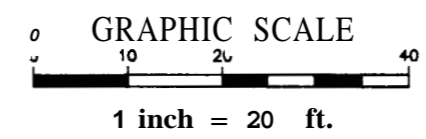


**ZONING REGULATIONS**

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)



*used for zoning*

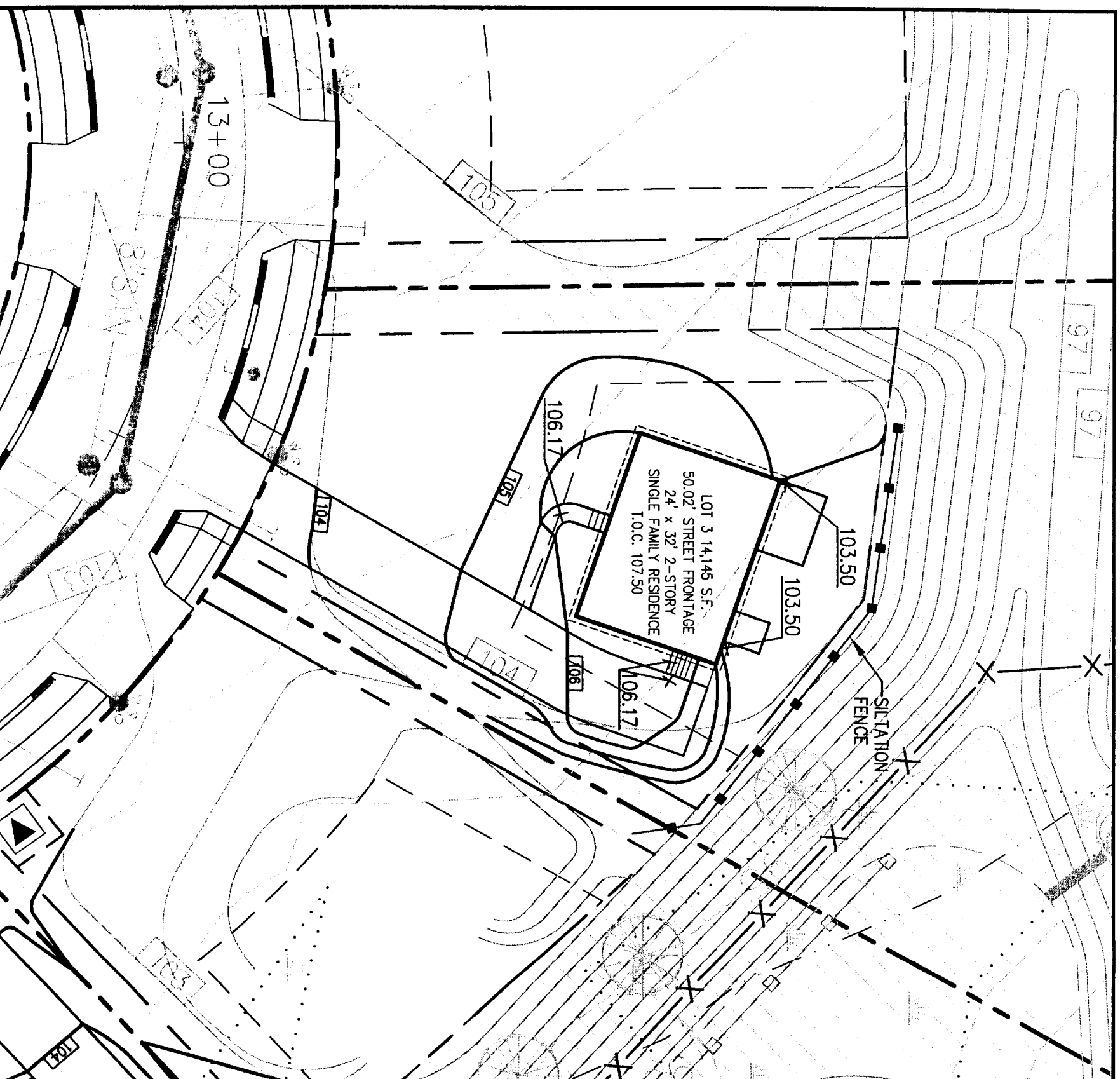
**DH**  
 DeLuca-Hoffman Associates, Inc.  
 778 MAIN STREET, SUITE 8  
 SOUTH PORTLAND, ME 04106  
 207.775.1121  
 WWW.DELUCAHOFFMAN.COM

