

FOUNDATION NOTES:

1. FOUNDATION NOTES HAVE BEEN DESIGNED WITH A PRESUMPTIVE SOIL BEARING CAPACITY OF 2000 PSF TO BE VERIFIED BY THE CONTRACTOR IN THE FIELD.
2. INTERIOR SPREAD FOOTINGS AND EXTERIOR STRIP FOOTINGS SHALL BE FOUNDED ON NATIVE SOIL. COMPACTED STRUCTURAL FILL OR BEDROCK.
3. EXTERIOR STRIP AND SPREAD FOOTINGS SHALL BE FOUNDED ON A MIN. 4'-0" BELOW FINISH GRADE.
4. SLABS ON GRADE SHALL BEAR A MINIMUM OF 12" OF COMPACTED STRUCTURAL FILL OR 1/2" CRUSHED STONE. IF COMPACTED UNSATURATED FILL ARE ENCOUNTERED AT THE LOOSEST GRADE LEVEL, THEY SHALL BE OVER EXCAVATED TO THE SURFACE OF THE NATURAL SOIL AND REPLACED WITH STRUCTURAL FILL. REFER TO DRAWINGS AND SPECIFICATIONS FOR VAPOR BARRIER REQUIREMENTS.
5. STRUCTURAL FILL SHALL BE USED AT ALL LOCATIONS BELOW FOOTINGS AND SLABS AND ADJACENT TO THE FOUNDATION WALLS. PRIOR TO PLACEMENT OF STRUCTURAL FILL, REMOVE ALL TOPSOIL AND OTHER UNSUITABLE MATERIAL. COMPACTED STRUCTURAL FILL SHALL CONSIST OF CLEAN GRANULAR MATERIAL FREE OF ORGANICS, LOAM, URUSH, SNOW, ICE, FROZEN SOIL OR ANY OTHER OBJECTONABLE MATERIAL. IT SHALL BE WELL GRADED WITHIN THE FOLLOWING UNITS:

SCREEN OR SIEVE	PERCENT FINER BY WEIGHT
4 INCH	100
3 INCH	90 TO 100
1/2 INCH	25 TO 90
NO. 40	0 TO 30
NO. 200	0 TO 5

6. STRUCTURAL FILL BENEATH SLABS SHALL BE PLACED IN LAYERS NOT EXCEEDING 12" IN THICKNESS AND COMPACTED BY SELF PROPELLED COMPACTOR EQUIPMENT APPROXIMATE OPTIMUM MOISTURE CONTENT 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).
7. UNDER DRAINS SHALL BE PLACED AS SHOWN ON THE SITE DRAWINGS. UNDER DRAINS SHALL BE INSTALLED TO POSITIVELY DRAIN TO A SUITABLE DISCHARGE POINT AWAY FROM THE STRUCTURE. REFER TO THE SITE DRAWINGS FOR ADDITIONAL INFORMATION.
8. EXTERIOR CONCRETE SLABS ON GRADE SHALL BE UNDERLAIN BY AT LEAST 4 FEET OF STRUCTURAL FILL INCLUDING GRADATIONS AND COMPACTOR REQUIREMENTS NOTED ABOVE. REINFORCE SLABS WITH #6 W21W21 WITH SIMULTANEOUSLY.
9. JACKHILL BOTH SIDES OF FOUNDATION WALLS.

CONCRETE NOTES:

1. ALL CONCRETE WORK SHALL CONFORM TO A318 LATEST EDITION.
2. CONCRETE STRENGTH AT 28 DAYS SHALL BE:
  - A. 3000 PSI FOR FOOTINGS, POST WALLS AND BEERS
  - B. 4000 PSI FOR ALL RETAINING WALLS AND SLAB ON GRADE.
3. ALL CONCRETE SHALL BE UNREINFORCED PER THE SPECIFICATIONS.
4. CONCRETE SHALL BE PLACED IN WATER PROOF FROZEN GROUND.
5. PROVIDE PVC SLEEVES WHERE PIPES PASS THROUGH CONCRETE WALLS OR SLABS.
6. REINFORCING BARS SHALL CONFORM TO ASTM A615 GRADE 60 DEFORMED BARS AND SHALL BE DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH A318 LATEST EDITION.
7. WELDED WIRE FABRIC SHALL BE PROVIDED IN FLAT SHEETS.
8. FIBER REINFORCING CONCRETE SHALL CONFORM TO A318.
9. COMPLETE SHOP DRAWINGS AND SCHEDULES OF ALL REINFORCING STEEL SHALL BE PREPARED BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO COMMENCEMENT OF THAT PORTION OF WORK. ALL ACCESSORIES MUST BE SHOWN ON THE SHOP DRAWINGS. SUBMIT TO BLUE LINE PRINTS AND (1) REPRODUCIBLE (SPP) TO THE ARCHITECT.
10. SPLICES OF REINFORCING BARS SHALL BE IN ACCORDANCE WITH A318 SPLICES OF W/F SHALL BE 6" MINIMUM.
11. CONCRETE FINISH FROM FINISH ALL CONCRETE SLABS AND GROUND CLAW. ALL CONCRETE WALLS.
12. ANCHOR BOLTS SHALL CONFORM TO ASTM A307 UNLESS NOTED OTHERWISE. CLEAN ANCHOR BOLTS AT ALL BRACING LOCATIONS SHALL CONFORM TO ASTM A36.
13. PROVIDE CONTROL CONSTRUCTION JOINTS IN FOUNDATION WALLS AT A MAXIMUM SPACING OF 15 FT. FROM ANY CORNER OR JOINT. FROM ANY CORNER OR JOINT. FROM ANY CORNER OR JOINT. DISCONTINUE EVERY OTHER HORIZONTAL BAR AT CONSTRUCTION JOINTS. ALL REINFORCING SHALL BE CONTINUOUS THROUGH THE JOINT.
14. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF DOOR AND WINDOW LOCATIONS, SLAB DEPRESSIONS AND OTHER REQUIRED BOND OUTS. COORDINATE LOCATION OF BOND OUTS WITH CIVIL/SITE ARCHITECTURAL, MECHANICAL & PLUMBING, AND ELECTRICAL DRAWINGS. IT IS NECESSARY TO PROPERLY INSTALL EACH SCHEDULE ITEM.

TIMBER TRUSS FRAMING:

1. MATERIALS: STRESS GRADED LUMBER, METAL PLATE CONNECTORS, MINIMUM GRADE NO. 2 S.P. SOUTHERN PINE, KILN DRIED, 15% MAXIMUM M.C. OR APPROVED ALTERNATE.
2. APPLICABLE SPECIFICATIONS:
  - A. NATIONAL DESIGN SPECIFICATION FOR STRESS GRADED LUMBER AND ITS FASTENING (NDS)
  - B. DESIGN SPECIFICATIONS FOR LIGHT METAL PLATE CONNECTED WOOD TRUSSES (TPELATEST EDITION)
3. BRACING: THE TRUSS MANUFACTURER SHALL SPECIFY ALL BRACING REQUIRED BOTH FOR TEMPORARY CONSTRUCTION LOADING AND FOR PERMANENT LATERAL SUPPORT OF COMPRESSION MEMBERS.
4. SUBMITTALS:
  - A. SUBMIT DESIGN CALCULATIONS, SHOP DRAWINGS AND ERECTION PROCEDURES ALL AFFIXED WITH THE SEAL OF A PROFESSIONAL STRUCTURAL ENGINEER REGISTERED IN THE STATE OF MAINE.
  - B. SHOP DRAWINGS SHALL SHOW STRESS GRADE AND SIZE OF MEMBERS, SIZE AND LOCATION OF PLATE CONNECTORS, AND LOCATION OF BRACING AND SHALL BE APPROVED BY THE TRUSS DESIGNER.
5. ALL FABRICATED TRUSSES SHALL BE INSPECTED AT THE FABRICATION PLANT AND APPROVED TRUSSES SHALL RECEIVE THE TRUSS DESIGNER'S APPROVAL IN ACCORDANCE WITH THE TRUSS PLATE INSTITUTE IN-PLANT INSPECTION LICENSE AGREEMENT.
6. CONNECTOR PLATES SHALL BE GALVANIZED.
7. TIMBER TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH INC. 2003 AND ASCE 7 LATEST EDITION.
8. PROVIDE PERMANENT BOTTOM CHORD BRACING IN ACCORDANCE WITH THE TRUSS PLATE INSTITUTE (TPI) LATEST EDITION.
9. TRUSSES SHALL BE DESIGNED FOR ALL POTENTIAL LOAD COMBINATIONS OF LIVE LOADS (SNO), AND WIND LOADS INCLUDING UNBALANCED SNOW LOADS, DRIFT LOADS AND WIND LOADS IN ACCORDANCE WITH INC. 2003.

