



NORTH

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

OCT 13 2006

RECEIVED

INSTALL CATCH BASIN SEDIMENT
CAPTURE MANUFACTURED BY
"SILTSACK" MODEL NO. SILT02X02
TYPICAL ALL NEW CATCH BASINS

SEE DELUCA HOFFMAN'S PLANS (10/21/05)
FOR CONTINUATION OF GRADING

MAINTAIN OPEN COMMON SPACE AS
1" iron pipe
1" CUT WOODED BUFFER a.g. 108
2-1/2" iron pipe
1.5' a.g. 1

LEVEL LIP
SPREADER

LOT 9

30' WIDE DRAINAGE
EASEMENT

AREA OF
WETLAND IMPACT

LOT 10

12' WIDE PEDESTRIAN
EASEMENT

NO CUTTING OF TREES LARGER
THAN 6" ALLOWED IN THIS AREA
TRIMMING AND PRUNING IS ALLOWED

SCALE: 1" = 30'

GENERAL SITE PLAN

WILLOW KNOLL SUBDIVISION
RUBY LANE - LOT 9
PORTLAND, MAINE
SERENITY HOMES, KENNEBUNK, MAINE

**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

GENERAL NOTES:

- 1. All work shall be in accordance with BOCA Basic Building Code, NFPA-70 National Electric Code, Maine State Plumbing Code, ASHRAE, UL, NFPA Codes, Americans with Disabilities Act (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, bracing, temporary bracing, gusset, or tie-downs. Such addition 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 rating material.
- 7. Building shall be sprinklered in accordance with NFPA-10. 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-72 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 to NFPA-10. 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 course of egress.
- 11. HVAC Installation to be in accordance with ASHRAE, NFPA-96A, or NFPA-96B and all federal, local and state codes. Ventilation or heat equipment shall be in accordance with NFPA-91, NFPA-71, NFPA-51, NFPA-54 and NFPA-10 as applicable.

FOUNDATION NOTES:

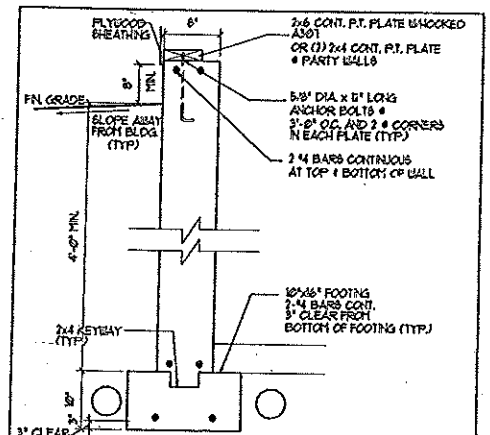
- 1. PROVIDE 6" RIGID INSULATION ON TOP OF ALL FOUNDATION WALLS.
- 2. FOUNDATION WALLS SHALL BE BACKFILLED SIMULTANEOUSLY ON BOTH SIDES.
- 3. ALL STEEL REINFORCING IN FOOTINGS TO BE A MINIMUM 3" CLEAR FROM BOTTOM OF FOOTING.
- 4. ALL STEEL REINFORCING IN FOUNDATION WALLS BELOW GRADE TO BE MINIMUM OF 2" CLEAR FROM FACE OF WALL.
- 5. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESERVE PRESERVATIVE TREATED WOOD TO 0.4% C/P RETENTION PER ACPA.
- 6. ALL CONCRETE SURFACES SHALL HAVE A STEEL TROUSEL LIGHT BROOM FINISH.
- 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 FESH REINFORCEMENT. PROVIDE CONTROL JOINTS @ 6'-0" SPACING (TYP).
- 11. ALL CONCRETE SHALL BE 3000 PSI (f_c) STRENGTH AT 28 DAYS.
- 12. ALL CONCRETE SHALL BE AIR ENTRAINED 4-6%.
- 13. ALL OTHER ADJUSTMENTS SHALL BE PRE-APPROVED.
- 14. WATERPROOFING / DAMP PROOFING ASPHALT TAR.

