

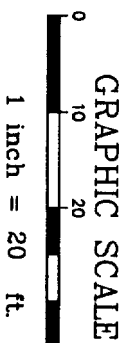
*Ronald Oppenose*  
*Paula*  
*Bob #1*  
*Ruby Lane*



CITY OF PORTLAND  
 APPROVED SITE PLAN  
 Subject to Dept. Conditions  
 Date of Approval: 9-22-05

**ZONING REGULATIONS**

- ZONE: R-3
- MINIMUM LOT SIZE: 6,500 S.F.
  - MINIMUM LOT WIDTH: 75 FEET
  - MINIMUM STREET FRONTAGE: 50 FEET
  - MINIMUM FRONT YARD SETBACK: 25 FEET OR AT MIN. 75' LOT WIDTH
  - MINIMUM REAR YARD SETBACK: 25 FEET
  - MINIMUM SIDE YARD SETBACK: 16 FEET (FOR 2 1/2 STORY DWELLING)
  - 8 FEET (FOR 1 1/2 STORY DWELLING)



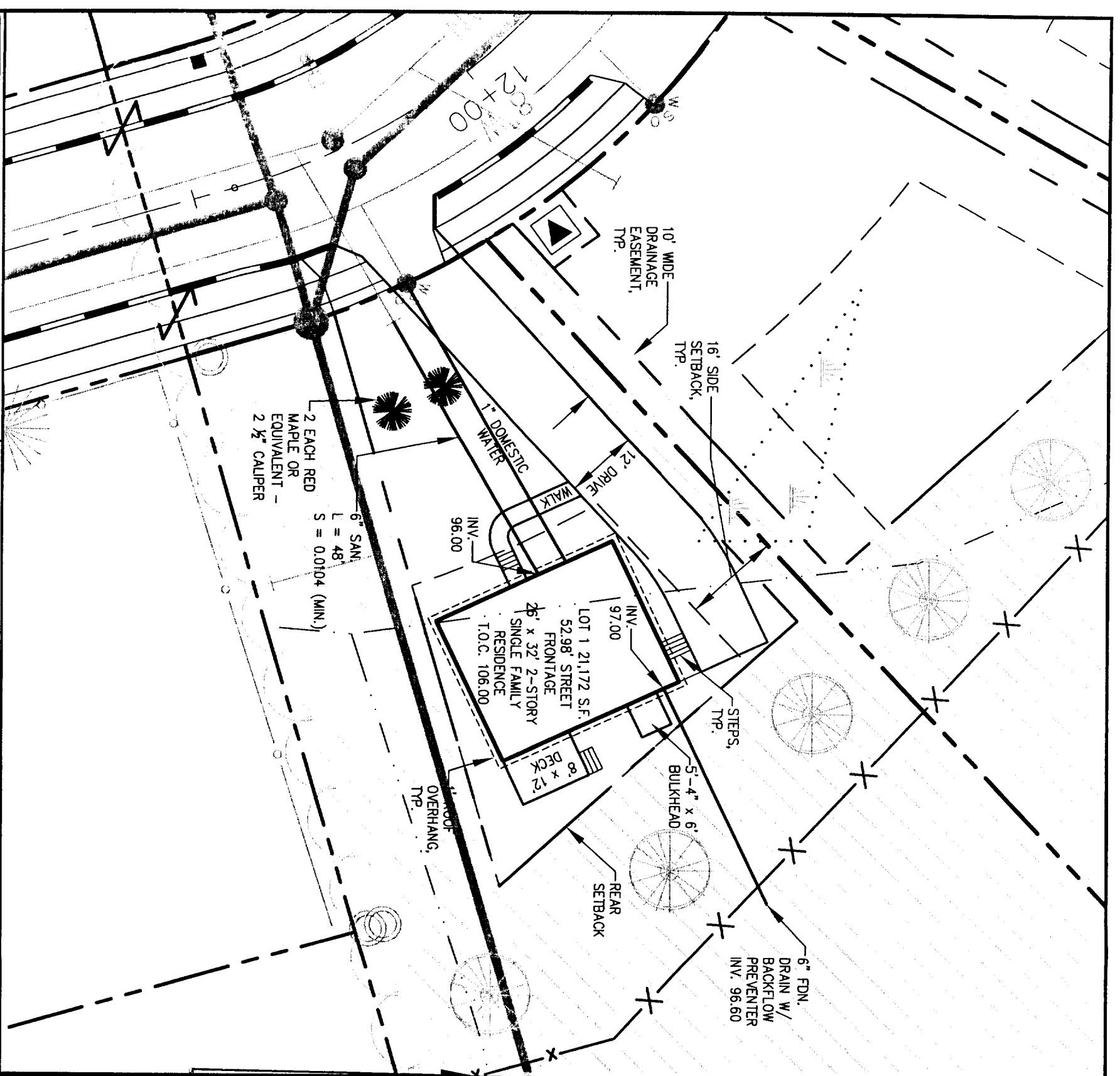
RECEIVED  
 SEP 22 2005  
 DEPT. OF BUILDING INSPECTION  
 CITY OF PORTLAND, ME

**DH**  
 Deluca-Hoffman Associates, Inc.  
 778 MAIN STREET, SUITE 8  
 SOUTH PORTLAND, ME 04106  
 207.775.1121  
 WWW.DELUCAHOFFMAN.COM

