

# TWO FAMILY HOUSE, 12 ROMASCO LN



Reviewed for Code Compliance  
Permitting and Inspections Department  
Approved with Conditions  
03/22/2019

## LIST OF DRAWINGS

SHEET#	SHEET ORDER	SHEET TITLE
C001	1 OF 11	COVER SHEET
AD1.1	2 OF 11	REMOVALS PLANS
AD2.1	3 OF 11	REMOVALS EXTERIOR ELEVATIONS
A1.1	4 OF 11	FLOOR, ROOF PLANS AND WALL TYPES
A2.1	5 OF 11	EXTERIOR ELEVATIONS
A3.1	6 OF 11	BUILDING SECTIONS
A3.2	7 OF 11	BUILDING SECTIONS
A4.1	8 OF 11	DOOR, WINDOW SCHEDULE, AND DETAILS
S1.1	9 OF 11	STRUCTURAL SECTIONS
S1.2	10 OF 11	STRUCTURAL ELEVATIONS
E1.1	11 OF 11	ELECTRICAL FLOOR PLANS



12 Romasco Ln, Portland,  
Maine 04101 (T) 207.423.4335

## HOUSE IN THE CITY

12 ROMASCO LN,  
PORTLAND, ME 04101

DESIGNED BY: NJD  
DRAWN BY: NJD

PROJECT: 1.1.15

CONSTRUCTION DRAWINGS

## COVER SHEET

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

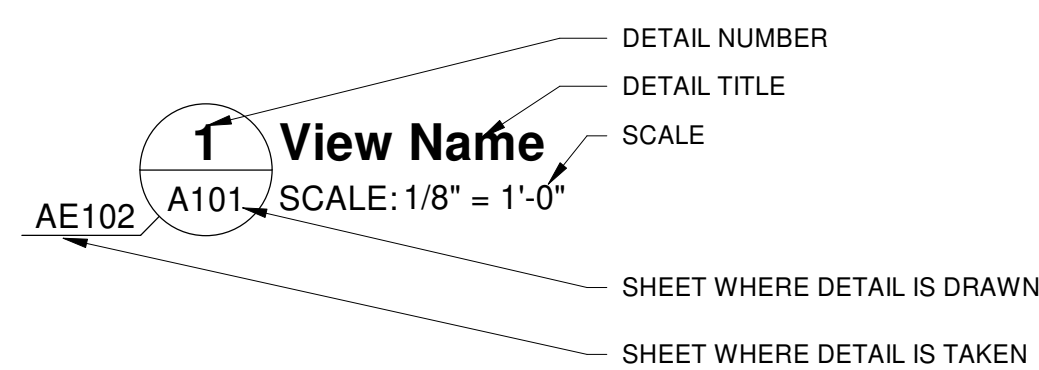
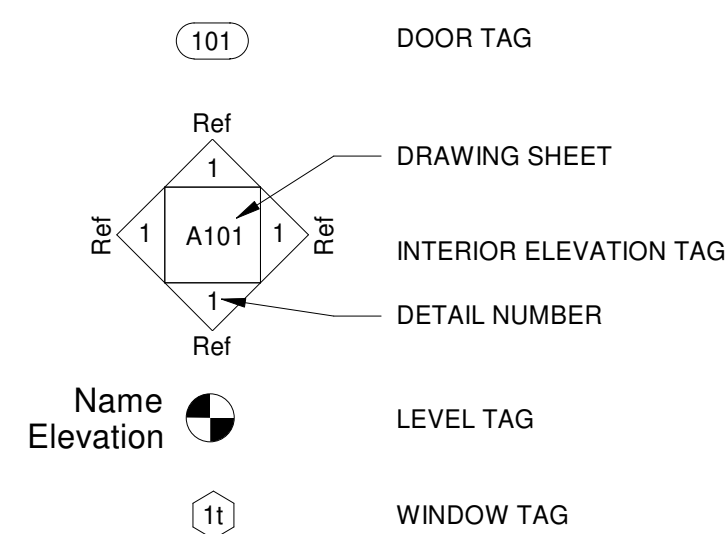
DATE: 3/20/19

DWG: C001

SHEET: 1 OF 11

## DRAWING LEGEND

- BATT INSULATION
- CONCRETE
- CONTINUOUS STRUCTURAL FRAMING MEMBRANE
- DENSE PACK INSULATION
- PLYWOOD
- RIGID INSULATION



## LIST OF ABBREVIATIONS

&	AND	LSL	LAMINATED-STRAND LUMBER
@	AT	LVL	LAMINATED-VENEER LUMBER
ALUM	ALUMINUM	MAX.	MAXIMUM
ADJ	ADJACENT	MECH	MECHANICAL
ADA	AMERICAN WITH DISABILITIES ACT	MIN.	MINIMUM
APPROX	APPROXIMATE(LY)	MTL	METAL
BD	BOARD	N	NORTH
BL	BORROWED LITE	#	NUMBER
BLDG	BUILDING	O.C.	ON CENTER
CLG	CEILING	PNT	PAINT
CMU	CONCRETE MASONRY UNIT	PLYWD	PLYWOOD
COL	COLUMN	II	PARALLEL
CONC	CONCRETE	LB	POUNDS
CONT	CONTINUOUS	PSF	POUNDS PER SQUARE FOOT
COORD	CORRIDNATE	PSI	POUNDS PER SQUARE INCH
CPT	CARPET	P.T.	PRESSURE TREATED
CWT	CERAMIC WALL TILE	REBAR	REINFORCE STEEL
DIA	DIAMETER	REQ'D	REQUIRED
DN	DOWN	SIM	SIMILAR
DWG	DRAWING	STL	STEEL
EA	EACH	STRUCT	STRUCTURAL
ELEC	ELECTRICAL	SS	STAINLESS STEEL
ELEV	ELEVATION	SYS	SYSTEM
EXIST	EXISTING	SOFT	SQUARE FOOT/FEET
EXT	EXTERIOR	T&G	TONGUE AND GROOVE
FDN	FOUNDATION	TYP	TYPICAL
FT.	FOOT/FEET	W	WIDTH
F.F.L.	FINISHED FLOOR LEVEL	W/	WITH
GYP BD	GYPSUM BOARD	W/M	WELDED WIRE MESH
H, HGT	HEIGHT		
HORIZ	HORIZONTAL		
IBC	INTERNATIONAL BUILDING CODE		
IN.	INCH(ES)		
INSUL	INSULATION		
IRC	INTERNATIONAL RESIDENTAL CODE		
LF	LINEAR FEET		

## GENERAL CONSTRUCTION NOTES:

- WORK INCLUDED IN THIS CONTRACT SHALL CONFIRM TO STATE, NATIONAL AND OTHER CODES AND ORDINANCES WHICH APPLY TO THIS PROJECT INCLUDING IBC AND NFPA 101, CURRENT EDITION.
- FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS AND REPORT DISCREPANCIES TO THE OWNER. PROCEED WITH THE WORK ONLY AFTER THE DISCREPANCIES HAVE BEEN RESOLVED BY THE OWNER.
- WORK FROM GIVEN DIMENSIONS AND LARGE SCALE DETAILS ONLY. DO NOT SCALE DRAWINGS.
- CARE SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT AREAS TO REMAIN.
- AT THE END OF EACH WORKING DAY, THE CONSTRUCTION SITE SHALL BE LEFT IN A SAFE, WEATHERTIGHT, SECURE, NEAT AND CLEAN MANNER.
- OBTAIN PERMITS WHICH ARE REQUIRED FOR THE SATISFACTORY COMPLETION OF THE WORK.
- PROVIDE TEMPORARY PROTECTION FROM THE WEATHER FOR EXPOSED STRUCTURE.
- PROVIDE BARRICADES AND SIGNAGE AT WORK AREAS TO PREVENT THE PUBLIC FROM ENTERING AREAS OF WORK.
- COORDINATE THE TIMING AND SEQUENCE OF WORK WITH OWNER AND THE APPROPRIATE AUTHORITIES.
- DISRUPTIVE WORK: DISRUPTIVE/ NOISY WORK SHALL BE PERFORMED AS DIRECTED BY THE OWNER.
- IT IS UNKNOWN IF HAZARDOUS MATERIALS ARE PRESENT WITHIN THE SCOPE OR WORK AREA. IF SUSPECTED MATERIALS ARE ENCOUNTERED, NOTIFY THE OWNER PRIOR TO COMMENCING WORK.



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**NICK DEFRIES**  
ARCHITECTURAL DESIGNER

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Maine 04101 (T) 207.423.4335

