



Sebago Technics
Engineering Expertise You Can Build On

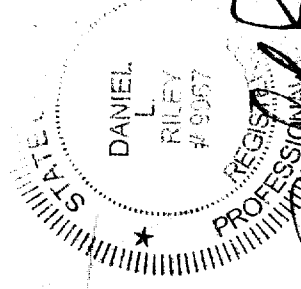
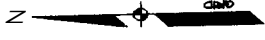
One Chobot Street
Westbrook, Me 04098-1339
Tel (207) 856-0277

GRADING PLAN LOT 9
OF
AUBURN ESTATES
AUBURN STREET/LONGVIEW DRIVE
PORTLAND, MAINE
FOR:
NIAL CONSTRUCTION
191 STATE ROAD, SUITE 2
KITTEY, MAINE 03904

382 # 1029

DESIGN BY: DLR
DRAWN BY: MAL
CHECKED BY: DLR
DATE: 11-10-04
SCALE: 1"=30'
FIELD BK: 778
PROJ. NO: 03453
DRAWING: 0345366

SHEET 1 OF 2

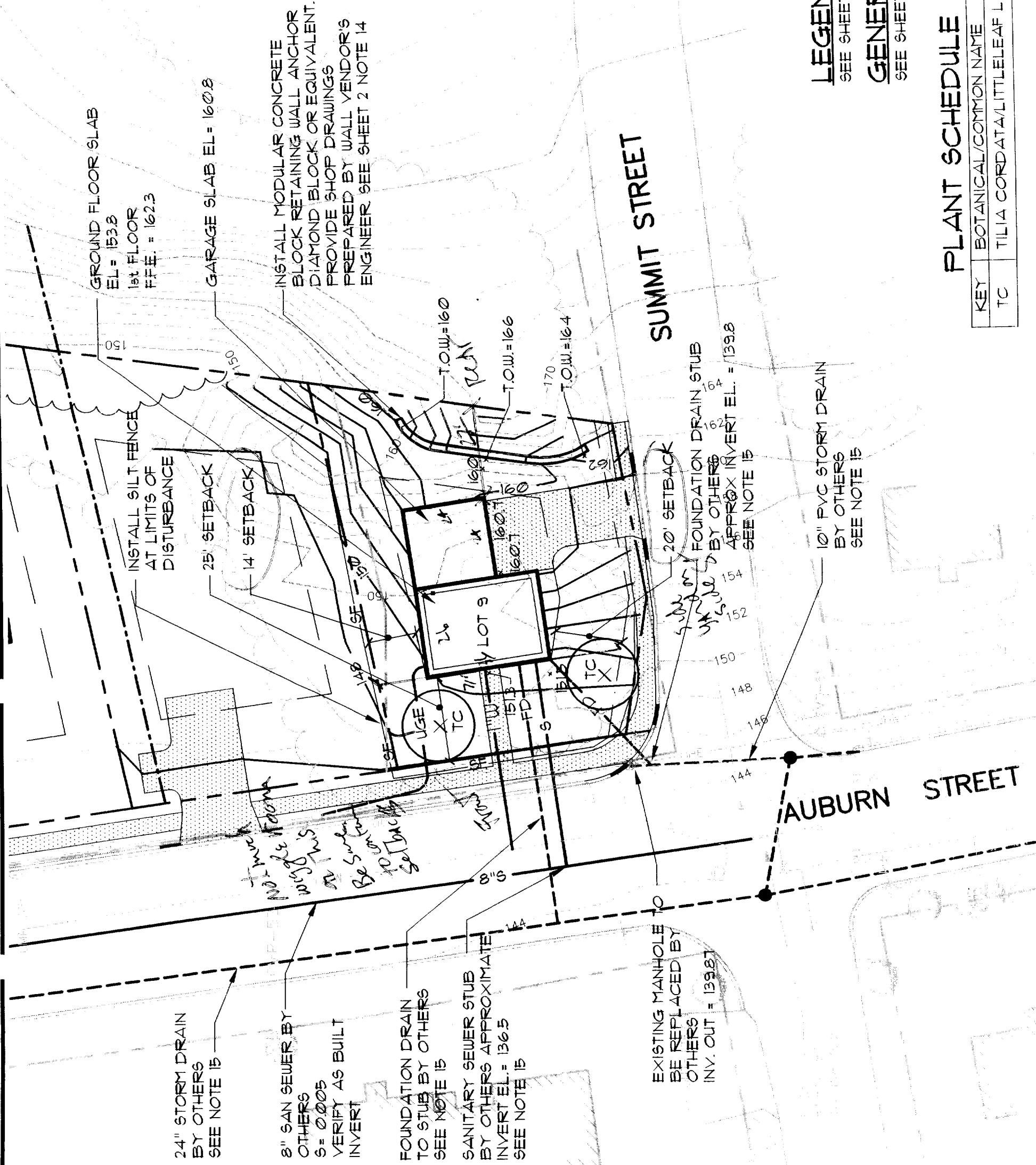


LEGEND:
SEE SHEET 2.

GENERAL NOTES:
SEE SHEET 2.

PLANT SCHEDULE

KEY	BOTANICAL/Common Name	9	3
TC	TILIA CORDATA/LITTLELEAF LINDEN		



24" STORM DRAIN
BY OTHERS
SEE NOTE 15

8" SAN SEWER BY
OTHERS
S = 0.005
VERIFY AS BUILT
INVERT

FOUNDATION DRAIN
TO STUB BY OTHERS
SEE NOTE 15

SANITARY SEWER STUB
BY OTHERS APPROXIMATE
INVERT EL = 136.5
SEE NOTE 15

EXISTING MANHOLE TO
BE REPLACED BY
OTHERS
INV. OUT = 139.87

AUBURN STREET

SUMMIT STREET

INSTALL MODULAR CONCRETE
BLOCK RETAINING WALL ANCHOR
DIAMOND BLOCK OR EQUIVALENT.
PROVIDE SHOP DRAWINGS
PREPARED BY WALL VENDOR'S
ENGINEER SEE SHEET 2 NOTE 14

GROUND FLOOR SLAB
EL = 153.8
1st FLOOR
F.F.E. = 162.3

GARAGE SLAB EL = 160.8

INSTALL SILT FENCE
AT LIMITS OF
DISTURBANCE

25' SETBACK

14' SETBACK

20' SETBACK

FOUNDATION DRAIN STUB
BY OTHERS
APPROX INVERT EL. = 139.8
SEE NOTE 15

10" PVC STORM DRAIN
BY OTHERS
SEE NOTE 15

T.O.W. = 160

T.O.W. = 166

T.O.W. = 164

*No 3" Storm
with this
on 10' setback
Be sure to
setback*

*Submittal
supplied by others*

GENERAL NOTES

1. APPLICANT: LAURENCE STURDIVANT
NAIL CONSTRUCTION, INC.
191 STATE ROAD, SUITE 2
KITTEERY, ME 03904
2. THE PROPERTY IS SHOWN AS LOT 9 OF THE AUBURN ESTATES SUBDIVISION APPROVED BY THE CITY OF PORTLAND PLANNING BOARD AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 204 PAGE 665.
3. TOTAL AREA OF PARCEL: 8,383 SQUARE FEET (0.19 ACRES).
4. BEARINGS SHOWN ARE REFERENCED TO GRID NORTH. HORIZONTAL CONTROL REFERENCED TO MAINE STATE PLANE COORDINATES, WEST ZONE, NAD 83.
5. TOPOGRAPHIC INFORMATION SHOWN HEREON IS PROVIDED BY GROUND SURVEY PERFORMED BY SEBAGO TECHNIQS, INC. ON JANUARY 17, 2004. VERTICAL DATUM IS BASED ON CITY OF PORTLAND VERTICAL CONTROL DATUM (NGVD 1929). VERTICAL CONTROL ESTABLISHED BY LEVEL LOOP ORIGINATING FROM CITY OF PORTLAND BENCHMARK CONSISTING OF A 6"x6" GRANITE MONUMENT WITH DRILL HOLE LOCATED FLUSH IN SIDEWALK ON THE EASTERLY SIDE OF AUBURN STREET 23 FT NORTH OF THE NORTHERLY PAVEMENT LINE OF THE LYSETH MOORE ELEMENTARY SCHOOL DRIVEWAY AT ELEVATION 102.86 FEET.
6. PLAN REFERENCES:
A. SUBDIVISION PLAN OF "AUBURN ESTATES" FOR NIAL CONSTRUCTION BY SEBAGO TECHNIQS, INC., DATED JULY 22, 2004, RECORDED SEPTEMBER 15, 2004 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 204, PAGE 665.
7. THE PROPERTY IS LOCATED IN THE CITY OF PORTLAND R-2 ZONE. THE SPACE AND BULK REQUIREMENTS ARE AS FOLLOWS:

R-2 ZONE

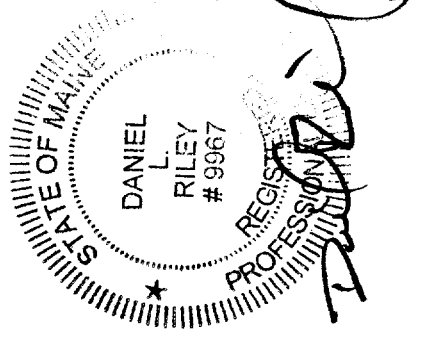
MIN. LOT SIZE	6,500 SF.
MIN. AREA PER DWELLING UNIT	6,500 SF.
MIN. STREET FRONTAGE	50 FT.
MIN. FRONT YARD SETBACK	25 FT.
MIN. REAR YARD SETBACK	25 FT.
MIN. SIDE YARD SETBACK	
1 STORY	8 FT.
1 1/2 STORY	8 FT.
2 STORY	14 FT.
2 1/2 STORY	16 FT.
MIN. SIDE YARD SETBACK ON SIDE STREET	20 FT.
MAX. LOT COVERAGE (BLDG. FOOTPRINT)	25%
MIN. LOT WIDTH	75 FT.
MAX. BLDG. HEIGHT (PRINCIPAL)	35 FT.
MAX. BLDG. HEIGHT (DETACHED ACCESSORY)	18 FT.