DRAWN:	CDD	DATE:	MAR. 2005
DESIGNED:	DDA	SCALE:	1" = 20'
CHECKED:	DDA	JOB NO.	2568
FILE NAME:	2568-SP		

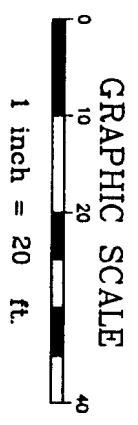
RUBY LANE  
 PORTLAND, MAINE

LOT 1 GRADING & EROSION  
 CONTROL PLAN



**ZONING REGULATIONS**

- ZONE:** R-3
- MINIMUM LOT SIZE:** 6,500 S.F.
- MINIMUM LOT WIDTH:** 75 FEET
- MINIMUM STREET FRONTAGE:** 60 FEET
- MINIMUM FRONT YARD SETBACK:** 25 FEET OR AT MIN. 7.5% LOT WIDTH
- MINIMUM REAR YARD SETBACK:** 25 FEET
- MINIMUM SIDE YARD SETBACK:** 16 FEET (FOR 2 1/2 STORY DWELLING)  
8 FEET (FOR 1 1/2 STORY DWELLING)



**DH**

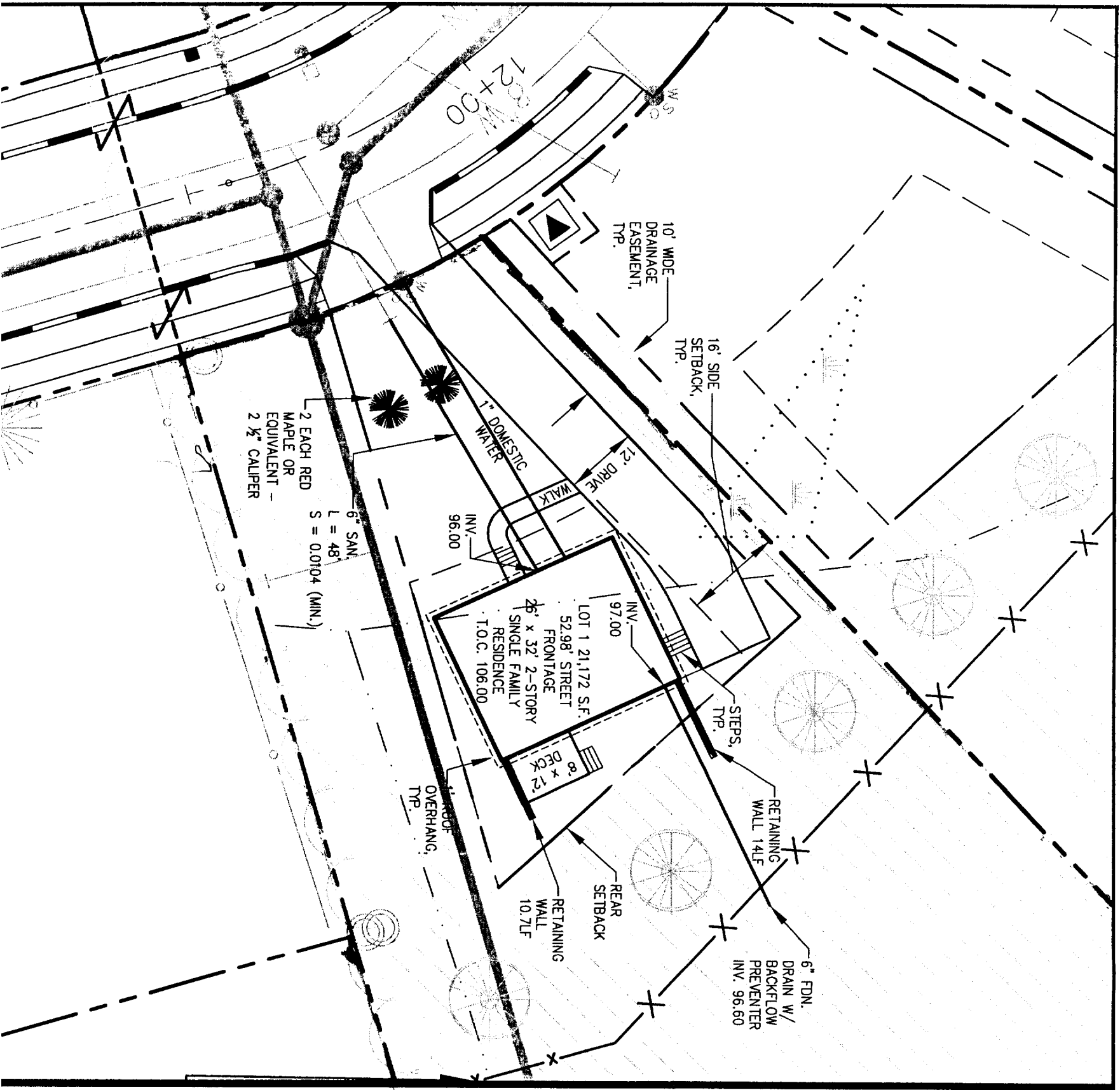
Deluca-Hoffman Associates, Inc.  
778 MAIN STREET, SUITE 8  
SOUTH PORTLAND, ME 04106  
207.775.1121  
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FILE NAME:	2588-SP		

**RUBY LANE**  
**PORTLAND, MAINE**

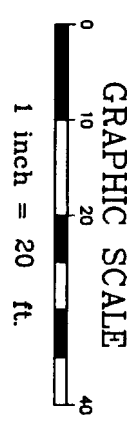
**LOT 1 LAYOUT & UTILITIES PLAN**

FIGURE **1-A**



**ZONING REGULATIONS**

- ZONE:** R-3
- MINIMUM LOT SIZE:** 6,500 S.F.
- MINIMUM LOT WIDTH:** 75 FEET
- MINIMUM STREET FRONTAGE:** 50 FEET
- MINIMUM FRONT YARD SETBACK:** 25 FEET OR AT MIN. 75' LOT WIDTH
- MINIMUM REAR YARD SETBACK:** 25 FEET
- MINIMUM SIDE YARD SETBACK:** 16 FEET (FOR 2½ STORY DWELLING)  
8 FEET (FOR 1½ STORY DWELLING)



