

NO WETLAND IMPACTS ALLOWED FOR HOME CONSTRUCTION

WETLAND (TYP.)

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

2.5" CAL. RED MAPLES OR EQUIVALENT

MIN. 5' SEPARATION BETWEEN DRIVEWAY AND PROPERTY LINE

NO WETLAND IMPACTS ALLOWED FOR HOME CONSTRUCTION

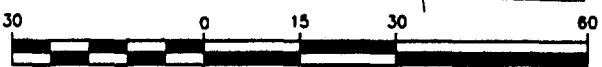
REFER TO BUILDING PLANS FOR DIMENSIONS

LOT 19
22,773 sf
0.52 cc

GENERAL NOTES

1. TOPOGRAPHIC DATA AND EXISTING CONDITIONS ARE BASED UPON A GROUND SURVEY CONDUCTED BY TRICOMB ASSOCIATES IN 2001.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR THE ELEVATION OF THE EXISTING UTILITIES 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.

Form used for



1 inch = 30 ft.

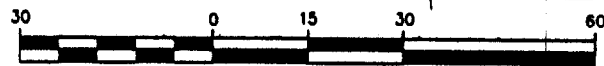
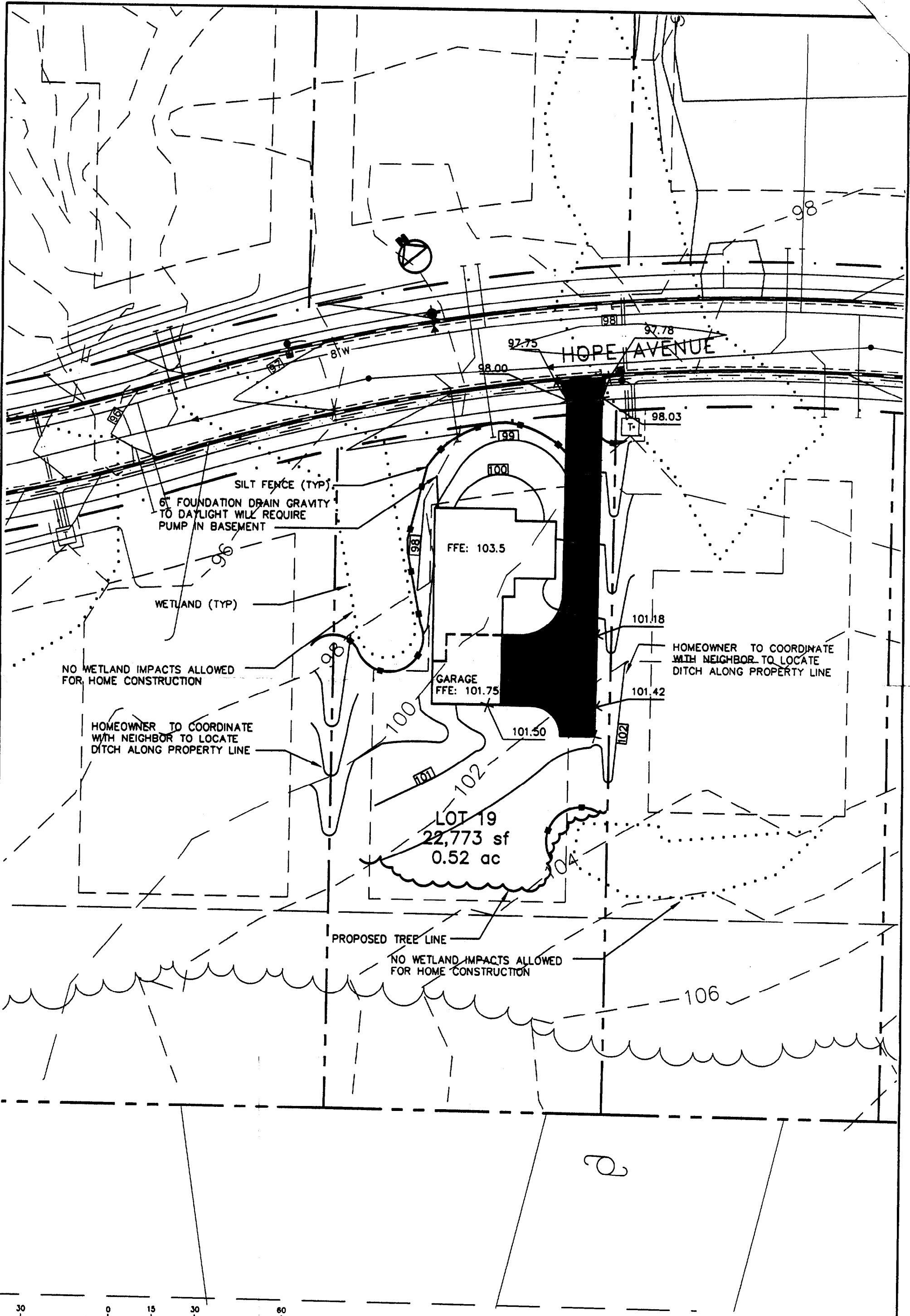
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Draft: GJL	Job No.: 822
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File Name: 760-SP	

