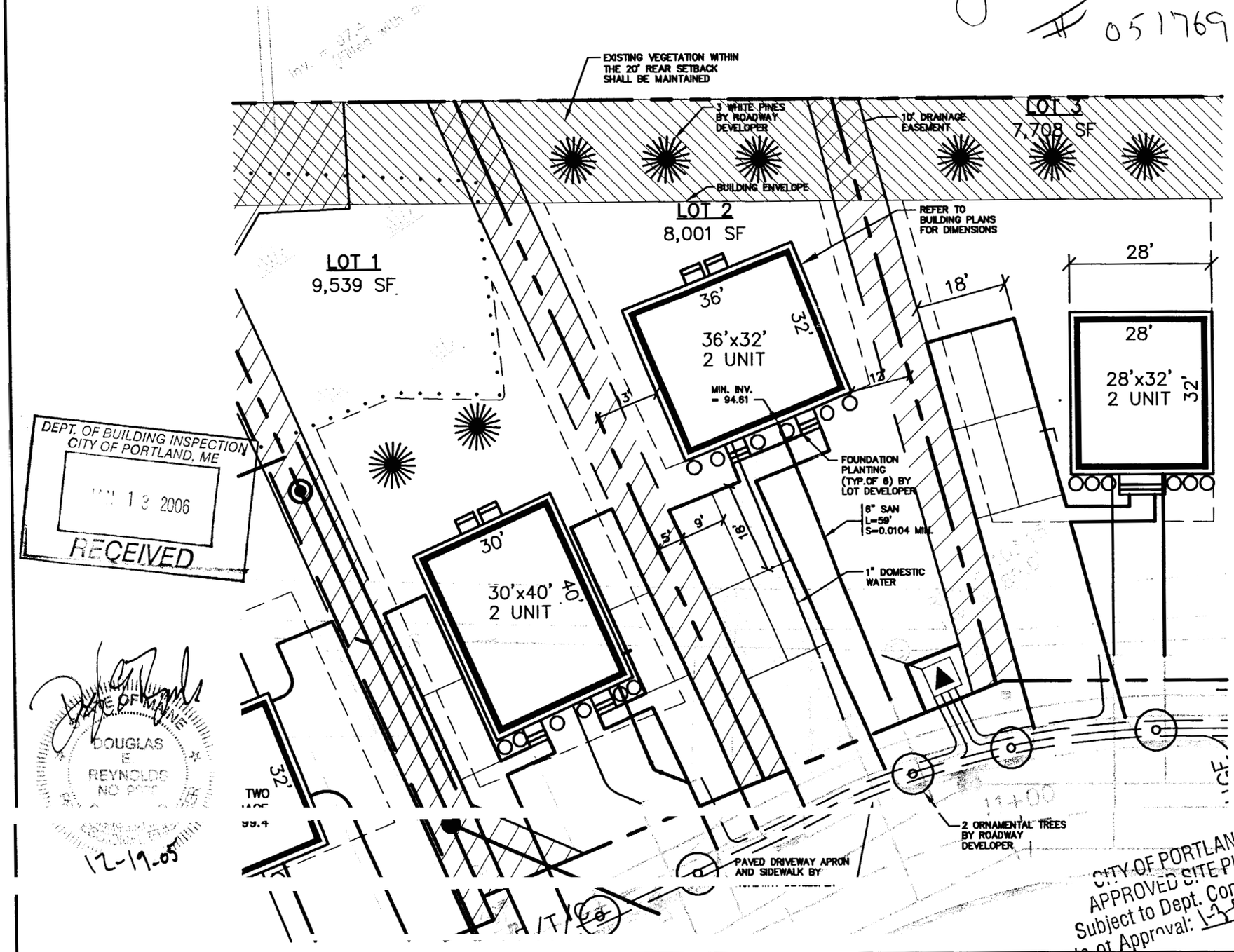
Carriage Ln Lot # 2

051769



DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
JAN 13 2006
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STATE OF MAINE
DOUGLAS E REYNOLDS
No. 7967
REGISTERED PROFESSIONAL ENGINEER
12-19-05

CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: 1-3-06

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
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NOTES:

1. LOT LAYOUT AND GRADING CONFIGURATIONS SHOWN ON THIS PLAN REPRESENT THE INTENDED FINAL DEVELOPMENT OF THE LOT FOR BUILDING PERMIT PURPOSES AS APPROVED BY THE CITY OF PORTLAND PLANNING BOARD ON FEBRUARY **24, 2004.** ANY DEVIATION FROM THESE PLANS, BE IT EITHER BUILDING SIZE, PARKING CONFIGURATION, GRADING CHANGES, ETC. SHALL REQUIRE REVIEW AND APPROVAL FROM THE CITY OF PORTLAND PLANNING BOARD, AS WELL AS REVIEW BY THE SUBDIVISION DEVELOPER.

2. TOPOGRAPHIC DATA AND EXISTING CONDITIONS ARE BASED UPON A GROUND SURVEY CONDUCTED BY TITCOMB ASSOCIATES IN **2002.**

3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR THE ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AND DIG ***SAFE*** AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

4. MAINTENANCE OF EROSION CONTROL MEASURES IS **OF** PARAMOUNT IMPORTANCE TO THE OWNER AND THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH BEST MANAGEMENT PRACTICES EROSION CONTROL MEASURES. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTIONS OF M E SUBDIVISION DEVELOPER OR THEIR REPRESENTATIVES AT **NO** ADDITIONAL COST TO THE OWNER.

5. ALL WATER UTILITY MATERIALS AND INSTALLATION METHODS SHALL CONFORM TO PORTLAND WATER DISTRICT STANDARDS. DISINFECTION OF WATER LINES SHALL CONFORM TO AWWA STANDARD C651, LATEST REVISION.

6. ALL SEWER MATERIALS SHALL CONFORM TOTHE REQUIREMENTS OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.

7. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.

8. LOT DEVELOPER SHALL BE RESPONSIBLE FOR DRIVEWAY CONSTRUCTION BEYOND THE DRIVEWAY APRON AND SIDEWALK.

1 inch = 20 ft.

Rev.	Date	Revision

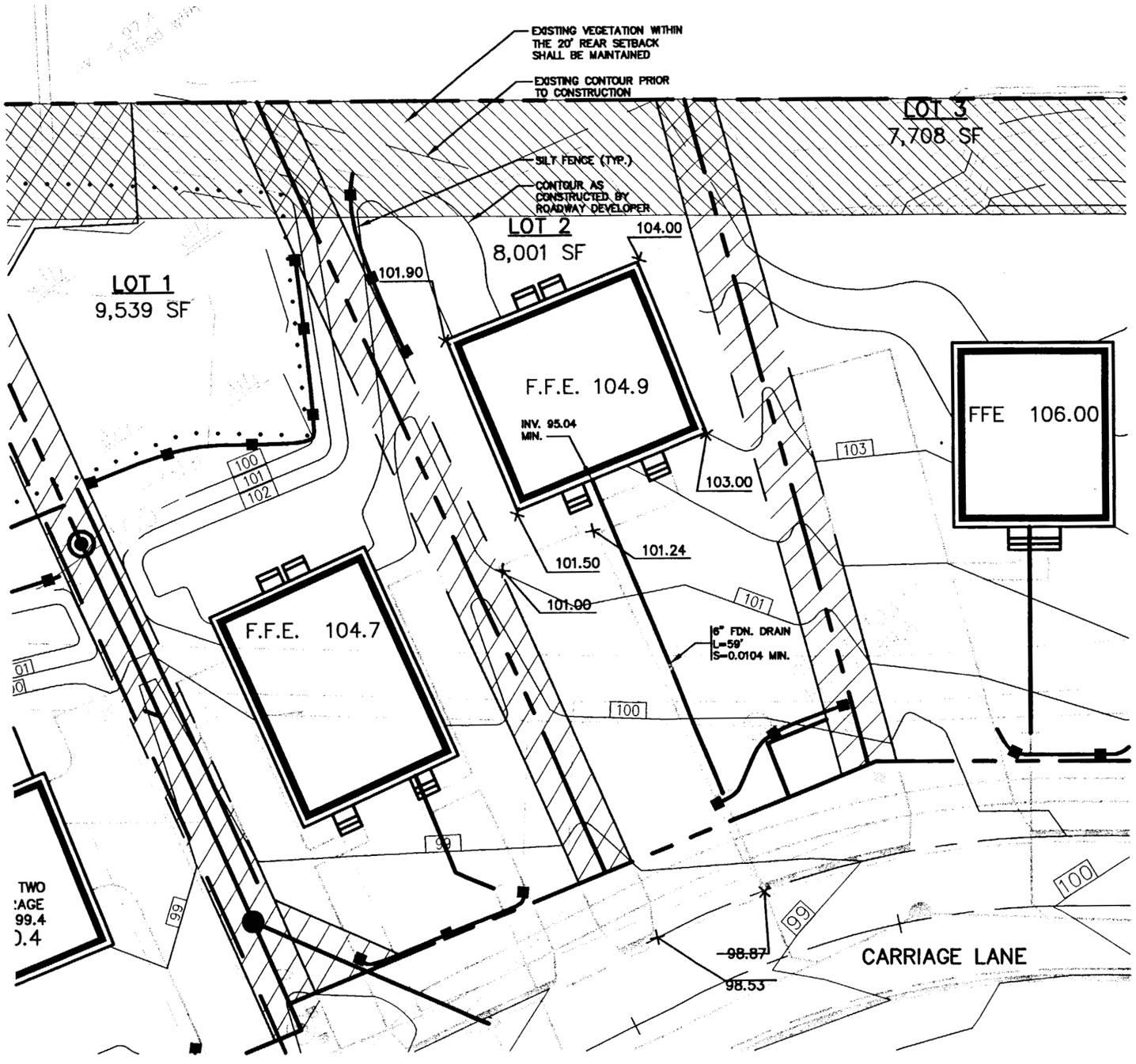
Design: DER | Date: 4/04
Draft: CAH | Job No.: 632
Checked DER | Scale: 1"=20'
File Name: 632-LOTS

