

FRONT ELEVATION

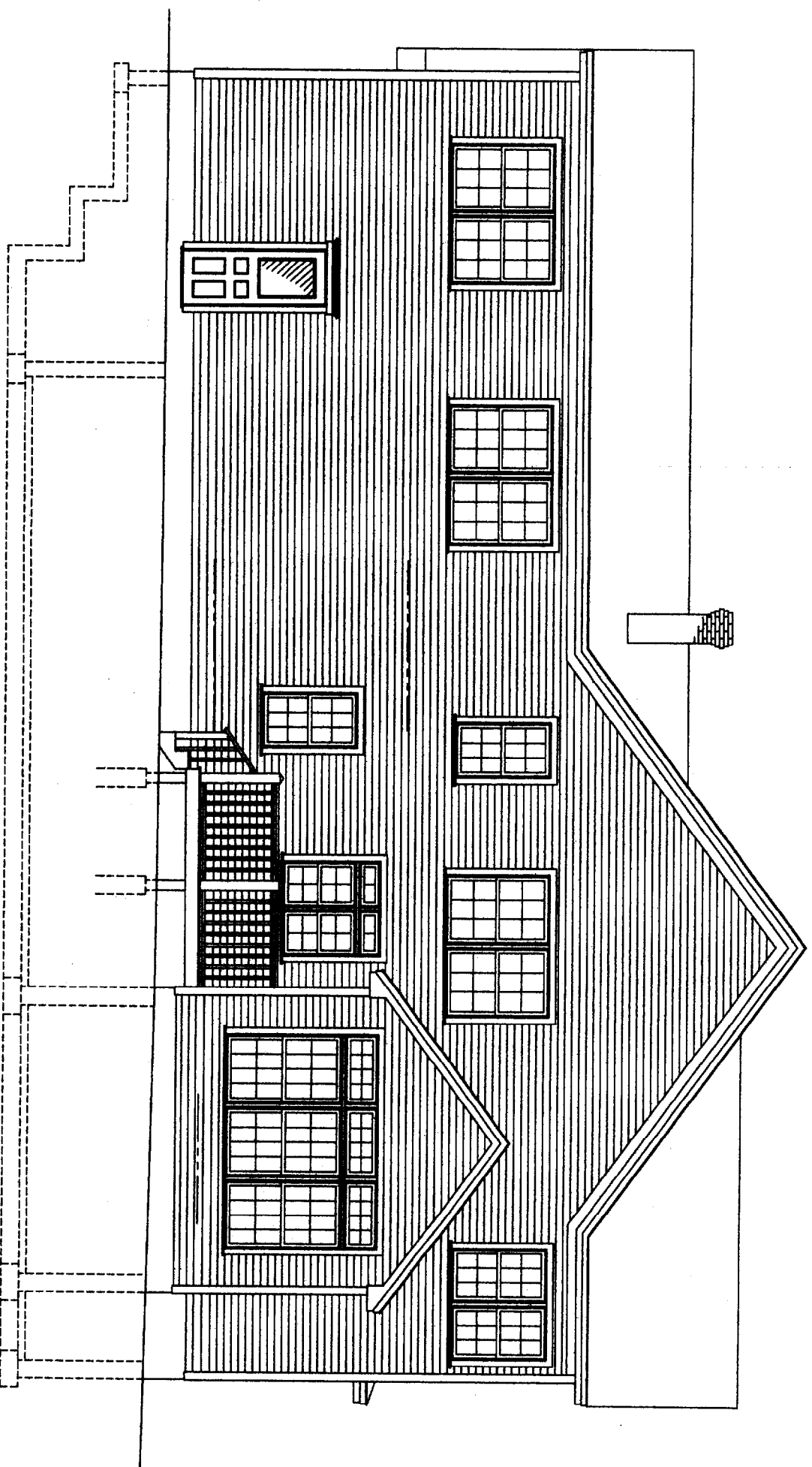
DEPT. OF BUILDING INSPECTION  
 CITY OF PORTLAND, ME  
 NOV 10 2003  
**RECEIVED**

KENNEDY & WALSH CONSTRUCTION  
 FALMOUTH, MAINE 04103  
 MORIN DRAFTING GORHAM, ME. 893-2462  
 WHITTEN RESIDENCE  
 River's Edge, Stroudwater Farms, Portland, Lot #20

