

MAINE HOME
DRAFTING SERVICES
P.O. Box 4512
PORTLAND, MAINE 04039
(207) 831-1844 Tel

PROJECT NAME

SPEC HOUSE
ONE

PROJECT LOCATIO

PORTLAND, MAINE

BUILT BY

SHEET NAME

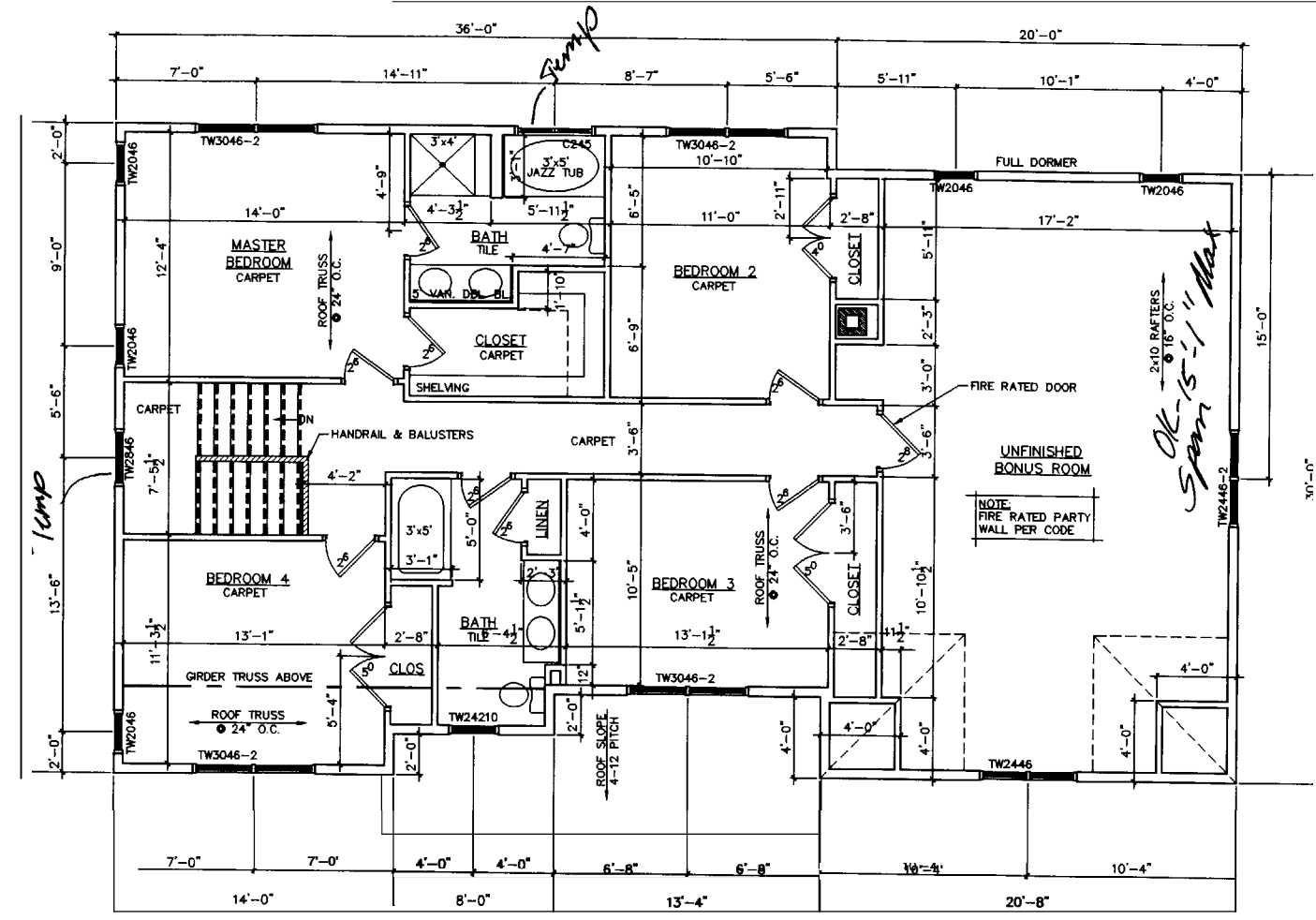
SECOND
FLOOR &
ROOF PLAN

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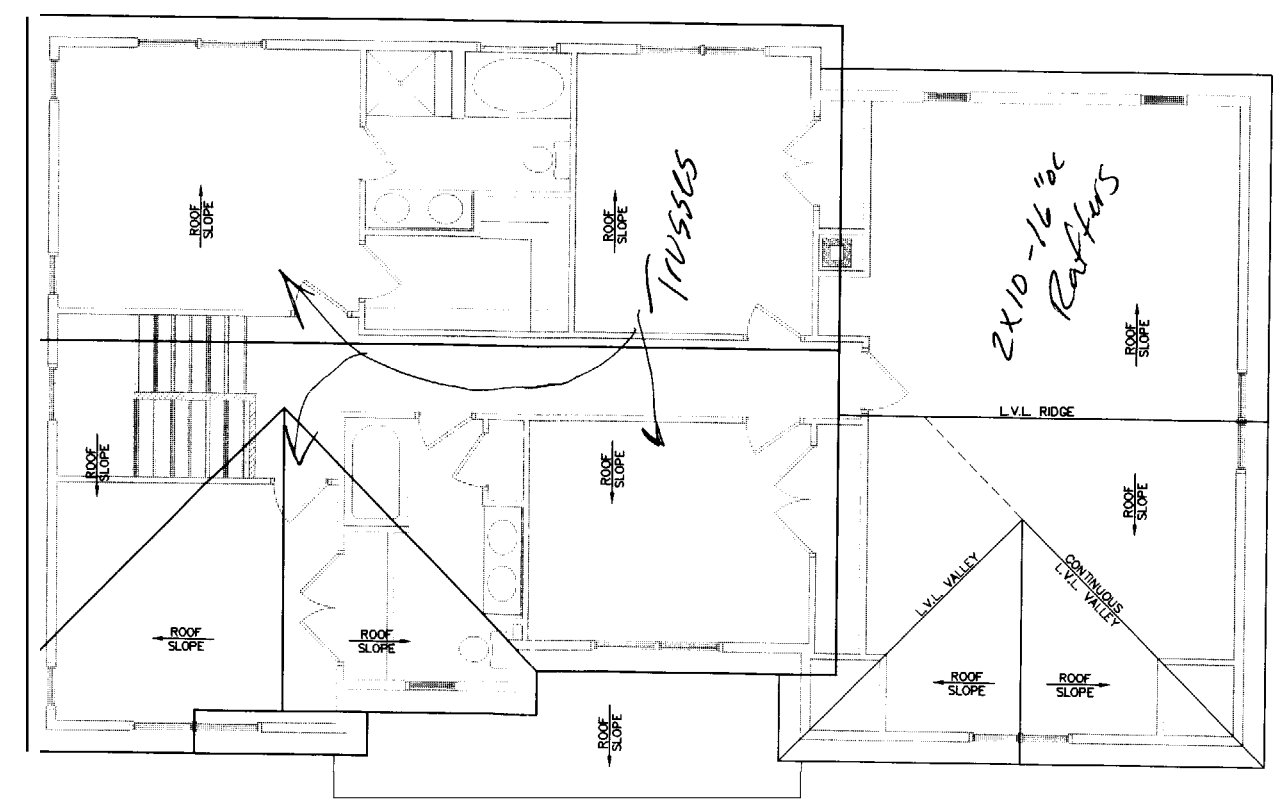
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CHECKED BY: M.P.C.