GP Gorrill-Palmer Consulting Engineers, Inc.
Traffic and Civil Engineering Services
PO Box 1237
15 Shaker Road
Gray, ME 04039
207-657-6910
FAX: 207-657-6912
gpalmer.com

Drawing Name: **Lot 2 Lot Layout and Utility Plan**

Project: **CARRIAGE LANE**

Figure No. *1*



NOTES:

1. ALL DISTURBED AREAS NOT SUBJECT TO PAVEMENT OR BUILDING **SHALL** RECEIVE 4" OF LOAM AND SEED.

2. LOT LAYOUT AND GRADING CONFIGURATIONS SHOWN ON MIS PLAN REPRESENT THE INTENDED FINAL DEVELOPMENT OF THE LOT FOR BUILDING PERMIT PURPOSES. ANY DEVIATION FROM THESE PLANS, BE IT EITHER BUILDING SIZE, PARKING CONFIGURATION, GRADING CHANGES, ETC. SHALL REQUIRE REVIEW AND APPROVAL FROM ME CITY OF PORTLAND PLANNING BOARD, AS WELL AS REVIEW BY THE SUBDIVISION DEVELOPER.

3. ADDITIONAL **EROSION** CONTROL MEASURES OVER AND ABOVE THOSE USED BY ROADWAY CONTRACTOR MAY BE REWIRED TO MEET EROSION CONTROL BEST MANAGEMENT PRACTICES.

4. LOT DEVELOPER SHALL BE RESPONSIBLE **FOR** RESTORING FINAL GRADES TO ELEVATIONS PROVIDED BY ROADWAY DEVELOPER. GRADES ADJACENT TO BUILDING SHALL BE ADJUSTED TO DIRECT FLOW AWAY **FROM** STRUCTURES.

CITY OF PORTLAND
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DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
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STATE OF MAINE
DOUGLAS E REYNOLDS
NO 9552
REGISTERED PROFESSIONAL ENGINEER
12-19-05

20 0 10 20 40

Design: DER Date: 4/04

Checked: DER Scale: 1"=20'

File Name: 632-LOTS

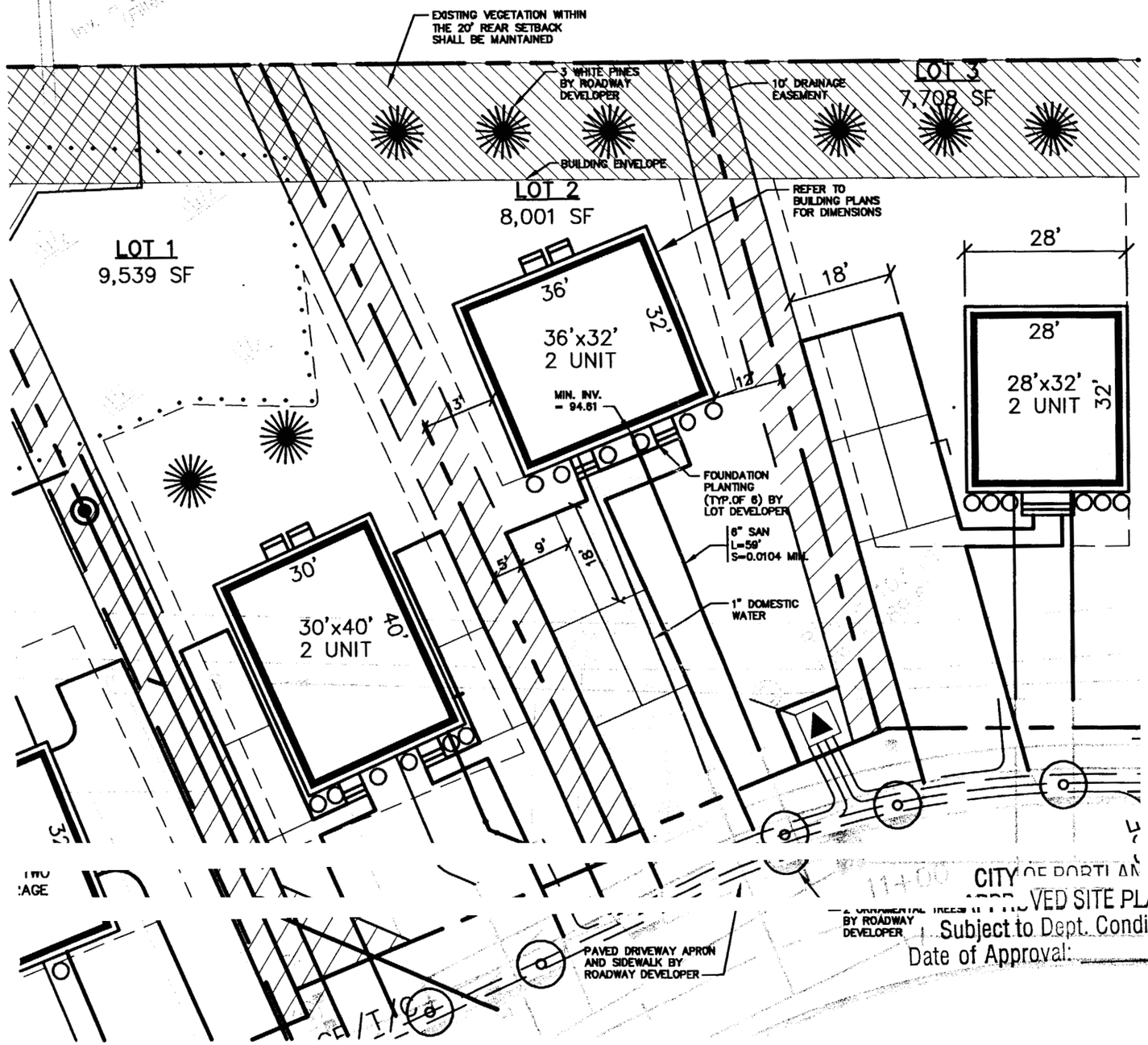
Rev. Dote Revision

Traffic and Civil Engineering Services
PO Box 1237
207-657-6910
FAX 207-657-6912
E-Mail: mailbox@gorrillpalmer.com

Drawing Nome: **Lot 2 Grading Plan**

Project: **CARRIAGE LANE**

Figure No. 2



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STATE OF MAINE
DOUGLAS E REYNOLDS

12-19-05

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20 0 10 20 40
1 inch = 20 ft.

Design: DER	Date: 4/04	
Draft: CAH	Job No.: 632	
Checked: DER	Scale: 1"=20'	
File Name: 632-LOTS		

