

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

2005-0091
Application I. D. Number
4/27/2005
Application Date
Ruby Lane lot#17 Single Family Home
Project Name/Description

Jay Reynolds
Rec'd 4/27

App. withdrawn
5-9-05

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:

Ruby Ln, Portland, Maine
Address of Proposed Site
341 H019001
Assessor's Reference: Chart-Block-Lot

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) _____
1224 sq ft
Proposed Building square Feet or # of Units

8500
Acreage of Site
Zoning
Check Review Required:
 Site Plan (major/minor) Subdivision # of lots _____
 Flood Hazard Shoreland Historic Preservation PAD Review 14-403 Streets Review
 Zoning Conditional Use (ZBA/PB) Zoning Variance DEP Local Certification Other _____
Fees Paid: Site Pla \$50.00 Subdivision _____ Engineer Review \$250.00 Date 4/27/2005
Reviewer _____

DRC Approval Status:

Approved Approved w/Conditions See Attached Denied
Approval Date _____ Approval Expiration _____ Extension to _____
 Condition Compliance _____ signature _____ date _____ Additional Sheets Attached

Performance Guarantee

* 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 _____ signature _____
 Performance Guarantee Reduced _____ date _____ remaining balance _____ expiration date
 Temporary Certificate of Occupancy _____ date _____ signature _____
 Final Inspection _____ date _____
 Certificate Of Occupancy _____ date _____ signature _____
 Performance Guarantee Released _____ date _____ amount _____ expiration date
 Defect Guarantee Submitted _____ submitted date _____ signature _____
 Defect Guarantee Released _____ date _____ signature _____

Which lot?

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

2005-0058
Application I. D. Number
3/21/2005
Application Date
Ruby Lane Lot#17
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
Proposed Building square Feet or # of Units
8500
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
Reviewer *Jay Reynolds* Denied

DRC Approval Status:
 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
 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
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PORTLAND MAINE

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Planning and Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director

April 8, 2005

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

Dear Mr. Wolf:

RE: Application for Single Family Residences, Ruby Lane lots #1, 2, and ~~17~~ ¹⁶

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.

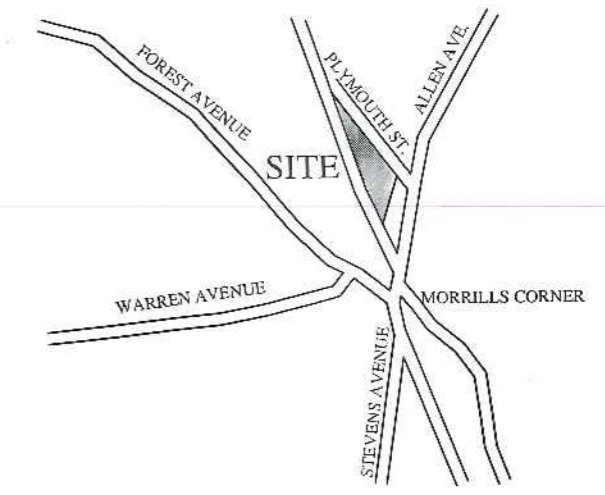
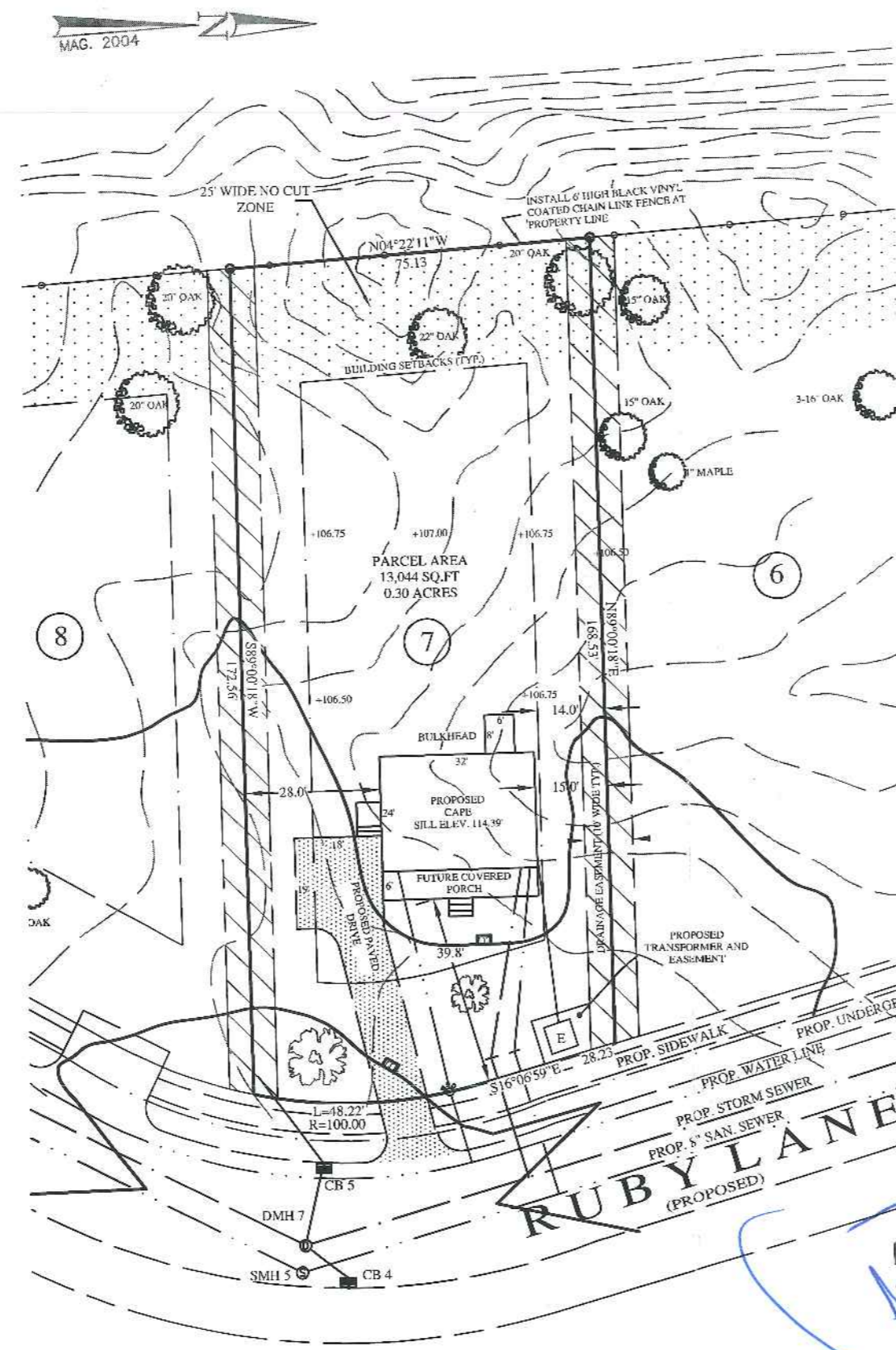
Lot #2: This application is un-approvable for the following reasons:

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.

¹⁶
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

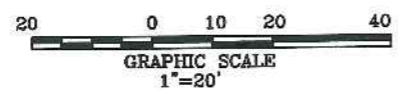
SITE PLAN
LOT 7
OAK RIDGE SUBDIVISION

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

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**

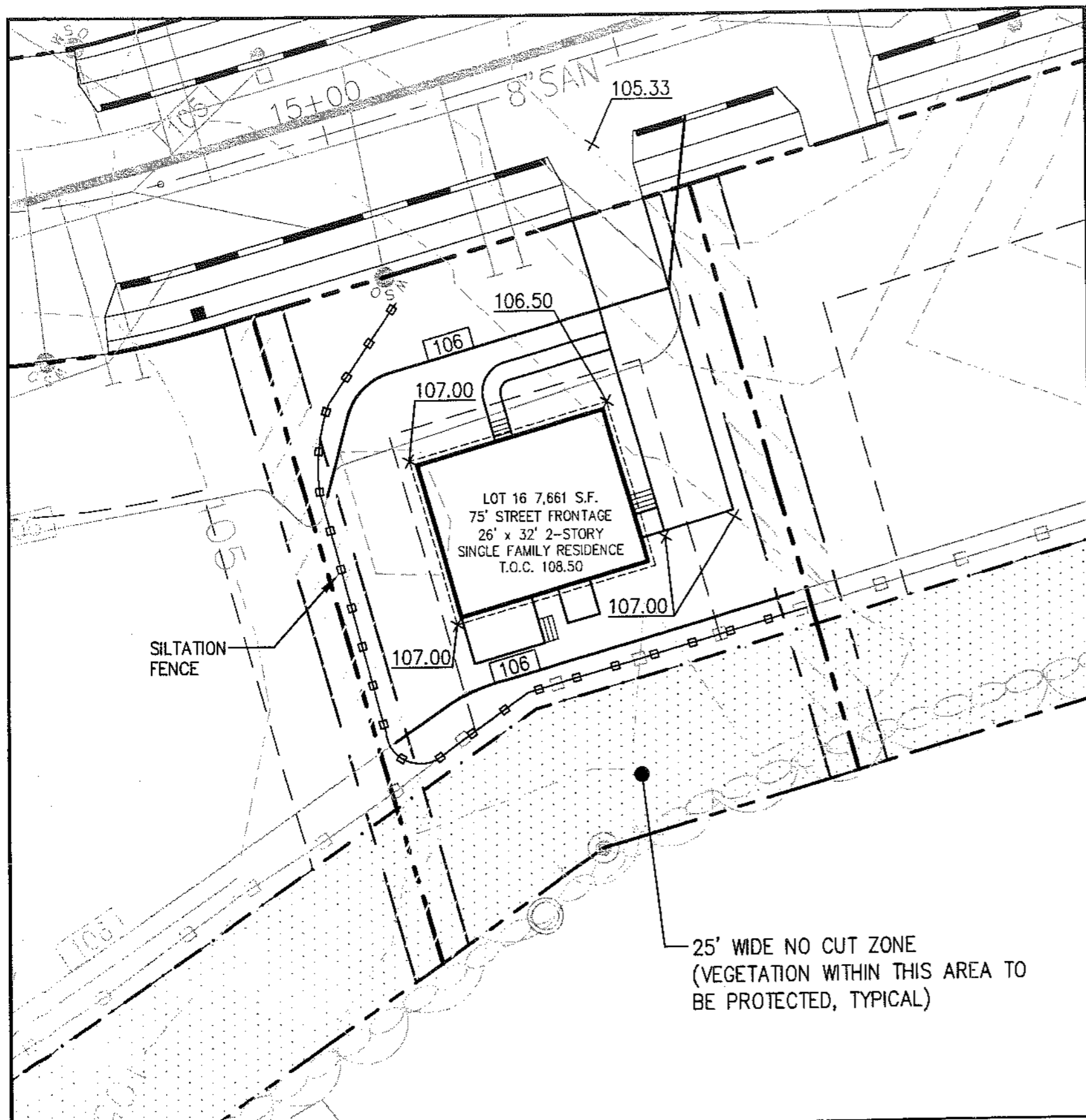
- LEGEND:**
- IRON PIN FOUND
 - NO. 5 REBAR SET
 - ⊕ UTILITY POLE
 - N/F NOW OR FORMERLY
 - 123/45 DEED BOOK/ PAGE
 - +123.45 FINISH SPOT ELEV.
 - 123 EXISTING ELEV.
 - 123 FINISH ELEV.



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.

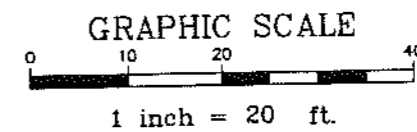
ROBERT N. FARTHING P.L.S. 686

RECEIVED NOV 04 2005
Not to Scale



ZONING REGULATIONS

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

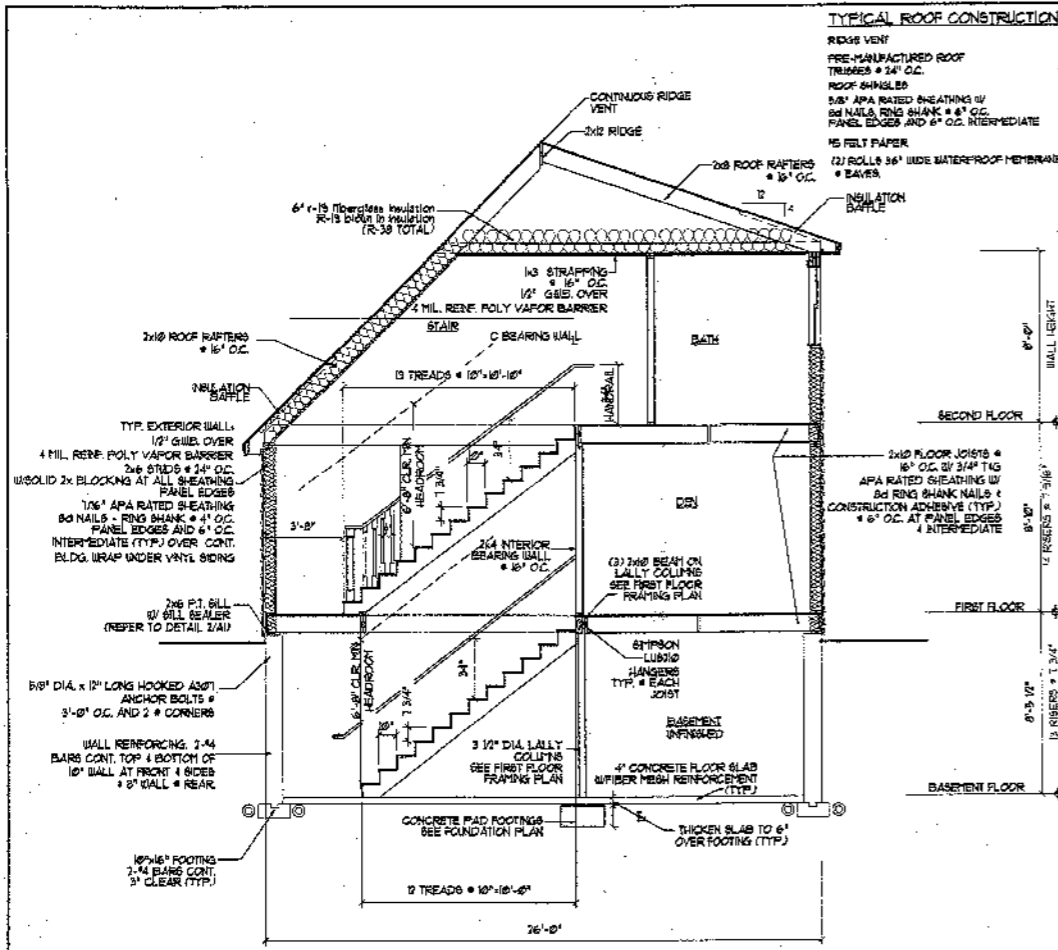
DH
DeLuca-Hoffman Associates, Inc.
778 MAIN STREET, SUITE 8
SOUTH PORTLAND, ME 04106
207.775.1121
WWW.DELUCAHOFFMAN.COM

