PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

REVISION SCHEDULE		
NUMBER	DATE	REVISION NOTE





FRONT VIEW



RIGHT VIEW



REAR VIEW



LEFT VIEW

AREA SCHEDULE	
NAME	AREA
FOOTPRINT	2397.8 sq ft.
FIRST FLOOR	1809.7 sq ft.
GARAGE	587.0 sq ft.

DRAWING SCHEDULE	
TITLE PAGE	1
EXTERIOR ELEVATIONS	2
FIRST FLOOR PLAN	3
FOUNDATION PLAN	4
ROOF PLAN	5
SECTION & DETAILS	6

"ATTENTION HOMEOWNERS, BUILDERS, DESIGNERS & ARCHITECTS"

ALL WORK SHALL CONFORM TO STATE AND LOCAL BUILDING CODES

THE BUILDING CODE IS THE MINIMUM REQUIREMENT. ALWAYS CONSULT WITH THE LOCAL AUTHORITIES FOR AMENDMENTS OR IMPROVEMENTS TO THE CODE

ALL DIMENSIONS ARE TO BE VERIFIED IN THE FIELD

ALL FOOTINGS ARE TO REST ON UNDISTURBED SOIL AND EXTEND BELOW THE FROST LINE

ALL LUMBER EXPOSED TO THE WEATHER OR IN DIRECT CONTACT WITH CONCRETE MUST BE PRESSURE TREATED

SMOKE ALARMS ARE TO BE HARDWIRED, INTERCONNECTED AND INSTALLED IN THE FOLLOWING LOCATIONS:
-EACH SLEEPING AREA
-OUTSIDE EACH SEPERATE SLEEPING AREA IN THE VICINITY OF THE BEDROOMS
-ON EACH ADDITIONAL STORY INCLUDING BASEMENT AND HABITABLE ATTICS
-NOT LESS THAN 3' HORIZONTALLY FROM A BATHROOM DOOR CONTAINING A SHOWER OR A BATHTUB

A GARAGE CEILING WITH HABITABLE SPACE ABOVE MUST BE PROTECTED WITH 5/8" TYPE X GYPSUM

COMMON WALL BETWEEN HOUSE AND GARAGE MUST HAVE NO LESS THAN 1/2" GYPSUM ON THE GARAGE SIDE

OPENINGS BETWEEN THE RESIDENCE AND GARAGE SHALL BE PROTECTED WITH A 20 MIN. FIRE RATE DOOR EQUIPPED WITH A SELF-CLOSING DEVICE.

GARAGE SLAB MUST BE AN APPROVED NON-COMBUSTIBLE MATERIAL AND BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TO A FLOOR DRAIN OR THE MAIN VEHICLE ENTRY DOOR

MAX SILL HEIGHT FOR EGRESS WINDOWS IS 44"

FOR EGRESS, TEMPERED GLASS, SASH LIMITER OR WOCD (WINDOW OPENING CONTROL DEVICE) PLEASE REFER TO 2015 IRC

REFER TO IRC TABLE R602.3(1) FOR FASTENING SCHEDULE

REFER TO IRC R602.7(2) FOR INTERIOR GIRDER SPANS

OPENING SCHEDULE			
LIBRARY NAME	PRODUCT CODE	COUNT	EGRESS
SPI\DOORS\EXTERIOR\ENTRY	3068 L	1	Yes
SPI\DOORS\EXTERIOR\GARAGE	16080	1	Yes
SPI\DOORS\EXTERIOR\HINGED\9 LITE	3068-2P L LITE	1	Yes
SPI\DOORS\EXTERIOR\SLIDER	6068 NL	1	Yes
SPI\DOORS\INTERIOR\HINGED	1668 L	1	No
SPI\DOORS\INTERIOR\HINGED	2668 L	1	No
SPI\DOORS\INTERIOR\HINGED	2868 L	5	No
SPI\DOORS\INTERIOR\HINGED	2868 R	2	No
SPI\DOORS\INTERIOR\HINGED	5068 LR	1	No
SPI\DOORS\INTERIOR\HINGED	2668 R	2	No
SPI\WINDOWS\MWD\1556 SERIES	MIDH 3050-3	1	Yes
SPI\WINDOWS\MWD\1556 SERIES	MIDH 3050	5	Yes
SPI\WINDOWS\MWD\1556 SERIES	MIDH 3030	3	No
SPI\DOORS\INTERIOR\HINGED	3068 L FR	1	No

Hammond Lumber Company

21 LOCATIONS ACROSS MAINE

Auburn • Bangor • Bar Harbor • Belfast • Belgrade • Blue Hill • Boothbay Harbor
Brunswick • Bucksport • Calais • Camden • Cherryfield • Damariscotta • Ellsworth
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RN221426