FRAMING NOTES:

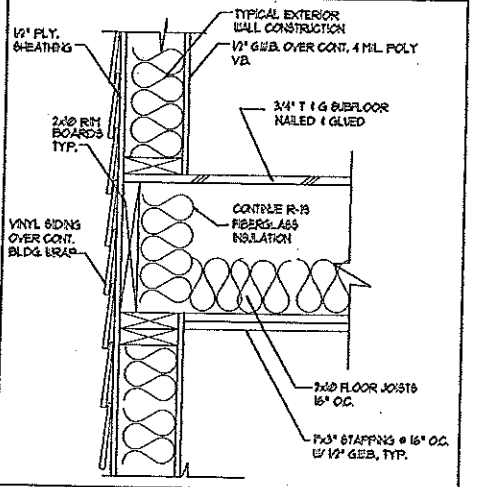
- 1. ALL EXTERIOR WALLS TO BE 2x6 WOOD STUD WALLS @ 16" O.C. W/ 1/2" GIB. AND VAPOR BARRIER @ INSIDE FACE OF WALL. 6" BATT INSULATION (R-19) AND 1/2" APA RATED SHEATHING @ EXTERIOR FACE OF WALL.
- 2. ALL INTERIOR WALLS TO BE 2x4 WOOD STUD WALLS @ 16" O.C. W/ 1/2" GIB. AND VAPOR BARRIER @ INSIDE FACE OF WALL. 6" BATT INSULATION (R-19) AND 1/2" APA RATED SHEATHING @ EXTERIOR FACE OF WALL.
- 3. INSTALL BLOCKING 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.

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

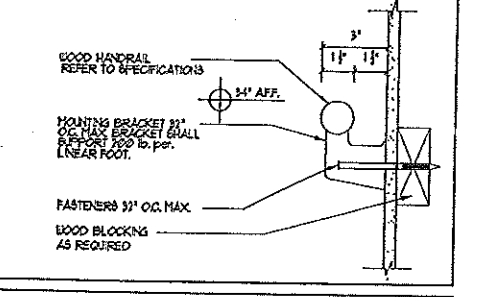
NOTE: PROVIDE JACKS BOTH ENDS AS FOLLOWS:
2x6 JACK PLUS 2x8 KING UP TO 4'-6" ROUGH OPENING
(2) 2x6 JACKS PLUS (2) 2x8 KING UP TO 7'-0" ROUGH OPENING



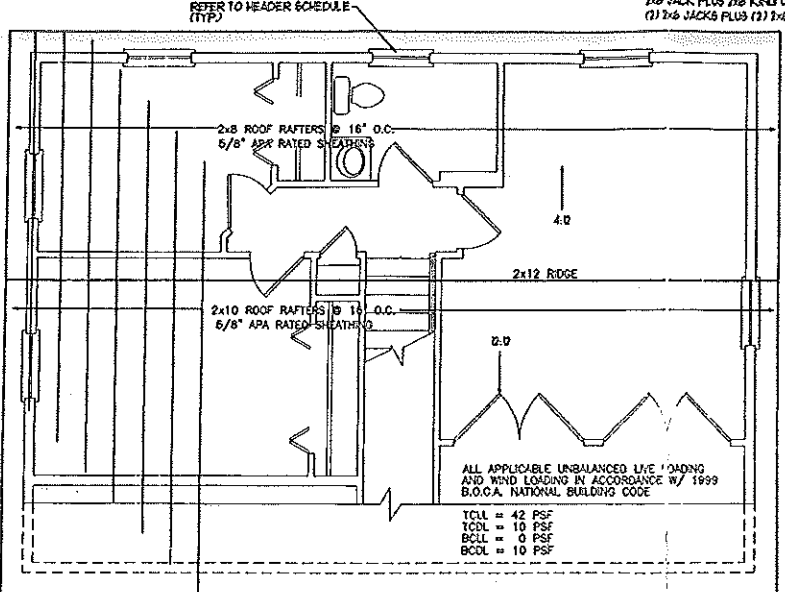
1 TYPICAL FOUNDATION WALL SCALE: 1" = 1'-0"



