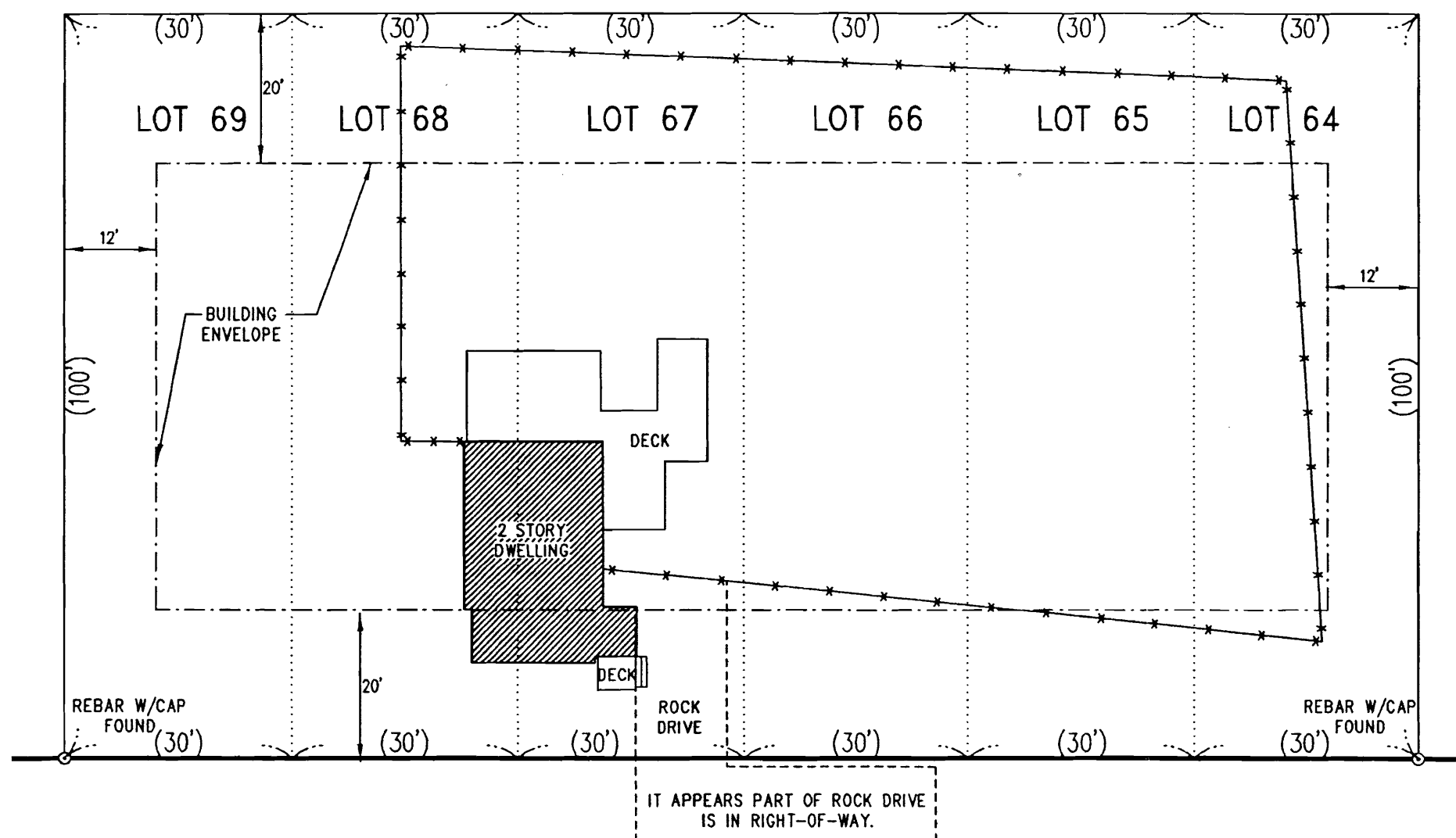


68 CARIBOU STREET, PORTLAND, MAINE  
ASSESSOR'S MAP 196, BLOCK B, PARCELS 10-12 &  
ASSESSOR'S MAP 197, BLOCK F, PARCELS 12-14  
PLAN BOOK 14, PAGE 61, LOTS 64-69  
DEED BOOK 22420, PAGE 256  
(CUMBERLAND COUNTY REGISTRY OF DEEDS)



CARIBOU STREET

ZONE R-5 REQUIREMENTS:

FRONT SETBACK: 20'  
SIDE SETBACK: 12'  
REAR SETBACK: 20'

THIS IS NOT A BOUNDARY SURVEY.  
BOUNDARY LINES ARE APPROXIMATE.  
DWELLING LOCATION IS BASED ON EXISTING MONUMENTATION.  
THIS PLAN EXCEPTS CHAPTER 90, PART 2, SECTION 4 THROUGH 8  
OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' RULES.

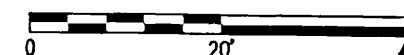
EXISTING CONDITION PLAN OF LAND  
IN  
PORTLAND  
MAINE

SCALE: 1"=20' SEPTEMBER 14, 2006  
PREPARED FOR: CUSTOM CONCEPTS  
636 U.S. ROUTE 1, BOX 6  
SCARBOROUGH, MAINE 04074

JOB NUMBER: 29409 ACAD FILE: 29409.DWG



SURVEYING ENGINEERING LAND PLANNING  
**Northeast Civil Solutions**  
INCORPORATED  
153 US ROUTE 1, SCARBOROUGH, MAINE 04074  
tel: (207) 883-1000 or (800) 882-2227  
fax: (207) 8831001  
e-mail: info@northeastcivilsolutions.com



TM 196-B-13,14 & 15  
N/F  
BATHE LANDON &  
KRISTIN WELCH  
24883/330

TM 197-F 1-8, 15  
N/F  
PETER GILLIS

over 75' front High h. M

250' SETBACK

S54°32'24"E  
180.00'

CHAIN LINK FENCE

CIRF

CIRF

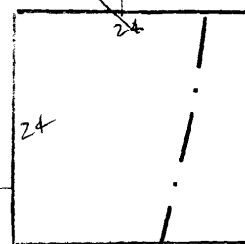
256'

TM 196-F-7, 8 & 9  
N/F  
GEORGE &  
MARIE HUBNER

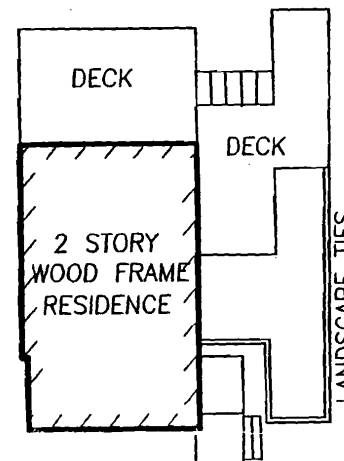
N35°27'35"E

100.00'

16.5'



20'



18,000 S.F.  
0.4132 Ac.

