Habitat House - 3

Project Site:
Foster Farm Subdivision
Broad Turn Road, Scarborough, ME 04074

Owner/Developer:
Habitat for Humanity of Greater Portland
659 Warren Ave., Portland, ME 04103

Type - New Construction
Zoning - Residential

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Project Architect:
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Builder:
Habitat for Humanity of Greater Portland
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Structural Engineer:
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aaron@structuralinteg.com

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Northeast Civil Solutions
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tel (207) 883-1000 | fax (207) 883-1001
info@northeastcivilsolutions.com
Contractor responsibilities

Contractor shall review all drawings and specifications and confirm any unclear information with the architect before proceeding.

Contractor is responsible for the construction of a complete weather tight building within the scope of the construction documents. Contractor feels the need for the inherent responsibility to maintain the quality of the project and to work closely with the architect to maintain the intended design. Contractor is responsible for coordinating and supervising all subcontractors. Workmanship standards shall be those generally accepted for custom residential construction. Contractor warranties all work for a minimum of one year from final completion of work. Other explicit warranties may be in addition to above.

1. General Notes

All dimensions to face of rough stud unless otherwise noted.

All other work to be performed in accordance with NFPA-70 and NFPA-211.

Concrete:

All concrete shall have a compressive strength of 3000 PSI @ 28 days.

3. Concrete:

All other landscape work will be outside the scope of this contract.

Contractor shall be responsible for general finish grading and seeding to restore site after construction.

Drains and backfill shall conform to drawings provided. Consult architect regarding any changes.

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2. Site work:

Include construction of sanitary sewer system as required by local plumbing codes.

Contractor shall be responsible for general finish grading and seeding to restore site after construction.

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Confirm location of building with architect prior to excavation for footings.

Include construction of sanitary sewer system as required by local plumbing codes.

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1. SOUTH Elevation
2. EAST Elevation
3. NORTH Elevation
4. WEST Elevation

As Noted

1" ACTUAL Elevations

7" Exp. Smooth Siding (Typ)
5/4x6 Corner Board (Typ)
4x4 w 1x Trim
1x4 Trim (Typ)
4'x8' Panel

6'-8" HH (Typ)

±0'-0" 1st Flr (SubFlr)
9'-5 3/4" 2nd Flr (SubFlr)

±0'-0" T.O. Slab
ROOF ASSEMBLY TYP.

OUTSIDE TO INSIDE

- RIDGE VENT
- ARCHITECTURAL ASPHALT SHINGLES
- ICE & WATER SHIELD PER NOTES
- 5/8" ZIP SYSTEM ROOF SHEATHING
- 2X RAFTERS @ 24" O.C. PER. S-DWG'S
- ROOF VENT - PROVENT OR SIM.
- INSULATION R-49 MIN
- 1 1/2" X 1 3/4" STRAPPING
- 1/2" GWB
- 5 1/2" DRIP EDGE
- 2X6 SUB FASCIA
- 1X8 FASCIA RIPPED
- 1/4" REVEAL
- 1/2" SOFFIT
- 1" VENT W/ CONT. SCREEN
- 5/4" FREIZE BOARD
- H2.5A HURRICANE CLIP @ RAFTER BEARING
- DBL TOP PLATE
- HEADER PER S-DWG'S
- DRYWALL RETURN @ WINDOW HEAD & JAMBS TYP.

EXTERIOR WALL ASSEMBLY TYP.

INSIDE TO OUTSIDE

- 1/2" GWB
- 2X6 STUDS 24" O.C.
- INSULATION R-13 MIN.
- 1/2" EXTERIOR SHEATHING
- 2" RIGID FOAM INSULATION R-5 MIN.
- 1X STRAPPING
- SIDING W/ 7" T.W.
- EXTERIOR WALL ASSEMBLY TYP.

INSIDE TO OUTSIDE

- 1/2" GWB
- 2X6 STUDS 24" O.C.
- 5 1/2" INSULATION R-19 MIN.
- 1/2" EXTERIOR SHEATHING
- 2" RIGID FOAM INSULATION R-10 MIN.
- 1X STRAPPING

SMOOTH LAPPED SIDING W/ 7" T.W. W/ WINDOW (SEE TYP. NOTES)

- 1X4 PICTURE FRAMED WINDOW CASING TYP.
- 5/4X SILL
- 3/8" REVEAL
- 1X3 APRON

2ND FLOOR ASSEMBLY TYP.

TOP TO BOTTOM

- FLOORING PER OWNER
- 3/4" T&G SUBFLOOR
- TRUSSES 24" O.C. PER. S-DWG'S
- 1X STRAPPING
- 1/2" GWB
- 5 1/2" DRIP EDGE
- 2X6 SUB FASCIA
- 1X8 FASCIA RIPPED
- 1/4" REVEAL
- 1/2" SOFFIT
- RAFTER PER S-DWG'S
- 1X BEAM CASING
- H4 HANGER

(3) 2X8'S W/ 1/2" PLYWOOD LCE4 POST CAP

CEILING T.B.D.