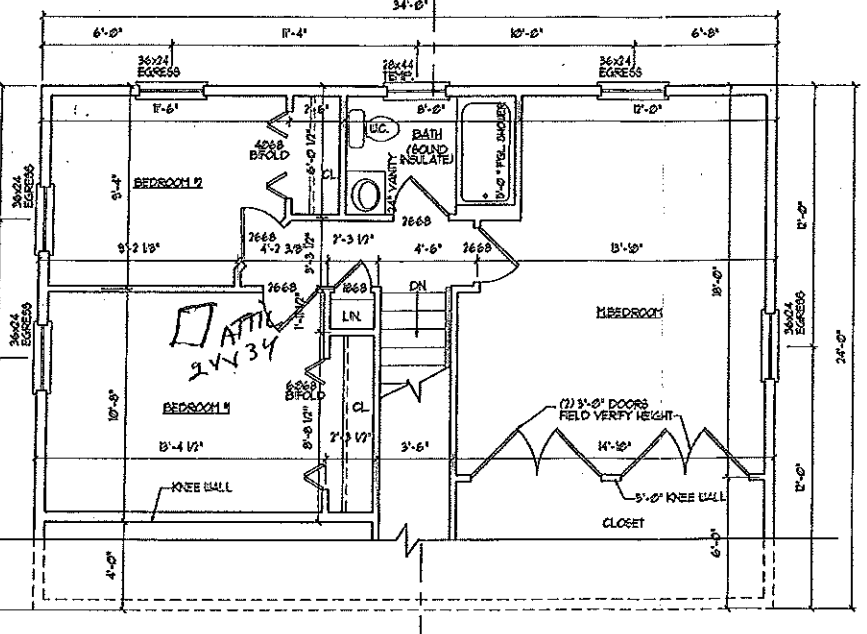
2 FLOOR FRAMING DETAIL SCALE: 1/2" = 1'-0"



