

Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION PERMIT

PERMIT ISSUED
Permit Number: 060092
AUG 25 2006
CITY OF PORTLAND

This is to certify that WAYFARER VILLAGE INCORPORATED / James Gray

has permission to 22x32 Cape with deck and attached garage

AT 386 392 CASCADIA ST

225 E005001 225-E-001

provided that the person or persons who apply for or obtain this permit shall comply with all of the provisions of the Statutes of the State and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission is procured before this building or part thereof is occupied or closed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name

James Bond 8/22/06
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 06-0092	Issue Date: PERMIT ISSUED	CBL: 225 E-010
		225 E005001

Location of Construction: 389 CAPISIC ST	Owner Name: WAYFARER VILLAGE INCORPO	Owner Address: 2 PENNELL LN	Phone:
Business Name:	Contractor Name: James Gray	Contractor Address: 2 Pennell Ln Gray	Phone: 2074157881
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone: R3

Past Use: Vacant Land	Proposed Use: Single Family 22x32 cape with deck and attached garage	Permit Fee: \$1,644.00	Cost of Work: \$172,000.00	CEO District: 3
Proposed Project Description: 22x32 Cape with deck and attached garage		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB Signature: JMB 8/22/06	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: Date:		

Permit Taken By: dmartin	Date Applied For: 01/20/2006	Zoning Approval		
<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.. 	Special Zone or Reviews <input type="checkbox"/> Shoreland <i>n/a</i> <input type="checkbox"/> Wetland <i>y/a</i> <input type="checkbox"/> Flood Zone <i>penal 12 zone x</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>2006-0008</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> <i>Or w/ conditions</i> Date: <i>5/22/06</i> <i>ABH</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <i>ABH</i> Date:	

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 06-0092	Date Applied For: 01/20/2006	CBL: 225 ^{OP} E005001
-----------------------	---------------------------------	-----------------------------------

Location of Construction: 386 392 CAPISIC ST	Owner Name: WAYFARER VILLAGE INCORPO	Owner Address: 2 PENNELL LN	Phone:
Business Name:	Contractor Name: James Gray	Contractor Address: 2 Pennell Ln Gray	Phone (207) 415-7881
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

Proposed Use: Single Family 22x32 cape with deck and attached garage	Proposed Project Description: 22x32 Cape with deck and attached garage
---	---

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 05/22/2006

Note: **Ok to Issue:**

- 1) As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed addition, it may be required to be located by a surveyor.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 3) This property shall be a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 4) Separate permits shall be required for future decks, sheds, pools, and/or garages.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 08/21/2006

Note: **Ok to Issue:**

- 1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans, with updates as of 8/21/06.
- 2) As discussed, hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 3) The design load spec sheets for any engineered beam(s) must be submitted to this office.
- 4) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.

Dept: DRC **Status:** Approved with Conditions **Reviewer:** Jay Reynolds **Approval Date:** 08/21/2006

Note: **Ok to Issue:**

- 1) A street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
- 2) A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext. 8822. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
- 3) All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a certificate of occupancy.
- 4) Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
- 5) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.
- 6) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

Location of Construction: 392 CAPISIC ST	Owner Name: WAYFARER VILLAGE INCORPO	Owner Address: 2 PENNELL LN	Phone:
Business Name:	Contractor Name: James Gray	Contractor Address: 2 Pennell Ln Gray	Phone (207) 415-7881
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

Dept: Planning **Status:** Not Applicable **Reviewer:** Jay Reynolds **Approval Date:** 08/21/2006
Note: **Ok to Issue:**

Comments:

1/25/2006-amachado: Left a message with James Gray. It is a two story house so it needs a 14' setback on both sides and it scales to 9.5. There is one parking space in the garage but it is only 12' to the 25' front setback so there is not room for a second parking space. We need a deed description of the lot split. The chimney shown on the building plan needs to be shown on the site plan.

1/25/2006-amachado: Spoke with Jim Gray. He will redesign the house to make it 1 1/2 stories to meet the side setbacks. He will also add another parking space.

4/13/2006-amachado: Jim Gray brought in new house plans yesterday (4/12/06). He now needs a revised stamped site plan because the footprint changed. The elevation plan has an error (question about the roof line) and we need a cross section of the house from the side showing the main living area and one for the garage. I left Jim a message.

5/18/2006-amachado: Jim brought in new building plans and a revised site plan. The site plan still does not completely match the building plan. Left a message with Jim Gray.

5/22/2006-amachado: Jim Gray came in on 5/19/06 and revised the site plan so the site plan and building plans match

6/7/2006-jmb: Spoke w/Jim Gray for details from review checklist, he will submit an addendum

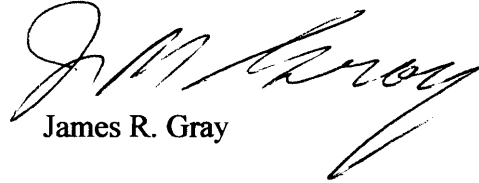
7/28/2006-jmb: Spoke with Jim Gray, he will be bringing in the info sometime w/i the next 3 weeks, so Tammy will probably do the approval.

City of Portland
Planning and Development Dept.
389 Congress Street
Portland, Maine

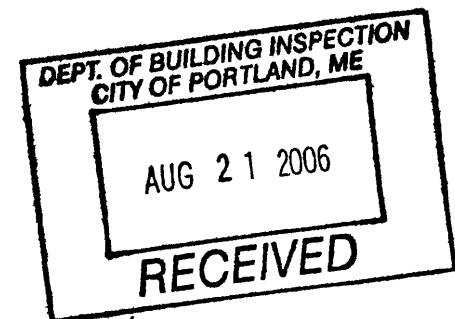
Re; Building permit 378 Capisic Street

Enclosed is an affidavit dealing with the questions raised during the review of the application for a permit on 378 Capisic. I believe I have addressed all the issues but if there is other questions please let me know.

Sincerely:



James R. Gray



received
8/7/06

opened upon
return from vacation
JMB

**ADDENDUM TO
PLAN OF 378 CAPISIC STREET**

1. The perimeter drains, both interior and exterior will be covered with washed stone and filter fabric. No hay or straw to be used. Drains will go to daylight on property.
2. The area of the cathedral ceiling in the living room will have collar ties, therefore the ceiling will have a flat section the length of the ties.
3. The lally column spacing will be adjusted to be 6'8" maximum under the main house and 6'10" under the cathedral area of the living room.
4. Fastening schedule will conform to IRC 2003
5. The door to the home from the garage will be a steel fire door with a twenty minute fire rating.
6. There will be an attic scuttle opening in the upstairs hall with a 22"x30" open
7. The floor of the bedroom over the garage will be supported by a steel beam and the garage door header will be a 6x10 LVL
8. The first floor will be insulated with R 19 fiberglass.
9. Window are to be "Superseal" series 1850, low E vinyl clad.

