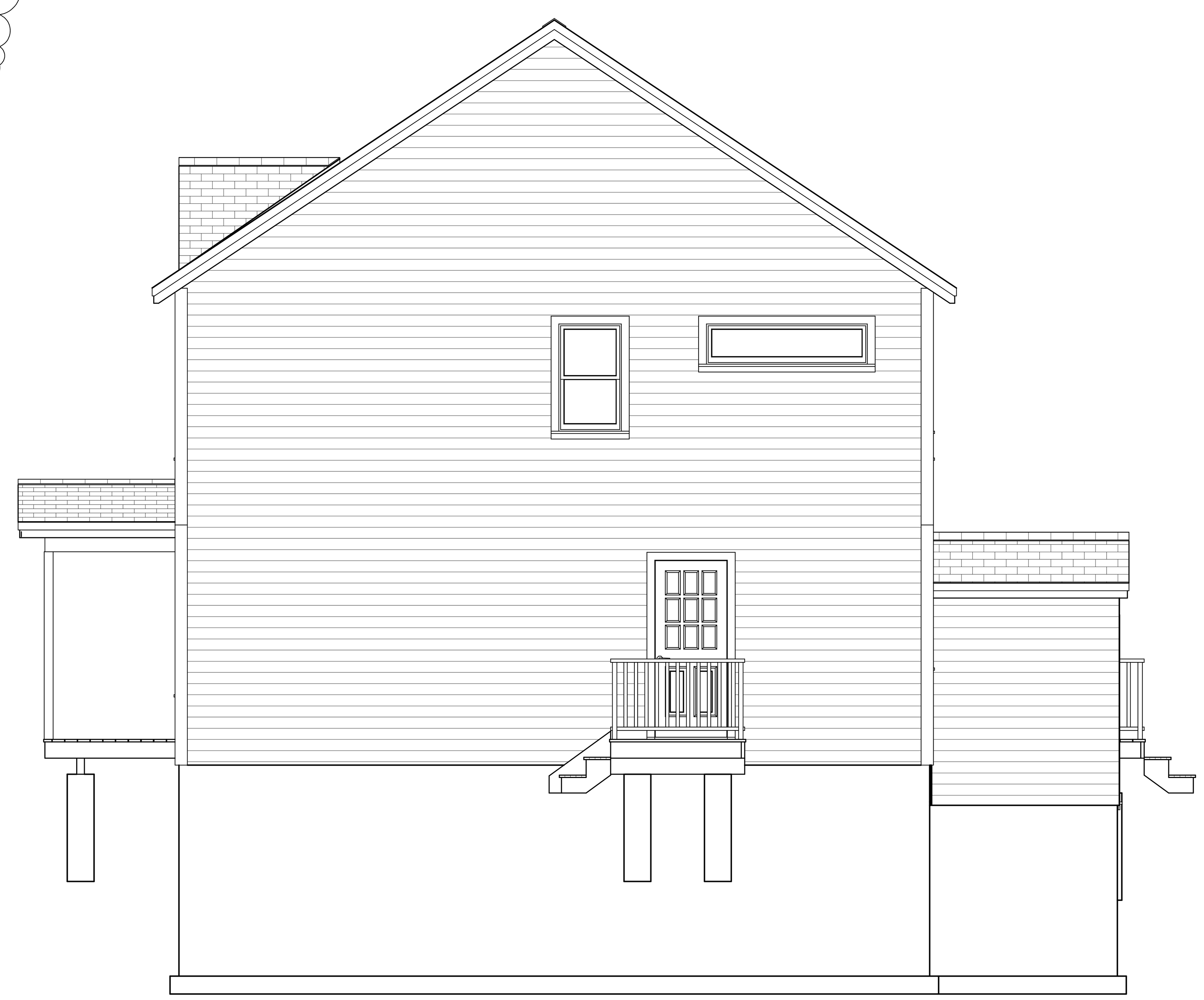
Elevations are approximated and need to
be verified on site prior to pouring foundation.

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

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



THIS INFORMATION IS PROVIDED TO ILLUSTRATE DESIGN ONLY. THESE PLANS ARE NOT WORK OF AN ARCHITECT. THE BUILDING CONTRACTOR IS RESPONSIBLE FOR ALL STRUCTURAL AND MECHANICAL ASPECTS OF THE PROJECT. ALL BUILDING CODES ARE THE RESPONSIBILITY OF YOUR CONTRACTOR.