- NOTE: THE WIDTH OF (1) SIDE YARD MAY BE REDUCED BY ONE FOOT FOR EVERY ONE FOOT THAT OTHER SIDE SIDE YARD IS CORRESPONDINGLY INCREASED, BUT NO SIDE YARD SHALL BE LESS THAN EIGHT (8) FEET.
8. THE UTILITY LOCATIONS SHOWN IN LONGVIEW DRIVE ARE APPROXIMATE AND ARE BASED ON THE DESIGN PLANS REFERENCED IN NOTE 6. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
 9. ALL WATER MAIN SERVICE CONNECTIONS SHALL BE MADE UNDER THE SUPERVISION AND INSPECTION OF THE PORTLAND WATER DISTRICT.
 10. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "MAINE EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES" PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 1991 OR LATEST EDITION. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.

11. ALL ELECTRIC, TELEPHONE AND CABLE T.V. SERVICES SHALL BE UNDERGROUND AND IN CONFORMANCE WITH CENTRAL MAINE POWER CO., BELL ATLANTIC TELEPHONE CO. AND TIME WARNER CABLE T.V. CO. STANDARDS.
12. THIS PLAN IS NOT A BOUNDARY SURVEY. THE BOUNDARIES SHOWN HERON ARE BASED SOLELY ON THE PLAN REFERENCED IN NOTE 6.
13. THE LANDSCAPING INDICATED ON THIS PLAN REPRESENTS THE MINIMUM REQUIREMENTS AND IS CONSISTENT WITH THE LANDSCAPE PLAN APPROVED AS PART OF THE AUBURN ESTATES SUBDIVISION. TREE PLANTINGS SHALL MEET THE CITY OF PORTLAND'S ARBORICULTURAL SPECIFICATION AND STANDARDS OF PRACTICE AND LANDSCAPE DESIGN GUIDELINES. DEVELOPER MAY CONTRACT FOR THE PLACEMENT OF LANDSCAPING BUT SHALL REMAIN LIABLE TO THE CITY OF PORTLAND FOR FINANCIAL OBLIGATION FOR COMPLIANCE WITH CITY ORDINANCES AND APPROVALS. SUCH FINANCIAL OBLIGATION SHALL BE NEITHER TRANSFERABLE NOR WAIVABLE BY THE DEVELOPER.
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15. THE SANITARY SEWERS, STORM DRAINS, MANHOLES CATCH BASINS, AND FOUNDATION DRAIN STUBS IN AUBURN STREET ARE PROPOSED FOR CONSTRUCTION BY THE CITY OF PORTLAND AS PART OF THE AUBURN STREET COMBINED SEWER SEPARATION PROJECT. THE SERVICE STUB LOCATIONS AND ELEVATIONS SHOWN HEREON ARE BASED ON DESIGN PLANS AND DO NOT REFLECT THE AS BUILT CONDITION. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF THE SERVICE STUBS WITH THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT PRIOR TO THE CONSTRUCTION OF BUILDING FOUNDATIONS.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	PROPERTY/ROW	
	SETBACK	
	BUILDING	
	SIGN	
	EDGE PAVEMENT	
	GRAVEL ROAD	
	CURBLINE	
	TREELINE	
	CONTOURS	
	WATER	
	SEWER	
	STORM DRAIN	
	FORCE MAIN	
	UNDERDRAIN	
	UNDERGROUND ELEC. & TEL.	
	GATE VALVE	
	LIGHT POLE	
	HYDRANT	
	MANHOLE	
	SPOT GRADE	
	DECIDUOUS TREE	
	CONIFEROUS TREE	
	ZONE LINE	

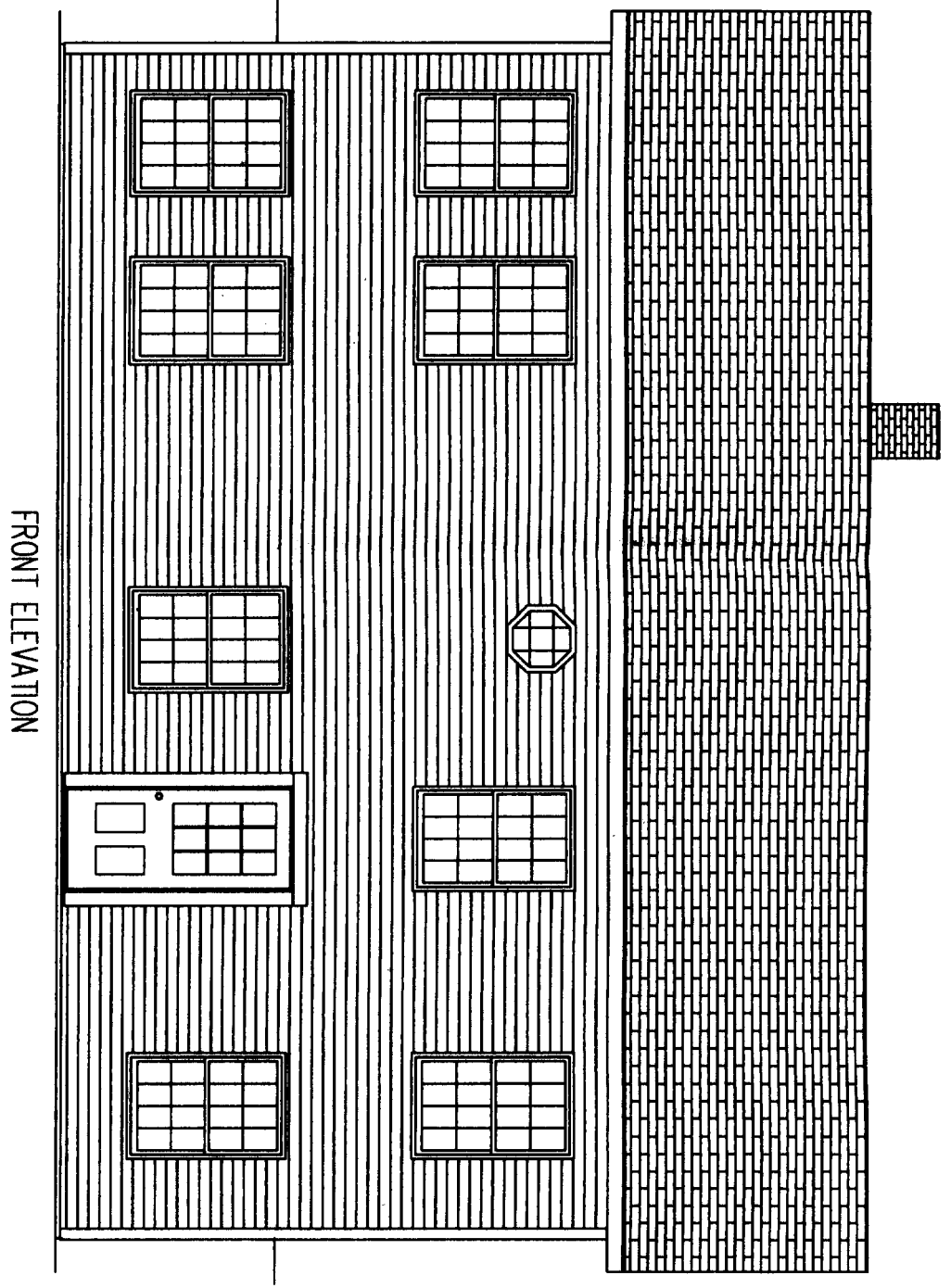
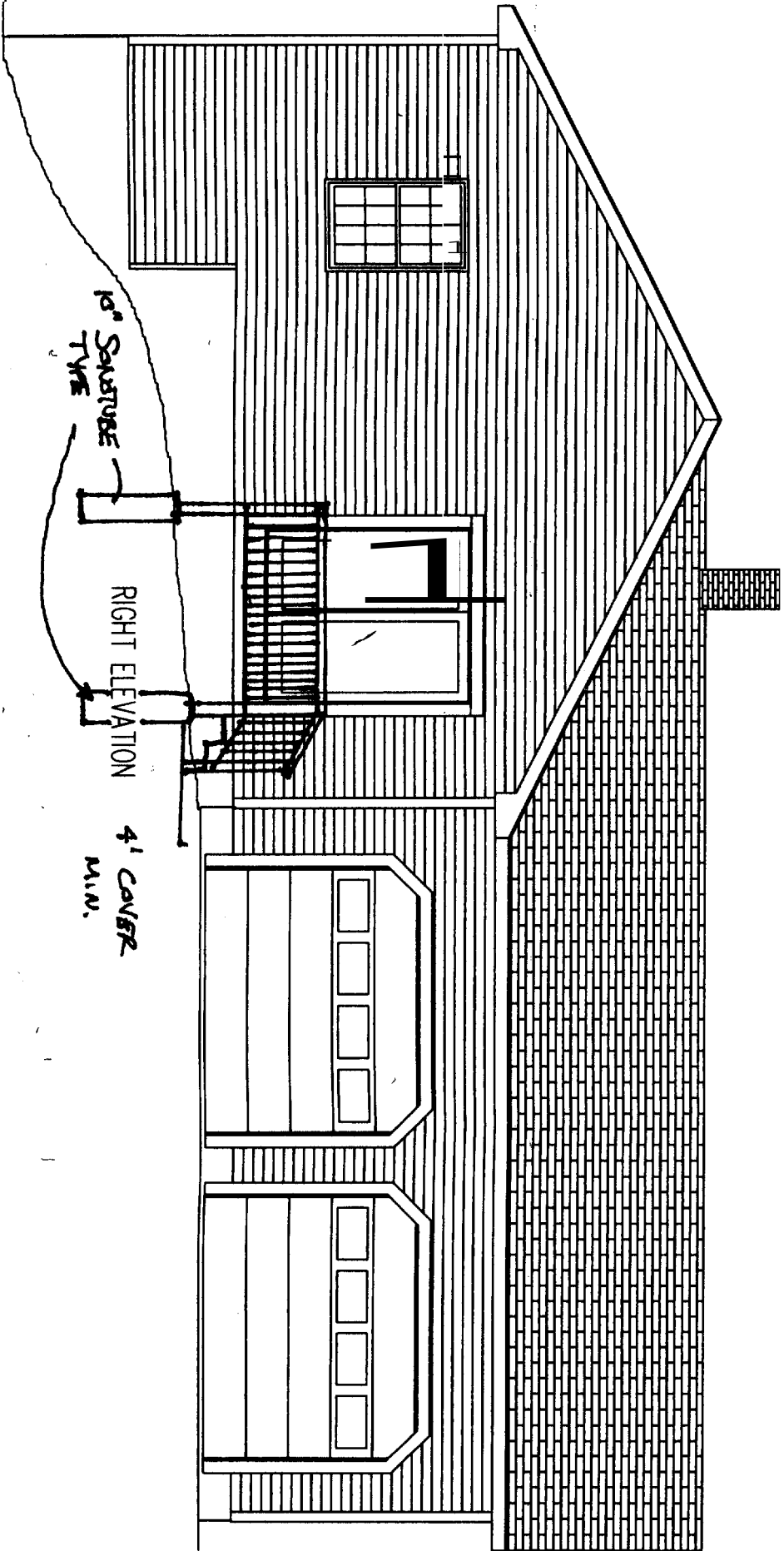


