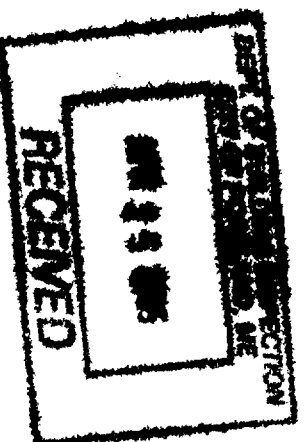


**MAIN STAIR; ALL STAIR CONSTRUCTION AS PER**  
**IRC 2003 R 311.5**  
 TOTAL RISE = 108" RUN 36"  
 (14) RISES @ 7.71"  
 (11) TREATS @ 10" RUN  
 (2) 36" x 36" LANDINGS  
 HANDRAILS AS



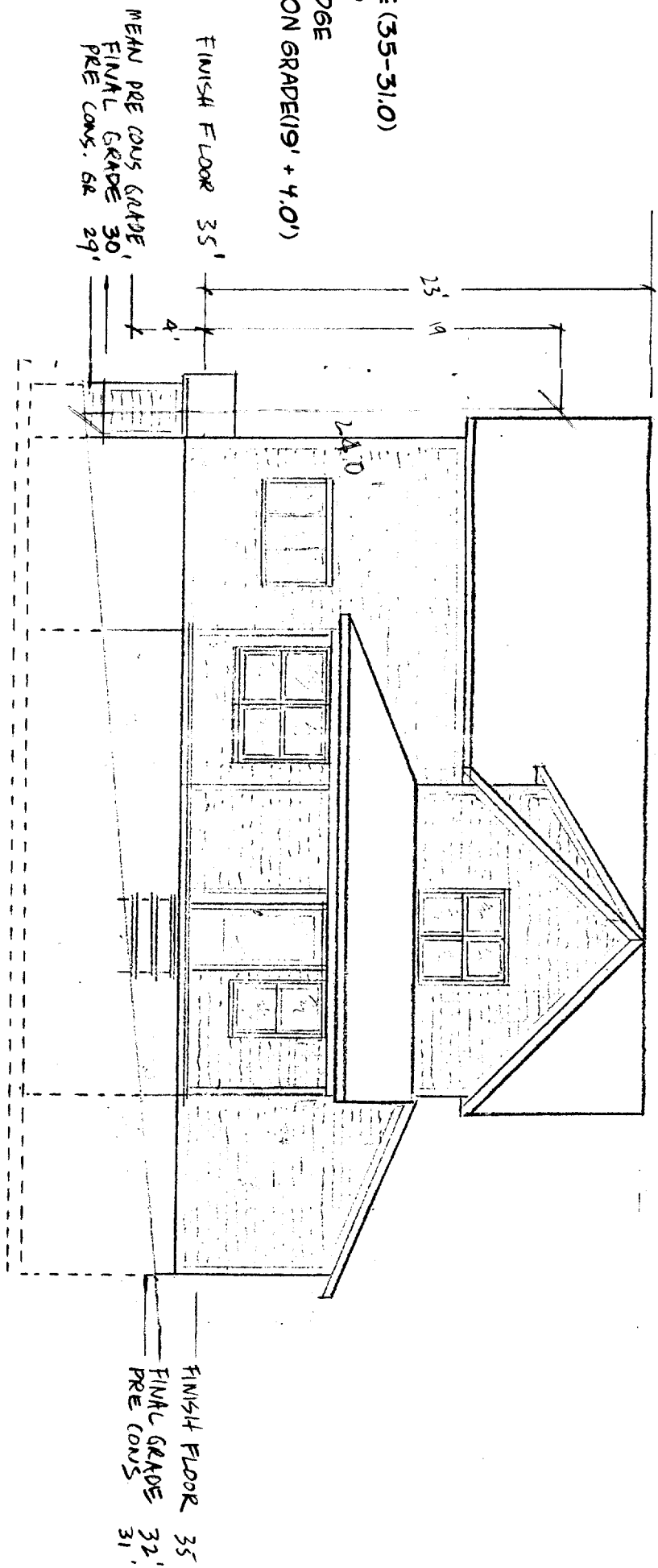
<b>ROBERTS + ROBERTS</b> 379 ISLAND AVE PEAKS ISLAND ME 04108 (207)766 5819		
<b>MAIN STAIR</b>		SCALE: 1/8" = 1' DRAWN BY: CR DATE: 04/24/05

**PROPOSED HOUSE FINISHED FLOOR ELEVATION 35.0'**

CORNER	PRE CONST GRADE	FINAL GRADE
NE	32.0'	33.5'
NW	30.0'	29.5'
SE	32.0'	34.1'
SW	30.0'	31.1'

- 31.0' MEAN PRE CONSTRUCTION GRADE
- 35' FINISHED FLOOR ELEVATION
- 4.0' FINISHED FLOOR ABOVE MEAN PRECONST GRADE (35-31.0)
- 23' TOTAL BUILDING HEIGHT ABOVE FINISHED FLOOR
- 19' BUILDING HEIGHT TO MIDWAY FROM EAVE TO RIDGE
- 23.0' TOTAL BUILDING HEIGHT ABOVE PRECONSTRUCTION GRADE(19' + 4.0')

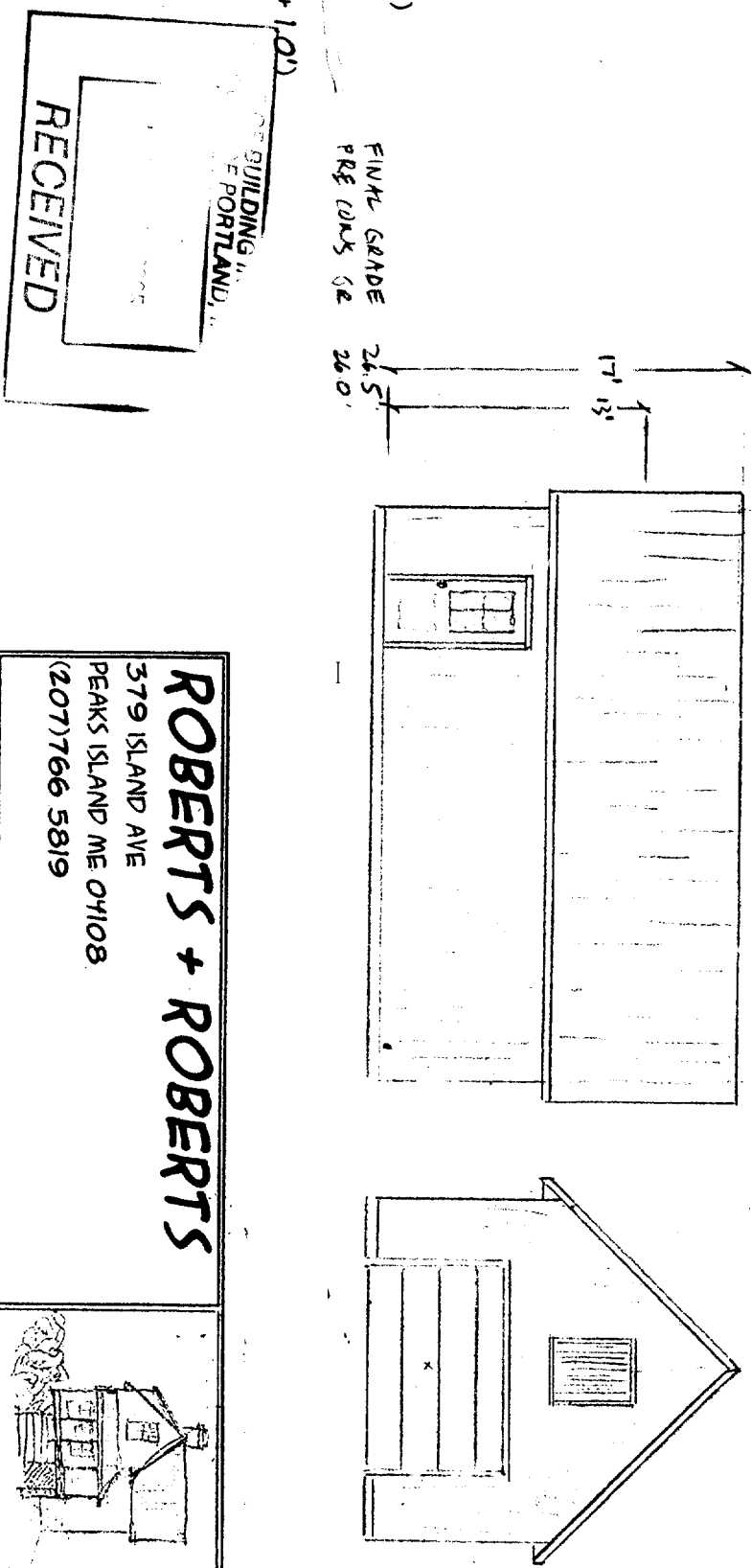
*Handwritten note:* 19' 5" MEAN FROM PRE CONST. 24' 5" SCHEDULE



