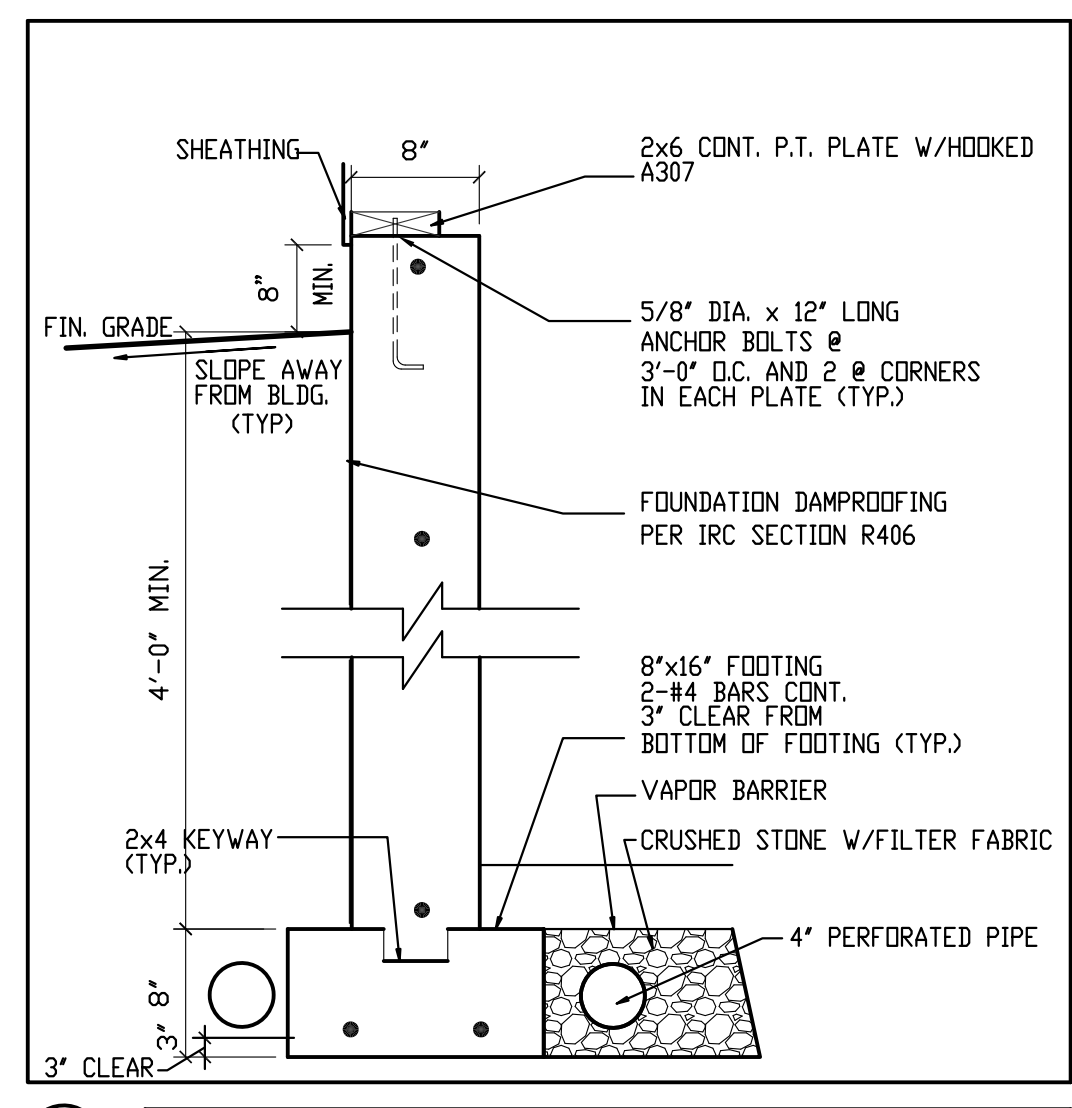
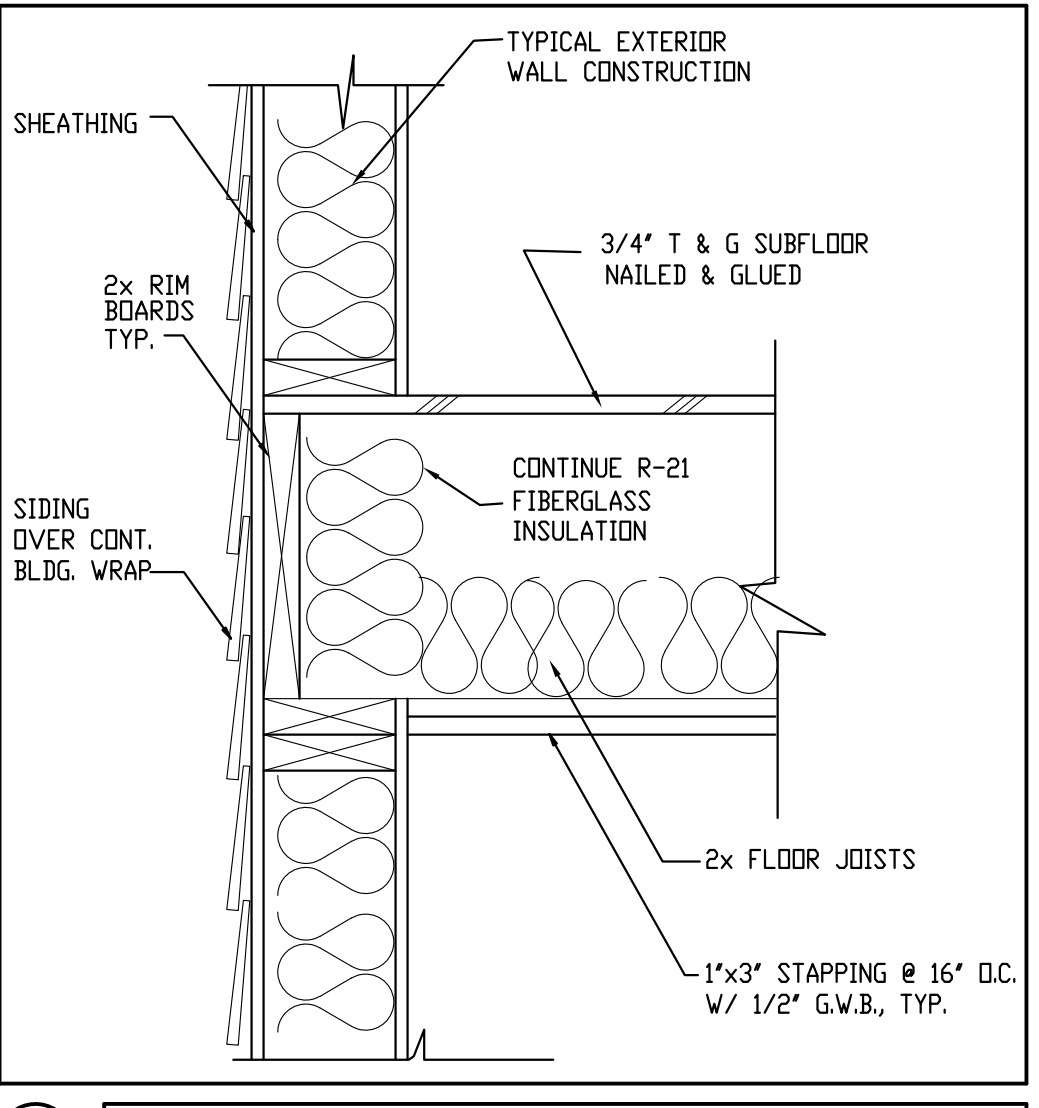


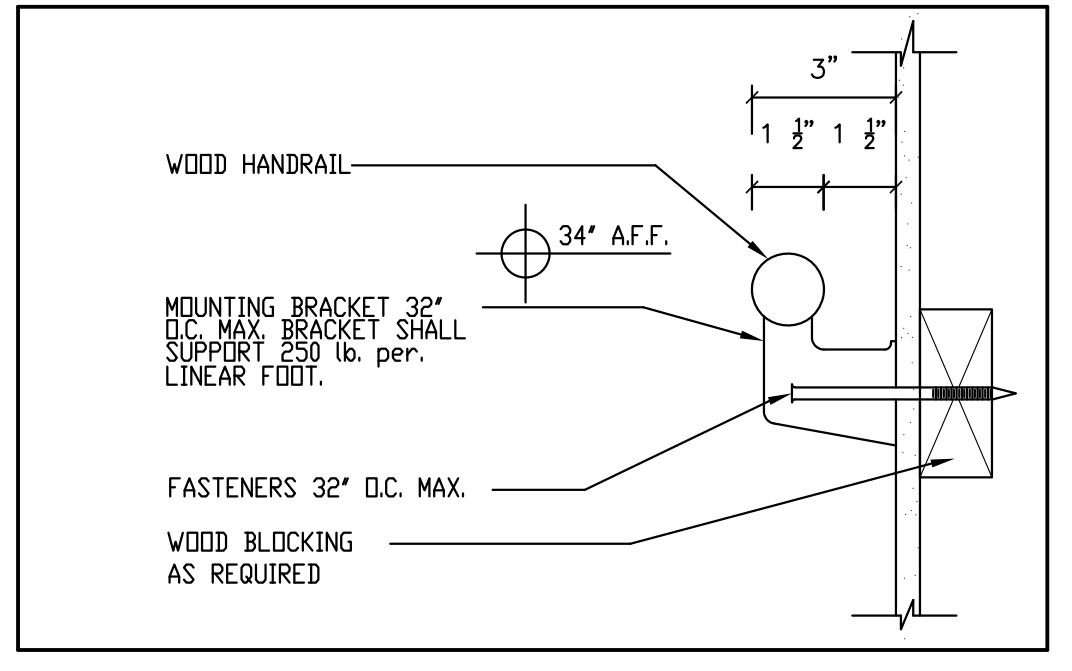
1 DECK / JOIST DETAIL SCALE: 1"=1'-0"



