

*App. Withdrawn
5-9-05*

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

DRC Copy
Jay Reynolds

*Rec'd
4/27*

2005-0091

Application I. D. Number

4/27/2005

Application Date

Ruby Lane lot#17 Single Family Home

Project Name/Description

Oak Ridge Development Inc

Applicant

Po Box 10127, Portland, ME 04104

Applicant's Mailing Address

Michael McInyre

Consultant/Agent

Agent Ph: (207)799-5155

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Ruby Ln, Portland, Maine

Address of Proposed Site

341 H019001

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

1224 sq ft

8500

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 \$50.00 Subdivision _____ Engineer Review \$250.00 Date 4/27/2005

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 _____

Which lot?

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

2005-0058

Application I. D. Number

Jay Reynolds

3/21/2005

Application Date

Ruby Lane Lot#17/16

Project Name/Description

Oak Ridge Development Inc

Applicant

Po Box 10127, Portland, ME 04104

Applicant's Mailing Address

Dwight Brackett

Consultant/Agent

Agent Ph: (207)772-8629

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

94 - 94 Allen Ave, Portland, Maine

Address of Proposed Site

341 H004001

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

26'x34' sq ft

8500

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 \$50.00 Subdivision _____ Engineer Review \$250.00 Date 3/22/2005

DRC Approval Status:

Reviewer

Jay Reynolds

- Approved
- Approved w/Conditions See Attached
- Denied

Approval Date 9-26-05

Approval Expiration _____

Extension to _____

Additional Sheets Attached

Condition Compliance

Jay Reynolds
signature

9-26-05
date

Performance Guarantee

Required*

Not Required

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

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PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Planning and Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director

Mr. James Wolf
Oak Ridge Development, Inc.
PO Box 10127
Portland, ME 04104

April 8, 2005

Dear Mr. Wolf:

RE: Application for Single Family Residences, Ruby Lane lots #1, 2, and 17

Upon review of the site plans, the City's Planning Division has the following comments:

For all three applications, a building permit cannot be issued until condition # 12, of the Oak Ridge Subdivision approval letter, has been met.

Lot # 1: This application is un-approvable for the following reasons:

1. The submittal does not conform to the minimum elevations set forth in the subdivision approval. The approved top of concrete elevation for lot 1=106.00. The daylight basement feature does not meet this criterion.
2. The daylight feature cutting into the side-slope of the detention area also does not conform to the approved grading and topography.
3. Although the daylight basement elevation is above the 25-year flood elevation, it may not be above the 100-year flood elevation. Regardless, I would not support this design/buildout due to its' relation to the detention pond.
4. The site plan shows a retaining wall within the drainage easement. This would violate article C of the drainage easement.

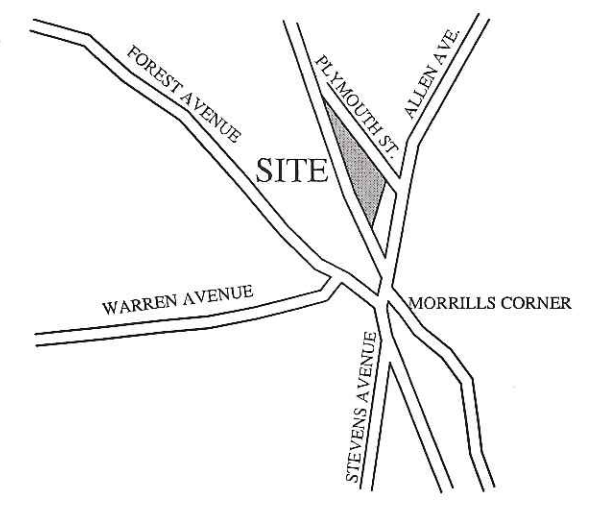
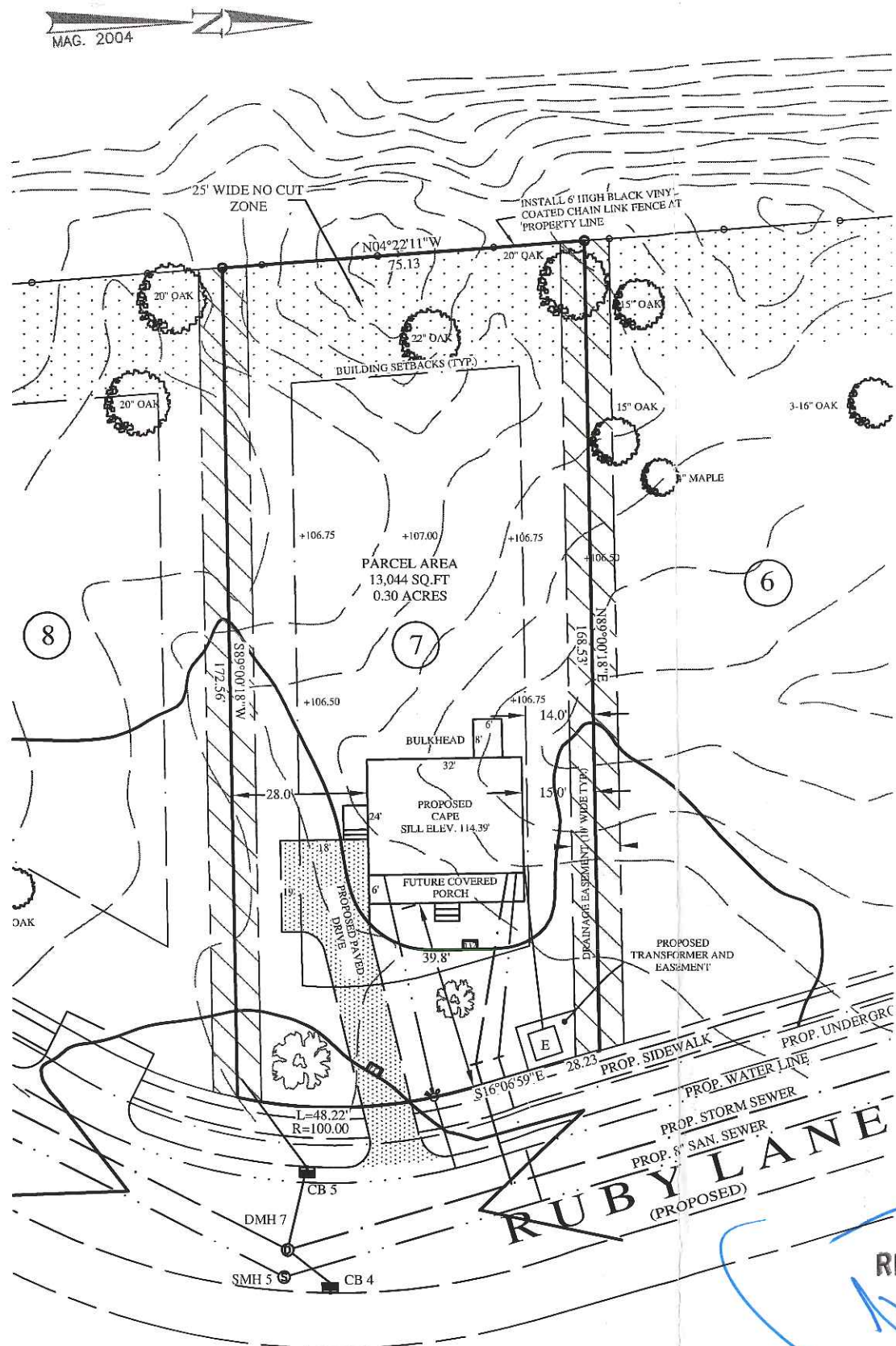
Lot #2: This application is un-approvable for the following reasons:

1. Same as items #1, 2, 3, and 4 above.
2. The other retaining wall and deck appear to end along this easement line. There should be some separation between the buildout of the deck/retaining wall and the easement line to ensure there are no encroachments.

Lot # 17:

1. This application is not showing the required 2 parking spaces outside of the front setback. Please revise.

Please resubmit 4 copies of the site plan to my attention.



LOCATION MAP
(NOT TO SCALE)

NOTES:

- (1) PROPOSED SITE CHANGES TO LOT 7 OF "OAK RIDGE SUBDIVISION" APPROVED BY THE CITY OF PORTLAND SEPTEMBER 21, 2004, RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 205, PAGE 145.
- (2) LAND USE: DIMENSIONAL REQUIREMENTS REFERENCED FROM THE CODE OF ORDINANCES OF THE CITY OF PORTLAND, SUPPLEMENT 5, DATED JANUARY 1999.

ZONING DISTRICT: (R3)
MINIMUM BUILDING SETBACKS

FRONT & REAR	- 25'
SIDE*	
1 STORY	- 8'
1 1/2 STORIES	- 8'
2 STORIES	- 14'
2 1/2 STORIES	- 16'

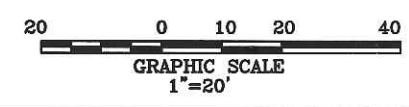
- (3) REVISIONS:
 - A. ADDED EXISTING AND PROPOSED CONTOURS - 09/20/05 MLC
 - B. ADDED 25' NO CUT ZONE, EXISTING TREES ON SITE, BULKHEAD, & 18'x19' PARKING AREA - 10/04/05 MLC
 - C. FINISH GRADES & PARKING AREA - 10/11/05 MLC
 - D. ADJUSTED SILL ELEV. & FINISH GRADES - 11/04/05 MLC

SITE PLAN
LOT 7
OAK RIDGE SUBDIVISION

FOR:
CUSTOM BUILT HOMES OF MAINE
27 MAIN ST.
WINDHAM, MAINE

RECEIVED NOV 04 2005
Not to Scale

- LEGEND:**
- IRON PIN FOUND
 - ⊙ NO. 5 REBAR SET
 - ⊕ UTILITY POLE
 - N/F NOW OR FORMERLY
 - 123/45 DEED BOOK/ PAGE
 - +123.45 FINISH SPOT ELEV.
 - 123 EXISTING ELEV.
 - 123 FINISH ELEV.



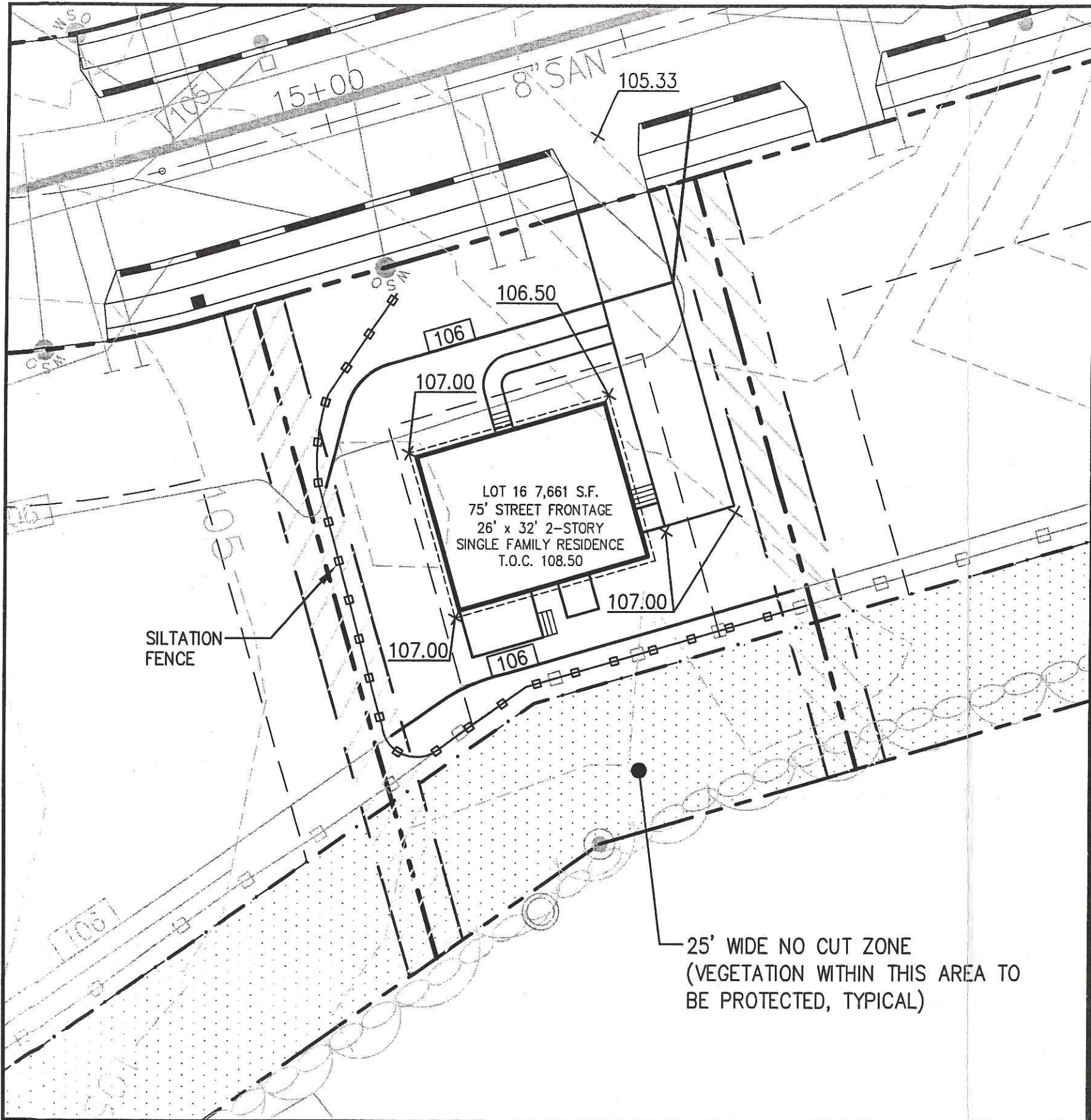
I CERTIFY THAT THIS SURVEY CONFORMS TO THE STANDARDS OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL OPINION.

ROBERT N. FARTHING P.L.S. 586

SURVEY BY: **SURVEY, INC.**
P.O. BOX 210
WINDHAM, ME 04062
(207) 892-2558 (207) 892-2557 FAX
SURVEY.INC@VERIZON.NET

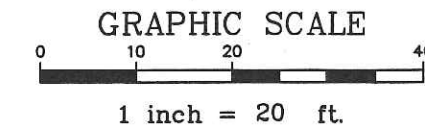
PLAN BY: MLC @ SURVEY, INC.