GP Gorrill-Palmer Consulting Engineers, Inc.
Traffic and Civil Engineering Services
15 Shaker Road, Gray, ME 04039
207-657-6910
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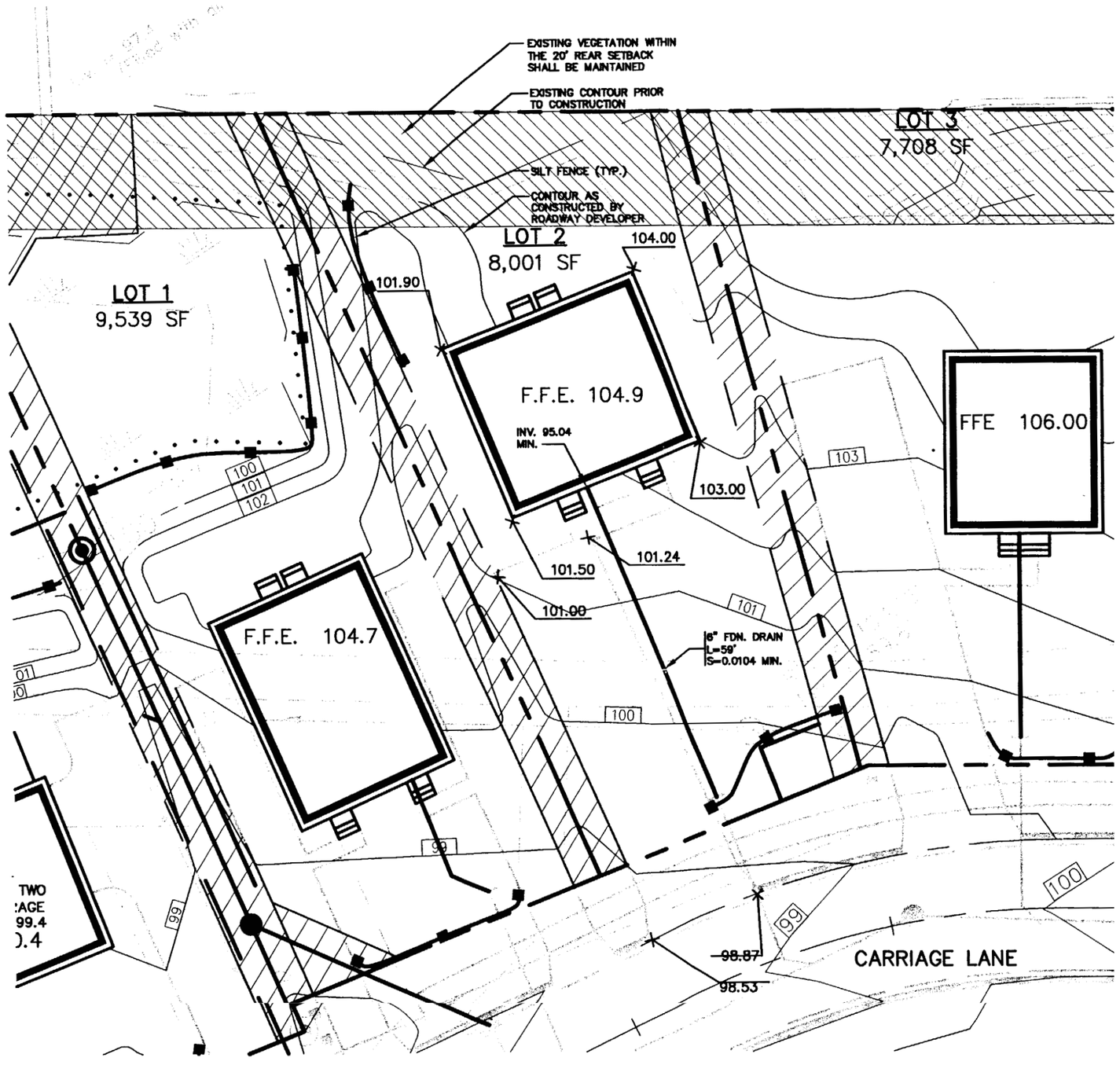
E-Mail: mailbox@gorrillpalmer.com

Drawing Name: **Lot 2 Lot Layout and Utility Plan**

Project: **CARRIAGE LANE**

Figure No. *1*



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DEPT. OF BUILDING INSPECTION
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STATE OF MAINE
DOUGLAS E REYNOLDS
NO 8975
REGISTERED PROFESSIONAL ENGINEER
12-19-05

20 0 10 20 40
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Design: DER	Date: 4/04		
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Drawing Name: 2 Grading Plan
Project: CARRIAGE LANE
Figure No. 2

FOUNDATION NOTES

1. FOUNDATION NOTES HAVE BEEN DESIGNED WITH A **PRESUMPTIVE SOIL** BEARLNG CAPACITY OF 2000 PSF **TO** BE VERIFIED BY **THE** CONTRACTOR IN **THE** FIELD.

2. **INTERIOR** SPREADFOOTINGS AND EXTERIOR STRIP **FOOTINGS SHALL BE FOUNDED ON NATIVE SOIL** CC ACTED STRUCTURAL FILL OR BEDROCK.

3 EXTERIOR STRIP A SPRE FOOTINGS L BE F ON A MIN. 0" BEL FINISH GRADE.

4. **SLABS** ON GRADE SHALL BEAR A MINIMUM OF 12" OF COMPACTED STRUCTURAL **FILL** OR 3/4" CRUSHED **STONE.** IF **LOOSE** ORUNDESIRABLE FILLS *ARE* ENCOUNTERED AT THE SLAB **SUB** GRADE LEVEL, **THEY SHALL** BE OVER EXCAVATED TO THE SURFACE OF THE NATURAL **SOIL** AND REPLACED WITH STRUCTURALFILL. REFER TO DRAWINGS AND SPECIFICATIONSFOR VAPOR **BARRIER REQUIREMENTS.**

5. **STRUCTURAL FILL SHALL BE USED AT** ALL LOCATIONS **ELOW FOOTINGS AND SLABS AND ADJ** TO THE FOUNDATION WALLS. PRIOR TO PLACEMENT OF STRUCTURAL FILL. REMOVE ALL TOPSOIL AND OTHER UNSUITABLE MATERIAL. COMPACTED STRUCTURAL FILL **SHALL** CONSIST OF CLEAN GRANULAR **MATERIAL** FREE OF ORGANICS, LOAM, TRASH, SNOW, ICE, FROZEN SOIL OR ANY OTHER OBJECTIONABLE MATERIAL. IT SHALL BE WELL GRADED **WITHIN** THE FOLLOWING UNITS:

SCREEN OR SIEVE	PERCENT FINER **BY** WEIGHT
4 INCH	**100**
3 INCH	90 **TO 100**
½ INCH	25 TO 90
NO. **40**	**0** TO **30**
NO. 200	0 TO 5

6. STRUCTURAL FILL BENEATH SLABS SHALL BE PLACED IN LAYERS NOT EXCEEDING 12" IN LOOSE MEASURE AND COMPACTED BY SELF PROPELLED COMPACTION EQUIPMENT AT APPROXIMATE OPTIMUM MOISTURE CONTENT TO A DRY DENSITY OF AT LEAST 95% OF THE MAXIMUM IN PLACE DRY DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST (ASTM D 1557)

7. UNDER DRAINS SHALL BE PLACED AS SHOWN ON THE SITE DRAWINGS. UNDER DR S SH S A O POSITIVELY DRAIN TO A UTLE R N AWAY FROM THE STRUCTURE. REFER TO **THE SITE** DRAWINGS FOR ADDITIONAL INFORMATION.

8. EXTERIOR CONCRETE SLABS ON GRADE, SHALL BE UNDERLAIN BY AT LEAST 4 FEET OF STRUCTURAL FILL M NG C ADATION AND COMPACTION REQUIREMENTS N AB VE. REINFORCE SLABS WITH 6x6 W2.1xW2.1 WWF.

9. BACKFILL BOTH SIDES OF FOUNDATION WALLS SIMULTANEOUSLY.

CONCRETE NOTES

1. ALL CONCRETE WORK **SHALL** CONFORM **TO** ACI 318-LATEST EDITION.

2. CONCRETE STRENGTHAT 28 DAYS **SHALL** BE.
A. 3000 PSI FOR **FOOTINGS,** FROST WALLS, AND PIERS.
B. **4000** PSI FOR ALL RETAINING WALLS AND SLAB-ON GRADE.

3. ALL CONCRETE SHALL BE AIT ENTRAINED PER **THE** SPECLFICATIONS.

4. CONCRETE SHALL NOT BE PLACED IN WATER PR ON FROZEN GROUND.

5. PROVIDE PVC SLEEVES WHERE PIPES PASS THROUGH CONCRETE WALLS OR **SLABS.**

6. REINFORCING BARS SHALL CONFORM **TO** ASTM A615 **GRADE** 60 DEFORMED BARS, AND **SHALL** BE DETAILED, FABRICATED AND ERECTED IN ACCORDANCE **WITH** ACI 315-LATEST EDITION.

7. WELDED **WIRE** FABRIC **SHALL** BE PROVIDEDIN FLAT **SHEETS.**

8. FIBER REINFORCING CONCRETE SHALL **CONFORM** TO ASTM GI 16.

9. COMPLETE SHOP DRAWINGS AND SCHEDULES OF ALL **REINFORCING STEEL SHALL BE PREPARED BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO COMMENCEMENT OF THE AT PORTION OF WORK. ALL ACCESSORIES MUST BE SHOWN ON THE DRAWINGS SUBMIT (6) BLUE LINE PRINTS AND ONE (1)** REPRODUCIBLE **'LA THE ARCHITECT.**

10. SPLICES OF REINFORCING BARS SHALL BE IN ACCORDANCE WITH ACI 318. SPLICES OF WWF **SHALL** BE 6" MINIMUM

11. CONCRETE FINISHES: **SEE** SPECIFICATIONS AND ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

12. ANCHOR BOLTS SHALL CONFORM **TO** ASTM **A307** UNLESS NOTED OTHERWISE ON PLAN. ANCHOR BOLTS AT ***ALL*** BRACING LOCATIONS **SHALL** CONFORM **TO** ASTM A36.

13. PROVIDE CONTROWCONSTRUCTION JOINTS IN FOUNDATION WALLS AT A **MAXIMUM** SPACING OF 15 FT. FROM *ANY* CORNER OR **30** FT. FROM *ANY* CORNER OR **30 FT.** ALONG LENGTH OF WALL. AT CONTROL **JOINTS.** DISCONTINUE EVERY OTHER HORIZONTAL BAR. AT CONSTRUCTIONJOINTS ALL REINFORCING **SHALL** BE CONTINUOUS THROUGH **THE** JOINT.

14. THE **GENERAL** CONTRACTOR SHALL BE RESPONSIBLE **FOR** COORDINATION OF DOOR BOND OUT LOCATIONS, **SLAB** DEPRESSION AND OTHER REQUIRED BOND **OUTS.** COORDINATE LOCATION **OF** BOND **OUTS** WITH ARCHITECTURAL, MECHANICAL & PLUMBING, AND ELECTRICAL DRAWINGS AS NECESSARY TO PROPERLY INSTALL EACH SPECTFIC **ITEM.**

TIMBER TRUSS FRAMING

1. MATERIALS **STRESS** GRADED LUMBER.METAL PLATE CONNECTORS. MINIMUM GRADE NO.2 M.S.R. **SOUTHERN** PINE, KILN DRIED, 15% MAXIMUM MC., OR APPROVED ALTERNATE.

