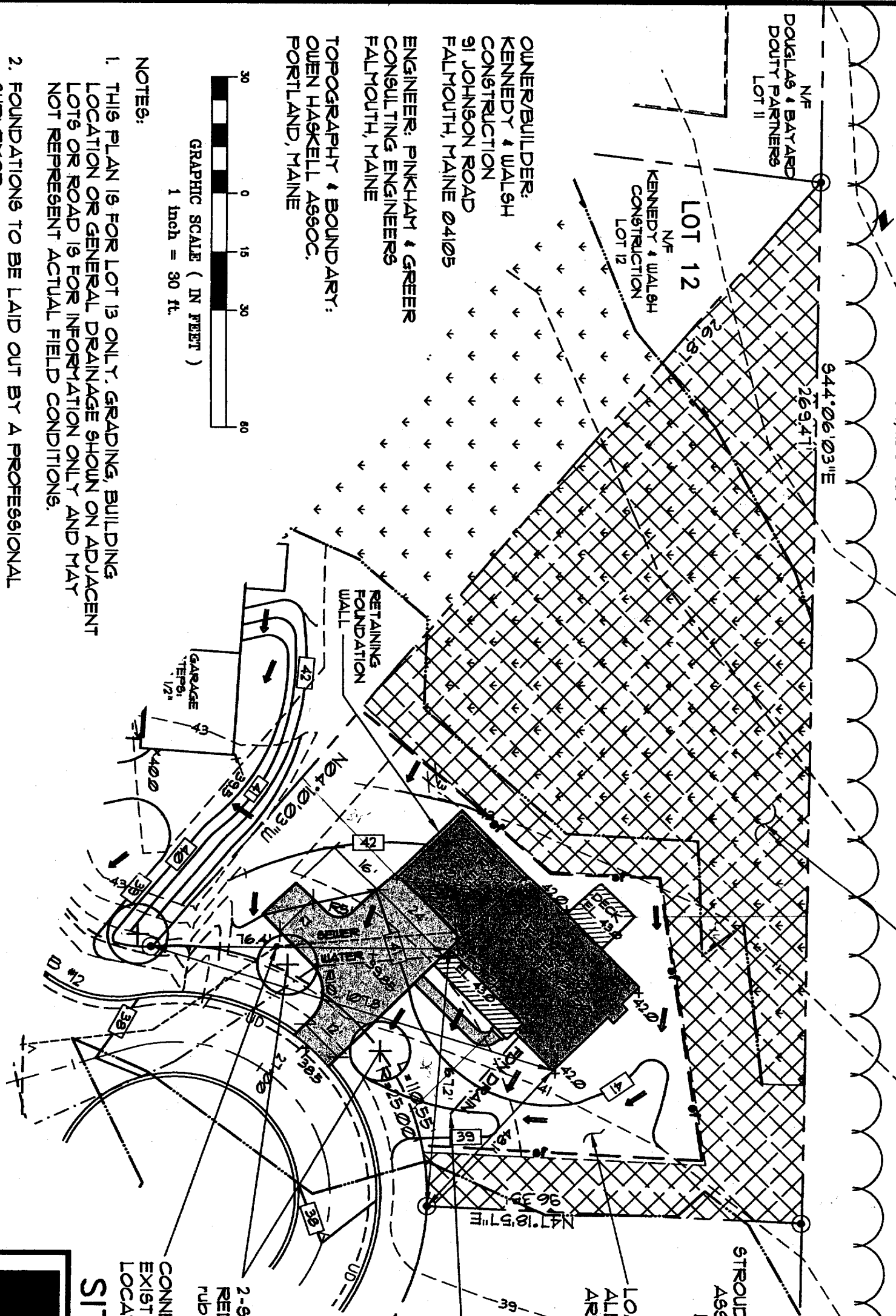


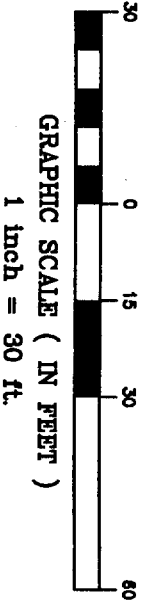
LOT 13
24,406 SF.

N/F
PORTLAND LODGE NO. 189
BENEVOLENT AND PROTECTIVE
ORDER OF ELKS OF THE UNITED
STATES OF AMERICA
6/15/37

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



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



NOTES:

1. THIS PLAN IS FOR LOT 13 ONLY. GRADING, BUILDING LOCATION OR GENERAL DRAINAGE SHOWN ON ADJACENT LOTS OR ROAD IS FOR INFORMATION ONLY AND MAY NOT REPRESENT ACTUAL FIELD CONDITIONS.
2. FOUNDATIONS TO BE LAID OUT BY A PROFESSIONAL SURVEYOR
3. EROSION CONTROL MESH, INSTALL ON ALL SLOPES GREATER THAN 3:1. LOAM & SEED AS SOON AS POSSIBLE.

