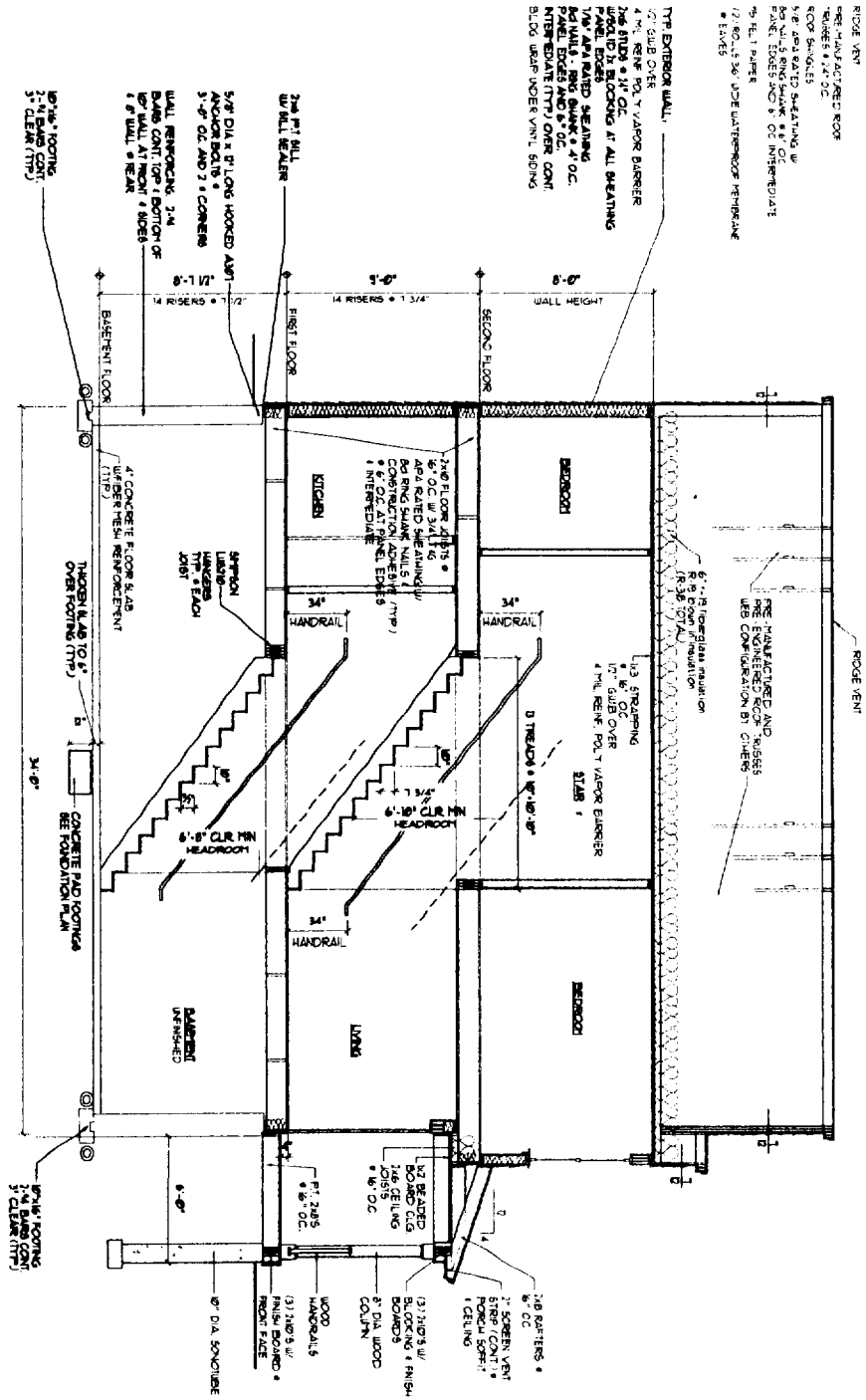


**TYPICAL ROOF CONSTRUCTION**

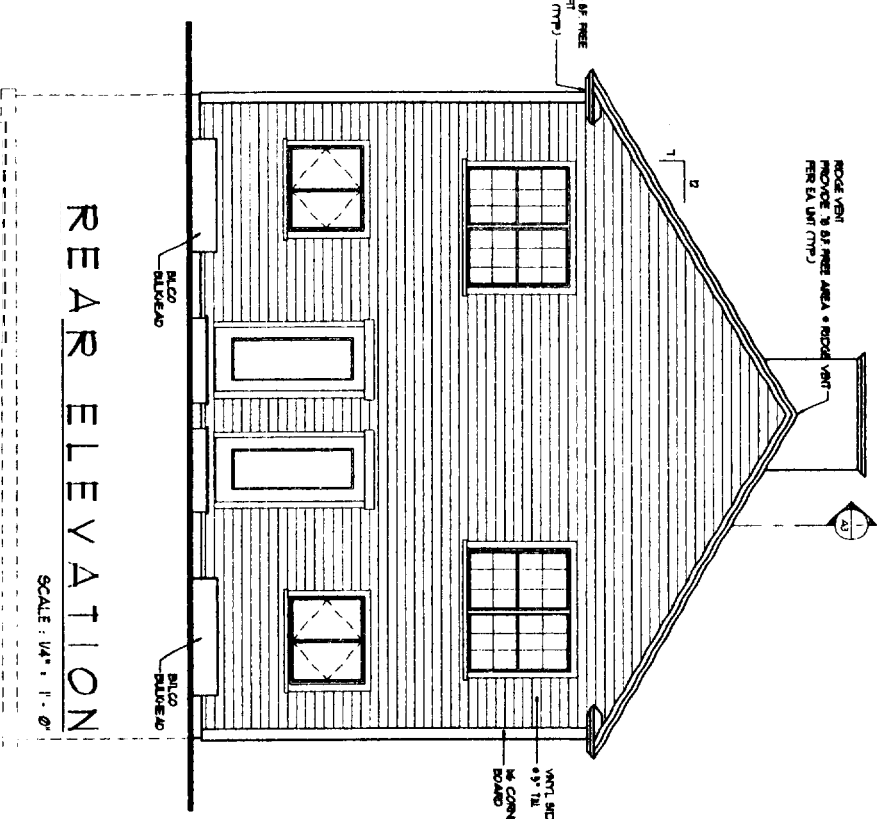
- 1) ROOF VENT
- 2) 2" X 4" JOIST
- 3) 1/2" GYP BOARD
- 4) 1" X 6" RAFTERS
- 5) 1/2" GYP BOARD
- 6) 1" X 6" RAFTERS
- 7) 1/2" GYP BOARD
- 8) 1" X 6" RAFTERS
- 9) 1/2" GYP BOARD
- 10) 1" X 6" RAFTERS
- 11) 1/2" GYP BOARD
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- 97) 1/2" GYP BOARD
- 98) 1" X 6" RAFTERS
- 99) 1/2" GYP BOARD
- 100) 1" X 6" RAFTERS