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CONSTRUCTION DRAWINGS

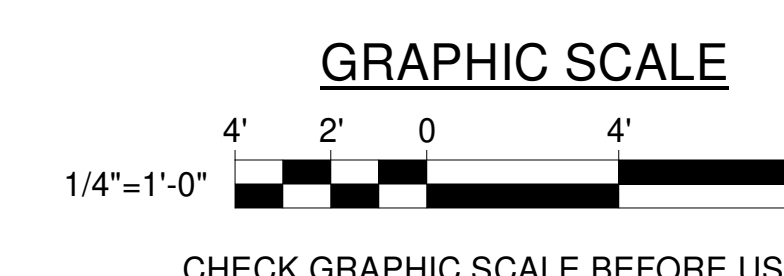
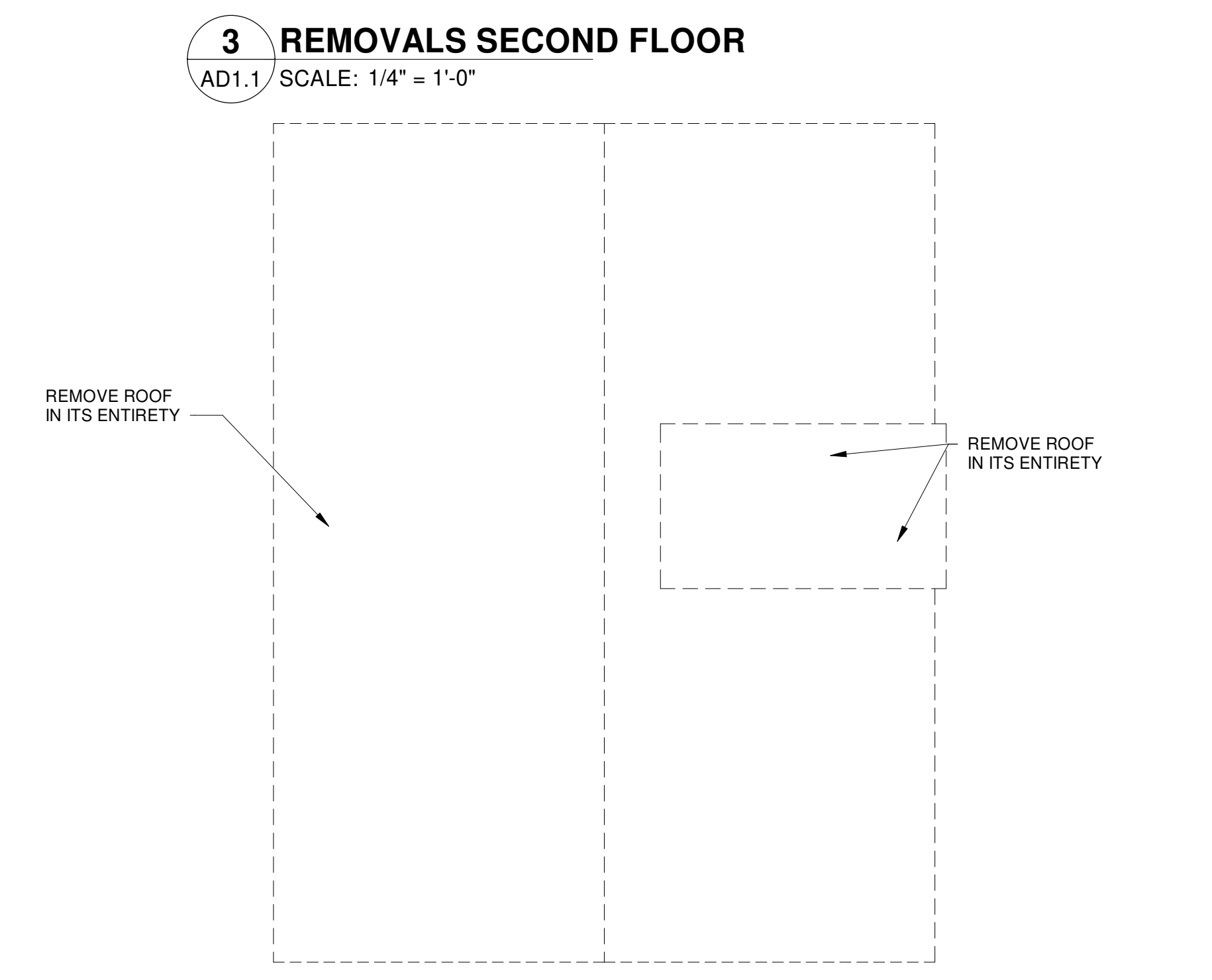
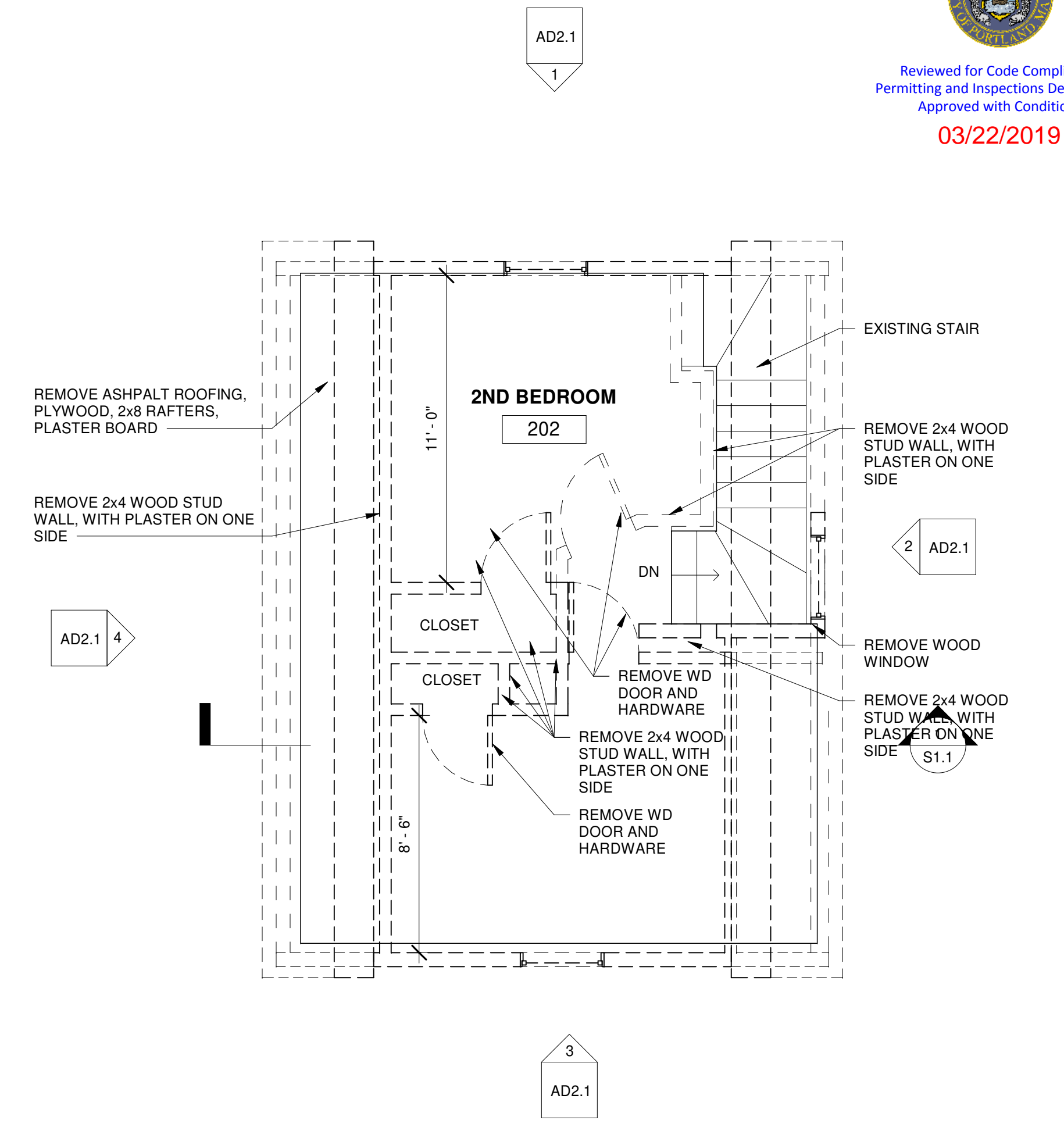
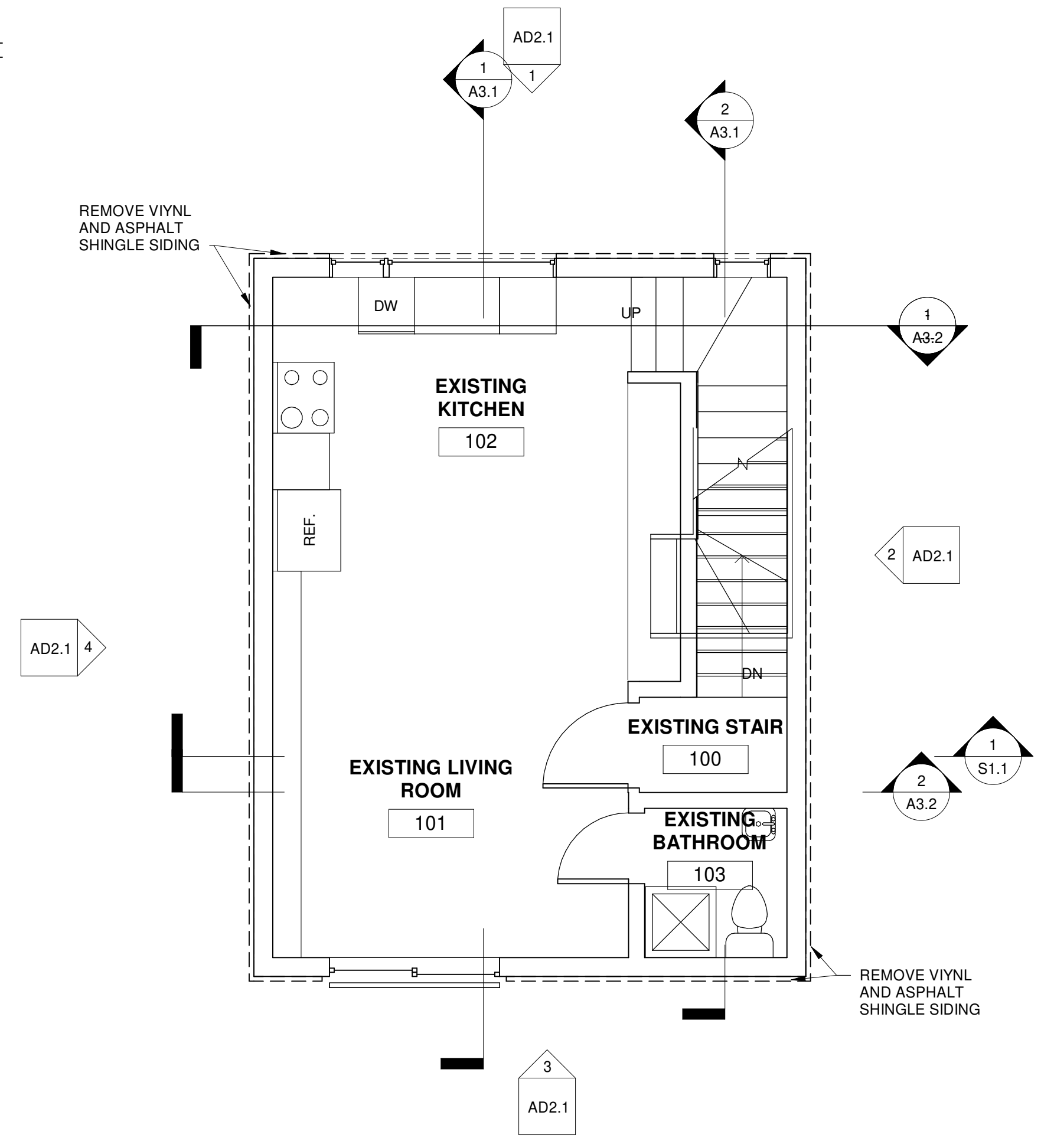
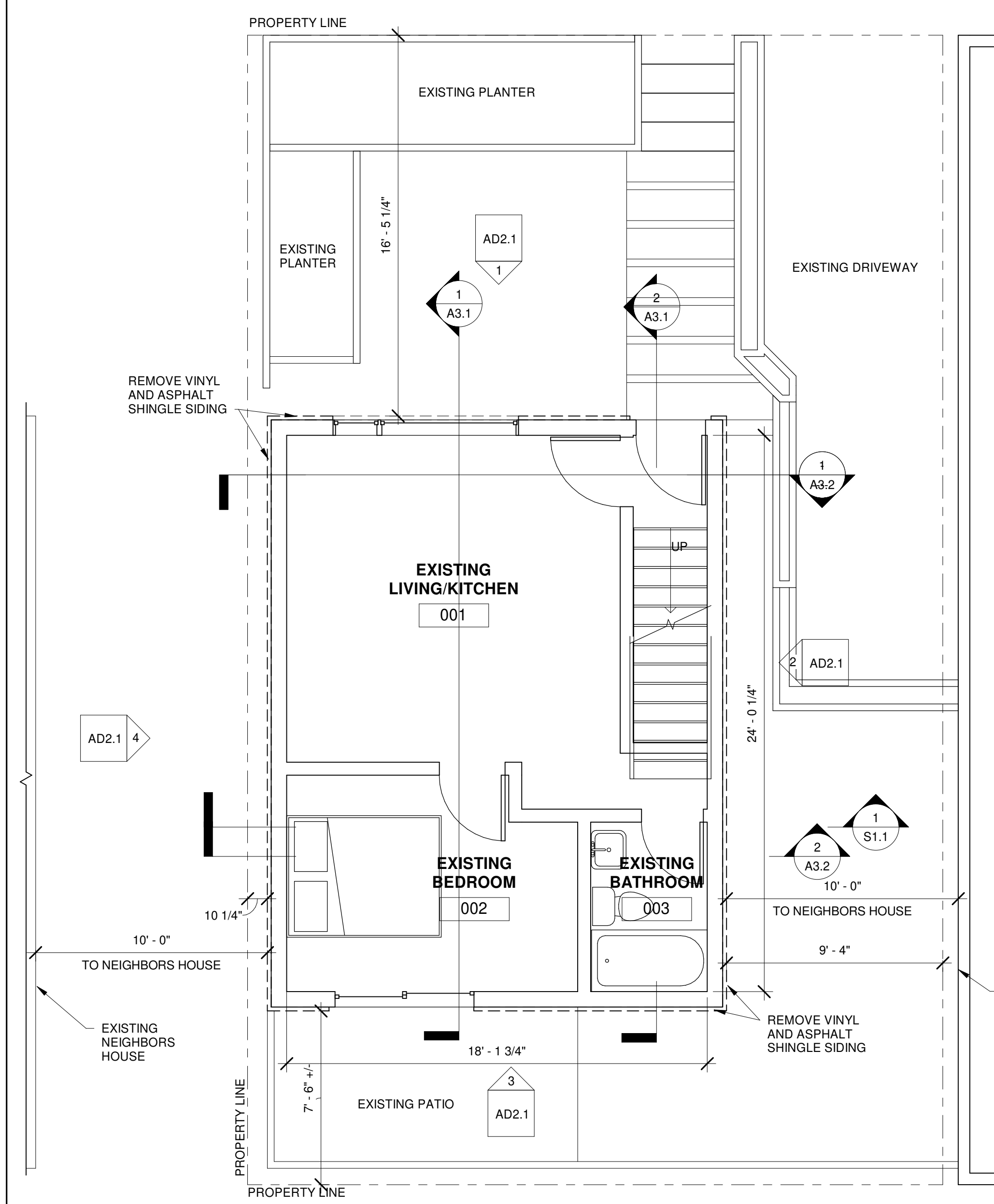
REMOVALS  
PLANS

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

DATE: 3/20/19

DWG: **AD1.1**

SHEET: **2 OF 11**



CHECK GRAPHIC SCALE BEFORE USING





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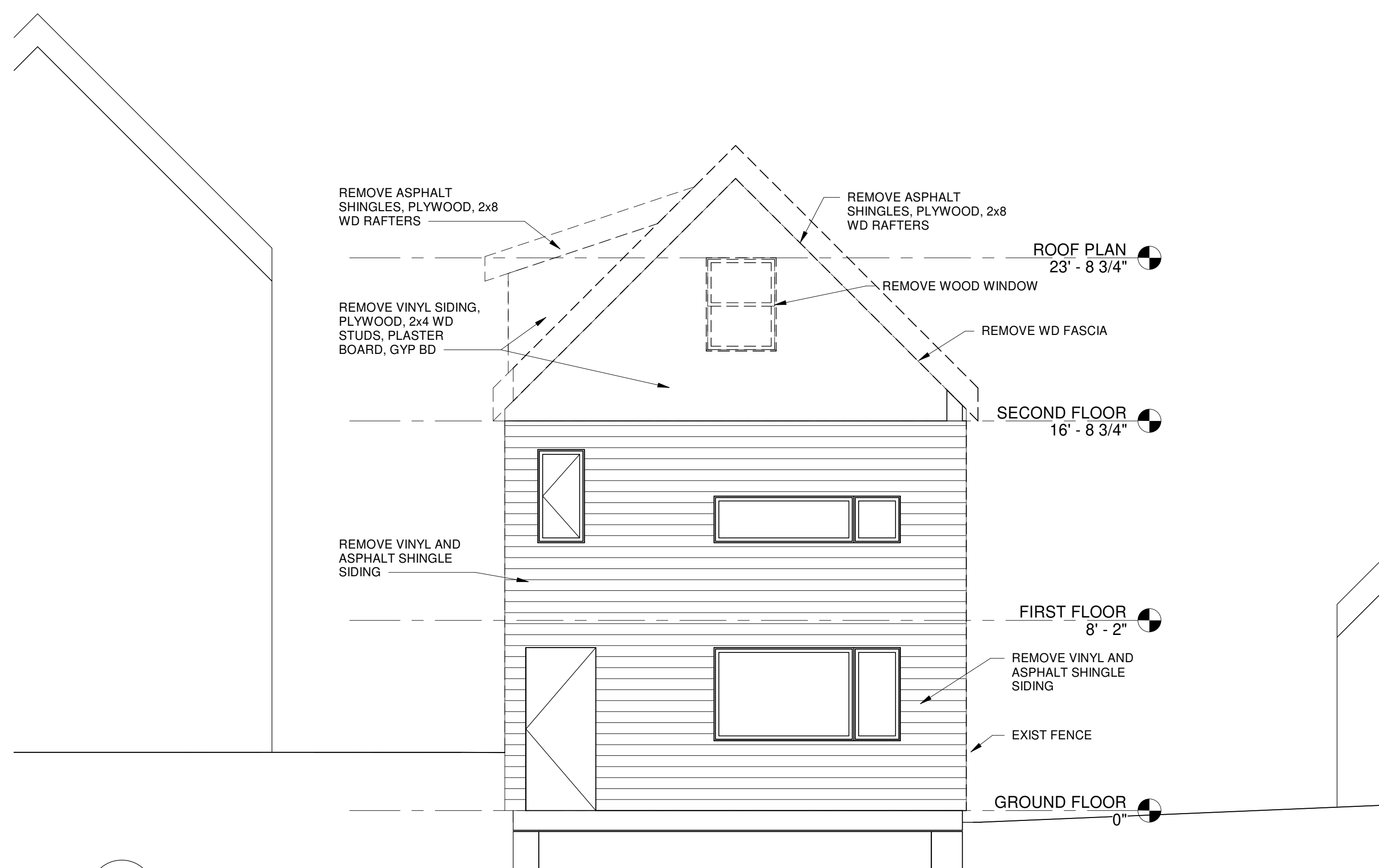
REMOVALS  
EXTERIOR  
ELEVATIONS