ELEVATION

DRAWN: J. MORIN  
 SCALE: 1/4"=1'-0"  
 DATE: 10-25-03

A1



REAR ELEVATION

KENNEDY & WALSH CONSTRUCTION  
FALMOUTH, MAINE 04105

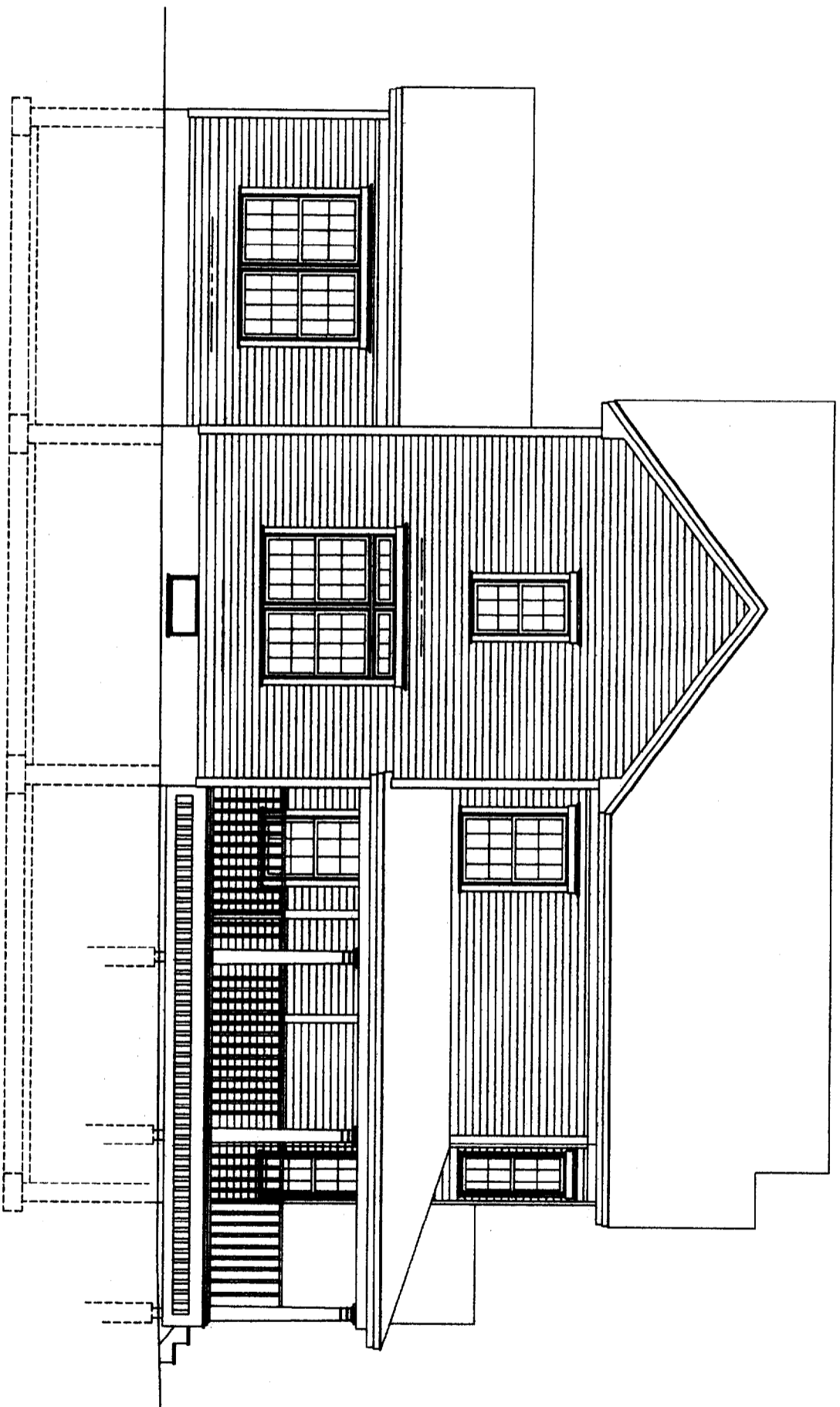
MORIN DRAFTING GORHAM, ME. 8933-2462

WHITTEN RESIDENCE  
River's Edge, Stroudwater Farms, Portland, Lot #20

ELEVATION

DRAWN: J. MORIN  
SCALE: 1/4"=1'-0"  
DATE: 10-25-03

A2



LEFT SIDE ELEVATION

KENNEDY & WALSH CONSTRUCTION  
FALMOUTH, MAINE 04105

MORIN DRAFTING GORHAM, ME. 893-2462

WHITTEN RESIDENCE

River's Edge, Stroudwater Farms, Portland, Lot #20

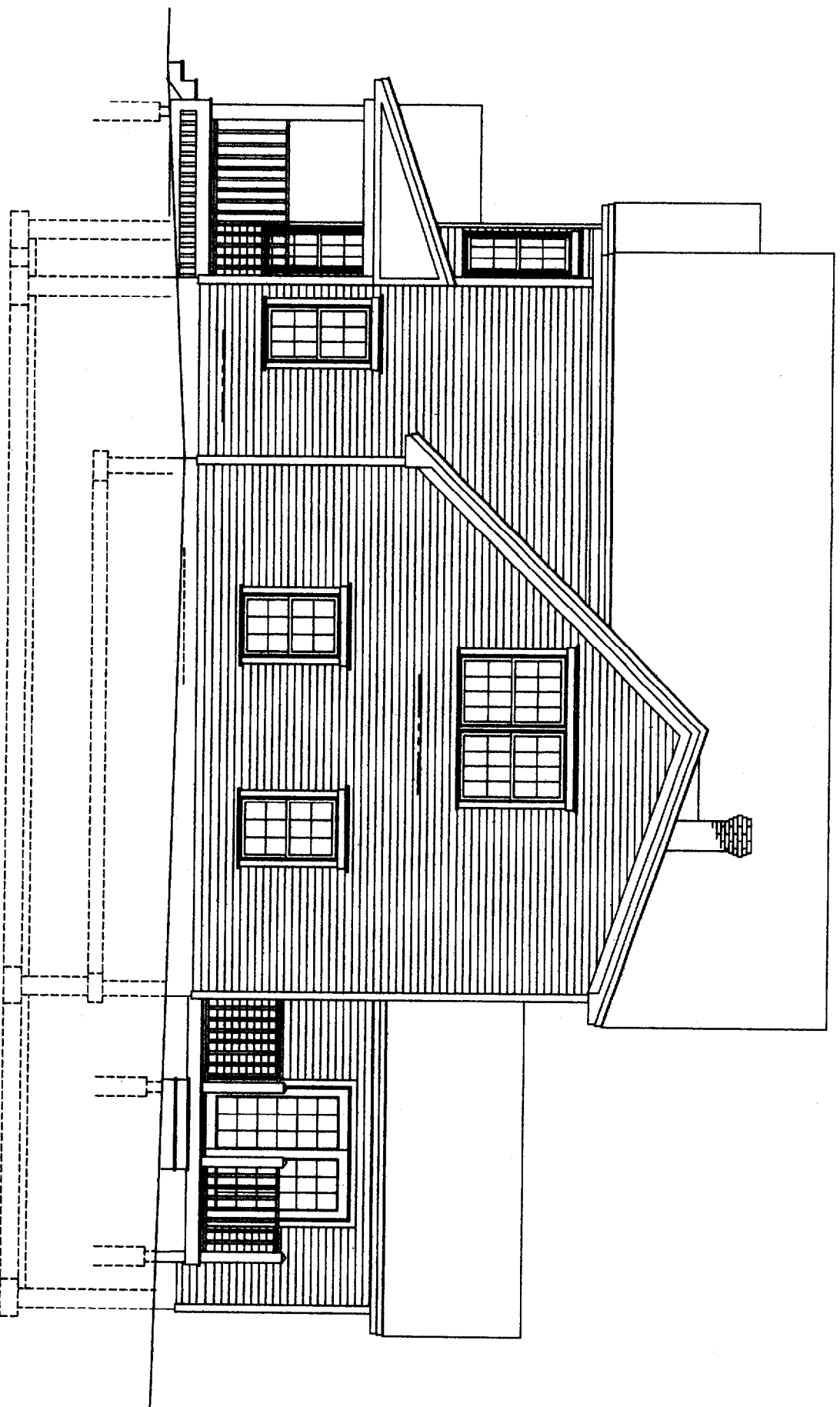
ELEVATION

DRAWN: J. MORIN

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

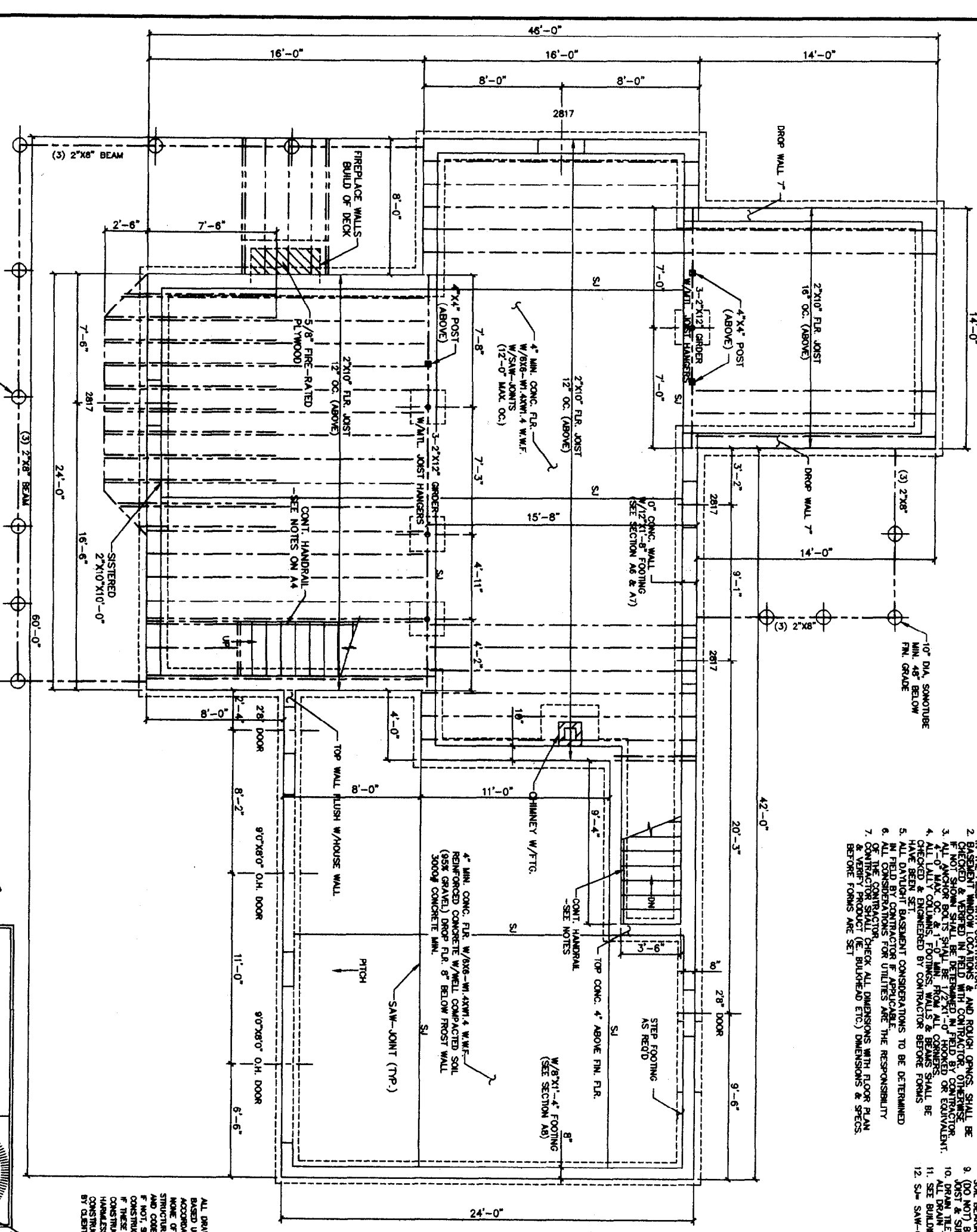
DATE: 10-26-03

A3



RIGHT SIDE ELEVATION

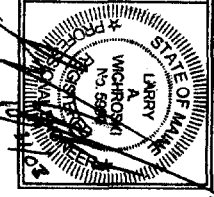
KENNEDY & WALSH CONSTRUCTION FALMOUTH, MAINE 04105	
MORIN DRAFTING GORHAM, ME. 893-2462	
WHITTEN RESIDENCE River's Edge, Stroudwater Farms, Portland, Lot #20	
ELEVATION	
DRAWN: J. MORIN	
SCALE: 1/4"=1'-0"	
DATE: 10-26-03	
A4	



