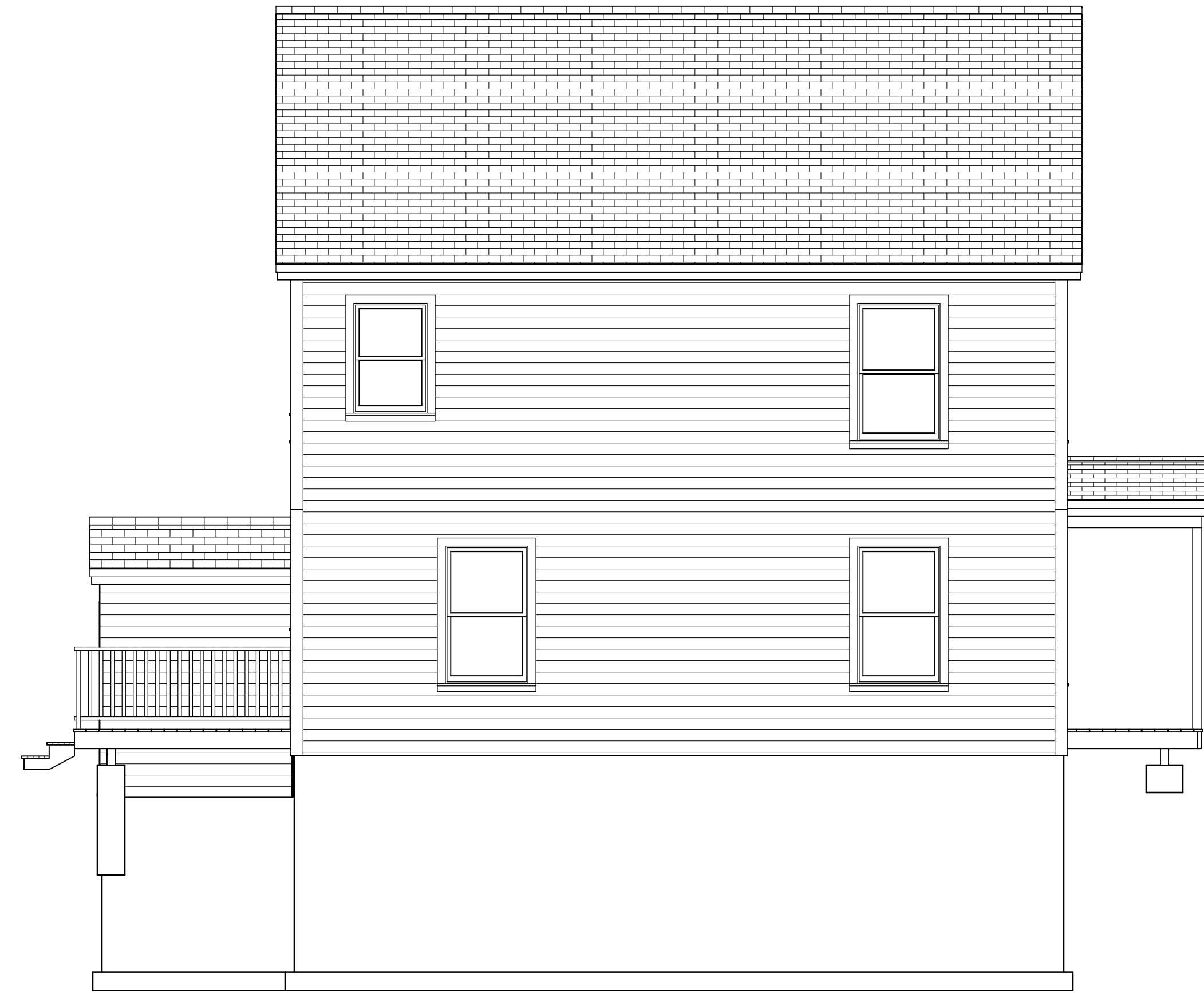


Elevations are approximated and need to be verified on site prior to pouring foundation.



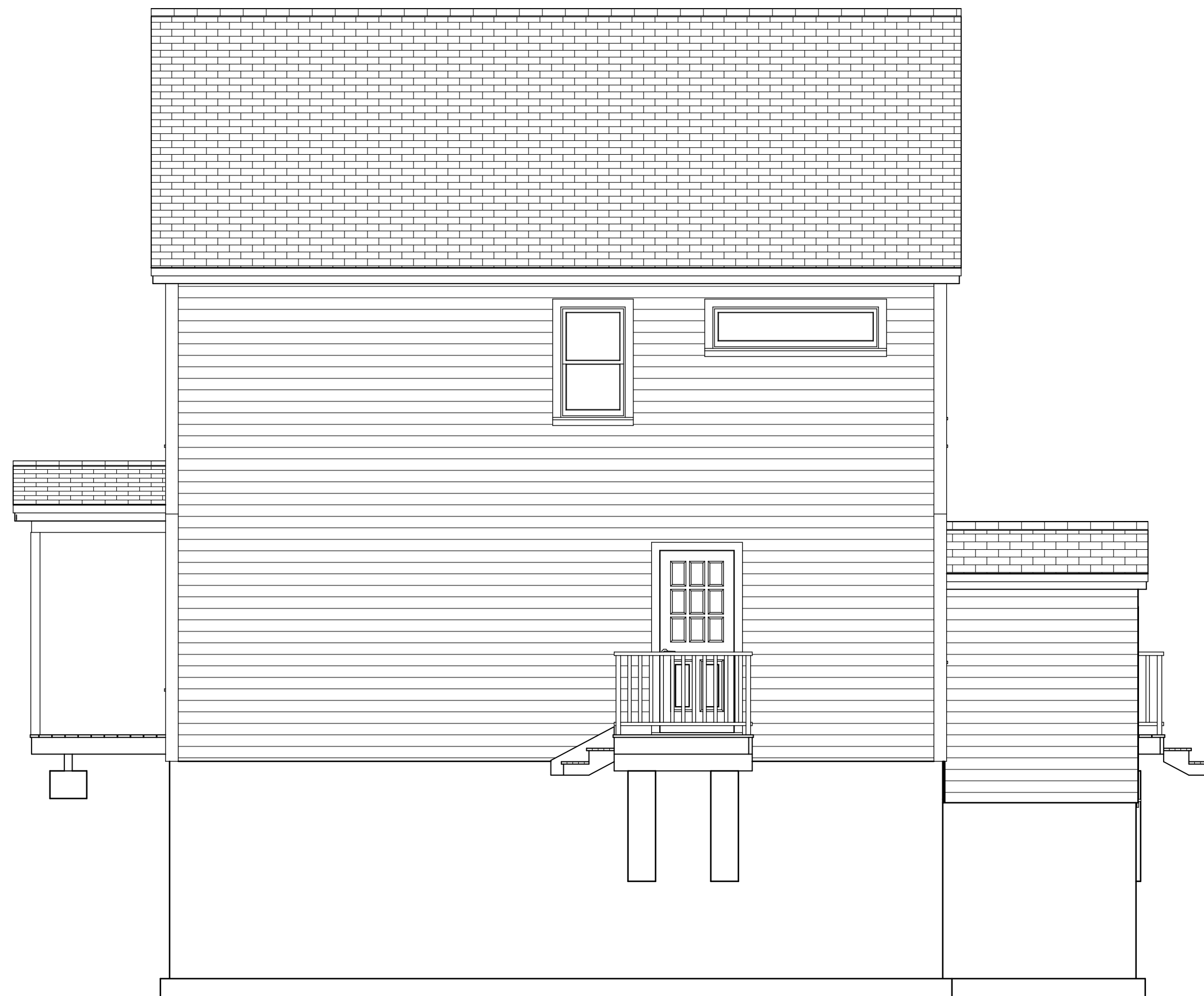
Rough openings to be determined by builder.
Placement of openings to be determined by builder.