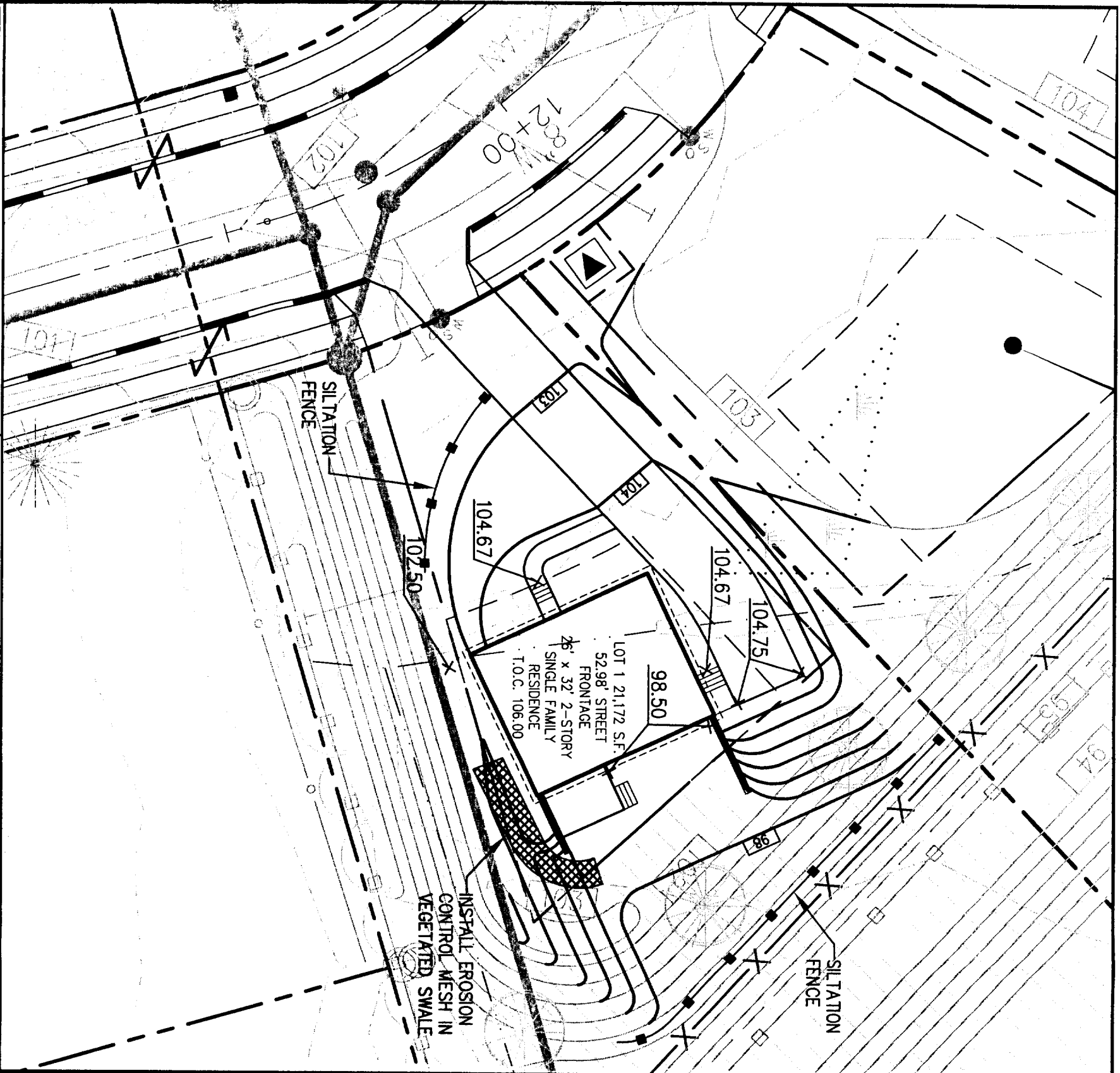
**DH**  
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DRAWN:	CDD	DATE:	MAR. 2005
DESIGNED:	DDA	SCALE:	1" = 20'
CHECKED:	DDA	JOB NO.:	2568
FILE NAME:	2568.SP		

**RUBY LANE  
 PORTLAND, MAINE**

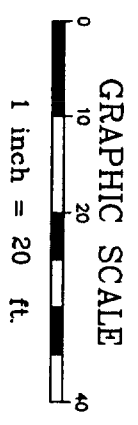
**LOT 1 LAYOUT & UTILITIES PLAN**

FIGURE  
**1-A**



**ZONING REGULATIONS**

- |                                    |   |
|------------------------------------|---|
| <b>ZONE:</b>                       | R-3   |
| <b>MINIMUM LOT SIZE:</b>           | 6,500 S.F.  |
| <b>MINIMUM LOT WIDTH:</b>          | 75 FEET   |
| <b>MINIMUM STREET FRONTAGE:</b>    | 50 FEET   |
| <b>MINIMUM FRONT YARD SETBACK:</b> | 25 FEET OR AT MIN. 7.5' LOT WIDTH                                 |
| <b>MINIMUM REAR YARD SETBACK:</b>  | 25 FEET   |
| <b>MINIMUM SIDE YARD SETBACK:</b>  | 16 FEET (FOR 2½ STORY DWELLING)<br>8 FEET (FOR 1½ STORY DWELLING) |



