

Residence For Alex and Byron Neal

30 West Shore Drive, Great Diamond Island, Maine



122 Pop Road, Scarborough, ME 04074
Calendar Island Architecture
Phone: (207) 884-1133 Fax: (207) 884-3433

NO.	DATE	REVISIONS	DESCRIPTION

NEAL RESIDENCE
GREAT DIAMOND ISLAND, MAINE

DRAWINGS THIS SHEET
TITLE SHEET

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
MAY 12 2003
RECEIVED

DATE	9-15-2000
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T-1

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INSULATION

- Vaulted Areas... R-30
Flat Ceilings... R-38
Exterior Walls: 2x4 Studs... R-11
2x6 Studs... R-13
Floors over un-heated spaces... R-19
Basement Walls... R-20
Slab Floors-on-grade... R-10 Rigid Insulation
Ducts in un-heated spaces... R-5
Cantilevered Floor & floors over garages... R-30
Insulation to be installed with vapor barrier on interior face. It may be necessary to increase the depth of framing members greater than shown on the drawings to accommodate thicker insulation materials as may be required by local codes or conventions. Caulking or gasketing is to be applied at all exterior sills and plates and all exterior envelope penetrations (between window or door frames and rough

NAILING SCHEDULE

- CONNECTION: NAILING:
Joist to sill or beam... (3) 8d toe nailed
Bridging to joists... (2) 8d toe nailed ea. end
2" T&G Decking/sub-floor to beams... (2) 8d toe nailed thru tongue
Rin joist to joist... (3) 16d face nailed
Sole plate to joist or blocking... (1) 16d at 16" o.c. face nailed
Sole plate of top plate to studs... (2) 16d face nailed
Double top plates... (1) 16d at 16" o.c. face nailed
Double studs... (1) 16d at 16" o.c. face nailed
Corner studs... (1) 16d at 16" o.c. face nailed
Top plates at long intersections... (2) 16d face nailed
Headers to top plates... (1) 16d at 16" o.c. face nailed
Ceiling joist to plates... (3) 8d toe nailed
Joist lays over partitions... (3) 16d face nailed
Ceiling joist to rafters... (3) 16d face nailed
Rafters to top plates... (3) 8d toe nailed with "Simpson"
H-25 connectors-Verify
Plywood sub-floor to joists... (1) 8d common at 6" o.c. at edges and 10" o.c. in field
Plywood wall and roof sheathing... (1) 8d common at 6" o.c. at edges and 12" o.c. in field

MISCELLANEOUS NOTES

- A. Contractor shall verify all conditions and dimensions prior to beginning work and shall notify owner of any discrepancy.
B. Contractor shall be responsible for any variations or deviations from the plans without written confirmation from the designer.
C. Contractor shall provide adequate bracing or otherwise support all portions of the structure until all members have been permanently connected together.
D. Plumbing diagrams or drawings shall be provided by the plumbing contractor.
E. Heating/Cooling duct diagrams shall be provided by the heating/cooling contractor.
F. Heat loss calculations shall be provided by heating/cooling contractor or other professionals as required by Building Official.
G. Truss design, engineering and plans shall be provided by truss manufacturer.
H. Each bedroom shall have at least one egress sized window with a sill height of no more than 44" above floor. See code for required sqft. openings at egress windows.
I. All fireplace openings shall be provided with tempered glass doors.
J. Smoke detectors shall be hard wired to house current.
K. Tub and tub/shower enclosures to have 1/2" water resistant gypsum board and a hard, moisture resistant surface up to 6'-8" above floor (min).
L. All exhaust fans, range hoods and dryers shall vent to the outside through sheet metal ducts. Caulk around all penetrations through exterior envelopes.
M. All windows, patio doors and doors with glass shall be double glazed, insulating units with wood or thermally broken aluminum frames and sashes.
N. All glass within 12' of a door and/or within 18' of the floor walkway shall have tempered glazing. Contractor shall consult code for additional notations and details on hazardous locations of glass and glazing.
O. Hole sizes and locations in solid sawn lumber framing shall be as per applicable code allowances. Holes in I series joists or laminated beams shall be per mfr's scheduled requirements.
P. Provide bearing support for all columns and beams per code requirements re distances.

NOTES

- A. All frame walls shall have stud framing placed at 16" o.c. except where otherwise noted.
B. Top plates shall be doubled on all walls except where otherwise noted.
C. Cripple studs under all headers shall be continuous to sole plate.
D. Double joists under all walls parallel to joists except where otherwise noted.
E. Block all stud walls as required for sheathing.
F. Solid blocking between all joists and rafters at supporting bearing walls and beams except at rim joists.
G. Double rim joists at all walls parallel to joists.
H. Beams, girders and joists supporting bearing walls or concentrated loads shall not be notched.
I. All rafters shall be notched to provide full bearing at supports.
J. All joists shall have a minimum of 2" bearing at supports.
K. Lap all joists 6" minimum at all interior bearing supports.
L. Mud sills and ledger boards on concrete walls shall have anchor bolts of the size and spacing shown on the drawings. Each board shall be secured with at least two bolts and each board shall have a bolt within 12" of each end.
M. Cover surfaces behind siding, shingles and where indicated on drawings with DuPont "Tyvek" building wrap, or an approved equivalent product.
N. Provide double framing at all roof and floor diaphragm penetrations unless otherwise noted on plans.
O. All wood in permanent contact with concrete or soil shall be pressure treated with water-born preservative.
P. All metal connectors labeled "Simpson" shall be manufactured by the Simpson Strong-Tie Co, 1450 Doolittle Dr, San Leandro, CA 94577. Or equal substitutions require that connector capacities meet or exceed specified connectors.
Q. Exterior doors to be foam-core insulated doors unless otherwise noted.
R. All exterior wall and walls common to unheated spaces shall be 2x6 studs at 16" o.c. with R-19 insulation unless otherwise noted.
S. Provide fr. fire wall and ceilings between garage and living areas, and under all stairs where storage space is available.
T. All doors between garage and living areas shall be fr. fire rated assemblies with 1-3/4" solid core wood doors or code approved equivalents and self-closing mechanisms.

LEGEND

- LEGEND --- ELECTRICAL
S SWITCH
3-WAY SWITCH
4-WAY SWITCH
SWP SWITCH WEATHER PROOF
-Q SWITCH/MONOPLEX OUTLET
S.M DIMMER SWITCH
ST SWITCH W/ TIMER
-DUP DUP. RECEP. WEATHER PROOF
=Q DUPLEX RECEPTACLE (split wired)
=Q QUADRUPLEX RECEPTACLE
=Q DUPLEX RECEPTACLE
240 VOLT
F-QD SPECIAL PURPOSE CONNECTION
=Q DUPLEX FLOOR OUTLET
K TELEPHONE
CJ CABLE TV JACK
O OVERHEAD FIXTURE
RF RECESSED FIXTURE
WF WALL FIXTURE
FL FANLIGHT COMB.
SD SMOKE DETECTOR
RF PORCELAIN FIXTURE
DS DISCONNECT SWITCH
CF CEILING FAN
T THERMOSTAT
B BELL/PUSH BUTTON
B BELL

REINFORCING STEEL

- 1. All reinforcing steel shall be deformed steel bars conforming to ASTM A615, GRADE 40.
2. All reinforcing steel shall be manufactured, detailed, fabricated and placed in accordance with ACI 308R, and ACI 806.6.
3. Welded wire fabric shall conform to ASTM A188 in as long a length as practical. Welded wire fabric shall be lapped at least one grid width plus 4".
4. Reinforcement shall be bent cold and shall not be welded.
5. Splices:
Reinforcement in concrete masonry shall have lap length as follows, unless otherwise specified on drawings:
BAR SIZE IN CONCRETE IN MASONRY
#3 1'-6" 2'-0"
#4 2'-0" 2'-6"
#5 2'-6" 3'-6"
PLACEMENT
A. Reinforcement shall be accurately placed and supported by concrete, metal or otherwise approved chairs, spacers, or ties, and secured against displacement during concrete or grout placement.
B. Except where otherwise noted, reinforcement shall have concrete cover as follows:
1. Concrete deposited against earth... 3"
2. Formed concrete against earth... 2"
3. Exterior faces of walls... 2"
4. Interior faces of walls... 3/4"
5. To top of slabs-on-grade... 3/4"

WOOD FRAMING

- All solid sawn lumber shall be spruce/pine/fir installed as noted on the plans and connected as specified in the nailing schedule below. Lumber shall be as graded in accordance with current Northeast Lumber Manufacturers Association (NELMA) standard grading rules. Lumber grades for use to be:
A. Post, beams & headers... #1
B. Floor, ceiling joists & rafters... #2 or better
C. Sills, plates & blocking... #3
D. Studs... #3 FF "stud" #2 or better
E. 2" T&G sub-floor decking... #3
F. Wall and roof sheathing... 1/2" C-D Ext glus plywood (37/16)
G. Sub-floor over joists... 3/4" C-D Ext glus plywood (37/16)
H. Underlayment... 1/2" underlayment grade particleboard
I. Glu-Laminated beams
ALTC Industrial Grade with dry use adhesive (let use adhesive for exterior use)... FD - 1800psi
Fu - 165psi
E - 1,800,000psi
J. Laminated veneer lumber... Fb - 2850psi
Fu - 200 x 10^6 psi
E - 285psi
Solid sawn lumber at visually exposed locations shall be clear grade, free of heart. All exterior and interior bearing wall openings shall have 4x12 DF/L headers.

GENERAL NOTES:

These plans were designed to conform to the latest edition of the BOCA Code at the time plans were drawn. Constant changes in building codes, both locally and nationally, in addition to changes in environmental qualifications and local options for plumbing, heating/cooling and wiring, makes conformity to all building restrictions impossible. Consequently, the use of these plans is subject to local code requirements and interpretations. It is the responsibility of the user to evaluate these plans for conformity to local requirements. Any additional design or drawing services required by local codes are subject to the designer's standard fee schedule. The contractor shall verify all dimensions and conditions prior to beginning any work and notify owner of any discrepancies. Written dimensions shall take precedence over scaled dimensions. DO NOT SCALE ANY DRAWINGS. The designer does not guarantee the availability of any manufactured product suggested or specified in the plans or specifications. The builder is advised to verify the availability of all manufactured products before proceeding with construction, especially those items affecting rough opening dimensions or other dimensions on the plans. All manufactured materials, components, fasteners, assemblies, etc. shall be handled and installed in conformance with manufacturers' specifications and instructions. Where specific products are called for, generic equivalents which meet applicable standards and specifications may be used. In the event of a conflict between applicable codes and regulations and reference standards of these plans and specifications, the more stringent provisions shall govern. No variation required by a building official shall be binding on the designer. Specifications and drawings indicate finished structure. Builder shall be responsible for construction methods, procedures and conditions except as specifically indicated otherwise in contract documents.

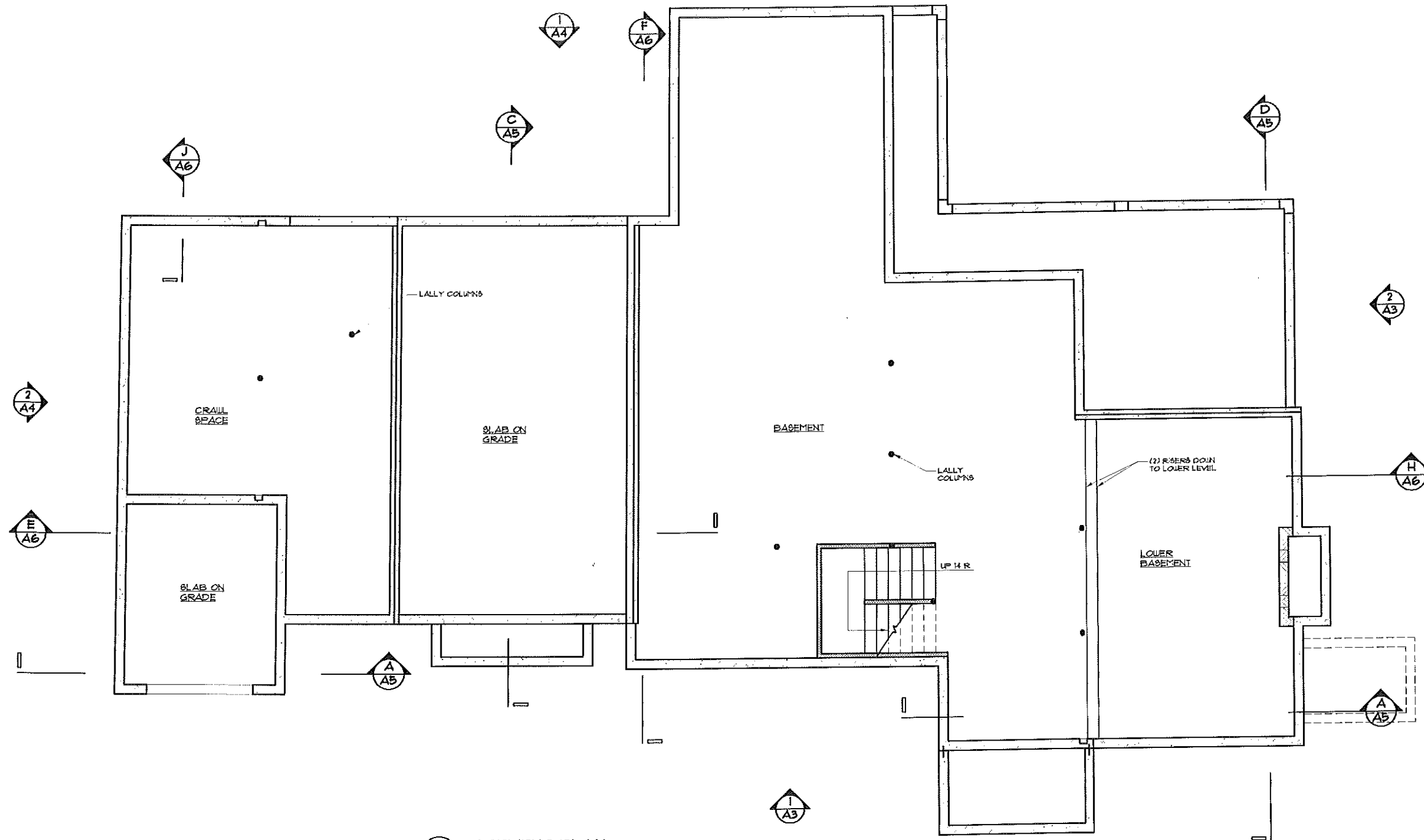
- DESIGN LOADS:
DEAD LOADS
Roof, with shakes/shingles... 15 psf
Roof, with clay/concrete tiles... 25 psf
The contractor shall verify material used... (see plan for material used)
Floor... 40 psf
LIVE LOADS
Floor... 40 psf
Stairs... 100 psf
Decks... 60 psf
Garage... 50 psf
Roof... 50 psf

FOUNDATIONS:


- 1. Footings shall bear on firm, undisturbed soil a minimum of 48" below the finished grade line and 24" below the line of the original grade for one and two story structures. In the event of eroding clay or poor bearing soils, review by designer and structural engineer will be required.
2. All concrete slabs shall develop a minimum compressive strength of 3000psi at 28 days.
3. Concrete forms, shoring and pouring methods shall conform to current A.C.I. standards.
4. Backfill shall not be placed against basement retaining walls until:
a. Concrete or masonry grout has reached its 28 day strength and
b. Structural floor framing (including subfloor) required to stabilize are complete and fully anchored.
5. Apply Standard Drywall Products Inc. "Thoro Seal", or equal, damp proofing on all exposed exterior faces of walls and footings below grade, and "throgaze", or equal, damp proofing on all exposed surfaces of concrete walls above grade, including slabs not covered by finished floor materials. Note: high water table may require other methods/materials.

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1 BASEMENT PLAN
1/4" = 1'-0"


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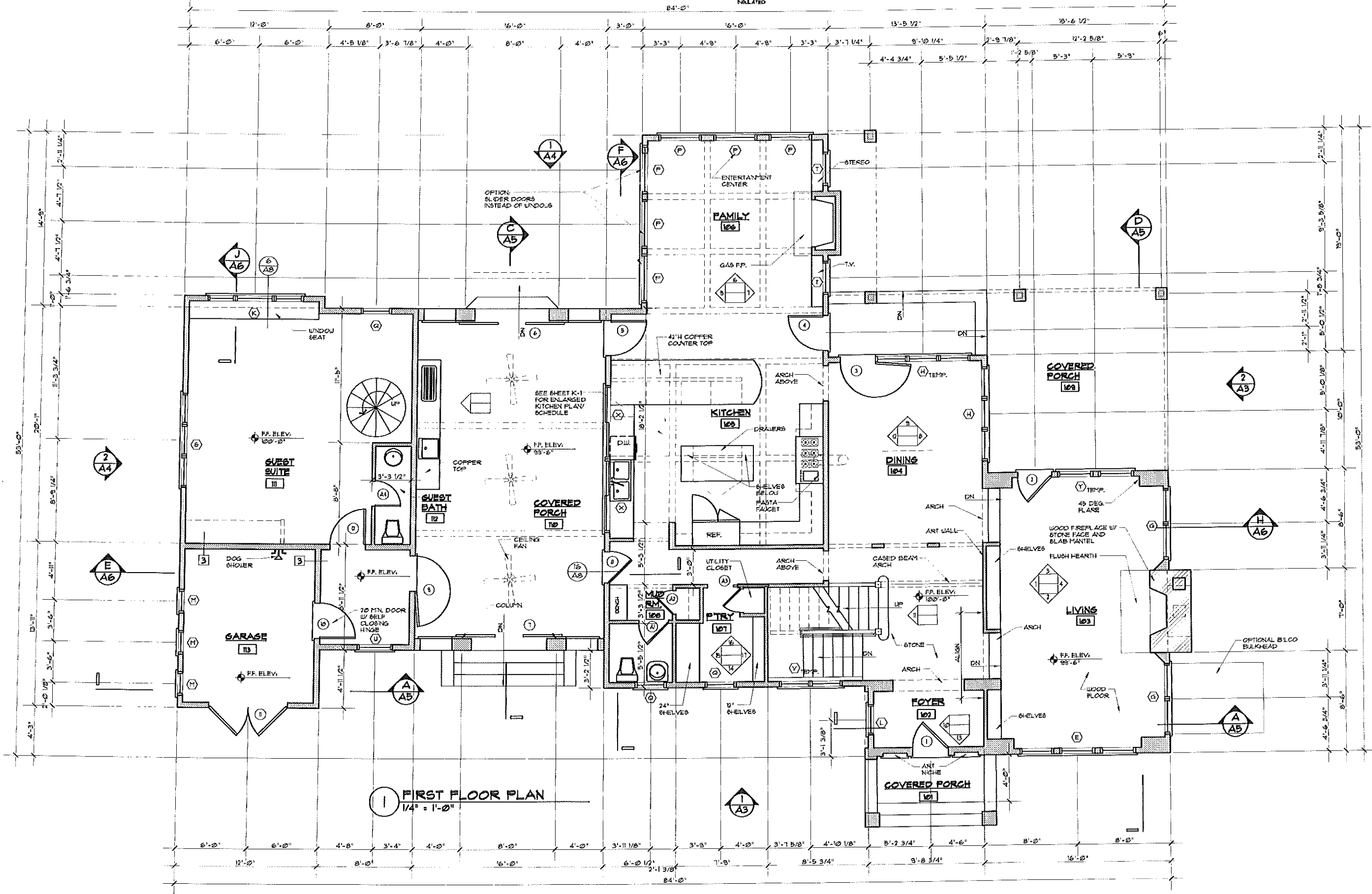
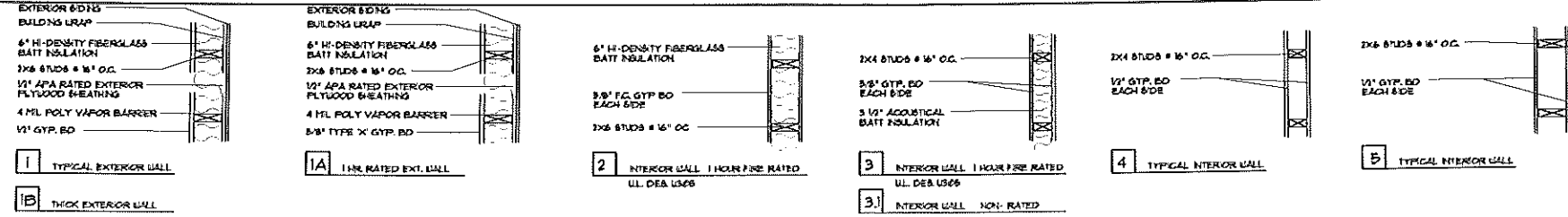
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 GREAT DIAMOND ISLAND, MAINE