SCALE: 1/8" = 1'-0"
DATE:
FILE NUMBER 04-0075
REVISIONS:

A-4



1 SECOND FLOOR PLAN
1/4" = 1'-0"



2 ROOF PLAN
1/4" = 1'-0"

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CLIENT _____

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PROJECT NAME

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**CROSS
SECTIONS**

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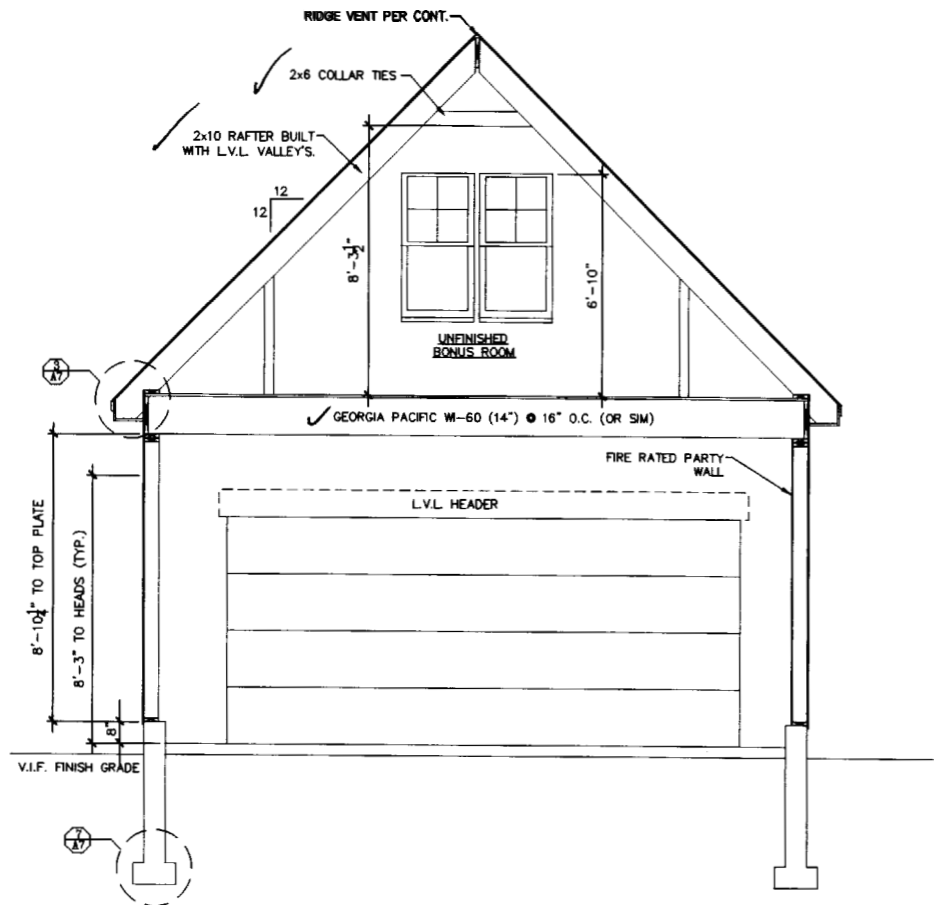
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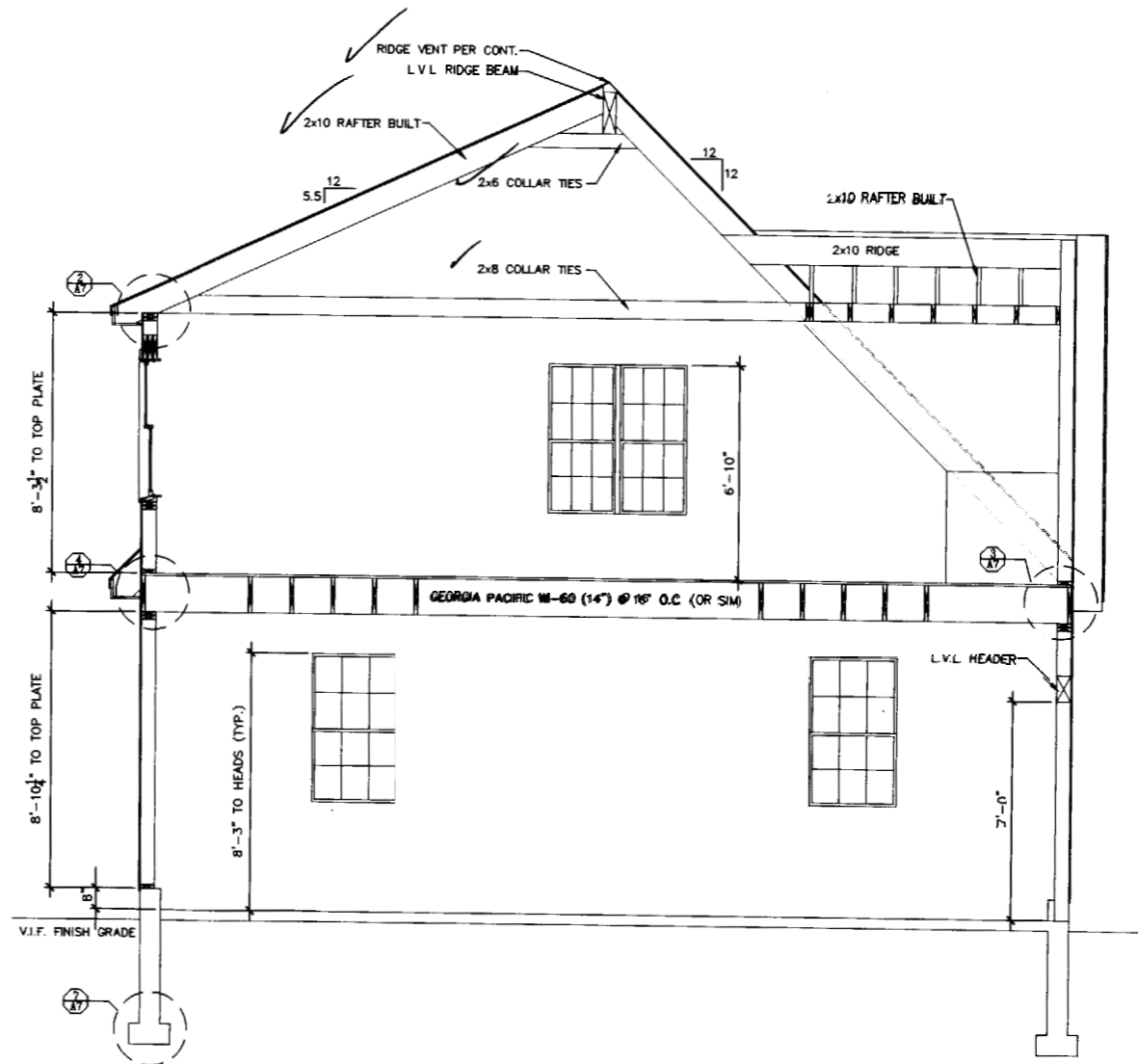
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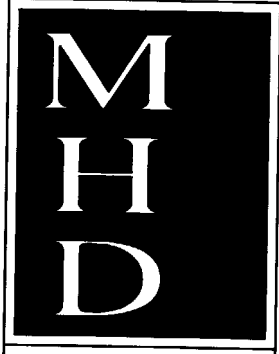
2 CROSS SECTION
3/8" = 1'-0"