100.00'  
S35°27'35"W

STONE

IPF

180.00'

N54°32'24"W

CIRF

CIRF

CARIBOU STREET  
PAVED - PUBLIC 50' WIDE

CMP J3

CMP J4

CEC  
check on  
site

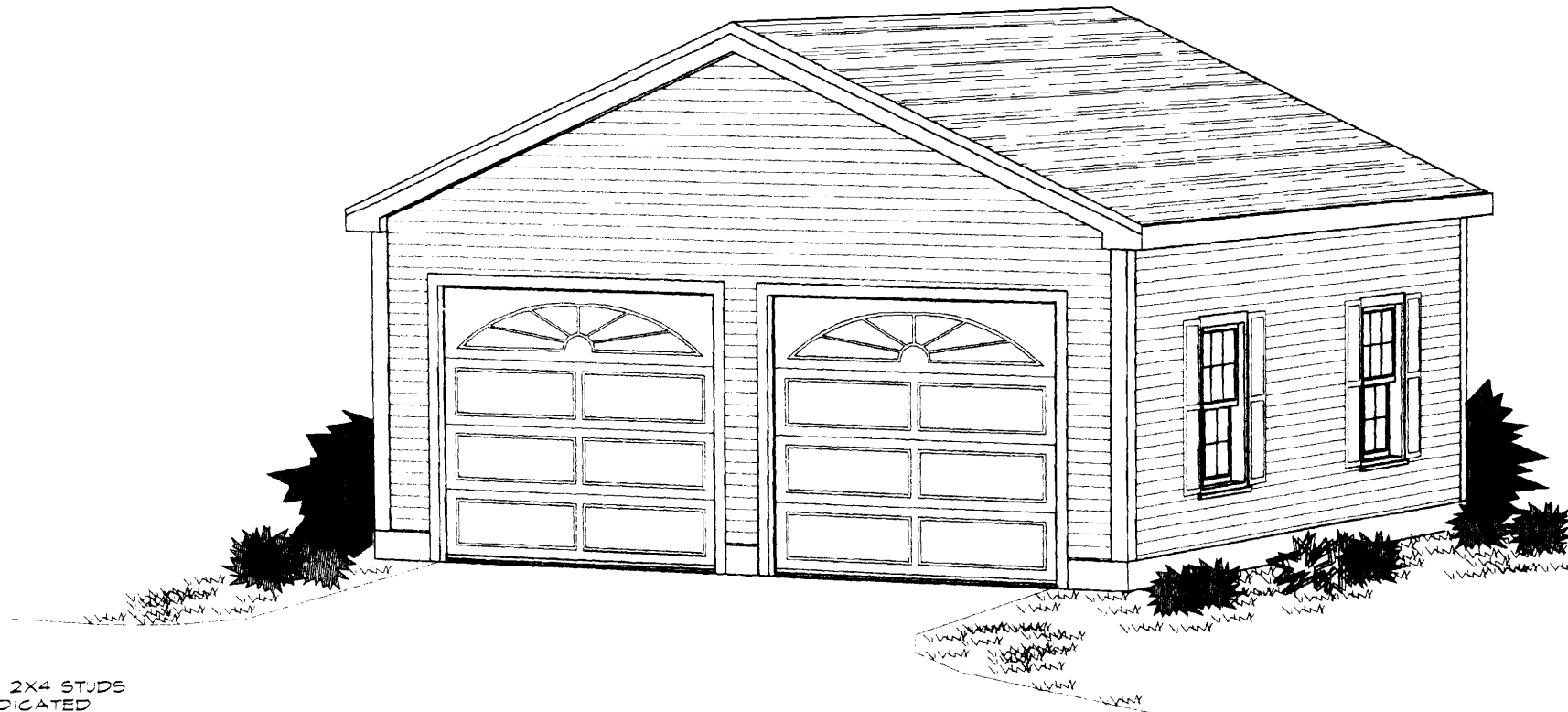
Z-5  
Front: 20' min - 20' exactly  
Side: 8' min - 16.5' Scaled  
Rear: 20' min - 50' Scaled

OK

1" = 20'

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ARTIST'S RENDERING MAY SHOW OPTIONAL EXTRAS



#### GARAGE NOTES:

- UNINSULATED GARAGE WALLS ARE 2X4 STUDS @ 6" O.C. UNLESS OTHERWISE INDICATED
- FLOOR 4" CONC SLAB ON GRADE TO SLOPE DOWN TO OVER-HEAD DOORS

#### FOR ATTACHED GARAGES:

- INSULATE WALL ADJACENT TO HOUSE
- APPLY FIRE-RATED GYP BD ON GARAGE SIDE
- CEILINGS FINISHED W/ FIRE RATED GYP BD
- DOOR(S) BETWEEN GARAGE AND LIVING SPACE TO BE B-LABEL METAL CLAD

