

DATE:	02/10/03
REVISION:	12/20/03
SCALE:	AS NOTED
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FILE:	
PAGE:	1 OF 5

**RISBARA BROS.
CONST. CO., INC.**

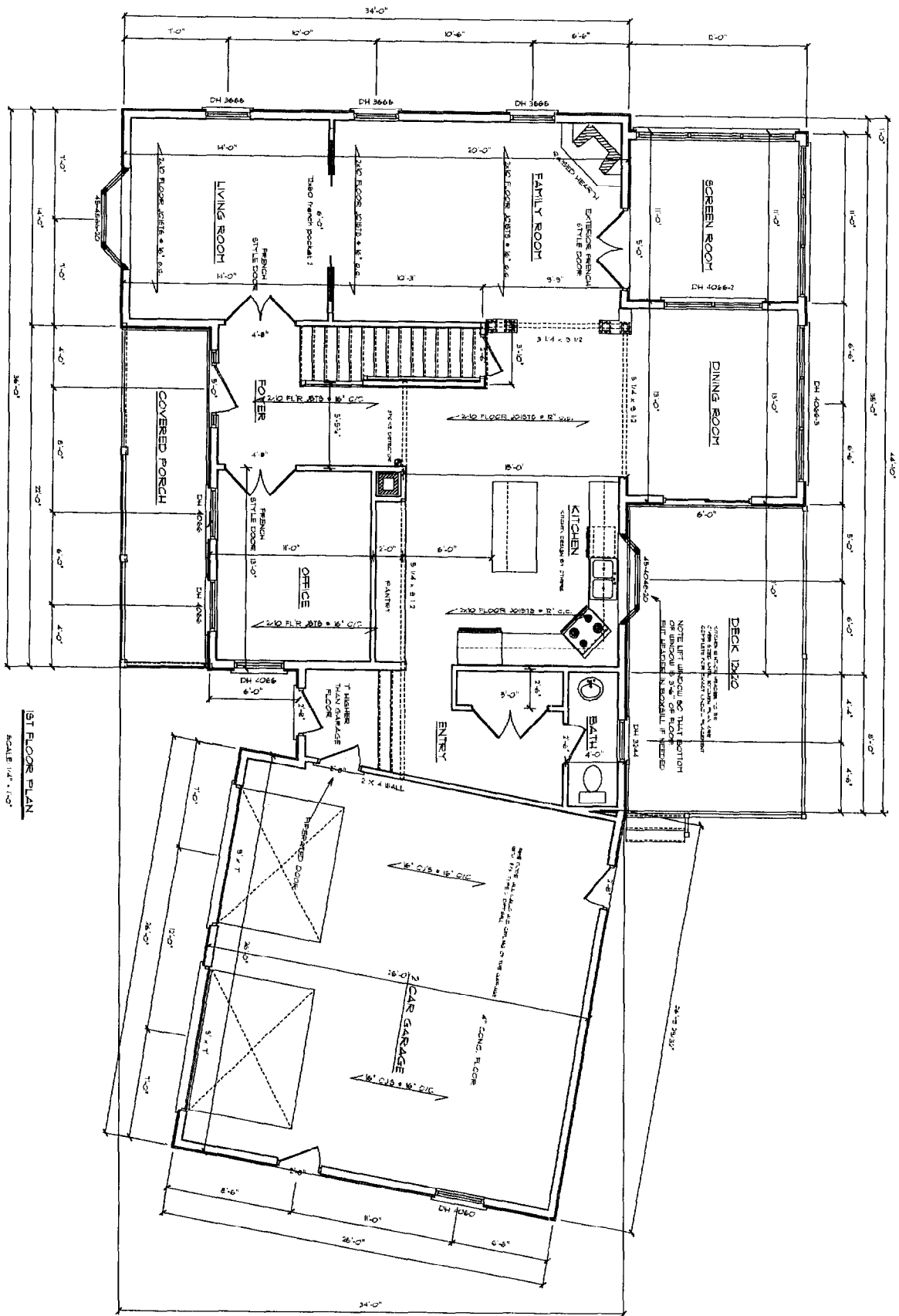
P.O. BOX 485 151 US RT. 1
SCARBOROUGH, ME 04074

TEL: (207) 883-9288
FAX: (207) 883-6078

PROJECT FOR:

PETER & JULIE KELLY
LOT 15 PRESUMPCOTT PLACE
PHASE II
PORTLAND, ME

THESE PLANS HAVE NOT BEEN PREPARED NOR
REVIEWED BY A REGISTERED ARCHITECT NOR
PROFESSIONAL ENGINEER



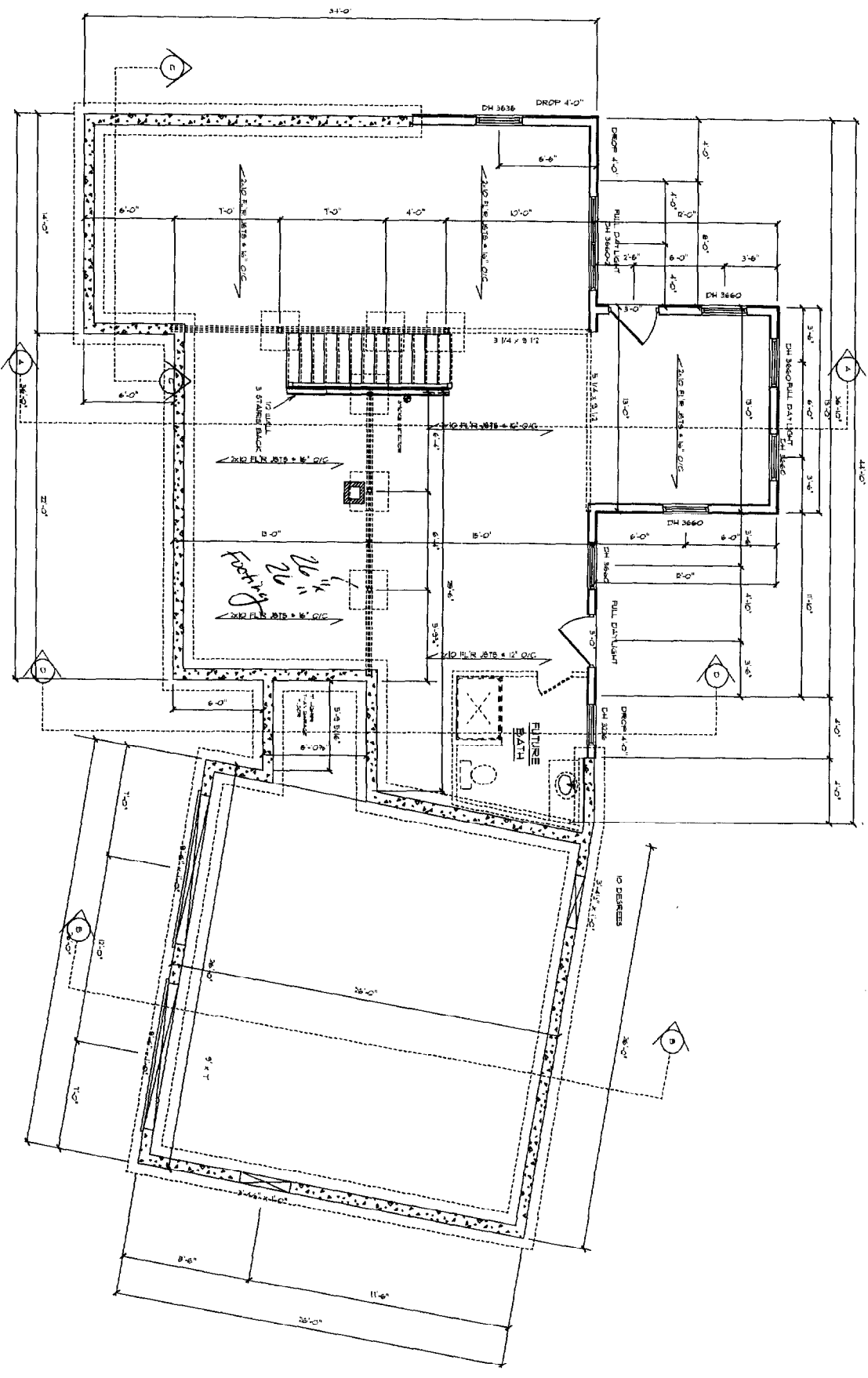
1ST FLOOR PLAN
SCALE 1/4" = 1'-0"

DATE:	2/18/2003
REVISION:	2/20/03
SCALE:	AS NOTED
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PLATE:	1 of 3

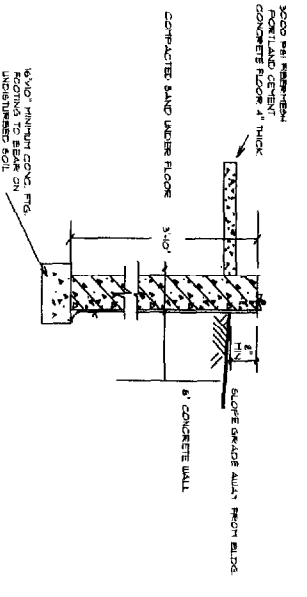
**RISBARA BROS.
CONST. CO., INC.**
P.O. BOX 485 151 LE RT. 1
SCARBOROUGH, ME 04074
TEL (207) 883-8286
FAX (207) 883-8078

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**PETER & JULIE KELLY
LOT 15 PRESUMPCOTT PLACE
PHASE II
PORTLAND, ME**

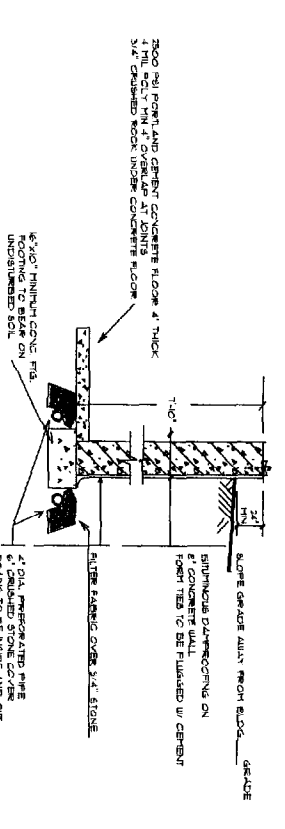
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TYPICAL FROSTWALL SECTION - GARAGE