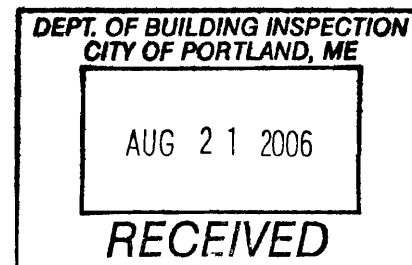
U-Value	0.34
R-value	2.94
Solar heat gain	0.39
Visible light tms	0.56
Condensation resistance	51.9

10. Bed rooms will have egress rated windows
11. Heat will be supplied by a BAXI propane condensing boiler.
12. There will be a short hand rail on the stair extension in the living room, located toward the front of the house, and a full rail up the stairs on the same side of stairs.

⑬ - Smokes - spec on conditions JMB

Wayfarer Village Inc.

By 
Its President



Structural Beams
to reduce
span to 18'
and Rafters to
be 2x10 @
12" O.C.
JMB
&
J. Gray
8/21/06

6/5/06 pm

392 Capisic St.
225-E-5

06-0092

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST		
Soil type/Presumptive Load Value (Table R401.4.1)				
Component	Submitted Plan	Findings	Revisions	Date
STRUCTURAL Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	16" x 8" Footing 24" x 24" x 12 pads	OK		
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	drain, stone, dump	? Filter Fab		OK 8/21/06 (1)
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	N/A			
Anchor Bolts/Straps, spacing (Section R403.1.6)	1/2" Anchor 6' o.c.		OK	OK
Lally Column Type (Section R407)	3 1/2" conc Lallys			" (2)
Girder & Header Spans (Table R 502.5(2))	7'0" @ 24' Bldg.		9' + @ cathedral → 6'8" max at 2 Floors	
Built-Up Wood Center Girder Dimension/Type	3-2x12 2 Floors partial			
Sill/Band Joist Type & Dimensions				
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10 16" o.c.	OK		
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10 16" o.c.	OK		110 OK
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))	2x8 @ 16" o.c.	OK ceiling/ collar tie continues	? at cathedral	(3)

Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	2x10 16" O.C. 4:12 & 12:12	
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	7/16 water, 3/4 Adv, 5/8" CDX	
Fastener Schedule (Table R602.3(1) & (2))	?	OK 8/21/06 (4)
Private Garage (Section R309) Living Space? (Above or beside)		
Fire separation (Section R309.2)	5/8 walls/ceiling	
Opening Protection (Section R309.1)	? Door	" OK (5)
Emergency Escape and Rescue Openings (Section R310)	3046	
Roof Covering (Chapter 9)	Asphalt Shingles	
Safety Glazing (Section R308)	N/A	
Attic Access (Section R807)	?	" OK (6)
Chimney Clearances/Fire Blocking (Chap. 10)	N/A	
Header Schedule (Section 502.5(1) & (2))	Garage - steel w/10x22 5'4" x 9'2" - Garage	Specs " OK condition (7)
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration	R-19, ? 1st FL R-38 ? U Factor	" OK (8)

Type of Heating System	? FHW Propane	OK 8/21/06 (9)
Means of Egress (Sec R311 & R312)	walkout	OK 8/21/06
Basement		
Number of Stairways	3	
Interior	2	
Exterior	1	
Treads and Risers (Section R311.5.3)	7'4" x 10", 7'7/16, 7'1/2 10" Tread	
Width (Section R311.5.1)	3' scaled	
Headroom (Section R311.5.2)	4' 8" + scaled	
Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)	7' 1'	" OK (10)
Smoke Detectors (Section R313) Location and type/Interconnected	?	" OK (4)
Draftstopping (Section R502.12) and Fireblocking (Section R602.8)		
Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)	N/A	
Deck Construction (Section R502.2.1)	3-2x10 Beam 4" guard, 4" space 3 stringers	OK

Porch

3-2x10 Beam Roof 7'6" span
2x8 JOIST



General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

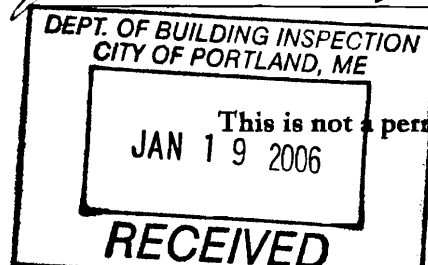
Location/Address of Construction: <u>392 Copse St</u>		
Total Square Footage of Proposed Structure <u>1660 sq ft + 1 car garage</u>	Square Footage of Lot <u>12,371</u>	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>225 E 5</u> <u>259 C 4</u>	Owner: <u>Wayne Dellogio</u>	Telephone: <u>415-7881 call</u> <u>657-5225</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>James R Gray</u> <u>2 Pennell Lane</u> <u>Gray, Me 04039</u>	Cost Of Work: \$ <u>172,000</u> <u>1569 sq ft</u> Fee: \$ <u>300 site</u> <u>11944</u> C of O Fee: \$ <u>15.00</u>
Current Specific use: <u>Vacant</u>		
Proposed Specific use: <u>Single Family R8</u>		
Project description: <u>Construct a 3 Bed apt with attached one car garage.</u>		
Contractor's name, address & telephone: <u>James R Gray - 2 Pennell Lane, Gray, ME 04039</u>		
Who should we contact when the permit is ready: <u>James R Gray</u>		
Mailing address:		Phone: <u>415-7881</u> <u>657-5225</u>

Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant:	Date: <u>1-16-06</u>
-------------------------	----------------------



This is not a permit; you may not commence ANY work until the permit is issued.

JR

Applicant: Wayfarer Village Inc.

Address: 386
379 Capisic (H1077)

Date: 1/25/06
225-E-10

C-B-L: 225-E-005 (PO)
permit # 06-0092

CHECK-LIST AGAINST ZONING ORDINANCE

Date - new

Zone Location - R3

Interior or corner lot -

Proposed Use/Work - construct single family 22x32 cape w/ 1 car garage 15x24, deck and porch.

Sewage Disposal - city

Lot Street Frontage - 50' min. - 67.09 given

Front Yard - 25' min. - 36³⁵ scaled

Rear Yard - 25' min. - 115^{100.5} scaled

→ Side Yard - 2 strips 14' - * left 9.5' scaled
11 1/2 8' * right 9.5' scaled

Projections - porch 6x10, deck 6x4 & 10x11, chimney 1x5

Width of Lot - 65' min. - 67 scaled.