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BASEMENT PLAN

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WALL TYPES



1 FIRST FLOOR PLAN
1/4" = 1'-0"

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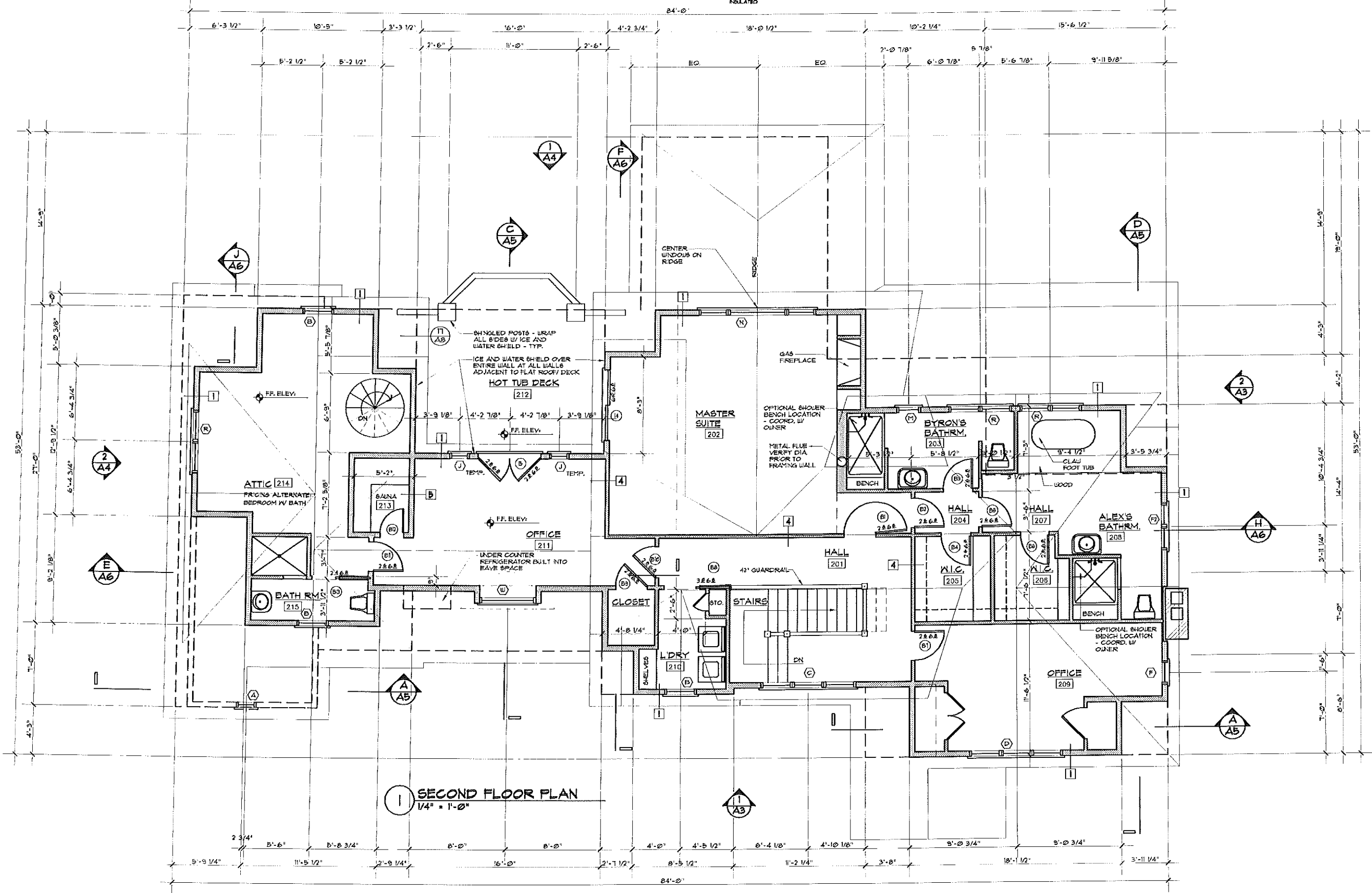
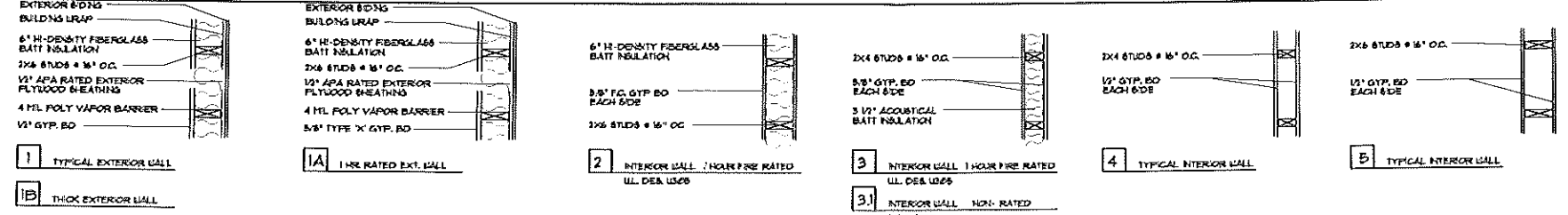
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FIRST FLOOR PLAN

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WALL TYPES



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 Calendar Islands Architecture
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SECOND FLOOR PLAN

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A-2

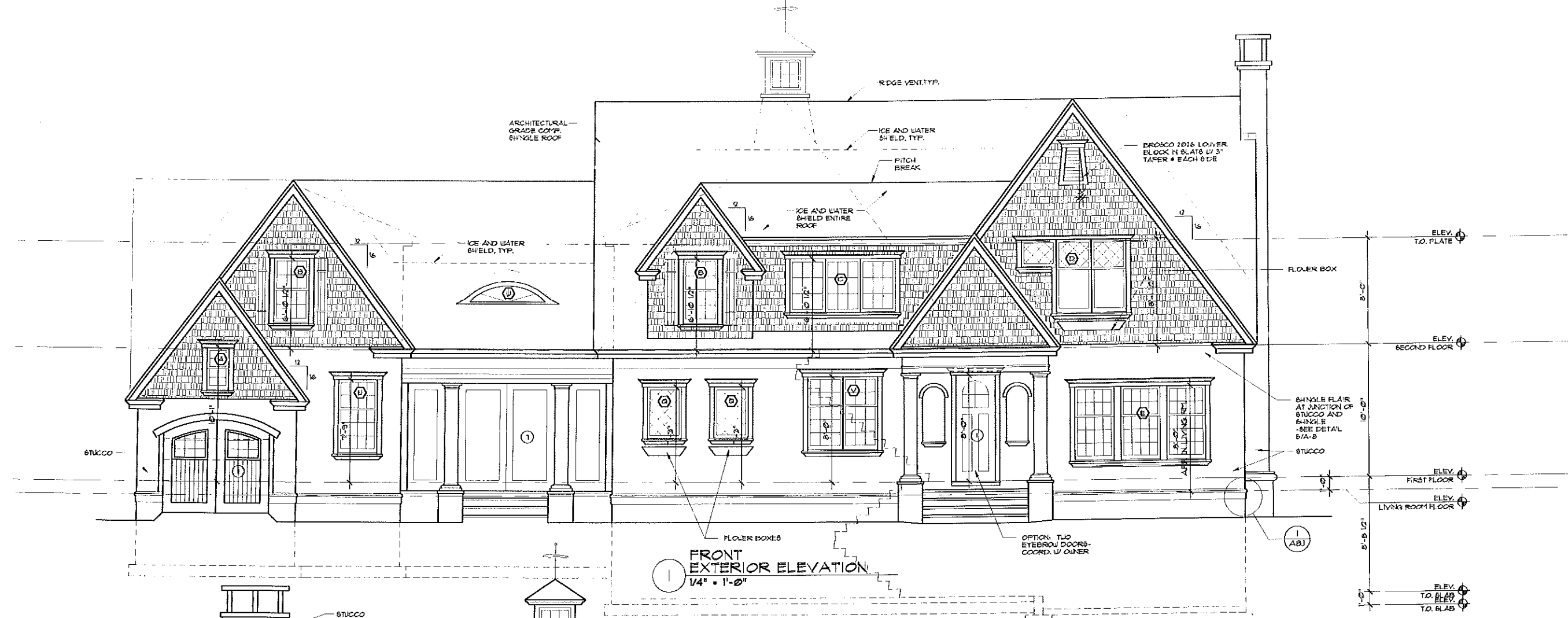
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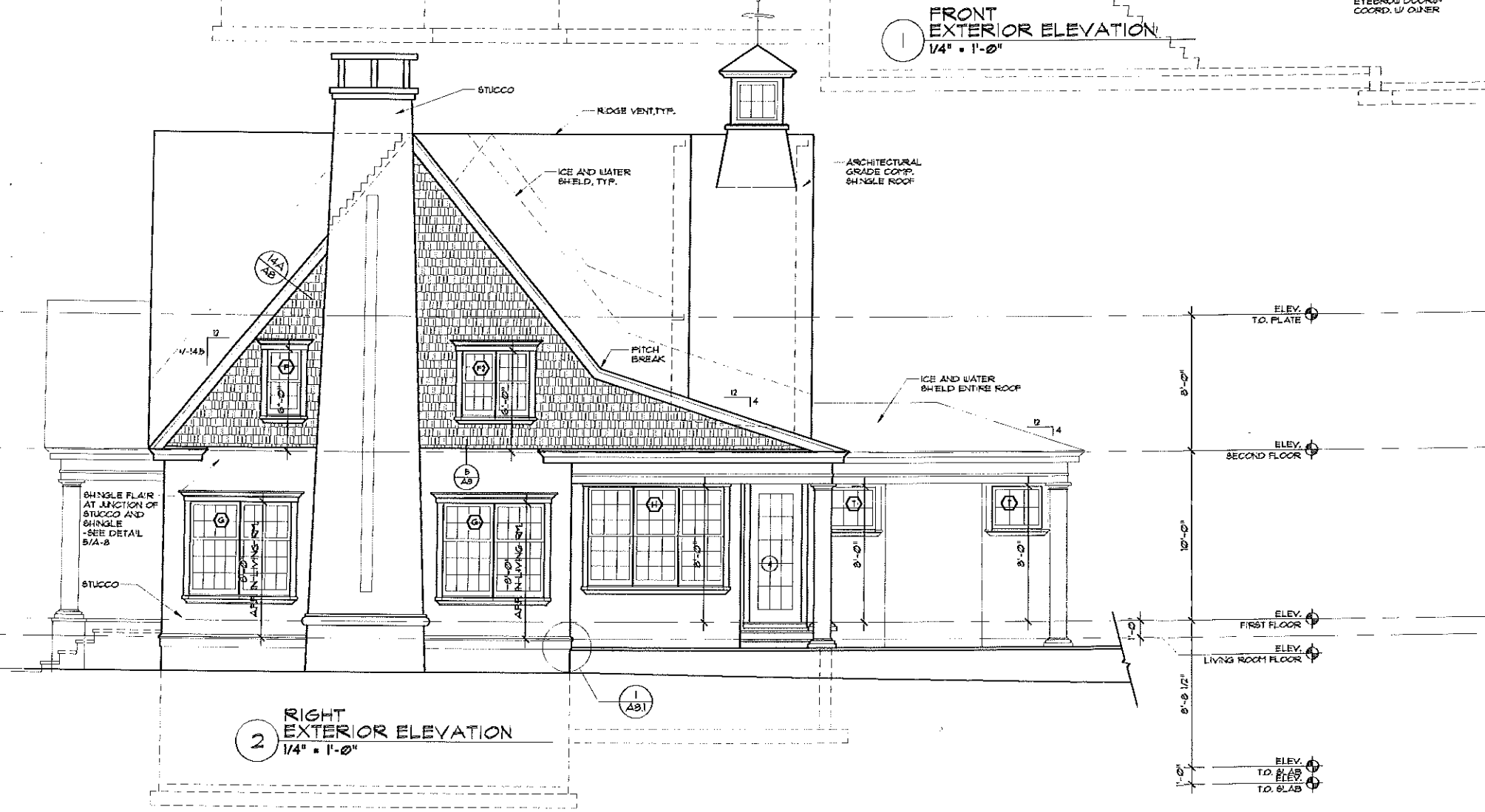
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ELEVATIONS

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A-3

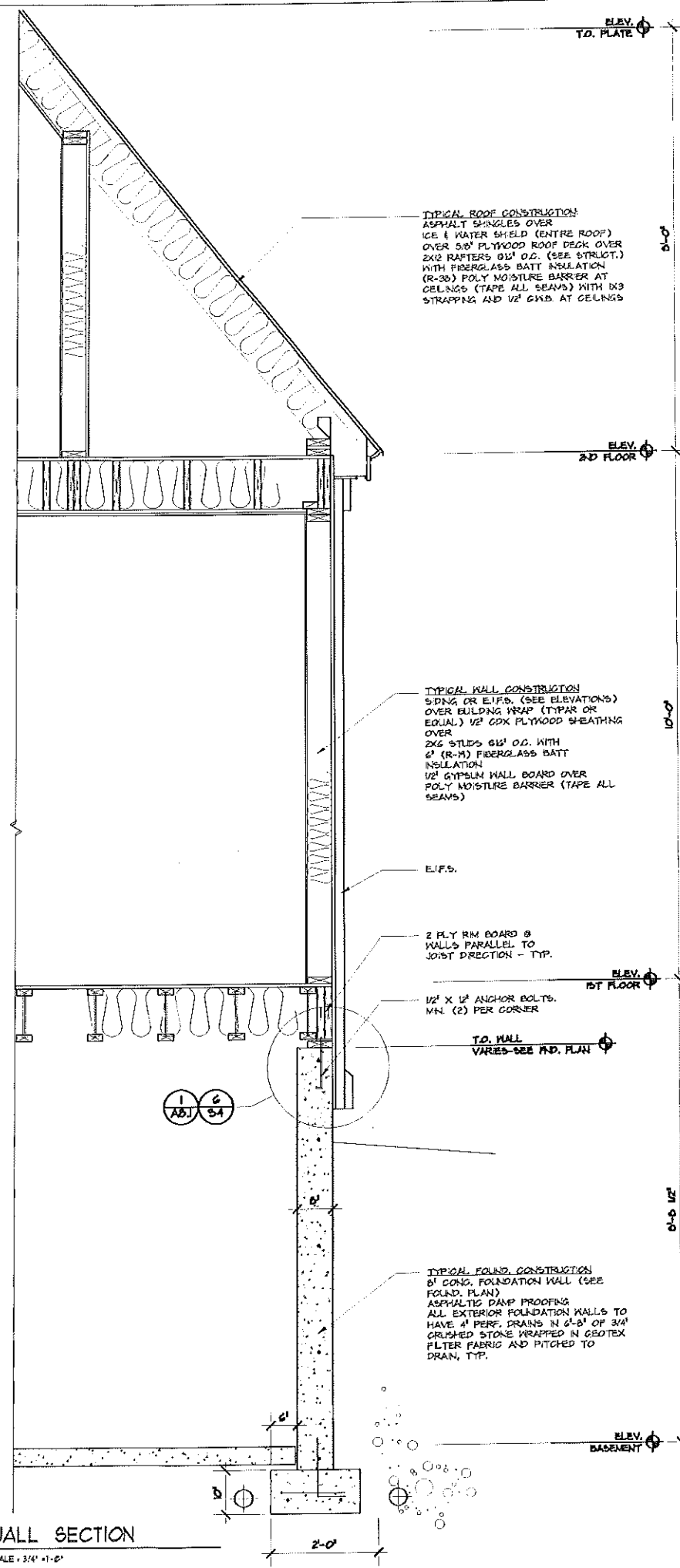


1 FRONT EXTERIOR ELEVATION
 1/4" = 1'-0"



2 RIGHT EXTERIOR ELEVATION
 1/4" = 1'-0"

1 WALL SECTION
SCALE = 3/4" = 1'-0"



TYPICAL ROOF CONSTRUCTION
ASPHALT SHINGLES OVER
ICE & WATER SHIELD (ENTIRE ROOF)
OVER 5/8" PLYWOOD ROOF DECK OVER
2X6 RAFTERS @ 16" O.C. (SEE STRUCT.)
WITH FIBERGLASS BATT INSULATION
(R-38) POLY MOISTURE BARRIER AT
CEILING (TAPE ALL SEAMS) WITH 1X3
STRAPPING AND 1/2" G.W.B. AT CEILING

TYPICAL WALL CONSTRUCTION
5/8" EIFS (SEE ELEVATIONS)
OVER BUILDING WRAP (TYPAR OR
EQUVA) 1/2" CDX PLYWOOD SHEATHING
OVER
2X6 STUDS @ 16" O.C. WITH
6" (R-M) FIBERGLASS BATT
INSULATION
1/2" GYPSUM WALL BOARD OVER
POLY MOISTURE BARRIER (TAPE ALL
SEAMS)

TYPICAL FOUNDATION CONSTRUCTION
6" CONC. FOUNDATION WALL (SEE
FOUND. PLAN)
ASPHALTIC DAMP PROOFING
ALL EXTERIOR FOUNDATION WALLS TO
HAVE 4" PERF. DRAINS IN 2'-8" OF 3/4"
CRUSHED STONE WRAPPED IN GEOTEX
FILTER FABRIC AND PITCHED TO
DRAIN, TYP.

157 Popple Road Scarborough, ME 04074
Calendar Island, Inc.
Phone (207) 885-1123 Fax (207) 885-5553

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GREAT DIAMOND ISLAND, MAINE

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WALL SECTIONS

DATE	5-8-03
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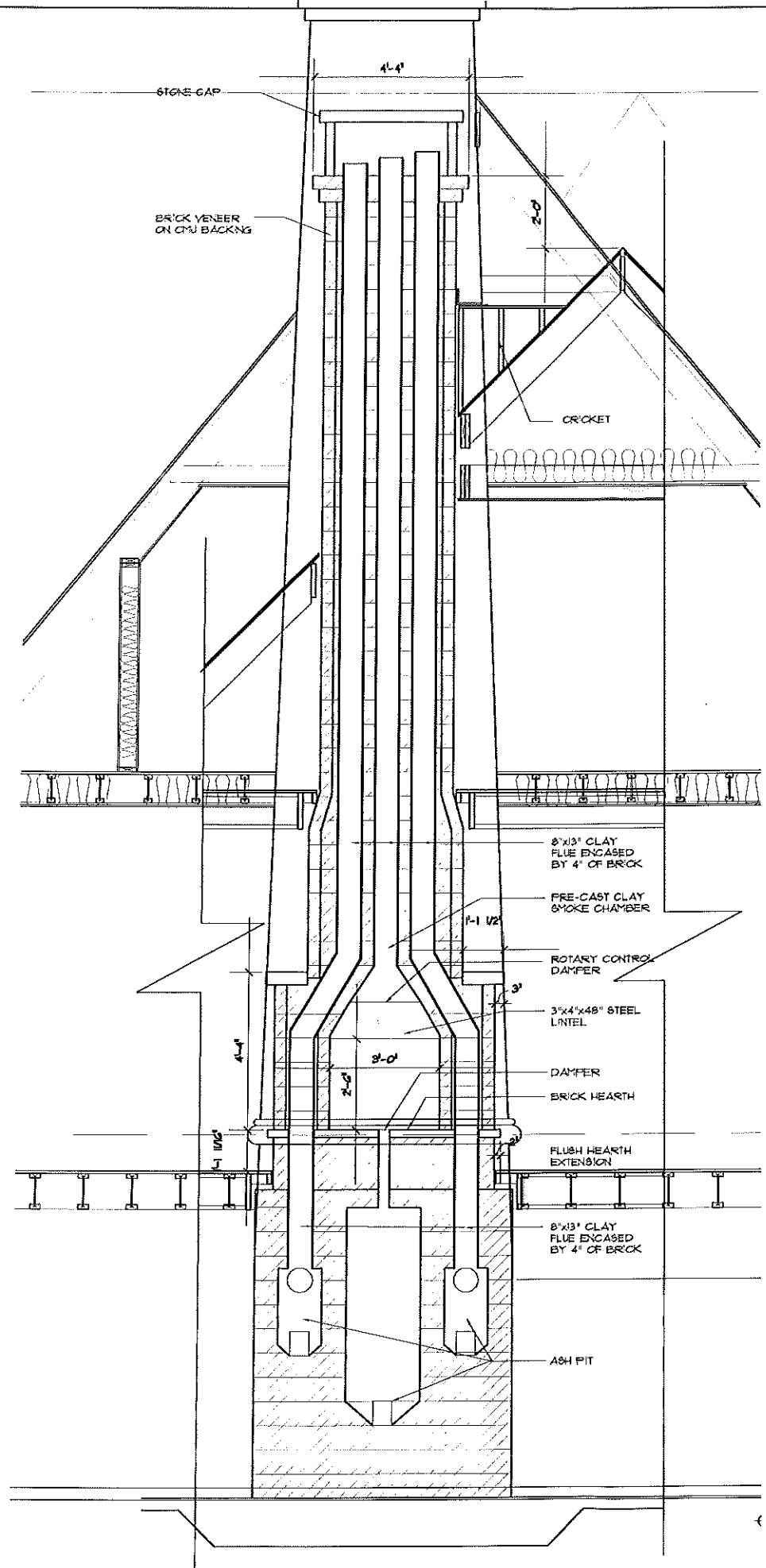
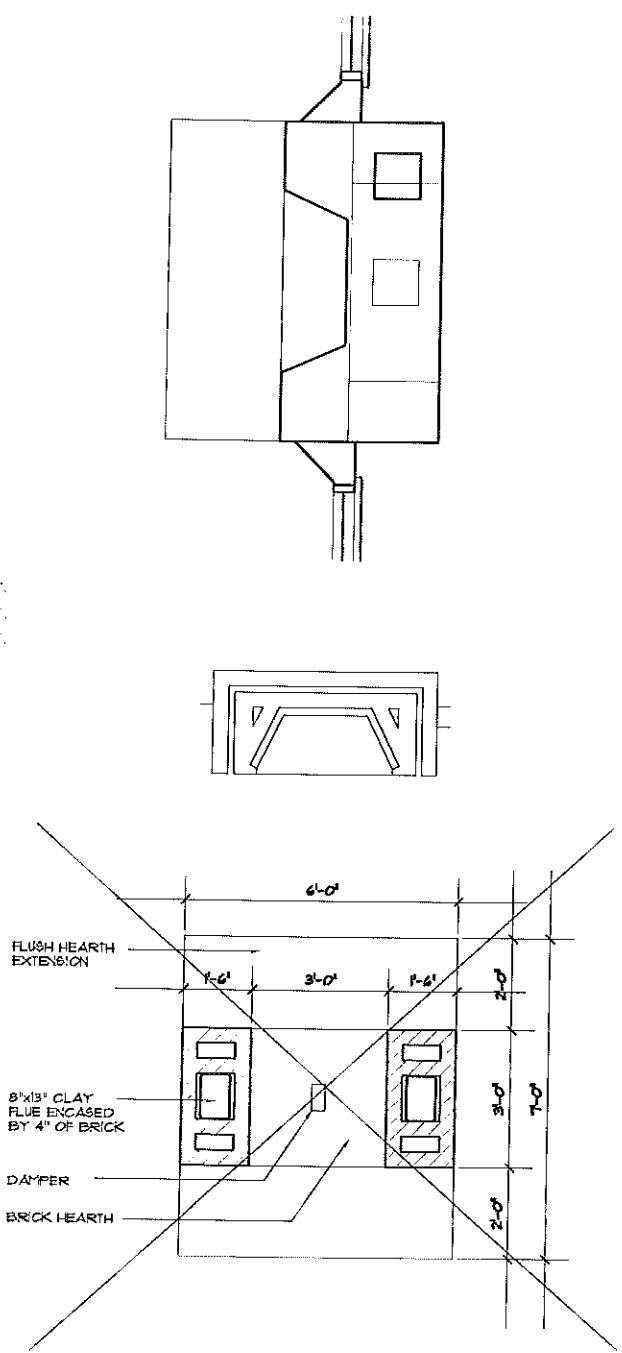
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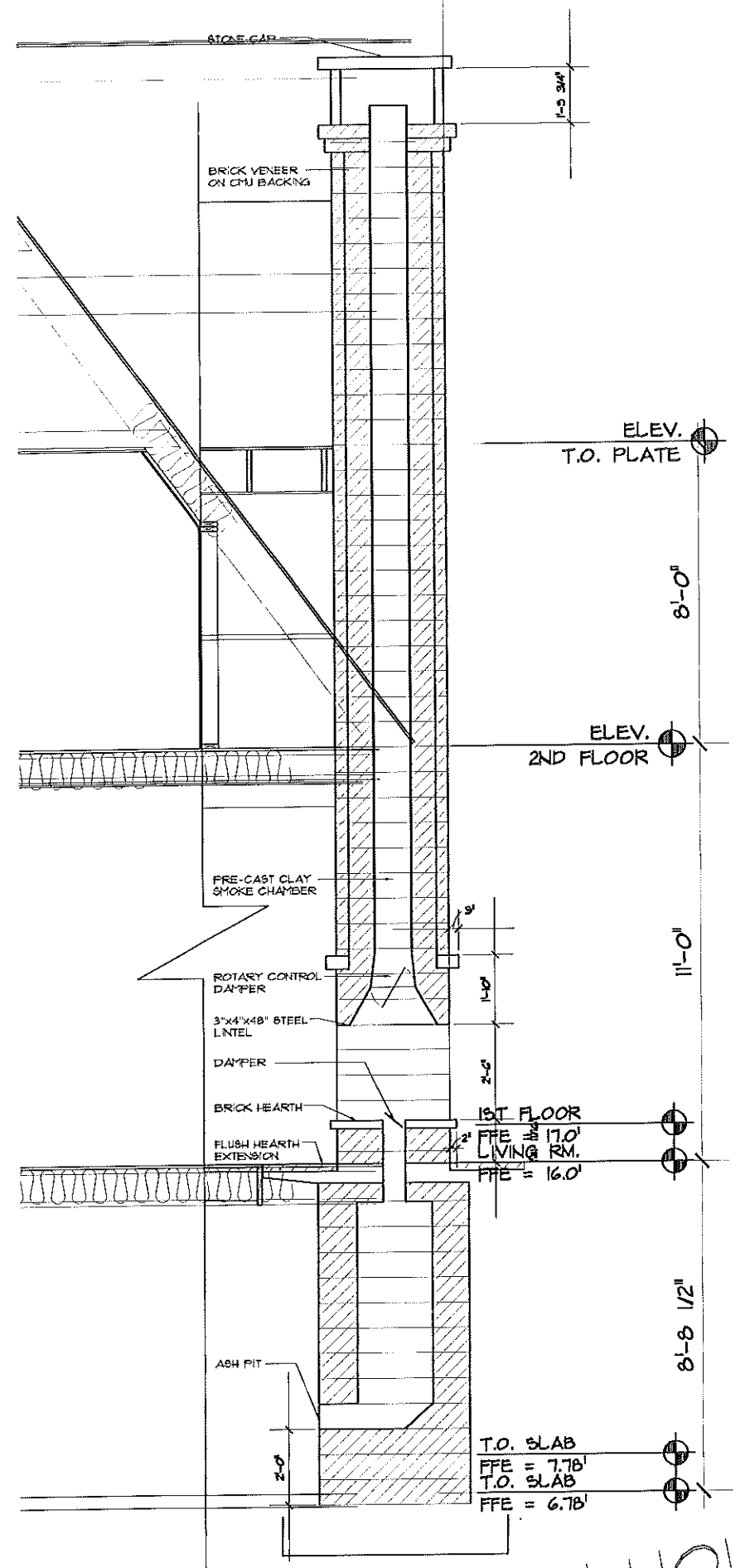
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**FIREPLACE/CHIMNEY
 DETAIL**