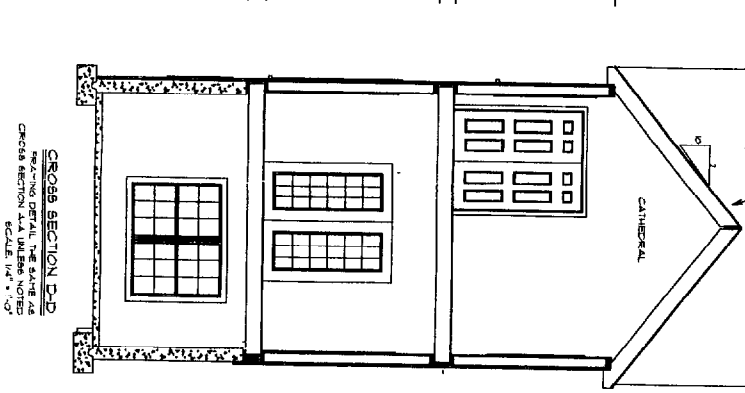
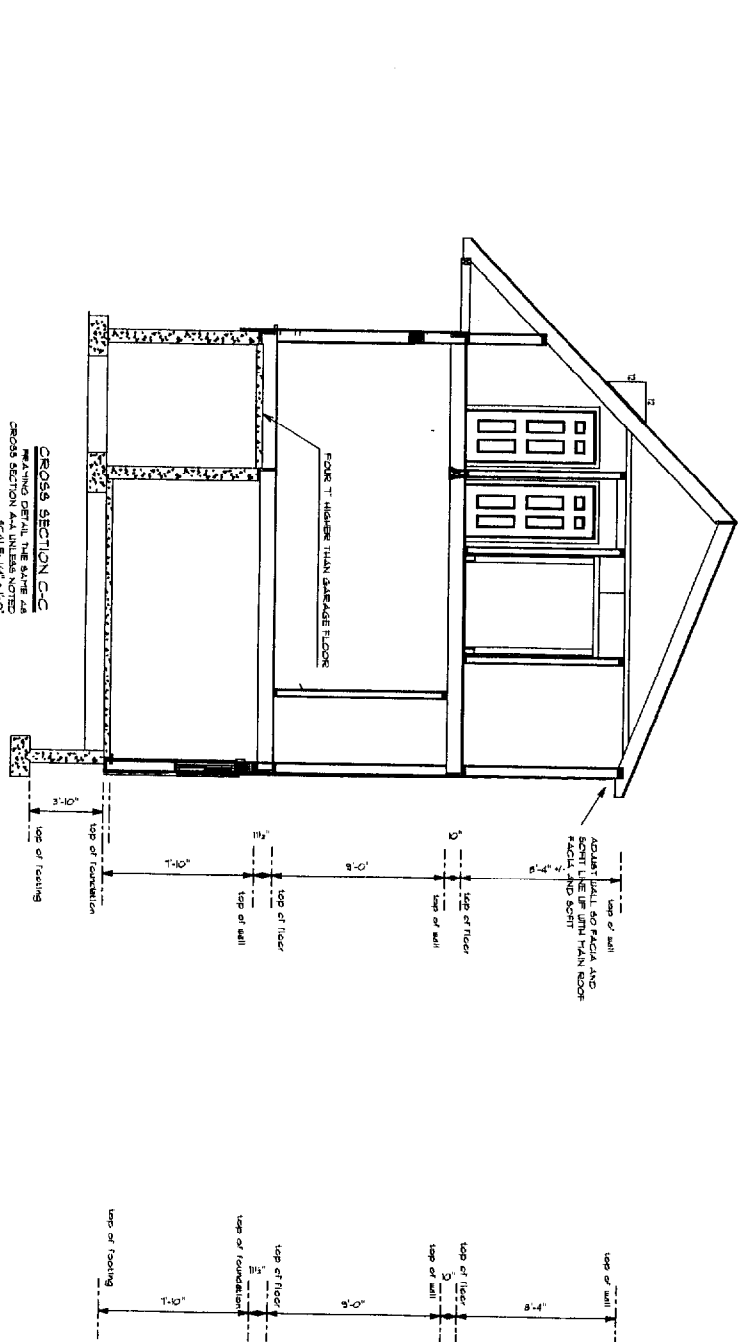
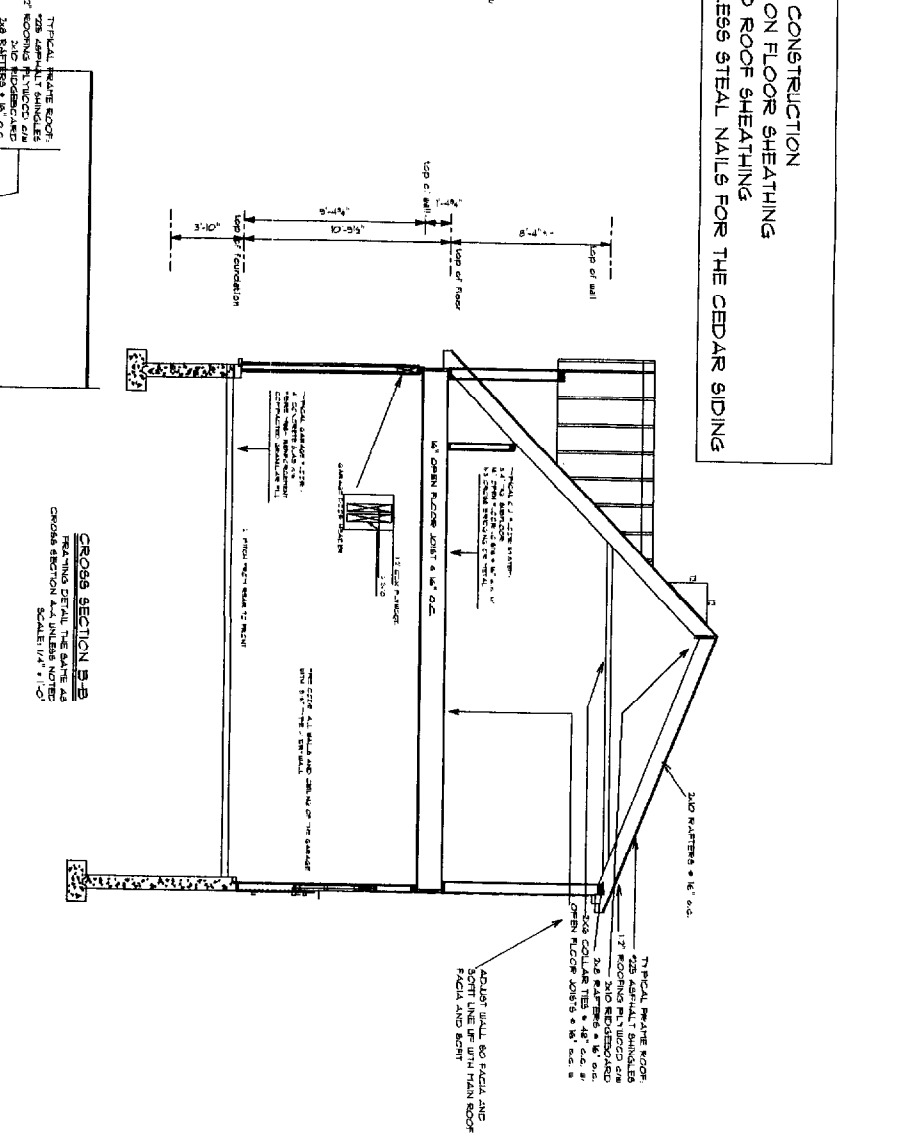
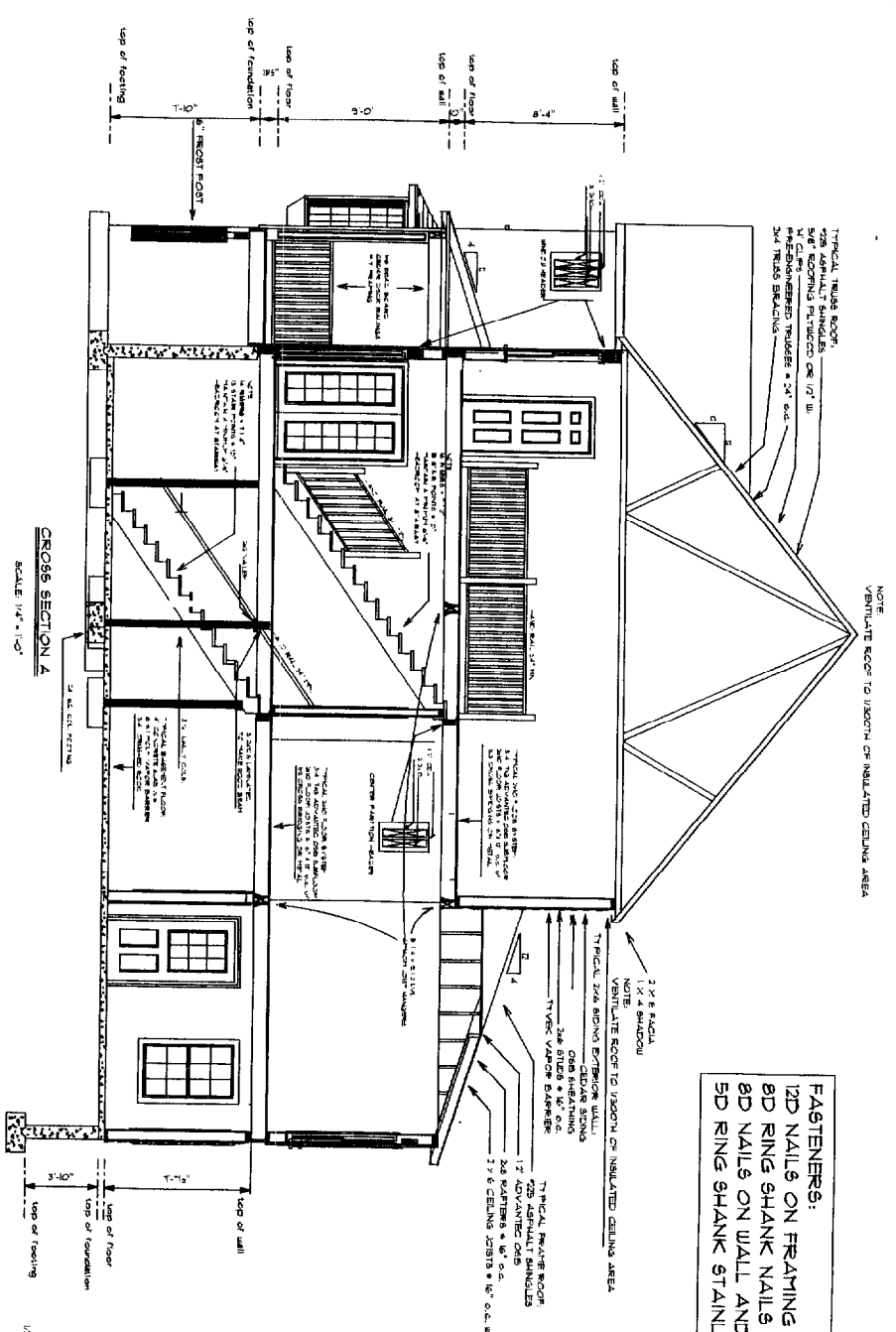
TYPICAL FOUNDATION WALL SECTION - MAIN HOUSE



