

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
DRC Copy**

2005-0128

Application I. D. Number

06/17/2005

Application Date

Ryan Hines House

Project Name/Description

Koutny John R &

Applicant

46 Northwood Dr, Portland, ME 04103

Applicant's Mailing Address

Ryan Hines

Consultant/Agent

Agent Ph: (207)642-3200

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

456 - 456 Capisic St, Portland, Maine

Address of Proposed Site

258 B002001

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify)

4488

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | | <input type="checkbox"/> Other |

Fees Paid: Site Plan Subdivision Engineer Review Date

DRC Approval Status:

Reviewer **Jay Reynolds**

- Approved **Approved w/Conditions** Denied
 See Attached

Approval Date **10/26/2005** Approval Expiration **10/26/2006** Extension to Additional Sheets Attached

Condition Compliance **Jay Reynolds** **10/26/2005**
 signature date

Performance Guarantee Required* **Not Required**

* No building permit may be issued until a performance guarantee has been submitted as indicated below

- | | | | |
|--|----------------|--|-----------------|
| <input checked="" type="checkbox"/> Performance Guarantee Accepted | date | amount | expiration date |
| <input checked="" type="checkbox"/> Inspection Fee Paid | date | amount | |
| <input type="checkbox"/> Building Permit Issue | date | | |
| <input checked="" type="checkbox"/> Performance Guarantee Reduced | date | remaining balance | signature |
| <input type="checkbox"/> Temporary Certificate of Occupancy | date | <input type="checkbox"/> Conditions (See Attached) | expiration date |
| <input type="checkbox"/> Final Inspection | date | signature | |
| <input type="checkbox"/> Certificate Of Occupancy | date | | |
| <input checked="" type="checkbox"/> Performance Guarantee Released | date | signature | |
| <input checked="" type="checkbox"/> Defect Guarantee Submitted | submitted date | amount | expiration date |
| <input checked="" type="checkbox"/> Defect Guarantee Released | date | signature | |

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
ADDENDUM**

2005-0128
Application I. D. Number

Koutny John R &
Applicant
46 Northwood Dr, Portland, ME 04103
Applicant's Mailing Address

06/17/2005
Application Date

Ryan Hines
Consultant/Agent
Agent Ph: (207) 642-3200 **Agent Fax:**
Applicant or Agent Daytime Telephone, Fax

Ryan Hines House
Project Name/Description
456 - 456 Capisic St, Portland, Maine
Address of Proposed Site
258 B002001
Assessor's Reference: Chart-Block-Lot

Approval Conditions of DRC

- 1 Sitework shall conform to the City's guidelines regarding the Resource Protection Zone that crosses the rear of the property.
- 2 NO CHANGES IN GRADING IS PROPOSED. ANY CHANGES IN TOPOGRAPHY SHALL REQUIRE ADDITIONAL REVIEW AND APPROVAL BY THE CITY.
- 3 All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.
- 4 Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
- 5 All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a certificate of occupancy.
- 6 A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext . 8822. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
- 7 A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
- 8 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

Sewer Tip in OK?
Legible PANS
Prop. 200 - Limits of
~~Exhibit for Review~~

CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
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Project Name/Description

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46 Northwood Dr, Portland, ME 04103
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Agent Ph: (207)642-3200 Agent Fax:

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456 - 456 Capisic St, Portland, Maine
Address of Proposed Site

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Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):
 New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify)

4488 Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

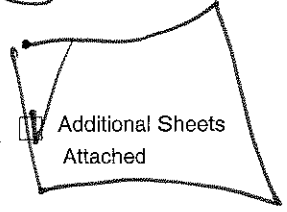
- Site Plan (major/minor)
- Subdivision # of lots
- PAD Review
- 14-403 Streets Review
- Flood Hazard
- Shoreland
- Historic Preservation
- DEP Local Certification
- Zoning Conditional Use (ZBA/PB)
- Zoning Variance
- Other

Fees Paid: Site Pla Subdivision Engineer Review Date

DRC Approval Status:

Approved Approved w/Conditions See Attached Denied

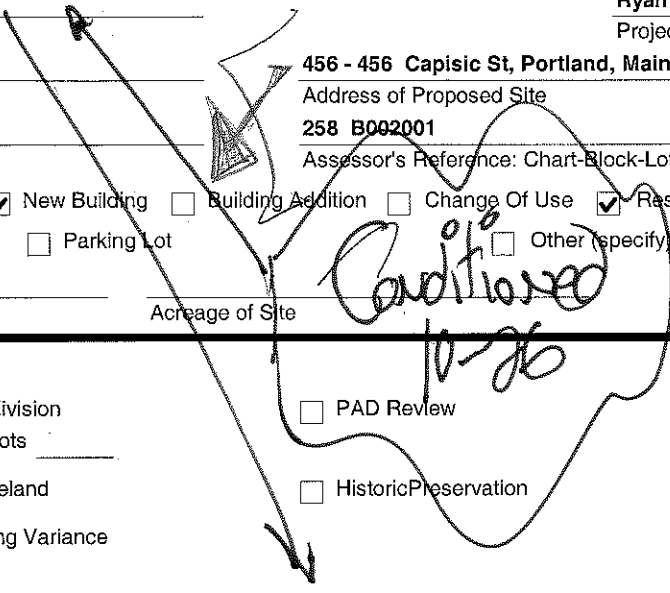
Approval Date 10-26-05 Approval Expiration Extension to
Condition Compliance signature date 10-26-05



Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input checked="" type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issue	_____		
	date		
<input checked="" type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	_____
	date		expiration date
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
<input checked="" type="checkbox"/> Performance Guarantee Released	_____	_____	_____
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input checked="" type="checkbox"/> Defect Guarantee Released	_____	_____	_____
	date	signature	



DRC Copy
COMMENT
Jay Reynolds

City of Portland
Department of Planning and Development
Planning Division

389 Congress Street, 4th Floor
Portland ME 04101
(207)874-8721 or (207)874-8719
Fax: (207)756-8258



FAX

To:

Dave Peterson

Company:

P.W.D.

Fax #:

874-8852

Date:

6-29-05

From:

Jay Reynolds

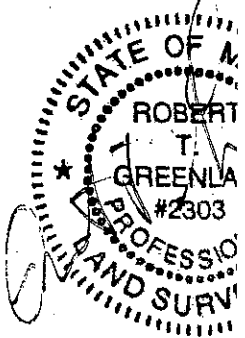
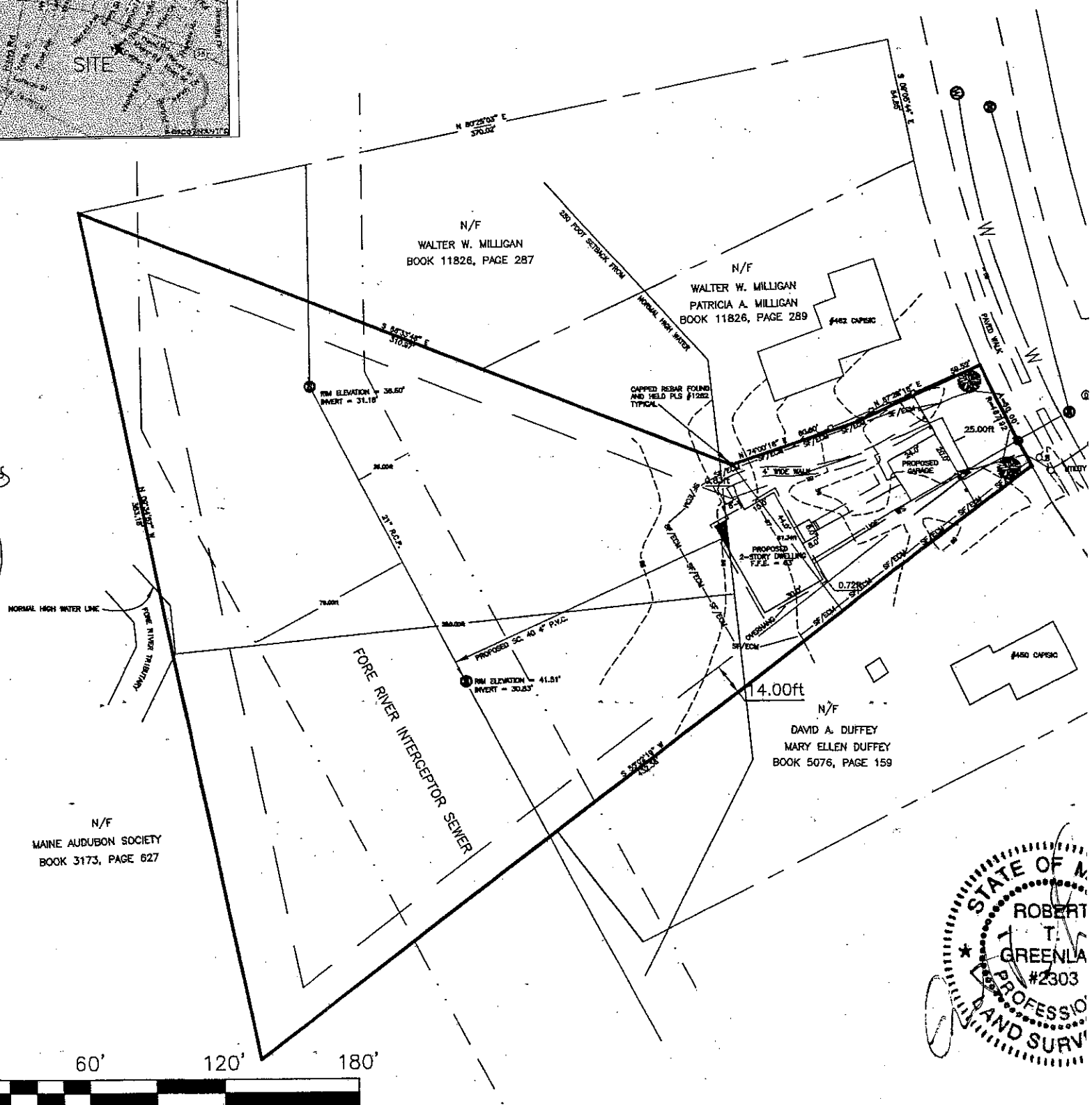
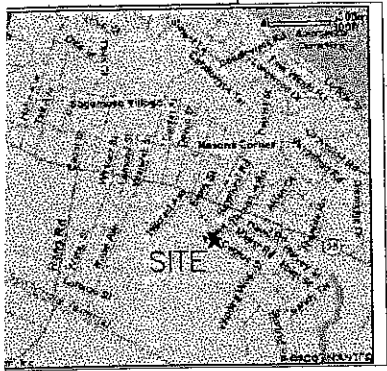
You should receive 2 page(s) including this cover sheet.

