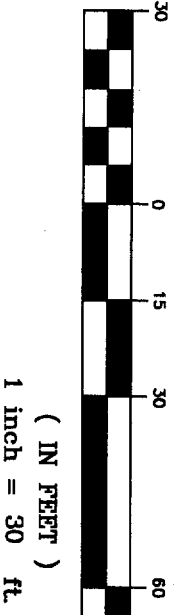
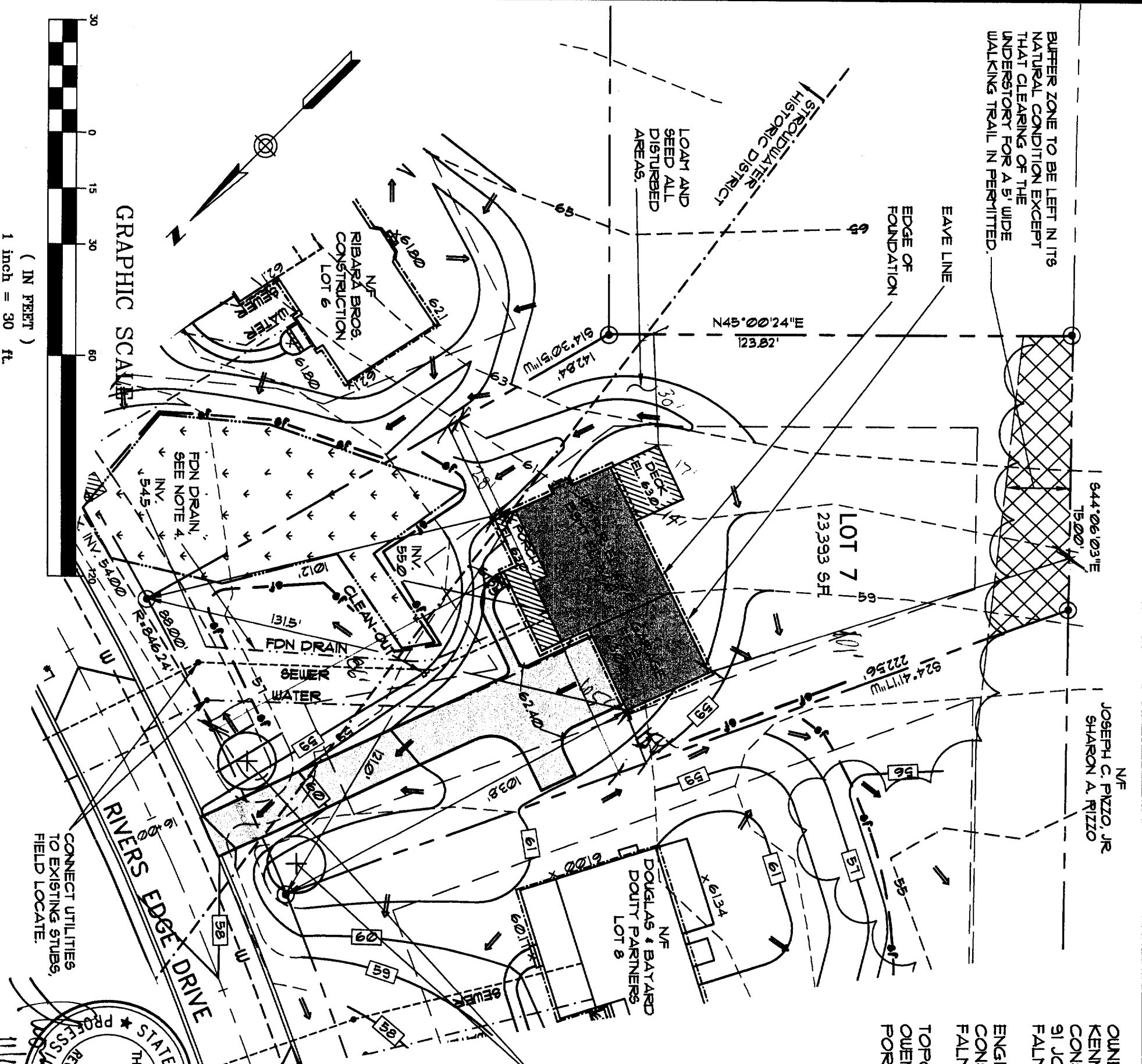


BUFFER ZONE TO BE LEFT IN ITS  
NATURAL CONDITION EXCEPT  
THAT CLEARING OF THE  
UNDERSTORY FOR A 5' WIDE  
WALKING TRAIL IS PERMITTED.



NF  
JOSEPH C. PIZZO, JR  
SHARON A. RIZZO

OWNER/BUILDER:  
KENNEDY & WALSH  
CONSTRUCTION  
91 JOHNSON ROAD  
FALMOUTH, MAINE 04105  
ENGINEER: PINKHAM & GREER  
CONSULTING ENGINEERS  
FALMOUTH, MAINE  
TOPOGRAPHY & BOUNDARY:  
OWEN HASKELL ASSOC.  
PORTLAND, MAINE

**LEGEND**

---	LOT LINES
---	BUILDING SETBACK
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	SPOT GRADE
---	WETLAND BOUNDARY
---	SHORELAND ZONE LIMIT
---	EASEMENT
---	BUFFER LINE
---	FLOOD HAZARD LINE
---	STREAM
---	EDGE OF PAVEMENT
---	VERTICAL GRANITE CURB
---	SLOPED BITUMINOUS CURB
---	18" SANITARY SEWER
---	8" SANITARY SEWER
---	& MANHOLE
---	STORMDRAIN & MANHOLE
---	CATCH BASIN
---	8" WATER LINE
---	HYDRANT
---	UNDERDRAIN
---	FOUNDATION DRAIN
---	SEWER HOUSE SERVICE
---	WATER HOUSE SERVICE
---	BOUND FOUND
---	IRON PIPE FOUND
---	GRANITE MONUMENT SET
---	5/8" IRON PIPE SET
---	PATH OF SURFACE
---	DRAINAGE
---	SILT FENCE
---	NATURAL CONDITION
---	BUFFER ZONE

2-STREET TREES,  
WHITE ASH (Fraxinus  
rubrum) 2 1/2" CAL.

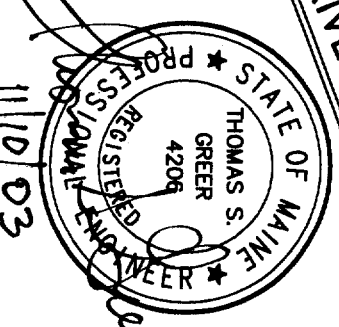
**NOTES:**

1. THIS PLAN IS FOR LOT 7 ONLY. GRADING OR GENERAL DRAINAGE SHOWN FOR ADJACENT ROAD OR LOTS IS FOR INFORMATION ONLY AND MAY NOT REPRESENT ACTUAL FIELD CONDITIONS.
2. DEVELOPMENT WITHIN THE HISTORIC DISTRICT IS SUBJECT TO REVIEW BY THE CITY OF PORTLAND HISTORIC PRESERVATION COMMITTEE.
3. FOUNDATIONS TO BE LAID OUT BY A PROFESSIONAL SURVEYOR
4. EXTERIOR FOUNDATION DRAIN INVERT IS AT OR ABOVE BASEMENT SLAB HEIGHT. INTERIOR FOUNDATION DRAIN WILL REQUIRE A SUMP PUMP.

