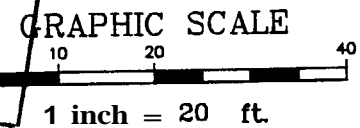


ZONING REGULATIONS

- 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)

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
OCT - 7 2005
RECEIVED



Used for zoning

05,261 342 B027

REVISED 10-04-05

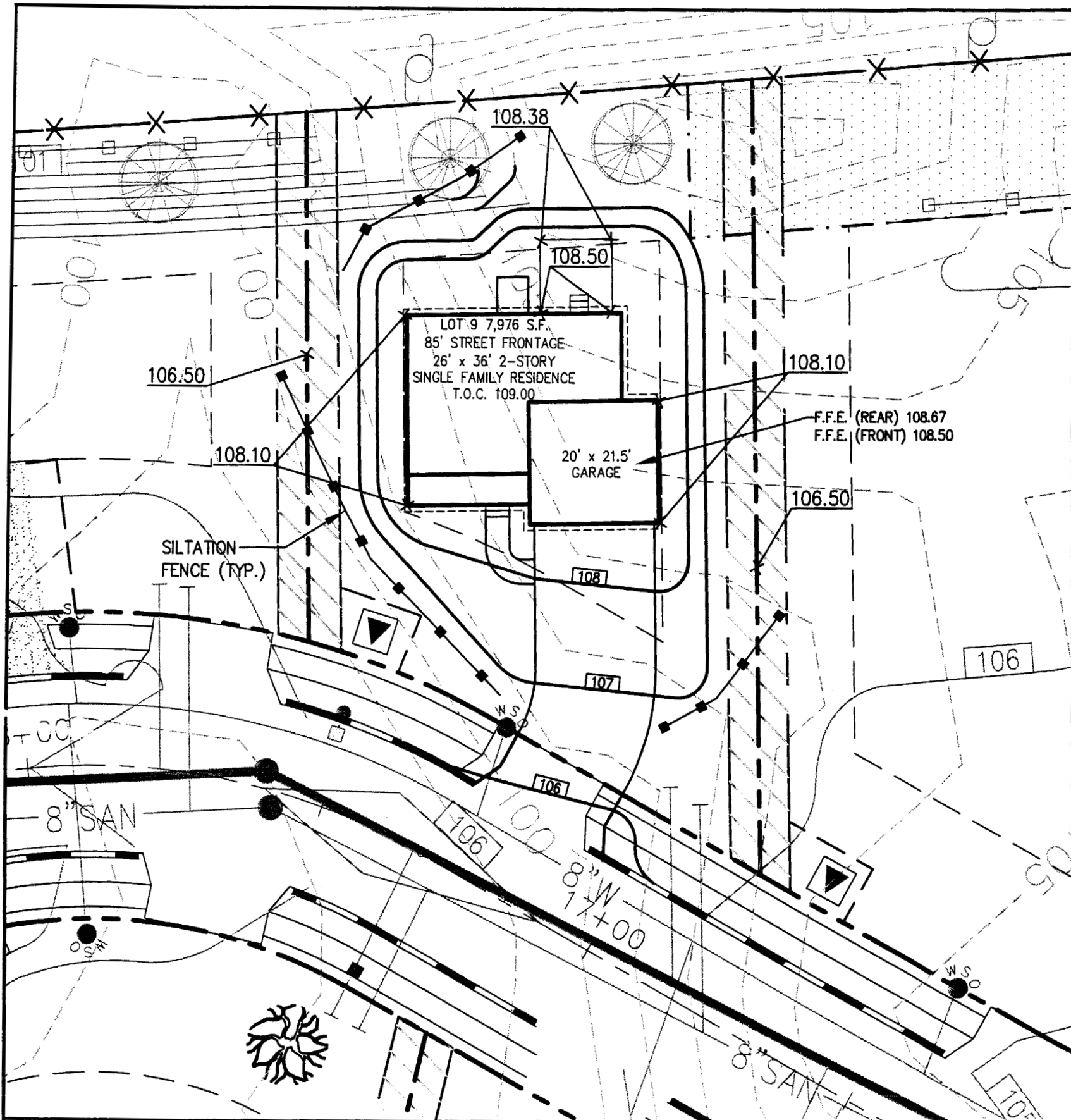
DH DeLuca-Hoffman Associates, Inc.
778 MAIN STREET, SUITE 8
SOUTH PORTLAND, ME 04106
207.775.1121
WWW.DELUCAHOFFMAN.COM

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

RUBY LANE
PORTLAND, MAINE

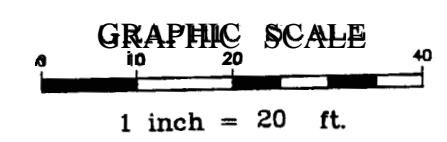
LOT 9 LAYOUT & UTILITIES PLAN

FIGURE
9-A



ZONING REGULATIONS

ZONE:	R-3
MINIMUM LOT SIZE:	6,500 SF
MINIMUM LOT WIDTH:	75 FEET
MINIMUM STREET FRONTAGE:	50 FEET
MINIMUM FRONT YARD SETBACK:	25 FEET OR AT MIN. 75' LOT WIDTH
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REVISED 10-04-05

