

S2 - NO FOOTING DIMENSION

S2 - FILTER FABRIC IS NOT  
OPTIONAL

S2 - CH FLOOR ATTACHMENT - IS  
WHICH ONE <sup>TO WALL</sup> IT CONNECTING TO WALL. HOW IS

S2 NO VAPOR BARRIER. <sup>(W)</sup> ON SCAD

GOOD FRAMING DETAIL OF FLOOR  
SYSTEM INCLUDING HEADER  
& POST FOR STAIRS ETC.

HEAD ROOM ON 1ST FLOOR

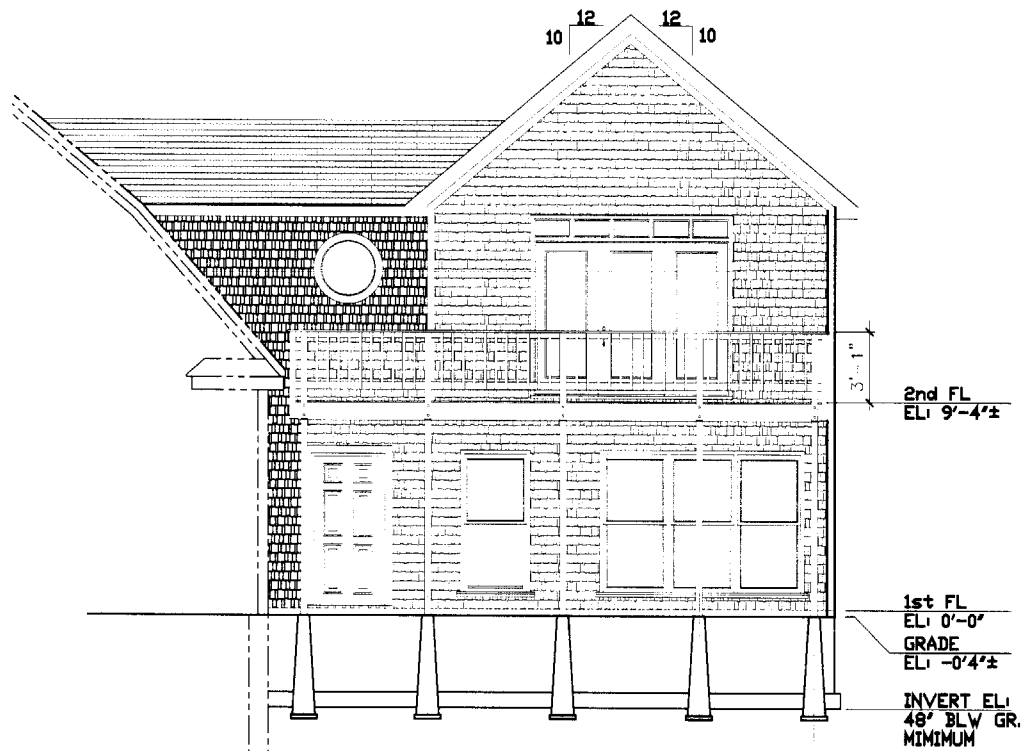
CHIMNEY OFFSET DISTANCE  
FROM ADDITION

HOW IS THE SPACED TO  
BE USED?

A-2 - THE MASONRY WALL  
APPEARS TO TERMINATE ~~ON~~ IN  
THE MIDDLE OF OPENING  
WITHOUT <sup>ON THE FIRST FLOOR</sup> REGARD FOR LOAD  
DISTRIBUTION.

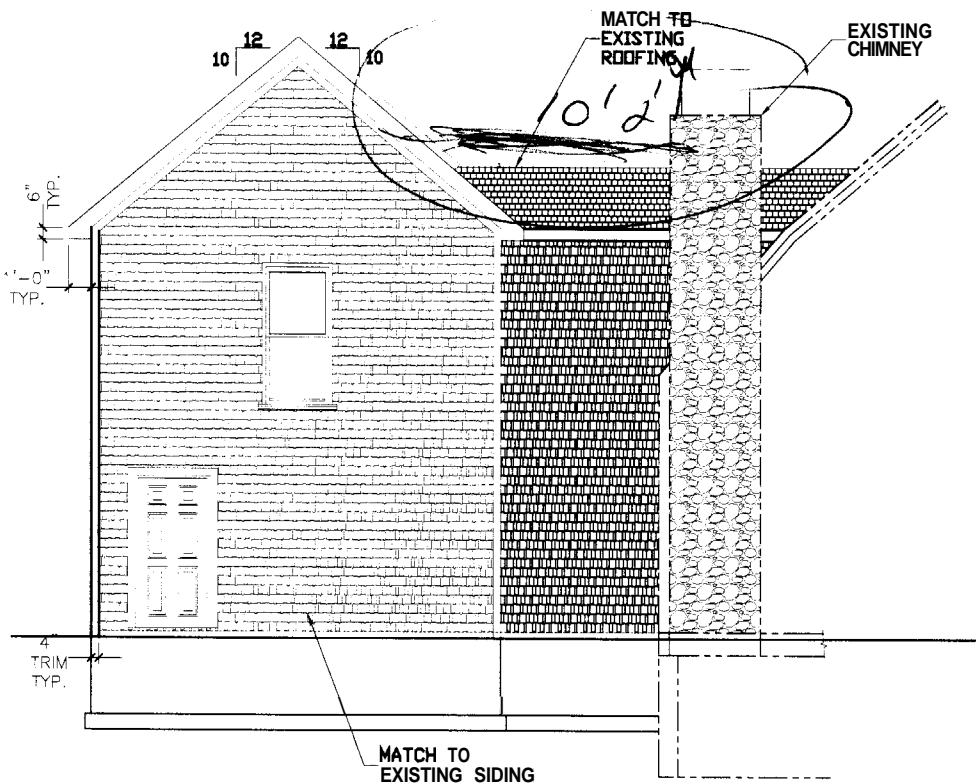
ANY ITEMS THAT ARE "BY  
CONTRACTOR" WE NEED TO  
KNOW SPECIFICALLY  
R VALUES & U VALUES

SHEATHINGS - COVERINGS  
VAPOR BARRIER  
GUARD CONSTR DETAIL.



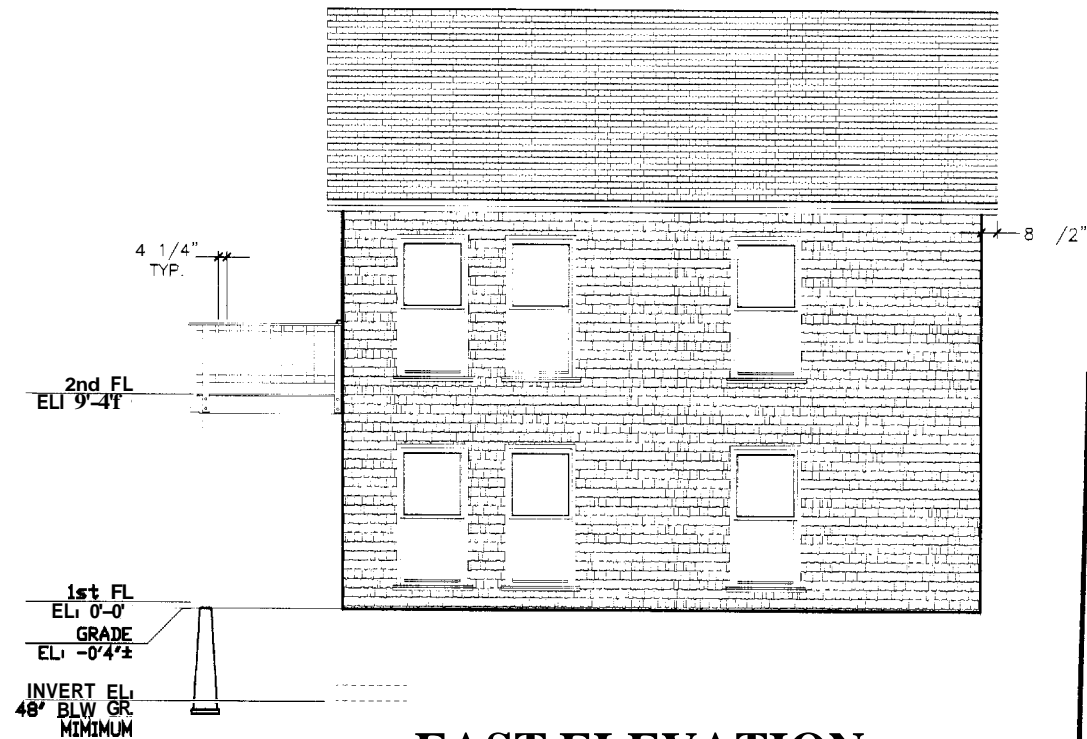
**SOUTH ELEVATION**

Scale: 1/4"=1'-0"



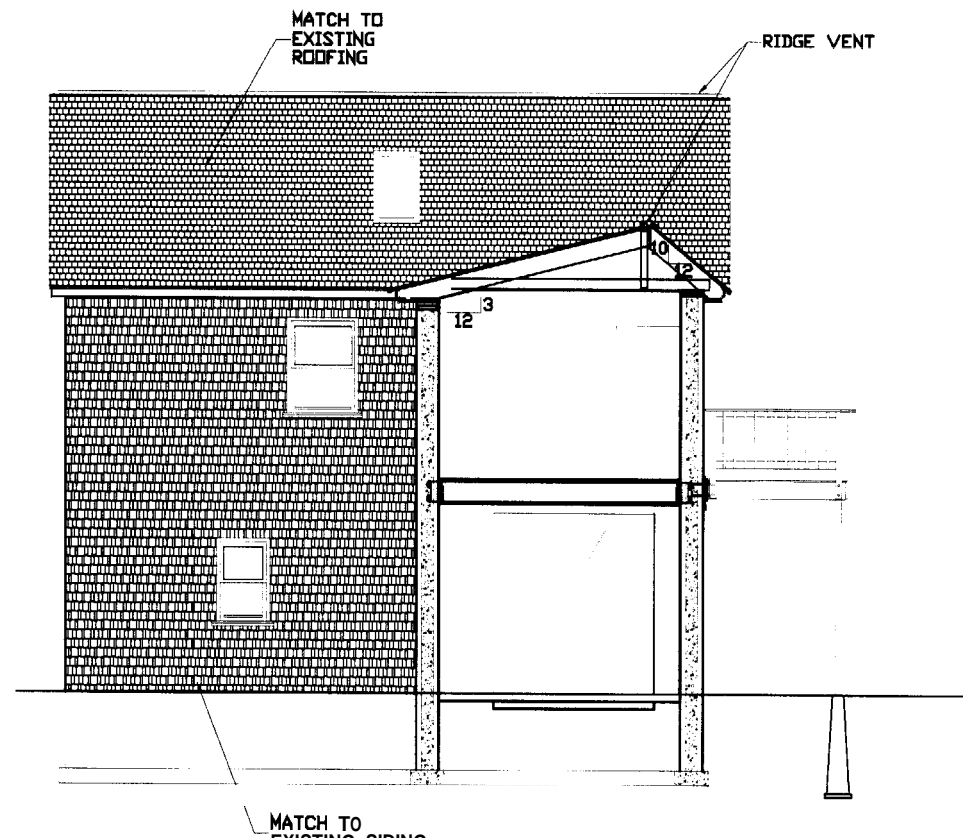
**NORTH ELEVATION**

Scale: 1/4"=1'-0"



**EAST ELEVATION**

Scale: 1/4"=1'-0"



**WEST ELEVATION**

Scale: 1/4"=1'-0"



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 PRIOR DATED PLANS

**Elevations**  
 Scale: 1/4"=1'-0"  
 Date: 6/7/05  
 Drawn by: JRY  
 Project Phase: Released for Construction

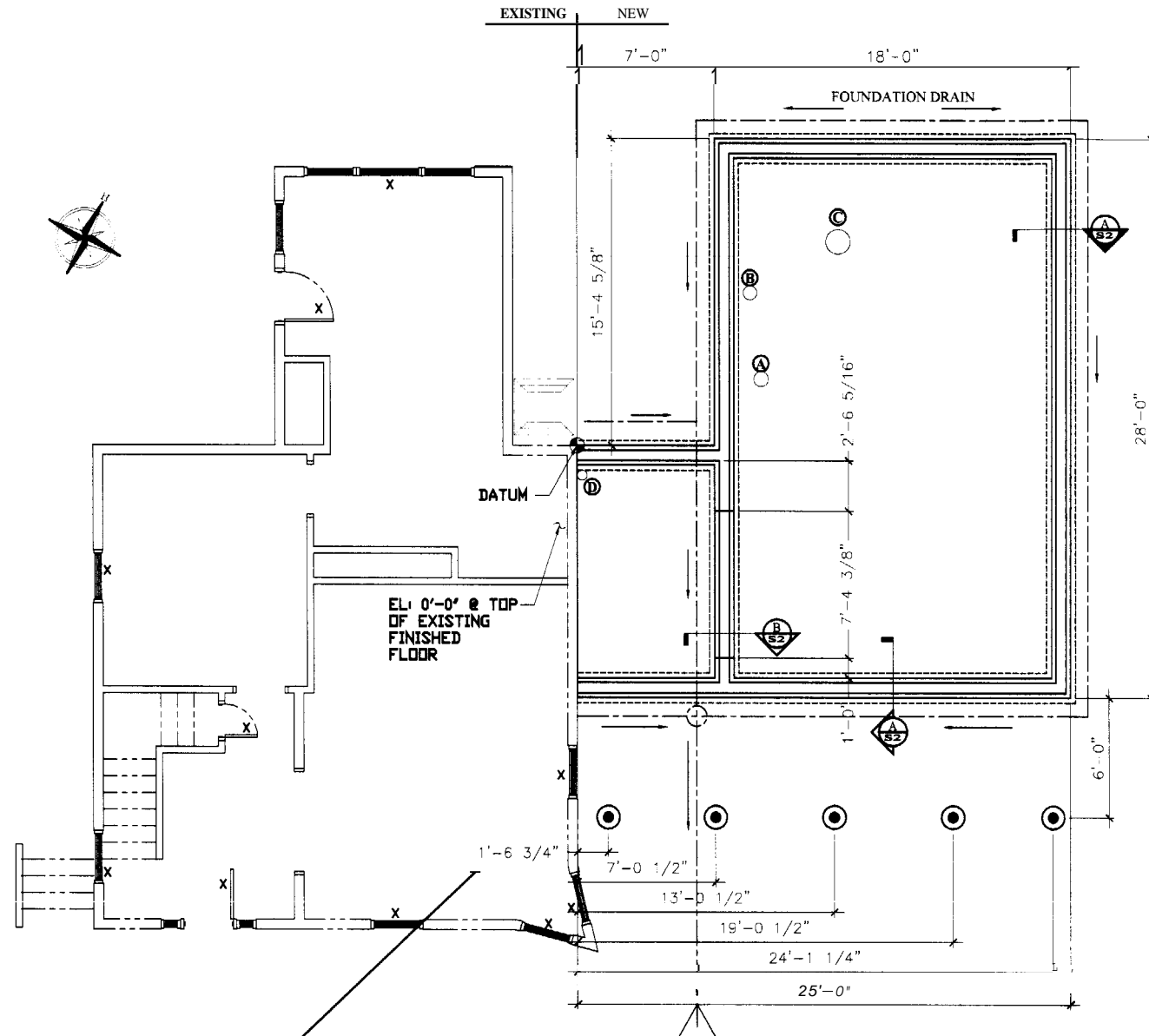
Cairns Residence  
 Portland, Maine

**B**

Joel R. York  
 Designs In Time

277 West Main Street  
 Yarmouth, ME 04096  
 jryork@aol.com  
 207-846-1666

**A4**  
 4 of 4



**EXISTING FIRST FLOOR**  
 NO MODIFICATIONS REQUIRED BEYOND  
 KITCHEN WINDOWS CONVERSION TO AN ENTRANCE TO  
 THE NEW ADDITION EL OF F F @ ADDITION TO MATCH  
 EL OF F F @ THE INTERFACE OF THE EXISTING AND NEW  
 STRUCTURE

