

FOUNDATION NOTES:

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

2. INTERIOR SPREAD FOOTINGS AND EXTERIOR STRIP FOOTINGS SHALL BE FOUNDED ON NATIVE SOIL, COMPACTED STRUCTURAL FILL OR BEDROCK.

3. EXTERIOR STRIP AND SPREAD FOOTINGS SHALL BE FOUNDED ON A MIN. 4'-0" BELOW FINISH GRADE.

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

5. STRUCTURAL FILL SHALL BE USED AT ALL LOCATIONS BELOW FOOTINGS AND SLABS AND ADJACENT 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
1/4 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 DRAINS SHALL BE INSTALLED TO POSITIVELY DRAIN TO A SUITABLE DISCHARGE POINT 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 MEETING GRADATION AND COMPACTION REQUIREMENTS NOTED ABOVE. 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 STRENGTH AT 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 SPECIFICATIONS.

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 PROVIDED IN FLAT SHEETS.

8. FIBER REINFORCING CONCRETE SHALL CONFORM TO ASTM C-116.

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 THAT PORTION OF WORK. ALL ACCESSORIES MUST BE SHOWN ON THE SHOP DRAWINGS. SUBMIT (6) BLUE LINE PRINTS AND (1) REPRODUCIBLE (SEPIA) TO 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 CONTROL/CONSTRUCTION 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 CONSTRUCTION JOINTS 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 SPECIFIC 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 M.C., OR APPROVED ALTERNATE.

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

3. BRACING: THE TRUSS MANUFACTURER SHALL SPECIFY ALL BRACING REQUIRED BOTH FOR TEMPORARY CONSTRUCTION LOADING AND FOR PERMANENT LATERAL SUPPORT OF COMPRESSION MEMBERS.

4. SUBMITTALS:
A. SUBMIT DESIGN CALCULATIONS, SHOP DRAWINGS AND ERECTION PROCEDURES ALL AFFIXED WITH THE SEAL OF A PROFESSIONAL STRUCTURAL ENGINEER REGISTERED IN THE STATE OF MAINE.

B. SHOP DRAWINGS SHALL SHOW STRESS GRADE AND SIZE OF MEMBERS, SIZE AND LOCATION OF PLATE CONNECTORS, SIZE 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 FOR ALL POTENTIAL LOAD COMBINATIONS OF LIVE LOADS (SNOW) AND WIND LOADS INCLUDING UNBALANCED SNOW LOADS, DRIFT LOADS AND WIND LOADS IN ACCORDANCE WITH INC 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 WALLS.

6. NAILING NOT SPECIFIED SHALL CONFORM WITH BOCA 1999.

7. ROOF SHEATHING SHALL BE 5/8" APA RATED SHEATHING W/ H-CLIPS. ATTACH SHEATHING TO ALL SUPPORTS USING 8d NAILS SPACED AT 4" O.C. AT PANEL EDGES AND 8" O.C. AT INTERMEDIATE SUPPORTS.

8. WALL SHEATHING SHALL BE 1/2" 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 3/4" 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 SUPPORTS. ALL PANELS SHALL BE NAILED AND GLUED TO THE TIMBER FLOOR FRAMING.

REQUIRED 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 BE PREPARED BY 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 1 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 METAL 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.



LOT 12
CARRIAGE LANE
PORTLAND, ME

DRAWINGS THIS SHEET
STRUCTURAL NOTES

DATE
07/12/05

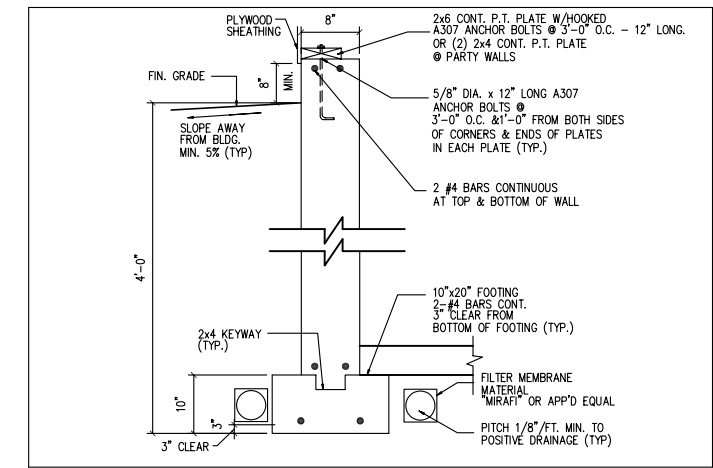
S1

FOUNDATION NOTES:

