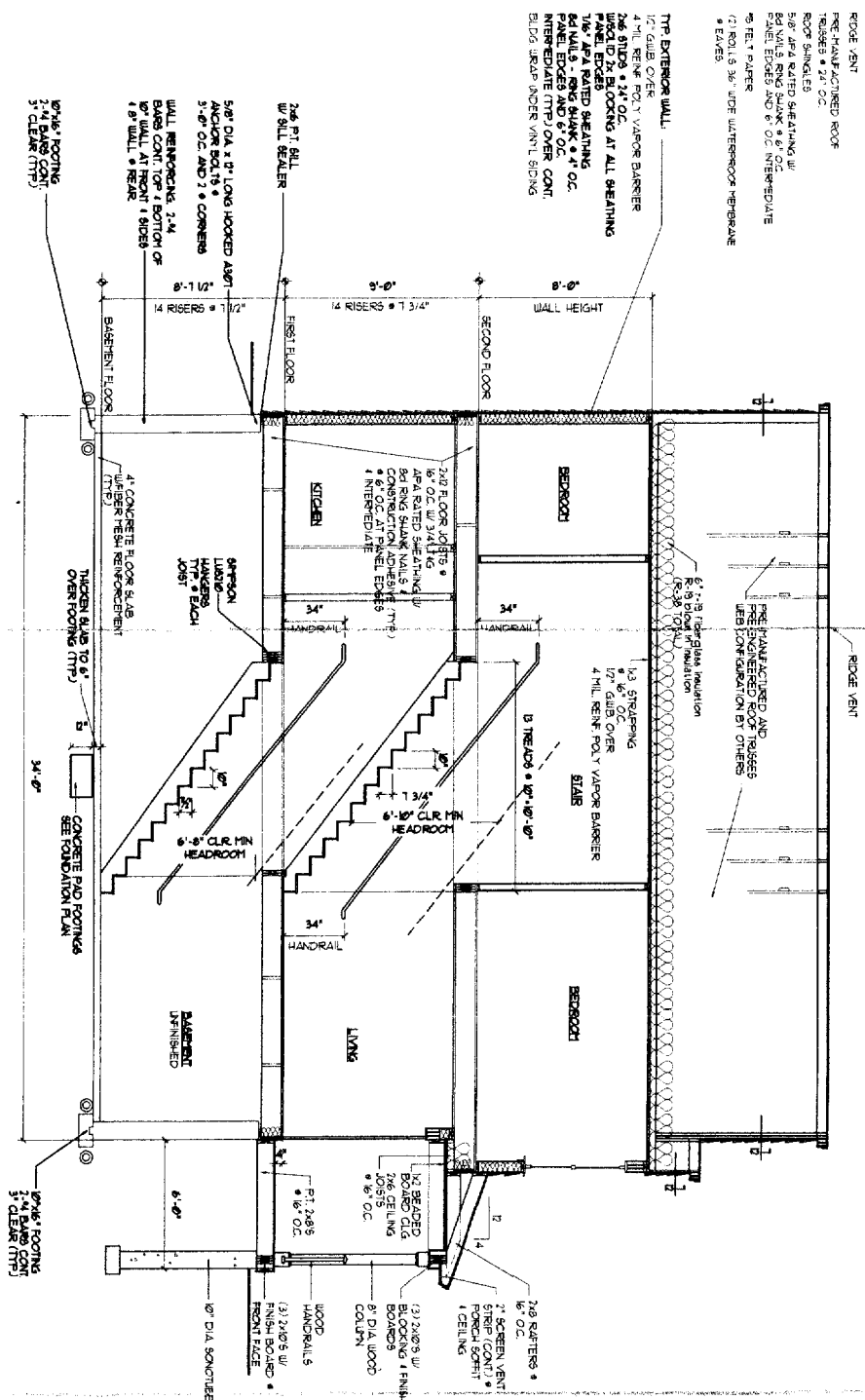


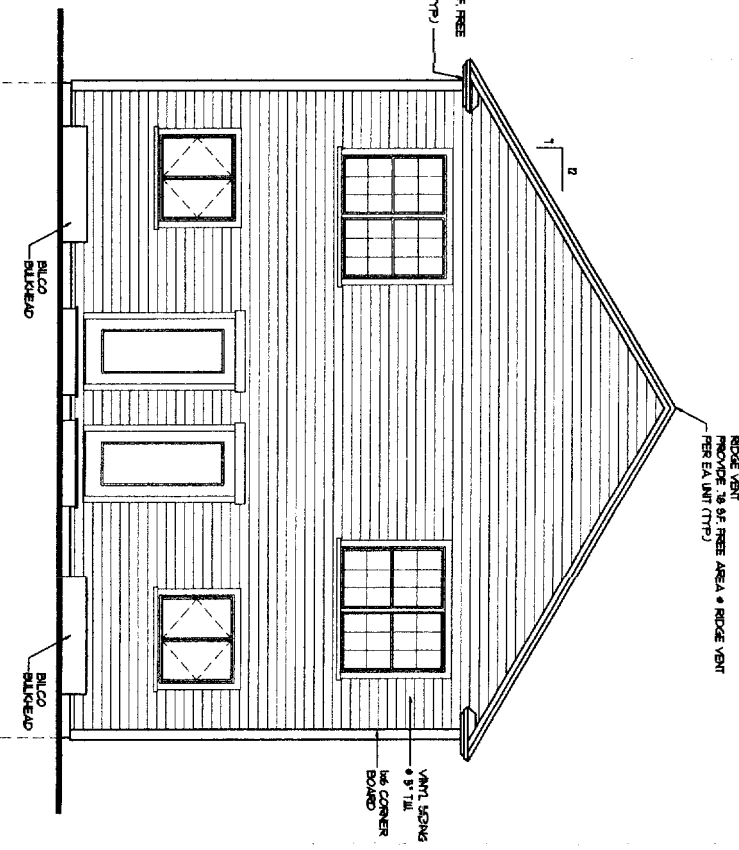
- ROOF VENT
- PER MANUFACTURED ROOF
- REARER \* 24" OC
- ROOF SHINGLES
- 5/8" APA RATED SHEATHING W/
- 60 MIL RAIN DRAIN \* 6" OC INTERMEDIATE
- 60 MIL RAIN DRAIN \* 6" OC INTERMEDIATE
- 5/8" FLOOR
- 7" RIPS 36" WIDE WATERPROOF MEMBRANE
- \* EXTERIOR



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

HEADER SCHEDULE	
ROUGH OPENING	HEADER SIZE
0' - 3' - 0"	(3) - 2x4
3' - 1" - 4' - 6"	(3) - 2x6
4' - 1" - 5' - 0"	(3) - 2x8
5' - 0" - 7' - 0"	(3) - 2x10

