

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

Permit Number: 030317

Please Read Application And Notes, If Any, Attached

This is to certify that Smith, Stephen and Andrea/Stephen L. Smith
has permission to Single family dwelling: 3,712 sq ft dwelling with rear attached garage with unfinished space above
AT Hope Lot #13 present at River Place 392-A-013
389-0003001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of the State and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is altered or otherwise used-in. HOUR NOTIFICATION REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. **PERMIT ISSUED**
Health Dept.
Appeal Board **MAY 09 2003**
Other
Department Name


Director - Building & Inspection Services

CITY OF PORTLAND PENALTY FOR REMOVING THIS CARD

Siteplan 2003-0068

PERMIT ISSUED

City of Portland, Maine - Building or Use Permit Application
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 03-0317	Issue Date: MAY 003	CBL: 392-A-13 7389-C003001
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Location of Construction: Hope <i>Lot #13</i>	Owner Name: Smith, Stephen and Andrea	Owner Address: 142 Lane Ave. CITY OF PORTLAND	Phone: 650-9299
Business Name:	Contractor Name: Stephen L. Smith	Contractor Address: 142 Lane Avenue Portland	Phone: 2076509299
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone:

Past Use: vacant land: Presumpscot River Place III, Lot 13 (CBL: 392 A013)	Proposed Use: Single family dwelling: 3,712 s.f dwelling plus two-car attached garage with unfinished space above	Permit Fee: \$1,087.00	Cost of Work: \$152,000.00	CEO District: 2
		FIRE DEPT: <i>N/A</i> <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied	INSPECTION: Use Group: <i>2-3</i> Type: <i>SB</i> <i>BOCA 1999</i>	

Proposed Project Description: Single family dwelling: 3,712 s.f dwelling plus two-car attached garage with unfinished space above	Signature:	Signature:
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature:	Date:	

Permit Taken By: kwd	Date Applied For: 04/14/2003	Zoning Approval	
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>panel 2 zone X</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> <i>2003-0068</i> <i>ok with conditions</i> Date: <i>4/20/03</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>S</i>
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PERMIT ISSUED

MAY 09 2003

CITY OF PORTLAND

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT ADDRESS DATE PHONE

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 03-0317	Date Applied For: 03/31/2003	CBL: 392 a013
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Location of Construction: 0 Hope Ave (lot#13)	Owner Name: Smith, Stephen and Andrea	Owner Address: 142 Lane Ave.	Phone: () 650-9299
Business Name:	Contractor Name: Stephen L. Smith	Contractor Address: 142 Lane Avenue Portland	Phone: (207) 650-9299
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

Proposed Use: Single family dwelling: 3,712 s.f dwelling plus two-car attached garage with unfinished space above	Proposed Project Description: Single family dwelling: 3,712 s.f dwelling plus two-car attached garage with unfinished space above
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 04/28/2003

Note: **Ok to Issue:**

- 1) No certificate of occupancy shall be issued for any house lot in the subdivision until the base pavement has been completed along the entire length of Hope Avenue in Portland as well as Falmouth.
- 2) "No" parking" street signs shall be installed along the subdivision roadways PRIOR to the issuance of the first house lot certificate of occupancy (whether permanent or temporary) for this subdivision.
- 3) All driveways shall be paved within six (6) months of the receipt of a temporary certificate of occupancy and shall be a minimum of 12' wide. Individual homeowners shall be responsible for paving of driveway.
- 4) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 5) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved **Reviewer:** Tammy Munson **Approval Date:** 05/08/2003

Note: **Ok to Issue:**

Comments:

- 4/14/03-kwd: new CBL not in system yet, caused delay in processing.
- 4/30/03-tmm: plans missing a lot of info - left message w/owner.
- 5/1/03-tmm: faxed plan review sheets to Steve Smith and spoke w/him about requirements.
- 4/29/03-mjn: New Site plan delivered by applicant, sent to Tammy & Jay Reynolds
- 5/7/03-tmm: rec'd new plans - still missing a few items - will go over w/Steve Smith when picking up permit - ok to issue.

392-A-13 Lot 13 Presumpscot River

874-8410
Fax #

Permit # 03-0317

Stephen Smith

797-9364

Soil type/Presumptive Load Value (Table 401.4.1)		
Component	Plan Reviewer	Inspection/Date/Findings
STRUCTURAL Footing Dimensions/Depth (Table 403.1.1 & 403.1.1(1), Section 403.1.2)	OK	OK
Foundation Drainage Dampproofing (Section 406)	Not shown	OK 5/5
Ventilation (Section 409.1) Crawls Space ONLY	OK	OK
Anchor Bolts/Straps (Section 403.1.4)	Not shown	OK
Lally Column Type, Spacing and footing sizes (Table 502.3.4(2))	Spacing not shown footing size not shown	Footing size (1) 30" x 30"
Built-Up Wood Center Girder Dimension/Type (Table 502.3.4(2))	Inadequate in some areas	- OK - 1 span over
Sill/Band Joist Type & Dimensions First Floor Joist Species Dimensions and Spacing (Table 503.3.1(1) & Table 503.3.2(1))	2" x 12" - OK	Not shown → " " 2x8 PT OK
Second Floor Joist Species Dimensions and Spacing Table (503.3.1(1) & Table 503.3.2(1))	2" x 12" - OK	OK

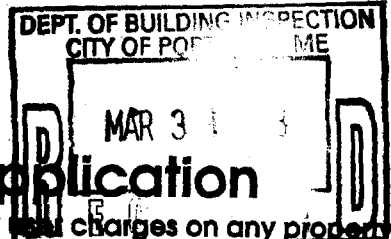
Attic or additional Floor Joist Species Dimensions and Spacing (Table 802.4.2 or 503.3.1(1) & Table 503.3.2(1))	2x8-16 ^{OC} OK	OK
Roof Rafter; Pitch, Span, Spacing & Dimension (Table 802.3.2(7))	Need to be 2x12's	OK - 2x12 shown
Sheathing; Floor, Wall and roof (Table 503.2.1(1))	OK	OK
Fastener Schedule (Table 602.3(1) & (2))	Not shown	OK - BOCA schedule
Private Garage Section 309 and Section 407 1999 BOCA) Living Space? (Above or beside) <i>yes</i>		
Fire separation	→ Not shown	→ OK 5/5 shows
Fire rating of doors to living space Door Sill elevation (407.5 BOCA)	Not shown	OK 5/5 shows
Egress Windows (Section 310)	Not shown	OK shown
Roof Covering (Chapter 9)	OK	OK
Safety Glazing (Section 308)	Not shown	OK 4/5
Attic Access (BOCA 1211.1)	Not shown	OK
Draft Stopping around chimney	Not shown	OK

Header Schedule	not shown	OK - S/S
Type of Heating System	not shown	OK
Stairs Number of Stairways 5 Interior 5 Exterior _____ Treads and Risers (Section 314) OK Width N _____ Headroom OK Guardrails and Handrails (Section 315) OK	not shown not shown	OK
Smoke Detectors Location and type/Interconnected	not shown	OK
Plan Reviewer Signature		

See Chimney Summary Checklist

All of the decks framing not shown - OK

03-0317 ~~03-0292~~



All Purpose Building Permit Application

If you or the property owner owes real estate or personal property taxes or other charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Hope Avenue / Curtis Rd.

Location/Address of Construction: <i>Presumpscof River Place Phase III Lot #13</i>		
Total Square Footage of Proposed Structure <i>3113</i>	Square Footage of Lot <i>28,001 sq ft</i>	
Tax Assessor's Chart, Block & Lot Chart# <i>392</i> Block# <i>A 013</i> Lot# <i>38</i>	Owner: <i>Stephen L. and Andreal Smith</i>	Telephone: <i>797-9364</i>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <i>Stephen L. Smith 142 Lane Ave Portland 797-9364 / 650-9299</i>	Cost Of Work: \$ <i>152,000</i> Fee: \$ <i>1087.00</i>
Current use: <i>New lot</i>		<i>Site 300.00</i>
If the location is currently vacant, what was prior use:		<i>Garage 75.00</i>
Approximately how long has it been vacant:		<i>\$ 1462.00</i>
Proposed use: <i>Residential - single family home</i>	Project description:	
Contractor's name, address & telephone: <i>Stephen L. Smith 142 Lane Ave. Portland, ME 04103 797-9364</i>		
Who should we contact when the permit is ready: <i>Steve Smith 650-9299 / 797-9364</i>		
Mailing address: <i>142 Lane Ave. Portland, ME 04103</i>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <i>650-9299 / 797-9364</i>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: <i>Stephen L. Smith</i>	Date: <i>3-5-03</i>
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This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 03-0317	Date Applied For: 03/31/2003	CBL: 392 a013
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Business Name:	Contractor Name: Stephen L. Smith	Contractor Address: 142 Lane Avenue Portland	Phone: (207) 650-9299
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

Proposed Use: Single family dwelling: 3,712 s.f dwelling plus two-car attached garage with unfinished space above	Proposed Project Description: Single family dwelling: 3,712 s.f dwelling plus two-car attached garage with unfinished space above
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 04/28/2003

Note: **Ok to Issue:**

- 1) No certificate of occupancy shall be issued for any house lot in the subdivision until the base pavement has been completed along the entire length of Hope Avenue in Portland as well as Falmouth.
- 2) "No" parking" street signs shall be installed along the subdivision roadways PRIOR to the issuance of the first house lot certificate of occupancy (whether permanent or temporary) for this subdivision.
- 3) All driveways shall be paved within six (6) months of the receipt of a temporary certificate of occupancy and shall be a minimum of 12' wide. Individual homeowners shall be responsible for paving of driveway.
- 4) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 5) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Pending **Reviewer:** **Approval Date:**

Note: **Ok to Issue:**

Comments:
04/14/2003-kwd: new CBL not in system yet, caused delay in processing.

Applicant: Stephen Smith

Date: 4/28/04

Address: Hope Cat #13 Presumpscot River Place

C-B-L: ~~389-6-003~~
392-A-13

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New development permit # 03-0307

Zone Location - R-2

Interior or corner lot -

Proposed Use/Work - construct new single family

Sevage Disposal - City

Lot Street Frontage - 50' req. 120' shown

Front Yard - 25' req - 74' given

Rear Yard - 25' req - 98' scaled

Side Yard - 14' req - 18.5' & 20.5' shown

Projections - 6 x 7.5' rear bulkhead - right side change front entry 4.75' x 7.5' - duck along rear right

Width of Lot - 80' req - 120' scaled

Height - 35' MAX - 32' to absolute lowest point, average grade would make it less -

Lot Area - 10,000^{sq ft} min - 28,001^{sq ft} shown

Lot Coverage/ Impervious Surface - 20% MAX of 5600.2^{sq ft} MAX

Area per Family - 10,000^{sq ft}

Off-street Parking - 2 required - 2 shown

Loading Bays - N/A

Site Plan - minor # 2003-0068

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - panel 2 zone X

includes Deck

44 x 79 = 3476

~~31 x 37 = 1147~~

44 x 48 = 2112

4.75 x 7.5 = 35.625

6 x 7.5 = 45

3556.625^{sq ft}

SPACE AND BULK REQUIREMENTS – R-2 ZONE

MINIMUM LOT SIZE: 10,000 S.F.