Reviewed for Code Compliance
Permitting and Inspections Department
Approved with Conditions
07/23/2018

REVISION NUMBER	DATE	DESCRIPTION

SPRINKLER SYSTEM DESIGN PER
NFPA 13D AND LOCAL CODES.
SPRINKLER SYSTEM TO BE
BLAZEMASTER



NOTE:
SMOKE ALARMS/CO DETECTORS
SHALL BE INSTALLED IN THE
FOLLOWING LOCATIONS:
1: EACH SLEEPING AREA
2: OUTSIDE EACH SEPARATE SLEEPING
AREA IN THE IMMEDIATE VICINITY
OF THE BEDROOMS
3: ALL SMOKE ALARMS SHALL BE
INTERCONNECTED

HIGGINS #23

DRAWINGS PROVIDED BY:

DATE:

7/13/2018

SCALE:

AS NOTED

SHEET:

P-1



Reviewed for Code Compliance
 Permitting and Inspections Department
 Approved with Conditions
07/23/2018

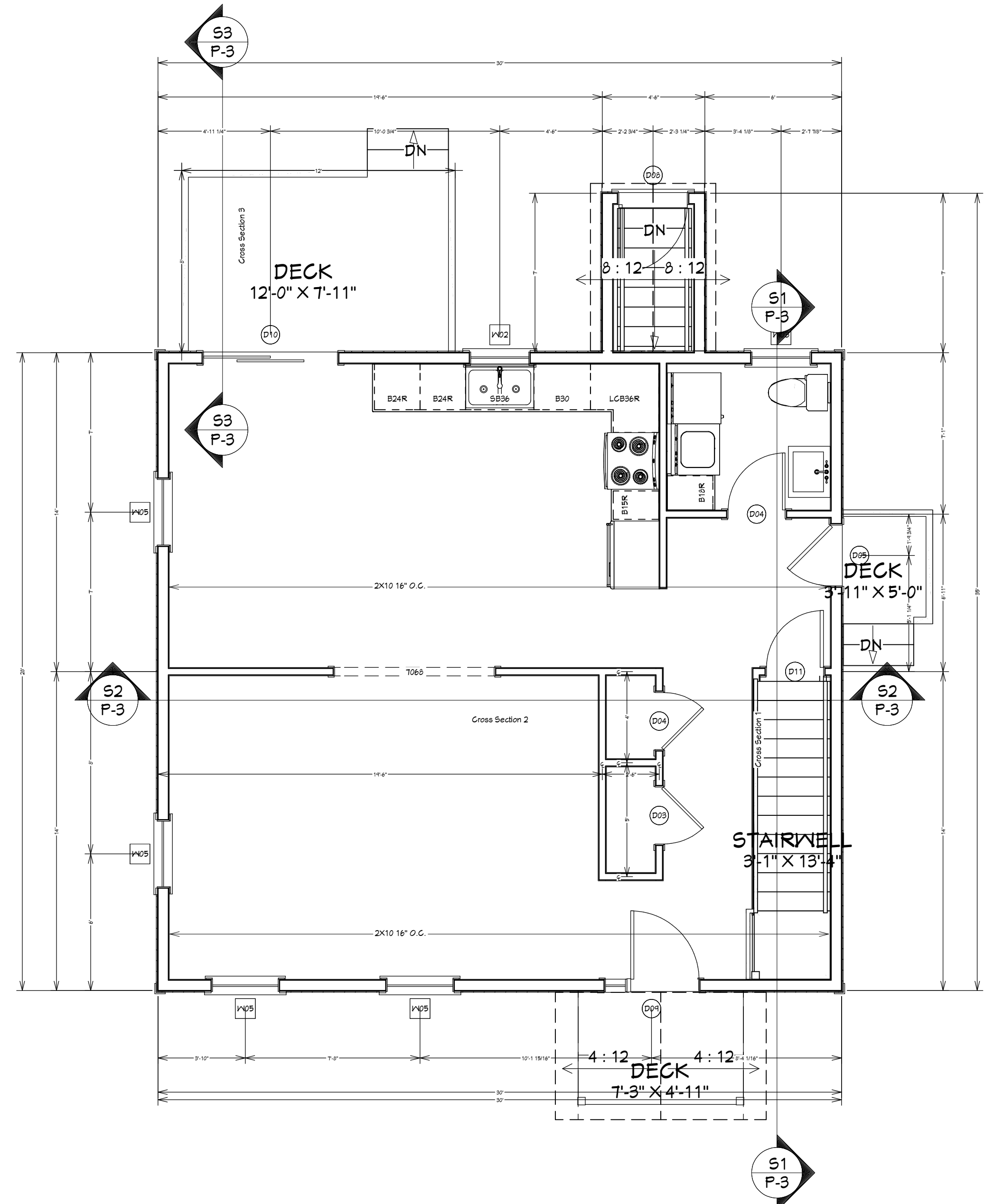
Elevations are approximated and need to be verified on site prior to pouring foundation.

Rough openings to be determined by builder.
 Placement of openings to be determined by builder.

SPRINKLER SYSTEM DESIGN PER
 NFPA 13D AND LOCAL CODES.
 SPRINKLER SYSTEM TO BE
 BLAZEMASTER

DOOR SCHEDULE							
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	DESCRIPTION
D01	1060	1	2	1060 L IN	20"	80"	HINGED-DOOR F04
D02	2060	1	2	2060 L IN	24"	80"	HINGED-DOOR F04
D03	2660	1	1	2660 L IN	30"	80"	HINGED-DOOR F04
D04	2660	2	1	2660 R IN	30"	80"	HINGED-DOOR F04
D05	2660	1	1	2660 R EX	32"	80"	EXT. HINGED-DOOR E06
D06	2660	2	2	2660 L IN	32"	80"	HINGED-DOOR F04
D07	2660	3	2	2660 R IN	32"	80"	HINGED-DOOR F04
D08	3060	1	1	3060 R EX	36"	80"	EXT. HINGED-DOOR E06
D09	4260MU	1	1	4260	50"	80"	MULLED UNIT
D10	51060	1	1	51060 R EX	70 1/2"	80"	EXT. SLIDER-GLASS PANEL
D11	2660 STEEL INSUL DOOR W/GASKET	1	1	2660 R IN	30"	80"	HINGED-DOOR F04
D12	2460	2	2	2460 L IN	28"	80"	HINGED-DOOR F04