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

DATE: 3/20/19

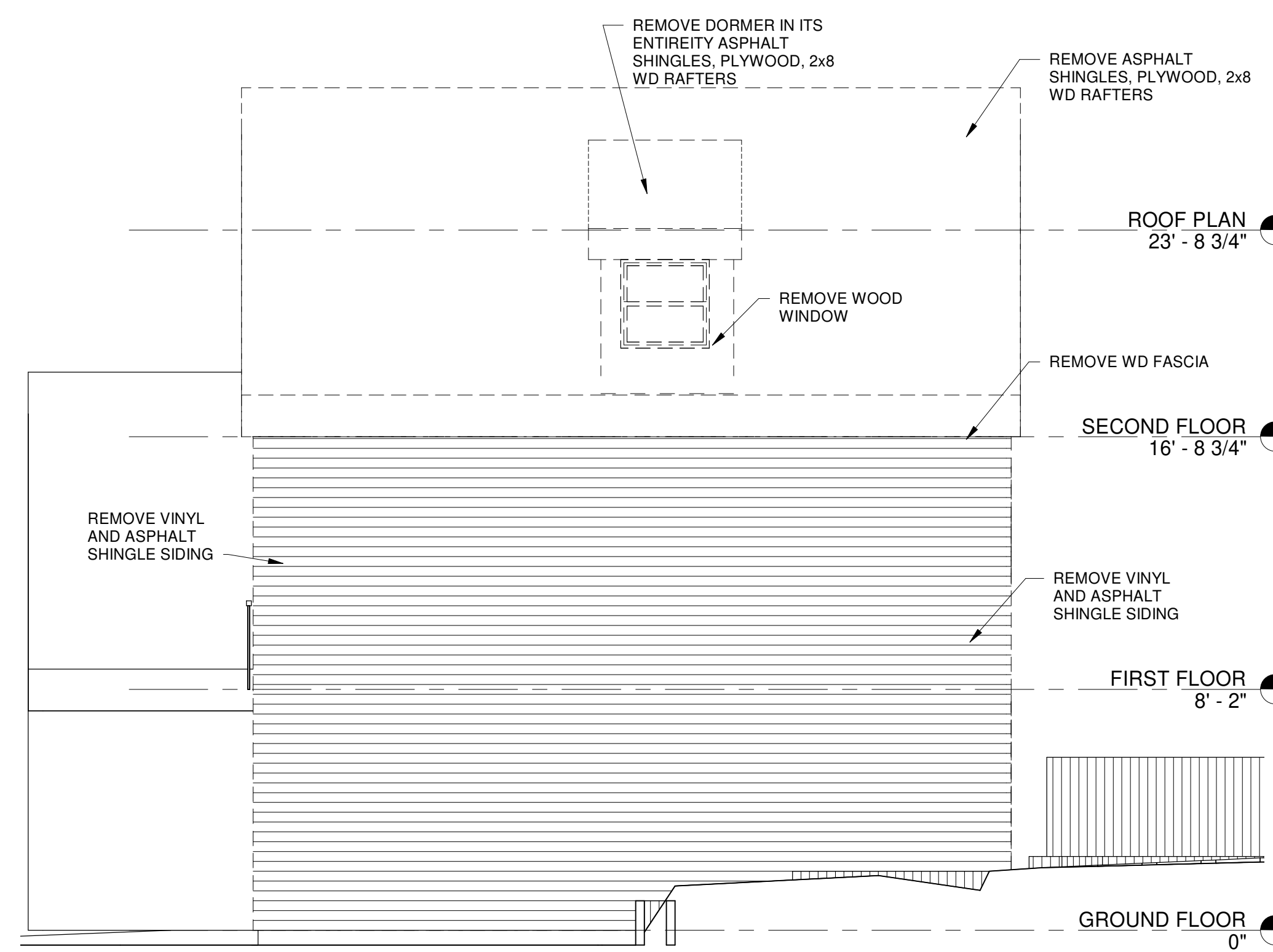
DWG: **AD2.1**

SHEET: **3 OF 11**



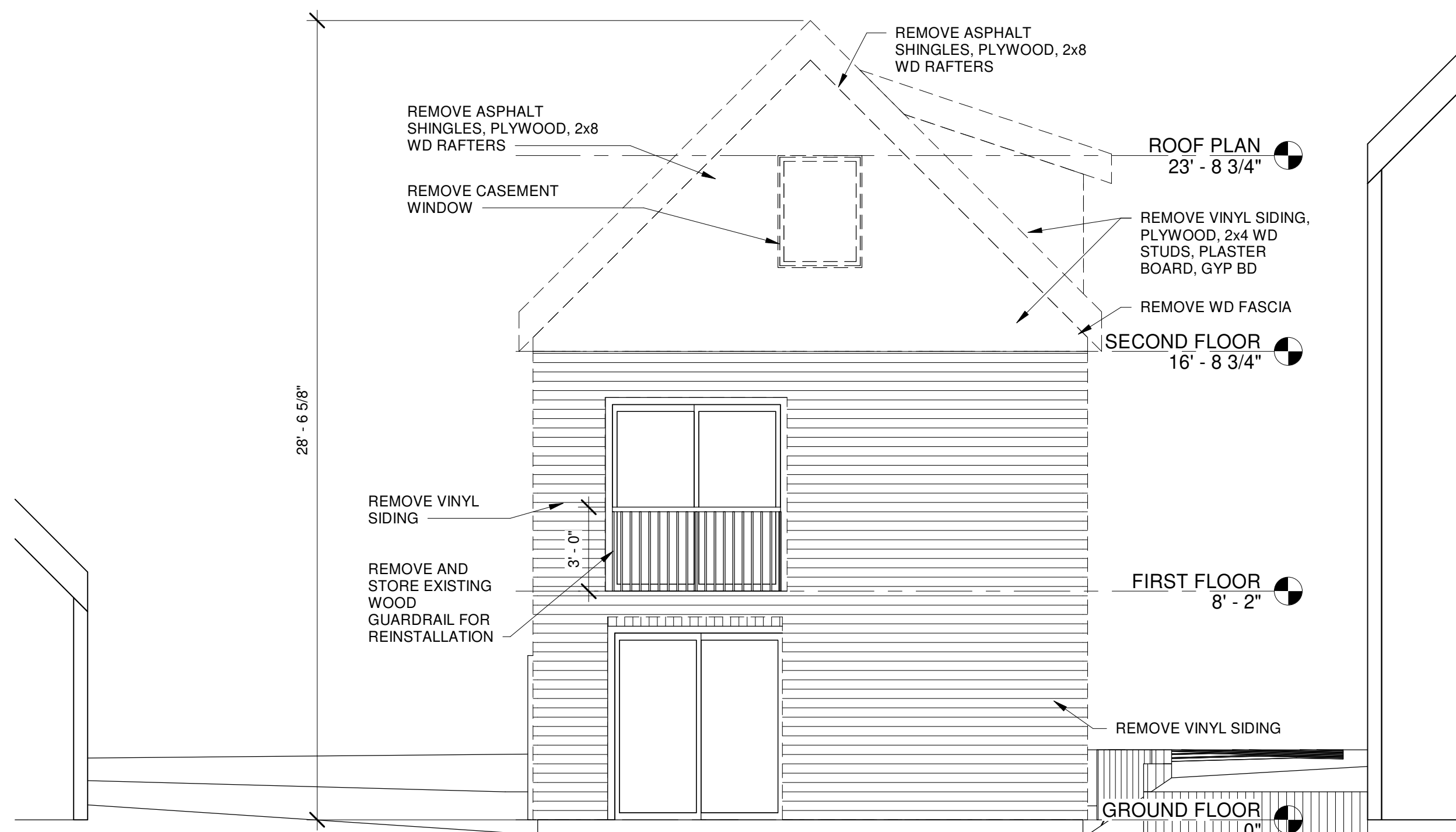
**1 REMOVALS NORTH ELEVATION**

AD1.1 AD2.1 SCALE: 1/4" = 1'-0"



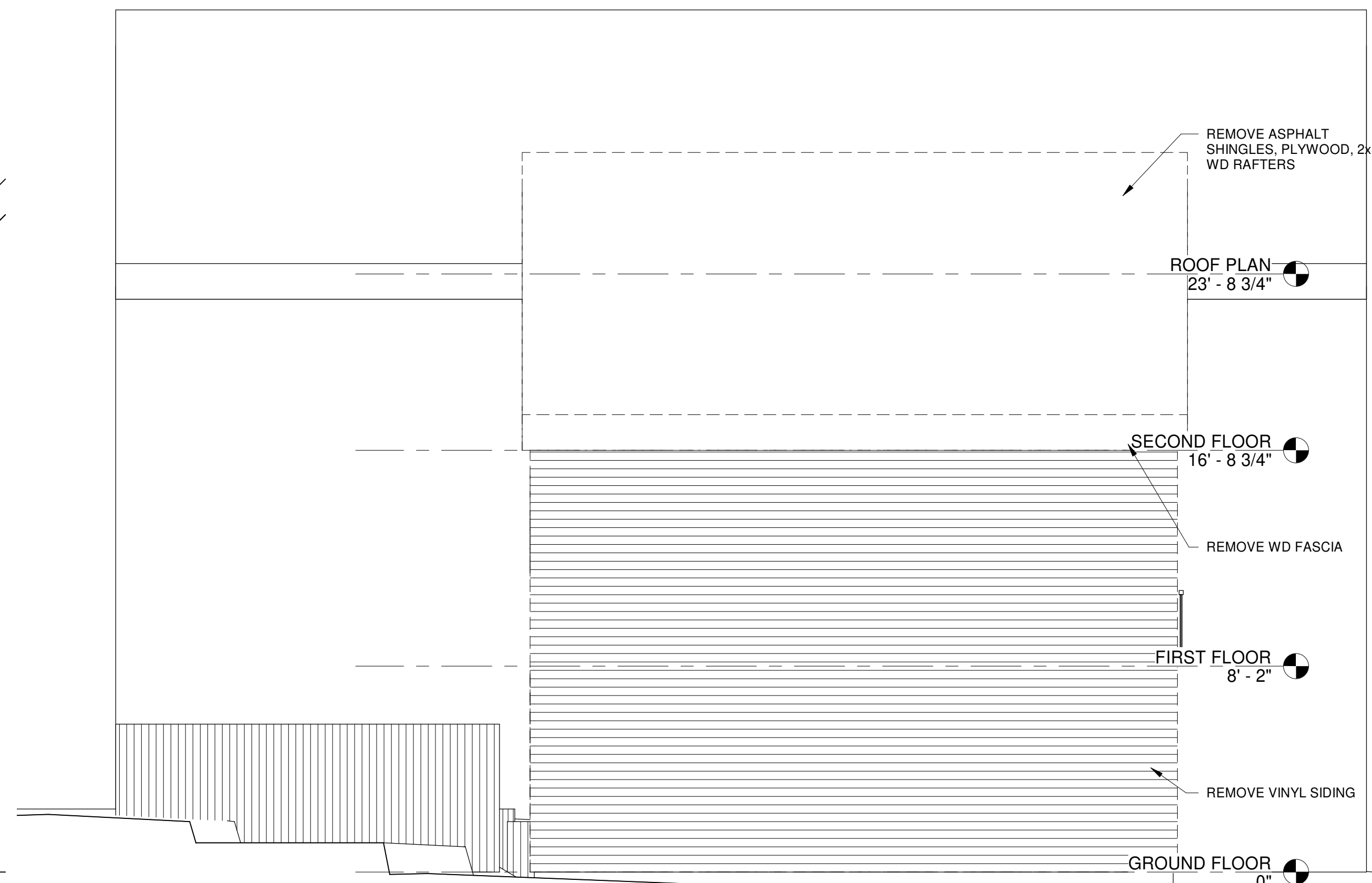
**2 REMOVALS EAST ELEVATION**

AD1.1 AD2.1 SCALE: 1/4" = 1'-0"



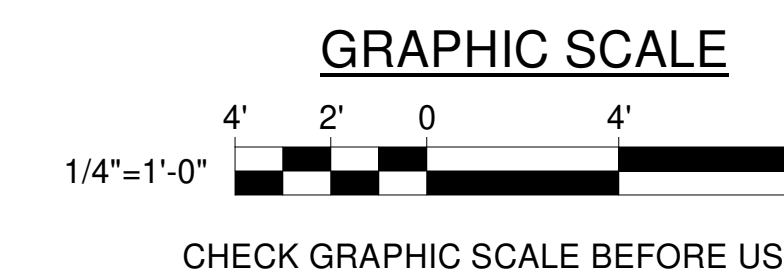
**3 REMOVALS SOUTH ELEVATION**

AD1.1 AD2.1 SCALE: 1/4" = 1'-0"



**4 REMOVALS WEST ELEVATION**

AD1.1 AD2.1 SCALE: 1/4" = 1'-0"





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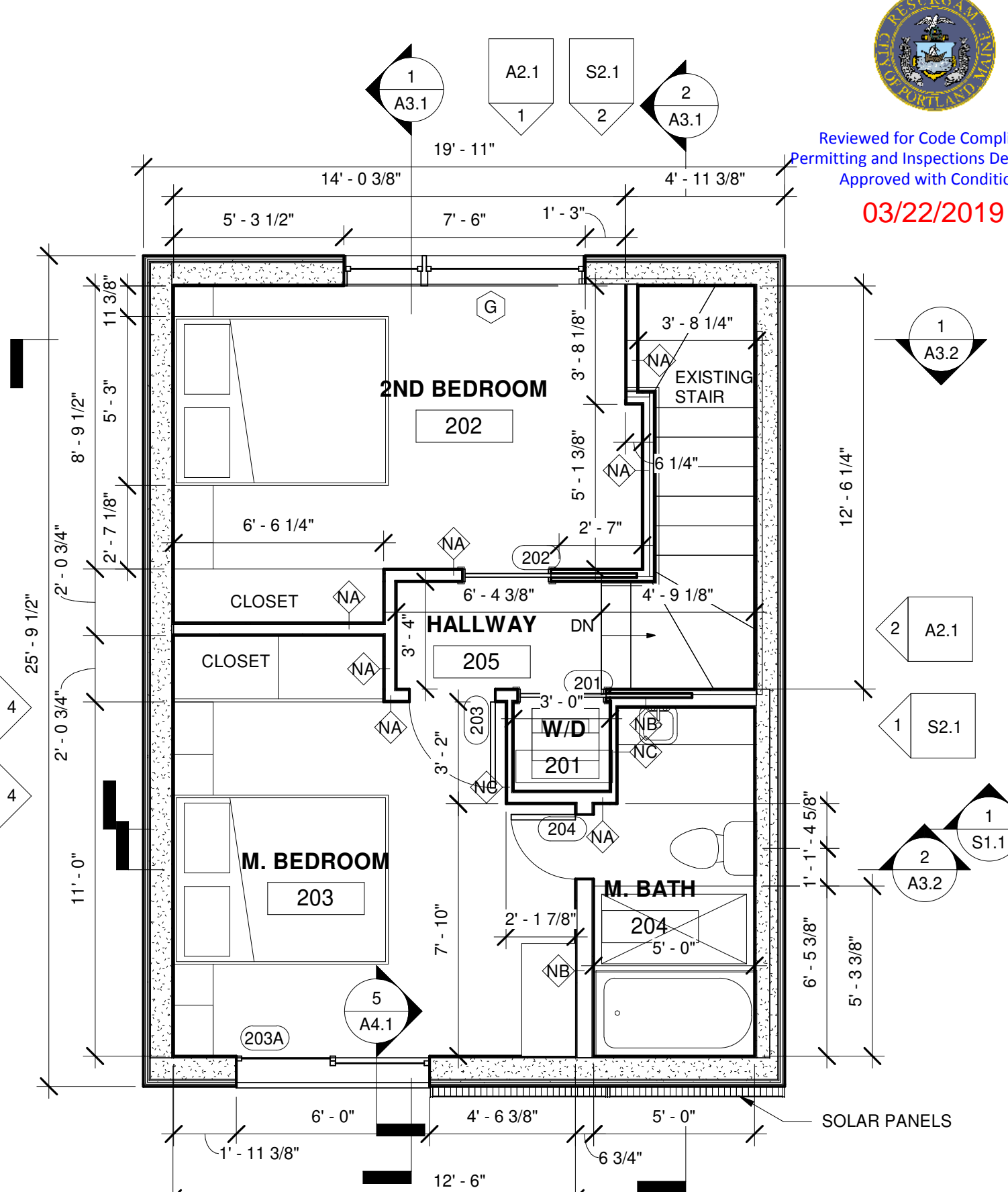
**FLOOR, ROOF PLANS AND WALL TYPES**

