

- ✓ ROOF SYSTEM:
- ✓ ASPHALT SHINGLES
- ✓ CONTINUOUS RIDGE VENT
- ✓ END GABLE WALL VENT
- ✓ 15# ROOFING PAPER
- ✓ ICE/WATER SHIELD AT EAVES/VALLEYS
- ✓ 5/8 CDX PLYWOOD SHEATHING
- ✓ RAFTERS/TRUSSES AS INDICATED
- ✓ RAFFLE BOARD
- ✓ FULL THICK BATT INSUL. R38
- ✓ 1X3 STRAPPING @ 16" O.C.
- ✓ 1/2" GWB
- NOTE: MATCH EXISTING ROOF, EAVE AND TRIM DETAILS, MATERIALS AND FINISHES

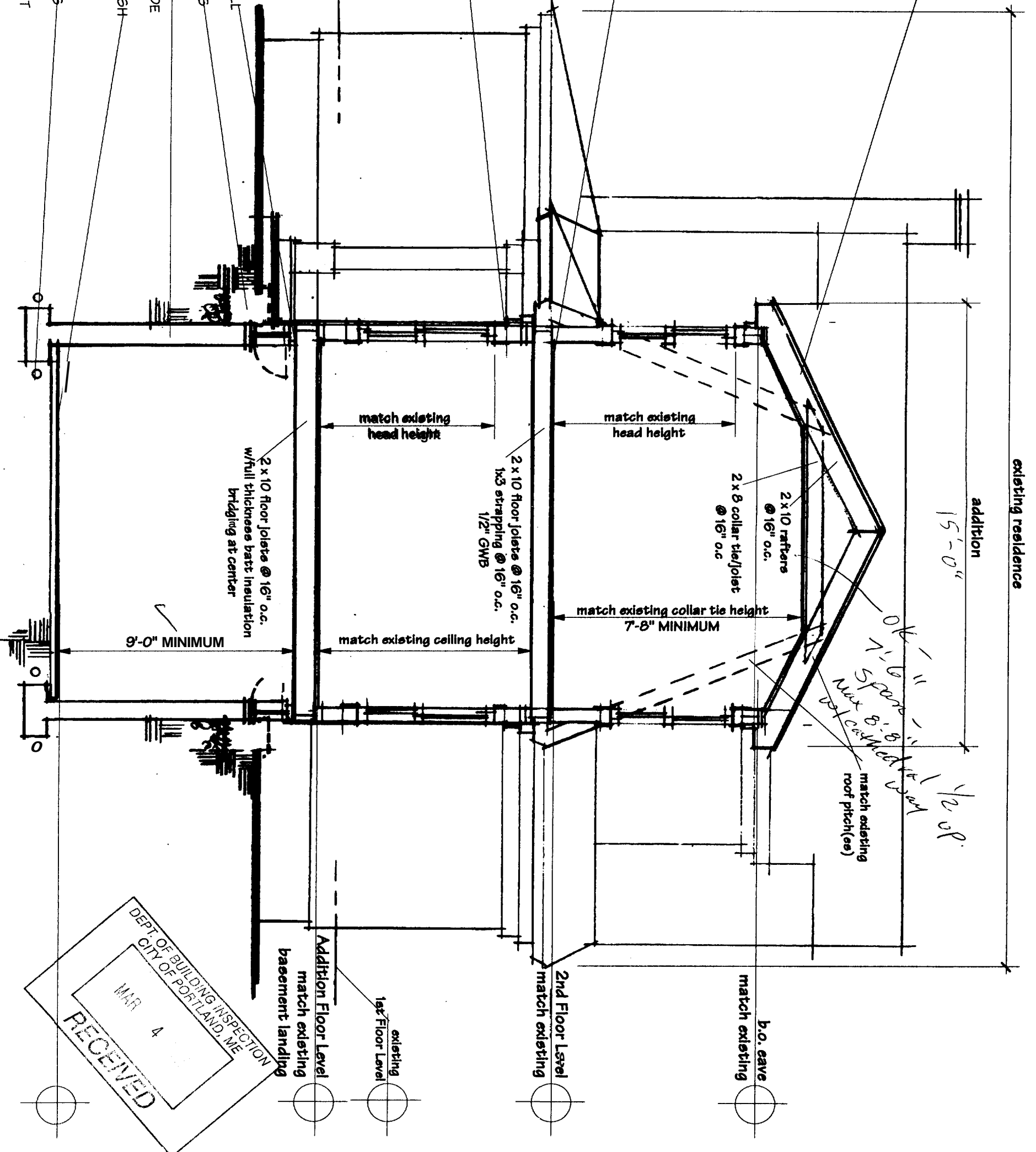
- ✓ FLOOR SYSTEM
- ✓ 3/4" T&G ADVANTECH SUBFLOOR
- ✓ GLUE & NAIL TO JOISTS
- ✓ JOISTS AS INDICATED
- ✓ BRIDGING AT CENTER
- ✓ FULL THICKNESS BATT INSULATION @ FLOOR
- ✓ 1X3 STRAPPING @ 16" O.C.
- ✓ 1/2" GWB

- ✓ EXTERIOR WALL SYSTEM
- ✓ SHINGLES (MATCH EXISTING)
- ✓ AIR INFILTRATION WRAP
- ✓ 7/16" OSB SHEATHING
- ✓ 2X6 EXTERIOR WALLS
- ✓ FULL THICK BATT INSUL. R19
- ✓ VAPOR BARRIER
- ✓ 1/2" GWB