## FOUNDATION - FOOTINGS PLAN

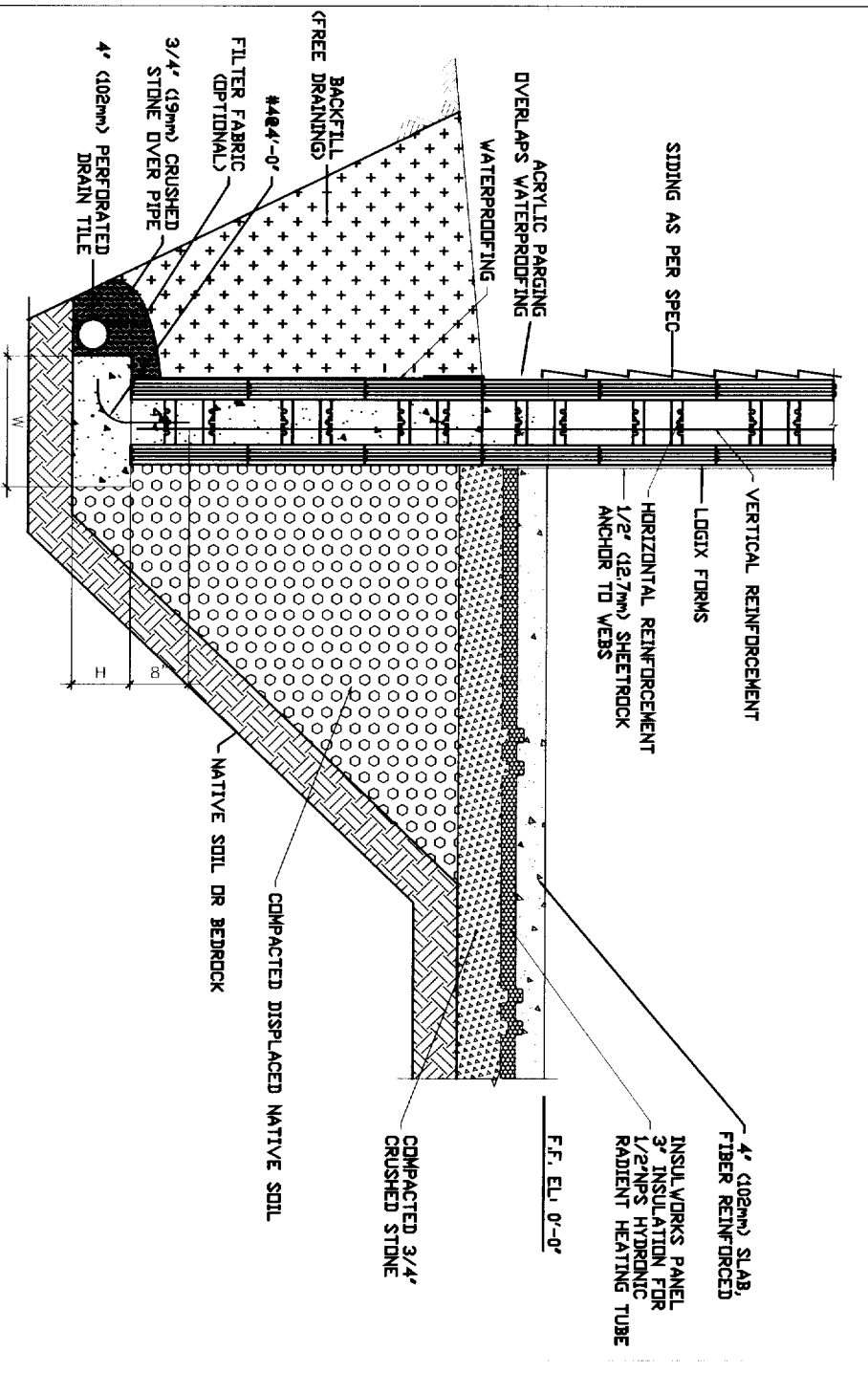
Scale: 1/4"=1'-0"

SYMBOL	QTY	LOCATION	ROUGH OPENING	DESCRIPTION
A	1	BATH	T.B.D.	SHOWER H/C SUPPLY AND DRAIN
B	1	BATH	T.B.D.	VANITY H/C SUPPLY AND DRAIN
C	1	BATH	T.B.D.	TOILET SUPPLY AND SOILS DRAIN
D	1	LAUNDRY	T.B.D.	WASHER H/C SUPPLY AND DRAIN

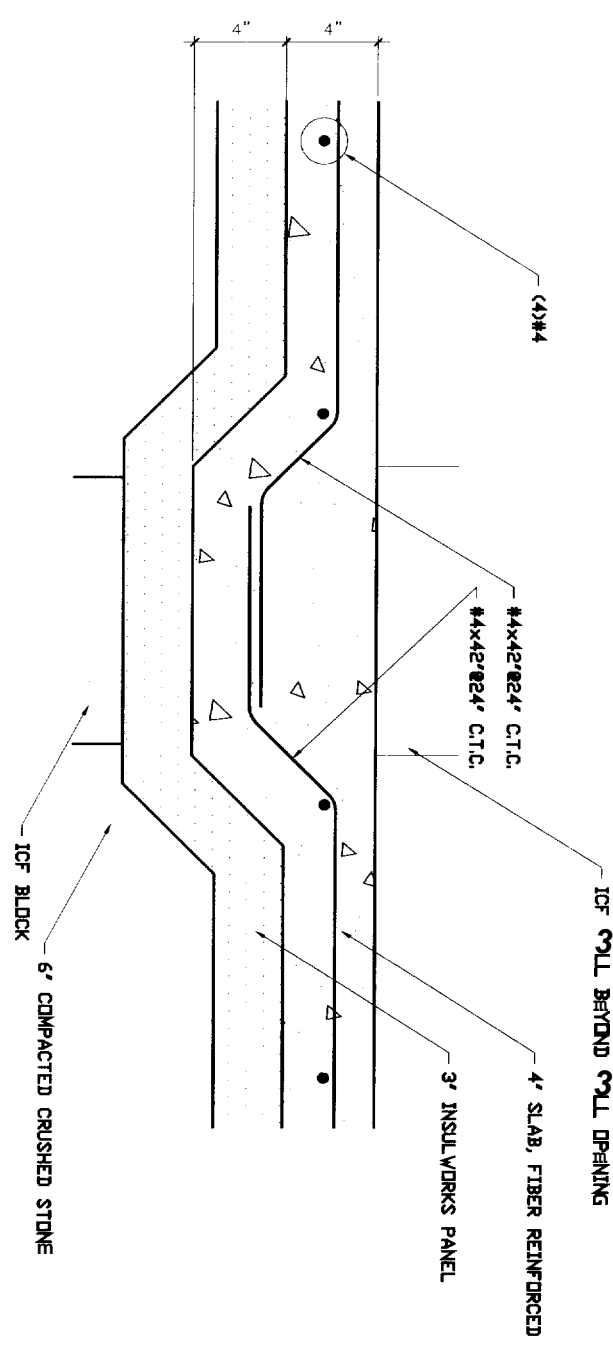
### FOUNDATION NOTES:

- 4" CONC. SLAB W/GLASS FIBER REINFORCING. RADIANT HEAT PIPING AND BASE INSULATION.
- BONDOUTS TO BE PROVIDED AS ACCESS TO UNDER SLAB PIPING AND UTILITIES I.A.W. BONDOUT SCHEDULE. FINISH ALLOCATION TO BE SUPPLIED BY INSTALLING ACTIVITY.
- DATUM REFERENCE POINT IS AT EL: 0'-0" @ THE NORTH EAST CORNER OF THE EXISTING DWELLING AT ITS PREPARED FINISH SURFACE. THE VERTICAL REFERENCE PLANE @ 2'-0"-0" IS FOUNDED AT THE HEIGHT OF FINISHED FLOOR AT THE INTERFACE OF THE EXISTING KITCHEN FINISHED FLOOR @ THE INTERFACE @ THE WALKWAY TO THE NEW FLOOR.
- FDN DRAIN TO BE SLOPED FROM THE HIGH POINT AT THE CENTER NORTH OF THE NEW CONSTRUCTION TO THE OUTLET AT THE SLOPED BANK AT THE SOUTH OF THE BUILDING. SLOPE IS TO BE 1/4" PER UNEAR FOOT.
- SHOULD LEDGE BE ENCOUNTERED IN EXCAVATION FOR FOOTING. PLACE FOOTING DIRECTLY UPON CLEANED LEDGE WITH #4 DOWELS @ 36" CTC WITH A MIN. PENETRATION INTO THE ROCK OF 4". AND 24" MIN. PENN
- FOOTINGS SHALL BE A MINIMUM OF W=24" H=12".
- PLUMBING SUPPLY AND DRAINS TO BE FIELD RUN BY INSTALLING ACTIVITY.

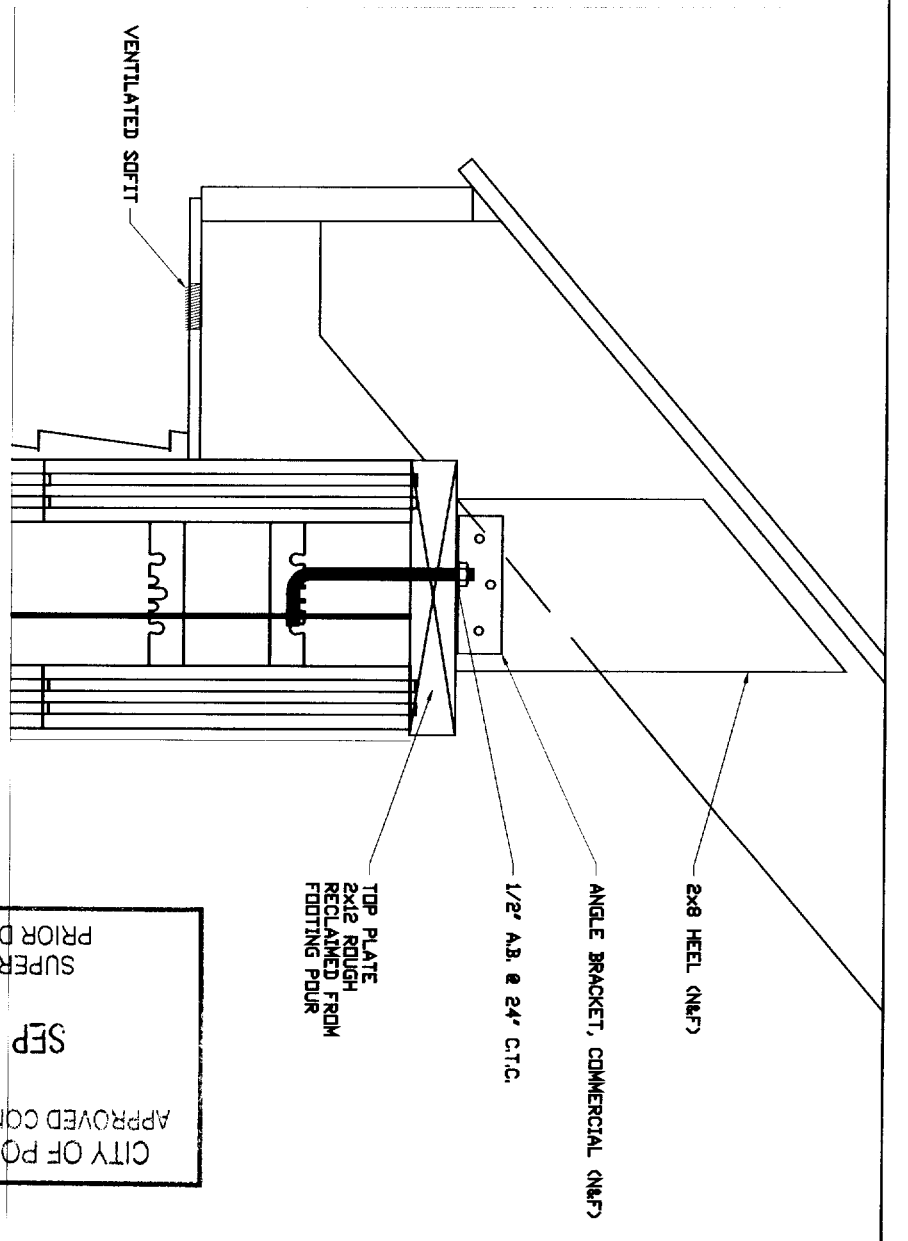




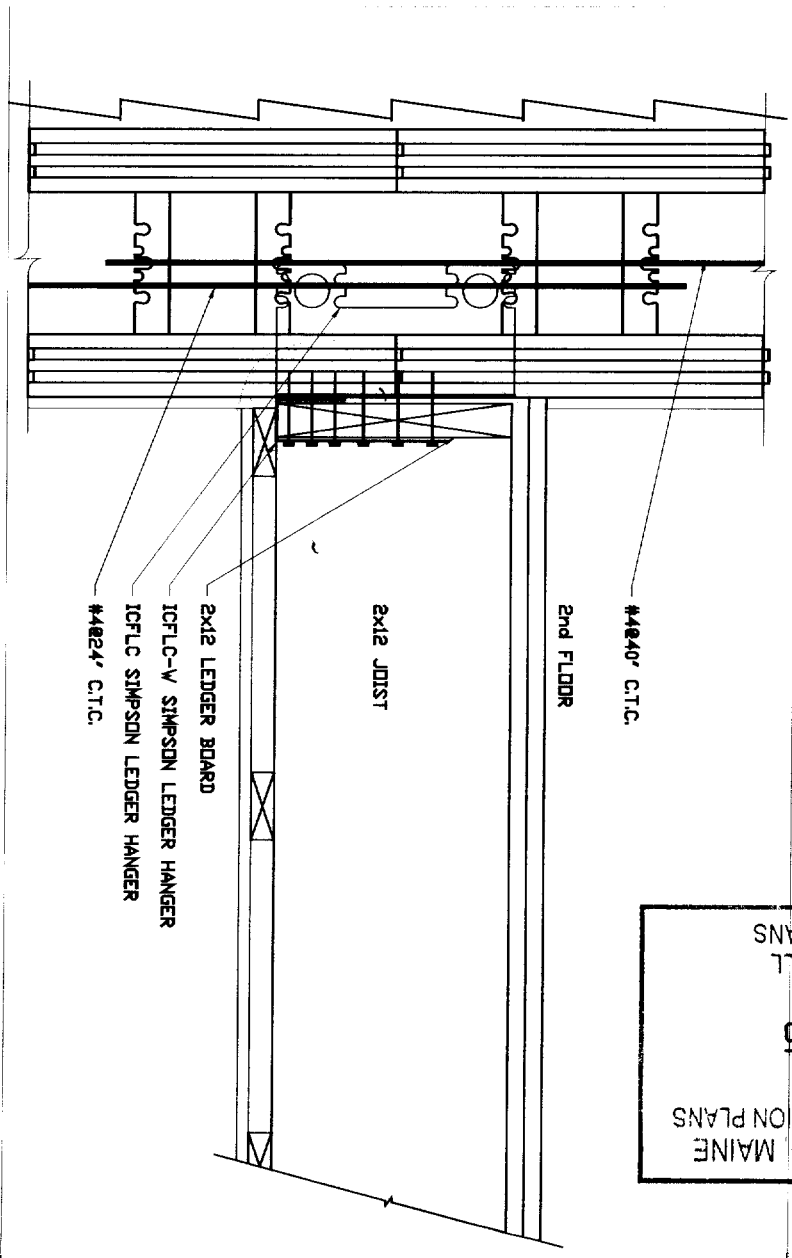
**SECTION A**  
Scale: 1"=1'-0"