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

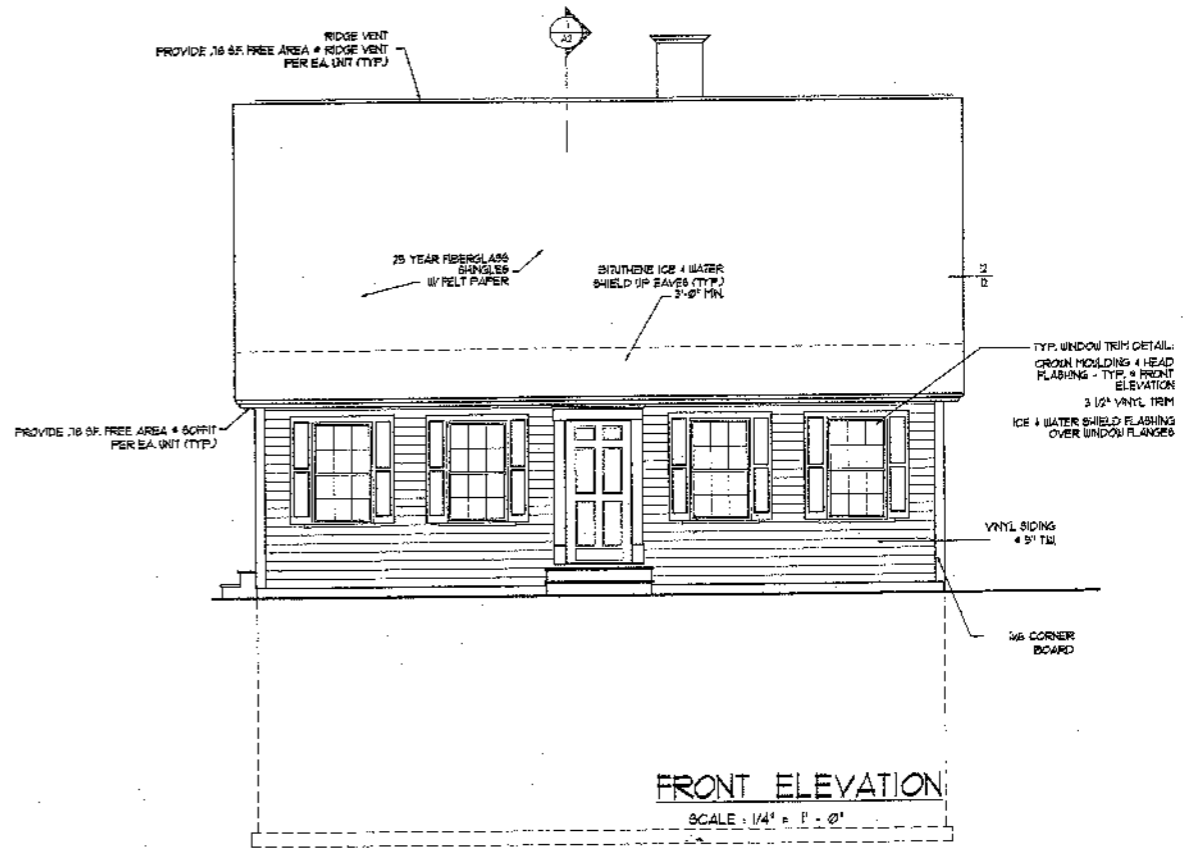


TYPICAL ROOF CONSTRUCTION

- RIDGE VENT
- PRE-MANUFACTURED ROOF TRIMMER @ 24" O.C.
- ROOF SHINGLES
- 5/8" APA RATED SHEATHING W/ 8d NAILS, RING SHANK @ 6" O.C. PANEL EDGES AND 4" O.C. INTERMEDIATE
- 1/2" FELT PAPER
- (2) ROLLS 36" WIDE WATERPROOF MEMBRANE @ EAVES
- INSULATION DAPPLE

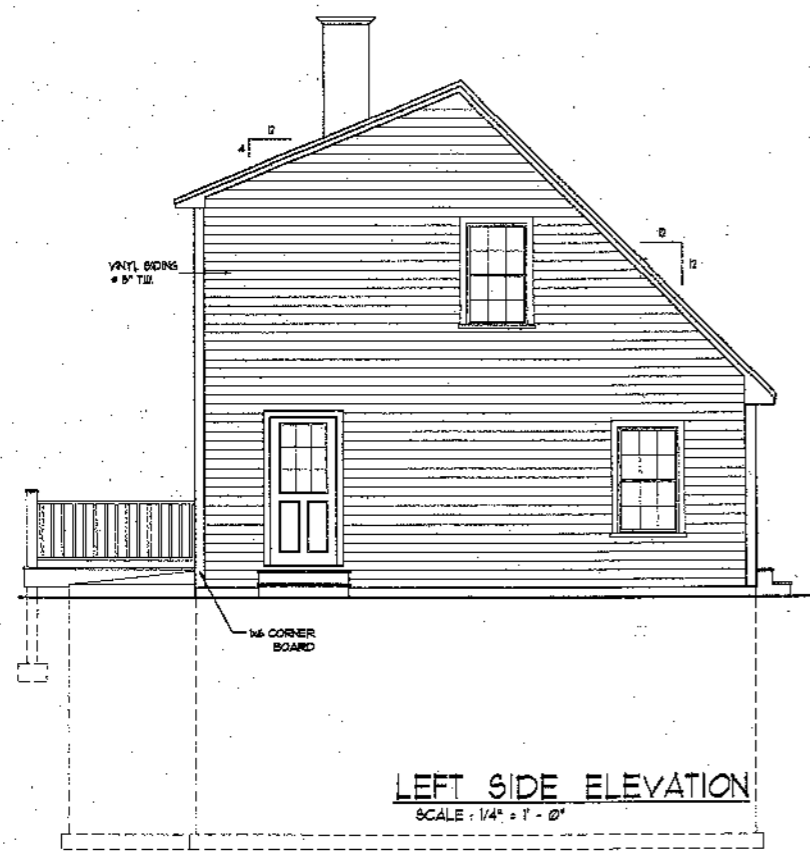
HEADER SCHEDULE	
ROUGH OPENING	HEADER SIZE
0 - 3'-0"	(3) - 2x6
3'-1" - 4'-0"	(3) - 2x8
4'-1" - 5'-0"	(3) - 2x10
5'-1" - 7'-0"	(3) - 2x12

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

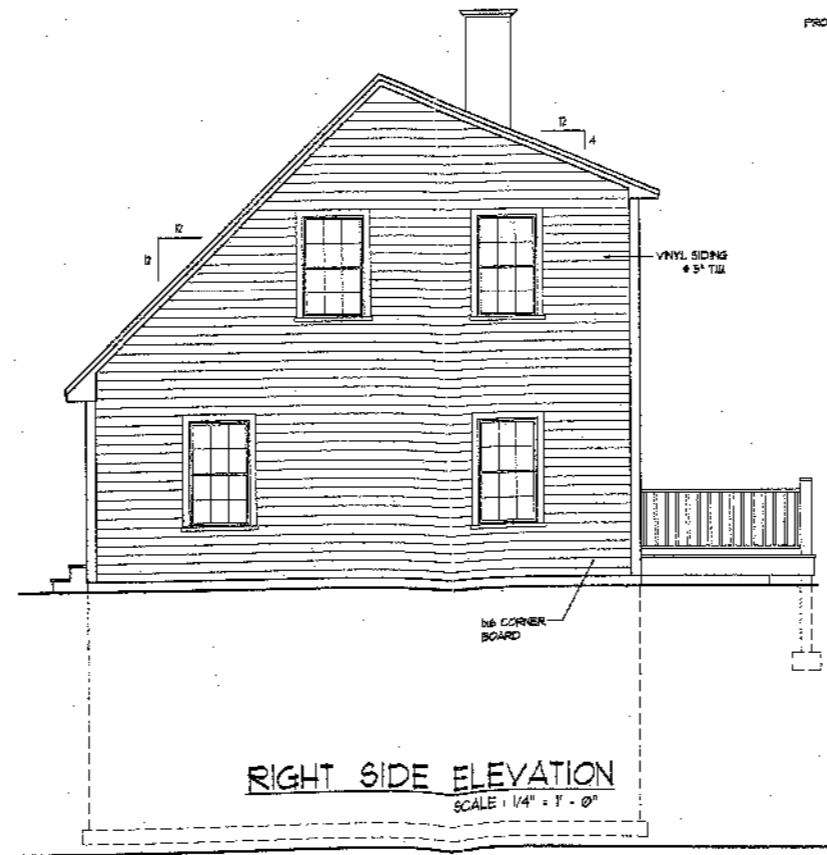


FRONT ELEVATION
SCALE: 1/4" = 1' - 0"

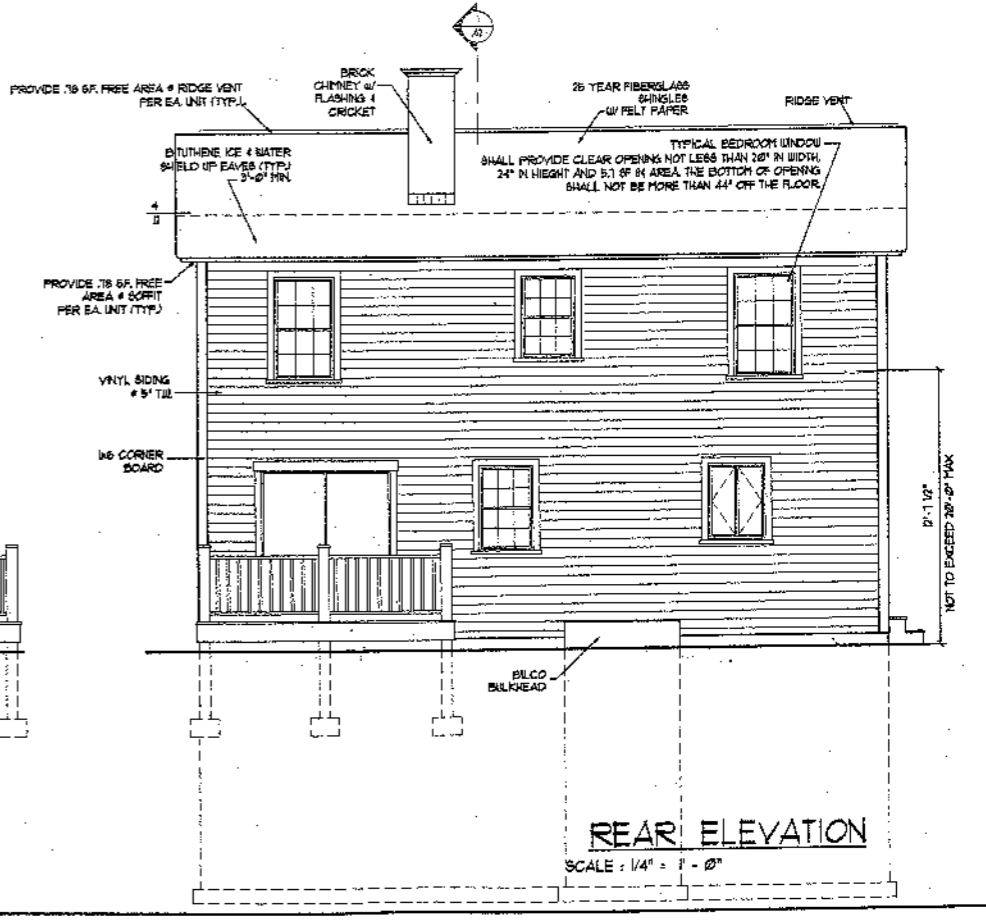
SECTION THRU HOUSE
SCALE: 1/4" = 1' - 0"



LEFT SIDE ELEVATION
SCALE: 1/4" = 1' - 0"



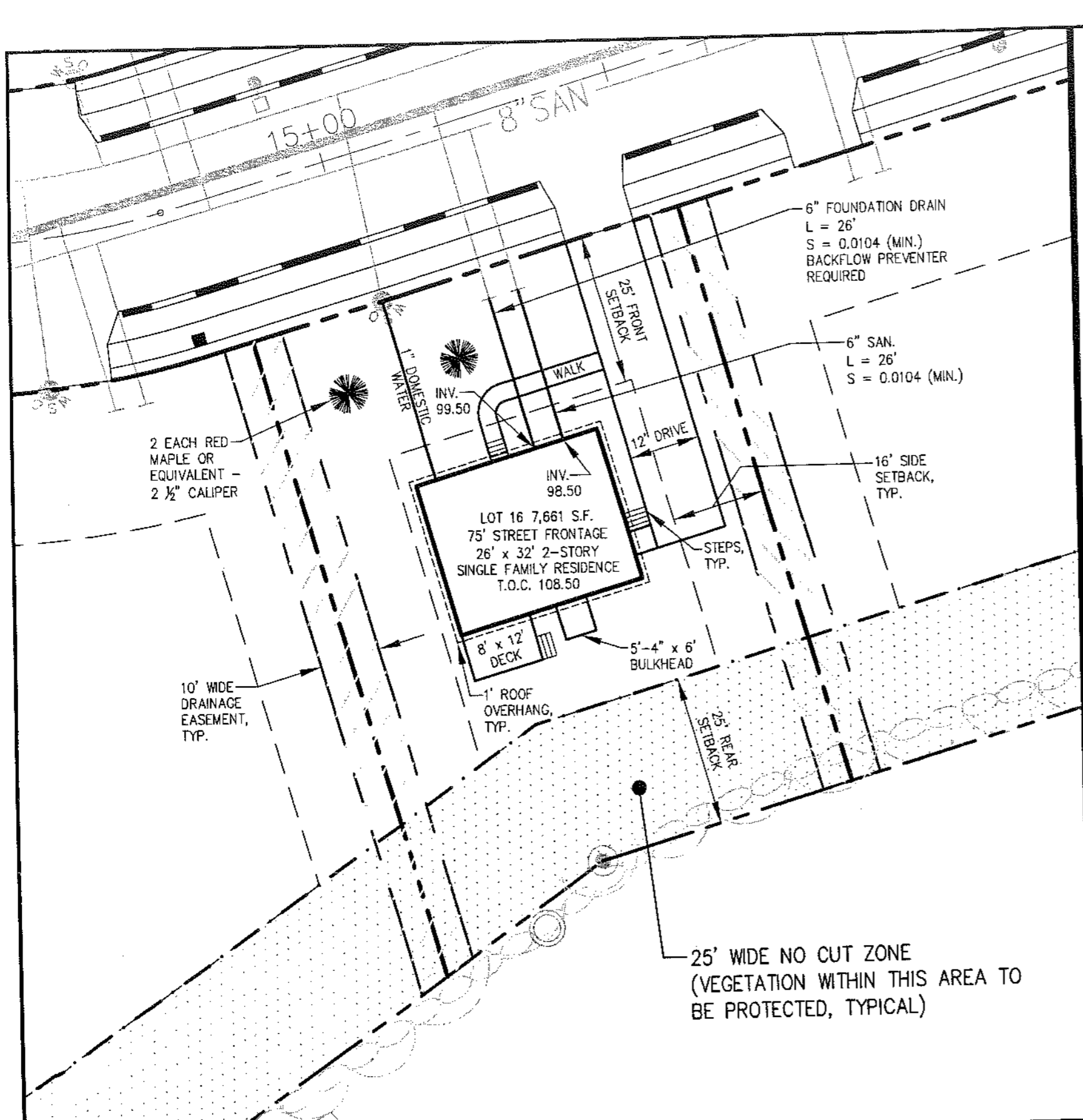
RIGHT SIDE ELEVATION
SCALE: 1/4" = 1' - 0"



