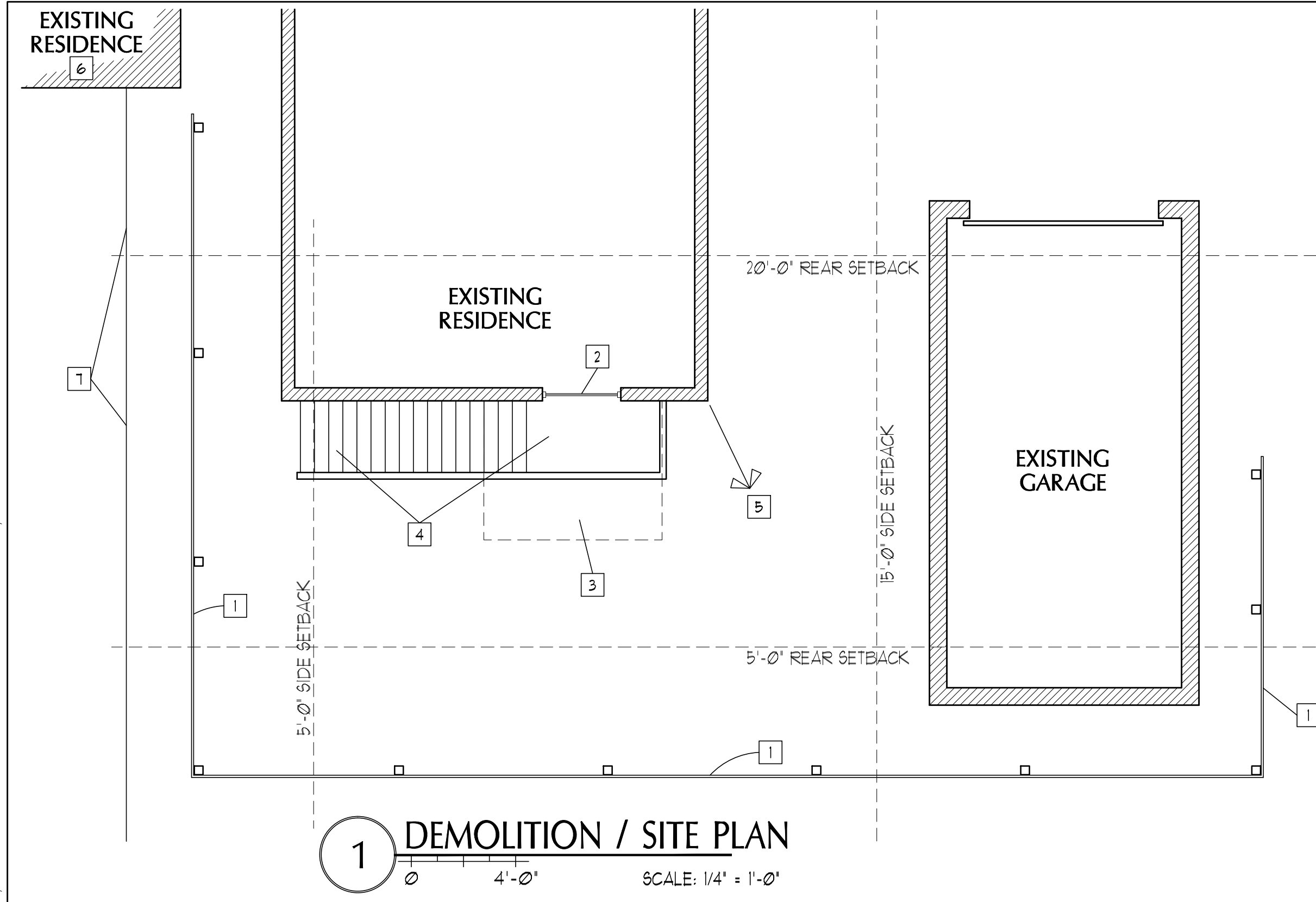
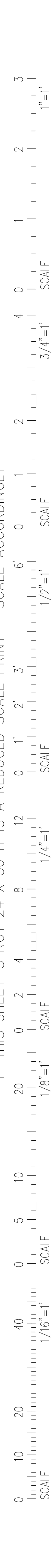
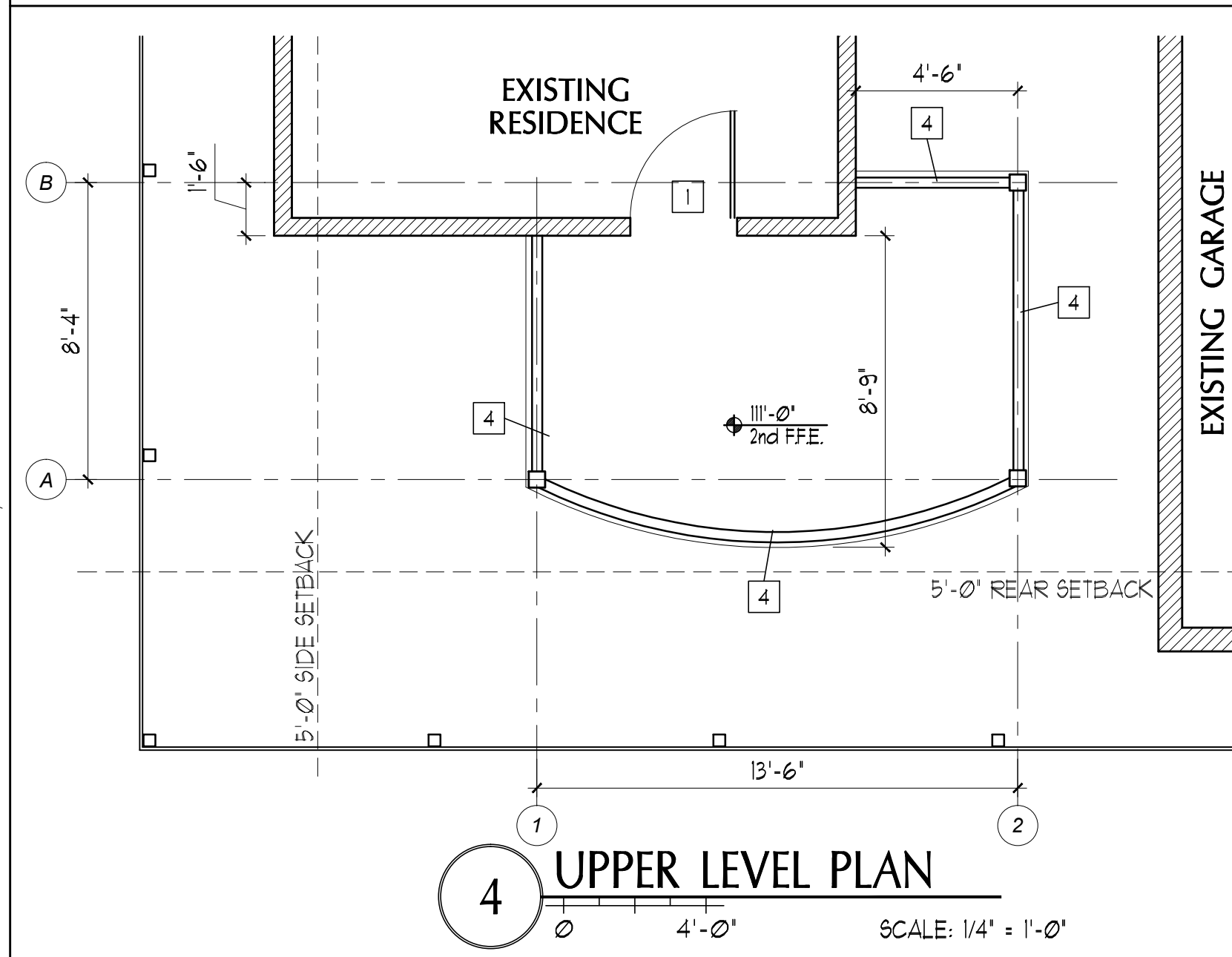
