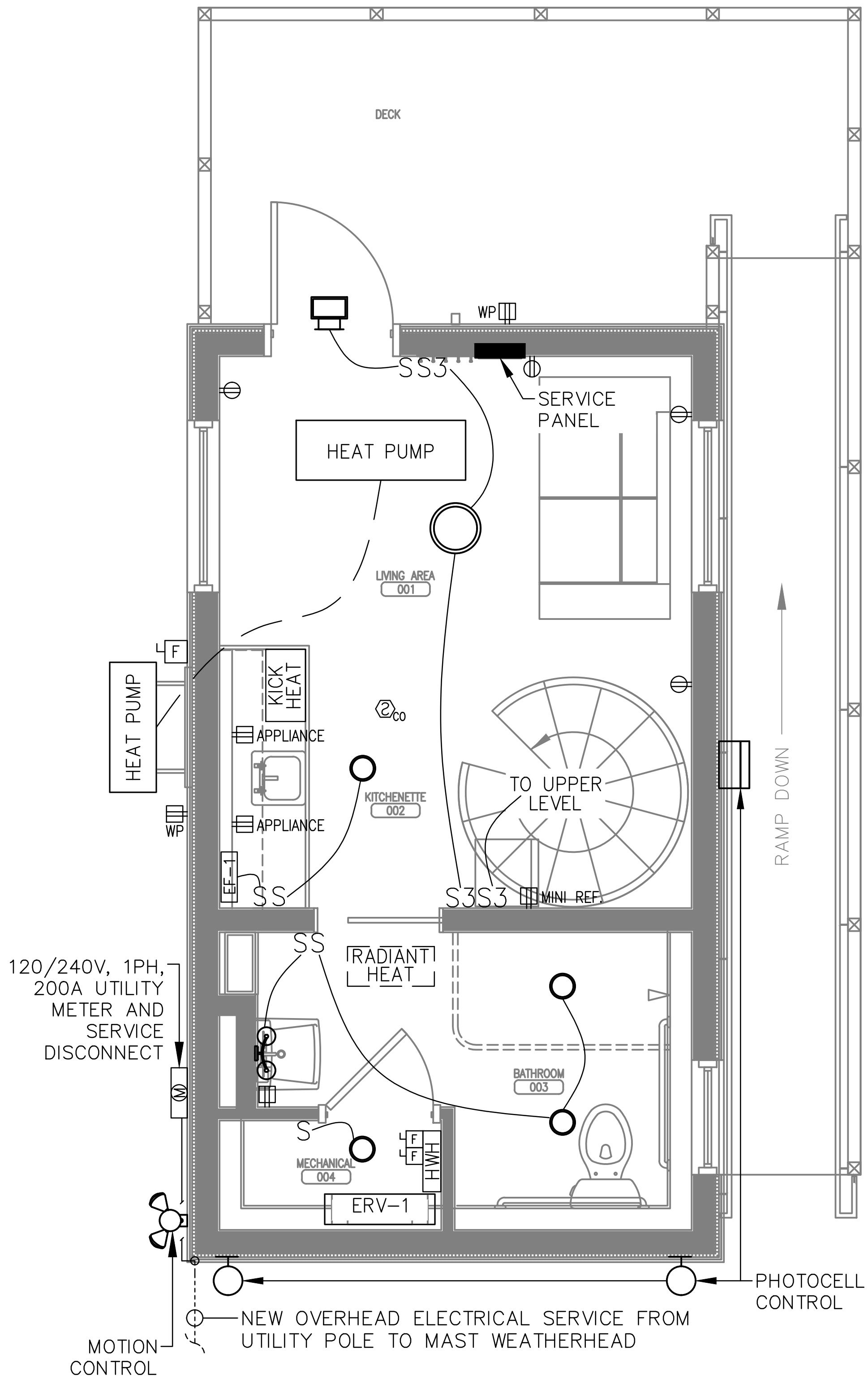
REVISION HISTORY		
REV.	ISSUE	DATE
A	SCHEMATIC DESIGN	05/08/23
B	ISSUED FOR PRICING	05/19/23
C	ISSUED FOR CONSTRUCTION	05/26/23
D	REVISED AND ISSUED FOR CONSTRUCTION	06/23/23

SEAL AND SIGNATURE

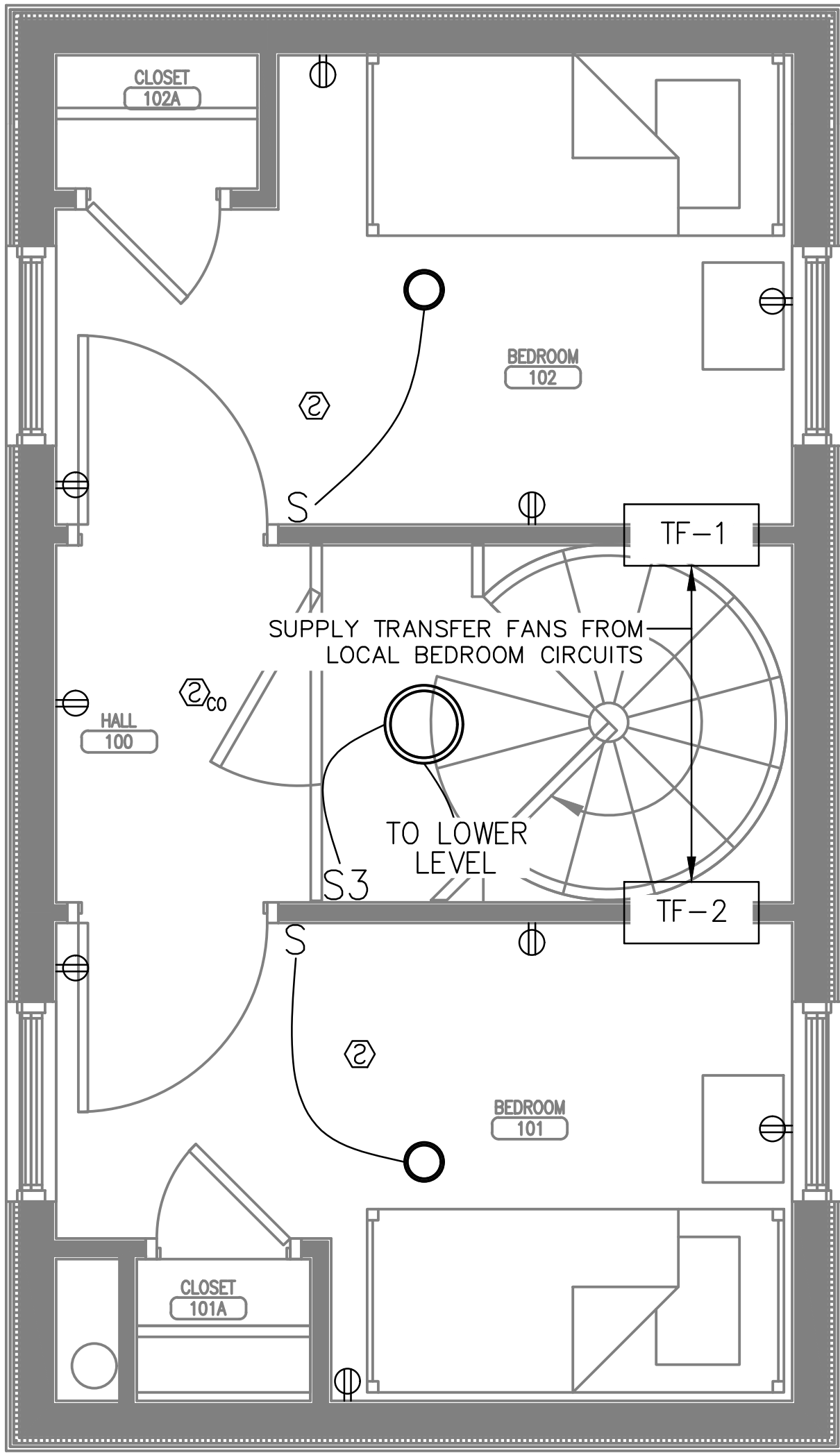


SHEET NUMBER

M3.10



LOWER LEVEL ELECTRICAL FLOOR PLAN
SCALE: 1/2" = 1'-0"



UPPER LEVEL ELECTRICAL FLOOR PLAN
SCALE: 1/2" = 1'-0"

- NOTES
- ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH NFPA 70 – NATIONAL ELECTRICAL CODE (NEC) AND NFPA 72 – NATIONAL FIRE ALARM AND SIGNALING CODE (LATEST EDITIONS ADOPTED BY AUTHORITY HAVING JURISDICTION AT PERMIT SUBMISSION/ISSUANCE).
 - COORDINATE NEW ELECTRICAL SERVICE WITH LOCAL UTILITY (CENTRAL MAINE POWER, CMP). CMP NOTIFICATION #10300980995.
 - SEE ARCHITECTURAL FOR DEMOLITION SCOPE OF EXISTING STRUCTURE AND LIGHTING BASIS-OF-DESIGN.

- SYMBOL LEGEND
- ⊕ 120V/20A DUPLEX RECEPTACLE, TAMPER-RESISTANT
 - ⊕ WP 120V/20A DUPLEX GFCI RECEPTACLE; WP – WEATHERPROOF COVER
 - ⌋ F DISCONNECT SWITCH, NEMA 3R RATED FOR EXTERIOR LOCATIONS
 - S 120V/20A LIGHTING TOGGLE SWITCH; 3 – 3-WAY SWITCH
 - Ⓢ SMOKE DETECTOR; CO – COMBINATION SMOKE/CO DETECTOR

LIGHTING – SEE ARCHITECTURAL FOR BASIS-OF-DESIGN SPECIFICATIONS

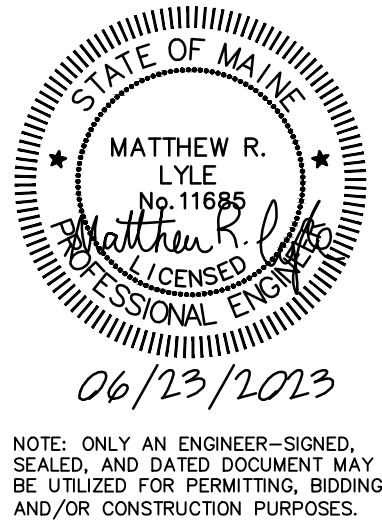
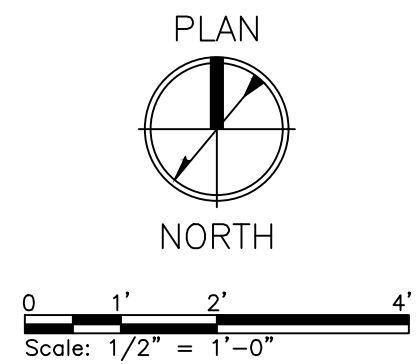
PANELBOARD NO:	SERVICE PANEL	SC RATING:	22KAIC		
PANELBOARD TYPE:	RESIDENTIAL BRANCH CIRCUIT	MOUNTING:	RECESSED	200	AMP MAIN BREAKER
PANEL LOCATION:	LIVING AREA	VOLTAGE:	240/120V, 1PH, 3W	200	AMP BUS
SUPPLIED FROM:	UTILITY METER	ENCLOSURE:	NEMA 1		

CKT NO.	TRIP AMPS	NO. POLES	LOAD	LOAD VA	φ	LOAD VA	LOAD	NO. POLES	TRIP AMPS	CKT NO.
1	20	1	SURGE PROTECTION DEVICE (CONFIRM REQUIREMENTS)	100	A	6000	WATER HEATER - 1 (SEE NOTE #2 BELOW)	2	50	2
3				100	B	6000				4
5	20	1	LIGHTING & SMOKE DETECTORS	400	A	6000	WATER HEATER - 2 (SEE NOTE #2 BELOW)	2	50	6
7	20	1	RECEPTACLES - EXTERIOR	360	B	6000				8
9	20	1	RECEPTACLE - APPLIANCE CIRCUIT #1	1500	A	1500	BATHROOM RADIANT FLOOR HEAT (SEE NOTE #2 BELOW)	1	20	10
11	20	1	RECEPTACLE - APPLIANCE CIRCUIT #2	1500	B	1500	KITCHENETTE KICKSPACE HEATER (SEE NOTE #2 BELOW)	1	20	12
13	20	1	RECEPTACLES - LOWER LEVEL	900	A		SPARE	1	20	14
15	20	1	RECEPTACLES - BEDROOM #1	720	B		SPARE	1	20	16
17	20	1	RECEPTACLES - BEDROOM #2 & HALL	900	A	1680	HEAT PUMP (SEE NOTE #2 BELOW)	2	15	18
19	20	1	RECEPTACLE - BATHROOM & ERV	400	B	1680				20

PHASE A CONNECTED LOAD = 18980.0 VA
PHASE B CONNECTED LOAD = 18260.0 VA
TOTAL CONNECTED LOAD = 37240.0 VA
TOTAL CONNECTED AMPS = 155.2 A

NOTES
1 PROVIDE GFCI AND AFCI BREAKERS THROUGHOUT, AS REQUIRED BY NEC.
2 PROVIDE HACR-RATED BREAKER.

PANEL SCHEDULE
SCALE: NONE



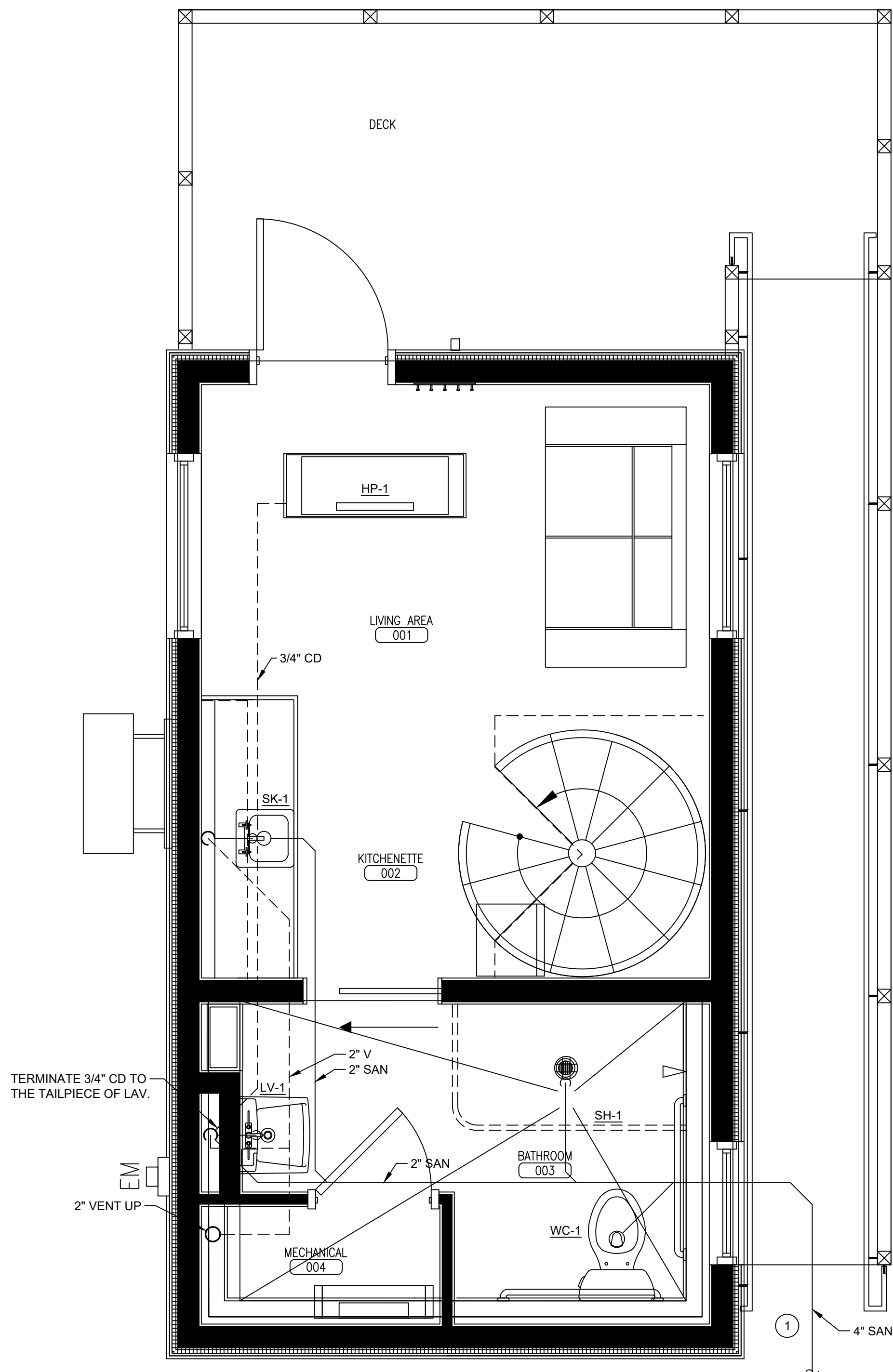
			MEGA CLIENT: WRIGHT-RYAN CONSTRUCTION 10 DANFORTH STREET PORTLAND, ME 04101
			THROUGH THESE DOORS: NEW DWELLING UNIT PORTLAND, ME 04074
0	ISSUED FOR CONSTRUCTION	06/23/2023	ELECTRICAL PLANS & SCHEDULE
REV.	SUBMISSION	DATE	

MEGA ENGINEERING PORTLAND, ME 207.749.4514 MATT@MEGAENGINEERINGME.COM	MEGA PROJECT NO. 2023-006	DRAWING NO.
	SHEET # 1	OF 1

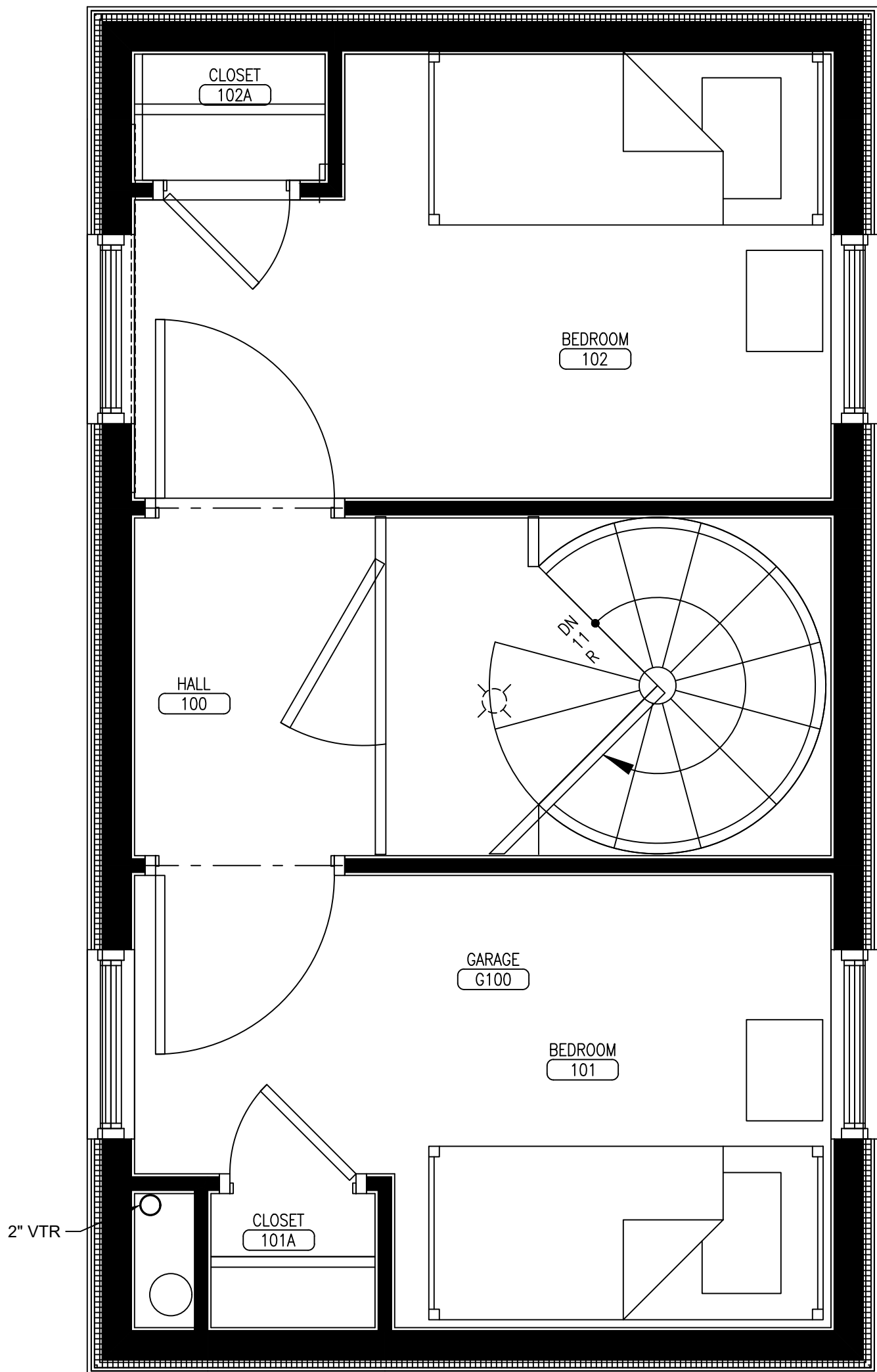
E-101

KEY NOTES

- 1 NEW SEWER LINES TO BE A MINIMUM 10' AWAY FROM NEW WATER LINES.