Comments:

* 456 Capisic, tie into Interceptor Sewer.
OK?

Site is Chart: 259, Block C, Lot 20 Area
 258, Block B, Lot 2

LOCATION MAP:



GENERAL NOTES:

- All work shall be in accordance with BOCA Basic Building Code, NFPA-70 National Electric Code, Maine State Plumbing Code, ASHRAE, U.L., NFPA Codes, Americans with Disabilities Act 1990 (ADA) and all local, State and Federal requirements.
- All applicable Federal, State and Municipal regulations shall be followed, including the Federal Department of Labor Occupational Safety and Health act.
- All required City and State permits must be obtained before any construction begins.
- It is the contractor's sole responsibility to determine erection procedures and sequence to ensure the safety of the building and its components during erection. This includes the addition of necessary shoring, shoring, temporary bracing, gage or tie-downs. Such material shall remain the property of the contractor after completion of the project.
- Structural, Mechanical, Electrical and Plumbing design and installation by others shall be performed in accordance with local, State and Federal standards.
- All fire ratings indicated shall be continuous to underside of fire rated ceiling or underside of roof deck. Seal all openings & mechanical penetrations with approved fire rating material.
- Building shall be sprinklered in accordance with NFPA-10. Contractor shall submit plans for State Fire Marshal approval prior to construction in accordance to state law.
- Building shall have approved smoke detectors in accordance with NFPA-72 Life Safety Code. Smoke detectors shall initiate alarm that is audible in the sleeping rooms of each unit.
- Portable fire extinguishers shall be provided in all hazardous areas in accordance to NFPA-10. Local authority having jurisdiction needs to provide written requirements.
- Balconies must contain a 42" guardrail height and shall be kept free and clear of ice and snow at all times to ensure the second store of egress.
- HVAC installation to be in accordance with ASHRAE, NFPA-96A, OR NFPA-96B and all Federal, local and State codes. Ventilation or heat equipment shall be in accordance with NFPA-98, NFPA-70, NFPA-30, NFPA-54 and NFPA-10 as applicable.

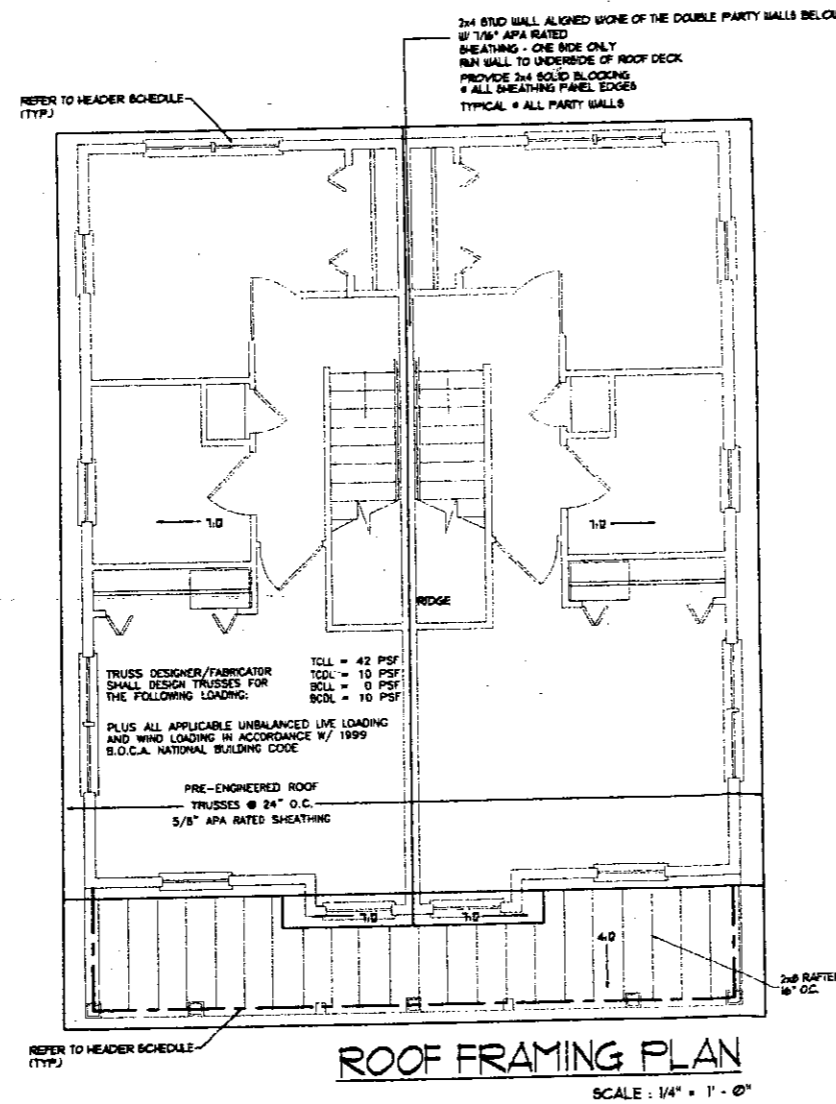
FRAMING NOTES:

- ALL EXTERIOR WALLS TO BE 2x6 WOOD STUD WALLS @ 24" O.C. w/ 1/2" GUMB. AND VAPOR BARRIER @ INSIDE FACE OF WALL. 6" BATT INSULATION (R-19) AND 1/2" APA RATED SHEATHING @ EXTERIOR FACE OF WALL.
- ALL INTERIOR WALLS TO BE 2x4 WOOD STUD WALLS (UNLESS NOTED OTHERWISE) w/ ONE LAYER 1/2" GUMB. EACH SIDE.
- INSTALL BLOCKING BEHIND ALL SURFACE APPLIED FIXTURES, TRIM, AND SHELVES WHEN MOUNTED ON WALLS.
- THE LOCATION OF ALL DOOR FRAMES SHALL BE 4 1/2" (UNLESS NOTED OTHERWISE) FROM ADJACENT WALLS.

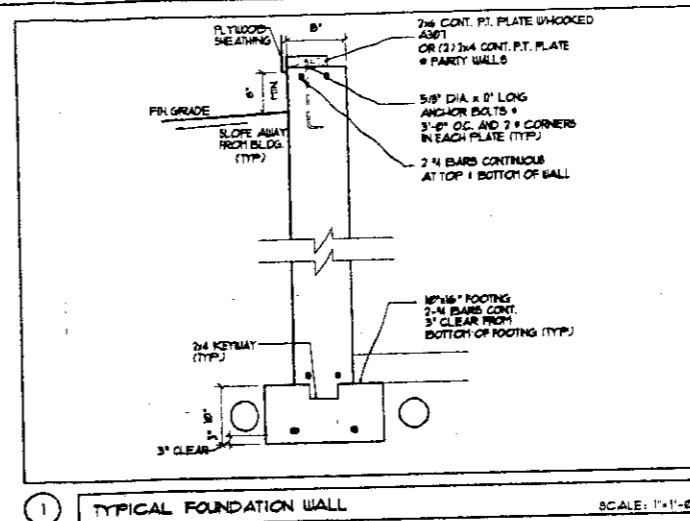
FOUNDATION NOTES:

- PROVIDE SILL SEALER ON TOP OF ALL FOUNDATION WALLS.
- FOUNDATION WALLS SHALL BE BACKFILLED SIMULTANEOUSLY ON BOTH SIDES.
- ALL STEEL REINFORCING IN FOOTINGS TO BE A MINIMUM 3" CLEAR FROM BOTTOM OF FOOTING.
- ALL STEEL REINFORCING IN FOUNDATION WALLS BELOW GRADE TO BE MINIMUM 2" CLEAR FROM FACE OF WALL.
- ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESURE PRESERVATIVE TREATED (P.T.) TO 24%FC RETENTION PER ALPA.
- ALL CONCRETE SURFACES SHALL HAVE A STEEL TROWEL & LIGHT BRUSH FINISH.
- SET BOTTOM OF FOOTINGS MIN. 4"-6" BELOW GRADE.
- SET ALL FOOTINGS ON UNDISTURBED SOIL OR COMPACTED STRUCTURAL FILL.
- RADIANT HEAT IN SLAB.
- FIRST FLOOR SLAB SHALL BE 4" THICK CONCRETE SLAB ON GRADE w/ FIBER MESH REINFORCEMENT. PROVIDE CONTROL JOINTS @ 5'-0" SPACINGS (TYP).
- ALL CONCRETE SHALL BE 3000 PSI (1) STRENGTH AT 28 DAYS.
- ALL CONCRETE SHALL BE AIR ENTRAINED 4-6%.
- ALL OTHER ADMIXTURES SHALL BE PRE-APPROVED.

