



APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW

Applicant: Stephen Sanderson PE / Back Bay Properties, LLC 8/11/05
Applicant's Mailing Address: 878 North Ad North Yac Mtn ME 04097
Project Name/Description: 165 Grant St
Consultant/Agent/Phone Number: Shuman 719-3998
Address of Proposed Site: 165 Grant St

CBL: 253-B-251

Description of Proposed Development:

Change of use from single family to 2-unit with existing foundation. Renovation of existing building.

Criteria for Exemptions:

See Section 14-523 (4) on back side of form

- a) Within Existing Structures; No New Buildings, Demolitions or Additions
b) Footprint Increase Less Than 500 Sq. Ft.
c) No New Curb Cuts, Driveways, Parking Areas
d) Curbs and Sidewalks in Sound Condition/Comply with ADA
e) No Additional Parking/ No Traffic Increase
f) No Stormwater Problems
g) Sufficient Property Screening
h) Adequate Utilities

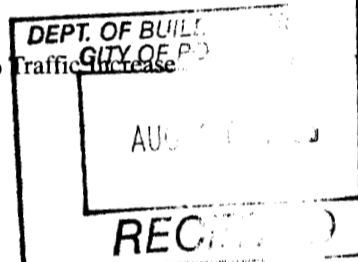
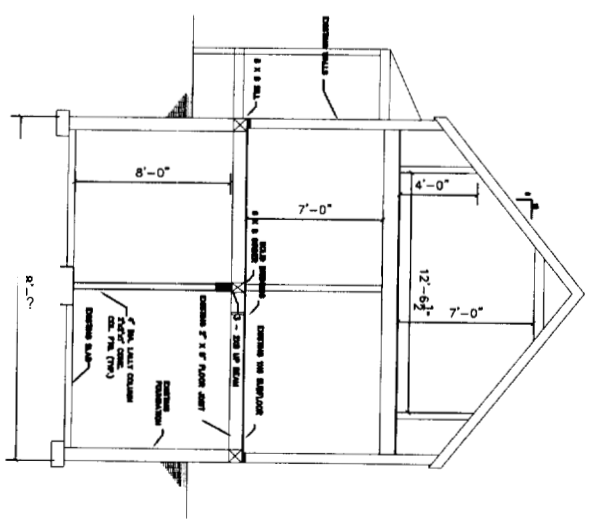
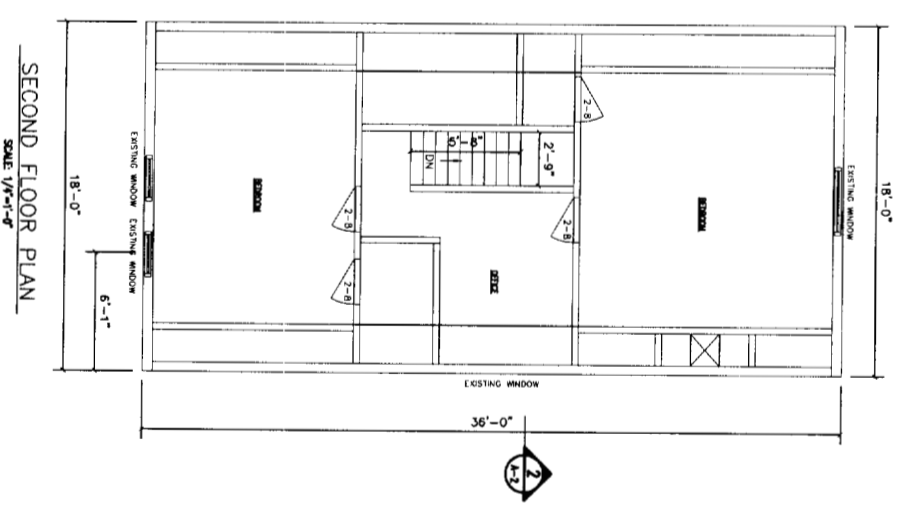
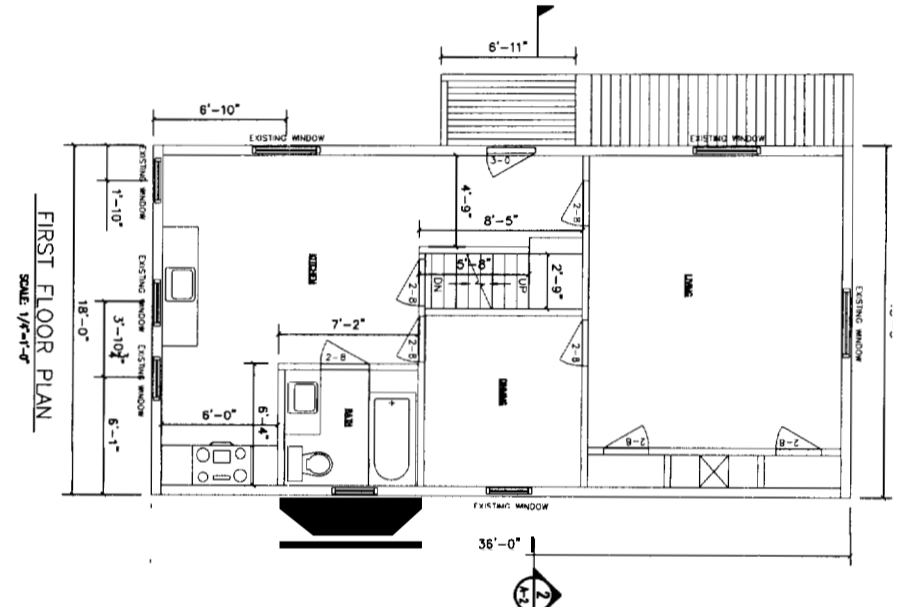
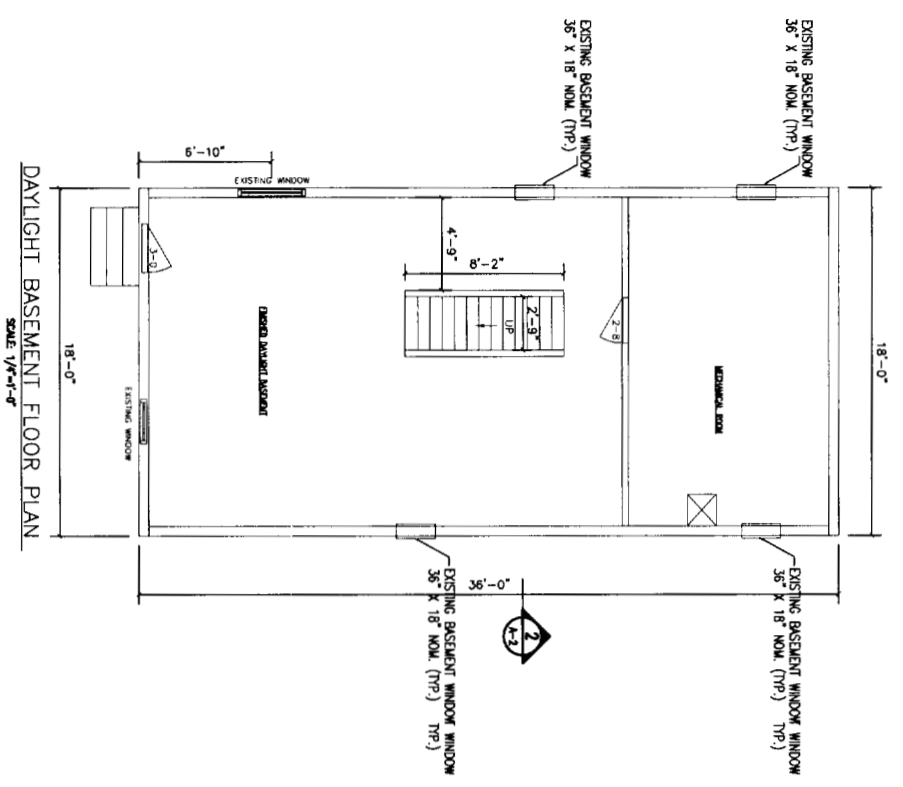
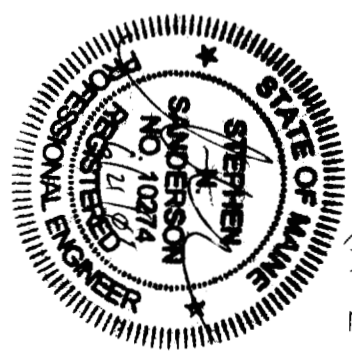


Table with columns for criteria and response. Includes handwritten notes: 'Large Plans File upstairs at', 'N/A', 'NO', 'Yes', 'NO', 'NO', 'Yes'.

Planning Division Use Only section. Exemption Denied checked. Note: requiring minor site plan review for pkg, drainage, buffering, lighting etc. Planner's Signature: Karina Talbot, Date: 8/17/05

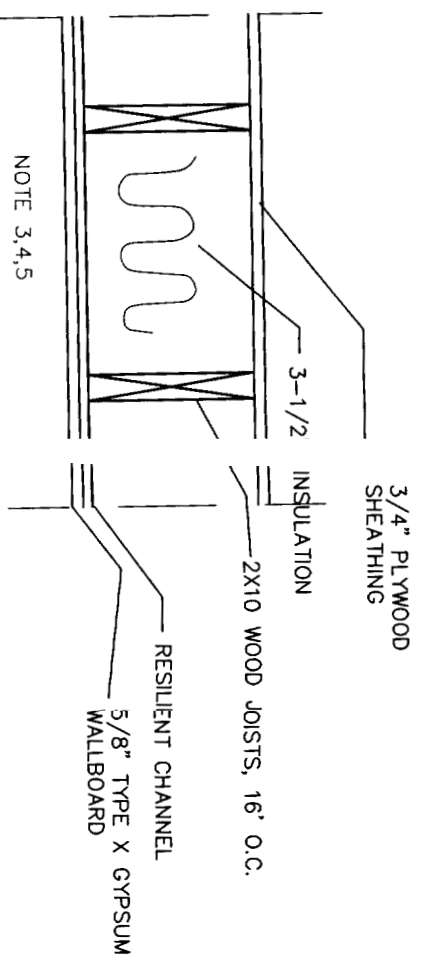


DETAIL
SCALE : 1/4" = 1'-0"
1
A-2



- GENERAL NOTES:
1. SUBSTITUTE MATERIALS AND/OR SIZES AND GRADES PER CONTRACTOR'S SPECIFICATIONS.
 2. CONT. TO VERIFY ALL MATERIALS/SPANS PER MANUFACTURER'S SPECIFICATIONS PRIOR TO CONSTRUCTION.

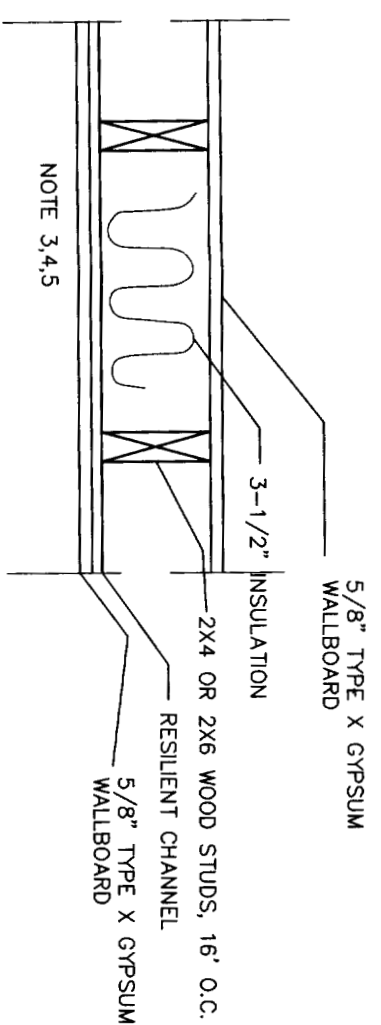
CLIENT	165 GRANT STREET PERTH, MAINE		
DRAWN BY:	SMS	SCALE:	AS NOTED
DATE:	06-05-05	DATE:	
FOR APPROVAL		DESCRIPTION	EXISTING FLOOR PLAN 2 UNIT CONVERSION
REV.	A	DATE	6/20/05
DRAWING NUMBER	A-2	REV.	



DETAIL 1
SCALE : NTS

TYPICAL FLOOR-JELLING SYSTEM
1 HOUR FIRE AND STC 50 SOUND RATING
UL 263 RATING / UL DESIGN L515

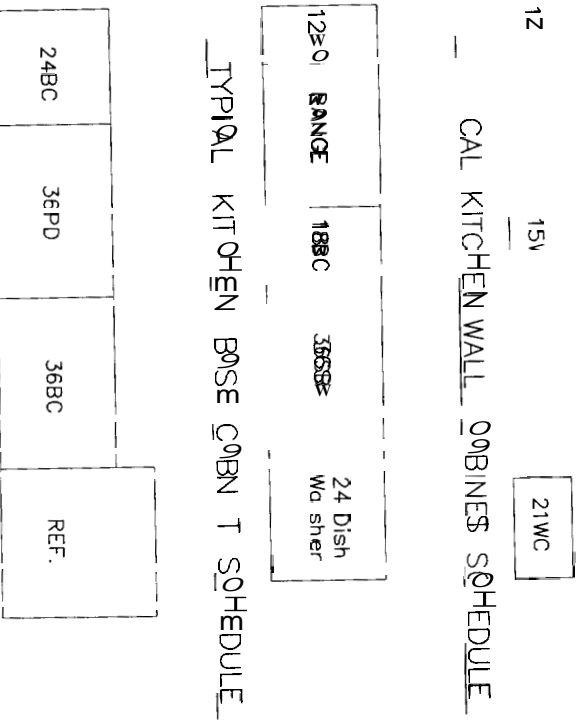
1. UL 263 - FIRE TESTS OF BUILDING CONSTRUCTION AND MATERIALS.
2. UL 723 - TESTS FOR SURFACE BURNING CHARACTERISTICS OF BUILDING MATERIALS.
3. UL 1479 - FIRE TESTS OF THROUGH-PENETRATION FIRESTOPS.



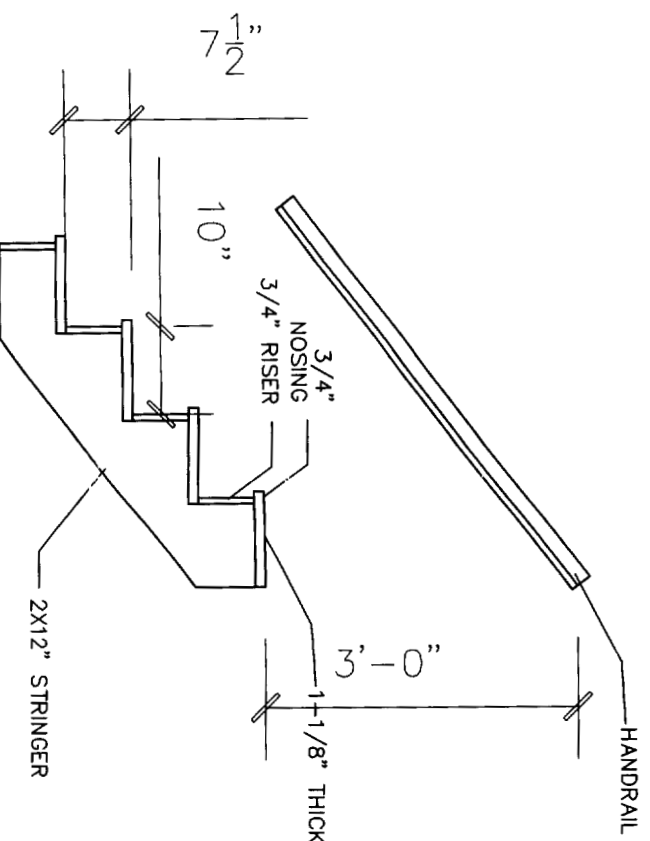
DETAIL 2
SCALE : NTS

TYPICAL FIREWALL SYSTEM
1 HOUR FIRE AND STC 50 SOUND RATING
UL 263 RATING / UL DESIGN U311
CONTINUOUS TO ROOF SHEATHING

- GENERAL NOTES:
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 2. CONT. TO VERIFY ALL MATERIALS/SPANS PER MANUFACTURER'S SPECIFICATIONS PRIOR TO CONSTRUCTION.
 3. ONE LAYER 5/8" TYPE X GYPSUM WALLBOARD APPLIED AT RIGHT ANGLES TO RESILIENT FURRING CHANNELS 24" O.C. WITH 1" TYPE S DRYWALL SCREWS 12" O.C.
 4. RESILIENT FURRING CHANNELS APPLIED AT RIGHT ANGLES TO 2X10 WOOD JOISTS 16" O.C. WITH 6D COATED NAILS, 2" LONG, 0.113" SHANK, 17/64" HEAD.
 5. CALK OPENINGS AROUND PIPES, FIXTURES, AND OTHER ITEMS PROJECTING THROUGH FIRE RATED GYMSUM ASSEMBLY'S FIRE TYPE F FIRE RATED CALK. UL 1479 LISTED.

