



DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

JAN 24 2007

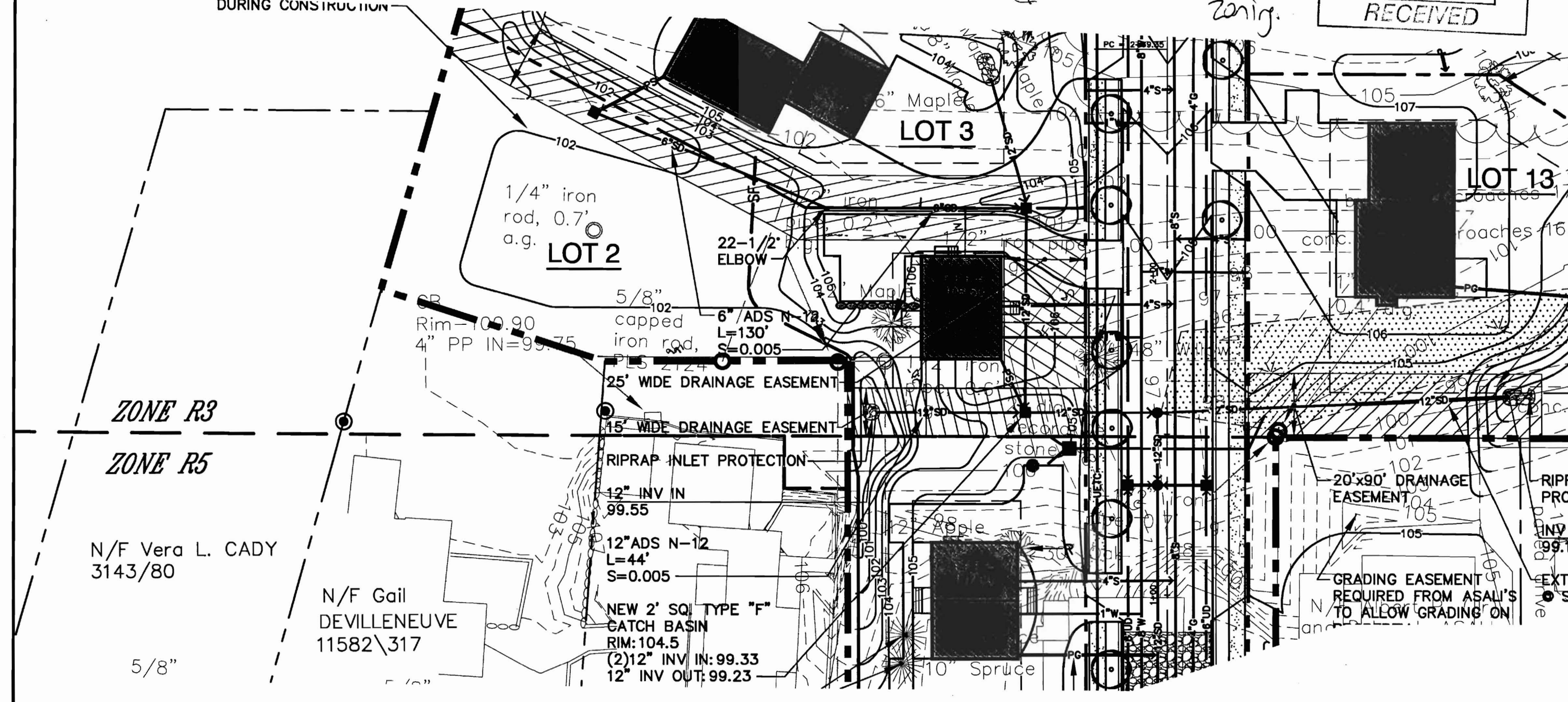
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sideslopes 3x7=21'

front steps 5x4 20'

used for zoning.