FOUNDATION NOTES:

- ✓ 2X6 FT SILL W/SEALER @ T.O. CONC. WALL
- ✓ 42" DIAMETER AREA WELLS @ WINDOWS
- ✓ 10" CONC. WALL HEIGHT AS INDICATED
- ✓ WATERPROOF EXTERIOR WALLS TO GRADE
- ✓ 4" CONCRETE SLAB W/WELDED WIRE MESH
- ✓ 6 MIL VAPOR BARRIER
- ✓ 8" COMPACTED GRAVEL BASE
- ✓ 4" DIA. PERFORATED UNDERDRAIN PIPES
- ✓ BOTH SIDES OF WALL TO SUMP OR SLOPED TO POSITIVE DRAIN TO DAYLIGHT

SEE FOUNDATION PLAN FOR OTHER GENERAL FOUNDATION NOTES.

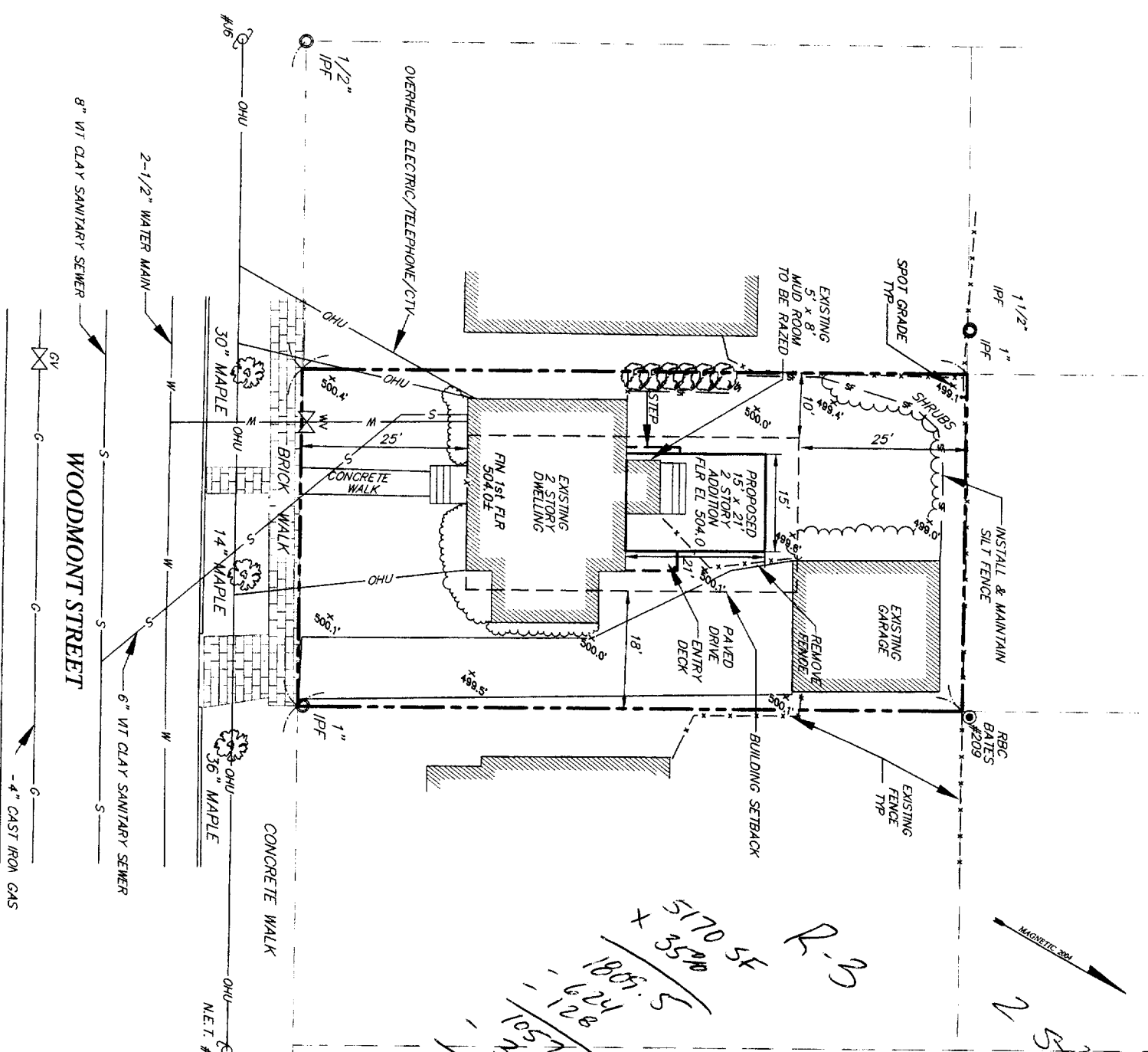


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# 67 WOODMONT STREET

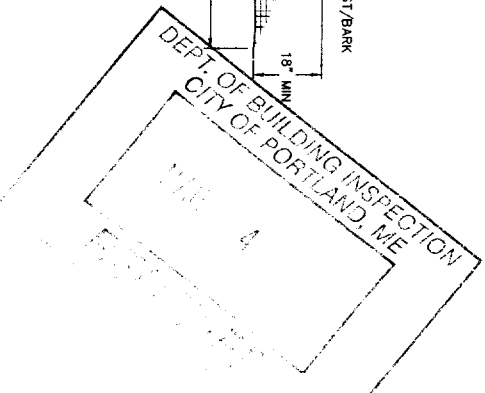
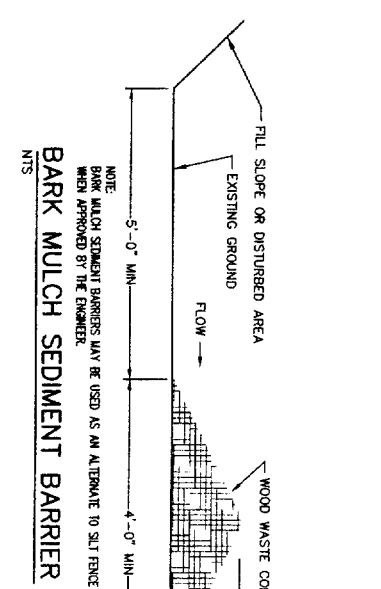
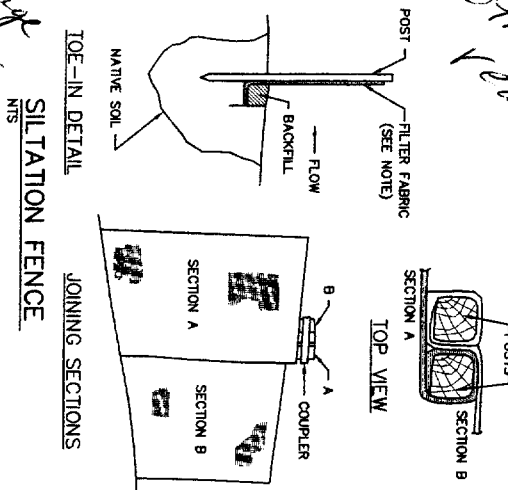
Portland, Maine  
 February 17, 2005  
 SCHEMATIC DESIGN • Building Section  
 1/4" = 1'-0"

These drawings are schematic in nature and are for layout information. All existing conditions shall be verified by the contractor. The drawings are the exclusive property of the Architect.



*Handwritten notes:*  
 5170 SF R-3  
 x 3500  
 1805.5  
 - 624  
 - 128  
 -----  
 1057.5 proposed  
 - 742.5 Garage  
 - 440  
 -----  
 302.5 left

*Handwritten notes:*  
 2 stories  
 Not less than 8  
 other side is  
 Year - 25  
 Not less than 8  
 other side is  
 Year - 25



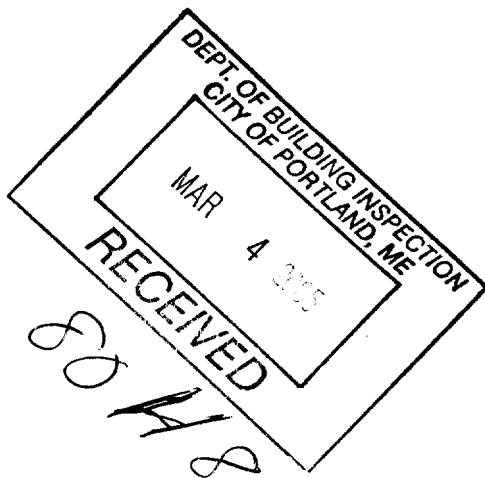