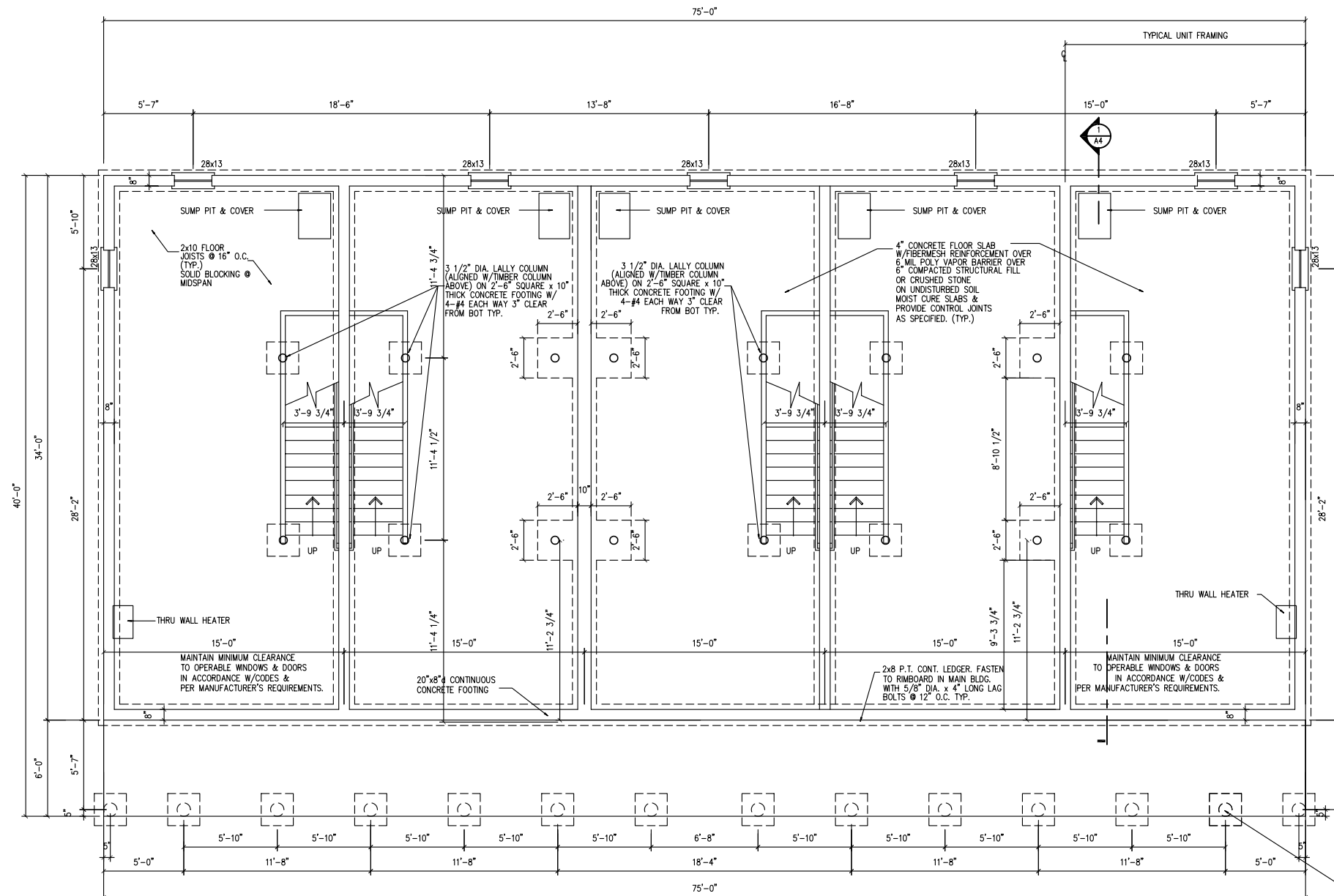
1. PROVIDE SILL SEALER ON TOP OF ALL FOUNDATION WALLS.
2. FOUNDATION WALLS SHALL BE BACKFILLED SIMULTANEOUSLY ON BOTH SIDES.
3. ALL STEEL REINFORCING IN FOOTINGS TO BE A MINIMUM 3" CLEAR FROM BOTTOM OF FOOTING.
4. ALL STEEL REINFORCING IN FOUNDATION WALLS BELOW GRADE TO BE MINIMUM OF 2" CLEAR FROM FACE 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-21), 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.



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



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

10" DIA. CONC. FILLED SONOTUBE W/1-#4 AT CENTER HOOKED INTO BOTTOM OF 1'-6" SQ. x 10" THICK CONCRETE FOOTING (TYP.) ANCHOR BEAMS TO CONC. SONOTUBES W/ SIMPSON ABE66 POST BASES SHIMMED TIGHT (TYP.)