2. APPLICABLE SPECIFICATIONS:
A. NATIONAL DESIGN SPECIFICATION FOR **STRESS** GRADED LUMBER
AND ITS FASTENING (NDS).
B. **DESIGN SPECFICATIONS FOR LIGHT METAL PLATE CONNECTED WOOD TRUSSES (TPI-1 ATEST EDITION.**

3. BRACING: THE TRUSS MANUFAC E SHALL SPECIFY ALL BRACING REQUIRED BOTH FOR TEMPORARY CONSTRUCTION LOADI C AND FOR I ERMANENT ; ATERAI S UPPORT OF CC MEMBERS.

4. SUBMITALS IGN CALCULATIONS, SHOP DRAWINGS AND **ERECTION PROCEDURES ALL AFFIXED WITH THE SEAL OF** A PROFESSIONAL STRUCTURAL ENGINEER REGISTERED IN THE
B. **SHOP DRAWINGS SHALL** SHOW STRESS GRADE AND SIZE OF MEMBERS, SIZE AND LOCATION OF PLATE CONNECTORS. SUE AND LOCATION OF BRACING AND **SHALL** BE APPROVED **BY** THE TRUSS DESIGNER

5. ALL FABRICATED TRUSSES SHALL BE INSPECTED AT THE FABRICATION PLANT AND APPROVED TRUSSES **SHALL** RECEIVE THE TPI **MARK OF** APPROVAL IN ACCORDANCE **WITH** THE TRUSS PLATE INSTITUTE IN-PLANT INSPECTION LICENSE AGREEMENT.

6. CONNECTOR PLATES SHALL BE GALVANIZED.

7. TIMBER TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH IBC 2003 AND ASCE 7-LATEST EDITION

8. PROVIDE PERMANENT BOTTOM CHORD BRACING IN ACCORDANCE **WITH** THE TRUSS PLATE INSTITUTE (TPI) - LATEST EDITION.

9. TRUSSES SHALL BE DESIGNED I ALL POTENTIAL LOAD COMBINATIONS OF ; IVE LOADS ; W AND WIND LOADS INCLUDING UNB D DRIFT D WIND LOADS IN ACCORDANCE **WITH** N 2003.

TIMBER FRAMING:

1. ALL TIMBER FRAMING SHALL BE IN ACCORDANCE WITH THE AITC TIMBER CONSTRUCTION MANUAL OR THE NATIONAL DESIGN SPECIFICATIONS(NDS) - **LATEST EDITION.**

2. INDIVIDUAL TIMBER FRAMING MEMBERS SHALL BE VISUALLY **GRADED,** MINIMUM **GRADE** #2 SPRUCE–PINE-FIR (SPF), KILN DRIED TO 19% **MAXIMUM** MOISTURE CONTENT.

3. PRESSURE TREATED LUMBER SHALL BE USED WHERE WOOD **IS** IN CONTACT WITH GROUND, CONCRETE OR **MASONRY. TIMBER SHALL BE SOUTHERN YELLOW PINE** TREATED WITH CCA **TO** 0.4 #/CF IN ACCORDANCE WITH AWPA C-18.

4. METAL CONNECTORS SHALL BE USED AT ALL TIMBER TO TIMBER CONNECTIONS OR **AS** NOTED ON THE DESIGN DRAWINGS.

5. PROVIDE SIMPSON H2.5A HURRICANE ANCHORS WHERE TIMBER FRAMING AND /OR TRUSSES BEAR ON STRUCTURAL STEEL BEAMS OR BEARING

6. NAILING NOT SPECIFIED **SHALL** CONFORM **WITH** BOCA 1999.

7. F HEATHING SHALL BE APA RATED SHEATHING W/ 'S ATTACH SHEATHING TO ALL SUPPORTS USING 8d NAILS S A AT 4" O.C. AT PANEL EDGES AND 8" O.C. AT INTERM SUPPORTS.

8. WALL SHEATHING SHALL BE ½" APA RATED SHEATHING ATTACH SHEATHING TO ALL SUPPORTS USING 8d NAILS SPACED AT 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. ALL PANEL EDGES SHALL BE BLOCKED.

9. FLOOR SHEATHING SHALL BE ¾" T&G APA RATED SHEATHING. ATTACH SHEATHING TO ALL SUPPORTS USING 8d NAILS SPACED AT 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORT ALL PANELS SHALL BE NAILED AND GLUED TO THE TIMBER FLOOR FRAMING

SUBMITTALS & TESTING

FOR EACH SUBMITTAL **SUBMIT** (5) COPIES AND (1) **REPRODUCIBLE SEPIA TO THE ARCHITECT**

1. CONCRETE REINFORCING, CONCRETE MIX DESIGN & TESTING, (03300): SUBMIT COMPLETE SHOP DRAWINGS AND SCHEDULE OF ALL REINFORCING STEEL. DRAWINGS **SHALL** BEPREPAREDBY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR **TO** COMMENCEMENT OF THAT PORTION OF **THE** WORK. ALL ACCESSORIES, SCHEDULES, BEND TYPES ETC, SHALL BE **SHOWN** ON THE SHOP DRAWINGS.

COMPRESSIVE STRENGTH TESTS: ASTM C39; PREPARE ONE **SET FOR** EACH 100 CUBIC YARDS OR FRACTION **THEREOF,** OF EACH CONCRETE CLASS PLACED IN ANY ONE DAY OR FOR EACH 5,000 SQUARE FEET OF SURFACE **AREA** PLACED; **TEST** SPECIMEN AT **7** DAYS, 2 **SPECIMENS** AT 28 DAYS, AND RESERVE **1** SPECIMEN FOR LATER TESTING IF REQUIRED.

2. OPEN WEB ROOF TRUSSES;
SUBMIT SHOP DRAWINGS, PREPARED UNDER THE SUPERVISION OF A PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF MAINE, SHOWING TIMBER SPECIES, SIZES AND STRESS GRADE OF LUMBER TO BE USED; PITCH SPAN, CAMBER, CONFIGURATION, AND SPACING FOR EACH TYPE OF TRUSS REQUIRED; TYPE SIZE, MATERIAL FINISH, DESIGN VALUE AND LOCATION OF M CONNECTOR PLATES; INCLUDING BEARING AND ANCHORAGE DETAILS.

ENGINEER **STAMP:** PROVIDE A FINAL **SET** OF SHOP DRAWINGS WHICH HAVE BEEN **SIGNED *AND*** STAMPED BY A STRUCTURAL ENGINEER LICENSED TO PRACTICE IN **THE** STATE OF MAINE.

DEPT. OF BUILDING INSPECTION
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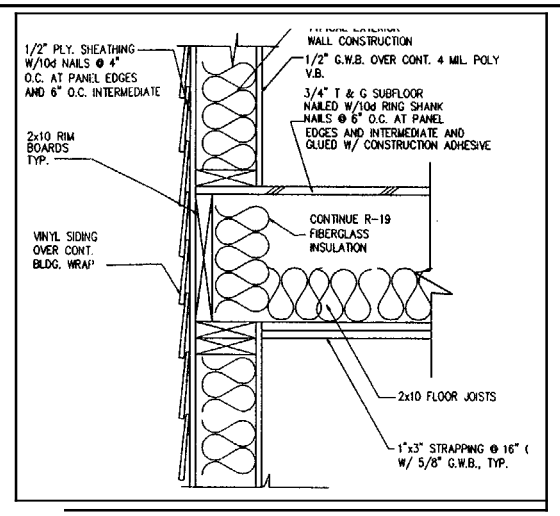
36 x 32 UNIT

