

HILLSIDE STREET

EXIST. FIRE HYDRANT

EX. SMH
RIM = 18134
10" IN = 17315
10" OUT = 17297

SIGHT DISTANCE - MORE THAN 370 FT

INSTALL HANDICAP RAMP
EACH SIDE OF QUIET LANE

PROP. SMH #1, RIM 1812
STA. 10+03.44' LT
10" IN = 17278
8" IN = 17278
10" OUT = 17268

WATER LINE CONNECTION
WATER DISTRICT
SECTION

EX. DMH
RIM = 18049
12" IN = 17548
2" IN = 17546
BOTTOM = 17369

SUMMIT STREET

12" PVC
12" PVC
12" PVC
12" PVC

TERMINATE 3 1-1/4" PE FORCE MAINS
FROM LOTS 3, 4 & 5 IN CLEANOUT
STRUCTURE. USE CITY OF PORTLAND
TYPE "A" MANHOLE. STA. 12+10.190' LT
RIM = 17704
8" OUT = 17389

DMH #1, RIM 17744
STA. 12+24.30' RT

PROP. SMH #2, RIM 17713
STA. 12+00.30' LT
8" IN = 17382
8" OUT = 17372

ZONE RESIDENTIAL R-3

ZONE RESIDENTIAL R-2

INSTALL 2-4" ELECTRIC
CONDUITS

LOT 6

LOT 5

SILT FENCE

FF. EL. T60
FF. EL. T70

FF. EL. T60
FF. EL. T70

LOT 1
FF. EL. B10
FF. EL. 1795

LOT 2
FF. EL. 1795
FF. EL. 1770

GUARD RAIL

INSTALL ELECTRICAL
TRANSFORMER FOR
LOTS 1, 2, 5 & 6

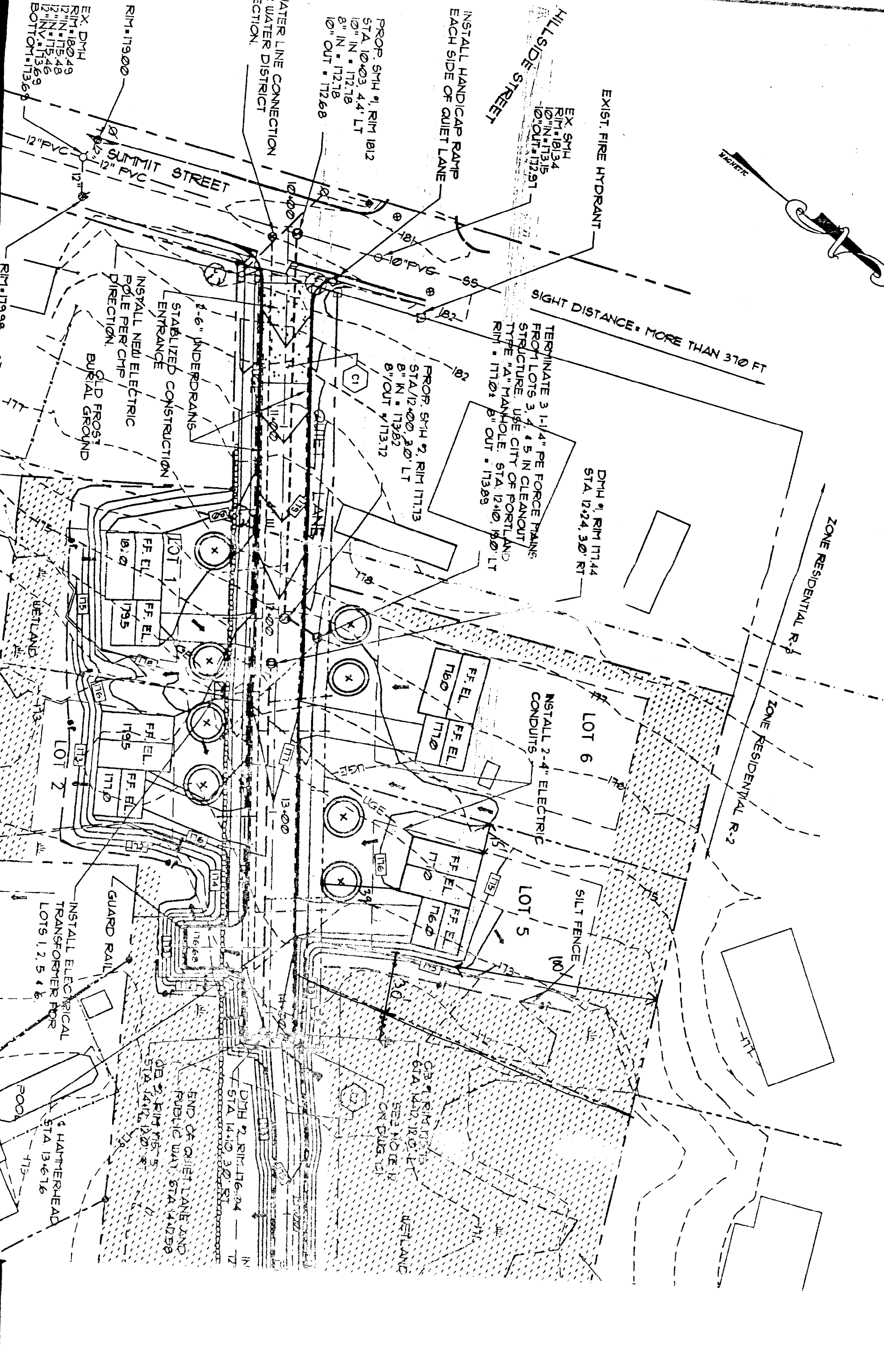
4 HAMMERHEAD
STA. 13+67.6

END OF QUIET LANE AND
PUBLIC WAY. STA. 14+25.8

CAST RIM T60
STA. 14+12.10' LT
SEE NOTE B
ON DIGGING

WETLAND

POOL



SIGHT DISTANCE - MORE

Ø 10" PVC

EX. SMH
RIM=18159
10" IN=17141
10" OUT=17121

EASEMENT BK 4432/PG 108

PORTLAND WATER DISTRICT
N/E

EX. 30' PORTLAND WATER DISTRICT EASEMENT BK 6202/PG 337

6" PVC

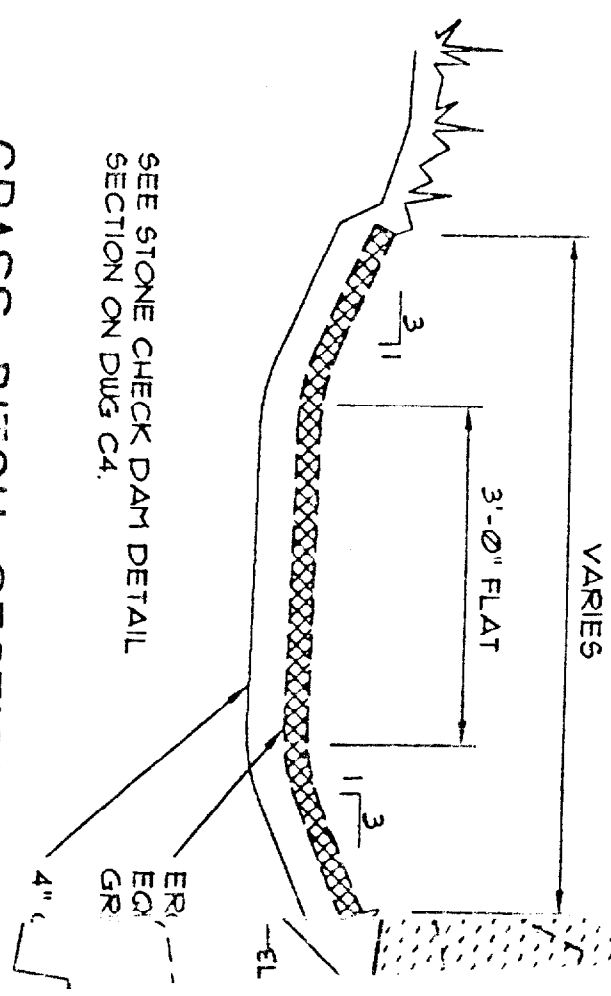
RIM=17027
6" IN=16177
6" OUT=16112

NOTES

- 1. HOMES ALONG THIS BOUNDARY HAVE BUILT-UP BERMS OF VARIOUS MATERIALS TO DIVERT RUNOFF TO EXISTING SWALE AT THE SOUTHEAST CORNER OF THE SITE.