SCALE: As indicated

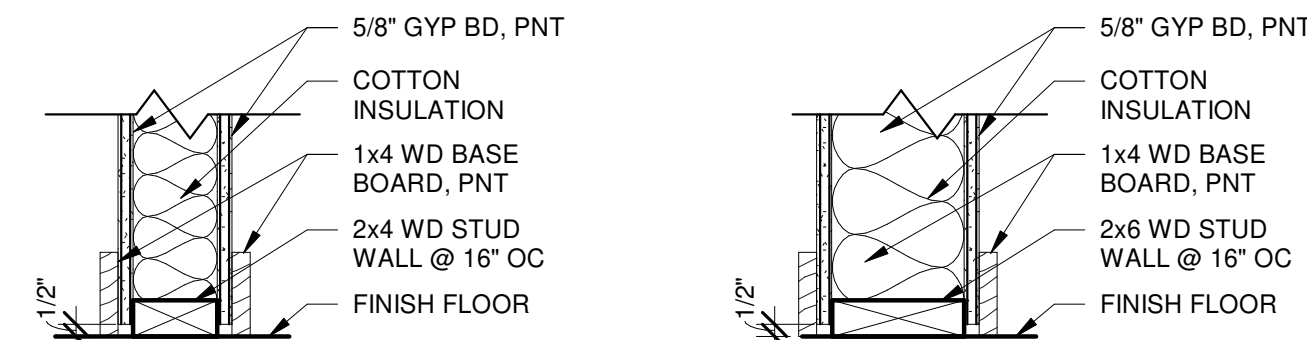
DATE: 3/20/19

DWG: **A1.1**

SHEET: **4 OF 11**

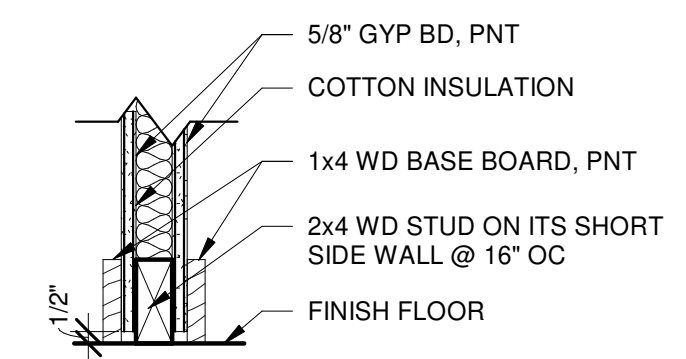


**3 SECOND FLOOR**  
A1.1 SCALE: 1/4" = 1'-0"

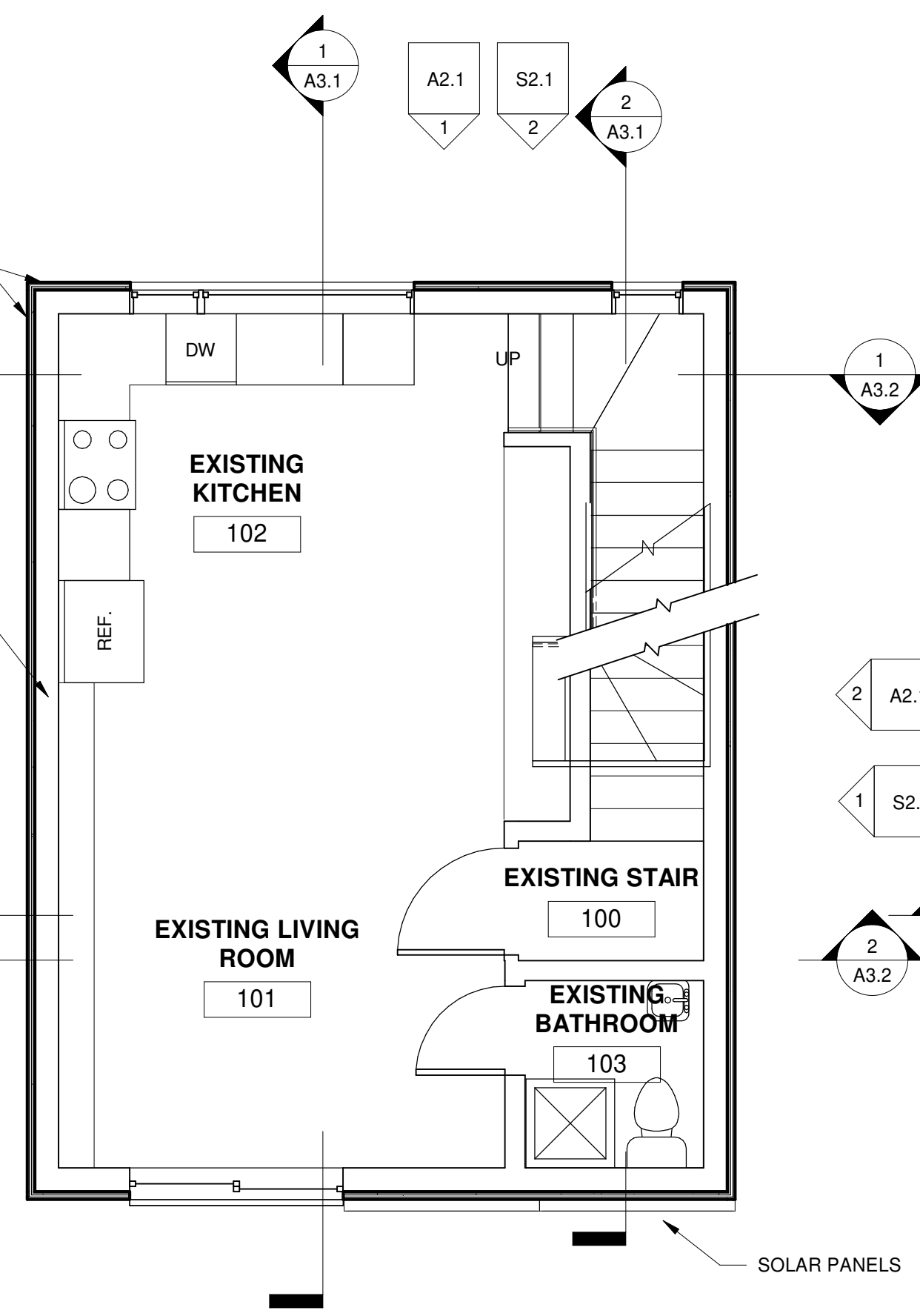


**5 NA WALL TYPE**  
A1.1 SCALE: 1 1/2" = 1'-0"

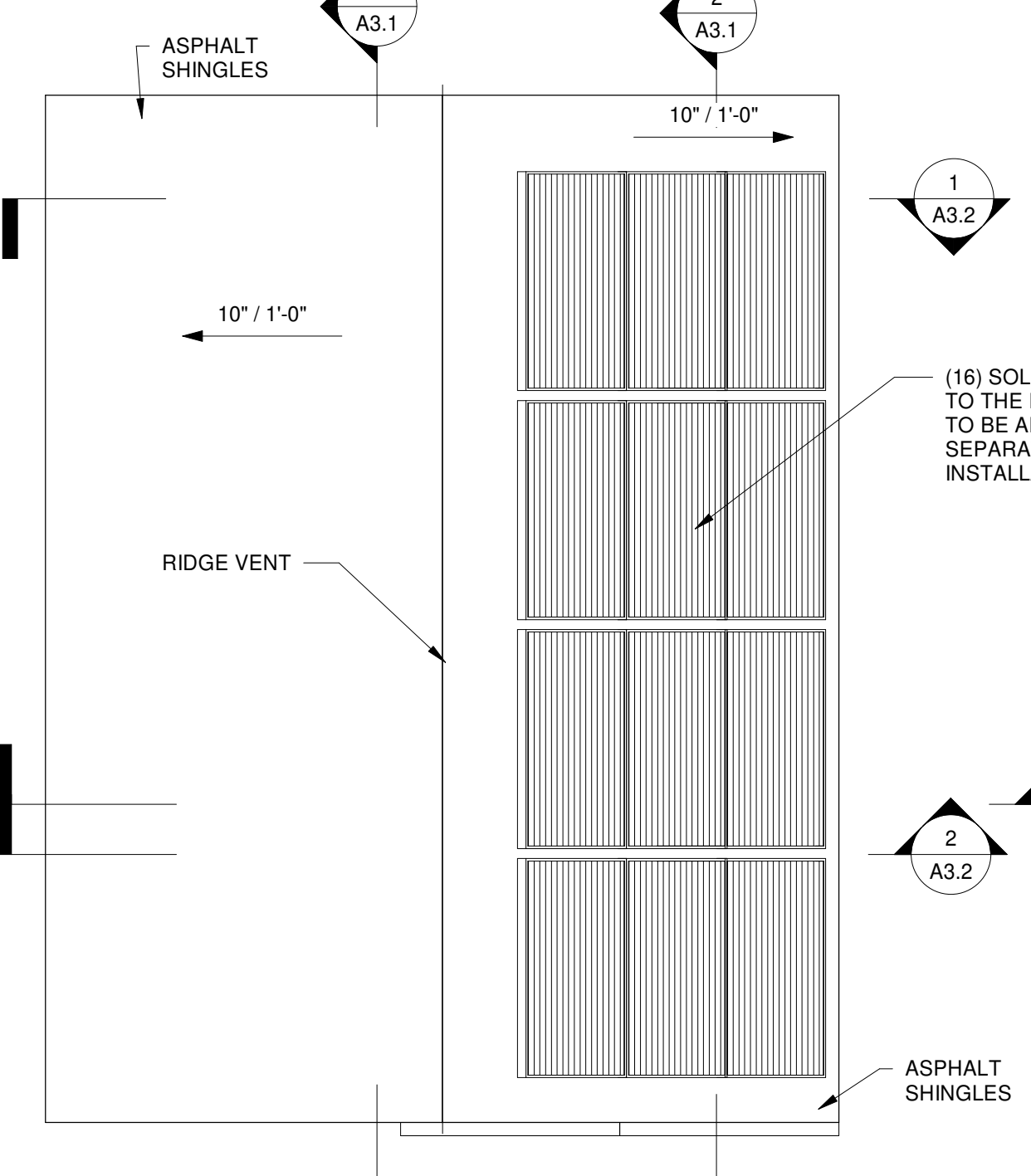
**6 NB WALL TYPE**  
A1.1 SCALE: 1 1/2" = 1'-0"



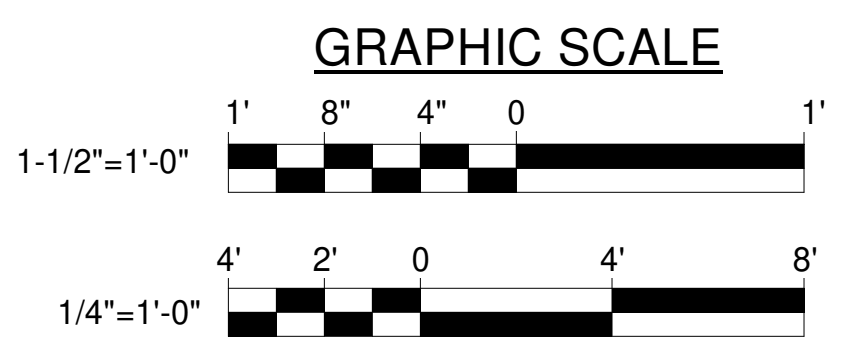
**7 NC WALL TYPE**  
A1.1 SCALE: 1 1/2" = 1'-0"



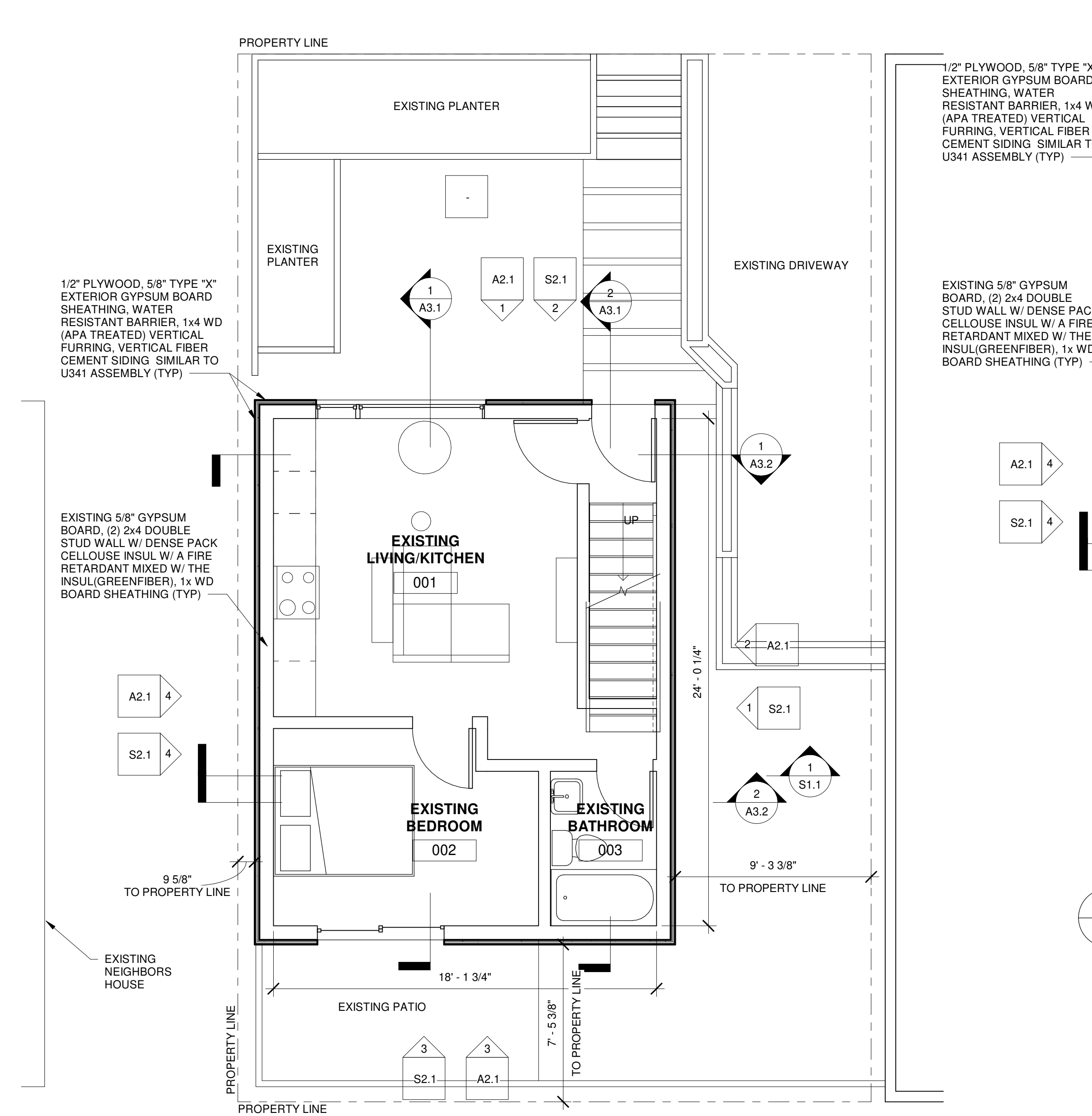
**2 FIRST FLOOR**  
A1.1 SCALE: 1/4" = 1'-0"



**4 ROOF PLAN**  
A1.1 SCALE: 1/4" = 1'-0"



CHECK GRAPHIC SCALE BEFORE USING



**1 GROUND FLOOR**  
A1.1 SCALE: 1/4" = 1'-0"

1/2" PLYWOOD, 5/8" TYPE "X" EXTERIOR GYPSUM BOARD SHEATHING, WATER RESISTANT BARRIER, 1x4 WD (APA TREATED) VERTICAL FURRING, VERTICAL FIBER CEMENT SIDING SIMILAR TO U341 ASSEMBLY (TYP)

EXISTING 5/8" GYPSUM BOARD, (2) 2x4 DOUBLE STUD WALL W/ DENSE PACK CELLOUSE INSUL W/ A FIRE RETARDANT MIXED W/ THE INSUL(GREENFIBER), 1x WD BOARD SHEATHING (TYP)

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EXISTING 5/8" GYPSUM BOARD, (2) 2x4 DOUBLE STUD WALL W/ DENSE PACK CELLOUSE INSUL W/ A FIRE RETARDANT MIXED W/ THE INSUL(GREENFIBER), 1x WD BOARD SHEATHING (TYP)

SOLAR PANELS

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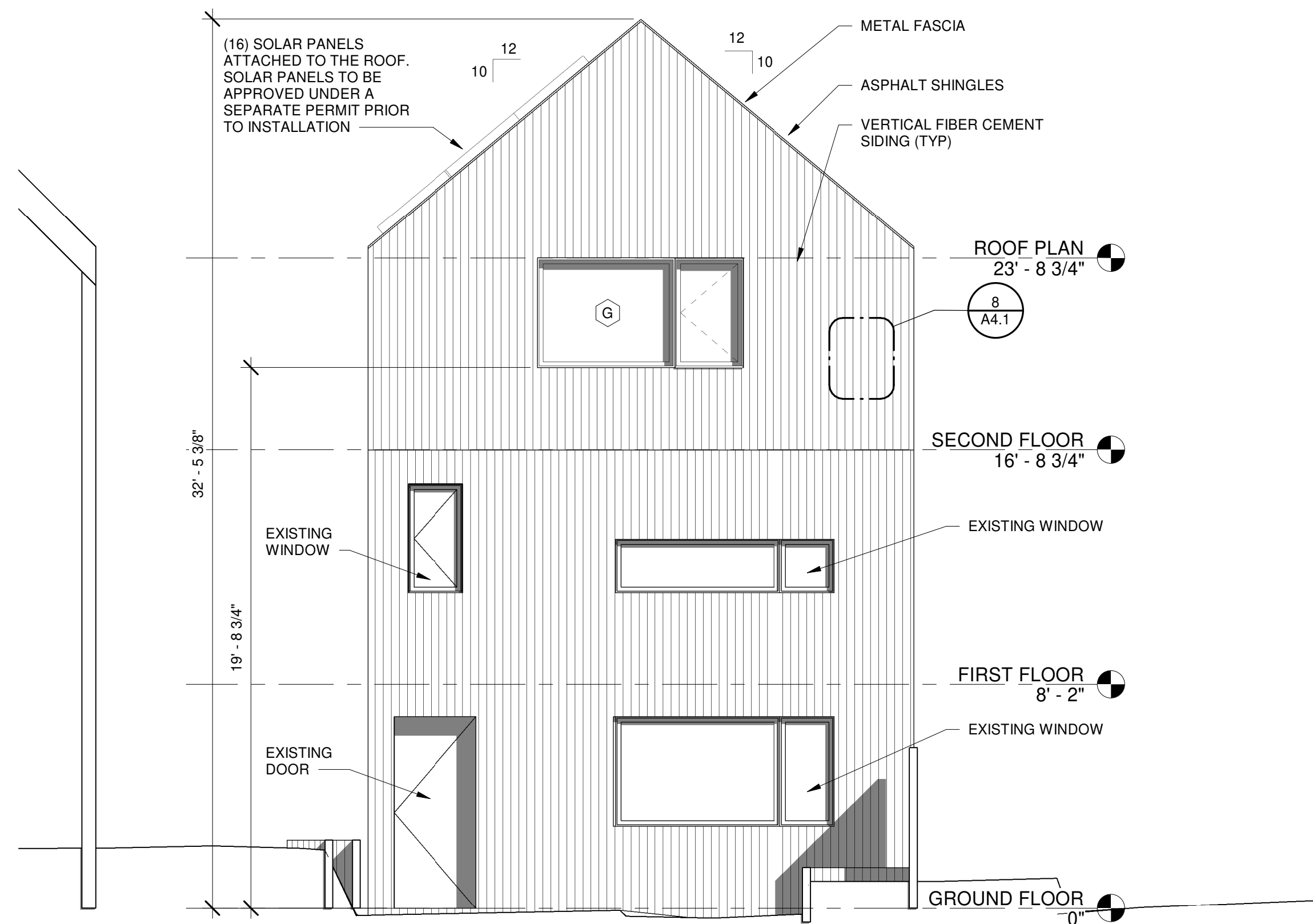
**EXTERIOR ELEVATIONS**

