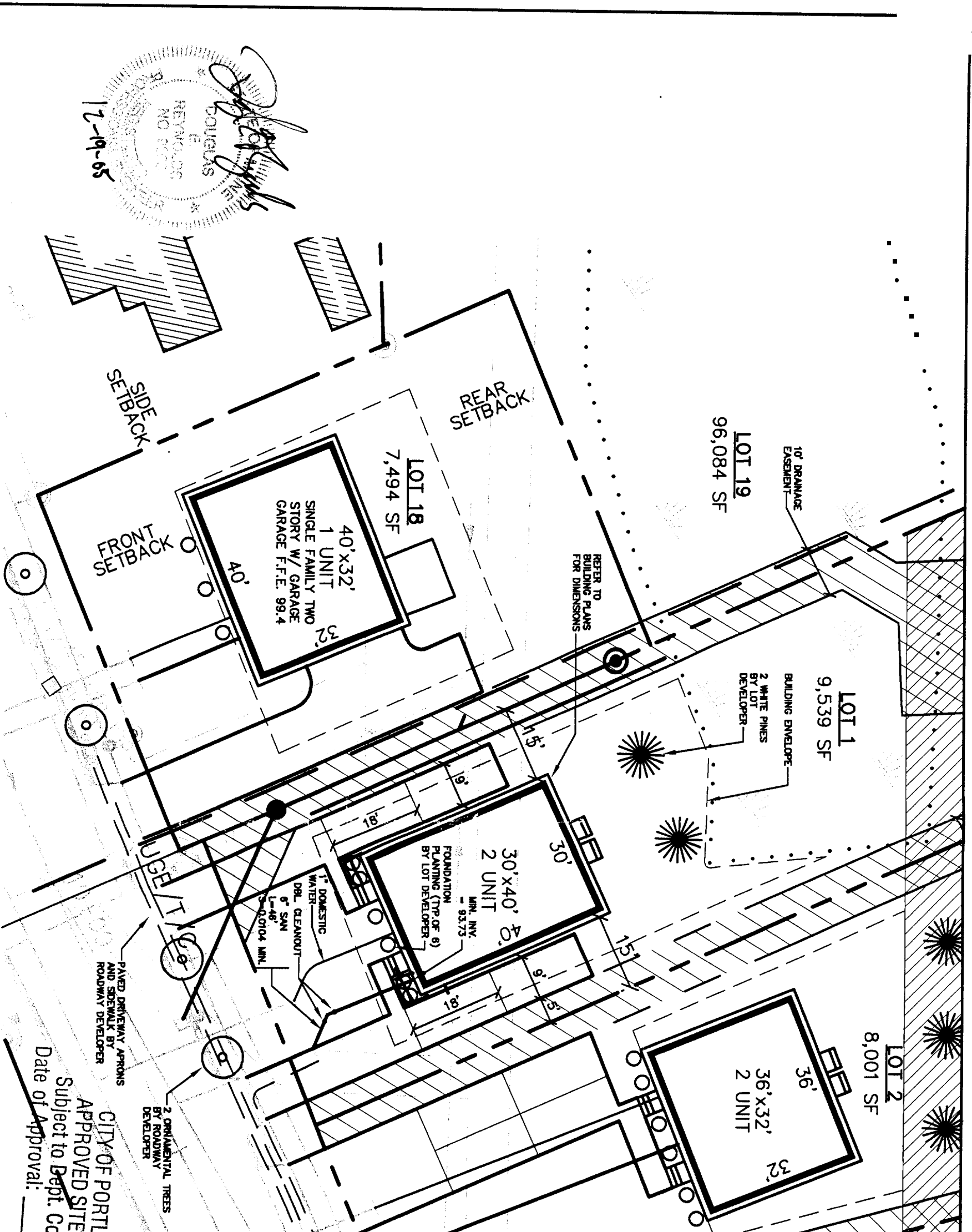


Sheet 1 Carriage Dr # 051970



REVISIONS NO. 0000
 12-19-05
 DOUGLAS
 [Signature]

4	5/17/05	REVISED STORM DRAIN STRUCTURES
3	5/10/05	REVISED STORM DRAIN
2	5/5/05	ADDED STORM DRAIN
1	5/4/05	REVISED DITCH GRADING
Rev.	Date	Revision

Design:	DER	Date:	4/04
Draft:	CAH	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
 FAX: 207-657-6912
 E-Mail: mailbox@gorrillpalmer.com

Drawing Name:
Lot 1 Lot Layout and Utility Plan
CARRIAGE DR
 Figure No. **1**

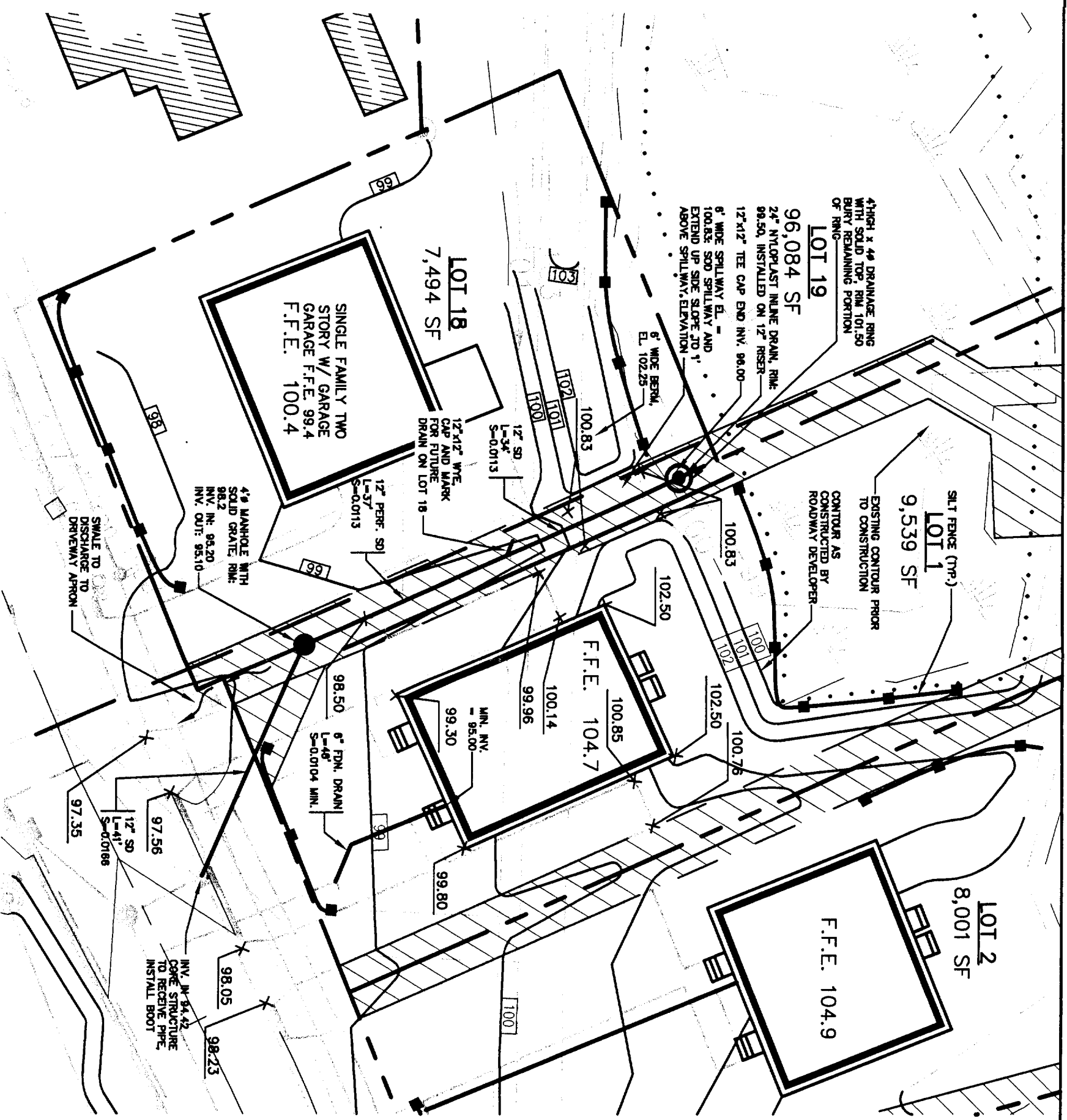
CITY OF PORTLAND
 APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval: _____