NOTES
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 AUBURN STREET/LONGVIEW DRIVE
 PORTLAND, MAINE
 FOR: NIAL CONSTRUCTION
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 PORTLAND, ME 03904

DESIGN BY: DLR
 DRAWN BY: FCL
 CHECKED BY: DLR
 DATE: 11-10-04
 SCALE: -
 FIELD BK: 778
 PROJ. NO: 03453
 DRAWING: 0345306.DWG

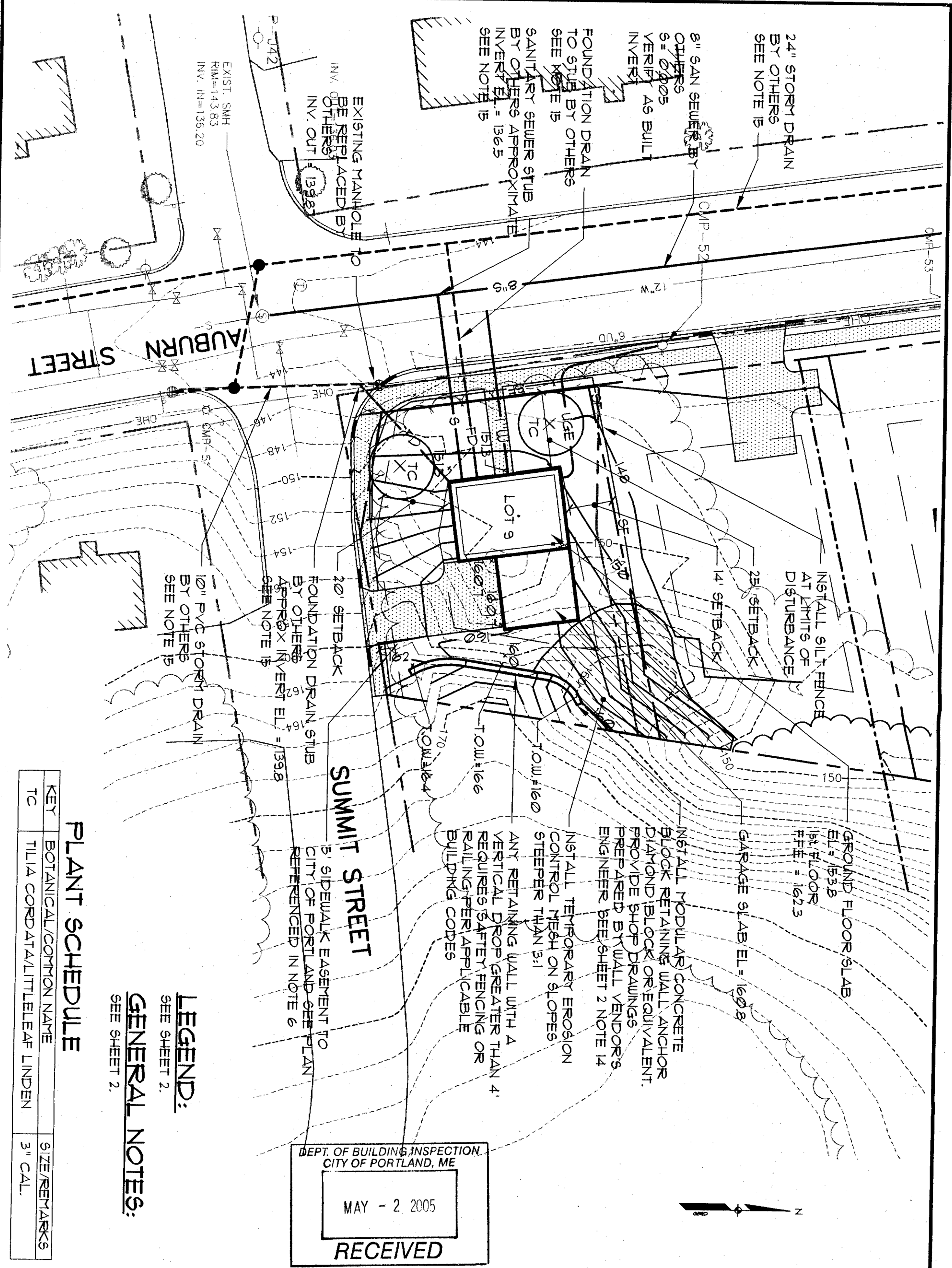
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26'x36' RANCH W/24'x24' GARAGE
 HANCOCK LUMBER CASCO
 SCALE: 3/16"=1'-0" DATE: 8/04 DRAWN BY: MJC
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DEPT. OF BUILDING INSPECTION
 CITY OF PORTLAND, ME
 MAY - 2 2005
 RECEIVED

531 Auburn St,



KEY	BOTANICAL/COMMON NAME	SIZE/REMARKS
TC	TILIA CORDATA/LITTLELEAF LINDEN	3" CAL.

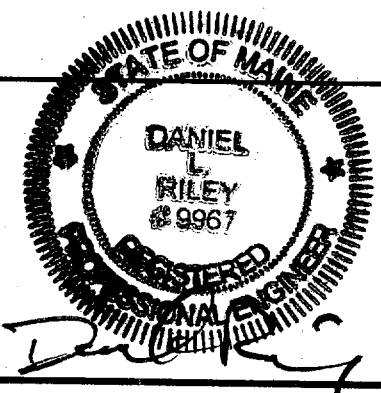
PLANT SCHEDULE

LEGEND:
SEE SHEET 2.
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DESIGN BY: DLR
DRAWN BY: MAL
CHECKED BY: DLR
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SCALE: 1"=30'
FIELD BK: 778
PROJ. NO: 03453
DRAWING: 0345366



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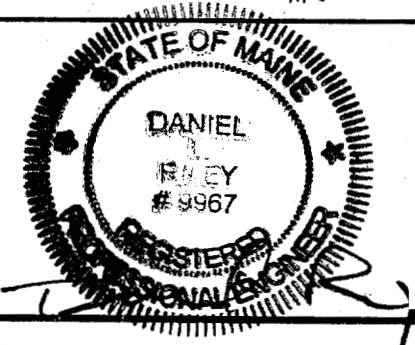
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15. THE SANITARY SEWERS, STORM DRAINS, MANHOLES CATCH BASINS, AND FOUNDATION DRAIN STUBS IN AUBURN STREET ARE PROPOSED FOR CONSTRUCTION BY THE CITY OF PORTLAND AS PART OF THE AUBURN STREET COMBINED SEWER SEPARATION PROJECT. THE SERVICE STUB LOCATIONS AND ELEVATIONS SHOWN HEREON ARE BASED ON DESIGN PLANS AND DO NOT REFLECT THE AS BUILT CONDITION. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF THE SERVICE STUBS WITH THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT PRIOR TO THE CONSTRUCTION OF BUILDING FOUNDATIONS.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY/ROW	---
---	SETBACK	---
---	BUILDING	---
---	SIGN	---
---	EDGE PAVEMENT	---
---	GRAVEL ROAD	---
---	CURBLINE	---
---	TREELINE	---
---	CONTOURS	---
---	WATER	---
---	SEWER	---
---	STORM DRAIN	---
---	FORCE MAIN	---
---	UNDERDRAIN	---
---	UNDERGROUND	---
---	ELEC. & TEL.	---
---	GATE VALVE	---
---	LIGHT POLE	---
---	HYDRANT	---
---	MANHOLE	---
---	SPOT GRADE	---
---	DECIDUOUS TREE	---
---	CONIFEROUS TREE	---
---	ZONE LINE	---

