

GENERAL NOTE:

- The notes on the drawings are not intended to replace specifications. See specifications for requirements in addition to general notes.
- Structural drawings shall be used in conjunction with the specifications and architectural, mechanical, electrical, plumbing and site drawings. Consult these drawings for locations and dimensions of openings, chases, assets, risers, stairs, depressions, and other details not shown on structural drawings.
- As shown on drawings, all details must be set in the field. Any discrepancy shall be noted on the drawings by the engineer before proceeding with the affected part of the work.
- Do not scale plans.
- Sections and details shown on any structural drawings shall be considered correct for similar conditions.
- All proprietary products shall be installed in accordance with the manufacturer's written instructions.
- The structure is designed to the best supporting soil conditions as shown on drawings. It is the contractor's sole responsibility to determine the bearing capacity of the soil. This includes the addition of temporary shoring, shoring equipment, bracing, girders, etc. to the design. Such material shall remain the property of the contractor after completion of the project.
- All applicable federal, state, and municipal regulations shall be followed, including the federal department of labor occupational safety and health act.

DESIGN LOADS:

- Building code: IRC International Residential Code (2003)
- Design Live Loads: (Ground snow load = 6.0 PSF)
Roof snow load = 20 PSF + Drift
Habitable Spaces = 40 psf
- Design wind loads are based on exposure B using 100 mph E wind speeds.
- Seismic design per IRC 2003 Code

- Foundations have been designed with a presumptive bearing capacity of 2000 PSF to be verified by the General Contractor in the field.
- Bottom of footings shall be founded 3' minimum or 4'-0" below finished grade.
- Structural fill shall be used as fill beneath the foundations and as backfill to foundation. Prior to placement of structural fill, remove all topsoil and other unsuitable material. Compacted structural fill shall consist of clean granular material free of organics, loam, trash, snow, ice, frozen soil or any other objectionable material. Granular fill should be a well graded sand and gravel mixture meeting the following gradation:

SCREEN OR SIEVE SIZE	PERCENT FINER BY WEIGHT
6 inches	100
3 inches	75-100
#4	35-70
#20	5-35
#75	0-5

Based on the results of the laboratory testing, the on site fill material is not suitable for the use as granular fill. It may be used as common fill if the organic material and debris present may be used as to use. Common fill should consist of inorganic mineral soil free of ice, loam, organic, or other unsuitable material.

- Structural foundation backfill shall be placed in layers not exceeding 6 inches in loose measure and compacted by self-propelled compaction equipment of appropriate optimum moisture content to a dry density of at least 95% of the maximum in place dry density as determined by the modified proctor test (ASTM D-1557).
- Open excavations shall be adequately braced or properly benched.
- Backfill both sides of foundation walls simultaneously.
- Under drains shall be placed as shown on the site drawings. Under drains shall be installed to positively drain to a suitable discharge point away from the structure. Refer to the site drawings for additional information.

CONCRETE NOTES:

- Proportion design mixes to provide concrete with the following design strength:
 - Footings, walls and piers: 3000 psi
 - Slabs on grade: 4000 psi
 Submit concrete mix design for approval prior to construction.
- All concrete work shall conform to ACI 318-Latest Edition.
- Add air entraining admixture at manufacturer's prescribed rate to result in concrete of point of placement having the above noted air content:
 - 4% to 8% for maximum 5/4" aggregate
 Concrete shall not be placed in water or on frozen ground.
- Provide PVC sleeves where pipes pass through concrete walls or slabs.
- Reinforcing bars shall conform to ASTM A615 Grade 60 deformed bars, and shall be deformed, fabricated and erected in accordance with ACI 318-Latest Edition.
- Welded wire fabric shall be provided in flat slabs.
- Fiber reinforced concrete shall conform to ASTM C-1116.
- Complete shop drawings and schedules of all reinforcing steel shall be prepared by the contractor and submitted to the engineer for review prior to commencement of rebar portion of work. All accessories must be shown on the shop drawings. Submit (6) bar line prints and (1) reproducible (copy) to the Architect.
- Splices of reinforcing bars shall be in accordance with ACI 318. Splices of WWR shall be 6" minimum.
- Concrete finishes: See Architectural drawings.
- Anchor bolts shall conform to ASTM A307 unless noted otherwise on plan.

- Provide control joints in slabs on grade 15' x 15' (225 S.F.) with Rebarless or 20' x 20' (400 S.F.) with welded wire fabric.
- The general contractor shall be responsible for coordination of all bond out locations, slab depression and other required bond outs. Provide location of bond outs with Architectural, Mechanical & Plumbing, and Electrical drawings as necessary to properly install each specific item.

LUMBER TRUSS FRAMING:

- Material: Steels, graded lumber, metal plate connectors. Minimum grade: No. 2 MSR, Southern Pine, min. dry-15% moisture.
- Apply the specifications:
 - National Design Specification for stress graded timber and its fastening (NDS).
 - Design specifications for light metal plate connected wood trusses (TPI, Latest edition).
- Bracing: The truss manufacturer shall specify all bracing required both for temporary construction loading and for permanent lateral support of compression members.
- Submittals:
 - Submit design calculations, shop drawings and erection procedures all of which with the seal of a professional structural engineer registered in the State of Maine.
 - Shop drawings shall show stress grade and size of members, size and location of plate connectors, size and location of bracing and shall be approved by the truss designer.
- All fabricated trusses shall be inspected by the fabrication plant and approved trusses shall receive the TPI mark of approval in accordance with the truss plate institute in plant inspection license agreement.
- Connector plates shall be galvanized.
- Timber trusses shall be designed in accordance with GPCA and ASCE 7-98.
- Provide permanent bottom chord bracing in accordance with the truss plate institute (TPI-latest edition).
- Trusses shall be designed for all potential load combinations of live loads (snow) and wind loads including unbalanced snow loads, drift loads and wind loads in accordance with IRC 2003.

TIMBER FRAMING:

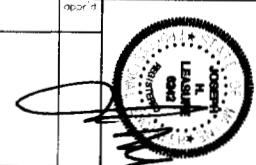
- All timber framing shall be in accordance with the AITC timber construction manual or the national design specifications (NDS) latest edition.
- Individual timber framing members shall be visually graded, minimum grade: F. Spruce-Pine-Fir (SPF), kiln dried to 19% moisture content.
- Pressure treated lumber shall be used where wood is in contact with ground, concrete or masonry. Timber shall be southern yellow pine treated with C0 to 0.4 #/CF in accordance with AWPA C-18.
- Metal connectors shall be used at all timber to timber connections or as noted on the design drawings.
- Provide Simpson H2.5 hurricane anchors where timber framing and/or trusses bear on structural steel beams or bearing walls.
- Nothing not specified shall conform with IRC 2003.
- Roof sheathing shall be 5/8" APA rated sheathing w/ H-dogs. Attach sheathing to all supports using 10d nails spaced at 6" o.c. at panel edges and 6" o.c. at intermediate supports.
- Wall sheathing shall be 1/2" APA rated sheathing. Attach sheathing to all supports using 10d nails spaced at 4" o.c. at panel edges and 6" o.c. at intermediate supports. All panel edges shall be blocked with 2" solid blocking.
- Floor sheathing shall be 5/4" APA rated sheathing.
- Attach sheathing with construction staples and 10d ring shank nails at 6" o.c. at panel edges and intermediate.

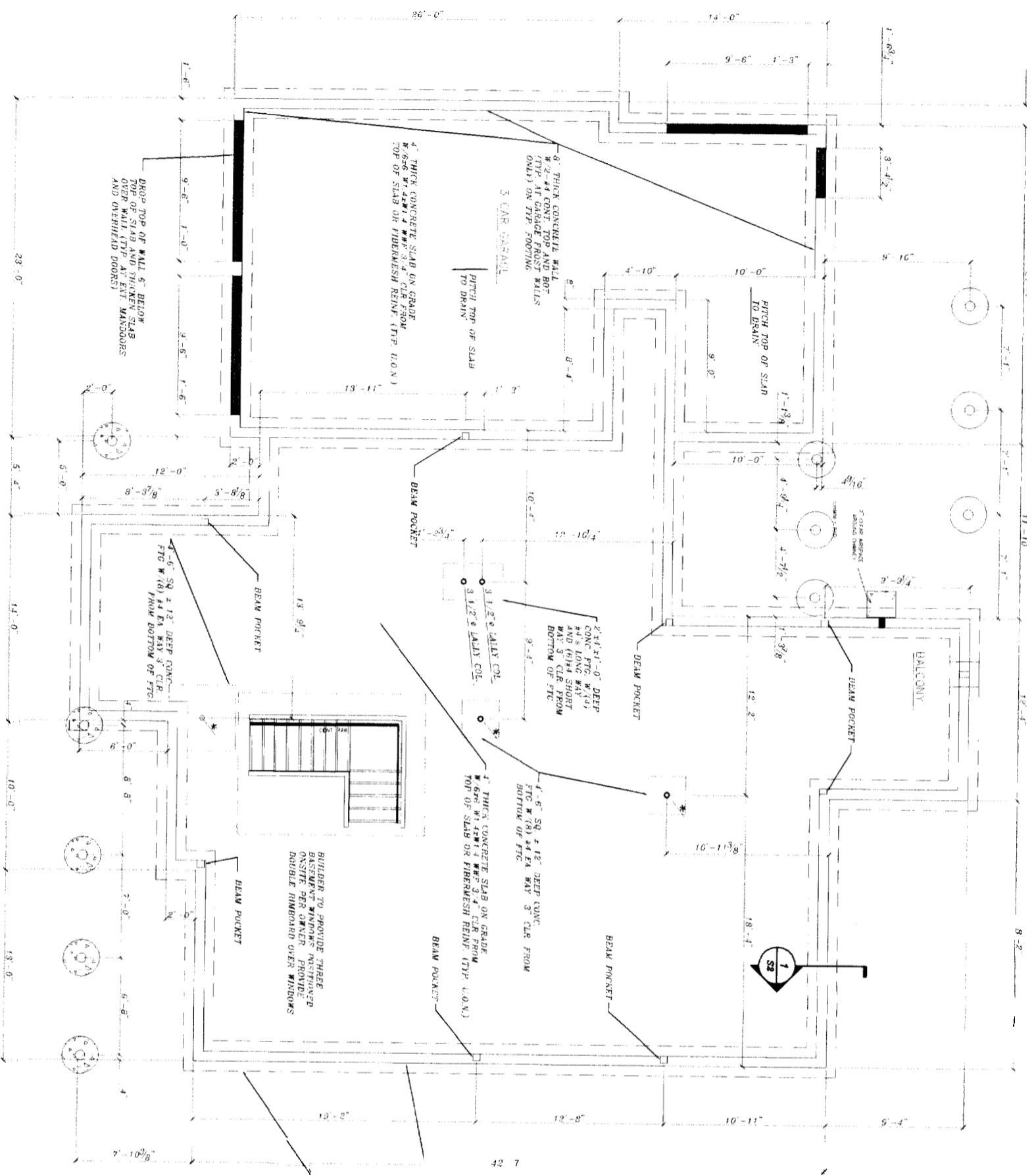
MAY 11 2006
SUPERSEDES ALL
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CITY OF PORTLAND, MAINE
APPROVED CONSTRUCTION PLANS

DO NOT SCAN
FOR GAWK

RECEIVED
MAY 10 2006
DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

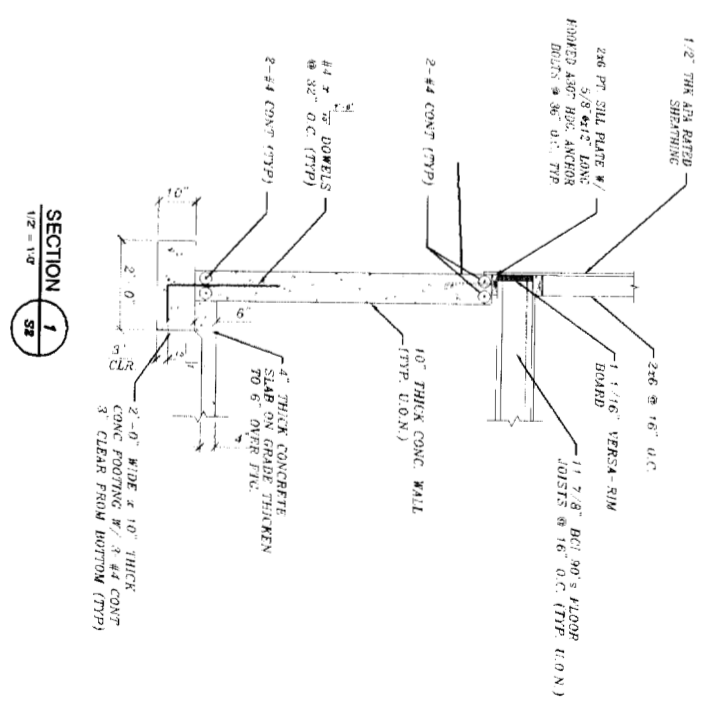
390 B26

S1	DIXON RESIDENCE 121 HOPE AVENUE PRESUMPSCOT RIVER PLACE PORTLAND, MAINE GENERAL NOTES		L & L STRUCTURAL ENGINEERING SERVICES, INC. 301 S. STREET PORTLAND, MAINE 04101 PHONE: (207) 767-4820 FAX: (207) 799-5432																												
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Designed by JHL</th> <th>Rev</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>Drawn by JEM</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Checked by JHL</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Scale: NOT APPLICABLE</td> <td></td> <td></td> <td></td> </tr> <tr> <td>DATE: MAY 5, 2006</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Plot date: May 5, 2006</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Project #</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>				Designed by JHL	Rev	Date	Description	Drawn by JEM				Checked by JHL				Scale: NOT APPLICABLE				DATE: MAY 5, 2006				Plot date: May 5, 2006				Project #			
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FOUNDATION PLAN
1/4" = 1'-0"

- NOTES**
- 1) * INDICATES 4" x 3" STD. (SCHEDULE 40) PIPE COLUMN WELDED TO CAP AND BASE PLATES W/ 1/2" FILLET WELDS ALL AROUND. STEEL BEAMS SHALL EXTEND OVER CAP PLATES 6" MIN. (SEE SECTION 2/S4 SIM.) AND BOLTED TO CAP PLATE B. 3" FLANGE WIDTH - 0" LONG W/ (1/2" x 3/4" x 4385 BOLTS AT USE 4) AND 3" SPACED AT 12" FROM END OF PLATE. IF ONLY TIMBER V. BEAMS (NON SHOWN) GOVT AND SHALL BE 4" x 6" PLATES SHALL BE SUPPORTED OVER HILT KWIK BOLTS AT 1/2" FROM EDGES OF PLATE AT FOUR CORNERS (TYP).
 - 2) BEAM POCKETS SHALL BE BONDED OUT IN FOUNDATION WALL OF APPL. WIDTH AND BEHIND TO REINFORC. STEEL BEAMS SHALL BE FASTENED TO WALL W/ (2) 5/8" x 12" LONG ANCHOR BOLTS. TIMBER WALL W/ (2) 5/8" x 12" LONG ANCHOR BOLTS. ANCHOR BOLTS SHALL BE FASTENED TO SHE PLATE W/ (2) SIMPSON HAS FRAMING ANCHES (ONE EACH SIDE TYP.)