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A-6.2



1 WALL SECTION
 SCALE: 3/4" = 1'-0"



ON HOLD

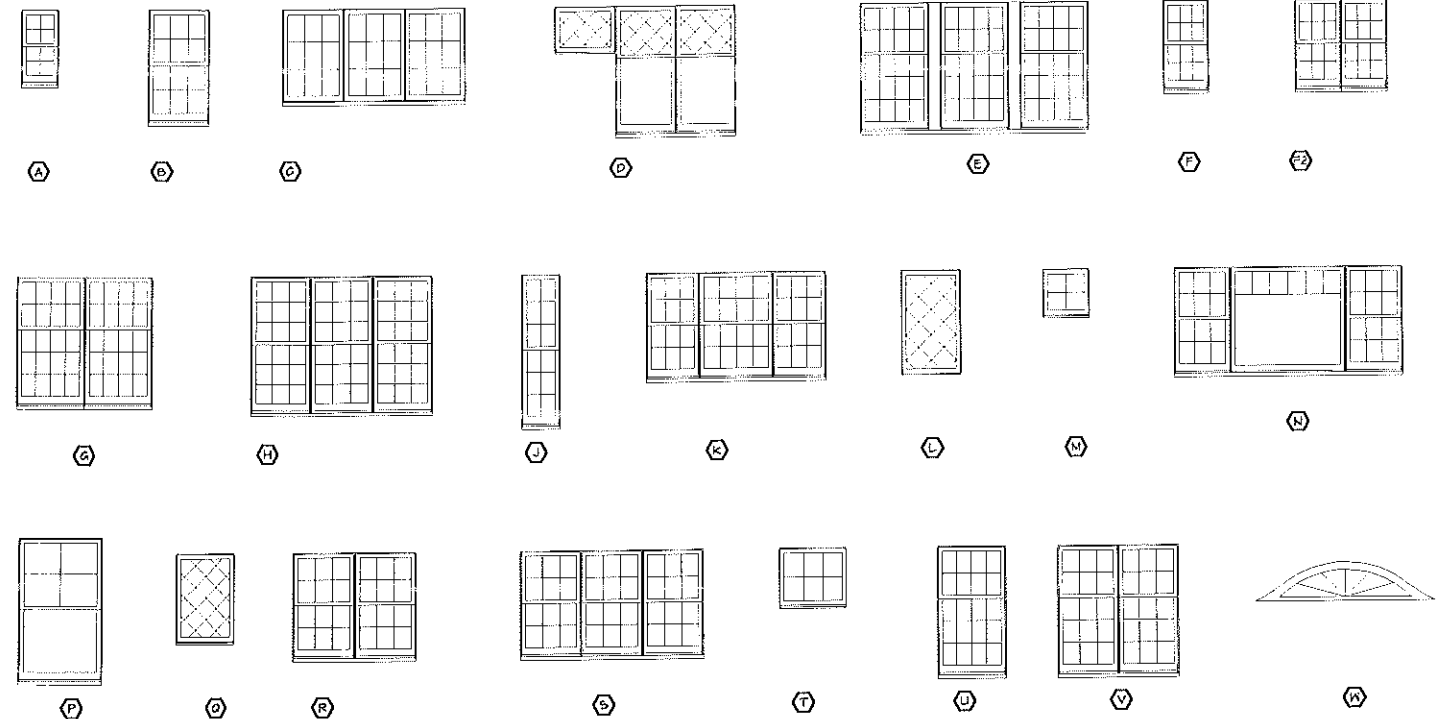
WINDOW SCHEDULE

NO.	TYPE	MANUF.	CAT. NUMBER	UNIT DIMENSION	GRILLE CONFIG.	REMARKS
A	DOUBLE HUNG	Marvin	DH 1616	-	-	-
B	DOUBLE HUNG	Marvin	DH 2826	-	-	-
C	CASEMENT	Marvin	CM 3248-3	-	-	-
D	DOUBLE HUNG	Marvin	DHT 2820/ DH 2824/36-2	-	-	-
E	DOUBLE HUNG	Marvin	DH 3224/36-3	-	-	-
F	DOUBLE HUNG	Marvin	DH 2820	-	-	-
F2	DOUBLE HUNG	Marvin	DH 2820-2	-	-	-
G	DOUBLE HUNG	Marvin	DH 3224/36	-	-	-
H	DOUBLE HUNG	Marvin	DH 2832-3	-	-	-
J	DOUBLE HUNG	Marvin	DH 1636	-	-	-
K	DOUBLE HUNG	Marvin	DH 2424/ 3624/ 2424	-	-	TEMPERED GLASS
L	CASEMENT	Marvin	CM 3256	-	-	-
M	CASEMENT	Marvin	CM 2424	-	-	-
N	DOUBLE HUNG	Marvin	DH2424/DHF62854/DH2624	-	-	-
P	DOUBLE HUNG	Marvin	DH 4034	-	-	-
Q	CASEMENT	Marvin	CM 3248	-	-	-
R	DOUBLE HUNG	Marvin	DH 2824-2	-	-	-
S	DOUBLE HUNG	Marvin	DH 2824-3	-	-	-
T	CASEMENT	Marvin	CM 2632	-	-	-
U	DOUBLE HUNG	Marvin	WDH324/36	-	-	-
V	DOUBLE HUNG	Marvin	DH 2824/36-2	-	-	-
W	FIXED	Marvin	CUSTOM	-	-	-

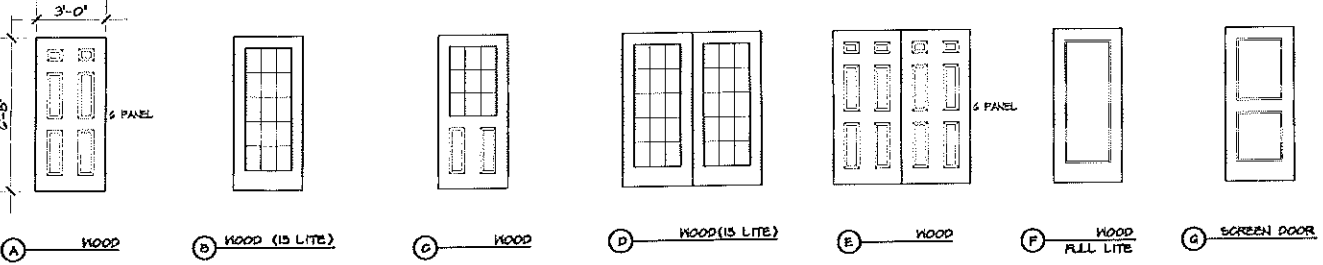
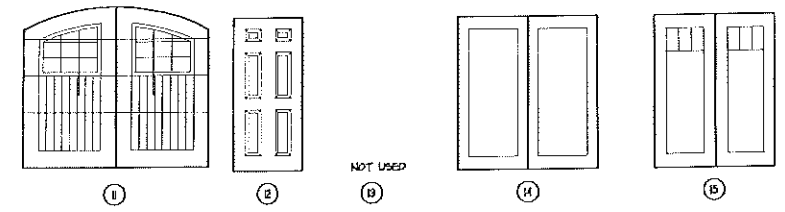
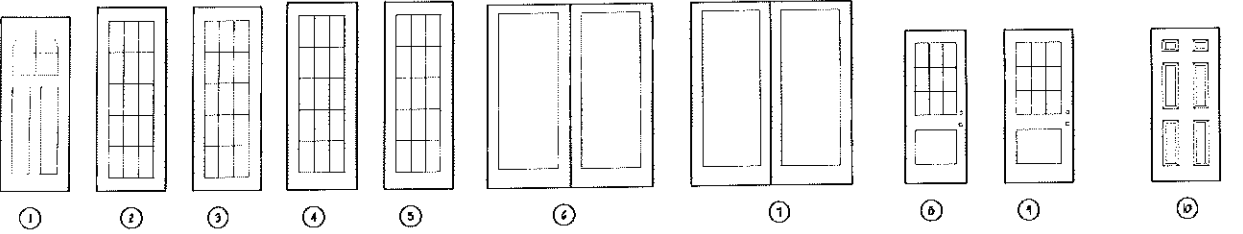
FINISH SCHEDULE	ABBREVIATIONS	KEY PLAN
	GDR Gypsum Drywall-Painted TILE Ceramic Tile S.A.T. Suspended Acoustical Tile C Carpet V. Vinyl VCT Vinyl Composition Tile B Brick CMU Concrete Masonry Unit	CONC Concrete ALUM Aluminum EXO EXISTING M/R MOISTURE RESISTANT QT QUARRY TILE NSVT Non Slip Vinyl Composition Tile E & GB EDGE AND CENTER BEAD

NO.	NAME	WALLS				FLOOR				REMARKS	SEE FLOOR PLANS FOR FLOOR MATERIALS AND LOCATIONS
		N	E	S	W	MAT'L	BASE	MAT'L	BASE		
FIRST FLOOR											
101	COV. PORCH	EFS	EFS	EFS	EFS	-	-	-	-	EICB	EFS AT WALLS
102	FOYER	GDW	GDW	GDW	GDW	TILE	LD	-	-	-	-
103	LIVING	GDW	GDW	GDW	GDW	LD	LD	-	-	-	-
104	DINING	GDW	GDW	GDW	GDW	LD	LD	-	-	-	-
105	KITCHEN	GDW	GDW	GDW	GDW	LD	LD	-	-	-	-
106	FAMILY	GDW	GDW	GDW	GDW	LD	LD	-	-	-	-
107	PANTRY	GDW	GDW	GDW	GDW	LD	LD	-	-	-	-
108	MUD ROOM	GDW	GDW	GDW	GDW	TILE	LD	-	-	-	-
109	COV. PORCH	EFS	EFS	EFS	EFS	-	N/A	-	-	-	-
110	COV. PORCH	EFS	EFS	EFS	EFS	-	N/A	-	-	-	-
111	GUEST SUITE	GDW	GDW	GDW	GDW	-	N/A	-	-	-	-
112	GUEST BATH	GDW	GDW	GDW	GDW	TILE	LD	-	-	-	MR BOARD
113	GARAGE	GDW	GDW	GDW	GDW	CONC.	N/A	-	-	-	SEALED CONC.
SECOND FLOOR											
201	HALL	GDW	GDW	GDW	GDW	LD	-	-	-	-	-
202	MASTER BED	GDW	GDW	GDW	GDW	LD	-	-	-	-	-
203	B'S BATHRM	GDW	GDW	GDW	GDW	TILE	-	-	-	-	MR BOARD
204	HALL	GDW	GDW	GDW	GDW	LD	-	-	-	-	-
205	HALL	GDW	GDW	GDW	GDW	LD	-	-	-	-	-
206	W.C.	GDW	GDW	GDW	GDW	LD	-	-	-	-	-
207	HALL	GDW	GDW	GDW	GDW	LD	-	-	-	-	-
208	A'S BATHRM	GDW	GDW	GDW	GDW	LD	-	-	-	-	MR BOARD
209	OFFICE	GDW	GDW	GDW	GDW	LD	-	-	-	-	MR BOARD
210	LAUNDRY	GDW	GDW	GDW	GDW	LD	-	-	-	-	MR BOARD
211	OFFICE	GDW	GDW	GDW	GDW	LD	-	-	-	-	MR BOARD
212	DECK	LD	LD	LD	LD	-	-	-	-	-	LD SHINGLES
213	BALNA	GDW	GDW	GDW	GDW	LD	-	-	-	-	LD SHINGLES
214	ATTIC	N/A	N/A	N/A	N/A	-	-	-	-	-	-
215	BATHROOM	GDW	GDW	GDW	GDW	LD	-	-	-	-	MR BOARD
STAIRS	GDW	GDW	GDW	GDW	LD	-	-	-	-	-	-

NO.	TYPE	SIZE	T-K	FR.	HDWE SET	MAT.	GLASS		REMARKS	FRAMES			THRESHOLD	
							SIZE	TYPE		TYPE	MAT.	FR.	DETAILS HEAD	JAMB
EXTERIOR														
1	HINGED	3'-0" X 6'-0"	-	N/A	-	-	-	-	VERIFY W/ OWNER	-	-	-	-	-
2	HINGED	3'-0" X 6'-0"	-	N/A	-	-	-	-	MARVIN	-	-	-	-	-
3	HINGED	3'-0" X 6'-0"	-	N/A	-	-	-	-	-	-	-	-	-	-
4	HINGED	3'-0" X 6'-0"	-	N/A	-	-	-	-	-	-	-	-	-	-
5	HINGED	3'-0" X 6'-0"	-	N/A	-	-	-	-	-	-	-	-	-	-
6	HINGED	(2) 3'-0" X 8'-0"	-	N/A	-	-	-	-	CUSTOM	-	-	-	-	-
7	HINGED	(2) 3'-0" X 8'-0"	-	N/A	-	-	-	-	CUSTOM	-	-	-	-	-
8	HINGED	2'-6" X 6'-0"	-	N/A	-	-	-	-	-	-	-	-	-	-
9	HINGED	3'-0" X 6'-0"	-	N/A	-	-	-	-	-	-	-	-	-	-
10	HINGED	3'-0" X 6'-0"	-	20 MN	-	-	-	-	-	-	-	-	-	-
11	OH.	7'-0" X 7'-0"	-	-	-	-	-	-	DESIGNER	-	-	-	-	-
12	HINGED	3'-0" X 6'-0"	-	-	-	-	-	-	-	-	-	-	-	-
13	-	NOT USED	-	-	-	-	-	-	-	-	-	-	-	-
14	HINGED	(2) 3'-0" X 6'-0"	-	-	-	-	-	-	-	-	-	-	-	-
15	HINGED	(2) 3'-0" X 6'-0"	-	-	-	-	-	-	-	-	-	-	-	-
INTERIOR - FIRST FLOOR														
A1	HINGED	2'-6" X 6'-0"	-	-	-	-	-	-	-	-	-	-	-	-
A2	HINGED	2'-0" X 6'-0"	-	-	-	-	-	-	-	-	-	-	-	-
A3	HINGED	2'-0" X 6'-0"	-	-	-	-	-	-	-	-	-	-	-	-
A4	HINGED	2'-6" X 6'-0"	-	-	-	-	-	-	-	-	-	-	-	-
INTERIOR - SECOND FLOOR														
B1	HINGED	2'-6" X 6'-0"	-	-	-	-	-	-	-	-	-	-	-	-
B2	HINGED	2'-0" X 6'-0"	-	-	-	-	-	-	-	-	-	-	-	-
B3	HINGED	2'-0" X 6'-0"	-	-	-	-	-	-	-	-	-	-	-	-
B4	HINGED	2'-0" X 6'-0"	-	-	-	-	-	-	-	-	-	-	-	-
B5	HINGED	2'-0" X 6'-0"	-	-	-	-	-	-	-	-	-	-	-	-
B6	HINGED	2'-0" X 6'-0"	-	-	-	-	-	-	-	-	-	-	-	-
B7	HINGED	2'-0" X 6'-0"	-	-	-	-	-	-	-	-	-	-	-	-
B8	POCKET	3'-0" X 6'-0"	-	-	-	-	-	-	-	-	-	-	-	-
B9	HINGED	2'-0" X 6'-0"	-	-	-	-	-	-	-	-	-	-	-	-
B0	HINGED	2'-0" X 6'-0"	-	-	-	-	-	-	-	-	-	-	-	-
B1	HINGED	2'-0" X 6'-0"	-	-	-	-	-	-	-	-	-	-	-	-
B2	HINGED	BY MANUF.	-	-	-	-	-	-	-	-	-	-	-	-
B3	POCKET	2'-4" X 6'-0"	-	-	-	-	-	-	-	-	-	-	-	-



WINDOW TYPES
1/4" = 1'-0"



INTERIOR DOOR TYPES
1/4" = 1'-0"