DURING CONSTRUCTION



ZONE R3

ZONE R5

N/F Vera L. CADY
3143/80

5/8"

N/F Gail
DEVILLENEUVE
11582\317

25' WIDE DRAINAGE EASEMENT

15' WIDE DRAINAGE EASEMENT

RIPRAP INLET PROTECTION

12" INV IN
99.55

12" ADS N-12
L=44'
S=0.005

NEW 2' SQ TYPE "F"
CATCH BASIN
RIM: 104.5
(2) 12" INV IN: 99.33
12" INV OUT: 99.23

20'x90' DRAINAGE EASEMENT

GRADING EASEMENT
REQUIRED FROM ASALI'S
TO ALLOW GRADING ON

GENERAL SITE PLAN

WILLOW KNOLL SUBDIVISION
RUBY LANE - LOT 2
PORTLAND, MAINE
DWMIGHT BRACKETT

Edwards AND Kelcey 222 St. John Street, Suite 314
Portland, ME 04102
PHONE: (207) 828-1272
FAX: (207) 774-6907

File: J:\805\805_House Grading_C100.dwg

SCALE: 1" = 30'

GENERAL NOTES:

- All work shall be in accordance with IRC 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, shelling, 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-54 and NFPA-70 as applicable.

FOUNDATION NOTES:

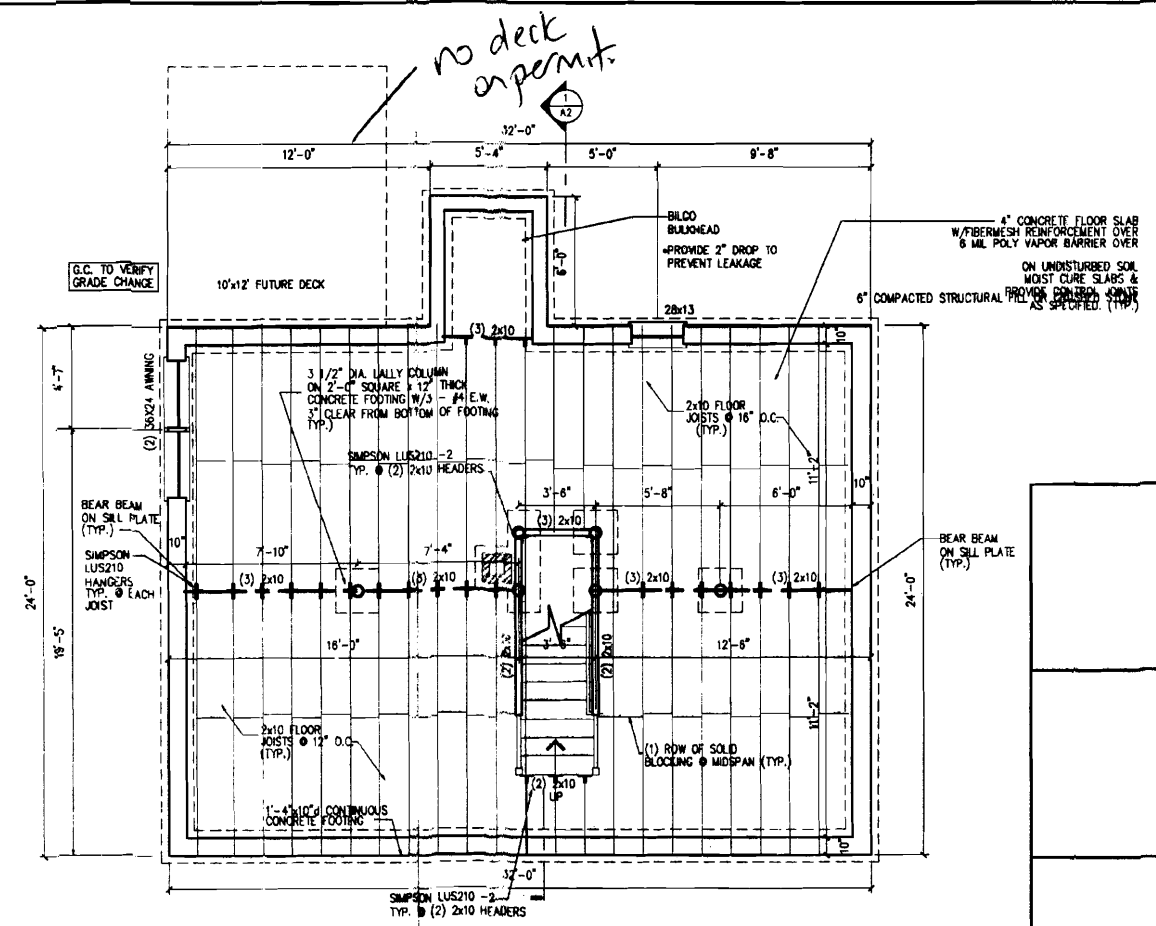
- PROVIDE SILL SEALER ON TOP OF ALL FOUNDATION WALLS
- FOUNDATION WALLS SHALL BE BACKFILLED SIMULTANEOUSLY ON BOTH SIDES.
- ALL STEEL REINFORCING IN FOOTINGS TO BE A MINIMUM 3" CLEAR FROM BOTTOM OF FOOTING.
- ALL STEEL REINFORCING IN FOUNDATION WALLS BELOW GRADE TO BE MINIMUM OF 2" CLEAR FROM FACE OF WALL.
- ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE PRESERVATIVE TREATED W/CCA TO 0.44/CF RETENTION PER AWPA.
- 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'x15' SPACING (2255P).
- ALL CONCRETE SHALL BE 3000 PSI (F_c) STRENGTH AT 28 DAYS.
- ALL CONCRETE SHALL BE AIR ENTRAINED 4-5%/a.
- ALL OTHER ADMIXTURES SHALL BE PRE-APPROVED.
- WATERPROOFING / DAMP PROOFING ASPHALT TAR.