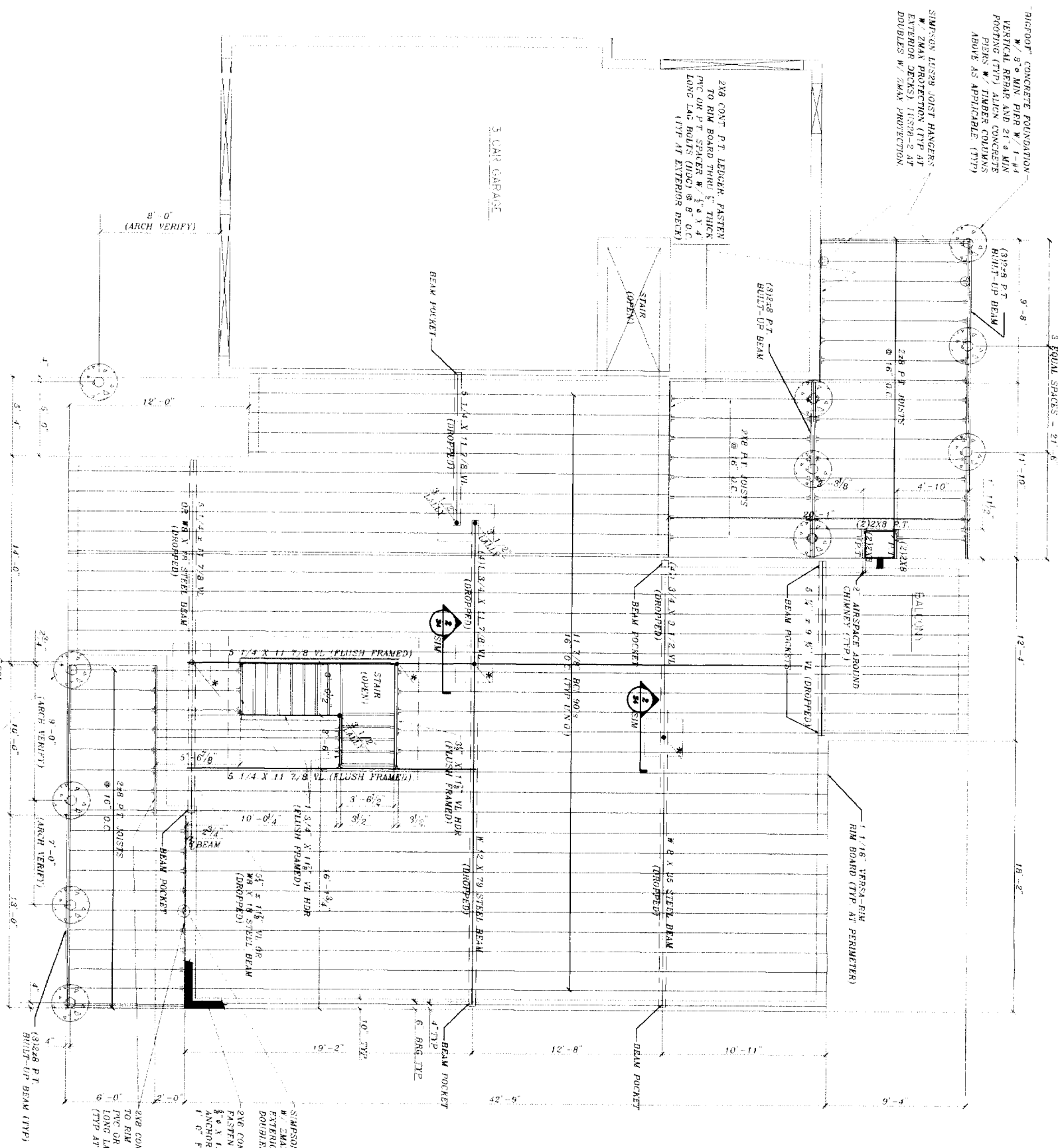


CITY OF PORTLAND, MAINE
APPROVED CONSTRUCTION PLANS
MAY 11 2006
SUPERSEDES ALL
PRIOR DATED PLANS

S2	DIXON RESIDENCE 121 HOPE AVENUE PRESUMPSHOT RIVER PLACE PORTLAND, MAINE			L & L STRUCTURAL ENGINEERING SERVICES, INC. 500 G STREET SOUTH PORTLAND, MAINE 04106 PHONE: (207) 767-4830 FAX: (207) 799-5432	
	designed by: JHL	rev:		date:	description:
	drawn by: LEM				
	checked by: JHL				
	scale: AS NOTED				
date: JAN. 14, 2006					
proj. date: MAY 5, 2006					
project #:					

TRICROFT CONCRETE FOUNDATION
 W/ 3" MIN PIER W/ 1-#4
 VERTICAL REBAR AND 2" MIN
 FOOTING (TYP) ALONG CONCRETE
 PIERS W/ TOWER COLUMNS
 ABOVE AS APPLICABLE (TYP)

2x8 CONT. P.T. LEDGER FASTEN
 TO RIM BOARD THRU 3" THICK
 PVC OR P.T. SPACER W/ 3/4" X 4"
 LONG LAG BOLTS (HDC) @ 8' O.C.
 (TYP. AT EXTERIOR DECK)



FIRST FLOOR FRAMING PLAN
 1-4-10

TRICROFT CONCRETE FOUNDATION
 W/ 3" MIN PIER W/ 1-#4
 VERTICAL REBAR AND 2" MIN
 FOOTING (TYP) ALONG CONCRETE
 PIERS W/ TOWER COLUMNS
 ABOVE AS APPLICABLE (TYP)

SIMPSON LUSER JOIST HANGERS
 W/ 2x4 PROTECTION LUSER-9 AT
 EXTERIOR DECKS (HDC) @ 8' O.C.
 DOUBLES W/ 2x4 PROTECTION

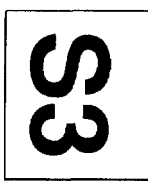
2x6 CONT. P.T. SILL PLATE
 FASTEN TO CONCRETE WALL W/
 3/4" X 1 1/2" LONG HOOKED HDG
 ANCHOR BOLTS @ 3'-0" O.C. AND
 1' FROM CORNERS (TYP)

2x8 CONT. P.T. LEDGER FASTEN
 TO RIM BOARD THRU 3" THICK
 PVC OR P.T. SPACER W/ 3/4" X 4"
 LONG LAG BOLTS (HDC) @ 8' O.C.
 (TYP. AT EXTERIOR DECK)

NOTES

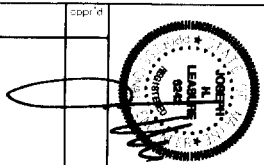
- 1) FLOOR JOISTS SHALL BE 11 7/8" BQI 906 @ 16" O.C. (TYP. U.O.N.)
- 2) JOIST HANGERS SHALL BE SIMPSON HJ412 (TYP. U.O.N.)
- 3) HANGERS FOR 1 3/4" x 11 7/8" VL SHALL BE SIMPSON HJ11 (TYP. U.O.N.)
- 4) HANGERS FOR 3 1/2" x 11 7/8" VL SHALL BE SIMPSON HJ412 (TYP. U.O.N.)
- 5) HANGERS FOR 5 1/2" x 11 7/8" VL SHALL BE SIMPSON HJ5 5.50/10 (TYP. U.O.N.)
- 6) SEE GENERAL NOTES ON DWG. S1
- 7) ALL HEADERS SHALL HAVE 2x6 JACK STUDS PLUS 2x6 KING STUD AT BOTH ENDS (TYP. U.O.N.)
- 8) "U" INDICATES VERTICAL BEAM MANUFACTURED BY ROUSE ORSABAR CORP. OR APPROVED EQUAL.
- 9) "I" INDICATES 4" STD. (SCHEDULE 40) PIPE COLUMN WELDED TO CAP END PLATES W/ 1/4" C HOLE WELDS ALL AROUND. STEEL BEAMS SHALL BE 1 1/2" FROM END OF PLATE. 2x6 KING STUD SHALL BE 1/2" FROM END OF PLATE. 2x6 KING STUD SHALL BE 1/2" FROM END OF PLATE. IF ONLY TYPED VL BEAMS USE (4) 3/4" x 4" LONG LAG BOLTS. BASE PLATES SHALL BE SUPPORTED ON 1" NON-SHRINK GROUT AND SHALL BE R. 3/4" x 1 1/2" x 11 7/8" W/ (4) 3/4" x 4" ENDBOLT MULTI RIM BOLTS AT 1 1/2" FROM EDGES OR PLATE AT FOUR CORNERS (TYP.)
- 10) PROVIDE 2x12 (AT W/4299), 2x6 (AT W/4291) AND 2x8 (AT W/4293) CONT. PLATE ON TOP OF STEEL BEAM FASTENED W/ (3) 3/8" x 3" P.A.F. (POWDER ACTIVATED FASTENER) @ 12" O.C. (TYP.)
- 11) BEAM POCKETS SHALL BE BURNED OUT IN FOUNDATION WALL BE APPROX. WIDTH AND DEPTH TO RECEIVE BEAM INDICATED. STEEL BEAMS SHALL BE FASTENED TO FOUNDATION WALL IN POCKET W/ (2) 3/8" x 4" LONG ANCHOR BOLTS. TOWER WALL W/ (2) 3/8" x 4" LONG ANCHOR BOLTS. TOWER VL BEAMS SHALL BE FASTENED TO 2x6 PLATE W/ (2) SIMPSON 435 FRAMING ANCHORS (ONE EACH SIDE TYP.)

CITY OF PORTLAND, MAINE
 APPROVED CONSTRUCTION PLANS
 MAY 11 2006
 SUPERSEDES ALL
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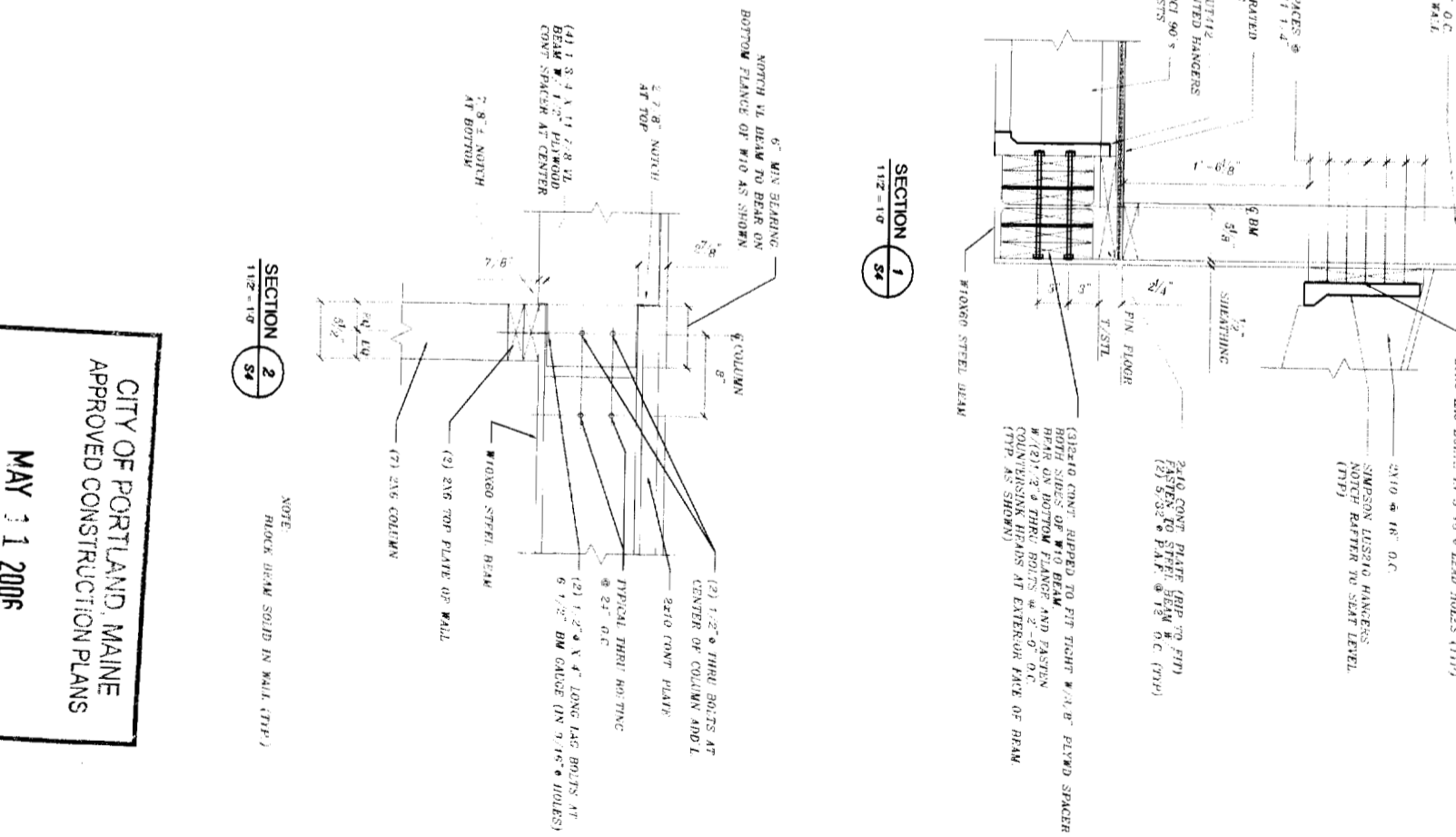
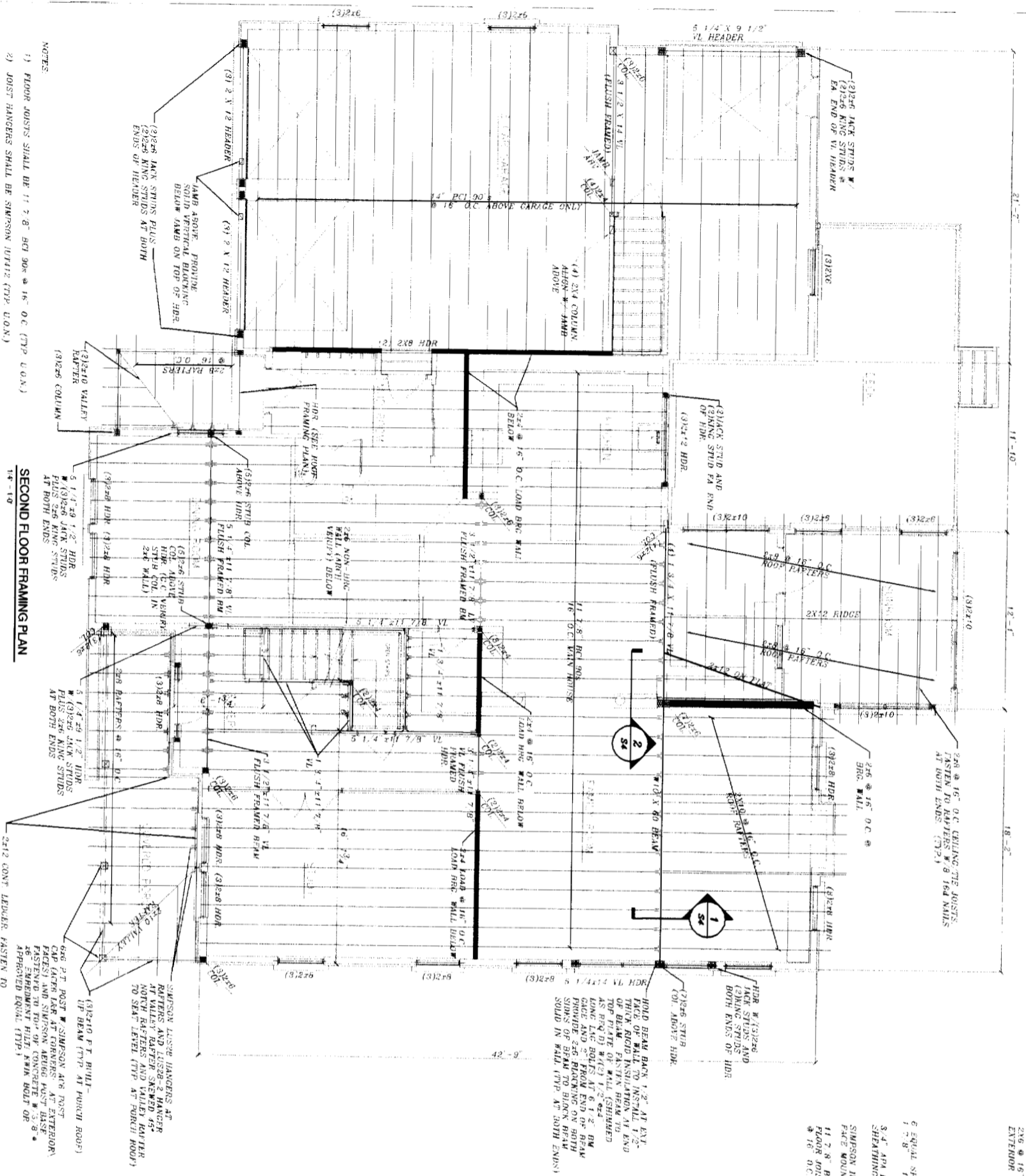


