

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 061820

This is to certify that DA BRACKETT & COMPANY INC /Dwight Bracketthas permission to Reduce demensions of original house.AT 86 RUBY LN

L 341 H018001

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application of the in this department.

PERMIT ISSUED

JAN 22 2007

Apply to Public Works for street line and grade if nature of work requires such information.

Classification of inspection must be given and when permission procedure before this building or part thereof is closed or services closed-in. 4 HOUR NOTICE REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. _____

Health Dept. _____

Appeal Board _____

Other _____

Department Name

1/9/07 *Cheryl J. Miller*
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

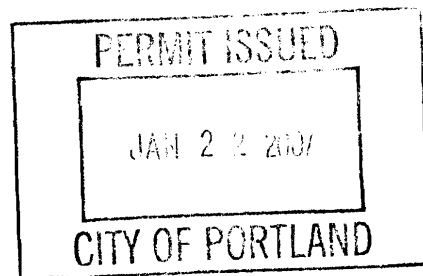
Permit No: 06-1820	Issue Date:	CBL: 341 H018001
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Location of Construction: 86 RUBY LN	Owner Name: DA BRACKETT & COMPANY IN	Owner Address: 84 COUNTRY LN	Phone:
Business Name:	Contractor Name: Dwight Brackett	Contractor Address: 84 Country Lane Portland	Phone 2077728629
Lessee/Buyer's Name	Phone:	Permit Type: Amendment to Single Family	Zone: R3

Past Use: Vacant Land	Proposed Use: Single Family Reduce dimensions of original house	Permit Fee: \$30.00	Cost of Work: \$30.00	CEO District: 5
Proposed Project Description: Reduce dimensions of original house. → amend permit 06-1822		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: 5B IR 2003 Signature: [Signature] 1/19/07	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		

Permit Taken By: dmartin	Date Applied For: 12/26/2006	Zoning Approval		
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.. 	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan 2006-0162 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> OK w/ conditions Date: 1/3/07 [Signature]	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: [Signature]
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CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 06-1820	Date Applied For: 12/26/2006	CBL: 341 H018001
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Location of Construction: 86 RUBY LN	Owner Name: DA BRACKETT & COMPANY IN	Owner Address: 84 COUNTRY LN	Phone:
Business Name:	Contractor Name: Dwight Brackett	Contractor Address: 84 Country Lane Portland	Phone (207) 772-8629
Lessee/Buyer's Name	Phone:	Permit Type: Amendment to Single Family	

Proposed Use: Single Family Reduce dimensions of original house	Proposed Project Description: Amend permit # 06-1222 - Reduce dimensions of original house.
---------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 01/03/2007

Note: The only change from the original site plan was the fact that the rear setback is now 2' more from the house to the rear property line. **Ok to Issue:**

- 1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 2) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Chris Hanson **Approval Date:** 01/09/2007

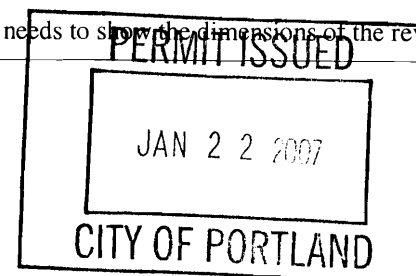
Note: **Ok to Issue:**

- 1) The attic scuttle opening must be 22" x 30".
- 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
- 3) A copy of the enclosed chimney disclosure must be submitted to this office upon completion of the permitted work or for the Certificate of Occupancy.
- 4) The design load spec sheets for any engineered beam(s) must be submitted to this office.
- 5) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 6) Fastener schedule per the IRC 2003
- 7) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 8) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.

Comments:

1/3/2007-amachado: Dwight changed the site plan to show the new dimensions of the house.

12/27/2006-amachado: Left message for Dwight. Site plan needs to show the dimensions of the revised house not the original.



Lot # 5
86 Ruby Ln
06-1222

CBL: 341-H-18
Dwight B.
CS# 1/9/07

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST		
Soil type/Presumptive Load Value (Table R401.4.1)		Findings	Revisions	Date
STRUCTURAL				
Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	10" x 16"	OK	CS# 1/9/07	
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	OK notes	OK		✓
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	N/A			✓
Anchor Bolts/Straps, spacing (Section R403.1.6)	3/8" - 3' O.C.	OK		✓
Lally Column Type (Section R407)	3-2x10's 2 Floors 6' span over	FL	LVL'S condition	9/8/06 ✓ (1)
Girder & Header Spans (Table R 502.5(2))	"			
Built-Up Wood Center Girder Dimension/Type				
Sill/Band Joist Type & Dimensions	2x6 PT 2x10		OK	✓
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10's 13'	OK		✓
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10's	OK		✓
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))	2x6	OK		

CSH 1/9/07

Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	2x10 & 2x8 2x8 over 12'3"	change ALL 2x10 9/8/06 (2)
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	3/4", 7/16" 5/8" Per IRC	OK OK
Fastener Schedule (Table R602.3(1) & (2))		
Private Garage (Section R309) Living Space ? (Above or beside) Fire separation (Section R309.2) Opening Protection (Section R309.1)	N/A	OK
Emergency Escape and Rescue Openings (Section R310)	OK noted	OK
Roof Covering (Chapter 9)	Asphalt	OK
Safety Glazing (Section R308)	N/A	
Attic Access (Section R807)	not shown	OK 9/8/06 OK (3)
Chimney Clearances/Fire Blocking (Chap. 10)	As noted	OK Condition
Header Schedule (Section 502.5(1) & (2))	OK	OK
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration	not shown	FL-19 wall-19 u=35 Attic 38 OK (4)

CSH
1/9/07

Type of Heating System	oil FHW	OK
Means of Egress (Sec R311 & R312) Basement	Bulk head	OK
Number of Stairways	2	
Interior	1	
Exterior	1	
Treads and Risers (Section R311.5.3)	10" T — 7/8" Rise max	OK
Width (Section R311.5.1)	3'	
Headroom (Section R311.5.2)	6'8"	
Guardrails and Handrails (Section R312 & R311.5.6 – R311.5.6.3)	OK	
Smoke Detectors (Section R313) Location and type/Interconnected		Per. D.B Condition
Draftstopping (Section R502.12) and Fireblocking (Section (R602.8)	N/A	
Dwelling Unit Separation (Section R317) and IBC – 2003 (Section 1207)		
Deck Construction (Section R502.2.1)	OK	OK



General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>86 Ruby Ln.</u>		
Total Square Footage of Proposed Structure <u>1500 sq. ft.</u>	Square Footage of Lot <u>10,847 sq. ft.</u>	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>341 H 18</u>	Owner: <u>D.A. BRACKETT & CO</u> <u>84 COUNTRY LANE</u> <u>PORTLAND ME 04103</u>	Telephone: <u>756-0687</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>D.A. BRACKETT & CO</u> <u>84 COUNTRY LANE</u> <u>PORTLAND ME 04103</u>	Cost Of Work: \$ <u>ADD UP TO \$3000</u> Fee: \$ _____ C of O Fee: \$ _____
Current Specific use: <u>VACANT</u>		
If vacant, what was the previous use? _____		
Proposed Specific use: _____		
Project description: <u>24x32 2 STORY Amend Permit # 06-1222</u>		
Contractor's name, address & telephone: <u>D.A. BRACKETT & CO</u>		
Who should we contact when the permit is ready: _____		
Mailing address: _____ Phone: <u>7560687</u>		

Please submit all of the information outlined in the Commercial Application Checklist.
Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: [Signature]

Date: 12/26/06

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

This is not a permit; you may not commence ANY work until the permit is issued.