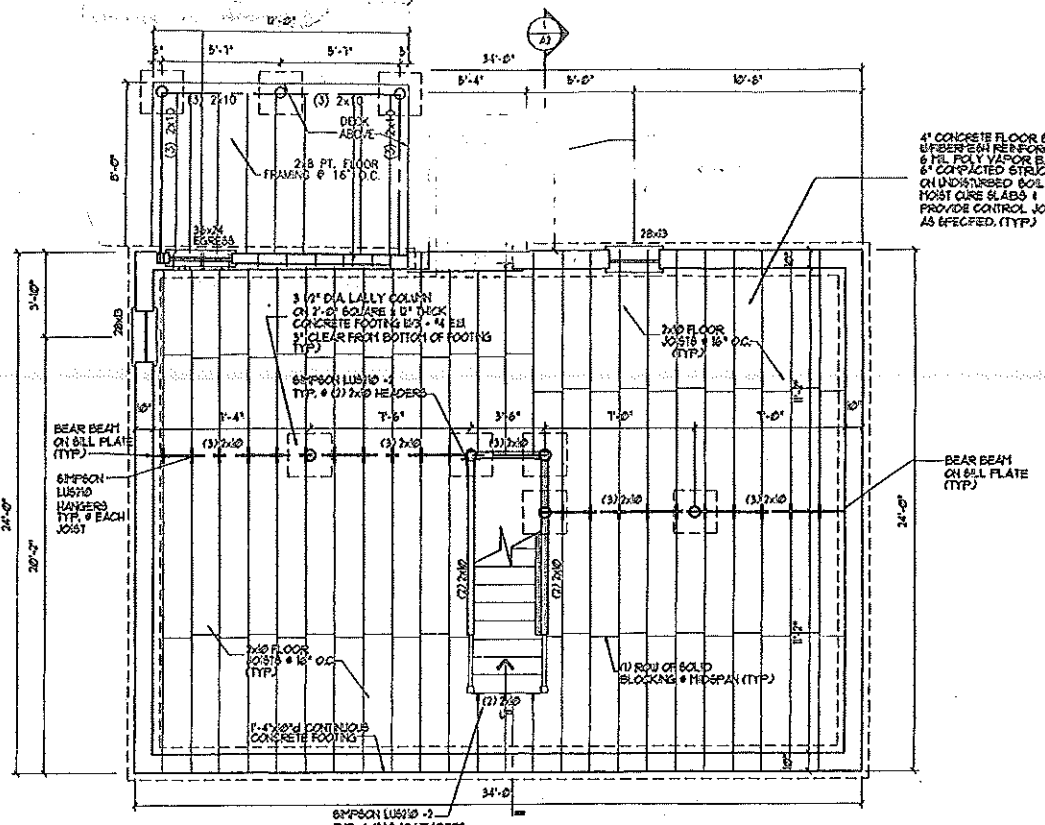
HANDRAIL DETAIL NTS



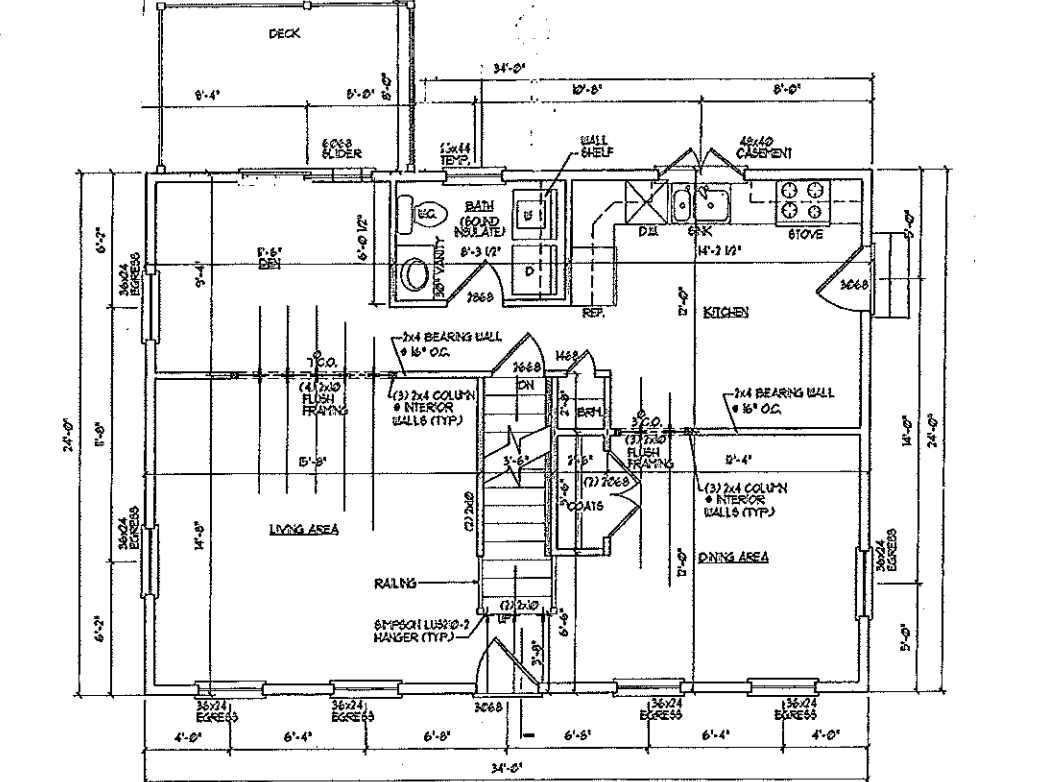
ROOF FRAMING PLAN SCALE: 1/4" = 1'-0"