DIXON RESIDENCE
 121 HOPE AVENUE
 PRESUMSCOT RIVER PLACE
 PORTLAND, MAINE
 FIRST FLOOR FRAMING PLAN

Designed by: JLT	Rev:	Date:	Description:	Scale:
Drawn by: LEM				
Checked by: JH				
Scale: 1/4" = 1'-0"				
Date: MAY 5, 2006				
Plot Date: MAY 5, 2006				
Project #:				



L & L STRUCTURAL ENGINEERING SERVICES, INC.
 32 D STREET
 PORTLAND, MAINE 04106
 PHONE: (207) 767-4330
 FAX: (207) 799-5432



NOTES:

- FLOOR JOISTS SHALL BE 11 7/8" BCI 90# @ 16" O.C. (TYP. U.O.N.)
- JOIST HANGERS SHALL BE SIMPSON HUTTZ (TYP. U.O.N.)
- HANGERS FOR 1 3/4" x 11 7/8" V.L. SHALL BE SIMPSON HUTTZ (TYP. U.O.N.)
- HANGERS FOR 1 1/2" x 11 7/8" V.L. SHALL BE SIMPSON HUTTZ (TYP. U.O.N.)
- HANGERS FOR 1 1/4" x 11 7/8" V.L. SHALL BE SIMPSON HUTTZ (TYP. U.O.N.)
- SEE GENERAL NOTES ON DWG. S1
- ALL HEADERS SHALL HAVE 2x6 JACK STUDS PLUS 2x6 KING STUD AT BOTH ENDS (TYP. U.O.N.)
- V.L. INDICATES TRUSSMAN (L.V. BEAM MANUFACTURED BY ROSE CASCADE CORP. OR APPROVED EQUAL.

SECOND FLOOR FRAMING PLAN

1 1/2" EXTERIOR 1/4" RATED SHEATHING
2x6 @ 16" O.C. EXTERIOR WALL

2x12 CONT. LEADER FASTEN TO END JOIST (X) WALLS TO BE 2x6 @ 16" O.C. LONG LAG BOLTS IN 3/16" LEAD HOLES (TYP.)

2x10 @ 16" O.C. SIMPSON LUSZIO HANGERS NOTCH RAFTER TO SEAT LEVEL (TYP.)

3x10 CONT. PLATE (B.P. TO FIT) FASTEN TO STEEL BEAM W/ (2) 5/8" P.A.F. @ 12" O.C. (TYP.)

(3) 2x6 JACK STUDS AND (3) KING STUDS AT BOTH ENDS OF HDR

1 1/2" x 10" SHEATHING

6" MIN BEARING

6" x 7" 8" NOTCH AT TOP

7" 8" 2" NOTCH AT BOTTOM

(2) 1 1/2" x 10" THRU BOLTS AT CENTER OF COLUMN AND L

2x10 CONT. PLATE

HYPOCAL THREE HO-TING @ 24" O.C.

(2) 1 1/2" x 4" x 4" LONG LAG BOLTS AT 6" 1/2" BM GAGE (ON 9" HS @ HOLES)

(2) 2x6 TOP PLATE OF WALL

(7) 2x6 COLUMN

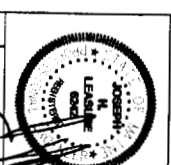
NOTE: BLACK BEAM SOLID IN WALL (TYP.)

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APPROVED CONSTRUCTION PLANS
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PRIOR DATED PLANS

DIXON RESIDENCE
121 HOPE AVENUE
PRESUMPSCOT RIVER PLACE
PORTLAND, MAINE

SECOND FLOOR FRAMING PLAN

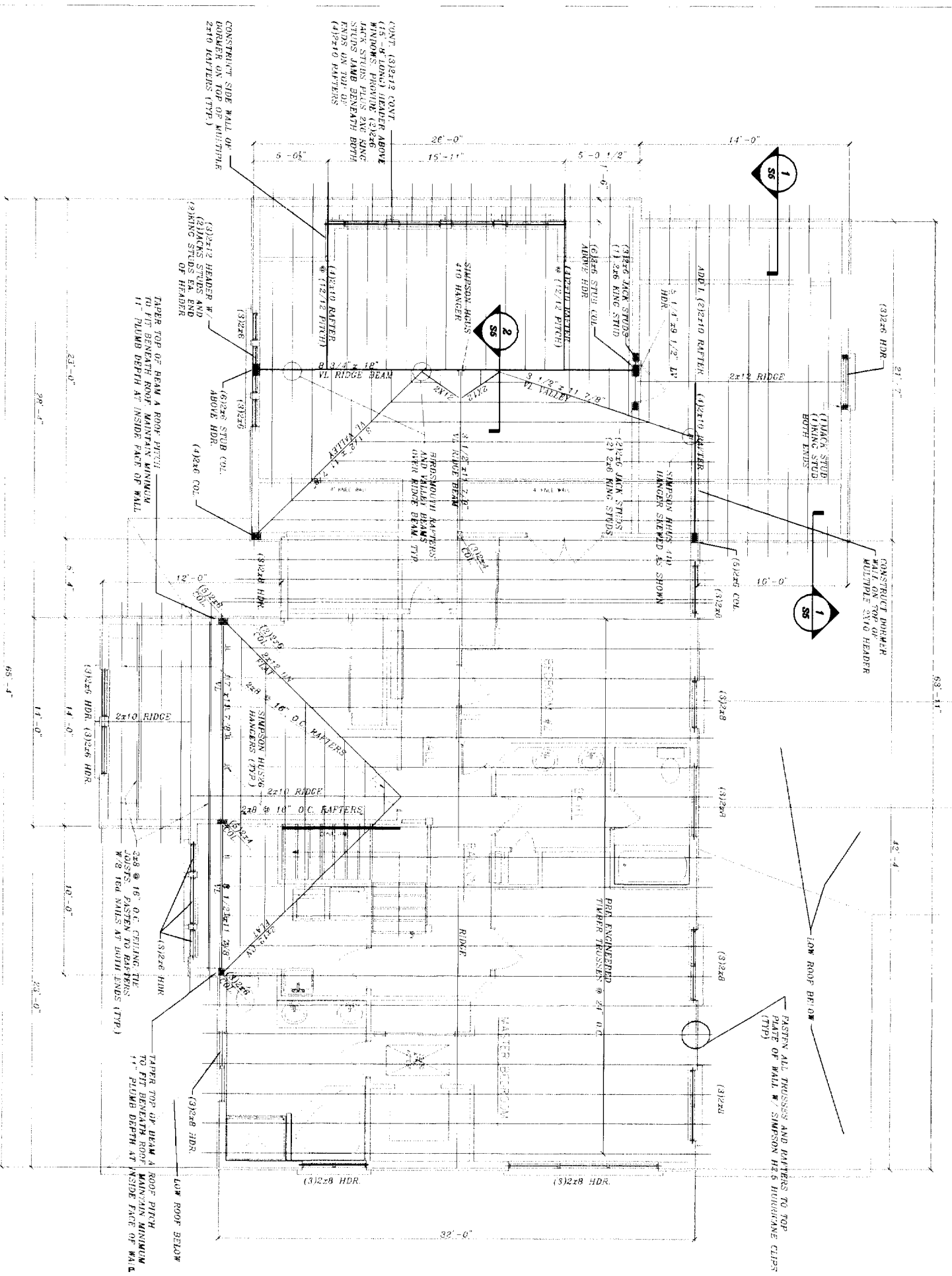
no.	date	description	author
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2	DRAWN BY: J.M.		
3	CHECKED BY: J.M.		
4	SCALE AS NOTED		
5	DATE: MAY 11, 2006		
6	PROJECT: DIXON RESIDENCE		
7	DATE: MAY 11, 2006		
8	DRAWN BY: J.M.		



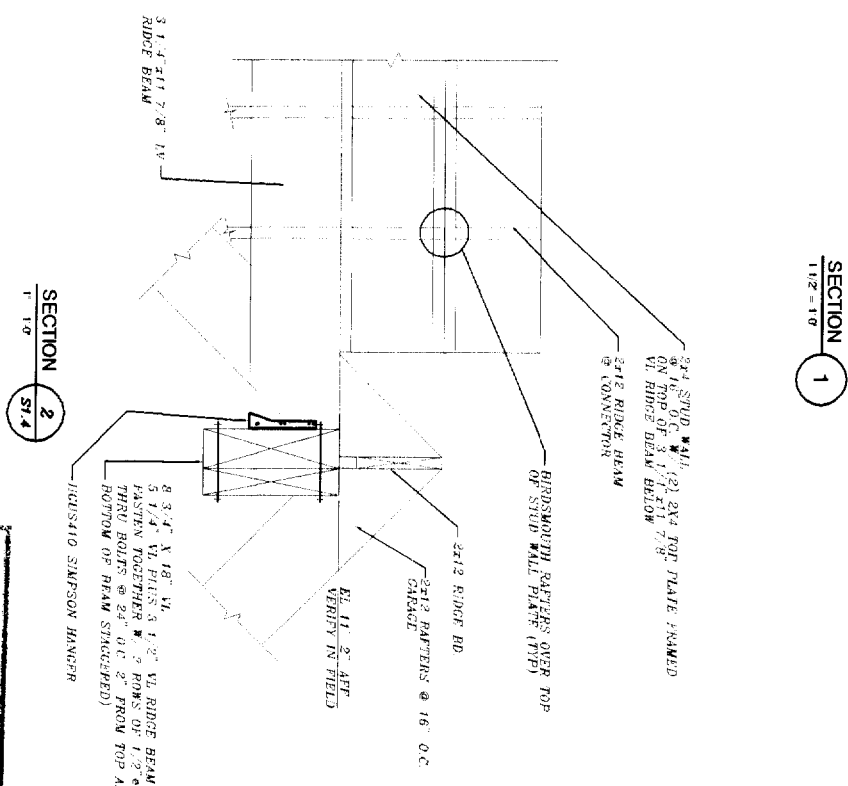
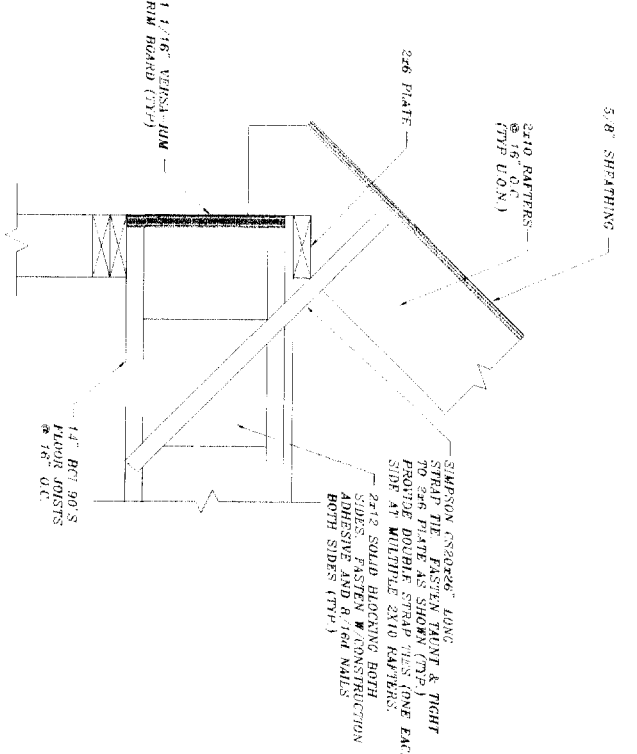
L & L STRUCTURAL
ENGINEERING SERVICES, INC.
84 C STREET
SOUTH PORT, MAINE 04861 OFFICE

PHONE: (207) 767-4830
FAX: (207) 793-5432

S4



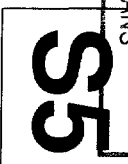
ROOF FRAMING PLAN
1/4" = 1'0"