**PROPOSED GARAGE FINISHED FLOOR ELEVATION 27.0'**

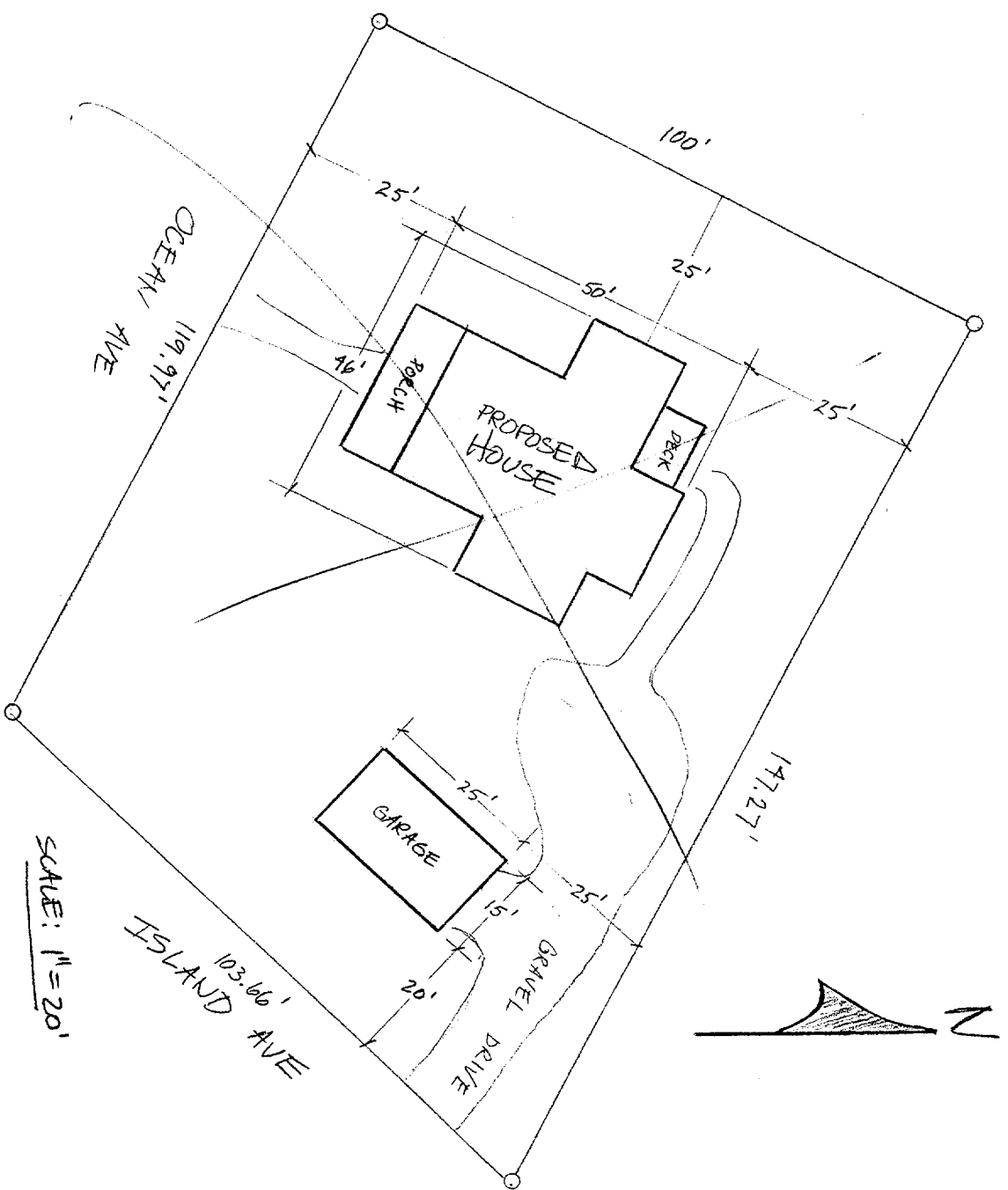
CORNER	PRE CONST GRADE	FINAL GRADE
NE	26.0'	26.5'
NW	26.0'	26.0'
SE	26.0'	26.5'
SW	26.0'	26.0'

- 26.0' MEAN PRE CONSTRUCTION GRADE
- 27.0' FINISHED FLOOR ELEVATION
- 1.0' FINISHED FLOOR ABOVE MEAN PRECONST GRADE (27.0'-26.0')
- 17' TOTAL BUILDING HEIGHT ABOVE FINISHED FLOOR
- 13' BUILDING HEIGHT TO MIDWAY FROM EAVE TO RIDGE
- 14.0' TOTAL BUILDING HEIGHT ABOVE PRECONSTRUCTION GRADE(13' + 1.0')