DATE: SEPTEMBER 2005 JOB NO. 05-082



ZONING REGULATIONS

ZONE:	R-3
MINIMUM LOT SIZE:	6,500 S.F.
MINIMUM LOT WIDTH:	75 FEET
MINIMUM STREET FRONTAGE:	50 FEET
MINIMUM FRONT YARD SETBACK:	25 FEET OR AT MIN. 75' LOT WIDTH
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MINIMUM SIDE YARD SETBACK:	16 FEET (FOR 2½ STORY DWELLING) 8 FEET (FOR 1½ STORY DWELLING)



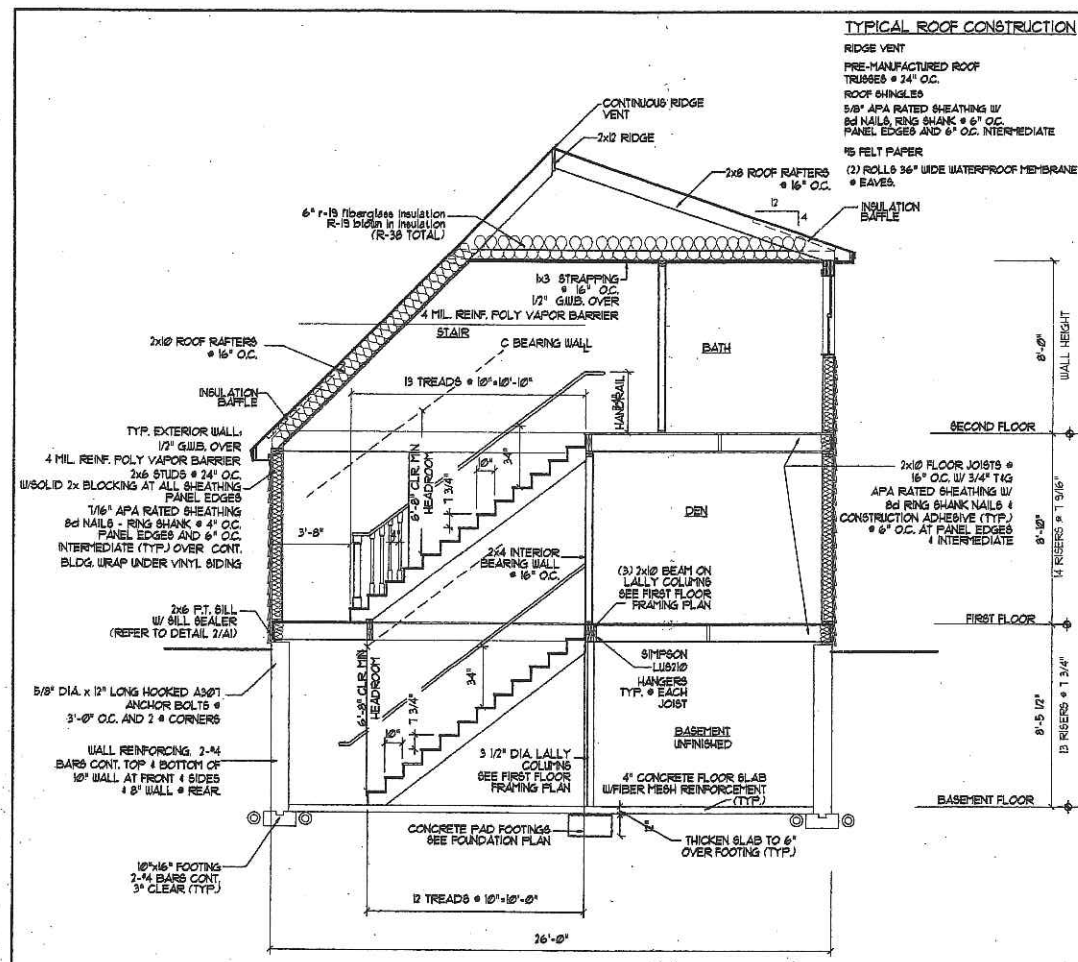
DH DeLuca-Hoffman Associates, Inc.
778 MAIN STREET, SUITE 8
SOUTH PORTLAND, ME 04106
207.775.1121
WWW.DELUCAHOFFMAN.COM

DRAWN:	CDD	DATE:	FEB. 2005
DESIGNED:	DDA	SCALE:	1" = 20'
CHECKED:	DDA	JOB NO.:	2568
FILE NAME:	2568-SP		

RUBY LANE
PORTLAND, MAINE

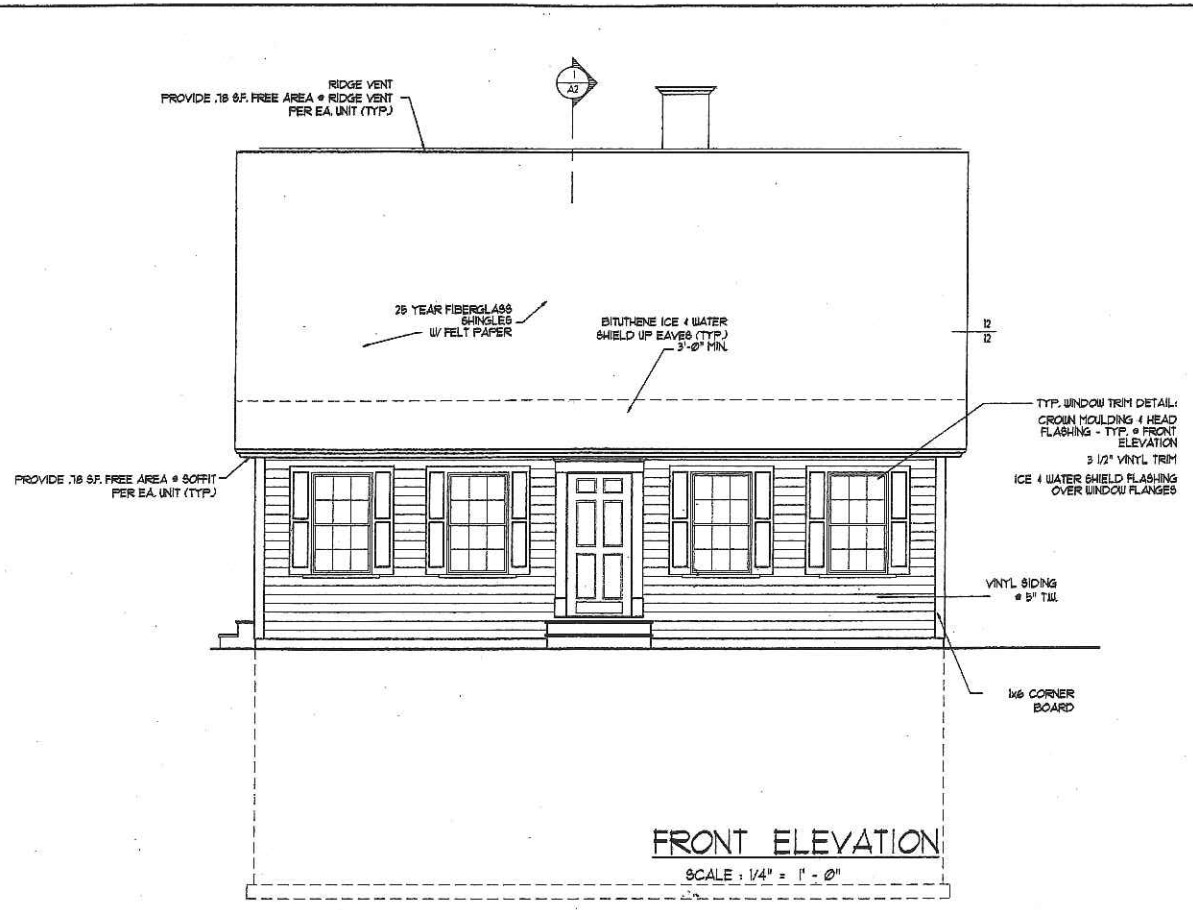
LOT 16 GRADING & EROSION
CONTROL PLAN

FIGURE
16-B

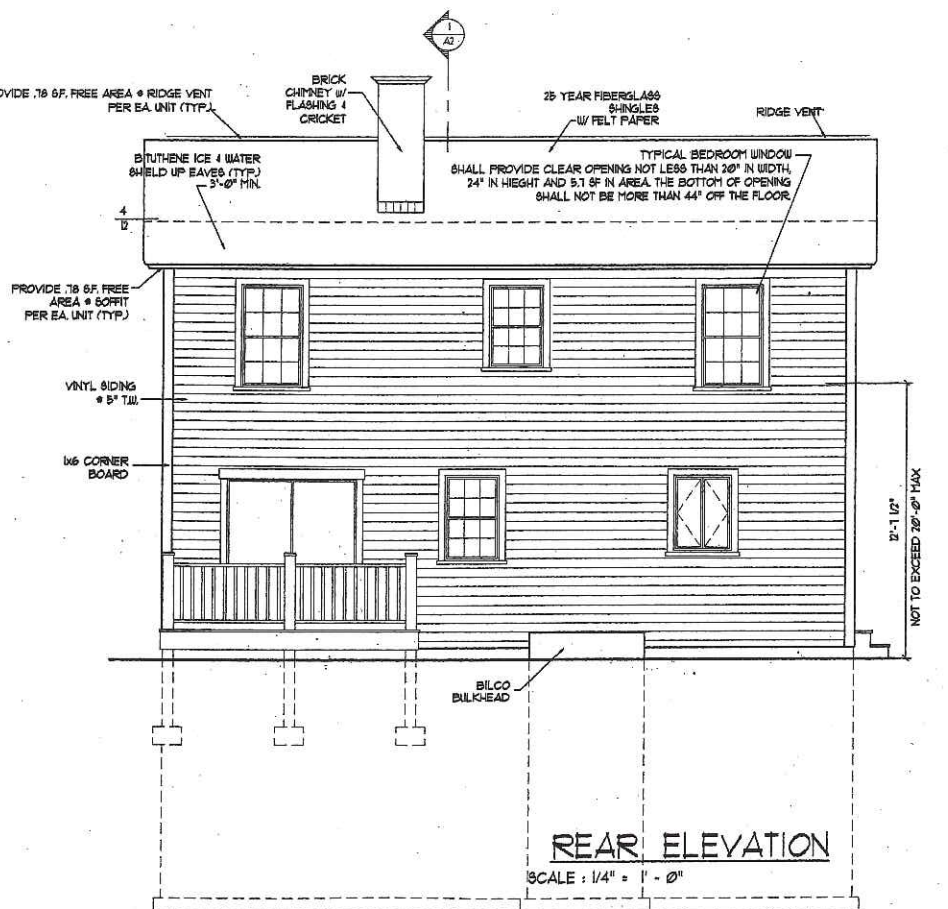
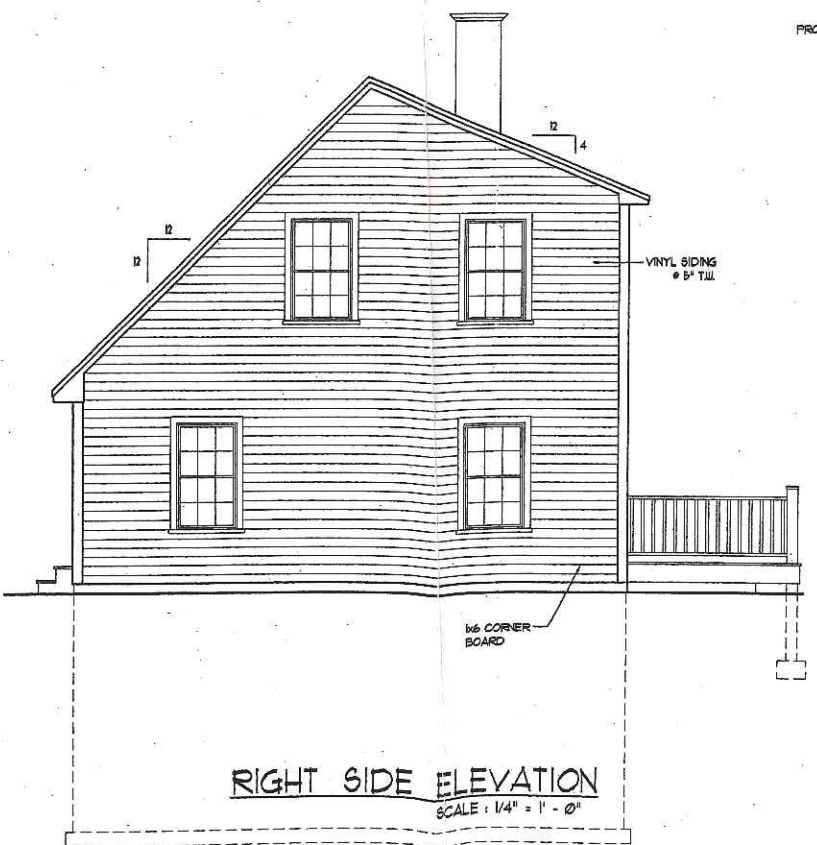
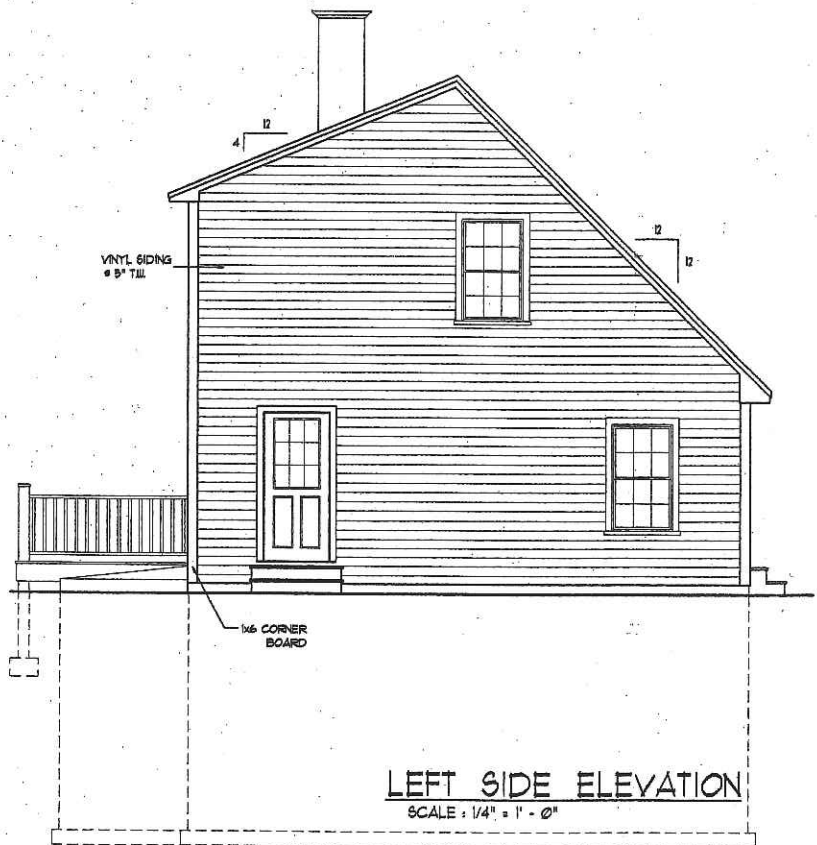


HEADER SCHEDULE	
ROUGH OPENING	HEADER SIZE
0' - 3'-0"	(3) - 2x6
3'-1" - 4'-6"	(3) - 2x8
4'-7" - 5'-8"	(3) - 2x10
5'-9" - 7'-0"	(3) - 2x12

NOTE: PROVIDE JAMBS BOTH ENDS 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