NOTES

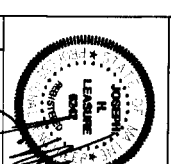
1. SEE GENERAL NOTES ON DRAWING S1
2. ROOF TRUSS LOADING:
DCLL = 40 PSF
TODL = 10 PSF
BCLL = 0 PSF
BDLL = 10 PSF
3. ALL RAFTERS SHALL HAVE 2x6 JACK STRIP FLOD-LUG AND STUD AT BOTH ENDS (11F U.N.O.)
4. "V" INDICATES VERSALAM BTM MANUFACTURED BY BUISF CASCADIES CORP. OR APPROVED FOEAL

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APPROVED CONSTRUCTION PLAN
MAY 11 2006
SUPERSEDES ALL PRIOR DATED PLANS

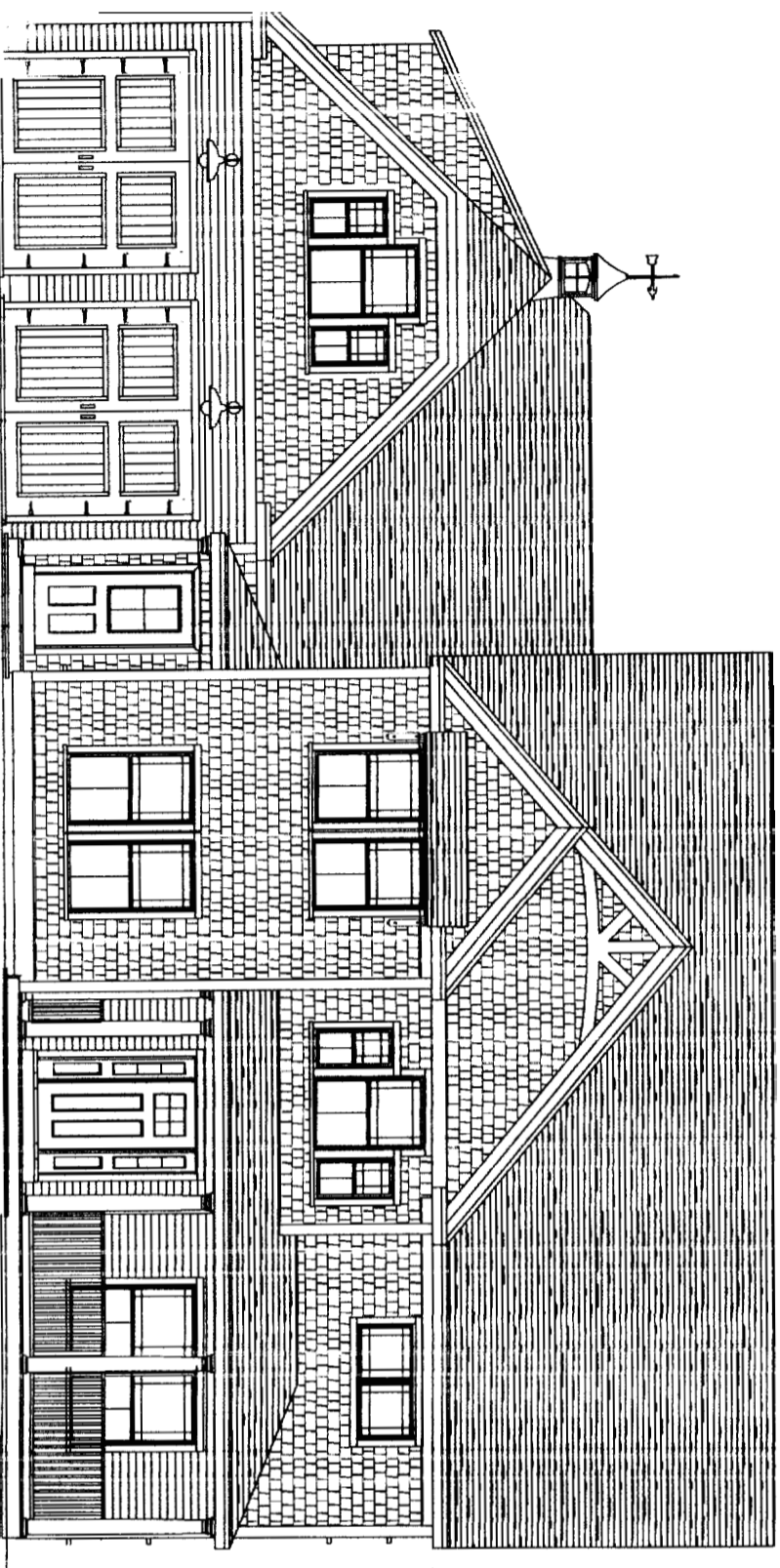


DIXON ROSENBLUTH
121 HOPKINS AVENUE
PRESUMPTUOUS RIVER PLACE
PORTLAND, MAINE
ROOF FRAMING PLAN

Rev	Date	Description
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2	05/05/06	ISSUED FOR PERMITS
3	05/05/06	ISSUED FOR PERMITS
4	05/05/06	ISSUED FOR PERMITS
5	05/05/06	ISSUED FOR PERMITS
6	05/05/06	ISSUED FOR PERMITS
7	05/05/06	ISSUED FOR PERMITS
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9	05/05/06	ISSUED FOR PERMITS
10	05/05/06	ISSUED FOR PERMITS

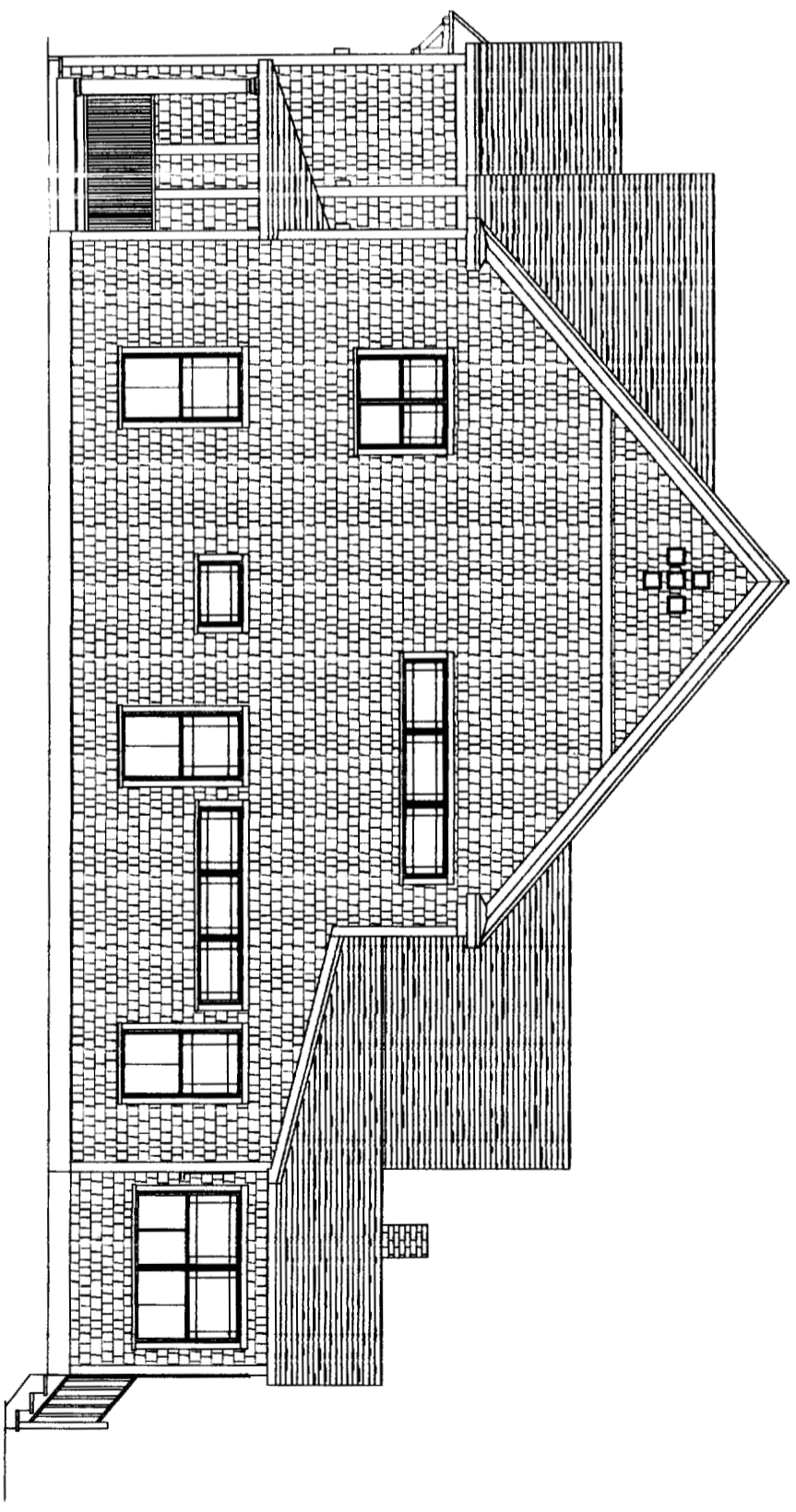


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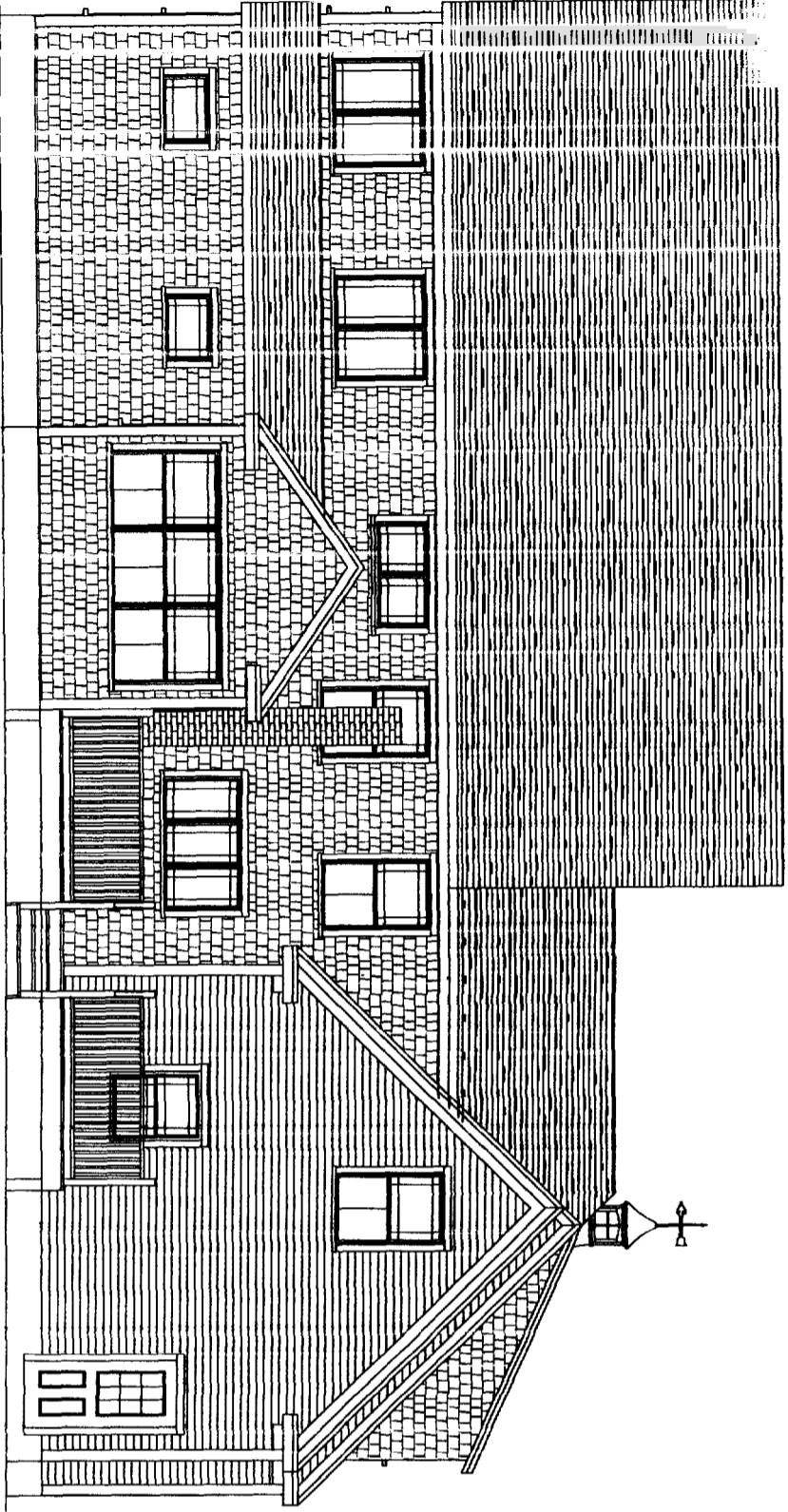


