Town of Kittery
Planning Board Meeting
June 9, 2016

Durgin Pines – Modification to an Approved Plan Review

Action: Accept or deny plan application. Schedule a public hearing. Owner and Applicant Continuum Health Services requests approval for a 2nd plan modification to the 2008 approved amended site plan for Durgin Pines nursing home, located at 9 Lewis Road (Tax Map 61 Lot 27) in the Mixed-Use zone, agent is Bradlee Mezquita, P.E. with Tighe & Bond

PROJECT TRACKING

REQ'D	ACTION	COMMENTS	STATUS
YES	Determination of Completeness/Acceptance	Scheduled for 6/9/2016	PENDING
NO	Site Visit	TBD	-
YES	Public Hearing		-
YES	Preliminary/Final Plan Review and Approval		-
Applicant: Prior to the signing of the approved Plan any **Conditions of Approval related to the Findings of Fact along with waivers and variances (by the BOA) must be placed on the Final Plan and, when applicable, recorded at the York County Registry of Deeds. PLACE THE MAP AND LOT NUMBER IN 1/4" HIGH LETTERS AT LOWER RIGHT BORDER OF ALL PLAN SHEETS.** As per Section 16.4.4.13 - Grading/Construction Final Plan Required. - Grading or construction of roads, grading of land or lots, or construction of buildings is prohibited until the original copy of the approved final plan endorsed has been duly recorded in the York County registry of deeds when applicable.			

Background

Durgin Pines Nursing Home was originally approved by the Planning Board on December 14, 2006 and later amended on August 14, 2008. The latter was primarily a land division to allow for the facility to be located on a single lot. The current owner, Continuum Health Services, is requesting approval to construct a new 4,815 s.f. building with direct access to the southeast wing of the facility to house their rehabilitation program. The 50' by 60' two-story structure will have access to the existing facility via a new walkway that will also connect to new parking, 14 spaces.

Staff Review

The applicant suggests that there is no need for a revised stormwater management plan/report since the site design from the approved 2006 plans can accommodate the modest increase incurred by the proposed development. Staff spoke to the town's peer review engineer and concur that it is likely (see email from Tighe & Bond) in conformance to the town's land use code can be achieved without amending the stormwater management plan, however, a final grading and drainage plan should be submitted for their review. In addition, the applicant needs to demonstrate how the proposed building conforms to the Mixed-Use design standards.

The final plan submittal will need to include a revised grading, drainage & erosion control plan and a site plan that clearly identifies the plans as "amendment #2" with the appropriate notes and differentiate plan information that is no longer proposed and is currently constructed.

TOWN OF KITTERY, MAINE
TOWN PLANNING AND DEVELOPMENT DEPARTMENT

200 Rogers Road, Kittery, Maine 03904
PHONE: (207) 475-1323 FAX: (207) 439-6806
www.kittery.org

APPLICATION:
MAJOR MODIFICATION TO AN APPROVED PLAN-SITE PLAN

FEE FOR SITE PLAN AMENDMENT REVIEW: (TITLE 16.10.9.3)	☐ **$300. 00 PLUS THE GREATER OF**	☐ **$50/ADDITIONAL USE OF UNIT; OR** ☐ **$0.50/LINEAR FOOT OF ADDITIONAL DOCK, SLIP & FLOAT; OR**	☐ **$5.00/100 SQ FT OF ADDITIONAL GROSS FLOOR AREA** ☐ **$20.00/ADDITIONAL UNIT INTENDED TO PROVIDE OVERNIGHT SLEEPING ACCOMODATIONS**	**Application Fee Paid:** $_____ Date:_____ **ASA Fee Paid:** (TITLE 3.3 TOWN CODE) $_____ Date:_____

PROPERTY DESCRIPTION	**Parcel ID**	**Map**	61	**Lot**	27	**Zone(s):** **Base:** **Overlay:** **MS4:**	MU ____ YES ____ NO	**Total Land Area (Square Feet)**	1,436,162
	Physical Address								

PROPERTY OWNER'S INFORMATION	**Name**	Continuum Health	**Mailing Address**	
	Phone	207-782-4797		
	Fax	207-777-3996		
	Email			
APPLICANT'S AGENT INFORMATION	**Name**		**Name of Business**	
	Phone		**Mailing Address**	
	Fax			
	Email			

PROJECT DESCRIPTION

Project Name: Rehab Addition

Existing Use:

Proposed Amendment Please describe how the approved plan is proposed to be amended. State any known areas of non-compliance to the Town Code and how this amendment will decrease or remove non-compliance, if applicable.

We are building a 50'x 60' rehab addition we would also like to add a additional 14 parking spaces. This would be located on the back east side off the building.

I certify, to the best of my knowledge, this application information is true and correct and I will not deviate from the plan submitted without notifying the Kittery Town Planning Department of any changes.

Applicant's Signature:	_____	**Owner's Signature:**	_____
Date:	_____	**Date:**	_____

Robert Marchi

From: Bradlee L. Mezquita <BLMezquita@tigheBond.com>
Sent: Thursday, April 07, 2016 3:36 PM
To: Robert Marchi; Chris DiMatteo
Cc: ryan.mattuchio@durginpines.com
Subject: Durgin Pines

We have performed a cursory review of the proposed site plan being proposed by Durgin Pines for a building addition of approximately 3,000 sf and 14 additional parking spaces (5,200 sf of impervious). The original drainage analysis prepared by our office back in July of 2006 designed a stormwater detention area in the northern area of the site to capture and release runoff from the proposed are of the addition.

The area contributing to the northern detention pond is approximately 3.6 acres of which 1.5 acres is impervious. The added impervious proposed (5,200 sf) will be a minimal increase to the system and will be captured by the detention pond. We have recently inspected the detention pond to look for any signs of ponding water, erosion issues and basic function. In our opinion, we would not recommend preparing an updated stormwater analysis for this addition.

If you have any questions please feel free to give me a call.

Bradlee Mezquita, P.E., LEED AP | Vice President
Tighe & Bond | 177 Corporate Drive | Portsmouth, NH 03801 | 603.433.8818 | 603.401.0557 (cell)
www.tighebond.com | Follow us on: Twitter Facebook LinkedIn

Tighe&Bond

6/11/16 Durgin Pines Rehab Addition

Proposed Amendment

We would like to build a 60' X 50' Two (2) story rehab gym addition. This would be located on the East side of the property next to the back parking lot.

In addition to this we would also like to add an addition 14 parking spaces. This would be located on the East side of the property connecting to our existing parking lot.