DEPT. OF BUILDING INSPECTION
 CITY OF PORTLAND, ME
 JAN - 3 2006
 RECEIVED
 1 inch = 20 ft.

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 TTCOMB 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.
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 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.



DOUGLAS REYNOLDS
 PROFESSIONAL ENGINEER
 No. 6033
 License No. 12-19-05

Rev.	Date	Revision
1	5/4/05	REVISED DITCH GRADING
2	5/9/05	REVISED STORM DRAIN
3	5/10/05	REVISED STORM DRAIN
4	5/17/05	REVISED STORM DRAIN STRUCTURES

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

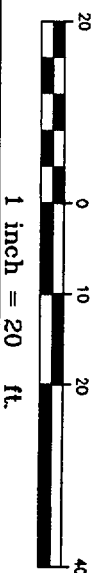
Gorrill-Palmer Consulting Engineers, Inc.
 Traffic and Civil Engineering Services
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 15 Shaker Road
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 207-657-6910
 207-657-6912
 E-Mail: mpalbox@gorrillpalmer.com

Drawing Name:
 Project:
Lot 1 Grading Plan
CARRIAGE LANE

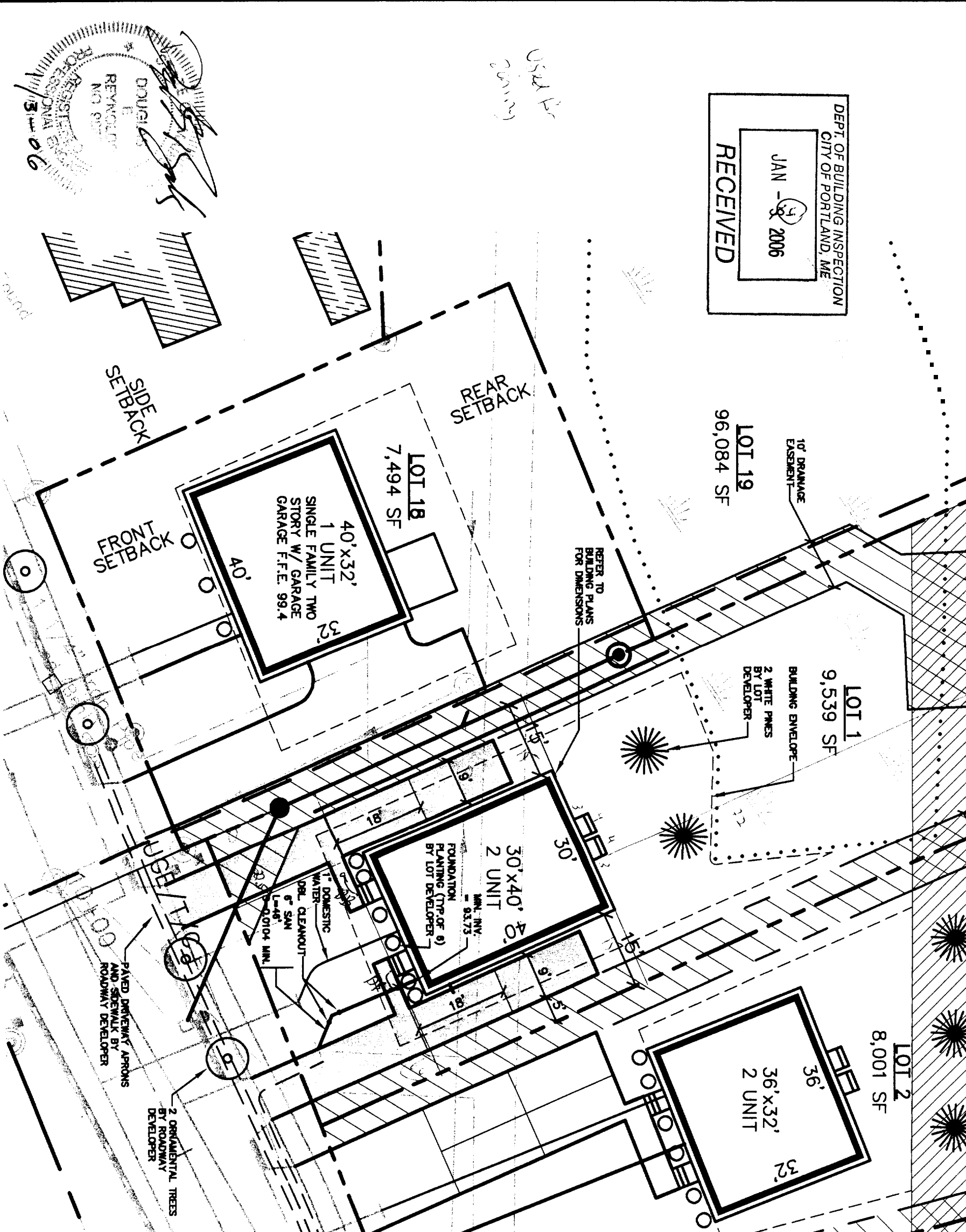
Figure No. **2**

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

DEPT. OF BUILDING INSPECTION
 CITY OF PORTLAND, ME
 JAN - 3 2006
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DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
JAN - 2006
RECEIVED



DOUGLAS E. REVINGLUT
REGISTERED PROFESSIONAL ENGINEER
NO. 9811
1/13/06

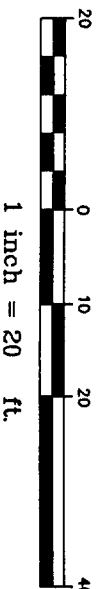
4	5/17/05	REVISED STORM DRAIN STRUCTURES
3	5/10/05	REVISED STORM DRAIN
2	5/5/05	ADDED STORM DRAIN
1	5/4/05	REVISED UTILITY DRAWING
Rev.	Date	Revision

Design:	DER	Date:	4/04
Draft:	CAH	Job No.:	532
Checked:	DER	Scale:	1"=20'
File Name:	632-LOTS		