152 Popple Road Scarborough, ME 04077
 Callendar Island, ME 04062
 Phone 207-885-6233 Fax 207-885-5533

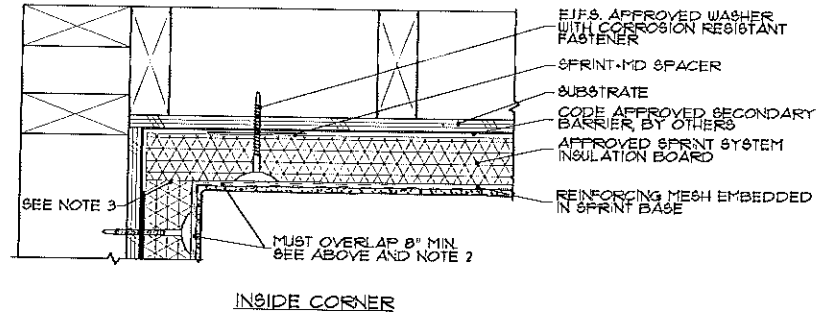
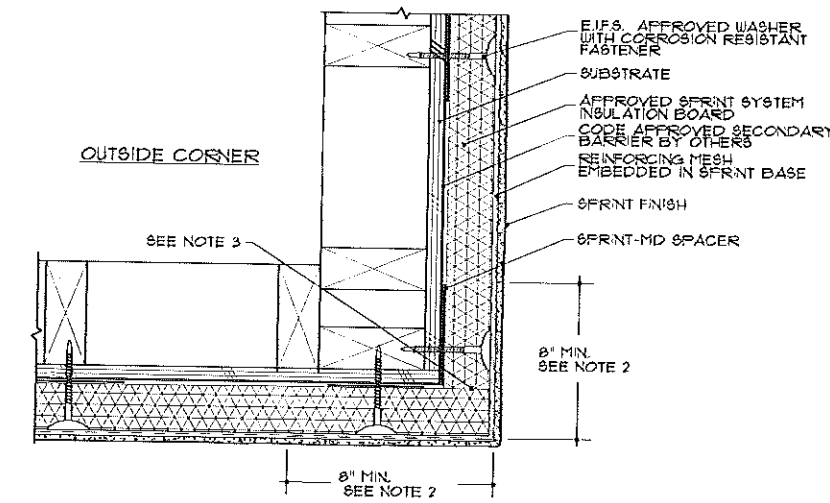
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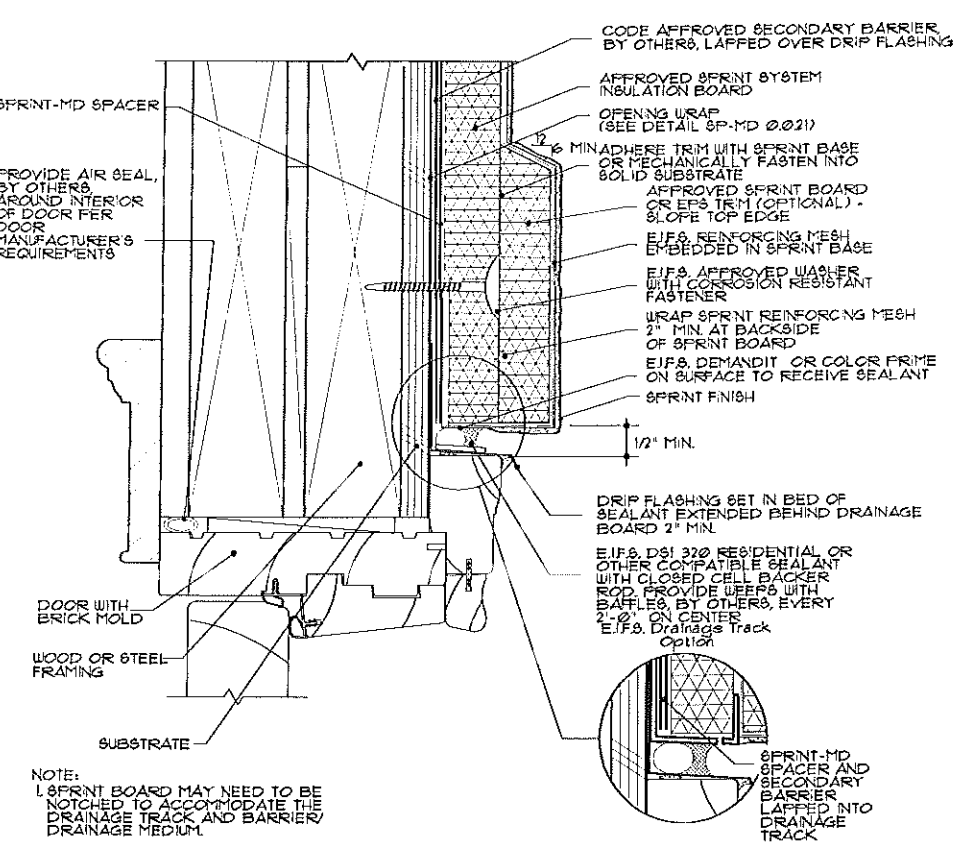
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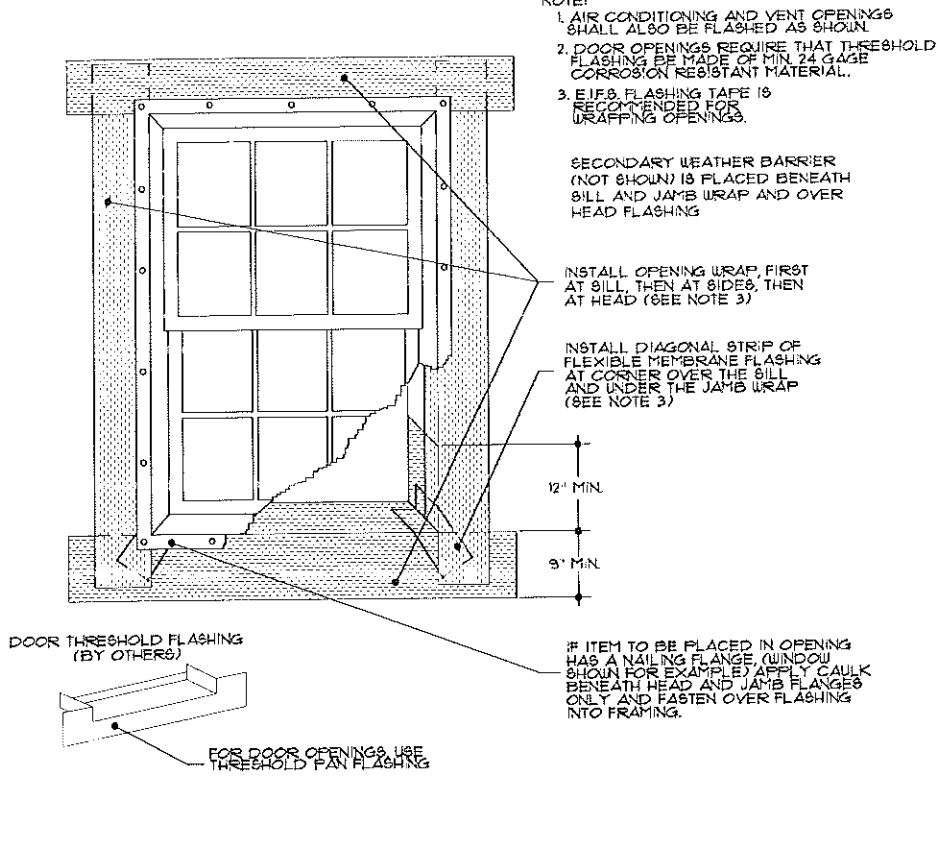
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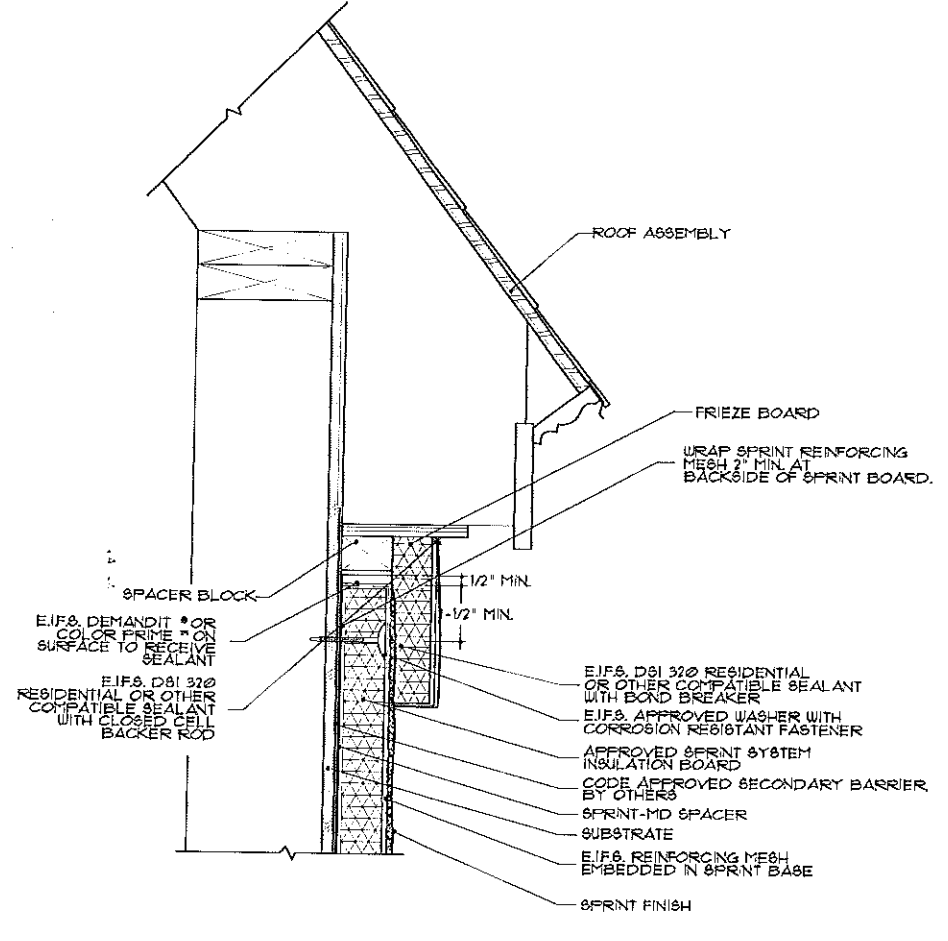
6 INSIDE/ OUTSIDE CORNERS
NO SCALE



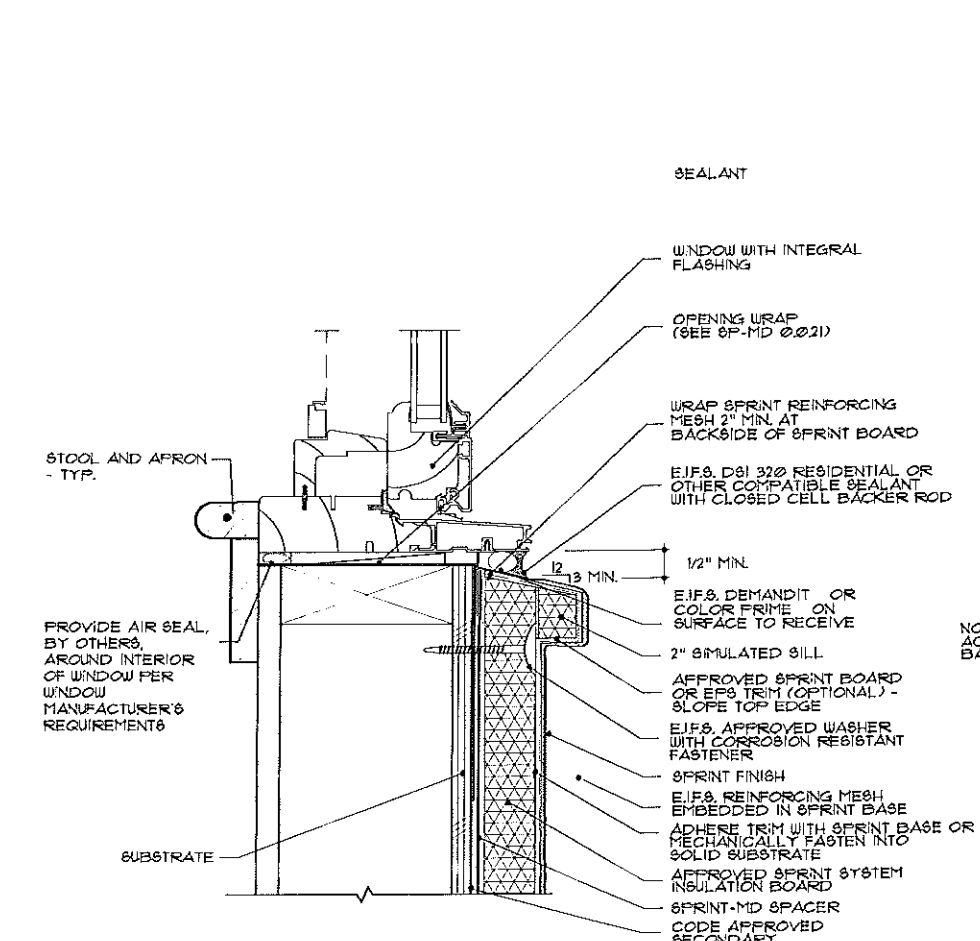
5 DOOR HEAD WITH BRICK MOLD
NO SCALE



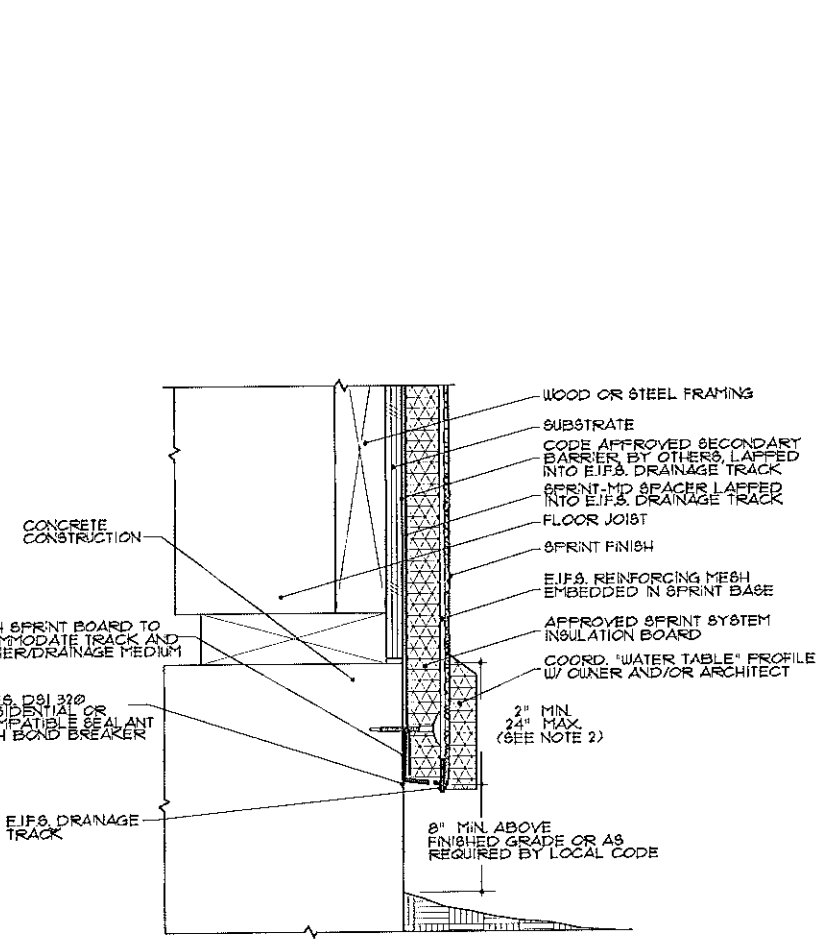
4 WRAPPING OF OPENINGS
NO SCALE



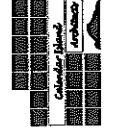
3 SOFFIT W/ FRIEZE BD. DETAIL
NO SCALE



2 WINDOW SILL DETAIL
NO SCALE



1 TERMINATION @ GRADE DTL.
NO SCALE



 132 Hightfield Scarborough, ME 04077
 Galoac Islands Architecture
 Phone: (207) 882-6223 Fax: (207) 882-6333

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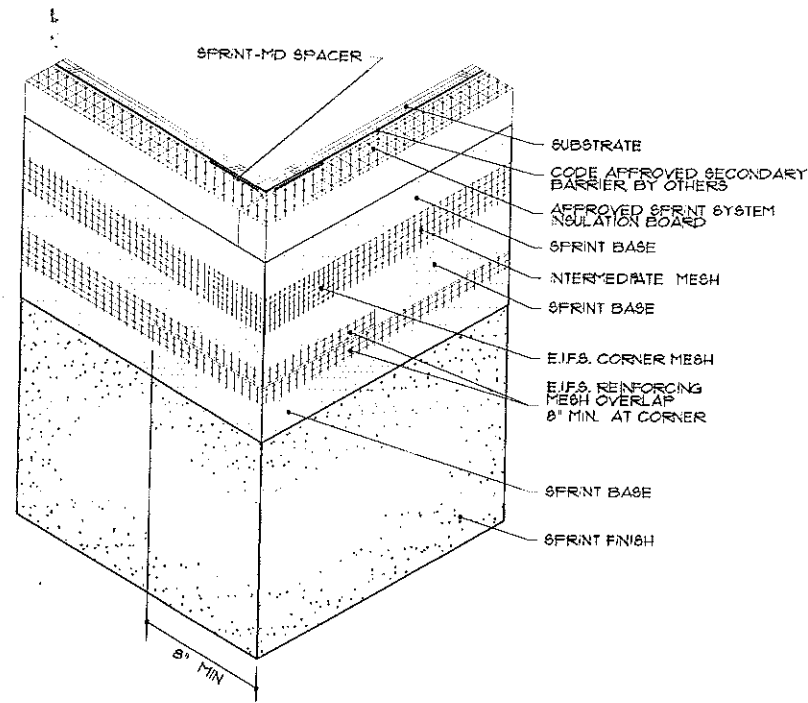
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DRAWINGS THIS SHEET
EIFS DETAILS

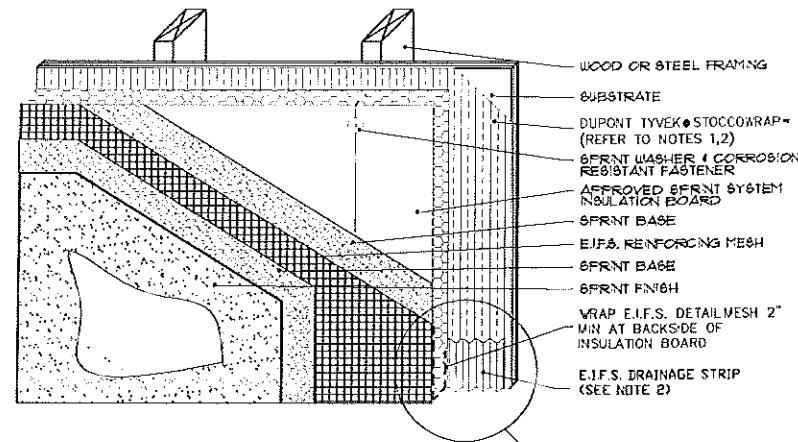
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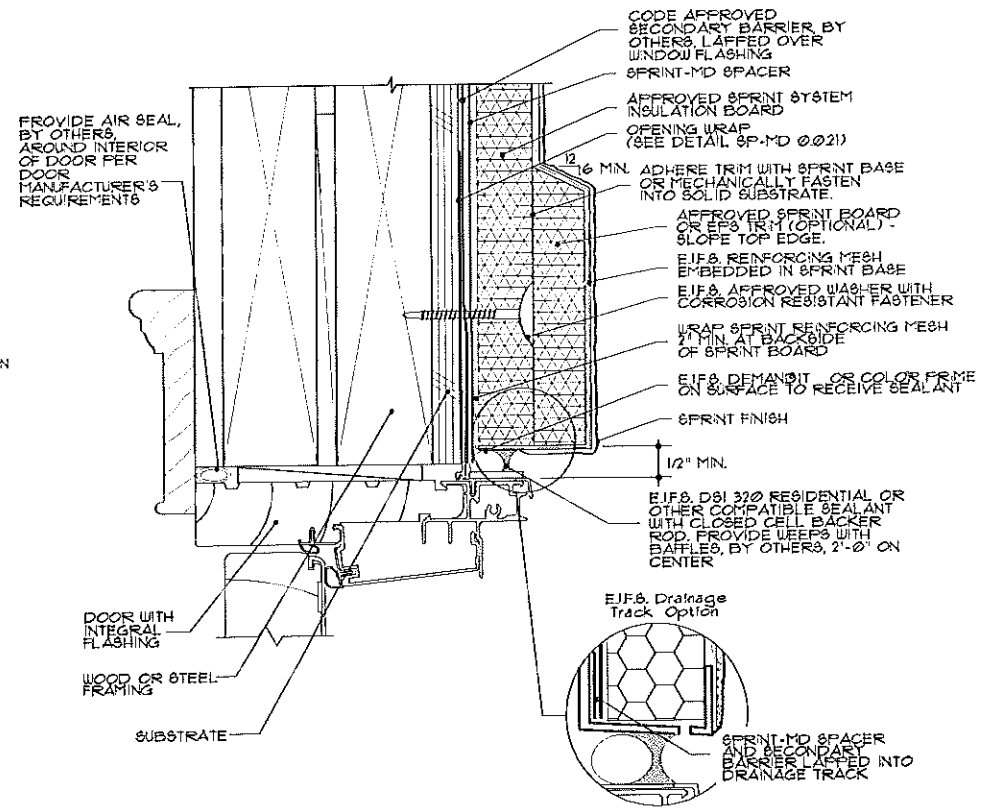
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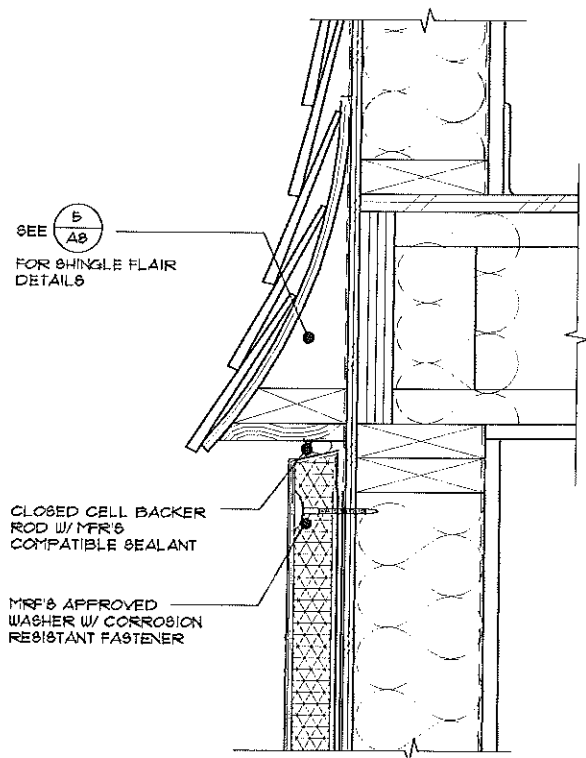
1 OUTSIDE CORNER/ HIGH IMPACT
NO SCALE



