



Reviewed for Code Compliance
Permitting and Inspections Department
Approved with Conditions

07/19/2018



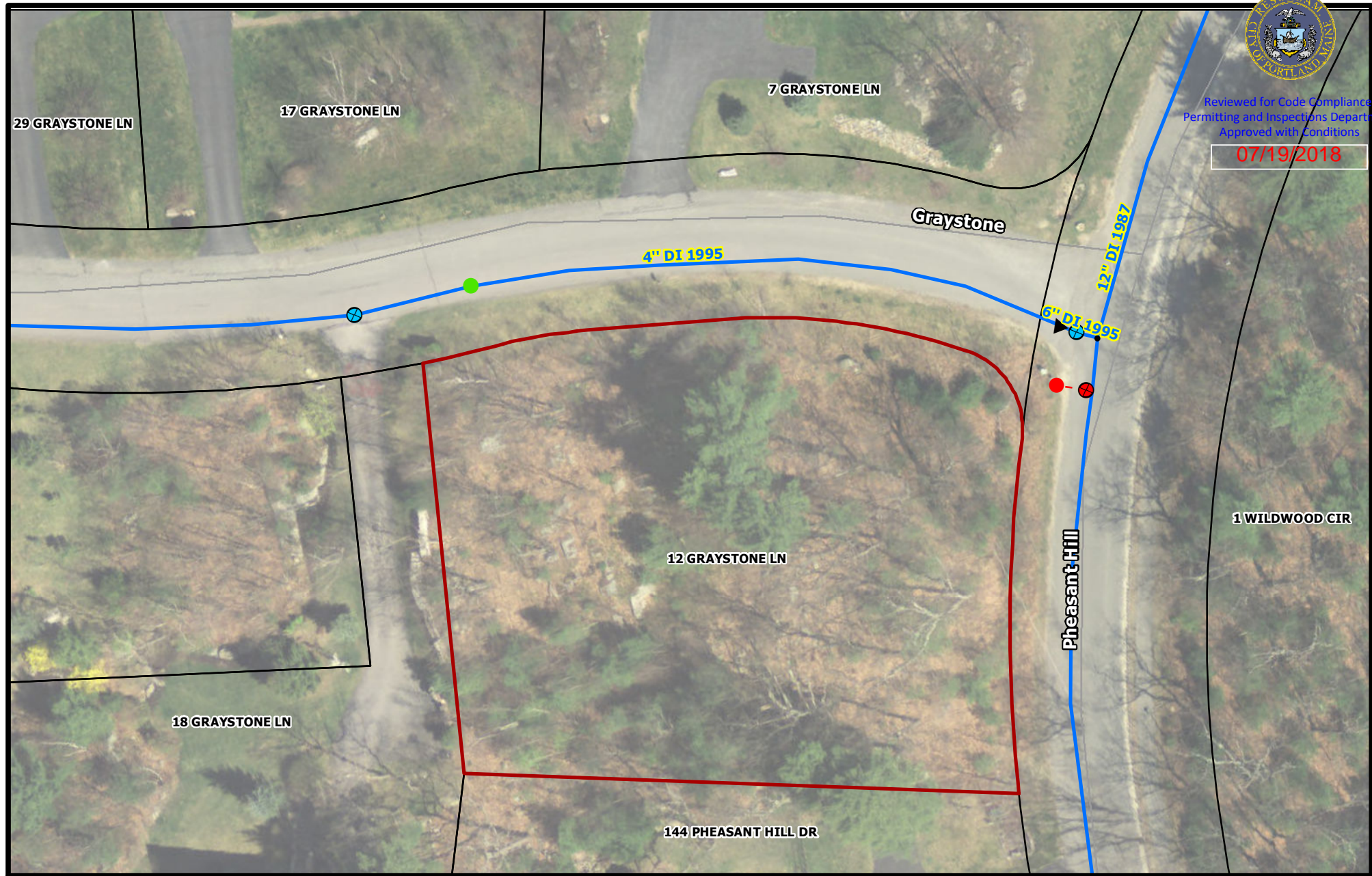
12 Graystone Lane PO

February 07, 2018

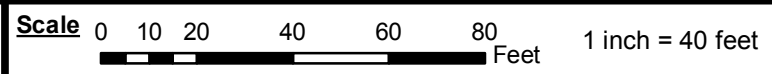


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12 Graystone Lane



Disclaimer: This map is suitable for preliminary study and analysis and is based on PWD record information. PWD is not liable for any damages whatsoever resulting from inaccurate data or from errors made in the location and marking of its infrastructure.

Portland

Legend		
Air Valve	Connection	Combined Service
Blow Off	Attribute Change	Domestic Service
By Pass	Hydrant Control	Fire Service
Distribution	Reducer	Shallow Water Main
Transmission	Hydrant	Deep Water Main
Meter Pits	Proposed Water Main	Private Hydrants
		Gravity
		Force
		Manhole
		CSO

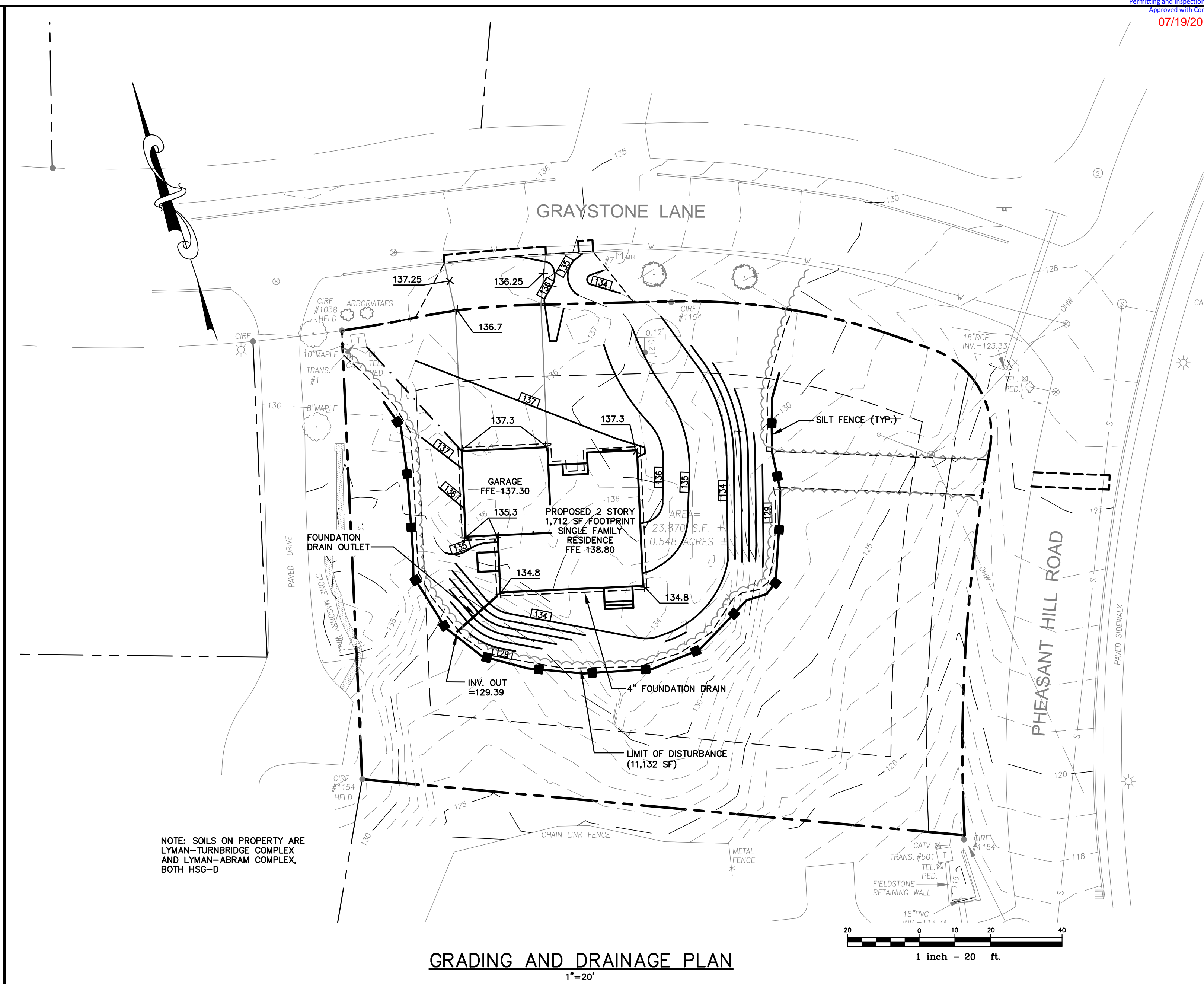
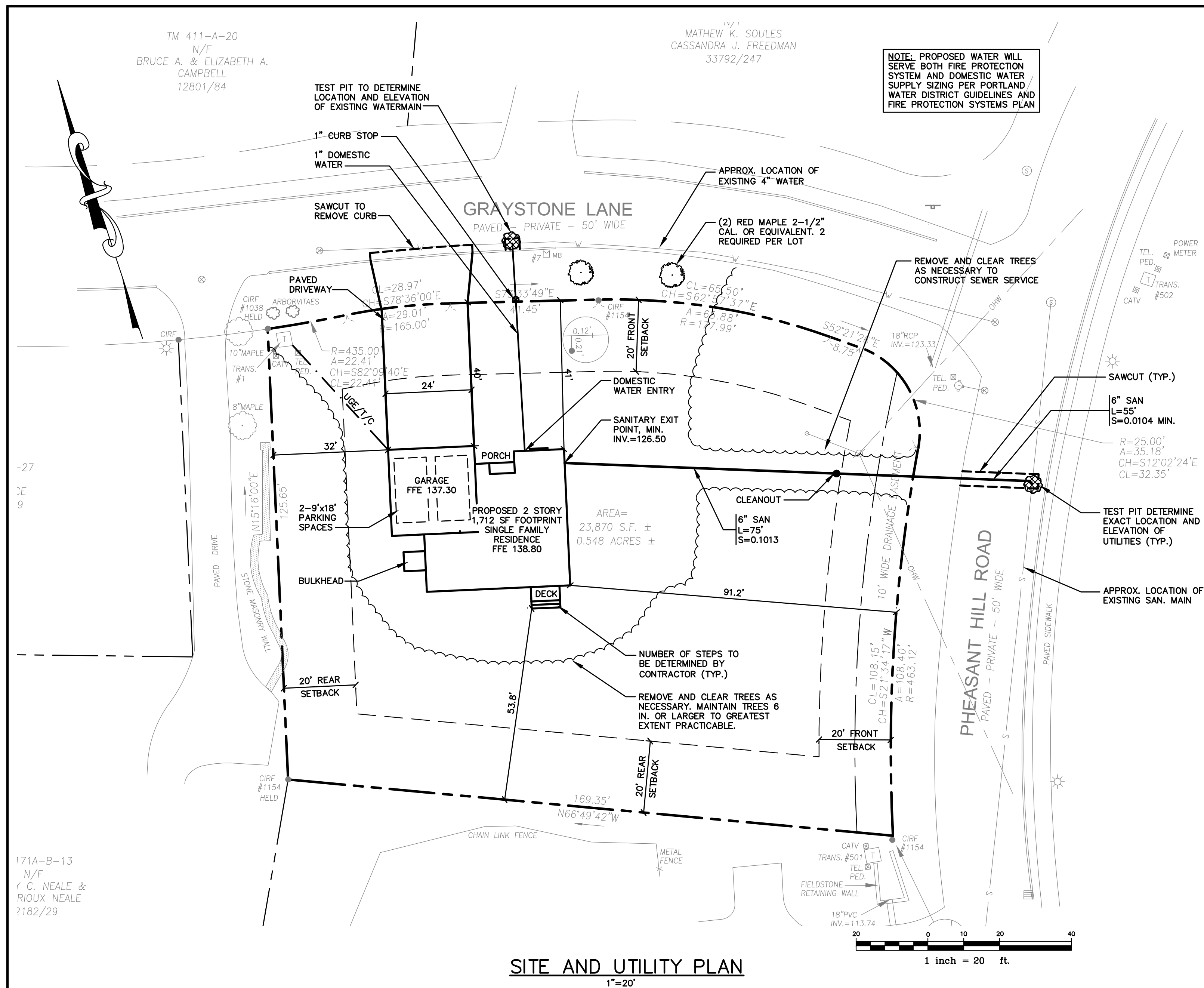