- FOUNDATION NOTES
1. ALL FOUNDATION WALLS, INCLUDING HEIGHTS SHALL BE REFERENCED TO FINISH FLOOR LEVEL UNLESS OTHERWISE NOTED.
 2. ALL FOUNDATION WALLS SHALL BE CONSTRUCTED AND FINISHED TO MATCH THE EXISTING FOUNDATION WALLS.
 3. ALL FOUNDATION WALLS SHALL BE FINISHED TO MATCH THE EXISTING FOUNDATION WALLS.
 4. ALL FOUNDATION WALLS SHALL BE FINISHED TO MATCH THE EXISTING FOUNDATION WALLS.
 5. ALL FOUNDATION WALLS SHALL BE FINISHED TO MATCH THE EXISTING FOUNDATION WALLS.
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 9. ALL FOUNDATION WALLS SHALL BE FINISHED TO MATCH THE EXISTING FOUNDATION WALLS.
 10. ALL FOUNDATION WALLS SHALL BE FINISHED TO MATCH THE EXISTING FOUNDATION WALLS.
 11. ALL FOUNDATION WALLS SHALL BE FINISHED TO MATCH THE EXISTING FOUNDATION WALLS.
 12. ALL FOUNDATION WALLS SHALL BE FINISHED TO MATCH THE EXISTING FOUNDATION WALLS.