FRAMING NOTES:

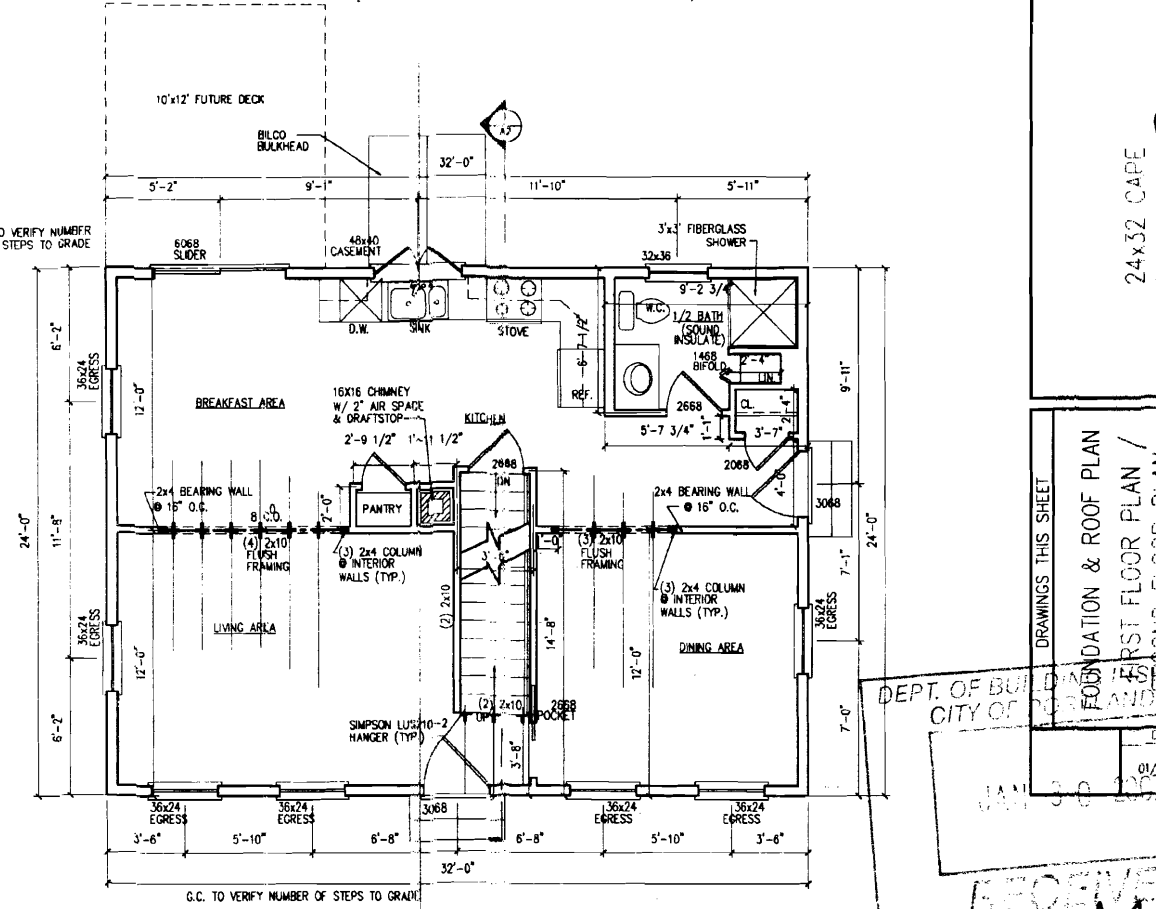
- ALL EXTERIOR WALLS TO BE 2x4 WOOD STUD WALLS @ 24" O.C. W/ 1/2" G.W.B. AND VAPOR BARRIER @ INSIDE FACE OF WALL. 6" BATT INSULATION (R-19), AND 7/16" APA RATED SHEATHING @ EXTERIOR FACE OF WALL.
- ALL INTERIOR WALLS TO BE 2x4 WOOD STUD WALLS (UNLESS NOTED OTHERWISE) W/ ONE LAYER 1/2" G.W.B. EACH SIDE.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

