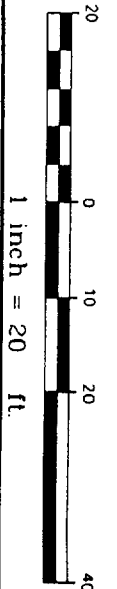


REYNOLDS
 INC. ARCHT.
 5-3-04
 [Signature]

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 BEST MANAGEMENT PRACTICES EROSION CONTROL MEASURES. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED IF DEMED 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.



used for zone

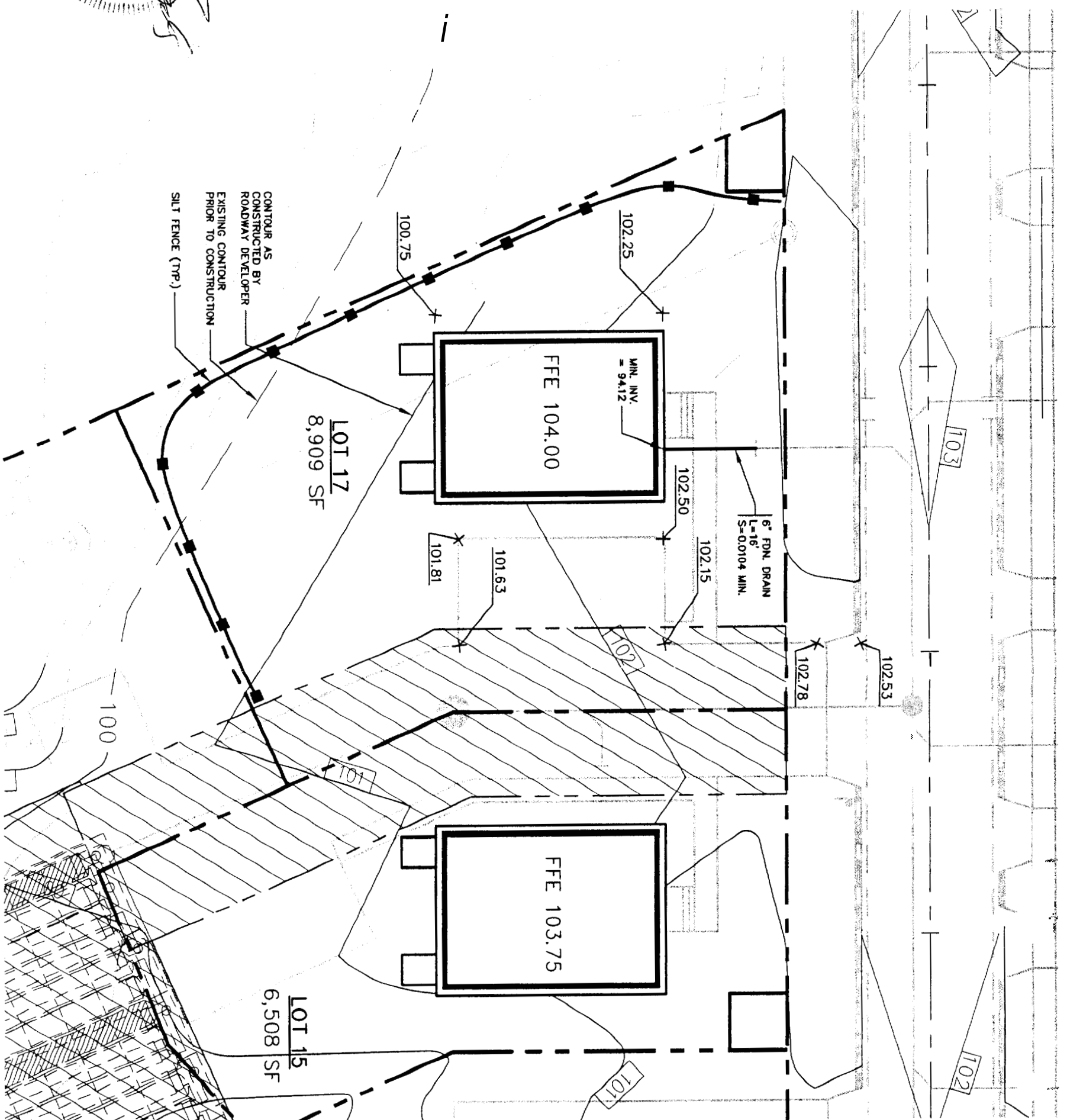
Rev	Date	Revision

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

GP Gorrell-Palmer Consulting Engineers, Inc.
 Traffic and Civil Engineering Services
 PO Box 1237
 15 Shaker Road
 Gory, ME 04039
 207-657-6910
 Fax: 207-657-6912
 E-Mail: mailbox@gorrellpalmer.com

Drawing Name: **Lot 17 Lot Layout and Utility Plan**
 Project: **CARRIAGE LANE**

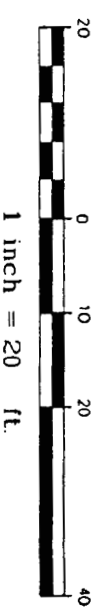
Figure No. **1**



DOUGLAS E. REYNOLDS
 REGISTERED PROFESSIONAL ENGINEER
 NO. 9898
 5-3-09

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.



