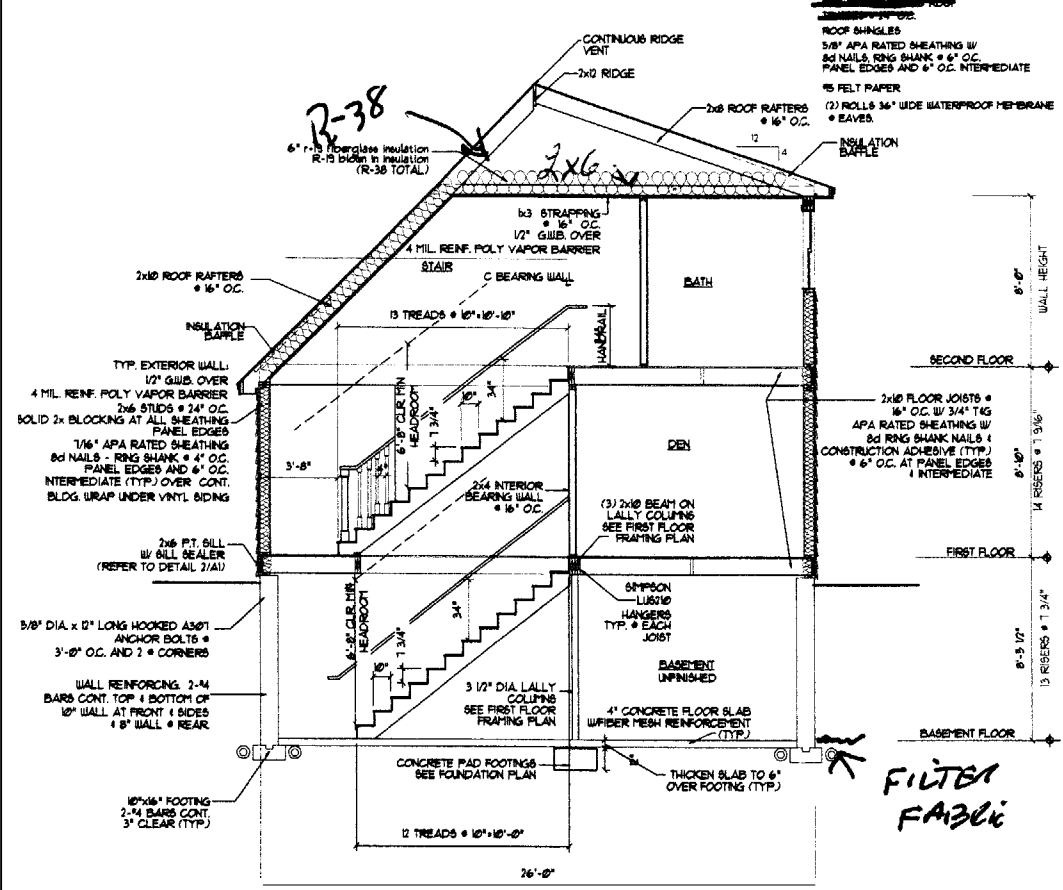


**TYPICAL ROOF CONSTRUCTION**

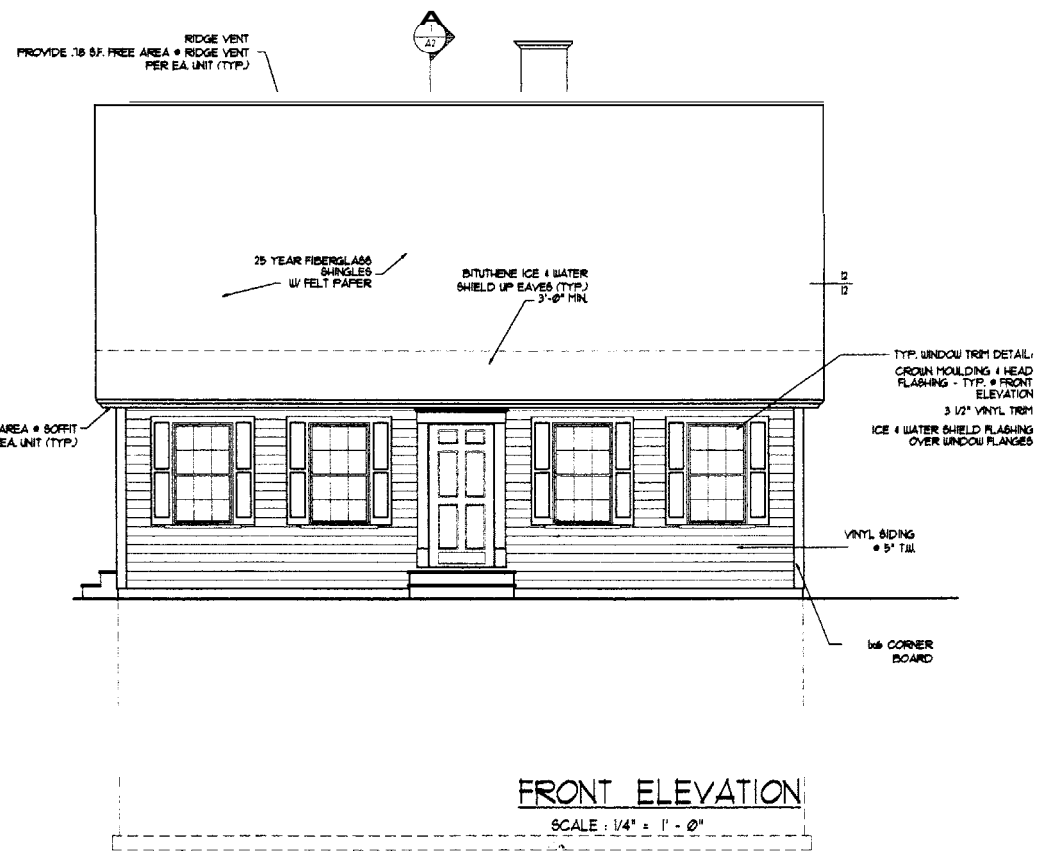
- RIDGE VENT
- ROOF SHINGLES
- 3/8" APA RATED SHEATHING W/ 8d NAILS RING SHANK @ 6" O.C. PANEL EDGES AND 4" O.C. INTERMEDIATE
- 15 FELT PAPER
- (2) ROLLS 3/4" WIDE WATERPROOF MEMBRANE @ EAVES
- INSULATION BATTLE