**SCALE:** 1/4" = 1'-0"

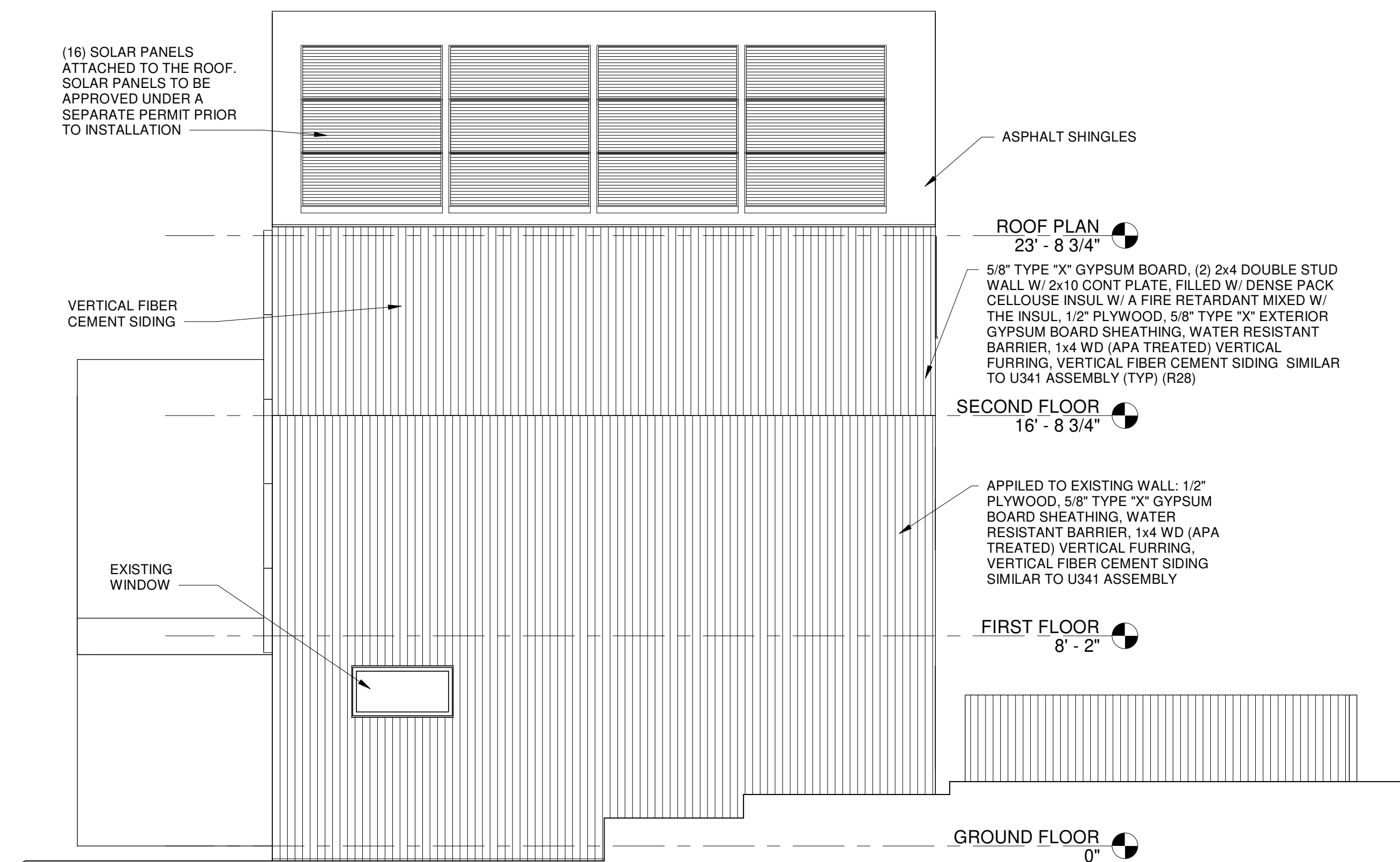
**DATE:** 3/20/19

**DWG:** A2.1

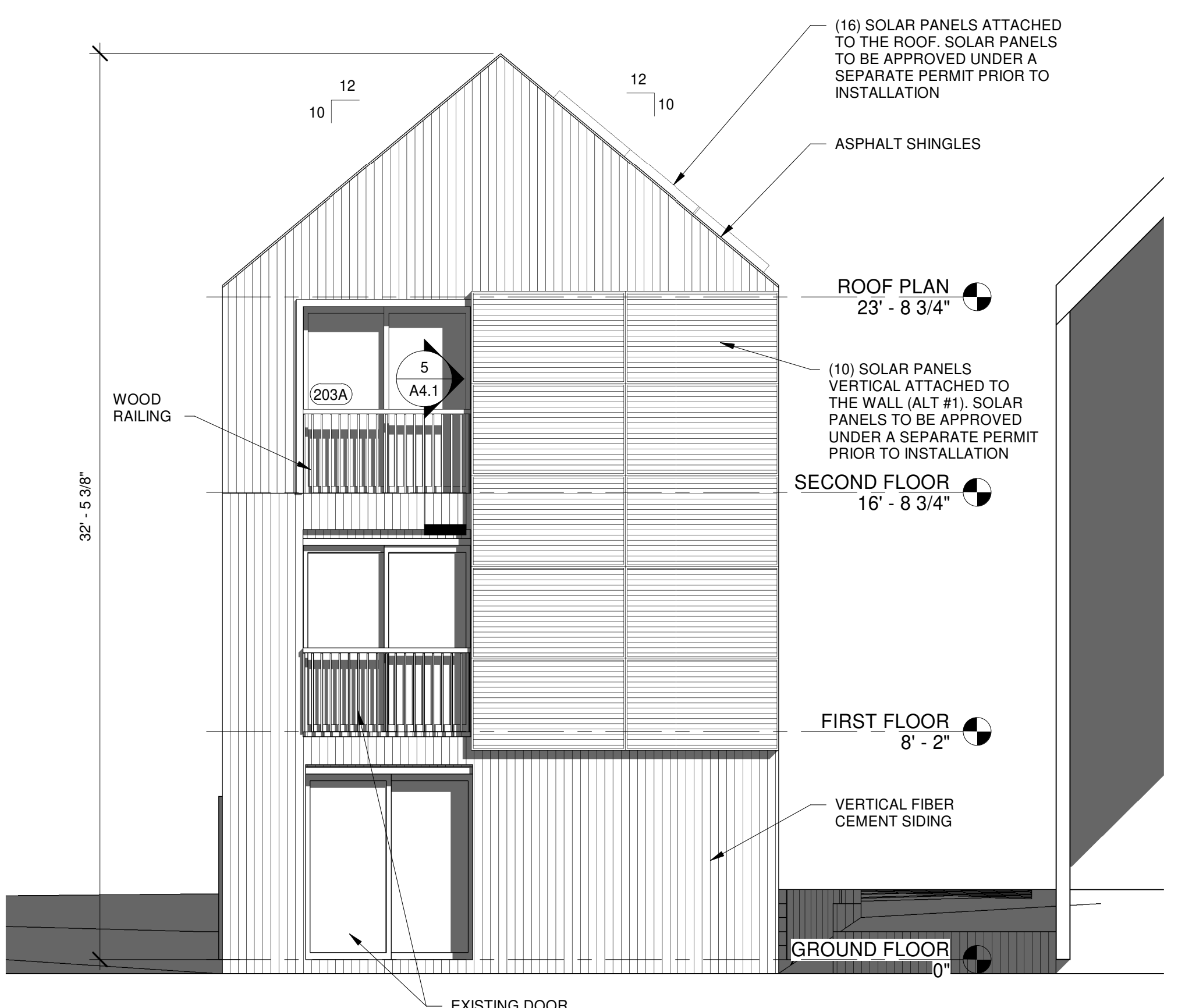
**SHEET:** 5 OF 11



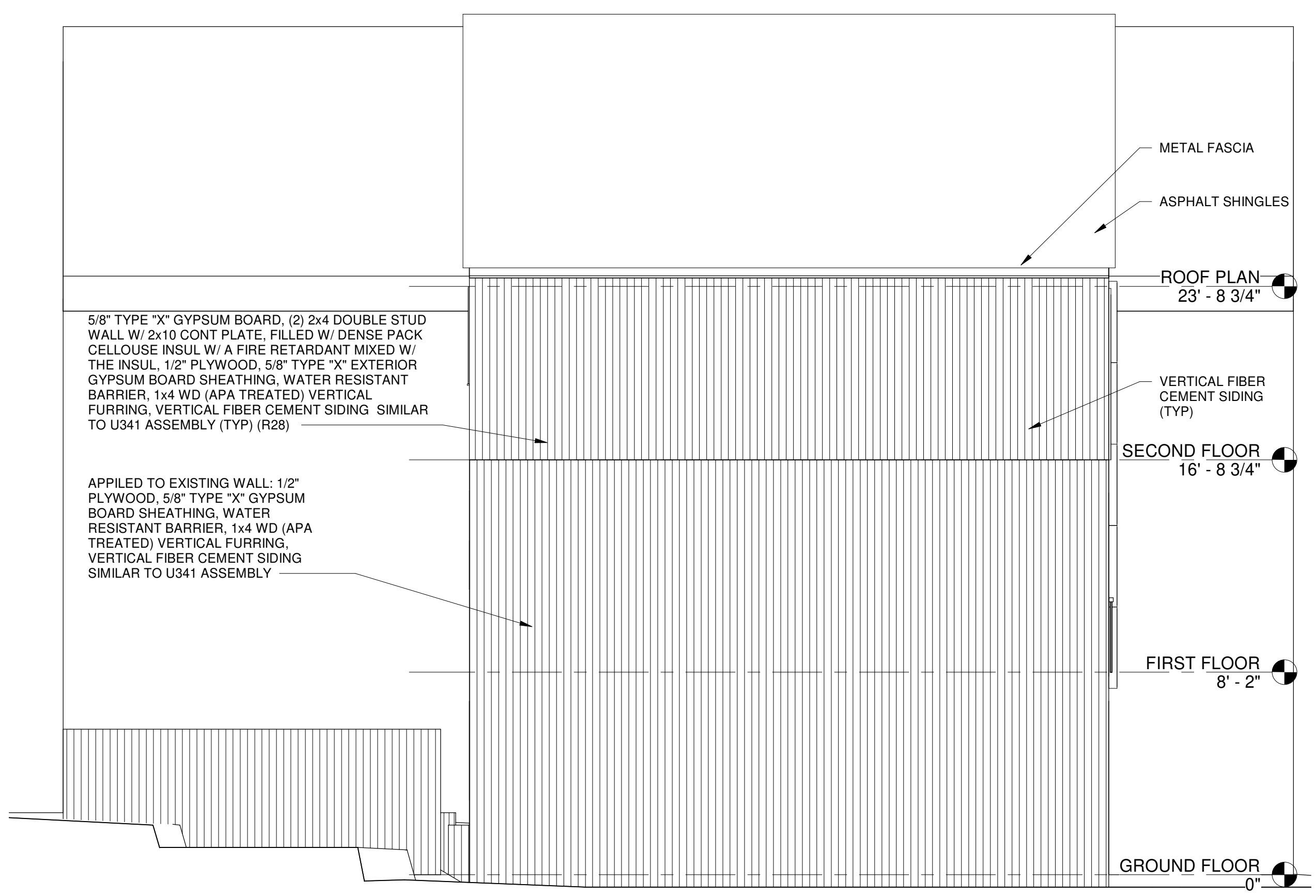
**1 NORTH ELEVATION**  
A1.1 A2.1 SCALE: 1/4" = 1'-0"



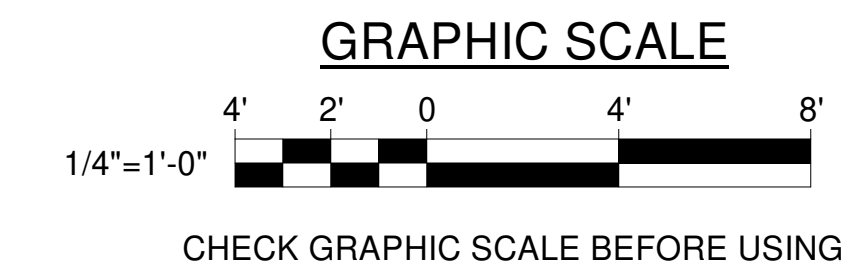
**2 EAST ELEVATION**  
A1.1 A2.1 SCALE: 1/4" = 1'-0"



**3 SOUTH ELEVATION**  
A1.1 A2.1 SCALE: 1/4" = 1'-0"



**4 WEST ELEVATION**  
A1.1 A2.1 SCALE: 1/4" = 1'-0"





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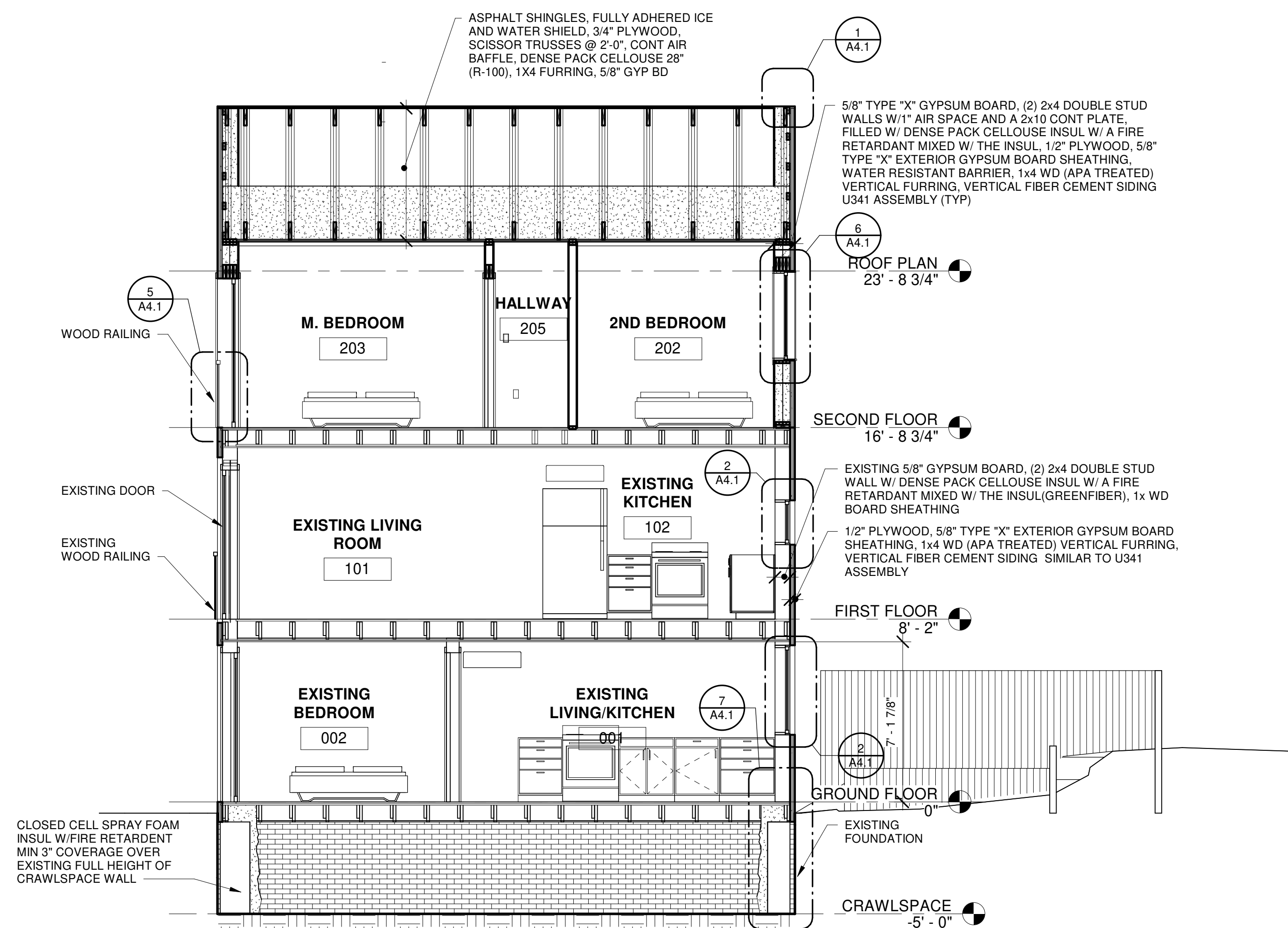
**BUILDING SECTIONS 1**