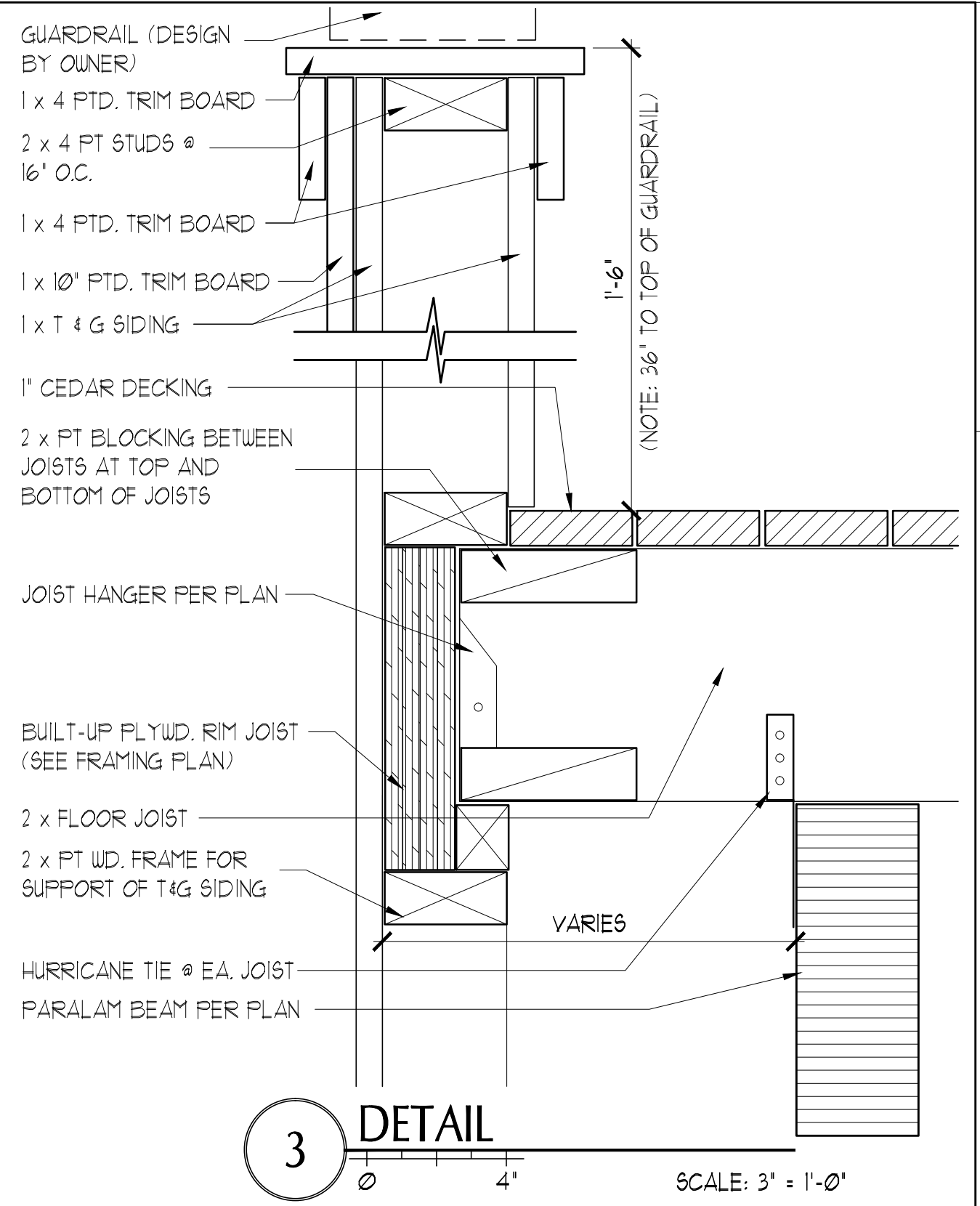
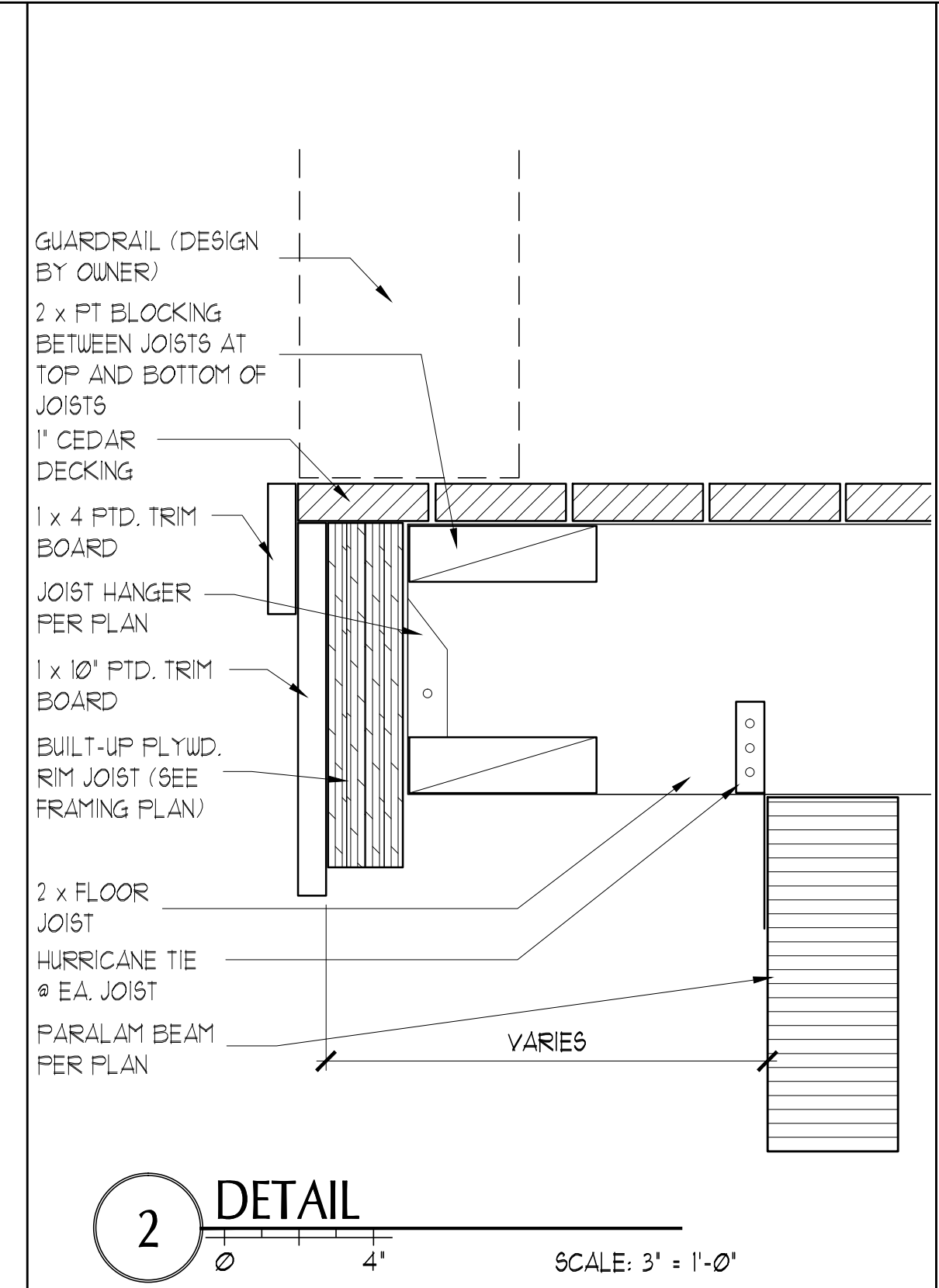