2 TYPICAL FOUNDATION WALL SCALE: 1"=1'-0"



3 FLOOR FRAMING DETAIL 1 1/2" = 1'-0"



HANDRAIL DETAIL NTS

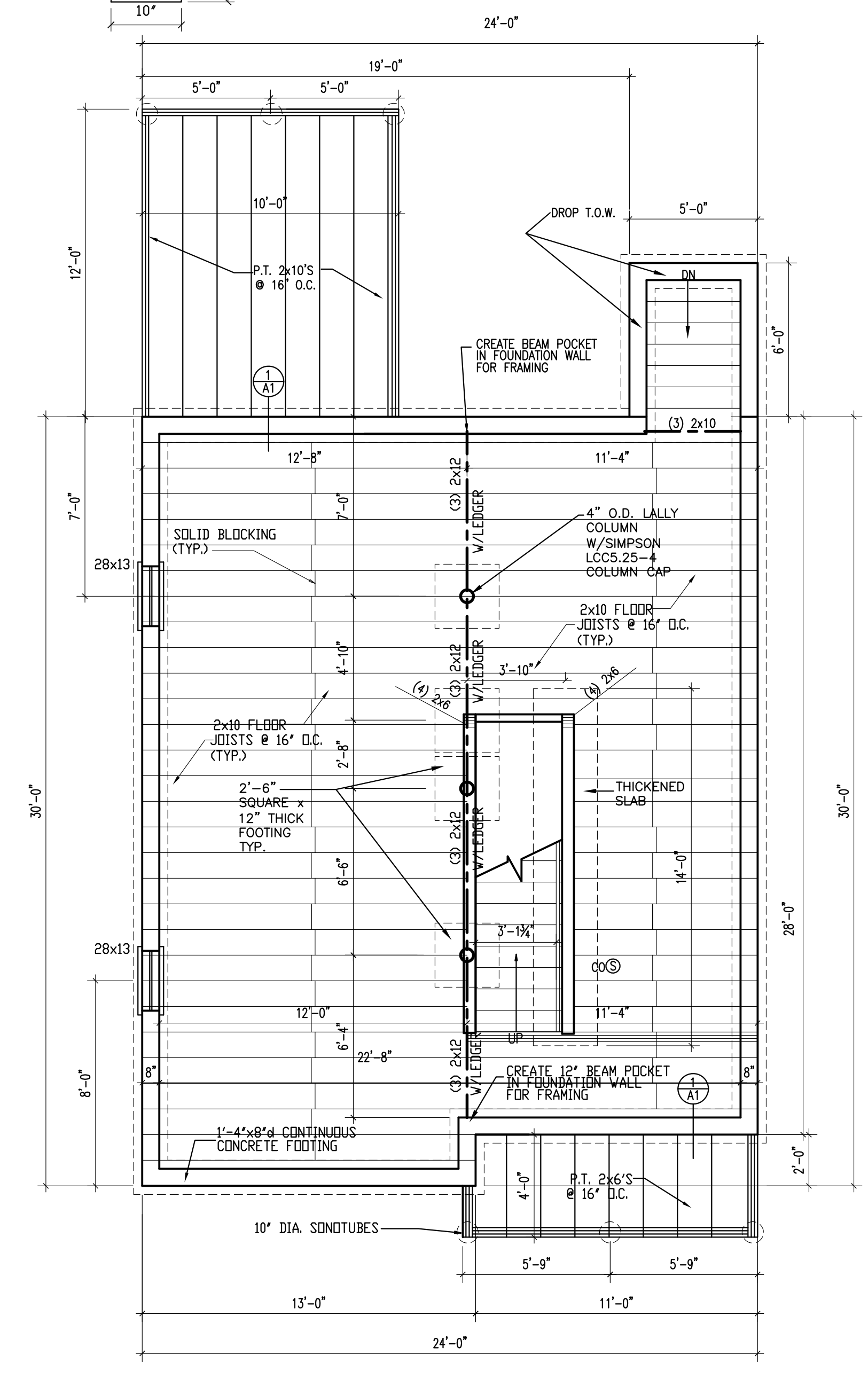
GENERAL NOTES:

- All work shall be in accordance with IRC 2015, IBC Basic Building Code, NFPA-70 National Electric Code, Maine State Plumbing Code, ASHRAE, U.L., NFPA Codes and all local, State and Federal requirements.
- All required City and State permits must be obtained before any construction begins.
- Structural, Mechanical, Electrical and Plumbing design and installation by others shall be performed in accordance with local, State and Federal standards.
- Seal all openings & mechanical penetrations with approved fire safing material.
- Building shall have approved smoke detectors in accordance with NFPA-101 Life Safety Code.

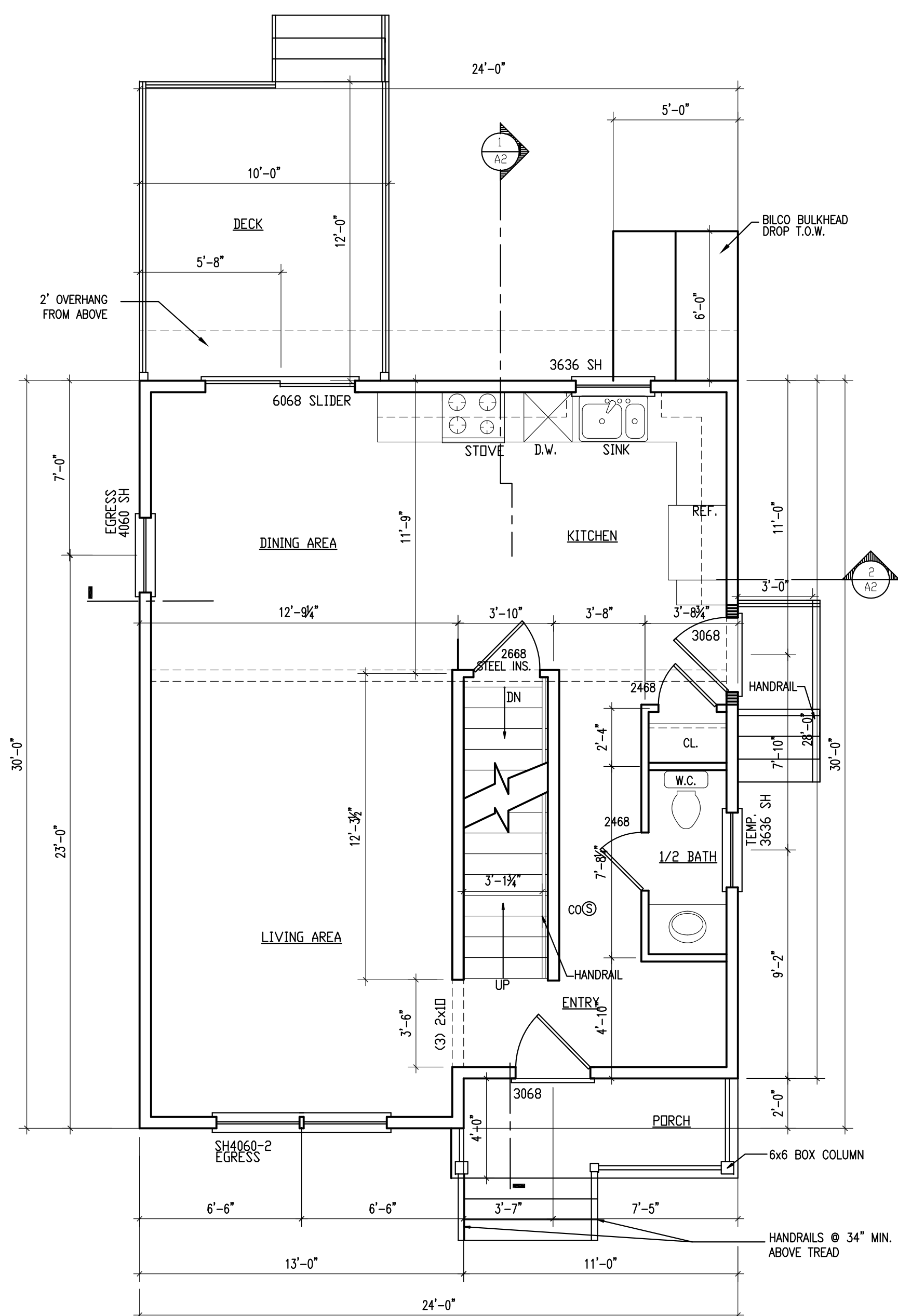
HEADER SCHEDULE	
ROUGH OPENING	HEADER SIZE
0 - 3'-0"	(3) - 2x6
3'-1" - 4'-6"	(3) - 2x8
4'-7" - 5'-8"	(3) - 2x10
5'-9" - 7'-0"	(3) - 2x12

NOTE:  
BUILDING TO BE EQUIPPED WITH AN NFPA 13D SPRINKLER SYSTEM.  
SMOKE ALARM AND CARBON MONOXIDE DETECTORS TO BE INSTALLED PER 2015 IRC

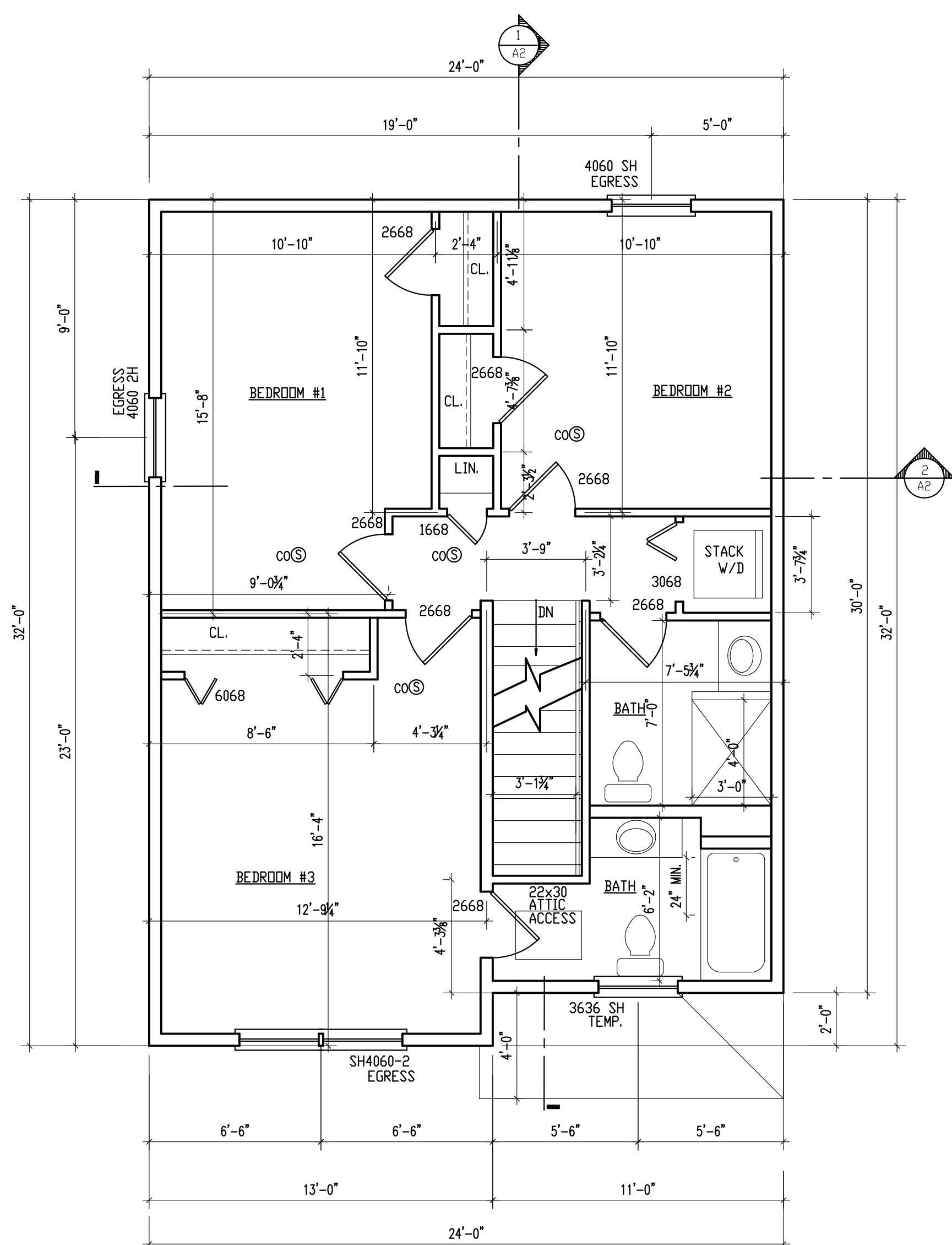
NOTE: PROVIDE JAMBS BOTH ENDS AS FOLLOWS:  
2x6 JACK PLUS 2x6 KING UP TO 4'-6" ROUGH OPENING  
(2) 2x6 JACKS PLUS (2) 2x6 KINGS UP TO 7'-0" ROUGH OPENING



FOUNDATION/FRAMING PLAN SCALE: 1/4"=1'-0"



FIRST FLOOR PLAN SCALE: 1/4"=1'-0"  
698 S.F.