PORTLAND WATER DISTRICT
225 Douglass Street
Portland, ME 04104

Drawn By: BSJ

Scale: As Noted

Date: December 18, 2017



SPACE AND BULK REQUIREMENTS – R5 ZONE

MINIMUM LOT SIZE: 6,000 S.F.
 MINIMUM FRONTAGE: 50 FT.
 MINIMUM SETBACKS:
 FRONT YARD 20 FT.
 REAR YARD 20 FT.
 SIDE YARD:
 1 STORY 8 FT.
 1 1/2 STORY 8 FT.
 2 STORY 12 FT.
 2 1/2 STORY 14 FT.
 SIDE YARD SIDE STREET: 15 FT.
 MAX. LOT COVERAGE: 40%
 MINIMUM LOT WIDTH:
 OTHER USES: 60 FT.
 MAX. STRUCTURE HEIGHT: 35 FT.
 MAX. LENGTH OF BUILDING: 140 FT.

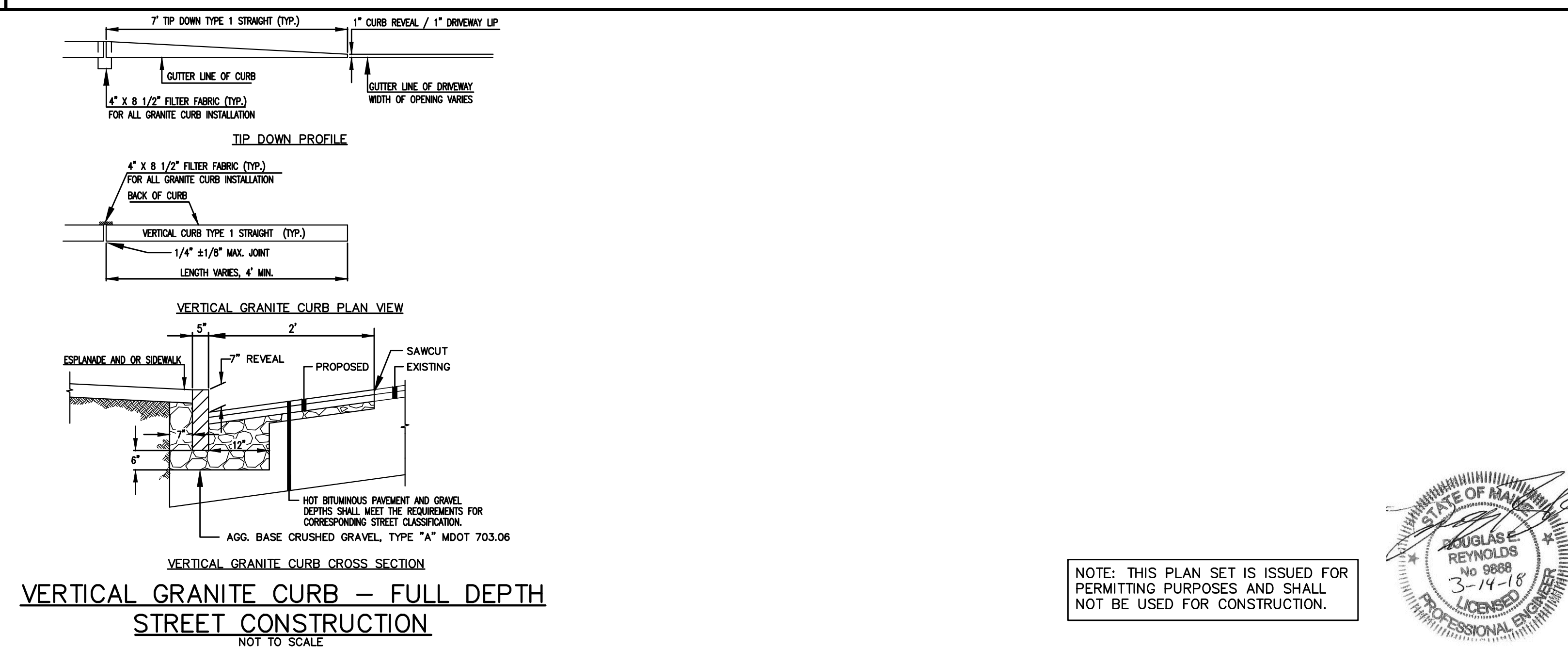
* THE WIDTH OF ONE (1) SIDE YARD MAY BE REDUCED ONE (1) FOOT FOR EVERY FOOT THAT THE OTHER SIDE YARD IS CORRESPONDINGLY INCREASED, BUT NO SIDE YARD SHALL BE LESS THAN EIGHT (8) FEET IN WIDTH.

GRADING AND DRAINAGE NOTES:

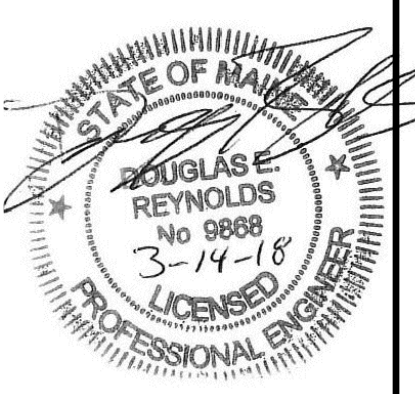
- ALL DISTURBED AREAS THAT ARE NOT PAVED SHALL RECEIVE 4" LOAM & SEED.
- COMMON BORROW SHALL MEET MDOT SPECIFICATION 703.18.
- FOUNDATION DRAIN SHALL BE DIRECTED TO SUMP LOCATED WITHIN BUILDING.
- THE GRADING AND DRAINAGE SYSTEM ON THE PROPERTY SHALL BE CONSTRUCTED AND LOCATED AS DEPICTED ON THE APPROVED SITE PLAN AND SAID GRADING AND DRAINAGE SYSTEM SHALL NOT BE MODIFIED WITHOUT FURTHER APPROVAL FROM THE PLANNING AUTHORITY.

GENERAL NOTES

- TOPOGRAPHIC DATA AND EXISTING CONDITIONS ARE BASED UPON A GROUND SURVEY CONDUCTED BY OWEN HASKELL, INC. IN FEBRUARY 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 LAYOUT AND 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 50 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 VIII 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.



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



Rev.	Date	Revision

Issued For	Date	By

Design: DJV	Draft: CG	Date: MARCH 2018
Checked: DER	Scale: 1"=20'	Job No.: 3404
File Name: 3404-PBASE.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.

GP GORRILL PALMER

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Drawing Name:	Site, Utility, Grading and Drainage Plans
Project:	Portland House Lot Graystone Lane, Portland, Maine
Client:	Client Client Address

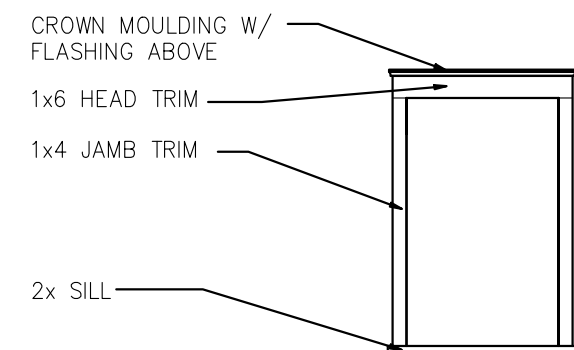
Drawing No.	1
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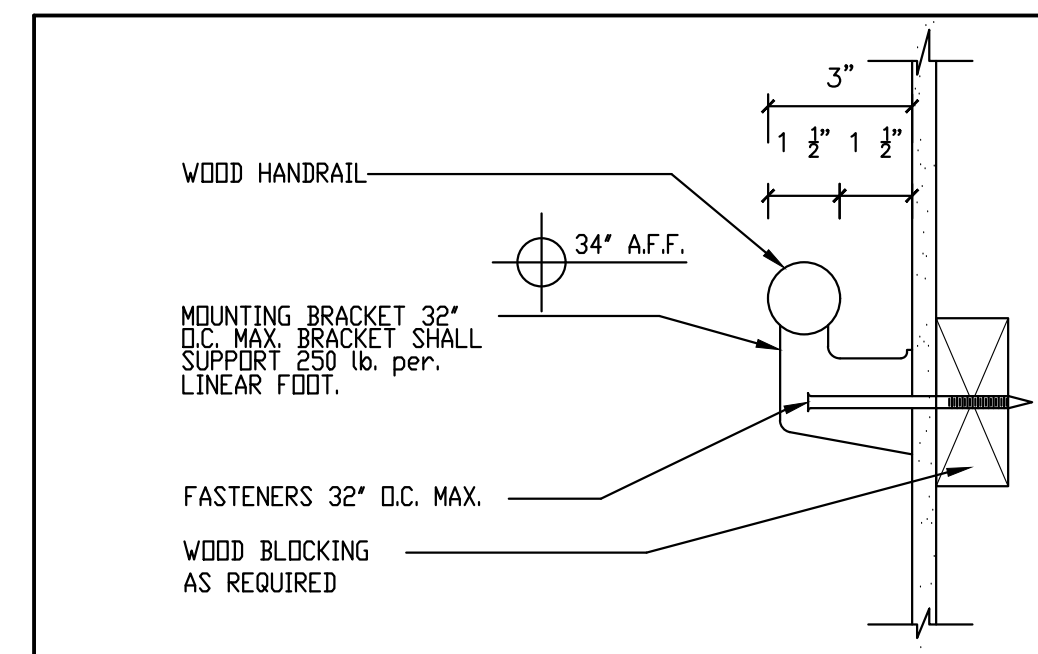
WINDOW SCHEDULE