NOTIONS PLAN PROVIDED BY BOUNDARY ENGINEERING SURVEY TECHNOLOGY, BUXTON, MAINE DATED APRIL 22, 2004.  
 R 04006/EP, DRAWING FILE 04006)  
 TITLES BASED ON PLAN & PROFILE PREPARED BY THE CITY OF PORTLAND, MAINE PUBLIC WORKS DEPARTMENT  
 2 SECTION DATED 5-1-03 AND PLAN FILE 03215 AND DEPARTMENT OF PUBLIC WORKS  
 SECTION DOCUMENT DATED NOV 17, 1924.  
 F PROPOSED 15 x 21 ADDITION BASED ON A FIRST FLOOR PLAN PREPARED BY MARILYN LEVIAN, ARCHITECT,  
 MAINE DATED FEBRUARY 5, 2005.  
 BE NO CHANGE IN EXISTING GROUND AND/OR DRAINAGE PATTERNS.

REV	BY	DATE	STATUS
JJE	JJE	2/10/05	REVISED FOUNDATION SIZE, ADD DECK AND STEP
JRK	JRK	5/3/04	CITY OF PORTLAND SITE PLAN REVIEW

TODD O. JEPSON  
 67 WOODMONT STREET  
 PORTLAND, MAINE  
 BUILDING ADDITION  
 SITE PLAN

**SME**  
 Severe & Maher Engineers, Inc.  
 Consulting Engineers  
 100 Commercial Center, Maine

DESIGN BY: JRK  
 DRAWN BY: PAF  
 DATE: 4/27/04  
 CHECKED BY: MKC  
 LANE: ADDITION  
 CTR: ADDITION



• schematic design • schematic design • schematic design • schematic design • schematic design • schematic design • schematic design •

# 67 WOODMONT STREET

**GENERAL NOTES:**

ALL DRAWINGS ARE SCHEMATIC IN NATURE. THEY IN NO WAY SHALL IMPLY ALL SPECIFIC MATERIALS, MEANS OR METHODS OF CONSTRUCTION, AND ARE FOR LAYOUT INFORMATION ONLY. ALL DRAWINGS ARE INTENDED TO REFLECT STANDARD BUILDING PRACTICES.