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

PO Box 1237
15 Sibley Road
Oray, ME 04438
207-657-8910
FAX: 207-657-8912
E-Mail: mail@gorrillpalmer.com

Drawing Name: Lot 19 Layout & Utility Plan
Project: PRESUMPCOT RIVER PLACE

Figure No.
2



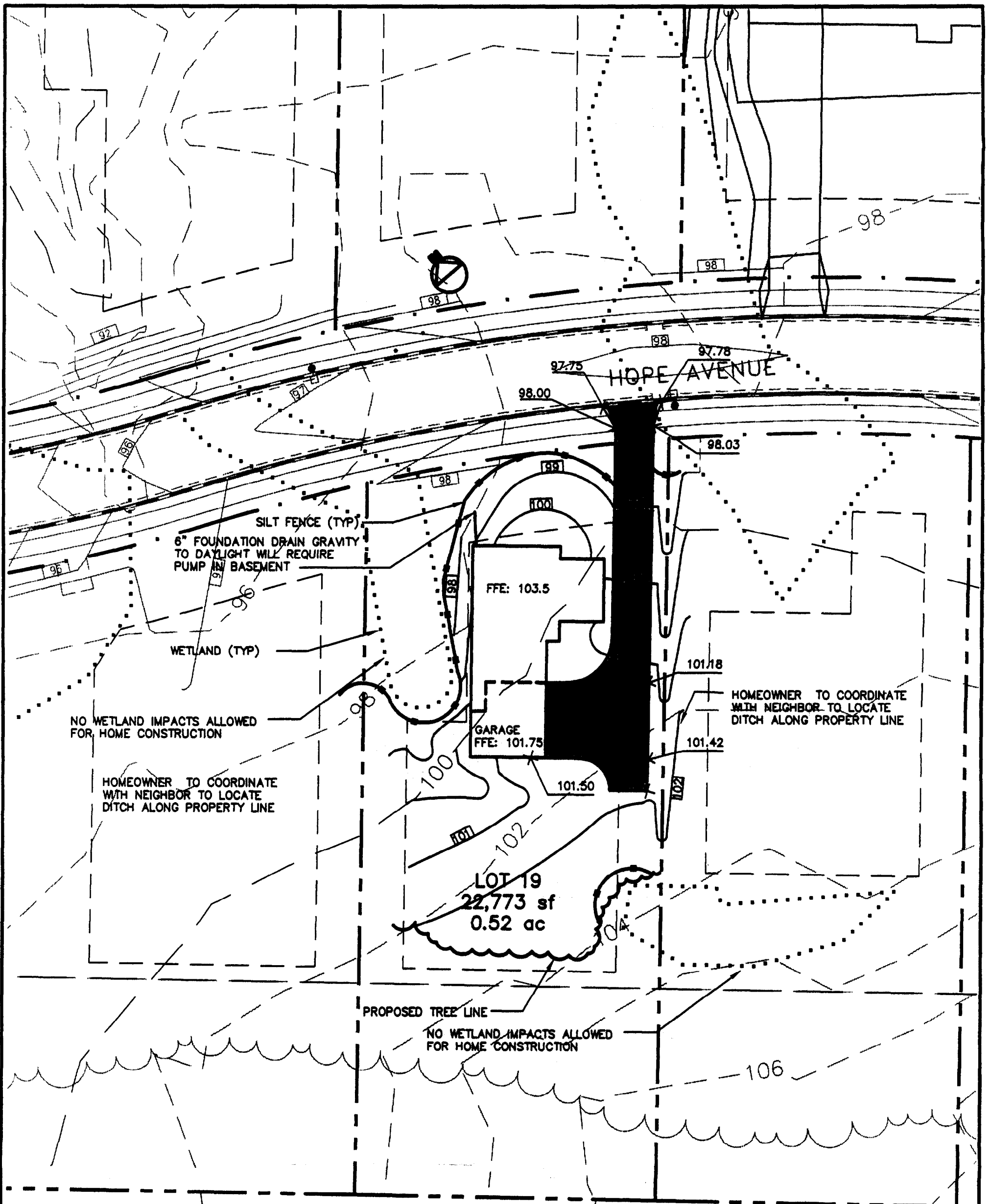
1 inch = 30 ft.