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

**RUBY LANE  
 PORTLAND, MAINE**

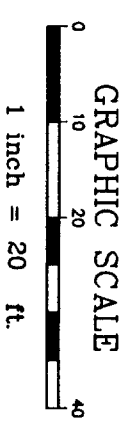
**LOT 3 LAYOUT & UTILITIES PLAN**

FIGURE  
**3-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. 7.5% 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**  
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 3 GRADING & EROSION  
CONTROL PLAN

FIGURE  
3-3

**TYPICAL ROOF CONSTRUCTION**

ROOF VENT  
PRE-FABRICATED ROOF  
TRUSSES @ 24" O.C.  
ROOF BRACKETS  
1/2" APA BATT INSULATION  
60 MILS. PVC BARRIER @ 4" O.C.  
PANEL EDGES AND 6" O.C. INTERMEDIATE  
1/2" FELT PAPER  
1/2" ROLL 3/4" WIDE WATERPROOF MEMBRANE  
EAVES

STEEPEN (12) INTERIOR GLASS  
ALUM. ROOF BRACKETS  
WITH WALL STUDS (TYP.)

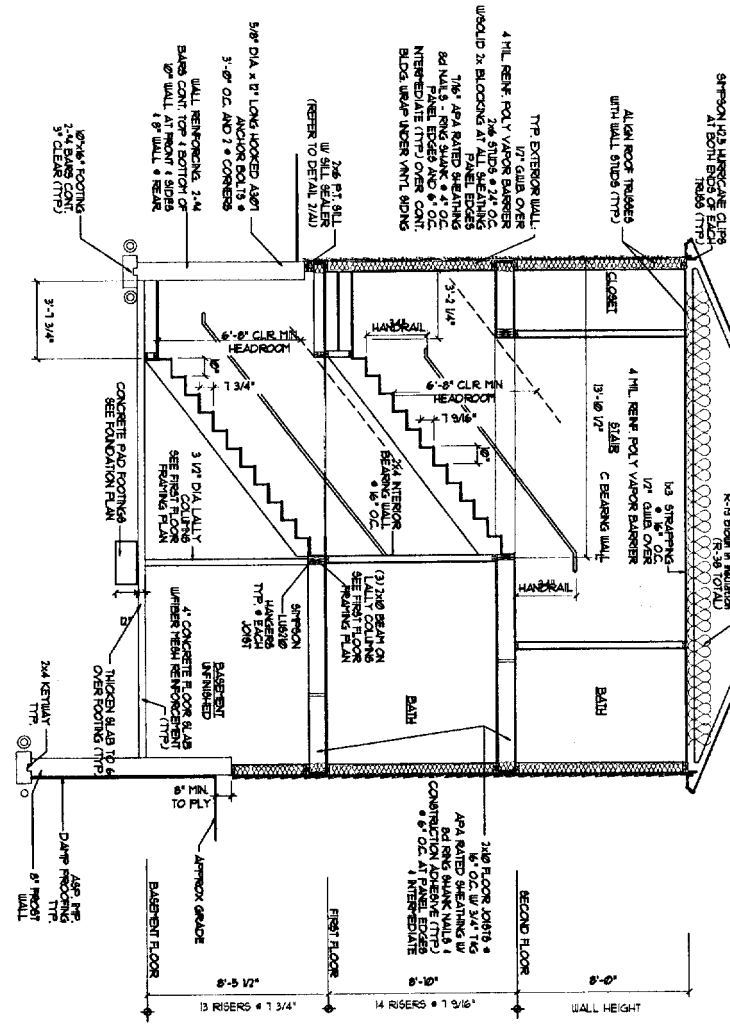
4" HL. REIN. POLY. VAPOR BARRIER  
W/SHOULD 2" BLOCKING AT ALL BEATING  
1" HD. APA BATT INSULATION @ 4" O.C.  
60 MILS. PVC BARRIER @ 4" O.C.  
INTERMEDIATE (TYP.) OVER CONT.  
BLDG. WRAP UNDER VENT. SIDING