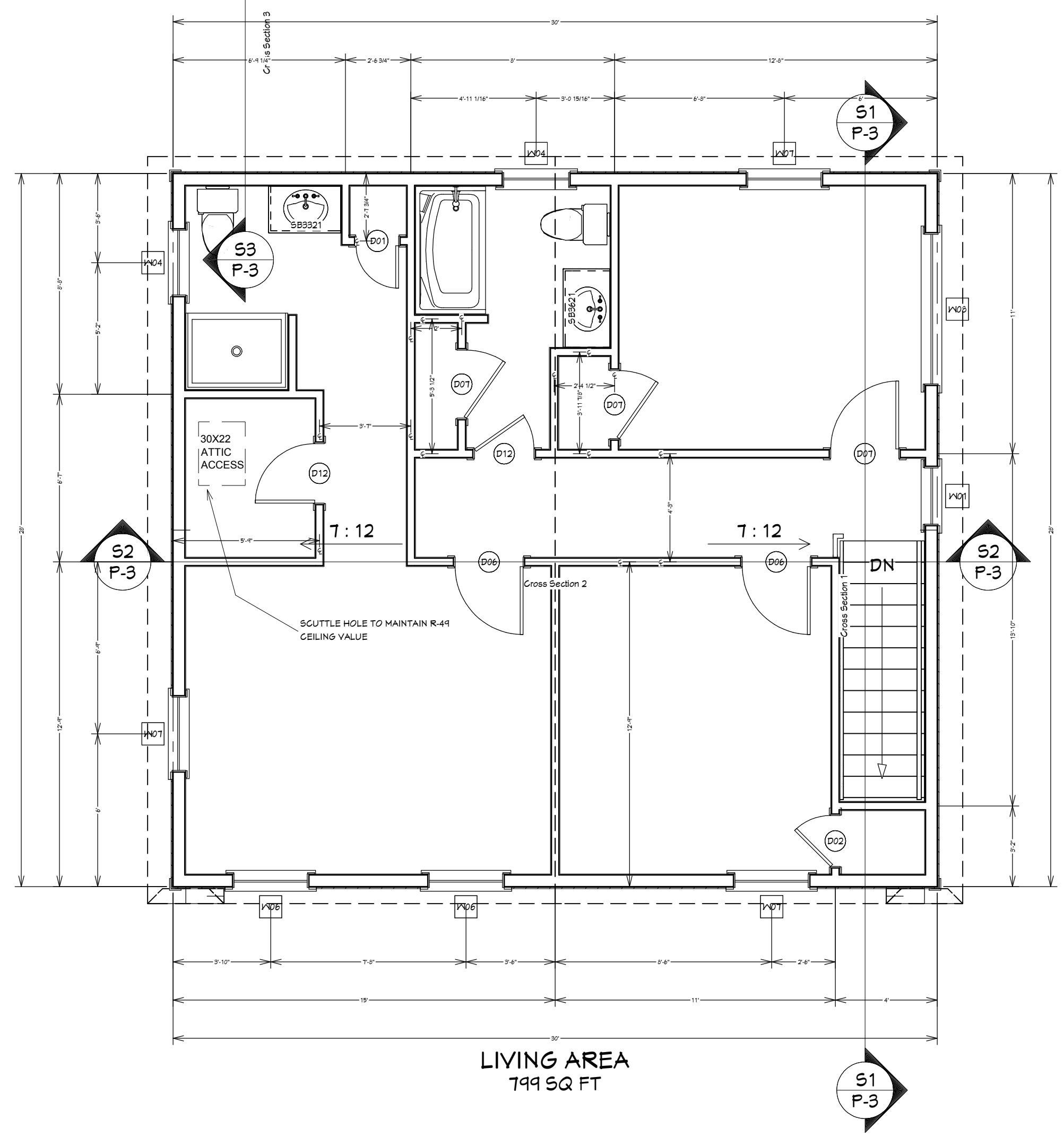
WINDOW SCHEDULE							
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	DESCRIPTION
W01	P-3 2440DH	1	2	2440DH	28"	48"	DOUBLE HUNG
W02	2830DH	1	1	2830DH	32"	35 7/8"	DOUBLE HUNG
W03	2840DH	1	1	2840DH	32"	48"	DOUBLE HUNG YES
W04	2840DH	2	2	2840DH	32"	48"	DOUBLE HUNG YES
W05	3050DH	4	1	3050DH	36"	60"	DOUBLE HUNG
W06	3050DH	2	2	3050DH	36"	60"	DOUBLE HUNG
W07	3050DH	3	2	3050DH	36"	60"	DOUBLE HUNG
W08	6016FX	1	2	6016FX	72"	18"	FIXED GLASS



LIVING AREA
789 SQ FT

1st Floor 1/4 in = 1 ft

NOTE:
 SMOKE ALARMS/CO DETECTORS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
 1: EACH SLEEPING AREA
 2: OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS
 3: ALL SMOKE ALARMS SHALL BE INTERCONNECTED



LIVING AREA
799 SQ FT

2nd Floor

TABLE R502(S2) GIRDER SPANS AND HEADER SPANS FOR INTERIOR BEARING WALLS (Maximum spans for Douglas fir-larch, hem-fir, southern pine and spruce-pine-fir and required number of jack studs)							
HEADERS AND GIRDERS SUPPORTING	SIZE	Building Width (feet)					
		20'	25'	30'			
One floor only	2x4	3-1	1-2	1-2			
	2x6	4-6	1-3	1-3			
	2x8	5-8	1-5	1-5			
	2x10	7-0	1-6	1-6			
	2x12	8-1	1-7	1-7			
	3x8	7-2	1-6	1-6			
	3x10	8-4	1-7	1-7			
	3x12	10-2	1-8	1-8			
	4x8	5-10	1-6	1-6			
	4x10	10-1	1-8	1-8			
Two floor only	2x4	2-2	1-1	1-1			
	2x6	3-2	1-2	1-2			
	2x8	4-1	1-3	1-3			
	2x10	5-1	1-4	1-4			
	2x12	6-1	1-5	1-5			
	3x8	5-1	1-4	1-4			
	3x10	6-2	1-5	1-5			
	3x12	7-2	1-6	1-6			
	4x8	4-2	1-3	1-3			
	4x10	5-2	1-4	1-4			

