

FRONT ELEVATION

DEPT. OF BUILDING
CITY OF PORT
NOV 11 2003
RECEIVED

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: 10-25-03

A1



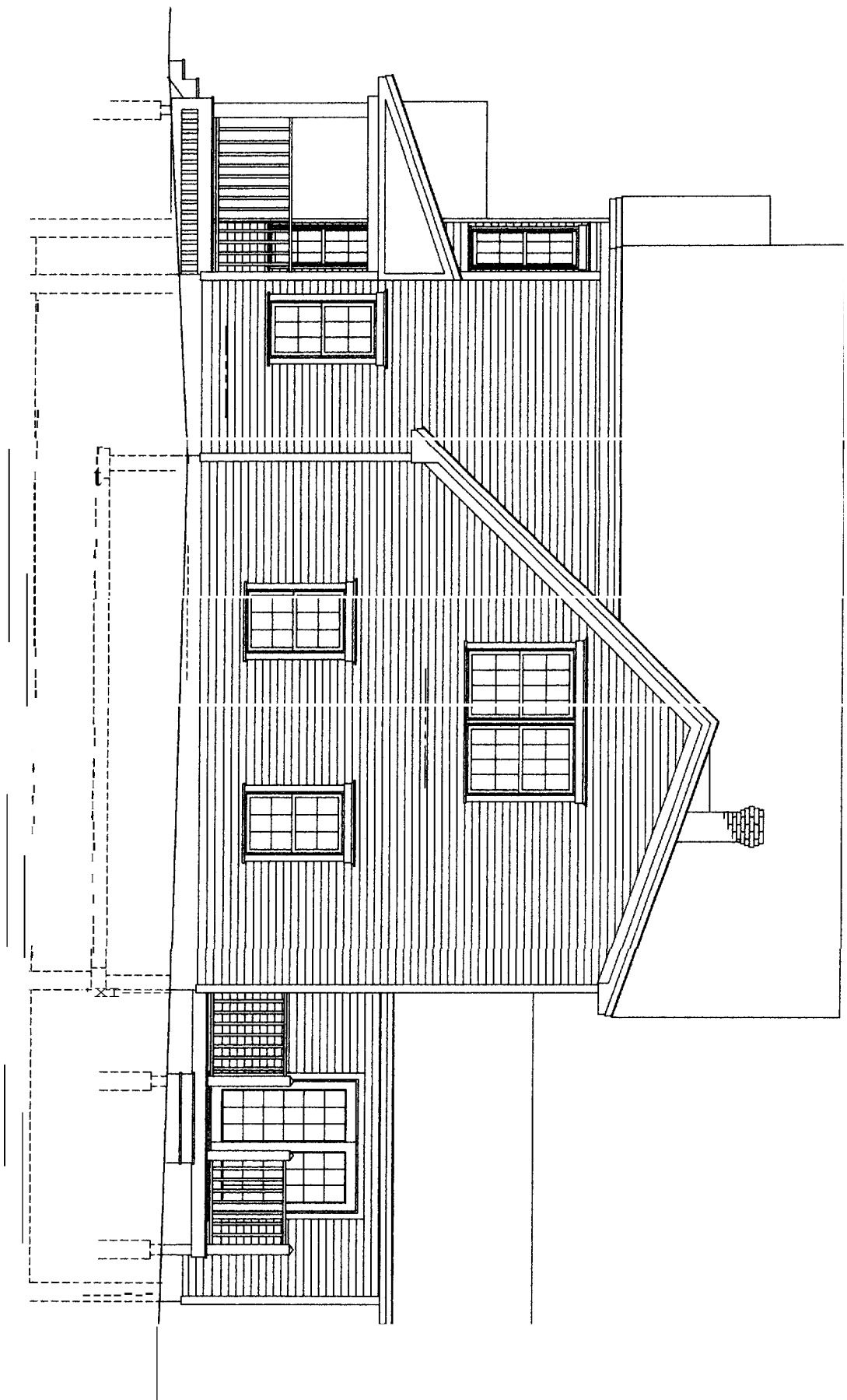
REAR ELEVATION

KENNEDY & WALSH CONSTRUCTION FALMOU, MAINE 04105	
MORIN DRAFTING GORHAM, ME. 893-2462	
River's Edge, 1000 Main St., Portland, ME Lot #20	
WRITTEN RESIDENCE	
ELEVATION	
DRAWN: J. MORIN	A2
SCALE 1/4"=1'-0"	
DATE: 10-25-03	



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	A3
SCALE: 1/4"=1'-0"	
DATE: 10-25-03	