FRONT ELEVATION

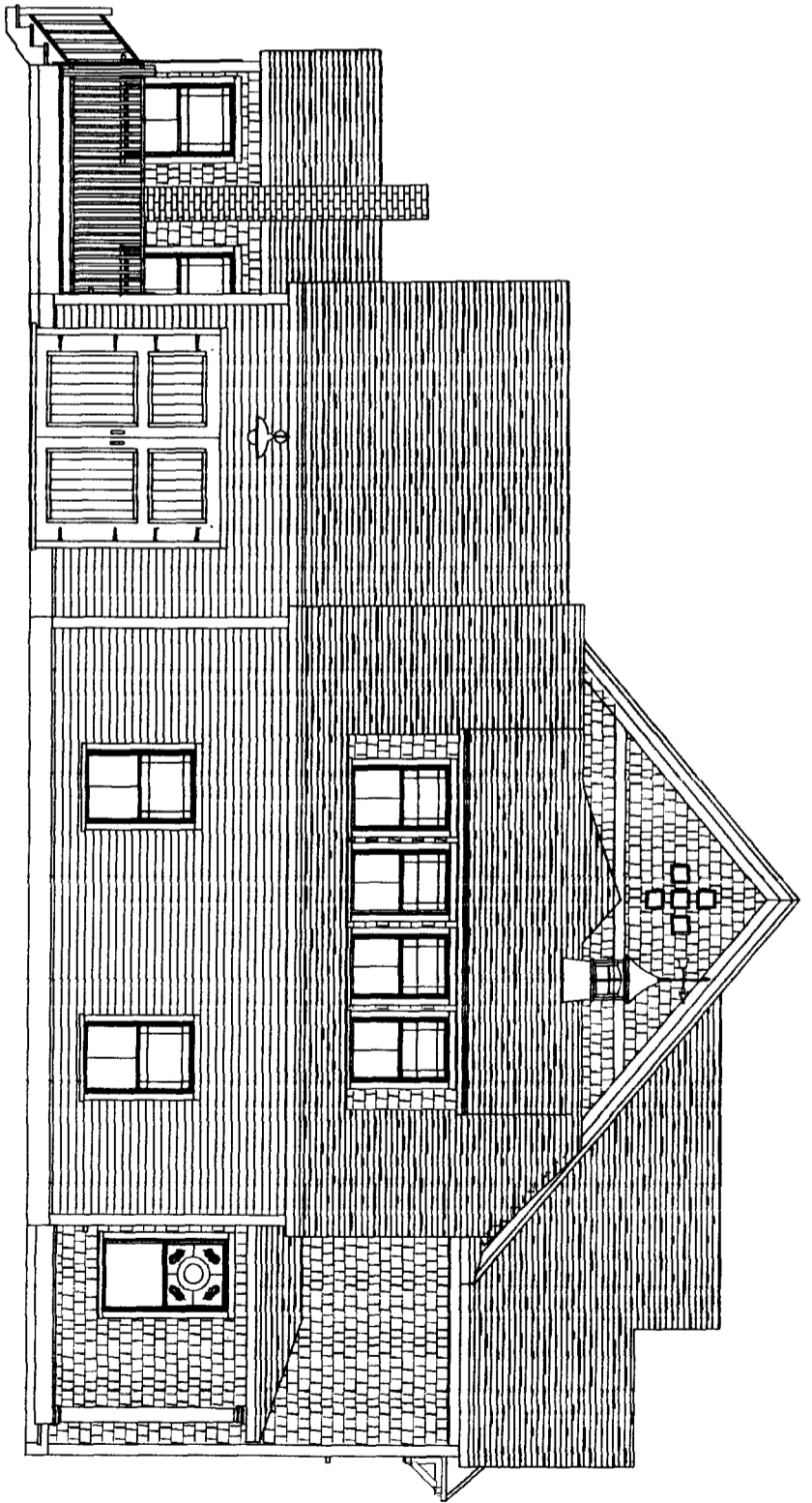
DEPT. OF BUILDING INSPECTION
 CITY OF PORTLAND, ME
 MAR 3 1 2006
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LEFT ELEVATION

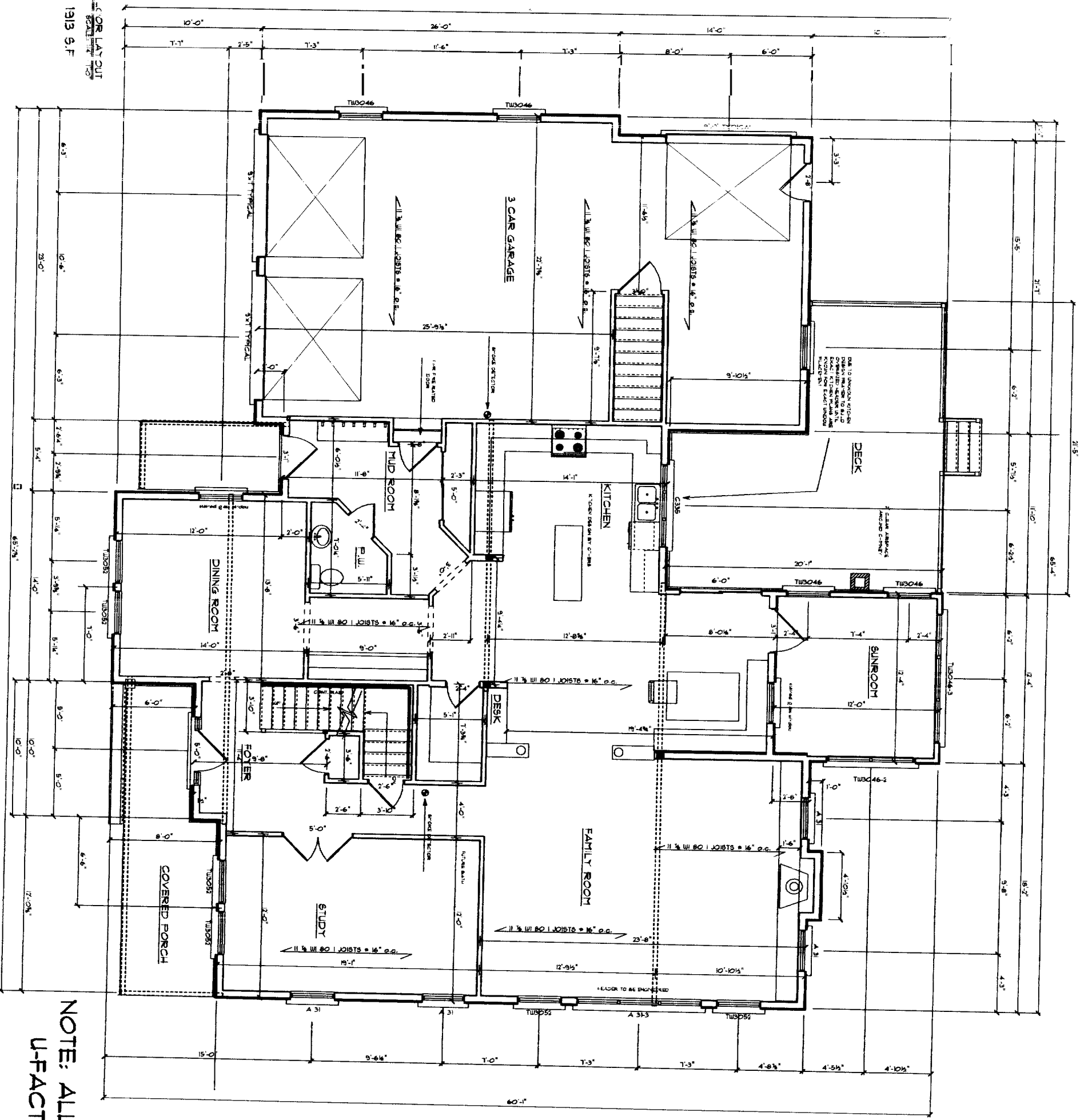


REAR ELEVATION

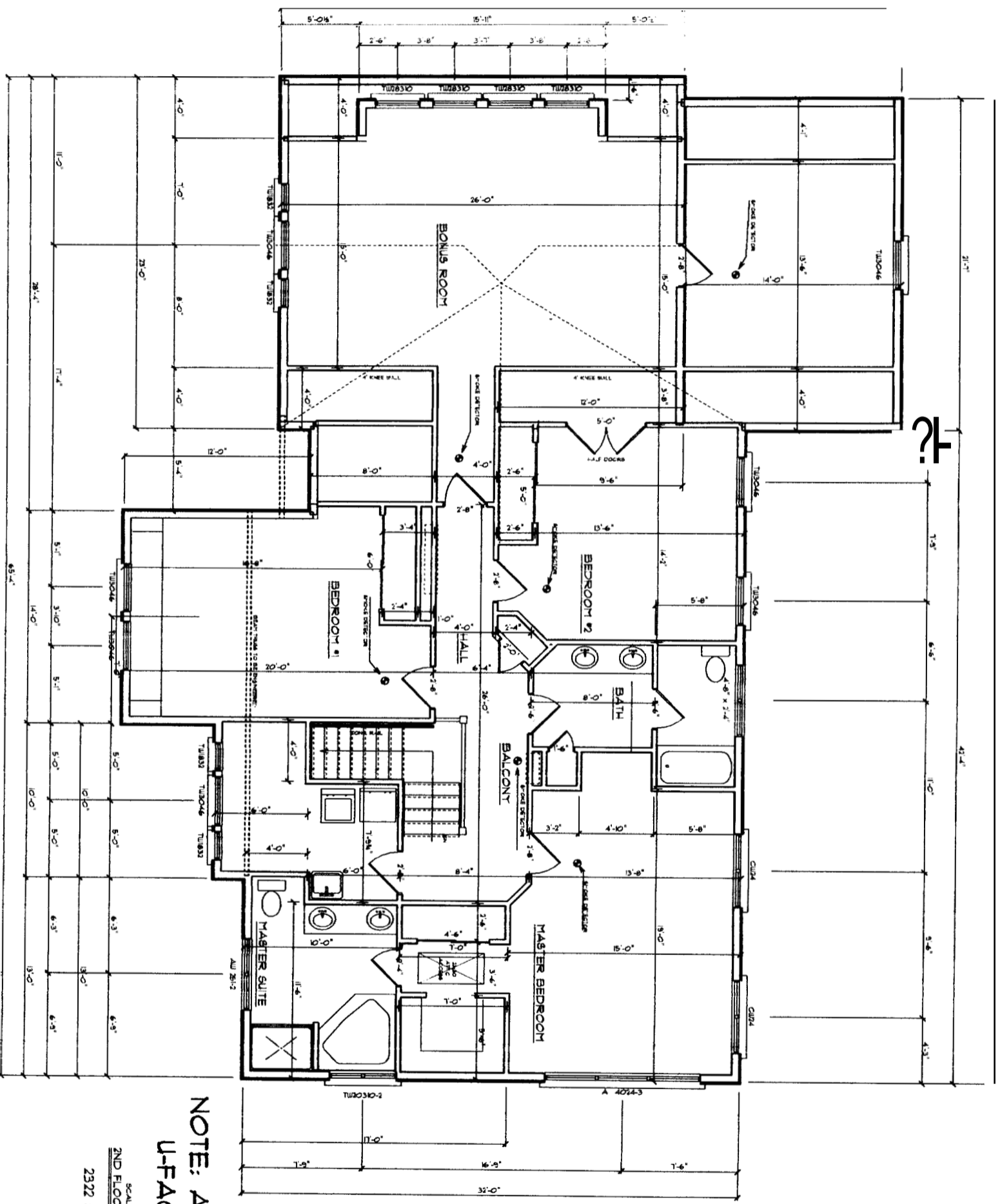


RIGHT ELEVATION

1. FLOOR LAYOUT
 1913 S.F.



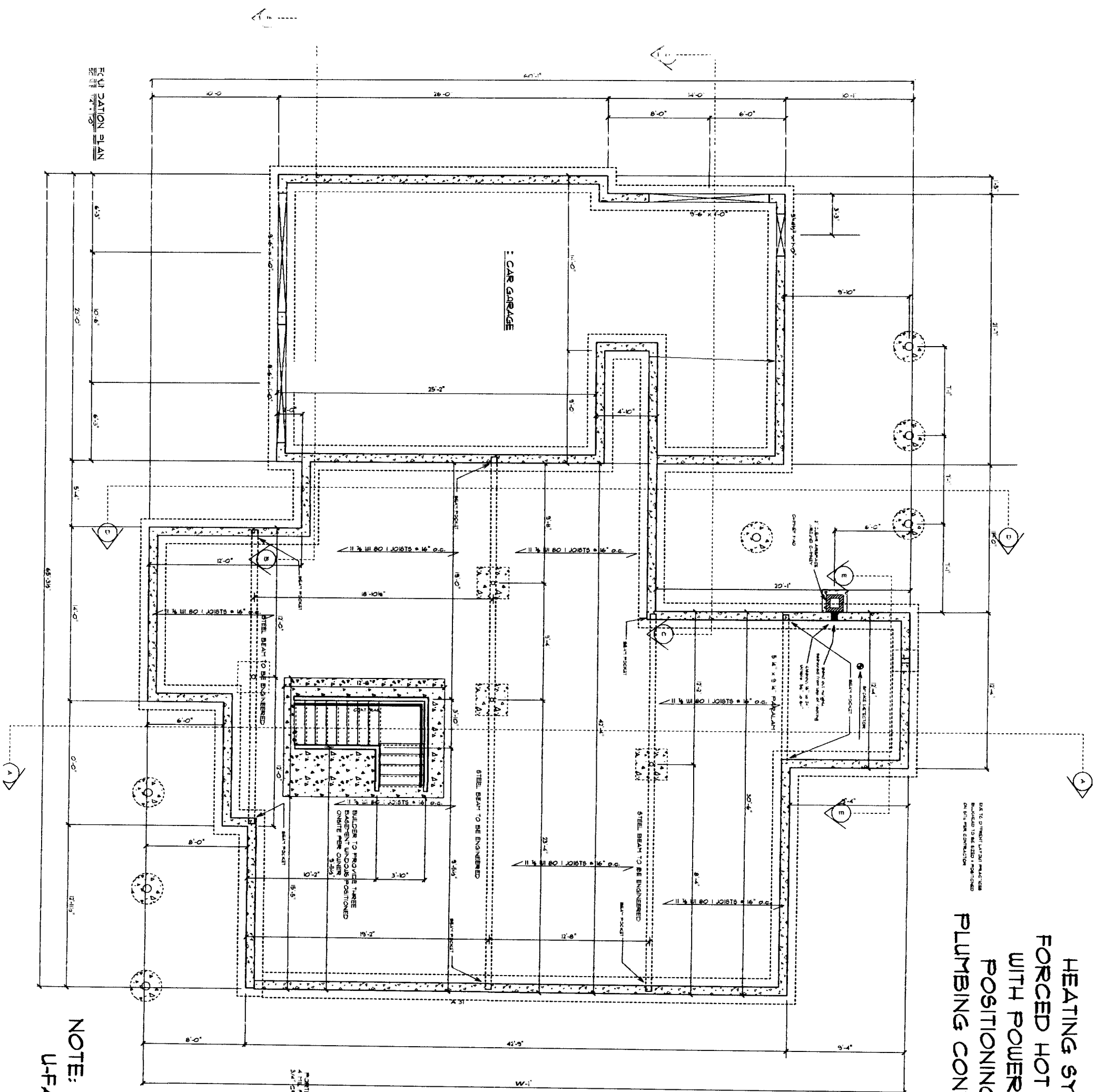
NOTE: ALL WINDOWS
 U-FACTOR = .31



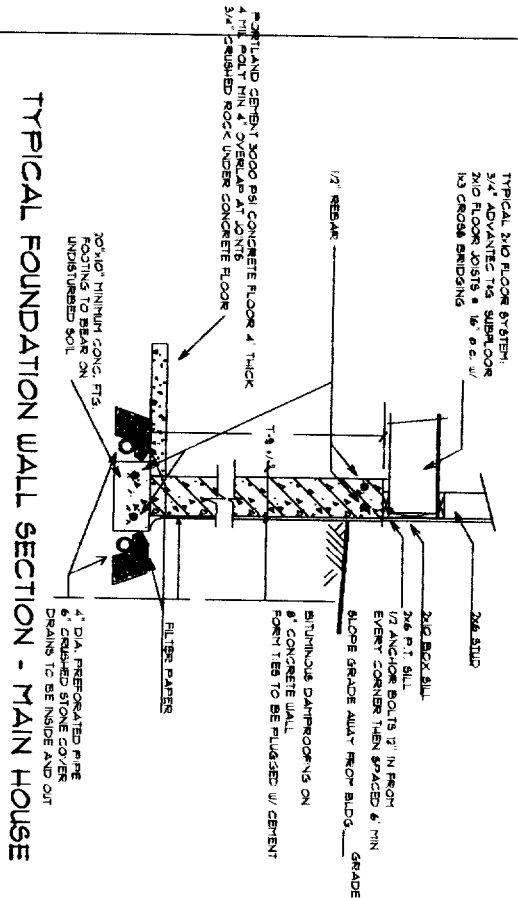
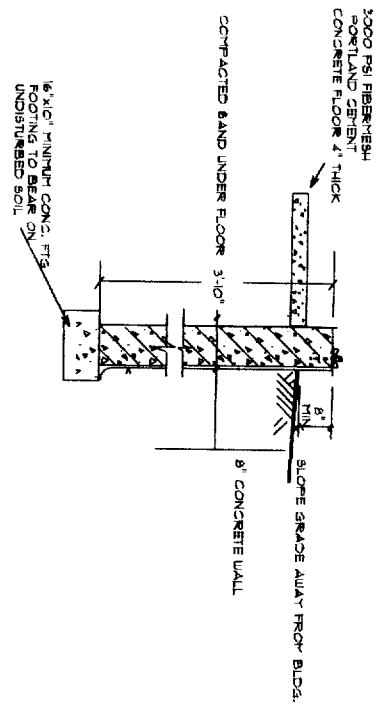
NOTE: ALL WINDOWS
U-FACTOR = .31

SCALE: 1/4" = 1'-0"
2ND FLOOR PLAN
2322 S.F.