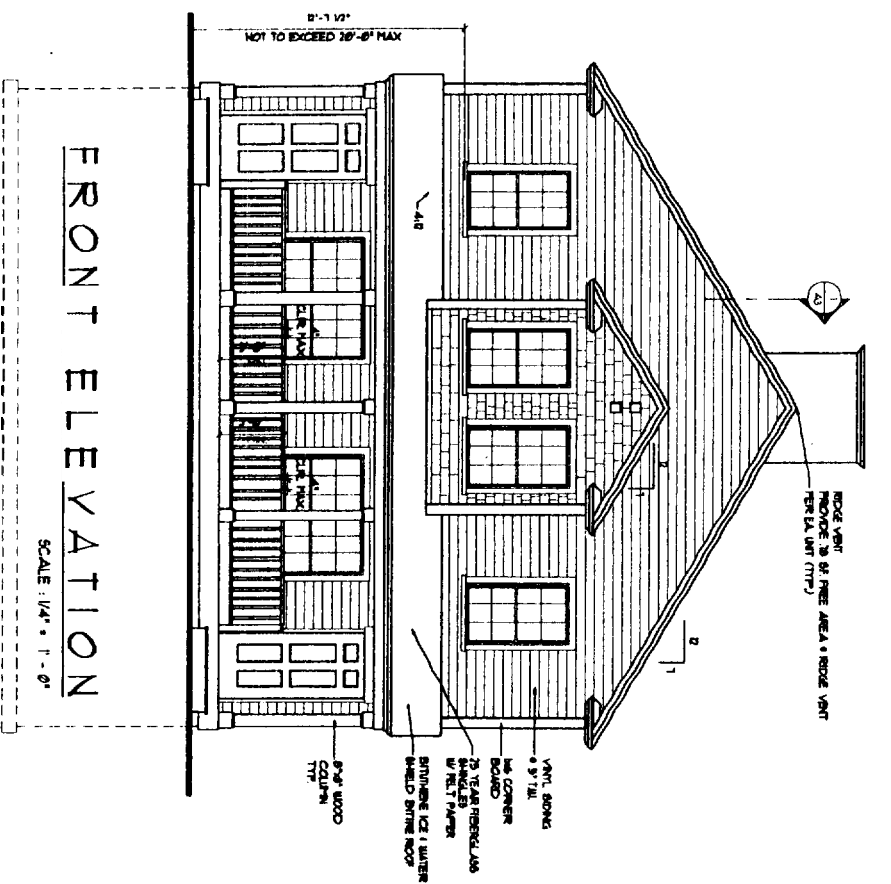
**SECTION THRU HOUSE**  
SCALE: 1/4" = 1'-0"

HEADER SCHEDULE	
NO. OF JOISTS	HEADER SIZE
0 - 3'-0"	(3) 2x6
3'-0" - 4'-0"	(3) 2x6
4'-0" - 5'-0"	(3) 2x6
5'-0" - 7'-0"	(3) 2x6

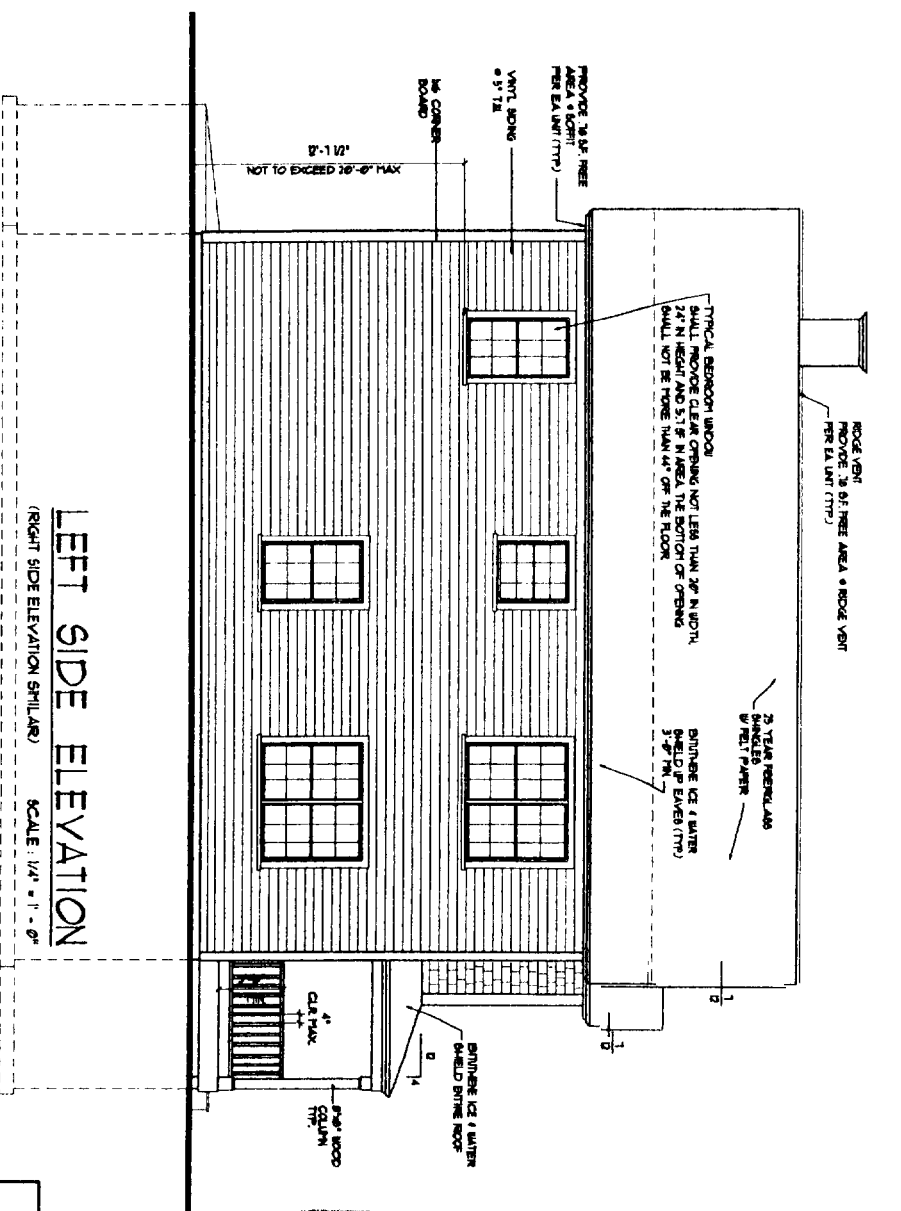
NOTE: PROVIDE JOISTS BOTH ENDS AS FOLLOWS:  
2x6 JOIST OVER THE ROOF UP TO 1'-0" FROM OPENING  
(3) 2x6 JOIST OVER THE ROOF UP TO 1'-0" FROM OPENING