RIGHT SIDE ELEVATION

KENNEDY & WALSH CONSTRUCTION
FALMOUTH, MAINE 04105

MORIN DRAFTING OORHAM ME. 893-2462

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

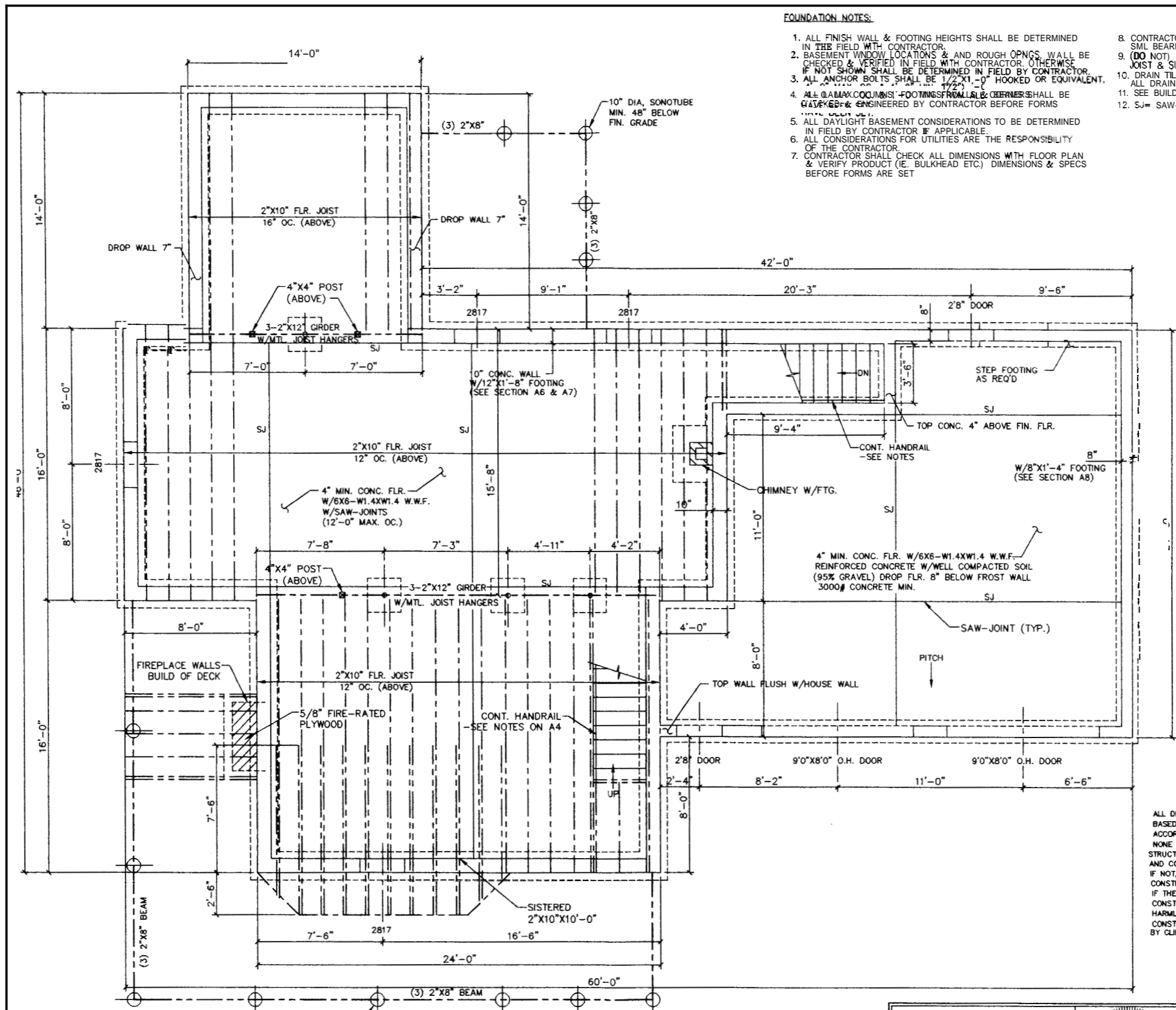
ELEVATION

DRAWN: J. MORIN

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

DATE: 10-25-03

A4



FOUNDATION NOTES:

1. ALL FINISH WALL & FOOTING HEIGHTS SHALL BE DETERMINED IN THE FIELD WITH 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" X 1'-0" HOOKED OR EQUIVALENT.
4. ALL MAX. COLUMN & FOOTING SPACINGS & CORNERS SHALL BE CHECKED & ENGINEERED BY CONTRACTOR BEFORE FORMS.
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 & VERIFY PRODUCT (IE. BULKHEAD ETC.) DIMENSIONS & SPECS BEFORE FORMS ARE SET.
8. CONTRACTOR SHALL ADJUST WALL AND FOOTINGS SIZES TO SML 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 WAPPED IN FILTER FABRIC.
11. SEE BUILDING SECTIONS FOR ADDITIONAL REINFORCING REQUIREMENTS.
12. SJ= SAW-CUT CONCRETE JMNT. MAX. 12'-0" OC.

FOUNDATION PLAN

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 AND LOCAL MAINE CODES. NONE OF THE EMPLOYEES 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, SPECIFICATION CONSTRUCTION TECHNIQUES AND OMISSIONS SHALL BE REVIEWED BY CLIENT\CONTR. 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 CHANGES AND/OR REVISIONS TO PLANS BY CLIENT AND/OR CONTRACTOR.

865-9205
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23 CARRIAGE ROAD
FREEPORT, MAINE 04032



