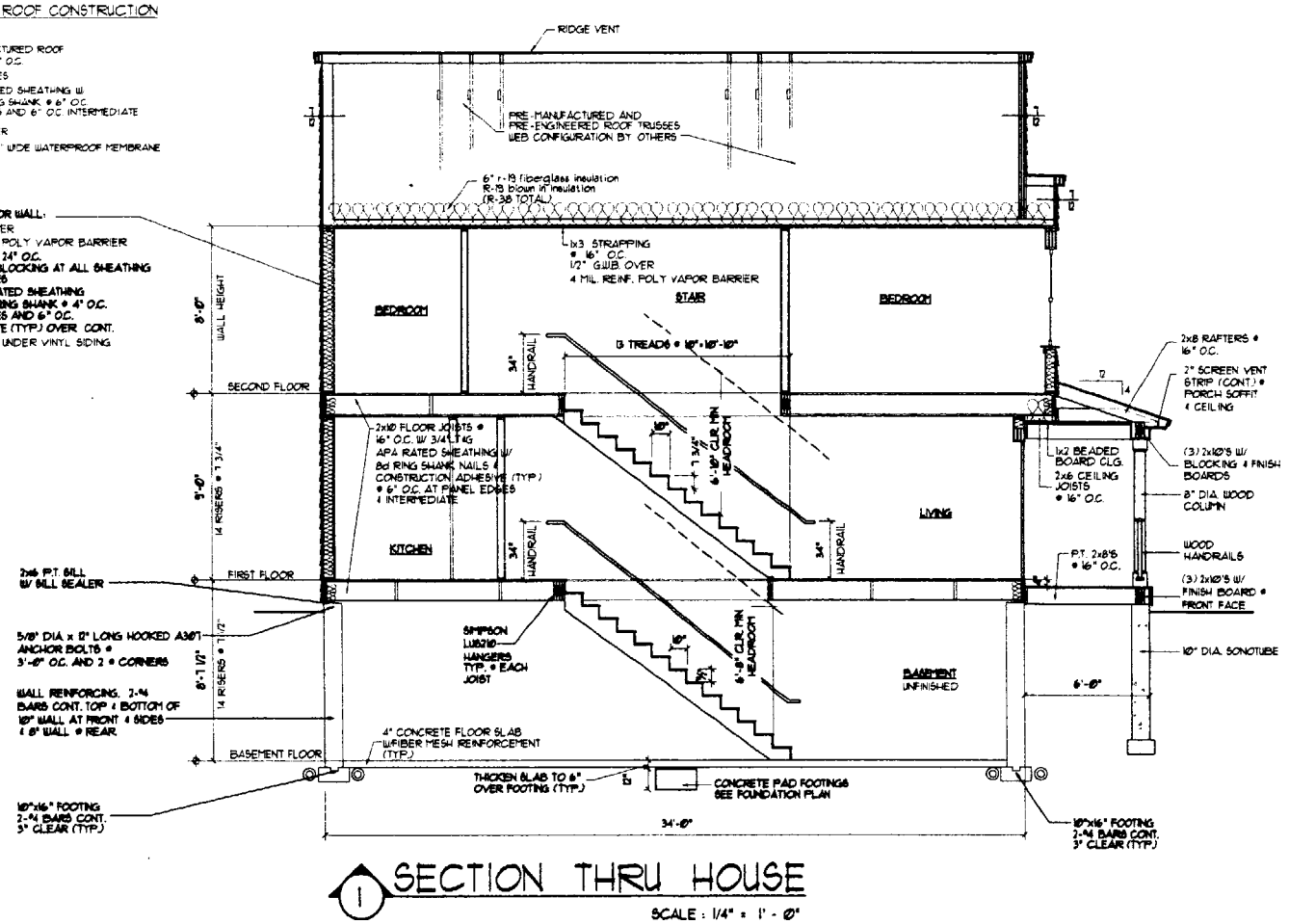
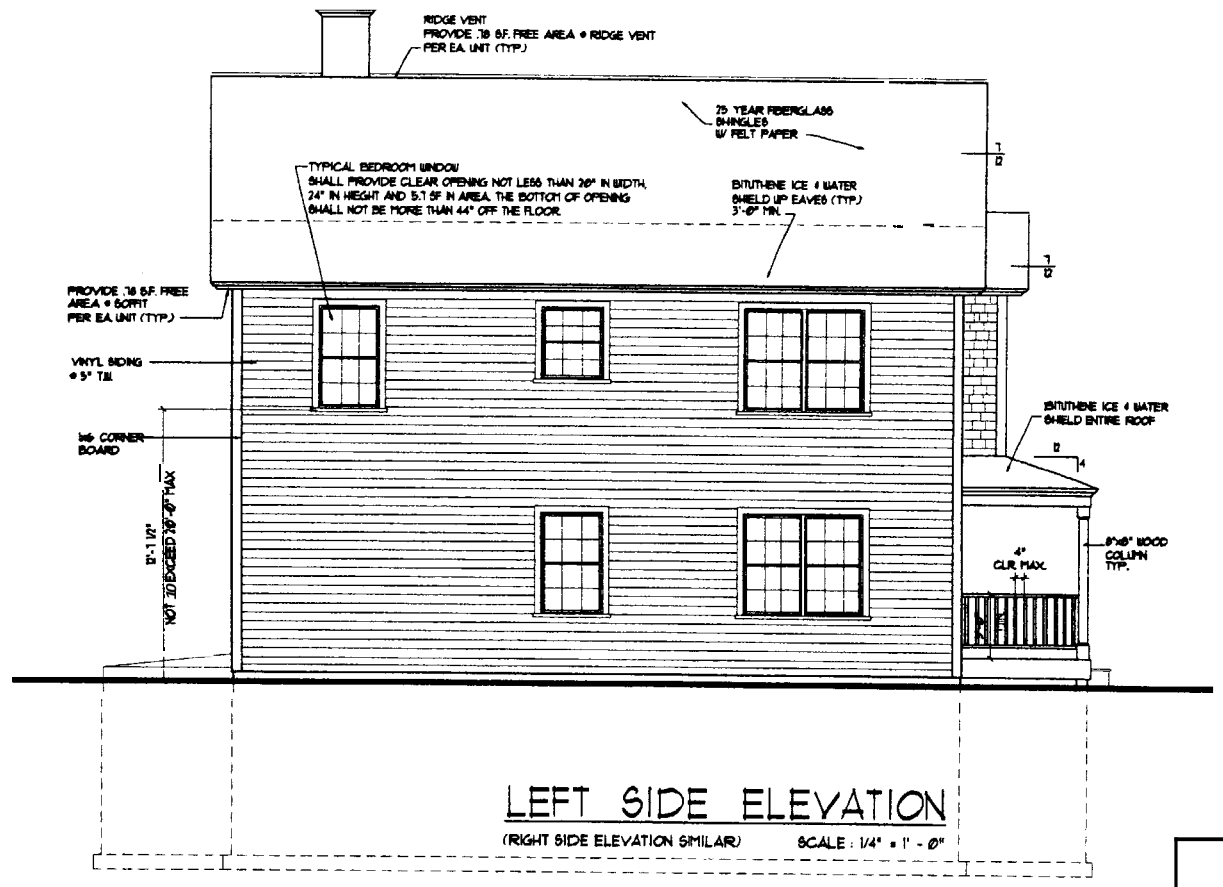
TYPICAL ROOF CONSTRUCTION