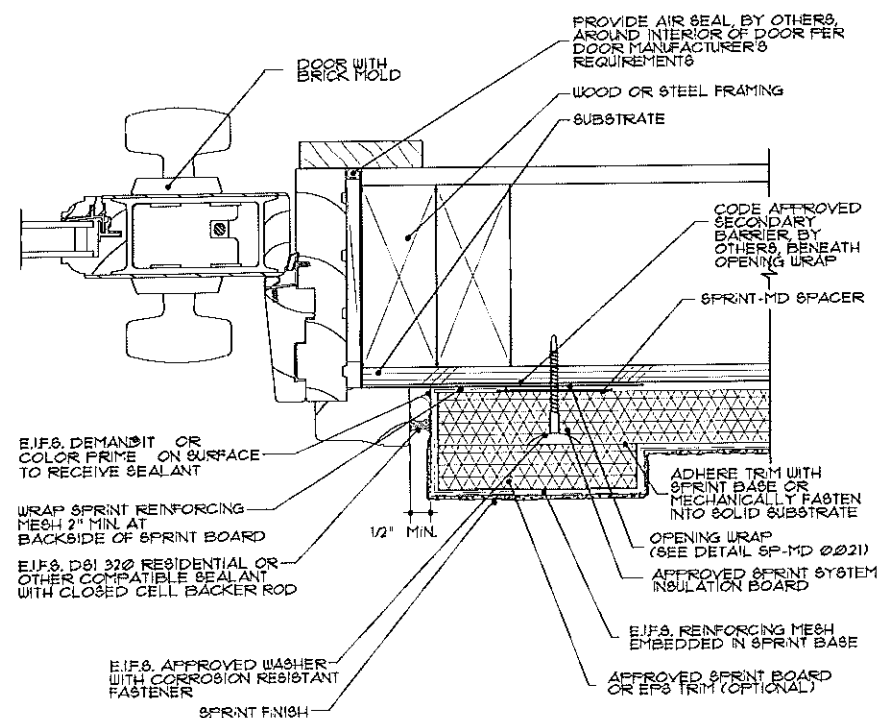
2 DUPONT TYVEK STUCCO WRAP (OPTION)
NO SCALE



3 DOOR HEAD WITH INTEGRAL FLASHING
NO SCALE



4 EIFS/ SHINGLE FLAIR TRANSITION
NO SCALE



5 DOOR JAMB W/ BRICK MOLD
NO SCALE

125 High Street, Scarborough, ME 04074
 Telephone: (207) 882-9233 Fax: (207) 882-9332
 E-mail: info@nealresidence.com
 Website: www.nealresidence.com

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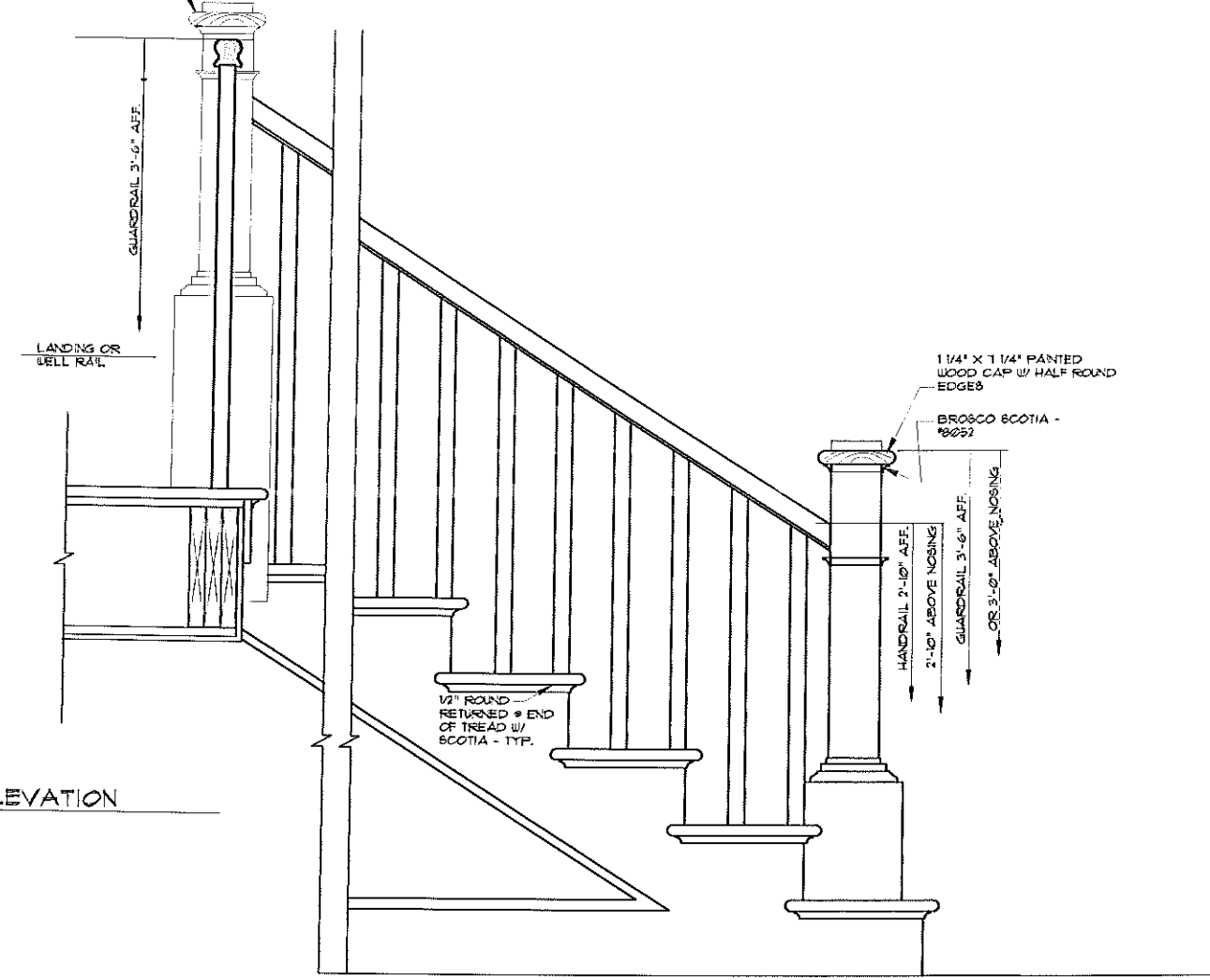
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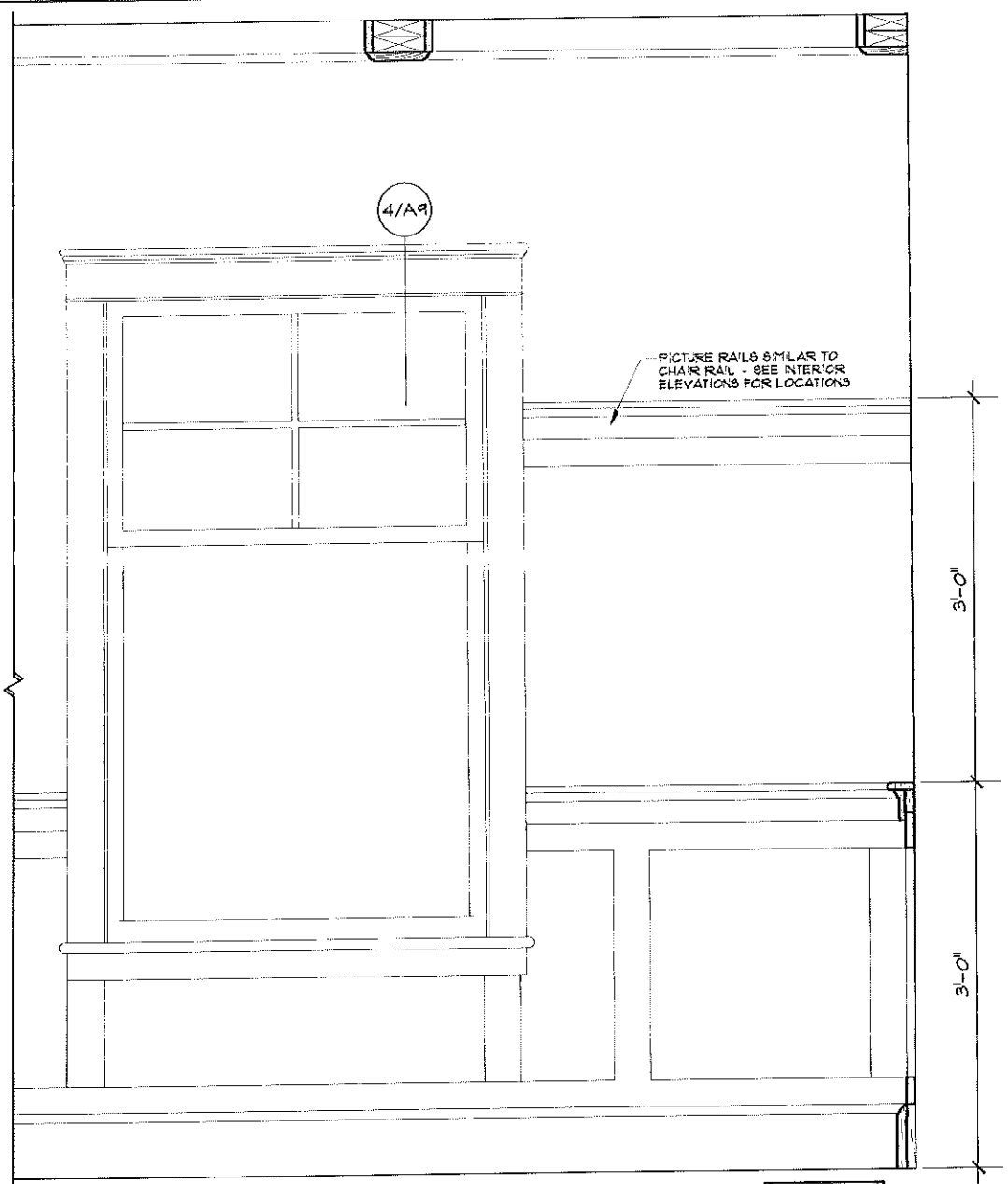
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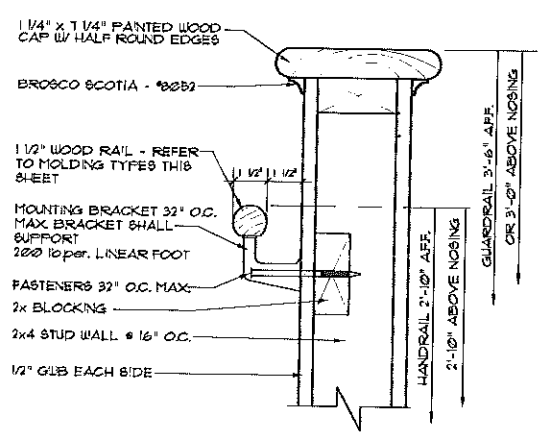
NEVEL POST W/
RAILING @ 42" AFF



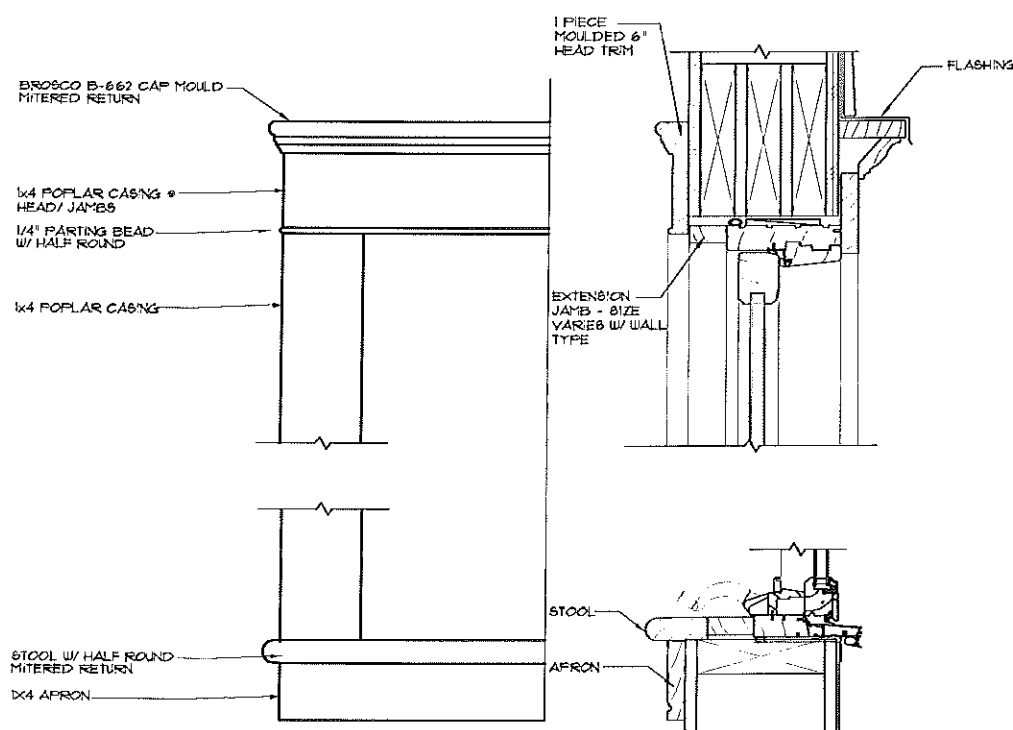
1 STAIR ELEVATION
1 1/2' = 1'-0'



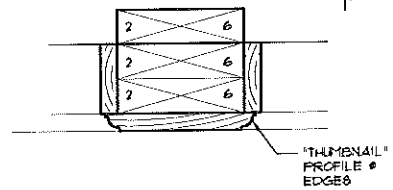
3 TRIM DETAILS
1 1/2' = 1'-0'



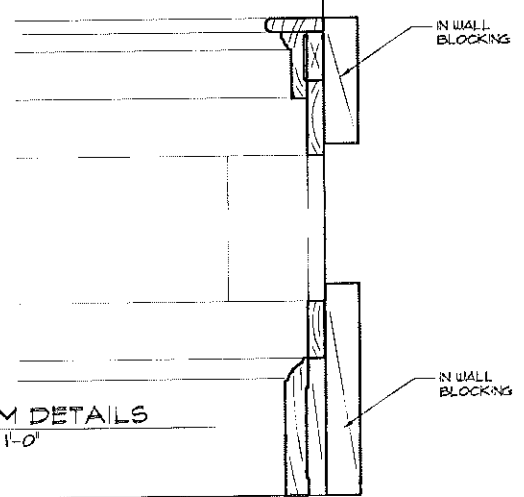
2 HALF WALL/ RAIL DETAIL
3' = 1'-0'



4 TRIM-DETAILS INTERIOR
3' = 1'-0'



5 TRIM DETAILS
3' = 1'-0'



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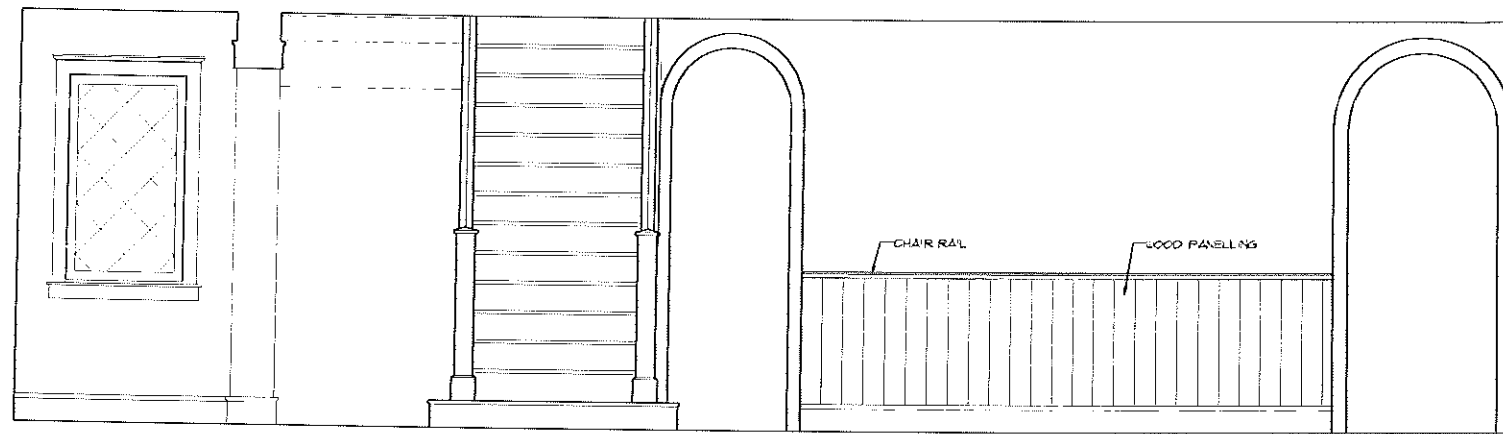
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TRIM DETAILS

DATE	5-8-03
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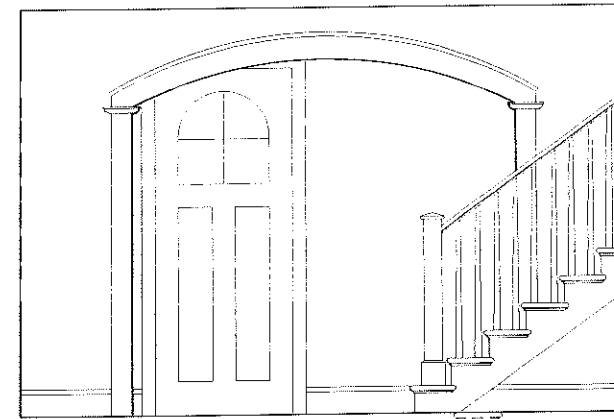
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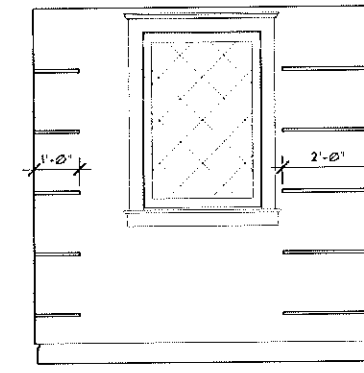
10 FOYER
SOUTH
SCALE: 1/2" = 1'-0"

11 STAIR HALL
SOUTH
SCALE: 1/2" = 1'-0"

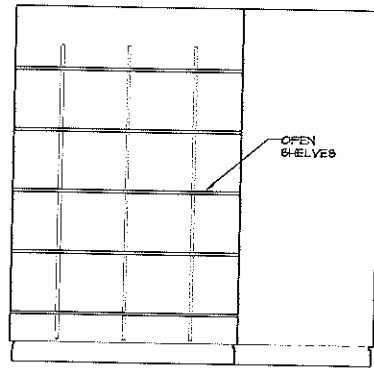
12 DINING ROOM
SOUTH
SCALE: 1/2" = 1'-0"



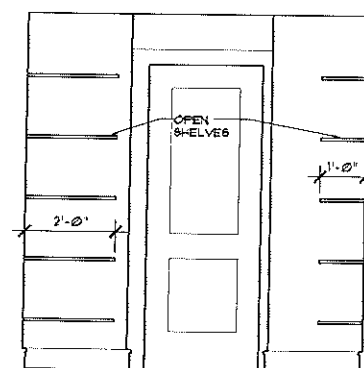
13 FOYER
EAST
SCALE: 1/2" = 1'-0"



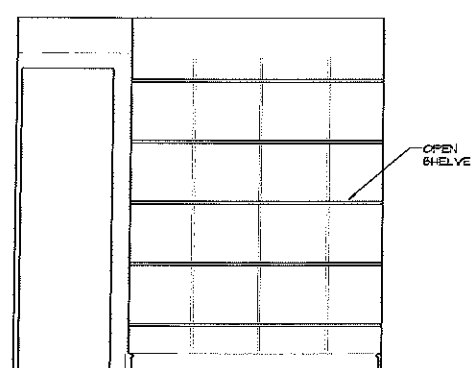
14 PANTRY
EAST
SCALE: 1/2" = 1'-0"



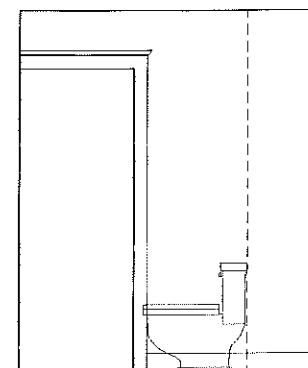
15 PANTRY
SOUTH
SCALE: 1/2" = 1'-0"



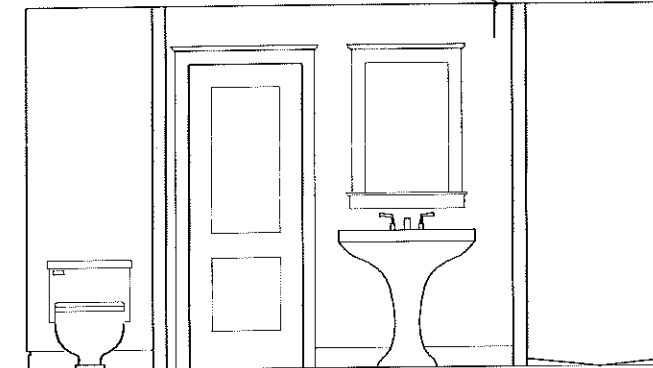
16 PANTRY
WEST
SCALE: 1/2" = 1'-0"