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

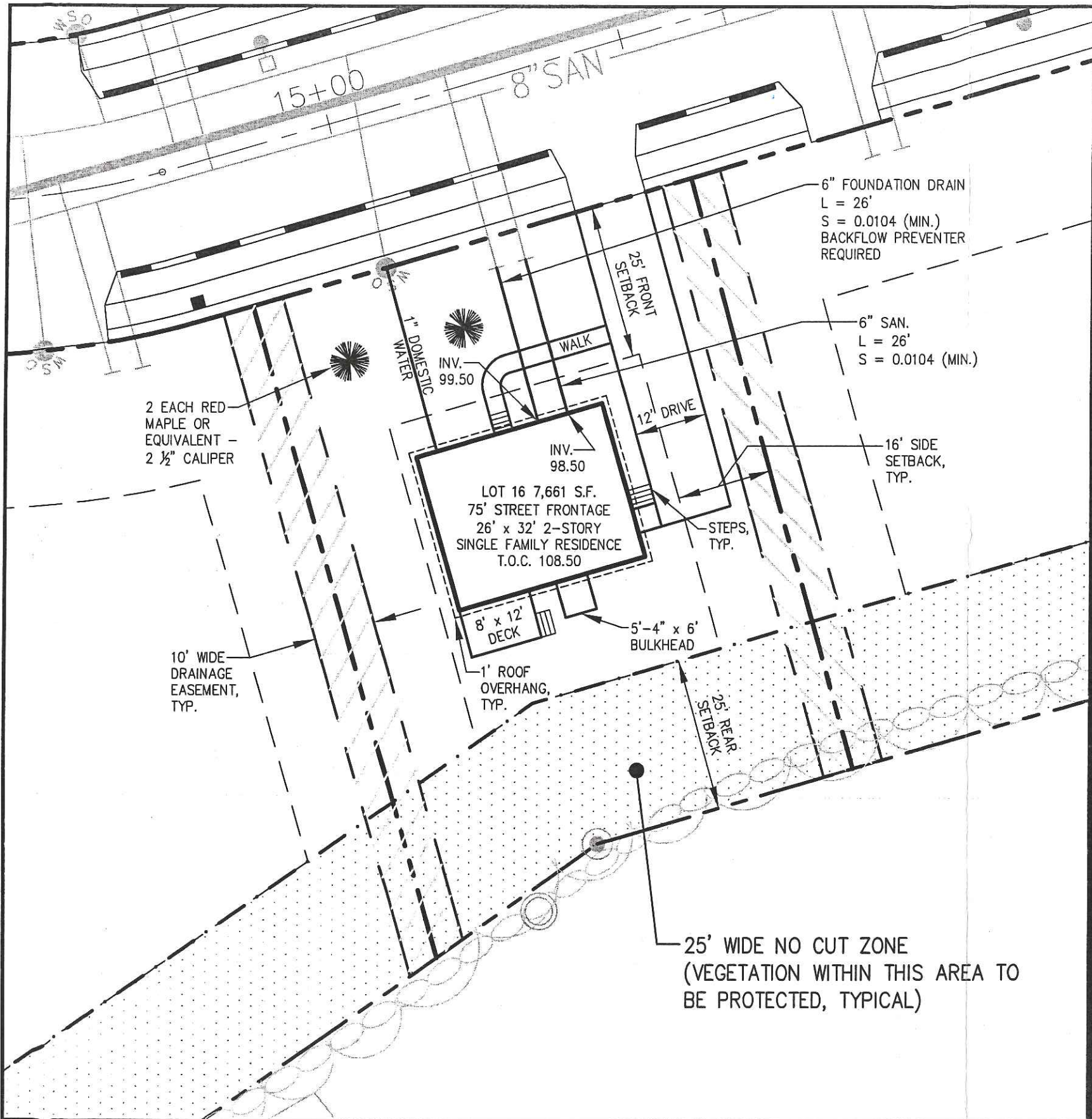


Lot 16

26 x 32 CAPE
 3 BED ROOM
 LEFT

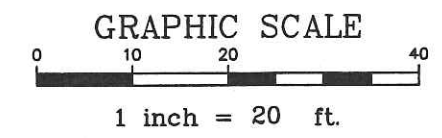
DRAWINGS THIS SHEET
 ELEVATIONS / SECTION
 DATE
 02/14/05

A2



ZONING REGULATIONS

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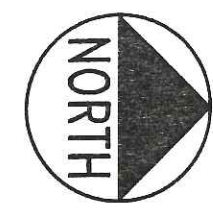
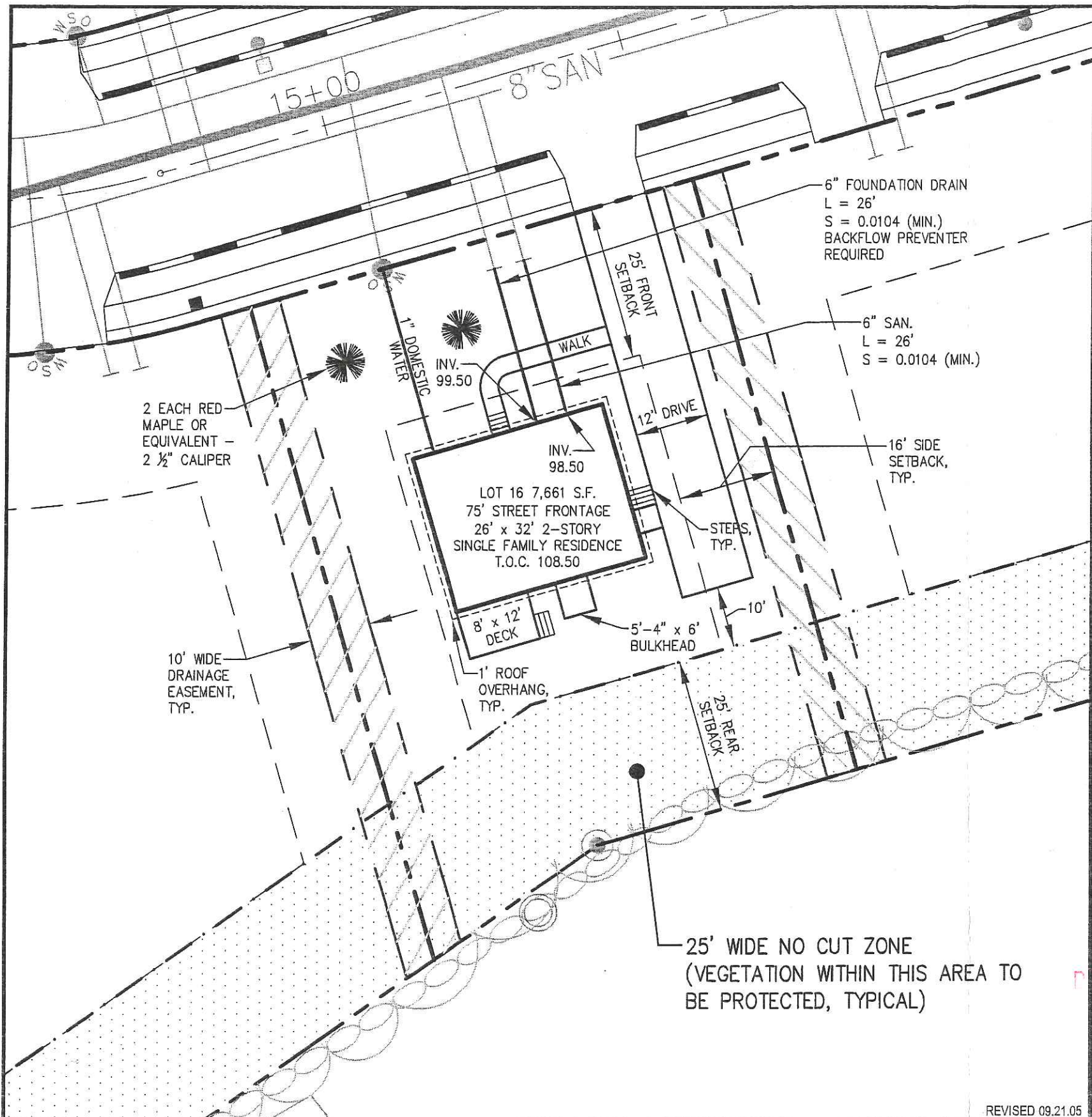
DH DeLuca-Hoffman Associates, Inc.
 778 MAIN STREET, SUITE 8
 SOUTH PORTLAND, ME 04106
 207.775.1121
 WWW.DELUCAHOFFMAN.COM

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**RUBY LANE
 PORTLAND, MAINE**

LOT 16 LAYOUT & UTILITIES PLAN

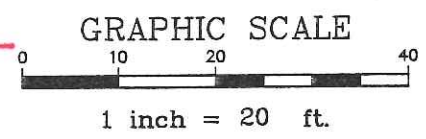
FIGURE
16-A



ZONING REGULATIONS

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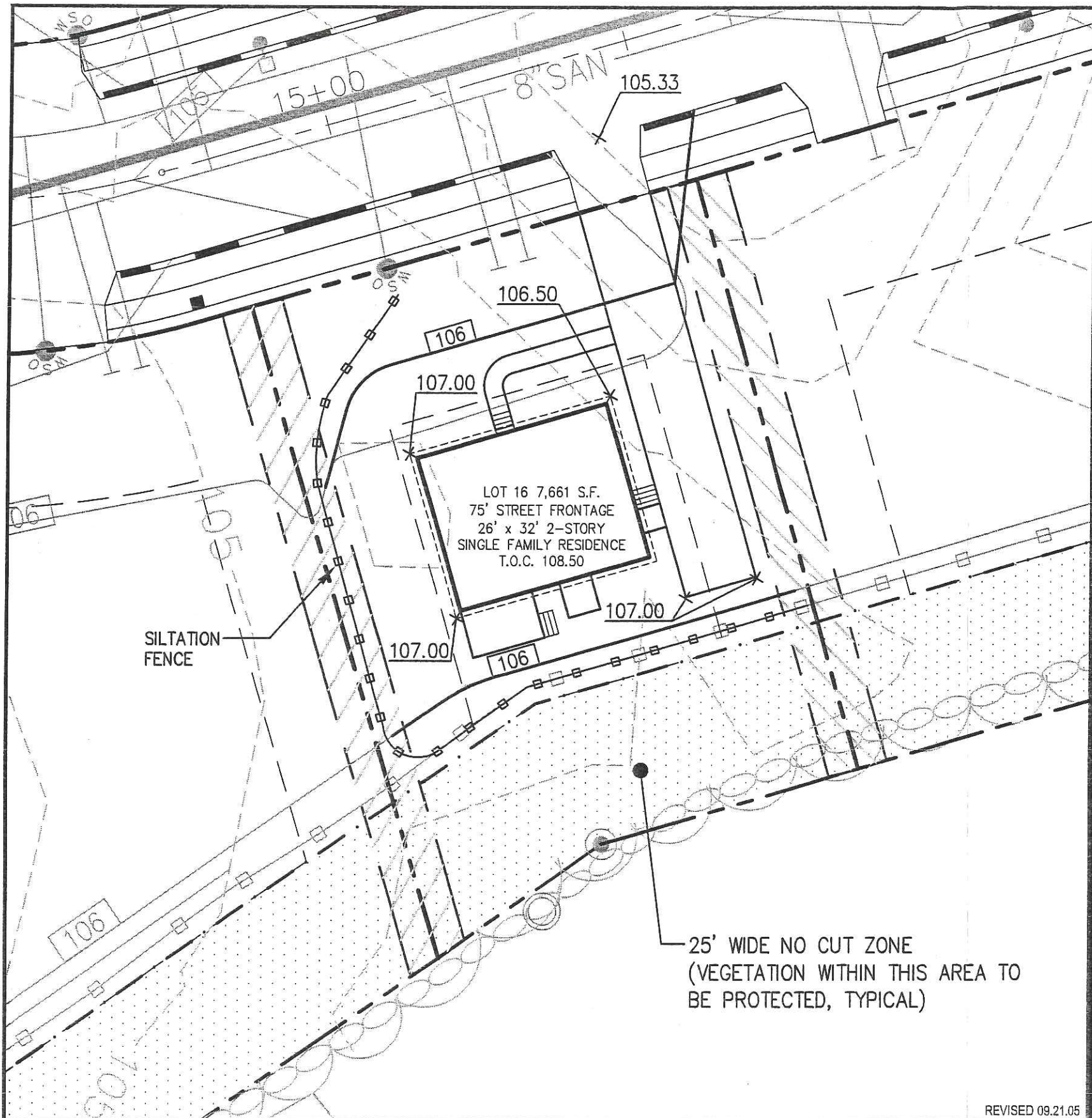
**CITY OF PORTLAND
APPROVED SITE PLAN**
Subject to Dept. Conditions
Date of Approval: 9-26-05



RECEIVED SEP 26 2005

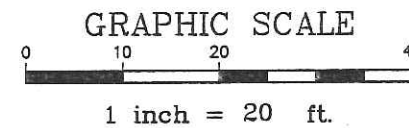
REVISED 09.21.05

<p>DeLuca-Hoffman Associates, Inc. 778 MAIN STREET, SUITE 8 SOUTH PORTLAND, ME 04106 207.775.1121 WWW.DELUCAHOFFMAN.COM</p>	DRAWN:	CDD	DATE:	FEB. 2005	<p>RUBY LANE PORTLAND, MAINE</p>	<p>LOT 16 LAYOUT & UTILITIES PLAN</p>	<p>FIGURE 16-A</p>
	DESIGNED:	DDA	SCALE:	1" = 20'			
	CHECKED:	DDA	JOB NO.	2568			
	FILE NAME:	2568-SP					