HEADER SCHEDULE	
ROUGH OPENING	HEADER SIZE
0' - 3'-0"	(3) - 2x6
3'-1" - 4'-6"	(3) - 2x8
4'-1" - 5'-8"	(3) - 2x10
5'-9" - 7'-0"	(3) - 2x12

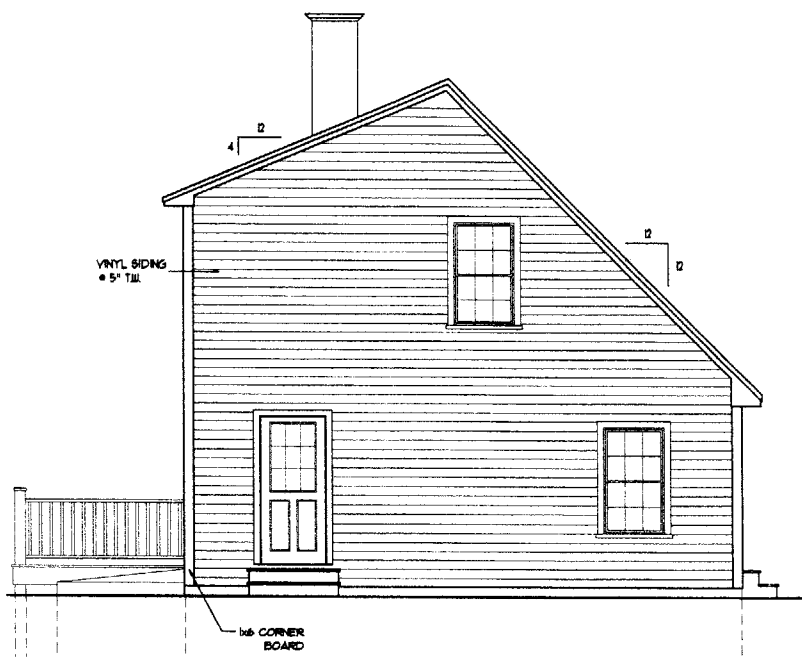
NOTE: PROVIDE JAMBS BOTH ENDS AS FOLLOWS:  
 2x6 JACK PLUS 2x6 KING UP TO 4'-6" ROUGH OPENING  
 (2) 2x6 JACKS PLUS (2) 2x6 KINGS UP TO 7'-0" ROUGH OPENING



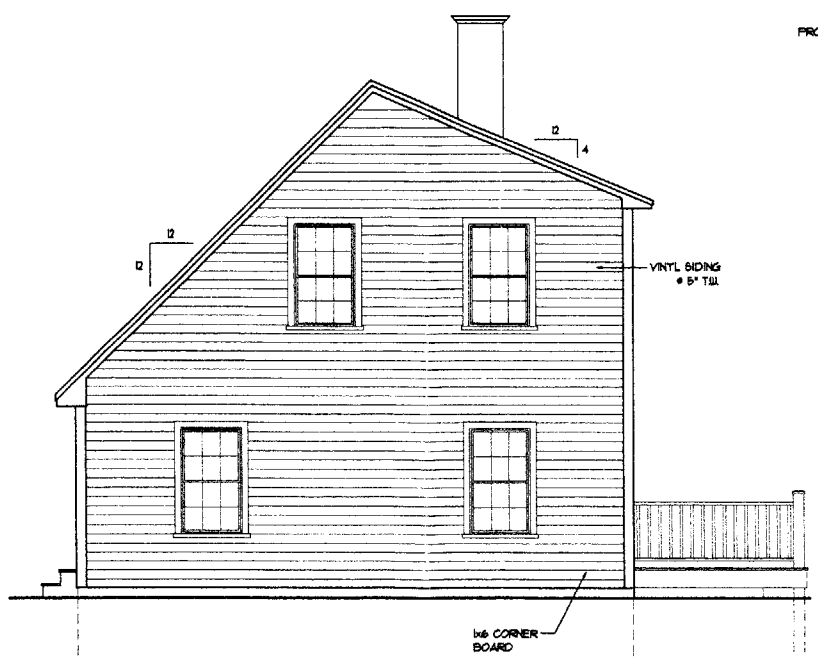
**SECTION THRU HOUSE**  
 SCALE: 1/4" = 1' - 0"