TIMBER FRAMING:

1. ALL TIMBER FRAMING SHALL BE IN ACCORDANCE WITH THE AWC TIMBER CONSTRUCTION MANUAL OR THE NATIONAL DESIGN SPECIFICATIONS (NDS) - LATEST EDITION.
2. INDIVIDUAL TIMBER FRAMING MEMBERS SHALL BE VISUALLY GRADED, MINIMUM GRADE #2 SPRUCE-PINE-FIR (SPF), KILN DRIED TO 19% MAXIMUM MOISTURE CONTENT.
3. PRESSURE TREATED LUMBER SHALL BE USED WHERE WOOD IS IN CONTACT WITH GROUND, CONCRETE OR MASONRY. TIMBER SHALL BE SOUTHERN YELLOW PINE TREATED WITH CCA TO D4 #CF IN ACCORDANCE WITH A WPA C-18.
4. METAL CONNECTORS SHALL BE USED AT ALL TIMBER TRUSS CONNECTIONS OR AS NOTED ON THE DESIGN DRAWINGS.
5. PROVIDE SIMPSON 1/2" X 5/8" HURRICANE ANCHORS WHERE TIMBER FRAMING AND/OR TRUSSES BEAR ON STRUCTURAL STEEL BEAMS OR BEARING WALLS.
6. NAILING NOT SPECIFIED SHALL CONFORM WITH NDS.
7. ROOF SHEATHING SHALL BE 5/8" APA RATED SHEATHING WITH H-CLIPS. ATTACH SHEATHING TO ALL SUPPORTS USING 8d NAILS SPACED AT 4" O.C. AT PANEL EDGES AND 8" O.C. AT INTERMEDIATE SUPPORTS.
8. WALL SHEATHING SHALL BE 5/8" APA RATED SHEATHING. ATTACH SHEATHING TO ALL SUPPORTS USING 8d NAILS SPACED AT 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. ALL PANEL EDGES SHALL BE BLOCKED.
9. FLOOR SHEATHING SHALL BE 5/8" T&G APA RATED SHEATHING. ATTACH SHEATHING TO ALL SUPPORTS USING 8d NAILS SPACED AT 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. ALL PANELS SHALL BE NAILED AND GLUED TO THE TIMBER FLOOR FRAMING.

REQUIRED SUBMITTALS & TESTING

- FOR EACH SUBMITTAL SUBMIT (2) COPIES AND/OR ELECTRONIC MEDIA TO THE ARCHITECT:
1. CONCRETE REINFORCING, CONCRETE MIX DESIGN & TESTING. (03/30): SUBMIT COMPLETE SHOP DRAWINGS AND SCHEDULE OF ALL REINFORCING STEEL. DRAWINGS SHALL BE PREPARED BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO COMMENCEMENT OF THAT PORTION OF THE WORK. ALL ACCESSORIES, SCHEDULES, BEND TYPES ETC. SHALL BE SHOWN ON THE SHOP DRAWINGS.
  2. OPEN WEB ROOF TRUSSES: SUBMIT SHOP DRAWINGS, PREPARED UNDER THE SUPERVISION OF A PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF MAINE, SHOWING TIMBER SPECIES, SIZES AND STRESS GRADE OF LUMBER TO BE USED. PITCH, SPAN, CAMBER, CONFIGURATION, AND SPACING FOR EACH TYPE OF TRUSS REQUIRED. TYPE SIZE, MATERIAL, FINISH, DESIGN VALUE AND LOCATION OF METAL CONNECTOR PLATES, INCLUDING BEARING AND ANCHORAGE DETAILS.
  3. ENGINEER STAMP: PROVIDE A FINAL SET OF SHOP DRAWINGS WHICH HAVE BEEN SIGNED AND STAMPED BY A STRUCTURAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF MAINE.



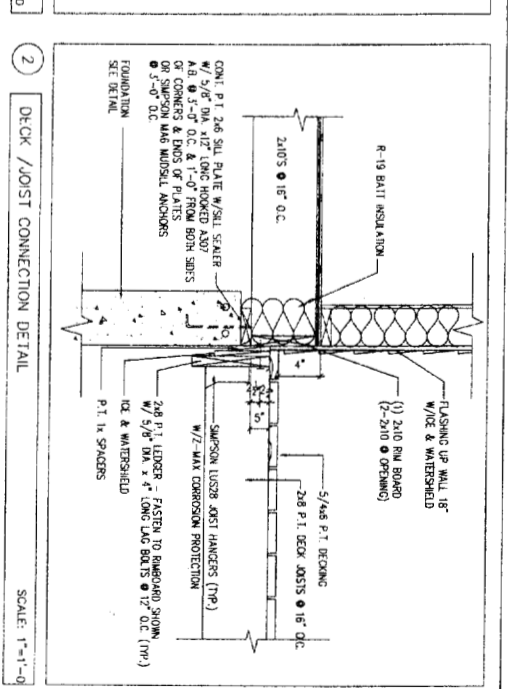
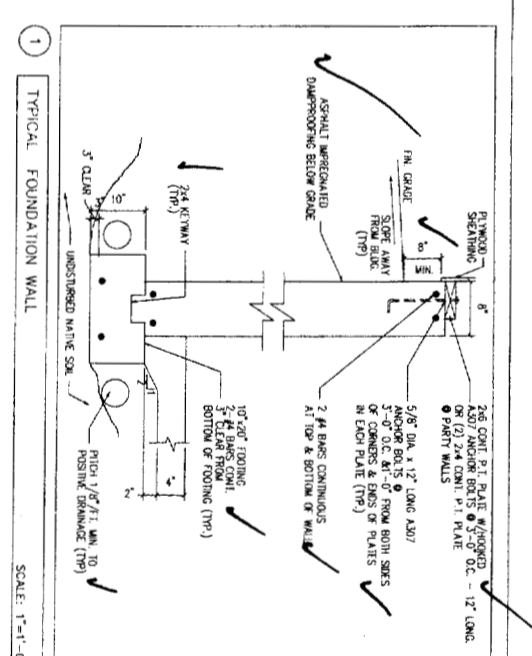
DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME  
FEB 7 2005  
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2003