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



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



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

FOUNDATIONS & ROOF PLAN
FIRST FLOOR PLAN /
SECOND FLOOR PLAN
NOTES / DETAILS

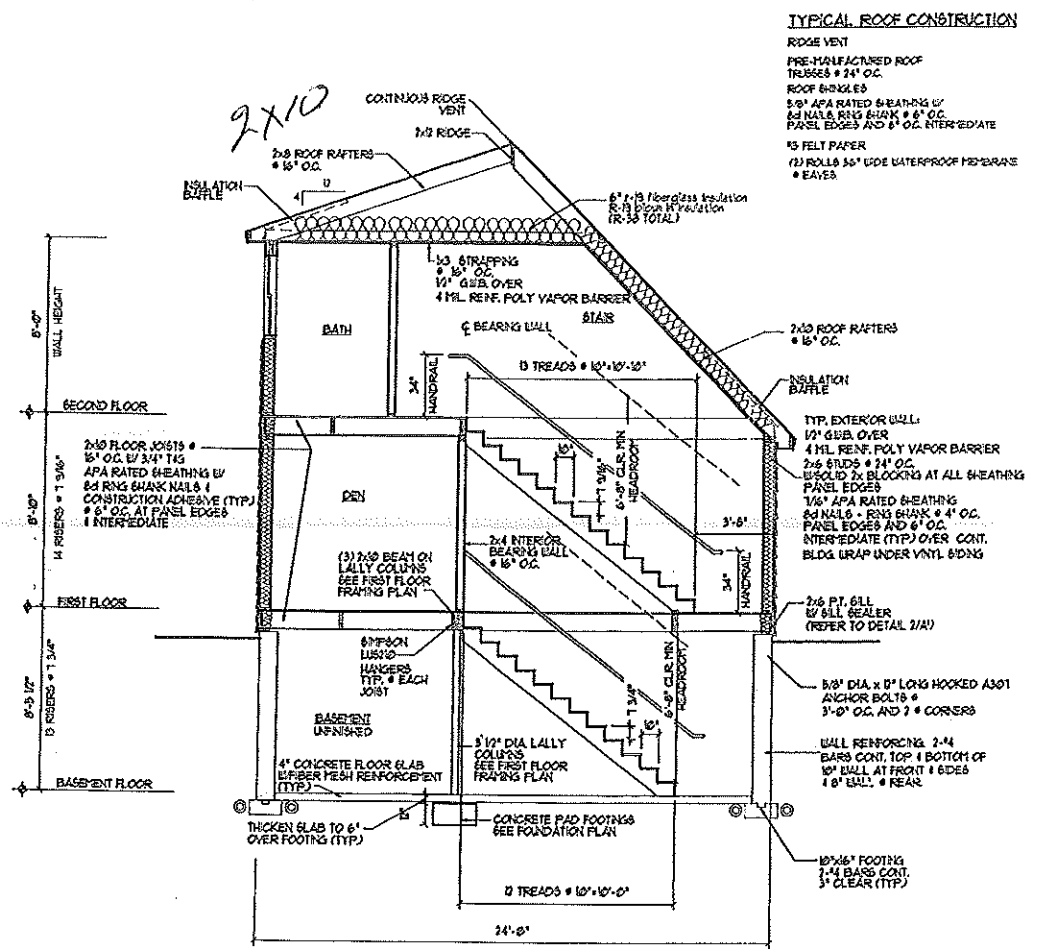
DATE
6/26/23

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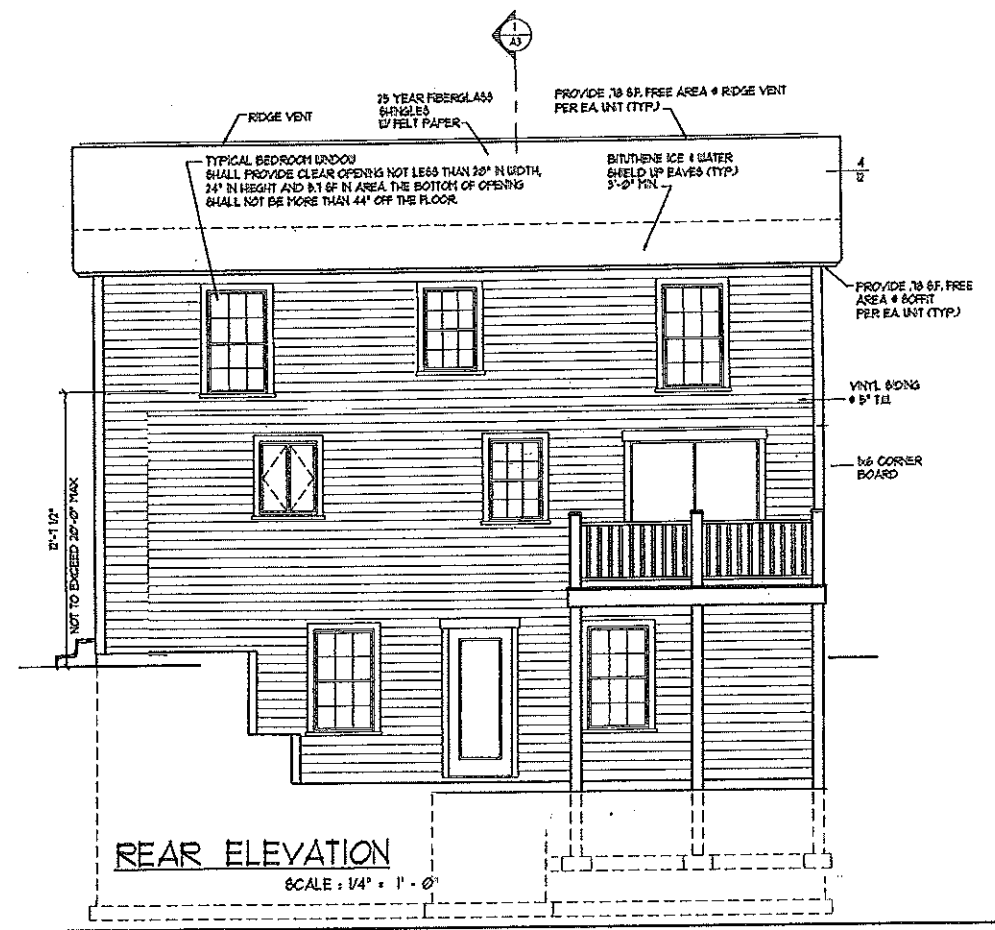