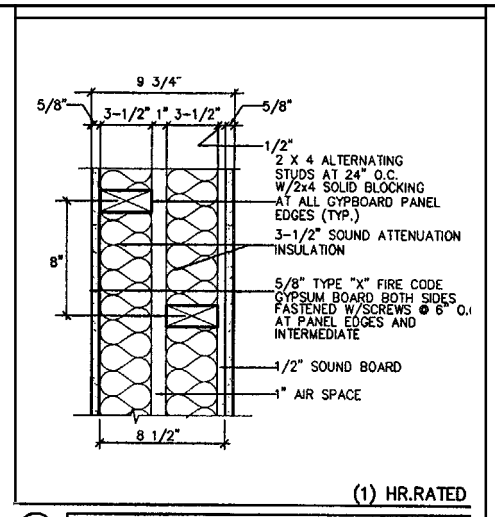
NOTES

DATE 12/13/05

N1

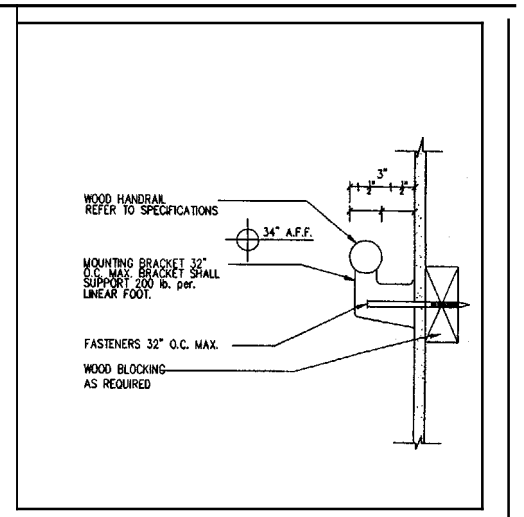


1 FLOOR FRAMING DETAIL 1 1/2 = 1'-0"



(1) HR.RATED

2 PARTY WALL DETAIL 1 1/2" = 1'-0"
UL # U305 SN

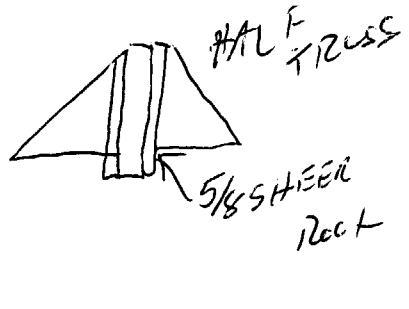


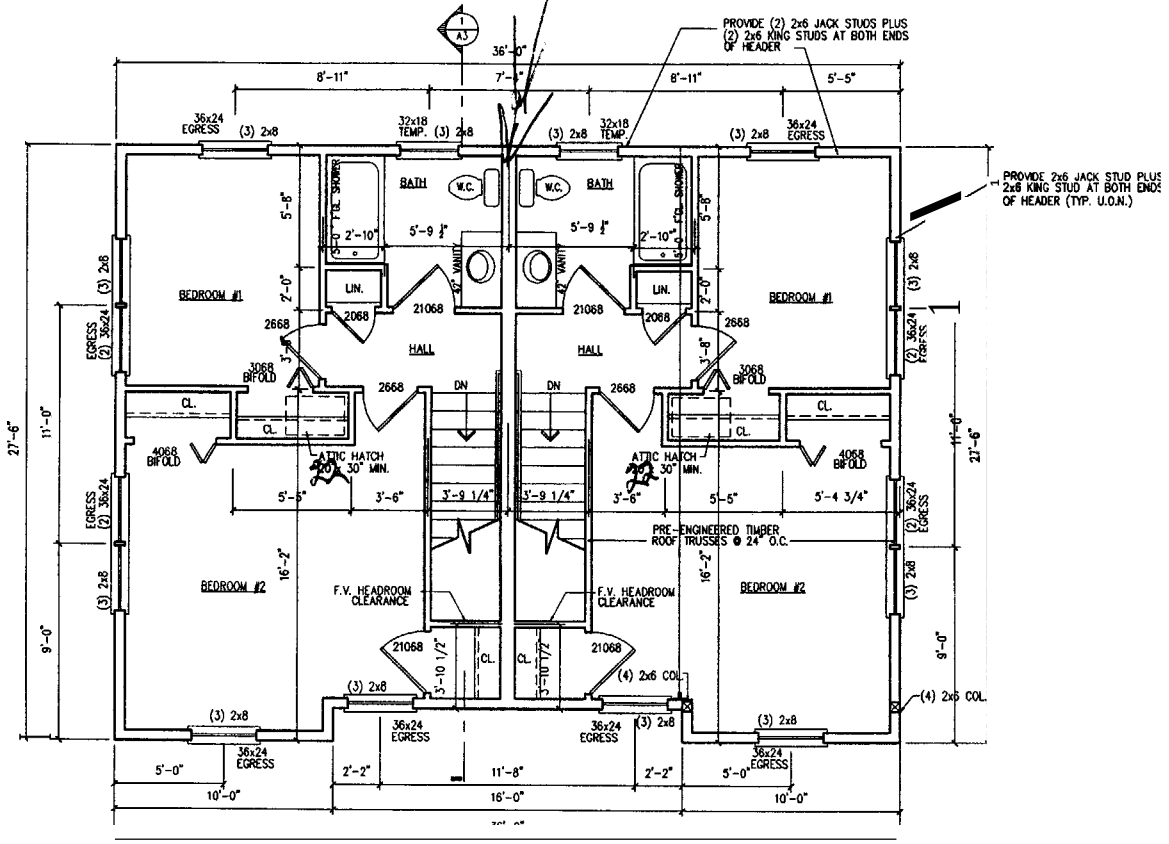
3 HANDRAIL DETAIL NTS

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.