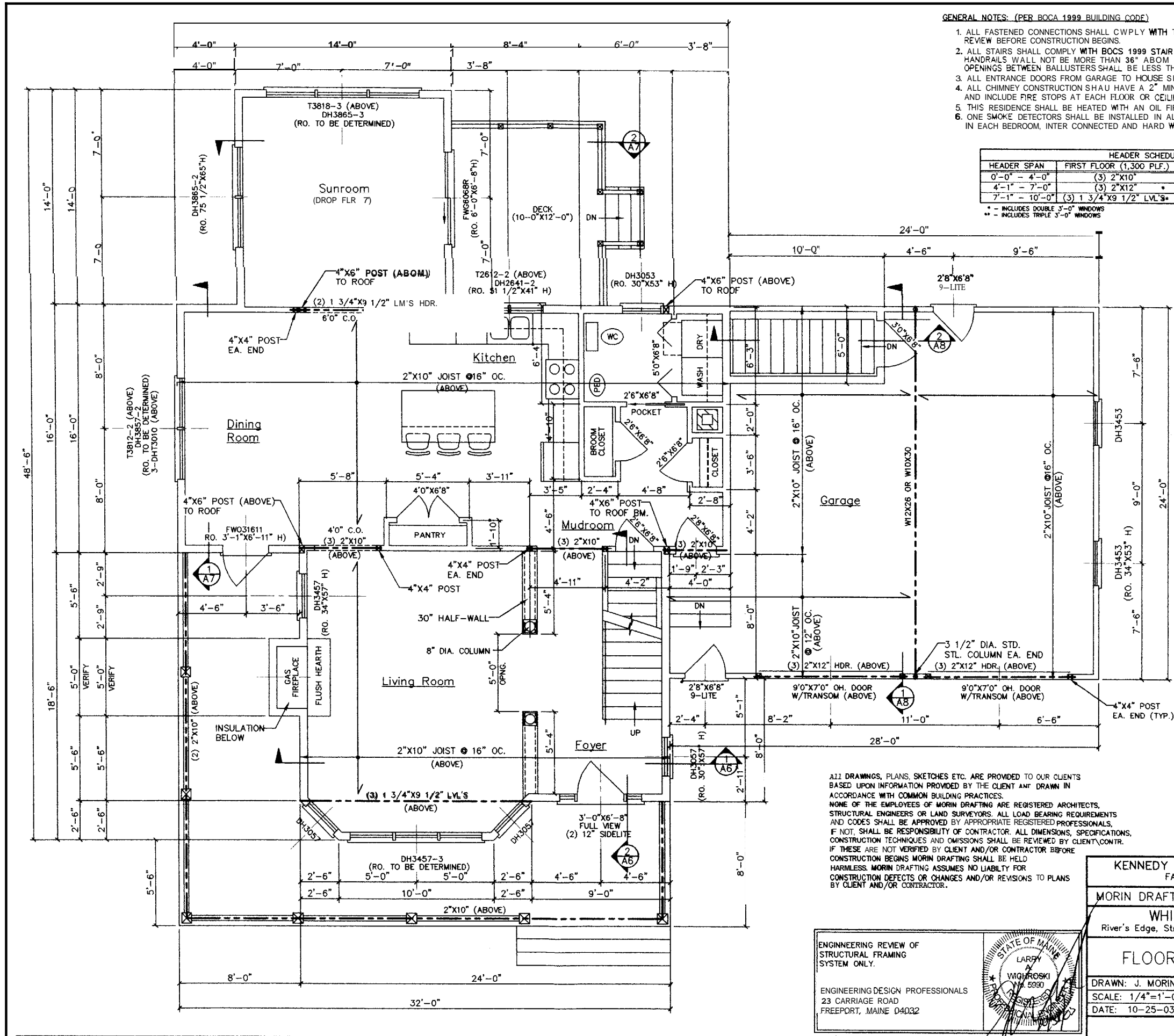
KENNEDY & WALSH CONSTRUCTION FALMOUTH, MAINE 04105	
MORIN DRAFTING GORHAM, ME. 893-2462	
WHITTEN RESIDENCE River's Edge, Stroudwater Farms, Portland, Lot #20	
FOUNDATION PLAN	
DRAWN: J. MORIN	S1
SCALE: 1/4"=1'-0"	
DATE: 10-25-03	

GENERAL NOTES: (PER BOCA 1999 BUILDING CODE)

1. ALL FASTENED CONNECTIONS SHALL COMPLY WITH THE BOCA 1999 FASTENER SCHEDULE. REVIEW BEFORE CONSTRUCTION BEGINS.
2. ALL STAIRS SHALL COMPLY WITH BOCA'S 1999 STAIR CODE. HANDRAILS SHALL NOT BE MORE THAN 36" ABOVE SURFACE OF TREAD. OPENINGS BETWEEN BALLUSTERS SHALL BE LESS THAN 4"
3. ALL ENTRANCE DOORS FROM GARAGE TO HOUSE SHALL BE (1) FIRE-RATED DOORS.
4. 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.
5. THIS RESIDENCE SHALL BE HEATED WITH AN OIL FIRED, 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.

HEADER SCHEDULE		
HEADER SPAN	FIRST FLOOR (1,300 PLF.)	SECOND FLOOR (1,000 PLF.)
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**

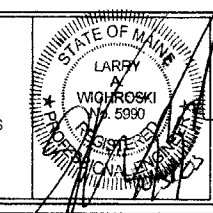
* - INCLUDES DOUBLE 3'-0" WINDOWS
 ** - INCLUDES TRIPLE 3'-0" WINDOWS



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 EMPLOYEES 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 OMISSIONS SHALL BE REVIEWED 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.

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KENNEDY & WALSH CONSTRUCTION
 FALMOUTH, MAINE 04105

MORIN DRAFTING GORHAM, ME. 893-2462

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

FLOOR PLAN-1ST FLR.