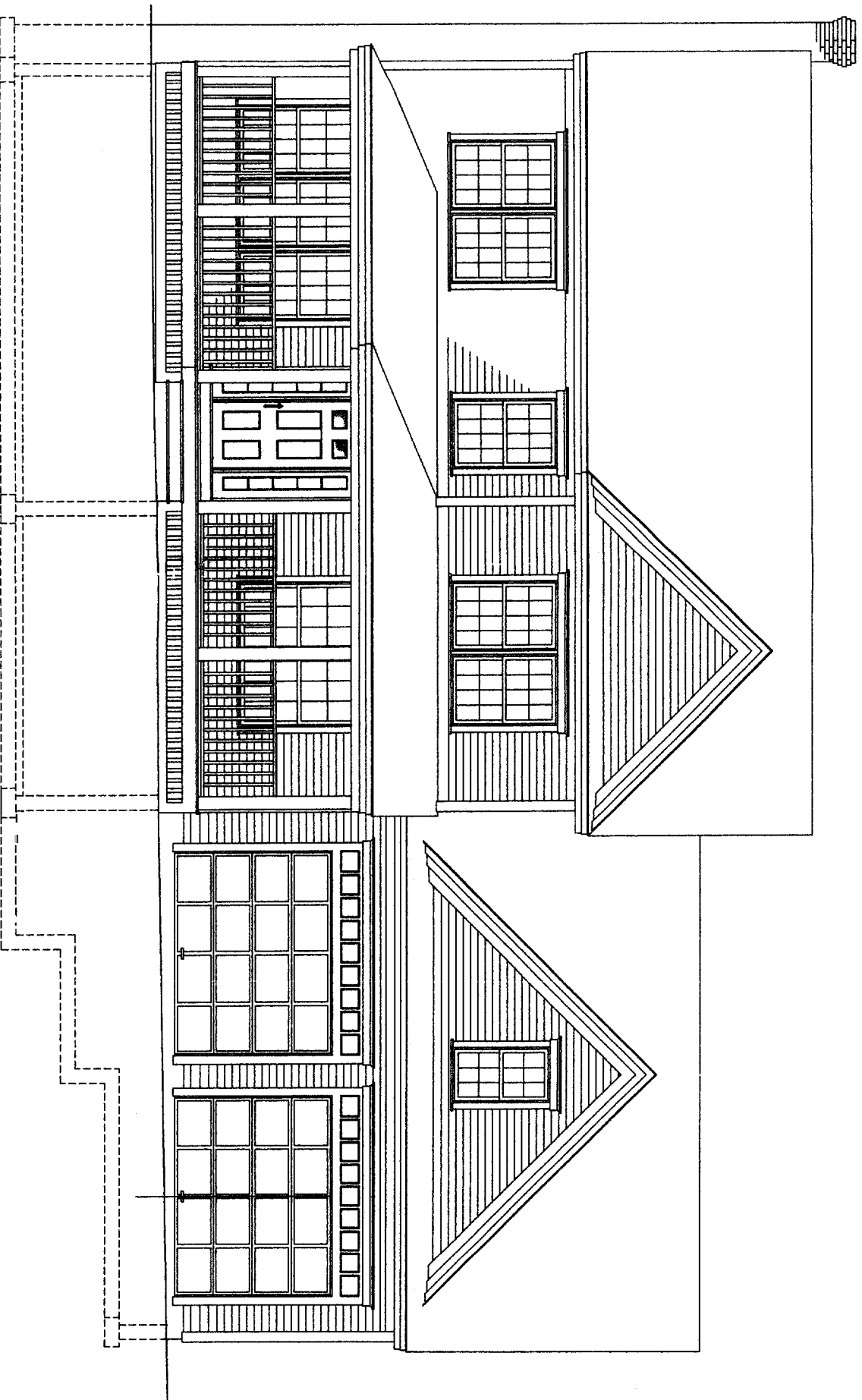
**SITE PLAN LOT 7**

**RIVER'S EDGE  
HERITAGE COURT**

SCALE: 1"=30'  
DATE: NOV. 11, 2003  
DESG BY: TSG  
PROJECT: 02110/7

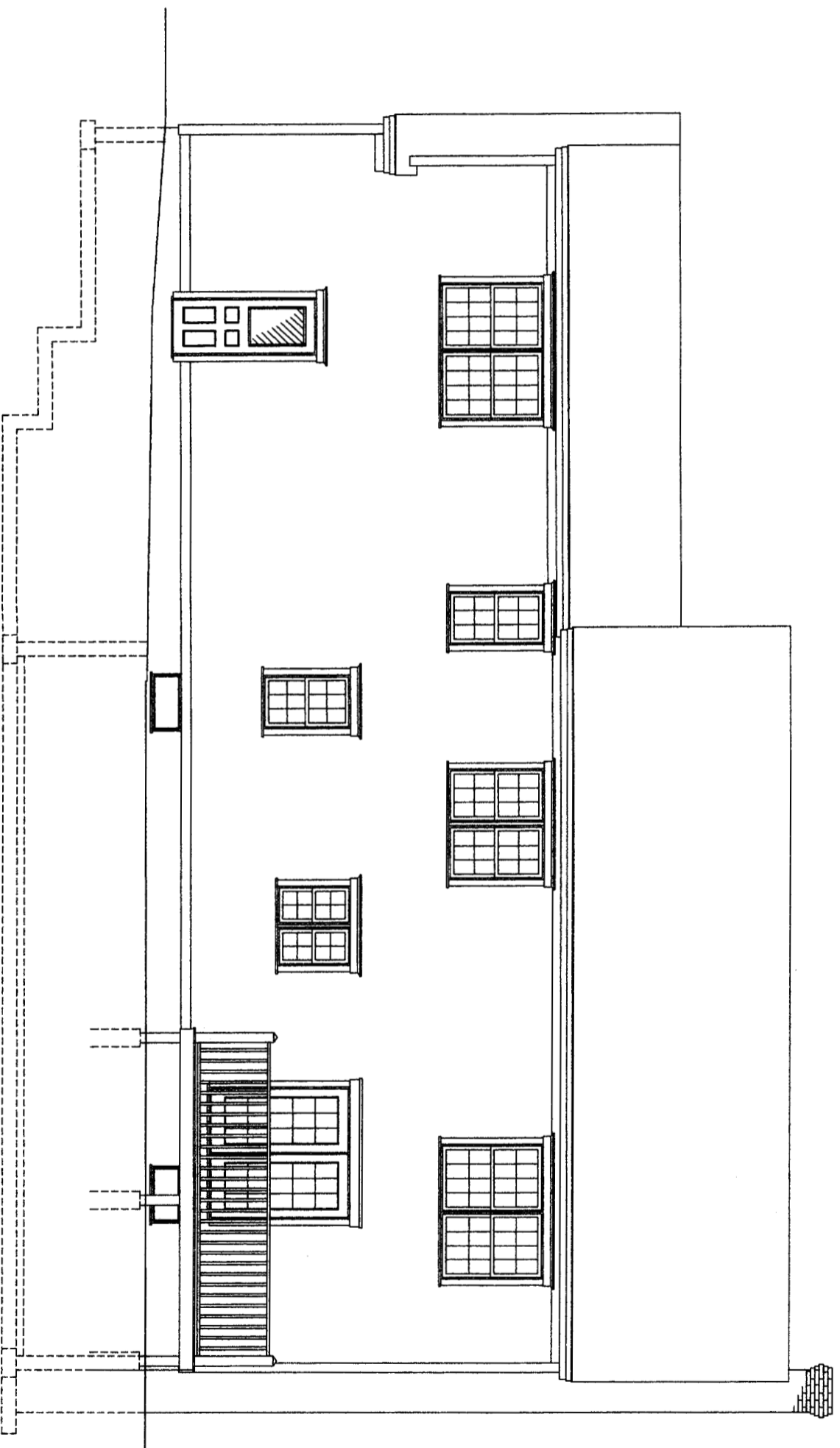


CONSULTING ENGINEERS, INC.  
FALMOUTH, MAINE



FRONT ELEVATION

KENNEDY & WALSH CONSTRUCTION FALMOUTH, MAINE 04105	
MORIN DRAFTING GORHAM, ME. 893-2462	
CALL RESIDENCE River's Edge, Stroudwater Farms, Portland, Lot #7	
ELEVATION	
DRAWN: J. MORIN	
SCALE: 1/4"=1'-0"	
DATE: 08-29-03	
A1	