**HEATING SYSTEM:
FORCED HOT WATER
WITH POWER VENT,
POSITIONING BY
PLUMBING CONTRACTOR**

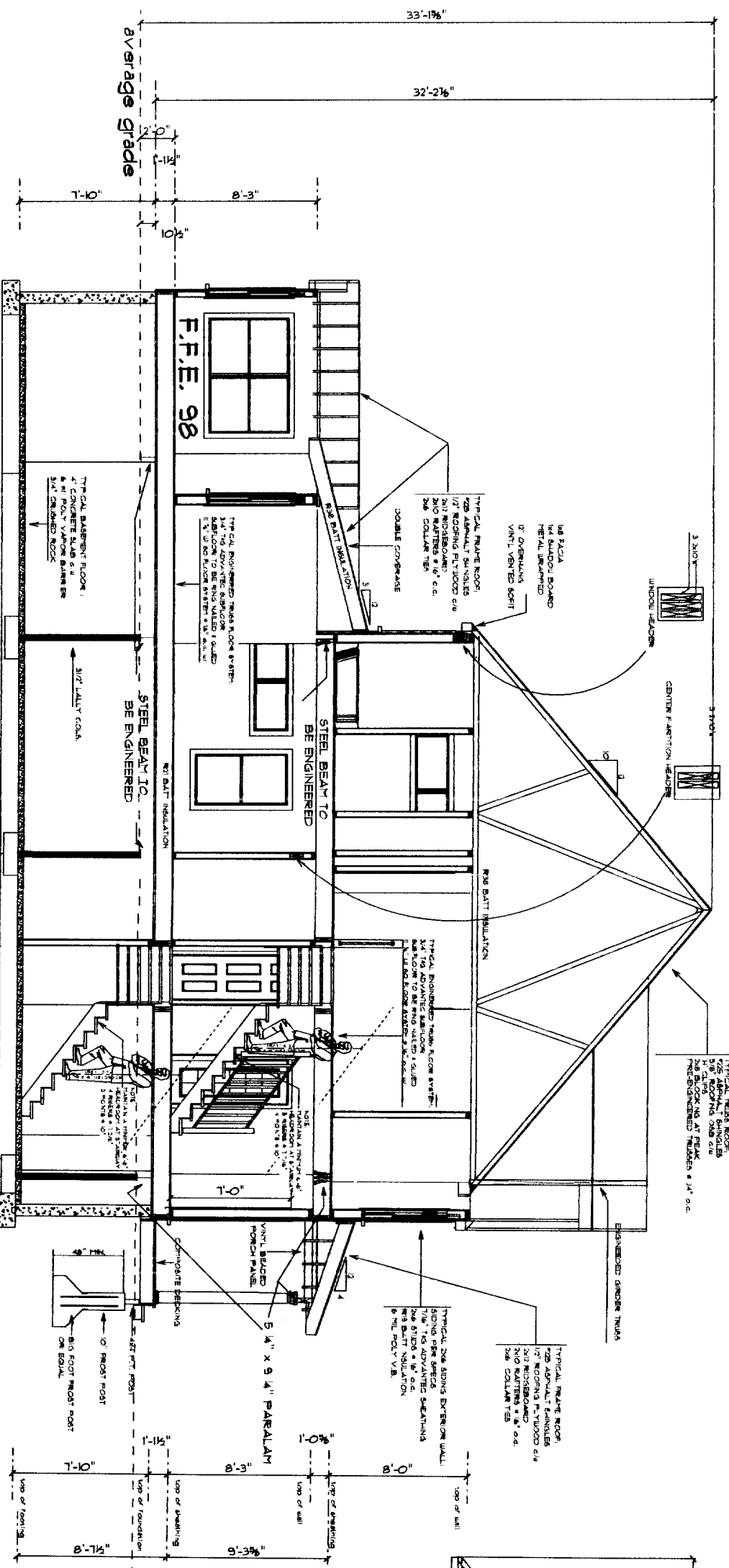


SEE TO DETERMINE LAYOUT REVISIONS
REQUIRED TO BE MADE FOR FINISHED
ON SITE PER CONTRACTOR



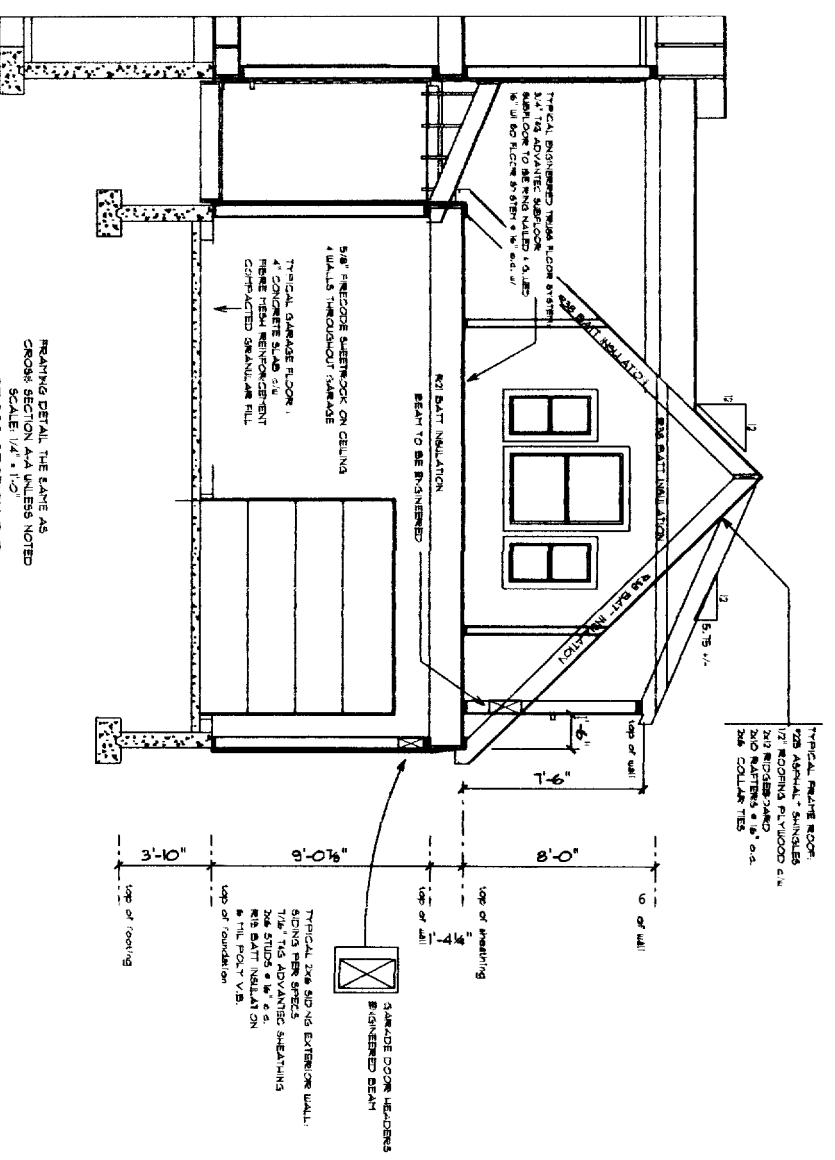
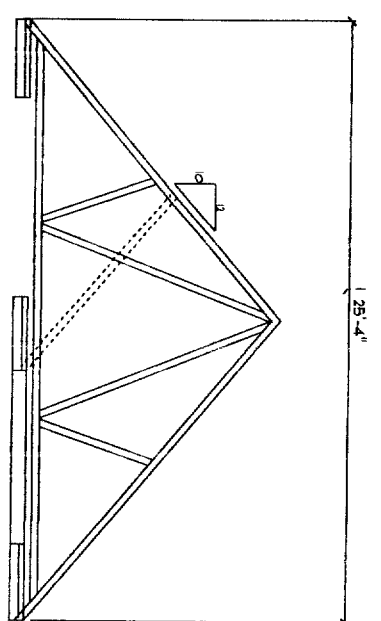
**NOTE: ALL WINDOWS
U-FACTOR = .31**