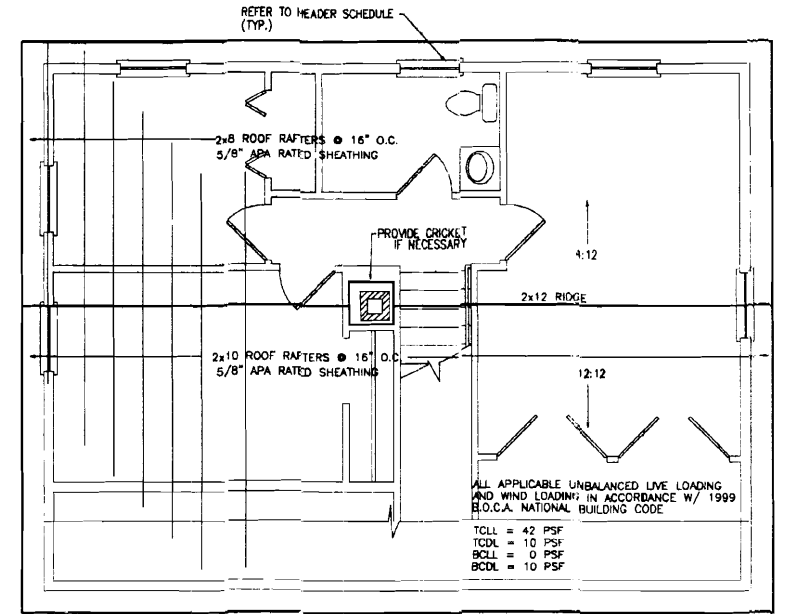
NOTE: PROVIDE JAMBS BOTH ENDS AS FOLLOWS:
2x8 JACK PLUS 2x8 KING UP TO 4'-6" ROUGH OPENING
(2) 2x6 JACKS PLUS (2) 2x6 KINGS UP TO 7'-0" ROUGH OPENING



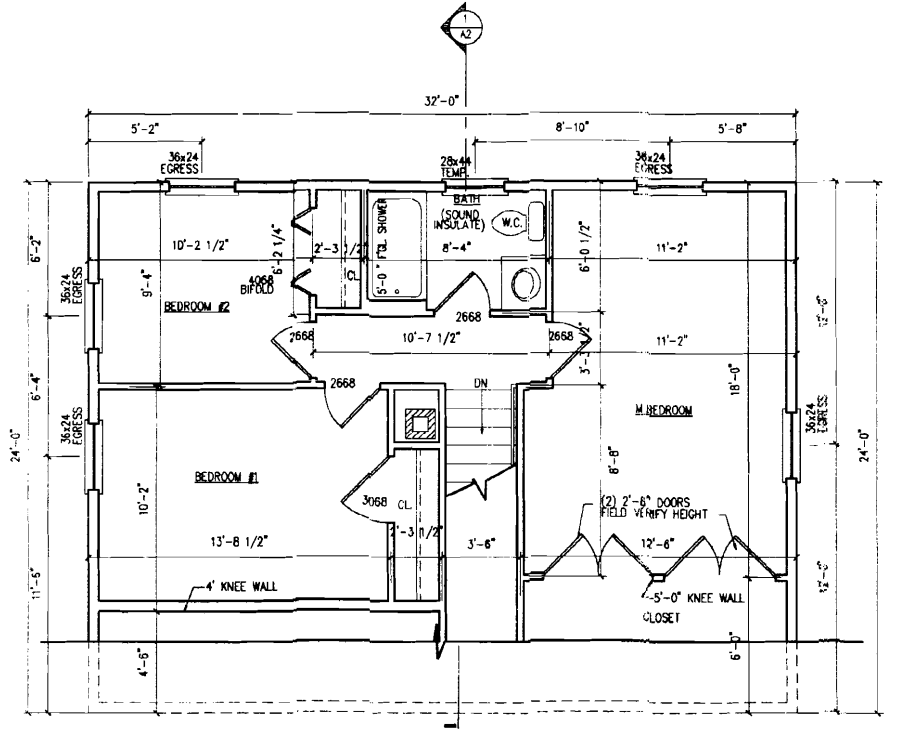
FOUNDATION / FIRST FLOOR FRAMING PLAN
SCALE: 1/4" = 1' - 0"