SECOND FLOOR PLAN SCALE: 1/4"=1'-0"  
746 S.F.

COLONIAL  
22-26 INVERNESS ST.  
PORTLAND, MAINE

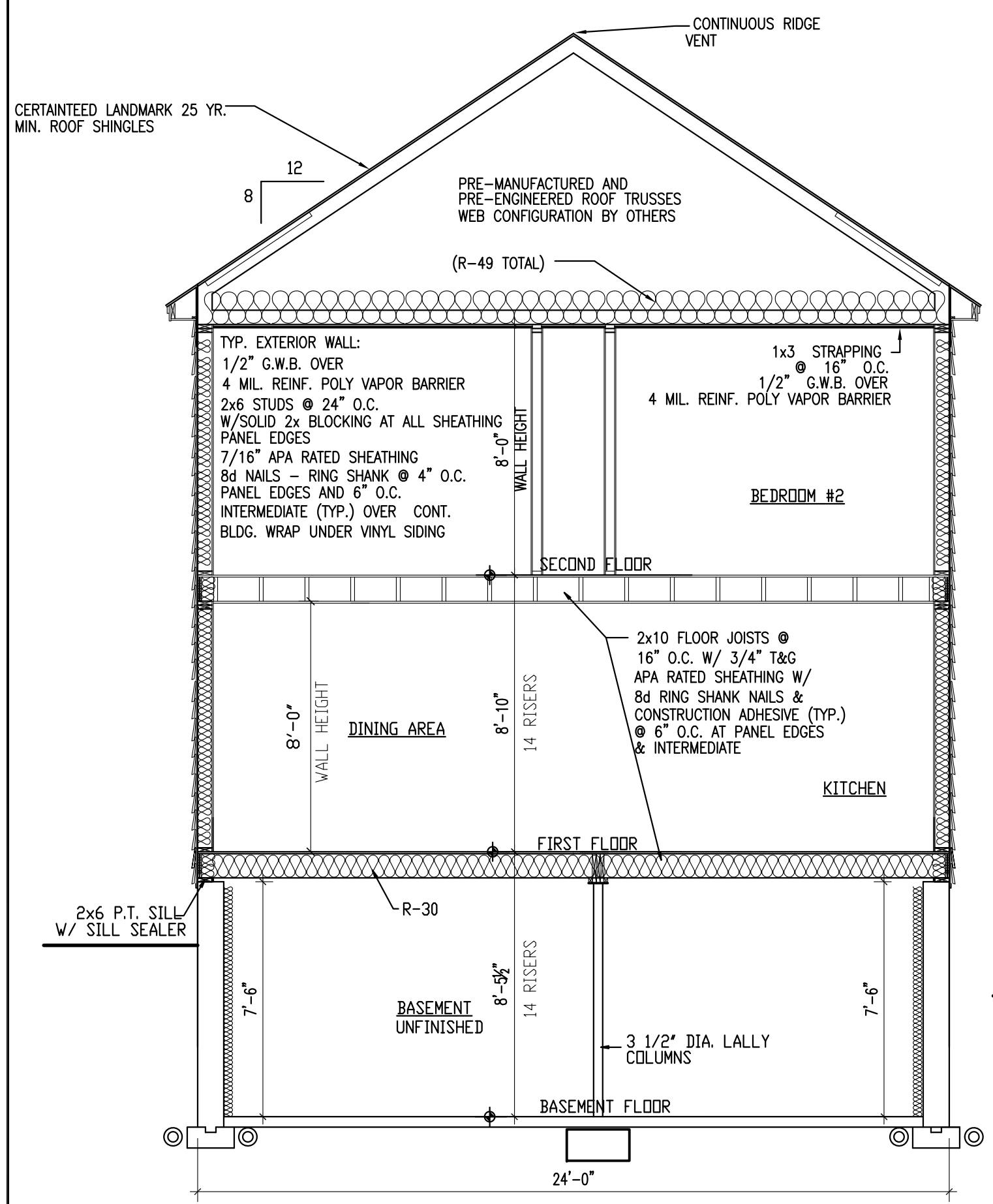
REVISIONS

DRAWN BY: DLP  
CHECKED BY: DLP  
DATE: 10-05-18  
ISSUED:

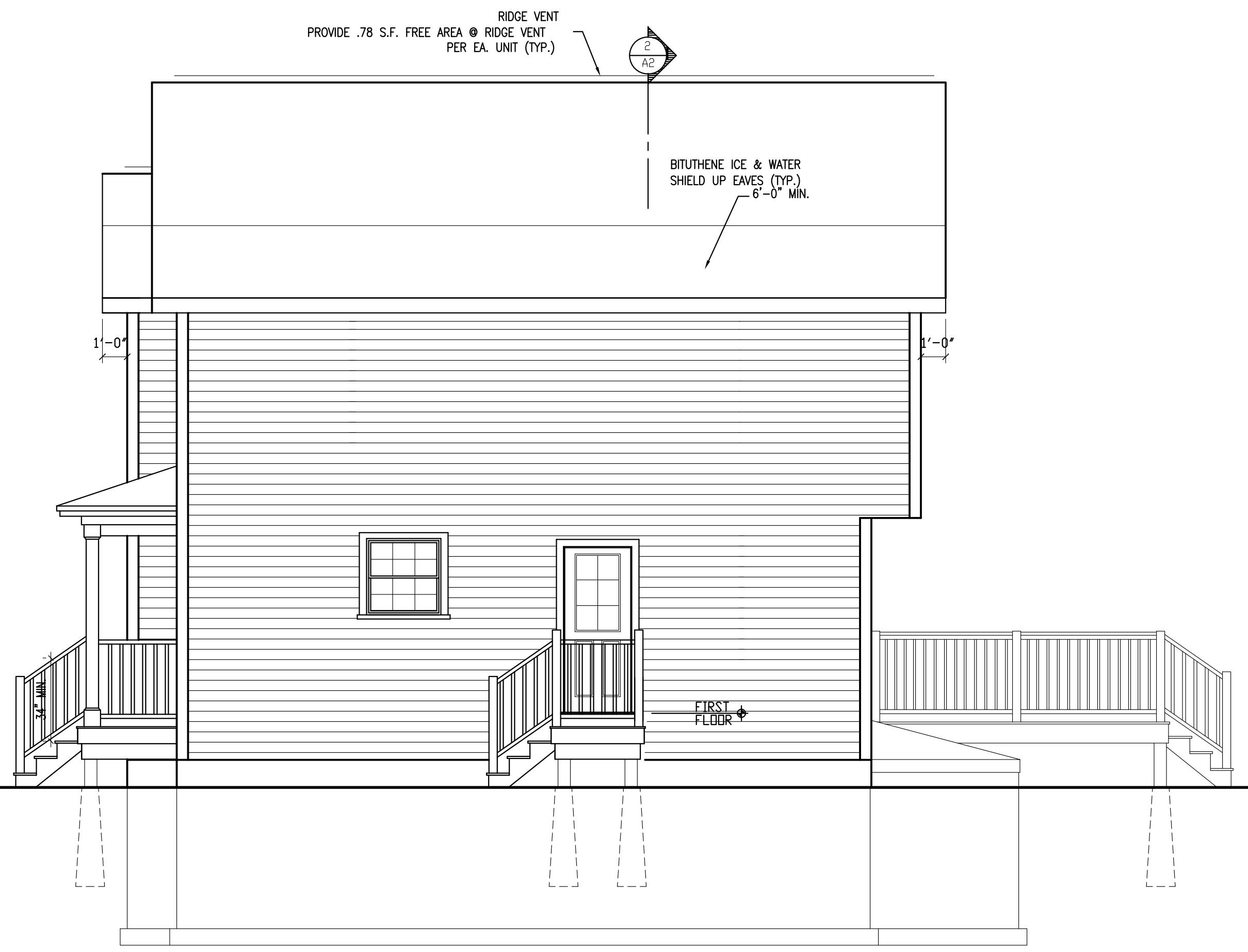
FLOOR PLANS  
DETAILS/NOTES

A1

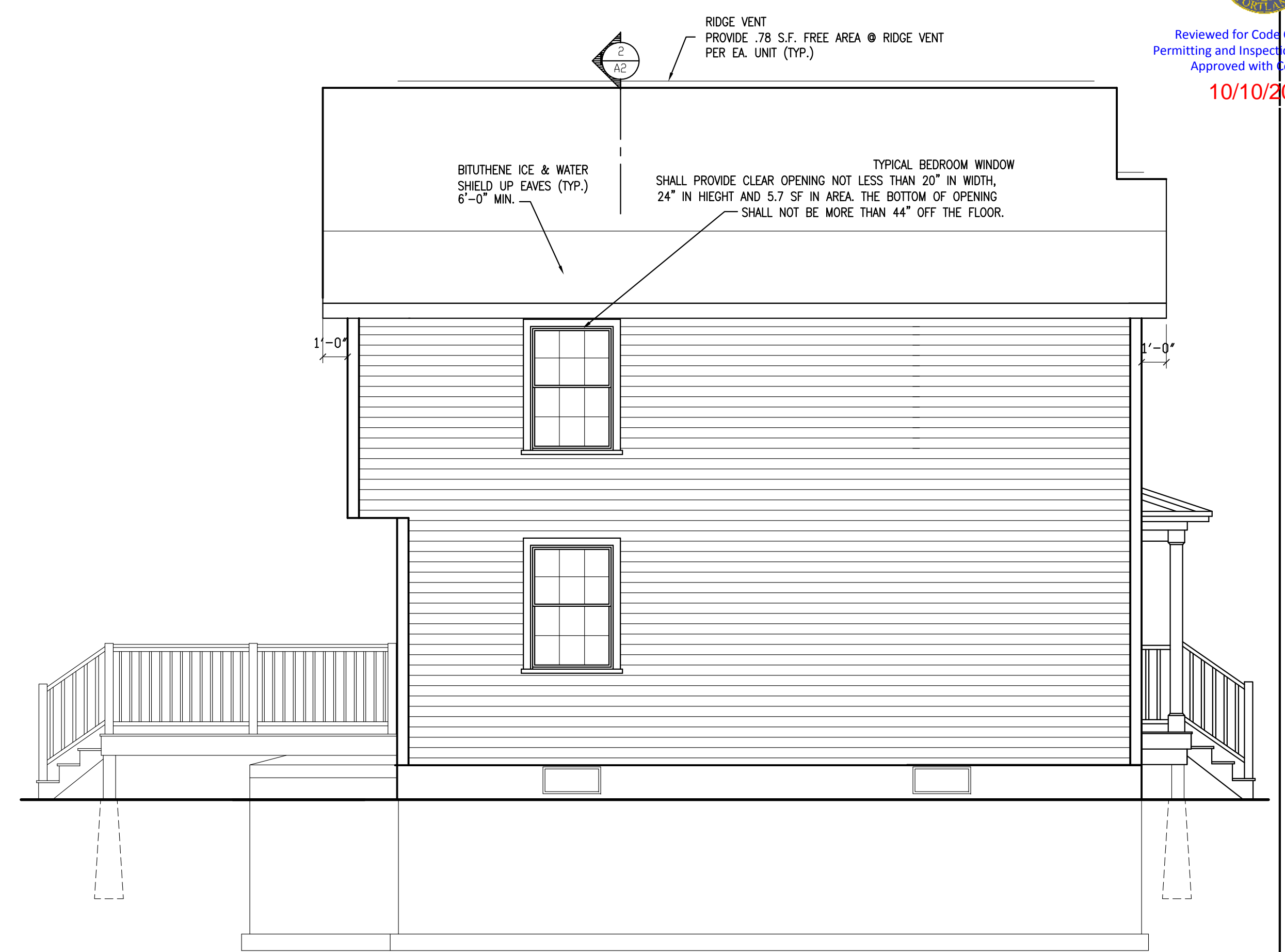
SCALE: AS NOTED



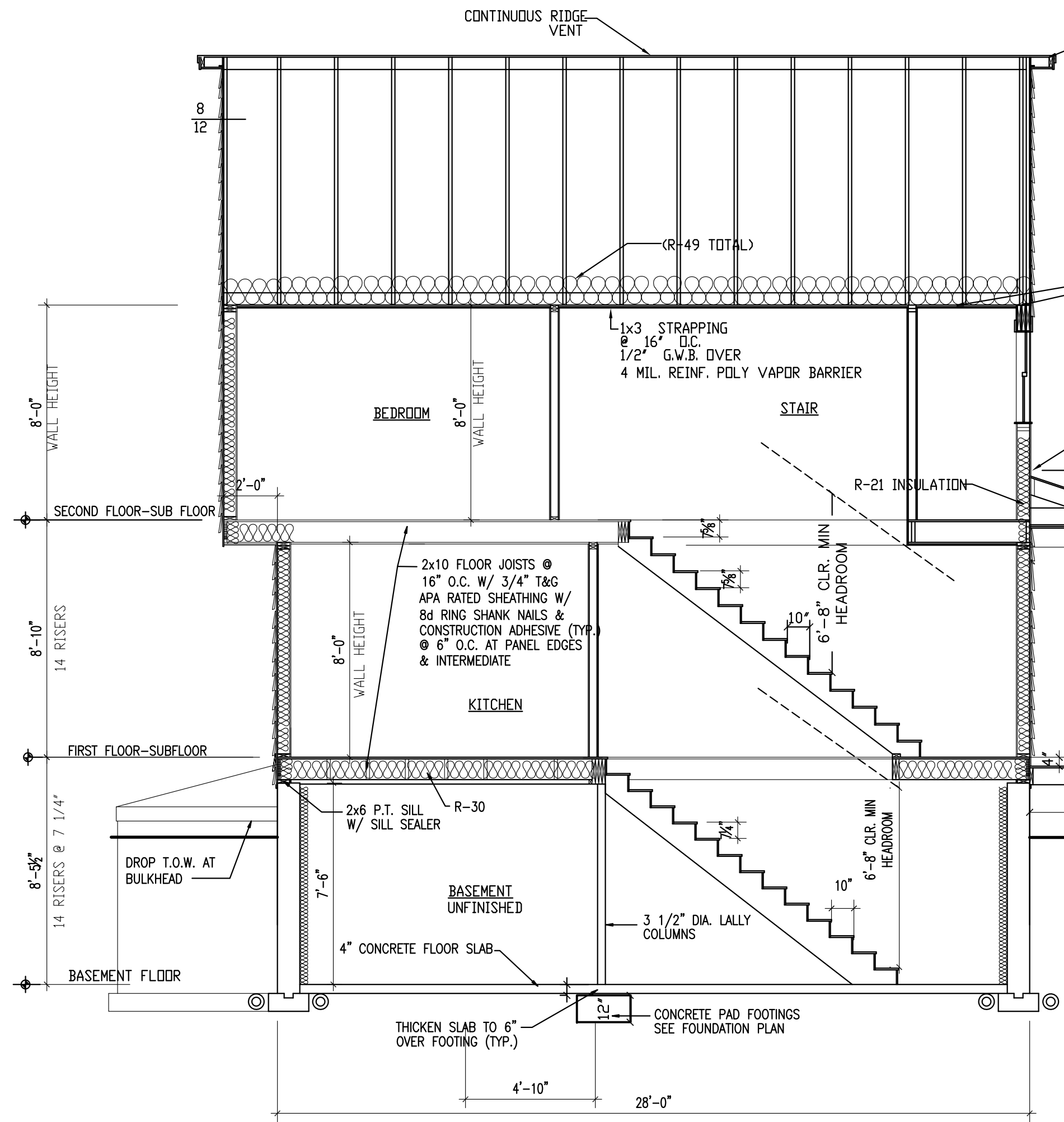
SECTION THRU HOUSE  
SCALE: 1/4" = 1' - 0"



RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1' - 0"

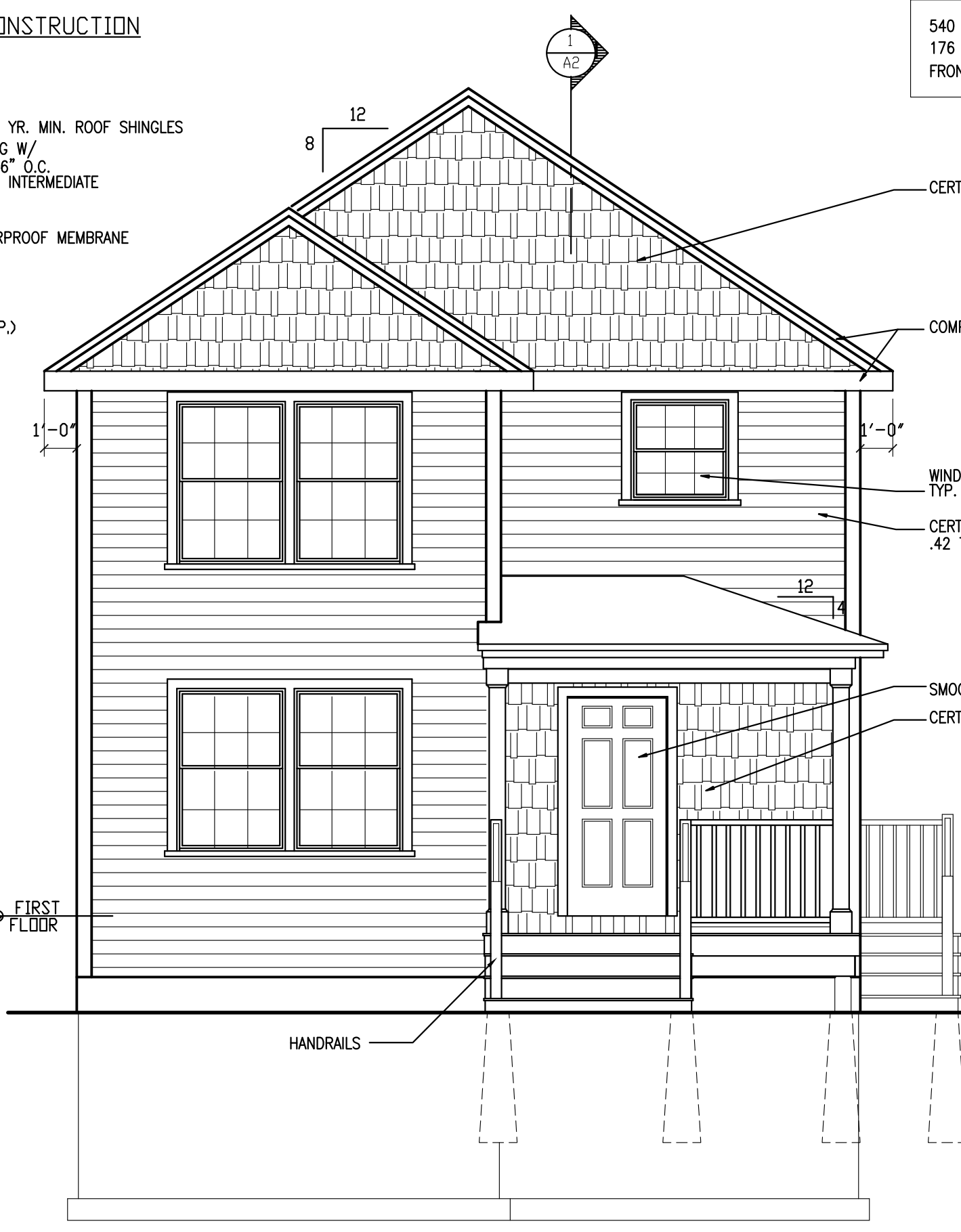


LEFT SIDE ELEVATION  
SCALE: 1/4" = 1' - 0"