Applicants Agent information

Bradlee L. Mezquita , P.E.,LEED AP

Tighe and Bond – 603- 433-8818

Gary Chicoine – Contractor, Owner

Gary Chicoine Construction – 603- 529-1366

Peter D. Rand, P.E

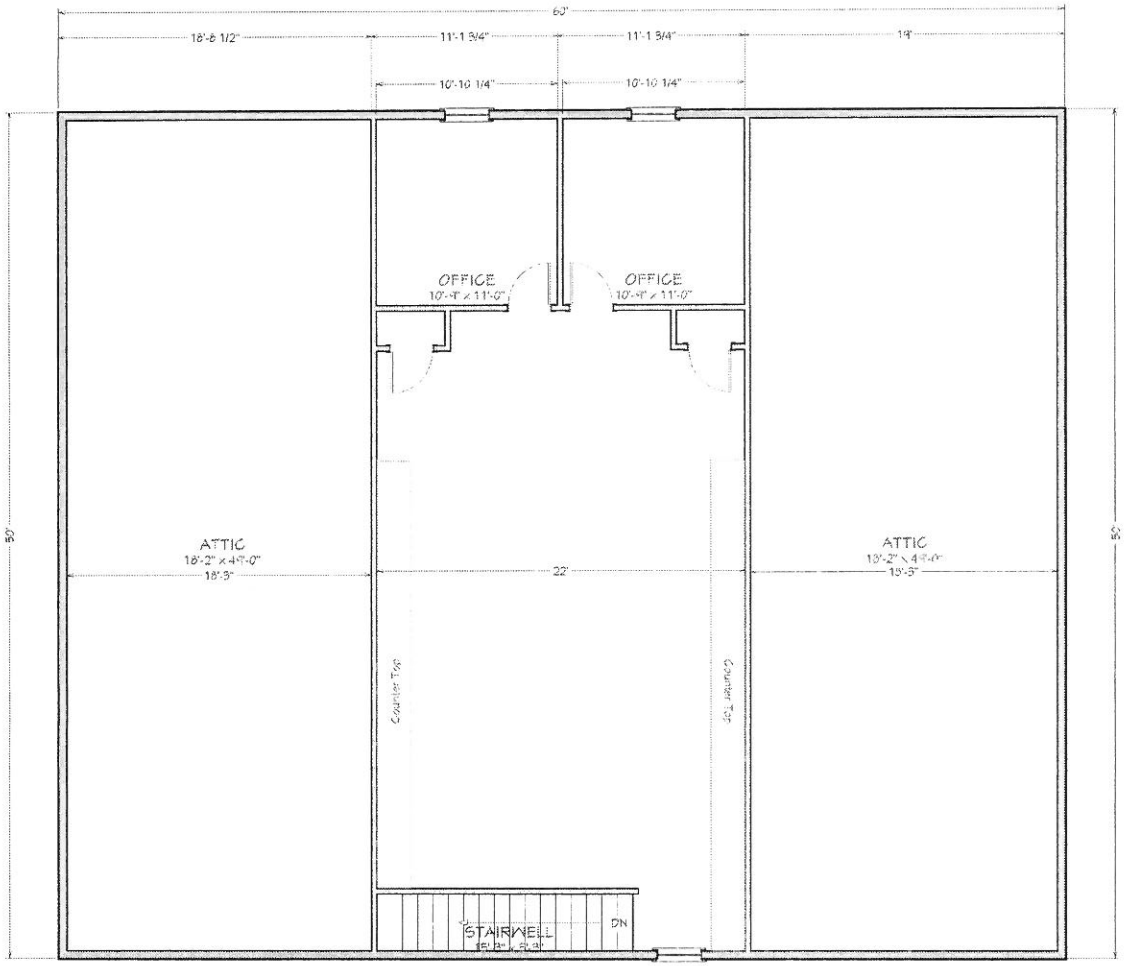
Casco Bay Engineering – 207-842-2800

Property owner

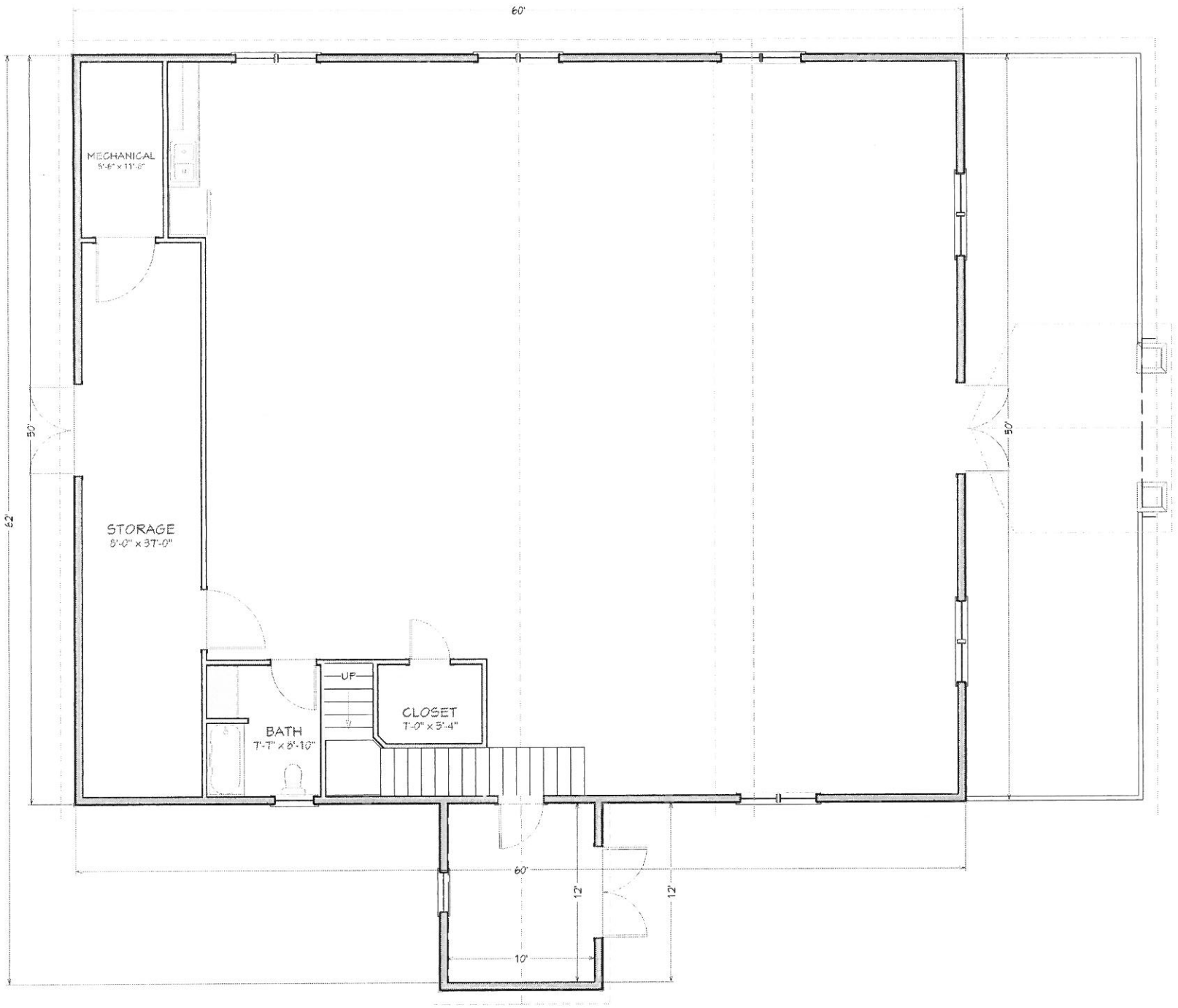
Continuum Health Services 207-782-4797

250 Goddard Road, Lewiston, ME

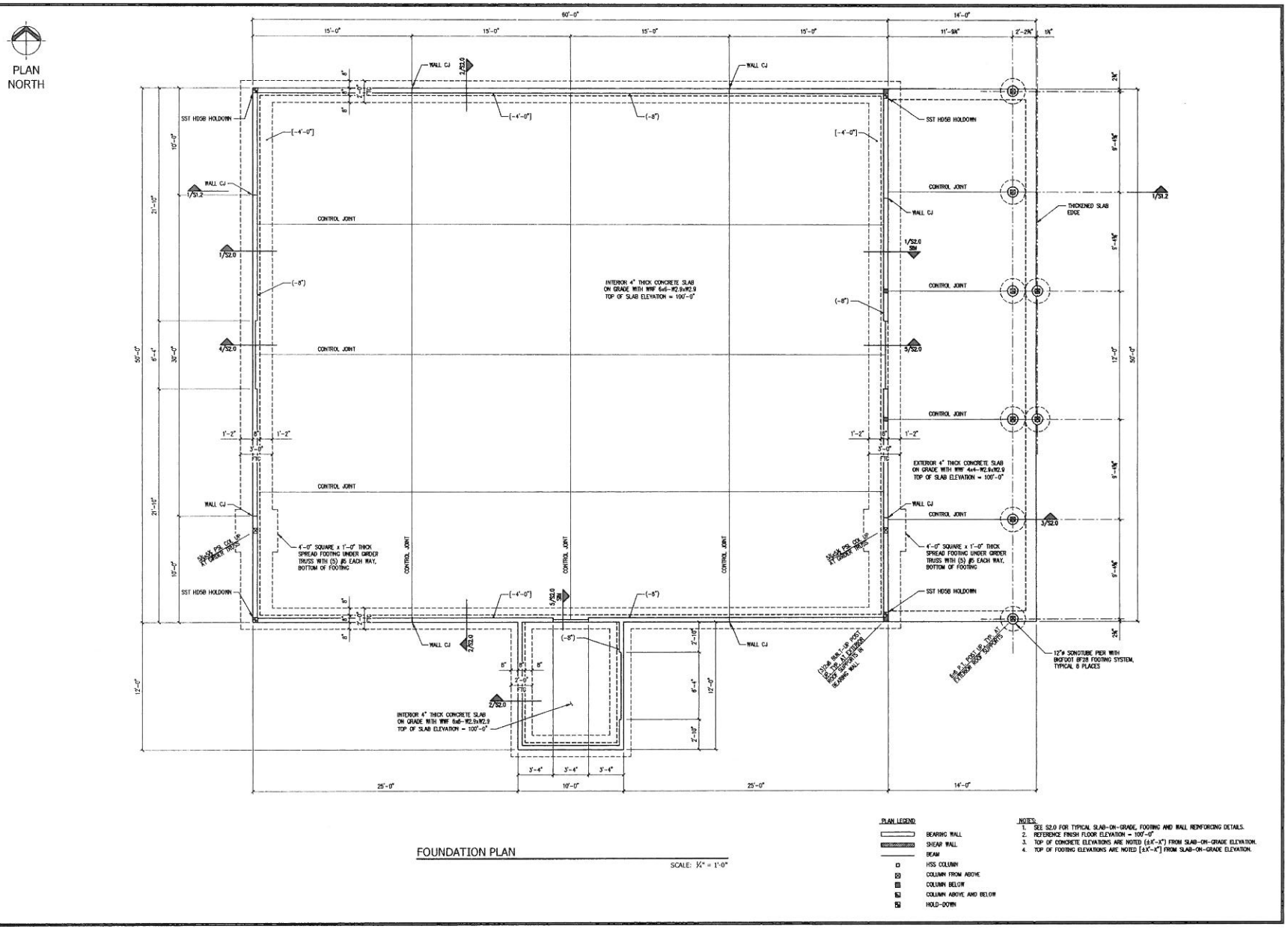
Owner : Joe Hogan



LIVING AREA
1053 sq ft



LIVING AREA
3762 sq ft



FOUNDATION PLAN

SCALE: ¼" = 1'-0"

PLAN LEGEND

- BEARING WALL
- SHEAR WALL
- BEAM
- HSS COLUMN
- COLUMN FROM ABOVE
- COLUMN BELOW
- COLUMN ABOVE AND BELOW
- HOLD-DOWN

NOTES:

1. SEE S2.0 FOR TYPICAL SLAB-ON-GRADE, FOOTING AND WALL REINFORCING DETAILS.
2. REFERENCE FINISH FLOOR ELEVATION = 100'-0"
3. TOP OF CONCRETE ELEVATIONS ARE NOTED [±X'-X"] FROM SLAB-ON-GRADE ELEVATION.
4. TOP OF FOOTING ELEVATIONS ARE NOTED [±X'-X"] FROM SLAB-ON-GRADE ELEVATION.

PRINTED: May 03, 2016

CASCO BAY ENGINEERING
424 Fore Street
Portland, ME 04101
Phone 207.842.2800
Fax 207.847.2828

CLIENT:
GARY CHICOINE CONSTR. CORP
20 B&B LANE
WEARE, NEW HAMPSHIRE 03281

PRELIMINARY
NOT FOR CONSTRUCTION

DURGIN PINES
LEWIS ROAD
KITTERY, MAINE

BUILDING ADDITION

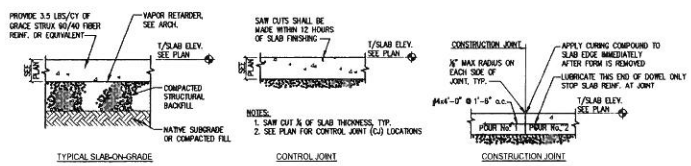
ISSUED

No	DESCRIPTION	DR BY	CHKD BY	DATE
A	CLIENT REVIEW	PR		5-3-16

SHEET TITLE:
FOUNDATION PLAN

DESIGNED:	PR
DRAWN:	PR
DATE:	05-03-16
PROJECT NUMBER	16-058

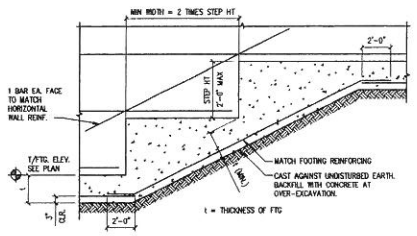
S1.0



TYPICAL SLAB-ON-GRADE | CONTROL JOINT | CONSTRUCTION JOINT

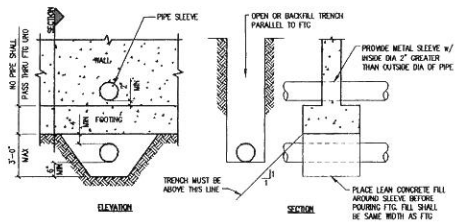
TYPICAL SLAB-ON-GRADE DETAILS

SCALE: NTS



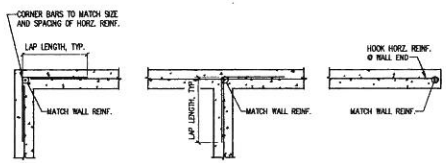
TYPICAL STEPPED FOOTING DETAIL

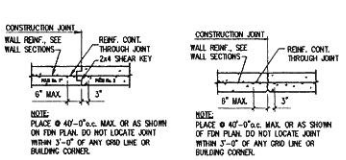
SCALE: NTS

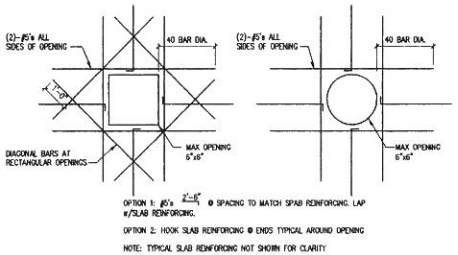


TYPICAL THROUGH WALL WALL PENETRATION DETAIL

SCALE: NTS





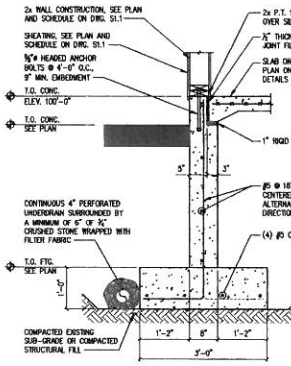


TYPICAL FOUNDATION WALL DETAILS

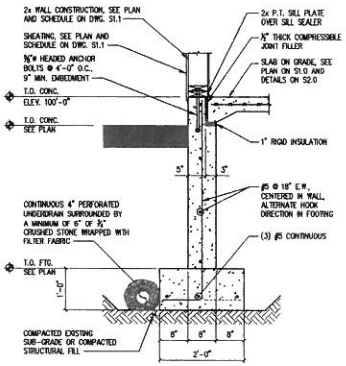
SCALE: NTS

TYPICAL OPENING IN WALL OR SLAB DETAIL

SCALE: NTS



1 SECTION 3/4" = 1'-0"



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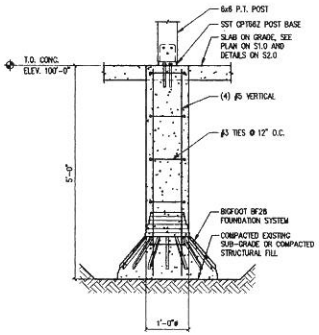

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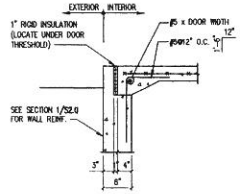

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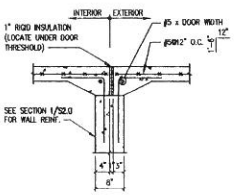

5 SECTION 3/4" = 1'-0"

PRINTED: May 03, 2016

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PRELIMINARY NOT FOR CONSTRUCTION