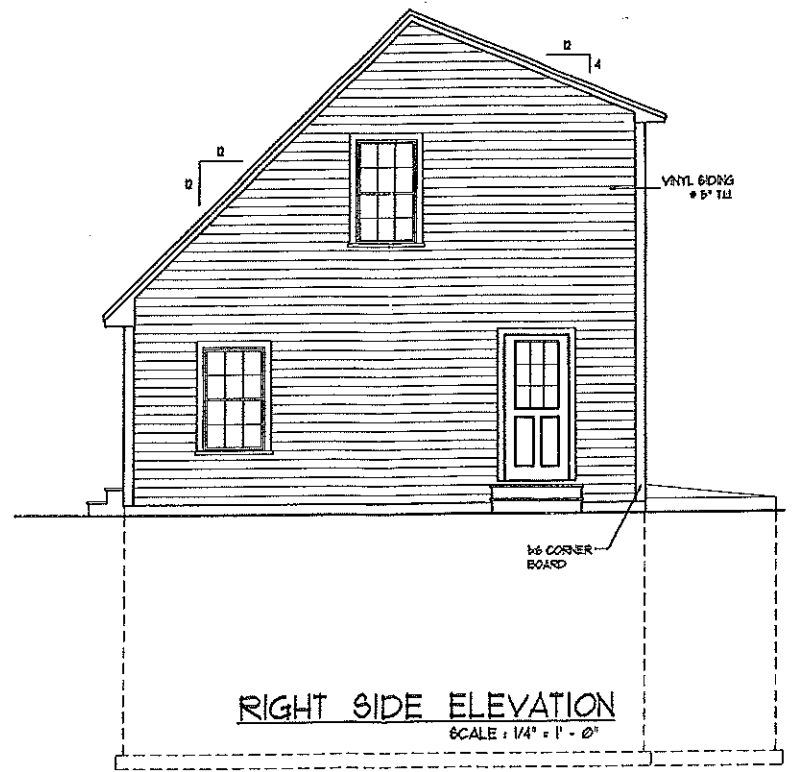
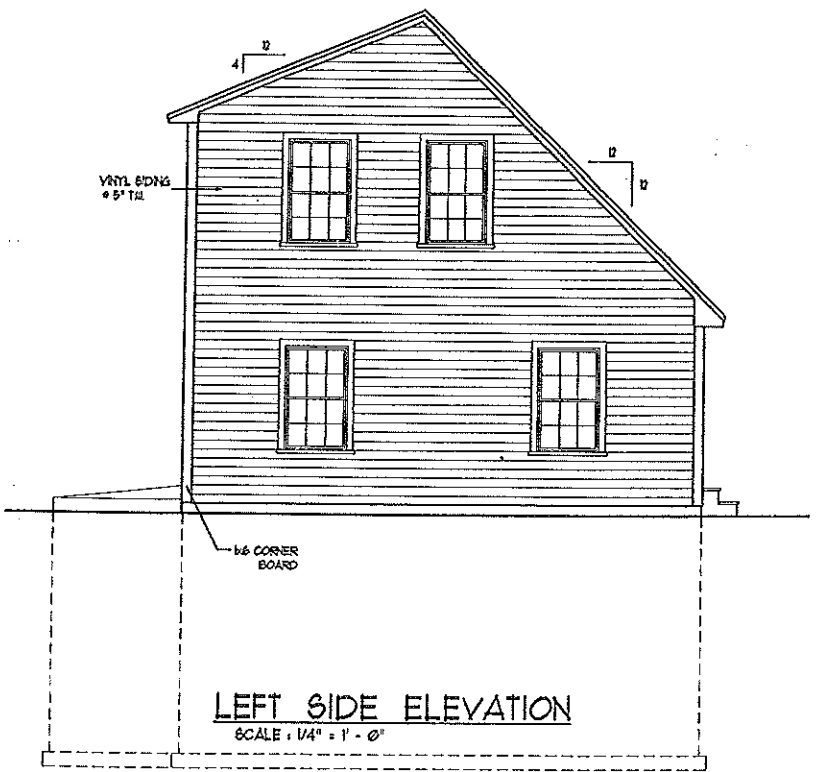
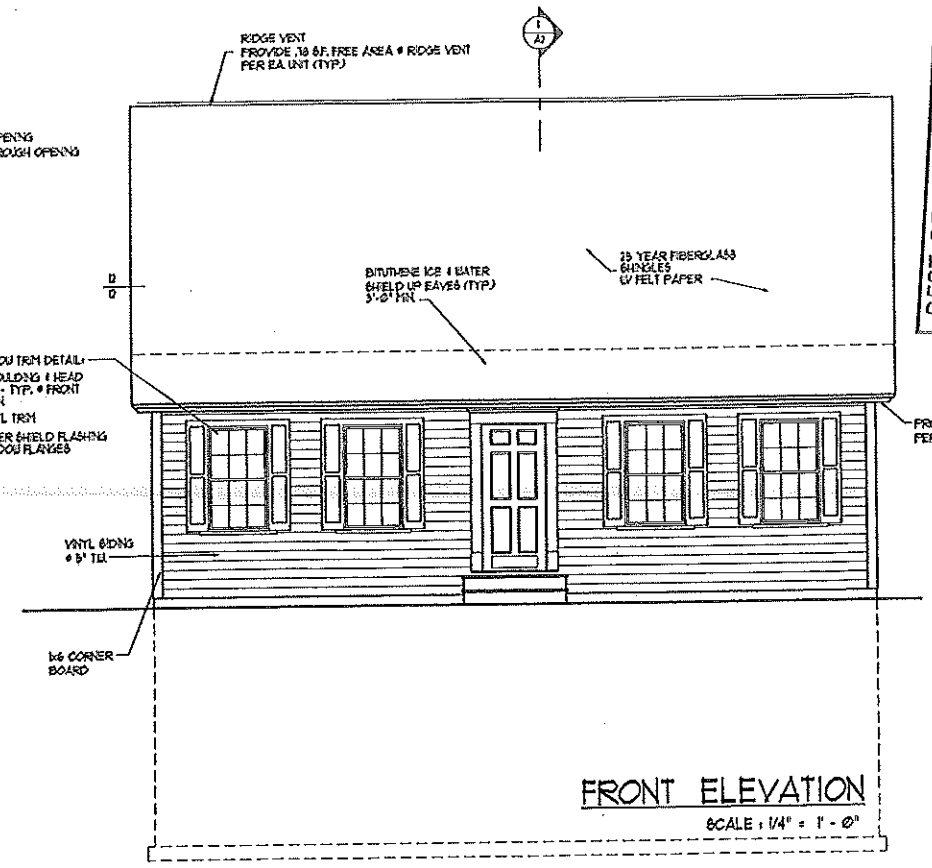
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CITY OF PORTLAND, ME
OCT 13 2006
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HEADER SCHEDULE	
ROUGH OPENING	HEADER SIZE
0 - 3'-0"	(1) - 2x6
3'-1" - 4'-6"	(1) - 2x8
4'-7" - 5'-8"	(1) - 2x10
5'-9" - 7'-0"	(1) - 2x12

NOTE: PROVIDE JAKES BOTH ENDS AS FOLLOWS:
2x6 JACK PLUS 2x6 KNS UP TO 4'-6" ROUGH OPENING
(1) 2x6 JACKS PLUS (1) 2x6 KNS UP TO 7'-0" ROUGH OPENING



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



DRAWINGS THIS SHEET
ELEVATIONS / SECTION
DATE
01/06/03

A2