

OK
Right title?

CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM

2004-0126

Application I. D. Number

DRC Copy
Jay Reynolds

6/14/2004

Application Date

Wa One

Applicant

Po Box 10127, Portland, ME 04104

Applicant's Mailing Address

Lot 7 / #88AB

2 Unit dwelling

Project Name/Description

RECEIVED JUN 17 2004

Carriage Ln, Portland, Maine

Address of Proposed Site

341 G027001

Assessor's Reference: Chart-Block-Lot

Consultant/Agent

Agent Ph:

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail

Manufacturing Warehouse/Distribution Parking Lot

Other (specify) 2 unit dwelling

34 x 40

6900

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

- Site Plan (major/minor)
- Subdivision # of lots _____
- PAD Review
- 14-403 Streets Review
- Flood Hazard
- Shoreland
- Historic Preservation
- DEP Local Certification
- Zoning Conditional Use (ZBA/PB)
- Zoning Variance
- Other _____

Fees Paid: Site Pla _____ Subdivision _____ Engineer Review _____ Date _____

DRC Approval Status:

Reviewer _____

- Approved
- Approved w/Conditions See Attached
- Denied

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached

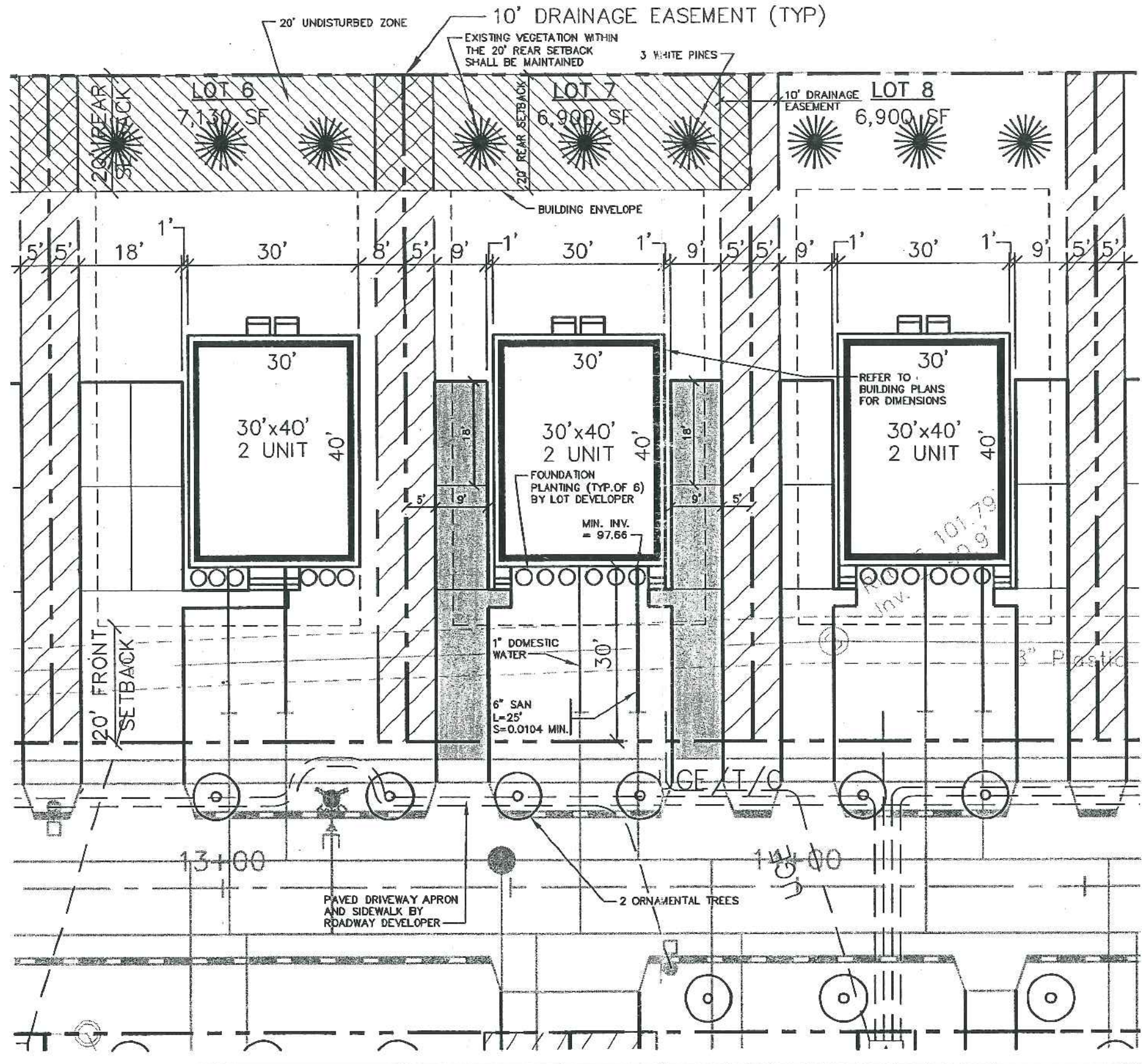
Condition Compliance _____ signature _____ date _____