**SECTION B**  
Scale: 3"=1'-0"

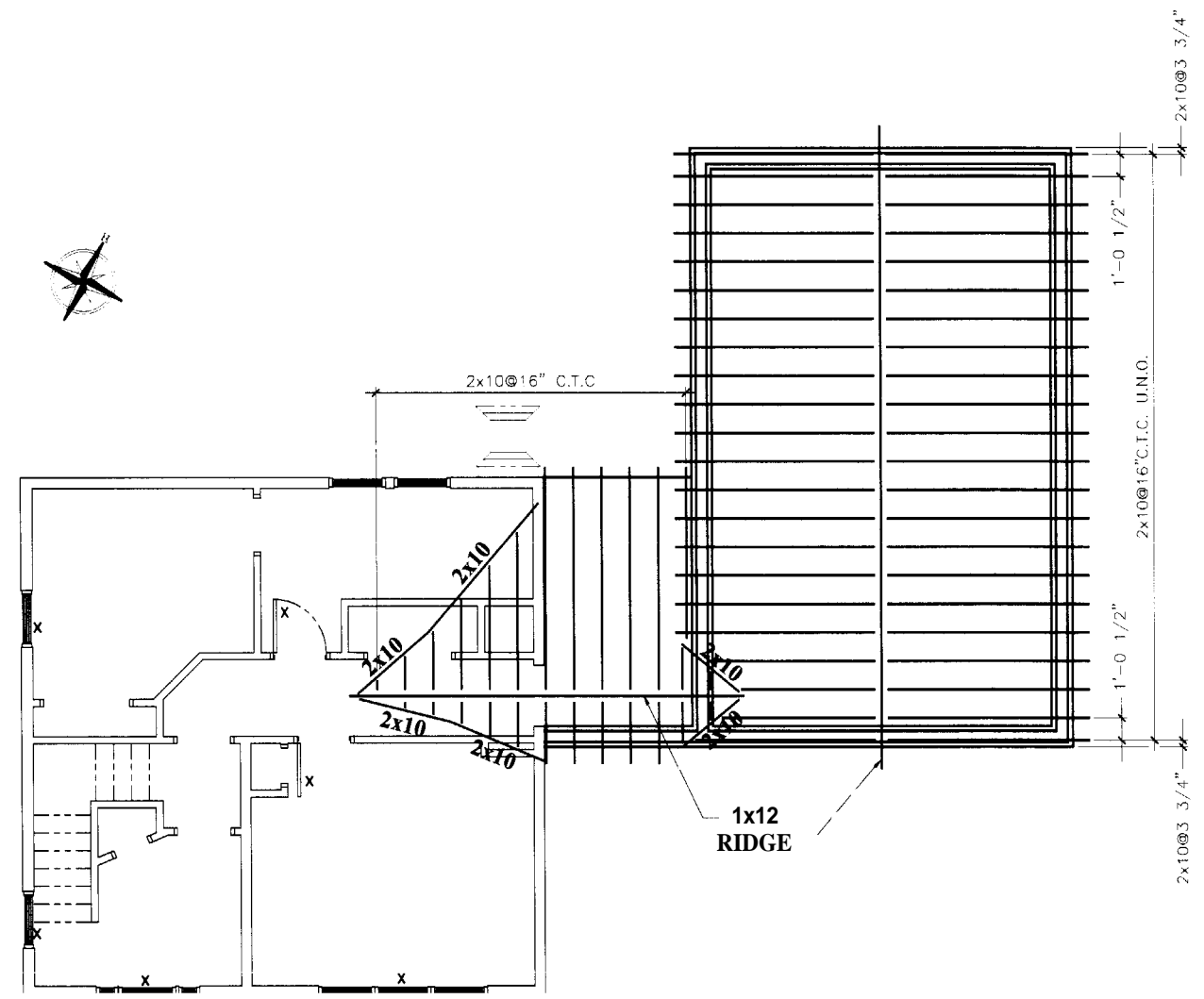


**DETAIL @ EVE**  
Scale: 3"=1'-0"



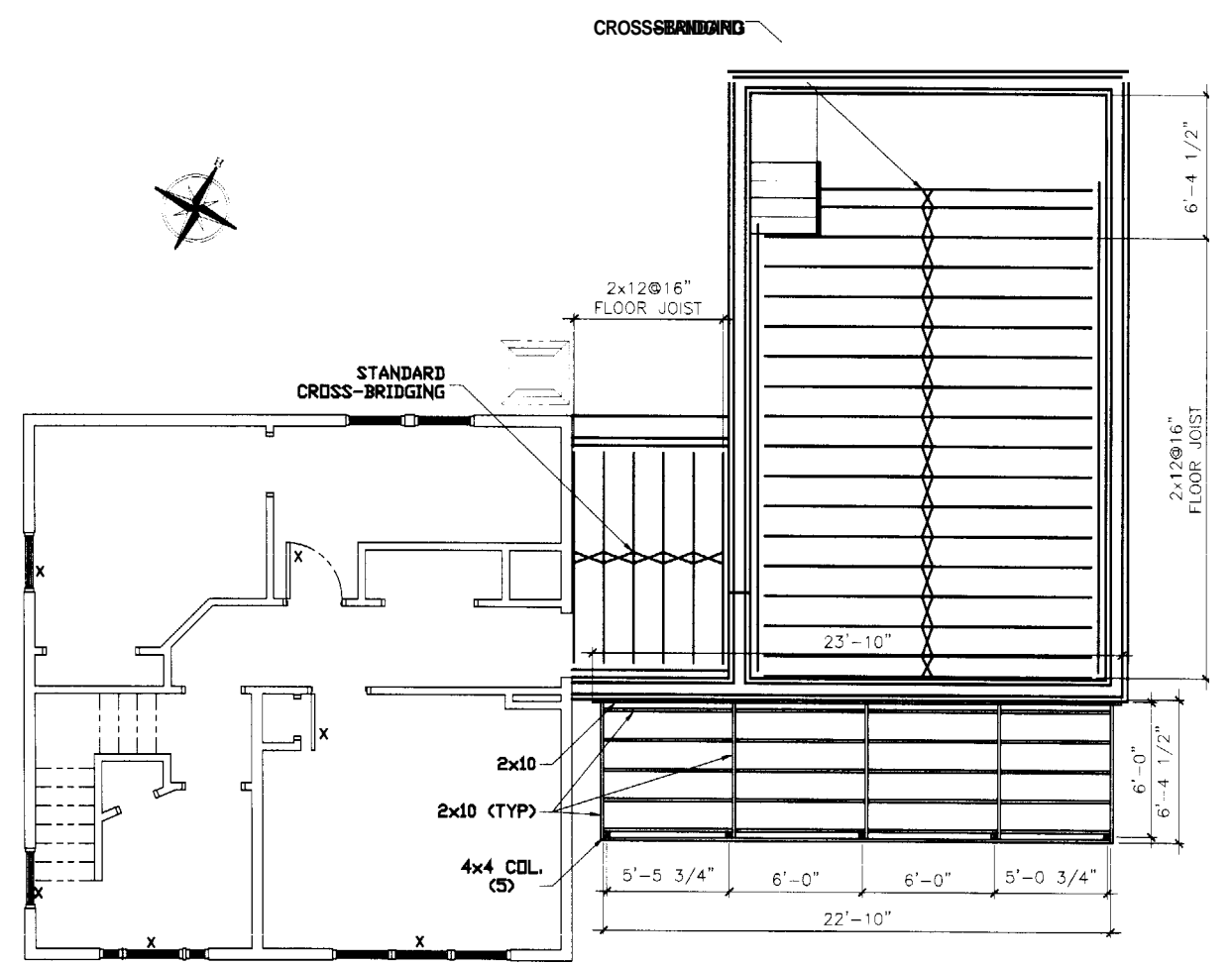
**DETAIL - CONNECTION @ 2nd FLOOR**  
Scale: 3"=1'-0"

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**ROOF FRAMING PLAN**

Scale: 1/4"=1'-0"

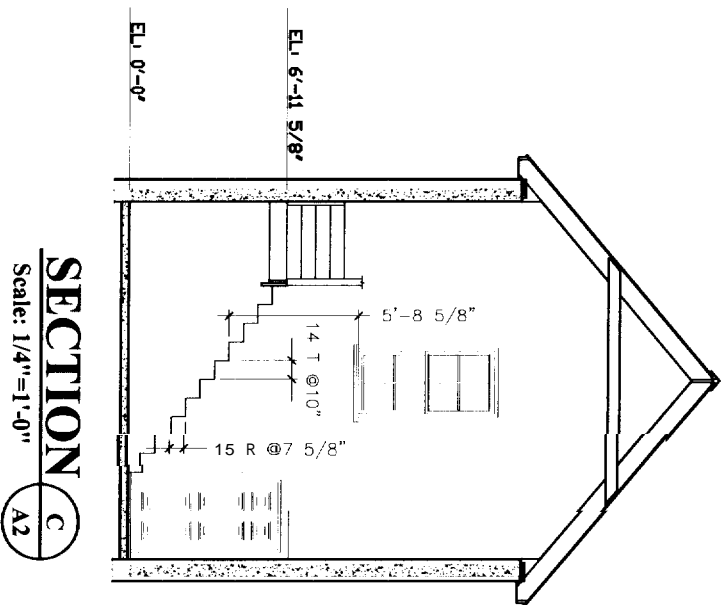


**SECOND FLOOR FRAMING PLAN**

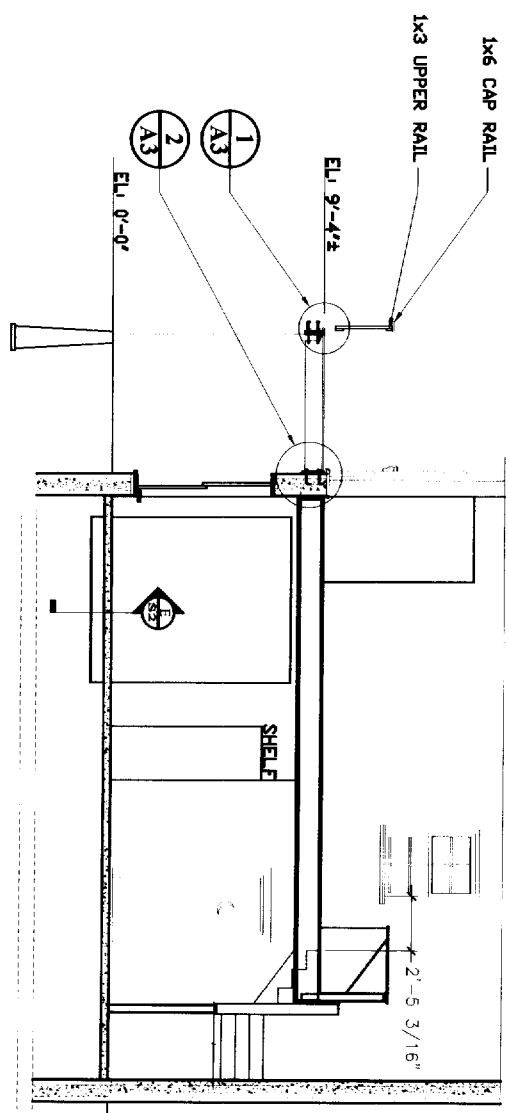
Scale: 1/4"=1'-0"



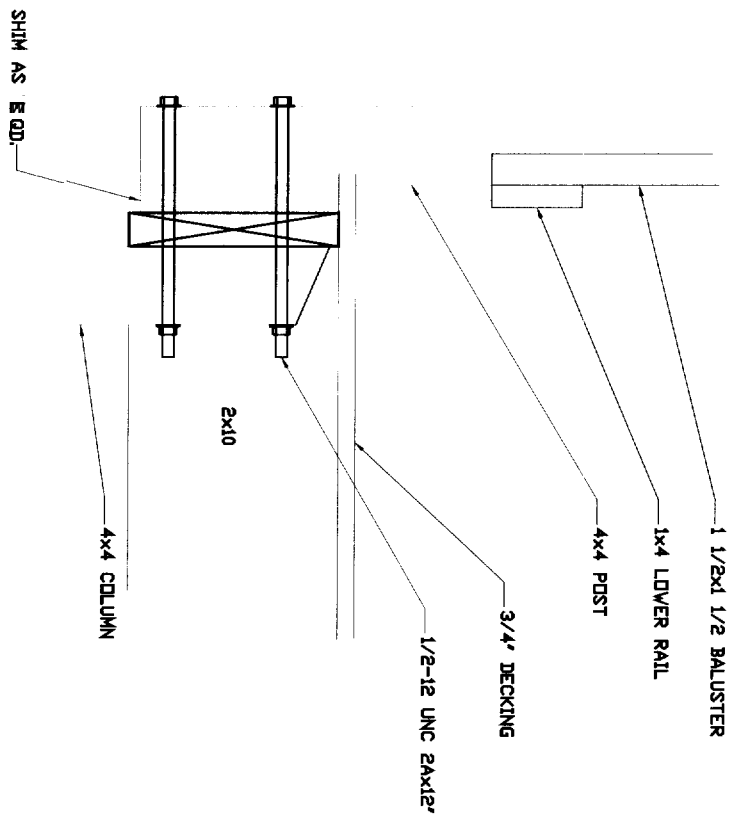
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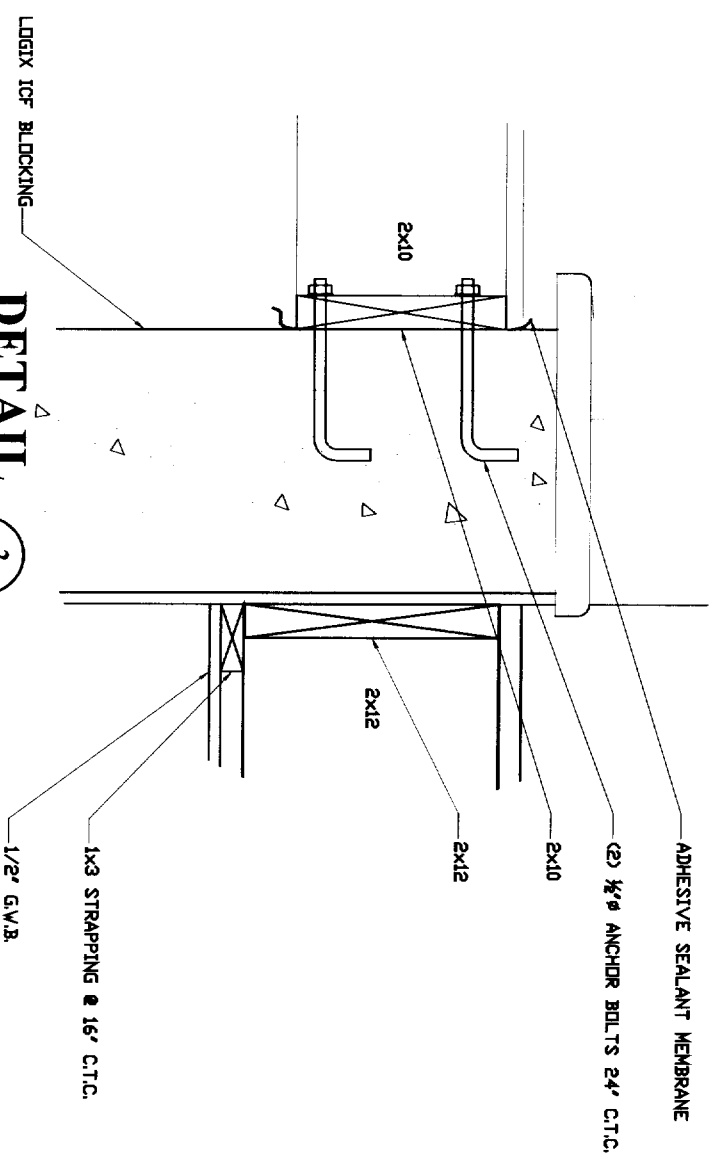
**SECTION C**  
Scale: 1/4"=1'-0"