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Draft: GJL	Job No.: 822
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File Name: 780-SP	

GP Gorrill-Palmer Consulting Engineers, Inc.
 Traffic and Civil Engineering Services
 PO Box 1237
 15 Solar Road
 Gray, ME 04638
 207-687-8910
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 E-Mail: malton@gorrillpalmer.com

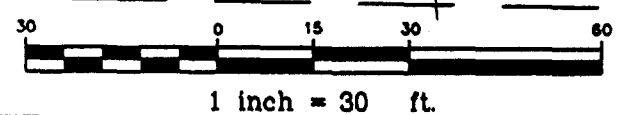
Drawing Name:	Lot 19 Grading Plan
Project:	PRESUMPCOT RIVER PLACE

Figure No.
3



CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: 8-4-03

*Revised
grading plan
per Jay*



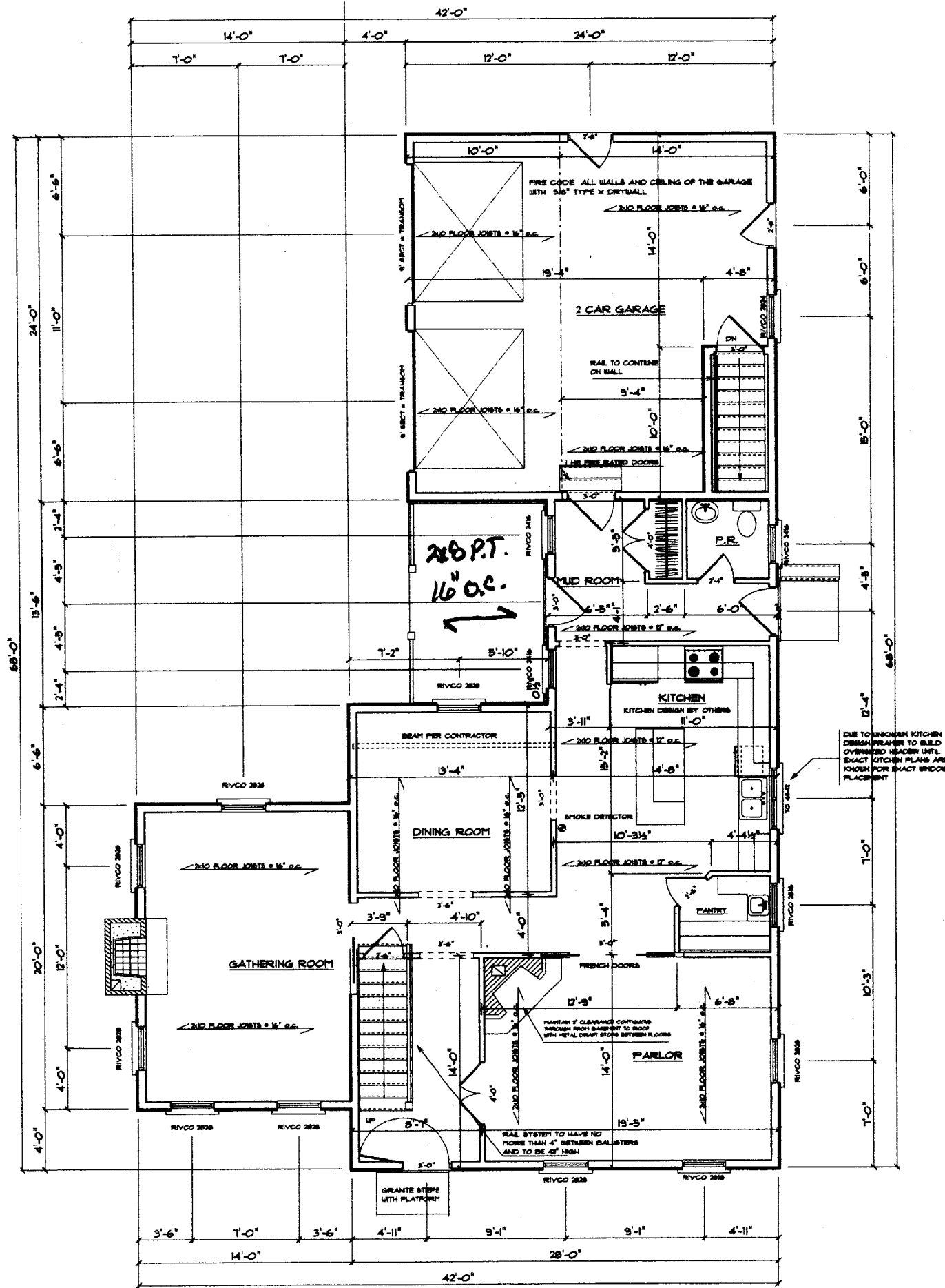
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Draft: G.J.L.	Job No.: 822
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GP Gorrill-Palmer Consulting Engineers, Inc.
Traffic and Civil Engineering Services

