



Inspections Division

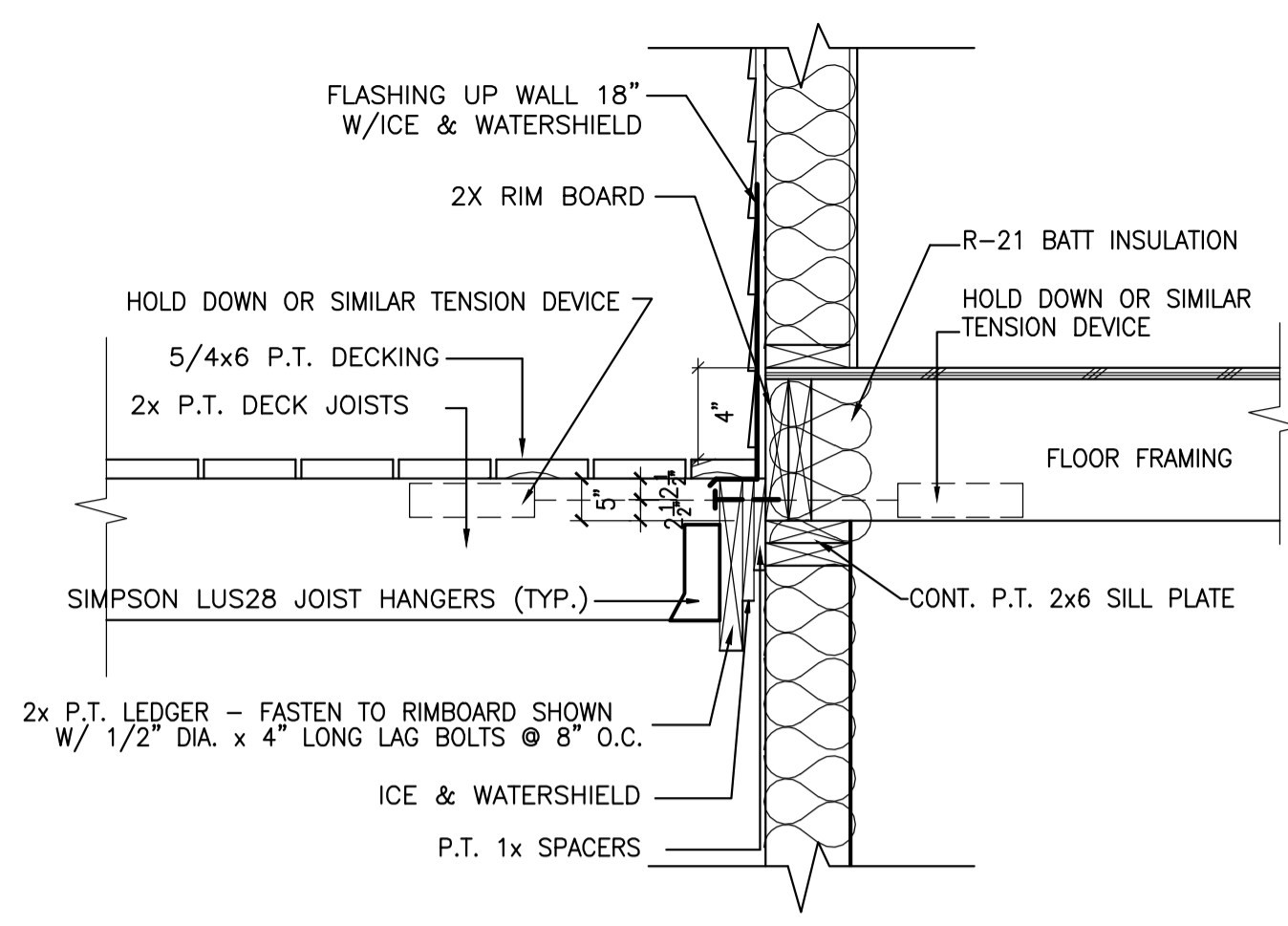
Date: 10/10/14

**GENERAL NOTES:**

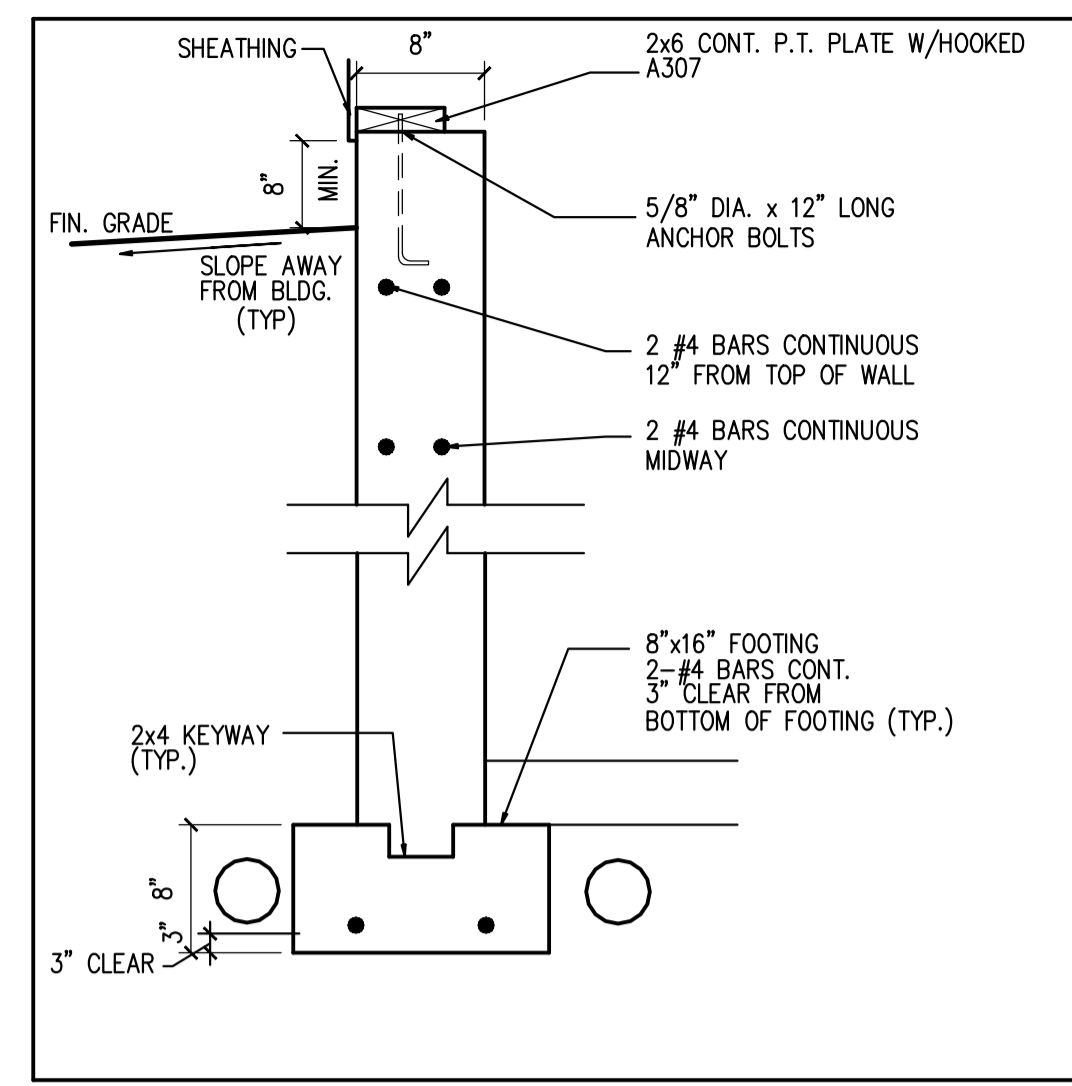
- All work shall be in accordance with IRC 2009, IBC Basic Building Code, NFPA Maine State Plumbing Code, ASHRAE, U.L., NFPA Codes and all local, State or Federal standards.
- All required City and State permits must be obtained before any construction.
- Structural, Mechanical, Electrical and Plumbing design and installation by or performed in accordance with local, State and Federal standards.
- Seal all openings & mechanical penetrations with approved fire rating material.
- Building shall have approved smoke detectors in accordance with NFPA-101.

