

Who billing will be sent to: (Company, Contact Person, Address, Phone #)

CONNEMARA Development LLC c/o Peter M. Coyne  
10 meadow way So Portland ME 04106-5206 939-6126

Submittals shall include (9) separate **folded** packets of the following:

- a. copy of application
- b. cover letter stating the nature of the project
- c. site plan containing the information found in the attached sample plans check list

**Amendment to Plans:** Amendment applications should include 6 separate packets of the above (a, b, & c)

**ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM**

Section 14-522 of the Zoning Ordinance outlines the process; copies are available at the counter at .50 per page (8.5 x11) you may also visit the web site: [ci.portland.me.us](http://ci.portland.me.us) chapter 14

*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:

*Peter M Coyne*

Date:

12/3/03

This application is for site review **ONLY**, a building Permit application and associated fees will be required prior to construction.

## Development in Portland

The City of Portland has instituted the following fees to recover the costs of reviewing development proposals under the Site Plan and Subdivision ordinances: application fee; engineering fee; and inspection fee. Performance and defect guarantees are also required by ordinance to cover all site work proposed.

The **Application Fee** covers general planning and administrative processing costs, and is paid at the time of application.

The Planning Division is required to send notices to neighbors upon receipt of an application and prior to public meetings. The applicant will be billed for mailing and advertisement costs. Applicants for development will be charged an **Engineering Review Fee**. This fee is charged by the Planning Division for review of on-site improvements of a civil engineering nature, such as storm water management as well as the engineering analysis of related improvements within the public right-of-way, such as public streets and utility connections, as assessed by the Department of Public Works. The Engineering Review fee must be paid before a building permit can be issued. Monthly invoices are sent out by the Planning Division on a monthly basis to cover engineering costs.

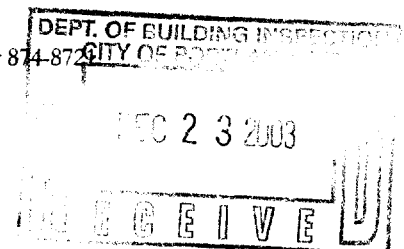
A **Performance Guarantee** will be required following approval of development plans. This guarantee covers all required improvements within the public right-of-way, plus certain site improvements such as landscaping, paving, and drainage improvements. The Planning Division will provide a cost estimate form for figuring the amount of the performance guarantee, as well as sample form letters to be filled out by a financial institution.

An **Inspection Fee** must also be submitted to cover inspections to ensure that sites are developed in accordance with the approved plan. The inspection fee is 2.0% of the performance guarantee amount, or as assessed by the planning or public works engineer. The minimum inspection fee is \$300 for development, unless no site improvements are proposed. Public Works inspects work within the City right-of-way and Planning inspects work within the site including pipe-laying and connections. (The contractor must work with inspectors to coordinate timely inspections, and should provide adequate notice before inspections, especially in the case of final inspection.)

Upon completion of a development project, the performance guarantee is released, and a **Defect Guarantee** in the amount of 10% of the performance guarantee must be provided. The Defect Guarantee will be released after a year.

Other reimbursements to the City include actual or apportioned costs for advertising and mailed notices. All fees shall be paid prior to the issuance of any building permit.

For more information on the fees or review process, please call the Planning Division at 874-8719 or 874-8720



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

**2003-0271**  
Application I. D. Number  
**12/04/2003**  
Application Date  
**2 Unit Building**  
Project Name/Description

**Connemara Development Llc**  
Applicant  
**10 Meadow Way , South Portland , ME 04106**  
Applicant's Mailing Address

Consultant/Agent  
**Applicant Ph: (207) 772-4663      Applicant Fax: (207) 774-0963**  
Applicant or Agent Daytime Telephone, Fax

**11 - 11 Salem St, Portland, Maine**  
Address of Proposed Site  
**057 K017001**  
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):  New Building     Building Addition     Change Of Use     Residential     Office     Retail  
 Manufacturing     Warehouse/Distribution     Parking Lot     Other (specify) \_\_\_\_\_

**1,174 s.f.**      **R6**  
Proposed Building square Feet or # of Units      Acreage of Site      Zoning

**Check Review Required:**

- |  |   |  |  |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan<br>(major/minor) | <input type="checkbox"/> Subdivision<br># 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<br>Use (ZBA/PB)    | <input type="checkbox"/> Zoning Variance                |  | <input type="checkbox"/> Other _____             |

Fees Paid:    Site Plan    **\$400.00**    Subdivision    Engineer Review    Date    **12/22/2003**

**Planning Comments**

**2/17** Need Performance Guarantee, Inspection fee, etc., prior to issuance of BP.

**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	_____	<input type="checkbox"/> Conditions (See Attached)	_____
	date		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	

**11 Salem Street  
Map 57-K-17  
R-6 Infill  
New Construction 2 Unit**

December 3, 2003

Dept. of Planning & Development  
389 Congress Street  
Portland, ME 04101

Site Planning,

The purpose of this cover letter is to highlight my proposal to construct a 2 unit building for myself & my 92 year old father. I will be utilizing the relaxed setback requirements and heightened design scrutiny set forth in the newly adopted R-6 Infill zoning. Accordingly, I employed Maine-registered architect Joseph DiDonato of Kennebunkport<sup>1</sup> for its design, and feel the review committee will agree that it is an extremely attractive structure in accordance with the design review standards.

**Site Plan:**

As demonstrated in the topography contours of the site plan, the lot, which follows the hillside elevations from Danforth St. to Commercial St., has a natural slope that allows for excellent drainage. Additionally, because the street elevation is the day-lit side of the structure, my architect utilized this area for a formal front entry and garage entry. The actual living space of the home resides in the two stories above the entry level for privacy, yet the front door is at street level and will utilize a decorative roof, formal front door design (see attached), and appropriate lighting and millwork to emphasize its purpose. Additionally, my architect suggested brick veneer as his first choice of fascia @ this level. However, this exceeds the 2 material maximum suggested in the guidelines (wood siding & shakes in gable) unless this level is considered a 'basement' level wherein the material is not factored. I think the veneer would be attractive, but will change the material to clapboard if required. Also, the proposed width of the garage door on the plan is 9' which, although standard for most new construction given the popularity of Grande Cherokees, etc., I will change to an 8' wide door to stay within the 40% of building width requirement if needed. That said, however, I feel the plan demonstrates that at 9' wide, the garage door is not overwhelming and very much to scale. Furthermore, the door will be a custom fabricated wood door designed to resemble a carriage house door (see attached).

Because only my father's unit will have a 48 sq. ft. deck, I will be using the rear yard as designated open space to allow this 50% reduction in the number of required porches / decks.

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<sup>1</sup>Maine License # ARC 2124

The left side yard setback was determined by adding the building height of the adjacent building to the height of my proposed structure, and dividing by 5 (see attached) understanding that, along with the 10' minimum between structures, a 4' work area setback from the property line is also required. These requirements only impacted the left setback as I wanted to place the structure closer to this side because of an existing buffer created by my neighbor's driveway on the right. This creates a sense of open space on which my architect capitalized by maximizing the window area on this elevation.

### **Curb Cut & Utilities:**

To allow vehicle access to the garage, the design of this structure requires one curb cut to expand the existing curb cut ten feet. The garage, which can fit 2 tandem vehicles, will be for the 3 bedroom unit (where I will reside). An approximately 25x11 driveway on the right side of the structure will provide adequate parking for my father's 2 bedroom unit. Additionally, my excavating contractor (city approved) will utilize this curb cut to install 2-1" copper water lines, 1- 6" inserta tee & 6" SDR 35 pipe for disposal, and natural gas lines. Each of these utilities runs directly in front of the proposed structure in Salem St., and a letter from Portland Water District, indicating adequate supply, is attached. Electric is available immediately in front of the site.

### **Landscaping:**

Currently, my lot is vacant land and has no lawn, garden areas, or trees. The wild brush that has grown is, quite frankly, an eyesore and will all be removed. In its place, the structure will initially be surrounded by lawn. In the rear yard, 4 evergreens will be planted equidistant from each sideline with enough space to allow uninhibited growth. Future landscaping plans will develop once the structure is done and easier to visualize appropriate softscape design. Impervious surface material for the driveway and garage access will be asphalt, and the walkway leading from the sidewalk to the front door will be red brick.

Clearly, much thought has gone into the design and placement of this proposed structure. As an owner-occupant, it was a priority to present an attractive design that will blend well with the west end neighbors, and to work closely with an architect who shared my vision. Additionally, I feel the design's scale & proportion are well balanced, and that its architectural shape and articulation adhere to the design principles the city planners envisioned. With this in mind, I kindly ask that a Design Certificate be issued and my proposed site plan be approved.

Should you have any questions, please do not hesitate to contact me at anytime.

Regards,



Peter M. Coyne, applicant  
Connemara Development LLC  
10 Meadow Way  
South Portland, ME 04106-5206  
(207) 939-6126

## Side Setback Determination

R-6 Infill requires a distance between buildings of 10' or the sum of the height of the abutting & proposed buildings divided by 5; whichever is greater (notwithstanding the required 4' from property sideline setback). Also, Sec 14-47 defines building height as *'the vertical measurement from grade to a level midway between the level of the eaves and the highest point on pitched or hip roofs.*

### Left Side Setback:

Height of abutting structure	20 feet
Height of proposed structure	<u>30 feet</u>
Total Height	50 feet

$50 \text{ feet} / 5 = 10 \text{ feet}$  from left building.

My proposed building will be 11 feet from left abutter.

### Right Side Setback:

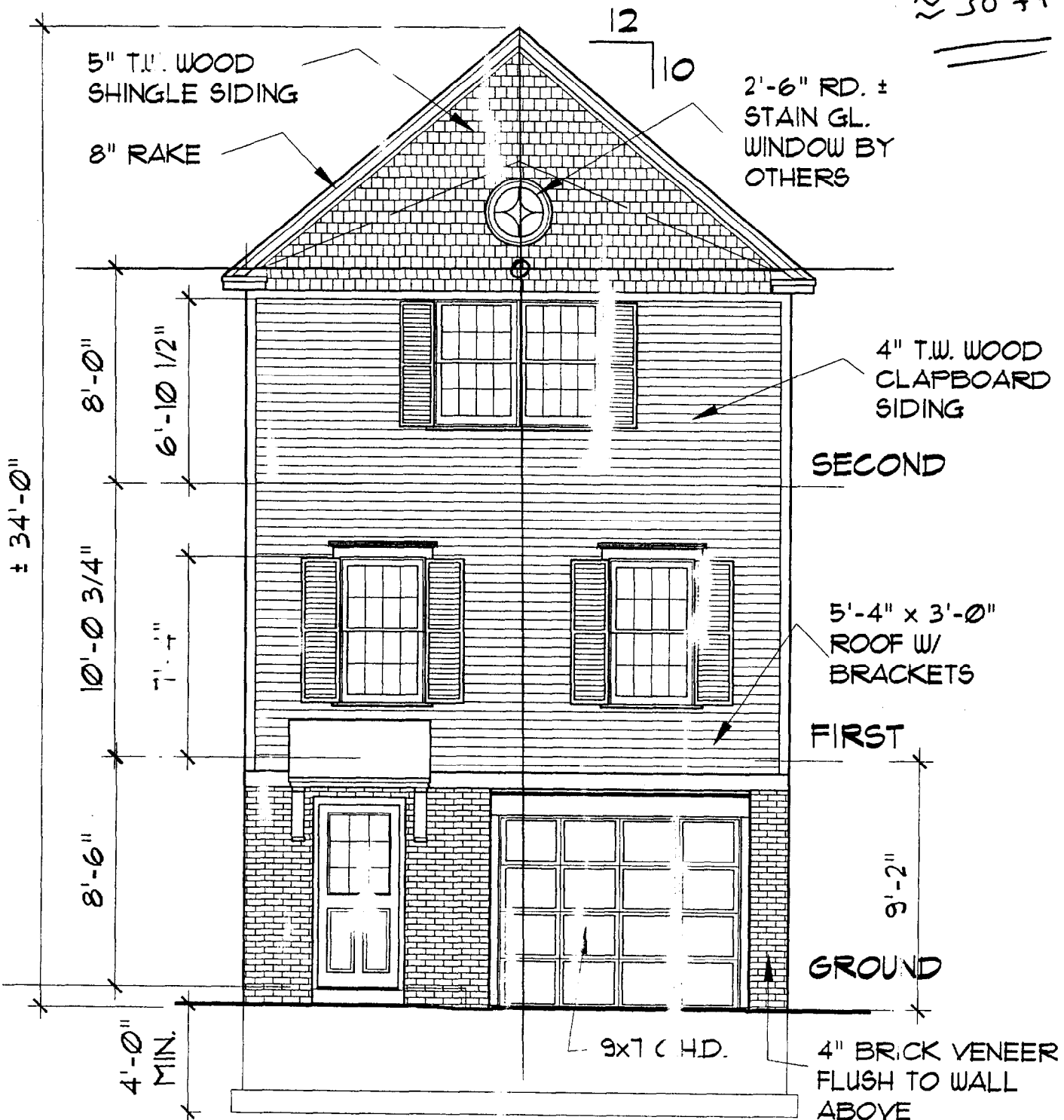
Height of abutting structure	22 feet
Height of proposed structure	<u>30 feet</u>
Total Height	52 feet

$52 \text{ feet} / 5 = 10 \text{ feet } 3 \text{ inches}$  from right building.