ZONING REGULATIONS

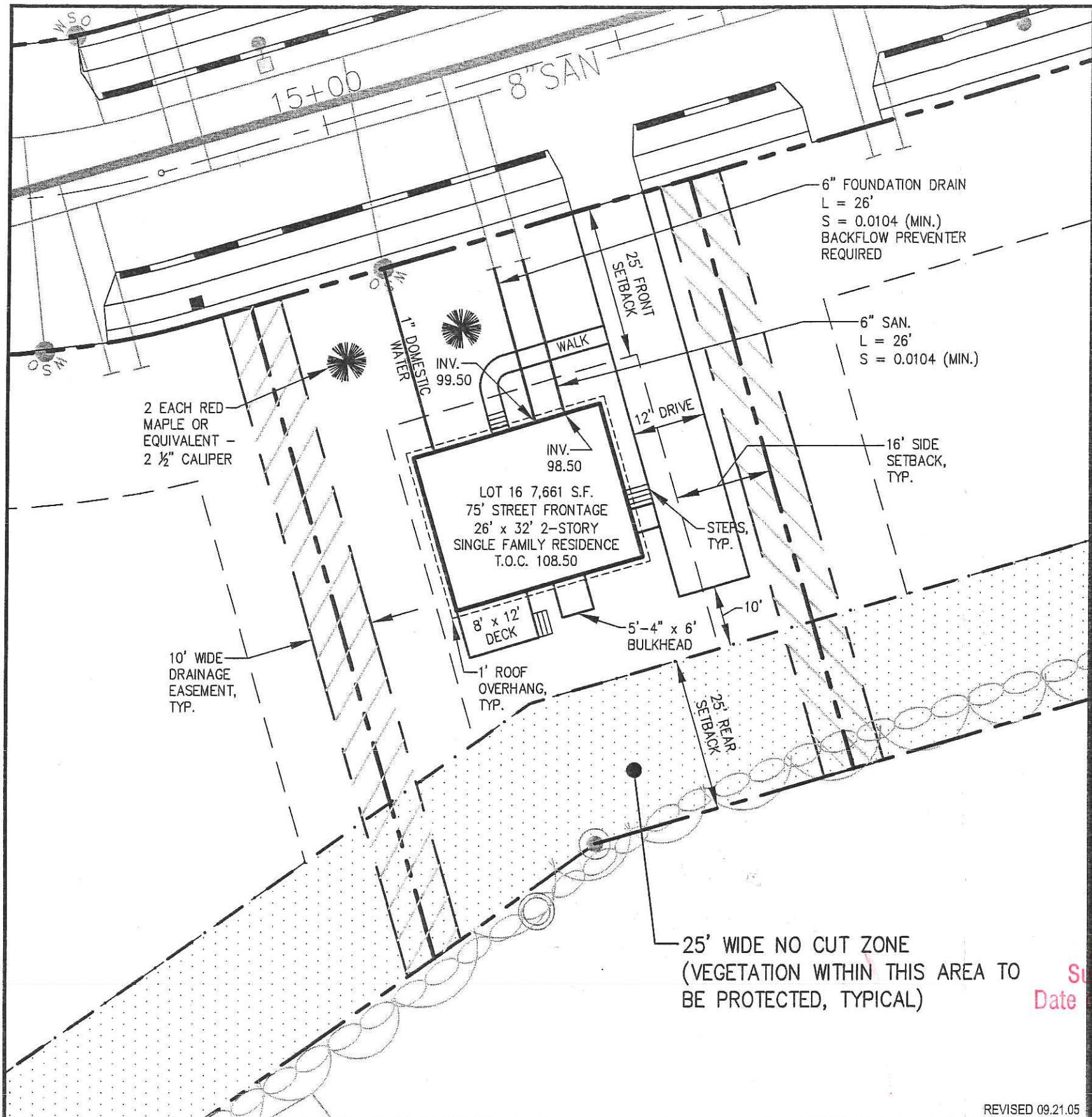
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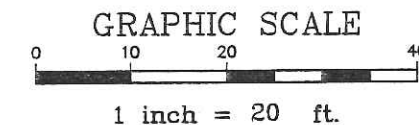
<p>DeLuca-Hoffman Associates, Inc. 778 MAIN STREET, SUITE 8 SOUTH PORTLAND, ME 04106 207.775.1121 WWW.DELUCAHOFFMAN.COM</p>	DRAWN:	CDD	DATE:	FEB. 2005	<p>RUBY LANE PORTLAND, MAINE</p>	<p>LOT 16 GRADING & EROSION CONTROL PLAN</p>	<p>FIGURE 16-B</p>
	DESIGNED:	DDA	SCALE:	1" = 20'			
	CHECKED:	DDA	JOB NO.	2568			
	FILE NAME:	2568-SP					



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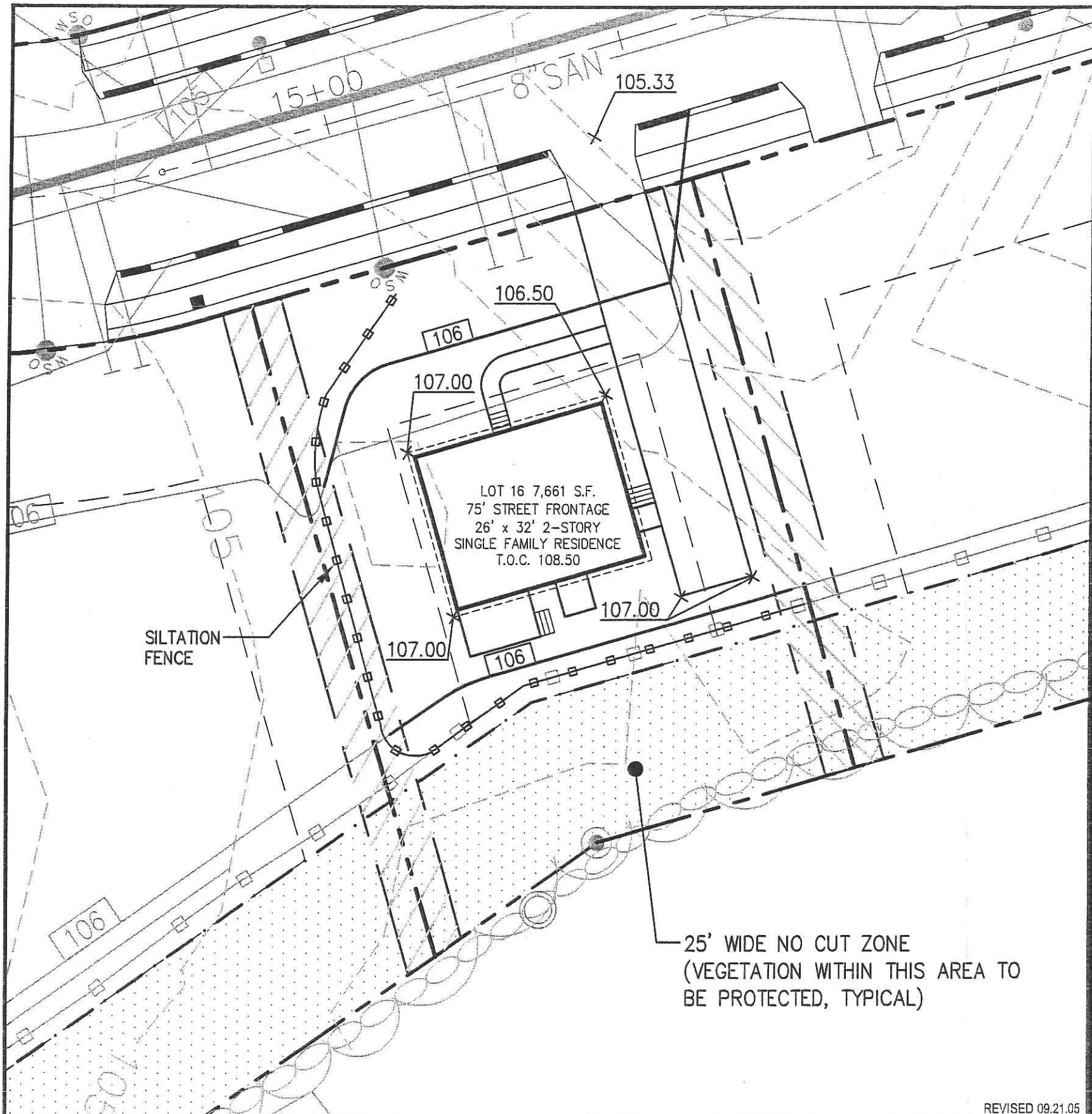
CITY OF PORTLAND
 APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval: 9-26-05



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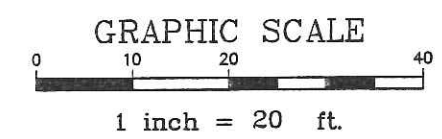
REVISED 09.21.05

	DeLuca-Hoffman Associates, Inc.		RUBY LANE PORTLAND, MAINE		LOT 16 LAYOUT & UTILITIES PLAN	FIGURE 16-A
	778 MAIN STREET, SUITE 8	DRAWN: CDD	DATE: FEB. 2005			
	SOUTH PORTLAND, ME 04106	DESIGNED: DDA	SCALE: 1" = 20'			
	207.775.1121	CHECKED: DDA	JOB NO. 2568			
	WWW.DELUCAHOFFMAN.COM	FILE NAME: 2568-SP				



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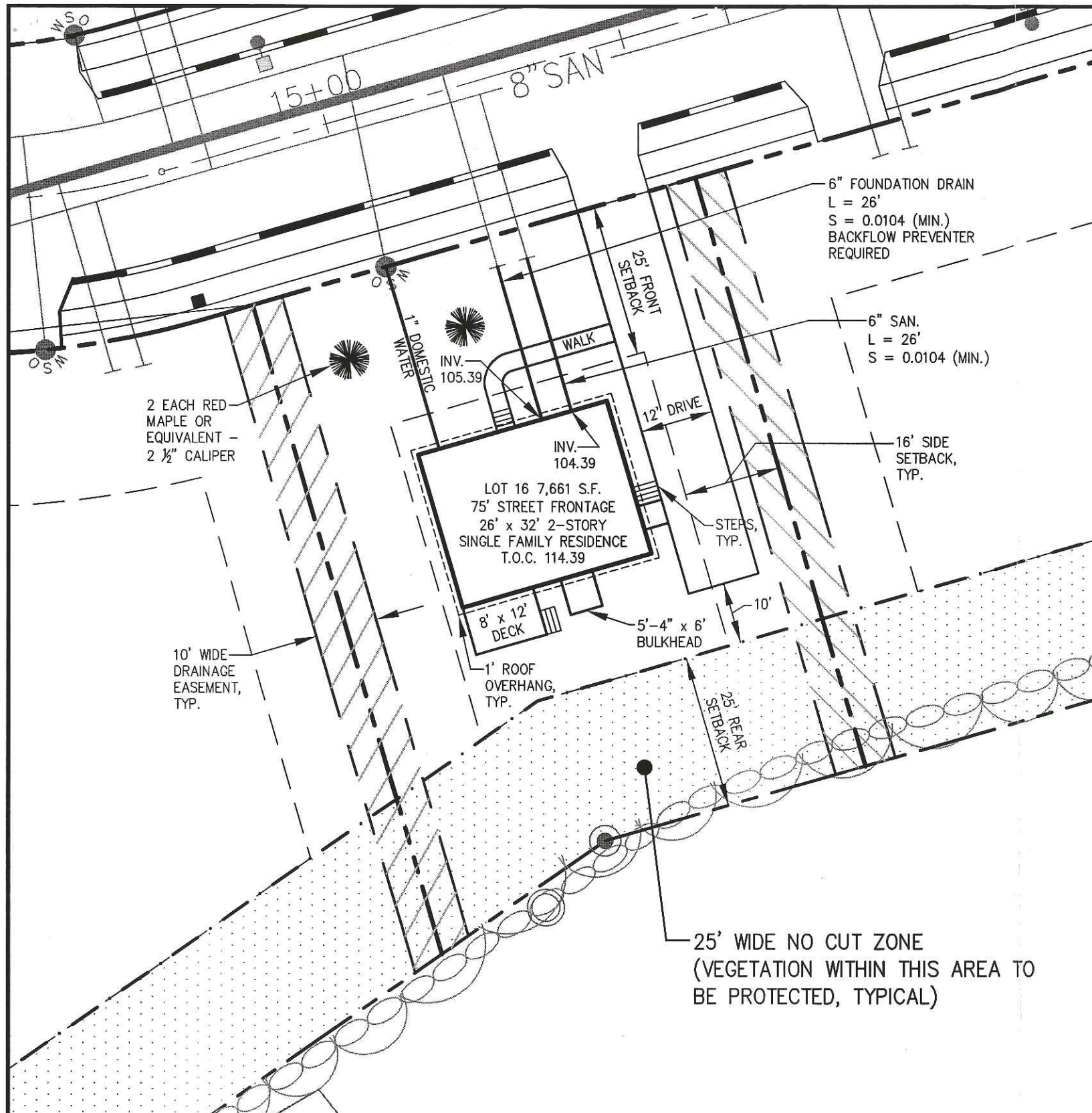
DH
 DeLuca-Hoffman Associates, Inc.
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 SOUTH PORTLAND, ME 04106
 207.775.1121
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DRAWN:	CDD	DATE:	FEB. 2005
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FILE NAME:	2568-SP		

RUBY LANE
 PORTLAND, MAINE

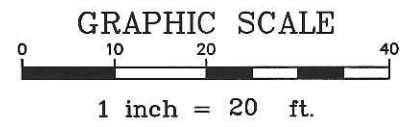
LOT 16 GRADING & EROSION
 CONTROL PLAN

FIGURE
 16-B



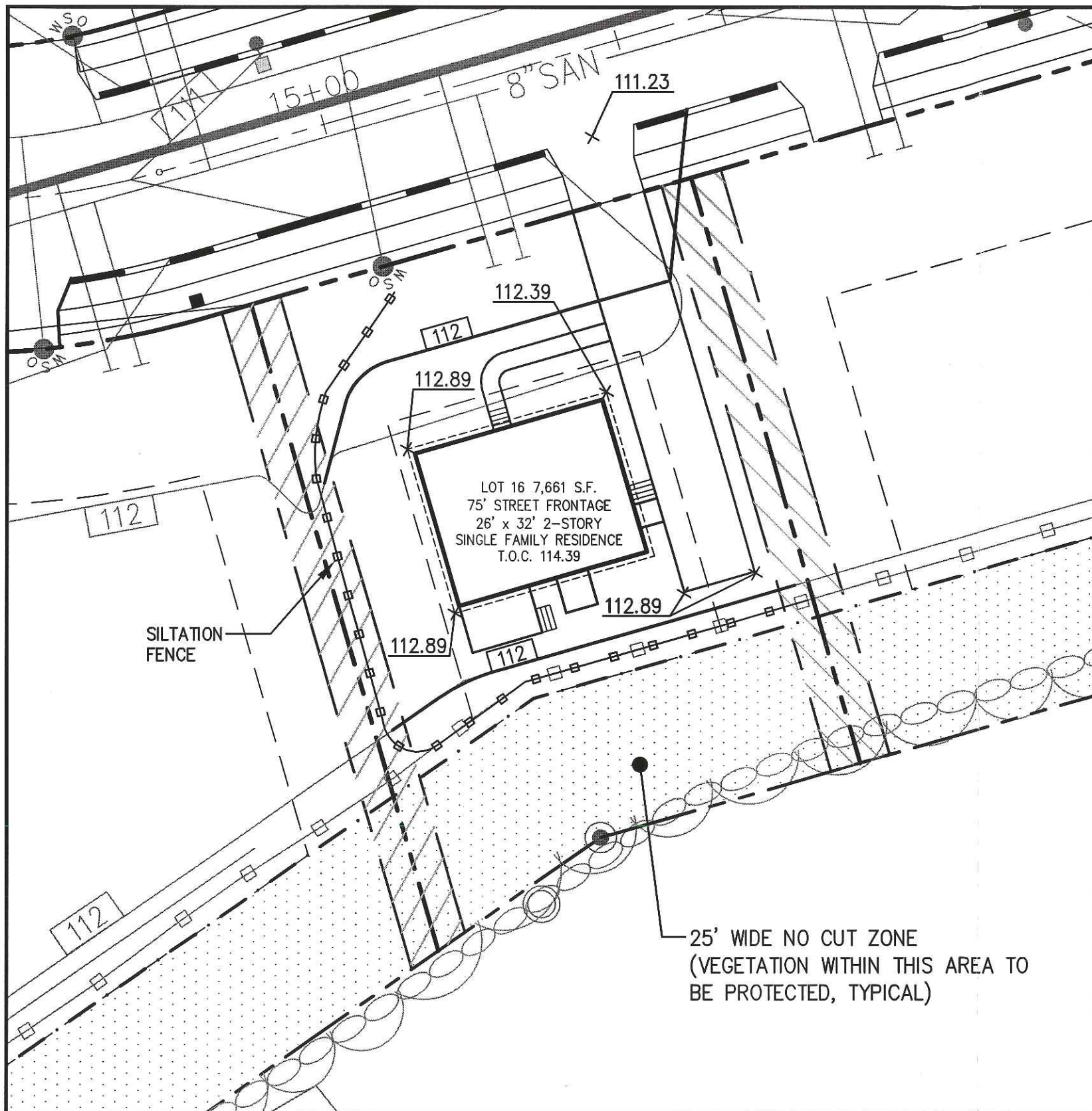
ZONING REGULATIONS

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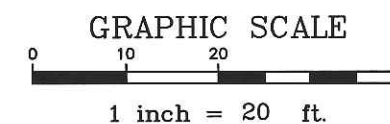
REVISED 11.02.05