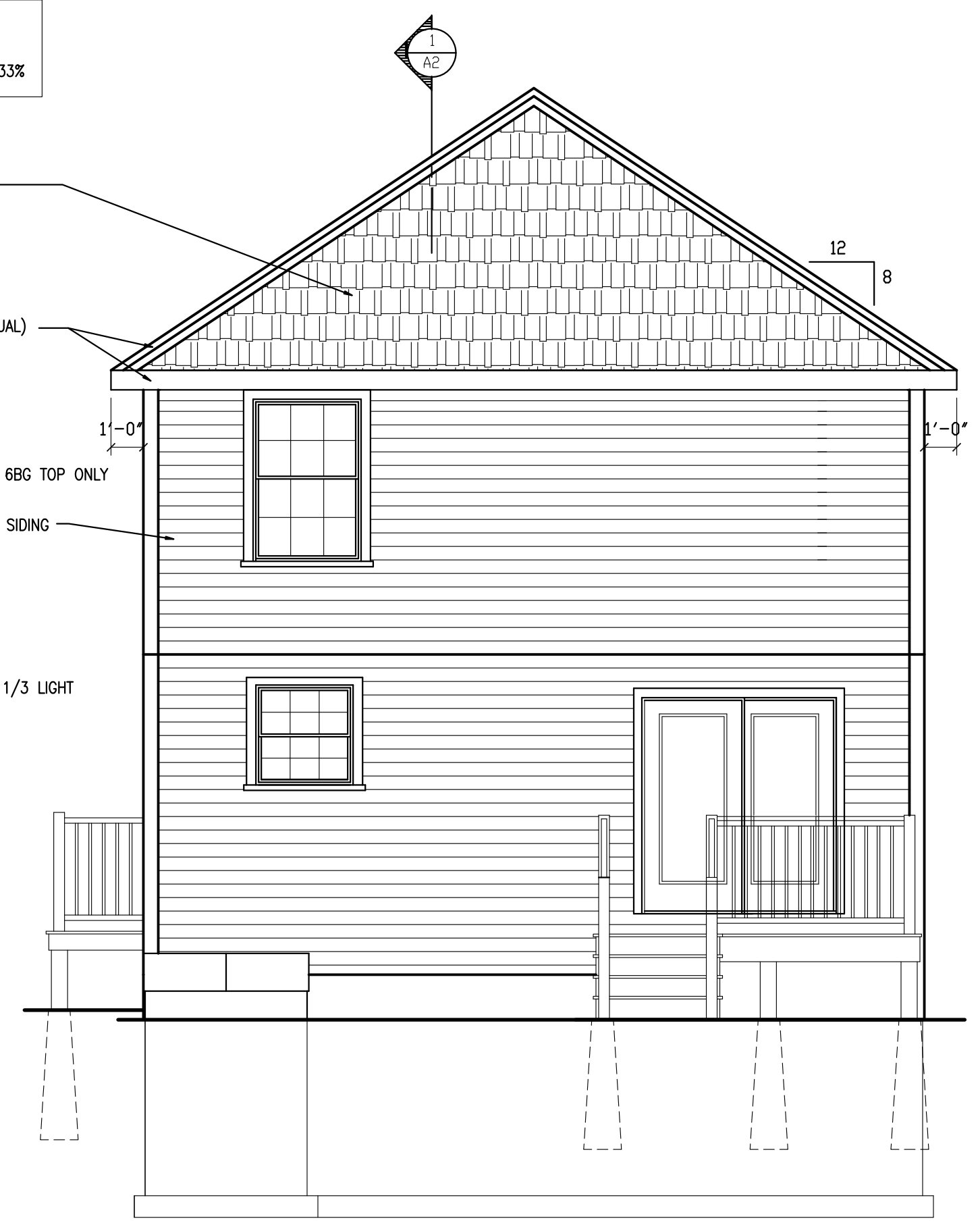


SECTION THRU HOUSE  
SCALE: 1/4" = 1' - 0"

- TYPICAL ROOF CONSTRUCTION**
- RIDGE VENT
  - PRE-MANUFACTURED ROOF TRUSSES @ 24" O.C.
  - CERTANTEED LANDMARK 25 YR. MIN. ROOF SHINGLES
  - 5/8" APA RATED SHEATHING W/ 8d NAILS, RING SHANK @ 6" O.C. PANEL EDGES AND 6" O.C. INTERMEDIATE
  - #15 FELT PAPER
  - (2) ROLLS 36" WIDE WATERPROOF MEMBRANE @ EAVES.
  - ALIGN ROOF TRUSSES WITH WALL STUDS (TYP.)
  - FLASHING
  - 2x8 RAFTERS @ 16" O.C.
  - 2" SCREEN VENT STRIP (CONT.) @ PORCH SOFFIT & CEILING
  - (3) 2x10'S W/ BLOCKING & FINISH BOARDS
  - 6"x6" BOX COLUMN
  - P.T. 2x6'S @ 16" O.C.
  - TAPERED PIER



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



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

COLONIAL  
22-26 INVERNESS ST.  
PORTLAND, MAINE

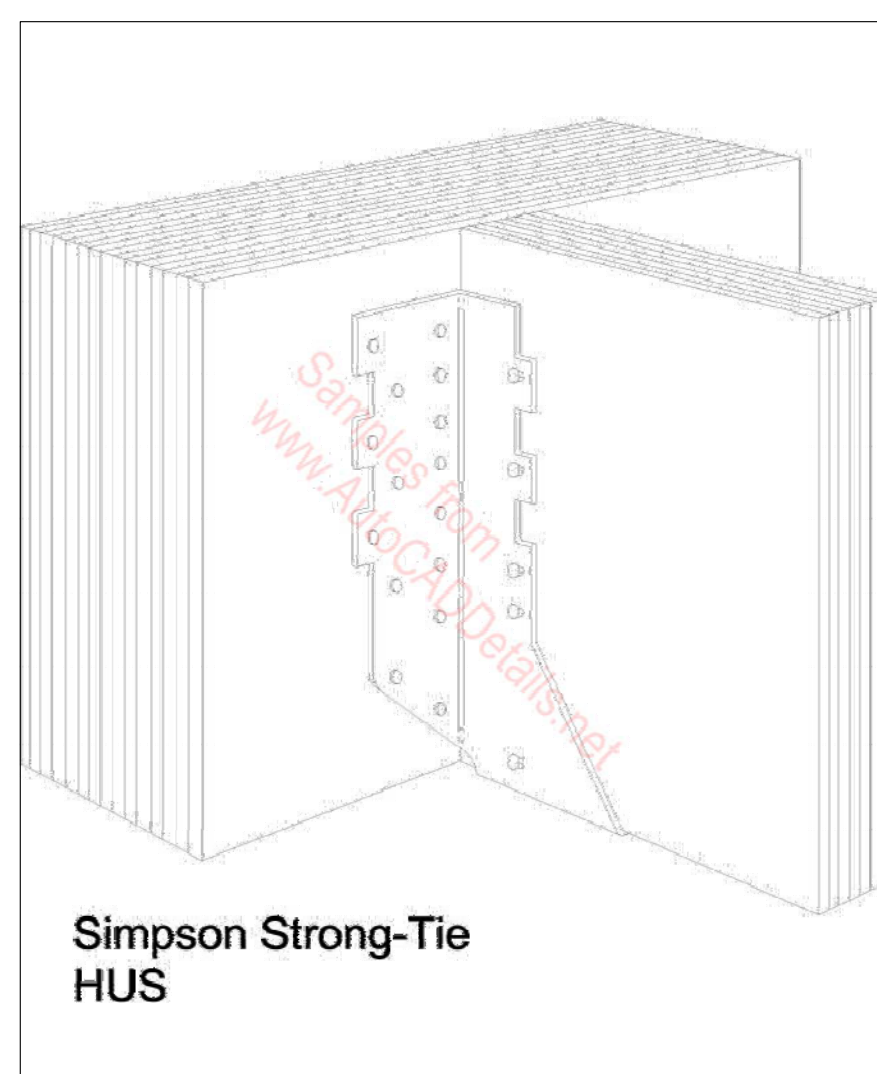
REVISIONS

DRAWN BY: DLP  
CHECKED BY: DLP  
DATE: 10-05-18  
ISSUED:

ELEVATIONS  
BUILDING SECTIONS

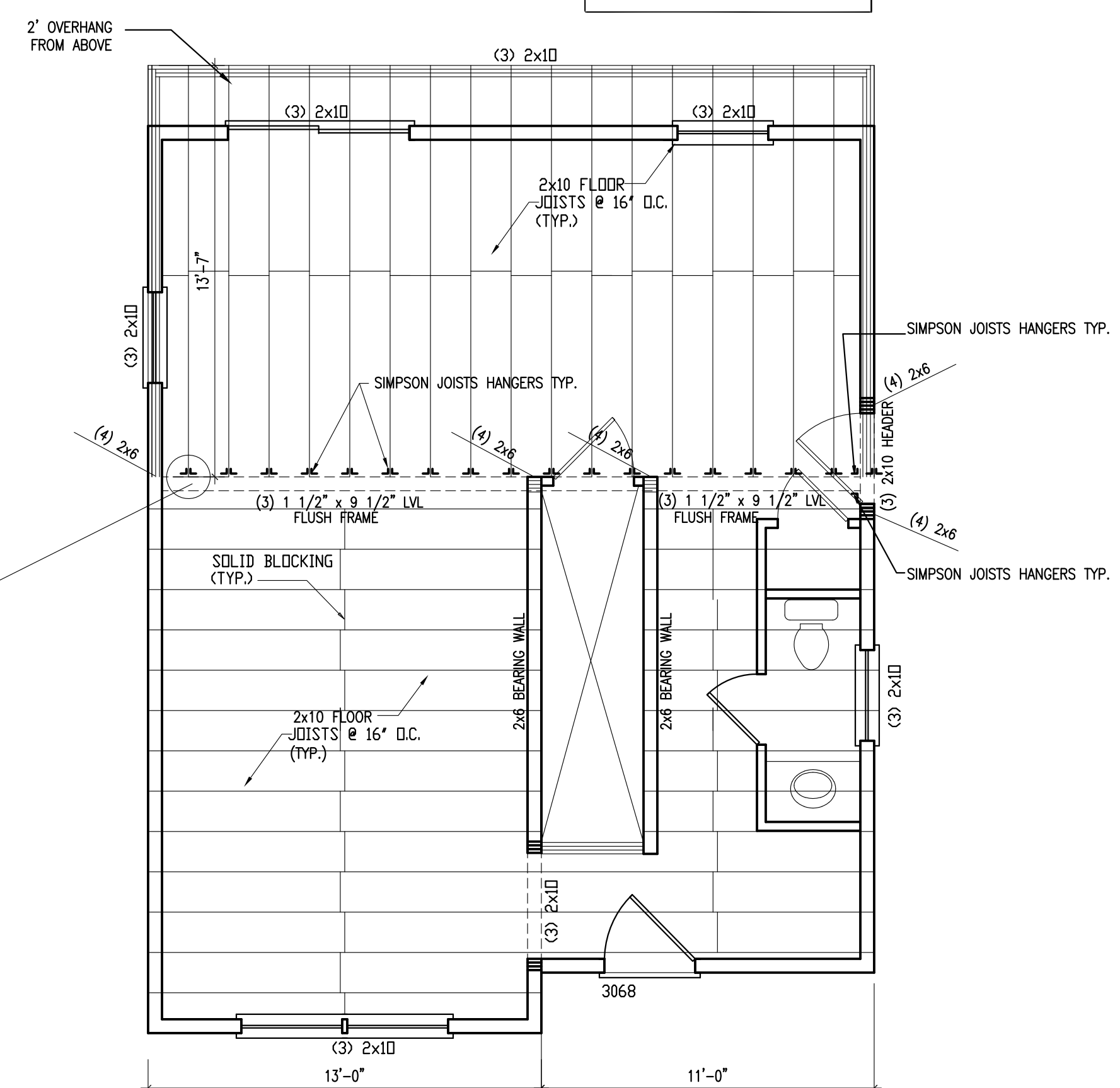
A2

SCALE: AS NOTED



Simpson Strong-Tie  
HUS

LOAD DESIGN	
FLOOR DEAD LOAD:	15 PSF
FLOOR LIVE LOAD:	40 PSF @ SLEEPING AREAS



SECOND FLOOR FRAMING PLAN  
SCALE: 1/4"=1'-0"

COLONIAL  
22-26 INVERNESS ST.  
PORTLAND, MAINE

REVISIONS

DRAWN BY:	DLP
CHECKED BY:	DLP
DATE:	10-05-18
ISSUED:	