My proposed building will be 25 feet from the right abutter.

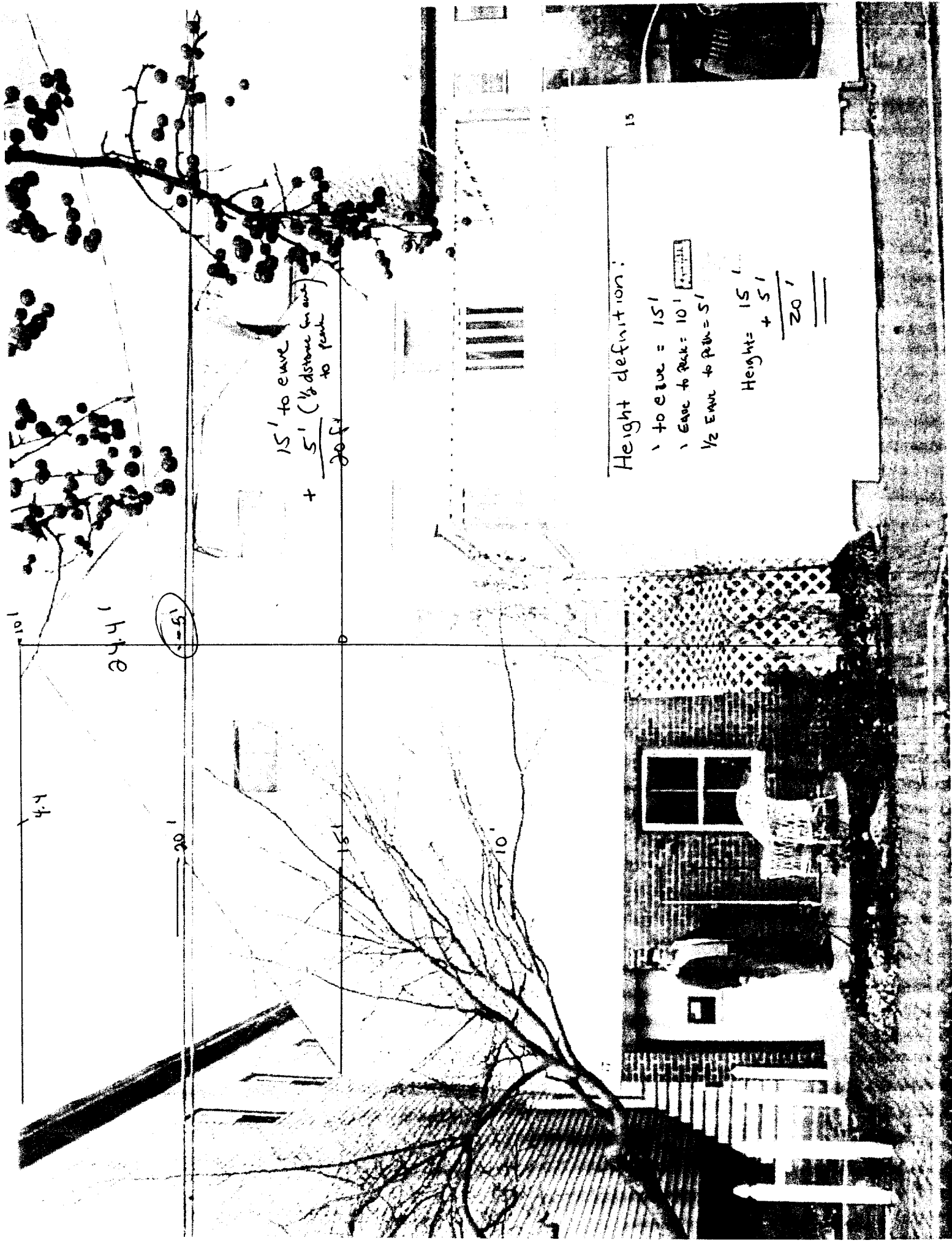
Height to eave = 26.5  
 1/2 eave to peak = 7.5  
 1/2 eave to peak = 3.75

} + 26.5  
 } + 3.75  
 -----  
 30.25  
 ≈ 30 ft



**STREET ELEVATION**  
 SCALE: 1/4" = 1'-0" (SOUTH)





101  
44  
144  
15

15' to eave  
+ 5' (1/2 distance from eave to peak)  
20'

15  
Height definition:  
1 to eave = 15'  
1 eave to peak = 10' 1/2 distance  
1/2 eave to peak = 5'  
Height = 15'  
+ 5'  
20'

JECT ADUTTER





# Portland Water District

225 Douglass St. • P.O. Box 3553 • Portland, ME 04104-3553

Customer Service Hotline (207) 761-8310

(207) 774-5961  
FAX (207) 879-5837

April 15, 2003

Peter M. Coyne  
10 Meadow Way  
South Portland, Me. 04106

Re: 9/11 Salem St.-Portland

Peter:

This letter is to confirm there should be an adequate supply of clean and healthful water to serve the needs of the proposed 2 unit duplex unit at 9/11 Salem St. in Portland. Checking District records, I find there is a 6" cast iron water main on the north west side of the street in Salem Street as well as a water hydrant near the property.

The current data from the nearest hydrant indicates there should be adequate capacity of water to serve the needs of your proposed project.

Hydrant Location: Salem St. @Clark St.  
Hydrant # 359  
Static pressure = 58 PSI  
Flow = 1125 GPM  
Last Tested = 10/30/89

If the district can be of further assistance in this matter, please let us know. The city may require a signed copy of this letter and if they do just email me your mailing address to get a signed copy.

Sincerely,  
Portland Water District

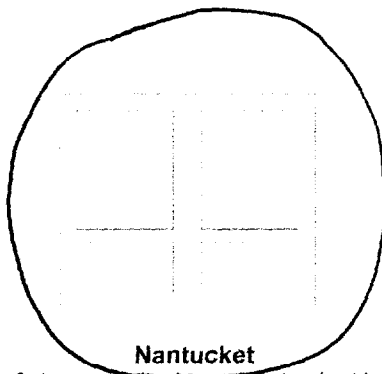
Jim Pandiscio  
Means Coordinator

# THE MAINE DOOR COMPANY

## HIGH QUALITY BARN AND GARAGE DOORS

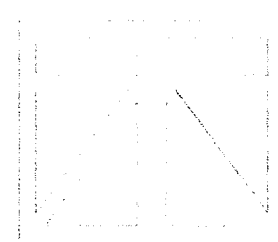
### DOOR SPECIFICATIONS AND TECHNICAL INFORMATION

All of our overhead doors are constructed of cedar or douglas fir and mahogany framing and trimmed with Cedar of 1 1/16 to 3/4" thickness, Overhead doors are insulated with a minimum 1" foil faced foam and backed with super plywood, marine grade plywood or MDO, glued and screwed from the trim through to the frame with stainless fasteners and polyurethane glue. Overhead door thickness ranges from 2 3/4" to 3 1/2". Doors to be painted leave our shop primed on 6 exterior surfaces (see below). Clear or pigmented oil stains optional.

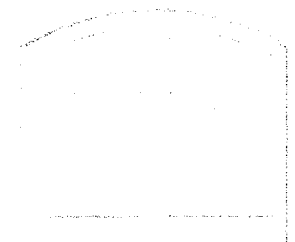


Nantucket

### STANDARD DOOR PRODUCTS



Barn



Carriage

The 3 door models above are standard in widths of 9 feet and heights of 7-8'. Other dimensions are available upon request and variations on these themes may be made very simply. For example, cross or half bucks may be added or deleted (like the Barn design) and number of windows may be changed based on height or number of door sections (this may be a requirement). Cedar panels may also be constructed in a herringbone design instead of the vertical designs show above.

### MATERIALS - WOOD

**Western Red Cedar:** We use only A and better on garage door exteriors. Western Red Cedar is a dimensionally stable wood that resists shrinkage, warping, and insects. It is rot resistant (not rot-proof) and looks great with clear or semi-transparent oil stains and high quality finish paints (see below).

**Douglas Fir:** We often use Douglas Fir for door frames and window sections. It is a light and dimensionally stable wood with very straight grain and is ideal for outdoor applications and weather. We do not use pine framing which is not as stable, straight grained and resistant to rot and insects.

**Mahogany:** We use varying grades of mahogany based on the use, design and application of the door and the size of the overall opening. Mahogany is also ideal for outdoor applications and longevity. It is an expensive, highly stable wood, but is well worth the investment in door construction.

**Plywood:** All overhead and sliding (and some swinging doors) are backed with 1/4" super plywood or marine grade plywood which enhances the structure and provides a backer plate for door hardware. Customers may request other back materials such as hemlock (for barns) or cedar as a special order.

### MATERIALS - GLUES, FASTENERS, PRIMERS, STAINS, AND PAINT

#### Glues and fasteners

We use polyurethane adhesives which have a high dry and wet strength, and resistance to water and damp atmosphere\*. Fasteners are all stainless and are used from the trim through to the framing in combination of screws and nails. No galvanized fasteners are used.

\* (from USDA Forest Products Laboratory: 1999 Wood Handbook)

#### Primer, Stains and Paint

Doors which will be painted or solid color stained are primed on 6 exterior sides of all exposed wood with high quality oil based, stain blocking primer. It is recommended this be followed up by two coats of high quality (100%) acrylic latex paint\*\*.

Clear stains: Upon request, we will clear-coat cedar doors with a Water Repellant Stain (WRP) it from degradation and mildew attack. Both painted and clear stained doors require at least semi-annual maintenance. Instructions must be followed to maintain the warranty.

\*\* (from the Forest Products Laboratory Finishing Fact sheet "The Finish Line" - USDA)



windows smaller to match  
gable end round

panel design to match  
garage door design

Close

# Mechanics Savings Bank

Main Office

PO Box 400 (100 Minot Ave)  
Auburn, ME 04212-0400  
Phone: 207-786-5700  
Fax: 207-786-5709

Lewiston Branch

664 Main St  
Lewiston, Me 04240  
Phone: 207-786-0773  
Fax: 207-786-9250

Auburn Branch

PO Box 3038 (100 Mt Auburn Ave)  
Auburn, ME 04212-3038  
Phone: 207-784-0420  
Fax: 207-784-2547

Windham Branch

PO Box 1326 (30 Landing Rd)  
Windham, Me 04062  
Phone: 207-893-1100  
Fax: 207-893-1756

## COMMITMENT LETTER

07/15/03

Peter Coyne

10 Meadow Way  
South Portland ME 04106

Re: Property at 11 Salem Street South Portland ME 04106

Dear Peter Coyne

Thank you for applying to Mechanics Savings Bank for financing on the above referenced property. We are pleased to issue you a Mortgage Loan Commitment subject to the following terms and conditions:

**Terms - Your Interest Rate is Currently:** Locked  Not Locked

**Loan Amount:** \$ 106000

**Payment Amount:** \$ 552.95  
(payment withdrawl.)

**Bi-Weekly N** (Required to have Mechanics Savings Bank Checking with automatic

**Rate:** 4.75 % Fixed  Adjustable  (Refer to Adjustable Rate Disclosure previously provided)

**Term:** 360 Months

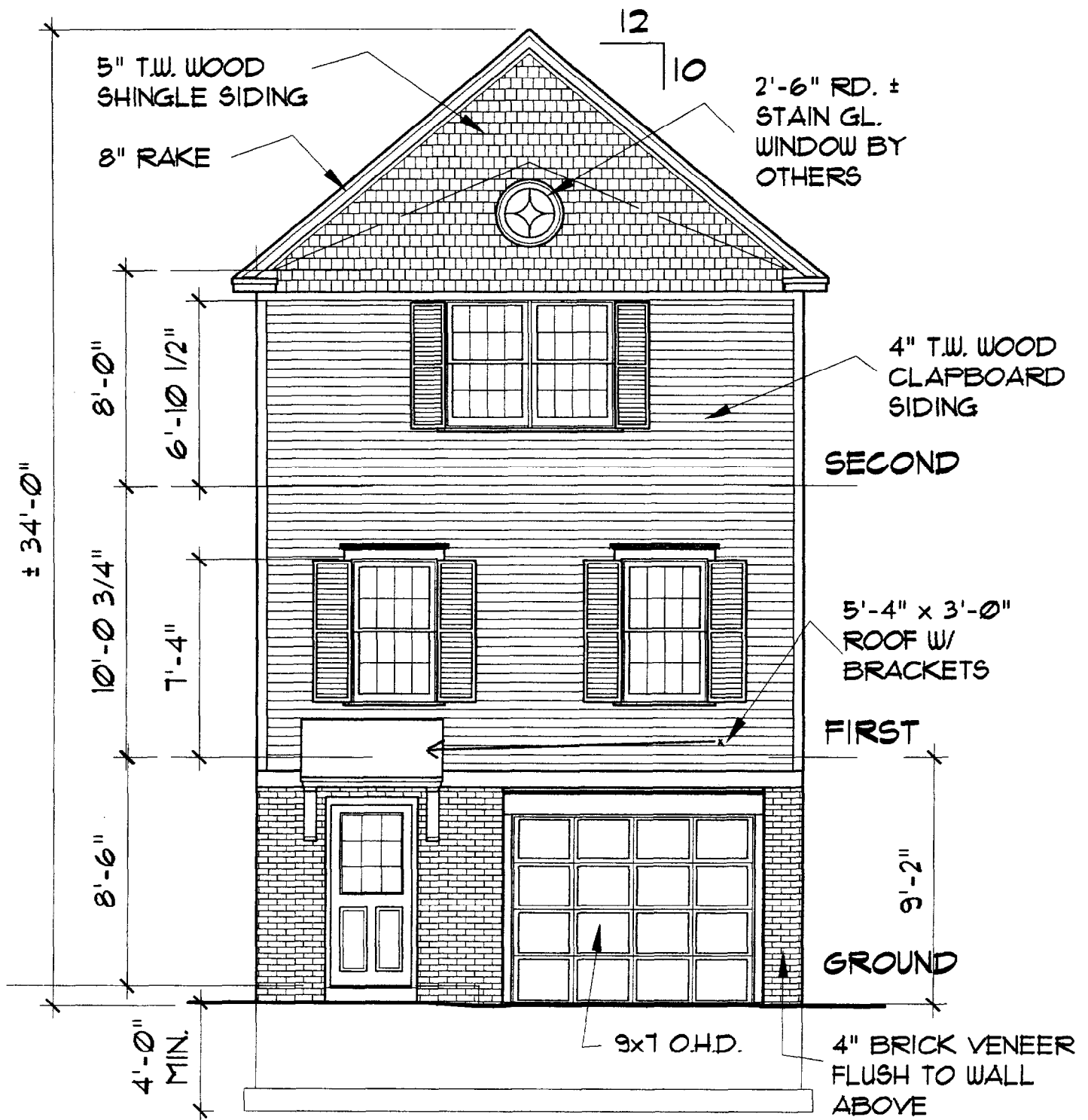
**Buyer Points:** 1500

**Seller Points**

**Conditions ( as checked)**

- 1. Verification of Income and Employment History shown on Application
- 2. Verification of Sufficient Cash to Close (including down payment, closing costs and reserves)
- 3. Satisfactory Appraisal showing minimum Appraised Value of \$176000
- 4. Satisfactory Title, Survey and Title Insurance Coverage
- 5. Approval for Private Mortgage Insurance, if required by the Bank
- 6. Evidence of Satisfactory Hazard Insurance Coverage on property, including Flood Hazard Insurance if required, with the following Mortgagee Endorsement(s) :  
Mechanics Savings Bank, its successors and assigns, as their interests may appear,  
100 Minot Ave, Auburn, Me 04210
- 7. Tax and Insurance Escrows (  Required or  Optional )
- 8. \$320.00 (appraisal fee, credit report fee)
- 9. Other: if applicable (See Attached list - signatures required)

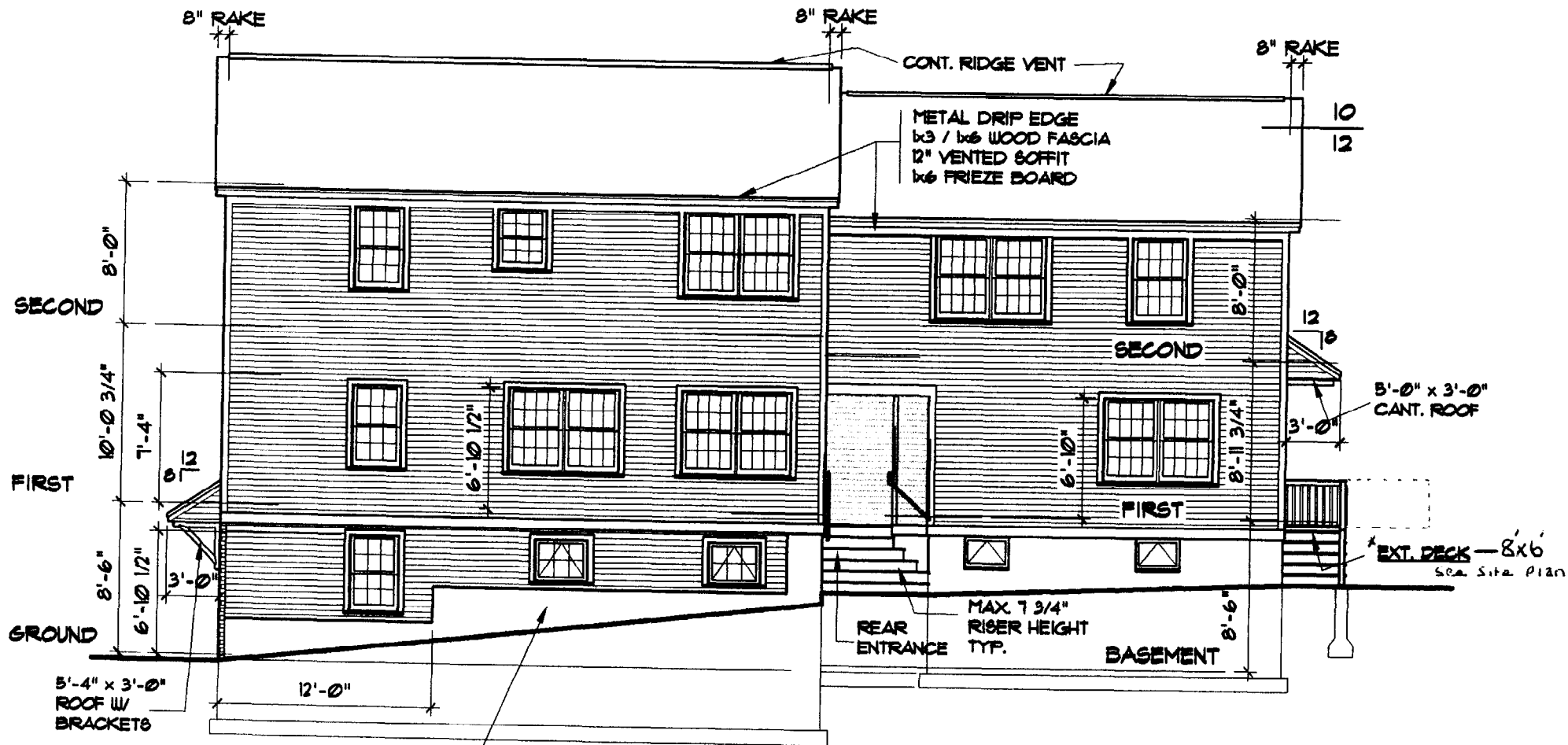
*Other Conditions may be added based on circumstances developed during processing of the request*



# STREET ELEVATION

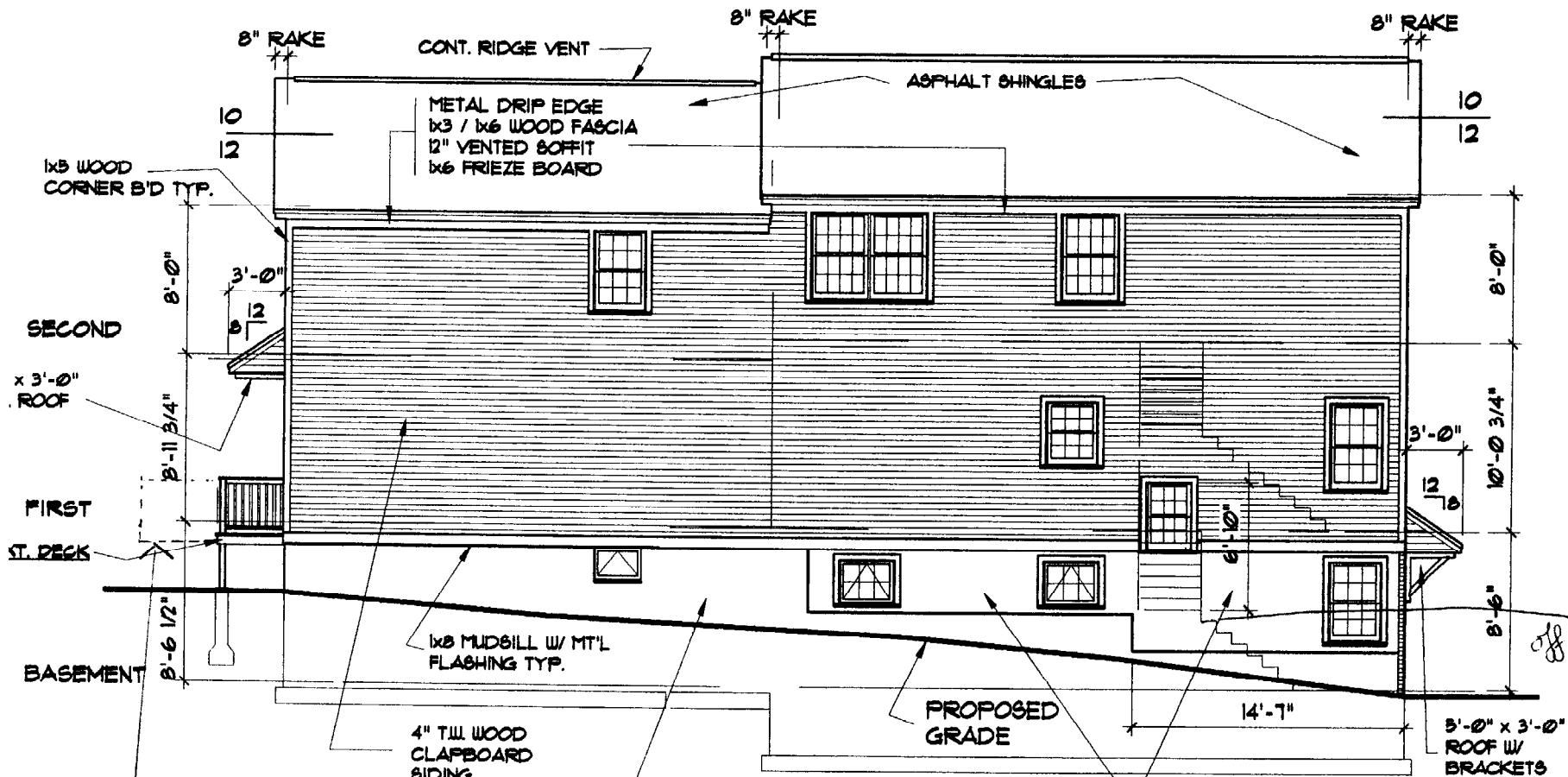
SCALE: 1/8" = 1'-0"

(SOUTH)



**RIGHT ELEVATION**

SCALE: 1/8" = 1'-0" (EAST)