GRASS DITCH SECTION

SEE STONE CHECK DAM DETAIL SECTION ON DWG C4.



VARIES

3'-0" FLAT

3'-11"

1'-3"

EL

ER.
EQ.
GR.

4" C

LE
EXI

217261 00000000

ABBY LANE

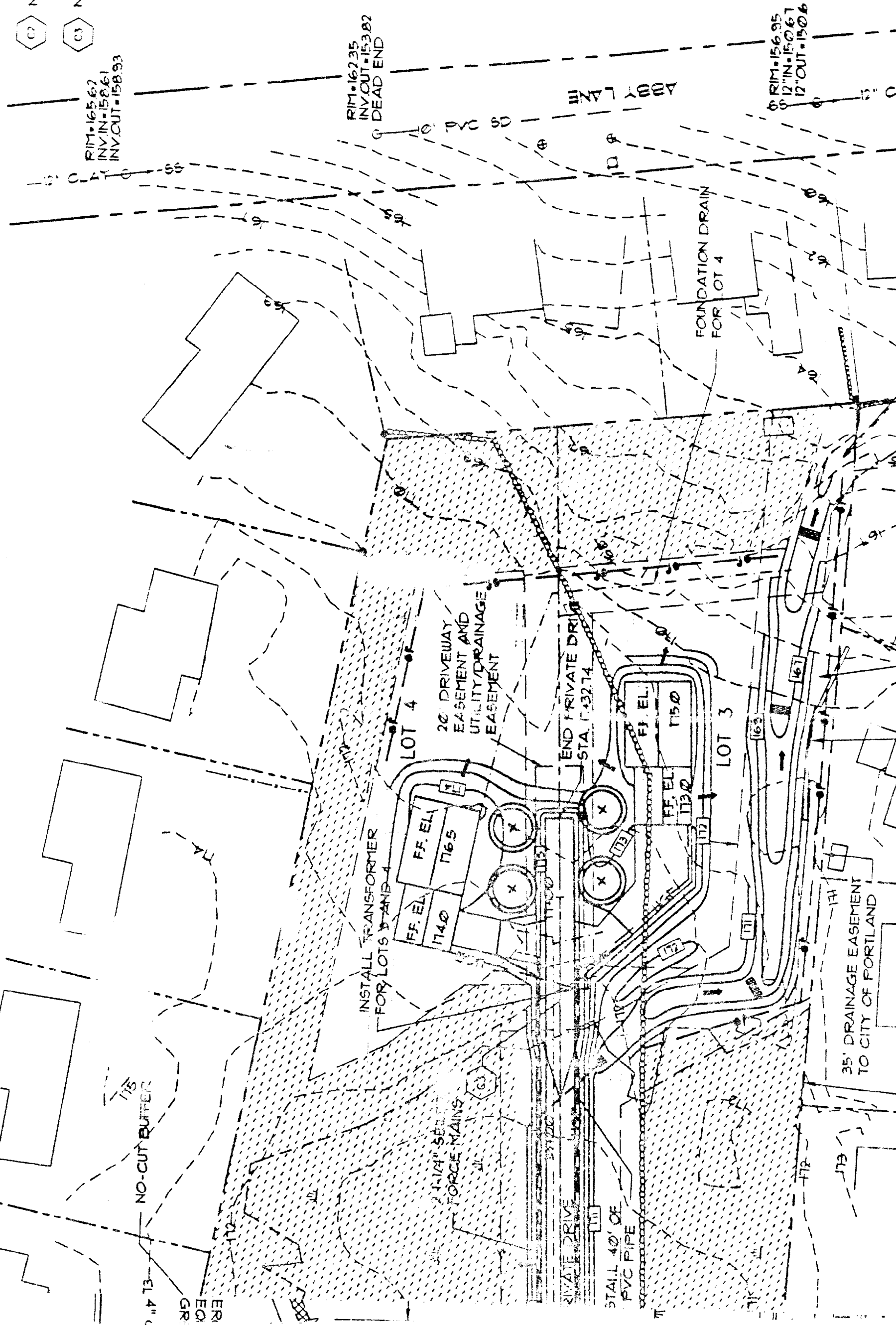
- C1 N52°06'45"E 412.58'
- C2 N47°32'19"E 50.16'
- C3 N52°06'45"E 270.00'

STATION EQUATION: QUIET LANE STA PRIVATE DRIVE STA. 14+12.58, 6.00' L

ILLUSTRATIVE BUILDING

GARAGE 24'X24'

PRINCIPAL STRUCTURE 28'X36'



RIM=165.67
INV. IN=158.61
INV. OUT=158.93

RIM=162.35
INV. OUT=153.82
DEAD END

RIM=156.95
12" IN=150.67
12" OUT=150.6

FOUNDATION DRAIN FOR LOT 4

20' DRIVEWAY EASEMENT AND UTILITY/DRAINAGE EASEMENT

END PRIVATE DRIVE STA. 17+32.74

INSTALL TRANSFORMER FOR LOTS 3 AND 4

35' DRAINAGE EASEMENT TO CITY OF PORTLAND

NO-CUT BUFFER

2" INCH SEWER FORCE MAINS

PRIVATE DRIVE

INSTALL 4" OF PVC PIPE

EL. 4" GR. EQ.

FROST HILL ROAD

MAINTAIN TREES WHERE POSSIBLE

LEGEND

- EXISTING**
- PROPERTY LINES
 - EASEMENT
 - EXISTING CURB
 - 100- CONTOURS
 - ⊙ SEWER & MANHOLE
 - ⊙ WATER VALVE
 - ⊙ HYDRANT
 - ⊙ LIGHT POLE
 - ⊙ UTILITY POLE
 - WETLAND
 - IRON PIN FOUND
 - SURFACE DRAINAGE
 - MANHOLE

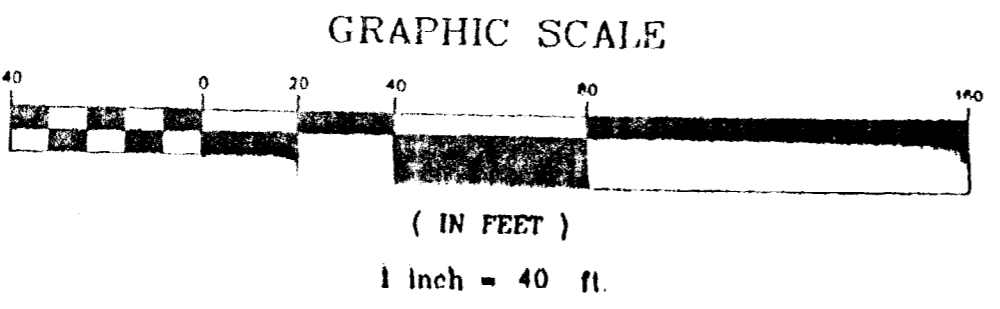
PROPOSED

- EDGE OF PAVEMENT
- GRANITE CURB
- PROFILE CENTERLINE
- CONTOURS
- ⊙ SEWER & MANHOLE
- OVERHEAD UTILITIES
- UNDERGROUND UTILITIES
- WATER LINE
- STORM DRAIN
- GUARDRAIL
- SEWER HOUSE SERVICE
- WATER HOUSE SERVICE
- ⊙ CATCH BASIN
- ⊙ UTILITY POLE
- ▨ RIPRAP
- x 36.9 SPOT GRADE
- ⊙ STORM DRAIN MANHOLE
- ⊕ STREET TREES: A MIX OF NORWAY MAPLES & HONEY LOCUST 2 1/2" CALIFER, SUBJECT TO APPROVAL BY THE CITY ARBORIST, 2 TREES MIN. PER LOT. EXISTING TREES MAY BE USED UPON APPROVAL BY THE CITY.
- ⊙ STREET LIGHT: 14' TALL x 4" BLACK ALUM. TOWN & COUNTRY POLE W/ CITY OF PORTLAND STANDARD FIXTURE, FIXTURES AT STA. 10+25±, 14' RT, STA. 11+45±, 14' RT, STA. 12+65±, 14' RT, AND STA. 13+85±, 14' RT.
- 1-1/4" SEWER FORCE MAINS
- ▨ NO-CUT BUFFER

EROSION CONTROL MESH
 ACCORDING TO NORTH AMERICAN
 STANDARD MS1025.

