EROSION CONTROL MEASURES

In order to minimize erosion control problems resulting from the construction activities associated with this project, erosion control measures will be installed and/or followed prior to, during and after construction. Temporary and permanent measures for this project will consist of the following.

CONTRACTOR RESPONSIBILITIES:
Prior to the start of construction, the General Contractor for the project will meet with the Project Engineer to ensure compliance and understanding of the proposed measures. The Contractor will be made aware of the need to minimize all disturbances of the site and the need to install the recommended erosion control measures.

SILT FENCE
At the start of construction, silt fencing will be installed where indicated on this Site Plan. Silt Fencing will also be required around any stockpile areas created during construction of the driveway and parking.

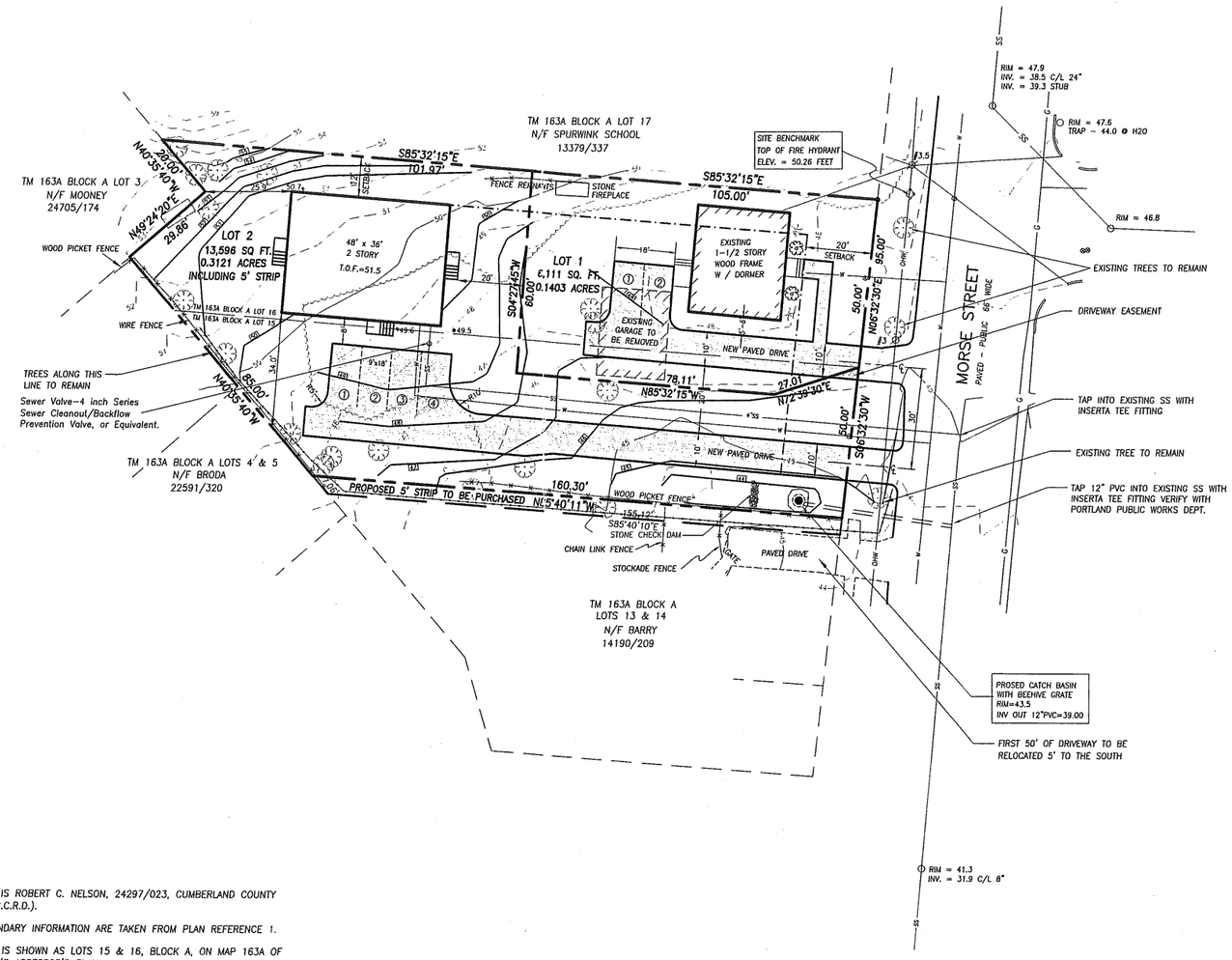
STONE CHECK DAMS:
Contractor to install stone check dams where indicated on this Site Plan after preliminary grading. See Sheet 2 for construction details.

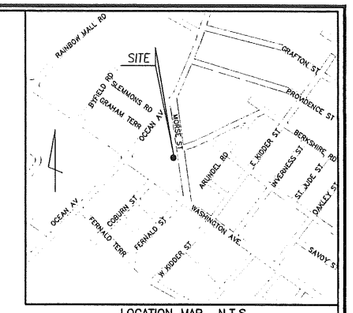
CATCH BASIN SEDIMENT FILTER
After catch basin has been set, Contractor to install Dandy Bag sediment filter, or equivalent. Refer to Sheet 2 for installation details.

STONE CHECK DAM
After preliminary grading, Contractor to install stone check dams in the locations shown on this Site Plan. See Sheet 2 for details.

FINAL GRADING AND SEEDING
During final grading, 4 inches of topsoil will be placed over all disturbed areas. After final grading is complete, the site will be limed, fertilized and seeded to stabilize fill and disturbed areas. After seeding, all areas will be mulched with hay. The Contractor will be responsible for monitoring the seeded areas after all rainfall events and at least once a week, to insure an adequate take of the seeds. Areas that have not started grass will be reseeded and mulched.

SITE MONITORING
The Developer and Contractor will be responsible for monitoring all erosion control measures. If there is a build up of sediment, it will be removed. Any breaks in the silt fence will be immediately repaired. After the site has become stabilized, measures will be removed along with any built-up sediment.