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

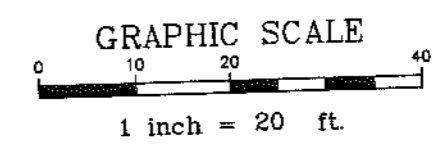
LOT 16
 26 x 32 CAPE
 3 BED ROOM
 LEFT
 DRAWINGS / SECTION
 DATE 02/14/05

A2



ZONING REGULATIONS

ZONE:	R-3
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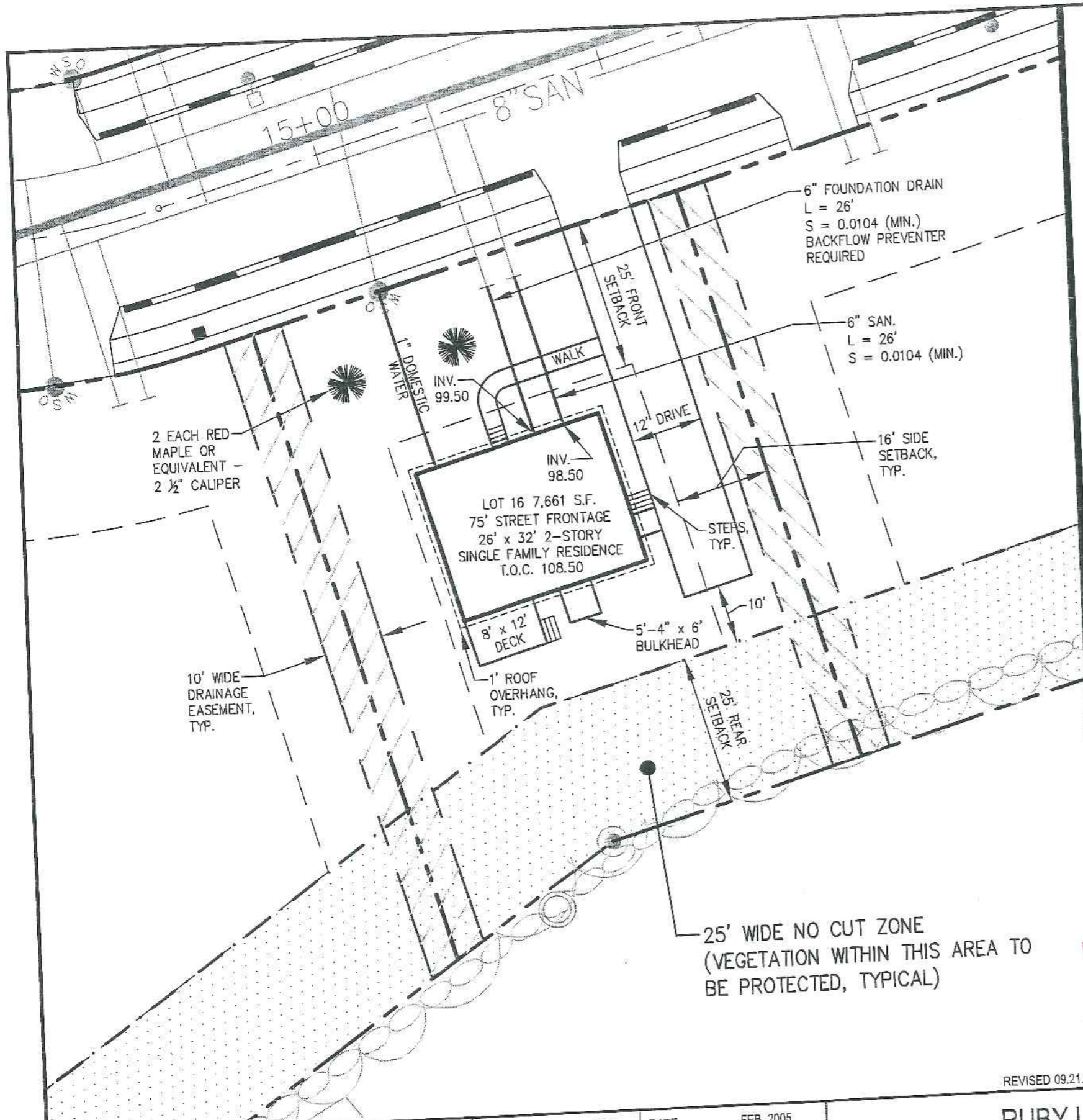
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RUBY LANE
 PORTLAND, MAINE

LOT 16 LAYOUT & UTILITIES PLAN

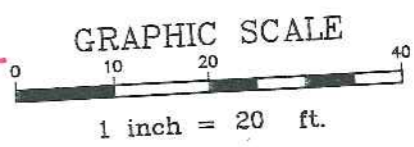
FIGURE
 16-A



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



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

REVISED 09.21.05

RECEIVED SEP 26 2005

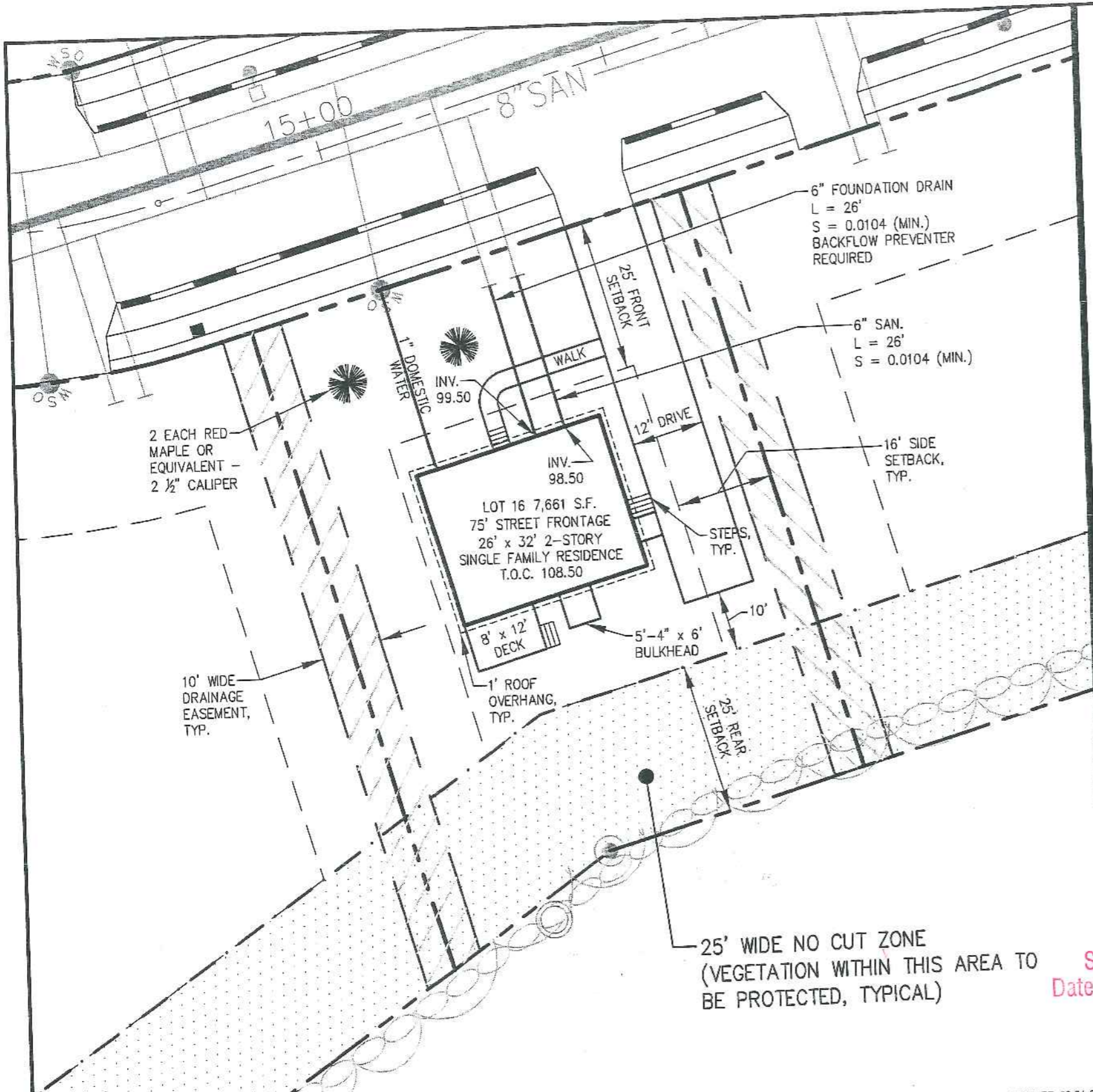
RUBY LANE
 PORTLAND, MAINE

LOT 16 LAYOUT & UTILITIES PLAN

FIGURE
 16-A

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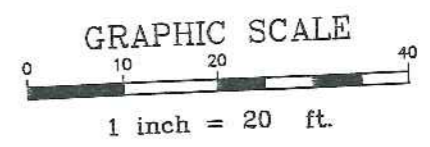
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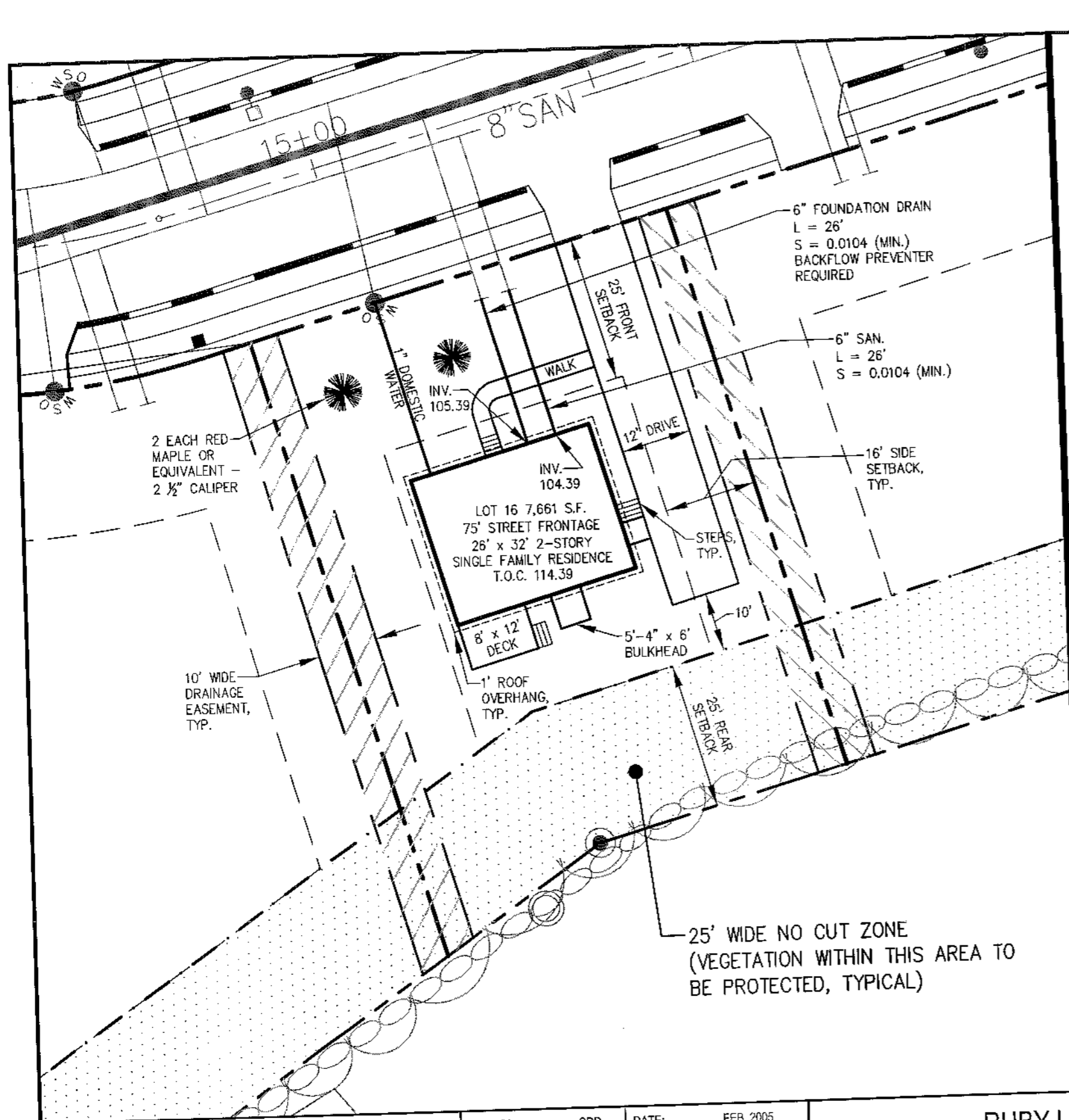
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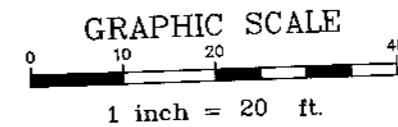
LOT 16 LAYOUT & UTILITIES PLAN