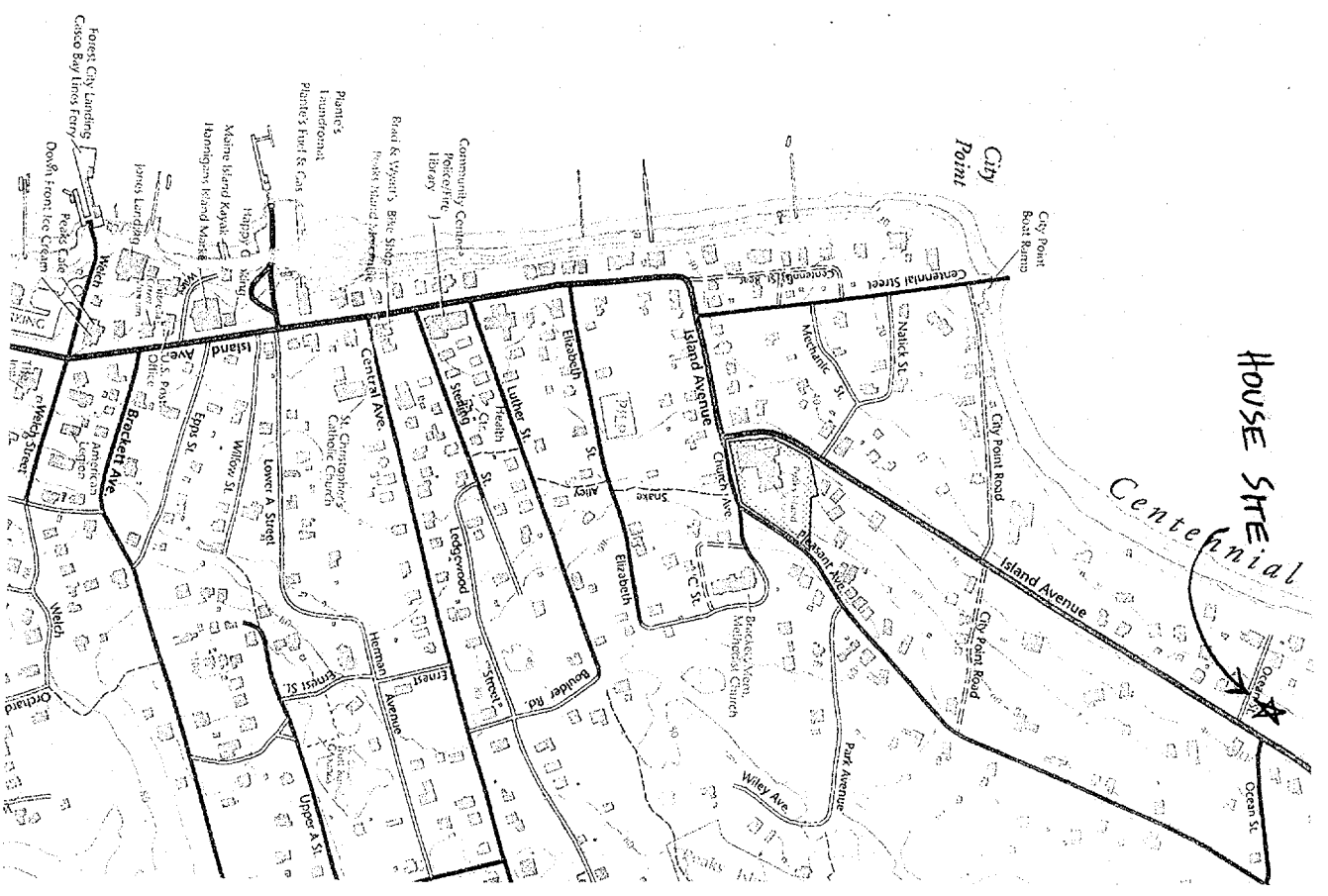


SCALE: 1/8" = 1'

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SCALE: 1" = 20'

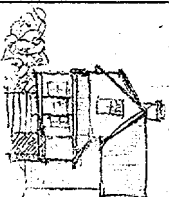


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SITE PLAN  
 1

SCALE: 1" = 20'  
 DRAWN BY: QJR  
 DATE: 02-01-05

COPIES NOT SCALE  
 100

**WINDOW SCHEDULE**

NO	QTY	NAME	ROUGH OPENING	TYPE
1	7	1DH3660*	3-0 1/2X5-0 1/4	DBL HUNG
2	4	1AWN3735	3-1X2-11 5/8	AWNING
3	2	1AWN37352W	6-1X2-11 5/8	AWNING
4	3	1DH36602W	6-0X5-0 1/4	DBL HUNG
5	1	1DH36603W	8-11 1/2X5-0 1/4	DBL HUNG
6	1	1CA2139 3W	5-0 1/2X3-3 5/8	CASEMENT
7	1	1CA2139	1-9X3-3 5/8	CASEMENT
8	2	1CA2131	1-9X2-7 5/8	CASEMENT
9	2	1AWN2919	2-5X1-7 5/8	AWNING

ALL WINDOW'S MARVIN INTEGRITY DOUBLE GLAZED WITH SCREENS  
\* MEETS OR EXCEEDS EGRESS REQUIREMENTS

**DOOR SCHEDULE**

A	1	3-0 WOOD ENTRY E-6002 SIMPSON FIR DOOR RIGHT HAND
B	1	3-0 WOOD ENTRY E-6002 SIMPSON FIR DOOR LEFT HAND
C	1	4-0 4 PANEL PINE DOORS SLIPING
D	4	2-6 4 PANEL PINE DOOR RIGHT HAND
E	5	2-6 4 PANEL PINE DOOR LEFT HAND
F	1	2-0 4 PANEL PINE DOOR LEFT HAND
G	1	3-0 STEEL INSULATED DOOR RIGHT HAND

**GENERAL NOTES:**

- PLANS FOR THE CONSTRUCTION OF A SINGLE FAMILY RESIDENCE ON THE CORNER OF ISLAND AVE AND OCEAN AVE, PEAKS ISLAND
- SITE IS LOCATED IN THE CITY OF PORTLAND MAINE IN AN R-2 RESIDENTIAL ZONE MUNICIPAL TAX MAP 90 LOTS 11,12,+13
- LOT SIZE: 13,362 SQ FT
- PROPOSED BUILDINGS (HOUSE 1538 SQFT AND GARAGE 375 SQFT) TOTAL 1913 SQFT, OR LESS THAN 15% OF LOT SIZE
- ALL WORK ON THE CONSTRUCTION OF PROPOSED BUILDINGS TO CONFORM TO PREVAILING CODES AND ORDINANCES

**SITING WORK:**

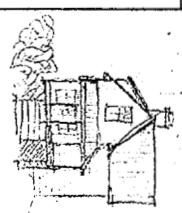
- PLANS FOR SUBSURFACE WASTEWATER DISPOSAL SYSTEM PROVIDED BY ALBERT FRICK ASSOCIATES TO BE CONSTRUCTED AS SPECIFIED UNLESS THE CITY OF PORTLAND COMPLETES THE INSTALLATION OF MUNICIPAL SEWER LINE ALONG PROPERTY BOUNDARY AT ISLAND AVE.
- EXCAVATION OF SITE TO INCLUDE REMOVAL OF SOIL FOR CONSTRUCTION OF FOUNDATION, AND BACKFILL, AND FINISH GRADE WITH MATERIAL FROME SITE ONLY.
- TOP DRESS DRIVEWAY AND WALKWAYS WITH CRUSHED STONE CONCRETE WORK
- POURED WALLS FOR FOUNDATION TO BE "INSULATED CONCRETE FORMS" INSTALL AS PER MANUFACTURERS SPECIFICATION IN CONFORMANCE WITH APPLICABLE BUILDING CODES