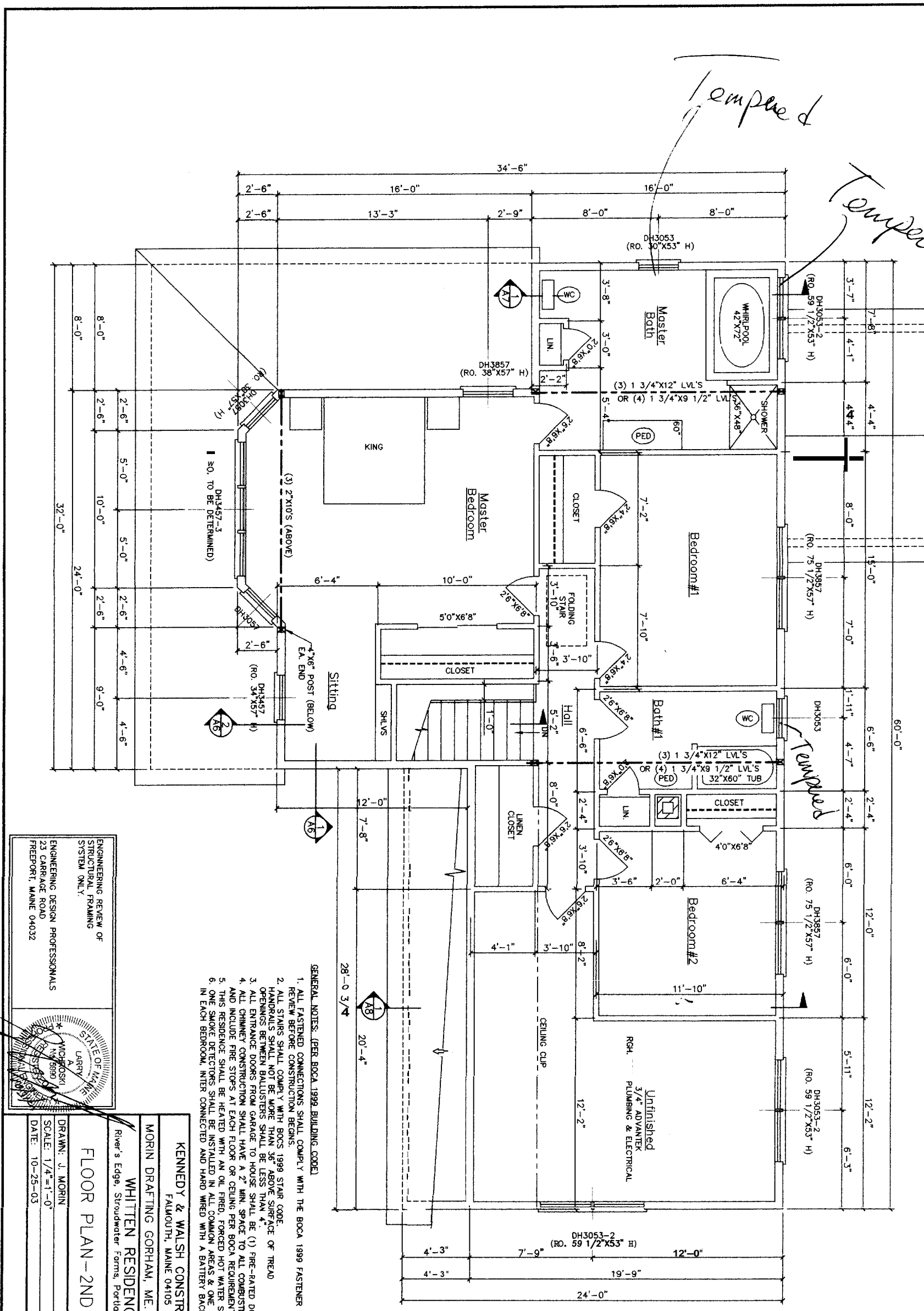
DRAWN: J. MORIN
 SCALE: 1/4"=1'-0"
 DATE: 10-25-03

A4

HEADER SCHEDULE			
HEADER SPAN	FIRST FLOOR (1,300 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"	
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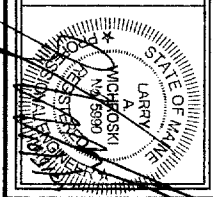
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PRESPORT, MAINE 04032



KENNEDY & WALSH CONSTRUCTION
FALMOUTH, MAINE 04105

MORIN DRAFTING GORHAM, ME. 893-2462

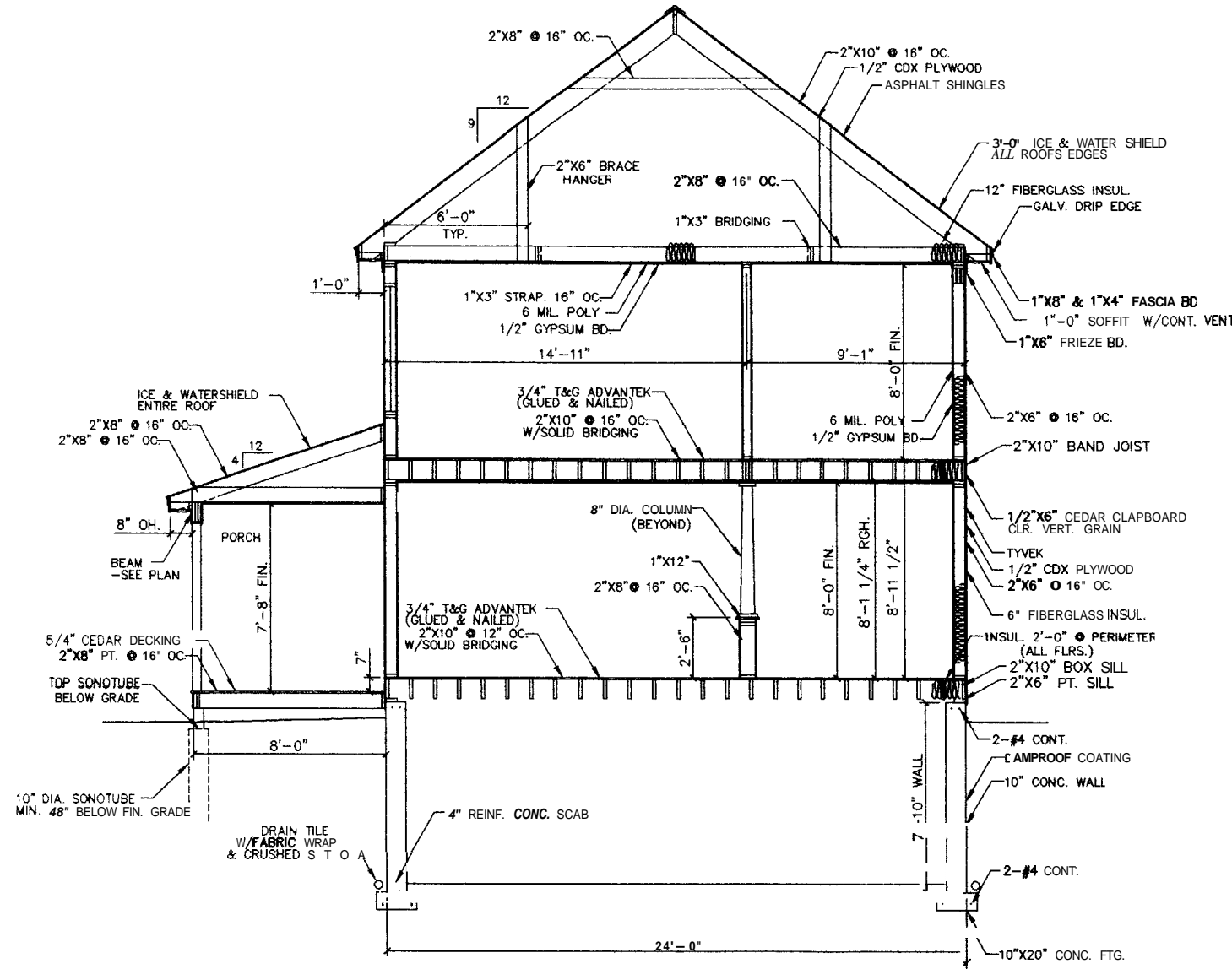
WHITTEN RESIDENCE
River's Edge, Stroudwater Farms, Portland, Lot #20

FLOOR PLAN-2ND FLR.