TABLE R502(S1) GIRDER SPANS AND HEADER SPANS FOR EXTERIOR BEARING WALLS (Maximum spans for Douglas fir-larch, hem-fir, southern pine and spruce-pine-fir and required number of jack studs)							
GIRDERS AND HEADERS SUPPORTING	SIZE	Building Width (feet)					
		Roofing (feet)					
		20'	25'	30'			
Roof and ceiling	2x4	3-2	1-2	1-2			
	2x6	4-0	1-3	1-3			
	2x8	5-1	1-4	1-4			
	2x10	6-2	1-5	1-5			
	2x12	7-3	1-6	1-6			
	3x8	5-1	1-4	1-4			
	3x10	6-1	1-5	1-5			
	3x12	7-2	1-6	1-6			
	4x8	4-1	1-3	1-3			
	4x10	5-1	1-4	1-4			
Roof, ceiling and over center-bearing floor	2x4	2-4	1-2	1-2			
	2x6	3-1	1-2	1-2			
	2x8	3-2	1-3	1-3			
	2x10	4-2	1-4	1-4			
	2x12	5-2	1-5	1-5			
	3x8	3-2	1-3	1-3			
	3x10	4-2	1-4	1-4			
	3x12	5-2	1-5	1-5			
	4x8	3-1	1-2	1-2			
	4x10	4-1	1-3	1-3			
Roof, ceiling and one clear span floor	2x4	2-1	1-2	1-2			
	2x6	3-0	1-3	1-3			
	2x8	4-0	1-4	1-4			
	2x10	5-1	1-5	1-5			
	2x12	6-1	1-6	1-6			
	3x8	3-1	1-3	1-3			
	3x10	4-1	1-4	1-4			
	3x12	5-1	1-5	1-5			
	4x8	2-1	1-2	1-2			
	4x10	3-1	1-3	1-3			
Roof, ceiling and two center-bearing floor	2x4	2-6	1-2	1-2			
	2x6	3-5	1-3	1-3			
	2x8	4-4	1-4	1-4			
	2x10	5-3	1-5	1-5			
	2x12	6-2	1-6	1-6			
	3x8	3-5	1-4	1-4			
	3x10	4-4	1-5	1-5			
	3x12	5-3	1-6	1-6			
	4x8	2-6	1-2	1-2			
	4x10	3-5	1-3	1-3			
Roof, ceiling and two clear span floor	2x4	2-0	1-1	1-1			
	2x6	3-0	1-2	1-2			
	2x8	4-0	1-3	1-3			
	2x10	5-0	1-4	1-4			
	2x12	6-0	1-5	1-5			
	3x8	3-0	1-3	1-3			
	3x10	4-0	1-4	1-4			
	3x12	5-0	1-5	1-5			
	4x8	2-0	1-1	1-1			
	4x10	3-0	1-2	1-2			

For S1: 1 inch=25.4mm, 1 pound per square foot=0.0479kN/m²
 a. Spans are given in feet and inches.
 b. Tabulated values assume #2 grade lumber.
 c. Building width is measured perpendicular to ridge. For widths between those shown, spans are permitted to be interpolated.
 d. N2 Number of jack studs required to support each end where the number of required jack studs equals one, the header is permitted to be supported by an approved framing anchor attached to the full height wall stud and to the header.
 e. Use 50psf ground snow load for cases in which ground snow load is less than 50psf and the roof live load is equal to or less than 20psf.

TABLE R602(S1) FASTENER SCHEDULE FOR STRUCTURAL MEMBERS			
DESCRIPTION OF BUILDING MATERIAL	DESCRIPTION OF FASTENER	SPACING OF FASTENERS	
		Edges (inches)	Intermediate support (inches)
Wood structural panels, subfloor, roof and wall sheathing to framing, and partitions/wall sheathing to framing	8d common nail (subfloor, wall)	6	12"
	8d common nail (roof)	6	12"
1-1/2" x 1-1/4"	8d common nail	6	12"
1-1/2" x 1-1/4"	10d common nail or 8d deformed nail	6	12"
Other wall sheathing			
1/2" regular cellulose fiberboard sheathing	1-1/2" galvanized roofing nail 8d common nail staple 1/8", 1-1/2" long	3	6
1/2" regular cellulose fiberboard sheathing	1-3/4" galvanized roofing nail 8d common nail staple 1/8", 1-3/4" long	3	6
25/32" structural cellulose fiberboard sheathing	1-1/2" galvanized roofing nail 8d common nail, steel galvanized, 1-1/2" long 1-1/4" screw, type #19 or #5	3	6
1/2" gypsum sheathing	1-1/2" galvanized roofing nail 8d common nail staple 1/8", 1-1/2" long	4	8
5/8" gypsum sheathing	1-1/2" galvanized roofing nail 8d common nail staple 1/8", 1-1/2" long	4	8
Wood structural panels, combination subfloor/underlayment to framing			
3/4" and less	8d deformed nail or 8d common nail	6	12
1/2" x 1-1/4"	8d common nail or 8d deformed nail	6	12
1-1/2" x 1-1/4"	10d common nail or 8d deformed nail	6	12

For S1: 1 inch=25.4mm, 1 foot=0.3048m, 1 mile per hour=1.609km/h
 a. All nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average breaking yield strengths as shown: 50ksi (345 MPa) for shank diameter of 1/4 inch (20.3mm common nail), 40ksi (275 MPa) for shank diameter larger than 1/4 inch, and 100ksi (68.9 MPa) for shank diameter of 1/4 inch less.
 b. Staples are 16 gauge wire and have a minimum 3/16-inch on diameter crown width.
 c. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.
 d. Four-foot by 8-foot or 4-foot by 6-foot panels shall be applied vertically.
 e. Spacing of fasteners not included in this table shall be based on table R602(S1).
 f. For regions having basic wind speed of 110mph or greater, 8d deformed nails shall be used for attaching plywood and wood structural panel roof.
 g. For regions having basic wind speed of 100mph or less, nails for attaching wood structural panel roof sheathing to gable end wall framing shall be spaced 6 inches on center where basic wind speed is greater than 100mph, 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 walls, and 4 inches on center to gable end wall sheathing.
 h. Gypsum sheathing shall conform to ASTM C79 and shall be installed in accordance with 5A-255. Fiberboard sheathing shall conform to either ANSI A94.1 or ASTM C-205.
 i. Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and at all roof perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and at all roof 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.

REVISION TABLE	REVISION BY	DESCRIPTION	NUMBER DATE	
			NUMBER	DATE

HIGGINS #23

DRAWINGS PROVIDED BY:

DATE:
7/13/2018
 SCALE:
AS NOTED
 SHEET:
P-2



Reviewed for Code Compliance
Permitting and Inspections Department
Approved with Conditions
07/23/2018