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

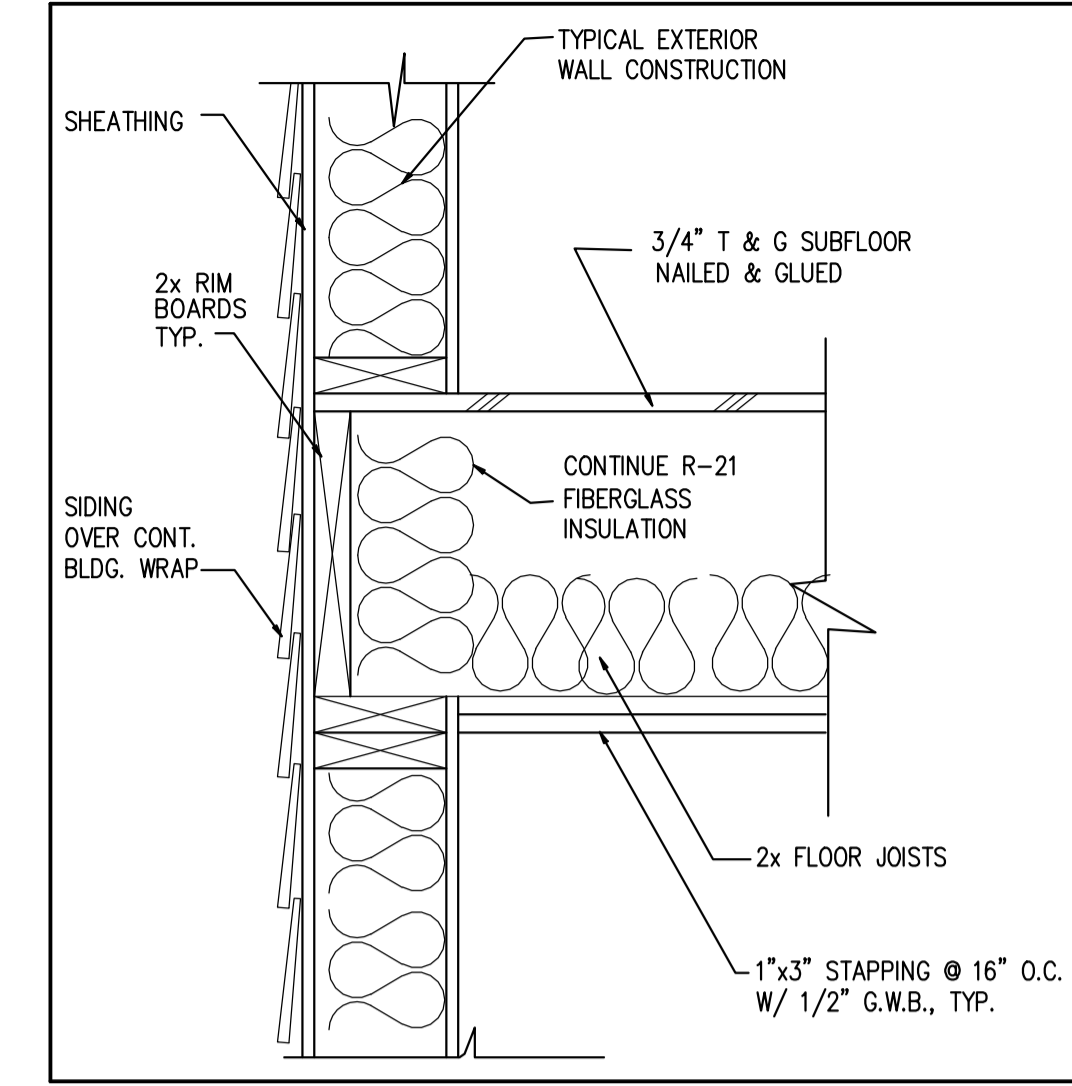
NOTE: PROVIDE JAMBS BOTH ENDS AS FOLLOWS:  
 2x6 JACK PLUS 2x6 KING UP TO 4'-6" ROUGH OPENING  
 (2) 2x6 JACKS PLUS (2) 2x6 KINGS UP TO 7'-0" ROUGH OPENING



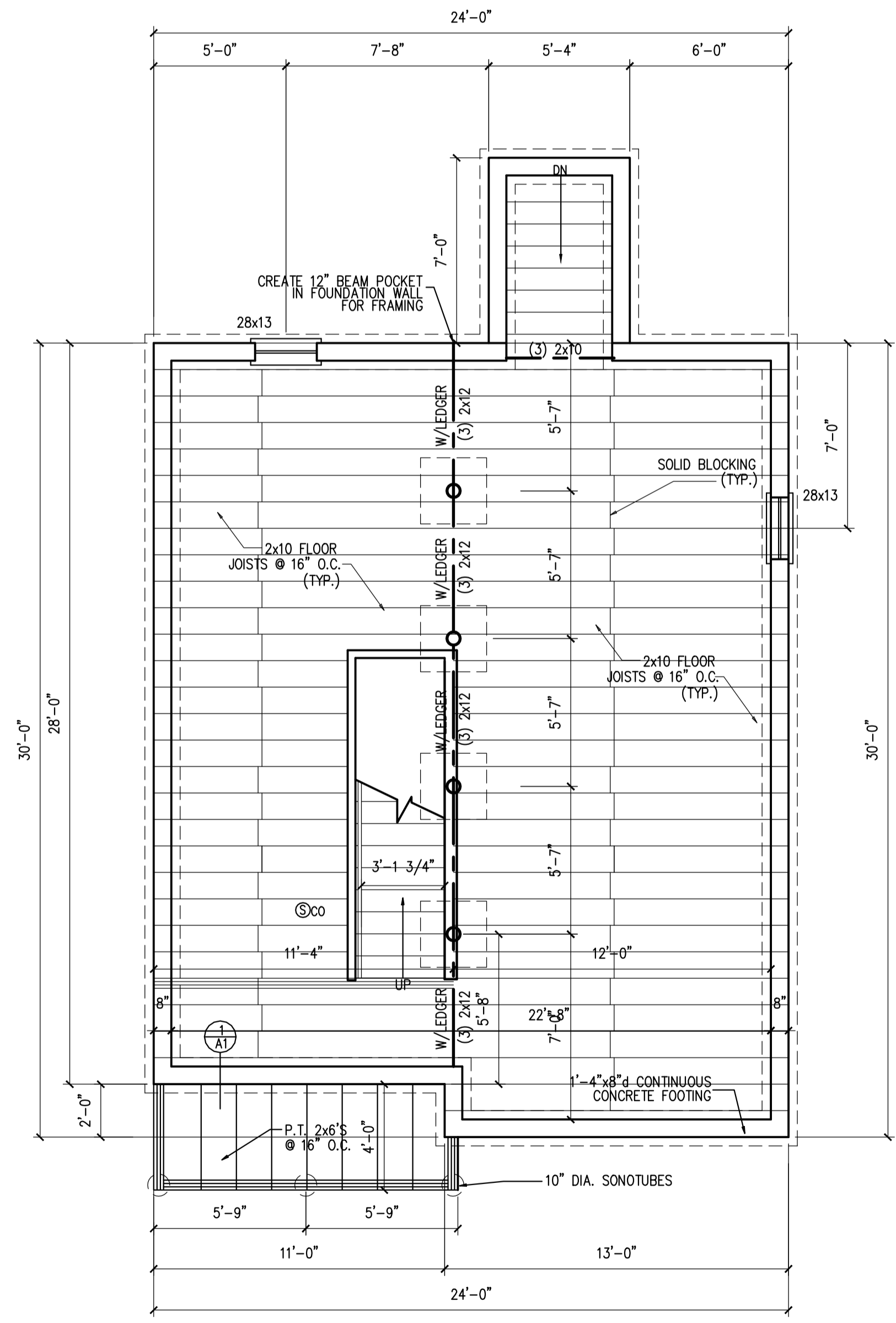
1 DECK / JOIST DETAIL SCALE: 1"=1'-0"