1 CROSS SECTION
3/8" = 1'-0"

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SHEET NAME

DETAILS

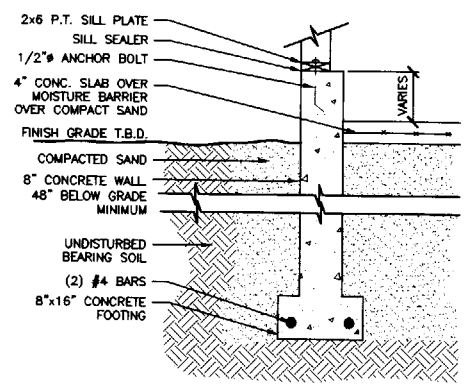
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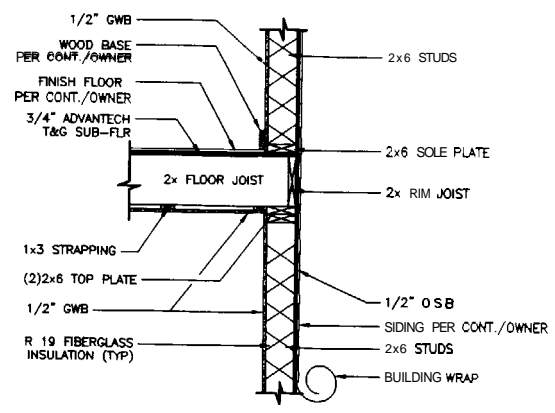
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REVISIONS:
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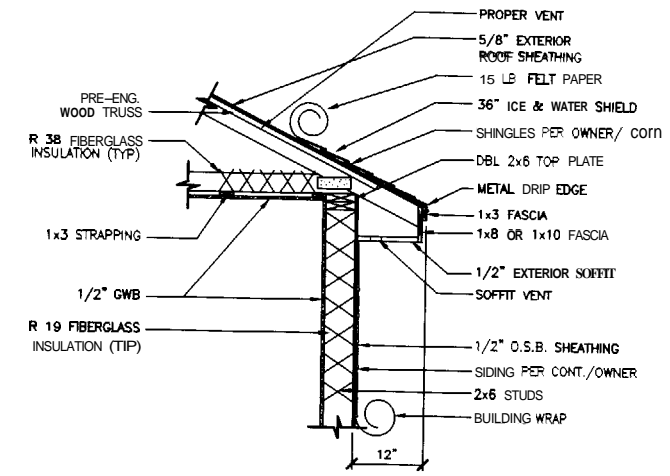
A-7



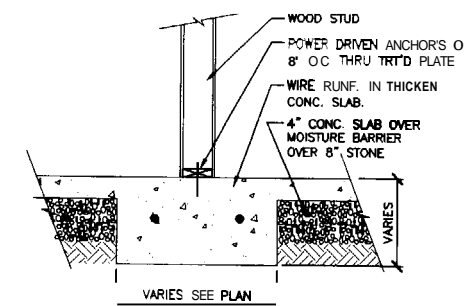
7 SLAB & FROST WALL @ GARAGE
 A7 3/4" = 1'-0"



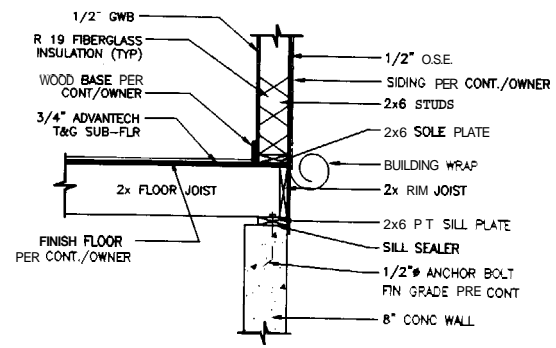
4 EXTERIOR WALL DETAIL
 A7 3/4" = 1'-0"



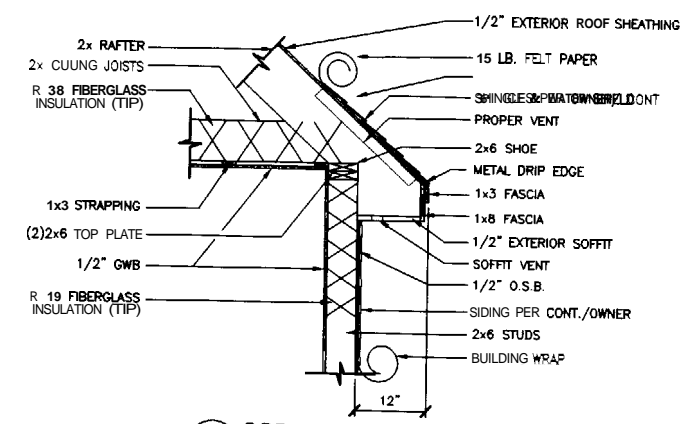
1 SOFFIT DETAIL
 A7 3/4" = 1'-0"



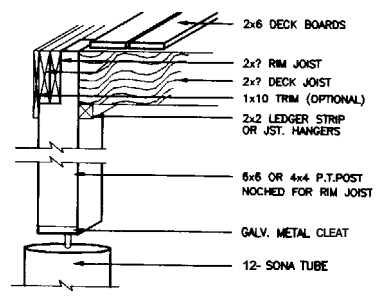
8 THICKEN SLAB DETAIL
 A7 3/4" = 1'-0"