LEGEND

- LOT LINES
- BUILDING SETBACK
- EXISTING CONTOUR
- PROPOSED CONTOUR
- SPOT GRADE
- UFTLAND 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
- 4 MANHOLE
- 8" MANHOLE
- STORMDRAIN & MANHOLE
- CATCH BASIN
- 8" WATER LINE
- HYDRANT
- UNDERDRAIN
- FOUNDATION DRAIN
- SEWER HOUSE SERVICE
- WATER HOUSE SERVICE
- BOUND FOUND
- IRON PIPE FOUND
- GRANITE MOUNTMENT SET
- 5/8" IRON PIPE SET
- PATH OF SURFACE DRAINAGE
- SILT FENCE
- NATURAL CONDITION
- BUFFER ZONE

A SUMP PUMP IS REQUIRED FOR FOUNDATION DRAIN
INV. @ FDN: 34.00
INV. OUT 38.75

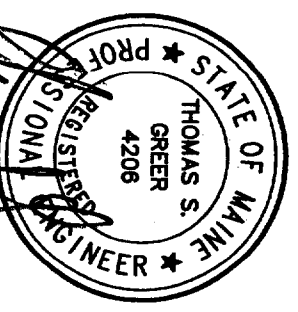
2-STREET TREES,
RED MAPLE (acer
rubrum) 2 1/2" CAL.

CONNECT UTILITIES TO
EXISTING STUBS, FIELD
LOCATE (TYP)