ALL EXISTING CONDITIONS AND DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR. ANY POTENTIAL AND/OR REAL CONFLICTS WHICH MAY HAVE AN IMPACT ON THE PROPOSED ADDITION/RENOVATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND/OR THEIR REPRESENTATIVE, PROMPTLY.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MEET ALL NATIONAL, STATE AND LOCAL BUILDING CODES AND REGULATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ANY/OR ALL PERMITS REQUIRED TO PERFORM AND COMPLETE THE WORK

ALL SITE, MECHANICAL, ELECTRICAL AND UTILITY DESIGN SHALL BE BY OTHERS.

UNLESS OTHERWISE CERTIFIED ON THE PLANS, ALL STRUCTURAL MEMBERS SHALL BE VERIFIED BY A STRUCTURAL ENGINEER.

ALL MANUFACTURED STRUCTURAL LUMBER AND TRUSSES SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER INSTRUCTIONS. OPENINGS CUT IN MEMBERS SHALL MEET OR EXCEED RECOMMENDED GUIDELINES.

ALL INTERIOR FINISHES AS SELECTED BY OWNER.

**FOUNDATION NOTES:**

CONCRETE FOOTINGS: 2500 PSI  
CONCRETE WALLS & SLAB: 3000 PSI

FOUNDATION FOOTINGS SHALL HAVE A KEYWAY OR #4 REBAR 24" LONG PLACED VERT. @ 48" O.C.

FOUNDATION FOOTINGS SHALL BE MIN. 48" BELOW FINAL FINISH GRADE OR TO FROST DEPTH AND UNDISTURBED SOIL.

FOUNDATION FOOTING DRAINS SHALL BE 4" DIA. PERFORATED DRAIN TILE TO SUMP OR SLOPED W/ POSITIVE DRAIN TO DAYLIGHT.

FOUNDATIONS WALLS SHALL HAVE (2) #4 REBAR CONTINUOUS AT TOP OF WALL.

STRAPS AND/OR ANCHORS AT CORNERS, 48" O.C.

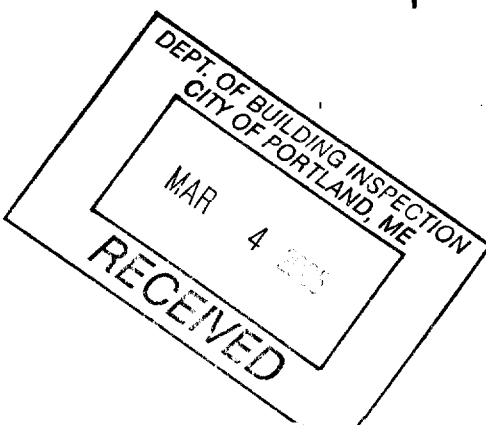
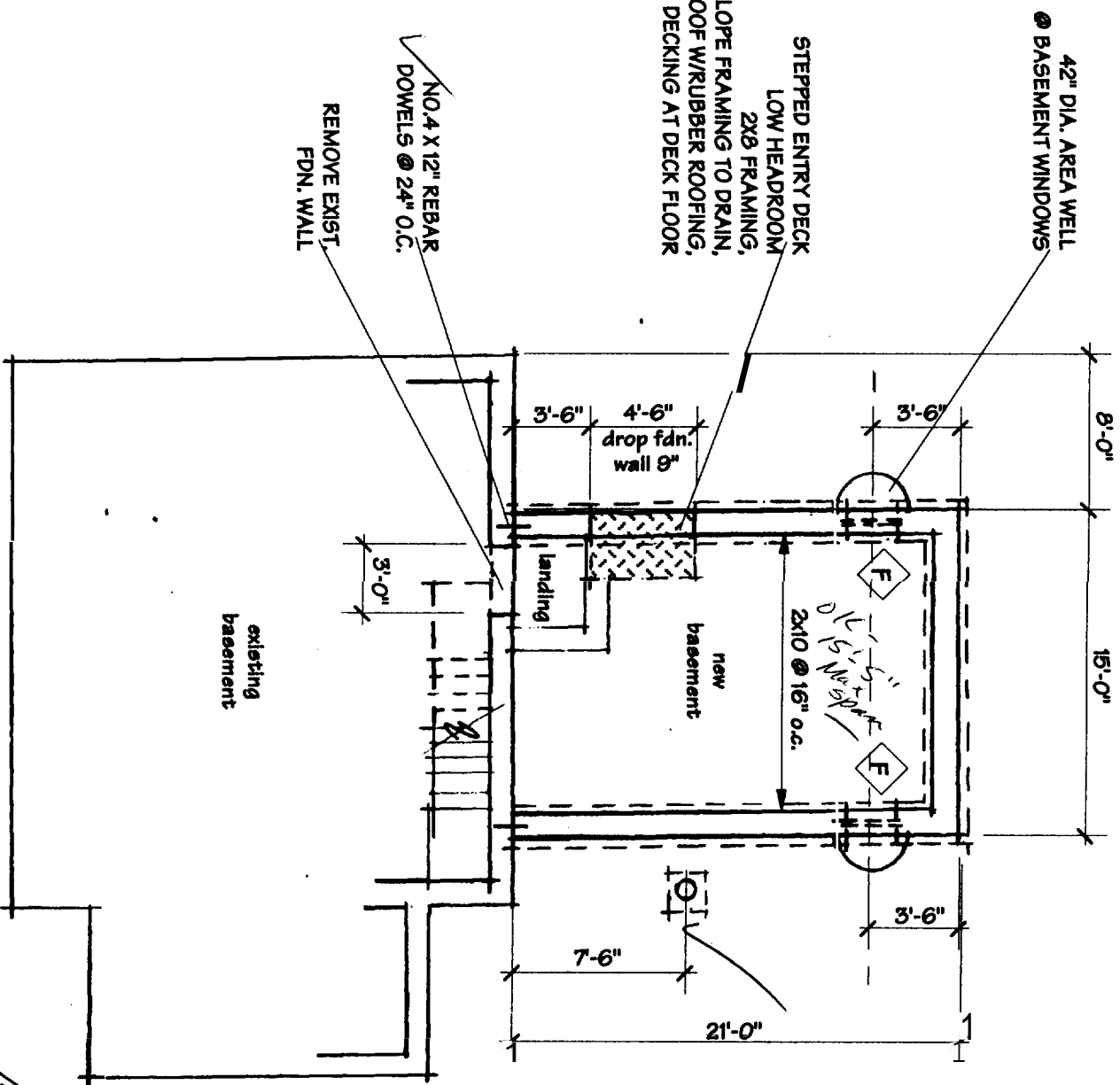
SUMP PUMP AND/OR FLOOR DRAIN TO BE FIELD LOCATED.