MINIMUM FRONTAGE: 50 FT.

MINIMUM SETBACKS:

FRONT YARD 25 FT.

REAR YARD 25 FT

SIDE YARD*

1 STORY 12 FT.

1 1/2 STORY 12 FT.

2 STORY 14 FT.

2 1/2 STORY 16 FT.


MINIMUM LOT WIDTH:

OTHER USES: 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.

THE SIDE YARDS SHOWN ON THE FOLLOWING FIGURES ARE BASED UPON A (1) ONE STORY STRUCTURE AND MAY BE INCREASED OR DECREASED DEPENDING UPON THE NUMBER OF STORIES.

Design: DER	Date: JAN 2003
Draft: SGB	Job No.: 712
Checked: AMP	Scale: NTS
File Name: 712-sp.dwg	

 <i>Traffic and Civil Engineering Services</i>

Drawing Name:
Space & Bulk Requirements
Project:
PRESUMPCOT RIVER PLACE

Figure No.
1

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

2003-0068

Application I. D. Number

03/31/2003

Application Date

Lot #13, Presumpscot River Place 3

Project Name/Description

Smith Stephen and Andrea

Applicant

142 Lane Ave, Portland, ME 04103

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 650-9299 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

13 - 13 Hope Ave, Portland, Maine

Address of Proposed Site

389 G003001

Assessor's Reference: Chart-Block-Lot

Approval Conditions of DRC

- 1 PER SUBDIVISION APPROVAL, NO CERTIFICATE OF OCCUPANCY WILL BE GRANTED UNTIL THE BASE PAVEMENT HAS BEEN INSTALLED ON HOPE AVENUE.
- 2 Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
- 3 Your new street address HAS NOT BEEN ESTABLISHED TO DATE, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 4 The Development Review Coordinator (874-8632) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.
- 5 A sewer permit is required for you project. Please contact Carol Merritt at 874-8300, ext . 8822. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
- 6 As-built record information for sewer and stormwater service connections must be submitted to Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
- 7 The site contractor shall establish finish grades at the foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.
- 8 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 9 All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a Certificate of Occupancy.

Inspections

REVISED GRADING PLAN FOR

LOT 13, HOPE AVE.

2003-0068

3896003

Change,

Revised Grading Plan for
Lot 13 Hope Ave.

2003-0068

3896003

Jay

STATUTORY WARRANTY DEED

GOLDENEYE CORP., a Maine corporation with a principal place of business in Falmouth, in the County of Cumberland and State of Maine

For Consideration Paid, GRANT with WARRANTY COVENANTS TO:

STEPHEN L. SMITH and ANDREA L. SMITH, whose mailing address is 142 Lane Avenue, Portland, Maine 04103, as JOINT TENANTS

A certain lot or parcel of land situated on the northeasterly sideline of Hope Avenue in the City of Portland, County of Cumberland and State of Maine, and being Lot 13 shown on plan entitled "Presumpscot River Place Phase III - Subdivision Plan Portland, Maine" dated December 4, 2001, as revised, prepared by Titcomb Associates, and recorded at the Cumberland County Registry of Deeds in Plan Book 202, Page 650, together with a right-of-way in common with others over "Hope Avenue" as shown on the plan.

Being a portion of the premises conveyed to the Grantor herein by deed of Robert L. Adam and Lloyd B. Wolf dated October 17, 2002 and recorded at the Cumberland County Registry of Deeds in Book 18262, Page 159. Reference is further made to a confirmation deed from Lloyd B. Wolf to Grantor herein dated November 5, 2002 and recorded at said Registry of Deeds in Book 18336, Page 57.

EXCEPTING AND RESERVING to the Grantor, its successor and assigns, all right, title and interest in and to the fee interest in "Hope Avenue", so-called, as shown on the plan. The purpose of this reservation is to preserve the Grantor's right in and to such ways pursuant to 23 M.R.S.A. §3031(4) and 33 M.R.S.A. §460 et seq. together with the right to convey said fee interest to the City of Portland.

This conveyance is subject to and with the benefit of the following:

1. Notes 1 through 19, restrictions, conditions, easements and covenants as may be set forth on said Plan recorded in Plan Book 202, Page 650.

2. Rights and easements granted to Central Maine Power Company in instruments dated February 10, 1954 and recorded at said Registry of Deeds in Book 2167, Pages 432 and 435, subject to restrictions set forth therein.
3. Rights and easements granted to Portland Water District in an instrument dated December 30, 1955 and recorded at said Registry of Deeds in Book 2267, Page 257.
4. Rights and easements granted to New England Telephone and Telegraph and Central Maine Power Company in an instrument dated December 29, 1955 and recorded at said Registry of Deeds in Book 2276, Page 277.
5. Such State of Facts as set forth or depicted on plan showing Plan of Property for Robert Adam dated August 1978 and recorded at said Registry of Deeds in Plan Book 125, Pages 45 and 46.
6. A ten (10) foot pedestrian easement as shown on said Plan recorded in Plan Book 202, Page 650.
7. A thirty (30) foot pedestrian easement as shown on said Plan recorded in Plan Book 202, Page 650.
8. An easement deed from Goldeneye Corp. to the City of Portland of recent date herewith, to be recorded at said Registry of Deeds.
9. Terms and conditions of a State of Maine Department of Environmental Protection Site Location of Development Natural Resources Protection Act Water Quality Certification Findings of Fact and Order dated August 23, 2002 and recorded at said Registry of Deeds in Book 18084, Page 94 together with the requirement that all future conveyances shall include reference to this permit.
10. Terms and conditions of a Declaration of Covenants and Restrictions dated November 5, 2002 and recorded at said Registry of Deeds in Book 18336, Page 59.

Also hereby conveying together with and subject to all rights, easements, privileges and appurtenances, belonging to the premises hereinabove described.

This conveyance is made SUBJECT to the current real estate taxes to the City of Portland subject to proration at the closing, which the Grantees herein by their acceptance of this deed hereby assume and agree to pay.

IN WITNESS WHEREOF, the said GOLDENEYE CORP. has caused this instrument to be signed in its corporate name and sealed with its corporate seal by _____, its _____ thereunto duly authorized this 13th day of November., 2002.

GOLDENEYE CORP.

By: _____
Its _____

[Handwritten signature]
Treas.

STATE OF MAINE
CUMBERLAND, SS.

, 2002

Then personally appeared the above-named _____, _____ of GOLDENEYE CORP. as aforesaid and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation.

Before me,

[Handwritten signature]

NOV 13 2002

Attorney at Law/Notary Public

C. TRENT GRACE
Notary Public, Maine
My Commission Expires February 6, 2008

From: Karen Dunfey
To: Don Hall; Gayle Guertin; James Robbins; Jay Rey...
Date: Mon, Apr 14, 2003 12:48 PM
Subject: Presumpscot River Place III

Hi All,

We are in receipt of an application to build a single-family dwelling on Lot #13 of Presumpscot River Place III, which has been assigned a CBL, but that assigned CBL is not yet in the Assessor's database, nor is it in Urban Insight. After discussing this with several folks here in this office, it has been decided to begin to process the application under the previous lead CBL for the parcel, which is 389 G003001, listed as being owned by Robert Adam and AJS Family Partnership, property address "Curtis Rd".

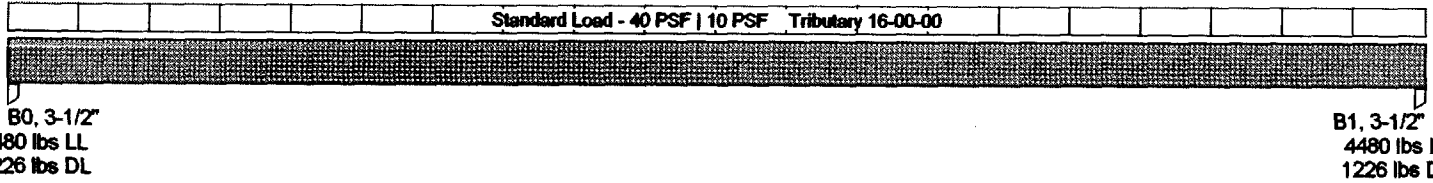
Please note that while I could change the owner in the Building Permit section of Urban Insight, I could not change it under the Design Review section, so that when those of you who receive the Minor Site Plan documents receive them, the owner's name will be under Robert Adam, not Stephen and Andrea Smith, which is correct. When the Assessor's database, and Urban Insight, is updated to include the new CBLs, I will change over the CBLs on the applications to the new, correct one. If you have any questions, please feel free to give me a call at x8701. Thanks!!!

Karen Dunfey
Inspection Services
874-8701

Single 5 1/4" x 11 1/4" VERSA-LAM® 2800 DF

Job Name - Steve Smith
 Address -
 City, State, Zip -
 Customer -
 Code reports - NER 442

File Name - BC CALC Project : FB01
 Description -
 Specifier -
 Designer - Manfred Brause
 Company - Hancock Lumber
 Misc - KITCHEN CEILING - RAFTER BEAM



Total Horizontal Length - 14-00-00

General Data

Version: US Imperial
 Member Type: - Floor Beam
 Number of Spans: - 1
 Left Cantilever: - No
 Right Cantilever: - No
 Slope: 0/12
 Tributary: 16-00-00
 Repetitive: n/a
 Construction Type: n/a
 Live Load: 40 PSF
 Dead Load: 10 PSF
 Part Load: 0 PSF
 Duration: 115

Disclosure

The completeness and accuracy of the input must be verified by anyone who would rely on the output as evidence of suitability for a particular application. The output above is based upon building code-accepted design properties and analysis methods. Installation of BOISE engineered wood products must be in accordance with the current Installation Guide and the applicable building codes. To obtain an Installation Guide or if you have any questions, please call (800)232-0788 before beginning product installation.

BC CALC®, BC FRAMER®, BCI®, BC RIM BOARD™, BC OSB RIM BOARD™, BOISE GLULAM™, VERSA-LAM®, VERSA-RIM®, VERSA-RIM PLUS®, VERSA-STRAND™, VERSA-STUD®, ALLJOIST® and AJS™ are registered trademarks of Boise Cascade Corporation.

Load Summary

ID	Description	Load Type	Ref.	Start	End	Live	Dead	Trib.	Dur.
S	Standard	Unf.Area Load	Left	00-00-00	14-00-00	40 PSF	10 PSF	16-00-00	115

Controls Summary

Control Type	Value	% Allowable	Duration	Loadcase	Span Location
Moment	19972 ft-lbs	66.7%	@ 115%	2	1 - Internal
End Shear	4942 lbs	38.3%	@ 115%	2	1 - Left
Total Deflection	L/297 (0.566")	80.8%		2	1
Live Deflection	L/378 (0.444")	95.1%		2	1
Max. Defl.	0.566" (Limit: 1")	56.6%		2	1
Span/Depth	14.9				1

Bearing Supports

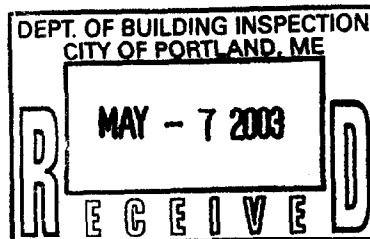
Name	Type	Dim. (L x W)	Value	% Allow Support	% Allow Member	Material
B0	Post	3-1/2" x 3-1/2"	5706 lbs	64.3%	51.8%	Spruce-Pine-Fir
B1	Post	3-1/2" x 3-1/2"	5706 lbs	64.3%	51.8%	Spruce-Pine-Fir

CAUTIONS:

Member is not fully supported at post B0. A connector is required at this bearing.
 Member is not fully supported at post B1. A connector is required at this bearing.