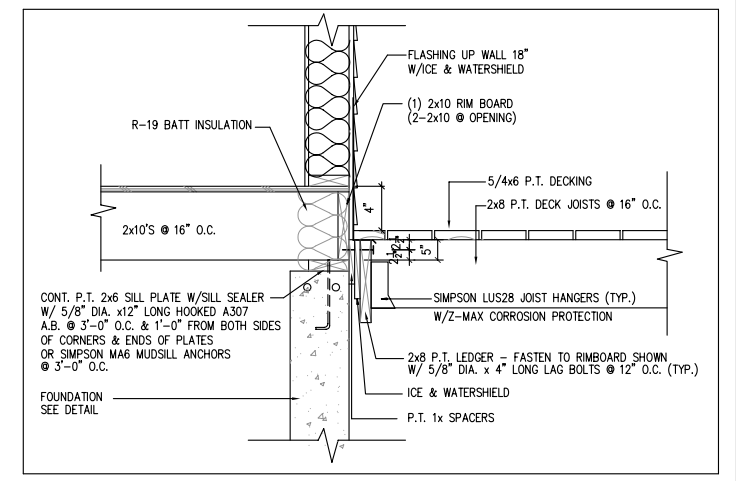


LOT 12
CARRIAGE LANE PORTLAND, ME

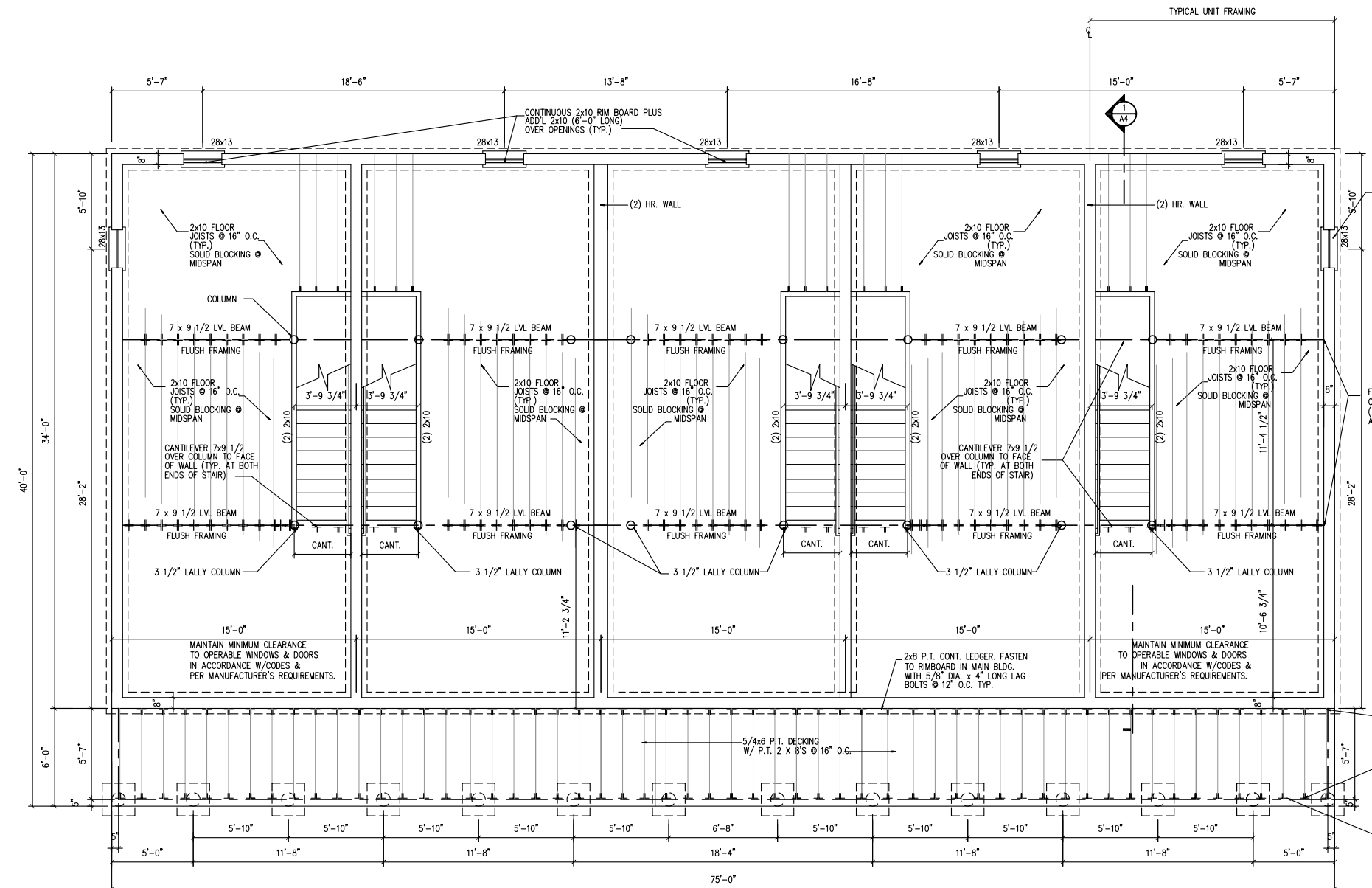
DRAWINGS THIS SHEET
FOUNDATION PLAN
DETAILS

DATE
07/12/05

S2



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



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

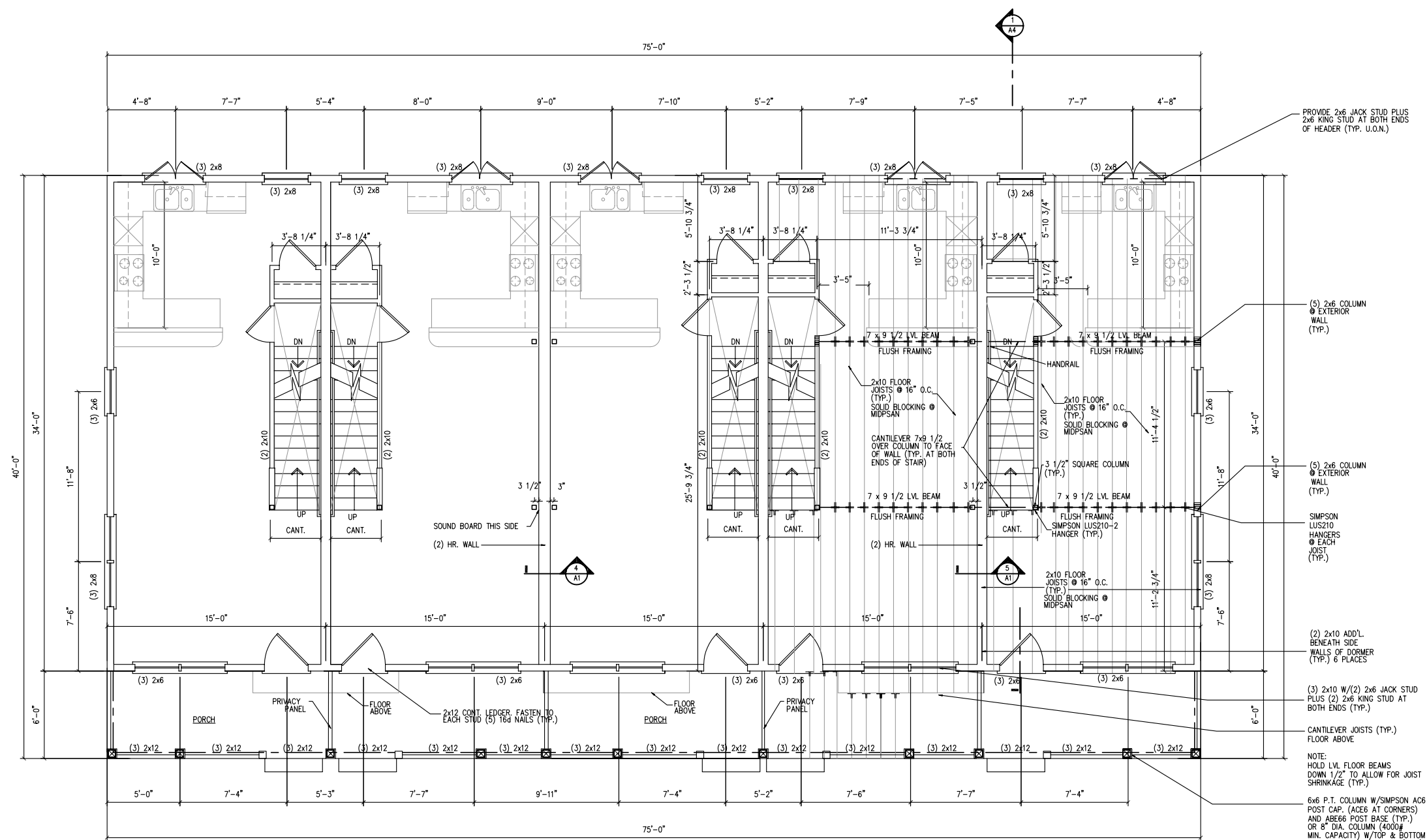


LOT 12
CARRIAGE LANE PORTLAND, ME

DRAWINGS THIS SHEET
FIRST FLOOR FRAMING
PLAN

DATE
07/12/05

S3



PROVIDE 2x6 JACK STUD PLUS 2x6 KING STUD AT BOTH ENDS OF HEADER (TYP. U.O.N.)

(5) 2x6 COLUMN @ EXTERIOR WALL (TYP.)