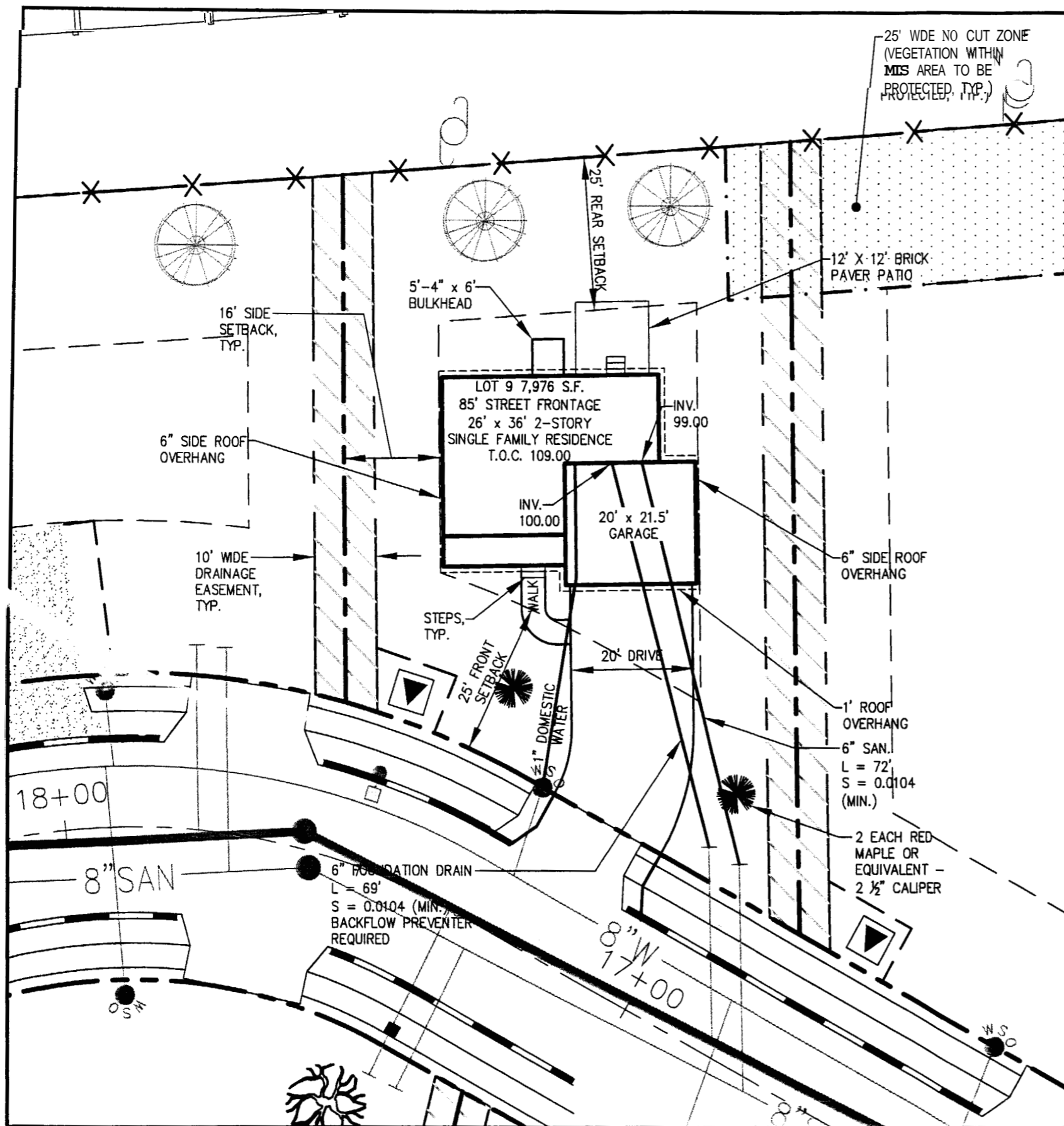
DH DeLuca-Hoffman Associates, Inc.
 778 MAIN STREET, SUITE 8
 SOUTH PORTLAND, ME 04106
 207.775.1121
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DRAWN:	CDD	DATE:	MAR. 2005
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**RUBY LANE
 PORTLAND, MAINE**

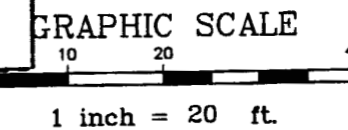
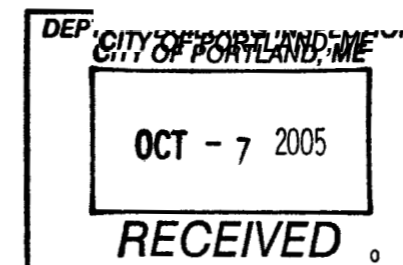
**LOT 9 GRADING & EROSION
 CONTROL PLAN**

FIGURE
9-B



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)



REVISED 10-04-05

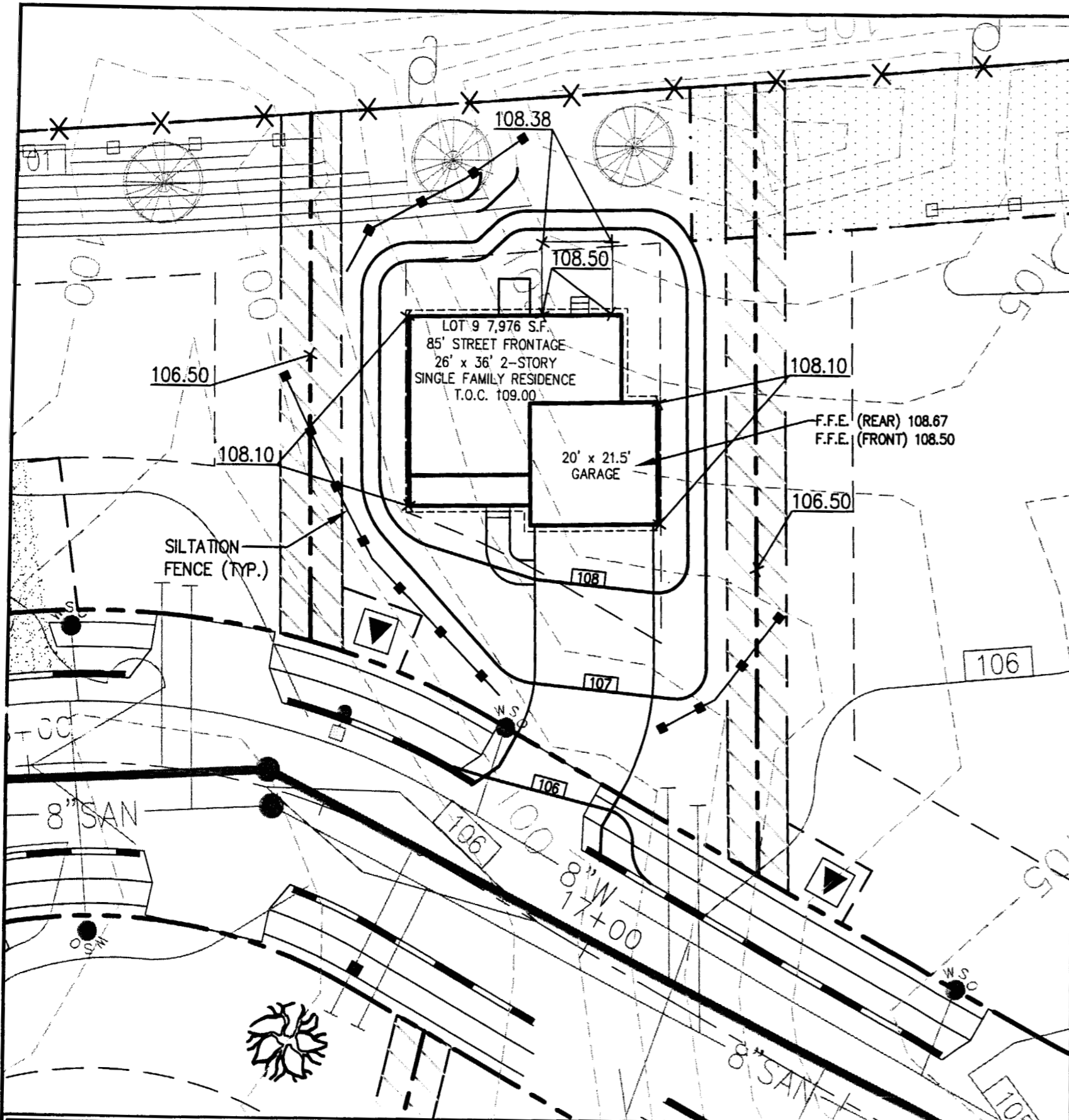
DH
 DeLuca-Hoffman Associates, Inc.
 778 MAIN STREET, SUITE 8
 SOUTH PORTLAND, ME 04106
 207.775.1121
 WWW.DELUCAHOFFMAN.COM