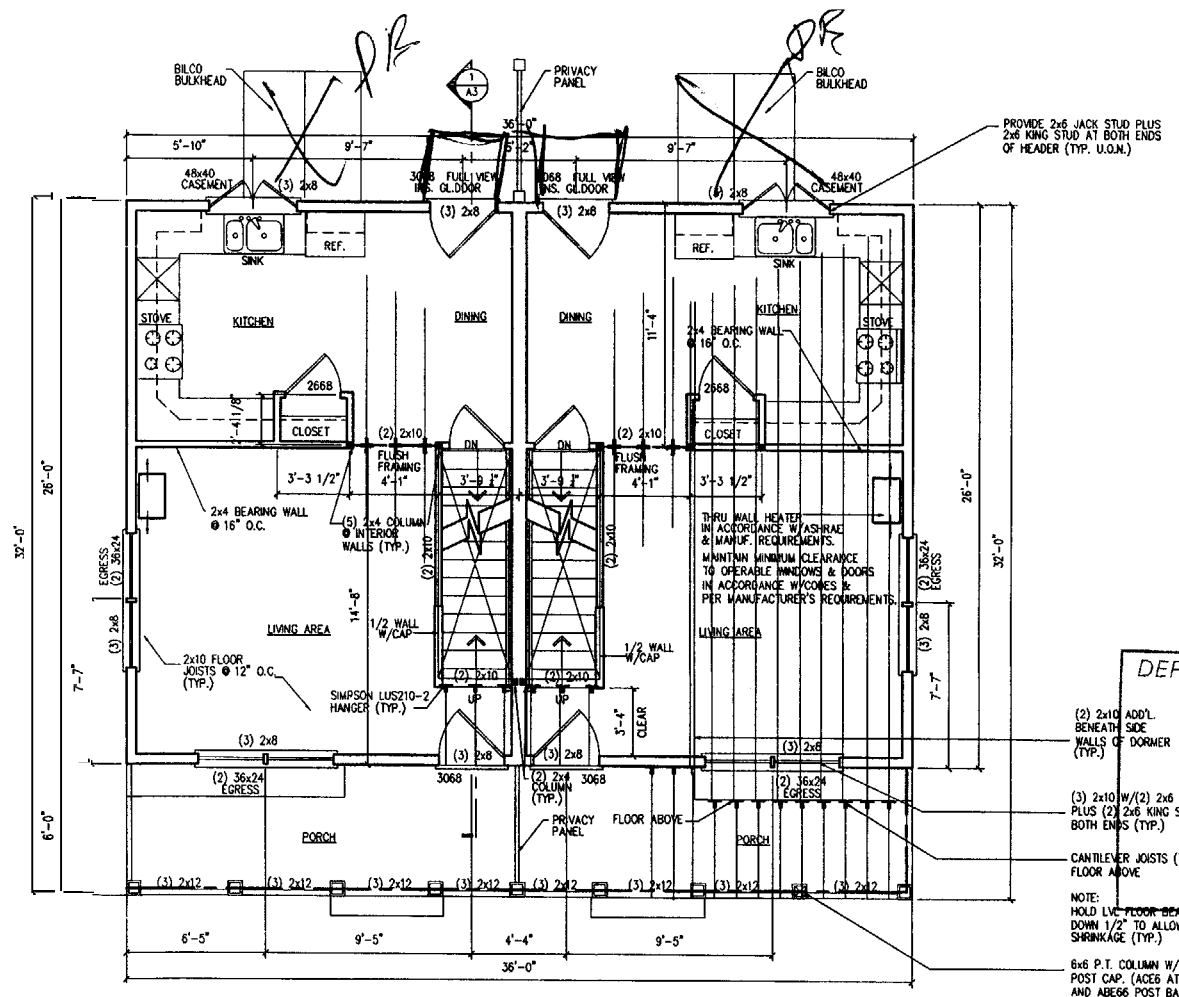
BUILDING TO BE SPRINKLED PER NFPA-13





SECOND FLOOR PLAN

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



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CITY OF PORTLAND, ME

JAN 2006

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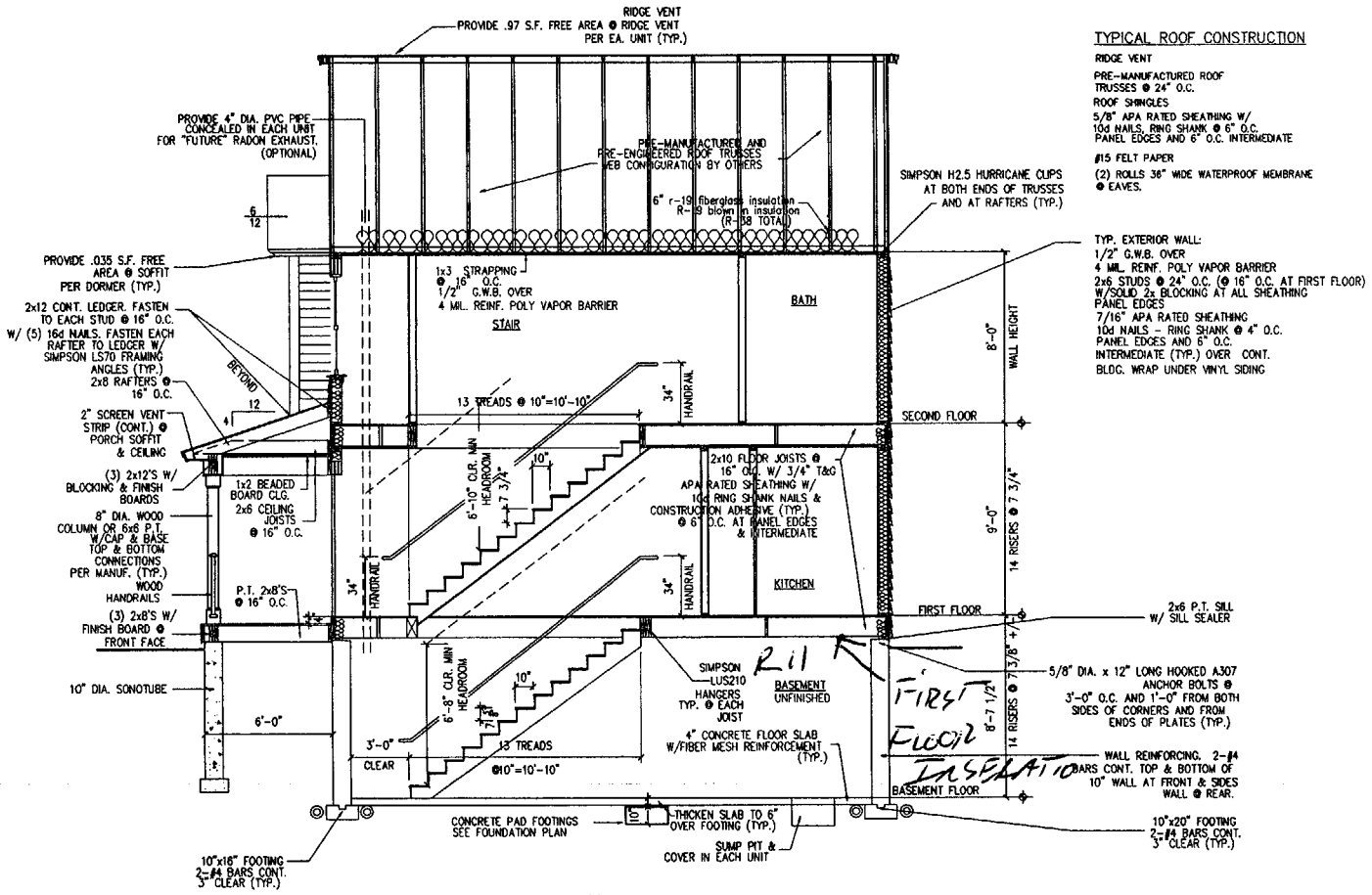
DATE 12/13/05

36 x 32 UNIT

DRAWINGS THIS SHEET: FLOOR PLAN & DETAILS

A2



TYPICAL ROOF CONSTRUCTION

RIDGE VENT

PRE-MANUFACTURED ROOF TRUSSES @ 24" O.C.

ROOF SHINGLES

5/8" APA RATED SHEATHING W/ 10d NAILS, RING SHANK @ 6" O.C. PANEL EDGES AND 6" O.C. INTERMEDIATE

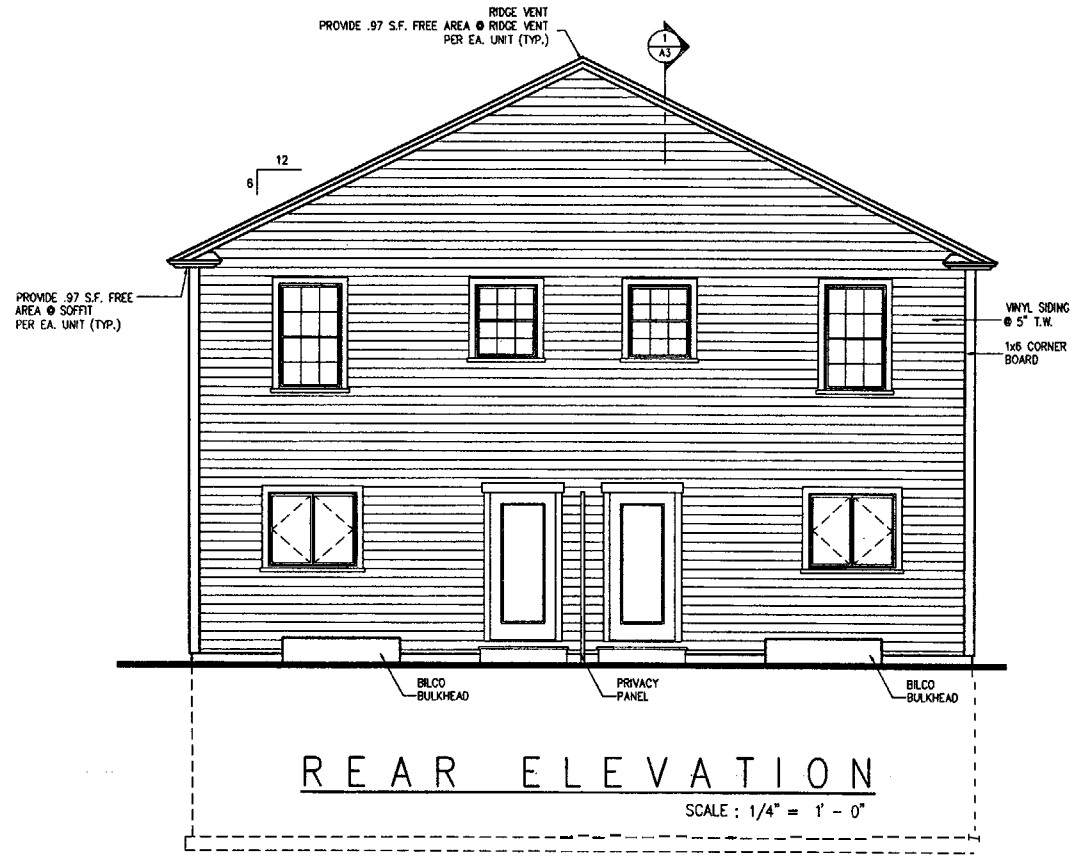
#15 FELT PAPER

(2) ROLLS 36" WIDE WATERPROOF MEMBRANE @ EAVES.

TYP. EXTERIOR WALL:
1/2" G.W.B. OVER
4 MIL. REINF. POLY VAPOR BARRIER
2x6 STUDS @ 24" O.C. (@ 16" O.C. AT FIRST FLOOR) W/SOLID 2x BLOCKING AT ALL SHEATHING PANEL EDGES
7/16" APA RATED SHEATHING
10d NAILS - RING SHANK @ 4" O.C. PANEL EDGES AND 6" O.C. INTERMEDIATE (TYP.) OVER CONT. BLDG. WRAP UNDER VINYL SIDING