RIDGE VENT
PRE-MANUFACTURED ROOF TRUSSES @ 24" O.C.
ROOF SHINGLES
5/8" APA RATED SHEATHING W/ 8d NAILS RING SHANK @ 6" O/C PANEL EDGES AND 6" O.C. INTERMEDIATE
#15 FELT PAPER
(2) ROLLS 36" WIDE WATERPROOF MEMBRANE @ EAVES

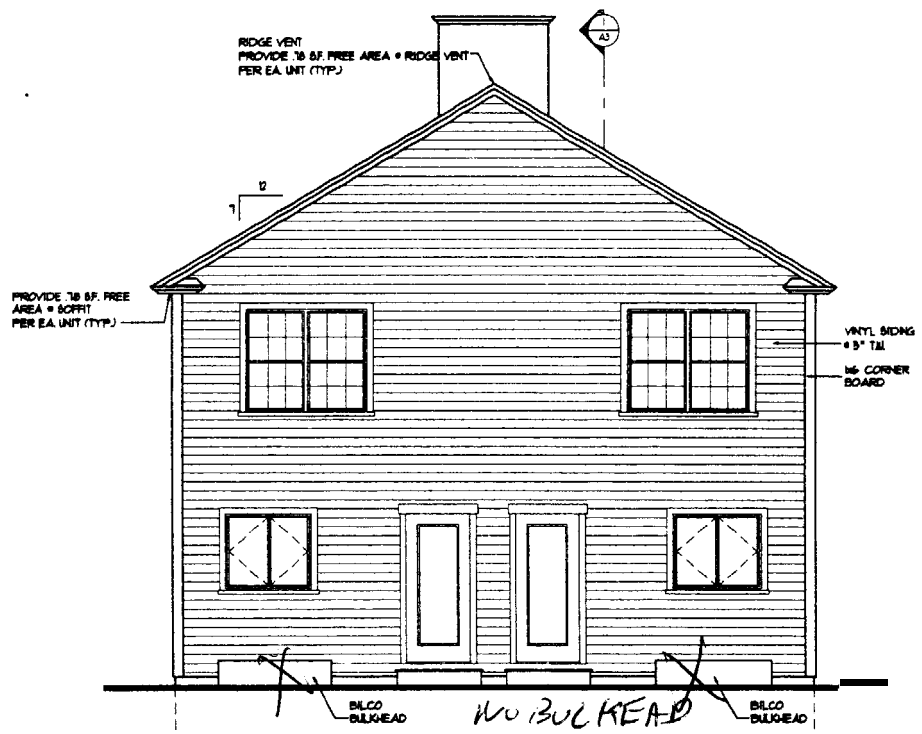
TYP. EXTERIOR WALL:
1/2" GWB. OVER
4 MIL. REINF. POLY VAPOR BARRIER
2x6 STUDS @ 24" O.C.
W/DOUBLE 2x BLOCKING AT ALL SHEATHING PANEL EDGES
7/16" APA RATED SHEATHING
8d NAILS - RING SHANK @ 4" O.C. PANEL EDGES AND 6" O.C. INTERMEDIATE (TYP.) OVER CONT. BLDG WRAP UNDER VINYL SIDING