LOCATION MAP N.T.S.

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Dept. of Building Inspections
City of Portland Maine

LEGEND:

- IRON PIPE OR ROD FOUND
- GAS VALVE
- WATER VALVE
- HYDRANT
- UTILITY POLE
- MANHOLE
- FENCE
- STONE WALL
- CURB
- OHW — OVERHEAD WIRES
- W — WATER LINE
- G — GAS LINE
- SS — SANITARY SEWER
- 100 — 1' CONTOUR
- DECIDUOUS TREE
- 35 — PROPOSED CONTOUR
- 51.5⊕ — PROPOSED SPOT GRADE
- SILT FENCE LOCATION

GRAPHIC SCALE

0 10' 20' 40' 80'

NOTES:

1. OWNER OF RECORD IS ROBERT C. NELSON, 24297/023, CUMBERLAND COUNTY REGISTRY OF DEEDS (C.C.R.D.).

2. BEARINGS AND BOUNDARY INFORMATION ARE TAKEN FROM PLAN REFERENCE 1.

3. SUBJECT PROPERTY IS SHOWN AS LOTS 15 & 16, BLOCK A, ON MAP 163A OF THE CITY OF PORTLAND'S ASSESSOR'S PLAN.

4. ELEVATIONS ARE ON CITY OF PORTLAND DATUM. SITE BENCHMARK IS THE TOP OF A FIRE HYDRANT SHOWN ON PLAN. ELEVATION = 50.26 FEET.

5. THE SUBJECT PROPERTY LIES IN ZONE R-5, RESIDENTIAL, AND IS SUBJECT TO THE FOLLOWING DIMENSIONAL REQUIREMENTS:

MINIMUM LOT SIZE: 6,000 SQUARE FEET
MINIMUM LOT AREA PER DWELLING UNIT: 3,000 SQUARE FEET
MINIMUM STREET FRONTAGE: 50 FEET
MINIMUM YARD DIMENSIONS:
FRONT YARD: 20 FEET
REAR YARD: 20 FEET
PRINCIPAL OR ATTACHED ACCESSORY STRUCTURES: 20 FEET
ACCESSORY DETACHED STRUCTURES LESS THAN 100 SQUARE FEET: 5 FEET
SIDE YARD: 1 STORY: 8 FEET
1 1/2 STORIES: 8 FEET
2 STORIES: 12 FEET
2 1/2 STORIES: 14 FEET
MAXIMUM LOT COVERAGE: 40%
MINIMUM LOT WIDTH: MULTIPLEX: 90 FEET OTHER USES: 60 FEET
MAXIMUM STRUCTURE HEIGHT:
PRINCIPAL OR ATTACHED ACCESSORY STRUCTURES: 35 FEET
ACCESSORY DETACHED STRUCTURES LESS THAN 100 SQUARE FEET: 18 FEET

PLAN REFERENCES:

1. "STANDARD BOUNDARY SURVEY, PROPERTY & SITE PLAN, 38 MORSE STREET – PORTLAND, MAINE, MADE FOR RECORD OWNER: ROBERT C. NELSON, 47 ALICE CT. – PORTLAND, ME. 04103" DATED OCTOBER 03, 2006 BY JOHN D. PALMITER.

2. CITY OF PORTLAND'S ASSESSOR'S PLANS.

CERTIFICATION:

OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

10/11/10
DATE

JOHN W. SWAN, PLS NO. 1038

STATE OF MAINE
JOHN W. SWAN
2561
REGISTERED
PROFESSIONAL
LAND SURVEYOR

SITE PLAN

AT

38 MORSE STREET, PORTLAND, MAINE

MADE FOR

ROBERT C. NELSON

47 ALICE COURT, PORTLAND, MAINE

OWEN HASKELL, INC.
390 U.S. ROUTE ONE, FALMOUTH, ME 04105 (207) 774-0424
PROFESSIONAL LAND SURVEYORS

Drwn By	JMW	Date	Job No.
Trace By	RWC	SEPT. 17, 2010	2007-113 P
Check By	JMW	Scale	Drwg. No.
Book No.	1060	1" = 20'	1-3

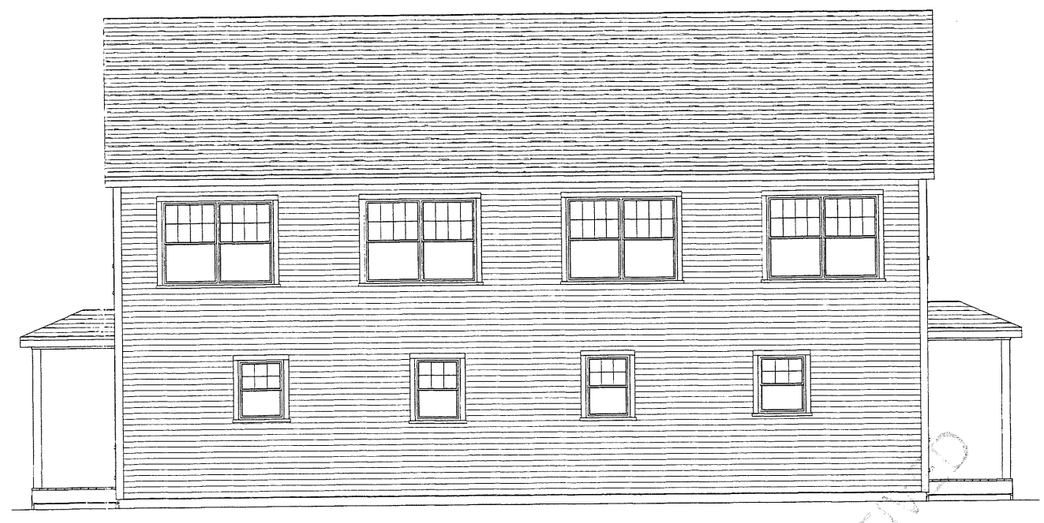
C:\07-113 Nelson\7-113-DIVIDED-3.dwg, 10/11/2010 9:13:12 AM