- FOUNDATION NOTES:**
1. ALL FINISH WALL & FOOTING HEIGHTS SHALL BE DETERMINED IN THE FIELD WITH CONDITIONS & AND ROOM OPENINGS SHALL BE CHECKED & VERIFIED IN FIELD WITH CONTRACTOR. OTHERWISE, IF NOT SHOWN SHALL BE DETERMINED IN FIELD BY CONTRACTOR.
  2. BASEMENT WINDOW LOCATIONS & AND ROOM OPENINGS SHALL BE CHECKED & VERIFIED IN FIELD WITH CONTRACTOR. OTHERWISE, IF NOT SHOWN SHALL BE DETERMINED IN FIELD BY CONTRACTOR.
  3. ALL WINDOW BOOTS SHALL BE 1/2" X 10" HOOKED OR EQUIVALENT. ALL UTILITY CONDUITS, FOOTINGS, WALLS & OPENINGS SHALL BE CHECKED & ENGINEERED BY CONTRACTOR BEFORE FORMS HAVE BEEN SET.
  4. ALL UTILITY CONDUITS, FOOTINGS, WALLS & OPENINGS 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. CHECK ALL DIMENSIONS WITH FLOOR PLAN & VERIFY PRODUCT (E. BULKHEAD ETC.) DIMENSIONS & SPECS BEFORE FORMS ARE SET.
  7. QUALITY CONTROL: CHECK ALL DIMENSIONS WITH FLOOR PLAN & VERIFY PRODUCT (E. BULKHEAD ETC.) DIMENSIONS & SPECS BEFORE FORMS ARE SET.
  8. CONTRACTOR SHALL ADJUST WALL AND FOOTING SIZES TO SOIL BEARING CAPACITIES AS READ.
  9. (DO NOT) START LAYING MORE THAN 3'-0" BEFORE 1ST F.L.R. FRAMING - PLAN & SECTION IS COMPLETE.
  10. FINISH INTERIOR AND EXTERIOR OF FOUNDATION. ALL BRAIN TIE SHALL BE WRAPPED IN FIBER FABRIC.
  11. SEE BUILDING SECTIONS FOR ADDITIONAL REINFORCING REQUIREMENTS.
  12. S.W. SAW-CUT CONCRETE JOINT. MAX. 12'-0" OC.

FOUNDATION PLAN

ENGINEERING REVIEW OF  
STRUCTURAL FRAMING  
SYSTEM ONLY.  
ENGINEERING DESIGN PROFESSIONALS  
23 CARRAGE ROAD  
FREEPORT, MAINE 04032



**KENNEDY & WALSH CONSTRUCTION**  
FALMOUTH, MAINE 04105

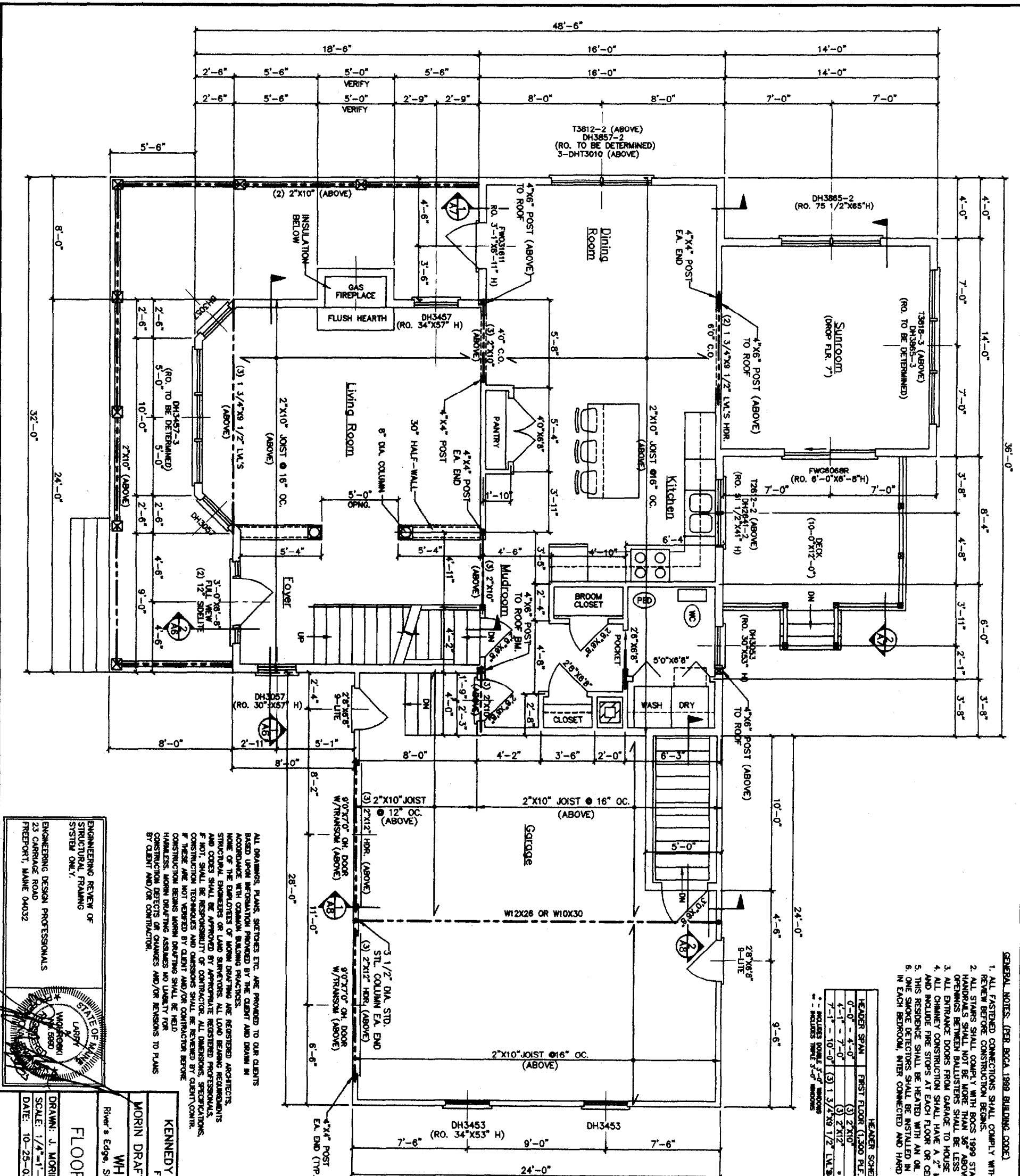
**MORIN DRAFTING GORHAM, ME. 893-2462**

**WHITTEN RESIDENCE**  
River's Edge, Stroudwater Farms, Portland, Lot #20

**FOUNDATION PLAN**

DRAWN: J. MORIN  
SCALE: 1/4"=1'-0"  
DATE: 10-25-03

ALL DRAWINGS, PLANS, SPECIFICATIONS ETC. ARE PROVIDED TO OUR CLIENTS BASED UPON INFORMATION PROVIDED BY THE CLIENT AND DRAWN IN ACCORDANCE WITH COMMON BUILDING PRACTICES AND LOCAL MAINE CODES. NONE OF THE EMPLOYERS OF MORIN DRAFTING ARE REGISTERED ARCHITECTS, STRUCTURAL ENGINEERS OR LAND SURVEYORS. ALL LAND BEARING REQUIREMENTS AND CODES SHALL BE OBTAINED BY THE REGISTERED PROFESSIONALS. IF NOT SHOWN BE RESPONSIBILITY OF CONTRACTOR. ALL DIMENSIONS, SPECIFICATIONS, CONSTRUCTION TECHNIQUES AND QUESTIONS SHALL BE REFERRED BY CLIENT/OWNER. IF THESE ARE NOT VERIFIED BY CLIENT AND/OR CONTRACTOR BEFORE CONSTRUCTION BEGINS MORIN DRAFTING AND DESIGN SHALL BE HELD HARMLESS. MORIN DRAFTING AND DESIGN ASSUMES NO LIABILITY FOR CONSTRUCTION DEFECTS OR DAMAGES AND/OR REVISIONS TO PLANS BY CLIENT AND/OR CONTRACTOR.