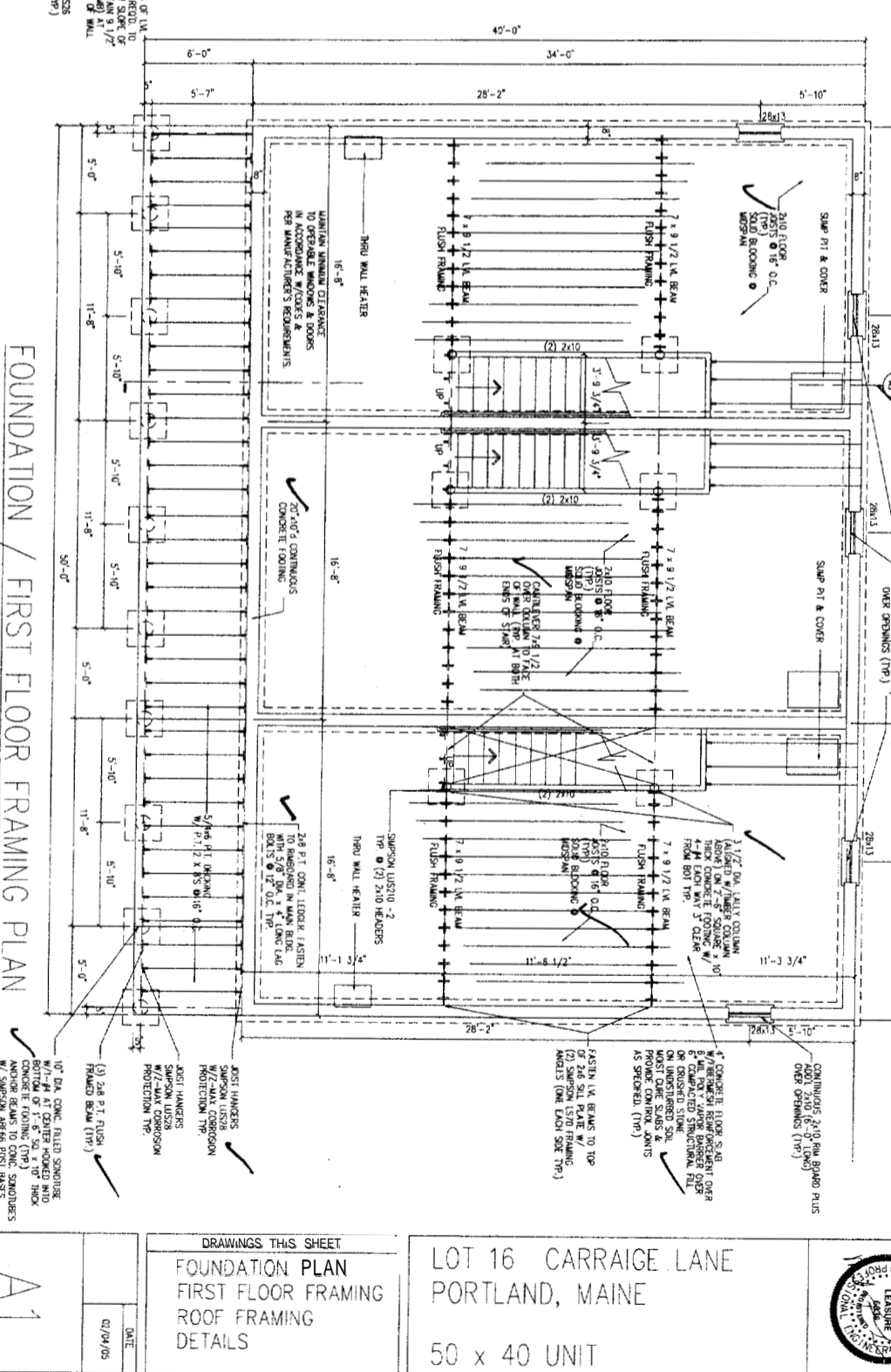
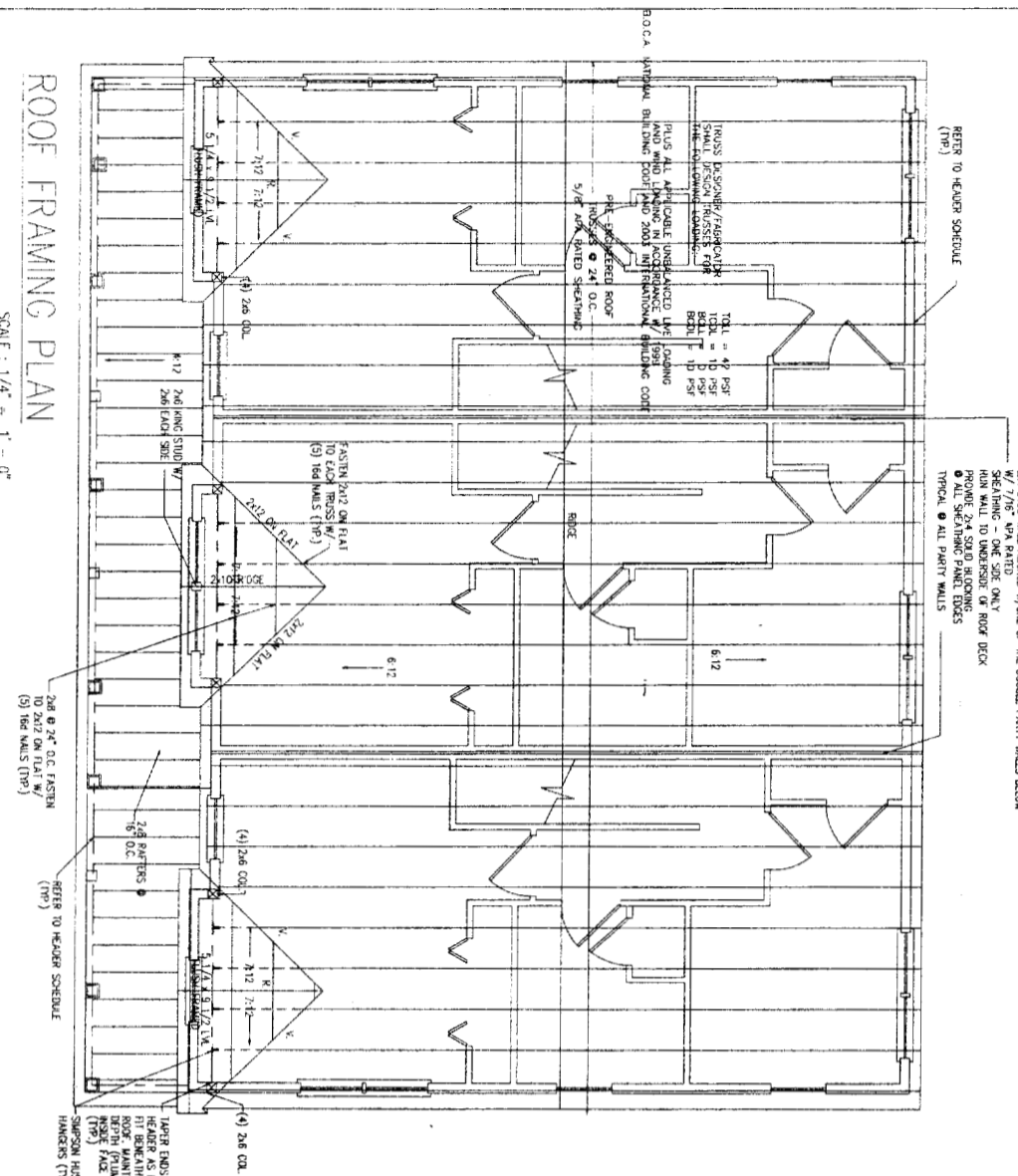
DRAWINGS THIS SHEET	LOT 16 CARRAIGE LANE PORTLAND, MAINE 50 x 40 UNIT
STRUCTURAL NOTES	
DATE 02/04/05	51

- ### GENERAL NOTES:
- 1. All work shall be in accordance with IRC 2003 by ICC, NFPA-70 National Electric Code, Maine State Plumbing Code, ASHRAE, U.L., NFPA Codes, American with Disabilities Act 1990 (ADA), and all local, State and Federal requirements.
  - 2. All applicable Federal, State and Municipal regulations shall be followed, including the Federal Department of Labor Occupational Safety and Health Act (OSHA).
  - 3. All required City and State permits must be obtained before any construction begins.
  - 4. It is the contractor's sole responsibility to determine existing conditions and sequence to ensure the safety of the building and its components during erection. This includes the addition of necessary shoring, bracing, temporary bracing, jacking or tie-downs. Such material shall remain the property of the contractor after completion of the project.
  - 5. Structural, Mechanical, Electrical and Plumbing design and fabrication by others shall be performed in accordance with local, State and Federal standards.
  - 6. All fire ratings indicate that the contractor is to provide fire rated ceiling or membrane of roof deck. Seal all openings & mechanical penetrations with approved fire rating material.
  - 7. Building shall be completed in accordance with NFPA-101. Contractor shall submit plans for State Fire Marshal approval prior to construction in accordance with NFPA-101.
  - 8. Building shall have approved smoke detectors in accordance with NFPA-101. See Safety Code. Smoke detectors shall be tested and sealed in accordance with NFPA-101. See Safety Code. Smoke detectors shall be tested and sealed in accordance with NFPA-101. See Safety Code.
  - 9. All smoke detectors shall be continuously powered from the building electrical system and shall be located such that when activated shall indicate an alarm that is outside in the sleeping rooms (multiple detectors may be required in larger apartments).
  - 10. Each Bedroom or sleeping area shall have one (1) smoke detector with 10' min. height.
  - 11. All fire alarm equipment shall be installed in accordance with NFPA-72.
  - 12. All fire alarm equipment shall be tested in accordance with NFPA-72.
  - 13. All fire alarm equipment shall be tested in accordance with NFPA-72.
  - 14. All fire alarm equipment shall be tested in accordance with NFPA-72.
  - 15. All fire alarm equipment shall be tested in accordance with NFPA-72.
  - 16. All fire alarm equipment shall be tested in accordance with NFPA-72.
  - 17. The fire alarm system shall be installed upon completion of the automatic fire alarm system.
  - 18. All work shall be done in accordance with the design of Civil, Mechanical, Electrical Engineering for the structure including but not limited to structural analysis of the overall building.
  - 19. All work shall be done in accordance with the design of Civil, Mechanical, Electrical Engineering for the structure including but not limited to structural analysis of the overall building.
  - 20. All work shall be done in accordance with the design of Civil, Mechanical, Electrical Engineering for the structure including but not limited to structural analysis of the overall building.

- ### FOUNDATION NOTES:
- 1. FOUNDATION WALLS SHALL BE ENCASED IN SMALL DIAMETER STEEL REINFORCING BARS ON BOTH SIDES.
  - 2. ALL STEEL REINFORCING BARS SHALL BE A MINIMUM 3" DIA.
  - 3. ALL STEEL REINFORCING BARS SHALL BE A MINIMUM 3" DIA.
  - 4. ALL STEEL REINFORCING BARS SHALL BE A MINIMUM 3" DIA.
  - 5. ALL WORK IN CONTACT WITH CONCRETE SHALL BE PRESSURE PRESERVATIVE TREATED W/CCA TO C.A./P.P. PERMANENT PER AFPA.
  - 6. ALL CONCRETE SURFACES SHALL HAVE A STEEL BRUSH ON BOTH SIDES.
  - 7. SET BOTTOM OF FOOTINGS 4'-0" BELOW FINISH FLOOR GRADE.
  - 8. SET ALL FOOTINGS ON UNDESIGNED SOIL OR COMPACTED STRUCTURAL FILL.
  - 9. FIRST FLOOR SLAB SHALL BE 4" THICK CONCRETE SLAB ON GRADE WITH REINFORCING PROVIDE CONTROL JOINTS @ 15' MAX SPACING (25SS).
  - 10. ALL CONCRETE SHALL BE 3000 PSI (1-0) STRENGTH AT 28 DAYS.
  - 11. ALL CONCRETE SHALL BE AIR ENHANCED 4-6%.
  - 12. ALL OTHER DIMENSIONS SHALL BE PRE-APPROVED.