REAR ELEVATION

KENNEDY & WALSH CONSTRUCTION

FALMOUTH, MAINE 04103

MORIN DRAFTING GORHAM, ME. 893-2462

GALL RESIDENCE

River's Edge, Stroudwater Farms, Portland, Lot #7

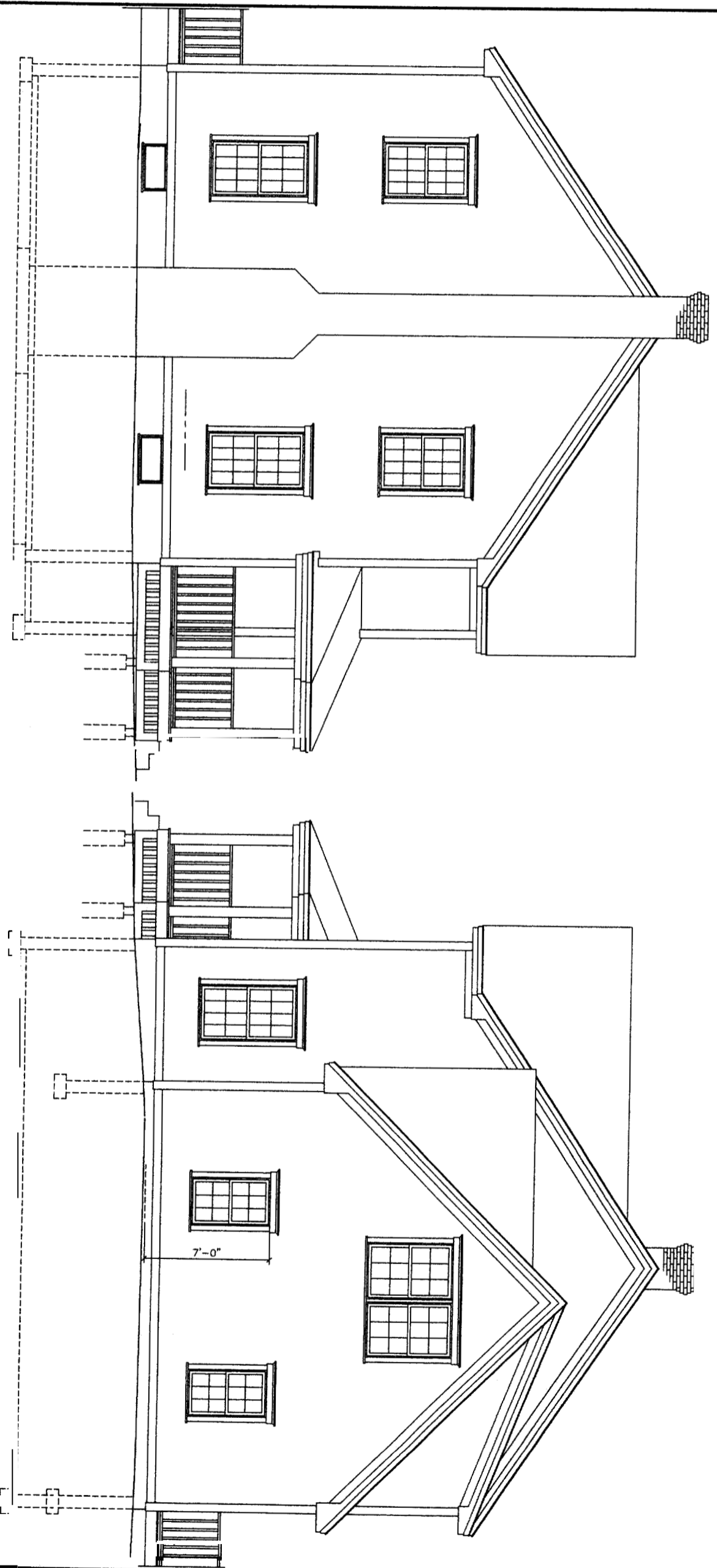
ELEVATION

DRAWN: J. MORIN

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

DATE: 08-29-03

A2



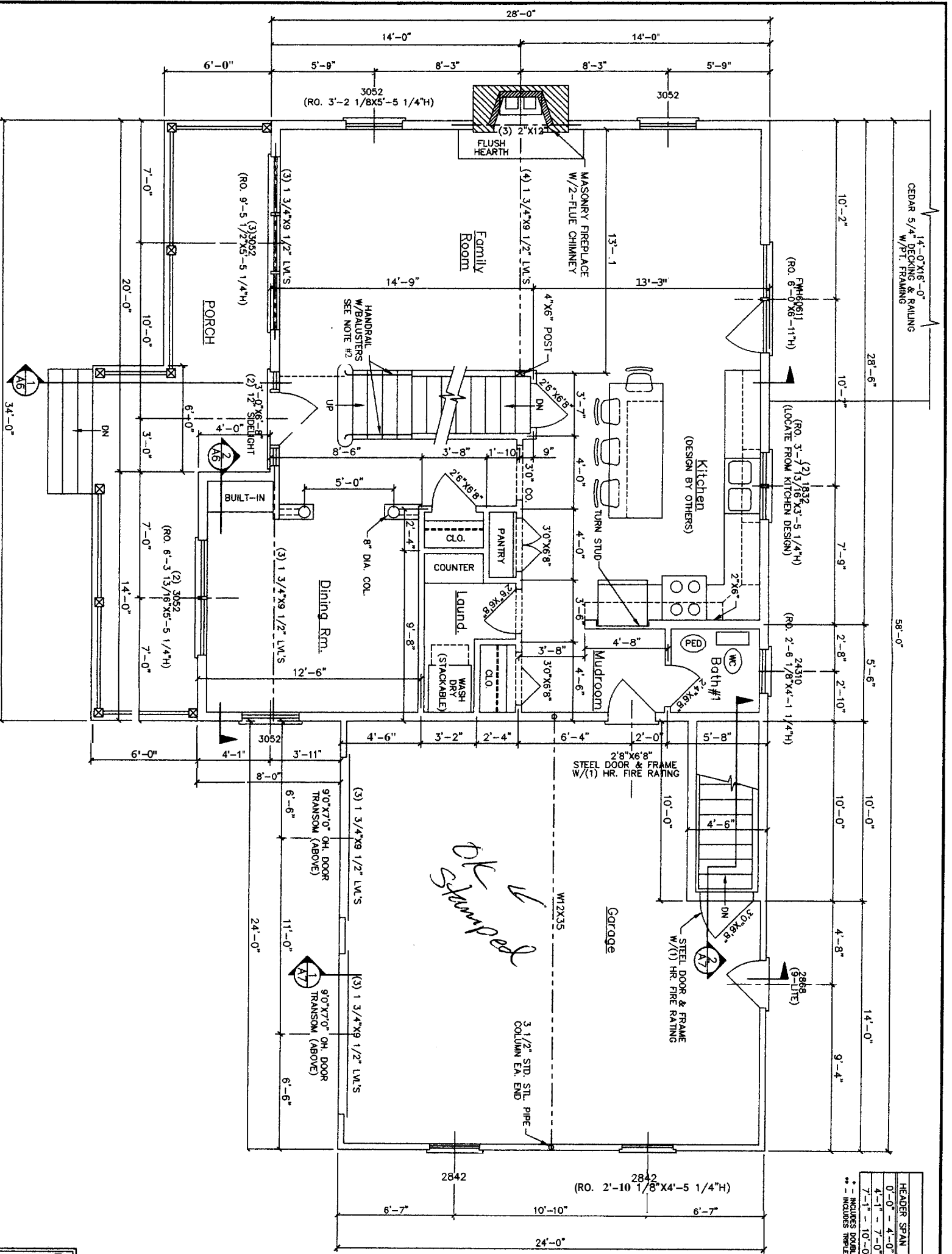
LEFT SIDE ELEVATION

RIGHT SIDE ELEVATION

KENNEDY & WALSH CONSTRUCTION  
FALMOUTH, MAINE 04105  
MORIN DRAFTING GORHAM, ME 893-2462  
GALL RESIDENCE  
River's Edge, Stroudwater Farms, Portland, Lot #7  
ELEVATION

DRAWN: J. MORIN  
SCALE: 1/4"=1'-0"  
DATE: 08-29-03

A3



HEADER SCHEDULE			
HEADER SPAN	FIRST FLOOR (1,300 PLF)	SECOND FLOOR (1,000 PLF)	
0'-0" - 4'-0"	(3) 2"x10"	(3) 2"x8"	
4'-1" - 7'-0"	(3) 2"x12"	(3) 2"x12"	*
7'-1" - 10'-0"	(3) 1 3/4"x9 1/2" L.V.S.	(3) 1 3/4"x9 1/2" L.V.S.	*

\* - INCLUDES POSSIBLE 3'-0" WINDOWS  
 \*\* - INCLUDES TRIPLE 3'-0" WINDOWS

FLOOR PLAN-FIRST FLOOR

ALL DRAWINGS, PLANS, SKETCHES ETC. ARE PROVIDED TO OUR CLIENTS BASED UPON INFORMATION PROVIDED BY THE CLIENT AND DRAWN IN ACCORDANCE WITH COMMON BUILDING PRACTICES AND LOCAL MAINE CODES. NONE OF THE EMPLOYEES OF MORIN DRAFTING AND DESIGN ARE REGISTERED ARCHITECTS, ENGINEERS OR LAND SURVEYORS. ALL LOAD BEARING