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

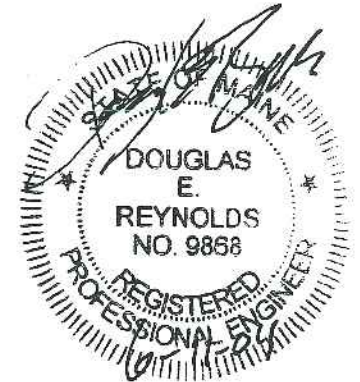
- Performance Guarantee Accepted _____ date _____ amount _____ expiration date _____
- Inspection Fee Paid _____ date _____ amount _____
- Building Permit Issue _____ date _____
- Performance Guarantee Reduced _____ date _____ remaining balance _____ signature _____
- Temporary Certificate of Occupancy _____ date _____ Conditions (See Attached) _____ expiration date _____
- Final Inspection _____ date _____ signature _____
- Certificate Of Occupancy _____ date _____
- Performance Guarantee Released _____ date _____ signature _____
- Defect Guarantee Submitted _____ submitted date _____ amount _____ expiration date _____
- Defect Guarantee Released _____ date _____ signature _____

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
JUN 14 2004
341 G.027
RECEIVED



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.



**CITY OF PORTLAND
APPROVED SITE PLAN**
Subject to Dept. Conditions
Date of Approval: 6-26-04

1 inch = 20 ft.

Rev	Date	Revision

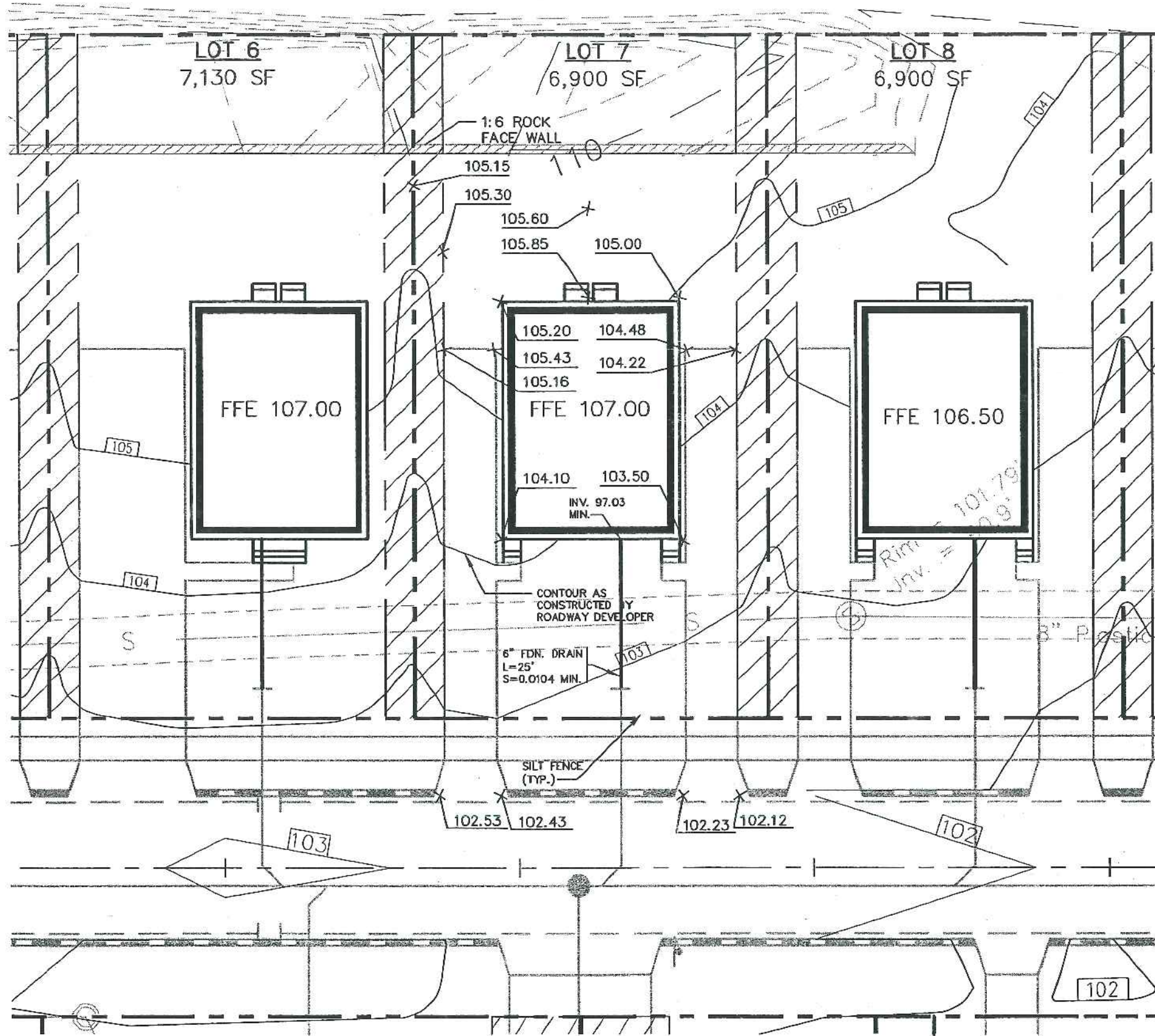
Design: DER	Date: 4/04
Draft: CAH	Job No.: 632
Checked: DER	Scale: 1"=20'
File Name: 632-L0TS	