- ### FRAMING NOTES:
- 1. ALL EXTERIOR WALLS TO BE 2X4 WOOD STUD WALLS.
  - 2. ALL EXTERIOR WALLS TO BE 2X4 WOOD STUD WALLS.
  - 3. ALL EXTERIOR WALLS TO BE 2X4 WOOD STUD WALLS.
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  - 18. ALL EXTERIOR WALLS TO BE 2X4 WOOD STUD WALLS.
  - 19. ALL EXTERIOR WALLS TO BE 2X4 WOOD STUD WALLS.
  - 20. ALL EXTERIOR WALLS TO BE 2X4 WOOD STUD WALLS.



DRAWINGS THIS SHEET

FOUNDATION PLAN  
FIRST FLOOR FRAMING  
ROOF FRAMING  
DETAILS

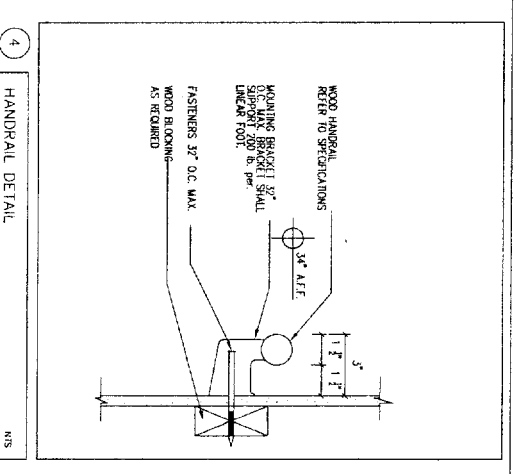
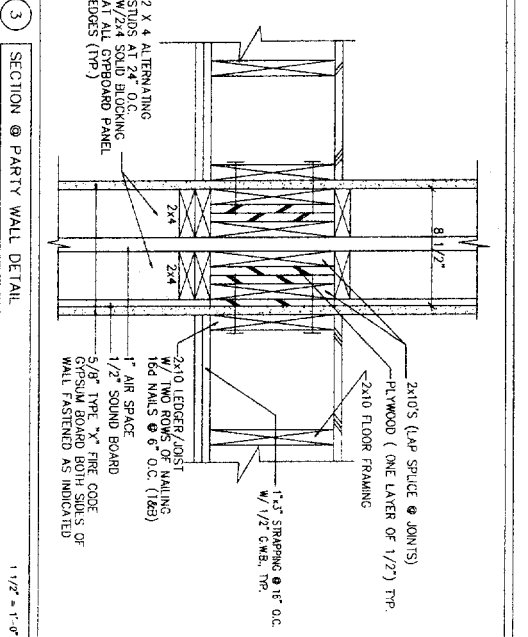
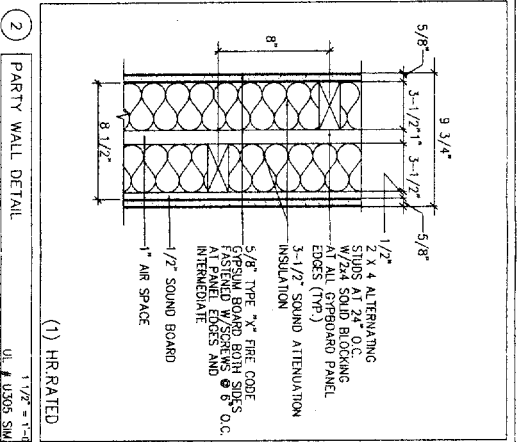
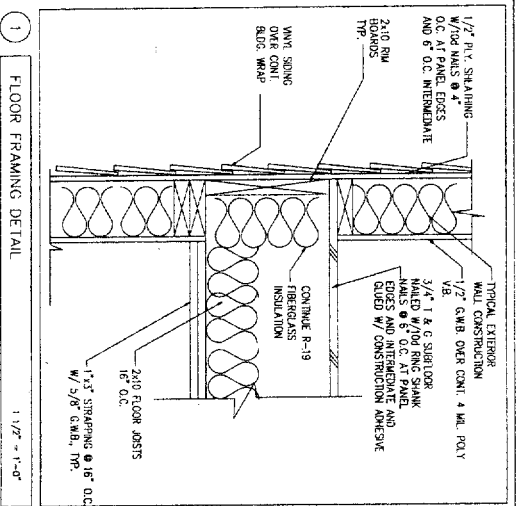
LOT 16 CARRAIGE LANE  
PORTLAND, MAINE  
50 x 40 UNIT

REGISTERED ARCHITECT  
JOHN M. LEASHE  
NO. 310  
MAINE  
MAY 18, 1991

STATE OF MAINE  
OFFICE OF PROFESSIONAL REGULATION  
JOHN M. LEASHE  
NO. 310  
MAY 18, 1991

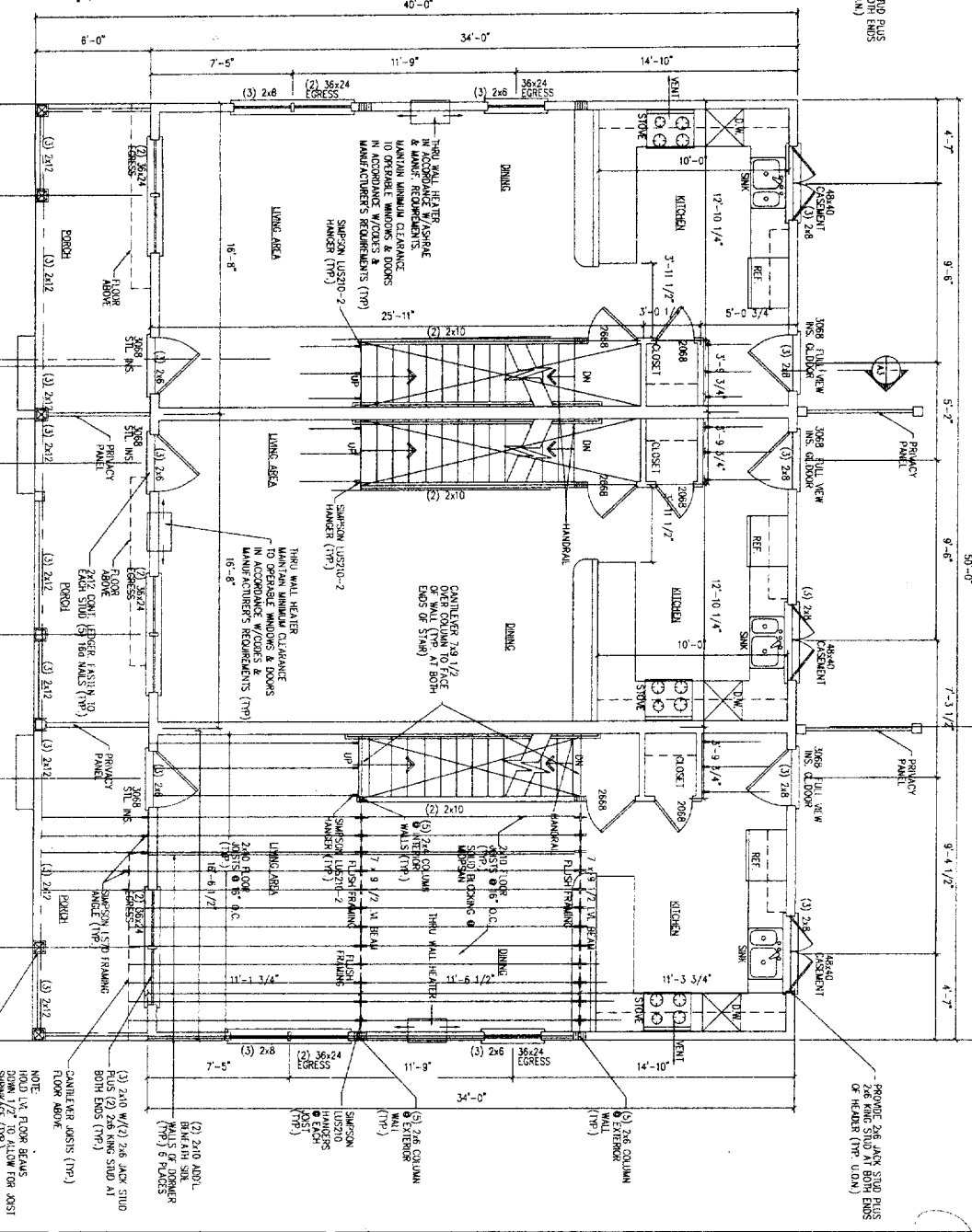
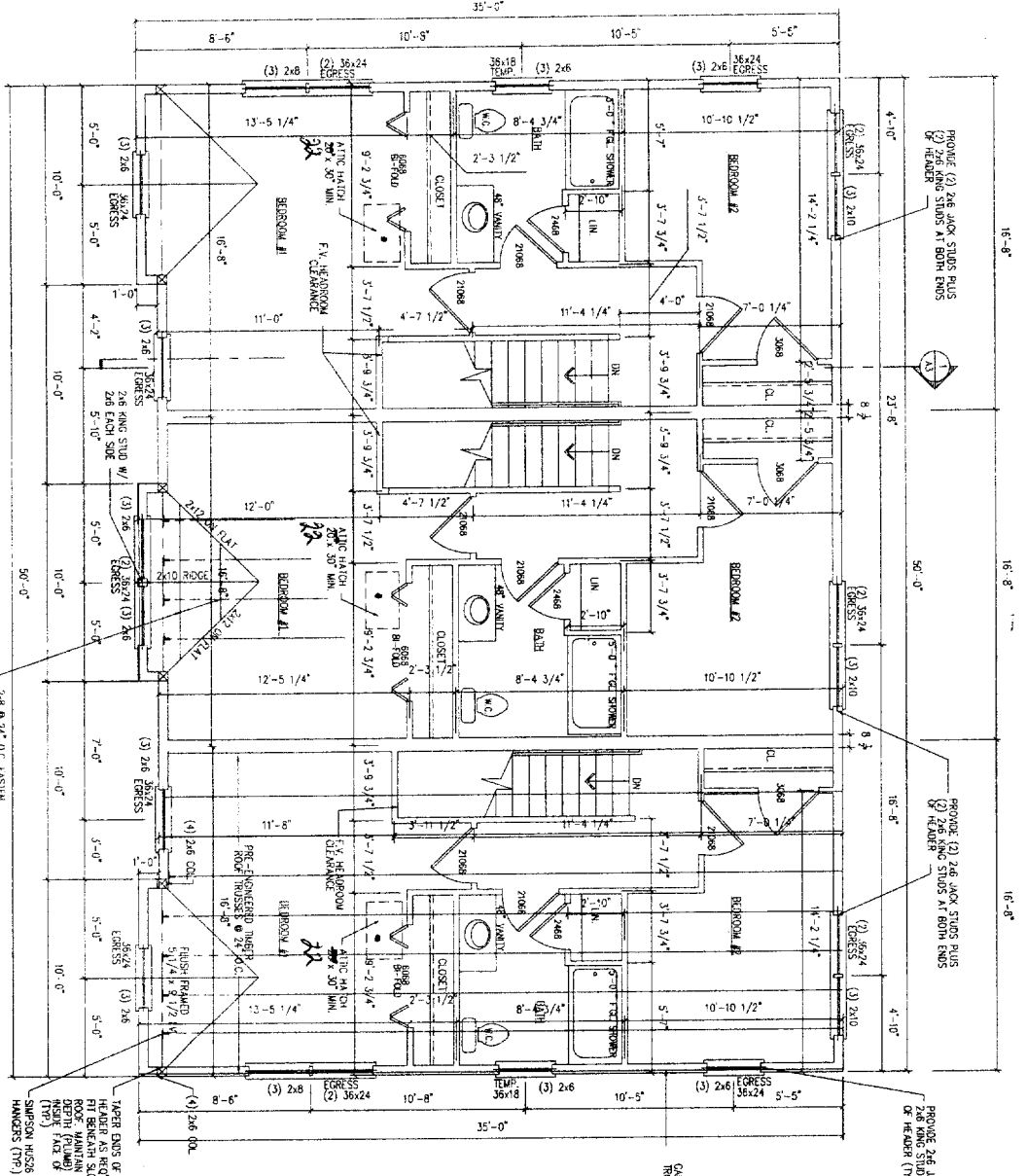
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02/04/05