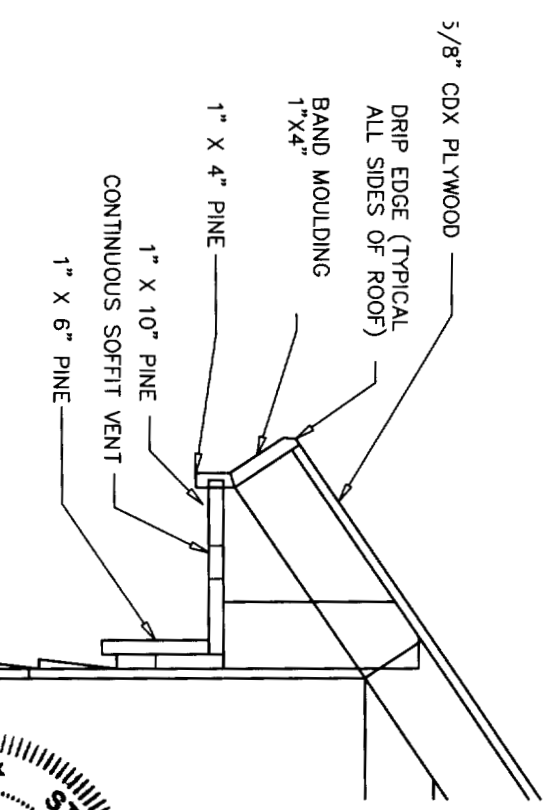


TYPICAL KITCHEN ISLAND CABINET SCHEDULE



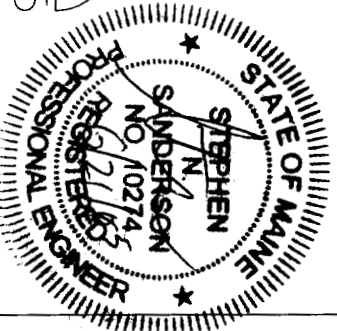
DETAIL 4
SCALE : NTS

TYPICAL STAIR



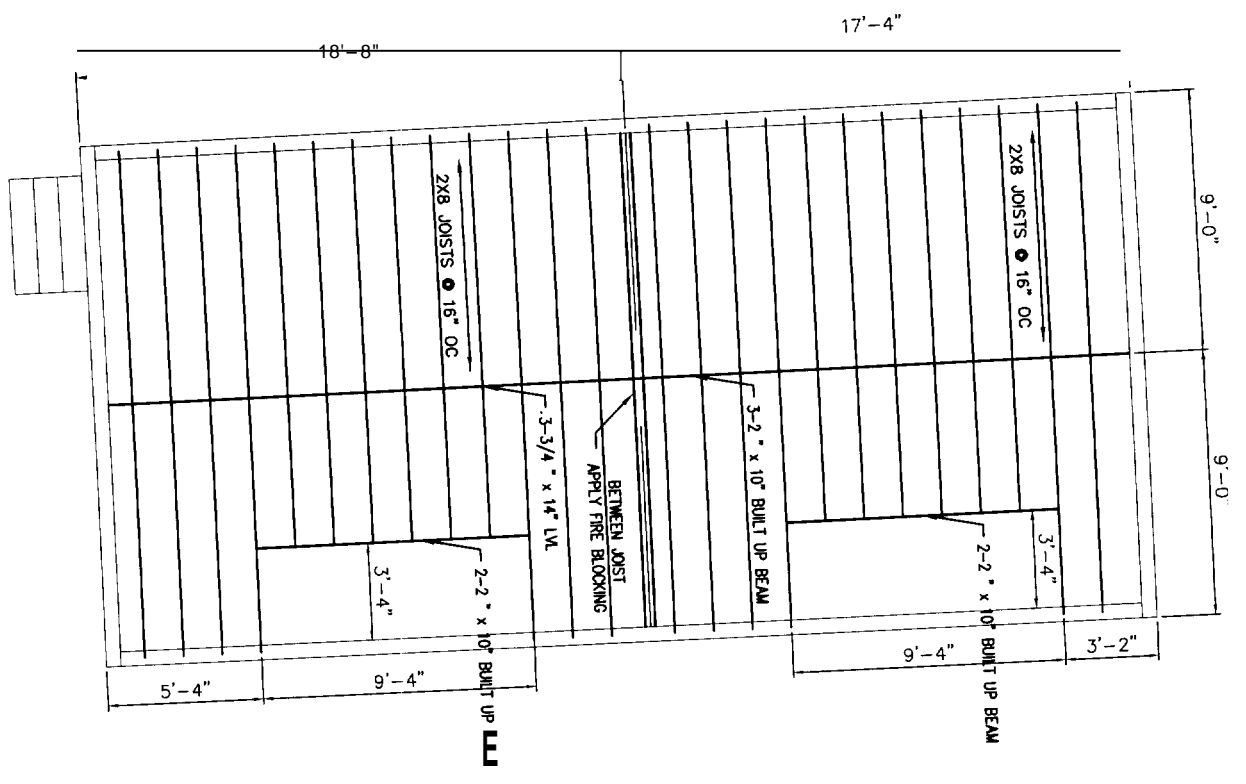
DETAIL 3
SCALE : 3/4" = 1'-0"

TYPICAL OVERHANG & FASCIA DETAIL

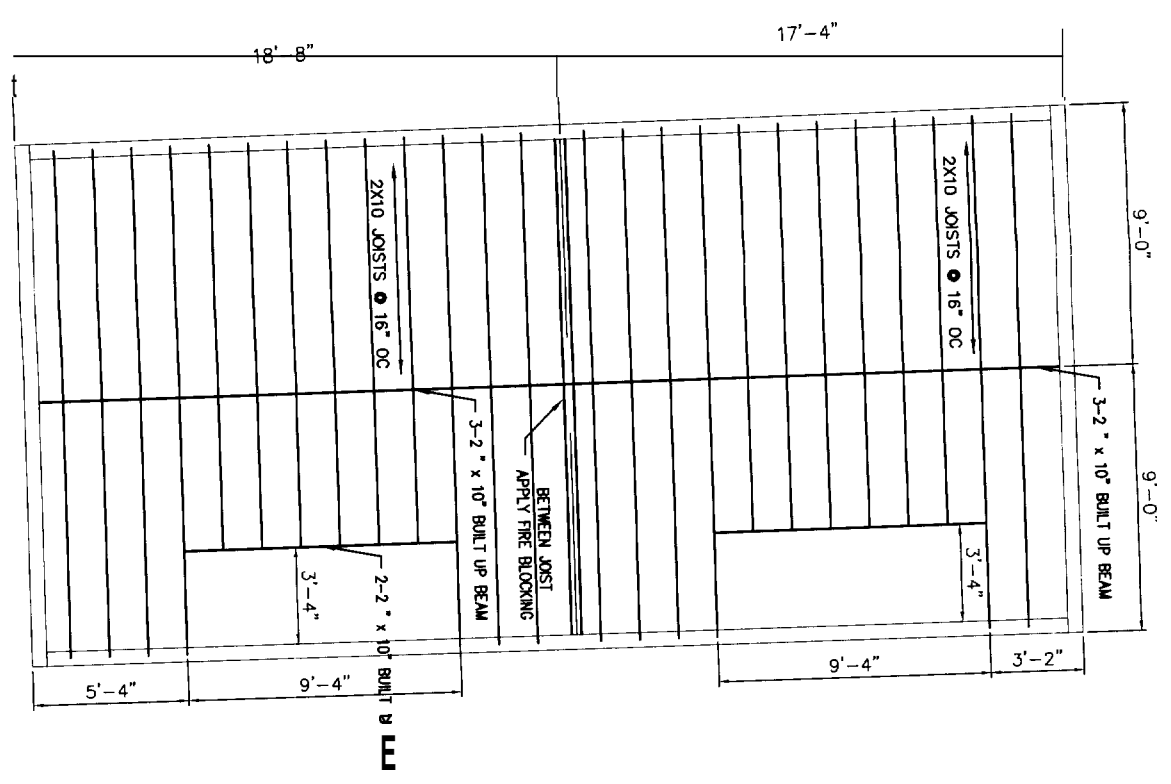


CLIENT	165 GRANT STREET
PORTLAND, MAINE	
MISC. DETAILS	
2 UNIT CONVERSION	
DRAWN BY: SNS	SCALE: AS NOTED
DATE: 06-05-05	
DRAWING NUMBER	A-3
REV.	REV.
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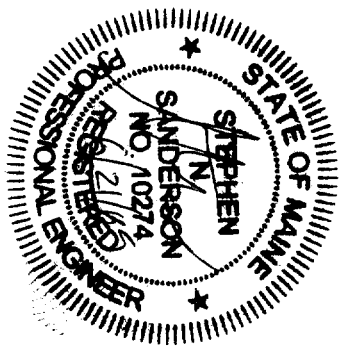
GENERAL NOTES:
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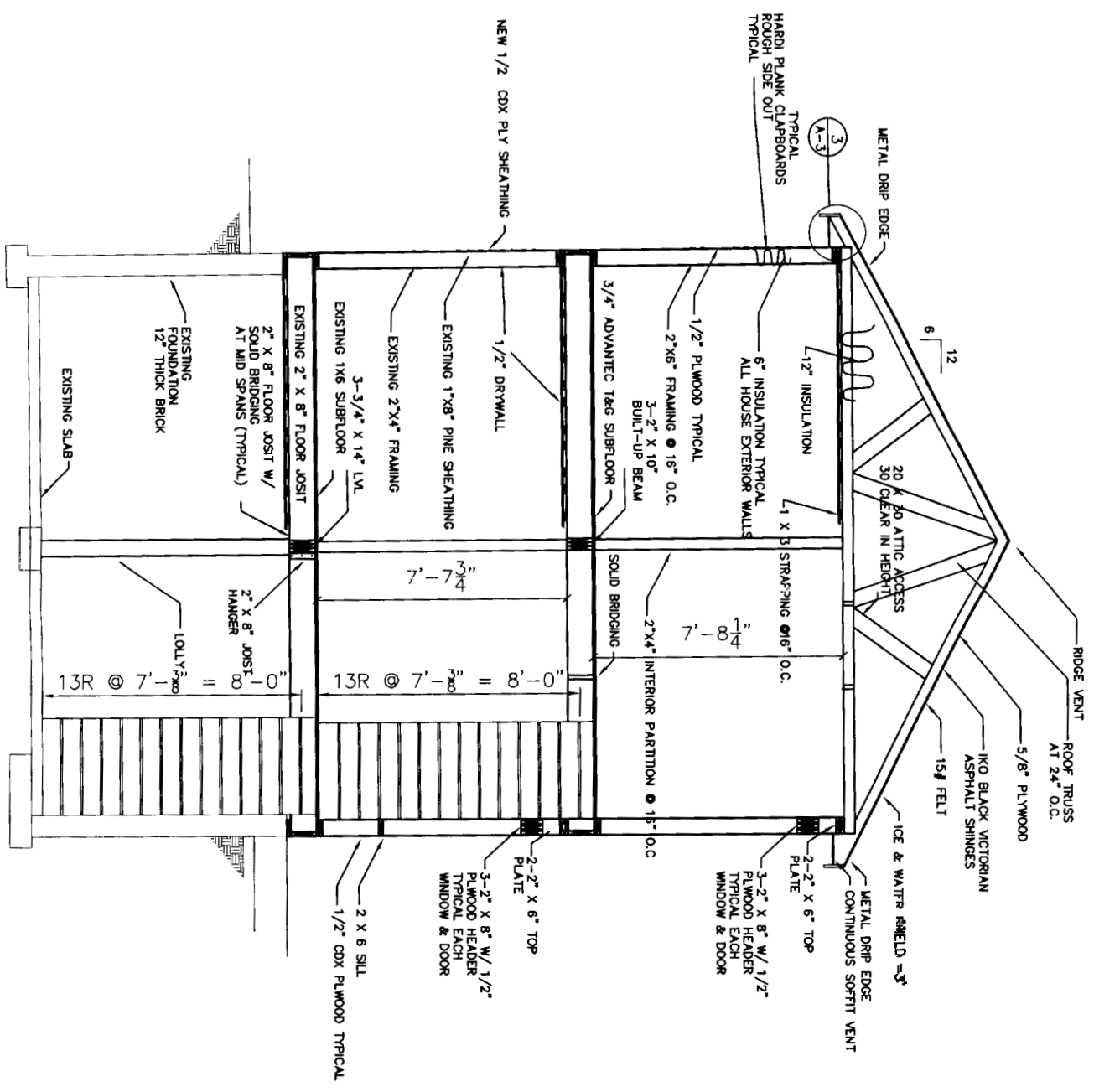
FIRST FLOOR FRAMING PLAN
 SCALE: 1/4"=1'-0"



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

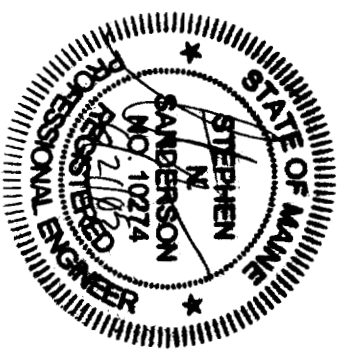


CLIENT	165 GRANT STREET PORTLAND, MAINE		
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DATE:	06-05-05	DATE:	06-05-05
DESCRIPTION	FRAMING PLAN 2 UNIT CONVERSION		
DRAWING NUMBER	A-4		
REV.	DATE	DESCRIPTION	REV.
A	6/20/05	FOR APPROVAL	

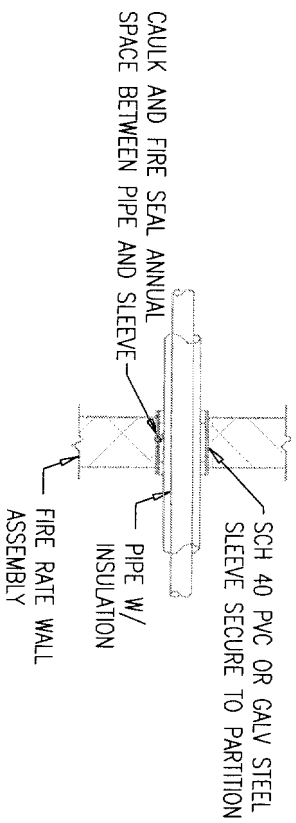


DETAIL (1)
SCALE : 1/2" = 1'-0" (A-1)

GENERAL NOTES:



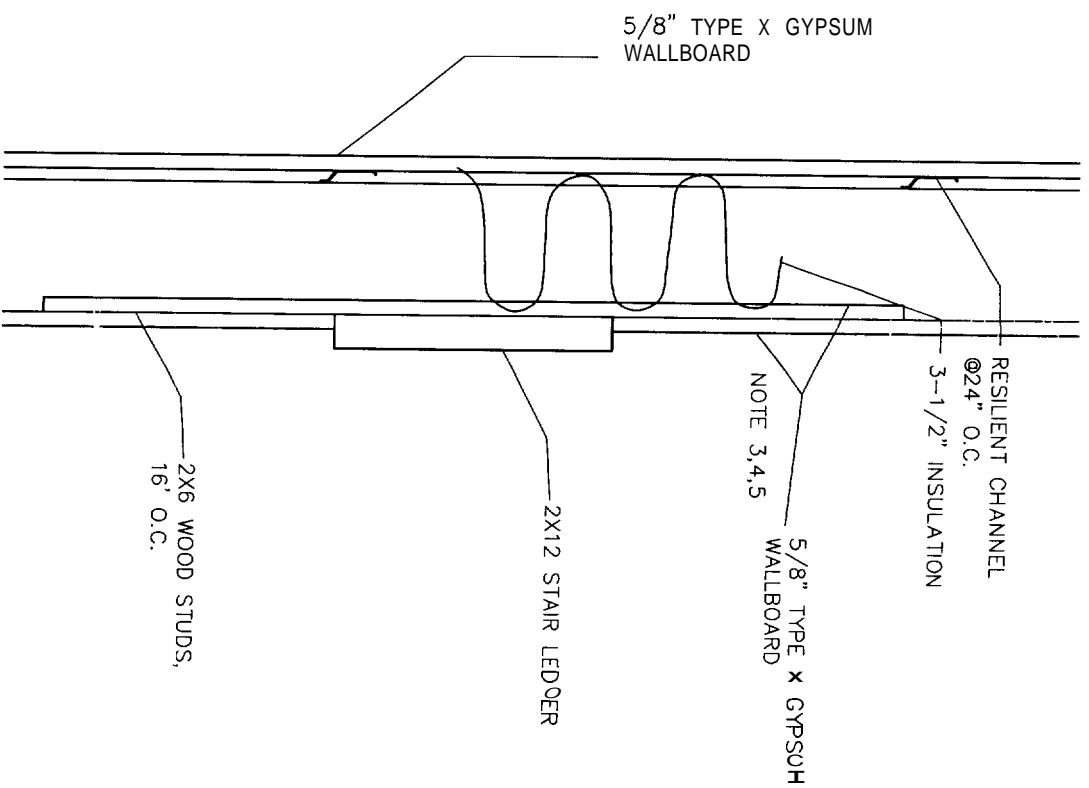
165 GRANT STREET PORTLAND, MAINE	
SECTIONS AND DETAILS 2 UNIT CONVERSION	
DRAWN BY: SMS	SCALE: AS NOTED
DATE: 04-05-05	
DRAWING NUMBER A-5	
REV. DATE	DESCRIPTION
A 6/20/05	FOR APPROVAL



DETAIL 1

SCALE : NTS

TYPICAL FIREWALL PENETRATION



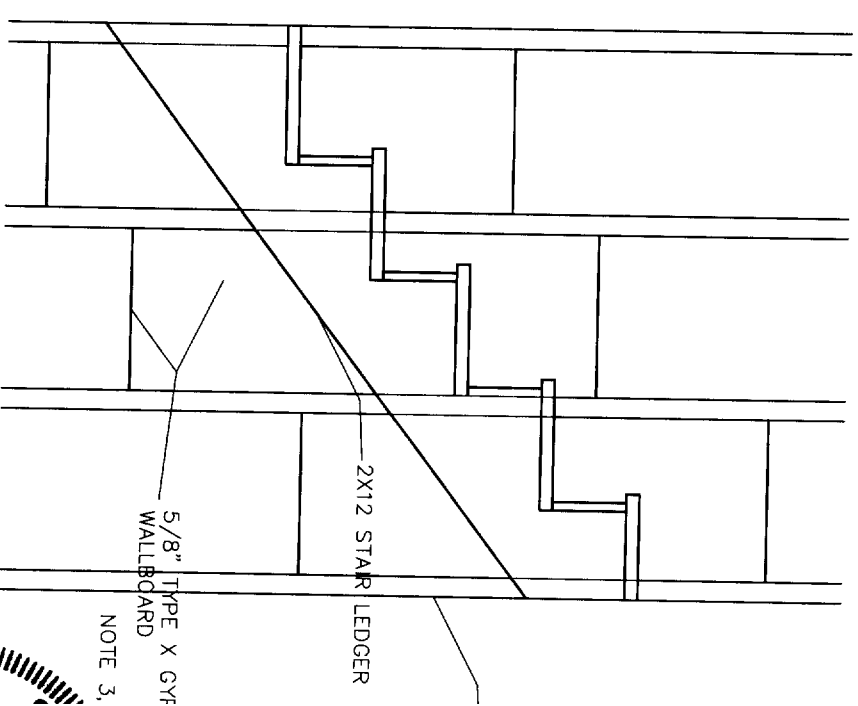
DETAIL 2

SCALE : NTS

TYPICAL STAIR ELEVATION FIREWALL SYSTEM
1 HOUR FIRE AND STC 50 SOUND RATING

1. UL 263 - FIRE TESTS OF BUILDING CONSTRUCTION AND MATERIALS.
2. UL 723 - TESTS FOR SURFACE BURNING CHARACTERISTICS OF BUILDING MATERIALS.
3. UL 1479 - FIRE TESTS OF THROUGH-PENETRATION FIRESTOPS