NOTES:

Design meets Code minimum (L/240) Total load deflection criteria.
 Design meets Code minimum (L/360) Live load deflection criteria.
 Design meets arbitrary (1") Maximum load deflection criteria.
 Entered/Displayed Horizontal Span Length(s) = Clear Span + 1/2 min. end bearing + 1/2 intermediate bearing



**Steve Smith
Garage**

Date: 5/06/03 BeamChek 2.2

Choice W 16x 45 A36 Wide Flange Steel Lateral Support at: Lc = 7.4 ft max.

Conditions Actual Size is 7 x 16-1/8 in.,
Min Bearing Length R1= 1.3 in. R2= 1.3 in. DL Defl 0.14 in Suggested Camber 0.21 in

Data

Beam Span	23.0 ft	Reaction 1	12221 #	Reaction 1 LL	8846 #
Beam Wt per ft	45.0 #	Reaction 2	11006 #	Reaction 2 LL	7919 #
Beam Weight	1035 #	Maximum V	12221 #		
Max Moment	91993 #	Max V (Reduced)	N/A		
TL Max Defl	L / 240	TL Actual Defl	L / 533		
LL Max Defl	L / 360	LL Actual Defl	L / 726		

Attributes

	Section (in ³)	Shear (in ²)	TL Defl (in)	LL Defl
Actual	72.70	5.56	0.52	0.38
Critical	46.46	0.85	1.15	0.77
Status	OK	OK	OK	OK
Ratio	64%	15%	45%	50%

Values

	Fb (psi)	Fv (psi)	E (psi x mil)
Base Value Fy	36000	36000	29.0
Base Adjusted	23760	14400	29.0

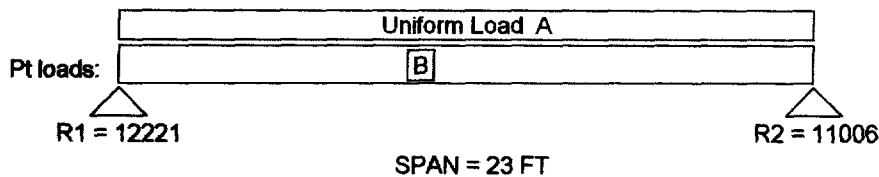
Adjustments YP Factor, Lc 0.66 0.40

At Point Loads : Provide these minimum bearing lengths in inches or provide web stiffeners.
B = 1.3

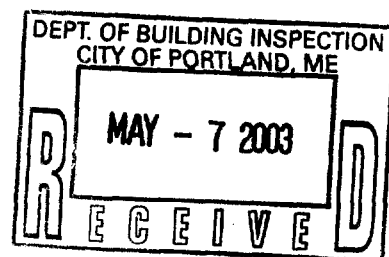
BeamChek has automatically added the beam self-weight into the calculations.

Loads

Uniform TL:	560 = A	Uniform LL:	420
Point LL	Point TL	Distance	
7105	B = 9312	10.0	



Uniform and partial uniform loads are lbs per lineal ft.



**STEVE SMITH
KITCHEN CEILING**

Date: 5/07/03 BeamChek 2.2

Choice **W 12x 45 A36 Wide Flange Steel** **Lateral Support at: Lc = 8.5 ft max.**

Conditions Actual Size is 8 x 12 in.,
Min Bearing Length R1= 1.3 in. R2= 1.3 in. DL Defl 0.13 in Suggested Camber 0.19 in

Data

Beam Span	18.5 ft	Reaction 1	14436 #	Reaction 1 LL	10307 #
Beam Wt per ft	45.0 #	Reaction 2	11682 #	Reaction 2 LL	8098 #
Beam Weight	833 #	Maximum V	14436 #		
Max Moment	73121 #	Max V (Reduced)	N/A		
TL Max Defl	L / 240	TL Actual Defl	L / 494		
LL Max Defl	L / 360	LL Actual Defl	L / 687		

Attributes

	Section (in ³)	Shear (in ²)	TL Defl (in)	LL Defl
Actual	58.10	4.04	0.45	0.32
Critical	36.93	1.00	0.93	0.62
Status	OK	OK	OK	OK
Ratio	64%	25%	49%	52%

Values

	Fb (psi)	Fv (psi)	E (psi x mil)
Base Value Fy	36000	36000	29.0
Base Adjusted	23760	14400	29.0

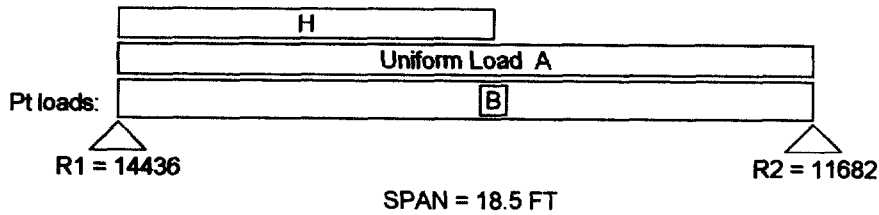
Adjustments YP Factor, Lc 0.66 0.40

At Point Loads : Provide these minimum bearing lengths in inches or provide web stiffeners.
B = 1.3

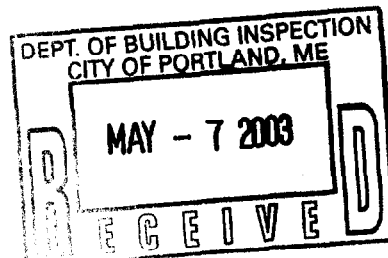
BeamChek has automatically added the beam self-weight into the calculations.

Loads

Point LL	Point TL	Distance	Par Unif LL	Par Unif TL	Start	End
4480	B = 5706	10.0	560	H = 700	0	10.0



Uniform and partial uniform loads are lbs per lineal ft.



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

2003-0068
Application I. D. Number
3/31/2003
Application Date
Lot #13, Presumpscot River Place 3
Project Name/Description

Smith Stephen and Andrea
Applicant
142 Lane Ave, Portland, ME 04103
Applicant's Mailing Address

13 - 13 Hope Ave, Portland, Maine
Address of Proposed Site
389 G003001
Assessor's Reference: Chart-Block-Lot

Consultant/Agent
Applicant Ph: (207) 650-9299 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) _____

Proposed Building square Feet or # of Units _____ Acreage of Site _____ Zoning _____

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | | <input type="checkbox"/> Other _____ |

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

Building Approval Status:

Approved Approved w/Conditions
See Attached Denied
Reviewer _____
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

- | | | | |
|---|----------------------------|--|-----------------------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ date _____ | _____ amount _____ | _____ expiration date _____ |
| <input type="checkbox"/> Inspection Fee Paid | _____ date _____ | _____ amount _____ | |
| <input type="checkbox"/> Building Permit Issue | _____ date _____ | | |
| <input type="checkbox"/> Performance Guarantee Reduced | _____ date _____ | _____ remaining balance _____ | _____ signature _____ |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____ date _____ | <input type="checkbox"/> Conditions (See Attached) | _____ expiration date _____ |
| <input type="checkbox"/> Final Inspection | _____ date _____ | _____ signature _____ | |
| <input type="checkbox"/> Certificate Of Occupancy | _____ date _____ | | |
| <input type="checkbox"/> Performance Guarantee Released | _____ date _____ | _____ signature _____ | |
| <input type="checkbox"/> Defect Guarantee Submitted | _____ submitted date _____ | _____ amount _____ | _____ expiration date _____ |
| <input type="checkbox"/> Defect Guarantee Released | _____ date _____ | _____ signature _____ | |

From: Karen Dunfey
To: Don Hall; Gayle Guertin; James Robbins; Jay Rey...
Date: Mon, Apr 14, 2003 12:48 PM
Subject: Presumpscot River Place III

Hi All,

We are in receipt of an application to build a single-family dwelling on Lot #13 of Presumpscot River Place III, which has been assigned a CBL, but that assigned CBL is not yet in the Assessor's database, nor is it in Urban Insight. After discussing this with several folks here in this office, it has been decided to begin to process the application under the previous lead CBL for the parcel, which is 389 G003001, listed as being owned by Robert Adam and AJS Family Partnership, property address "Curtis Rd".

Please note that while I could change the owner in the Building Permit section of Urban Insight, I could not change it under the Design Review section, so that when those of you who receive the Minor Site Plan documents receive them, the owner's name will be under Robert Adam, not Stephen and Andrea Smith, which is correct. When the Assessor's database, and Urban Insight, is updated to include the new CBLs, I will change over the CBLs on the applications to the new, correct one. If you have any questions, please feel free to give me a call at x8701. Thanks!!!

Karen Dunfey
Inspection Services
874-8701

SPACE AND BULK REQUIREMENTS - R-2 ZONE

MINIMUM LOT SIZE: 10,000 S.F.

MINIMUM FRONTAGE: 50 FT.

MINIMUM SETBACKS:

FRONT YARD 25 FT.

REAR YARD 25 FT.

SIDE YARD*

1 STORY 12 FT.

1 1/2 STORY 12 FT.

2 STORY 14 FT.


2 1/2 STORY 16 FT.

MINIMUM LOT WIDTH: 80 FT.
OTHER USES:

* 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.

THE SIDE YARDS SHOWN ON THE FOLLOWING FIGURES ARE BASED UPON A (1) ONE STORY STRUCTURE AND MAY BE INCREASED OR DECREASED DEPENDING UPON THE NUMBER OF STORIES.