LOAM & SEED

NOT TO SCALE



STATE OF MAINE
 MARK R. BERGERON
 9424
 REGISTERED PROFESSIONAL ENGINEER

Mark Bergeron
 4-21-00

EX. DRAINAGE SWALE

EXIST. 30' UTILITY EASEMENT

EXIST. 40' UTILITY EASEMENT

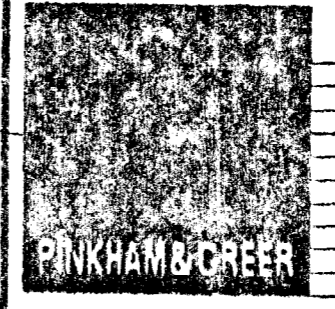
EX. 15" SD

EX. CATCH BASIN IN GASS DRIVE

EX. MAN HOLE IN ABBY LANE

CLAPBOARD ROAD

REV.	DATE	DESCRIPTION
6	4/13/00	REV'D LOT 1 ENVELOPE, NOTES
5	1/21/00	REV'D STORM DRAIN LINE PER PLANNING STAFF
4	12/08/99	REV'D SWALES, SEWER LAYOUT PER PLANNING STAFF
3	11/19/99	REV'D PER PLANNING STAFF REVIEW
2	11/08/99	REV'D PER PLANNING STAFF REVIEW
7	4/21/00	REMOVED NOTE.



NAN C. SAWYER
 40 BELMONT STREET, PORTLAND ME

HIDDEN ACRES
 SUMMIT STREET, PORTLAND ME

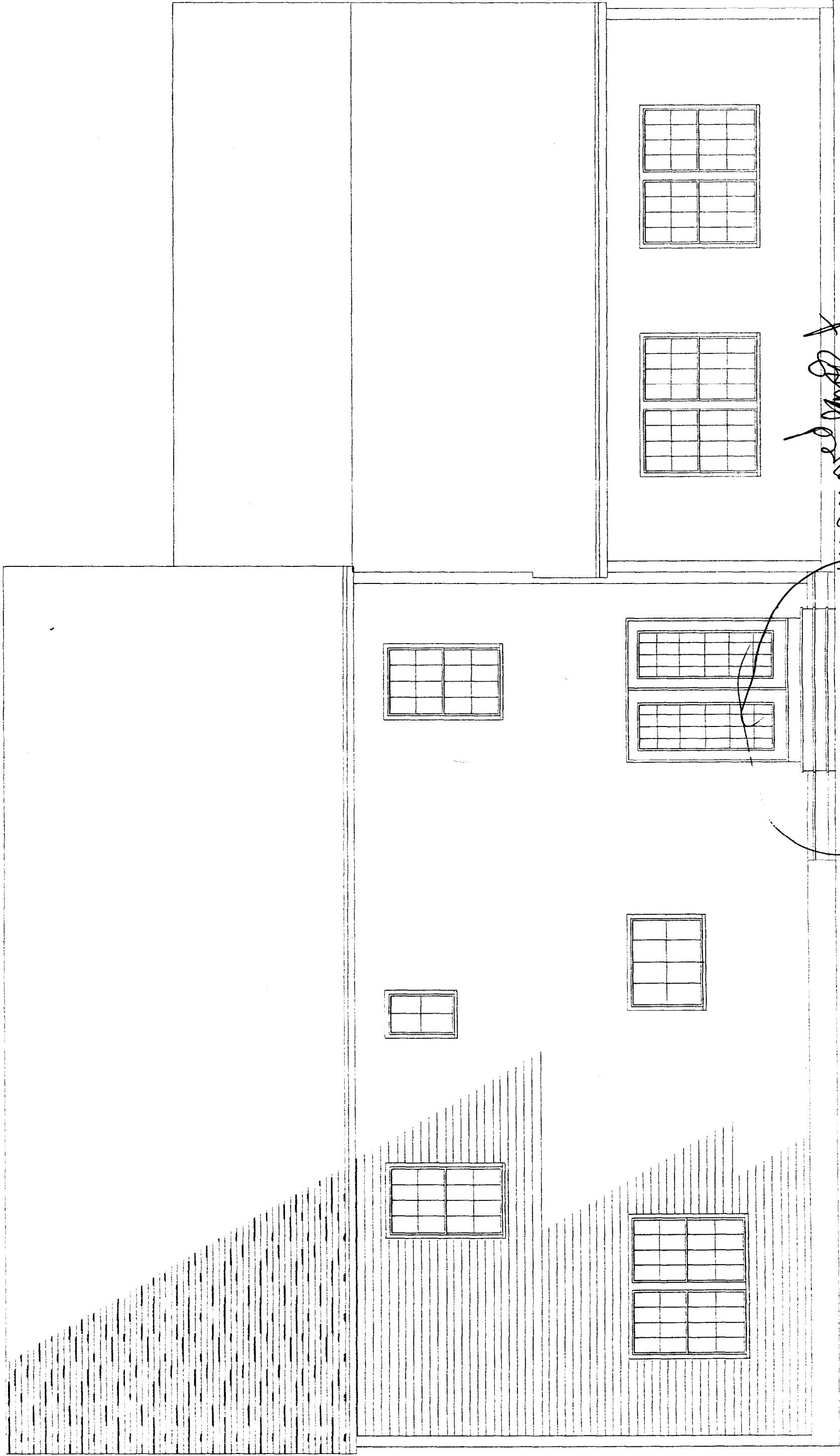
CONSULTING ENGINEERS, INC.
 FAIRBANKS, MAINE

