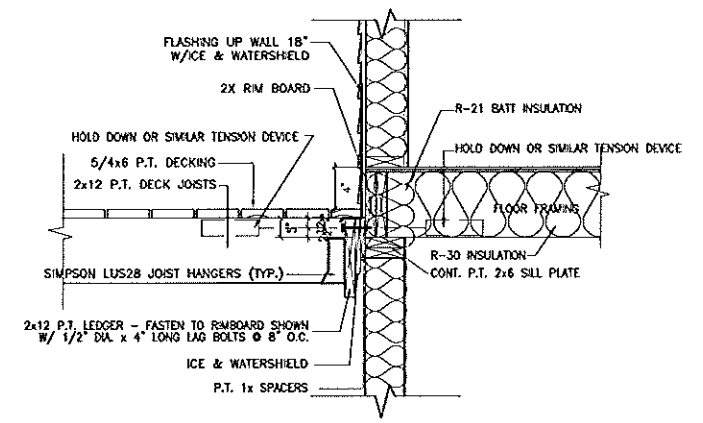
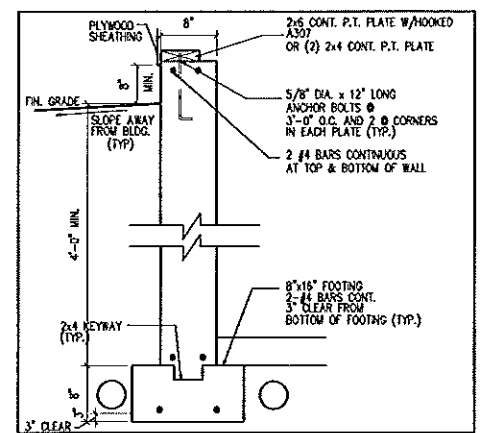


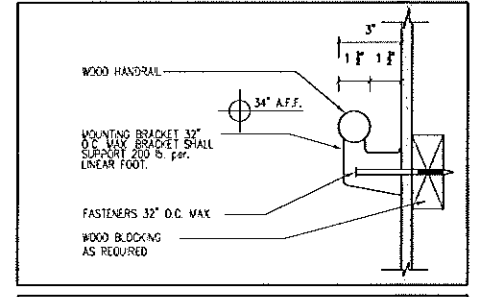
FOUNDATION PLAN  
SCALE: 1/4"=1'-0"



1 DECK /JOIST CONNECTION DETAIL  
SCALE: 1"=1'-0"



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



HANDRAIL DETAIL  
NTS

RECEIVED

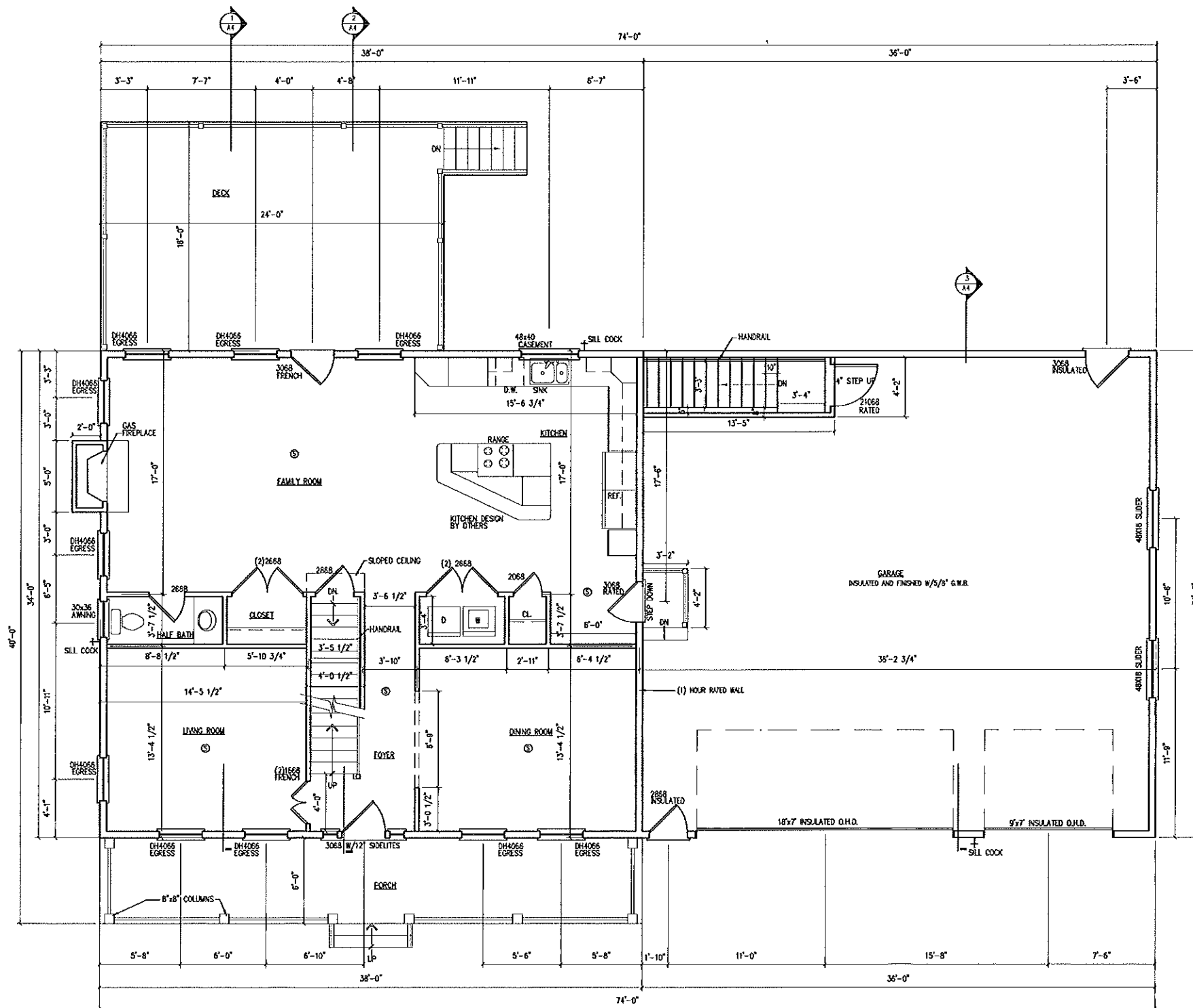
MAY 1 2012

Dept. of Building Inspections  
City of Portland Maine

HOLDEN RESIDENCE  
PORTLAND, MAINE

DRAWINGS THIS SHEET  
BASEMENT /FRAMING PLAN  
DETAILS

04/03/12 A0



**GENERAL NOTES:**

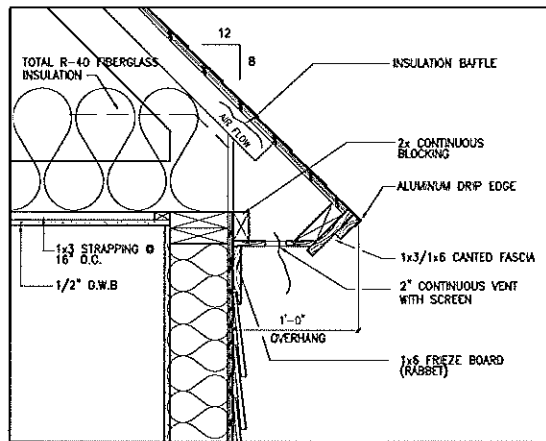
1. All work shall be in accordance with IRC 2009, IBC Basic Building Code 2009, NFPA-70 National Electric Code, Maine State Plumbing Code, ASHRAE, U.L., NFPA Codes, Americans with Disabilities Act (ADA) and all local, State and Federal requirements.
2. All applicable Federal, State and Municipal regulations 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, sheeting, temporary bracing, guys 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 all openings & mechanical penetrations with approved fire sealing material.
7. 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.
8. Portable fire extinguishers shall be provided in all hazardous areas in accordance to NFPA-101. Local authority having jurisdiction needs to provide written requirements.
9. 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.
10. 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.