Design: DER	Date: JAN 2003
Draft: SGB	Job No.: 712
Checked: AMP	Scale: NTS
File Name: 712-sp.dwg	

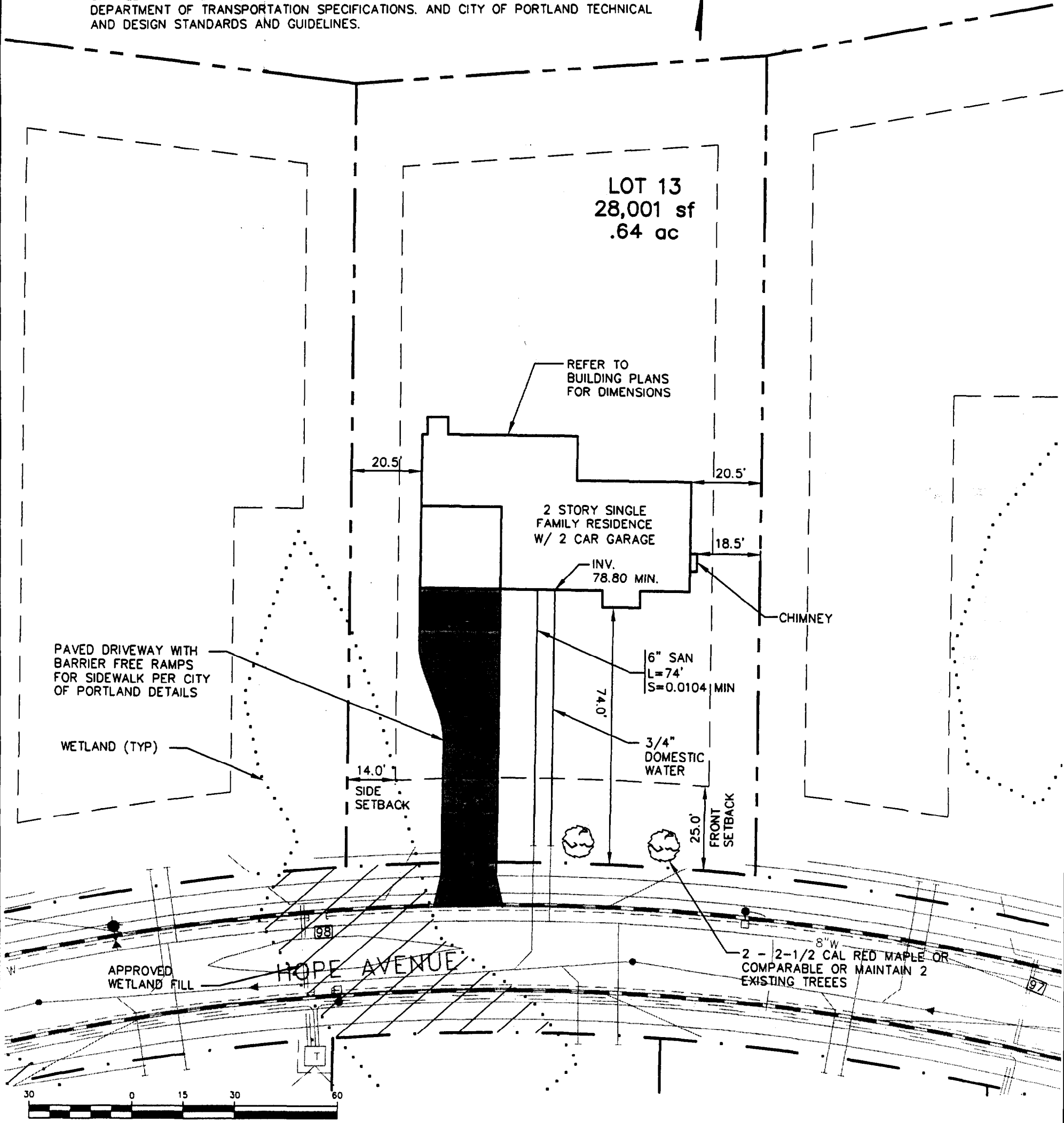
 Traffic and Civil Engineering Services	
	PO Box 1237, 15 Shaker Road
	Gray, ME 04039 207-657-6910

Drawing Name: Space & Bulk Requirements
Project: PRESUMPCOT RIVER PLACE

Figure No. 1

GENERAL NOTES

1. TOPOGRAPHIC DATA AND EXISTING CONDITIONS ARE BASED UPON A GROUND SURVEY CONDUCTED BY TITCOMB ASSOCIATES IN 2001.
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 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.
3. MAINTENANCE OF EROSION CONTROL MEASURES IS OF PARAMOUNT IMPORTANCE TO THE OWNER AND THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTIONS OF THE OWNER OR THEIR REPRESENTATIVES AT NO ADDITIONAL COST TO THE OWNER.
4. 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.
5. ALL SEWER MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
6. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, AND CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.



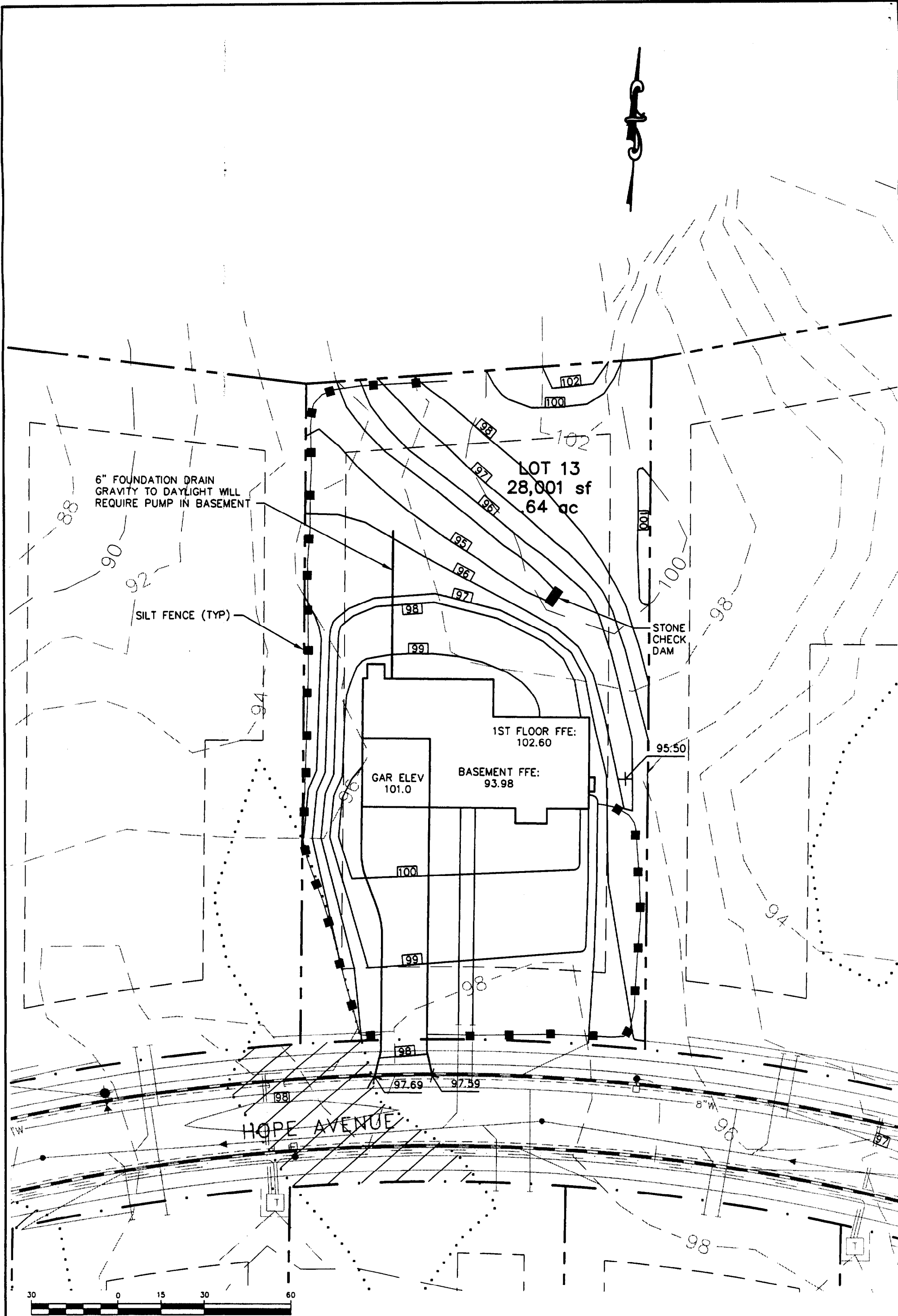
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Draft: GJL	Job No.: 780
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GP Gorrill-Palmer Consulting Engineers, Inc.
 Traffic and Civil Engineering Services

PO Box 1237
 15 Saker Road
 Gray, ME 04038
 207-657-6910
 FAX: 207-657-6912
 E-Mail: molbee@gorrillpalmer.com

Drawing Name: Lot 13 Site Layout and Utility Plan
Project: PRESUMPCOT RIVER PLACE

Figure No.
2



6" FOUNDATION DRAIN
GRAVITY TO DAYLIGHT WILL
REQUIRE PUMP IN BASEMENT

LOT 13
28,001 sf
64 ac

SILT FENCE (TYP)

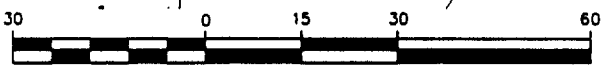
STONE
CHECK
DAM

1ST FLOOR FFE:
102.60

GAR ELEV
101.0

BASEMENT FFE:
93.98

HOPE AVENUE



1 inch = 30 ft.

Design: DER	Date: MAR 03
Draft: GJL	Job No.: 760
Checked: AMP	Scale: 1"=30'
File Name: 760-SP	

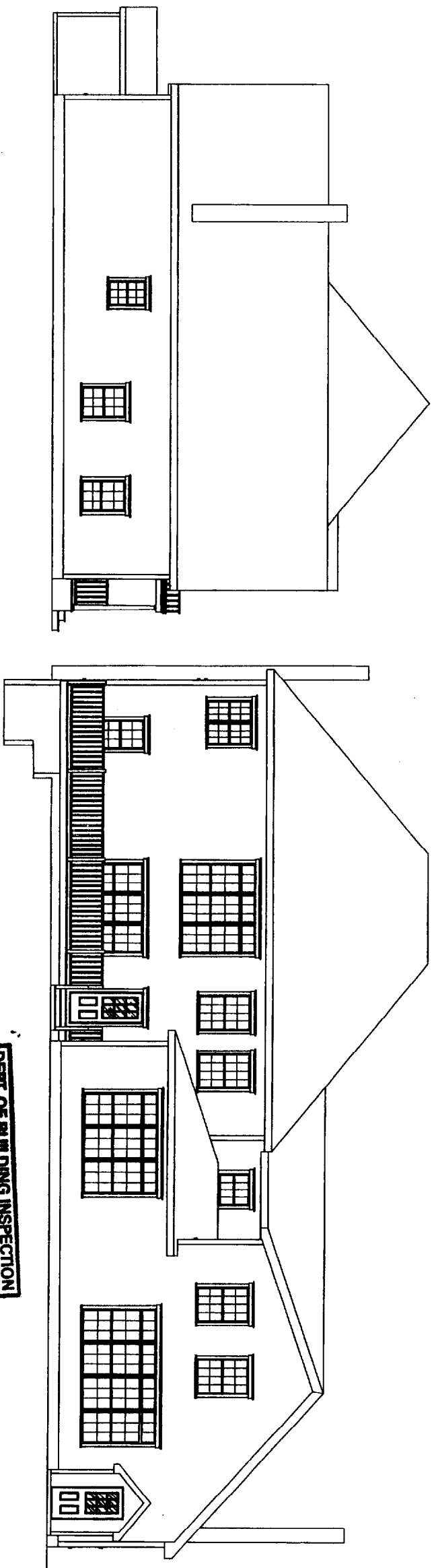
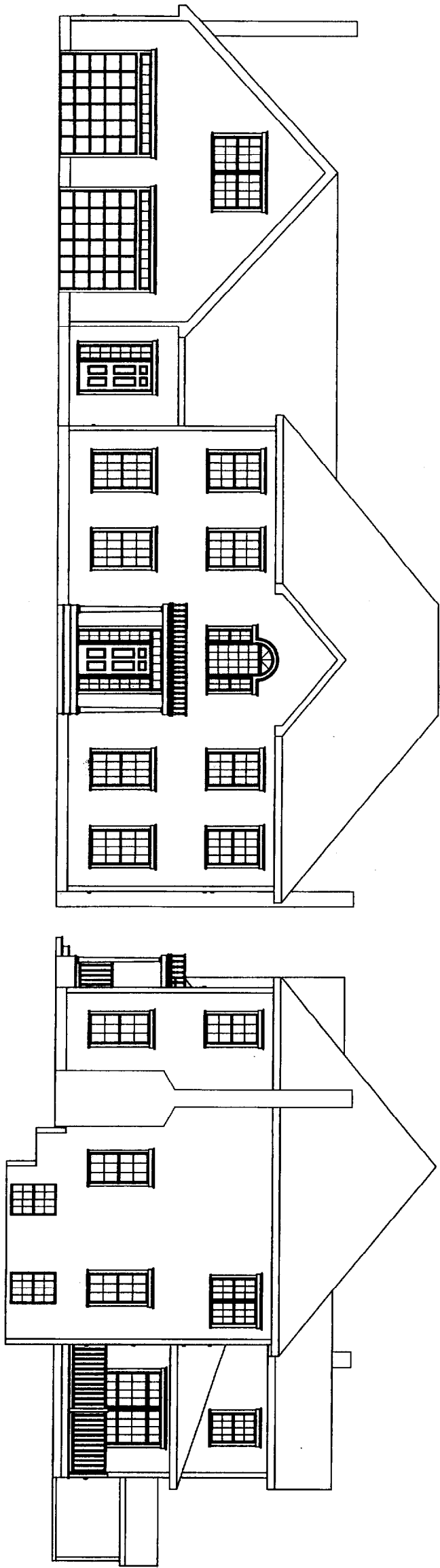
GP Gorrill-Palmer Consulting Engineers, Inc.
Traffic and Civil Engineering Services