A1



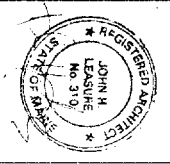
**GENERAL NOTE FOR PARTY / SHEAR WALL:**

1. PROVIDE 2x4 BLOCKING @ ALL PANEL EDGES & INTERMEDIATE
2. RUN 2x4 WALL TO SUSPENSE OF ROOF DECK (IN ATTIC SPACE) AHEAD W/ONE OF THE 2x4 WALLS IN THE PARTY WALL BEHIND



DRAWINGS THIS SHEET  
 FIRST FLOOR PLAN  
 SECOND FLOOR PLAN  
 DETAILS

LOT 16 CARRAIGE LANE  
 PORTLAND, MAINE  
 50 x 40 UNIT



SECOND FLOOR PLAN

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

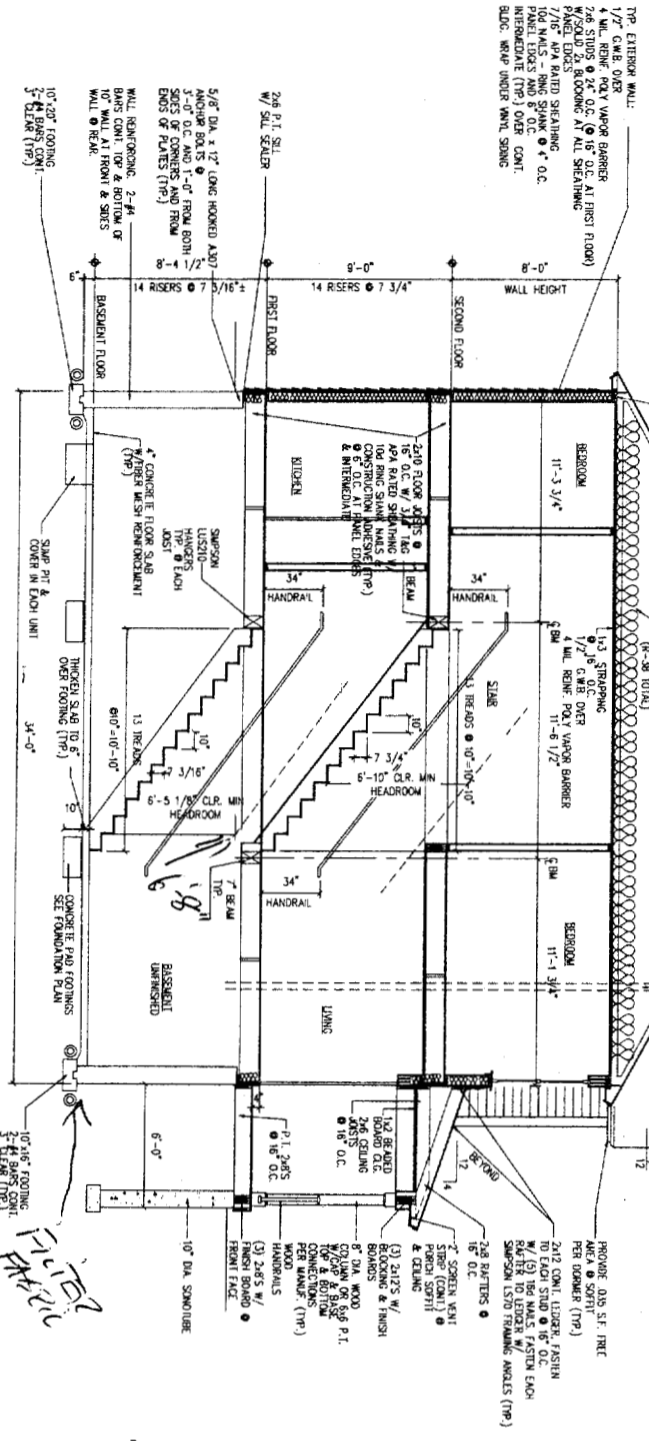
FIRST FLOOR PLAN

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

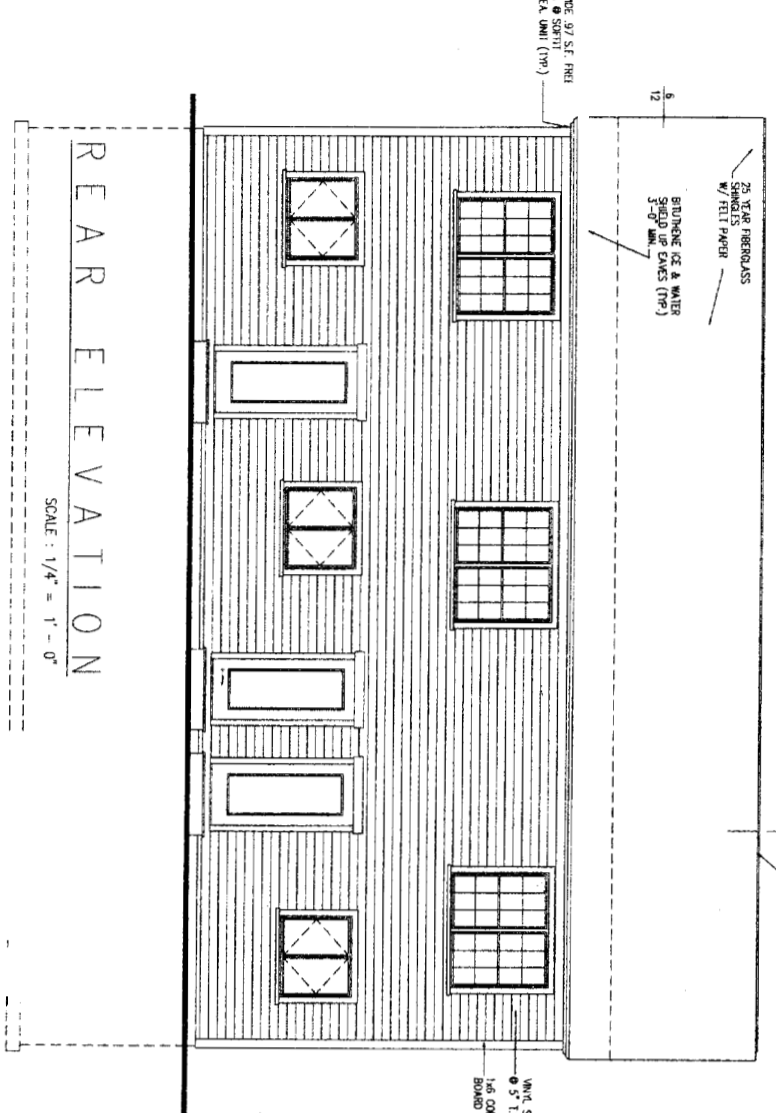
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DATE: 02/04/05

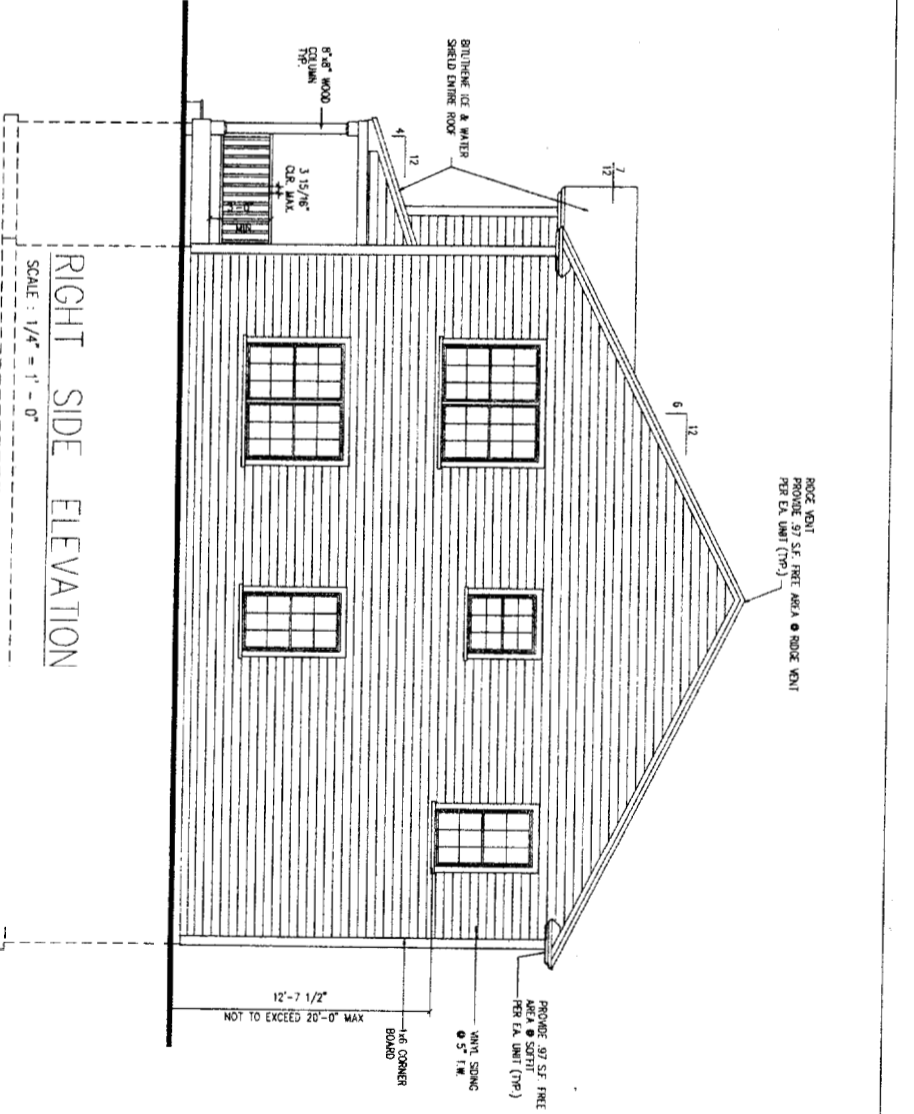
TYPICAL ROOF CONSTRUCTION  
 ROOF VENT: PROVIDE 97 SF. FREE AREA PER EA. UNIT (TP)  
 PRE-MANUFACTURED ROOF BRUSSES @ 24" O.C.  
 ROOF SHINGLES  