VERIFY EXACT MANUFACTURER W/OWNER
 COLOR: BLACK

NO.	SIZE	TYPE	MUNTIN	REMARKS
(A)	30" x 69"	DOUBLE HUNG	AS SHOWN	
(B)	(4)-30" x 69" MULLED	DOUBLE HUNG	AS SHOWN	MEETS EGRESS REQUIREMENTS
(C)	58" x 40"	CASEMENT	AS SHOWN	W/12" TRANSOM MULLED ABOVE
(D)	30" x 40"	CASEMENT	AS SHOWN	
(E)	34" x 64"	DOUBLE HUNG	AS SHOWN	MEETS EGRESS REQUIREMENTS
(F)	22" x 78"	FIXED	AS SHOWN	
(G)	29" x 60"	CASEMENT	AS SHOWN	MEETS EGRESS REQUIREMENTS W/APPROPRIATE HARDWARE
(H)	15"x42"-30"x60"-15"x42"	FIXED-CASEMENT-FIXED	AS SHOWN	
(I)	30" x 69"	DOUBLE HUNG	AS SHOWN	MEETS EGRESS REQUIREMENTS

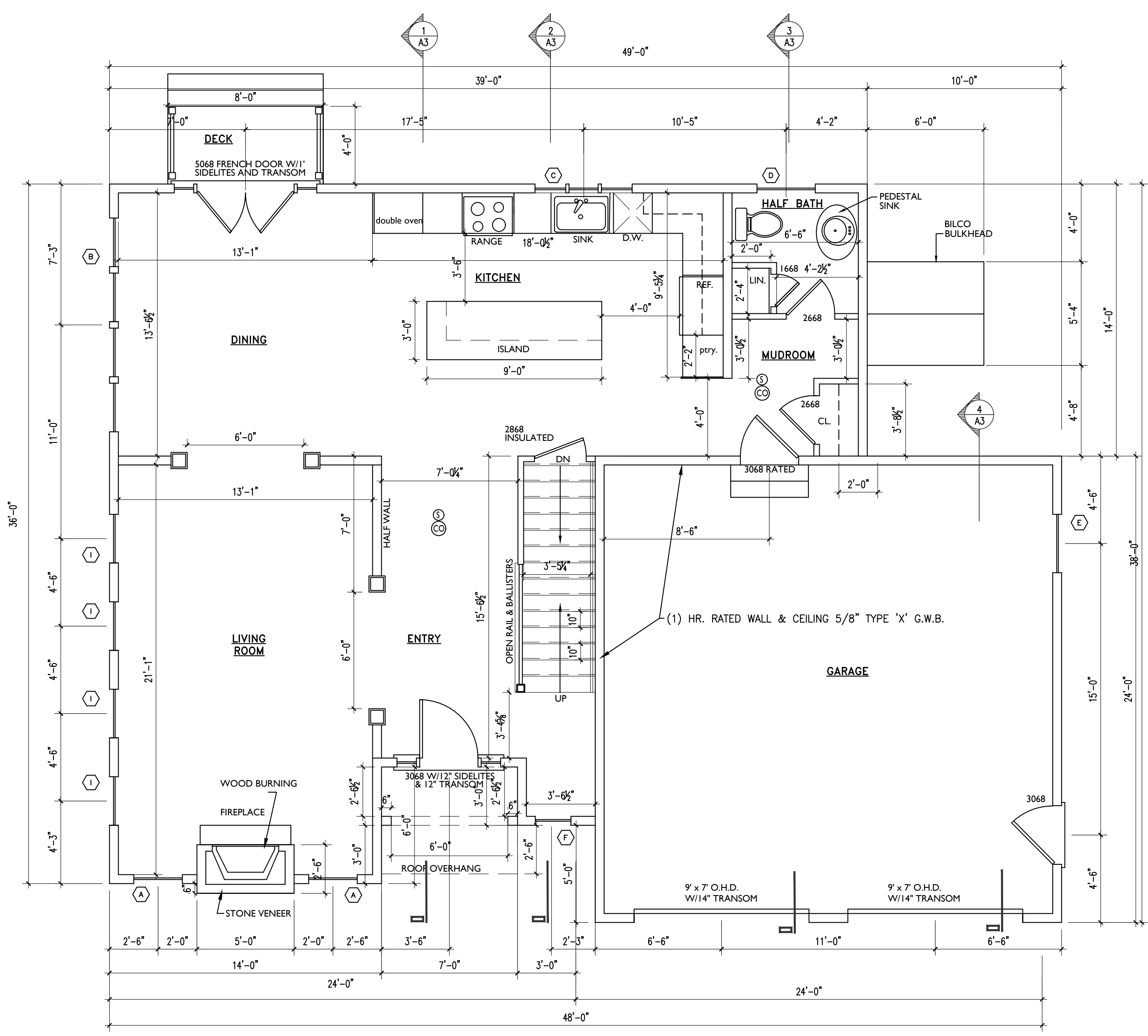


WINDOW TRIM
 1/4" = 1'-0"

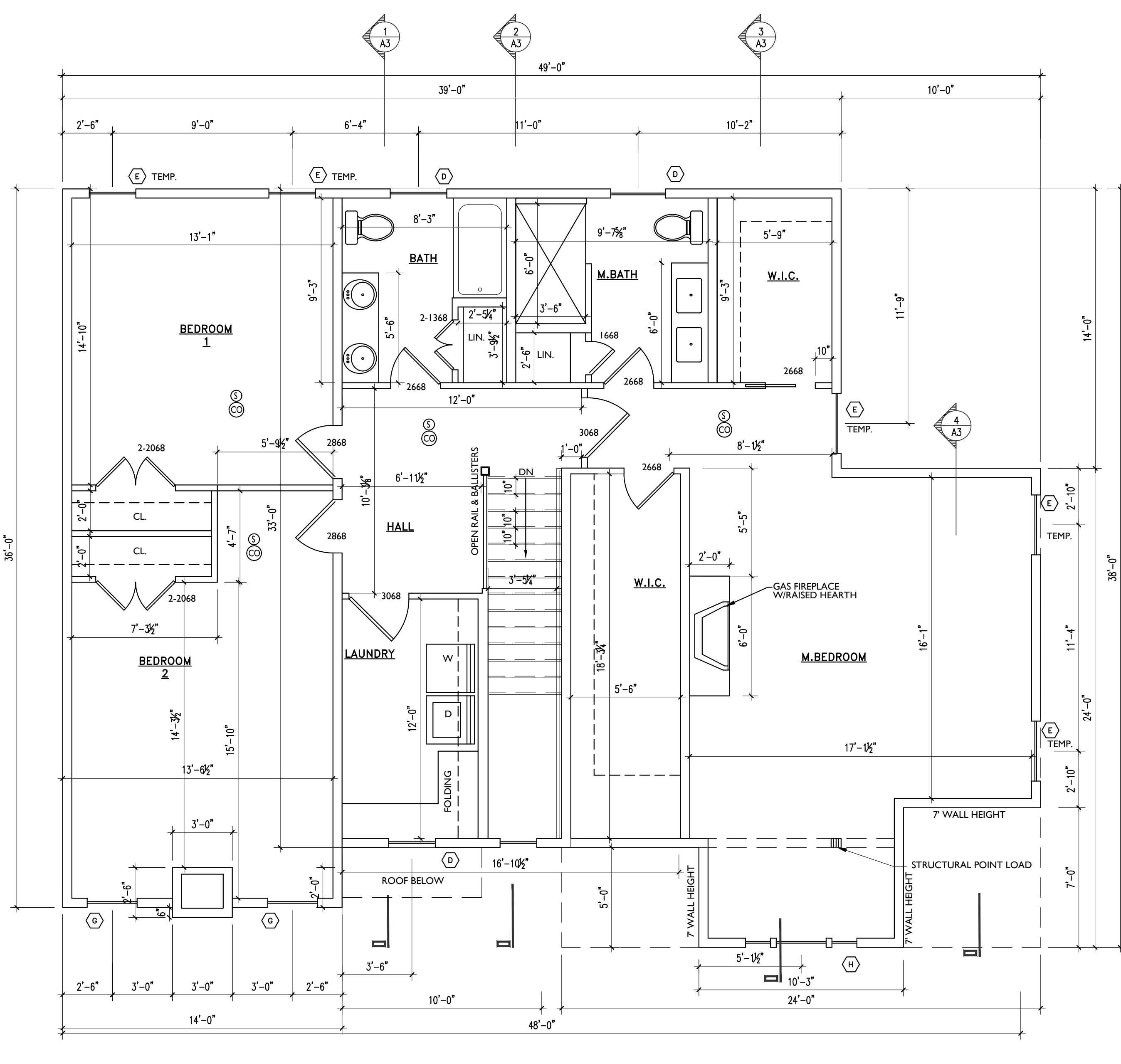


HANDRAIL DETAIL NTS

GENERAL NOTES:
 1. NFPA #13D WET SPRINKLER SYSTEM
 2. SMOKE AND CO'S TO BE HARDWIRED



FIRST FLOOR PLAN
 FIRST FLOOR: 1002 S.F.
 GARAGE: 576 S.F.
 1/4" = 1'-0"



SECOND FLOOR PLAN
 SECOND FLOOR: 1,500 S.F.
 1/4" = 1'-0"

ANDERSON RESIDENCE

12 GRAYSTONE LANE
 PORTLAND, MAINE

REVISIONS

DRAWN BY: DLP
 CHECKED BY: DLP
 DATE: 02-11-18
 ISSUED:

FIRST FLOOR PLAN
 SECOND FLOOR PLAN
 WINDOW SCHEDULE/DETAILS

A1

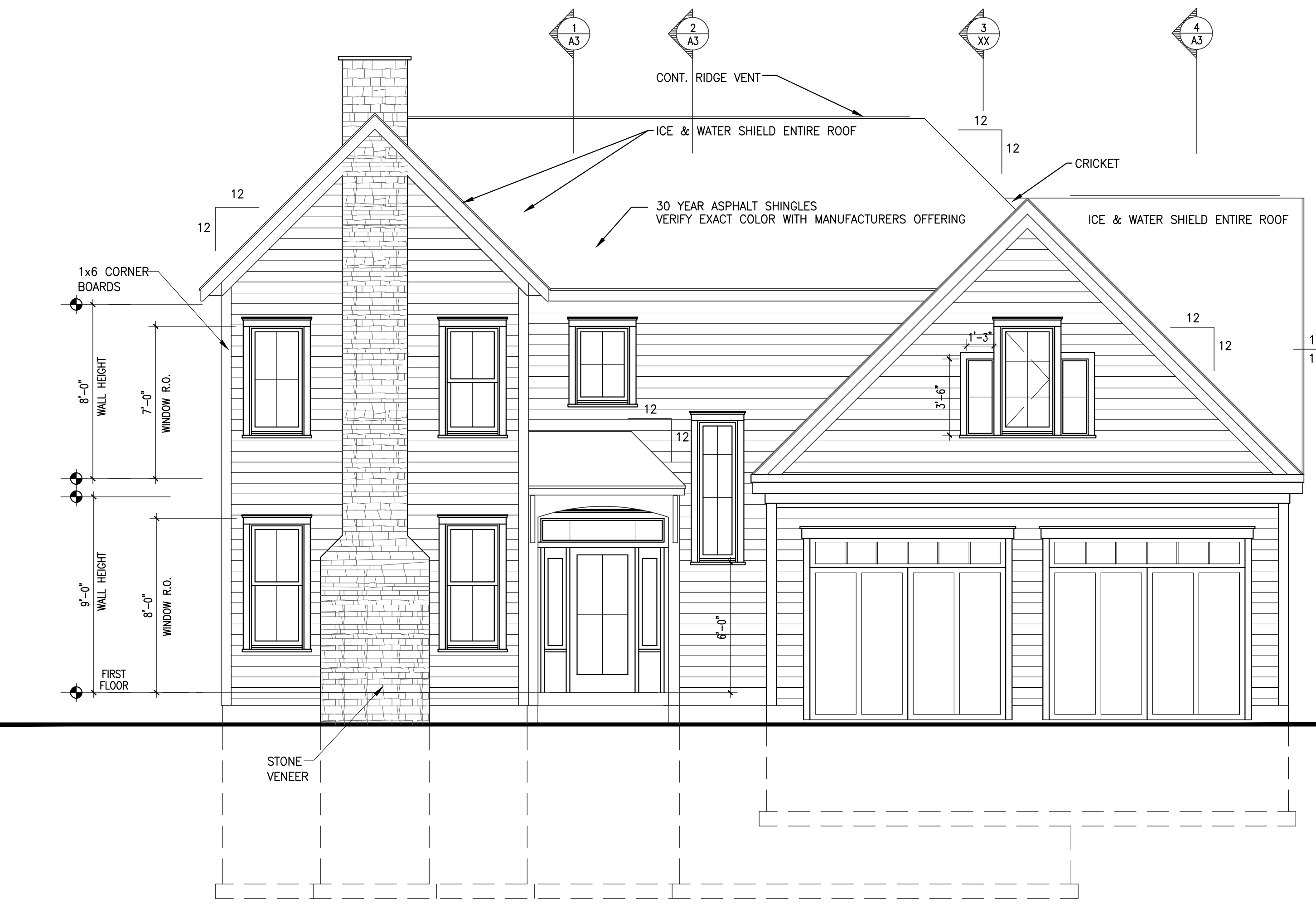
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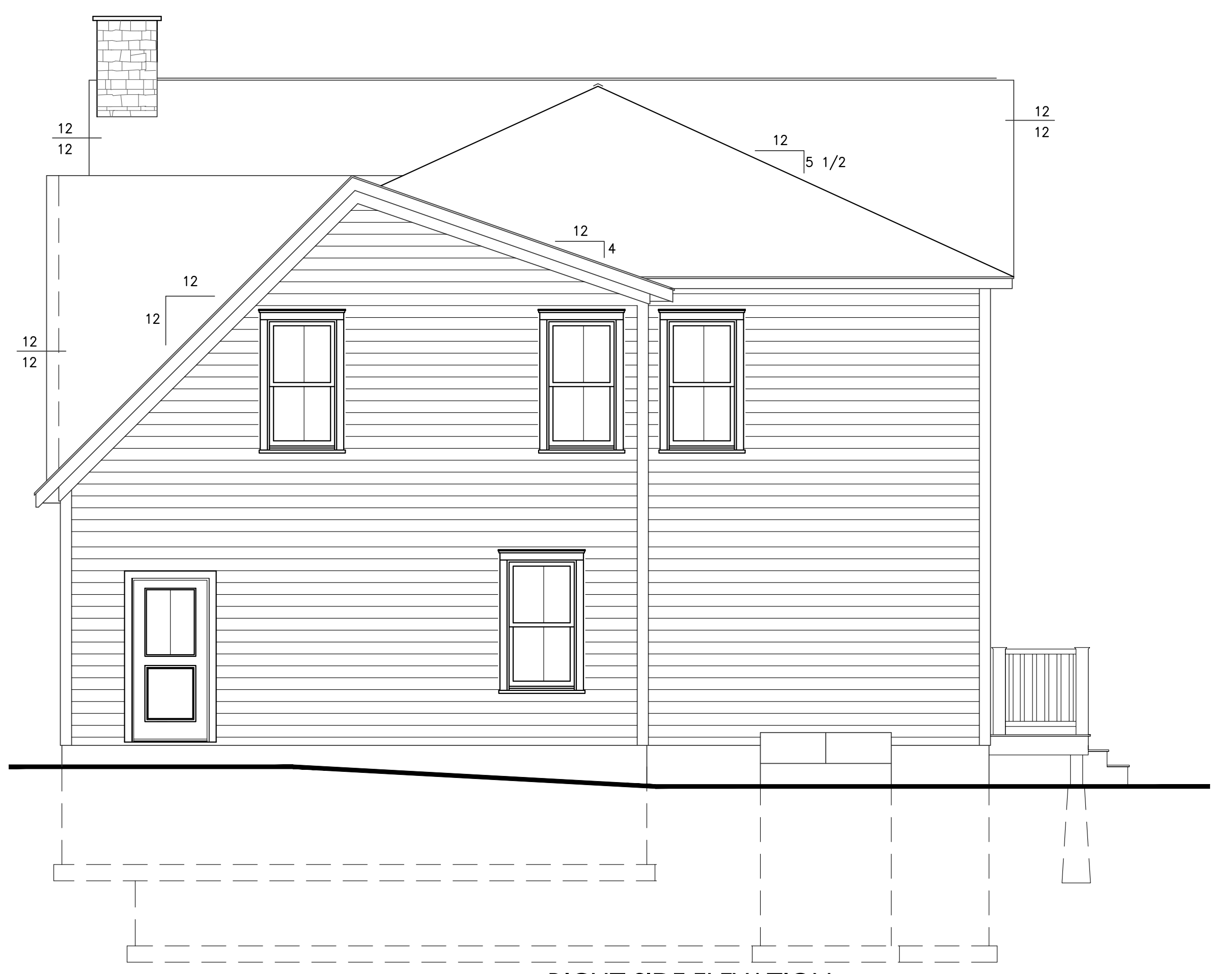
REAR ELEVATION
1/4" = 1'-0"