<p>DeLuca-Hoffman Associates, Inc. 778 MAIN STREET, SUITE 8 SOUTH PORTLAND, ME 04106 207.775.1121 WWW.DELUCAHOFFMAN.COM</p>	DRAWN: CDD	DATE: FEB. 2005	<p>RUBY LANE PORTLAND, MAINE</p>	<p>LOT 16 LAYOUT & UTILITIES PLAN</p>	<p>FIGURE 16-A</p>
	DESIGNED: DDA	SCALE: 1" = 20'			
	CHECKED: DDA	JOB NO. 2459.02			
	FILE NAME: 245902-LOTS				



ZONING REGULATIONS

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REVISED 11.02.05

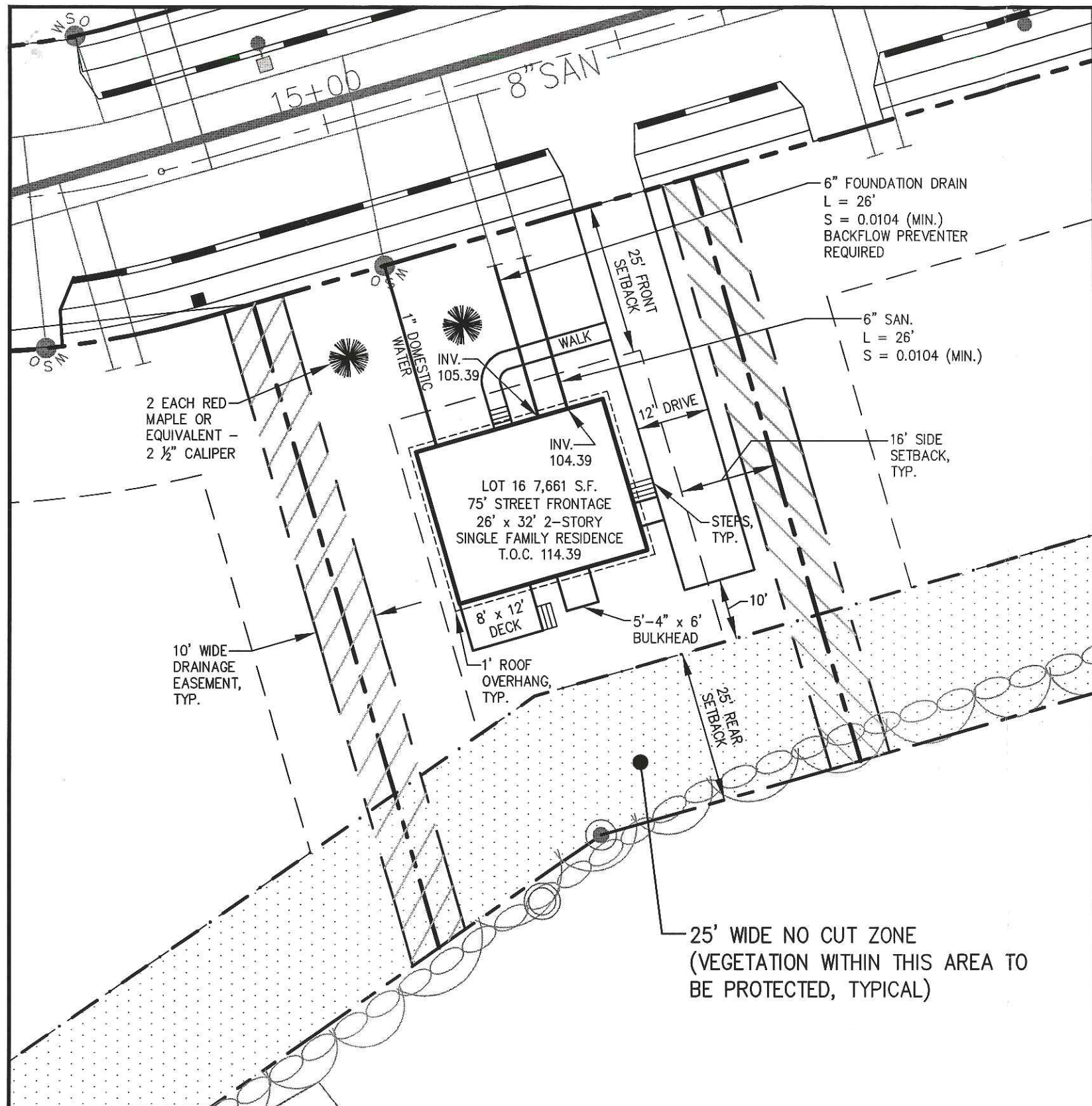
DH DeLuca-Hoffman Associates, Inc.
 778 MAIN STREET, SUITE 8
 SOUTH PORTLAND, ME 04106
 207.775.1121
 WWW.DELUCAHOFFMAN.COM

DRAWN:	CDD	DATE:	FEB. 2005
DESIGNED:	DDA	SCALE:	1" = 20'
CHECKED:	DDA	JOB NO.	2459.02
FILE NAME:	245902-LOTS		

RUBY LANE
 PORTLAND, MAINE

LOT 16 GRADING & EROSION
 CONTROL PLAN

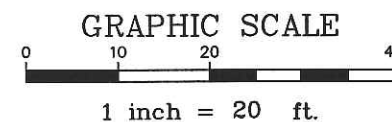
FIGURE
 16-B



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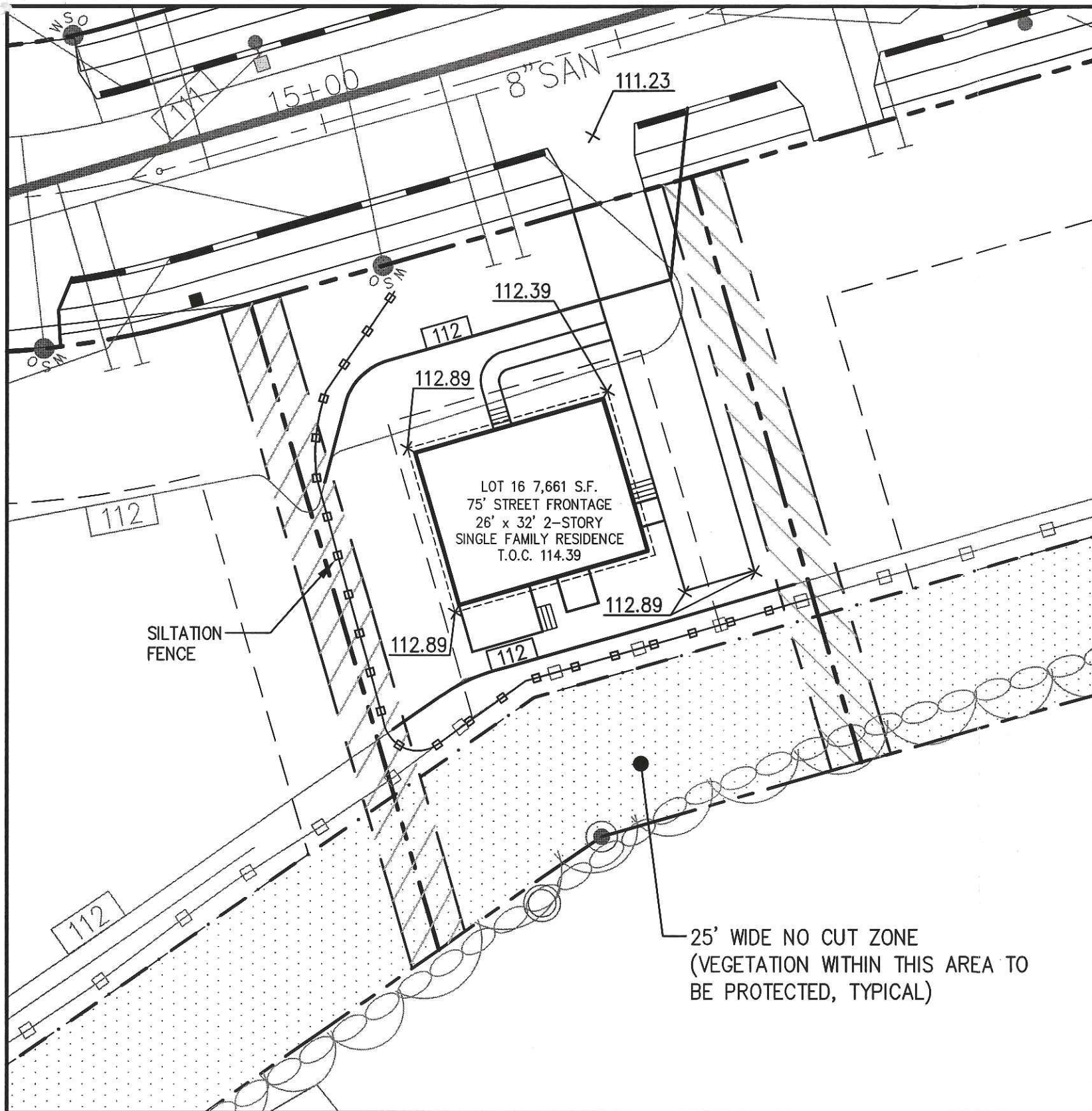
ZONING REGULATIONS

ZONE:	R-3
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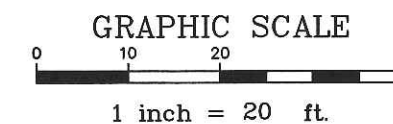
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<p>DeLuca-Hoffman Associates, Inc. 778 MAIN STREET, SUITE 8 SOUTH PORTLAND, ME 04106 207.775.1121 WWW.DELUCAHOFFMAN.COM</p>	DRAWN: CDD	DATE: FEB. 2005	<p>RUBY LANE PORTLAND, MAINE</p>	<p>LOT 16 LAYOUT & UTILITIES PLAN</p>	<p>FIGURE 16-A</p>
	DESIGNED: DDA	SCALE: 1" = 20'			
	CHECKED: DDA	JOB NO. 2459.02			
	FILE NAME: 245902-LOTS				



ZONING REGULATIONS

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MINIMUM SIDE YARD SETBACK:	16 FEET (FOR 2½ STORY DWELLING) 8 FEET (FOR 1½ STORY DWELLING)



25' WIDE NO CUT ZONE
(VEGETATION WITHIN THIS AREA TO
BE PROTECTED, TYPICAL)

REVISED 11.02.05

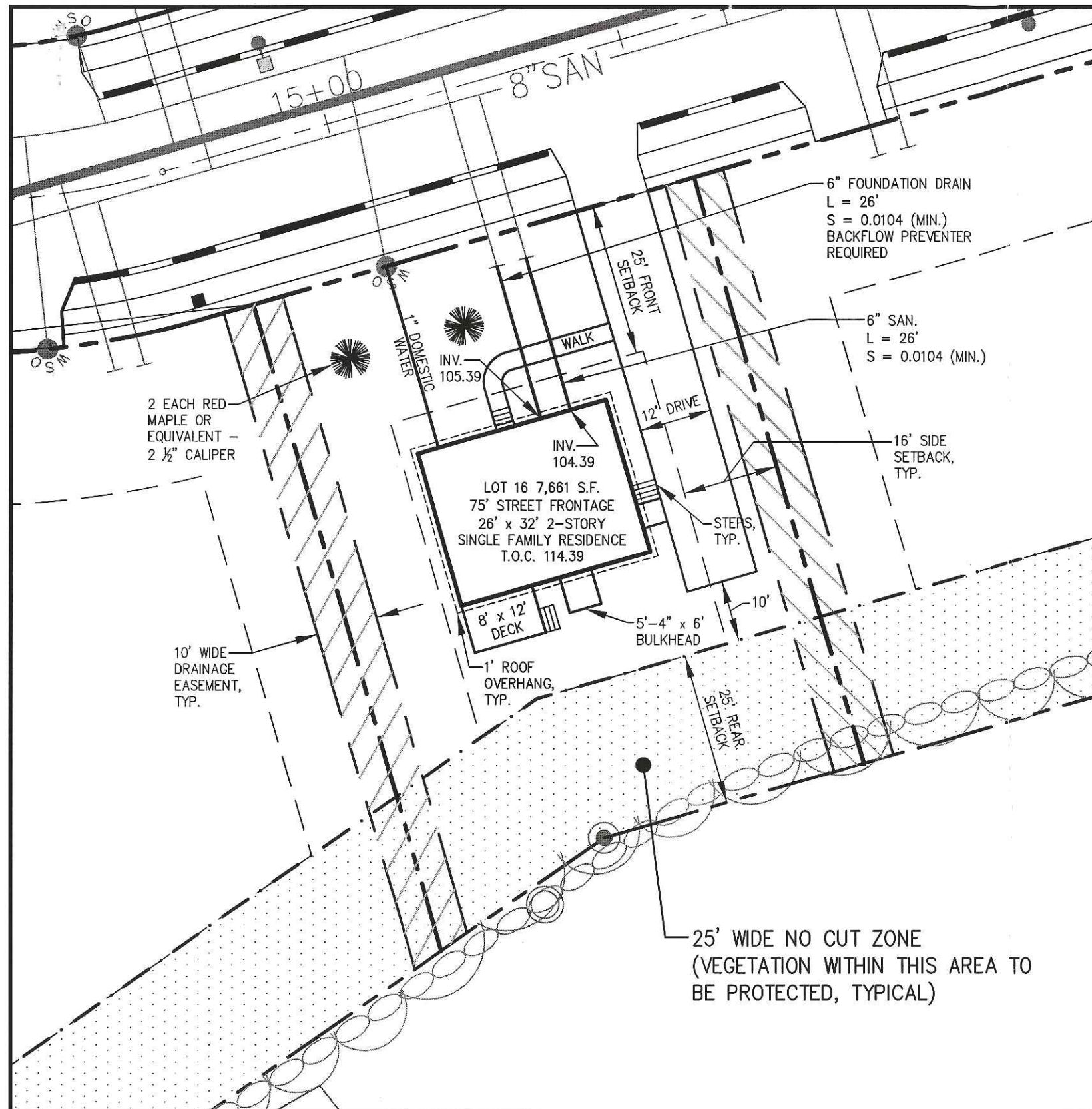
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CHECKED:	DDA	JOB NO.:	2459.02
FILE NAME:	245902-LOTS		

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PORTLAND, MAINE

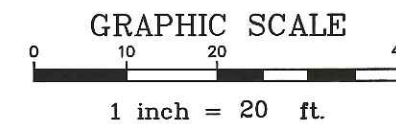
LOT 16 GRADING & EROSION
CONTROL PLAN

FIGURE
16-B



ZONING REGULATIONS

ZONE:	R-3
MINIMUM LOT SIZE:	6,500 S.F.
MINIMUM LOT WIDTH:	75 FEET
MINIMUM STREET FRONTAGE:	50 FEET
MINIMUM FRONT YARD SETBACK:	25 FEET OR AT MIN. 75' LOT WIDTH
MINIMUM REAR YARD SETBACK:	25 FEET
MINIMUM SIDE YARD SETBACK:	16 FEET (FOR 2 1/2 STORY DWELLING) 8 FEET (FOR 1 1/2 STORY DWELLING)