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

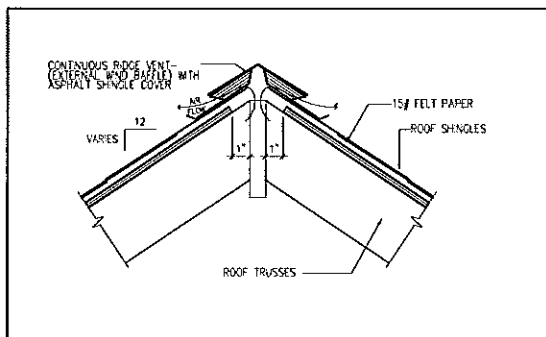
NOTE: PROVIDE JACKS BOTH ENDS AS FOLLOWS:  
 2x6 JACK PLUS 2x6 KING UP TO 4'-6" ROUGH OPENING  
 (2) 2x6 JACKS PLUS (2) 2x6 KINGS UP TO 7'-0" ROUGH OPENING

**FIRST FLOOR PLAN**  
 1,313 S.F.  
 1,224 S.F.--GARAGE  
 SCALE: 1/4"=1'-0"

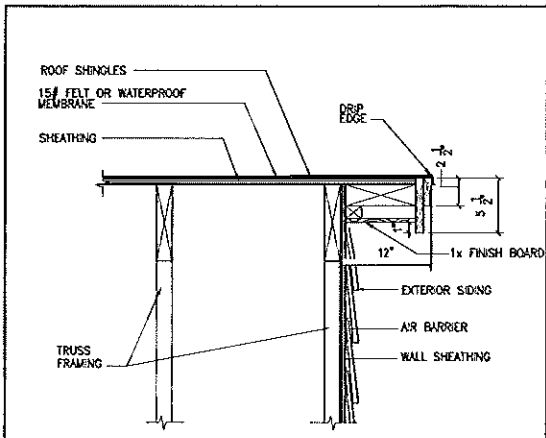
<b>HOLDEN RESIDENCE</b>	
<b>PORTLAND, MAINE</b>	
DRAWINGS THIS SHEET	<b>A1</b>
FIRST FLOOR PLAN GENERAL NOTES	
04/03/12	



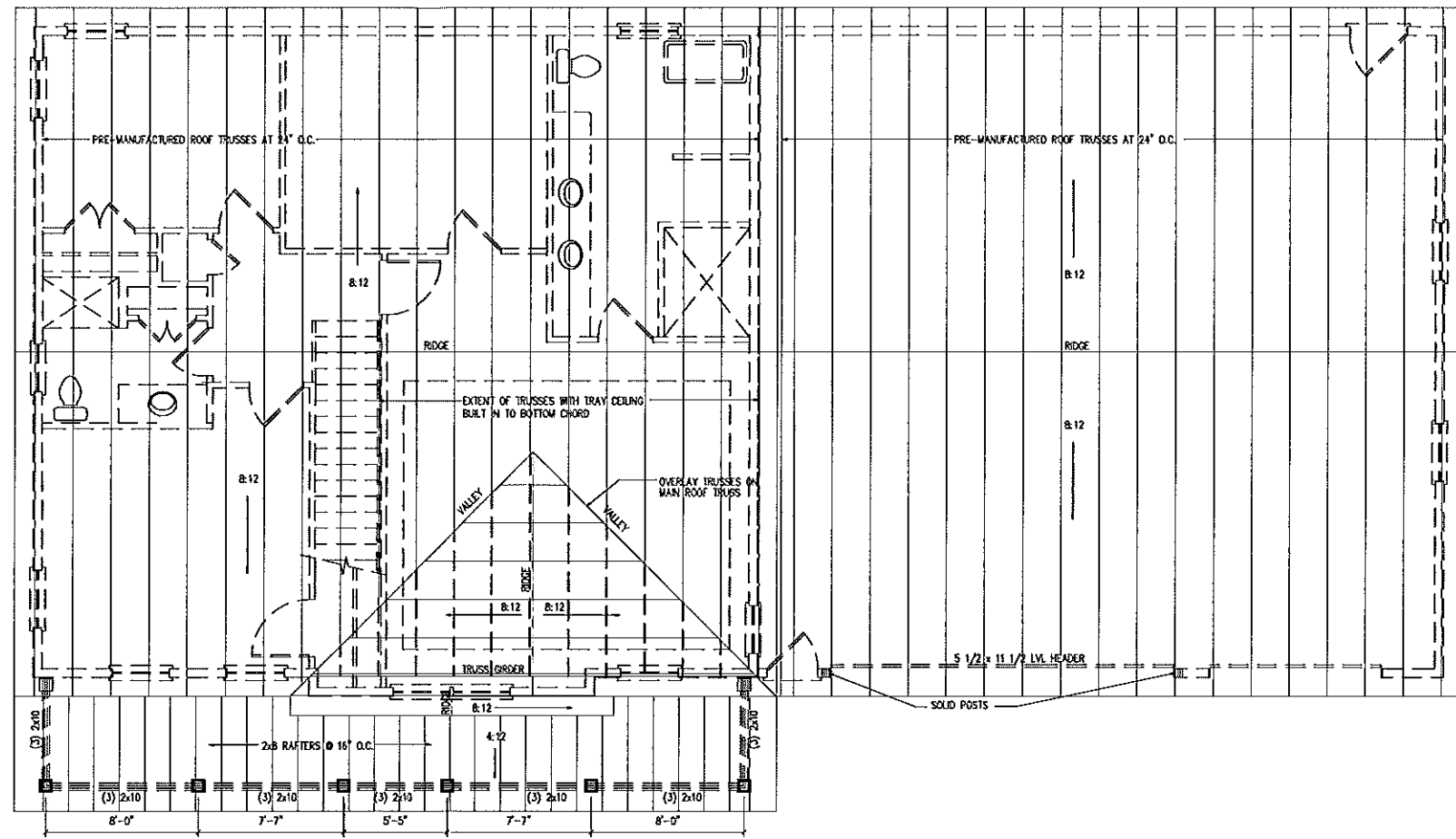
1 EAVE DETAIL SCALE: 1 1/2"=1'-0"