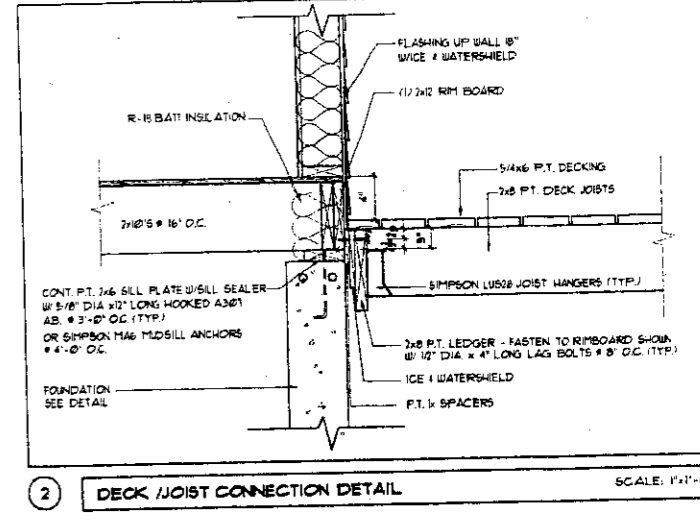
NOTE:
BUILDING TO BE SPRINKLERED PER NFPA-10



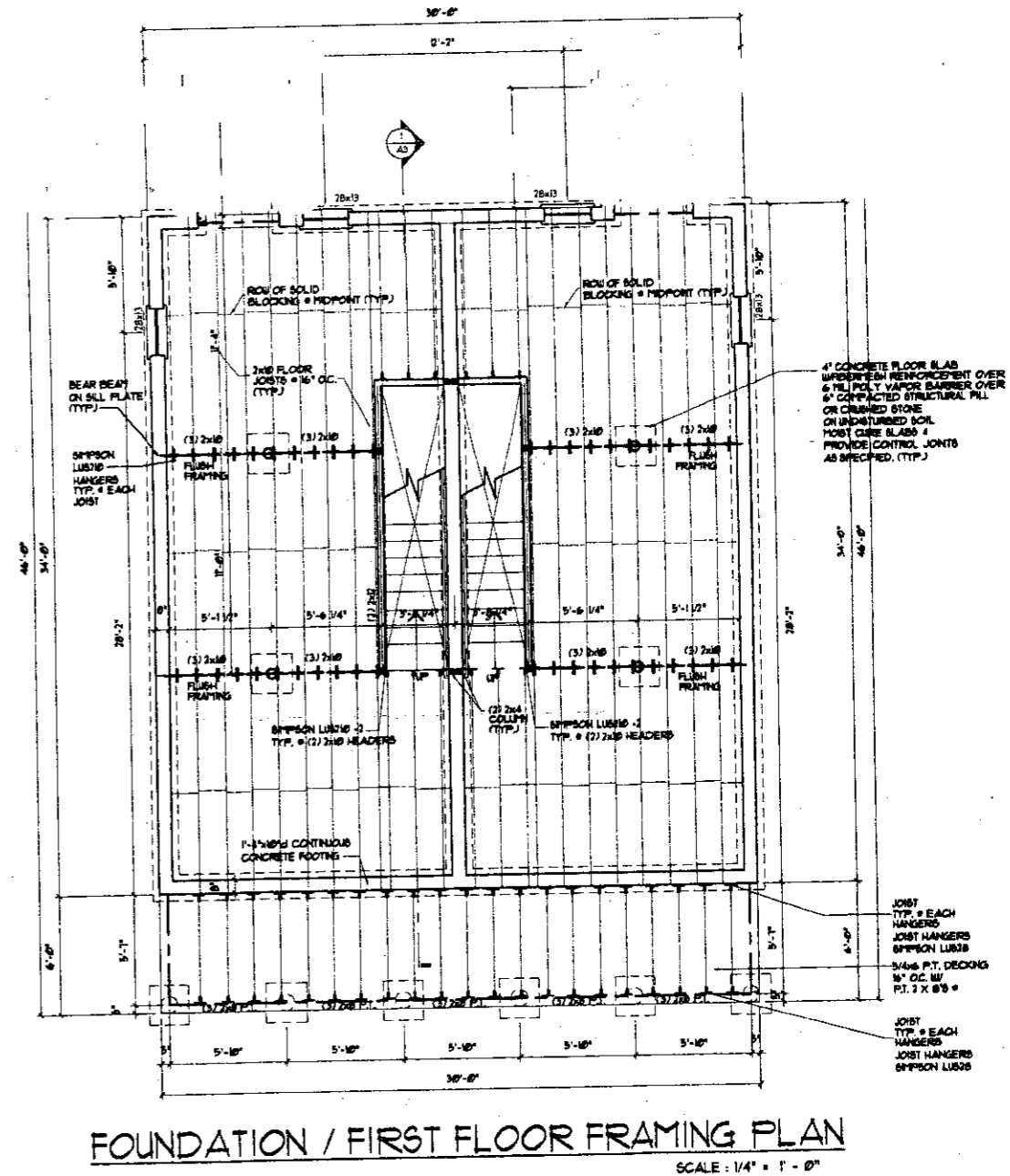
ROOF FRAMING PLAN



TYPICAL FOUNDATION WALL



DECK JOIST CONNECTION DETAIL



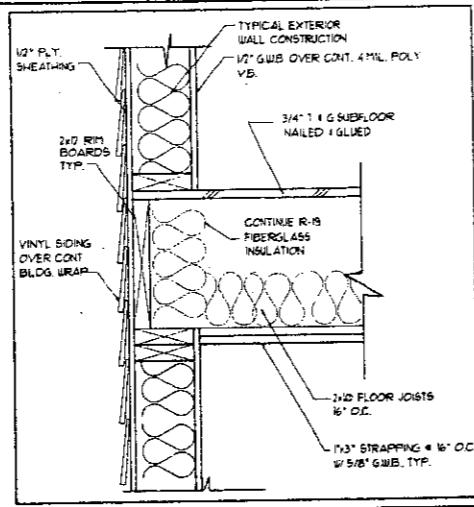
FOUNDATION / FIRST FLOOR FRAMING PLAN

30 x 40 UNIT (FULL BASEMENT) SCHEME 'A'

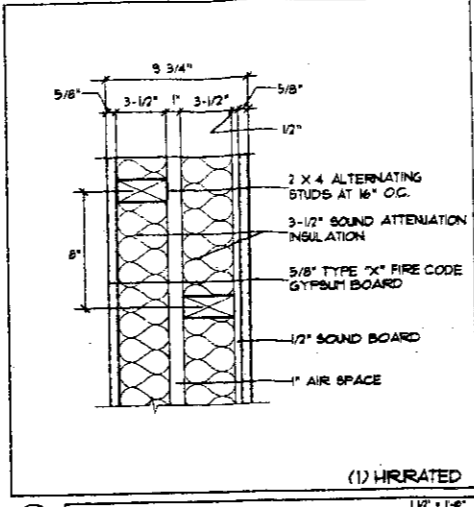
FOUNDATIONS PLAN
ROOF PLAN
DETAILS

DATE: 04/15/04

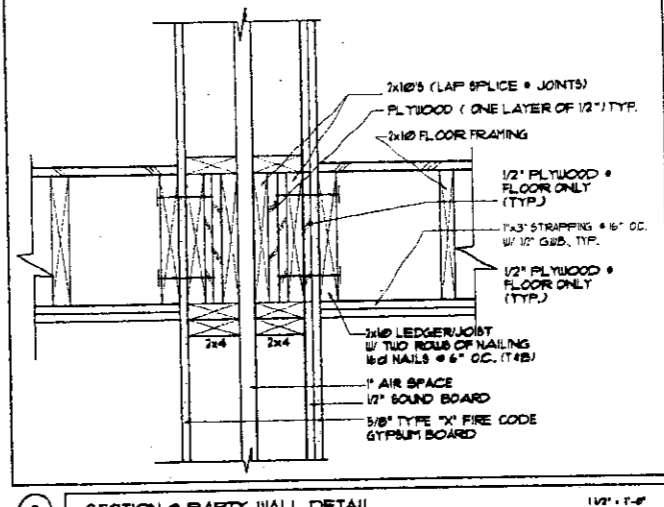
AI



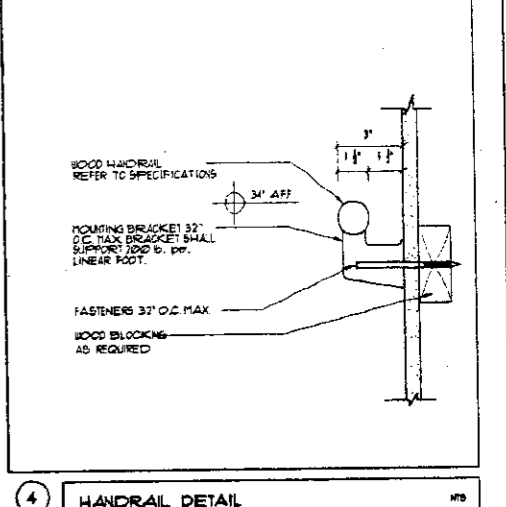
1 FLOOR FRAMING DETAIL 1/2" = 1'-0"



2 PARTY WALL DETAIL 1/2" = 1'-0"



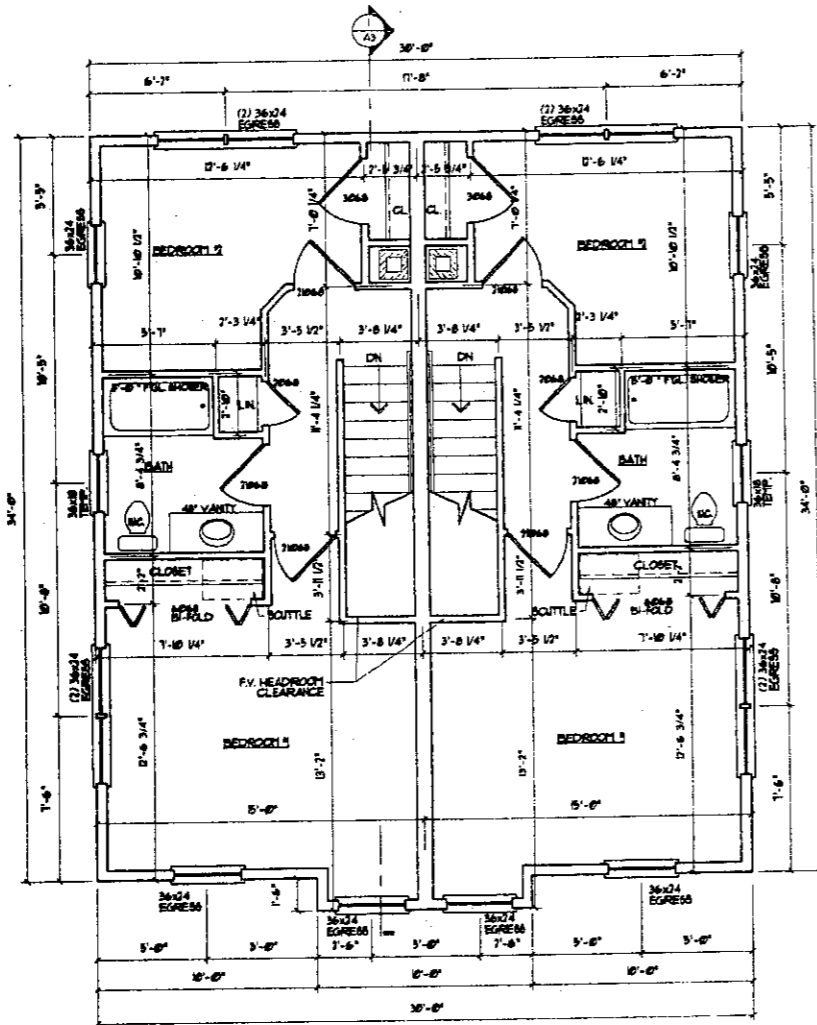
3 SECTION OF PARTY WALL DETAIL 1/2" = 1'-0"