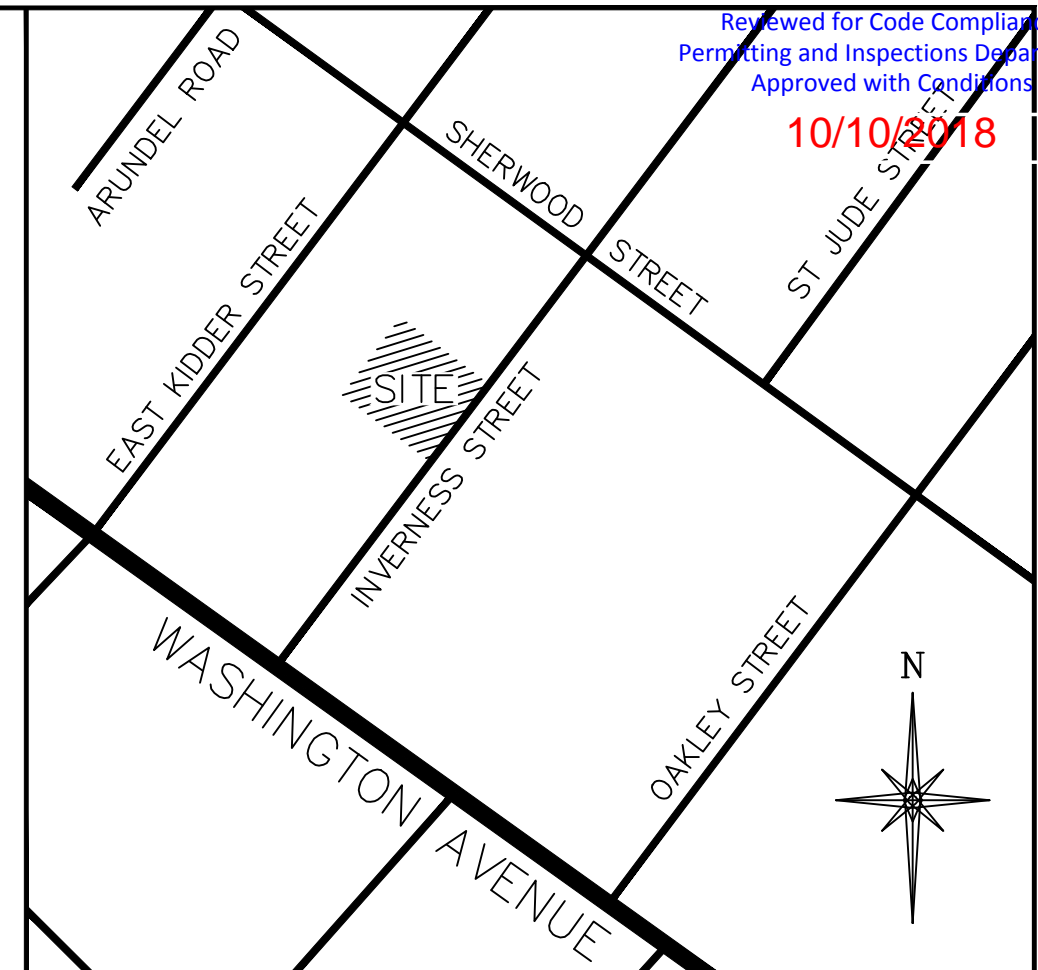
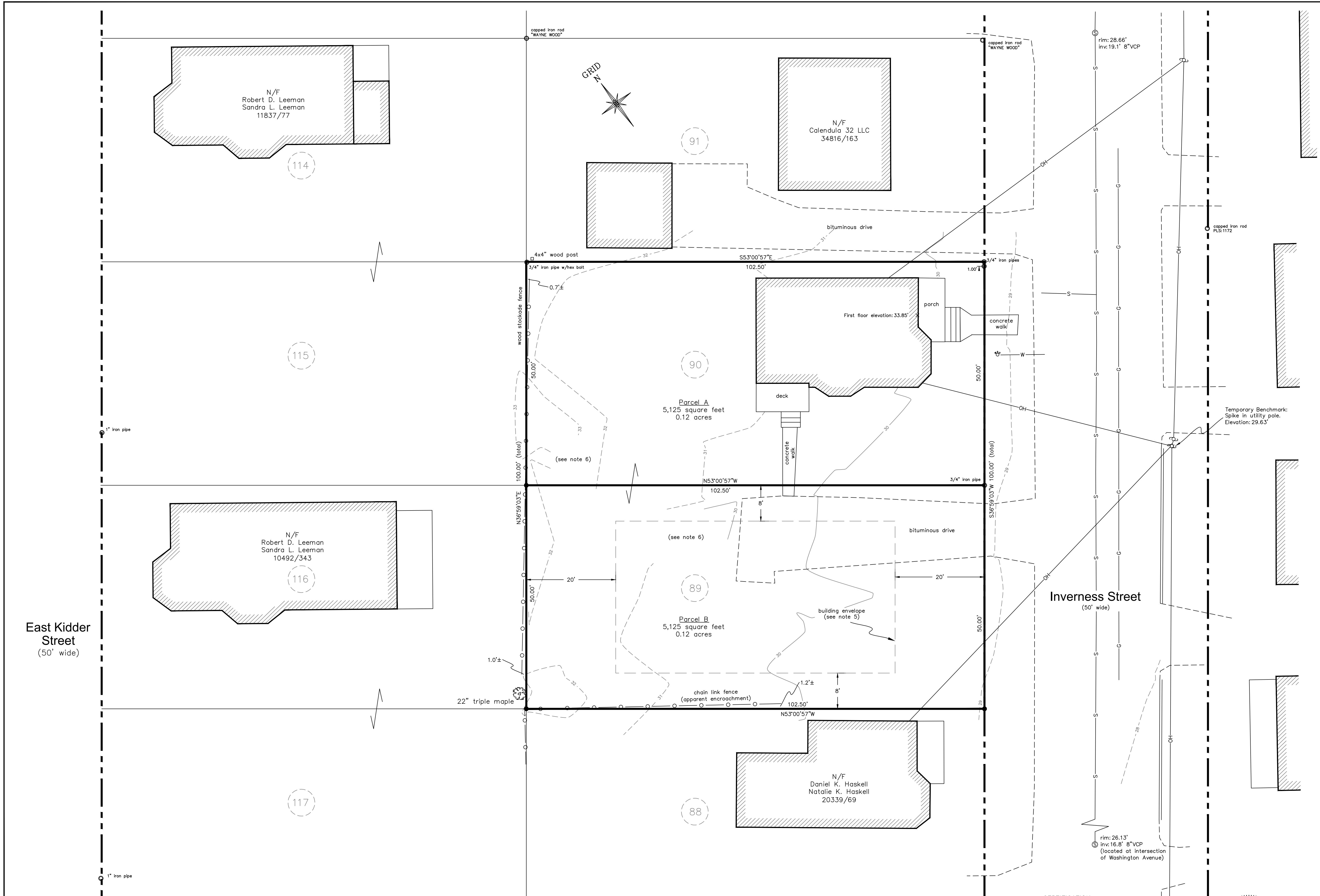
SECOND FLOOR FRAMING PLAN  
DETAIL

S1

SCALE: AS NOTED



Reviewed for Code Compliance  
Permitting and Inspections Department  
Approved with Conditions  
10/10/2018



**VICINITY MAP**  
No Scale

- LEGEND**
- Iron marker - found
  - Iron marker - set (#5 rebar)
  - Property line (locus)
  - Property line (abutter)
  - - - Right of way line
  - - - Fence
  - - - Edge of pavement
  - - - Curb
  - ☆ Lamp or light pole
  - ⊙ Utility pole
  - ⊕ Water shutoff
  - ⊙ Sewer manhole
  - Overhead utility line
  - Sewer line
  - Underground gas line
  - Underground water line
  - N/F Now or formerly of
  - 1234/567 Dead reference (Book/Page)
  - ⊙ Deciduous tree
  - ▭ Existing building
  - 89 Lot numbers per Plan Reference 1
  - Contours (1ft)
  - Contours (5ft)

- NOTES**
- 1) Book and Page references are to the Cumberland County Registry of Deeds unless otherwise noted.
  - 2) Bearings are referenced to grid north, Maine State Plane Coordinate System, NAD83, West Zone.
  - 3) Elevations are based on GPS observations, NAVD88 datum.
  - 4) Utility information on this plan is approximate, based on location of visible features. DigSafe and/or the appropriate utilities should be contacted prior to any construction.
  - 5) The building envelope shown fulfills setback requirements for both 1 and 1.5 story structures in zone R-5. Refer to City of Portland Code of Ordinances or a code enforcement officer for dimensional requirements.
  - 6) Previous location of structure. No elevation data.

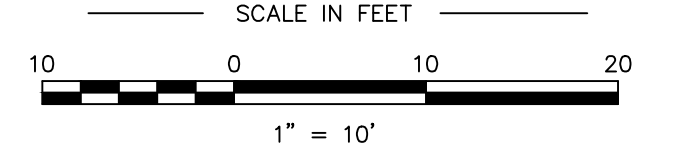
- PLAN REFERENCES**
- 1) Plan of Property of Fred S. Jordan at East Deering made by E. C. Jordan recorded in Plan Book 10, Page 9.
  - 2) Street cards on file at City of Portland, Engineering Department.
  - 3) Plan of Land made for Larry Carter by Wayne T. Wood & Co. dated May, 2017.

**AREA**

Total: 10,250 square feet / 0.24 acres  
 Parcel A: 5,125 square feet / 0.12 acres  
 Parcel B: 5,125 square feet / 0.12 acres

**OWNERS OF RECORD**

Alexander P. Coupe  
 Daniel W. Anderson  
 35047/257



Rev. 1	8/21/2018	Garage and shed removed from site.	JMS
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**PLAN OF**  
**Existing Conditions and Boundary Survey**  
 28 Inverness Street Portland, Maine

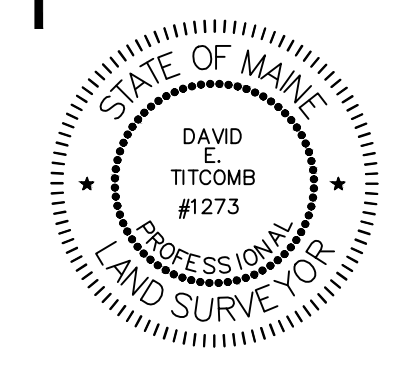
MADE FOR  
**Alex Coupe**  
 1326 Washington Avenue Portland, Maine

JOB #218063	DATE: August 6, 2018	SCALE: 1" = 10'
BOOK #910	218063 ExCon R1.dwg	

**Titcomb Associates**  
 133 Gray Road, Falmouth, Maine 04105  
 (207)797-9199 www.titcombsurvey.com

**CERTIFICATION**  
 This survey conforms to the current standards of practice set forth by the Maine State Board of Licensure for Land Surveyors.