<p>RIGBARA BROS. CONST. CO., INC.</p> <p>P.O. BOX 489 1515 RT. 1 SCARBOROUGH, ME 04074</p> <p>TEL. (207) 883-8388 FAX (207) 883-8075</p>		<p>PROJECT FOR:</p> <p>PETER & JULIE KELLY LOT 15 PRESUMPCOTT PLACE PHASE II PORTLAND, ME</p>	<p>THESE PLANS HAVE NOT BEEN PREPARED NOR REVIEWED BY A REGISTERED ARCHITECT NOR PROFESSIONAL ENGINEER</p>
DATE:	2/18/2003		
REVISION:	12/21/2003		
SCALE:	AS NOTED		
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DATE:			
PHASE:	4 of 5		

FASTENERS:
 12D NAILS ON FRAMING CONSTRUCTION
 8D RING SHANK NAILS ON FLOOR SHEATHING
 8D NAILS ON WALL AND ROOF SHEATHING
 5D RING SHANK STAINLESS STEEL NAILS FOR THE CEDAR SIDING



PARADIGM BRAND WINDOWS

PRODUCT CODE	ROUGH OPENING	COUNT
DH3336	32" X 36"	1
DH3644	36" X 44"	3
DH3636	36" X 36"	1
DH3660	36" X 60"	9
DH3660-2	11 1/2" X 60"	1
DH3666	36" X 66"	3
DH4060	40" X 60"	5
DH4060-2	19 1/2" X 60"	3
DH4066	40" X 66"	5
DH4066-2	19 1/2" X 66"	1
DH4066-2	19 1/2" X 66"	1
DH4066-3	120" X 66"	1
CFC 6042	60" X 42"	1
48-4866-20	19 1/4" X 69"	1
48-4048-20	19 1/4" X 40"	1

CROSS SECTION B-B
 READING DETAIL THE SAME AS CROSS SECTION A-A UNLESS NOTED
 SCALE: 1/4" = 1'-0"

CROSS SECTION D-D
 READING DETAIL THE SAME AS CROSS SECTION A-A UNLESS NOTED
 SCALE: 1/4" = 1'-0"

CROSS SECTION C-C
 READING DETAIL THE SAME AS CROSS SECTION A-A UNLESS NOTED
 SCALE: 1/4" = 1'-0"

RISBARA BROS. CONST. CO., INC.

P.O. BOX 485 RT 15 Rt. 1
 SCARBOROUGH, ME 04074
 TEL: (207) 885-5266
 FAX: (207) 885-5265

PROJECT FOR:

PETER & JULIE KELLY
 LOT 15 PRESUMPCOTT PLACE
 PHASE II
 PORTLAND, ME

THESE PLANS HAVE NOT BEEN PREPARED NOR REVIEWED BY A REGISTERED ARCHITECT NOR PROFESSIONAL ENGINEER

DATE:	12/6/2003
REVISION:	02/28/2004
SCALE:	AS NOTED
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TITLE:	
SHEET:	5 OF 8