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

HIGGINS #27

DRAWINGS PROVIDED BY:

DATE: 7/17/2018

SCALE: AS NOTED

SHEET: P-1

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

Rough openings to be determined by builder.
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SPRINKLER SYSTEM DESIGN PER NFPA 13D AND LOCAL CODES. SPRINKLER SYSTEM TO BE BLAZEMASTER

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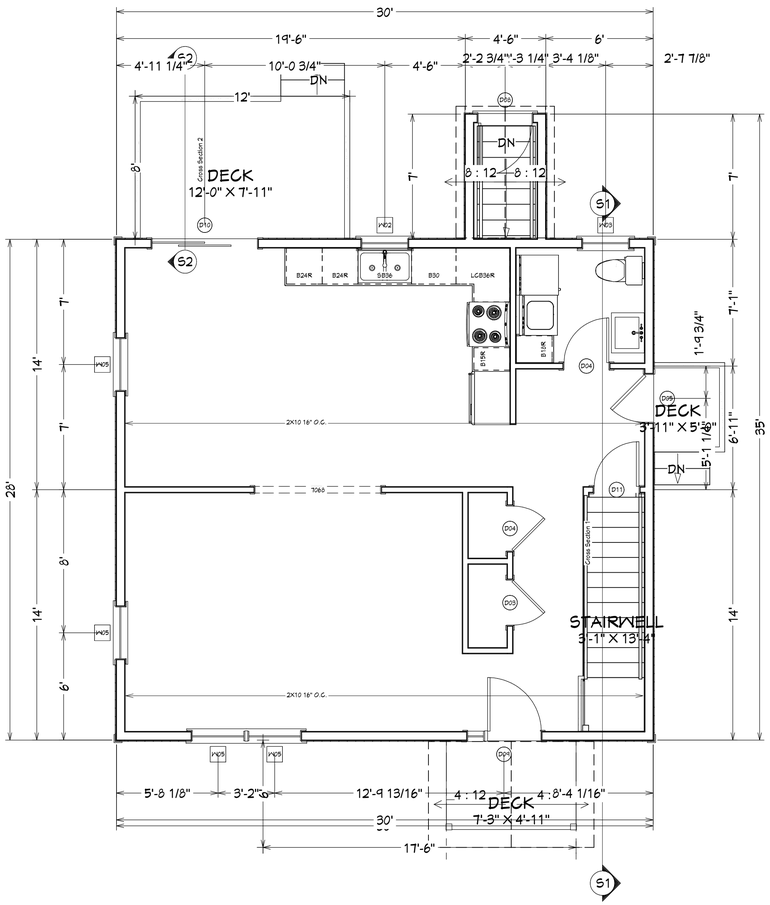
Reviewed for Code Compliance
Permitting and Inspections Department
Approved with Conditions
07/23/2018