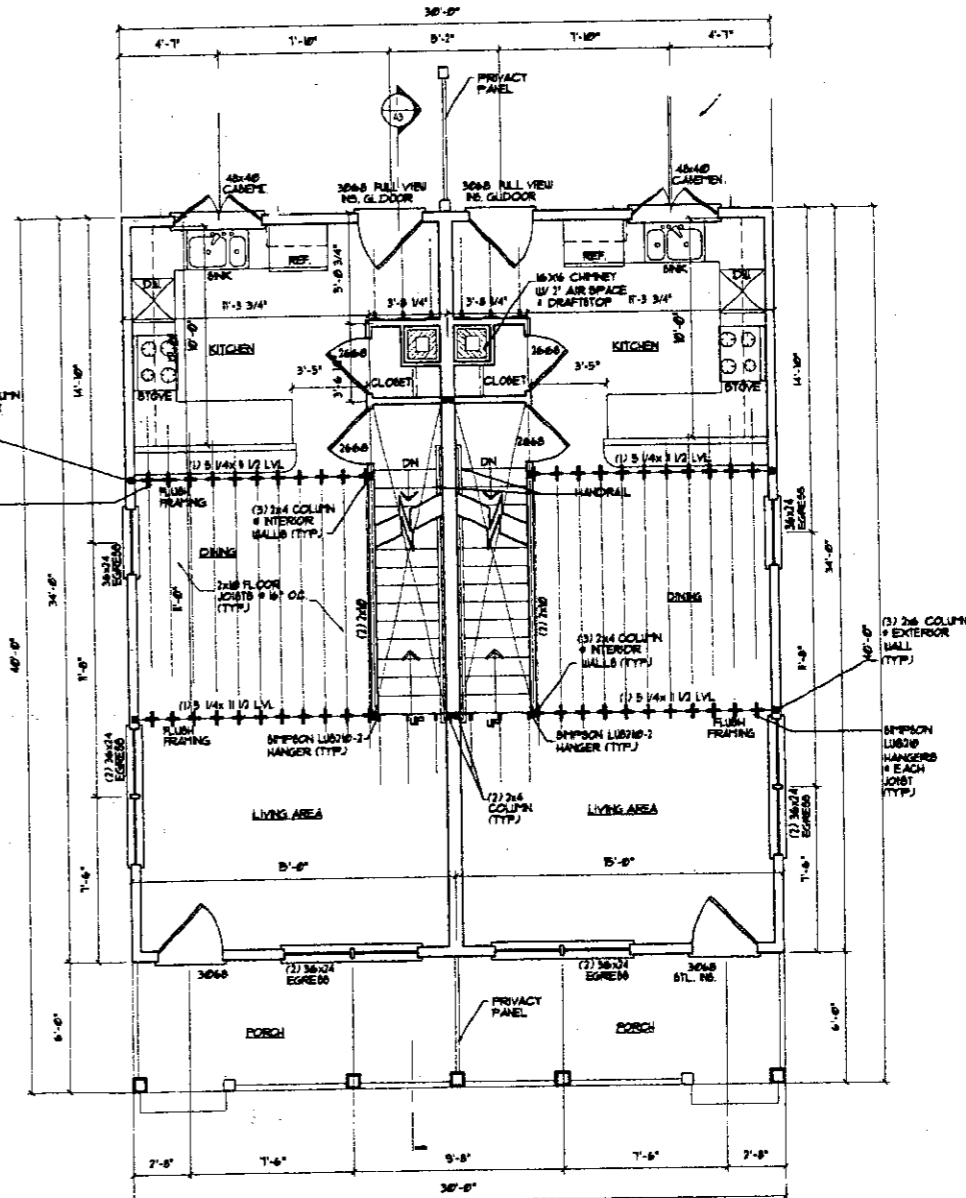
4 HANDRAIL DETAIL 1/2" = 1'-0"

GENERAL NOTE FOR PARTY / SHEAR WALL:

1. PROVIDE 2x4 BLOCKING @ ALL PANEL EDGES & INTERMEDIATE. PROVIDE SCREWS @ 6" O.C. @ PANEL EDGES & INTERMEDIATE.
2. RUN 2x4 WALL TO UNDERSIDE OF ROOF DECK (IN ATTIC SPACE) ALIGNED W/ ONE OF THE 2x4 WALLS IN THE PARTY WALL BELOW. PROVIDE (1) LAYER 1/4" APA RATED SHEATHING ONE SIDE ONLY. PROVIDE 2x4 BLOCKING @ ALL PANEL EDGES & INTERMEDIATE. PROVIDE 8d NAILS @ 6" O.C. @ PANEL EDGES & INTERMEDIATE.
3. OBTAIN WRITTEN APPROVAL FROM AUTHORITY HAVING JURISDICTION FOR FIRE WALL RATING INQUIRY.



NOTE: BUILDING TO BE SPRINKLERED PER NFPA-13
SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"