FLASHING

TRUSSES PER S-DWG'S

2X8 LEDGER OVER 1/2" RIGID INSULATION FASTENED TO FRAMING ASSEMBLY W/ (3) 1/4" ⌀ X 4 5/8" RSS SCREWS @ 24" O.C.

LRU26 @ RAFTER HUNG FROM LEDGER

NOTCH AS NEEDED

DBL TOP PLATE

2X6 LEDGER W/ (2) 3/16" Dia.x 4 1/2" SCREWS

HEADER PER S-DWG'S

1X4 PICTURE FRAMED DOOR CASING TYP.

2X BLOCKING

DOOR (SEE TYP. NOTES)

TYPICAL STRUCTURAL NOTES:

1) ALL STRUCTURAL FRAMING TO BE STACKED VERTICALLY. PROVIDE BLOCKING BELOW ALL PARTITION WALLS THAT ARE NOT ALIGNED WITH TRUSSES

2) 3/4" SUBFLOOR

3) 7/16" OSB WALL SHEATHING FASTENED W/ 8D NAILS @ 6" O.C. @ EDGES & 12" O.C. IN FIELD BLOCK AND NAIL ALL PANEL EDGES

4) 5/8" ROOF SHEATHING

1ST FLOOR ASSEMBLY TYP.

TOP TO BOTTOM

- 3/4" HARDWOOD FLOORING
- RESIN PAPER
- 3/4" T&G SUBFLOOR
- TRUSSES 24" O.C. PER. S-DWG'S

FOUNDATION WALL ASSEMBLY TYP.

INSIDE TO OUTSIDE

- FIRE RATED PAINT
- ICF W/ REINFORCING PER S-DWG'S
- WATERPROOFING MEMBRANE
- 1/2" CEMENT BOARD

1'-10 1/2" 6" 8" 1" 4X4 P.T. COLUMN W/ 1X CASING

5/4x6 P.T. DECKING

FRAMING PER S-DWG'S

1X8 SKIRT

5/4X6 P.T. W/ EQ. SPACING ~1" in.

FLASHING BENT OVER LEDGER

1/2" RIGID INSULATOR

(1) LEAD ISOLATOR

2X LEAD ISOLATOR PER 9" DISTANCE

2" RIGID INSULATION R-10 MIN.

VAPOR BARRIOR

8" 2' 2" 4" 6 1/2" 11 1/4"

4" REINFORCED CONCRETE SLAB PER S-DWG'S

2" RIGID INSULATION

VAPOR BARRIOR

8" 2' 2" 4" 6 1/2" 11 1/4"

EXPOSED FOOTINGS PER S-DWG'S

2X BLOCKING

DOOR (SEE TYP. NOTES)

TYPICAL WALL DETAIL
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Foundation & Footing Details

1. Framing-Ridge typ.
2. Framing-Ridge @ Dormer
3. Framing-Rafter typ.
4. Framing-Rafter @ Dormer
5. Foundation & Footing Details
6. Foundation Plan

Foundation Plan

- 2015-09
- DATE: 8/28/15
- SCALE: 1/4" = 1'-0"
- DRAWN: KBA
- PROJECT NO. S1.1
- REVISIONS: As Noted

Foundation & Footing Details

- 1" ACTUAL
- 24' Foundation & Details

- 8'-0" 3'-10 3/4" 17'-11 3/4" 3'-5 3/4" 11 1/4" 8'-0" 4'-1 1/2" 4'-9" 3'-1 1/2" 4'-3" 7'-9" 5'-9" 1'-9" 2'

- 16'-3" 2' 3'-10 3/4" 20" Bigfoot Footing (5) BF-20 & 8" Pier or Frost Post 5'-0" tall w/ 18"x18" base tapered to 6"x6" top (Typ)

- ICF Foundation Wall 6 1/2" Concrete 11 1/4" Total Thickness
- 8" Reinforced Concrete Footing (4) #4 Rebar each way

- 4x4 Post Above
- 4" Reinf. Conc. Slab

- BASEMENT SLAB ASSEMBLY TYP. TOP TO BOTTOM
- 4" REINFORCED CONCRETE SLAB PER S-DWG'S
- 2" RIGID INSULATION R-10 MIN.
- VAPOR BARRIER

- GRADE
- 4X4 P.T. CONT. COLUMN
- ABU44-Z POST BASE ANCHORED TO CONCRETE W/ 3/8" ⌀ 12" GALV. THREADED ROD
- 8" ⌀ CONCRETE PIER W/ (2)#4 REBAR VERTS
- 20" BIGFOOT FOOTING
- 2X8 P.T. SILL PLATE 1/2" ⌀ X 14" J-BOLT ANCHOR @ 32" O.C. MAX
- #4 HORIZONTAL CONT. REBAR @ TOP, BOTTOM & 3RD POINTS VERTICAL REBAR 1 1/4" CLEAR MIN.
- OPTIONS: #4 VERTS @ 16" O.C. MAX #5 VERTS @ 26" O.C. MAX #6 VERTS @ 34" O.C. MAX