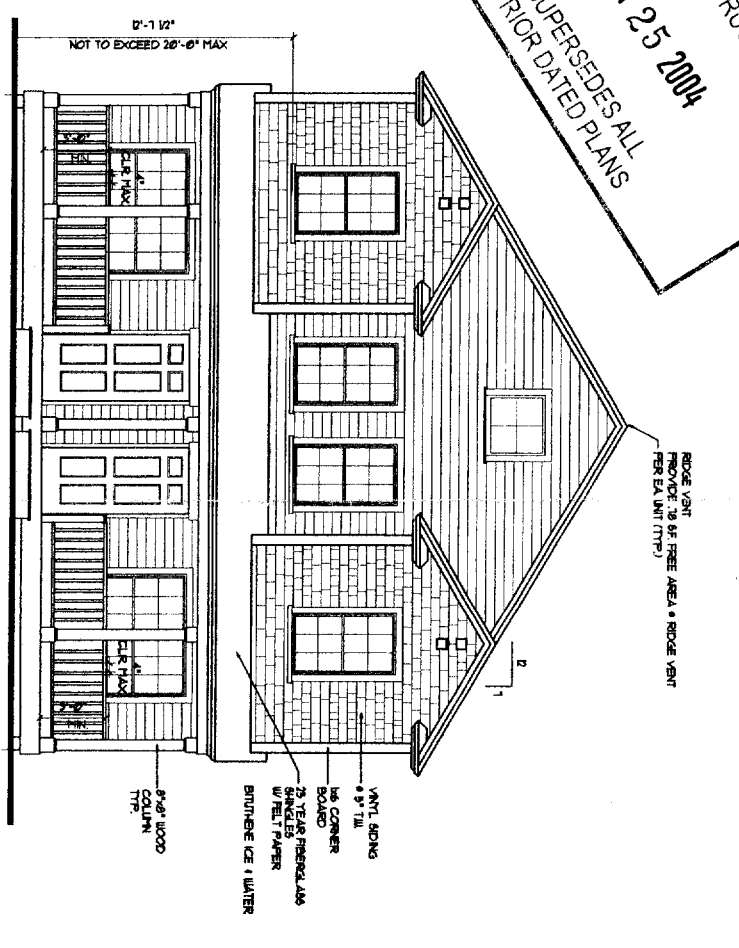
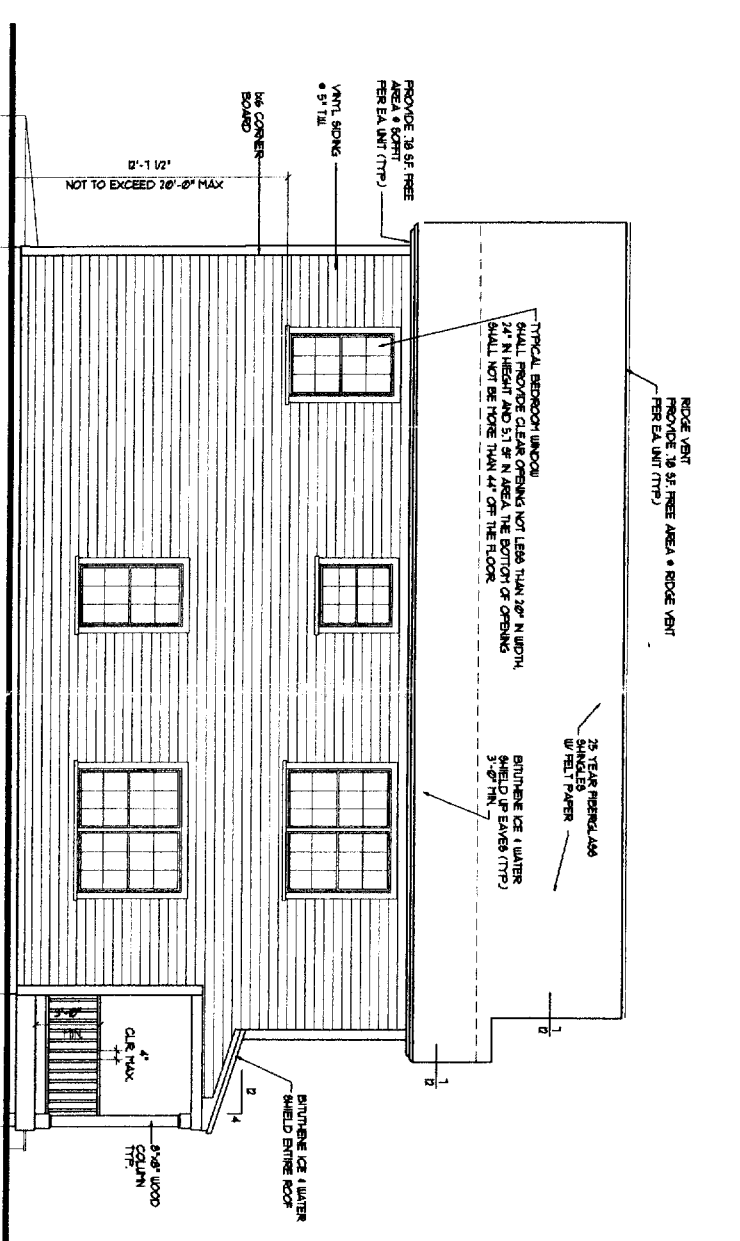
NOTE: PROVIDE JACOBS BOTH SIDS AS FOLLOWS:  
2x6 JACK PLUS 2x6 KING UP TO 4'-6" ROUGH OPENING  
(2) 2x6 JACKS PLUS (2) 2x6 KINGS UP TO 7'-0" ROUGH OPENING



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

**CITY OF PORTLAND, MAINE**  
APPROVED CONSTRUCTION PLANS  
**JUN 25 2004**  
SUPERSEDES ALL  
PRIOR DATED PLANS

**LEFT SIDE ELEVATION**  
(RIGHT SIDE ELEVATION SIMILAR)  
SCALE: 1/4" = 1' - 0"



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

DRAWINGS THIS SHEET  
**ELEVATIONS SECTION**

**30 x 40 UNIT**  
(FULL BASEMENT)

**SCHEME 'B'**

**GENERAL NOTES**

- All work shall be in accordance with BOCA Basic Building Code, NFPA-70 National Electric Code, Maine State Plumbing Code, ASHRAE, U.L., NFPA Codes, Americans with Disabilities Act 1990 (ADA) and all local, State and Federal requirements.
- All applicable Federal, State and Municipal regulations shall be followed, including the Federal Department of Labor Occupational Safety and Health act.
- All required City and State permits must be obtained before any construction begins.
- It is the contractor's sole responsibility to determine erection procedures and sequence to ensure the safety of the building and its components during erection. This includes the addition of necessary shoring, bracing, tying, gus or tie-downs. Such material shall remain the property of the contractor after completion of the project.
- Structural, Mechanical, Electrical and Plumbing design and installation by others shall be performed in accordance with local, State and Federal standards.
- All fire ratings indicated shall be continuous to underside of the rated ceiling or underside of roof deck. Seal all openings & mechanical penetrations with approved fire rating material.
- Building shall be sprinklered in accordance with NFPA-13. Contractor shall submit plans for State Fire Marshal approval prior to construction in accordance to state law.
- Building shall have approved smoke detectors in accordance with NFPA-101 Life Safety Code. Smoke detectors shall initiate alarm that is audible in the sleeping rooms of each unit.
- Portable fire extinguishers shall be provided in all hazardous areas in accordance with NFPA-101. Local authority having jurisdiction needs to provide written requirements.
- Balconies must maintain a 42" guardrail height and shall be kept free and clear of ice and snow at all times to ensure the second means of egress.
- HVAC installation to be in accordance with ASHRAE, NFPA-90A, OR NFPA-90B and all federal, local and State codes. Ventilation or heat equipment shall be in accordance with NFPA-91, NFPA-211, NFPA-31, NFPA-54 and NFPA-10 as applicable.