## 2 BAY GARAGE~GABLE END DOORS PLAN NO. G2-241-A

### CONSTRUCTION NOTES AND DESIGN DATA

#### CONCRETE AND FOUNDATIONS:

- ALL SLABS ON GRADE SHALL BE 3000 PSI (28-COMPRESSIVE STRENGTH CONCRETE), UNLESS NOTED OTHERWISE.
- ADD REINFORCING MESH AND REBAR WHEN SETTLING OR EARTHQUAKE HAZARD IS A PROBLEM OR WHERE REQUIRED BY LOCAL CODE.
- ALL SLABS ON GRADE SHALL BEAR ON COMPACTED FILL OR GRAVEL. PROVIDE PROPER EXPANSION AND CONTROL JOINTS PER LOCAL REQUIREMENTS.
- FOUNDATION 1/2" ANCHOR BOLTS 6" O.C. EMBEDDED IN CONC WALL TO BE CONNECTED TO PRESSURE TREATED SILL AND SILL SEALER PLATE.
- DO NOT BACK FILL FOUNDATION WALLS UNTIL BUILDING IS FRAMED AND ROOF STRUCTURE IS IN PLACE.
- DEPTH OF FOOTINGS TO BE 4'-0" (MIN.) BELOW GRADE, OR 4'-0" BELOW MAX. LOCAL FROST CONDITIONS.

#### MISC. NOTES

- ALL MATERIALS, SUPPLIES, AND EQUIPMENT TO BE INSTALLED AS PER MANUFACTURER SPECIFICATIONS AND AS PER LOCAL CODES AND REQUIREMENTS.
- 1/2" MOISTURE RESISTANT GYP BOARD AROUND SHOWERS, TUBS AND WHIRLPOOLS.
- 1/2" GYP BOARD ON INTERIOR WALLS AND CEILINGS.
- WHEN GARAGES ARE ATTACHED TO LIVING SPACES-APPLY 5/8" TYPE "X" FIRE CODE GYP BOARD ON GARAGE WALLS AND CEILINGS.
- WINDOWS ARE CALLED OUT BY GLASS SIZE AND SYMBOL, AND ASSUMED TO BE HURD UNLESS OTHERWISE DESIGNATED.

#### FRAMING:

- ALL EXTERIOR WALL DIMENSIONS TO OUTSIDE OF WALL STUD.
- ALL INTERIOR WALL DIMENSIONS FROM CENTERLINE TO CENTERLINE OF WALL.
- CALCULATED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- ALL ANGLED WALLS ON FLOOR PLANS ARE AT 45 DEGREE ANGLE UNLESS NOTED OTHERWISE.
- ALL EXTERIOR OPENINGS USE 2/2X8 FRAMING LUMBER UNLESS NOTED OTHERWISE.
- UNLESS NOTED OTHERWISE, ALL FRAMING LUMBER TO BE HEM-FIR #2 OR BETTER.
- 1 ROW OF SOLID BLOCKING OR ACCEPTABLE CROSS BRIDGING ON ALL SPANS OVER 8'-0" AND 2 ROWS ON ALL SPANS OVER 16'-0" AND BRACING TO BE INSTALLED ON ALL EXTERIOR WALLS IN LOCALES SUBJECT TO HIGH WINDS OR WHEN REQUIRED BY CODE.
- DOUBLE BOX JOINTS INSTALLED OVER BULKHEAD(S) AND WINDOW OPENINGS.
- SUB FLOOR TO BE GLUED AND NAILED TO FLOOR JOISTS WITH CEMENT COATED RING NAILS (OR EQUIVALENT).
- TYVEK OR ROSIN PAPER AND CHALKING APPLIED BEFORE WINDOWS AND DOORS ARE INSTALLED.
- ALL WALLS ARE 8'-0" HIGH UNLESS NOTED OTHERWISE.
- ALL TRUSSES (IF USED) TO BE ENGINEERED BY TRUSS MANUFACTURER ACCORDING TO THE LOADING REFLECTED ON THIS PLAN AND BY LOCAL CODES AND CONDITIONS.
- COLLAR TIES TO BE SPACED 4'-0" O.C.
- ANY HIP OR VALLEY RAFTER OVER A 28'-0" SPAN ARE TO BE LAMINATED VENEER LUMBER (L.V.L.).
- ALL PURLINS AND KICKERS TO BE 2X6 UNLESS NOTED OTHERWISE.

#### ABBR., DESCRIPTION

AFF	ABOVE FINISHED FLOOR
BM	BEAM
COL	COLUMN
CL	CENTER LINE
CONC	CONCRETE
D	DRAIN
DN	DOWN
E	EAST
FIN	FINISH(ED)
FP	FIREPLACE
HDR	HEADER
JSTS	JOISTS
MECH.	MECHANICAL
OPNG	OPENING
O.C	ON CENTER
P.T.	PRESSURE TREATED
TEL	TELEPHONE
T.O.W.	TOP OF WALL

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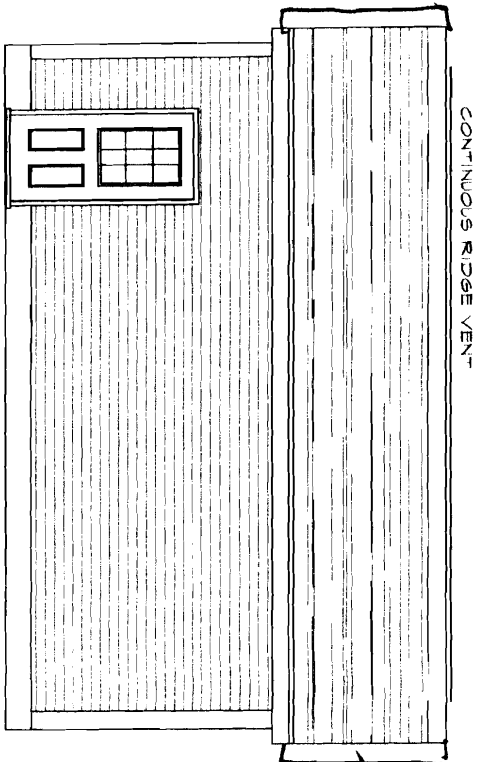
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PLOT SCALE: 0.25"=1'  
DATE: 9/19/01  
FILE: G2-241A  
REVISED: 10/07