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

DATE: 3/20/19

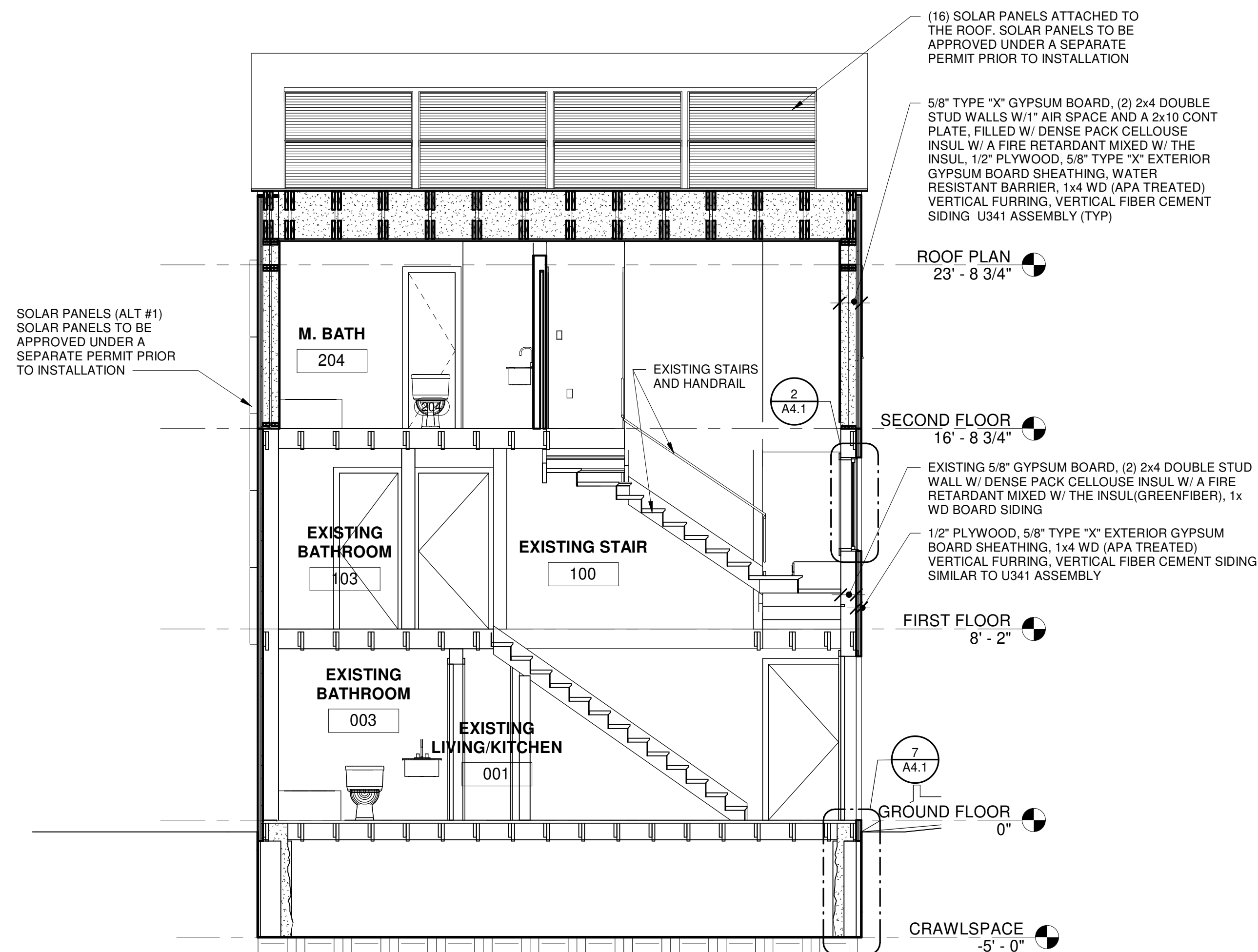
DWG: **A3.1**

SHEET: **6 OF 11**



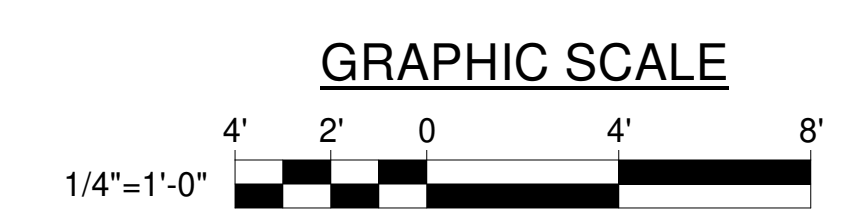
**1 BUILDING SECTION THRU BEDROOMS**

A1.1 A3.1 SCALE: 1/4" = 1'-0"



**2 BUILDING SECTION THRU EXISTING STAIRS**

A1.1 A3.1 SCALE: 1/4" = 1'-0"







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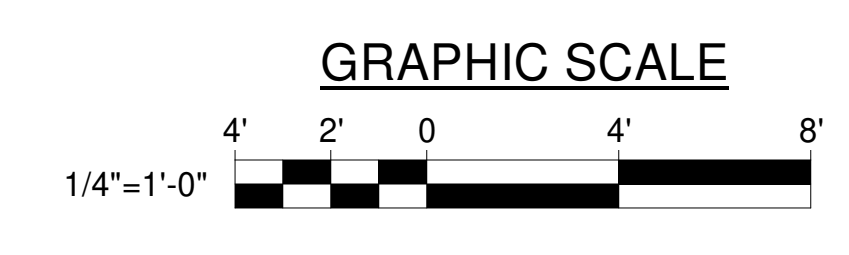
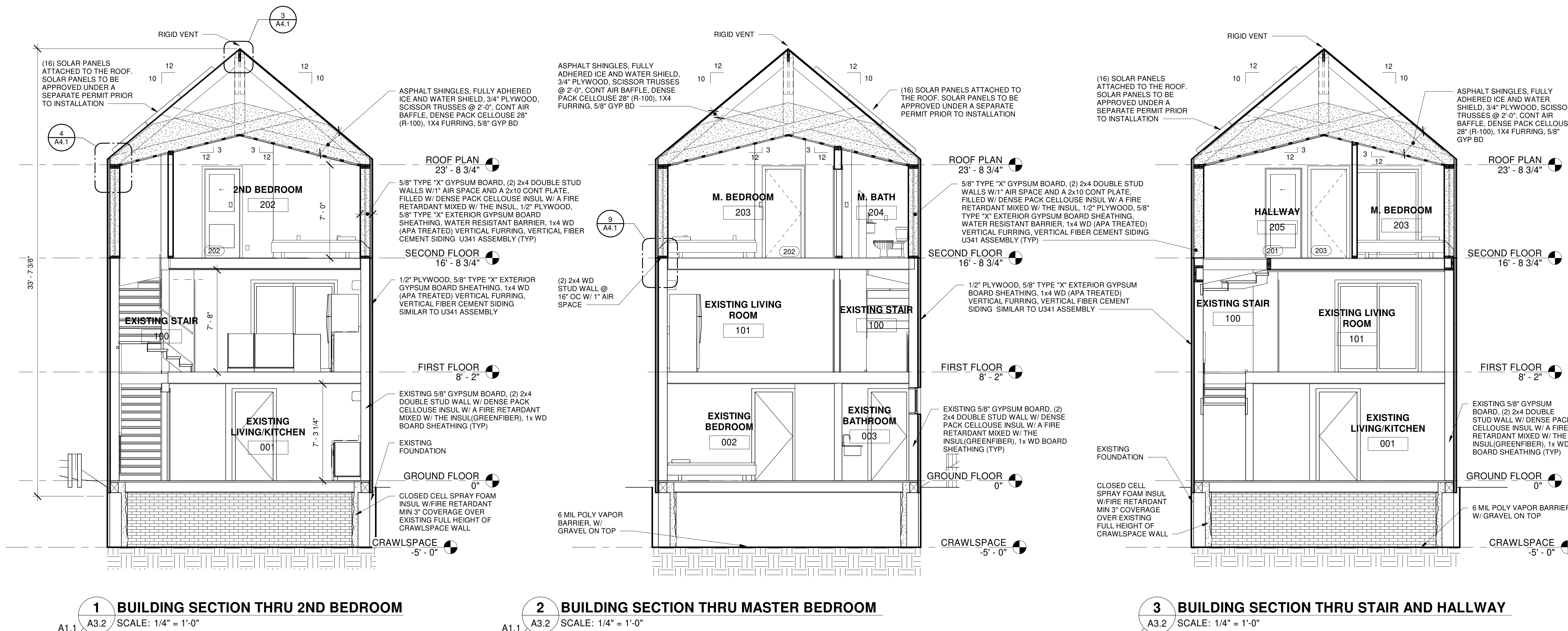
**BUILDING SECTIONS 2**

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

DATE: 3/20/19

DWG: **A3.2**

SHEET: 7 OF 11







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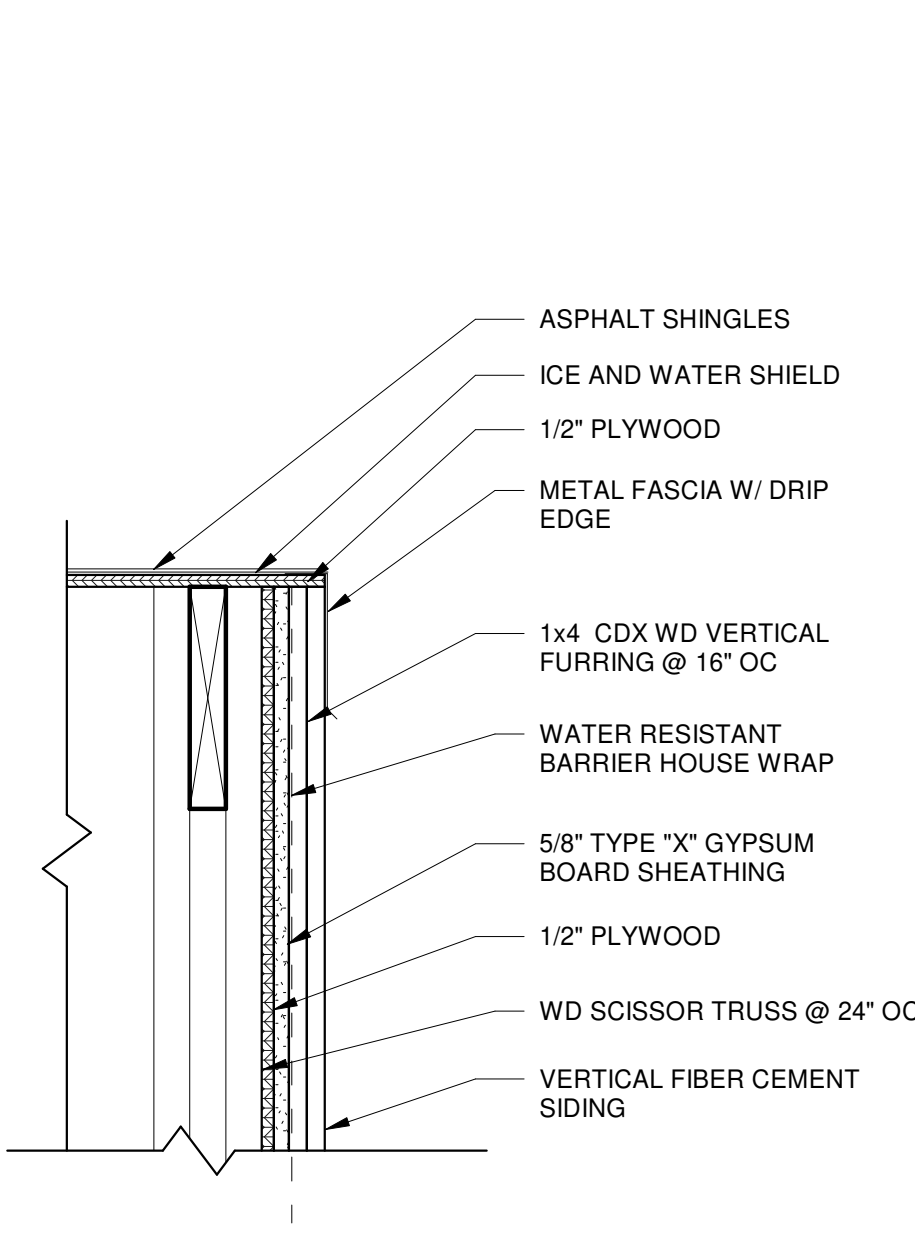
**DOOR,  
WINDOW  
SCHEDULE,  
AND DETAILS**