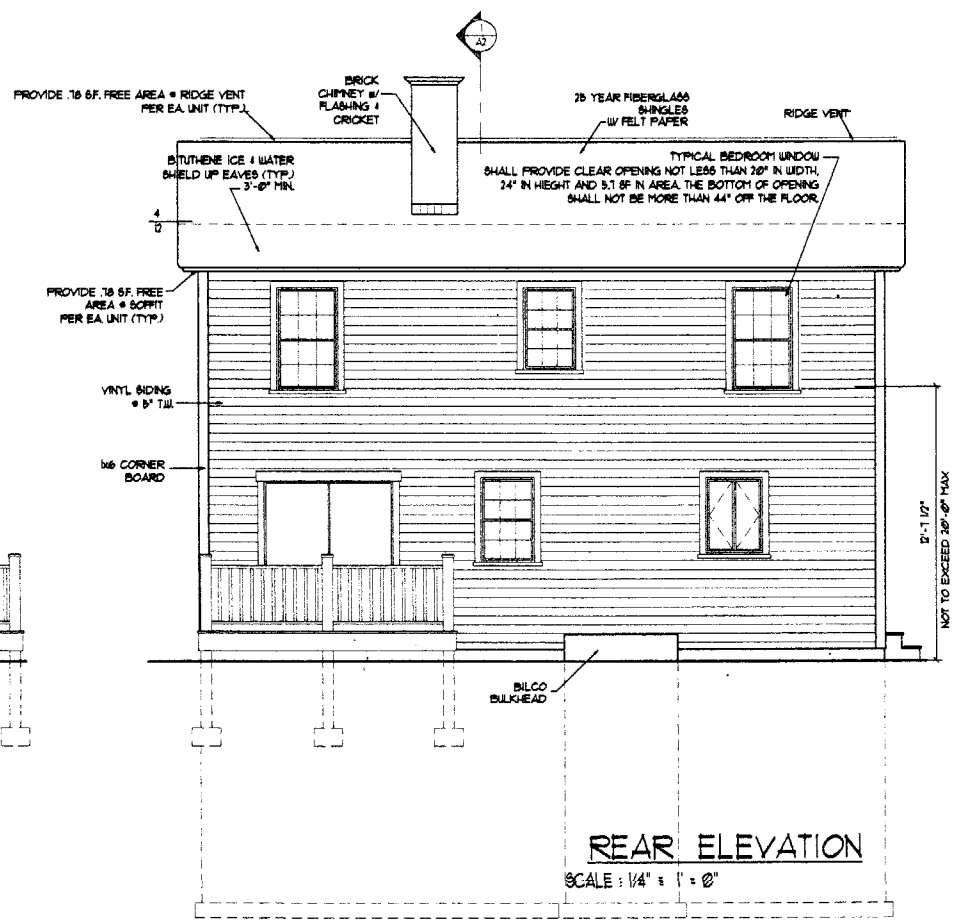
**FRONT ELEVATION**  
 SCALE: 1/4" = 1' - 0"