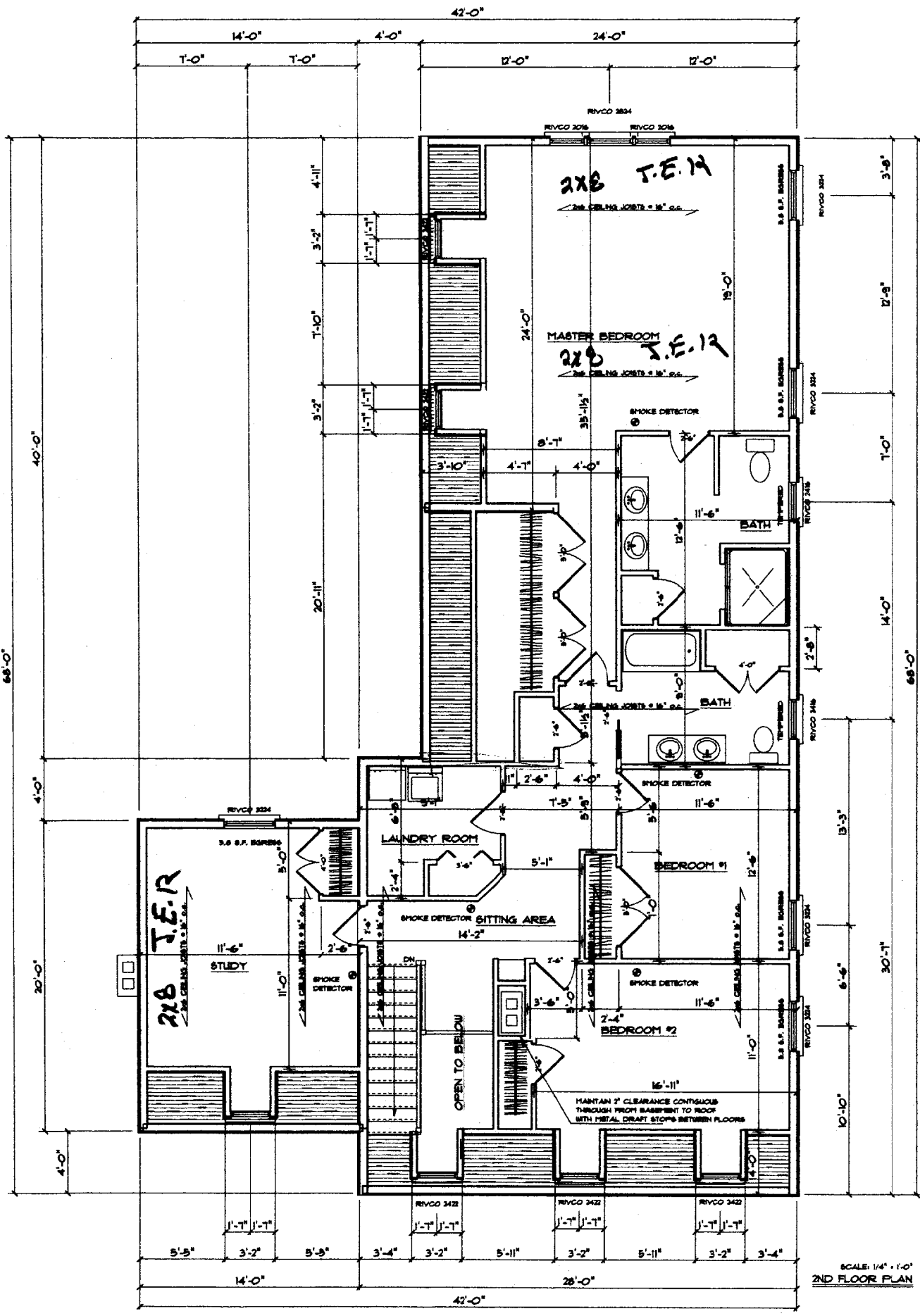
PO Box 1237
15 Cedar Road
Oriz, ME 04856
207-857-0970
Fax: 207-857-0912
E-mail: mail@gorrillpalmer.com

Drawing Name:	Lot 19 Grading Plan
Project:	PRESUMPCOT RIVER PLACE

Figure No.
3



SCALE: 1/4" = 1'-0"
1ST FLOOR LAYOUT



SCALE: 1/4" = 1'-0"
2ND FLOOR PLAN

THESE PLANS AND SPECIFICATIONS HAVE NOT BEEN PREPARED BY A REGISTERED ARCHITECT OR ENGINEER. THE CLIENT AND CONTRACTOR ARE ADVISED THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED TO THE ARCHITECT. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY OMISSIONS OR ERRORS IN THESE PLANS OR SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED TO THE ARCHITECT. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY OMISSIONS OR ERRORS IN THESE PLANS OR SPECIFICATIONS.

PROJECT NAME: ROBINSON
RESIDENCE
LOT 19
HOPE AVE
PORTLAND ME

REVISIONS
DATE: JULY 24, 2005
SCALE: AS NOTED
DRAWN:
FILE:
SHEET: ___ OF ___



REAR ELEVATION



RIGHT ELEVATION

J.E.R.
8-19-03

J.E.R.



LEFT ELEVATION

J.E.R.