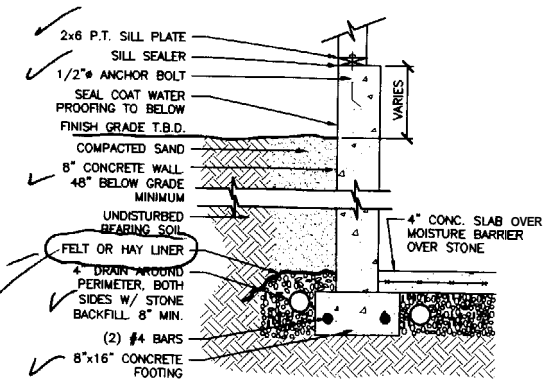
5 WALL BASE DETAIL
 A7 3/4" = 1'-0"



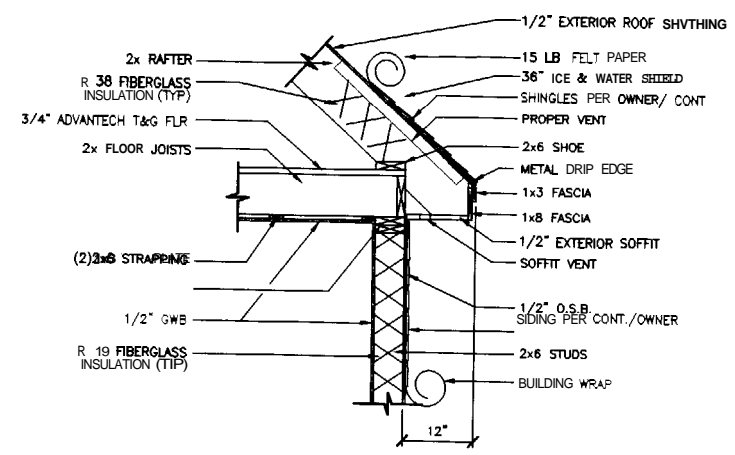
2 SOFFIT DETAIL
 A7 3/4" = 1'-0"



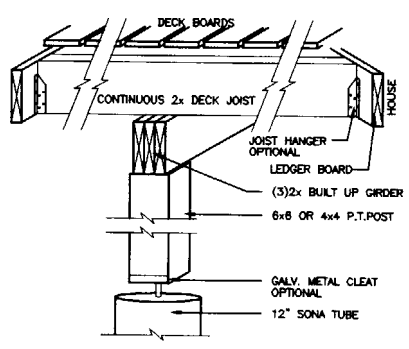
9 DECK/FARMER PORCH DETAIL
 A7 N.T.S.



6 SLAB & FROST WALL DETAIL
 A7 3/4" = 1'-0"



3 SOFFIT DETAIL
 A7 3/4" = 1'-0"



10 DECK DETAIL
 A7 N.T.S.

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CLIENT
 CLIENT

NOTES:

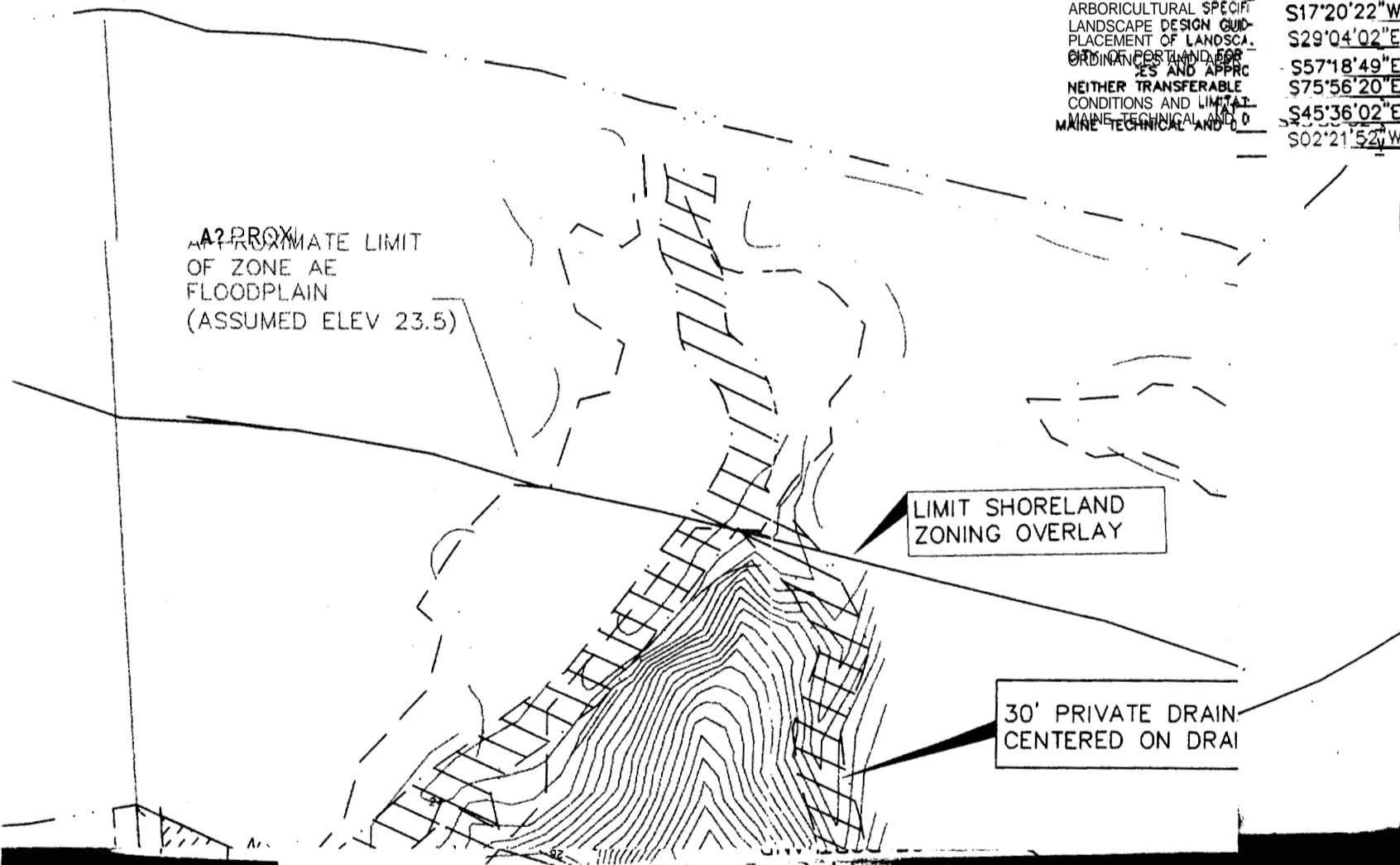
1. THIS PLAN IS SHEET 2 OF A PLAN SET OF 17 SHEETS ENTITLED "PRESUMPCOT RIVER PLACE PHASE 3." WHICH IS ON RECORD IN THE CITY OF PORTLAND PLANNING OFFICE.
2. DEVELOPMENT OF THE PARCELS PROPOSED AS PART OF THIS PLAN SHALL BE IN ACCORDANCE WITH DIVISION 6 (SECTIONS 14-76 THROUGH 14-81) OF CHAPTER 14, LAND USE, OF THE CODE OF ORDINANCES OF THE CITY OF PORTLAND, SUPPLEMENT 5, DATED JANUARY 1999 OR AS AMENDED FROM TIME TO TIME. EXCERPTS OF THE DIMENSIONAL REQUIREMENTS ARE PRESENTED BELOW.