(5) 2x6 COLUMN @ EXTERIOR WALL (TYP.)

SIMPSON LUS210 HANGERS @ EACH JOIST (TYP.)

(2) 2x10 ADD'L BENEATH SIDE WALLS OF DORMER (TYP.) 6 PLACES

(3) 2x10 W/(2) 2x6 JACK STUD PLUS (2) 2x6 KING STUD AT BOTH ENDS (TYP.)

CANTILEVER JOISTS (TYP.) FLOOR ABOVE

NOTE: HOLD LVL FLOOR BEAMS DOWN 1/2" TO ALLOW FOR JOIST SHRINKAGE (TYP.)

6x6 P.T. COLUMN W/SIMPSON AC6 POST CAP. (ACE6 AT CORNERS) AND ABE66 POST BASE (TYP.) OR 8" DIA. COLUMN (4000# MIN. CAPACITY) W/TOP & BOTTOM CONNECTIONS PER MANUF. (TYP.)

SECOND FLOOR FRAMING PLAN

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

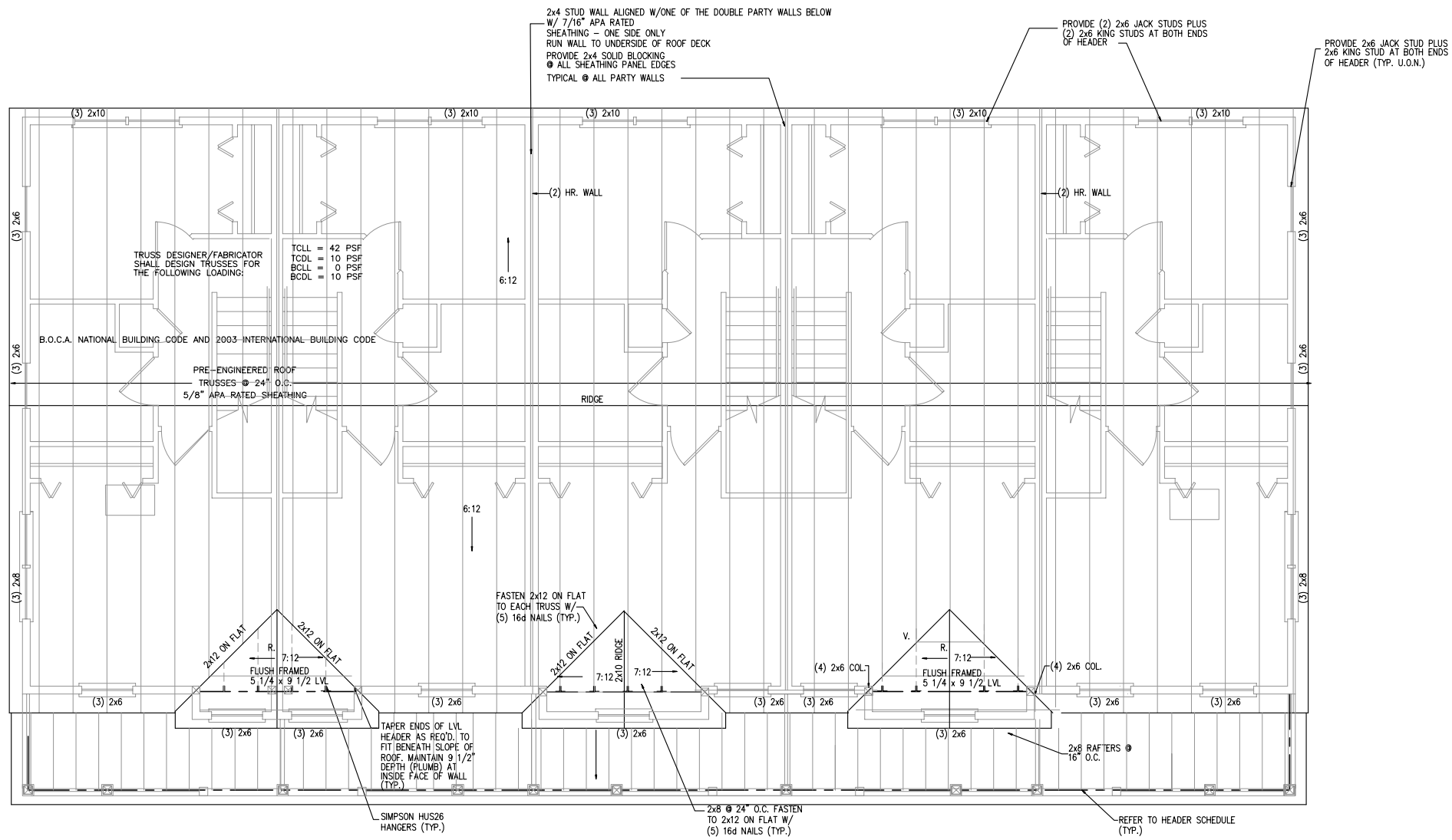