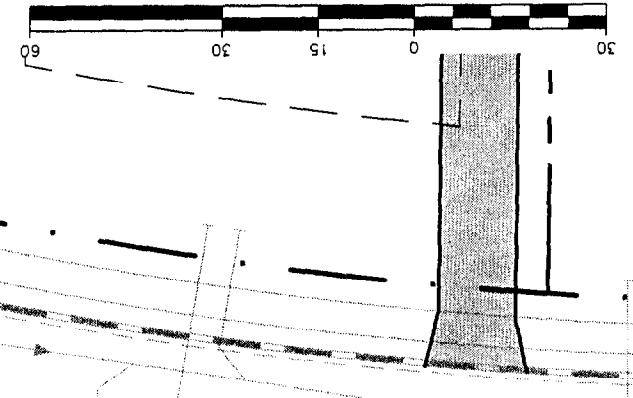
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Draft: CAH	Job No: 920
Checked: AMP	Scale: 1"=30'
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GP
 Gorri-Palmer Consulting Engineers, Inc.
 15 Soar Road
 Orono, ME 04039
 PO Box 1237
 E-Mail: mholde@gorri.com
 Fax: 207-697-6912
 Traffic and Civil Engineering Services
 207-697-6910

Project: PRESUMPSHOT RIVER PLACE
 Drawing Name: Lot 15 Site Layout & Utility Plan

Figure No. 2

1 inch = 30 ft.



CITY OF PORTLAND
APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval: 2-11-04
Revised

PAVED DRIVEWAY WITH
 BARRIER FREE RAMPS
 FOR SIDEWALK PER CITY
 OF PORTLAND DETAILS



RECEIVED
 FEB 12 2004

HOPE AVENUE

6. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, AND CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.

5. ALL SEWER MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.

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.

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.

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 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.

1. TOPOGRAPHIC DATA AND EXISTING CONDITIONS ARE BASED UPON A GROUND SURVEY CONDUCTED BY TITCOMB ASSOCIATES IN 2001.

LOT OWNER SHALL HAVE SURVEYOR LOCATE UNDISTURBED ZONE IN THE FIELD AND ARRANGE FOR INSPECTION OF CLEARING LIMITS BY ENGINEER PRIOR TO CLEARING

LOT 15
 32,912 sf
 0.76 acres

LOT 14

REFER TO BUILDING PLANS FOR DIMENSIONS

NO WETLAND IMPACTS ALLOWED FOR HOME CONSTRUCTION. LOT OWNER SHALL HAVE SURVEYOR LOCATE AND STAKE WETLANDS IN THE FIELD AND ARRANGE FOR INSPECTION BY ENGINEER PRIOR TO CLEARING OF SITE

WETLAND (TYP.)

RETAINING WALL
 6" SAN, L=142'
 S=0.0104 MIN.

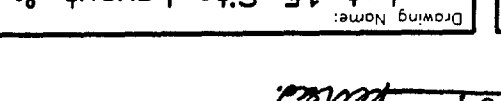
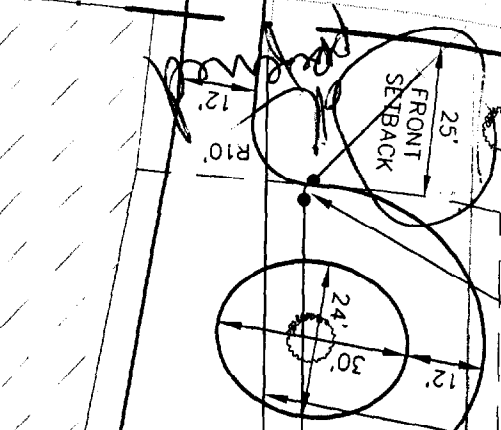
3/4" DOMESTIC WATER
 DOUBLE CLEANOUT

2.5" CAL. RED MAPLES OR EQUIVALENT

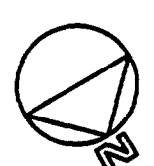
2 STORY FAMILY RESIDENCE W/ 2 CAR GARAGE
 PORCH
 INV. 92.96 MIN.