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

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15 Shaker Road
Groy, ME 04039
207-657-6910
FAX: 207-657-6912
E-Mail: mailbox@gorrillpalmer.com

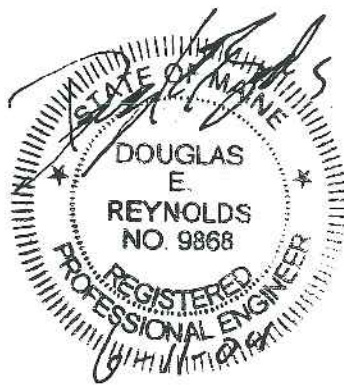
Drawing Name: Lot 7 Lot Layout and Utility Plan
Project: CARRIAGE LANE

Figure No.
1

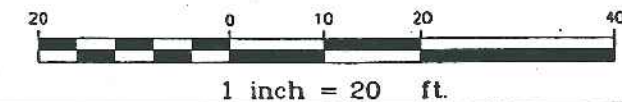


NOTES:

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.



**CITY OF PORTLAND
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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.
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Drawing Name:	Lot 7 Grading Plan
Project:	CARRIAGE LANE

Figure No.
2

TYPICAL ROOF CONSTRUCTION

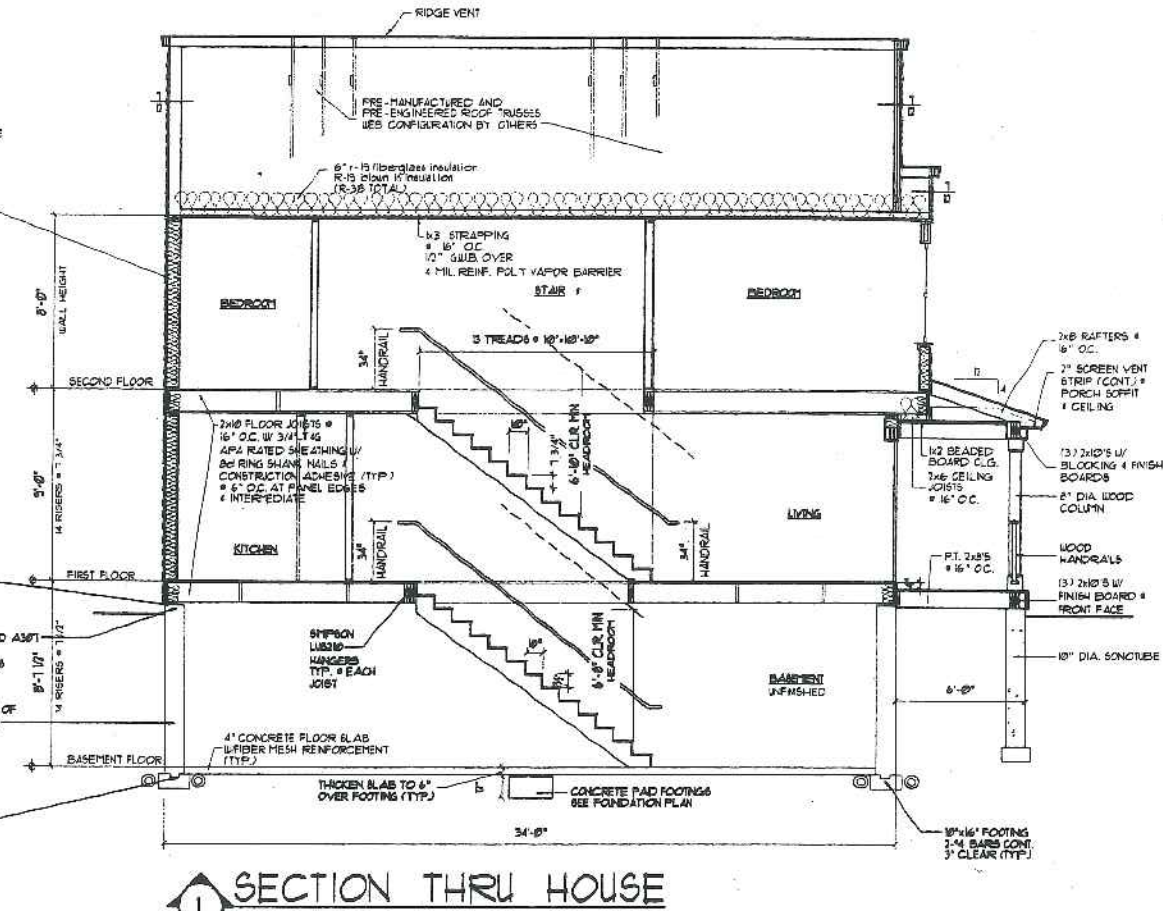
RIDGE VENT
 PRE-MANUFACTURED ROOF
 TRUSSES @ 24" O.C.
 ROOF SHINGLES
 5/8" APA RATED SHEATHING W/
 8D NAILS @ RING SHANK @ 6" O.C.
 PANEL EDGES AND 3" O.C. INTERMEDIATE
 15 MIL FAPER
 (1) 2" ROLLS 36" WIDE WATERPROOF MEMBRANE
 @ EAVES

TYP. EXTERIOR WALL:
 1/2" GIBBS OVER
 4 MIL REIN. POLY VAPOR BARRIER
 2x6 STUDS @ 24" O.C.
 SOLID X BLOCKING AT ALL SHEATHING
 PANEL EDGES
 7/8" APA RATED SHEATHING
 8D NAILS - RING SHANK @ 4" O.C.
 PANEL EDGES AND 6" O.C.
 INTERMEDIATE (TYP.) OVER CONT.
 BLDG WRAP UNDER VINYL SIDING