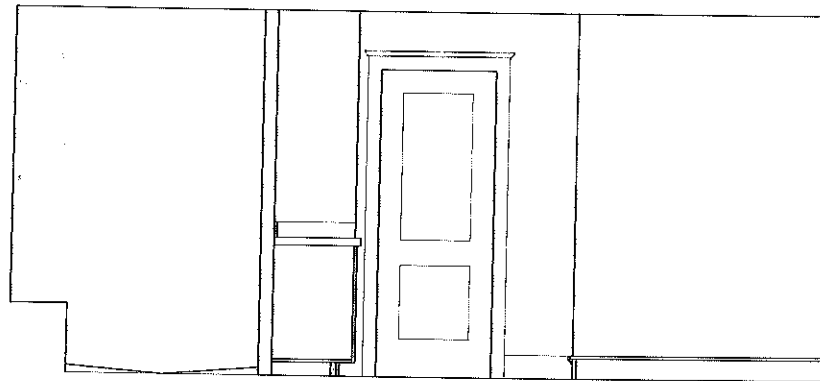
17 PANTRY
NORTH
SCALE: 1/2" = 1'-0"



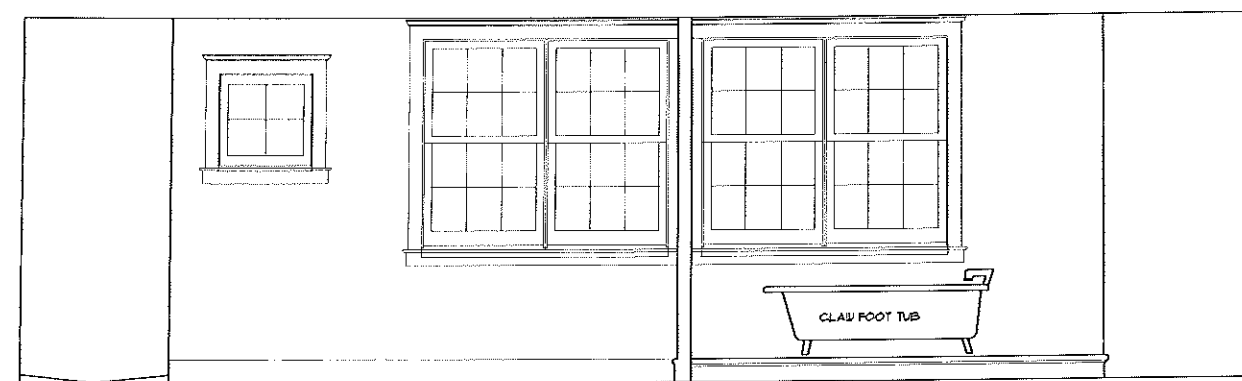
18 BYRON'S BATH
NORTH
SCALE: 1/2" = 1'-0"



19 BYRON'S BATH
EAST
SCALE: 1/2" = 1'-0"

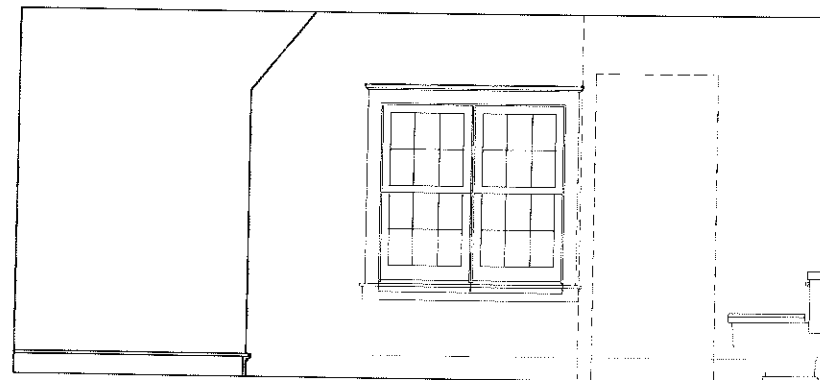


20 ALEX'S BATH
SOUTH
SCALE: 1/2" = 1'-0"

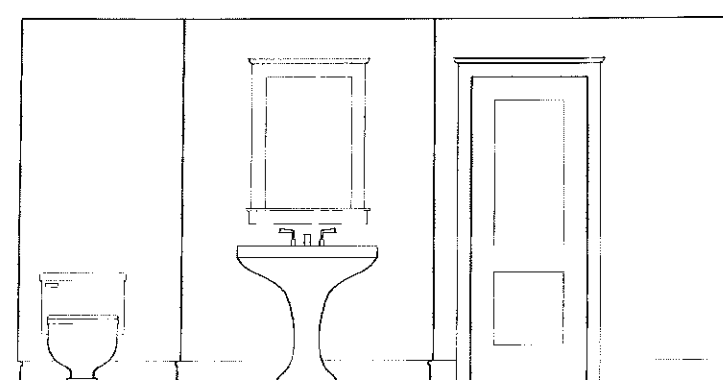


21 BYRON'S BATH
WEST
SCALE: 1/2" = 1'-0"

22 ALEX'S BATH
WEST
SCALE: 1/2" = 1'-0"



23 ALEX'S BATH
NORTH
SCALE: 1/2" = 1'-0"



24 ALEX'S BATH
EAST
SCALE: 1/2" = 1'-0"

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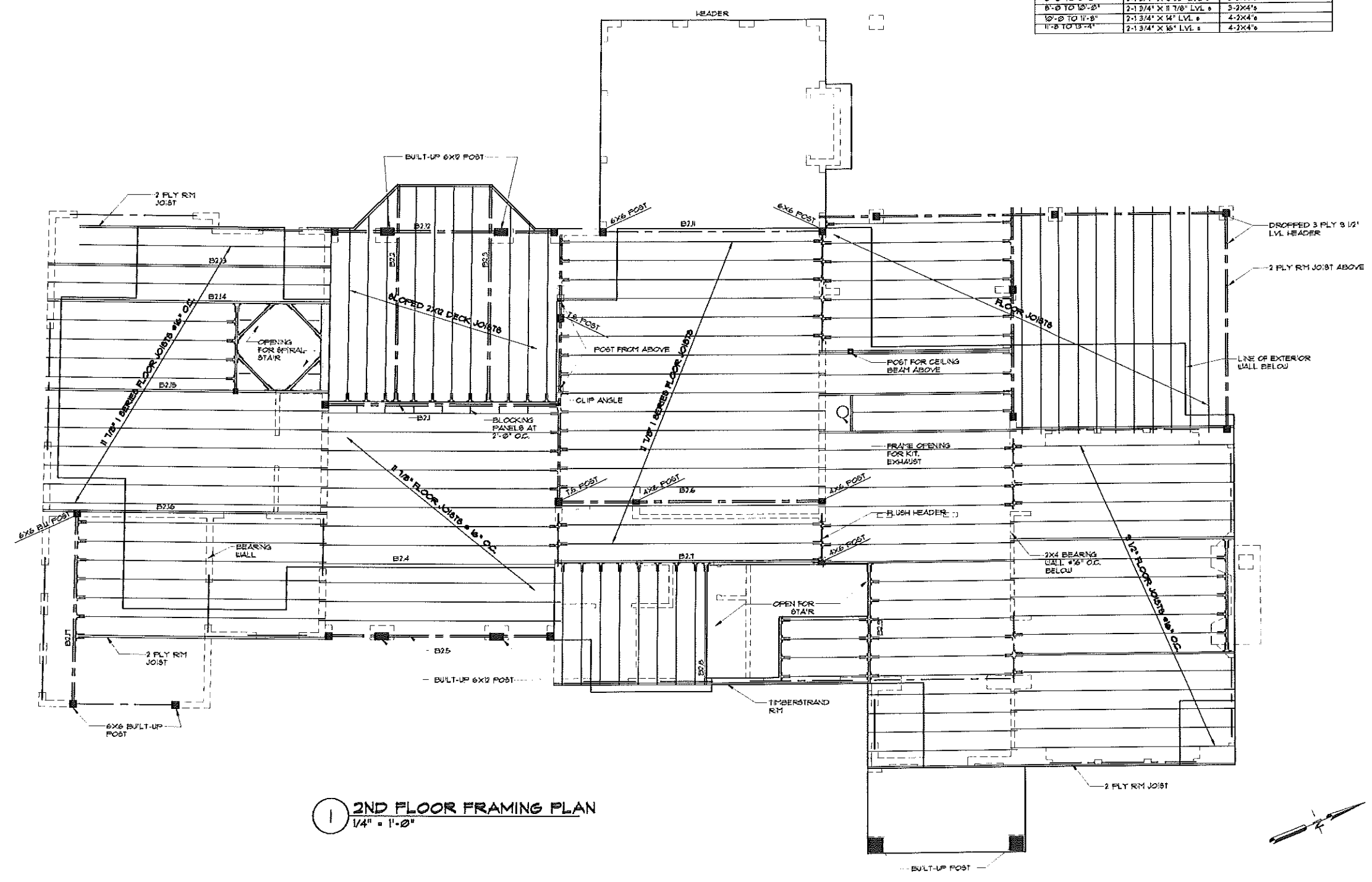
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 Calender Island Architecture
 Phone (207) 887-4133 Fax (207) 887-3333

BEAM SCHEDULE			
NO.	MEMBER SIZE	NO.	MEMBER SIZE
B21	2X4@2	B21@	NOT USED
B22	2 FLY	B211	3 PLY # 1/2" LVL
B23	2 FLY	B212	3 PLY # 1/2" LVL
B24	2 FLY # 1-JOIST	B213	2 FLY # 1/2" LVL
B25	3 FLY # 1/2" LVL	B214	2 FLY # 1/2" LVL
B26	3 FLY # 1/2" LVL	B215	2 FLY # 1/2" LVL
B27	3 FLY 1 3/4" X # 1/2" LVL	B216	2 FLY # 1/2" LVL
B28	2 FLY 1 3/4" X # 1/2" LVL	B217	3 FLY # 1/2" LVL
B29	-		

HEADER SCHEDULE		
SPAN	LINTEL SIZE	POST @ EACH END
UP TO 2'-0"	2-2X6 @	2-2X4's
2'-0" TO 2'-6"	2-2X6 @	2-2X4's
2'-6" TO 3'-3"	2-2X10 @	2-2X4's
3'-3" TO 4'-0"	2-2X12 @	2-2X4's
4'-0" TO 4'-8"	2-1 3/4" X 8 1/2" LVL @	2-2X4's
4'-8" TO 6'-0"	2-1 3/4" X 1 1/4" LVL @	2-2X4's
6'-0" TO 8'-0"	2-1 3/4" X 9 1/2" LVL @	3-2X4's
8'-0" TO 10'-0"	2-1 3/4" X 11 1/2" LVL @	3-2X4's
10'-0" TO 11'-8"	2-1 3/4" X 14" LVL @	4-2X4's
11'-8" TO 13'-4"	2-1 3/4" X 16" LVL @	4-2X4's



1 2ND FLOOR FRAMING PLAN
 1/4" = 1'-0"

REVISIONS	
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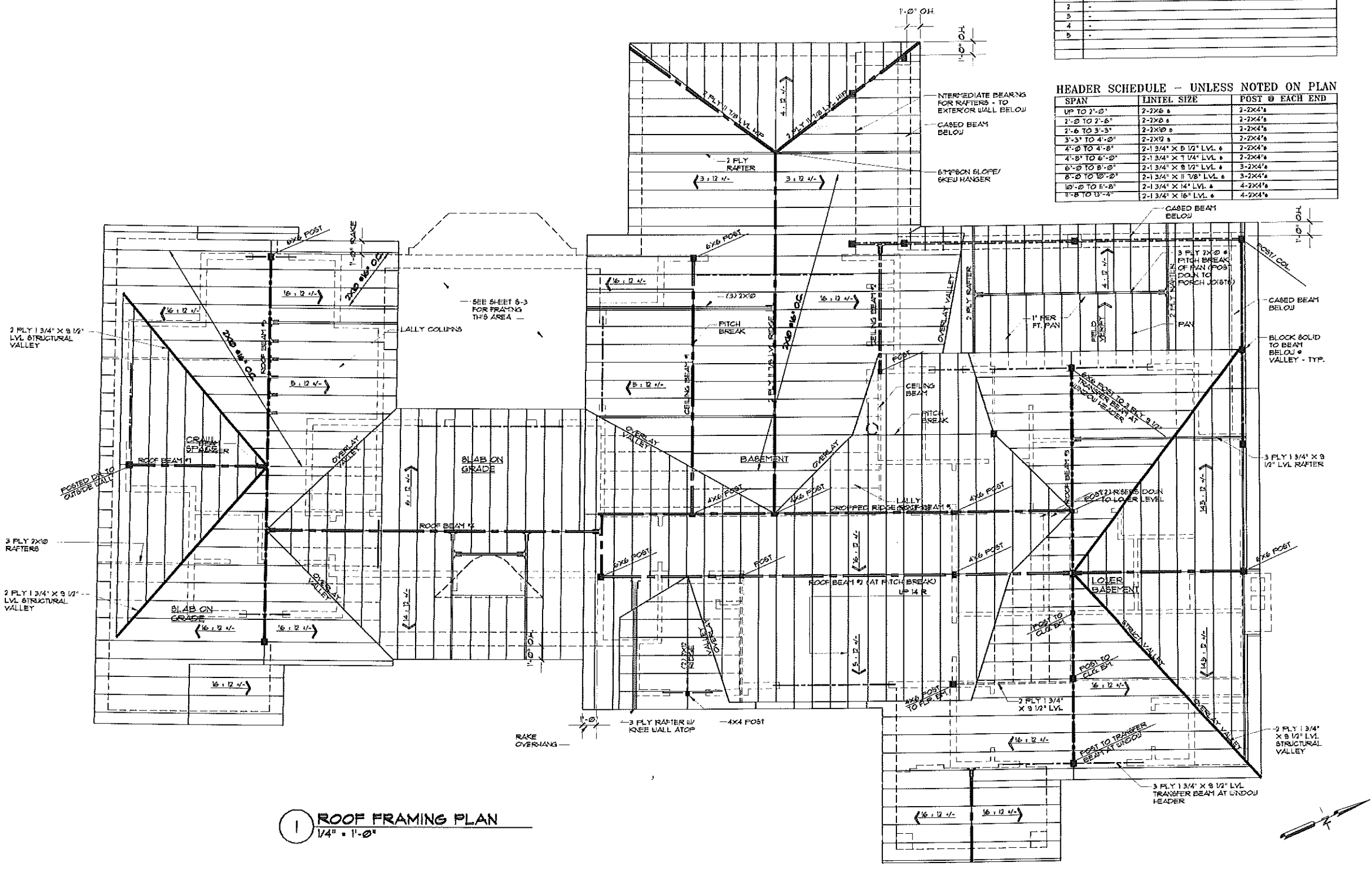
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ROOF BEAM SCHEDULE	
NO.	MEMBER SIZE
1	2 PLY 1 7/8" LVL
2	2 PLY 1 7/8" LVL
3	2 PLY 1 7/8" LVL
4	2 PLY 1 7/8" LVL
5	2 PLY 1 7/8" LVL

CEILING BEAM SCHEDULE	
NO.	MEMBER SIZE
1	-
2	-
3	-
4	-
5	-

HEADER SCHEDULE - UNLESS NOTED ON PLAN		
SPAN	LINTEL SIZE	POST @ EACH END
UP TO 2'-0"	2-2X6 #	2-2X4's
2'-0" TO 2'-6"	2-2X6 #	2-2X4's
2'-6" TO 3'-3"	2-2X6 #	2-2X4's
3'-3" TO 4'-0"	2-2X6 #	2-2X4's
4'-0" TO 4'-8"	2-1 3/4" X 6 1/2" LVL #	2-2X4's
4'-8" TO 5'-0"	2-1 3/4" X 1 1/4" LVL #	2-2X4's
5'-0" TO 6'-0"	2-1 3/4" X 8 1/2" LVL #	3-2X4's
6'-0" TO 8'-0"	2-1 3/4" X 8 1/2" LVL #	3-2X4's
8'-0" TO 10'-0"	2-1 3/4" X 11 7/8" LVL #	3-2X4's
10'-0" TO 11'-8"	2-1 3/4" X 14" LVL #	4-2X4's
11'-8" TO 13'-4"	2-1 3/4" X 16" LVL #	4-2X4's



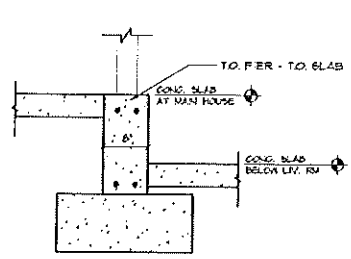
1 ROOF FRAMING PLAN
 1/4" = 1'-0"

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NO.	DESCRIPTION

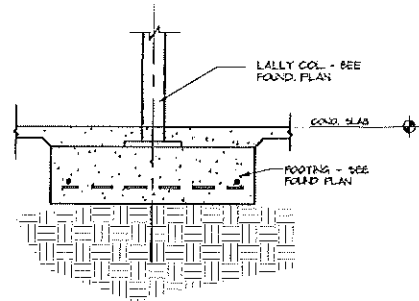
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ROOF FRAMING PLAN

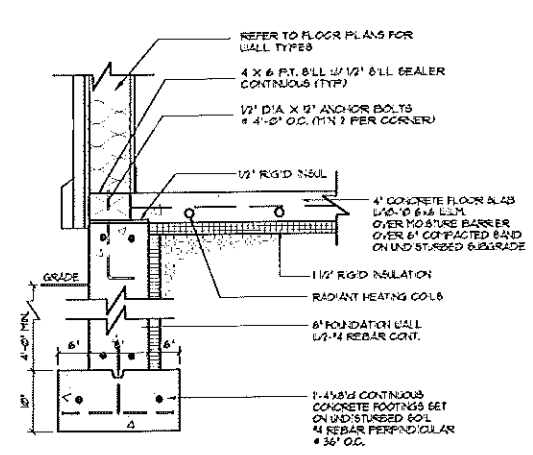
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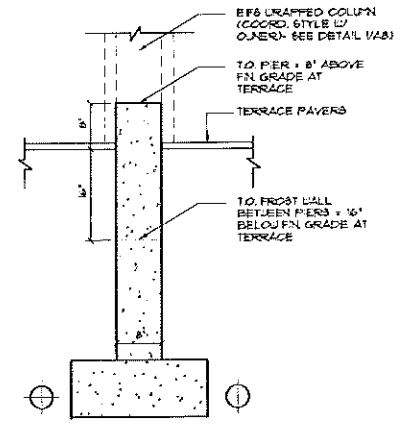
11 DETAIL AT STEP IN CONC. SLAB
SCALE: 1/4"=1'-0"



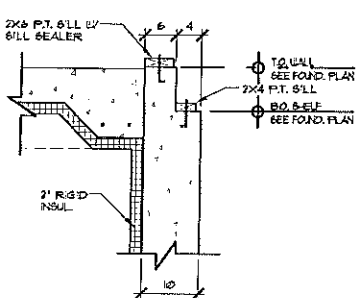
12 DETAIL AT LALLY COL FOOTING
SCALE: 1/4"=1'-0"



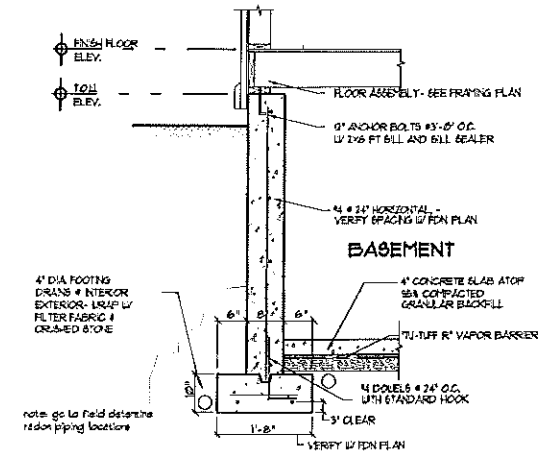
9 TYP. FOUNDATION WALL AT SLAB DETAIL
SCALE: 1/4"=1'-0"



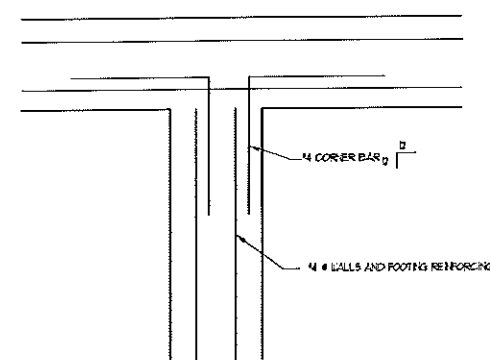
8 DETAIL AT COLUMN PIER
SCALE: 1/4"=1'-0"



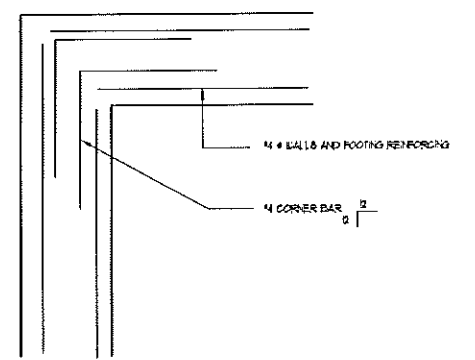
7 JOIST SHELF DETAIL
SCALE: 3/4"=1'-0"