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



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



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

**ANDERSON
RESIDENCE**
 12 GRAYSTONE LANE
 PORTLAND, MAINE

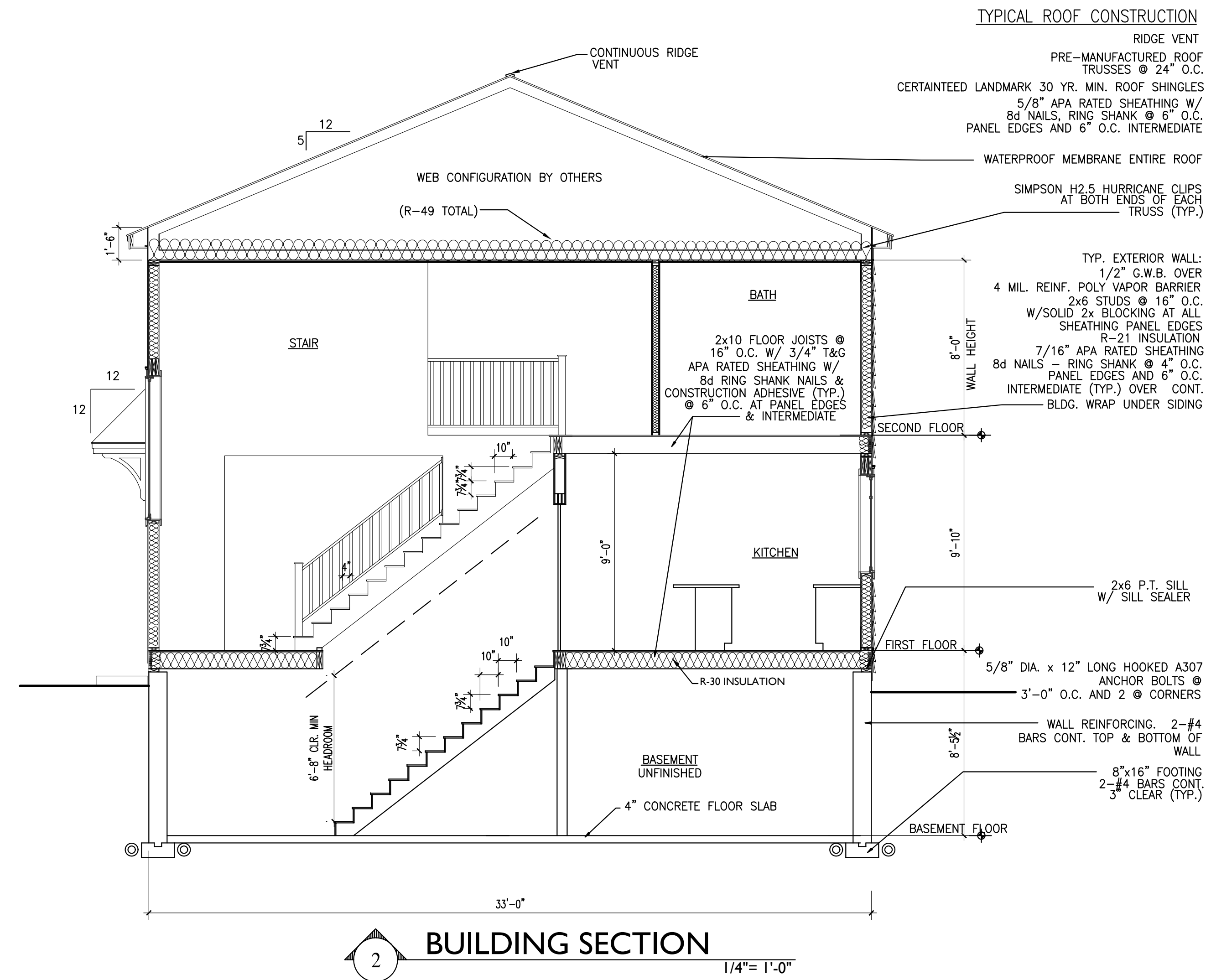
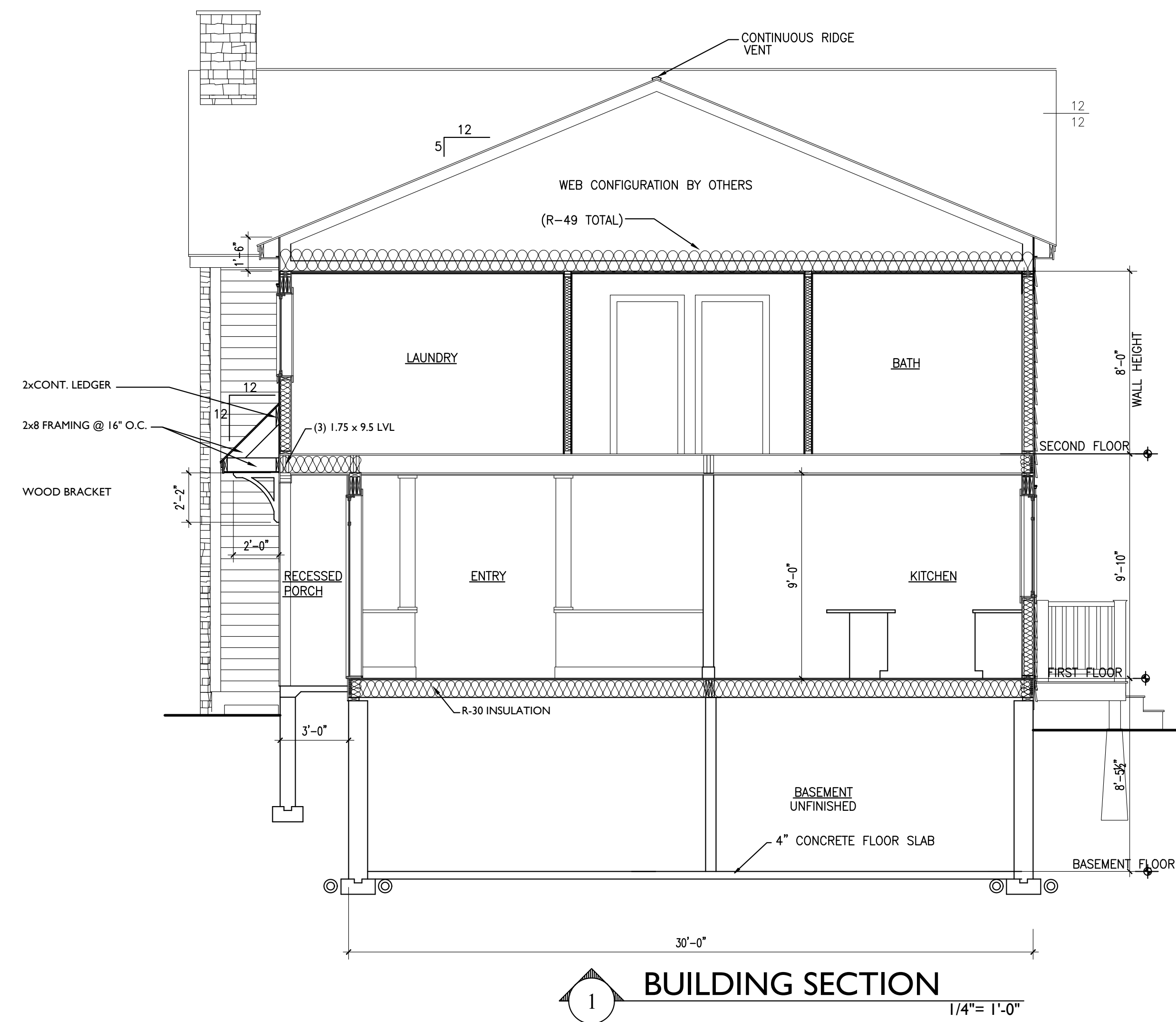
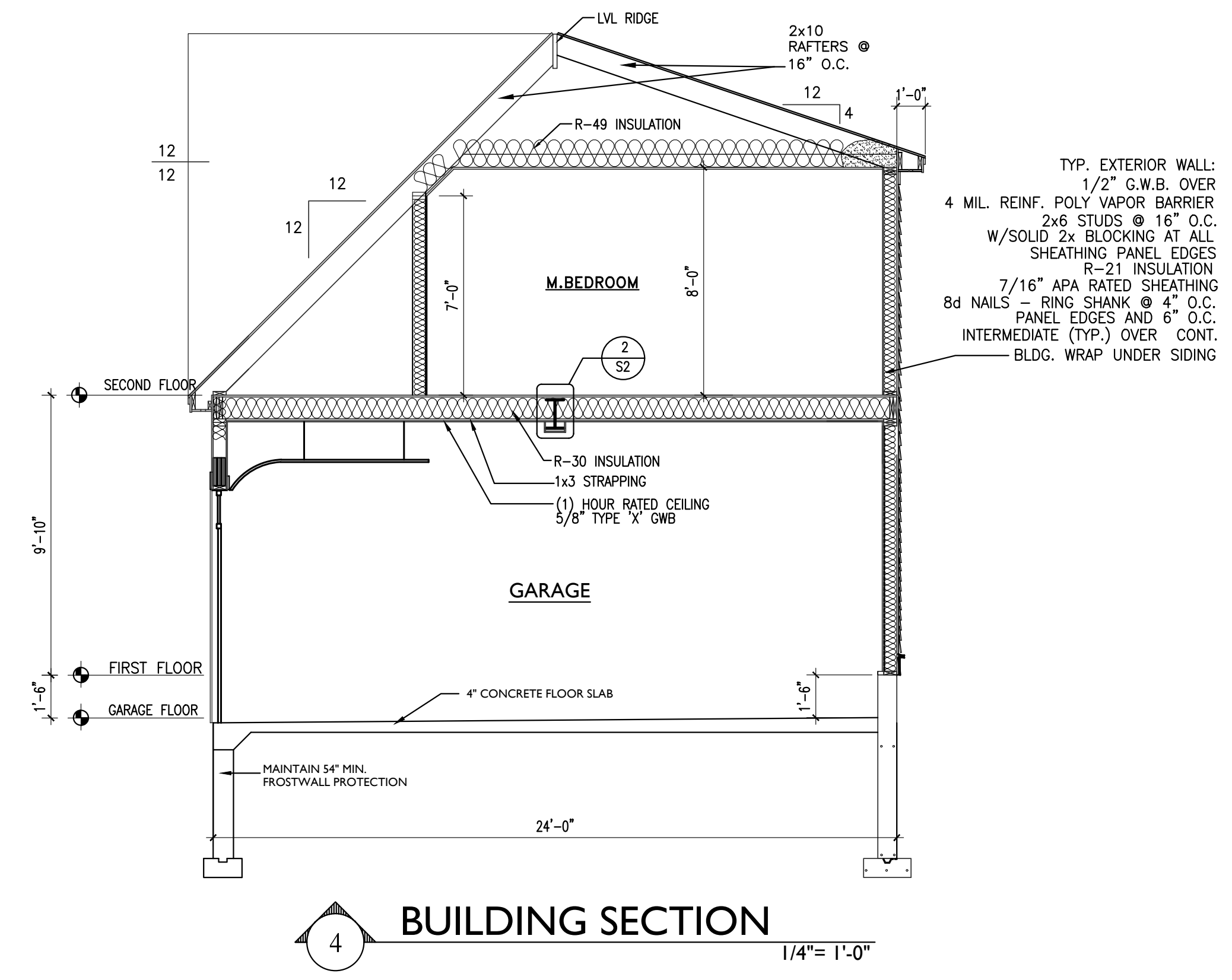
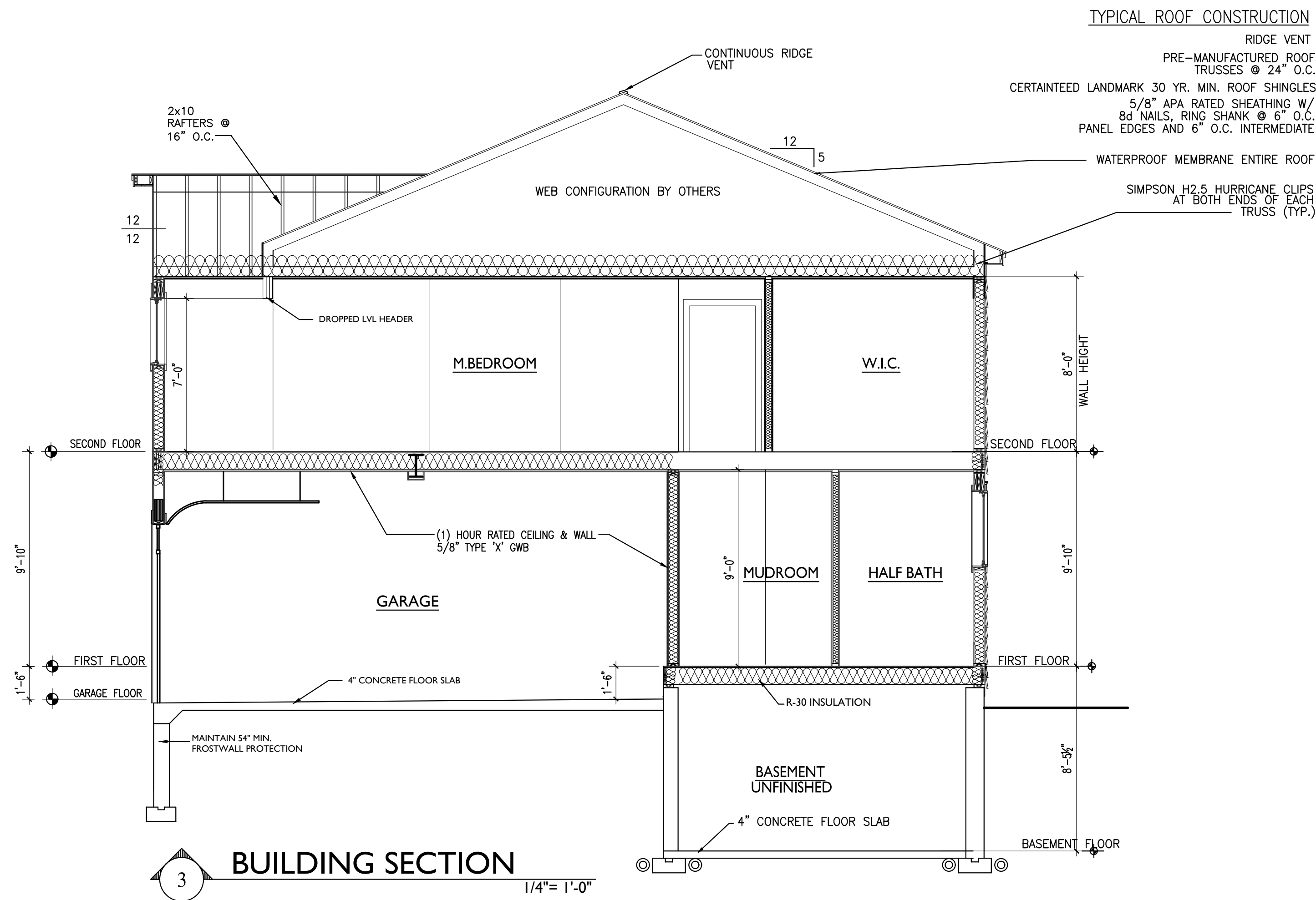
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DRAWN BY: DLP
 CHECKED BY: DLP
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ELEVATIONS