SITE PLAN LOT 13

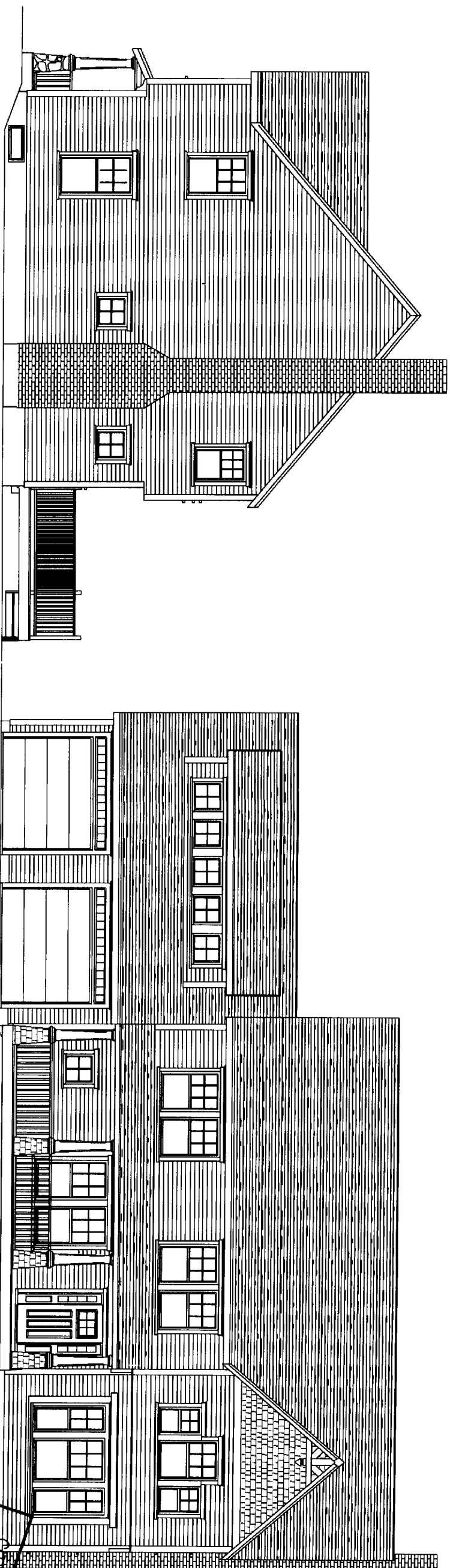
RIVER'S EDGE
RIVER'S EDGE DRIVE

SCALE: 1"=30'
DATE: SEPT. 6, 2005
DESIGN BY: TSG
PROJECT: 02110



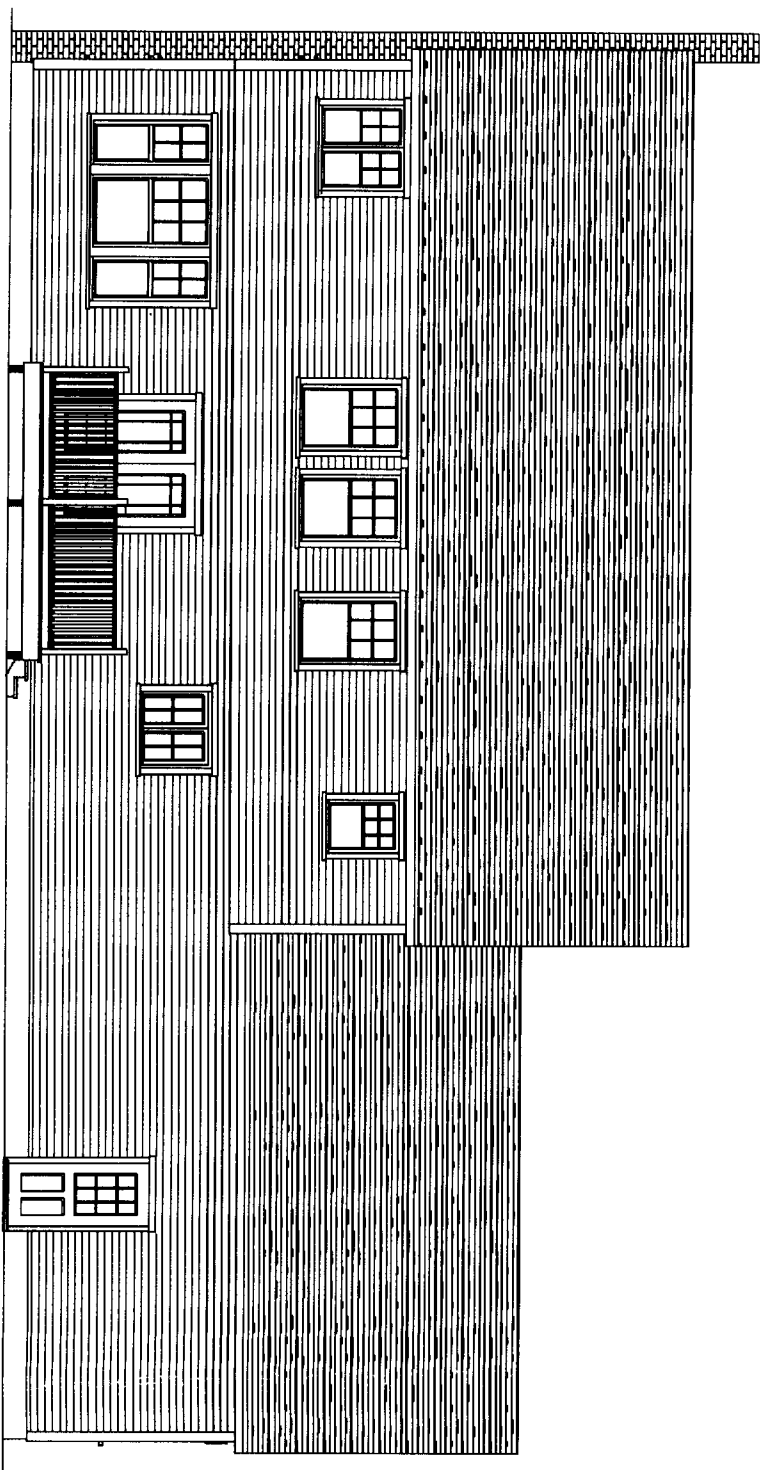