→ Check
w/ Measure Height - 35' max. - 29.5'

Lot Area - min 6500 sq ft - 12,377.5 given

Lot Coverage Impervious Surface - 35% max - 4332.13 sq ft

Area per Family - 6500 sq ft

→ Off-street Parking - 2 spaces required - 1 car garage

Loading Bays - N/A

Site Plan - 2006-0008

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - pond - 12 C zone X

daylight basement

porch	6x20	=	120
house	35x22	=	770
basement	33x13	=	429
	24x2	=	48
	10x11	=	110
	6x4	=	24
	15x2	=	30
			<u>1531</u>

	47x22	=	1034
	36x2	=	72
	15x2x2	=	24
	6x20	=	120
	10x11	=	110
	6x4	=	24
			<u>1384</u>

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

Zoning Copy

2006-0008

Application I. D. Number

1/19/2005

Application Date

Lestage Raymond J & Jim Gray
Applicant

Marge Schmuckal

378 Capisic St, Portland, ME 04102

Applicant's Mailing Address

Wayfarer Village Inc

Consultant/Agent

Agent Ph: (207)415-7881

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

386

378-378 Capisic St, Portland, Maine

Address of Proposed Site

225-200500T 225-E-010001

Assessor's Reference: Chart-Block-Lot

Wayfarer Village

Project Name/Description

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

1660 sf

12,371 sf

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

- Site Plan (major/minor) Subdivision # of lots _____ PAD Review 14-403 Streets Review
 Flood Hazard Shoreland Historic Preservation DEP Local Certification
 Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____

Fees Paid: Site Pla **\$50.00** Subdivision _____ Engineer Review **\$250.00** Date **1/20/2006**

Zoning Approval Status:

Reviewer _____

- Approved Approved w/Conditions See Attached Denied

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached

Condition Compliance _____ signature _____ date _____

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

- | | | | |
|---|----------------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ | _____ | _____ |
| | date | amount | expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ | _____ | |
| | date | amount | |
| <input type="checkbox"/> Building Permit Issue | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Reduced | _____ | _____ | _____ |
| | date | remaining balance | signature |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____ | <input type="checkbox"/> Conditions (See Attached) | _____ |
| | date | | expiration date |
| <input type="checkbox"/> Final Inspection | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Certificate Of Occupancy | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Released | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Defect Guarantee Submitted | _____ | _____ | _____ |
| | submitted date | amount | expiration date |
| <input type="checkbox"/> Defect Guarantee Released | _____ | _____ | |
| | date | signature | |

From: Jay Reynolds
To: Ann Machado
Date: 1/27/2006 11:13:39 AM
Subject: Re: 392 Capisic

I sent them review comments as well.....

>>> Ann Machado 01/27/2006 10:55:45 AM >>>
Jay -

The contractor for 392 Capisic (CBL 225 E005) is coming up with a new house design since the two story house does not meet the side setbacks. I will get you a copy of the new siteplan when we get it. I also told him that a 1:15 scale was not easy to work with.

Ann

Warranty Deed
(Maine Statutory Short Form)

Edward Nieves of Leavenworth, Kansas, for consideration paid, grants to **Wayfarer Village, Incorporated** with a mailing address of 2 Pennell Lane, Gray, Maine 04039 with WARRANTY COVENANTS, the following described real property situated at **392 Capisic Street, Portland, Cumberland County, Maine**

MAINE REAL ESTATE TAX PAID

A certain lot or parcel of land with the buildings thereon, situated in said Portland, and being more particularly described on Exhibit A attached hereto and made a part hereof.

Meaning and intending to convey the same premises described in a deed from Therese E. Mank and Meghan P. Mank, dated April 2, 2002, and recorded in the Cumberland County Registry of Deeds in Book 17500, Page 316.

Witness my hand this 12th day of August, 2005.

Ann Marie Turek
Witness

Edward Nieves
Edward Nieves

State of Kansas
County of Leavenworth ss

August 12, 2005

Personally appeared the above named Edward Nieves and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Janet S. Bartoski
Notary Public/Attorney at Law

Printed Name:

Comm. Exp: Aug 6, 2006



EXHIBIT A

A certain lot or parcel of land, with the buildings thereon, situated on the westerly side of Capisic Street in the City of Portland, County of Cumberland and State of Maine, and bounded and described as follows:

BEGINNING at an iron stake on the westerly side of Capisic Street at the intersection of the northerly line of a proposed street, said stake being where the southerly side of Lucas Street as laid out and accepted by the City of Portland on December 31, 1934, produced westerly across Capisic Street would intersect said westerly side of Capisic Street; thence by said westerly side of Capisic Street on a course of N 30° 46' W, a distance of 149.2 feet to a stake at an angle in said westerly side of Capisic Street; thence by said westerly side of Capisic Street on a course of N 33° 41' W, a distance of 39.22 feet to an iron stake; thence at right angles to Capisic Street on a course of S 56° 19' W, a distance of 125 feet to an iron stake; thence by land now or formerly of Frank L. Starbird on a course of S 31° 20' E, a distance of 182 feet to an iron stake on the northerly side of said proposed street; thence by the northerly line of said proposed street on a course of N 59° 14' E a distance of 125 feet to the westerly side of said Capisic and the point of beginning.

Said above mentioned courses are magnetic and of the date of 1938.

Also another certain lot or parcel of land situated westerly of Capisic Street in said Portland, and bounded and described as follows:

BEGINNING at an iron stake on the northerly side of a proposed street at the southwesterly corner of the lot of land conveyed by Frank L. Starbird to Marion P. Peterson by deed dated September 8, 1938, and recorded in the Cumberland County Registry of Deeds in Book 1560, Page 105; thence by land formerly of said Peterson on a course of N 31° 20' W, 122 feet to the lot of land conveyed by said Frank L. Starbird to Charles D. Fullerton by deed dated July 9, 1941, and recorded in said Registry in Book 1644 at Page 257; thence by land of said Fullerton on a course of S 56° 55' W, 60 feet to an iron stake; thence by other land now or formerly of said Frank L. Starbird on a course of S 31° 19' E, 119.56 feet to the northerly side of said proposed street; thence by the northerly side of said proposed street on a course of N 59° 14' E, 60 feet to the point of beginning.

Said above mentioned courses are magnetic and of the date of 1938.