PROJECT: 2 BAY GARAGE ~ 1 STORY  
SHEET NAME: COVER SHEET/ GENERAL NOTES

DRAWING NUMBER: A-1

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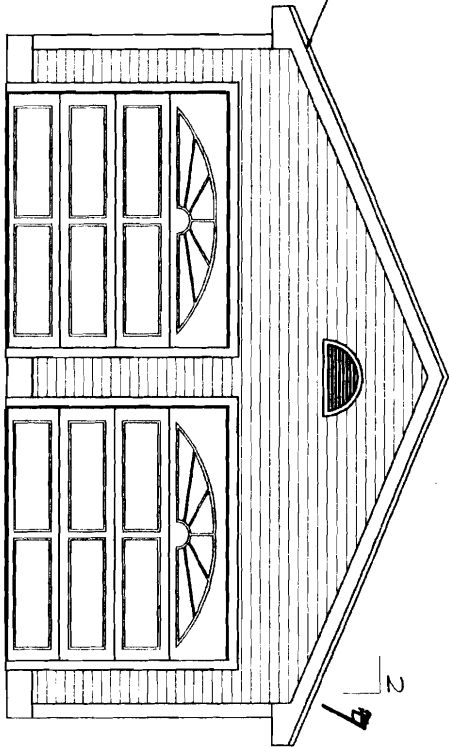
LEFT SIDE ELEVATION

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

GABLE  
1' OVERHANG

CONTINUOUS RIDGE VENT

EXTERIOR FINISH NOTES:  
-CLAPBOARDS SHOWN 4" x 6"  
-GABLE END RAKES 6"  
-CORNER BOARDS 6"  
-FASCIA TRIM 6"

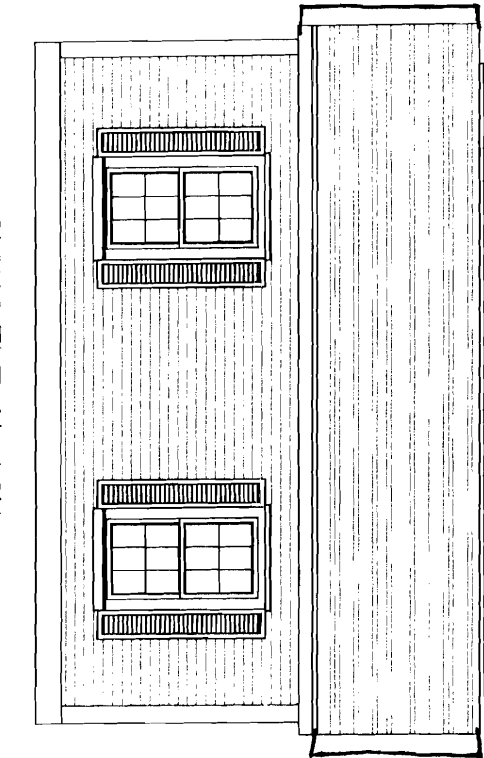


FRONT ELEVATION

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

NOTE:  
DOORS SHOWN ARE:  
8'-0" WIDE BY 8'-0" HIGH  
OTHER DESIGNS FOR DOORS  
MAY BE SELECTED.

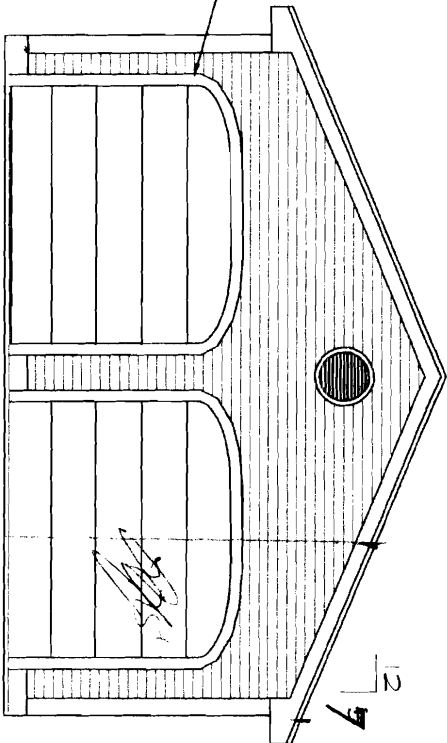
CIRCULAR LOUVER OPTIONAL



RIGHT SIDE ELEVATION

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

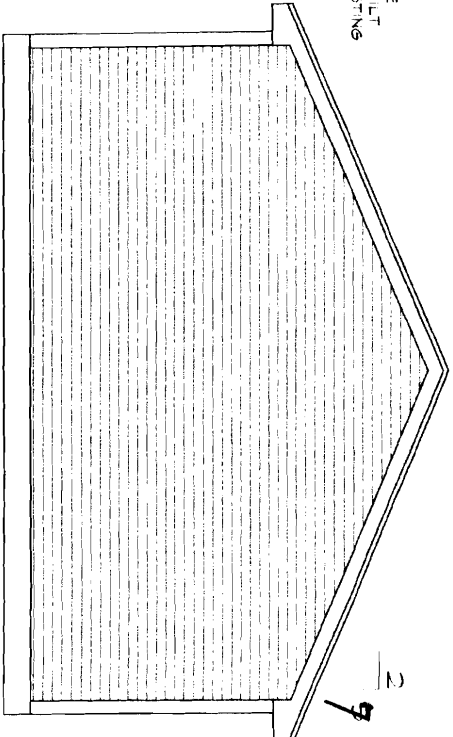
ACTUAL LOCATION OF EXISTING  
OPENINGS TO EXISTING HOUSE  
MAY VARY, SEE NOTES



ALTERNATE FRONT ELEVATION

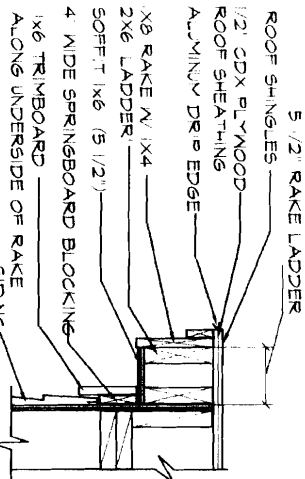
SCALE: 1/4" = 1'-0"