SITE PLAN

SCALE: 1"=40'	DRN BY: MRR
DATE: 10/13/99	DESG BY: MRB
PROJECT: 99152	CHK BY: TSG

C2

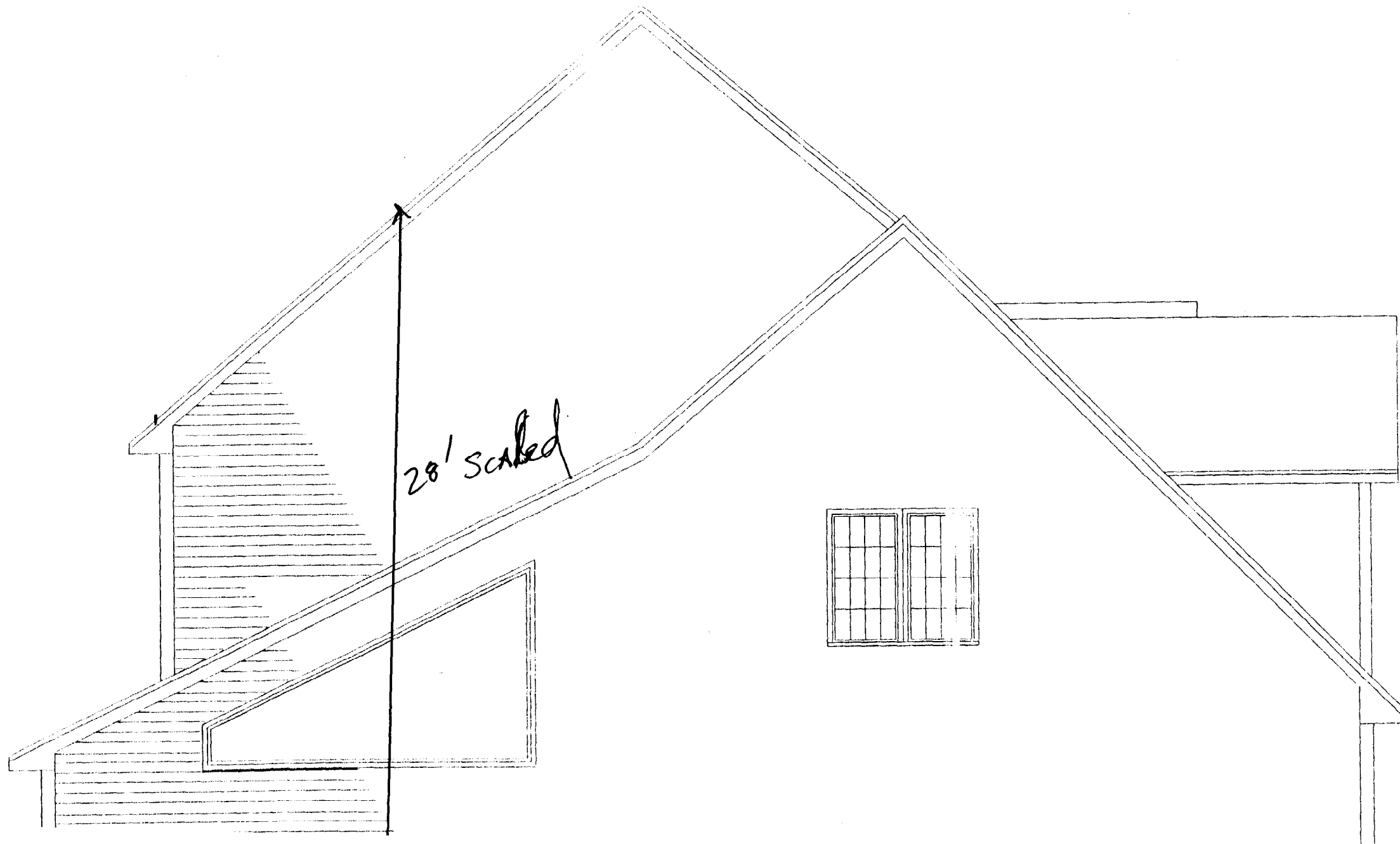
REAR ELEVATION

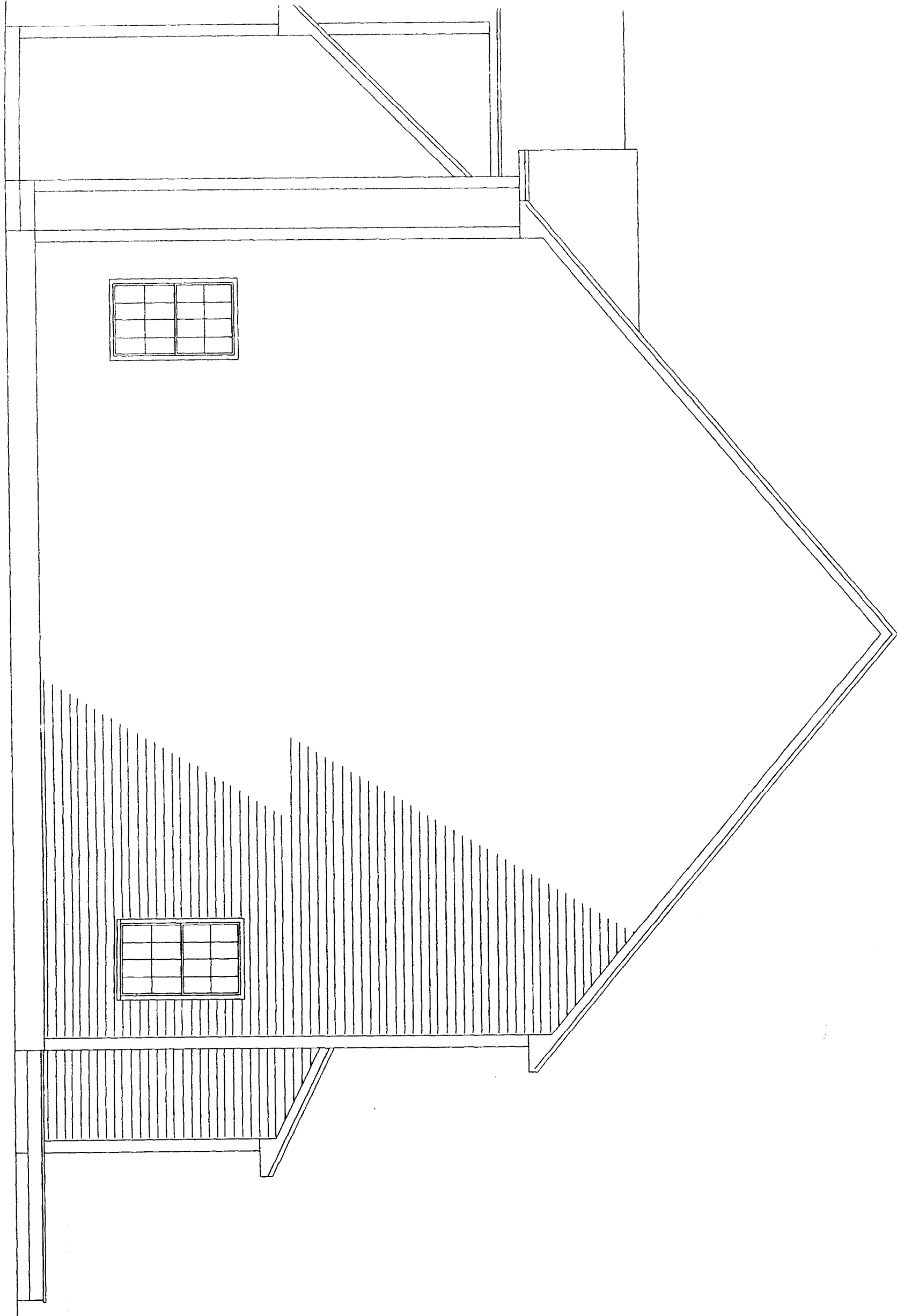


Sketch 0 - window
for draft on right
side
N

LEFT ELEVATION

Not Approved
with the ~~plans~~ permit
No specifies shown
flat plan or structural plans



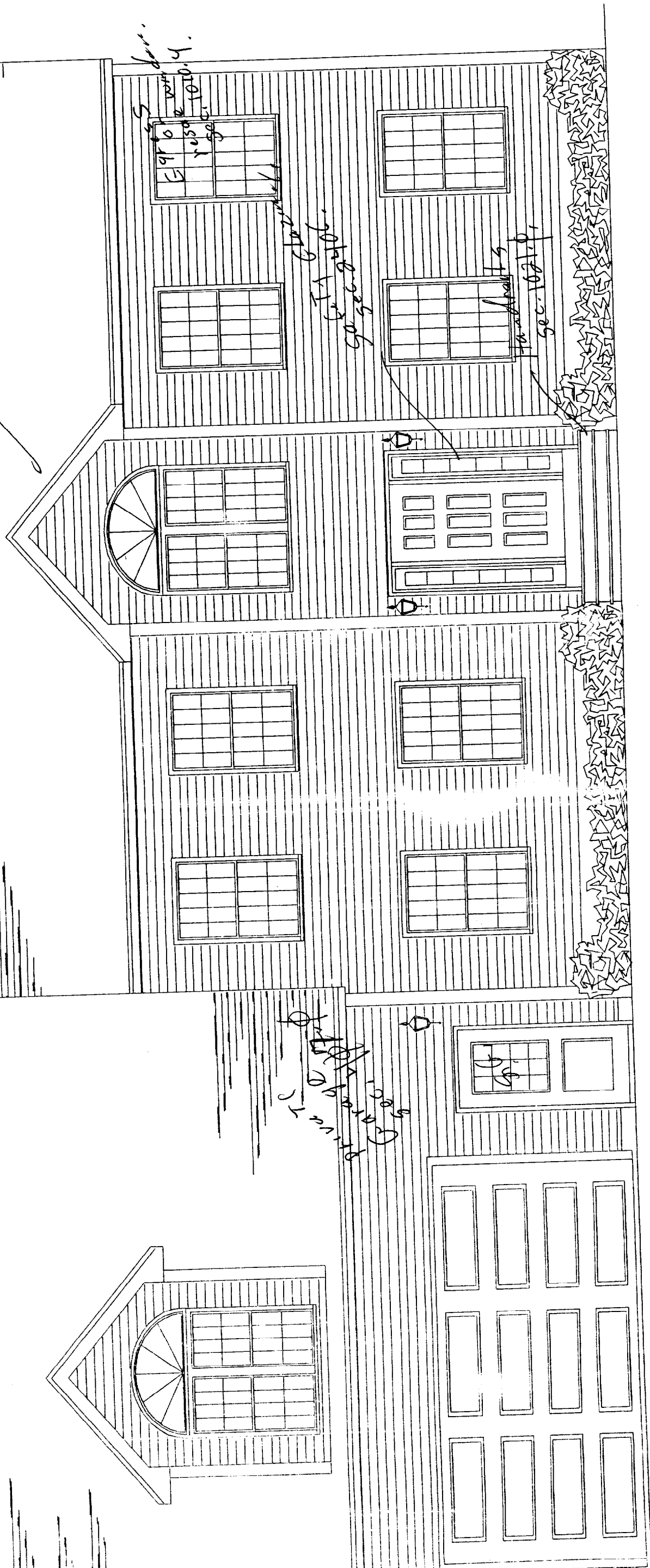


RIGHT ELEVATION

DENCE	SCALE	DRAWN BY	<p>IN ACCEPTING THESE DRAWINGS, OWNERS REALIZE THAT THEY ARE FOR PICTORIAL REFERENCE ONLY, THEY FURTHER UNDERSTAND THAT HOUSE CALLS INC. IS NOT AN ARCHITECTURAL OR ENGINEERING COMPANY. THEY FURTHER AGREE THAT IT IS THE SOLE RESPONSIBILITY OF THE BUILDER OR GENERAL CONTRACTOR TO SEE THAT HOME IS BUILT ACCORDING TO ALL STATE AND LOCAL BUILDING CODES THAT ARE IN EFFECT AT THE TIME OF CONSTRUCTION. THE OWNERS AND THE BUILDER, WILL GO THROUGH THESE DRAWING BEFORE CONSTRUCTION STARTS TO VERIFY THAT THEY ARE SUITABLE FOR THEIR NEEDS, AND TO VERIFY THAT ALL MEASUREMENTS ARE CORRECT. IF ERRORS ARE FOUND, HCI WILL GLADLY CORRECT THEM BEFORE CONSTRUCTION</p>
	1/4" = 1'	J. CALL	
	DATE	PAGE	
	9/00	1 OF 4	