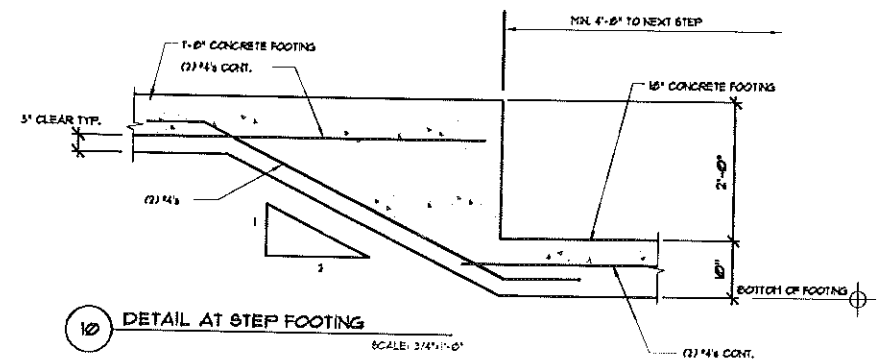
6 TYPICAL BASEMENT WALL DETAIL
SCALE: 1/2"=1'-0"



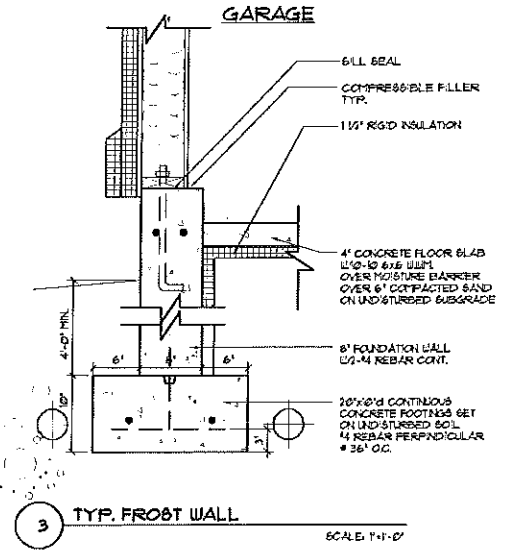
5 CORNER BAR DETAIL
SCALE: 1/2"=1'-0"



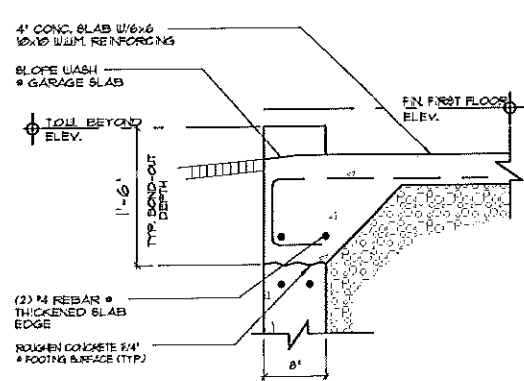
4 CORNER BAR DETAIL
SCALE: 1/2"=1'-0"



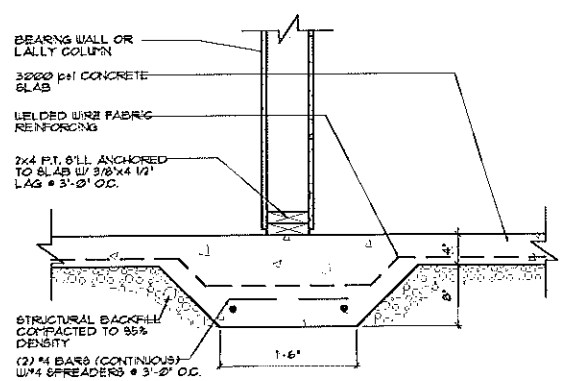
10 DETAIL AT STEP FOOTING
SCALE: 3/4"=1'-0"



3 TYP. FROST WALL
SCALE: 1/4"=1'-0"



2 THICKENED SLAB GARAGE
SCALE: 1/4"=1'-0"



1 SLAB DETAIL BEARING WALL
SCALE: 1/4"=1'-0"

122 High Street, Scarborough, ME 04074
Calvin Island, ME
Phone: (207) 887-9133 Fax: (207) 887-3333

NO.	DATE	DESCRIPTION

NEAL RESIDENCE
GREAT DIAMOND ISLAND, MAINE

DRAWINGS THIS SHEET

DATE	11/15/02
NUMBER	
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1. FOUNDATION NOTES:

- DESIGN BEARING CAPACITY:
20 KSF FOOTINGS ON SOIL
60 KSF FOOTINGS ON LEDGE
- OWNER TO PROVIDE GEOTECHNICAL INVESTIGATION PER BOCA 1936 CODE REQUIREMENTS.
- CONTRACTOR SHALL RETAIN A QUALIFIED TESTING LABORATORY TO PERFORM THE FOLLOWING TESTS:
ONE DENSITY TEST PER 2000 SQUARE FEET OF COMPACTED SUBGRADE AND COMPACTED FILL.
ONE DENSITY TEST PER 50 FEET OF WALL FOOTING.
ANY MATERIAL THAT DOES NOT MEET DENSITY REQUIREMENTS OF OWNER'S GEOTECHNICAL INVESTIGATION REPORT SHALL BE REMOVED AND REPLACED AT CONTRACTOR'S EXPENSE. RETESTING OF REJECTED MATERIAL WILL BE AT CONTRACTOR'S EXPENSE.
- PLACE FOOTINGS ON EXPOSED LEDGE SURFACE WHERE POSSIBLE. STRIP SOIL COVER FROM LEDGE AND CLEAN ALL LOOSE MATERIAL FROM LEDGE SURFACE BEFORE CONSTRUCTING FOOTINGS.
- WHERE FOOTINGS DO NOT BEAR DIRECTLY ON LEDGE PROVIDE MIN 5'-0" OF SOIL COVER ABOVE BOTTOM OF FOOTING. PLACE FOOTINGS ON UNDISTURBED MATERIAL. NOTIFY ENGINEER IF UNSUITABLE MATERIALS ARE ENCOUNTERED AT FOOTING SUBGRADE.
- UNDER FLOOR SLABS, REMOVE TOPSOIL AND UNSUITABLE MATERIALS. FILL OVER EXCAVATED AREAS WITH COMPACTED GRAVEL. PROVIDE MIN. 6" OF COMPACTED GRAVEL OR SAND UNDER SLAB.
- UNDER SLABS (AND FOOTINGS IF REQUIRED) COMPACT MATERIAL TO 95% OF MAX DENSITY DETERMINED BY ASTM D1557, MODIFIED.
- PROVIDE MATERIAL MEETING THE FOLLOWING GRADATIONS BY WEIGHT:

GRAVEL:

SIeve SIZE	% PASSING
3"	100
1/4"	30 - 10
NO. 40	0 - 30
NO. 200	0 - 5

SAND:

SIieve SIZE	% PASSING
3/8"	100
NO. 4	95 - 100
NO. 10	50 - 85
NO. 20	2 - 10
- BACKFILL BOTH SIDES OF FOUNDATION WALLS AT THE SAME TIME EXCEPT FOR WALLS DESIGNED TO BE PERMANENT RETAINING WALLS. DO NOT BACKFILL RETAINING WALLS UNTIL 7 DAYS AFTER PLACING CONCRETE.

CONCRETE NOTES:

- DESIGN CODE: ACI 308-88
- MIN 28 DAY COMPRESSIVE STRENGTH: 4000 PSI (SLAB ON GRADE) 3000 PSI (ALL OTHERS)
- REINFORCEMENT: GRADE 60, ASTM A615 WELDED WIRE FABRIC ASTM A183
- MIN CONCRETE COVER:
3" FOR CONCRETE CAST AGAINST SOIL.
2" FOR OTHER CONCRETE UNLESS SHOWN OTHERWISE.
- PROVIDE CONTROL JOINTS OR CONSTRUCTION JOINTS IN FOUNDATION WALLS AT 40' O.C. MAX SPACING. LOCATE JOINTS TO MATCH JOINTS IN MASONRY WHERE POSSIBLE.
- SPlice LENGTHS (UNLESS SHOWN OTHERWISE):
HORIZONTAL BARS IN WALLS, LONGITUDINAL BARS IN FOOTINGS:
4' 1" - 4'
5' 1" - 8'
OTHER BARS:
4' 1" - 8'
5' 1" - 7'
6' 2" - 9'
- WELDED WIRE FABRIC - 6"
- COORDINATE PENETRATIONS WITH MECHANICAL, ELECTRICAL AND CIVIL WORK.
- LET CURE ALL CONCRETE 7 DAYS AFTER PLACEMENT

WOOD FRAMING NOTES:

- STRUCTURAL LUMBER: NO. 2 SPRUCE-PINE-FIR OR BETTER AND SHALL BEAR THE GRADE STAMP OF THE MANUFACTURER'S ASSOCIATION.
- DESIGN CODE: NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION BY THE NATIONAL FOREST PRODUCTS ASSOCIATION, 1991 EDITION.
- FASTENERS: COMPLY WITH RECOMMENDED FASTENING SCHEDULE OF THE BOCA NATIONAL BUILDING CODE/1936, UNLESS SHOWN OTHERWISE ON THE DRAWINGS.

- NAILING REQUIREMENTS FOR FLYWOOD FLOOR DECKS, ROOF DECK, AND SHEATHING:
PROVIDE 8D NAILS AS FOLLOWS UNLESS SHOWN OTHERWISE:
6" O.C. ALONG ALL PANEL EDGES
12" O.C. ALONG INTERMEDIATE MEMBERS FOR ROOF AND WALLS.
10" O.C. ALONG INTERMEDIATE MEMBERS FOR FLOORS.
- SPike TOGETHER ALL FRAMING MEMBERS WHICH ARE BUILT-UP USING 2-ROUS OF 16d NAILS AT 12" O.C. STAGGERED.
- PROVIDE GALVANIZED METAL JOIST HANGERS AT FLUSH FRAMED CONNECTIONS. IF SIZES ARE NOT SHOWN ON PLANS, PROVIDE HANGERS EQUAL TO SIMPSON W10 OR L1020.
- PROVIDE GALVANIZED METAL RAFTERS TIES EQUAL TO SIMPSON H 25 BETWEEN G/N ROOF RAFTERS AND SUPPORTING WALLS OR MEMBERS, UNLESS SHOWN OTHERWISE.
- PROVIDE 2 - 1 1/2 X 3/8 LVL W/ 1/2" FLYWOOD CENTER AS HEADERS OVER ALL OPENINGS IN BEARING WALLS UNLESS SHOWN OTHERWISE.
- PROVIDE DOUBLE TOP PLATE IN ALL EXTERIOR WALLS AND ALL BEARING WALLS. STAGGER TOP PLATE SPLICES IN EXTERIOR WALLS 4'-0" AND PROVIDE AT LEAST 8-10d NAILS PER SPLICE.
- PROVIDE PRESSURE TREATED LUMBER FOR ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE.
- PROVIDE MIN. OF 2 - 2X STUDS AT ENDS OF ALL BUILT-UP 2X BEAMS UNLESS SHOWN OTHERWISE.
- NAIL MULTIPLE MICROLAM, PARALAM OR LVL LUMBER TOGETHER USING 2 ROUS OF 16d NAILS 12" O.C. STAGGERED AS RECOMMENDED BY THE MANUFACTURER.
- ROOF AND WALL SHEATHING:
APA RATED SHEATHING, EXPOSURE I OR STRUCTURAL I OR II RATED SHEATHING, EXPOSURE I
ROOF: 5/8", SPAN RATING 32/16
WALLS: 1/2"
INSTALL SHEETS WITH FACE GRAIN DIRECTION PERPENDICULAR TO SUPPORTING MEMBERS.
- POSTS AT CORNERS OF EXT. WALLS: PROVIDE 6X6 OR 3-2X6 MIN.
- PROVIDE FULL DEPTH BLOCKING AT ENDS AND INTERIOR SUPPORTS OF ALL JOISTS AND RAFTERS WHERE JOISTS AND RAFTERS FRAME OVER SUPPORTS.
- PROVIDE 1/3 DIAGONAL BRIDGING OR FULL DEPTH BLOCKING FOR EACH 8' OF SPAN FOR ALL JOISTS AND RAFTERS. INSTALL BLOCKING AT MID-HEIGHT OF ALL WALL STUDS.

ERECTION NOTES:

- ALL WOOD MEMBERS MUST BE PROPERLY BRACED UNTIL THE COMPLETE STRUCTURAL SYSTEM HAS BEEN CONSTRUCTED.
- IN THE EVENT OF ERROR, DEFECT IN MATERIALS, AND/OR WORKMANSHIP OF SHOP WORK WHICH PREVENTS PROPER ASSEMBLY AND FITTING UP OF PARTS, IMMEDIATELY REPORT TO THE ENGINEER AND OBTAIN ENGINEER'S APPROVAL TO THE METHOD OR CORRECTION.
- CONSIDERATION BY THE CONTRACTOR MUST BE MADE TO ACCOMMODATE DEFLECTIONS OF THE STRUCTURAL FRAMING SYSTEM. CONSIDERATION MUST ALSO BE MADE TO ACCOMMODATE DIMENSIONAL CHANGES IN WOOD MEMBERS DUE TO CYCLIC CHANGES IN HUMIDITY CONDITIONS. SLIP JOINTS MUST BE USED AT GLASS FRAMING AND NON-LOAD BEARING PARTITIONS.

WOOD TRUSS NOTES:

- DESIGN CODES:
NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION BY THE NATIONAL FOREST PRODUCTS ASSOCIATION, 1991 EDITION.
DESIGN SPECIFICATIONS FOR LIGHT METAL PLATE CONNECTED WOOD TRUSSES. (171-85).
BOCA NATIONAL BUILDING CODE/1936
- THE WOOD TRUSS MANUFACTURER MUST PARTICIPATE IN A CODE APPROVED THIRD PARTY QUALITY ASSURANCE PROGRAM SUCH AS THE TRUSS PLATE INSTITUTE'S "QUALITY ASSURANCE PROGRAM" OR EQUIVALENT.
WOOD TRUSS DESIGN SHOP DRAWINGS SHALL INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING INFORMATION:
SPAN LENGTH, OVERHANG AND EAVE DIMENSIONS, SLOPE AND SPACING OF WOOD TRUSSES.
DESIGN LOADS AND THEIR POINTS OF APPLICATION, WITH VALLEY AND CONVENTIONAL FRAMING CONSIDERED.
ADJUSTMENT TO ALLOWABLE VALUES.
REACTIVE FORCES AND THEIR LOCATIONS.
BEARING TYPE AND MINIMUM BEARING LENGTH.
DEFLECTIONS, SPAN AND REACTIONS.
METAL CONNECTOR PLATE TYPE, GAUGE, SIZE AND LOCATION.
LUMBER SIZE, SPECIES, GRADE AND MOISTURE CONTENT.
LOCATION AND CONNECTION DESIGN OF REQUIRED CONTINUOUS LATERAL BRACING.
TRUSS SPLICE DETAILS.
TRUSS CONNECTION DETAILS.

- TRUSS MEMBERS: NO. 2 OR BETTER SOUTHERN PINE, KILN DRIED TO 15% MAXIMUM MOISTURE CONTENT OR APPROVED EQUAL.
- WOOD TRUSSES SHALL BE DESIGNED WITH AT LEAST ONE HORIZONTAL ROLLER CONNECTION PER SPAN SO THAT NO HORIZONTAL REACTIONS ARE INDUCED ON SUPPORTS UNDER DEAD OR LIVE LOADS. WOOD TRUSSES MUST BE DESIGNED FOR DEAD, LIVE, SNOW, WIND AND SEISMIC FORCES PER BOCA 1936. SHOW LOAD COMBINATIONS ON SHOP DRAWINGS.
- BRACING: THE TRUSS MANUFACTURER SHALL SPECIFY ALL BRACING REQUIRED BOTH FOR TEMPORARY CONSTRUCTION LOADINGS AND FOR PERMANENT LATERAL SUPPORT OF COMPRESSION MEMBERS. HANDLE, INSTALL AND BRACE WOOD TRUSSES IN ACCORD WITH IFI "WB-9".
- CONTINUOUS BOTTOM CHORD LATERAL BRACING IS REQUIRED AT 10' O.C. MINIMUM UNLESS NOTED OTHERWISE. BOTTOM CHORD BRACING IS CONTINUOUS FROM ONE END OF THE BUILDING TO THE OTHER END. OVERLAP CONTINUOUS BRACING AT LEAST ONE TRUSS SPACE. USE A MINIMUM OF 2 X 4 GRADE MARKED LUMBER AT LEAST 10' LONG. W/ 2-16d NAILS AT INTERMEDIATE AND 3-16d NAILS AT END CONNECTION.
- CROSS BRACING IS REQUIRED AT MINIMUM 10' O.C. UNLESS NOTED OTHERWISE. LOCATE CROSS BRACING AT OR NEAR THE BOTTOM CHORD BRACING. INSTALL CROSS BRACING AT EACH END AND AT 20' O.C. ALONG THE LENGTH OF LATERAL BRACING. CROSS BRACING IS ACCOMPLISHED BY ATTACHING DIAGONAL WEB BRACING TO OPPOSITE SIDES OF THE SAME GROUP OF SIMILAR WEB MEMBERS. SLOPE CROSS BRACING IN OPPOSITE DIRECTIONS AT APPROXIMATELY 45 DEGREES FORMING A CROSS "X". USE A MINIMUM OF 2 X 4 GRADE MARKED LUMBER WITH AT LEAST 2 - 16d NAILS AT EACH CONNECTION.
- NAILERS FOR TRUSSES: NO. 2 OR BETTER SPRUCE-PINE-FIR 1 1/2" MAX MOISTURE CONTENT, OR MIN. Fc PERPENDICULAR = 475 PSI.
- ALL WOOD TRUSSES SHALL BE FASTENED TO THEIR SUPPORTS WITH CODE APPROVED HURRICANE CLIPS OR STRAPS. CONTRACTOR MUST ORDER AND INSTALL HURRICANE CLIPS OR STRAPS FOR THE UPLIFT AND LATERAL FORCES SHOWN ON THE WOOD TRUSS SHOP DRAWINGS.
- ALL CONNECTION HARDWARE SHALL BE GALVANIZED SIMPSON STRONG TIE OR BY ENGINEER APPROVED EQUIVALENT MANUFACTURER. ALL CONNECTION HARDWARE IS TO BE FULLY FASTENED PER MANUFACTURER'S REQUIREMENTS.
- GABLE ENDWALL TRUSSES MUST TRANSFER LATERAL LOADS TO THE SHEAR WALLS AND/OR THE ROOF DIAPHRAGM.
- PROVIDE PRESSURE TREATED LUMBER FOR ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE.
- SUBMIT WOOD TRUSS SHOP DRAWINGS BEARING THE SEAL OF A MAINE REGISTERED PROFESSIONAL ENGINEER AND THE FOLLOWING INFORMATION:
ME PE SEALED WOOD TRUSS DESIGN CALCULATIONS FOR EACH TYPE OF TRUSS.
ME PE SEALED WOOD TRUSS ERECTION PLAN, INCLUDING CONNECTION DETAILS AND PERMANENT BRIDGING REQUIREMENTS.
ME PE SEALED WOOD TRUSS TEMPORARY ERECTION BRACING PLAN.

PRE-ENGINEERED WOOD JOISTS:

- PRE-ENGINEERED WOOD JOISTS SHALL BE BY TRUS JOIST CORPORATION OR BY ENGINEER APPROVED EQUIVALENT MANUFACTURER.
- DESIGN CODES:
NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION BY THE NATIONAL FOREST PRODUCTS ASSOCIATION, 1991 EDITION.
BOCA NATIONAL BUILDING CODE/1936.
- PRE-ENGINEERED WOOD JOISTS SHALL BE SHOP FABRICATED WITH STRUCTURAL GRADE FLYWOOD, MACHINE STRESS RATED FLANGES, AND WATERPROOF TYPE GLUES.
- MANUFACTURER SHALL SUPPLY AND CONTRACTOR SHALL INSTALL JOIST BRIDGING AND ALL TEMPORARY ERECTION BRACING. FLYWOOD FLOORING SHALL BE GLUED AND NAILED PER JOIST MANUFACTURER'S REQUIREMENTS.
- ALL CONNECTION HARDWARE SHALL BE GALVANIZED HUGHES CO. SIMPSON STRONG TIE OR BY ENGINEER APPROVED EQUIVALENT MANUFACTURER. ALL CONNECTION HARDWARE IS TO BE FULLY FASTENED PER MANUFACTURER'S REQUIREMENTS.
- PRE-ENGINEERED WOOD JOISTS MUST BE DESIGNED FOR DEAD, LIVE, SNOW, WIND AND SEISMIC FORCES PER BOCA 1936. SHOW LOAD COMBINATIONS ON SHOP DRAWINGS.
- SUBMIT PRE-ENGINEERED WOOD JOIST SHOP DRAWINGS BEARING THE SEAL OF A MAINE REGISTERED PROFESSIONAL ENGINEER.

MICROLAM LVL LUMBER:

- MATERIAL, MANUFACTURE AND QUALITY CONTROL SHALL BE IN CONFORMANCE WITH CABO REPORT NO. NEF-126. ADHESIVES SHALL BE WATERPROOF TYPE CONFORMING TO REQUIREMENTS OF ASTM D-2559.
MINIMUM ALLOWABLE STRESSES:
Fb = 2300 PSI
Fv = 230 PSI
Fc // = 2900 PSI
E = 2,000,000 PSI
THIS IS IN AGREEMENT W/ 02102-4
- PROVIDE WRITTEN CERTIFICATION THAT MICROLAM / LVL MEMBERS CONFORM TO ABOVE REQUIREMENTS.

LOADING NOTES:

- CODE: BOCA 1936
- AREA LIVE LOADS:
ROOMS = 40 PSF (120 PSF PARTITION)
CORRIDOR = 80 PSF (120 PSF PARTITION)
LOBBY, LOUNGE = 100 PSF
STAIRS = 120 PSF
STORAGE = 120 PSF

3. ROOF SNOW LOAD:
Pg = 60 PSF
Cs = .1
I = 1.0
Ff = 42 PSF

ROOF SLOPE VARIES, SLOPED ROOF LOADS:

SLOPE	Cs	Pg	UNBALANCED (Pg x 125)
4/12	1.0	42 PSF	52.5 PSF
8/12	1.071	38.1 PSF	47.6 PSF
11/12	1.25	26.25 PSF	32.8 PSF

NOTE: USE UNBALANCED LOAD ON LEeward SIDE OF HIP AND GABLE ROOFS. IN THE UNBALANCED CASE UNWARD SIDE IS CONSIDERED FREE OF SNOW.