LIVING AREA
789 SQ FT

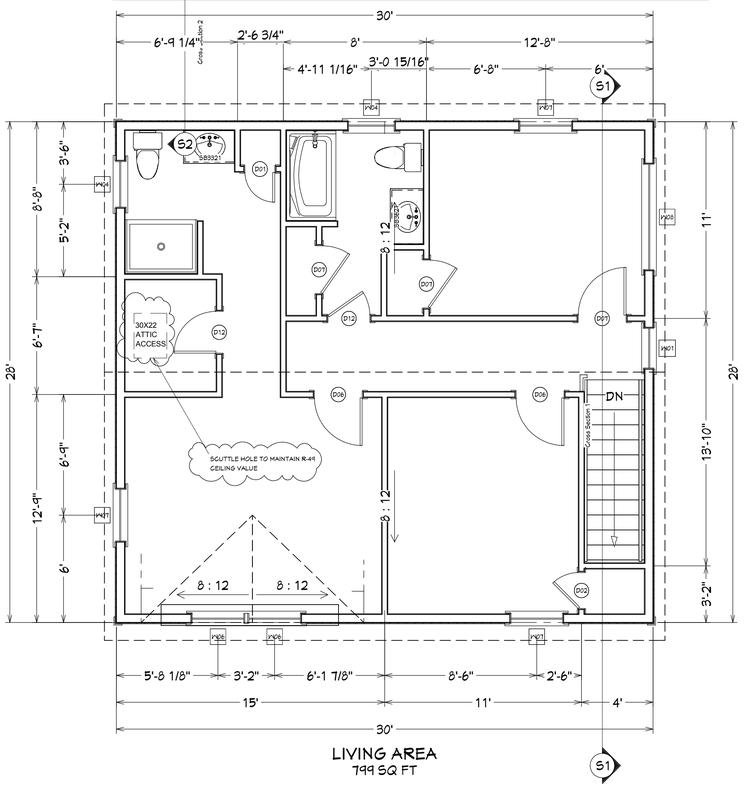
1st Floor 1/4 in = 1 ft

DOOR SCHEDULE

NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	DESCRIPTION	THICKNESS
D01	1868	1	2	1868 L IN	20 "	80 "	HINGED-DOOR P04	1 3/8"
D02	2068	1	2	2068 L IN	24 "	80 "	HINGED-DOOR P04	1 3/8"
D03	2668	1	1	2668 L IN	30 "	80 "	HINGED-DOOR P04	1 3/8"
D04	2668	2	1	2668 R IN	30 "	80 "	HINGED-DOOR P04	1 3/8"
D05	2868	1	1	2868 R EX	32 "	80 "	EXT. HINGED-DOOR E06	1 3/4"
D06	2868	2	2	2868 L IN	32 "	80 "	HINGED-DOOR P04	1 3/8"
D07	2868	3	2	2868 R IN	32 "	80 "	HINGED-DOOR P04	1 3/8"
D08	3068	1	1	3068 R EX	36 "	80 "	EXT. HINGED-DOOR E06	1 3/4"
D09	4268MU	1	1	4268	50 "	80 "	MULLED UNIT	
D10	51068	1	1	51068 R EX	70 1/2 "	80 "	EXT. SLIDER-GLASS PANEL	1 3/4"
D11	2668 STEEL INSUL DOOR W/GASKET	1	1	2668 R IN	30 "	80 "	HINGED-DOOR P04	1 3/4"
D12	2468	2	2	2468 L IN	28 "	80 "	HINGED-DOOR P04	1 3/8"

WINDOW SCHEDULE

NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	EGRESS	DESCRIPTION	TEMPERED
W01	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 "	YES	DOUBLE HUNG	
W08	6016FX	1	2	6016FX	72 "	18 "		FIXED GLASS	



LIVING AREA
799 SQ FT

2nd Floor

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

HIGGINS #27

DRAWINGS PROVIDED BY:

DATE:
7/17/2018

SCALE:
AS NOTED

SHEET:
P-2

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

NOTE:
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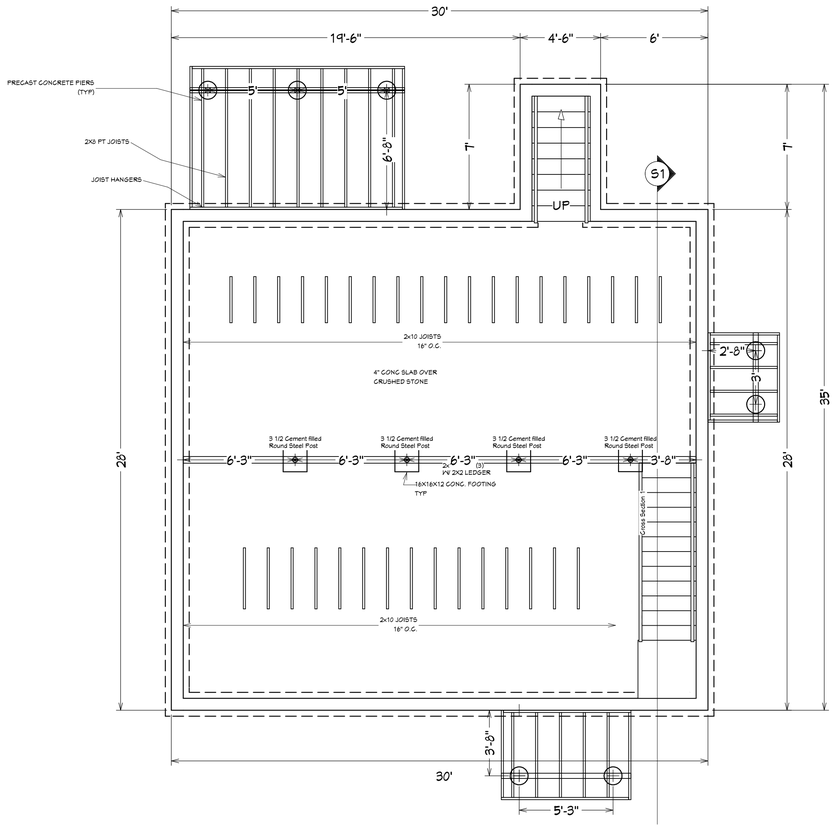