FRONT ELEVATION

THESE PLANS AND SPECIFICATIONS HAVE NOT BEEN REVIEWED BY THE ARCHITECT OR ENGINEER. THE ARCHITECT OR ENGINEER HAS NOT BEEN ENGAGED IN THE PRACTICE OF ARCHITECTURE OR ENGINEERING. NOR DO THEY HOLD THEMSELVES OUT AS SUCH. THE PLANS ARE PREPARED AS A SERVICE TO THE CLIENT AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE. THE ARCHITECT AND ENGINEER ARE NOT RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR OMISSIONS. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE ARCHITECT AND ENGINEER ARE NOT RESPONSIBLE FOR ANY DELAYS OR INTERFERENCE WITH THE PROGRESS OF THE PROJECT. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE ARCHITECT AND ENGINEER ARE NOT RESPONSIBLE FOR ANY DELAYS OR INTERFERENCE WITH THE PROGRESS OF THE PROJECT.

PROJECT NAME: ROBINSON
RESIDENCE
LOT 19
HOPE AVE
PORTLAND ME

REVISIONS

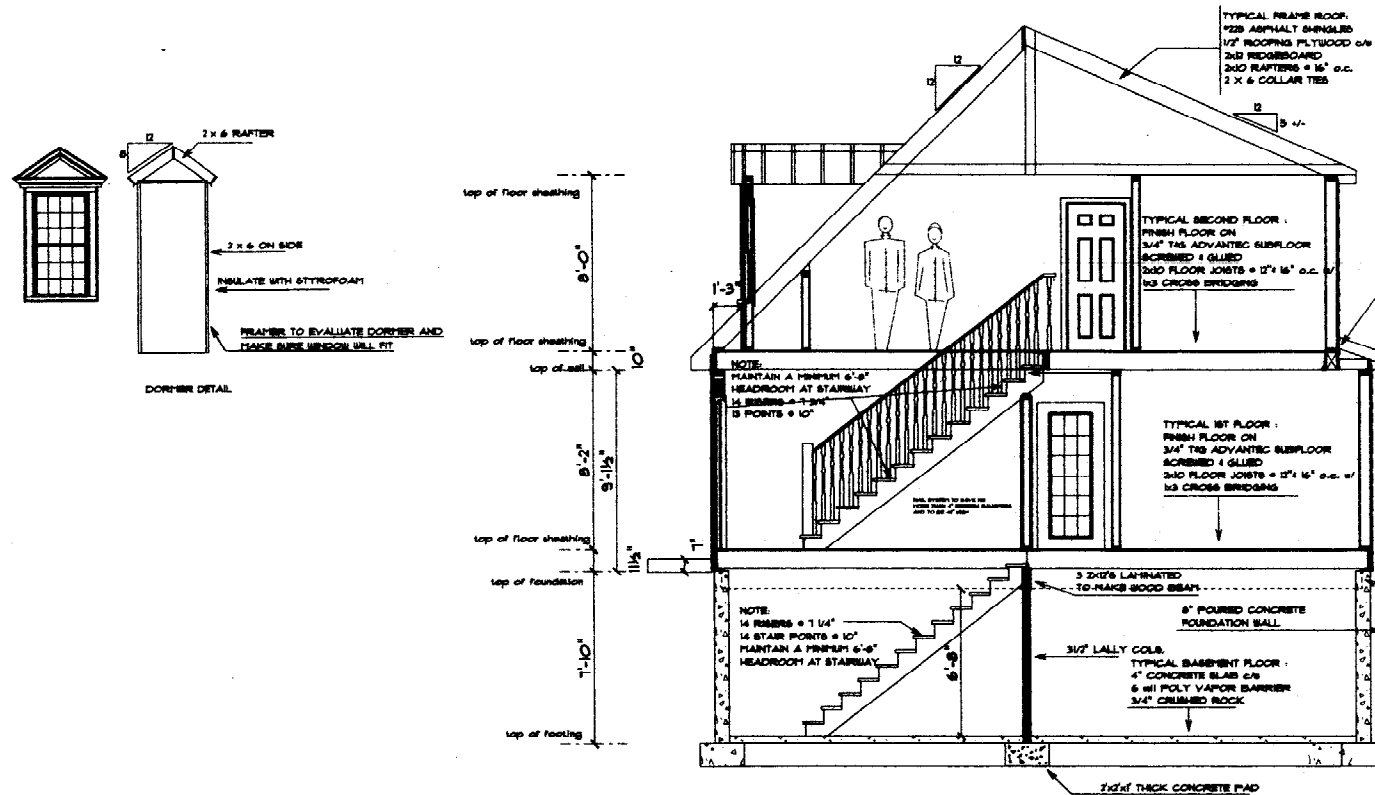
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SCALE: AS NOTED