DEC 26 2006

RECEIVED

Applicant: DA Brackett & Company Inc

Address: 86 Ruby Lane (Lot #5 Oak Ridge)

Revised - Amended permit
Date: 8/24/06 / 12/27/06

C-B-L: 341-H-018 amended
Permit # 06-1222 / permit 06-1820

CHECK-LIST AGAINST ZONING ORDINANCE

Date - new

Zone Location - R3

Interior or corner lot -

Proposed Use/Work - ^{build} new single family house (2 story - 24x32)

Sevage Disposal - city

Lot Street Frontage - 50' min - 77.5' scaled

Front Yard - 25' min - 35' scaled to steps, 37' scaled to house

OK. Rear Yard - 25' min - 70' scaled to deck, 76' scaled to building

Side Yard - 1/2 story - 8' min right is 16' min scaled

2 story - 14' min left 20.5' to step, 27' to house

Projections - 8x12 deck, 2.5x4 steps, 5'x6' bulkhead, 6'x4' entry 5'x3.25 steps
6x6 entry

Width of Lot - 65' min - 75' scaled

Height - 35' max - 21.25 scaled

Lot Area - 6,800 sq ft min - 10,857 sq ft given

Lot Coverage Impervious Surface - 35% = 3799.95

Area per Family - 6,500 sq ft

Off-street Parking - 2 spaces required - 39'x12' paved
25' setback line.

Loading Bays - N/A

Site Plan - minor/minor 206-0167

Shoreland Zoning/Stream Protection - N/A

Flood Plains - panel 7 - wex

* no daylight basement

2 story 24x32
~~(2 story - 26x32)~~

6x6 = 36
5x3.2 = 16
6x4 = 24
5x6 = 30
2.5x4 = 10
8x12 = 96
34x32 = 1088
26x32 = 832
768
1044
910

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

- _____ Footing/Building Location Inspection: Prior to pouring concrete
- _____ Re-Bar Schedule Inspection: Prior to pouring concrete
- _____ Foundation Inspection: Prior to placing ANY backfill
- _____ Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- _____ Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects **DO** require a final inspection

_____ If any of the inspections do not occur, the project cannot go on to the next phase, **REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