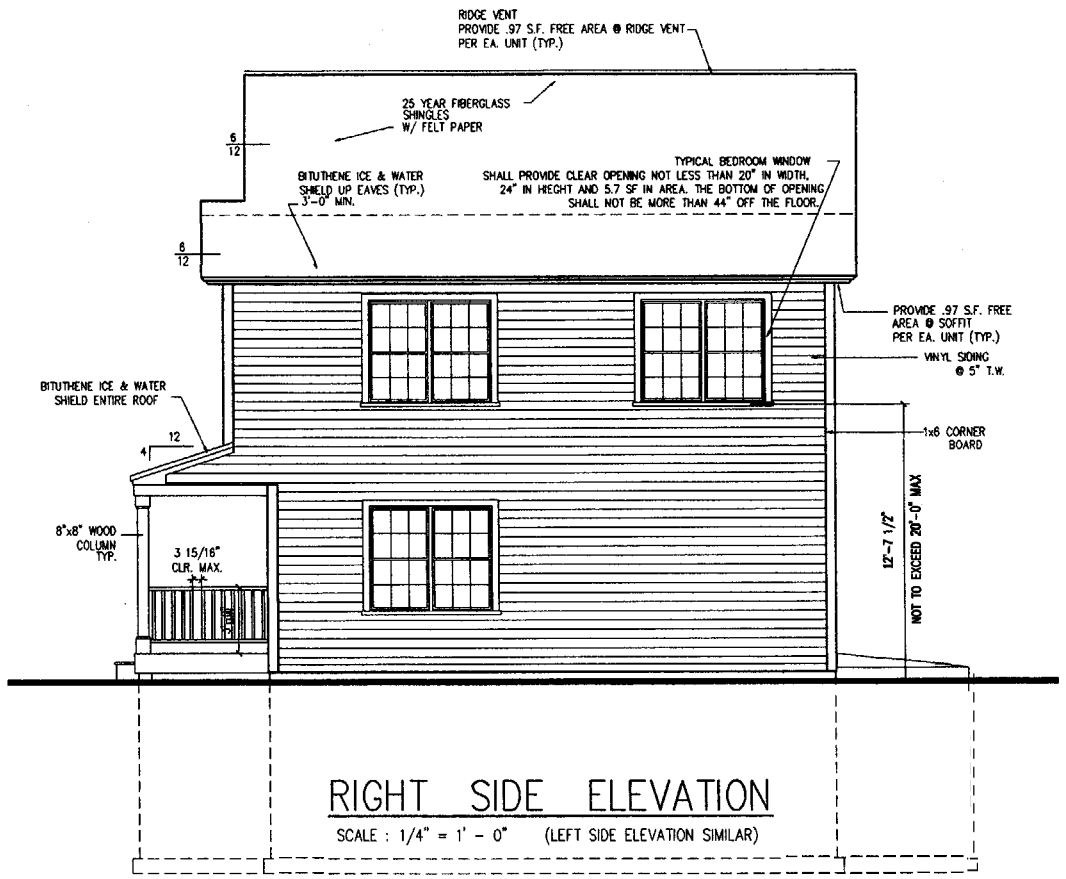
1 SECTION THRU HOUSE

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



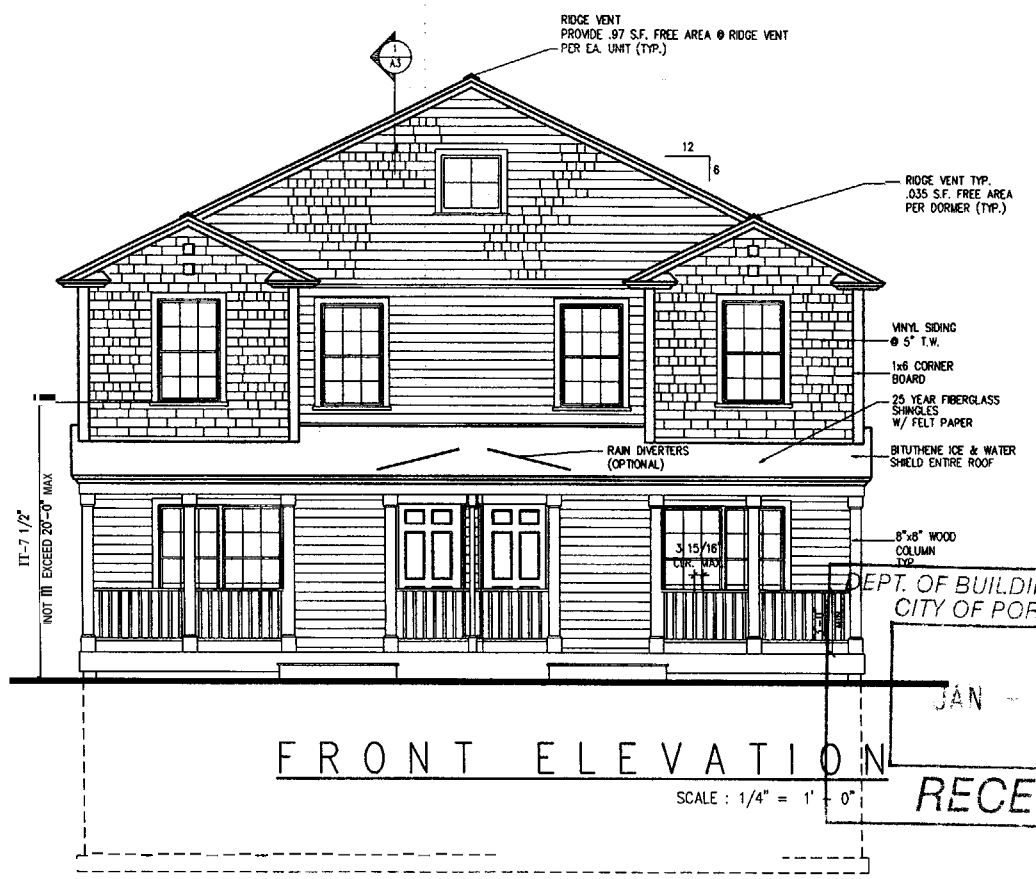
REAR ELEVATION

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



RIGHT SIDE ELEVATION

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



FRONT ELEVATION

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

36 x 32 UNIT

DRAWINGS THIS SHEET
ELEVATIONS
SECTION

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CITY OF PORTLAND, ME

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GENERAL NOTES:

1. All work shall be in accordance with IBC 2003, 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.

2. All applicable Federal, State and Municipal regulations shall be followed, including the Federal Department of Labor Occupational Safety and Health act.

3. All required City and State permits must be obtained before any construction begins.

4. 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, sheeting, temporary bracing, guys or tie-downs. Such material shall remain the property of the contractor after completion of the project.

5. Structural, Mechanical, Electrical and Plumbing design and installation by others shall be performed in accordance with local, State and Federal standards.

6. 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 safing material.

7. Building shall be SPRINKLED in accordance with NFPA-13. Contractor shall submit plans for State Fire Marshal approval prior to construction in accordance to state law.

8. Building shall have approved smoke detectors in accordance with NFPA-101 Life Safety Code. Smoke detectors shall initiate alarm that is audible in the sleeping rooms of each unit.

9. Portable fire extinguishers shall be provided in all hazardous areas in accordance to NFPA-101. Local authority having jurisdiction needs to provide written requirements.

10. Balconies must maintain a 42" guardrail height and shall be kept free and clear of ice and snow at all times to ensure the second means of egress.

11. HVAC installation to be in accordance with ASHRAE, NFPA-90A, OR NFPA-90B and all federal, local and State codes. Ventilation or heat equipment shall be in accordance with NFPA-91, NFPA-211, NFPA-31, NFPA-54 and NFPA-70 as applicable.

12. All egress doors shall have positive self-closer and latch mechanisms with panic bar or lever handles meeting standards as specified in the ADA & NFPA-101 codes.

13. Illumination of means of egress in accordance with NFPA 101.

14. Emergency lighting shall be installed in accordance with NFPA 101 2003 including battery back-up, illumination of means of egress aisles and exit doors.

15. Audible/Visual alarms shall be in accordance with NFPA 101 2003.

16. The fire alarm system shall be initiated upon operation of the automatic sprinkler system in addition to manual initiation.

17. Unit smoke detectors shall be continuously powered from the building electrical system and shall be located such that when activated shall initiate an alarm that is audible in the sleeping rooms (multiple detectors may be required in larger apartments).

18. Portable fire extinguishers shall be provided in hazardous areas. Confirm with local authority having jurisdiction

19. John H. Leasure Architect, Inc. will not be held responsible and held harmless for the Design of Mechanical or Electrical Engineering and the Structure, including but not limited to structural analysis of the overall building in accordance with building code requirements, design of mechanical, electrical & structural components, details and coordination of the mechanical, electrical and structure with architectural design.

FOUNDATION NOTES:

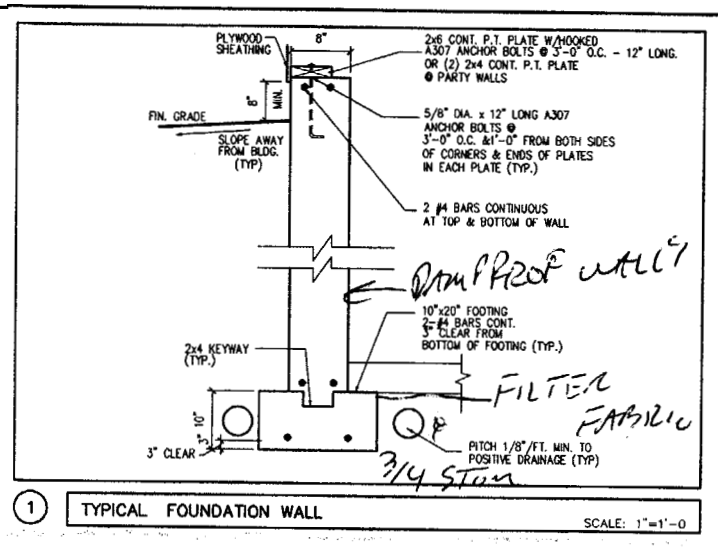
1. PROVIDE SILL SEALER ON TOP OF ALL FOUNDATION WALLS.
2. FOUNDATION WALLS SHALL BE BACKFILLED SIMULTANEOUSLY ON BOTH SIDES.
3. ALL STEEL REINFORCING IN FOOTINGS TO BE A MINIMUM 3" CLEAR FROM BOTTOM OF FOOTING.
4. ALL STEEL REINFORCING IN FOUNDATION WALLS BELOW GRADE TO BE MINIMUM OF 2" CLEAR FROM FACE OF WALL.
5. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE PRESERVATIVE TREATED W/CCA TO 0.4#/CF RETENTION PER AWPA
6. ALL CONCRETE SURFACES SHALL HAVE A STEEL TROWEL & LIGHT BROOM FINISH.
7. SET BOTTOM OF FOOTINGS MIN. 4'-0" BELOW FINAL SITE GRADE.
8. SET ALL FOOTINGS ON UNDISTURBED SOIL OR COMPACTED STRUCTURAL FILL.
9. FIRST FLOOR SLAB SHALL BE 4" THICK CONCRETE SLAB ON GRADE W/ FIBER MESH REINFORCEMENT. PROVIDE CONTROL JOINTS @ 15'x15' SPACING (225SF).
10. ALL CONCRETE SHALL BE 3000 PSI (f'c) STRENGTH AT 28 DAYS.
11. ALL CONCRETE SHALL BE AIR ENTRAINED 4-6%/s.
12. ALL OTHER ADMIXTURES SHALL BE PRE-APPROVED.