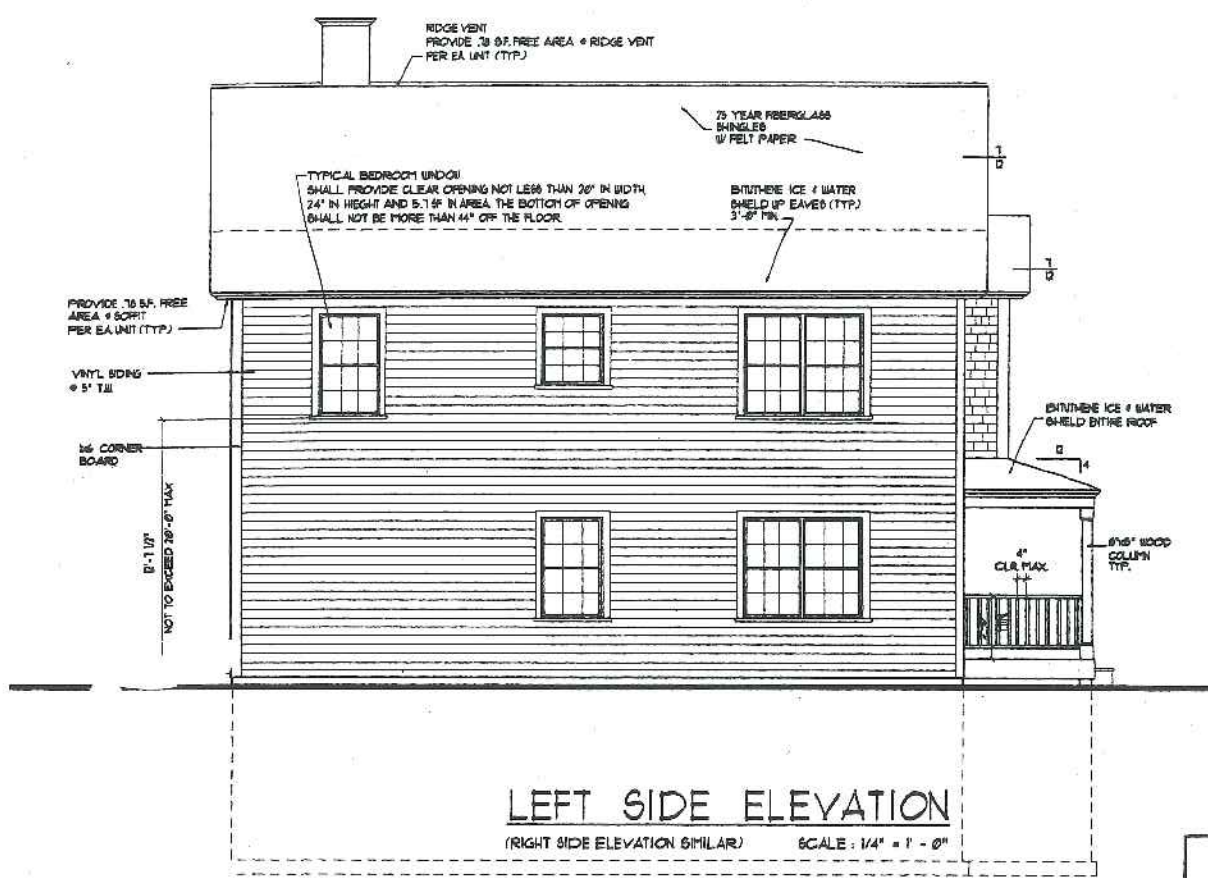
2x6 PT. BILL
 W/ MILL SEALER

5/8" DIA x 12" LONG HOOKED ASPT
 ANCHOR BOLTS @
 5'-0" O.C. AND 2 @ CORNERS
 WALL REINFORCING: 2-#4