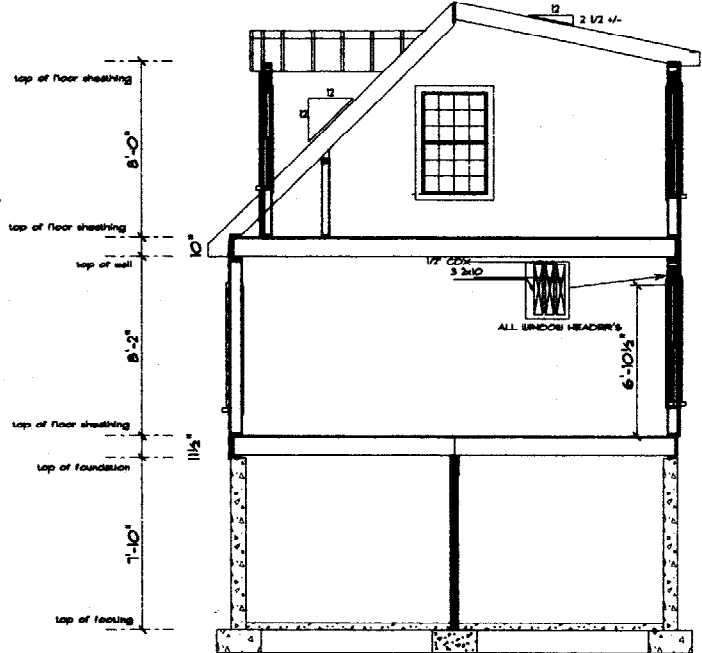
DRAWN

FILE

SHEET: ___ OF ___

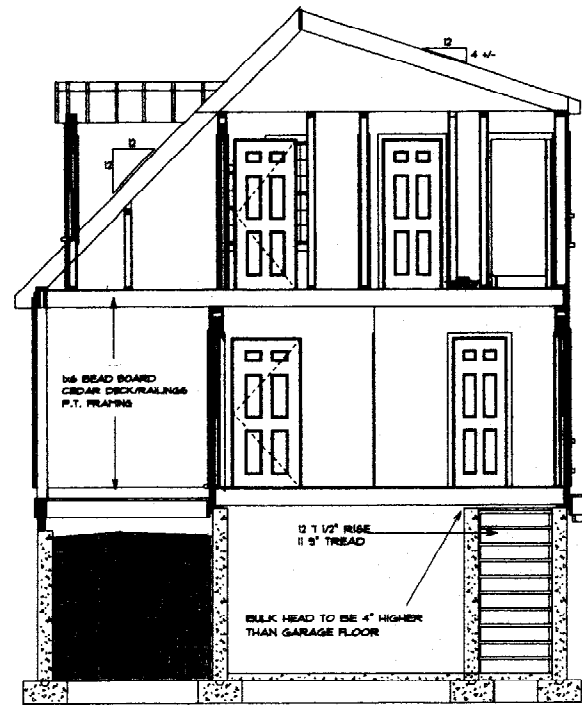


CROSS SECTION A-A
SCALE: 1/4" = 1'-0"

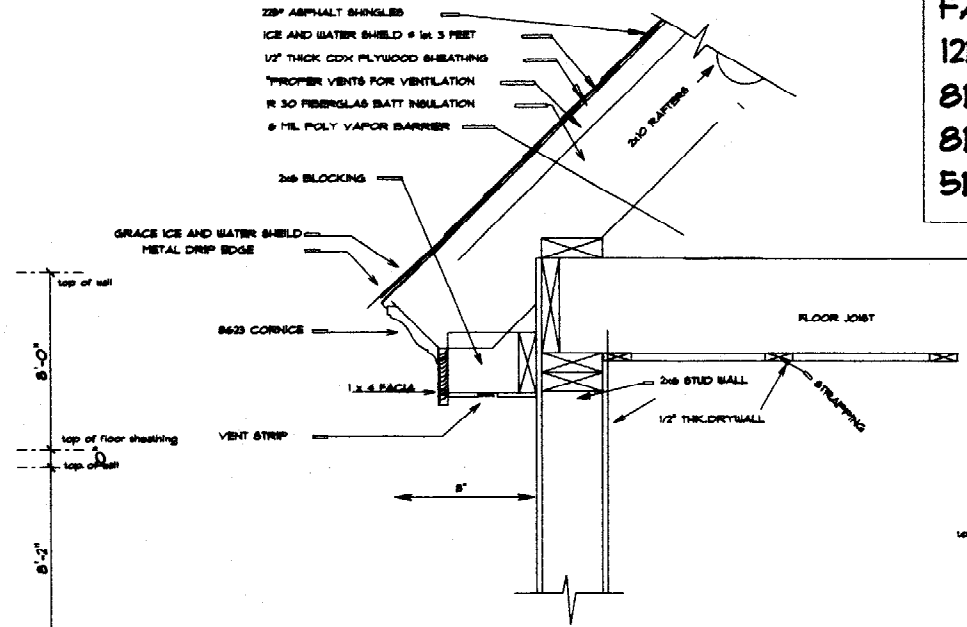


CROSS SECTION B-B
FRAMING DETAIL THE SAME AS
CROSS SECTION A-A UNLESS NOTED
SCALE: 1/4" = 1'-0"