PO Box 1237
15 Solar Road
Gray, ME 04038

207-657-8910
FAX: 207-657-8812
E-Mail: mailbox@gorrillpalmer.com

Drawing Name: Lot 13 Grading & Drainage Plan
Project: PRESUMPCOT RIVER PLACE

Figure No.
3



DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
RECEIVED
MAY - 7 2003

DO NOT SCALE PRINTS
THESE DOCUMENTS HAVE BEEN PREPARED BY AN ARCHITECTURAL DRAFTSMAN. THEY HAVE NOT BEEN REVIEWED BY AN ARCHITECT OR ENGINEER. BEFORE THE DRAFTSMAN ASSUMES NO RESPONSIBILITY FOR ANY DESIGN OR ENGINEERING. ALL DIMENSIONS, CODE COMPLIANCE AND SPECIFICATIONS SHOULD BE REVIEWED BY THE OWNER AND CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION.

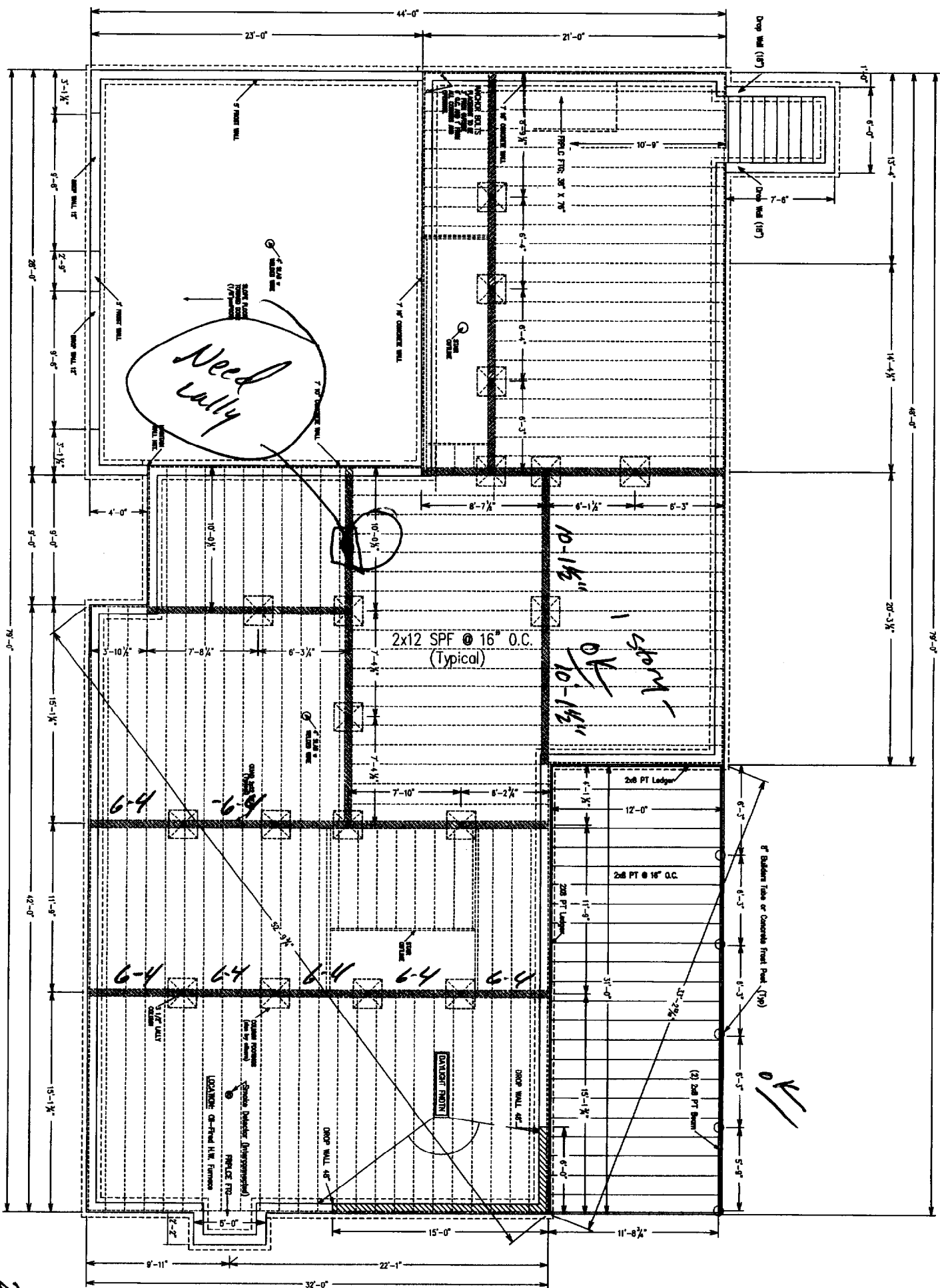
1
5

HANCOCK LUMBER DRAFTING SOLUTIONS
COLONIAL for STEVE & ANDREA SMITH
PRESUMSCOT RIVER PLACE (III) PORTLAND, ME.

EXHIBIT 1/20/03

HANCOCK LUMBER

02/22/03
3/16"=1'
JCT
CL3279A1



Need Utility

10-15" span
OK

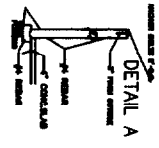
2x12-16" OC
19-11" span
OK

2x8 PT Sill
30" x 30" Posts

DO NOT SCALE PRINTS
THESE DOCUMENTS HAVE BEEN PREPARED BY AN ARCHITECT OR ARCHITECTURAL FIRM. THE ARCHITECT OR ARCHITECTURAL FIRM HAS BEEN REVIEWED BY AN ARCHITECTURAL BOARD AND IS RESPONSIBLE FOR ANY DESIGN OR SPECIFICATION ERRORS. ALL DIMENSIONS SHOWN ON THIS DRAWING ARE TO BE CONSIDERED AS APPROXIMATE UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION.

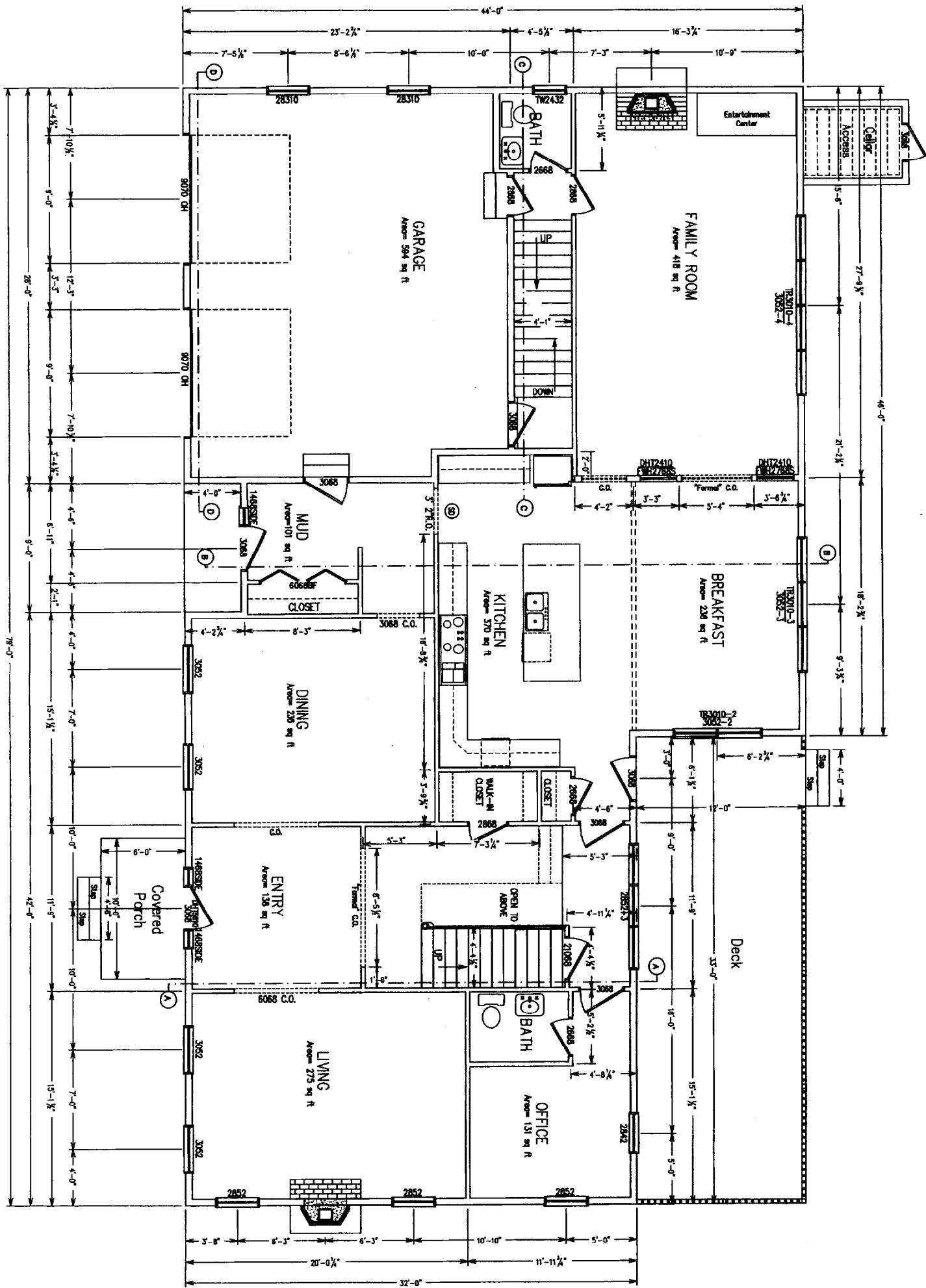
NOTICE
AND LOCATION OF OPENINGS IN FOUNDATION WALL FOR CELLAR SASH WINDOWS, WATER LINE ACCESS, SEWER LINE EXIT, AND ANY OTHER NECESSARY OPENINGS SHALL BE DETERMINED BY THE CONTRACTOR AND/OR SURVEYOR TO BE SHOWN TO EXIST EXACT POSITION.