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

30 X 40 UNIT
 (FULL BASEMENT)
 SCHEME 'A'

DRAWINGS THIS SHEET
 FLOORPLANS
 DETAILS

DATE
 04/16/04

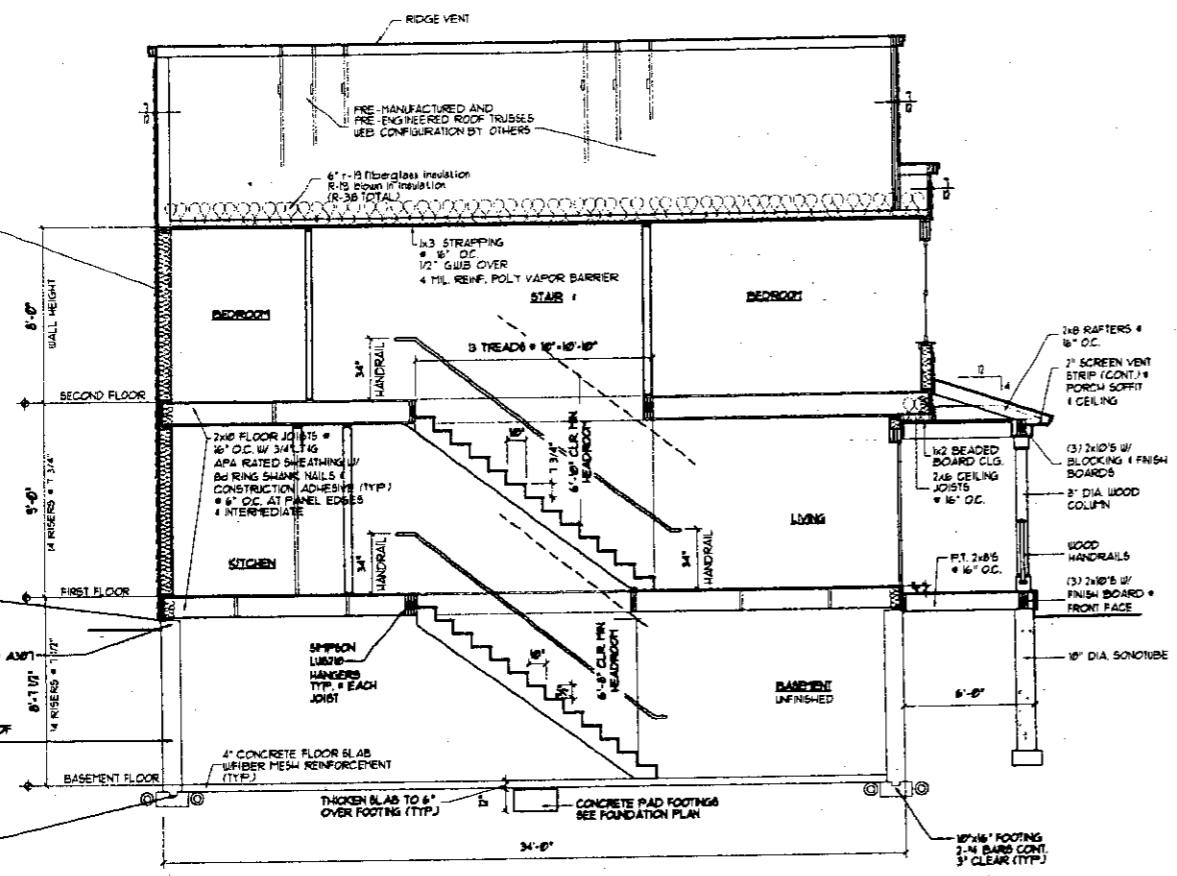
A2

TYPICAL ROOF CONSTRUCTION

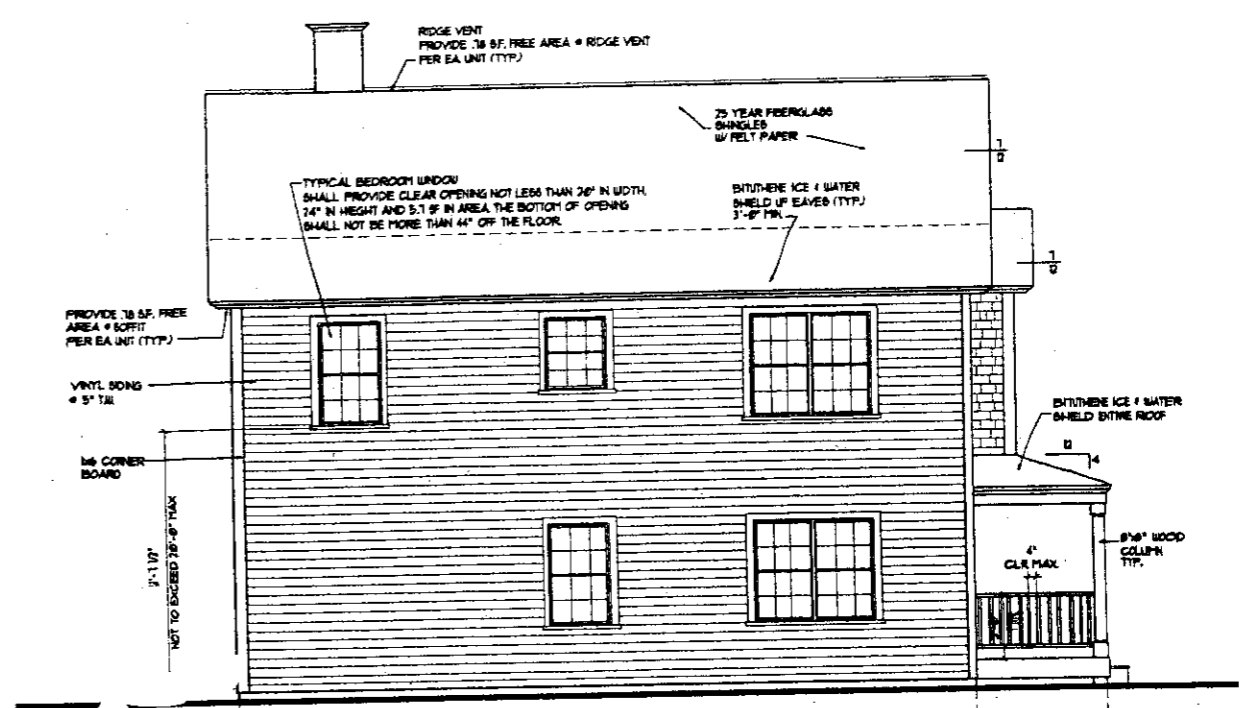
RIDGE VENT
 FIRE-RESISTANT ROOF TRUSSES @ 24" O.C.
 ROOF SHINGLES
 5/8" APART SHEATHING @ 24" O.C.
 3/4" RING SHANK @ 4" O.C. INTERMEDIATE PANEL EDGES AND 6" O.C. INTERMEDIATE
 75 FELT PAPER
 (2) ROLLS 36" WIDE WATERPROOF MEMBRANE @ EAVES

TYP. EXTERIOR WALL
 1/2" GWS OVER
 4 MIL. REIN. POLY. VAPOR BARRIER
 2x6 STUDS @ 16" O.C.
 UNBROKEN BLOCKING AT ALL SHEATHING PANEL EDGES
 1/2" APA RATED SHEATHING @ 24" O.C.
 3/4" RING SHANK @ 4" O.C. INTERMEDIATE PANEL EDGES AND 6" O.C. INTERMEDIATE (TYP.) OVER CONT. BLOC. WRAP UNDER VENT. SOING

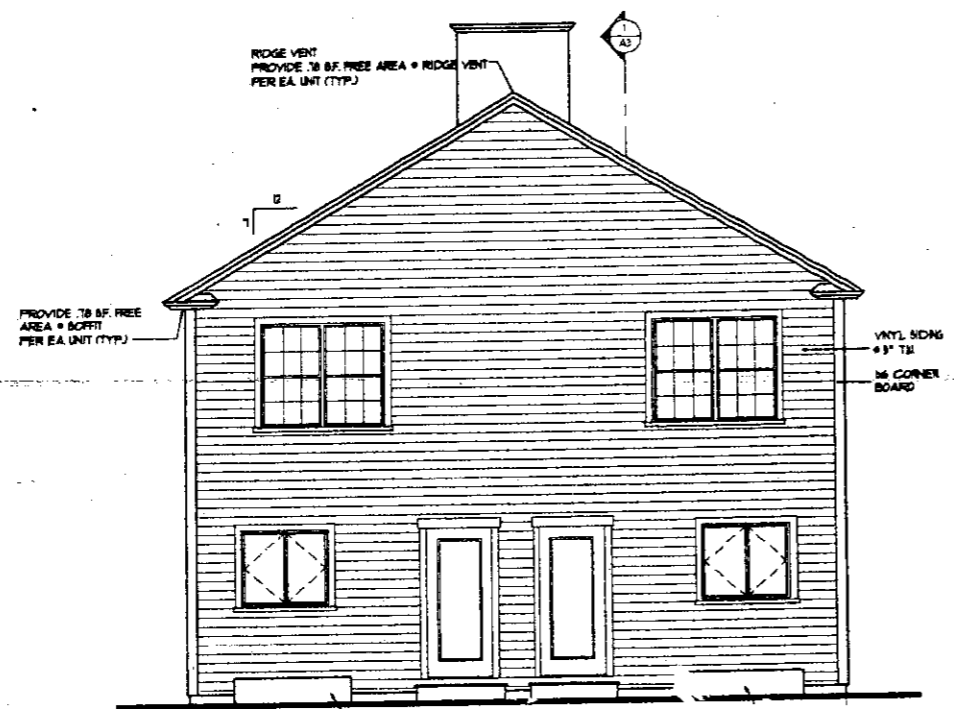
2x6 FT. BILL W/ BILL BEALER
 5/8" DIA. X 8" LONG HOOKED ANCH. ANCHOR BOLTS @ 3'-0" O.C. AND 2 @ CORNERS
 WALL REINFORCING: 2-#4 BARS CONT. TOP + BOTTOM OF 10" WALL AT FRONT + REAR @ 8" WALL @ REAR
 10" W/6" FOOTING 2-#4 BARS CONT. 3" CLEAR (TYP.)



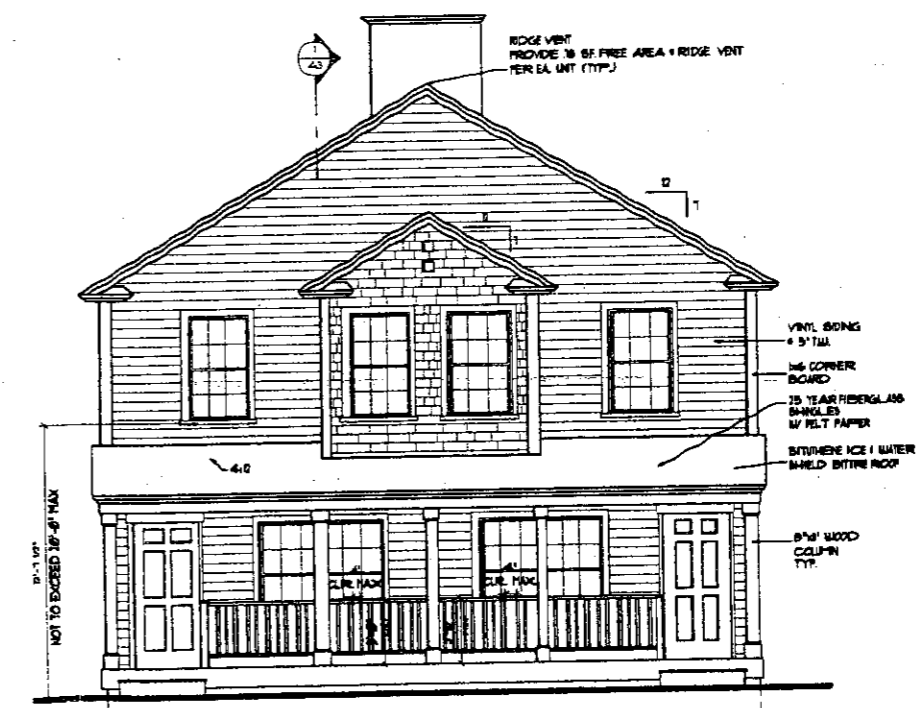
SECTION THRU HOUSE
 SCALE: 1/4" = 1' - 0"



LEFT SIDE ELEVATION
 (RIGHT SIDE ELEVATION SIMILAR) SCALE: 1/4" = 1' - 0"



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



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

HEADER SCHEDULE	
ROUGH OPENING	HEADER SIZE
0 - 3'-0"	(3) - 2x6
3'-0" - 4'-6"	(3) - 2x8
4'-6" - 5'-8"	(3) - 2x10
5'-8" - 7'-0"	(3) - 2x12

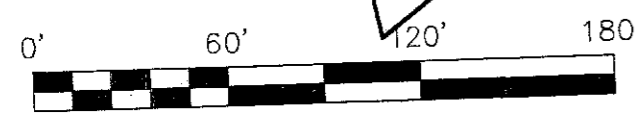
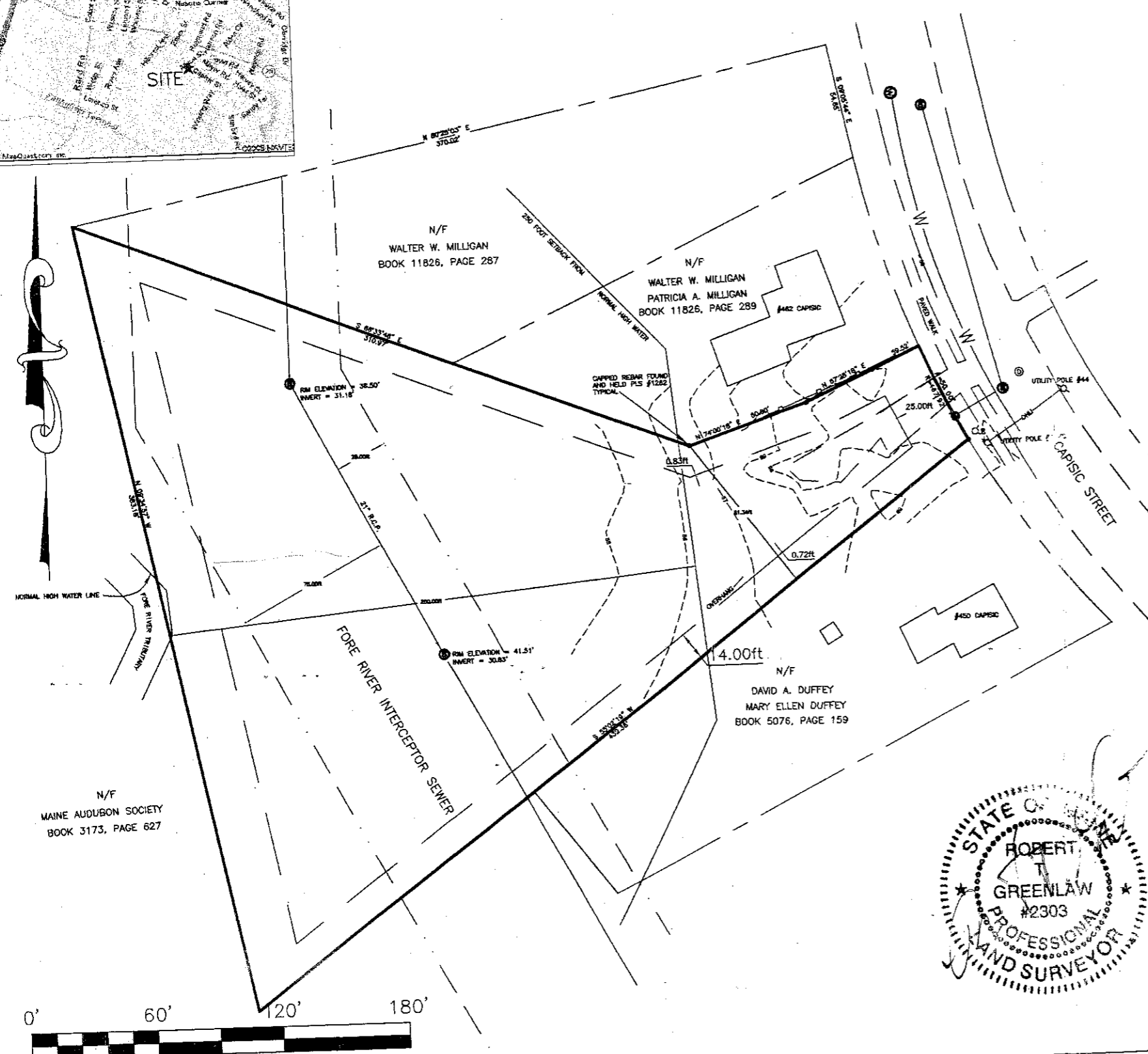
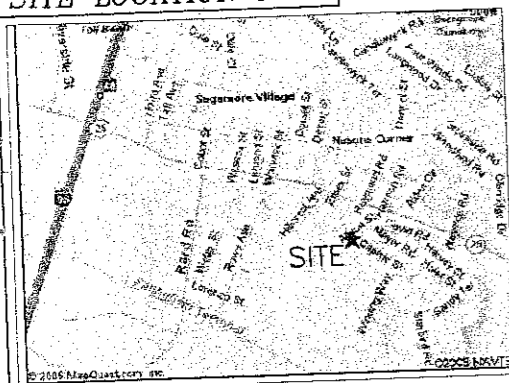
NOTE: PROVIDE JAMBS BOTH ENDS AS FOLLOWS:
 2x6 JACK PLUS 2x6 KING UP TO 4'-6" ROUGH OPENING
 (7) 2x6 JACKS PLUS (7) 2x6 KINGS UP TO 7'-0" ROUGH OPENING