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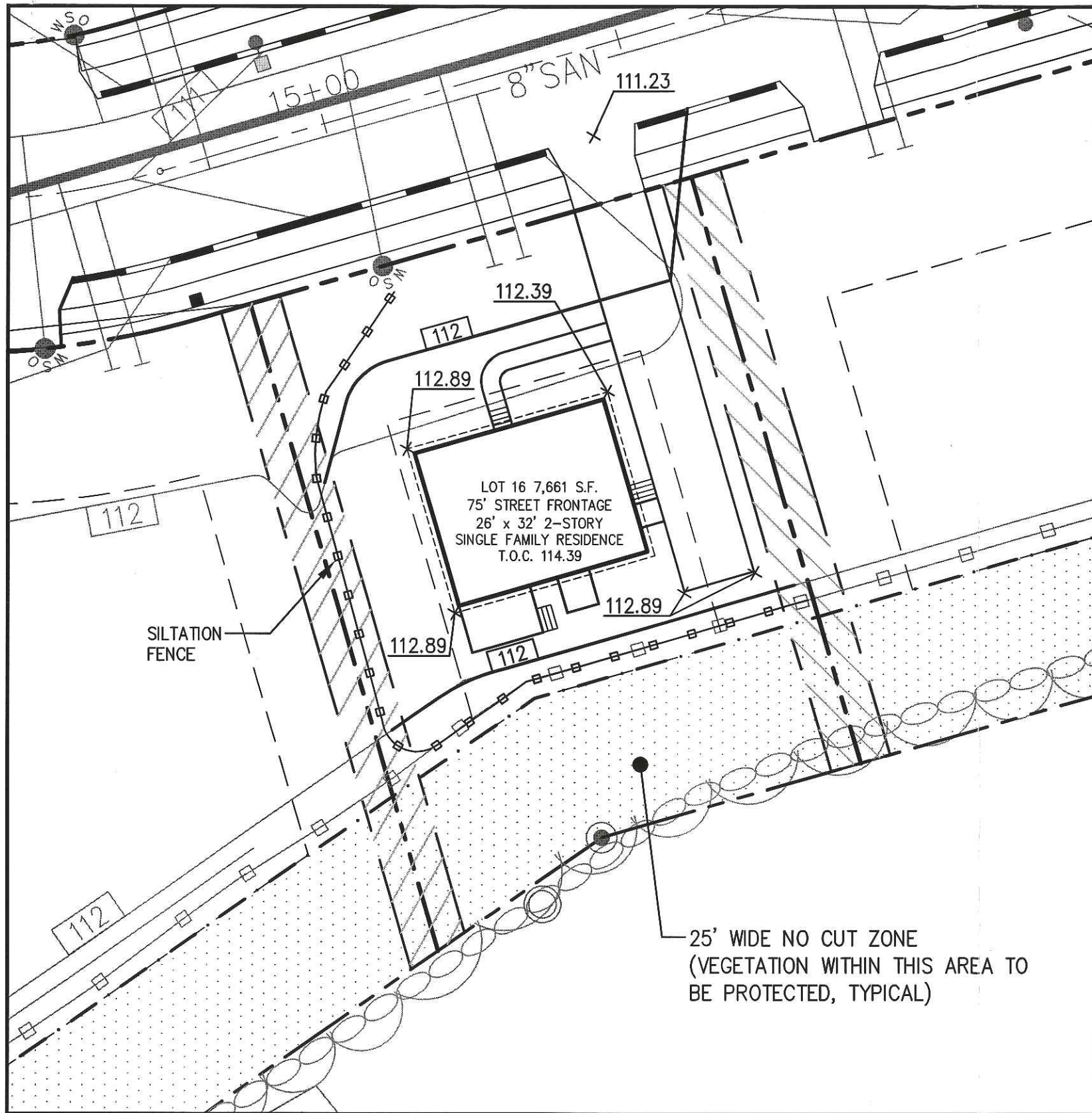
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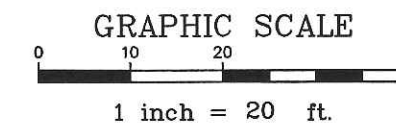
LOT 16 LAYOUT & UTILITIES PLAN

FIGURE
16-A



ZONING REGULATIONS

ZONE:	R-3
MINIMUM LOT SIZE:	6,500 S.F.
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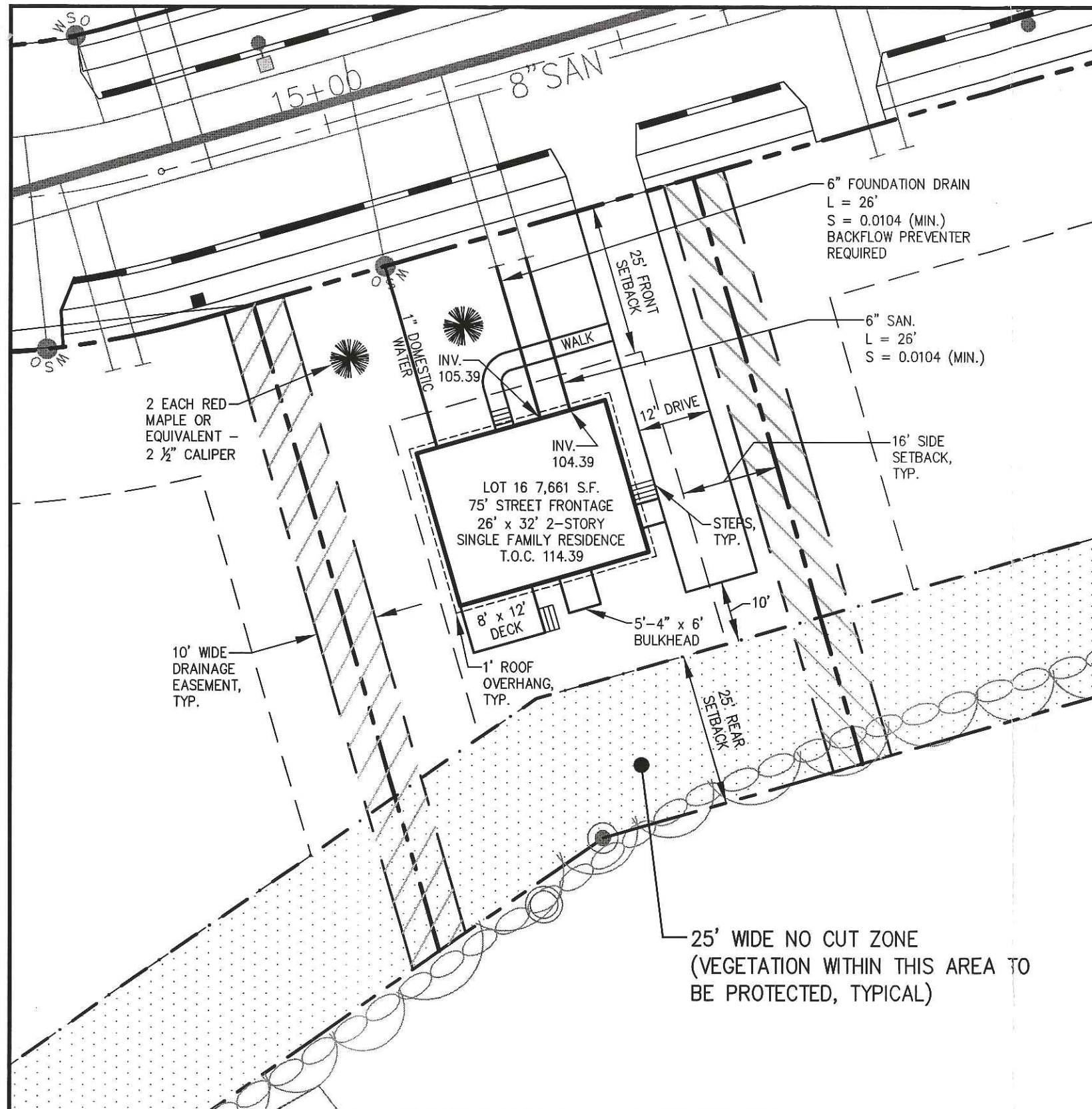
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PORTLAND, MAINE

LOT 16 GRADING & EROSION
CONTROL PLAN

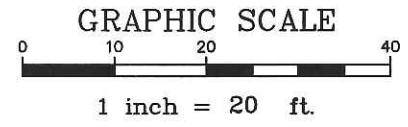
FIGURE
16-B



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elevations corrected

ZONING REGULATIONS

ZONE:	R-3
MINIMUM LOT SIZE:	6,500 S.F.
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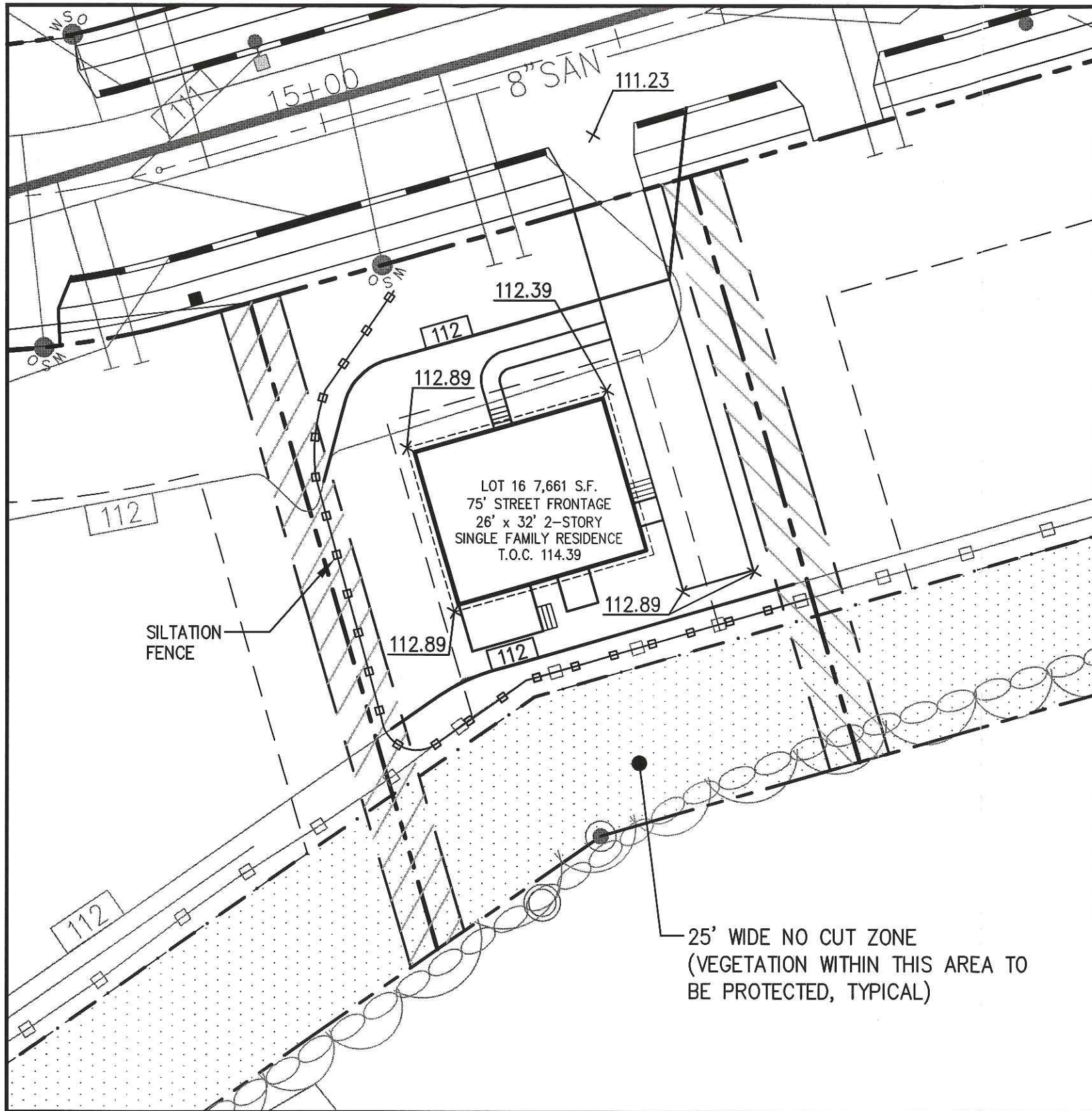
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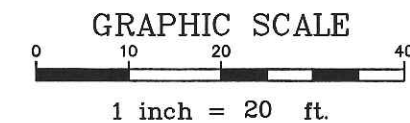
LOT 16 LAYOUT & UTILITIES PLAN

FIGURE
16-A



ZONING REGULATIONS

ZONE:	R-3
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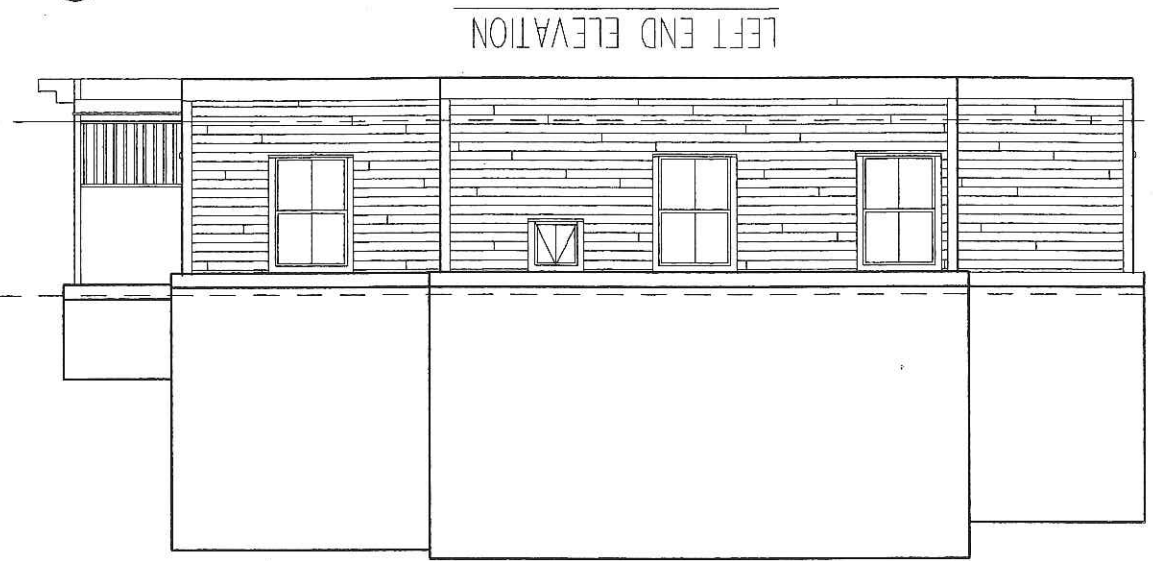
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 PORTLAND, MAINE