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



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



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

LOT #16  
 26 x 32 CAPE  
 3 BED ROOM  
 LEFT

DRAWINGS THIS SHEET  
 ELEVATIONS / SECTION  
 DATE  
 02/14/05

A2

**GENERAL NOTES:**

- All work shall be in accordance with BOCA Basic Building Code, NFPA-70 National Electric Code, International Building Code, ASHRAE 90.1, NFPA 704, NFPA 705, NFPA 720, NFPA 780, NFPA 781, NFPA 782, NFPA 783, NFPA 784, NFPA 785, NFPA 786, NFPA 787, NFPA 788, NFPA 789, NFPA 790, NFPA 791, NFPA 792, NFPA 793, NFPA 794, NFPA 795, NFPA 796, NFPA 797, NFPA 798, NFPA 799, NFPA 800, NFPA 801, NFPA 802, NFPA 803, NFPA 804, NFPA 805, NFPA 806, NFPA 807, NFPA 808, NFPA 809, NFPA 810, NFPA 811, NFPA 812, NFPA 813, NFPA 814, NFPA 815, NFPA 816, NFPA 817, NFPA 818, NFPA 819, NFPA 820, NFPA 821, NFPA 822, NFPA 823, NFPA 824, NFPA 825, NFPA 826, NFPA 827, NFPA 828, NFPA 829, NFPA 830, NFPA 831, NFPA 832, NFPA 833, NFPA 834, NFPA 835, NFPA 836, NFPA 837, NFPA 838, NFPA 839, NFPA 840, NFPA 841, NFPA 842, NFPA 843, NFPA 844, NFPA 845, NFPA 846, NFPA 847, NFPA 848, NFPA 849, NFPA 850, NFPA 851, NFPA 852, NFPA 853, NFPA 854, NFPA 855, NFPA 856, NFPA 857, NFPA 858, NFPA 859, NFPA 860, NFPA 861, NFPA 862, NFPA 863, NFPA 864, NFPA 865, NFPA 866, NFPA 867, NFPA 868, NFPA 869, NFPA 870, NFPA 871, NFPA 872, NFPA 873, NFPA 874, NFPA 875, NFPA 876, NFPA 877, NFPA 878, NFPA 879, NFPA 880, NFPA 881, NFPA 882, NFPA 883, NFPA 884, NFPA 885, NFPA 886, NFPA 887, NFPA 888, NFPA 889, NFPA 890, NFPA 891, NFPA 892, NFPA 893, NFPA 894, NFPA 895, NFPA 896, NFPA 897, NFPA 898, NFPA 899, NFPA 900, NFPA 901, NFPA 902, NFPA 903, NFPA 904, NFPA 905, NFPA 906, NFPA 907, NFPA 908, NFPA 909, NFPA 910, NFPA 911, NFPA 912, NFPA 913, NFPA 914, NFPA 915, NFPA 916, NFPA 917, NFPA 918, NFPA 919, NFPA 920, NFPA 921, NFPA 922, NFPA 923, NFPA 924, NFPA 925, NFPA 926, NFPA 927, NFPA 928, NFPA 929, NFPA 930, NFPA 931, NFPA 932, NFPA 933, NFPA 934, NFPA 935, NFPA 936, NFPA 937, NFPA 938, NFPA 939, NFPA 940, NFPA 941, NFPA 942, NFPA 943, NFPA 944, NFPA 945, NFPA 946, NFPA 947, NFPA 948, NFPA 949, NFPA 950, NFPA 951, NFPA 952, NFPA 953, NFPA 954, NFPA 955, NFPA 956, NFPA 957, NFPA 958, NFPA 959, NFPA 960, NFPA 961, NFPA 962, NFPA 963, NFPA 964, NFPA 965, NFPA 966, NFPA 967, NFPA 968, NFPA 969, NFPA 970, NFPA 971, NFPA 972, NFPA 973, NFPA 974, NFPA 975, NFPA 976, NFPA 977, NFPA 978, NFPA 979, NFPA 980, NFPA 981, NFPA 982, NFPA 983, NFPA 984, NFPA 985, NFPA 986, NFPA 987, NFPA 988, NFPA 989, NFPA 990, NFPA 991, NFPA 992, NFPA 993, NFPA 994, NFPA 995, NFPA 996, NFPA 997, NFPA 998, NFPA 999, NFPA 1000.
- 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 shall be obtained before any construction begins.
- It is the contractor's sole responsibility to determine existing conditions and ascertain to ensure the safety of the building and its occupants during erection. This includes the addition of necessary shoring, bracing, temporary bracing, gage 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 regulations.
- All fire ratings indicated shall be continuous to underside of the steel ceiling or underside of roof deck. Detail all openings, mechanical penetrations with approved fire stopping material.
- Building shall be completed in accordance with NFPA-701 Life Safety Code, State department approval prior to construction in accordance to state law.
- Provide fire extinguishers shall be provided in all hazardous areas in accordance to NFPA-101, Local authority having jurisdiction shall provide written requirements.
- Structures shall remain a 47' guardrail height and shall be kept free and clear of ice and snow at all times to ensure the second means of egress.
- Jack installation to be in accordance with ASHRAE 159A, 159B, 159C and all relevant local and State codes. Vertical clearance shall be in accordance with NFPA-701, NFPA-702, NFPA-703, NFPA-704, NFPA-705, NFPA-706, NFPA-707, NFPA-708, NFPA-709, NFPA-710, NFPA-711, NFPA-712, NFPA-713, NFPA-714, NFPA-715, NFPA-716, NFPA-717, NFPA-718, NFPA-719, NFPA-720, NFPA-721, NFPA-722, NFPA-723, NFPA-724, NFPA-725, NFPA-726, NFPA-727, NFPA-728, NFPA-729, NFPA-730, NFPA-731, NFPA-732, NFPA-733, NFPA-734, NFPA-735, NFPA-736, NFPA-737, NFPA-738, NFPA-739, NFPA-740, NFPA-741, NFPA-742, NFPA-743, NFPA-744, NFPA-745, NFPA-746, NFPA-747, NFPA-748, NFPA-749, NFPA-750, NFPA-751, NFPA-752, NFPA-753, NFPA-754, NFPA-755, NFPA-756, NFPA-757, NFPA-758, NFPA-759, NFPA-760, NFPA-761, NFPA-762, NFPA-763, NFPA-764, NFPA-765, NFPA-766, NFPA-767, NFPA-768, NFPA-769, NFPA-770, NFPA-771, NFPA-772, NFPA-773, NFPA-774, NFPA-775, NFPA-776, NFPA-777, NFPA-778, NFPA-779, NFPA-780, NFPA-781, NFPA-782, NFPA-783, NFPA-784, NFPA-785, NFPA-786, NFPA-787, NFPA-788, NFPA-789, NFPA-790, NFPA-791, NFPA-792, NFPA-793, NFPA-794, NFPA-795, NFPA-796, NFPA-797, NFPA-798, NFPA-799, NFPA-800.

**FOUNDATION NOTES:**

- PROVIDE SILL BOLTERS ON TOP OF ALL FOUNDATION WALLS.
- FOUNDATION WALLS SHALL BE BACKFILLED WITH "MEDIUM" GRADE SAND.
- ALL STEEL REINFORCING IN FOOTINGS TO BE A MINIMUM 3" CLEAR FROM BOTTOM OF FOOTING.
- ALL STEEL REINFORCING IN FOUNDATION WALLS SHALL BE A MINIMUM OF 1" CLEAR FROM FACE OF WALL.
- ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESERVED PRESERVATIVE TREATED WOOD TO 60% RETENTION PER ALPA TRUSS 11 LIGHT PROTECT FINISH.
- ALL CONCRETE SURFACES SHALL HAVE A STEEL 1" SET BACK FROM FOOTINGS MIN. 4" 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 FRESH REINFORCEMENT. PROVIDE CONTROL JOINTS @ 20' SPACING (2591).
- ALL CONCRETE SHALL BE 3000 PSI (70) STRENGTH AT 28 DAYS.
- ALL OTHER ADJUSTMENTS SHALL BE PRE-APPROVED.
- INTERIOR FINISHES SHALL BE PRE-APPROVED.
- PROVIDE FILTER FABRIC OVER STONE.