A2

SCALE: AS NOTED



ANDERSON RESIDENCE

12 GRAYSTONE LANE
 PORTLAND, MAINE

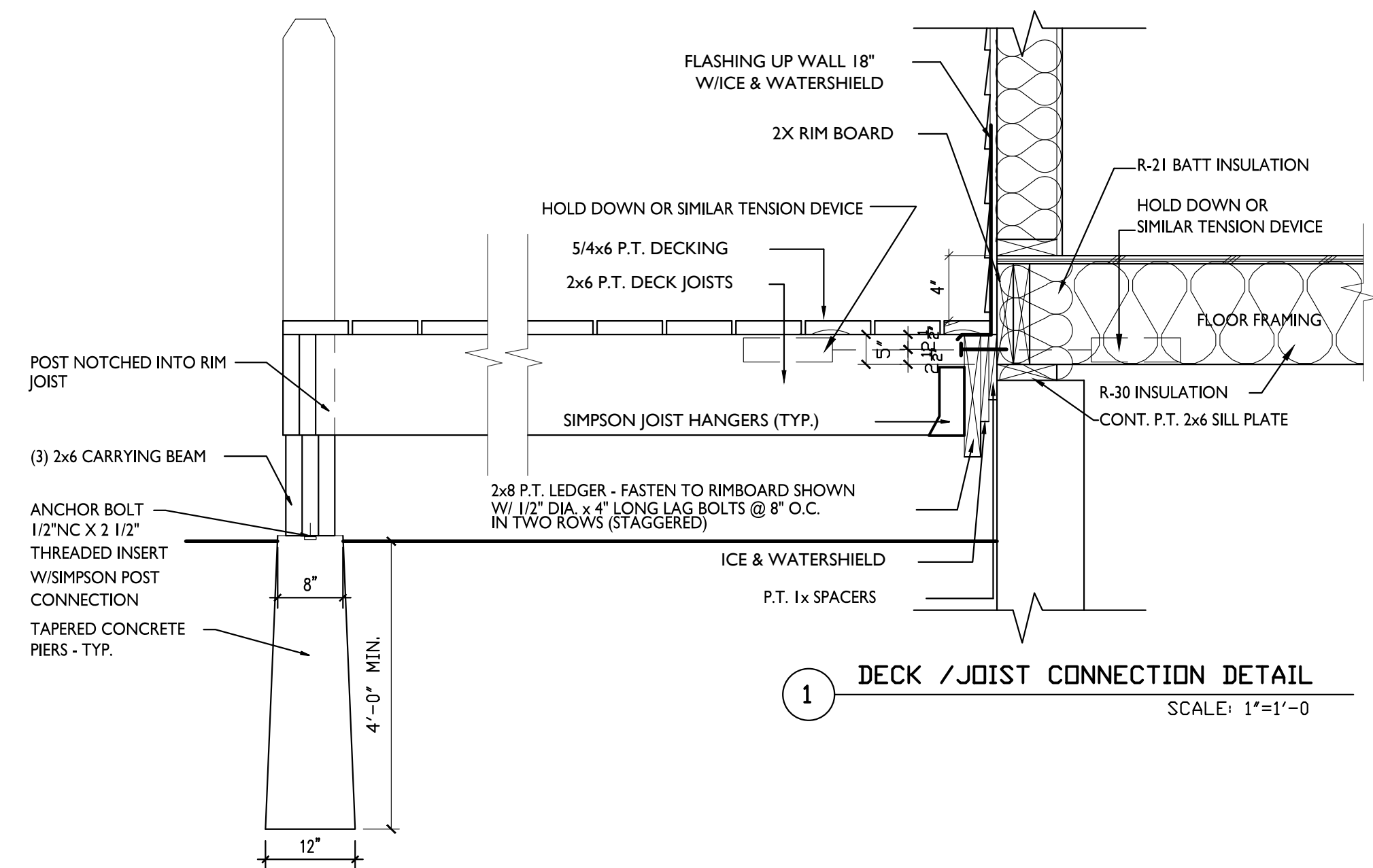
REVISIONS

DLP	DLP	02-11-18
DRAWN BY:	CHECKED BY:	DATE:
		ISSUED:

BUILDING SECTIONS

A3

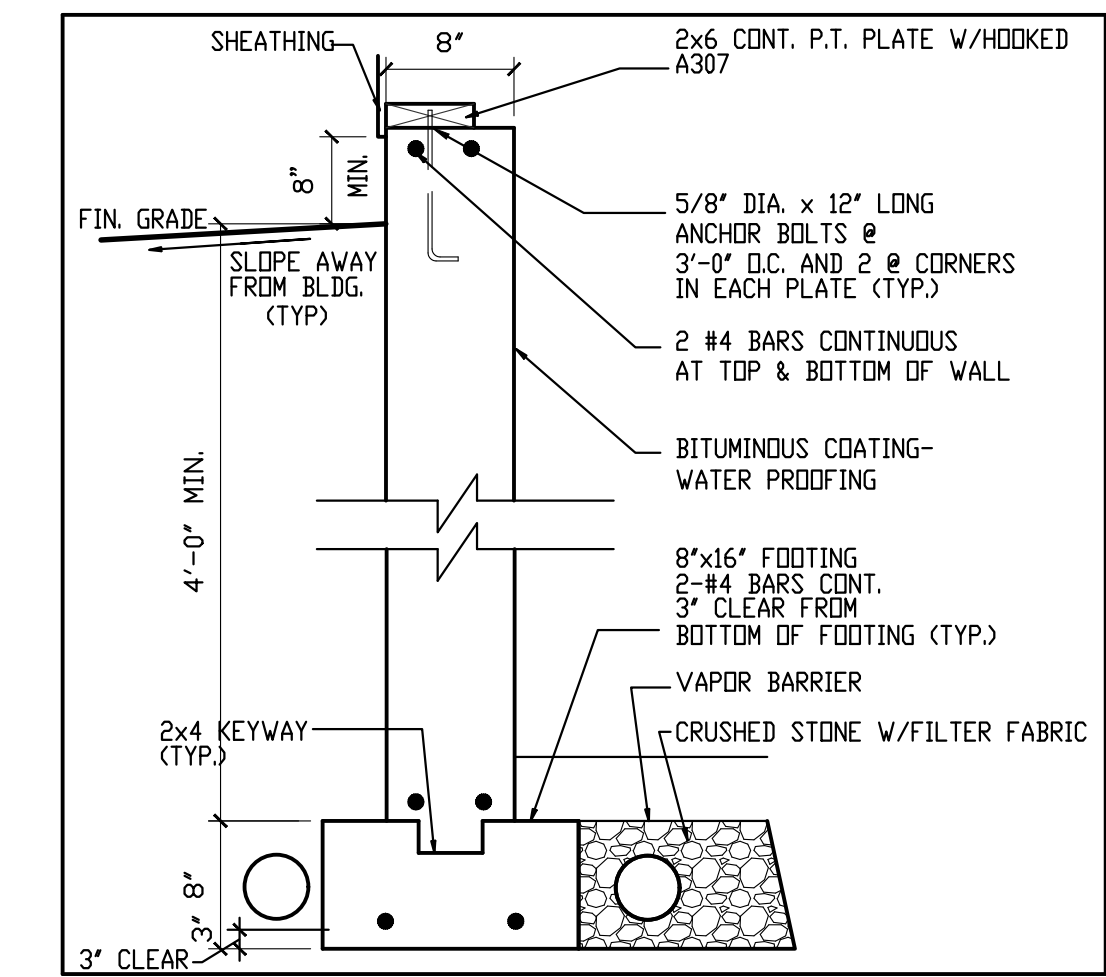
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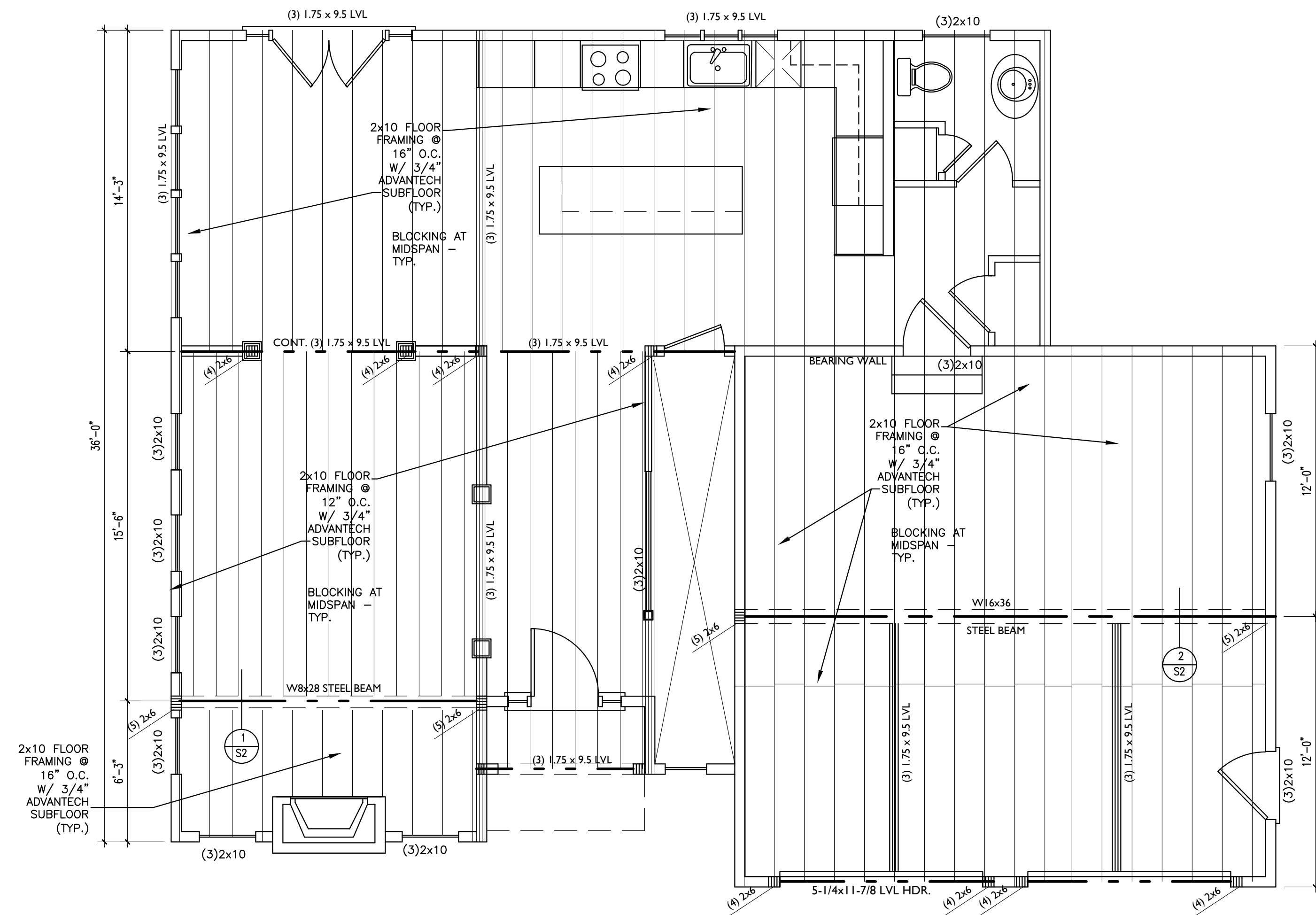
1 DECK / JOIST CONNECTION DETAIL
SCALE: 1"=1'-0"