UNIT 1 FRONT ELEVATION UNIT 2

RIGHT ELEVATION UNIT 2

NOTE: ALL WINDOWS
U-FACTOR = .31

LEFT ELEVATION UNIT 1



UNIT 2 REAR ELEVATION UNIT 1

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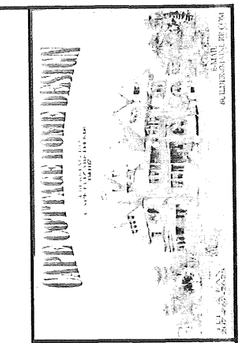
OCT 26 2015
Building Inspection
Portland Maine



THESE PLANS ARE TO BE CONSIDERED ONLY AS GENERAL GUIDELINES FOR THE CONSTRUCTION OF THIS PROJECT. PALAZZA RES. DESIGN SERVICES ASSUMES NO LIABILITY FOR THESE PLANS UNLESS THEY ARE COMPLETELY CONSISTENT, ACCURATE OR IN COMPLIANCE WITH THE APPLICABLE BUILDING CODES. IT IS THE OWNER'S AND/OR WITH THE BUILDERS RESPONSIBILITY TO CONSTRUCT THIS PROJECT IN CONFORMANCE WITH ALL APPLICABLE CODES AND PLANNING REQUIREMENTS. THE OWNER AND/OR BUILDER SHALL TAKE ALL THAT MAY BE INVOLVED.

ALL STRUCTURAL NOTATIONS ARE SUGGESTIONS ONLY. WHERE ANY ARE DEEMED NECESSARY, THE OWNER AND/OR APPROPRIATE STEPS TO ASSURE THAT THE CONSTRUCTION OF THIS PROJECT CONFORMS TO OR EXCEEDS LOCAL AND STATE BUILDING CODES.

USE OF THIS PLAN SHALL BE AT THE OWNER'S SOLE RISK. PALAZZA RES. DESIGN SERVICES ASSUMES NO LIABILITY FOR THE USE OF SPECIFICATIONS TO OVERRULE NOTES AND DETAILS ON THE PLANS

CONTRACTOR:

PROJECT NAME:

NELSON DUPLEX MORSE STREET

REVISIONS

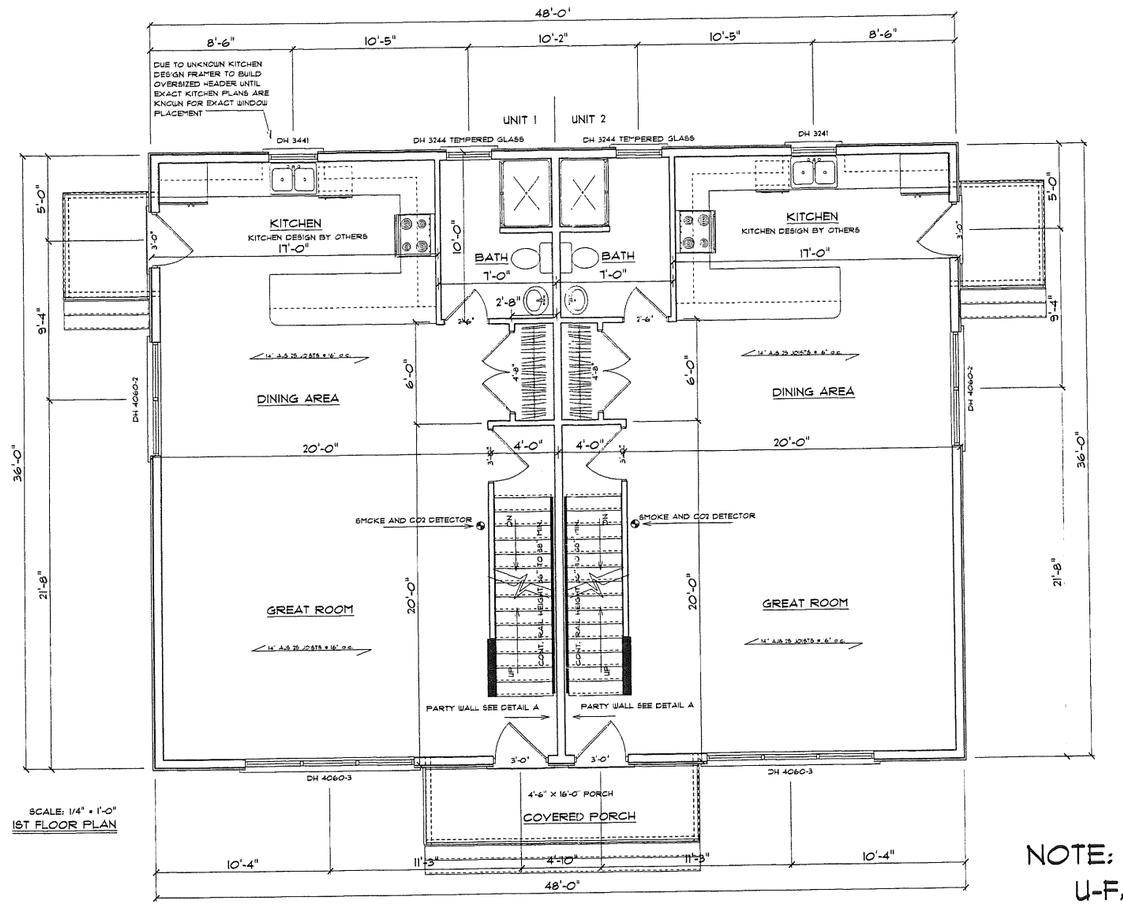
DATE: October 30 2015

SCALE: AS NOTED

DRAWN:

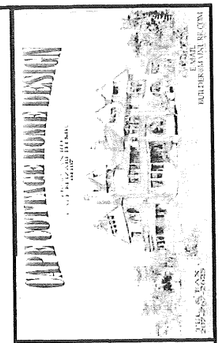
FILE:

SHEET __ OF __



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

NOTE: ALL WINDOWS
U-FACTOR = .31



THESE PLANS ARE TO BE CONSIDERED ONLY AS GENERAL GUIDELINES FOR THE CONSTRUCTION OF THIS PROJECT. PALANZA RES DESIGN INC. OR PETER PALANZA DO NOT GUARANTEE OR WARRANT THESE PLANS AS WITH THE APPLICABLE BUILDING CODES. IT IS THE OWNER'S AND CONTRACTOR'S RESPONSIBILITY TO MAKE THESE PLANS FOR THIS PROJECT IN CONFORMANCE WITH ALL APPLICABLE CODES AND ANALYZE THE STRUCTURAL DESIGN FOR GOOD PRACTICE EVEN ALL THE "X" THAT MAY BE INVOLVED.