NOTE:  
NO RAKE ON THIS SIDE  
WHEN STRUCTURE IS BUILT  
AS ATTACHED TO EXISTING  
HOUSE

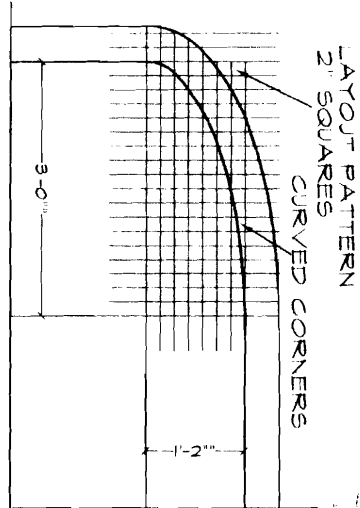


OPTIONAL REAR ELEVATION  
FOR DETACHED STRUCTURE

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



6" RAKE DETAIL



CURVED DOOR CORNERS DETAIL

PLAN NO. G2-241-A  
2 BAY GARAGE~GABLE END DOORS

DRAWING NUMBER:

A-2

PROJECT:

2 BAY GARAGE ~ 1 STORY

SHEET NAME:

ELEVATIONS

PLOT SCALE: 0.25" = 1'

DATE: 9/19/01

FILE: 62-241A

REVISED: 10/07

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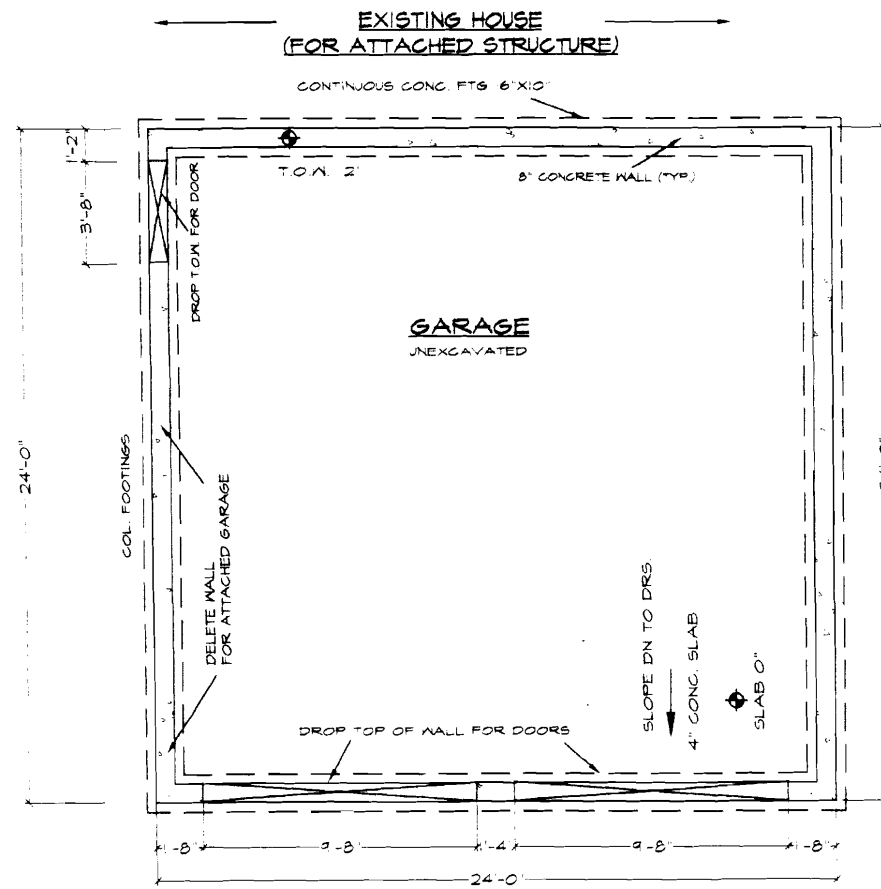
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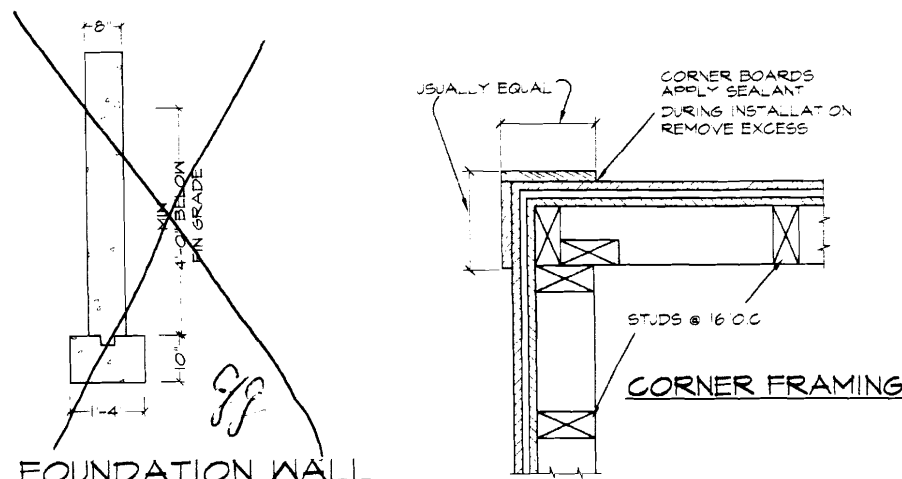
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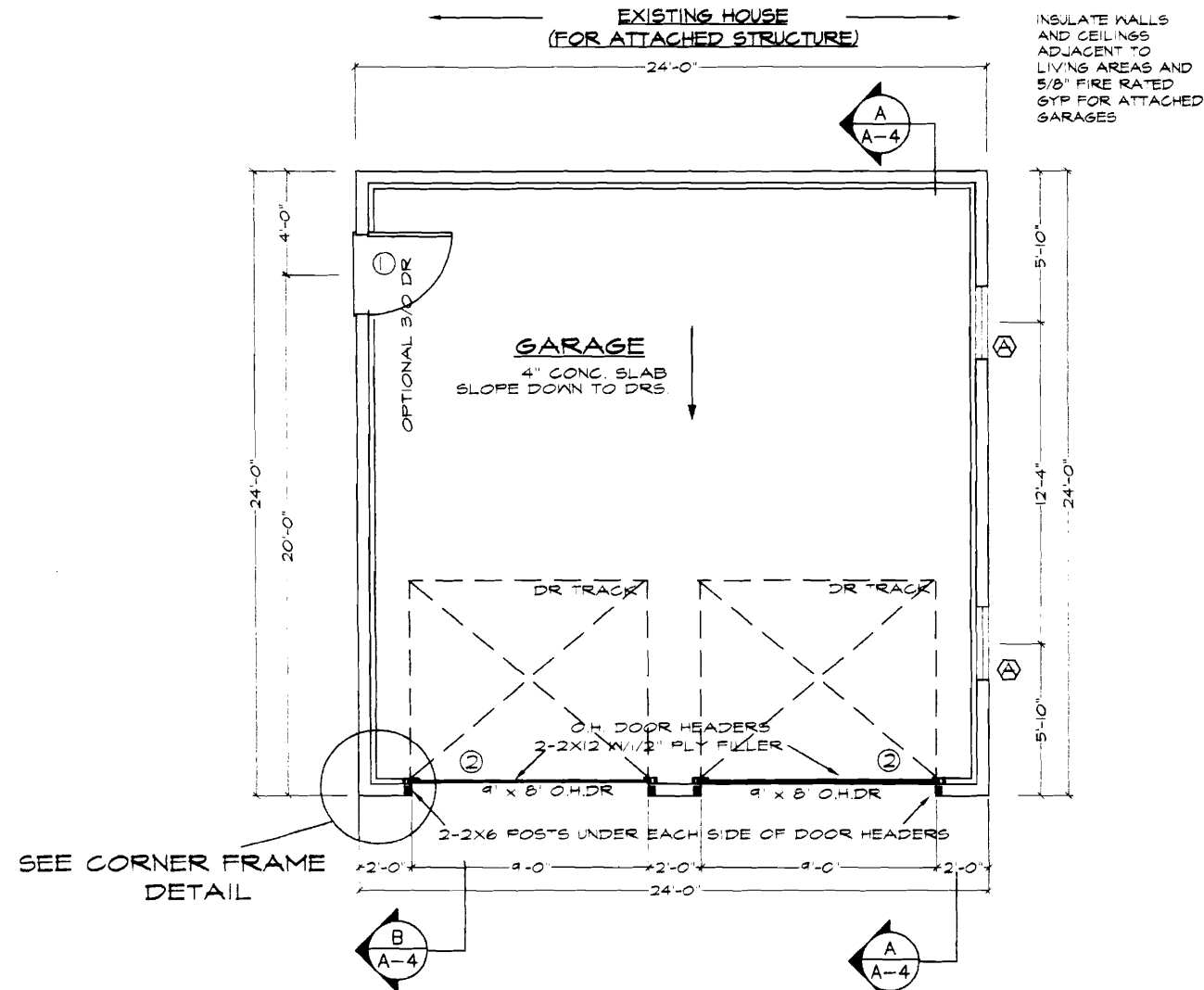
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FOUNDATION PLAN  
SCALE: 1/4" = 1'-0"