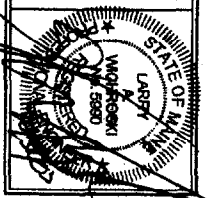
- GENERAL NOTES: (PER BOCA 1989 BUILDING CODE)
1. ALL FASTENER CONNECTIONS SHALL COMPLY WITH THE BOCA 1989 FASTENER SCHEDULE.
  2. REVIEW BEFORE CONSTRUCTION BEGINS.
  3. ALL STAIRS SHALL COMPLY WITH BOCA 1989 STAIR CODE.
  4. HANDRAILS SHALL NOT BE MORE THAN 36" ABOVE FINISH FLOOR OR TREAD OPENINGS BETWEEN BALUSTERS SHALL BE LESS THAN 4".
  5. ALL ENTRANCE DOORS FROM GARAGE TO HOUSE SHALL BE (1) PRE-FRAMED DOORS.
  6. ALL CHIMNEY CONSTRUCTION SHALL HAVE A 2" MIN. SPACE TO ALL COMBUSTIBLE MATERIALS AND INCLUDE FIRE STOPS AT EACH FLOOR OR CEILING PER BOCA REQUIREMENTS.
  7. THIS RESIDENCE SHALL BE HEATED WITH AN OIL FIRED, FORCED HOT WATER SYSTEM.
  8. ONE SMOKE DETECTOR SHALL BE INSTALLED IN ALL COMMON AREAS & ONE IN EACH BEDROOM. WIRE CONNECTED AND HARD WIRED WITH A BATTERY BACK-UP.

HEADER SCHEDULE		
HEADER SPAN	FIRST FLOOR (1,500 P.L.F.)	SECOND FLOOR (1,000 P.L.F.)
0'-0" - 4'-0"	(3) 2"x10"	(3) 2"x8"
4'-1" - 7'-0"	(3) 2"x12"	(3) 2"x12"
7'-1" - 10'-0"	(3) 1 3/4"x9 1/2" L.M.S.	(3) 1 3/4"x9 1/2" L.M.S.

\* - INCLUDES POINT LOADS  
 \*\* - INCLUDES WIND LOADS

ALL DRAWINGS, PLANS, SPECIFICATIONS ETC. ARE PREPARED TO OUR CLIENTS BASED UPON INFORMATION PROVIDED BY THE CLIENT AND DRAWN IN ACCORDANCE WITH COMMON BUILDING PRACTICES. NONE OF THE EMPLOYERS OF MORIN DRAFTING ARE REGISTERED ARCHITECTS. STRUCTURAL ENGINEERS OR LAND SURVEYORS ALL LOAD BEARING REQUIREMENTS AND CODES SHALL BE APPROVED BY APPROPRIATE REGISTERED PROFESSIONALS. IF NOT, SHALL BE RESPONSIBILITY OF CONTRACTOR. ALL DIMENSIONS, SPECIFICATIONS, CONSTRUCTION TECHNIQUES AND COMMENTS SHALL BE AS SHOWN BY CLIENT/CONTR. IF THESE ARE NOT VERIFIED BY CLIENT AND/OR CONTRACTOR BEFORE CONSTRUCTION BEGINS MORIN DRAFTING SHALL BE HELD HARMLESS. MORIN DRAFTING ASSUMES NO LIABILITY FOR CONSTRUCTION DEFECTS OR CHANGES AND/OR REVISIONS TO PLANS BY CLIENT AND/OR CONTRACTOR.

ENGINEERING REVIEW OF STRUCTURAL FRAMING SYSTEMS ONLY.  
 ENGINEERING DESIGN PROFESSIONALS  
 23 CARRIAGE ROAD  
 FREETPORT, MAINE 04032