2 RIDGE VENT DETAIL SCALE: 1 1/2"=1'-0"



3 RAKE DETAIL SCALE: 1 1/2"=1'-0"



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

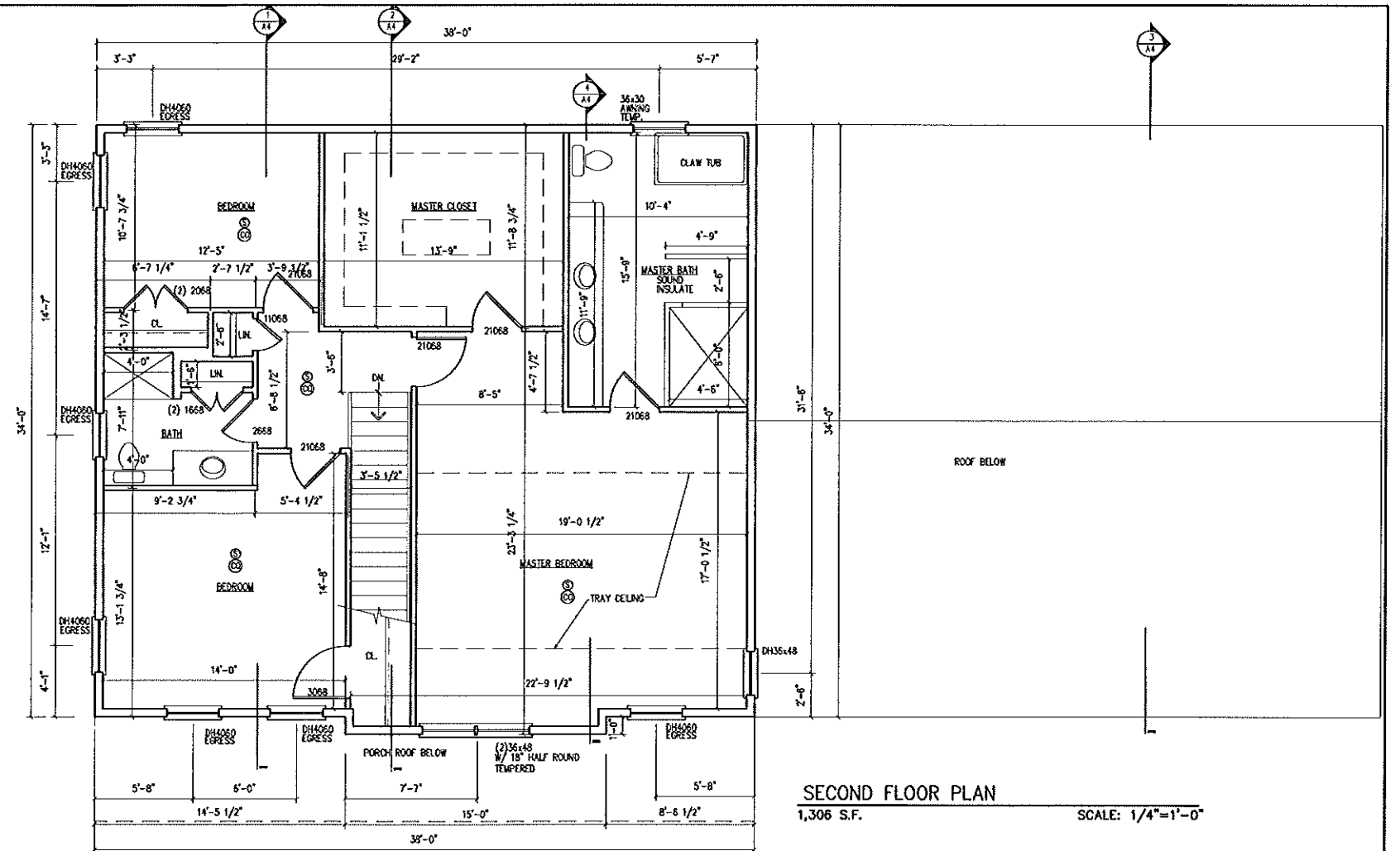
HOLDEN RESIDENCE  
PORTLAND, MAINE

DRAWINGS THIS SHEET  
ROOF FRAMING PLAN  
DETAILS

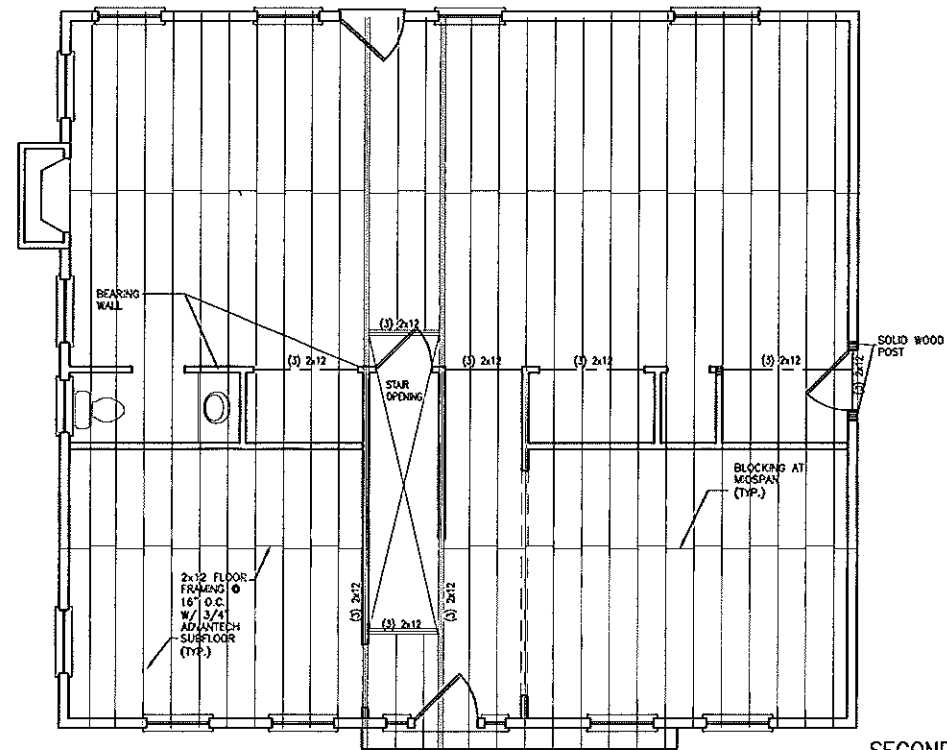
A2-A

04/03/12

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
COMPONENT	SUBMITTED PLAN	FINDINGS/REVISIONS/DATES
<b>STRUCTURAL</b>		
FOOTING DIMENSIONS/DEPTH	8"x16" FOOTING, 8" THICK WALL, 4" CONC. SLAB	
FOUNDATION DRAINAGE, FABRIC, DAMP PROOFING	ASPHALT TAR/PIPE/DRAIN FILTER FABRIC OVER THE DRAIN	
VENTILATION/ACCESS CRAWL SPACE ONLY	N/A	
ANCHOR BOLTS/STRAPS, SPACING	5/8" DIA. x 12" LONG HOOKED A307, 3'-0" O.C. & CORNERS	
LALLY COLUMN TYPE, GIRDER & HEADER SPANS	3 1/2" DIA. LALLY COLUMN ON 24"x24" FOOTING 12" THICK MAX SPAN 5'-6"	
BUILT-UP WOOD CENTER GIRDER DIMENSIONS/TYPE	(3) 2x12 W/JOIST HANGERS	
SILL/BAND JOIST TYPE & DIMENSIONS	2x6 PRESSURE TREATED, 2x12 RM	
FIRST FLOOR JOIST SPECIES DIMENSIONS AND SPACING	2x12 @ 16" O.C.	
SECOND FLOOR JOIST SPECIES DIMENSIONS AND SPACING	2x12 @ 16" O.C.	
ATTIC OR ADDITIONAL FLOOR JOISTS DIMENSIONS AND SPACING	ROOF TRUSSES @ 24" O.C. W/2x4 BOTTOM AND TOP CHORD	
PITCH, SPAN, SPACING & DIMENSION, ROOF RAFTER, FRAMING & CONNECTIONS	8/12 ROOF TRUSSES @ 24" O.C. SPANNING 34'-0" W/LABRORNE CLIP-TIE JOINS	
SHEATHING: FLOOR, WALL AND ROOF	1/4" ADVANTACH FLOOR SHEATHING, 7/16" APA RATED WALL SHEATHING, 5/8" APA RATED ROOF SHEATHING	
FASTENER SCHEDULE	PER CODE	
<b>PRIVATE GARAGE</b>		
LIVING SPACE? FIRE SEPARATION	NO LIVING SPACE, (1) HR. FIRE SEPARATION 5/8" TYPE 'X' G.W.B.	
OPENING PROTECTION	3068 FIRE RATED DOOR	
EMERGENCY ESCAPE AND RESCUE OPENINGS	4066 EGRESS WINDOWS	
ROOF COVERING	40 YEAR ASPHALT SHINGLES	
SAFETY GLAZING	N/A	
ATTIC ACCESS	N/A	
CHIMNEY CLEARANCES/FIRE BLOCKING	N/A	
HEADER SCHEDULE	REFER TO HEADER SCHEDULE SHEET A1	
ENERGY EFFICIENT R-FACTORS OF WALLS, FLOORS, CEILINGS, BUILDING ENVELOPE, U-FACTOR FENESTRATION	WALLS: R-21 CEILING: R-49 FLOOR: R-21 WINDOWS: U-FACTOR .35	
TYPE OF HEATING SYSTEM	REFER TO GENERAL NOTES	
<b>MEANS OF EGRESS</b>		
BASEMENT	YES - GARAGE ACCESS	
NUMBER OF STAIRWAYS	5	
INTERIOR	3	
EXTERIOR	2	
TREADS AND RISERS	7" RISE 10" TREAD; 7 1/2" RISE	
WIDTH	3'-3" CLEAR	
HEADROOM	7'-0" CLEAR +/-, 6'-8" CLEAR IN BASEMENT	
GUARDRAILS & HANDRAILS	34" WITH RETURNS	
SMOKE DETECTORS LOCATION AND TYPE/INTERCONNECTED	REFER TO GENERAL NOTES A1	
DWELLING UNIT SEPARATION	N/A	
DECK CONSTRUCTION	2x8 AND 2x12 @ 16" O.C. W/(3) 2x8 AND (3) 2x12 BEAMS REFER TO DECK/JOIST CONNECTION DETAIL A3	