GENERAL FOUNDATION NOTES:

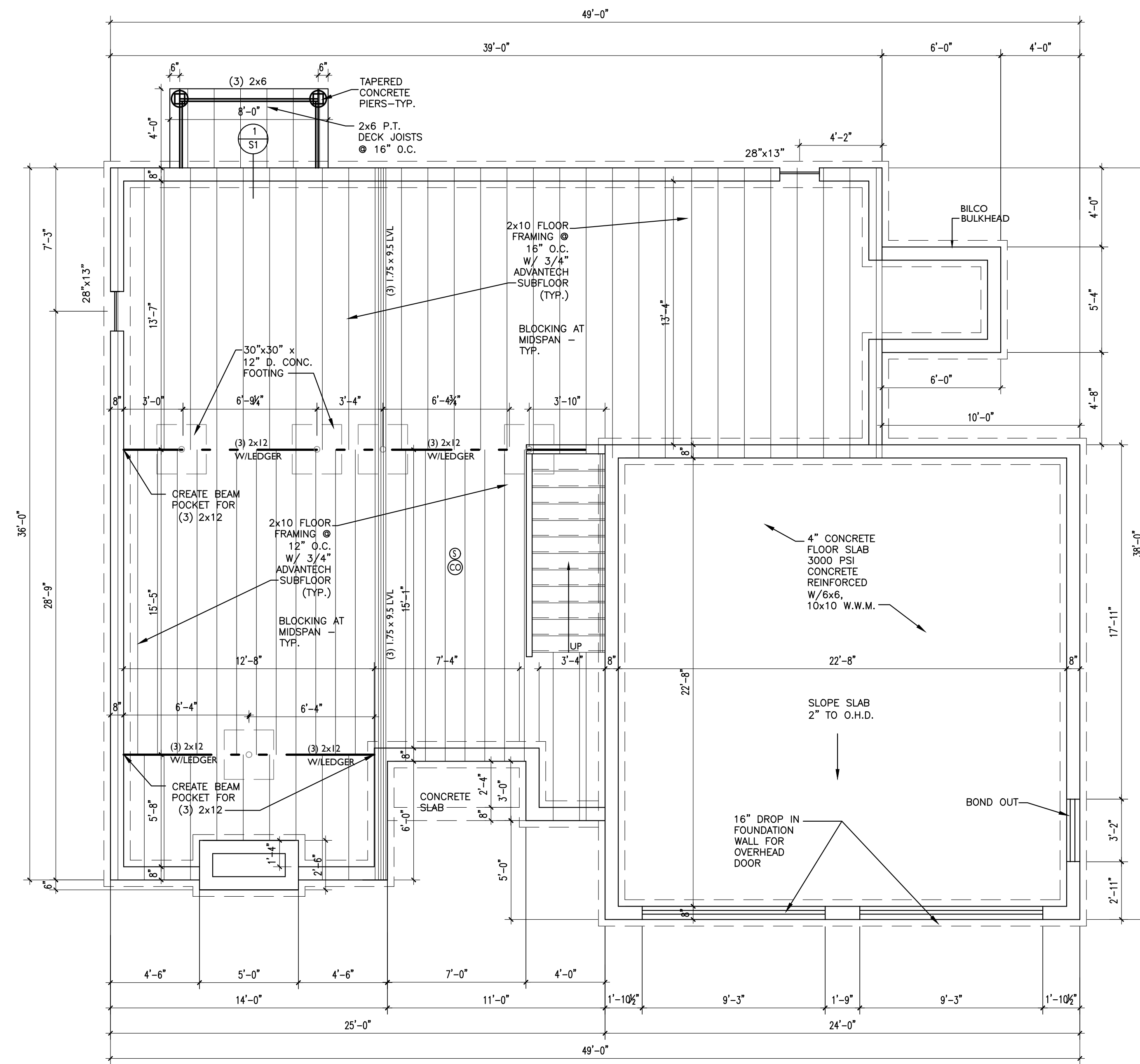
1. PRESUMPTIVE SOIL BEARING CAPACITY IS 2000PSF TO BE VERIFIED BY THE G.C. IN THE FIELD.
2. PROVIDE 4" DIA. PERFORATED PVC DRAINAGE PIPES ADJACENT TO BOTTOM OF FOOTING, WRAPPED IN 1'-0" x 1'-0" CRUSHED STONE AND FILTER FABRIC. DRAIN TO A SUITABLE DISCHARGE LOCATION AWAY FROM THE BUILDING.
3. CONCRETE STRENGTH (F_c) SHALL BE 4000 PSI AT 28 DAYS FOUNDATION SHALL NOT BE BACKFILLED UNTIL 7 DAYS AFTER PLACEMENT.
4. PROVIDE 12" COMPACTED STRUCTURAL FILL OR CRUSHED STONE BENEATH ALL CONCRETE SLABS COMPACTED TO A DRY DENSITY OF AT LEAST 95% OF THE MAXIMUM IN PLACE DRY DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST (ASTM D-1557) FOR STRUCTURAL FILL OR 100% OF THE DRY RODDED UNIT WEIGHT AS DETERMINED BY ASTM C-29 FOR CRUSHED STONE.
5. ALL FOUNDATION WALLS SHALL BE BACKFILLED WITH FREE DRAINING STRUCTURAL FILL ON BOTH SIDES OF THE WALL SIMULTANEOUSLY. THE FOUNDATION WALLS SHALL NOT BE BACKFILLED UNTIL THE FIRST FLOOR FRAMING IS COMPLETELY CONSTRUCTED INCLUDED ALL FRAMING MEMBERS, FLOOR SHEATHING, BLOCKING, FRAMING CONNECTORS AND CONNECTIONS TO THE FOUNDATION WALL.
6. PROVIDE 1/2" WIDE BY 1" DEEP CONTROL JOINTS IN SLAB ON A 15' x 15' (225 SQFT) MINIMUM PATTERN.



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



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



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

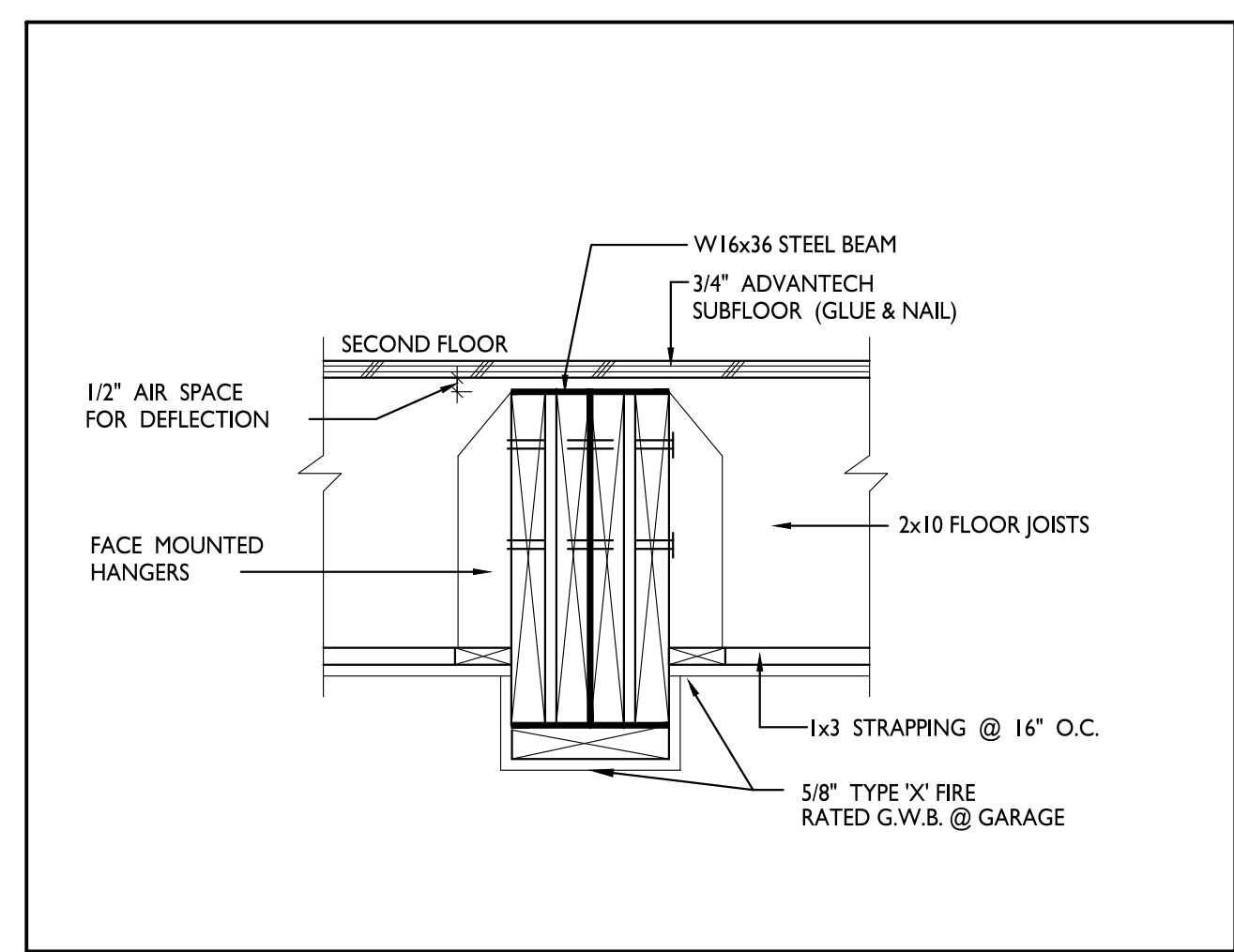
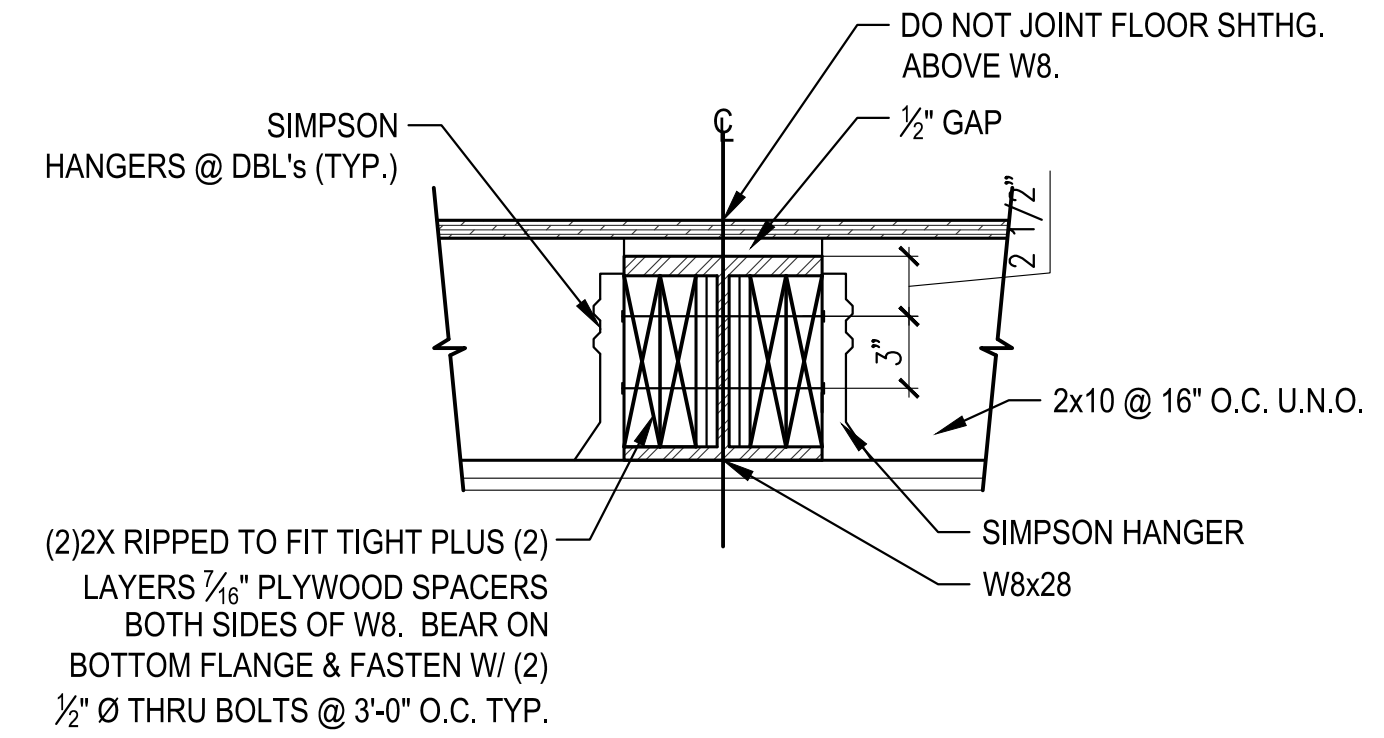
ANDERSON
RESIDENCE
12 GRAYSTONE LANE
PORTLAND, MAINE