1 LOWER LEVEL FLOOR PLAN - SAN & VENT



2 UPPER LEVEL FLOOR PLAN - SAN & VENT

CLIENT INFORMATION
THROUGH THESE DOORS
PORTLAND, MAINE 04104

MECHANICAL ENGINEER
SparhawkGroup
Engineered Building Performance
81 BRIDGE STREET
YARMOUTH, ME, 04096
TEL.: 207.846.7726

SHEET INFORMATION
SIZE: ARCH D
SCALE: 1/2"=1'-0"
DRAWN BY: BK
CHECKED BY: MH

NEW DWELLING UNIT - PLUMBING
PORTLAND, MAINE 04104

LOWER LEVEL AND UPPER LEVEL FLOOR PLAN - SAN & VENT

REVISION HISTORY		
REV.	ISSUE	DATE
A	SCHEMATIC DESIGN	05/08/23
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D	REVISED AND ISSUED FOR CONSTRUCTION	06/26/23

SEAL AND SIGNATURE



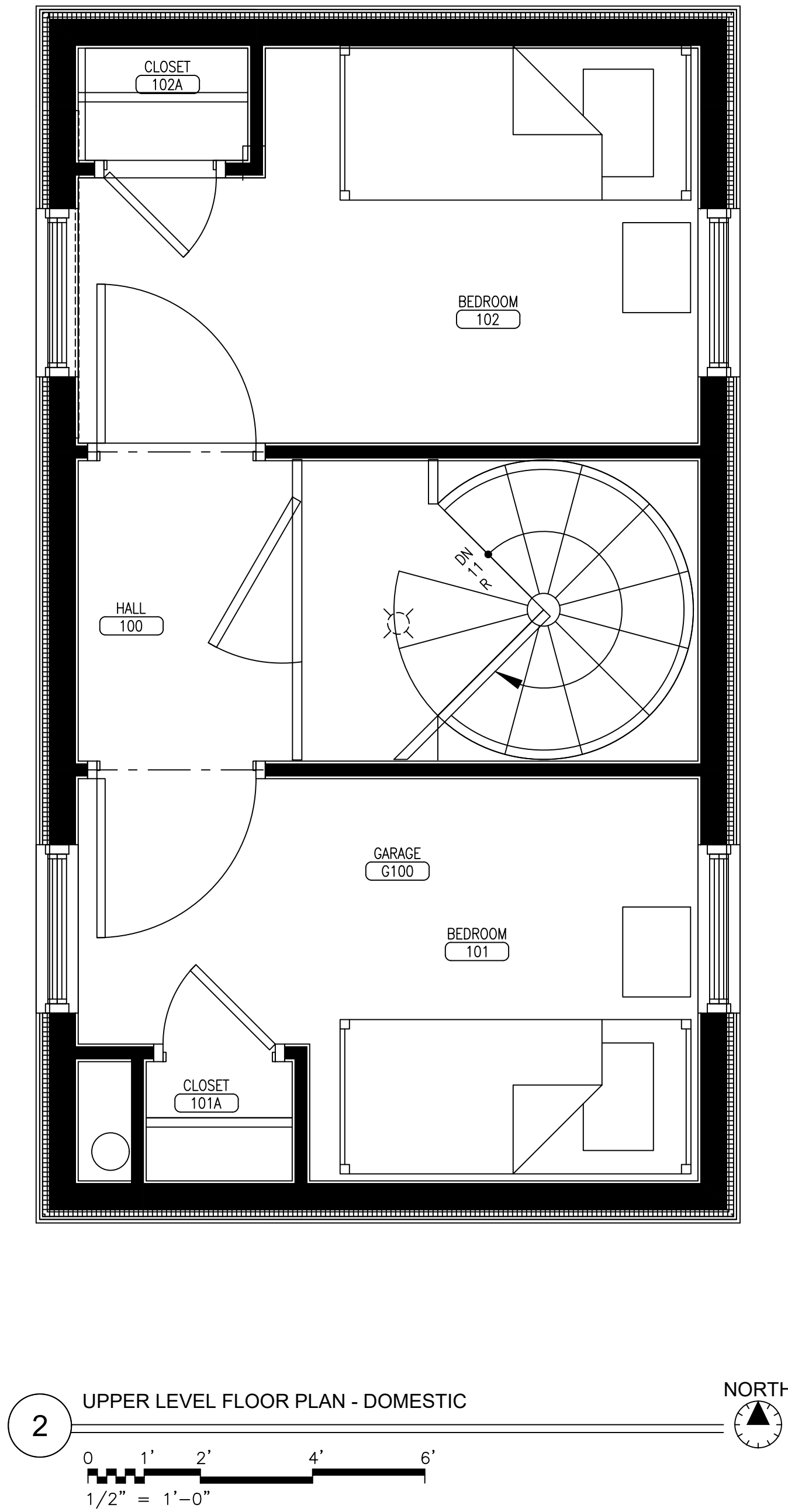
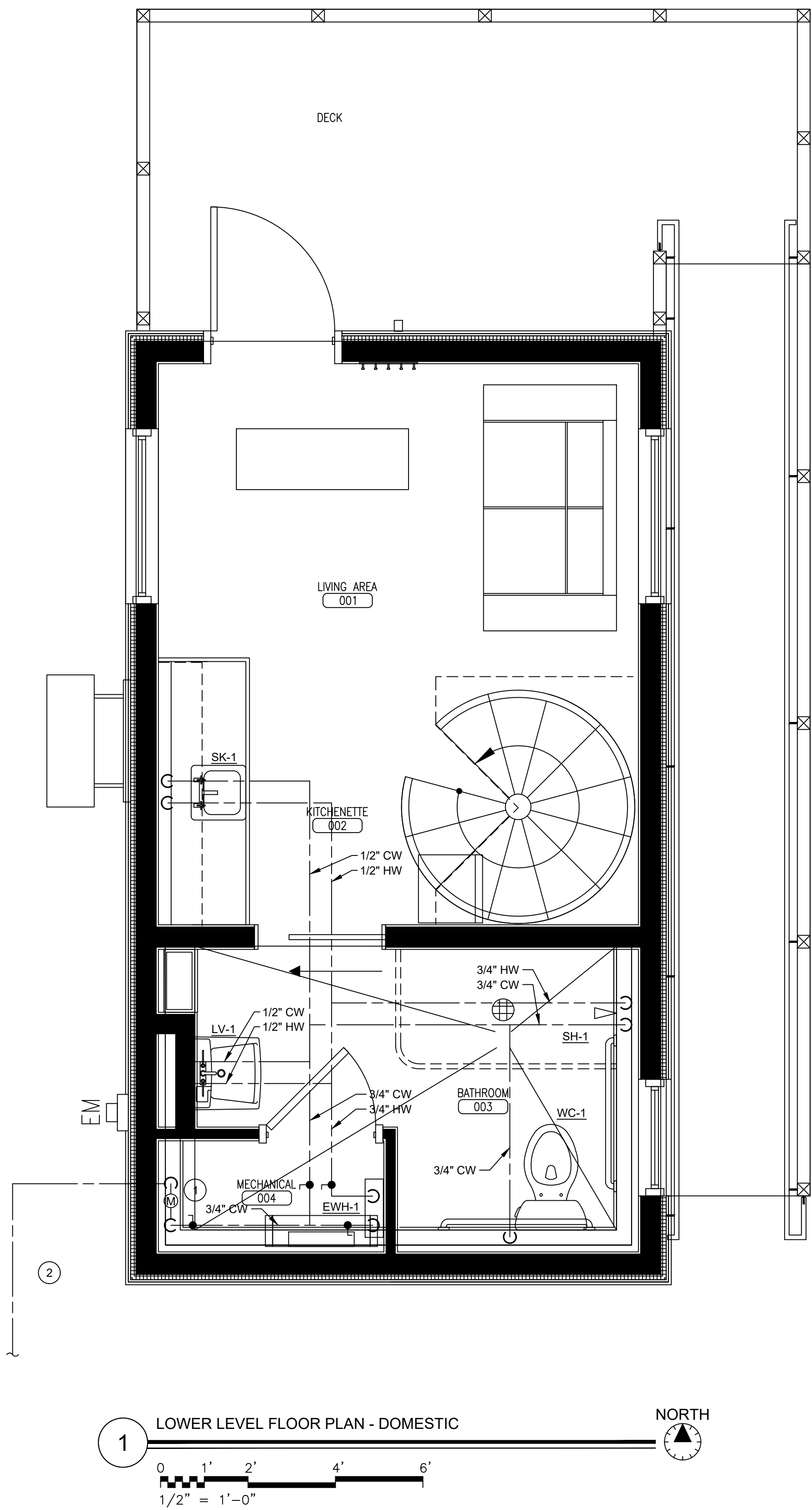
SHEET NUMBER

P1.10

- KEY NOTES
- 1

NEW WATER ENTRANCE AND METER TO BE LOCATED.
- 2

NEW WATER LINES TO BE A MINIMUM 10' AWAY FROM NEW SEWER LINES.



CLIENT INFORMATION

THROUGH THESE DOORS
PORTLAND, MAINE 04104

MECHANICAL ENGINEER

SparhawkGroup

Engineered Building Performance

81 BRIDGE STREET
YARMOUTH, ME, 04096
TEL.: 207.846.7726

SHEET INFORMATION

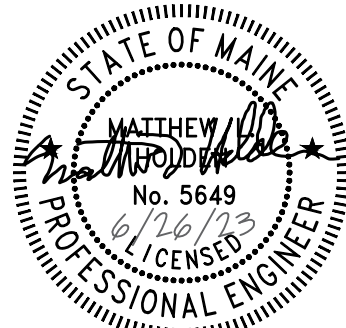
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SCALE: 1/2"=1'-0"
DRAWN BY: BK
CHECKED BY: MH

NEW DWELLING UNIT - PLUMBING
PORTLAND, MAINE 04104

LOWER LEVEL AND UPPER LEVEL FLOOR PLAN - DOMESTIC

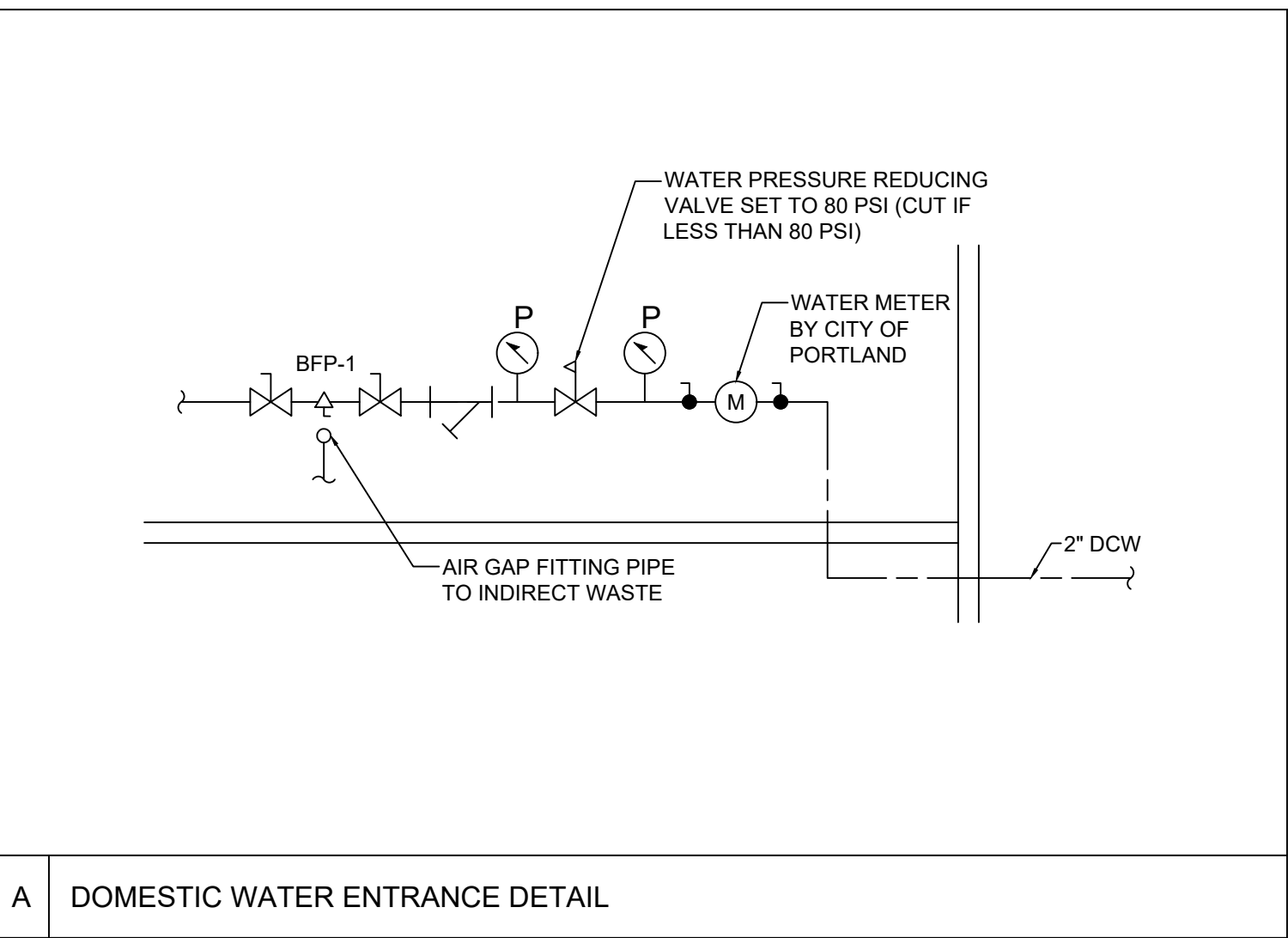
REVISION HISTORY		
REV.	ISSUE	DATE
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SEAL AND SIGNATURE



SHEET NUMBER

P2.10



A DOMESTIC WATER ENTRANCE DETAIL

ELECTRIC WATER HEATER										
TAG	QTY.	TYPE	MANUFACTURER	MODEL NO	MAXIMUM WATER TEMPERATURE INCREASE (AT 3.0 GPM)	MINIMUM WATER FLOW TO ACTIVATE UNIT (GPM)	ELECTRICAL		DIMENSIONS (INCH)	WEIGHT (LBS)
							KW	VOLT / PHASE	W x H x D	
EWH-1	1	ON - DEMAND	STIEBEL ELTRON	TEMPRA - 24 TREND	54°F	0.50	24	240 / 1	16-5/8" x 14-1/2" x 4-5/8"	16.1
NOTES : 1. CONTRACTOR TO INCLUDE PLUMBING ACCESSORIES AS RECOMMENDED BY MANUFACTURER.										

BACKFLOW PREVENTER					
TAG	NOMINAL DIAMETER	DESCRIPTION	MANUFACTURER	MODEL	NOTES
BFP-1	2"	BACK FLOW PREVENTER	WATTS	LF009	1
NOTES: 1. PROVIDE LEAD FREE MODEL, WITH BALL VALVES, STRAINER AND AIR GAP FITTING.					

PLUMBING FIXTURES						
MARK	FIXTURE	TYPE	MANUFACTURER	MODEL NO.	MATERIAL	NOTES
SH-1	SHOWER	HAND SHOWER SYSTEM	SYMMONS	S-9603-PLR-1.5	POLISHED CHROME FINISH	-
WC-1	WATER CLOSET	FLUSH TANK, ELONGATED TOILET	AMERICAN STANDARD	211AA.105	VITREOUS CHINA	CHROME FINISH TRIP LEVER, INCLUDE SEAT AND COVER
LV-1	LAVATORY SINK	WALL-MOUNT SINK AND FAUCET	KOHLER	K-2032-N	VITREOUS CHINA	POLISHED CHROME FINISH, SYMMONS S-9612-0.5
SK-1	KITCHEN SINK	DROP-IN SINK AND FAUCET	ELKAY	BCR15	STAINLESS STEEL, BRUSHED SATIN FINISH	POLISHED CHROME FINISH, SYMMONS SPB-3510-1.0

CLIENT INFORMATION

THROUGH THESE DOORS
PORTLAND, MAINE 04104

MECHANICAL ENGINEER

SparhawkGroup

Engineered Building Performance

81 BRIDGE STREET
YARMOUTH, ME, 04096
TEL.: 207.846.7726

SHEET INFORMATION

SIZE: ARCH D
SCALE: N.T.S.
DRAWN BY: BK
CHECKED BY: MH

NEW DWELLING UNIT - PLUMBING
PORTLAND, MAINE 04104

SCHEDULES AND DETAILS

REVISION HISTORY

REV.	ISSUE	DATE
A	SCHEMATIC DESIGN	05/08/23
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C	ISSUED FOR CONSTRUCTION	05/26/23
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SEAL AND SIGNATURE

STATE OF MAINE

MATTHEW J. JOHNSON

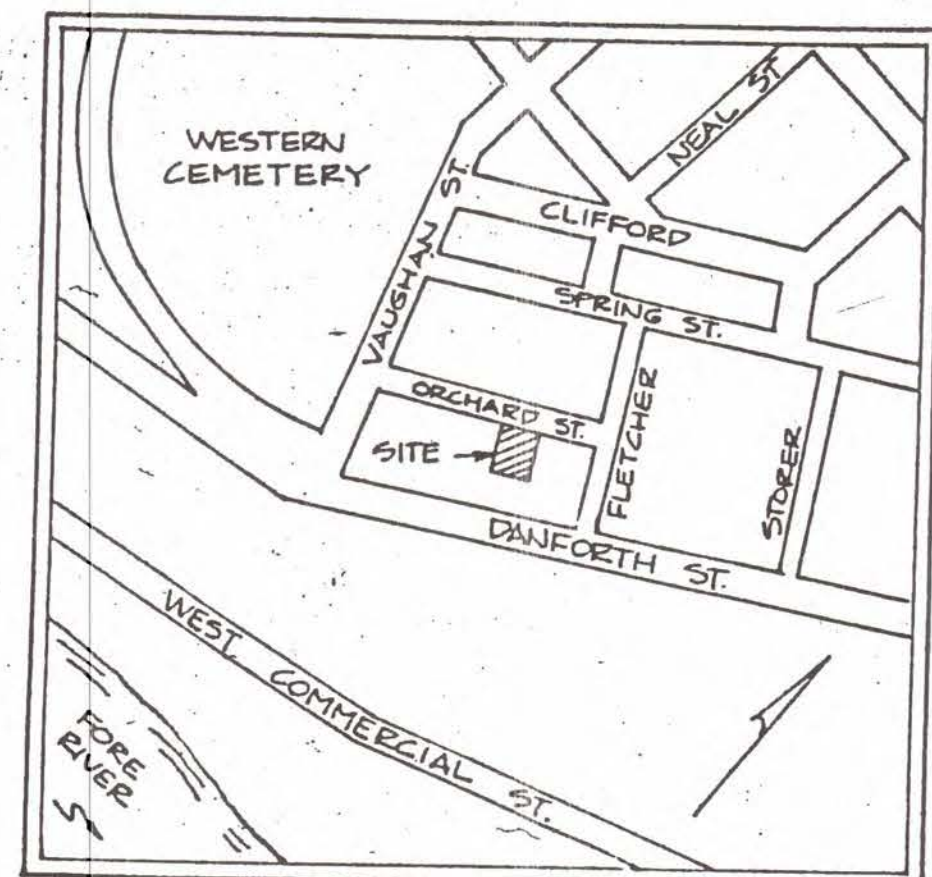
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6/26/23

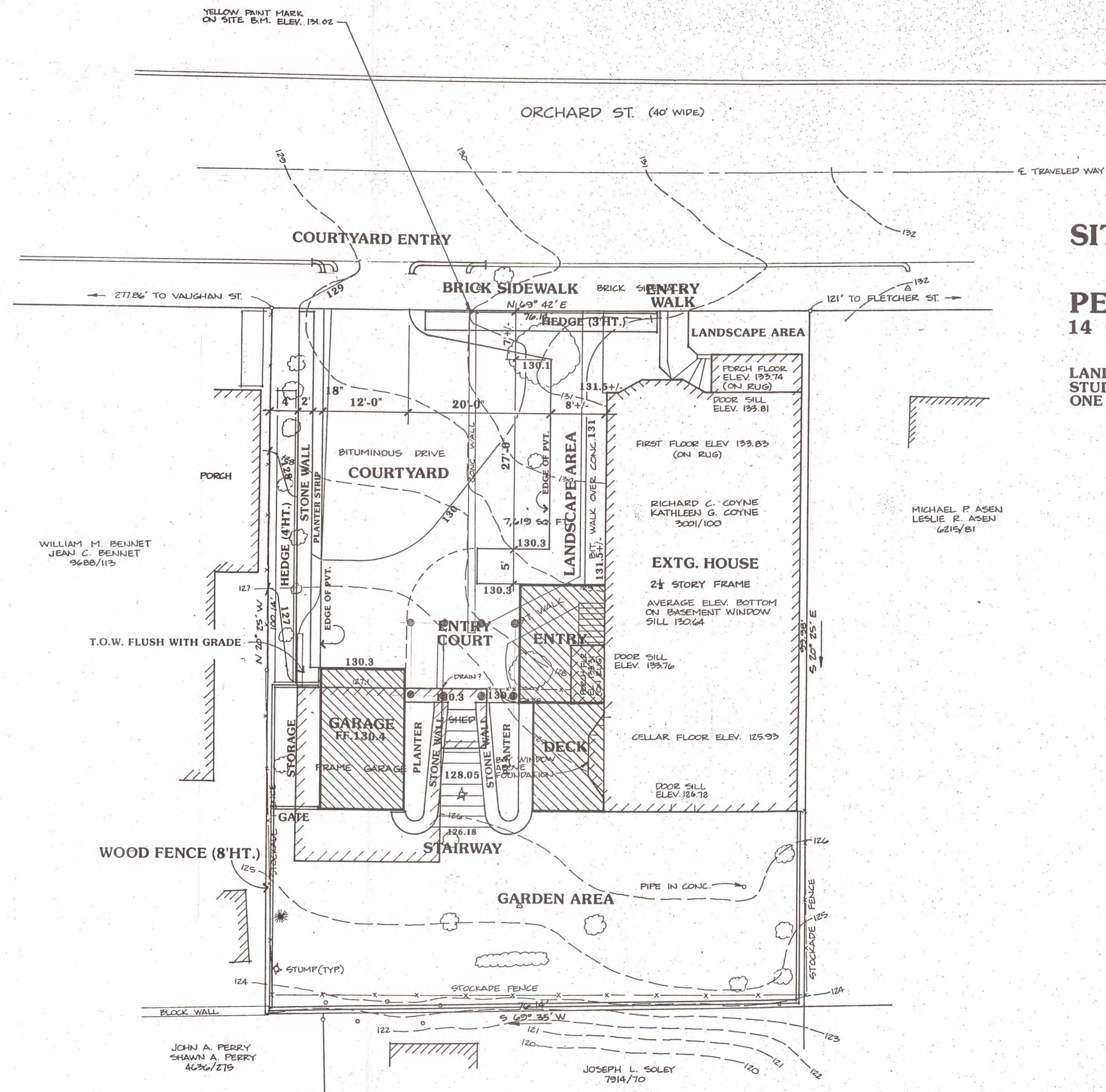
PROFESSIONAL ENGINEER

SHEET NUMBER

P3.10



SITE LOCATION PLAN
NOT TO SCALE



SITE PLAN

PEABODY HOUSE 14 ORCHARD STREET - PORTLAND, MAINE

LANDSCAPE ARCHITECT
STUDIO LANDSCAPE ARCHITECTURE
ONE FOREST AVENUE PORTLAND, MAINE

CERTIFICATION:
OWEN HASKELL, INC. HEREBY CERTIFIES TO PEABODY HOUSE THAT
ACCORDING TO THE BEST OF ITS KNOWLEDGE, INFORMATION &
BELIEF, THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY
BASED ON THE RECORD DESCRIPTION OF THE LOTS AND THAT
IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL
LAND SURVEYORS STANDARDS FOR A CATEGORY I, CONDITION II
SURVEY WITH THE FOLLOWING EXCEPTIONS:
1. LOT CORNERS NOT MARKED AT THIS TIME.
2. NO NEW DEED DESCRIPTION.
WE FURTHER CERTIFY THAT ANY ENCROACHMENT EITHER WAY
ACROSS PROPERTY LINES ARE SHOWN HEREON & THAT THIS LOT
DOES NOT FALL IN A FLOOD HAZARD ZONE.