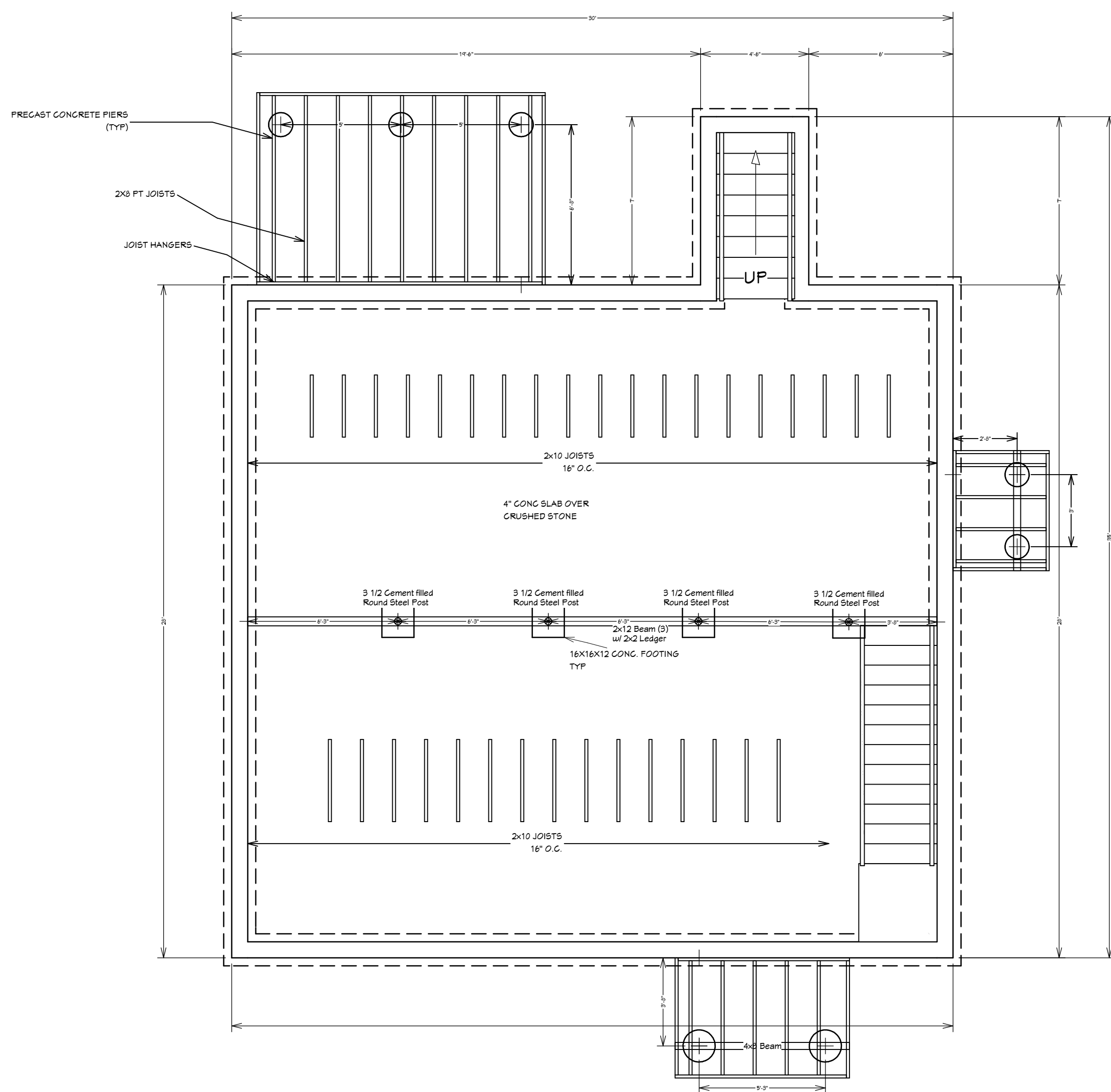
Elevations are approximated and need to be verified on site prior to pouring foundation.

SPRINKLER SYSTEM DESIGN PER NFPA 13D AND LOCAL CODES. SPRINKLER SYSTEM TO BE BLAZEMASTER

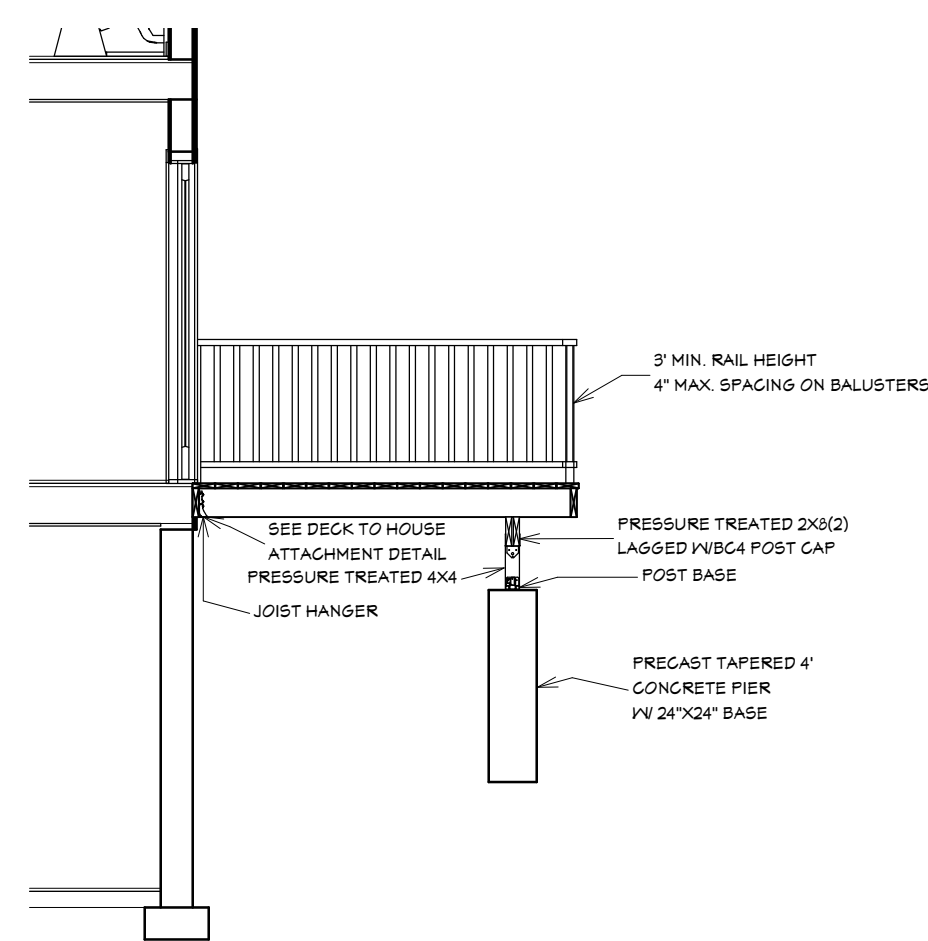
Rough openings to be determined by builder.
Placement of openings to be determined by builder.