LOT 12
CARRIAGE LANE PORTLAND, ME

DRAWINGS THIS SHEET
SECOND FLOOR FRAMING PLAN

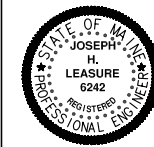
DATE
07/12/05

S4



ROOF FRAMING PLAN

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



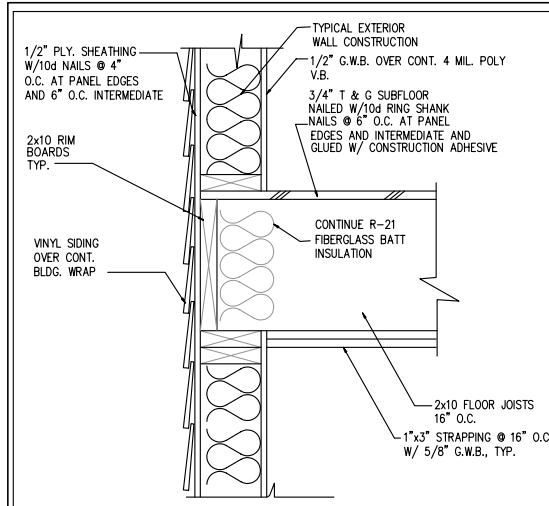
LOT 12
CARRIAGE LANE PORTLAND, ME

DRAWINGS THIS SHEET

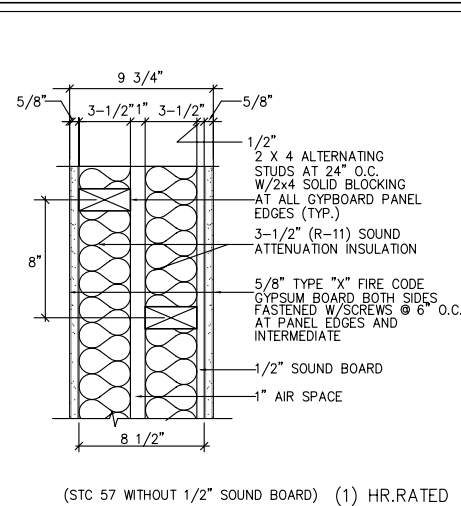
ROOF FRAMING PLAN

DATE
07/12/05

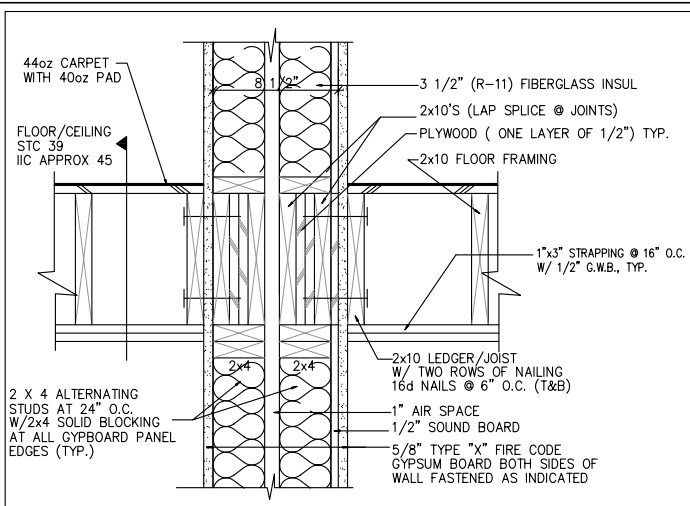
S5



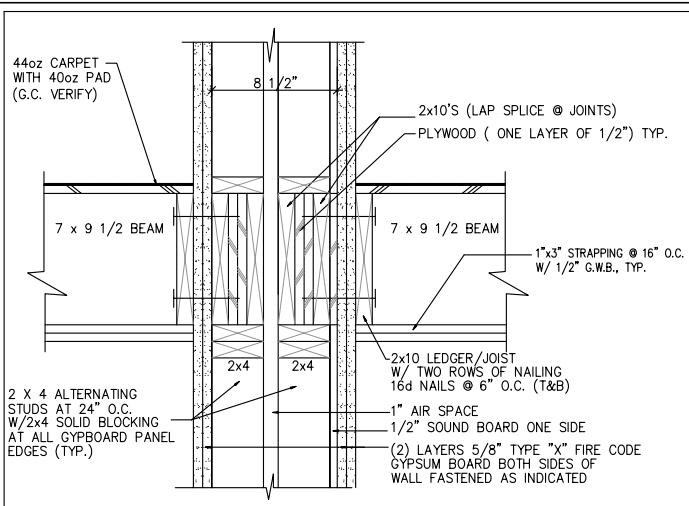
1 FLOOR FRAMING DETAIL 1 1/2" = 1'-0"



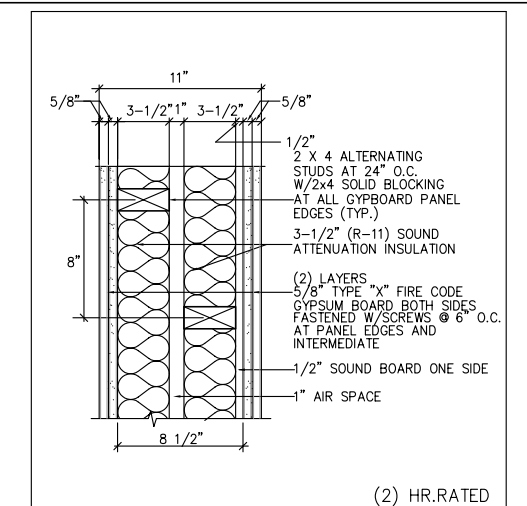
2 PARTY WALL DETAIL (UL # U305 SIM.) 1 1/2" = 1'-0"