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Drawing Name:
Lot 1 Lot Layout and Utility Plan
Project:
CARRIAGE LANE

Figure No.
1

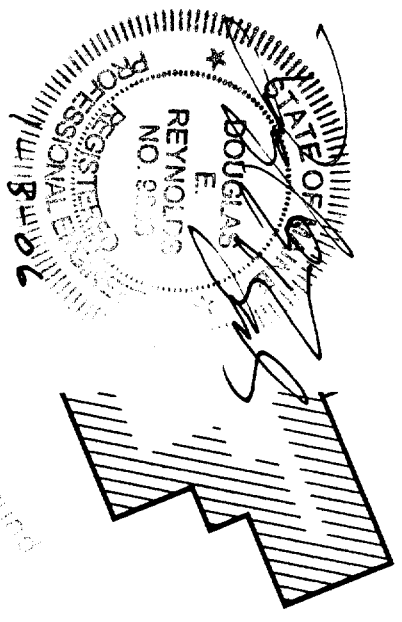
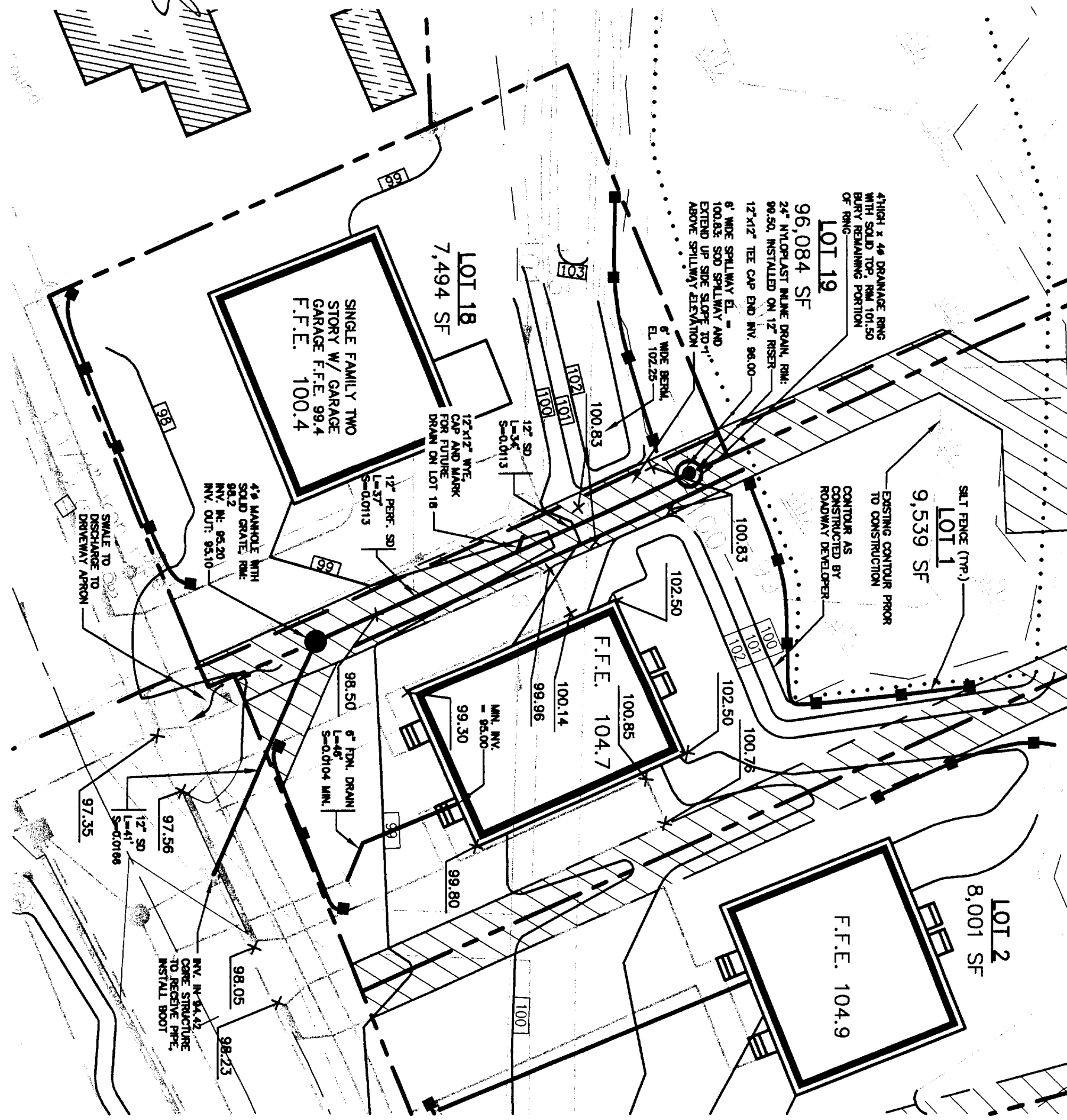


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3	5/10/06	REVISED STORM DRAIN
2	5/6/06	ADDED STORM DRAIN
1	5/4/06	REVISED PITCH GRADING
Rev.	Date	Revision

Design:	DER	Date:	4/04
Draft:	CAH	Job No.:	632
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File Name:	632-LOTS		

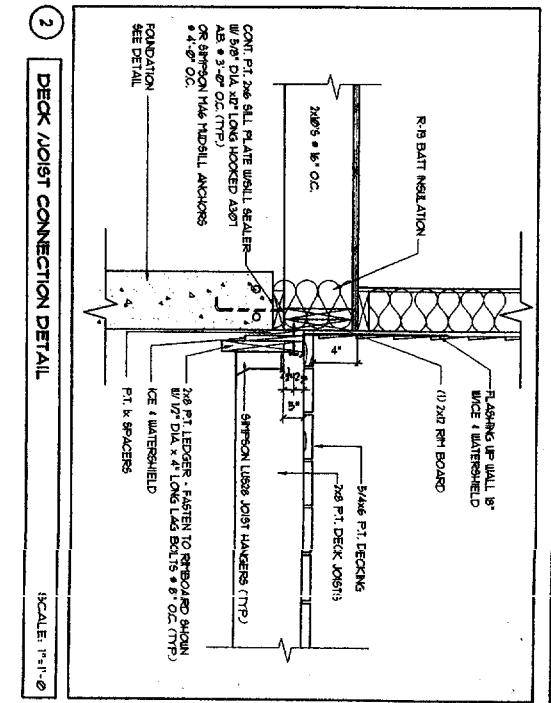
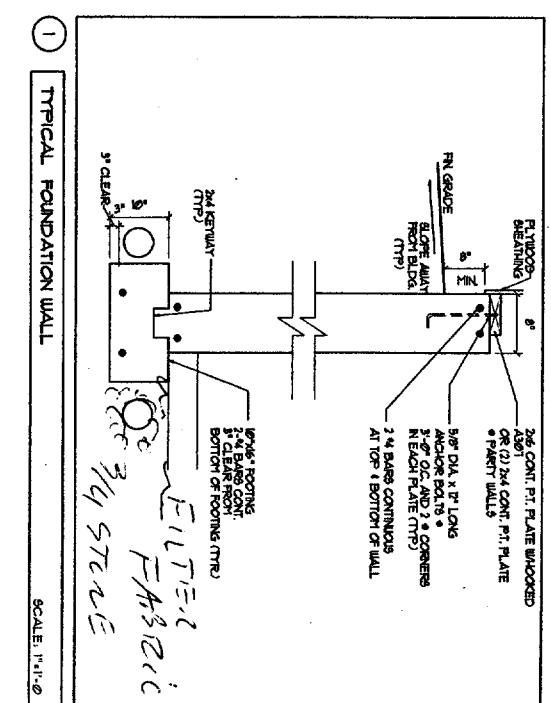
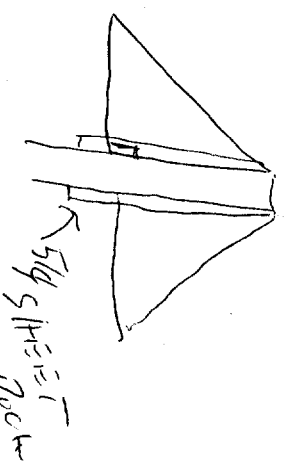
GP Gorrill-Palmer Consulting Engineers, Inc.
 Traffic and Civil Engineering Services
 PO Box 1237
 19 Shaker Road
 Gresham, OR 97030
 207-657-6910
 FAX: 207-657-6912