**FRAMING NOTES:**

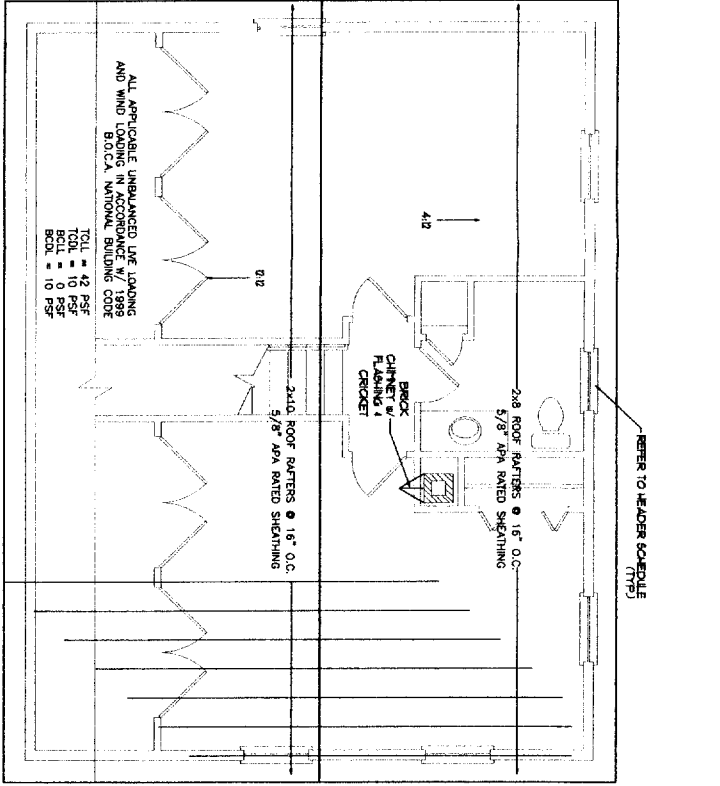
- ALL EXTERIOR WALLS TO BE 2X6 WOOD STUD WALLS.
- 2X6 WOOD STUD WALLS TO BE 1/2" O.C. W/ 1/2" GIPSUM BOARD OVER 1/2" POLY ISOCYANURATE FOAM INSULATION (R-11) AND 1/2" APA RATED SHEATHING. EXTERIOR FACE OF WALL SHALL BE 2X4 WOOD STUD WALLS (UNLESS NOTED OTHERWISE) W/ ONE LAYER W/ GIPSUM BOARD.
- INSTALL BLOCKING BEHIND ALL SURFACE APPLIED BRIMERS, TRIM AND BELIEVES WHEN MOUNTED ON WALLS.
- THE LOCATION OF ALL DOOR THRESHLS SHALL BE 1/2" UNLESS NOTED OTHERWISE FROM ADJACENT WALLS.

**HEADER SCHEDULE**

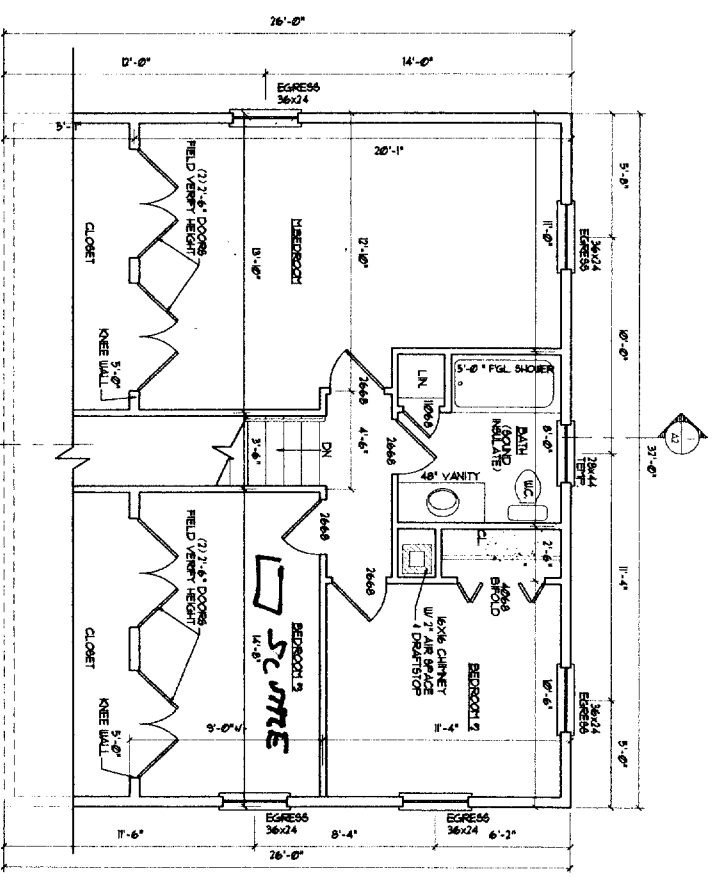
ROOF OPENING	HEADER SIZE
0'-3" x 0'	(3) 2x6
3'-0" x 4'-6"	(3) 2x6
4'-0" x 8'-0"	(3) 2x6
8'-0" x 7'-0"	(3) 2x6

NOTE: PROVIDE JAMBS BOTH SIDES AS FOLLOWS:  
 2X6 JACK FLUS 2X6 KING UP TO 4'-0" ROUGH OPENING  
 (7) 2X6 JACK FLUS (7) 2X6 KING UP TO 7'-0" ROUGH OPENING

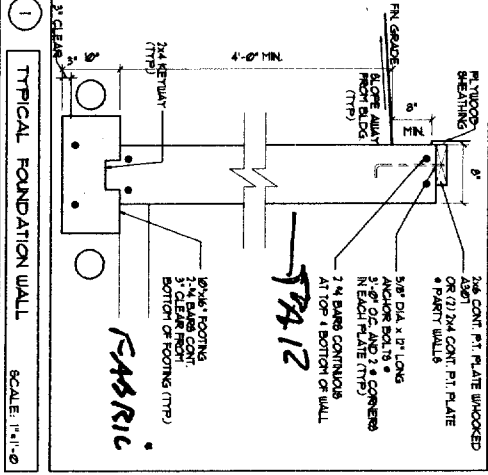
*ALL HAZARD'S ON BEHIND TABLE*



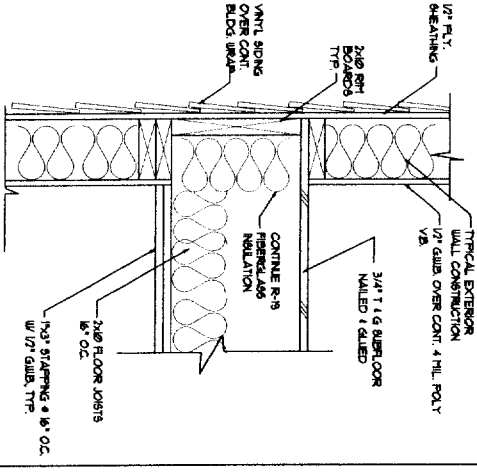
**ROOF FRAMING PLAN**  
SCALE: 1/4" = 1' - 0"