IF THIS SHEET IS NOT 24 X 36 IT IS A REDUCED SCALE PRINT - SCALE ACCORDINGLY



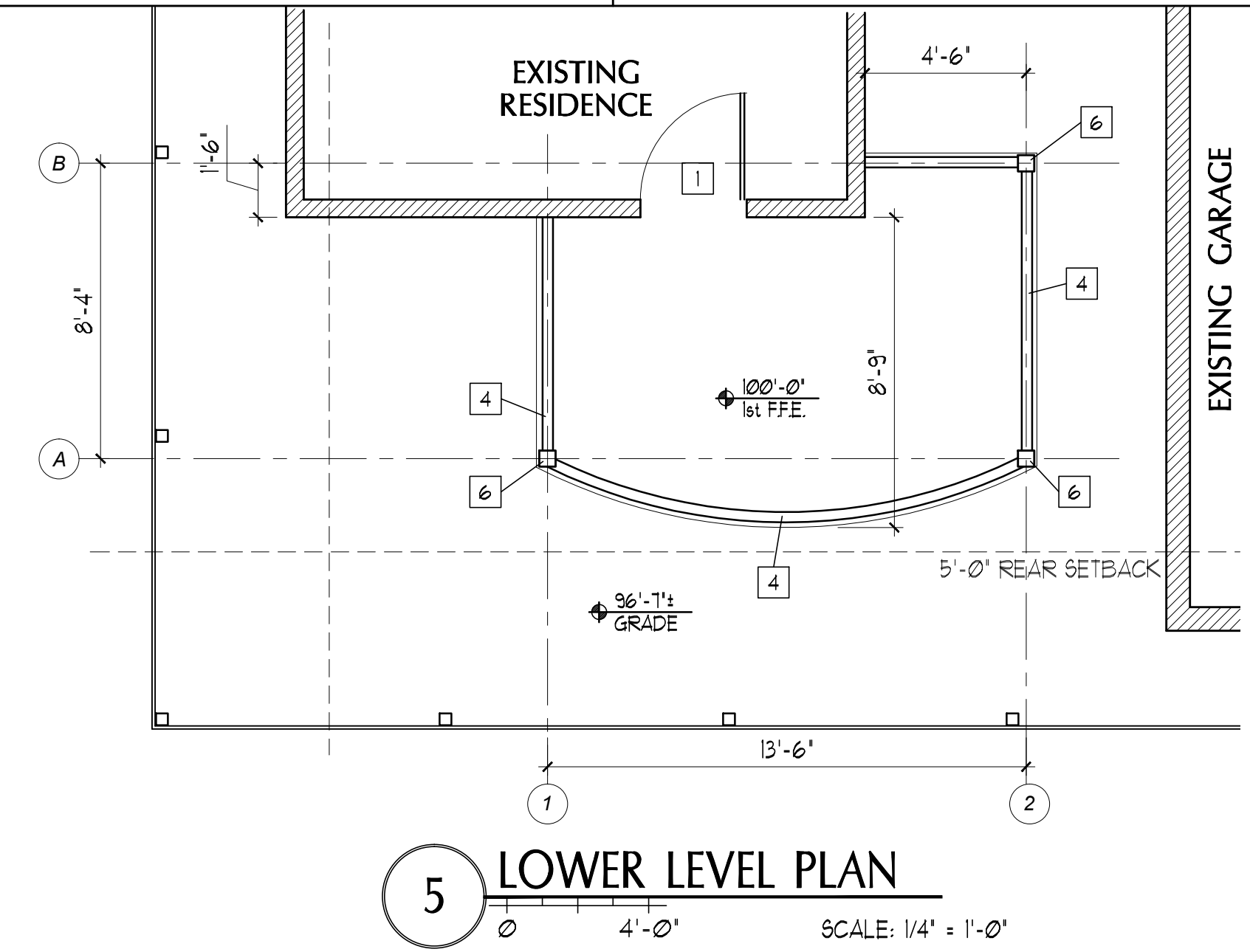
- DEMOLITION / SITE PLAN - KEYED NOTES**
- EXISTING FENCE TO REMAIN, PROTECT AS REQUIRED.