 5/8" DIA. END STUDS W/ 1/2" DIA. BRASS NAILS @ 6" O.C. AT PANEL EDGES AND 8" O.C. INTERMEDIATE  
 #15 FELT PAPER  
 #12 RAILS W/ 3/4" DIA. WATERTIGHT MEMBRANE @ 24" O.C.  
 (2) RAILS W/ 3/4" DIA. WATERTIGHT MEMBRANE @ 24" O.C.



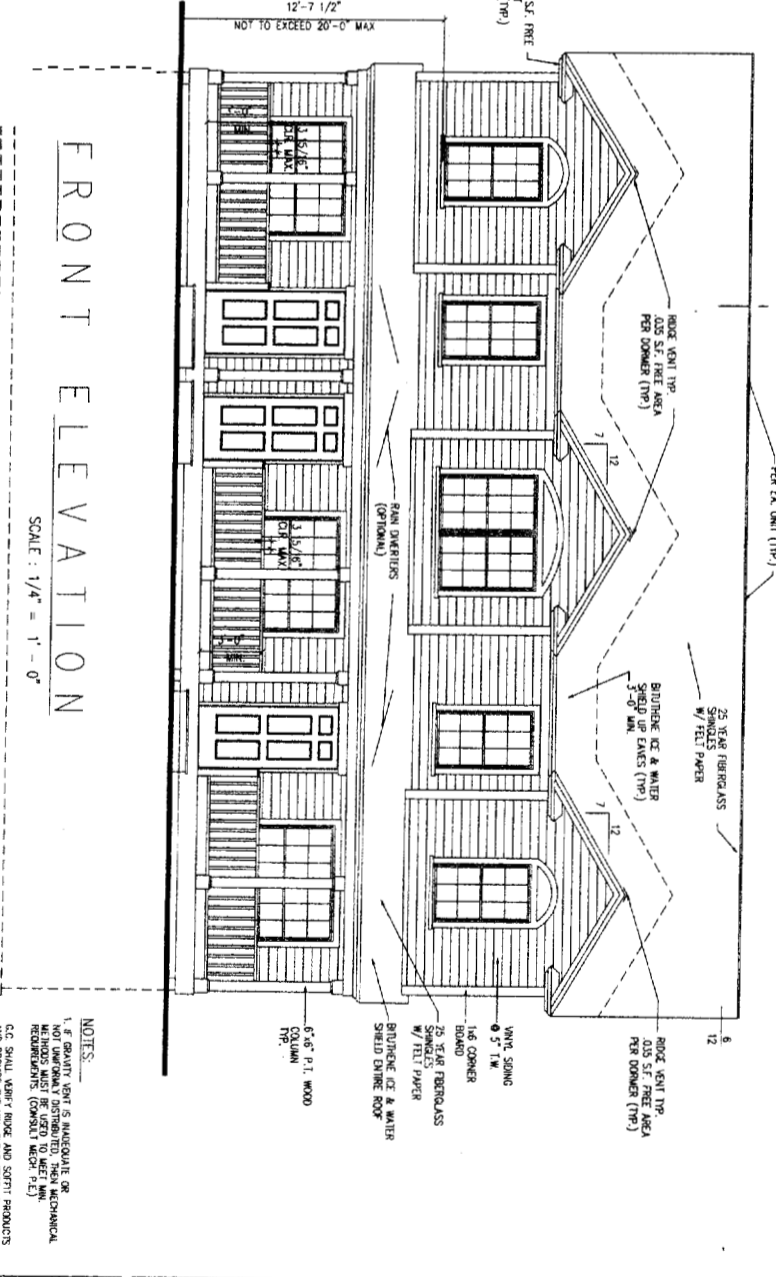
SECTION THRU HOUSE  
 SCALE: 1/4" = 1' - 0"



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

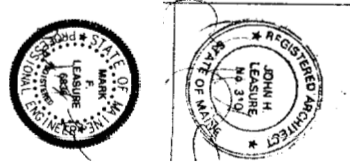


RIGHT SIDE ELEVATION  
 SCALE: 1/4" = 1' - 0"



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

NOTES:  
 1. IF GRAVITY VENT IS INADEQUATE OR NOT AVAILABLE, DISTRICT HEALTH DEPARTMENT MAY REQUIRE MECHANICAL EXHAUST SYSTEMS (CONSULT WITH HEALTH DEPT.)  
 2. ALL SHOWN VENTS AND EXHAUST SYSTEMS MUST BE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS.  
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 4. ALL SHOWN VENTS AND EXHAUST SYSTEMS MUST BE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS.