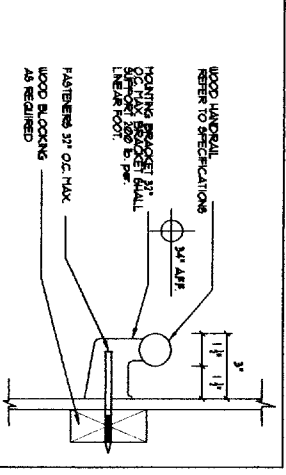
**SECOND FLOOR PLAN**  
SCALE: 1/4" = 1' - 0"



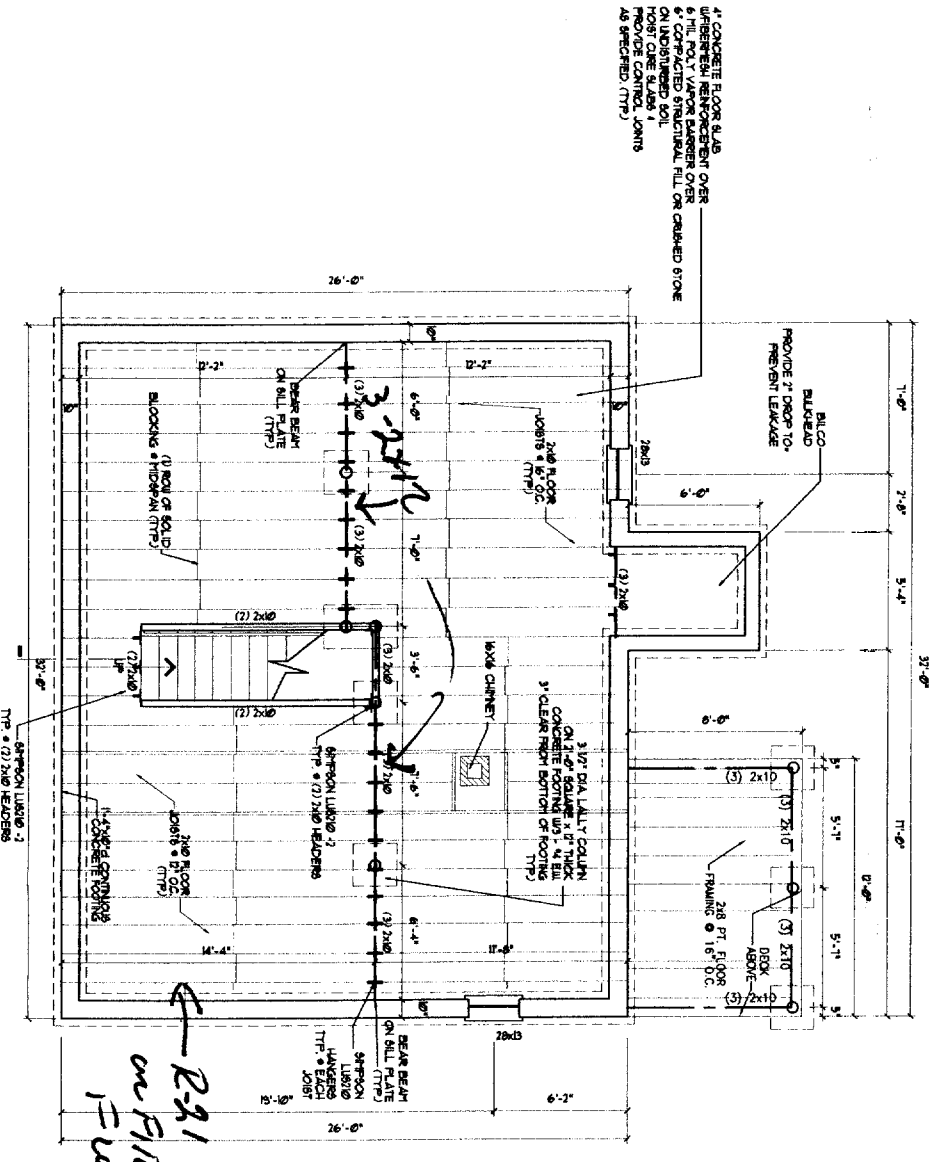
**TYPICAL FOUNDATION WALL**  
SCALE: 1" = 1'-0"