SCALE: As indicated

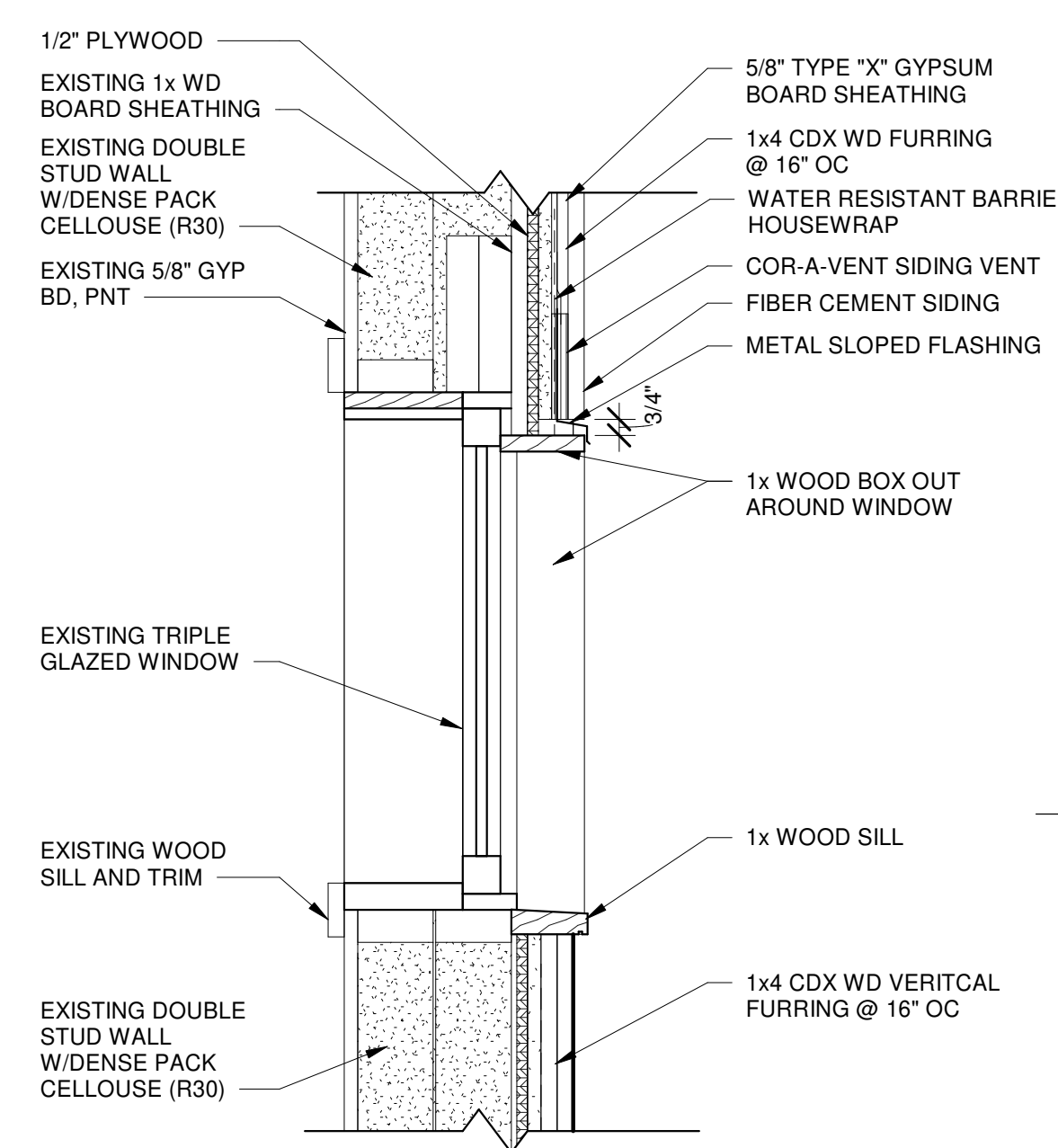
DATE: 3/20/19

DWG: **A4.1**

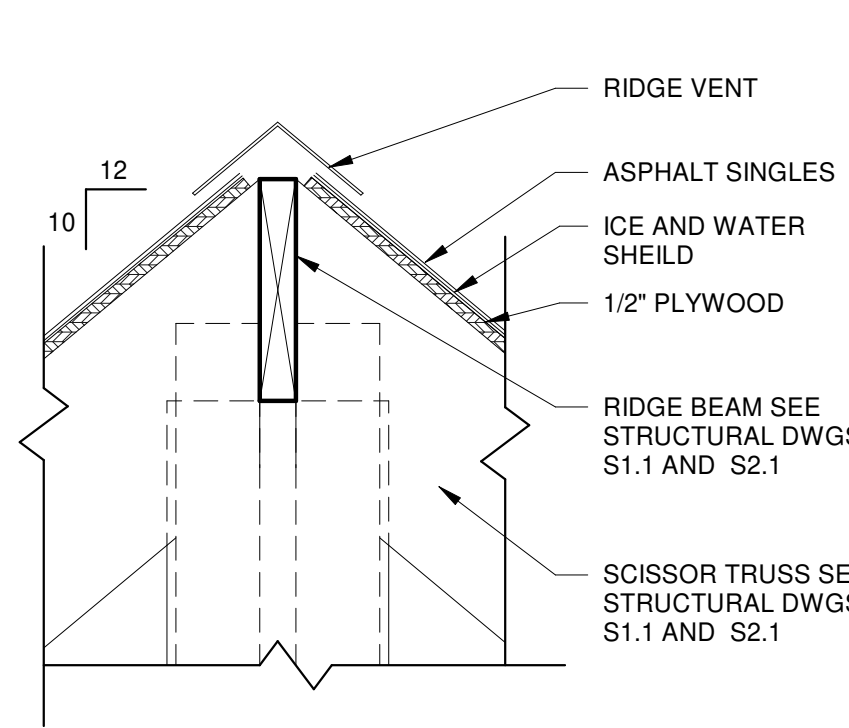
SHEET: **8 OF 11**



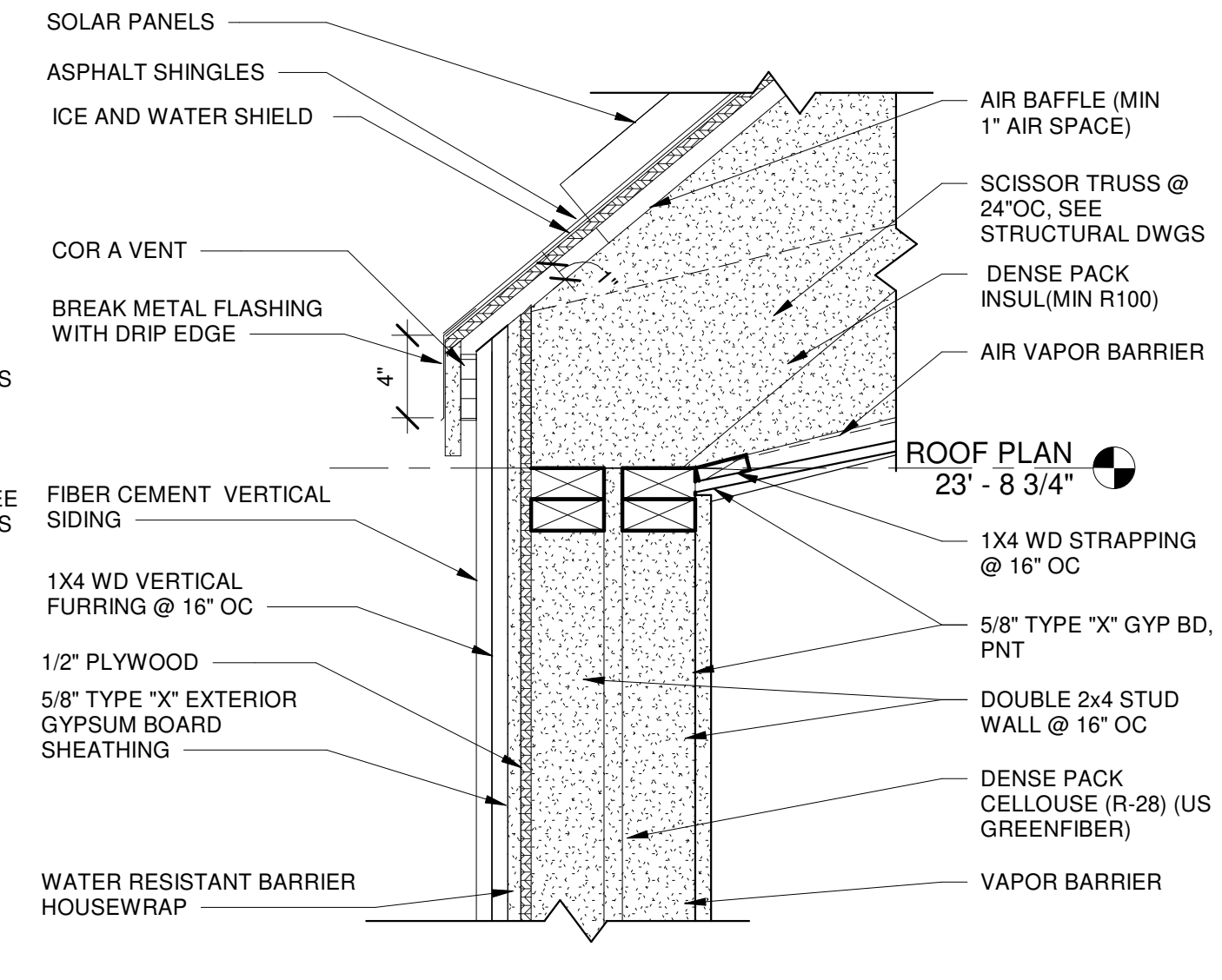
**1 ROOF RAKE DETAIL**  
A3.1 A4.1 SCALE: 1 1/2" = 1'-0"



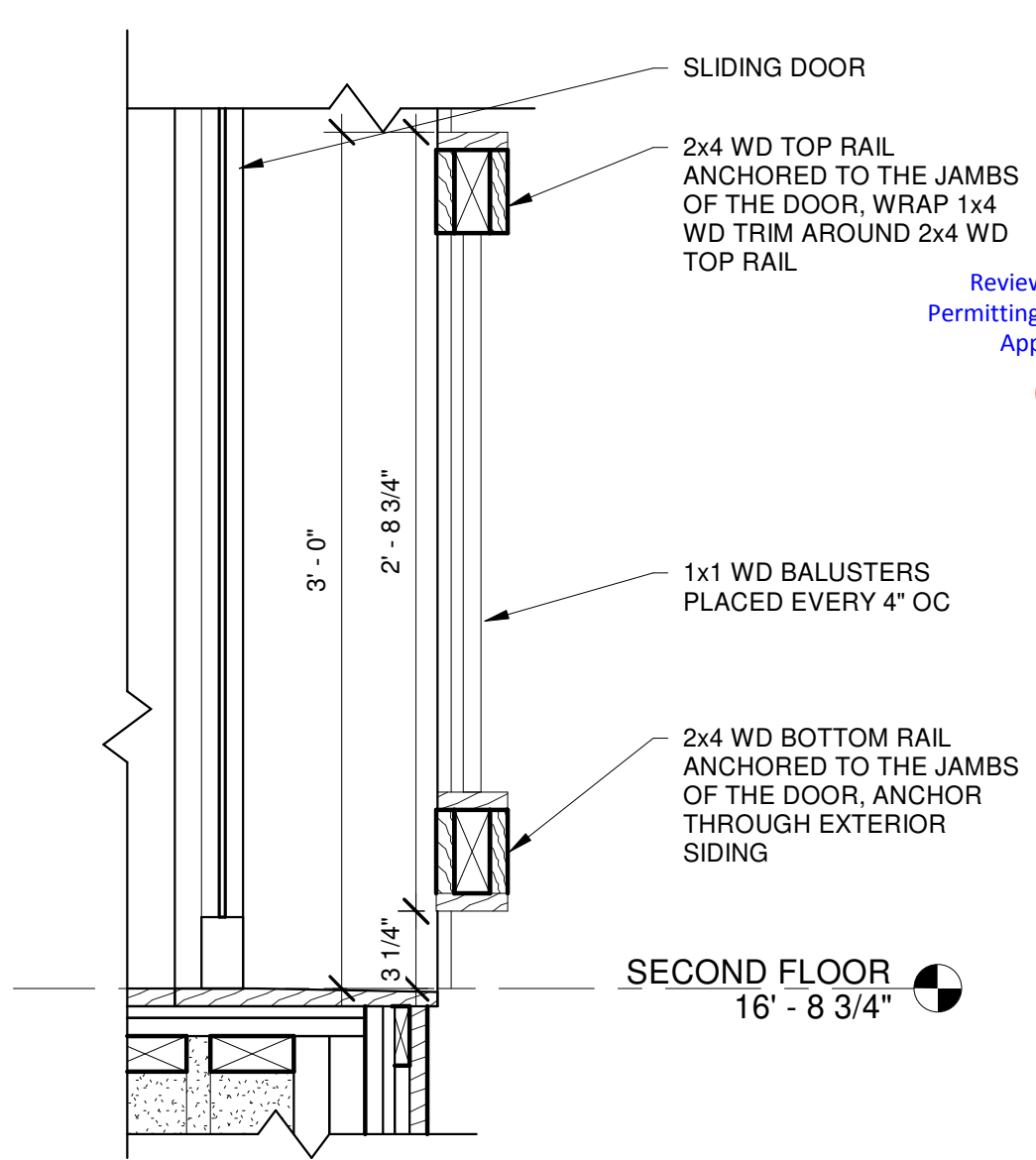
**2 DETAIL @ EXISTING WINDOW**  
A3.1 A4.1 SCALE: 1 1/2" = 1'-0"



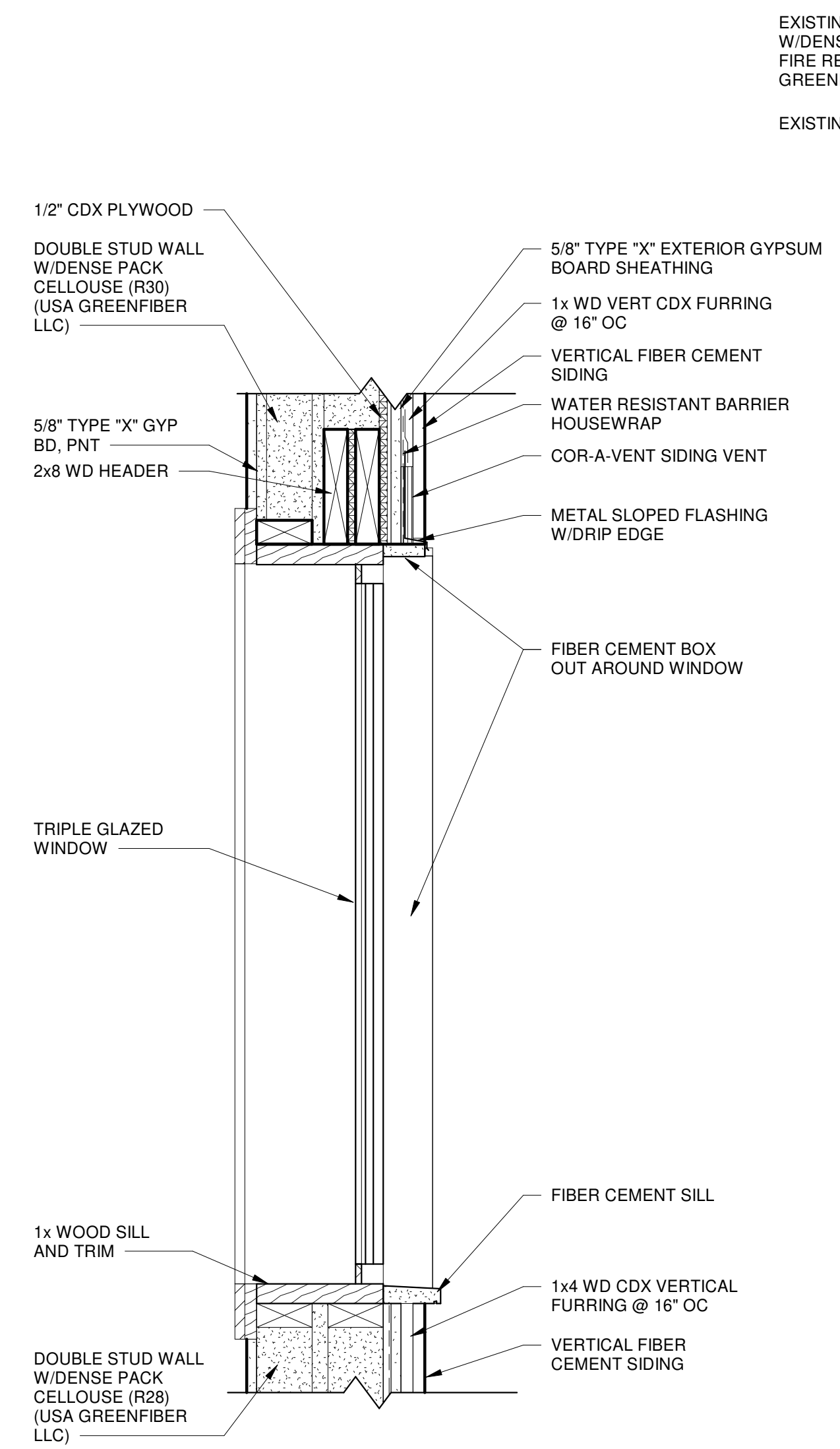
**3 RIDGE DETAIL**  
A3.2 A4.1 SCALE: 1 1/2" = 1'-0"



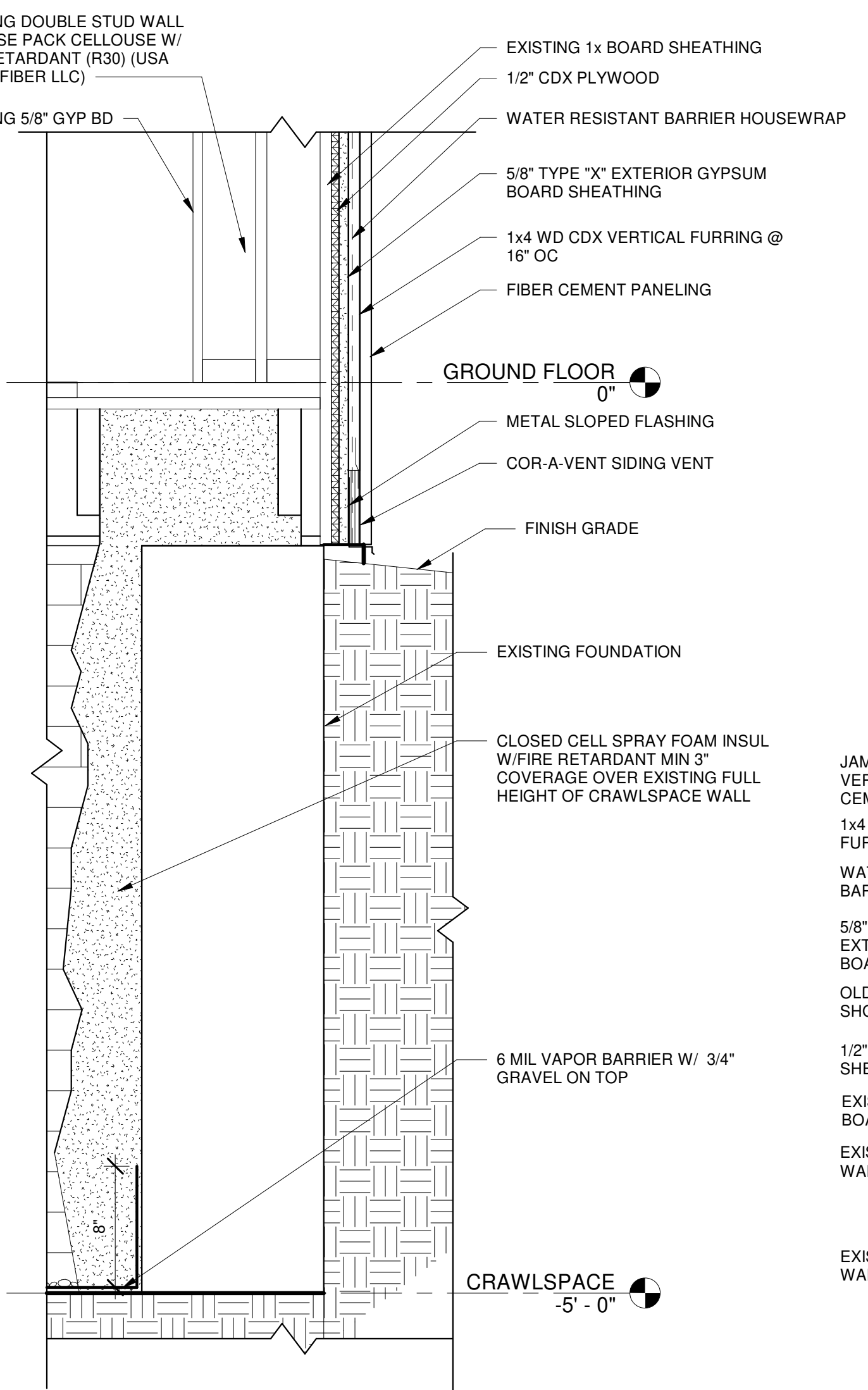
**4 EAVE DETAIL @ SLOPED ROOF AND SOLAR PANELS**  
A3.2 A4.1 SCALE: 1 1/2" = 1'-0"