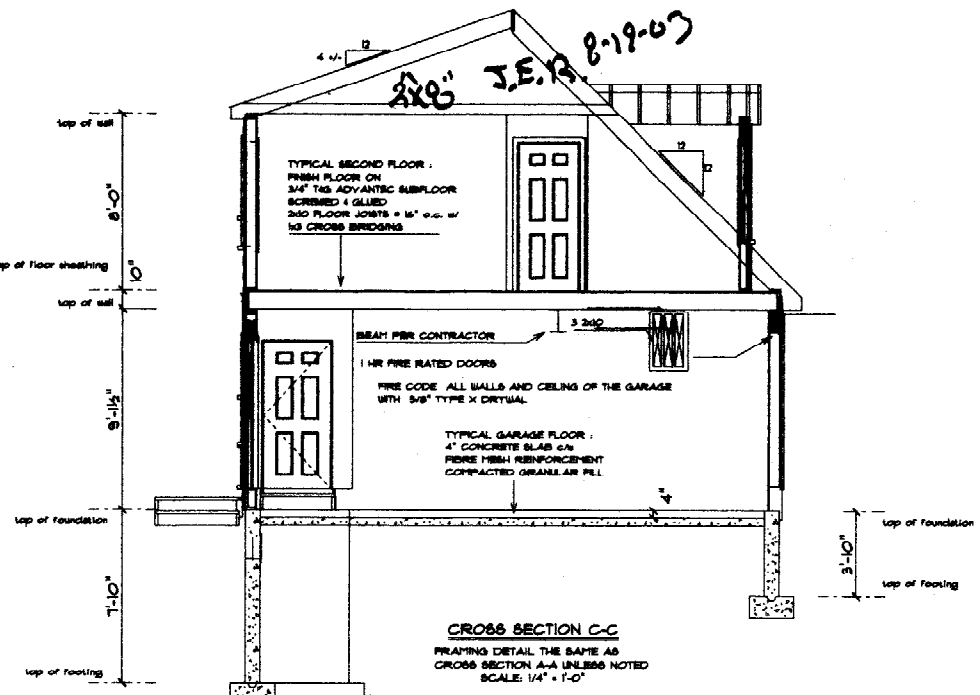
FASTENERS:
 12D NAILS ON FRAMING CONSTRUCTION
 8D RING SHANK NAILS ON FLOOR SHEATHING
 8D NAILS ON WALL AND ROOF SHEATHING
 5D STAINLESS NAILS FOR SIDING



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



TYPICAL RAFTER TRIM DETAIL



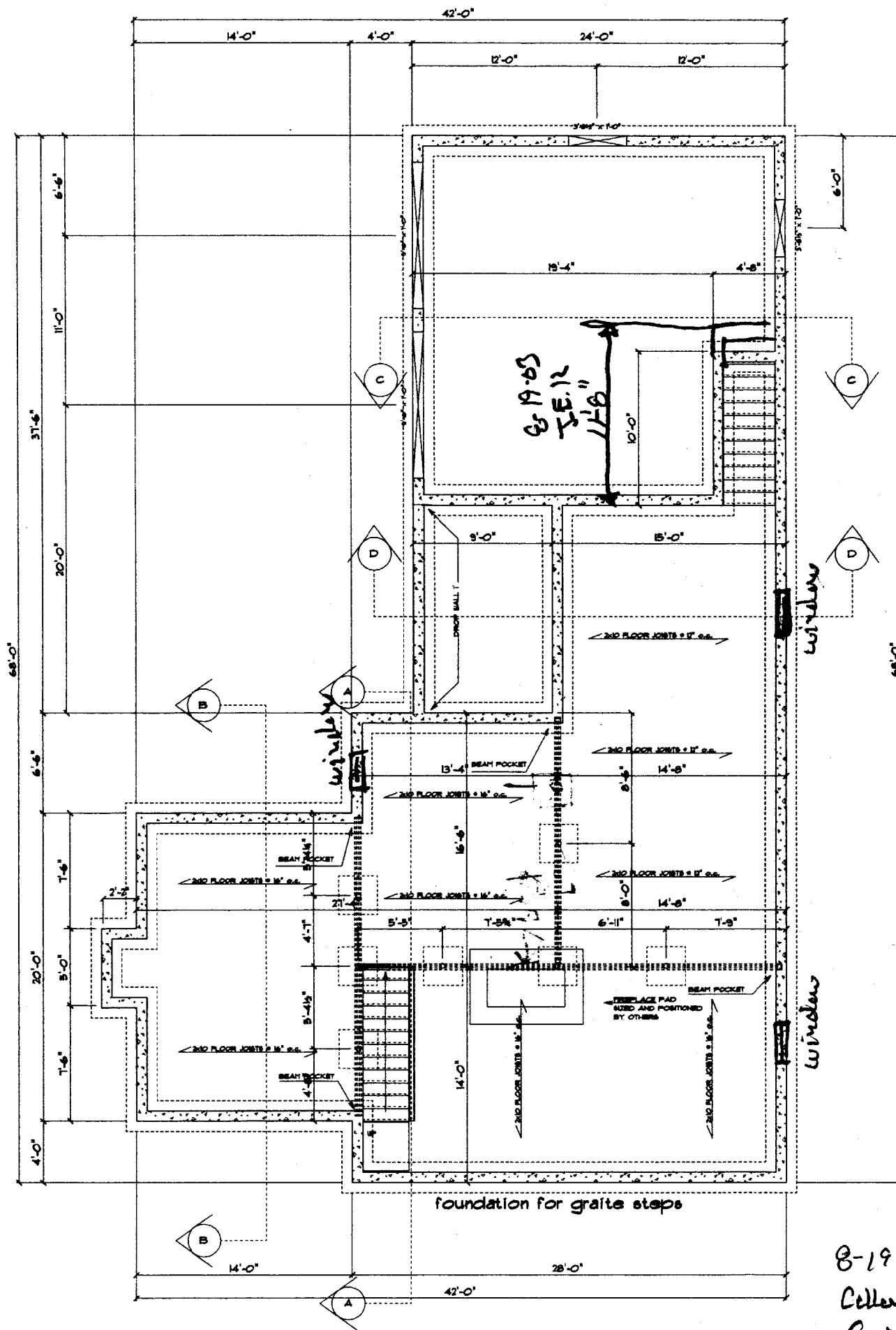
CROSS SECTION C-C
FRAMING DETAIL THE SAME AS
CROSS SECTION A-A UNLESS NOTED
SCALE: 1/4" = 1'-0"