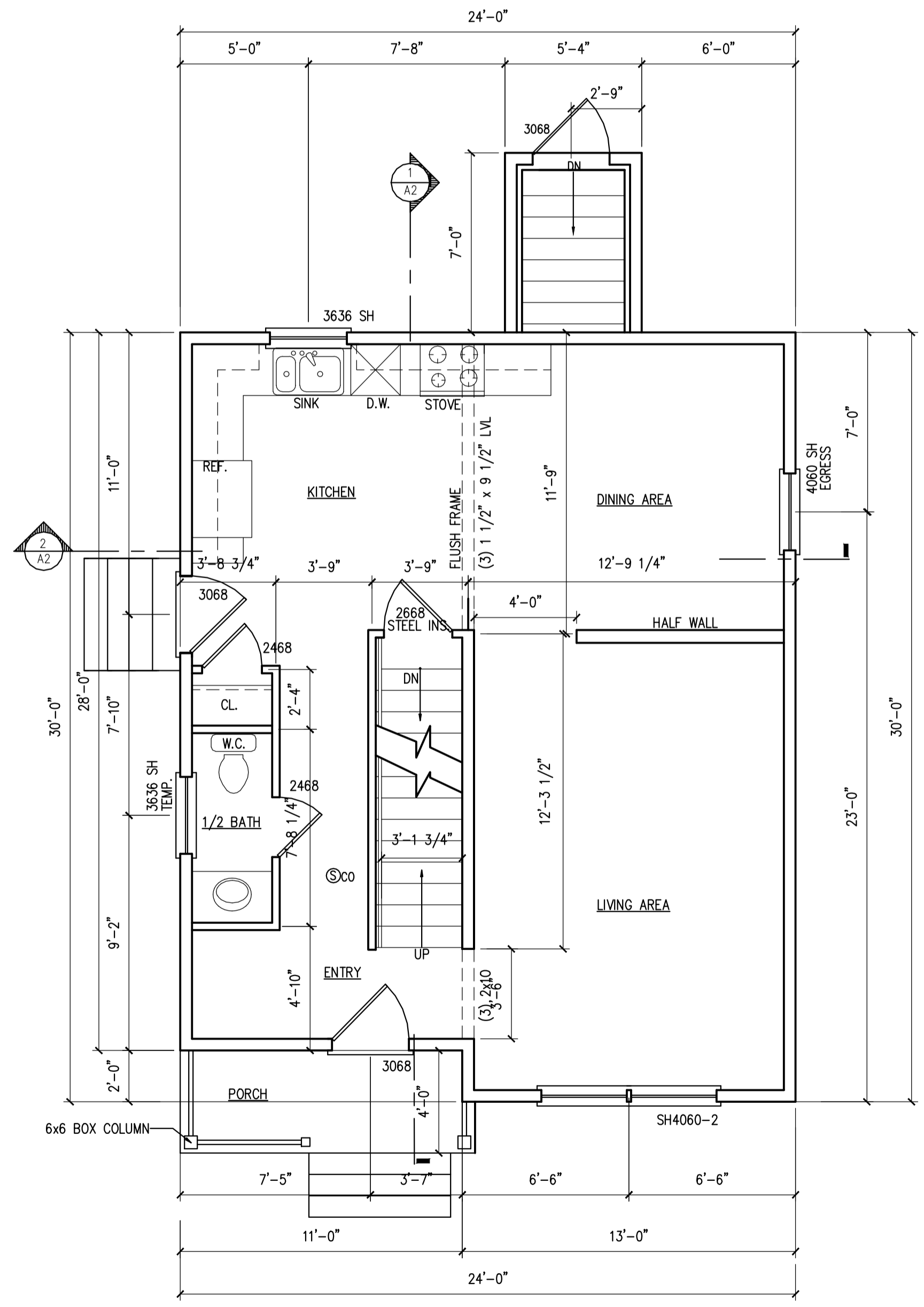
2 TYPICAL FOUNDATION WALL SCALE: 1"=1'-0"



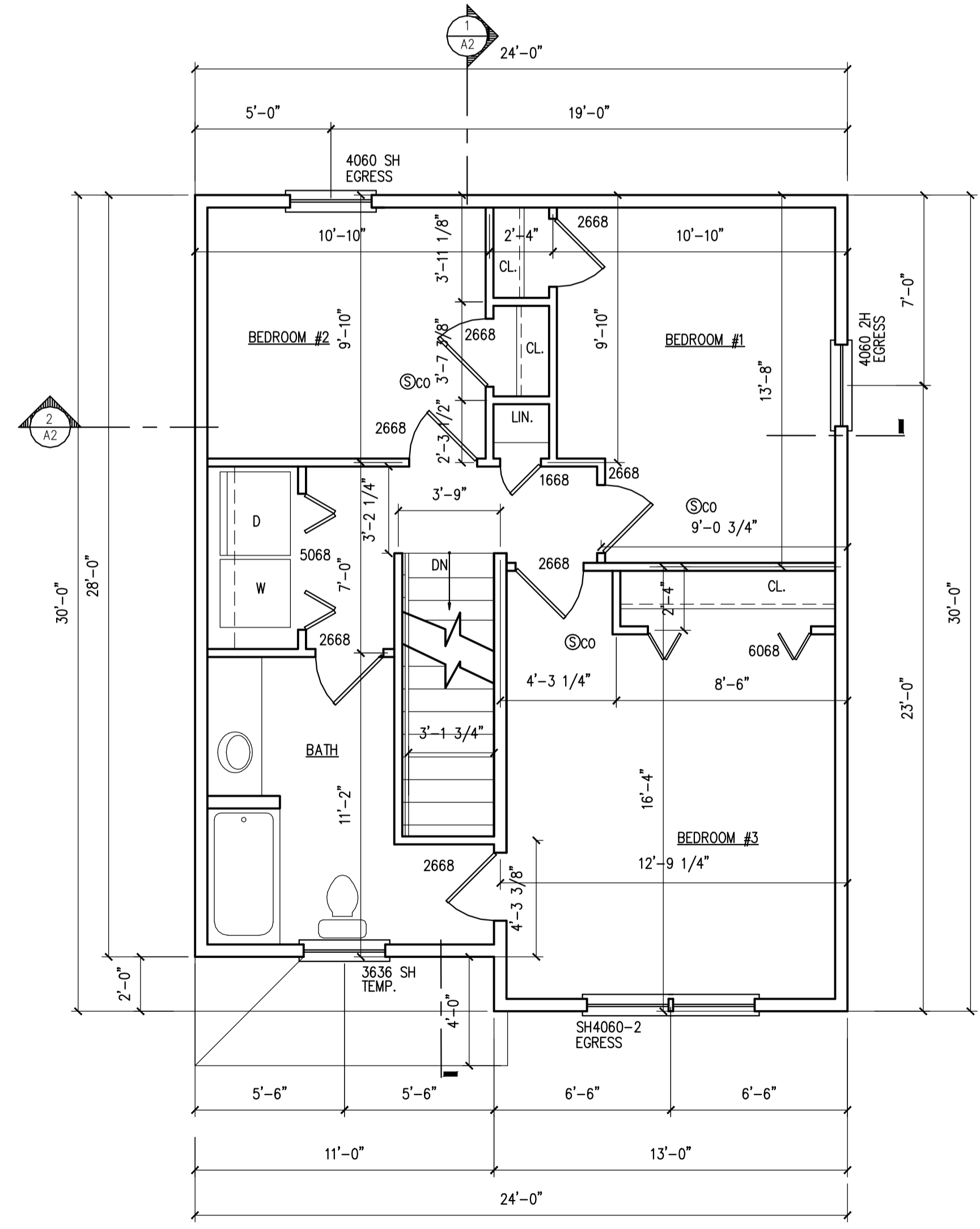
3 FLOOR FRAMING DETAIL 1 1/2" = 1'-0"