ALL STRUCTURAL NOTATIONS ARE SUGGESTIONS ONLY. THE OWNER AND/OR CONTRACTOR SHOULD ENGAGE AN APPROPRIATE STEPS TO ASSURE THAT THE CONSTRUCTION OF THIS PROJECT CONFORMS TO OR EXCEEDS LOCAL AND STATE BUILDING CODES.

USE OF THIS IS AN SHALL MAY BE USED FOR CONSTRUCTION WITH WRITTEN PERMISSION FROM PALANZA RES DESIGN INC. CONTRACTORS SPECIFICATIONS TO OVERRULE NOTES AND DETAILS ON THE PLANS

CONTRACTOR:

PROJECT NAME:
NELSON
DUPLEX
MORSE STREET

REVISIONS

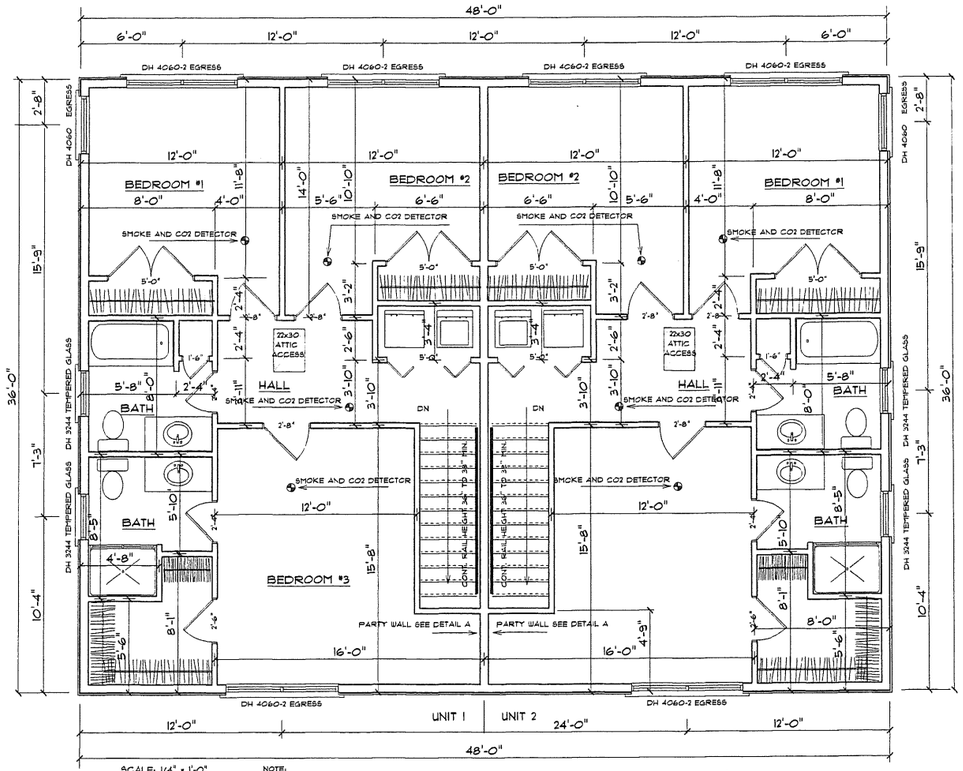
DATE October 30, 2019

SCALE AS NOTED

DRAWN

FILE

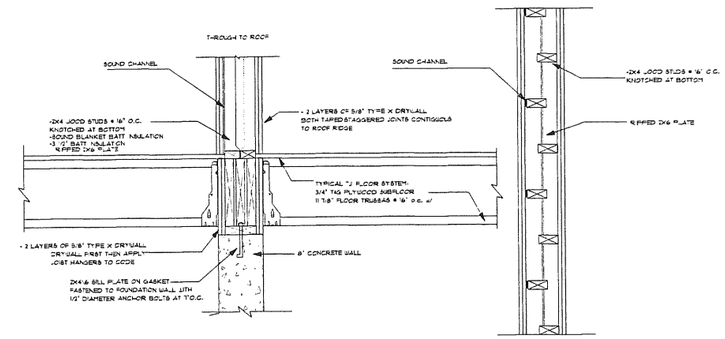
SHEET __ OF __



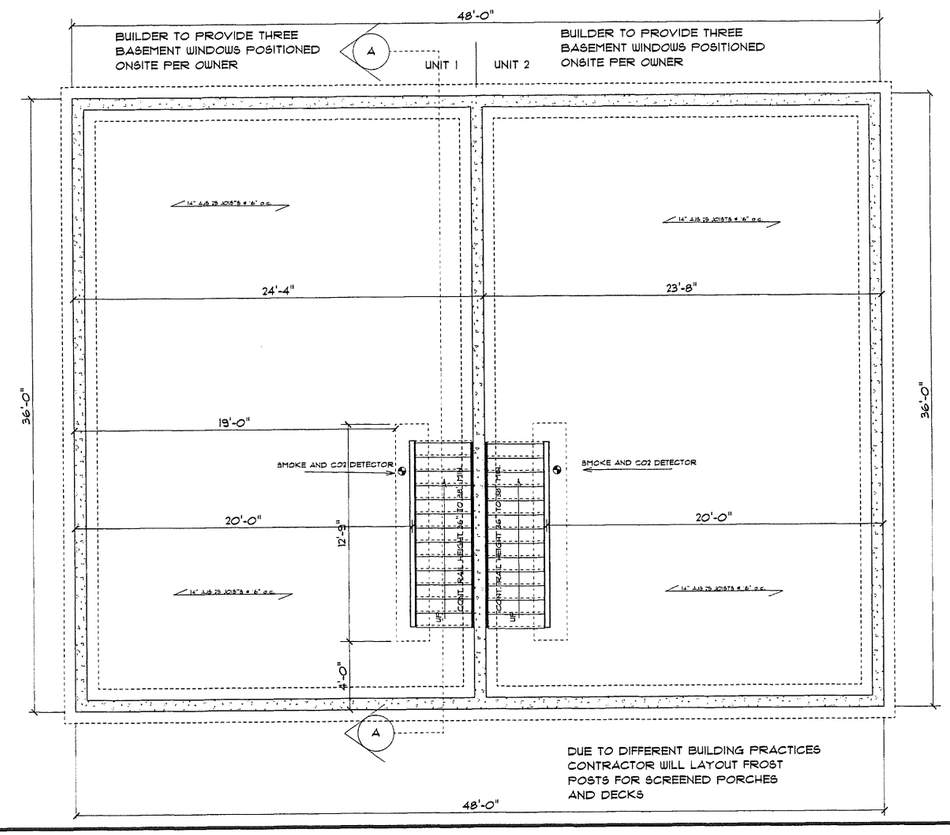
SCALE: 1/4" = 1'-0"

2ND FLOOR PLAN

NOTE: ALL WINDOWS
U-FACTOR = .31

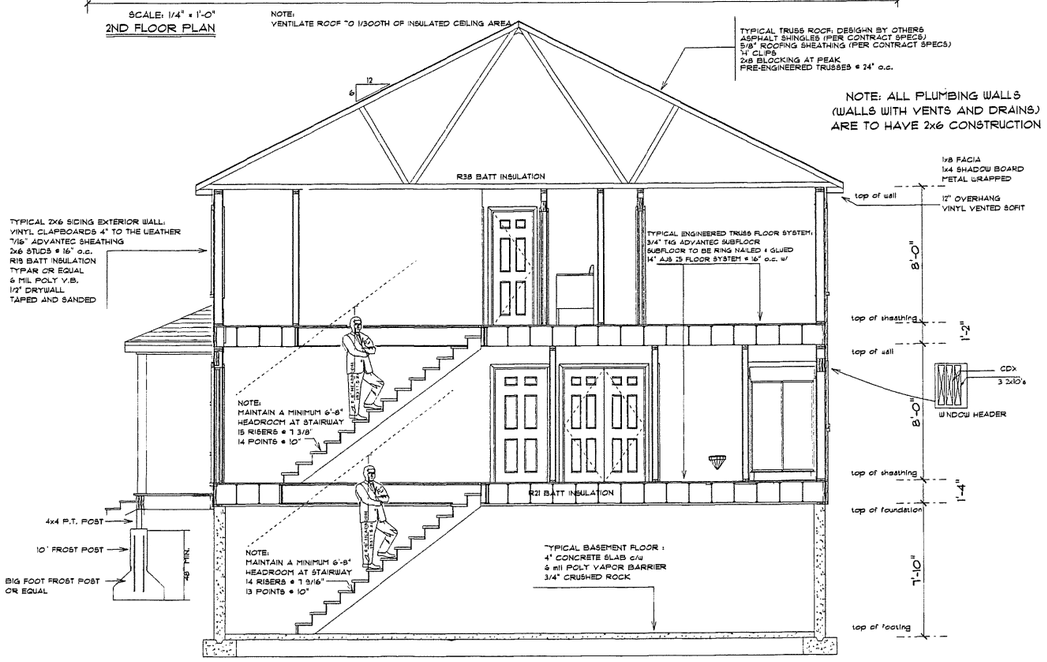


DETAIL A
PARTY WALL



DUE TO DIFFERENT BUILDING PRACTICES