THESE PLANS AND SPECIFICATIONS HAVE NOT BEEN PREPARED BY A REGISTERED ARCHITECT OR ENGINEER. THE PLANS AND SPECIFICATIONS ARE INTENDED TO BE USED BY A HOMEOWNER OR A CONTRACTOR WHO IS RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY CONSTRUCTION DEFECTS OR DAMAGES. CONTRACT SPECIFICATIONS SUPERSEDE HOUSE PLANS.

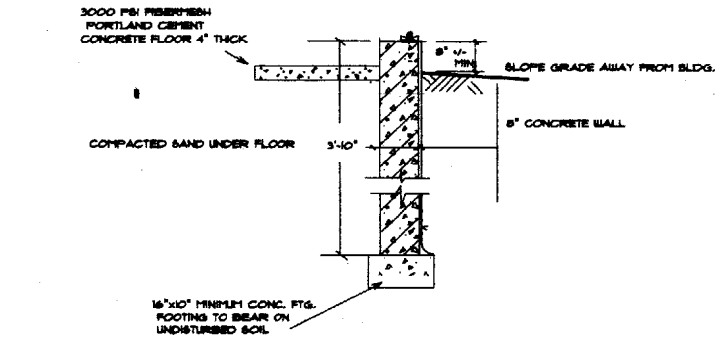
PROJECT NAME: **ROBINSON RESIDENCE**
 LOT 19
 HOPE AVE
 PORTLAND ME

NO.	DESCRIPTION

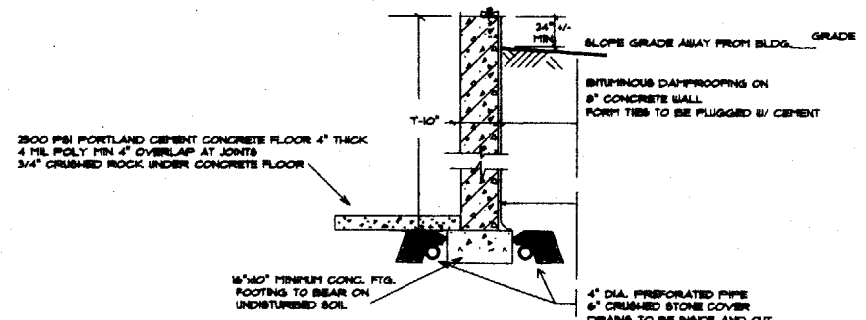
DATE: JULY 24, 2005
 SCALE: AS NOTED
 DRAWN: _____
 FILE: _____
 SHEET: _____ OF _____



SCALE: 1/4" = 1'-0"
FOUNDATION PLAN



TYPICAL FROSTWALL SECTION - GARAGE



TYPICAL FOUNDATION WALL SECTION - MAIN HOUSE

8-19-03 J.E.R.
Cellar Window
Cedar Primed 8\"/>

THESE PLANS AND SPECIFICATIONS HAVE NOT BEEN PREPARED BY A REGISTERED ARCHITECT OR ENGINEER. THE ARCHITECT AND ENGINEER ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS, CONDITIONS AND MATERIALS BEFORE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ADJACENT PROPERTY INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ADJACENT PROPERTY INFORMATION.

PROJECT NAME: ROBINSON
RESIDENCE
LOT 19
HOPE AVE
PORTLAND ME

NO.	REVISIONS

DATE: JULY 24 2003
SCALE: AS NOTED
DRAWN:
FILE:
SECT. _____ OF _____