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



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



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

DRAWINGS THIS SHEET  
 FOUNDATION/FRAMING PLAN  
 FIRST FLOOR PLAN /  
 SECOND FLOOR PLAN  
 DETAILS  
 DATE  
 09/08/14

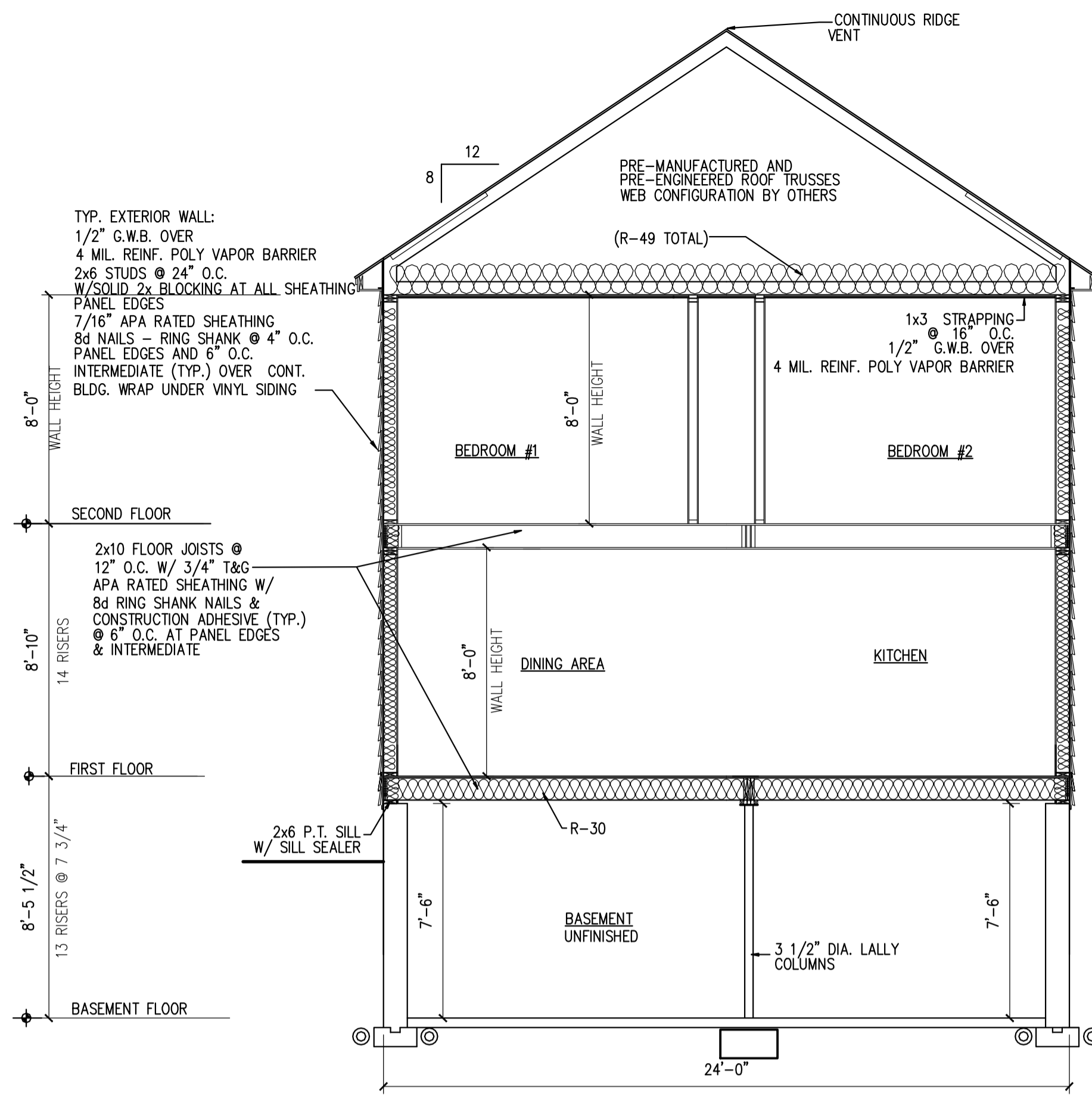
24x30 COLONIAL  