**KENNEDY & WALSH CONSTRUCTION**  
 FALMOUTH, MAINE 04105

**MORIN DRAFTING GORHAM, ME: 893-2462**  
 River's Edge, Stroudwater Farms, Portland, Lot #20

**WHITTEN RESIDENCE**

**FLOOR PLAN - 1ST FLR.**

DRAWN: J. MORIN  
 SCALE: 1/4" = 1'-0"  
 DATE: 10-25-03

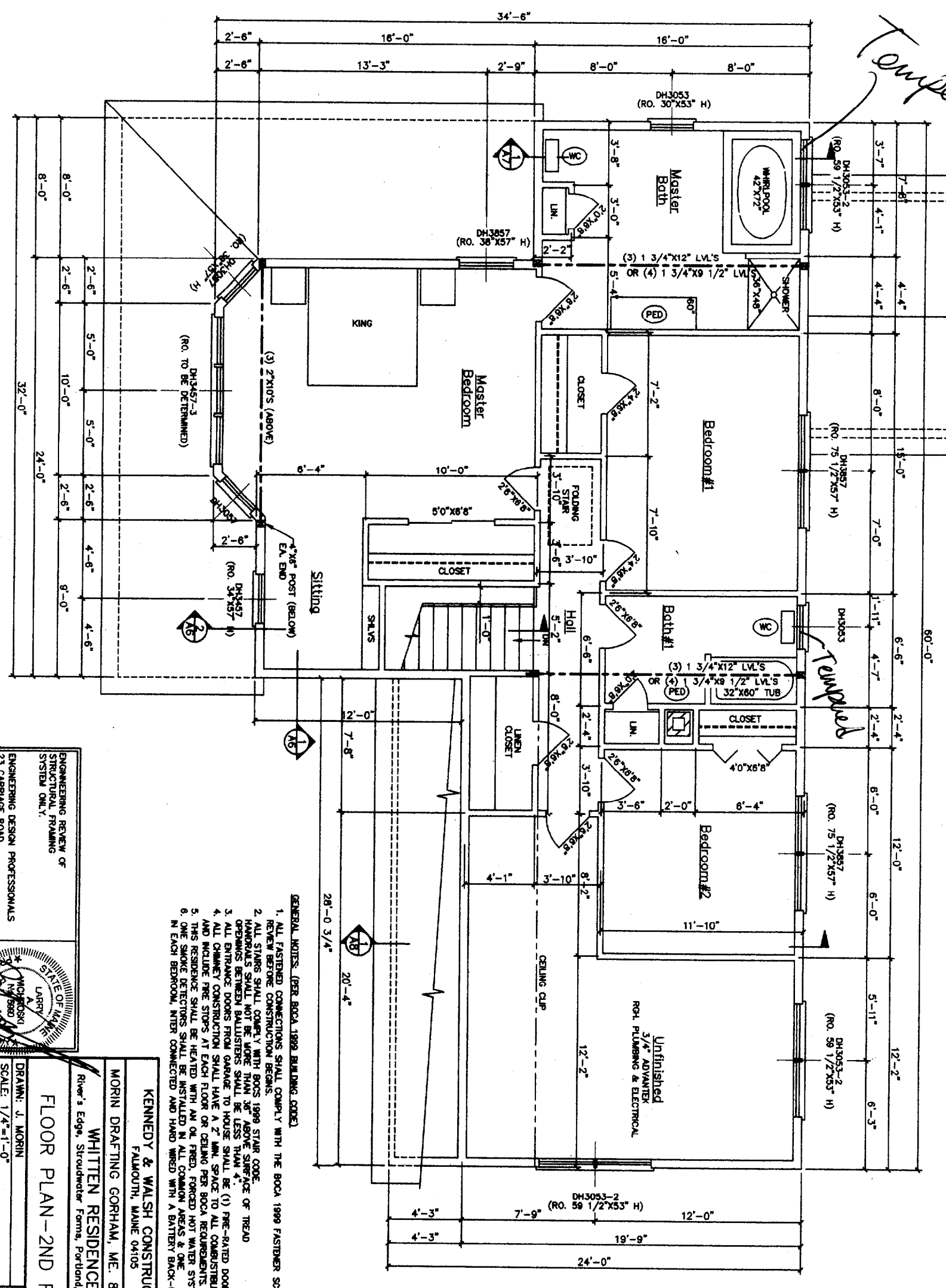
**A4**

*Tempored*

HEADER SCHEDULE		
HEADER SPAN	FIRST FLOOR (1,300 P.F.)	SECOND FLOOR (1,000 P.F.)
0'-0" - 4'-0"	(3) 2"x10"	(3) 2"x8"
4'-1" - 7'-0"	(3) 2"x12"	(3) 2"x12"
7'-1" - 10'-0"	(3) 1 3/4"x9 1/2" LVL'S	(3) 1 3/4"x9 1/2" LVL'S**

\*\* - INCLUDES DOUBLE 3'-0" WINDOWS

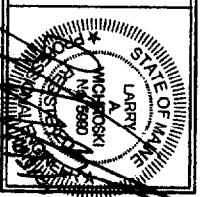
ALL DRAWINGS, PLANS, SKETCHES ETC. ARE PROVIDED TO OUR CLIENTS BASED UPON INFORMATION PROVIDED BY THE CLIENT AND DRAWN IN ACCORDANCE WITH COMMON BUILDING PRACTICES. NONE OF THE ENGINEERS OR LAND SURVEYORS ARE REGISTERED ARCHITECTS, STRUCTURAL ENGINEERS OR LAND SURVEYORS. ALL LOAD BEARING REQUIREMENTS AND CODES SHALL BE APPROVED BY APPROPRIATE REGISTERED PROFESSIONALS. FURTHER, THE RESPONSIBILITY OF CONTRACTOR TO ALL DIMENSIONS, SPECIFICATIONS, CONSTRUCTION TECHNIQUES AND OMISSIONS SHALL BE FURNISHED BY CLIENT/CONTRACTOR. IF THESE ARE NOT VERIFIED BY CLIENT AND/OR CONTRACTOR BEFORE CONSTRUCTION BEGINS, MORIN DRAFTING ASSUMES NO LIABILITY FOR HAZARDOUS, MORIN DRAFTING ASSUMES NO LIABILITY FOR CONSTRUCTION DEFECTS OR DAMAGES AND/OR REVISIONS TO PLANS BY CLIENT AND/OR CONTRACTOR.



- GENERAL NOTES: (PER BOCA 1989 BUILDING CODE)**
1. ALL FASTENED CONNECTIONS SHALL COMPLY WITH THE BOCA 1989 FASTENER SCHEDULE. REPAIR BEFORE CONSTRUCTION BEGINS.
  2. ALL STAIRS SHALL COMPLY WITH BOCA 1989 STAIR CODE. HANDRAILS SHALL NOT BE MORE THAN 36" ABOVE SURFACE OF TREAD. OPENINGS BETWEEN BALUSTERS SHALL BE LESS THAN 4".
  3. ALL ENTRANCE DOORS FROM GARAGE TO HOUSE SHALL BE (1) PRE-RATED DOORS, AND INCLUDE FIRE STOPS AT EACH FLOOR OR CEILING PER BOCA REQUIREMENTS.
  4. ALL CHIMNEY CONSTRUCTION SHALL HAVE A 2" MIN. SPACE TO ALL COMBUSTIBLE MATERIALS.
  5. THIS RESIDENCE SHALL BE HEATED WITH AN OIL FUELED, FORCED HOT WATER SYSTEM.
  6. ONE SMOKE DETECTOR SHALL BE INSTALLED IN ALL COMMON AREAS & ONE IN EACH BEDROOM, INTER CONNECTED AND HARD WIRED WITH A BATTERY BACK-UP.

ENGINEERING REVIEW OF STRUCTURAL FRAMING SYSTEM ONLY.

ENGINEERING DESIGN PROFESSIONALS  
23 CARRIAGE ROAD  
FREETOWN, MAINE 04032



**KENNEDY & WALSH CONSTRUCTION**  
FALMOUTH, MAINE 04105

**MORIN DRAFTING GORHAM, ME. 893-2462**

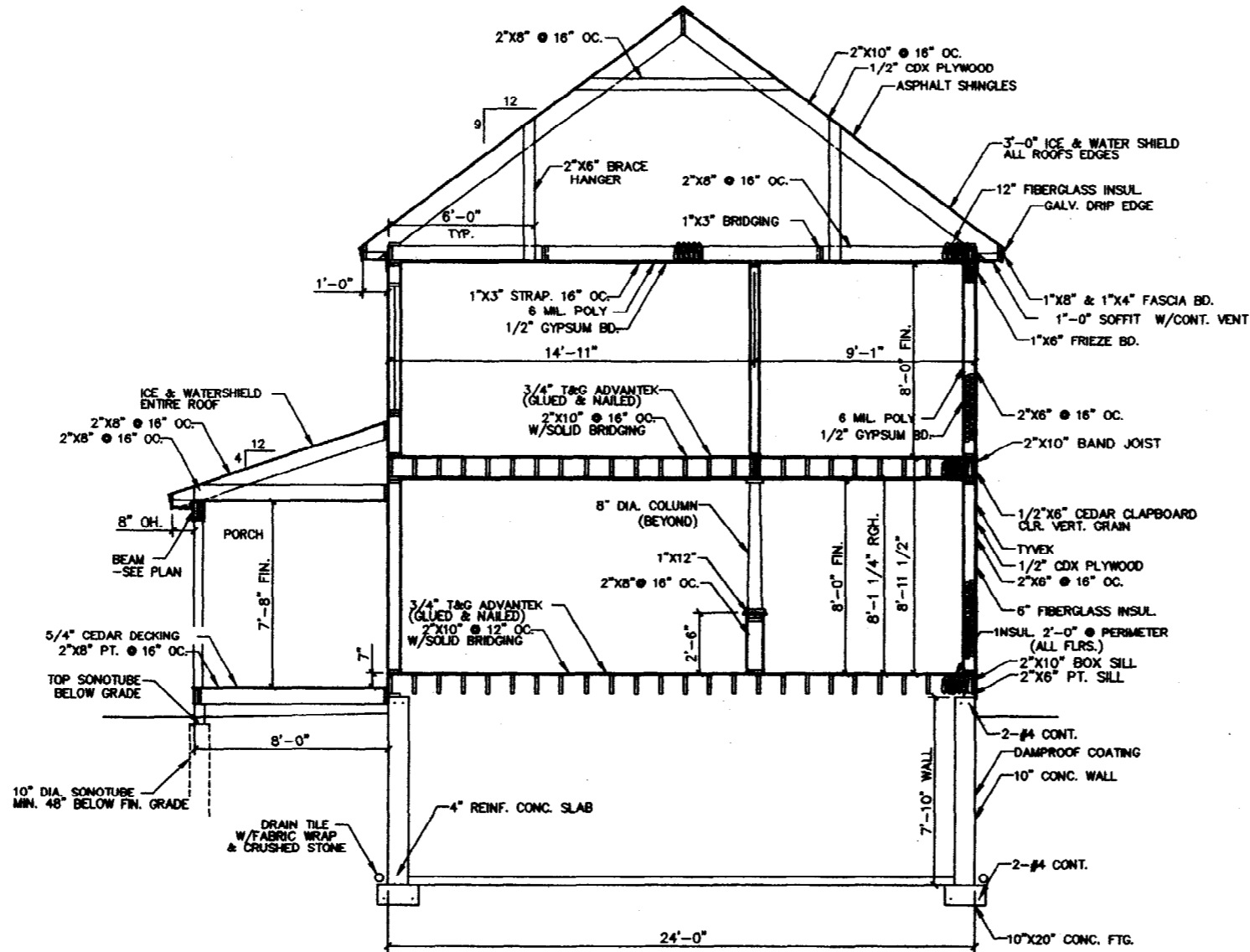
**WHITTEN RESIDENCE**  
River's Edge, Stroudwater Farms, Portland, Lot #20