Received
Recorded Register of Deeds
Aug 16 2005 03:48:44P
Cumberland County
John B. OBrien

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

- Footing/Building Location Inspection: Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

~~SM~~ If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

~~SM~~ CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

[Signature]
Signature of Applicant/Designee

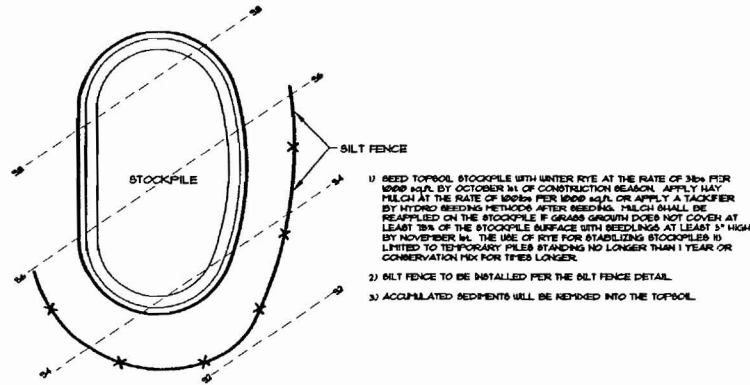
8-28-06
Date

Donna Martin Admin
Signature of Inspections Official

8-28-06
Date

CBL: 225 E005 Building Permit #:

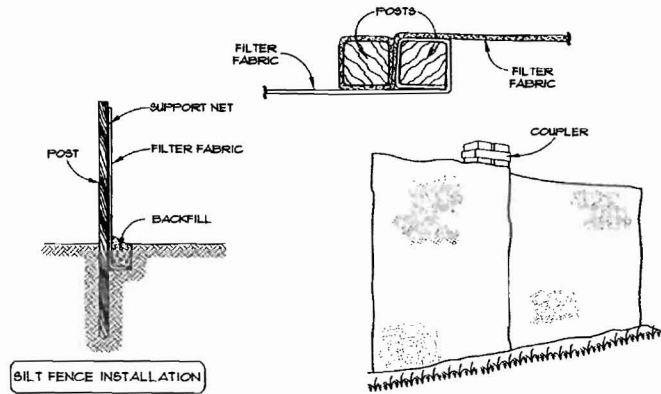
060092



MATERIAL STOCKPILE EROSION PREVENTION DETAIL

NOT TO SCALE

- 1) NEED TOPSOIL STOCKPILE WITH WATER RYE AT THE RATE OF 300# PER 1000# AQL. BY OCTOBER 31 OF CONSTRUCTION SEASON, APPLY MULCH AT THE RATE OF 1000# PER 1000# AQL OR APPLY A TACKLER BY HYDRO SEEDING METHOD AFTER SEEDING. MULCH SHALL BE REAPPLIED ON THE STOCKPILE IF GRASS GROWTH DOES NOT COVER AT LEAST 50% OF THE STOCKPILE SURFACE WITH SEEDINGS AT LEAST 3" HIGH BY NOVEMBER 15. THE USE OF RYE FOR STABILIZING STOCKPILES IS LIMITED TO TEMPORARY PILES STANDING NO LONGER THAN 1 YEAR OR CONSERVATION MIX FOR TIES LONGER.
- 2) SILT FENCE TO BE INSTALLED PER THE SILT FENCE DETAIL.
- 3) ACCUMULATED SEDIMENTS WILL BE REMOVED INTO THE TOPSOIL.



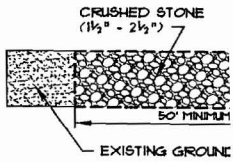
SILT FENCE INSTALLATION

TYPICAL SILT FENCE

(NOT TO SCALE)

NOTE: USE ENVIROFENCE BY MIRAFI, INC. OR EQUIVALENT

PROVIDE APPROPRIATE T
BETWEEN STABILIZED CON
ENTRANCE & PUBLIC RIGHT



- 1) STONE SIZE - AASHTO DESIGNATION M 45, SIZE 1/2\"/>
- 2) LENGTH - AS EFFECTIVE BUT NOT LESS THAN 50'
- 3) THICKNESS - NOT LESS THAN 18"
- 4) WIDTH - NOT LESS THAN FULL WIDTH OF ALL PORTIONS OF IN
- 5) SHARPNESS - WHEN NECESSARY, WHEELS SHALL BE CLEANED ONTO PUBLIC RIGHT OF WAY. WASH BANKING IS REQUIRED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN. BE PREVENTED FROM ENTERING ANY BY USE OF SAND BARR, GRAVEL, BOMBER, OR OTHER APPRO
- 6) MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN OR FLOODING OF SEDIMENT ONTO PUBLIC RIGHTS OF WAY. WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND HE USES TO TRAP SEDIMENT. ALL SEDIMENT APPLIED, DRAIN RIGHTS OF WAY MUST BE REMOVED IMMEDIATELY.

STABILIZED CONSTRU

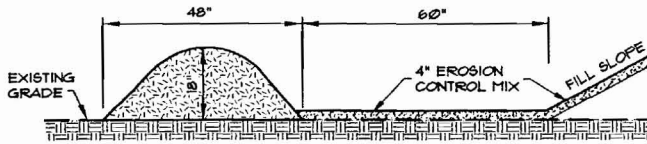
NOT TO SC.

THE FILTER BERM SHALL CONSIST OF A WOOD WASTE COMPOST/BARK MULCH MIX OR RECYCLED COMPOSTED BARK FLUME GRIT AND FRAGMENTED WOOD GENERATED FROM WATER FLUME LOG HANDLING SYSTEMS. COMPARABLE COMPOSTED MIXES CAN BE USED UPON WRITTEN APPROVAL OF THE ENGINEER.

THE MIX SHALL CONFORM TO THE FOLLOWING: pH BETWEEN 5.0-8.0, PARTICLE SIZE - 100% PASSING THROUGH A #6 SCREEN AND 20% RETAINED ON A #4 SCREEN, SOLUBLE SALTS CONTENT SHALL BE LESS THAN 4.0 mg/kg/ea.

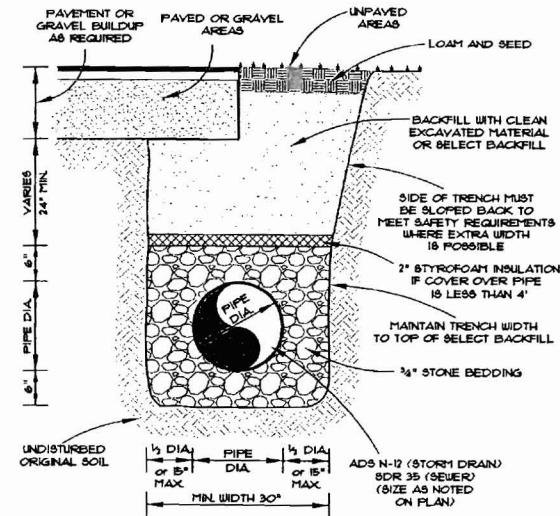
THE COMPOSTED BERM SHALL BE PLACED, UNCOMPACTED, ALONG A RELATIVELY LEVEL CONTOUR.

THE BERM MAY BE USED IN COMBINATION WITH SILT FENCE TO IMPROVE SEDIMENT REMOVAL AND PREVENT CLOGGING OF THE BERM BY LARGER SEDIMENT PARTICLES (SILT FENCE PLACED ON THE UPHILL SIDE OF BERM).