30 X 40 UNIT
 (FULL BASEMENT)
 LOT 15
 SCHEME 'A'

DRAWINGS THIS SHEET
 ELEVATIONS SECTION

DATE
 04/15/14
A3

SITE LOCATION MAP:



GENERAL NOTES:

1. RECORD OWNER OF PARCEL: RYAN HINES AND MELISSA HINES BOOK 22625 PAGE 311 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (C.C.R.D.).
2. BEARINGS ARE BASED UPON THE PLAN REFERENCED BELOW AS 4a, AN ON THE GROUND SURVEY WAS PERFORMED BY BACK BAY BOUNDARY, INC. UTILIZING THE FOLLOWING EQUIPMENT:
LIETZ SOKKISHA SET 4 TOTAL STATION, LIETZ SDR 33 DATA COLLECTOR, HAND-HELD MAGNETIC COMPASS.
3. AREA OF SUBJECT PARCEL: 70,289 SQ. FT. 1.61 ACRES
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - a.) PLAN OF PROPERTY 462 CAPISIC STREET PORTLAND, MAINE MADE FOR EPS ENTERPRISES BY TITCOMB ASSOC. DATED 07-28-1987 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 194 PAGE 231 ON JULY 14, 1994.
 - b.) PORTLAND WATER DISTRICT PORTLAND SEWER SYSTEM INFILTRATION-INFLOW ANALYSIS SHEETS SECTION II, PROVIDED BY THE CITY OF PORTLAND'S ENGINEERING DEPARTMENT.
 - c.) CITY OF PORTLAND TAX ASSESSOR SHEETS 259 & 258. SUBJECT LOT SHOWN AS 259-BLOCK C-LOT 20 AND 258-BLOCK B-LOT 002.
5. THERE WERE NO APPARENT EASEMENTS OR RESTRICTIONS BURDENING OR BENEFITING SUBJECT PROPERTY AT THE TIME OF THIS SURVEY EXCEPT THOSE SHOWN HEREON, NAMELY THE SHORELAND ZONING AND SEWER EASEMENT.
6. ZONING: R-3 ZONE SEE PLAN FOR SETBACK INFORMATION.
7. THE BOUNDARY LINES SHOWN HEREON ARE BASED UPON PLAN REFERENCE 4a AS AGREED TO IN THE WRITTEN CONTRACT DATED JUNE 9, 2005 BETWEEN BACK BAY BOUNDARY INC. AND RYAN HINES.
8. NO CHANGES TO THE EXISTING CONTOURS ARE PLANNED EXCEPT FOR LOAM AND TOPSOIL UTILIZED FOR LANDSCAPING.
9. ELEVATIONS BASED UPON THE SEWER MANHOLE INVERTS SHOWN ON THE FORE RIVER INTERCEPTOR PLANS AND SHOWN HEREON. IT IS ASSUMED THAT THE ELEVATIONS REFER TO CITY DATUM N.G.V.D. 1929.

LEGEND

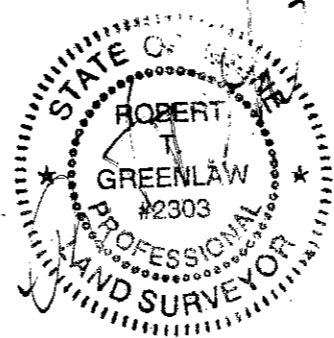
- CRF ⊙ Capped 5/8" Rebar Found (50.00') Distance from reference plan or deed.
- N/F Now Or Formerly Indicates Ownership 'in' Common
- ⊙ Utility Pole
- OHU— Overhead Utility
- Abutter Line
- Property Line
- Street Line
- ⊙ Sewer Manhole
- ⊙ Drain Manhole
- ⊙ Water Shutoff or Gate
- 12345/99 Deed Book/Page of Local Registry
- Edge of Traveled Way
- Setback Line
- 98 --- Contour Line
- Sewer Easement Line
- W — Water Line
- ⊙ Hydrant

SURVEYORS STATEMENT:

I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:

- a) NO WRITTEN REPORT
- b) NO NEW DESCRIPTION
- c) NO NEW CORNERS SET

DATE: JUNE 16, 2005



ROBERT T. GREENLAW P.L.S., #2303
V. PRESIDENT BACK BAY BOUNDARY, INC.

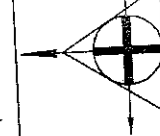
EXISTING CONDITIONS/ SITE PLAN
456 CAPISIC STREET PORTLAND, MAINE

RYAN HINES

FOR:

DRAWN BY: RTG
CHECKED BY: KCC
SCALE: 1"=60'
DATE OF SURVEY: 06/07/2005
JOB NUMBER: 2005076

PREPARED BY:
BACK BAY BOUNDARY, INC.
PROFESSIONAL LAND SURVEYING
643 FOREST AVENUE
PORTLAND, MAINE 04101



DRAWER: 2005 N

HINES RESIDENCE



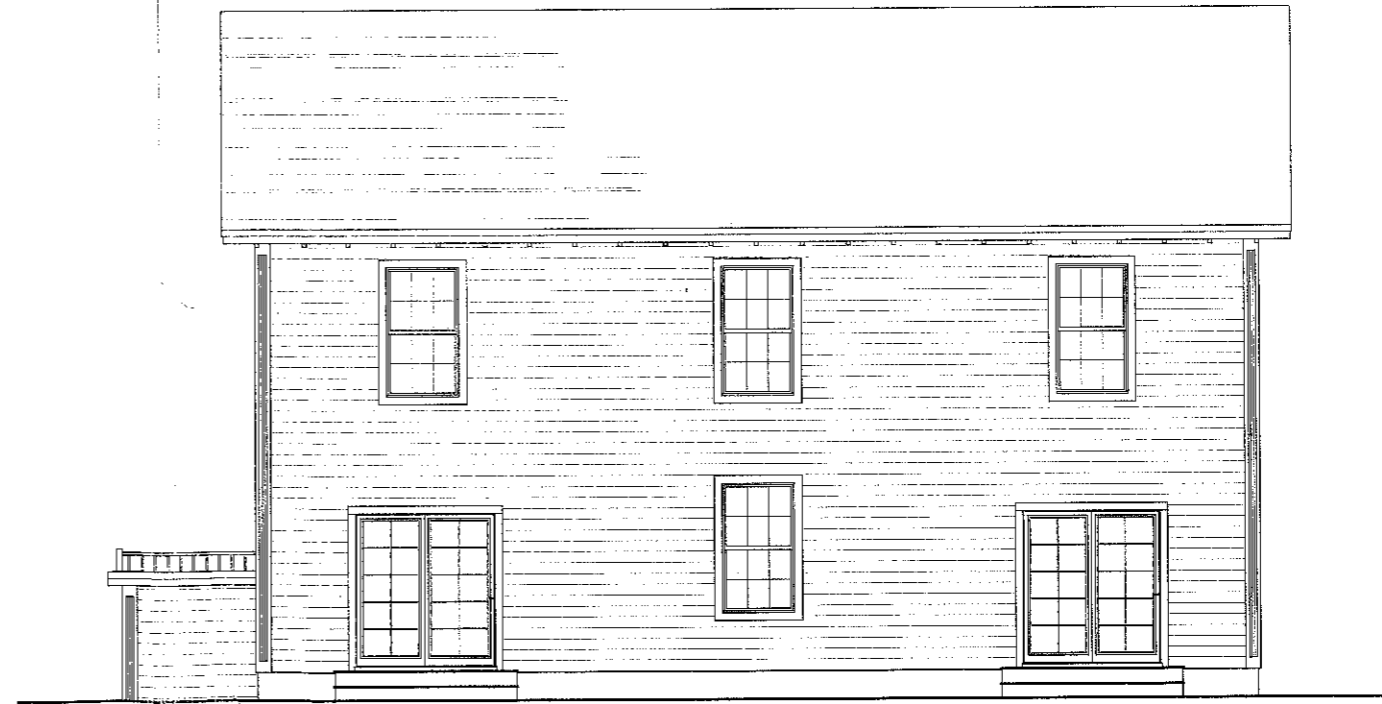
1 RIGHT SIDE ELEVATION
 A1 SCALE: 1/4"=1'-0"