FIGURE
 16-A



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REVISED 11.02.05



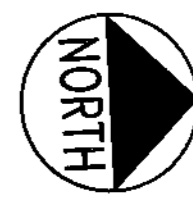
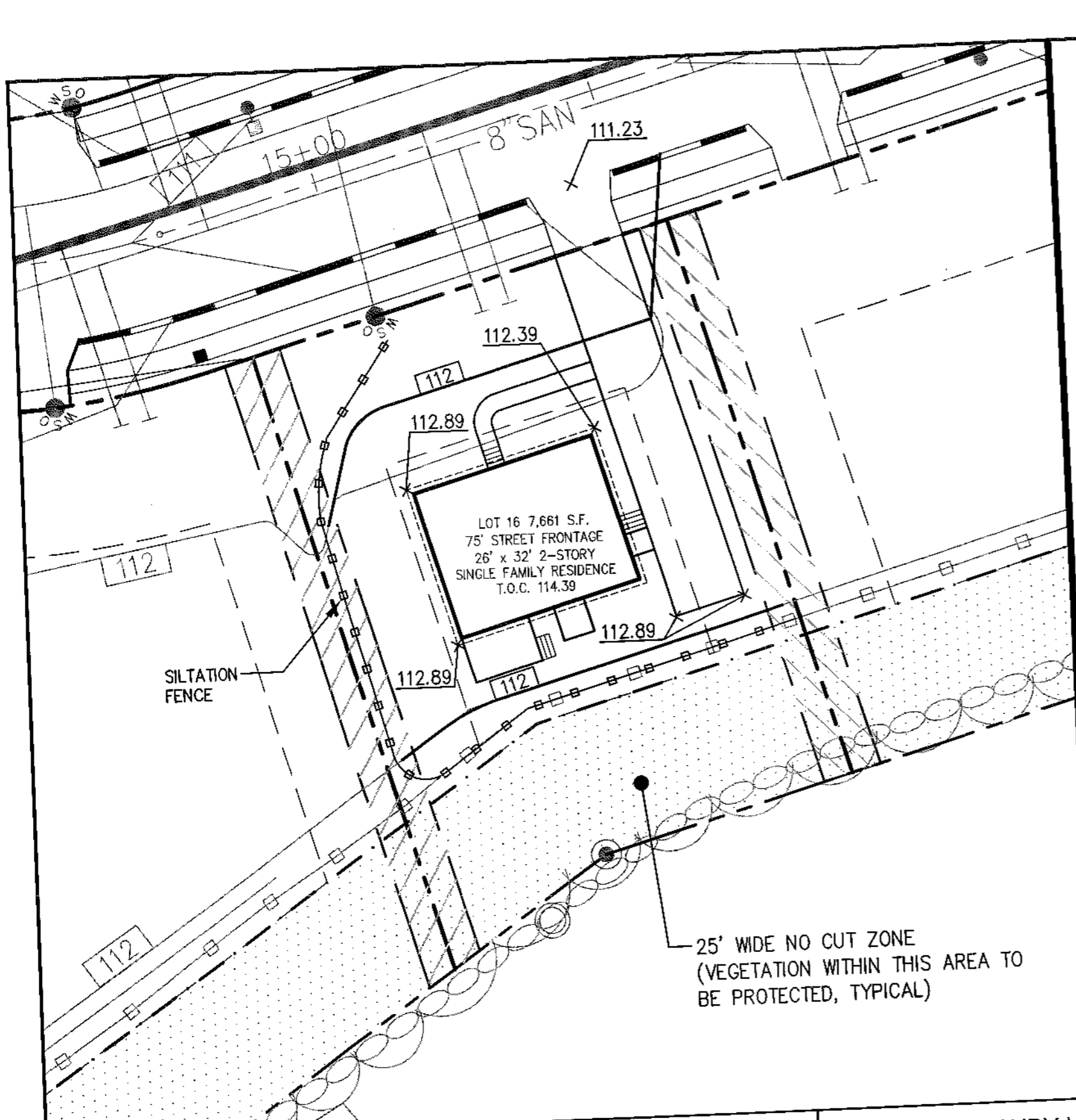
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CHECKED:	DDA	JOB NO.:	2459.02
FILE NAME:	245902-LOTS		

RUBY LANE
 PORTLAND, MAINE

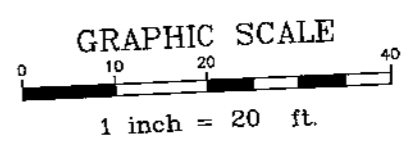
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FIGURE
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REVISED 11.02.05

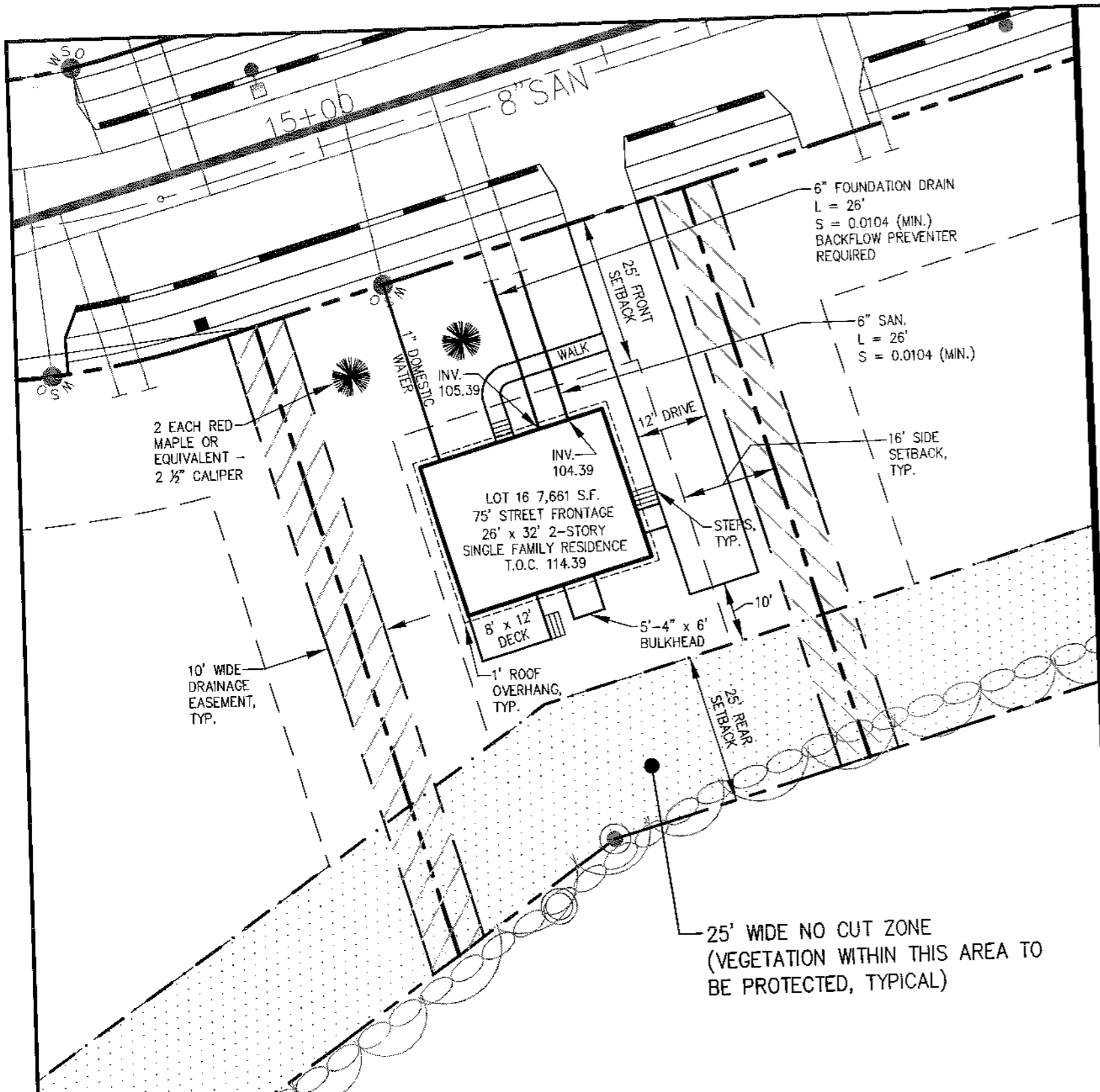
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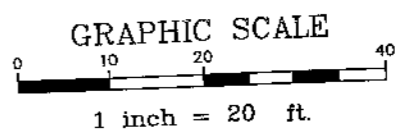
FIGURE
16-B



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REVISED 11.02.05

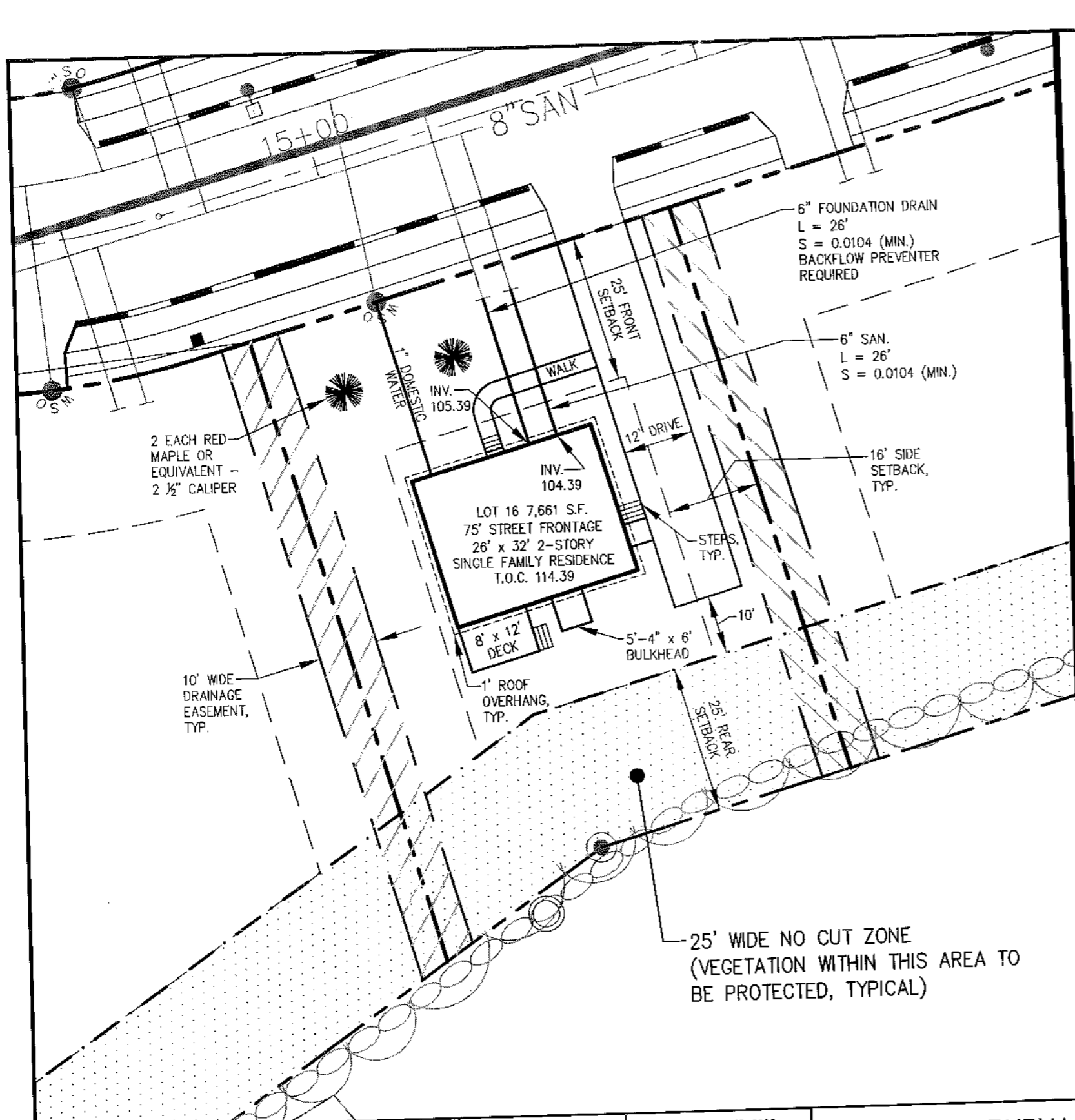
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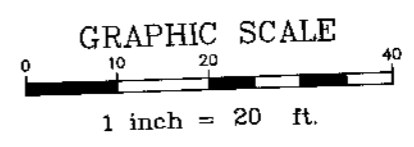
LOT 16 LAYOUT & UTILITIES PLAN

FIGURE
 16-A



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REVISED 11.02.05

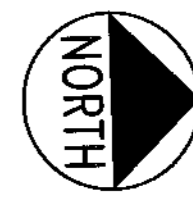
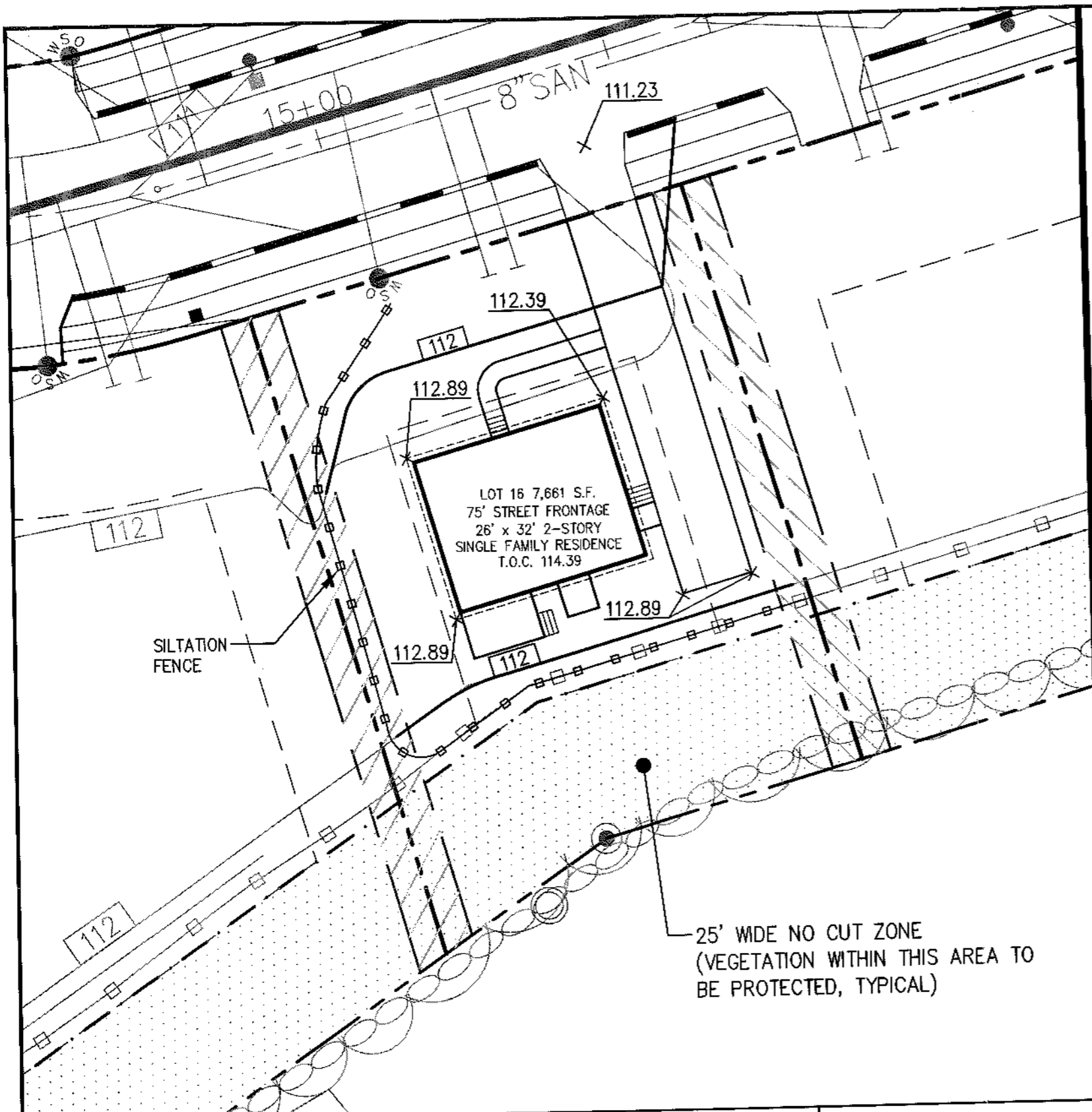
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**RUBY LANE
 PORTLAND, MAINE**