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

RUBY LANE
 PORTLAND, MAINE

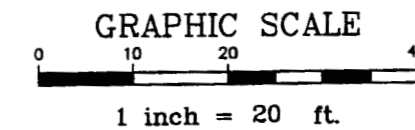
LOT 9 LAYOUT & UTILITIES PLAN

9-A



ZONING REGULATIONS

ZONE:	R-3
MINIMUM LOT SIZE:	6,500 S.F.
MINIMUM LOT WIDTH:	75 FEET
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REVISED 10-04-05

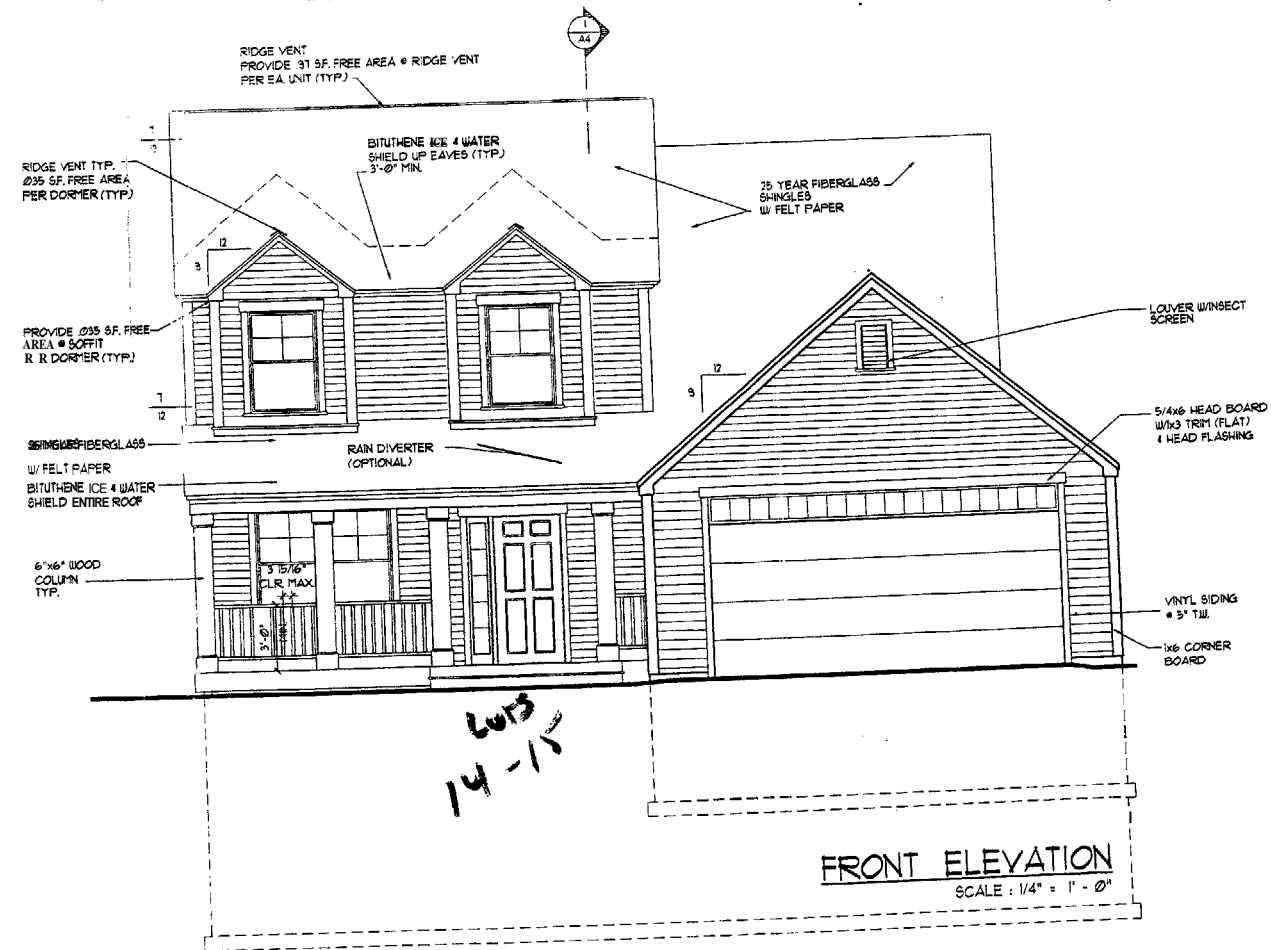
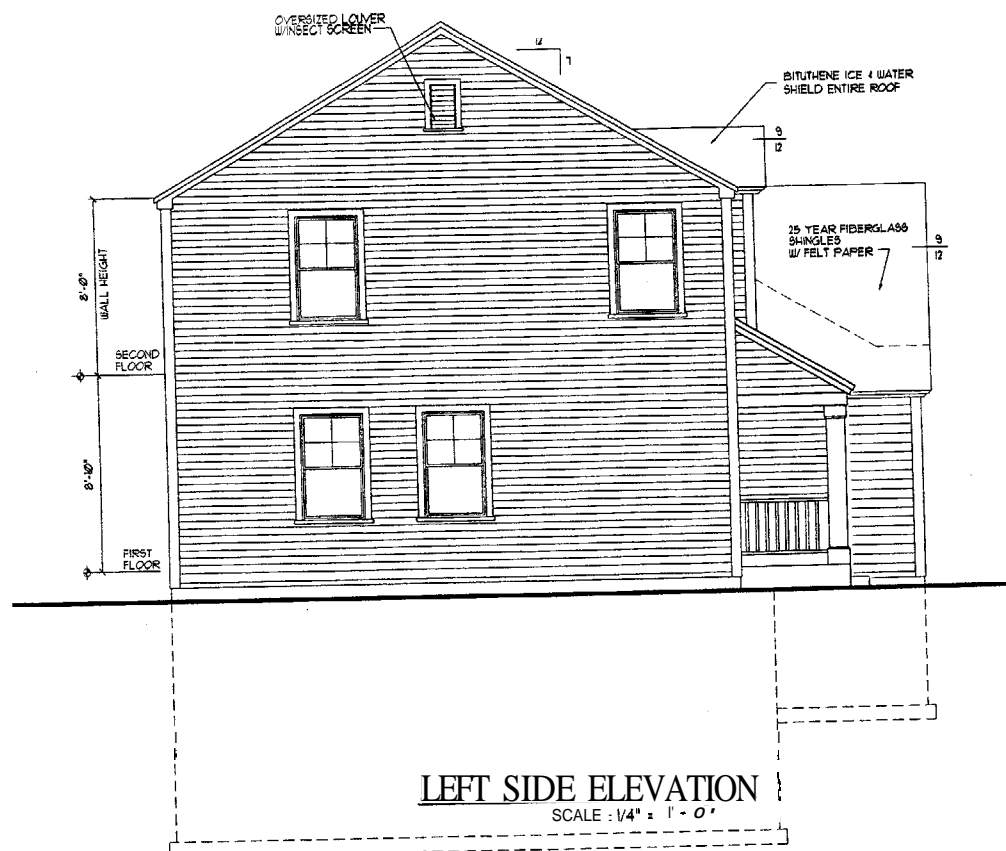
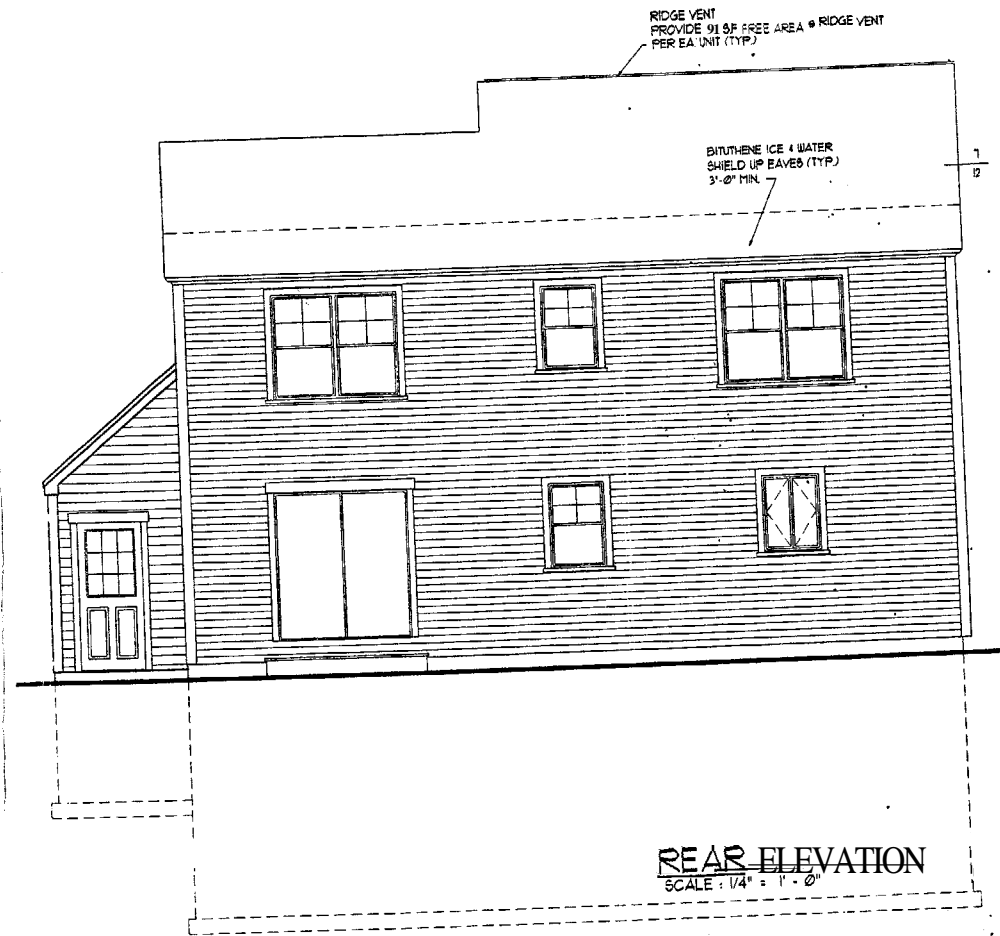
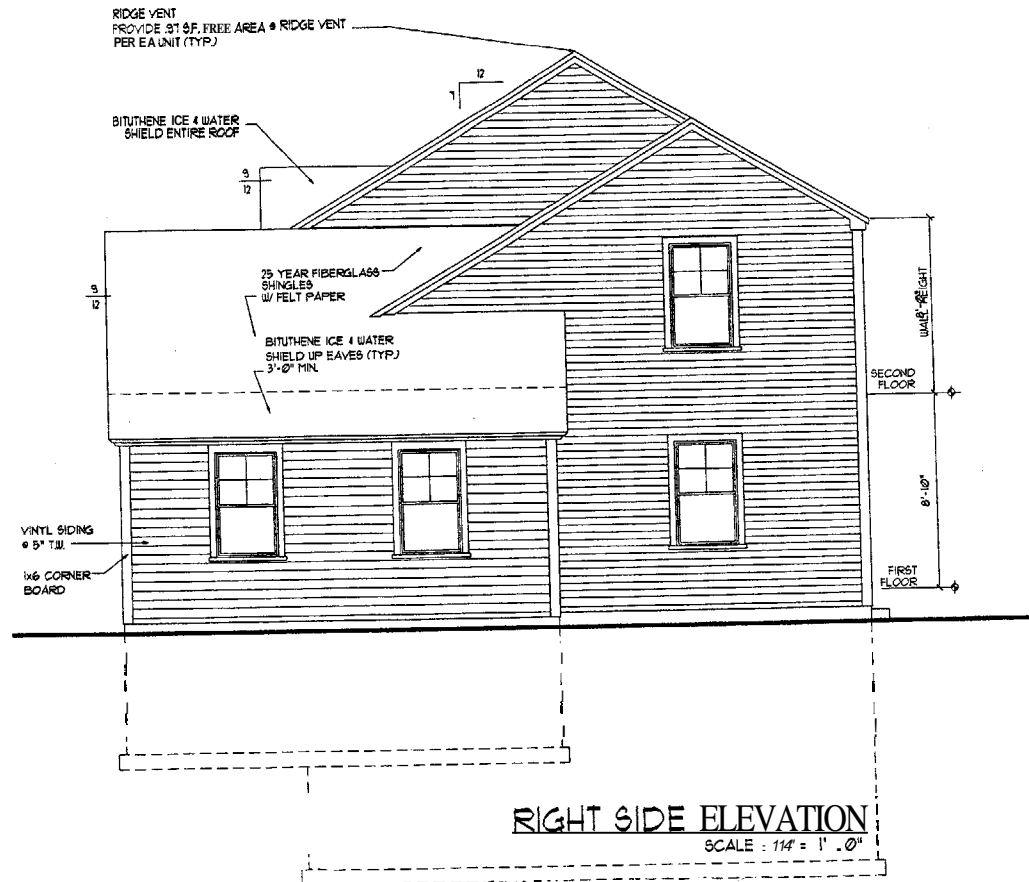
DH
 DeLuca-Hoffman Associates, Inc.
 778 MAIN STREET, SUITE 8
 SOUTH PORTLAND, ME 04106
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DRAWN:	CDD	DATE:	MAR. 2005
DESIGNED:	DDA	SCALE:	1" = 20'
CHECKED:	DDA	JOB NO.	2568
FILE NAME:	2568-SP		