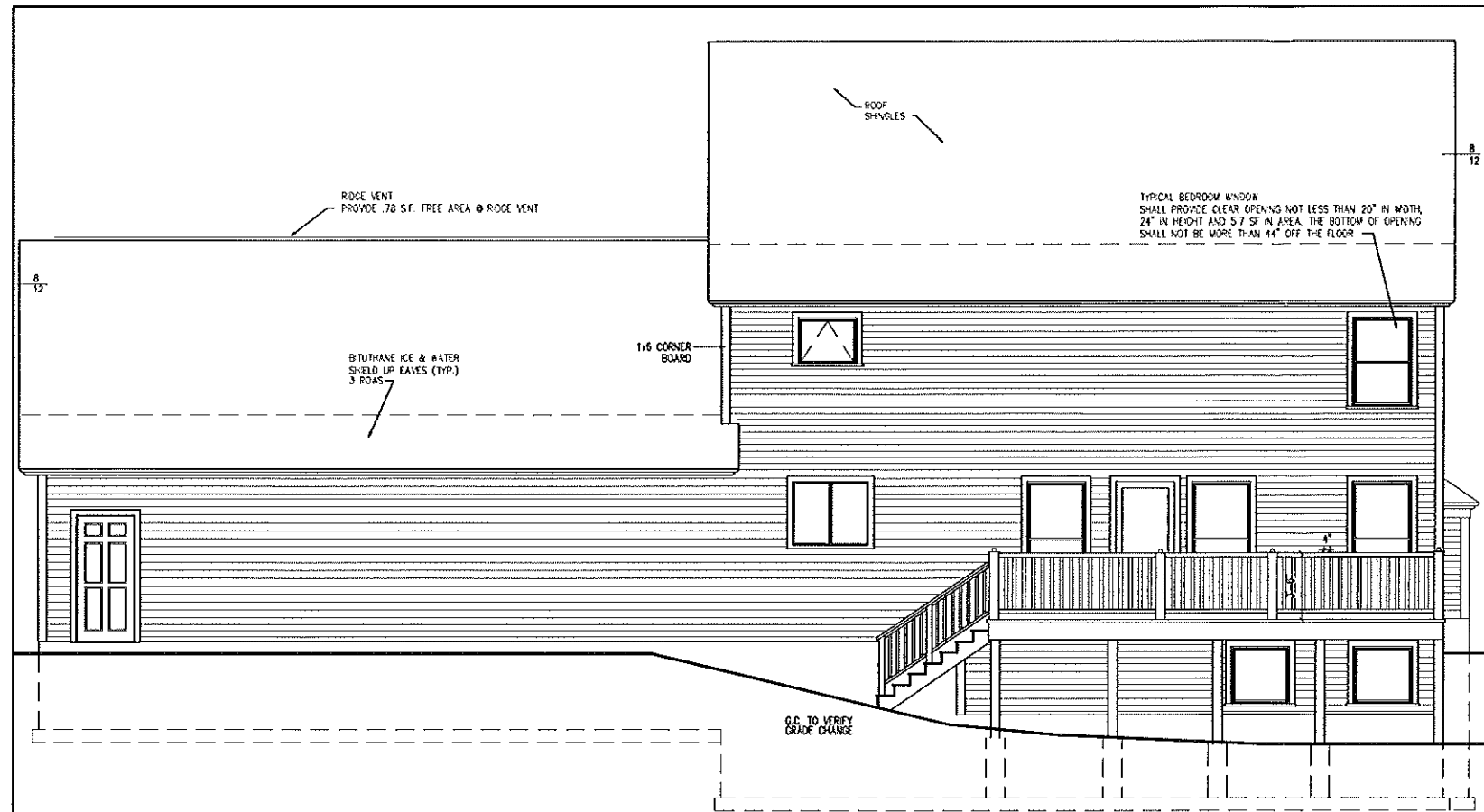


**SECOND FLOOR PLAN**  
1,306 S.F. SCALE: 1/4"=1'-0"

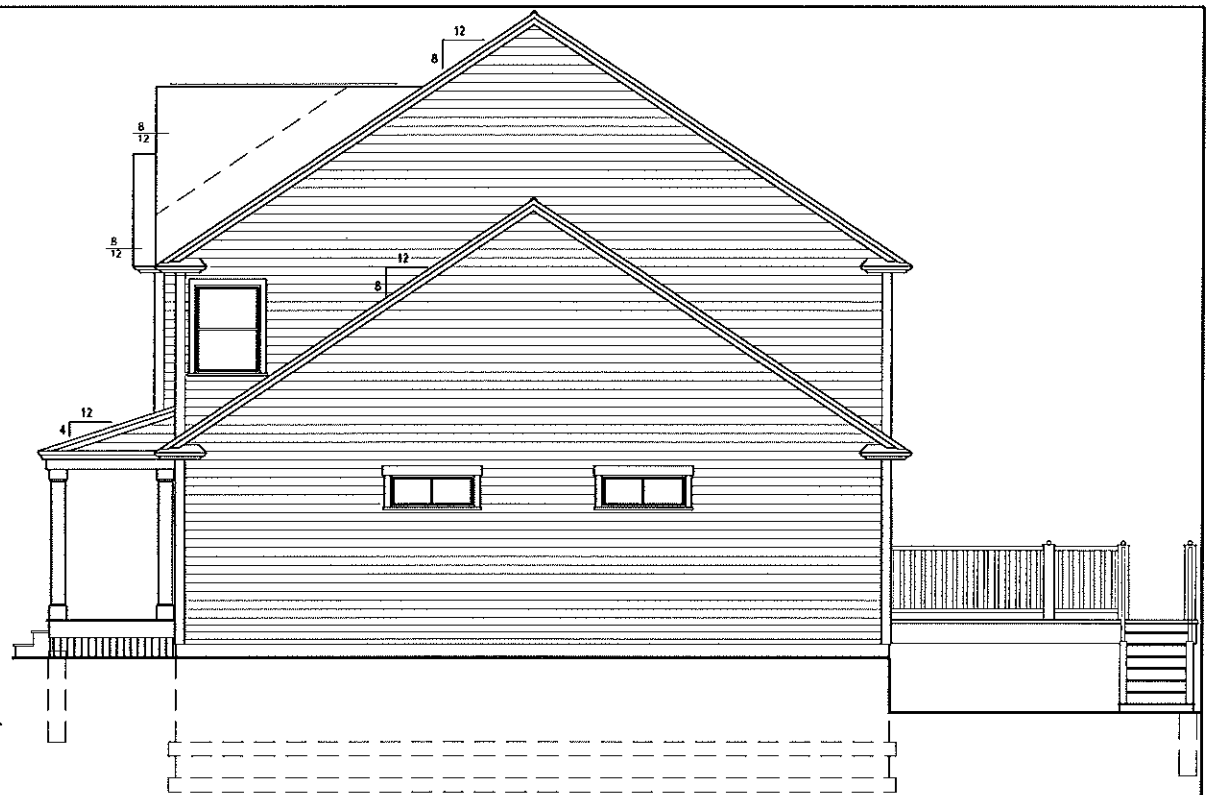


**SECOND FLOOR FRAMING PLAN**  
SCALE: 1/4"=1'-0"

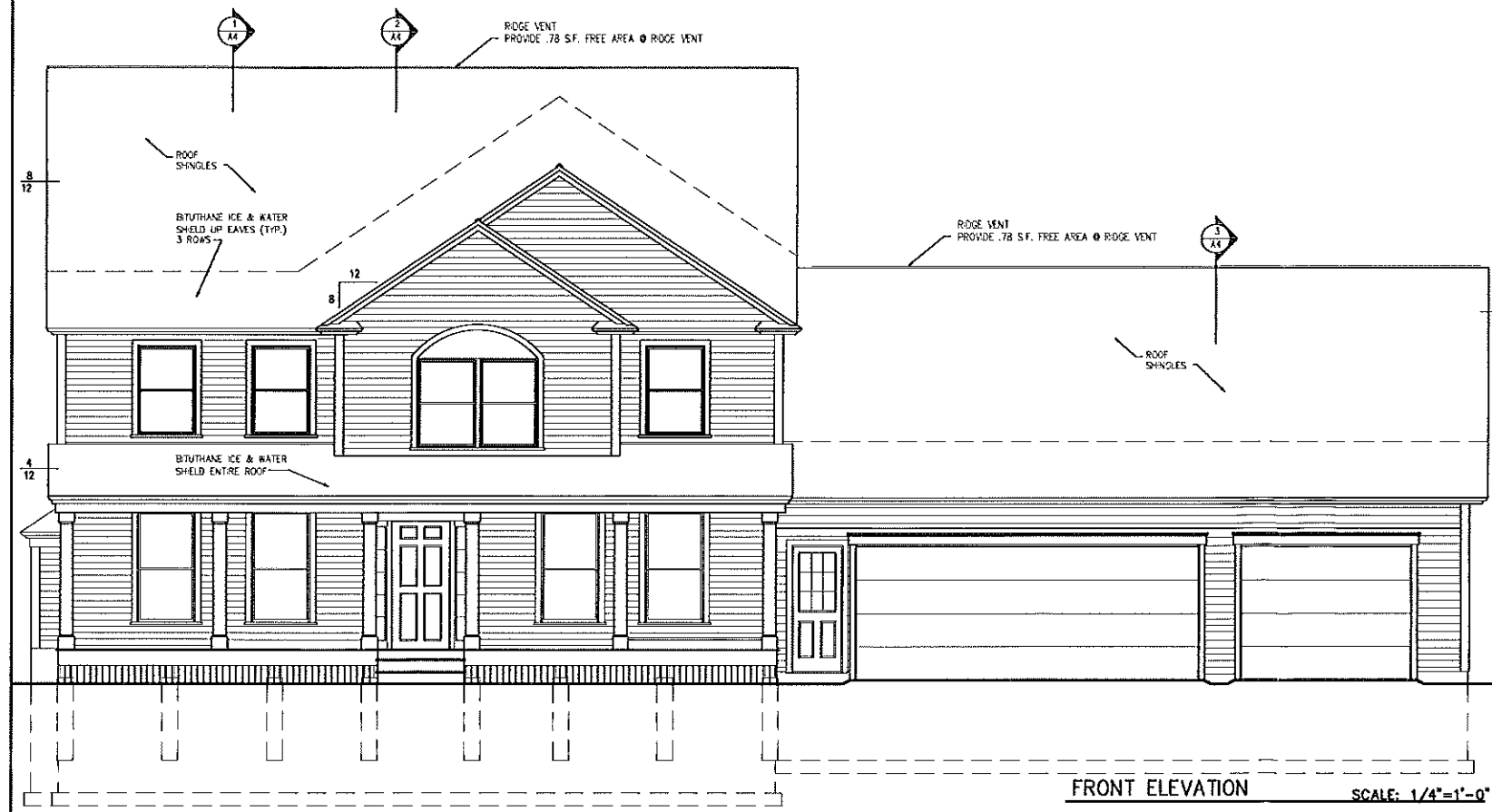