**SECTION D**  
Scale: 1/4"=1'-0"



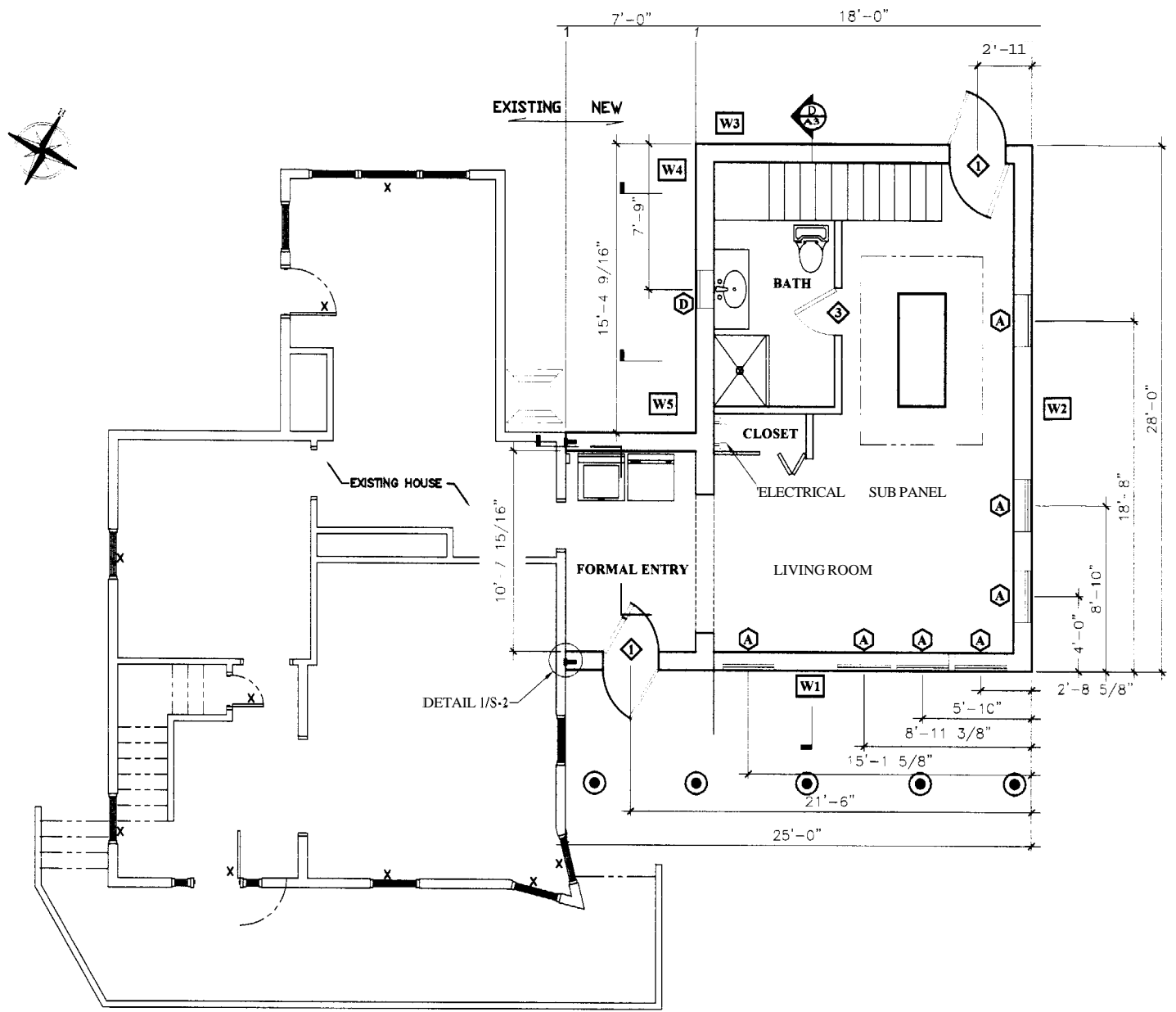
**DETAIL 1**  
Scale: 3"=1'-0"



**DETAIL 2**  
Scale: 3"=1'-0"

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3 Windsor Terrace



**FIRST FLOOR PLAN**  
Scale: 1/4"=1'-0"

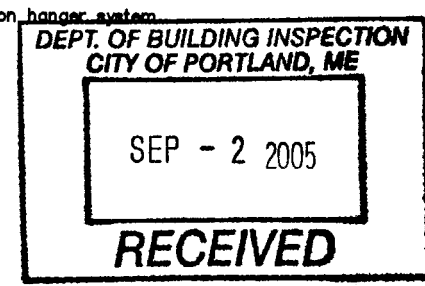
**GENERAL NOTES:**

- All dimensions and conditions must be verified in the field. Any discrepancies shall be brought to the attention of the Architect before proceeding with the affected part of the work. Do not scale plans.
- The structure is designed to be self supporting and stable after the alterations are complete. It is the contractor's sole responsibility to determine erection procedures and sequencing to ensure the safety of the building and its components during construction. 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.
- Sections and details shown on any structural drawings shall be considered typical for similar conditions.
- All applicable federal, state, and municipal regulations shall be followed, including the federal department of labor occupational safety and health act.
- Windows are specified with the added "J Channel Feature".
- UNO: No deviation from the LOGIX construction manual will be allowed.
  - VERTICAL REBAR WILL BE #4 @ 12" C.T.C.
  - HORIZONTAL REBAR WILL BE #4 @ 12" C.T.C.
  - REBAR CRITERIA IS SIZED TO MEET THE REQUIREMENTS OF SEISMIC ZONE "C".
- Bitthane Ice Shield, or equal, required at all roof edges and valleys.
- Smoke detectors to be installed I.A.W. local code requirements.

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 APPROVED CONSTRUCTION PLANS  
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**LEGEND:**

- Simpson hanger system

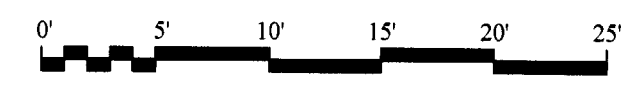


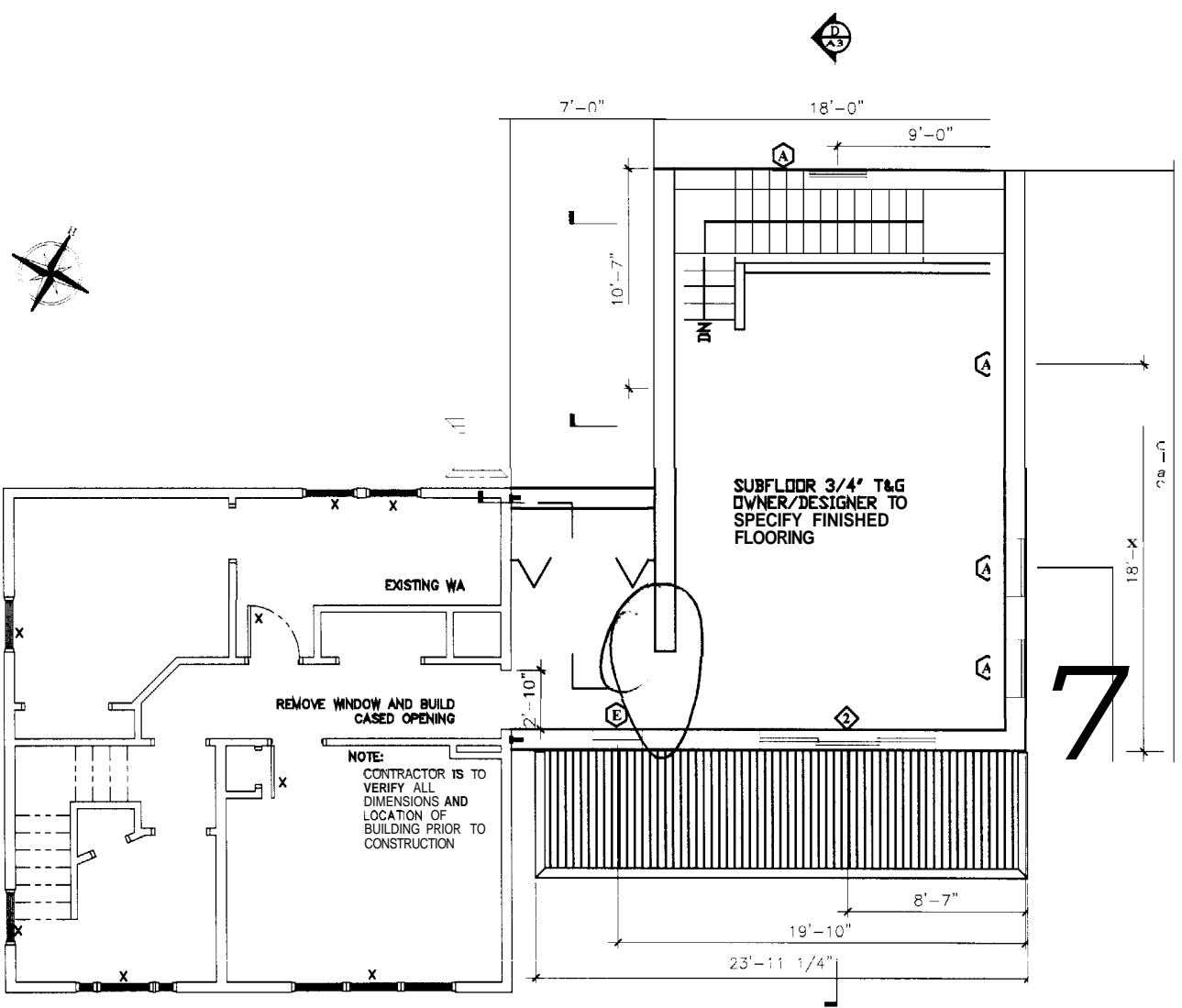
Window Schedule:				
SYMBOL	QTY	CAT NO.	ROUGH OPENING	DESCRIPTION
A	11	300/3900	33-3/8" x 68-1/2"	K/K BRICK MOLD SERIES
B	1	T.B.D.	13 1/2" x 9'-1"	TRANSOM WINDOW OVER PATIO DOOR
C	1	RELOC EX	33 1/2" x 48"	RELOCATED FROM KITCHEN
D	1	RELOC EX	24 1/8" x 41 1/2"	RELOCATED FROM BED ROOM DORMER
E	1	T.B.D.	29" Ø	ROUND WINDOW
F	1	ON SITE	21 1/2" x 55"	VELUX SKY LIGHT "VERIFY DIMS".

Door Schedule:				
SYMBOL	QTY	CAT NO.	ROUGH OPENING	DESCRIPTION
1	2	T.B.D.	FOR 6"-8" x 3'-0"	EXTERIOR DOOR W/SCREEN DOOR
2	1	T.B.D.	FOR 9'-0" x 6'-8"	CENTER SLIDING 3 PANEL PATIO DOOR
3	1	T.B.D.	FOR 6'-8" x 3'-0"	INTERIOR DOOR
4	-	-	-	-
5	-	-	-	-
6	-	-	-	-

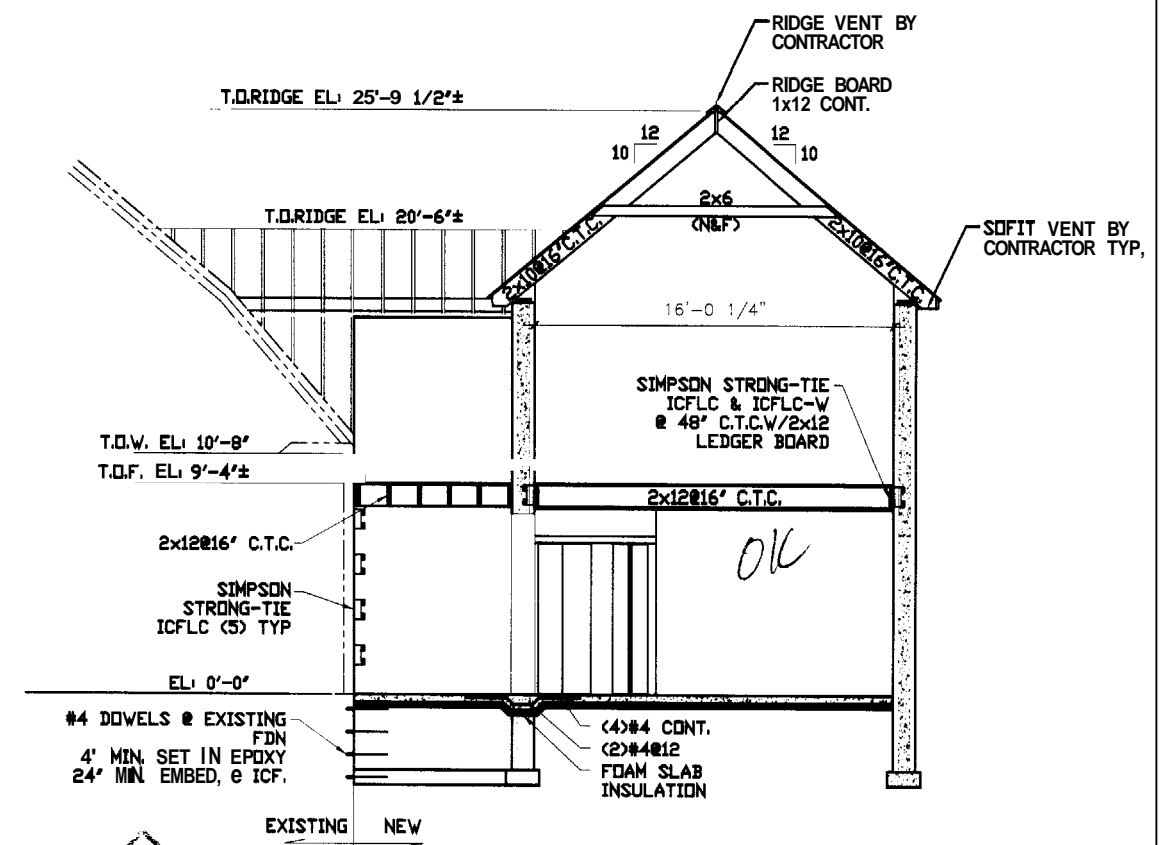
Wall Area:			
SYMBOL	GROSS WALL AREA	ROUGH OPENINGS AREA	NET WALL AREA
W1	496	164	332
W2	485	100	385
W3	369	38	331
w 4	485	100	385
W5	116	0.0	116
FDN	3.3' x 85' = 281	0.0	281
<b>TOTAL</b>	<b>2,320 SQ. FT.</b>	<b>402 SQ. FT.</b>	<b>1830 SQ. FT.</b>

REVISIONS			
REV	DATE	DESCRIPTION	BY
A	7/21/05	ISSUE FOR CONSTRUCTION	JRY
B	9/1/05	REVISED REBAR FOR SEISMIC ZONE C, REVISED DECK CONNECTION TO LOGIX, SPECIFIED FOOTING DIMS.	JRY



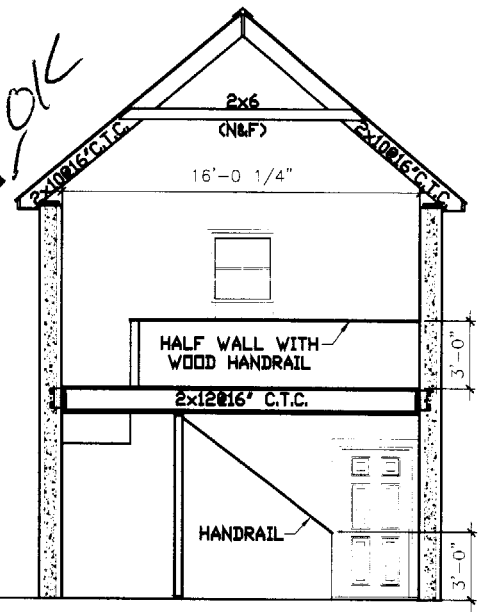


**SECOND FLOOR PLAN**  
Scale: 1/4"=1'-0"



**SECTION A**  
Scale: 1/4"=1'-0"

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**SECTION B**  
Scale: 1/4"=1'-0"