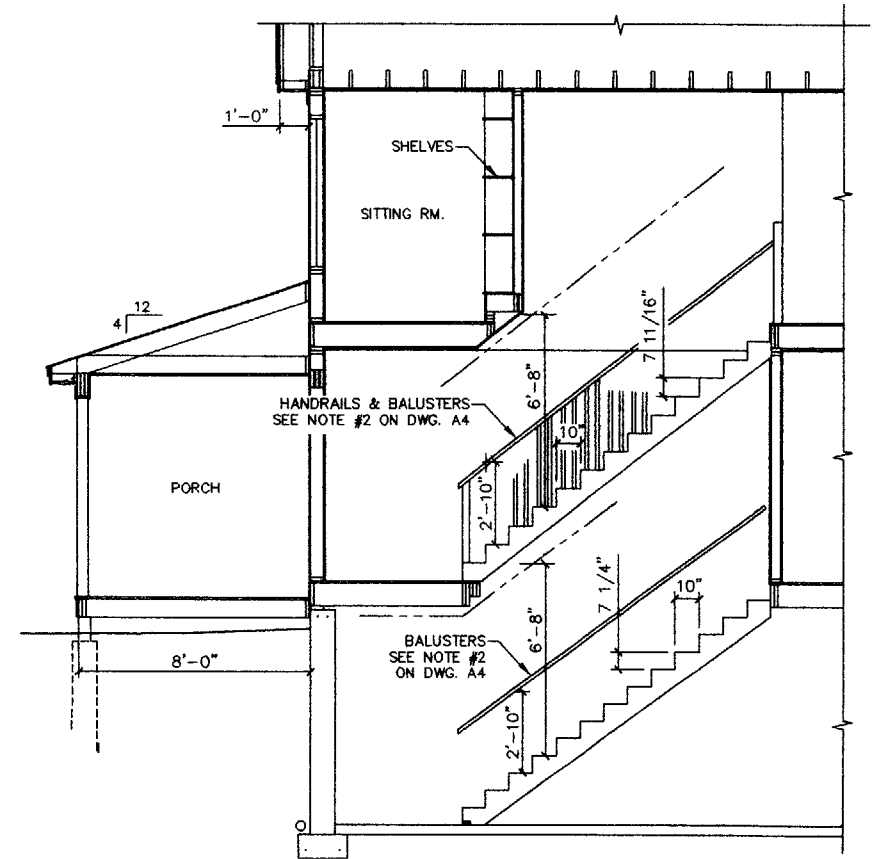
DRAWN: J. MORIN
SCALE: 1/4"=1'-0"
DATE: 10-25-03

A5

ALL DRAWINGS, PLANS, SKETCHES ETC ARE PROVIDED TO OUR CLIENTS BASED UPON INFORMATION PROVIDED BY M.E.W.W.T AND DRAWN IN ACCORDANCE WITH COMMON BUILDING PRACTICES AND LOCAL MAINE CODES. NONE OF THE EMPLOYEES OF MORIN DRAFTING ARE REGISTERED ARCHITECTS, STRUCTURAL ENGINEERS OR LAND SURVEYORS. ALL LOAD BEARING REQUIREMENTS AND CODES SHALL BE APPROVED BY APPROPRIATE REGISTERED PROFESSIONALS. IT IS THE RESPONSIBILITY OF CONTRACTOR TO VERIFY ALL DIMENSIONS, SPECIFICATIONS, CONSTRUCTION TECHNIQUES AND OMISSIONS SHALL BE REVIEWED BY CLIENT. CONTRACTOR 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 CHANGES AND/OR REVISIONS TO PLANS BY WENT AND/OR CONTRACTOR.

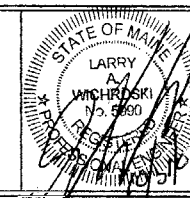


SECTION @ HOUSE
 SCALE 1/4"=1'-0"