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



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



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

DRAWINGS THIS SHEET  
ELEVATIONS  
SECTION

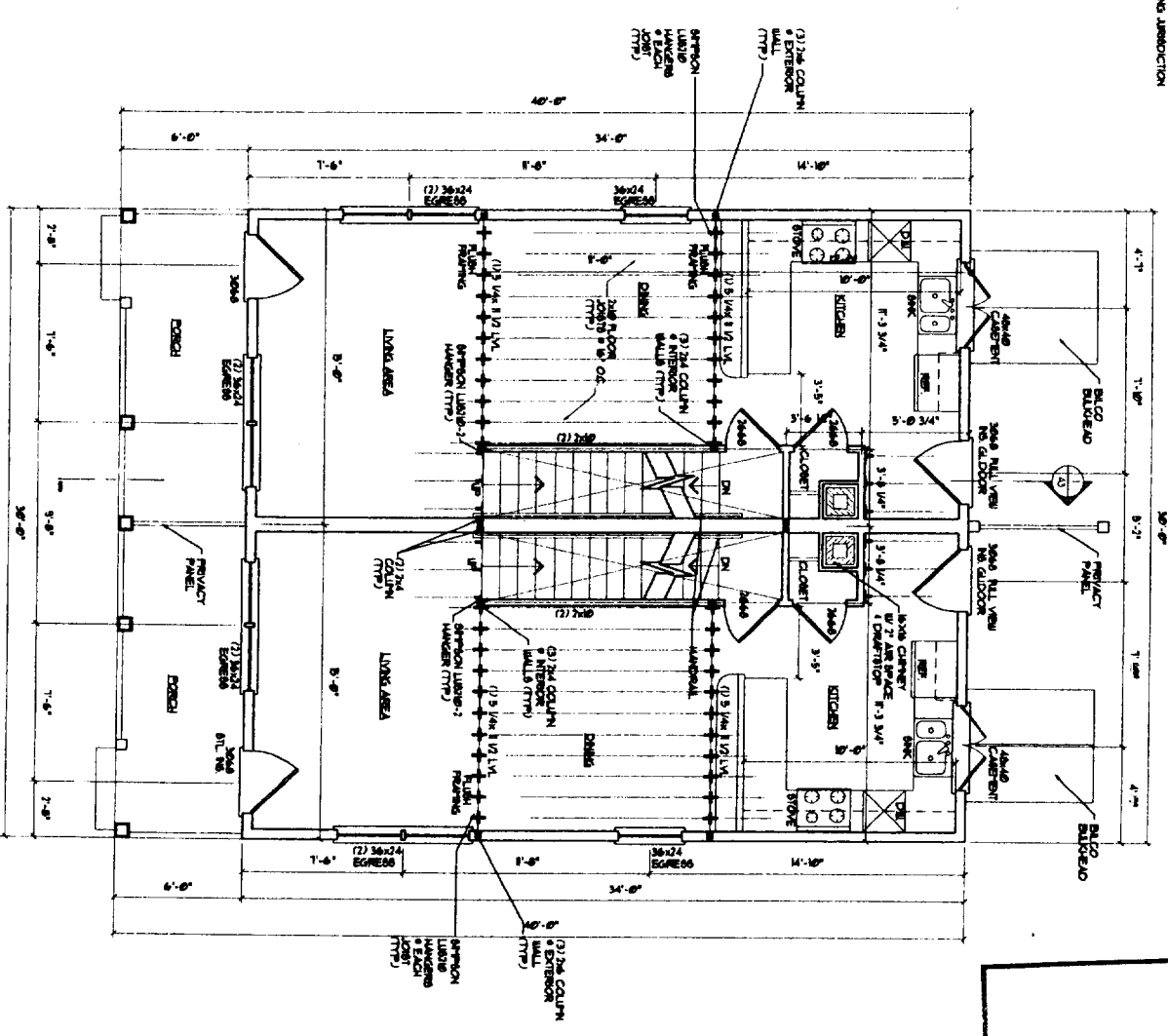
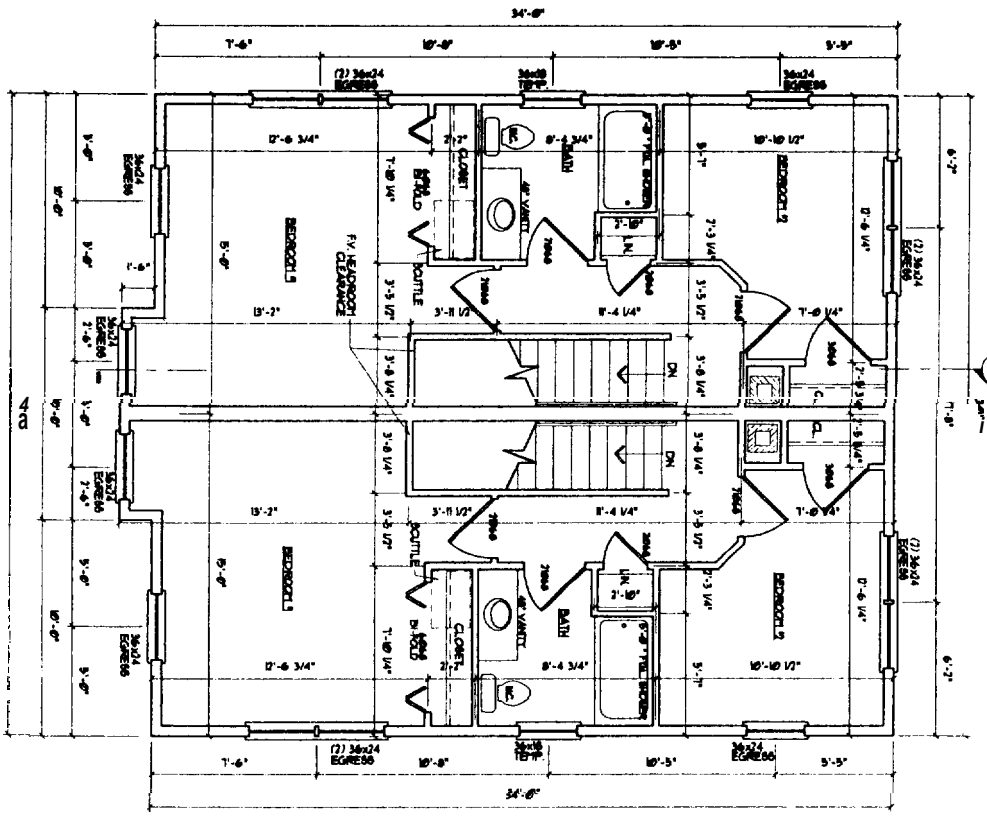
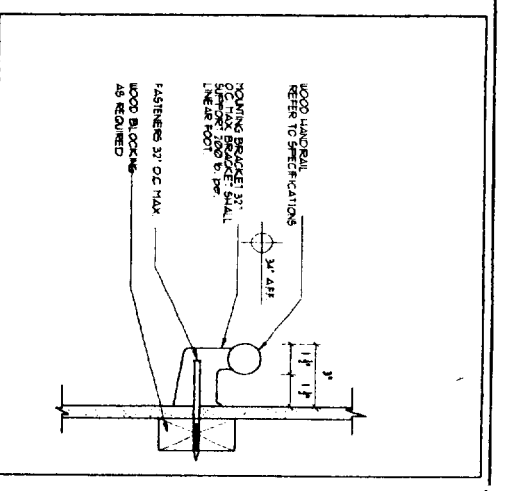
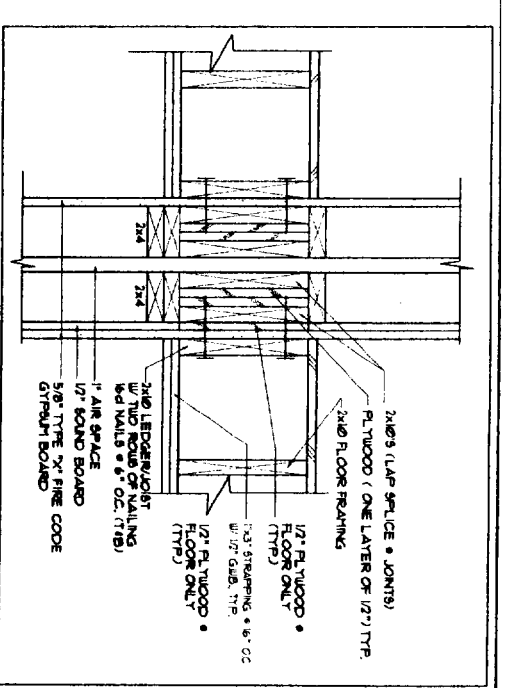
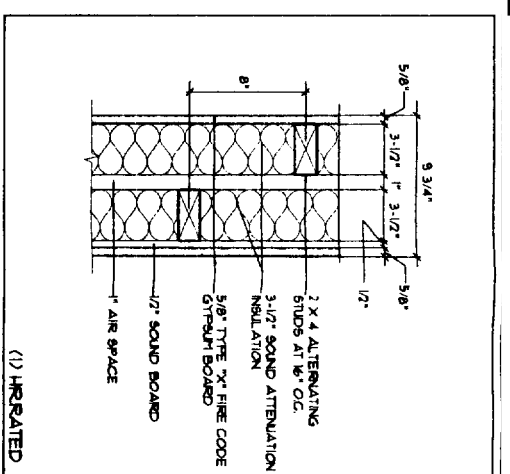
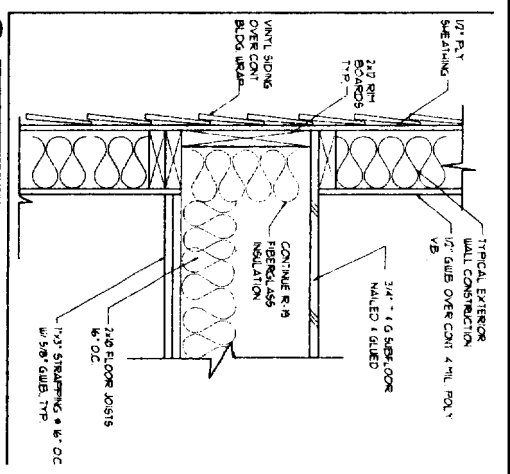
30 x 40 UNIT  
(FULL BASEMENT)  
LOT. SCHEME 'A'