TYP. EXTERIOR WALL  
1/2" GILD OVER  
4" HL. REIN. POLY. VAPOR BARRIER  
W/SHOULD 2" BLOCKING AT ALL BEATING

2" HD. APA BATT INSULATION @ 4" O.C.  
60 MILS. PVC BARRIER @ 4" O.C.  
INTERMEDIATE (TYP.) OVER CONT.  
BLDG. WRAP UNDER VENT. SIDING

2" HD. APA BATT INSULATION @ 4" O.C.  
60 MILS. PVC BARRIER @ 4" O.C.  
INTERMEDIATE (TYP.) OVER CONT.  
BLDG. WRAP UNDER VENT. SIDING

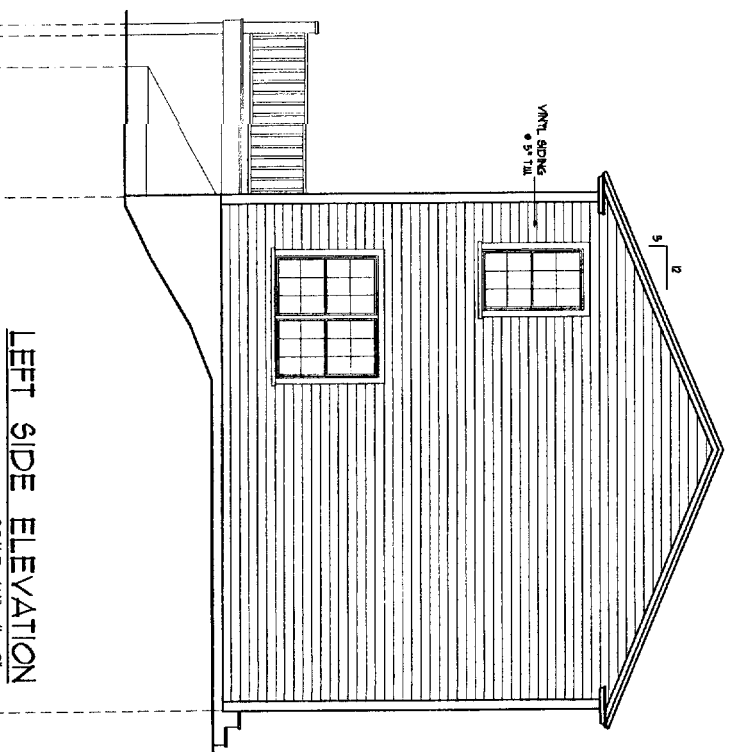
2" HD. APA BATT INSULATION @ 4" O.C.  
60 MILS. PVC BARRIER @ 4" O.C.  
INTERMEDIATE (TYP.) OVER CONT.  
BLDG. WRAP UNDER VENT. SIDING



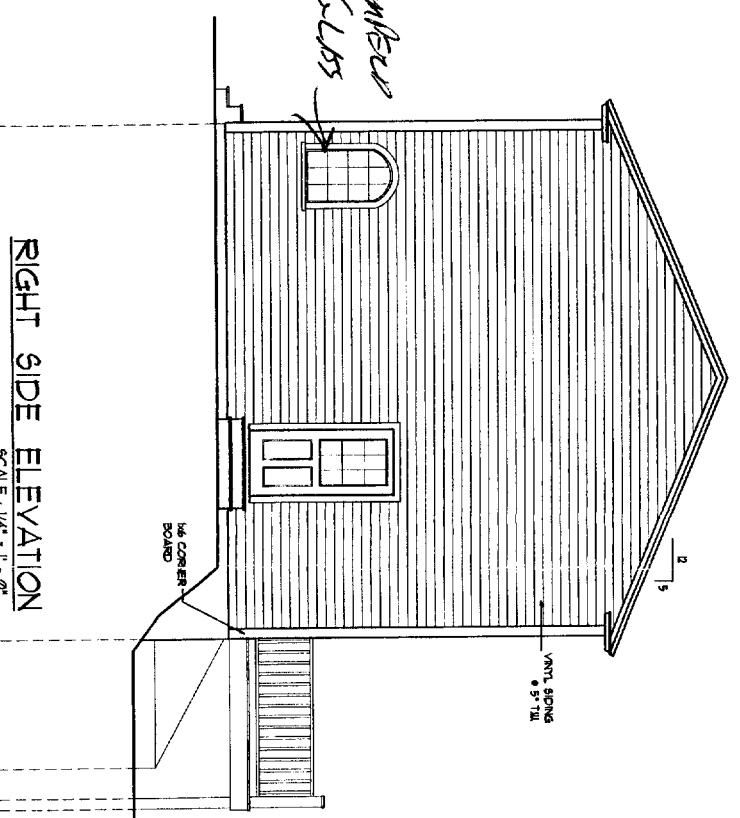
HEADER SCHEDULE		
ROUGH OPENING	HEADER SIZE	HEADER SIZE
0'-3" x 0'	(3) - 2x6	
0'-3" x 4'-6"	(3) - 2x6	
3'-1" x 4'-6"	(3) - 2x6	
4'-1" x 4'-6"	(3) - 2x6	
5'-4" x 4'-6"	(3) - 2x6	