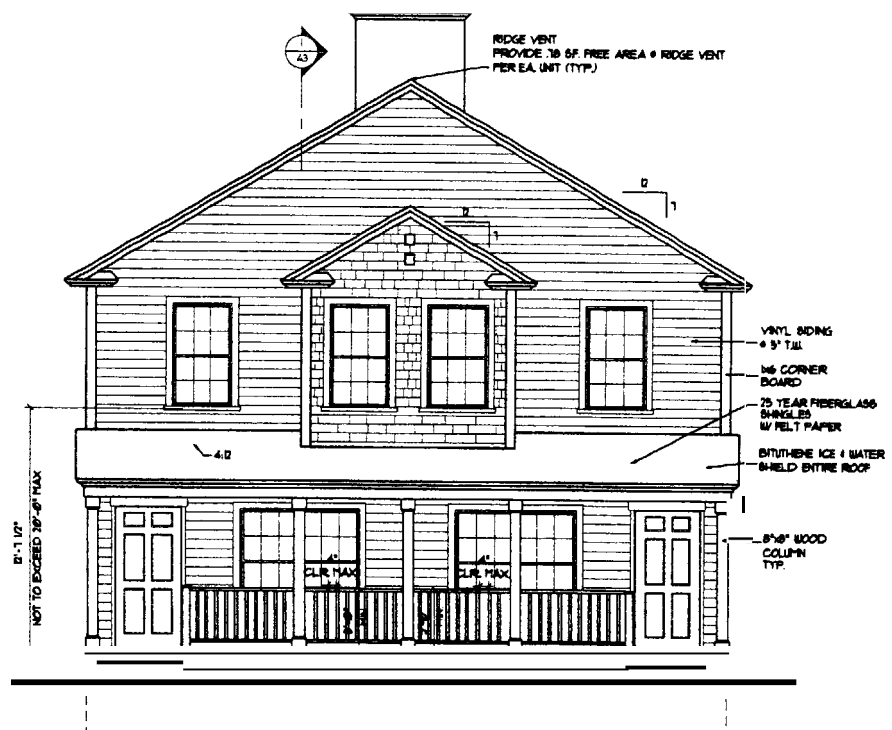

1 SECTION THRU HOUSE
SCALE : 1/4" = 1' - 0"




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'-1" - 4'-6" | (3) - 2x8 |
| 4'-7" - 5'-8" | (3) - 2x10 |
| 5'-9" - 7'-0" | (3) - 2x12 |

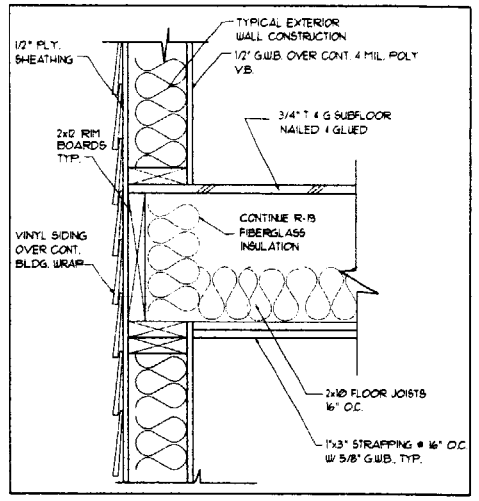
NOTE: PROVIDE JAMBS BOTH ENDS AS FOLLOWS
2x6 JACK PLUS 2x6 KING UP TO 4'-6" ROUGH OPENING
(1) 2x6 JACKS PLUS (1) 2x6 KINGS UP TO 7'-0" ROUGH OPENING