Drawing Name:
 Project:
Lot 1 Grading Plan
CARRIAGE LANE

Figure No.
2

GENERAL NOTES:

1. All work shall be in accordance with BOCA Basic Building Code, IBC, 2003 National Building Code, Florida State Building Code, Adopted IBC, 2003 Florida Building Code, 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.
3. All required City and State permits shall be obtained before any construction begins.
4. It is the contractor's sole responsibility to determine section procedures and sequence to ensure the safety of the building and its occupants during erection. This includes the addition of necessary bracing, shoring, temporary bracing, girders 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 installation by others shall be performed in accordance with local, state and federal standards.
6. All fire ratings indicated shall be continuous to underside of the raised ceiling or underside of roof deck, shall all openings & penetrations shall be approved fire rating material.
7. Building shall be constructed in accordance with IBC/ASCE. Consider shall submit plans for State Fire Marshal approval prior to construction in accordance to state law.
8. Building shall have approved smoke detectors in accordance with NFPA-72 Life Safety Code. Smoke detectors shall include alarm that is audible in the sleeping rooms of each unit.
9. Portable fire extinguishers shall be provided in all hazardous areas in accordance to NFPA-10. Local authority having jurisdiction needs to provide further requirements.
10. Balconies shall include a 4" guardrail height and shall be kept free and clear of ice and snow at all times to ensure the required means of egress.
11. HVAC Installation to be in accordance with ASHRAE, 90.1-2001, 90.1-2004, 90.1-2006 and all local, state and federal codes. Ventilation or heat equipment shall be in accordance with NFPA-91, NFPA-92, NFPA-93, NFPA-94 and NFPA-95 as applicable.



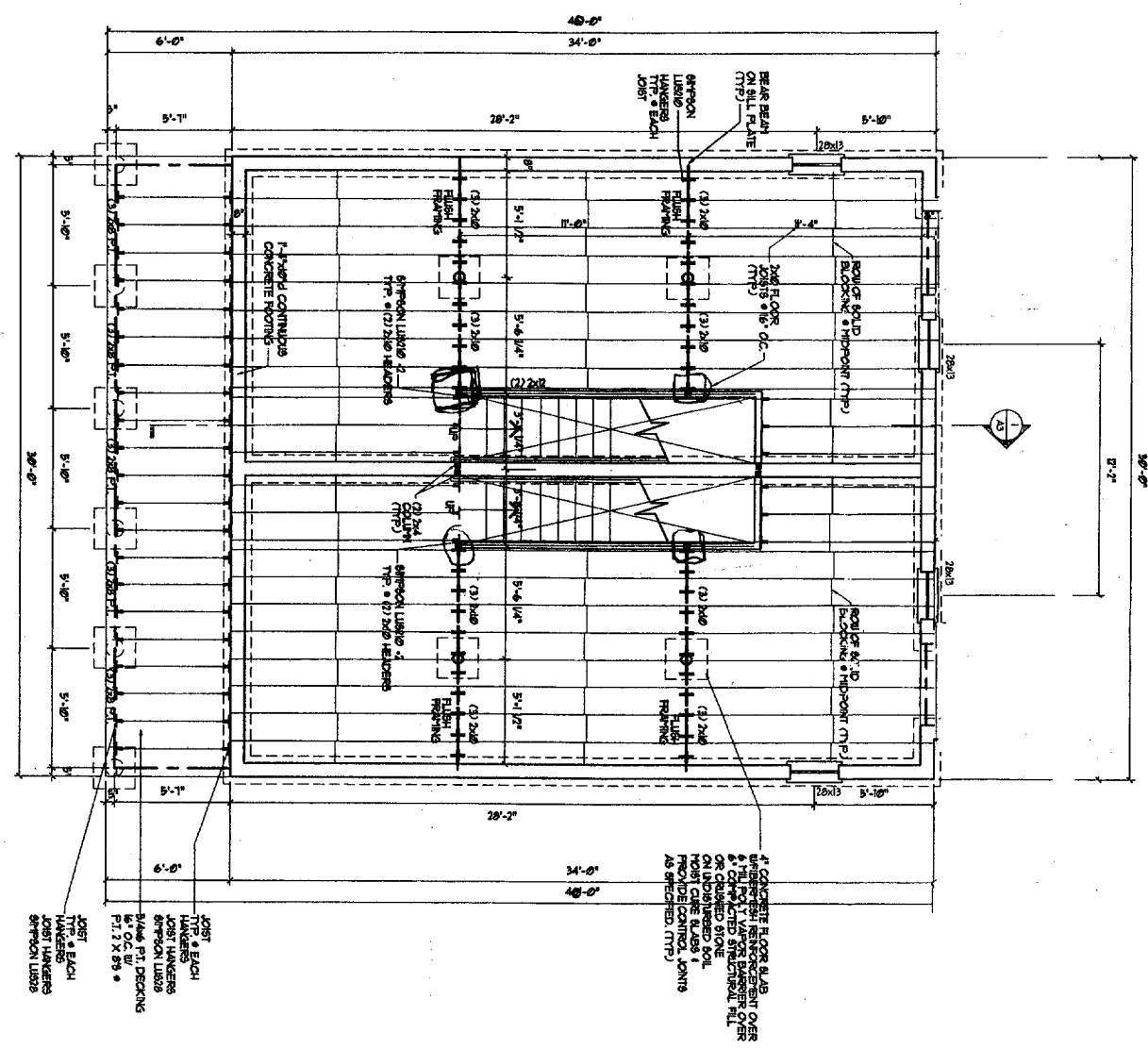
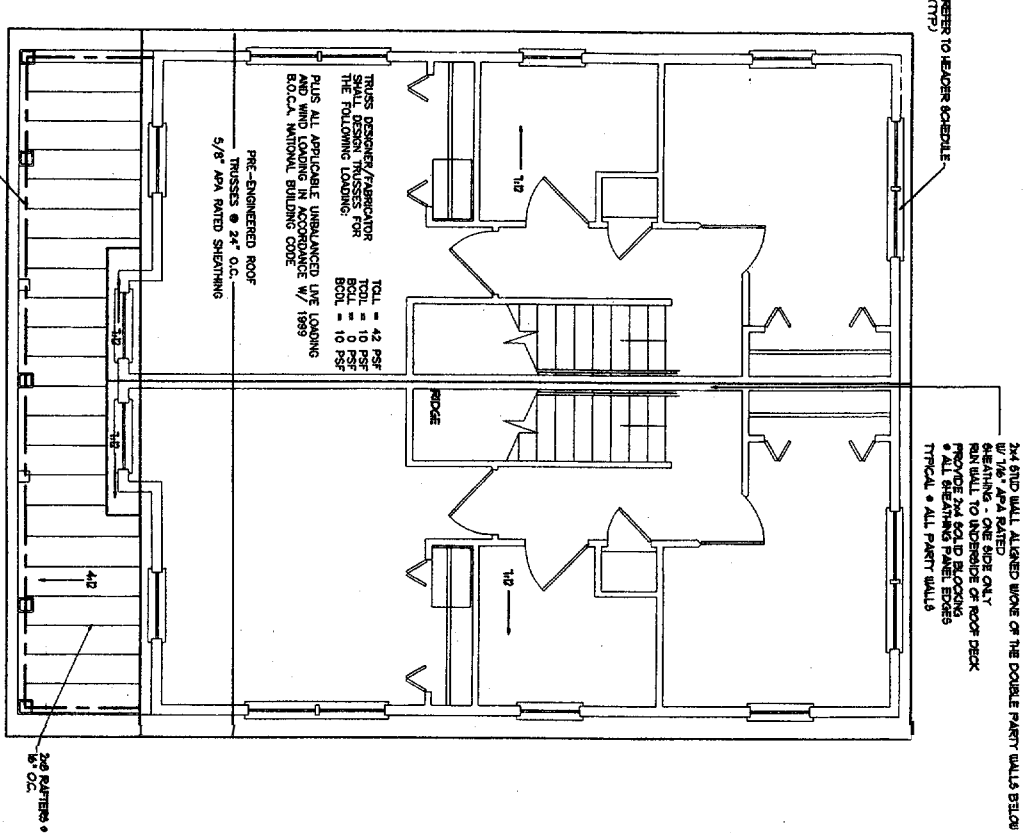
FOUNDATION NOTES:

1. PROVIDE BULL SEALER ON TOP OF ALL FOUNDATION WALLS.
2. FOUNDATION WALLS SHALL BE BACKFILLED BR/1/2\"/>
- 3. ALL STEEL PENETRATIONS IN FOOTINGS TO BE A MINIMUM 3\"/>
- 4. ALL STEEL PENETRATIONS IN CONCRETE SHALL BE 1\"/>
- 5. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESERVE PRESERVATIVE TREATED WOOD TO 6\"/>
- 6. ALL CONCRETE SURFACES SHALL HAVE A STEEL REBAR: 1\"/>
- 7. SET BOTTOM OF FOOTING MIN. 4\"/>
- 8. SET ALL FOOTINGS ON UNDISTURBED SOIL OR COMPACTED STRUCTURAL FILL.
- 9. RADIANT HEAT IN SLAB: 10. FINISH FLOOR SLAB SHALL BE 4\"/>
- 11. ALL CONCRETE SHALL BE 3000 PSI (17.5) STRENGTH AT 28 DAYS.
- 12. ALL OTHER ADVISORIES SHALL BE PRE-APPROVED.

WINDWARD.33

IRC 3003 FASTENS

NOTE: BUILDING TO BE FRAMERED PER NFPA-103



DRAWINGS THIS SHEET
FOUNDATION PLAN
ROOF PLAN
DETAILS

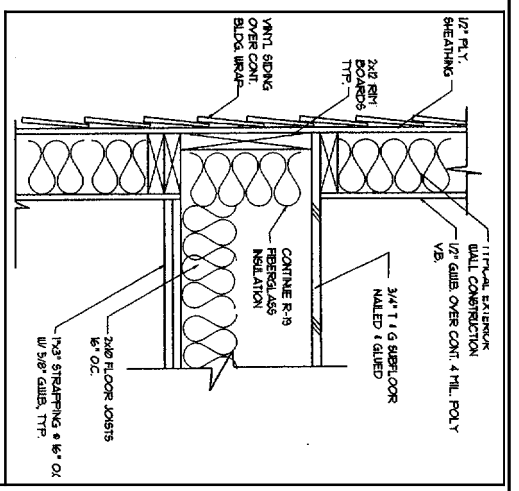
30 x 40 UNIT
(FULL BASEMENT)

SCHEME 'A'

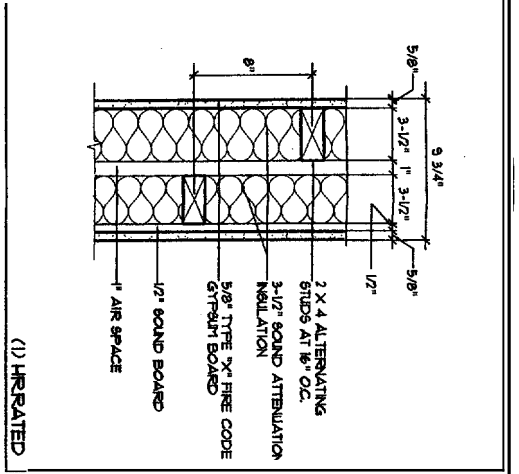
ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