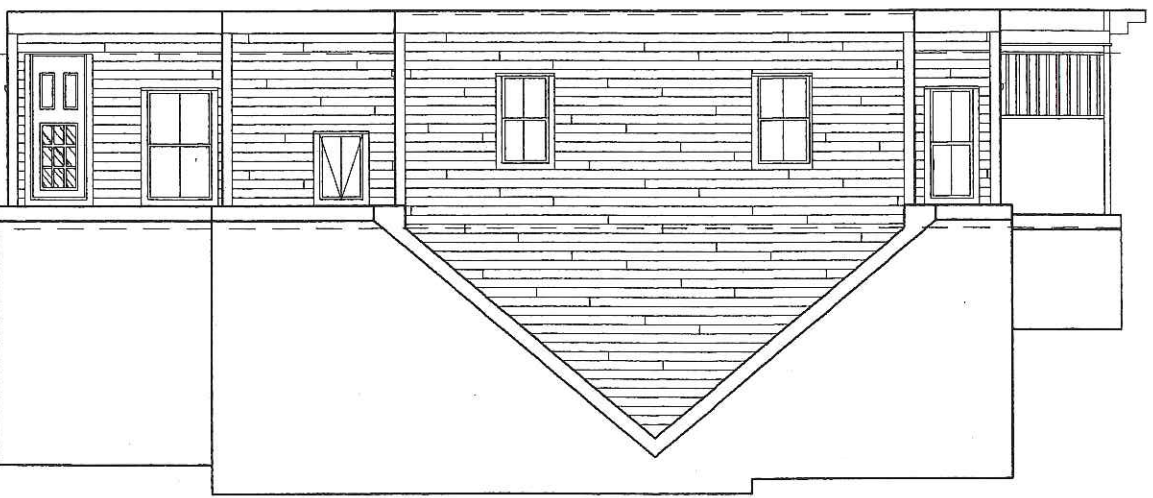
LOT 16 GRADING & EROSION
 CONTROL PLAN

FIGURE
 16-B

Lot #17 Ruby Lane

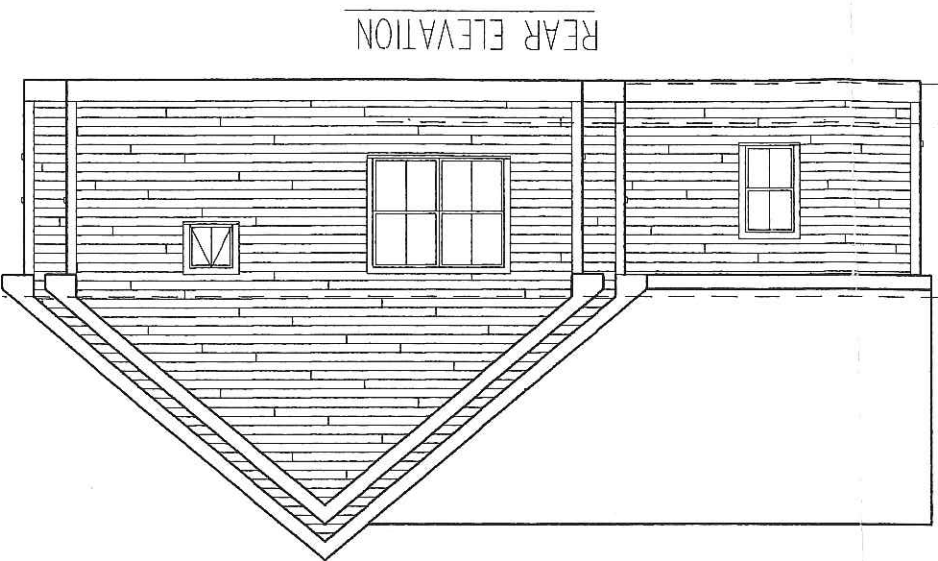


LEFT END ELEVATION

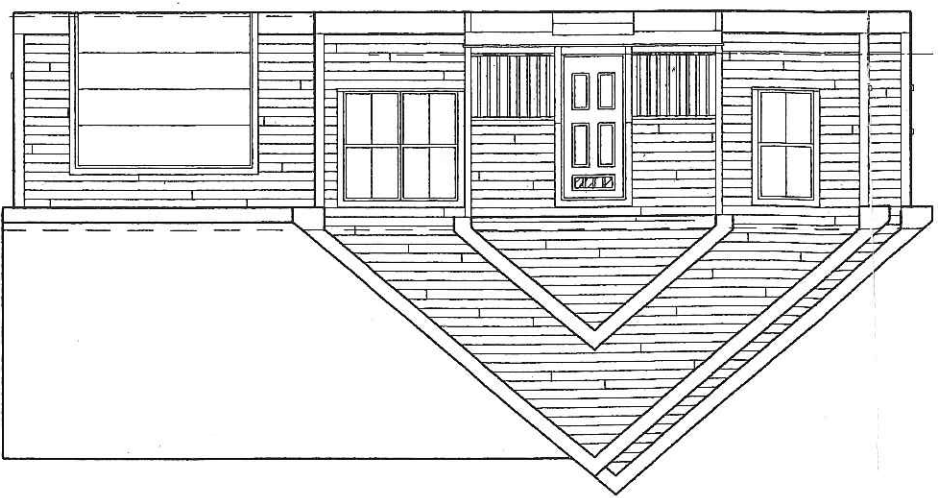


RIGHT END ELEVATION

1
A Elevations
1/4" = 1'-0"



REAR ELEVATION



FRONT ELEVATION

George Floor Line

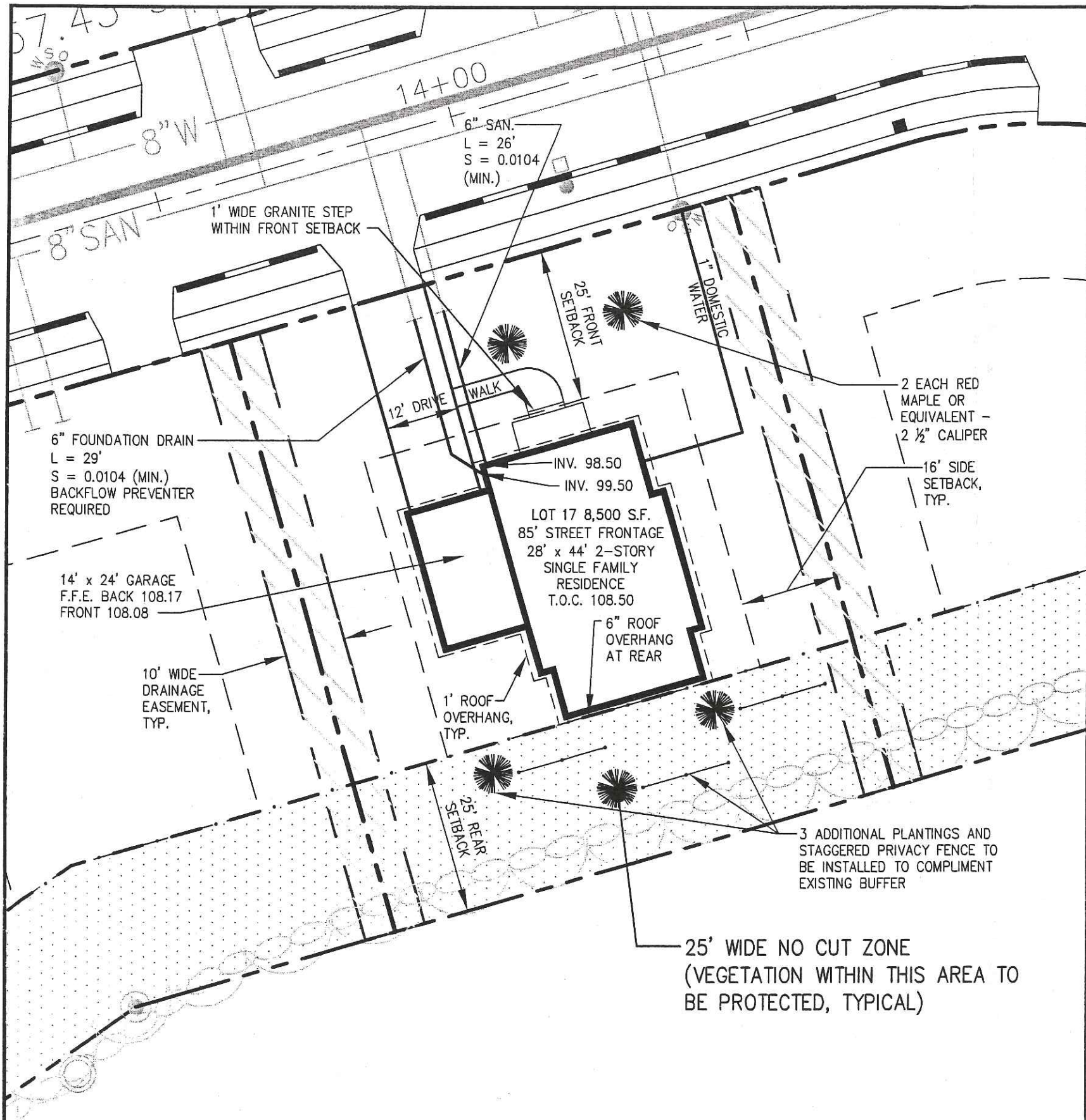
Floor Line
Ceiling Line

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SHEET 1 of 5	
A-1	
Elevations	
SHEET TITLE	
CAD DWG FILE: RA2846A1	
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CHECKED BY:	
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ISSUE DATE	

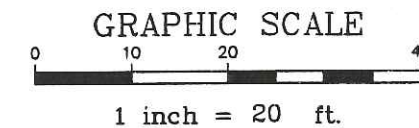
28X46 Cottage Residence for
 McIntyre & Company
 Portland, Maine

CONSULTANTS
Fromus
 PO Box 11
 Sabattus, Maine 04280
 207-375-4800



ZONING REGULATIONS

ZONE:	R-3
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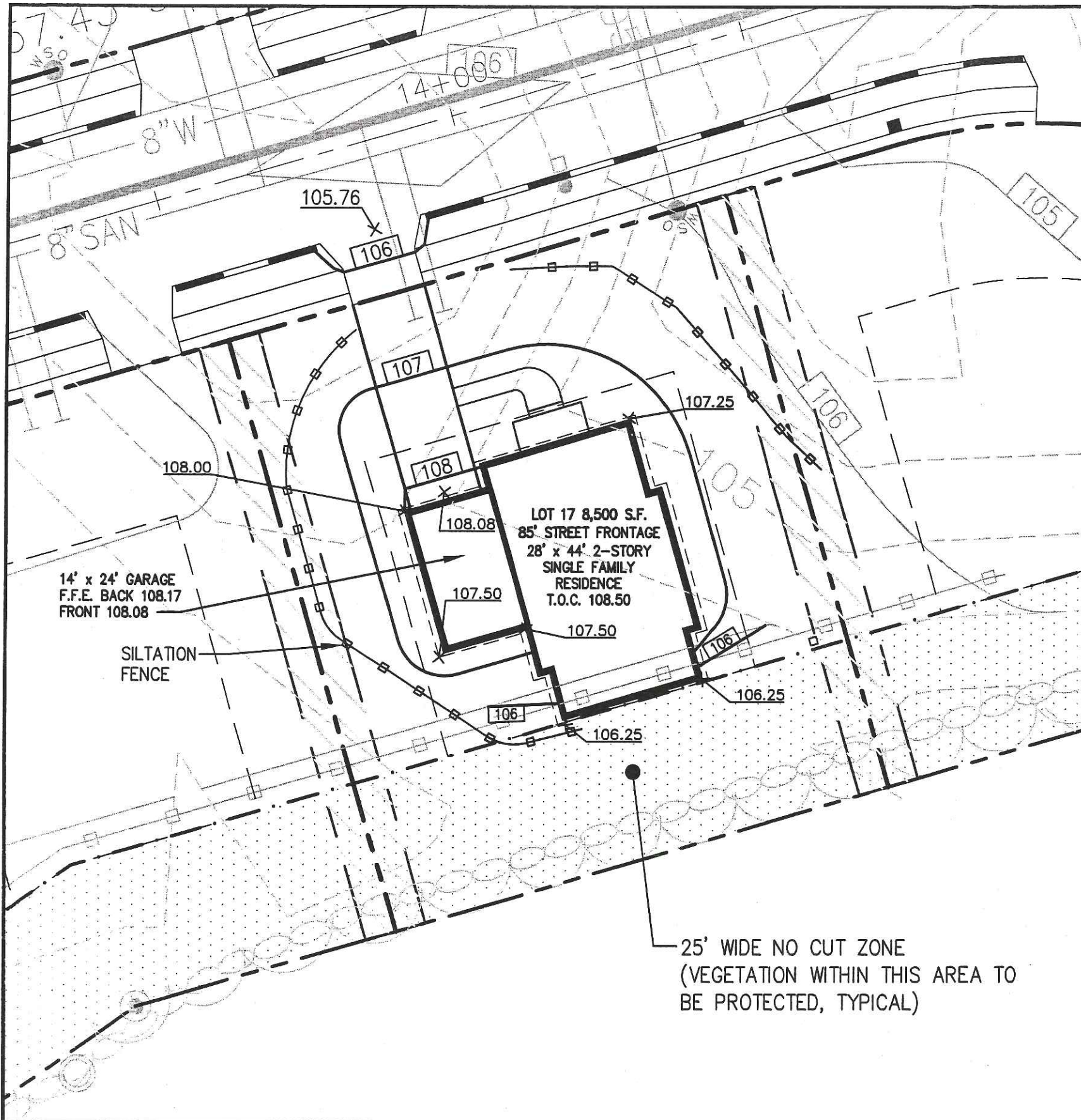
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FILE NAME:	2568-SP		

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 PORTLAND, MAINE

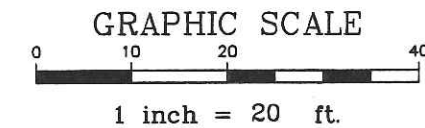
LOT 17 LAYOUT & UTILITIES PLAN

FIGURE
 17-A



ZONING REGULATIONS

ZONE:	R-3
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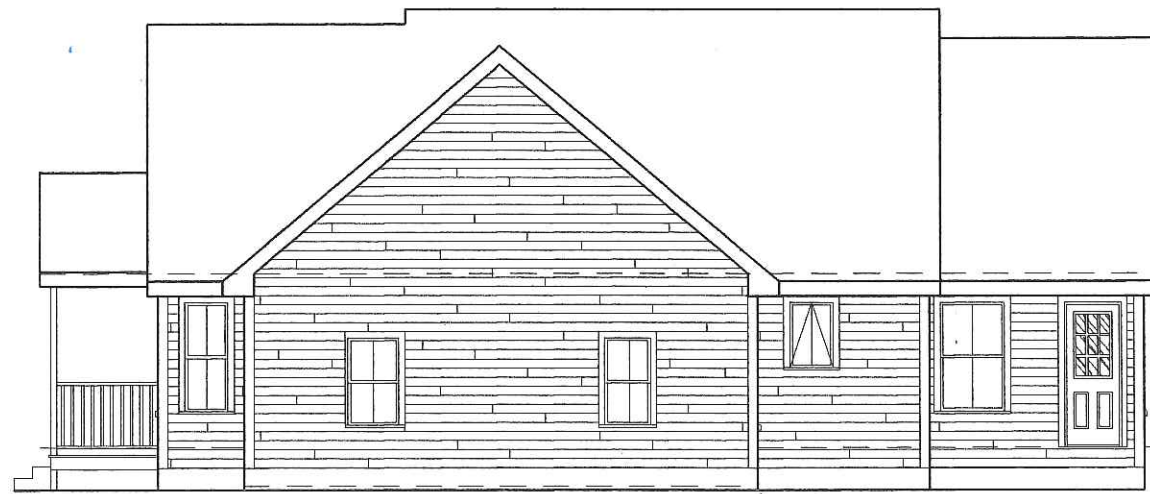
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RUBY LANE
 PORTLAND, MAINE