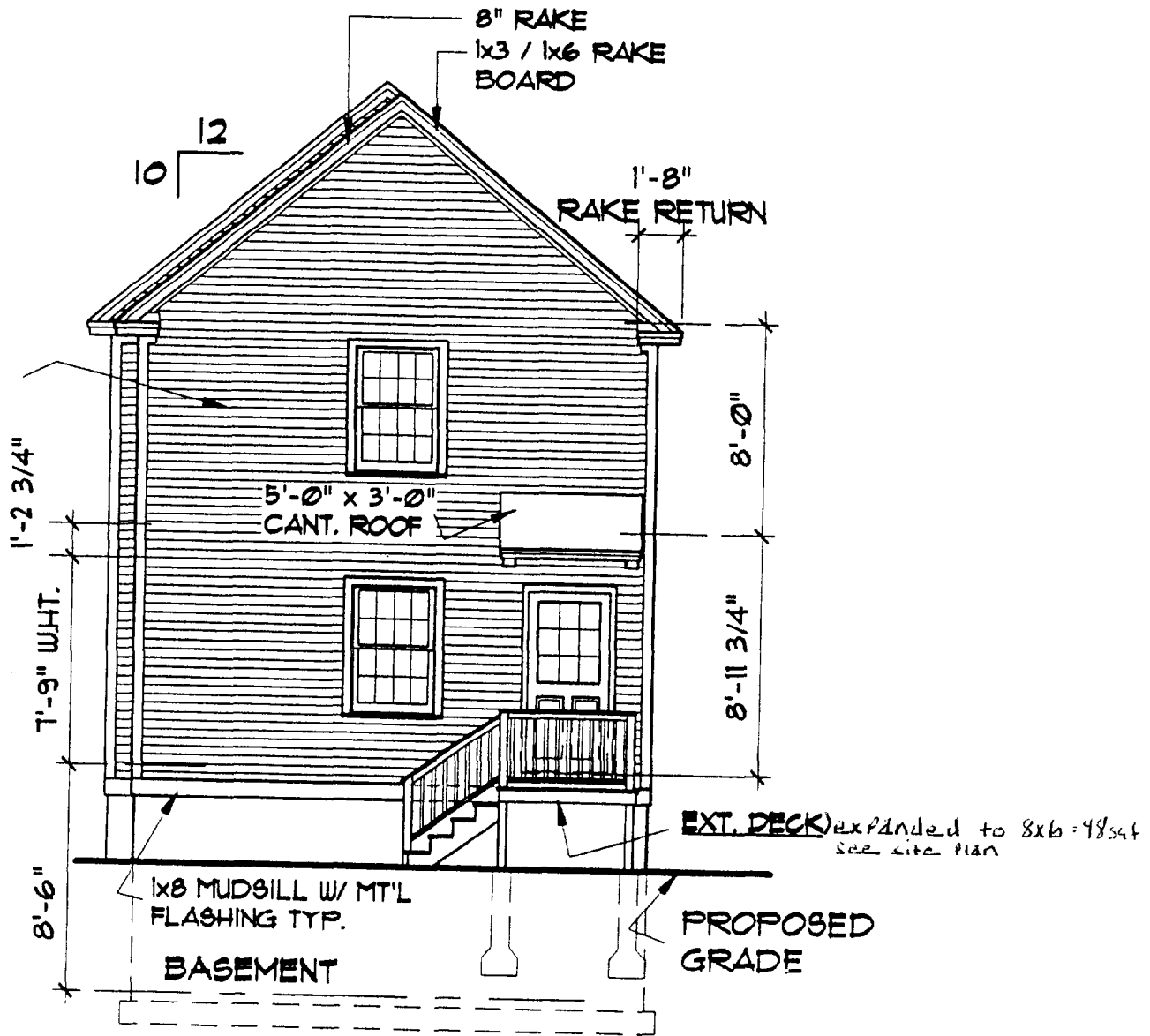


*Scaled off log plans over 36" towards*

**LEFT ELEVATION**

SCALE: 1/8" = 1'-0" (WEST)

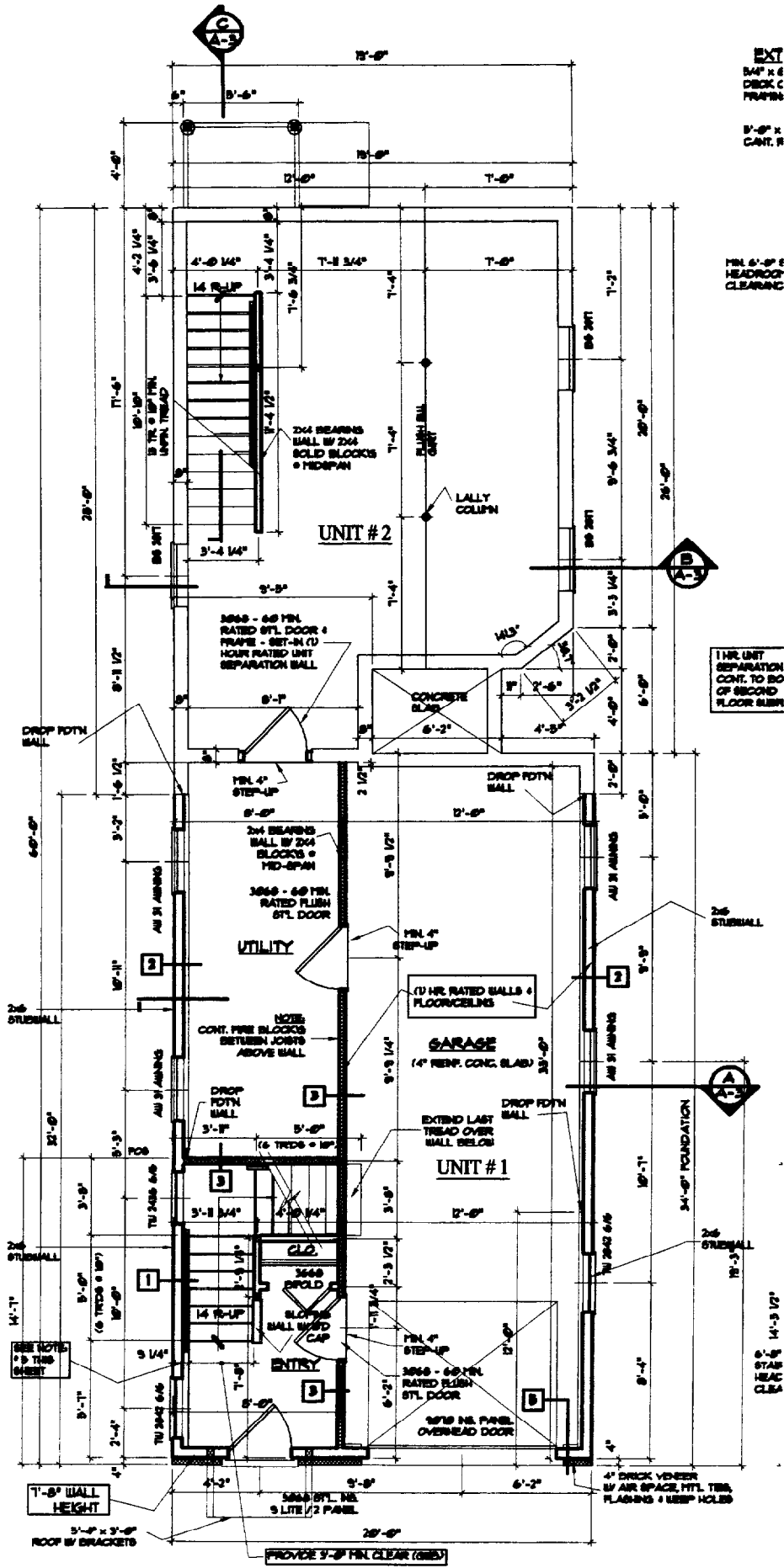
\* Deck expanded to 8x6 = 48 sq ft



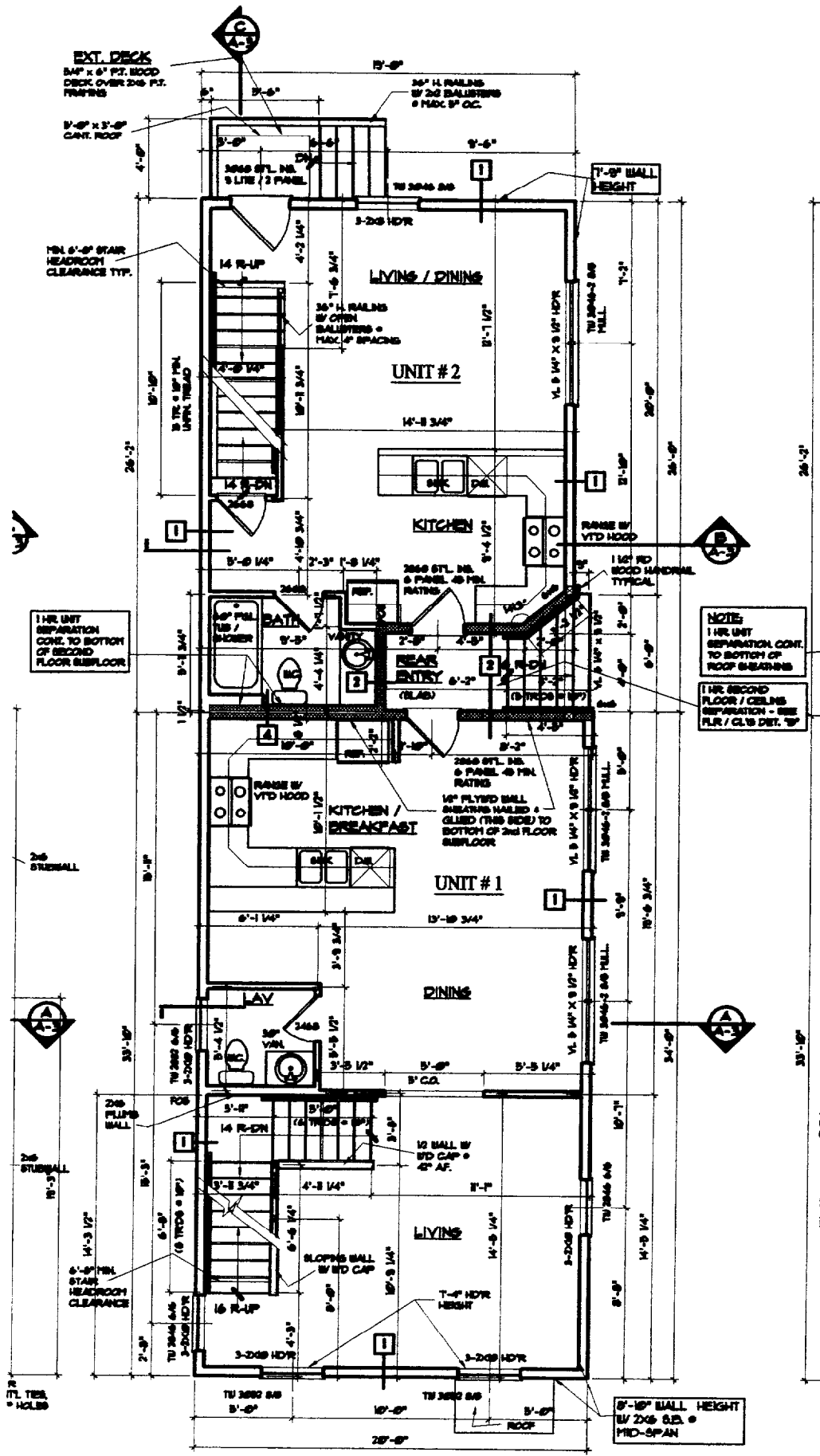
# REAR ELEVATION

SCALE: 1/8" = 1'-0" (NORTH)