 BARS CONT. TOP & BOTTOM OF
 12" WALL AT FRONT & SIDES
 & 2" WALL @ REAR

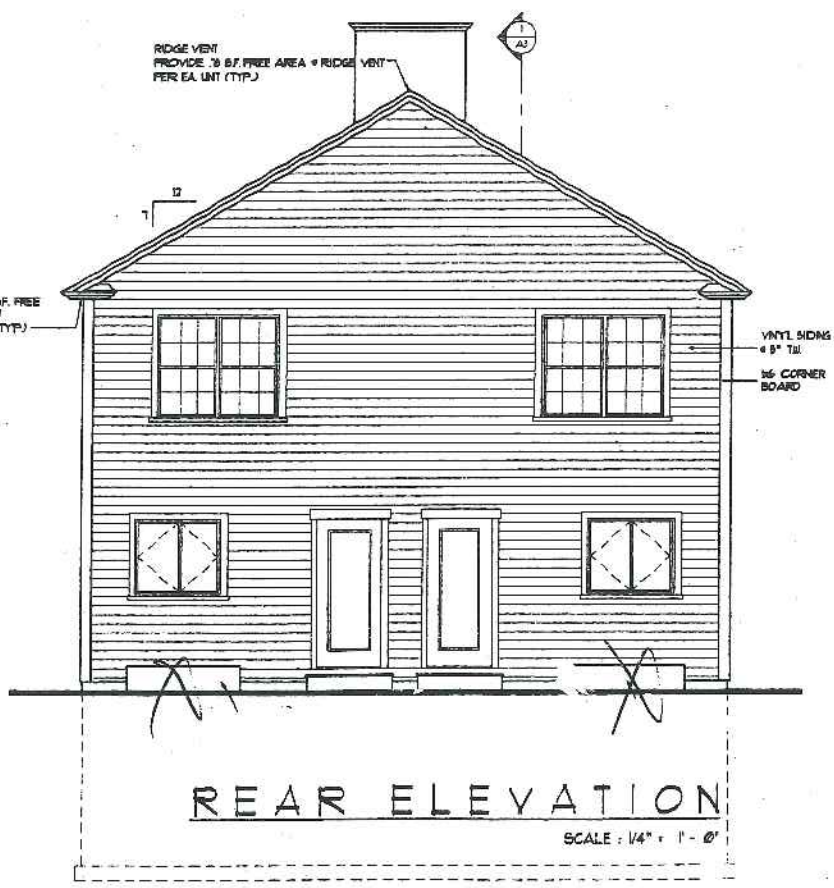
10"x16" FOOTING
 2-#4 BARS CONT.
 3" CLEAR (TYP.)