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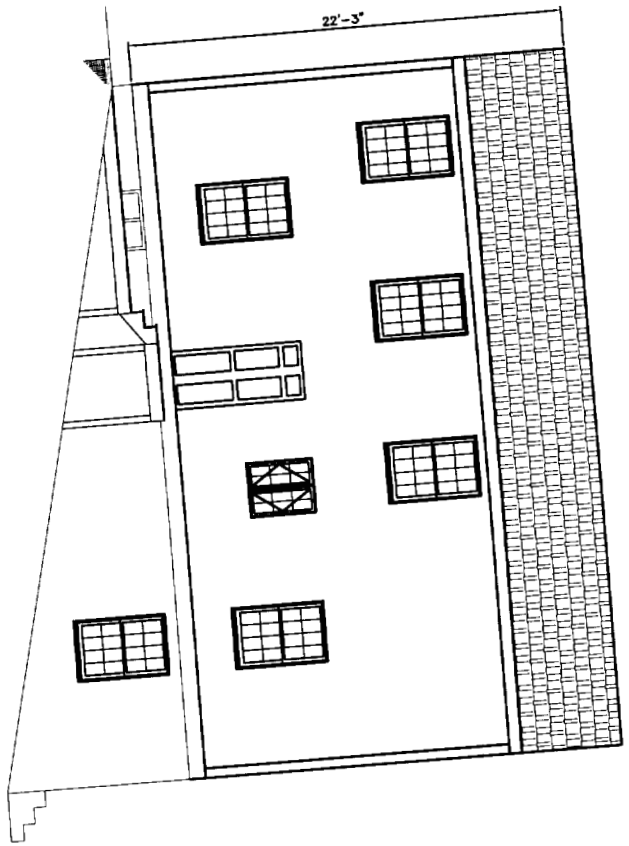
DETAIL 3

SCALE : NTS

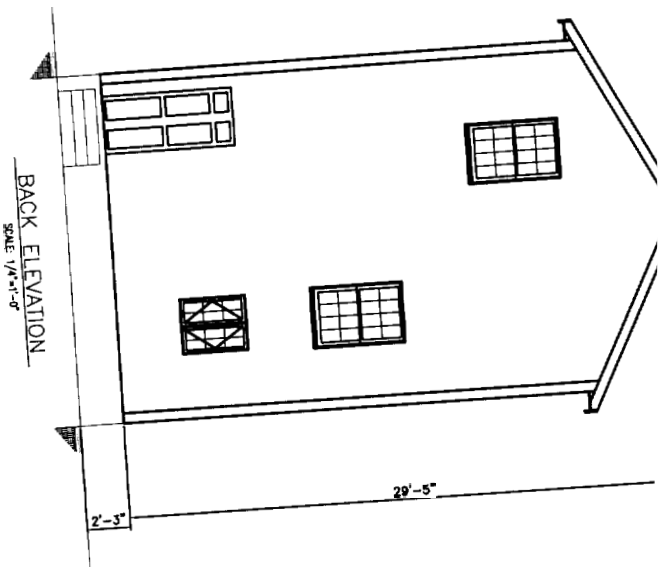
TYPICAL STAIR ELEVATION FIREWALL SYSTEM
1 HOUR FIRE AND STC 50 SOUND RATING



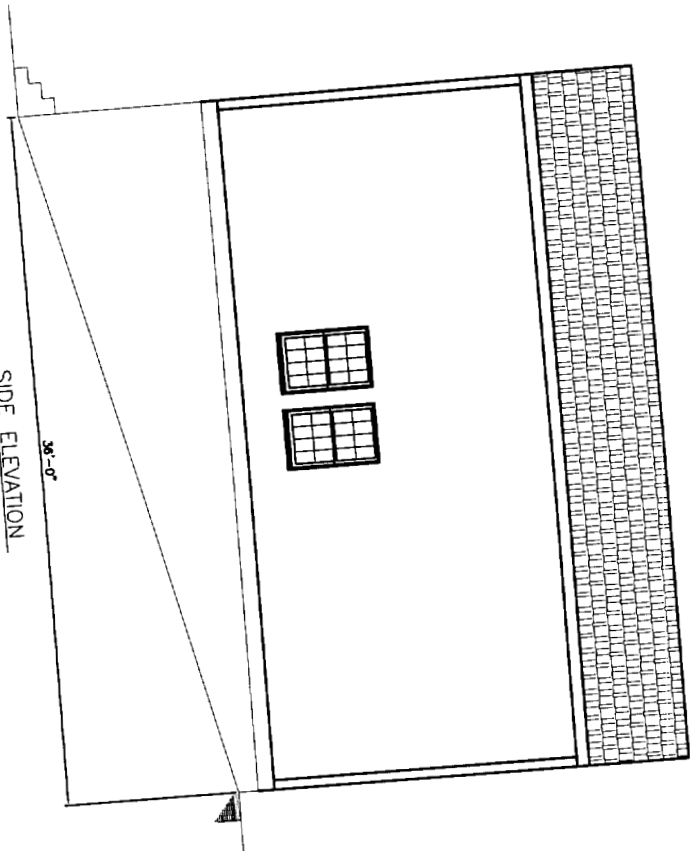
CLIENT	165 G
PO	MISC.
2 UNIT	



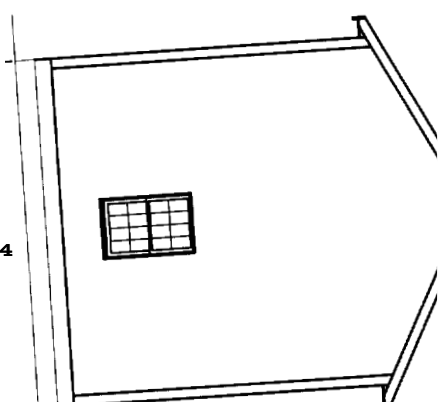
SIDE ELEVATION
SCALE 1/4"=1'-0"



BACK ELEVATION
SCALE 1/4"=1'-0"



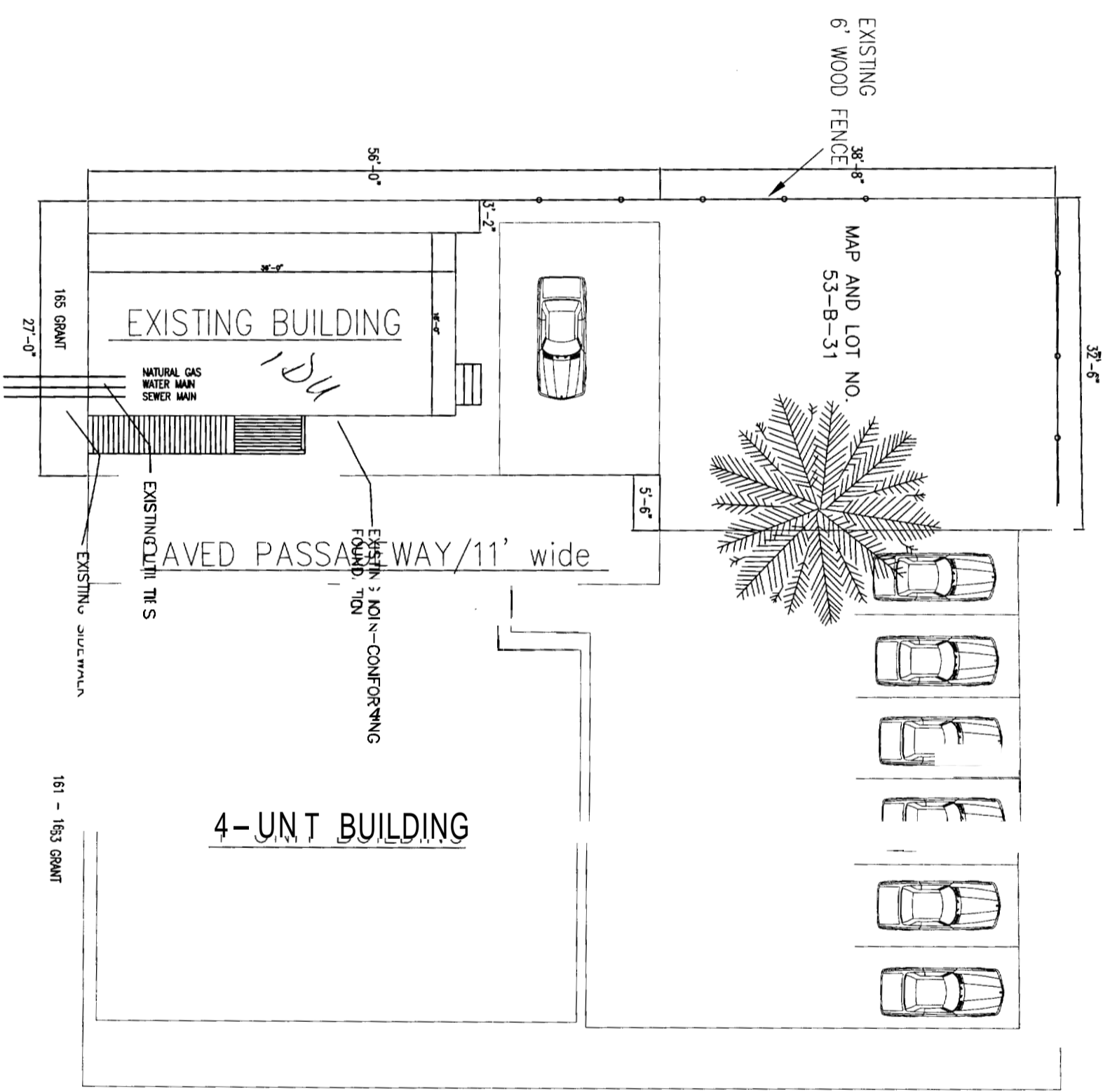
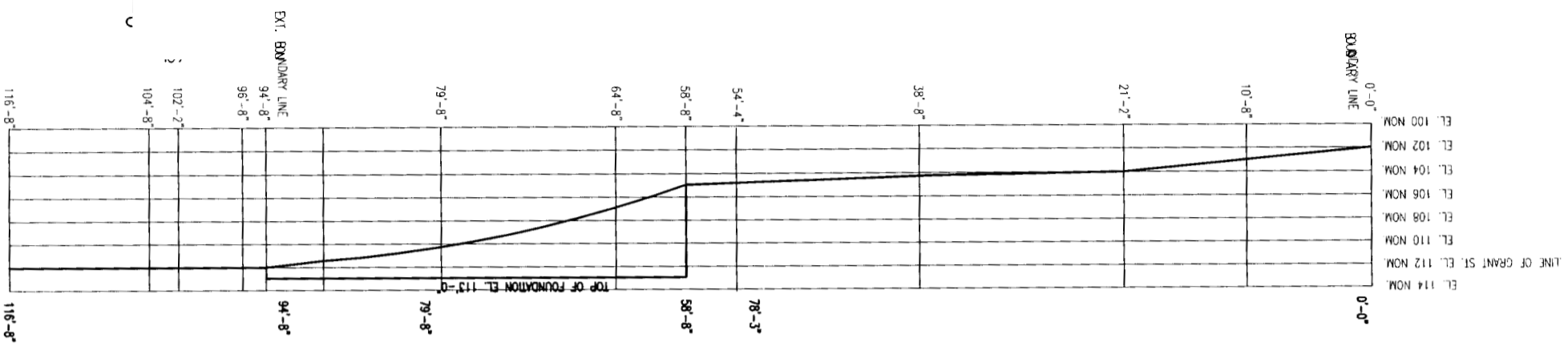
SIDE ELEVATION
SCALE 1/4"=1'-0"



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

CLIENT	165 GRANI SIKELI
PORTLAND, MAINE	
ELEVATIONS	
2 UNIT CONVERSION	
DRAWN BY	SMS
SCALE	AS NOTED
DATE	06-05-05
DRAWING NUMBER	A-7
REV.	REV.

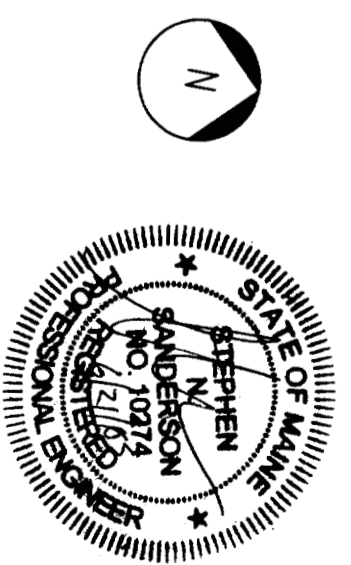




EXISTING SITE PLAN
SCALE: 3/16" = 1'-0"

GRANT STREET

- GENERAL NOTES:
1. TOPOGRAPHY-EXISTING AND PROPOSED IS SHOWN IN 2 FEET INTERVALS.
 2. DESIGN OF INGRESS AND EGRESS OF VEHICLES TO AND FROM SITE ONTO PUBLIC STREET IS EXISTING
 3. CURB AND SIDEWALK IS EXISTING
 4. PUBLIC UTILITIES ARE EXISTING. WATER AND SEWER MAINS ARE EXISTING.
 5. THERE ARE NO KNOWN STATE AND FEDERAL REGULATORY APPROVALS TO WHICH THIS PROJECT MAY BE SUBJECT TO.
 6. THERE ARE NO KNOWN DRAINAGE PROBLEMS OR DEFECTS WITH TOPOGRAPHY

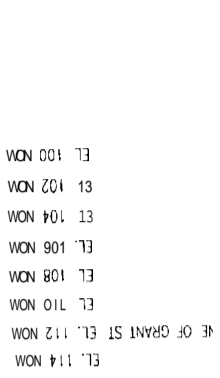


MAP AND LOT NO.
53-B-31

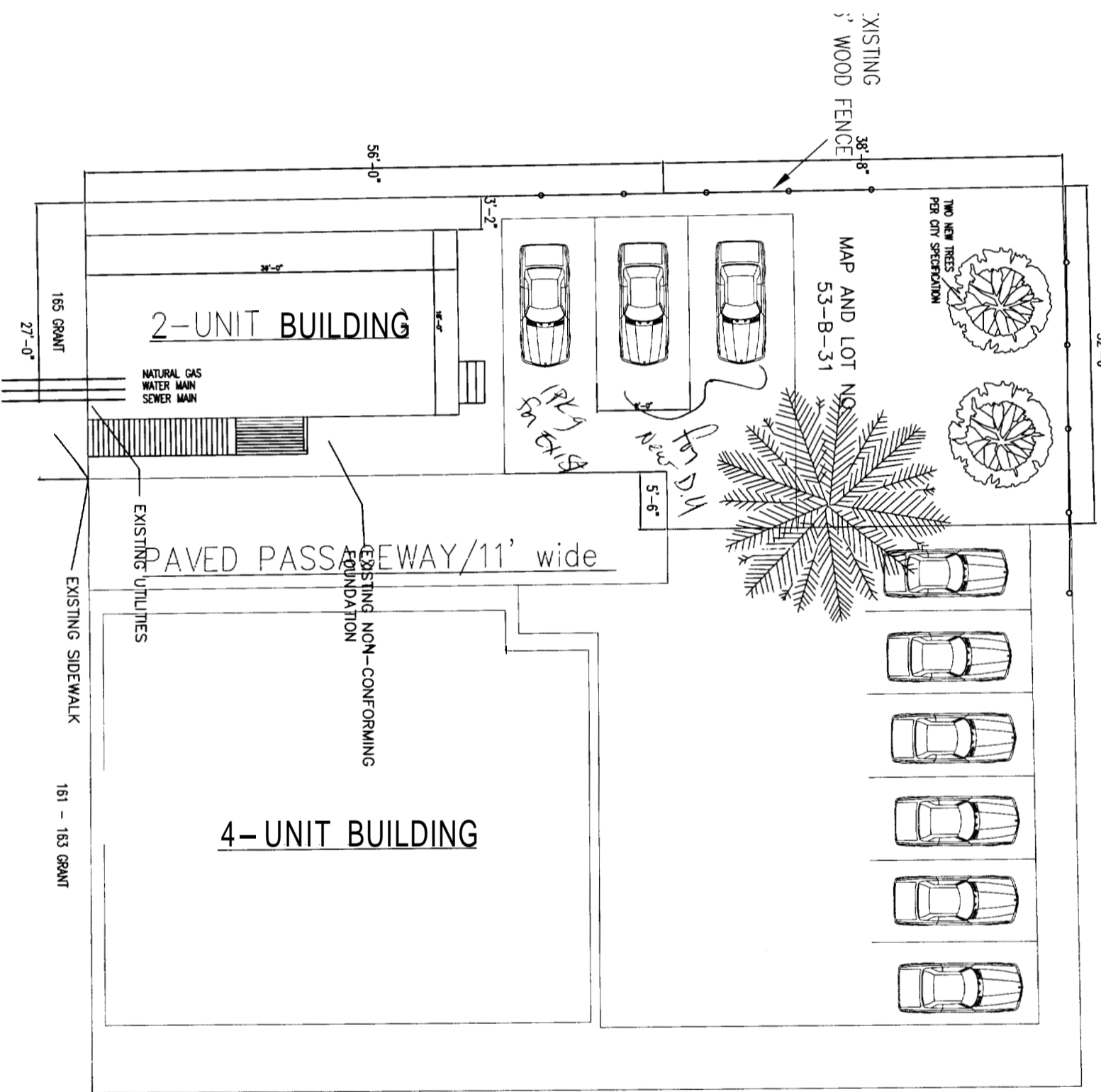
LOT SIZE = 2774 SF

BACK BAY PROPERTIES, LLC
MANAGER: STEPHEN SANDERSON
878 NORTH ROAD
NORTH YARMOUTH
MAINE 04097

CLIENT		165 GRANT STREET PORTLAND, MAINE	
PROJECT		EXISTING SITE PLAN 2 UNIT CONVERSION	
DESIGNER	SCALE	AS NOTED	DATE
SMS	3/16" = 1'-0"		06-05-05
DRAWING NUMBER		S-1	
REV.	DATE	DESCRIPTION	REV.
A	6/20/05	FOR APPROVAL	



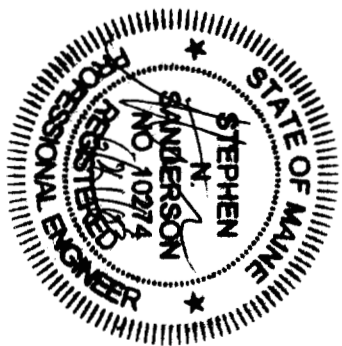
PROPOSED GRADE ELEVATIONS
SCALE: 3/16" = 1'-0"