FOUNDATION/FRAMING PLAN
SECOND FLOOR FRAMING PLAN

REVISIONS	DRAWN BY:	DLP
	CHECKED BY: <td>DLP</td>	DLP
	DATE: <td>02-11-18</td>	02-11-18
	ISSUED: <td></td>	

S1

SCALE: AS NOTED

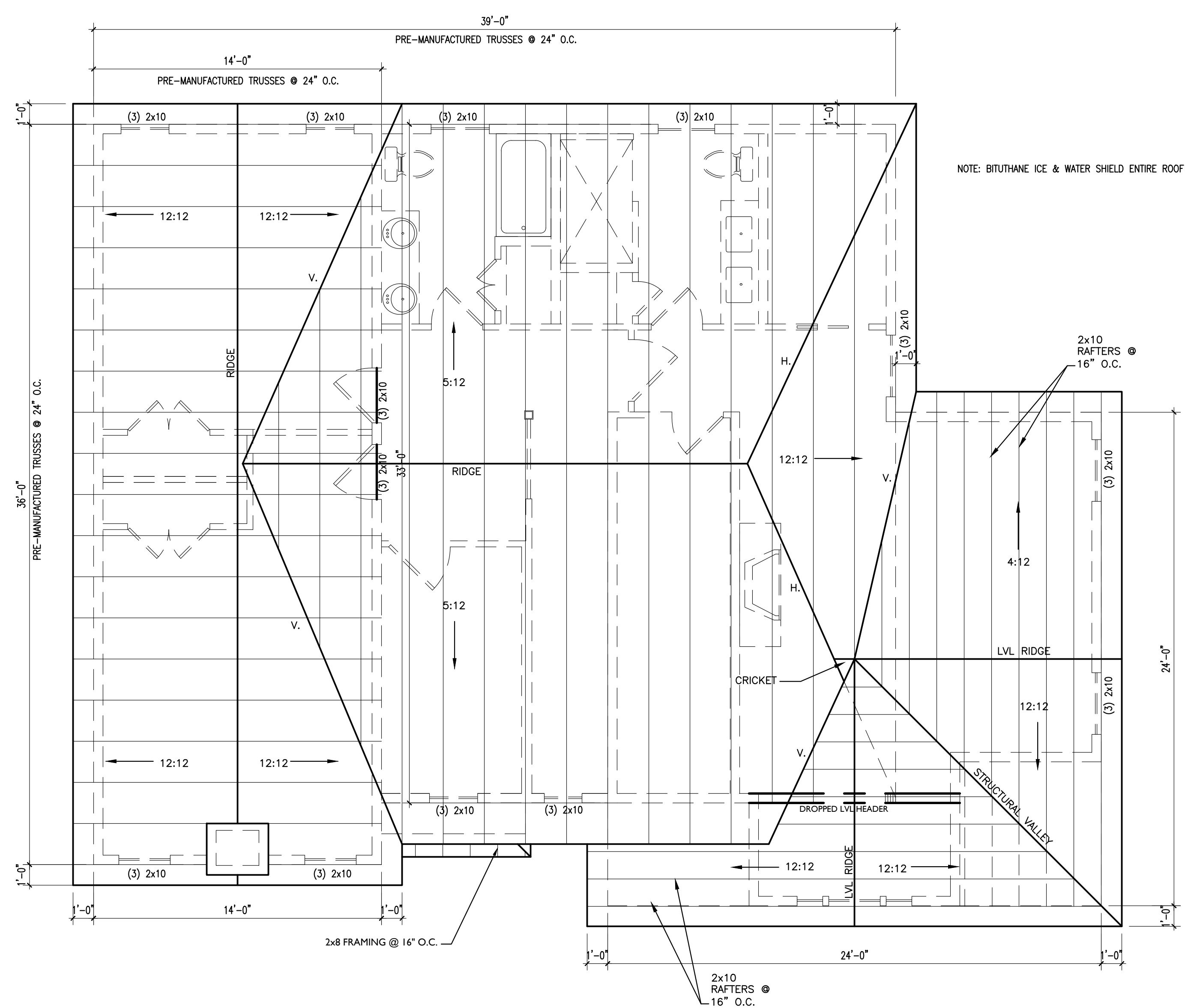


1 STEEL BEAM DETAIL @ HOUSE

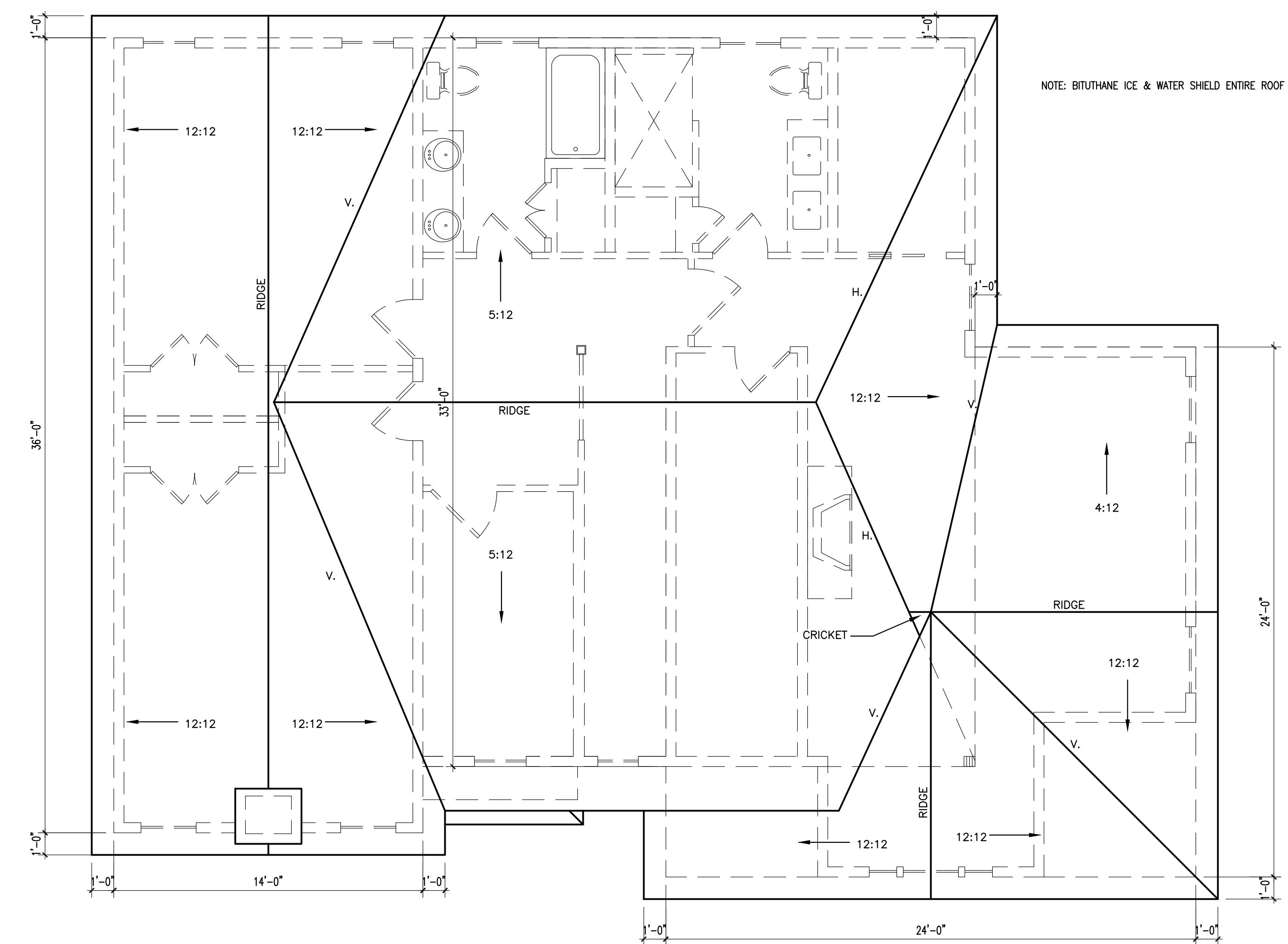
2 STEEL BEAM DETAIL @ GARAGE

1 1/2" = 1'-0"

1 1/2" = 1'-0"



ROOF FRAMING PLAN
1/4" = 1'-0"



ROOF PLAN
1/4" = 1'-0"

ANDERSON RESIDENCE
 12 GRAYSTONE LANE
 PORTLAND, MAINE

SECOND FLOOR FRAMING PLAN
 DETAIL

REVISIONS

DRAWN BY: DLP
 CHECKED BY: DLP
 DATE: 02-11-18
 ISSUED:

S2

SCALE: AS NOTED