**FRAMING NOTES:**

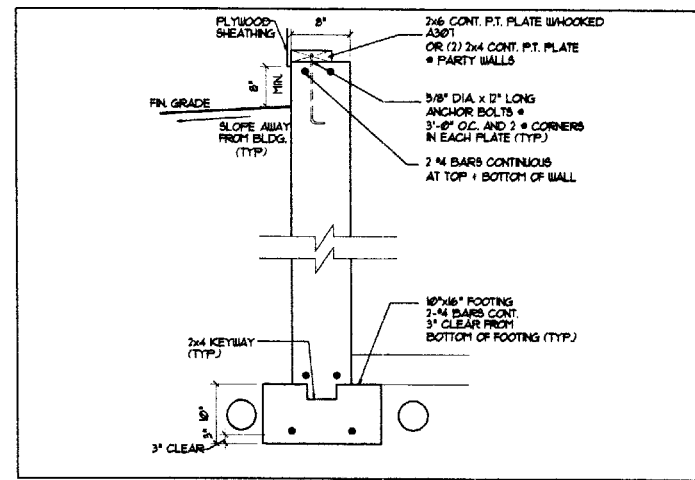
- ALL EXTERIOR WALLS TO BE 2x6 WOOD STUD WALLS @ 24" O.C. W/ 1/2" G.I.B. AND VAPOR BARRIER @ INSIDE FACE OF WALL, 6" BATT INSULATION (R-19) AND 1/8" APA RATED SHEATHING @ EXTERIOR FACE OF WALL.
- ALL INTERIOR WALLS TO BE 2x4 WOOD STUD WALLS (UNLESS NOTED OTHERWISE) W/ ONE LAYER 1/2" G.I.B. EACH SIDE.
- INSTALL BLOCKING BEHIND ALL SURFACE APPLIED FIXTURES, TRIM, AND SHELVES WHEN MOUNTED ON WALLS.
- THE LOCATION OF ALL DOOR FRAMES SHALL BE 4 1/2" (UNLESS NOTED OTHERWISE) FROM ADJACENT WALLS.

**FOUNDATION NOTES:**

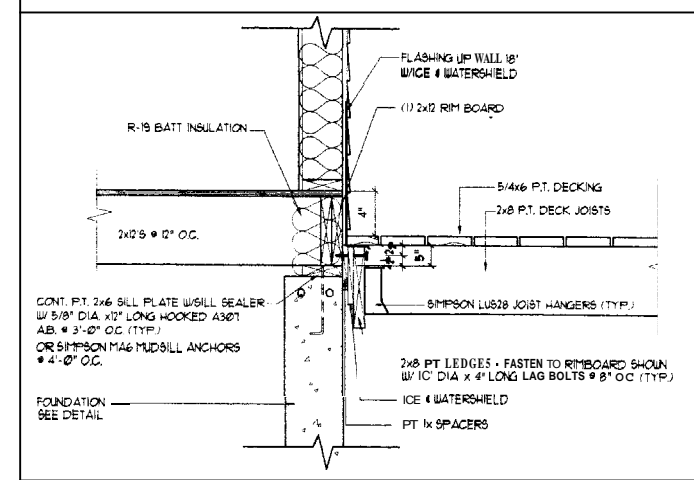
- PROVIDE SILL SEALER ON TOP OF ALL FOUNDATION WALLS.
- FOUNDATION WALLS SHALL BE BACKFILLED SIMULTANEOUSLY ON BOTH SIDES.
- ALL STEEL REINFORCING IN FOOTINGS TO BE A MINIMUM 3" CLEAR FROM BOTTOM OF FOOTING.
- ALL STEEL REINFORCING IN FOUNDATION WALLS BELOW GRADE TO BE MINIMUM OF 2" CLEAR FROM FACE OF WALL.
- ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESURE PRESERVATIVE TREATED W/CCA TO @.4% OF RETENTION PER ALPA.
- ALL CONCRETE SURFACES SHALL HAVE A STEEL TROUBLE & LIGHT BROOK FINISH.
- SET BOTTOM OF FOOTINGS MIN. 4'-0" BELOW GRADE.
- SET ALL FOOTINGS ON UNDISTURBED SOIL OR COMPACTED STRUCTURAL FILL.
- RADIANT HEAT IN SLAB.
- FIRST FLOOR SLAB SHALL BE 4" THICK CONCRETE SLAB ON GRADE W/ FIBER MESH REINFORCEMENT. PROVIDE CONTROL JOINTS @ 15x15' SPACINGS (2250F).
- ALL CONCRETE SHALL BE 3000 PSI (F<sub>c</sub>) STRENGTH AT 28 DAYS.
- ALL CONCRETE SHALL BE AIR ENTRAINED 4-6%.
- ALL OTHER ADMIXTURES SHALL BE PRE-APPROVED.

NOTE:  
BUILDING TO BE SPRINKLERED PER NFPA-13

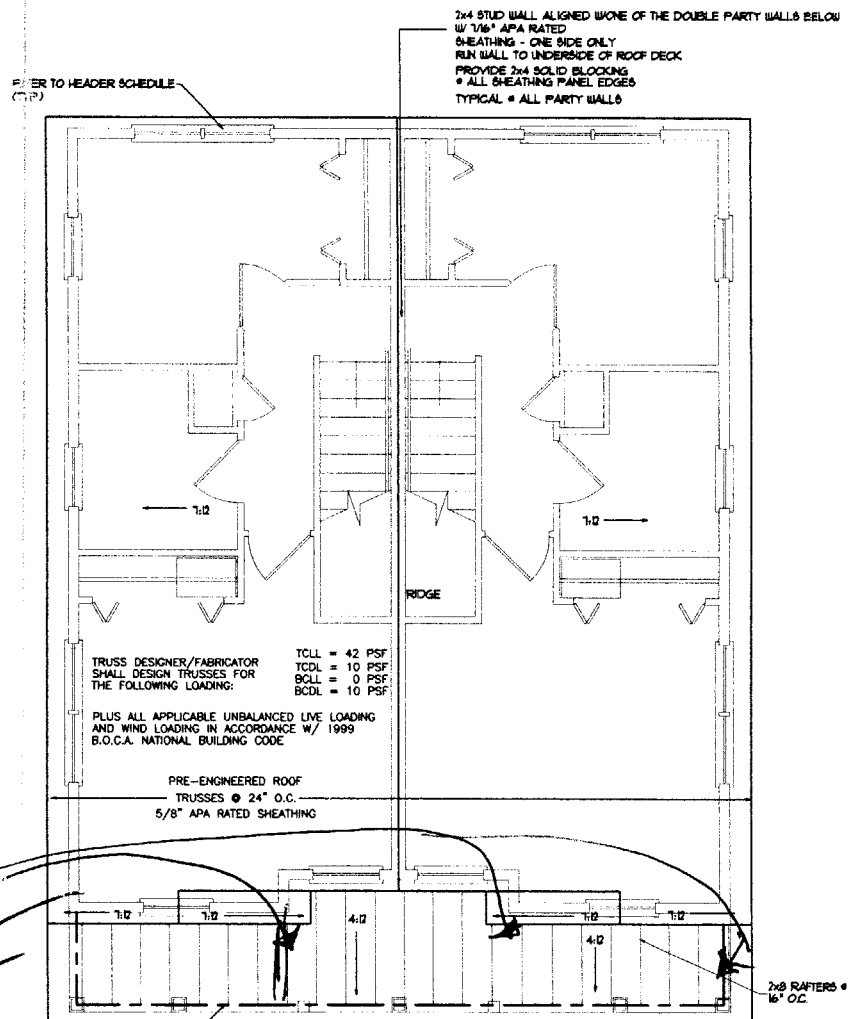
CITY OF PORTLAND, MAINE  
 APPROVED CONSTRUCTION PLANS  
 JUN 25 2004  
 SUPERSEDES ALL  
 PRIOR DATED PLANS