- 11 1/4" X 16" ICF FORMS W/ 6 1/2" CONCRETE CORE
- #4 HOOKED REBAR @ 32" O.C. MAX

- FOOTING REINFORCED CONCRETE PIER CAN BE SUBSTITUTED WITH FROST POST FROST POST 8"x8" Max. 8'-0" Tall Tapered To 10'-7 1/2" Base

- (2) #4 HORIZONTAL REBAR FOOTING DRAIN PER S-PLAN

- (2)1/2" ⌀ THROUGH BOLTS @24" O.C.
- THRU TRUSS VERTICAL, RIM JOIST, 1/2" SHEATHING, 1/2" RIGID INSULATION & DBL LEDGER

- (2) E.S. H2.5A HANGERS
- RAFTERS PER S-DWG'S
- 2X12 TIE E.S. FLUSH TO BOTTOM OF RIDGE BEAM
- (4) 5/8" ⌀ THROUGH BOLTS
- (2)2X12 RAFTER 2X SOLID BLOCKING
- LS50 E.S.
- 2X6 PLATE W/ (#) #14 WOODSCREWS THROUGH PLATE TO TRUSS TOP CHORD 1 1/2" PENETRATION MIN.

- BENCHED CONCRETE BLOCK 4" BELOW GROUND 1 1/2" RESILIENT FELT UNDERLAYMENT 8" MIN. GREEN ROOF

- LUS26-Z HANGER

- FASTEN RIM JOIST TO SILL W/ FWANZ WALL ANGLE @ 48" O.C. WHEN 8'-0" FROM FOUNDATION RETURN

- THRU TRUSS BUMPER 3/4" MIN.
- (2) E.S. H2.5A HANGERS
- RAFTERS PER S-DWG'S
- 2X SOLID BLOCKING
- LS50 E.S.
- 2X6 PLATE W/ (#) #14 WOODSCREWS THROUGH PLATE TO TRUSS TOP CHORD 1 1/2" PENETRATION MIN.

- GRANDE
- FRT P.T. CONN. COLUMN
- FEATHER EDGE CONCRETE PER W/C LUM BAR (Typ)
- (4) STUDS BELOW TO SILL PLATE

- CUT SHEATHING FOR HANGER

- CUTOFF BEVELED CAP PLATE 5/8" PLYWOOD

- RIDGE BEAM PER S-DWG'S

- LS50 E.S.
- DORMER BEYOND RAFTERS PER S-DWG'S

- 2X12 TIE E.S. FLUSH TO BOTTOM OF RIDGE BEAM
- (4) 5/8" ⌀ THROUGH BOLTS

- GRANDE
- FRT P.T. CONN. COLUMN
- FEATHER EDGE CONCRETE PER W/C LUM BAR (Typ)
- (4) STUDS BELOW TO SILL PLATE

- CUT SHEATHING FOR HANGER
As Noted

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1" ACTUAL

Framing Plans

16'-1"

5'-11 3/4"

13'-11"

36'

4'-2"

4'-9 1/2"

4'-3"

7'-5 3/4"

24'

Dbl 2x8 flush Beam (2 Span) Cont.

2x6 PT Deck Joists @ 16" O.C. Max.
Coordinate w/ Intended Deck Material

Rim Board 2x4

16" P.E. Floor Trusses @ 24" O.C.
Bearing on Sill Plate on ICF Wall Below (See Fndtn Plan)

2x6 PT Deck Joists @ 16" O.C. Max.
Coordinate w/ Intended Deck Material

Dbl 2x8 flush Beam (2 Span) Cont.

4x4 Post Above & Below

HEADER (2) 2x6'S w/ 2 Jacks & 1 King es.

HEADER (2) 2x6'S TYP. U.N.O.

16" P.E. Floor Trusses @ 24" O.C. Per Truss Manuf.
Bearing on Sill Plate on ICF Wall Below (See Fndtn Plan)

2X6 RAFTERS 16" O.C.
Post Above

HEADER (2) 2x6'S w/ 1 Jacks & 1 King es.

HEADER (2) 2x10'S w/ 1 Jacks & 1 King es.

2x6 @ 16" O.C.
Shed Rafters (Typ)
Fasten Skewed/Sloped Rafters w/(3) 10d Nails Min

Double 2x8 Hip Rafter LRV26 (Typ) @ Rafter Hung from Ledger Notch
H4 Hurricane Tie (Typ) @ Rafter Bridge

P.T. 4x4 Post Below (Typ)

Triple 2x8 Drop Beam W/ 1/2" spacer (Typ)
See S1.1

2x12 Rafters @ 24" O.C. w/ LS50 Hangers

Provide H2.Sa Hurricane Clip @ Roof Truss bearing (Typ)

Line of Framing

HEADER (2) 2x6'S TYP. U.N.O.

2x12 Rafters @ 24" O.C. w/ LS50 Hangers

2x12 Rafters @ 24" O.C. w/ LS50 Hangers

2x6 Rake Assembly

2x6 @ 16" O.C.

2x6 Rake Assembly

2x12 Rafters @ 24" O.C. w/ LS50 Hangers

POST (2) 2x6'S

POST (2) 1 3/4" X 11 1/4" LVL'S

POST (2) 2x6'S