

#58?

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 10-0901	Issue Date:	CBL: 402 D003001
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Location of Construction: 0 GERTRUDE AVE	Owner Name: Diversified Properties, Inc /Jim Wol	Owner Address: P.O. Box 10127	Phone: 207-773-4988
Business Name:	Contractor Name: Diversified Properties, Inc /Jim Wol	Contractor Address: P.O. Box 10127 Portland	Phone: 2077734988
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone: R-3

Past Use: Vacant Land	Proposed Use: Single Family Home - Build new 24' x 32' Cape w/ 3 bedrooms, 1.5 baths no garage Single Family Home	Permit Fee: \$995.00	Cost of Work: \$90,000.00	CEO District: 4
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	

Proposed Project Description: Build new 24' x 32' Cape w/ 3 bedrooms, 1.5 baths no garage Single Family Home	Signature:	Signature:
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature:	Date:	

Permit Taken By: Idobson	Date Applied For: 07/27/2010	Zoning Approval
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.. 	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date:	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:
	EXPIRED		

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

City of Portland, Maine - Building or Use Permit

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Permit No: 10-0901	Date Applied For: 07/27/2010	CBL: 402 D003001
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Location of Construction: 0 GERTRUDE AVE	Owner Name: Diversified Properties, Inc /Jim Wol	Owner Address: P.O. Box 10127	Phone: 207-773-4988
Business Name:	Contractor Name: Diversified Properties, Inc /Jim Wol	Contractor Address: P.O. Box 10127 Portland	Phone: (207) 773-4988
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

Proposed Use: Single Family Home - Build new 24' x 32' Cape w/ 3 bedrooms, 1.5 baths no garage Single Family Home	Proposed Project Description: Build new 24' x 32' Cape w/ 3 bedrooms, 1.5 baths no garage Single Family Home
----------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------

Dept: Zoning	Status: Pending	Reviewer: Ann Machado	Approval Date:	Ok to Issue: <input type="checkbox"/>
Note:	EXPIRED			
Dept: Building	Status: Pending	Reviewer:	Approval Date:	Ok to Issue: <input type="checkbox"/>
Note:				

Dept: DRC	Status: Pending	Reviewer:	Approval Date:	Ok to Issue: <input type="checkbox"/>
Note:				

Comments:
8/18/2011-amachado: Permit had been on hold pending amendment to subdivision and site plan to build the street under section 14-403. Permit expired. Received application in One Solution (#2011-08-1835) to renew application and change the building from a cape with full dormer to a colonial.



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

Received from 7.29 20 10
James Wolf -

Location of Work 20 West Franklin Ave

Cost of Construction \$ _____ Building Fee: 920

Permit Fee \$ _____ Site Fee: 300

Certificate of Occupancy Fee: 75

Total: 1295

Building (I1) _____ Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: 402-D-3

Check #: CC Total Collected \$ 1295

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: T. J. [Signature]

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy



General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>58 Bertrude Ave Portland, ME</u>		
Total Square Footage of Proposed Structure/Area <u>1344</u>		Square Footage of Lot <u>6,804.40</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>402 D 3</u> <u>condo Porting 4</u>	Applicant * must be owner, Lessee or Buyer * Name <u>Diversified Properties</u> Address <u>POB 10127</u> City, State & Zip <u>Portland, ME 04104</u>	Telephone: <u>773-4988</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>90,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>90,000</u>
EXPIRED		
Current legal use (i.e. single family) <u>condo</u>		
If vacant, what was the previous use? <u>vacant</u>		
Proposed Specific use: <u>24x32 CAPE</u>		
Is property part of a subdivision? <u>no</u> If yes, please name _____		
Project description: <u>Amended recording PLATT of Washington Ave + Allen Ave for North Port Realty</u> <u>construct new 24x32 CAPE no garage - 3 bedrooms 1 1/2 Bath</u>		
Contractor's name: <u>Diversified Properties</u>		
Address: <u>POB 10127</u>		
City, State & Zip <u>Portland, ME 04104</u>		Telephone: <u>774-4988</u>
Who should we contact when the permit is ready: <u>James Wolf</u>		Telephone: <u>773-4988</u>
Mailing address: <u>POB 10127, Portland, ME 04104</u>		<u>X-224</u>

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature: [Signature] Date: 7/27/10

This is not a permit; you may not commence ANY work until the permit is issue

From: <jmw1@maine.rr.com>
To: JRIOUX@portlandmaine.gov
Date: 1/18/2012 8:53 AM
Subject: Re: FW: Colonial house - Portland

Hi John

We delivered the paper copy to you yesterday. May we pick up our permit today?

— Jonathan Rioux <JRIOUX@portlandmaine.gov> wrote:

- > Jim,
- >
- > I'm trying to make sense of the work-flow.
- >
- > Permit # 100901 is expired.
- > Job# 2011-08-1835-SF is a renewal of Permit #100901.
- > Job# 2011-1401-AMEND is an amendment of Job # 2011-08-1835 (Changing the Structure to a Colonial and repositioning on the lot)
- > The email you just sent with revision is the same structure as Job#2011-1401-AMEND, however has a new designer and minor specification changes?
- >
- > If this information is correct please send our Office large drawings of the final building plans.
- >
- >
- >
- >
- >
- >
- >
- >
- > Jonathan Rioux
- > Code Enforcement Officer/ Plan Reviewer
- >
- > City of Portland
- > Planning and Urban Development Department
- > Inspection Services Division
- > 389 Congress St. Rm 315
- > Portland, ME 04101
- > Office: 207.874.8702
- > Support Staff: 207.874.8703
- > jrioux@portlandmaine.gov
- > >>> "Jim Wolf" <jmw1@maine.rr.com> 1/12/2012 10:32 AM >>>
- >
- > Jon
- >
- > Attached are the revised plans for the Colonial on Gertrude Avenue. Please review and confirm they are acceptable and also instruct me as to how many paper copies are required. I apologize for the delay, however, we could not find our draft person as I told you in my email last week.
- >
- > Jim
- >
- >

Jonathan Rioux - Fwd: RE: Gertrude Avenue

From: Chris Pirone
To: Jonathan Rioux
Date: 1/18/2012 3:28 PM
Subject: Fwd: RE: Gertrude Avenue

perfect

Captain Chris Pirone
Portland Fire Department
Fire Prevention Bureau
380 Congress Street
Portland, ME 04101
(t) 207.874.8405
(f) 207.874.8410

>>> Jonathan Rioux 1/18/2012 1:36 PM >>>
Capt.

I will apply these conditions to the building permit.

1. All construction shall comply with City Code Chapter 10.
2. A sprinkler system shall be installed.
3. A separate Suppression System Permit is required.
4. All smoke detectors and smoke alarms shall be photoelectric.
5. Hardwired Carbon Monoxide alarms with battery back up are required on each floor.

Below is the history of the structure.

Permit # 100901 is expired.

Job# 2011-08-1835-SF is a renewal of Permit #100901.

Job# 2011-1401-AMEND is an amendment of Job # 2011-08-1835 (Changing the Structure to a Colonial and repositioning on the lot)

This is your old conditions:

Under Permit # 2011-08-1835

All construction shall comply with City Code Chapter 10, with the exception of sprinklers.

All smoke detectors and smoke alarms shall be photoelectric.

Hardwired Carbon Monoxide alarms with battery back up are required on each floor.

The agreement to renew the permit without sprinklers was for the existing design, no changes in the design are allowed without further review.