Nov. 24 1993
DATE

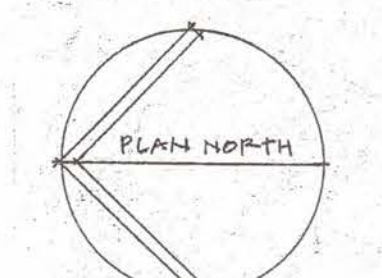
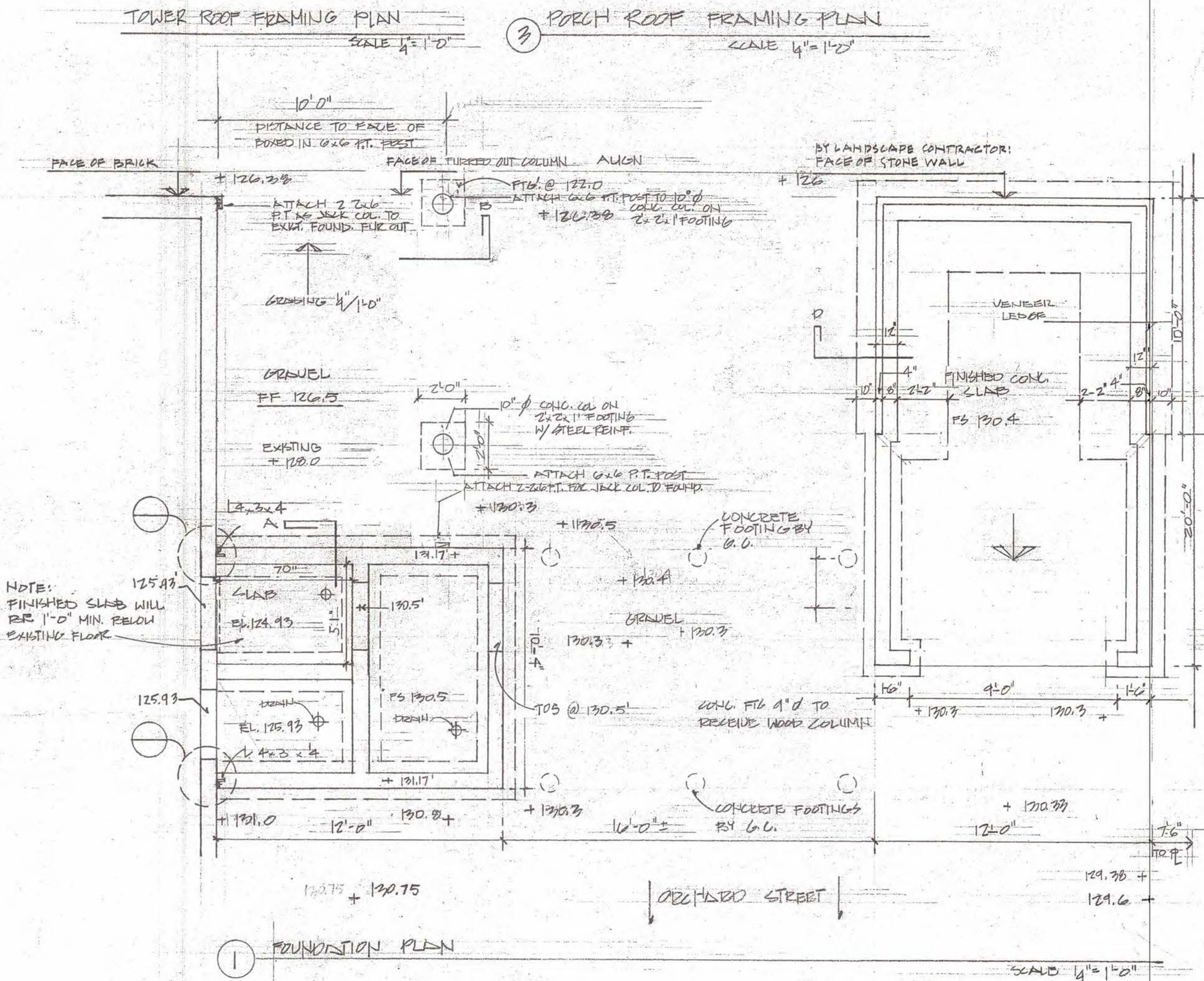
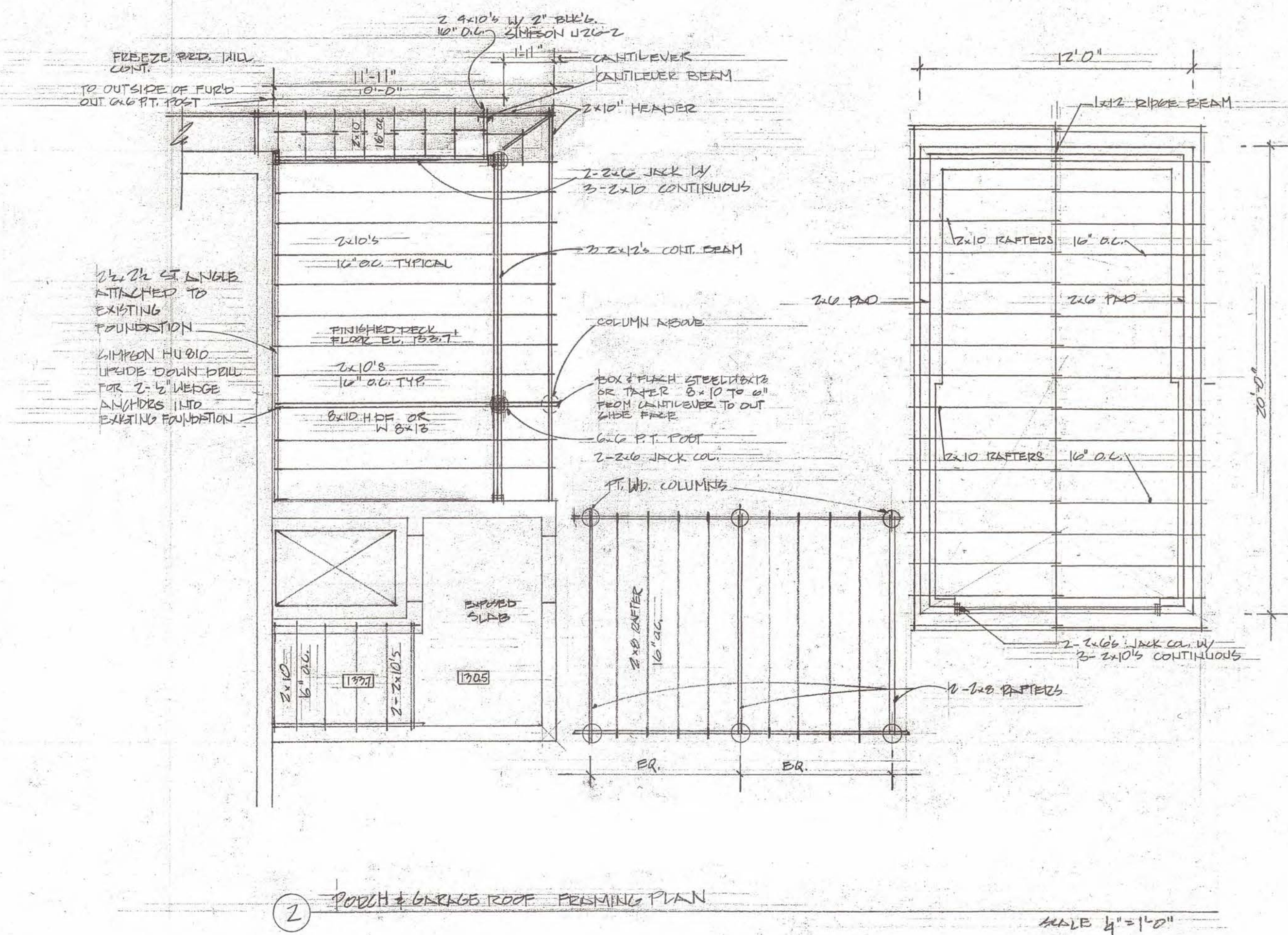
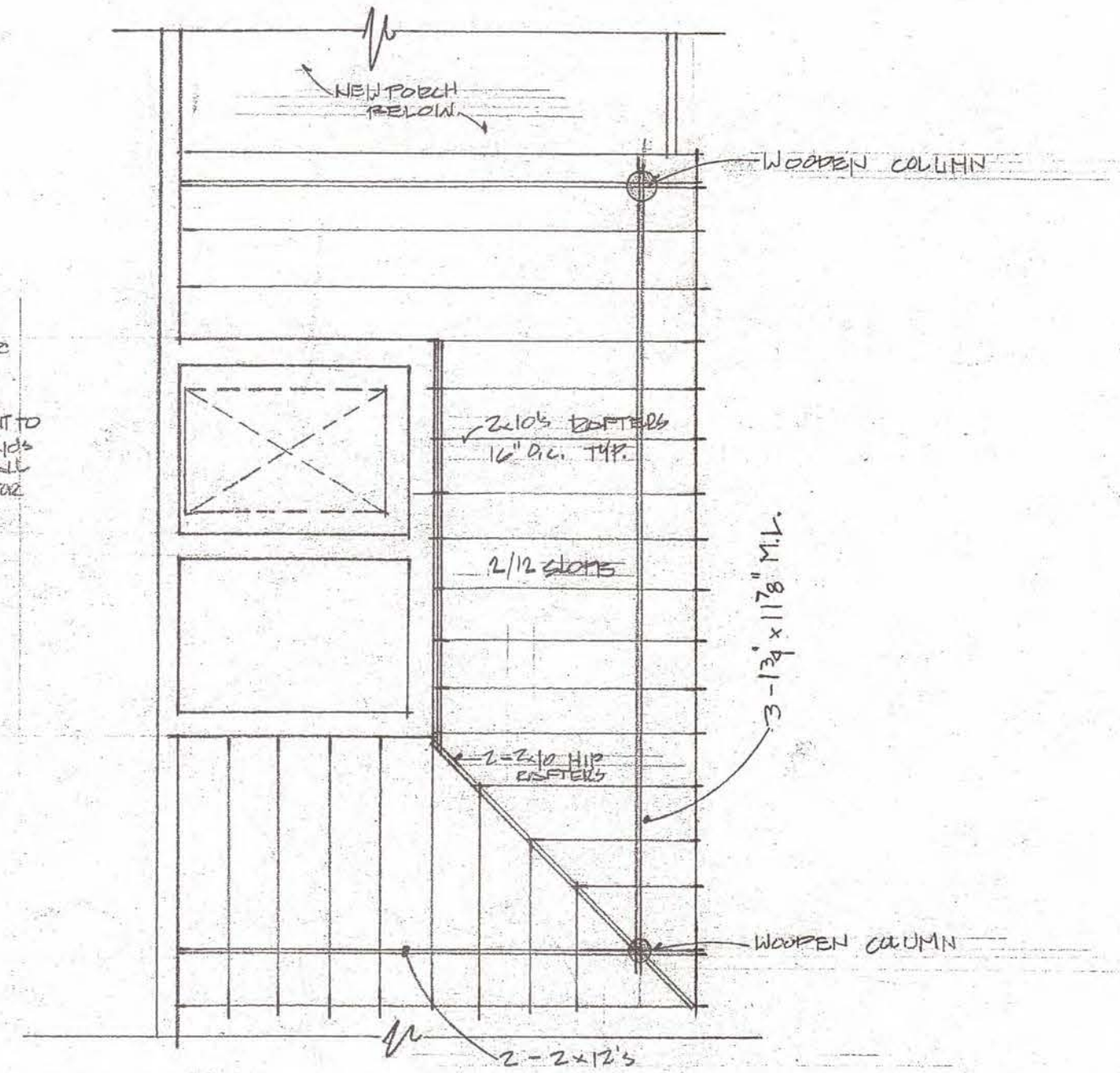
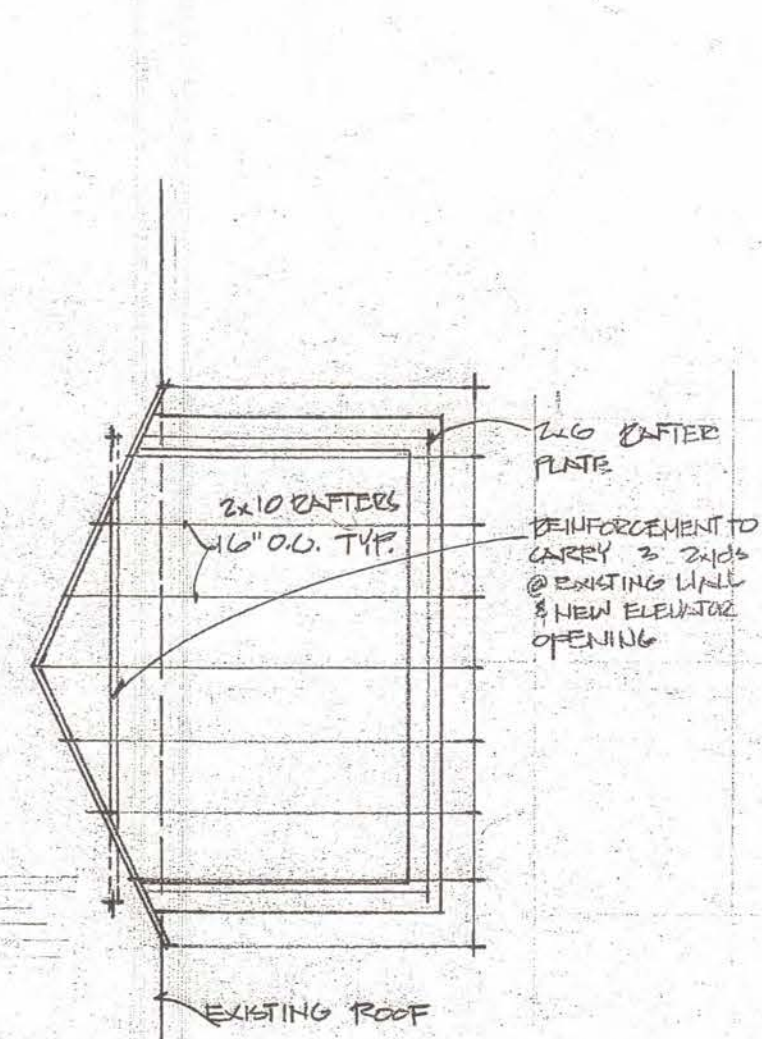
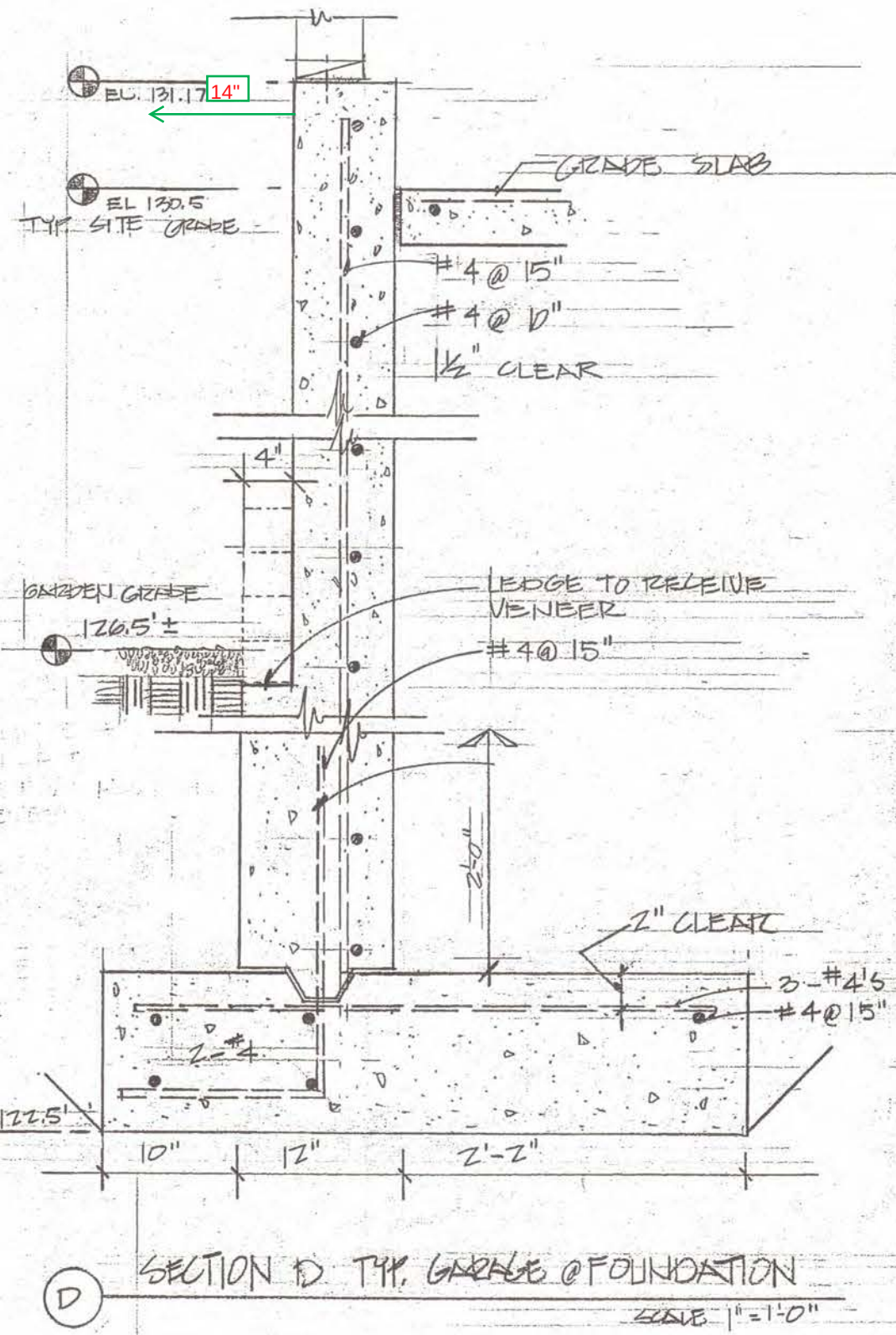
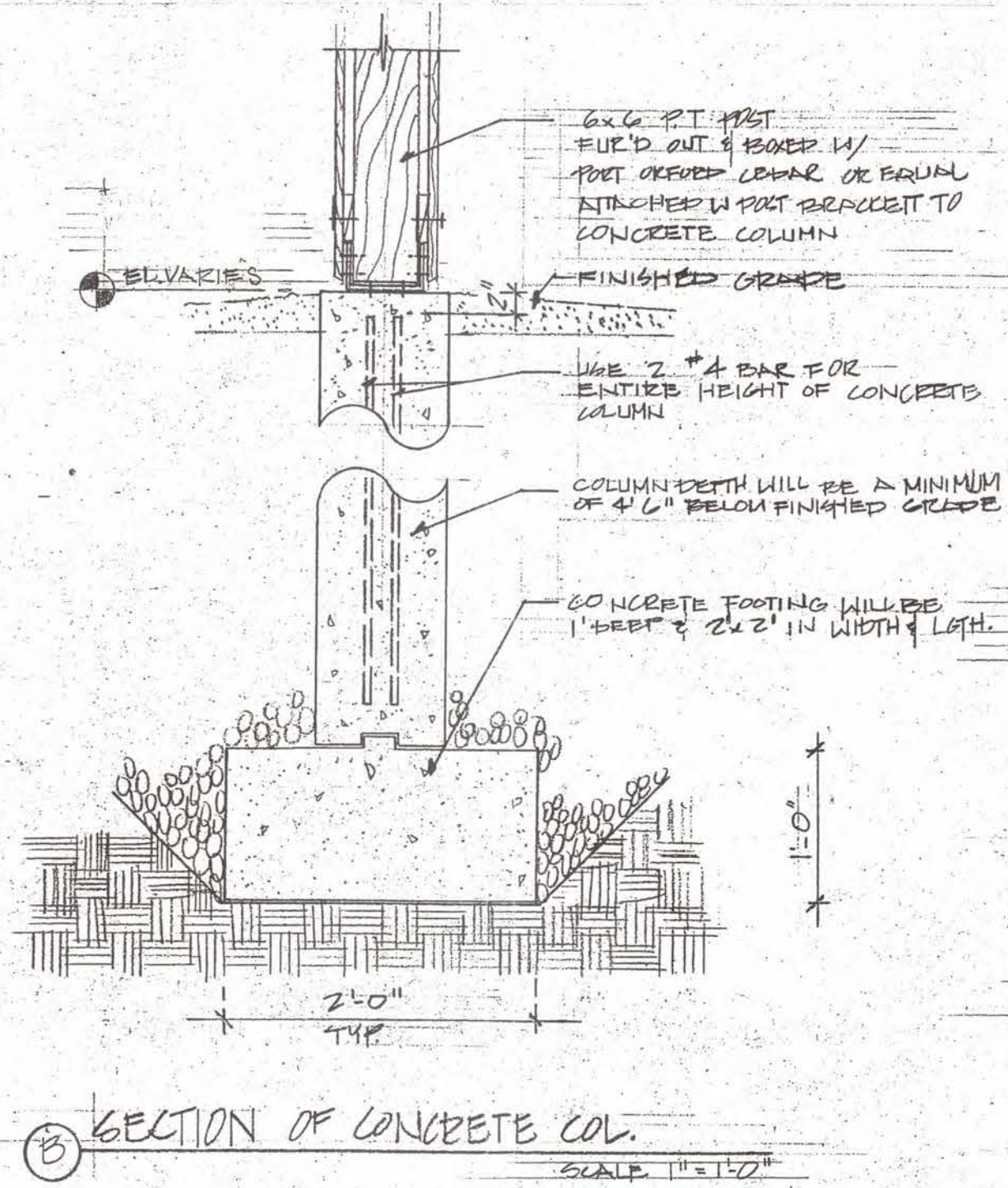
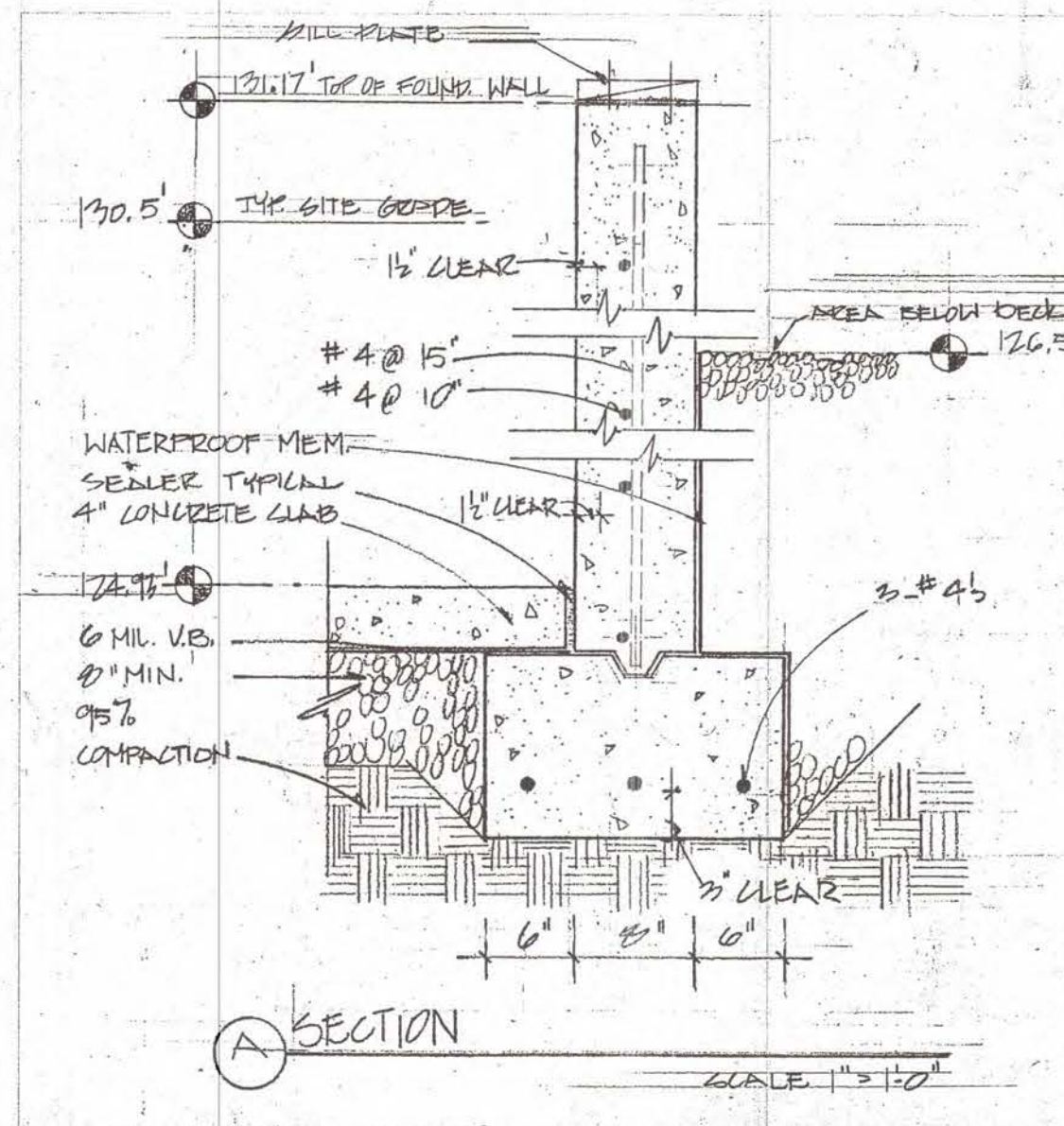
LOUIS T. MAGUIRE, PLS #284