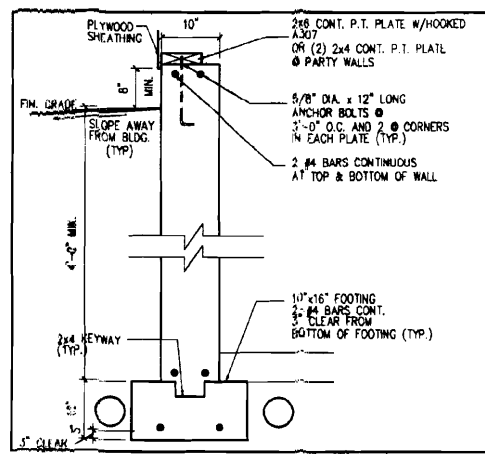
FIRST FLOOR PLAN
SCALE: 1/4" = 1' - 0"



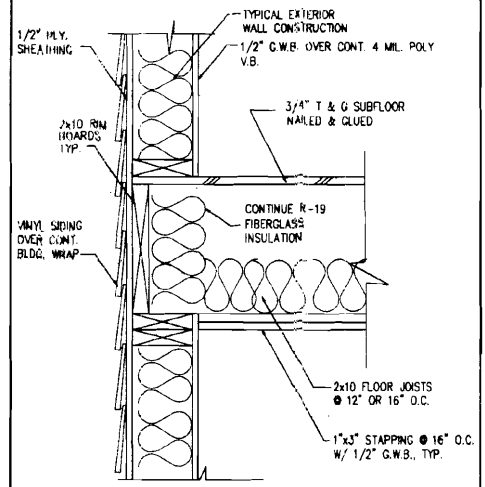
ROOF FRAMING PLAN
SCALE: 1/4" = 1' - 0"



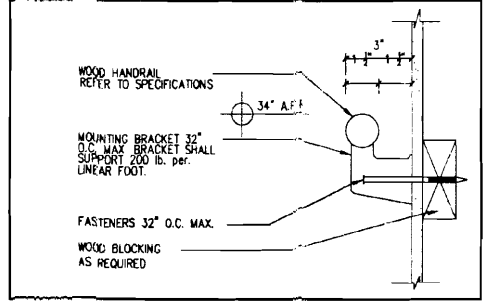
SECOND FLOOR PLAN
SCALE: 1/4" = 1' - 0"