CONTRACTOR WILL LAYOUT FROST
POSTS FOR SCREENED PORCHES
AND DECKS

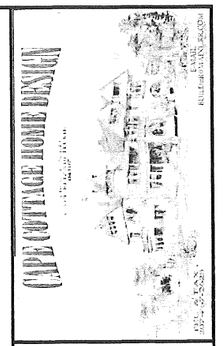
NOTE:
VENTILATE ROOF TO 1/300TH OF INSULATED CEILING AREA



NOTE: ALL PLUMBING WALLS
(WALLS WITH VENTS AND DRAINS)
ARE TO HAVE 2x6 CONSTRUCTION

CROSS SECTION A-A

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



THESE PLANS ARE TO BE CONSIDERED ONLY AS GENERAL GUIDELINES FOR THE CONSTRUCTION OF THE PROJECT. NELSON DUPLEX INC. OR PETER PALANZA DO NOT GUARANTEE THAT THESE PLANS ARE ACCURATE OR COMPLETE. THE OWNER AND BUILDER MUST COMPLY WITH THE APPLICABLE BUILDING CODES IT IS THE OWNER'S RESPONSIBILITY TO HIRE A LICENSED ARCHITECT TO DESIGN THE PROJECT IN CONFORMANCE WITH ALL APPLICABLE CODES AND IN A MANNER DEEMED GOOD PRACTICE FOR ALL THE TRADES INVOLVED IN THE PROJECT.