Jonathan Rioux
Code Enforcement Officer/ Plan Reviewer

City of Portland
Planning and Urban Development Department
Inspection Services Division
389 Congress St. Rm 315
Portland, ME 04101
Office: 207.874.8702
Support Staff: 207.874.8703
jrioux@portlandmaine.gov



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

12.19. 20 11

Received from James Wolf

Location of Work 35 Sertouta

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 220

Building (I1) _____ Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: 402-D-34

Check #: CC Total Collected \$ 220 -

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: [Signature]

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy

Post Office Box 10127
Portland, Maine 04104
207-773-4988
Fax 207-773-6875

**Diversified
Properties**

MEMO

TO: John rioux

From: Jim Wolf

Fax:

Pages:

Phone:

Date: 1/17/12

Re: Gertrude Ave

CC:

Urgent **For Review** **Please Comment** **Please Reply** **Please Recycle**

Per your request, here are the House plans for 58 Gertrude .

Permit # 2011-08-1835
 amend 2011-14101



General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>58 Gertrude Ave Portland</u>		
Total Square Footage of Proposed Structure/Area <u>1536</u>		Square Footage of Lot <u>6804.40</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>402 D 3-4</u>	Applicant *must be owner, Lessee or Buyer* Name <u>Diversified Prop. Inc</u> Address <u>POB 10127</u> City, State & Zip <u>Portland, ME</u>	Telephone: <u>773-4988</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>110,000 20,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>110,000</u>
Current legal use (i.e. single family) <u>vacant</u> If vacant, what was the previous use? <u>vacant</u> Proposed Specific use: <u>To Construct Single family home</u> Is property part of a subdivision? <input checked="" type="checkbox"/> If yes, please name _____ Project description: <u>amended recording platt of Washington Ave + Allen Ave for North Port Realty.</u> <u>Construct 24132 colonial single family home</u>		
Contractor's name: <u>Custom Built Homes</u> Address: <u>123 Christopher Rd</u> City, State & Zip: <u>N. Yarmouth, ME</u> Telephone: _____ Who should we contact when the permit is ready: <u>Ben Bervais</u> Telephone: <u>650-6989</u> Mailing address: <u>POB 10127 Portland ME 04104</u>		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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Signature: [Signature] Date: 12-16-2011

This is not a permit; you may not commence ANY work until the permit is issue

RECEIVED
 Date: 12/16/11
 Dept: 701 Portland Inspections
 Maine

ONE AND TWO FAMILY COMPONENT	PLAN REVIEW SUBMITTED PLAN	CHECKLIST FINDINGS/REVISIONS/DATES
STRUCTURAL		
FOOTING DIMENSIONS/DEPTH	10"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, 5'-0" O.C. @ CORNERS	
LALLY COLUMN TYPE, GIRDER & HEADER SPANS	3 1/2" DIA. LALLY COLUMN ON 24"x24" FOOTING 12" THICK W/4" SPAN 5'-6"	
BUILT-UP WOOD CENTER GIRDER DIMENSIONS/TYPE	(3) 2x10 W/LEGGER	
SILL/BAND JOIST TYPE & DIMENSIONS	2x6 PRESSURE TREATED, 2x10 RM	
FIRST FLOOR JOIST SPECIES DIMENSIONS AND SPACING	2x10 @ 16" O.C.	
SECOND FLOOR JOIST SPECIES DIMENSIONS AND SPACING	2x10 @ 16" O.C.	
ATTIC OR ADDITIONAL FLOOR JOISTS DIMENSIONS AND SPACING	ROOF TRUSSES @ 24" O.C. W/2x4 BOTTOM CHORD	
PITCH, SPAN, SPACING & DIMENSION, ROOF RAFTER: FRAMING & CONNECTIONS	5:12 ROOF TRUSSES @ 24" O.C. SPACING 32'-0"	
SHEATHING: FLOOR, WALL AND ROOF	3/4" ADVANTAGE FLOOR SHEATHING, 7/16" APA RATED WALL SHEATHING, 5/8" APA RATED ROOF SHEATHING	
FASTENER SCHEDULE	PER CODE	
GARAGE		
LIVING SPACE? FIRE SEPARATION	N/A - NO GARAGE	
OPENING PROTECTION	N/A	
EMERGENCY ESCAPE AND RESCUE OPENINGS	30x24 EGRESS WINDOWS	
ROOF COVERING	25 YEAR FIBERGLASS SHINGLES	
SAFETY GLAZING	N/A	
ATTIC ACCESS	NO ATTIC ACCESS	
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	
MEANS OF EGRESS		
BASEMENT	YES - BULKHEAD ACCESS	
NUMBER OF STAIRWAYS	4	
INTERIOR	2 - INCLUDING BULKHEAD STAIRS	
EXTERIOR	2	
TREADS AND RISERS	7 1/4" RISE 10" TREAD; 7 5/8" RISE	
WIDTH	3'-0" CLEAR	
HEADROOM	6'-8" CLEAR +/-	
GUARDRAILS & HANDRAILS	34" WITH RETURNS	
SMOKE DETECTORS LOCATION AND TYPE/INTERCONNECTED	REFER TO GENERAL NOTES A1	
DWELLING UNIT SEPARATION	N/A	
DECK CONSTRUCTION	N/A	

TYPICAL ROOF CONSTRUCTION

RIDGE VENT
 PRE-MANUFACTURED ROOF TRUSSES @ 24" O.C.
 ROOF SHINGLES
 5/8" APA RATED SHEATHING W/ 8d NAILS, RING SHANK @ 6" O.C. PANEL EDGES AND 6" O.C. INTERMEDIATE
 #15 FELT PAPER
 (2) ROLLS 36" WIDE WATERPROOF MEMBRANE @ EAVES.

TYP. EXTERIOR WALL:

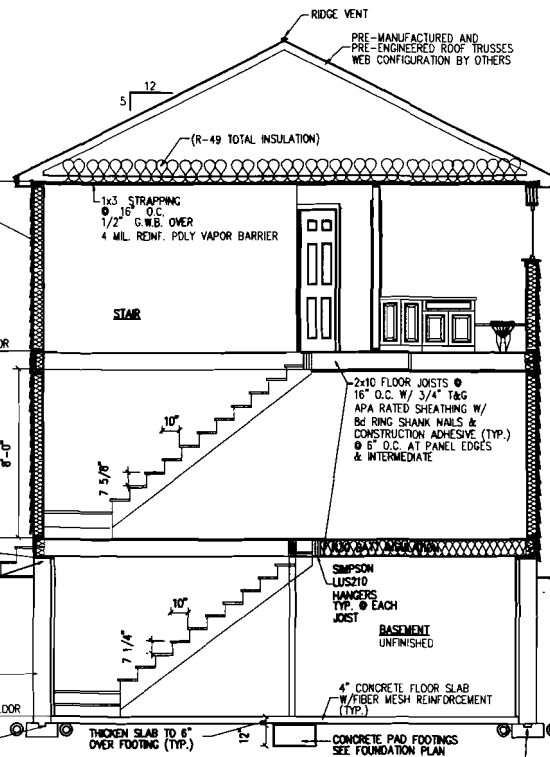
1/2" G.W.B. OVER
 4 MIL. REINF. POLY VAPOR BARRIER
 2x6 STUDS @ 16" O.C. W/SOLID 2x BLOCKING AT ALL SHEATHING PANEL EDGES
 7/16" APA RATED SHEATHING, 8d NAILS - RING SHANK @ 4" O.C. PANEL EDGES AND 6" O.C. INTERMEDIATE (TYP.) OVER CONT. BLDG. WRAP UNDER VINYL SIDING