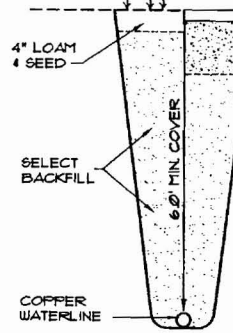
WOOD WASTE BARK/COMPOST FILTER BERM

NOT TO SCALE



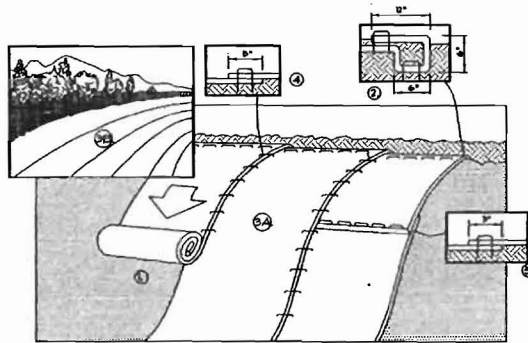
STORM DRAIN / SEWER TRENCH DETAIL

NOT TO SCALE



WATERLINE TREE

NOT TO SCALE



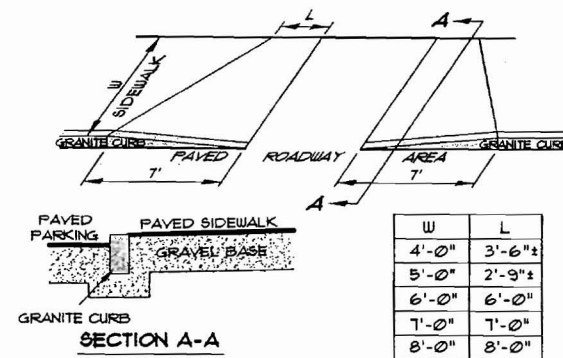
1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30cm) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30cm) APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING OPTIONAL DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2"-5" (5cm-12.5cm) OVERLAP DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
5. CONSECUTIVE BLANKETS SPICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5cm) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30cm) APART ACROSS ENTIRE BLANKET WIDTH.

NOTE:
IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15cm) MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.

14649 HIGHWAY 41 NORTH, EVANSVILLE, INDIANA 47725
USA 1-800-772-2040 CANADA 1-800-448-2040
www.nogreen.com

EROSION CONTROL BLANKET DETAIL

NOT TO SCALE



SECTION A-A

GRANITE CURB

SECTION A-A

PAVED SIDEWALK

PAVED PARKING

GRAVEL BASE

ROADWAY

AREA

GRANITE CURB

PAVED SIDEWALK

PAVED PARKING

GRAVEL BASE

ROADWAY

AREA

GRANITE CURB

PAVED SIDEWALK

PAVED PARKING

GRAVEL BASE

ROADWAY

AREA

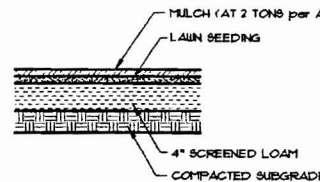
GRANITE CURB

NOTES:

- 1) THE DIMENSIONS SHOWN AT ROADWAY EDGE ARE FIXED DISTANCES.
- 2) RAMP CROSS SECTION TO BE SAME AS ADJACENT SIDEWALK (DEPTH OF SURFACE AND FOUNDATION)
- 3) IN NO CASE ARE THE RAMPS TO BE PLACED BEHIND THE STOP LINE.

SIDEWALK TIPDOWN DETAIL

NOT TO SCALE



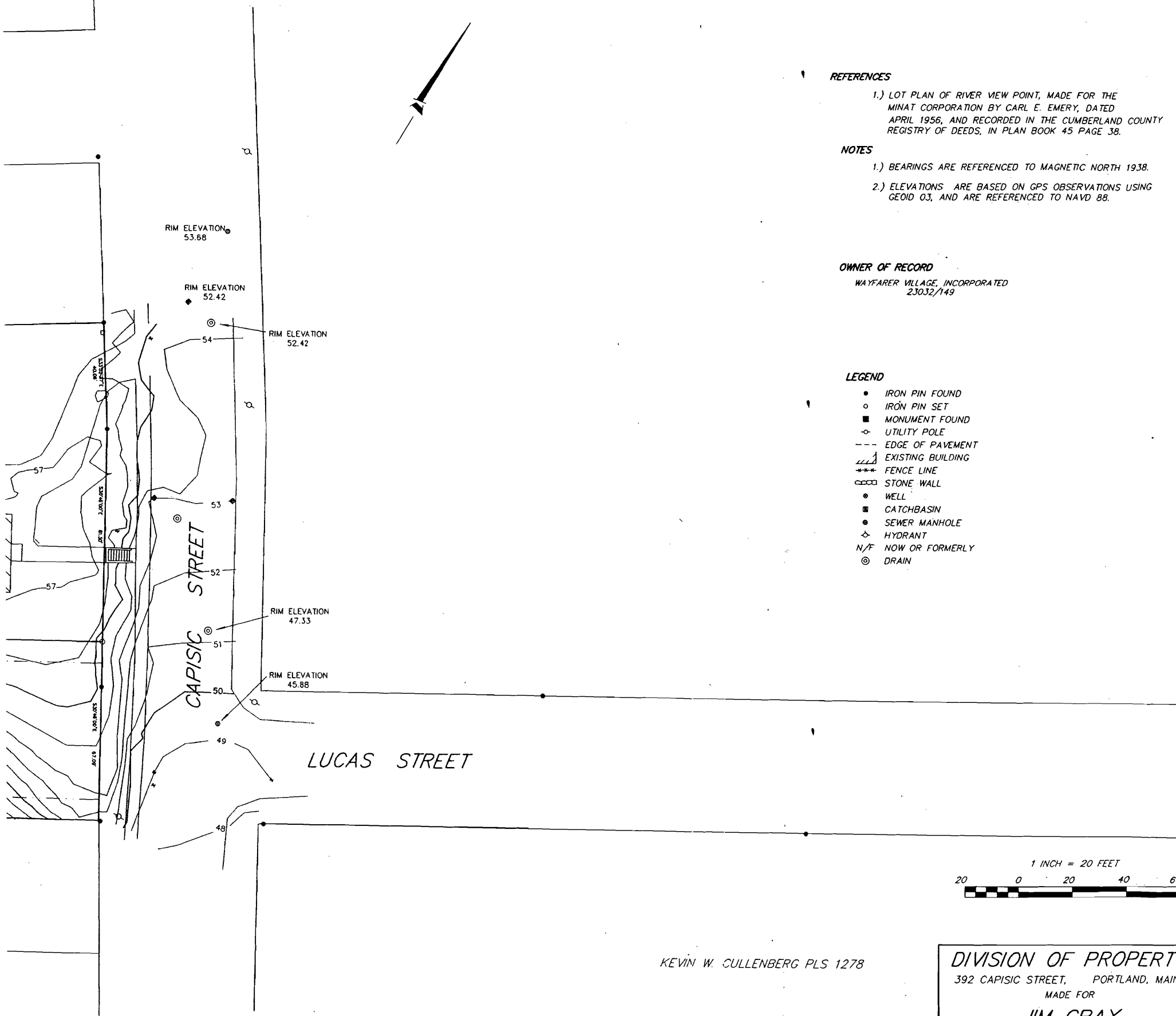
LOAM AND SEED

NOT TO SCALE

PROOF ROLL AFTER GRUBBING WITH 3 PASSES IN A N/S DIRECTION AND 3 PASSES IN A E/W DIRECTION USING A LARGE VIBRATOR ROLLER (3 TON AT DRUM STATIC WEIGHT)