<b>HOLDEN RESIDENCE</b>	
<b>PORTLAND, MAINE</b>	
DRAWINGS THIS SHEET	A2
SECOND FLOOR PLAN	
SECOND FLOOR FRAMING PLAN CHECKLIST	
04/03/12	



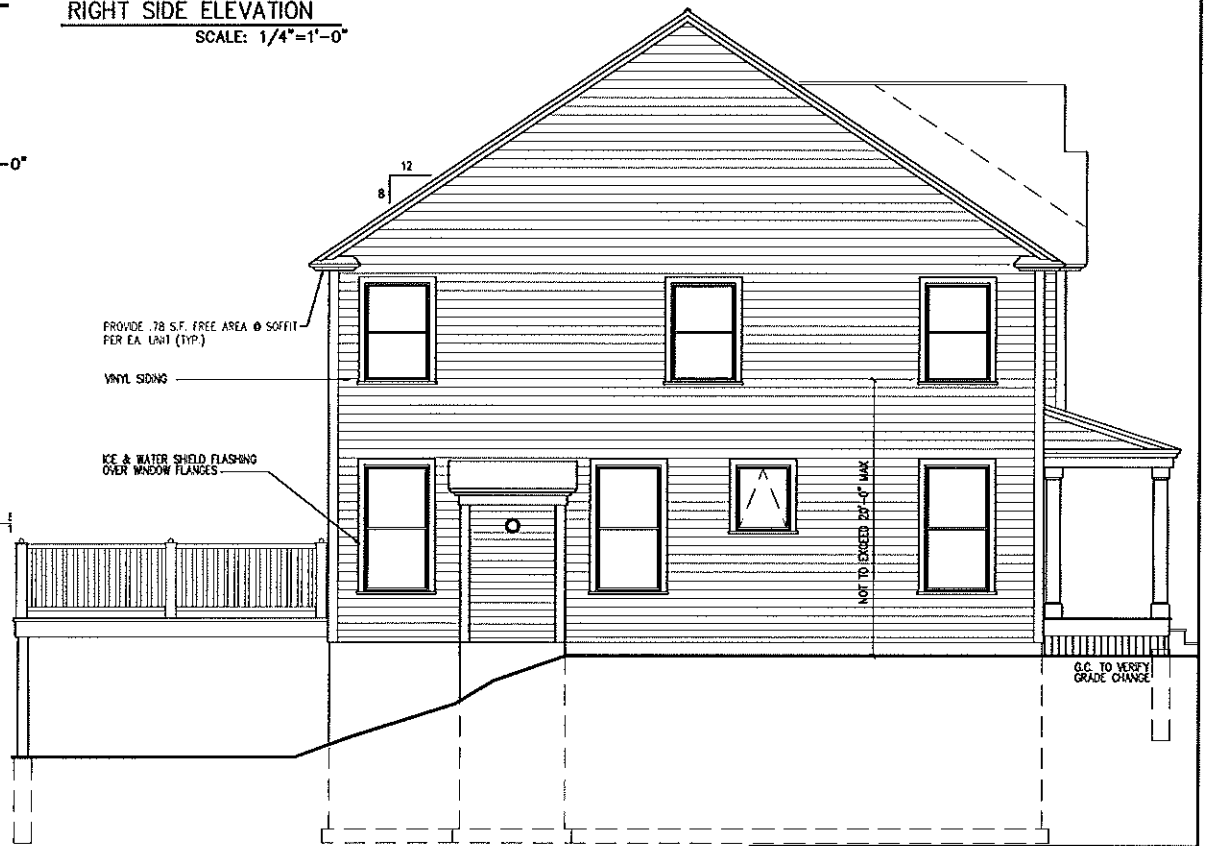
REAR ELEVATION  
SCALE: 1/4"=1'-0"



