CITY OF PORTLAND, MAINE · RESURGAM
Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 03/06/17

- Specify the depth at which the foundation reaches The foundation wall will be 94" with 82" backfilled.

Add dimension to drawings to show extent of the 94"

Please see Attachment 1 with additional information to include request.

Gervais

CITY OF PORTLAND, MAINE · RESURGAM
Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 03/06/17

- Specify the type of damp proofing.
  Foundation tar rolled-on application prior to backfilling.

Provide more info.
See IRC sect. 406

R406.2 Concrete and masonry foundation waterproofing. In areas where a high water table or other severe soil-water conditions are known to exist, exterior foundation walls that retain earth and enclose interior spaces and floors below *grade* shall be waterproofed from the top of the footing to the finished *grade*. Walls shall be waterproofed in accordance with one of the following:

1. Two-ply hot-mopped felts.
2. Fifty five pound (25 kg) roll roofing.
3. Six-mil (0.15 mm) polyvinyl chloride.
4. Six-mil (0.15 mm) polyethylene.
5. Forty-mil (1 mm) polymer-modified asphalt.
6. Sixty-mil (1.5 mm) flexible polymer cement.
7. One-eighth inch (3 mm) cement-based, fiber-reinforced, waterproof coating.

The Seal-Krete 5 gal. Clear Waterproofing Sealer protects vertical concrete, masonry, metal and vinyl surfaces against the damaging effects of moisture penetration. This water-based sealer can be mixed with latex paint to extend the life of the paint and improve paint adhesion. The acrylic formula provides resistance from UV rays and mildew to ensure a rejuvenated, brightened finish.

- Seals and protects stucco, brick, concrete, painted metal and vinyl surfaces from the damaging effects of water penetration
- 5 gal. container waterproofs up to 1,500 sq. ft.
- Clear finish rejuvenates color on older painted and colored surfaces
- UV resistant to guard against fading
- Mildew resistant to prevent the coated surface from rotting and discoloring
- Dries to the touch in 1 hour to provide quick protection
- 2 coats are recommended for maximum
- Water-based acrylic formula mixes with latex paint to extend the paint life
- Low odor for less irritation during use

Gervais

CITY OF PORTLAND, MAINE
RESURGAM
Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 03/06/17

- Detail the support of the deck, the connection of the deck to the main structure, baluster spacing & railing heights.
  Ledger to be lagged with 5/16" X 4" exterior lag bolts attached every two feet.

Provide Drawing (R502.2.2)

GAGNE & SONS
CONCRETE PRODUCTS

Gervais
Specification:

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 03/06/17

Precast Concrete Deluxe Pier

Design Notes:
1. Concrete Mix Desin is 5,000 PSI standard at 28 days, Type 3 Cement.
2. Reinforced Steel ASTM A 615, Grade 60.
3. Smooth Finish on all exposed surfaces.

Main Office
28 Old Route 27 Rd
Belgrade, ME 04917
(800) 339-3313

270 Riverside Dr
Auburn, ME
(800) 339-1132

70 Warren Ave
Westbrook, ME
(800) 339-9184

15 Route 236
Kittery, ME
(800) 439-9504

195 North St
Saco, ME
(800) 244-2742

96 Roosevelt Trl
Naples, ME
(207) 693-5355

293 Lewiston Rd
Topsham, ME
(800) 227-5776

252 Main Rd
Holden, ME
(800) 992-5660

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 03/06/17

ABA/ABU/ABW Adjustable and Standoff Post Bases

The AB series of retrofit adjustable post bases provide a 1" standoff for the post, are slotted for adjustability and can be installed with nails, Strong-Drive® SD Connector screws or bolts (ABU). Depending on the application needs, these adjustable standoff post bases are designed for versatility, cost-effectiveness and maximum uplift performance.

Key Features

- The slot in the base enables flexible positioning around the anchor bolt, making precise post placement easier
- The 1" standoff helps prevent rot at the end of the post and meets code requirements for structural posts installed in basements or exposed to weather or water splash

Material

- Varies (see model table)

Finish

- All galvanized. Most offered in ZMAX® coating. See Corrosion Information.

Gervais

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 03/06/17
CITY OF PORTLAND, MAINE
RESURGAM

Gervais

CITY OF PORTLAND, MAINE · RESURGAM
Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 03/06/17

- Specify appropriate fire separation construction methods have been taken (R302.6)
  5/8" Sheet Rock on common wall and ceiling of attached garage
  Sprinkler System of High Tech Fire Protection

All walls or just one wall?

TABLE R302.6
DWELLING/GARAGE SEPARATION

SEPARATION	MATERIAL
From the residence and attics YES = 5/8 inch	Not less than $^1/_2$-inch gypsum board or equivalent applied to the garage side
From all habitable rooms above the garage	Not less than $^5/_8$-inch Type X gypsum board or equivalent
Structure(s) supporting floor/ceiling assemblies used for separation required by this section N/A	Not less than $^1/_2$-inch gypsum board or equivalent
Garages located less than 3 feet from a dwelling unit on the same lot	Not less than $^1/_2$-inch gypsum board or equivalent applied to the interior side of exterior walls that are within this area

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

5/8" gypsum board will be used on the interior common wall between the attached garage and the home AND on the ceiling of the garage

See Attachment 2

CITY OF PORTLAND, MAINE RESURGAM
Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 03/06/17

- How do you access the attic area of both the house and garage?
  Attic access to house is via the walk in closet on 2nd floor in Master Bedroom.
  Attic access to the garage will be centered in garage ceiling.