*David E. Titcomb*  
 David E. Titcomb, P.L.S. #1273





### GENERAL NOTES

- TOPOGRAPHIC DATA AND EXISTING CONDITIONS ARE BASED UPON A GROUND SURVEY CONDUCTED BY TITCOMB ASSOCIATES OF FALMOUTH, MAINE IN AUGUST, 2018.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR THE ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AND DIG SAFE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- MAINTENANCE OF EROSION CONTROL MEASURES IS OF PARAMOUNT IMPORTANCE TO THE OWNER AND THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTIONS OF THE OWNER OR THEIR REPRESENTATIVES AT NO ADDITIONAL COST TO THE OWNER.
- ALL WATER UTILITY MATERIALS AND INSTALLATION METHODS SHALL CONFORM TO PORTLAND WATER DISTRICT STANDARDS. DISINFECTION OF WATER LINES SHALL CONFORM TO AWWA STANDARD C651, LATEST REVISION.
- ALL SEWER MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
- ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, AND CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
- LOT OWNER IS RESPONSIBLE FOR EXTENSION OF ELECTRIC SERVICE, COORDINATE WITH CMP.
- THE LOT SHALL BE PROVIDED WITH AT LEAST TWO (2) TREES MEETING THE CITY'S ARBORICULTURE SPECIFICATIONS AND WHICH ARE CLEARLY VISIBLE FROM THE STREET LINE AND ARE LOCATED SO AS TO VISUALLY WIDEN THE NARROW DIMENSION OR PROPORTION OF THE UNIT.
- SEWER AND WATER SERVICES SHALL BE INSTALLED BY THE DEVELOPER 5' INTO THE PROPERTY. CONNECTION TO THE HOUSE WILL BE THE RESPONSIBILITY OF THE LOT OWNER.
- EQUIVALENT STREET TREE SHALL INCLUDE RETENTION OF EXISTING TREES OF SAME OR GREATER CALIPER.
- ALL WORK SHALL BE DONE IN CONFORMANCE WITH THE CITY OF PORTLAND TECHNICAL STANDARDS, SECTION VII EROSION AND SEDIMENTATION CONTROL STANDARDS FOR SINGLE AND TWO FAMILY HOMES.
- ANY CURBING REMOVED WITHIN THE RIGHT-OF-WAY IS THE PROPERTY OF THE CITY OF PORTLAND AND SHALL BE DELIVERED TO THE PUBLIC WORKS FACILITY ON OUTER CONGRESS STREET.
- APPROXIMATE LOCATION OF EXISTING VEGETATION TO REMAIN PER AGREEMENT WITH CITY ARBORIST. CONTRACTOR SHALL COORDINATE WITH OWNER PRIOR TO REMOVAL.

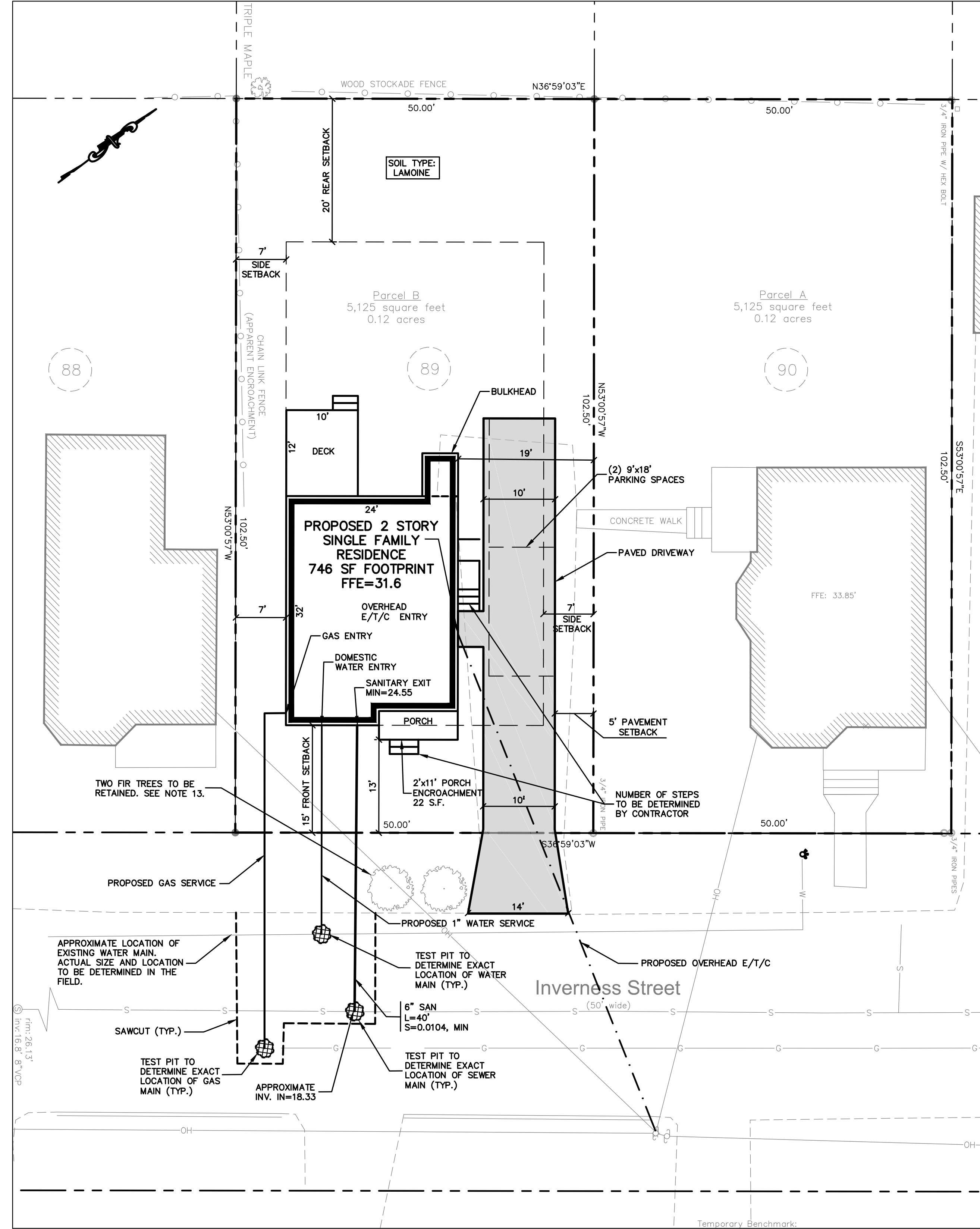
### SPACE AND BULK REQUIREMENTS R5 ZONE SMALL LOT DEVELOPMENT

MINIMUM LOT SIZE:	5,000 S.F.
MINIMUM FRONTAGE:	40 FT.
MINIMUM SETBACKS:	
FRONT YARD	15 FT.
REAR YARD	20 FT.
SIDE YARD*	7 FT.
MINIMUM LOT WIDTH:	40 FT.
MAX. LOT COVERAGE:	50%

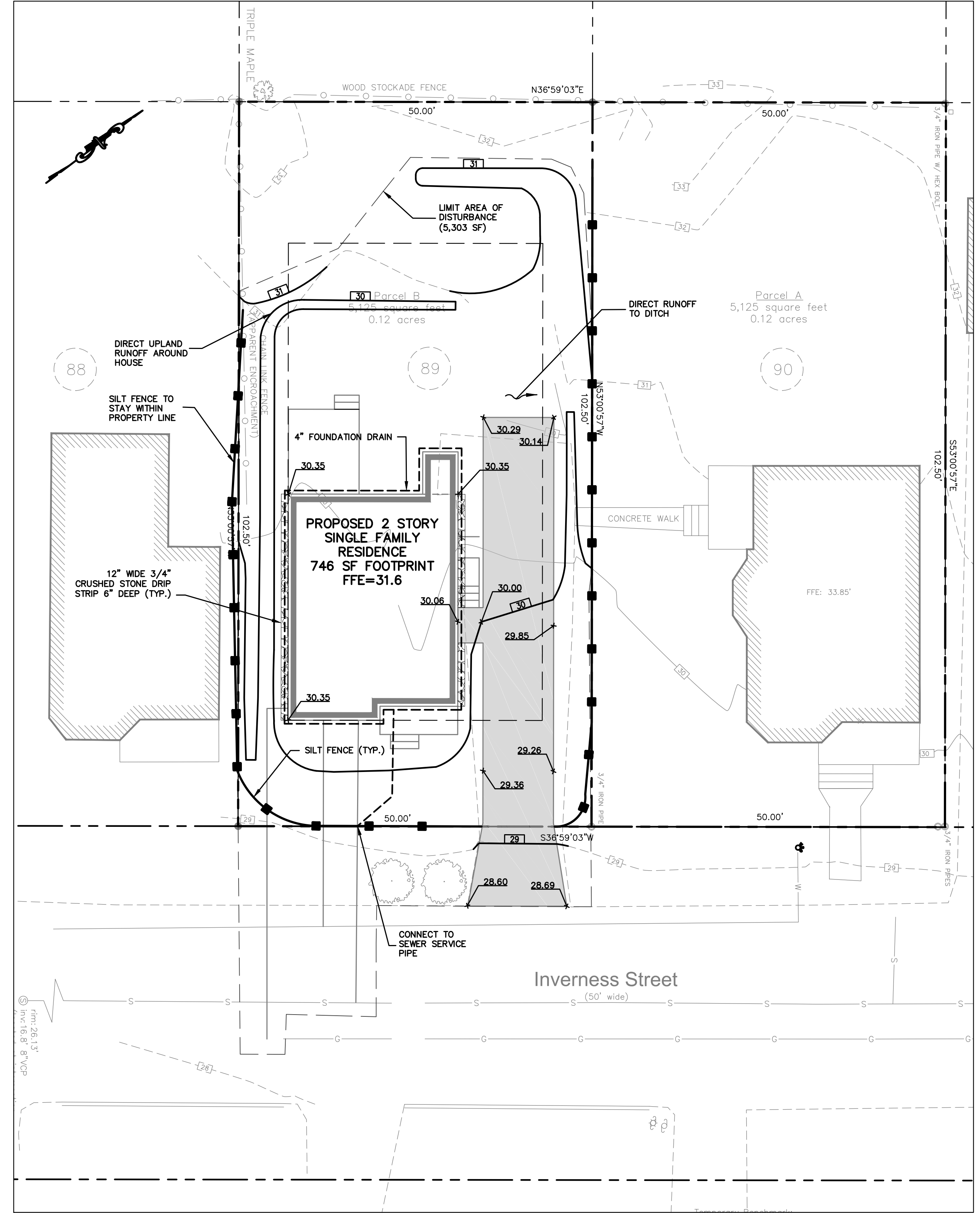
- \* THE FRONT YARD NEED NOT EXCEED THE AVERAGE DEPTH OF IMMEDIATELY ABUTTING FRONT YARDS (YARD DEPTH AT 18 INVERNESS ST=15.1'; YARD DEPTH AT 28 INVERNESS ST=14.8'; AVERAGE YARD DEPTH=14.95')
- \*\* THE WIDTH OF ONE (1) SIDE YARD MAY BE REDUCED ONE (1) FOOT FOR EVERY FOOT THAT THE OTHER SIDE YARD IS CORRESPONDINGLY INCREASED, BUT NO SIDE YARD SHALL BE LESS THAN FOUR (4) FEET IN WIDTH.