Foundation 1/4 in = 1 ft

TABLE R502.5(2)
GIRDER SPANS AND HEADER SPANS FOR INTERIOR BEARING WALLS
(Maximum spans for Douglas fir-larch, hem-fir, souther pine and spruce-pine-fir and required number of jack studs)

HEADERS AND GIRDERS SUPPORTING	SIZE	Building Width'(feet)					
		20		28		36	
		Span	NJ [c]	Span	NJ [c]	Span	NJ [c]
One floor only	2-2x4	3-1	1	2-8	1	2-5	1
	2-2x6	4-8	1	3-11	1	3-6	1
	2-2x8	5-9	1	5-0	2	4-5	2
	2-2x10	7-0	2	6-1	2	5-5	2
	2-2x12	8-1	2	7-0	2	6-3	2
	3-2x8	7-2	1	6-3	1	5-7	2
	3-2x10	8-9	1	7-7	2	6-9	2
	3-2x12	10-2	2	8-10	2	7-10	2
	4-2x8	9-10	1	8-5	2	7-4	2
	4-2x10	11-5	2	9-11	2	8-10	2
	4-2x12	13-2	2	11-5	2	10-2	2
TWO floor only	2-2x4	2-2	1	1-10	1	1-7	1
	2-2x6	3-2	2	2-9	2	2-5	2
	2-2x8	4-1	2	3-6	2	3-2	2
	2-2x10	4-11	2	4-3	2	3-10	3
	2-2x12	5-9	2	5-0	3	4-5	3
	3-2x8	5-1	2	4-5	2	3-11	2
	3-2x10	6-2	2	5-4	2	4-10	2
	3-2x12	7-2	2	6-3	2	5-7	3
	4-2x8	6-11	2	6-0	2	5-3	2
	4-2x10	8-1	2	7-0	2	6-3	2
	4-2x12	9-4	2	8-1	2	7-2	2

TABLE R502.5(1)
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	SIZE GROUND SNOW LOAD (psf) 50					
		Building Width' (feet)					
		20		28		36	
		Span	NJ [c]	Span	NJ [c]	Span	NJ [c]
Roof and ceiling	2-2x4	3-2	1	2-9	1	2-6	1
	2-2x6	4-5	1	4-1	1	3-8	2
	2-2x8	5-11	2	5-2	2	4-7	2
	2-2x10	7-3	2	6-3	2	5-7	2
	2-2x12	8-5	2	7-3	2	6-6	2
	3-2x8	7-5	1	6-5	2	5-9	2
	3-2x10	9-1	2	7-10	2	7-0	2
	3-2x12	10-7	2	9-2	2	8-2	2
	4-2x8	9-4	1	7-9	1	6-8	1
	4-2x10	10-8	1	9-1	2	8-2	2
	4-2x12	12-2	2	10-7	2	9-5	2
Roof, ceiling and over center-bearing floor	2-2x4	2-9	1	2-5	1	2-2	1
	2-2x6	4-1	1	3-7	2	3-3	2
	2-2x8	5-2	2	4-6	2	4-1	2
	2-2x10	6-4	2	5-8	2	5-0	2
	2-2x12	7-4	2	6-5	2	5-9	3
	3-2x8	6-5	2	5-8	2	5-1	2
	3-2x10	7-11	2	6-11	2	6-3	2
	3-2x12	9-2	2	8-0	2	7-2	2
	4-2x8	7-5	1	6-6	1	5-11	2
	4-2x10	9-1	2	8-0	2	7-2	2
	4-2x12	10-7	2	9-3	2	8-4	2
Roof, ceiling and one clear span floor	2-2x4	2-7	1	2-3	1	2-0	1
	2-2x6	3-10	2	3-4	2	3-0	2
	2-2x8	4-10	2	4-2	2	3-9	2
	2-2x10	5-11	2	5-1	2	4-7	3
	2-2x12	6-10	2	5-11	3	5-4	3
	3-2x8	6-1	2	5-3	2	4-8	2
	3-2x10	7-5	2	6-5	2	5-9	2
	3-2x12	8-7	2	7-5	2	6-8	2
	4-2x8	7-0	1	6-1	2	5-5	2
	4-2x10	8-7	2	7-5	2	6-7	2
	4-2x12	9-11	2	8-7	2	7-8	2
Roof, ceiling and two center-bearing floor	2-2x4	2-6	1	2-2	1	1-11	1
	2-2x6	3-5	2	3-2	2	2-10	2
	2-2x8	4-7	2	4-0	2	3-6	2
	2-2x10	5-8	2	4-11	2	4-5	3
	2-2x12	6-6	2	5-8	3	5-2	3
	3-2x8	5-8	2	5-1	2	4-7	2
	3-2x10	7-1	2	6-2	2	5-7	2
	3-2x12	8-2	2	7-2	2	6-5	3
	4-2x8	6-5	1	5-10	2	5-3	2
	4-2x10	8-2	2	7-2	2	6-5	2
	4-2x12	9-5	2	8-3	2	7-5	2
Roof, ceiling and two clear span floor	2-2x4	2-0	1	1-8	1	1-5	2
	2-2x6	3-0	2	2-7	2	2-3	2
	2-2x8	3-10	2	3-4	2	2-11	3
	2-2x10	4-8	2	4-0	3	3-7	3
	2-2x12	5-5	3	4-8	3	4-2	3
	3-2x8	4-11	2	4-1	2	3-8	2
	3-2x10	5-10	2	5-0	2	4-6	3
	3-2x12	6-11	2	5-10	3	5-3	3
	4-2x8	5-6	2	4-11	2	4-3	2
	4-2x10	6-11	2	5-10	2	5-2	2
	4-2x12	7-11	2	6-11	2	6-0	3