Signature of Applicant/Designee

Donna Martin Admin

_____ Date

2-12-07

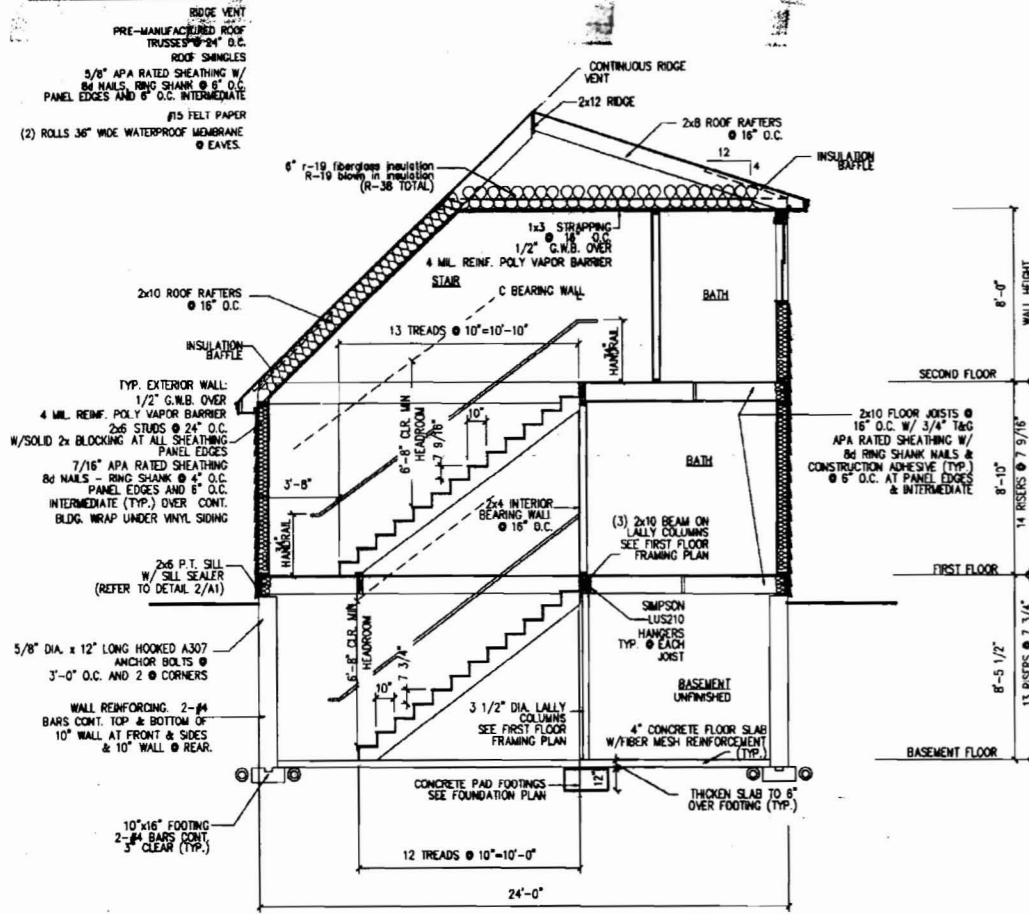
Signature of Inspections Official

_____ Date

CBL: 341 H 018

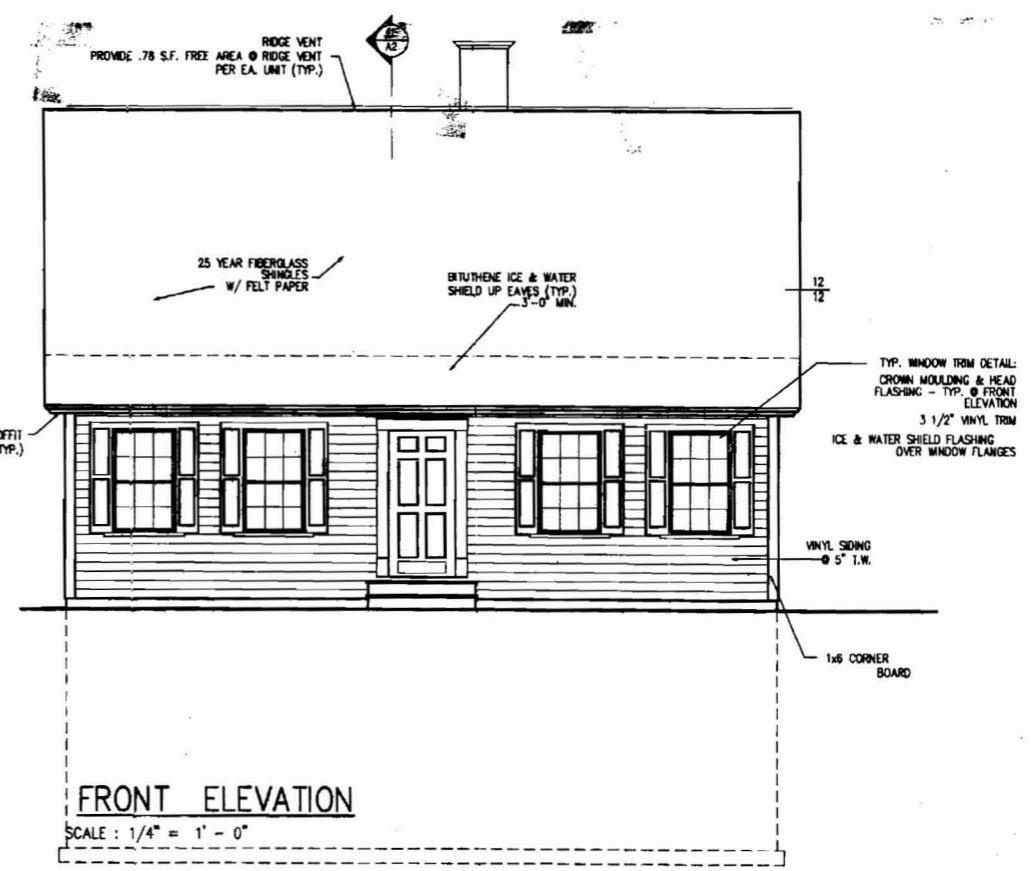
Building Permit #: 06182

TYPICAL ROOF CONSTRUCTION



ROUGH OPENING	HEADER SIZE
3'-0"	(3) - 2x6
3'-1" - 4'-6"	(3) - 2x6
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
 (2) 2x6 JACKS PLUS (2) 2x6 KINGS UP TO 7'-0" ROUGH OPENING

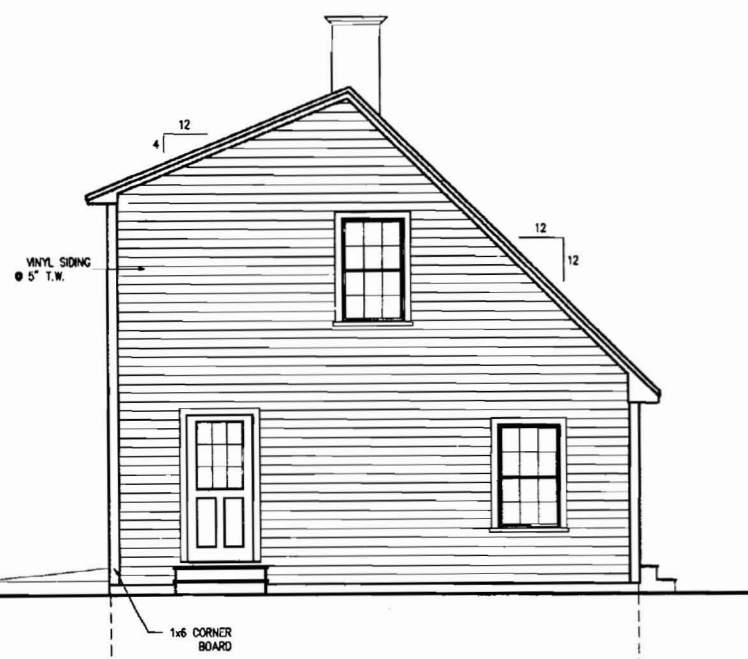


FRONT ELEVATION

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

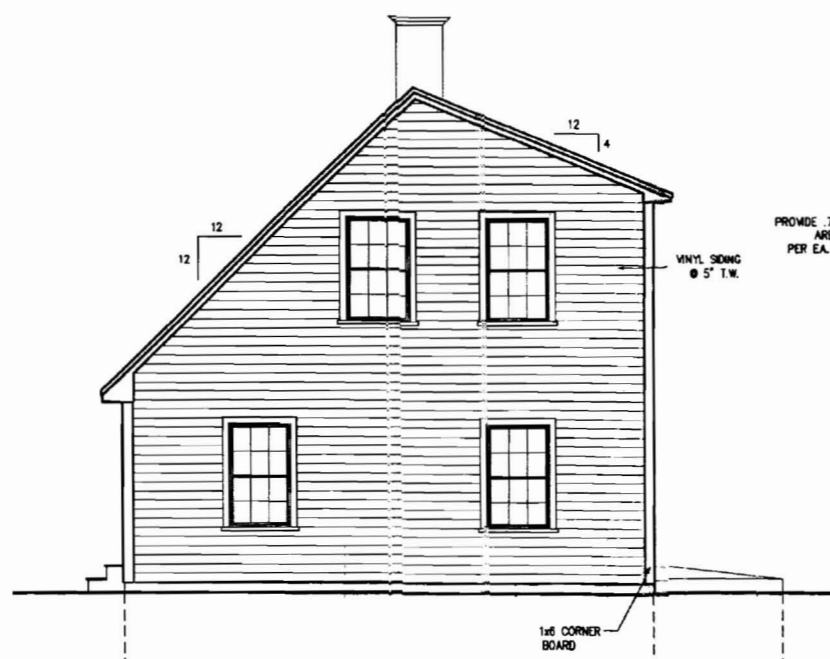
SECTION THRU HOUSE

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



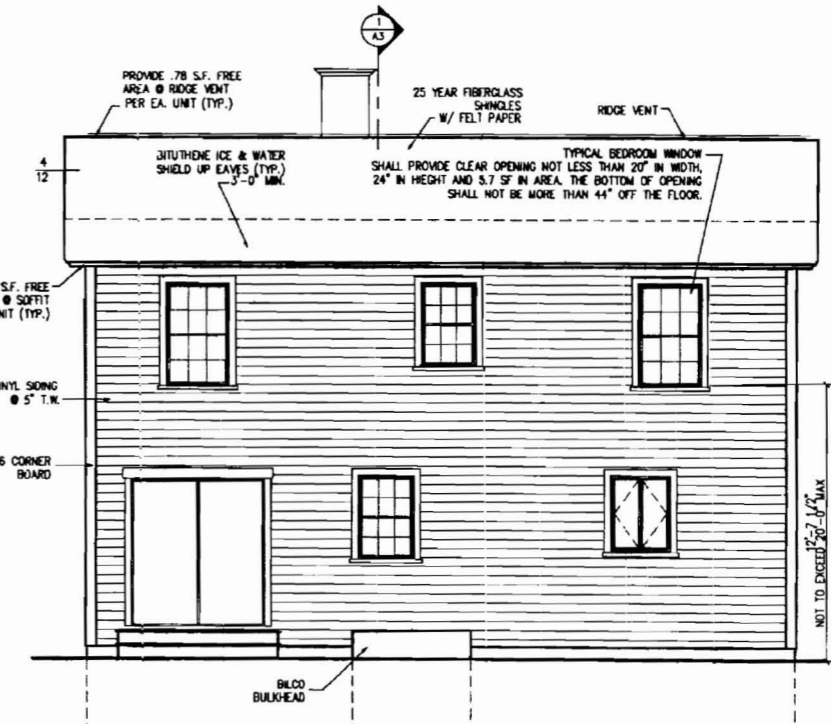
LEFT SIDE ELEVATION

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



RIGHT SIDE ELEVATION

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



REAR ELEVATION

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

DRAWINGS THIS SHEET

ELEVATIONS / SECTION

24x32 CAPE

DATE
12/11/06

A2

GENERAL NOTES:

- All work shall be in accordance with IBC 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, sheeting, temporary bracing, guys 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 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 with NFPA-101. Local authority having jurisdiction needs to provide written requirements.
- 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.
- 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-34 and NFPA-70 as applicable.