2x6 P.T. SILL W/ SILL SEALER

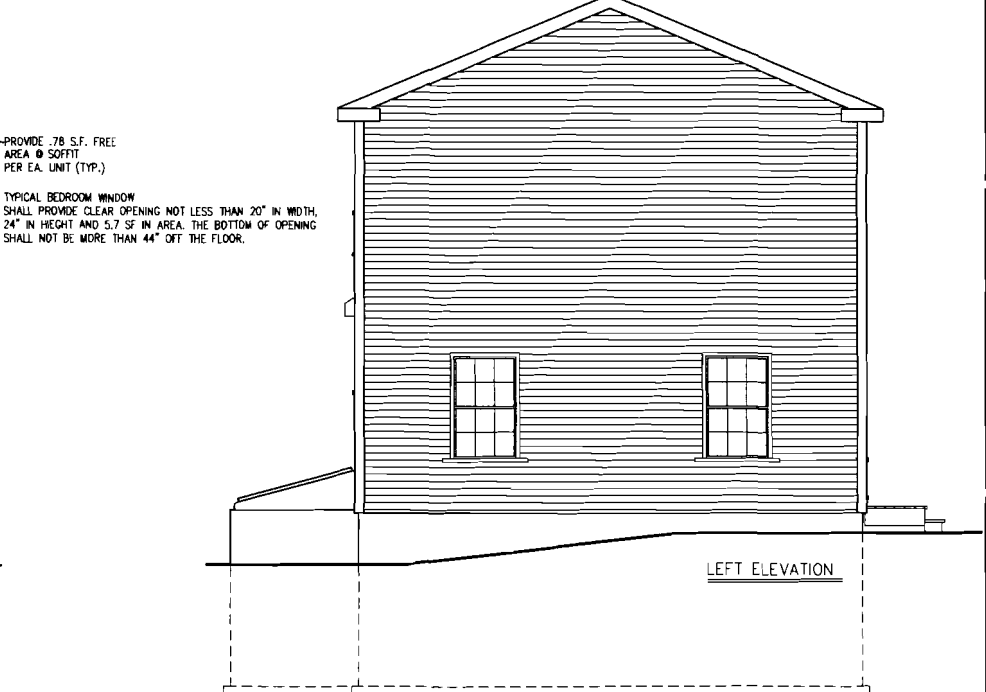
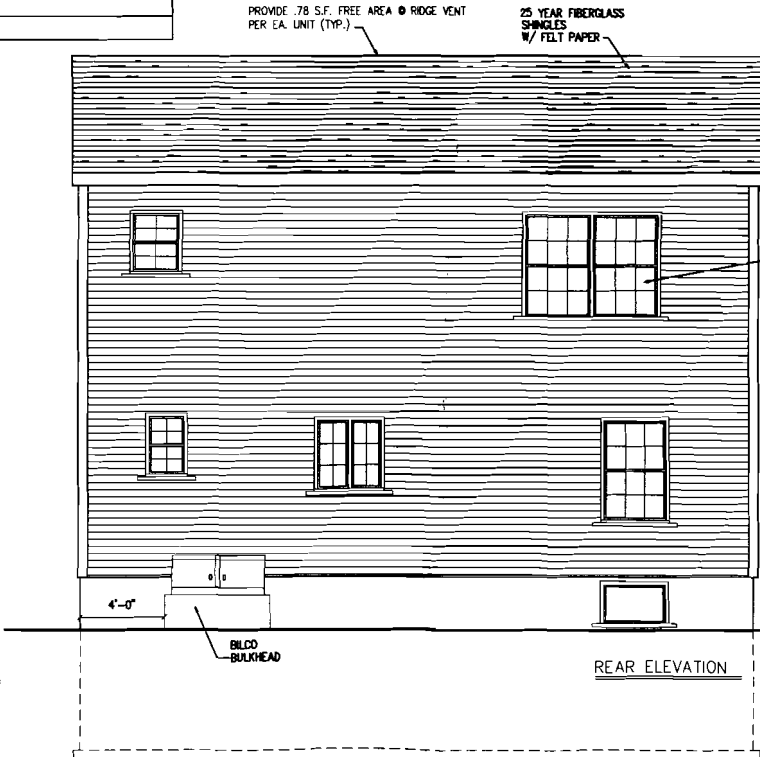
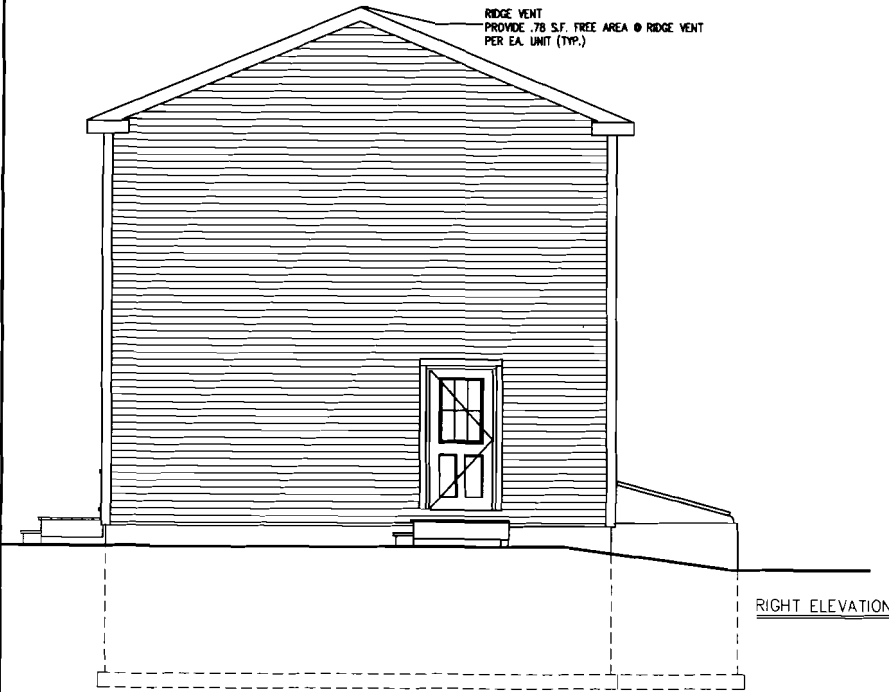
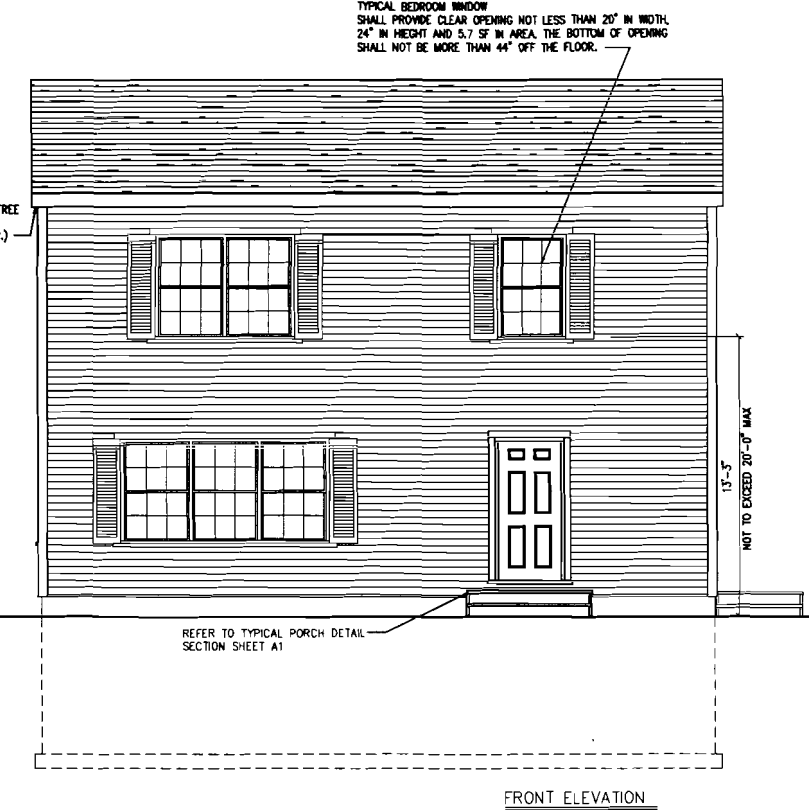
5/8" DIA. x 12" LONG HOOKED A307 ANCHOR BOLTS @ 5'-0" O.C. AND 2 @ CORNERS
 WALL REINFORCING: 2-#4 BARS CONT. TOP & BOTTOM OF 8" WALLS

10"x16" FOOTING

2-#4 BARS CONT. 3" CLEAR (TYP.)