PAVED DRIVEWAY

NOT TO SCALE



REFERENCES

- 1.) LOT PLAN OF RIVER VIEW POINT, MADE FOR THE MINAT CORPORATION BY CARL E. EMERY, DATED APRIL 1956, AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS, IN PLAN BOOK 45 PAGE 38.

NOTES

- 1.) BEARINGS ARE REFERENCED TO MAGNETIC NORTH 1938.
- 2.) ELEVATIONS ARE BASED ON GPS OBSERVATIONS USING GEOID 03, AND ARE REFERENCED TO NAVD 88.

OWNER OF RECORD

WAYFARER VILLAGE, INCORPORATED
23032/149

LEGEND

- IRON PIN FOUND
- IRON PIN SET
- MONUMENT FOUND
- UTILITY POLE
- EDGE OF PAVEMENT
- /// EXISTING BUILDING
- *** FENCE LINE
- STONE WALL
- WELL
- CATCHBASIN
- SEWER MANHOLE
- ◇ HYDRANT
- N/F NOW OR FORMERLY
- ⊙ DRAIN

KEVIN W. CULLENBERG PLS 1278

1 INCH = 20 FEET
20 0 20 40 60

DIVISION OF PROPERTY
392 CAPISIC STREET, PORTLAND, MAINE
MADE FOR
JIM GRAY
SEPTEMBER 20, 2005
BY
CULLENBERG LAND SURVEYING
892 OLD DANVILLE ROAD
AUBURN, MAINE 04210

GENERAL NOTES

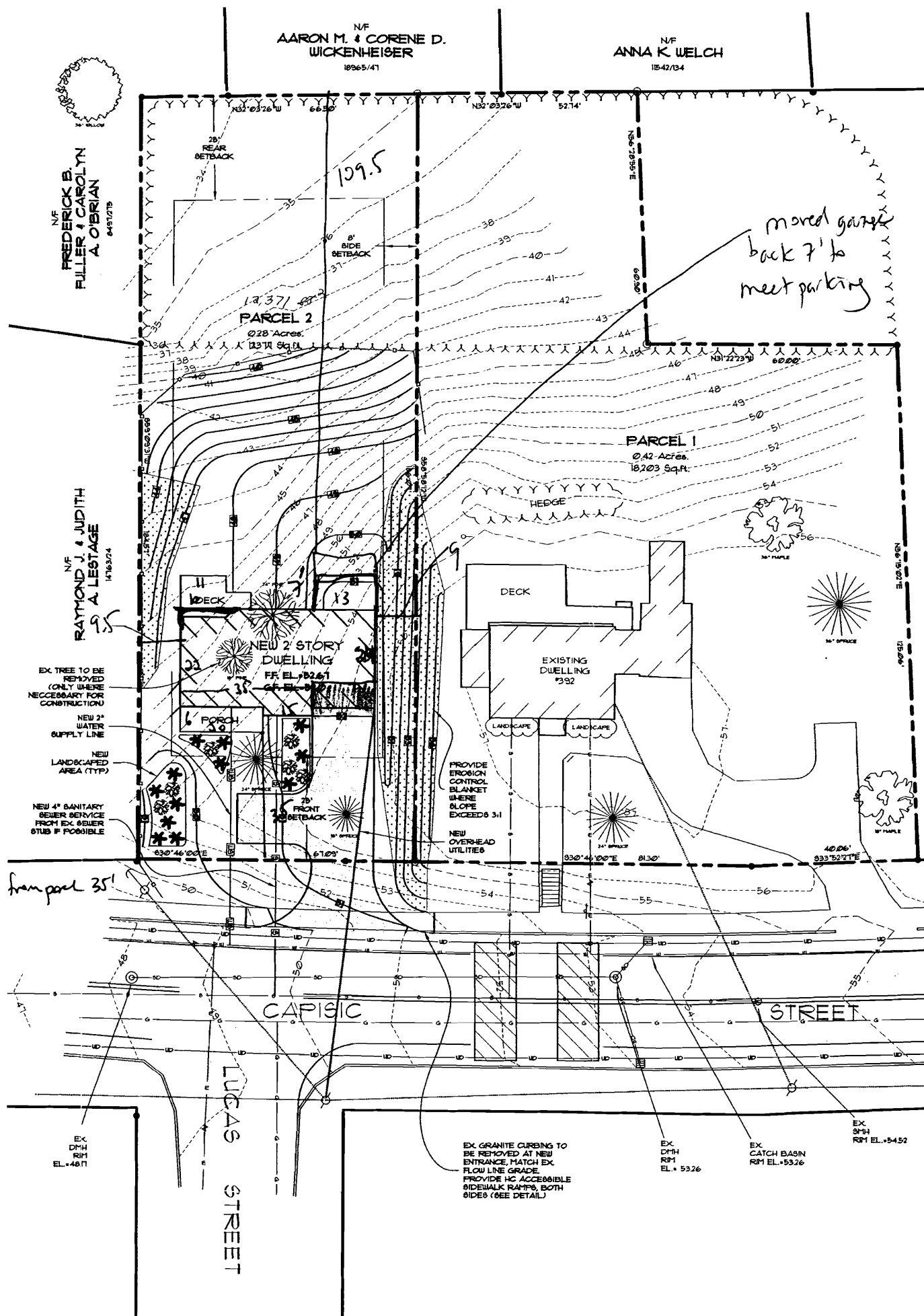
1. TEMPORARY BENCH MARK ASSUMED PER CULLENBERG SURVEY OF 9/20/05.
2. SITE TOPOGRAPHY SHOWN HEREON FROM A FIELD SURVEY AS PERFORMED BY CULLENBERG LAND SURVEYING AND VISUALLY REVISED 10/2005 AND MAY NOT BE ACCURATE IN ALL LOCATIONS.
3. PROPERTY SURVEY, MERIDIAN AND METES AND BOUNDS PROVIDED CULLENBERG LAND SURVEYING.
4. NO SITE WETLAND REVIEW OR DELINEATION WAS PERFORMED ON THIS SITE.
5. PROPOSED BUILDING FOUNDATIONS AS SHOWN PER PLANS BY HANCOCK LUMBER DATED 8/22/05 AS PROVIDED BY THE CLIENT. REFER TO ACCEPTED ARCHITECTURAL PLANS FOR ACCURATE DIMENSION, ETC.