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

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

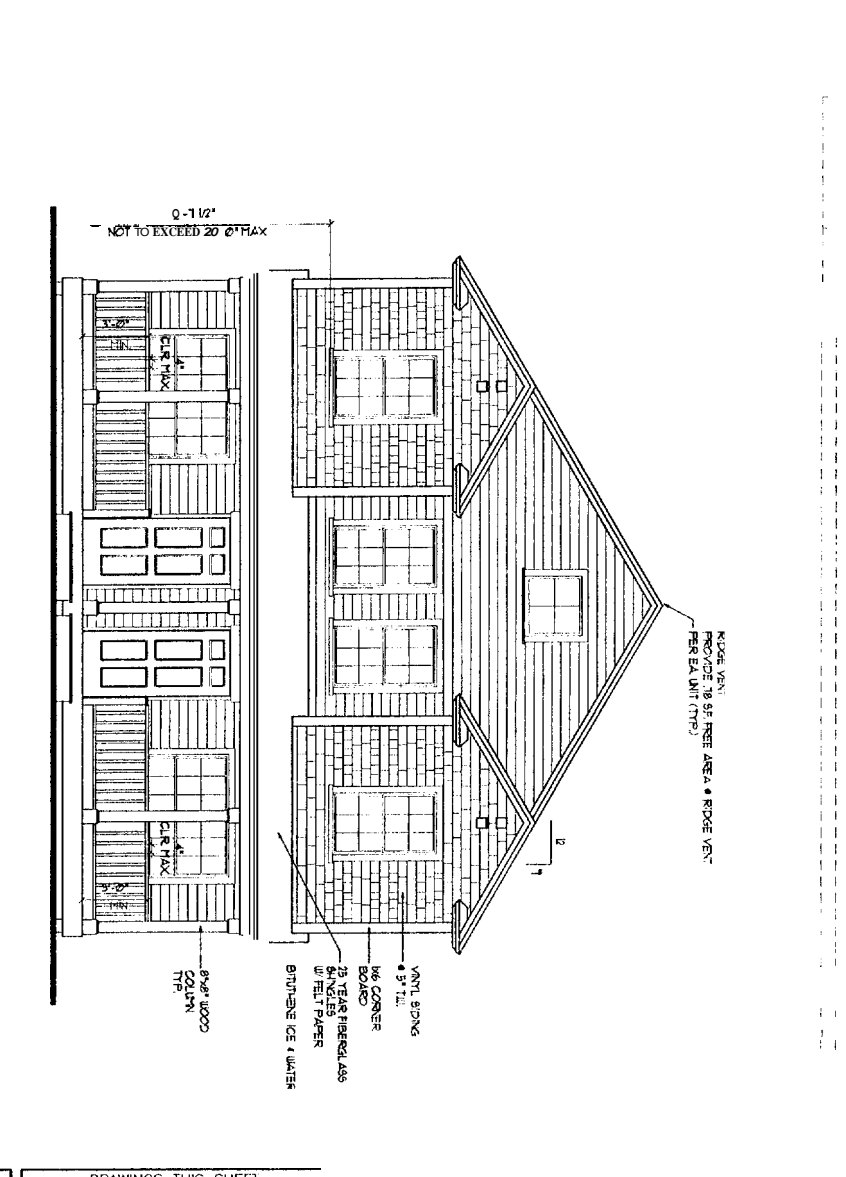
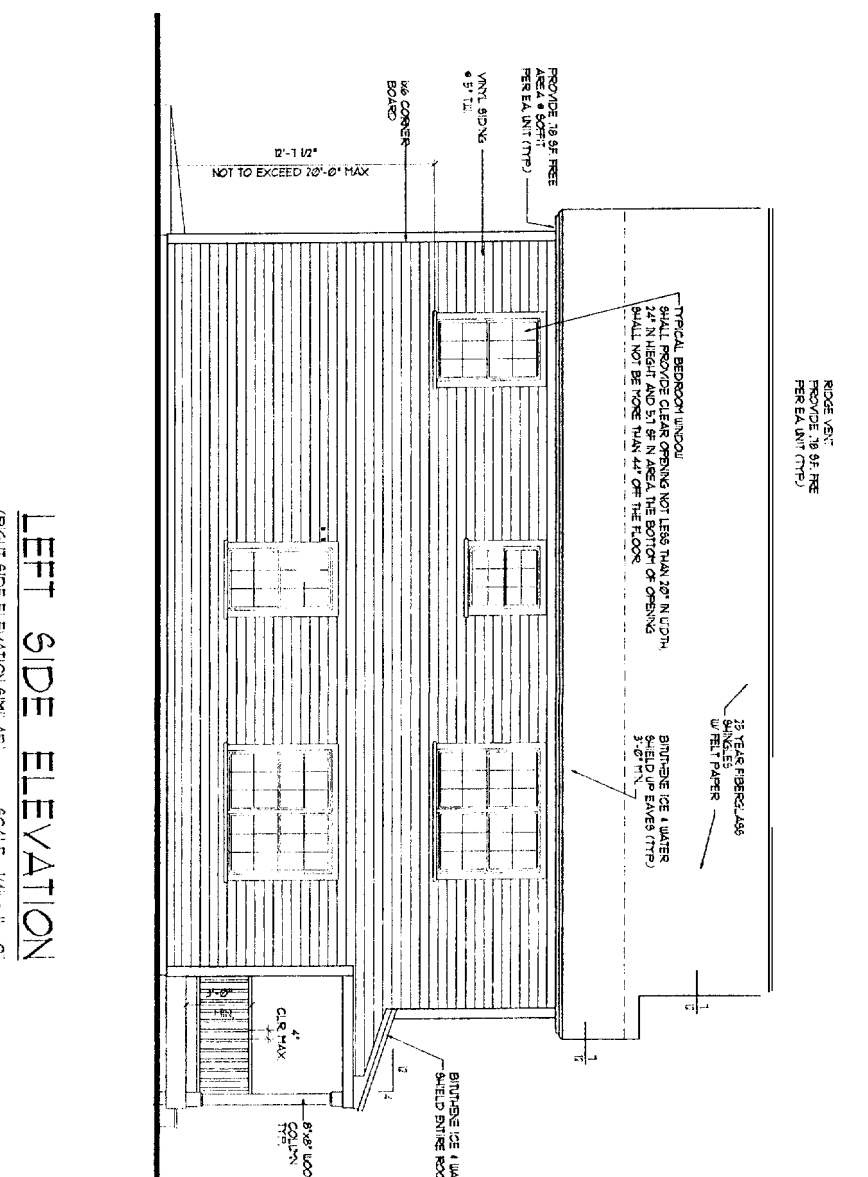
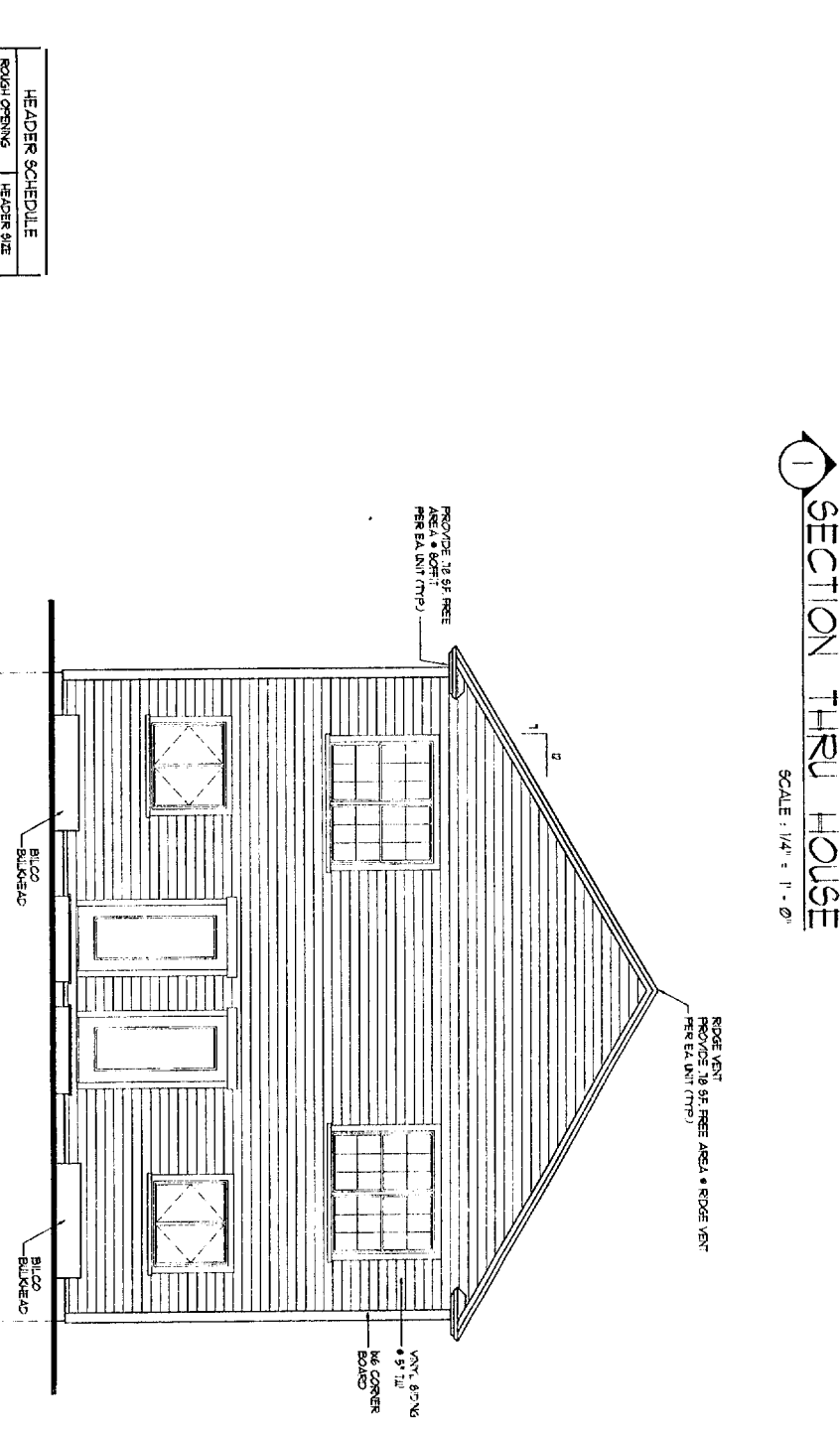