3 SECTION @ 1 HOUR PARTY WALL DETAIL (U.L. # U305) 1 1/2" = 1'-0"



4 SECTION @ 2 HOUR PARTY WALL DETAIL (U.L.# U342) 1 1/2" = 1'-0"



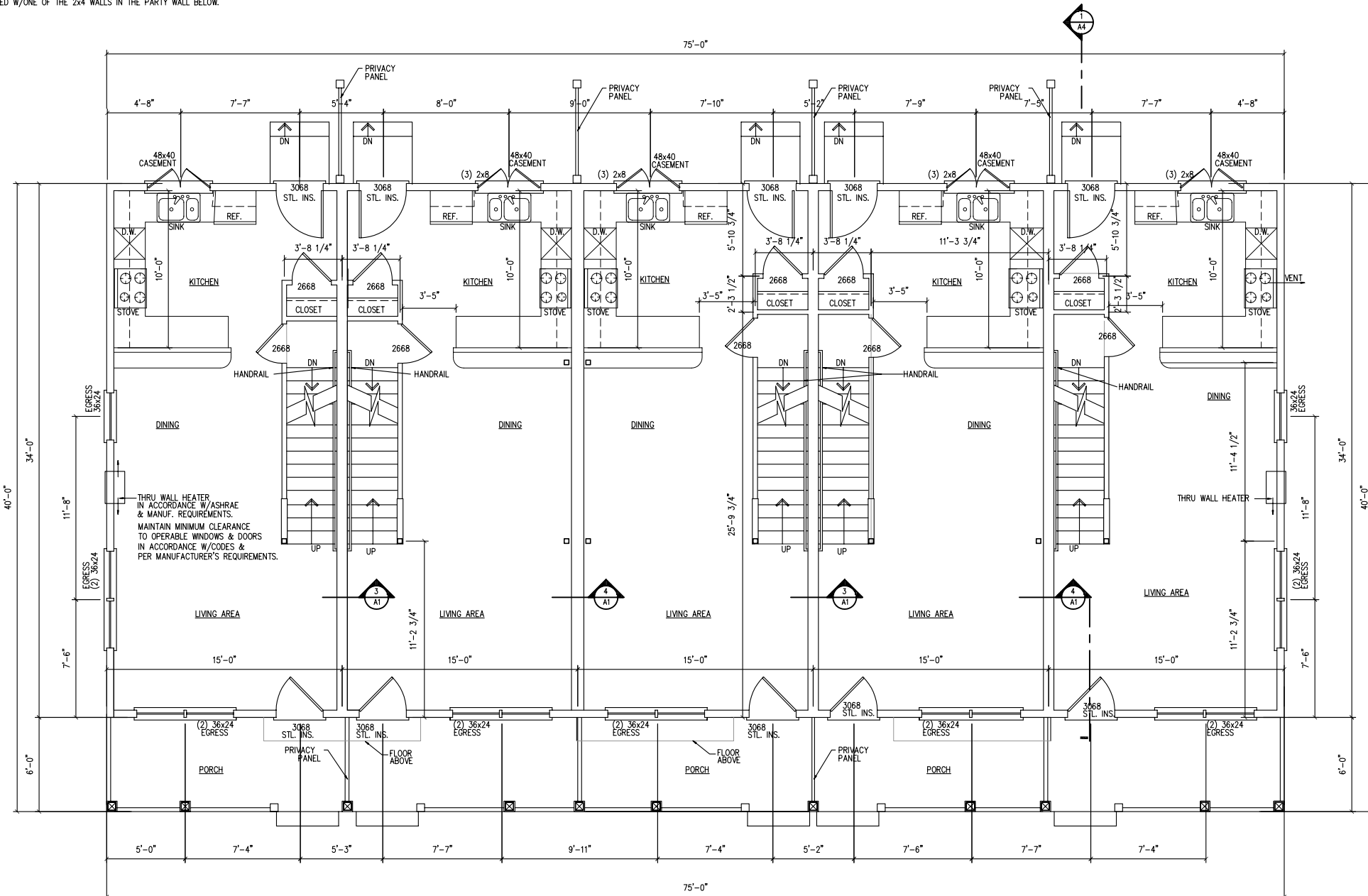
5 PARTY WALL DETAIL (U.L.# U342 SIM.) 1 1/2" = 1'-0"

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.

GENERAL NOTES:

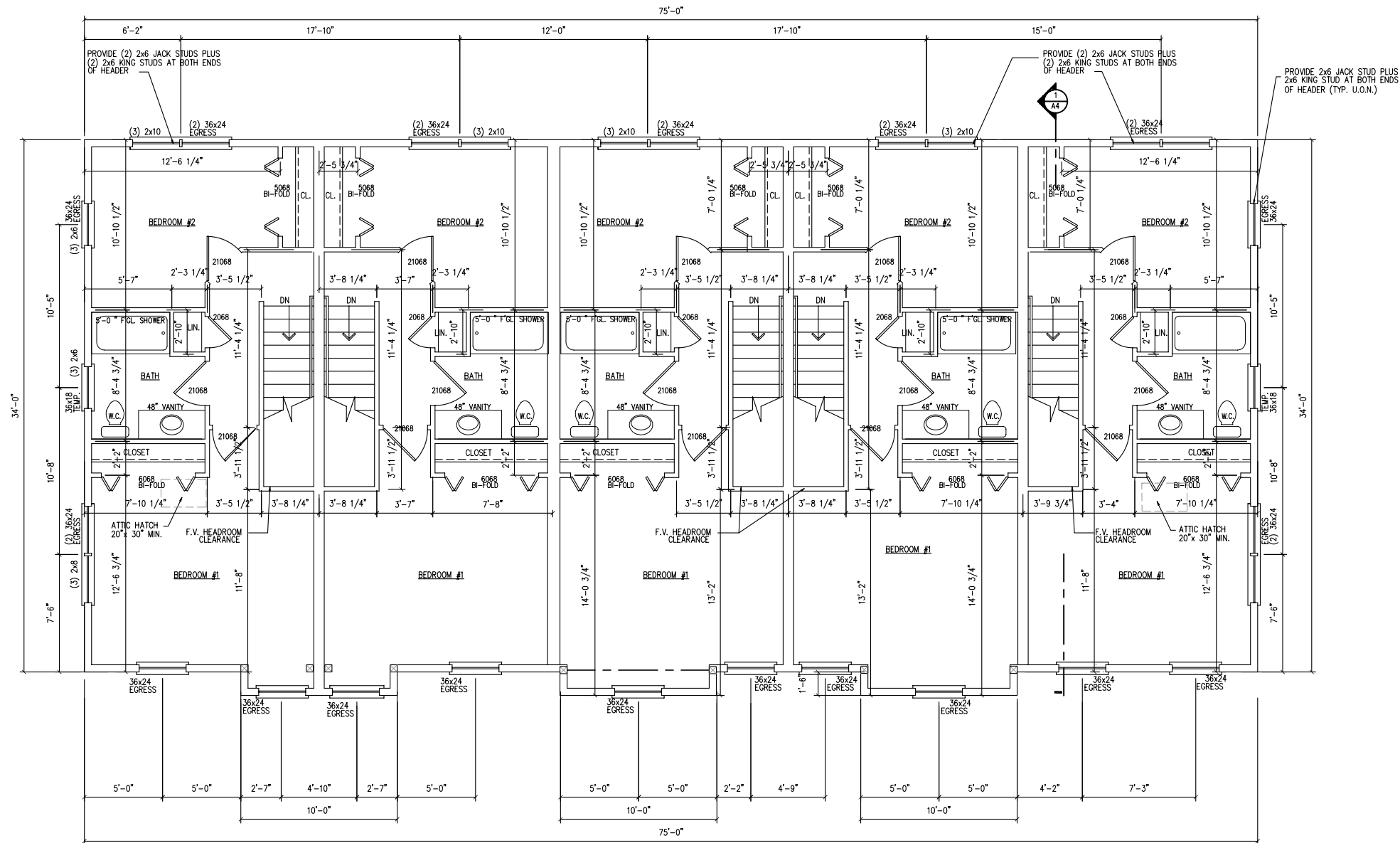
1. All work shall be in accordance with IBC 2003 by ICC, NFPA-70 National Electric Code, Maine State Plumbing Code, ASHRAE, U.L., NFPA Codes, Americans with Disabilities Act 1990 (ADA) and all local, State and Federal requirements.
2. All applicable Federal, State and Municipal regulations shall be followed, 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 D. 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 with 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. Maximum glazing U-factor shall be 0.35.
20. Opaque doors separating unconditioned spaces from conditioned spaces shall have a maximum U value of 0.35.