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



7'-0" x 8" CONCRETE WALL FOUNDED BASEMENT SLAB 4" THICK ALL CONCRETE TO BE SHOWN PER SECTION FOR REBAR FOLESSMENT IN WALLS AND FOOTINGS

NOTE
INCLUDE (2) 2x8 PT LAGERS TO BE INSTALLED IN WALLS



THESE DOCUMENTS HAVE BEEN PREPARED BY AN ARCHITECTURAL DRAFTSMAN. THEY HAVE NOT BEEN REVIEWED BY AN ARCHITECT OR ENGINEER. BEFORE THE DRAFTSMAN ASSUMES NO RESPONSIBILITY FOR ANY DESIGN OR ENGINEERING. ALL DIMENSIONS, CODE COMPLIANCE AND SPECIFICATIONS SHOULD BE REVIEWED BY THE OWNER AND CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION.

DO NOT SCALE PRINTS

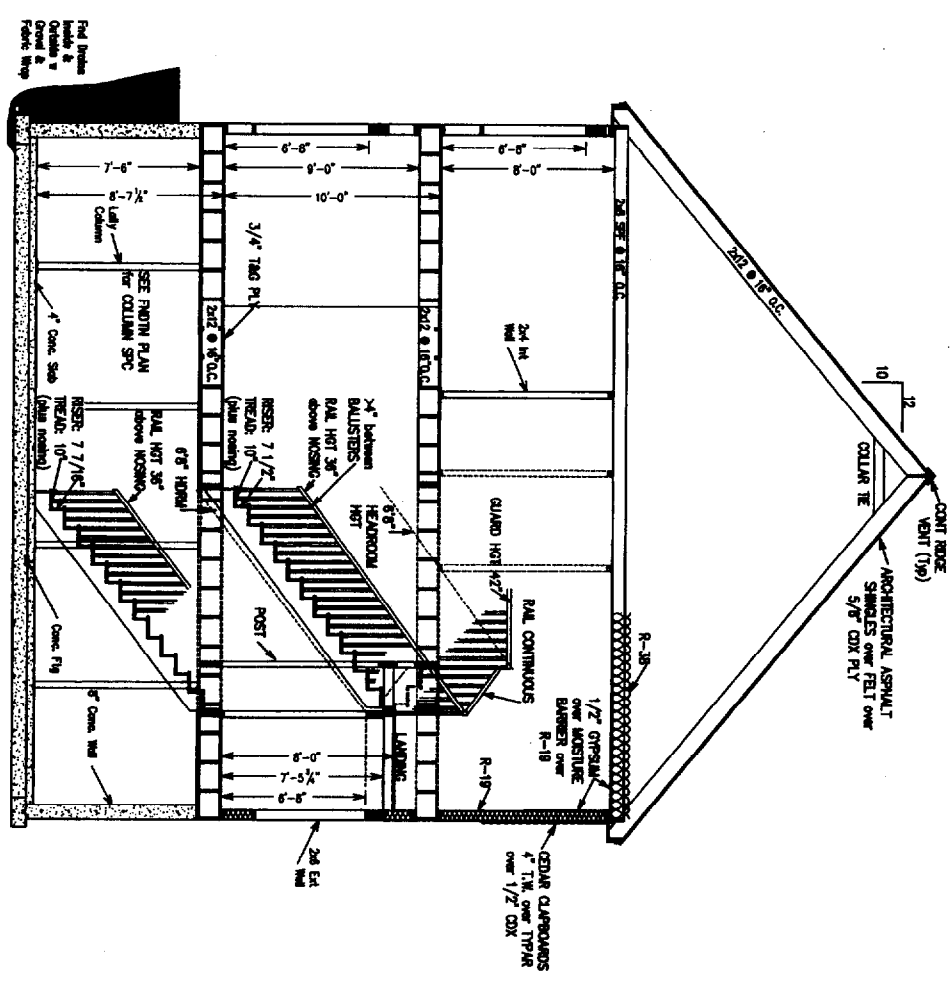
HANCOCK LUMBER DRAFTING SOLUTIONS
 COLONIAL for STEVE & ANDREA SMITH
 PRESUMPSCOT RIVER PLACE (III) PORTLAND, ME.

HANCOCK LUMBER
 1782/03

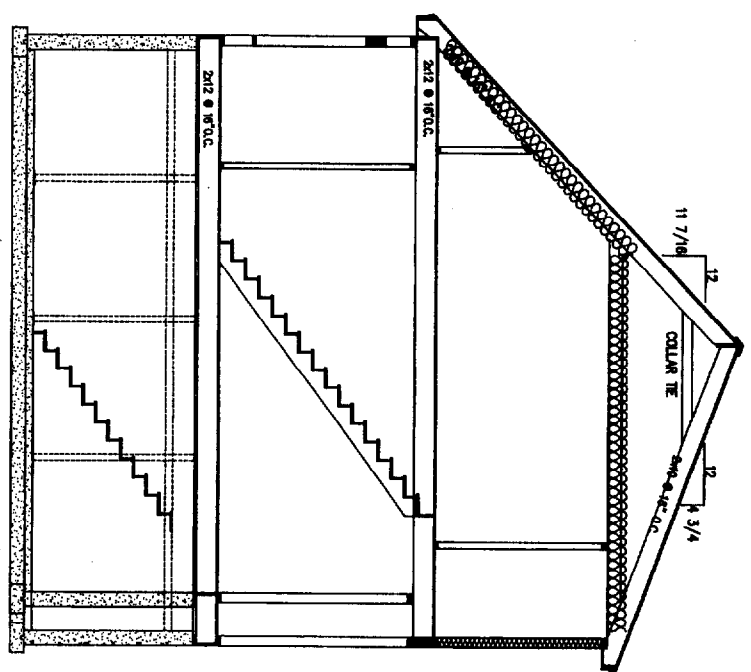


02/22/03
 1/4" = 1'
 JCT
 CL3279A1

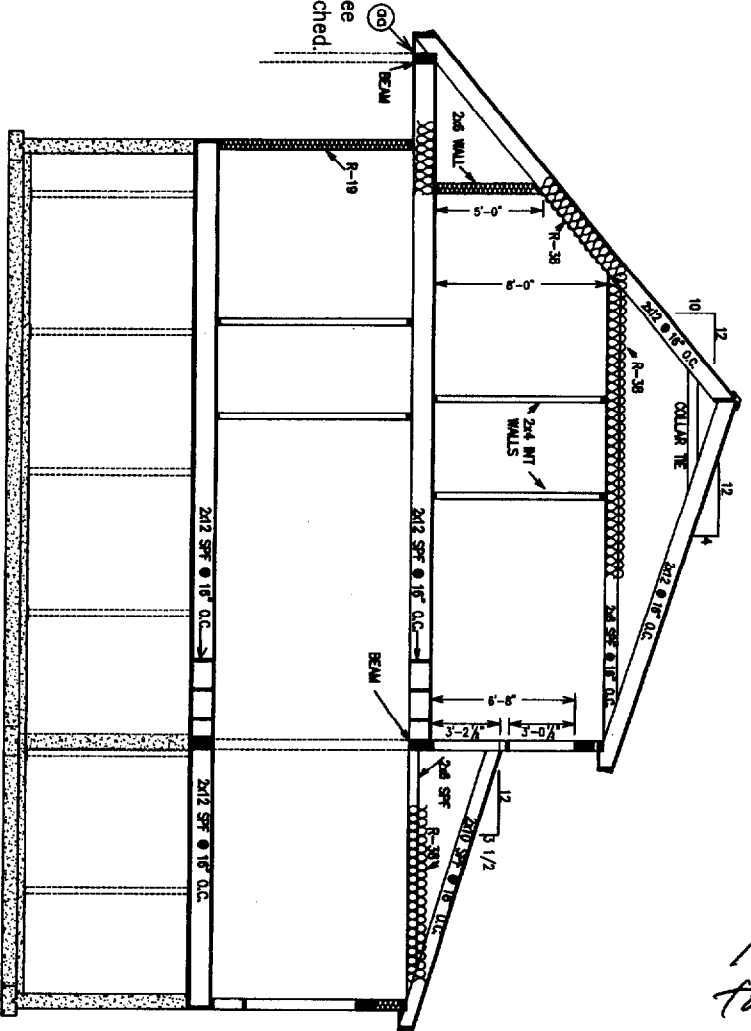
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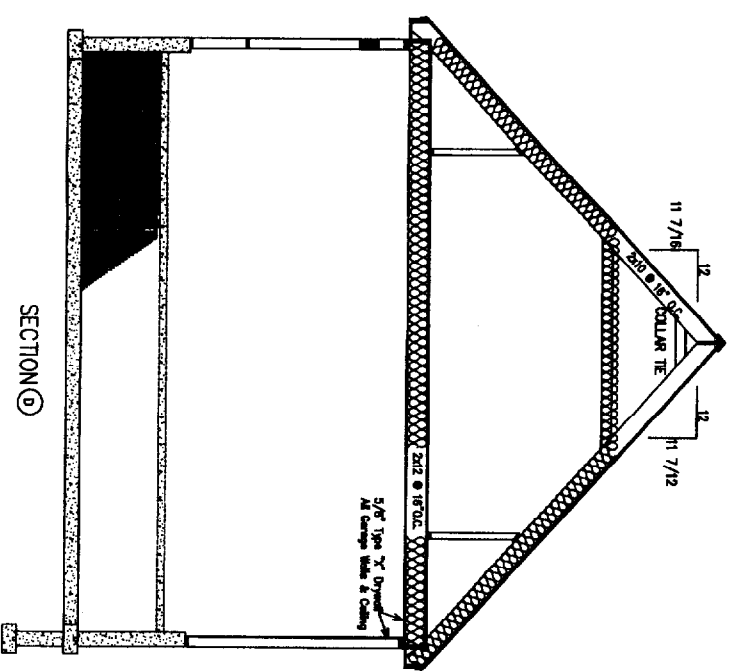
SECTION ①