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
MAY - 2 2005
RECEIVED



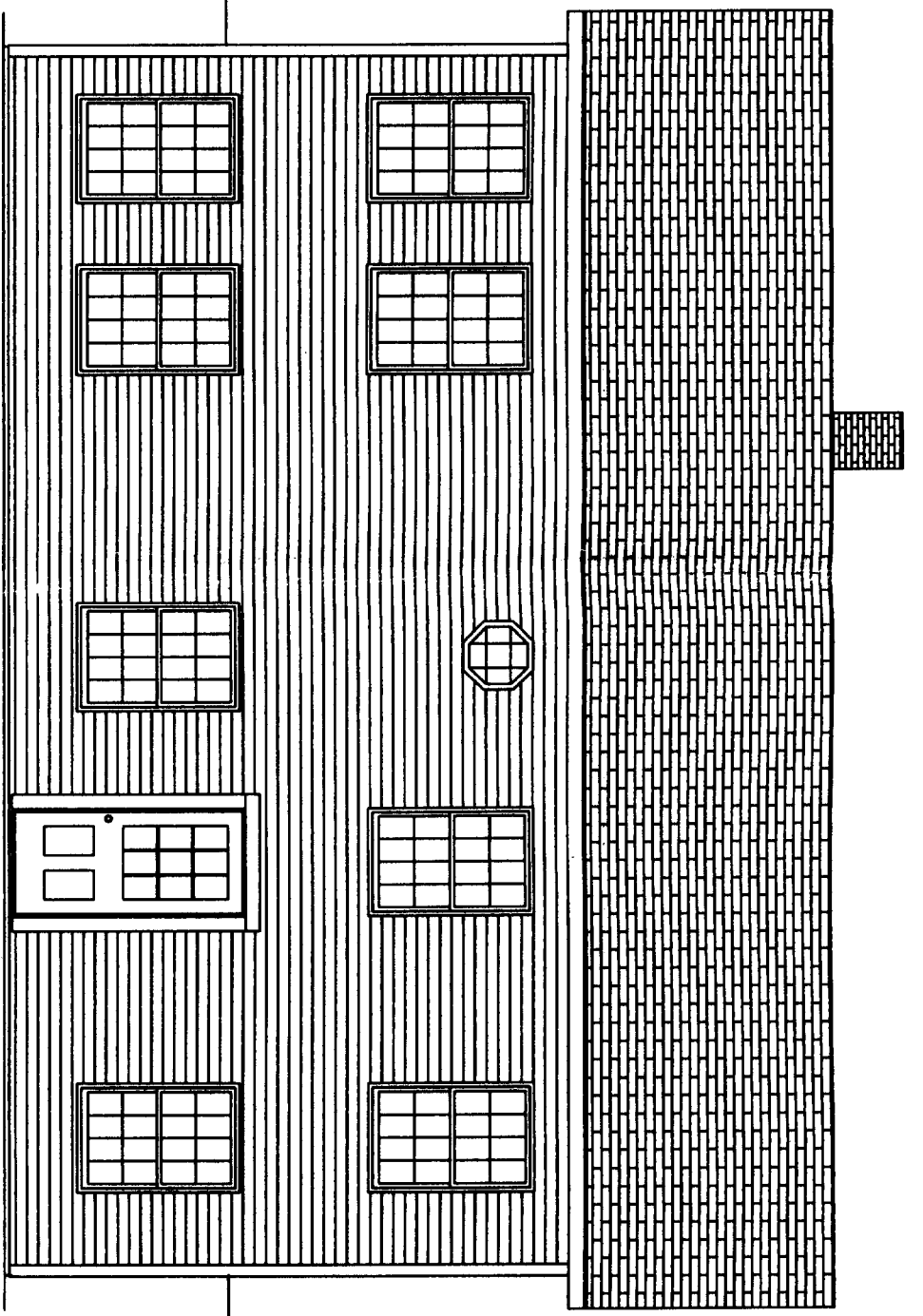
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NOTES
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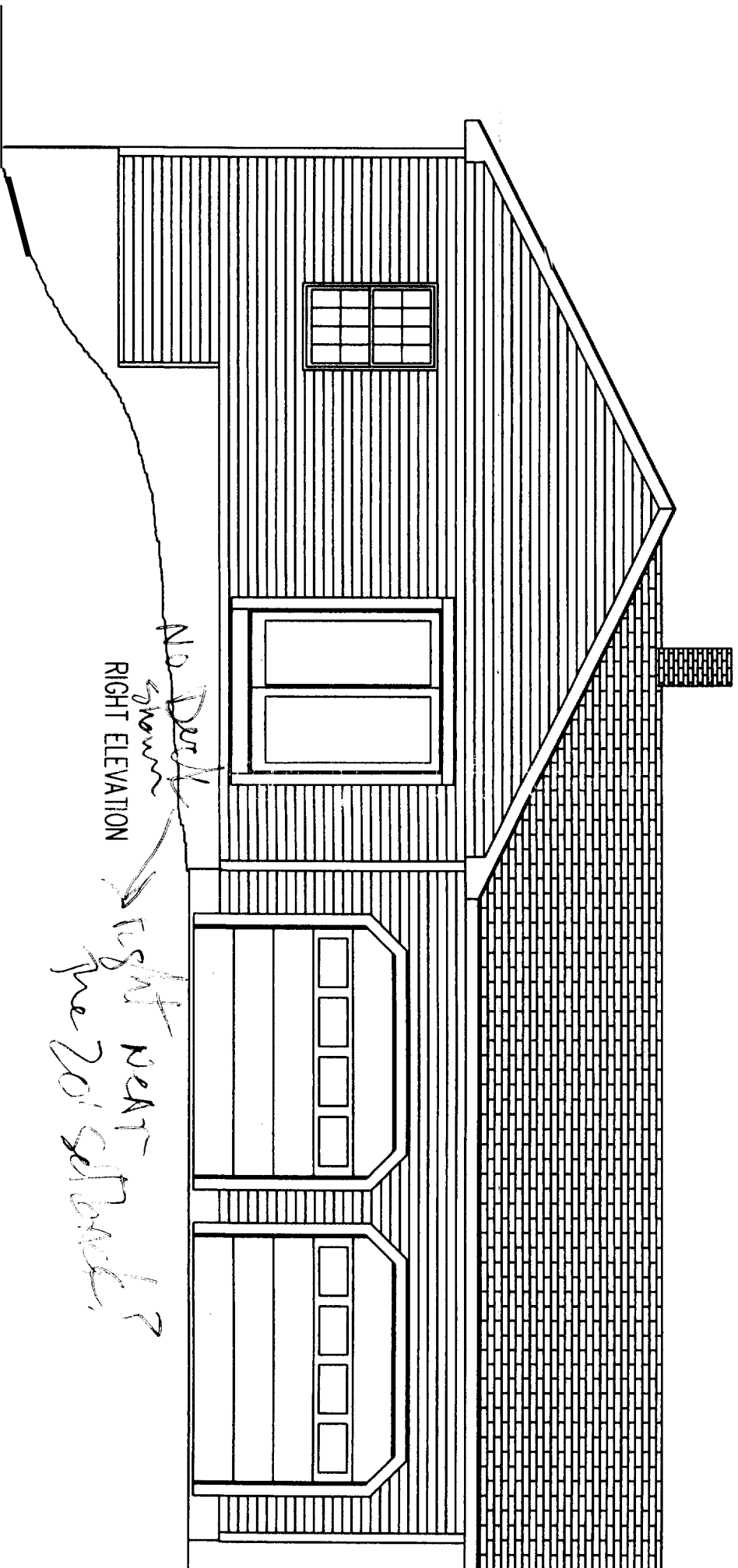
SHEET 2 OF 2

U-Value of Windows
34 TYP.