NOTE: PROVIDE LAMBS BOTH SIDES 1/4" THICK  
FOR ALL ROUGH OPENINGS  
(2) 2x6 KNOCK OFF TO 1'-0" ROUGH OPENING

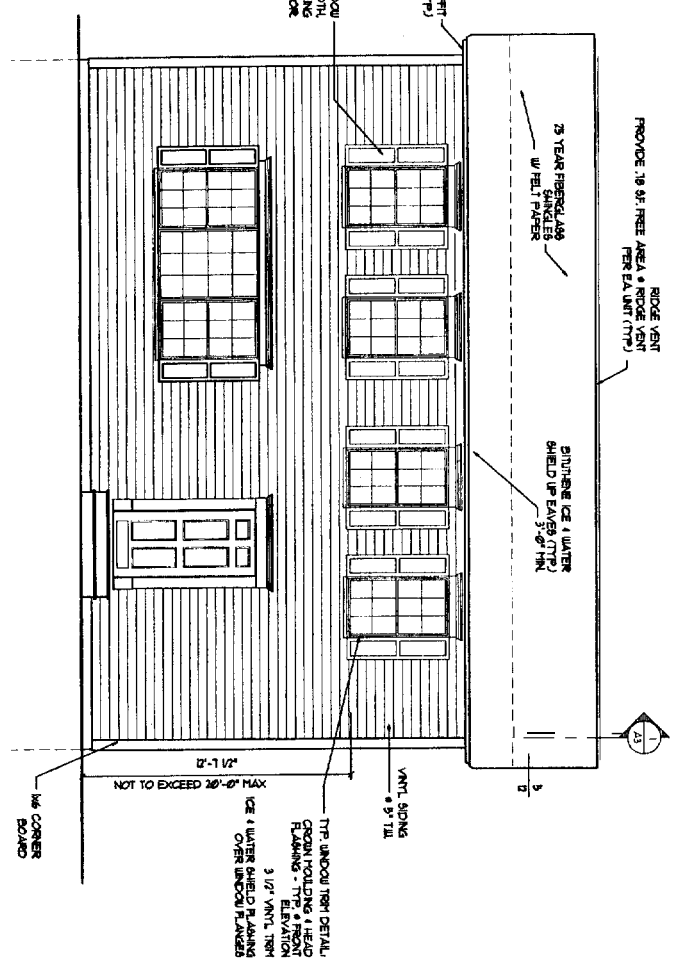
**SECTION THRU HOUSE**  
SCALE: 1/4" = 1'-0"