- NOTES:
SMOKES ALARMS WILL BE INSTALLED IN THE FOLLOWING LOCATIONS:
1. EACH SLEEPING AREA
 2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS
 3. ON EACH ADDITIONAL STORY OF THE DWELLING INCLUDING BASEMENTS
 4. ALL SMOKE ALARMS SHALL BE INTERCONNECTED

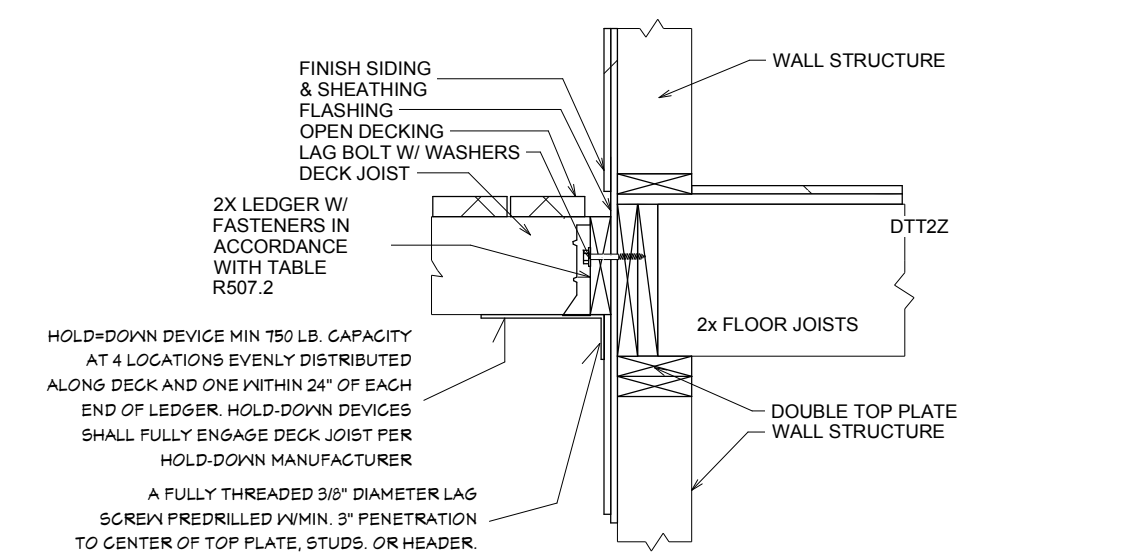
- FOUNDATION NOTES:
1. CONTRACTOR TO VERIFY FINISH GRADE IN FIELD PRIOR TO CONSTRUCTION. FOUNDATION SHOWN MAY DIFFER FROM ACTUAL FINISHED FOUNDATION DUE TO SITE CONDITIONS
 2. FOR PLUMBING LOCATIONS/LAYOUT SEE FLOOR PLAN
 3. BASEMENT FINISHES PER OWNER/CONTRACTOR (TBD)
 4. 4" DIA. PERF. INTER. PERIMETER DRAIN SET IN MIN. 4" OF CLEAN CRUSHED STONE TO ALLOW FOR FUTURE SUB-SLAB VENTILATION IF REQUIRED.
 5. ALL COLUMNS ASSUMED TO BE STOCK CONCRETE FILLED LALLY COLUMNS (UNLESS NOTED OTHERWISE)
 6. ALL INTERIOR FOOTINGS ASSUMED TO BE 12" DEEP FOOTINGS LARGER THAN 2" WIDE TO BE REINFORCED W/ #4 REBAR 8" C/C BOTH WAYS
 7. DECK SUPPORTS TO BE 10" DIA. SONOTUBES ATTACHED TO 18" DIA. PRECAST FOOTINGS W/ 2 PC #4 REBAR AT LOOP 4X4 POST BASE SET FLUSH WITH FINISH GRADE AT TOP OR ADJUSTED TO SITE CONDITIONS
 8. CONTRACTOR TO VERIFY CONDITIONS IN FIELD AND STEP FOUNDATION AS REQUIRED DUE TO GRADE.



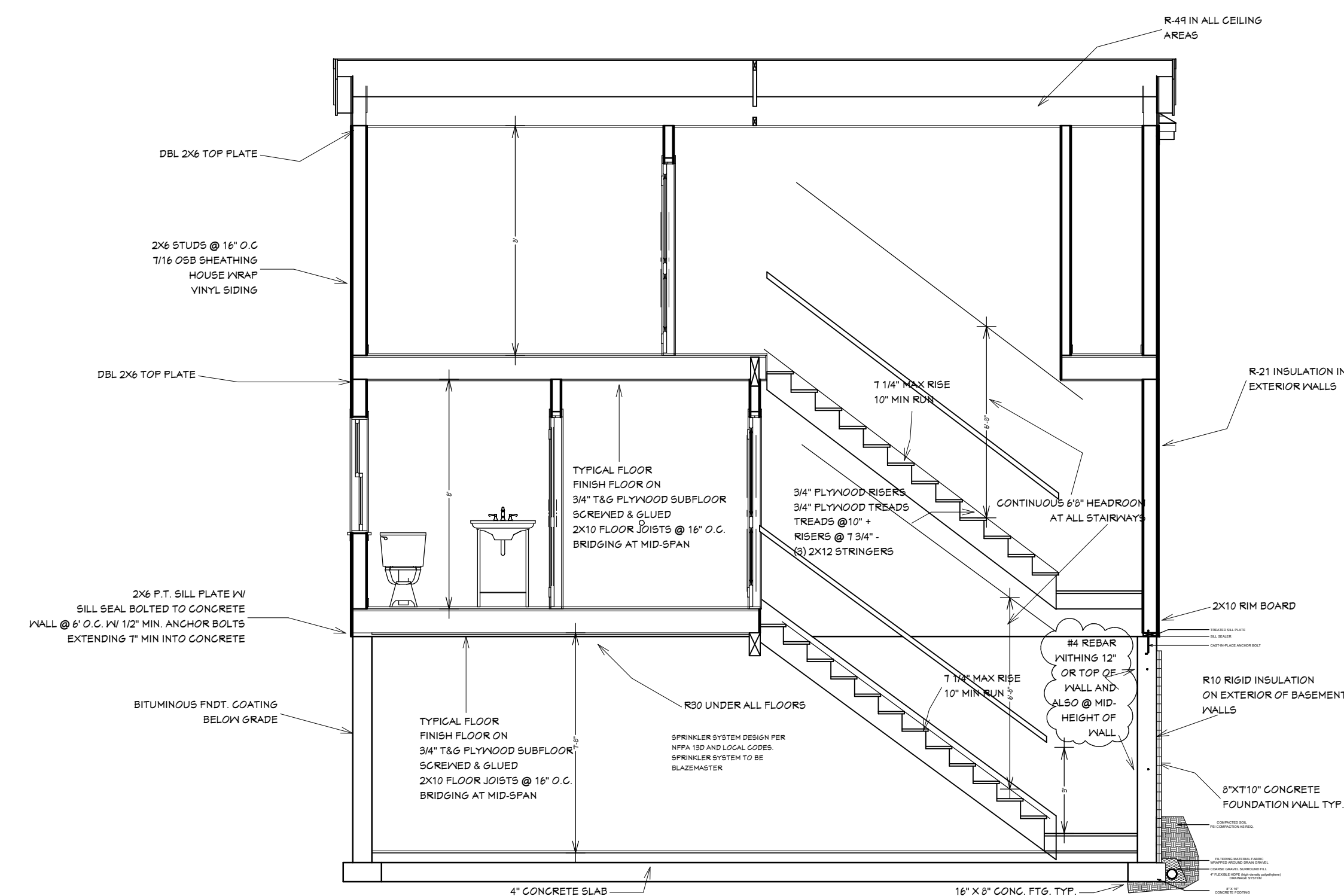
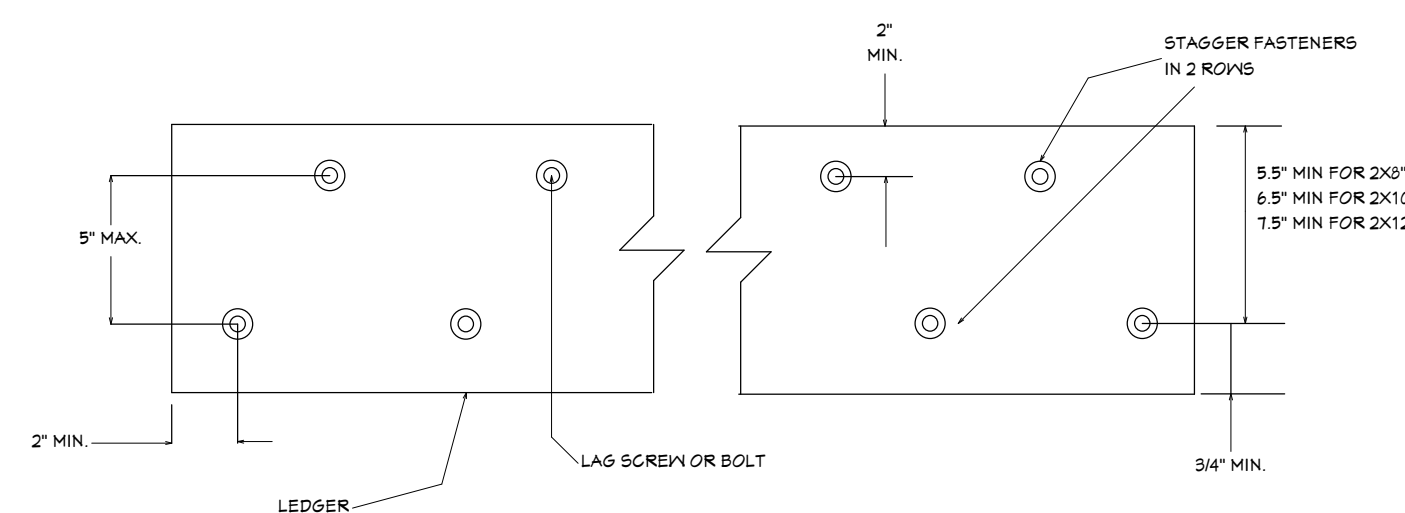
Foundation 1/4 in = 1 ft