IF REQUIRED, INSTALL RADON REMEDIATION MATERIALS ACCORDING TO STANDARD RADON REMEDIATION PRACTICES.

WATERPROOF EXTERIOR  NDATI WALLS TO GRADE.

*w/ fabric*

**FOUNDATION PLAN**



**67 WOODMONT STREET**  
Portland, Maine  
February 17, 2005  
SCHEMATIC DESIGN • Foundation Plan • Miscellaneous Notes  
1/8" = 1'-0"

**MILA**  
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Phone 207-774-3668  
mlarcht@maine.rr.com

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Sheet No. **1 of 4**

February 17, 2005

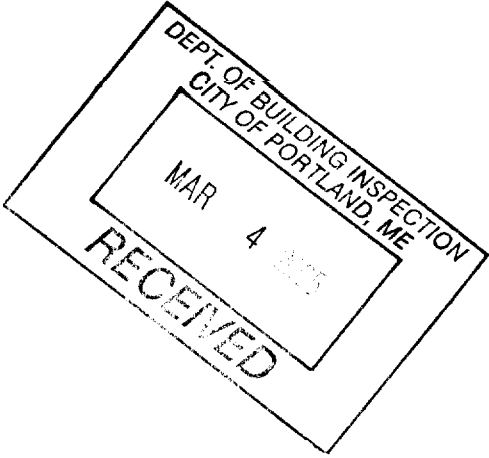
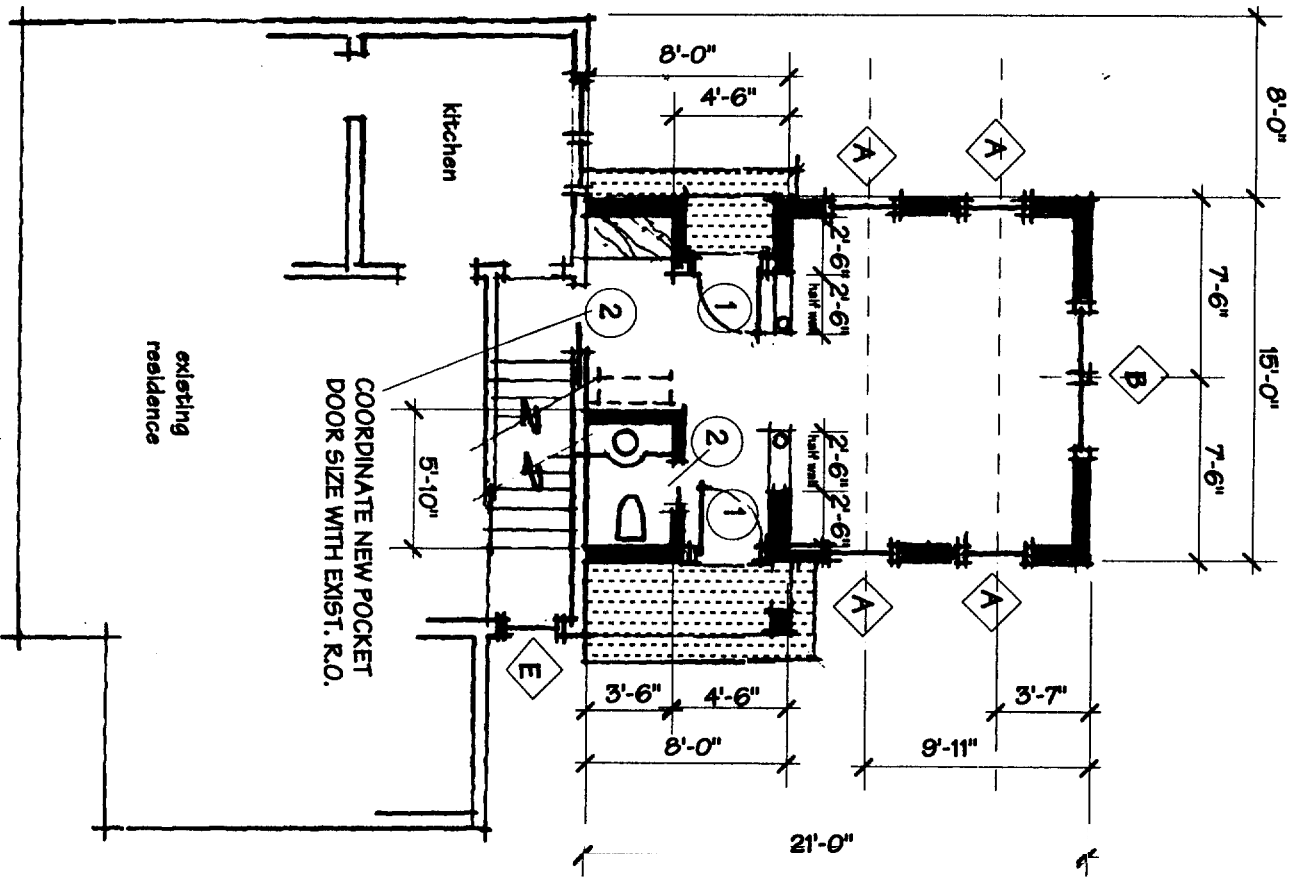
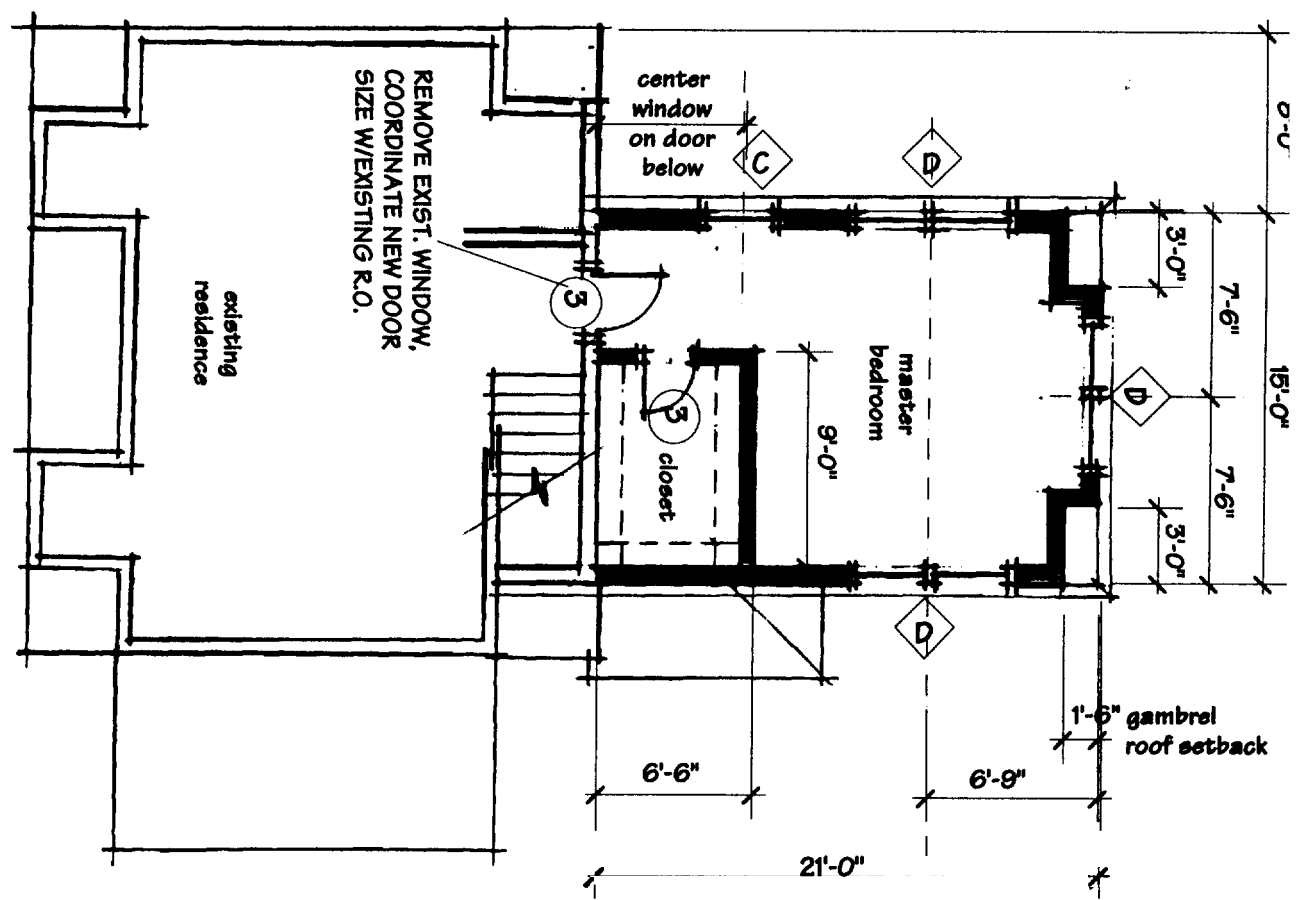
**67 WOODMONT STREET**