DATE: DECEMBER 23, 1993

STANDARD BOUNDARY SURVEY
OF LAND AT 14 ORCHARD ST.
PORTLAND, MAINE
MADE FOR
PEABODY HOUSE

Owen Haskell, Inc.
Civil Engineers South Portland, Maine Lead Surveyor

Drawn By	MPW	Date	11/24/93	Job No	95223
Trace By	RWC	Scale	1/8" = 1'	Drawn N	
Check By	LTM				
Bk No	620/104				

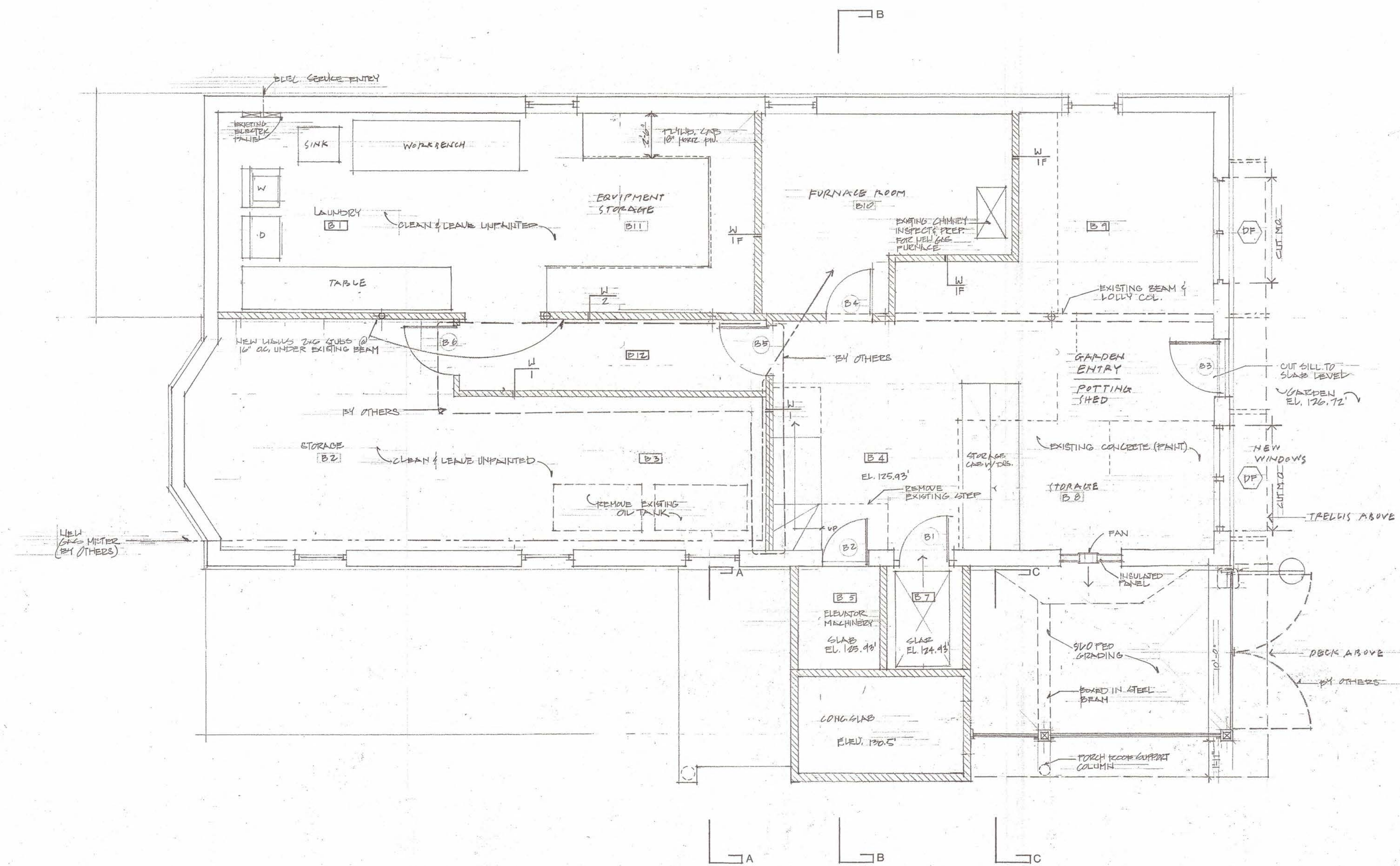


23 FEB '94
1 MARCH '94
7 MARCH '94
14 MARCH '94
12 APR '94

PEABODY HOUSE
Renovations to
14 Orchard Street
Portland, Maine

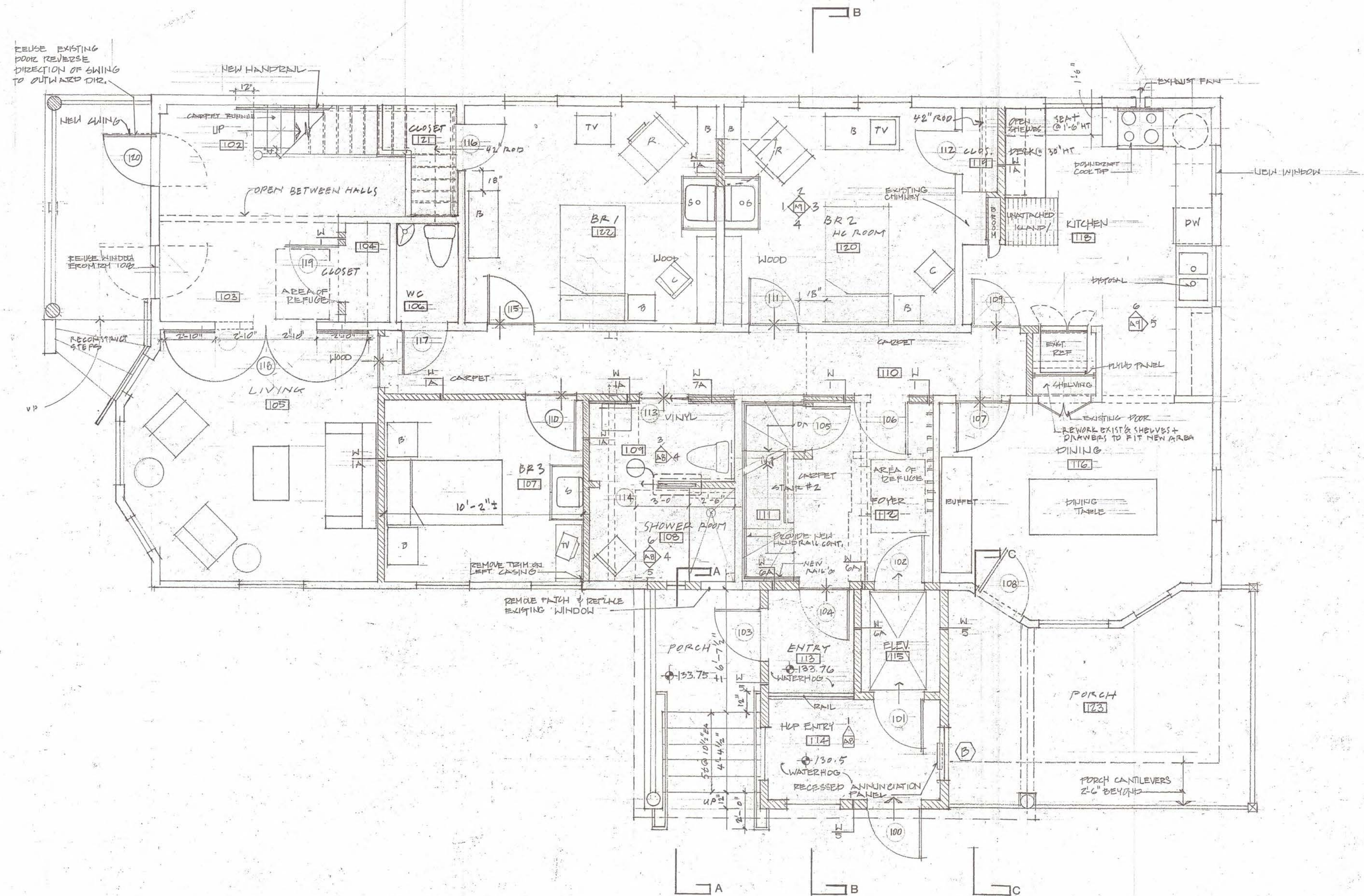
S. 1

SUPERLOADED
SEE FILE Sketch #A-1-9
G.A.94



BASEMENT

1/4" = 1'-0"



FIRST FLOOR
1/8" = 1'-0"

REED & BARBA
ARCHITECTS

500 CONGRESS STREET
PORTLAND, MAINE
04101-3403
207 773-3920

REGISTERED ARCHITECT
W. REED
BARBA
No. 1288
STATE OF MAINE

PLAN KEY

- ROOM #
- NEW DOOR
- ELEVATION
- SECTION
- WINDOW TYPE
- FLOOR MATERIAL CHANGE
- WALL TYPE
- WALL TYPE ACQUISITION
- NEW WALL
- REMOVE WALL
- REMOVE DOOR

PLAN NORTH

4 JAN '94
1 MARCH '94
14 MARCH '94
12 APR '94

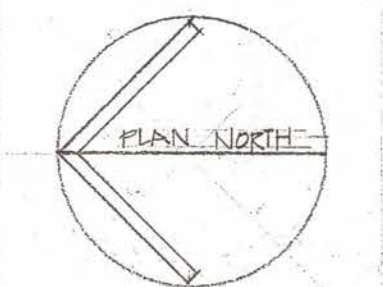
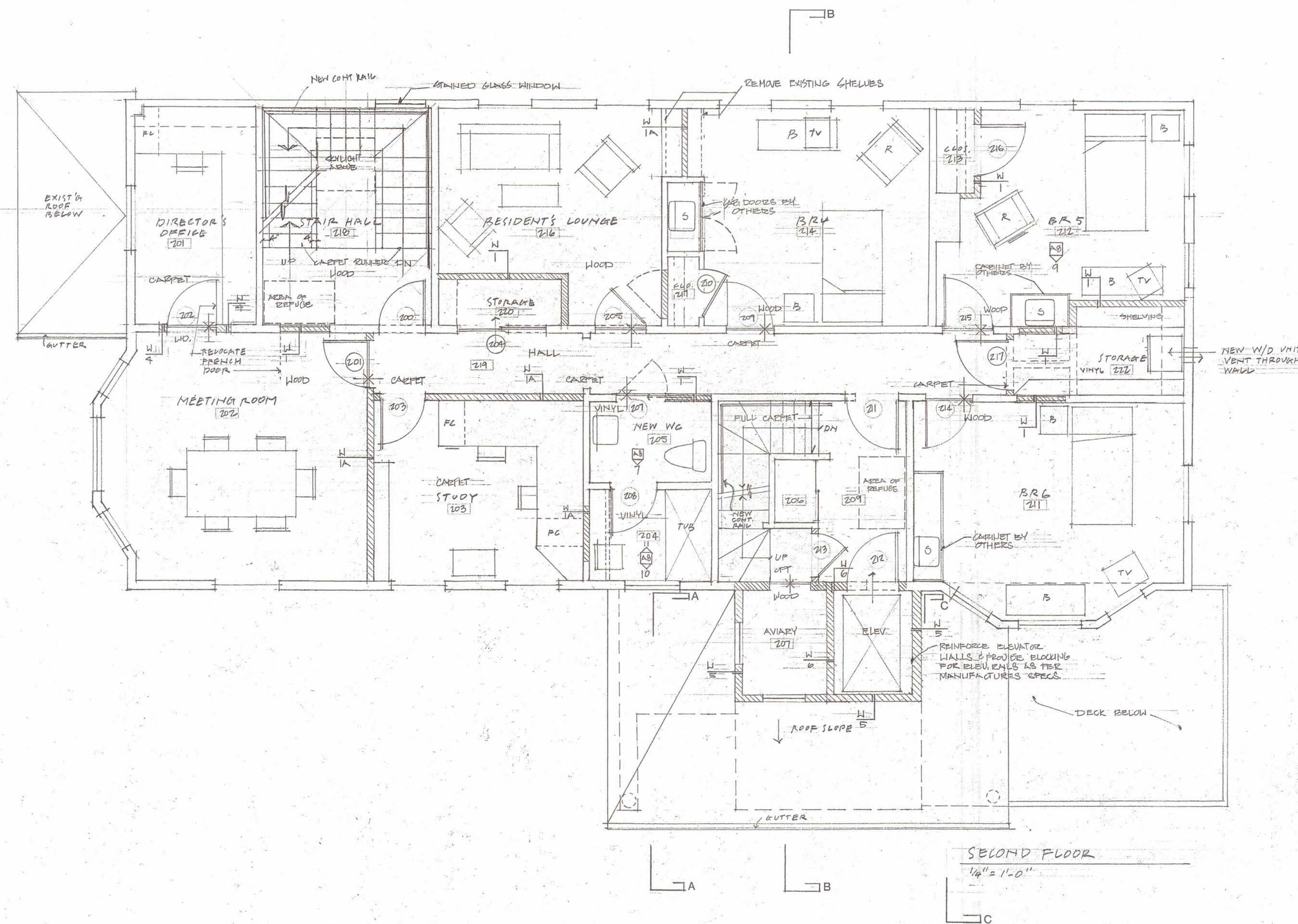
PEABODY HOUSE

Renovations to
14 Orchard Street
Portland, Maine

A.1

REED & BARBA
ARCHITECTS

500 CONGRESS STREET
PORTLAND, MAINE
04101-3403
207 773-3920



4 JAN '94
1 MARCH '94
19 MARCH '94
12 APR '94

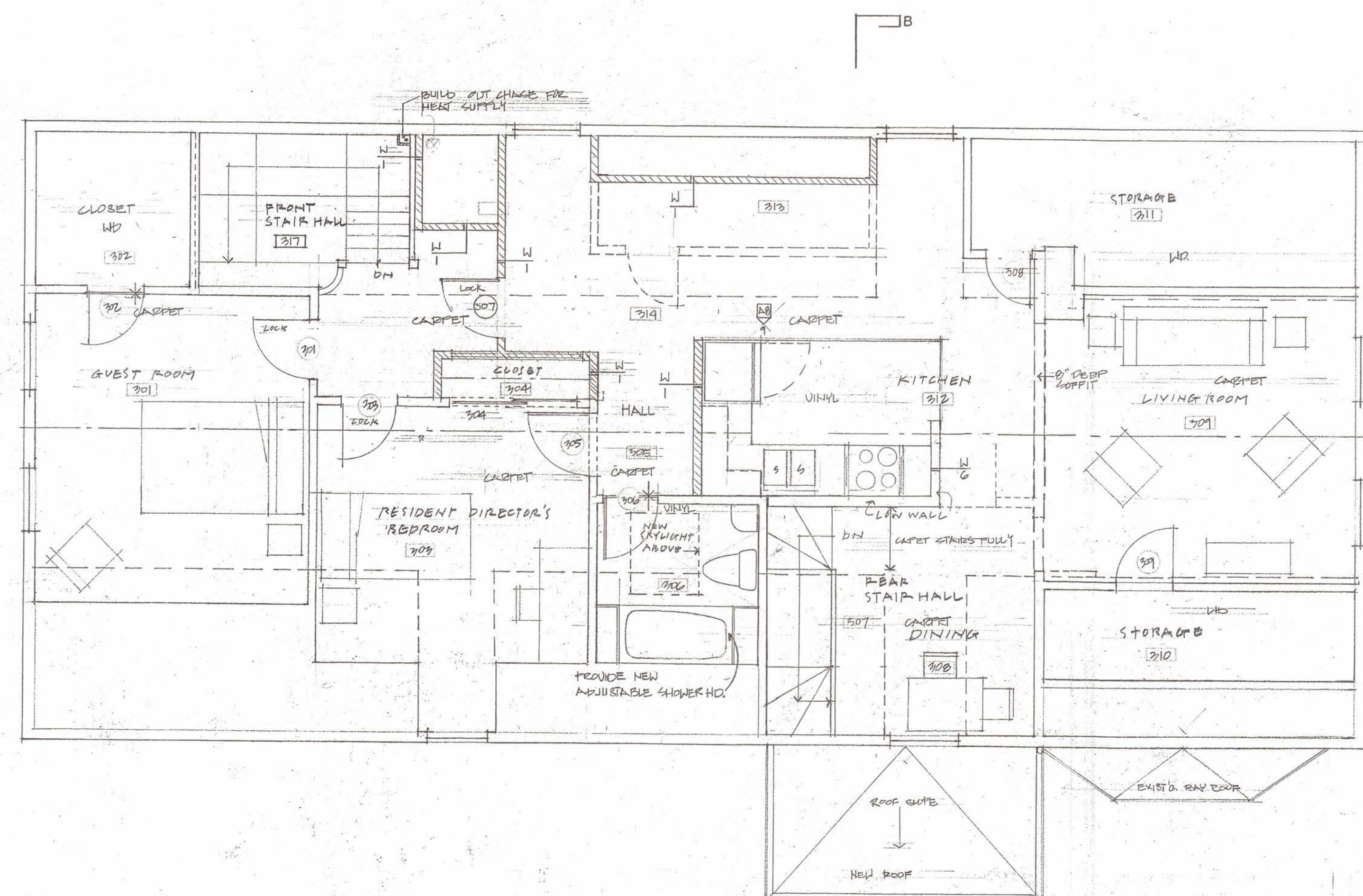
PEABODY HOUSE

Renovations to
14 Orchard Street
Portland, Maine

A.2

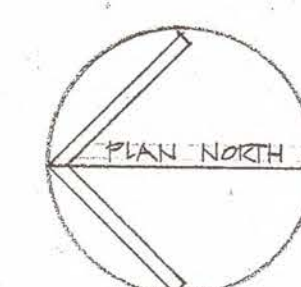
REED & BARBA
ARCHITECTS

500 CONGRESS STREET
PORTLAND, MAINE
04101-3403
207 773-3920



NOTES:
1. REMOVE TOP WOOD
FLOOR BOARDS & REPAIR
AS NEEDED ORIGINAL
FLOOR IN ROOMS 307 & 308

THIRD FLOOR
1/4" = 1'-0"