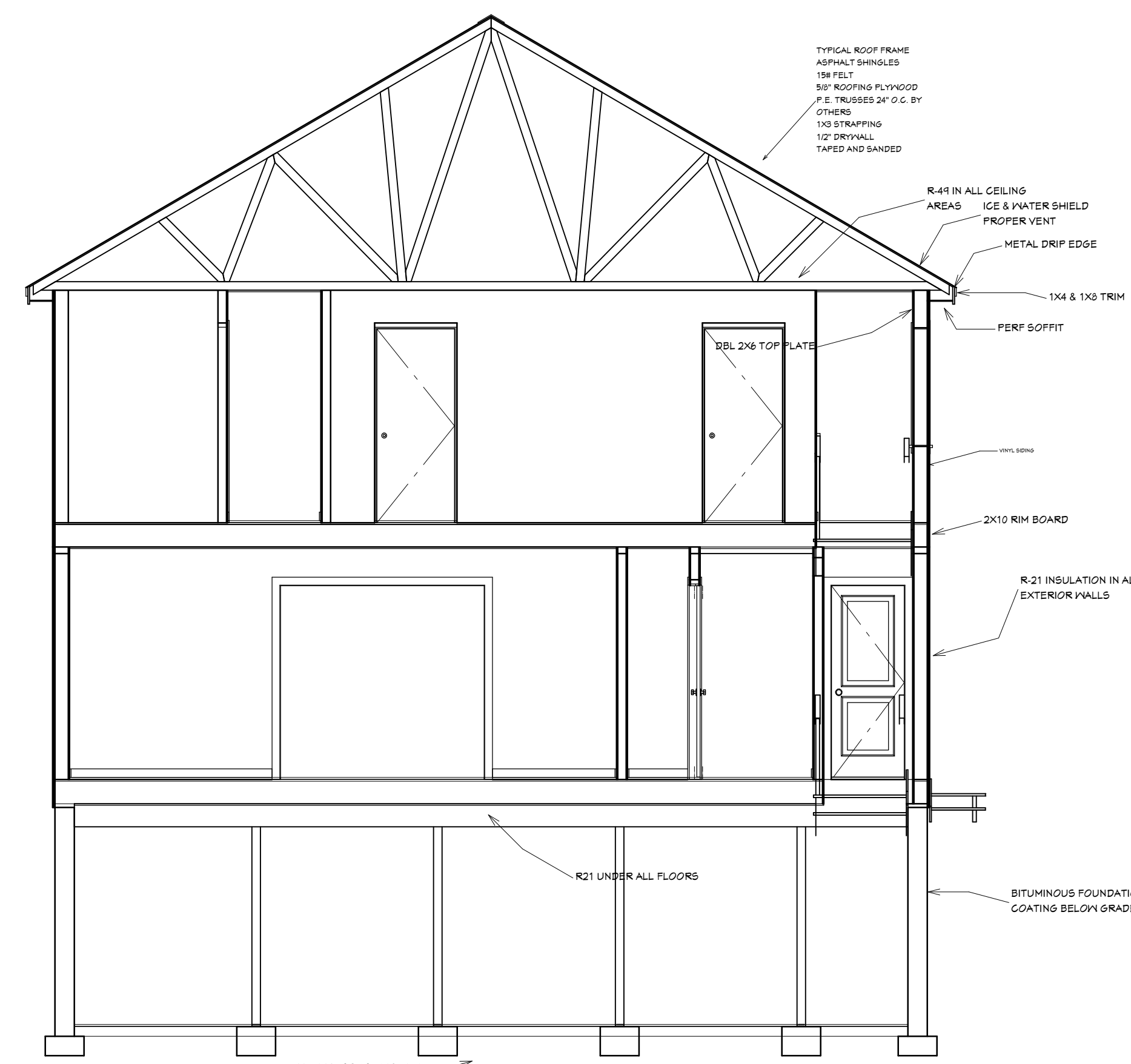
Cross Section 3



Deck Anchored to Wood Wall: Ledger to Wall



Cross Section 1



Cross Section 2

REVISION TABLE	REVISION BY	DESCRIPTION
NUMBER	DATE	

HIGGINS #23

DRAWINGS PROVIDED BY:

DATE:

7/13/2018

SCALE:

AS NOTED

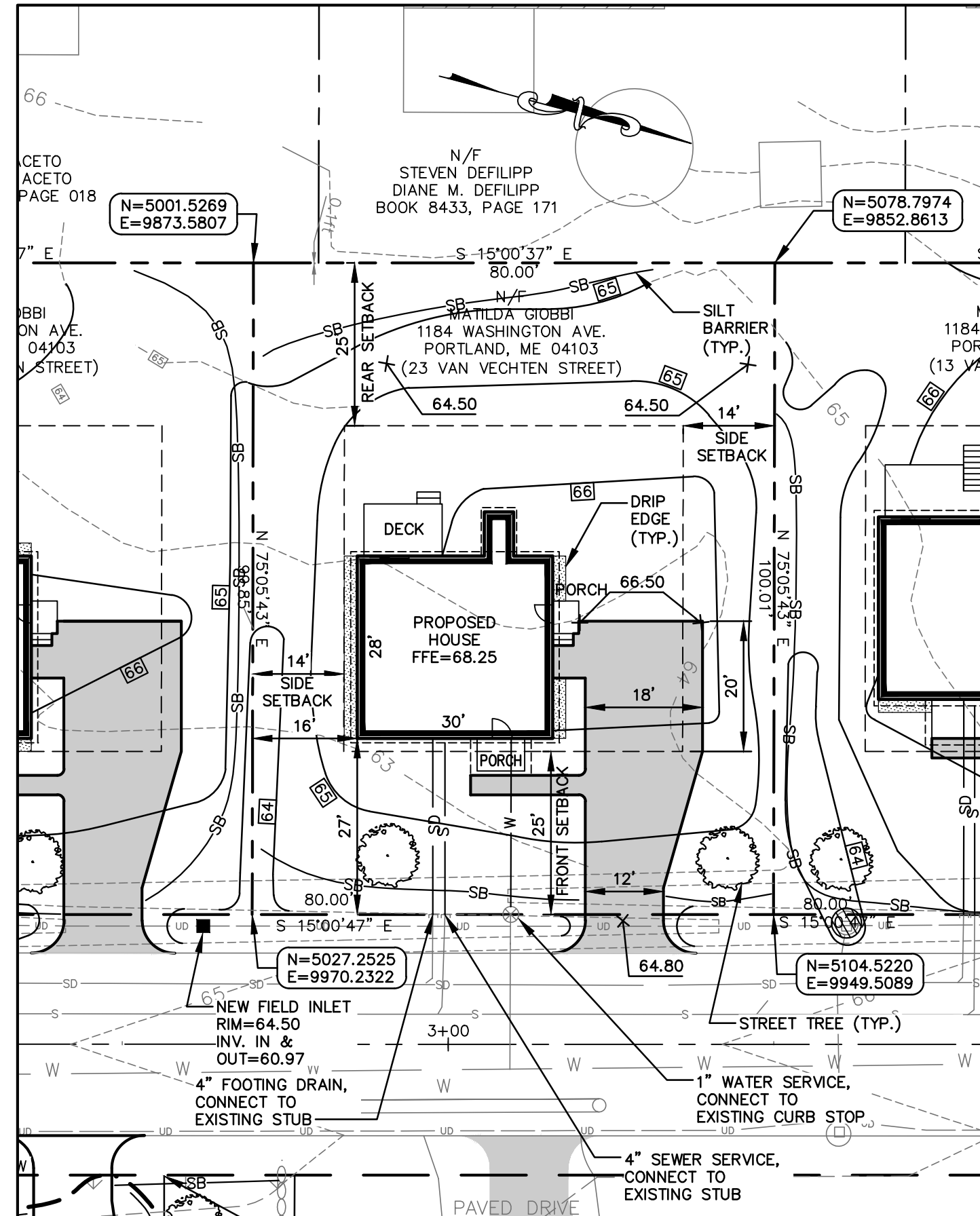
SHEET:

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Reviewed for Code Compliance
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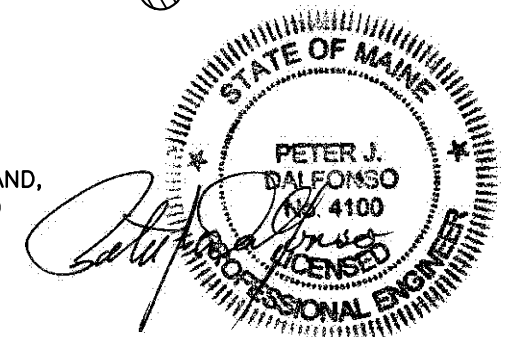
07/23/2018



EXISTING	LEGEND	PROPOSED
— — — — —	RIGHT-OF-WAY	— — — — —
— — — — —	PROPERTY LINE	— — — — —
— — — — —	ABUTTER PROPERTY LINE	— — — — —
— — — — —	SETBACK LINE	— — — — —
▨ ▨ ▨ ▨ ▨	BUILDING	▨ ▨ ▨ ▨ ▨
— — — — —	EDGE OF PAVEMENT	— — — — —
— W — — —	WATER LINE	— W — — —
— S — — —	SEWER LINE	— S — — —
— SD — — —	STORM DRAIN	— SD — — —
— UD — — —	UNDERDRAIN	— UD — — —
○	CATCH BASIN	○
⊙	DRAIN MANHOLE	⊙
⊗	SEWER MANHOLE	⊗
⊗	CURB STOP	⊗
— — — — —	CONTOUR	— — — — —
— — — — —	STREET TREE	— — — — —
— — — — —	WETLAND	— — — — —
— — — — —	FOUNDATION DRAIN	— — — — —
— — — — —	SILT BARRIER	— — — — —
— — — — —	SILT SACK	— — — — —

NOTES:

- PLAN REFERENCE: "PLAN PROFILE, STREET EXTENSION, VAN VECHTEN STREET, PORTLAND, MAINE" BY DALFONSO ENGINEERING, DATED 10/12/2016, APPROVED PER CITY CODE SECTION 14-403, 11/08/2016.
- RECORD OWNER: MATILDA GIOBBI, 1184 WASHINGTON AVE. PORTLAND, ME 04103, CCRD BOOK 2816, PAGE 328.
- ELEVATIONS: DIMENSIONS REFERENCE CITY DATUM (NGVD 1929).
- TAX MAP REFERENCE: 410-C-29001
- ZONING: R-3
- SOIL TYPE: FROM NRCS SOIL MAP "SN" SCANTIC SILT LOAM.
- PARCEL AREA: 8,001 S.F.
- IMPERVIOUS AREA:
 HOUSE = 870 S.F.
 PORCH = 153 S.F.
 WALKWAY = 83 S.F.
 DRIVEWAY = 805 S.F.



7/2/2018

REV.	DATE	REVISION DESCRIPTION	DRAWN	CHK'D
3	6/19/2018	REVISED PER CITY COMMENTS	DB	PJD
2	6/05/2018	REVISED PER CITY COMMENTS	DB	PJD
1	4/05/2018	SUBMITTED FOR BUILDING PERMIT	DB	PJD

SITE PLAN

23 VAN VECHTEN STREET
 PORTLAND, MAINE

Client: **HIGGINS BUILDERS, INC.**
 83 BAY STREET
 PORTLAND, MAINE 04103

Prepared by:	DATE:	3/16/2018
Dalfonso Engineering	PROJ. #:	118
CIVIL ENGINEERING SERVICES 17 Ledge Hill Road Gorham, Maine 04038 Phone: 207-749-4801 Email: pjdal@maine.rr.com	SCALE:	1"=20'
		2 OF 4