RUBY LANE
 PORTLAND, MAINE

LOT 9 GRADING & EROSION
 CONTROL PLAN

FIGURE
 9-B



DRAWINGS THIS SHEET

ELEVATIONS

DATE

09/11/05

A3

LOT # 9

GENERAL NOTES:

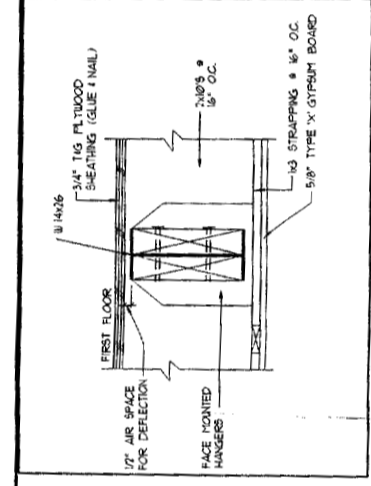
- All work shall be in accordance with applicable Building Code, NFPA-70 National Electric Code, and all local, State and Federal requirements.
- All applicable Federal, State and Municipal regulations shall be followed, including the Federal Department of Labor Occupational Safety and Health Act.
- 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, strength and its components during erection. This includes the addition of necessary bracing, shoring, and other temporary structures. 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 the ratings indicated shall be continuous to underside of the steel ceiling or underside of roof deck. Seal all openings & mechanical penetrations with approved fire stopping material.
- Building shall be sprinkled 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-72 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-10. Local authority having jurisdiction needs to provide certain requirements.
- Balconies must maintain a 42" guardrail height and shall be kept free and clear of use and use as at all times to ensure the second steps of egress.
- HVAC installation to be in accordance with ASHRAE, NFPA-90A, 90B, 90C, 90D, 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-95 as applicable.