**FLOOR PLAN-2ND FLR.**

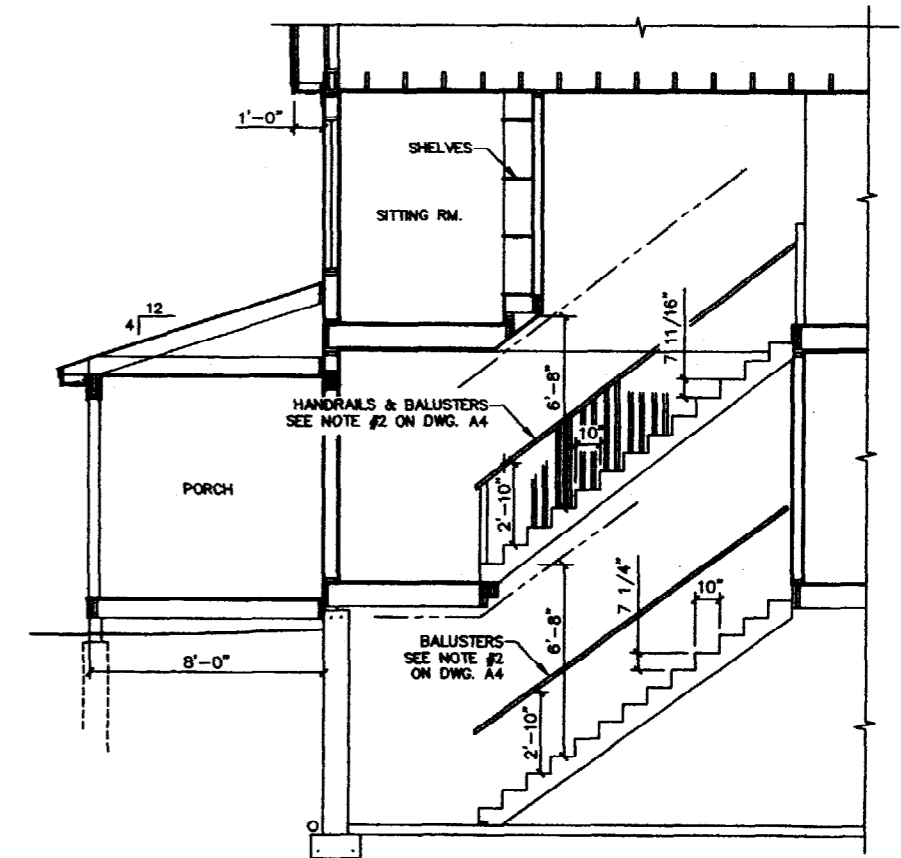
DRAWN: J. MORIN  
SCALE: 1/4"=1'-0"  
DATE: 10-25-03

A5

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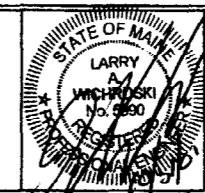
① SECTION @ HOUSE  
SCALE: 1/4"=1'-0"



② SECTION @ STAIR  
SCALE: 1/4"=1'-0"

ENGINEERING REVIEW OF  
STRUCTURAL FRAMING  
SYSTEM ONLY.