CITY OF PORTLAND, MAINE  
APPROVED CONSTRUCTION PLANS

JUN 25 2004  
SUPERSEDES ALL  
PRIOR DATED PLANS

A3

A4



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

DRAWINGS THIS SHEET  
FLOORPLANS  
DETAILS

30 x 40 UNIT  
(FULL BASEMENT)  
SCHEME 'A'

A2

DATE: 6/25/04

**GENERAL NOTES:**

1. All work shall be in accordance with BOCA Basic Building Code (NBC) and all applicable codes and regulations.
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. The contractor's sole responsibility is to determine whether procedures and materials to ensure the safety of the building and its components during erection. This includes the selection of materials, erection, shoring, temporary bracing, gaps or tie-downs, such materials 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 regulations.
6. All fire ratings indicated shall be continuous to underside of fire rated ceiling or underside of roof deck, shall not be interrupted by penetrations with approved fire rating sealant.
7. Building shall be finished in accordance with NBC. Contractor shall submit plans for State Fire Marshal approval prior to construction in accordance with NBC.
8. Building shall have approved smoke detectors in accordance with NBC. Life Safety Code smoke detector 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 with NBC. Local authority having jurisdiction shall be consulted for fire safety requirements.
10. Dimensions shall include a 4" guardrail height and shall be kept free and clear of use and show at all times to ensure the correct safety of egress.
11. HVAC installation to be in accordance with applicable NBC, ASHRAE, CM, ASHRAE and all Federal, local and State codes. All HVAC equipment shall be in accordance with NBC, ASHRAE, CM, ASHRAE and all Federal, local and State codes.