For SI: 1 inch=25.4mm, 1 pound per square foot=0.0479kN/m²

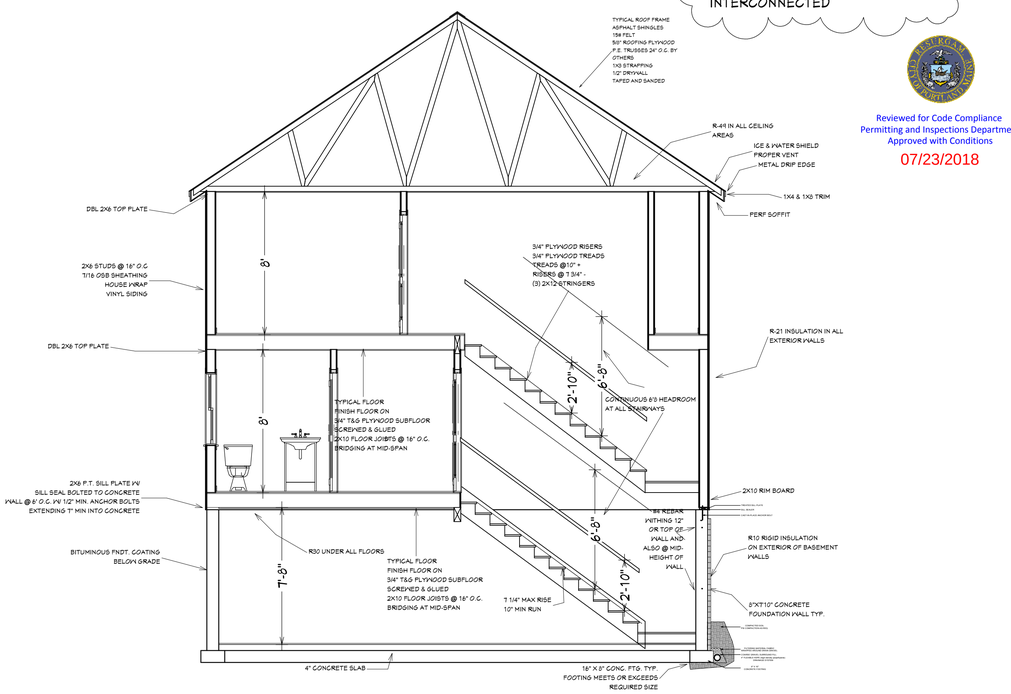
a. Spans are given in feet and inches.

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 interpalated.

d. NJ-Number of jacks 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 30psf ground snow load for cases in which ground snow load is less than 30psf and the roof live load is equal to or less than 20psf.