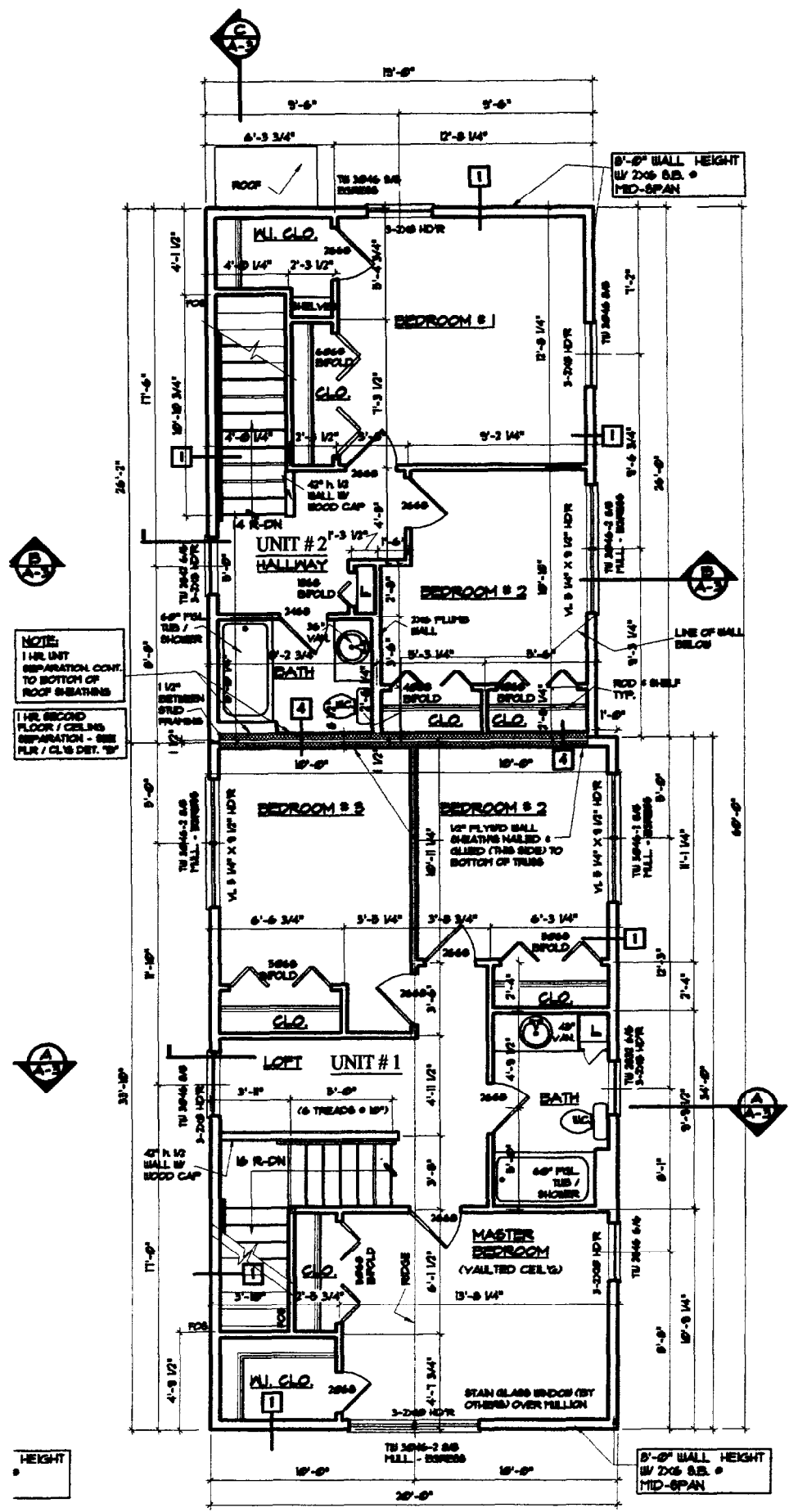


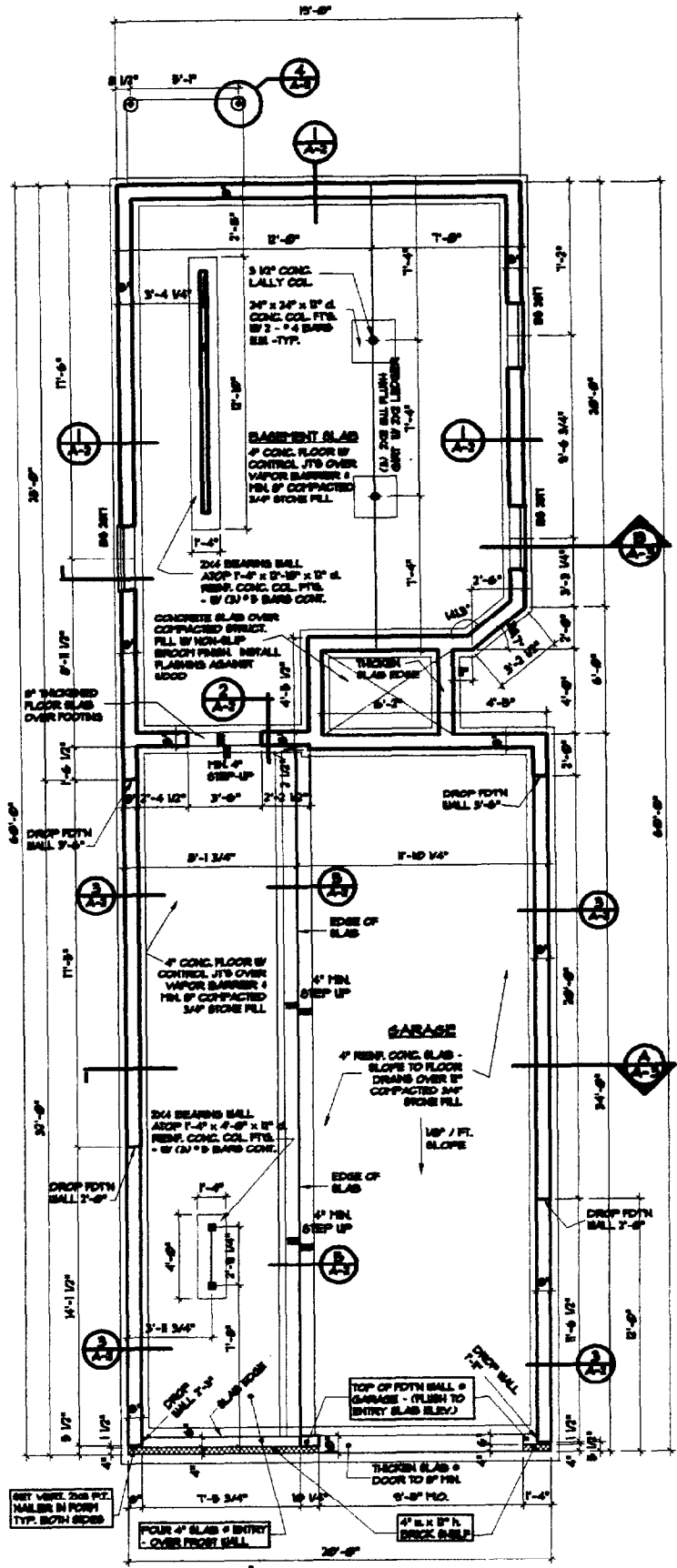


**1 GROUND FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"



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





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

- NOTE:**
1. SITE CONTRACTOR TO DETERMINE FINISH FLOOR ELEVATION AND FINAL GRADE.
  2. SITE CONTRACTOR TO CO-ORDINATE FINAL FOUNDATION DROPS AND LOCATION WITH FOUNDATION CONTRACTOR.

**ROOF SPECS:**

- ASPHALT SHINGLES
- 5" FELT PAPER / MIN. 12" W.
- UNDERLAYMENT • EAVES TYP.
- 1/2" CDX FLYWOOD ROOF SHEATHING
- W/ MTL CLIPS
- PROPERVENT AIR BAFFLE
- 2x4 MANUF. TRUSSES @ 24" O.C.

METAL HURRICANE CLIP  
• TRUSSES TYPICAL -  
REFER TO MANUF.  
RECOMMENDATIONS

PROPERVENT  
AIR BAFFLE  
TYP.

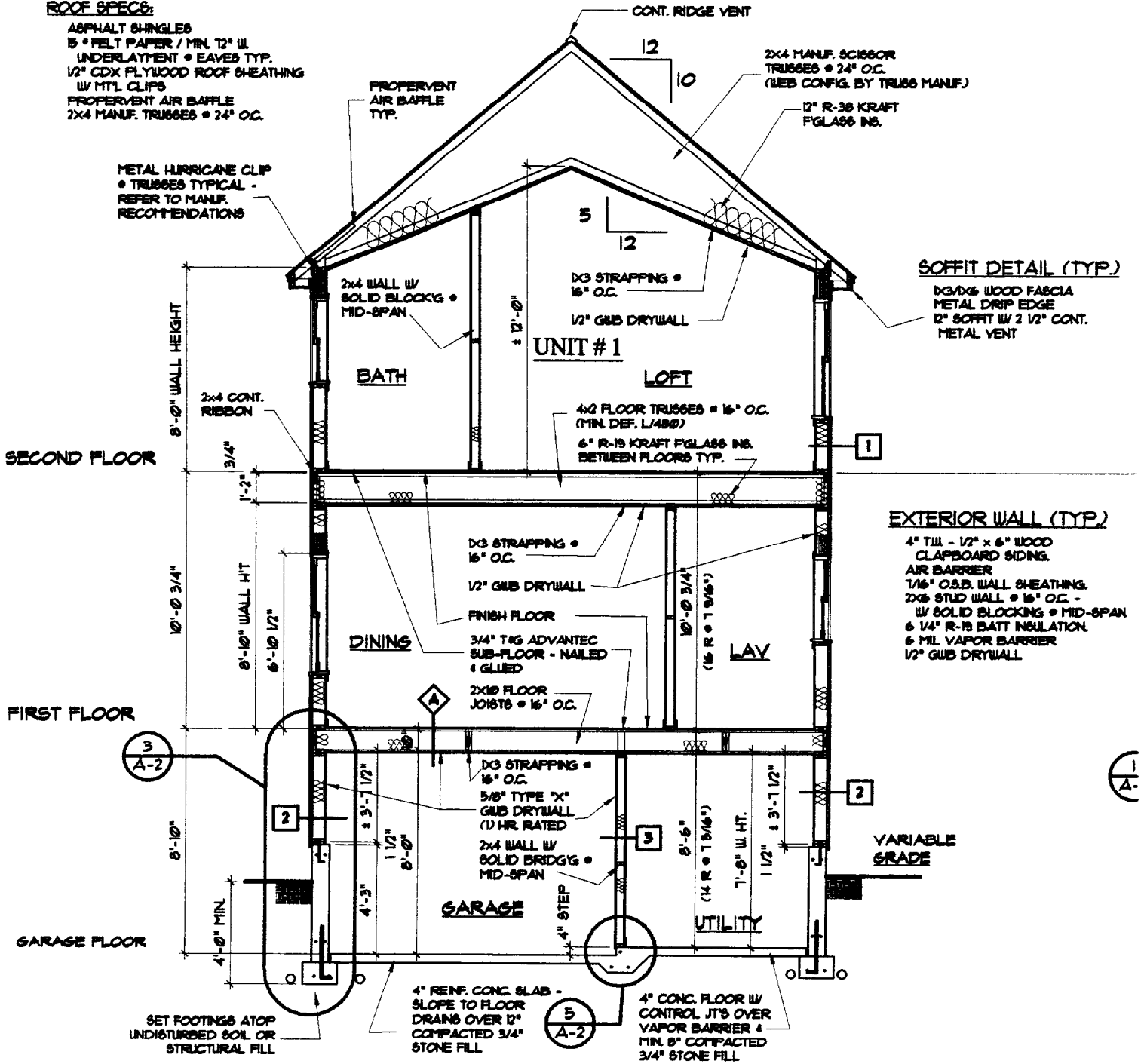
2x4 MANUF. SCISSOR  
TRUSSES @ 24" O.C.  
(WEB CONFIG. BY TRUSS MANUF.)

12" R-38 KRAFT  
FGLASS INS.