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

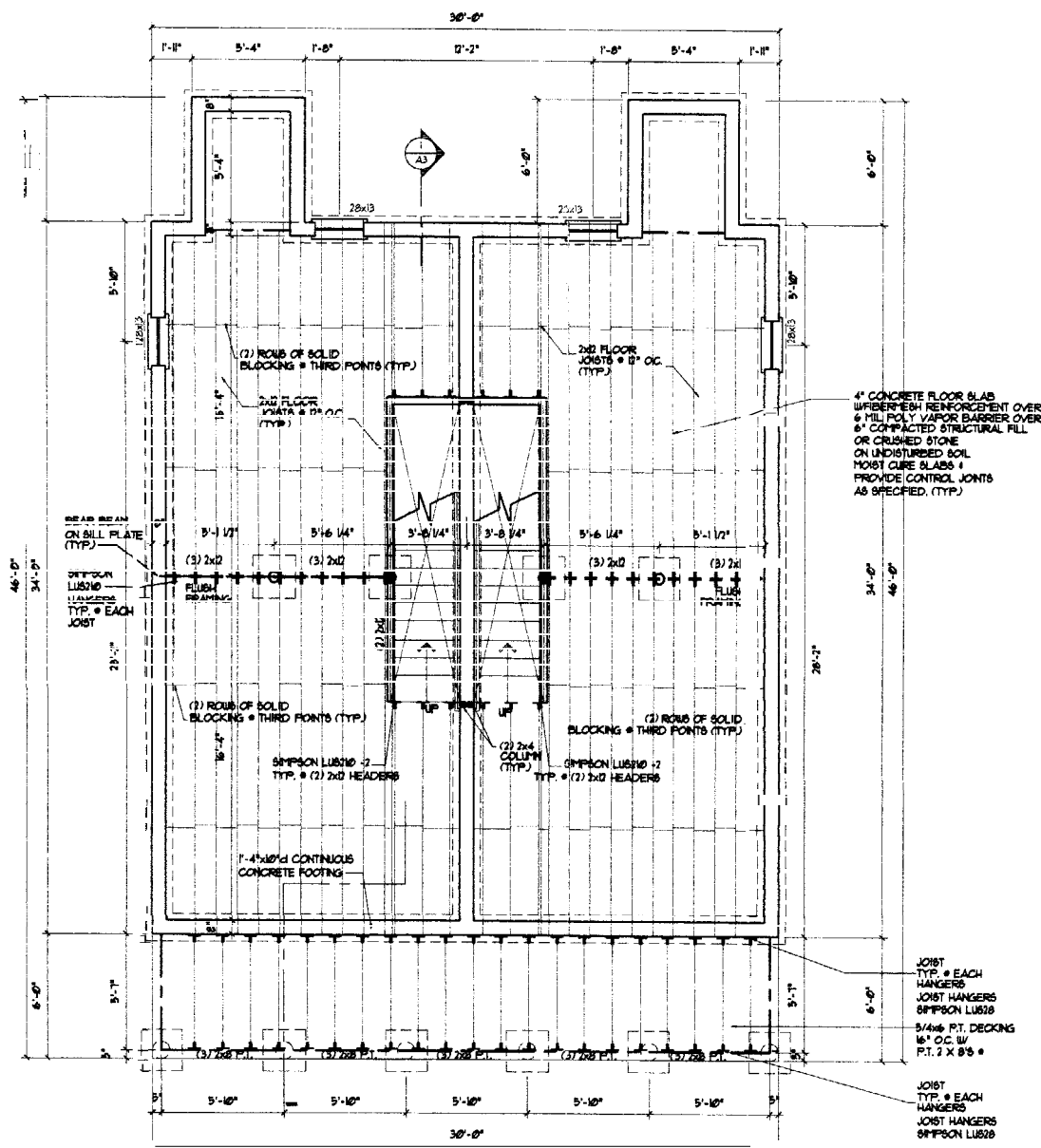


2 DECK JOIST CONNECTION DETAIL SCALE: 1" = 1'-0"



*3-2x8's Per Dwight*

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



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

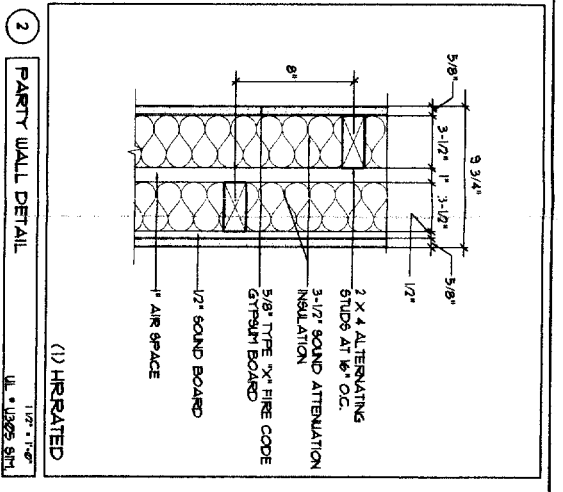
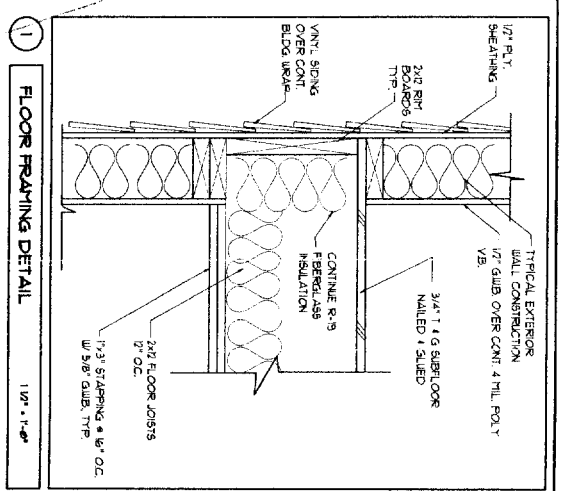
30 x 40 UNIT  
 (FULL BASEMENT)