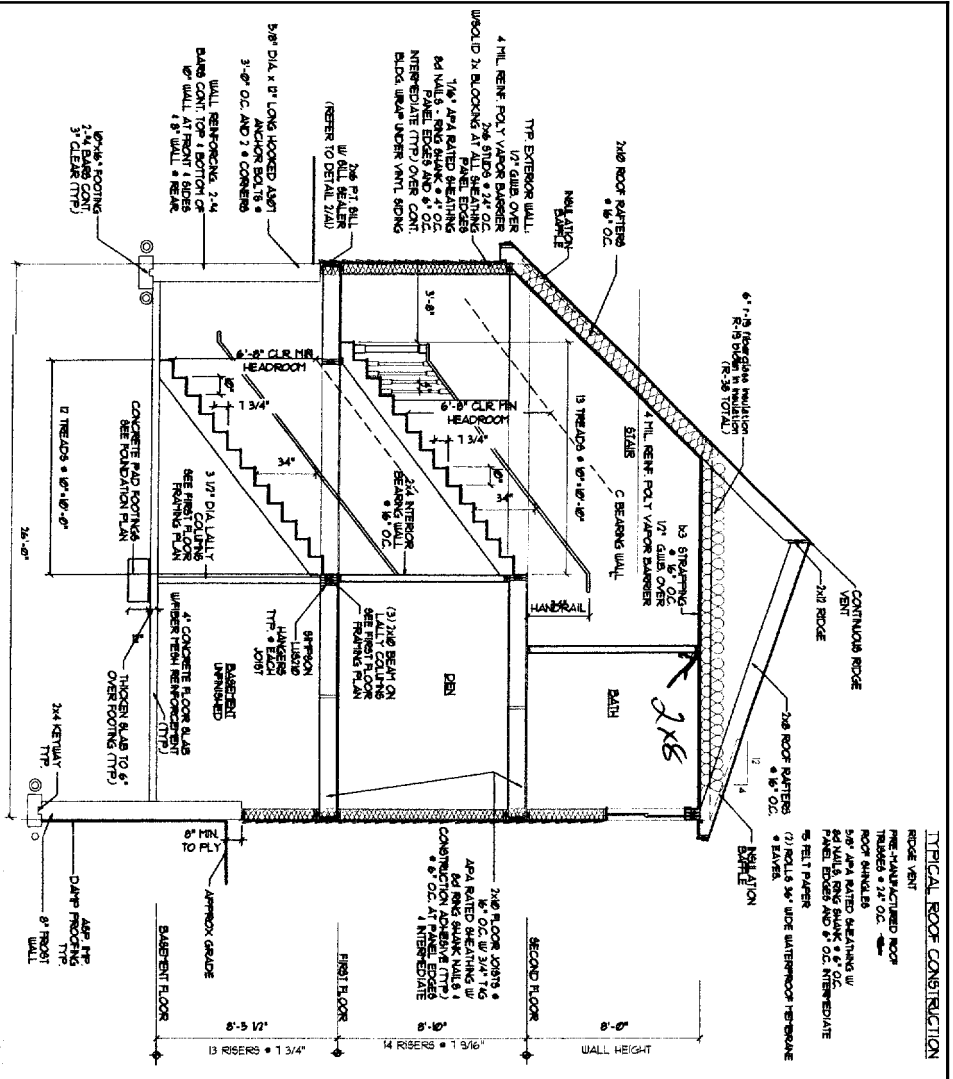
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DRAWN:	CDD	DATE:	MAR. 2005
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FILE NAME:	2568-SP		

**RUBY LANE**  
**PORTLAND, MAINE**

**LOT 1 GRADING & EROSION**  
**CONTROL PLAN**

FIGURE  
**1-B**

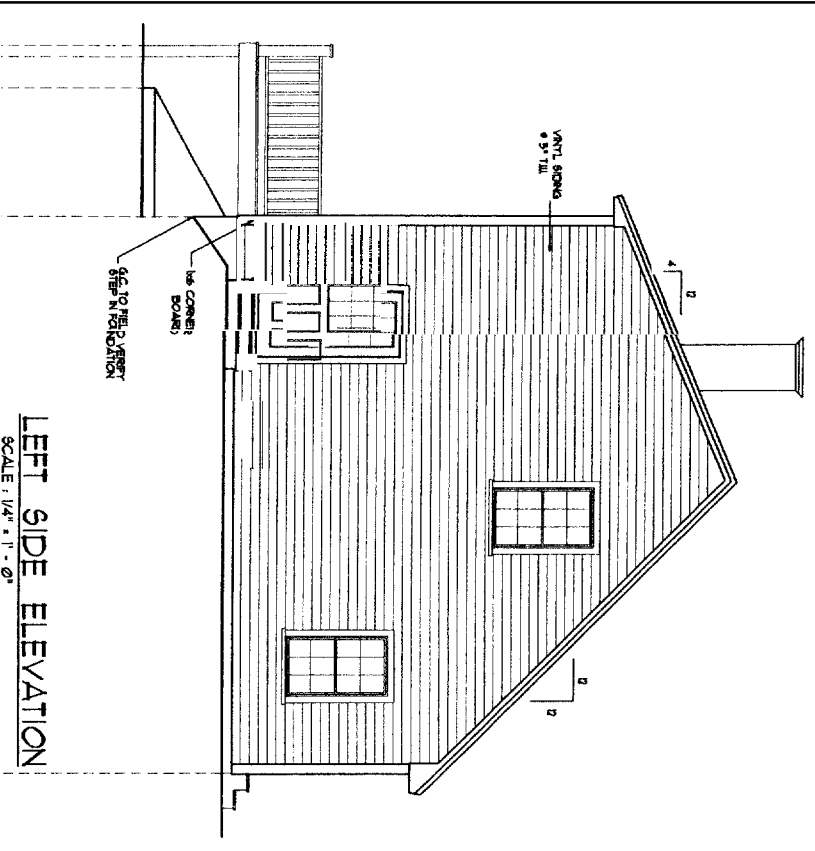


SECTION THRU HOUSE  
SCALE: 1/4" = 1' - 0"