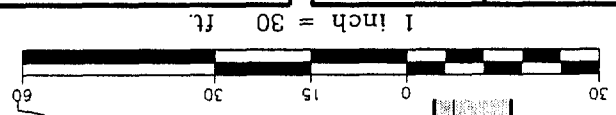
RETAINING WALL WITHIN WALL
 STEPS TO BE INTEGRATED WITHIN WALL

R10
 R15
 R25
 R30
 R35

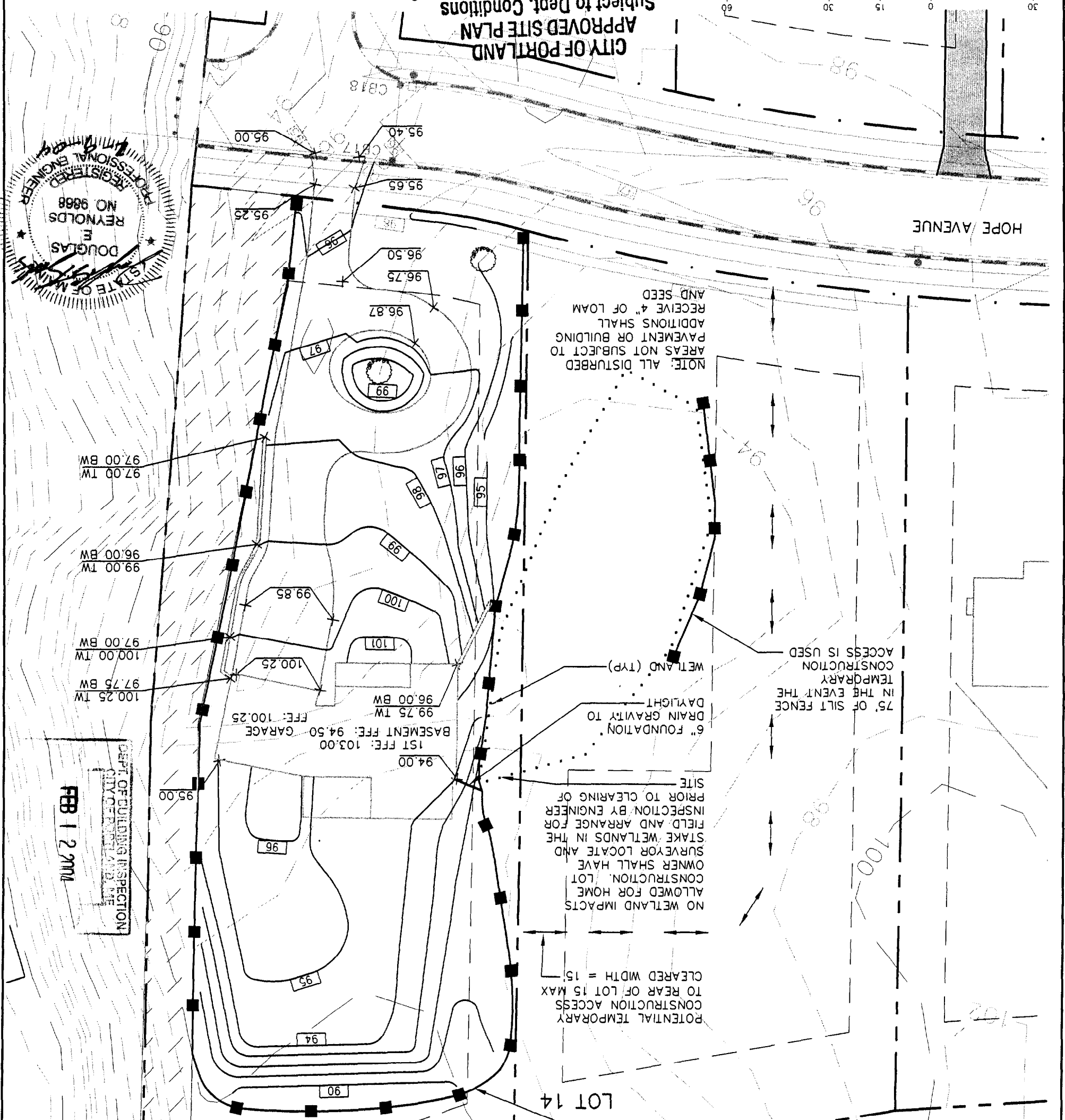


312-A-015
 226 Hope





CITY OF PORTLAND
APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval: 2.11.04 *Revised*



DEPT. OF BUILDING INSPECTION
 CITY OF PORTLAND, ME
 FEB 12 2004

NOTE:
 AT A MINIMUM, THE LOT OWNER SHALL CONTRACT WITH A PROFESSIONAL ENGINEER OR LANDSCAPE ARCHITECT FOR THE FOLLOWING SITE INSPECTIONS THAT MUST BE CONDUCTED:
 -SUBSEQUENT TO STAKING OF HOUSE AND DRIVEWAY, INSTALLATION OF SILT FENCE AND PRIOR CLEARING.
 -UPON COMPLETION OF CLEARING AND GRUBBING.
 -UPON COMPLETION OF ROUGH GRADING.
 -UPON COMPLETION OF FOUNDATION.
 -UPON COMPLETION OF FINAL GRADING.
 -UPON COMPLETION OF SURFACE RESTORATION.
 -PRIOR TO REMOVAL OF EROSION CONTROL MEASURES
 THE PROFESSIONAL (CIVIL ENGINEER OR LANDSCAPE ARCHITECT) SHALL PROVIDE A WRITTEN STATEMENT TO THE PORTLAND PLANNING AUTHORITY UPON COMPLETION OF CONSTRUCTION OF LOT IMPROVEMENTS AFFIRMING THAT THE WORK IS IN SUBSTANTIAL CONFORMANCE TO THE APPROVED PLANS AND THAT ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED.

TENAX MULTIMAT FABRIC ON SLOPES EQUAL TO OR STEEPER THAN 8% FOR OCTOBER 1st THROUGH APRIL 15th AND EQUAL TO OR STEEPER THAN 15% FOR APRIL 15th THROUGH OCTOBER 1st (TYP)
 POTENTIAL TEMPORARY CONSTRUCTION ACCESS TO REAR OF LOT 15 MAX CLEARED WIDTH = 15'

NO WETLAND IMPACTS ALLOWED FOR HOME CONSTRUCTION. LOT OWNER SHALL HAVE SURVEYOR LOCATE AND STAKE WETLANDS IN THE FIELD AND ARRANGE FOR INSPECTION BY ENGINEER PRIOR TO CLEARING OF SITE

6" FOUNDATION TO DRAIN GRAVITY TO DAYLIGHT
 WETLAND (TYP)