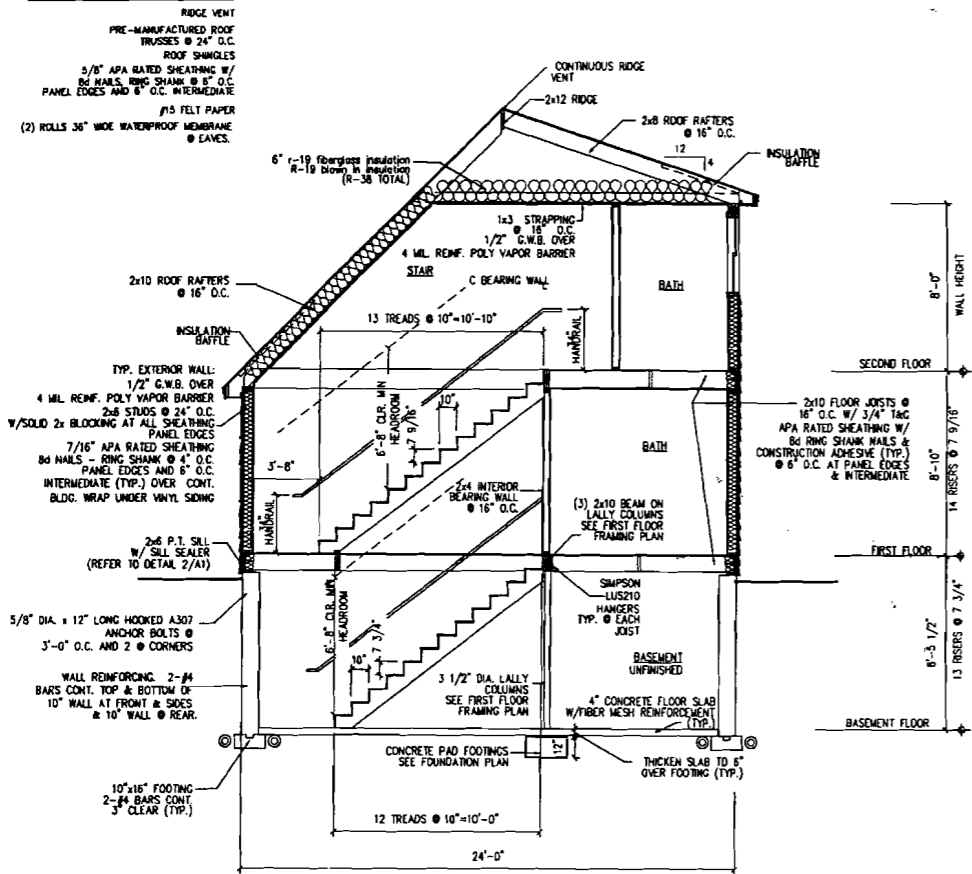


SECTION THRU HOUSE
 SCALE: 1/4" = 1' - 0"



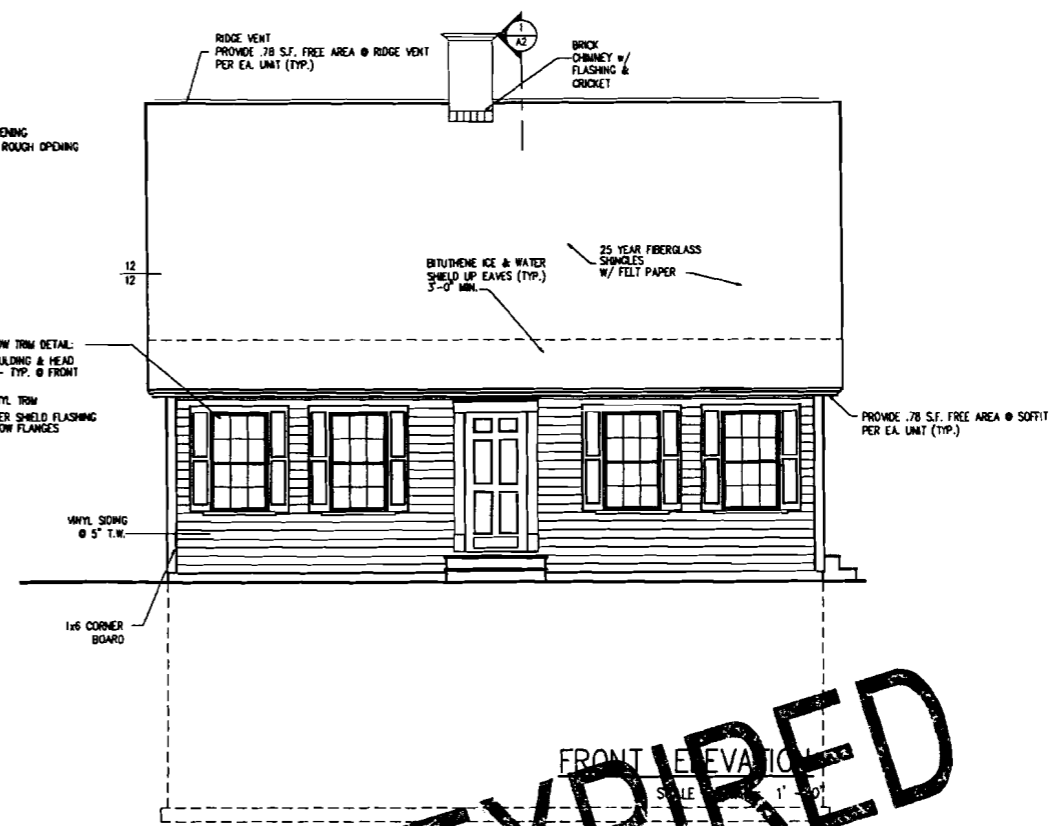
24x32 COLONIAL
 PORTLAND, MAINE
 DRAWINGS THIS SHEET
 ELEVATIONS SECTION
 DATE
 01/11/12
A2