Thomas S. Greer
10/9/05

REV. 2	10/1/05	ADJUSTED HOUSE LAYOUT
REV. 1	9/22/05	ADJUSTED HOUSE LAYOUT

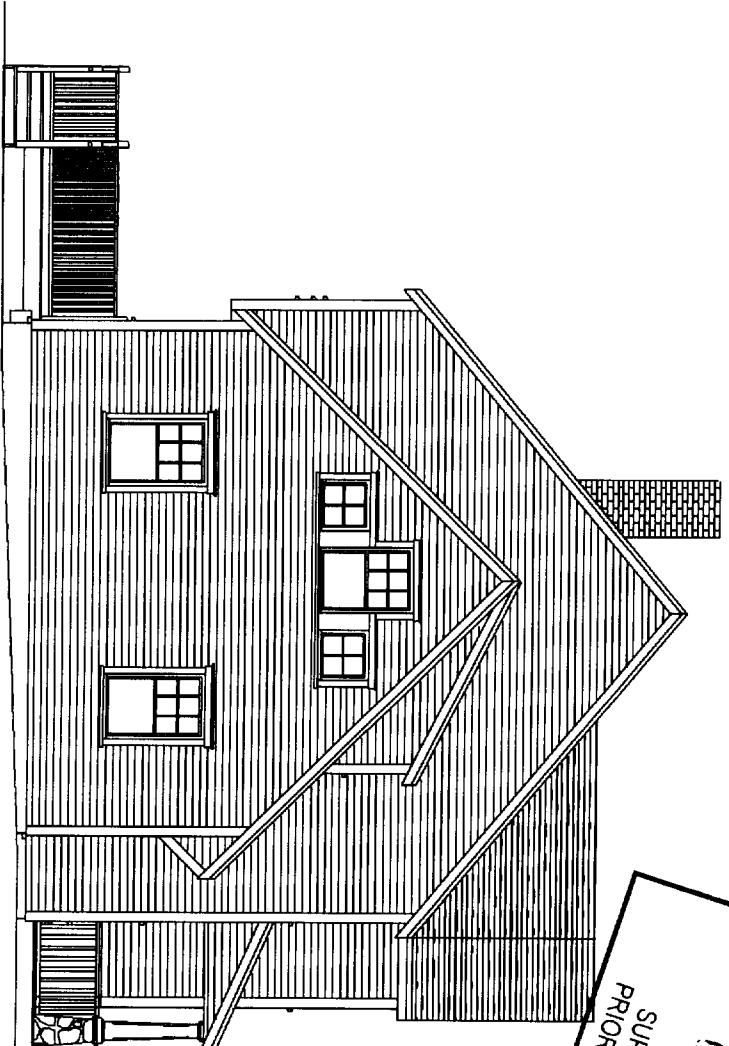


RIGHT ELEVATION
SCALE 3/8" = 1'-0"