30 x 40 UNIT
(FULL BASEMENT)
-SCHEME 'A'
LOT 8

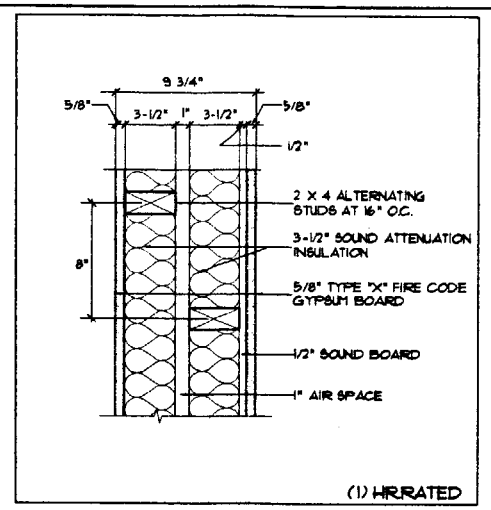
DRAWINGS THIS SHEET
ELEVATIONS
SECTION

DATE
04/15/04

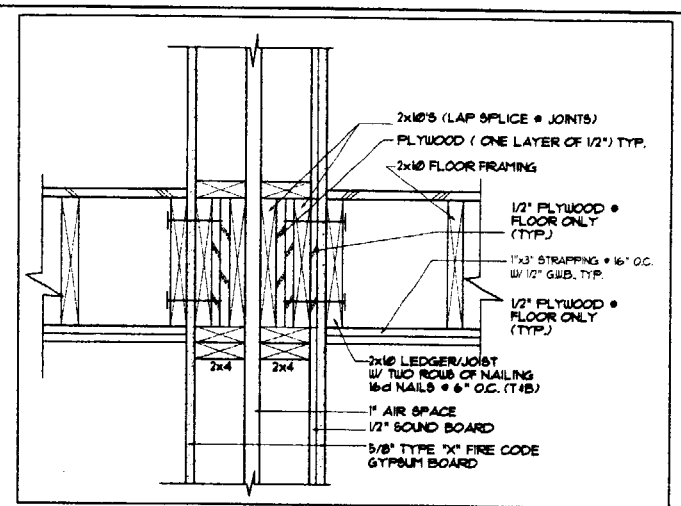
A3



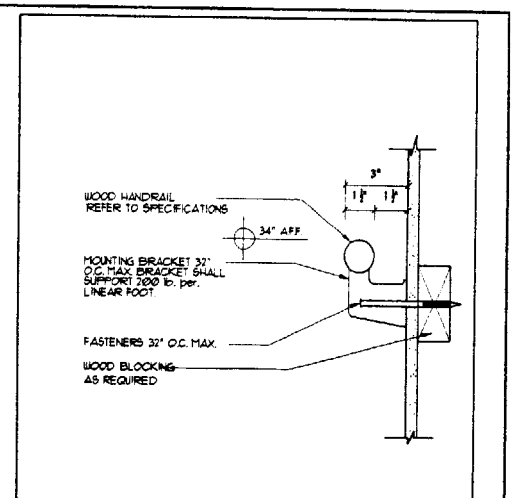

1 FLOOR FRAMING DETAIL 1 1/2" = 1'-0"




2 PARTY WALL DETAIL 1 1/2" = 1'-0"
UL # U305 5HM



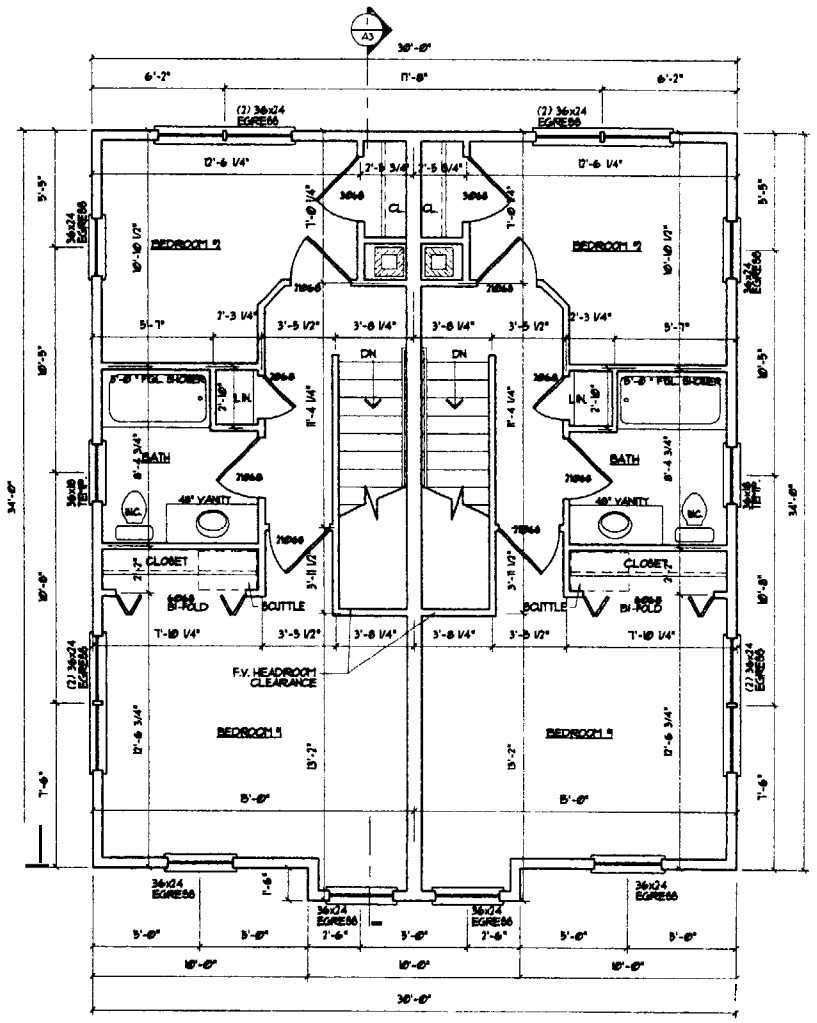

3 SECTION @ PARTY WALL DETAIL 1 1/2" = 1'-0"




4 HANDRAIL DETAIL NTS

## GENERAL NOTE FOR PARTY / SHEAR WALL:

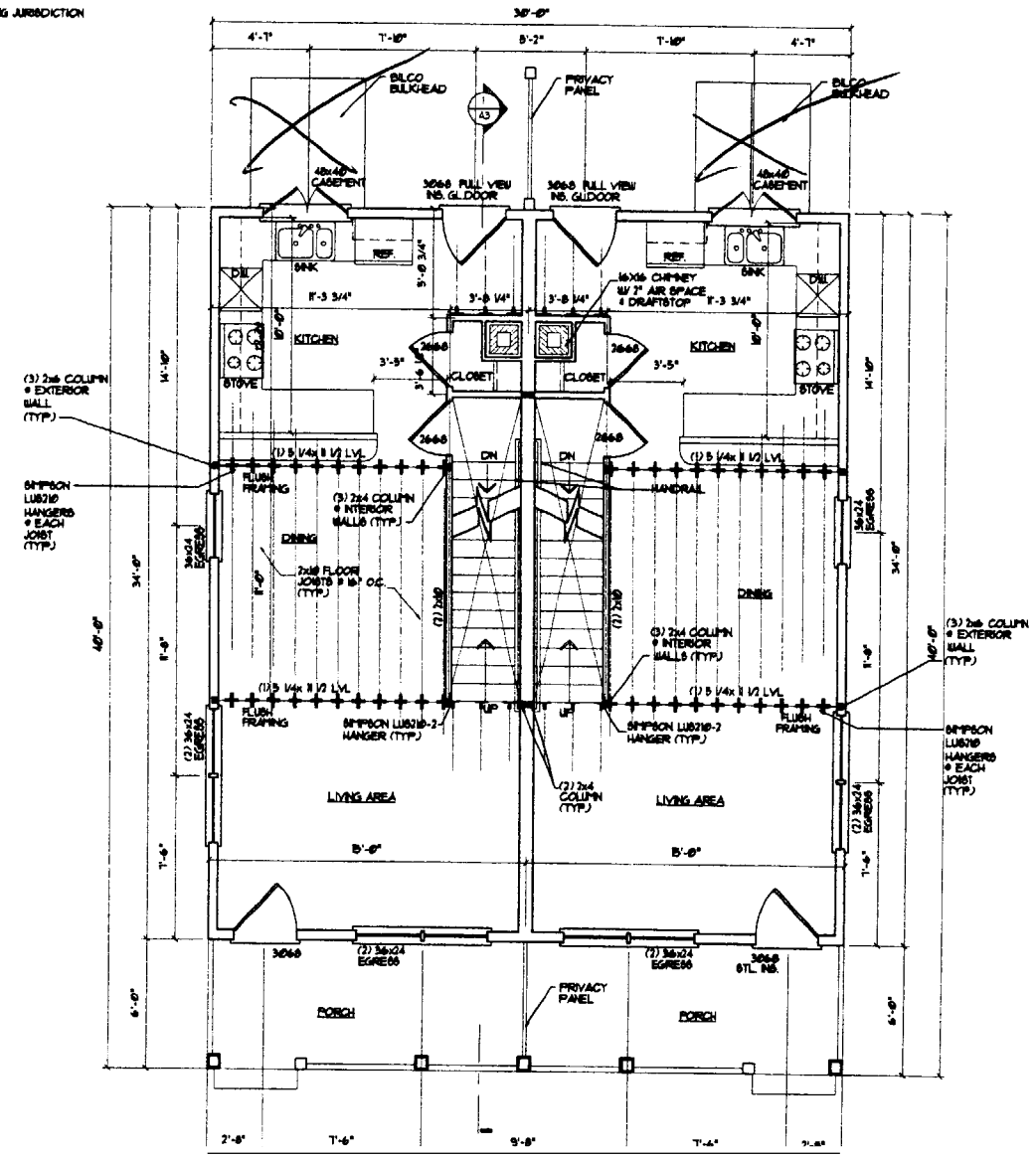
1. PROVIDE 2x4 BLOCKING @ ALL PANEL EDGES & INTERMEDIATE. PROVIDE SCREWS @ 6" O.C. @ PANEL EDGES & INTERMEDIATE.
2. RUN 2x4 WALL TO UNDERSIDE OF ROOF DECK (IN ATTIC SPACE) ALIGNED WHERE OF THE 2x4 WALLS IN THE PARTY WALL BELOW. PROVIDE (1) LAYER 7/16" APA RATED SHEATHING ONE SIDE ONLY. PROVIDE 2x4 BLOCKING @ ALL PANEL EDGES. PROVIDE 8d NAILS @ 6" O.C. @ PANEL EDGES & INTERMEDIATE.
3. OBTAIN WRITTEN APPROVAL FROM AUTHORITY HAVING JURISDICTION FOR FIRE WALL RATING SHOWN.