FRAMING NOTES:

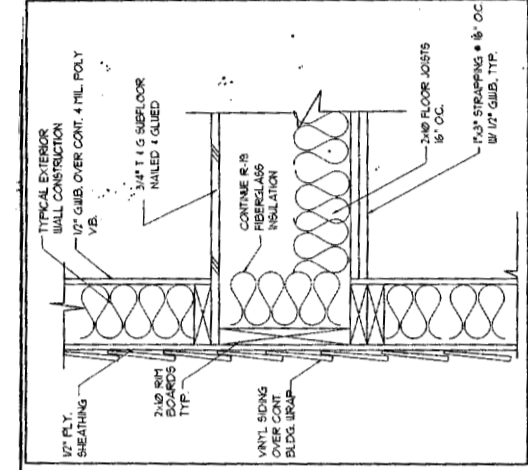
- ALL EXTERIOR WALLS TO BE 2x4 WOOD STUD WALLS @ 24" O.C. WITH 1/2" GIBB AND 1/2" JACOBS (R-3.5) AND 7/8" APA RATED SHEATHING @ EXTERIOR FACE OF WALL.
- ALL INTERIOR WALLS TO BE 2x4 WOOD STUD WALLS (UNLESS NOTED OTHERWISE) WITH ONE LAYER 1/2" GIBB EACH SIDE.
- INSTALL BLOCKING BEHIND ALL SURFACE APPLIED 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	HEADER SIZE
0 - 3'-0"	(3) - 2x6
3'-0" - 4'-0"	(3) - 2x8
4'-0" - 5'-0"	(3) - 2x10
5'-0" - 7'-0"	(3) - 2x12

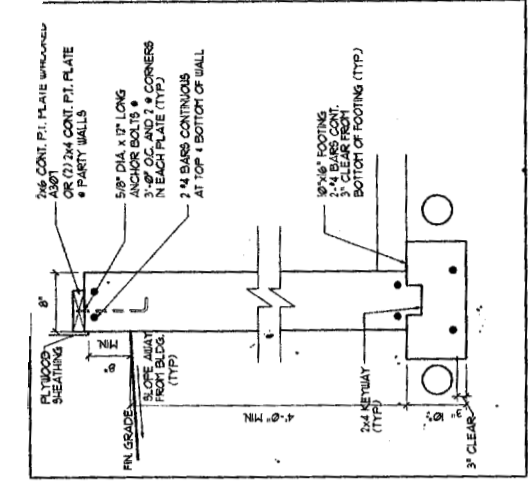
NOTE: PROVIDE JACOBS BOTH SIDES OF JOIST. 2x6 JACK PLUS 2x6 KING UP TO 4'-0" ROUGH OPENING. (2) 2x6 JACOBS PLUS (2) 2x6 KING UP TO 7'-0" ROUGH OPENING.



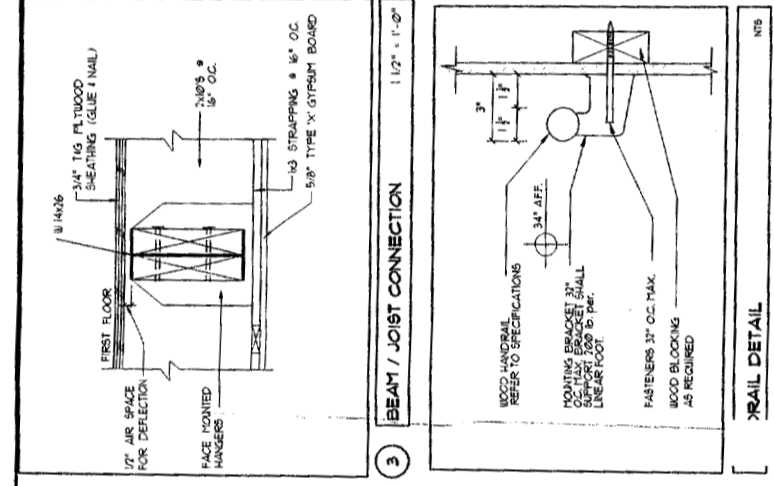
1 BEAM / JOIST CONNECTION 1:1/2" = 1'-0"



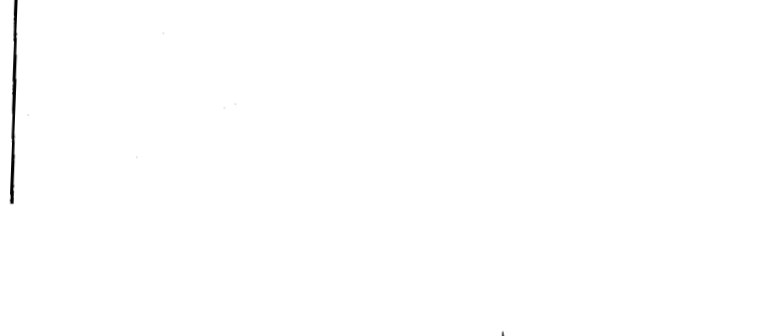
2 FLOOR FRAMING DETAIL 1:1/2" = 1'-0"