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

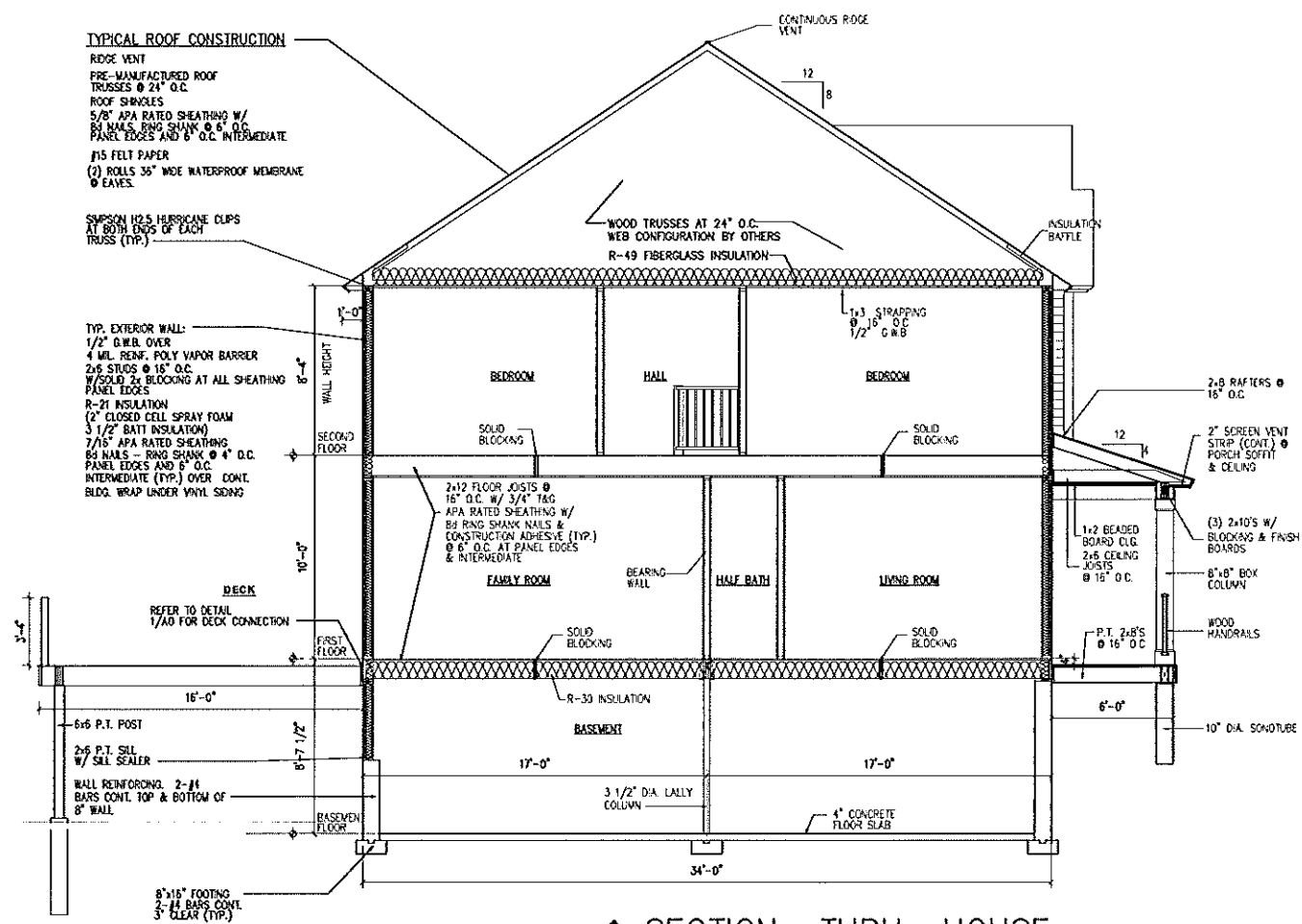


FRONT ELEVATION  
SCALE: 1/4"=1'-0"

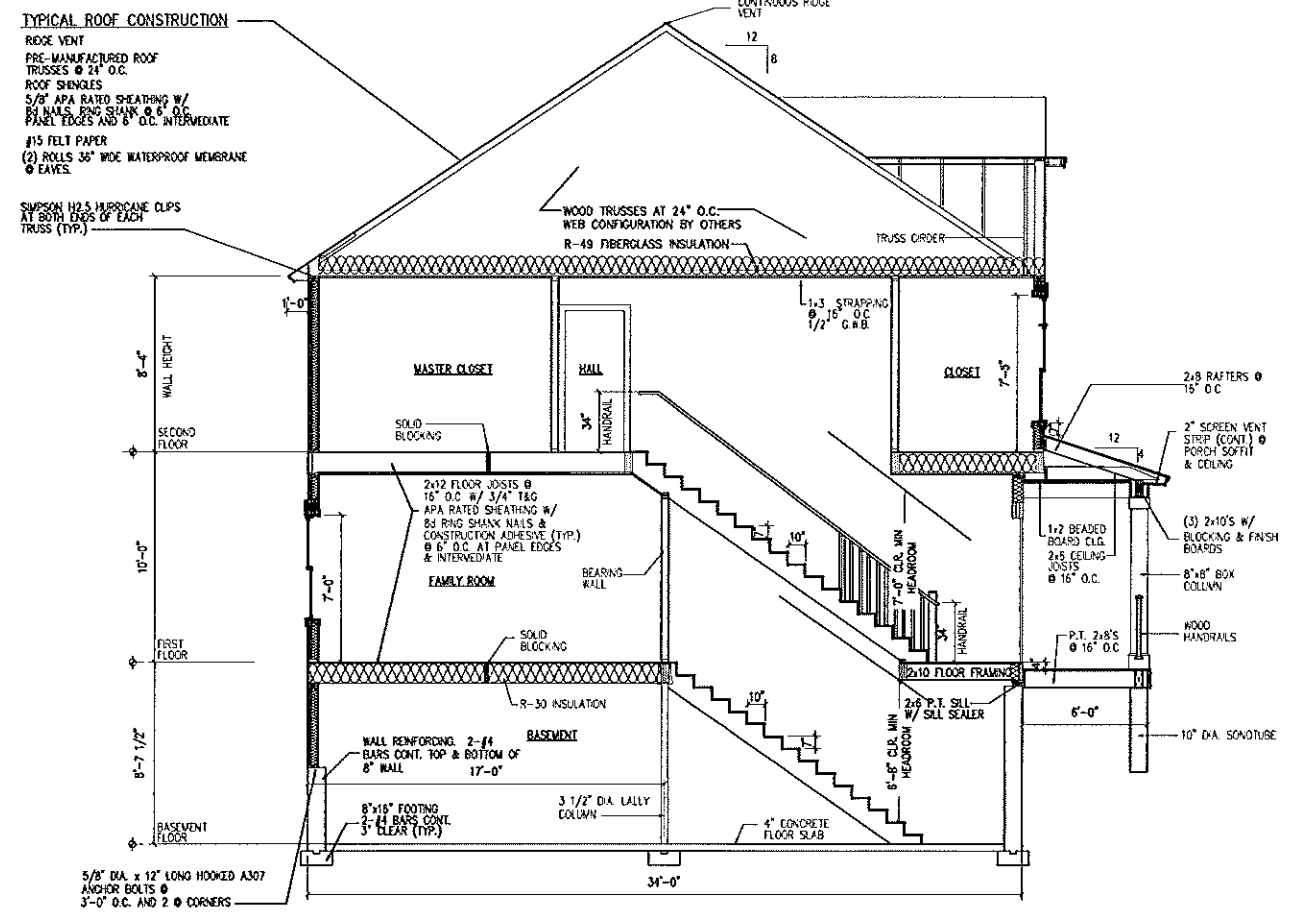


LEFT SIDE ELEVATION  
SCALE: 1/4"=1'-0"

