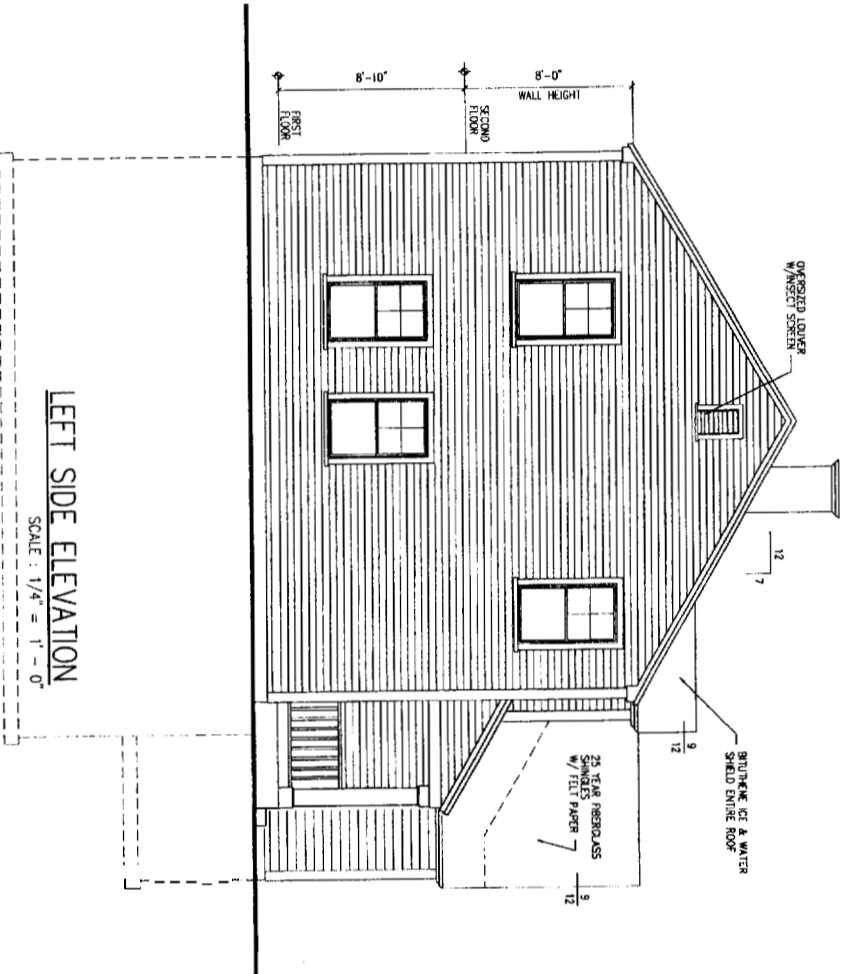
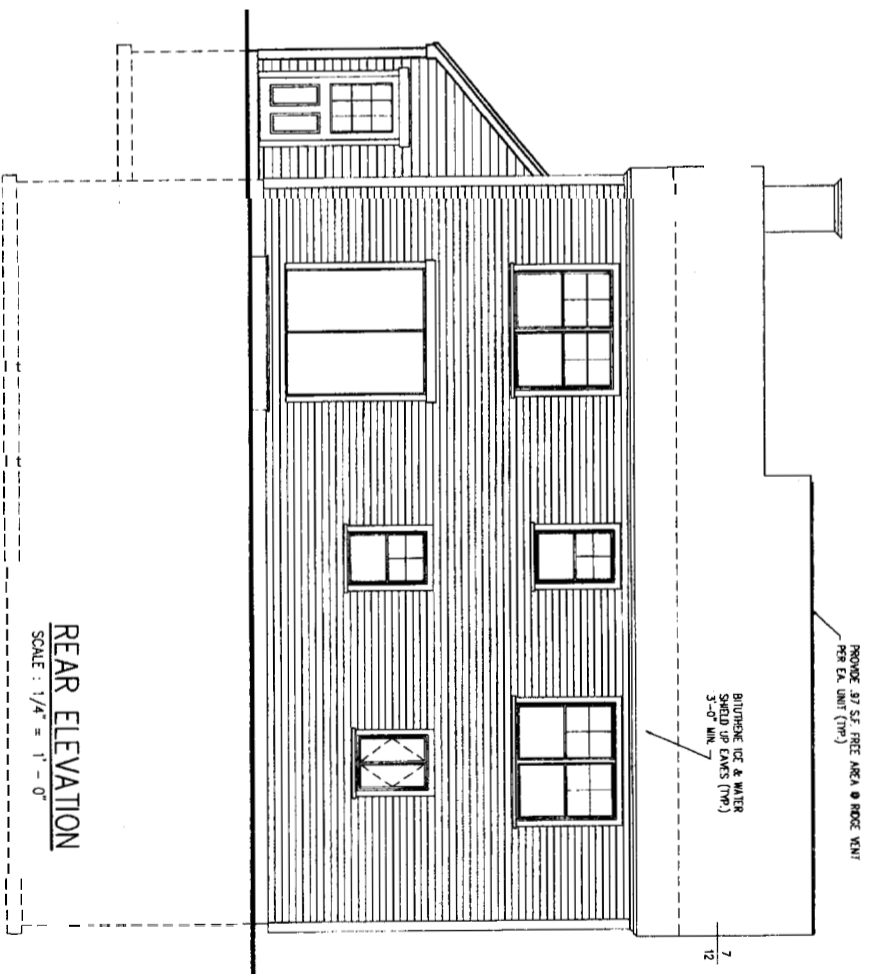