PROPOSED SITE PLAN
SCALE: 3/16" = 1'-0"

GRANT STREET

- GENERAL NOTES:
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MAP AND LOT NO.
53-B-31
LOT SIZE = 2774 SF

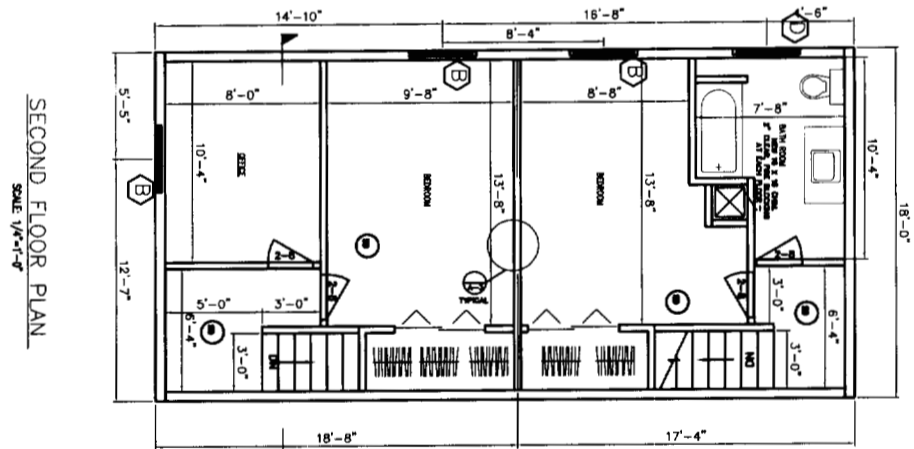
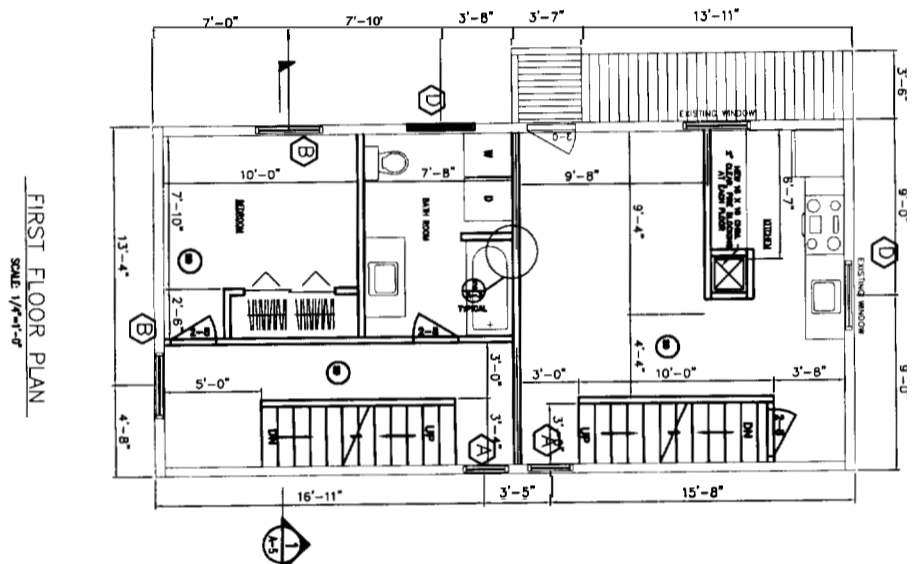
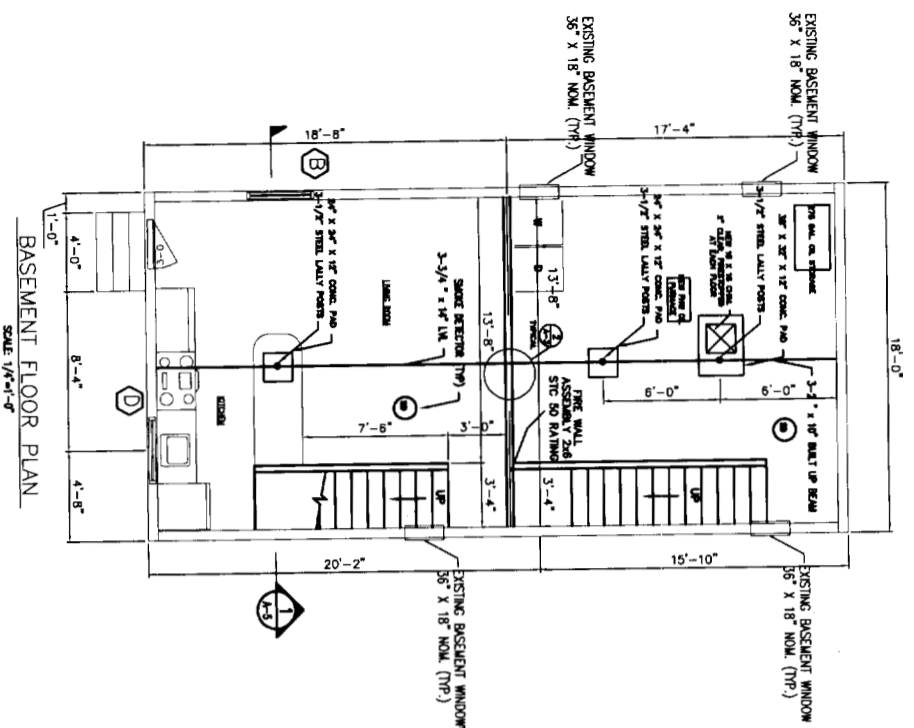
BACK BAY PROPERTIES, LLC
MANAGER: STEPHEN SANDERSON
878 NORTH ROAD
NORTH YARMOUTH
MAINE 04097

CLIENT	165 GRANT STREET PORTLAND, MAINE
PROJECT	PROPOSED SITE PLAN 2 UNIT CONVERSION
DRAWN BY	SMS
SCALE	AS NOTED
DATE	06-05-05
DRAWING NUMBER	S-2
FOR APPROVAL	
DATE	6/20/05

CITY OF PORTLAND, MAINE
 APPROVED CONSTRUCTION PLANS
AUG 16 2005
 SUPERSEDES ALL
 PRIOR DATED PLANS

HEATING SYSTEM:
 HEATING SYSTEM SHALL BE A SINGLE OIL BURNING
 FURNACE WITH DOMESTIC HOT WATER STORAGE TANK
 HEATING SYSTEM SHALL BE FORCED HOT WATER
 BASEBOARD.
 THERE SHALL BE FOUR (4) HEATING ZONES.

SMOKE DETECTORS:
 SMOKE DETECTORS SHALL BE POWERED FROM THE BUILDING
 WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK-UP.
 SMOKE DETECTORS SHALL BE INSTALLED IN EACH SLEEPING
 AREA, AT POINTS CENTRALLY LOCATED IN THE CORRIDORS.
 SMOKE DETECTORS SHALL BE INSTALLED IN THE HALLWAY
 AND IN THE ADJACENT WHFN THE CEILING HEIGHT OF A
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DEPT. OF BUILDING INSPECTION
 CITY OF PORTLAND, ME
AUG 1 1 2005
 RECEIVED

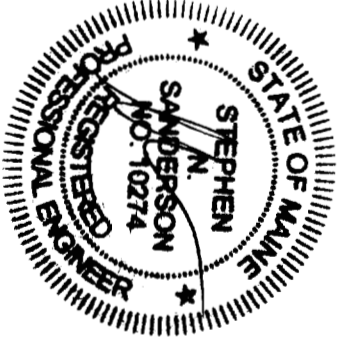
GENERAL NOTES:
 1. SUBSTITUTE MATERIALS AND/OR SIZES AND GRADES PER CONTRACTOR'S SPECIFICATIONS.
 2. CONT. TO VERIFY ALL MATERIALS/SPANS PER MANUFACTURER'S SPECIFICATIONS PRIOR TO CONSTRUCTION

S/N	MODEL NUMBER	MANUFACTURER	NOMINAL SIZE	REMARKS
①	4LT	STANLEY	3'-0" x 6'-8"	EXTERIOR DOOR - STEEL 6 PANEL MOLDED 1/2" S&P LIGHT
②	4LT	STANLEY	3'-0" x 6'-8"	EXTERIOR DOOR - STEEL 6 PANEL MOLDED
③	2'8" x 8'0"	MASONITE	2'8" x 8'0"	HOLLOW CORE INTERIOR CASED 6 PANEL
④	2'4" x 8'0"	MASONITE	2'4" x 8'0"	HOLLOW CORE INTERIOR CASED 6 PANEL
⑤	6'0" x 8'0"	MASONITE	6'0" x 8'0"	LEFT HAND INSWING PAVED DOOR
⑥	2' x 8'0"	MASONITE	2' x 8'0"	HOLLOW CORE INTERIOR 6 PANEL BR-FOLD
⑦	3'6" x 8'0"	MASONITE	4' x 8'0"	HOLLOW CORE INTERIOR 6 PANEL BR-FOLD
⑧	5' x 8'0"	MASONITE	5' x 8'0"	HOLLOW CORE INTERIOR 6 PANEL BR-FOLD
⑨	2'6" x 8'0"	MASONITE	2'6" x 8'0"	HOLLOW CORE INTERIOR CASED 6 PANEL

S/N	MODEL NUMBER	MANUFACTURER	STYLE	REMARKS
①	SERIES 1000 45 1/4" x	AMERICAN CRAFTSMAN	DOUBLE-HUNG	EASTY REQUIRED 2/6 x 3/9 NOMINAL - U=0.35
②	SERIES 1000 80 1/4" x	AMERICAN CRAFTSMAN	DOUBLE-HUNG	EASTY REQUIRED 5/2 FT2 3/2 x 6/0 NOMINAL - U=0.35
③	SERIES 1100 40 3/4" x	AMERICAN CRAFTSMAN	PICTURE WINDOW	U=0.35 MIN 3/0 x 3/2 NOMINAL
④	SERIES 2802 80 36 1/2" x	AMERICAN CRAFTSMAN	SIDING WINDOW	U=0.35 MIN 3/0 x 3/2 NOMINAL
⑤	SERIES 1000 40 3/4" x	AMERICAN CRAFTSMAN	DOUBLE-HUNG	U=0.35 MIN 2/0 x 3/2 NOMINAL

LEGEND
 (X) WINDOW TYPE (SEE SCHEDULE)
 (X) DOOR TYPE (SEE SCHEDULE)

DRAWING REFERENCE SYSTEM
 GENERAL REFERENCES: NATIONAL DRAWING STANDARDS
 SCALE: ARCHITECTURAL
 DIMENSIONS: INCHES
 UNLESS OTHERWISE SPECIFIED
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 DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED

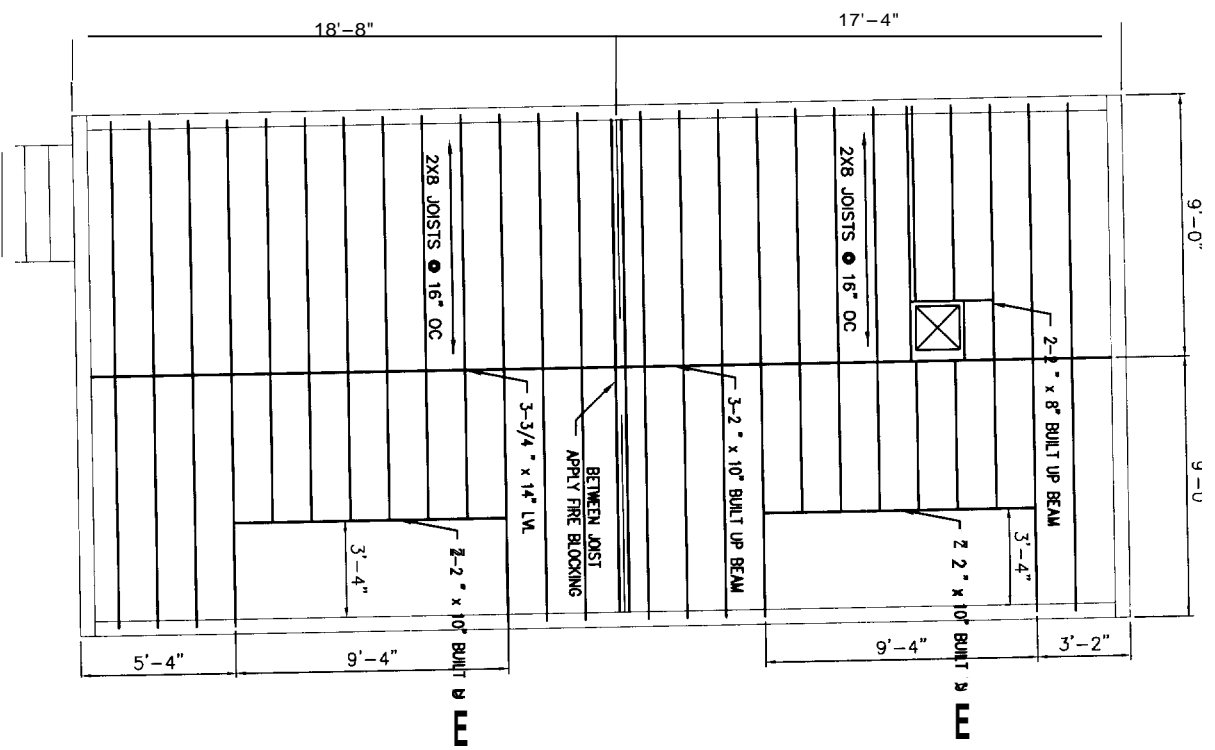


CLIENT: 165 GRANT STREET
 PORTLAND, MAINE
 RECONFIGURED FLOOR PLAN
 2 UNIT CONVERSION

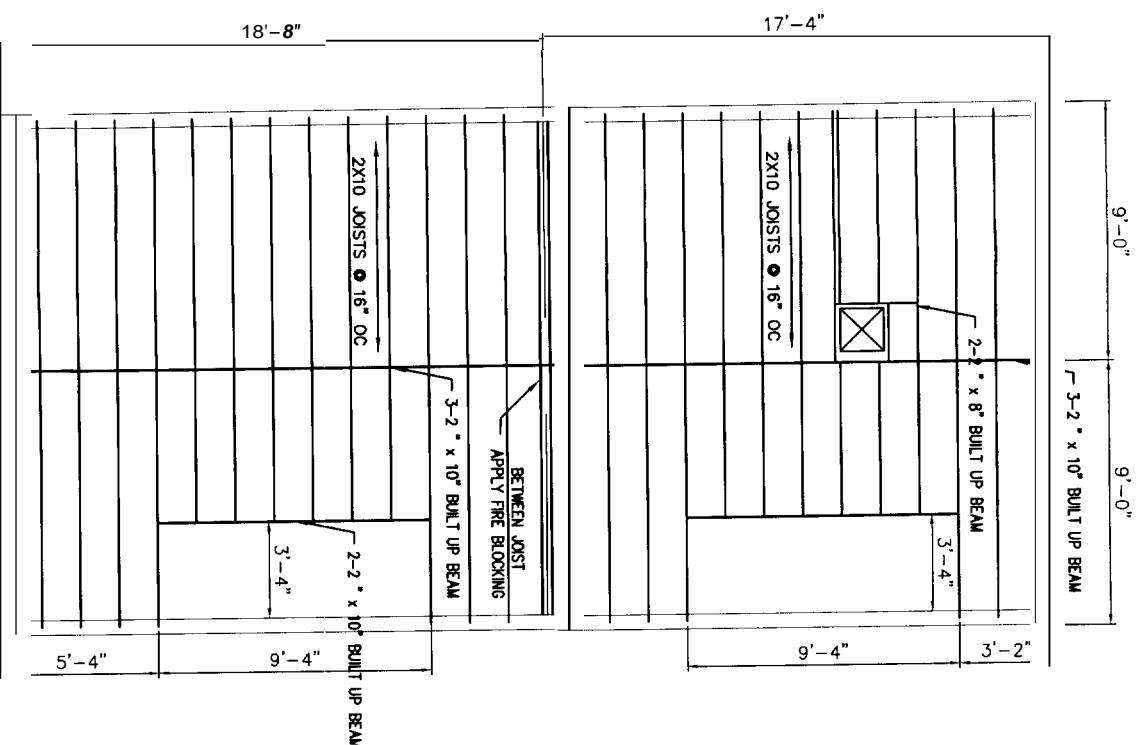
DATE:	06-06-05
DRAWN BY:	SNS
SCALE:	AS NOTED
FOR APPROVAL:	
DATE:	06-06-05
DRAWING NUMBER:	9-1

- GENERAL NOTES:
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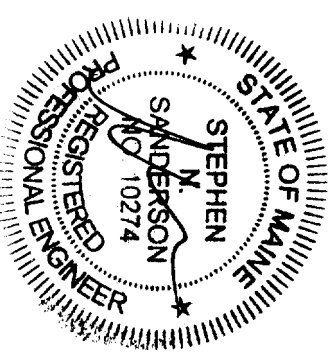
CITY OF PORTLAND, MAINE
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AUG 16 2005
 SUPERSEDES ALL
 PRIOR DATED PLANS