2 FRONT ELEVATION
 A1 SCALE: 1/4"=1'-0"



3 LEFT SIDE ELEVATION
 A1 SCALE: 1/4"=1'-0"

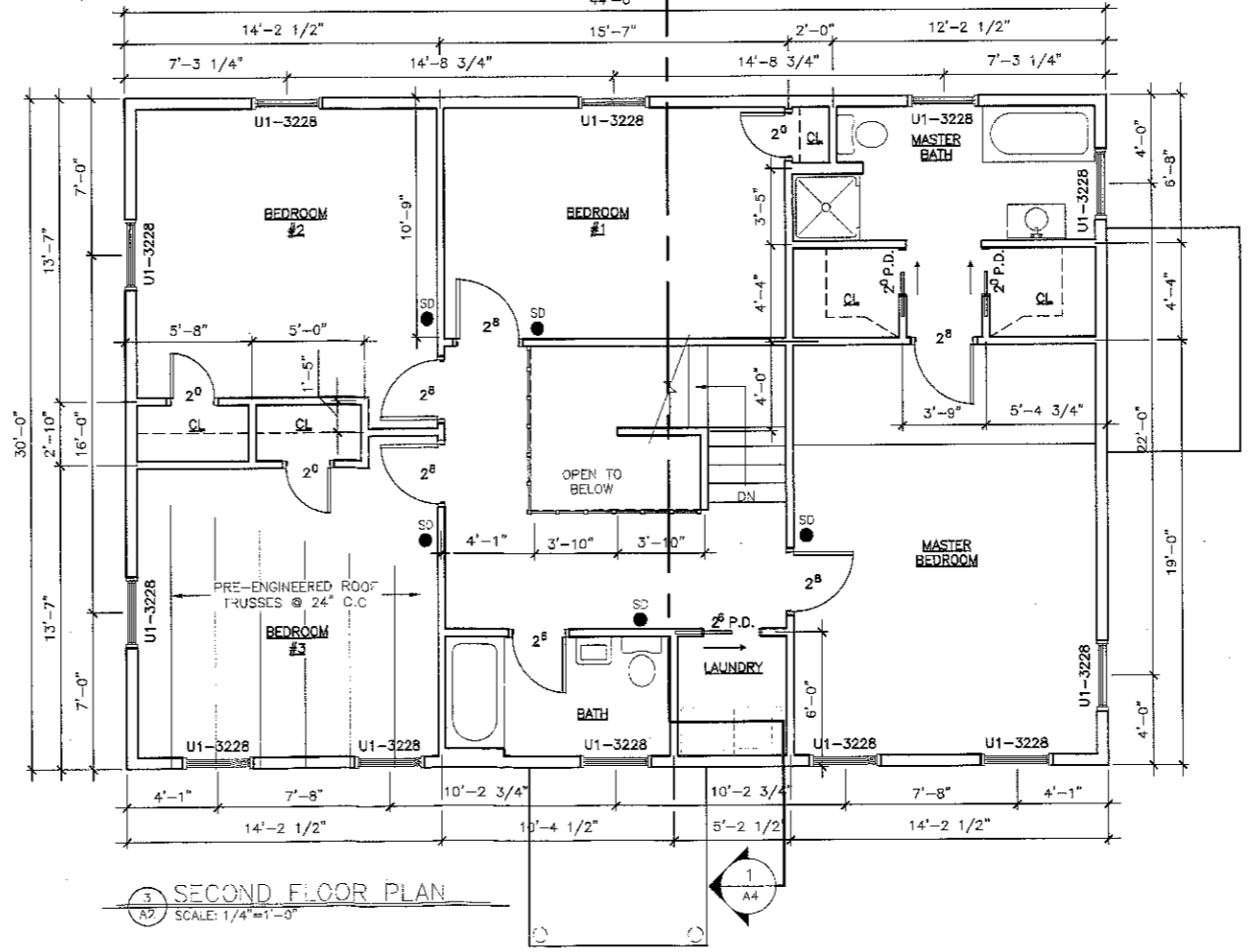
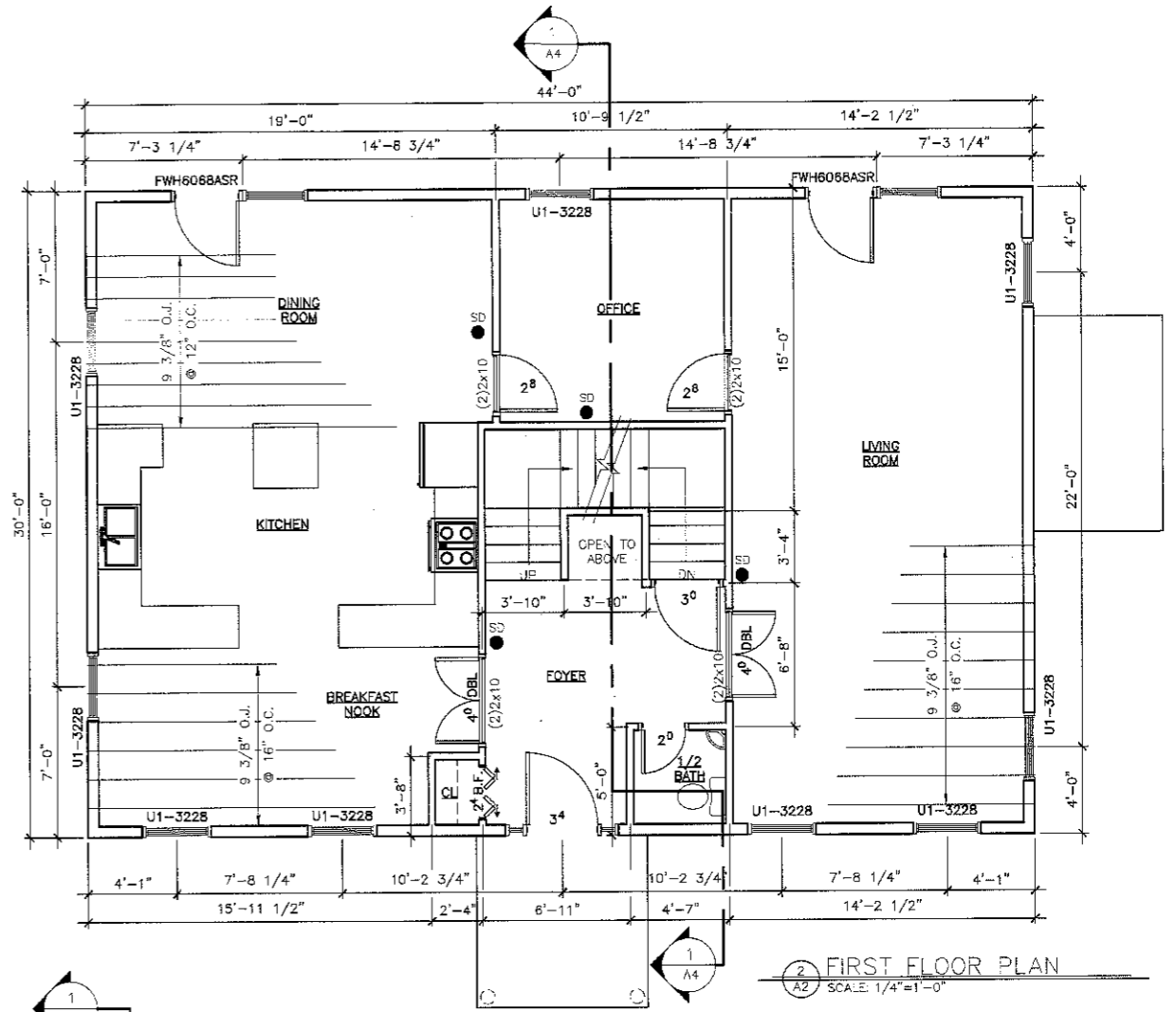
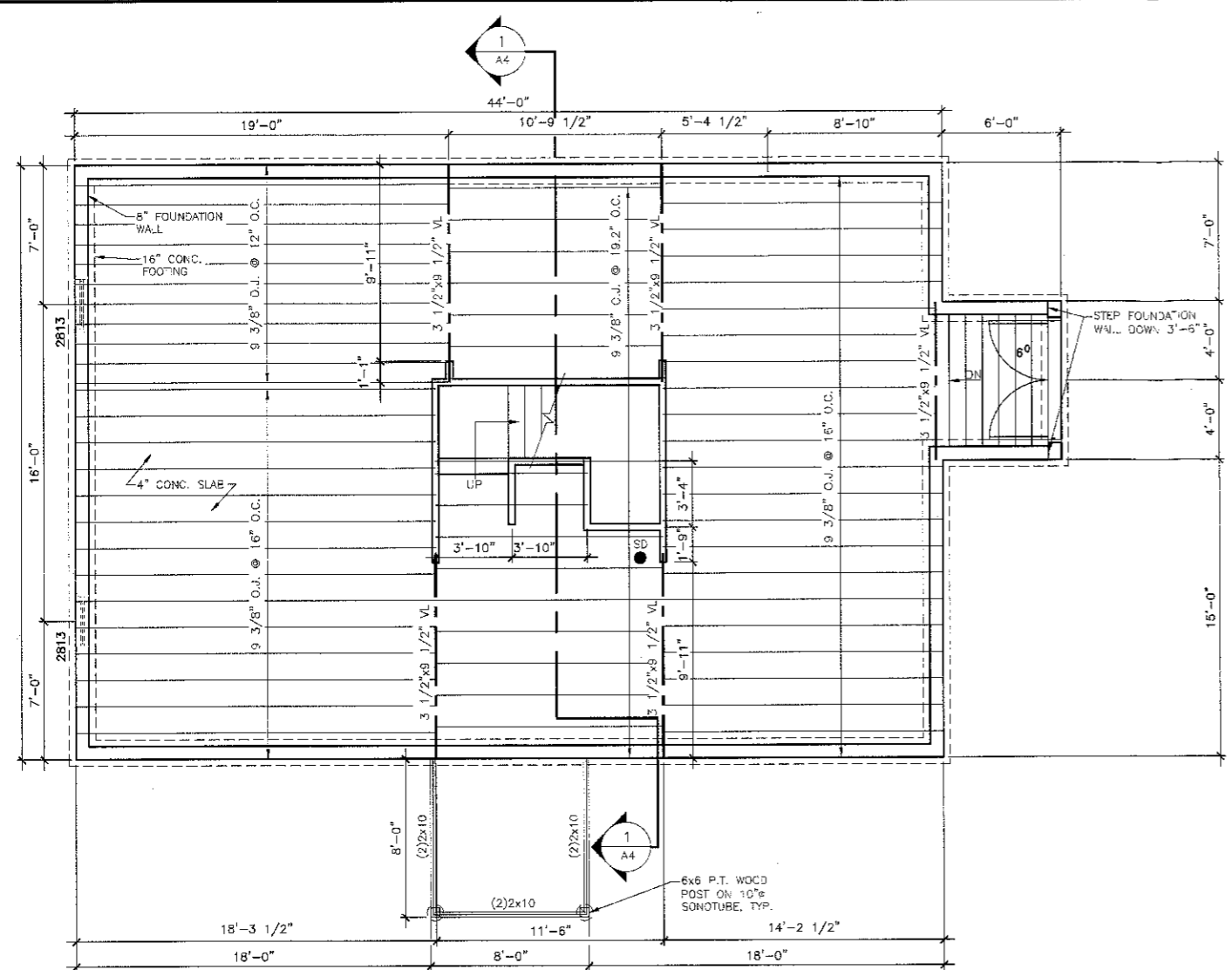