**CARPENTRY**

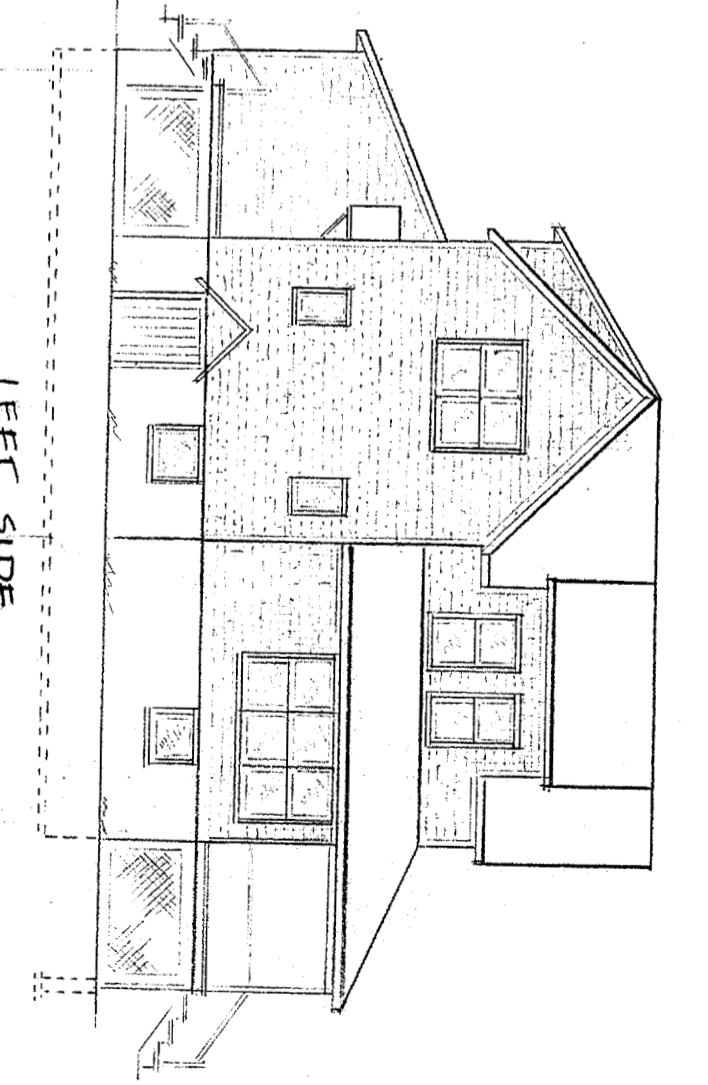
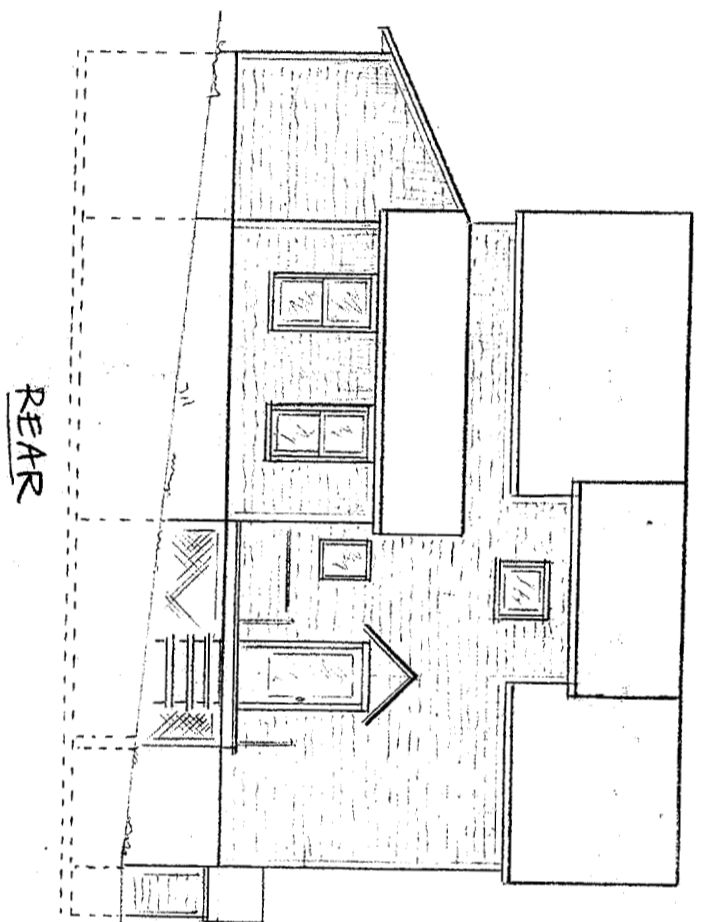
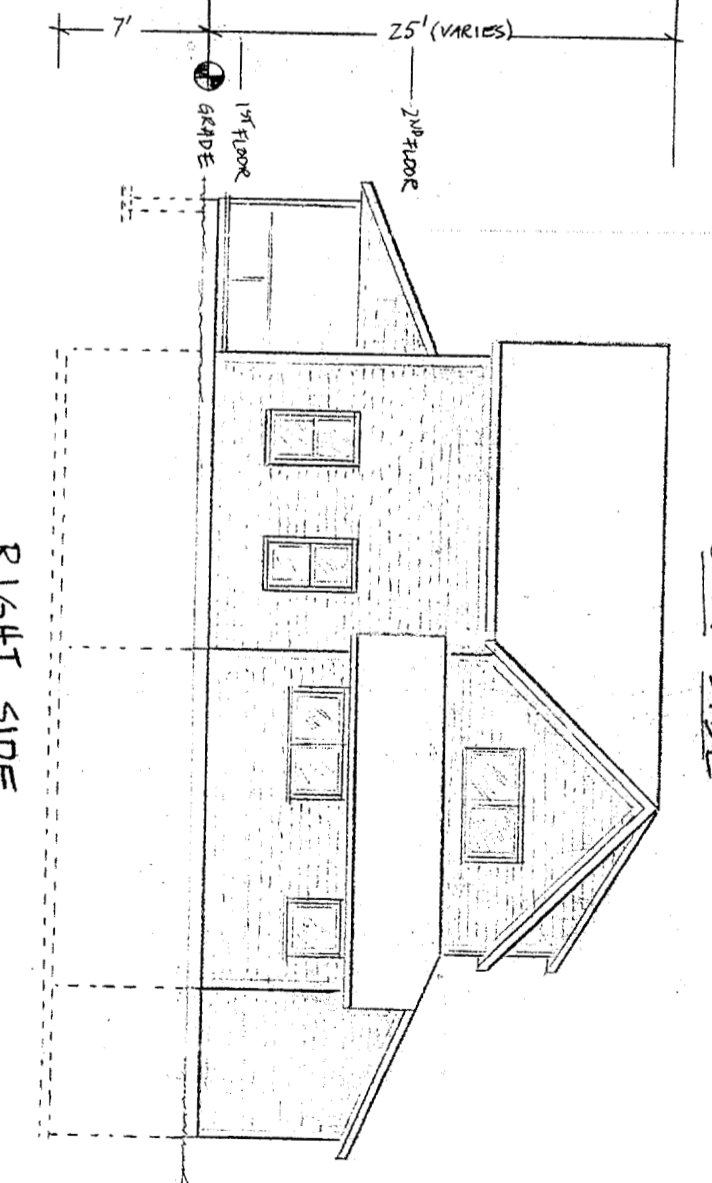
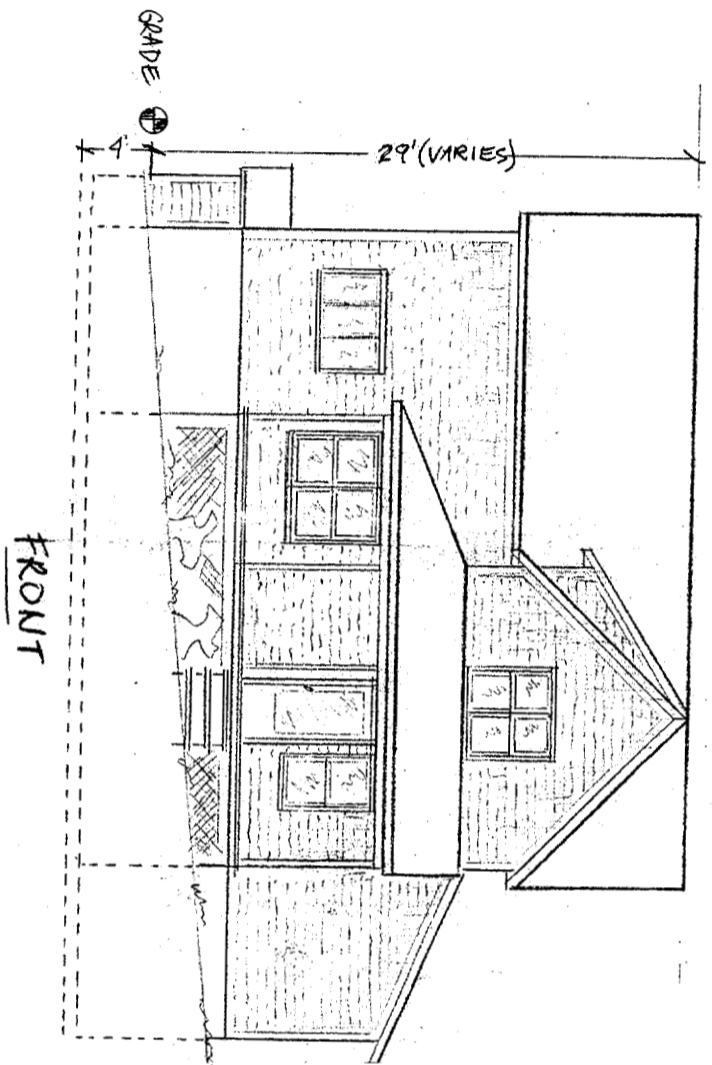
- 2 STORY WOOD FRAME CONSTRUCTION AS PER BOCA 1999 CODE, I & C 2003 ~~FASTNER SCHEDULE~~
- EXTERIOR WOOD SIDING TO BE CEDAR SHINGLES AND CLAPBOARDS, PINE TRIM
- EXTERIOR WOOD DECK AND PORCH PRESSURE TREATED STRUCTURE WITH CEDAR DECKING
- INTERIOR SURFACES GYPSUM WALLBOARD OVER FIBERGLASS INSULATION, PINE TRIM AS SPECIFIED