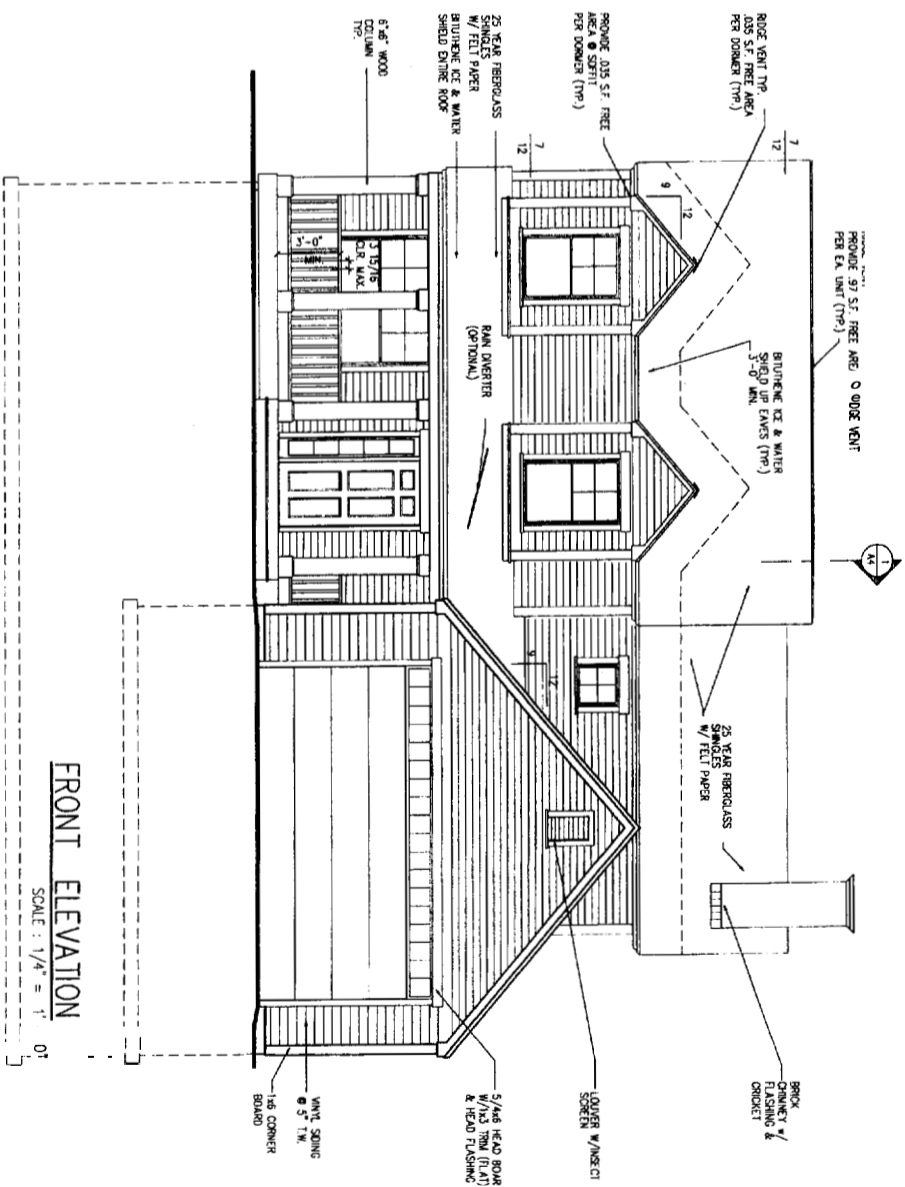
RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