3 TYPICAL FOUNDATION WALL SCALE: 1/4" = 1'-0"



4 RAIL DETAIL NTS



5 RAIL DETAIL NTS

Camille's HEADERS 3-5 1/2" LVL

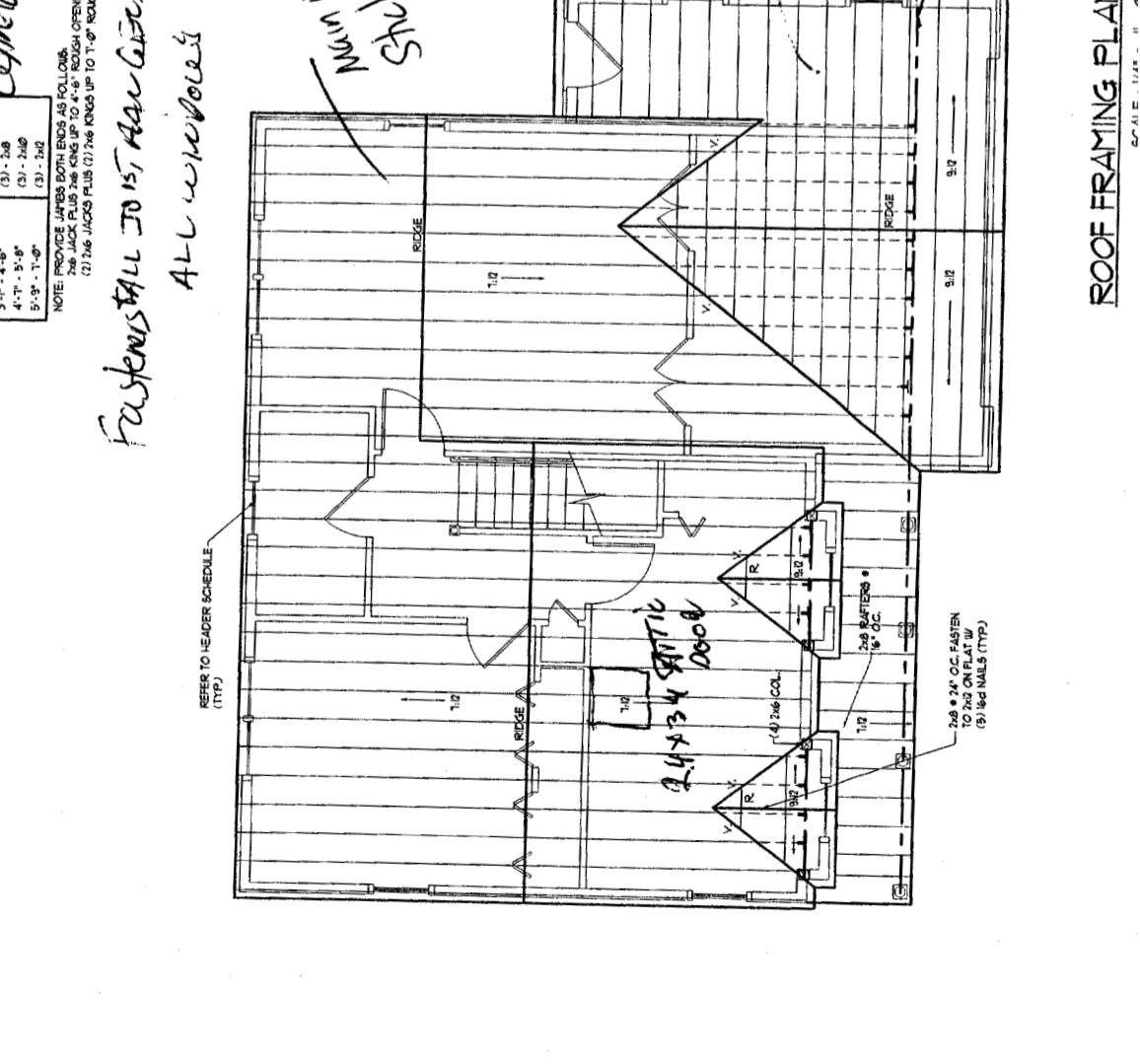
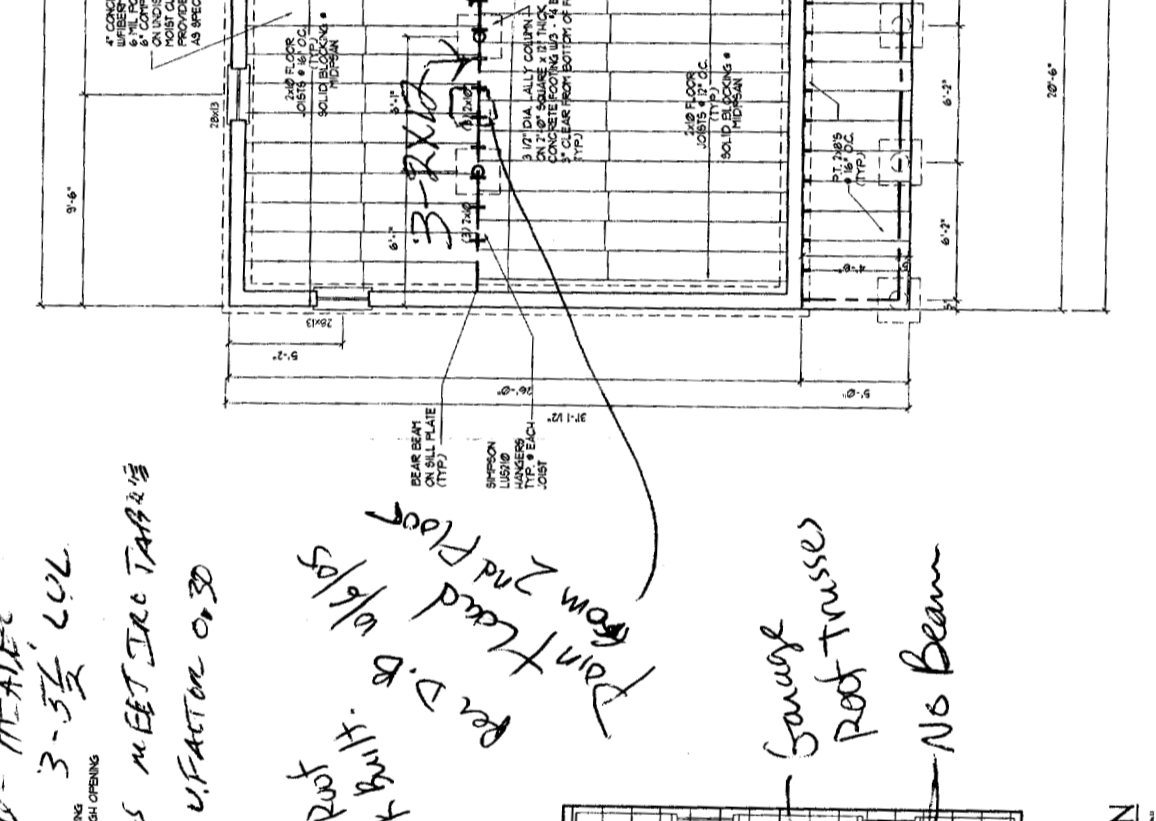
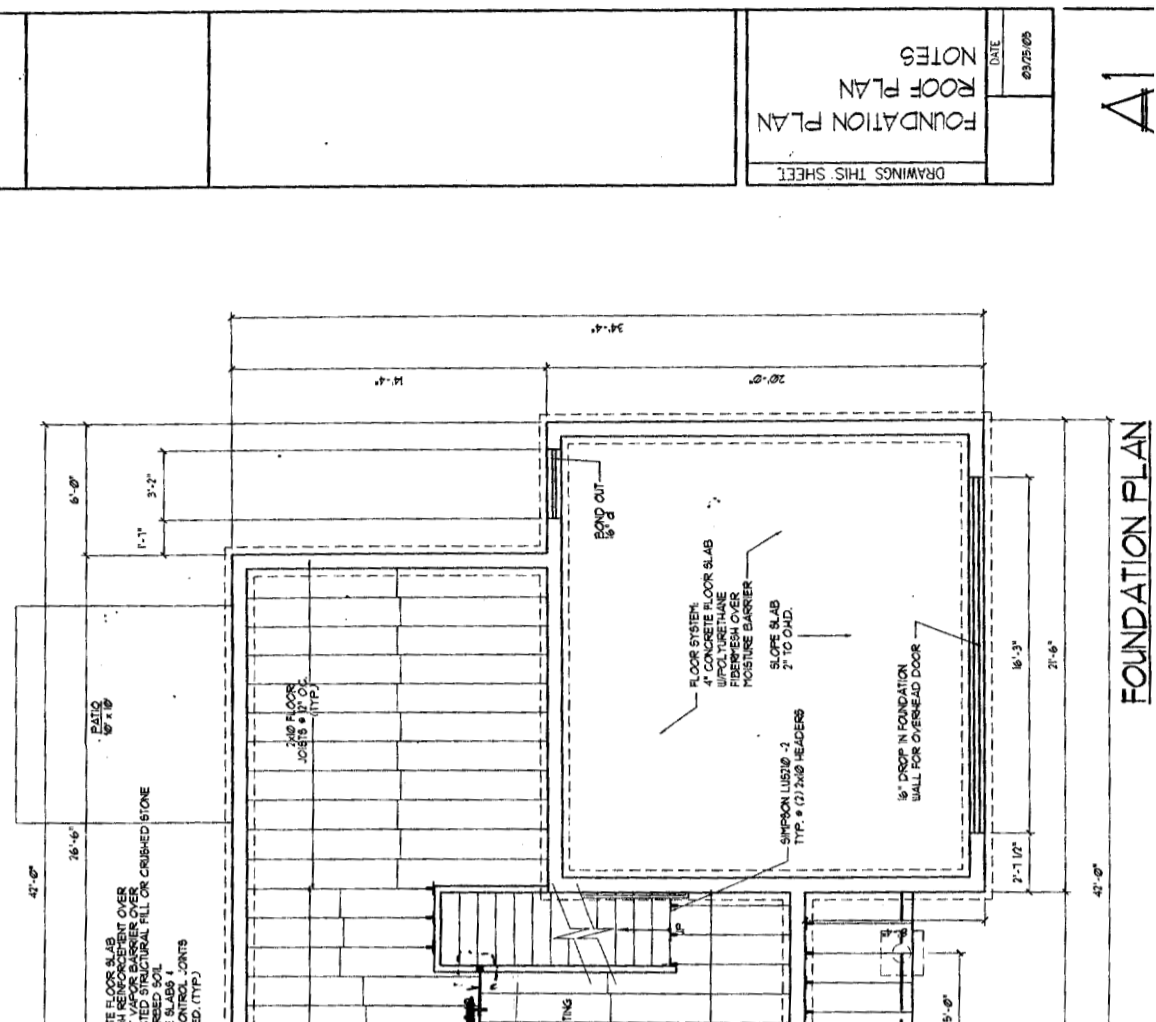
FULLY INSULATED TO 15\"/>