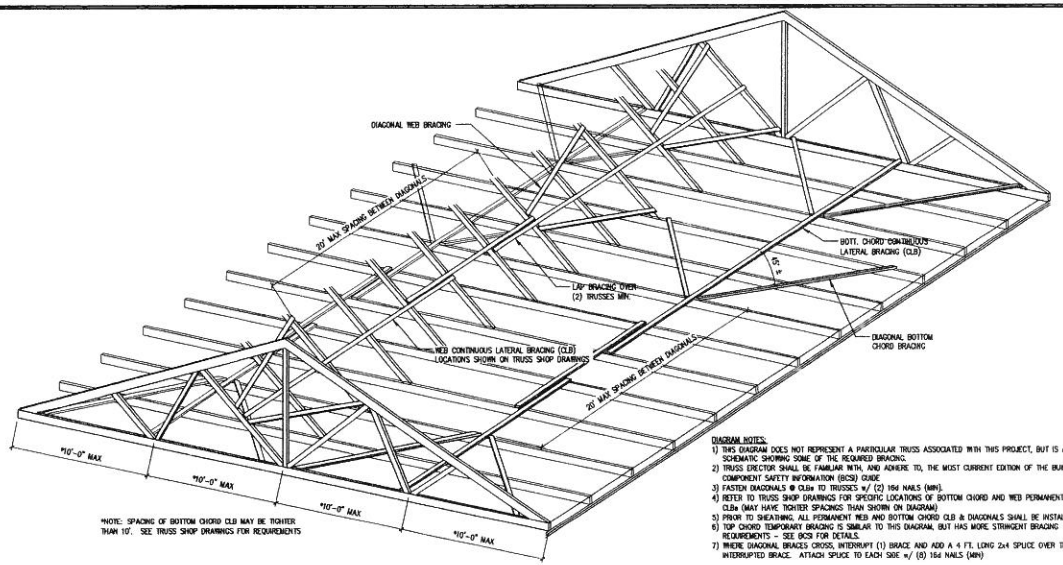
DURGIN PINES
LEWIS ROAD
KITTERY, MAINE
BUILDING ADDITION

ISSUED					
NO	DESCRIPTION	DR BY	CHD BY	DATE
4	CLIENT REVIEW	PR		5-3-16

SHEET TITLE
CONCRETE SECTIONS AND DETAILS

DESIGNED	PR
DRAWN	PR
DATE	05-03-16
PROJECT NUMBER	16-050

S2.0



*NOTE: SPACING OF BOTTOM CHORD CLB MAY BE TIGHTER THAN 10'. SEE TRUSS SHOP DRAWINGS FOR REQUIREMENTS

TYPICAL WOOD TRUSS PERMANENT BRACING DIAGRAM

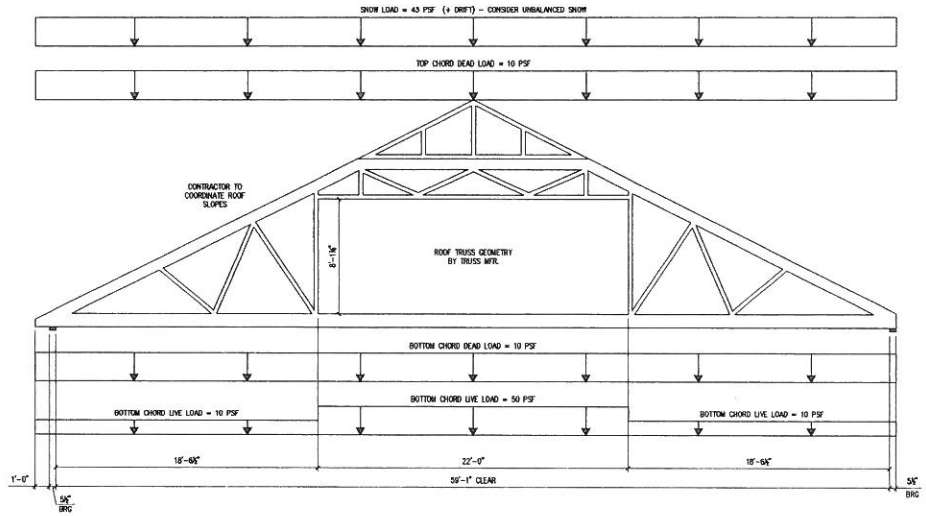
SCALE: NTS

DIAGRAM NOTES:

1) THIS DIAGRAM DOES NOT REPRESENT A PARTICULAR TRUSS ASSOCIATED WITH THIS PROJECT, BUT IS A SCHEMATIC SHOWING SOME OF THE REQUIRED BRACING.
2) TRUSS ERECTOR SHALL BE FAMILIAR WITH, AND ADHERE TO, THE MOST CURRENT EDITION OF THE BUILDING COMPONENT SAFETY INFORMATION (BCSI) GUIDE
3) FASTEN DIAGONALS @ CLBs TO TRUSSES w/ (2) 16d NAILS (MIN).
4) REFER TO TRUSS SHOP DRAWINGS FOR SPECIFIC LOCATIONS OF BOTTOM CHORD AND WEB PERMANENT CLBs (MAY HAVE TIGHTER SPACINGS THAN SHOWN ON DIAGRAM)
5) PRIOR TO SHEATHING, ALL PERMANENT WEB AND BOTTOM CHORD CLB & DIAGONALS SHALL BE INSTALLED.
6) TOP CHORD TEMPORARY BRACING IS SIMILAR TO THIS DIAGRAM, BUT HAS MORE STRINGENT BRACING REQUIREMENTS – SEE BCSI FOR DETAILS.
7) WHERE DIAGONAL BRACES CROSS, INTERRUPT (1) BRACE AND ADD A 4 FT. LONG 2x4 SPLICE OVER THE INTERRUPTED BRACE. ATTACH SPLICE TO EACH SIDE w/ (8) 16d NAILS (MIN)

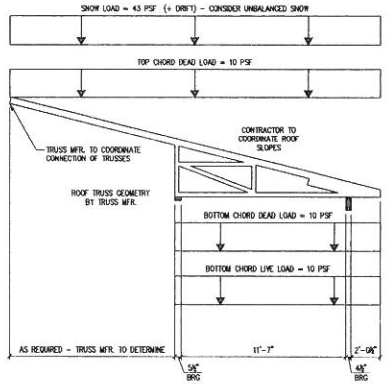
PREFABRICATED WOOD TRUSS NOTES:

1. FABRICATE, SUPPLY AND ERECT WOOD TRUSS AS SHOWN ON THE DRAWINGS AND AS SPECIFIED. WORK TO INCLUDE ANCHORAGE, BLOCKING, CURBING, MISCELLANEOUS FRAMING AND BRACING.
2. SEE ARCHITECTURAL DRAWINGS FOR ALL TRUSS PROFILES AND DIMENSIONS.
3. ROOF TRUSSES SHALL BE DESIGNED FOR:
   TOP CHORD DEAD LOAD = 10 PSF
   TOP CHORD SNOW LOAD = 43 PSF* (BALANCED)
   BOTTOM CHORD DEAD LOAD = 10 PSF
   BOTTOM CHORD LIVE LOAD = 10 PSF (50 PSF IN OFFICE AREAS)
   * CONSIDER UNBALANCED SNOW LOAD PER ASCE 7-05
4. GABLE END TRUSSES SHALL HAVE VERTICALS AT 16" o.c. CALCULATE WIND LOADS PER CRITERIA INDICATED IN THE DRAWINGS AND NOTES
5. ALLOWABLE LIVE LOAD DEFLECTION FOR PREFABRICATED TRUSSES = L/480
6. TRUSS MANUFACTURER SHALL SUBMIT DRAWINGS INDICATING THE FOLLOWING:
   A. SPAN, SLOPE AND SPACING OF TRUSSES
   B. REQUIRED BEARING WIDTH
   C. DESIGN LOADS, AS APPLICABLE:
      i. TOP CHORD LIVE LOAD
      ii. TOP CHORD DEAD LOAD
      iii. BOTTOM CHORD LIVE LOAD
      iv. BOTTOM CHORD DEAD LOAD
      v. CONCENTRATED LOADS AND THEIR POINTS OF APPLICATION
      vi. WIND AND SEISMIC CRITERIA
   D. REACTIVE FORCES
   E. LUMBER SIZE, SPECIES AND GRADE FOR EACH MEMBER
   F. LOCATION OF ANY REQUIRED CONTINUOUS LATERAL BRACING (CLB)
   G. CALCULATED DEFLECTION RATIO AND/OR MAXIMUM DEFLECTION FOR LIVE AND TOTAL LOAD
   H. CONNECTION REQUIREMENTS FOR:
      i. TRUSS TO TRUSS GIRDERS
      ii. TRUSS PLY TO PLY
      iii. FIELD SPLICES
7. TRUSSES SHALL BE FABRICATED IN A PROPERLY EQUIPPED MANUFACTURING FACILITY OF A PERMANENT NATURE. TRUSSES SHALL BE MANUFACTURED BY EXPERIENCED WORKMEN, USING PRECISION CUTTING, JIGGING AND PRESSING EQUIPMENT MEETING REQUIREMENTS OF ANSI/TPI 1-1995, SECTION 4. TRUSS MEMBERS SHALL BE ACCURATELY CUT TO LENGTH ANGLE AND TRUE TO LINE TO ASSURE PROPER FITTING JOINTS WITHIN TOLERANCES SET FORTH IN ANSI/TPI 1-1995, SECTION 4, AND PROPER FIT WITH OTHER WORK.
8. FOLLOW TRUSS MANUFACTURERS RECOMMENDATIONS & LATEST EDITION OF THE BCSI FOR HANDLING, INSTALLATION AND BRACING OF TRUSSES. ERECTION OF TRUSSES IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. CONSULT TRUSS MANUFACTURER OR INDEPENDENT ENGINEER IF FURTHER DESIGN ASSISTANCE IS NEEDED.
9. MANUFACTURER SHALL FURNISH DESIGN DRAWINGS BEARING SEAL AND REGISTRATION NUMBER OF A CIVIL OR STRUCTURAL ENGINEER LICENSED IN STATE WHERE TRUSSES ARE TO BE INSTALLED. DRAWINGS SHALL BE APPROVED BY ARCHITECT OR STRUCTURAL ENGINEER OF RECORD PRIOR TO FABRICATION.



ATTIC TRUSS DIAGRAM

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



MONOSLOPE TRUSS DIAGRAM

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

PRINTED: May 03, 2016

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PRELIMINARY
NOT FOR CONSTRUCTION

DURGIN PINES
LEWIS ROAD
KITTERY, MAINE

BUILDING ADDITION

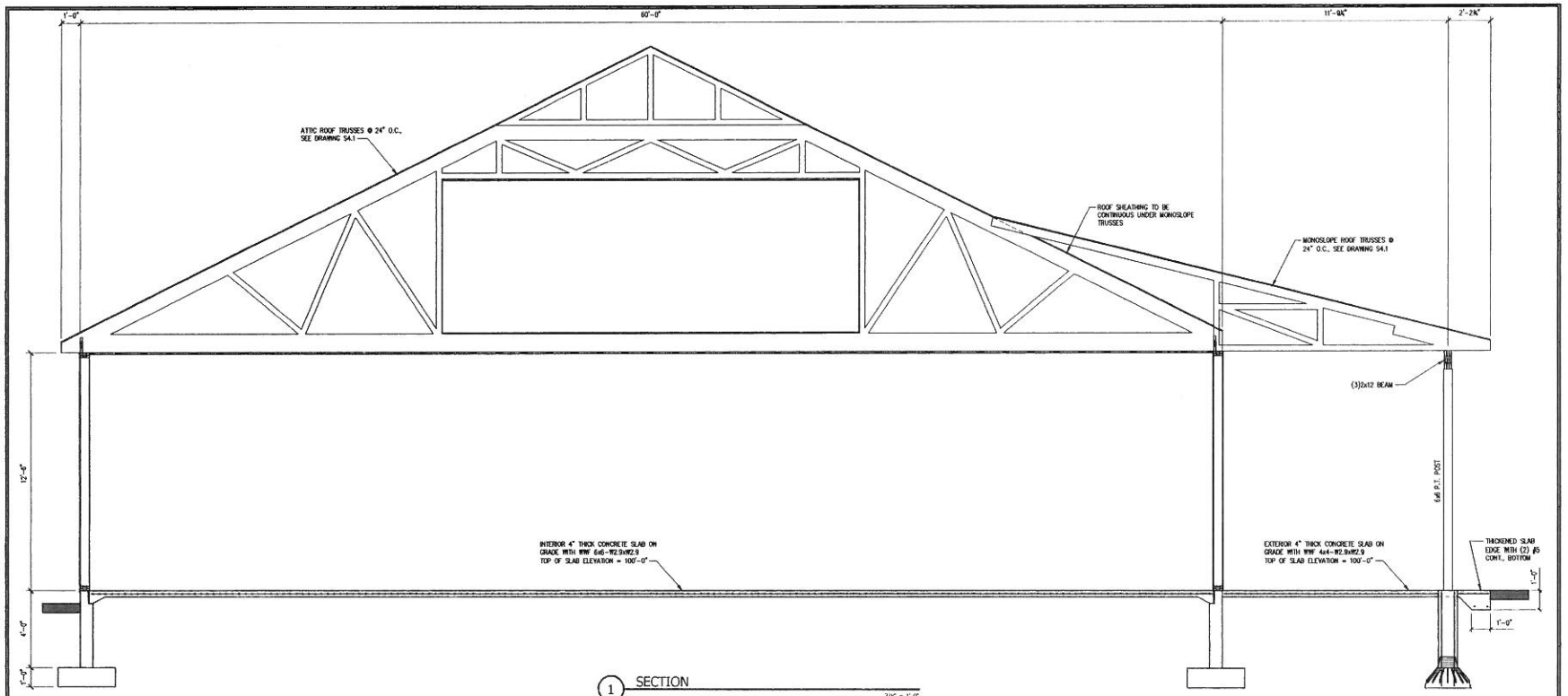
ISSUED

NO	DESCRIPTION	DR BY	CKD BY	DATE
1	CLIENT REVIEW	PR		5-5-16

SHEET TITLE
PREFABRICATED TRUSS DIAGRAMS AND NOTES

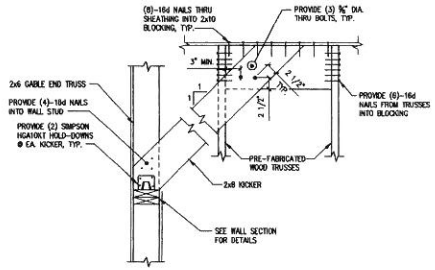
DESIGNED	PR
DRAWN	PR
DATE	05-03-16
PROJECT NUMBER	16-058