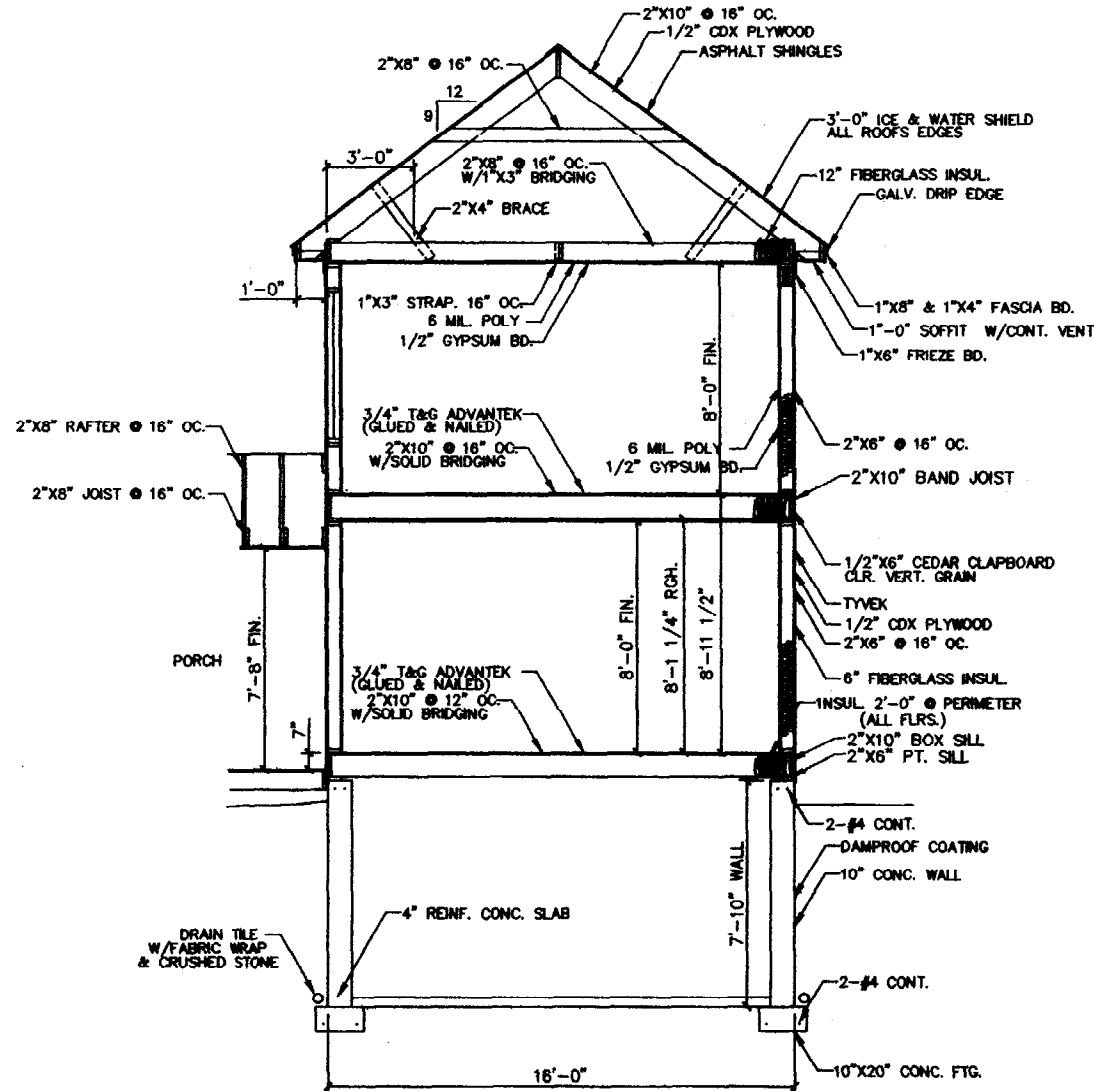
ENGINEERING DESIGN PROFESSIONALS  
23 CARRIAGE ROAD  
FREEPORT, MAINE 04032



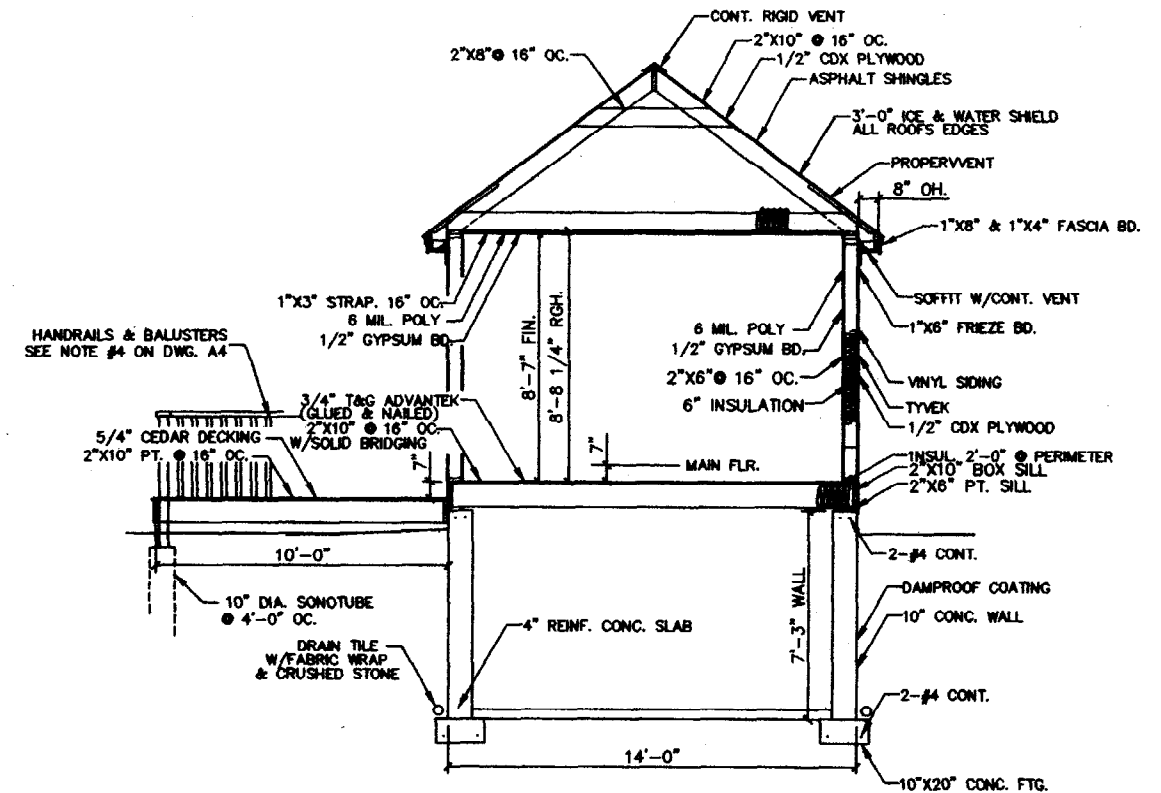
KENNEDY & WALSH CONSTRUCTION FALMOUTH, MAINE 04105	
MORIN DRAFTING GORHAM, ME. 893-2462	
WHITTEN RESIDENCE River's Edge, Stroudwater Farms, Portland, Lot #20	
SECTION	
DRAWN: J. MORIN	A6
SCALE: 1/4"=1'-0"	
DATE: 10-25-03	



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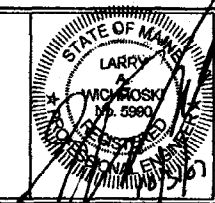
SECTION @ HOUSE  
 SCALE: 1/4"=1'-0"



SECTION @ SUNROOM  
 SCALE: 1/4"=1'-0"

ENGINEERING REVIEW OF  
 STRUCTURAL FRAMING  
 SYSTEM ONLY.

ENGINEERING DESIGN PROFESSIONALS  
 23 GARRAGE ROAD  
 FREEPORT, MAINE 04032



KENNEDY & WALSH CONSTRUCTION  
 FALMOUTH, MAINE 04105

MORIN DRAFTING GORHAM, ME. 893-2462

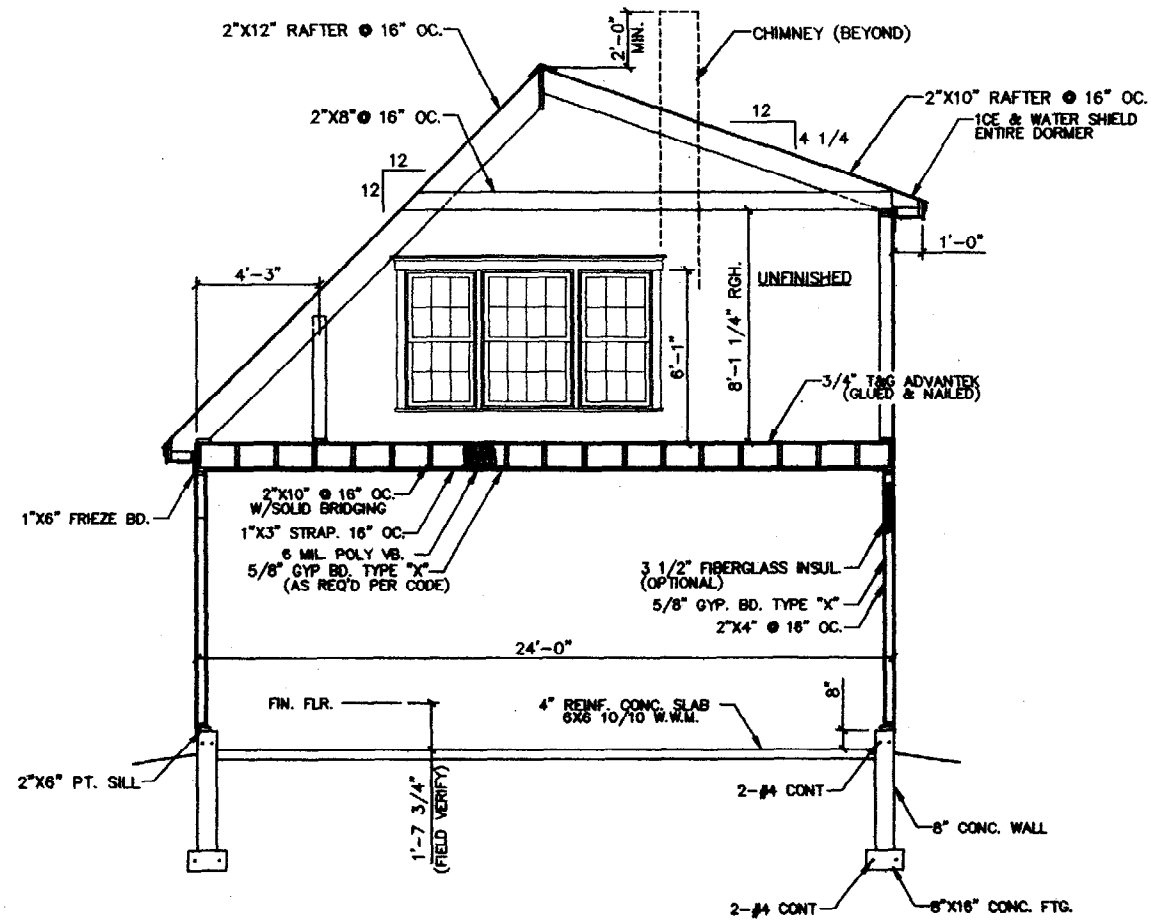
WHITTEN RESIDENCE  
 River's Edge, Stroudwater Farms, Portland, Lot #20

SECTION

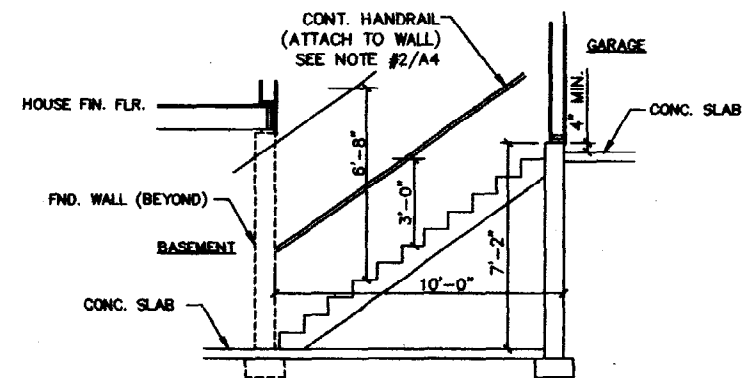
DRAWN: J. MORIN  
 SCALE: 1/4"=1'-0"  
 DATE: 10-25-03