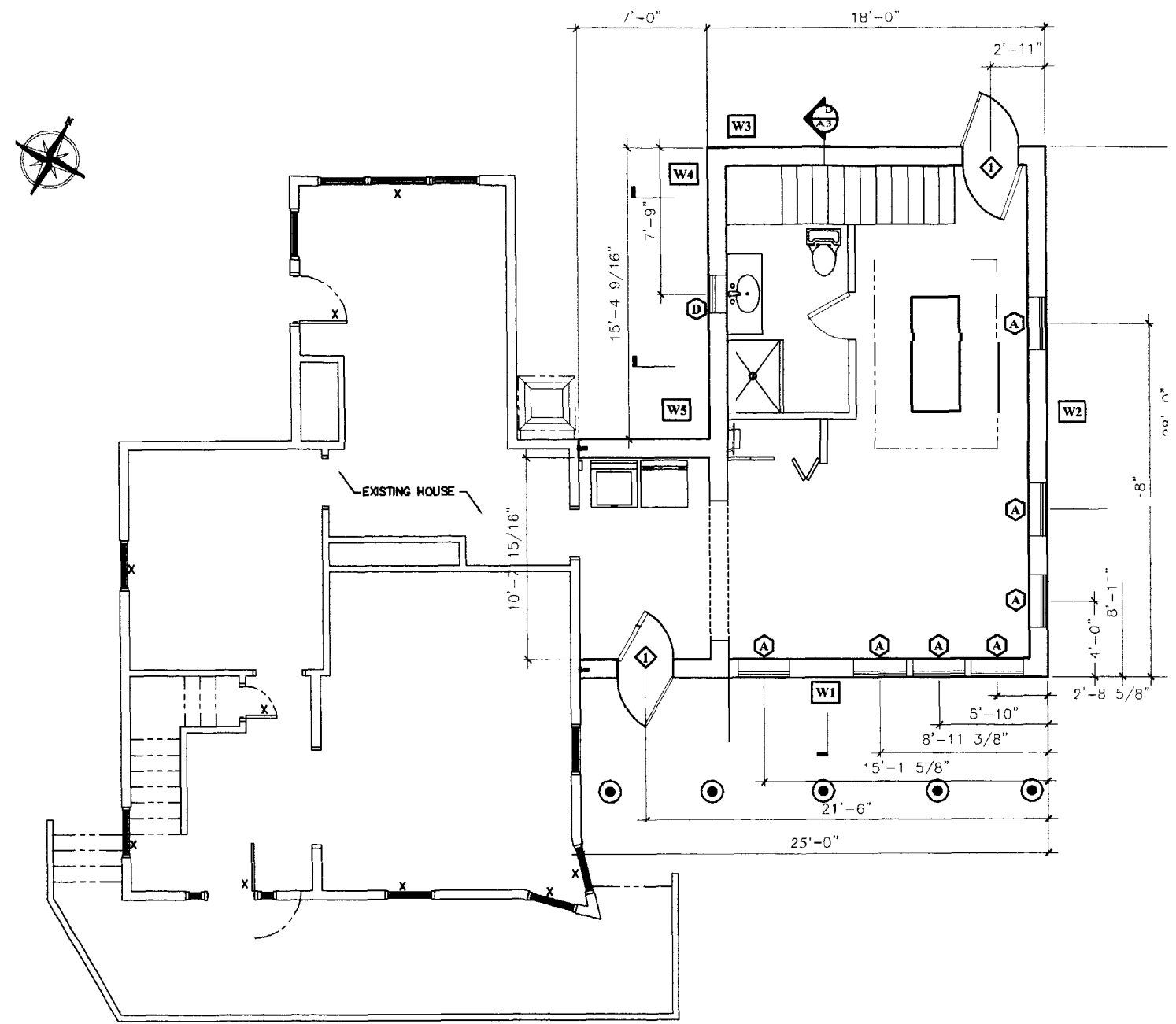


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- Smoke detectors to be installed I.A.W. local code requirements.

**LEGEND:**

— Simpson hanger system.



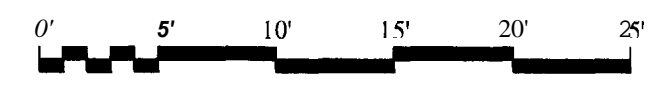
**FIRST FLOOR PLAN**

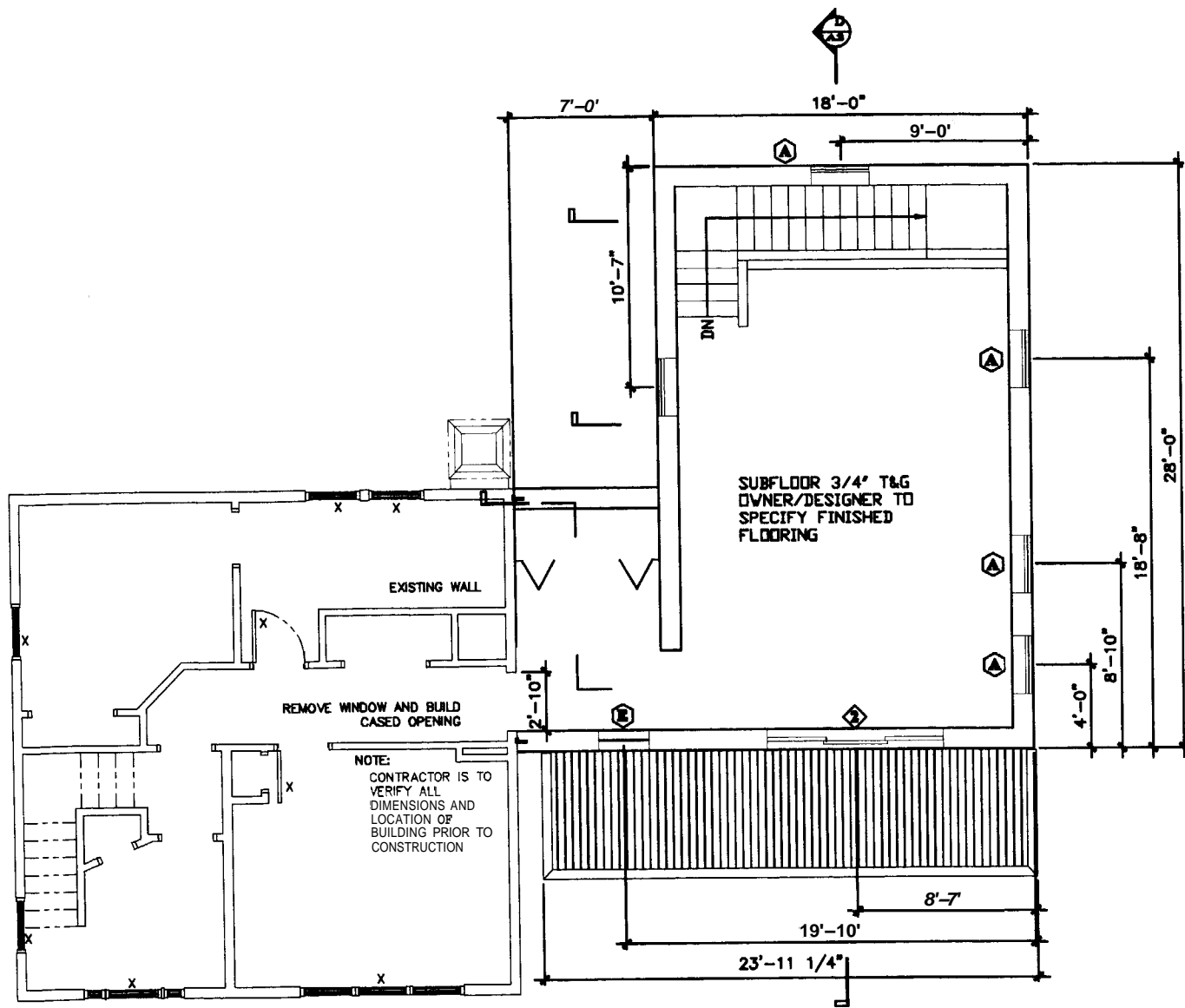
Scale: 1/4"=1'-0"

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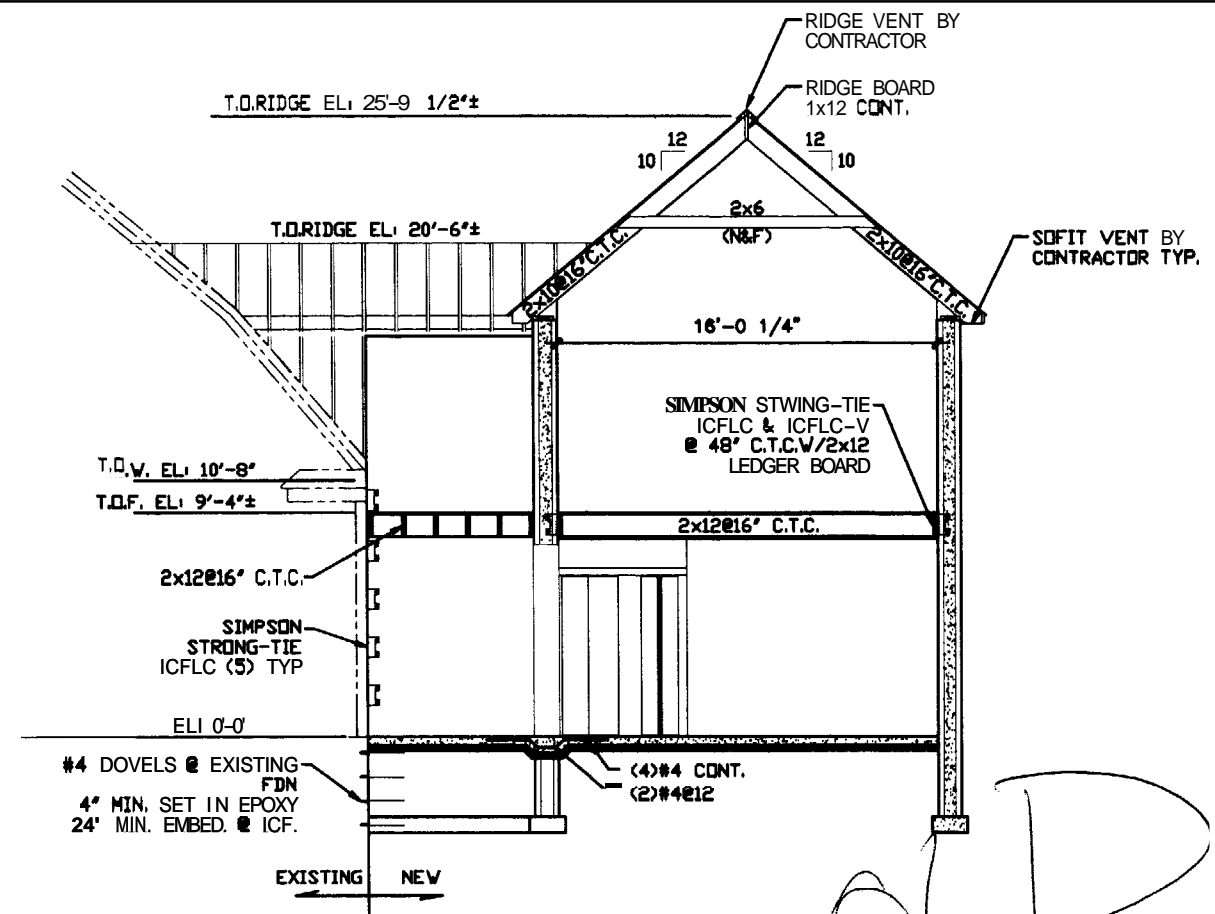
SYMBOL	QTY	CAT NO.	ROUGH OPENING	DESCRIPTION
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5	-	-		
6	-	-		





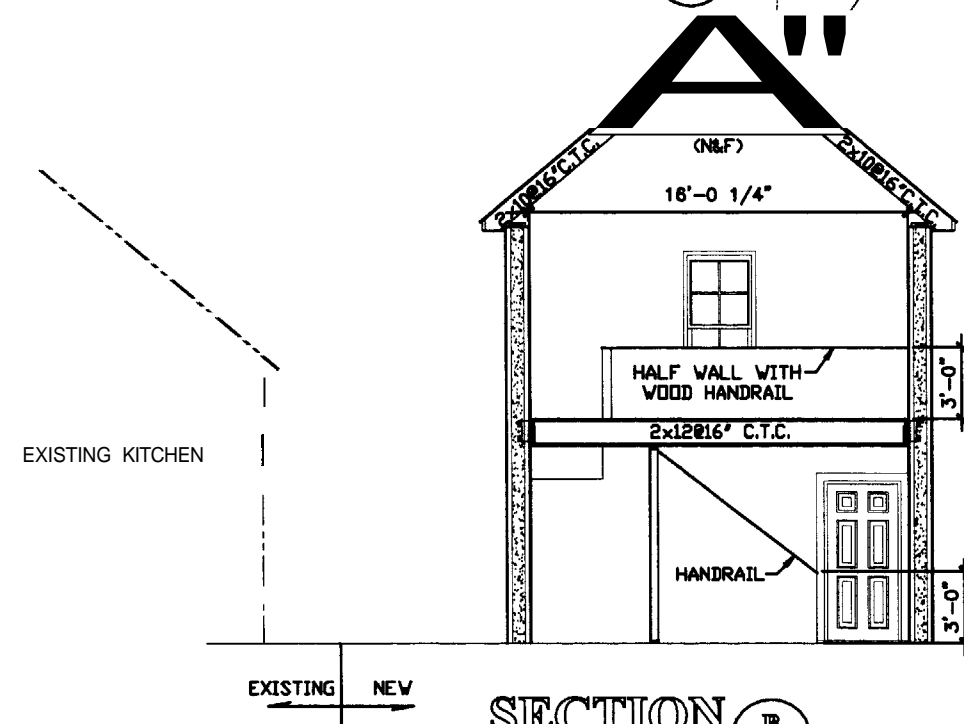
## SECOND FLOOR PLAN

Scale: 1/4"=1'-0"