GENERAL NOTES

1. THE CONTRACT WORK TO BE PERFORMED ON THIS PROJECT CONSISTS OF FURNISHING ALL REQUIRED LABOR, MATERIALS, EQUIPMENT, IMPLEMENTS, PARTS AND SUPPLIES NECESSARY FOR OR APPURTENANT TO THE INSTALLATION OF CONSTRUCTION IMPROVEMENTS IN ACCORDANCE WITH THESE DRAWINGS AND AS FURTHER ELABORATED IN ANY ACCOMPANYING SPECIFICATIONS.
2. THE WORK SHALL BE PERFORMED IN A THOROUGH WORKMANLIKE MANNER. ALL CONTRACTORS TO CONFORM TO ALL APPLICABLE OSHA STANDARDS. ANY REFERENCE TO A STANDARD OF THE AMERICAN SOCIETY FOR TESTING MATERIALS, FEDERAL SPECIFICATIONS, OR OTHER STANDARDS, CODES OR ORDINANCES, REFERS TO THE MOST RECENT OR LATEST SPECIFICATION OR DESIGNATION.
3. ALL CONSTRUCTION WITHIN THE CITY OF PORTLAND RIGHT OF WAY SHALL COMPLY WITH CITY PUBLIC WORKS STANDARDS. ALL CONSTRUCTION WITHIN A STATE RIGHT OF WAY SHALL COMPLY WITH MAINE D.O.T. STANDARDS. ALL UTILITY CONSTRUCTION SHALL CONFORM TO RESPECTIVE UTILITY STANDARDS.
4. THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED BY THE CITY OF PORTLAND PRIOR TO CONSTRUCTION. THE SITE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF PORTLAND REQUIRED TO PERFORM ALL THE WORK (STREET OPENINGS, BUILDING PERMIT, ETC.). THE CONTRACTOR SHALL POST ALL BONDS AS REQUIRED, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
5. PRIOR TO CONSTRUCTION, THE SITE CONTRACTOR IS TO INFORM ALL AREA UTILITY COMPANIES AND GOVERNMENTAL AGENCIES OF PLANNED CONSTRUCTION. THE SITE CONTRACTOR IS REQUIRED TO CONTACT DIG-4SAFE (1-800-229-4971) AT LEAST 3 BUSINESS DAYS PRIOR TO ANY EXCAVATION TO VERIFY ALL UNDERGROUND AND OVERHEAD UTILITY LOCATIONS.
6. THE PROJECT DRAWINGS ARE GENERALLY SCHEMATIC AND INDICATE THE POSSIBLE LOCATION OF EXISTING UNDERGROUND UTILITIES. INFORMATION ON EXISTING UTILITIES HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY MAPS, MUNICIPAL RECORD MAPS, AND FIELD SURVEY. IT IS NOT GUARANTEED TO BE CORRECT OR COMPLETE. UTILITIES ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES, INCLUDING SERVICES, WHEN THOSE SERVICES ARE TO BE LEFT IN PLACE. THE CONTRACTOR IS TO PROVIDE ADEQUATE MEANS OF SUPPORT AND PROTECTION DURING THE EXCAVATING AND BACKFILLING OPERATIONS. SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED UTILITIES BE FOUND, THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH THE WORK IN THIS AREA.
7. OSHA REGULATIONS MAKE IT UNLAWFUL TO OPERATE CRANES, BOOMS, HOISTS, ETC. WITHIN TEN FEET (10') OF ANY ELECTRIC LINE. IF THE CONTRACTOR MUST OPERATE CLOSER THAN 10', THE CONTRACTOR MUST CONTACT THE POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS BEFORE ENDOUCHING ON THIS REQUIREMENT.
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE ALL PLANS, APPROVALS, AND DETAILS FOR ADDITIONAL INFORMATION. THE CONTRACTOR SHALL VERIFY ALL THE SITE CONDITIONS IN THE FIELD AND CONTACT THE DESIGN ENGINEER IF THERE ARE ANY DISCREPANCIES REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS SO THAT AN APPROPRIATE REVISION CAN BE MADE PRIOR TO BIDDING.
9. THE CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND CONSTRUCTION DETAILS OF THE BUILDING AREA (SITE PLANS SHOW APPROXIMATE BUILDING DIMENSIONS). ALL SITE DIMENSIONS ARE REFERENCED TO PROPERTY LINES, THE FACE OF CURBS, OUTSIDE FACE OF WALLS, OR EDGE OF PAVING UNLESS OTHERWISE NOTED.
10. ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED IN WRITING BY THE OWNER, DESIGN ENGINEER, AND APPROPRIATE GOVERNMENTAL AGENCY PRIOR TO INSTALLATION.
11. THE CONTRACTOR SHALL RESTORE ALL UTILITY STRUCTURES, PIPE, UTILITIES, CURBS, SIDEWALKS, AND LANDSCAPED AREAS DISTURBED BY CONSTRUCTION TO AS GOOD AS BEFORE BEING DISTURBED AS DETERMINED BY CITY OF PORTLAND CODE ENFORCEMENT OFFICIALS. ANY DAMAGES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
12. TRAFFIC CONTROL MEASURES SHALL BE UTILIZED IN ACCORDANCE WITH MAINE DOT STANDARDS. THE CONTRACTOR SHALL PROVIDE, MAINTAIN AND PROTECT TRAFFIC CONTROL DEVICES TO THE EXTENT REQUIRED BY LAW FOR THE PROTECTION OF THE PUBLIC CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES, AND UNIFORMED TRAFFIC CONTROL PERSONNEL AS REQUIRED OR ORDERED BY THE DESIGN ENGINEER OR CODE ENFORCEMENT PERSONNEL. CONTRACTOR SHALL MAINTAIN ALL TRAFFIC LANES AND PEDESTRIAN WALKWAYS AT ALL TIMES UNLESS WRITTEN APPROVAL IS OBTAINED FROM THE CITY OF PORTLAND. PAVEMENT MARKINGS SHALL BE PAINT DURING TYPE IN ACCORDANCE WITH MDOT SPECIFICATIONS. TWELVE INCH (12") WIDE 810P BAR AND FOUR INCH (4") WIDE 810P STRIPES SHALL BE LOCATED AS SHOWN ON THE PLANS.
13. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF ALL PRODUCT MATERIALS AND PLANT SPECIFICATIONS TO THE OWNER AND DESIGN ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 10 WORKING DAYS FOR REVIEW.
14. THE OWNER MAY RETAIN AN INDEPENDENT TESTING LABORATORY FOR SOIL AND PAVEMENT TESTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COSTS ASSOCIATED WITH ANY RECONSTRUCTION AND RE-TESTING OF UNSATISFACTORY SOILS.
15. ALL EXCAVATION SHALL BE BACKFILLED TO EXISTING GRADE BEFORE THE END OF THE DAY OR ADEQUATELY PROTECTED FROM DANGER TO HUMANS AND ANIMALS.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL FIELD LAYOUT. THE OWNER WILL PROVIDE A BENCH MARK AT THE CONSTRUCTION SITE FROM WHICH TO BEGIN LAYOUT.
17. THE CONTRACTOR SHALL FURNISH ELECTRICAL POWER, WATER, AND SANITARY FACILITIES FOR HIS EXCLUSIVE USE AT THE CONSTRUCTION SITE SHOULD THE CONTRACTOR DEEM THIS ESSENTIAL FOR THE PROPER PERFORMANCE OF THE CONTRACT.
18. WORK MAY PROGRESS MONDAY THROUGH SATURDAY 1:00 AM TO 1:00 PM. WORK AT OTHER TIMES MAY PROCEED UPON WRITTEN APPROVAL BY THE OWNER AND CITY OF PORTLAND. THE CONTRACTOR SHALL BE REQUIRED TO CONFORM WITH ALL RULES AND REGULATIONS SET FORTH IN CITY OF PORTLAND SUBDIVISION REGULATIONS.
19. THE CONTRACTOR SHALL GUARANTEE THE FAITHFUL REPAIR OF ANY DEFECTS DUE TO FAULTY MATERIALS OR WORKMANSHIP AND GUARANTEE PAYMENT FOR ANY RESULTING DAMAGE WHICH SHALL APPEAR WITHIN A PERIOD OF ONE (1) YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION OF THE PROJECT.
20. THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES) TO THE OWNER AT THE END OF CONSTRUCTION.
21. A PRE-CONSTRUCTION CONFERENCE WITH THE OWNER, DESIGNERS, CITY OFFICIALS AND CONTRACTOR SHALL BE REQUIRED BEFORE ANY CONSTRUCTION OCCURS ON THE PROJECT. DURING CONSTRUCTION THERE SHALL BE WEEKLY PROGRESS MEETINGS WITH THE OWNER (ON SITE OR TELECONFERENCE) UNTIL PROJECT COMPLETION.
22. PROPER IMPLEMENTATION AND MAINTENANCE OF EROSION CONTROL MEASURES ARE OF PARAMOUNT IMPORTANCE FOR THIS PROJECT. 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 ONSITE INSPECTIONS OF THE OWNER, THEIR REPRESENTATIVES, OR STATE/LOCAL/FEDERAL INSPECTORS AT NO ADDITIONAL COST TO THE OWNER.
23. SEWER AND WATER CONNECTIONS TO THE EXISTING LINES, THE TYPE AND LOCATIONS OF WHICH ARE TO BE VERIFIED BY THE CONTRACTOR ARE TO BE MADE IN CONFORMANCE WITH THE CITY OF PORTLAND WATER AND SANITARY DISTRICT REGULATIONS.