A7

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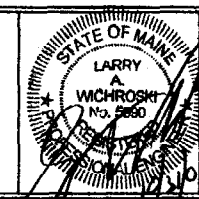


1 SECTION @ GARAGE  
 SCALE: 1/4"=1'-0"



2 SECTION @ BASEMENT STAIR  
 SCALE: 1/4"=1'-0"

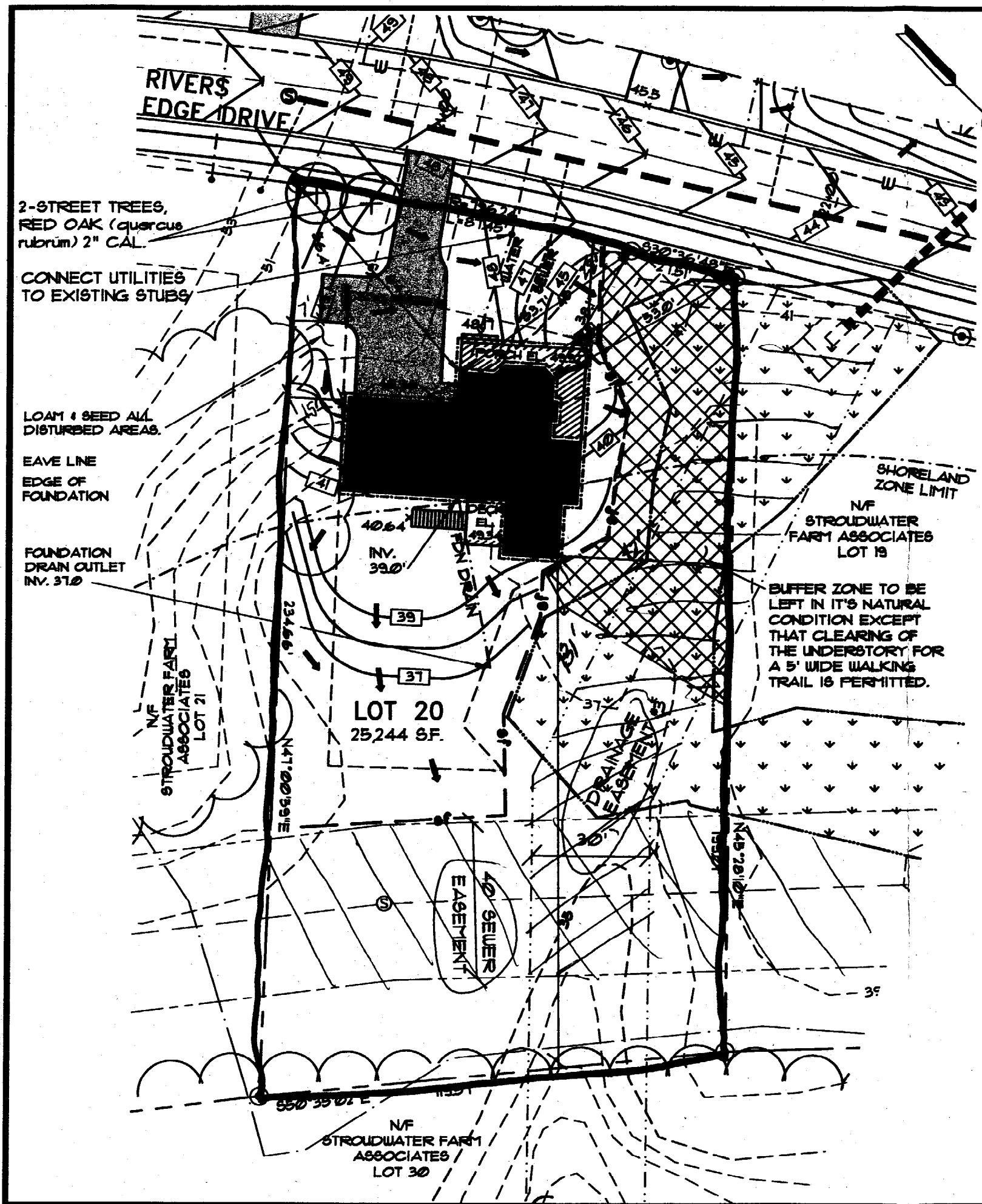
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KENNEDY & WALSH CONSTRUCTION  
 FALMOUTH, MAINE 04105  
 MORIN DRAFTING GORHAM, ME. 893-2462  
 WHITTEN RESIDENCE  
 River's Edge, Stroutwater Farms, Portland, Lot #20

SECTION  
 DRAWN: J. MORIN  
 SCALE: 1/4"=1'-0"  
 DATE: 10-25-03

A8



OWNER/BUILDER:  
KENNEDY & WALSH  
CONSTRUCTION  
91 JOHNSON ROAD  
FALMOUTH, MAINE 04105

ENGINEER:  
PINKHAM & GREER  
CONSULTING ENGINEERS  
FALMOUTH, MAINE 04105

TOPOGRAPHY & BOUNDARY:  
OWEN HASKELL ASSOC.  
PORTLAND, MAINE 04101

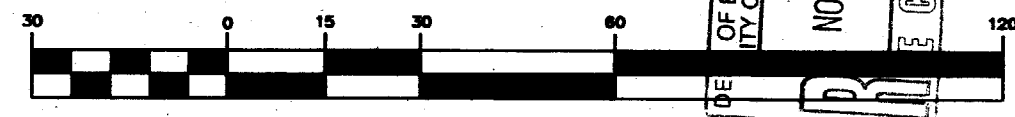
### LEGEND

- LOT LINES
- BUILDING SETBACK
- - - - - EXISTING CONTOUR
- - - - - PROPOSED CONTOUR
- 100 SPOT GRADE
- x 100.5 SPOT GRADE
- WETLAND BOUNDARY
- SHORELAND ZONE LIMIT
- EASEMENT
- BUFFER LINE
- FLOOD HAZARD LINE
- STREAM
- EDGE OF PAVEMENT
- VERTICAL GRANITE CURB
- SLOPED BITUMINOUS CURB
- 18" SANITARY SEWER
- 8" SANITARY SEWER & MANHOLE
- STORM DRAIN & MANHOLE
- CATCH BASIN
- 8" WATER LINE
- HYDRANT
- UNDERDRAIN
- FOUNDATION DRAIN
- SEWER HOUSE SERVICE
- WATER HOUSE SERVICE
- BOUND FOUND
- IRON PIPE FOUND
- GRANITE MONUMENT SET
- 5/8" IRON PIPE SET
- PATH OF SURFACE DRAINAGE
- SILT FENCE
- NATURAL CONDITION
- BUFFER ZONE

### NOTES:

1. THIS PLAN IS FOR LOT 20 ONLY. GRADING OR GENERAL DRAINAGE SHOWN FOR ADJACENT ROAD OR LOTS IS FOR INFORMATION ONLY AND MAY NOT REPRESENT ACTUAL FIELD CONDITIONS.
2. FOUNDATIONS TO BE LAID OUT BY A PROFESSIONAL SURVEYOR.
3. INSTALL EROSION CONTROL MESH ON ALL SLOPES GREATER THAN 3:1. LOAM & SEED AS SOON AS POSSIBLE.

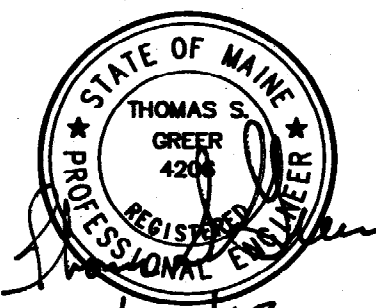
### GRAPHIC SCALE



### SITE PLAN LOT 20

RIVER'S EDGE  
RIVER'S EDGE DRIVE

SCALE: 1"=30'  
DATE: NOV. 10, 2003  
DESG BY: TSG  
PROJECT: 02110



11/10/03

CONSULTING ENGINEERS, INC.  
FALMOUTH, MAINE

01

CADD FILE: 02110 FILE SCALE: 1"=30'