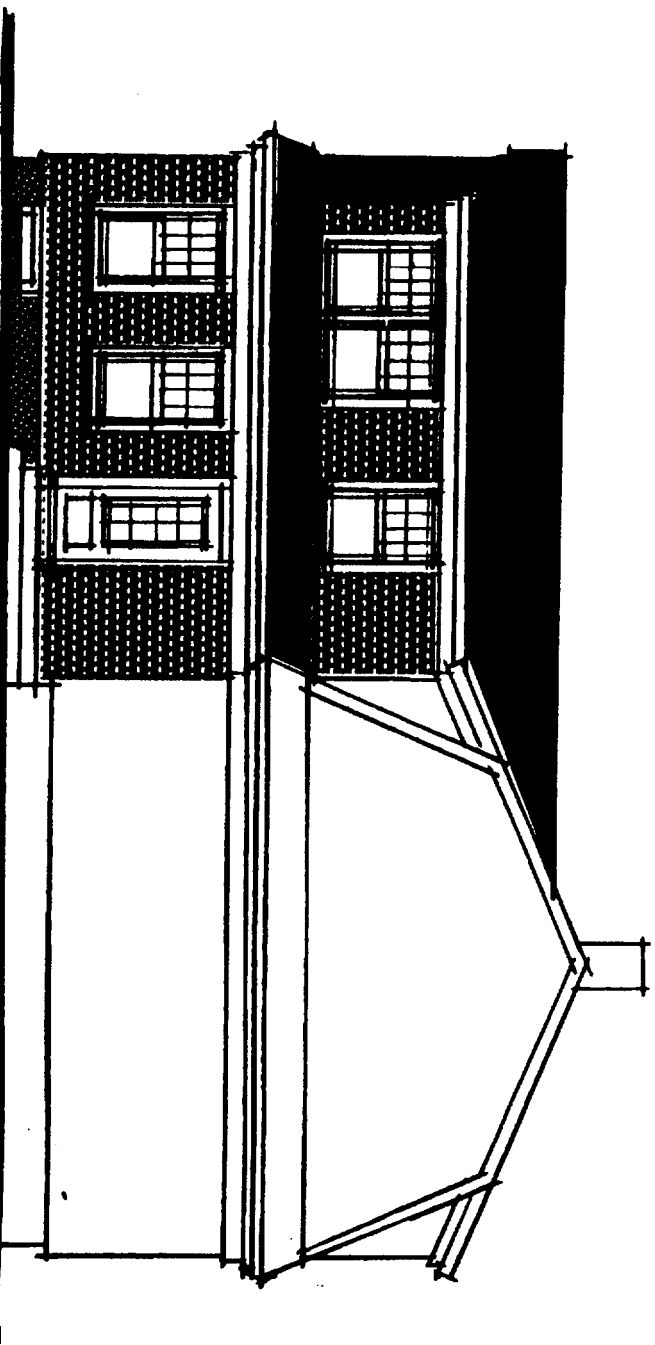
Portland, Maine

SCHEMATIC DESIGN • Floor Plans  
 1/8" = 1'-0"

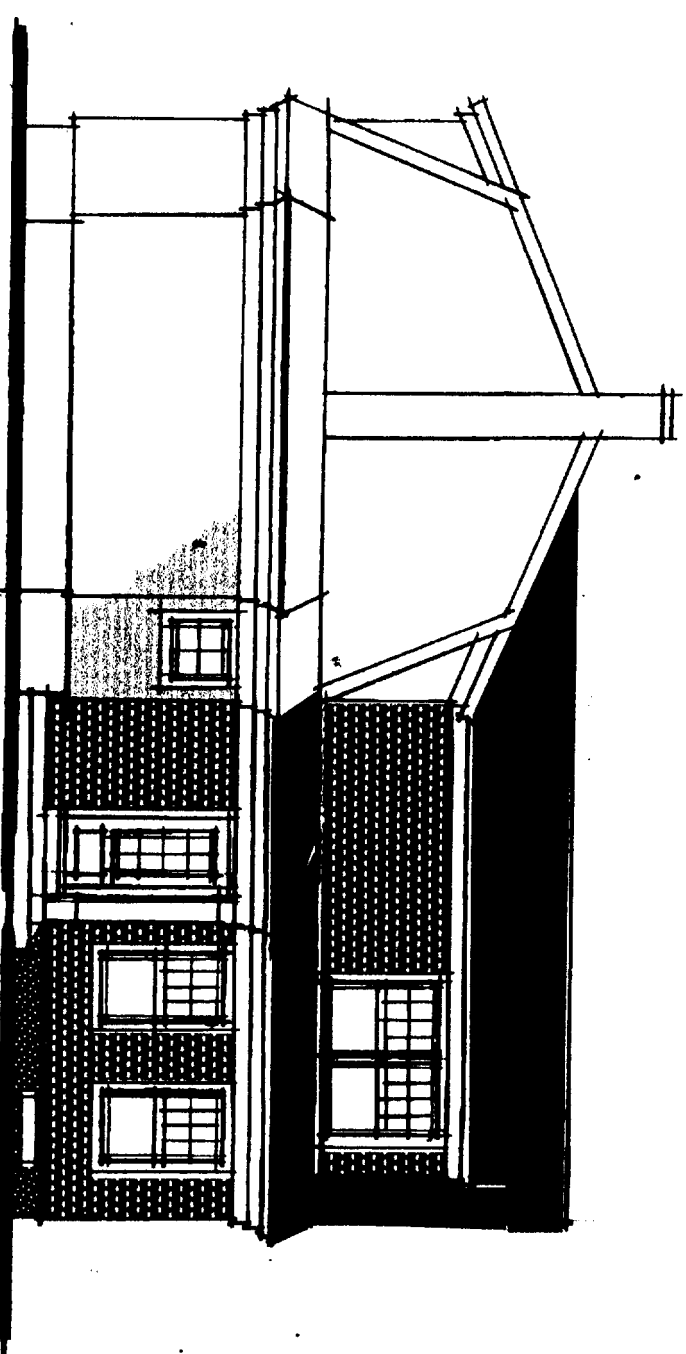
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Sheet No. **2 of 4**