FOUNDATION NOTES:

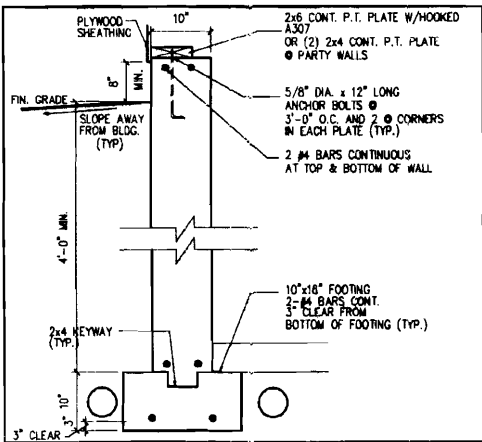
- PROVIDE SILL SEALER ON TOP OF ALL FOUNDATION WALLS.
- FOUNDATION WALLS SHALL BE BACKFILLED SIMULTANEOUSLY ON BOTH SIDES.
- ALL STEEL REINFORCING IN FOOTINGS TO BE A MINIMUM 3" CLEAR FROM BOTTOM OF FOOTING.
- ALL STEEL REINFORCING IN FOUNDATION WALLS BELOW GRADE TO BE MINIMUM OF 2" CLEAR FROM FACE OF WALL.
- ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESURE PRESERVATIVE TREATED W/OCA TO 0.48/CF RETENTION PER ANPA.
- ALL CONCRETE SURFACES SHALL HAVE A STEEL TROWEL & LIGHT BROOM 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 @ 15'± SPACING (2225F).
- ALL CONCRETE SHALL BE 3000 PSI (f_c) STRENGTH AT 28 DAYS.
- ALL CONCRETE SHALL BE AIR ENTRAINED 4-6%/s.
- ALL OTHER ADMIXTURES SHALL BE PRE-APPROVED.
- WATERPROOFING / DAMP PROOFING ASPHALT TAR.

FRAMING NOTES:

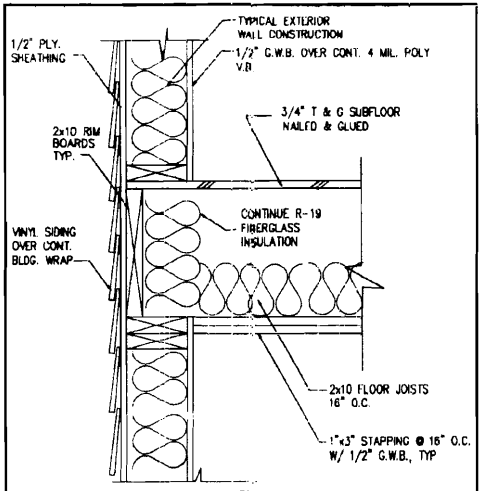
- ALL EXTERIOR WALLS TO BE 2x6 WOOD STUD WALLS @ 24" O.C. W/ 1/2" G.W.B. AND VAPOR BARRIER @ INSIDE FACE OF WALL. 6" BATT INSULATION (R-19), AND 7/16" APA RATED SHEATHING @ EXTERIOR FACE OF WALL.
- ALL INTERIOR WALLS TO BE 2x4 WOOD STUD WALLS (UNLESS NOTED OTHERWISE) W/ ONE LAYER 1/2" G.W.B. EACH SIDE.
- 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.

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

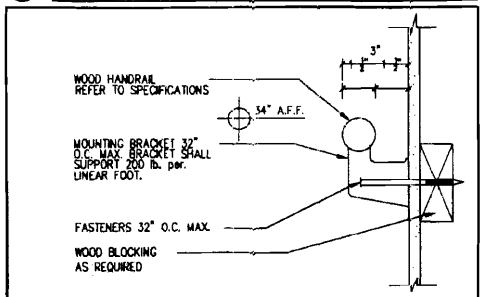
NOTE: PROVIDE JACKS BOTH ENDS AS FOLLOWS:
 2x6 JACK PLUS 2x6 KING UP TO 4'-6" ROUGH OPENING
 (2) 2x6 JACKS PLUS (2) 2x6 KINGS UP TO 7'-0" ROUGH OPENING



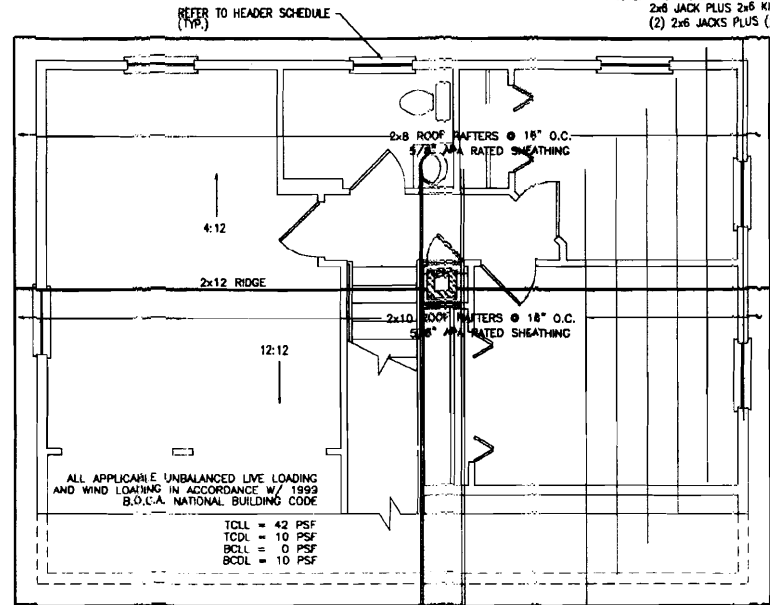
1 TYPICAL FOUNDATION WALL SCALE: 1" = 1'-0"



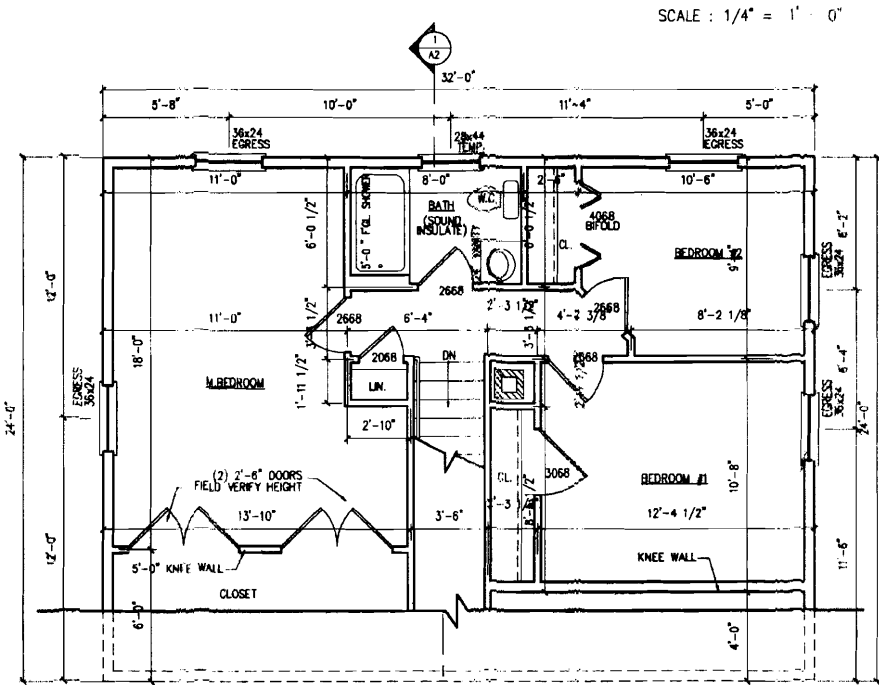
2 FLOOR FRAMING DETAIL 1 1/2" = 1'-0"