 - REMOVE AND DISCARD EXISTING WINDOW AND EXTERIOR WALL BELOW WINDOW TO ALLOW FOR NEW EXTERIOR DOOR (2 LOCATIONS).
 - REMOVE PORTIONS OF EXISTING 'DOGHOUSE' BASEMENT ENTRY AS REQUIRED FOR NEW DECK.
 - REMOVE AND DISCARD EXISTING STAIR AND LANDING.
 - CLOSEST POINT OF BUILDING AT REAR YARD APPROX. 30'-10" IN DIRECTION SHOWN.
 - ADJACENT RESIDENCE (ON ADJACENT LOT)
 - APPROX. LOCATION OF EXISTING STONE RETAINING WALL

- DEMOLITION / SITE PLAN - GENERAL NOTES**
- SIZE OF LOT : 3,040 SF.
 - ZONE : R-6 RESIDENTIAL
 - FOOTPRINT OF EXISTING RESIDENCE : 1,141 SF.
 - FOOTPRINT OF EXISTING GARAGE : 209 SF.
 - FOOTPRINT OF NEW DECK : 124 SF.
 - LOT COVERAGE REQUIREMENTS IN THE R-6 ZONE : 50% EXISTING AND PROPOSED STRUCTURES : 1,520 SF. OPEN SPACE REQUIRED : 3,040 x 50% = 1,520 SF. (MIN.) OPEN SPACE PROVIDED : 3,040 - 1,520 = 1,520 SF. (50%)

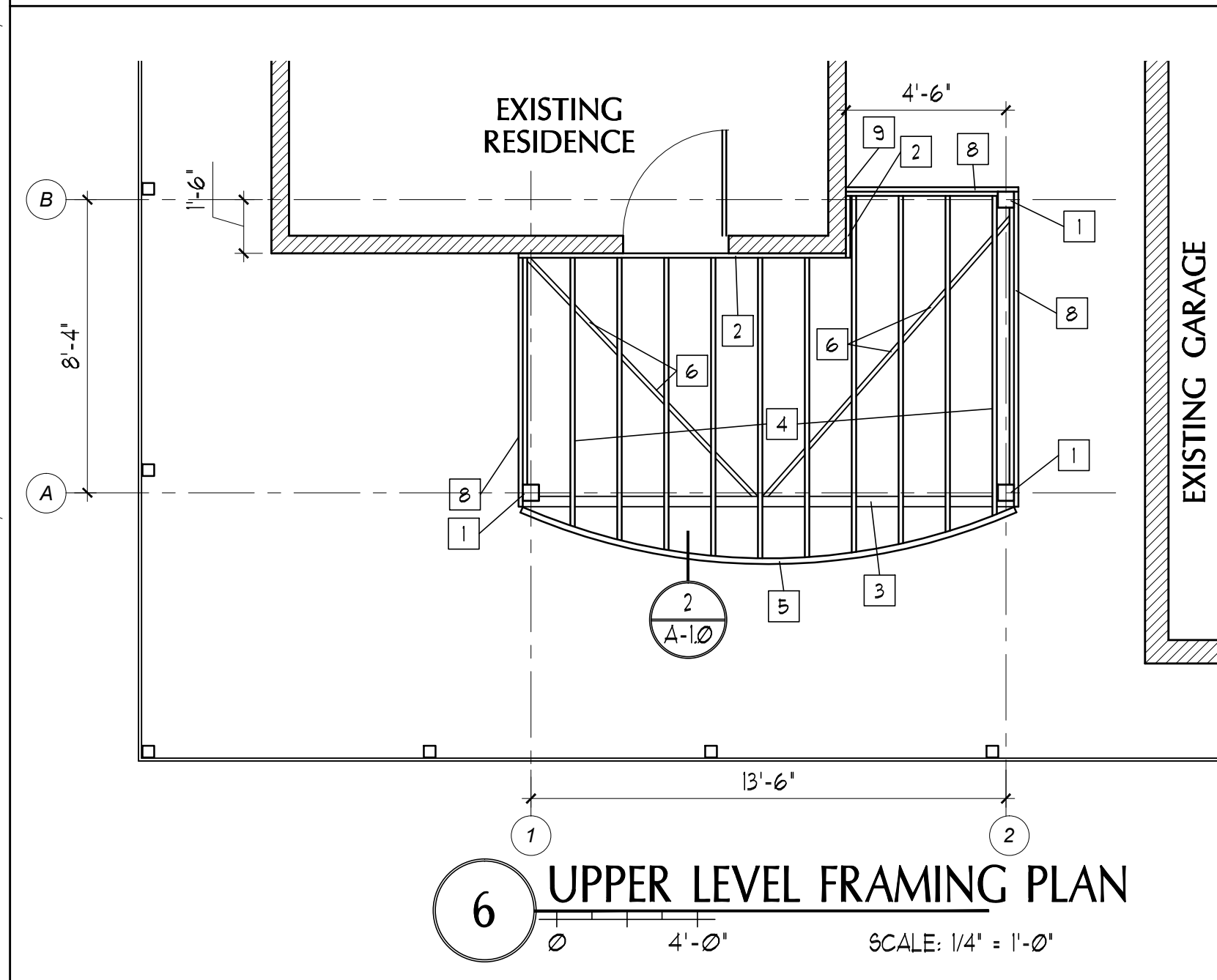


- UPPER / LOWER LEVEL PLAN - KEYED NOTES**
- PROVIDE AND INSTALL 3'-0" x 6'-8" WD EXTERIOR DOOR (SEE ELEV) AND REQUIRED TRIM.
 - (NOT USED)
 - (NOT USED)