4 REAR ELEVATION
 A1 SCALE: 1/4"=1'-0"

NOTE:
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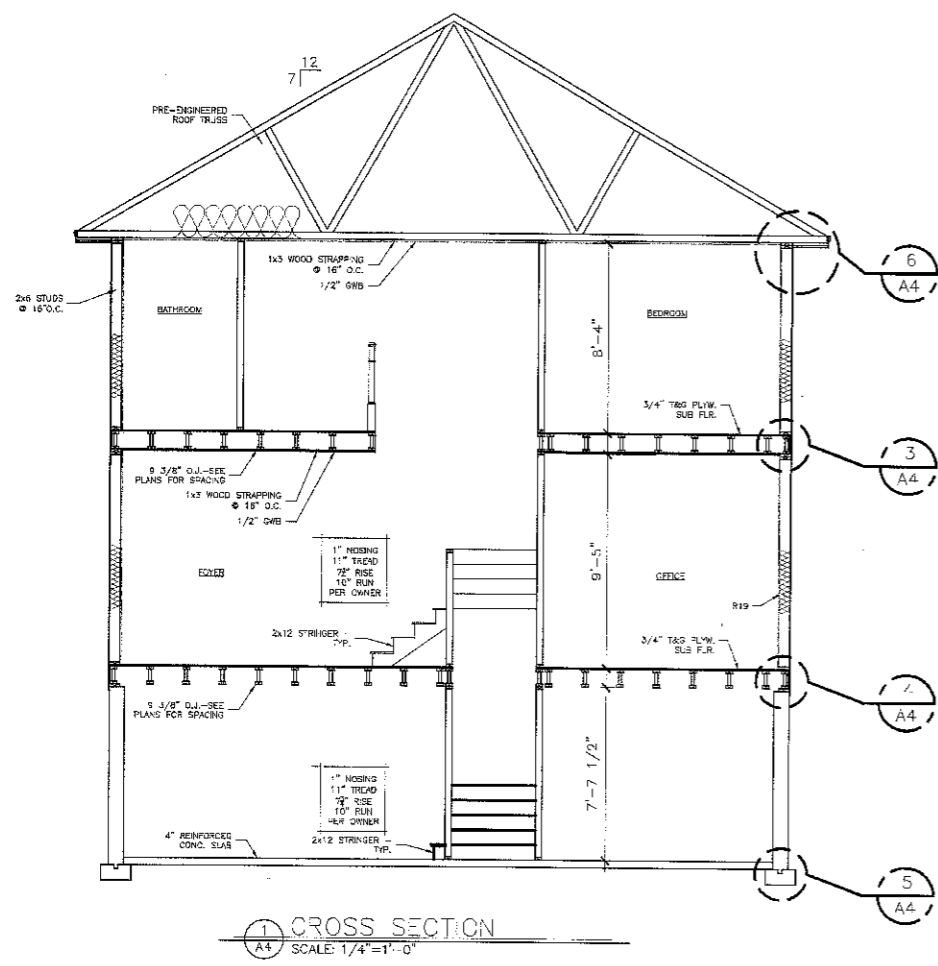
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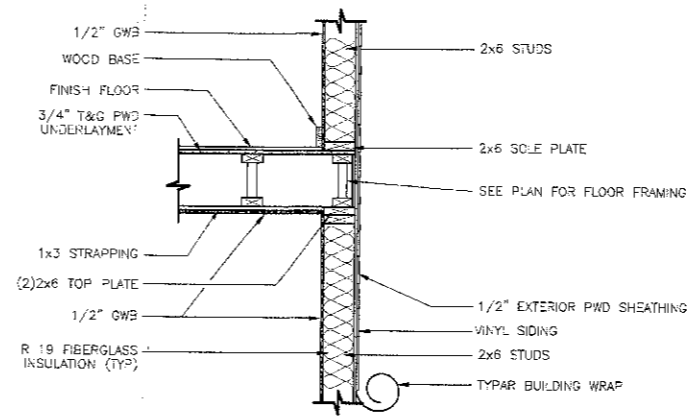


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 AND LOCAL CODES. NONE OF THE EMPLOYEES OF FMC CADD DRAFTING
 SERVICES, INC. ARE REGISTERED ARCHITECTS, ENGINEERS OR LAND
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 BY CLIENT AND/OR CONTRACTOR BEFORE ACTUAL CONSTRUCTION
 BEGINS. IF DIMENSIONS AND SPECIFICATIONS ARE NOT VERIFIED
 BY CLIENT AND/OR CONTRACTOR BEFORE ACTUAL CONSTRUCTION
 BEGINS FMC CADD DRAFTING SERVICES, INC. WILL BE HELD HARMLESS
 FMC CADD DRAFTING SERVICES, INC. ASSUMES NO LIABILITY FOR CHANGES
 AND/OR REVISIONS MADE TO PLANS BY CLIENT AND/OR CONTRACTOR.

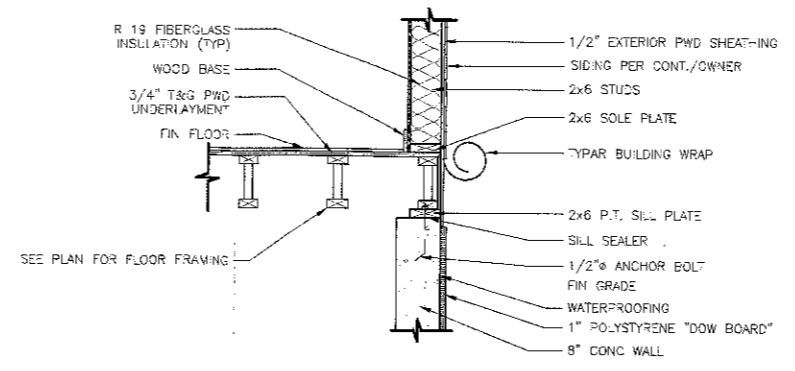
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 PLANS
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 SHEET: **A2**



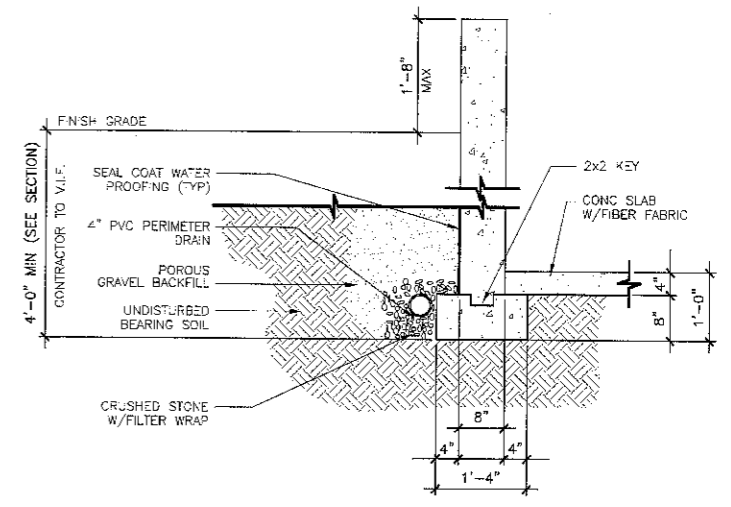
1 CROSS SECTION
 A4 SCALE: 1/4"=1'-0"



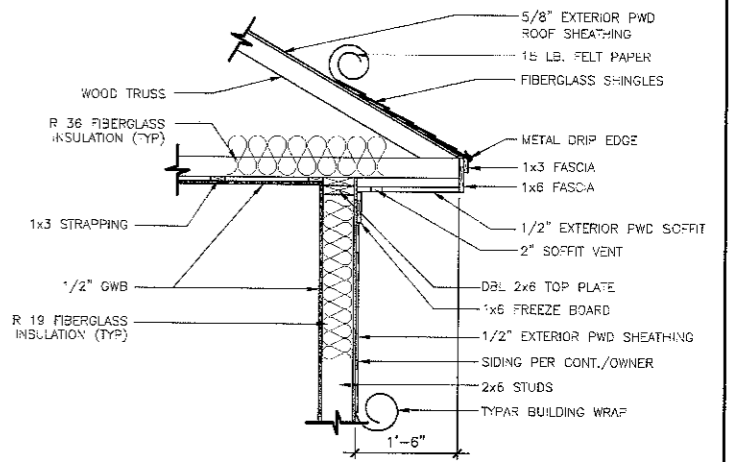
3 EXTERIOR WALL DETAIL
 A4 SCALE: 3/4"=1'-0"



4 WALL BASE DETAIL
 A4 SCALE: 3/4"=1'-0"



5 FOOTING DETAIL
 A4 SCALE: 3/4"=1'-0"



6 SOFFIT DETAIL
 A4 SCALE: 3/4"=1'-0"

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SCALE:	AS NOTED
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TITLE:	SECTION & DETAILS
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SHEET:	A4