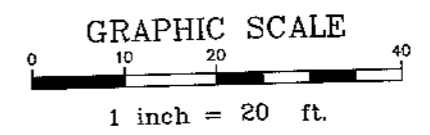
LOT 16 LAYOUT & UTILITIES PLAN

FIGURE
16-A



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BE PROTECTED, TYPICAL)

REVISED 11.02.05

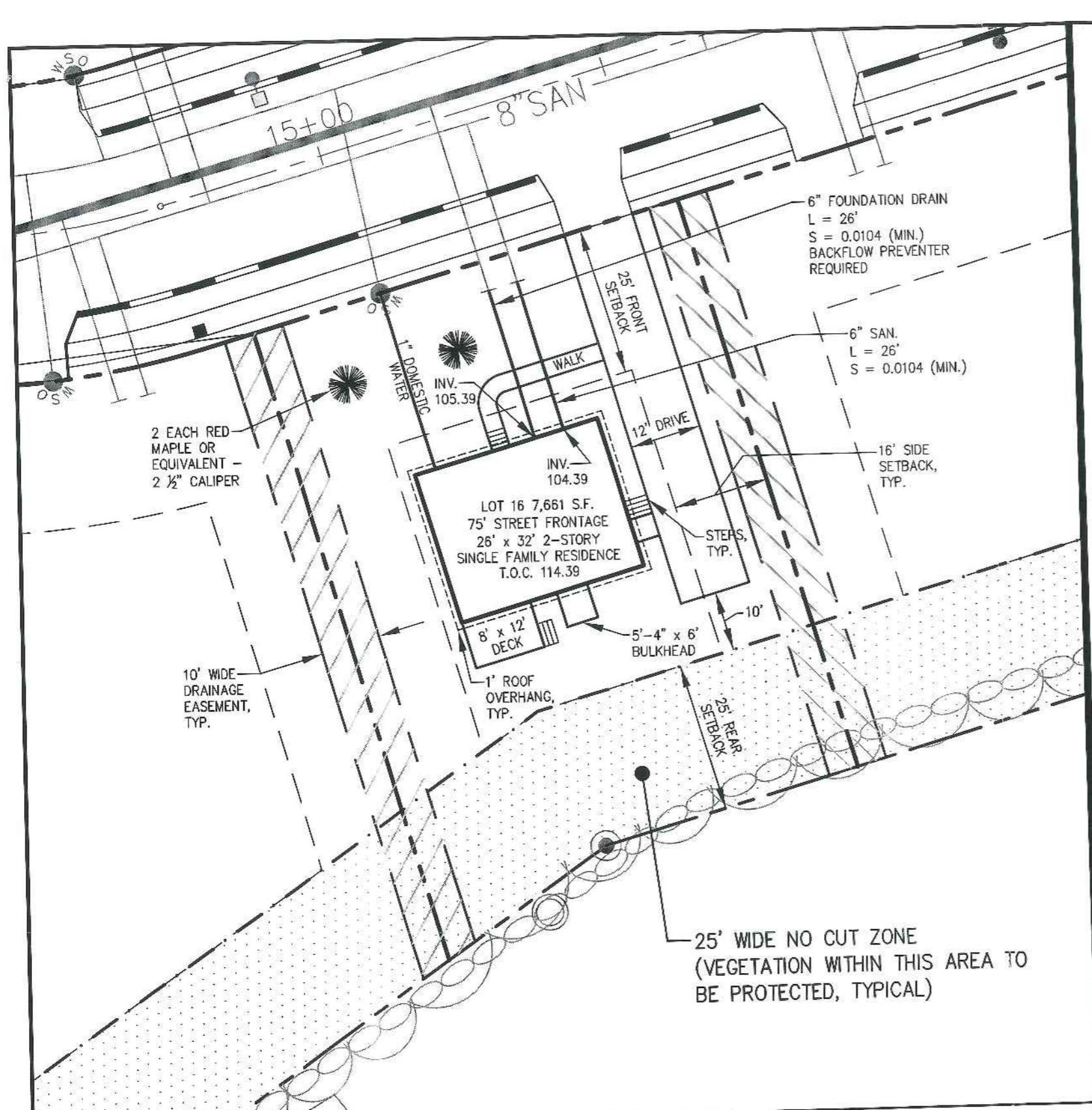
DH DeLuca-Hoffman Associates, Inc.
778 MAIN STREET, SUITE 8
SOUTH PORTLAND, ME 04106
207.775.1121
WWW.DELUCAHOFFMAN.COM

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

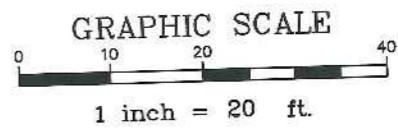
FIGURE
16-B



RECEIVED NOV 17 2005
elevations correct

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 2½ STORY DWELLING) 8 FEET (FOR 1½ STORY DWELLING)



REVISED 11.02.05



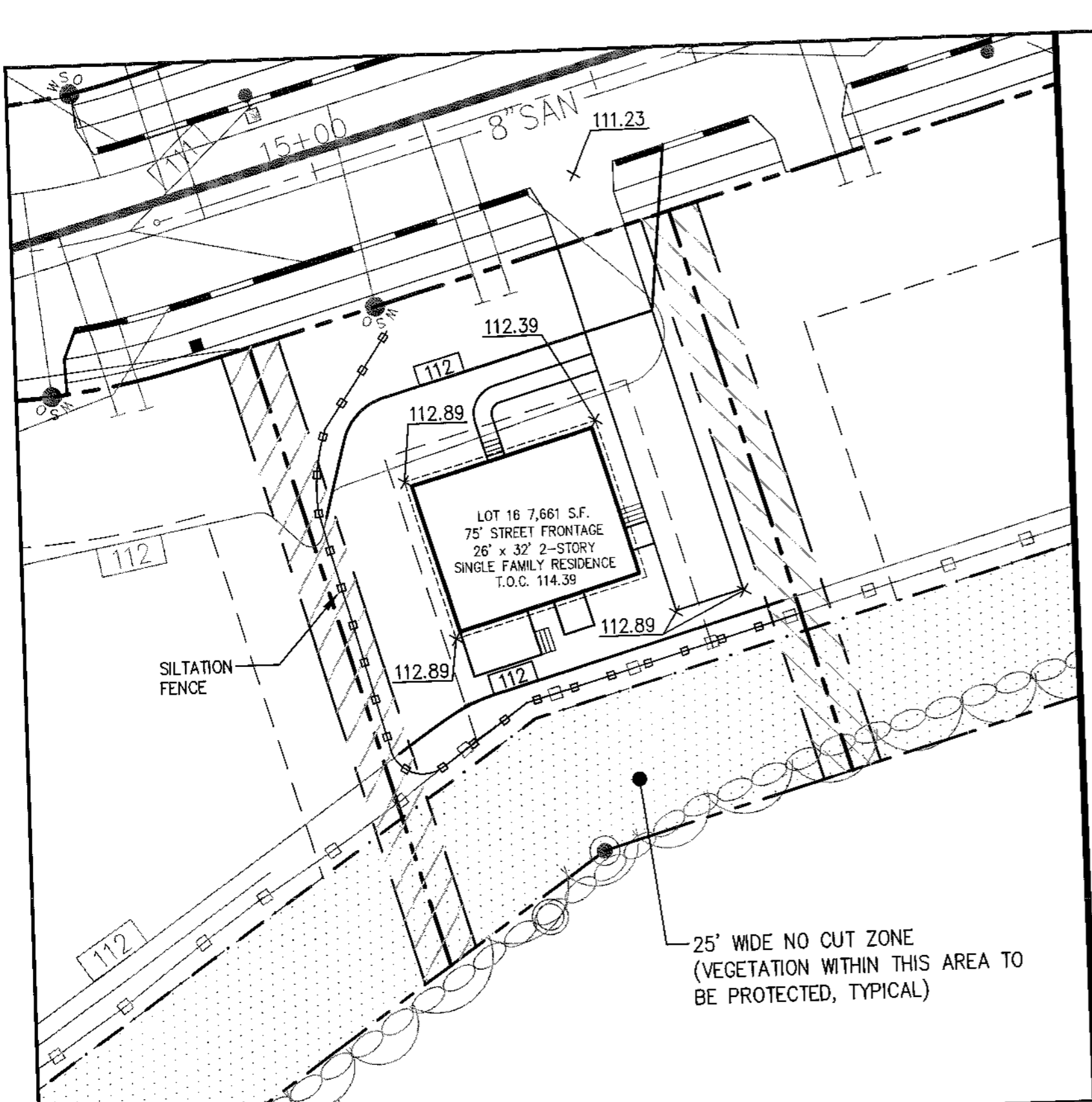
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DRAWN:	CDD	DATE:	FEB. 2005
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RUBY LANE
 PORTLAND, MAINE

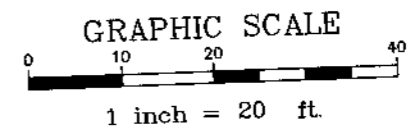
LOT 16 LAYOUT & UTILITIES PLAN

FIGURE
 16-A



ZONING REGULATIONS

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

REVISED 11.02.05

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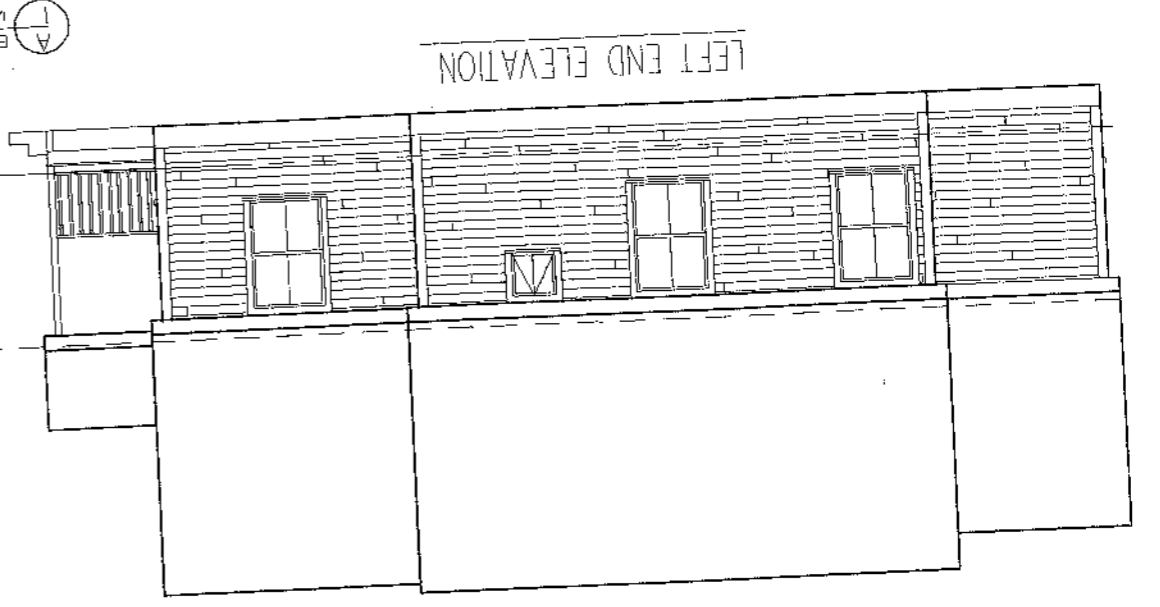
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FILE NAME:	245902-LOTS		

RUBY LANE
PORTLAND, MAINE

LOT 16 GRADING & EROSION
CONTROL PLAN

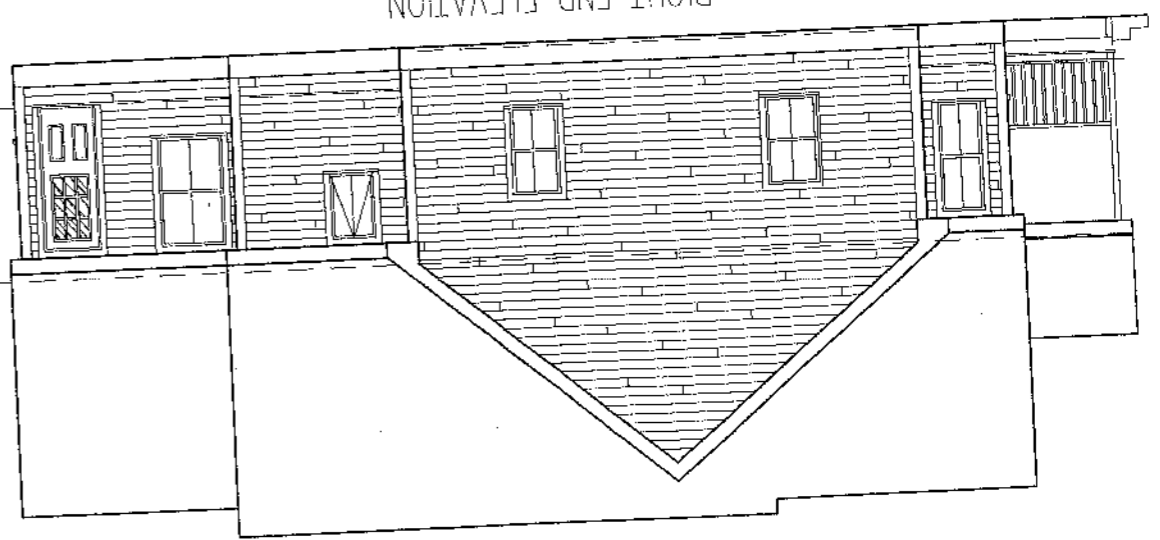
FIGURE
16-B

Lot #17 Ruby Lane



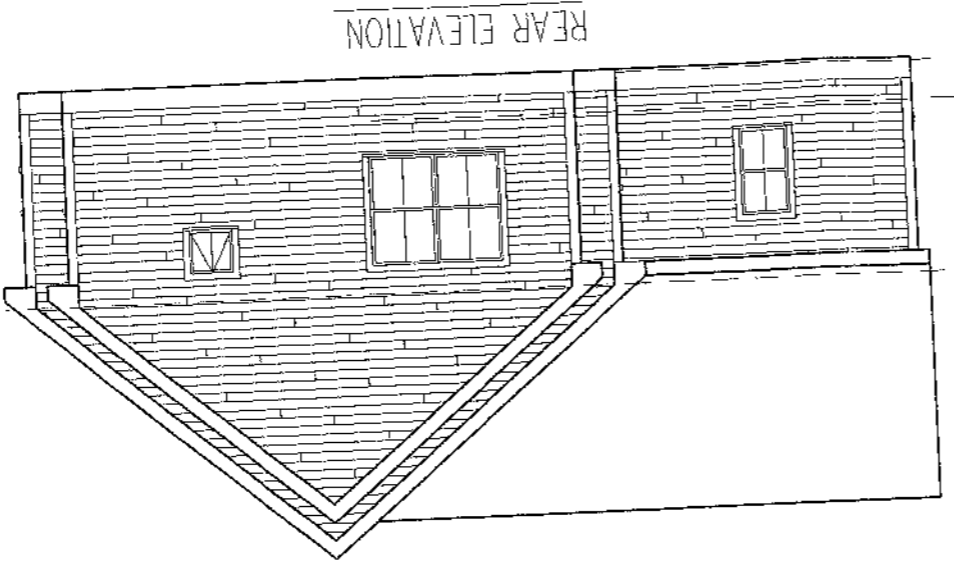
LEFT END ELEVATION

Ⓐ Elevations
1/4" = 1'-0"