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



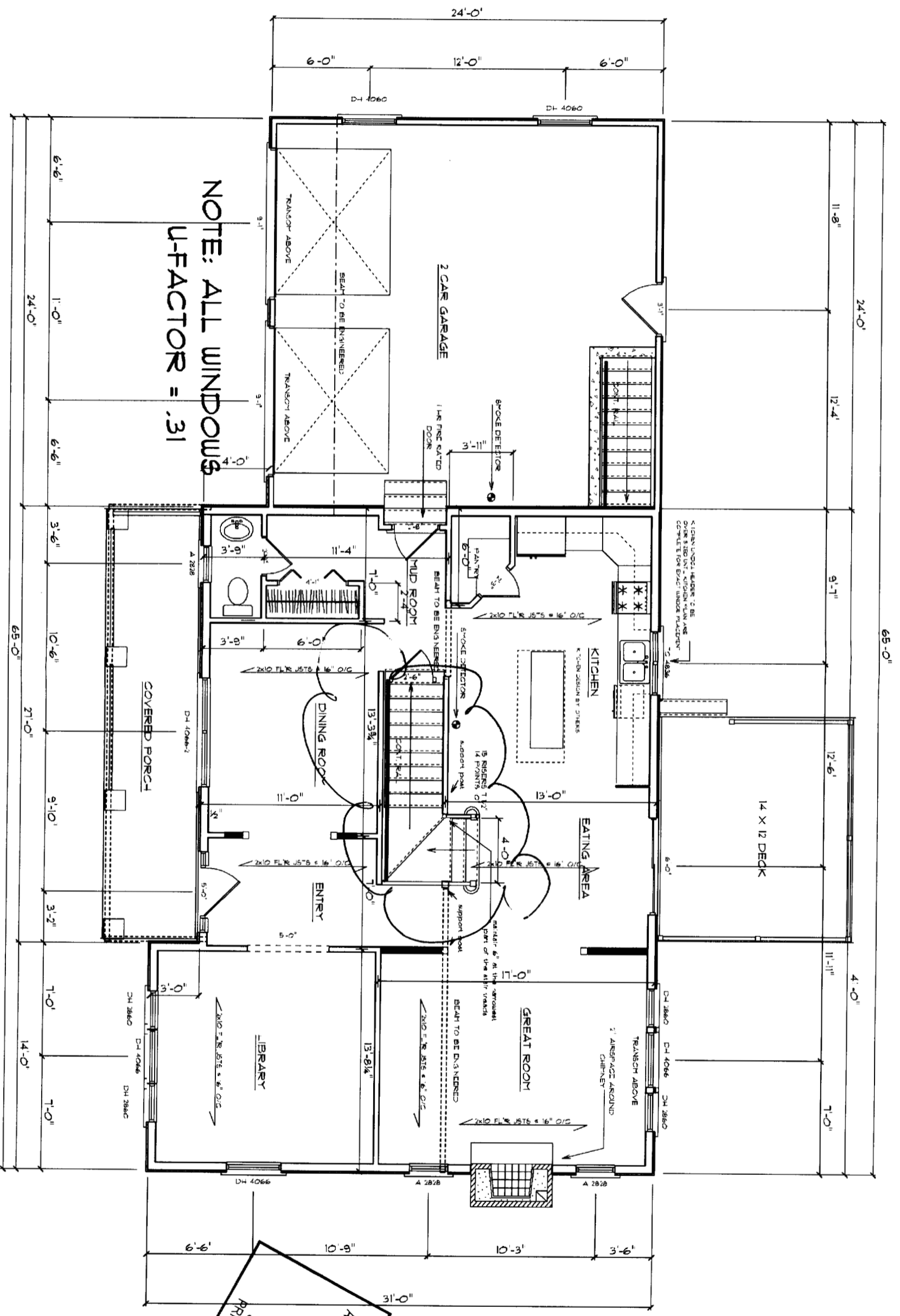
REAR ELEVATION
SCALE 3/8" = 1'-0"



LEFT ELEVATION
SCALE 3/8" = 1'-0"

CITY OF PORTLAND, MAINE
APPROVED CONSTRUCTION PLANS
OCT 19 2005
SUPERSEDES ALL
PRIOR DATED PLANS

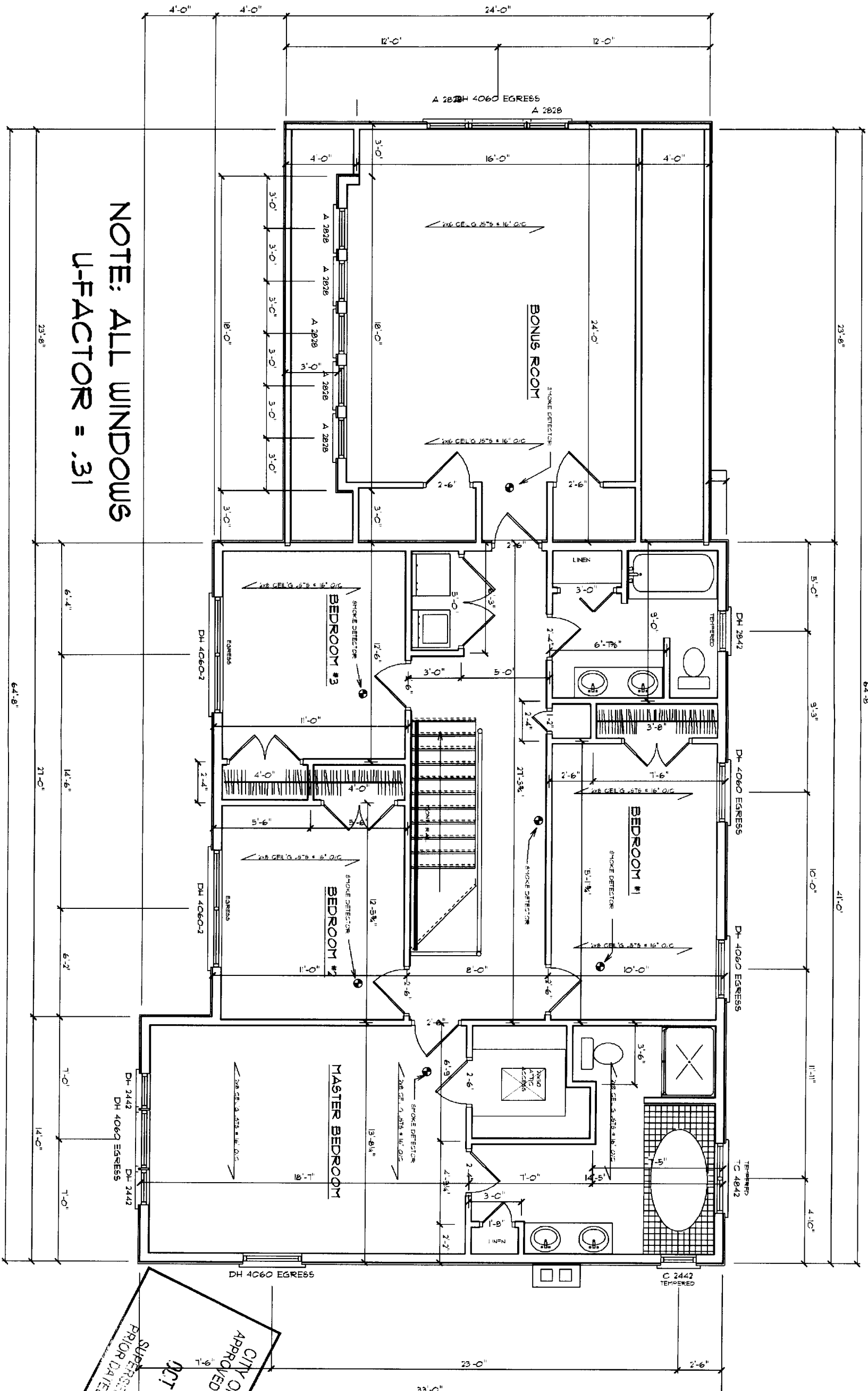
Lot 13, River's Edge
Kennedy & Walsh Const
781-2071