REQUIREMENTS AND CODES SHALL BE VERIFIED BY REGISTERED PROFESSIONAL, IF NOT IT SHALL BE RESPONSIBILITY OF CONTRACTOR. ALL DIMENSIONS, SPECIFICATIONS, CONSTRUCTION TECHNIQUES AND OMISSIONS SHALL BE REVIEWED BY CLIENT/CONTR. IF THESE ARE NOT VERIFIED BY CLIENT AND/OR CONTRACTOR BEFORE CONSTRUCTION BEGINS MORIN DRAFTING AND DESIGN SHALL BE HELD HARMLESS MORIN DRAFTING AND DESIGN ASSUMES NO LIABILITY FOR CHANGES AND/OR REVISIONS TO PLANS BY CLIENT AND/OR CONTRACTOR.

- GENERAL NOTES: (PER BOCA 1999 BUILDING CODE)
1. ALL FASTENED CONNECTIONS SHALL COMPLY WITH THE BOCA 1999 FASTENER SCHEDULE.
  2. ALL STAIRS SHALL COMPLY WITH BOCA 1999 STAIR CODE.
  3. HANDRAILS SHALL NOT BE MORE THAN 36" ABOVE SURFACE OF TREAD OPENINGS BETWEEN BALUSTERS SHALL BE LESS THAN 4".
  4. ALL ENTRANCE DOORS FROM GARAGE TO HOUSE SHALL BE (1) FIRE-RATED DOORS.
  5. ALL CHIMNEY CONSTRUCTION SHALL HAVE A 2" MIN. SPACE TO ALL COMBUSTIBLE MATERIALS AND INCLUDE FIRE STOPS AT EACH FLOOR OR CEILING PER BOCA REQUIREMENTS.
  6. THIS RESIDENCE SHALL BE HEATED WITH AN OIL FIRED, FORCED HOT WATER SYSTEM.
  7. ONE SMOKE DETECTOR SHALL BE INSTALLED IN ALL COMMON AREAS & ONE IN EACH BEDROOM. INTER CONNECTED AND HARD WIRED WITH A BATTERY BACK-UP

ENGINEERING REVIEW OF STRUCTURAL FRAMING SYSTEM ONLY.