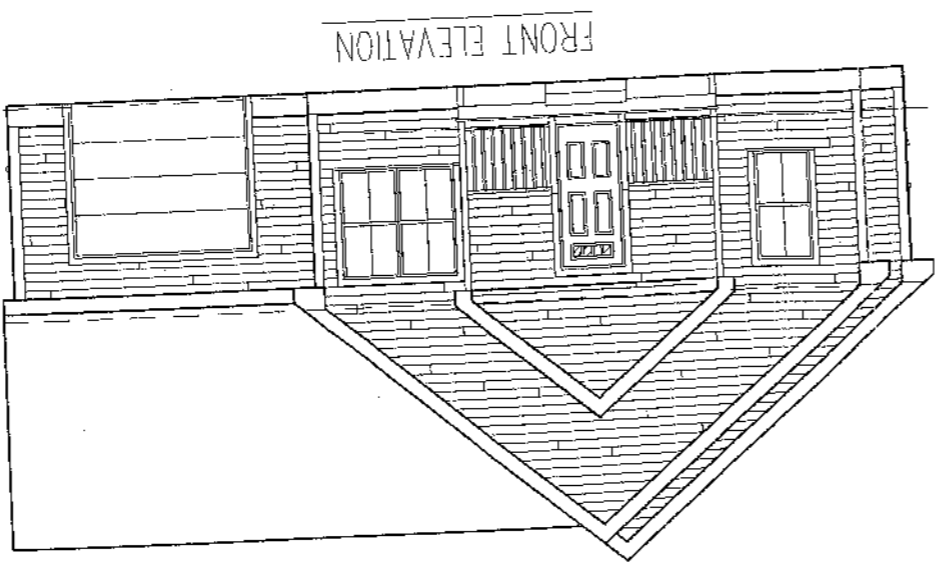


RIGHT END ELEVATION

Floor Line
Parking Line



REAR ELEVATION



FRONT ELEVATION

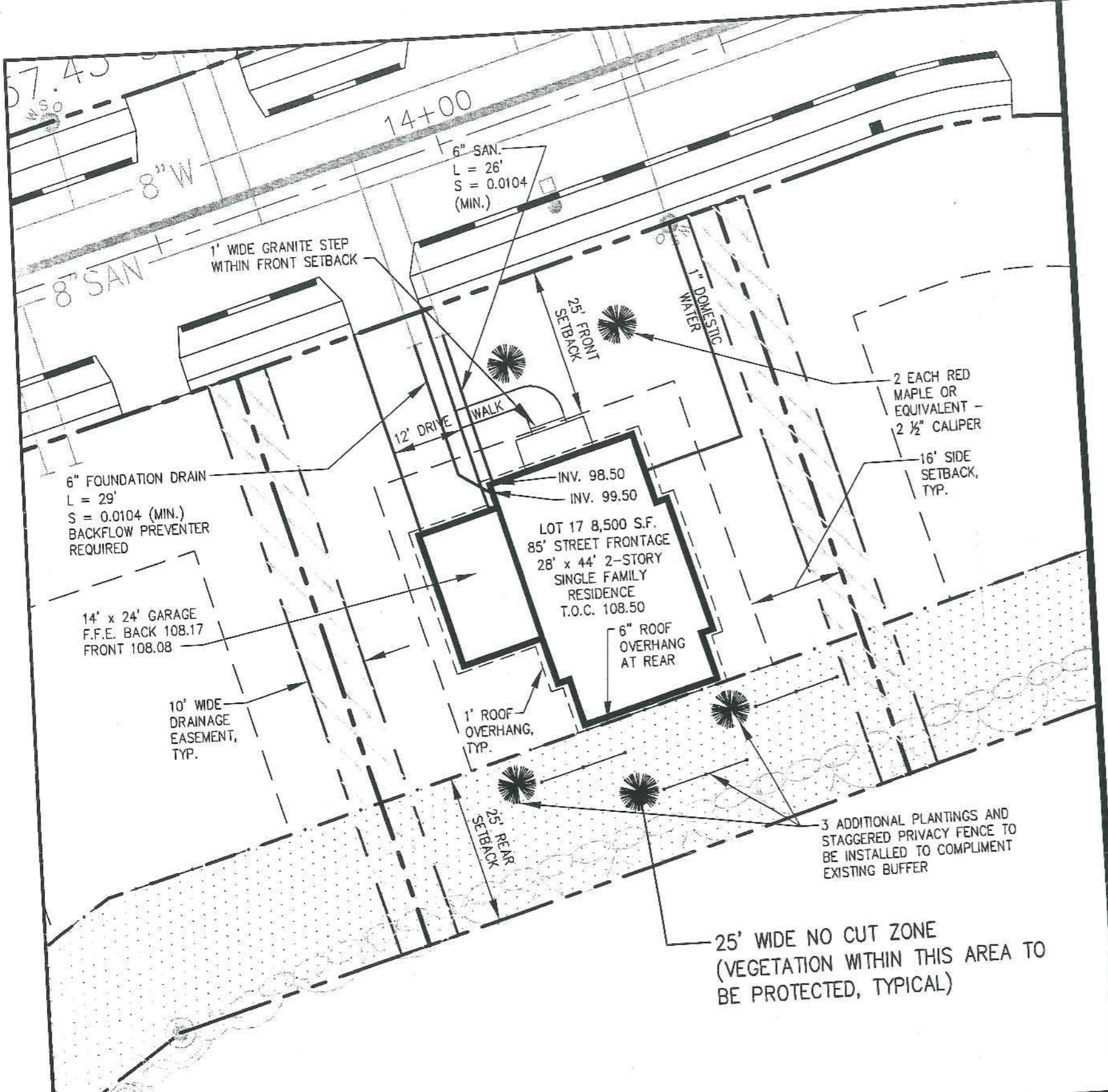
Garage Floor Line

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ISSUE DATE	04/11/05
REVISION	
DATE	
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CAD DWG FILE:	RA2846A
DRAWN BY:	JCT
CHECKED BY:	
SHEET TITLE	Elevations
SHEET 1 of 5	A-1

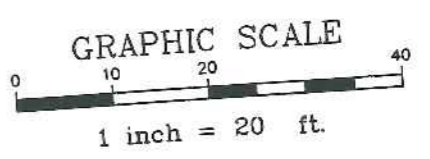
28x46 Cottage Residence for
 McIntyre & Company
 Portland, Maine

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



ZONING REGULATIONS

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 MINIMUM LOT SIZE: 6,500 S.F.
 MINIMUM LOT WIDTH: 75 FEET
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 8 FEET (FOR 1½ STORY DWELLING)



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

3 ADDITIONAL PLANTINGS AND STAGGERED PRIVACY FENCE TO BE INSTALLED TO COMPLIMENT EXISTING BUFFER

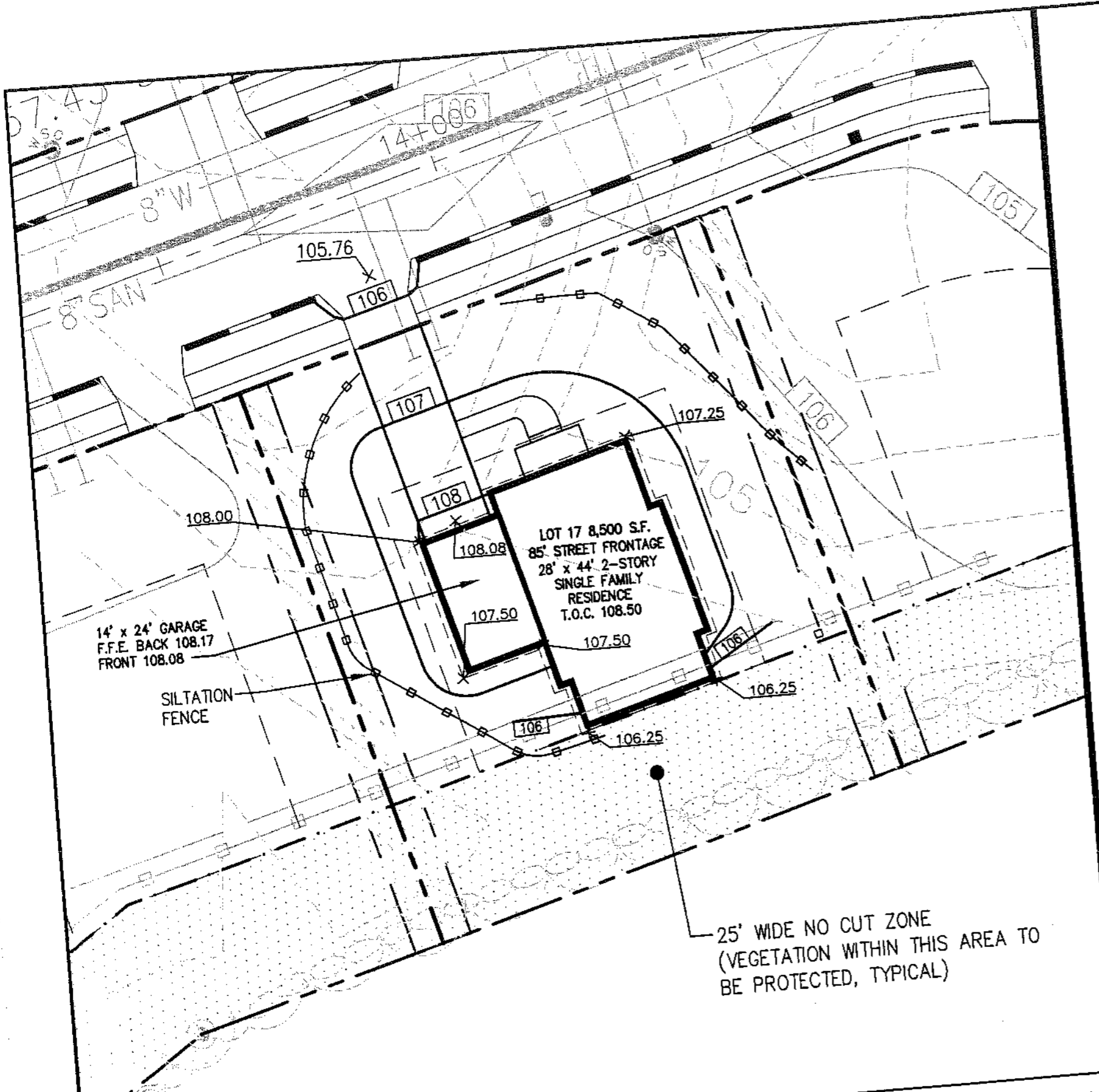
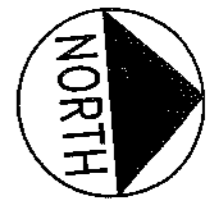
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 DeLuca-Hoffman Associates, Inc.
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DESIGNED:	DDA	SCALE:	1" = 20'
CHECKED:	DDA	JOB NO.:	2568
FILE NAME:	2568-SP		

RUBY LANE
PORTLAND, MAINE

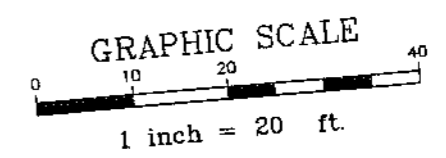
LOT 17 LAYOUT & UTILITIES PLAN

FIGURE
17-A



ZONING REGULATIONS

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- MINIMUM LOT SIZE: 6,500 S.F.
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25' WIDE NO CUT ZONE
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FILE NAME:	2568-SP		

RUBY LANE
PORTLAND, MAINE

LOT 17 GRADING & EROSION
CONTROL PLAN

FIGURE
17

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CONSULTANTS

28x46 Cottage Residence for
 McIntyre & Company

Portland, Maine

ISSUE DATE
 04/11/05

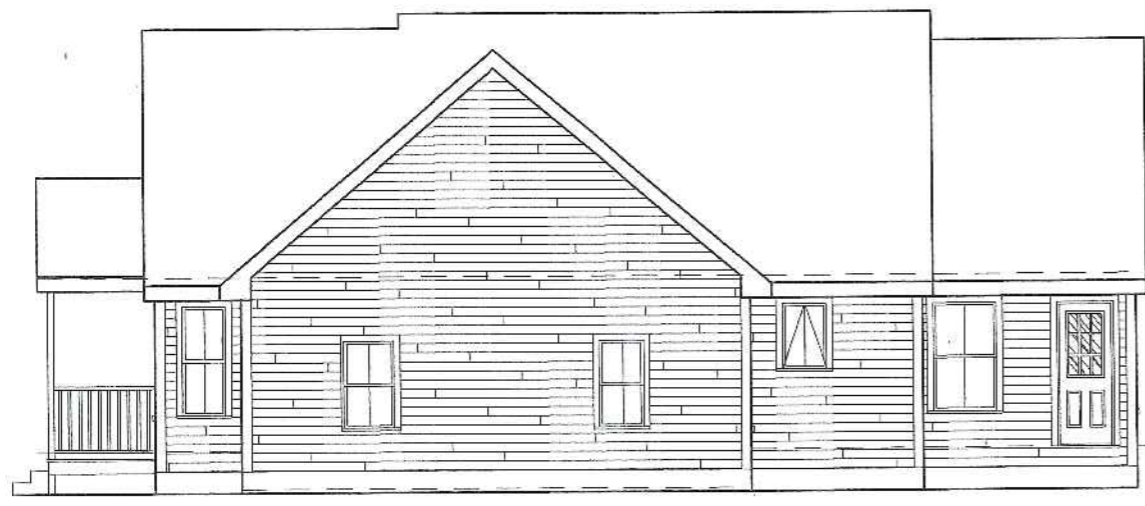
DATE	REVISION
4/14	Adjust Size To Building Envelope