FRAMING NOTES:

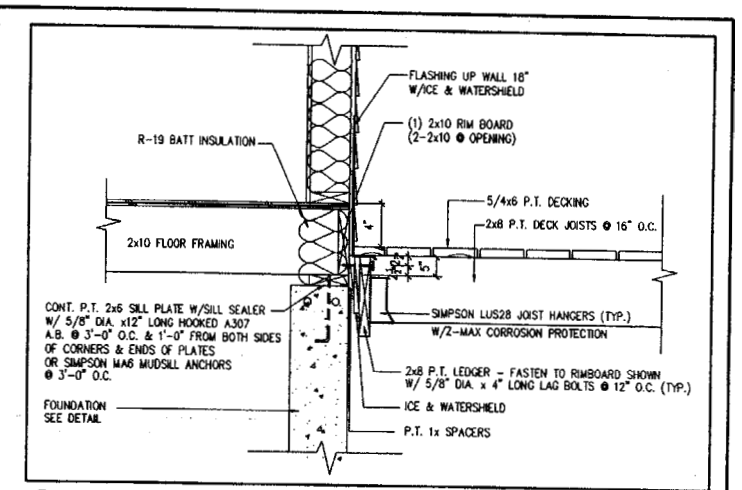
1. ALL EXTERIOR WALLS TO BE 2X6 WOOD STUD WALLS @ 24" O.C. ALIGNED W/JOISTS, RAFTERS - 16" OR 24" W/ 1/2" G.W.B. AND VAPOR BARRIER @ INSIDE FACE OF WALL, 6" BATT INSULATION (R-19), AND 7/16" APA RATED SHEATHING @ EXTERIOR FACE OF WALL.
2. ALL INTERIOR WALLS TO BE 2X4 WOOD STUD WALLS (UNLESS NOTED OTHERWISE) W/ ONE LAYER 1/2" G.W.B. EACH SIDE.
3. INSTALL BLOCKING BEHIND ALL SURFACE APPLIED FIXTURES, TRIM, AND SHELVES WHEN MOUNTED ON WALLS.
4. THE LOCATION OF ALL DOOR FRAMES SHALL BE 4 1/2" (UNLESS NOTED OTHERWISE) FROM ADJACENT WALLS.

NOTE:
ENTIRE BUILDING TO BE SPRINKLED PER NFPA-13

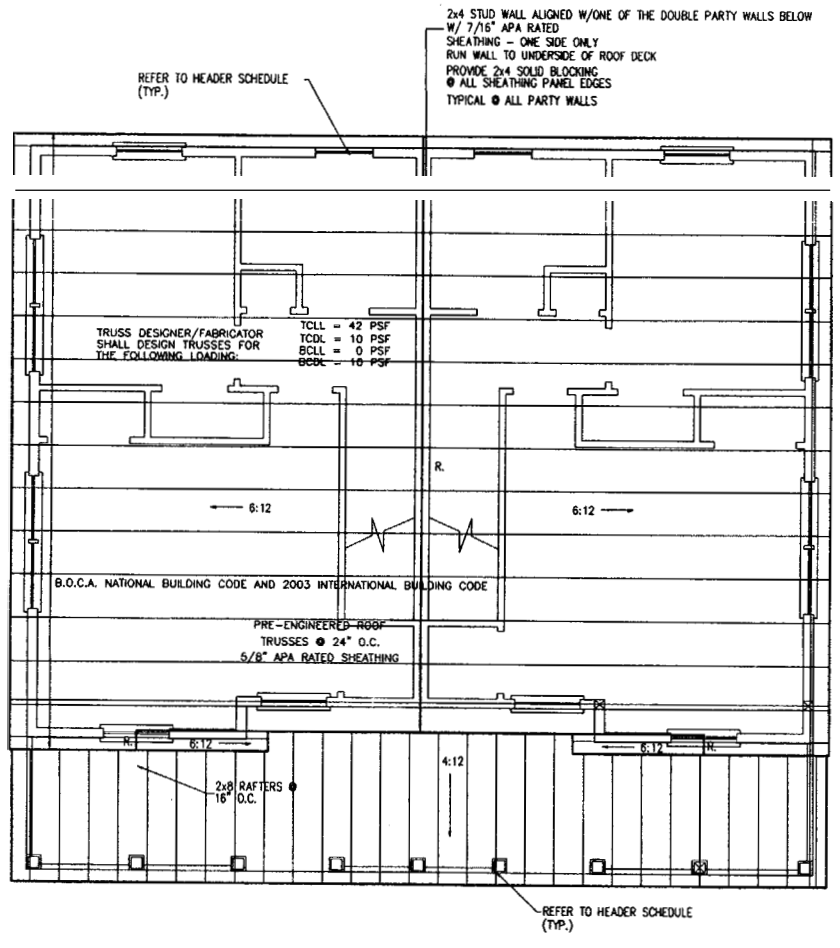
IRC 2003 FASTENERS



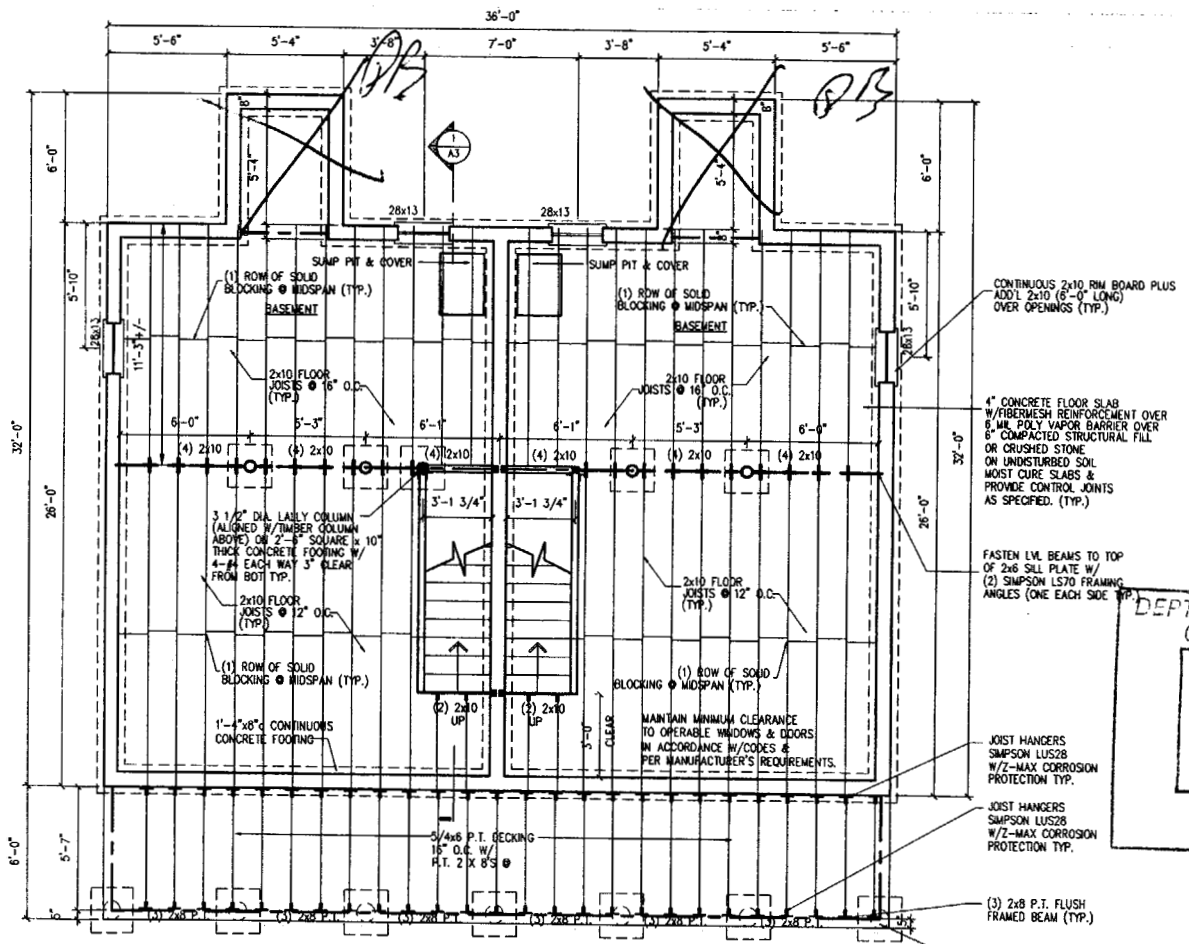
1 TYPICAL FOUNDATION WALL — SCALE: 1"=1'-0



2 DECK /JOIST CONNECTION DETAIL — SCALE: 1"=1'-0



ROOF FRAMING PLAN
SCALE : 1/4" = 1' - 0"



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

36 x 32 UNIT

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DRAWINGS THIS SHEET
FOUNDATION PLAN
FOUNDATION DETAILS
GENERAL NOTES
ROOF PLAN

DATE
12/13/05

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