## SECTION A-A

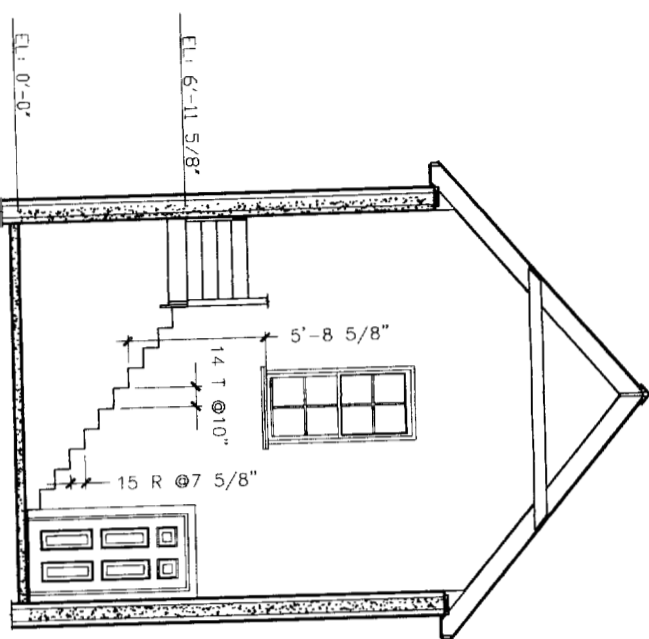
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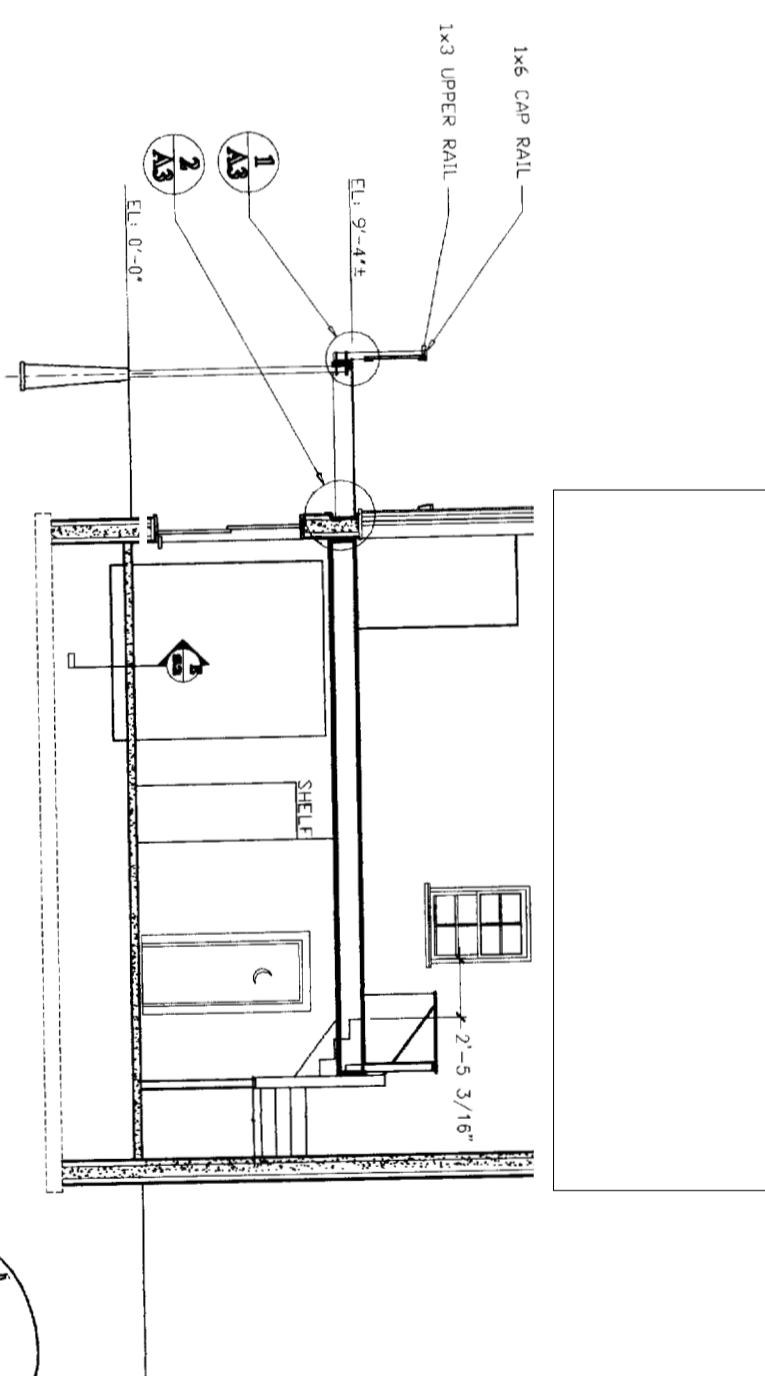
## SECTION B-B

Scale: 1/4"=1'-0"

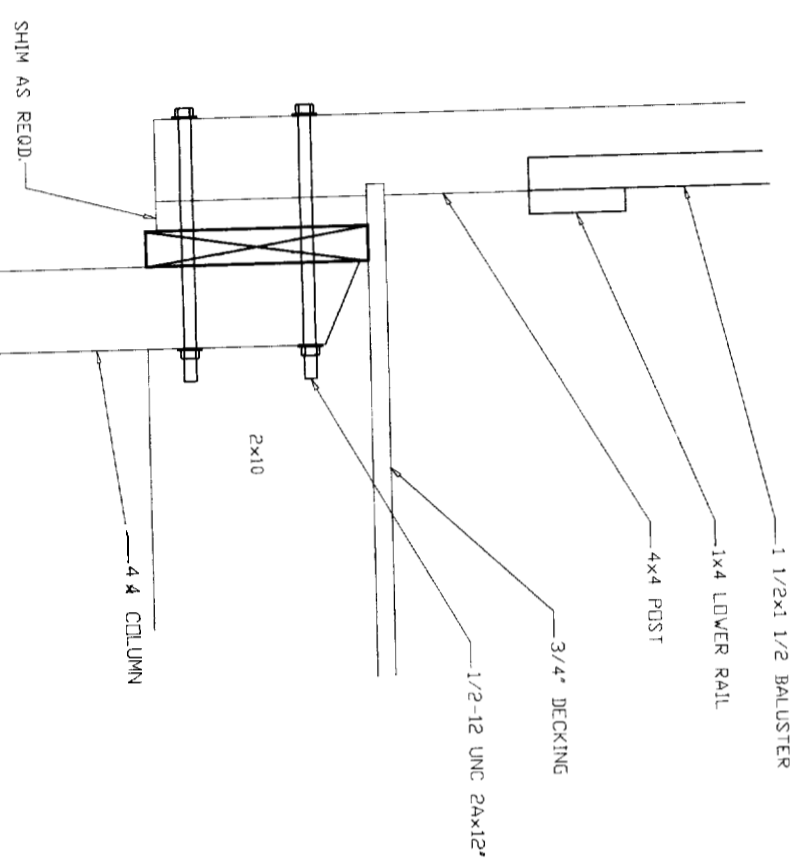




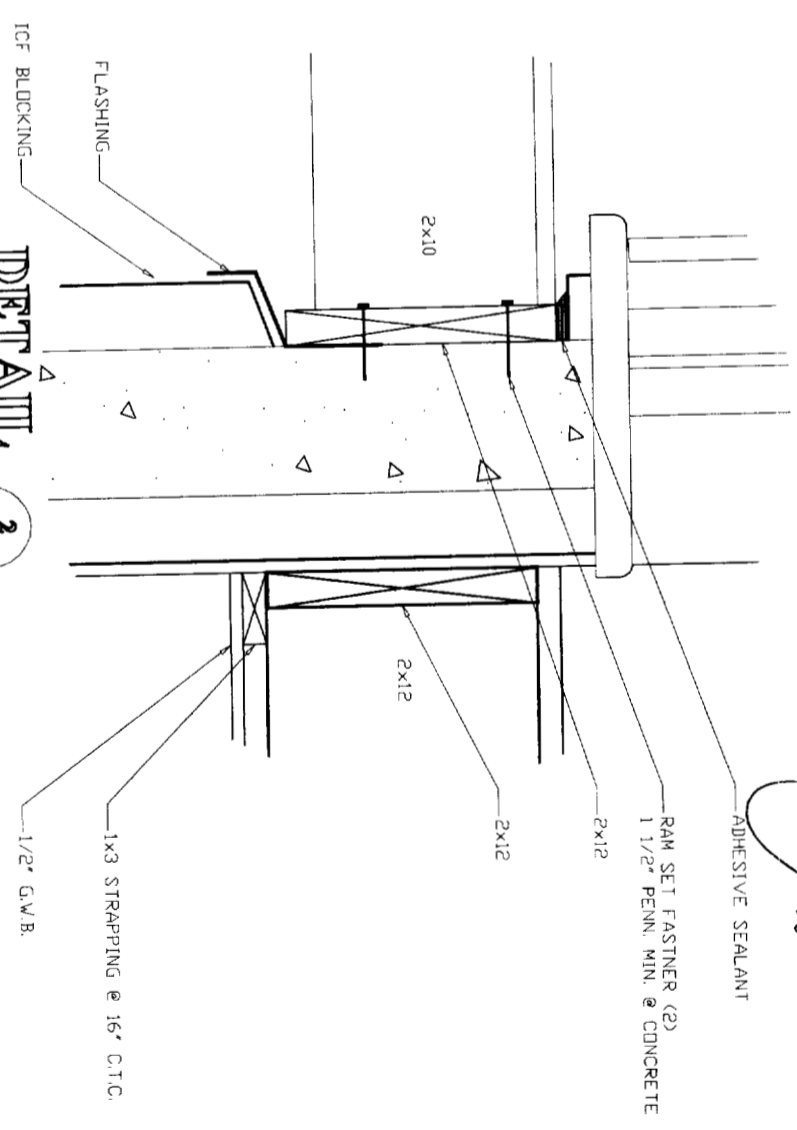
**SECTION C**  
Scale: 1/4"=1'-0"



**SECTION D**  
Scale: 1/4"=1'-0"



**DETAIL 1**  
Scale: 3/8"=1'-0"



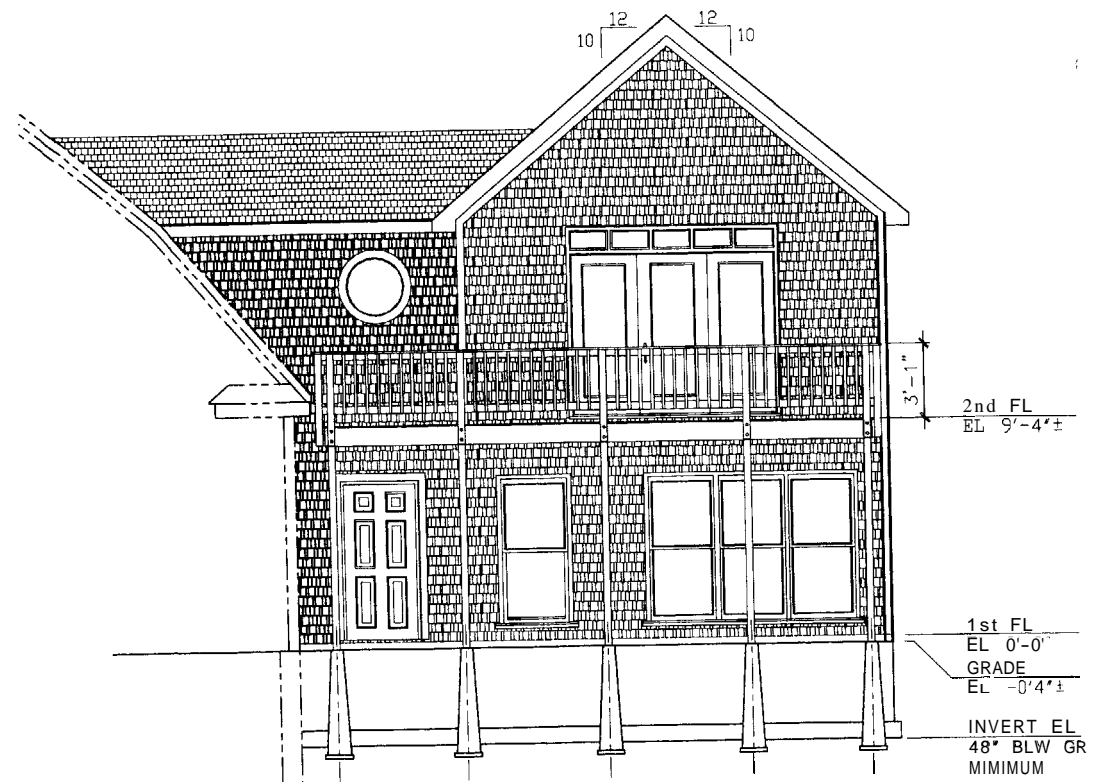
**DETAIL 2**  
Scale: 3/8"=1'-0"

**Sections & Details**

Scale: 1/4"=1'-0"  
Date: 6/7/05  
Drawn by: JRY  
Project Phase: Released for Construction

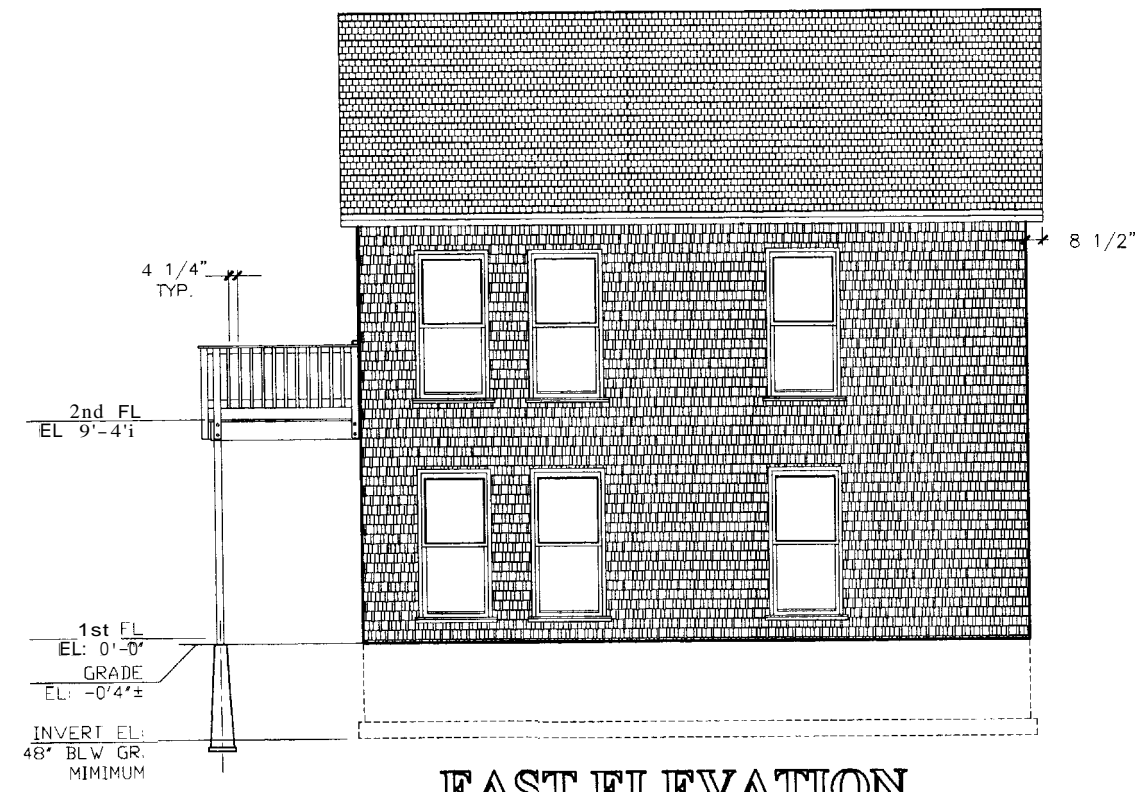
Joel R. York  
Designs In Time

277 West Main Street  
Yarmouth, ME 04096  
ryork2@maine.az.com  
207-846-1666



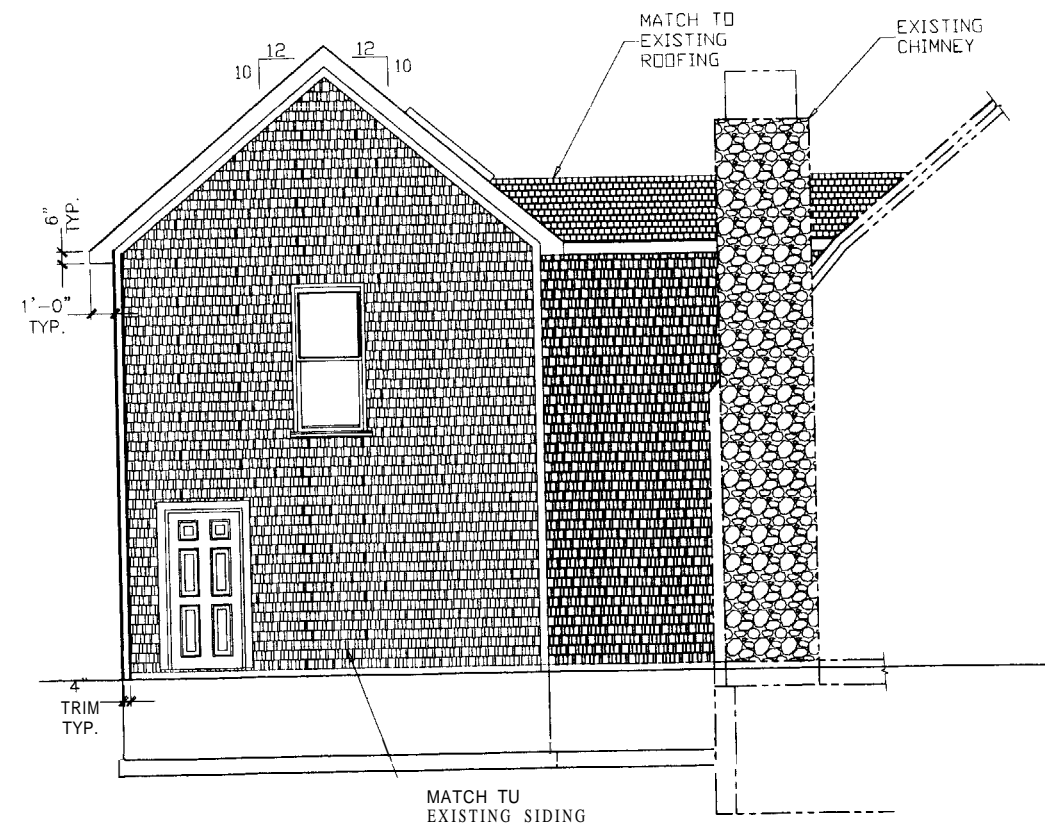
**SOUTH ELEVATION**

Scale: 1/4"=1'-0"