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



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

DOOR SCHEDULE			
NUMBER	SIZE	ROUGH OPENING	DOOR TYPE
1	9'-0" X 6'-8"	9'-2 1/2" X 6'-10 1/2"	EXTERIOR 9 LT. (OPTIONAL)
2	9'-0" X 8'-0"	9'-1 1/2" X 8'-0 3/4"	OVER HEAD DOOR
TOTAL			3

WINDOW SCHEDULE				
SYM	GLASS	ROUGH OPENING	TYPE	NOTES
A	28x28	2' 10 1/4" X 5'-5 1/2"	DH MULLION	
TOTAL				2

- WINDOW NOTES:
- DIMENSIONS BASED ON HURD PRIMED WINDOWS
  - VERIFY ALL DIMENSIONS W/ ACTUAL UNITS
  - WINDOW GRILLES ARE OPTIONAL
- DOOR NOTES:
- USE PRE-HUNG DOOR UNITS
  - FOR ATTACHED GARAGES USE FIRE CODE METAL DOORS BETWEEN GARAGE AND LIVING SPACES.

INSULATE WALLS AND CEILINGS ADJACENT TO LIVING AREAS AND 5/8" FIRE RATED GYP FOR ATTACHED GARAGES

PLAN NO. G2-241-A  
2 BAY GARAGE~GABLE END DOORS

PROJECT  
2 BAY GARAGE ~ 1 STORY  
SHEET NAME  
FOUNDATION & FLOOR PLAN

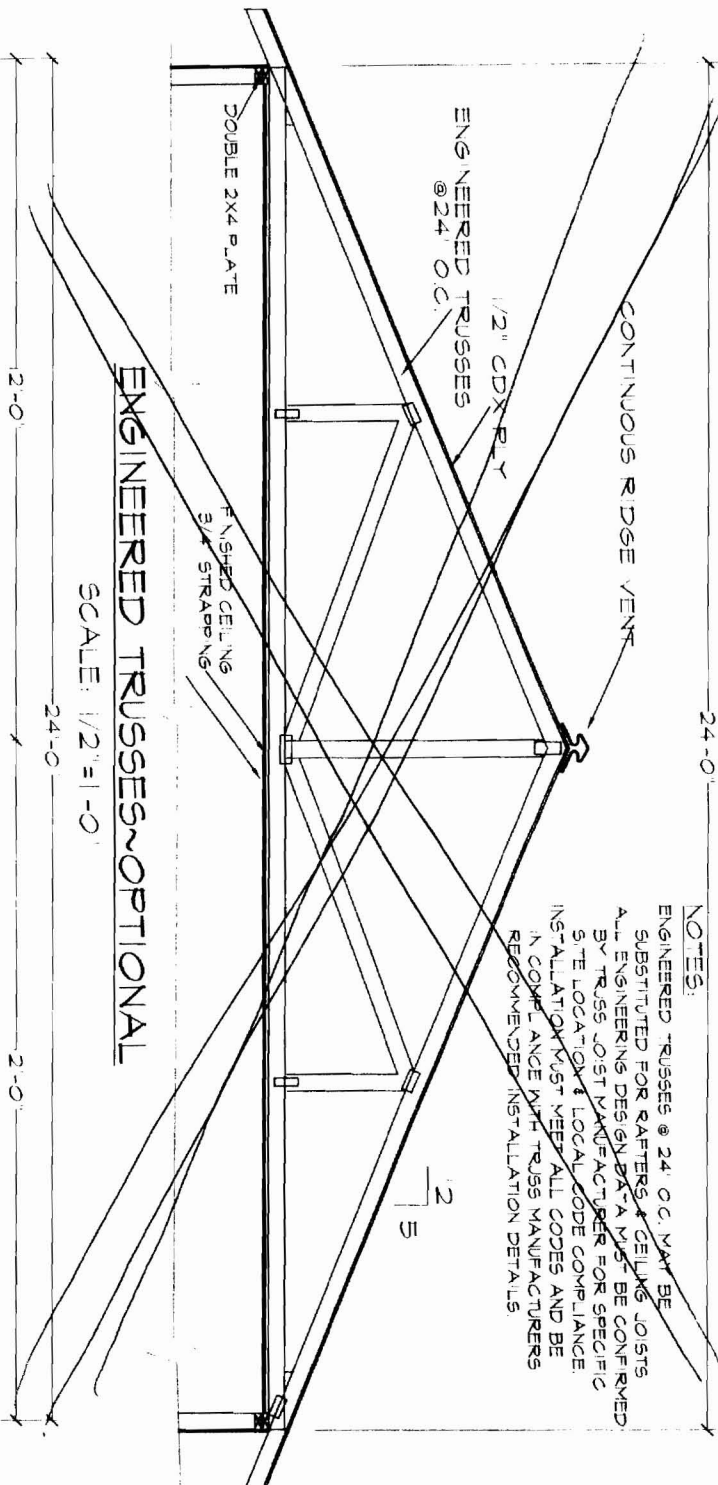
DRAWING NUMBER  
A-3

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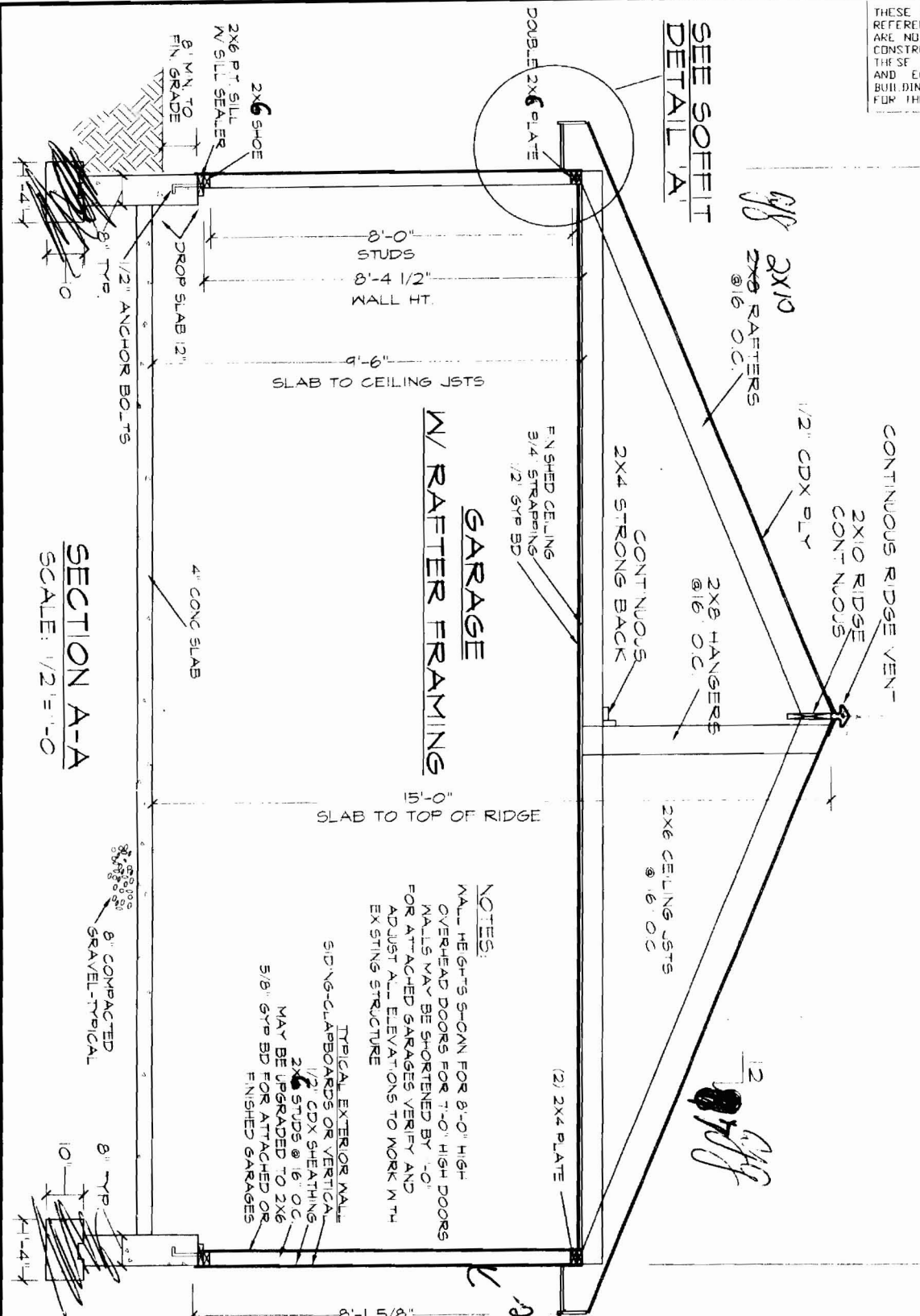
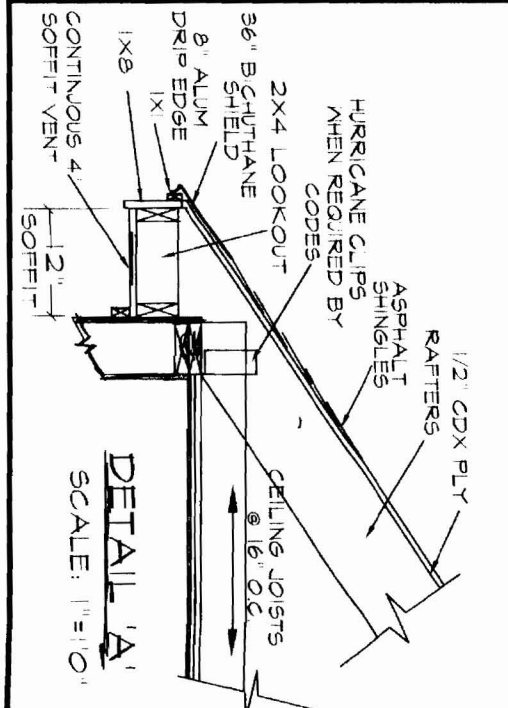
PLOTSCALE: 0.25" = 1'-0"  
DATE: 9/19/01  
FILE: G2-241A  
REVISED: 10/07