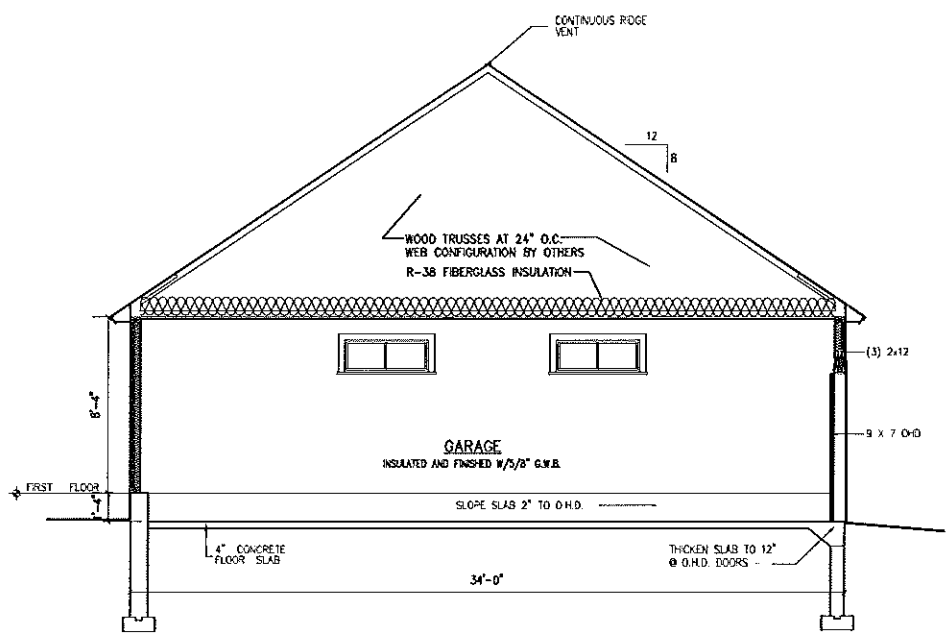
HOLDEN RESIDENCE	
PORTLAND, MAINE	
DRAWINGS THIS SHEET	
ELEVATIONS	
A3	
04/03/12	



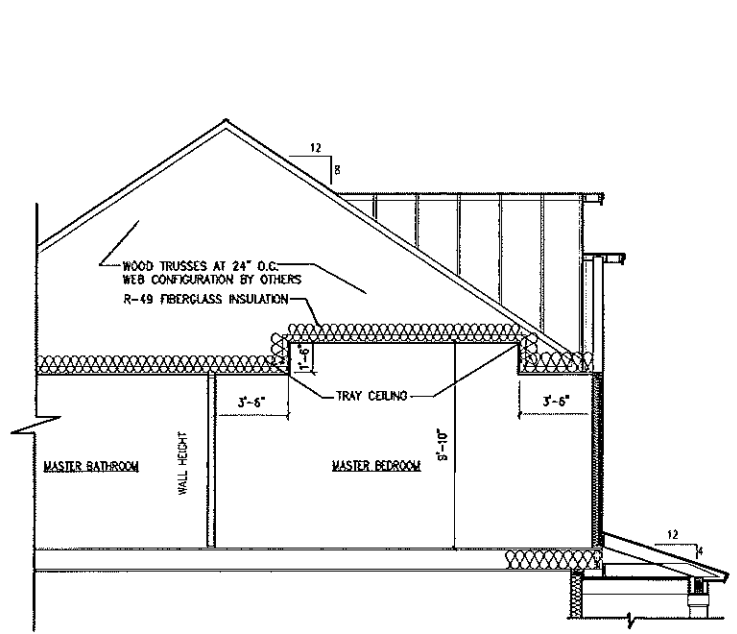
1 SECTION THRU HOUSE  
SCALE: 1/4" = 1' - 0"