FRONT ELEVATION

Double doors from porch



*Flashings
14/16-2-1/2
sec.*

*S
9/10
10/10-4
sec.*

*TA
6
sec. 2-1/2*

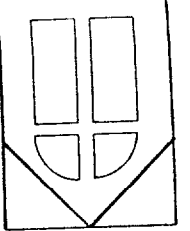
*Handrails
sec. 10/10-4*

*Handrails
sec. 10/10-4*

ELEVATION

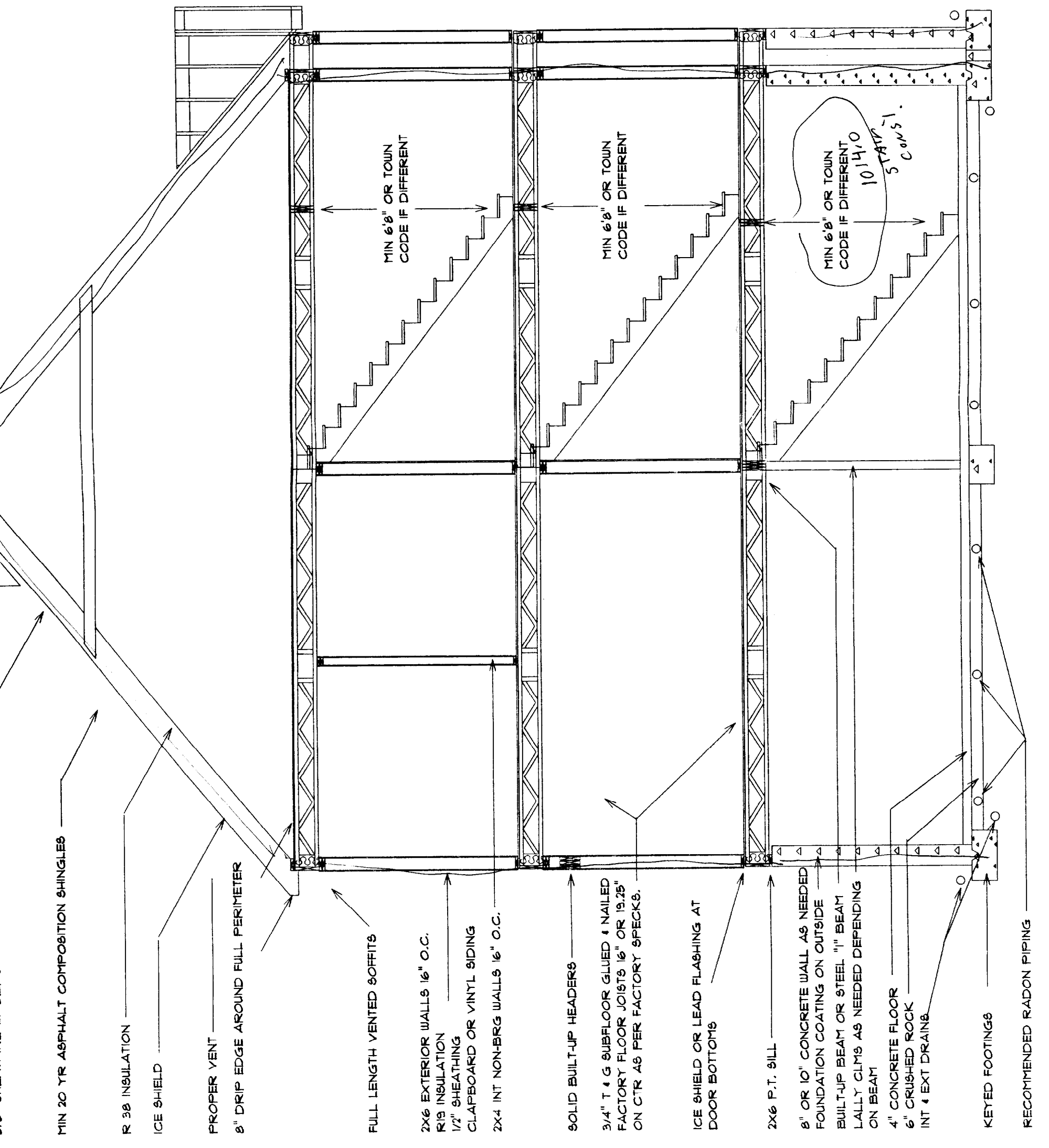
DRAWING

HOUSE CALLS INC.
HOME PLANNING & DESIGN
151 ROOSEVELT TRAIL, WINDHAM, ME

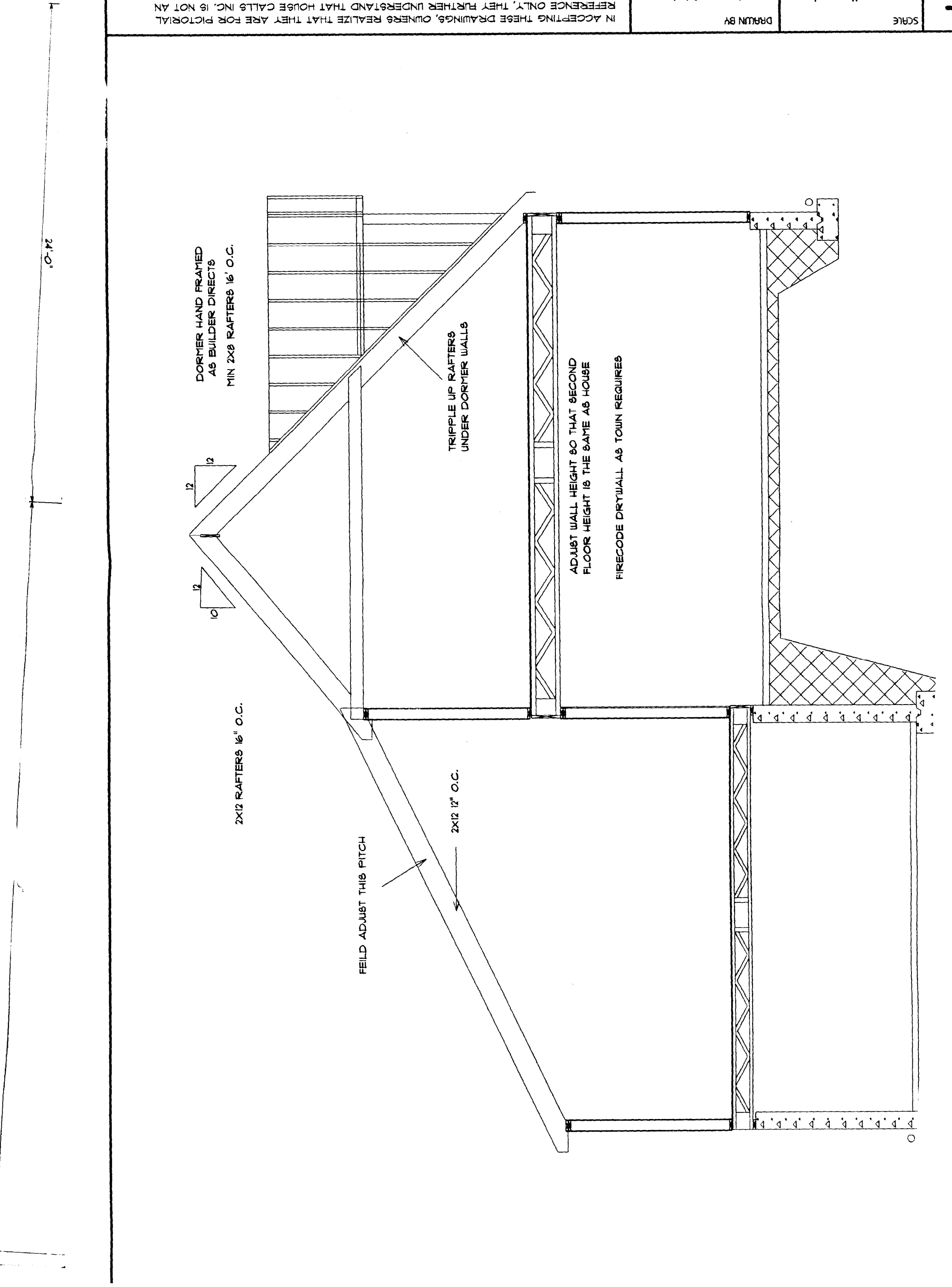


FLAHERTY R

NAME



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21'-0"

DORMER HAND FRAMED AS BUILDER DIRECTS MIN 2x8 RAFTERS 16' O.C.