ALL WOODS U/Factor 0.30

PER D.B. w/ps from 2nd floor

SKUNK BUILT. Main Roof

Garage Roof Trusses No Beam



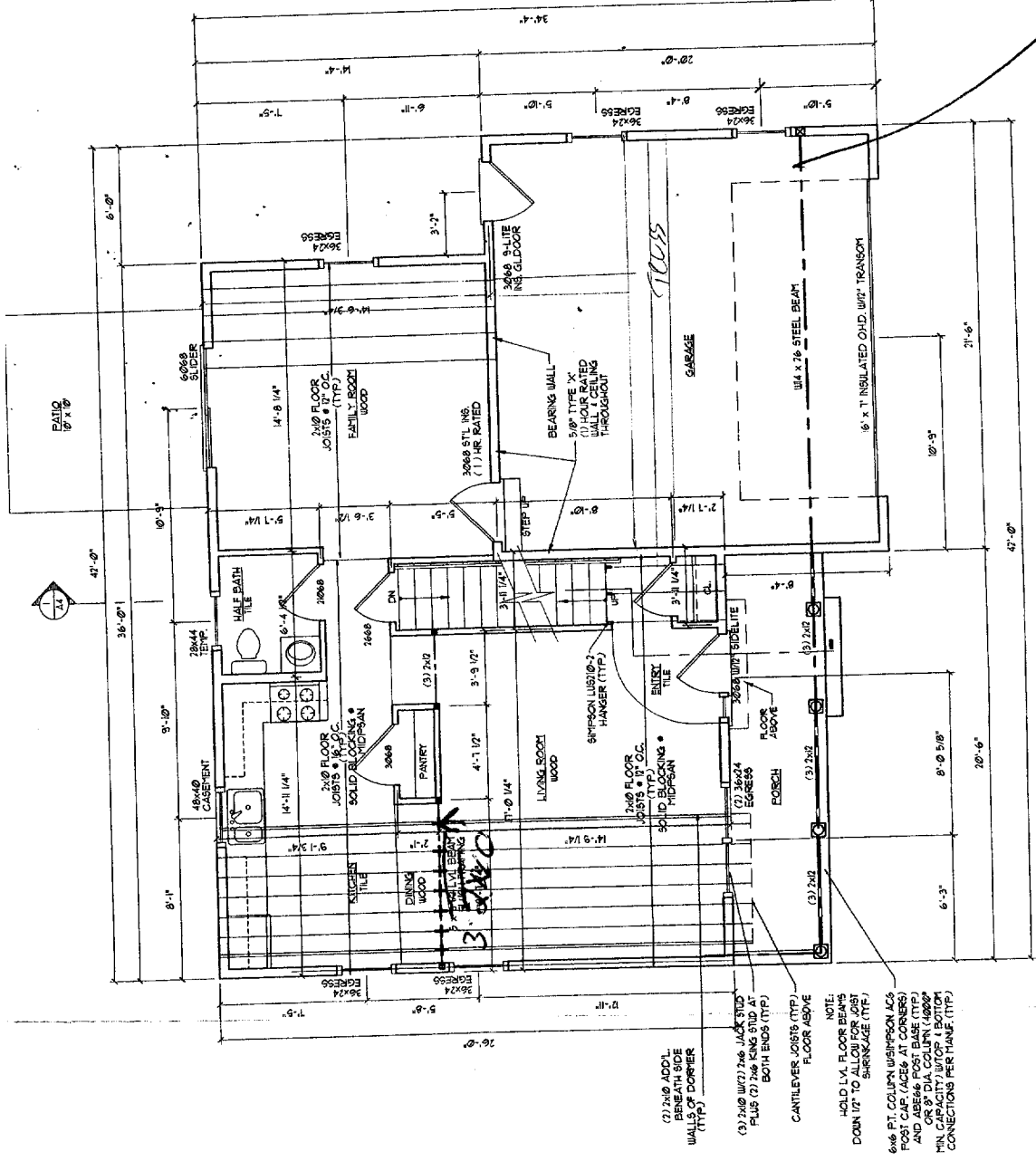
ROOF FRAMING PLAN SCALE: 1/4" = 1'-0"