ENGINEERING DESIGN PROFESSIONALS  
 23 CARRIAGE ROAD  
 FREEPORT, MAINE 04032

KENNEDY & WALSH CONSTRUCTION  
 FALMOUTH, MAINE 04103

MORIN DRAFTING GORHAM, ME 893-2462

GALL RESIDENCE  
 River's Edge, Stroudwater Farms, Portland, Lot #7

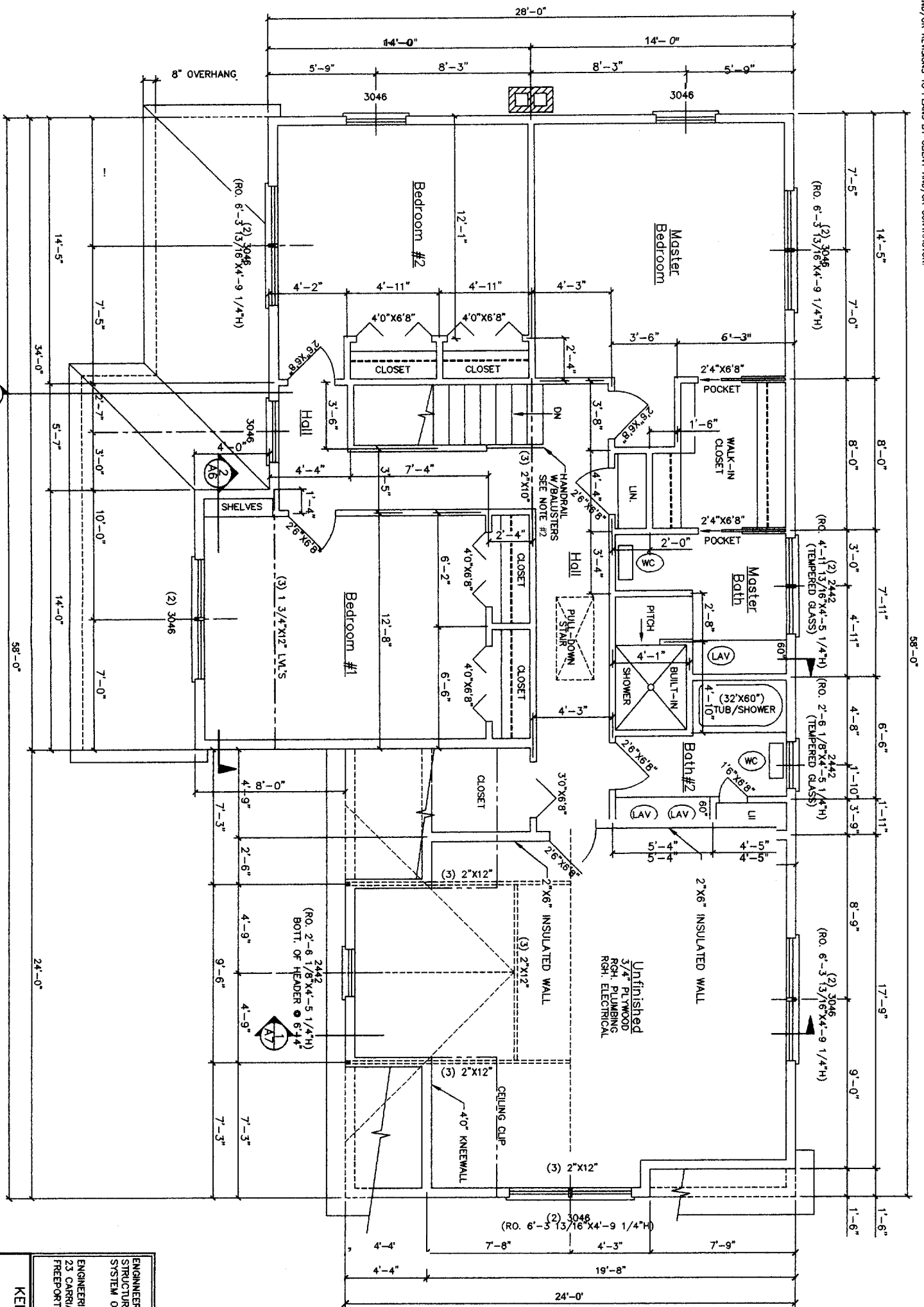
FLOOR PLAN-1ST FLR.

DRAWN: J. MORIN  
 SCALE: 1/4"=1'-0"  
 DATE: 08-29-03

STATE OF MAINE  
 PROFESSIONAL ENGINEER  
 J. MORIN  
 127-215-2000

A4

ALL DRAWINGS, PLANS, SKETCHES ETC. ARE PROVIDED TO OUR CLIENTS BASED UPON INFORMATION PROVIDED BY THE CLIENT AND DRAWN IN ACCORDANCE WITH COMMON BUILDING PRACTICES AND LOCAL MAINE CODES. NONE OF THE EMPLOYEES OF MORIN DRAFTING AND DESIGN ARE REGISTERED ARCHITECTS, ENGINEERS OR LAND SURVEYORS. ALL LOAD BEARING REQUIREMENTS AND CODES SHALL BE VERIFIED BY REGISTERED PROFESSIONAL. IF NOT IT SHALL BE RESPONSIBILITY OF CONTRACTOR. ALL DIMENSIONS, SPECIFICATIONS, CONSTRUCTION TECHNIQUES AND OMISSIONS SHALL BE REVIEWED BY CLIENT/CONTR. IF THESE ARE NOT VERIFIED BY CLIENT AND/OR CONTRACTOR BEFORE CONSTRUCTION BEGINS MORIN DRAFTING AND DESIGN SHALL BE HELD HARMLESS. MORIN DRAFTING AND DESIGN ASSUMES NO LIABILITY FOR CHANGES AND/OR REVISIONS TO PLANS BY CLIENT AND/OR CONTRACTOR.



GENERAL NOTES: (PER BOCA 1999 BUILDING CODE)

1. ALL FASTENED CONNECTIONS SHALL COMPLY WITH THE BOCA 1999 FASTENER SCHEDULE. REVIEW BEFORE CONSTRUCTION BEGINS.
2. ALL STAIRS, HANDRAILS & GUARDRAILS SHALL COMPLY WITH BOCS 1999 STAIR CODE. HANDRAILS SHALL NOT BE MORE THAN 36" ABOVE SURFACE OF TREAD. OPENINGS BETWEEN BALUSTERS SHALL BE LESS THAN 4". GUARDRAILS SHALL BE A MIN. 36" ABOVE SURFACE W/OPENINGS BETWEEN BALUSTERS LESS THAN 4".
3. ALL ENTRANCE DOORS FROM GARAGE TO HOUSE SHALL BE (1) FIRE-RATED DOORS.
4. ALL CHIMNEY CONSTRUCTION SHALL HAVE A 2" MIN. SPAGE TO ALL COMBUSTIBLE MATERIALS AND INCLUDE FIRE STOPS AT EACH FLOOR OR CEILING PER BOCA REQUIREMENTS.
5. THIS RESIDENCE SHALL BE HEATED WITH AN OIL FIRED, FORGED HOT WATER SYSTEM.
6. ONE SMOKE DETECTOR SHALL BE INSTALLED IN ALL COMMON AREAS & ONE IN EACH BEDROOM. INTER CONNECTED AND HARD WIRED WITH A BATTERY BACK-UP.

SECOND FLOOR

HEADER SCHEDULE	
HEADER SPAN	FIRST FLOOR (1,300 PLF.)
0'-0" - 4'-0"	(3) 2"x10"
4'-1" - 7'-0"	(3) 2"x12"
7'-1" - 10'-0"	(3) 1 3/4"x9 1/2" L.V.S.*
SECOND FLOOR (1,000 PLF.)	
0'-0" - 4'-0"	(3) 2"x8"
4'-1" - 7'-0"	(3) 2"x12"
7'-1" - 10'-0"	(3) 1 3/4"x9 1/2" L.V.S.**

\*\* - INCLUDES DOUBLE 3'-0" WINDOWS  
\* - INCLUDES TRIPLE 3'-0" WINDOWS

FLOOR PLAN-2ND FLR.

ENGINEERING REVIEW OF STRUCTURAL FRAMING SYSTEM ONLY.