FLOOR PLAN

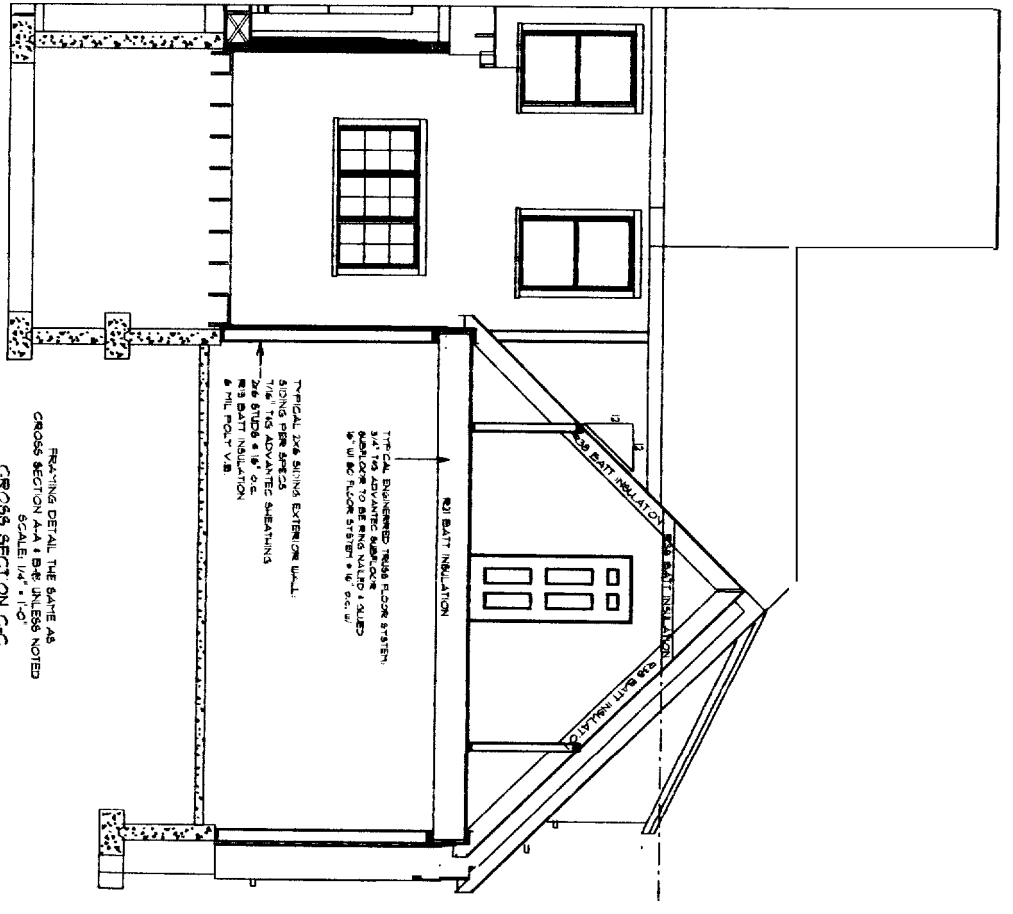


SCALE 1/4" = 1'-0"
CROSS SECTION A-A

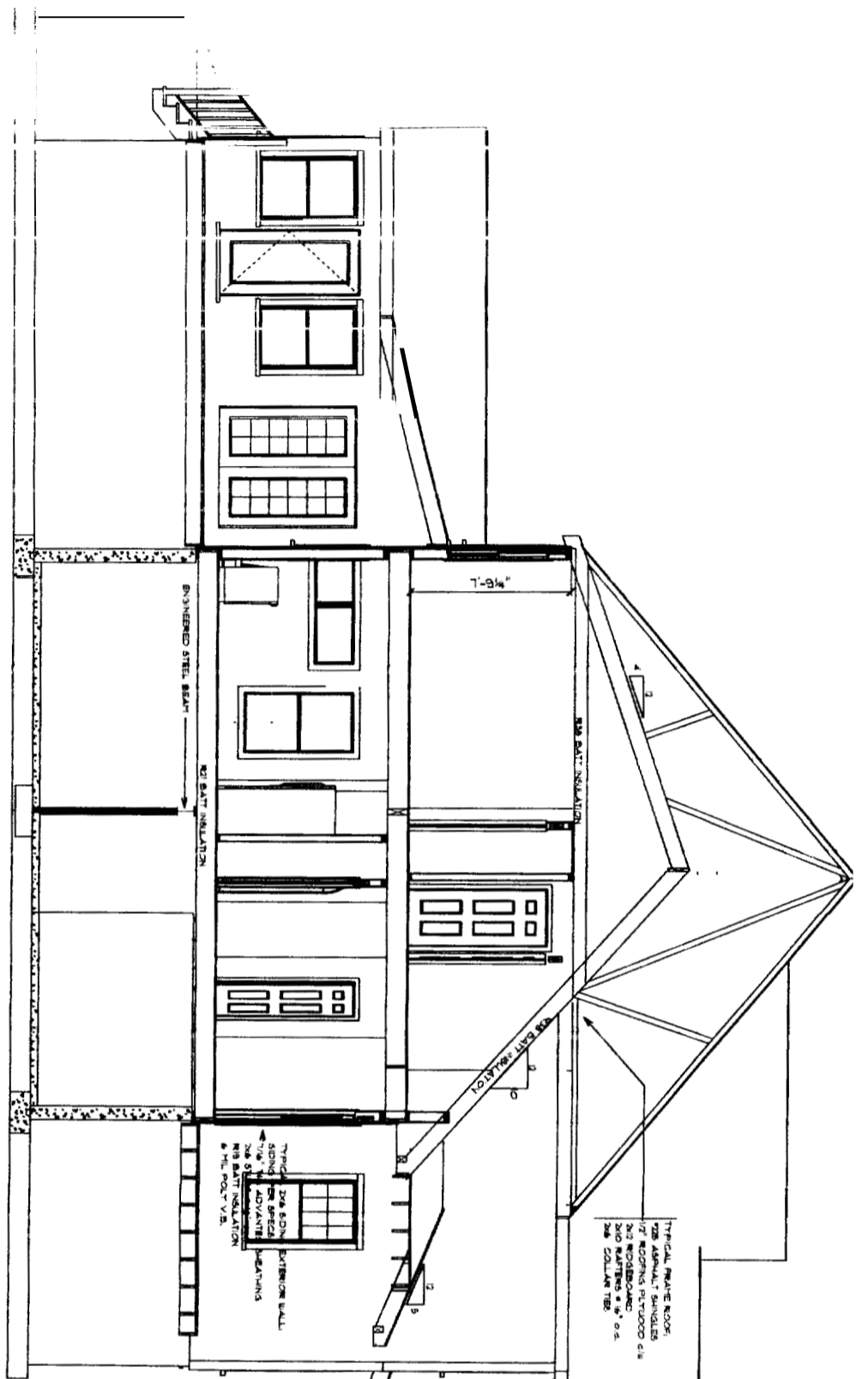
NOTE: ALL WINDOWS
U-FACTOR = .31



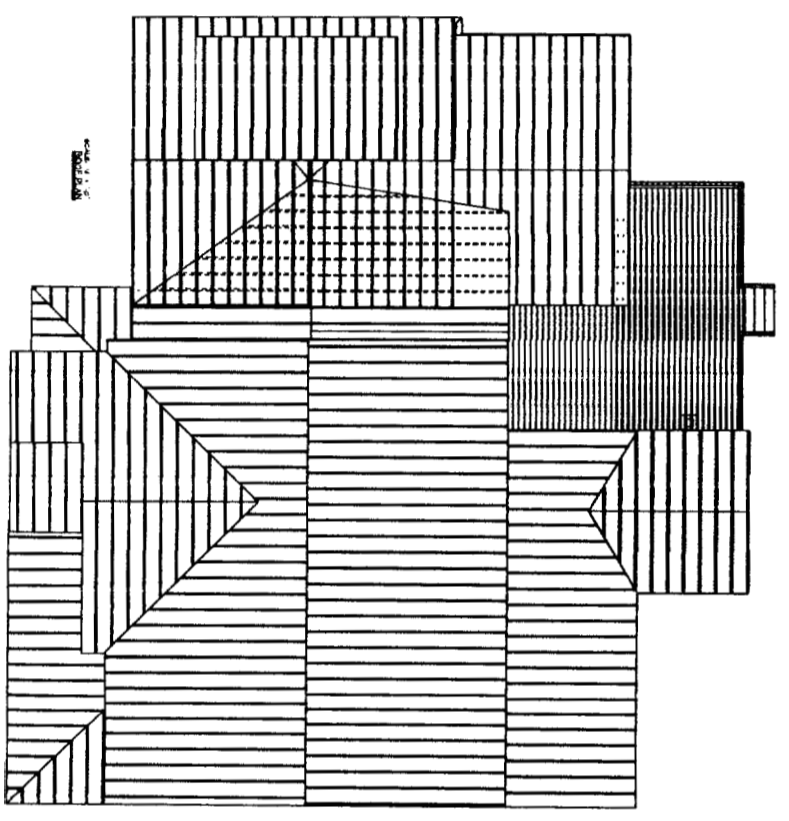
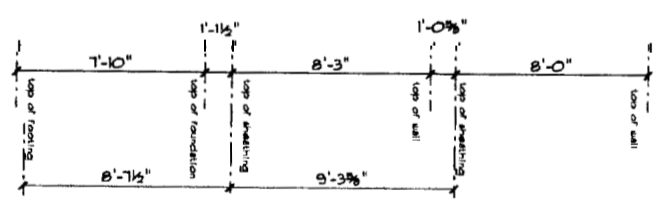
SCALE 1/4" = 1'-0"
CROSS SECTION B-B



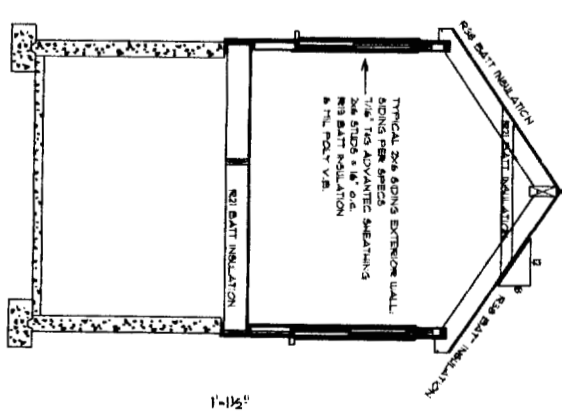
SCALE 1/4" = 1'-0"
CROSS SECTION C-C



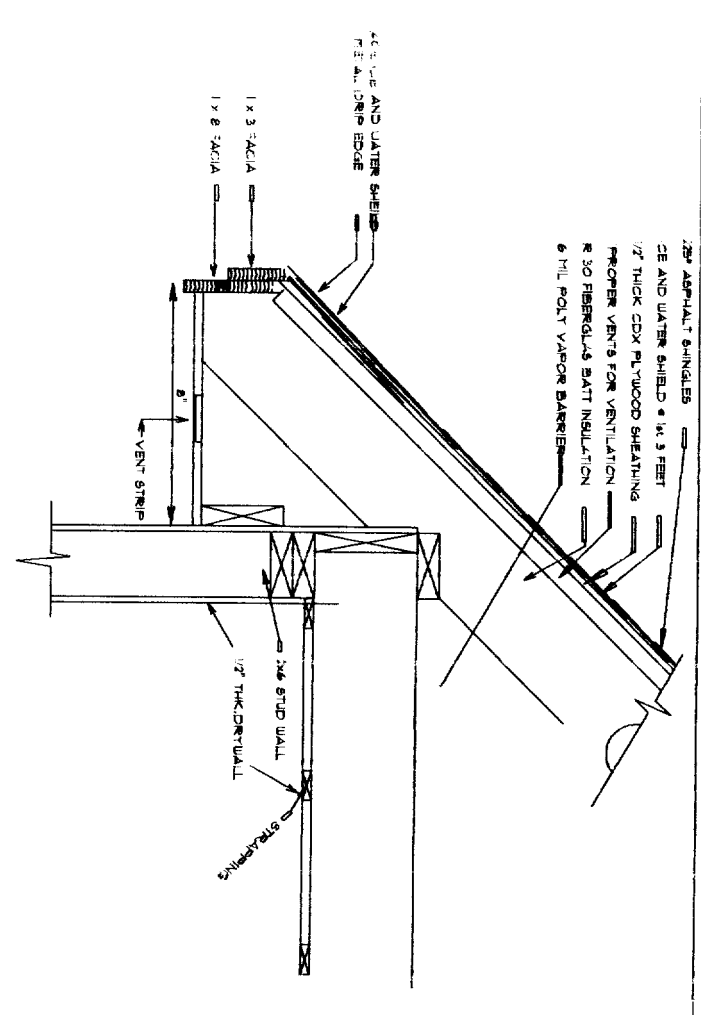
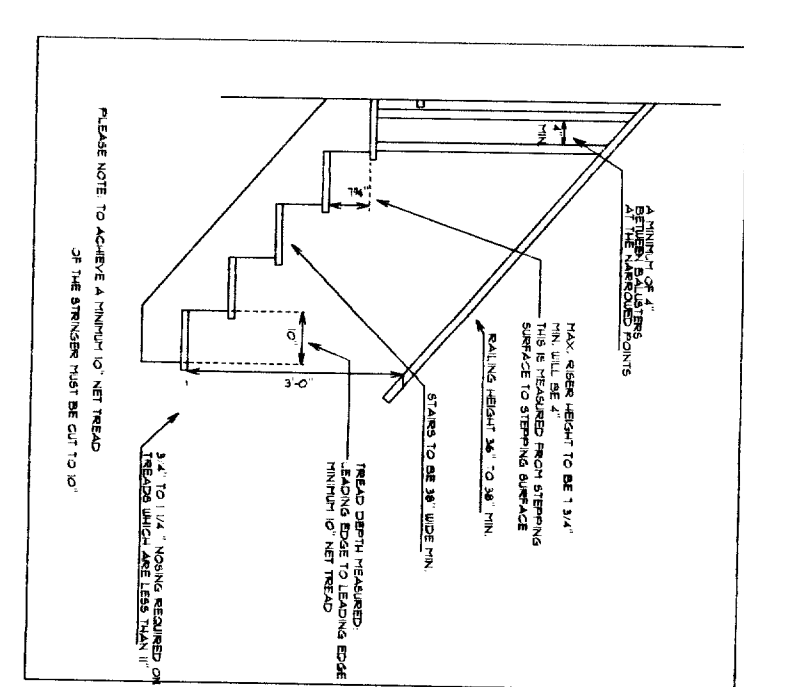
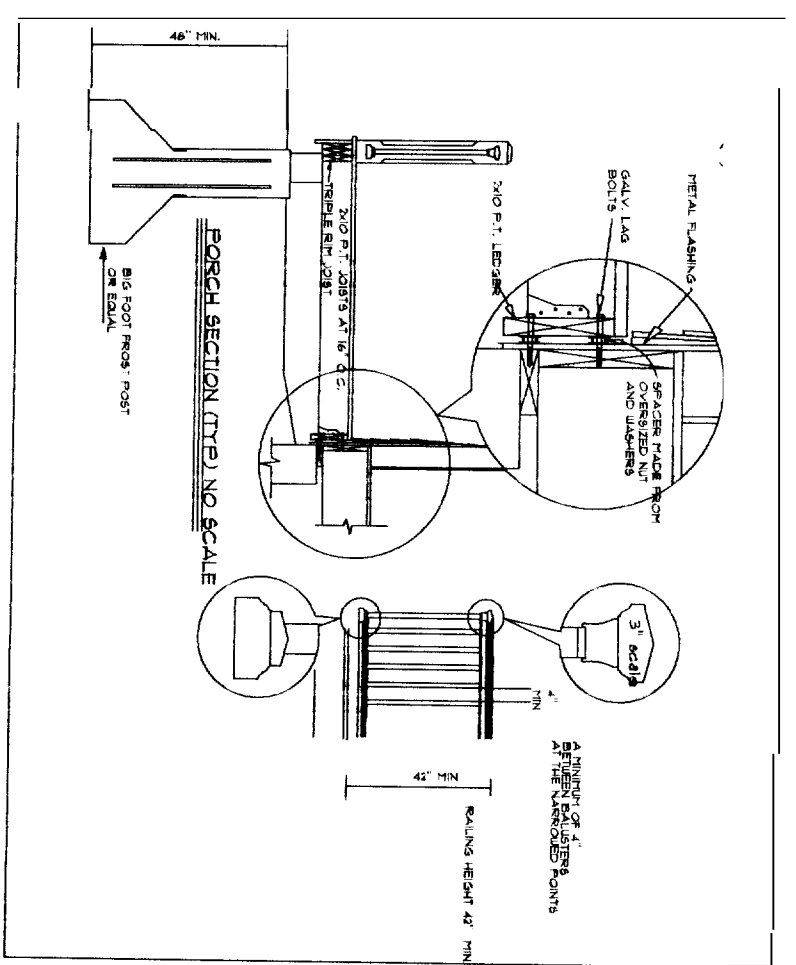
FRAMING DETAIL THE SAME AS
 CROSS SECTION A-A, B-B & C-C UNLESS NOTED
 SCALE: 1/4" = 1'-0"
CROSS SECTION D-D



FRAMING DETAIL THE SAME AS
 CROSS SECTION A-A, B-B, C-C & D-D UNLESS NOTED
 SCALE: 1/4" = 1'-0"
CROSS SECTION E-E



- FOUNDATION NOTES:**
1. ALL FOUNDATION FOOTING HEIGHTS SHALL BE DETERMINED IN THE FIELD WITH CONSTRUCTION OPERATIONS.
 2. BASEMENT WINDOW LOCATIONS & AND ROUGH DIMS. SHALL BE DETERMINED IN THE FIELD WITH CONSTRUCTION OPERATIONS.
 3. ALL WINDOW BOARDS SHALL BE 1 3/4" THICK OR EQUIVALENT.
 4. ALL WINDOW BOARDS SHALL BE 1/2" OF COCKED OR EQUIVALENT CHECKED & REBURNED BY CONTRACTOR BEFORE FORMS HAVE BEEN SET.
 5. ALL DAYLIGHT BASEMENT CONSIDERATIONS TO BE DETERMINED IN THE FIELD WITH CONSTRUCTION OPERATIONS.
 6. ALL CONSIDERATIONS FOR UTILITY ARE THE RESPONSIBILITY OF THE CONTRACTOR.
 7. CONTRACTOR SHALL CHECK ALL DIMENSIONS WITH FLOOR PLAN DIMENSIONS FOR ALL STRUCTURE. CONTRACTOR SHALL VERIFY DIMENSIONS ON BEHAN. ALSO MUST CHECK ALL STRUCTURAL PLANNING FOR LOAD BEARING & FOUNDATION BEFORE FORMS ARE SET.
 8. SOIL BEARING CAPACITY AS RECD.
 9. DO NOT BACKFILL MORE THAN 3'-0" BEFORE SET F.L.S. FINISHES. JOIST & RAFTERS TO BE SET ON INTERIOR AND EXTERIOR OF FOUNDATION TO AVOID THE BEING PLACED ON INTERIOR AND EXTERIOR OF FOUNDATION.
 10. ALL FOUNDATIONS SHALL BE SET AS PER ARCHITECTURAL REQUIREMENTS. SEE BUILDING SECTIONS FOR ADDITIONAL REINFORCING REQUIREMENTS.