FOUNDATION PLAN

FOUNDATIONS THIS SHEET
 ROOF PLAN
 NOTES
 DATE
 05/25/05

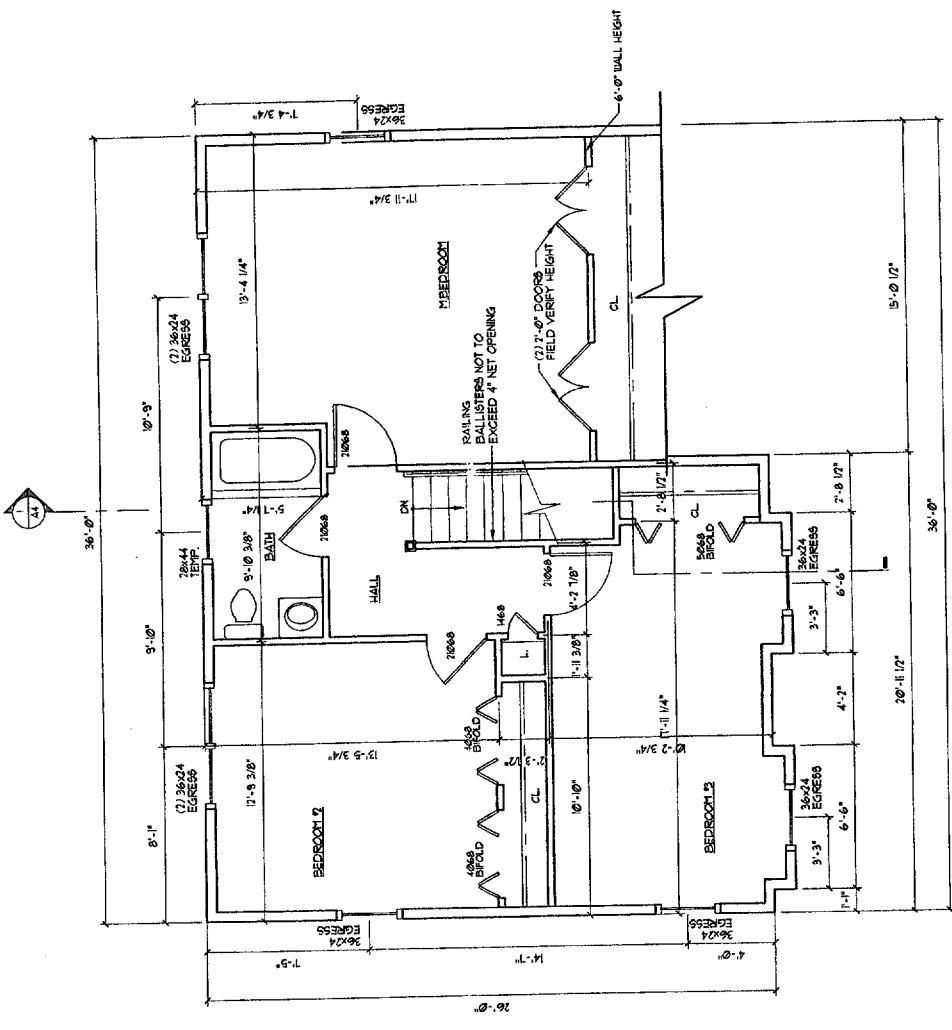
A1

No Beam Required

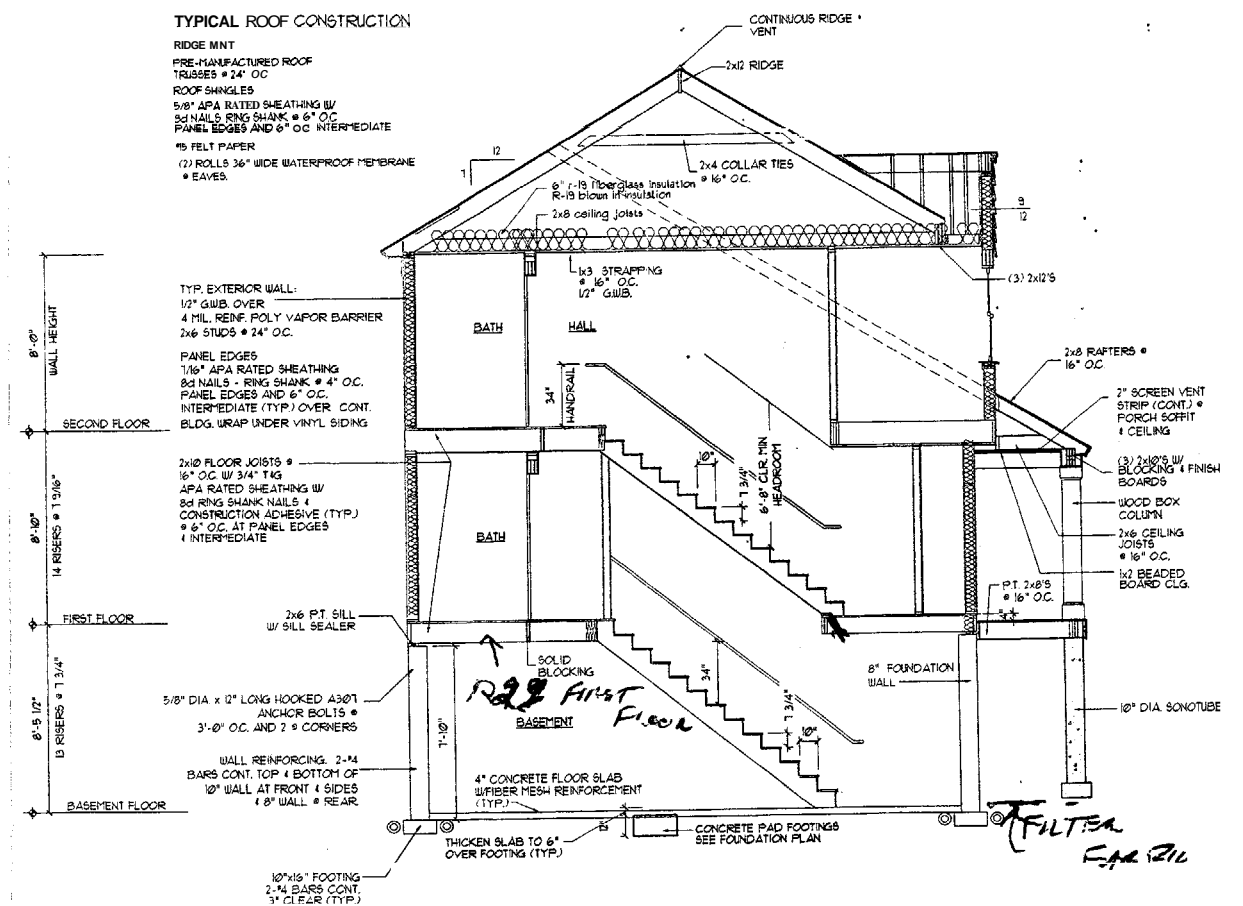


(2) 2x6 ADDL. JACK STUDS BENEATH SBE WALLS DOWNER (TYP)
 (3) 2x6 W/27x26 JACK STUDS FLUR (2) 2x6 KING STUDS BOTH ENDS (TYP)
 CANTILEVER JOISTS (TYP) FLOOR ABOVE
 NOTE:
 W/27x26 FLOOR JOIST DOWN UP TO ALLOW FOR (2) SURSHAKE (TYP)
 6x6 FT. COLUMN W/SPACER LESS POST (2) 2x4 BRACE (2) 2x4 BRACE POST BASE (TYP) OR 8\"/>

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



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



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

J. ARVIN S. ITTS	SECTION
	DATE
	03/21/05

A4