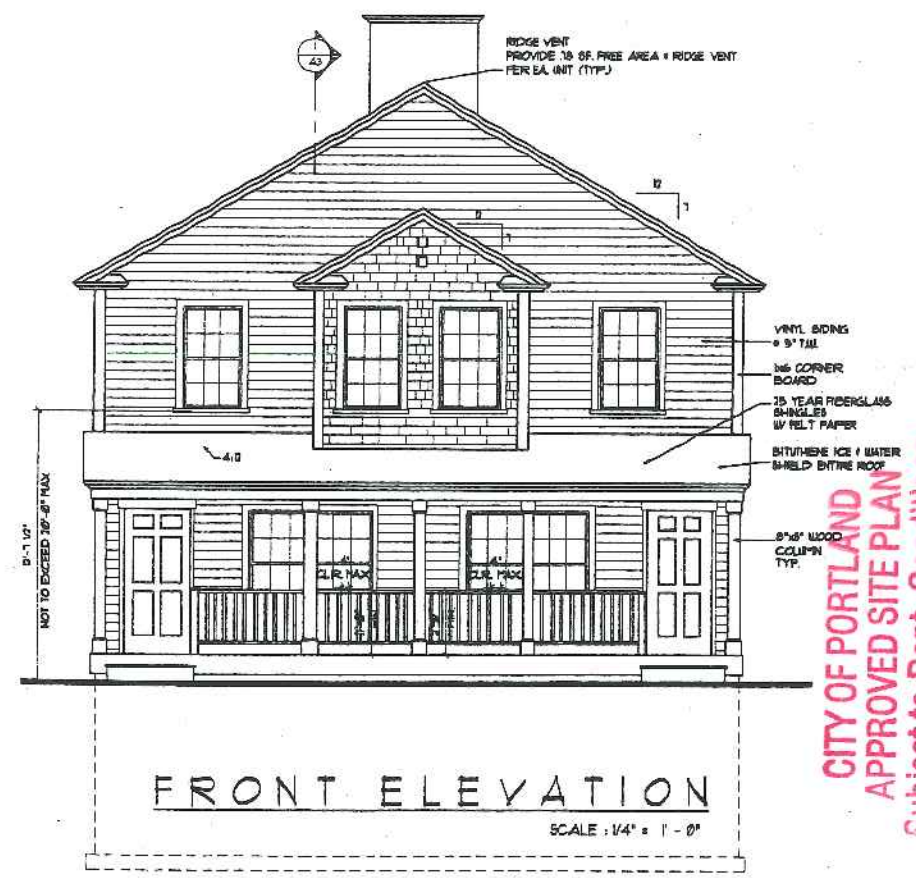
SECTION THRU HOUSE
 SCALE: 1/4" = 1' - 0"



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



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



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

HEADER SCHEDULE	
ROUGH OPENING	HEADER SIZE
0' - 3" - 0"	(3) - 2x6
3'-7" - 4'-6"	(3) - 2x8
4'-7" - 5'-8"	(3) - 2x10
5'-9" - 7'-0"	(3) - 2x12

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

CITY OF PORTLAND
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30 X 40 UNIT
 (FULL BASEMENT)
 LOT 7
 SCHEME 'A'

DRAWINGS THIS SHEET
 ELEVATIONS SECTION
 DATE: 04/20/04
 A3