ENGINEERING DESIGN PROFESSIONALS  
23 CARRIAGE ROAD  
FREETOWN, MAINE 04032

KENNEDY & WALSH CONSTRUCTION  
FALMOUTH, MAINE 04105

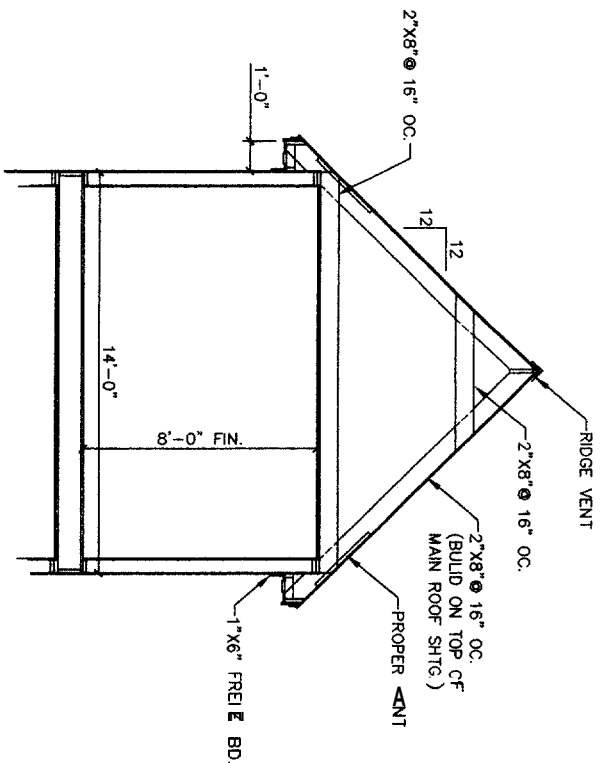
MORIN DRAFTING CORHAM, ME. 893-2462  
River's Edge, Stroudwater Farms, Portland, Lot #7

DRAWN: J. MORIN  
SCALE: 1/4"=1'-0"  
DATE: 08-29-03

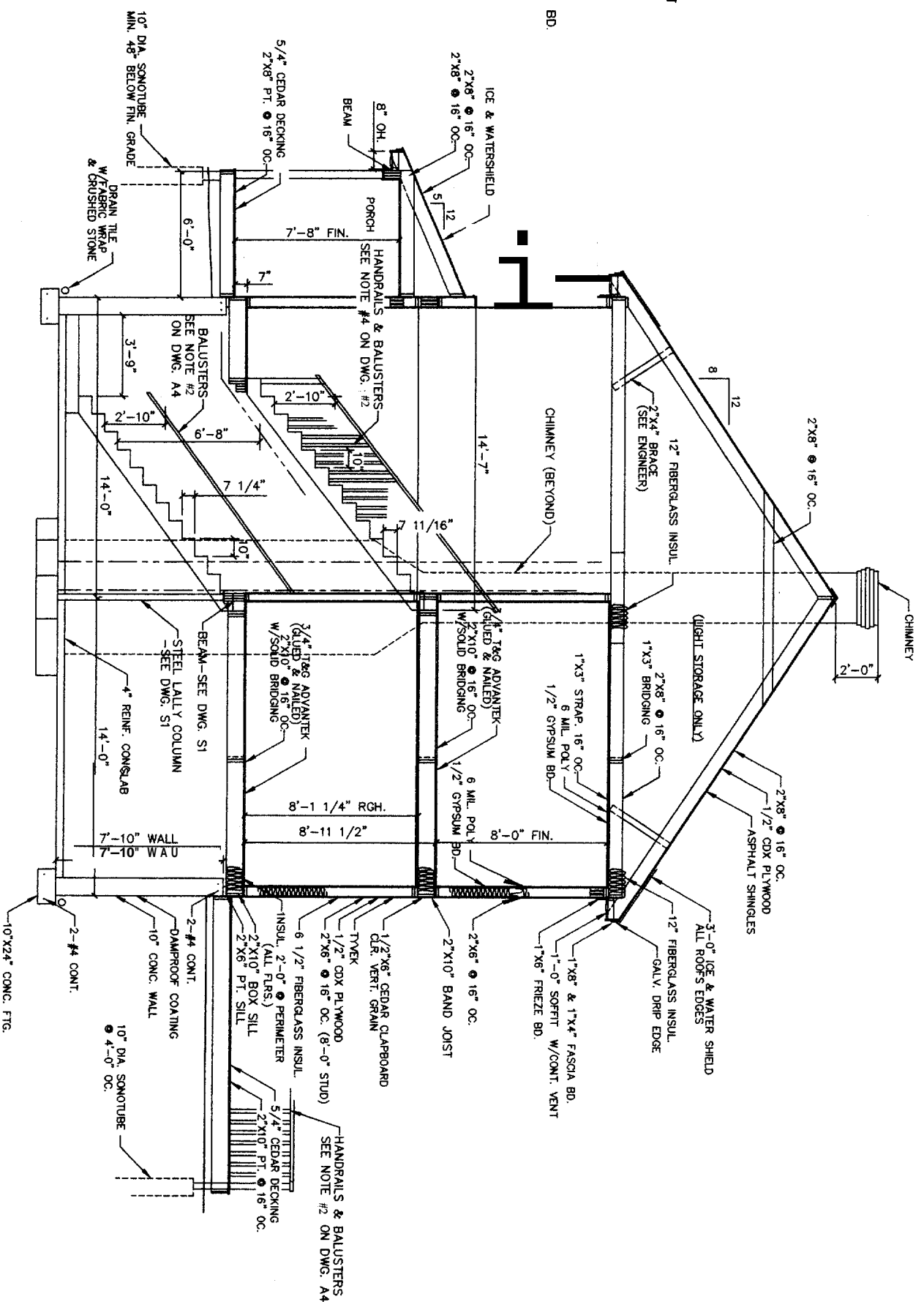
STATE OF MAINE  
LARRY WICHROSKI  
45990  
REGISTERED PROFESSIONAL ENGINEER

A5

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2 PARTIAL SECTION @ DINING/BED.  
SCALE: 1/4"=1'-0"



4 SECTION @ STAIRWAY  
SCALE: 1/4"=1'-0"

ENGINEERING REVIEW OF  
STRUCTURAL FRAMING  
SYSTEM ONLY.