NOTE:
BUILDING TO BE SPRINKLERED PER NFPA-13

## SECOND FLOOR PLAN

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




## FIRST FLOOR PLAN

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

DRAWINGS THIS SHEET
FLOORPLANS
DETAILS

DATE
04/15/04

A2

## GENERAL NOTES:

1. All work shall be in accordance with BOCA Basic Building Code, NFPA-70 National Electric Code, Maine State Plumbing Code, ASHRAE, UL, 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 stop material.

7. Building shall be sprinklered 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-54, NFPA-211, NFPA-31, NFPA-54 and NFPA-70 as applicable.

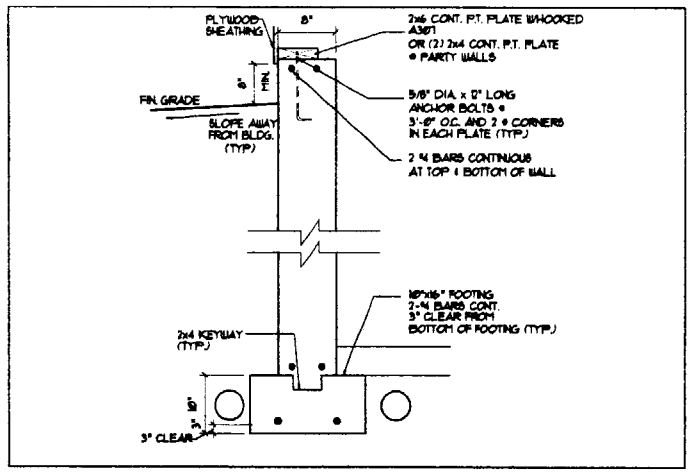
## FRAMING NOTES:

1. ALL EXTERIOR WALLS TO BE 2x6 WOOD STUD WALLS @ 24" O.C. W/ 1/2" GWB. 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" GWB. 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.

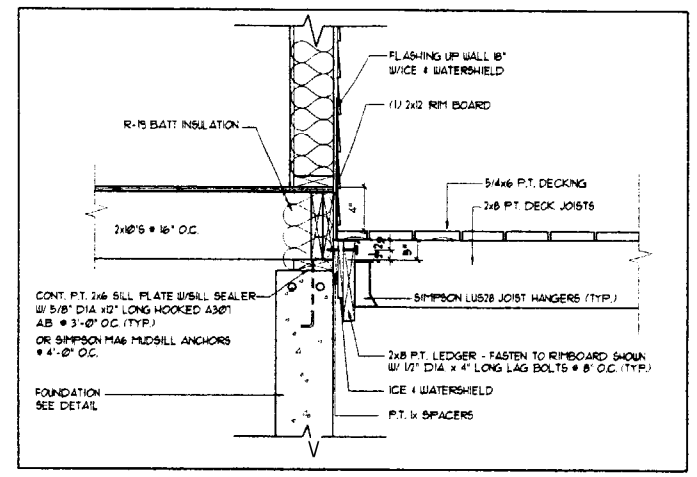
## FOUNDATION NOTES:

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 WOOD TO .60 PCF RETENTION PER AWPA.
6. ALL CONCRETE SURFACES SHALL HAVE A STEEL TROWEL & LIGHT BROOM FINISH.
7. SET BOTTOM OF FOOTINGS MIN. 4'-0" BELOW GRADE.
8. SET ALL FOOTINGS ON UNDISTURBED SOIL OR COMPACTED STRUCTURAL FILL.
9. RADIANT HEAT IN SLAB.
10. FIRST FLOOR SLAB SHALL BE 4" THICK CONCRETE SLAB ON GRADE W/ FIBER MESH REINFORCEMENT. PROVIDE CONTROL JOINTS @ 15'x15' SPACING (225SF).
11. ALL CONCRETE SHALL BE 3000 PSI (f'c) STRENGTH AT 28 DAYS.
12. ALL CONCRETE SHALL BE AIR ENTRAINED 4-6 %.
13. ALL OTHER ADMIXTURES SHALL BE PRE-APPROVED.

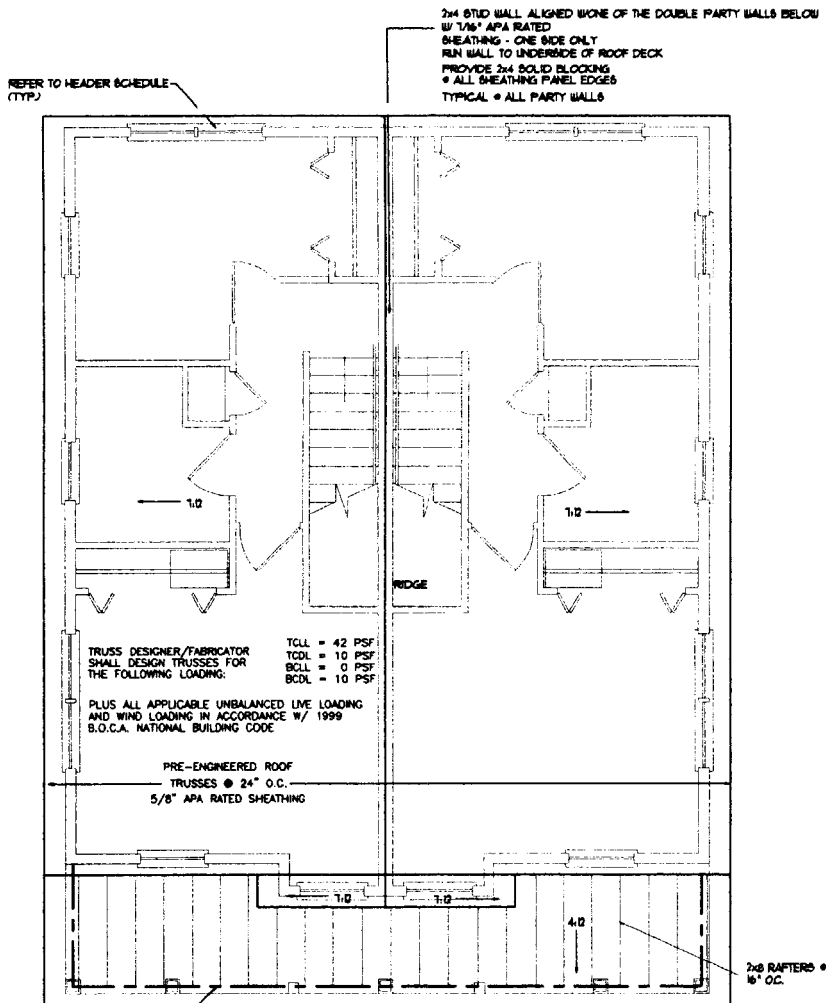
NOTE:
BUILDING TO BE SPRINKLERED PER NFPA-13