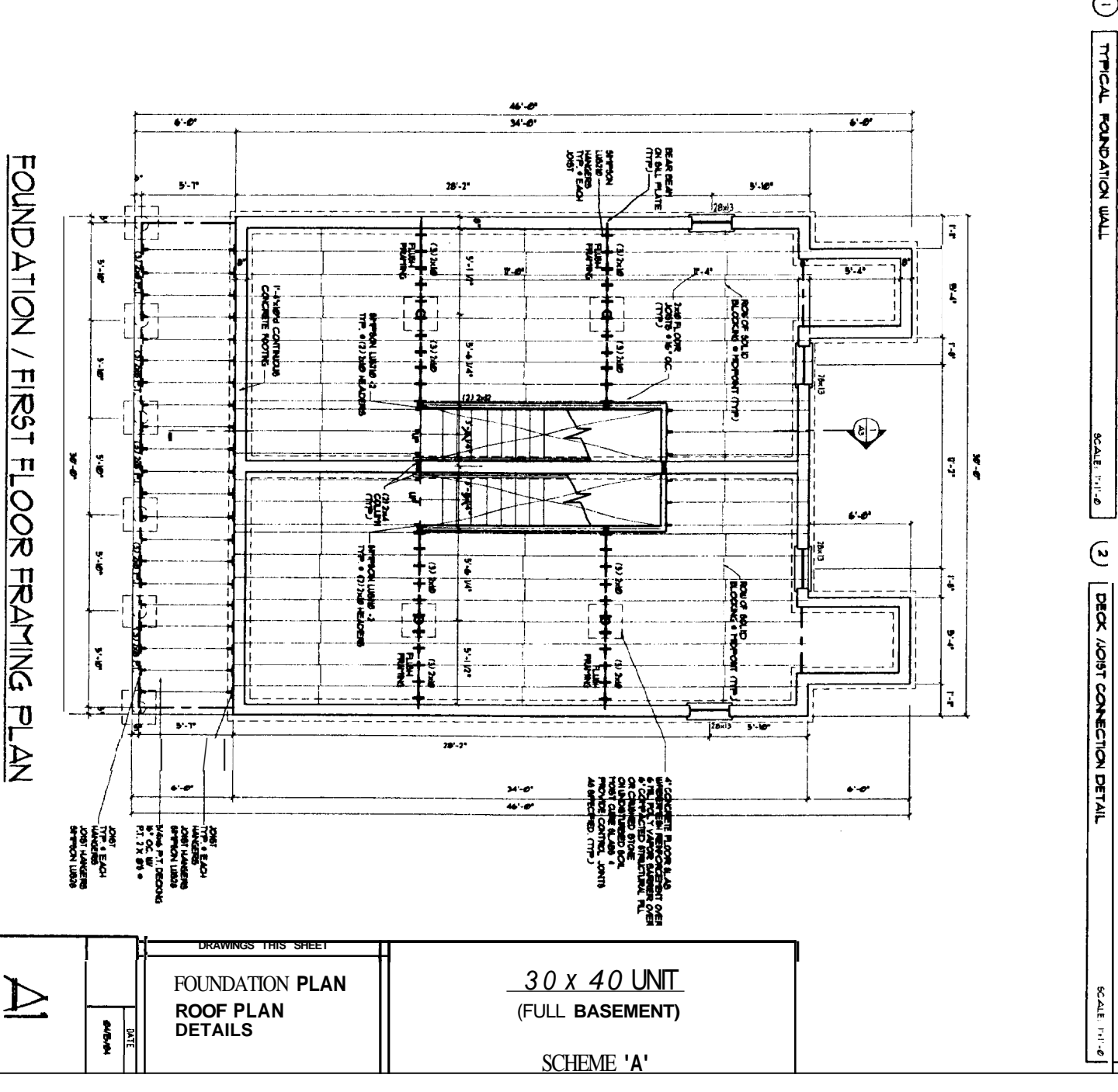
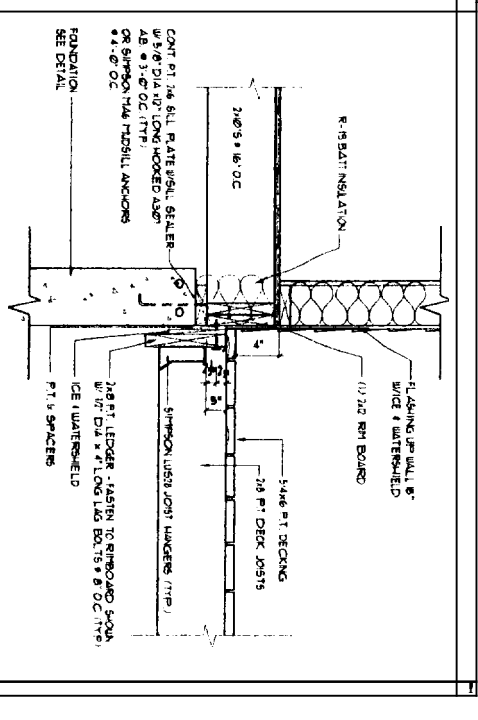
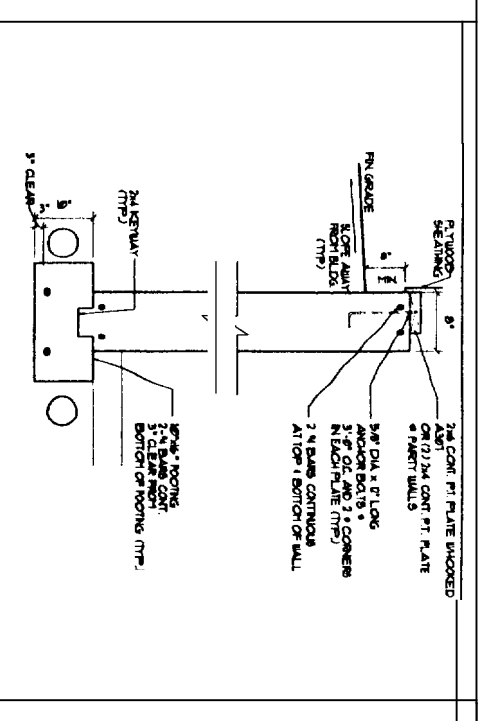
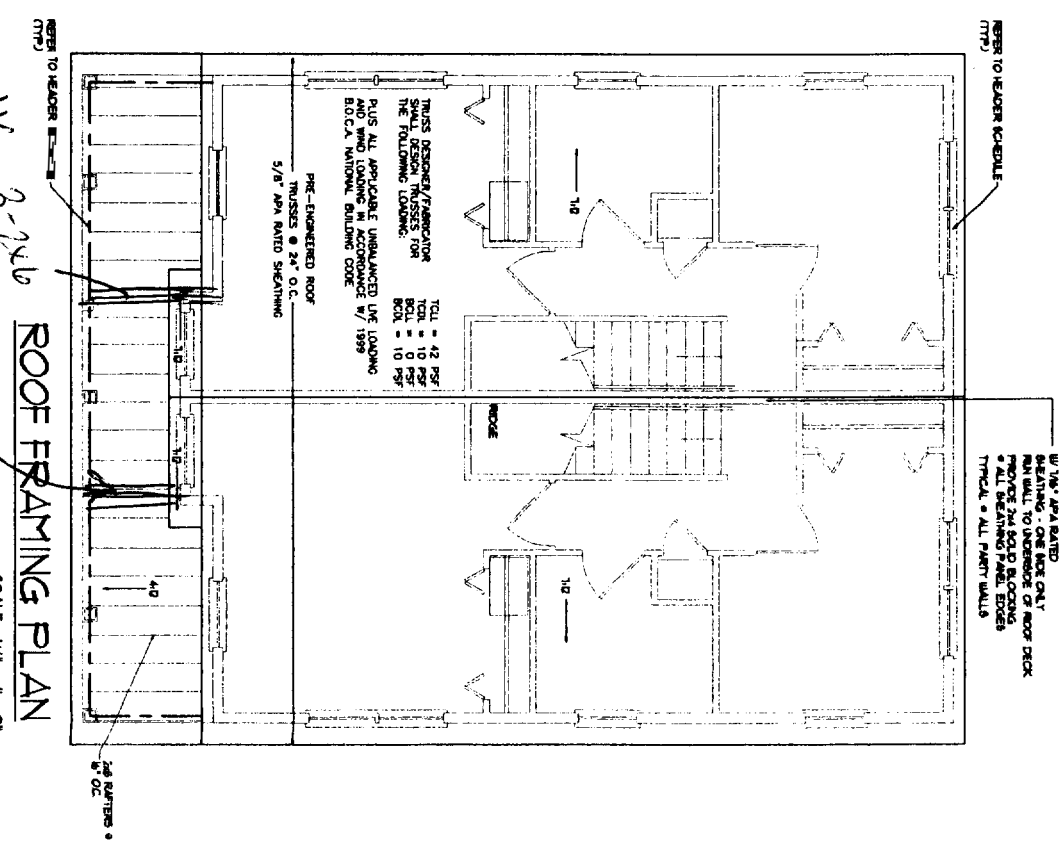
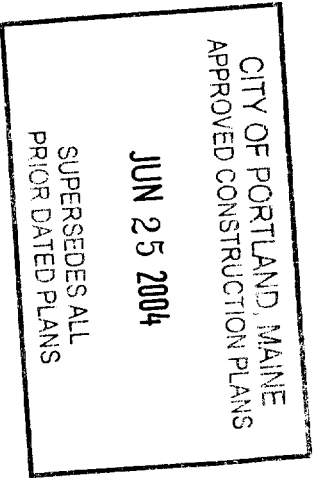
**FRAMING NOTES:**

1. ALL PORTING WALLS TO BE 2X6 WOOD STUD WALLS WITH 1/2" Gypsum board and 1/2" JOIST HANGERS (TYP) ON EACH SIDE AND 1/2" FIBERGLASS INSULATION (R-19) AND 7/8" APA RATED SHEATHING - EXTENSION FACE OF WALL.
2. ALL INTERIOR WALLS TO BE 2X4 WOOD STUD WALLS UNLESS NOTED OTHERWISE WITH ONE LAYER 1/2" Gypsum board.
3. METAL STUDS SHALL BE USED FOR ALL WALLS WHEN REQUIRED ON WALLS.
4. THE LOCATION OF ALL DOOR RAISED SHALL BE 410" UNLESS NOTED OTHERWISE FROM ADJACENT WALLS.