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ELEVATIONS	DATE: 10/04/05

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GENERAL NOTES:

1. All work shall be in accordance with BOCA Basic Building Code, NFPA-70 National Electric Code, Uniform State Plumbing Code, ASHRAE, U.L.I., NFPA Codes, American 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 (OSHA).
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 details. It is the contractor's responsibility to provide all necessary safety equipment, including fall protection, secondary airway, shoring, temporary bracing, sign 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 off openings & membrane penetrations with approved fire stopping material.
7. 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.
8. Building shall have approved smoke detection in accordance with NFPA-101. Smoke detectors shall be installed in the sleeping areas of each unit.
9. Portable fire extinguishers shall be provided in all hazardous areas in accordance to NFPA-101. Local authority having jurisdiction needs to provide written requirements.
10. Balconies must maintain a 42" general 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-211, NFPA-211 and NFPA-70 and NFPA-70B as applicable.

FOUNDATION NOTES:

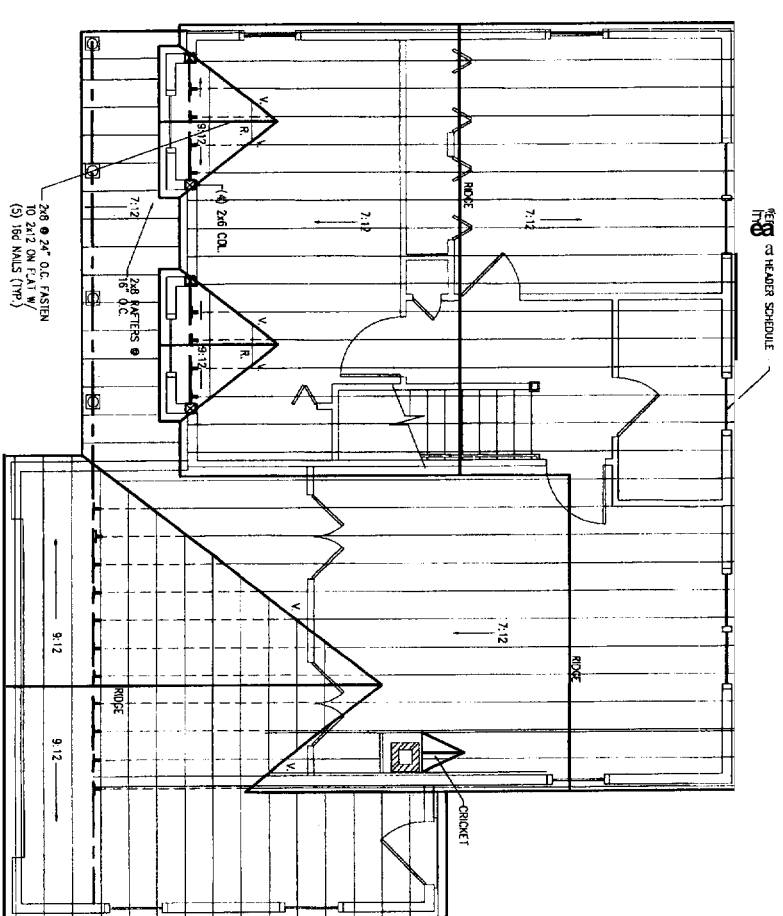
1. PROVIDE SET BACKS ON TOP OF ALL FOUNDATION WALLS
2. FOUNDATION WALLS SHALL BE BACKFILLED SMALL/IMMEDIATELY ON BOTH SIDES
3. ALL STEEL REINFORCING IN FOUNDATIONS TO BE A MINIMUM 3" CLEAR FROM BOTTOM OF FOUNDATION WALLS BELOW GRADE TO BE MINIMUM 2" CLEAR FROM FACE OF WALL
4. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PROTECTED PRESERVATIVE TREATED W/CCA TO 5.0/7.0 RETENTION PER APPA
5. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PROTECTED PRESERVATIVE TREATED W/CCA TO 5.0/7.0 RETENTION PER APPA
6. ALL CONCRETE SURFACES SHALL HAVE A STEEL
7. SET BOTTOM OF FOOTINGS MIN. 4'-0" BELOW GRADE
8. SET ALL FOOTINGS ON UNDISTURBED SOIL OR COMPACTED STRUCTURAL FILL
9. RADIANT HEAT IN SLAB
10. FIRST FLOOR SLAB SHALL BE 4" THICK CONCRETE SLAB ON GRADE W/ FIBER MESH REINFORCEMENT. PROVIDE CONTROL JOINTS @ 15'X15' SPACING (2255)
11. ALL CONCRETE SHALL BE 3000 PSI (f) STRENGTH AT 28 DAYS
12. ALL OTHER ADJUSTERS SHALL BE PRE-APPROVED
13. ALL OTHER ADJUSTERS SHALL BE PRE-APPROVED
14. WATERPROOFING / DAMP PROOFING ASPHALT TAR
15. PROVIDE FIBER FABRIC OVER STONE