 PORTLAND, MAINE

A1

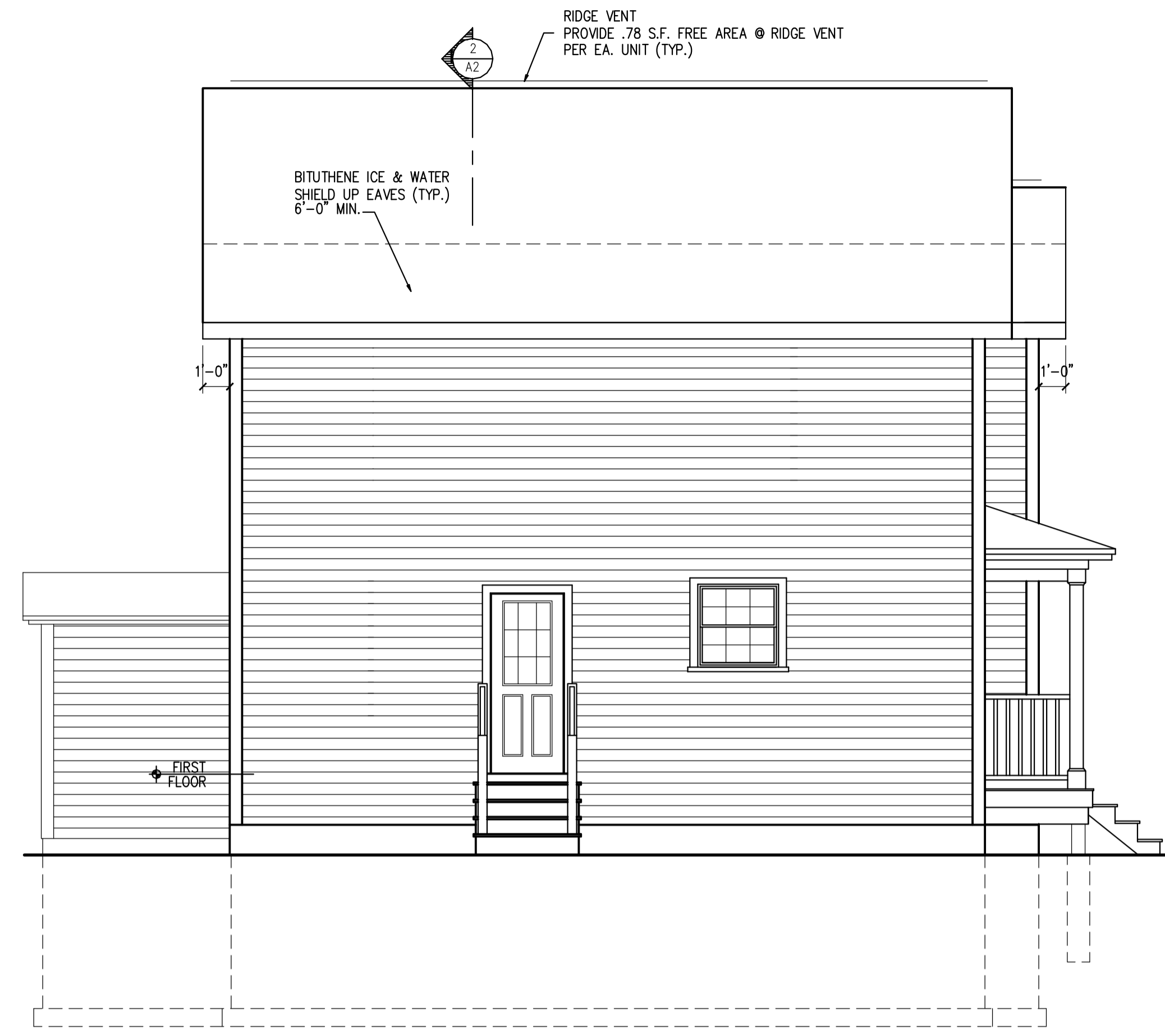


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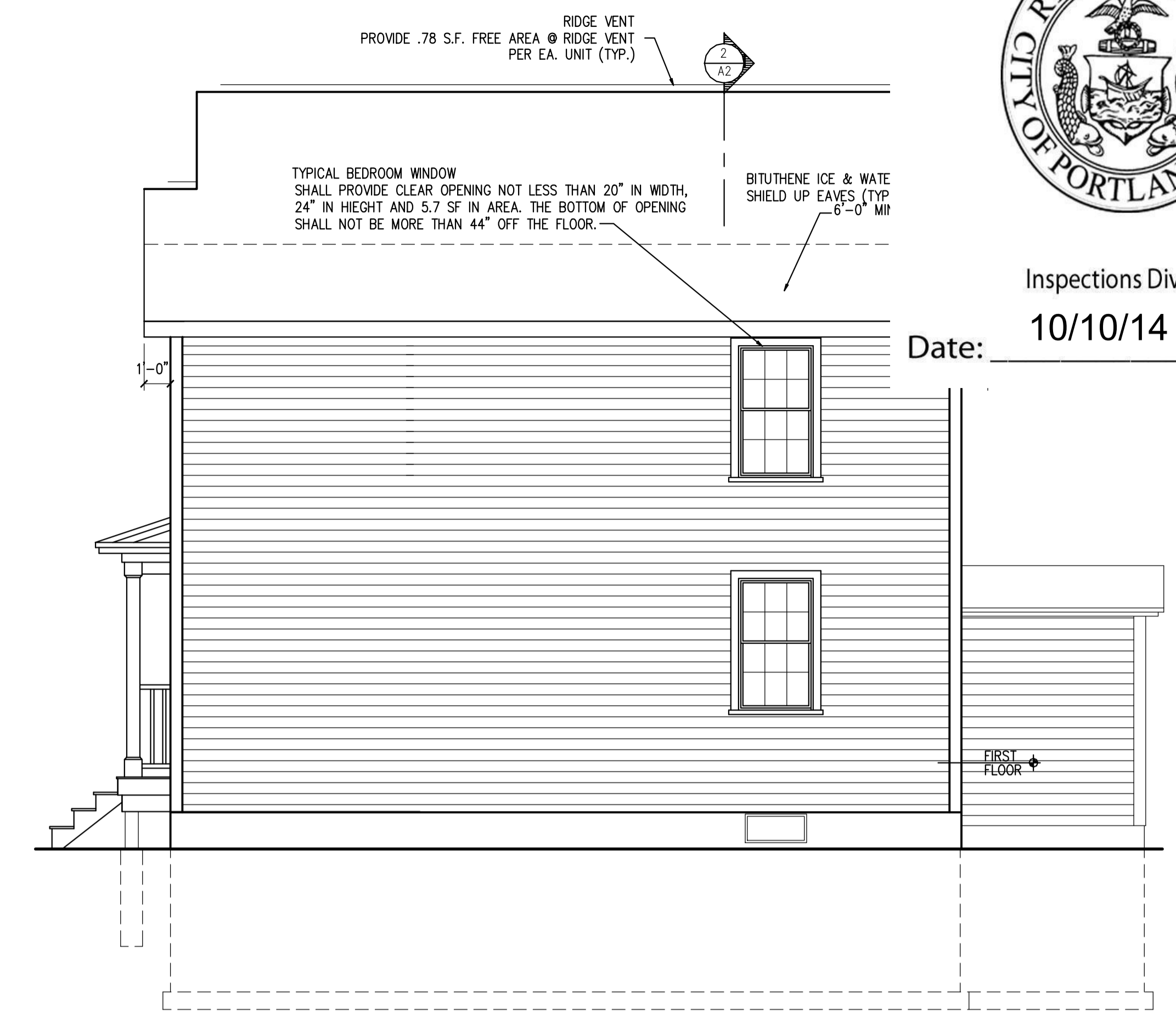
Date: 10/10/14



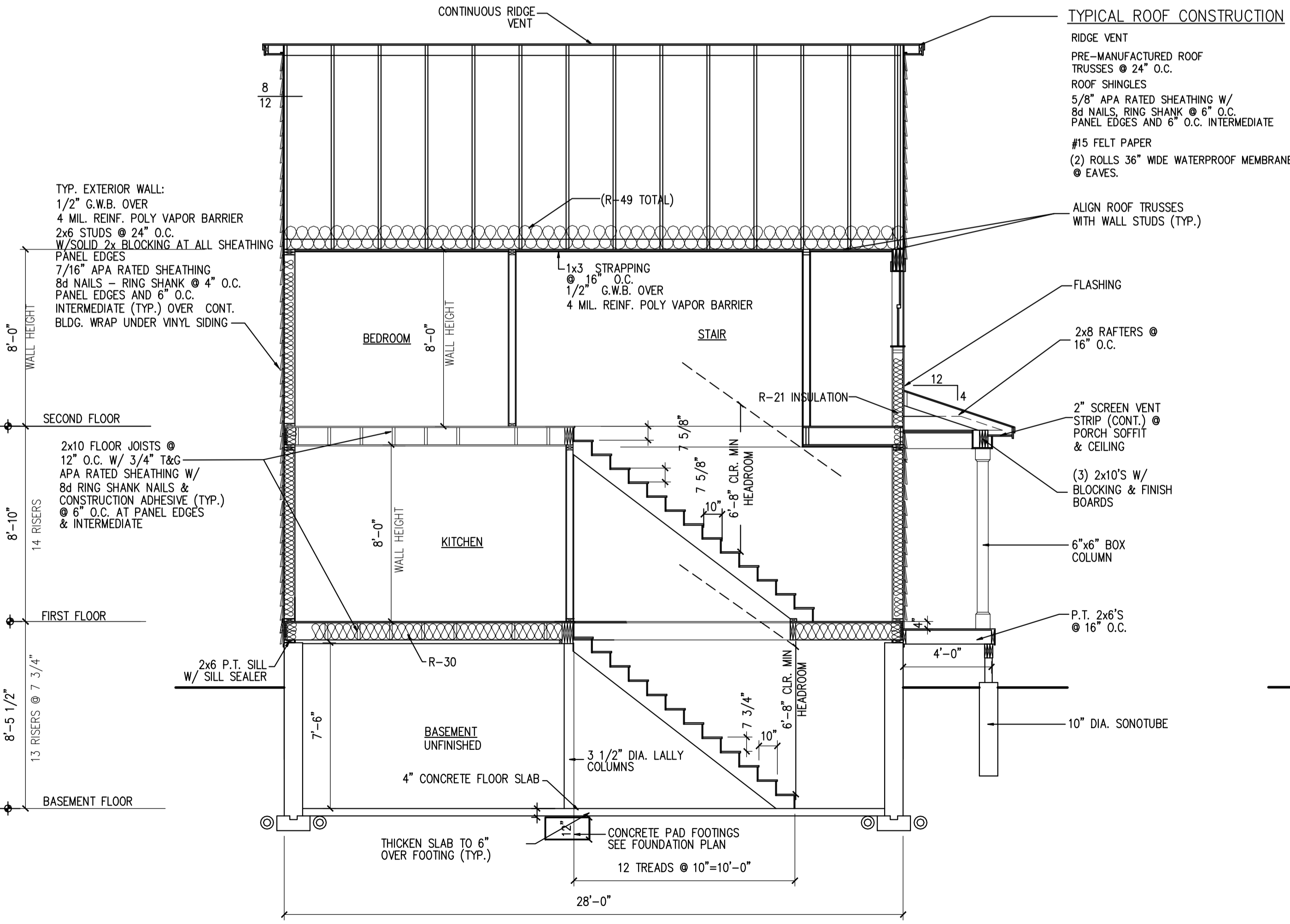
SECTION THRU HOUSE  
SCALE : 1/4" = 1' - 0"



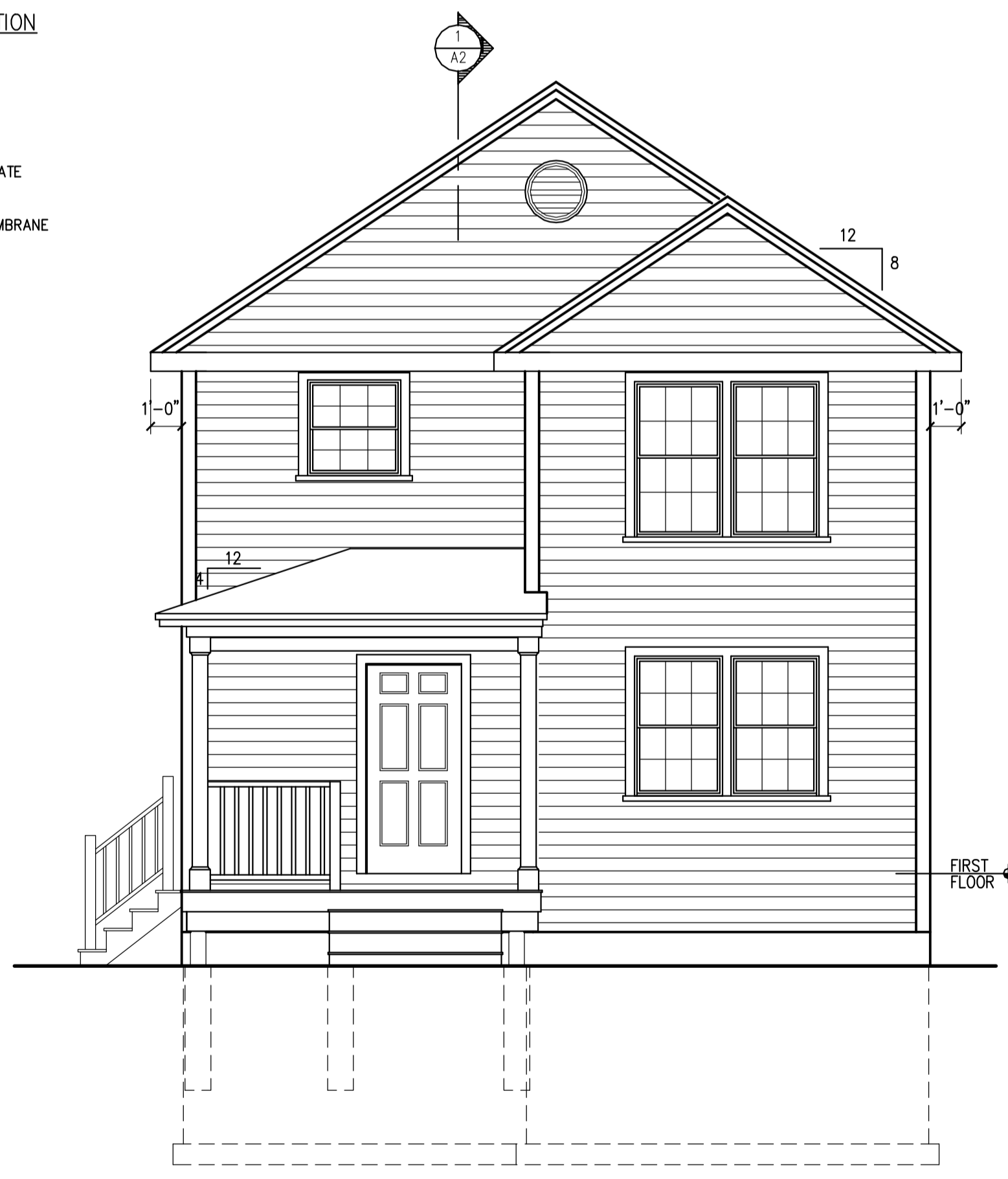
LEFT SIDE ELEVATION  
SCALE : 1/4" = 1' - 0"