ALL STRUCTURAL NOTATIONS ARE SUGGESTIONS ONLY. THE OWNER AND/OR BUILDER SHOULD TAKE ALL APPROPRIATE STEPS TO ENSURE THE STRUCTURAL DESIGN OF THE PROJECT CONFORMS TO OR EXCEEDS LOCAL AND STATE BUILDING CODES

USE OF THIS PLAN SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO PETER PALANZA DUE TO ANY OMISSIONS FROM SPECIFICATIONS TO OVERRULE NOTES AND DETAILS ON THE PLANS

CONTRACTOR:

PROJECT NAME:
NELSON
DUPLEX
MORSE STREET

REVISIONS

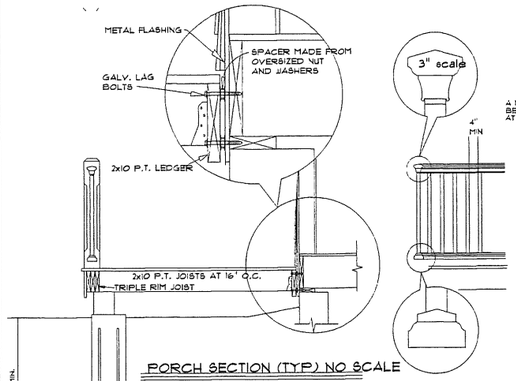
DATE October 30 2010

SCALE: AS NOTED

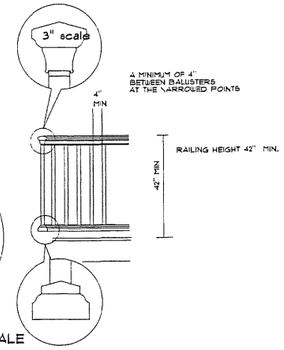
DRAWN:

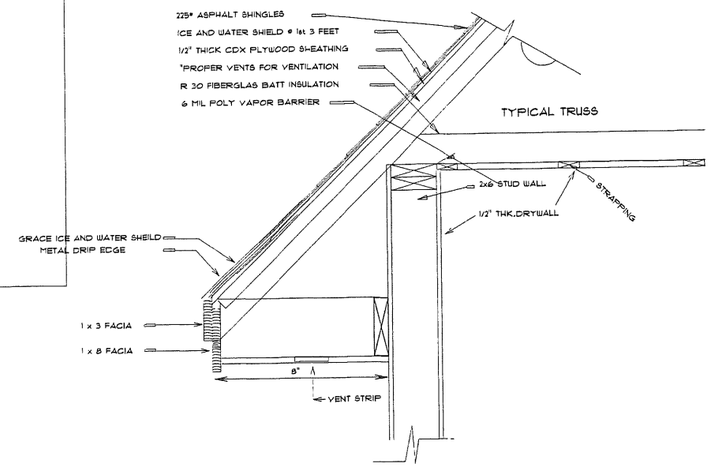
FILE:

SHEET ___ OF ___

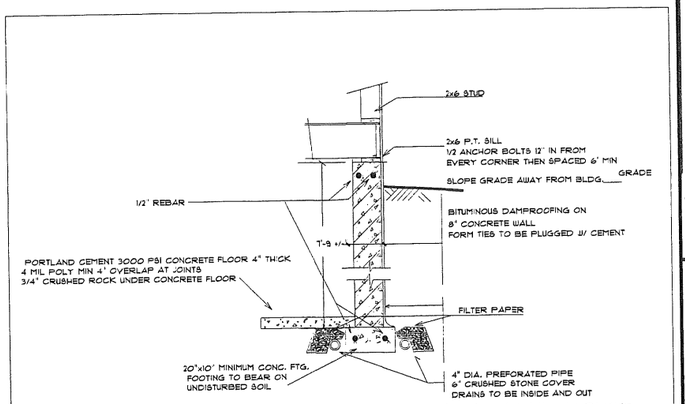


PORCH SECTION (TYP) NO SCALE





TYPICAL TRUSS TRIM DETAIL



TYPICAL FOUNDATION WALL SECTION - MAIN HOUSE

FOUNDATION NOTES:

1. ALL FINISH WALL & FOOTING HEIGHTS SHALL BE DETERMINED IN THE FIELD W/TH CONTRACTOR.
2. BASEMENT WINDOW LOCATIONS & AND ROUGH OPNGS. SHALL BE CHECKED & VERIFIED IN FIELD WITH CONTRACTOR. OTHERWISE IF NOT SHOWN SHALL BE DETERMINED IN FIELD BY CONTRACTOR.
3. ALL ANCHOR BOLTS SHALL BE 1/2"X1'-0" HOOKED OR EQUIVALENT, 4'-0" MAX. OC. & 1'-0" MIN. FROM ALL CORNERS.
4. ALL LALLY COLUMNS, FOOTINGS WALLS & BEAMS SHALL BE CHECKED & ENGINEERED BY CONTRACTOR BEFORE FORMS HAVE BEEN SET.
5. ALL DAYLIGHT BASEMENT CONSIDERATIONS TO BE DETERMINED IN FIELD BY CONTRACTOR IF APPLICABLE.
6. ALL CONSIDERATIONS FOR UTILITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
7. CONTRACTOR SHALL CHECK ALL DIMENSIONS WITH FLOOR PLAN OR ANY ADDITIONAL EQUIP. (IE. BULKHEAD ETC.) OR PRODUCT DIMENSIONS OR SPECS. ALSO MUST CHECK ALL STRUCTURAL FRAMING FOR LOAD BEARING & FOUNDATION BEFORE FORMS ARE SET.
8. CONTRACTOR SHALL ADJUST WALL AND FOOTINGS SIZES TO SOIL BEARING CAPACITIES AS REQ'D.
9. (DO NOT) BACKFILL MORE THAN 3'-0" BEFORE 1ST FLR. FRAMING-JOIST & SUBFLOOR IS COMPLETE.
10. DRAIN TILE SHALL BE PLACED ON INTERIOR AND EXTERIOR OF FOUNDATION. ALL DRAIN TILE PIPE SHALL BE WRAPPED IN FILTER FABRIC.
11. SEE BUILDING SECTIONS FOR ADDITIONAL REINFORCING REQUIREMENTS.