FRAMING NOTES:

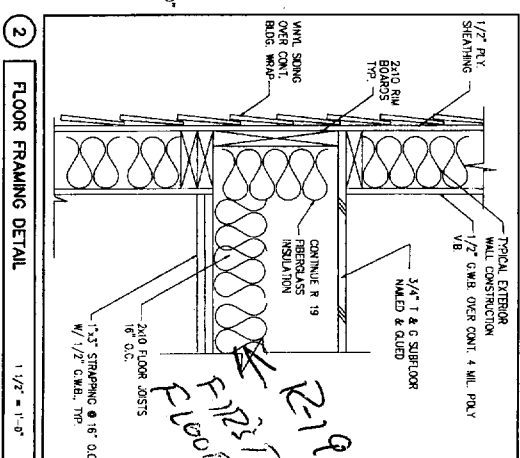
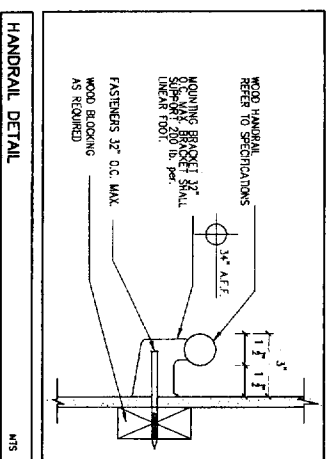
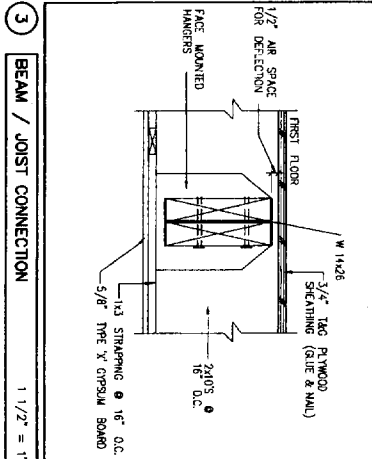
1. ALL EXTERIOR WALLS TO BE 2X8 WOOD STUD WALLS @ 24" O.C. W/ 1/2" G.I.B. AND WOOD BARRIER @ ROOF LINE W/ 1/2" G.I.B. BATT INSULATION (R-19) AND 1/2" AIR KATIO SHEATHING @ EXTERIOR FACE OF WALL
2. ALL INTERIOR WALLS TO BE 2X4 WOOD STUD WALLS (UNLESS NOTED OTHERWISE) W/ ONE 1/2" SHEET G.I.B. SHEATHING
3. INSTALL BLOODING BEHIND ALL SURFACE APPLIED FINISHES, 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