4 JAN 94
1 MAR 94
14 MAR 94
12 APR 94

PEABODY HOUSE
Renovations to
14 Orchard Street
Portland, Maine

A.3

500 CONGRESS STREET
PORTLAND, MAINE
04101-3403
207 773-3920



7 MARCH 1994
14 MARCH 1994
12 APR 1994

Renovations to
14 Orchard Street
Portland, Maine

A. 4



REED & BARBA
ARCHITECTS

500 CONGRESS STREET
PORTLAND, MAINE
04101-3403
207 773-3920

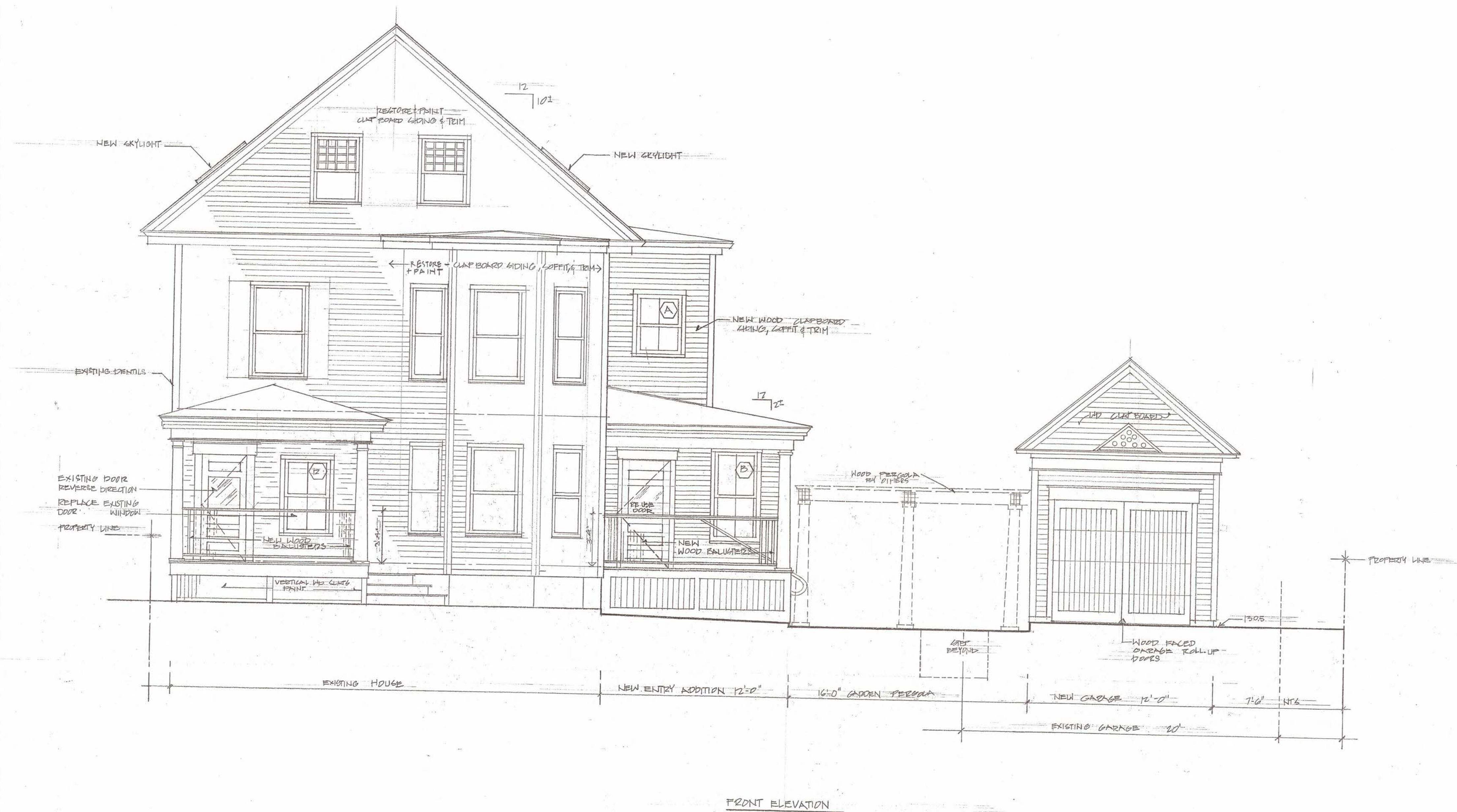


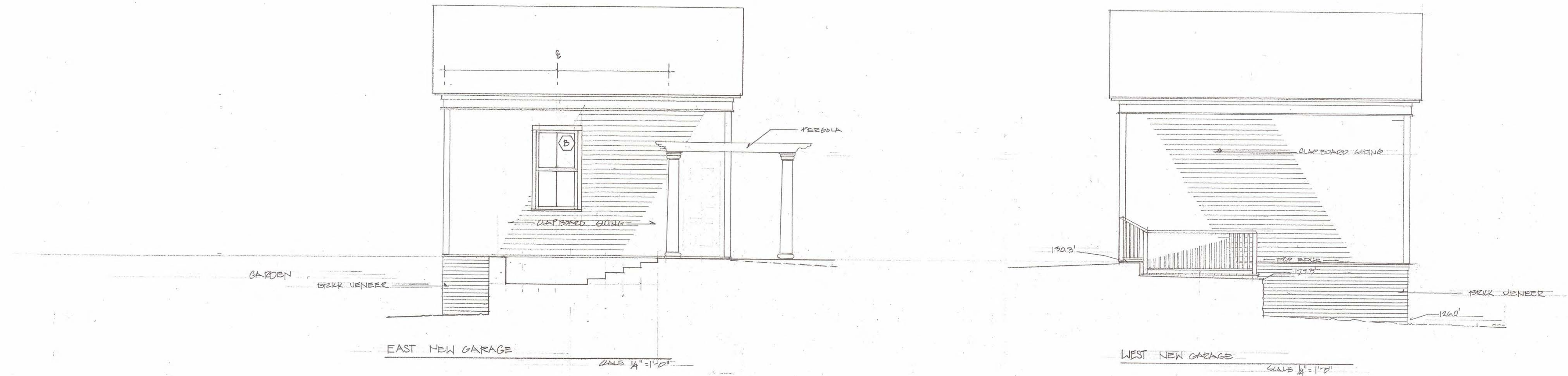
12 APR '94

PEABODY HOUSE

Renovations to
14 Orchard Street
Portland, Maine

A. 5





REED & BARBA
ARCHITECTS

500 CONGRESS STREET
PORTLAND, MAINE
04101-3403
207.773-3920



NOTE: DWG DOES NOT
REPLACE PENDING SITE
REVISIONS

12 APRIL '14

PEABODY HOUSE

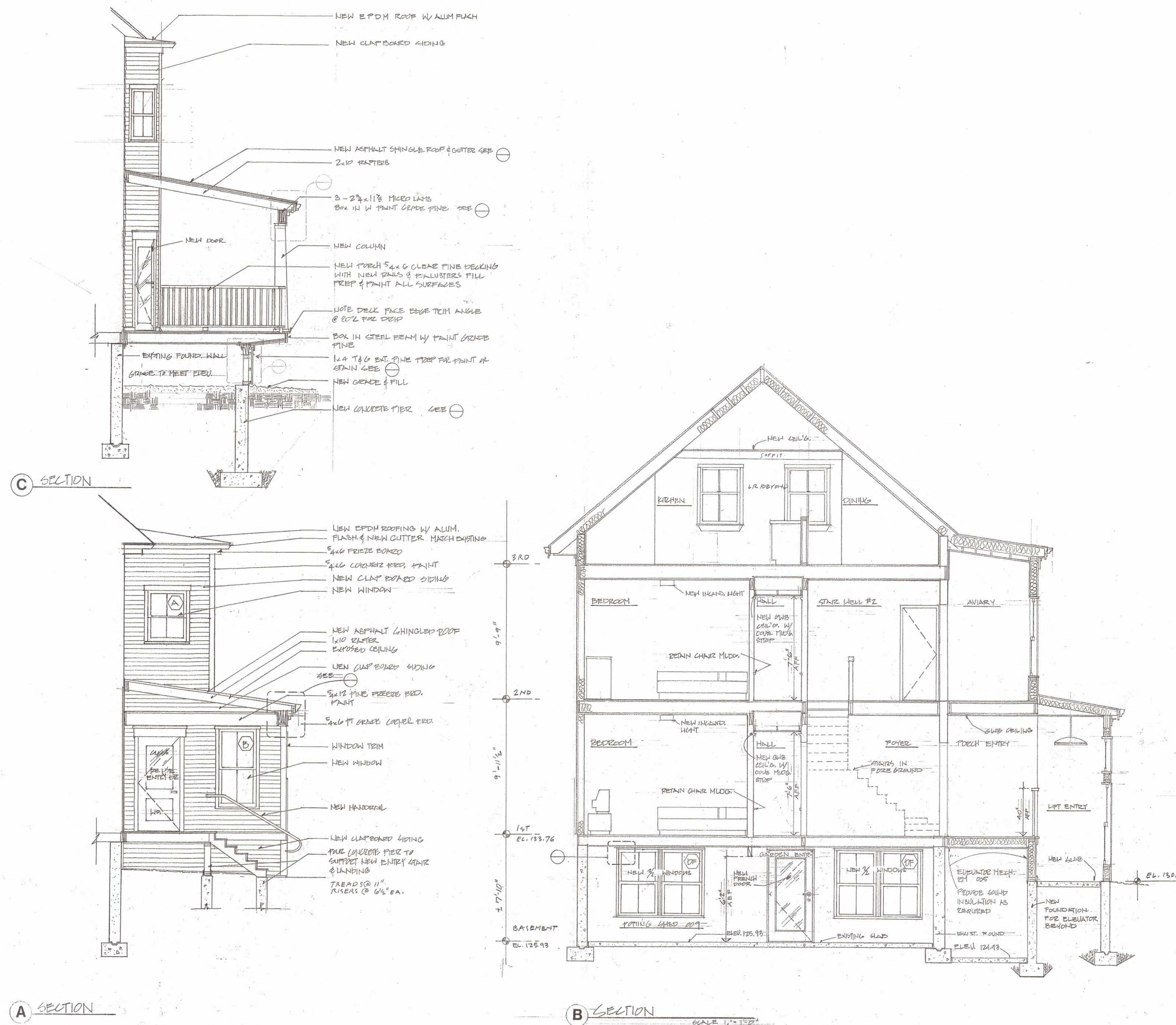
Renovations to
14 Orchard Street
Portland, Maine

A.6

500 CONGRESS STREET
PORTLAND, MAINE
04101-3403
207 773-3920

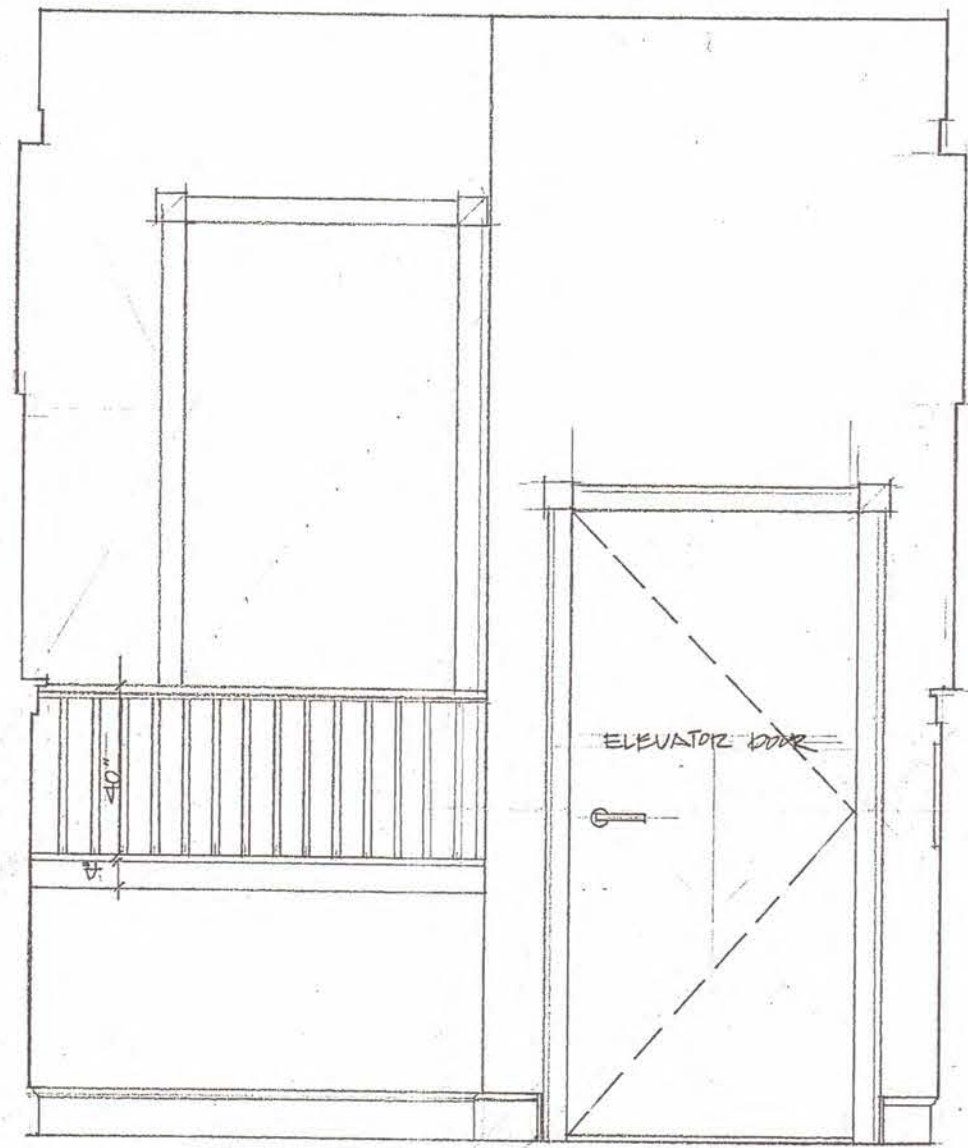


Renovations to
14 Orchard Street
Portland, Maine

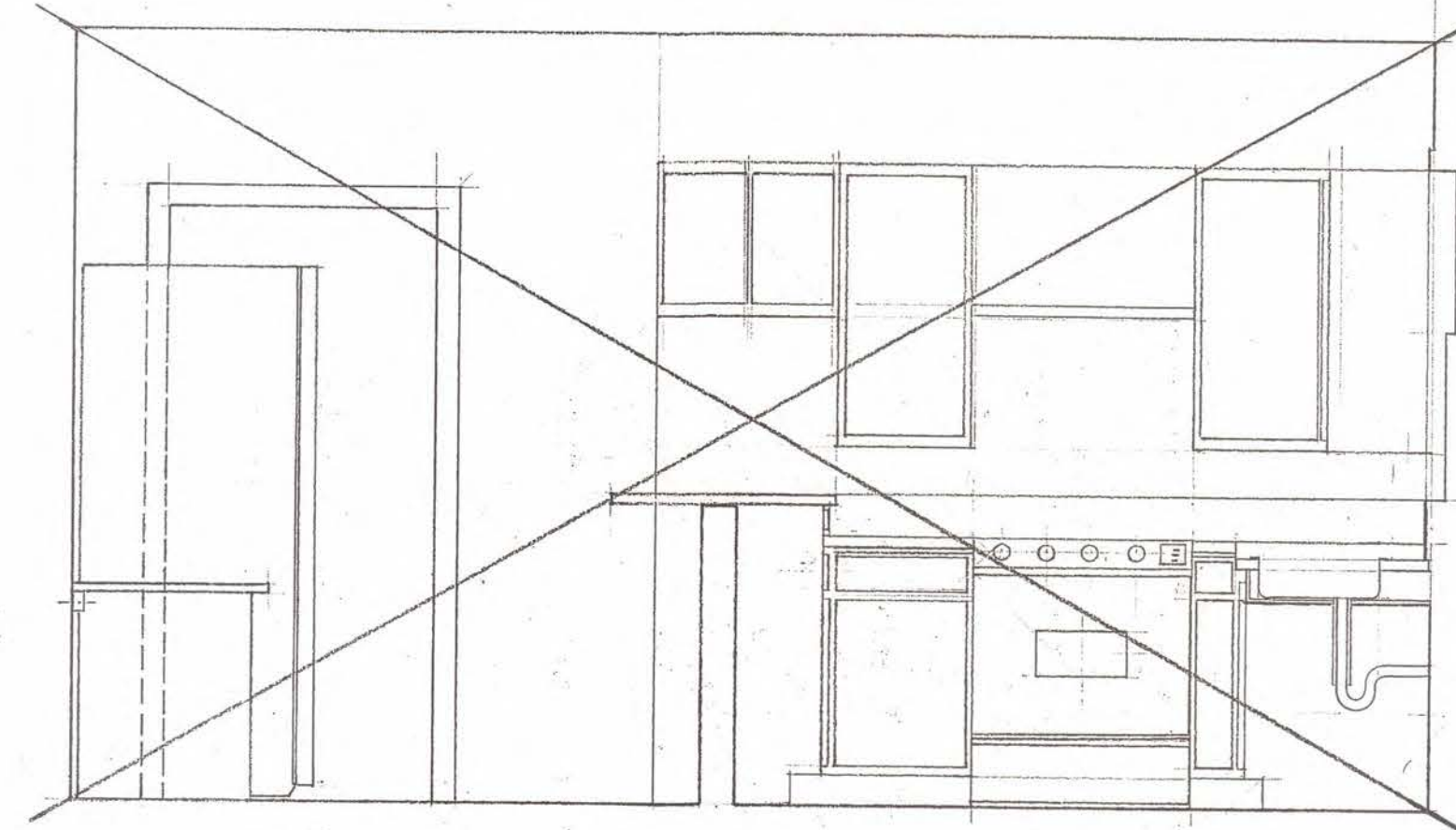


REED & BARBA
ARCHITECTS

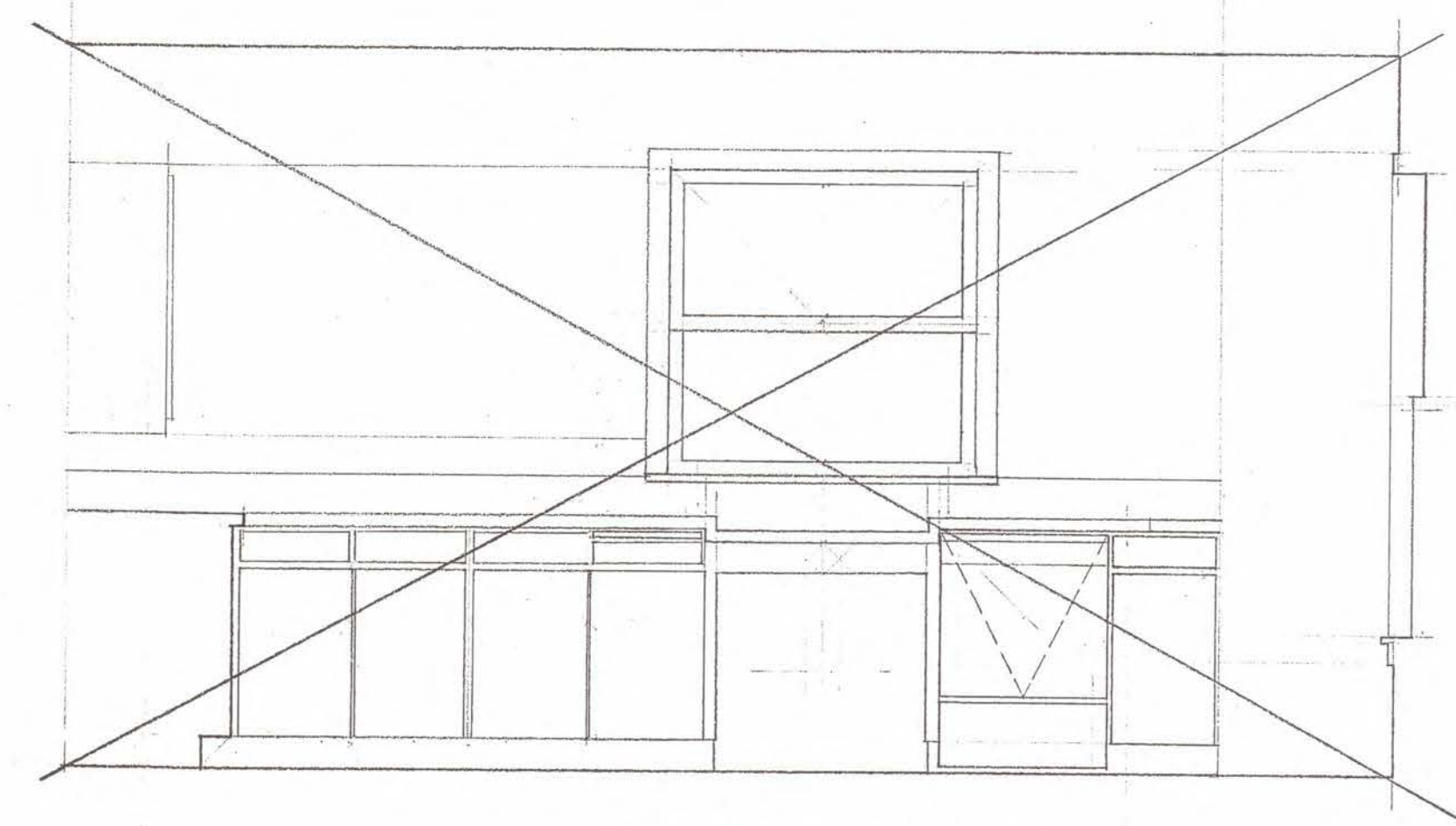
500 CONGRESS STREET
PORTLAND, MAINE
04101-3403
207 773-3920