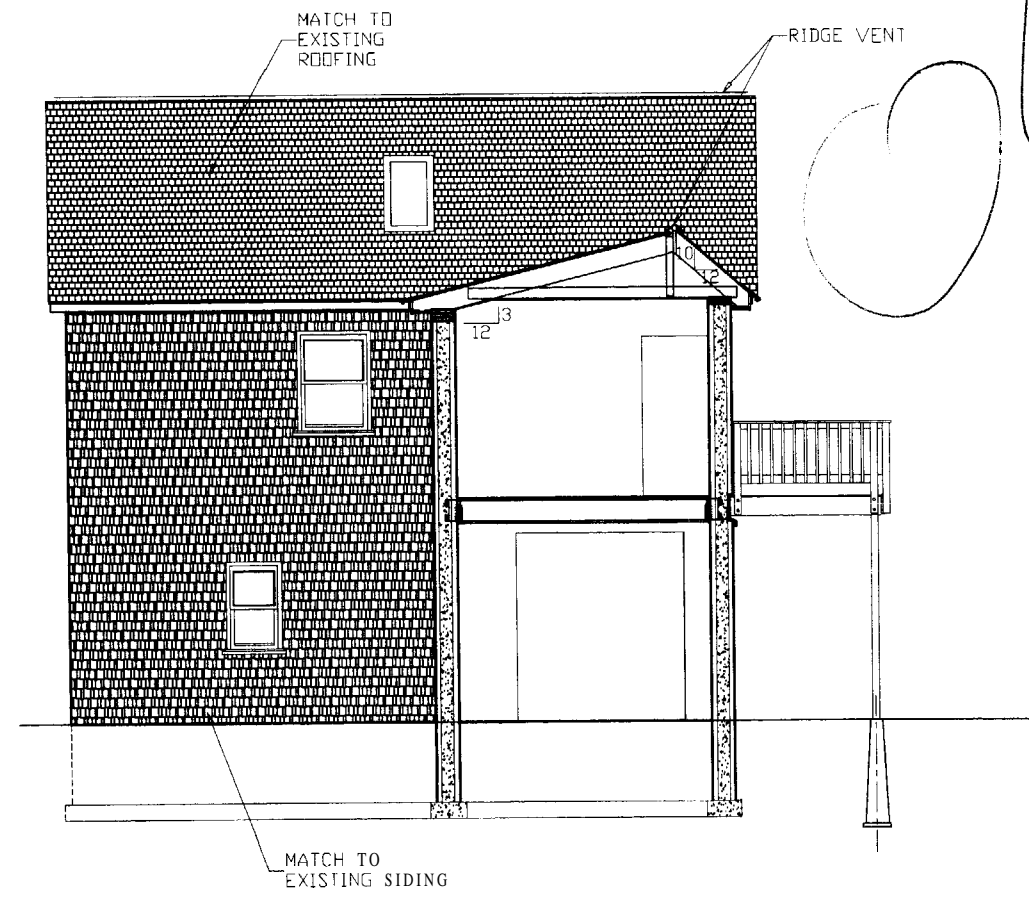
**EAST ELEVATION**

Scale: 1/4"=1'-0"



**NORTH ELEVATION**

Scale: 1/4"=1'-0"



**WEST ELEVATION**

Scale: 1/4"=1'-0"



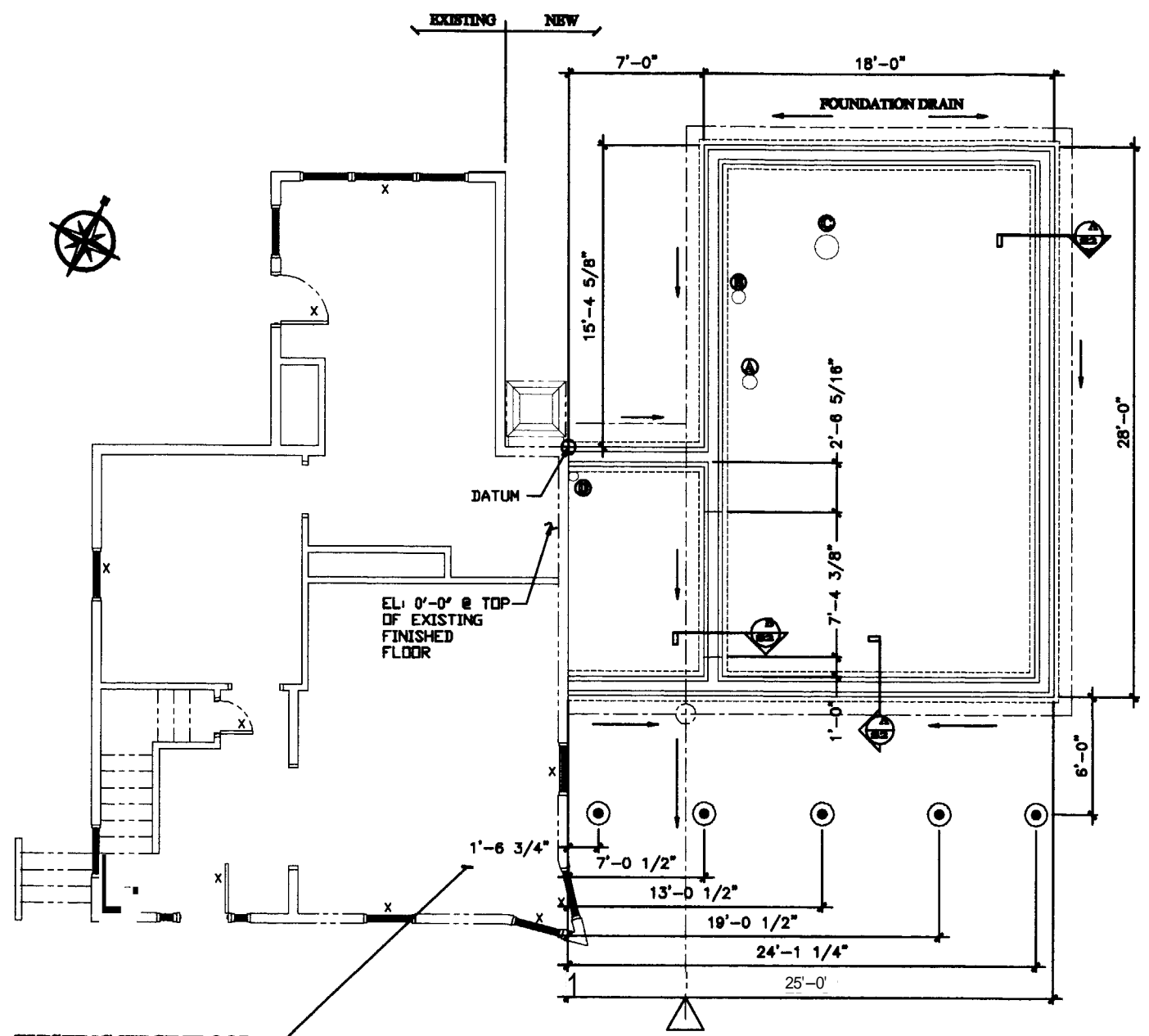
Bondout Schedule:				
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SLAB NOTES:

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- DATUM REFERENCE PUNT IS AT EL: 0'-0" O THE NORTH EAST CORNER OF THE EXISTING DWELLING AT IT'S PREPARED MATING SURFACE. THE VERTICAL REFERENCE PLANE, O EL: 0'-0" IS FOUNDED AT THE HEIGHT OF FINISHED FLOOR AT THE INTERFACE OF THE EXISTING KITCHEN FINISHED FLOOR O THE INTERFACE O THE WALKWAY TO THE NEW FLOOR.
- FDN DRAIN TO BE SLOPED FROM THE HIGH POINT AT THE CENTER NORTH OF THE NEW CONSTRUCTION TO THE OUTLET AT THE SLOPED BANK AT THE SOUTH OF THE BUILDING. SLOPE IS TO BE 1/4" PER UNEAR FOOT. SHOULD LEDGE BE ENCOUNTERED IN EXCAVATION FOR FOOTING, PUCE
- FOOTING DIRECTLY UPON CLEANED LEDGE WITH #4 DOWELS @ 36" C.T.C. WITH A MIN. PENNETRATION INTO THE ROCK OF 4". AND 24" MIN. PENN INTO M E CONCRETE.
- PLUMBING SUPPLY AND DRAINS TO BE FIELD RUN BY INSTALLING ACTIVITY.
- VERTICAL REBAR WILL BE #4 O 40" C.T.C EXCEPT BETWEEN FIRST FLOOR AND SECOND FLOOR WHERE SPACING WILL BE 24" C.T.C.
- HORIZONTAL REBAR WILL BE #4 O 24" CTC.

DATUM

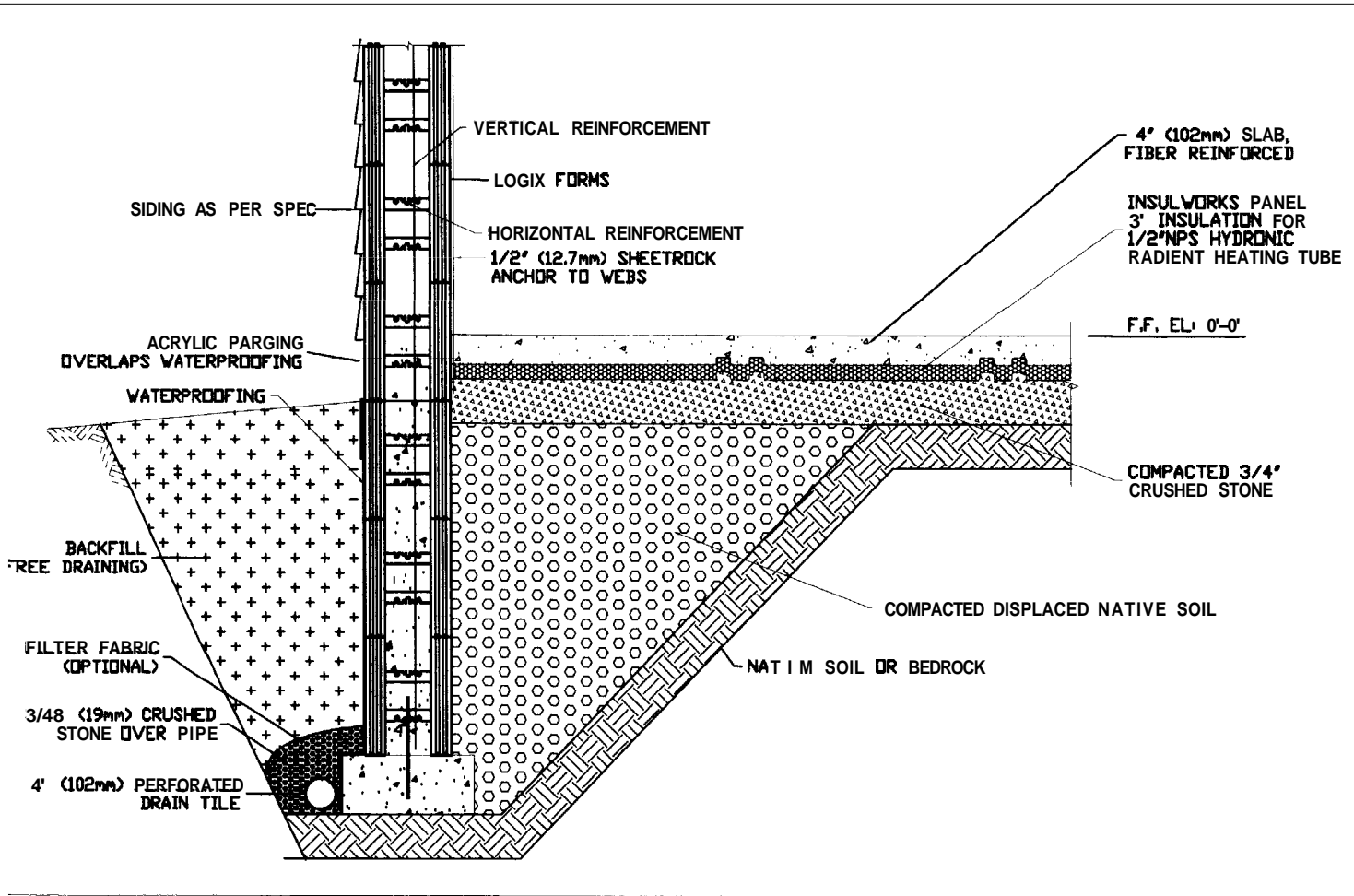
OLD



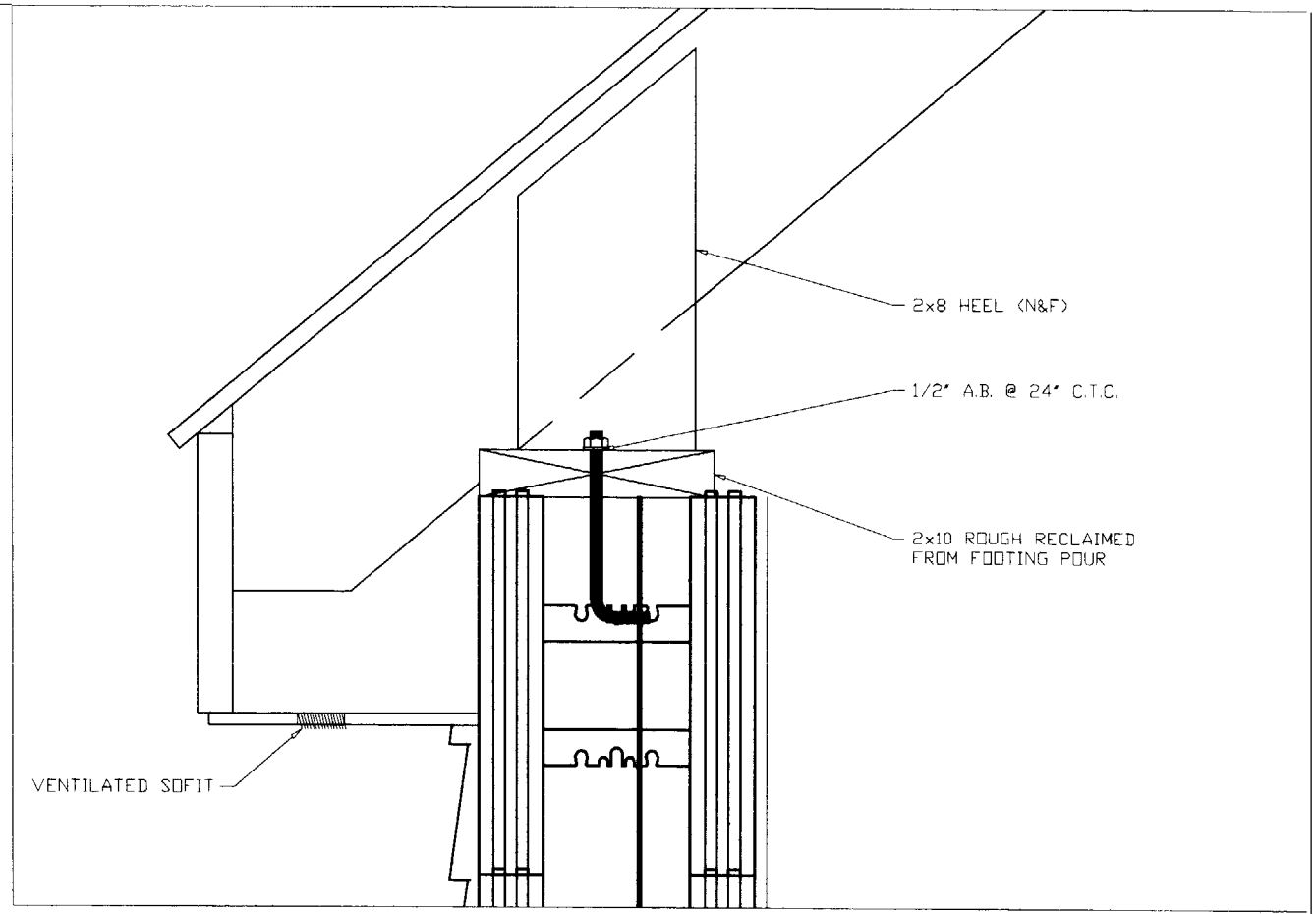
**EXISTING FIRST FLOOR**  
NO MODIFICATIONS REQUIRED EXISTING  
KITCHEN WINDOWS CONVERSION TO AN ENTRANCE TO THE NEW ADDITION. EL: OF F.F. @ ADDITION TO MATCH EL: OF F.F. @ THE INTERFACE OF THE EXISTING AND NEW STRUCTURE.