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

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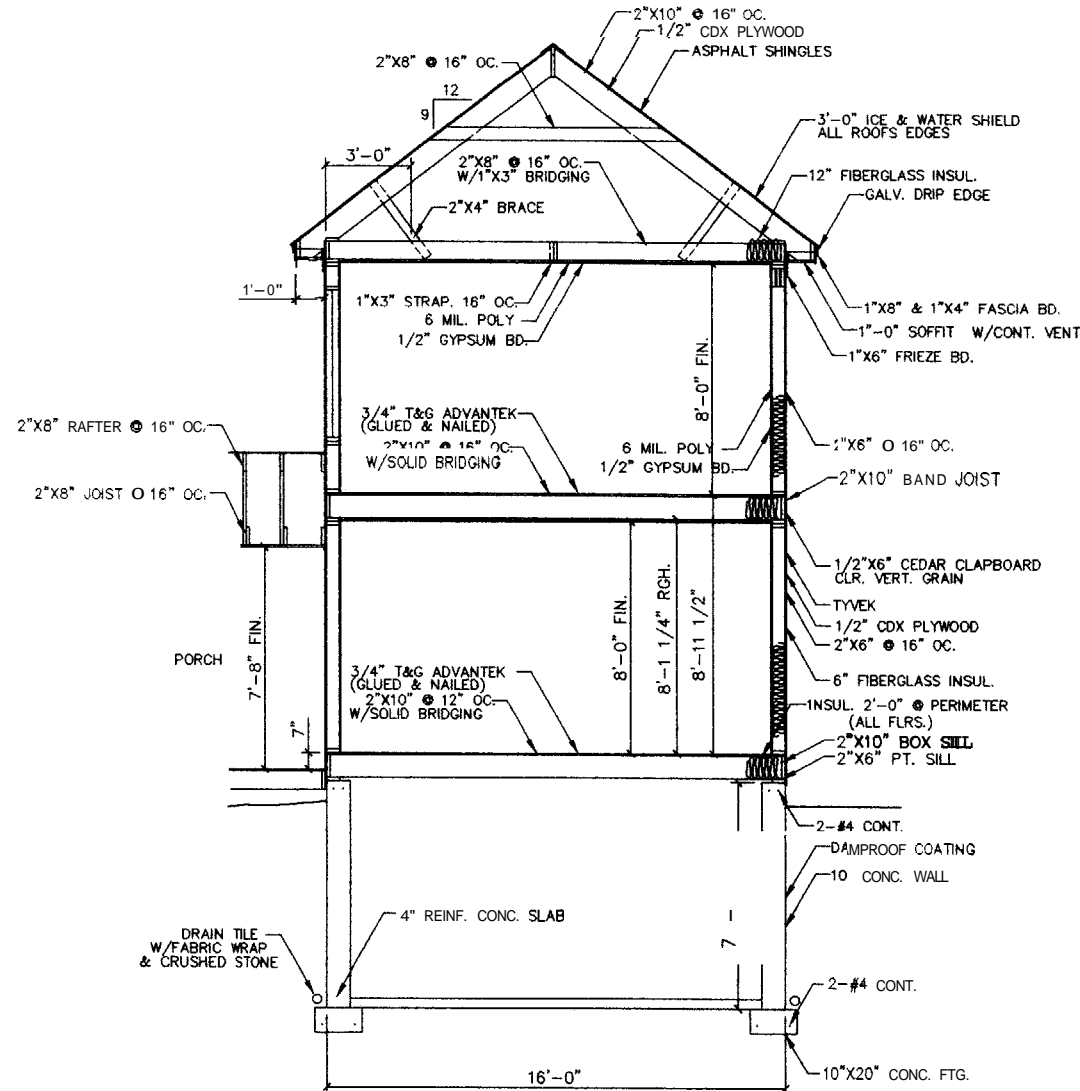


KENNEDY & WALSH CONSTRUCTION
 FALMOUTH, MAINE
 MORIN DRAFTING GORHAM, ME. 893-2462
 River's Edge Structural Steel Fabrication Lot #20

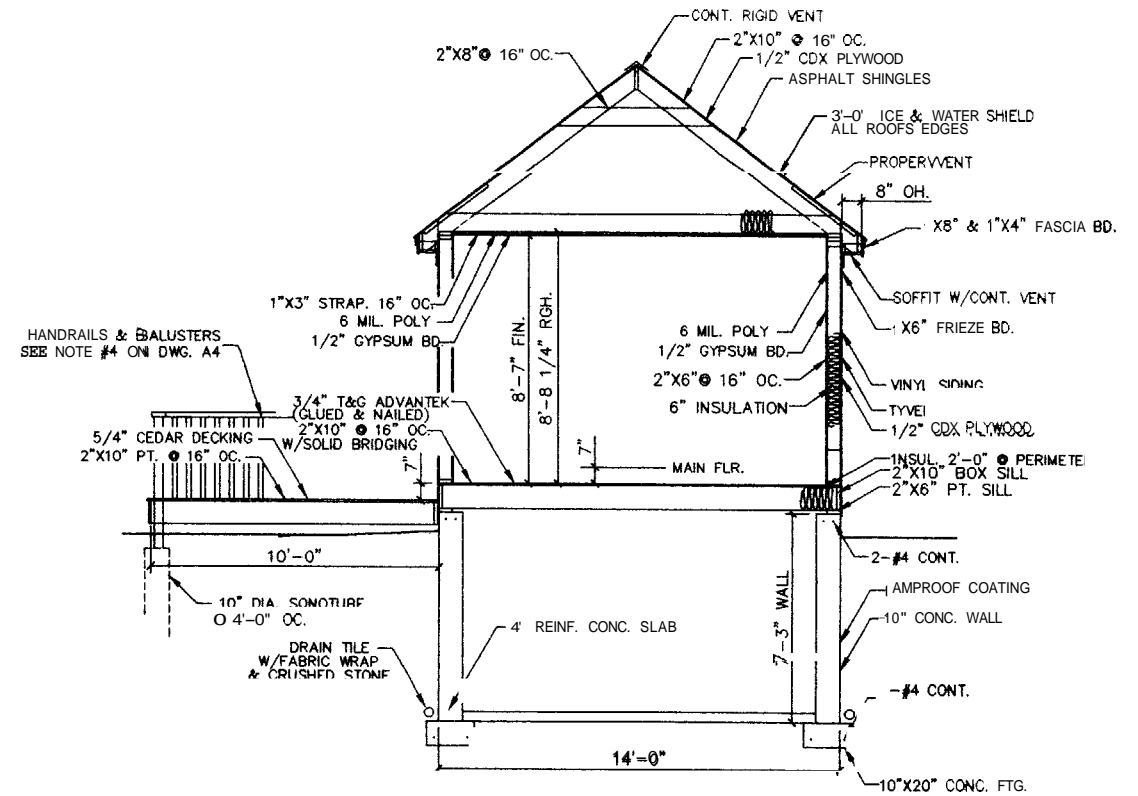
SECTION
 DRAWN: J. MORIN
 SCALE: 1/4"=1'-0"
 DATE: 10-25-03