FOUNDATION PLAN  
 ROOF PLAN  
 DETAILS

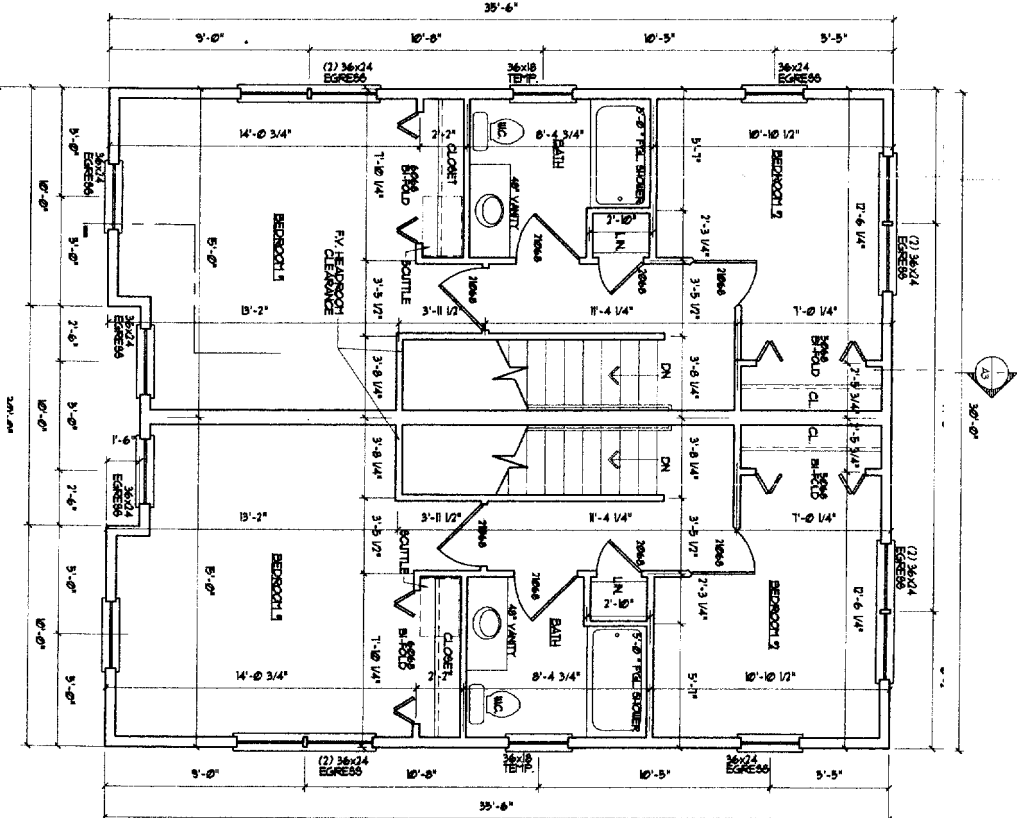
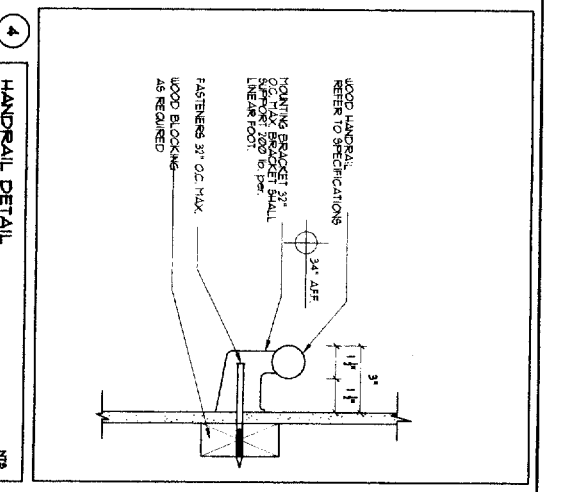
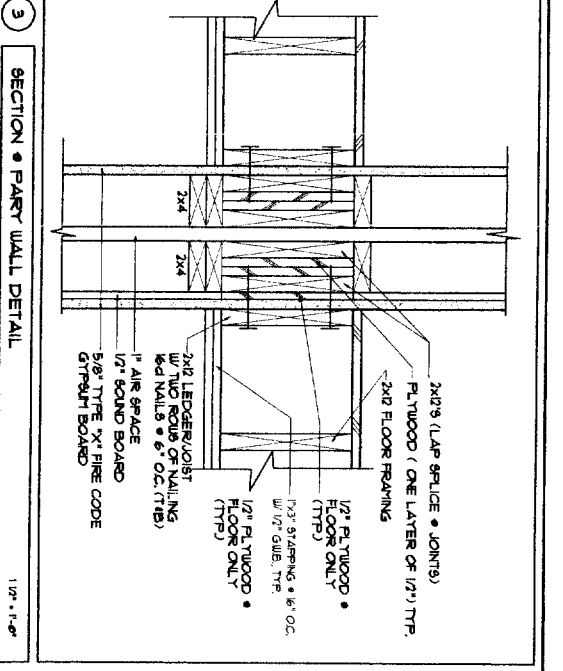
DRAWING THIS SHEET

DATE  
 08/06/04  
 A1

CITY OF PORTLAND, MAINE  
 APPROVED CONSTRUCTION PLANS  
 JUN 25 2004  
 SUPERSEDES ALL  
 PRIOR DATED PLANS



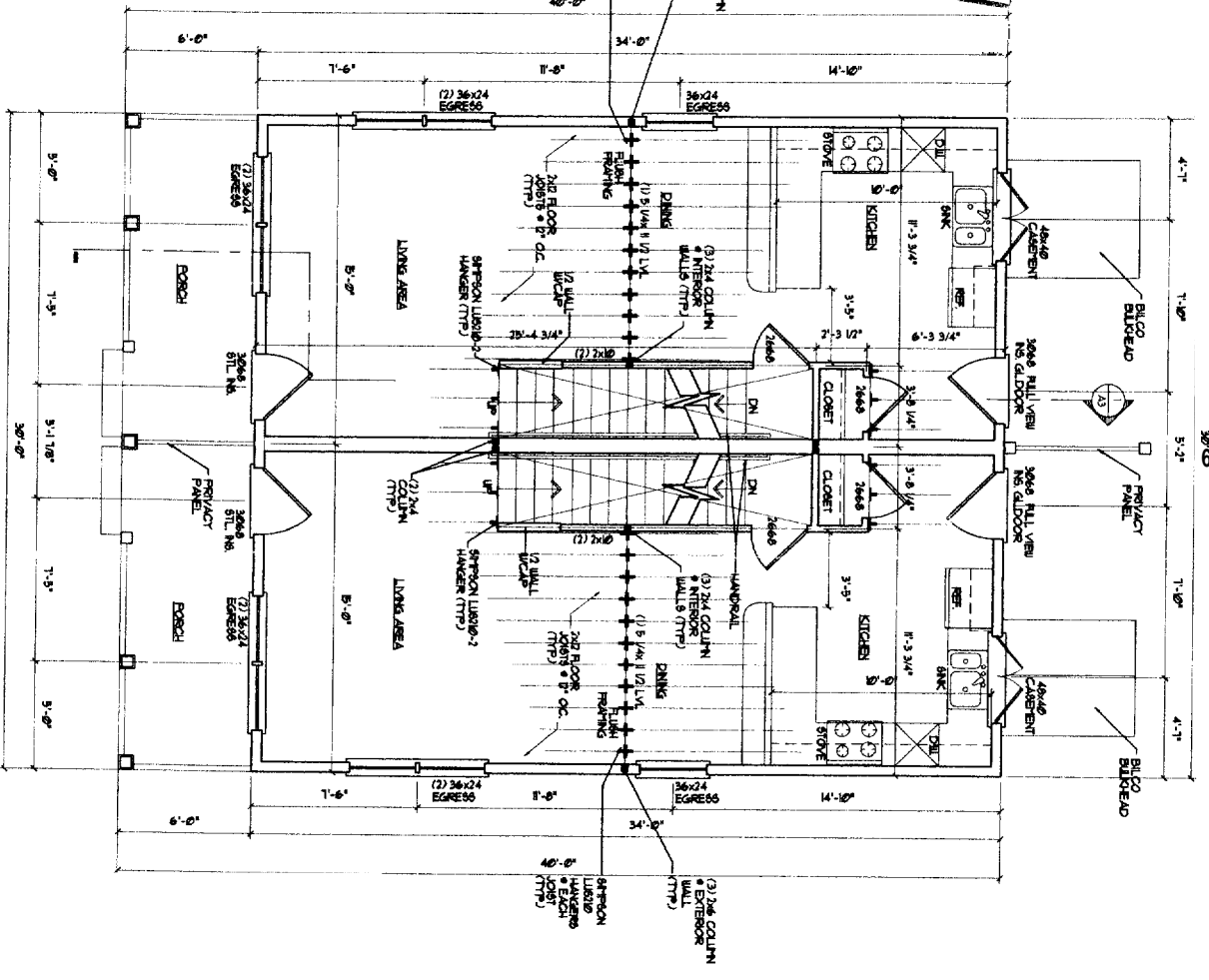
GENERAL NOTE FOR PARTY / SHEAR WALL:  
 1. PROVIDE 2x4 BLOCKING & ALL PANEL EDGES INTERMEDIATE. PROVIDE SCREWS & 6" OC & PANEL EDGES INTERMEDIATE.  
 2. RUN 2x4 WALL TO UNDERSIDE OF ROOF DECK (IN ATTIC SPACE) ALONG MORE OF THE 2x4 WALLS IN THE PARTY WALL BELOW. PROVIDE (1) LAYER OF 2x4 BATTED SHEATHING ONE SIDE ONLY. PROVIDE 2x4 WALLS @ 6" OC & PANEL EDGES INTERMEDIATE. PROVIDE 2x4 WALLS @ 6" OC & PANEL EDGES INTERMEDIATE FOR FIRE WALL RATHER THAN 2x4x8.