NOTE: LETTER:

P FASTNERS SPACED 4 INCHES OC AT EDGES, 8 INCHES AT INTERMEDIATE
O WALL SHEATHING AND 3 INCHES OC AT EDGES, 6 INCHES AT INTERMEDIATE SUPPORTS FOR ROOF SHEATHING.
N FASTNERS SPACED 4 INCHES OC AT EDGES, 8 INCHES AT INTERMEDIATE SUPPORTS FOR SUBFLOOR AND
M FOR ROOF SHEATHING APPLICATIONS, FASTNERS SPACED 4 INCHES ON CENTER AT EDGES, 8 INCHES AT INTERMEDIATE SUPPORTS.
L STAPLES SHALL HAVE A MINIMUM CROWN WIDTH OF 7/16 INCH
K FOR ROOF SHEATHING APPLICATIONS, 8d NAILS ARE MINIMUM REQUIRED FOR WOOD STRUCTURAL PANELS
J PANEL SUPPORTS AT 24 INCHES. CASING OR FINISH NAILS SPACED 6 INCHES ON PANEL EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS.
I CASING OR FINISH NAILS SPACED 6 INCHES ON PANEL EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS. 16 INCHES (20 INCHES IF STRENGTH AXIS IN THE LONG DIRECTION OF THE PANEL, UNLESS OTHERWISE MARKED)

NOTE: LETTER:

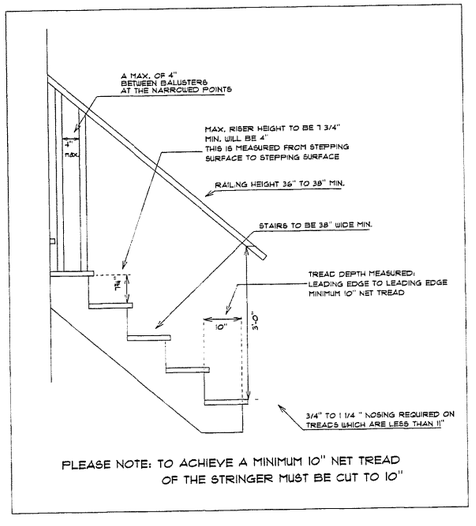
H FOR 1/2 INCH SHEATHING & 1-3/4 INCH LENGTH FOR 25/32 INCH SHEATHING CORROSION-RESISTANT ROOFING NAILS w/ 7/16 INCH DIA. HEAD & 1-1/2 INCH LENGTH
G FASTNERS SPACED 3 INCHES OC AT EXTERIOR EDGES AND 6 INCHES OC AT INTERMEDIATE SUPPORTS
F CORROSION-RESISTANT SIDING OR CASING NAIL
E DEFORMED SHANK
D COMMON
C COMMON OR DEFORMED SHANK
B WALLS, REFER TO SECTION 2305. NAILS FOR WALL SHEATHING ARE PERMITTED TO BE COMMON, BOX OR CASING SPANS ARE 48 INCHES OR MORE. FOR NAILING OF WOOD STRUCTURAL PANEL AND PARTICLEBOARD DIAGRAMS AND SHEAR NAILS SPACED AT 6 INCHES ON CENTER AT EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS EXCEPT AT SUPPORTS WHERE
A COMMON BOX NAILS ARE PERMITTED TO BE USED EXCEPT WHERE OTHERWISE INDICATED

NOTES	LOCATION	FASTENING	CONNECTION
SEE NOTE: F		8d	PANEL SIDING (TO FRAMING) 5/8"
SEE NOTE: F		6d	PANEL SIDING (TO FRAMING) 1/2" OR LESS
SEE NOTE: C		8d	TO FRAMING) SUBFLOOR-UNDERLAYMENT SINGLE FLOOR (COMBINATION 3/4" OR LESS
SEE NOTE: P SEE NOTE: N 8d, SEE NOTE: D, 6d, SEE NOTE C		2" 16 GAGE 2-3/8"x0.113" NAIL 8d OR 6d	& PARTICLE BOARD WOOD STRUCTURAL PANELS 19/32" - 3/4"
SEE NOTE: O SEE NOTE: N SEE NOTE: C, J		1-3/4" 16 GAGE 2-3/8"x0.113" NAIL 8d	& PARTICLE BOARD WOOD STRUCTURAL PANELS 1/2" OR LESS
	FACE NAIL	4 - 3" 14 GAGE STAPLE 4 - 3"x0.131" NAIL 3 - 16d COMMON	LEDGER STRIP
	FACE NAIL	5 - 3" 14 GAGE STAPLE 5 - 3"x0.131" NAIL 3 - 16d COMMON	JOIST TO BAND JOIST
	FACE NAIL	3 - 3" 14 GAGE STAPLE 3 - 3"x0.131" NAIL 2 - 16d COMMON	2-BY RIDGE BEAM ROOF RAFTER TO
	TOENAIL	3 - 3" 14 GAGE STAPLE 3 - 3"x0.131" NAIL 2 - 16d COMMON	2-BY RIDGE BEAM ROOF RAFTER TO
	FACE NAIL	3 - 3" 14 GAGE STAPLE 3 - 3"x0.131" NAIL 2 - 10d COMMON	JACK RAFTERS TO HIP
	TOE NAIL	4 - 3" 14 GAGE STAPLE 4 - 3"x0.131" NAIL 3 - 10d COMMON	JACK RAFTERS TO HIP
	FACE NAIL	4 - 3" 14 GAGE STAPLE 4 - 3"x0.131" NAIL 3 - 10d COMMON	COLLAR TIE TO RAFTER
	AT EACH SPLICE FACE NAIL AT ENDS	3 - 3" 14 GAGE STAPLE 3 - 3"x0.131" NAIL 2 - 20d COMMON	BUILT-UP GIRDER & BEAMS
	STAGGERED ON OPPOSITE SIDES FACE NAIL AT TOP & BOTTOM	3" 14 GAGE STAPLE @ 24" OC 3"x0.131" NAIL @ 24" OC 20d COMMON 32" OC	BUILT-UP GIRDER & BEAMS
16" OC 16" OC 24" OC	16" OC 16" OC 24" OC	3" 14 GAGE STAPLE 3"x0.131" NAIL 16d COMMON	BUILT-UP CORNER STUDS
	FACE NAIL	2 - 3" 14 GAGE STAPLE 2 - 3"x0.131" NAIL 2 - 8d COMMON	EACH STUD & PLATE 1" DIAGONAL BRACE TO
	TOENAIL	3 - 3" 14 GAGE STAPLE 3 - 3"x0.131" NAIL 3 - 8d COMMON	(SEE SECT. 2308.10.1, TABLE 2308.10.1) RAFTER TO PLATE