TYPICAL RAFTER TRIM DETAIL

FASTENING SCHEDULE (SEE TABLE 2304.9.1 M.E.S. RESIDENTIAL CONSTRUCTION CODE FOR COMPLETE DETAILS)

SEE NOTE #	LOCATION	FASTENER	SPACING	NOTES
SEE NOTE #1	FACE NAILED	3x8 GUAGE STAKE	4' - 3" ON COMMON	SEE REFC'T 2308.10.4.1, TABLE 2308.10.4.1
SEE NOTE #1	FACE NAILED	3x8 GUAGE STAKE	4' - 3" ON COMMON	SEE REFC'T 2308.10.4.1, TABLE 2308.10.4.1
SEE NOTE #2	FACE NAILED	3x8 GUAGE STAKE	4' - 3" ON COMMON	SEE REFC'T 2308.10.4.1, TABLE 2308.10.4.1
SEE NOTE #3	FACE NAILED	3x8 GUAGE STAKE	4' - 3" ON COMMON	SEE REFC'T 2308.10.4.1, TABLE 2308.10.4.1
SEE NOTE #4	FACE NAILED	3x8 GUAGE STAKE	4' - 3" ON COMMON	SEE REFC'T 2308.10.4.1, TABLE 2308.10.4.1
SEE NOTE #5	FACE NAILED	3x8 GUAGE STAKE	4' - 3" ON COMMON	SEE REFC'T 2308.10.4.1, TABLE 2308.10.4.1
SEE NOTE #6	FACE NAILED	3x8 GUAGE STAKE	4' - 3" ON COMMON	SEE REFC'T 2308.10.4.1, TABLE 2308.10.4.1
SEE NOTE #7	FACE NAILED	3x8 GUAGE STAKE	4' - 3" ON COMMON	SEE REFC'T 2308.10.4.1, TABLE 2308.10.4.1
SEE NOTE #8	FACE NAILED	3x8 GUAGE STAKE	4' - 3" ON COMMON	SEE REFC'T 2308.10.4.1, TABLE 2308.10.4.1
SEE NOTE #9	FACE NAILED	3x8 GUAGE STAKE	4' - 3" ON COMMON	SEE REFC'T 2308.10.4.1, TABLE 2308.10.4.1
SEE NOTE #10	FACE NAILED	3x8 GUAGE STAKE	4' - 3" ON COMMON	SEE REFC'T 2308.10.4.1, TABLE 2308.10.4.1
SEE NOTE #11	FACE NAILED	3x8 GUAGE STAKE	4' - 3" ON COMMON	SEE REFC'T 2308.10.4.1, TABLE 2308.10.4.1
SEE NOTE #12	FACE NAILED	3x8 GUAGE STAKE	4' - 3" ON COMMON	SEE REFC'T 2308.10.4.1, TABLE 2308.10.4.1
SEE NOTE #13	FACE NAILED	3x8 GUAGE STAKE	4' - 3" ON COMMON	SEE REFC'T 2308.10.4.1, TABLE 2308.10.4.1
SEE NOTE #14	FACE NAILED	3x8 GUAGE STAKE	4' - 3" ON COMMON	SEE REFC'T 2308.10.4.1, TABLE 2308.10.4.1
SEE NOTE #15	FACE NAILED	3x8 GUAGE STAKE	4' - 3" ON COMMON	SEE REFC'T 2308.10.4.1, TABLE 2308.10.4.1
SEE NOTE #16	FACE NAILED	3x8 GUAGE STAKE	4' - 3" ON COMMON	SEE REFC'T 2308.10.4.1, TABLE 2308.10.4.1
SEE NOTE #17	FACE NAILED	3x8 GUAGE STAKE	4' - 3" ON COMMON	SEE REFC'T 2308.10.4.1, TABLE 2308.10.4.1
SEE NOTE #18	FACE NAILED	3x8 GUAGE STAKE	4' - 3" ON COMMON	SEE REFC'T 2308.10.4.1, TABLE 2308.10.4.1
SEE NOTE #19	FACE NAILED	3x8 GUAGE STAKE	4' - 3" ON COMMON	SEE REFC'T 2308.10.4.1, TABLE 2308.10.4.1
SEE NOTE #20	FACE NAILED	3x8 GUAGE STAKE	4' - 3" ON COMMON	SEE REFC'T 2308.10.4.1, TABLE 2308.10.4.1
SEE NOTE #21	FACE NAILED	3x8 GUAGE STAKE	4' - 3" ON COMMON	SEE REFC'T 2308.10.4.1, TABLE 2308.10.4.1
SEE NOTE #22	FACE NAILED	3x8 GUAGE STAKE	4' - 3" ON COMMON	SEE REFC'T 2308.10.4.1, TABLE 2308.10.4.1
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SEE NOTE #30	FACE NAILED	3x8 GUAGE STAKE	4' - 3" ON COMMON	SEE REFC'T 2308.10.4.1, TABLE 2308.10.4.1
SEE NOTE #31	FACE NAILED	3x8 GUAGE STAKE	4' - 3" ON COMMON	SEE REFC'T 2308.10.4.1, TABLE 2308.10.4.1
SEE NOTE #32	FACE NAILED	3x8 GUAGE STAKE	4' - 3" ON COMMON	SEE REFC'T 2308.10.4.1, TABLE 2308.10.4.1
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SEE NOTE #39	FACE NAILED	3x8 GUAGE STAKE	4' - 3" ON COMMON	SEE REFC'T 2308.10.4.1, TABLE 2308.10.4.1
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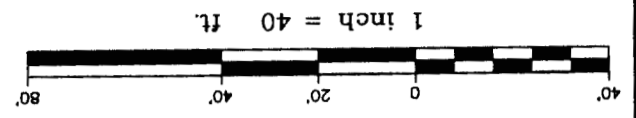
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Date:	MAR 06
Design:	DER

GP
 Gorrell-Palmer Consulting Engineers, Inc.
 Traffic and Civil Engineering Services
 207-637-8910
 Fax: 207-637-8912
 E-Mail: mpollock@gorrellpalmer.com

Project: PRESUMPSCOT RIVER PLACE
 Drawing Name: Lot 26 Site Layout and Utility Plan

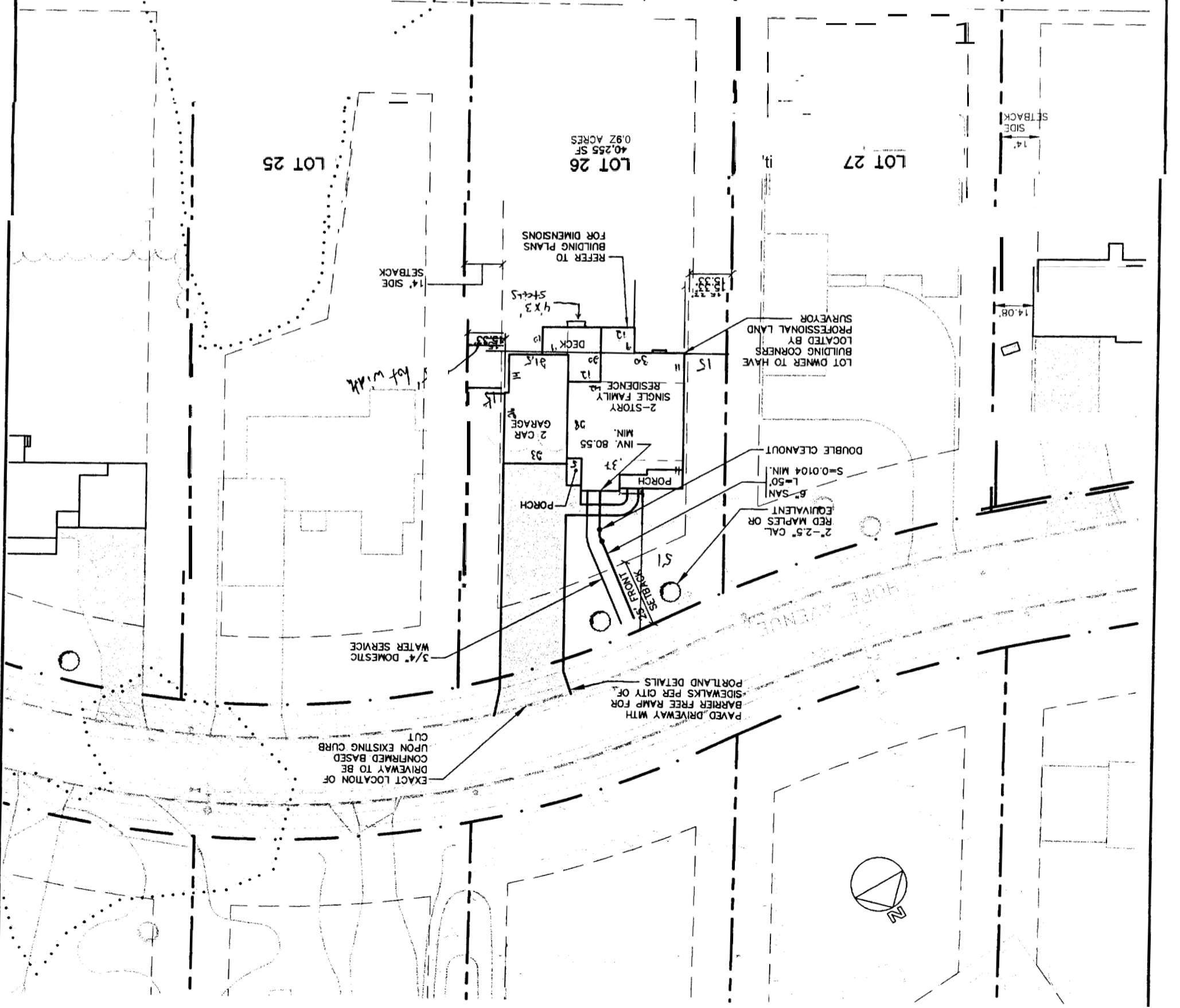
Figure No. 2

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 MAR 31 2006
 DEPT. OF BUILDING INSPECTION
 CITY OF PORTLAND, ME



GENERAL NOTES

1. THE LOCATION AND/OR THE ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AND OBTAIN EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
2. MAINTENANCE OF EROSION CONTROL MEASURES IS OF PARAMOUNT IMPORTANCE TO THE OWNER AND THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTIONS OF THE OWNER OR THEIR REPRESENTATIVES AT NO ADDITION.
3. ALL WATER UTILITY MATERIALS AND INSTALLATION METHODS SHALL CONFORM TO PORTLAND WATER DISTRICT STANDARDS. DISINFECTION OF WATER LINES SHALL CONFORM TO AWWA STANDARD C651, LATEST REVISION.
4. ALL SEWER MATERIALS SHALL CONFORM TO THE EQUIREMENTS OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
5. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, AND CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
6. THE OWNER IS RESPONSIBLE FOR LAYOUT AND EROSION CONTROL MEASURES.



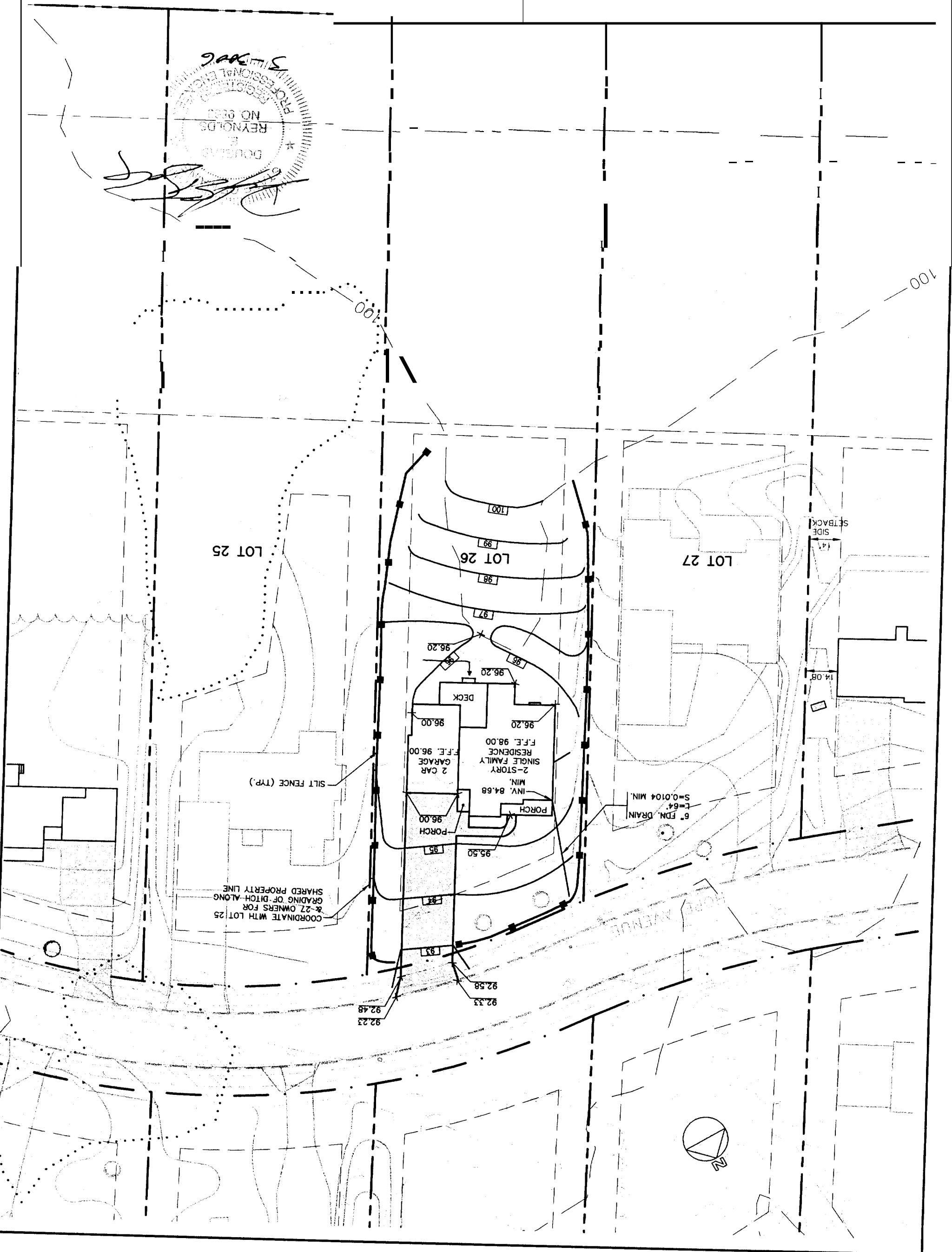
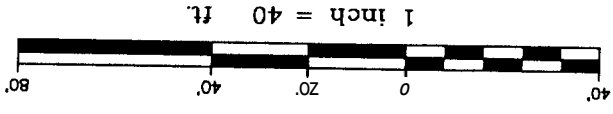
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Drawing Name: Lot 26 Grading & Drainage Plan
 Project: PRESUMPSCOT RIVER PLACE

Figure No. 3



[Handwritten Signature]
 DOUGLAS B. REYNOLDS
 REGISTERED PROFESSIONAL ENGINEER
 NO. 9323
 3-11-2006