A6

ALL DRAWINGS, PLANS, SKETCHES ETC ARE PROVIDED TO WR CLIENTS BASED UPON INFORMATION PROVIDED BY ME CLIENT AND DRAWN IN ACCORDANCE WITH COMMON BUILDING PRACTICES AND LOCAL MAINE CODES NONE OF THE EMPLOYEES OF MORIN DRAFTING ARE REGISTERED ARCHITECTS, STRUCTURAL ENGINEERS OR LAND SURVEYORS. ALL LOAD BEARING REQUIREMENTS AND CODES SHALL BE APPROVED BY APPROPRIATE REGISTERED PROFESSIONALS. IT IS THE RESPONSIBILITY OF CONTRACTOR ALL DIMENSIONS, SPECIFICATIONS, CONSTRUCTION TECHNIQUES AND OMISSIONS SHALL BE REVIEWED BY CLIENT/CONTR. 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 CHANGES AND/OR REVISIONS TO PLANS BY WENT AND/OR CONTRACTOR



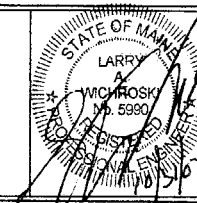
1 SECTION @ HOUSE
A4 SCALE: 1/4"=1'-0"



2 SECTION @ SUNROOM
A4 SCALE: 1/4"=1'-0"

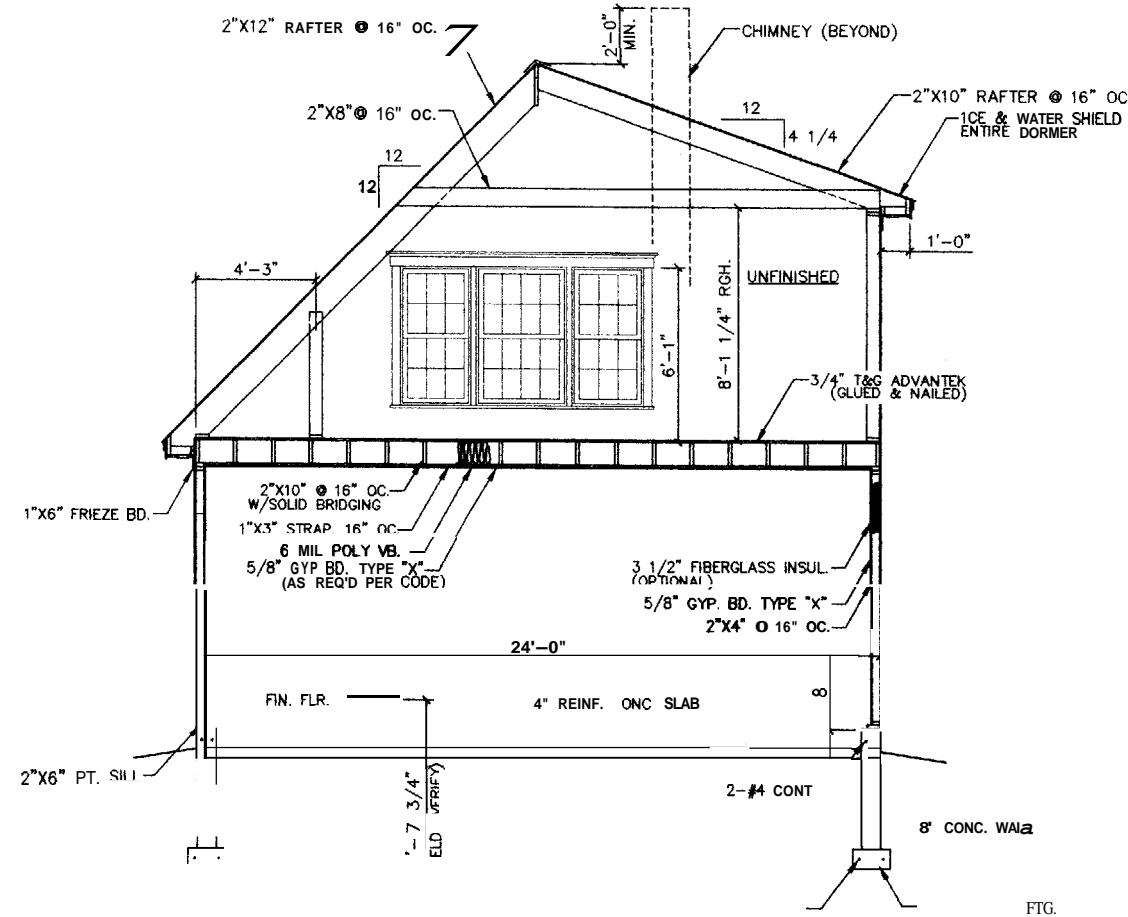
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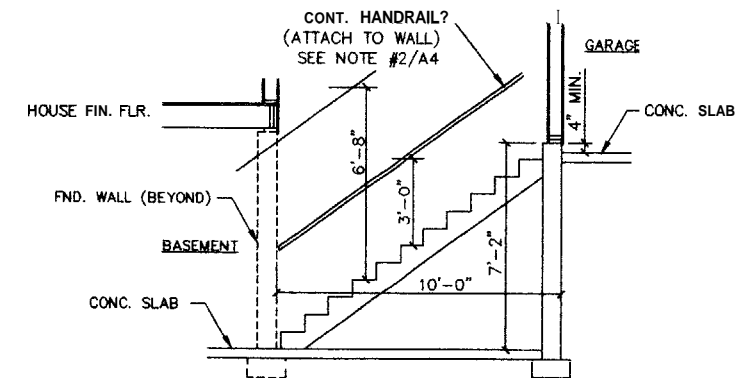


KENNEDY & WALSH CONSTRUCTION FALMOUTH, MAINE 04105	
MORIN DRAFTING GORHAM, ME. 893-2462	
WHITTEN RESIDENCE River's Edge, Stroudwater Farms, Portland, Lot #20	
SECTION	
DRAWN: J. MORIN	A7
SCALE: 1/4"=1'-0"	
DATE: 10-25-03	