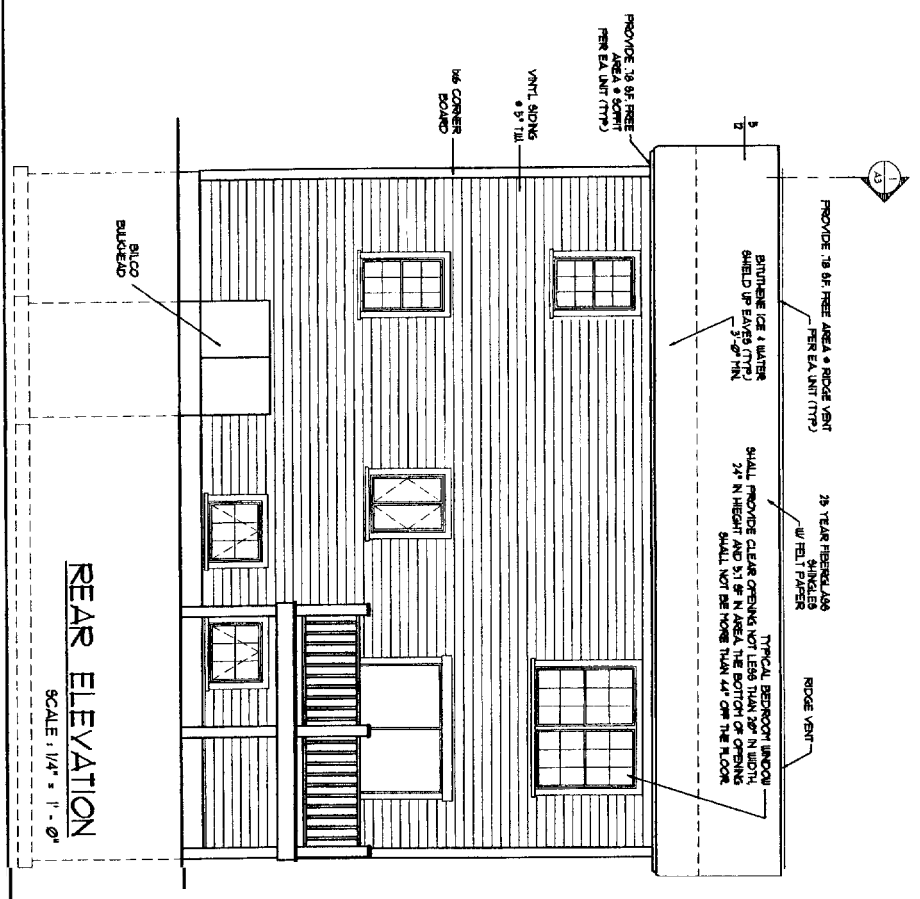
**LEFT SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"



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



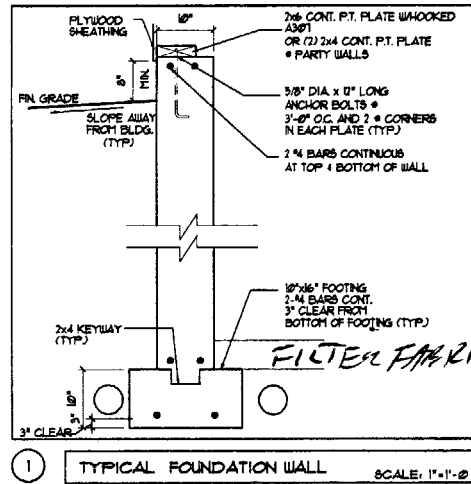
**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



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

ELEVATIONS / SECTION	
DATE	6/10/05

**A3**

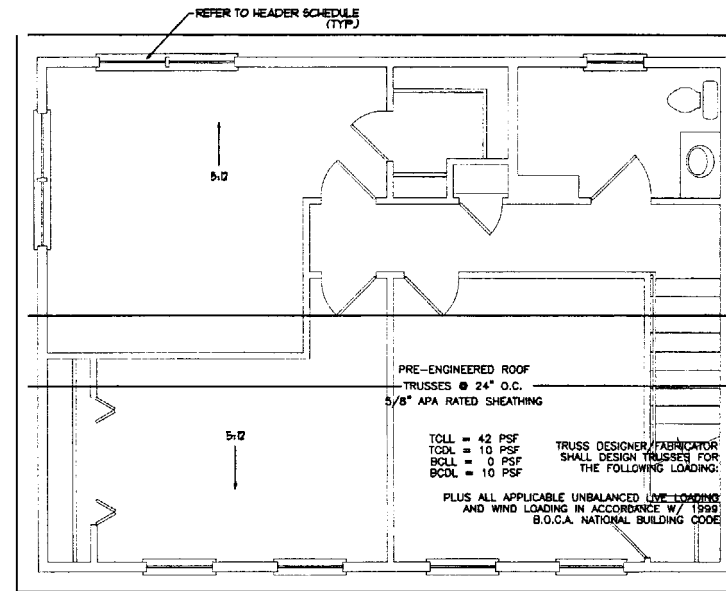


HEADER SCHEDULE	
ROUGH OPENING	HEADER SIZE
0 - 3'-0"	(3) - 2x6
3'-0" - 4'-6"	(3) - 2x8
4'-6" - 5'-0"	(3) - 2x10
5'-0" - 7'-0"	(3) - 2x12