NOTE: BUILDING TO BE FRAMERECTED PER VAP-143

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

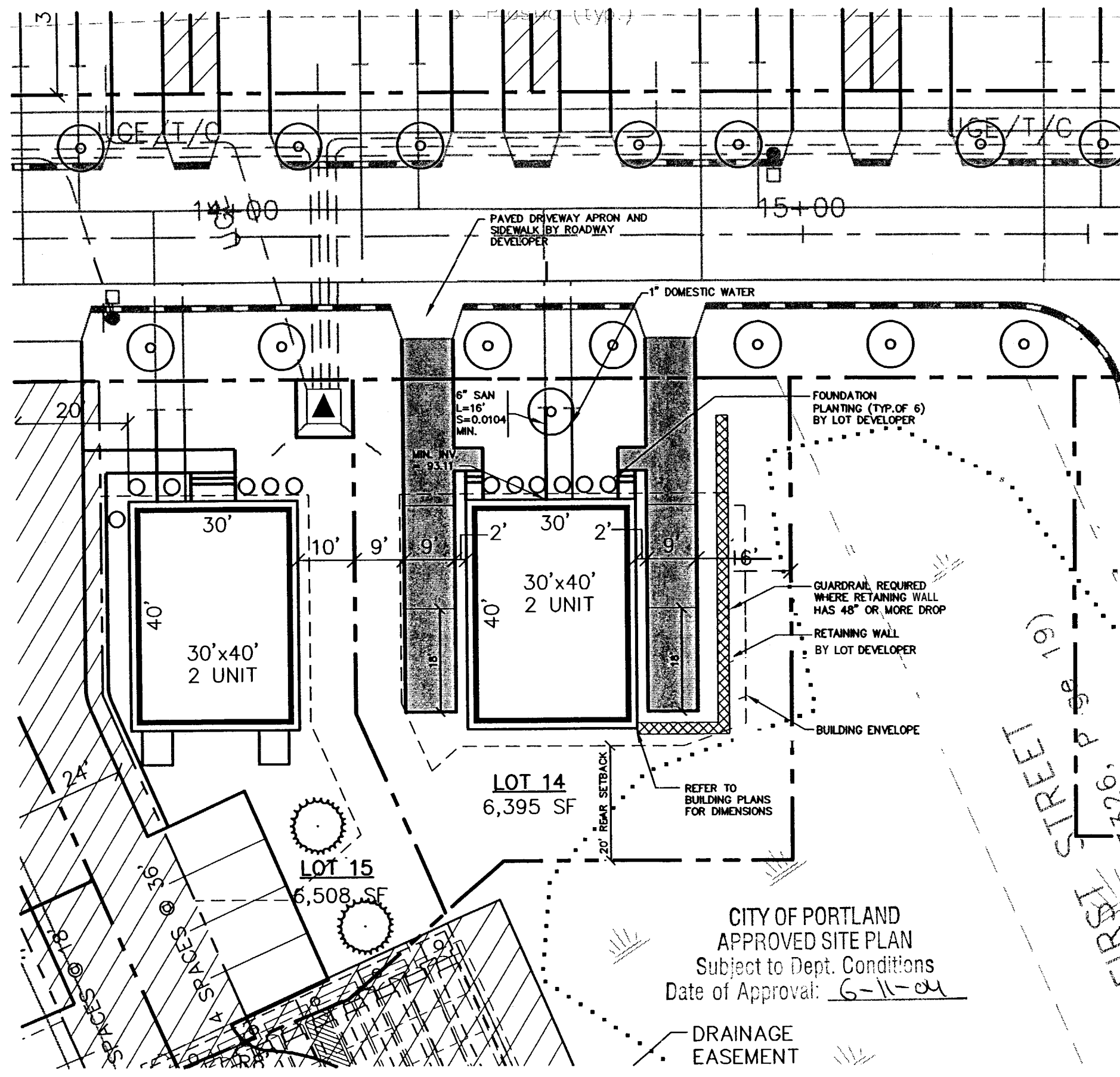
CITY OF PORTLAND, MAINE  
 APPROVED CONSTRUCTION PLANS  
 JUN 25 2004  
 SUPERSEDES ALL  
 PRIOR DATED PLANS



FIRST FLOOR PLAN

DRAWINGS THIS SHEET	30 x 40 UNIT (FULL BASEMENT)	A2	DATE
			08/06/03
FLOORPLANS DETAILS	SCHEME 'B'		

Dispositions  
Copy

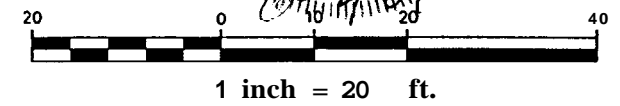
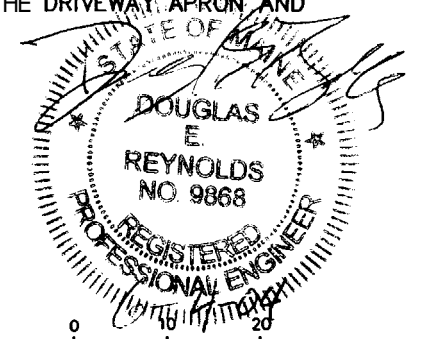


**NOTES**

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 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.

RECEIVED JUN 08 2004

CITY OF PORTLAND  
APPROVED SITE PLAN  
Subject to Dept. Conditions  
Date of Approval: 6-11-04