TYPICAL ROOF CONSTRUCTION



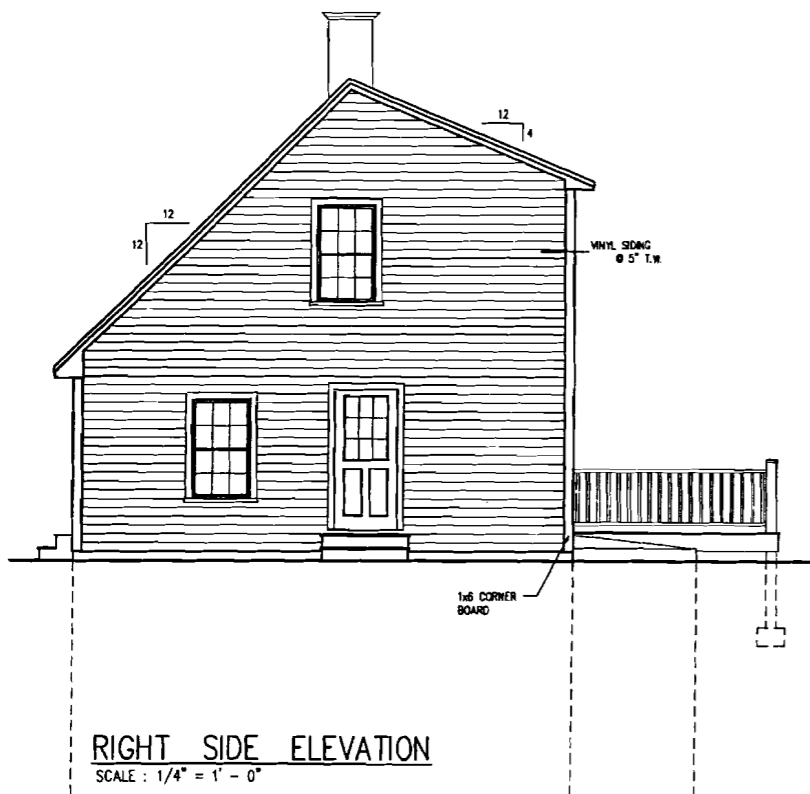
HEADER SCHEDULE	
ROUGH OPENING	HEADER SIZE
0 - 3'-0"	(3) - 2x6
3'-1" - 4'-6"	(3) - 2x6
4'-7" - 5'-8"	(3) - 2x10
5'-9" - 7'-0"	(3) - 2x12

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

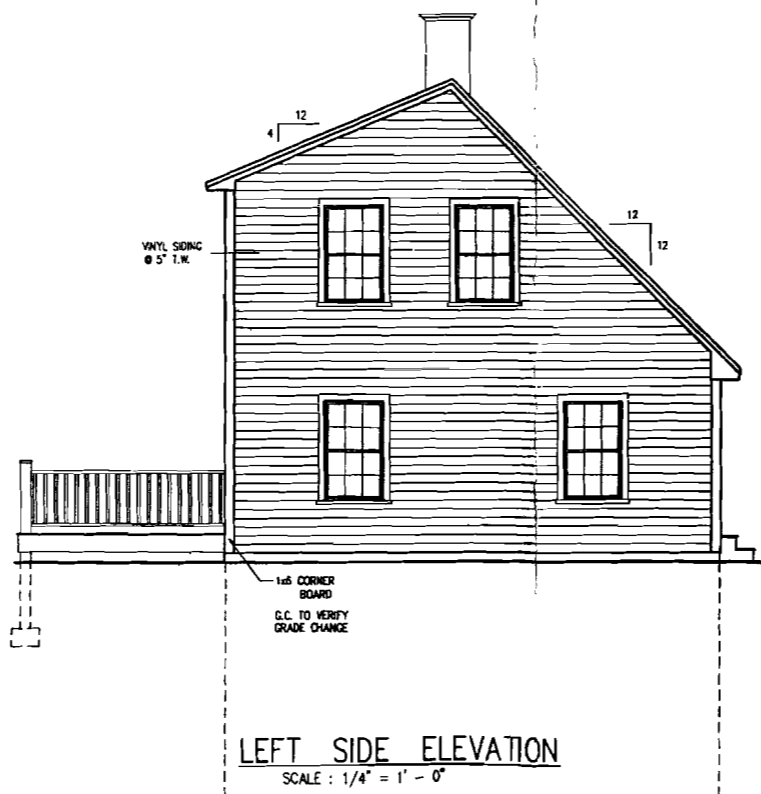


EXPIRED

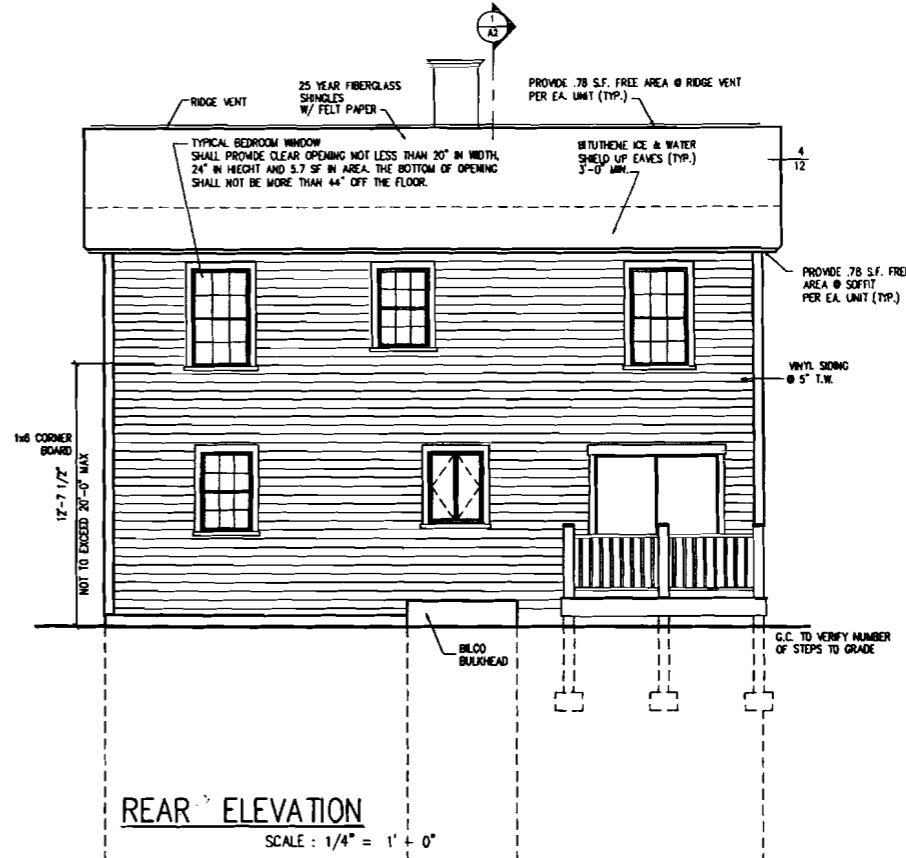
SECTION THRU HOUSE
 SCALE: 1/4" = 1' - 0"



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



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



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

DRAWINGS THIS SHEET

ELEVATIONS / SECTION

DATE
05/31/07

24x32 CAPE

A2

GENERAL NOTES:

- All work shall be in accordance with IBC Basic Building Code, NFPA-70 National Electric Code, Maine State Plumbing Code, ASHRAE, U.L., NFPA Codes, Americans with Disabilities Act 1990 (ADA) and of 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, sheeting, 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:

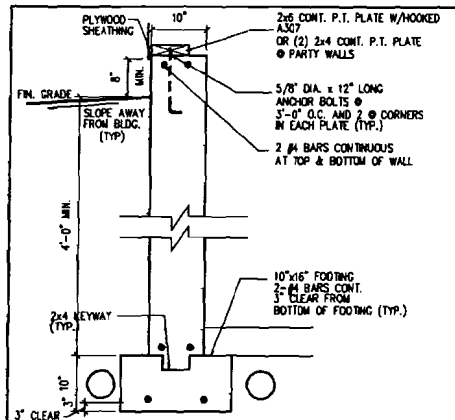
- PROVIDE SILL SEALER ON TOP OF ALL FOUNDATION WALLS.
- FOUNDATION WALLS SHALL BE BACKFILLED SIMULTANEOUSLY ON BOTH SIDES.
- ALL STEEL REINFORCING IN FOOTINGS TO BE A MINIMUM 3" CLEAR FROM BOTTOM OF FOOTING.
- ALL STEEL REINFORCING IN FOUNDATION WALLS BELOW GRADE TO BE MINIMUM 2" CLEAR FROM FACE OF WALL.
- ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESURE PRESERVATIVE TREATED W/CCA TO 0.4#/CU' RETENTION PER ANPA.
- 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 (2255F).
- ALL CONCRETE SHALL BE 3000 PSI (f_c) STRENGTH AT 28 DAYS.
- ALL CONCRETE SHALL BE AIR ENTRAINED 4-6%/A.
- ALL OTHER ADJUSTURES SHALL BE PRE-APPROVED.
- WATERPROOFING / DAMP PROOFING ASPHALT TAR.