DRIFT AND SLIDING SNOW LOADING:
Wd = 8.52 FT.
Wb = 25 FT.
D = 218 FCF
Pg = 60 PSF
Hd = 215'
Ho = 215'
Fmax = 218 FCF 3/4(14 x 215') x 2.15' = 125 PSF (SLIDING SNOW W/ DRIFT)
Fmax = 218 FCF 3/4(215' x 215') = 106 PSF (DRIFT AT HIGH)

4. WIND LOAD:
BASIC WIND SPEED V: 80 MPH
EXPOSURE CATEGORY: C
IMPORTANCE FACTOR I: 1.05
Fv = 16.4 PSF
h = 20 FT.
z = 20 FT.
Kt = .81
Kz = .81
Gf = 1.23
Gz = 1.23
Ld = 255
Wt = A

WALL Cp LEeward = .8
WALL Cp LEeward = -.3
WALL Cp SIDEWALL = -.7

FOR ROOF WIND LOADING USE 8/12 ROOF SLOPE:
ROOF Cp LEeward = .3 or -.7
ROOF Cp LEeward = -.7

Gcpl = +.25
Gcpl LEeward = -.16
Gcp LEeward = .12

WALL PRESSURE WINDWARD P = 152 PSF
WALL PRESSURE LEeward P = -95 PSF
WALL PRESSURE SIDEWALL P = -113 PSF

ROOF PRESSURE WINDWARD P = 35 PSF or -113 PSF
ROOF PRESSURE LEeward P = -113 PSF

PARTS AND COMPONENT WIND LOADING (ALL ZONES)
P = 21.1 PSF or -21.1 PSF

" POSITIVE PRESSURE ACTS TOWARDS SURFACE AND NEGATIVE PRESSURE ACTS AWAY FROM SURFACE

5. SEISMIC LOADING:
GROUP I
Av = .1
As = .1
S = 2.0
R = 6.5
Cd = 4
W = DL + 5L
Cs = 0.385
V = 2.6 PSF (BASE SHEAR)

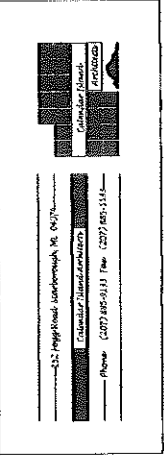
CONNECTION DESIGN:
F = .05 x (BEAM OR TRUSS REACTION LOAD)

6. DEAD LOADS:
ROOF DL:
ASPHALT SHINGLES = 25
SHEATHING = 18
2 X FRAMING, WOOD TRUSSES = 4.0
1/2" FG. BATT INSULATION = 3.6
5/8" GYP. BD. CEILING = 3.1
MISC. = 1.0

TOTAL = 16.0 PSF

FLOOR DL:
2 X FRAMING, BEAMS = 2.0
DECKING = 2.3
FLOORING = 2.0
5/8" GYP. BD. CEILING = 3.1
MISC. = 1.0

TOTAL = 10.4 PSF



REVISIONS

NO.	DATE	DESCRIPTION

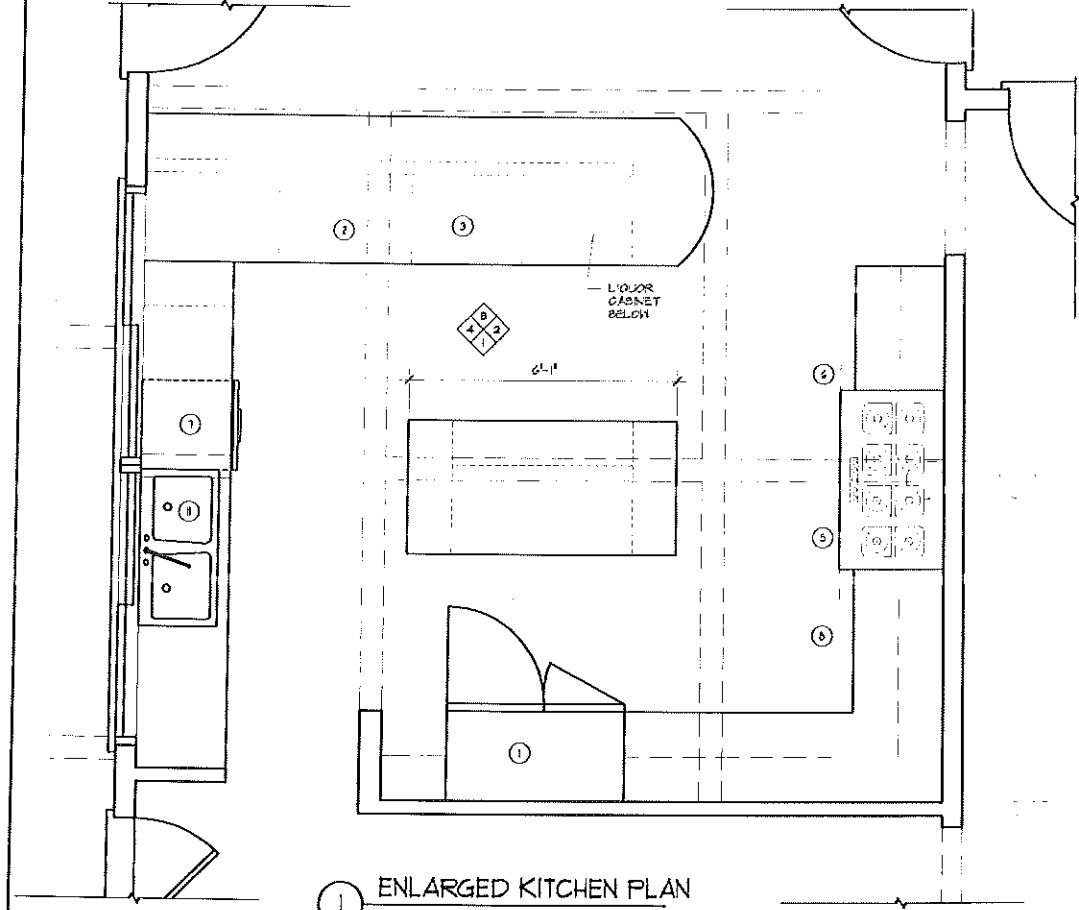
Byron and Alex Neal
Residence
Great Diamond Island, Maine

STRUCTURAL NOTES

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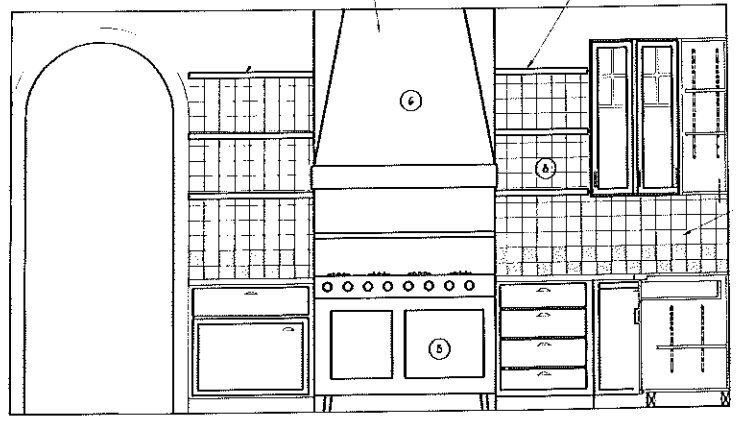
1 ENLARGED KITCHEN PLAN
SCALE: 1/2" = 1'-0"

KITCHEN EQUIPMENT SCHEDULE															
ITEM	QTY.	DESCRIPTION	MANUFACTURER	MFG. MODEL	ELECTRICAL					PLUMBING					COMMENTS
					VOLT	Φ	HP	KW	AMP	PROPANE	HW	CW	W	IW	
1	1	48" Refrigerator/Freezer	SubZero	-	-	-	-	-	-	-	-	-	-	-	-
2	1	Freezer Drawer	SubZero	-	-	-	-	-	-	-	-	-	-	-	-
3	1	Undercounter Wine Cooler	SubZero	-	-	-	-	-	-	-	-	-	-	-	-
4	1	Undercounter Refrigerator/Freezer	SubZero	-	-	-	-	-	-	-	-	-	-	-	-
5	1	48" Dual Fuel Stove	Decor	-	-	-	-	-	-	-	-	-	-	-	-
6	1	Vert. s-hood	Decor	-	-	-	-	-	-	-	-	-	-	-	-
7	1	30" Dishwasher	Decor	-	-	-	-	-	-	-	-	-	-	-	-
8	1	Microsive/Convection Oven/Warming	GE	-	-	-	-	-	-	-	-	-	-	-	-
9	1	30" Refrigerator/Freezer	SubZero	-	-	-	-	-	-	-	-	-	-	-	-
10	1	Gas Cooktop	GE	-	-	-	-	-	-	-	-	-	-	-	-
11	1	36" Sink	-	-	-	-	-	-	-	-	-	-	-	-	-
12	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-

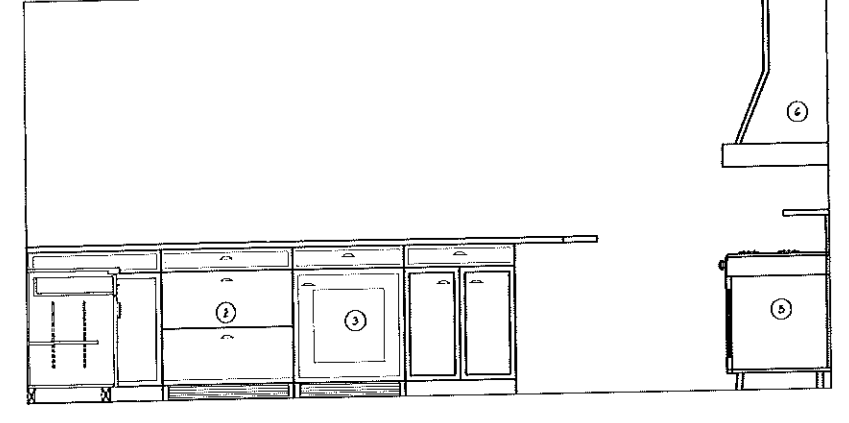
LAUNDRY EQUIPMENT SCHEDULE																
ITEM	QTY.	DESCRIPTION	MANUFACTURER	MFG. MODEL	VOLT	Φ	HP	KW	AMP	PROPANE	HW	CW	W	IW	FD	COMMENTS
1	1	Washer	UHLPOOL DIET SERIES	DIET SERIES	-	-	-	-	-	-	-	-	-	-	-	-
2	1	Dryer	UHLPOOL DIET SERIES	-	-	-	-	-	-	-	-	-	-	-	-	-
3	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



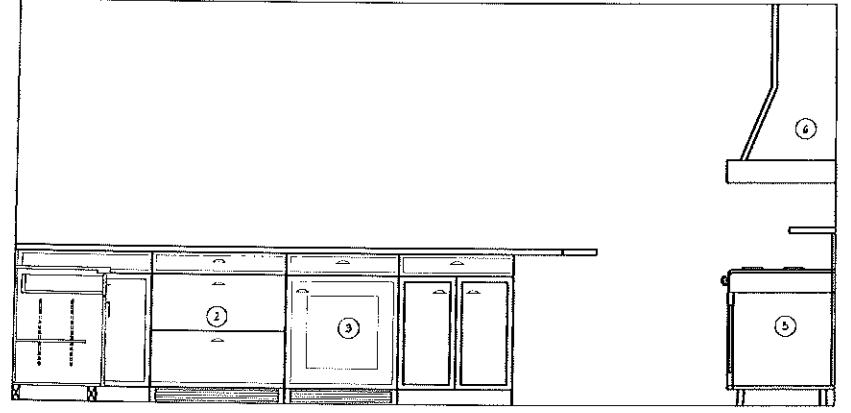
1 KITCHEN SOUTH SCALE: 1/2" = 1'-0"



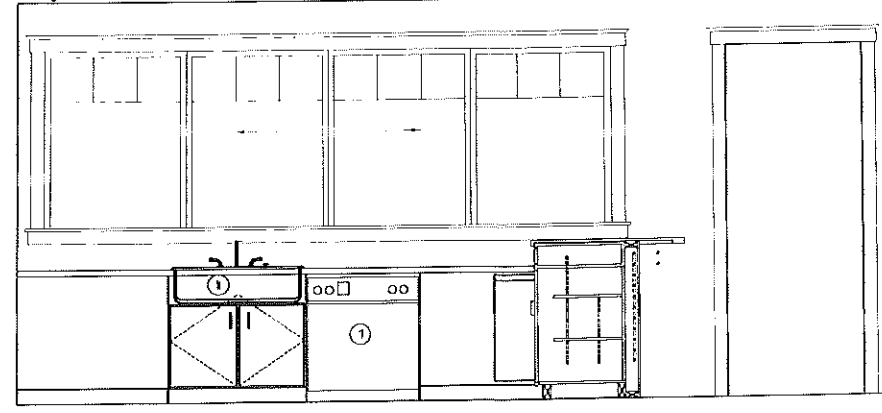
2 KITCHEN SOUTH SCALE: 1/2" = 1'-0"



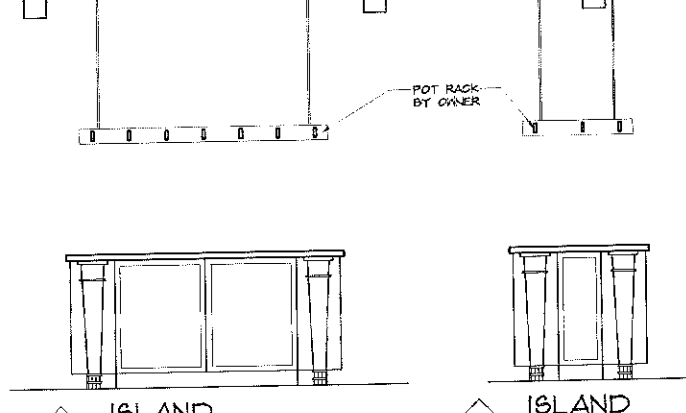
3 KITCHEN SOUTH SCALE: 1/2" = 1'-0"



4 KITCHEN SOUTH SCALE: 1/2" = 1'-0"



5 KITCHEN SOUTH



6 ISLAND SIDE

Calendar Islands Architecture
127 Popple Hill, Scarborough, ME 04076
Calendar Islands Architecture
Phone: (207) 885-9233 Fax: (207) 885-0333

NO.	DATE	DESCRIPTION

NEAL RESIDENCE
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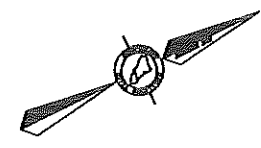
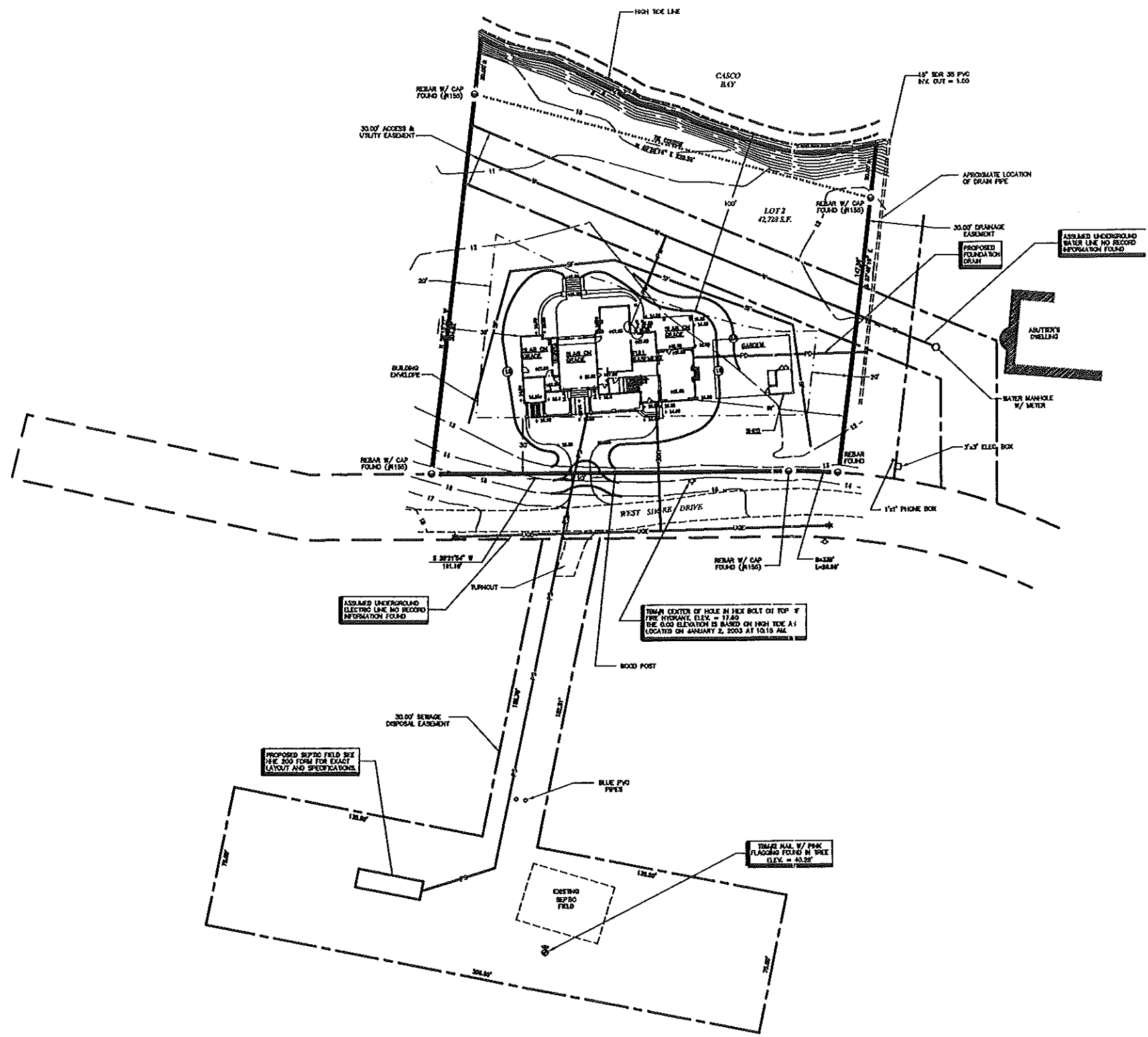
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LEGEND

	EXISTING	PROPOSED
EDGE OF PAVEMENT	-----	-----
CONTOUR	-----123-----	-----123-----
SPOT GRADE		+ 123.4'
SEWER	-----S-----	-----PS-----
WATER	-----W-----	-----PW-----
UNDERGROUND ELECTRIC	-----UGE-----	-----USE-----
SILT FENCE		-----SF-----
DRAIN		-----PD-----

NOTES

1. THE BASIS OF BEARING FOR THIS SURVEY IS FROM THE PLAN REFERENCED IN NOTE 4.a. BELOW. MAGNETIC BEARING IS MAGNETIC 1983.
2. DEED AND PLAN BOOK REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD).
3. THE PARCEL SURVEYED IS IDENTIFIED ON THE TOWN OF PORTLAND ASSESSOR'S MAP 838-A, PARCEL 2.
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - a. "AMENDED REDDING PLAT DIAMOND COVE PHASE II, GREAT DIAMOND ISLAND, PORTLAND," BY LAND USE CONSULTANTS, DATED JULY 9, 1991 AND RECORDED IN PLAN BOOK 181, PAGE 144.
 - b. "PRELIMINARY LANDSCAPING PLAN, LOT 2 DIAMOND COVE," BY F. A. CUSHING, INC., DATED JANUARY 24, 2003.
5. THE PARCEL SURVEYED IS LOCATED IN THE R1 ZONE. SETBACKS ARE AS FOLLOWS:
 FRONT = 30'
 SIDE = 20'
 REAR = 30'
 SETBACK FROM HIGH WATER = 100' (75' NORMAL SETBACK FROM HIGH WATER PLUS 25' PRESERVATION OF VEGETATION)
6. THE BUILDING FOOTPRINT & SITE GRADING SHOWN HEREON WERE TAKEN FROM THE PLAN REFERENCED IN NOTE 4.b. ABOVE.
7. THIS IS NOT A BOUNDARY SURVEY. THIS SKETCH PLAN EXCEPTS CHAPTER 60, PART 2, SECTIONS 4 THROUGH 8 OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYOR'S RULES.
8. BOUNDARY LINES BASED UPON PLAN REFERENCE IN NOTE 4.a. BELOW.
9. CONTRACTOR SHALL INSTALL AND MAINTAIN SILT FENCE IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION BEST MANAGEMENT PRACTICES.
10. PER TIDAL STATION "PORTLAND, ME" NUMBER 8418150, THE ELEVATION OF THE NAVD83 DATUM IS 6.4' BELOW OUR HIGH TIDE LINE OF 0.0', AT THE TIME OF OUR SURVEY.

**SKETCH PLAN OF LAND
ON
GREAT DIAMOND ISLAND
IN
LOT 2 DIAMOND COVE
MAINE**

SCALE 1"=60' MARCH 6, 2003

PREPARED FOR:
STROM & ALEX NEAL
30 WEST SHORE DRIVE
GREAT DIAMOND ISLAND, PORTLAND, MAINE

JOB NUMBER: 24649 ACAD FILE: 24649.dwg SOFTWARE PROJECT: 24649

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NOT TO SCALE

SHEET PLAN \ PROJECT 24649 \ NORTHWEST CIVIL SOLUTIONS, INC