**ELECTRICAL**

- 200 AMP ELECTRICAL ENTRANCE TO CENTRAL MAINE POWER ABOVE GROUND
- ALL ELECTRICAL WORK AS PER NATIONAL ELECTRICAL CODE PLUMBING
- 2 1/2 BATHROOMS KITCHEN AND WASHER AS SPECIFIED
- OIL FIRED HYDRONIC HEATING SYSTEM INSTALLED AS PER CODE

<p><b>ROBERTS + ROBERTS</b> 379 ISLAND AVE PEAKS ISLAND ME 04108 (207)766 5819</p>		<p>SCHEDULES 2</p>
		<p>SCALE: 1/4" DRAWN BY: CLK DATE: 02-01-05</p>

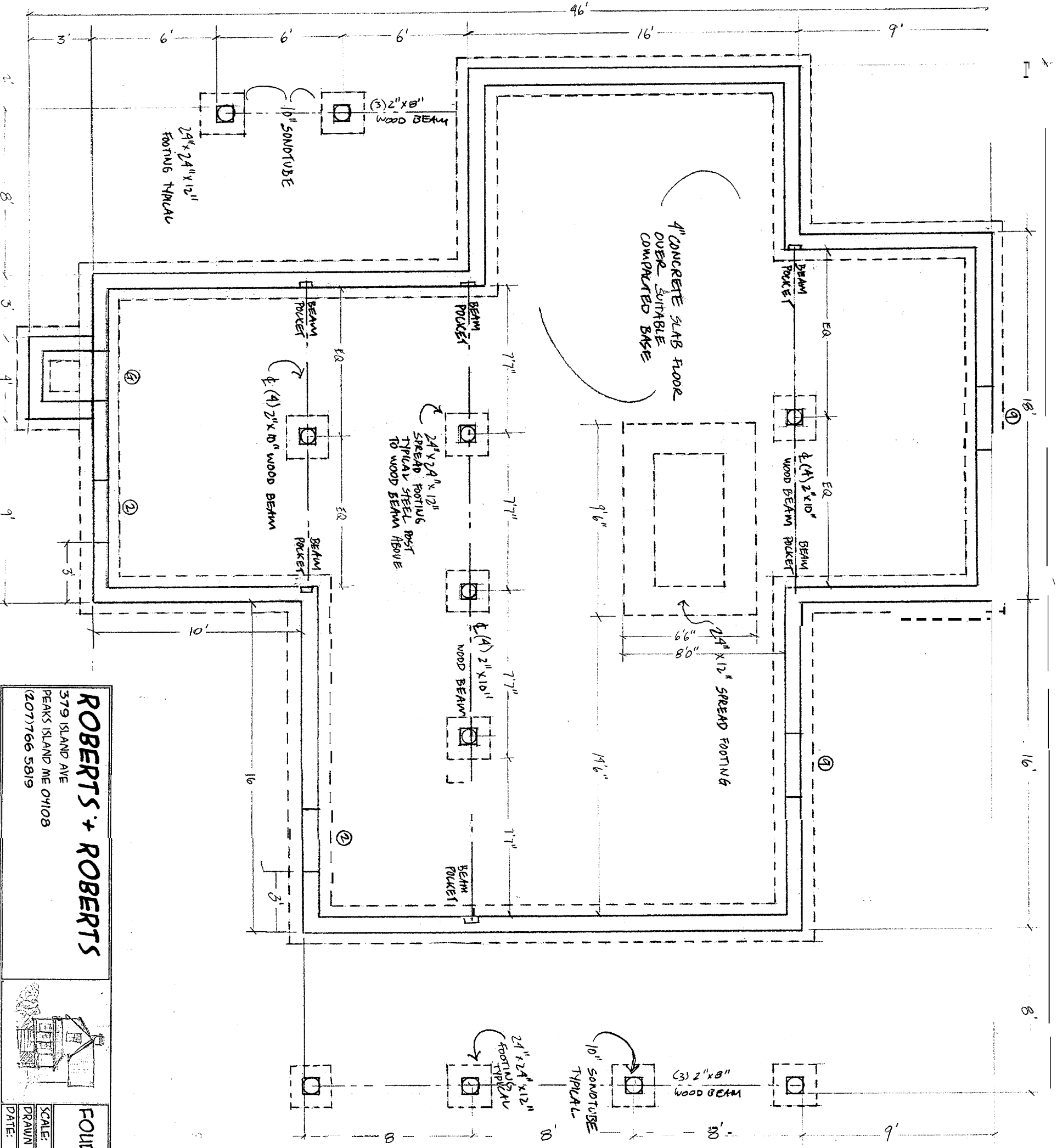
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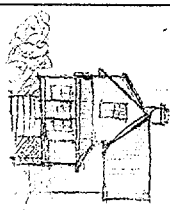
COPIES  
DO NOT  
SCALE

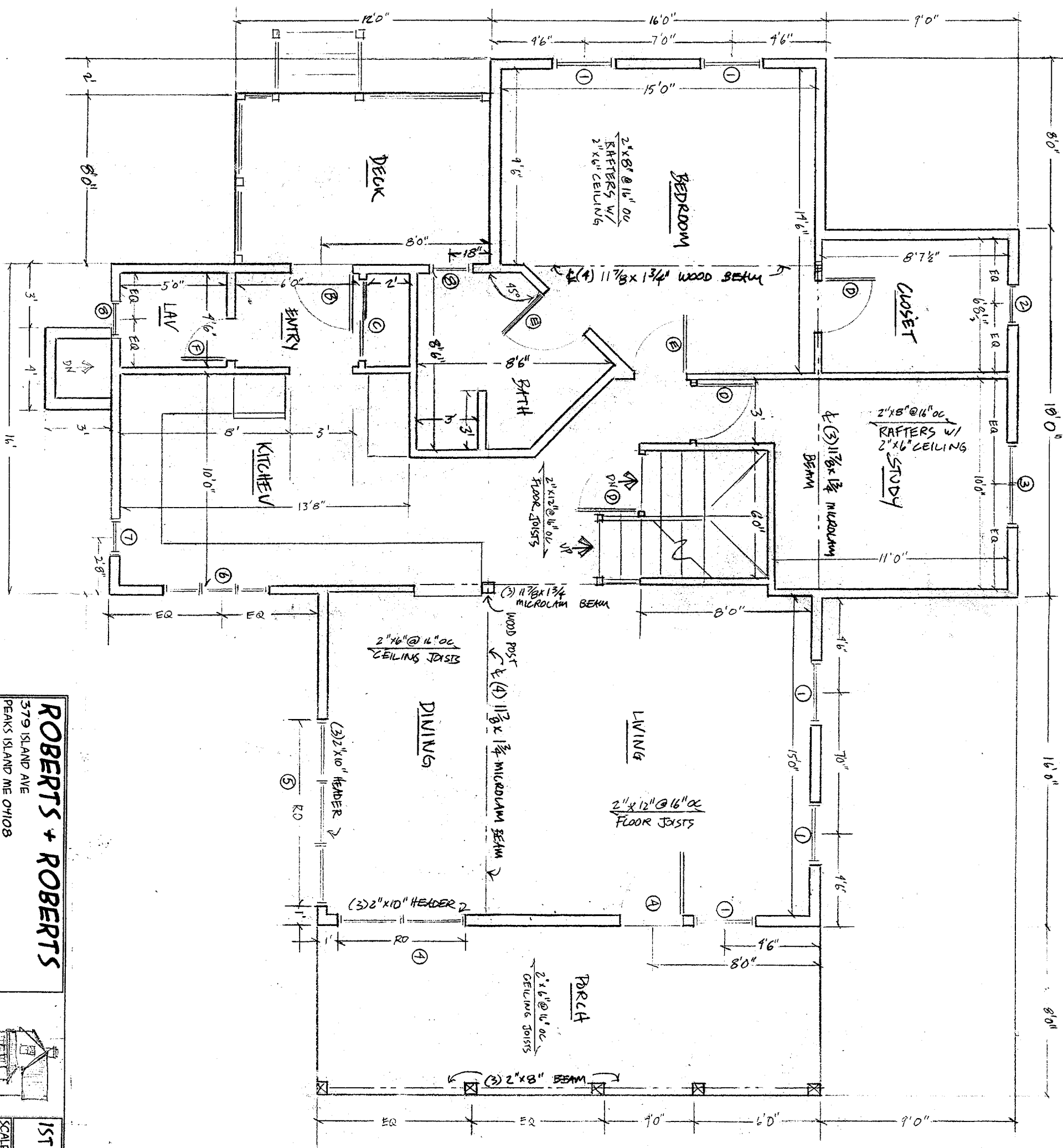
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**ELEVATIONS 3**  
SCALE: 1/8" = 1'  
DRAWN BY: qjr