FRAMING NOTES:

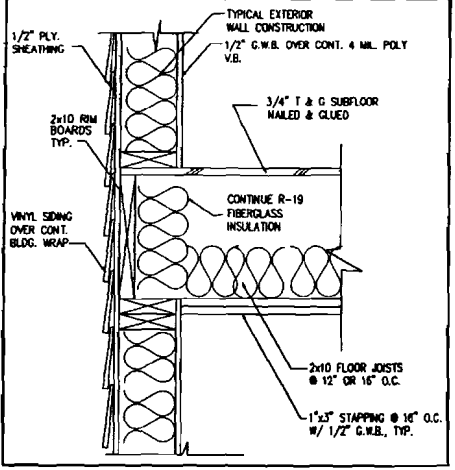
- ALL EXTERIOR WALLS TO BE 2x8 WOOD STUD WALLS @ 24" O.C. W/ 1/2" G.I.B. AND VAPOR BARRIER @ INSIDE FACE OF WALL. 0" BATT INSULATION (R-19), AND 7/16" APA RATED SHEATHING @ EXTERIOR FACE OF WALL.
- ALL INTERIOR WALLS TO BE 2x4 WOOD STUD WALLS (UNLESS NOTED OTHERWISE) W/ ONE LAYER 1/2" G.I.B. EACH SIDE.
- 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.

ROUGH OPENING	HEADER SIZE
0 - 3'-0"	(3) - 2x6
3'-1" - 4'-6"	(3) - 2x6
4'-7" - 5'-6"	(3) - 2x10
5'-7" - 7'-0"	(3) - 2x12

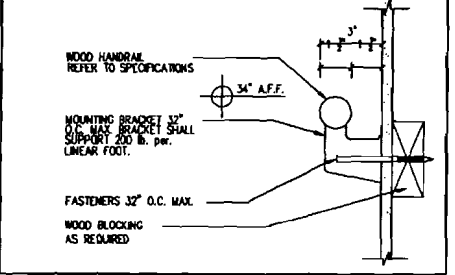
NOTE: PROVIDE JAMBS BOTH ENDS AS FOLLOWS:
2x6 JAMB PLUS 2x6 KING UP TO 4'-6" ROUGH OPENING
(2) 2x6 JAMBS PLUS (2) 2x6 KING UP TO 7'-0" ROUGH OPENING



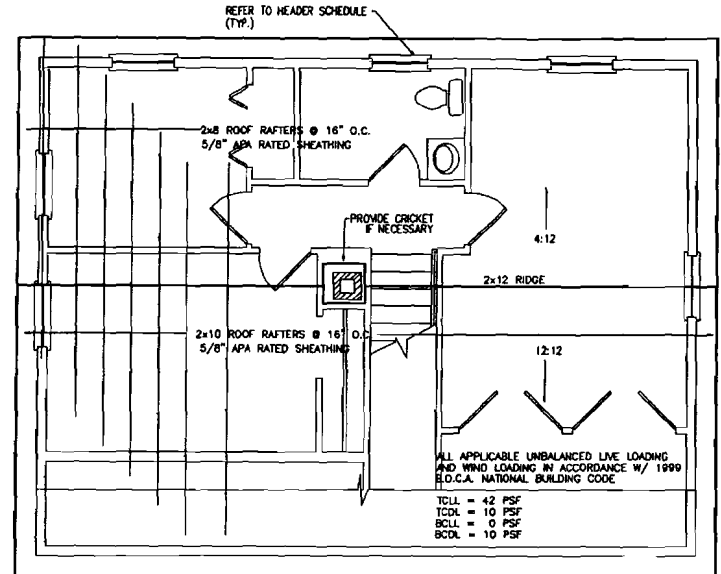
1 TYPICAL FOUNDATION WALL SCALE: 1/4" = 1'-0"



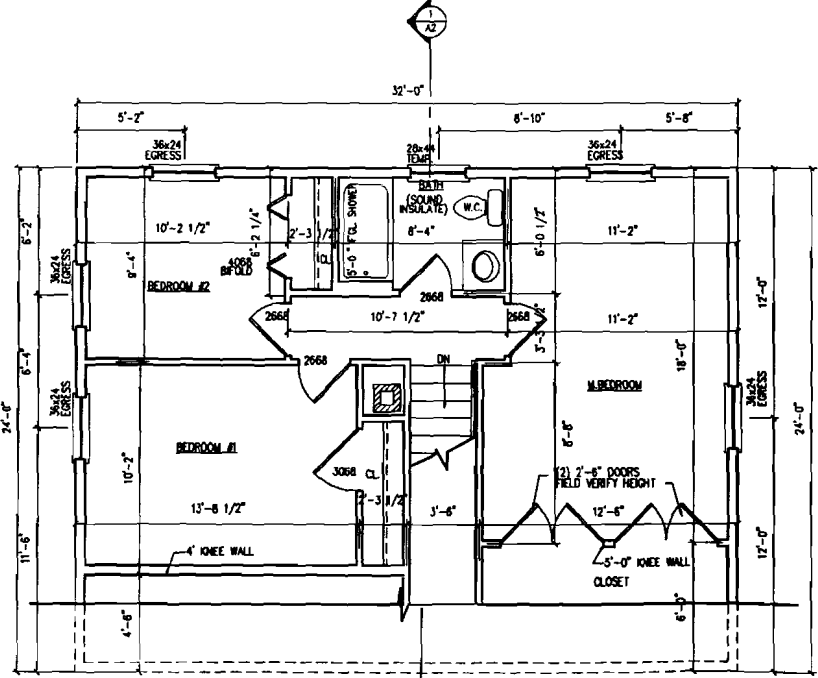
2 FLOOR FRAMING DETAIL 1/2" = 1'-0"