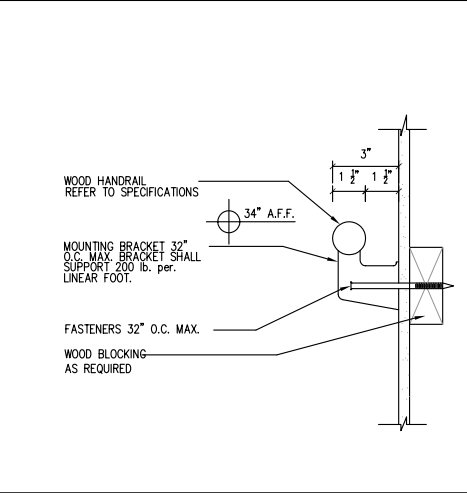
LOT 12 PORTLAND, ME
 CARRIAGE LANE
 DRAWINGS THIS SHEET
 FIRST FLOOR PLAN & PARTY WALL DETAILS
 DATE 07/26/05
 A1

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

REVISED 12/15/05
REVISED 09/07/05
NOTE: BUILDING TO SPRINKLED PER NFPA-13 D



NOTE:
BUILDING TO BE SPRINKLED PER NFPA-13 D



1 HANDRAIL DETAIL NTS

SECOND FLOOR PLAN

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

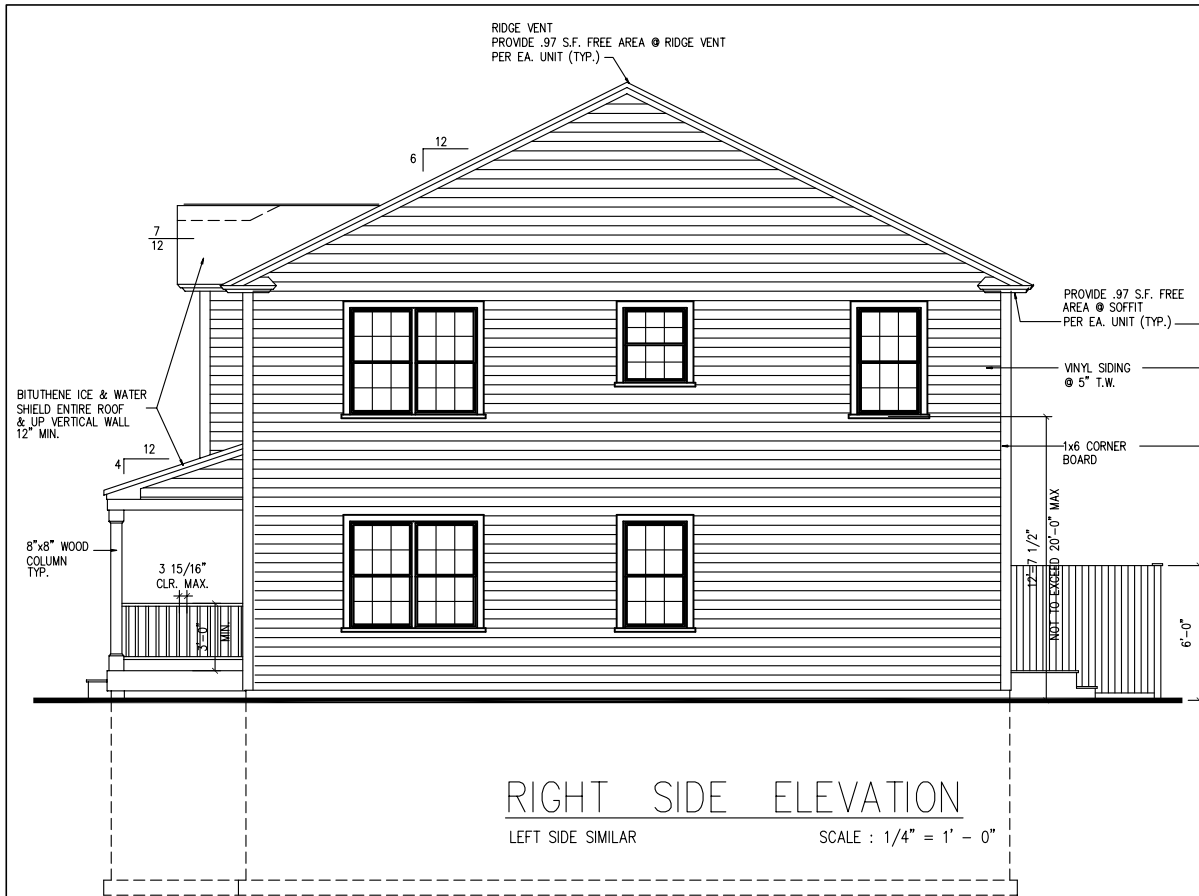
- NOTES:
1. Maximum glazing U-factor shall be "0.35".
 2. Opaque doors separating unconditioned spaces from conditioned spaces shall have a maximum U value of 0.35.

LOT 12
 CARRIAGE LANE PORTLAND, ME

DRAWINGS THIS SHEET
 SECOND FLOOR PLAN

DATE
01/23/04

A2



RIGHT SIDE ELEVATION

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



REAR ELEVATION

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



FRONT ELEVATION

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

NOTES:

1. Maximum glazing U-factor shall be "0.35".
2. Opaque doors separating unconditioned spaces from conditioned spaces shall have a maximum U value of 0.35.