MINIMUM LOT SIZE	10,000 S.F.
MINIMUM FRONTAGE	30 FT.
MINIMUM SETBACKS	
FRONT YARD	25 FT.
REAR YARD	25 FT.
SIDE YARD *	
1 STORY	12 FT.
1 1/2 STORIES	12 FT.
2 STORIES	14 FT. **
2 1/2 STORIES	16 FT.
YARD * ON SIDE STREETS	20 FT.
MINIMUM LOT WIDTH	80 FT.

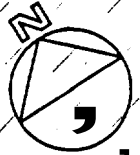
- * THE WIDTH OF ONE (1) SIDE YARD MAY BE REDUCED ONE (1) FOOT FOR EVERY FOOT THAT THE OTHER SIDE YARD IS CORRESPONDINGLY INCREASED. BUT NO SIDE YARD SHALL BE LESS THAN TWELVE (12) FEET IN WIDTH.
 - ** SIDE YARDS SHOWN ON PLAN ARE 14 FEET AND MAY BE INCREASED OR DECREASED DEPENDING UPON ~~THE~~
3. STRUCTURE ENVELOPES AS SHOWN ON THIS PLAN INCLUDING LOTS 1,2,3,4,5,6,8,9,10,11,15,18 AND 30 REPRESENT THE MAXIMUM AREA FOR CONSTRUCTION OF THE PRINCIPAL AND ACCESSORY STRUCTURE. ANY CHANGES TO SUCH AREA MUST RECEIVE THE WRITTEN APPROVAL OF THE CITY OF PORTLAND PLANNING BOARD OR PLANNING AUTHORITY PRIOR TO COMMENCEMENT OF CONSTRUCTION AND MUST BE RECORDED IN THE CITY OF PORTLAND PLANNING OFFICE WITH A REFERENCE TO THE BOOK AND PAGE FOR THIS PLAN.
 4. EACH LOT SHALL REQUIRE THE SUBMISSION OF A MINOR/MINOR SITE REVIEW PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND SHALL BE SUBJECT TO REVIEW PURSUANT TO ARTICLE V OF CHAPTER M OF THE PORTLAND CITY CODE.

5. THE OWNERS OF LOT CIVIL ENGINEER OR LAND IMPROVEMENTS ON THE RETAIN THAT "PROFESSIONAL" TO ALL REQUIRED EROSION ADDRESS ANY CHANGES THE DESIGN OF THE LOT NOT APPLY TO LOTS 7 AUTHORITY DETERMINES THAT THESE SERVICES IMPROVEMENTS ON THE BUILDING ELEVATIONS. BE CONDUCTED
 - SUBSEQUENT TO OF SILT FENCE
 - UPON COMPLETION
 - UPON COMPLETION
 - UPON COMPLETION
 - UPON COMPLETION
 - PRIOR TO REMOVAL
 THE PROFESSIONAL (CIVIL) PROVIDE A WRITTEN STATEMENT OF COMPLETION OF CONSTRUCTION WORK IS IN SUBSTANTIAL COMPLIANCE WITH ALL CONDITIONS OF APPEAR IN ALL PROPER LOTS SHALL HAVE EROSION LOCATION OF DEVELOPMENT
6. NO TREE CUTTING, GRASS COMR SHALL TAKE PLACE PROPERTY OF RESIDENTS THIS AREA. THIS NOTE WITH UNDISTURBED ZONE
7. PRIVATE DRAINAGE DISTURBANCE, FILLING, OBSTRUCTIONS SHALL THE PRIVATE DRAINAGE CITY OF PORTLAND PLANNING RESTRICTION WALL BE:
 - E. A MINIMUM OF TWO FEET THE FRONT YARD OF EACH ARBORICULTURAL SPECIFIC LANDSCAPE DESIGN GUIDELINES AND APPROPRIATE FOR THE CITY OF PORTLAND NEITHER TRANSFERABLE CONDITIONS AND LIMITATIONS MAIN TECHNICAL AND

BEARING:	
	S18°36'02"W
	S23°32'09"E
	S53°21'02"E
	N82°22'39"E
	N08°18'25"E
	S81°41'35"E
	2 W
	S32°54'30"E
	S32°54'30"E
	S50°20'03"E
	N12°19'20"E
	S77°25'09"E
	N32°01'27"E
	S58°05'19"E
	N58°26'57"E
	N32°03'41"E
	N37°32'41"E
	N42°33'29"E
	N32°03'41"E
	S78°36'47"E
	S32°27'28"W
	S35°39'43"W
	N52°27'52"W
	S40°01'06"W
	S57°54'01"E
	S57°54'01"E
	N47°06'58"E
	S36°07'19"E
	S34°15'38"E
	S34°15'38"E
	S51°01'09"E
	S42°57'10"W
	S42°03'16"W
	S20°26'16"W
	S17°20'22"W
	S29°04'02"E
	S57°18'49"E
	S75°56'20"E
	S45°36'02"E
	S02°21'52"W