ROOM OPENING	HEADER SIZE
0' - 3'-0"	(3) - 2x6
3'-1" - 4'-5"	(3) - 2x8
4'-7" - 5'-8"	(3) - 2x10
5'-9" - 7'-0"	(3) - 2x12

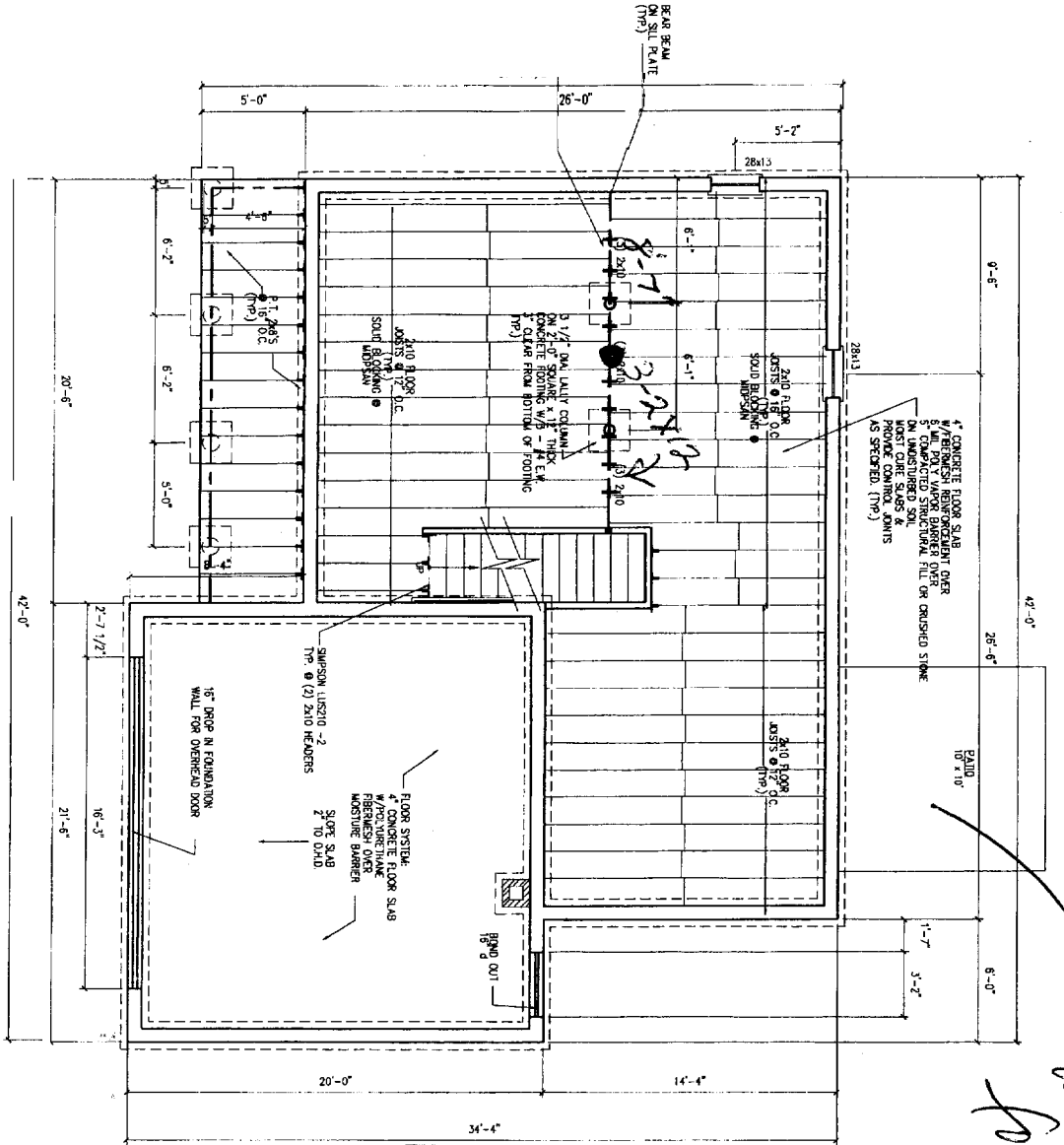
NOTE: PROVIDE JAMBS BOTH ENDS AS FOLLOWS:
 (1) 2x6 JAMB PLUS 2x6 KING UP TO 4'-6" ROOM OPENING
 (2) 2x6 JAMB PLUS (2) 2x6 KINGS UP TO 7'-0" ROOM OPENING