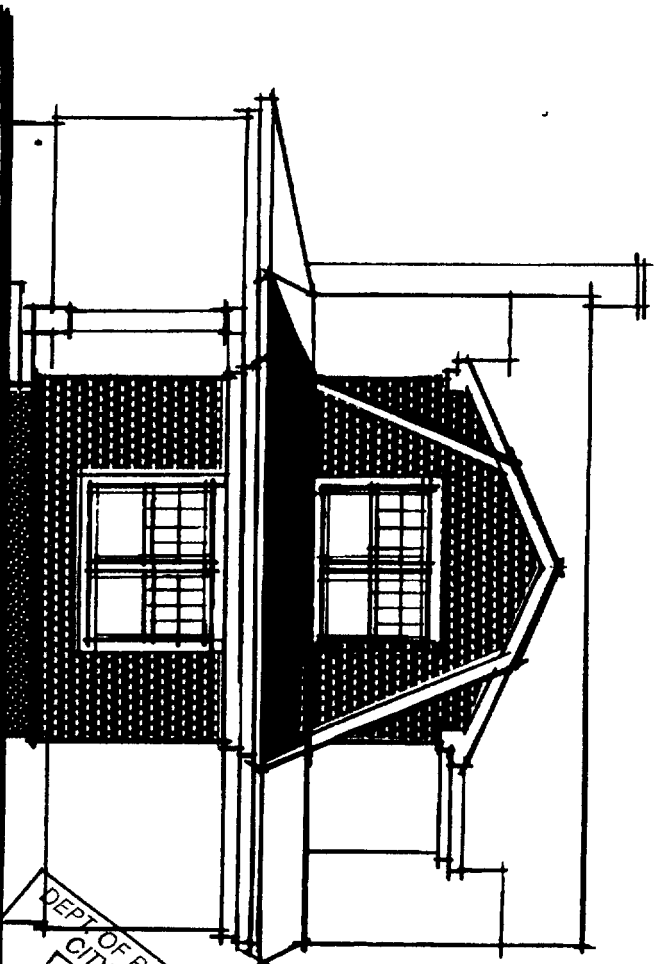




SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION

DOOR TYPE	DESCRIPTION: Color and hardware as selected by Owner.	SIZE
1	EXTERIOR DOOR: Similar to: THERMA-TRU, Smooth Star 592. Provide screen/storm combination door.	2'-9" x 6'-9"
2	INTERIOR POCKET DOOR: Similar to: MATCH EXISTING in profile and finish. SIZE MAY VARY, SEE PLANS.	2'-0" x 6'-9" 2'-4" x 6'-9"
3	INTERIOR PASSAGE DOOR: Similar to: MATCH EXISTING in profile and finish. SIZE MAY VARY, SEE PLANS.	2'-0" x 6'-9" 2'-6" x 6'-9"

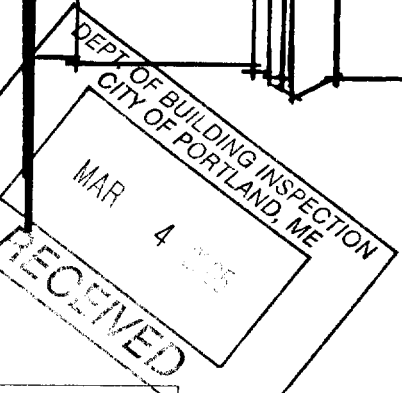
  

WINDOW TYPE	DESCRIPTION: Color and hardware as selected by Owner.	R.O. SIZE
A	1st FLOOR: Similar to: ANDERSON TW30410, double-hung tilt-wash window. Provide insect screen.	3'-2 1/8" x 5'-0 7/8"
B	1st FLOOR: Similar to: ANDERSON TW30410-2, double-hung tilt-wash window. Double-wide unit. Provide insect screens.	6'-3 15/16" x 5'-0 7/8"
C	2nd FLOOR: Similar to: ANDERSON TW3046, double-hung tilt-wash window. Provide insect screen. EGRESS WINDOW ... DO NOT MODIFY SIZE.	3'-2 1/8" x 4'-8 7/8"
D	2nd FLOOR: Similar to: ANDERSON TW3046-2, double-hung tilt-wash window. Double-wide unit. Provide insect screens. EGRESS WINDOW ... DO NOT MODIFY SIZE.	6'-3 15/16" x 4'-8 7/8"
E	MAIN STAIR: Similar to: ANDERSON AW251 awning window. Provide insect screen.	2'-4 7/8" x 2'-4 7/8"
F	BASEMENT: Similar to: ANDERSON 2817 interior swing awning. Provide insect screen.	2'-8 5/8" x 1'-7 1/4"

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 mlarch@maine.rr.com

**67 WOODMONT STREET**

Portland, Maine  
 February 17, 2005  
 SCHEMATIC DESIGN • Elevations  
 1/8" = 1'-0"



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