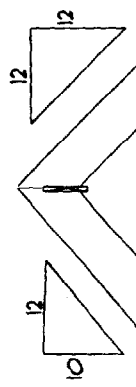
TRIPPLE UP RAFTERS UNDER DORMER WALLS

ADJUST WALL HEIGHT SO THAT SECOND FLOOR HEIGHT IS THE SAME AS HOUSE FIRECODE DRYWALL AS TOWN REQUIRES

2x12 RAFTERS 16" O.C.

2x12 12" O.C.

FIELD ADJUST THIS FITCH



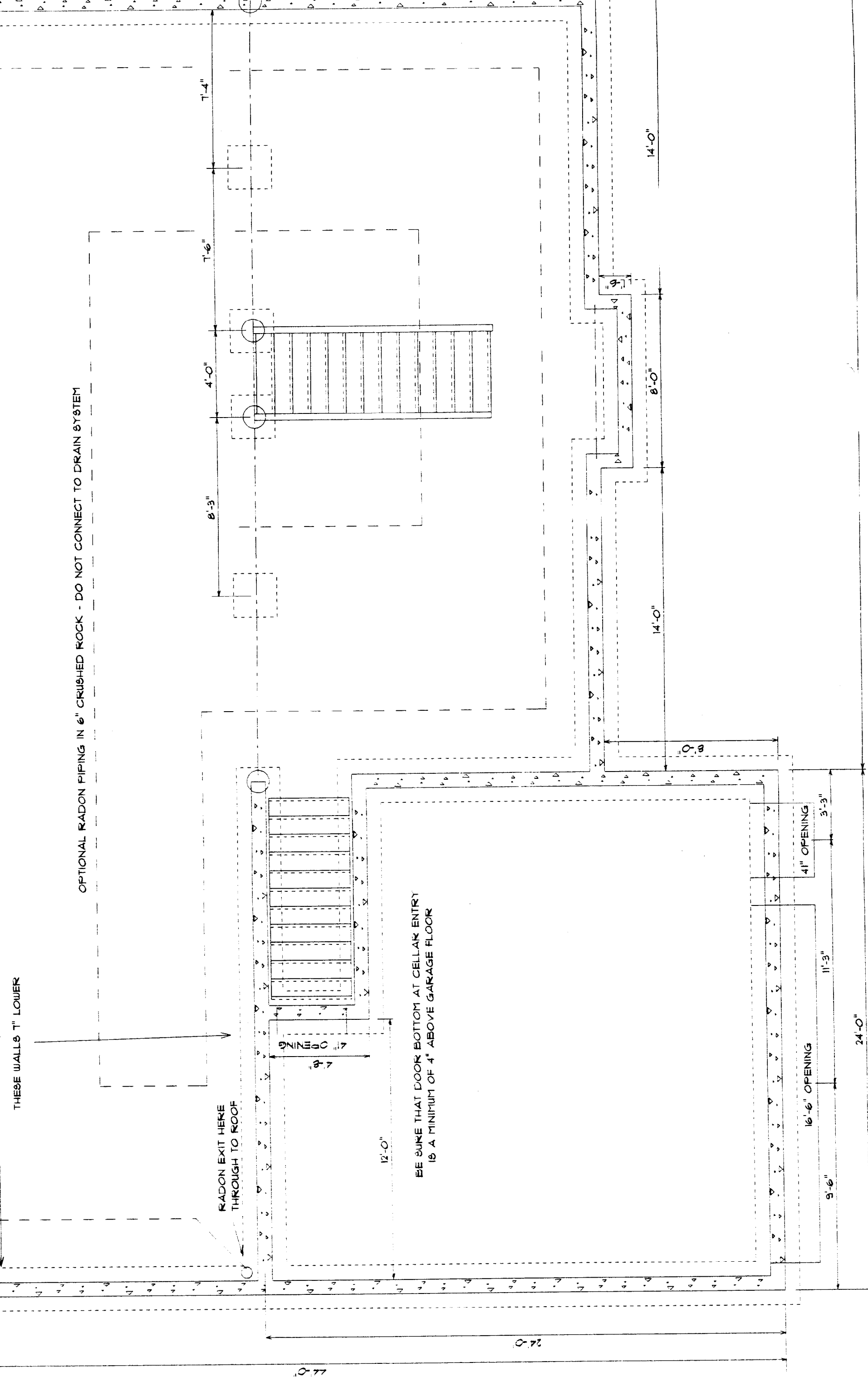
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THESE WALLS 1" LOWER