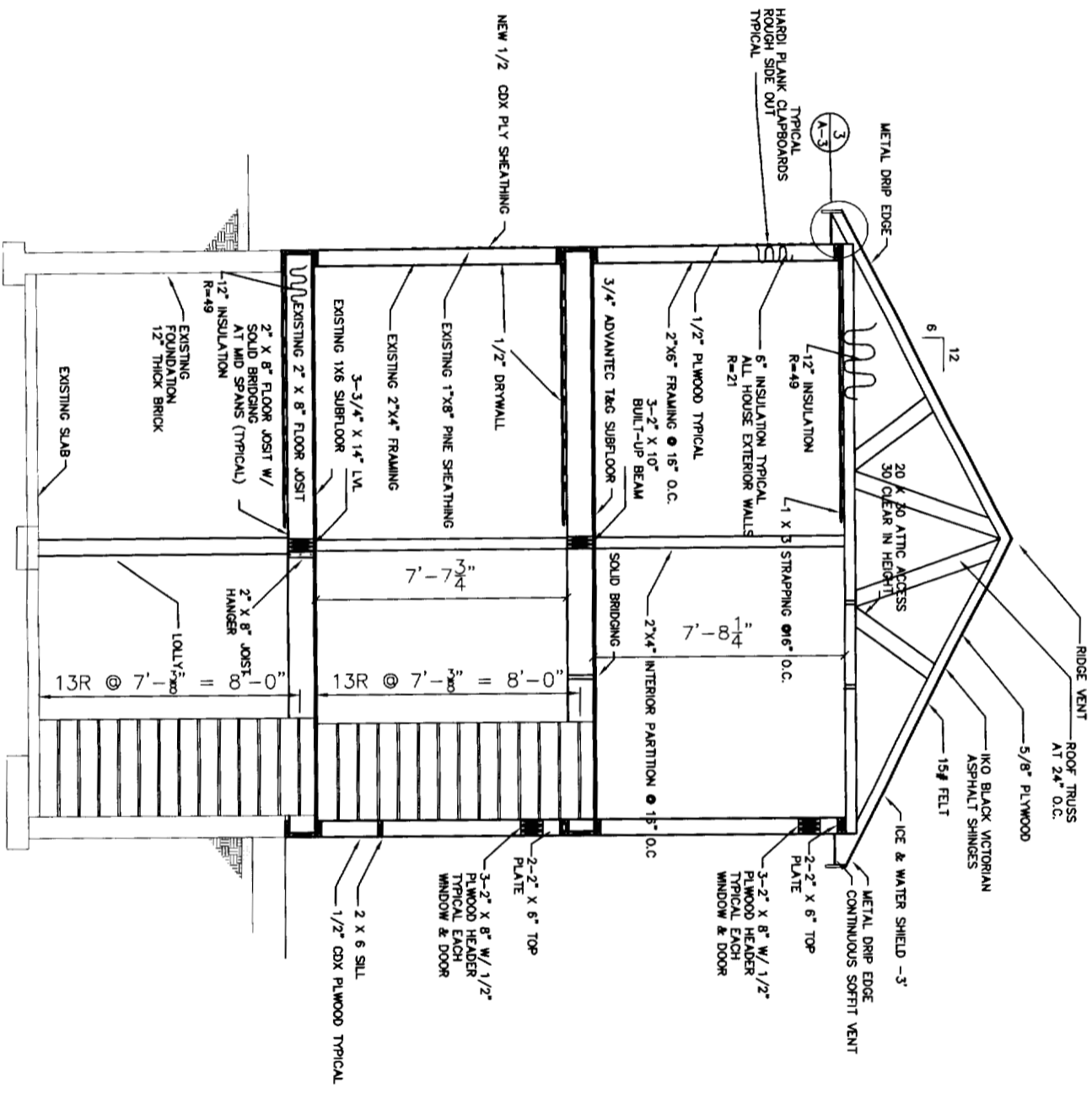
FIRST FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0"



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



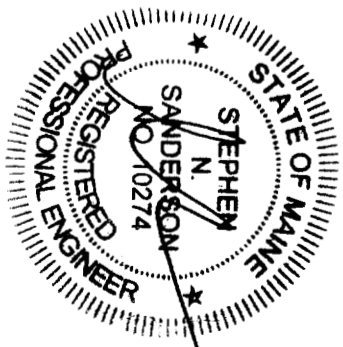
CLIENT	165 GRANT STREET PORTLAND, MAINE
PROJECT	FRAMING PLAN 2 UNIT CONVERSION
DRAWN BY:	SMS
SCALE:	AS NOTED
DATE:	06-05-05
DRAWING NUMBER	A-4
DATE	10/20/03
FOR QUANTIFICATION	
FOR APPROVAL	



DETAIL 1
SCALE: 1/2" = 1'-0"

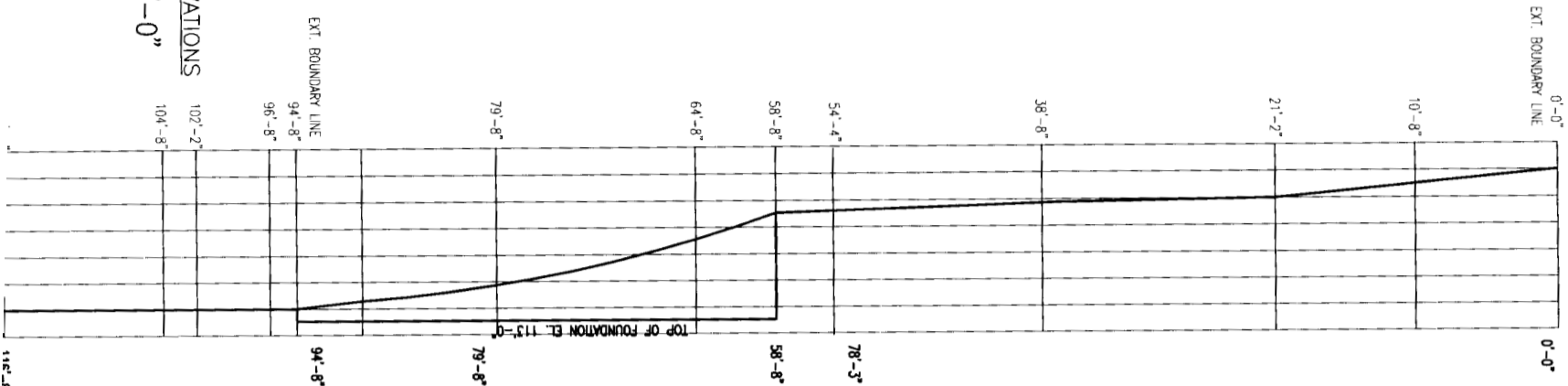
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AUG 16 2005
CITY OF PORTLAND, MAINE
APPROVED CONSTRUCTION PLANS
SUPERSEDES ALL
PRIOR DATED PLANS



165 GRANT STREET PORTLAND, MAINE	
SECTIONS AND DETAILS 2 UNIT CONVERSION	
FOR APPROVAL	FOR APPROVAL
DATE: 06-05-05	DATE: 06-05-05
SCALE: AS NOTED	SCALE: AS NOTED
DRAWN BY: SNS	DATE: 06-05-05
DATE: 06/20/05	FOR APPROVAL
A	

EXT. BOUNDARY LINE
 EL. 114 NOM
 EL. 112 NOM
 EL. 110 NOM
 EL. 108 NOM
 EL. 106 NOM
 EL. 104 NOM
 EL. 102 NOM
 EL. 100 NOM



EXISTING GRADE ELEVATIONS
 SCALE: 3/16"=1'-0"

32'-6"

EXISTING
 6' WOOD FENCE

MAP AND LOT NO.
 53-B-31

EXISTING BUILDING

NATURAL GAS
 WATER MAIN
 SEWER MAIN

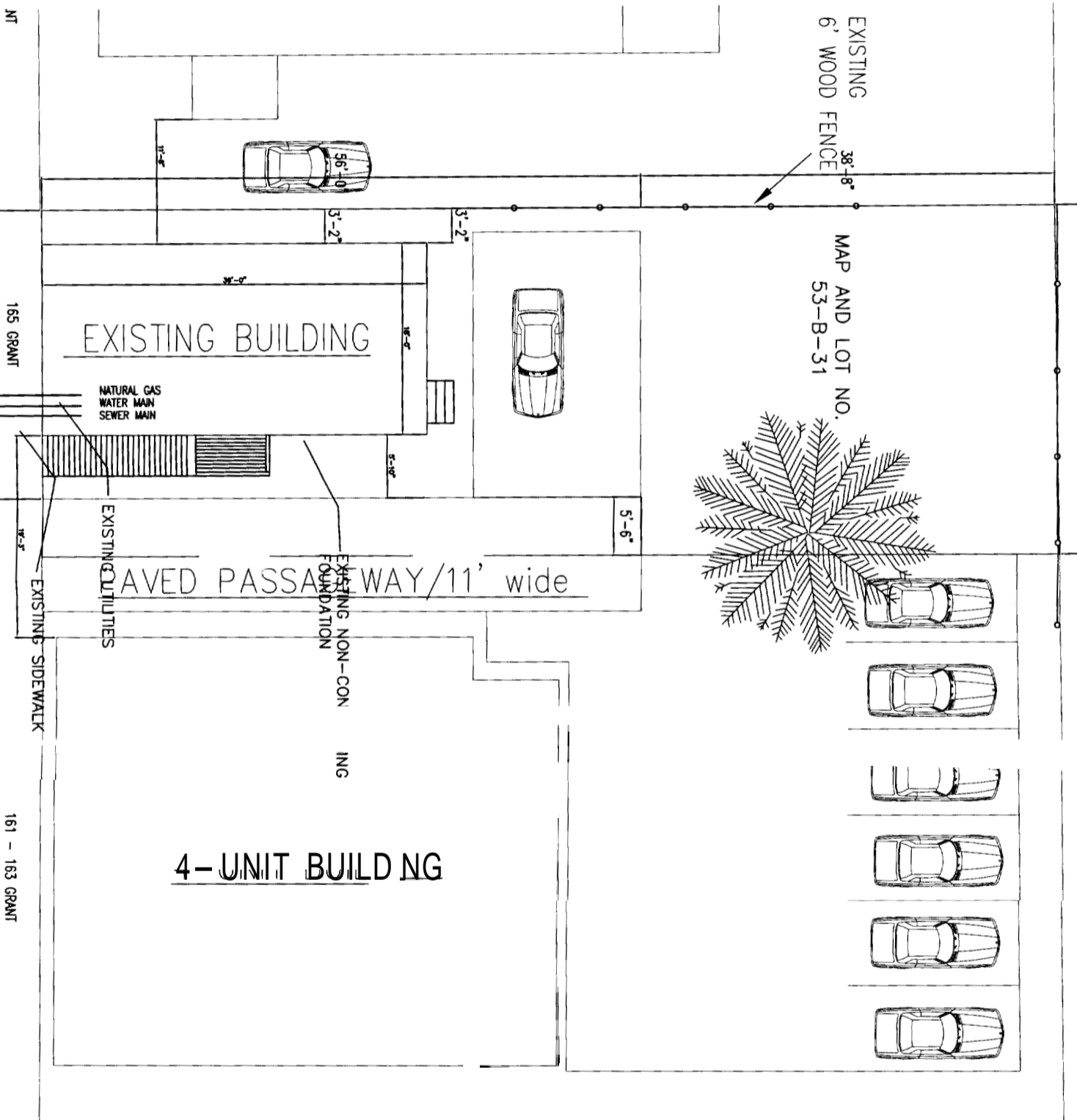
EXISTING UTILITIES

AVED PASSAGEWAY/11' wide

EXISTING NON-CON
 FOUNDATION

ING

4-UNIT BUILDING



EXISTING SITE PLAN
 SCALE: 3/16"=1'-0"

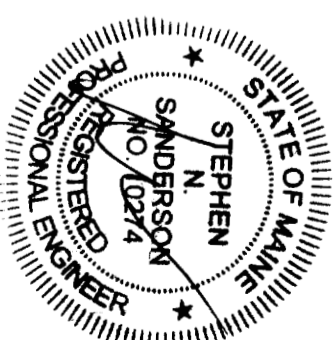
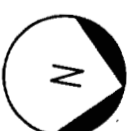
GRANT STREET

161 - 163 GRANT

165 GRANT

BACK BAY PROPERTIES, LLC
 MANAGER: STEPHEN SANDERSON
 878 NORTH ROAD
 NORTH YARMOUTH
 MAINE 04097

MAP AND LOT NO.
 53-B-31
 LOT SIZE = 2774 SF

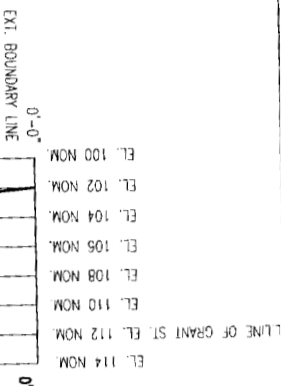


AUG 16 2005
 SUPERSEDES ALL
 PRIOR DATED PLANS

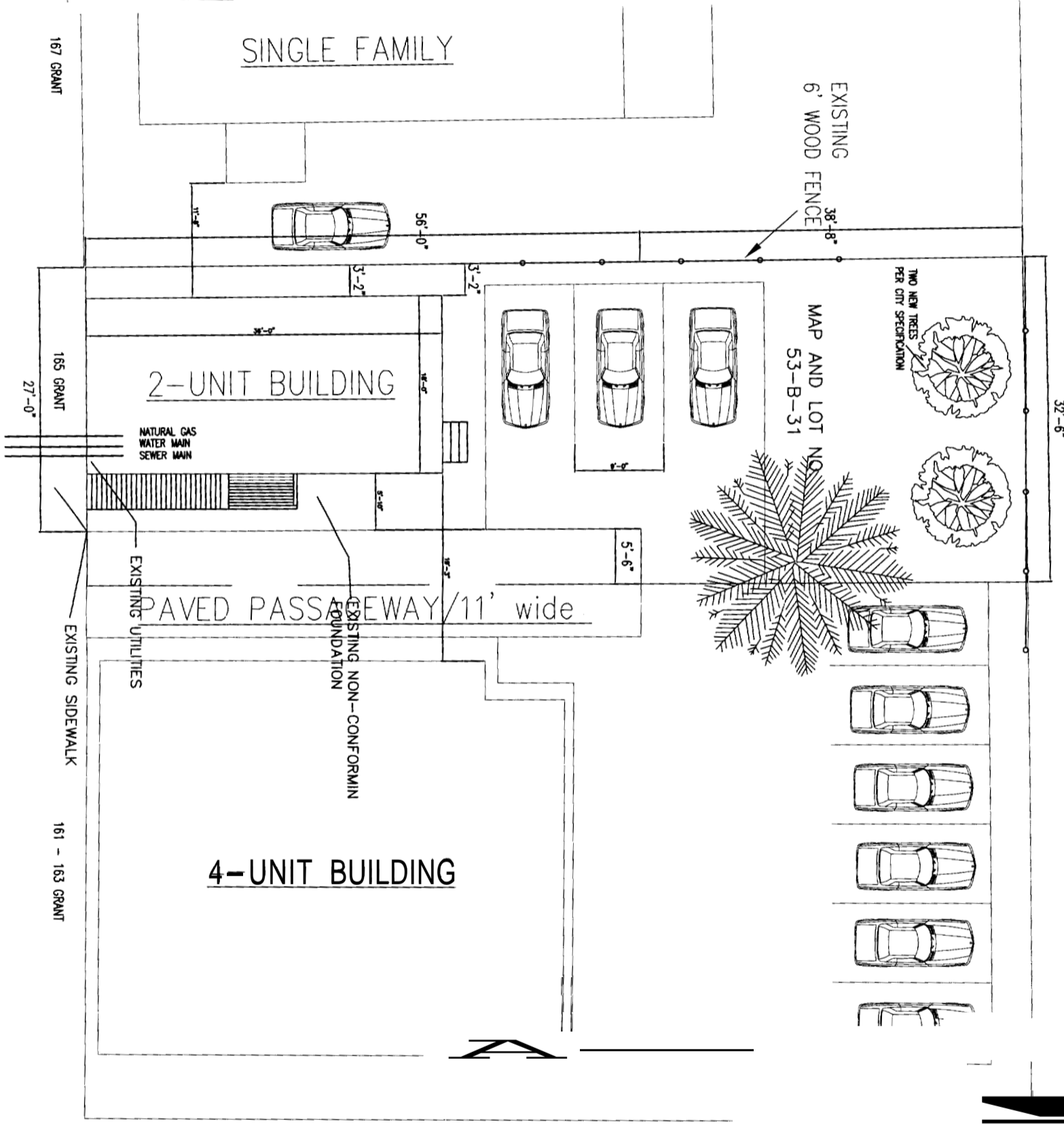
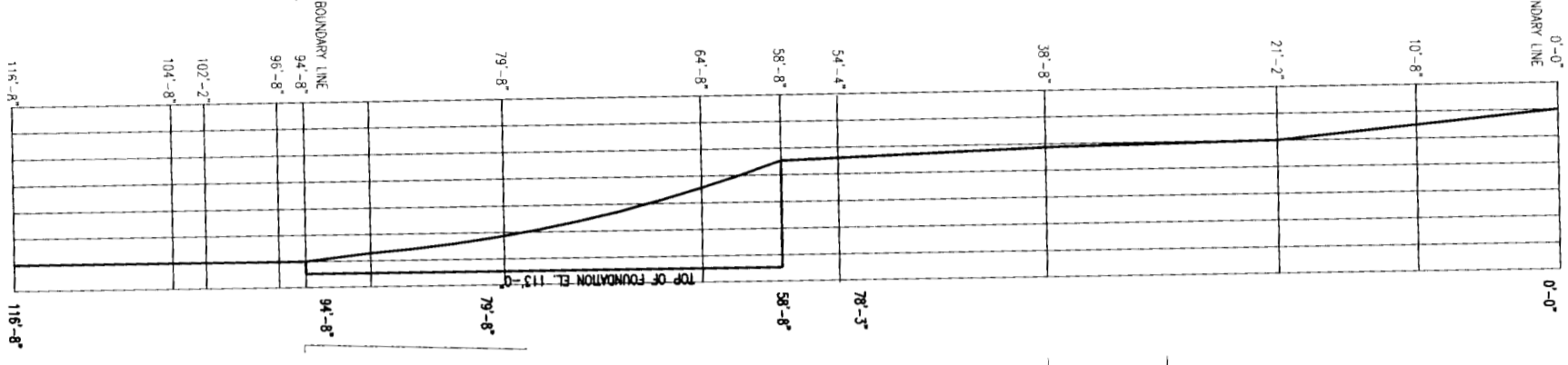
- GENERAL NOTES:
1. TOPOGRAPHY-EXISTING AND PROPOSED IS SHOWN IN 2 FEET INTERVALS.
 2. DESIGN OF INGRESS AND EGRESS OF VEHICLES TO AND FROM SITE ONTO PUBLIC STREET IS EXISTING CURB AND SIDEWALK IS EXISTING
 3. PUBLIC UTILITIES ARE EXISTING, WATER AND SEWER MAINS ARE EXISTING.
 4. THERE ARE NO KNOWN STATE AND FEDERAL REGULATORY APPROVALS TO WHICH THIS PROJECT MAY BE SUBJECT TO.
 5. THERE ARE NO KNOWN DRAINAGE PROBLEMS OR DEFECTS WITH TOPOGRAPHY

REV.	DATE	DESCRIPTION
A	8/20/05	FOR APPROVAL
B	8/10/05	FOR CLARIFICATION

CLIENT	165 GRANT STREET PORTLAND, MAINE
PROJECT	EXISTING SITE PLAN 2 UNIT CONVERSION
DRAWN BY:	SNS
SCALE:	AS NOTED
DATE:	06-05-05
DRAWING NUMBER	S-1



PROPOSED GRADE ELEVATIONS
SCALE: 3/16"=1'-0"