1 OF 6

T and T PROPERTIES

KNOLL CREST II

28 X 69 RANCH

BANGOR

SUN	BGR	PLM	
	Friday, August 19, 2022		8/25/22

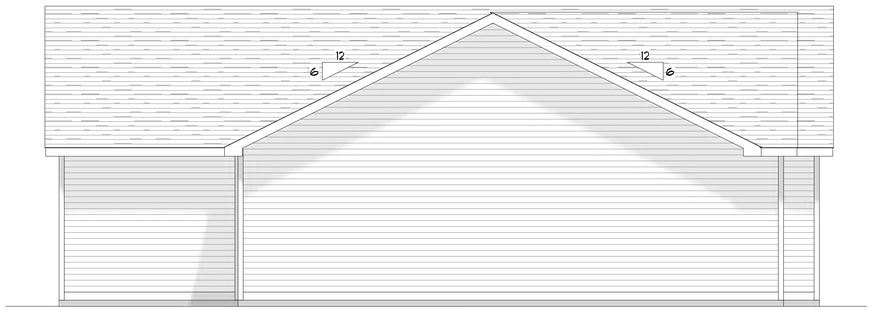
SCALE = AS NOTED

HOME PLANNING CENTER
A Division of Hammond Lumber Company

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"

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BANGOR

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Friday, August 19, 2022
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2 OF 6

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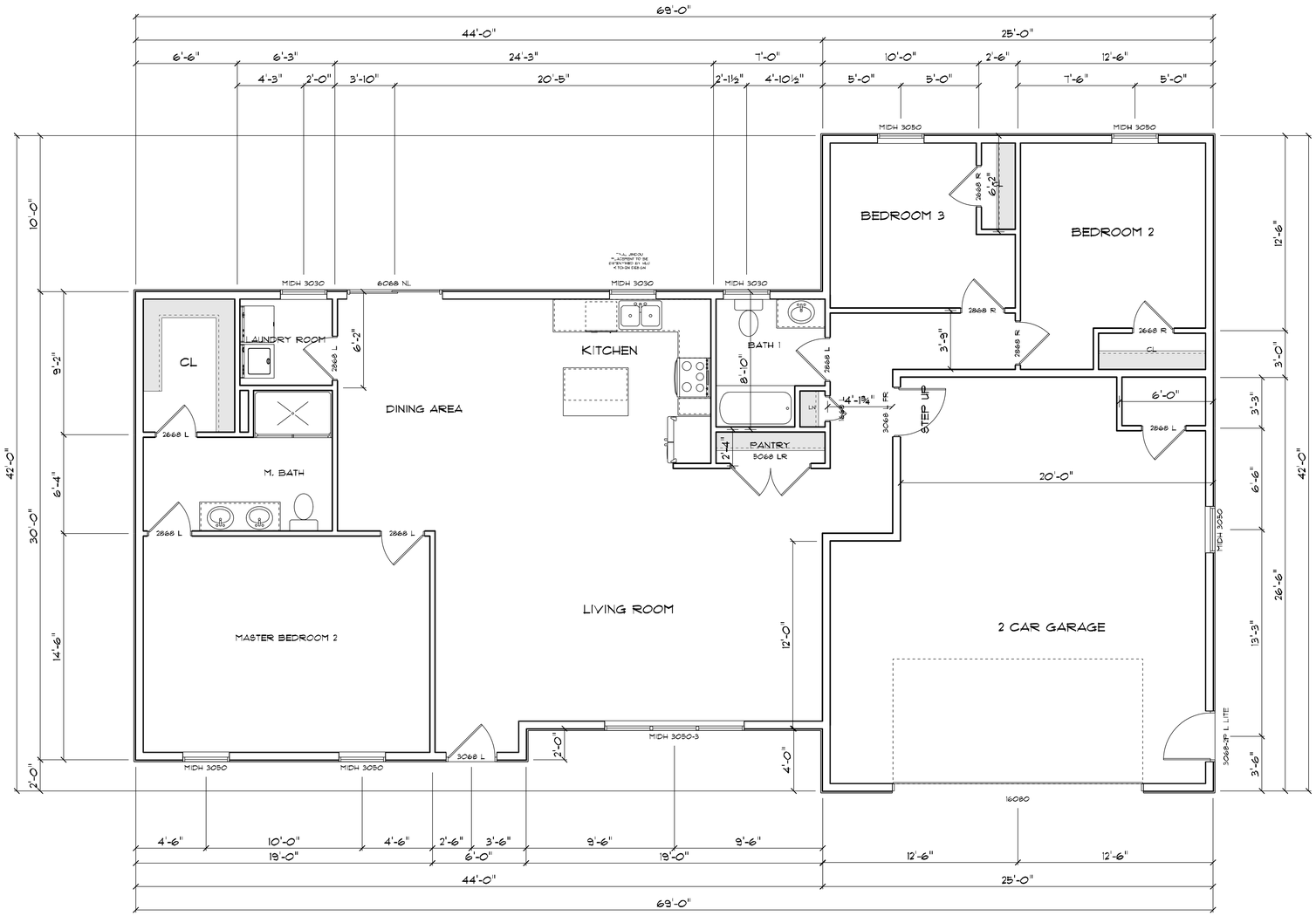

FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

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3 OF 6

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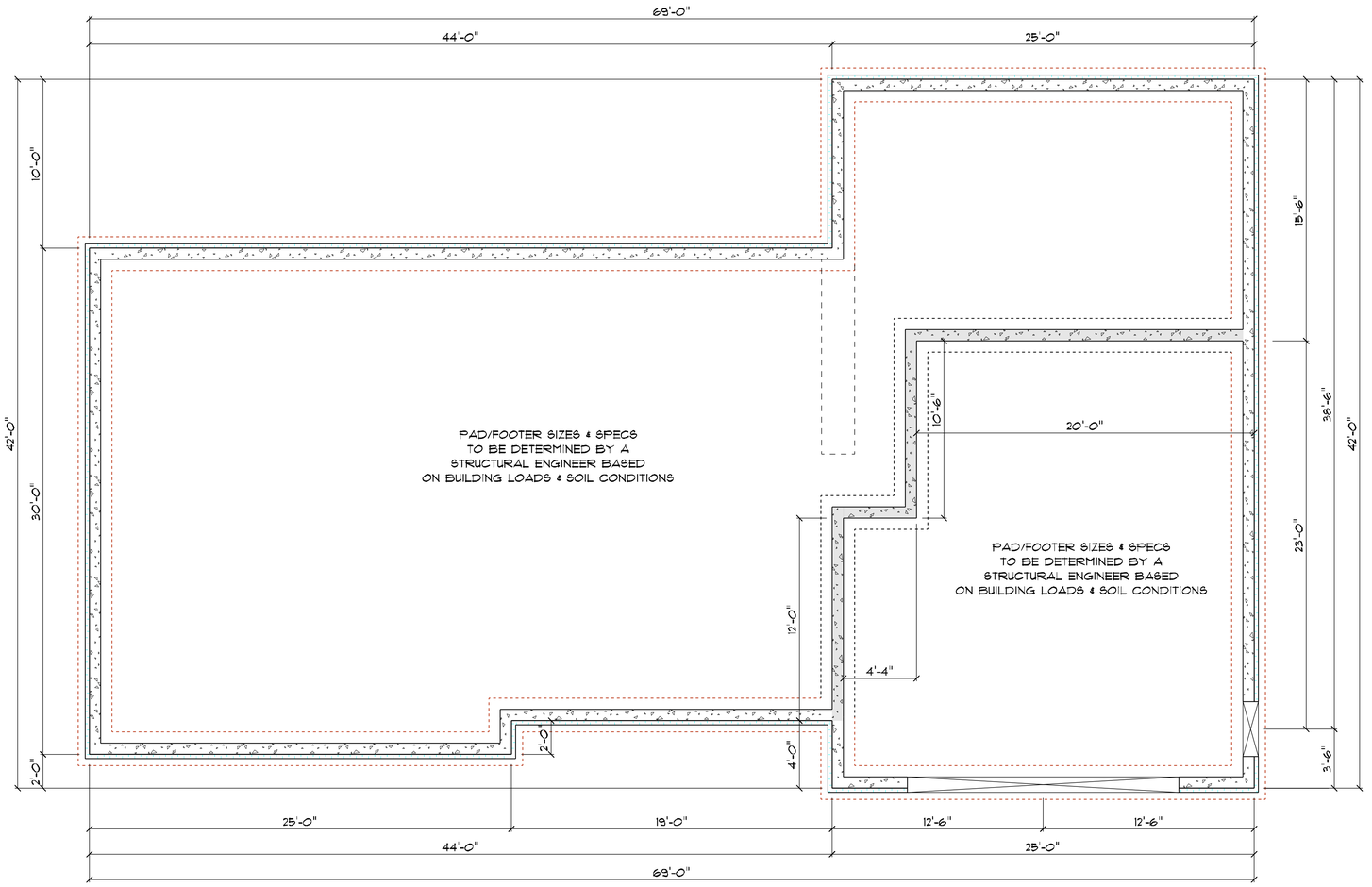