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

A1	DATE	6/10/04
	JOB NO. 04	

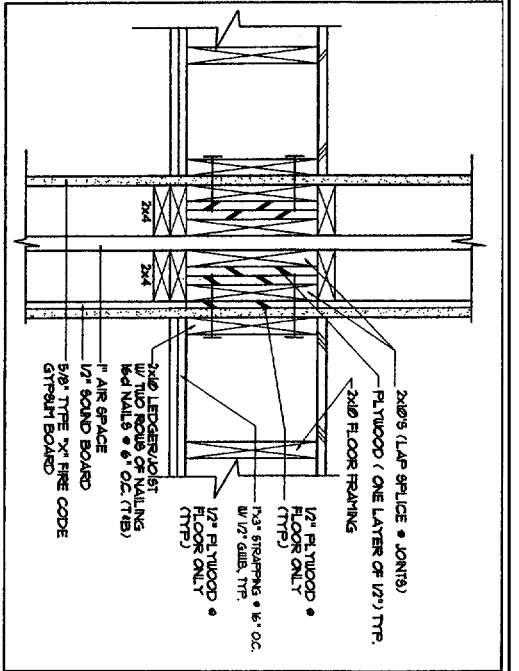


1 FLOOR FRAMING DETAIL 1/4" = 1'-0"

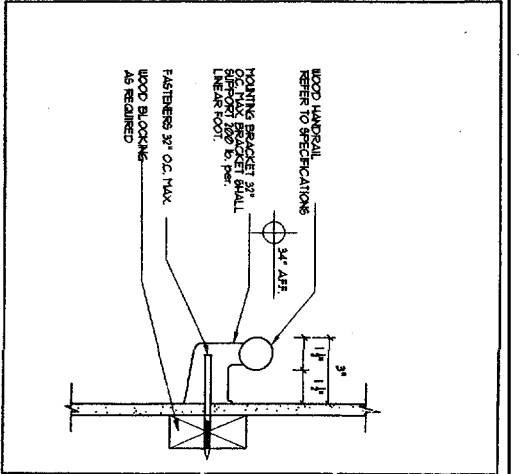


2 PARTY WALL DETAIL 1/4" = 1'-0"

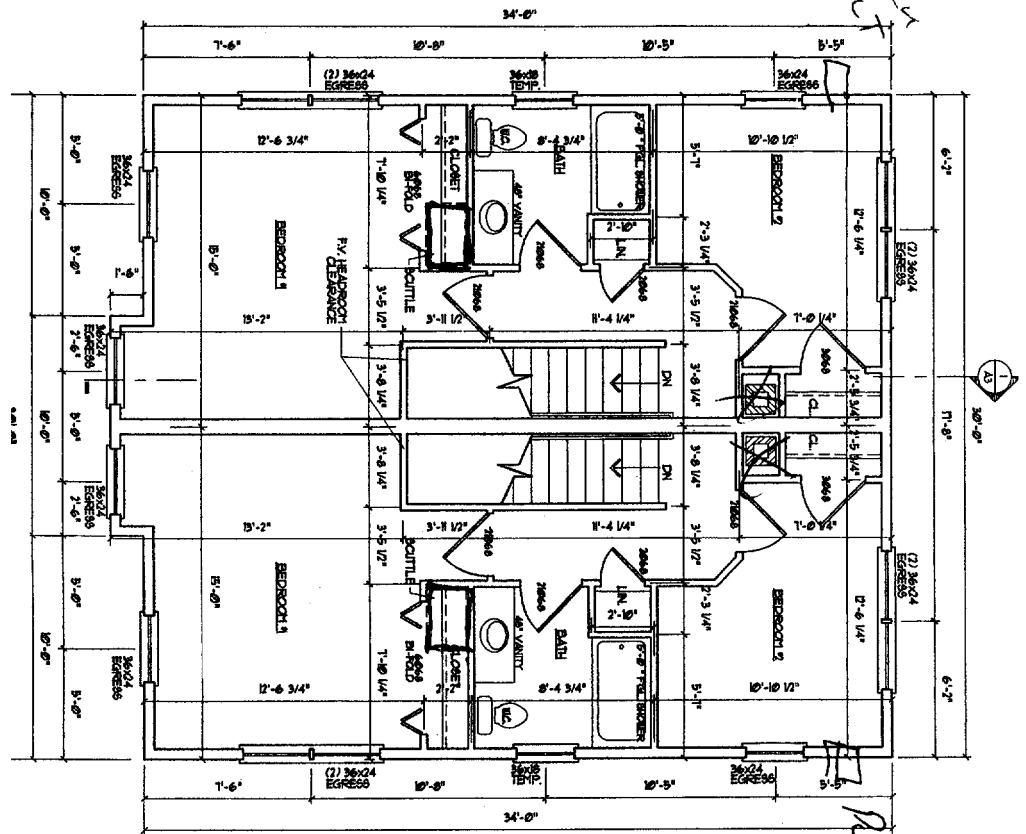
GENERAL NOTE FOR PARTY / SHEAR WALL:
 1. PROVIDE 2x4 BLOCKS • ALL PANEL EDGES • INTERMEDIATE PROVIDE CORNERS • 8" O.C. • PANEL EDGES • INTERMEDIATE.
 2. RUN 2x4 WALL TO UNDERSIDE OF ROOF DECK (IN ATTIC SPACE) ALIGNED W/ ONE OF THE 2x4 WALLS IN THE PARTY WALL BELOW. PROVIDE (1) LAYER 7/8" APA RATED BREATHING ONE SIDE ONLY. PROVIDE 2x4 BLOCKING • ALL PANEL EDGES. PROVIDE 8d NAILS • 8" O.C. • PANEL EDGES • INTERMEDIATE.
 3. OBTAIN WRITTEN APPROVAL FROM AUTHORITY HAVING JURISDICTION FOR FIRE WALL RATING SCHEDULE.



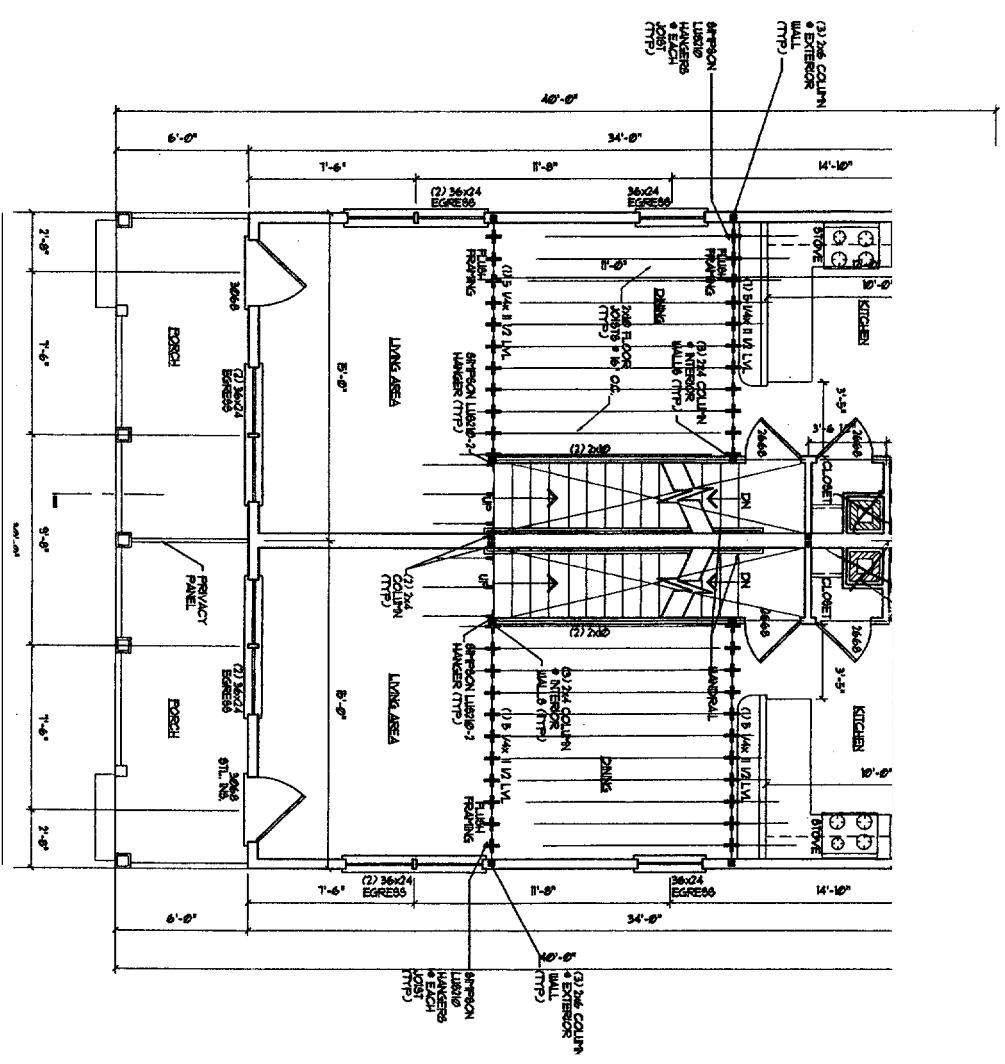
3 SECTION • PARTY WALL DETAIL 1/4" = 1'-0"