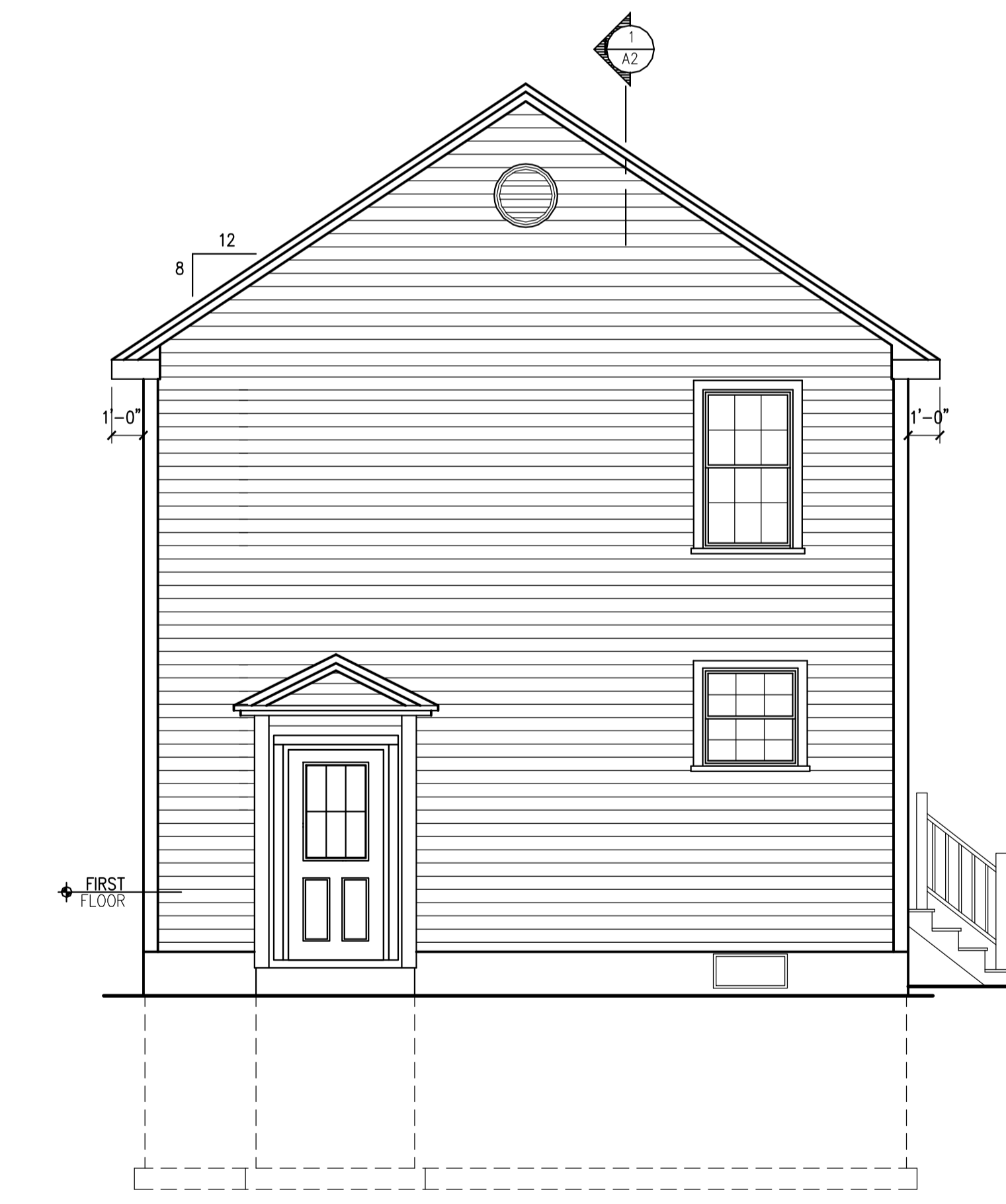
RIGHT SIDE ELEVATION  
SCALE : 1/4" = 1' - 0"