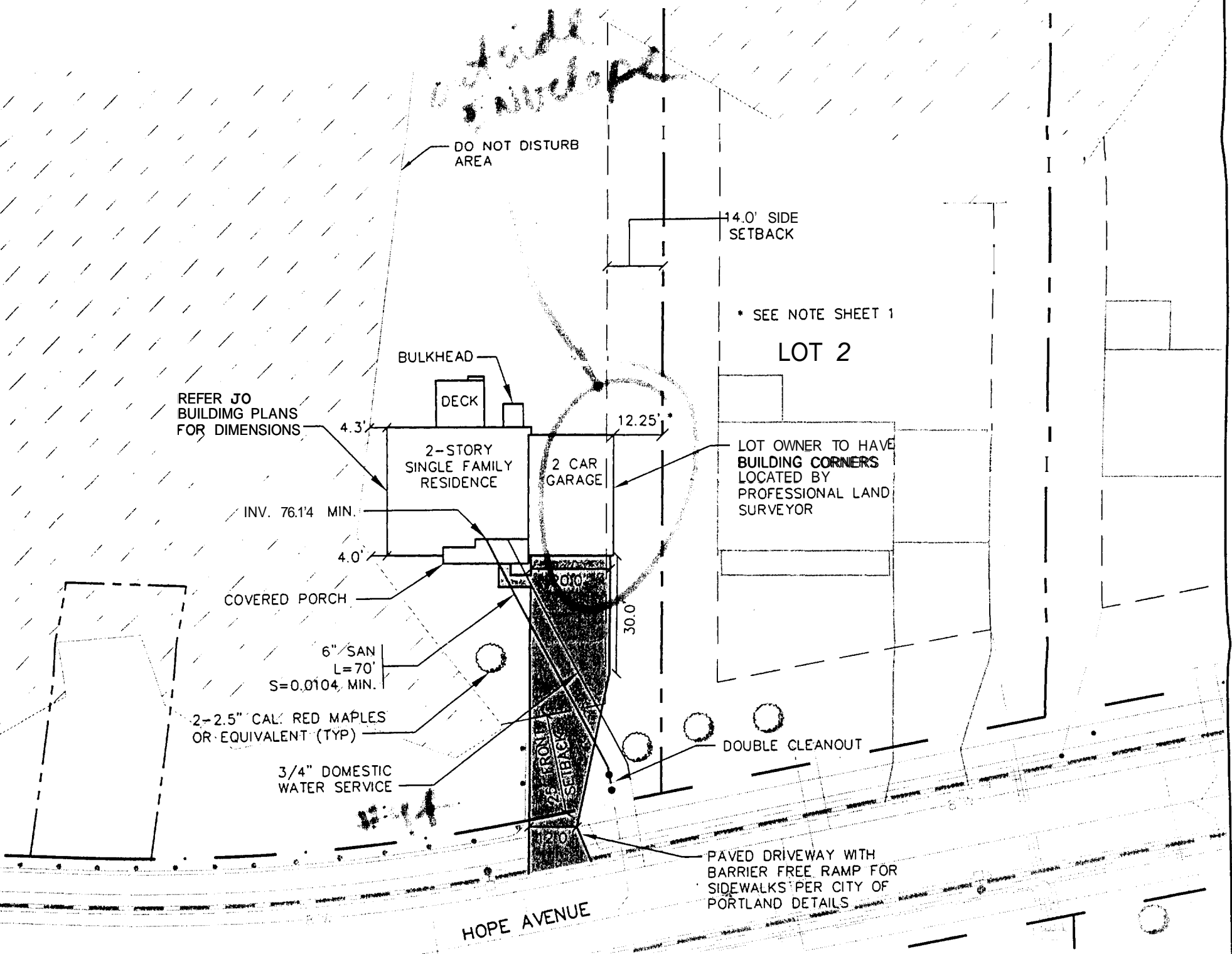
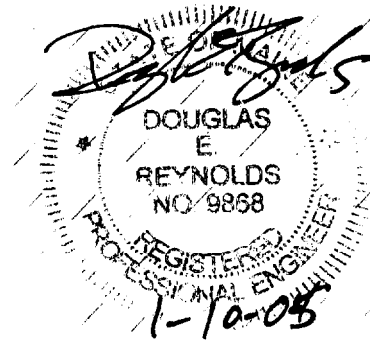


REFERENCE
 (1) F
 date
 (2) P
 Tech
 revise
 (3) P
 by H.I.
 Book
 (4) M
 for LK
 record
 (5) B



2. 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

LOT 1
127,955 S.F.
2.94 AC.



Design: WHS	Date: 1/05
Draft: CAH	Job No.: 1166
Checked: DER	Scale: 1"=30'
File Name: 98089-1\98089-LOTS 1-14	

GP Gorrill-Palmer Consulting Engineers, Inc.
Traffic and Civil Engineering Services
PO Box 1237
15 Saker
Gray, ME
207-657-6910
FAX: 207-657-6912
E-Mail: molbox@gorrillpalmer.com