 - 36" HIGH GUARDRAIL
 - (NOT USED)
 - COLUMN (SEE FRAMING PLANS)

- UPPER / LOWER LEVEL PLAN - GENERAL NOTES**
- ALL STAIRS TO HAVE 1 3/4" RISERS (MAX) AND 10" RUNS (MIN)
 - ALL GUARDRAILS TO COMPLY WITH SECTION R312 (IRC 2009).
 - FIELD VERIFY EXACT NUMBER OF STAIRS W/ EXISTING GRADE.

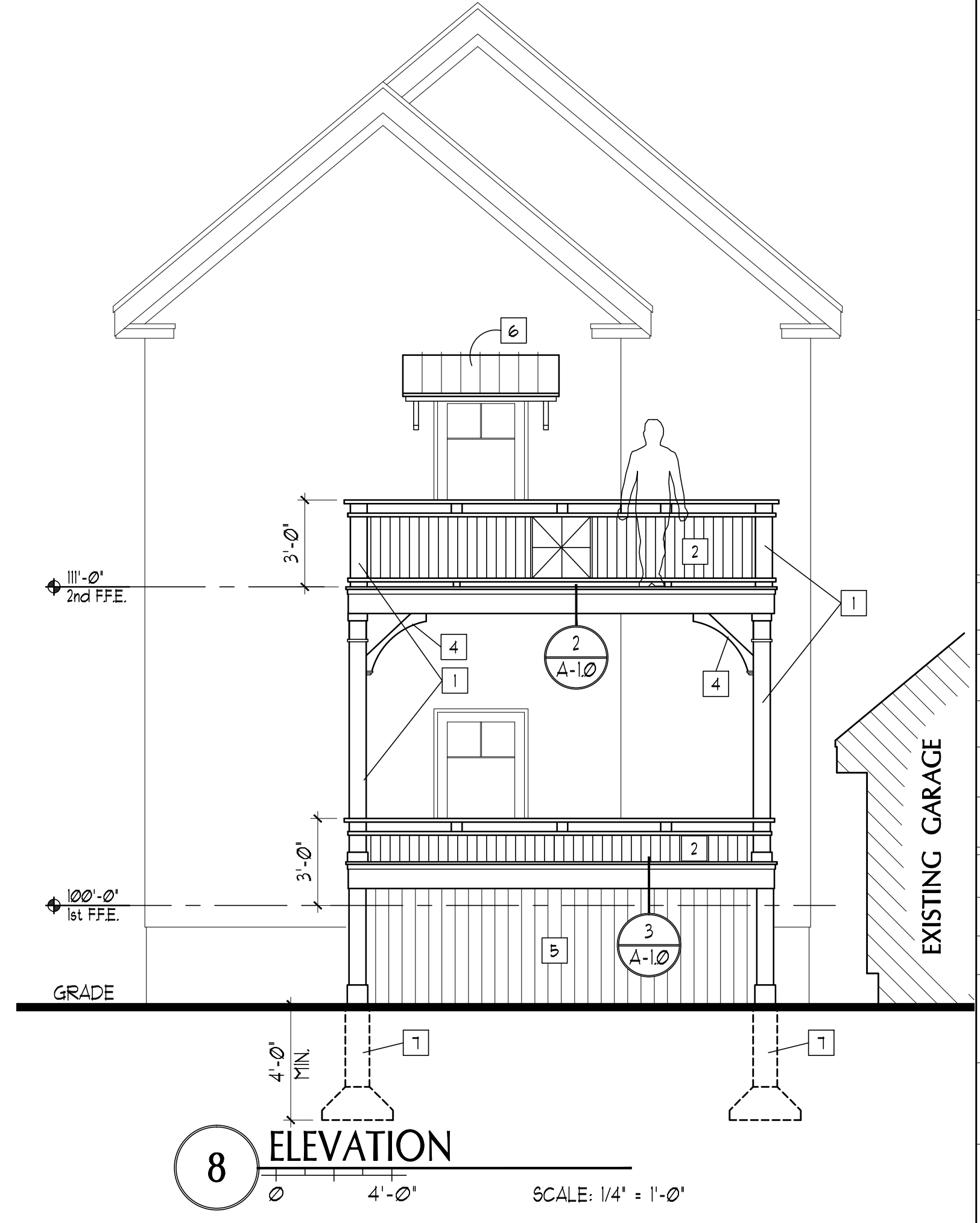
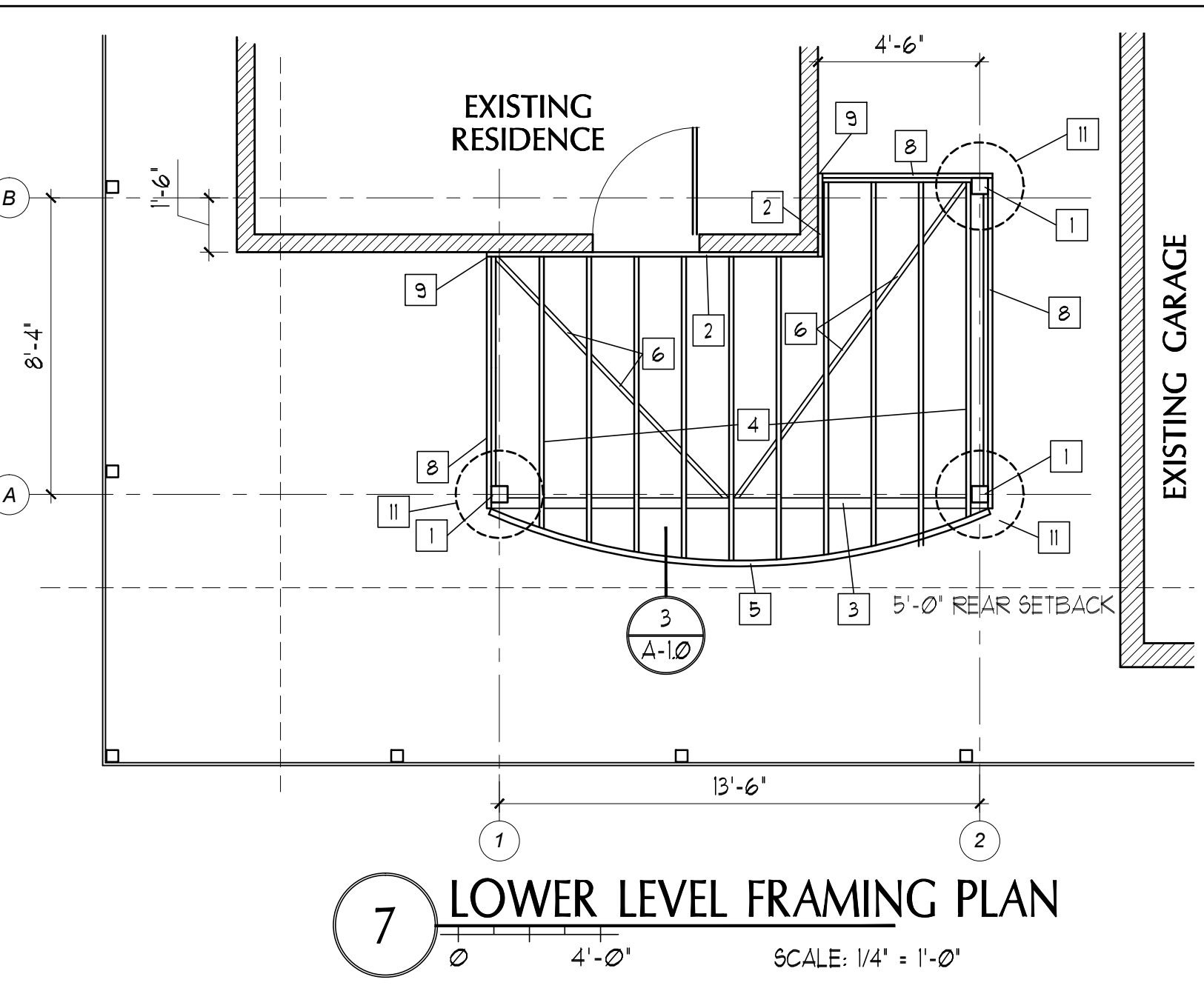


- ELEVATION - KEYED NOTES**
- 6 x 6 PT COLUMN (RUN THROUGH DECK TO INCLUDE AS PART OF THE RAILING SYSTEM - SEE ELEV). COVER COLUMN IN 1 x PINE, PRIME AND PAINT.