**SOFFIT DETAIL (TYP.)**

- D3/DX6 WOOD FASCIA
- METAL DRIP EDGE
- 12" SOFFIT W/ 2 1/2" CONT.
- METAL VENT

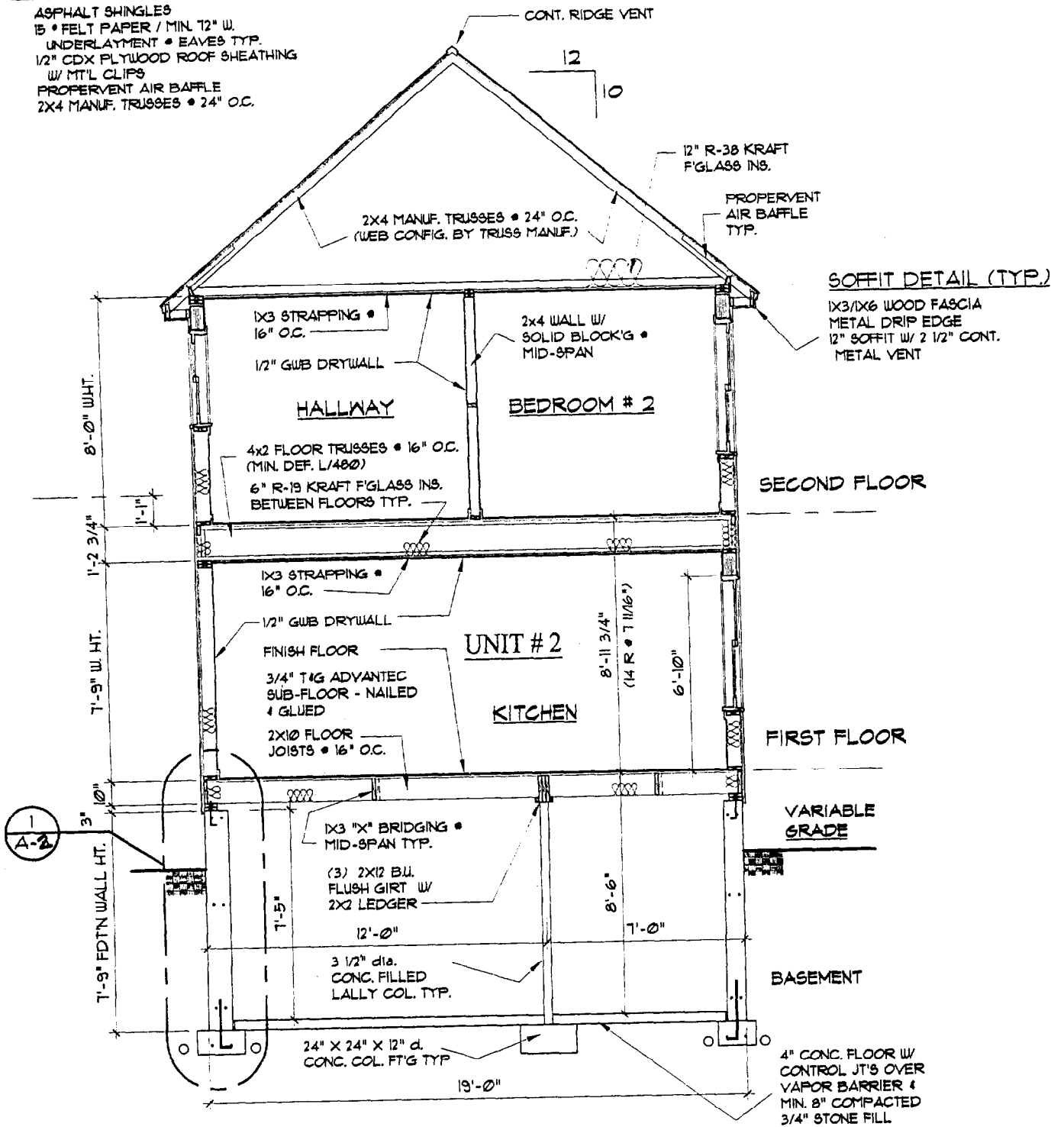
**UNIT # 1**



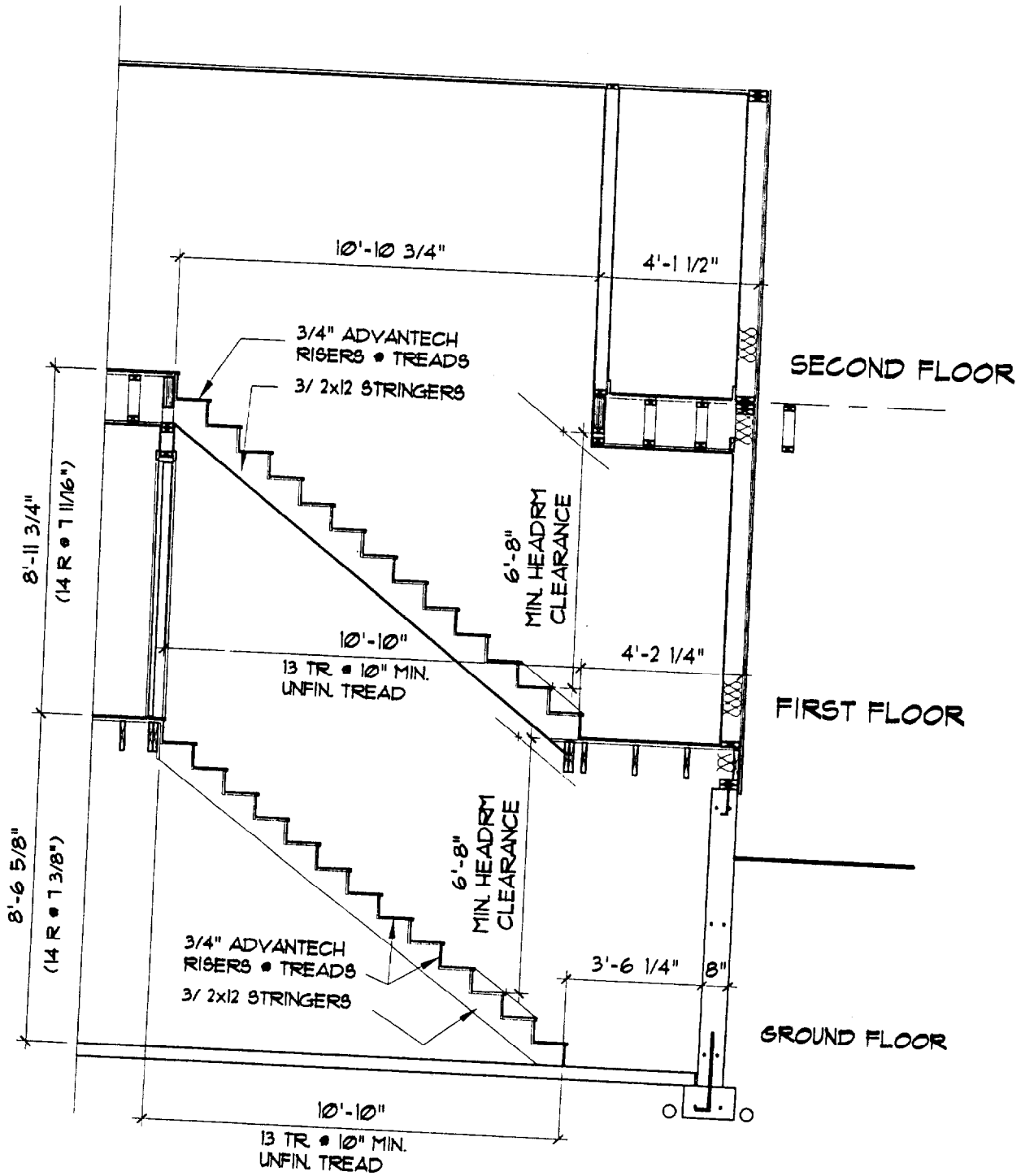
**A BUILDING SECTION - UNIT # 1**  
SCALE: 1/4" = 1'-0"

**ROOF SPECS:**

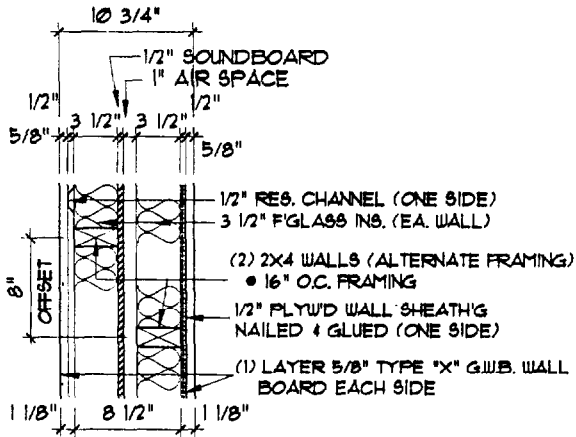
- ASPHALT SHINGLES
- 15 • FELT PAPER / MIN. 1/2" W.
- UNDERLAYMENT • EAVES TYP.
- 1/2" CDX PLYWOOD ROOF SHEATHING
- W/ MT'L CLIPS
- PROPERVENT AIR BAFFLE
- 2X4 MANUF. TRUSSES • 24" O.C.



**B BUILDING SECTION - UNIT # 2**  
A-3 SCALE: 1/4" = 1'-0"



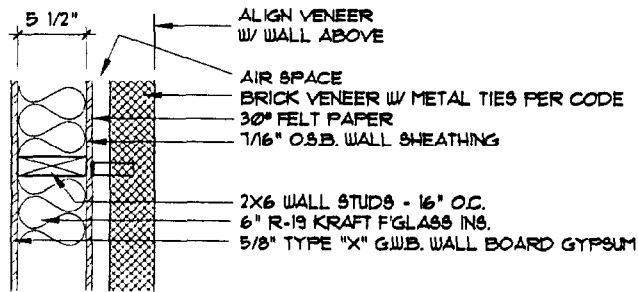
**C** STAIR SECTION - UNIT # 2  
 A-3 SCALE: 1/4" = 1'-0"



**INTERIOR PARTY WALL**  
**PLAN - (1) HR. RATED**

SCALE: 1" = 1'-0"

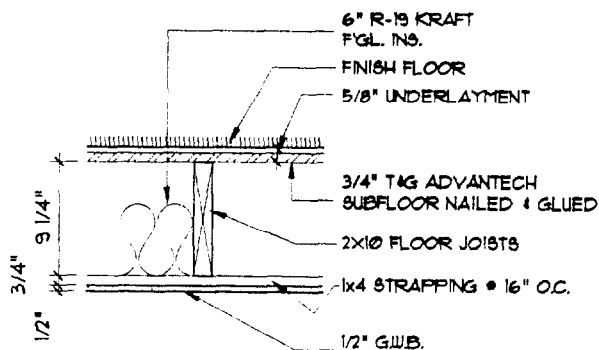
4



**EXTERIOR WALL**  
**VENEER (PLAN)**

SCALE: 1" = 1'-0"

5



**FL'R / CEIL'G ASSEMBLY**

SCALE: 1" = 1'-0"

C

PROJECT: **RESIDENCE / DUPLEX FOR:**

11 SALEM STREET PORTLAND, ME.

OWNER:

**MR. PETER COYNE**

10 MEADOW WAY SOUTH PORTLAND, ME.

DRAWINGS THIS SHEET

1/4" FLOOR PLANS  
 FLOOR / CEILING DETAILS  
 PARTITION DETAILS

DATE 06/19/03

CHK'D BY

DRAWN BY

JFD

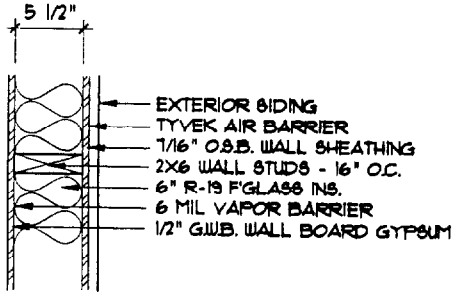
SHEET:

**A-1**

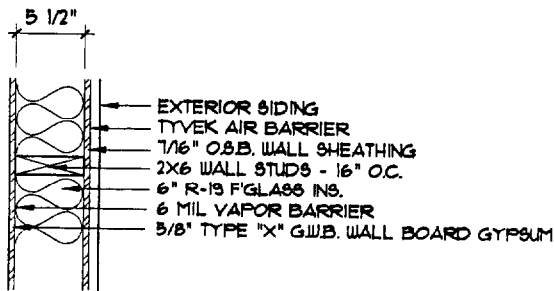
2 of 4

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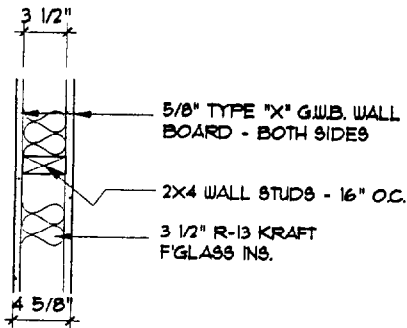




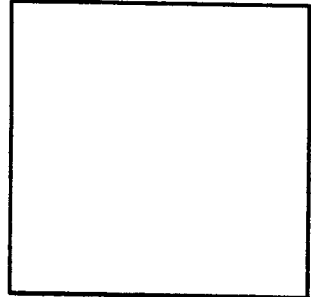
**EXTERIOR WALL** 1  
**(PLAN)** SCALE: 1" = 1'-0"



**EXTERIOR GAR.** 2  
**WALL (PLAN)** SCALE: 1" = 1'-0"



**INTERIOR GAR. WALL** 3  
**PLAN - (1) HR. RATED**  
 SCALE: 1" = 1'-0"



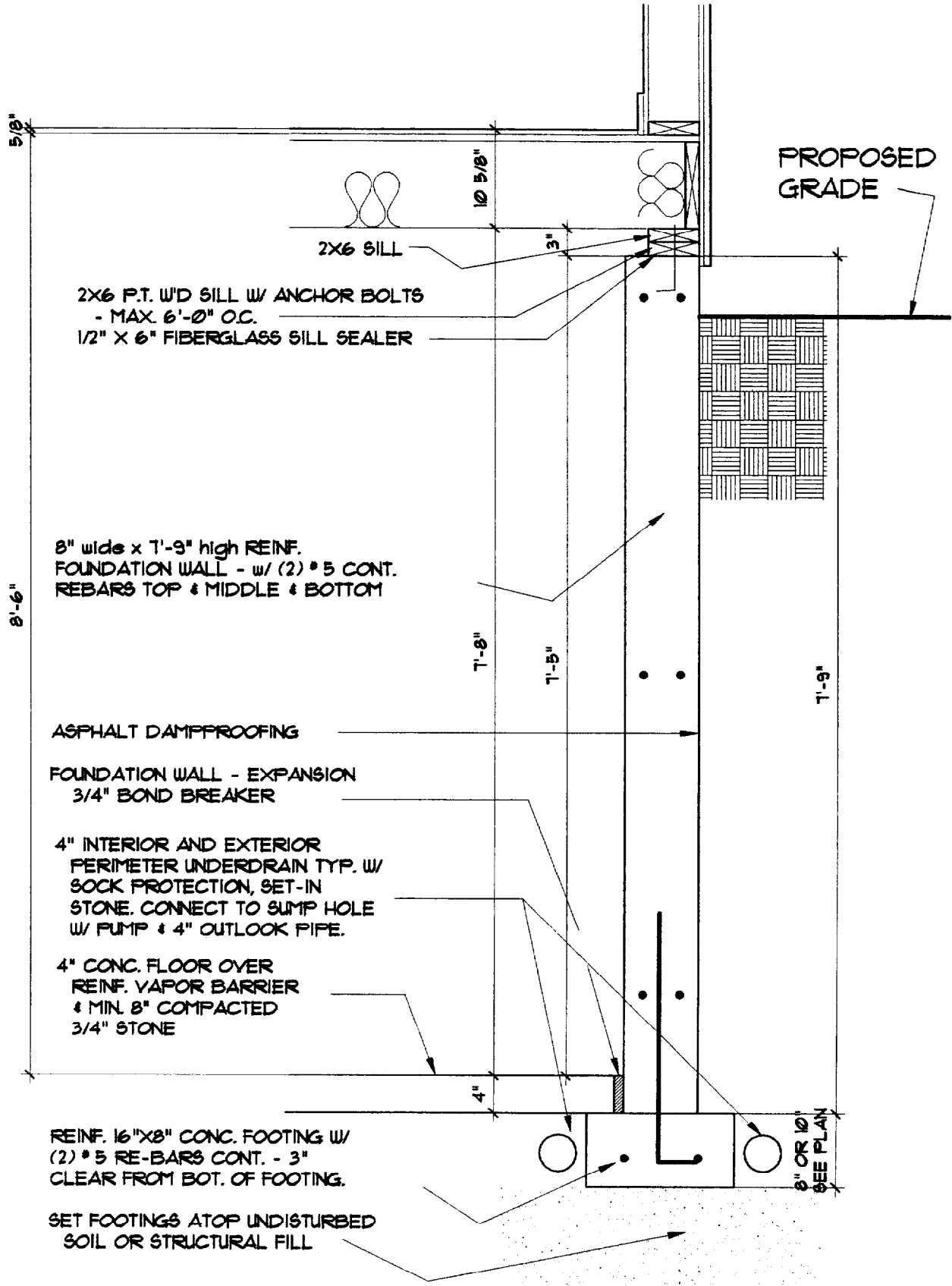
REVISIONS	
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NO.	
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**■ DIDONATO ARCHITECTS, INC.**