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

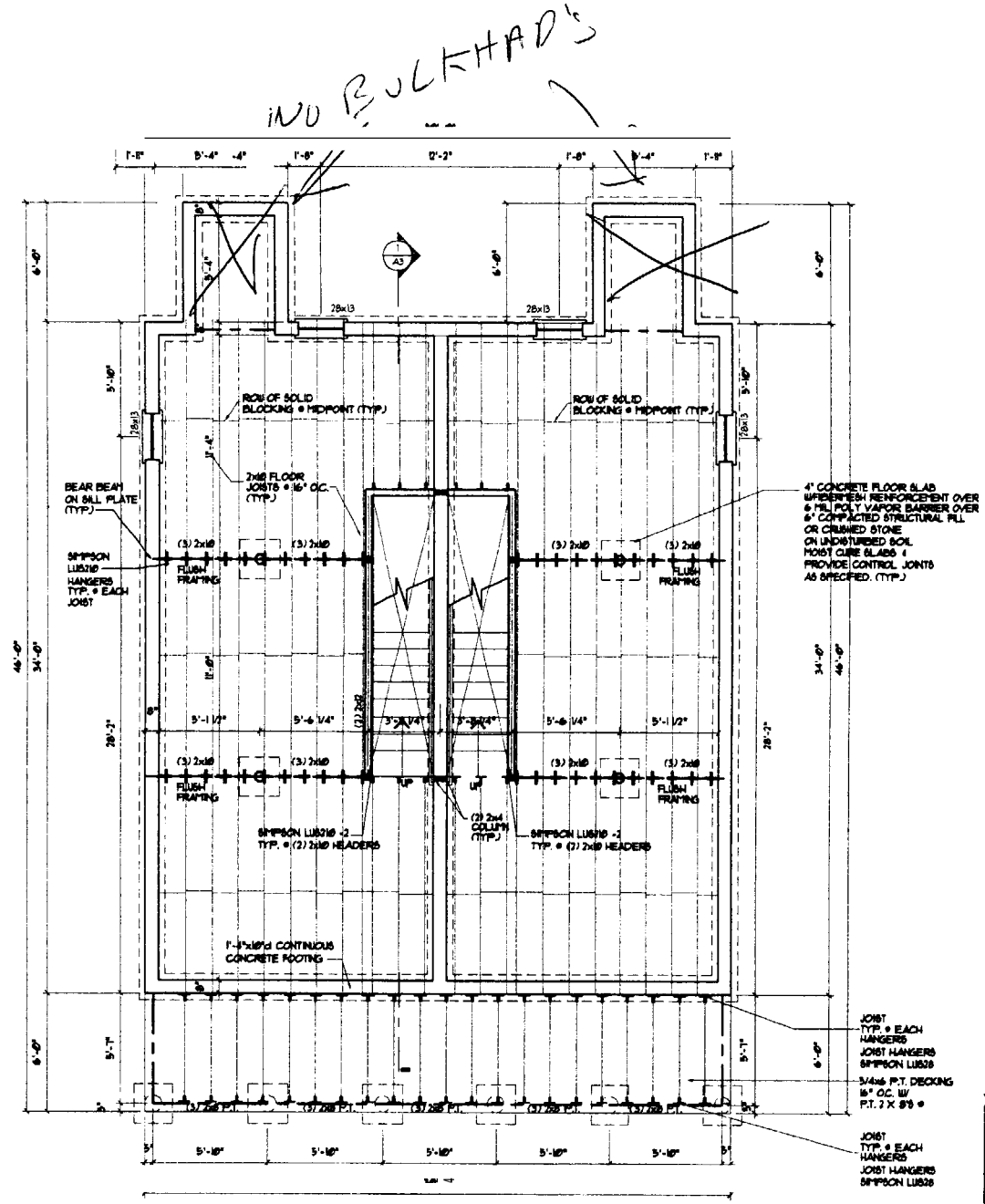



2 DECK JOIST CONNECTION DETAIL SCALE: 1"=1'-0"




## ROOF FRAMING PLAN

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




## FOUNDATION / FIRST FLOOR FRAMING PLAN

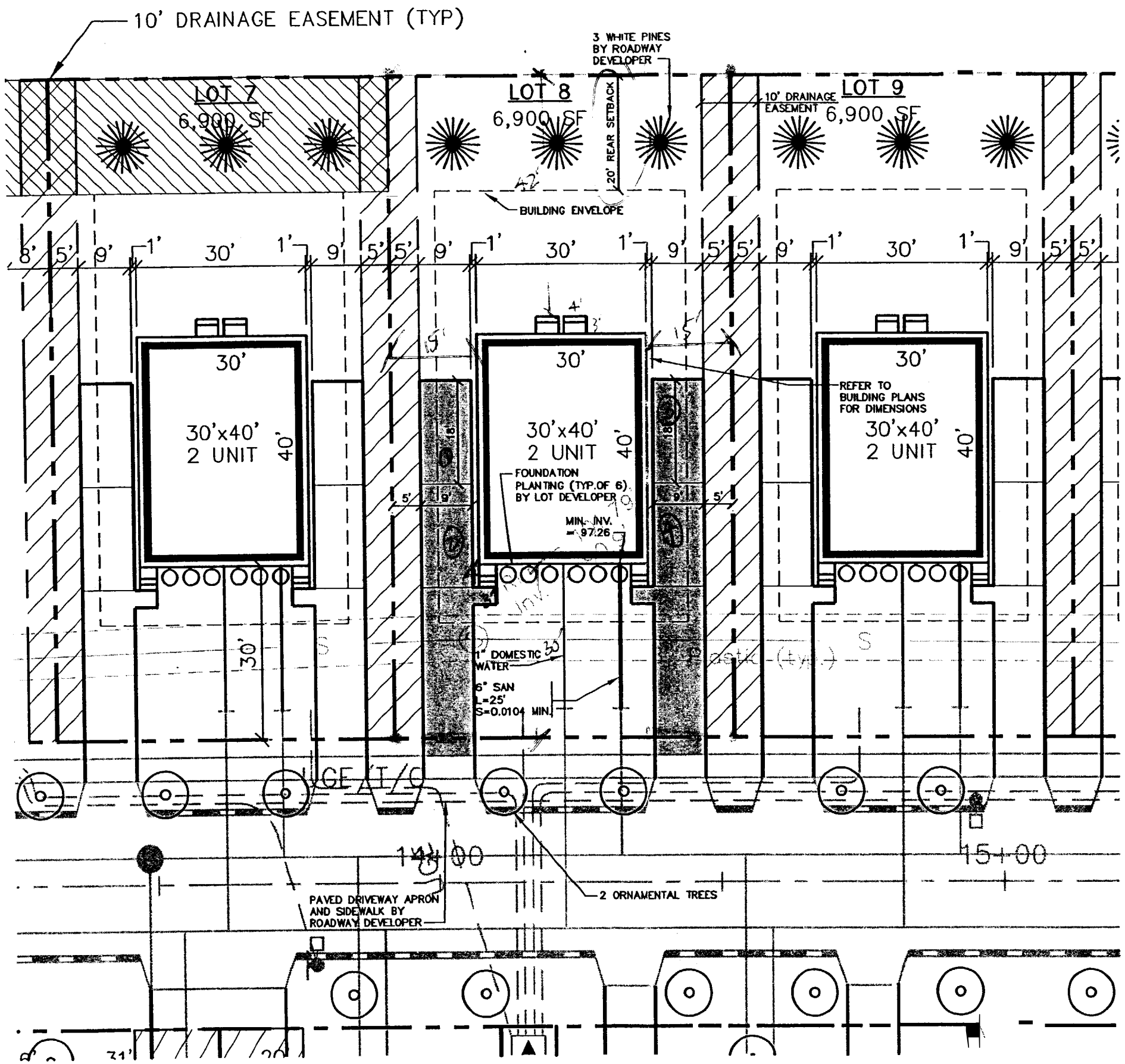
SCALE : 1/4" = 1' - 0"