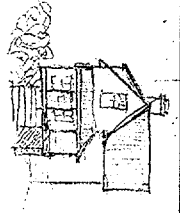


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DO SCALE

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<b>FOUNDATION 4</b>		SCALE: 1/4" = 1' DRAWN BY: <i>CJR</i> DATE: 02-01-05

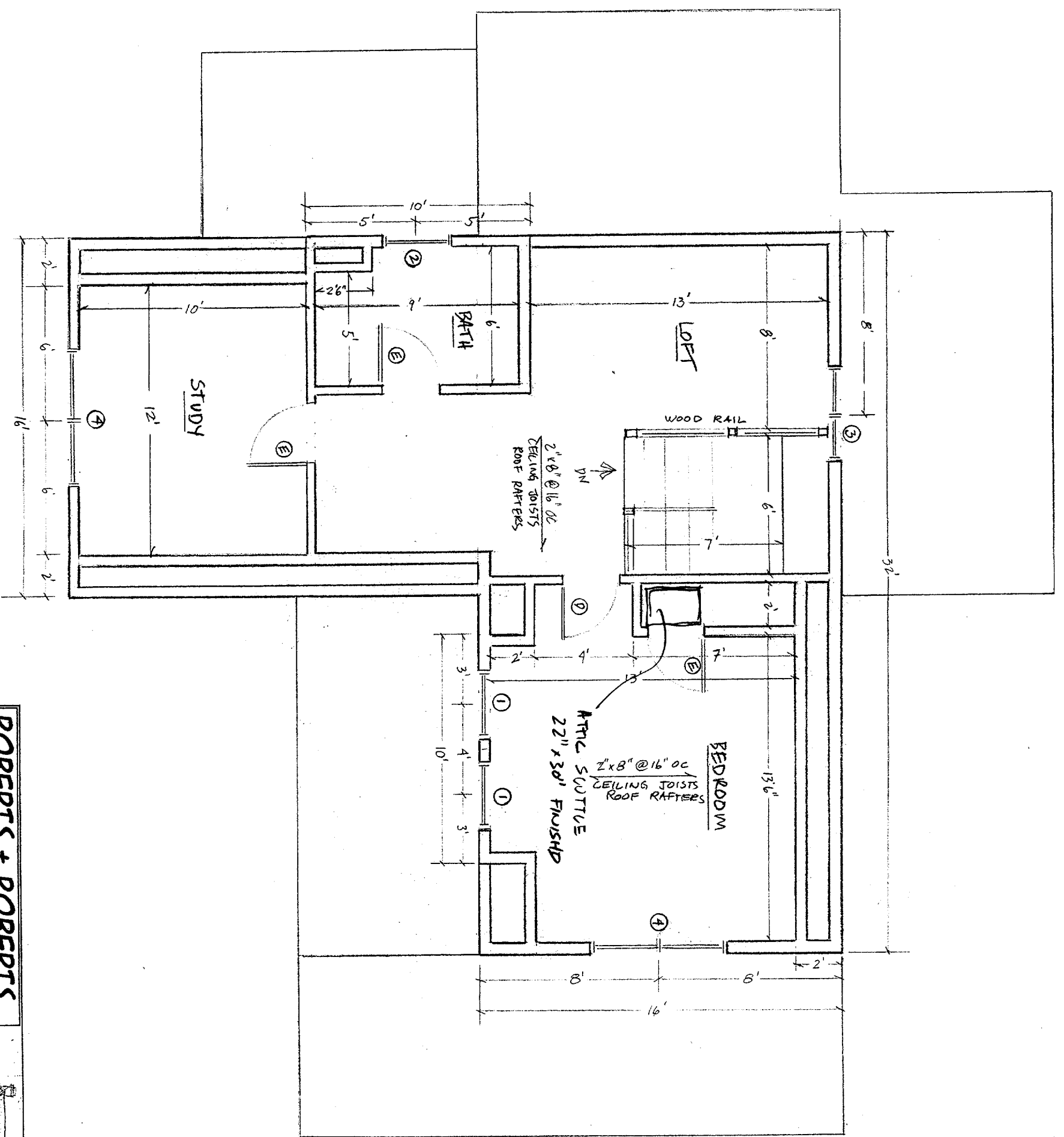


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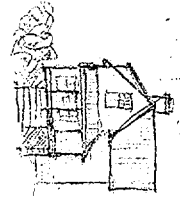


1ST FLOOR 5  
 SCALE: 1/4" = 1'  
 DRAWN BY: C.R.  
 DATE: 02-01-05

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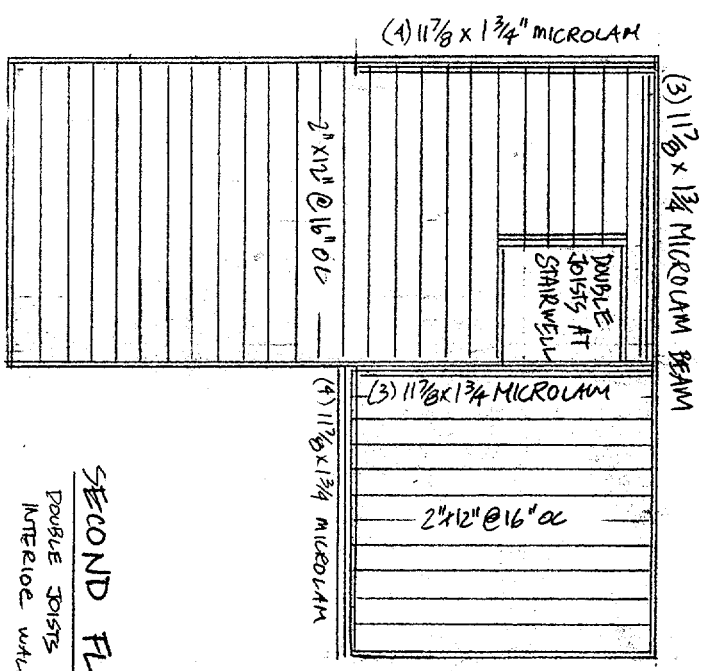