134 GUINEA ROAD, KENNEBUNKPORT, ME.  
 phone: (207) 286-2900 fax: (207) 283-4895

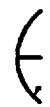
■ "E" MAIL ADDRESS: jdidonato@adelphia.net

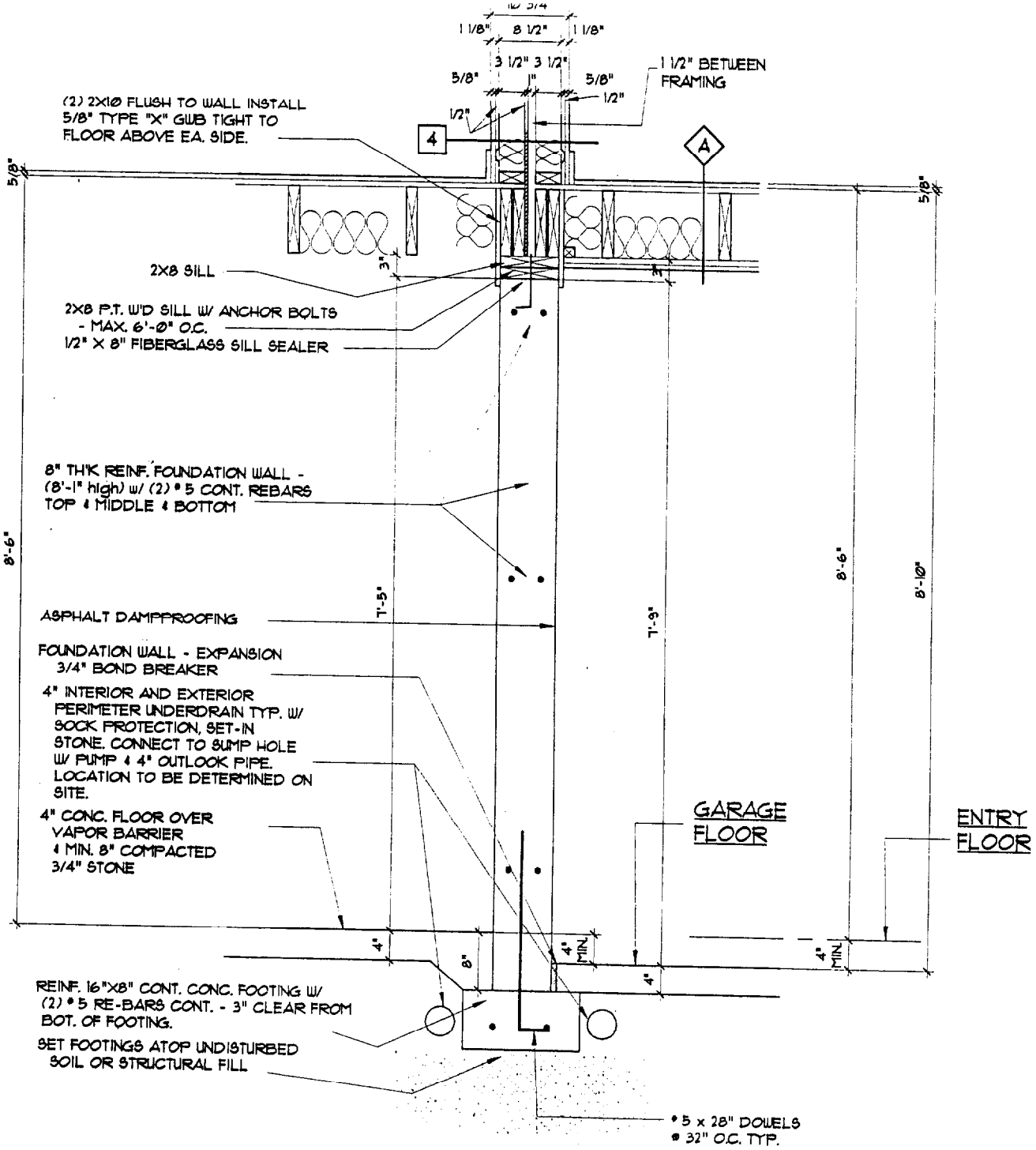


1  
A-2

# BASEM'T FOUNDATION WALL

SCALE: 3/4" = 1'-0"



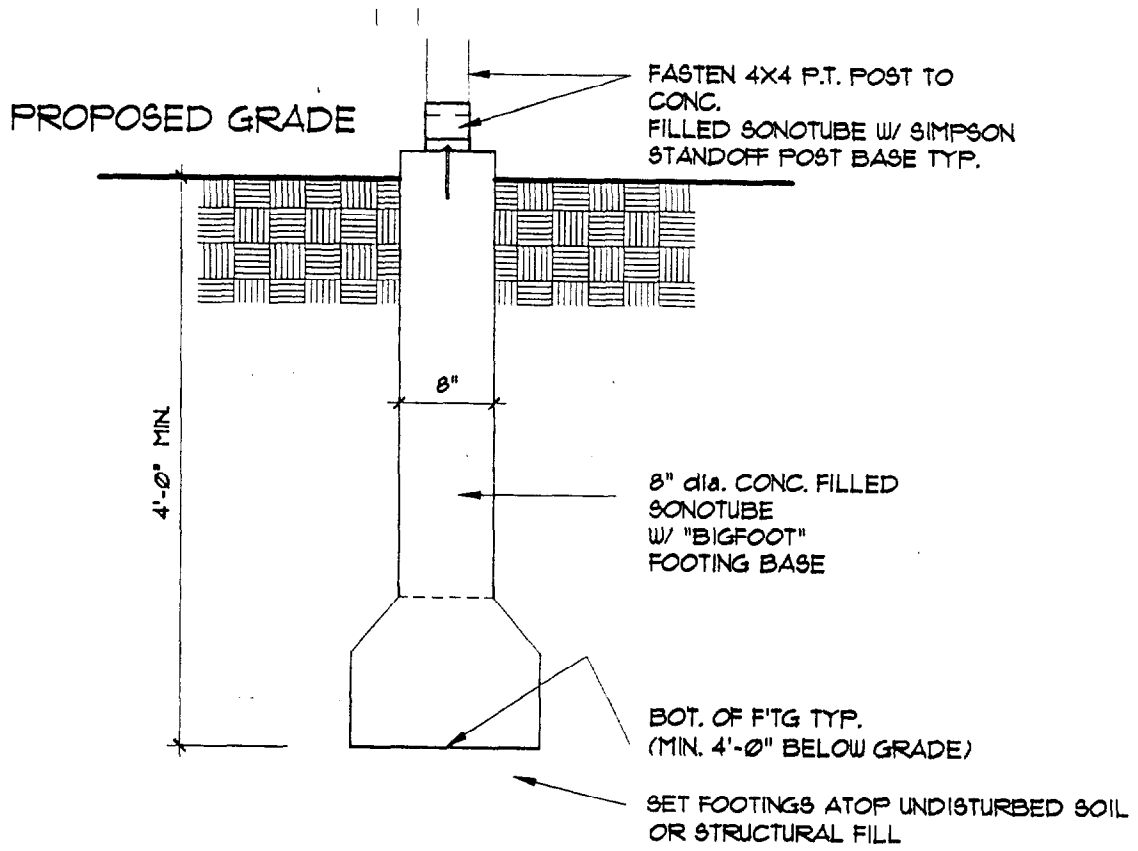


# BASEM'T FDT'N @ COMMON WALL

2  
A-2

SCALE: 3/4" = 1'-0"

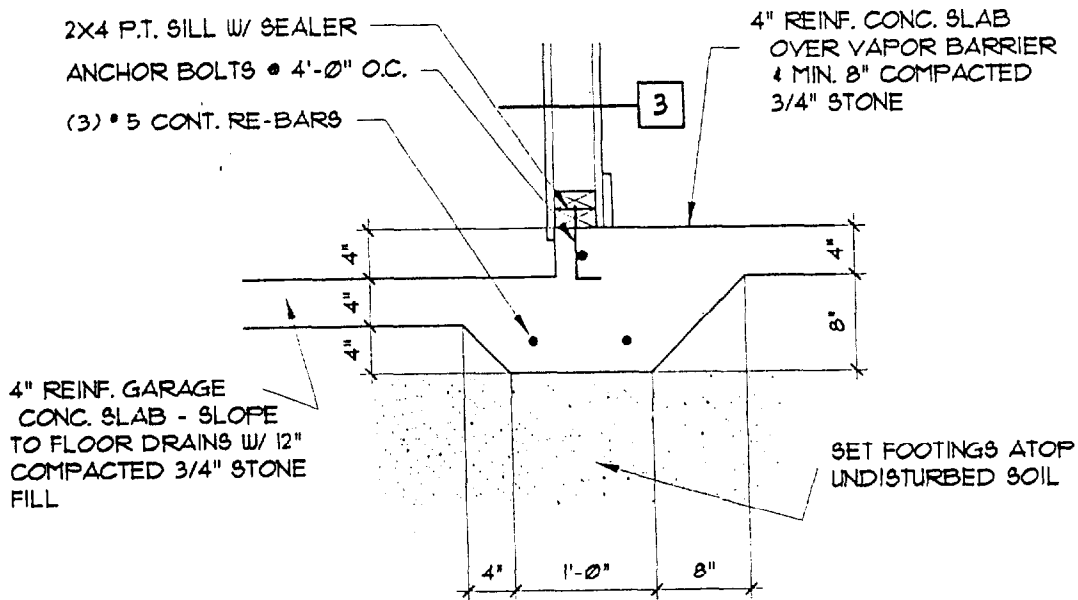




4  
A-2

## CONCRETE FILLED SONOTUBE

SCALE: 3/4" = 1'-0"



5 THICKEN SLAB @  
A-2 BEARING WALL

SCALE: 3/4" = 1'-0"

# SYMBOL LEGEND

103

ROOM NUMBER

114

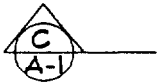
DOOR NUMBER

A

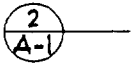
WINDOW TYPE



BUILDING SECTION



WALL SECTION



DETAIL SECTION



CASEWORK ELEVATION



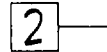
REVISIONS



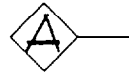
INTERIOR ELEVATION



VERTICAL ELEVATION



PARTITION TYPE



ROOF/CLG. TAG



COLUMN CENTER LINE

# GENERAL NOTES

## GENERAL NOTES:

1. GENERAL CONTRACTOR TO LAYOUT ALL NEW CONSTRUCTION AND CONFIRM SETBACKS INCLUDING ROOF / RAKE OVERHANGS BEFORE CONSTRUCTION BEGINS. CONTACT ARCHITECT WITH ANY DISCREPANCIES.
2. ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK.
3. DO NOT SCALE DRAWINGS.
4. SECTIONS AND DETAILS SHOWN ON DRAWINGS SHALL BE CONSIDERED TYPICAL FOR SIMILAR CONDITIONS.
5. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCING TO ENSURE THE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION.
6. ALL APPLICABLE FEDERAL, STATE, AND MUNICIPAL REGULATIONS SHALL BE FOLLOWED, INCLUDING THE FEDERAL DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ACT.
7. INSTALL U.L. FIRE-STOPPING SEALANT / SYSTEM EQUAL TO THE FIRE RATED FLOOR / CEILING, AND WALL ASSEMBLY.
8. INSTALL BLOCKING FOR SURFACE APPLIED FIXTURES, TRIM, CABINETS, COUNTER TOPS, AND GRAB BARS ETC. WHEN MOUNTED ON STUD WALLS.
9. INSTALL MOISTURE RESISTANT GYPSUM BOARD IN LAUNDRY, TOILET ROOMS, AND ALL HIGH HUMIDITY AREAS.
10. FIRESTOP ALL SPACES BETWEEN CHIMNEY AND FLOORS AND CEILINGS WITH GALVANIZED STEEL MIN. 26 GA. THICK CHIMNEY AIR SPACE : MIN. 2" AIR SPACE.
11. INSTALL 1/4" LAUN PLYWOOD UNDERLAYMENT BENEATH ALL SHEET VINYL FLOORING AT WOOD FLOOR ASSEMBLIES.
12. TILE FLOOR AREAS: INSTALL MIN. 1 1/2" THK PLYWOOD. ALTERNATE PLYW'D GRAINS AND SCREW AND GLUE FLOOR
13. INSTALL PLUMBING VENT BOOT COVER OVER ALL ROOF PVC PIPE PENETRATIONS.
14. RADON VENT PIPE- CONTINUE VENT PIPE FROM BELOW SLAB TO ABOVE CEILING INSULATION. LOCATION TO BE DETERMINED ON-SITE. CAP PIPE AND PROVIDE POWER FOR FUTURE EXHAUST FAN AND SENSOR.