### GRADING AND DRAINAGE NOTES:

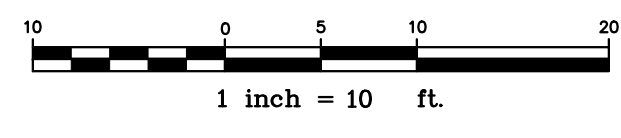
- ALL DISTURBED AREAS THAT ARE NOT PAVED SHALL RECEIVE 4" LOAM & SEED.
- COMMON BORROW SHALL MEET MDT SPECIFICATION 703.18.
- FOUNDATION DRAIN SHALL BE DIRECTED TO SEWER SERVICE PIPE OR SUMP PUMP IF CONTRACTOR CANNOT ACHIEVE POSITIVE DRAINAGE.
- THE GRADING AND DRAINAGE SYSTEM ON THE PROPERTY SHALL BE CONSTRUCTED AND LOCATED AS DEPICTED ON THE APPROVED SITE PLAN AND SAID GRADING AND DRAINAGE SYSTEM SHALL NOT BE MODIFIED WITHOUT FURTHER APPROVAL FROM THE PLANNING AUTHORITY.



SITE AND UTILITY PLAN  
1"=10'



GRADING AND DRAINAGE PLAN  
1"=10'



NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING PURPOSES AND SHALL NOT BE USED FOR CONSTRUCTION.



U:\3459 - 28 Inverness St. House Lot\Z - CAD\DWG\3459-SP.dwg 9/28/2018 2:24 PM

Rev.	Date	Revision
	9/28/18	REVISED PER CITY COMMENTS
	9/24/18	REVISED PER CITY COMMENTS

Issued For	Date	By
BUILDING PERMIT	8/20/18	DER

Design: MYR	Draft: MYR	Date: AUGUST 2018
Checked: DER	Scale: AS NOTED	Job No.: 3459
File Name: 3459-SP.dwg		
This plan shall not be modified without written permission from Gorrill-Palmer Consulting Engineers, Inc.(GPCEI). Any alterations, authorized or otherwise, shall be at the user's sole risk and without liability to GPCEI.		



Relationships. Responsiveness. Results.  
www.gorrillpalmer.com  
207.657.6910

Drawing Name:	Site, Utility, Grading and Drainage Plans
Project:	Inverness Street House Lot Portland, Maine
Client:	Dan Anderson Real Estate, Inc. 1326 Washington Ave, Portland, ME 04103

Drawing No.	1
-------------	---



*Plan of Property*

of  
*Fred S. Jordan*

at *East Deering*

Being a part of what was formerly  
known as the *Summings Estate*

Scale 80ft to 1 in.

Outlines by *E. S. Jordan, E.C.*

Plan Book 10 Page # 9  
Received 2/7/1903 At 11:45m AM

EAS FILE CORP. IRVINE CA  
10 9

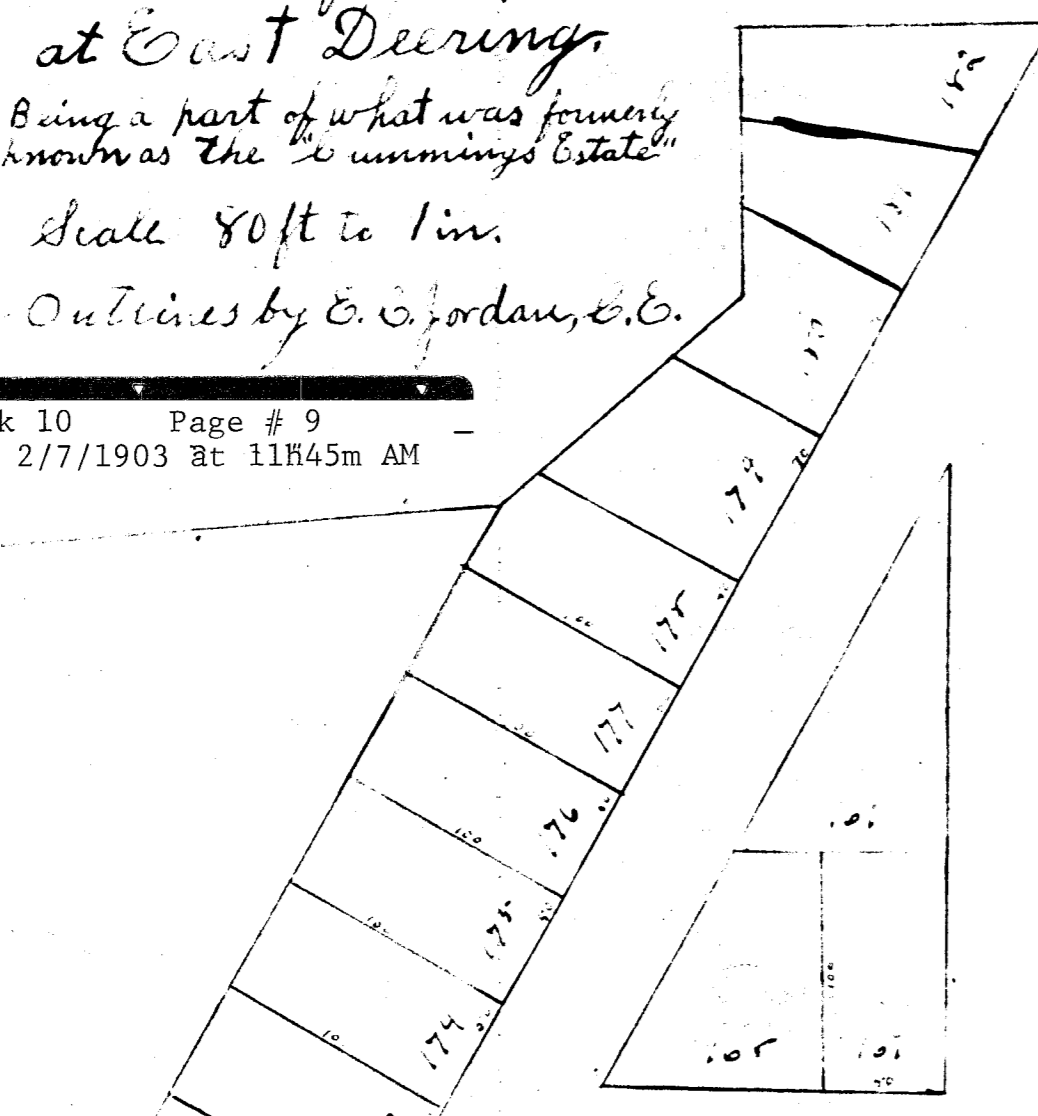
DUNN

183	184	185	186	187	188
189					

191															206
190	192	193	194	195	196	197	198	199	200	201	202	203	204	205	205

G.T.R.R.

ST. CHARLES STREET.



140	137
171	135
172	134
173	133
174	132
175	131
176	130
177	129
178	128
179	127
180	126
181	125
182	124

103	102
104	101
105	100
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110	95
111	94

65	66
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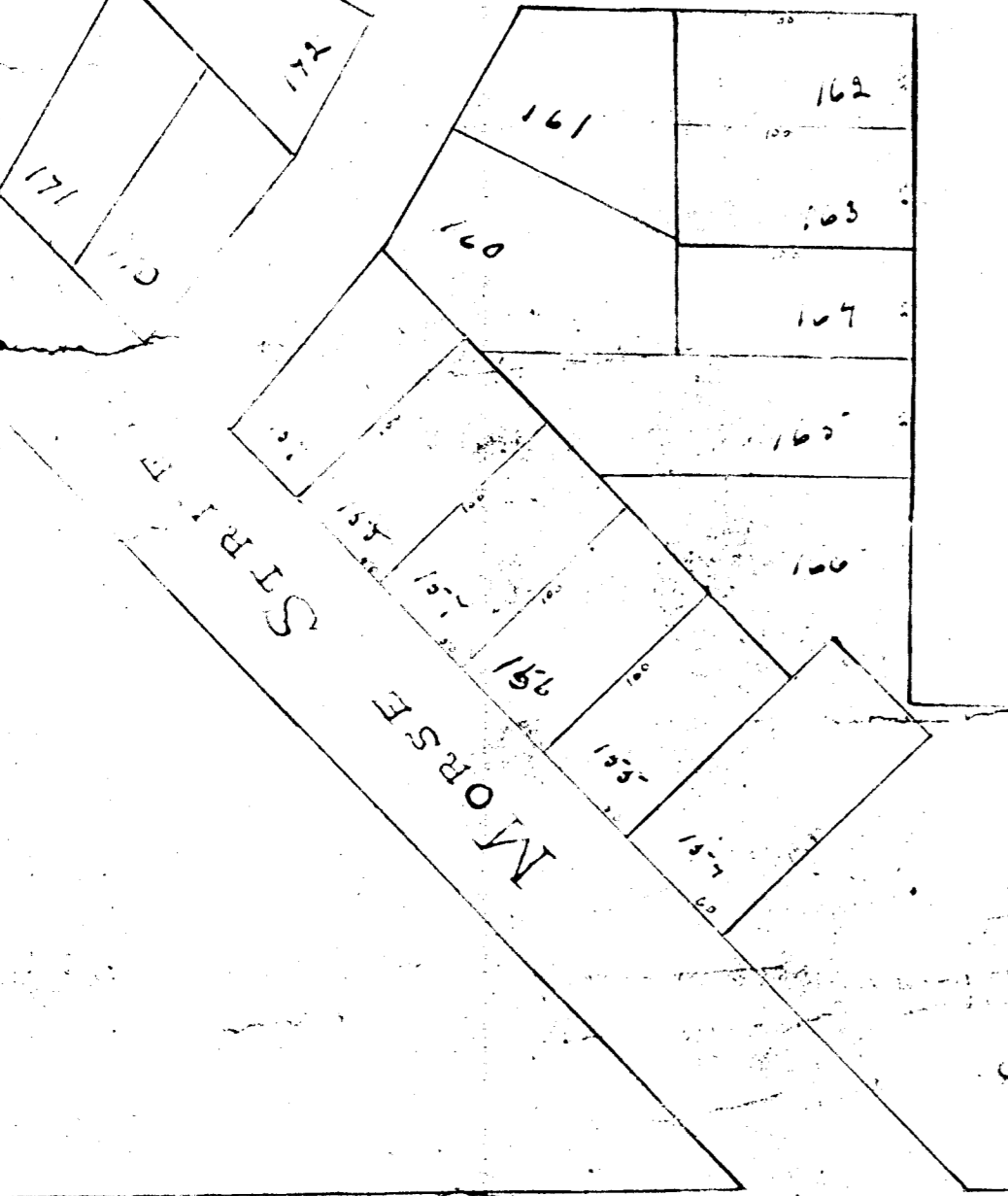
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64	31

21	20
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17	16
15	14
13	12
11	10

LUNT HEIRS.

ST. HOSPITALS ST.

SHERWOOD ST.



145	130
146	129
147	128
148	127
149	126
150	125
151	124
152	123
153	122

112	93
113	92
114	91
115	90
116	89
117	88
118	87
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120	85
121	84

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75	32
76	33
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82	39

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42	41	40	39

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FLINT.

WASHINGTON AVENUE.