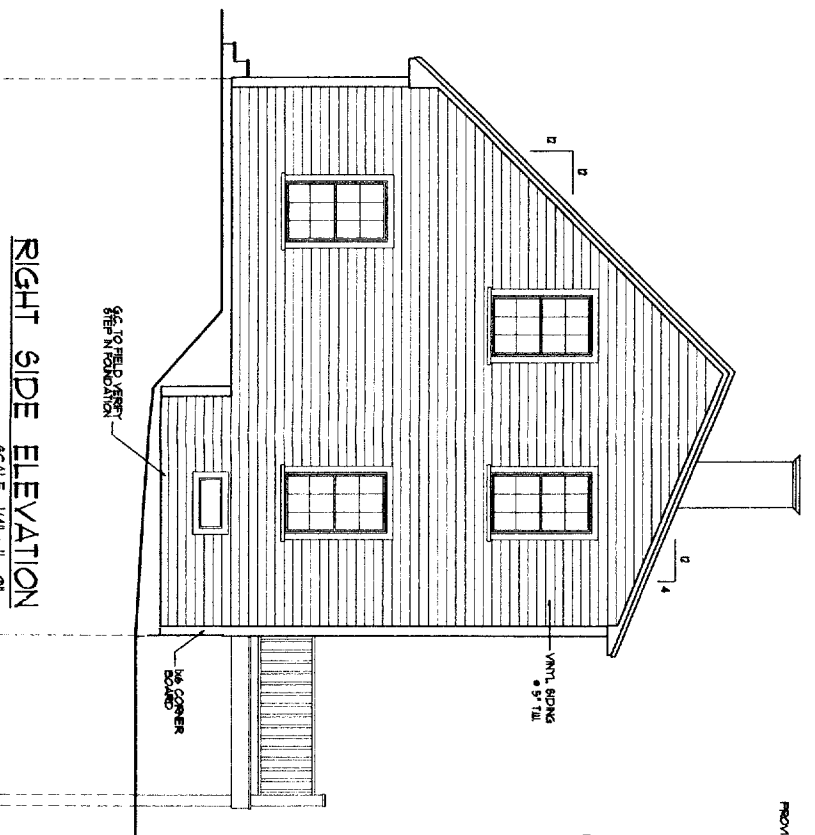
TYPICAL ROOF CONSTRUCTION

HEADER SCHEDULE	
ROOF OPENING	HEADER SIZE
0' - 3' 0"	(3) - 2x6
3' - 11' - 4' - 6"	(3) - 2x6
4' - 7' - 5' - 6"	(3) - 2x6
5' - 8' - 1' - 0"	(3) - 2x6

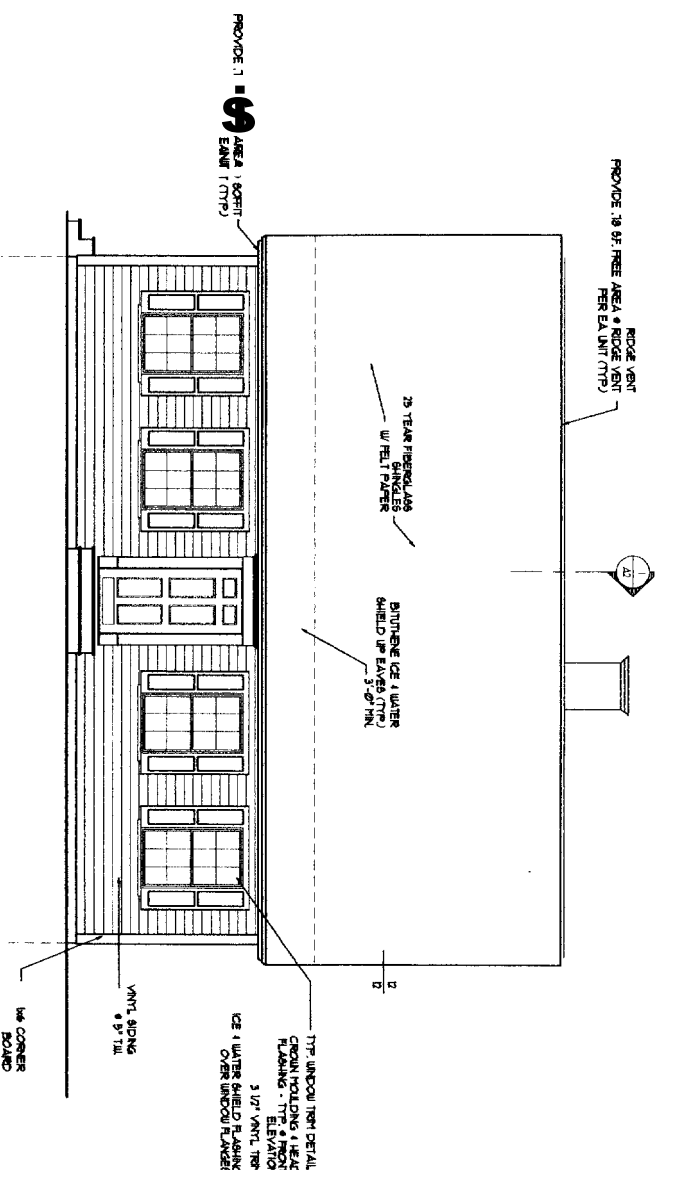
NOTE: PROVIDE JACOBS BOTH ENDS AS FOLLOWS:  
 (1) JACOBS PLUS THE KING UP TO 4'-6" ROUGH OPENING  
 (2) THE JACOBS PLUS (1) THE KING UP TO 7'-0" ROUGH OPENING