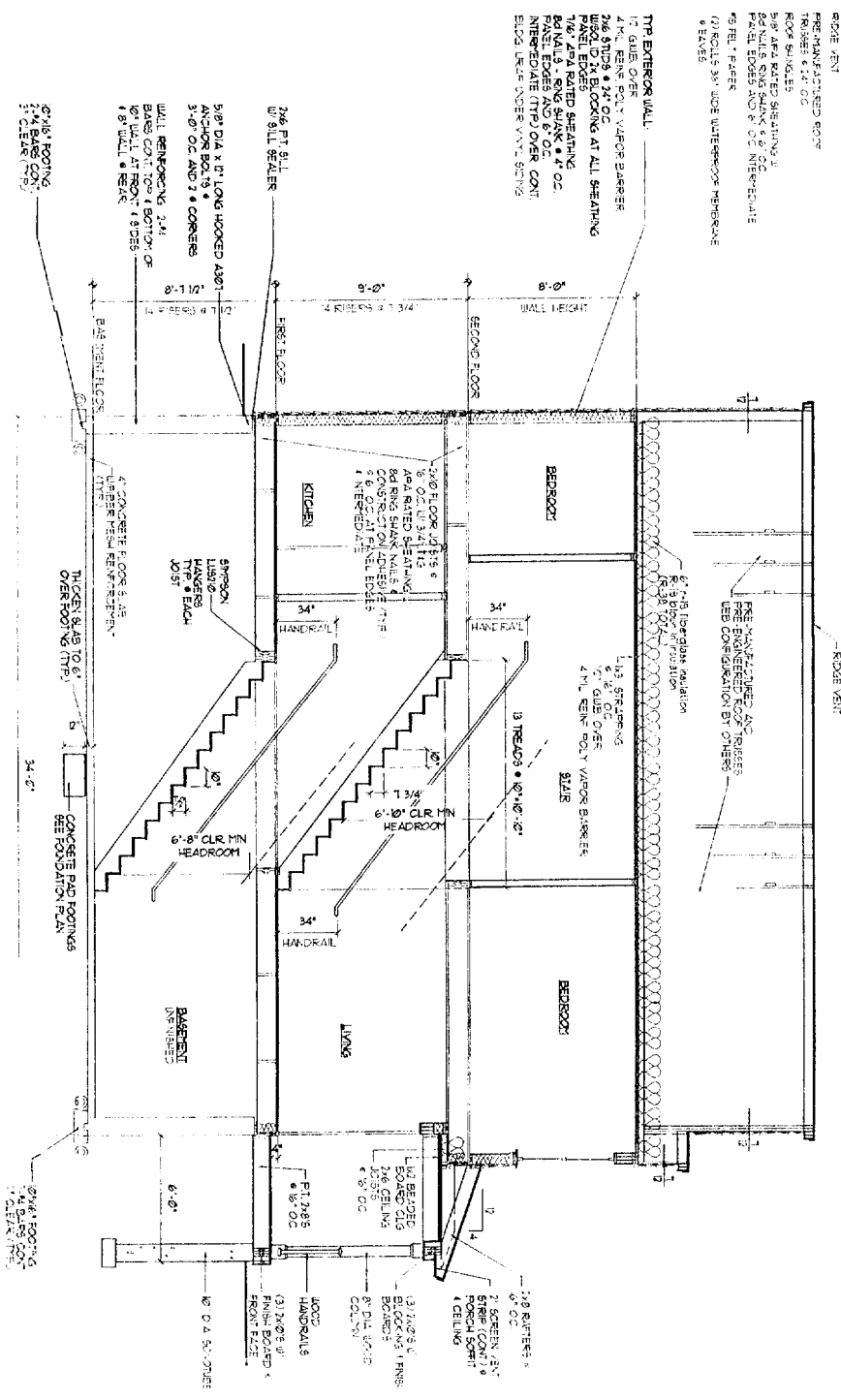
GP
 Gorill-Palmer Consulting Engineers, Inc.
 Traffic and Civil Engineering Services
 PO Box 1237
 15 Shaker Road
 Gray, ME 04039
 207-657-6910
 FAX: 207-657-6912
 E-Mail: molbox@gorillpalmer.com