S3.0



1 SECTION

3/16" = 1'-0"



2 SECTION

1" = 1'-0"

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PRELIMINARY
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DURGIN PINES
LEWIS ROAD
KITTERY, MAINE

BUILDING ADDITION

ISSUED					
NO	DESCRIPTION	DRW BY	CKD BY	DATE
A	CLIENT REVIEW	PR		5-3-16

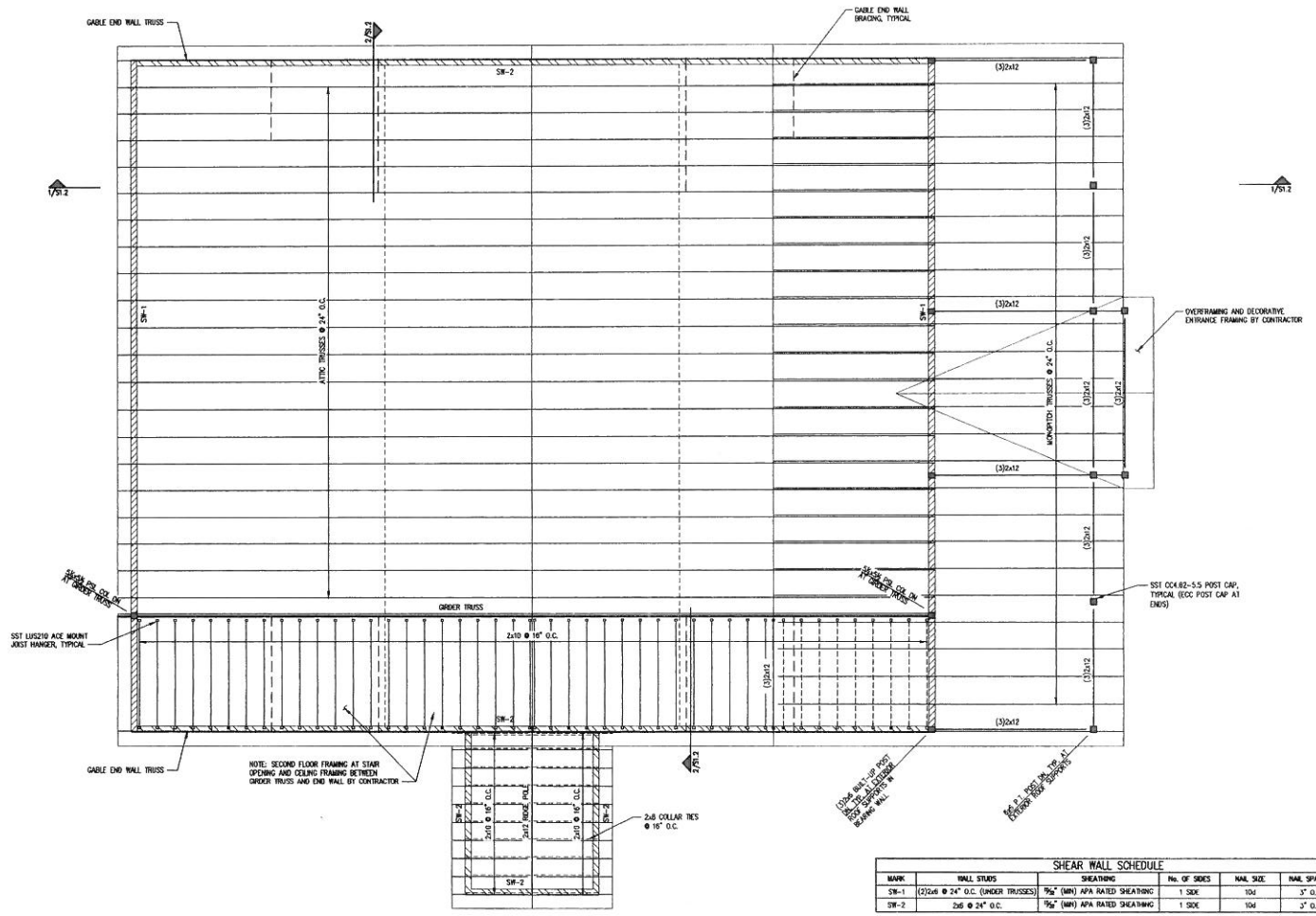
SHEET TITLE

TYPICAL BUILDING SECTION

DESIGNED	PR
DRAWN	PR
DATE	05-03-16
PROJECT NUMBER	16-058

S1.2

PLAN NORTH



ROOF FRAMING PLAN

SCALE: ¼" = 1'-0"

SHEAR WALL SCHEDULE					
MARK	WALL STUDS	SHEATHING	No. OF SIDES	NAIL SIZE	NAIL SPACING
SW-1	(2)2x6 @ 24" O.C. (UNDER TRUSSES)	15/32" (MIN) APA RATED SHEATHING	1 SIDE	10d	3" O.C.
SW-2	2x6 @ 24" O.C.	15/32" (MIN) APA RATED SHEATHING	1 SIDE	10d	3" O.C.

NOTES:
1. ALL SHEAR WALL STUDS SHALL BE No. 1 SPF, MIN.
2. ALL SHEAR WALL PANEL EDGES SHALL BE BLOCKED
3. ALL SHEAR PANELS SHALL BE APPLIED PERPENDICULAR TO THE STUDS.
4. ALL SHEAR PANEL EDGES SHALL BE STAGGERED.

PLAN LEGEND
- BEARING WALL
- SHEAR WALL
- BEAM
- HSS COLUMN
- COLUMN FROM ABOVE
- COLUMN BELOW

NOTES:
1. PROVIDE SIMPSON JOIST HANGERS AT ALL JOIST ENDS, TYP.
2. WINDOW HEADERS SHALL BE (3)-2x12's w/ ½" PLYWOOD LAMS, U.N.O.
3. ALL EXTERIOR WALLS SHALL BE SHEATHED ON ONE SIDE WITH APA RATED SHEATHING. SEE SHEAR WALL SCHEDULE THIS DRAWING FOR REQUIREMENTS. SPACE NAILS AT 6" o.c. IN THE PANEL FIELD.
4. ROOF TRUSS HURRICANE TIES, METAL CONNECTORS, SEATS ETC. ARE TO BE SPECIFIED BY THE TRUSS MANUFACTURER.
5. SEE DRAWING S3.0 FOR ROOF TRUSS INFORMATION.

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SHEET TITLE
ROOF FRAMING PLAN

DESIGNED	PR
DRAWN	PR
DATE	05-03-16
PROJECT NUMBER	16-058

S1.1

PRINTED: May 03, 2016

GENERAL NOTES:

1. REFERENCE ARCHITECTURAL PLANS FOR DIMENSIONS NOT SHOWN. REFERENCE MECHANICAL, ELECTRICAL, AND ARCHITECTURAL PLANS FOR SIZES AND LOCATIONS OF WALL AND SLAB OPENINGS, DUCTS, PIPING, CURBS, AND EQUIPMENT PADS. IN THE EVENT OF A CONFLICT BETWEEN THE DRAWINGS, SPECIFICATIONS, OR NOTES ON THE DRAWINGS, THE ENGINEER SHALL BE NOTIFIED PRIOR TO CONSTRUCTION.
2. EXISTING DIMENSIONS AND CONDITIONS ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL EXISTING CONSTRUCTION AND DIMENSIONS IN THE FIELD PRIOR TO CONSTRUCTION OR FABRICATION. ALL DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER PRIOR TO COMMENCING WORK.
3. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF DEVIATIONS OR CHANGES ARE REQUIRED TO THE CONTRACT DOCUMENTS OR APPROVED SHOP DRAWINGS DUE TO INTERFERENCES, FABRICATION ERRORS, OR OTHER CAUSES.
4. THE STRUCTURE IS SELF-SUPPORTING AND STABLE AFTER THE ENTIRE BUILDING IS COMPLETELY CONSTRUCTED. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ERECTION PROCEDURES AND SEQUENCING DURING CONSTRUCTION AND ERECTION TO PROVIDE AND ENSURE LOCAL AND OVERALL STABILITY OF THE BUILDING AND ITS COMPONENTS DURING CONSTRUCTION AND ERECTION. THE CONTRACTOR SHALL RETAIN A LICENSED STRUCTURAL ENGINEER TO DESIGN TEMPORARY BRACING/SHORING AND DETERMINE WHERE THE TEMPORARY BRACING/SHORING IS NEEDED.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ERECTION PROCEDURES, SEQUENCING AND FOR COMPLYING WITH ALL APPLICABLE SAFETY REGULATIONS DURING THE WORK.
6. ONE ELECTRONIC COPY OR TWO SETS OF HARD COPIES OF SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER. ONE HARD COPY WILL BE RETURNED TO THE CONTRACTOR AND ONE HARD COPY WILL BE RETAINED BY THE ENGINEER.
7. REFERENCE THE PROJECT SPECIFICATIONS FOR MATERIAL, WORKMANSHIP AND ADDITIONAL INFORMATION NOT COVERED IN THESE NOTES (WHERE APPLICABLE)

DESIGN CRITERIA:

1. BUILDING CODES:
   INTERNATIONAL BUILDING CODE (IBC), 2009 EDITION
   ASCE 7-05 MINIMUM DESIGN LOADS FOR BUILDING AND OTHER STRUCTURES
2. LIVE LOADS:
   FIRST FLOOR = 100 PSF
   SECOND FLOOR OFFICE AREAS = 50 PSF
3. SNOW LOADS:
   GROUND SNOW LOAD (Pg) = 50 PSF
   SNOW EXPOSURE FACTOR (Ce) = 1.0
   SNOW LOAD IMPORTANCE FACTOR (Is) = 1.10
   THERMAL FACTOR (Ct) = 1.1
   FLAT ROOF SNOW LOAD (Pf) = 43 PSF + DRIFT
4. WIND LOADS:
   BASIC WIND SPEED = 100 MPH
   IMPORTANCE FACTOR (Iw) = 1.0
   WIND EXPOSURE B
   MAIN WINDFORCE-RESISTING SYSTEM (INCLUDES WINDWARD + LEEWARD) = 18 PSF
   COMPONENTS & CLADDING – PER ASCE 7-05
5. SEISMIC CRITERIA:
   BASED ON EQUIVALENT LATERAL FORCE PROCEDURE
   OCCUPANCY CATEGORY III
   SOIL SITE CLASSIFICATION = D
   SEISMIC IMPORTANCE FACTOR (Ie) = 1.0
   DESIGN SPECTRAL RESPONSE ACCELERATION PARAMETER:
   Sds = .363
   Sd1 = .128
   SEISMIC DESIGN CATEGORY C
   RESPONSE MODIFICATION COEFFICIENT (R) = 6.5 (WOOD FRAMED SHEAR WALLS)
   SEISMIC RESPONSE COEFFICIENT (Cs) = 0.07

FOUNDATION NOTES:

1. FOUNDATIONS HAVE BEEN DESIGNED USING A PRESUMED ALLOWABLE BEARING PRESSURE PER TABLE 1806.2 OF THE INTERNATIONAL BUILDING CODE BASED ON TYPICAL SOILS FOUND IN THIS AREA. IF CLAY, MUD, ORGANIC SILT, PEAT OR UNPREPARED FILL IS FOUND DURING CONSTRUCTION, NOTIFY ENGINEER IMMEDIATELY, AS THE ALLOWABLE LOADS USED IN DESIGN WILL NEED TO BE VERIFIED BY A GEOTECHNICAL ENGINEER. CASCO BAY ENGINEERING RECOMMENDS PROCURING A GEOTECHNICAL ENGINEER TO VERIFY EXISTING SOIL CONDITIONS.
2. ALLOWABLE SOIL BEARING CAPACITY USED IN DESIGN = 2,000 PSF
3. MINIMUM FROST DEPTH COVER = 4'-0" FOR EXTERIOR FOOTINGS BELOW FINAL EXTERIOR GRADE.
4. EXCAVATION, BACKFILL, COMPACTION, GRADATION REQUIREMENTS, FOUNDATION DRAINAGE AND PERMANENT DEWATERING REQUIREMENTS SHALL BE PROVIDED BY A GEOTECHNICAL ENGINEER.
5. CONCRETE SLABS ON GRADE SHALL BE CONSTRUCTED ON A MINIMUM 12" THICK LAYER OF PROPERLY COMPACTED STRUCTURAL FILL, UNLESS OTHERWISE DIRECTED BY A GEOTECHNICAL ENGINEER.
6. FOUNDATIONS SHALL BEAR ON UNDISTURBED NATIVE SOIL, UNLESS NOTED OTHERWISE. THE CONTRACTOR SHALL NOTIFY THE GEOTECHNICAL AND STRUCTURAL ENGINEER IF ANY UNSUITABLE SOILS ARE ENCOUNTERED PRIOR TO PLACING FOUNDATIONS.
7. FOUNDATION WALLS AND SLAB-ON-GRADES SHALL REACH 75% OF THEIR FULL 28 DAY COMPRESSIVE STRENGTH PRIOR TO BACKFILLING. THE CONTRACTOR SHALL PROVIDE TEMPORARY SHORING/BRACING FOR WALLS WHEN BACKFILL IS PLACED PRIOR TO CONCRETE ACHIEVING ITS REQUIRED STRENGTH. CONTRACTOR SHALL PROVIDE TEMPORARY SHORING/BRACING FOR WALLS AND OTHER STRUCTURAL ELEMENTS PRIOR TO INSTALLATION OF PERMANENT BRACING/FLOOR/STRUCTURE.
8. PROTECT FOUNDATIONS FROM FROST AND KEEP BOTTOM OF TRENCH DRY DURING CONSTRUCTION. IF GROUNDWATER IS ENCOUNTERED NEAR OR ABOVE THE BASE OF THE FOOTINGS, EXCAVATIONS SHALL BE DEWATERED DURING CONSTRUCTION. SURFACE WATER SHALL BE DIVERTED AWAY FROM EXCAVATIONS.
9. DO NOT UNDERMINE EXISTING FOUNDATIONS OF ADJACENT STRUCTURES. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SHORING, BRACING AND UNDERPINNING OF EXISTING STRUCTURES DURING EXCAVATION, BACKFILLING, AND CONSTRUCTION. CONTRACTOR SHALL SLOPE EXCAVATIONS TO ACHIEVE SOIL STABILITY.

CONCRETE NOTES:

1. ALL WORK SHALL CONFORM TO IBC 2009 REFERENCED EDITIONS OF "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (ACI 318) AND "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" (ACI 301).
2. REQUIRED CONCRETE PARAMETERS ARE AS FOLLOWS:

LOCATION	MAX W/C RATIO	f'_c	AIR-ENTRAINMENT
INT. WALLS/ELEV. SLABS	.52	3,000 PSI	2% ± 1½%
FOUNDATIONS, FOOTINGS, & FOUNDATION WALLS	.45	4,500 PSI	6% ± 1½%
INT. SLAB-ON-GRADE	.45	4,500 PSI	2% ± 1½%
EXT. SLAB-ON-GRADE	.45	4,500 PSI	6% ± 1½%

   WHERE: W/C = WATER TO CEMENT RATIO AND
   f'_c = COMPRESSIVE STRENGTH OF CONCRETE AT 28 DAYS

   USE PORTLAND CEMENT TYPE II, IN CONFORMANCE WITH ASTM 150
   AIR ENTRAINING ADMIXTURES SHALL CONFORM TO ASTM C 260
   ADMIXTURES SHALL CONFORM TO ASTM C 494
   FLY ASH USED AS ADMIXTURES SHALL CONFORM TO ASTM C 618
3. MAXIMUM AGGREGATE SIZE SHALL BE ¾", IN CONFORMANCE WITH ASTM C33.
4. CALCIUM CHLORIDE OR ADMIXTURES CONTAINING CALCIUM CHLORIDE IS NOT PERMITTED.
5. MAXIMUM SLUMP AFTER THE ADDITION OF A WATER-REDUCING ADMIXTURE IS 6 INCHES.
6. CONTRACTOR SHALL NOT PLACE CONCRETE ON FROZEN GROUND OR IN WATER. ADEQUATE EQUIPMENT SHALL BE PROVIDED FOR HEATING CONCRETE MATERIALS AND PROTECTING CONCRETE DURING WEAR-FREEZING OR FREEZING WEATHER. REFERENCE ACI 306, AS NOTED ABOVE, FOR RECOMMENDATIONS FOR COLD WEATHER CONCRETING.
7. VERTICAL CONSTRUCTION JOINTS IN WALLS SHALL NOT EXCEED A SPACING OF 40 FEET, U.N.O.
8. ANCHOR BOLTS SHALL BE GALVANIZED HEADED RODS AND CONFORM TO ASTM F1554, GRADE 36 KSI WELDABLE STEEL, U.N.O. ON DRAWINGS.
9. REINFORCING BARS SHALL CONFORM TO ASTM A615, GRADE 60, DEFORMED BARS.
10. WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTM A185 AND BE PROVIDED IN FLAT SHEETS. PROVIDE ADEQUATE SUPPORT FOR WWF TO ENSURE PROPER LOCATION WITHIN SLAB DURING CONCRETE PLACEMENT.
11. MINIMUM CONCRETE COVER FOR REINFORCEMENT SHALL BE AS FOLLOWS:

A. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3 INCHES
B. FORMED CONCRETE IN CONTACT WITH EARTH OR EXPOSED TO WEATHER	2 INCHES
C. CONCRETE NOT EXPOSED TO EARTH OR WEATHER IN SLABS & WALLS	¾ INCHES

12. WELDING OF REINFORCEMENT IS NOT PERMITTED.
13. PROVIDE NON-SHRINK GROUT BENEATH LEVELING PLATES & BEARING PLATES w/ MINIMUM COMPRESSIVE STRENGTH OF 7,000 PSI AT 28 DAYS.
14. PROVIDE CONTINUOUS REINFORCEMENT AT ALL CORNERS AND INTERSECTIONS, SEE TYPICAL FOUNDATION WALL DETAILS ON FOUNDATION DETAILS SHEET.
15. REINFORCING BARS AND ALL EMBEDDED ITEMS, INCLUDING ANCHOR BOLTS, MUST BE ACCURATELY PLACED AND ADEQUATELY SECURED BEFORE CONCRETE IS PLACED. "WET SETTING" OF EMBEDDED ITEMS INTO CONCRETE IS STRICTLY PROHIBITED.
16. UNLESS NOTED ON DRAWINGS, FOLLOW ACI STANDARDS FOR LAP SPLICE LENGTHS OF REINFORCING BARS.

REBAR LAP SPLICE TABLE

BAR SIZE	#3	#4	#5	#6	#7	#8	#9
3000 PSI CONCRETE	18"	24"	30"	36"	48"	56"	64"
4000 PSI CONCRETE	16"	20"	24"	30"	40"	46"	54"

WOOD NOTES:

1. ALL TIMBER FRAMING SHALL BE IN ACCORDANCE WITH IBC 2009 REFERENCED EDITIONS OF THE AITC TIMBER CONSTRUCTION MANUAL AND AF&PA NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS).
2. ALL FRAMING SHALL BE SPRUCE-PINE-FIR, No.2 OR BETTER U.N.O. AND HAVE A MAXIMUM MOISTURE CONTENT OF 19%.
3. ALL WOOD IN CONTACT WITH MASONRY OR CONCRETE OR EXPOSED TO WEATHER SHALL BE PRESSURE TREATED (PT) SOUTHERN YELLOW PINE.
4. WHERE "LVL" IS NOTED ON DRAWINGS, PROVIDE LAMINATED VENEER LUMBER, WHICH HAS THE FOLLOWING MINIMUM ALLOWABLE STRESSES:

   F_b = 2600 PSI F_c = 2510 PSI (PARALLEL TO GRAIN)
   F_v = 285 PSI F_c = 750 PSI (PERPENDICULAR TO GRAIN)
   F_t = 1555 PSI E = 2,000,000 PSI

5. WHERE "PSL" IS NOTED ON DRAWINGS, PROVIDE PARALLAM STRAND LUMBER, WHICH HAS THE FOLLOWING MINIMUM ALLOWABLE STRESSES:

   F_b = 2900 PSI F_c = 2900 PSI (PARALLEL TO GRAIN)
   F_v = 290 PSI F_c = 750 PSI (PERPENDICULAR TO GRAIN)
   F_t = 2025 PSI E = 2,000,000 PSI

6. ALL ENGINEERED LUMBER THAT IS EXPOSED TO WEATHER SHALL BE WOLMANIZED.
7. ALL FLOOR SHEATHING SHALL BE ¾" TONGUE AND GROOVE, GLUED AND NAILED TO FLOOR FRAMING WITH 10d RINK SHANK NAILS AT 6" o.c. AT SUPPORTED PANEL EDGES, 12" o.c. AT INTERMEDIATE SUPPORTS UNLESS NOTED OTHERWISE ON DRAWINGS.
8. ALL ROOF SHEATHING (5/8") AND WALL SHEATHING (1/2") SHALL BE APA PERFORMANCE-RATED. ATTACH TO SUPPORTED PANEL EDGES WITH 10d NAILS AT 6" o.c. AND AT INTERMEDIATE SUPPORTS WITH 10d NAILS AT 12" o.c. U.N.O. SEE DRAWINGS FOR MORE STRINGENT NAILING REQUIREMENTS AT WOOD SHEAR WALLS.
9. SHEATHING SHALL BE ORIENTED WITH LONG DIMENSION PERPENDICULAR TO THE SUPPORTS AND BE CONTINUOUS OVER TWO OR MORE SUPPORTS. STAGGER ALL JOINTS & PROVIDE ADEQUATE JOINT SPACING (1/8" TYP.) AS RECOMMENDED BY MANUFACTURER.
10. PROVIDE FULL DEPTH BLOCKING AT ENDS AND INTERIOR SUPPORTS OF ALL JOISTS AND RAFTERS WHERE JOISTS AND RAFTERS FRAME OVER SUPPORTS. PROVIDE 1x3 DIAGONAL BRIDGING OR FULL DEPTH SOLID BLOCKING FOR EACH 8'-0" OF SPAN FOR ALL JOISTS AND RAFTERS.
11. WHERE BEAMS ARE LABELED ON PLAN, DO NOT SPLICE BEAM NOR ANY PLY OF BEAM BETWEEN SUPPORTS.
12. ALL CONNECTION HARDWARE SHALL BE BY SIMPSON STONG-TIE (OR APPROVED EQUIVALENT) AND SHALL BE HOT-DIPPED GALVANIZED. HARDWARE IN CONTACT WITH PRESSURE TREATED (PT) LUMBER SHALL BE GALVANIZED G185 (ZMAX). REFER TO MANUFACTURERS LITERATURE FOR PROPER INSTALLATION GUIDELINES.
13. FASTENERS USED IN CONTACT WITH PRESSURE TREATED (PT) LUMBER SHALL BE HOT-DIPPED GALVANIZED, STAINLESS STEEL, OR OTHER FINISH APPROVED BY ENGINEER.
14. ALIGN COLUMNS SUCH THAT COLUMNS BEAR CONTINUOUSLY TO FOUNDATION SUPPORT. INSTALL ADDITIONAL SOLID BLOCKING WITHIN FLOOR PACKAGE TO PROVIDE CONTINUITY OF LOAD PATH.
15. PROVIDE HORIZONTAL BLOCKING FOR ALL LOAD BEARING WALLS AT 4'-0" O.C. VERTICAL, MAXIMUM.