CAD DWG FILE: RA2846A1
 DRAWN BY: JCT
 CHECKED BY:

SHEET TITLE

Elevations

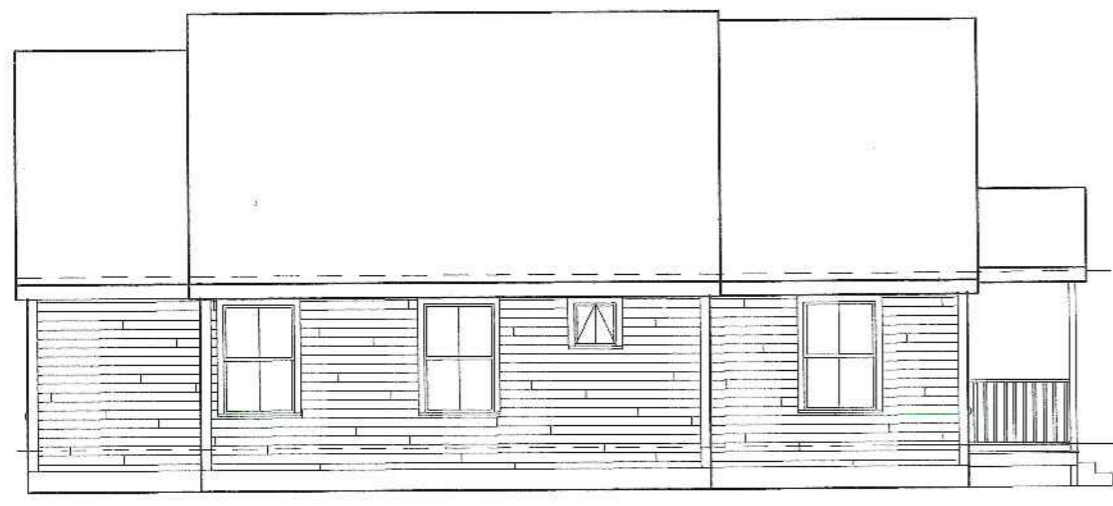
A-1
 SHEET 1 of 5



RIGHT END ELEVATION



FRONT ELEVATION



LEFT END ELEVATION



REAR ELEVATION

Ceiling Line

Floor Line

Garage Floor Line

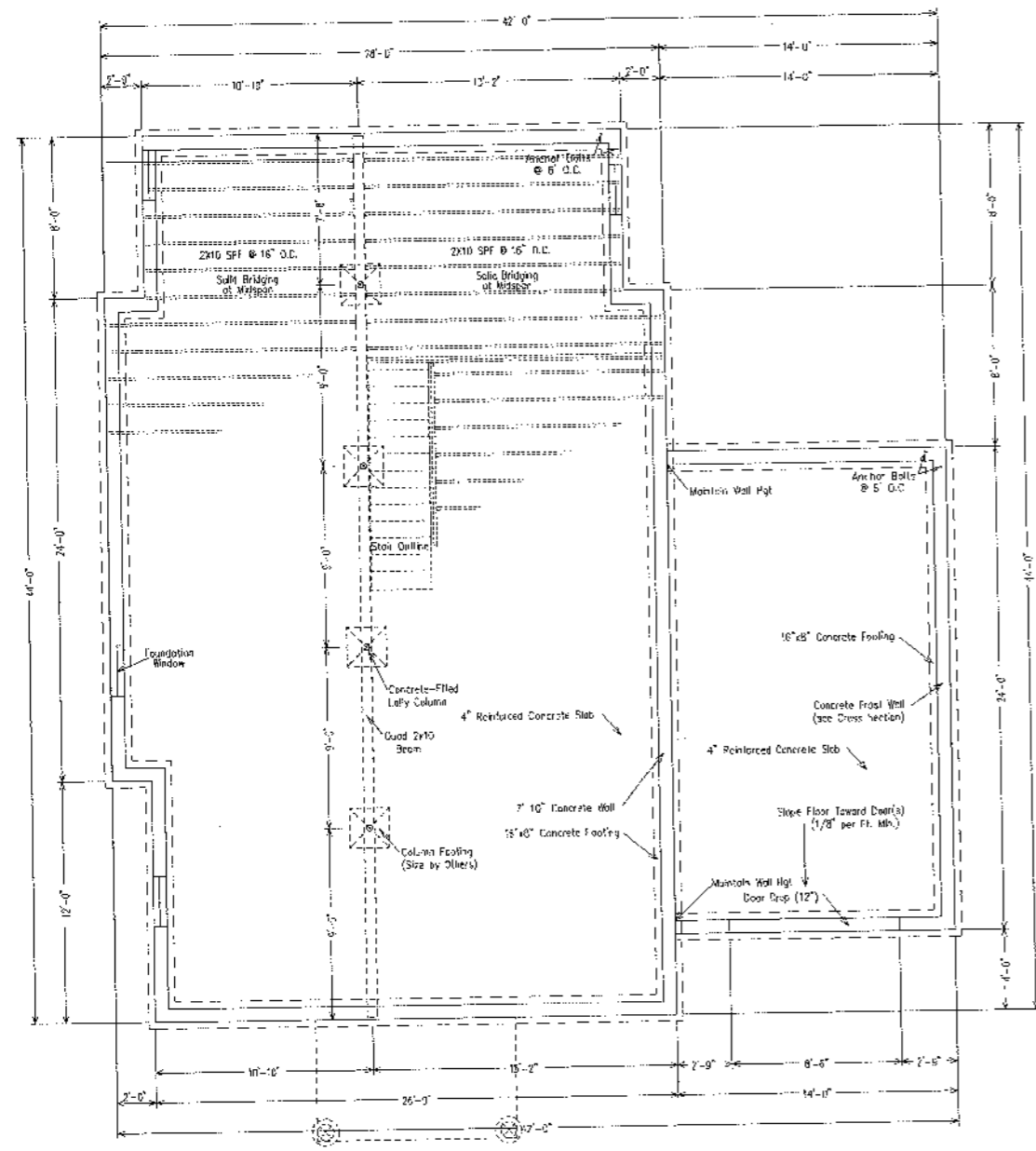
A
 Elevations
 1/4" = 1'-0"

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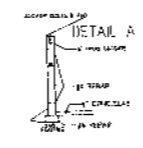
CONSULTANTS

**28x46 Cottage Residence for
 McIntyre & Company
 Portland, Maine**



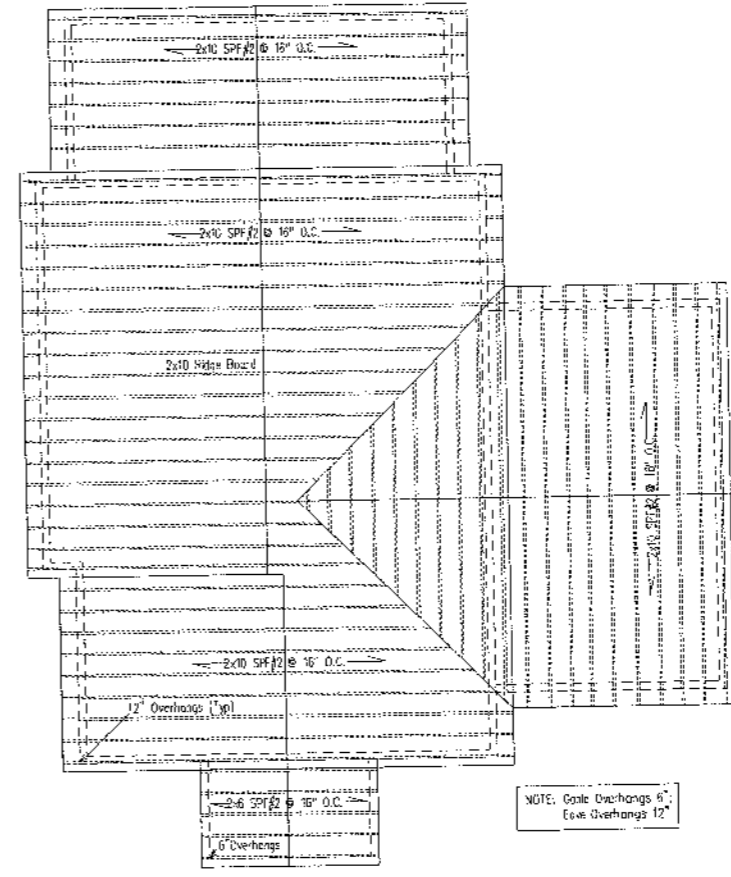
A
2 Foundation Plan
 1/4" = 1'-0"

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



NOTE
 ADD LOCATION OF DRENCHES AT FLEXURION WALL
 FOR CELLAR BASH WASHING WATER FLOW
 TOWARD AND OUT, AND ANY OTHER NECESSARY DRAIN
 PIPES IN FOUNDATION. MAKE SURE TO CHECK WITH OWNER
 BEFORE BIDDING TO INSURE EXACT POSITION.

VERIFY LOCATIONS OF ALL UTILITIES
 AND ALIGNMENT WITH OWNER
 OR SURVEYOR PRIOR TO INSTALLATION.

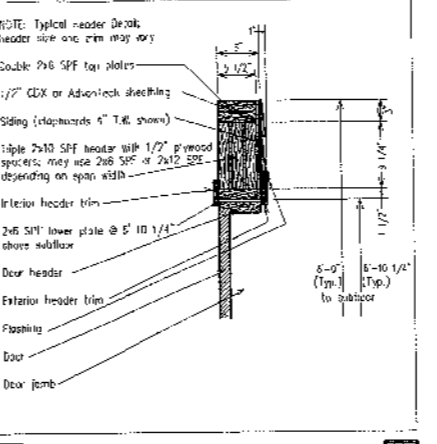
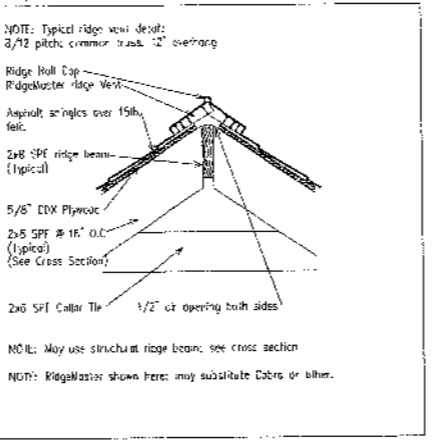
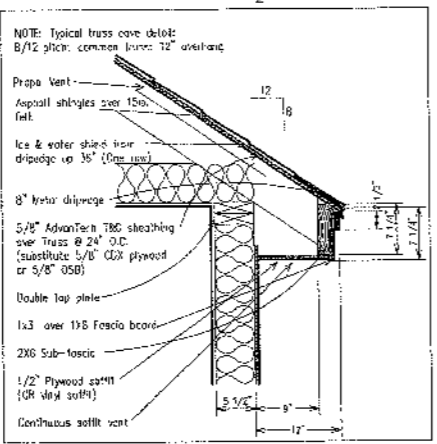
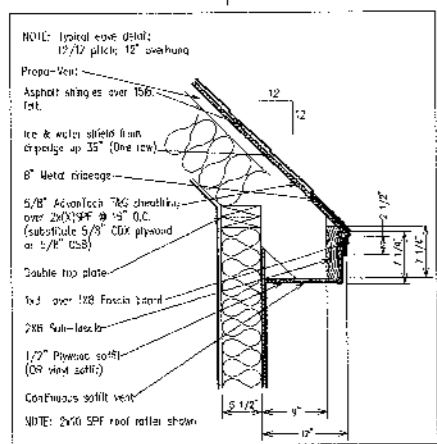


A
2 Roof Plan
 3/8" = 1'-0"

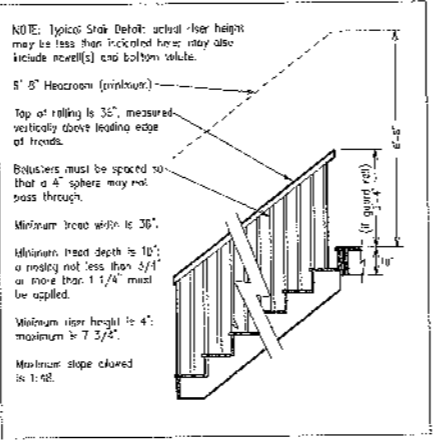
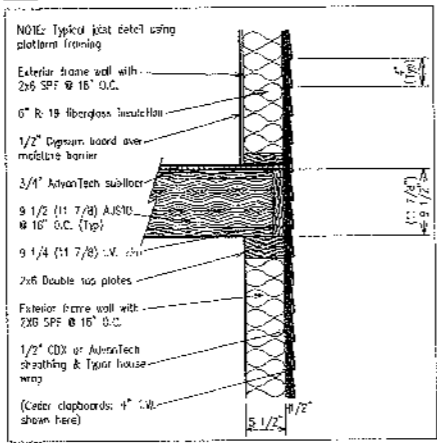
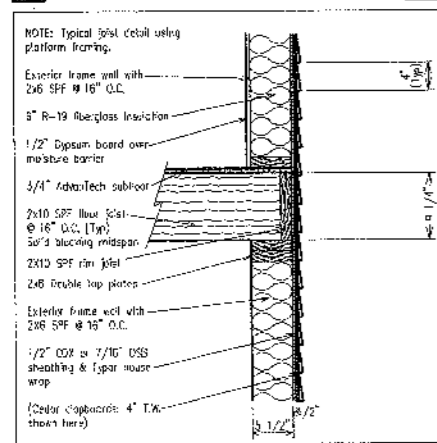
NOTE: Eave Overhangs 6"
 Eave Overhangs 12"

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04/11/05	
DATE	REVISION
4/14	Adjust Size To Building Envelope
CAD DWG FILE: RA2846A1	
DRAWN BY: JCT	
CHECKED BY:	
SHEET TITLE	
Foundation Plan	
Roof Plan	
A-2	
SHEET 2 of 5	