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

*FILTER FABRIC UNDER TOUGS*

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



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

**GENERAL NOTES:**

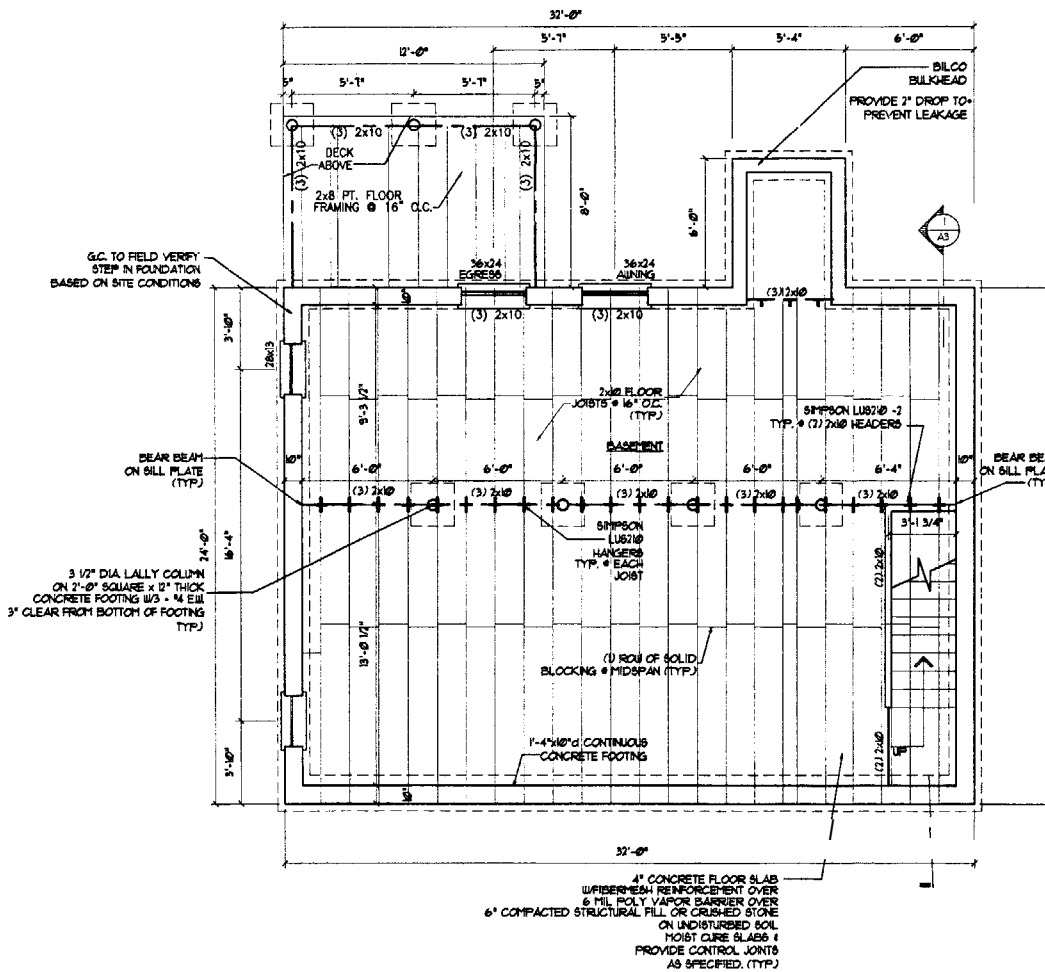
- All work shall be in accordance with BOCA Basic Building Code, NFPA-70 National Electric Code, Maine State Plumbing Code, ASHRAE, U.L., NFPA Codes, Americans with Disabilities Act 1990 (ADA) and all local, state and federal requirements.
- All applicable Federal, State and Municipal regulations shall 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, gusset 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-13. 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-101 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-101. Local authority having jurisdiction needs to provide written requirements.
- Belonges must remain 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.
- 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-92, NFPA-93, NFPA-94 and NFPA-101 as applicable.