FROST WALLS

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

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BANGOR	SCALE = AS NOTED			

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4 OF 6

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ROOF PLAN
SCALE: 1/4" = 1'-0"

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RN221426
5 OF 6

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28 X 69 RANCH	Friday, August 19, 2022			
BANGOR	SCALE = AS NOTED			

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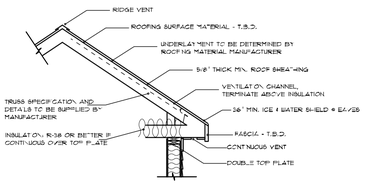
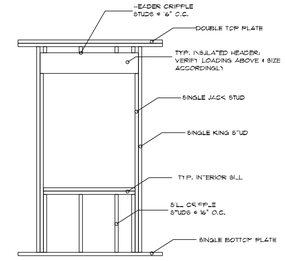


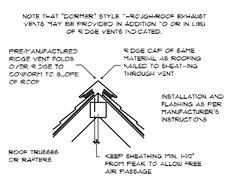
R.1 - TRUSSED ROOF DETAIL

REFER TO IRC 2018 FOR CODE REQUIREMENTS.



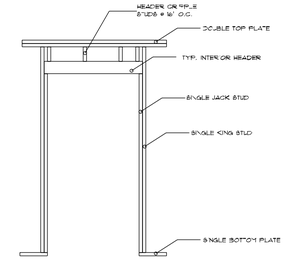
W.4 - TYP. EXTERIOR WALL FRAMING

REFER TO IRC 2018 FOR CODE REQUIREMENTS.



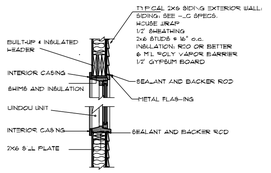
R.3 - RIDGE VENT

REFER TO IRC 2018 FOR CODE REQUIREMENTS.



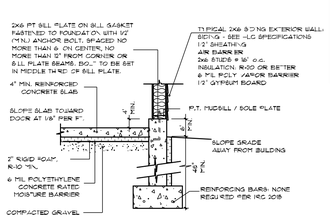
W.3 - TYP. INTERIOR WALL FRAMING

REFER TO IRC 2018 FOR CODE REQUIREMENTS.



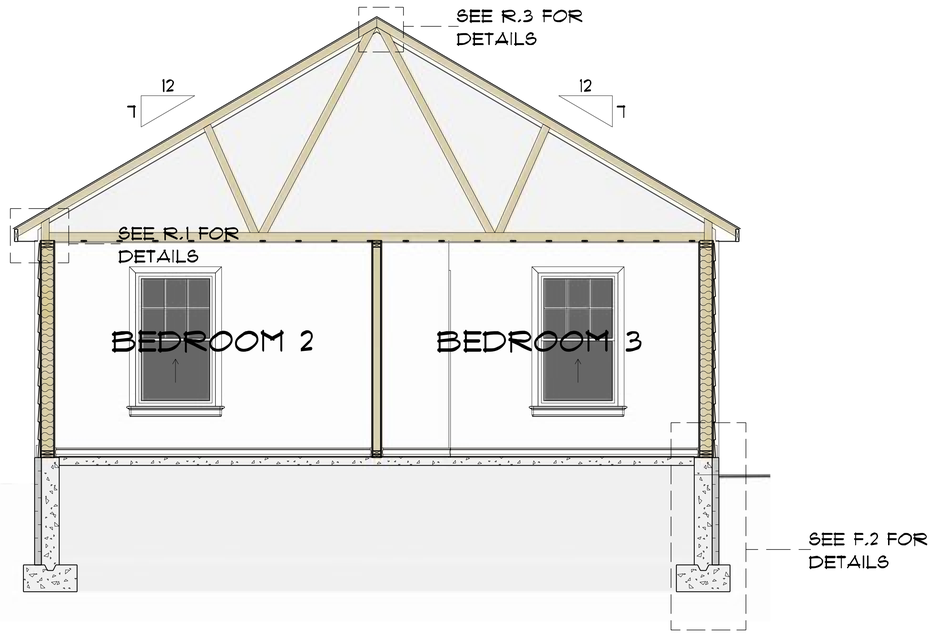
W.1 - 2X6/SIDING HEADER & SILL

REFER TO IRC 2018 FOR CODE REQUIREMENTS.



F.2 - GARAGE/ DAYLIGHT FROST WALL

REFER TO IRC 2018 FOR CODE REQUIREMENTS.



CROSS SECTION A

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T and T PROPERTIES

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28 X 68 RANCH	Friday, August 19, 2022		8/15/22
BANGOR	SCALE = AS NOTED		

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6 OF 6

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