GRADING NOTES

1. THE CONTRACTOR SHALL PRESERVE EXISTING TREES WHERE POSSIBLE.
2. TOPSOIL SHALL BE STRIPPED AND STOCKPILED FOR USE IN FINAL LANDSCAPING.
3. EMBANKMENT LAYERS SHALL START AT THE DEEPEST PORTION OF THE FILL AND AS PLACEMENT PROGRESSES, LAYERS SHALL BE PLACED APPROXIMATELY HORIZONTAL IN EIGHT (8) 1.17 FT. AT THE CLOSE OF EACH DAY'S WORK, THE EMBANKMENT SURFACE SHALL BE GRADED, CROWNED, SMOOTHED, ROLLED AND SEALED AGAINST INFILTRATION OF WATER. EXCESS EXCAVATION, IF ANY, SHALL BE REMOVED OFFSITE UNLESS CONTRACTOR OBTAINS WRITTEN APPROVAL FROM OWNER FOR STOCKPILING MATERIALS ONSITE.
4. THE CONTRACTOR SHALL COMPACT FILL UNDER ALL PAVING, BUILDINGS, AND DRIVE AREAS TO 98% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698 (MODIFIED PROCTOR TEST) OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
5. AGGREGATE FOR GRAVEL SURFACE COURSE SHALL MEET TYPE "A" MDOT GRAVELS SECTION 109.06. AGGREGATE FOR GRAVEL BASE COURSE SHALL MEET TYPE "D" MDOT GRAVELS SECTION 109.06. THE COMPLETED SURFACE OF EACH LAYER OF GRAVEL SHALL BE SHARPED AND MAINTAINED TO A TOLERANCE ABOVE OR BELOW THE REQUIRED GRADE, OF ONE HALF INCH.
6. ALL AREAS WHERE LOAM IS REQUIRED SHALL BE TRIMMED AND SHAPED TO THE REQUIRED GRADE. ALL DEBRIS/STONES SHALL BE REMOVED FROM THE LOAM. LOAM SHALL BE SPREAD UNIFORMLY ON THE PREPARED AREAS TO A UNIFORM DEPTH OF FOUR INCHES (4"). ANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS SHALL BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEEPERINGS OR WATER POCKETS. IT IS NECESSARY TO CONTACT THE TOPSOIL ENOUGH TO ENSURE GOOD CONTACT WITH THE UNDERLYING SOIL, HOWEVER, UNDEE COMPACTION IS TO BE AVOIDED AS IT PREVENTS SEED GERMINATION.



N/F
AARON M. & CORENE D.
WICKENHEISER
18965/41

N/F
ANNA K. WELCH
1842/134

N/F
FREDERICK B.
FULLER & CAROLYN
A. O'BRIAN
04-87/278

N/F
RAYMOND J. & JUDITH
S. A. LESTAGE
14783/24

EX TREE TO BE
REMOVED
(ONLY WHERE
NECESSARY FOR
CONSTRUCTION)

NEW 2" WATER
SUPPLY LINE

NEW LANDSCAPED
AREA (TYP)

NEW 4" SANITARY
SEWER SERVICE
FROM EX. SEWER
810S IF POSSIBLE

F. from parcel 35'

EX GRANITE CURBING TO
BE REMOVED AT NEW
ENTRANCE, MATCH EX.
FLOW LINE GRADE.
PROVIDE HC ACCESSIBLE
SIDEWALK RAMP, BOTH
SIDES (SEE DETAIL)

EX.
DWH
RIM
EL. + 5326

EX.
CATCH BASIN
RIM EL. + 5326

EX.
8" H
RIM EL. + 54.52