SECTION ②



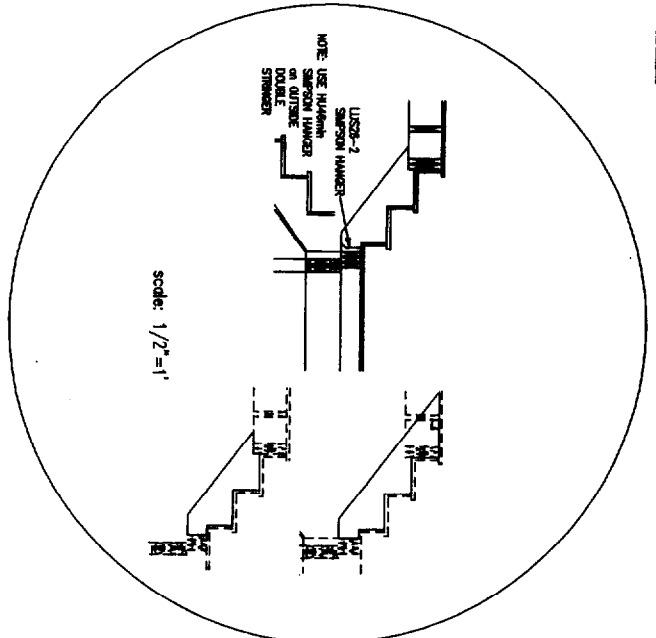
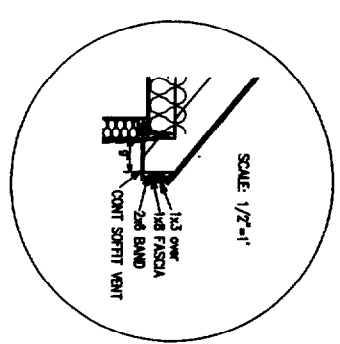
SECTION ③



SECTION ④

Needs to be 3-2x12

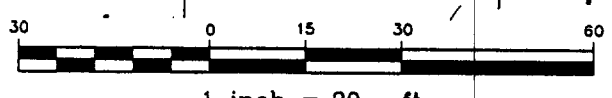
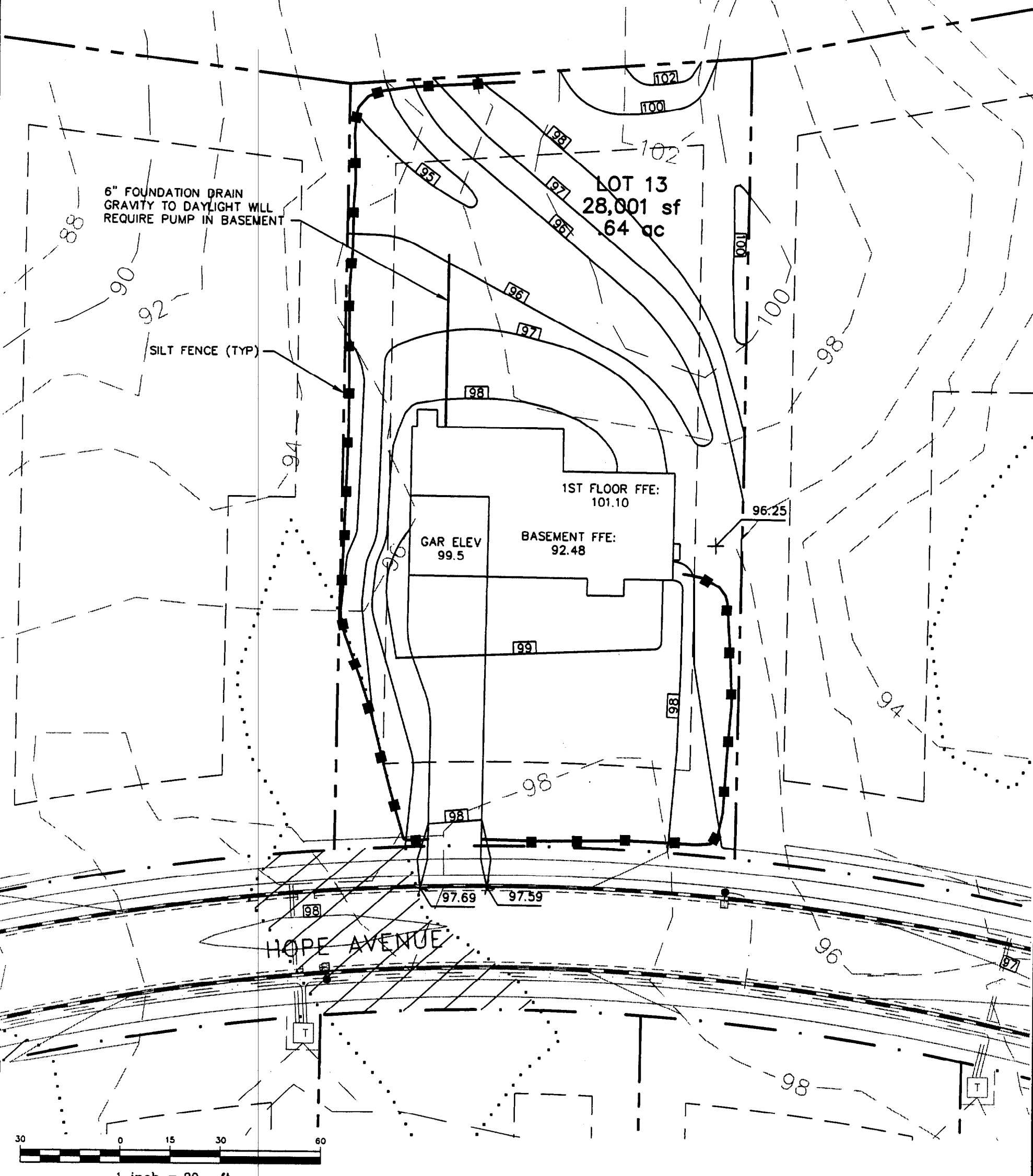
Header Schedule	
Floor Opening Size	Header
1st 12' 0" +-	5 1/4 x 9 1/2 LVL
1st 9' 0" +-	5 1/4 x 9 1/2 LVL
1st 8' 0" +-	5 1/4 x 7 1/4 LVL
1st 5' 6" +-	Triple 2X10 SPF w/ Plywood
1st 3' 0" +-	Triple 2X8 SPF w/ Plywood
1st 9' 0" +- (Roof Only)	3 1/2 x 11 7/8 LVL
2nd 8' 0" +-	5 1/4 x 9 1/2 LVL
2nd 4' 0" +-	Triple 2X8 SPF w/ Plywood
2nd 3' 0" +-	Triple 2X8 SPF w/ Plywood



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5
5

CITY OF PORTLAND
 APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval: 4-28-03



1 inch = 30 ft.

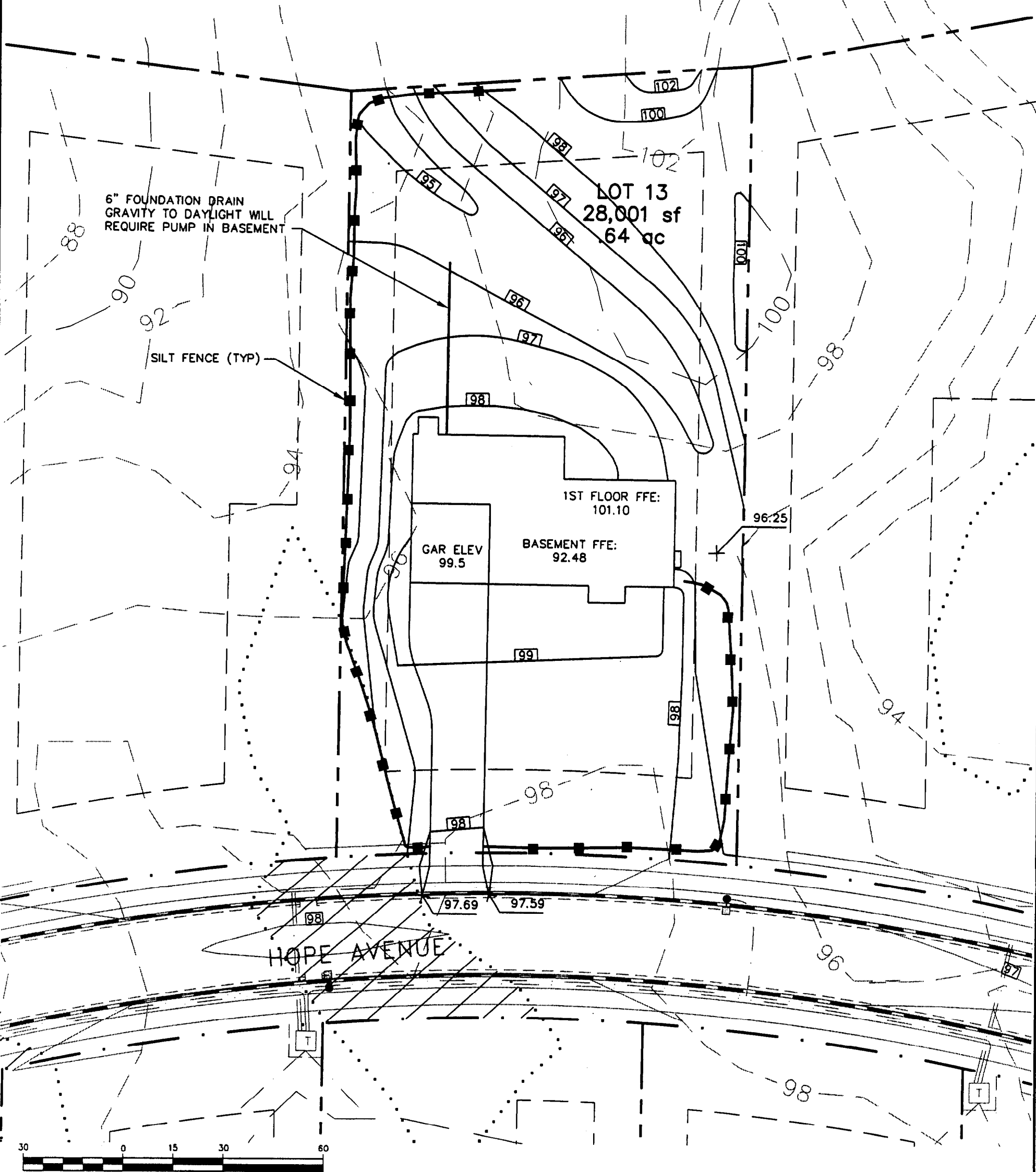
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Draft: GJL	Job No.: 760
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GP Gorrill-Palmer Consulting Engineers, Inc.
 Traffic and Civil Engineering Services
 PO Box 1237
 15 Saker Road
 Gray, ME 04038
 207-657-6910
 FAX: 207-657-6912
 E-Mail: mailbox@gorrillpalmer.com

Drawing Name: Lot 13 Grading & Drainage Plan
 Project: PRESUMPCOT RIVER PLACE

Figure No.
3

CITY OF PORTLAND
 APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval: 4-28-03



6" FOUNDATION DRAIN
 GRAVITY TO DAYLIGHT WILL
 REQUIRE PUMP IN BASEMENT

SILT FENCE (TYP)

LOT 13
 28,001 sf
 .64 ac

1ST FLOOR FFE:
 101.10

BASEMENT FFE:
 92.48

GAR ELEV
 99.5

HOPE AVENUE

1 inch = 30 ft.