**FOUNDATION NOTES:**

1. FOUNDATION SHALL BE BUILT ON TOP OF ALL FOUNDATION WALLS ON BOTH SIDES.
2. ALL STEEL BRACING IN FOUNDATION TO BE A MINIMUM 3" CLEARANCE FROM BOTTOM OF FOUNDATION.
3. ALL STEEL BRACING IN FOUNDATION SHALL BE ON GRADE OR BE 2" CLEARANCE FROM TOP FACE OF WALL.
4. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESERVE PRESERVATIVE TREATED (P.T.) TO 6" FROM INTERSECTION PER APRA.
5. ALL CONCRETE SURFACES SHALL HAVE A STEEL FLOOR & LIGHT BROOM FINISH.
6. SET BOTTOM OF FOOTING MIN. 4'-0" BELOW GRADE.
7. BACKFILL NEAR BY WALLS SHALL BE AT LEAST 18" FROM FOUNDATION.
8. ALL CONCRETE SHALL BE 4000 PSI (TYP) WITH 1% CEMENTATION AT 13 DAYS.
9. ALL OTHER CONDITIONS SHALL BE PRE-APPROVED.

**NOTE:**  
BUILDINGS TO BE FINISHED PER APRA'S

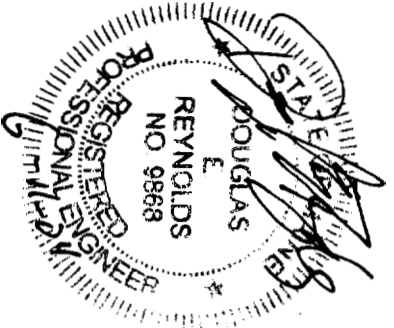
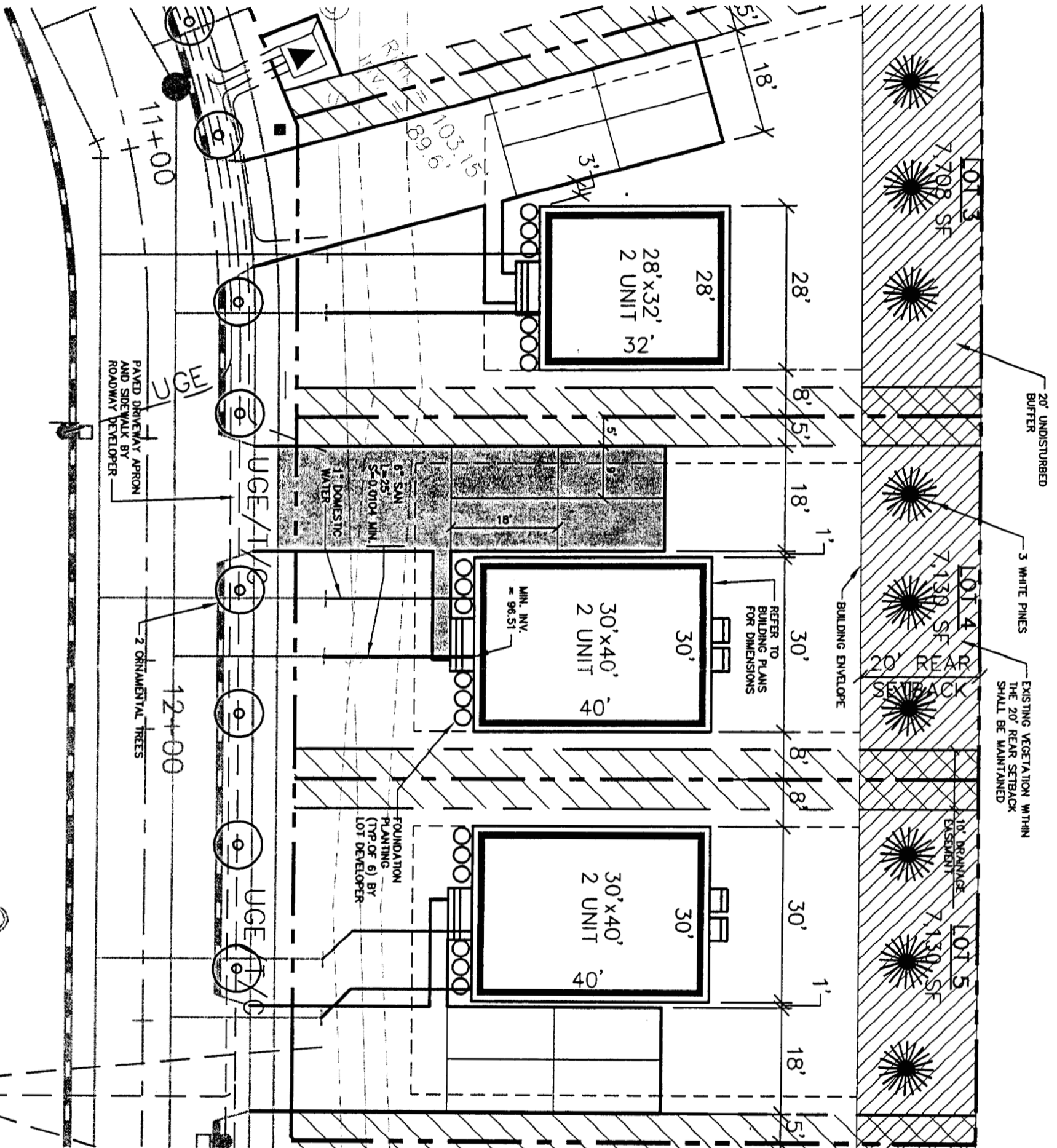


30 x 40 UNIT  
(FULL BASEMENT)  
SCHEME 'A'

DRAWINGS THIS SHEET	
FOUNDATION PLAN	
ROOF PLAN	
DETAILS	
DATE:	
4/26/2004	

3-28-06  
XP CASH

RECEIVED APR 10 2004



**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 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 AND SIDEWALK.