Cross Section 1

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

Cross Section 2

Deck Anchored to Wood Wall: Ledger to Wall

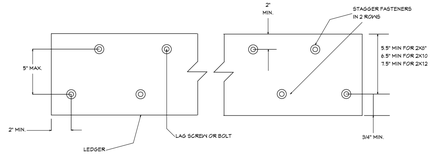


TABLE R602.3(1)
FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

DESCRIPTION OF BUILDING MATERIAL	DESCRIPTION OF FASTENER [a, b, c, d, e]	SPACING OF FASTENERS	
		Edges (Inches)	Intermediate support [f, g] (Inches)
wood structural panels, subfloor, roof and wall sheathing to framing, and particleboard wall sheathing to framing			
5/16" - 1/2"	6d common nail (subfloor, wall) 8d common nail (roof)	6	12 [h]
19/32" - 1"	8d common nail	6	12 [h]
1-1/8" - 1-1/4"	10d common nail or 8d deformed nail	6	12
Other wall sheathing [i]			
1/2" regular cellulosic fiberboard sheathing	1-1/2" galvanized roofing nail 6d common nail staple 16ga., 1-1/2" long	3	6
1/2" regular cellulosic fiberboard sheathing	1-3/4" galvanized roofing nail 8d common nail staple 16ga., 1-3/4" long	3	6
25/32" structural cellulosic fiberboard sheathing	1-1/2" galvanized roofing nail 8d common nail, staple galvanized, 1-1/2" long 1-1/4" screws, type W or S	3	6
1/2" gypsum sheathing	1-1/2" galvanized roofing nail 6d common nail staple 16ga., 1-1/2" long	4	8
5/8" gypsum sheathing	1-1/2" galvanized roofing nail 6d common nail staple 16ga., 1-1/2" long	4	8
wood structural panles, combination subfloor underlayment to framing			
3/4" and less	8d 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=25.4mm, 1 foot=304.8mm, 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 bending yield strengths as shown: 80ksi (551 MPa) for shank diameter of .142 inch (2d common nail), 70ksi (621 MPa) for shank diameter larger than .142 inch but not larger than 1.177 inch, and 100ksi (691 MPa)for shank diameters of 0.142 inch less.

b. Staples are 16 gage wire and have a minimum 7/16-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- by8-foot or 4-foot-by-9-foot panels shall ne applied vertically.

e. Spacing of fasteners not included in this table shall be based on table R602.3(1)

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. When 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, eves 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 GA-253. Fiberboard sheathing shall conform to either ANA 194.1 or ASTM C 208.

i. 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.