Drawing Name:
Lot 1 Site Layout & Utility Plan
Project:
PRESUMPCOT RIVER PLACE

Figure No.
2



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PROJECT NAME

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PORTLAND, MAINE

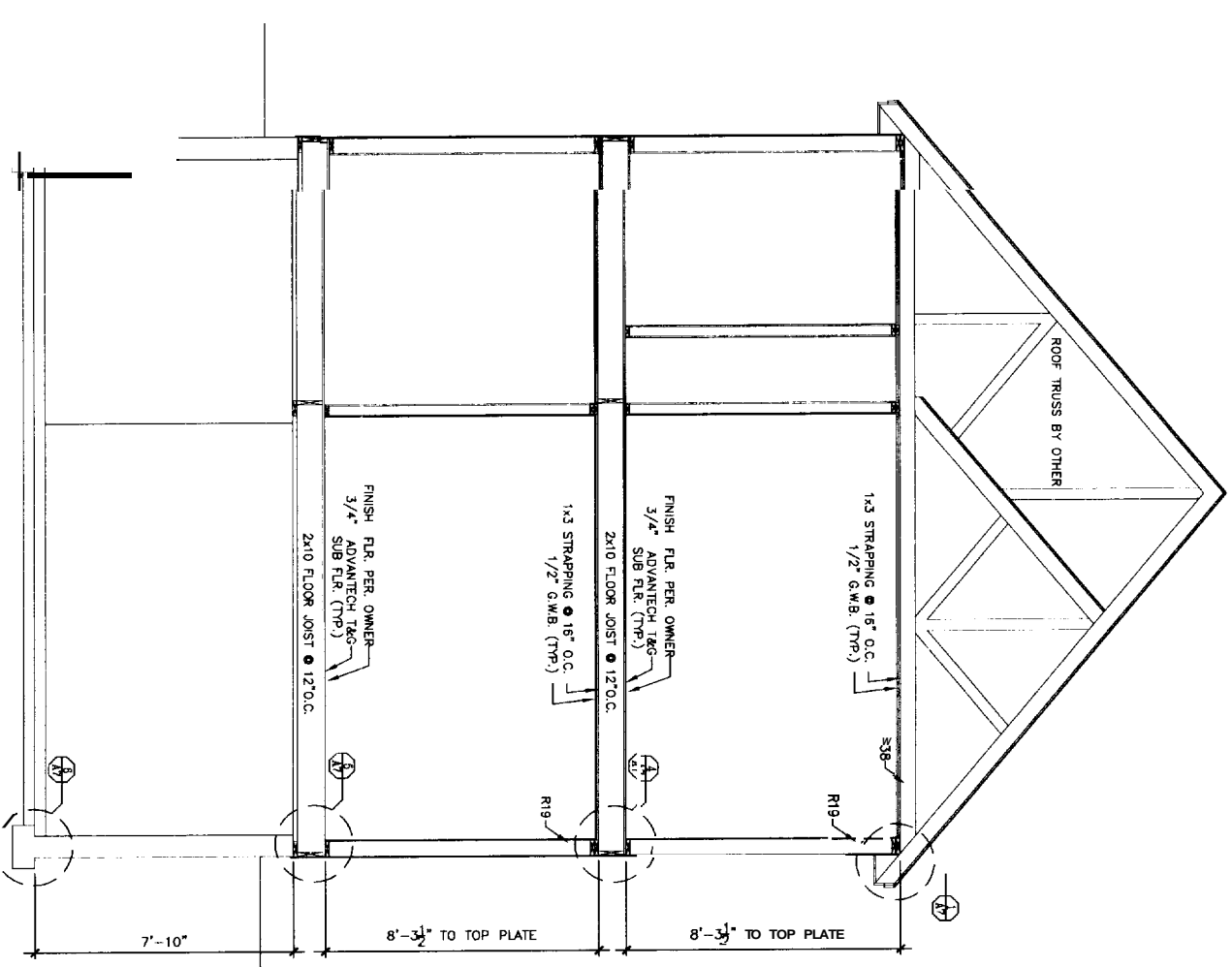
BUILT BY

SHEET NAME
CROSS
SECTIONS

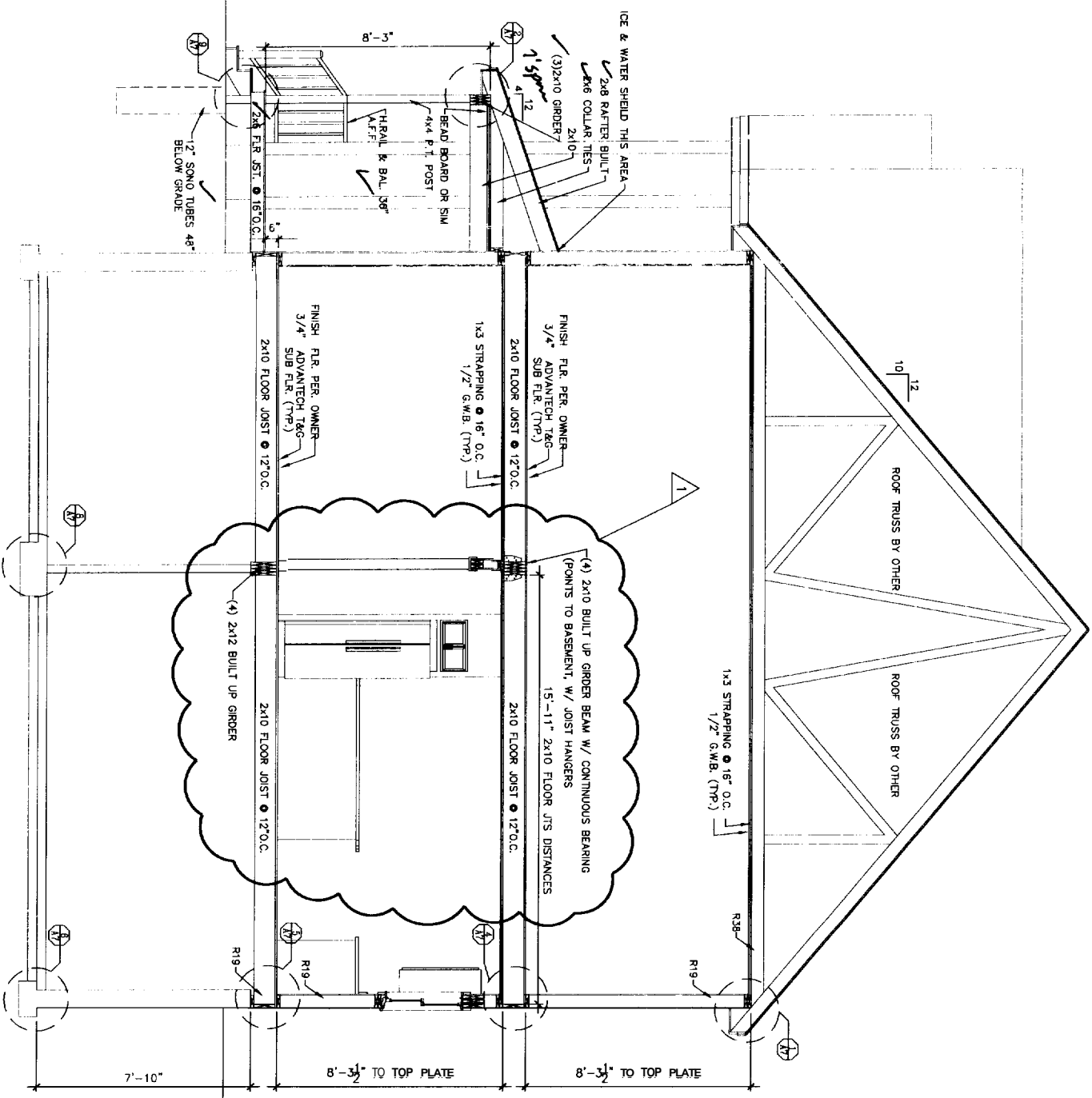
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DATE: 12/01/2004
FILE NUMBER 04-0075
REVISIONS:
01/06/05