APPROVED SITE PLAN  
 Subject to Dept. Conditions  
 Date of Approval: *6-16-04*

1 inch = 20 ft

Design:	DEF
Date:	4/04

Design: DEF Date: 4/04

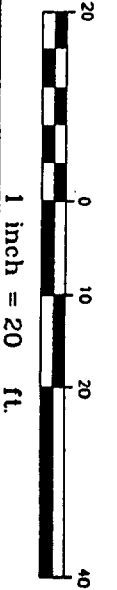
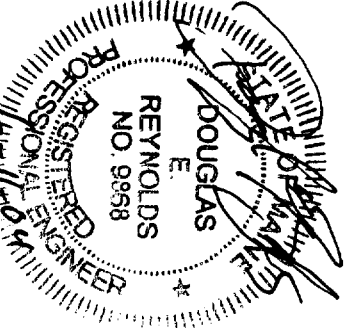
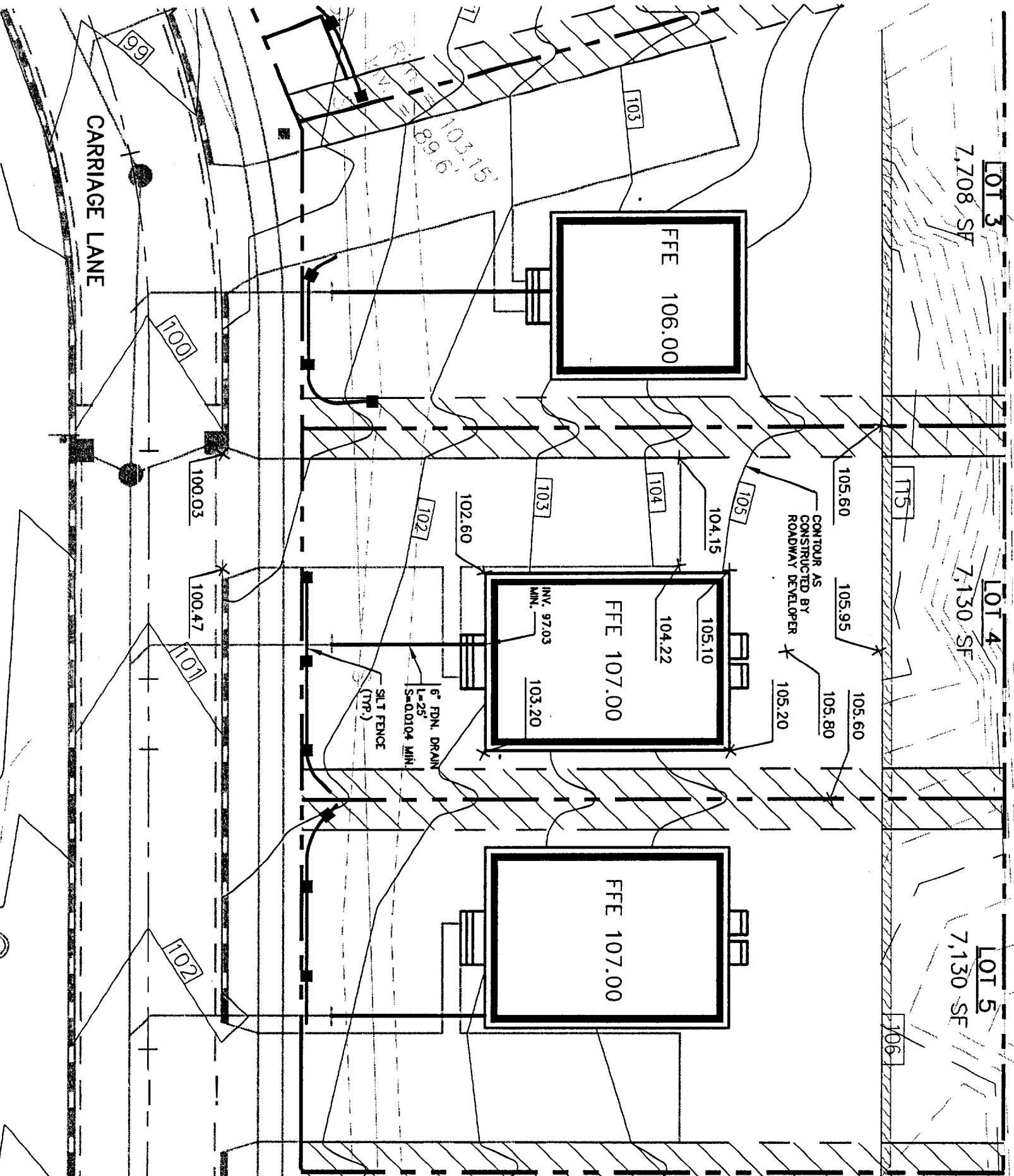
**GP**  
 Gorrell-Palmer Consulting Engineers, Inc.  
 Traffic and Civil Engineering Services  
 P.O. Box 1237  
 15 Shaker Road  
 Gray, ME 04039  
 207-657-6910  
 Fax: 207-657-6912  
 E-Mail: molbox@gorrellpalmer.com

Drawing Name: **Lot 4 Lot Layout and Utility Plan**  
 Project: **CARRIAGE LANE**  
 Figure #: **1**

RECEIVED JUN 13 2004

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

Rev.	Date	Revision

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

**GP**  
 Gorill-Palmer Consulting Engineers, Inc.  
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 15 Shaker Road  
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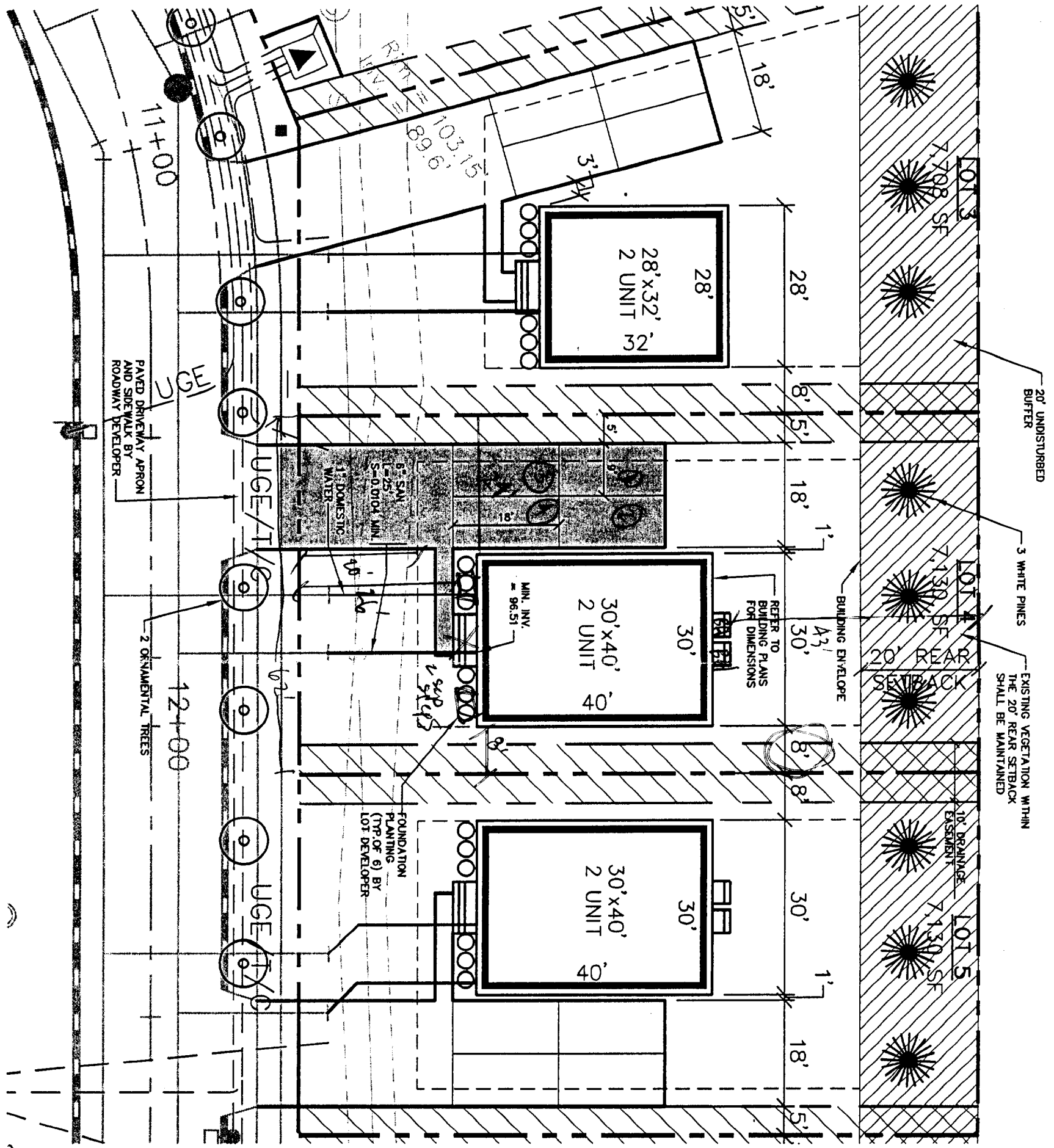
Drawing Name: **Lot 4 Grading Plan**  
 Project: **CARRIAGE LANE**