**NOTE: ALL WINDOWS
U-FACTOR = .31**

MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"
SF 1219.3

CITY OF PORTLAND, MAINE
APPROVED CONSTRUCTION PLANS
OCT 10 2005
SUPERSEDES ALL
PRIOR DATED PLANS

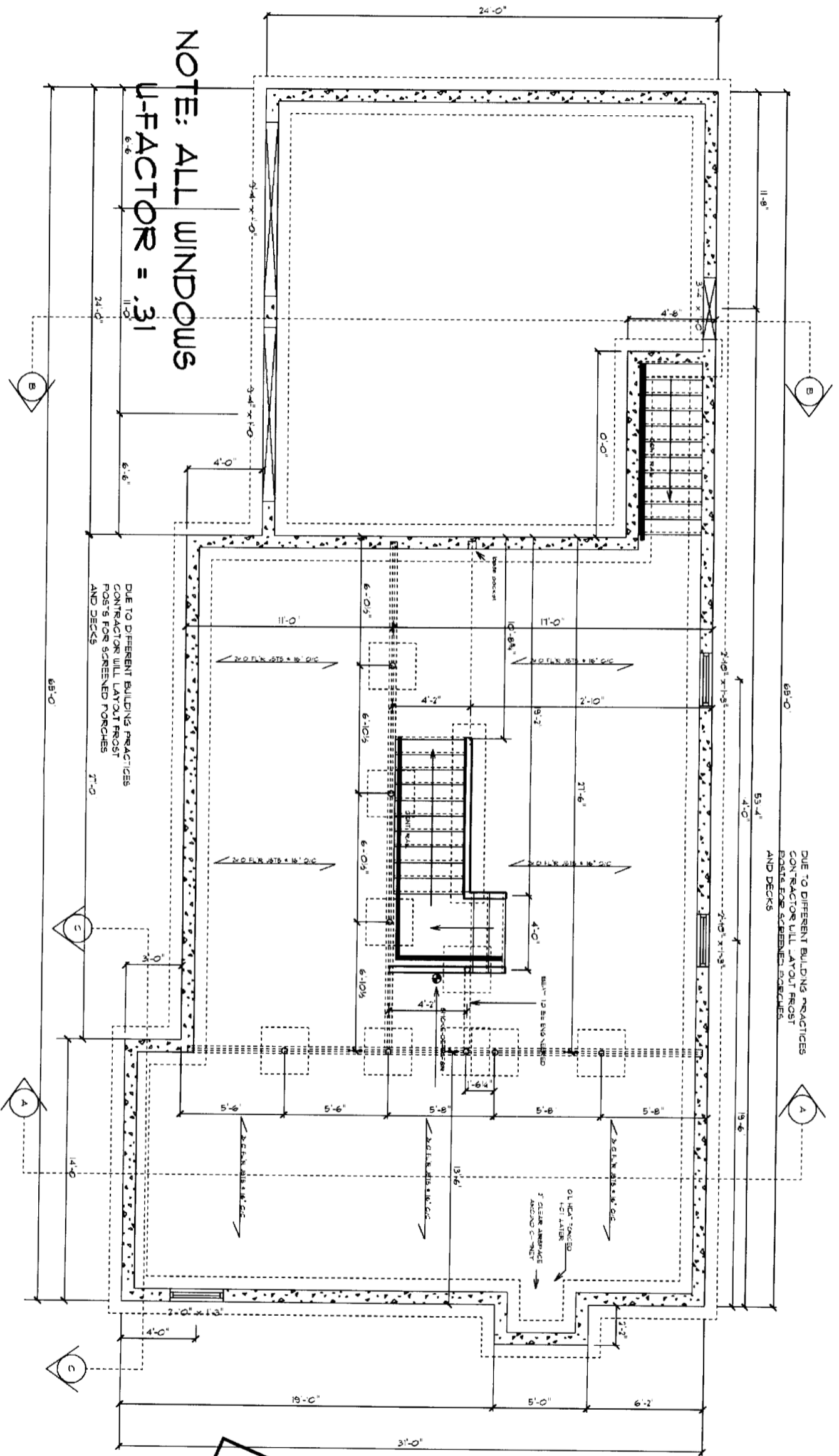


**NOTE: ALL WINDOWS
U-FACTOR = .31**

SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"
SF 516
SF 163.6

CITY OF PORTLAND, MAINE
APPROVED CONSTRUCTION PLANS
OCT 10 2005
SUPERSEDES ALL
PRIOR DATED PLANS

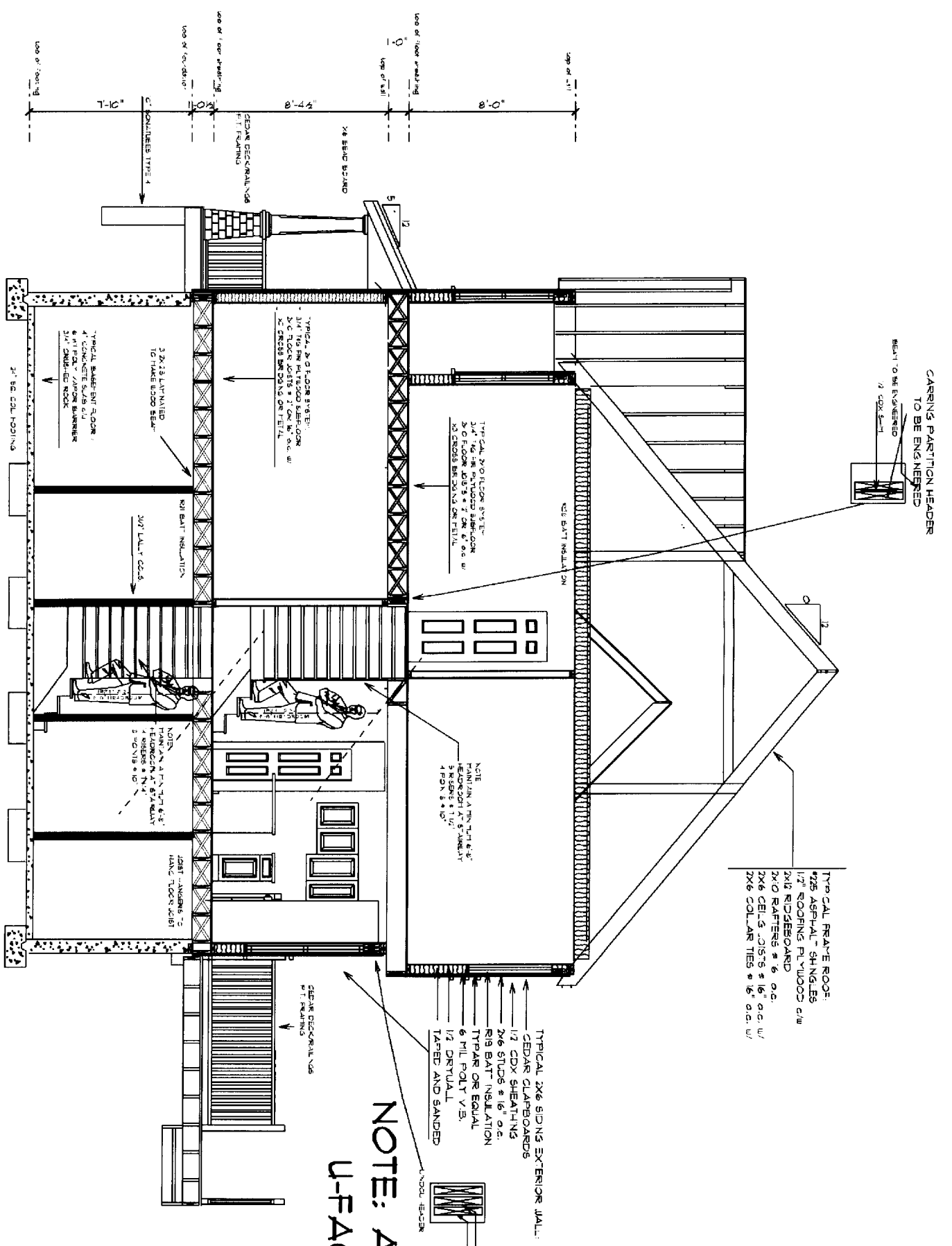


**NOTE: ALL WINDOWS
U-FACTOR = .31**

DUE TO DIFFERENT BUILDING PRACTICES
CONTRACTOR WILL LAYOUT FROST
POSTS FOR SCREENED PORCHES
AND DECKS

DUE TO DIFFERENT BUILDING PRACTICES
CONTRACTOR WILL LAYOUT FROST
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AND DECKS