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



HANDRAIL DETAIL
MIS



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

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FOUNDATION PLAN	
ROOF PLAN	
NOTES	
DATE	10/04/05

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will amend for deck

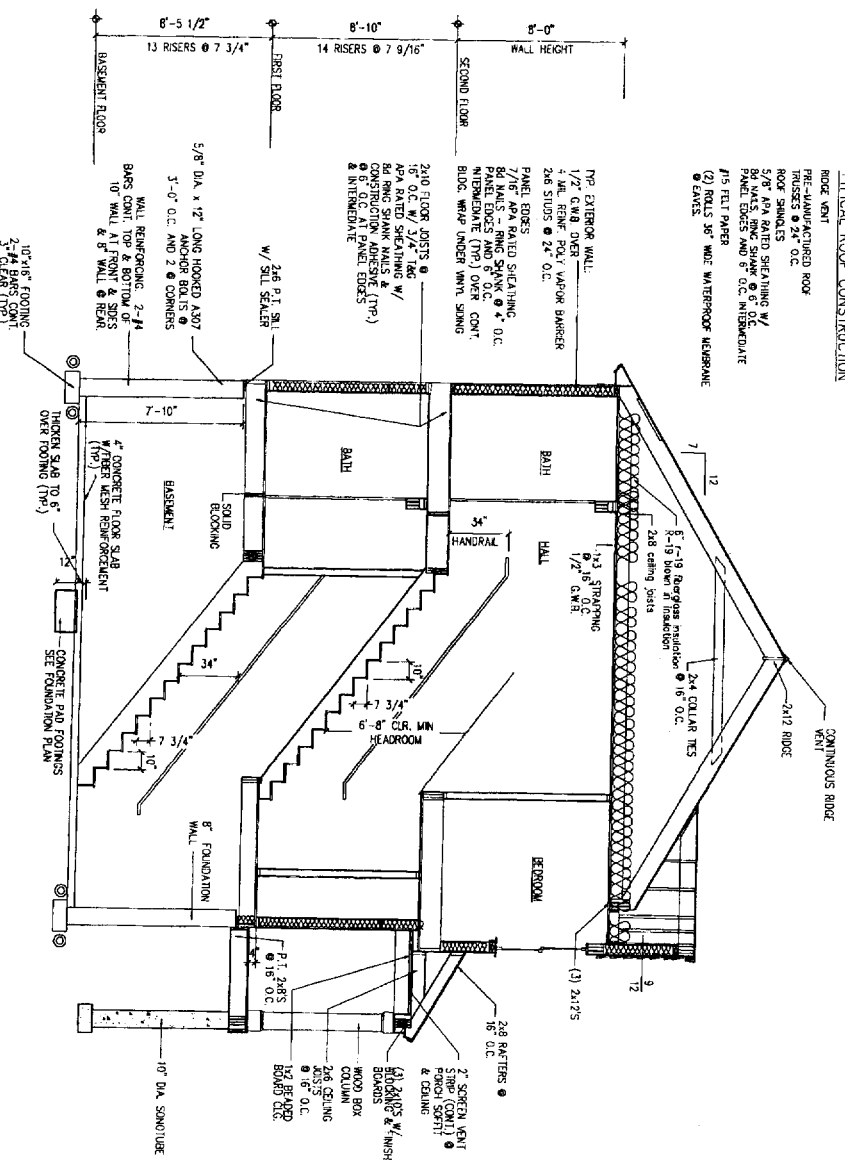
CITY OF PORTLAND, MAINE
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TYPICAL ROOF CONSTRUCTION