Drawing Name: **Lot 17 Grading Plan**
 Project: **CARRIAC E LANE**

Figure No. **2**

TYPICAL ROOF CONSTRUCTION

- ROOF VENT
- PRE-INSULATED ROOF
- ROOFING 4" OC
- ROOF BRACKETS
- 2" X 4" JOISTS
- 2" X 4" RAFTERS
- 2" X 4" BRACKETS
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HEADER SCHEDULE	
ROUGH OPENING	HEADER SIZE
0'-3 1/2"	(3) - 2x6
3'-1" - 4'-6"	(3) - 2x6
4'-7" - 5'-6"	(3) - 2x6
5'-9" - 7'-0"	(3) - 2x6

NOTE: PROVIDE JAMBS BOTH ENDS AS FOLLOWS:
 (1) 2x6 JACK PLUS 2x6 KING UP TO 4'-6" ROUGH OPENING
 (2) 2x6 JACKS PLUS (1) 2x6 KING UP TO 7'-0" ROUGH OPENING

DRAWINGS THIS SHEET

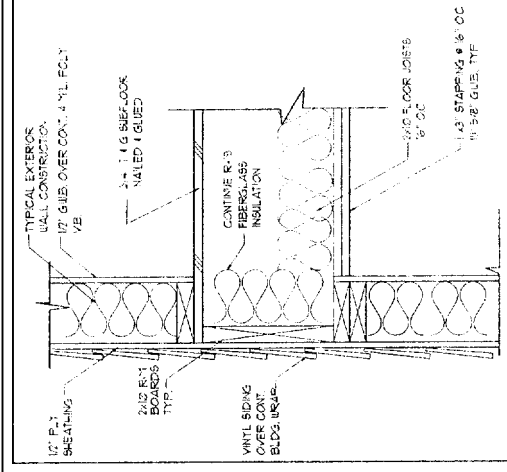
ELEVATIONS
ELEVATIONS

30 x 40 UNIT
(FULL BASEMENT)

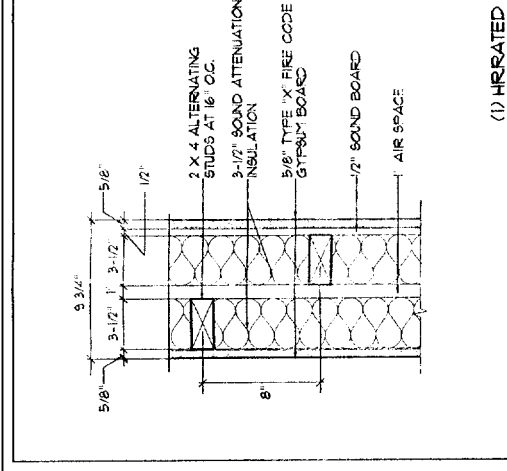
SCHEME 'B'

A3

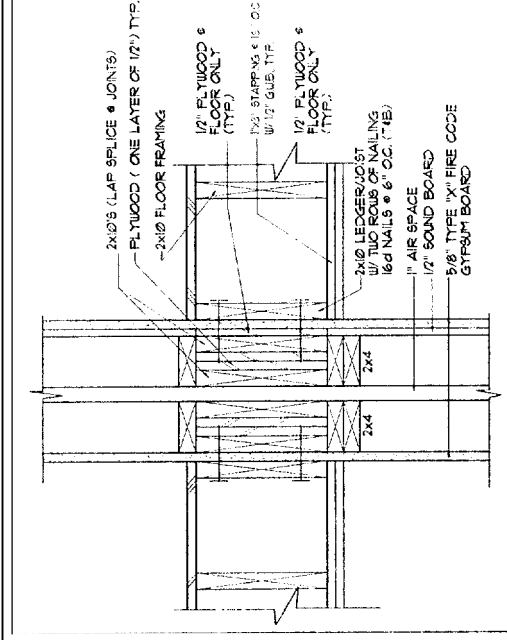
DATE
06/14/04



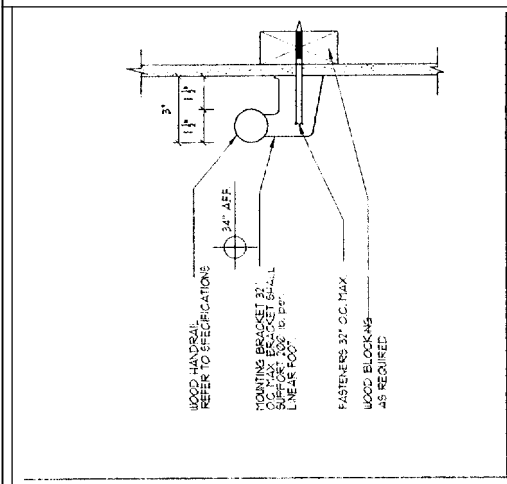
1 FLOOR FRAMING DETAIL 1/2" = 1'-0"