FRONT ELEVATION

2 Story
26'x36' RANCH W/24'x24' GARAGE
HANCOCK LUMBER CASCO

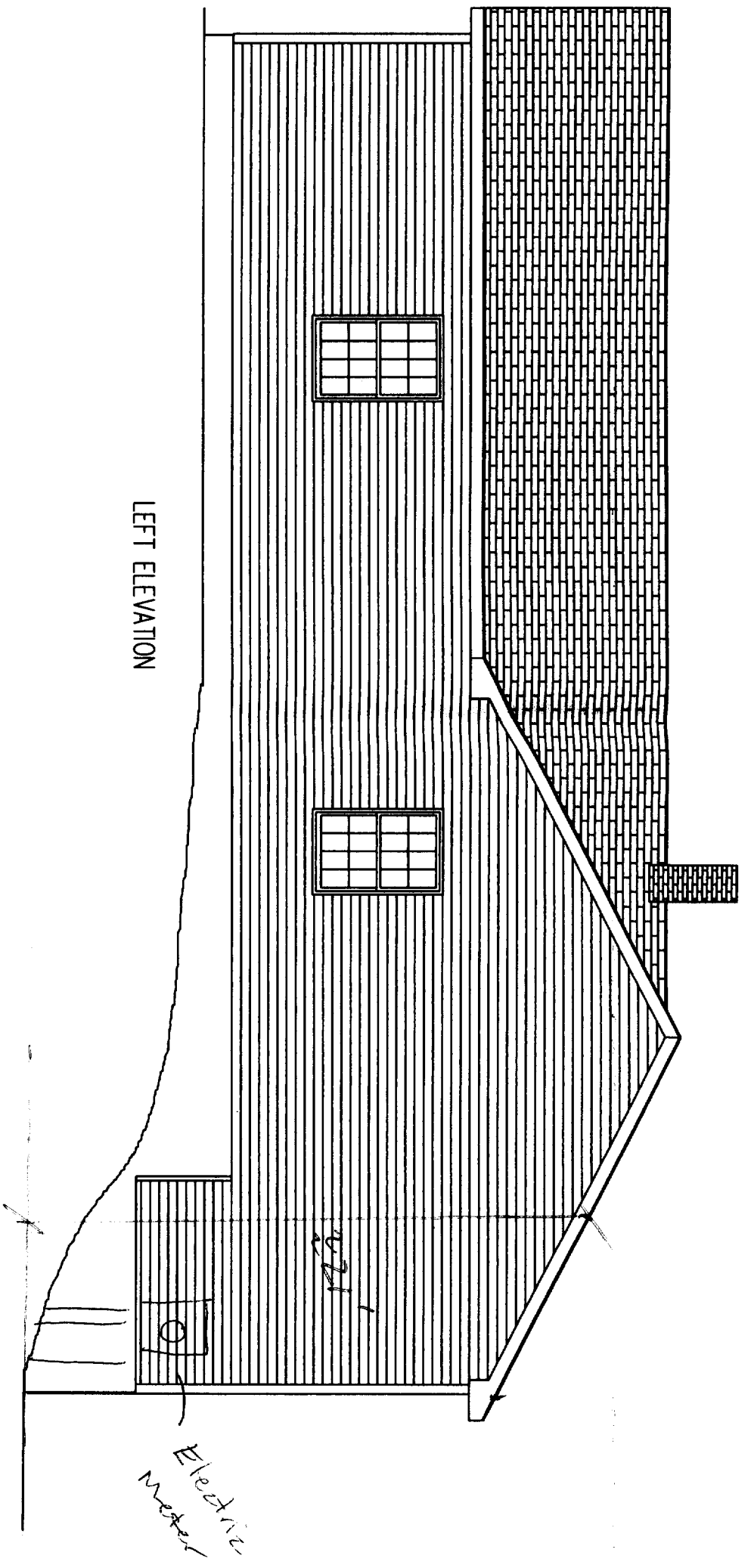


RIGHT ELEVATION

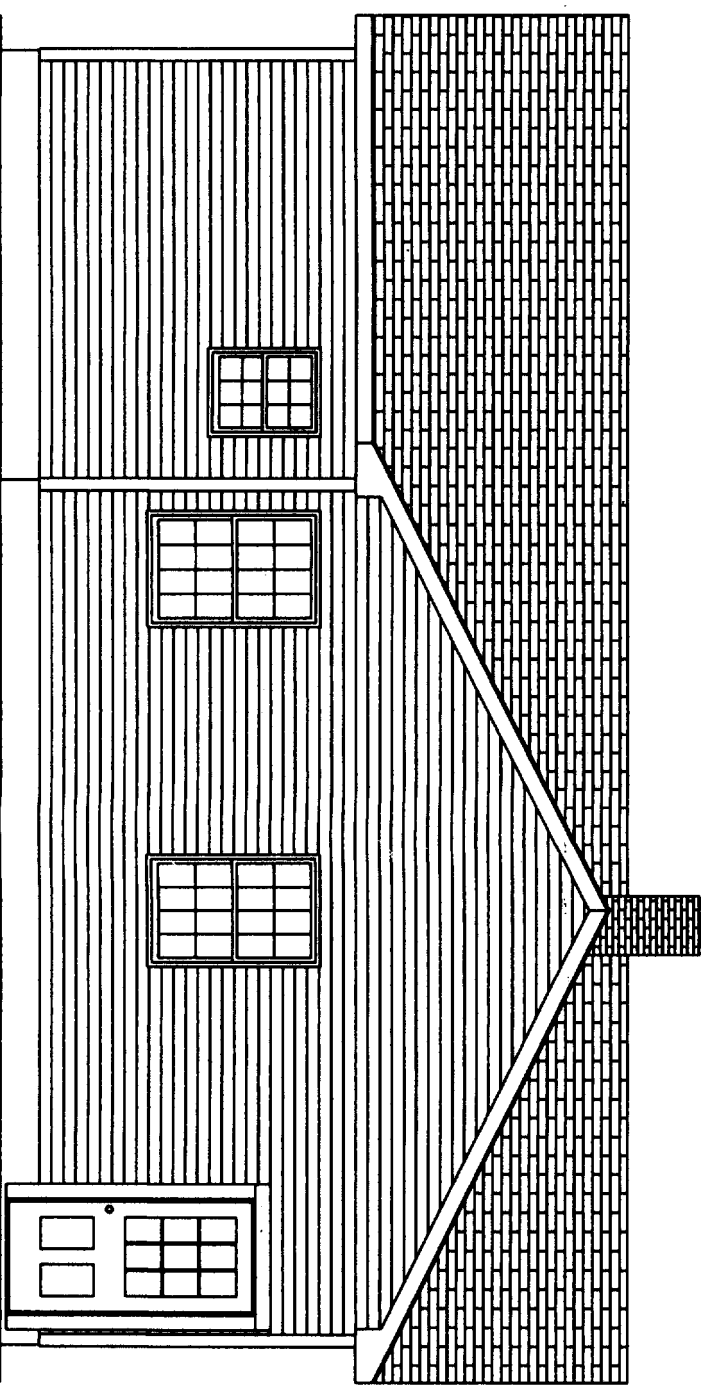
No Deck shown
Right near
the 20' setback?