**FOUNDATION - FOOTINGS PLAN**  
Scale: 1/4"=1'-0"

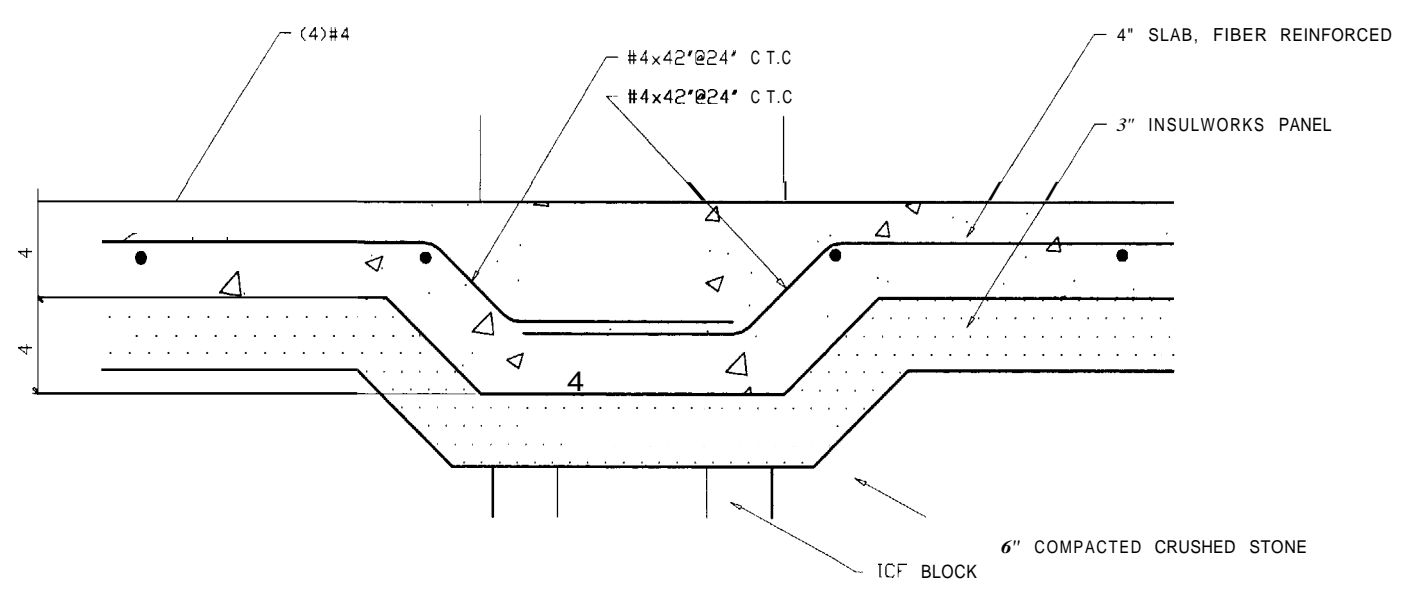




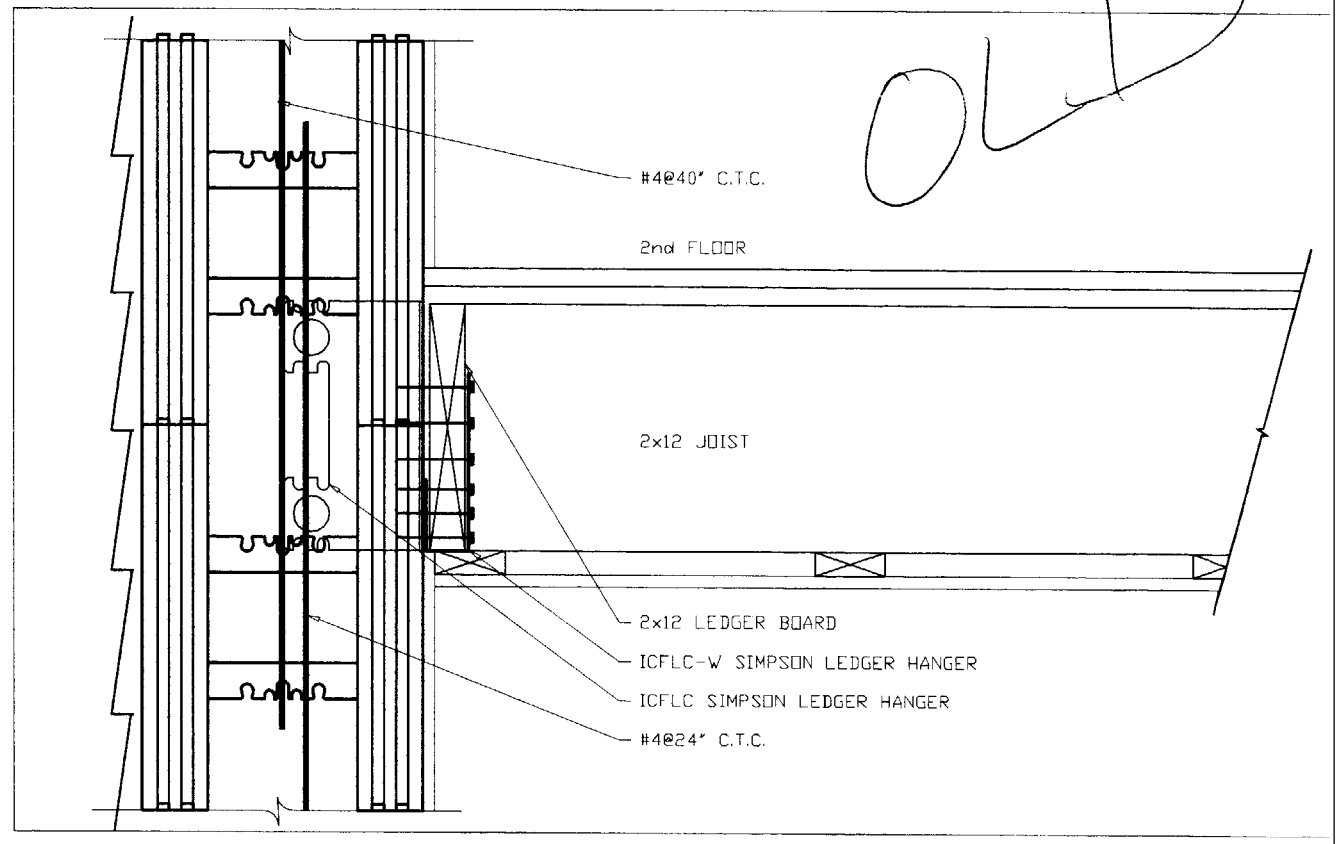
SECTION A  
Scale: 1"=1'-0"  
S1



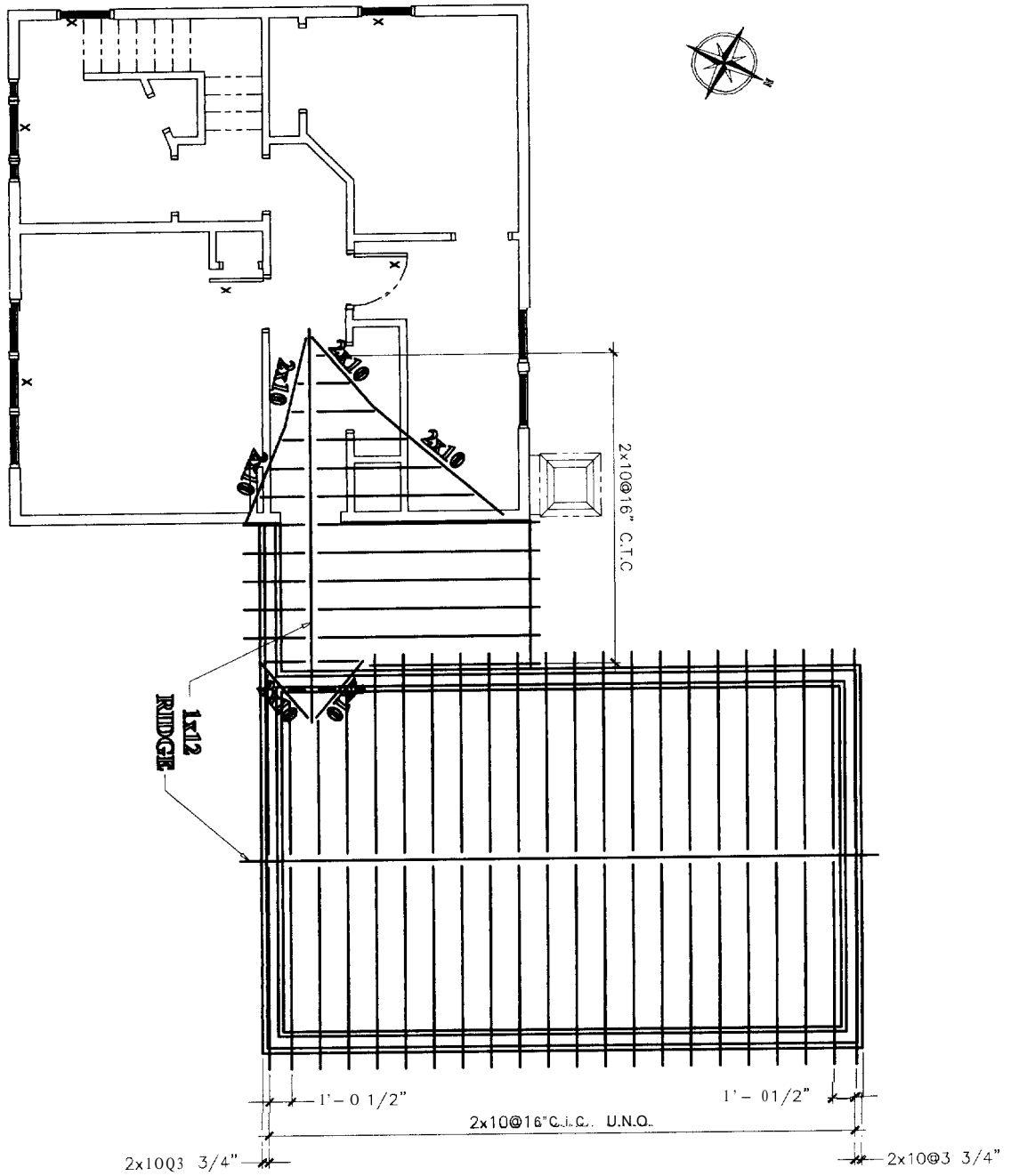
DETAIL @ EVE  
Scale: 3"=1'-0"



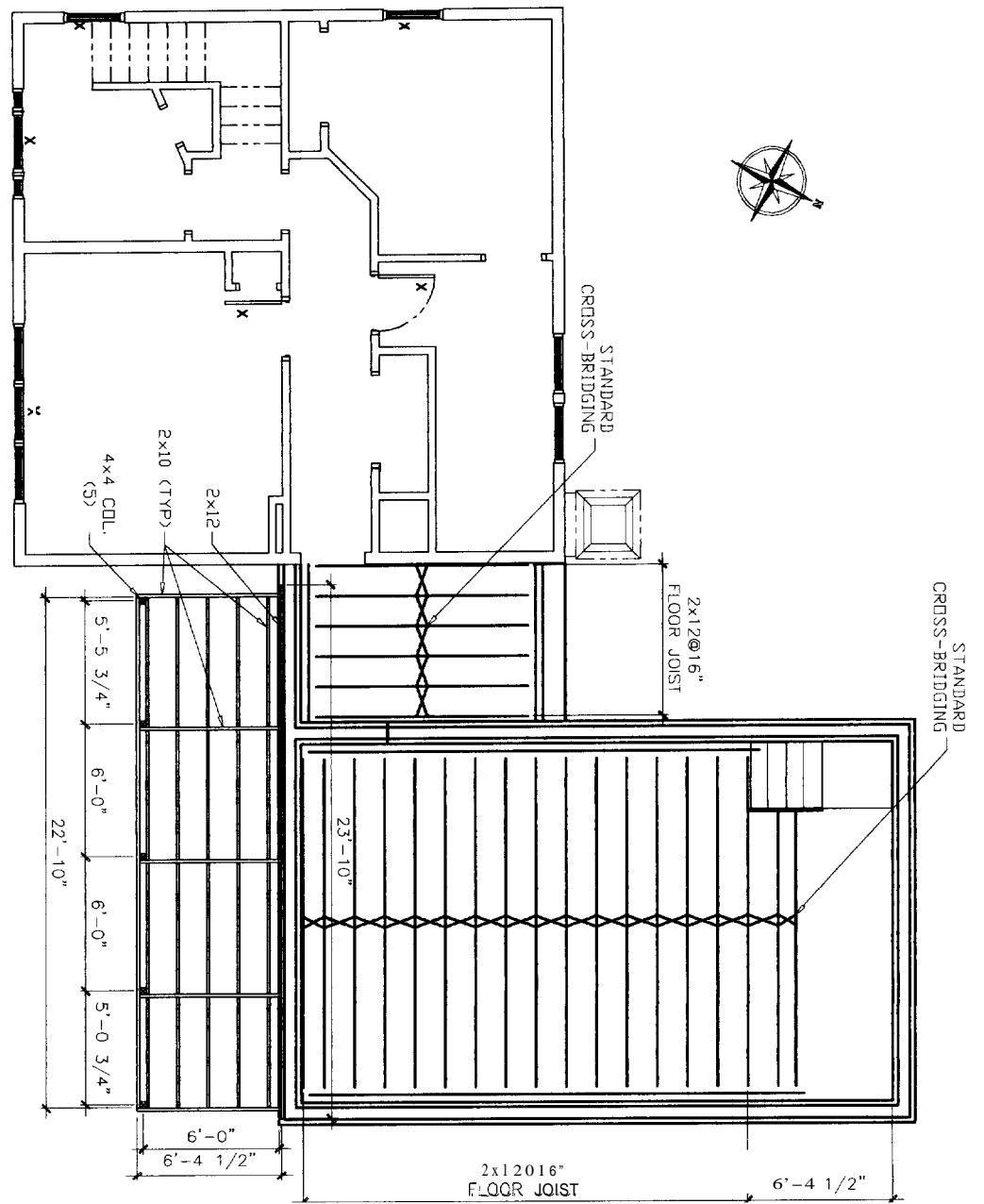
SECTION B  
Scale: 3"=1'-0"  
A2



DETAIL - CONNECTION @ 2nd FLOOR  
Scale: 3"=1'-0"



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



**SECOND FLOOR FRAMING PLAN**  
Scale: 1/4"=1'-0"

*Handwritten signature or initials.*