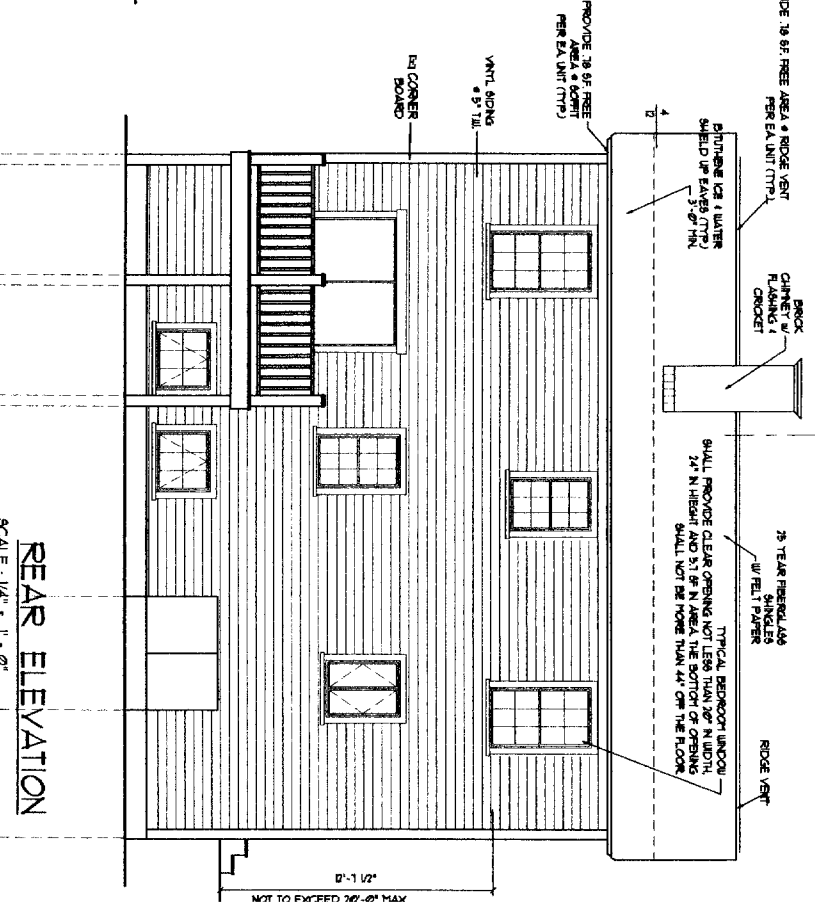
LEFT SIDE ELEVATION  
SCALE: 1/4" = 1' - 0"



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



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



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

DRAWINGS THIS SHEET

ELEVATIONS / SECTION

26 x 32 CAPE



9/12/09

let #1

**GENERAL NOTES:**

- All work shall be in accordance with BOCA Basic Building Code, NFPA-70 National Electric Code, Florida State Building Code, ASHRAE 90.1, NFPA Code, American with Disabilities Act (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 shall be obtained before any construction begins.
- It is the contractor's sole responsibility to determine whether the proposed work complies with the applicable codes, laws and regulations. The contractor shall be responsible for obtaining all necessary permits and for ensuring that the work complies with all applicable codes, laws and regulations. The contractor shall be responsible for obtaining all necessary permits and for ensuring that the work complies with all applicable codes, laws and regulations.
- All structural steel members shall be protected against fire and corrosion by others shall be performed in accordance with local, state and federal requirements.
- All fire ratings indicated shall be continuous to underside of fire rated ceiling or underside of roof deck. Seal all openings in accordance with approved fire stopping materials.
- Building shall be completed in accordance with NFPA-70 Life Safety Code. Smoke detectors shall be installed in accordance with NFPA-70. Life Safety Code. Smoke detectors shall be installed in accordance with NFPA-70. Life Safety Code.
- Provide fire extinguishers shall be provided in all hazardous areas in accordance with NFPA-10. Local authority having jurisdiction needs to provide further requirements.
- Blockwork shall maintain a 4" gap from height and shall be kept free and clear of ice and snow at all times to ensure the second means of egress.
- HVAC insulation to be in accordance with ASHRAE 90.1-2010, OR NFPA-90B and all Federal, local and State codes. Ventilation or heat equipment shall be in accordance with NFPA-91, NFPA-70, NFPA-91, NFPA-54 and NFPA-70 as applicable.