PROPOSED SITE PLAN
SCALE: 3/16"=1'-0"

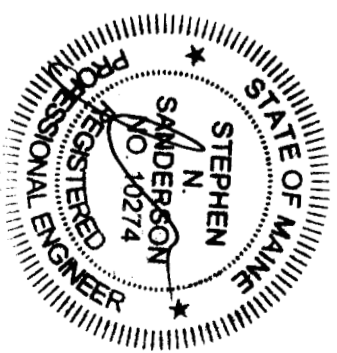
GRANT STREET

REV.	DATE	DESCRIPTION
B	8/10/05	FOR CLARIFICATION
A	9/20/05	FOR APPROVAL

CLIENT	165 GRANT STREET
PROJECT NAME	PROPOSED SITE PLAN
DESCRIPTION	2 UNIT CONVERSION
SCALE	AS NOTED
DATE	06-06-05
DRAWING NUMBER	S-2

BACK BAY PROPERTIES, LLC
MANAGER: STEPHEN SANDERSON
878 NORTH ROAD
NORTH YARMOUTH
MAINE 04097

LOT SIZE = 2774 SF
MAP AND LOT NO.
53-B-31



AUG 16 2005
CITY OF PORTLAND, MAINE
APPROVED CONSTRUCTION PLANS
SUPERSEDES ALL
PRIOR DATED PLANS

- GENERAL NOTES:
1. TOPOGRAPHY--EXISTING AND PROPOSED IS SHOWN IN 2 FEET INTERVALS.
 2. DESIGN OF INGRESS AND EGRESS OF VEHICLES TO AND FROM SITE ONTO PUBLIC STREET IS EXISTING.
 3. CURB AND SIDEWALK IS EXISTING
 4. PUBLIC UTILITIES ARE EXISTING, WATER AND SEWER MAINS ARE EXISTING.
 5. THERE ARE NO KNOWN STATE AND FEDERAL REGULATORY APPROVALS TO WHICH THIS PROJECT MAY BE SUBJECT TO.
 6. THERE ARE NO KNOWN DRAINAGE PROBLEMS OR DEFECTS WITH TOPOGRAPHY

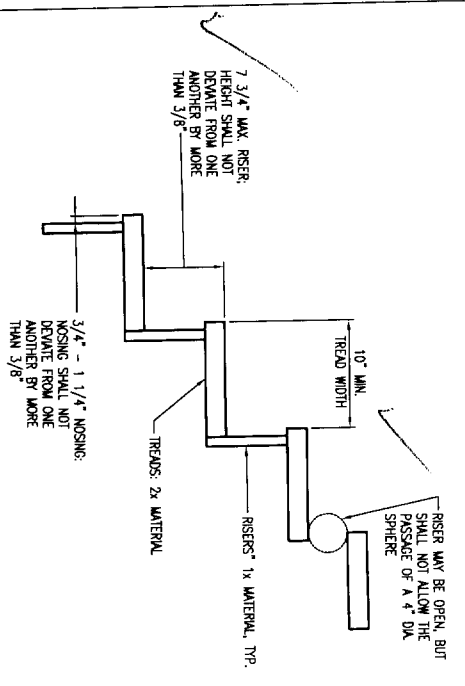


FIGURE 16: TREAD AND RISER DETAIL
SCALE: 1 1/2"=1'-0"

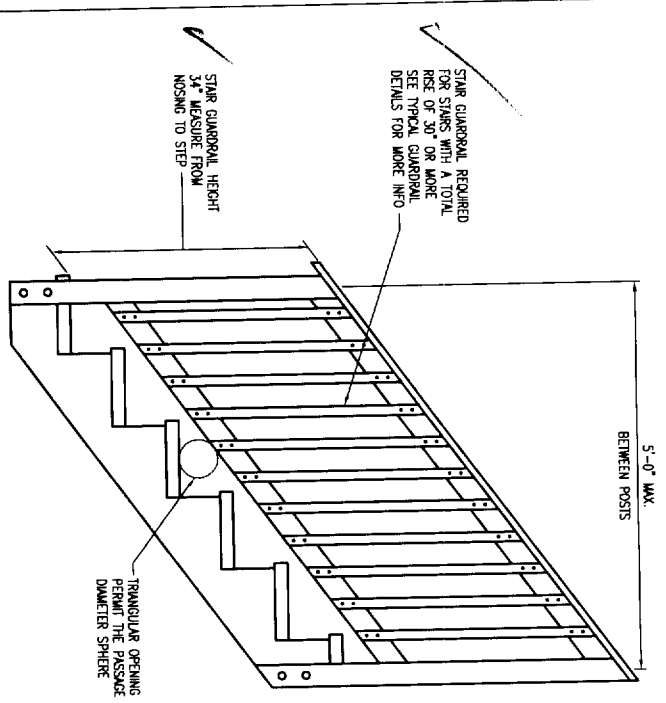


FIGURE 19: STAIR GUARD REQUIREMENTS
SCALE: 1"=1'-0"

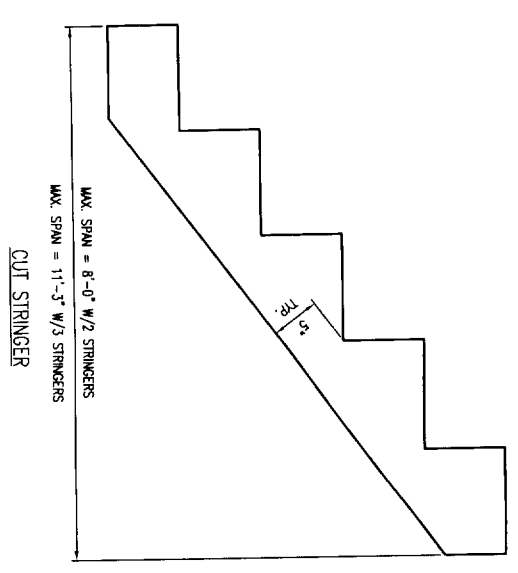


FIGURE 17: STAIR STRINGER REQUIREMENTS
SCALE: 1 1/2"=1'-0"

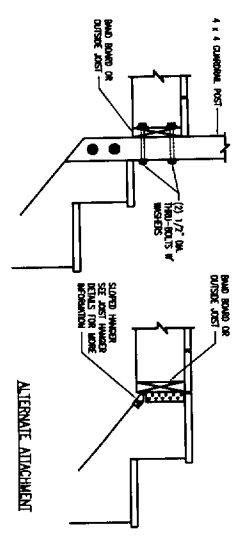
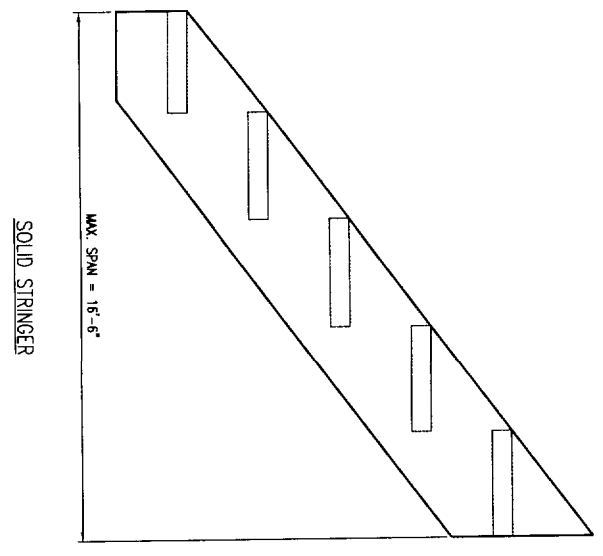


FIGURE 20: STAIR STRINGER CONNECTION DETAIL
SCALE: 1"=1'-0"

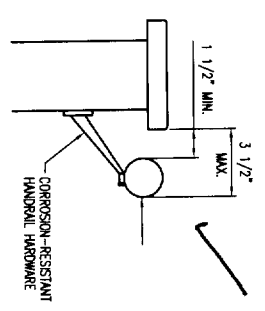


FIGURE 21: HANDRAIL REQUIREMENTS
SCALE: 1"=1'-0"

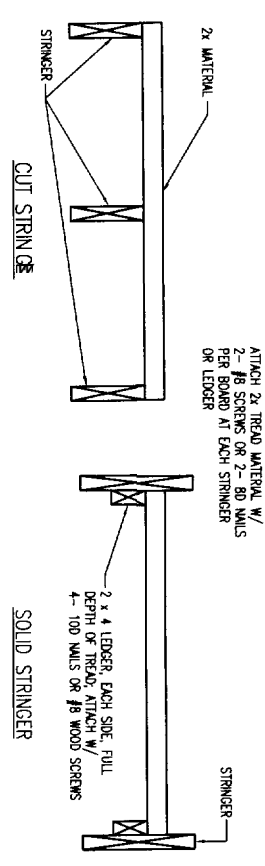


FIGURE 18: TREAD CONNECTION REQUIREMENTS
SCALE: 1 1/2"=1'-0"

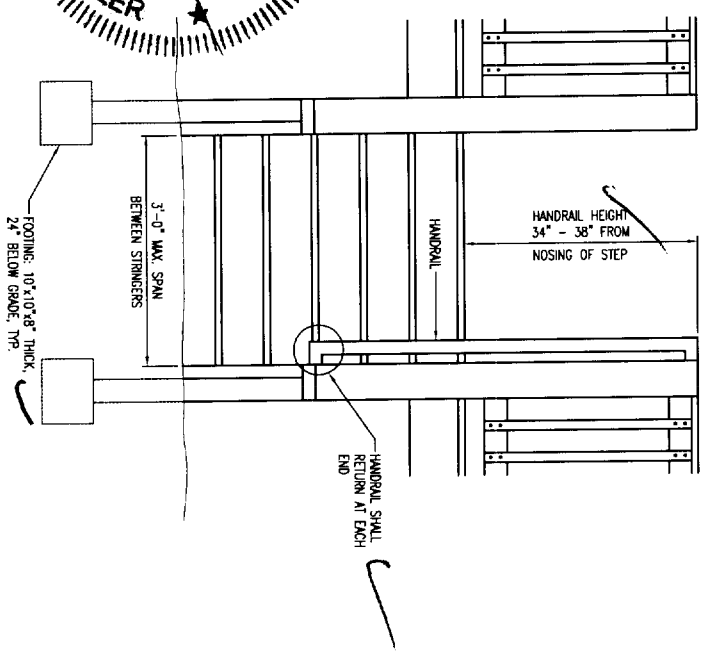
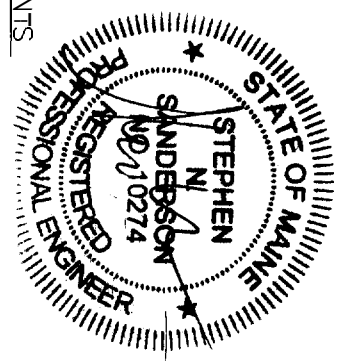
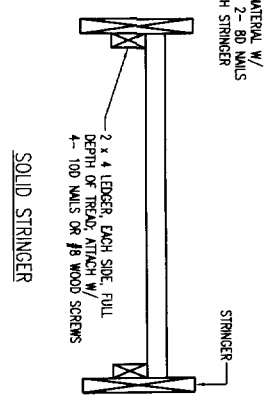


FIGURE 22: MISCELLANEOUS STAIR REQUIREMENTS
SCALE: 1 1/2"=1'-0"

CITY OF PORTLAND, MAINE
 APPROVED CONSTRUCTION PLANS
AUG 16 2005
 SUPERSEDES ALL
 PRIOR DATED PLANS

CLIENT 165 GRANT STREET PORTLAND, MAINE	DRAWING NUMBER TYPICAL DECK DETAILS
DATE: 06-30-04	SCALE: AS NOTED
FOR APPROVAL	SIGNATURE: SMS
DATE: 6/17/05	SCALE: AS NOTED

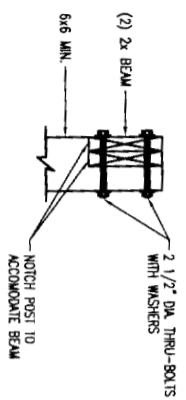


FIGURE 9: POST-TO-BEAM REQUIREMENTS
SCALE: 1 1/2"=1'-0"

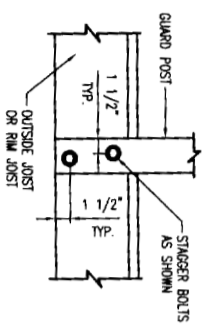


FIGURE 12: GUARD POST ATTACHMENT DETAIL
SCALE: 1 1/2"=1'-0"

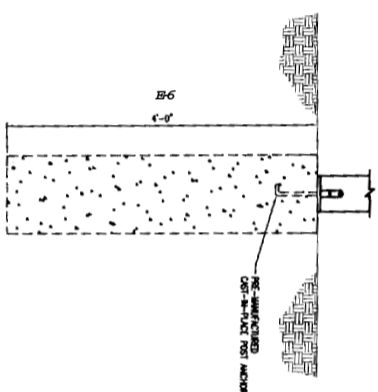


FIGURE 10: TYPICAL FOOTING DETAILS
SCALE: 1 1/2"=1'-0"

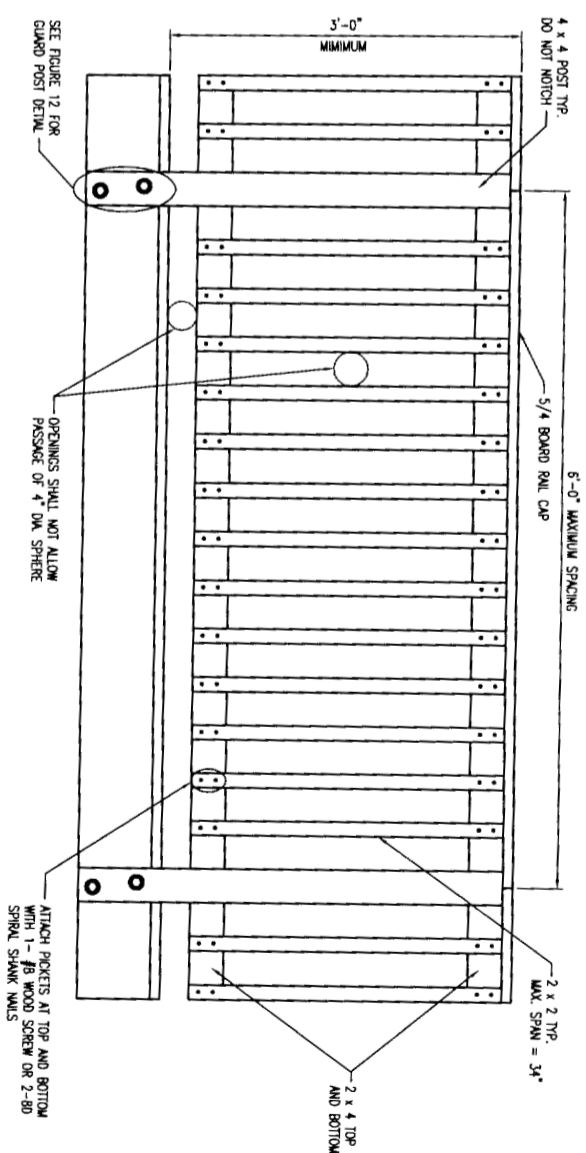


FIGURE 11: TYPICAL RAILING DETAIL
SCALE: 1 1/2"=1'-0"

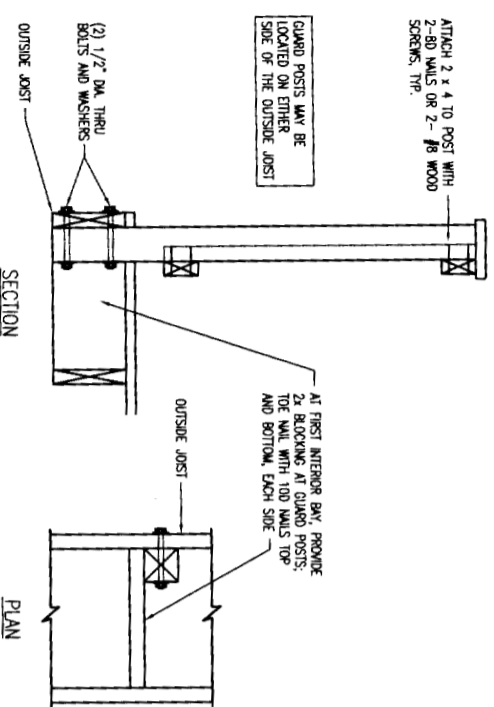


FIGURE 13: GUARD POST TO OUTSIDE JOIST DETAIL
SCALE: 1 1/2"=1'-0"

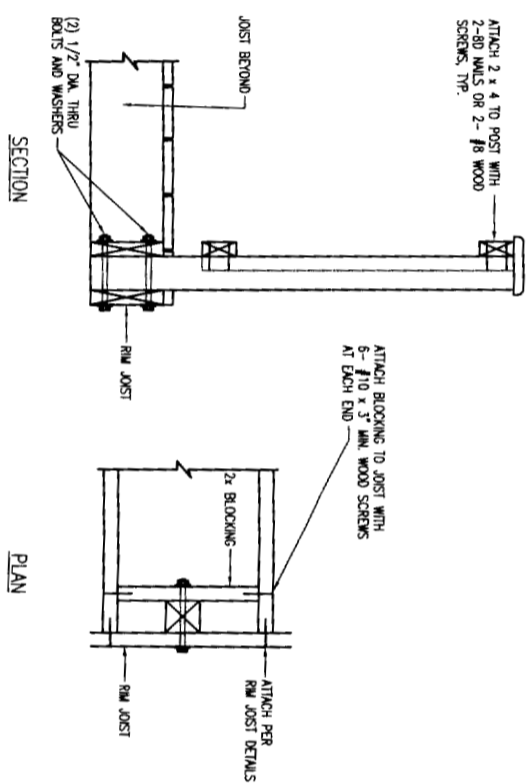


FIGURE 14: GUARD POST TO RIM JOIST DETAIL - OPTION 1
SCALE: 1 1/2"=1'-0"