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



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



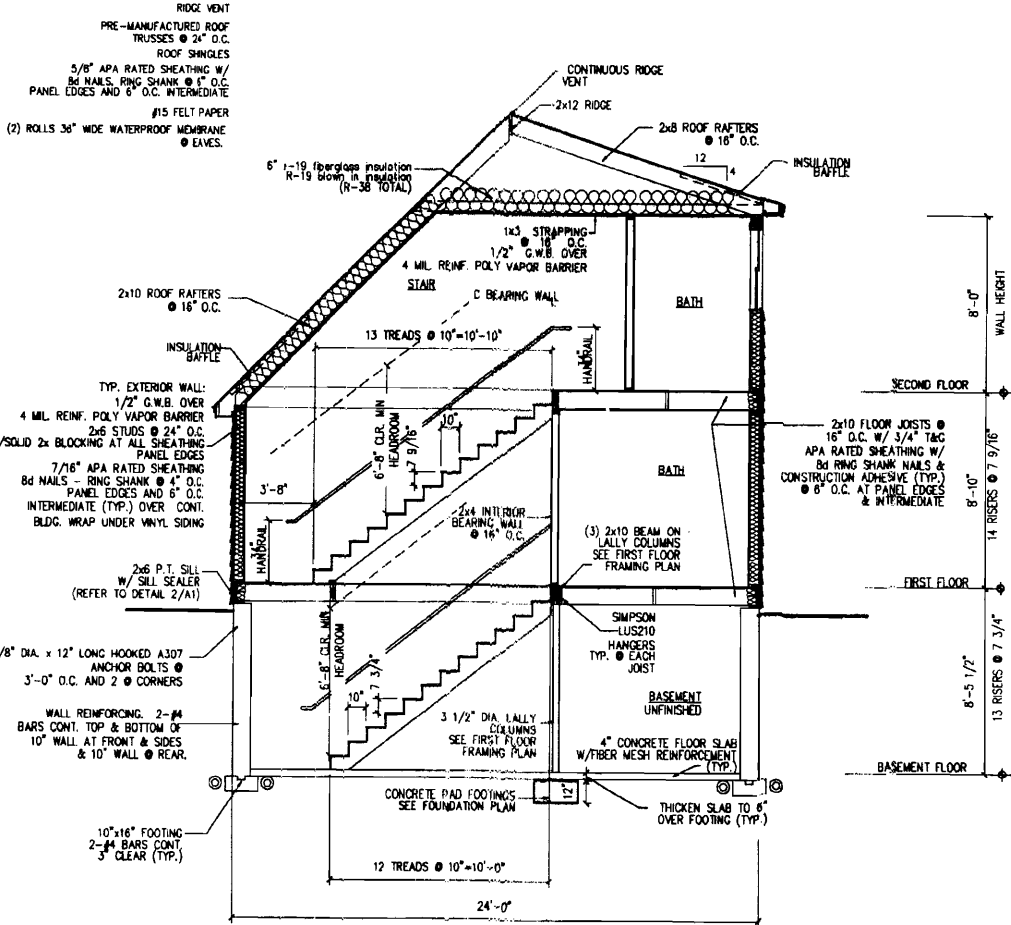
HANDRAIL DETAIL

24x32 CAPE
 LOT # 12 12 12 12

DEPT. OF BUILDING INSPECTION
 CITY OF PORTLAND, ME
 DATE: 01/29/07
 JAN 30 2007

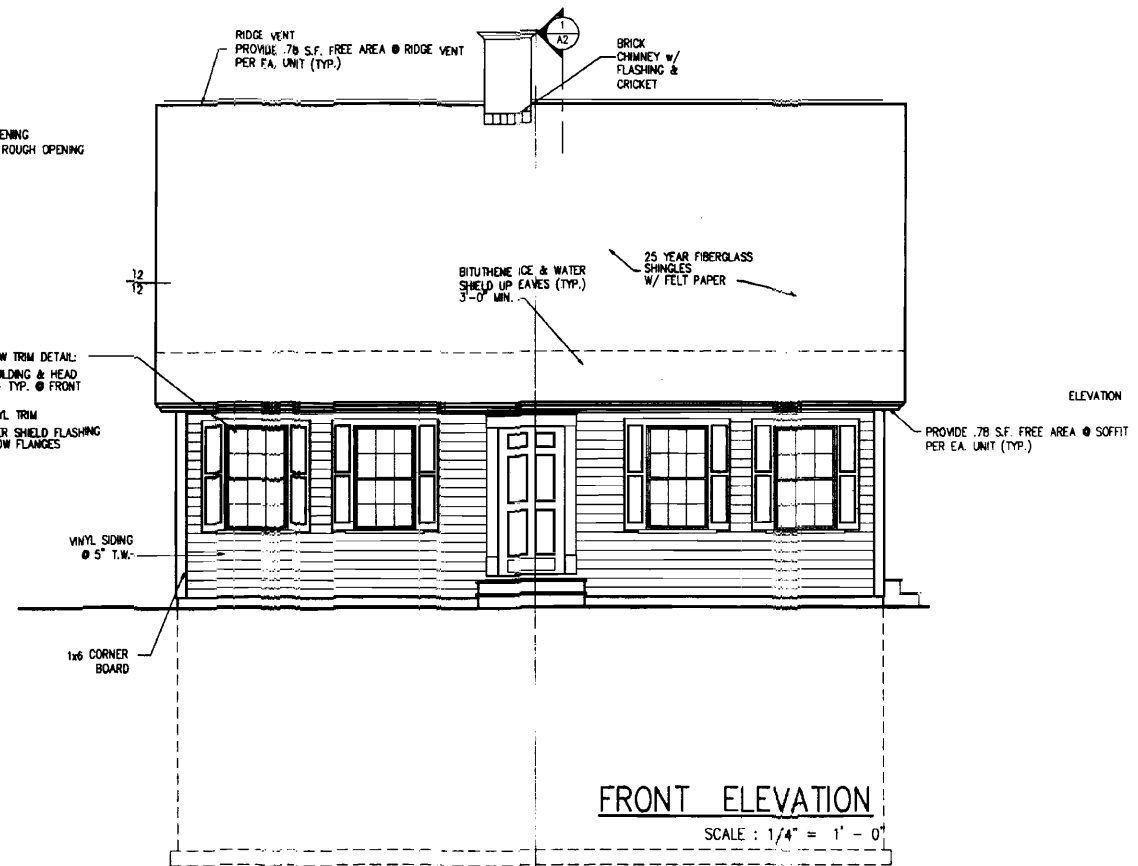
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TYPICAL ROOF CONSTRUCTION