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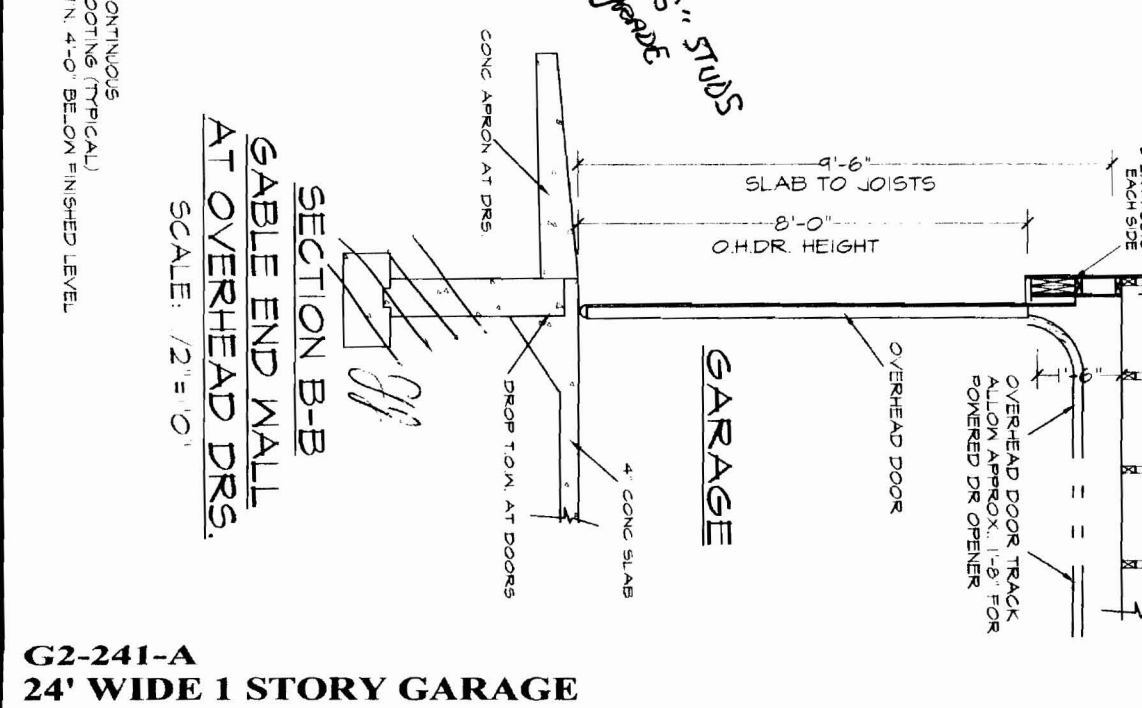


NOTES:  
ENGINEERED TRUSSES @ 24" O.C. MAY BE SUBSTITUTED FOR RAFTERS & CEILING JOISTS. ALL ENGINEERING DESIGN BY A MUST BE CONFIRMED BY TRUSS JOIST MANUFACTURER FOR SPECIFIC SITE LOCATION & LOCAL CODE COMPLIANCE. INSTALLATION MUST MEET ALL CODES AND BE IN COMPLIANCE WITH TRUSS MANUFACTURER'S RECOMMENDED INSTALLATION DETAILS.



NOTES:  
ALL THE GUTS S-CAN FOR 8'-0" HIGH OVERHEAD DOORS FOR 7'-0" HIGH DOORS. WALLS MAY BE SHORTENED BY 1'-0" FOR ATTACHED GARAGES. VERIFY AND ADJUST ALL ELEVATIONS TO WORK WITH EXISTING STRUCTURE.

TYPICAL EXTERIOR WALL SIDING-CLAPBOARDS OR VERTICAL 1/2" CDX SHEATHING 2x6 STUDS @ 16" O.C. MAY BE UPGRADED TO 2x6 5/8" GYP BD FOR ATTACHED OR FINISHED GARAGES.



G2-241-A  
24' WIDE 1 STORY GARAGE

DRAWING NUMBER: <b>A-4</b>	PROJECT 2 BAY GARAGE ~ 1 STORY	PLOTS/SCALE: 0.25" = 1' DATE: 9/19/98 FILE: G2-241A REVISED: 10/07	COPYRIGHT 2000 CADSMITH STUDIO UNAUTHORIZED USE, SALE, OR REPRODUCTION PROHIBITED BY FEDERAL LAW	<b>CADSmith Studio LLC</b> Box 525 Milford, NH 03055-0525 TEL: 603-673-6905 ~ www.cadsmith.com
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