2 PARTY WALL DETAIL 1/2" = 1'-0"



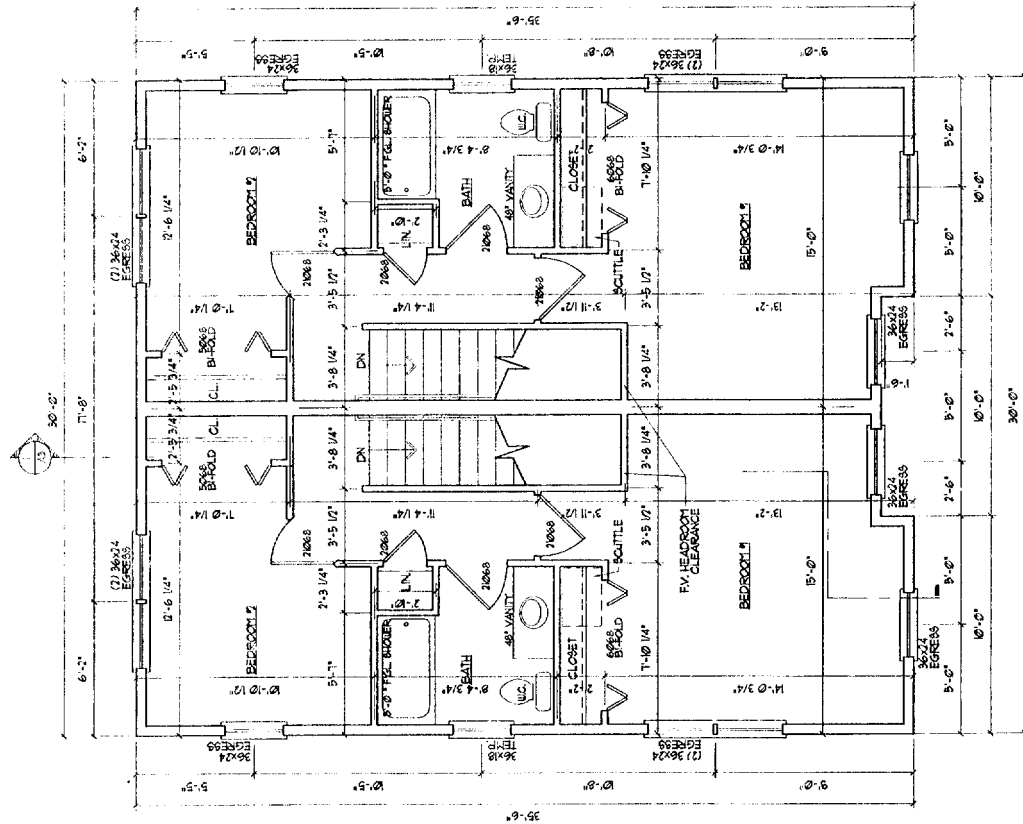
3 SECTION OF PARTY WALL DETAIL 1/2" = 1'-0"