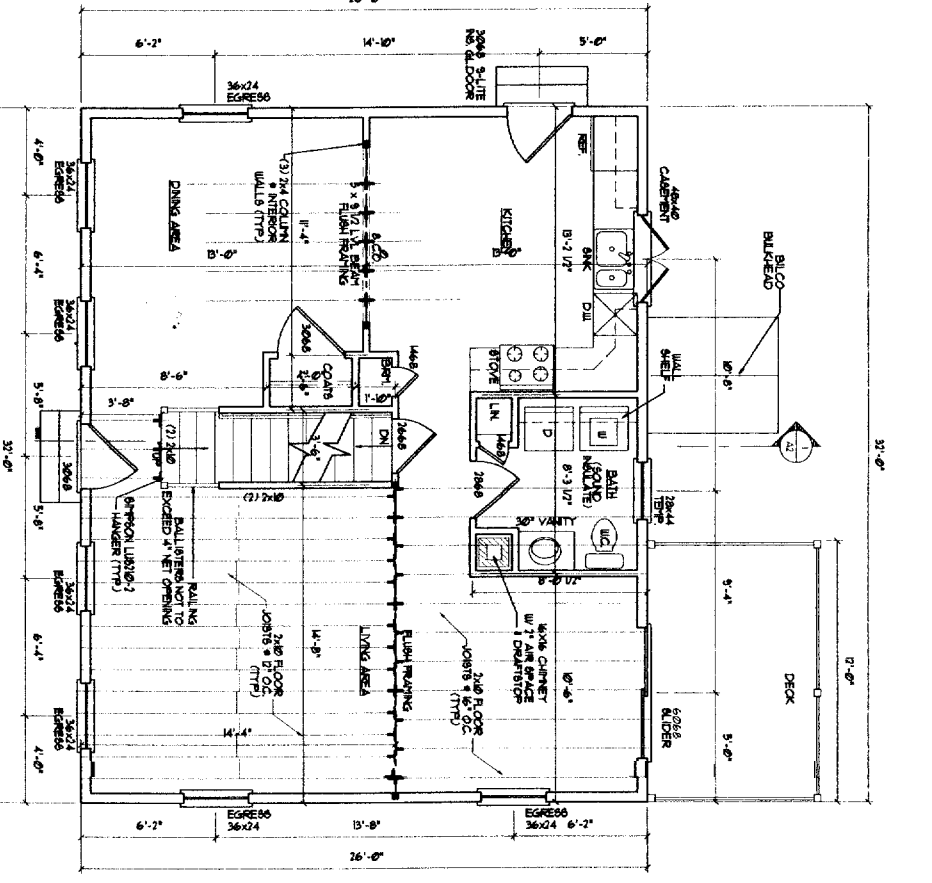
**FLOOR FRAMING DETAIL**  
SCALE: 1/2" = 1'-0"



**HANDRAIL DETAIL**  
SCALE: 1/2" = 1'-0"



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



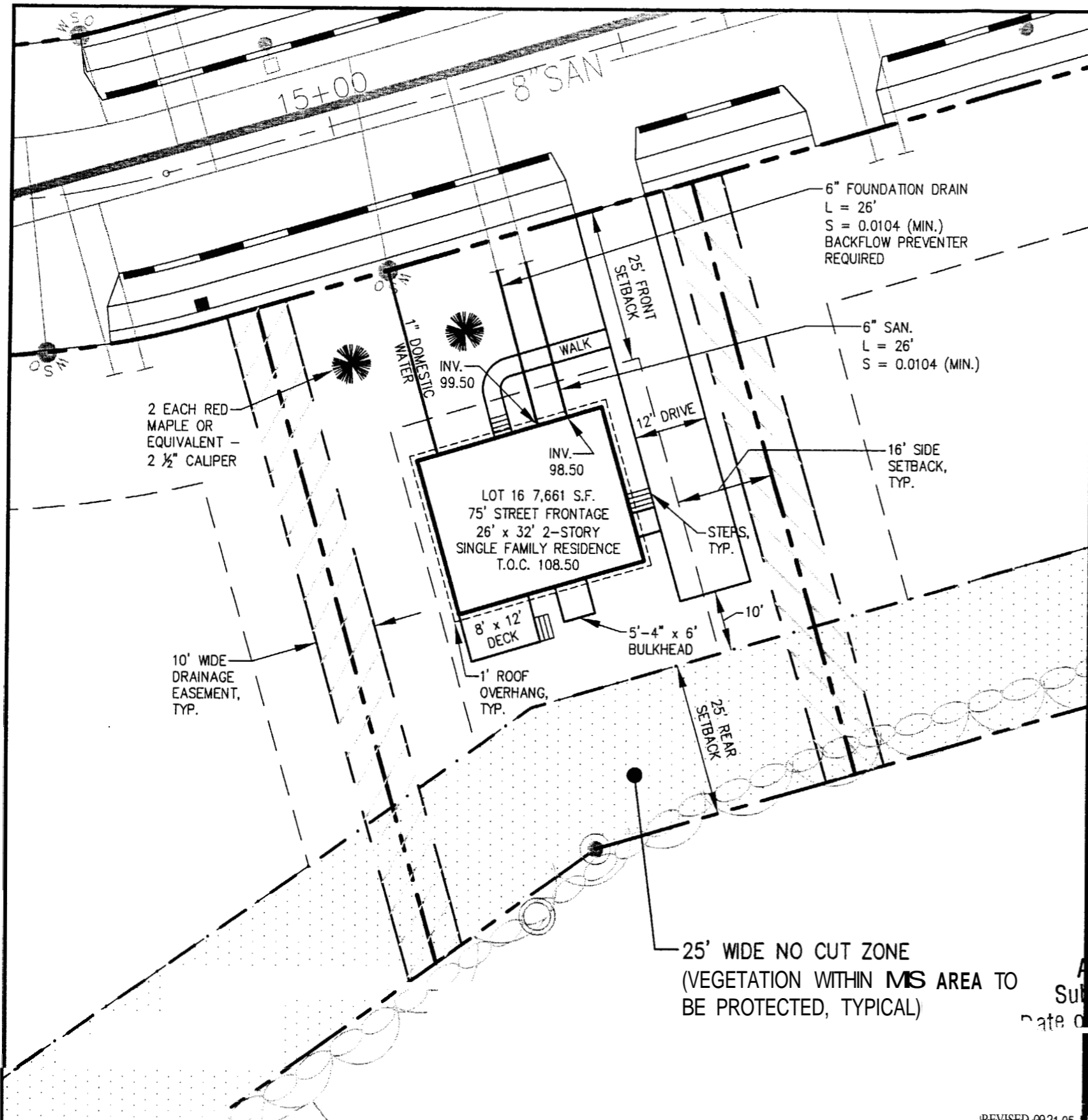
**FIRST FLOOR PLAN**  
SCALE: 1/4" = 1' - 0"