2 CROSS SECTION
3/8" = 1'-0"



1 CROSS SECTION
3/8" = 1'-0"

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(207) 831-1844 Td

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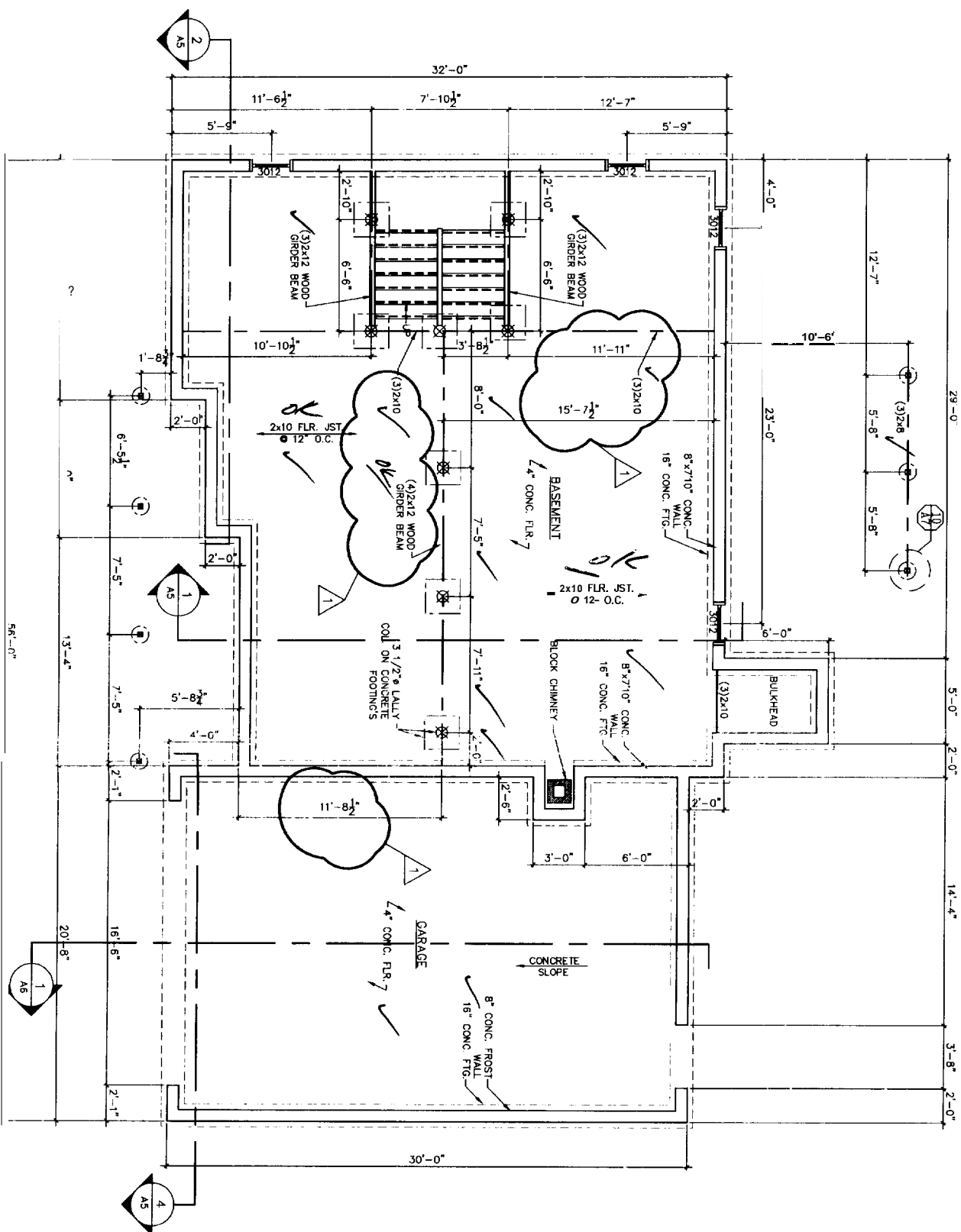
SHEET NAME

FOUNDATIONS
PLAN

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A-2



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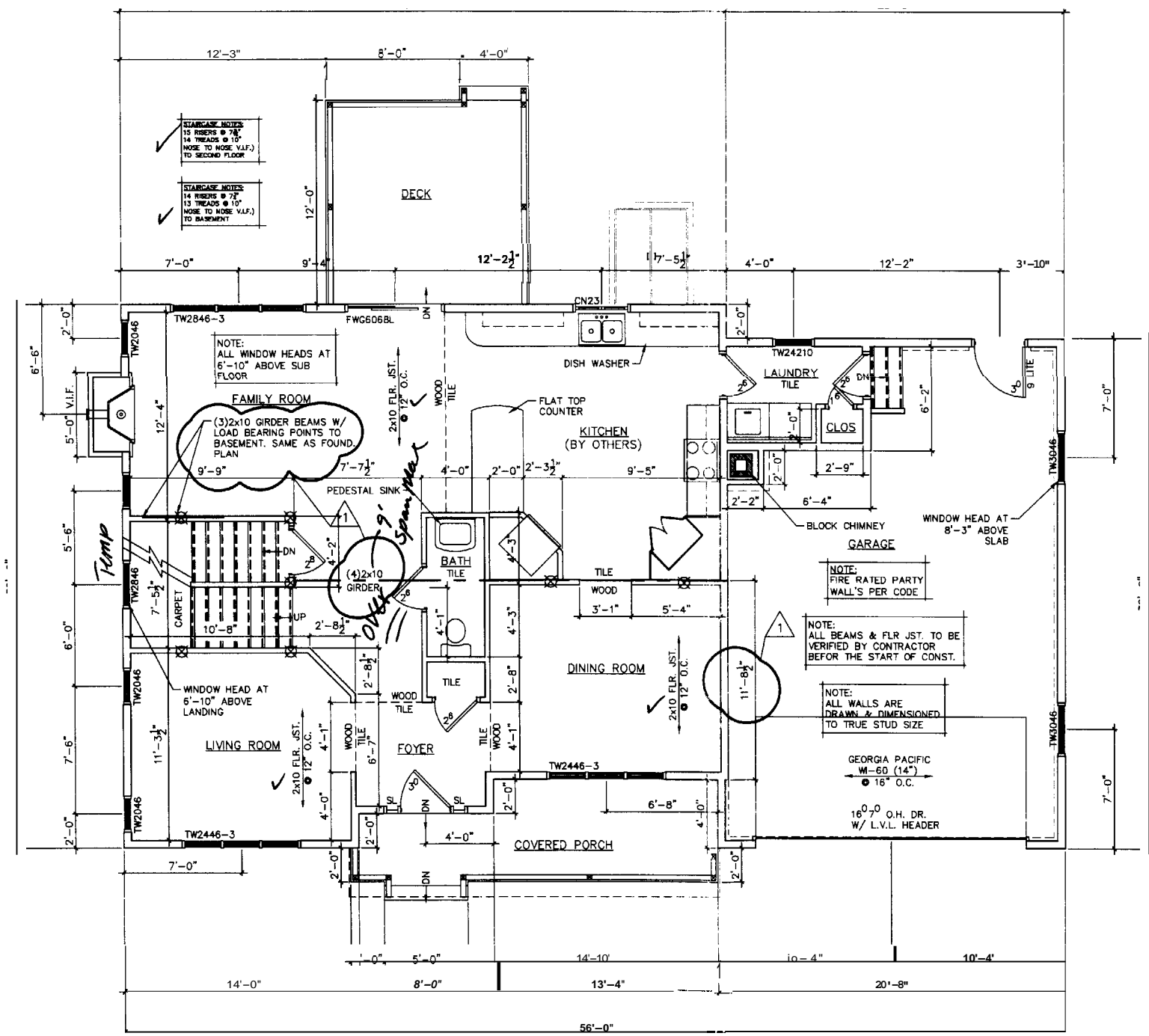
FIRST FLOOR
PLAN

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3



1 FIRST FLOOR PLAN
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