ENGINEERING DESIGN PROFESSIONALS  
23 CARRIAGE ROAD  
FREEPORT, MAINE 04032

STATE OF MAINE  
LABRY  
WICHORSKI  
No. 15590  
Professional Engineer

SECTION

A6

KENNEDY & WALSH CONSTRUCTION  
FALMOUTH, MAINE 04105

MORIN DRAFTING GORHAM, ME. 893-2462

GALL RESIDENCE

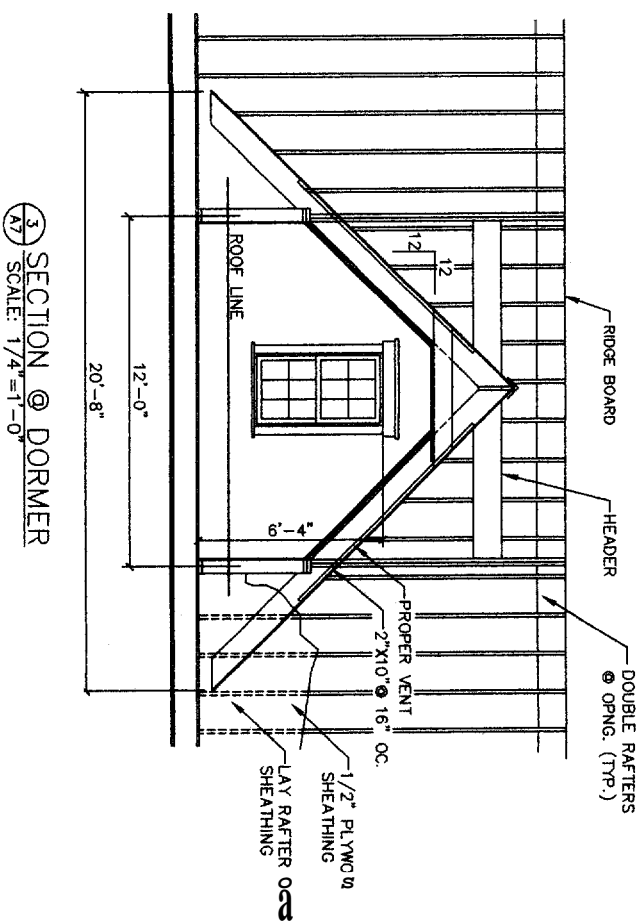
River's Edge, Stroudwater Farms, Portland, Lot #7

DRAWN: J. MORIN

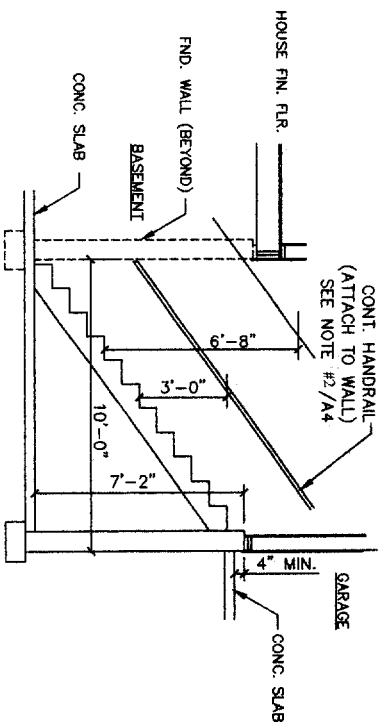
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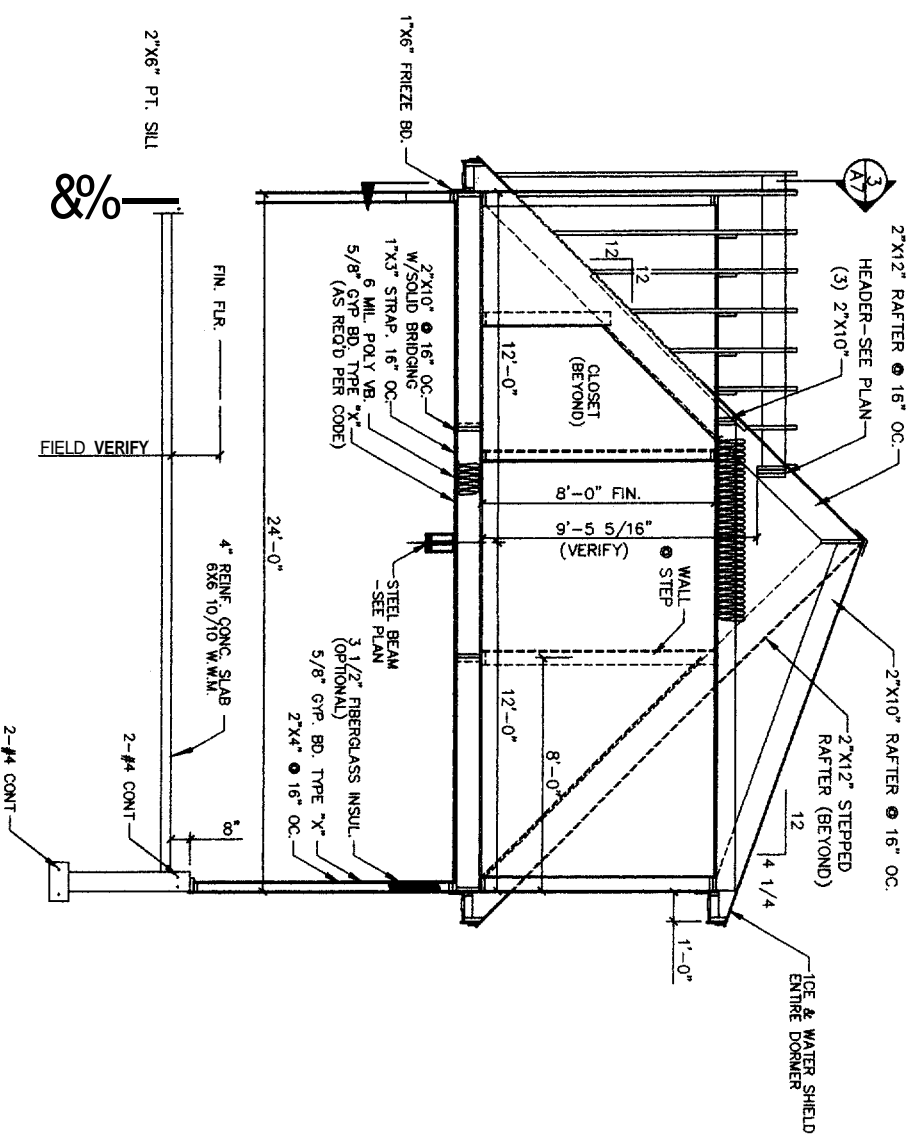
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SECTION @ DORMER  
SCALE: 1/4"=1'-0"



SECTION @ BASEMENT STAIR  
SCALE: 1/4"=1'-0"



SECTION @ GARAGE  
SCALE: 1/4"=1'-0"

ENGINEERING REVIEW OF  
STRUCTURAL FRAMING  
SYSTEM ONLY.