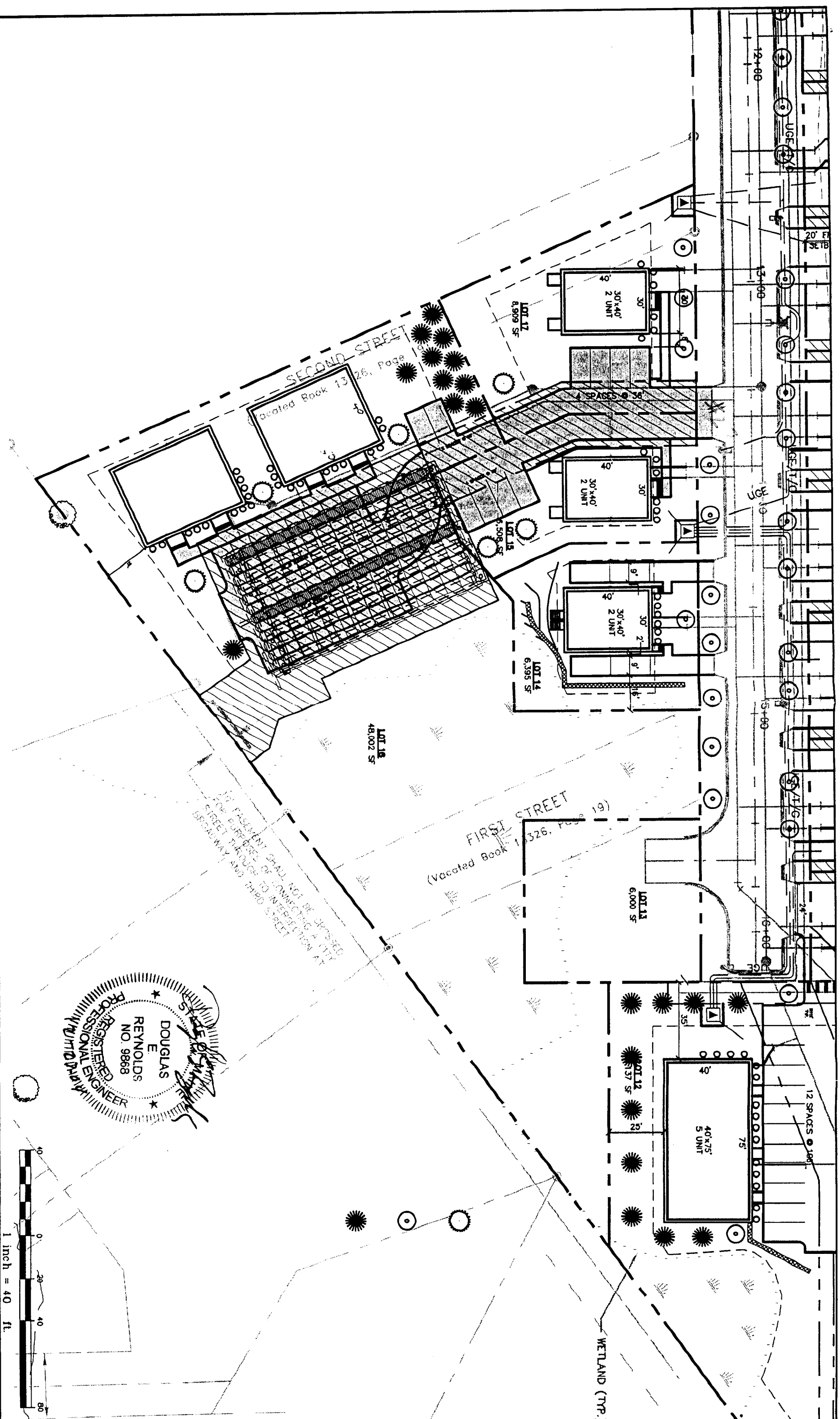


DRAWINGS THIS SHEET  
 ELEVATIONS  
 SECTION

LOT 16 CARRAIGE LANE  
 PORTLAND, MAINE  
 50 x 40 UNIT

A3





Design:	DER	Date:	4/04
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Checked:	DER	Scale:	1"=40'
File Name:	632-LOTS		
Rev.	Date	Revision	

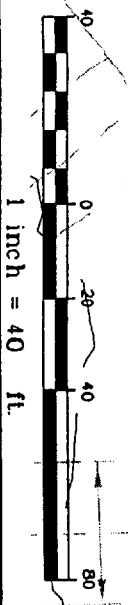
**GP**  
 Gorrill-Palmer Consulting Engineers, Inc.  
 Traffic and Civil Engineering Services

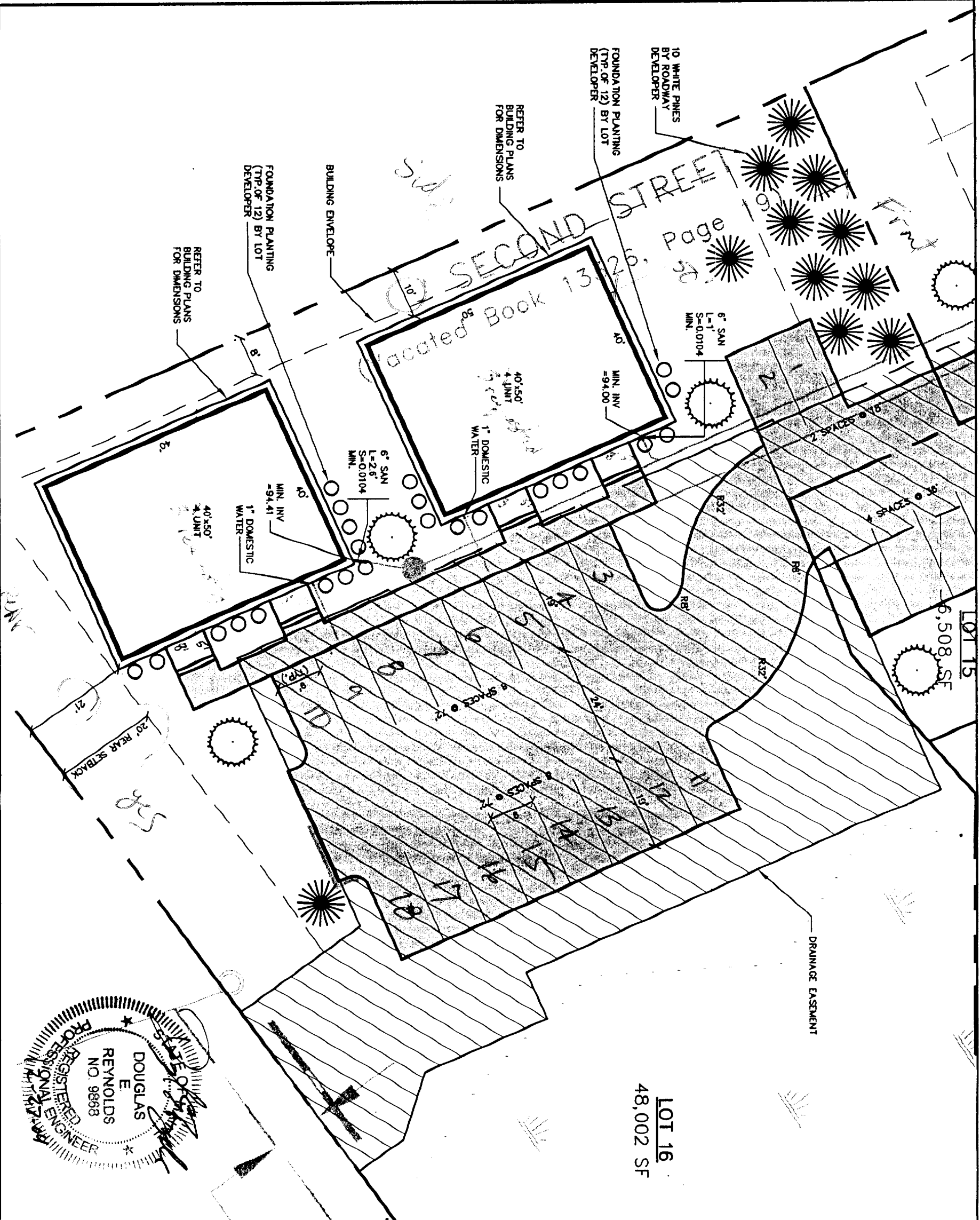
P.O. Box 1237  
 15 Shaker Road  
 Gray, ME 04038  
 207-657-6910  
 FAX: 207-657-6912  
 E-Mail: maldor@gorrillpalmer.com