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

DRAWINGS THIS SHEET:
FOUNDATION PLAN
**ROOF** PLAN
DETAILS

DATE
04/15/04

A1




## 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 THE 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.

3/16/05

STATE OF MAINE
DOUGLAS E. REYNOLDS
NO. 9868
REGISTERED PROFESSIONAL ENGINEER
6/17/04

20 0 10 20 40
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
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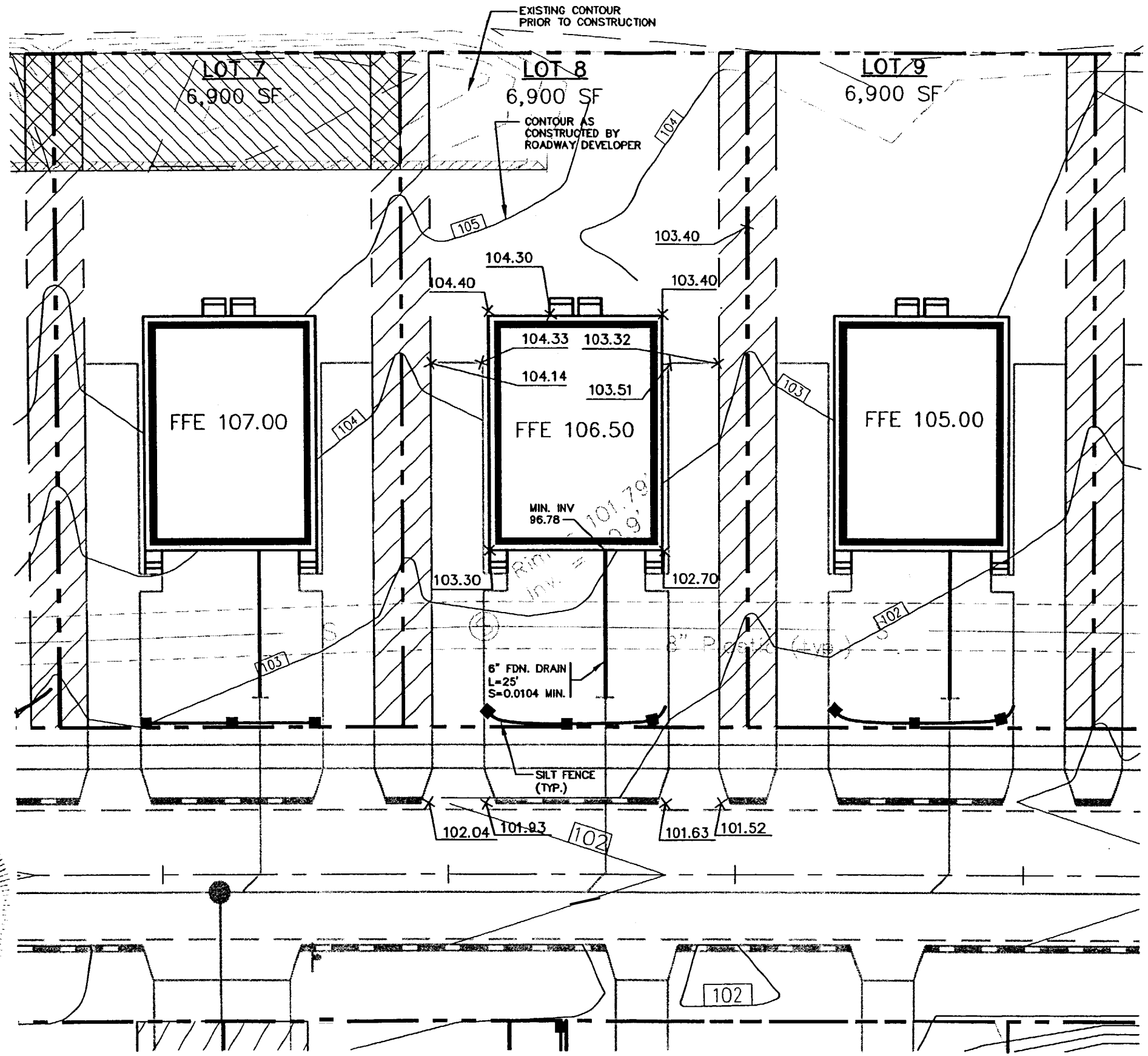
Drawing Name: Lot 8 Lot Layout and Utility Plan

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 THIS 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 THE 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 REQUIRED 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.

STATE OF MAINE
DOUGLAS E. REYNOLDS
NO. 9868
REGISTERED PROFESSIONAL ENGINEER
6/14/04

20 0 10 20 40

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

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Drawing Name: Lot 8 Grading Plan

Project: CARRIAGE LANE

Figure No. 2