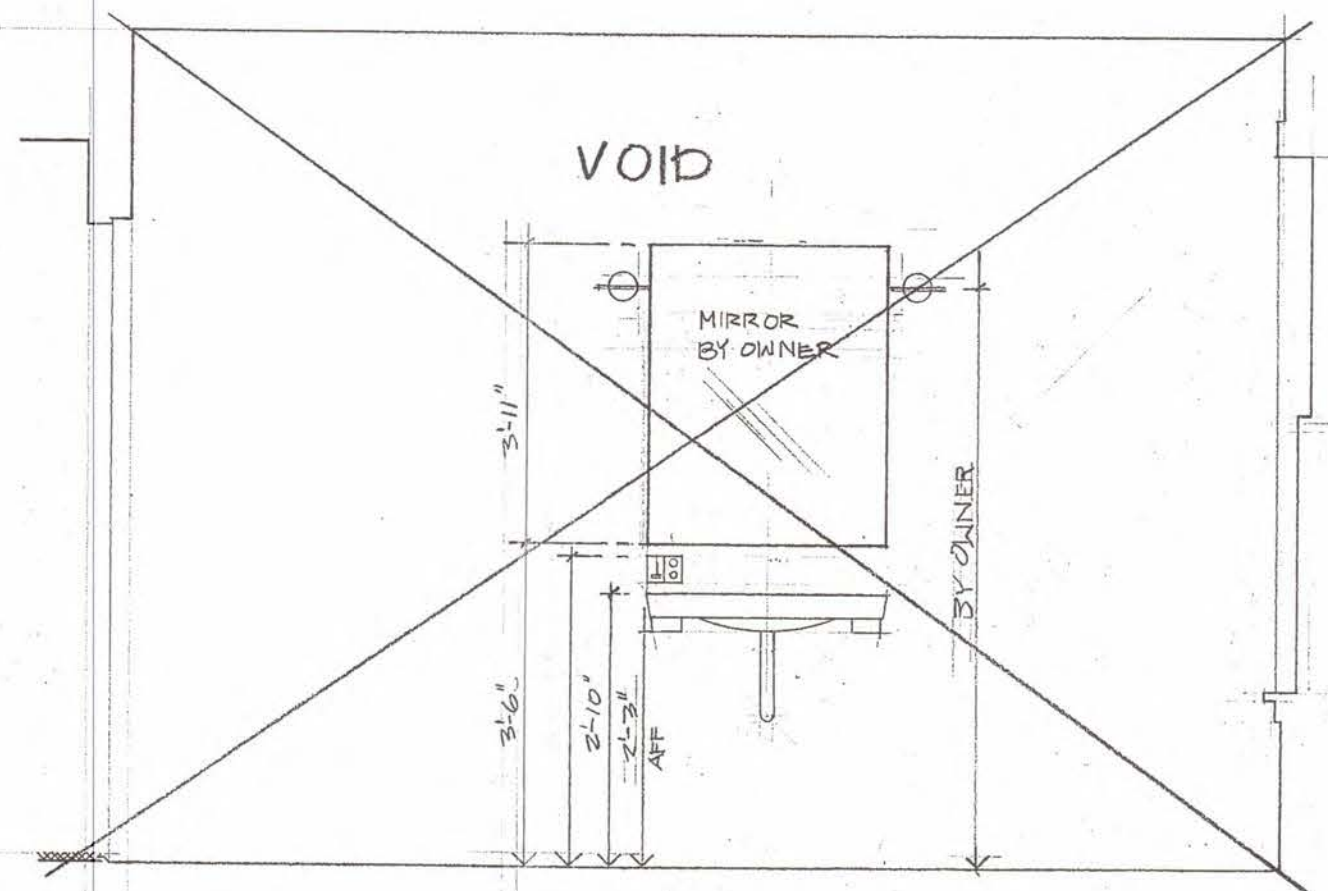
1 ROOM 114 EAST



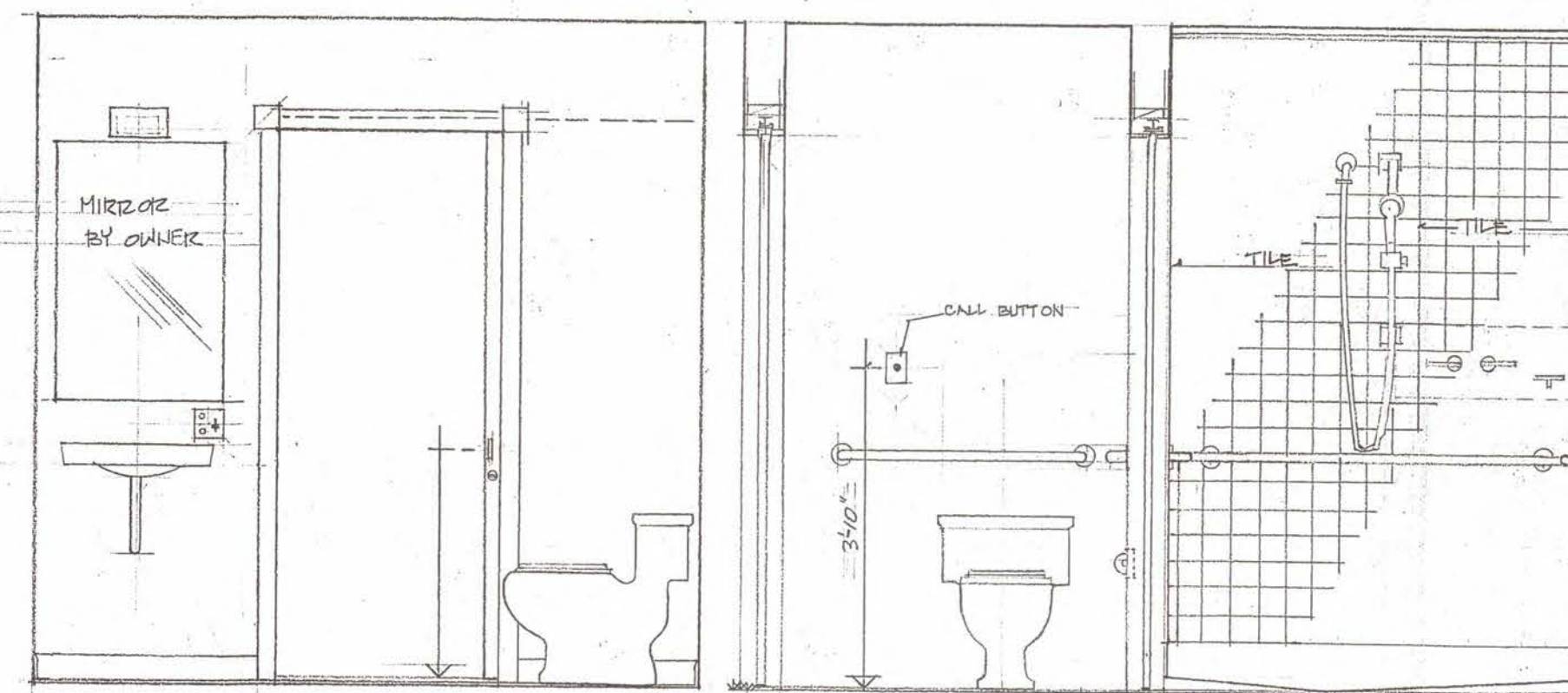
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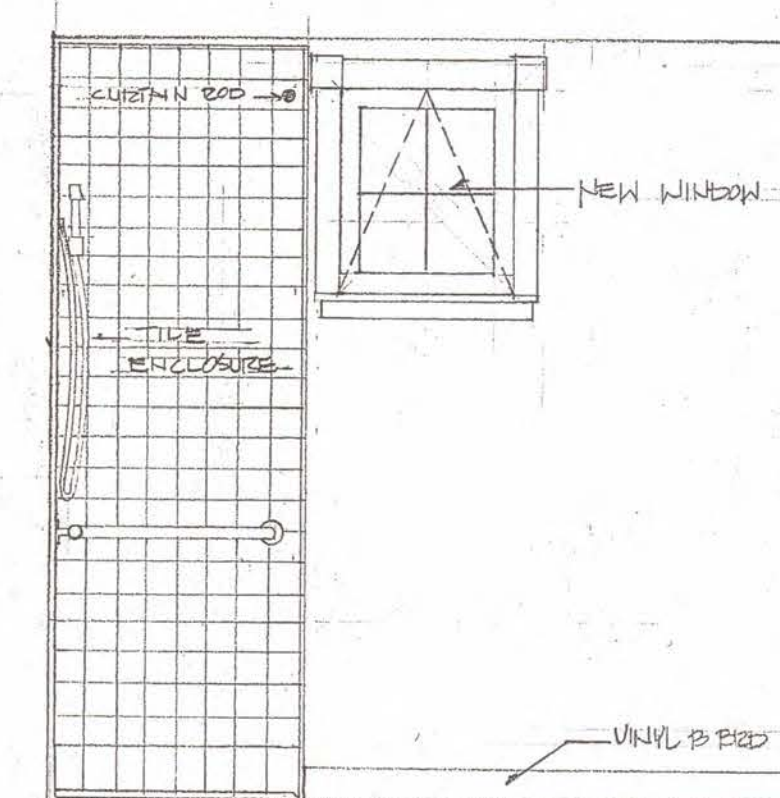