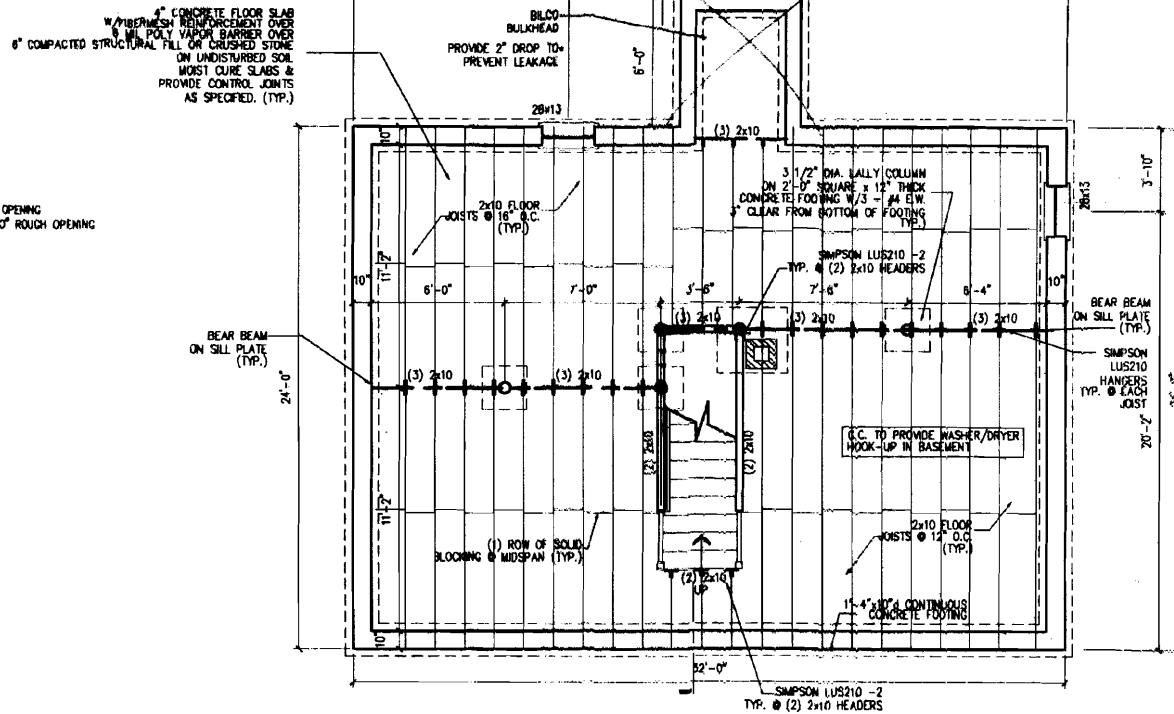
HANDRAIL DETAIL NTS



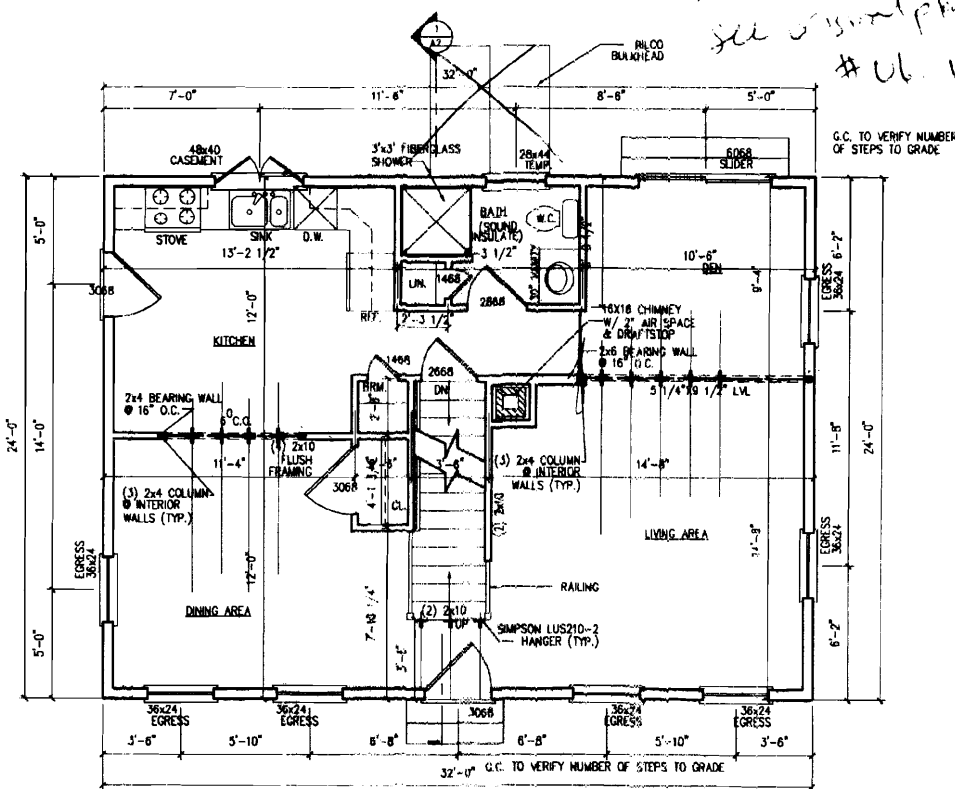
ROOF FRAMING PLAN SCALE: 1/4" = 1' - 0"



SECOND FLOOR PLAN 667 +/- S.F. SCALE: 1/4" = 1' - 0"



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



FIRST FLOOR PLAN 772 S.F. SCALE: 1/4" = 1' - 0"

LOT #5 - 24x32 CAPE

FOUNDATIONS THIS SHEET
 FOUNDATION & ROOF PLAN
 FIRST FLOOR PLAN /
 SECOND FLOOR PLAN
 NOTES / DETAILS

DATE
 12/11/06

A1

GENERAL NOTES:

- All work shall be in accordance with BOCA Basic Building Code, NFPA-70 National Electric Code, Maine State Plumbing Code, ASHRAE, ILL, 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, sheeting, temporary bracing, gussets 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 with NFPA-101 Local authority having jurisdiction needs to provide written requirements.
- Balconies must maintain a 42" guardrail heights 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-96A, OR NFPA-96B and all Federal, local and State codes. Ventilation or heat equipment shall be in accordance with NFPA-98, NFPA-211, NFPA-31, NFPA-34 and NFPA-101 as applicable.