**FRAMING NOTES:**

- ALL EXTERIOR WALLS TO BE 2x6 WOOD STUD WALLS @ 24" O.C. W/ 1/2" G.I.B. AND VAPOR BARRIER @ INSIDE FACE OF WALL, 6" BATT INSULATION (R-19) AND 7/16" APA RATED SHEATHING @ EXTERIOR FACE OF WALL.
- ALL INTERIOR WALLS TO BE 2x4 WOOD STUD WALLS (UNLESS NOTED OTHERWISE) W/ ONE LAYER 1/2" G.I.B. 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 GILL 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 OF 2" CLEAR FROM FACE OF WALL.
- ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESURE PRESERVATIVE TREATED W/CCA TO 0.4%CF RETENTION PER ALPCA.
- ALL CONCRETE SURFACES SHALL HAVE A STEEL TROWEL & LIGHT BROCH FINISH.
- SET BOTTOM OF FOOTINGS MIN. 4'-0" 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'x5' SPACING (2756P).
- ALL CONCRETE SHALL BE 3000 PSI (1%) STRENGTH AT 28 DAYS.
- ALL CONCRETE SHALL BE AIR ENTRAINED 4-6 1/2%.
- ALL OTHER ADMIXTURES SHALL BE PRE-APPROVED.
- WATERPROOFING / DAMP PROOFING ASPHALT TAR.



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

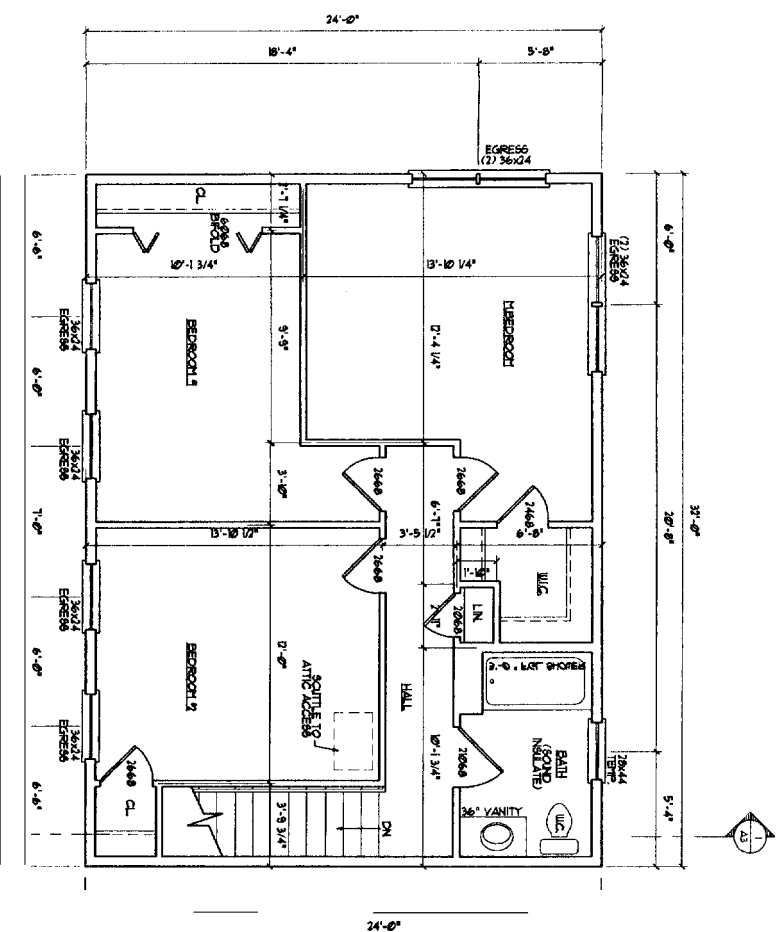
*FABRILEC SCHEDULE (TABLE R602.3(1) & (2))*