4 HANDRAIL DETAIL 1/8"



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

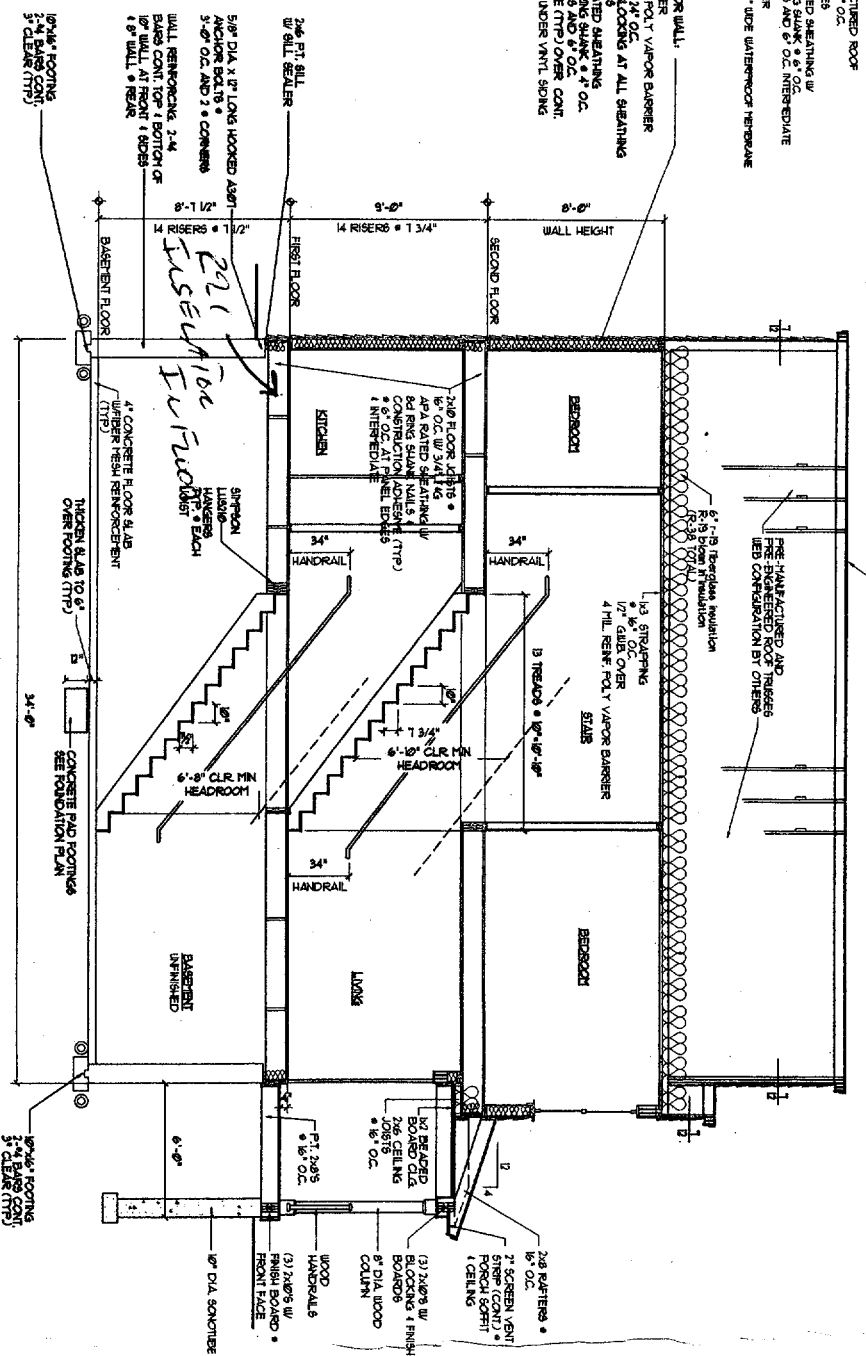


FIRST FLOOR PLAN SCALE: 1/4" = 1'-0"

DRAWINGS THIS SHEET	30 x 40 UNIT (FULL BASEMENT)	SCHEME 'A'
FLOORPLANS DETAILS		

A2

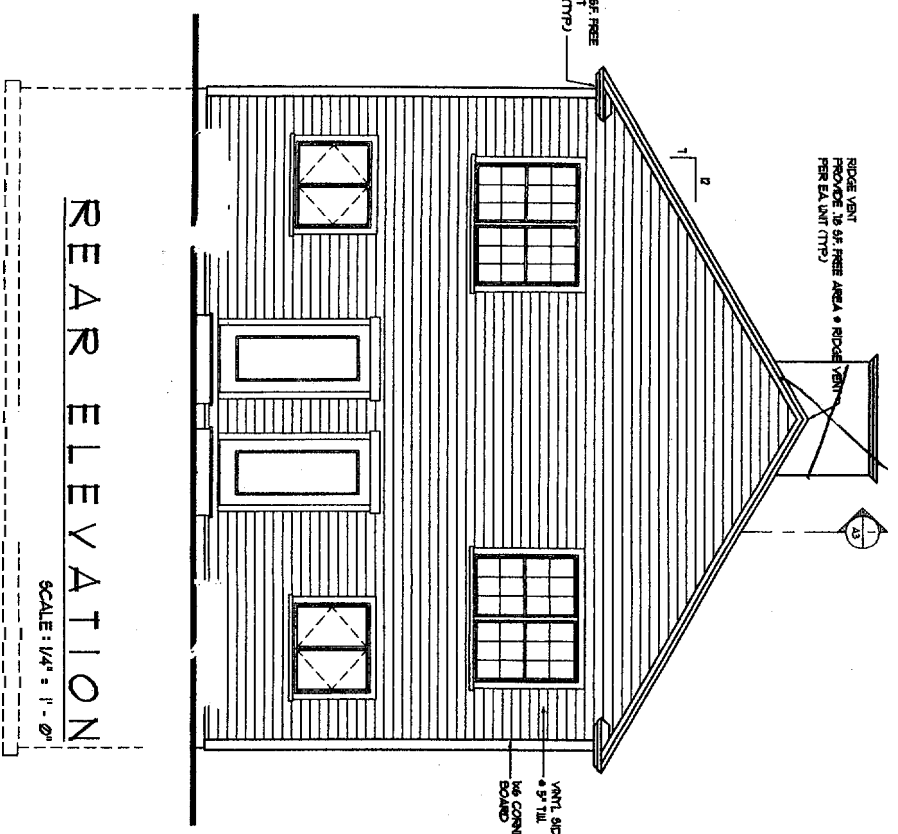
PRE-FABRICATED ROOF
 NUMBER 24 O.C.
 ROOF SHEETS
 24 WALL RING SHANK * 4" O.C.
 24 WALL RING SHANK * 4" O.C. INTERBRIDGE
 1/2" FELT PAPER
 1/2" ROLL 3/4" SIDE WATERPROOF MEMBRANE
 * FANES