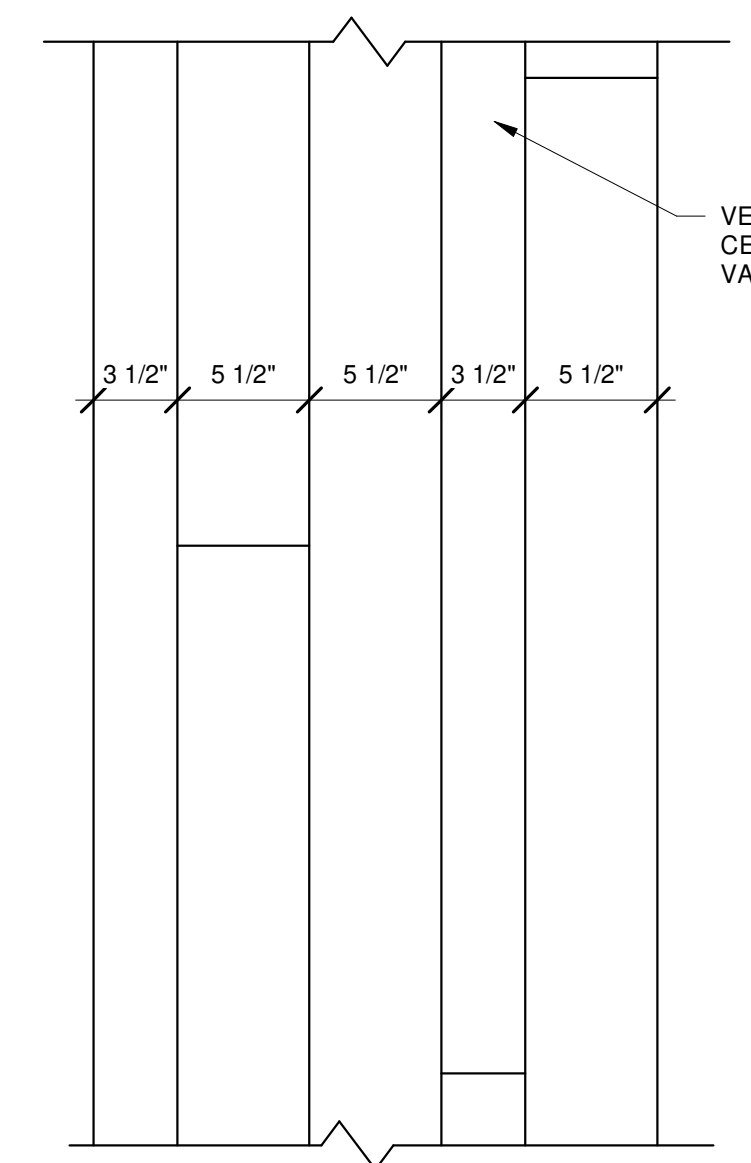
**5 WOOD RAILING DETAIL**  
A1.1 A4.1 SCALE: 1 1/2" = 1'-0"



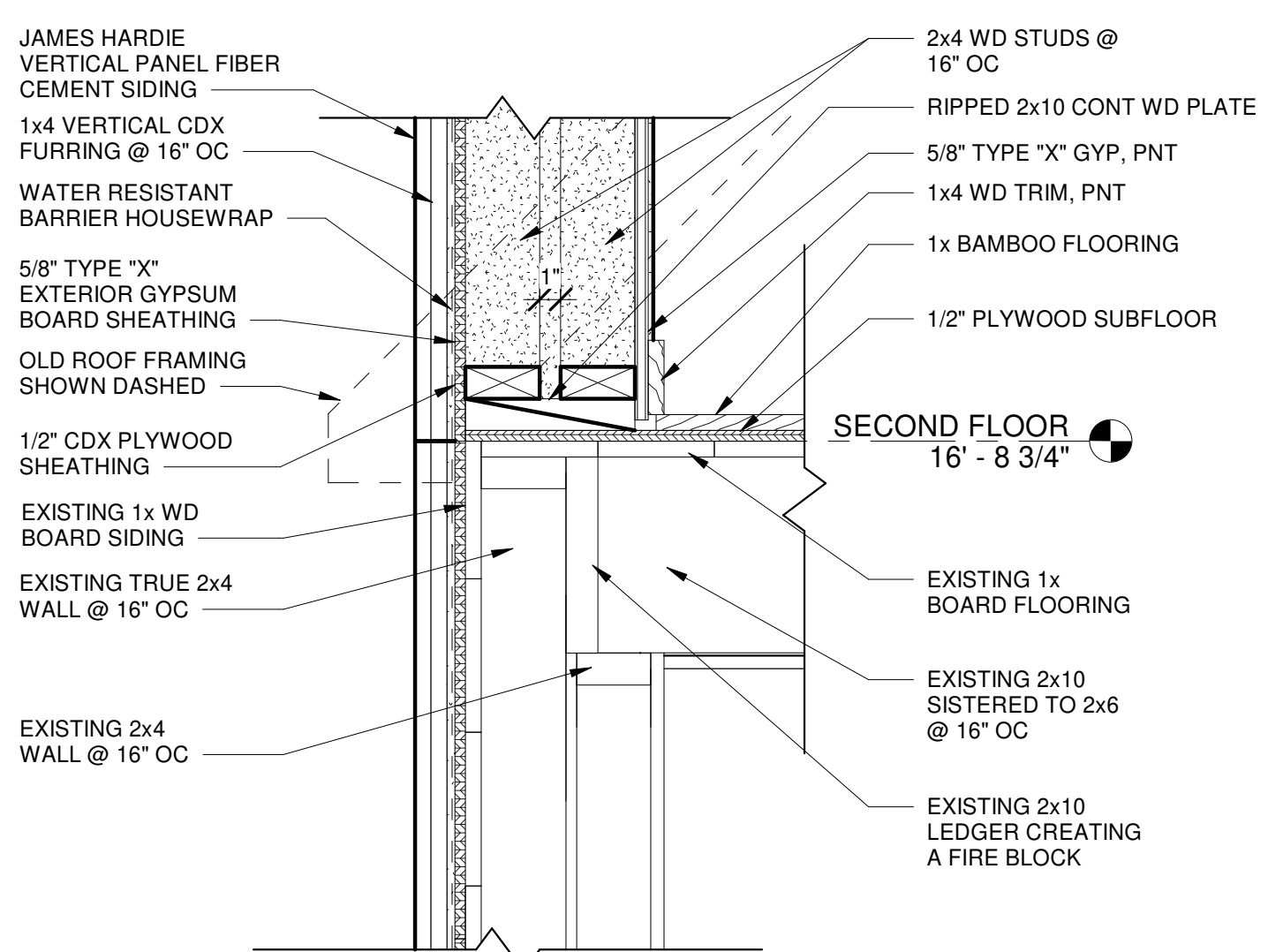
**6 WINDOW DETAIL**  
A3.1 A4.1 SCALE: 1 1/2" = 1'-0"



**7 CRAWLSPACE EXTERIOR WALL DETAIL**  
A3.1 A4.1 SCALE: 1 1/2" = 1'-0"

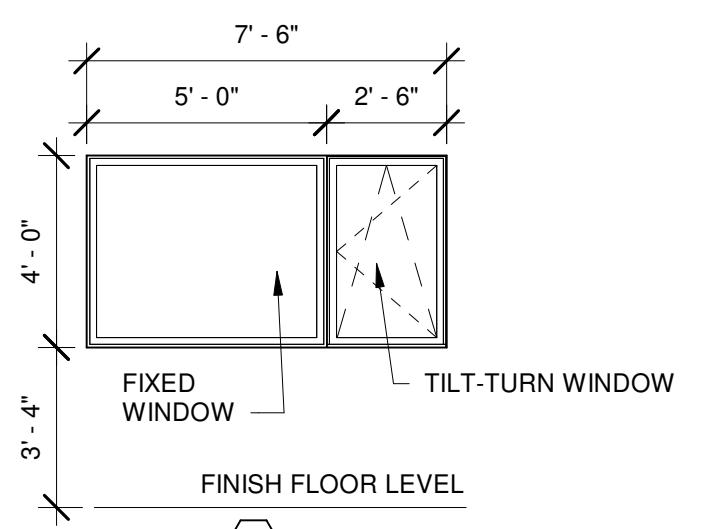


**8 VERTICAL WOOD SIDING DETAIL**  
A2.1 A4.1 SCALE: 1 1/2" = 1'-0"



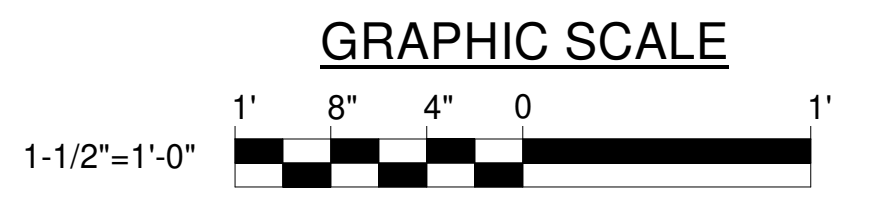
**9 DETAIL AT SECOND FLOOR**  
A3.2 A4.1 SCALE: 1 1/2" = 1'-0"

Door Schedule				
DOOR NUMBER	Height	Width	Thickness	Comments
201	6' - 8"	2' - 8"	1 3/8"	POCKET DOOR
202	6' - 8"	2' - 8"	1 3/8"	POCKET DOOR
203	6' - 8"	2' - 8"	1 3/4"	
203A	6' - 8"	6' - 0"	1 3/4"	TRIPLE GLAZED, SLIDING DOOR
204	6' - 8"	2' - 0"	2"	



**WINDOW ELEVATION**

Window Schedule				
Mark	Width	Height	Sill Height	Comments
G	2' - 6"	4' - 0"	3' - 0"	TILT-TURN WINDOW
G	5' - 0"	4' - 0"	3' - 0"	FIXED WINDOW



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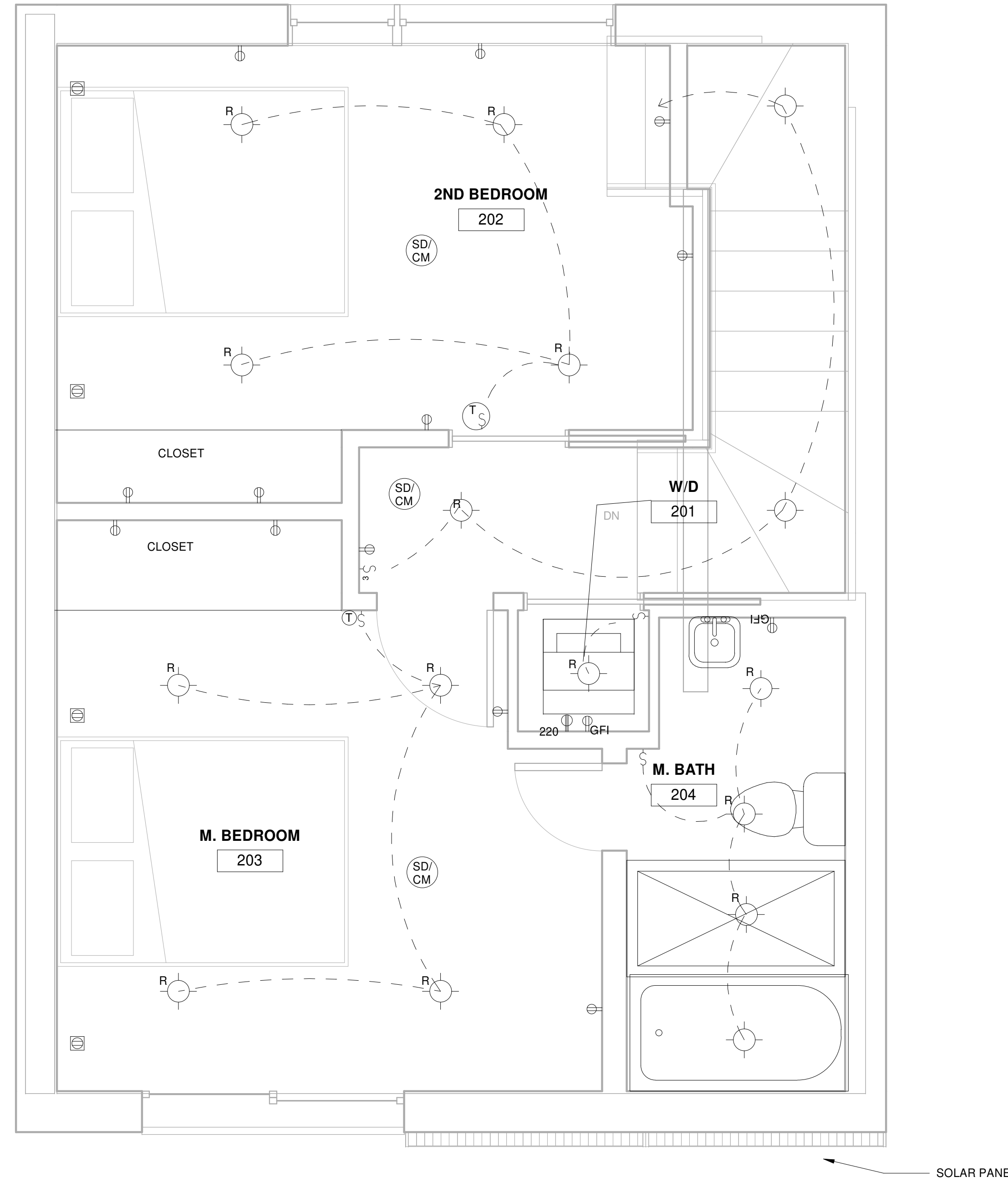
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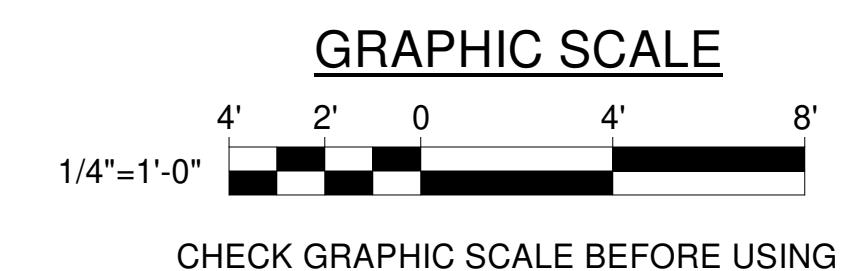
**PROJECT:** 1.1.15



**1 ELECTRICAL SECOND FLOOR PLAN**  
 A2.1 E1.1 SCALE: 1/2" = 1'-0"

**ELECTRIC SYMBOL LEGEND:**

- PENDANT LIGHT
- RECESSED CAN LIGHT
- SMOKE/CARBON MONOXIDE DETECTOR
- THERMOSTAT
- 110 OUTLET
- 220 OUTLET
- GROUNDED OUTLET
- FLOOR MOUNTED GROUNDED OUTLET



CONSTRUCTION DRAWINGS

**ELECTRICAL FLOOR PLAN**

**SCALE:** 1/2" = 1'-0"

**DATE:** 3/20/19

**DWG:** E1.1

**SHEET:** 11 OF 11