**FOUNDATION NOTES:**

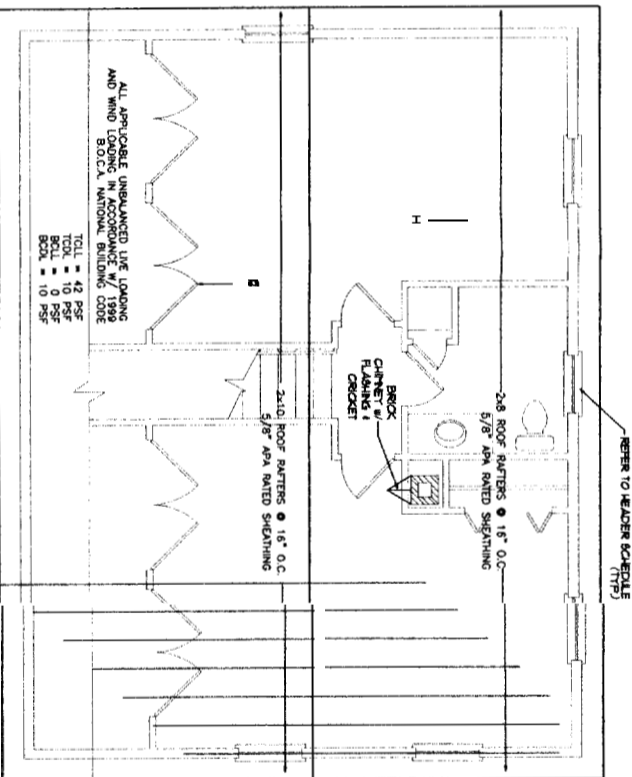
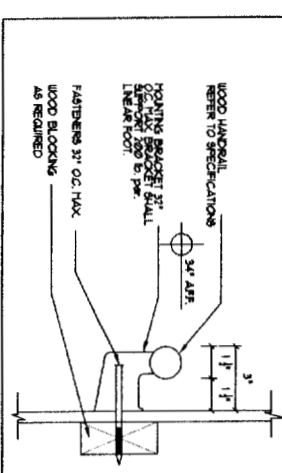
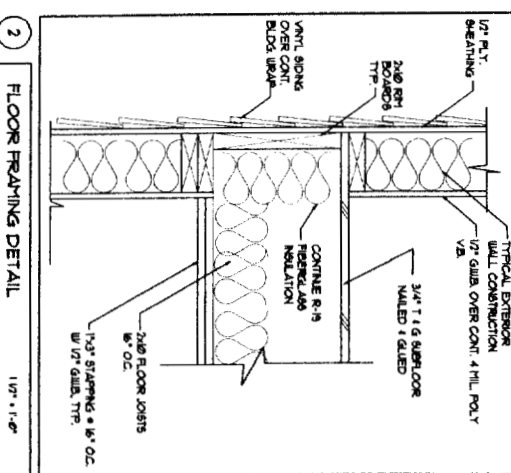
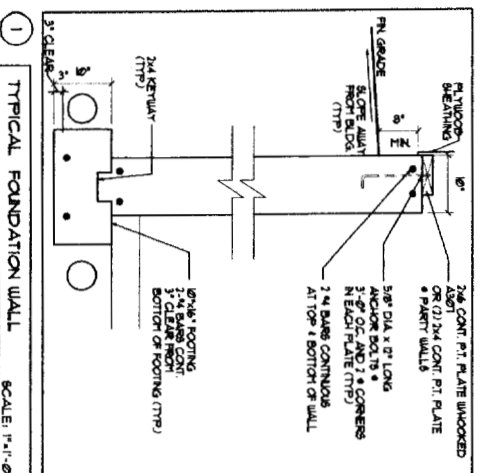
- PROVIDE FULL BEARER ON TOP OF ALL FOUNDATION WALLS.
- FOUNDATION WALLS SHALL BE BACKFILLED IMMEDIATELY ON BOTH SIDES.
- ALL STEEL REINFORCING IN FOOTINGS TO BE A MINIMUM 3" CLEAR FROM BOTTOM OF FOOTING.
- ALL STEEL REINFORCING IN FOUNDATION WALLS SHALL BE 1/2" CLEAR FROM INTERIOR FACE OF WALL.
- ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESERVED PRESERVATIVE TREATED WOOD TO MATCH RETENTION PER AREA TREATMENT. LIGHT BROWN FINISH.
- ALL CONCRETE SURFACES SHALL HAVE A STEEL TRIMMER 1/2" BELOW GRADE.
- SET BOTTOM OF FOOTINGS MIN. 4'-0" BELOW GRADE.
- SET ALL FOOTINGS ON UNDISTURBED SOIL OR COMPACTED STRUCTURAL FILL.
- REDUCED HEAT IN BLDG.
- PROVIDE CONCRETE FLOOR SLAB WITH 4" RIGID INSULATION ABOVE FACE OF WALL. 6" BATT INSULATION (R-18) AND 1/2" AIR RATED SHEATHING + EXTERIOR FACE OF WALL.
- ALL INTERIOR WALLS TO BE 2X4 WOOD STUD WALLS (UNLESS NOTED OTHERWISE) WITH ONE LAYER 1/2" Gypsum EACH SIDE.
- INSTALL BLOCKING BEHIND ALL SURFACE MOUNTED ROSSERS, TIES, AND SHELVES WHEN MOUNTED ON WALLS.
- THE LOCATION OF ALL DOOR FRAMES SHALL BE 4'-0" (UNLESS NOTED OTHERWISE) FROM ADJACENT WALLS.

**FRAMING NOTES:**

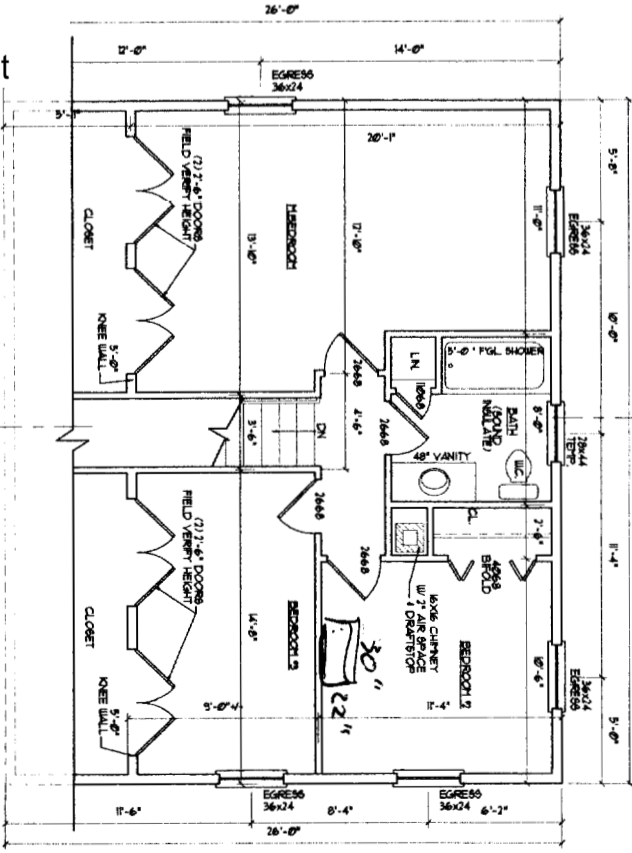
- ALL EXTERIOR WALLS TO BE 2X4 WOOD STUD WALLS.
- 2" OC W/ 1/2" GYPSUM OVER 4" RIGID INSULATION + MOISTURE RESISTANT BARRIER (R-5) AND 1/2" AIR RATED SHEATHING + EXTERIOR FACE OF WALL.
- ALL INTERIOR WALLS TO BE 2X4 WOOD STUD WALLS (UNLESS NOTED OTHERWISE) WITH ONE LAYER 1/2" GYPSUM EACH SIDE.
- INSTALL BLOCKING BEHIND ALL SURFACE MOUNTED ROSSERS, TIES, AND SHELVES WHEN MOUNTED ON WALLS.
- THE LOCATION OF ALL DOOR FRAMES SHALL BE 4'-0" (UNLESS NOTED OTHERWISE) FROM ADJACENT WALLS.