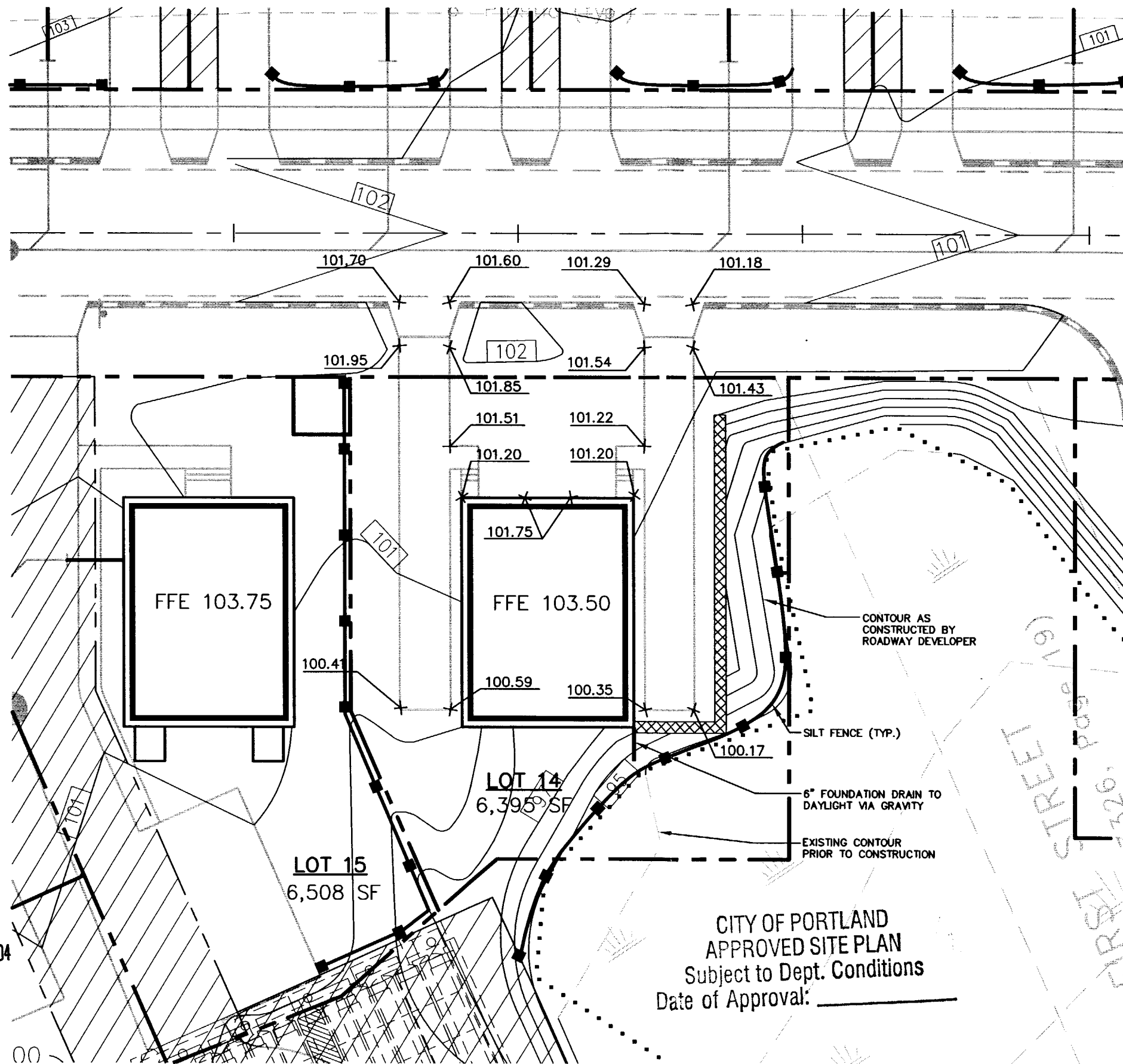
Design: DER	Date: 4/04
Checked: CAH	Job No.: 632
Checked: DER	Scale: 1"=20'
Fik Name: 632-LOTS	

**GP** Gorrill-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: mailbox@gorrillpalmer.com

Drawing Name:	Lot 14 Lot Layout and Utility Plan
Project:	CARRIAGE LANE

Figure No.  
**1**

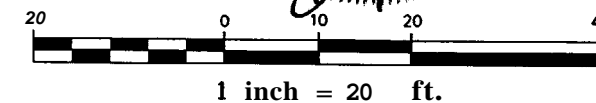
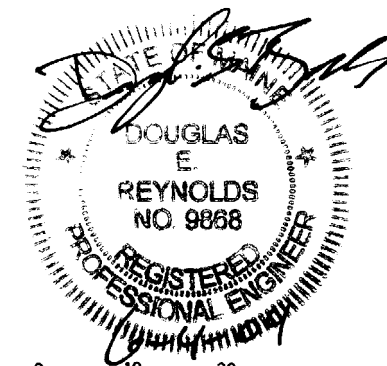


**NOTES:**

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CITY OF PORTLAND  
APPROVED SITE PLAN  
Subject to Dept. Conditions  
Date of Approval: \_\_\_\_\_



6/4/04	REVISED FRONT STOOP LOCATION
5/27/04	REVISED PER CITY COMMENTS
Rev	Date Revision

Design: DER Date: 4/04

Checked: DER	Date: 1/20/04
File Name: 632-LOTS	Job No.: 632
Checked: DER	Scale: 1"=20'
File Name: 632-LOTS	

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

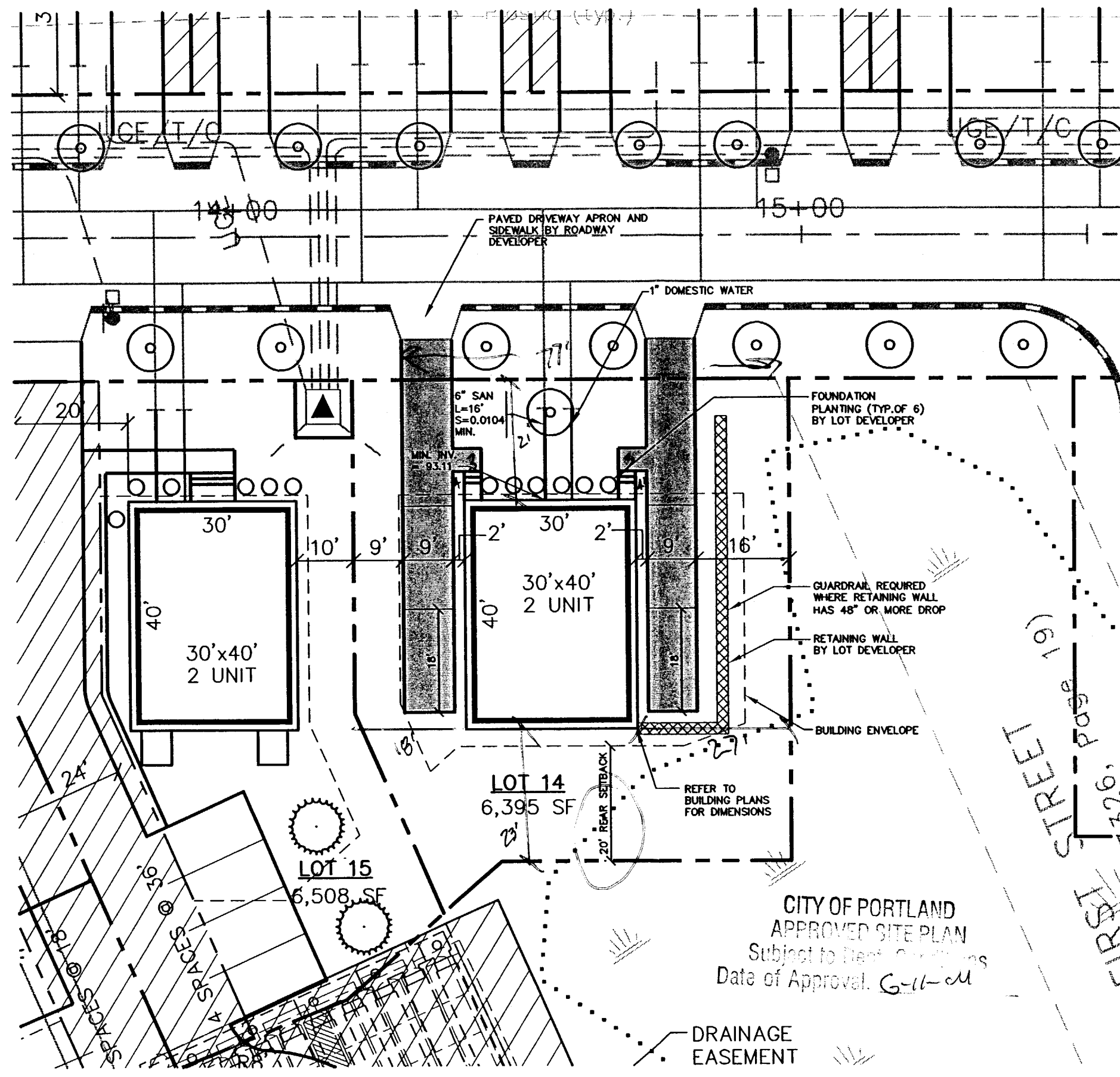
PO Box 1237  
15 Shaker Road  
Gray, ME 04039