CITY OF PORTLAND, MAINE
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OCT 10 2005
 SUPERSEDES ALL
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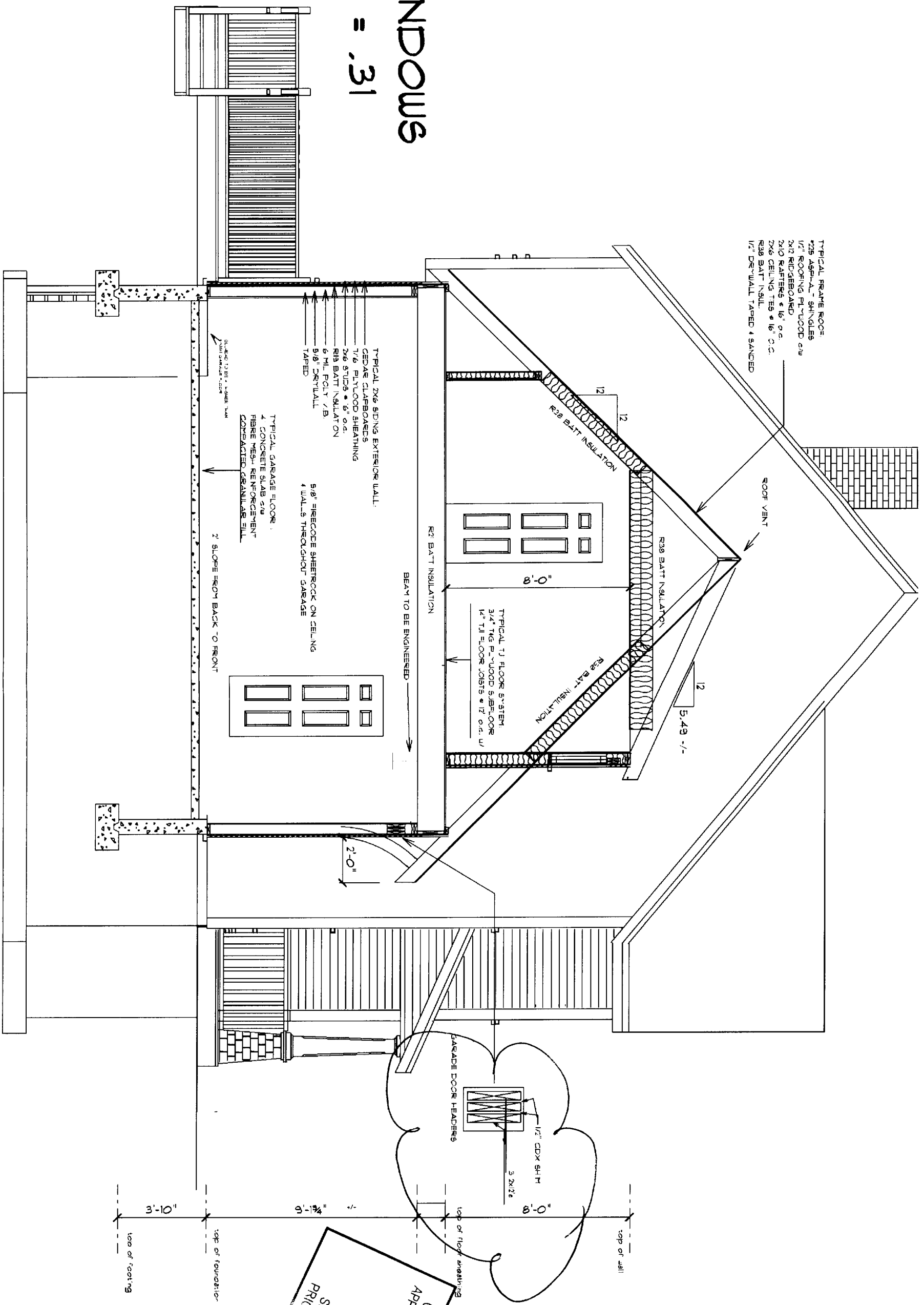
CROSS SECTION A-A
 SCALE: 1/4" = 1'-0"

NOTE: ALL WINDOWS
U-FACTOR = .31

CITY OF PORTLAND MAINE
APPROVED CONSTRUCTION PLANS
OCT 10 2005
 SUPERSEDES ALL
 PRIOR DATED PLANS

WINDOWS

R = .31



TYPICAL FRAME ROOF:
 2x6 ASPEN SHINGLES
 1/2" ROOFING PLYWOOD 5/8"
 2x10 RIDGEBRAND
 2x6 RAFTERS @ 16" O.C.
 2x6 CEILING TIES @ 16" O.C.
 R28 BATT INSUL.
 1/2" DRYWALL TAPED & SANDED

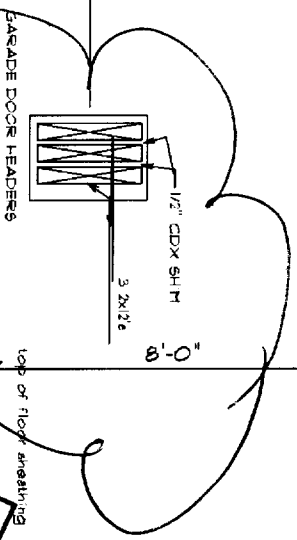
TYPICAL 2x6 SIDING EXTERIOR WALL:
 CEDAR CLAPBOARDS
 1/2" PLYWOOD SHEATHING
 2x6 STUDS @ 8" O.C.
 R18 BATT INSULATION
 5/8" POLY 1/2"
 5/8" DRYWALL
 TAPED