FOUNDATION NOTES:

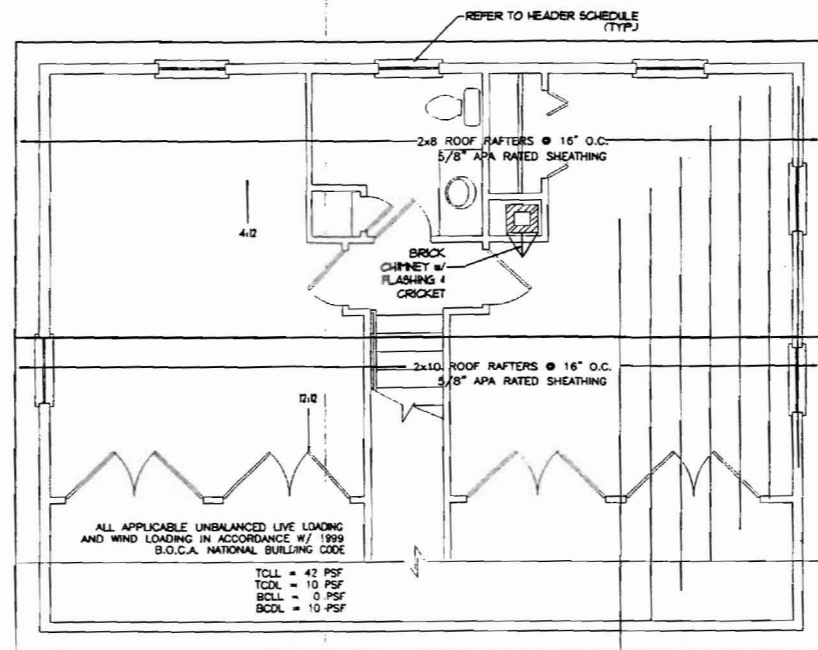
- PROVIDE SILL SEALER ON TOP OF ALL FOUNDATION WALLS.
- FOUNDATION WALLS SHALL BE BACKFILLED SIMULTANEOUSLY ON BOTH SIDES.
- ALL STEEL REINFORCING IN FOOTINGS TO BE A MINIMUM 3" CLEAR FROM BOTTOM OF FOOTING.
- ALL STEEL REINFORCING IN FOUNDATION WALLS BELOW GRADE TO BE MINIMUM OF 2" CLEAR FROM FACE OF WALL.
- ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESURE PRESERVATIVE TREATED W/CCA TO 0.4% RETENTION PER ANPA.
- ALL CONCRETE SURFACES SHALL HAVE A STEEL TROWEL & LIGHT BROOM 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 @ 8'x8' SPACING (7259P).
- ALL CONCRETE SHALL BE 3000 PSI (FC) STRENGTH AT 28 DAYS.
- ALL CONCRETE SHALL BE AIR ENTRAINED 4-6%.
- ALL OTHER ADMIXTURES SHALL BE PRE-APPROVED.
- WATERPROOFING / DAMP PROOFING ASPHALT TAR.
- PROVIDE FILTER FABRIC OVER STONE.

FRAMING NOTES:

- ALL EXTERIOR WALLS TO BE 2x6 WOOD STUD WALLS @ 24" O.C. W/ 1/2" GIBBS 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" GIBBS EACH SIDE.
- INSTALL BLOCKING BEHIND ALL SURFACE APPLIED FIXTURES, TRIM, AND SILLIES WHEN MOUNTED ON WALLS.
- THE LOCATION OF ALL DOOR FRAMES SHALL BE 4 1/2" (UNLESS NOTED OTHERWISE) FROM ADJACENT WALLS.

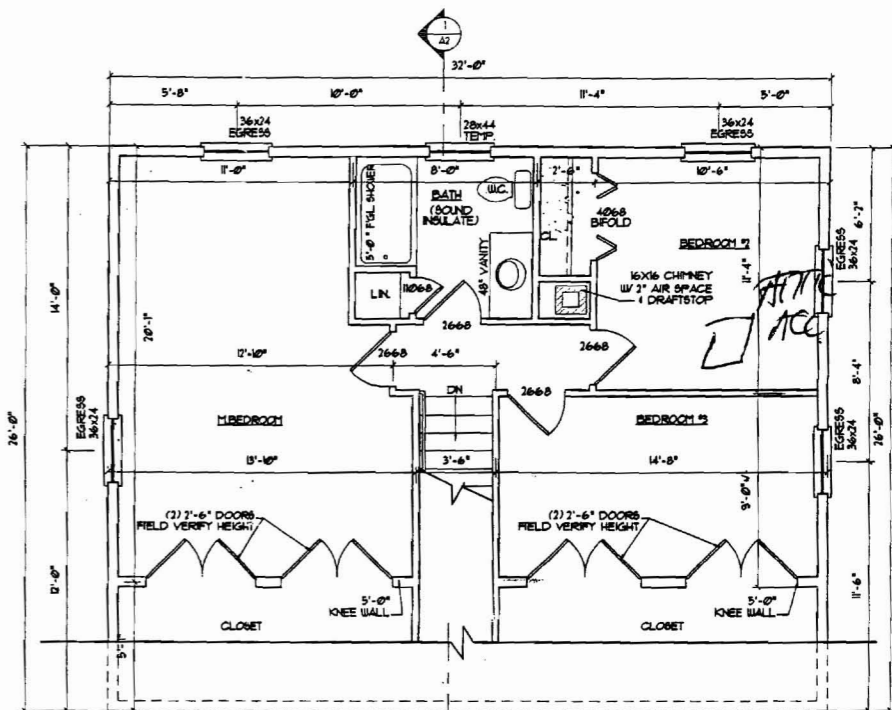
HEADER SCHEDULE	
ROUGH OPENING	HEADER SIZE
0 - 3'-0"	(3) - 2x6
3'-0" - 4'-6"	(3) - 2x8
4'-6" - 5'-0"	(3) - 2x10
5'-0" - 7'-0"	(3) - 2x12

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



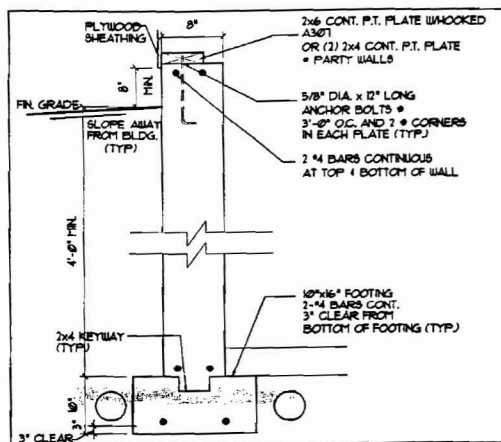
ROOF FRAMING PLAN

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



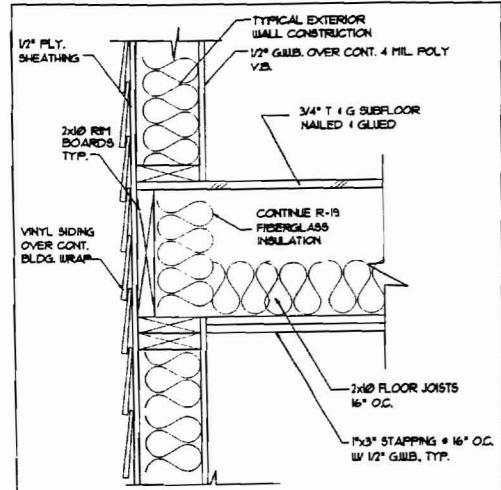
SECOND FLOOR PLAN

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



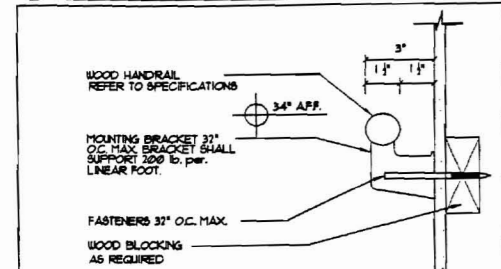
TYPICAL FOUNDATION WALL

SCALE: 1" = 1'-0"



FLOOR FRAMING DETAIL

SCALE: 1" = 1'-0"