**2ND FLOOR 6**  
 SCALE: 1/4" = 1'  
 DRAWN BY: CJR  
 DATE: 02-01-05

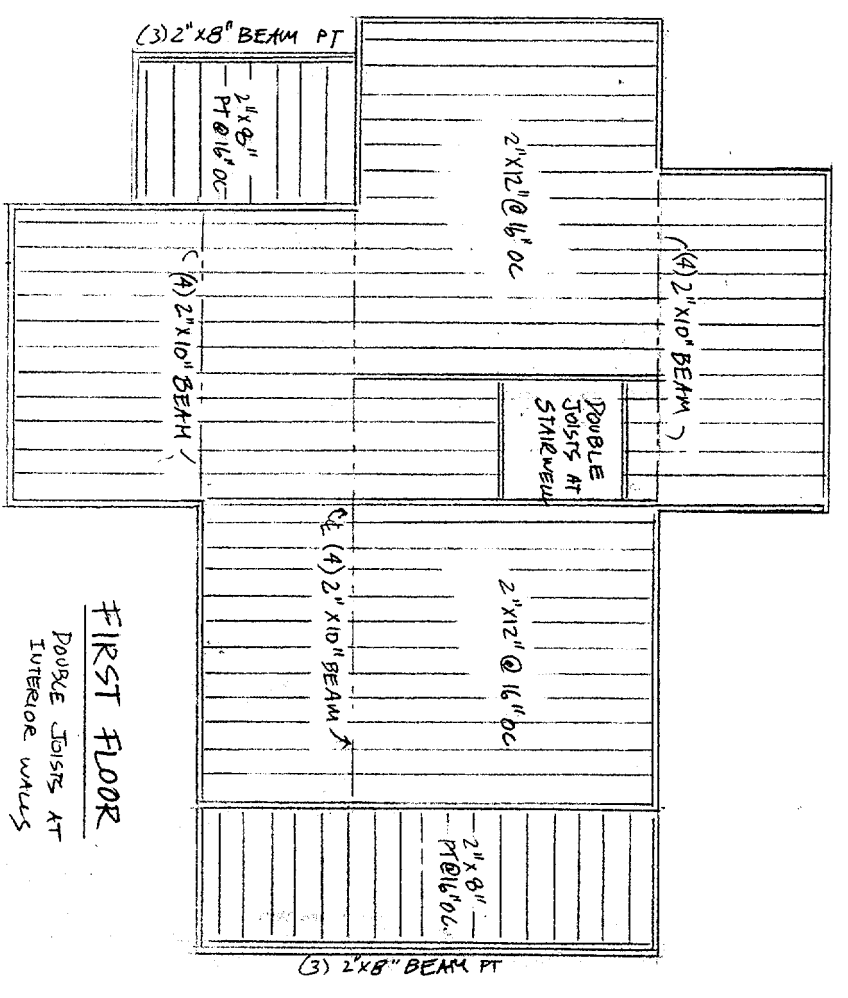
*COPIES  
 NO SCALE  
 DP SCALE*



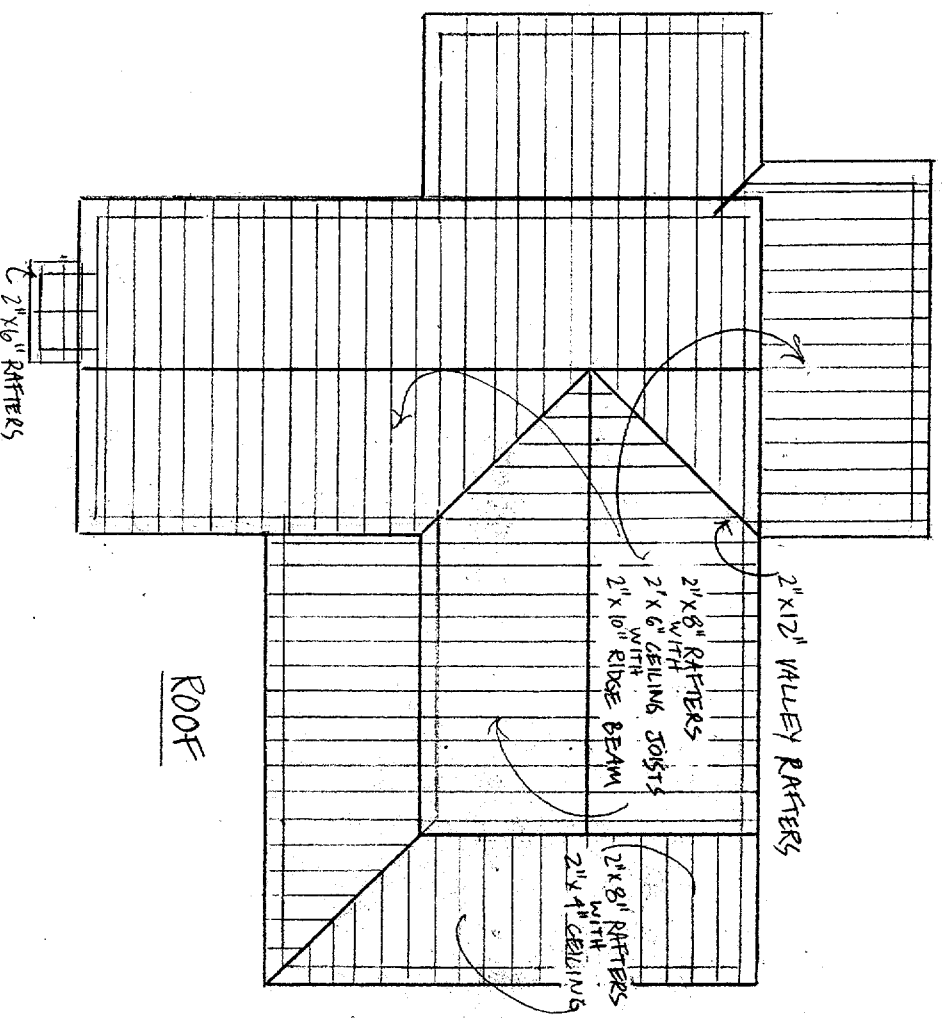




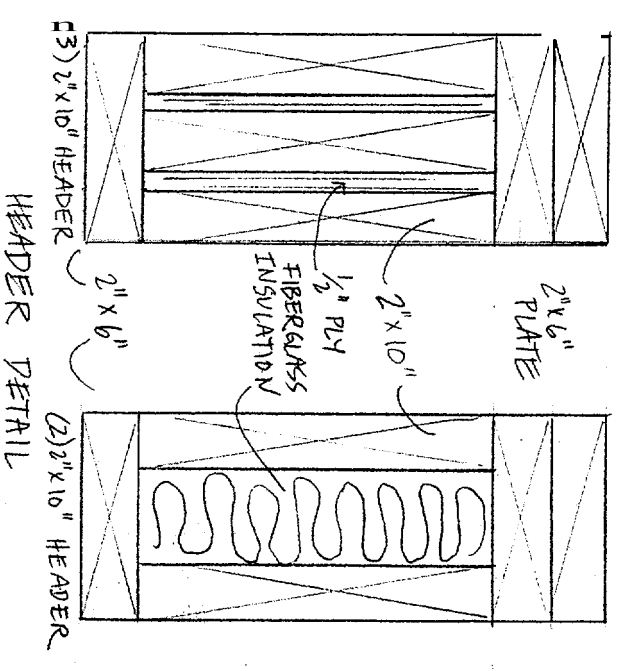
SECOND FLOOR  
DOUBLE JOISTS AT INTERIOR WALLS