HEADER SCHEDULE	
ROUND OPENING	HEADER SIZE
0' - 3'-0"	(3) - 2x6
3'-0" - 4'-6"	(3) - 2x8
4'-6" - 5'-6"	(3) - 2x8
5'-6" - 7'-0"	(3) - 2x8

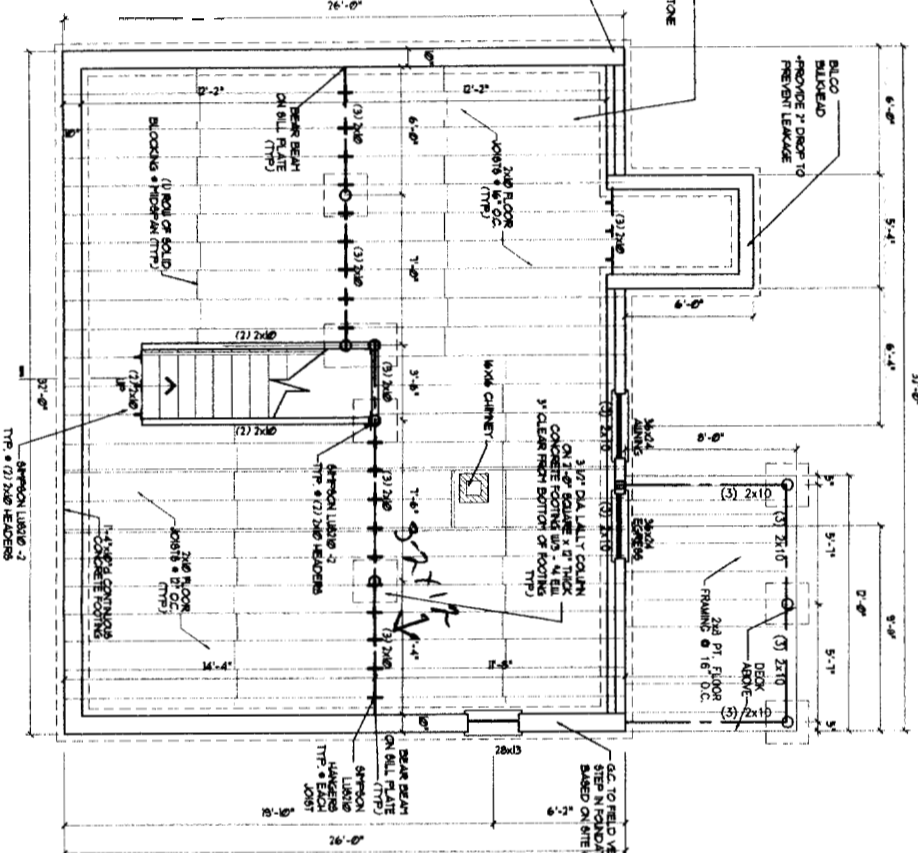
NOTE: PROVIDE JAMBS BOTH SIDES AS FOLLOWS:  
 (1) 2x4 JAMB PLUS 2x4 KICK UP TO 4'-4" ROUND OPENING  
 (2) 2x4 JAMB PLUS (2) 2x4 KICK UP TO 7'-0" ROUND OPENING



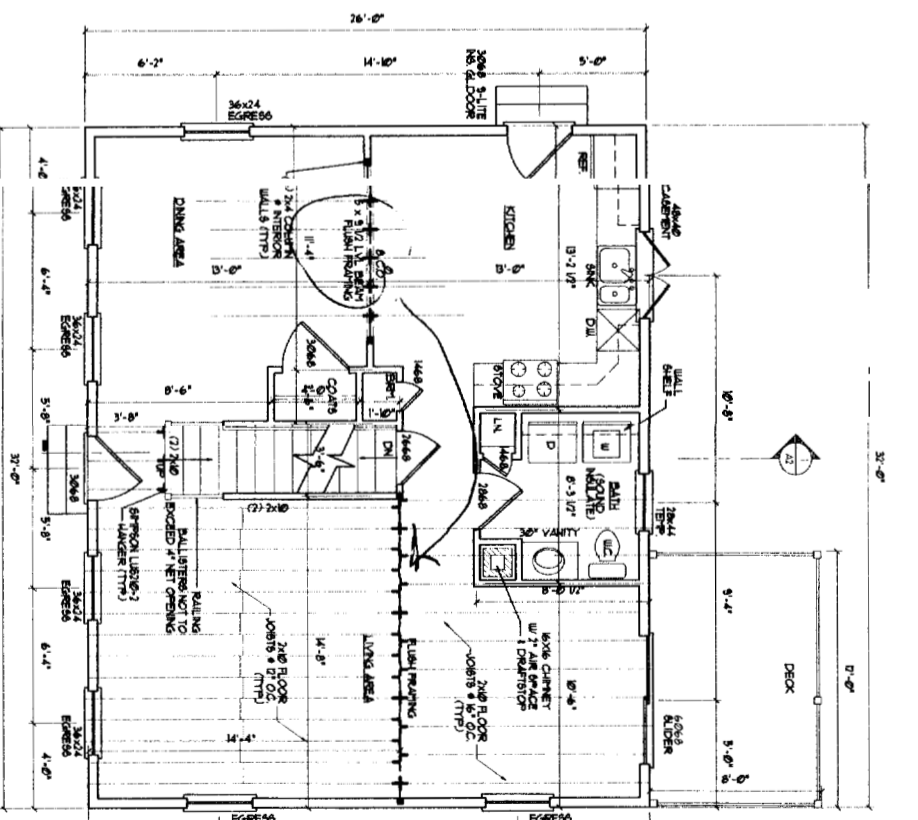
**ROOF FRAMING PLAN**  
 SCALE: 1/4" = 1'-0"



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



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



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

26 x 32 CAPE

FOUNDATIONS & ROOM PLAN  
 FIRST FLOOR PLAN /  
 SECOND FLOOR PLAN  
 NOTE 5 / DETAILS

A1

DATE: 06/05/05

DRAWINGS THIS SHEET