 - RAILING SYSTEM BY CONTRACTOR. RAILING TO CONFORM TO ALL APPLICABLE CODES FOR STRUCTURAL REQUIREMENTS. OPENINGS IN GUARDRAIL TO BE LESS THAN 4" PER IRC 2009.
 - (NOT USED)
 - DECORATIVE BRACKET
 - 1 x T 4 G SIDING ON 2 x PT WOOD FRAME (PROVIDE SIDE ACCESS DOOR AS REQUIRED FOR ACCESS TO BASEMENT). FINISH OF SIDING BY OWNER. HOLD SCREENING UP FROM GRADE 2" MIN.
 - PROVIDE AND INSTALL SHED ROOF OVER DOOR W/ MTL ROOF OVER 19" FELT OVER 5/8" EXT. PLYWOOD OVER PT WOOD FRAME (BRACE BACK TO EXISTING STRUCTURE AS REQUIRED) W/ T 4 G SOFFIT. SHED ROOF TO BE OPTIONAL PER OWNER.
 - 10" MIN. SONOTUBE W/ #28 FOOTING FORM BY BIGFOOT SYSTEMS



- FRAMING PLANS - KEYED NOTES**
- 6 x 6 PT COLUMN (RUN THROUGH DECK TO INCLUDE AS PART OF THE RAILING SYSTEM - SEE ELEV). COVER COLUMN IN 1 x PINE, PRIME AND PAINT.
 - 2 x 8 PT LEDGER MECH. FASTENED TO EXISTING RIM JOIST OR EA. EXISTING STUDS W/ (3) 1/4" DIA. 5D5 x 3 1/2" AT 16" O.C. MAX.
 - 3 1/2" x 9 1/2" WOLMANIZED PARALAM BEAM. CUT INTO COLUMNS 1 1/2" AND MECH. FASTENED W/ (2) 1/2" DIA. GALV. CARRIAGE BOLTS (EA. END).
 - 2 x 8 PT FLOOR JOIST AT 16" O.C. W/ SIMPSON STRONG-TIE #LUS26Z HANGERS (EA. END). NAIL ALL JOISTS TO PARALAM BEAM W/ HIZ HURRICANE TIE.
 - BUILT-UP 1/2" PT PLYWOOD GLUED AND SCREWED (BUILT-UP TO 2" x 9 1/4")
 - 2 x 8 PT BLOCKING (NAILED AT BOTH ENDS) BETWEEN JOISTS
 - (NOT USED)
 - DBL PT 2 x 8 (INSET INTO COLUMNS 1 1/2") MECH. FASTENED TO COLUMNS W/ (2) 1/2" DIA. GALV. CARRIAGE BOLTS (TYP AT COLUMNS). NAIL 2 x 8 JOISTS TOGETHER W/ (2) 10d NAILS AT 12" O.C. MAX SIMPSON STRONG-TIE #HUC48Z HANGER AT RIM JOIST
 - (NOT USED)
 - 10" MIN. SONOTUBE W/ (3) #4 BARS (VERT.) AND #28 FOOTING FORM BY BIGFOOT SYSTEMS. ANCHOR POST W/ #ABUZ 6/8 W/ 5/8 DIA. GALV. WEDGE ANCHOR.
 - DBL. 2 x 8 PT BEAM FOR SUPPORT OF DECK CORNER AT STAIR. BOLT INTO COLUMN PER TYP. (SEE NOTE 8)

- FRAMING PLAN - GENERAL NOTES**
- DECKING TO BE 1" RED CEDAR DECK BOARDS. PATTERN BY OWNER. PROVIDE WD. BLOCKING AS REQUIRED.



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REVISIONS	
#	DATE DESCRIPTION
1	8-20-12 PERMIT / BID / CONSTRUCTION SET

Date Issued: Sept. 20, 2012
 Project Number: 121001
 Drawing Scale: _____
 SHEET NAME: FLOOR PLAN / ELEVATION / DETAILS
 Drawn By: MC
 Checked By: MC
A-1.0