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 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

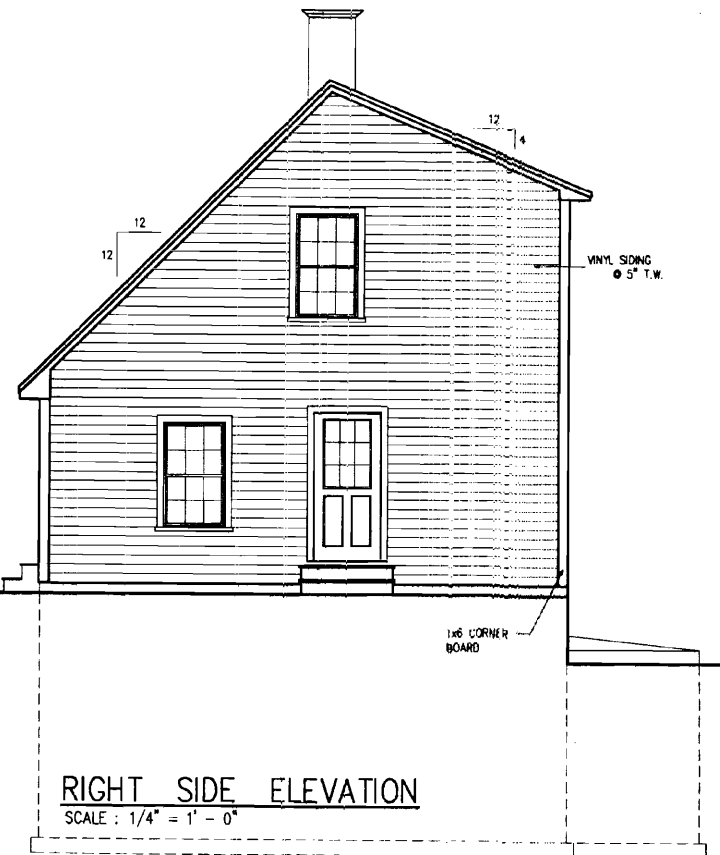


FRONT ELEVATION

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

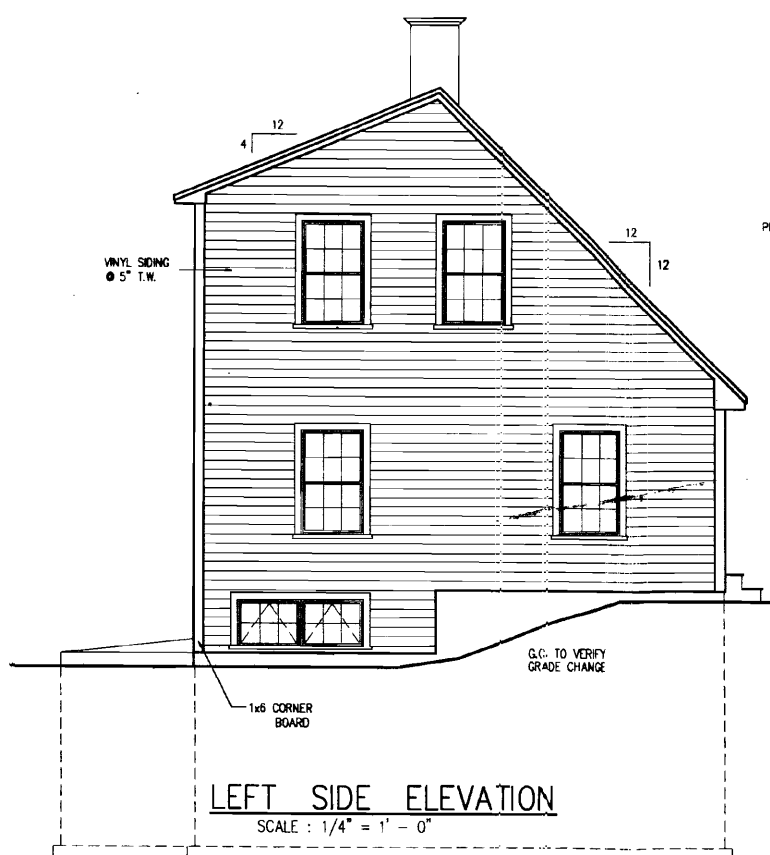
SECTION THRU HOUSE

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



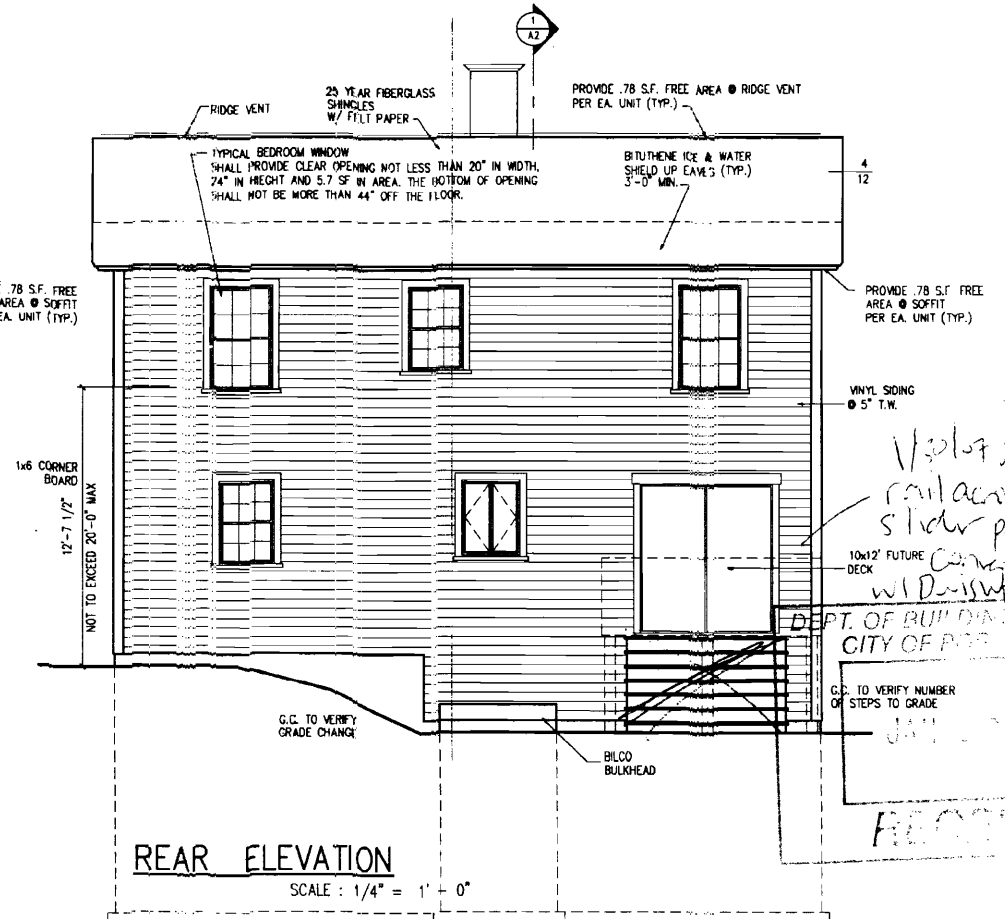
RIGHT SIDE ELEVATION

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



LEFT SIDE ELEVATION

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



REAR ELEVATION

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

Lot 2 willawood!
24x32 CAPE

Handwritten notes:
 10x12" FUTURE DECK
 DEPT. OF BUILDING & SAFETY
 CITY OF PORTLAND
 RECEIVED
 01/29/07

DRAWINGS - THIS SHEET
 ELEVATIONS / SECTION
 DATE
 01/29/07

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