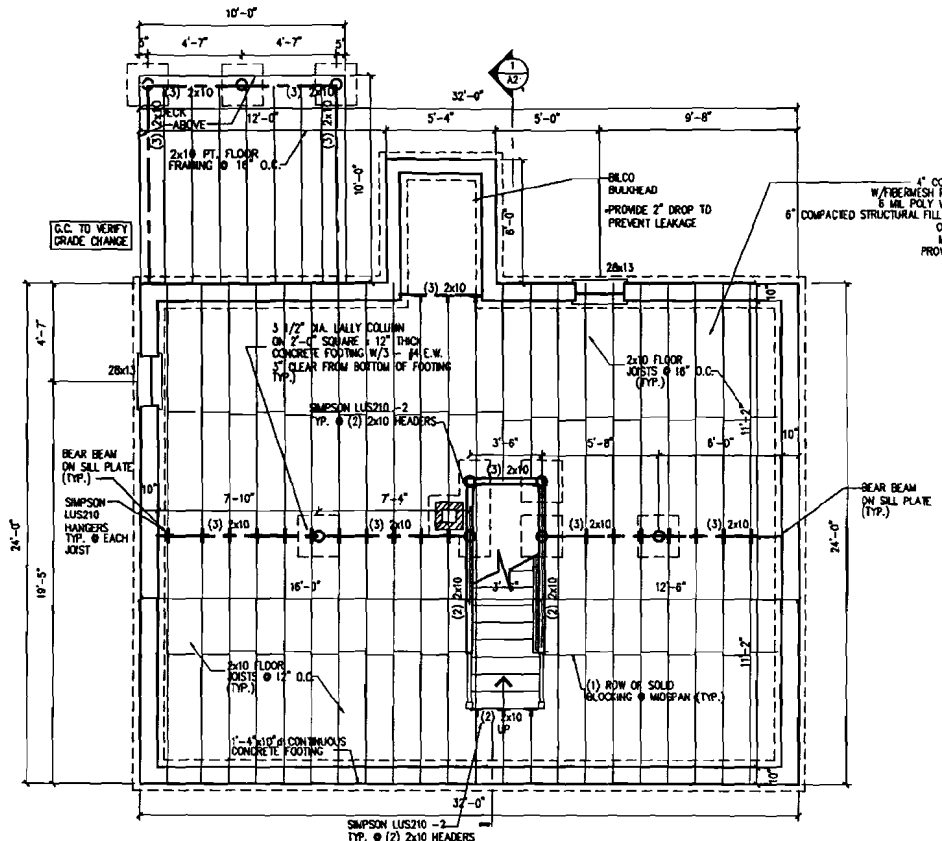
HANDRAIL DETAIL NTS



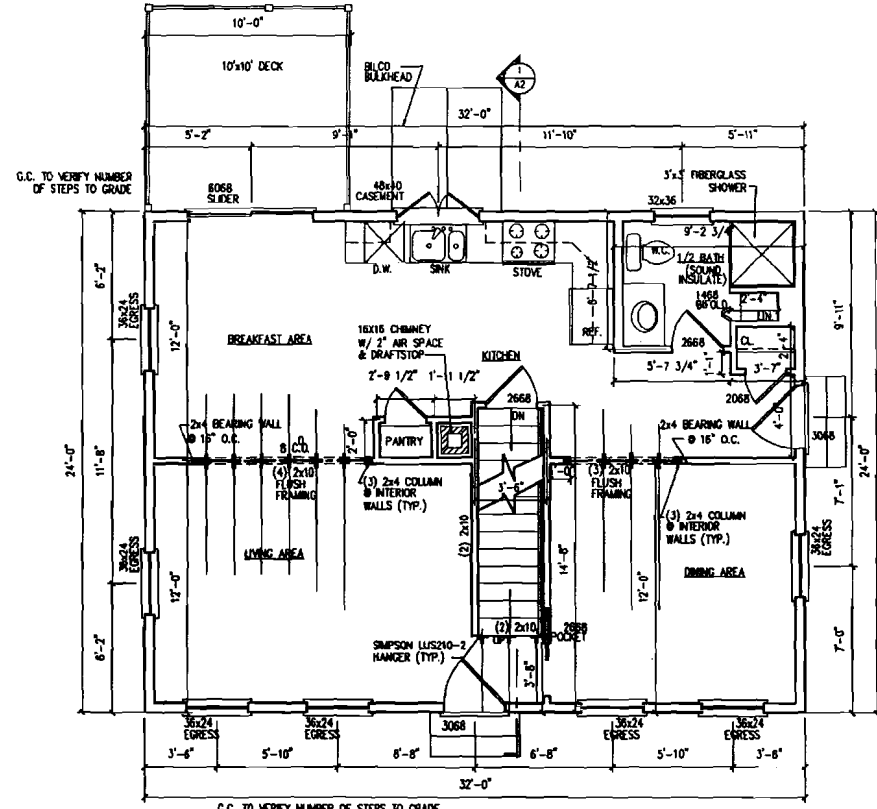
ROOF FRAMING PLAN SCALE: 1/4" = 1'-0"



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



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



FIRST FLOOR PLAN 768 s.f. SCALE: 1/4" = 1'-0"

24x32 CAPE
 DRAWINGS THIS SHEET
 FOUNDATION & ROOF PLAN
 FIRST FLOOR PLAN /
 SECOND FLOOR PLAN
 NOTES / DETAILS
 DATE
 05/31/07

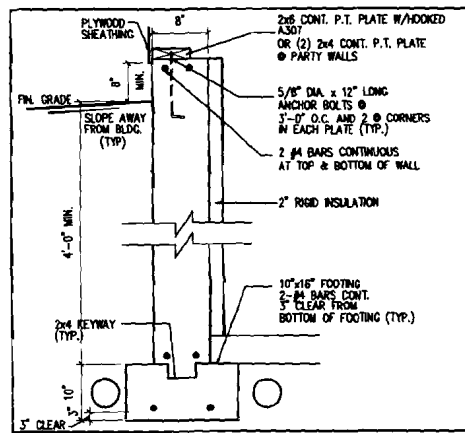
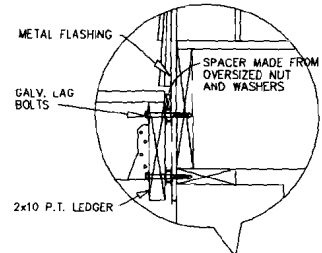
A1

GENERAL NOTES:

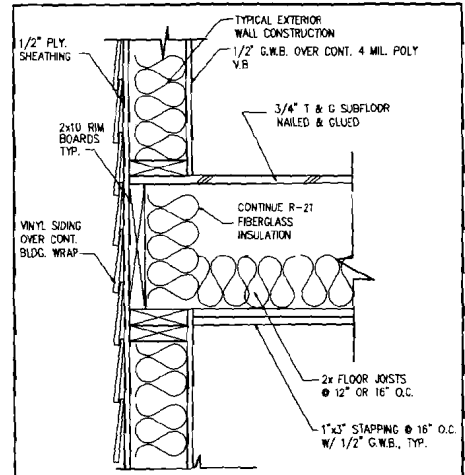
- All work shall be in accordance with IRC, IBC, NEC, NFPA-70 National Electric Code, Maine State Plumbing Code, ASHRAE, U.L., NFPA Codes, Americans with Disabilities Act 1990 (ADA) and all local, State and Federal requirements.
- All applicable Federal, State and Municipal regulations shall be followed, 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, sheathing, 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.