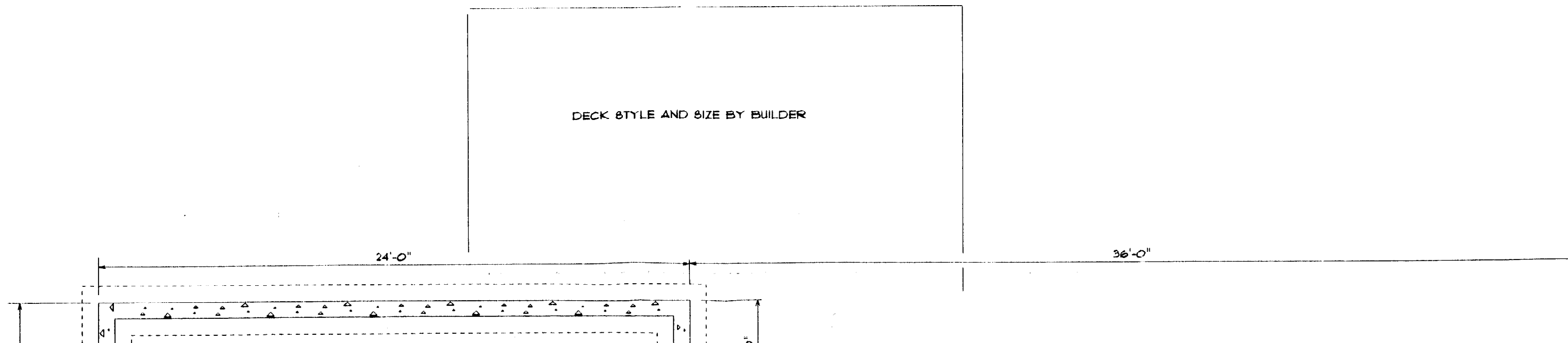
OPTIONAL RADON PIPING IN 6" CRUSHED ROCK - DO NOT CONNECT TO DRAIN SYSTEM

RADON EXIT HERE THROUGH TO ROOF

BE SURE THAT DOOR BOTTOM AT CELLAR ENTRY IS A MINIMUM OF 4" ABOVE GARAGE FLOOR



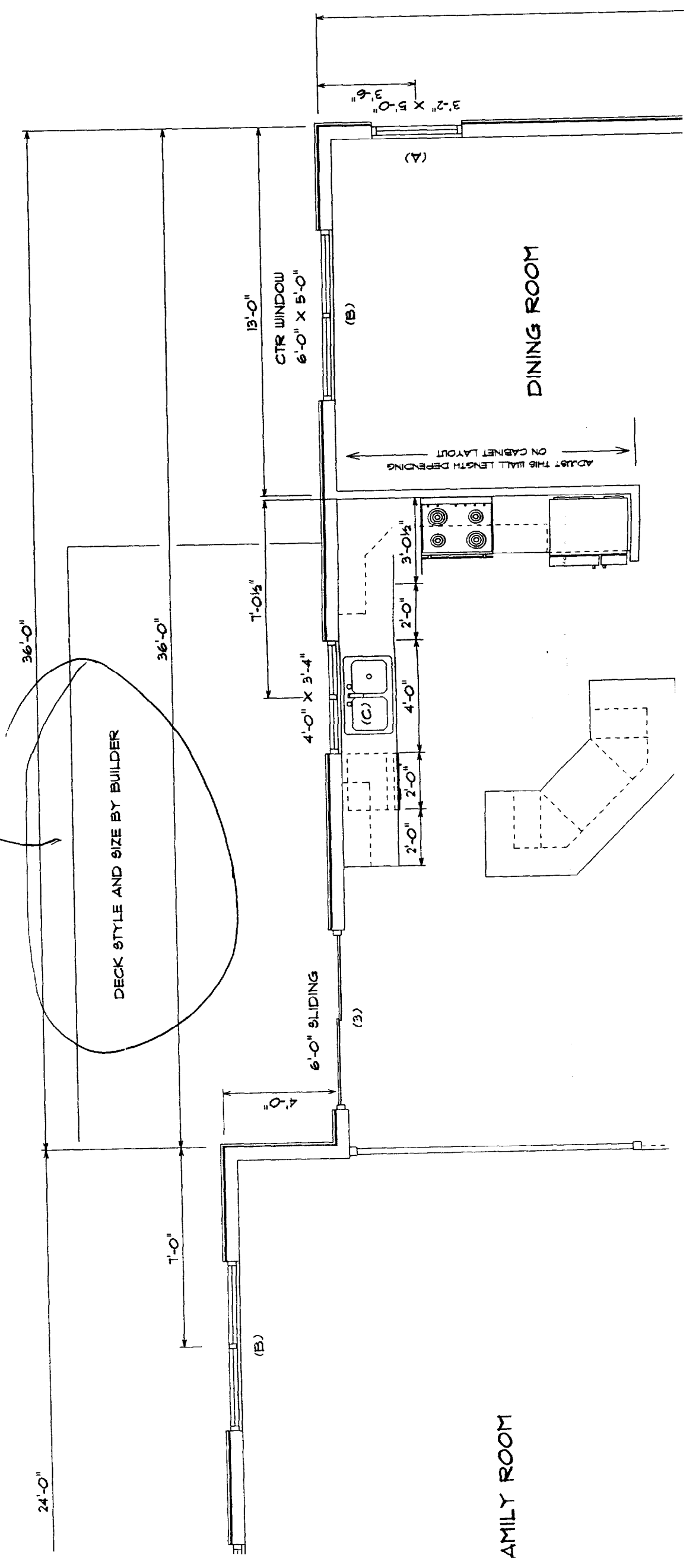
VERIFY ALL FOUNDATION MEASUREMENTS AGAINST FLOOR PLAN MEASUREMENTS BEFORE CONSTRUCTION
ALL CELLAR WINDOW LOCATIONS ARE TO BE VERIFIED BY THE BUILDER OR THE OWNER
FULL HEIGHT 8" OR 10" WALL AS NEEDED IN HOUSE - 8" FROST WALL IN GARAGE
RECOMMEND RADON PIPING IN 6" CRUSHED ROCK - DO NOT CONNECT TO DRAIN SYSTEM
GARAGE OH AND ENTRY DOOR CUTS TO BE VERIFIED BY THE BUILDER
INTERIOR AND EXTERIOR POSITIVE DRAINS OR DRAINS TO A SUMP HOLE
ALL ELECTRICAL, PLUMBING, SEWERAGE, OR OTHER FOUNDATION CUTOUTS VERIFIED BY BUILDER
ALL FOUNDATION TOPS TO BE THE SAME HEIGHT UNLESS OTHERWISE NOTED

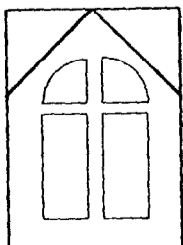
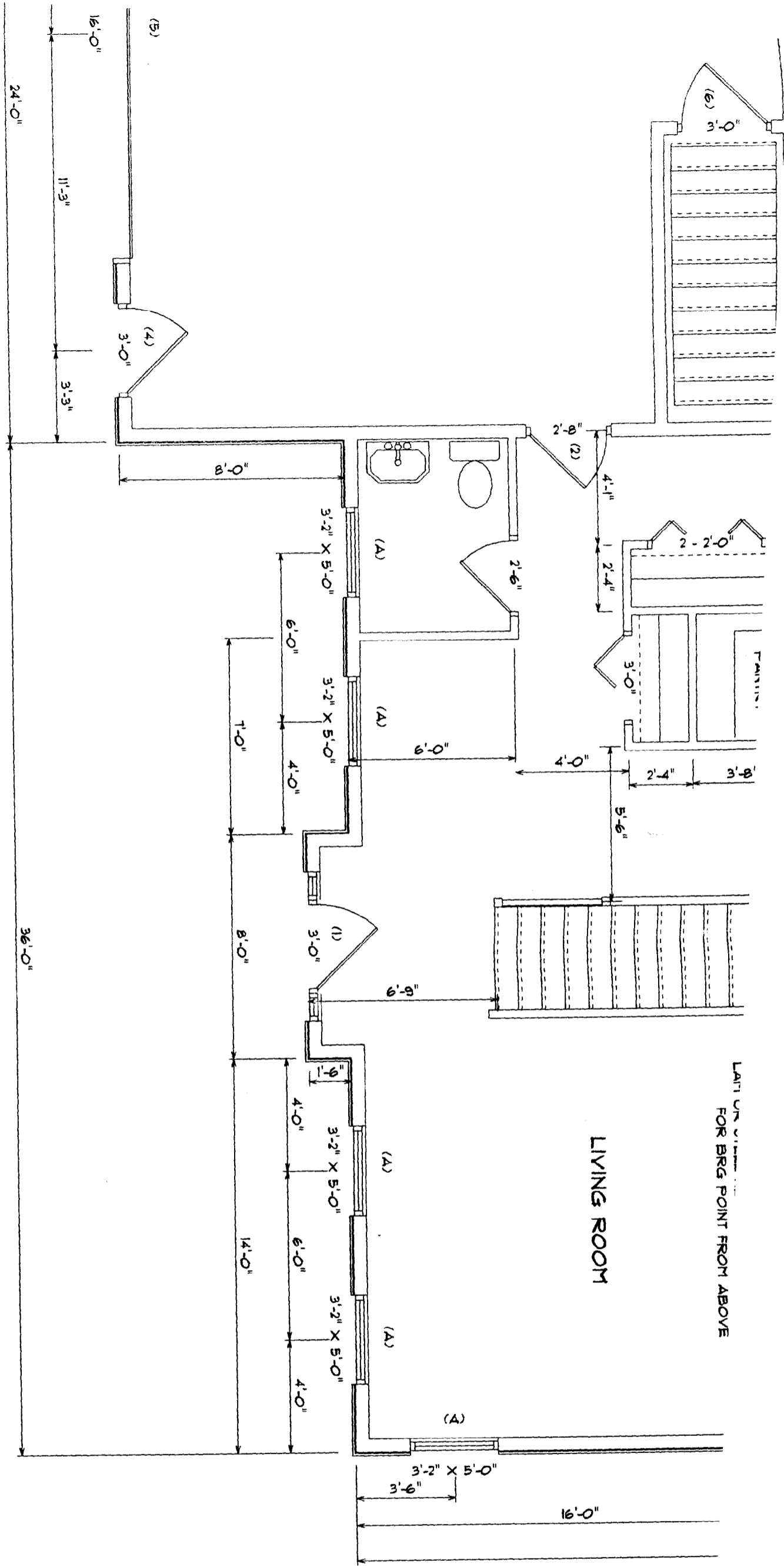


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SCALE	1/4" = 1'	DRAWN BY	J. CALL
DATE	8/00	PAGE	2 OF 4
ENCE		N	

*None shown
So name permitted*





HOUSE CALLS INC.
HOME PLANNING & DESIGN
 151 ROOSEVELT TRAIL, WINDHAM, ME

NAME

FLAHERTY

DRAWING

1ST FLOOR

WINDOW NOTES :

ALL DOOR AND WINDOW SIZES, BRAND, STYLE, AND EXACT LOCATIONS ARE TO BE DICTATED BY THE OWNER.
 ANY DOOR OR WINDOW SIZES, STYLES OR LOCATIONS SHOWN ON PLAN ARE RECOMMENDATIONS ONLY.
 THE ACTUAL LOCATION OF THE KITCHEN WINDOW WILL BE DICTATED BY THE FINAL CABINET LAYOUT.
 RECOMMEND AN AWNING WINDOW IN THE KITCHEN.
 ALL BEDROOMS ARE TO HAVE AT LEAST ONE EGRESS WINDOW.
 WHIRLPOOL WINDOW IS TO BE SAFETY GLASS.
 VERIFY ALL WINDOW AND DOOR LOCATIONS WITH BUILDER BEFORE CONSTRUCTION.