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



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



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

24x30 COLONIAL  
PORTLAND, MAINE

DRAWINGS THIS SHEET  
ELEVATIONS  
BUILDING SECTIONS

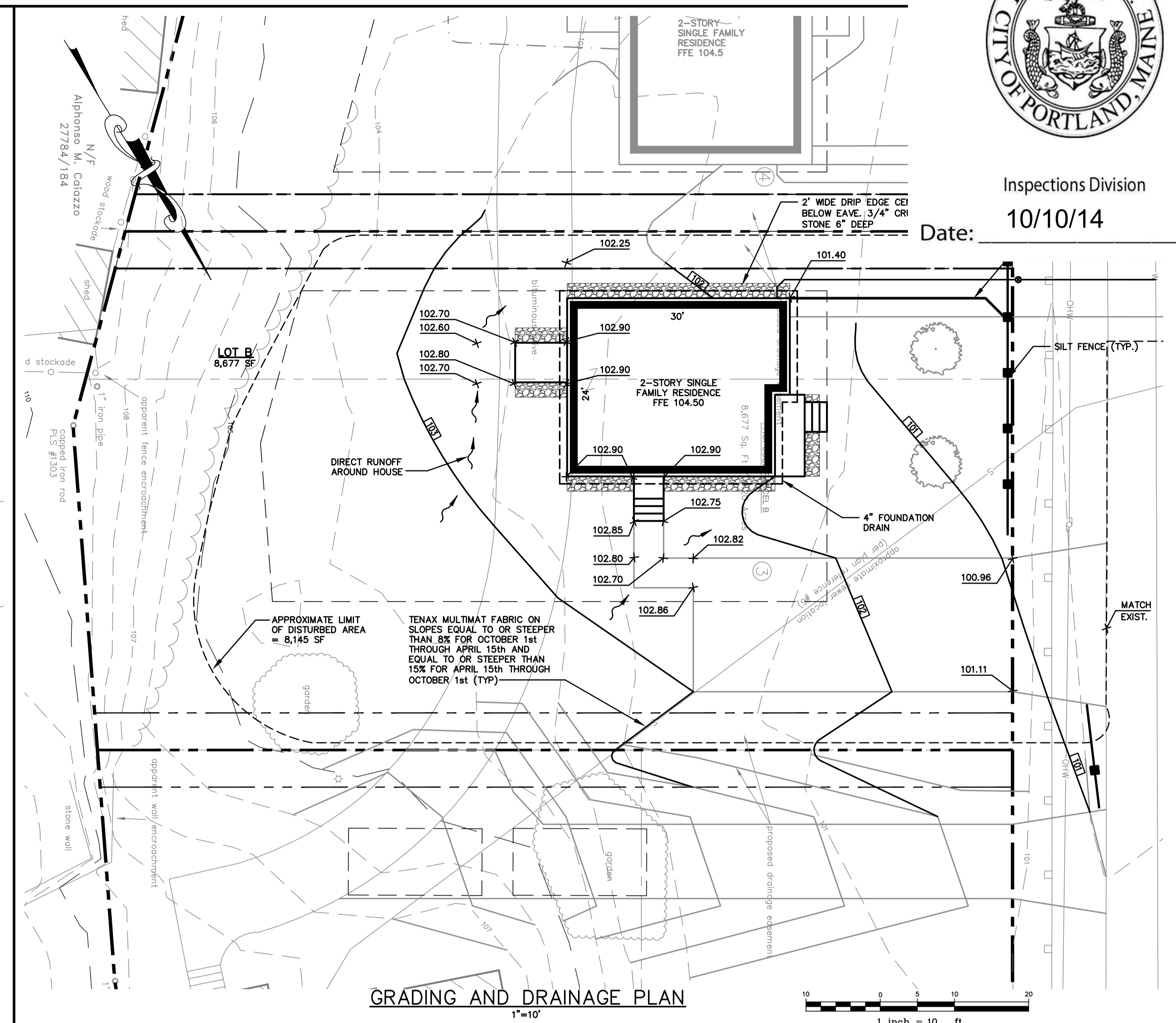
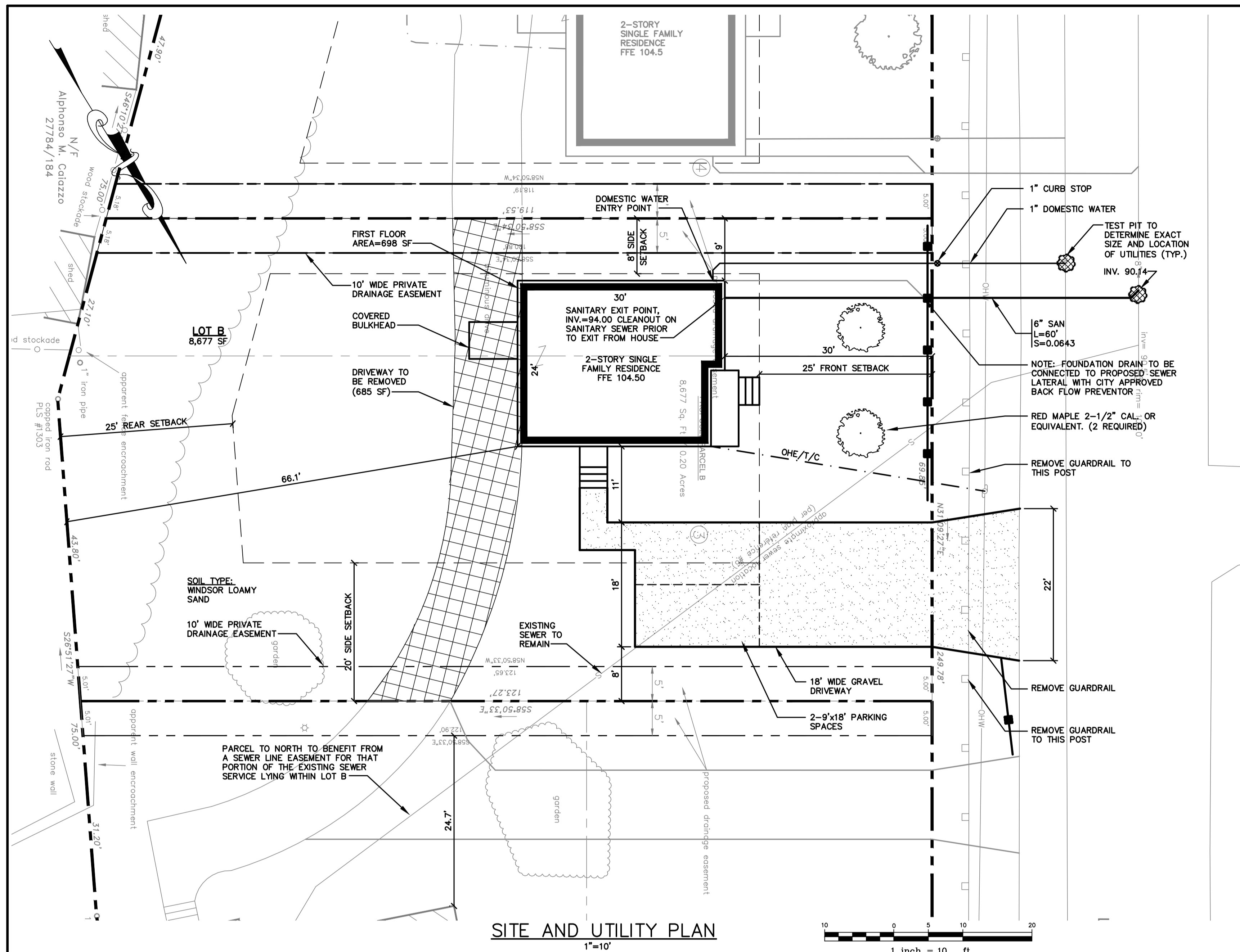
DATE  
09/08/14

A2



Inspections Division

Date: 10/10/14



**SPACE AND BULK REQUIREMENTS – R3 ZONE**

MINIMUM LOT SIZE:	6,500 S.F.
MINIMUM FRONTAGE:	50 FT.
MINIMUM SETBACKS:	
FRONT YARD	25 FT.
REAR YARD	25 FT.
SIDE YARD*	
1 STORY	8 FT.
1 1/2 STORY	8 FT.
2 STORY	14 FT.
2 1/2 STORY	16 FT.
MINIMUM LOT WIDTH:	65 FT.
OTHER USES:	

\* 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.
- 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 TITCOMB SURVEY IN 2014.
- 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 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 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.
- SECTION 14-425 OF THE LAND USE CODE STATES: ANY YARD MAY BE OCCUPIED BY A ONE-STORY ENTRANCE PORCH NOT ENCLOSED, WITH OR WITHOUT A ROOF, IF THE AREA OF THE PORCH DOES NOT EXCEED FIFTY SQUARE FEET, NOR THE PROJECTION FROM THE BUILDING EXCEED SIX FEET.

U:\2929 - Lane Avenue - Portland - Jim WolfZ - CAD\DWG\2929-phase-3-lots.dwg 9/25/2014 1:52 PM

Rev.	Date	Revision

CITY REVIEW	Issued For	Date	By

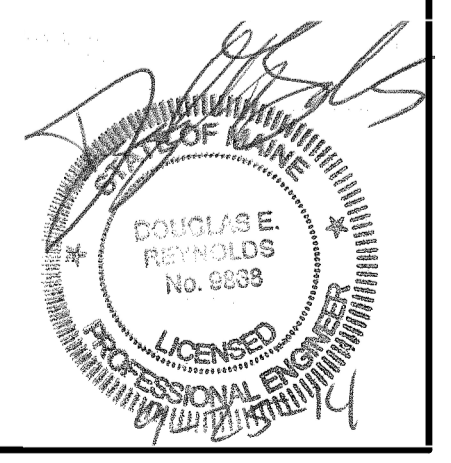
Design: JWA	Draft: CG	Date: SEPT 2014
Checked: DER	Scale: 1"=10'	Job No.: 2929
File Name: 2929-phase-3-lots.dwg		
This plan shall not be modified without written permission from Gorrill-Palmer Consulting Engineers, Inc.(GPCEI). Any alterations, authorized or otherwise, shall be at the user's sole risk and without liability to GPCEI.		