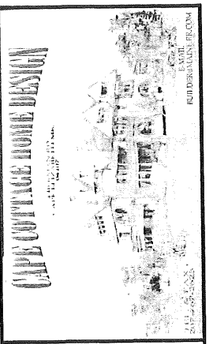
NOTES	LOCATION	FASTENING	CONNECTION
COMMON NAIL - REF TO TABLE 2308.10.4.1	FACE NAIL	4 - 3" 14 GAGE STAPLE 4 - 3"x0.131" NAIL 3 - 16d COMMON MINIMUM	(SEE SECT. 2306.10.4.1, TABLE 2308.10.4.1) CEILING JOISTS TO PARALLEL RAFTERS
COMMON NAIL - REF TO TABLE 2308.10.4.1	FACE NAIL	4 - 3" 14 GAGE STAPLE 4 - 3"x0.131" NAIL 3 - 16d COMMON MIN.	(SEE SECT. 2308.10.4.1, TABLE 2308.10.4.1) CEILING JOISTS, LAPS OVER PARTITIONS
	TOENAIL	4 - 8d COMMON	CONTINUOUS HEADER TO STUD
	TOE NAIL	5 - 3" 14 GAGE STAPLE 5 - 3"x0.131" NAIL 3 - 8d COMMON	CEILING JOISTS TO PLATE
	16" OC ALONG EDGE	16d COMMON	CONTINUOUS HEADE, 2 PCS.
	FACE NAIL	3 - 3" 14 GAGE STAPLE 3 - 3"x0.131" NAIL 2 - 16d COMMON	AND INTERSECTIONS TOP PLATES, LAPS
	TOE NAIL	3" 14 GAGE STAPLE @ 6" OC 3"x0.131" NAIL @ 6" OC 8d @ 6" OC	RIM JOIST TO TOP PLATE
	TOE NAIL	3 - 3" 14 GAGE STAPLE 3 - 3"x0.131" NAIL 3 - 8d COMMON	OR RAFTERS TO TOP PLATE BLOCKING BETWEEN JOISTS
	LAP SPLICE	12 - 3" 14 GAGE STAPLE TYP. FACE NAIL 12 - 3"x0.131" NAIL 8 - 16d COMMON	DOUBLE TOP PLATES
	TYPICAL FACE NAIL	3" 14 GAGE STAPLE @ 12" OC 3"x0.131" NAIL @ 12" OC 16d @ 16" OC	DOUBLE TOP PLATES
	FACE NAIL	3" 14 GAGE STAPLE @ 8" OC 3"x0.131" NAIL @ 8" OC 16d @ 24" OC	DOUBLE STUDS
	END NAIL	3 - 3" 14 GAGE STAPLE 3 - 3"x0.131" NAIL 2 - 16d COMMON	STUD TO SOLE PLATE
	TOE NAIL	3 - 3" 14 GAGE STAPLE 4 - 3"x0.131" NAIL 4 - 8d COMMON	
	END NAIL	3 - " 14 GAGE STAPLE 3 - "x0.131" NAIL 2 - 16d COMMON	TOP PLATE TO STUD
	BRACED WALL PANEL	3" 14 GAUGE STAPLE @ 12" OC 3"x0.131" NAIL @ 18" OC 16d @ 18" OC	AT BRACED WALL PANEL SOLE PLATE TO JOIST OR BLOCKING
	TYPICAL FACE NAIL	3" 14 GAUGE STAPLE @ 12" OC 3"x0.131" NAIL @ 8" OC 16d @ 16" OC	OR BLOCKING SOLE PLATE TO JOIST
	TOENAIL EACH END	3 - 3" 14 GAGE STAPLE 3 - 3"x0.131" NAIL 3 - 8d COMMON	BRIDGING TO JOIST
	TOENAIL	3 - 3" 14 GAGE STAPLE 3 - 3"x0.131" NAIL 3 - 8d COMMON	JOIST TO SILL OR GIRDER

(SEE NOTES A - M FOR ALL FASTENING NOTES)

FASTENING SCHEDULE (SEE TABLE 2304.9.1 ME.S. RESIDENTIAL CONSTRUCTION CODE FOR COMPLETE DETAILS)



PLEASE NOTE: TO ACHIEVE A MINIMUM 10" NET TREAD OF THE STRINGER MUST BE CUT TO 10"



THESE PLANS ARE TO BE CONSIDERED ONLY AS GENERAL GUIDELINES TO THE PROJECT. THE DESIGNER, ARCHITECT, ENGINEER, OR DRAFTSMAN INC. OR PETER PALADA DO NOT GUARANTEE THAT THESE PLANS ARE COMPLETE OR ACCURATE. THE CONTRACTOR IS TO ENSURE THAT THESE PLANS ARE COMPLIANT WITH ALL APPLICABLE BUILDING CODES. IT IS THE OWNER'S AND/OR THE BUILDERS RESPONSIBILITY TO CONSTRUCT THE HOUSE IN ACCORDANCE WITH THE BUILDING CODES. THE PLANS IN A MANNER DEEMED GOOD PRACTICE FOR ALL THE TRADES THAT WILL BE INVOLVED.

ALL DIMENSIONS AND NOTATIONS ARE SUGGESTIONS ONLY. THE OWNER AND/OR BUILDER SHOULD TAKE ALL APPROPRIATE ACTIONS TO ENSURE THAT THE HOUSE IS BUILT IN A MANNER THAT CONFORMS TO OR EXCEEDS LOCAL AND STATE BUILDING CODES.

USE OF THIS PLAN SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO PALADA REG. DESIGN INC. CONTRACTOR SPECIFICATIONS TO OVERRULE NOTES AND DETAILS ON THE PLANS

CONTRACTOR:

PROJECT NAME:

NELSON
DUPLEX
MORSE STREET

REVISIONS	

DATE: October 12 2010

SCALE: AS NOTED

DRAWN:

FILE:

SHEET ___ OF ___