## FOUNDATION NOTES:

1. INTERIOR SPREAD FOOTINGS AND EXTERIOR STRIP FOOTINGS SHALL BE FOUNDED ON UNDISTURBED SOIL WITH MINIMUM 2500 PSF BEARING CAPACITY OR STRUCTURAL FILL AND MINIMUM 4'-0" BELOW GRADE.
2. SLAB ON GRADE SHALL BEAR ON A MINIMUM OF 8" DEEP 3/4" COMPACTED STONE. IF LOOSE OR UNDESIRABLE FILLS ARE ENCOUNTERED AT THE SLAB SUB-GRADE LEVEL, THEY SHALL BE OVER EXCAVATED TO THE SURFACE OF THE NATURAL SOIL AND REPLACED WITH STRUCTURAL FILL.
3. INTERIOR CONCRETE SLAB: INSTALL REINFORCED VAPOR BARRIER BELOW SLAB. TAPE ALL SEAMS AND PENETRATIONS SECURELY.  
\*\*\* DO NOT DAMAGE VAPOR BARRIER AND REPAIR DAMAGED AREA AS NECESSARY.
4. COMPACTED STRUCTURAL FILL SHALL CONSIST OF CLEAN GRANULAR MATERIAL FREE OF ORGANICS, LOAM, TRASH, SNOW, ICE, FRZEN SOIL, OR ANY OTHER OBJECTIONABLE MATERIAL.
5. STRUCTURAL FILL BELOW SLABS SHALL BE PLACED IN LAYERS NOT EXCEEDING 8" IN LOOSE MEASURE AND COMPACTED BY SELF PROPELLED COMPACTION EQUIPMENT AT APPROXIMATE OPTIMUM MOISTURE CONTENT TO A DRY DENSITY OF AT LEAST 95% OF THE MAXIMUM IN PLACE DRY DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST (ASTM D-1557).
6. PERIMETER UNDERDRAINS SHALL BE INSTALLED TO POSITIVELY DRAIN TO A SUITABLE DISCHARGE POINT AWAY FROM THE STRUCTURE.
7. OPEN EXCAVATION SHALL BE ADEQUATELY BRACED.
8. BACKFILL BOTH SIDES OF FOUNDATION WALLS AND GRADE WALLS SIMULTANEOUSLY.
9. DO NOT BACKFILL FOUNDATION WALLS UNTIL THE FLOOR SLAB-ON-GRADE (AND HAS ATTAINED DESIGN STRENGTH) AND THE FIRST FLOOR DECK HAS BEEN INSTALLED.



## CONCRETE NOTES:

1. ALL CONCRETE WORK SHALL CONFORM TO ACI 318- LATEST EDITION.
2. CONCRETE STRENGTH AT 28 DAYS SHALL BE:
  - A. 3000 PSI FOR FOOTINGS, WALLS, AND PIERS.
  - B. 3000 PSI SLABS-ON-GRADE.
3. ALL CONCRETE SHALL BE AIR ENTRAINED 4% TO 6%.
4. CONCRETE SHALL NOT BE PLACED IN WATER OR ON FROZEN GROUND.
5. PROVIDE PVC SLEEVES WHERE PIPES PASS THROUGH CONCRETE WALLS OR SLABS.
6. REINFORCING BARS SHALL CONFORM TO ASTM A615 GRADE 60 DEFORMED BARS, AND SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH ACI 318 - LATEST ADDITION.
7. WELDED WIRE FABRIC SHALL BE PROVIDED IN FLAT SHEETS.
8. FIBER REINFORCED CONCRETE SHALL CONFORM TO ASTM C-1116.
9. SPLICES OF REINFORCING BARS SHALL BE IN ACCORDANCE WITH ACI 318. SPLICES OF WUF SHALL BE 6" MINIMUM.
10. ANCHOR BOLTS SHALL CONFORM TO ASTM A307 UNLESS NOTED OTHERWISE.

## STRUCTURAL STEEL NOTES:

1. STRUCTURAL STEEL FABRICATION, ERECTION, AND CONNECTION DESIGN SHALL CONFORM TO AISC "SPECIFICATIONS FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL" - NINTH EDITION.
2. STRUCTURAL STEEL: ASTM A36

## CONVENTIONAL WOOD FRAMING NOTES:

1. CONVENTIONAL FRAMING MEMBERS SHALL BE VISUALLY GRADED, MINIMUM GRADE #2 SPRUCE-PINE-FIR (SFF), KILN DRIED TO 19 % MAXIMUM MOISTURE CONTENT.
2. PRESSURE TREATED LUMBER SHALL BE USED WHERE WOOD IS IN CONTACT WITH GROUND, CONCRETE, OR MASONRY. TIMBER SHALL BE SOUTHERN YELLOW PINE TREATED WITH CCA TO 0.4 %/CF IN ACCORDANCE WITH AWPA C-10.
3. PROVIDE SIMPSON H3 HURRICANE ANCHORS (WHETHER INDICATED ON THE DRAWINGS OR NOT) WHERE CONVENTIONAL RAFTER FRAMING AND / OR MANUFACTURED TRUSSES BEAR ON LOAD BEARING WALLS.
4. NAILING SCHEDULE (UNO) SHALL CONFORM TO BOCA 1999 OR IBC 2000 CODES.
5. CO-ORDINATE AND FLASH ALL ROOF / WALL PENETRATIONS WITH THE SUB-TRADES.
6. INSTALL WATERPROOF MEMBRANE UNDERLAYMENT AT ALL VALLEYS, ROOF / WALL JUNCTURE, AND EAVES.
7. INSTALL WATERPROOF MEMBRANE UNDERLAYMENT FROM EAVE UP ROOF MINIMUM 6'-0".
8. ROOF SLOPE 5 / 12 OR LESS (TYPICAL WHETHER INDICATED OR NOT) - INSTALL WATERPROOF MEMBRANE UNDERLAYMENT ENTIRE ROOF AREA.

## 9. FRAMING NOTES:

- A. EXTEND ALL STRUCTURAL LOADS DOWN TO FOOTINGS OR FOUNDATION WALLS.
- B. FRAME ALL OPENINGS IN FLOORS OR ROOFS - WITH DOUBLE MEMBERS.
- C. DOUBLE FLOOR FRAMING BELOW PARALLEL WALLS ABOVE (WHETHER INDICATED OR NOT).
- D. WALL OPENINGS GREATER THAN 6'-0" WIDE SHALL HAVE MIN. (2) JACK STUDS BENEATH EACH END OF EACH HEADER.
- E. CONVENTIONAL BUILT- UP HEADERS TO HAVE 1/2" P.W. FILLERS TO MATCH FRAMING DIMENSION.
- F. ALL FLOORS SHALL BE LEVELED TO A TOLERANCE OF 1/8" IN 10'-0" WHEN CHECKED AT ANY AREA WITH A 10'-0" STRAIGHT EDGE.
- G. INSTALL SOLID BLOCKING • MID-SPAN ALL WALLS GREATER THAN 8'-0" HIGH (UNO).
- H. INSTALL SOLID BLOCKING FOR SURFACE APPLIED FIXTURES, CABINET, COUNTER TOPS, AND GRAB BARS , ETC.

## 10. EXTERIOR WOOD TRIM NOTES:

- A. WOOD TRIM - BACK PRIME NEW EXPOSED EXTERIOR TRIM BOARDS.
- B. CORNER BOARDS, FASCIA TRIM, WATER TABLE AND WINDOW TRIM, ETC. TO BE 1 X-- MATERIAL (UNO).
- C. INSTALL 5/4" x --- WOOD SIDING BLOCKS AT ALL EXTERIOR WALL PENETRATIONS. (IE: LIGHT FIXTURES AND HOSE BIBBS)
- D. ALL EXTERIOR CAULKING AROUND WINDOWS, DOORS, AND ALL WALL PENETRATIONS SHALL BE NON-HARDING TYPE SEALANT.

11. LALLY COLUMN CAPS: SIMILAR TO SIMPSON STRONGTIE CONNECTOR LLC.

## ENGINEERED WOOD PRODUCTS / FASTENERS:

1. ENGINEERED WOOD PRODUCTS: SHALL BE SIMILAR OR EQUAL TO THE FOLLOWING MANUFACTURER'S:
  - A. "I" JOISTS - BCI JOISTS AS MANUFACTURED BY BOISE CASCADE CORPOATION.
  - B. BEAMS & HEADERS - "LVL" VERSA-LAM - AS MANUFACTURED BY BOISE CASCADE CORPOATION.
2. WOOD CONSTRUCTION CONNECTORS: SHALL BE SIMILAR OR EQUAL TO SIMPSON STRONGTIE CONNECTORS
3. REFER TO MANUFACTURERS PRODUCT LITERATURE FOR RECOMMENDED HANGERS AND NAILING / FASTENERS.
4. FINAL DESIGN, SIZES AND SPACING OF ALL MANUFACTURED PRODUCTS SHALL BE DETERMINED BY THE TRUSS AND JOIST MANUFACTURER CONTACT THE ARCHITECT IF TRUSS, JOIST SIZES, OR "LVL." MATERIAL ARE DIFFERENT FROM THE DRAWINGS.

# ABBREVIATIONS

AB	ANCHOR BOLT	MTL	METAL
AFF	ABOVE FINISH FLOOR	N/A	NOT APPLICABLE
BIT. CONC.	BITUMINOUS CONCRETE	NIC	NOT IN CONTACT
BOT	BOTTOM	NO	NUMBER
BRG	BEARING	NTS	NOT TO SCALE
CPT	CARPET	OA	OVERALL
CAB	CABINET	OC	ON CENTER
CL	CENTER LINE	OD	OUTSIDE DIAMETER
CLG	CEILING	OFNG	OPENING
CONC	CONCRETE	OPP	OPPOSITE
CONT	CONTINUOUS	PTD	PAINTED
DBL	DOUBLE	PL	PLATE
DIA	DIAMETER	PW	PLYWOOD
DIM	DIMENSION	PT	PRESSURE TREATED
DTL	DETAIL	RE	REFER
DWG	DRAWING	REF	REFRIGERATOR
EA	EACH	REINF	REINFORCED
ELV	ELEVATION	REQD	REQUIRED
EQ	EQUAL	RM	ROOM
EW	EACH WAY	RO	ROUGH OPENING
EXT	EXTERIOR	ACT	SUSPENDED ACOUSTICAL
FDTN	FOUNDATION		TILE CEILING
FX	FIRE EXTINGUISHER	SCHED	SCHEDULE
FFE	FINISH FLOOR ELEVATION	SECT	SECTION
FIN	FINISH	SHT	SHEET
FF	FINISH FLOOR	SIM	SIMILAR
FOS	FACE OF STUD OR FRAMING	SQ	SQUARE
FLR	FLOOR	STD	STANDARD
FR	FIRE RATING	STL	STEEL
FT	FEET (FOOT)	STRUCT	STRUCTURAL
FV	FIELD VERIFY	THK	THICKNESS
GB	GRAB BARS	TOW	TOP OF WALL
GC	GENERAL CONTRACTOR	TYP	TYPICAL
GWB	GYPSPUM WALL BOARD	U.N.O.	UNLESS NOTED OTHERWISE
HC	HANDICAP	VB	VAPOR BARRIER
HM	HOLLOW METAL	VCT	VINYL COMPOSITION TILE
HORZ	HORIZONTAL	VERT	VERTICAL
HT	HEIGHT	W/	WITH
IN	INCHES	WC	WATER CLOSET
INSUL	INSULATION	WD	WOOD
INT	INTERIOR		
JT	JOINT		
LOC	LOCATION		
MAX	MAXIMUM		
MFGR	MANUFACTURER		
MIN	MINIMUM		
MISC	MISCELLANEOUS		
MRGWB	MOISTURE RESISTANT		
	GYPSPUM BOARD		