Figure No. **2**

RECEIVED JUN 16 2004

**NOTES:**

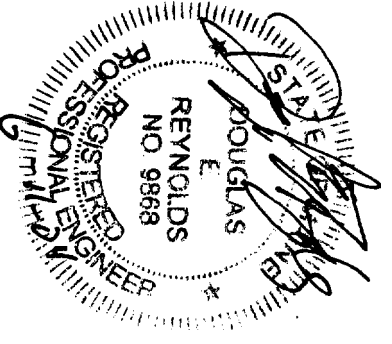
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APPROVED SITE PLAN

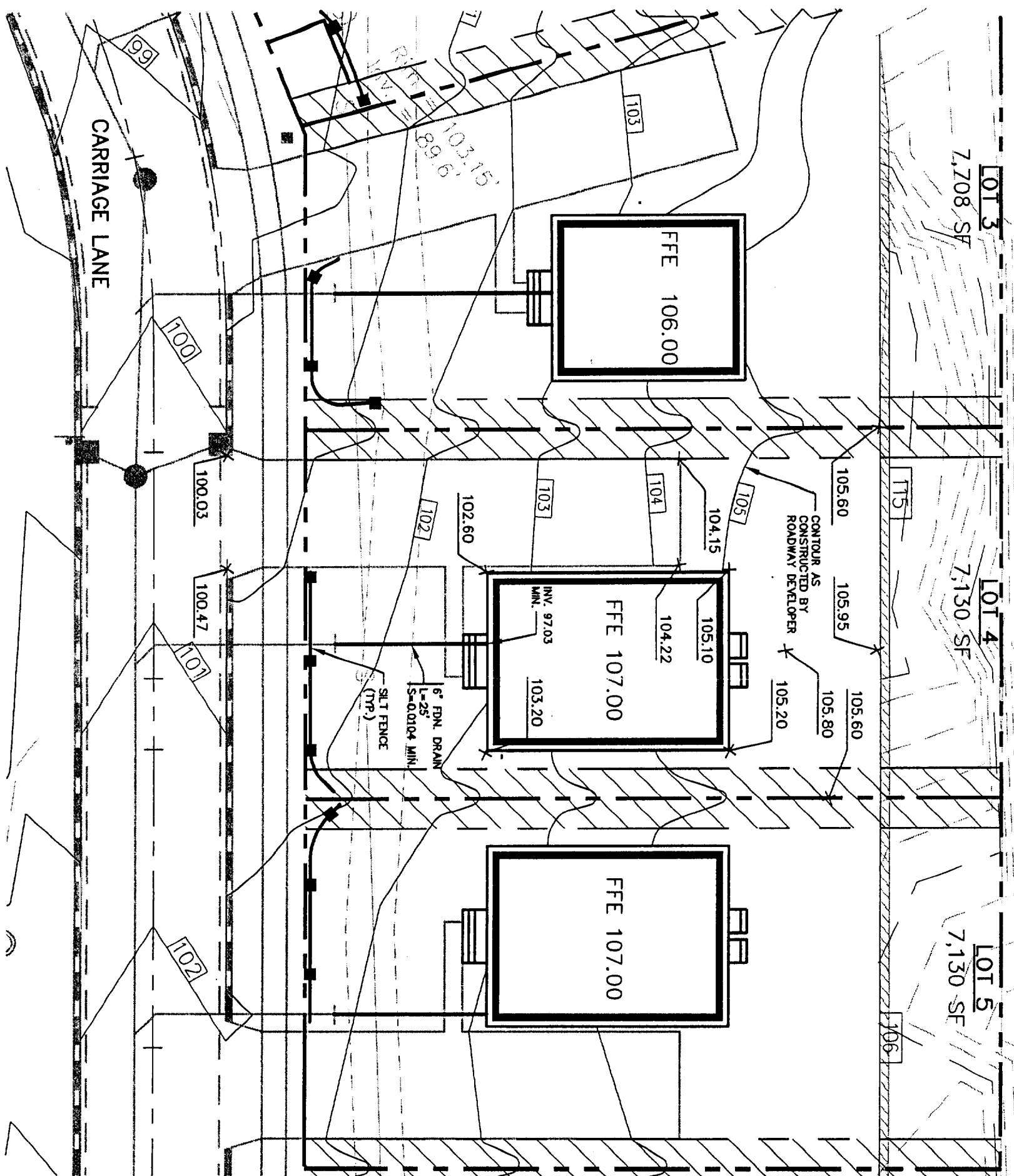
Subject to Dept. Conditions  
Date of Approval: 10/6/04



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

**GP** Gorill-Palmer Consulting Engineers, Inc.  
Traffic and Civil Engineering Services  
PO Box 1237  
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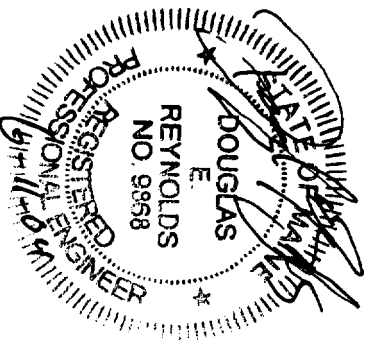
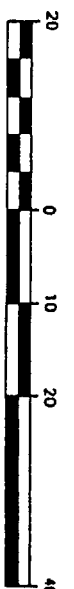
Drawing Name: **Lot 4 Lot Layout and Utility Plan**  
Project: **CARRIAGE LANE**  
Figure No. **1**



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CITY OF PORTLAND  
 APPROVED SITE PLAN  
 Subject to Dept. Conditions  
 Date of Approval: 6-16-04



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

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Drawing Name: Lot 4 Grading Plan  
 Project: CARRIAGE LANE