IRC DATA

1. RESIDENTIAL BUILDING TYPE A-1
TOTAL EXTERIOR WALL AREA - 3360± S.F.
TOTAL GLAZED AREA - 554± S.F.
= 16% GLAZED AREA/WALL AREA
2. ZONE 15 CLIMATIC ZONE - CUMBERLAND COUNTY
HEATING DEGREE DAYS = 6,000 to 8,499
2. MINIMUM INSULATION R-VALUES FOR ZONE 15
CEILINGS - 49
WALLS - 21
FLOORS - 21
BASEMENT WALLS - 11

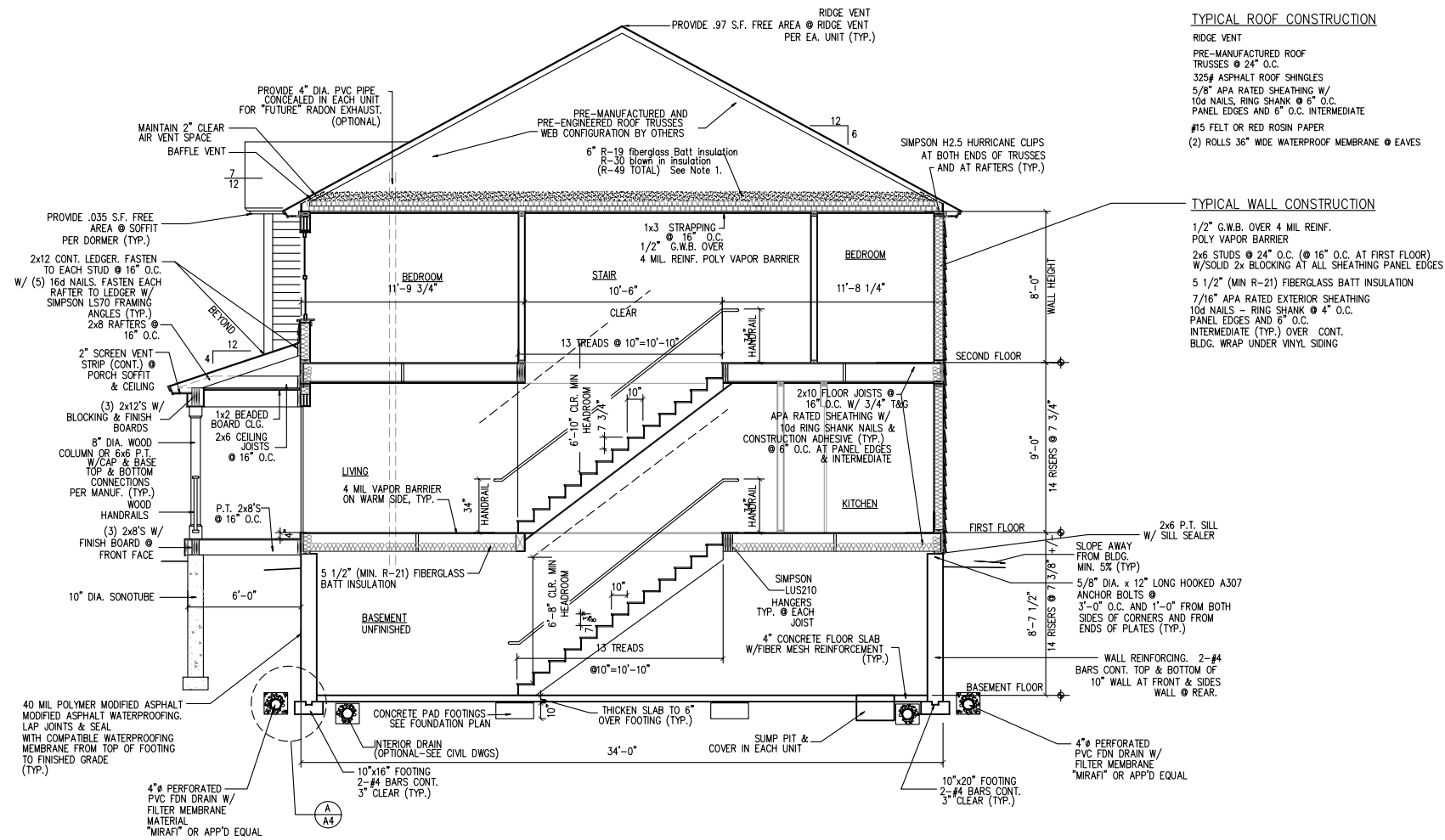
LOT 12
CARRIAGE LANE
PORTLAND, ME

DRAWINGS THIS SHEET
ELEVATIONS

DATE
07/26/05

A3

REVISED 12/15/05
REVISED 09/07/05



TYPICAL ROOF CONSTRUCTION

RIDGE VENT
 PRE-MANUFACTURED ROOF TRUSSES @ 24" O.C.
 32# ASPHALT ROOF SHINGLES
 5/8" APA RATED SHEATHING W/ 10d NAILS, RING SHANK @ 6" O.C. PANEL EDGES AND 6" O.C. INTERMEDIATE
 #15 FELT OR RED ROSIN PAPER
 (2) ROLLS 36" WIDE WATERPROOF MEMBRANE @ EAVES

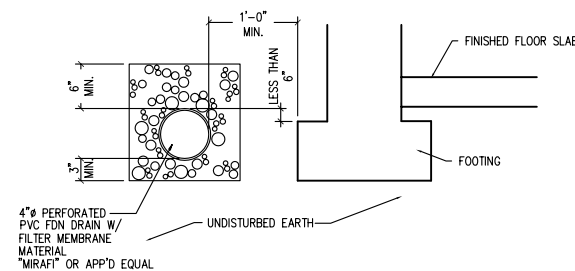
TYPICAL WALL CONSTRUCTION

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
 5 1/2" (MIN R-21) FIBERGLASS BATT INSULATION
 7/16" APA RATED EXTERIOR SHEATHING
 10d NAILS - RING SHANK @ 4" O.C. PANEL EDGES AND 6" O.C. INTERMEDIATE (TYP.) OVER CONT. BLDG. WRAP UNDER VINYL SIDING

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

NOTES:

- Blown in Insulation Installer shall provide 1" high letter markers attached to trusses for each 300 S.F. to indicate blown in insulation initial thickness, settle thickness, coverage area and number of bags used.
- Refer to Geotechnical Report and Civil Drawings for extent of foundation drainage system, slopes & location of detention areas if required.



DRAIN DETAIL A
 SCALE : 1" = 1' - 0"
 SEE NOTE 2

LOT 12
 CARRIAGE LANE
 PORTLAND, ME

DRAWINGS THIS SHEET
 SECTION

DATE
 07/12/05

A4