75' OF SILT FENCE IN THE EVENT THE TEMPORARY CONSTRUCTION ACCESS IS USED

NOTE: ALL DISTURBED AREAS NOT SUBJECT TO PAVEMENT OR BUILDING ADDITIONS SHALL RECEIVE 4" OF LOAM AND SEED

LOT OWNER SHALL HAVE SURVEYOR LOCATE UNDISTURBED ZONE IN THE FIELD AND ARRANGE FOR INSPECTION OF CLEARING LIMITS BY ENGINEER PRIOR TO CLEARING

1ST FFE: 103.00
 BASEMENT FFE: 94.50 GARAGE
 99.75 TW
 96.00 BW

100.25 TW
 97.75 BW
 100.00 TW
 97.00 BW
 99.00 TW
 96.00 BW
 97.00 TW
 97.00 BW

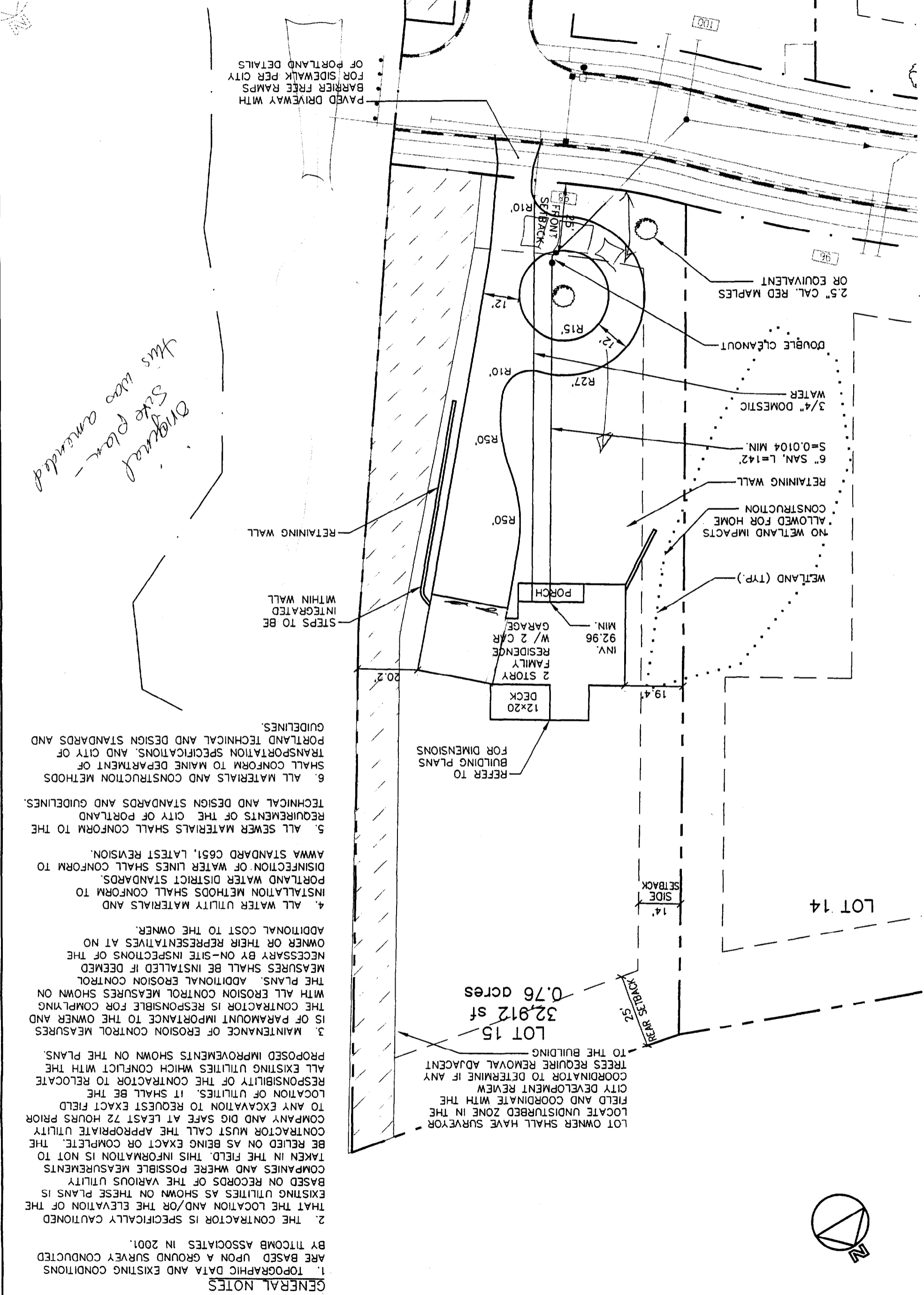
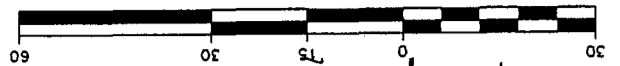
Design: DER	Date: JAN 04
Draft: CAH	Job No.: 920
Checked: AMP	Scale: 1"=30'
File Name: 98089-1\98089-ALL-LOT5.DWG	

GP
 Gorrell-Palmer Consulting Engineers, Inc.
 15 Salem Road
 06429
 PO Box 1237
 207-657-8910
 207-657-8912
 Fax: 207-657-8912
 E-Mail: mhaber@gorrellpalmer.com
 Traffic and Civil Engineering Services

Drawing Name: **Lot 15 Site Layout & Utility Plan**
 Project: **PRESUMPCOT RIVER PLACE**

Figure No. **2**

1 inch = 30 ft.



Original site plan - this was amended

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.