TYPICAL GARAGE FLOOR:
 4 CONCRETE SLAB 5/8"
 FIBER MESH REINFORCEMENT
 COMPACTED GRANULAR FILL

5/8" FIRECODE SHEETROCK ON CEILING
 1 WALLS THROUGHOUT GARAGE

2' SLOPE FROM BACK TO FRONT

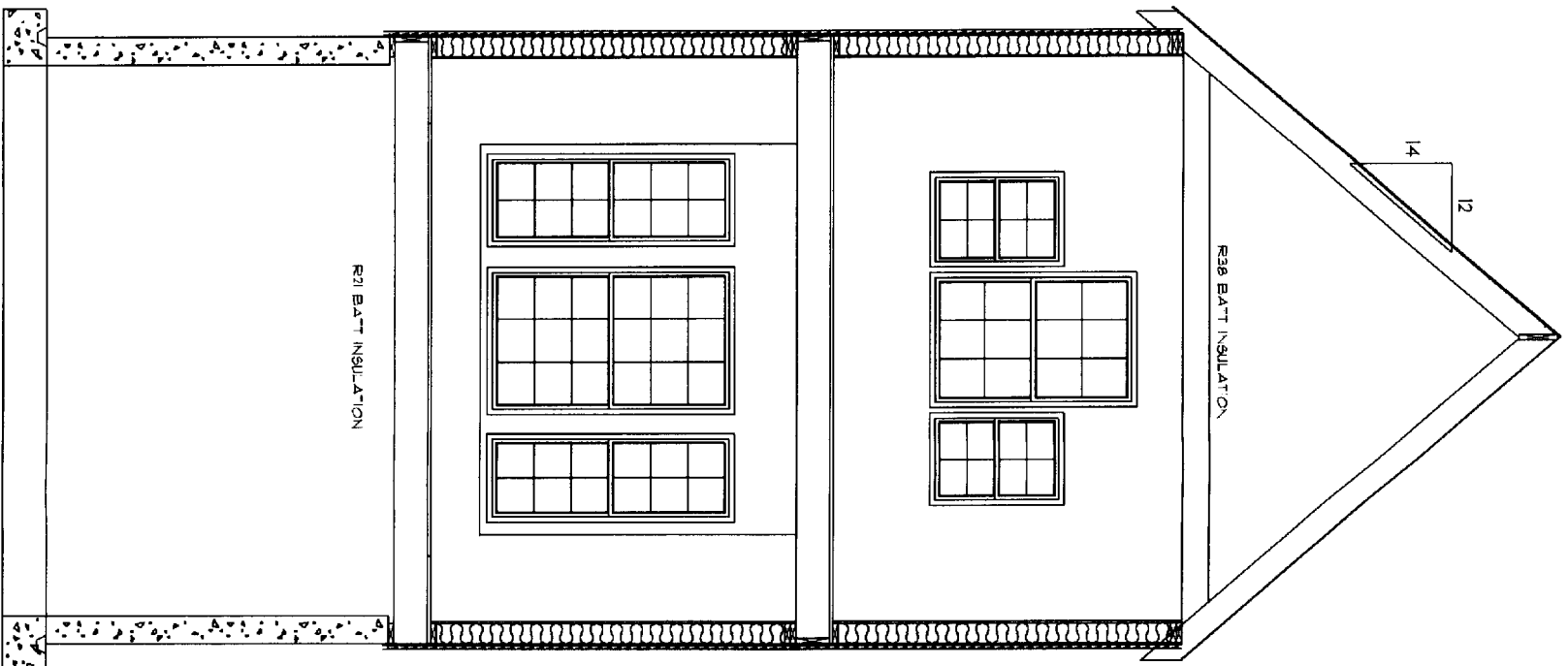
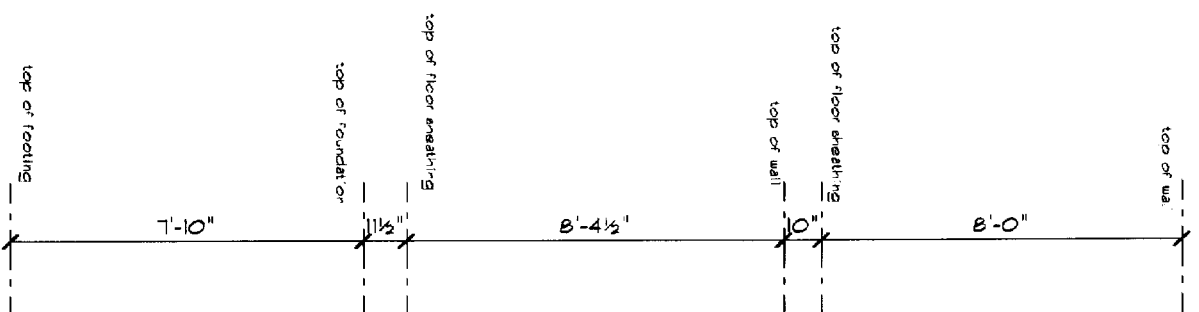
BEAM TO BE ENGINEERED



CITY OF PORTLAND, MAINE
 APPROVED CONSTRUCTION PLANS
 OCT 10 2005
 SUPERSEDES ALL
 PRIOR DATED PLANS

CROSS SECTION B-B

FRAMING DETAIL THE SAME AS
 CROSS SECTION A-A UNLESS NOTED
 SCALE: 1/4" = 1'-0"



CROSS SECTION C-C

FRAMING DETAIL THE SAME AS
CROSS SECTION A-A UNLESS NOTED
SCALE: 1/4" = 1'-0"

TYPICAL 2X6 SIDING EXTERIOR WALL:
CEDAR CLAPBOARDS
7/8" PLYWOOD SHEATHING
2X6 STUDS @ 16" o.c.
R13 BATT INSULATION
5 MIL POLY V.B.
5/8" DRYWALL
TAPED

CITY OF PORTLAND, MAINE
APPROVED CONSTRUCTION PLANS
OCT 10 2005
SUPERSEDES ALL
PRIOR DATED PLANS