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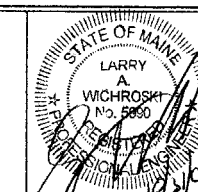
SECTION @ GARAGE
 SCALE: 1/4"=1'-0"



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

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KENNEDY & WALSH CONSTRUCTION
 FALMOUTH, MAINE 04105

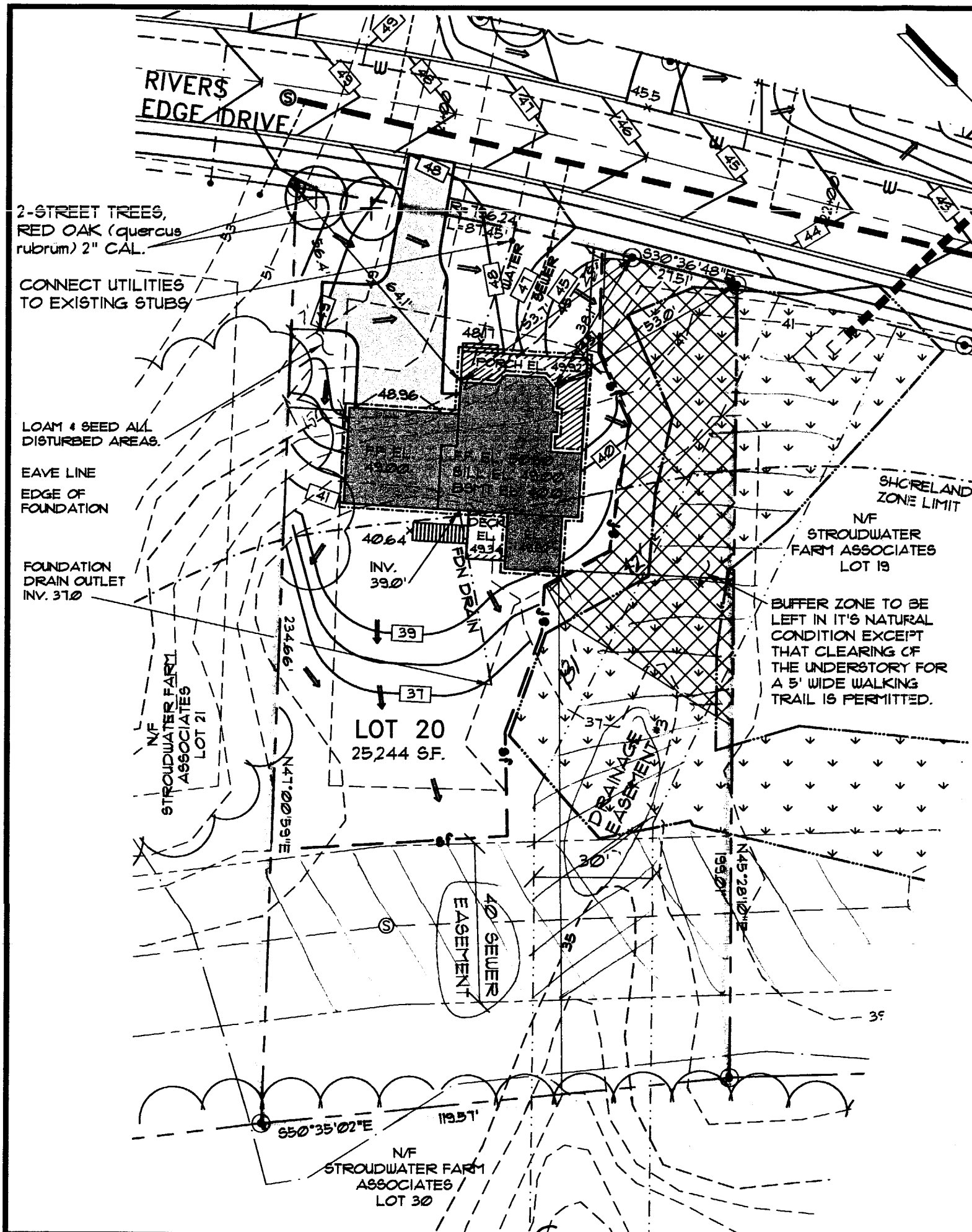
MORIN DRAFTING GORHAM, ME. 893-2462

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
- - - 100 - - - EXISTING CONTOUR
- - - x1005 - - - PROPOSED CONTOUR
- - - 8PT 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
- - - 4 MANHOLE
- - - STORM DRAIN & MANHOLE CATCH BASIN
- - - 8" WATER LINE
- - - HYDRANT
- - - UNDER DRAIN
- - - FOUNDATION DRAIN
- - - SEWER HOUSE SERVICE
- - - WATER HOUSE SERVICE
- - - BOUND FOUND
- - - IRON PIPE FOUND
- - - GRANITE MONUMENT 8ET
- - - 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 LOT 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.

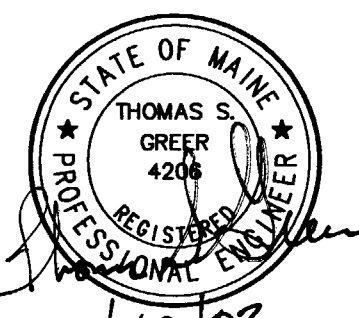
BUFFER ZONE TO BE LEFT IN ITS NATURAL CONDITION EXCEPT THAT CLEARING OF THE UNDERSTORY FOR A 5' WIDE WALKING TRAIL IS PERMITTED.

GRAPHIC SCALE



(IN FEET)
 1 inch = 30 ft.

SITE PLAN LOT 20



RIVER'S EDGE
RIVER'S EDGE DRIVE

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

CONSULTING ENGINEERS, INC.
 FALMOUTH, MAINE

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