2 ROOM 120 NORTH

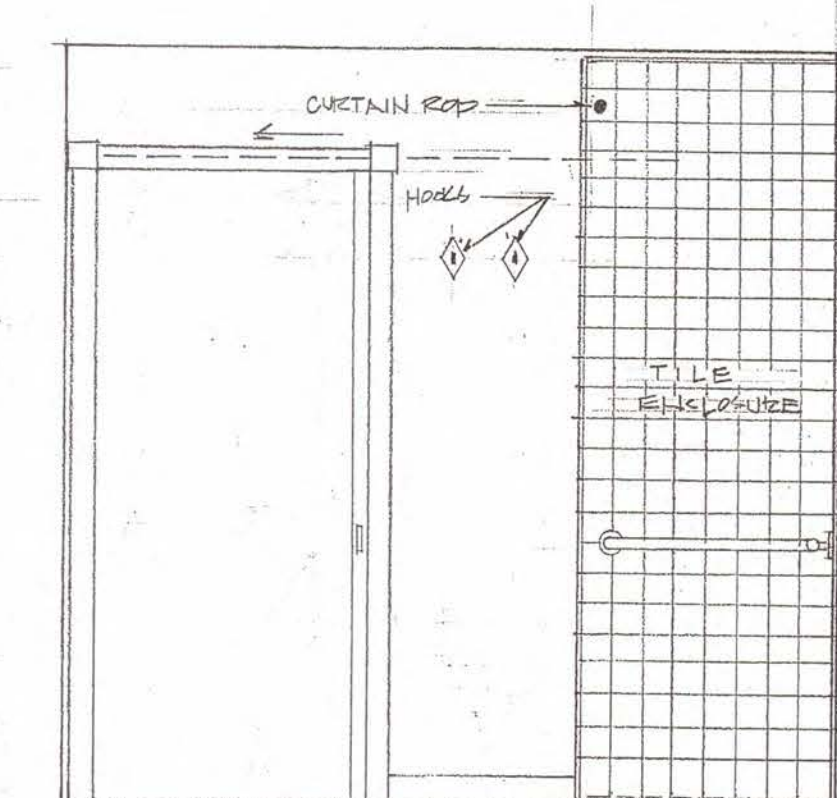


3 ROOM 107 EAST

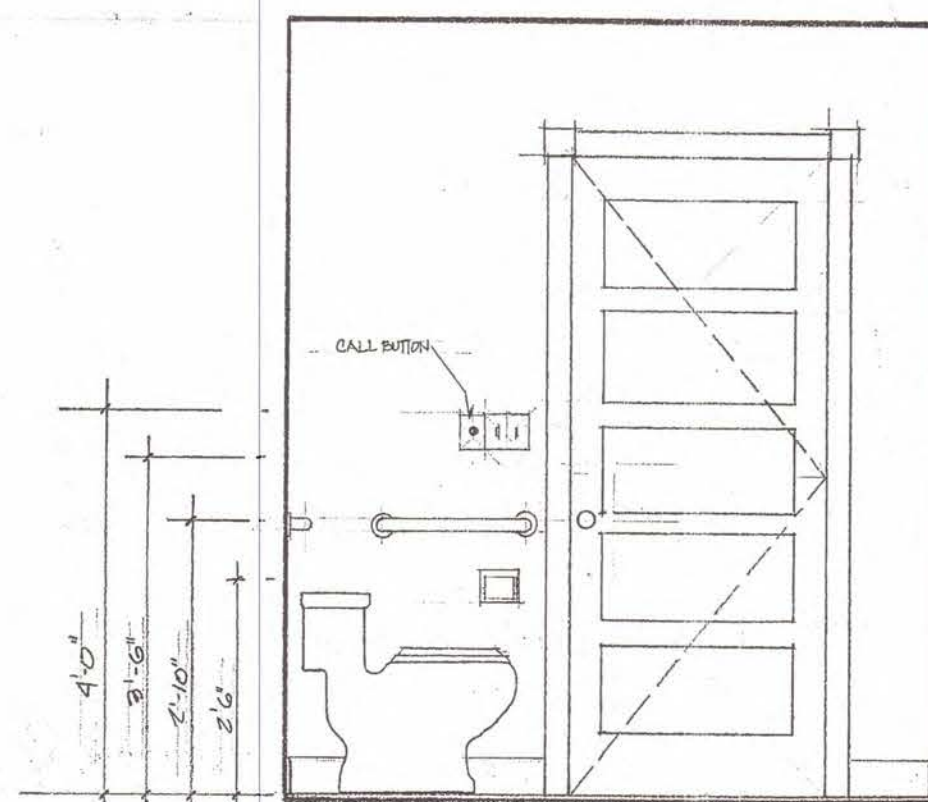
4 ROOM 107 & 108 SOUTH



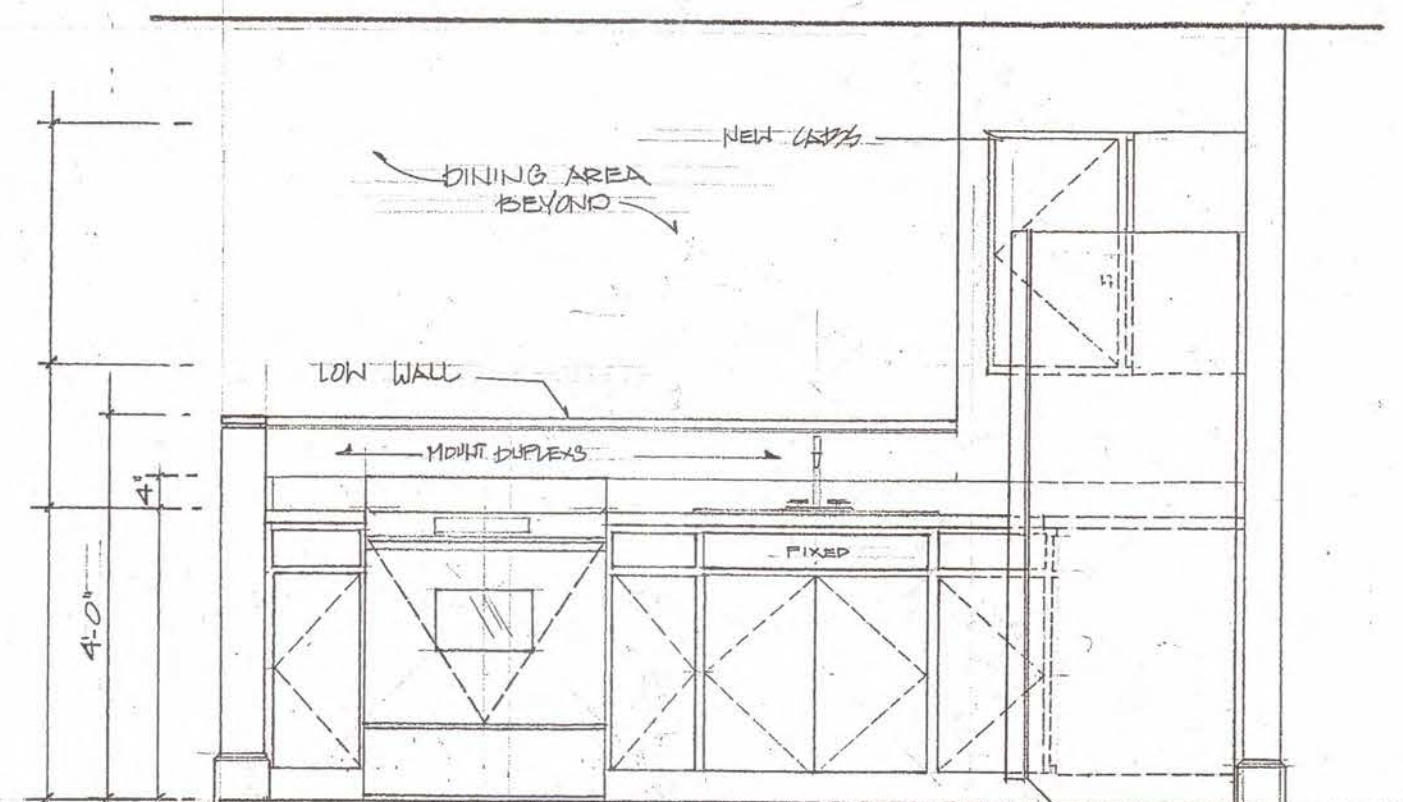
5 ROOM 108 WEST



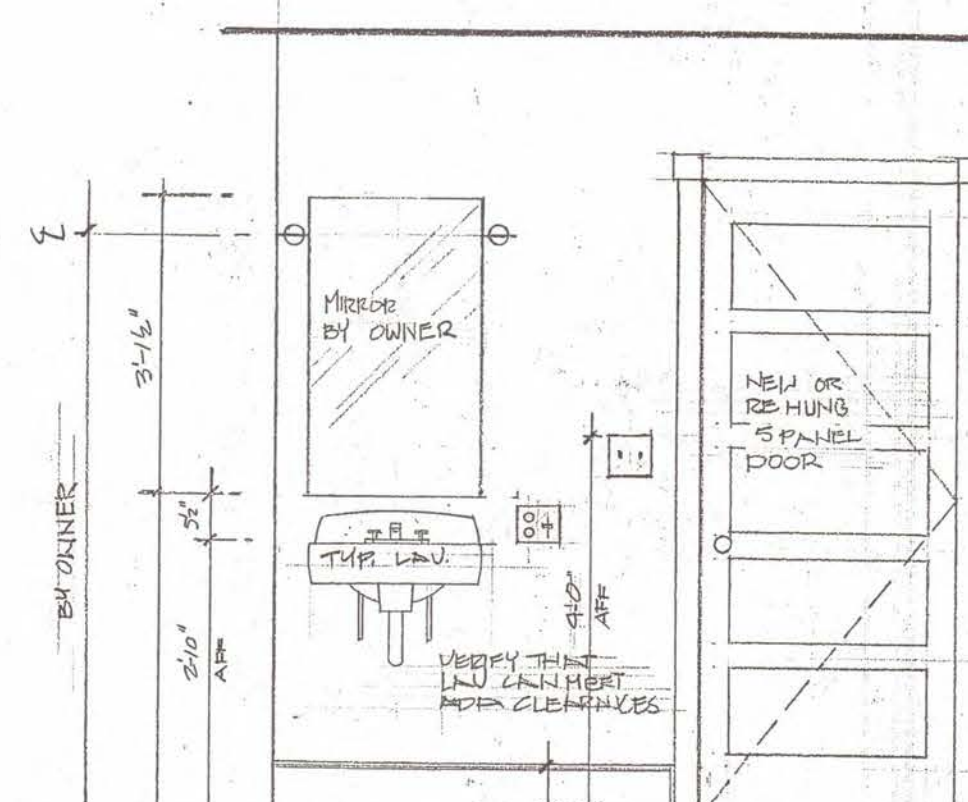
6 ROOM 108 EAST



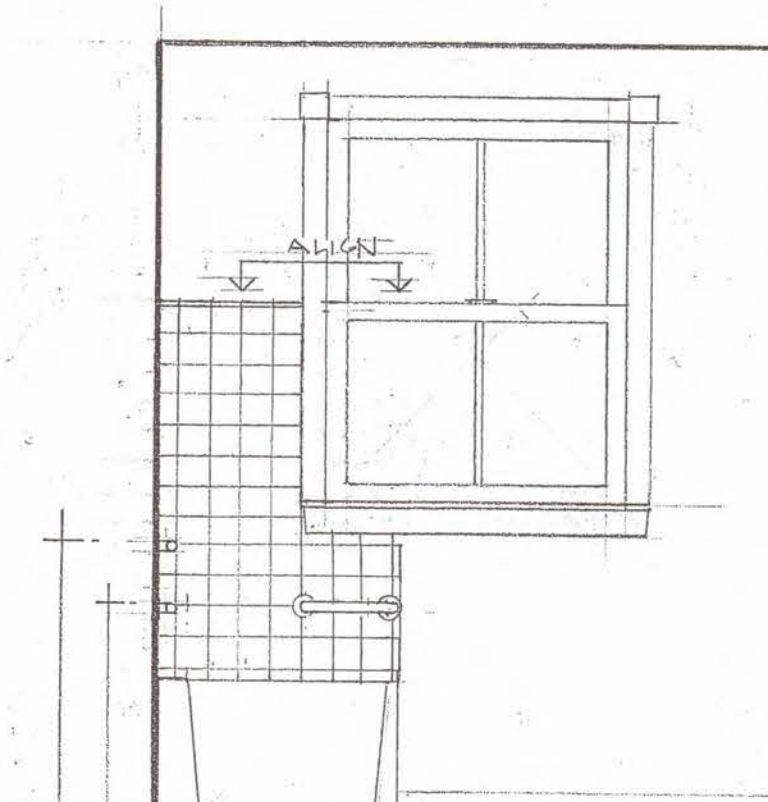
7 ROOM 205 WEST



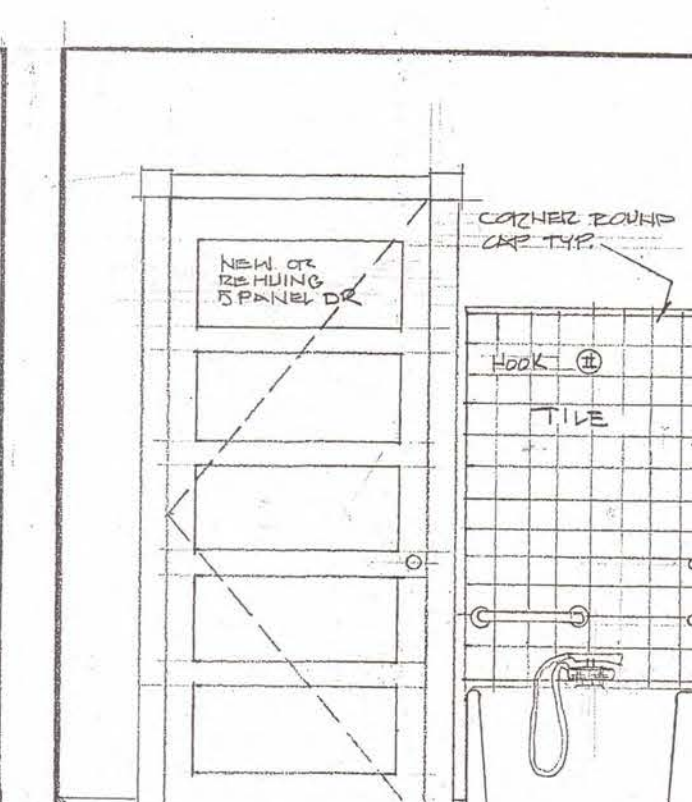
8 ROOM 212 WEST



9 ROOM 212 WEST



10 ROOM 204 WEST



11 ROOM 204 EAST

MARCH 14 - 14
12 APRIL 1994

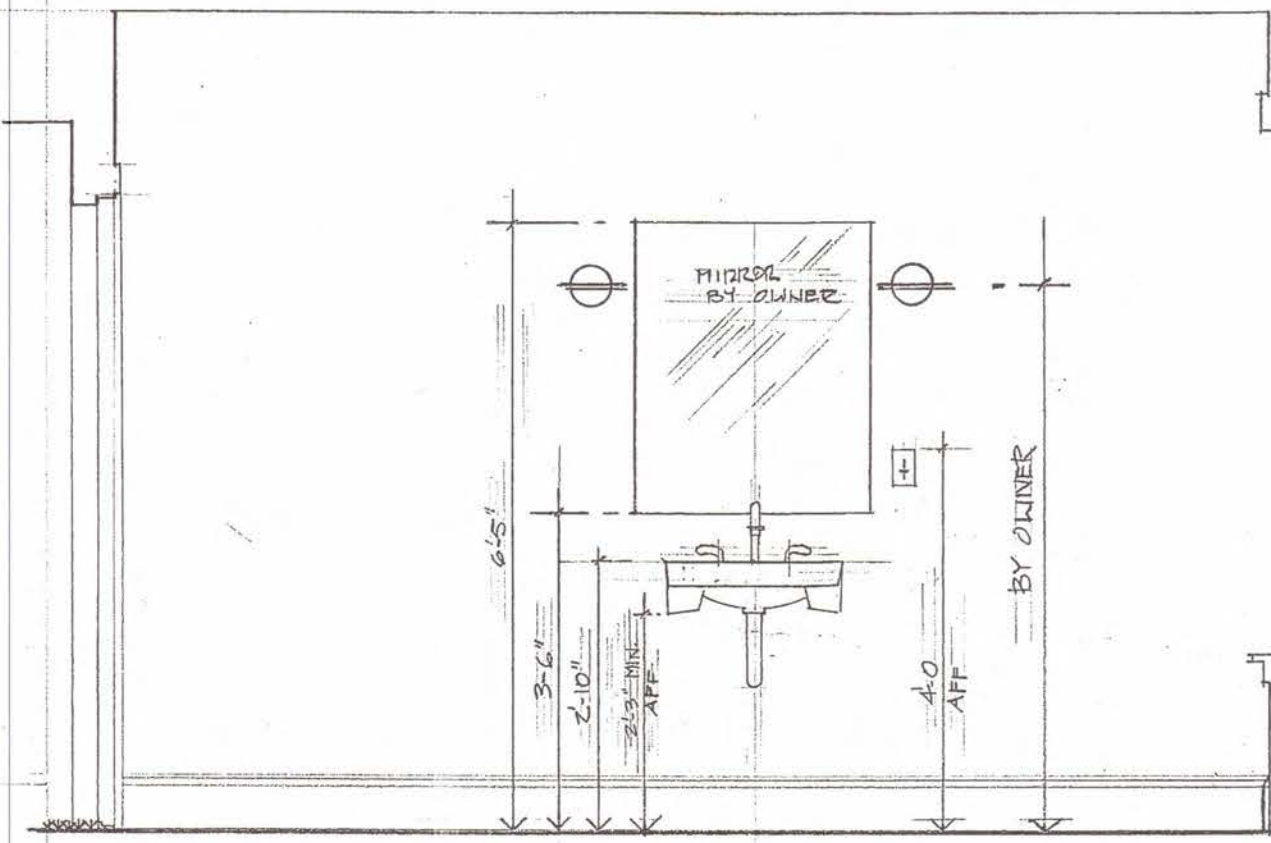
PEABODY HOUSE

Renovations to
14 Orchard Street
Portland, Maine

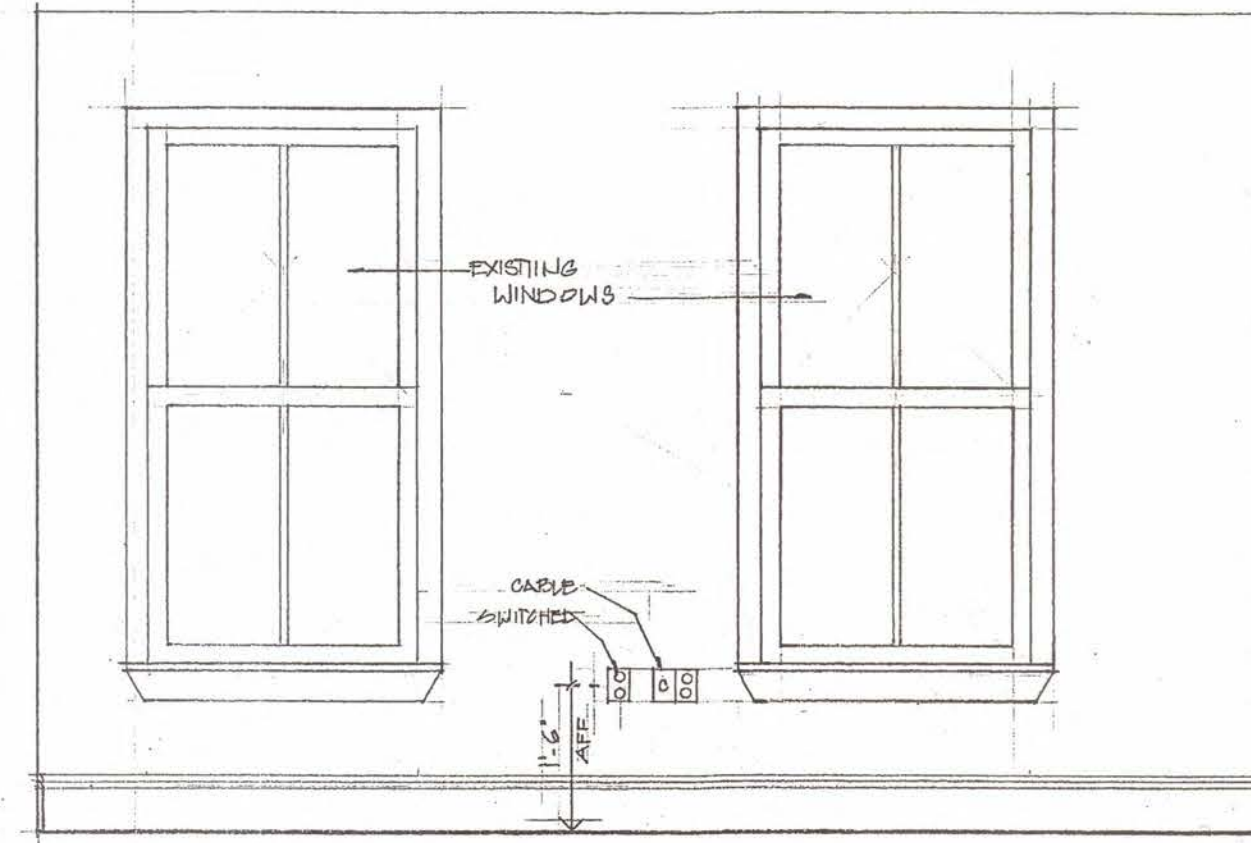
A. 8

REED & BARBA
ARCHITECTS

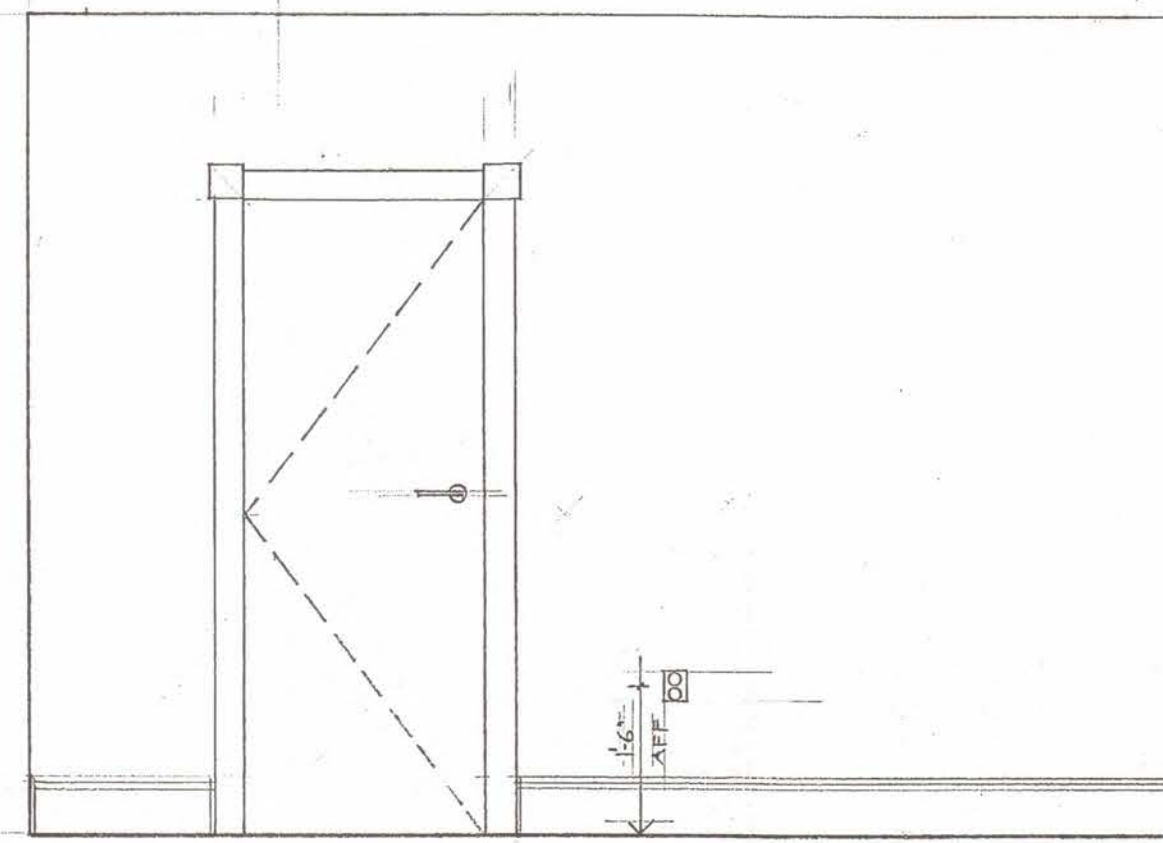
500 CONGRESS STREET
PORTLAND, MAINE
04101-3403
207 773-3920



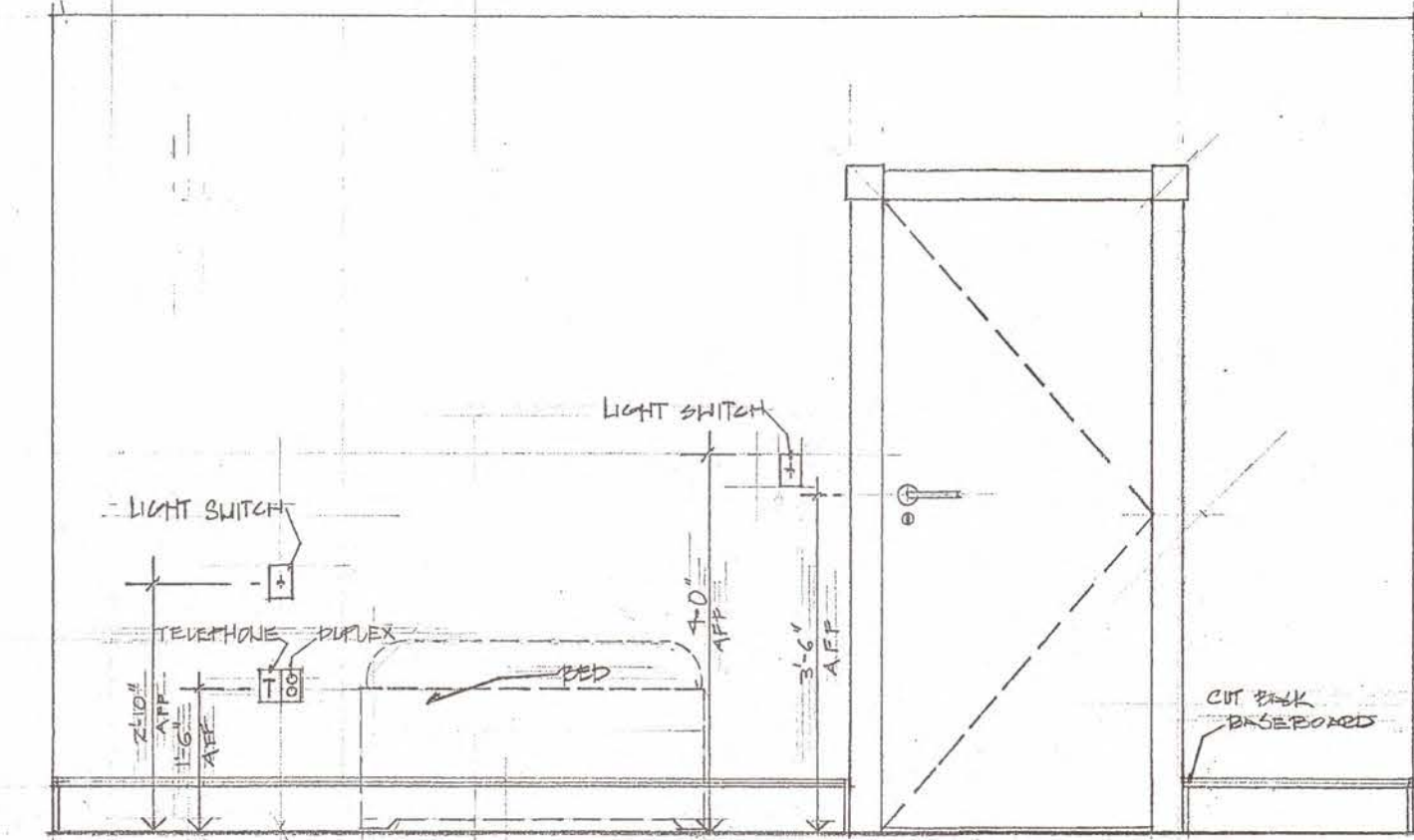
1 ROOM 120 NORTH



2 ROOM 120 EAST

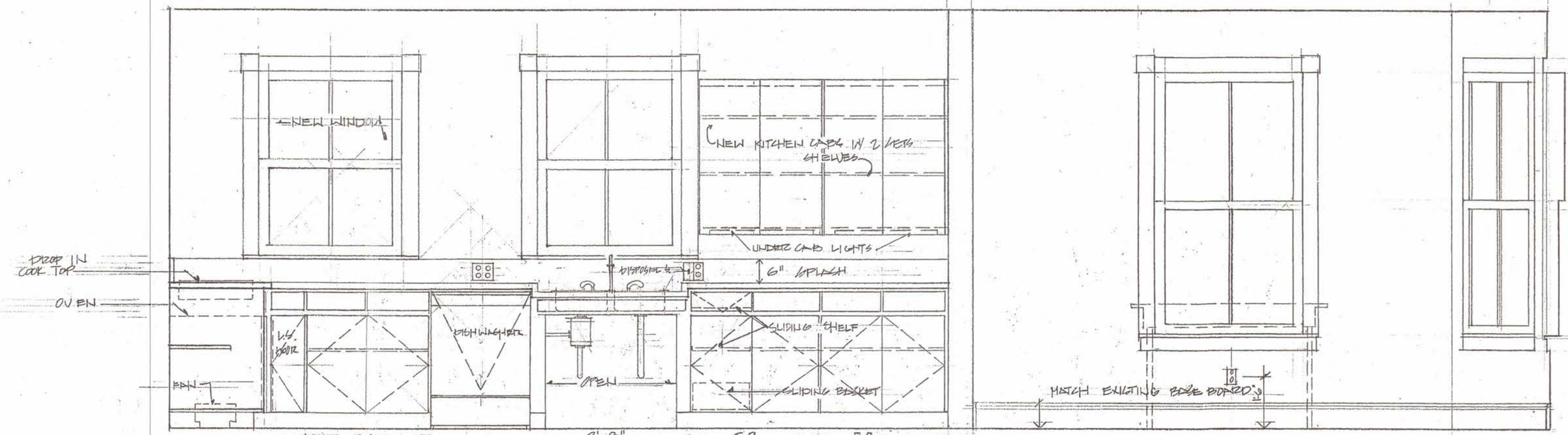


3 ROOM 120 SOUTH



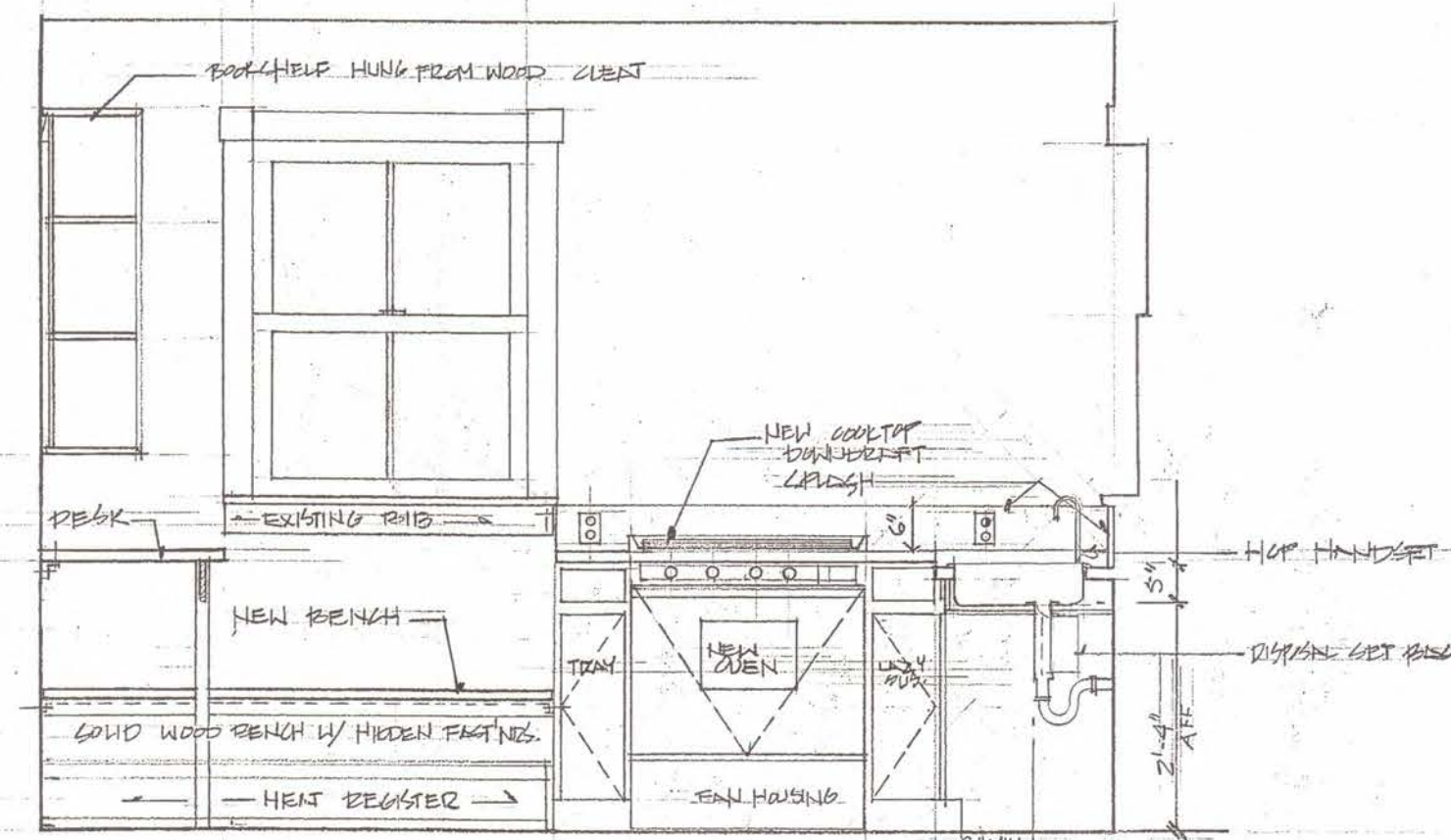
4 ROOM 120 WEST

SCALE 1/2" = 1'-0"



5 ROOM 118 & 116 SOUTH

NOTE: MOUNT OVERSINK
DISPENSER TO PROVIDE HIP
CLEARANCE



6 ROOM 218 EAST

1/2" = 1'-0"

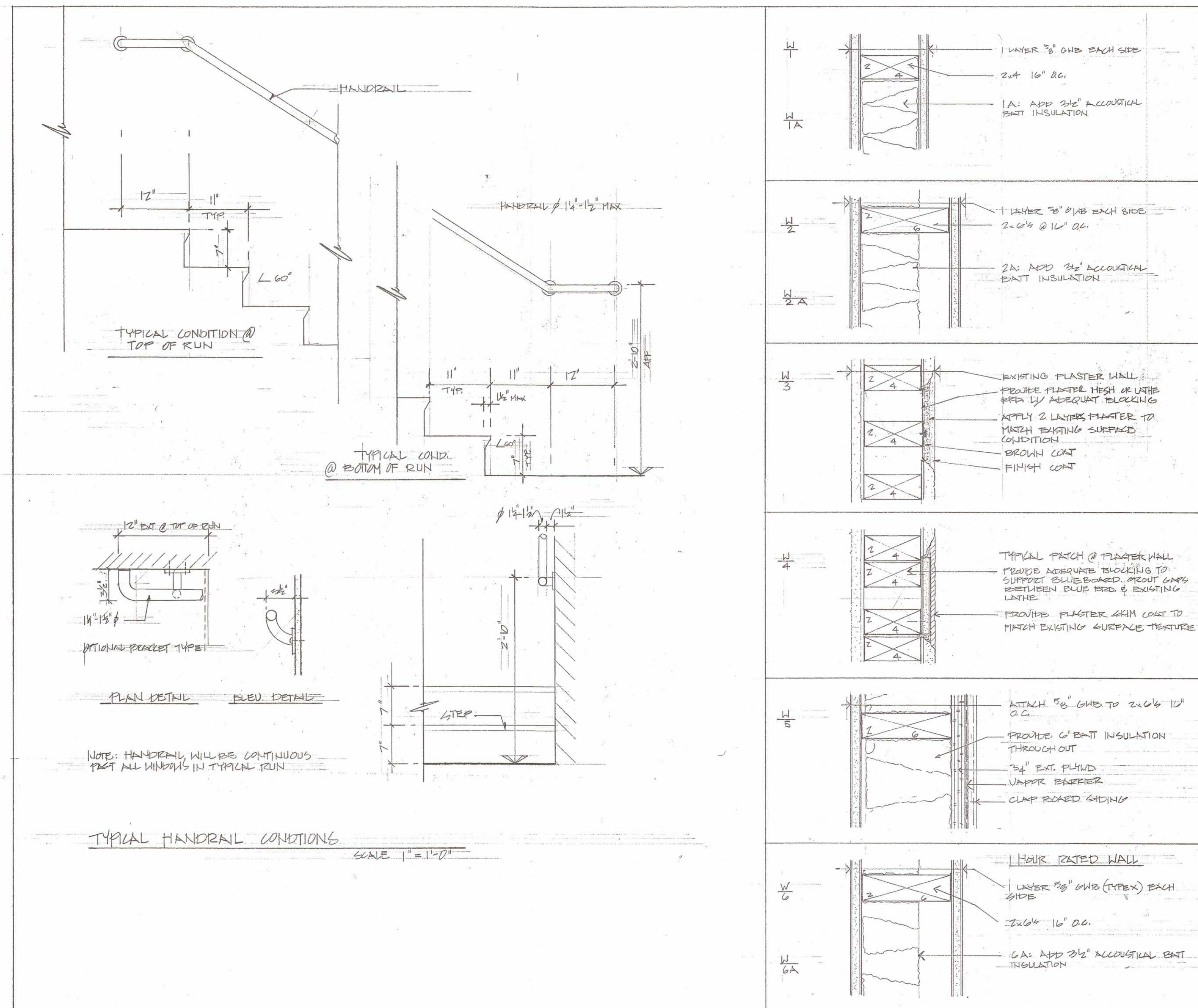
MARCH 14 1944
12 APRIL 1944

PEABODY HOUSE

Renovations to
14 Orchard Street
Portland, Maine

A9

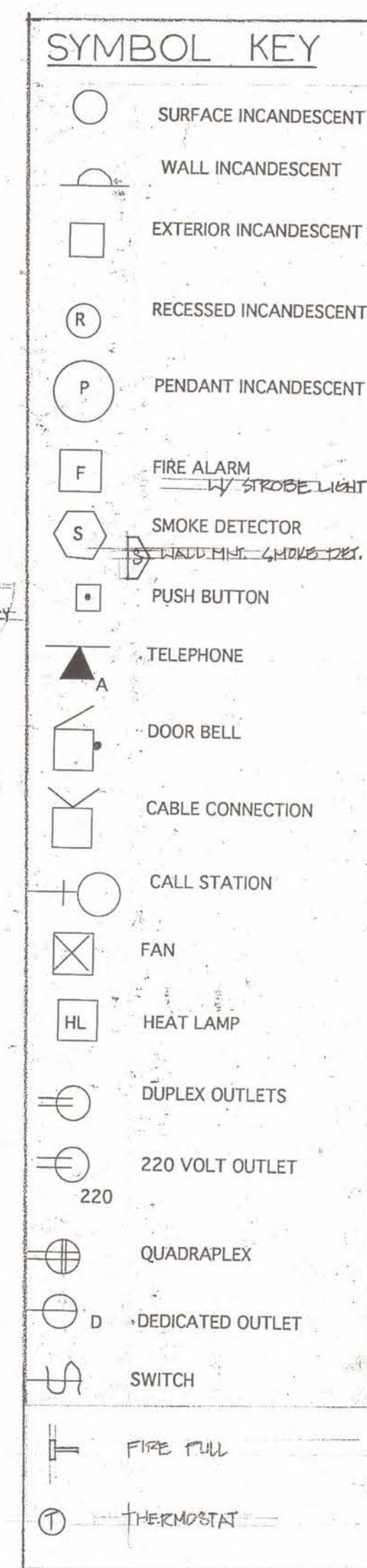
500 CONGRESS STREET
PORTLAND, MAINE
04101-3403
207 773-3920



WALL TYPES

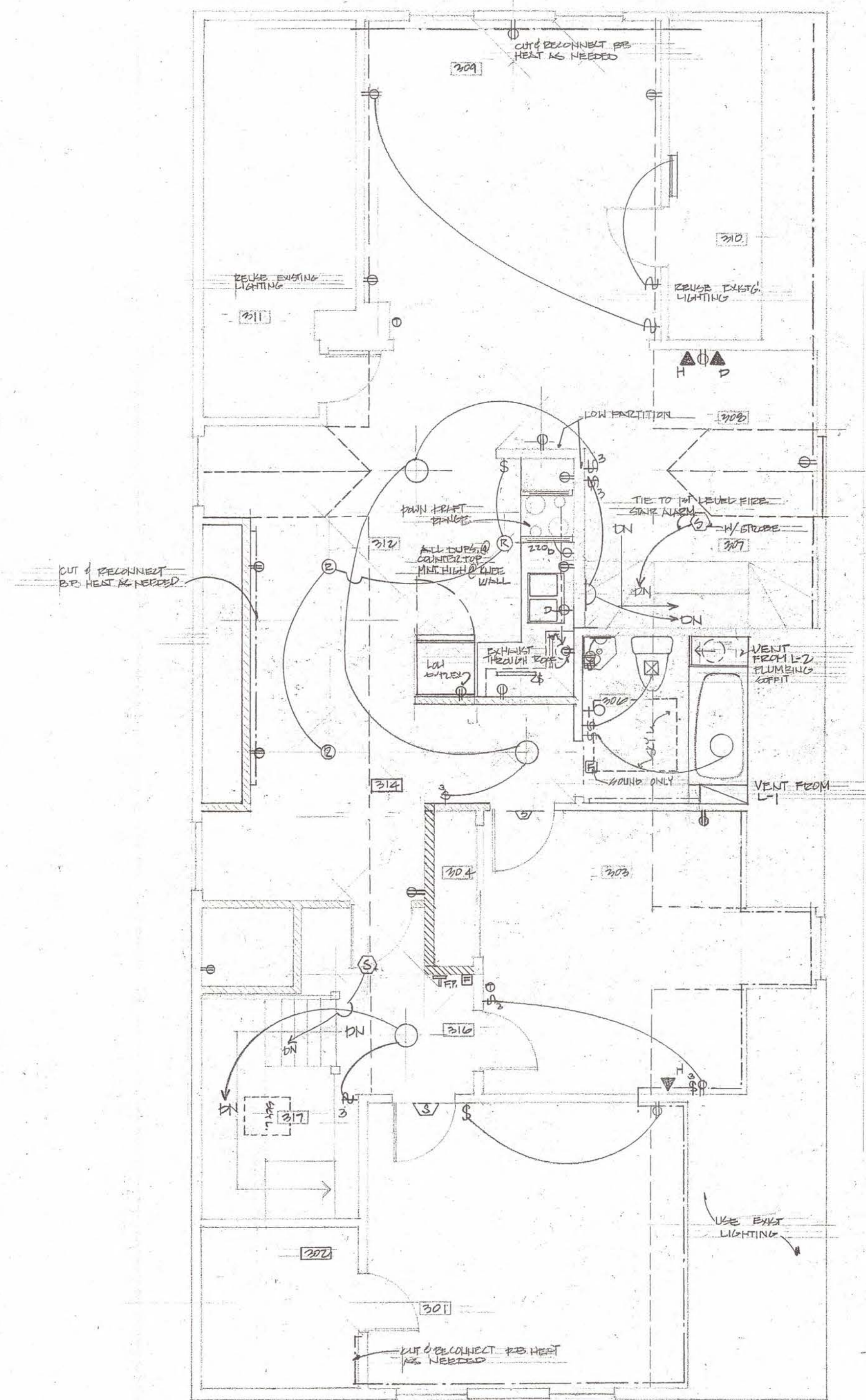
Renovations to
14 Orchard Street
Portland, Maine