ENGINEERING DESIGN PROFESSIONALS  
23 CARRIAGE ROAD  
FREETPORT, MAINE 04032

**LARRY W. MORIN**  
REGISTERED PROFESSIONAL  
ENGINEER  
STATE OF MAINE  
NO. 35998  
WINDHORSKI  
PROFESSIONAL SEAL

**KENNEDY & WALSH CONSTRUCTION**  
FALMOUTH, MAINE 04105

**MORIN DRAFTING GORHAM, ME. 893-2462**

**GALL RESIDENCE**  
River's Edge, Stroudwater Farms, Portland, Lot #7

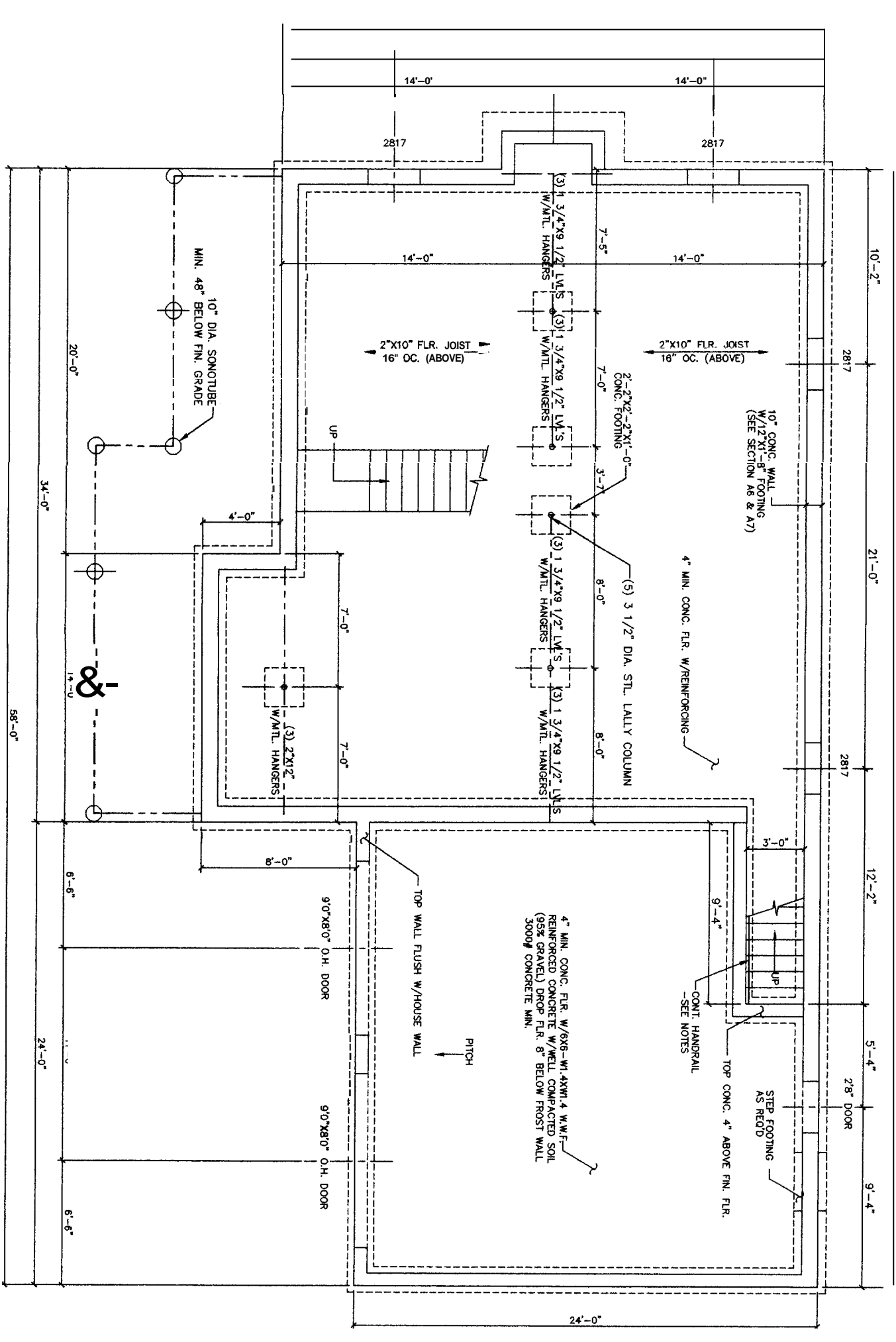
SECTION

DRAWN: J. MORIN  
SCALE: 1/4"=1'-0"  
DATE: 08-29-03

**A7**



BASED UPON INFORMATION PROVIDED BY THE CLIENT AND DRAWN IN ACCORDANCE WITH COMMON BUILDING PRACTICES AND LOCAL MAINE CODES. NONE OF THE EMPLOYEES OF MORIN DRAFTING ARE REGISTERED ARCHITECTS, STRUCTURAL ENGINEERS OR LAND SURVEYORS. ALL LOAD BEARING REQUIREMENTS AND CODES SHALL BE APPROVED BY APPROPRIATE REGISTERED PROFESSIONALS. IF NOT, SHALL BE RESPONSIBILITY OF CONTRACTOR. ALL DIRECTIONS, SPECIFICATIONS, CONSTRUCTION TECHNIQUES AND OMISSIONS SHALL BE REVIEWED BY CLIENT (CONTR.). IF THESE ARE NOT VERIFIED BY CLIENT AND/OR CONTRACTOR BEFORE CONSTRUCTION BEGINS MORIN DRAFTING AND DESIGN SHALL BE HELD HARMLESS. MORIN DRAFTING AND DESIGN ASSUMES NO LIABILITY FOR CONSTRUCTION DEFECTS OR CHANGES AND/OR REVISIONS TO PLANS BY CLIENT AND/OR CONTRACTOR.



**FOUNDATION PLAN**

- FOUNDATION NOTES:**
1. ALL FINISH WALL & FOOTING HEIGHTS SHALL BE DETERMINED IN THE FIELD WITH CONTRACTOR.
  2. BASEMENT WINDOW LOCATIONS & AND ROUGH OPENGS. SHALL BE CHECKED & VERIFIED IN FIELD WITH CONTRACTOR. OTHERWISE, IF NOT SHOWN SHALL BE DETERMINED IN FIELD BY CONTRACTOR.
  3. ALL MASONRY SHALL BE FACTORED OR EQUIVALENT.
  4. ALL LALLY COLUMNS, FOOTINGS, WALLS & BEAMS SHALL BE CHECKED & ENGINEERED BY CONTRACTOR BEFORE FORMS HAVE BEEN SET.
  5. ALL DAYLIGHT BASEMENT CONSIDERATIONS TO BE DETERMINED IN FIELD BY CONTRACTOR IF APPLICABLE.
  6. ALL CONSIDERATIONS FOR UTILITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR. CHECK ALL DIMENSIONS WITH FLOOR PLAN OF THE PRODUCT (E.G. BULKHEAD ETC.) DIMENSIONS & SPECS. BEFORE FORMS ARE SET.
  - 7.
  8. CONTRACTOR SHALL ADJUST WALL AND FOOTINGS SIZES TO SOIL BEARING CAPACITIES AS REQ'D.
  9. (DO NOT) BACKFILL MORE THAN 3'-0" BEFORE 1ST FLR. FRAMING- JOIST & SUBFLOOR IS COMPLETE.
  10. DRAIN TILE SHALL BE PLACED ON INTERIOR AND EXTERIOR OF FOUNDATION. ALL DRAIN TILE PIPE SHALL BE WRAPPED IN FILTER FABRIC.
  11. SEE BUILDING SECTIONS FOR ADDITIONAL REINFORCING REQUIREMENTS.

ENGINEERING REVIEW OF STRUCTURAL FRAMING SYSTEM ONLY.

ENGINEERING DESIGN PROFESSIONALS  
23 CARRIAGE ROAD  
FREEPORT, MAINE 04032

STATE OF MAINE  
PROFESSIONAL SEAL  
LARRY WICHROS  
P.E. #5890  
EXPIRES 12/31/2025

KENNEDY & WALSH CONSTRUCTION FALMOUTH, MAINE 04105	
MORIN DRAFTING GORHAM, ME. 893-2462	
River's Edge, Stroudwater Farms, Portland, Lot #7	
FOUNDATION PLAN	
DRAWN: J. MORIN	SCALE: 1/4"=1'-0"
DATE: 08-29-03	

S1