1.25.21

26'x36' RANCH W/24'x24' GARAGE
HANCOCK LUMBER CASCO
SCALE: 1/8"=1'-0" DATE: 8/04 DRAWN BY: MAC

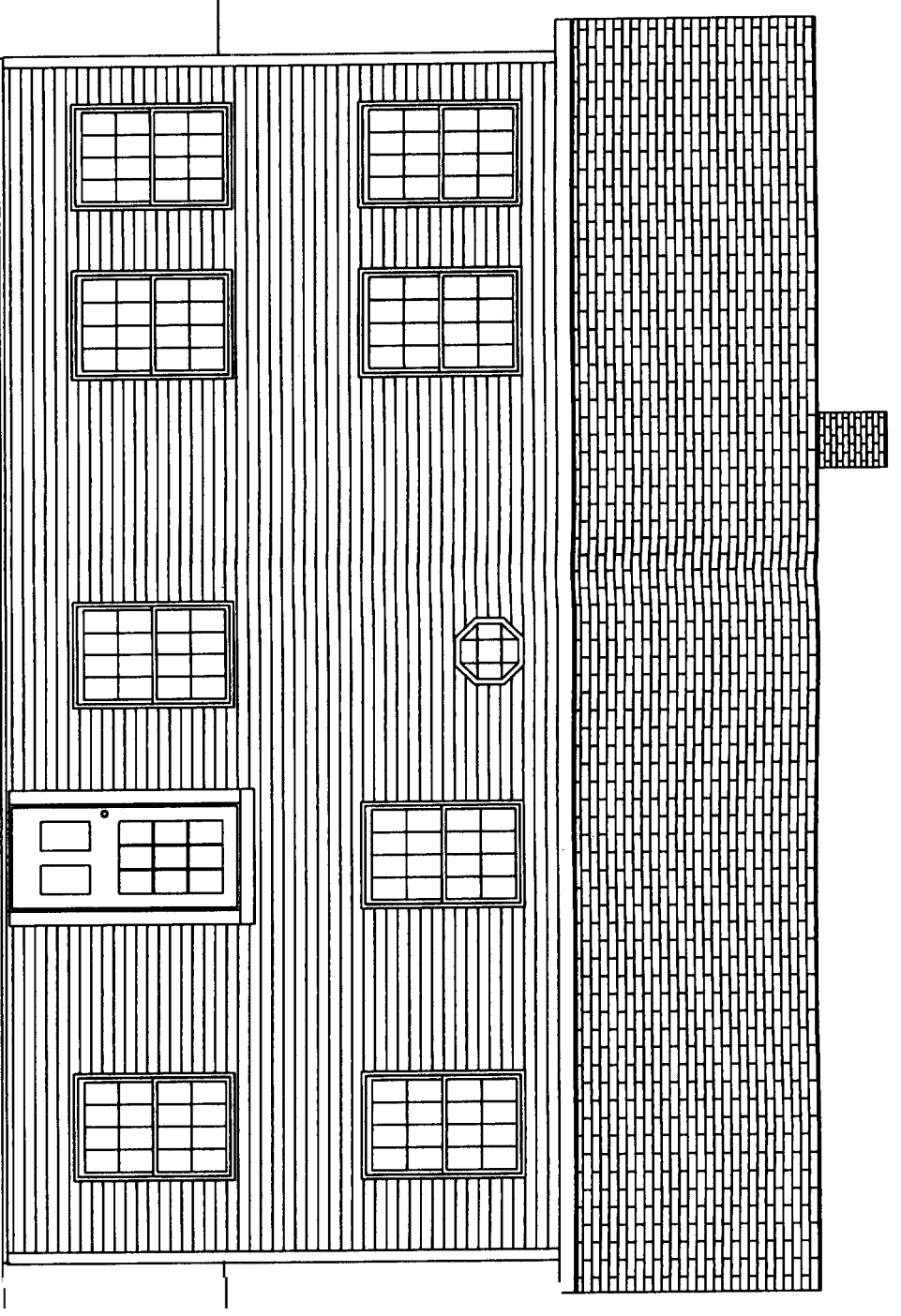


LEFT ELEVATION

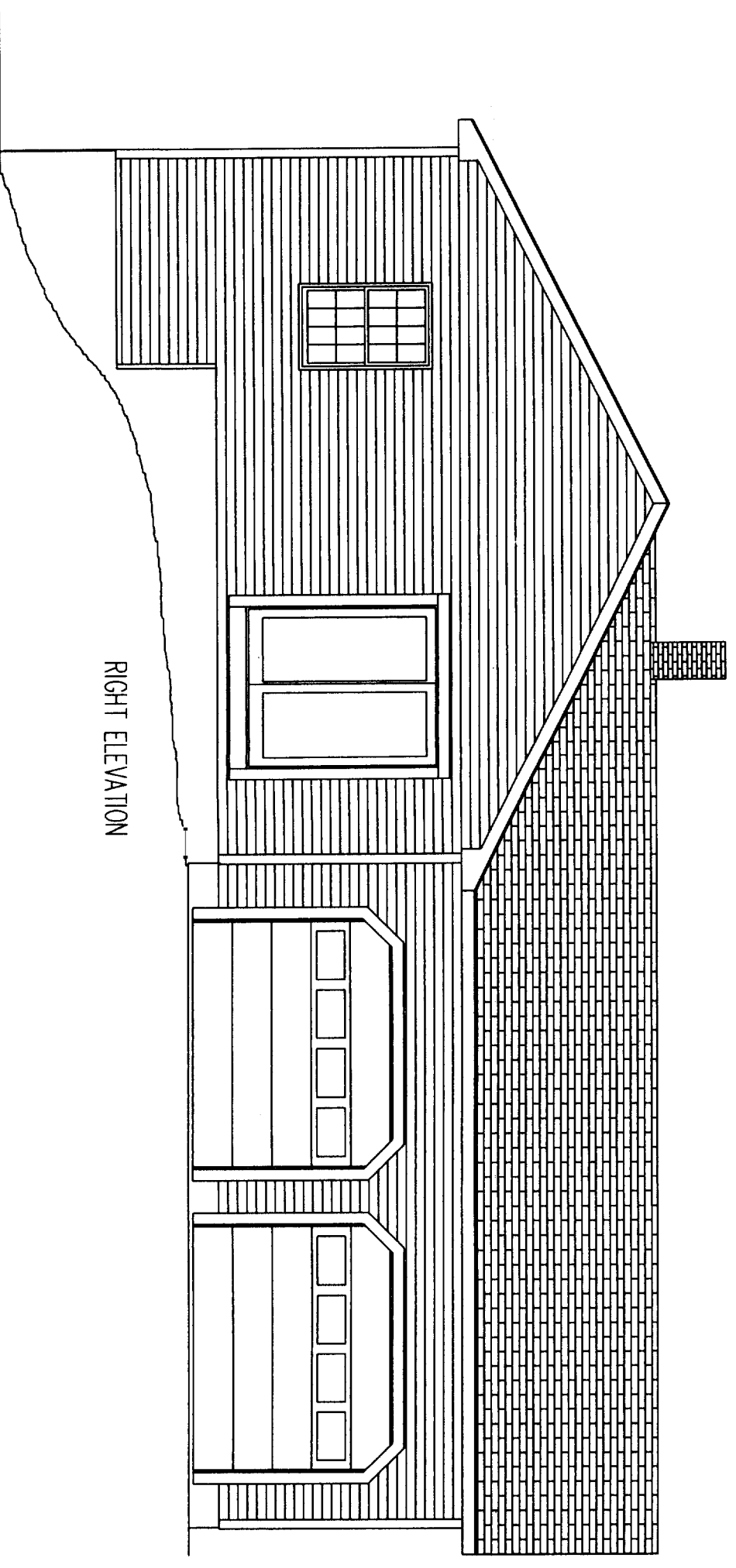


REAR ELEVATION

U Value of ALL
WINDOWS
= .34 TVP



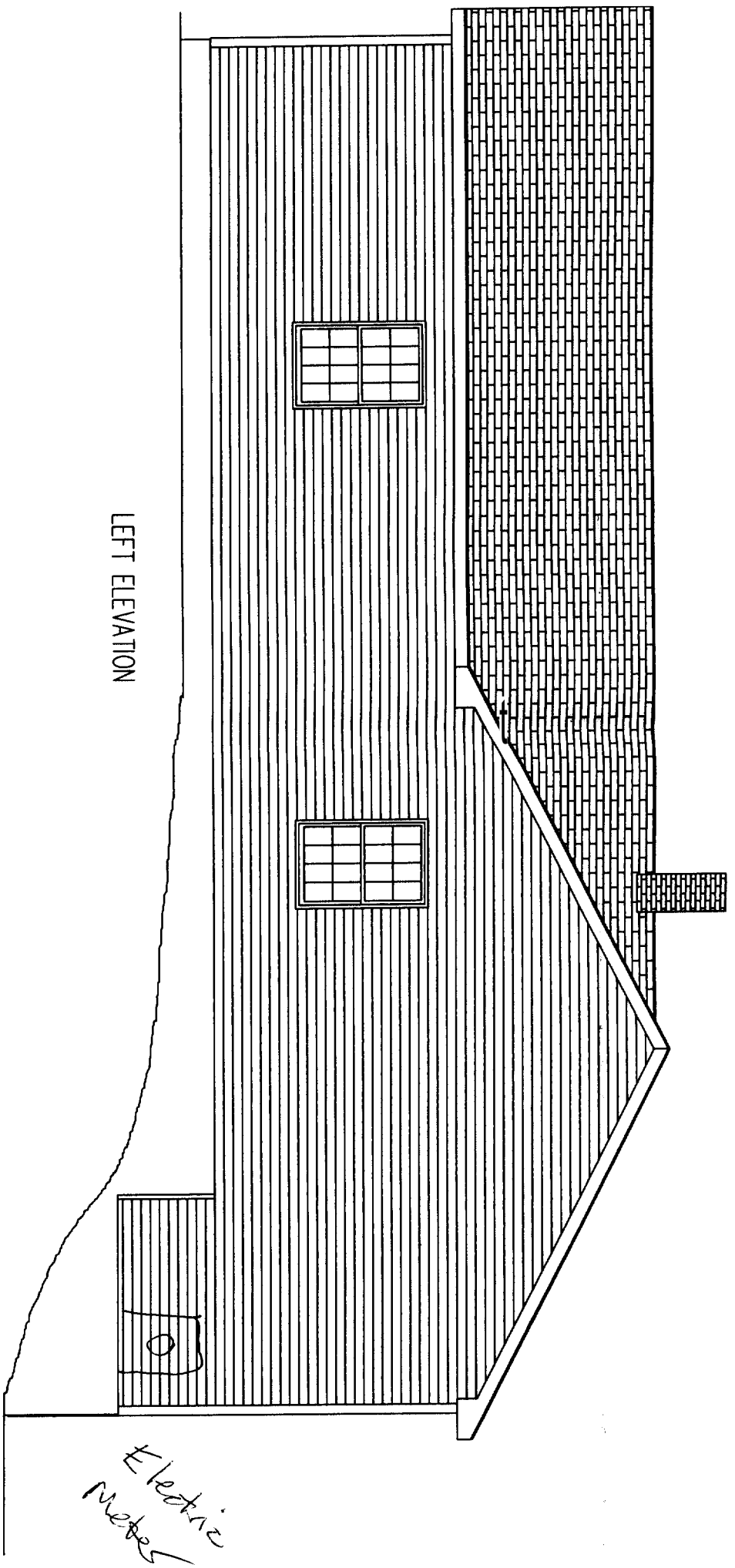
FRONT ELEVATION



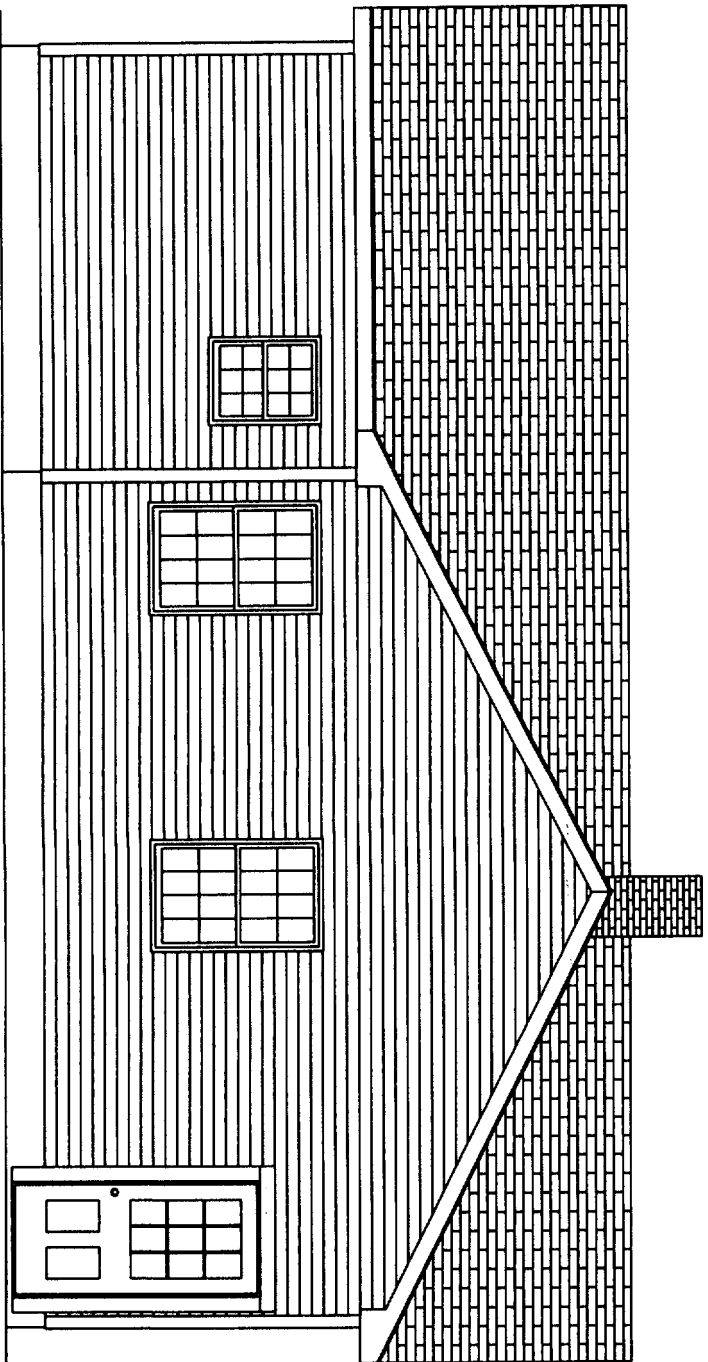
RIGHT ELEVATION

25th Nov
26'x36' RANCH W/24'x24' GARAGE
HANCOCK LUMBER CASCO

26' x 36' RANCH W/24' x 24' GARAGE
HANCOCK LUMBER CASCO
SCALE: 3/16"=1'-0" DATE: 8/04 DRAWN BY: MAC



LEFT ELEVATION



REAR ELEVATION

26'x36' RANCH W/24'x24' GARAGE
HANCOCK LUMBER CASCO

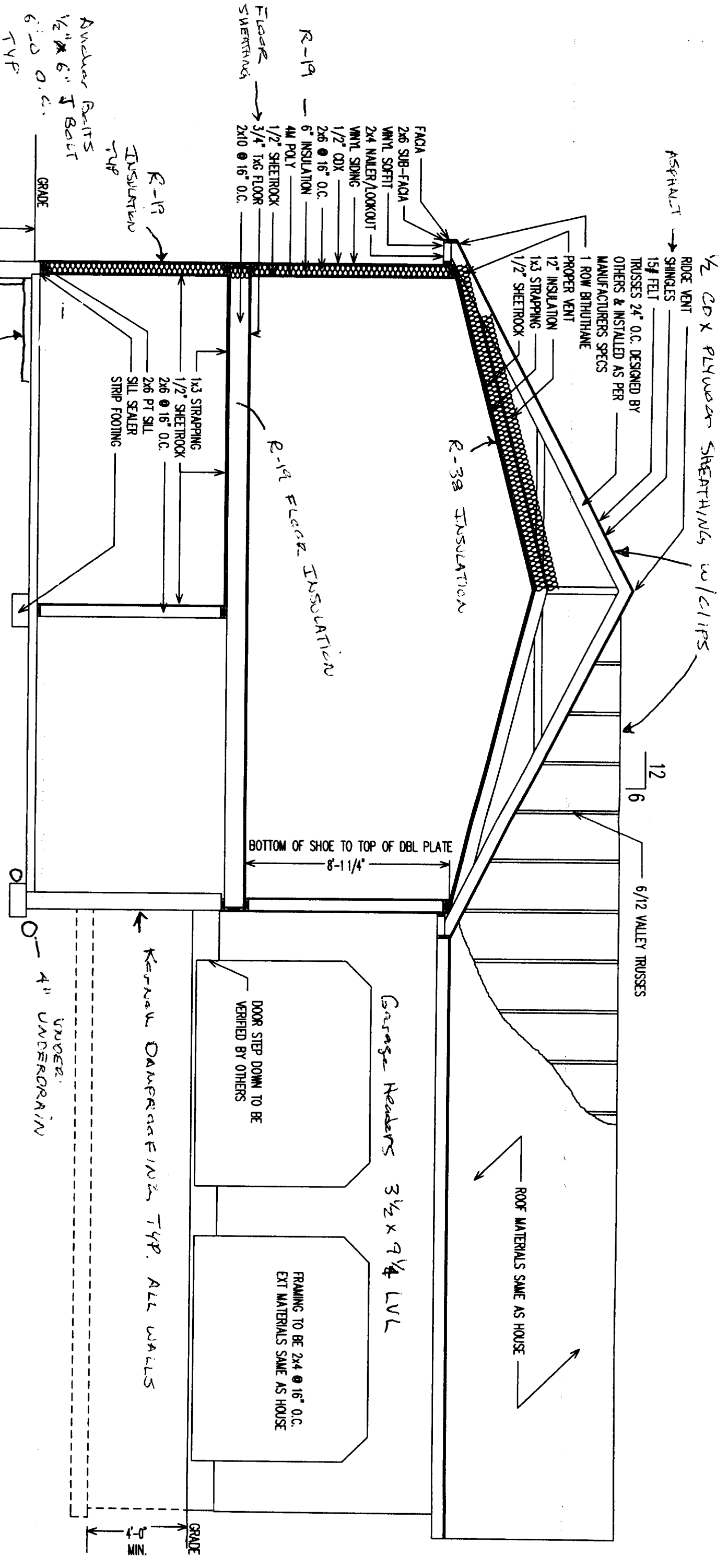
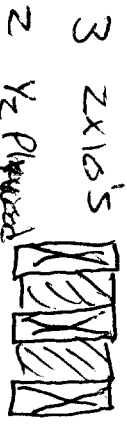
SCALE: 1/4"=1'-0" DATE: 8/04 DRAWN BY: MAC

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4" UNDER-DRAINS TYP

NOTE ALL FOOTINGS ON UNDISTURBED SOIL TYPICAL
ALL FOOTINGS 12" WIDE X 10" THICK

Typical Window Header Detail



1/2 CDX PLYWOOD SHEATHING w/CLIPS
RIDGE VENT
SHINGLES
15# FELT
TRUSSES 24" O.C. DESIGNED BY OTHERS & INSTALLED AS PER MANUFACTURERS SPECS
1 ROW BRILUTHANE
PROPER VENT
12" INSULATION
1x3 STRAPPING
1/2" SHEETROCK

R-19
FLOOR SHEATHING
3/4" T&G FLOOR
4M POLY
6" INSULATION
2x6 @ 16" O.C.
1/2" CDX
VINYL SIDING
2x4 NAILER/LOOKOUT
VINYL SOFTIE
2x6 SUB-FACIA
FACIA