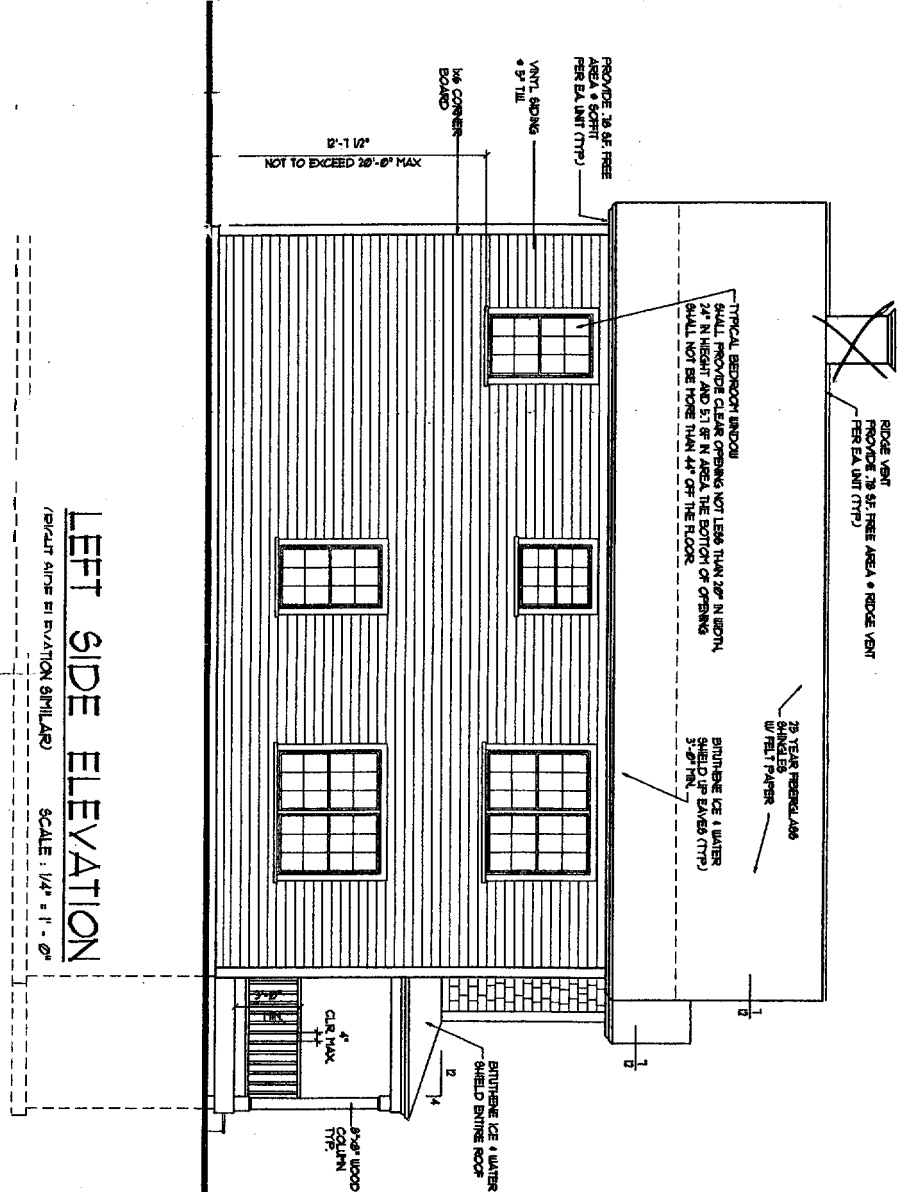
SECTION THRU HOUSE
 SCALE: 1/4" = 1' - 0"

HEADER SCHEDULE	
ROUGH OPENING	HEADER SIZE
0' - 3" - 0"	(3) - 2x6
3' - 4" - 4"	(3) - 2x6
4' - 1" - 8" - 0"	(3) - 2x6
5' - 0" - 1" - 0"	(3) - 2x6

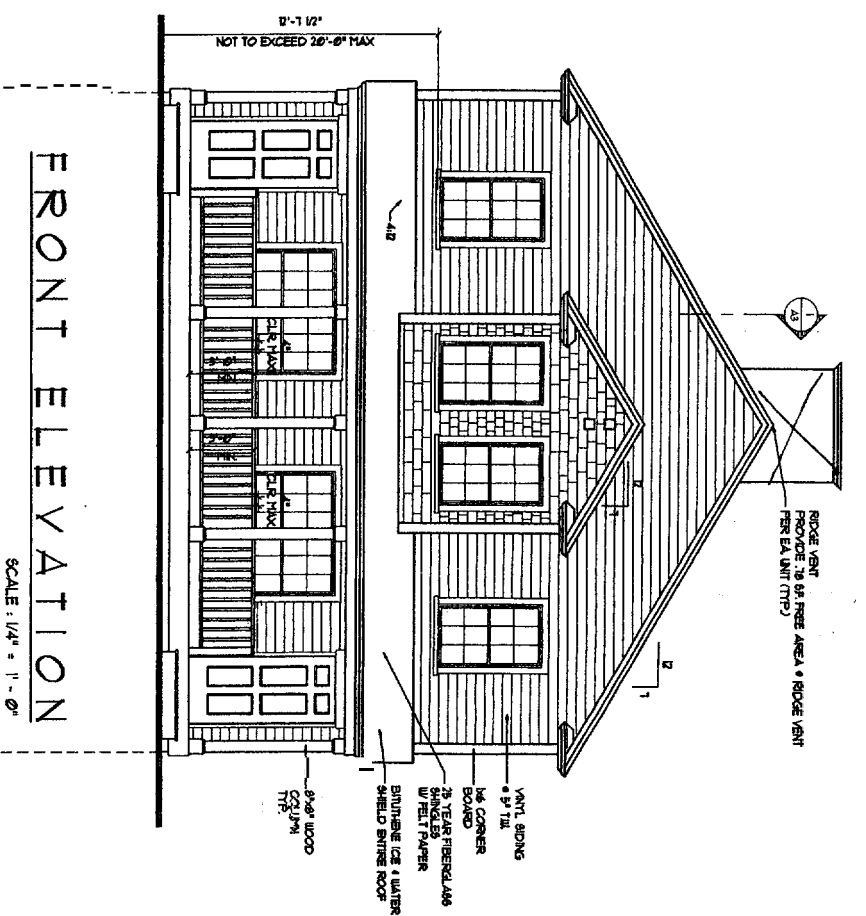
NOTE: PROVIDE LAMBS BOTH ENDS AS FOLLOW:
 (1) 2x6 LAMBS PER 10' - 0" ROUGH OPENING
 (2) 2x6 LAMBS PER 10' - 0" ROUGH OPENING



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



LEFT SIDE ELEVATION
 (BUILT ALIKE 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)
LOT 1
 SCHEME 'A'

A3

DATE
6/16/04