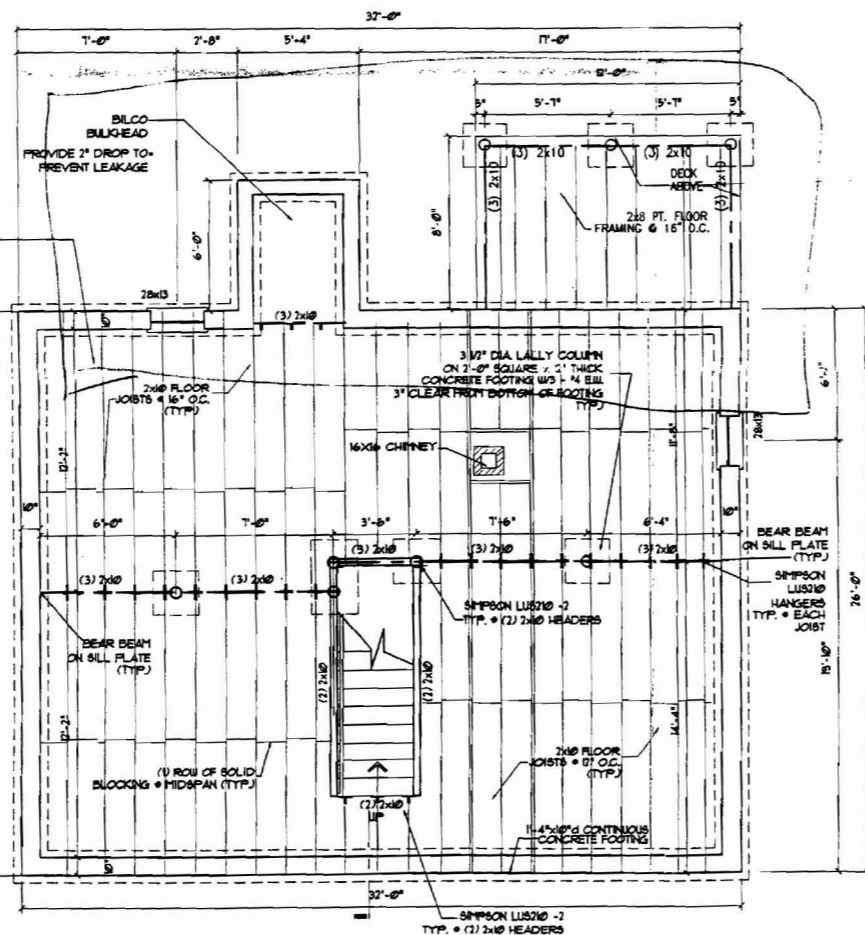
HANDRAIL DETAIL

N78

DEPT. OF BUILDING INSPECTION
 CITY OF PORTLAND, ME

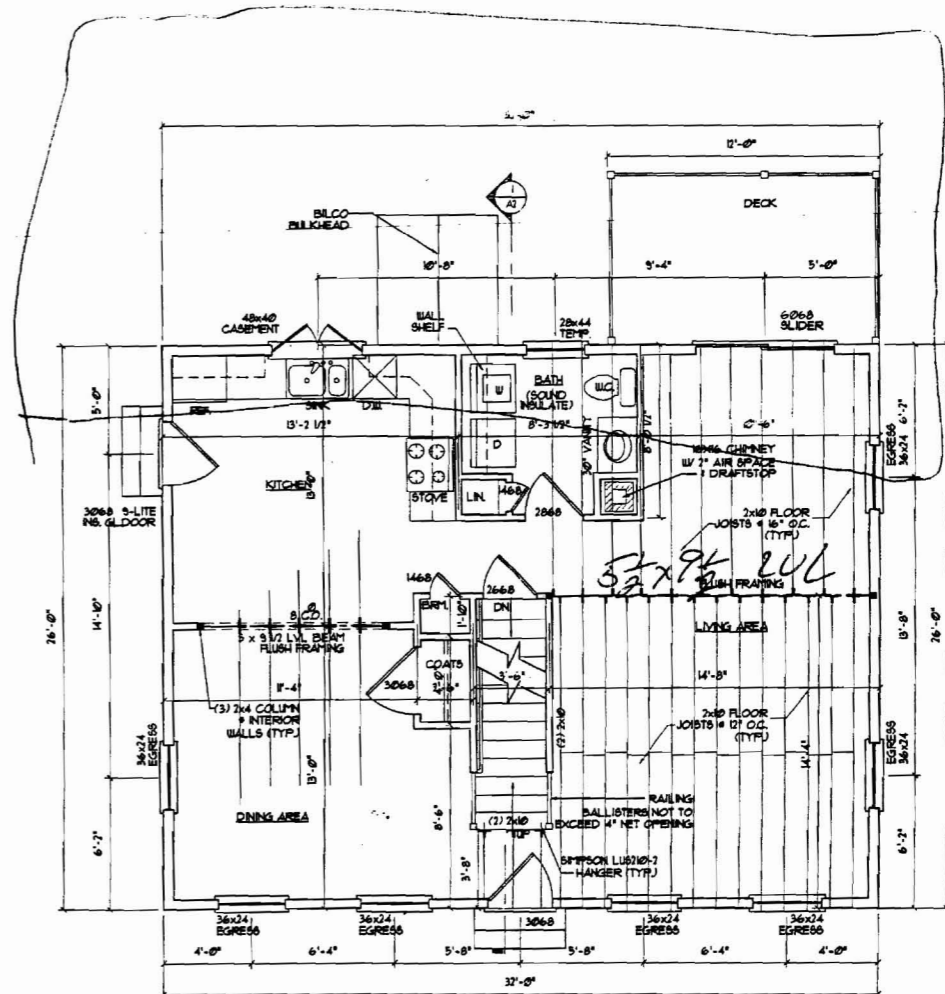
AUG 29 2006

RECEIVED



FOUNDATION / FIRST FLOOR FRAMING PLAN

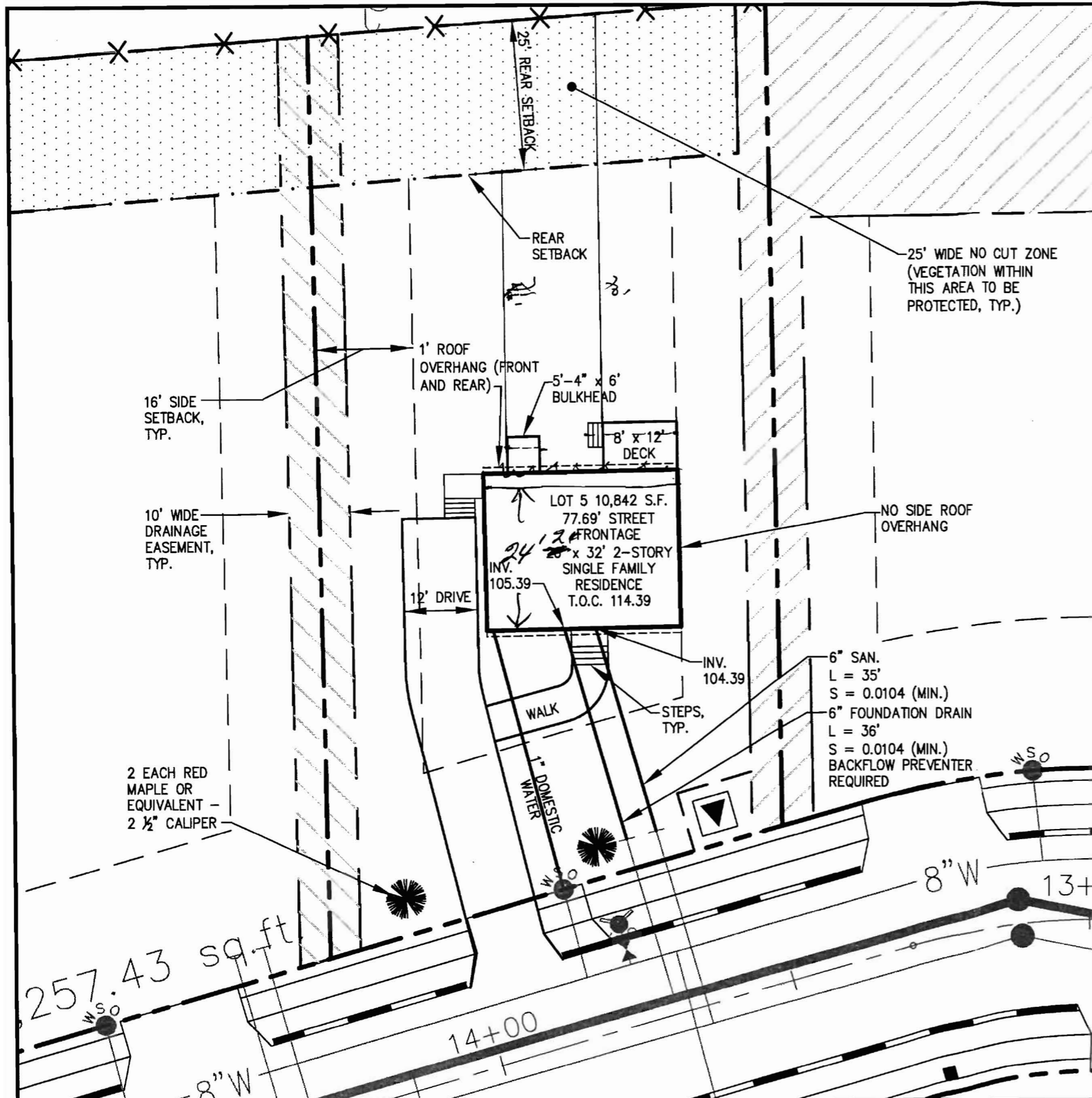
SCALE: 1/4" = 1' - 0"



FIRST FLOOR PLAN

26 x 32 CAPE
 2 BED ROOM
 [Signature]

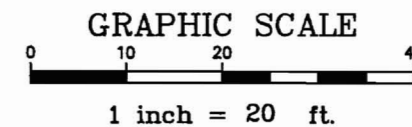
DRAWING THIS SHEET
FOUNDATION & ROOF PLAN
FIRST FLOOR PLAN /
SECOND FLOOR PLAN
NOTES / DETAILS
DATE
08/14/06



**Rear setback changed
2' more w/ smaller footprint*

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)