ABBREVIATIONS:

AB	ANCHOR BOLT	L	ANGLE
ABV	ABOVE	LL	DOUBLE ANGLE
ADDL	ADDITIONAL	LB	POUND
ARCH	ARCHITECT	LF	LINEAR FOOT
&	AND	LLH	LONG LEG HORIZONTAL
		LLV	LONG LEG VERTICAL
B/FTG, BOF	BOTTOM OF FOOTING		
BLDG	BUILDING	MAX	MAXIMUM
BM	BEAM	MECH	MECHANICAL
BOT	BOTTOM	MFR	MANUFACTURER
BRG	BEARING	MIN	MINIMUM
BTWN	BETWEEN	MISC	MISCELLANEOUS
C	STRUCTURAL STEEL CHANNEL	NF	NEAR FACE
CANT	CANTILEVER	NO	NUMBER
CIP	CAST-IN-PLACE CONCRETE	NS	NEAR SIDE
CJ	CONTROL JOINT	NTS	NOT TO SCALE
CL	CENTERLINE		
CLR	CLEAR	OC	ON CENTER
CMU	CONCRETE MASONRY UNIT	OF	OUTSIDE FACE
CNJ	CONSTRUCTION JOINT	OPNG	OPENING
COL	COLUMN	OPP	OPPOSITE
CONC	CONCRETE		
CONN	CONNECTION	P	PIER DESIGNATION
CONT	CONTINUOUS	PL	PLATE
CONTR	CONTRACTOR	PP	PARTIAL PENETRATION WELD
CP	COMPLETE PENETRATION WELD	PREFAB	PREFABRICATED
CY	CUBIC YARD	PSF	POUNDS PER SQUARE FOOT
		PSI	POUNDS PER SQUARE INCH
DIA	DIAMETER		
DIM	DIMENSION	REINF	REINFORCING STEEL
DISCONT	DISCONTINUOUS	REQ, REQD	REQUIRED
DWG	DRAWING	RD	ROOF DRAIN
(E), EX, EXIST	EXISTING	SC	SLIP CRITICAL
EA	EACH	SECT	SECTION
EF	EACH FACE	SHEATH	SHEATHING
EL, ELEV	ELEVATION	SIM	SIMILAR
EQ	EQUAL	SOG	SLAB-ON-GRADE
EQUIP	EQUIPMENT	SPAC	SPACING
ES	EACH SIDE	SPECS	SPECIFICATIONS
EW	EACH WAY	SS	STAINLESS STEEL
EXP	EXPANSION	STD	STANDARD
EXT	EXTERIOR	STIFF	STIFFENER
		STL	STEEL
F	FOOTING DESIGNATION	STR	STRAIGHT
FDN	FOUNDATION	STRUCT	STRUCTURAL
FF	FINISH FLOOR		
FLG	FLANGE	T	TOP
FLR	FLOOR	TAB	TOP AND BOTTOM
FT	FOOT	TOC, T/CONC	TOP OF CONCRETE
FTG	FOOTING	T/FTG, TOF	TOP OF FOOTING
FV	FIELD VERIFY	TEMP	TEMPERATURE
		T/SHELF	TOP OF SHELF
G	GAGE	T/SLAB	TOP OF SLAB
GALV	GALVANIZED	T/STL	TOP OF STEEL
		T/WALL	TOP OF WALL
HOR, HORIZ	HORIZONTAL	TS	STRUCTURAL TUBING
HSS	HOLLOW STRUCTURAL SHAPE	TYP	TYPICAL
HT	HEIGHT		
		UNO	UNLESS NOTED OTHERWISE
IF	INSIDE FACE		
IN	INCH	VER, VERT	VERTICAL
INFO	INFORMATION	VIF	VERIFY IN FIELD
JT	JOINT	W	STRUCTURAL STEEL WIDE FLANGE
K	KIP (1 KIP = 1,000 LBS)	W/	WITH
KSI	KIPS PER SQUARE INCH	W/O	WITHOUT
		WP	WORK POINT
		WT	WEIGHT
		WWF	WELDED WIRE FABRIC

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CLIENT
GARY CHICOINE CONSTR. CORP
20 B&B LANE
WEARE, NEW HAMPSHIRE 03281

PRELIMINARY
NOT FOR CONSTRUCTION

DURGIN PINES
LEWIS ROAD
KITTERY, MAINE
BUILDING ADDITION

ISSUED

NO	DESCRIPTION	DR BY	CHKD BY	DATE
1	CLIENT REVIEW	PR		5-3-16

SHEET TITLE
STRUCTURAL NOTES

DESIGNED	PR
DRAWN	PR
DATE	05-03-16
PROJECT NUMBER	16-058

S0.0

LEGEND

PROPERTY LINE

WETLAND SETBACK

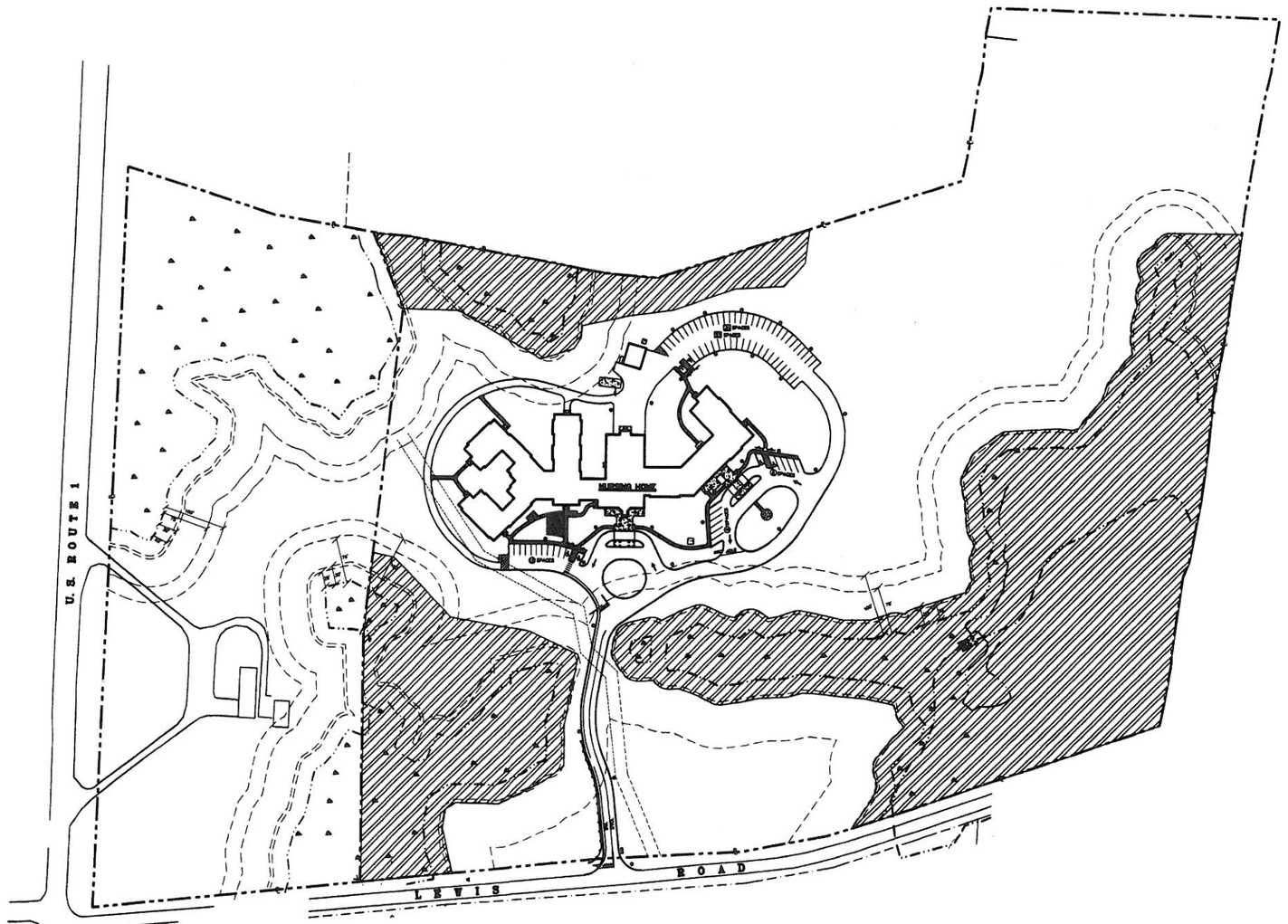
PROPOSED PAINTED ISLAND

SITE DATA

ZONE: MU – MIXED USE

PERMITTED USE: NURSING HOME

REGULATIONS:	
LOT SIZE	1,426,838± SF
OPEN SPACE REQUIRED = LOT AREA X 35%	499,393 SF
OPEN SPACE PROVIDED	522,777 SF
OPEN SPACE ADJACENT TO LEWIS ROAD= 25% OF OPEN SPACE REQUIRED = 503,383 X25%	124,848 SF
OPEN SPACE ADJACENT TO LEWIS ROAD PROVIDED	309,000 SF



APPROVED: TOWN OF KITTERY

APPLICANT:

PLANNING BOARD:

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)

MAGNETIC

OPEN SPACE PLAN

No.	Description	Date
2.	FOR APPROVAL	2/15/07
1.	SHEET ADDED TO SET	11/29/06

REVISIONS

STATE OF MAINE
Bradlee Mezquita
No. 9410
REGISTERED PROFESSIONAL ENGINEER

DATE: OCTOBER 31, 2006
SCALE: AS SHOWN
DESIGNED BY: PMC
DRAWN BY: PMC
APPROVED BY: BLM
PROJECT NO: 2145
FILE NO: 2145SITE.DWG

DURGIN PINES
LEWIS ROAD
KITTERY, MAINE

Appledore Engineering Inc.
Pease International Tradeport
15 Rye Street, Suite 305
Portsmouth, New Hampshire 03801
(603) 433-8818
eai@appledoreeng.com

C-10

LEGEND

- PROPERTY LINE
- WETLAND SETBACK
- VGC — PROPOSED VERTICAL GRANITE CURBING
- SGC — PROPOSED SLOPED GRANITE CURBING
- 15'R — PROPOSED CURB RADIUS
- PROPOSED BOLLARD
- PROPOSED SIGN
- PROPOSED PAINTED ISLAND
- PROPOSED CONCRETE PAD/SIDEWALK
- PROPOSED BITUMINOUS SIDEWALK
- (2) SPACES — PROPOSED VISITOR PARKING STALLS
- [12] SPACES — PROPOSED STAFF PARKING STALLS
- PROPOSED HANDICAP PARKING STALL WITH PAINTED ISLAND
- PROPOSED LIGHTPOLE BASE
- PROPOSED PAINTED DIRECTIONAL ARROW
- DYCL — PROPOSED DOUBLE YELLOW CENTERLINE

SITE DATA

ZONE: MU - MIXED USE

PERMITTED USE: NURSING HOME

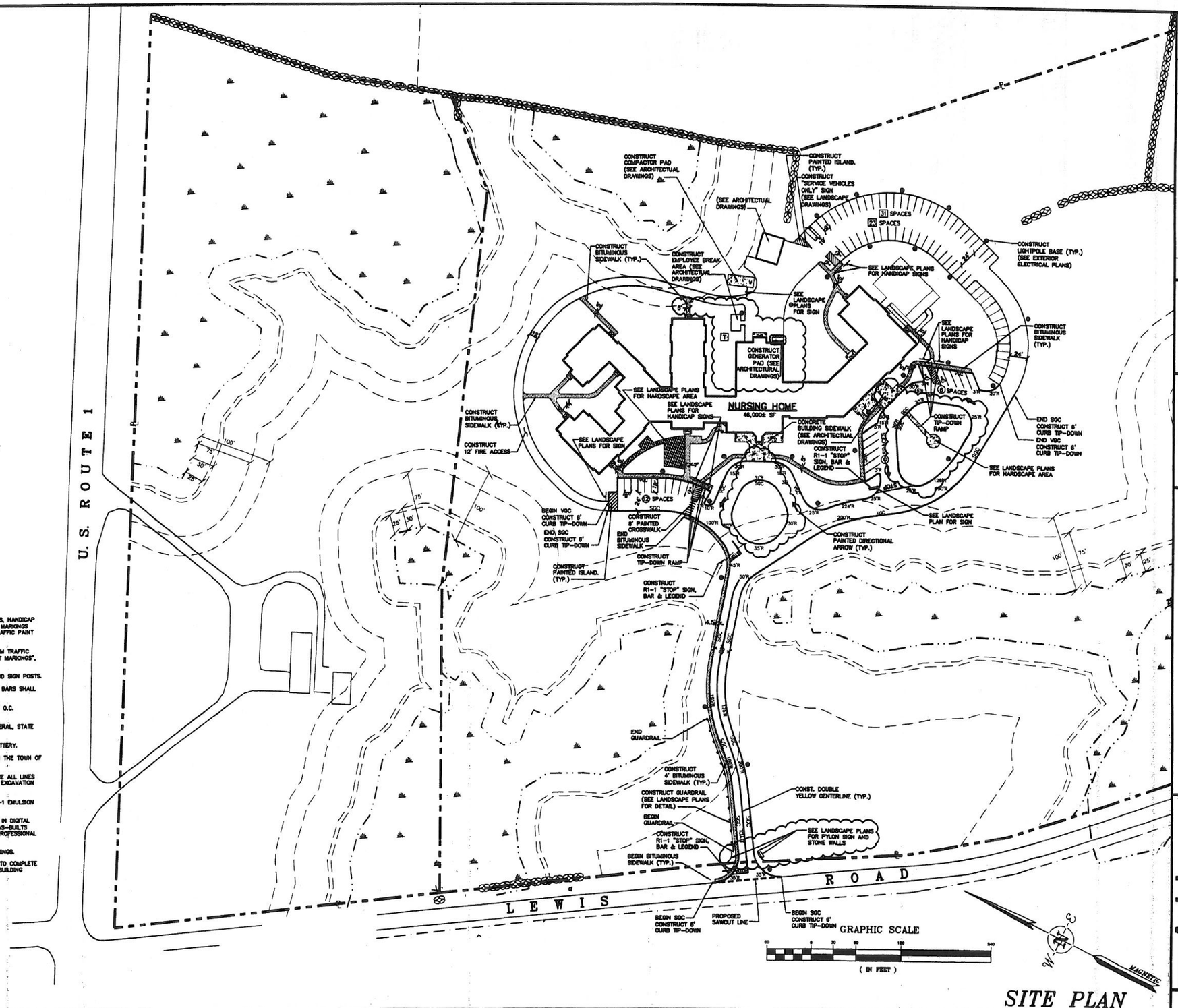
DISTRICT REGULATIONS:	REQUIRED	PROVIDED
MINIMUM LOT SIZE	80,000 SF	1,438,182± SF
MINIMUM STREET FRONTAGE	250 FT	1,178 FT
SETBACKS:		
FRONT	60 FT	530 FT
SIDE	30 FT	648 FT
REAR	30 FT	191 FT
MAXIMUM BUILDING HEIGHT	40 FT	≤40 FT
OPEN SPACE	35%	>80%
WETLAND SETBACKS:		
BUILDING	100 FT	112 FT
PARKING AREA	75 FT	143 FT
ACCESS DRIVE	30 FT	32 FT
NO DISTURB	25 FT	25 FT