207-657-6910  
E-Mail: mailbox@gorrillpalmer.com

Drawing Name:	<b>Lot 14 Grading Plan</b>
Project:	<b>CARRIAGE LANE</b>

Figure No.  
**2**

ZONING 600

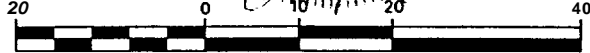
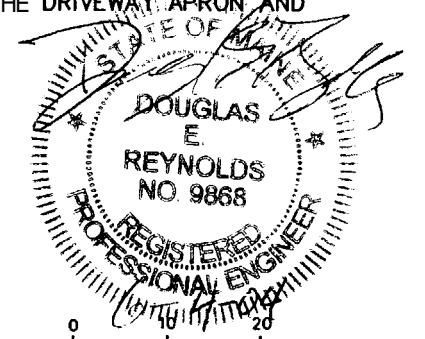


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RECEIVED JUN 08 2004

CITY OF PORTLAND  
 APPROVED SITE PLAN  
 Subject to Dept. Comments  
 Date of Approval: 6-11-04



1 inch = 20 ft.

Rev.	Date	Revision
2	6/4/04	REVISED FRONT STOOP LOCATION
1	5/27/04	REVISED PER CITY COMMENTS

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

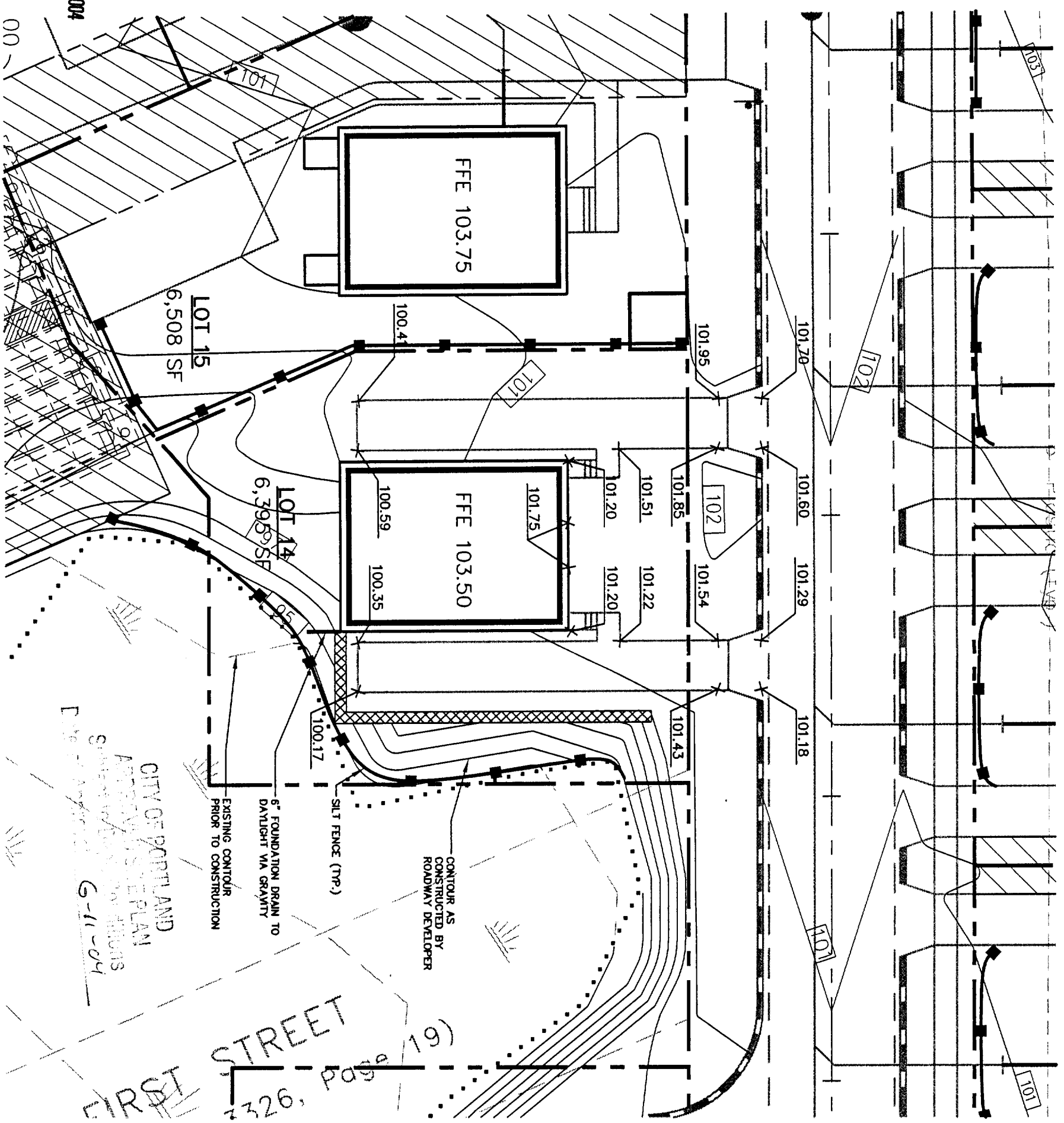
**GP** Gorrill-Palmer Consulting Engineers, Inc.  
 Traffic and Civil Engineering Services

PO Box 1237  
 15 Shaker Road  
 Gray, ME 04039

207-657-6910  
 FAX: 207-657-6912  
 E-Mail: mailbox@prrillpalmer.com

Project: **Lot 14 Lot Layout and Utility Plan**  
**CARRIAGE LANE**

Figure No.  
**1**



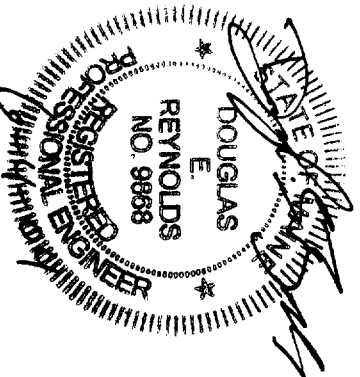
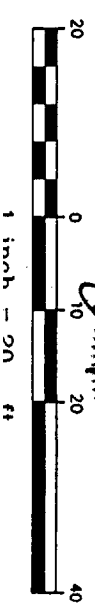
RECEIVED JUN 08 2004

CITY OF PORTLAND  
 ARTIST'S SITE PLAN  
 SUBDIVISION  
 DATE: 6-11-04  
 SHEET NO. 19

FIRST STREET  
 2326, Page 19

**NOTES:**

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2	5/4/04	REVISED FRONT STAGE LOCATION
1	5/27/04	REVISED PER CITY COMMENTS
Drawn	DER	Checked

Design:	DER	Date:	4/04
Drawn:	CAH	Job No.:	632
Checked:	DER	Scale:	1"=20'
File Name:	632-1015		

**GP** Gorrell-Palmer Consulting Engineers, Inc.  
 Traffic and Civil Engineering Services  
 PO Box 1237  
 15 Shaker Road  
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Drawing Name: Lot 14 Grading Plan  
 Project: CARRIAGE LANE

Figure No. 2