4 HANDRAIL DETAIL

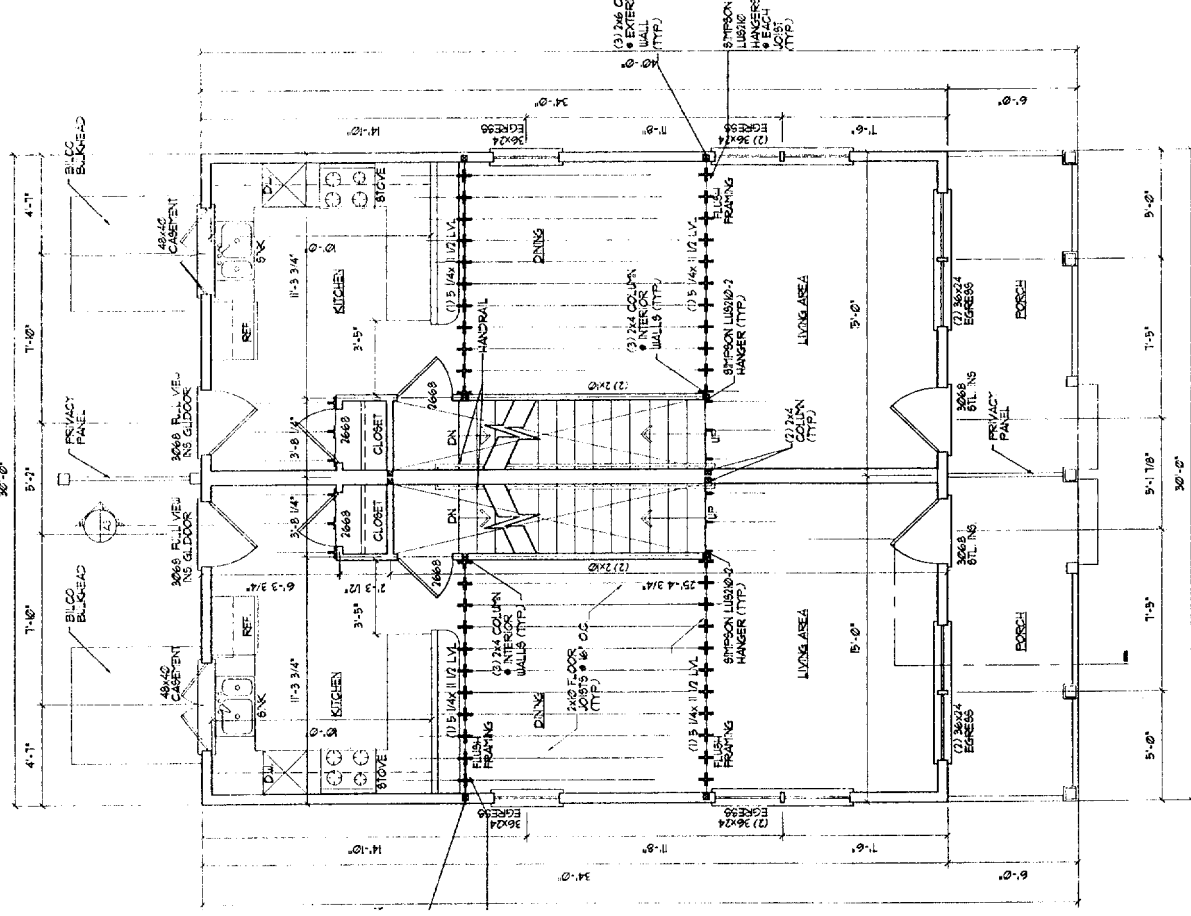
GENERAL NOTE FOR PARTY / SHEAR WALL:

1. PROVIDE 2x4 BLOKING @ ALL PANEL EDGES & INTERMEDIATE. PROVIDE SCREWS @ 6" O.C. @ PANEL EDGES & INTERMEDIATE.
2. RUN 2x4 WALL TO UNDERSIDE OF ROOF DECK (IN ATTIC SPACE) ALIGNED W/ ONE OF THE 2x4 WALLS IN THE PARTY WALL BELOW. PROVIDE (1) LAYER 7/16" APA RATED SHEATHING ONE SIDE ONLY. PROVIDE 2x4 BLOKING @ ALL PANEL EDGES. PROVIDE 8d NAILS @ 6" O.C. @ PANEL EDGES & INTERMEDIATE.
3. OBTAIN WRITTEN APPROVAL FROM AUTHORITY HAVING JURISDICTION FOR FIRE WALL RATING BELOW.



BUILDING TO BE SPRINKLER PER NFPA-13

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



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