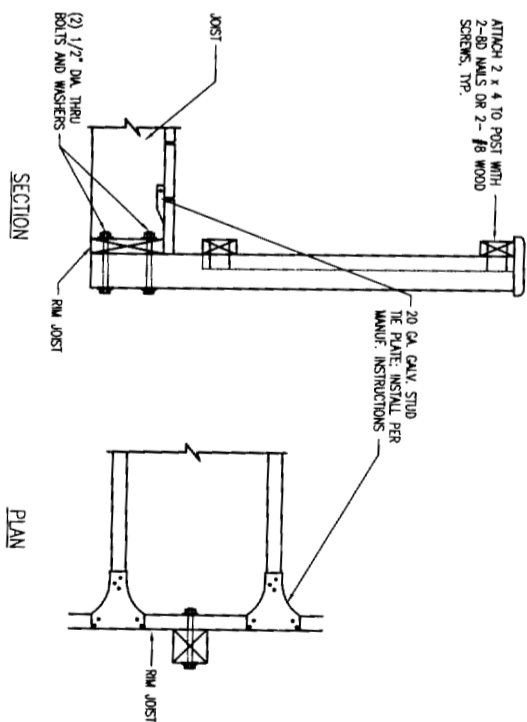
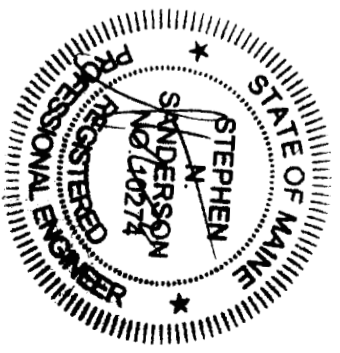


FIGURE 15: GUARD POST TO RIM JOIST DETAIL - OPTION 2
SCALE: 1 1/2"=1'-0"

CITY OF PORTLAND, MAINE
 APPROVED CONSTRUCTION PLANS
 AUG 16 2005
 SUPERSEDES ALL
 PRIOR DATED PLANS



CLIENT		165 GRANT STREET PORTLAND, MAINE	
TYPICAL DECK DETAILS			
DRAWN BY:	SMS	SCALE:	AS NOTED
DATE:	06-15-04	DATE:	06-15-04
REV.	DATE	DESCRIPTION	
A	9/17/05	FOR APPROVAL	
DRAWING NUMBER		A-10	

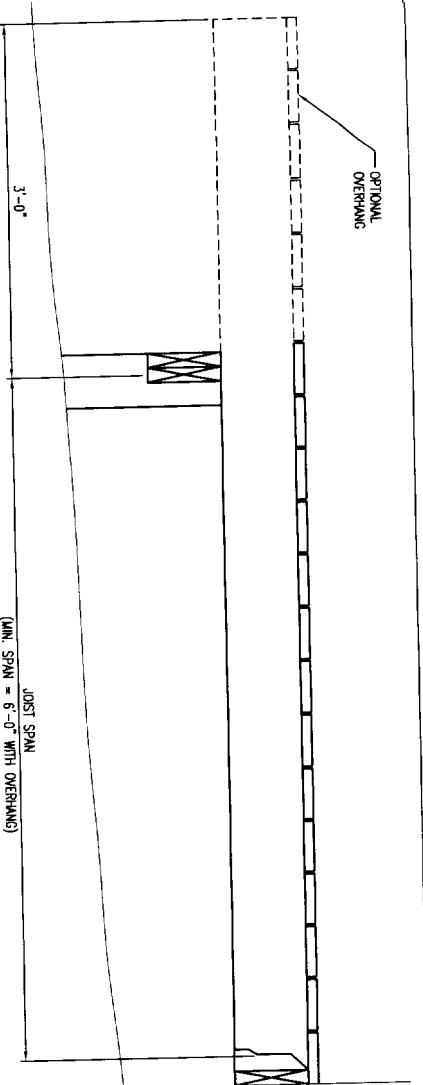


FIGURE 1: JOIST SPAN - DECK ATTACHED AT HOUSE
SCALE 1 1/2"=1'-0"

TABLE 1: MAXIMUM JOIST SPANS

JOIST SIZE	JOIST SPACING (DOES NOT INCLUDE OVERHAND)	JOIST SPAN* (DOES NOT INCLUDE OVERHAND)
2x6	16"	9'-4"
2x6	24"	7'-10"
2x8	16"	10'-1"
2x8	24"	10'-7"
2x10	16"	13'-1"
2x10	24"	13'-7"
2x12	16"	15'-4"
2x12	24"	15'-4"

* SPANS BASED ON 40 PSF LIVE LOAD, 10 PSF DEAD LOAD, SOUTHERN PINE #2, NORMAL LOADING CONDITION, NET SERVICE CONDITIONS.

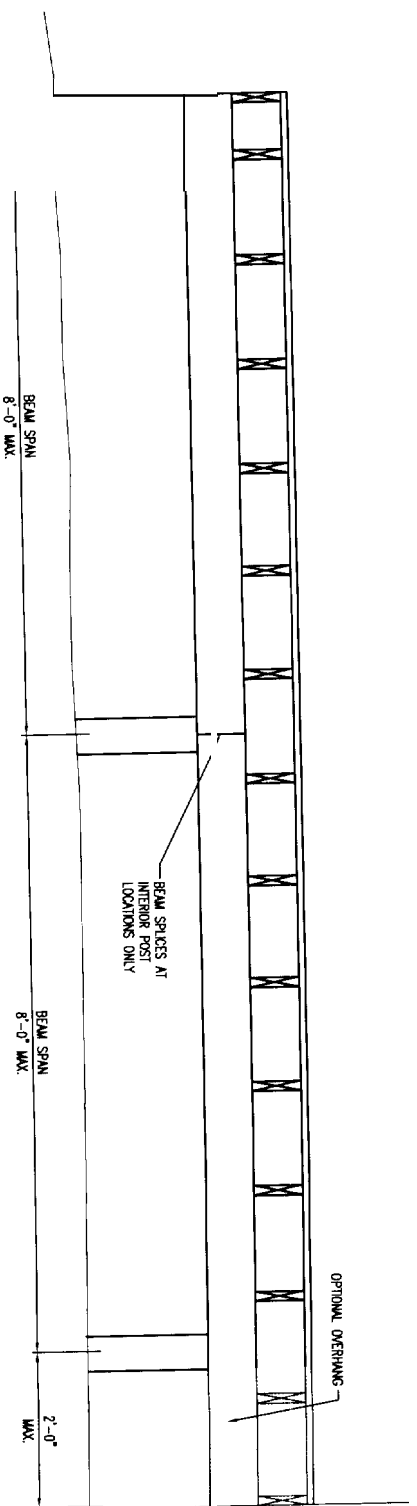


FIGURE 2: BEAM SPAN TYPES
SCALE 1"=1'-0"

TABLE 2: MAXIMUM BEAM SIZE FOR JOISTS WITH NO OVERHANDS

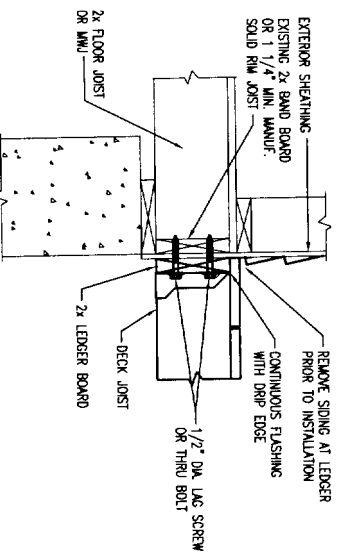
JOIST SPAN	BEAM SIZE
0 - 6'-8"	(2) 2x6
6'-8" - 11'-2"	(2) 2x8
11'-2" - 15'-9"	(2) 2x10
15'-9" - 18'-9"	(2) 2x12

TABLE 3: MINIMUM BEAM SIZE FOR JOISTS WITH OVERHANDS

JOIST SPAN	BEAM SIZE
0 - 8'-0"	(2) 2x6
8'-0" - 12'-8"	(2) 2x10
12'-8" - 18'-9"	(2) 2x12

* YOU MAY SUBSTITUTE A LARGER BEAM SIZE FOR THE ONE SHOWN IN THE TABLE. FOR INSTANCE, IF THE TABLE REQUIRES (2) 2x8, YOU MAY SUBSTITUTE A (2) 2x10 OR (2) 2x12.

FIGURE 3: ATTA BOARD TO-TO-BOARD



SCALE 1 1/2"=1'-0"

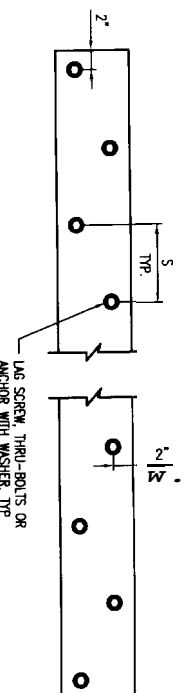


FIGURE 4: LEDGER BOARD FASTENER SPACING AND CLEARANCES
SCALE 1 1/2"=1'-0"

JOIST SPAN	S (SPACING) ON CENTER
0 - 8'	10"
8' - 10'	8"
10' - 14'	6"
14' - 18'	5"
GREATER THAN 18'	4"

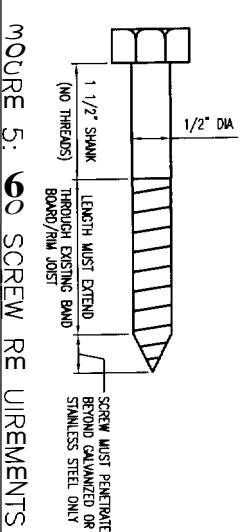
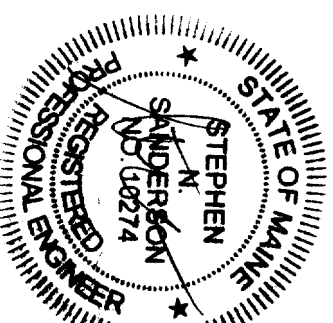


FIGURE 5: JOIST-TO-BEAM DETAIL
SCALE 1"=1'-0"

- GENERAL NOTES
1. ALL LUMBER SHALL BE SOUTHERN PINE GRADE #2 OR BETTER AND SHALL BE PRESSURE TREATED ACO OR CH-B IN ACCORDANCE WITH AMERICAN WOOD-PRESERVERS' ASSOCIATION STANDARDS FOR GROUND CONTACT.
 2. ALL NAILS SHALL BE SPIRAL OR ANNULAR.
 3. ALL SCREWS AND NAIL SHALL BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL.
 4. ALL HARDWARE (JOIST HANGER, CAST-IN-PLACE POST ANCHORS, ETC.) SHALL BE GALVANIZED WITH 1.85 OZ/SF OF ZINC (G-185 COATING) OR SHALL BE STAINLESS STEEL.
 5. DECKS CONSTRUCTED ACCORDING TO THESE DRAWINGS ARE NOT APPROVED FOR FIGURE HOT TUB INSTALLATIONS.
 6. DECKS SHALL NOT BE ATTACHED TO HOUSE OVERHANDS, BUT WINDOWS, BRICK VENEERS, OR CHIMNEYS.
 7. ALL DECKING MATERIAL SHALL BE COMPOSED OF 2x6 OR 5/4 (THICK-QUARTER) BOARD ATTACH DECKING TO EACH JOIST WITH 2-8D NAILS OR 2-#8 SCREWS. DECKING MUST HAVE A SPAN LENGTH SUCH THAT EACH JOIST TO AN ANGLE OF 45 DEGREES TO THE JOISTS. DECKING MUST HAVE A SPAN LENGTH SUCH THAT EACH BOARD BEARS ON A MINIMUM OF 4 JOISTS.
 8. SPACING OF THE EXTERIOR FINISH SYSTEM MUST BE REMOVED PRIOR TO THE INSTALLATION OF THE LEDGER BOARD. FLASHING IS REQUIRED AT ALL LEDGER BOARD CONNECTIONS TO STAINLESS STEEL. WOOD FRAMED CONSTRUCTION AND SHALL BE COMPOSED OF COVER FINISHED WITH 1.85 OZ/SF OF ZINC (G-185 COATING) OR SHALL BE STAINLESS STEEL. COVER FINISH SHALL HAVE A MINIMUM DIAMETER OF 1/2" AND SHALL BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL.
 9. ALL SCREWS SHALL HAVE LEAD (Pilot) HOLES DRILLED AS FOLLOWS:
 - 1) DRILL A 5/16" DIAMETER HOLE IN THE LEDGER BOARD.
 - 2) DRILL A 5/16" DIAMETER HOLE INTO THE SOLID CONNECTION MATERIAL OF THE EXISTING HOUSE.
 - DO NOT DRILL A 1/2" DIAMETER HOLE INTO THE SOLID CONNECTION MATERIAL.

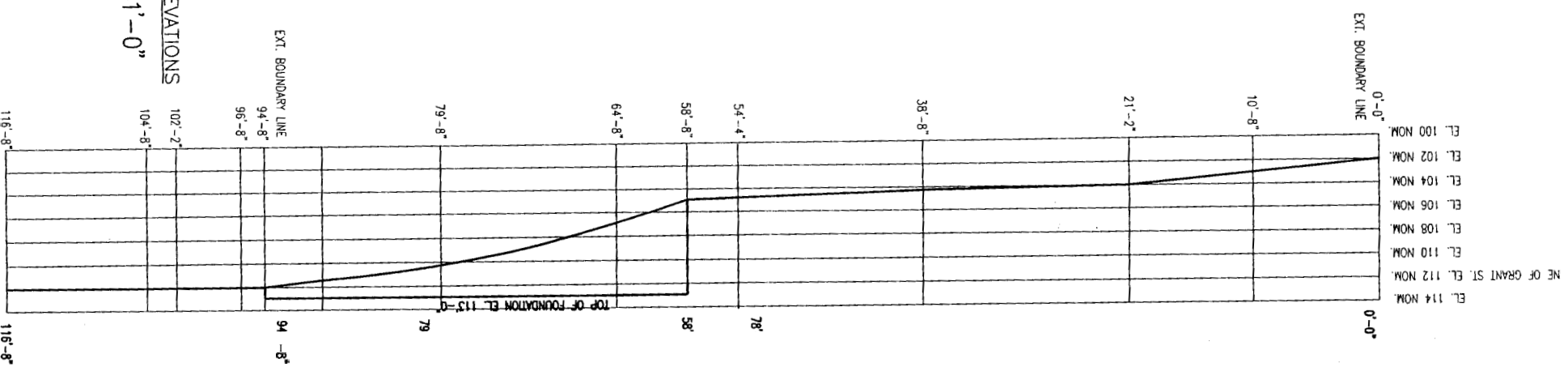


CITY OF PORTLAND, MAINE
APPROVED CONSTRUCTION PLANS
AUG 16 2005
SUPERSEDES ALL
PRIOR DATED PLANS

CLIENT: 165 GRANT STREET
PORTLAND, MAINE
TYPICAL DECK DETAILS

DATE	DESCRIPTION	FOR APPROVAL
6/17/05 <td> <td>A</td> </td>	<td>A</td>	A

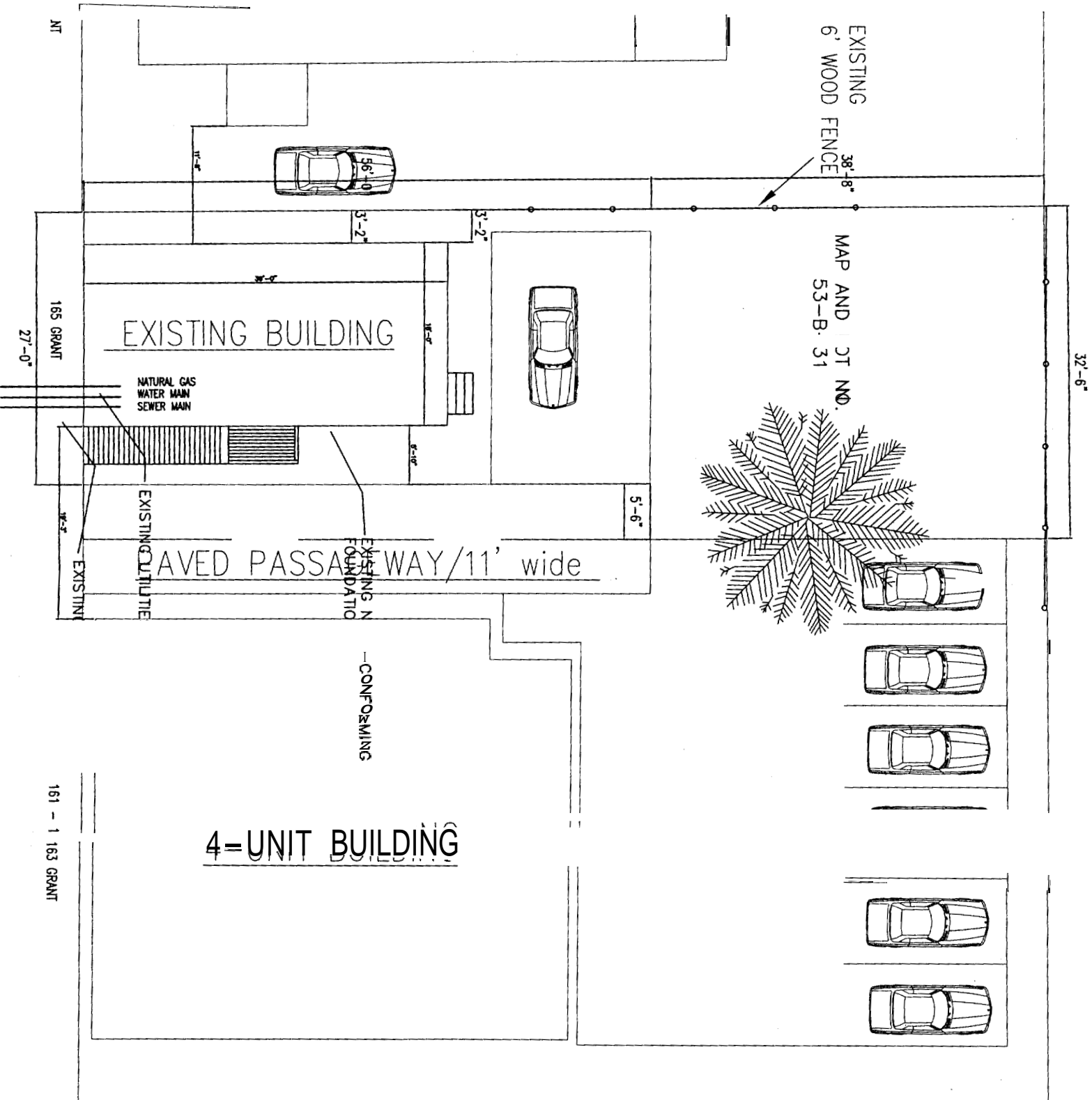
DRAWN BY: SNS SCALE: AS NOTED DATE: 06-30-04
DRAWING NUMBER: 9-11