PARKING REGULATIONS:

(NURSING HOME USE: 1 SPACE PER EACH 4 BEDS)		
PARKING SPACES (81 BEDS):	21 SPACES	78 SPACES
HANDICAP SPACES:	4 SPACES	6 SPACES
MINIMUM PARKING SPACE SIZE:	9'x19'	9'x19'
MINIMUM AISLE SIZE:	24'	24'

NOTES

1. STRIPE PARKING AREAS AS SHOWN, INCLUDING PARKING SPACES, STOP BARS, HANDICAP SYMBOLS, PAINTED ISLANDS, FIRE LANES CROSS WALKS AND CENTERLINES (ALL MARKINGS EXCEPT CENTERLINE TO BE CONSTRUCTED USING WHITE TRAFFIC PAINT. ALL TRAFFIC PAINT SHALL MEET THE REQUIREMENTS OF AASHTO M248 TYPE "F").
2. ALL PAVEMENT MARKINGS AND SIGNS TO CONFORM TO "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS", AND THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS, LATEST EDITIONS.
3. SEE DETAILS FOR PARKING STALL MARKINGS, HANDICAP SYMBOLS, SIGNS AND SIGN POSTS.
4. CENTERLINES SHALL BE FOUR (4) INCH WIDE DOUBLE YELLOW LINES. STOP BARS SHALL BE EIGHTEEN (18) INCHES WIDE.
5. PAINTED ISLANDS SHALL BE FOUR (4) INCH WIDE DIAGONAL LINES AT 3'-0" O.C. BORDERED BY FOUR (4) INCH WIDE LINES.
6. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE FEDERAL, STATE AND/OR TOWN CODES & SPECIFICATIONS.
7. WORK WITHIN LEWIS ROAD R.O.W. SHALL BE COORDINATED WITH TOWN OF KITTERY.
8. WORK WITHIN STATE HIGHWAY ROUTE 1 R.O.W. SHALL BE COORDINATED WITH THE TOWN OF KITTERY AND MAINE DEPARTMENT OF TRANSPORTATION.
9. CONTRACTOR SHALL EMPLOY A LICENSED ENGINEER/SURVEYOR TO DETERMINE ALL LINES AND GRADES. DESIGN ENGINEER TO PROVIDE COORDINATES FOR BUILDING PAD EXCAVATION AND EDGE OF PAVEMENT, PC'S & PT'S.
10. CLEAN AND COAT FACE OF EXISTING PAVEMENT AT SAWCUT LINE WITH RS-1 EMULSION IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
11. CONTRACTOR TO SUBMIT AS-BUILT PLANS ON REPRODUCIBLE MYLARS AND IN DIGITAL FORMAT (.DWG FILE) ON DISK TO THE OWNER UPON COMPLETION OF PROJECT. AS-BUILTS SHALL BE PREPARED & CERTIFIED BY A MAINE LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER.
12. COORDINATE ALL WORK ADJACENT TO BUILDING WITH ARCHITECTURAL DRAWINGS.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY SNOW REMOVAL REQUIRED TO COMPLETE WORK AND TO MAINTAIN CONTINUOUS ACCESS TO SITE AND PARKING FOR THE BUILDING CONTRACTOR AND EMERGENCY PERSONNEL.



SITE PLAN

No.	Description	Appd	Date
1.	REVISED PER ARCH. COMMENTS	BLM	4/12/07

REVISIONS

STATE OF MAINE — Bradley Haskell — No. 9410 — REGISTERED PROFESSIONAL ENGINEER

DATE: DECEMBER 19, 2006
SCALE: AS SHOWN
DESIGNED BY: PMC
DRAWN BY: PMC
APPROVED BY: BLM
PROJECT NO: 2145
FILE NO. 2145CONST.DWG

DURGIN PINES
LEWIS ROAD
KITTERY, MAINE

Appledore Engineering Inc.
Pease International Tradeport
15 Rye Street, Suite 305
Portsmouth, New Hampshire 03801
(603) 433-8818
eae@appledoreeng.com

C-2

LEGEND

- PROPERTY LINE
- WETLAND SETBACK
- VGC — PROPOSED VERTICAL GRANITE CURBING
- SGC — PROPOSED SLOPED GRANITE CURBING
- 15'R — PROPOSED CURB RADIUS
- PROPOSED BOLLARD
- PROPOSED SIGN
- PROPOSED PAINTED ISLAND
- PROPOSED CONCRETE PAD/SIDEWALK
- PROPOSED BITUMINOUS SIDEWALK
- (12) SPACES — PROPOSED VISITOR PARKING STALLS
- [12] SPACES — PROPOSED STAFF PARKING STALLS
- PROPOSED HANDICAP PARKING STALL WITH PAINTED ISLAND
- PROPOSED LIGHTPOLE BASE
- PROPOSED PAINTED DIRECTIONAL ARROW
- DYCL — PROPOSED DOUBLE YELLOW CENTERLINE

SITE DATA

ZONE: MU - MIXED USE

PERMITTED USE: NURSING HOME

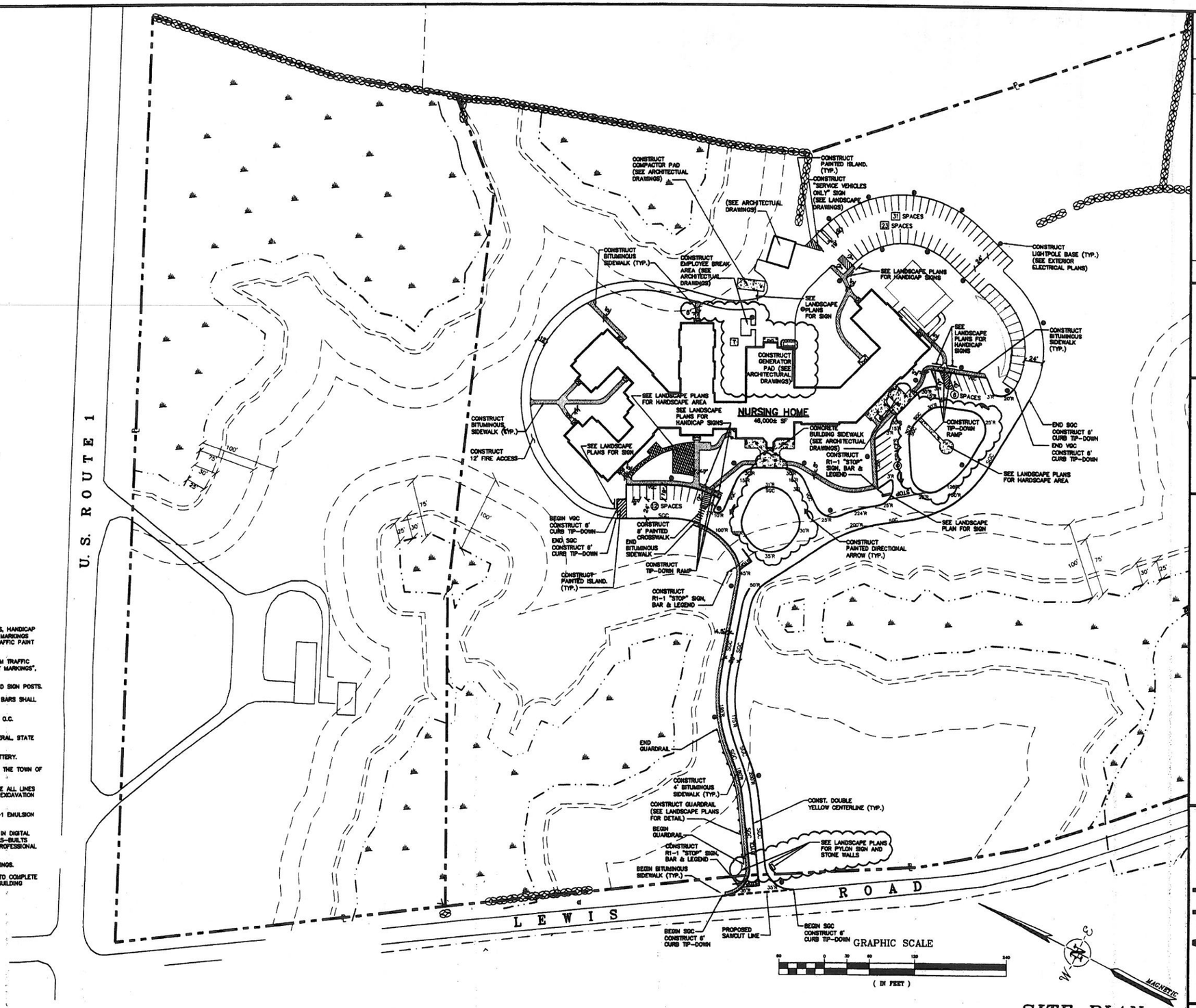
DISTRICT REGULATIONS:	REQUIRED	PROVIDED
MINIMUM LOT SIZE	80,000 SF	1,438,182± SF
MINIMUM STREET FRONTAGE	250 FT	1,178 FT
SETBACKS:		
FRONT	60 FT	530 FT
SIDE	30 FT	540 FT
REAR	30 FT	191 FT
MAXIMUM BUILDING HEIGHT	40 FT	<40 FT
OPEN SPACE	35%	>60%
WETLAND SETBACKS:		
BUILDING	100 FT	112 FT
PARKING AREA	75 FT	143 FT
ACCESS DRIVE	30 FT	32 FT
NO DISTURB	25 FT	25 FT

PARKING REGULATIONS:
(NURSING HOME USE: 1 SPACE PER EACH 4 BEDS)

PARKING SPACES (81 BEDS):	21 SPACES	78 SPACES
HANDICAP SPACES:	4 SPACES	6 SPACES
MINIMUM PARKING SPACE SIZE:	9'x19'	9'x18'
MINIMUM AISLE SIZE:	24'	24'

NOTES

1. STRIPE PARKING AREAS AS SHOWN, INCLUDING PARKING SPACES, STOP BARS, HANDICAP SYMBOLS, PAINTED ISLANDS, FIRE LANES CROSS WALKS AND CENTERLINES (ALL MARKINGS EXCEPT CENTERLINE TO BE CONSTRUCTED USING WHITE TRAFFIC PAINT. ALL TRAFFIC PAINT SHALL MEET THE REQUIREMENTS OF AASHTO M248 TYPE "F").
2. ALL PAVEMENT MARKINGS AND SIGNS TO CONFORM TO "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS", AND THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS, LATEST EDITIONS.
3. SEE DETAILS FOR PARKING STALL MARKINGS, HANDICAP SYMBOLS, SIGNS AND SIGN POSTS.
4. CENTERLINES SHALL BE FOUR (4) INCH WIDE DOUBLE YELLOW LINES. STOP BARS SHALL BE EIGHTEEN (18) INCHES WIDE.
5. PAINTED ISLANDS SHALL BE FOUR (4) INCH WIDE DIAGONAL LINES AT 3'-0" O.C. BORDERED BY FOUR (4) INCH WIDE LINES.
6. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE FEDERAL, STATE AND/OR TOWN CODES & SPECIFICATIONS.
7. WORK WITHIN LEWIS ROAD R.O.W. SHALL BE COORDINATED WITH TOWN OF KITTERY.
8. WORK WITHIN STATE HIGHWAY ROUTE 1 R.O.W. SHALL BE COORDINATED WITH THE TOWN OF KITTERY AND MAINE DEPARTMENT OF TRANSPORTATION.
9. CONTRACTOR SHALL EMPLOY A LICENSED ENGINEER/SURVEYOR TO DETERMINE ALL LINES AND GRADES. DESIGN ENGINEER TO PROVIDE COORDINATES FOR BUILDING PAD EXCAVATION AND EDGE OF PAVEMENT, PC'S & PT'S.
10. CLEAN AND COAT FACE OF EXISTING PAVEMENT AT SAWCUT LINE WITH RS-1 EMULSION IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
11. CONTRACTOR TO SUBMIT AS-BUILT PLANS ON REPRODUCIBLE MYLARS AND IN DIGITAL FORMAT (.DWG FILE) ON DISK TO THE OWNER UPON COMPLETION OF PROJECT. AS-BUILTS SHALL BE PREPARED & CERTIFIED BY A MAINE LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER.
12. COORDINATE ALL WORK ADJACENT TO BUILDING WITH ARCHITECTURAL DRAWINGS.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY SNOW REMOVAL REQUIRED TO COMPLETE WORK AND TO MAINTAIN CONTINUOUS ACCESS TO SITE AND PARKING FOR THE BUILDING CONTRACTOR AND EMERGENCY PERSONNEL.