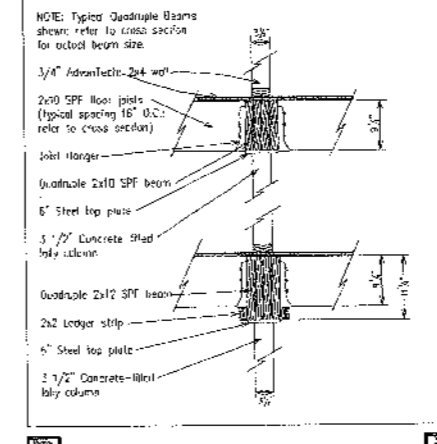
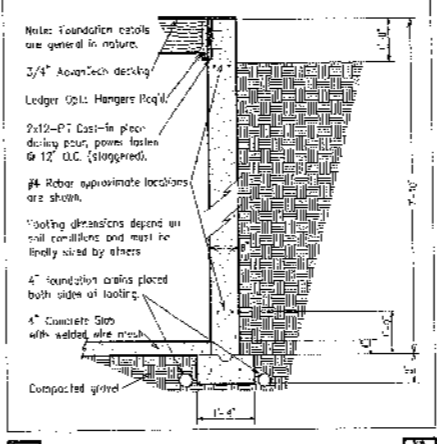
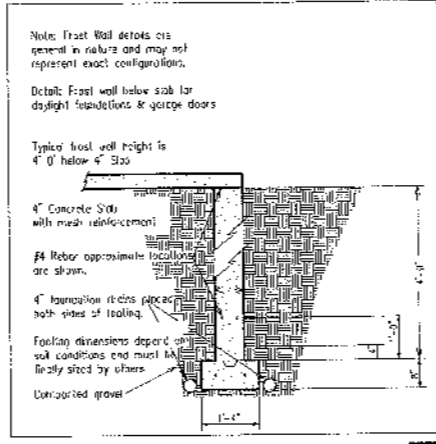
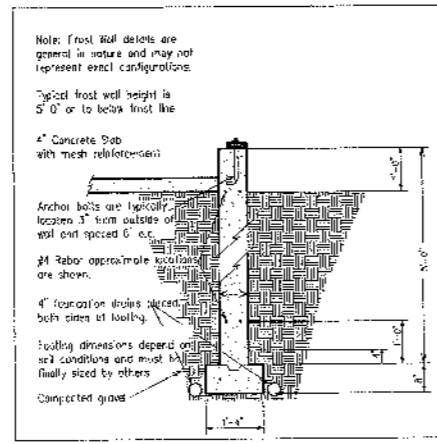
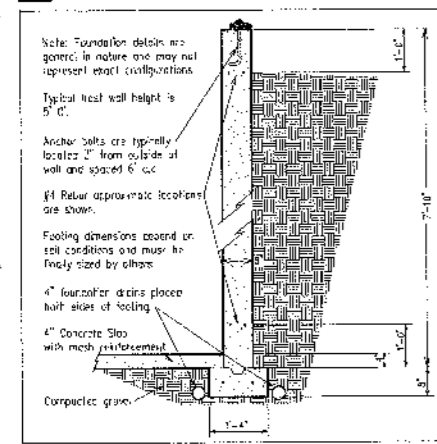
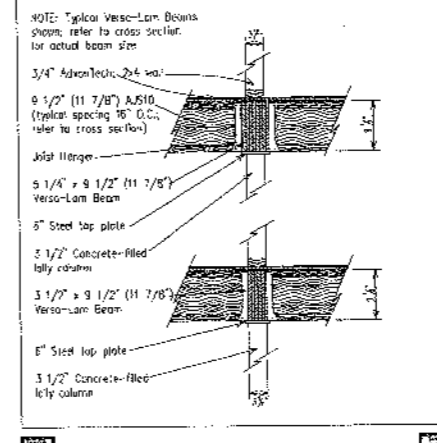
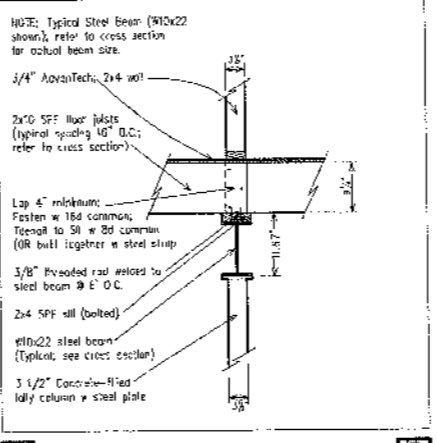
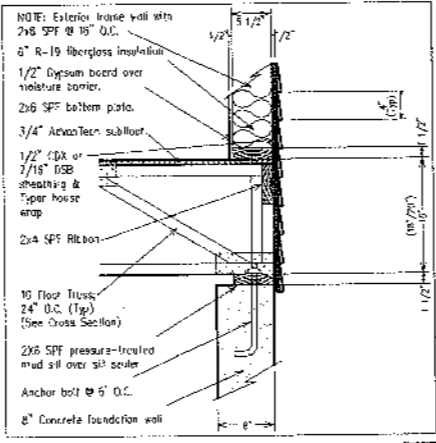
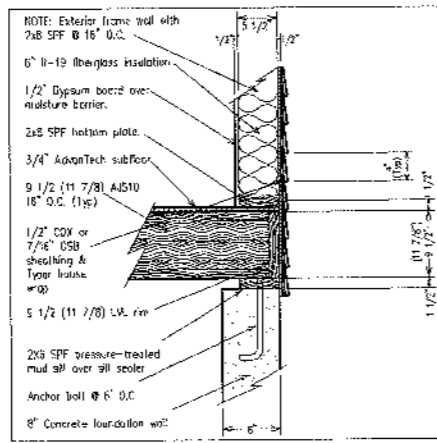
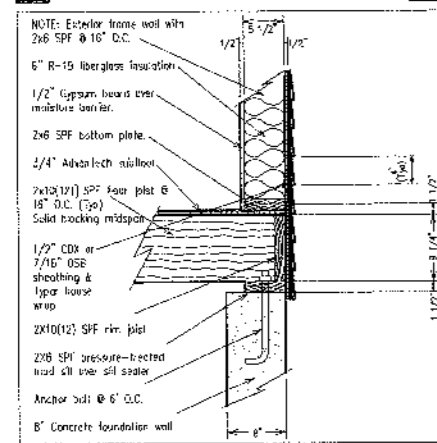


A1	Standard Foundation	Applies
A2	Frost Wall 60"	Applies
A3	Foundation Drop 84"	Applies
A4	Flush Floor	Applies
A5	Built-Up Beam	Applies
B1	2x(X) Sill/Joist	Applies
B2	AJS Sill/Joist	Applies
B3	Floor Truss	Applies
B4	Steel Beam	Applies
B5	LVL Beam	Applies
C1	2x(X) 2nd Flr Joist	Applies
C2	BCI 2nd Flr Joist	Applies
C3	Reserved	
C4	Reserved	
C5	Dropped Beam	Applies
D1	12/12 Rafter	Applies
D2	8/12 Common Truss	Applies
D3	8/12 Scissors Truss	Applies
D4	Header Detail	Applies
D5	LEGEND	Applies



Reserved for Special Details

Reserved for Special Details



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28x46 Cottage Residence for
McIntyre & Company
Portland, Maine

ISSUE DATE	04/11/05
DATE	4/14
REVISION	Adjust Size To Building Envelope

CAD DWG FILE: RA2846AI
DRAWN BY: JCT
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SHEET TITLE

Details

A-5
SHEET 5 of 5



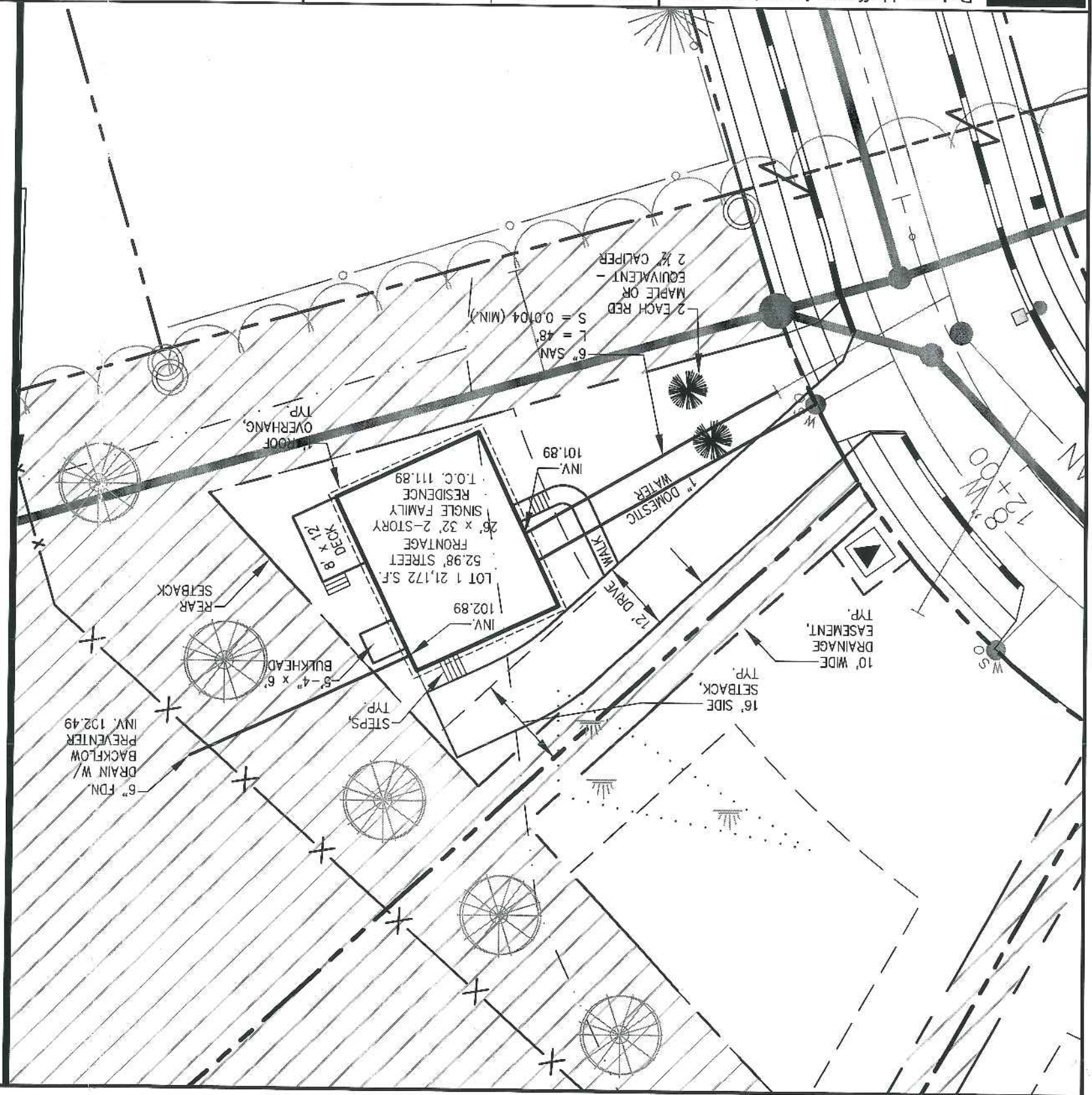
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FILE NAME:	245902-LOTS		
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DESIGNED:	DDA	SCALE:	1" = 20'
DRAWN:	CDD	DATE:	MAR. 2005

RUBY LANE
PORTLAND, MAINE

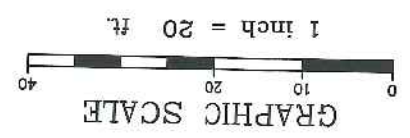
LOT 1 LAYOUT & UTILITIES PLAN

1-A
FIGURE



ZONING REGULATIONS

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8 FEET (FOR 1 1/2 STORY DWELLING)



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Objections considered



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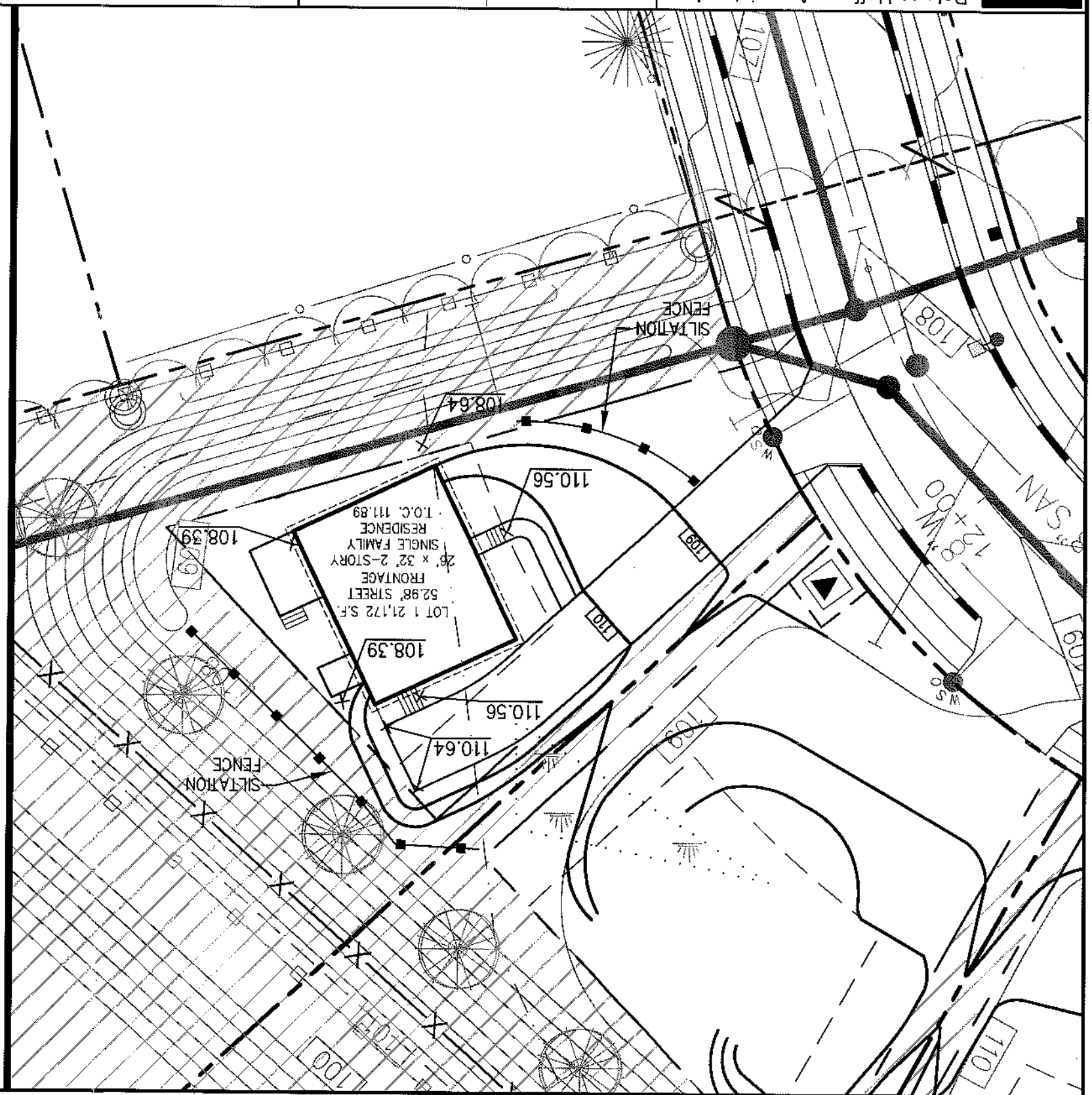
RUBY LANE
 PORTLAND, MAINE

LOT 1 GRADING & EROSION
 CONTROL PLAN

1-B

FIGURE

REVISED 11.02.05



ZONING REGULATIONS

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