FIRST FLOOR  
DOUBLE JOISTS AT INTERIOR WALLS



ROOF

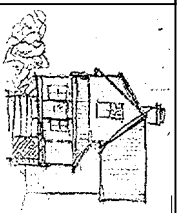


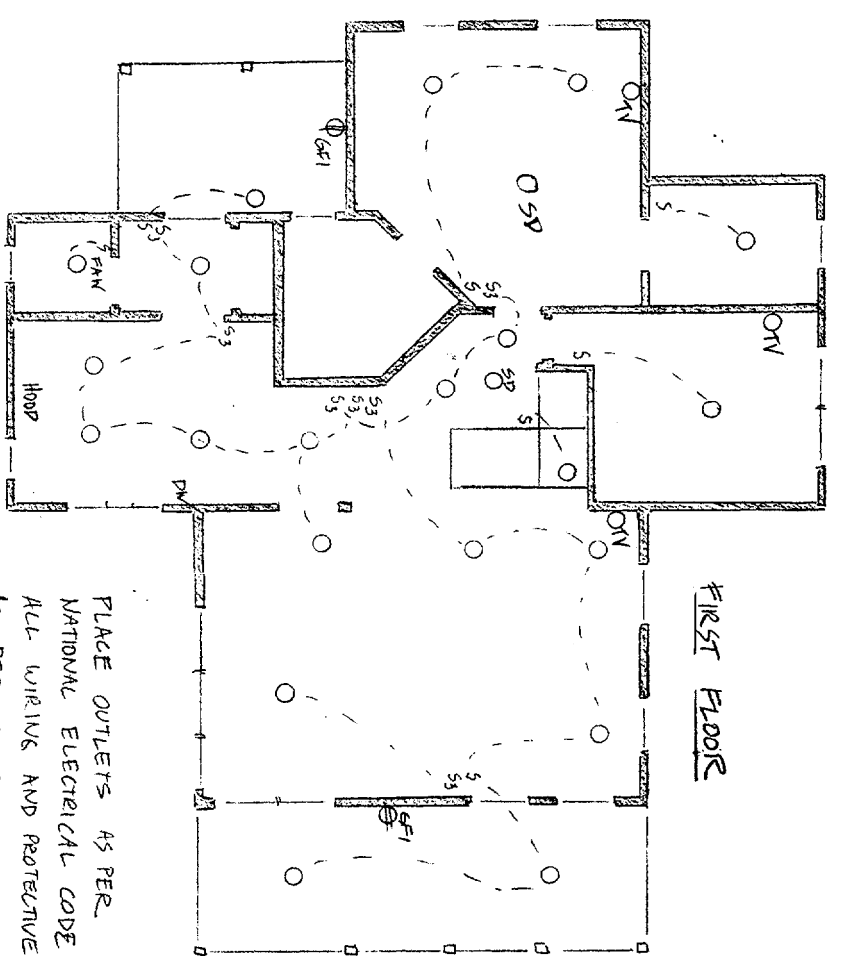
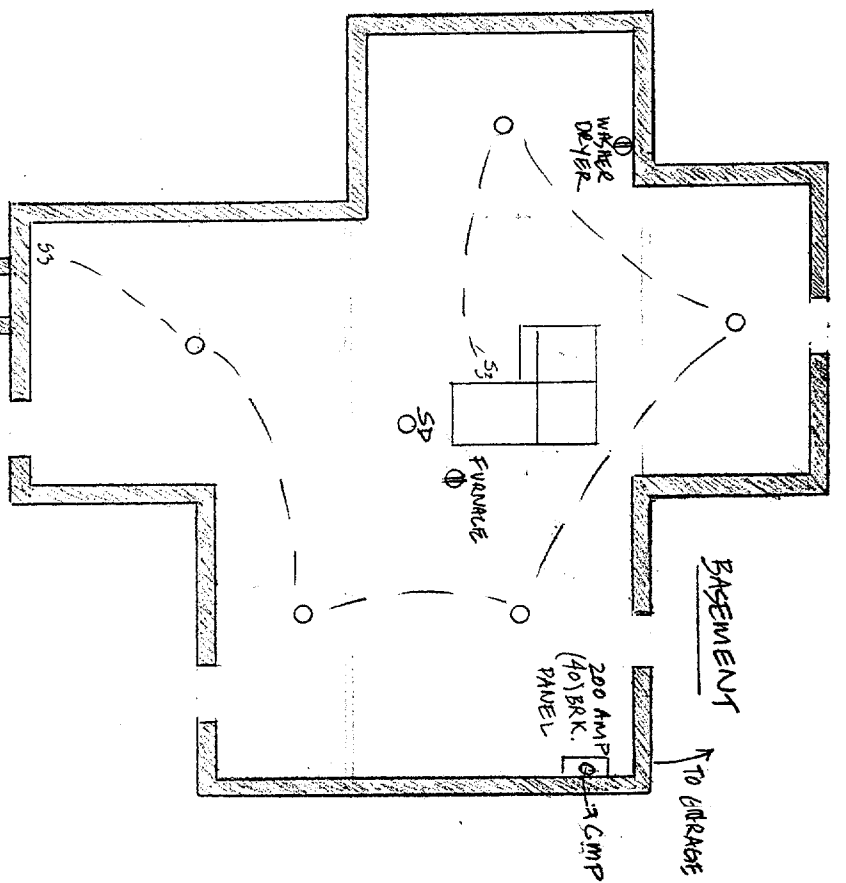
ALL HEADERS (2) 2" x 10" EXCEPT WHERE NOTED

CODES NOT DO C/N/E

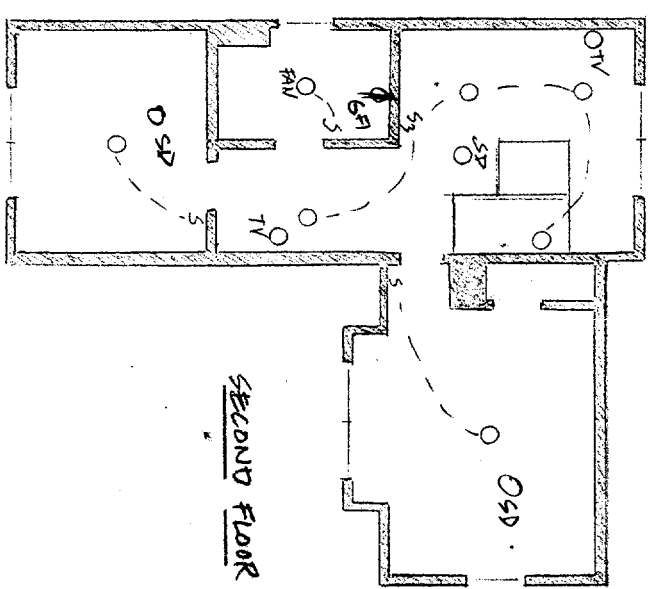
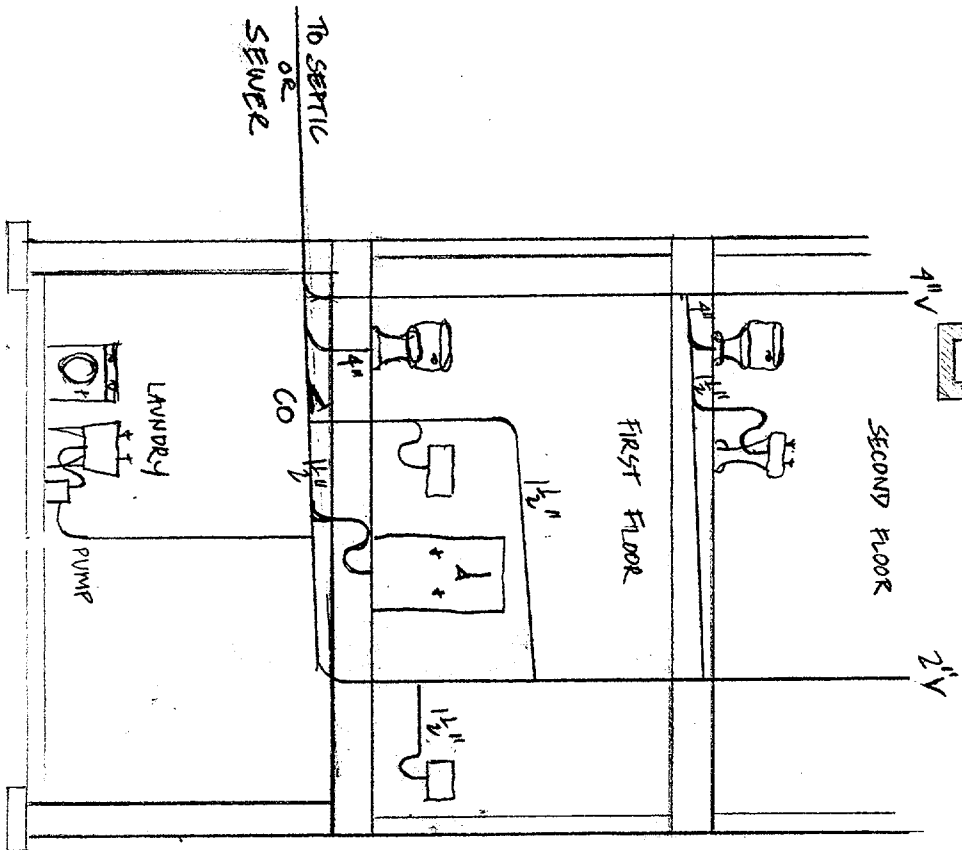
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FRAMING 8  
 SCALE: 1/8" = 1'  
 DRAWN BY: QJR  
 DATE:





PLACE OUTLETS 45 PER NATIONAL ELECTRICAL CODE ALL WIRING AND PROTECTIVE DEVICES 45 PER CODE



PLUMBING SCHEMATIC

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**MECHANICAL 9**  
 SCALE:  
 DRAWN BY:  
 DATE:

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