R-19 INSULATION
6" @ 16" O.C.
1/2" CDX
VINYL SIDING
2x4 NAILER/LOOKOUT
VINYL SOFTIE
2x6 SUB-FACIA
FACIA

1x3 STRAPPING
1/2" SHEETROCK
2x6 @ 16" O.C.
2x6 PT SILL
SILL SEALER
STRIP FOOTING

8'-11/4" BOTTOM OF SHOE TO TOP OF DBL PLATE

Kernel DAMPENERS TYP. ALL WALLS

4" UNDER-DRAIN

FRAMING TO BE 2x4 @ 16" O.C. EXT MATERIALS SAME AS HOUSE

Garage Headers 3 1/2 x 9 1/4 LVL

DOOR STEP DOWN TO BE VERIFIED BY OTHERS

ROOF MATERIALS SAME AS HOUSE

12
6
6/12 VALLEY TRUSSES

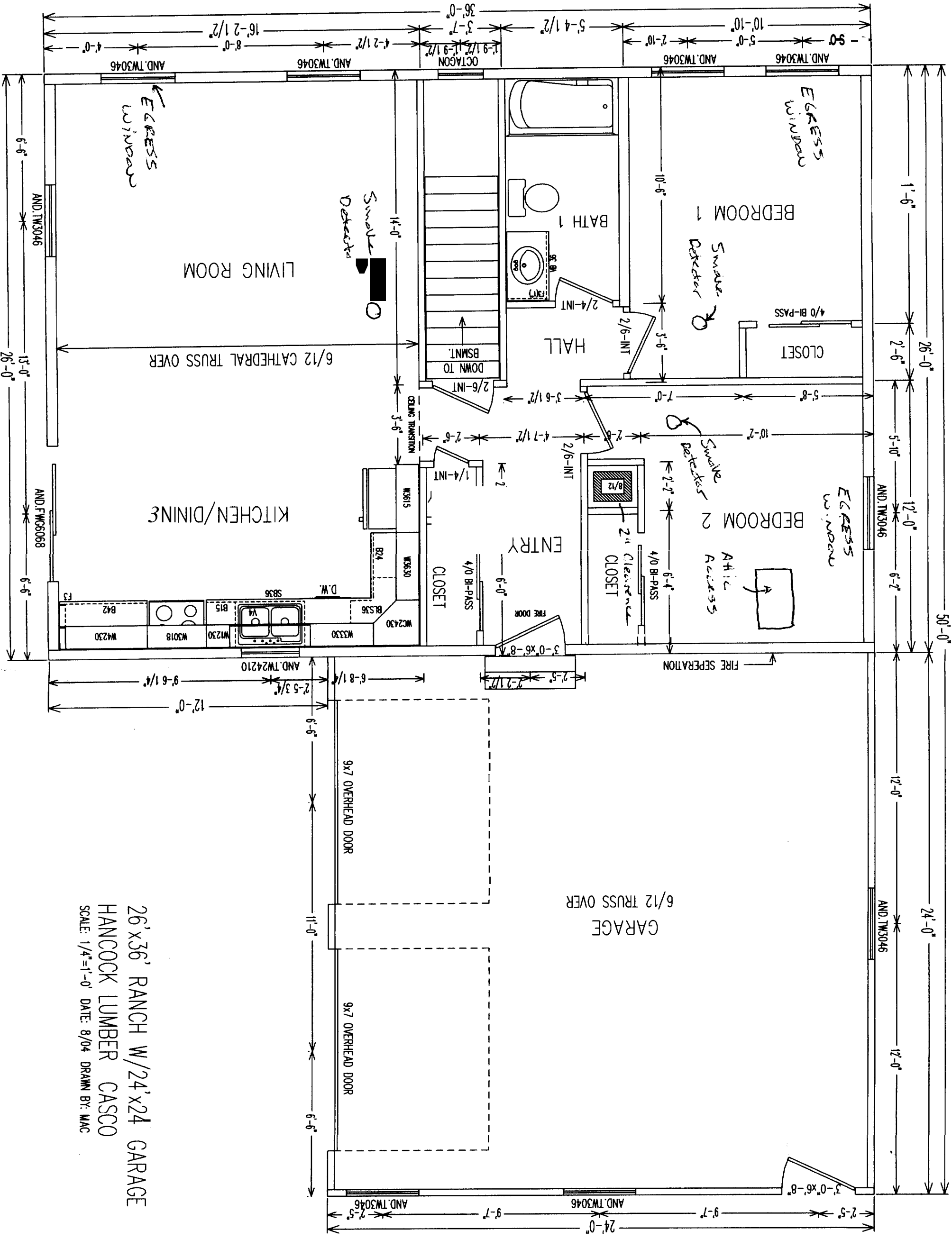
2" SLAB ON GRADE INSULATION

R-38 INSULATION

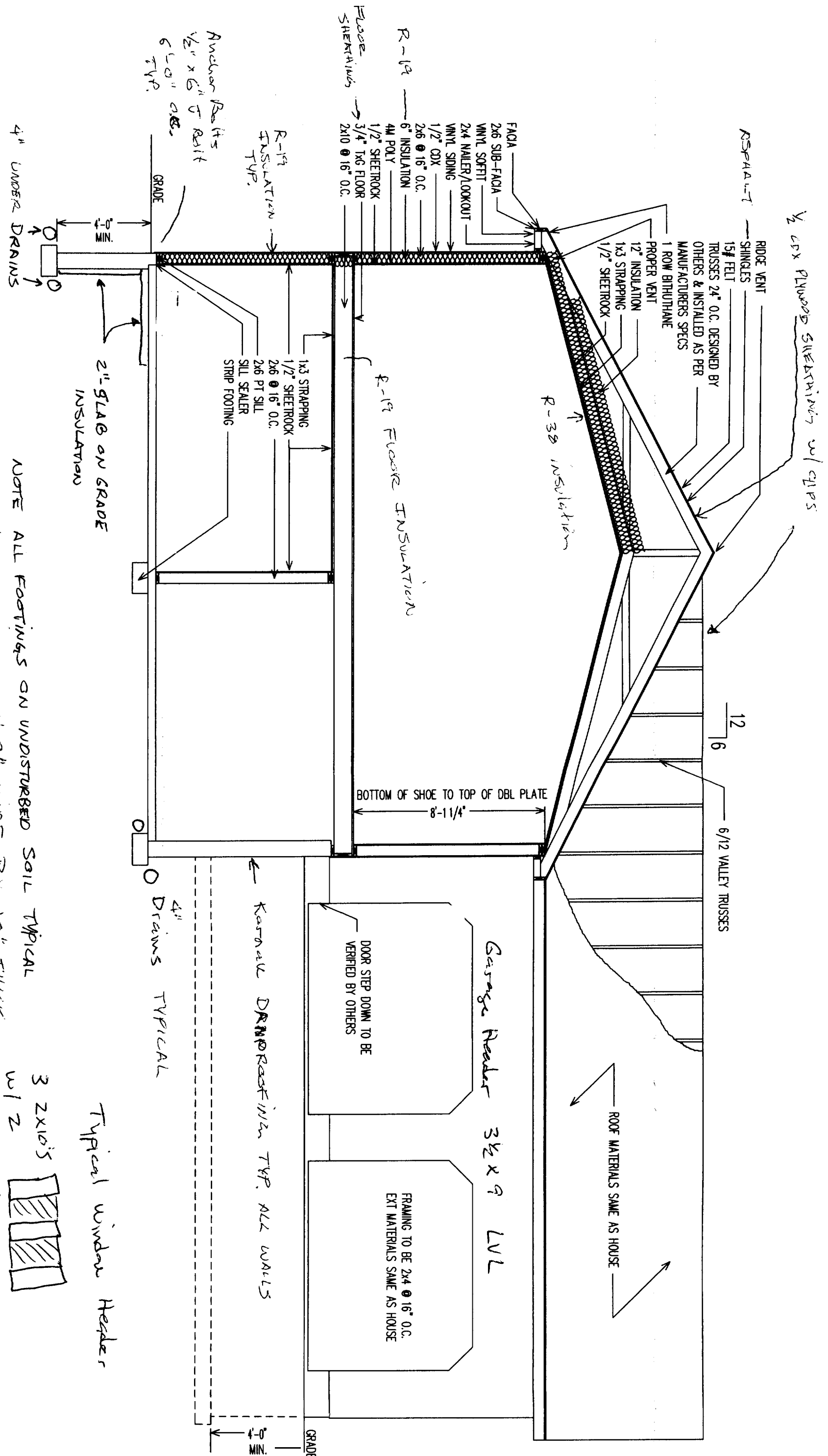
R-19 FLOOR INSULATION

GRADE

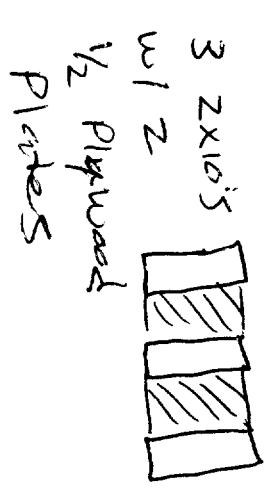
GRADE



26'x36' RANCH W/24'x24 GARAGE
 HANCOCK LUMBER CASCO
 SCALE: 1/4"=1'-0" DATE: 8/04 DRAWN BY: MAC



NOTE ALL FOOTINGS ON UNDISTURBED SOIL TYPICAL
 ALL FASTENERS 1-8" WIDE BY 10" THICK



SCALE: 1/4"=1'-0" DATE: 8/04 DRAWN BY: MAC
 THIS IS NOT THE WORK PRODUCT OF A REGISTERED ARCHITECT OR ENGINEER.
 THE FOLLOWING FLOOR PLANS, CROSS SECTIONS, AND ELEVATIONS ARE FOR
 ESTIMATING AND BANK PURPOSES ONLY. ALL DIMENSIONS, LOAD BEARING DESIGNS
 AND MATERIAL SIZING TO BE VERIFIED BY A LICENSED PROFESSIONAL

TABLE R602.3(1)
FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENERS ^{a,b,c,d}	SPACING OF FASTENERS
Joist to sill or girder, toe nail	3-8d	—
1" x 6" subfloor or less to each joist, face nail	2-8d	—
2" subfloor to joist or girder, blind and face nail	2 staples, 1 3/4"	—
Sole plate to joist or blocking, face nail	2-16d	—
Top or sole plate to stud, end nail	16d	16" o.c.
Stud to sole plate, toe nail	2-16d	—
Double studs, face nail	3-8d or 2-16d	—
Double top plates, face nail	10d	—
Sole plate to joist or blocking at braced wall panels	10d	24" o.c.
Double top plates, minimum 24-inch offset of end joints, face nail in lapped area	3-16d	24" o.c.
Blocking between joists or rafters to top plate, face nail in	8-16d	16" o.c.
Rim joist to top plate, toe nail	3-8d	—
Top plates, laps at corners and intersections, face nail	8d	—
Built-up header, two pieces with 1/2" spacer	2-10d	6" o.c.
Ceiling joists to plate, toe nail	16d	16" o.c. along each edge
Continuous header to stud, toe nail	16d	16" o.c. along each edge
Ceiling joist, laps over partitions, face nail	3-8d	—
Ceiling joist to parallel rafters, face nail	4-8d	—
Rafter to plate, toe nail	3-10d	—
1" brace to each stud and plate, face nail	3-10d	—
1" x 6" sheathing to each bearing, face nail	2-16d	—
1" x 8" sheathing to each bearing, face nail	2-8d	—
1" x 8" sheathing to each bearing, face nail	2 staples, 1 3/4"	—
Wider than 1" x 8" sheathing to each bearing, face nail	2-8d	—
Built-up corner studs	3 staples, 1 3/4"	—
Built-up girders and beams, 2-inch lumber layers	3-8d	—
2" planks	4 staples, 1 3/4"	—
Roof rafters to ridge, valley or hip rafters: toe nail	10d	24" o.c.
Rafter ties to rafters, face	10d	Nail each layer as follows: 32" o.c. at top and bottom and staggered. Two nails at ends and at each splice.
	4-16d	—
	3-16d	—
	3-8d	—

(continued)

TABLE R602.3(1)—continued
FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

DESCRIPTION OF BUILDING MATERIALS	DESCRIPTION OF FASTENERS ^{a,c,d,e}	SPACING OF FASTENERS		
		Edges (inches) ^f	Intermediate supports ^{g,h} (inches)	
Wood structural panels, subfloor, roof and wall sheathing to framing, and particleboard wall sheathing to framing	6d common nail (subfloor, wall)	6	12 ^e	
	8d common nail (roof) ^f	6	12 ^e	
	8d common nail	6	12 ^e	
	10d common nail or 8d deformed nail	6	12	
	Other wall sheathing ^h			
	1 1/2" regular cellulose fiberboard	1 1/2" galvanized roofing nail 6d common nail staple	3	6
	1 1/2" structural cellulose fiberboard	1 1/2" galvanized roofing nail 8d common nail staple	3	6
	1 1/2" structural cellulose fiberboard sheathing	1 1/2" galvanized roofing nail 8d common nail staple	3	6
	1 1/2" structural cellulose fiberboard sheathing	1 3/4" galvanized roofing nail 8d common nail staple	3	6
	1 1/2" gypsum sheathing	1 1/2" galvanized roofing nail: 6d common nail; staple galvanized, 1 1/2" long; 1 1/4" screws, Type W or S	4	8
5/8" psum s & at ^k ng	1 3/4" galvanized roofing nail: 8d common nail; staple galvanized, 1 5/8" long; 1 5/8" screws, Type W or S	4	8	
Wood structural panels, combination subfloor underlayment to framing				
3/4" and less	6d deformed nail or 8d common nail	6	12	
7/8"-1"	8d common nail or 8d deformed nail	6	12	
1 1/8"-1 1/4"	10d common nail or 8d deformed nail	6	12	

- For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 1.609 km/h.
- All nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strengths as shown: 80 ksi (551 MPa) for shank diameter of 0.192 inch (20d common nail), 90 ksi (620 MPa) for shank diameters larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi (689 MPa) for shank diameters of 0.142 inch or less.
 - Staples are 16 gage wire and have a minimum 7/16"-inch on diameter crown width.
 - Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.
 - Four-foot-by-8-foot or 4-foot-by-9-foot panels shall be applied vertically.
 - Spacing of fasteners not included in this table shall be based on Table R602.3(2).
 - For regions having basic wind speed of 110 mph or greater, 8d deformed nails shall be used for attaching plywood and wood structural panel roof sheathing to framing within minimum 48-inch distance from gable end walls, if mean roof height is more than 25 feet, up to 35 feet maximum.
 - For regions having basic wind speed of 100 mph or less, nails for attaching wood structural panel roof sheathing to gable end wall framing shall be spaced 6 inches on center. When basic wind speed is greater than 100 mph, nails for attaching panel roof sheathing to intermediate supports shall be spaced 6 inches on center for minimum 48-inch distance from ridges, eaves and gable end walls; and 4 inches on center to gable end wall framing.
 - Gypsum sheathing shall conform to ASTM C 79 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to either AHA 194.1 or ASTM C 208.
 - Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and at all floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and at all roof plane perimeters. Blocking of roof or floor sheathing panel edges perpendicular to the framing members shall not be required except at intersection of adjacent roof planes. Floor and roof perimeter shall be supported by framing members or solid blocking.