ROOF VENT
 1/2" x 1/2" x 1/2" UNFINISHED ROOF TRUSSES @ 24" O.C.
 ROOF SHAKES @ 1/2" O.C.
 5/8" APA RATED SHEATHING W/ 3/4" APA RATED SHANKS @ 6" O.C. PANEL EDGES AND 8" O.C. INTERMEDIATE @ 1/8" TELL PAPER
 1/2" x 1/2" x 1/2" UNFINISHED ROOF TRUSSES @ 24" O.C.
 3/4" x 1/2" x 1/2" UNFINISHED ROOF TRUSSES @ 24" O.C.
 1/2" x 1/2" x 1/2" UNFINISHED ROOF TRUSSES @ 24" O.C.

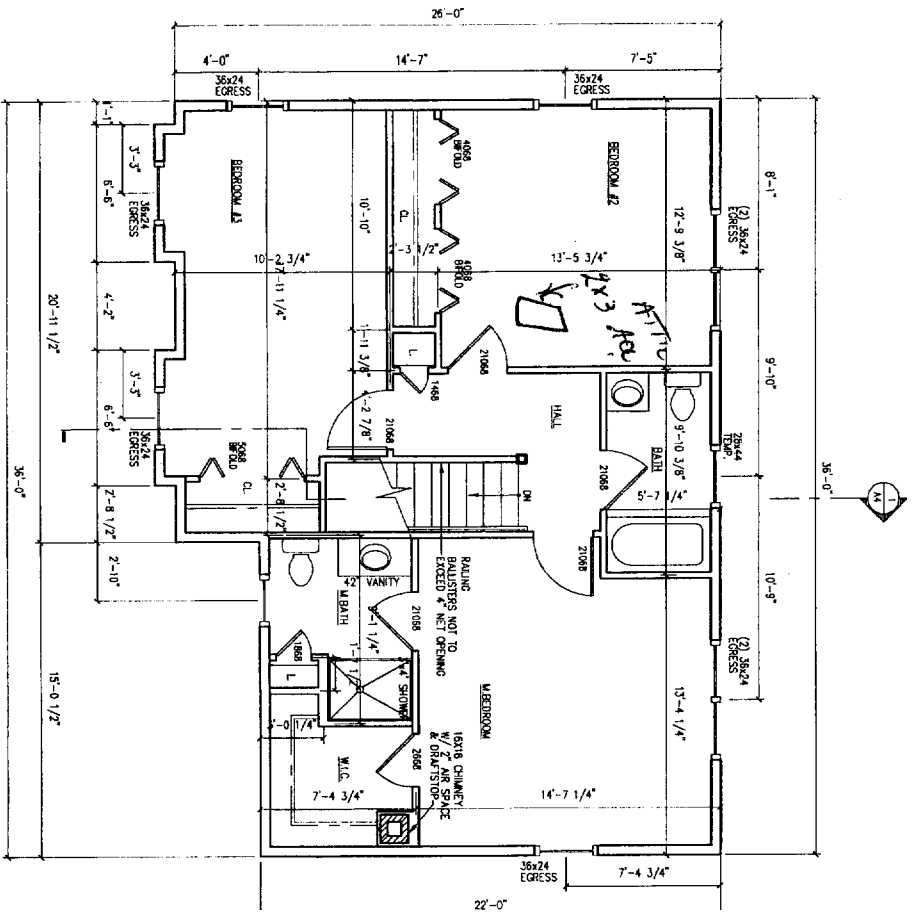


SECTION THRU HOUSE

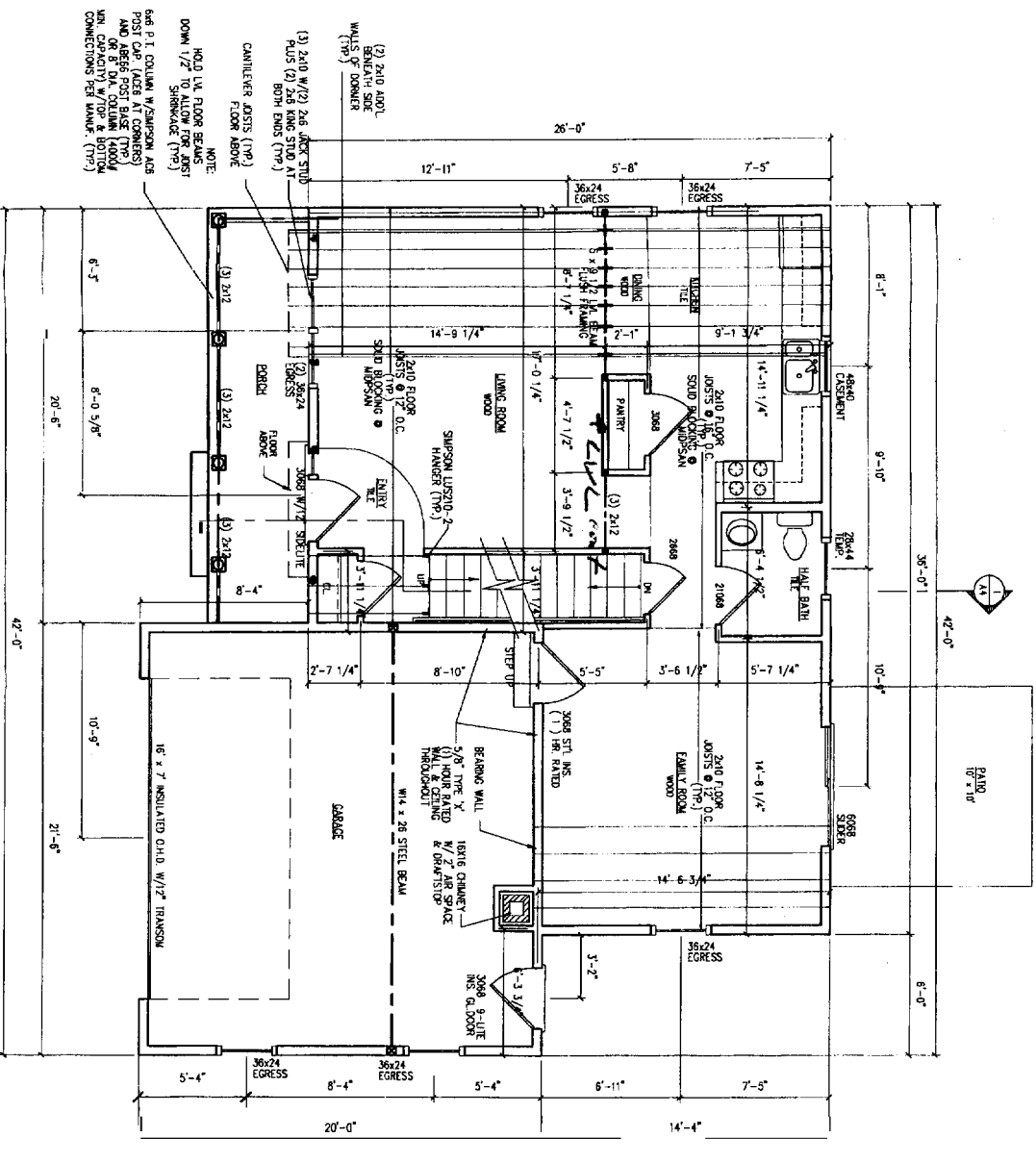
SCALE: 1/4" = 1'-0"

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SECTION	DATE
	10/24/05

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



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

NOTE:
HOLD UP FLOOR BEAMS
DOWN 1/2" TO ALLOW FOR JOIST
SINKAGE (TYP.)
CANTILEVER JOIST (TYP.)
FLOOR ABOVE

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FLOOR PLANS	
DATE	10/04/05

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APPROVED CONSTRUCTION PLANS
NOV 1st 2005
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