MISC. STRUCTURAL :

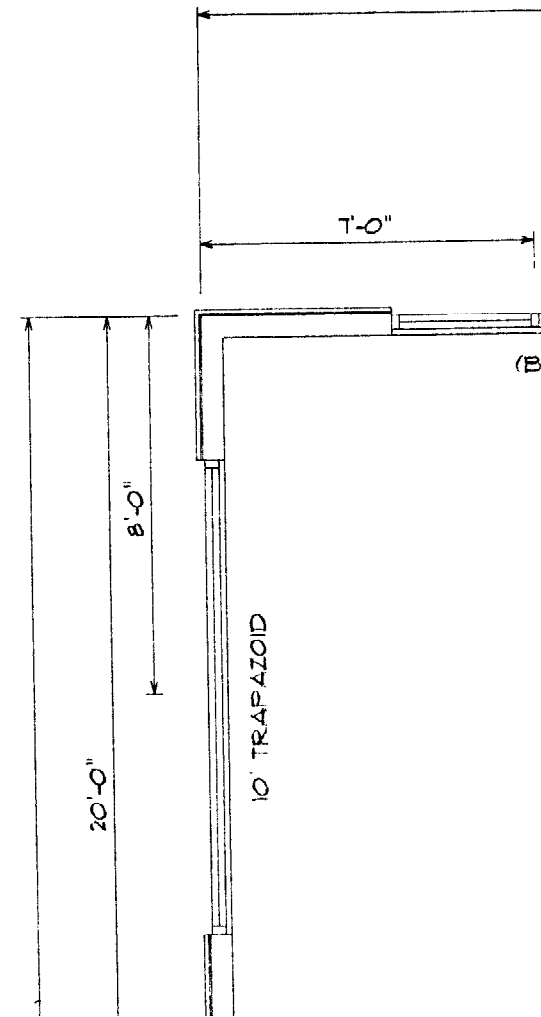
ALL BEARING POINTS (CIRCLES) ARE TO BE SOLIDLY BLOCKED TO THE FOUNDATION OR CARRING TIMBER.
 ALL OPENINGS OVER 8' ARE TO HAVE DOUBLE JACKS AND DOUBLE STUDS ON EACH SIDE.
 ALL HEADERS ARE TO BE "BUILT-UP" 6X8, 6X10, OR 6X12 AS NEEDED.
 ALL PARTITION STUDS AND CORNER STUDS ARE TO BE INSULATED.

FINAL KITCHEN DESIGN TO BE DONE BY OTHERS.

PLEASE GO OVER ALL MEASUREMENTS BEFORE CONSTRUCTION AND VERIFY THAT THEY ARE CORRECT.

WINDOW SCHEDULE :

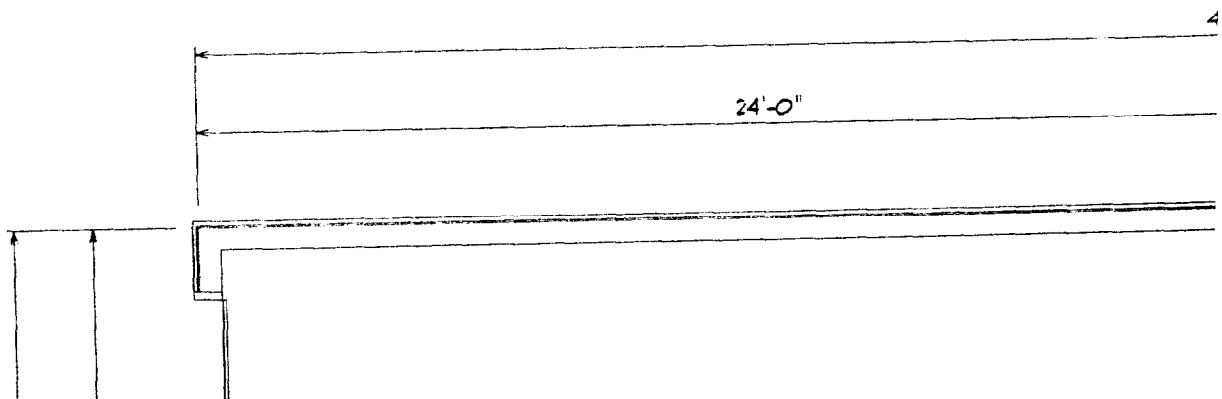
	SIZE AND STYLE	ROUGH OPENING	QUANTITY
(A)			
(B)			
(C)			
(D)			
(E)			
(F)			
(G)			

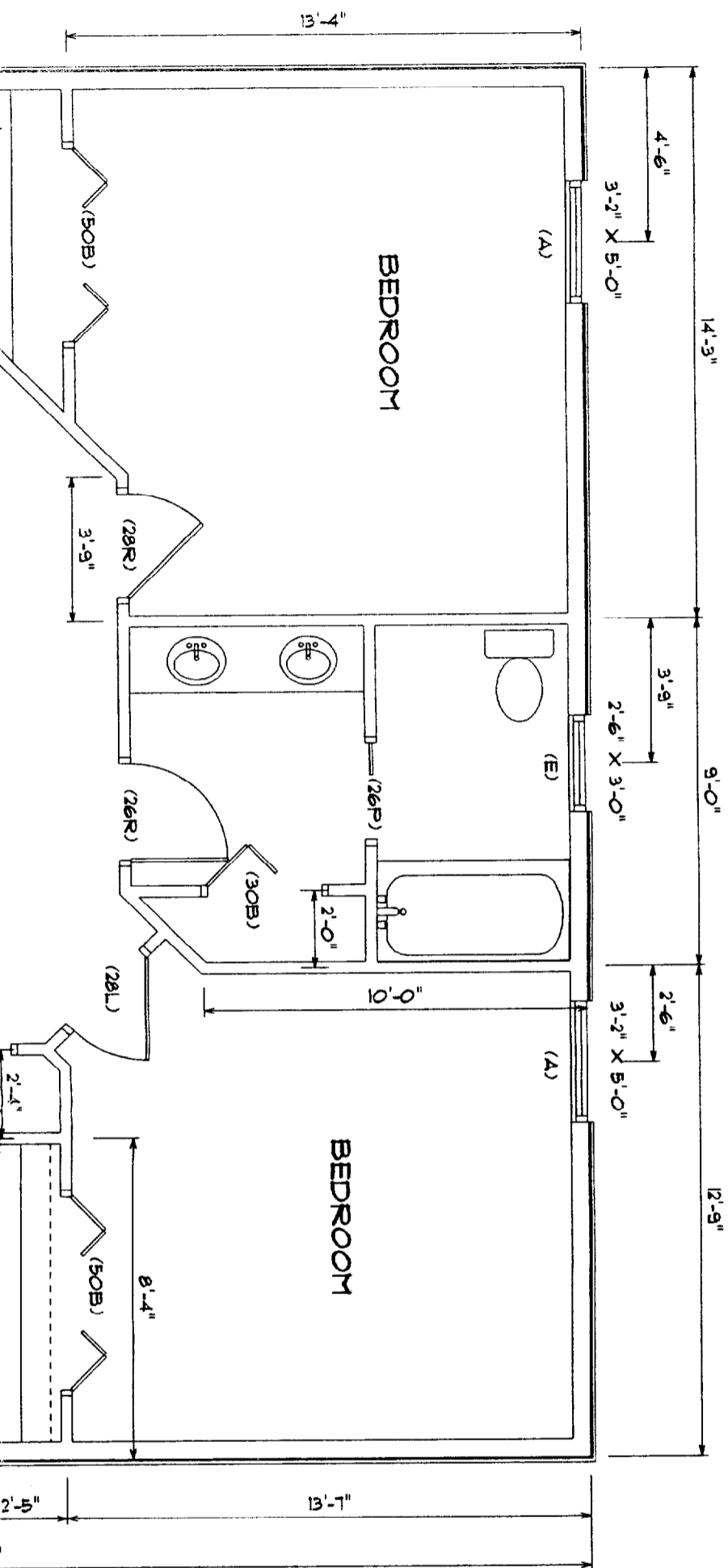


(b)
(6)

INTERIOR DOOR SCHEDULE :

SIZE AND STYLE	ROUGH OPENING	QUANTITY





DENCE

SCALE
1/4" = 1'

DRAWN BY
J. CALL

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PLAN

DATE
8/00

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