SITE PLAN

No.	REVISIONS	Appd	Date
1.	REVISED PER ARCH. COMMENTS	BLM	4/12/07

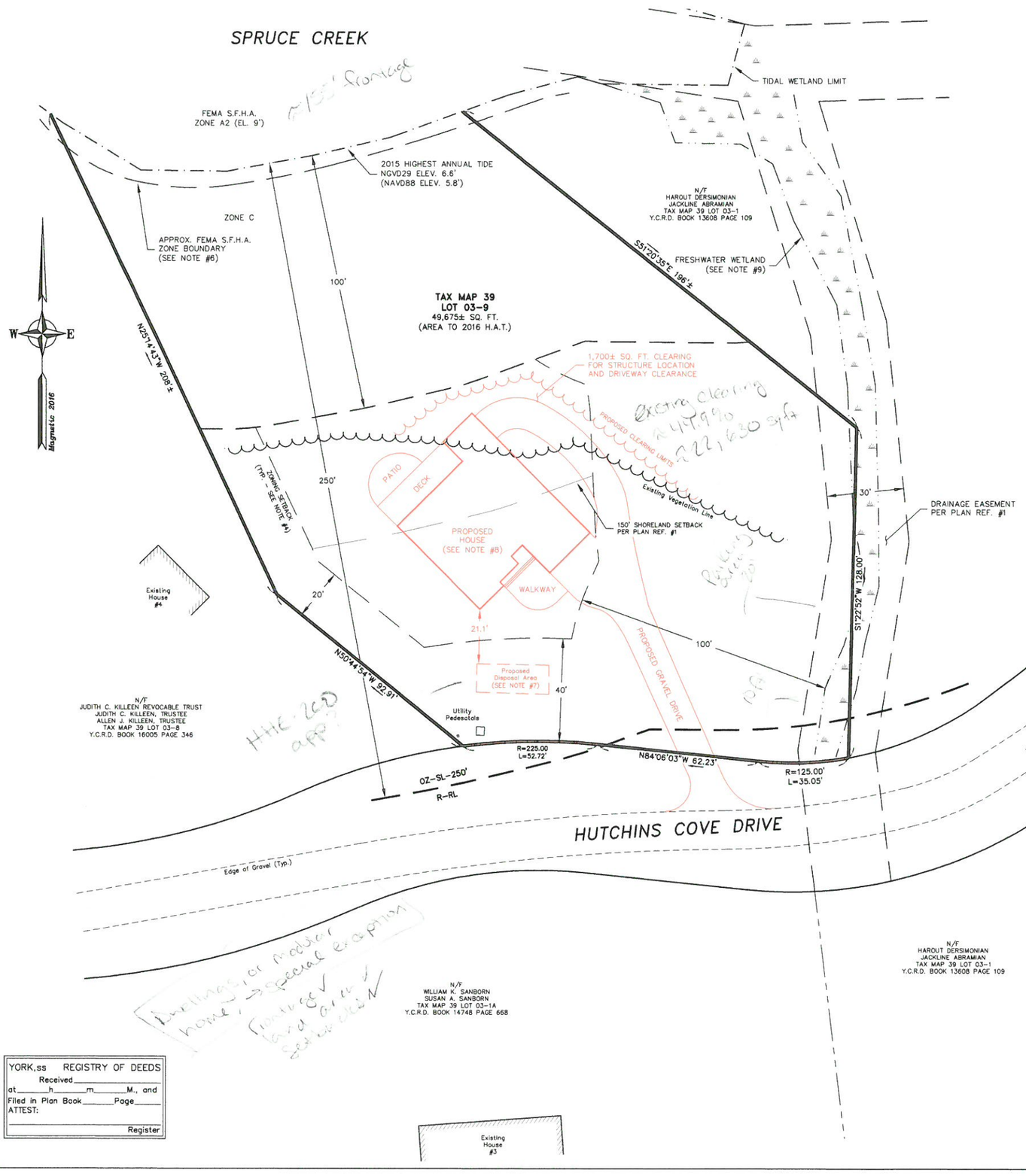
STATE OF MAINE — BRIAN L. MAXIM — Registered Professional Engineer — No. 9410

DATE: DECEMBER 19, 2006
SCALE: AS SHOWN
DESIGNED BY: PMC
DRAWN BY: PMC
APPROVED BY: BLM
PROJECT NO: 2145
FILE NO: 2145CONSIT.DWG

DURGIN PINES
LEWIS ROAD
KITTERY, MAINE

Appledore Engineering Inc.
Pease International Tradeport
15 Rye Street, Suite 305
Portsmouth, New Hampshire 03801
(603) 433-8818
ae@appledoreeng.com

C-2



PURPOSE OF PLAN:

THE PURPOSE OF THIS SHORELAND DEVELOPMENT PLAN IS TO SHOW PROPOSED IMPROVEMENTS IN THE SHORELAND OVERLAY ZONE.

REFER TO PLAN REFERENCE #1 FOR STANDARD BOUNDARY DETAIL.

PLAN REFERENCES:

1. "REVISED PLAN OF HUTCHINS COVE DEVELOPMENT, PREPARED FOR JAMES AUSTIN, KITTERY, MAINE", PREPARED BY THOMAS F. MORAN, INC., DATED 5/10/1990, PLANNING BOARD APPROVED 6/24/91 AND RECORDED AT THE Y.C.R.D. AS PLAN BOOK 201 PAGE 21.

PROPOSED DEVEGETATED COVERAGE CALCULATION:

TOTAL LOT AREA:	49,675± SQ. FT. (TO H.A.T.)
BUILDING	2,700± SQ. FT.
PAVEMENT	2,550± SQ. FT.
WALKWAY	270± SQ. FT.
PATIO	600± SQ. FT.
TOTAL	6,120± SQ. FT. (6,120 SQ. FT /49,675 SQ. FT. = 12.3%)

does this include gravel drive?

ZONING DATA PER KITTERY TOWN CODE "TITLE 16 LAND USE AND DEVELOPMENT CODE"(LAST AMENDMENT 10/26/15) (SEE NOTE #4):

BASE ZONE: RESIDENTIAL – RURAL (R-RL)
OVERLAY ZONE: WATER BODY/WETLAND PROTECTION AREA – 250' (OZ-SL-250')

R-RL BASE ZONE REQUIREMENTS:

MINIMUM LAND AREA PER DWELLING UNIT: 40,000 SQ. FT.
MINIMUM LOT SIZE: 40,000 SQ. FT.
MINIMUM STREET FRONTAGE: 150 FT.
MINIMUM FRONT YARD: 40 Ft
MINIMUM REAR AND SIDE YARDS: 20 FT.
MAXIMUM BUILDING COVERAGE: 15%
MAXIMUM BUILDING HEIGHT: 35 Ft

MINIMUM SETBACK FROM WATER BODY AND WETLAND DEPENDENT USES: 0 FT.

OZ-SL-250' REQUIREMENTS (SEE 16.3.2.17):

MINIMUM SHORE FRONTAGE: 150 FT.
MINIMUM SHORE FRONTAGE PER DWELLING UNIT: 100 FT.
MAXIMUM NON-VEGETATED COVERAGE: 20%

PRINCIPAL AND ACCESSORY STRUCTURES SETBACK: 100 FT. FROM NORMAL HIGH WATER, UPLAND EDGE OF A COASTAL WETLAND

ACCESSORY PATIO/DECK < 500 SQ. FT. SETBACK: 75 FT. FROM NORMAL HIGH WATER, UPLAND EDGE OF A COASTAL WETLAND

NOTES:

1. OWNERS OF RECORD:
KIM S. KILLEEN
TAX MAP 39 LOT 03-9
Y.C.R.D. BOOK 17094 PAGE 435
DATED SEPTEMBER 8, 2015

2. TOTAL EXISTING PARCEL AREA:
TAX MAP 39 LOT 03-9
49,675± SQ. FT.
(TO 2015 H.A.T.)

3. BASIS OF BEARING IS MAGNETIC 2016.

4. ZONE REQUIREMENTS AND SETBACKS SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY. CONFIRM APPLICABLE SETBACK REQUIREMENTS WITH THE TOWN OF KITTERY PRIOR TO DESIGN OR DEVELOPMENT.

5. EXTERIOR BOUNDARY BASED ON PLAN REFERENCE #1.

6. THE SPECIAL FLOOD HAZARD AREA (SFHA) BOUNDARY SHOWN HEREON IS APPROXIMATE PER FEMA FIRM 230171 0005 D, DATED 7/3/1986.

7. REFERENCE IS MADE TO SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION (HHE-200), DATED DECEMBER 31, 2015, PREPARED BY MIKE CUOMO, ME SE #211.

8. REFERENCE IS MADE TO ARCHITECTURAL DRAWINGS PREPARED BY EXCEL HOMES. SEE PLANS FOR BUILDING DIMENSIONS AND SPECIFICATIONS.

9. WETLAND DELINEATION WAS PERFORMED BY JOSEPH NOEL, ON MAY 3, 2016.

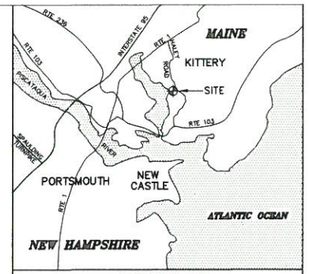
CONDITIONS OF APPROVAL (TBD):

1. NO CHANGES, ERASURES, MODIFICATIONS OR REVISIONS MAY BE MADE TO ANY PLANNING BOARD APPROVED FINAL PAN. (TITLE 16.10.9.1.2)

2. APPLICANT/CONTRACTOR WILL FOLLOW MAINE DEP BEST MANAGEMENT PRACTICES FOR ALL WORK ASSOCIATED WITH SITE AND BUILDING CONSTRUCTION TO ENSURE ADEQUATE EROSION CONTROL AND SLOPE STABILIZATION.

3. PRIOR TO THE COMMENCEMENT OF GRADING AND/OR CONSTRUCTION WITHIN A BUILDING ENVELOPE, AS SHOWN ON THE PLAN, THE OWNER AND/OR DEVELOPER MUST STAKE ALL CORNERS OF THE ENVELOPE. THESE MARKERS MUST REMAIN IN PLACE UNTIL THE CODE ENFORCEMENT OFFICER DETERMINES CONSTRUCTION IS COMPLETED AND THERE IS NO DANGER OF DAMAGE TO AREAS THAT ARE, PER PLANNING BOARD APPROVAL, TO REMAIN UNDISTURBED.

4. ALL NOTICES TO APPLICANT CONTAINED HEREIN (FINDINGS OF FACT, DATED _____).



LOCATION MAP
(not to scale)

Kittery, Maine – Planning Board Approval	
Date of Approval	
Chairman	Date

FOR REVIEW

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.
Vertical Datum is NGVD29

REV.	DATE	STATUS	BY	CHKD	APPD.

YORK,ss REGISTRY OF DEEDS
Received_____
at_____h_____m_____M., and
Filed in Plan Book_____Page_____
ATTEST:
_____
Register

SHORELAND DEVELOPMENT PLAN
FOR PROPERTY AT
2 Hutchins Cove Drive
Kittery, York County, Maine
OWNED BY
Kim S. Killeen
373 Brockelman Road, Lancaster, MA 01523

North
EASTERLY
SURVEYING, Inc.
SURVEYORS IN N.H. & MAINE
(207) 439-6333
191 STATE ROAD, SUITE #1
KITTERY, MAINE 03904

SCALE:	PROJECT NO.	DATE:	SHEET:	DRAWN BY:	CHECKED BY:
1" = 20'	16654	5/16/16	1 OF 1	A.M.P.	P.L.A.

DRAWING No: 16654_Site
FIELD BOOK No: "Kittery #32"

Tax Map 39 Lot 03-9