ROUGH OPENING	HEADER SIZE
0 - 3'-0"	(3) - 2x6
3'-1" - 4'-6"	(3) - 2x6
4'-7" - 5'-8"	(3) - 2x10
5'-9" - 7'-0"	(3) - 2x10

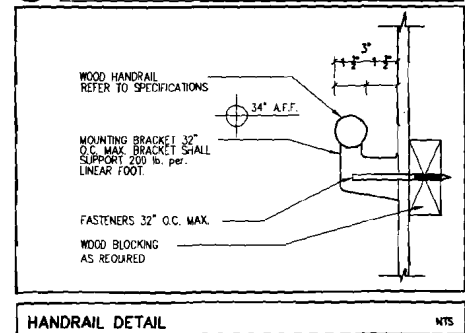
NOTE: PROVIDE JAMBS BOTH ENDS AS FOLLOWS:
 2x6 JACK PLUS 2x6 KING UP TO 4'-6" ROUGH OPENING
 (2) 2x6 JACKS PLUS (2) 2x6 KINGS UP TO 7'-0" ROUGH OPENING



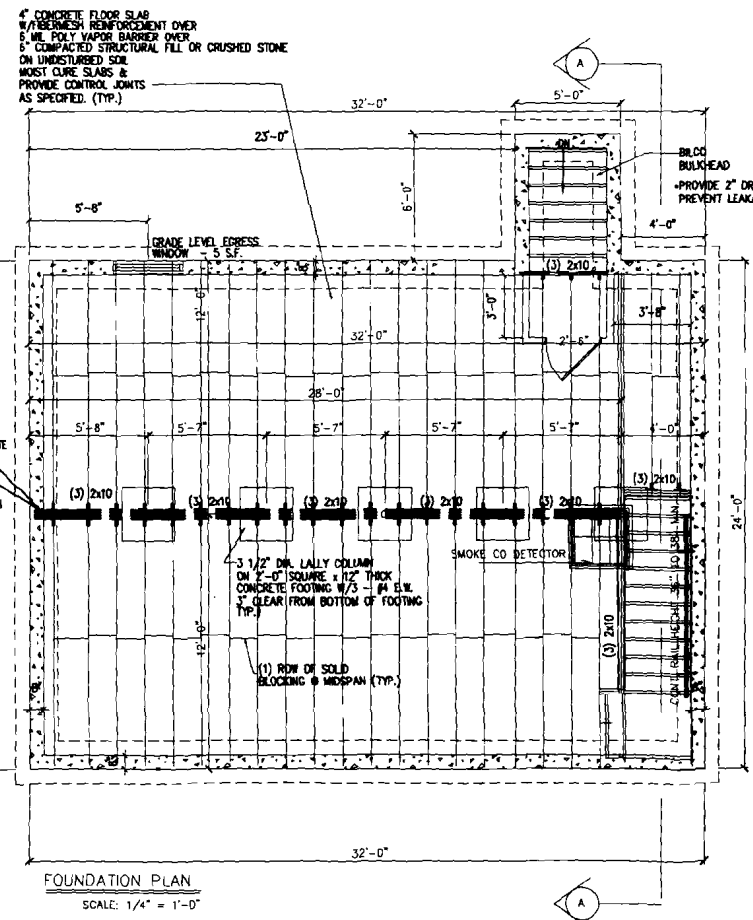
1 TYPICAL FOUNDATION WALL SCALE: 1/4" = 1'-0"



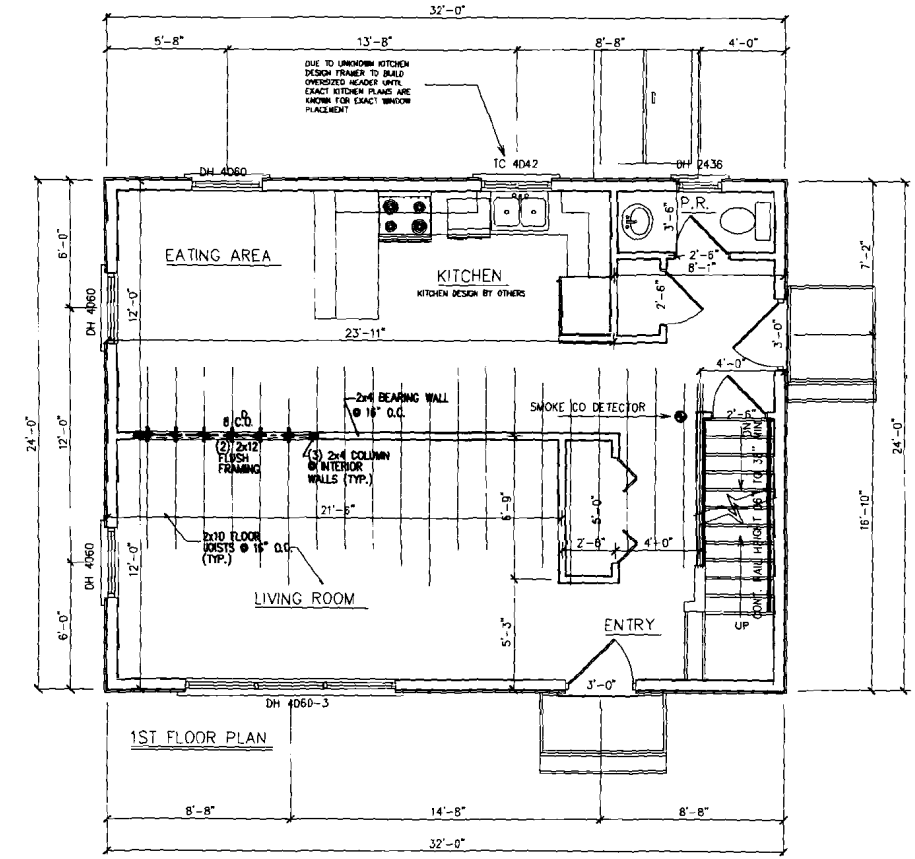
2 FLOOR FRAMING DETAIL SCALE: 1/4\"/>



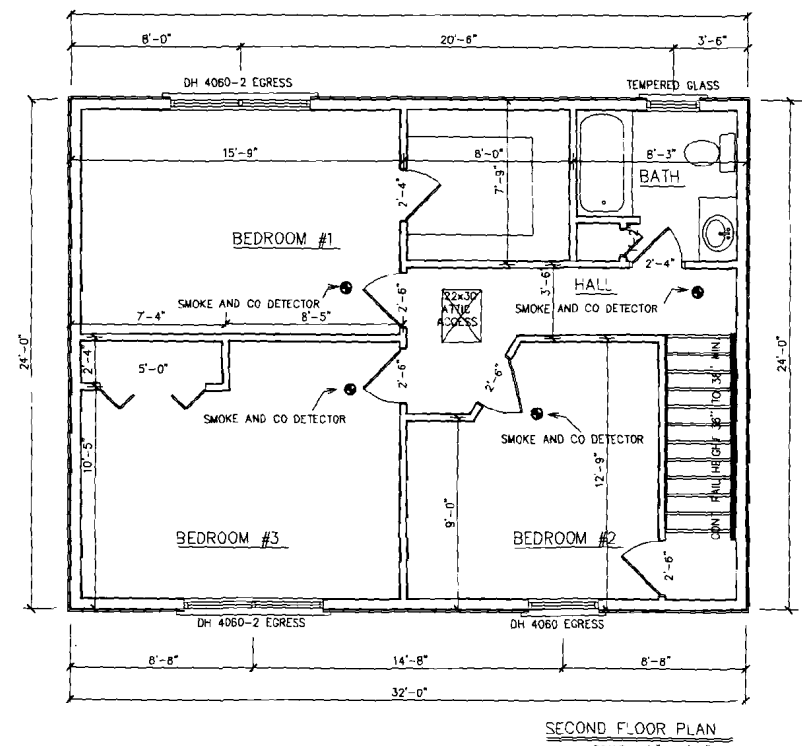
HANDRAIL DETAIL MTS



FOUNDATION PLAN SCALE: 1/4\"/>



1ST FLOOR PLAN



SECOND FLOOR PLAN SCALE: 1/4\"/>

24x32 COLONIAL
 PORTLAND, MAINE

DRAWINGS THIS SHEET
 FOUNDATION PLAN
 FLOOR PLANS
 DETAILS

DATE
 01/11/12

A1