Design: DER	Date: MAR 03
Draft: GJL	Job No.: 760
Checked: AMP	Scale: 1"=30'
File Name: 760-SP	

GP Gorrill-Palmer Consulting Engineers, Inc.
 Traffic and Civil Engineering Services
 PO Box 1237
 15 Sekar Road
 Gray, ME 04038
 207-857-8810
 FAX: 207-857-8812
 E-mail: mollex@gorrillpalmer.com

Drawing Name: Lot 13 Grading & Drainage Plan
Project: PRESUMPCOT RIVER PLACE

Figure No.
3

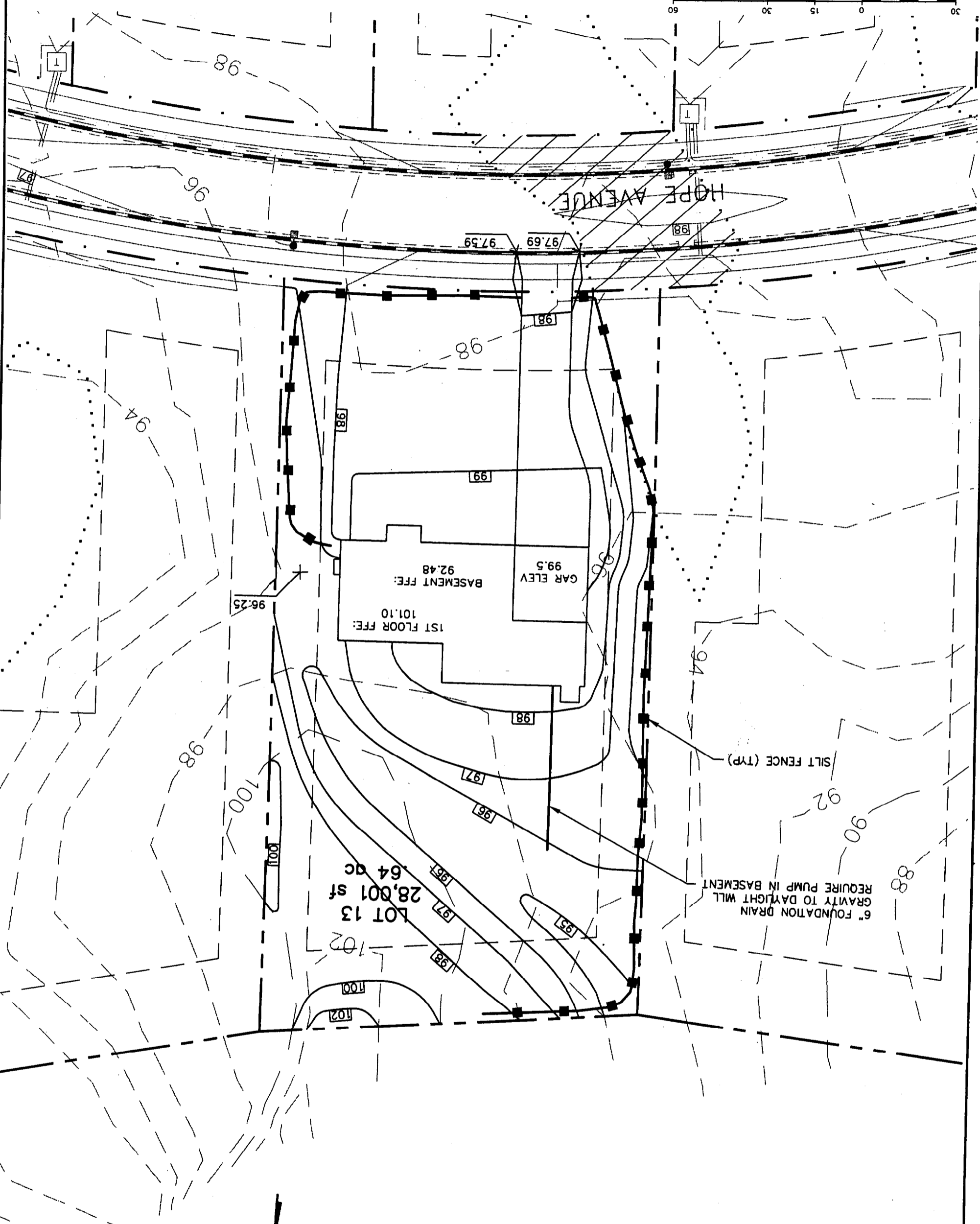
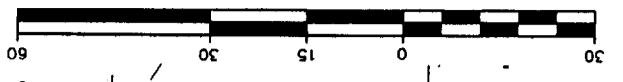
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Design: DER	Date: MAR 03	Job No.: 760
Draft: C/L		

GP
 Gorill-Palmer Consulting Engineers, Inc.
 15 Baker Road
 P.O. Box 1227
 Lewiston, ME 04240
 Tel: 207-857-8910
 Fax: 207-857-8912
 E-Mail: m.palmer@gorillpalmer.com

Project: PRESUMPSCOT RIVER PLACE
Drawing Name: Lot 13 Grading & Drainage Plan

Figure No. **3**

1 inch = 30 ft.



6" FOUNDATION DRAIN WILL
 REQUIRE PUMP IN BASEMENT
 GRAVITY TO DAYLIGHT WILL

LOT 13
 28,001 sf
 64 AC

INSPECTION
 APR 29 2003
RECEIVED



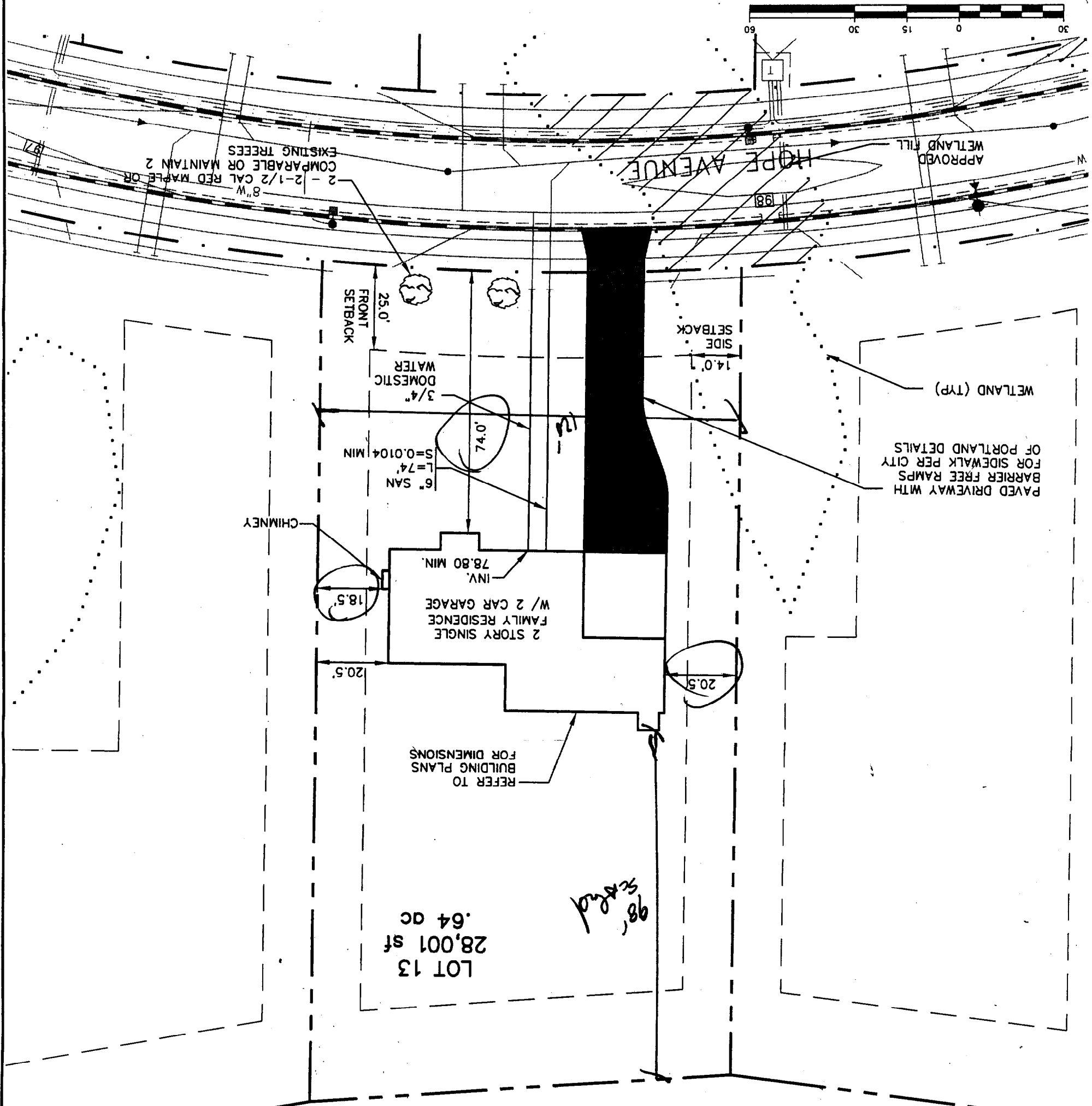
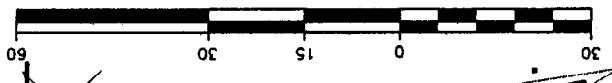
Design: DER	Date: MAR 03
Draft: G.L.	Job No.: 76
Checked: AMP	Scale: 1"=30'
File Name: 760-SP	

GP Gorill-Palmer Consulting Engineers, Inc.
 19 Saker Road
 Troy, ME 04038
 PO Box 1237
 Gorill and Civil Engineering Services
 207-657-6910
 FAX: 207-657-6812
 E-Mail: mlp@gorillpalmer.com

Drawing Name: Lot 13 Site Layout and Utility Plan
 Project: PRESUMPSCOT RIVER PLACE

Figure No. 2

1 inch = 30 ft



- GENERAL NOTES**
1. TOPOGRAPHIC DATA AND EXISTING CONDITIONS ARE BASED UPON A GROUND SURVEY CONDUCTED BY TITCOMB ASSOCIATES IN 2001.
 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 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.
 3. MAINTENANCE OF EROSION CONTROL MEASURES IS OF PARAMOUNT IMPORTANCE TO THE OWNER AND THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTIONS OF THE OWNER OR THEIR REPRESENTATIVES AT NO ADDITIONAL COST TO THE OWNER.
 4. 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.
 5. ALL SEWER MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
 6. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, AND CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.



Design:	DER	Date:	MAR 03
Draft:	C/L	Job No.:	760
Checked:	AMP	Scale:	1"=30'
File Name:	760-SP		

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Drawing Name: **Lot 13 Grading & Drainage Plan**
 Project: **PRESUMPSCOT RIVER PLACE**

Figure No. **3**

1 inch = 30 ft.