**GP** Gorrill-Palmer Consulting Engineers, Inc.  
*Engineering Excellence Since 1998*  
 PO Box 1237 15 Shaker Road Gray, ME 04039  
 207-657-6910 FAX: 207-657-6912  
 E-Mail: mailbox@gorrillpalmer.com

Drawing Name: **Site, Utility, Grading and Drainage Plans**  
 Project: **Lane Avenue Portland, Maine**  
 Client: **Diversified Properties P.O. Box 10127, Portland, Maine 04104**

Drawing No. **1**

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

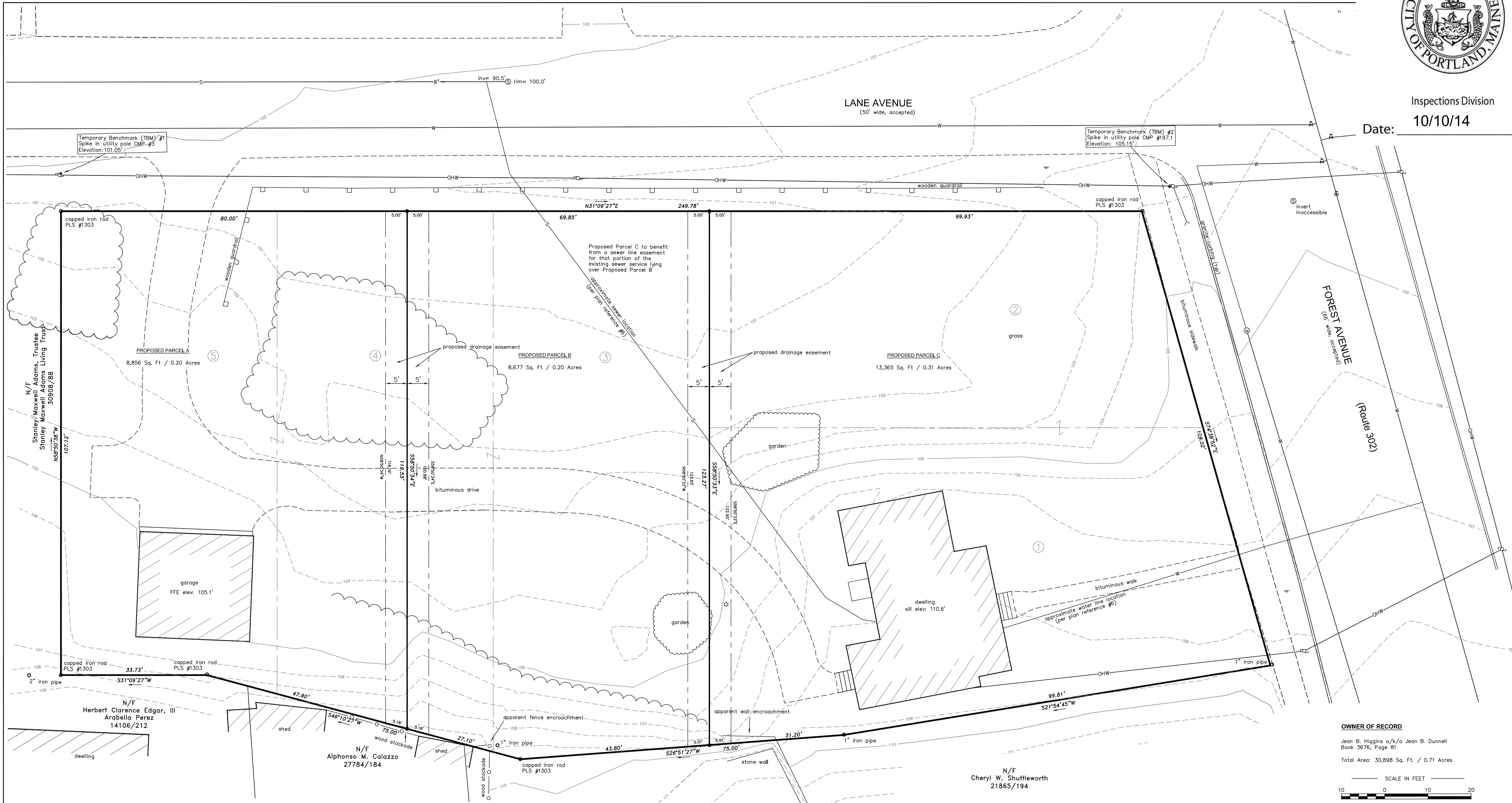






Inspections Division

Date: 10/10/14



**LEGEND**

●	Iron marker to be set (#5 rebar)	⊙	Water manhole
○	Iron marker - found	—	Overhead utility line
—	Property line (locus)	—	Sewer line
—	Property line (abutter)	—	Underground water line
—	Fence	—	Contours (1ft)
—	Edge of pavement	—	Contours (5ft)
—	Curb	N/F	Now or formerly of
—	Sign	1234/567	Deed reference (Book/Page)
—	Lamp or light pole	—	Tree line
—	Utility pole	—	Existing building
—	Guy wire	—	Lot # per plan ref #7
—	Gas valve	—	Lot line per plan ref #7
—	Water valve	—	
—	Sewer manhole		

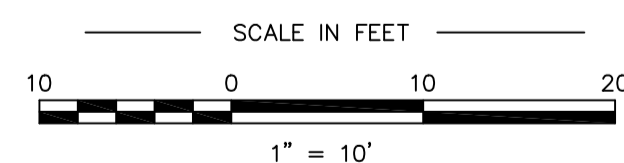
**NOTES**

- 1) Book and Page references are to the Cumberland County Registry of Deeds.
- 2) Bearings are referenced to grid north, Maine State Plane Coordinate System, NAD83, West Zone.
- 3) Elevations are based on City of Portland datum. Temporary Benchmark #1 is a spike in utility pole CMP #3. Elevation: 101.05'. Benchmark #2 is a spike in utility pole CMP #197.1. Elevation: 105.15'. Project Benchmark is a 3" o/s monument at the intersection of Forest Avenue and Homestead Avenue.
- 4) Utility information on this plan is approximate, based on location of visible features and information contained on plans and drawings provided by others. DigSafe and/or the appropriate utilities should be contacted prior to any construction.

**PLAN REFERENCES**

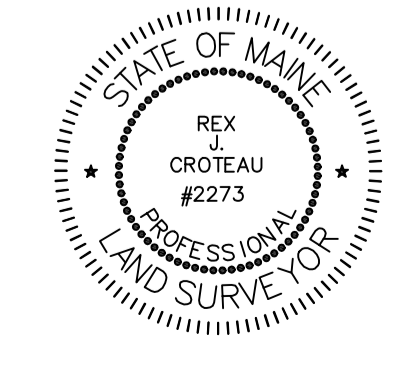
- 1) Boundary Survey Map made for the Estate of Jean B. Dunnell by Maine Boundary Consultants, dated December 23, 2013. Unrecorded.
- 2) Plan of Forest Avenue Sanitary Sewer by the City of Portland, Maine Department of Public Works, dated 1981.
- 3) Plan of Lane Avenue Sanitary Sewer by the City of Portland, Maine Department of Public Works, dated December 11, 1978.
- 4) Sketch Plan provided by Portland Water District, dated April 8, 2014.
- 5) Sketch Plan of New Sewer Service at 1670 Forest Avenue, dated June 17, 1981.
- 6) Water Service Card provided by Portland Water District, dated July, 31, 1930.
- 7) Plan made for Mrs. E.H. Cushman by E.C. Jordan & Co., dated September 1916. Recorded in Plan Book 13, Page 67.

**OWNER OF RECORD**  
 Jean B. Higgins a/k/a Jean B. Dunnell  
 Book 3676, Page 81  
 Total Area: 30,898 Sq. Ft. / 0.71 Acres



State of Maine, Cumberland ss  
 Registry of Deeds  
 Received \_\_\_\_\_ 20\_\_\_\_  
 at \_\_\_\_\_ M and recorded in  
 Plan Book \_\_\_\_\_ Page \_\_\_\_\_  
 Attest: \_\_\_\_\_  
 Register

SURVEYOR'S SEAL IS FOR INTERNAL DIVISION LINES, EXISTING CONDITIONS AND TOPOGRAPHY ONLY. THE BOUNDARY PERIMETER IS BASED ON PLAN REFERENCE #1. NO CERTIFICATIONS ARE STATED OR IMPLIED REGARDING THE ACCURACY OR VALIDITY OF THE PERIMETER BOUNDARY.



Rev. 1	09/08/14	per City of Portland comments	RJC
<b>PLAN OF</b>			
<b>Proposed Division of Property</b>			
1670 Forest Avenue		Portland, Maine	
MADE FOR			
<b>Diversified Properties</b>			
PO Box 10127		Portland, Maine	
JOB #214037	DATE: July 21, 2014	SCALE: 1" = 10'	
BOOK #859			
G:CP/2014/214037.dwg			
FILE #9711			

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