LOT 17 GRADING & EROSION
 CONTROL PLAN

FIGURE
 17-B



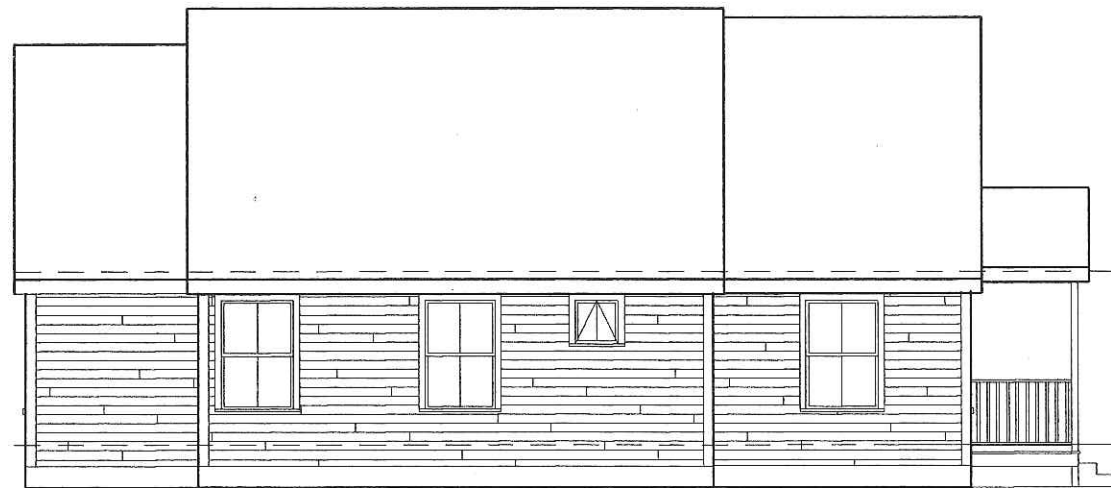
RIGHT END ELEVATION

Ceiling Line
Floor Line

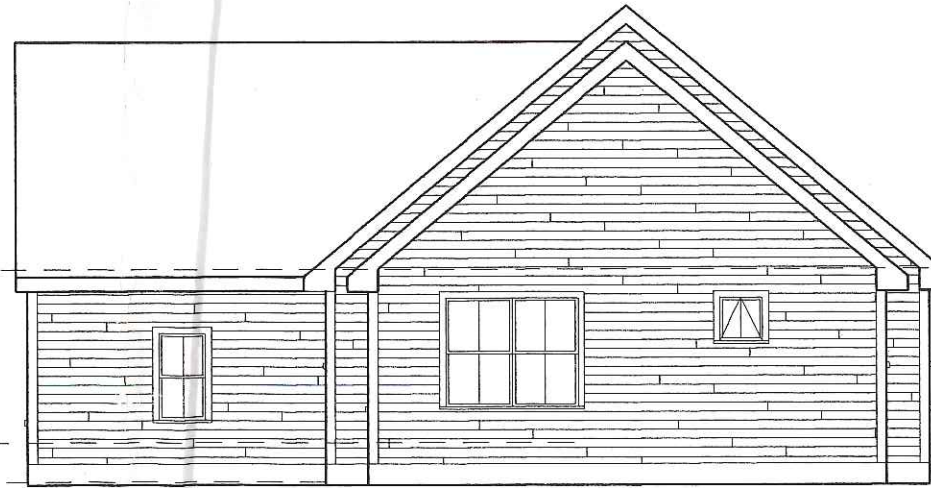


FRONT ELEVATION

Garage Floor Line



LEFT END ELEVATION



REAR ELEVATION

A Elevations
1/4" = 1'-0"

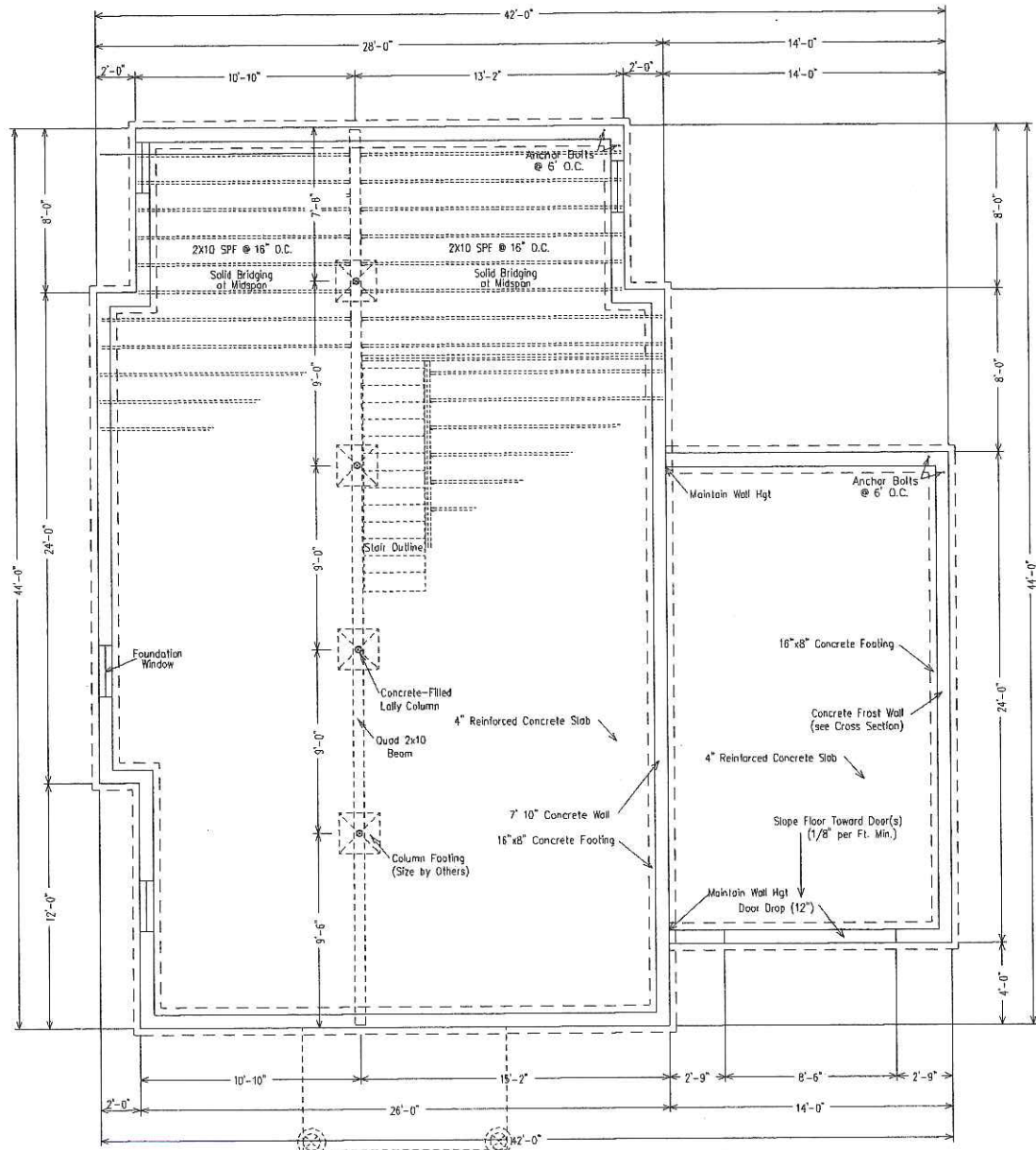
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207-375-4800

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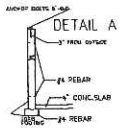
28x46 Cottage Residence for
McIntyre & Company
Portland, Maine

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Elevations	
A-1	
SHEET 1 of 5	



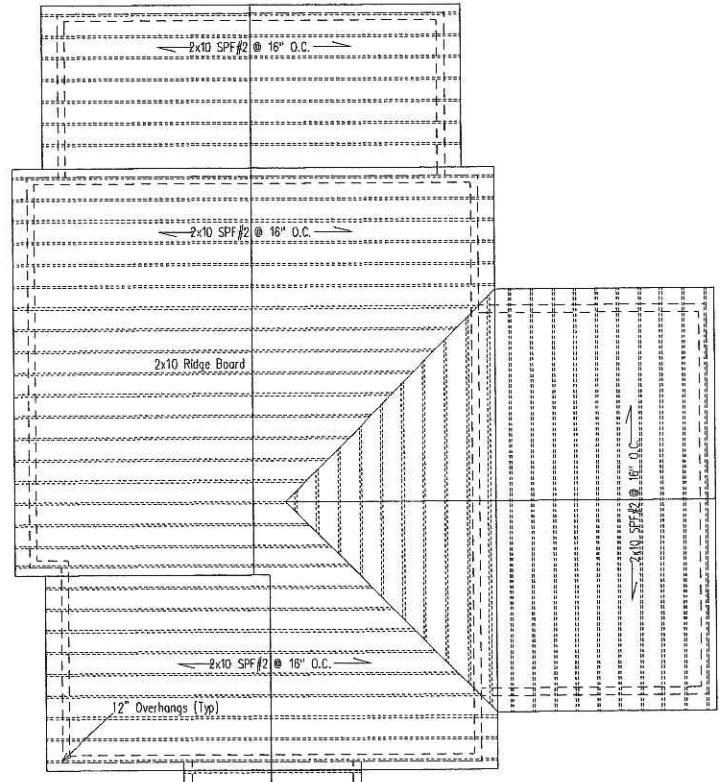
(A) Foundation Plan
2 1/4" = 1'-0"

7'-10" x 8" CONCRETE WALL
POURED BASEMENT SLAB 4" THICK
ALL CONC. TO BE 3000 PSI
SEE DETAIL FOR REBAR PLACEMENT
IN WALLS AND FOOTINGS



NOTICE
AND LOCATION OF OPENINGS IN FOUNDATION WALL
FOR CELLAR SASH WINDOWS, WATER LINE ACCESS,
SEWER LINE ENDS, AND ANY OTHER NECESSARY OPEN-
INGS IN FOUNDATION WALLS TO CHECK WITH OWNER
AND/OR BUILDER TO ENSURE EXACT POSITION.

VERIFY LOCATIONS OF ALL UTILITIES
AND EQUIPMENT WITH HOMEOWNER
OR SUPERVISOR PRIOR TO INSTALLATION.



(A) Roof Plan
2 3/16" = 1'-0"

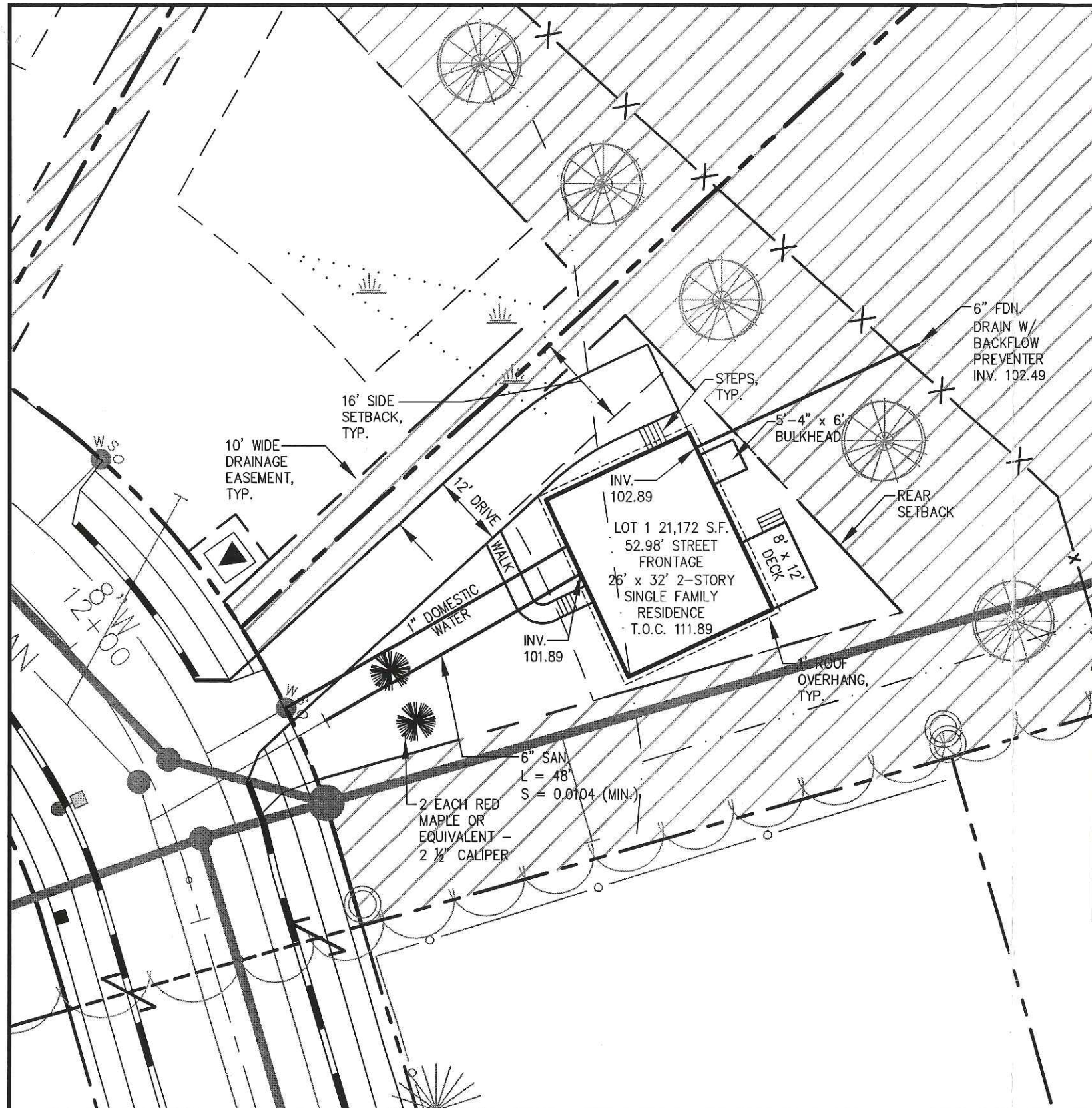
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SHEET TITLE	
Foundation Plan Roof Plan	
A-2	
SHEET 2 of 5	

28x46 Cottage Residence for
McIntyre & Company
Portland, Maine

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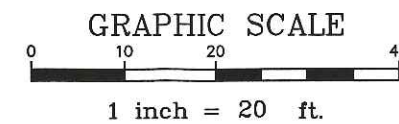
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ZONING REGULATIONS

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 PORTLAND, MAINE

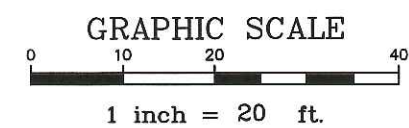
LOT 1 LAYOUT & UTILITIES PLAN

FIGURE
 1-A



ZONING REGULATIONS

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RUBY LANE
PORTLAND, MAINE

LOT 1 GRADING & EROSION
CONTROL PLAN

FIGURE
1-B