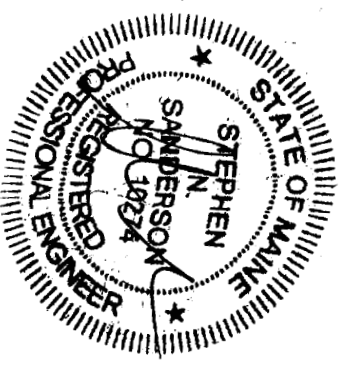
EXISTING GRADE ELEVATIONS
SCALE: 3/16"=1'-0"

EXISTING SITE PLAN
SCALE: 3/16"=1'-0"

GRANT STREET



- GENERAL NOTES:
1. TOPOGRAPHY-EXISTING AND PROPOSED IS SHOWN IN 2 FEET INTERVALS.
 2. DESIGN OF INGRESS AND EGRESS OF VEHICLES TO AND FROM SITE ONTO PUBLIC STREET IS EXISTING.
 3. CURB AND SIDEWALK IS EXISTING
 4. PUBLIC UTILITIES ARE EXISTING. WATER AND SEWER MAINS ARE EXISTING.
 5. THERE ARE NO KNOWN STATE AND FEDERAL REGULATORY APPROVALS TO WHICH THIS PROJECT MAY BE SUBJECT TO.
 6. THERE ARE NO KNOWN DRAINAGE PROBLEMS OR DEFECTS WITH TOPOGRAPHY



MAP AND LOT NO.
53-B-31

LOT SIZE = 2774 SF

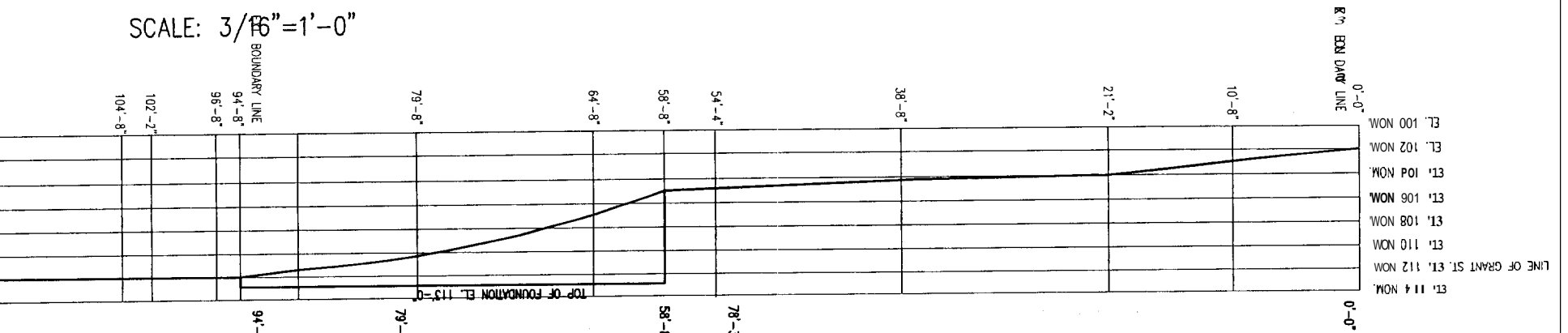
BACK BAY PROPERTIES, LLC
MANAGER: STEPHEN SANDERSON
878 NORTH ROAD
NORTH YARMOUTH
MAINE 04097

A	5/20/05	FOR APPROVAL
B	8/10/05	FOR CLARIFICATION

CLIENT	165 GRANT STREET PORTLAND, ME
PROJECT	EXISTING SITE PLAN 2 UNIT CONVERSION
DRAWN BY:	SMS
SCALE:	AS SHOWN
DATE:	06-05-08
DRAWING NUMBER	S-1

PROPOSED GRADE ELEVATIONS

SCALE: 3/16" = 1'-0"



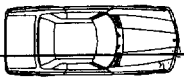
PROPOSED SITE PLAN
SCALE: 3/16" = 1'-0"

GRANT STREET

167 GRANT

SINGLE FAMILY

EXISTING
6' WOOD FENCE



2-UNIT BUILDING

NATURAL GAS
WATER MAIN
SEWER MAIN



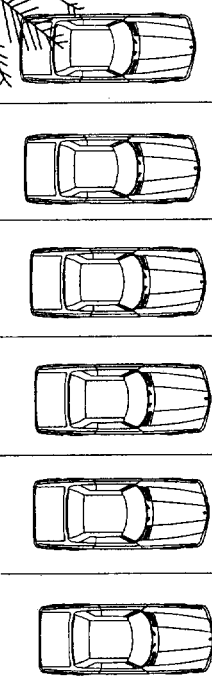
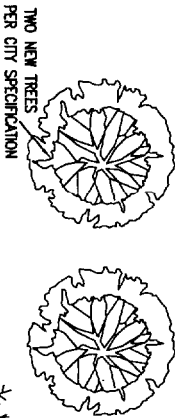
PAVED PASSAGEWAY/11' wide

EXISTING UTILITIES
EXISTING SIDEWALK

161 - 183 GRANT

4-UNIT BUILDING

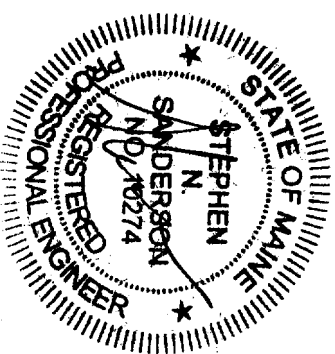
MAP AND LOT NO.
53-B-31



79'-6"

GENERAL NOTES:

1. TOPOGRAPHY-EXISTING AND PROPOSED IS SHOWN IN 2 FEET INTERVALS.
2. DESIGN OF INGRESS AND EGRESS OF VEHICLES TO AND FROM SITE ONTO PUBLIC STREET IS EXISTING.
3. CURBS AND SIDEWALK IS EXISTING
4. PUBLIC UTILITIES ARE EXISTING, WATER AND SEWER MAINS ARE EXISTING.
5. THERE ARE NO KNOWN STATE AND FEDERAL REGULATORY APPROVALS TO WHICH THIS PROJECT MAY BE SUBJECT TO.
6. THERE ARE NO KNOWN DRAINAGE PROBLEMS OR DEFECTS WITH TOPOGRAPHY



MAP AND LOT NO.
53-B-31

LOT SIZE = 2774 SF

BACK BAY PROPERTIES, LLC
MANAGER: STEPHEN SANDERSON
878 NORTH ROAD
NORTH YARMOUTH
MAINE 04097

CLIENT: 165 GRANT STREET
PORTLAND, MAINE

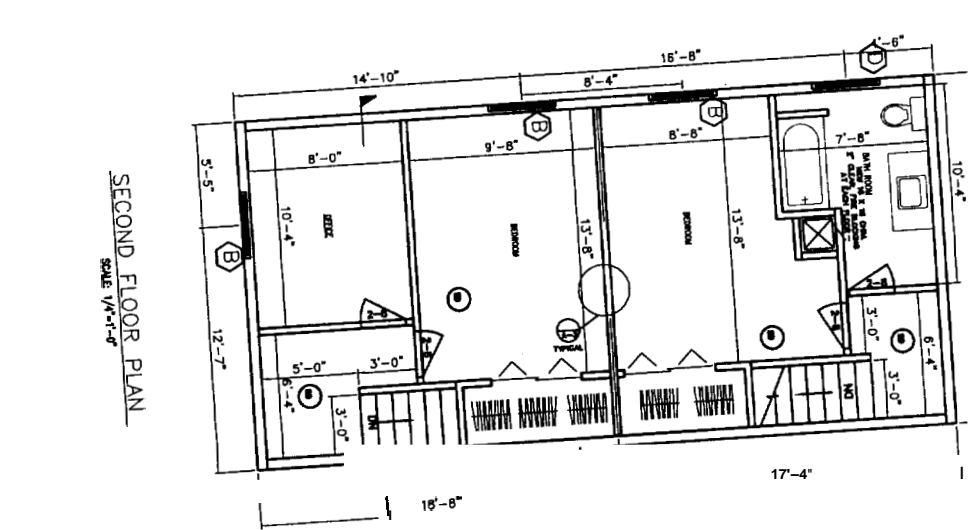
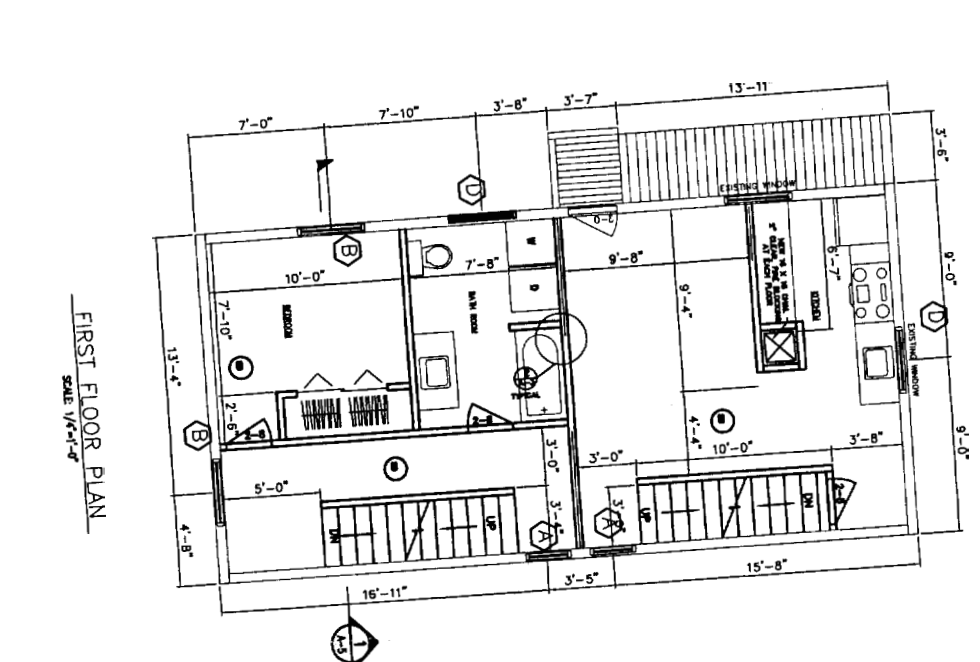
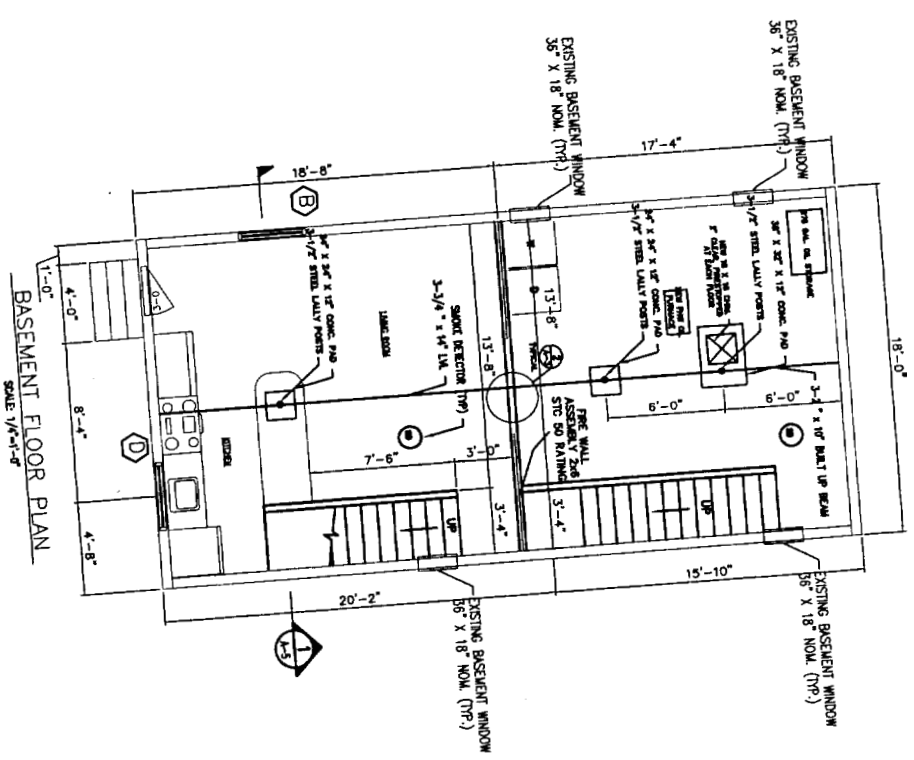
PROPOSED SITE PLAN
2 UNIT CONVERSION

DATE:	06-05-05
SCALE:	AS NOTED
DRAWN BY:	SMS
FOR CLARIFICATION:	6/10/05

HEATING SYSTEM:
 HEATING SYSTEM SHALL BE A SINGLE OIL BURNING FURNACE WITH DOMESTIC HOT WATER STORAGE TANK. HEATING SYSTEM SHALL BE FORCED HOT WATER BASEBOARD.
 THERE SHALL BE FOUR (4) HEATING ZONES.

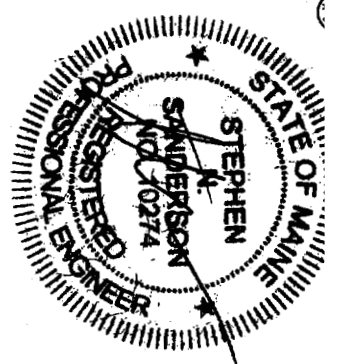
SMOKE DETECTORS SHALL BE POWERED FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK-UP. SMOKE DETECTORS SHALL BE INSTALLED IN EACH SLEEPING AREA. AT POINTS CENTRALLY LOCATED IN THE CORRIDORS. SMOKE DETECTORS SHALL BE INSTALLED IN THE HALLWAY AND IN THE ADJACENT WHEN THE CEILING HEIGHT OF A ROOM IS OPEN TO THE HALLWAY SERVING THE BEDROOM EXCEEDS THAT OF THE HALLWAY BY 24" OR MORE. SMOKE DETECTORS SHALL SOUND AN AUDIBLE ALARM IN ALL SLEEPING AREAS OF THE DWELLING IN WHICH THEY ARE LOCATED.
 SMOKE DETECTORS SHALL BE INTERCONNECTED.
 SMOKE DETECTORS SHALL BE LOCATED ON EACH LEVEL OF THE DWELLING.

GENERAL NOTES:
 1. SUBSTITUTE MATERIALS AND/OR SIZES AND GRADES PER CONTRACTOR'S SPECIFICATIONS.
 2. CONT. TO VERIFY ALL MATERIALS/SPANS PER MANUFACTURER'S SPECIFICATIONS PRIOR TO CONSTRUCTION.



APT. 1 1008
 SOFT

APT. 2 624
 SOFT



LEGEND

⊗ DOOR TYPE (SEE SCHEDULE)

⊗ TYPE (SEE SCHEDULE)

DRAWING REFERENCE SYSTEM

GENERAL REFERENCES: VERTICAL, DRAWING; HORIZONTAL, DIMS; ELEVATION, EILLS; FINISHES, FINISHES; MATERIALS, MATERIALS.

REMARKS: REMARKS; DIMENSIONS, DIMENSIONS; DIMENSIONS, DIMENSIONS; DIMENSIONS, DIMENSIONS.

NOTE: SHEET DIMENSIONS ARE INDICATED BY DIMENSION LINES. DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE IN FEET AND INCHES.

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WINDOW SCHEDULE

SYMB	MODEL NUMBER	MANUFACTURER	STYLE	REMARKS
(A)	SERIES 1000 R0 30 1/4" X 45 1/4"	AMERICAN CRAFTSMAN	DOUBLE HUNG	SAFETY GLASS REQUIRED 2 7/8 X 3/9 NOMINAL - 1 1/2-35
(B)	SERIES 1000 R0 38 1/4" X 80 1/4"	AMERICAN CRAFTSMAN	DOUBLE HUNG	GLASS REQUIRED 3 1/2 X 7/7 NOMINAL - 1 1/2-35
(C)	SERIES 1100 X R0 31 1/4" X 40 3/4"	AMERICAN CRAFTSMAN	PICTURE WINDOW	1 1/2-35 MIN 5/8 X 3/2 NOMINAL
(D)	SERIES 1100 X R0 31 1/4" X 35 1/2"	AMERICAN CRAFTSMAN	PICTURE WINDOW	1 1/2-35 MIN 5/8 X 3/2 NOMINAL
(E)	SERIES 1000 R0 25 3/4" X 40 3/4"	AMERICAN CRAFTSMAN	DOUBLE HUNG	1 1/2-35 MIN 5/8 X 3/2 NOMINAL

DOOR SCHEDULE

SYMB	MODEL NUMBER	MANUFACTURER	NOMINAL SIZE	REMARKS
(1)	4L1	STANLEY	5'-0"-6'-8"	EXTERIOR DOOR - STEEL 5 PANELED WITH 12" SILE LIGHT
(2)	4L1	STANLEY	5'-0"-6'-8"	EXTERIOR DOOR - STEEL 5 PANELED WITH 12" SILE LIGHT
(3)	2R X 80"	MASONITE	2 7/8 X 80"	HOLLOW CORE INTERIOR CLOSED 5 PANELED
(4)	2R X 80"	MASONITE	2 7/8 X 80"	HOLLOW CORE INTERIOR CLOSED 5 PANELED
(5)	8" X 60"	MASONITE	8" X 60"	LET IN DOOR HOLLOW CORE INTERIOR 5 PANELED, B-FOLD
(6)	2 X 80"	MASONITE	2 X 80"	HOLLOW CORE INTERIOR 5 PANELED, B-FOLD
(7)	5" X 80"	MASONITE	5 X 80"	HOLLOW CORE INTERIOR 5 PANELED, B-FOLD
(8)	5 X 80"	MASONITE	5 X 80"	HOLLOW CORE INTERIOR CLOSED 5 PANELED
(9)	28" X 80"	MASONITE	2 7/8 X 80"	HOLLOW CORE INTERIOR CLOSED 5 PANELED

CLIENT: 165 GRANT STREET, PORTLAND, MAINE

PROJECT: RECONFIGURED FLOOR PLAN, 2 UNIT CONVERSION

DESIGNER: DR. J. SANDERSON

DATE: 06-06-05

SCALE: AS NOTED

PROJECT NO: A-1

DRAWING NO: N11MRFP

DATE	BY	REVISION
6/10/05	B	FOR CLASSIFICATION
6/20/05	A	FOR APPROVAL