A. 10



Hand-drawn floor plan of a basement showing electrical layout. The plan includes rooms such as a furnace room, boiler room, and a room with a window-mounted fan. It features numerous electrical symbols, including outlets, switches, and a main service entrance. Annotations include "REMOVE OIL TANK", "PARTITION BY OTHERS", and "EXISTING ELECTRICAL SERVICE". The drawing is labeled "BASEMENT" and "SCALE 1/4"=1'-0"

PEABODY HOUSE
Renovations to
14 Orchard Street
Portland, Maine

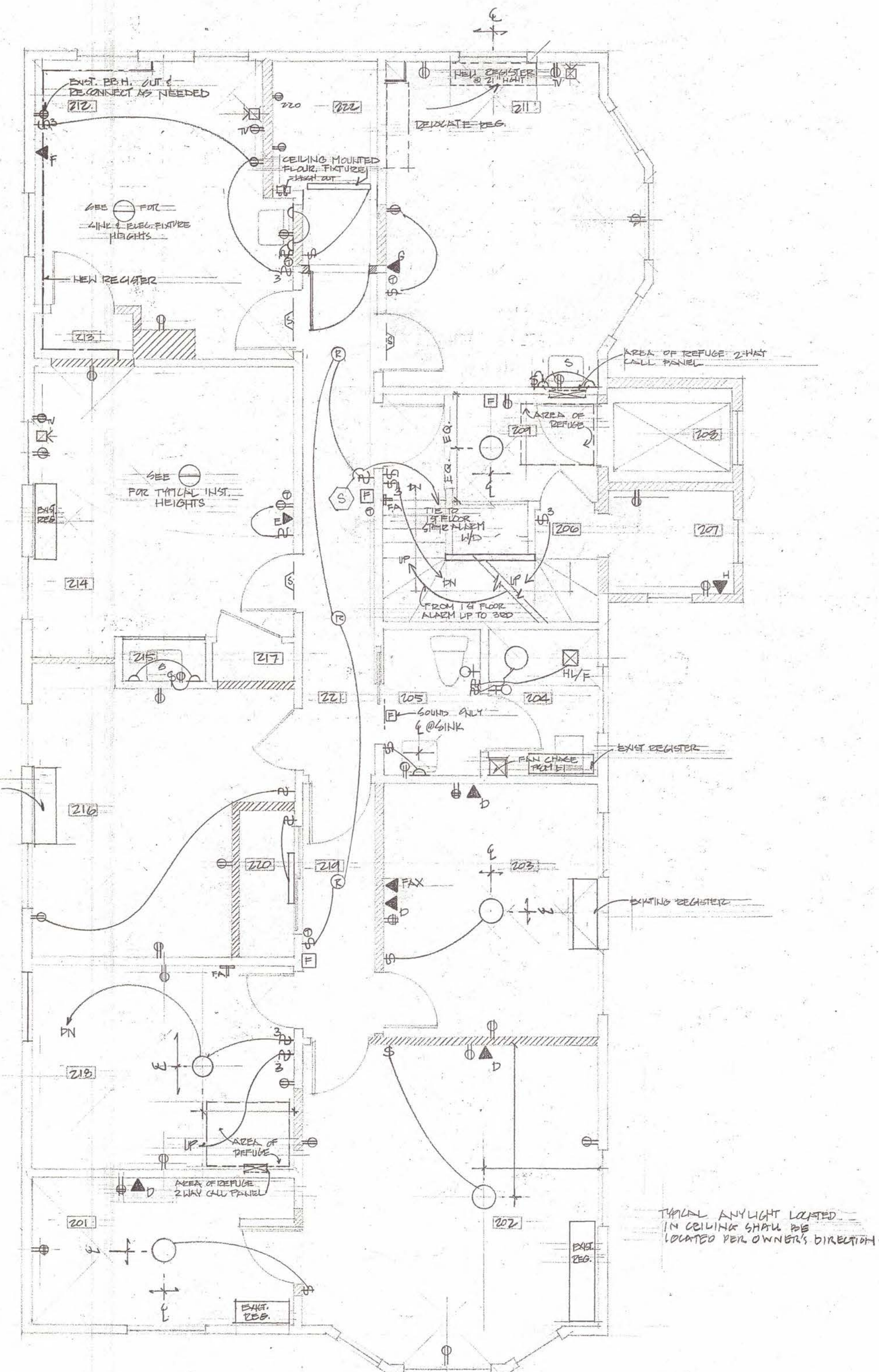


LEVEL 3

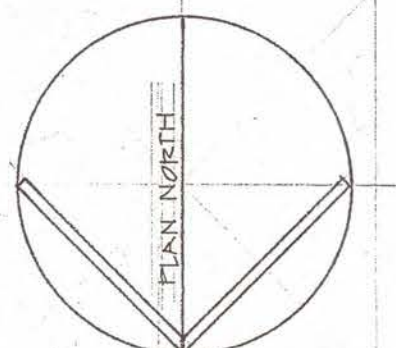
SYMBOL KEY

- SURFACE INCANDESCENT
- ◐ WALL INCANDESCENT
- EXTERIOR INCANDESCENT
- R RECESSED INCANDESCENT
- P PENDANT INCANDESCENT
- F FIRE ALARM
- S SMOKE DETECTOR
- S WALL MOUNTED SMOKE DETECTOR
- P PUSH BUTTON
- ▲ A TELEPHONE
- B DOOR BELL
- C CABLE CONNECTION
- CS CALL STATION
- FAN
- HL HEAT LAMP
- DO DUPLEX OUTLETS
- 220 220 VOLT OUTLET
- Q QUADRAPLEX
- D DEDICATED OUTLET
- S SWITCH
- FA FIRE PULL
- ① T THERMOSTAT

NOTE:
WHERE THERMOSTAT & ELECTRIC
SWITCH LOCATED @ SAME LOCATION
MOUNT ONE ON SIDE IN OTHER
LOCATIONS MOUNT @ 4'-0"



LEVEL 2



1 MARCH '94
14 MARCH '94
12 APR '94

PEABODY HOUSE

Renovations to
14 Orchard Street
Portland, Maine

E.2

GORDON R. SMITH
COUNSEL
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Direct 207-253-4926

Verrill Dana, LLP
One Portland Square
Portland, ME 04101-4054
Main 207-774-4000

November 9, 2023

Via Email

City of Portland Historic Preservation Board
c/o Evan Schueckler
389 Congress Street
Portland, ME 04101

**Re: TTD Response to Bennett Appeal of Certificate of Appropriateness
14 Orchard St.**

Dear Members of the Board:

I am writing on behalf of Through These Doors (“TTD”) to oppose the administrative appeal filed by William and Jean Bennett (“Bennetts”). The Bennetts’ appeal challenges the August 31, 2023, Certificate of Appropriateness (“CoA”) that was granted to TTD by the Portland Historic Preservation Office. Contrary to the Bennetts’ assertions, the CoA was properly granted, and the Bennetts’ appeal should be denied.

TTD was founded in 1977 and is Cumberland County’s only regional domestic violence resource center serving victims and survivors of domestic abuse, dating violence, and stalking. Among many other services, TTD operates a 16-bed emergency shelter in Portland’s West End for people, including families and children, that are fleeing abuse and violence. TTD must regularly turn away victims and survivors for lack of beds at its shelter.

TTD sought and obtained the CoA as part of the regulatory process to renovate an existing one-car garage to add two much needed bedrooms to its shelter facility (the “Project”). The Bennetts own property abutting TTD’s shelter. Through this appeal, the Bennetts are attempting to block TTD from moving forward with the Project.

Because the Bennetts are the appellants seeking to overturn the CoA, they bear the burden to demonstrate that the Historic Preservation staff erred in the issuance of the CoA. *Friends of Lamoine v. Town of Lamoine*, 2020 ME 70, ¶ 20 (“the party seeking to vacate the Planning Board’s decision . . . bears the burden of persuasion on appeal.”); *Bizier v. Town of Turner*, 2011 ME 116, ¶ 8 (appellants “bear the burden of persuasion because they seek to vacate the Board’s decision”). The Bennetts have not met that burden.

November 9, 2023

Page 2

As set forth in the Staff Analysis supporting the issuance of the CoA, and as set forth in the response to the Bennetts' appeal from Project architect Rebecca Bagley, the Project satisfies all applicable historic preservation review standards. The Bennetts' appeal does not identify any basis for the Board to reach a different conclusion.

We look forward to appearing before the Board to answer any questions. Thank you very much for your attention.

Sincerely,

A handwritten signature in blue ink, appearing to read "Gordon R. Smith". The signature is fluid and cursive, with the first name "Gordon" being the most prominent.

Gordon R. Smith

cc: Amy McNally, Esq
Robert Papazian, Esq.

**STAFF MEMORANDUM
HISTORIC PRESERVATION PROGRAM
PLANNING AND URBAN DEVELOPMENT**



TO: Chair O'Brien and Members of the Historic Preservation Board
FROM: Rob Wiener, Historic Preservation Compliance Coordinator
DATE: November 9, 2023
RE: 182-184 State Street –PUBLIC HEARING – Replacement of Slate Roofing
PROJECT ID: HPBR-002695-2023
MEETING: November 15, 2023

Owner: Geoffrey Rice
Owner's Representative: Greg Shinberg

A sign announcing the Historic Preservation Board's meeting on 11/15/23 was posted at the property on 11/2/23. A legal ad was published in the Portland Press Herald on 11/3/23 and 11/4/23, and 37 notices were sent to neighboring property owners within 100 feet of the subject property.

PROJECT SCOPE

Because of an active leak emergency that was affecting tenants, the applicants have removed two sections of slate roofing on the main roof, facing Pine Street and State Street (northwest and northeast facing.) They propose to replace these two sections of historic slate roof with artificial, simulated slate, using either DaVinci or EcoSlate brand of roofing.

Material Specifications:

Siding	Brick
Trim	Painted wood
Roofing	Historically: slate with copper valleys, ridge caps, and drip edge Existing: one plane has asphalt architectural shingles (2023), the other is covered temporarily with ice and water shield.

SUMMARY OF HISTORIC CONTEXT

Originally an 1847 Greek Revival duplex, 180-182 State Street has been heavily altered. At the northern end, 182 State was renovated and added to in 1871-1872 in the Italianate Style, including raising the roof, adding bays and porches, and altering the window openings. The storefronts facing the corner and Pine street (sometimes referred to as 184 State Street,) were added after 1924. At the south end, 180 State Street contains several apartments, and the Upper floors of 182 contain multiple apartments as well.

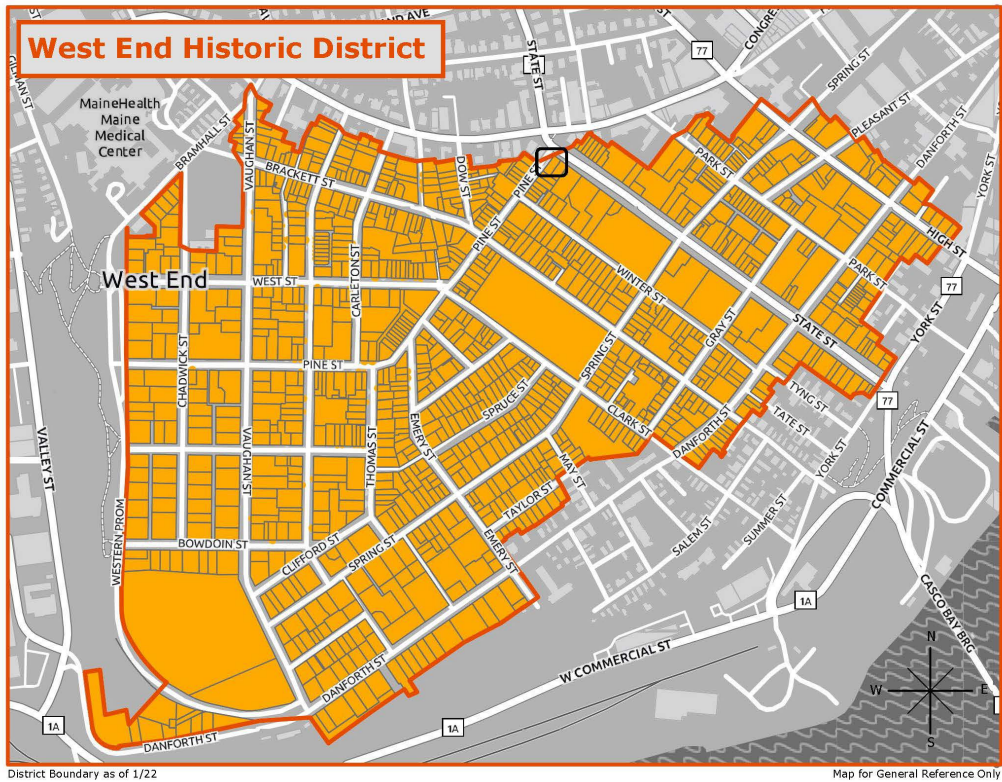


Figure 1: Map of the West End Historic District/Partial map of Portland showing location of 182-184 State



Figure 2: 1924 Tax Photo of 182 State Street

PREVIOUS REVIEW BY HISTORIC PRESERVATION STAFF

The roof planes under review on November 15 are marked (blue x's) in the satellite photo below:



Figure 3: Satellite image showing 180-184 State Street, with blue x's marking the roofs under review

Staff was first contacted by the owner's representatives after an active leak prompted removal of the slate on the northeast slope facing Pine Street, and after replacement with asphalt shingles. The owner's representative was informed that repairing or replacing the roofing with matching natural slate would not require a formal review, but an alternate material needed an after-the-fact review.

Staff was informed by Geoffrey Rice's representative Greg Shinberg in September, 2023 that the second, smaller roof facing State Street would need to be stripped as well to repair an ongoing leak that went beyond the valley between the two slopes. Mr. Shinberg proposed to remove the slate and stop the leakage which was damaging a tenant's apartment, and then apply roof sealing membranes until a permanent solution could be reviewed and installed. This was done in September.

This temporary step was to be followed by either re-application of slate roofing or an application to install an alternative material. Staff discussed the circumstances with Mr. Shinberg, who decided with the owner to apply for a Certificate of Appropriateness for simulated slate instead of authentic natural slate. Historic Preservation staff decided that though the proposal to substitute

the artificial slate warranted a Board review, the questions associated with the review were narrow enough to have the application be considered in a public hearing without a preliminary workshop.

PROPOSED PROJECT

Please see Mr. Shinberg's cover letter for explanation of the circumstances of the repairs and the proposed solution. Mr. Shinberg has provided links to the websites for two simulated slate products:

<https://www.davinciroofscapes.com/>

<https://ecostarllc.com/>

Mr. Shinberg will provide samples at the in-person hearing on November 15, and photos of the products are found in Attachment 4. As stated in the cover letter, all copper valleys, ridges, drip edges, and flashing are to be replaced in-kind.

STAFF COMMENTS

Staff urges Board members to visit the subject property and evaluate the visibility from various points near Longfellow Square and the intersections of State and Pine Streets and State and Congress Streets. It would also be very helpful to look at 206 State Street and 462 Cumberland Avenue to assess the visual qualities of EcoStar imitation slate as installed on mansard roofs. (It is worth noting that the two relatively low slopes at 182 State Street are less visible than the mansards at the other two properties.)

The Board is asked to decide whether given the degree of visibility of the roofs in question, it is acceptable to replace the original, aged slate with a substitute that is a reasonably convincing mimic. Certainly Standard 2 requires the original historic materials be retained "*where possible*." And Standard 6 states that when original material must be removed, "...the new feature should match the feature being replaced in composition, design, texture, and other visual qualities and, *where possible*, materials."

Historic Preservation staff members have visited the site several times in recent months, and have seen the northeast-facing (Pine Street) section after slate had been replaced with asphalt shingles. Given the difficulty in seeing the roof from locations close to the building, and staff's conclusion that from a distance it will be difficult to distinguish natural slate from the simulated product, staff believes that the visual qualities of the substitute material make it a reasonable solution under these circumstances.

The Board and staff have considered several other proposals for replacement of slate over the past several years:

- At 206 State Street (Longfellow Commons) a simulated, cementitious slate substitute was installed when the serpentine addition was built around 1980, and in 2021 it was failing.

The Board approved EcoSlate for the mansard facing State Street, as it was comparable in appearance. At the hearing on April 7, 2021, the Board also approved the same product to replace a short section of historic mansard slate on the adjacent rear ell of the 679-683 Congress Street building on the corner parcel, because the historic slate was failing and the section was contiguous with the 1980 addition.

- In 2022 the owners of 176 Vaughan Street (originally a prominent single-family home, and now a three-unit condominium) applied to replace the front roofs with asphalt shingles. Several years before, staff had informally reviewed the removal of severely aged slate from the rear roofs of the building and replacement with asphalt, because of very minimal visibility. The Board was not supportive of replacement with asphalt on the front because of the distinctive qualities of the original roofing on a highly visible face. After a hearing was tabled, the application was withdrawn and the slate was repaired.
- In 2023 staff administratively approved the installation of EcoStar simulated slate on the Second-Empire house at 462 Cumberland Avenue, basing the decision on the fact that the original slate had been removed years before (prior to protection in the Deering Street historic district,) and the proposed product would appear much closer to the original material than the existing asphalt shingles.

Whether simulated slate can be judged to meet the Standards for Alteration depends on the particular circumstances of the property in question.

- Does the proposal concern a roof that is highly visible, or minimally visible?
- Is the material to be replaced original historic roofing, or a later substitute? (This is not applicable to the case of 182-184 State.)
- Is the proposed replacement material a close match for the original feature, “...in composition, design, texture, and other visual qualities,” as Standard 6 requires?

Staff would argue that the only precedent that might be established by this case would be that artificial slate can be considered *under some circumstances*, provided the proposed material is difficult to distinguish from natural slate, in the proposed location. In other cases, visible slate roofs have been called a character-defining-feature by this Board, and preservation of remaining slate roofs has always been favored where possible. With advancements in artificial roofing materials over the last twenty years, the Board is asked to judge the circumstances under which a pragmatic compromise might be judged to meet the Standards for Review of Alterations.

ANALYSIS OF APPLICABLE REVIEW STANDARDS

Standards for Review of Alterations, 17.8.2:

Standard 1
Every reasonable effort shall be made to provide a compatible use for a property which requires

minimal alteration to the character defining features of the structure, object, or site and its environment or to use a property for its originally intended purpose.	
Standard Met?	Staff Comments
Yes	The building is to remain primarily residential (with ground floor retail storefronts added at 184 State Street long ago.)

Standard 2	
The distinguishing original qualities or character of a structure, object, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.	
Standard Met?	Staff Comments
For Board discussion	Replacement of the roofs with natural slate would be possible in time. Staff does not know whether any of the removed slate was salvageable.

Standard 5	
Distinctive features, finishes, and construction techniques or examples of skilled craftsmanship which characterize a structure, object, or site shall be treated with sensitivity.	
Standard Met?	Staff Comments
For Board discussion	Slate roofing is a specialized trade, with fewer practitioners in recent years, while simulated slate is easier to install, and is possible to install much sooner.

Standard 6	
Deteriorated historic features shall be repaired rather than replaced wherever feasible. Where the severity of deterioration requires replacement of a distinctive feature, the new feature should match the feature being replaced in composition, design, texture, and other visual qualities and, where possible, materials. Repair or replacement of missing historic features should be based on accurate duplications of features, substantiated by documentary, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.	
Standard Met?	Staff Comments
For Board discussion	Simulated slate is distinguishable from natural slate when viewed up close; it is more regular and consistent, without natural variations. From a distance, the pattern, color, and texture can be convincing.

MOTION FOR CONSIDERATION

I move to APPROVE application HPBR-002695-2023 for replacement of slate roofing with simulated slate at 182-184 State Street on the basis of submitted documentation, plans, and specifications; information provided in the staff memo; and findings by the Historic Preservation Board that the project meets Standards for Review of Alterations 17.8.2-# 1, 2, 5, and 6.

ATTACHMENTS

1. Cover letter
2. Applicant photos
3. Staff photos
4. Examples of proposed materials



477 Congress Street, Suite 1012, Portland, Maine 04101
(207) 772-7070 Office | (207) 772-7080 Fax | info@shinbergconsulting.com

Dear Chair O'Brien, members of the Board, and City staff

Oct 25, 2023

The slate had to be removed because the copper valley had deteriorated beyond the point of repair.

We have explored the option to replace the slate with a similar slate product that would match the existing slate in size, texture, shape and color. It is important to note that the slate is likely to be approximately 100 years old and has weathered accordingly. Thus, to find a match that is similar slate is very difficult to find unless we are able to locate a similar product to cover approximately 6-7 squares (600 to 700 square feet). It is also important to note that there is a limited labor supply that is qualified to install slate roofs in this location.

Shinberg Consulting has contacted several companies that are qualified to install real slate and the earliest that any company can do the work is one to two years from now.

Recently there have been other projects proposed to the board using simulated slate because of the issues identified above. This product has been used in similar projects throughout New England and can be readily purchased and installed by many roofing contractors.

The existing drip edge, valley and cap are copper. The copper will be installed over the simulated slate to match the existing copper on the rest of the roof that should patina over the years and match the rest of the metal. In addition, any gutters that need to be repaired or replaced will match the existing gutters in materials, size and shape.

Examples of the simulated slate are here: <https://www.davinciroofscapes.com/>
<https://ecostarllc.com/>

Sincerely,

Greg Shinberg
Owner, Shinberg Consulting, LLC



WEEKEND VINTAGE

PINE ST



Linnell
City Council

YES ON 2
PROTECT HOME
ELECTIONS

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WEEKEND VINTAGE

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WEEKEND VINTAGE

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