Drawing Name: **Lot 16 Lot Overall Plan**  
 Project: **CARRIAGE LANE**

Figure No. **1**

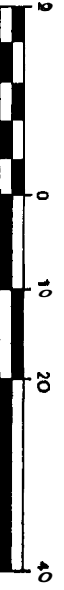
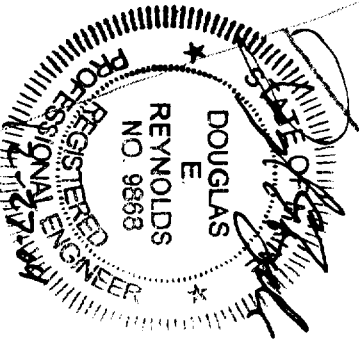
*Handwritten Signature*  
 REGISTERED PROFESSIONAL ENGINEER  
 DOUGLAS E. REYNOLDS  
 NO. 9868





**NOTES:**

1. LOT LAYOUT AND GRADING CONFIGURATIONS SHOWN ON THIS PLAN REPRESENT THE INTENDED FINAL DEVELOPMENT OF THE LOT FOR BUILDING PERMIT PURPOSES AS APPROVED BY THE CITY OF PORTLAND PLANNING BOARD ON FEBRUARY 24, 2004. ANY DEVIATION FROM THESE PLANS, BE IT EITHER BUILDING SIZE, PARKING CONFIGURATION, GRADING CHANGES, ETC. SHALL REQUIRE REVIEW AND APPROVAL FROM THE CITY OF PORTLAND PLANNING BOARD, AS WELL AS REVIEW BY THE SUBDIVISION DEVELOPER.
2. TOPOGRAPHIC DATA AND EXISTING CONDITIONS ARE BASED UPON A GROUND SURVEY CONDUCTED BY TITCOMB ASSOCIATES IN 2002.
3. 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.
4. MAINTENANCE OF EROSION CONTROL MEASURES IS OF PARAMOUNT IMPORTANCE TO THE OWNER AND THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH THE BEST MANAGEMENT PRACTICES EROSION CONTROL MEASURES. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTIONS OF THE SUBDIVISION DEVELOPER OR THEIR REPRESENTATIVES AT NO ADDITIONAL COST TO THE OWNER.
5. 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.
6. ALL SEWER MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
7. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
8. LOT DEVELOPER SHALL BE RESPONSIBLE FOR DRIVEWAY CONSTRUCTION BEYOND THE DRIVEWAY APRON AND SIDEWALK.



Rev.	Date	Revision

Design:	DFR	Date:	4/04
Draft:	CAH	Job No.:	632
Checked:	DFR	Scale:	1"=20'
File Name: 632-LOT5			

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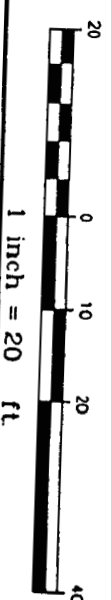
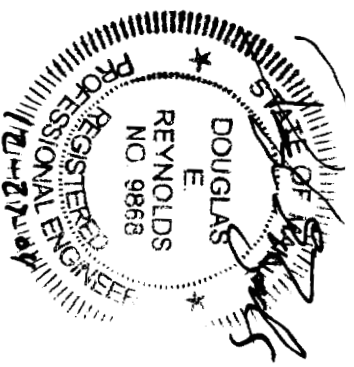
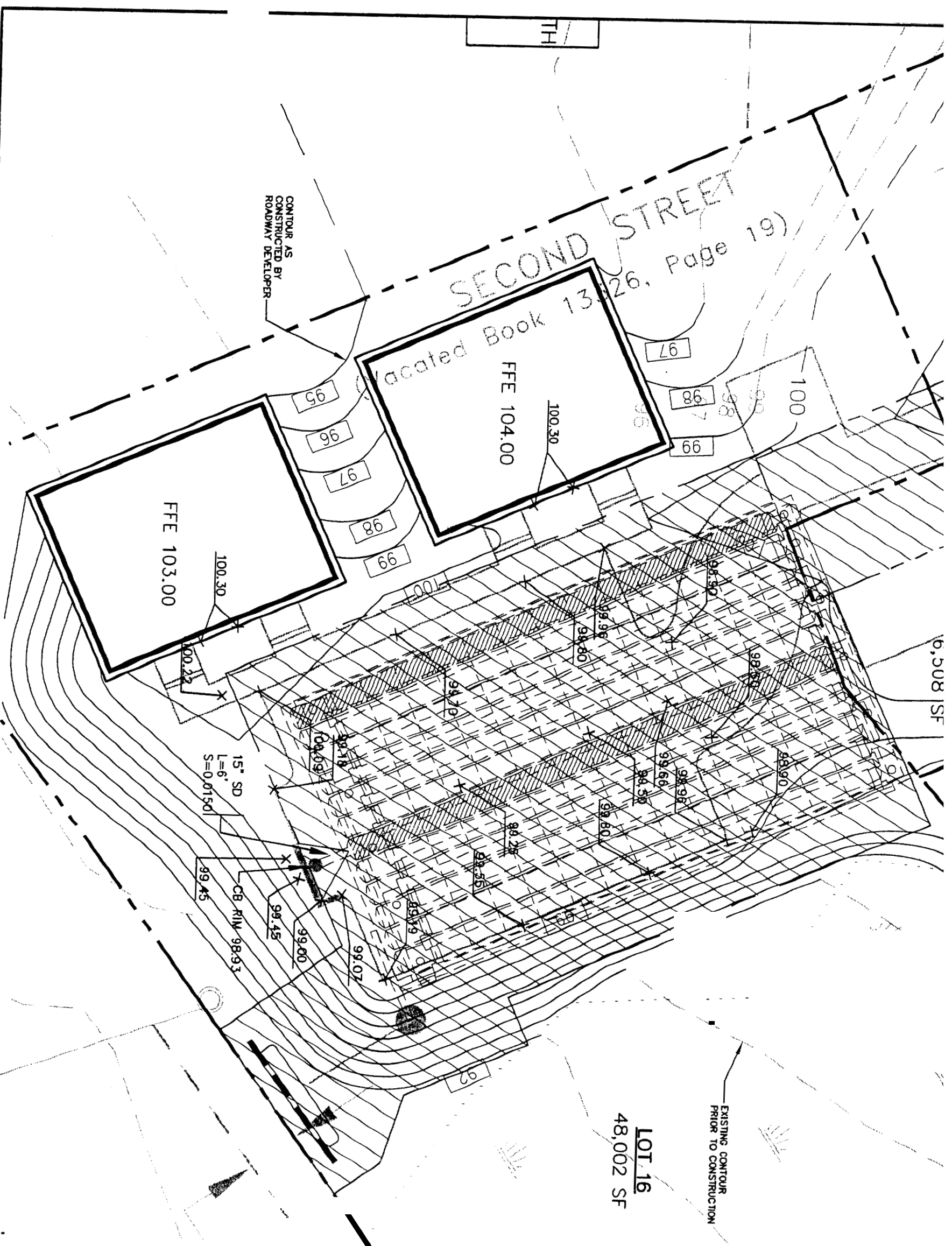
207-657-6910  
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Drawing Name:  
**Lot 16 Lot Layout and Utility Plan**

Project:  
**CARRIAGE LANE**

Figure No.  
**2**

- NOTES:**
1. ALL DISTURBED AREAS NOT SUBJECT TO PAVEMENT OR BUILDING SHALL RECEIVE 4" OF LOAM AND SEED.
  2. LOT LAYOUT AND GRADING CONFIGURATIONS SHOWN ON THIS PLAN REPRESENT THE INTENDED FINAL DEVELOPMENT OF THE LOT FOR BUILDING PERMIT PURPOSES. ANY DEVIATION FROM THESE PLANS, BE IT EITHER BUILDING SIZE PARKING CONFIGURATION, GRADING CHANGES, ETC. SHALL REQUIRE REVIEW AND APPROVAL FROM THE CITY OF PORTLAND PLANNING BOARD, AS WELL AS REVIEW BY THE SUBDIVISION DEVELOPER.
  3. ADDITIONAL EROSION CONTROL MEASURES OVER AND ABOVE THOSE USED BY ROADWAY CONTRACTOR MAY BE REQUIRED TO MEET EROSION CONTROL BEST MANAGEMENT PRACTICES.
  4. LOT DEVELOPER SHALL BE RESPONSIBLE FOR RESTORING FINAL GRADES TO ELEVATIONS PROVIDED BY ROADWAY DEVELOPER. GRADES ADJACENT TO BUILDING SHALL BE ADJUSTED TO DIRECT FLOW AWAY FROM STRUCTURES.



Rev	Date	Revision

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Drawing Name: Lot 16 Grading Plan  
Project: CARRIAGE LANE

Figure No. 3