DRAWINGS THIS SHEET

FOUNDATION & ROM PLAN  
 FIRST FLOOR PLAN /  
 SECOND FLOOR PLAN  
 NOTES / DETAILS

26 x 32 CAPE  
 3/25/2014

DATE: 07/14/05



*Code  
Division Approved  
plans for lot  
#16, Ruby Lane.*



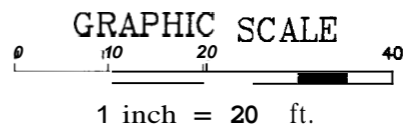
DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME  
SEP 29 2005  
RECEIVED

**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)

CITY OF PORTLAND  
APPROVED SITE PLAN

Subject to Dept. Conditions  
Date of Approval: 9-26-05



RECEIVED SEP 26 2005 RECEIVED SEP 26 2005

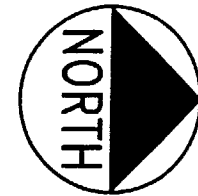
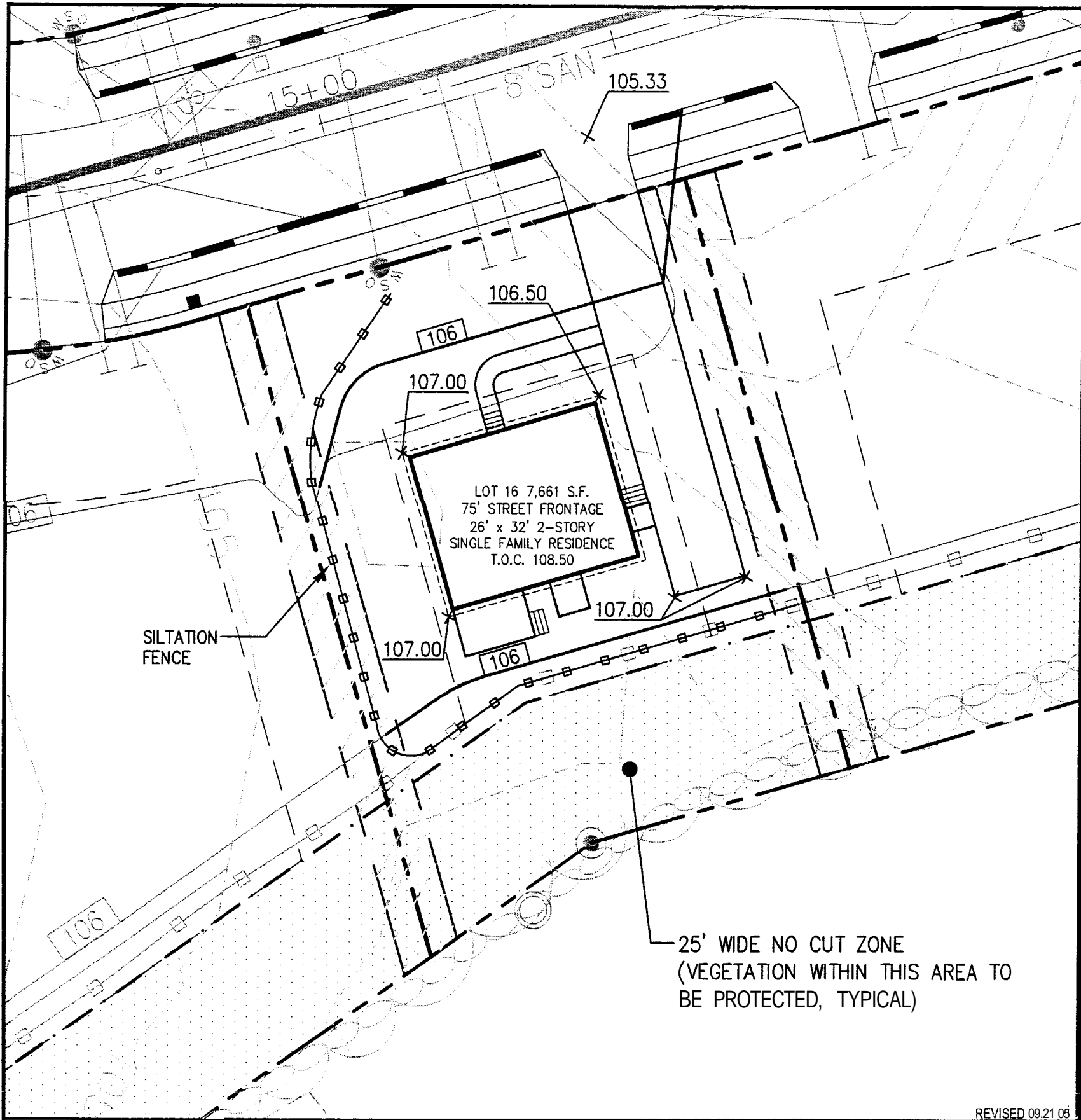
**DH**  
778 MAIN STREET, SUITE 8  
SOUTH PORTLAND, ME 04106  
207.775 1121  
WWW.DELUCAHOFFMAN.COM

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

RUBY LANE  
PORTLAND, MAINE

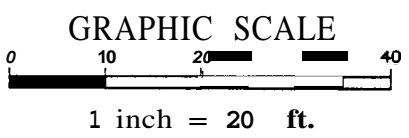
LOT 16 LAYOUT & UTILITIES PLAN

FIGURE  
16-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. 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)



RECEIVED SEP 26 2005

REVISED 09.21.05



DeLuca-Hoffman Associates, Inc.  
778 MAIN STREET, SUITE 8  
SOUTH PORTLAND, ME 04106  
207 775 1121  
WWW.DELUCAHOFFMAN.COM

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

RUBY LANE  
PORTLAND, MAINE

LOT 16 GRADING & EROSION  
CONTROL PLAN

FIGURE  
16-B