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

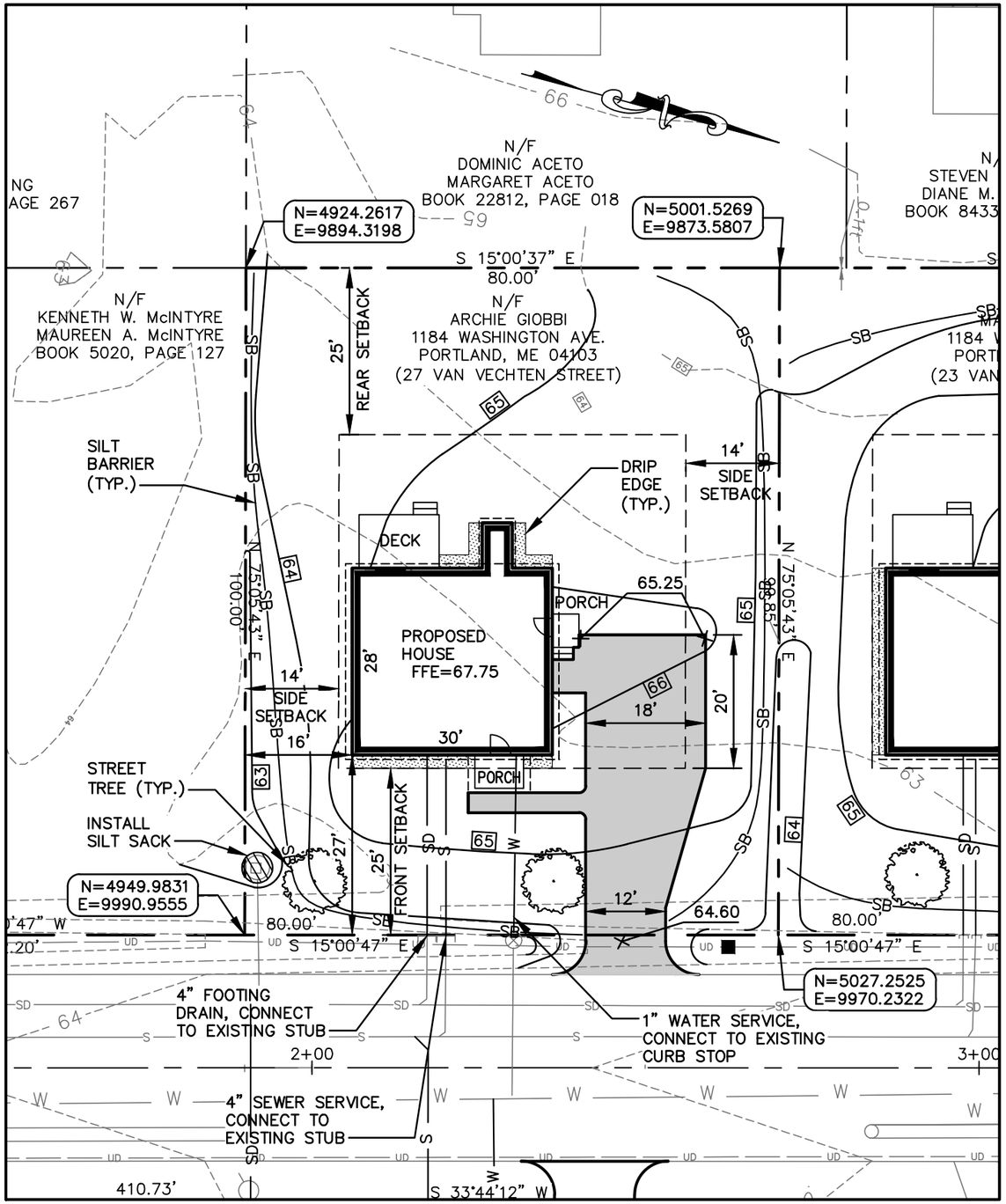
HIGGINS #27

DRAWINGS PROVIDED BY:

DATE:
7/17/2018

SCALE:
AS NOTED

SHEET:



EXISTING | LEGEND | PROPOSED

	RIGHT–OF–WAY
	PROPERTY LINE
	ABUTTER PROPERTY LINE
	SETBACK LINE
	BUILDING
	EDGE OF PAVEMENT
W	WATER LINE
S	SEWER LINE
SD	STORM DRAIN
UD	UNDERDRAIN
	CATCH BASIN
	DRAIN MANHOLE
	SEWER MANHOLE
	CURB STOP
65	CONTOUR
	STREET TREE
	WETLAND
	FOUNDATION DRAIN
SB	SILT BARRIER
	SILT SACK

NOTES:

1. 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.
2. RECORD OWNER: ARCHIE GIOBBI, 1184 WASHINGTON AVE. PORTLAND, ME 04103, CCRD BOOK 17863, PAGE 070.
3. ELEVATIONS: DIMENSIONS REFERENCE CITY DATUM (NGVD 1929).
4. TAX MAP REFERENCE: 410–C–26001
5. ZONING: R–3
6. 6. SOIL TYPE: FROM NRCS SOIL MAP "SN" SCANTIC SILT LOAM.
7. PARCEL AREA: 8,001 S.F.
8. IMPERVIOUS AREA:
   HOUSE = 870 S.F.
   PORCH = 153 S.F.
   WALKWAY = 83 S.F.
   DRIVEWAY = 805 S.F.

20 0 10 20 40

1 inch = 20' ft.

CITY OF PORTLAND, MAINE — REVIEWED

Reviewed for Code Compliance
Permitting and Inspections Department
Approved with Conditions

07/23/2018

STATE OF MAINE
PETER J. DALFONSO
No. 4100
LICENSED PROFESSIONAL ENGINEER

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

27 VAN VECHTEN STREET
PORTLAND, MAINE

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

Prepared by:
Dalfonso Engineering
CIVIL ENGINEERING SERVICES
17 Ledge Hill Road
Gorham, Maine 04038
Phone: 207-749-4801
Email: pjdal@maine.rr.com

DATE:	3/16/2018
PROJ. #:	118
SCALE:	1"=20'