DRAWINGS THIS SHEET

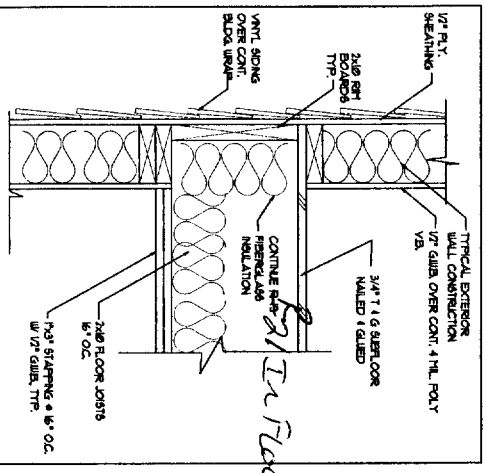
FOUNDATION PLAN  
ROOF PLAN  
NOTES/DETAILS

DATE  
04/20/09

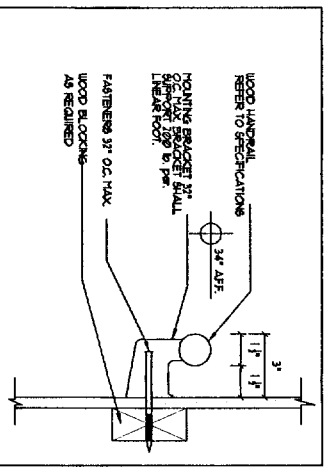
**AI**



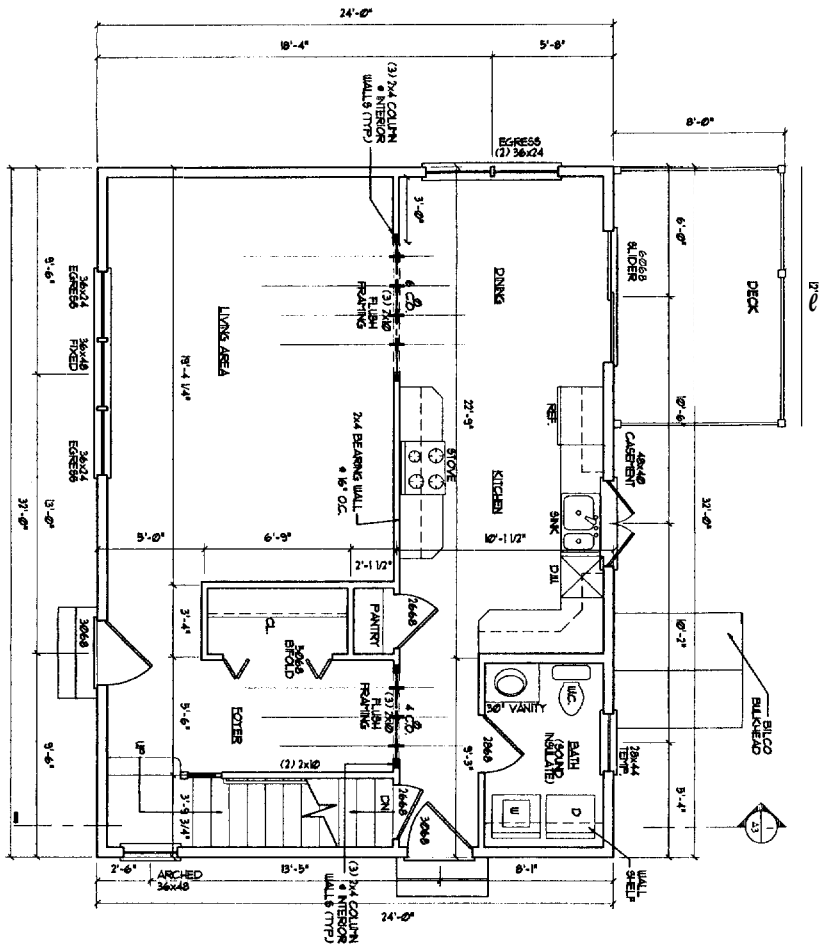
SECOND FLOOR PLAN  
SCALE: 1/4" = 1' - 0"



1 FLOOR FRAMING DETAIL  
1/4" = 1'-0"



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



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

DRAWINGS THIS SHEET	
FIRST FLOOR PLAN / SECOND FLOOR PLAN	
DETAILS	

A2