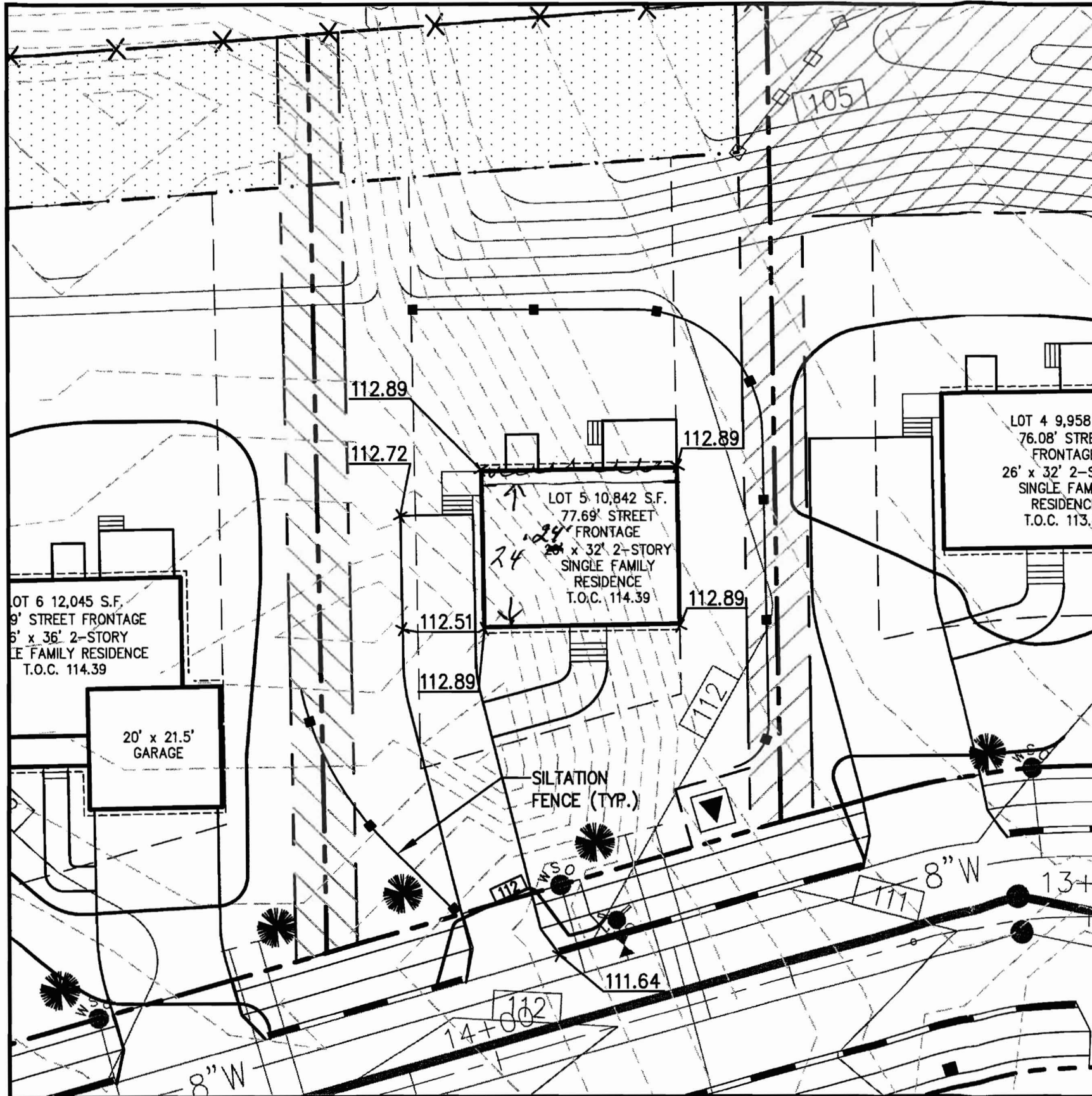
DH
DeLuca-Hoffman Associates, Inc.
778 MAIN STREET, SUITE 8
SOUTH PORTLAND, ME 04106
207.775.1121
WWW.DELUCAHOFFMAN.COM

DRAWN:	LECJ	DATE:	APRIL 2006
DESIGNED:	DDA	SCALE:	1" = 20'
CHECKED:	DDA	JOB NO.	2459.02
FILE NAME:	245902-LOTS		

RUBY LANE
PORTLAND, MAINE

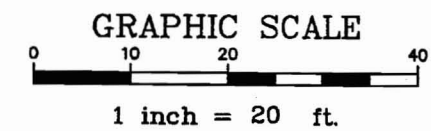
LOT 5 LAYOUT & UTILITIES PLAN

FIGURE
5-A



ZONING REGULATIONS

ZONE:	R-3
MINIMUM LOT SIZE:	6,500 S.F.
MINIMUM LOT WIDTH:	75 FEET
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RUBY LANE
PORTLAND, MAINE

LOT 5 GRADING & EROSION
CONTROL PLAN

FIGURE
5-B