Show in drawings. Show dimensions

Please see Attachment 2 with additional information to include request.

- Provide header schedule for openings requiring headers.
  All headers under a 6' rough opening will be 2X10 boxed with insulation.
  All header over 6' rough opening will be 3-ply 2X10 with 2-ply ½" plywood and double jacks.

single 2x10?

All headers under a 6' rough opening will be boxed: two (2) 2X10 with 2X6 top and bottom and insulation in the middle.

All header over 6' rough opening will be 3-ply 2X10 with 2-ply ½" plywood and double jacks.

Gervais - Attachment 1

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

4 SECTION
SCALE: 1/2" = 1'-0"

Hammond Lumber Company
Toll Free: 1-866-HAMMOND
www.hammondlumber.com
Maine • Massachusetts • New Hampshire
Rhode Island • Connecticut • Florida • Georgia
Illinois • Indiana • Ohio • Pennsylvania • Virginia

DRAWINGS ARE PROVIDED BY HAMMOND LUMBER COMPANY AS A SERVICE TO ITS CUSTOMERS AND ARE INTENDED FOR INFORMATIONAL PURPOSES ONLY. THESE DRAWINGS ARE NOT INTENDED TO BE USED AS THESE DRAWINGS IS NOT PREPARED OR APPROVED BY A REGISTERED PROFESSIONAL ENGINEER. HAMMOND LUMBER COMPANY SUGGESTS THAT ITS CUSTOMERS SEEK THE ADVICE OF A REGISTERED PROFESSIONAL ENGINEER BEFORE USING THESE BLUEPRINTS IN THE CUSTOMER'S DESIRED TO PROCEED FURTHER. THE CUSTOMER ASSUMES ALL RESPONSIBILITY FOR CONSTRUCTION AND HAMMOND LUMBER COMPANY DISCLAIMS ANY RESPONSIBILITY IF THEY ARE DO SAID.

NAD	Friday, November 18, 2016		12/21/16
JUN	SCALE = AS NOTED		
FOR	4 OF 4		

DRAWING # 2616064

BRANDON & LAURA GERVAIS
28 X 36 2 STORY
GERVAIS RESIDENCE

HAMMOND LUMBER

Date: 03/06/17

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

CITY OF PORTLAND, MAINE

Gervais - Attachment 2

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

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

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

AREA SCHEDULE	
NAME	AREA
FIRST FLOOR (MAIN)	1008 sq. ft.
FIRST FLOOR (GARAGE)	576 sq. ft.
SECOND FLOOR (MAIN)	825 sq. ft.
DECKS/PORCHES	340 sq. ft.

AREA SCHEDULE

WINDOW SCHEDULE		
PRODUCT CODE	COUNT	EGRESS
MDH 3030	2	No
MDH 3050-2	6	Yes
MDH 3050	2	Yes

WINDOW SCHEDULE

REVISION SCHEDULE		
NUMBER	DATE	REVISION NOTE
1	8-5-2016	REARRANGED DOWNSTAIRS TO ELIMINATE MUDROOM AND CREATE LAUNDRY ROOM
		SHRUNK COMMON BATH UPSTAIRS IN FAVOR OF MASTER CLOSET
		ADDED WINDOW TO MASTER BATHROOM
2	11-28-2016	REMOVED FIREPLACE
		CENTERED WINDOW IN FAMILY ROOM BETWEEN DECK AND CORNER OF HOUSE
		ADDED SLIDING WINDOW CUT INTO BASEMENT CONCRETE

Hammond Lumber Company
Toll Free 1-866-HAMMOND
www.Hammond-Lumber.com
Auburn - Bangor - Belfast - Bucksport
Dexter - Dover-Foxcroft - Ellsworth - Gardiner
Jackson - Lincoln - Lubec - Machias - Milo
Pittsfield - Rockland - Rumford - Skowhegan - Waterville

DRAWINGS ARE PROVIDED BY HAMMOND LUMBER COMPANY AS A CONVENIENCE TO THE BUILDING OWNER AND ARE INTENDED TO BE GENERAL AND ILLUSTRATIVE PURPOSES ONLY. THE INFORMATION PRESENTED IN THESE DRAWINGS HAS NOT BEEN ENGINEERED OR STAMPED BY AN ARCHITECT AND SHOULD NOT BE USED AS A BASIS FOR CONSTRUCTION. THE BUILDING OWNER OR CONTRACTOR IS ADVISED TO OBTAIN TECHNICAL SERVICES OF A REGISTERED ARCHITECT TO OBTAIN TECHNICAL SERVICES. HAMMOND LUMBER COMPANY DISCLAIMS ANY RESPONSIBILITY IF THESE DRAWINGS ARE NOT TO BE USED AS A BASIS FOR CONSTRUCTION, AND THE BUILDING OWNER OR CONTRACTOR DISCLAIMS ANY RESPONSIBILITY IF THEY ARE SO USED.

NAW	Monday, November 28, 2016	REV 11-28-16
JWN	SCALE - AS NOTED	9-5-2016
FOR	1 OF 4	7-29-2016

DRAWING # 2016064

BRANDON & LAURA GERVAIS
GERVAIS RESIDENCE | 28 X 36 2 STORY | PORTLAND

HAMMOND LUMBER

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 03/06/17

CITY OF PORTLAND, MAINE