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

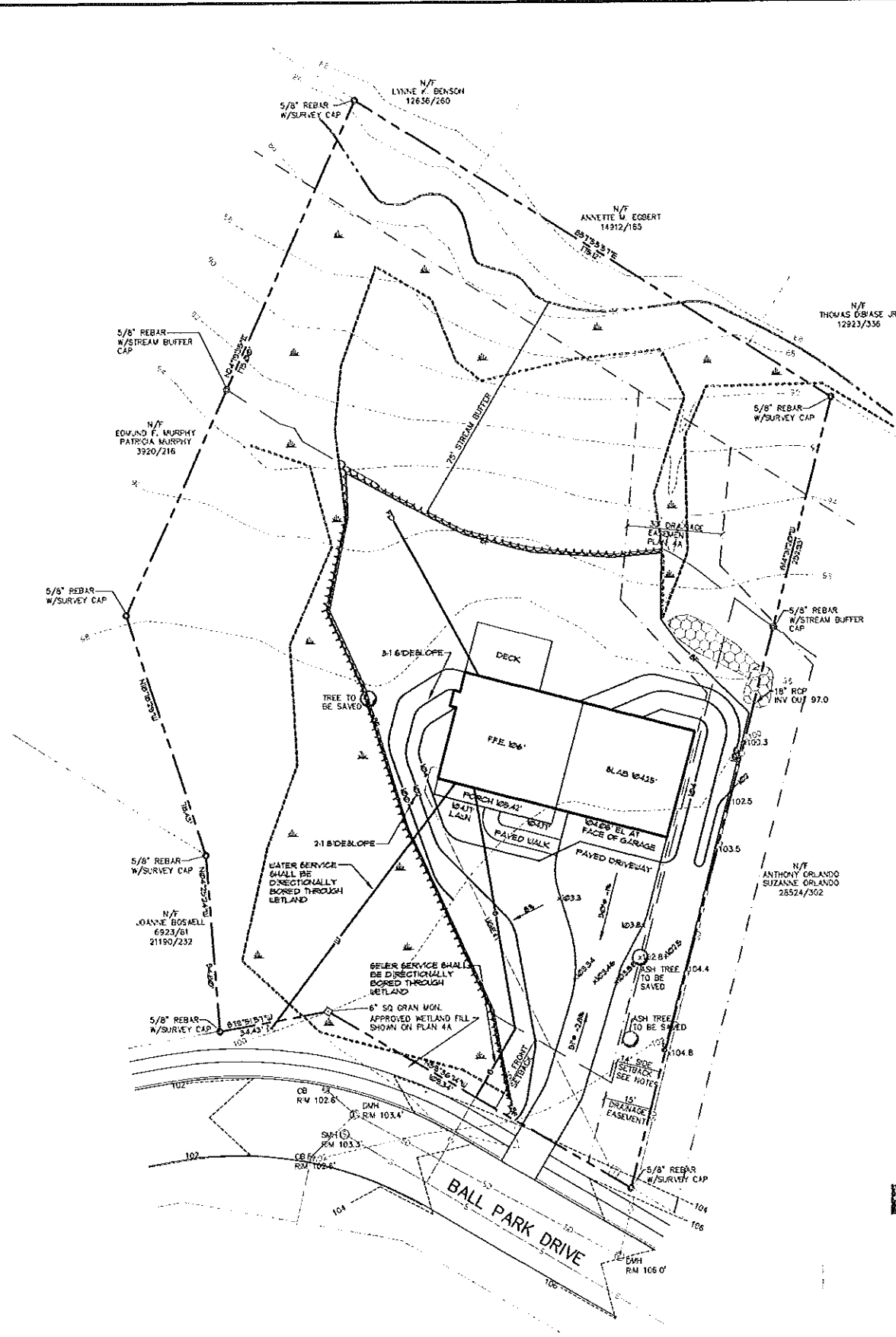


3 SECTION THRU GARAGE  
SCALE: 1/4" = 1' - 0"



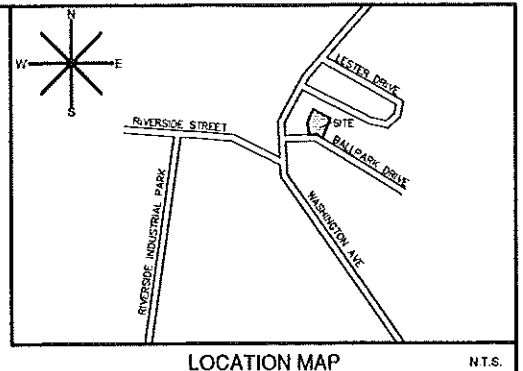
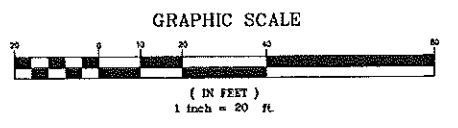
4 PARTIAL SECTION @ M. BEDROOM  
SCALE: 1/4" = 1' - 0"

HOLDEN RESIDENCE PORTLAND, MAINE	
DRAWINGS THIS SHEET SECTIONS	
A4	04/03/12



**LEGEND**

EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE R.O.W.	---
---	ADJUTER LINE R.O.W.	---
---	SETBACK	---
---	EASEMENT	---
□	MONUMENT	□
○	5/8" REBAR W/ SURVEY CAP	○
○	STREAM BUFFER PIN	○
○	BUILDING	○
○	WETLANDS	○
---	EDGE WETLAND	---
---	STREAM	---
---	EDGE PAVEMENT	---
---	CURBLINE	---
---	TREELINE	---
---	CONTOURS	---
---	SPOT GRADE	---
○	DECIDUOUS TREE	○
○	CONIFEROUS TREE	○
○	WATER	○
○	GATE VALVE	○
○	SEWER	○
○	SEWER MH	○
○	STORM DRAIN	○
○	CATCH BASIN	○
○	DRAINAGE MH	○
○	EQ. BLANKET	○
○	SILT FENCE	○
○	REPRAP	○



**GENERAL NOTES**

- 1) THE RECORD OWNER OF THE PROPERTY IS MICHAEL R. JYNG AND MARY ANN JYNG TRUSTEE.
  - 2) THE PROPERTY IS LOCATED ON THE CITY OF PORTLAND TAX MAP 311 BLOCK A LOT 3101.
  - 3) THE BEARINGS AND NORTH ORIENTATION SHOWN HEREON IS BASED UPON GRID NORTH, NORTH AMERICAN DATUM OF 1983 (NAD 83).
- THE CONTOURS AND ELEVATIONS SHOWN HEREON ARE BASED UPON THE THE PROJECT BENCHMARK, A BOLT IN 3-FOOT OFFSET MONUMENT LOCATED AT THE SOUTHEAST CORNER OF JACKSON AND AUBURN STREETS AS PROVIDED BY THE CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS. ELEVATION ON MONUMENT IS 142.443 AND IS BASED UPON CITY OF PORTLAND DATUM. SAID DATUM IS TIED TO NATIONAL GEOGRAPHIC VERTICAL DATUM OF 1953 (NGVD 29).
- HORIZONTAL CONTROL WAS ESTABLISHED UTILIZING A TOPCON GRS-1 DUAL-FREQUENCY GPS RECEIVER.
- 4) PLAN REFERENCES:
    - A) RESIDENTIAL LOT SUBDIVISION PLAT OF BALLPARK DRIVE SUBDIVISION DATED THROUGH NOVEMBER 11, 2004 BY URS CORPORATION AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 724 PAGE 656.
    - B) ROAD AND UTILITIES PLAN AND PROFILE "THE HAVERLY ESTATE PROPERTY" BALLPARK DRIVE SUBDIVISION DATED THROUGH JULY 3, 2006 BY URS CORPORATION. REFERENCED ON THE SUBDIVISION PLAN REFERENCED IN NOTE 4A.
  - 5) THE PROPERTY SHOWN HEREON IS SUBJECT TO AND BENEFITED BY NOTES REFERENCED ON THE SUBDIVISION PLAN REFERENCED IN NOTE 4A.
  - 6) THE TOTAL AREA OF THE PROPERTY IS 45,894 SQUARE FEET OR 1.05 ACRES.
  - 7) THE TOTAL AREA OF THE PROPOSED SITE DISTURBANCE IS APPROXIMATELY 16,192 SQUARE FEET.
  - 8) THE TOTAL AREA OF THE PROPOSED PAVEMENT FOR THE DRIVEWAY AND SIDEWALK IS APPROXIMATELY 1936 SQUARE FEET.
  - 9) THE TOTAL AREA OF THE PROPOSED GROUND FLOOR AREA OF THE BUILDING IS APPROXIMATELY 1216 SQUARE FEET (RESIDENCE + GARAGE).

**SPACE & BULK REQUIREMENTS**

THE PROPERTY IS LOCATED IN THE R-2 RESIDENTIAL ZONE. THE SPACE AND BULK REQUIREMENTS FOR THE R-2 RESIDENTIAL ZONE ARE LISTED BELOW:

MINIMUM LOT SIZE	10,000 SF.
MINIMUM STREET FRONTAGE	50 FEET
MINIMUM FRONT YARD	25 FEET
MINIMUM REAR YARD	25 FEET
MINIMUM SIDE YARD	0 FEET - 1 STORY BUILDING
	0 FEET - 1 1/2 STORY BUILDING
	14 FEET - 2 STORY BUILDING
	16 FEET - 3 1/2 STORY BUILDING
MAXIMUM LOT COVERAGE	70%
MINIMUM LOT WIDTH	60 FEET
MAXIMUM STRUCTURE HEIGHT	35 FEET

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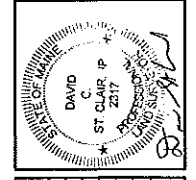
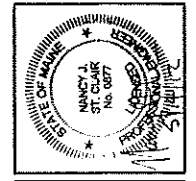
MAY 15 2012

City of Portland  
Planning Division

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MAY 15 2012

Dept. of Building Inspections  
City of Portland Maine



REV.	BY:	DATE:	STATUS:
B	NUS	5-14-12	REVISED PER CITY COMMENTS
A	NUS	4-26-12	ISSUED TO CLIENT

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM ST. CLAIR ASSOCIATES. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO ST. CLAIR ASSOCIATES.

**ST. CLAIR ASSOCIATES**  
LAND SURVEYING AND CIVIL ENGINEERING  
34 Forest Lane  
Cumberland, ME 04021  
Tel: (207) 638-5506

PROJECT NO.	FIELD BOOK	DESIGN	CHKD	DRAWN	DGS
12055		NUS	NUS	NUS	DCS

**PLOT PLAN**  
OF:  
LOT 1  
BALLPARK DRIVE  
PORTLAND, MAINE  
**RISBARA BROS. CONST. CO. INC.**  
P.O. BOX 485  
SCARBOROUGH, ME 04070-0485

DATE	SCALE
4-10-12	1"=20'

12055EC-B 748 12055S

