

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT

PERMIT

Permit Number: 041306

PERMIT ISSUED

AUG 11 2005

This is to certify that Stephen Sanderson/Stephen Sanderson
has permission to make 2 units into 4 units demolish interior repair foundation, remove frames - new addition
AT 158 Grant St 053 C010001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission is procured before this building or part thereof is altered or closed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. Capl. Greg Cross 6-15-05
Health Dept. _____
Appeal Board _____
Other _____
DepartmentName

William A. Adams
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

Permit No: 12/30/2004 053 C010001

158 Grant St	Stephen Sanderson	878 North Rd	CITY OF PORTLAND	
Business Name:	Contractor Name:	Contractor Address:	Phone	
	Stephen sanderson	878 North Rd NO Yorktown	998	
Lessee/Buyer's Name	Phone:	Permit Type:	Zone:	
		Change of Use - Dwellings	R-6	
Past Use:	Proposed Use:	Permit Fee:	Cost of Work:	CEO District:
residential 2 units	residential 2 units into 4 units demolish rear portion- repair foundation, rebuild rear building - new addition & expand upward	\$1,791.00	\$180,000.00	2
Proposed Project Description: make 2 units into 4 units demolish interior repair foundation, restore frames - new addition		FIRE DEPT:	INSPECTION:	
		<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>with conditions</i>	Use Group: 23 Type: SB 8/10/05 <i>[Signature]</i>	
		Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
Signature _____ Date: _____				
Permit Taken By: dmartin	Date Applied For: 09/02/2004	Zoning Approval		

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..	Special Zone or Reviews <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Panel 13 Zone C</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>#2004-0251</i> Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/> <i>OK with cond</i> Date: <i>dmj 6/19/05</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: <i>[Signature]</i>	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>[Signature]</i>
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CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such uermit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 04-1306	Issue Date: 12/30/2004	PERMIT ISSUED AUG 11 2005	053 C010001
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Location of Construction: 158 Grant St	Owner Name: Stephen Sanderson
Business Name:	Contractor Name: Stephen sanderson
Lessee/Buyer's Name	Phone:

Owner Address: 878 North Rd	Phone:
Contractor Address: 878 North Rd NO Yarmouth	Phone:
Permit Type: Change of Use - Dwellings	Zone: R-6

Past Use: residential 2 units	Proposed Use: residential 2 units into 4 units demolish rear portion- repair foundation, rebuild rear building - new addition & expand upward
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Permit Fee: \$1,791.00	Cost of Work: \$180,000.00	CEO District: 2
FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>with conditions</i>	INSPECTION: Use Group: <i>R3</i> Type: <i>SB</i> <i>8/10/05</i>	

Proposed Project Description:
make 2 units into 4 units demolish interior repair foundation, restore

Signature: *Greg Cross* Signature: *[Signature]*
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
 Action: Approved Approved w/Conditions Denied
 Signature: _____ Date: _____

Permit Taken By: *dmartin* Date Applied For: *09/02/2004*

Zoning Approval

Special Zone or Reviews <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Panel 13 Zone C</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>#2004-0231</i> Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/> <i>OK with cond</i> Date: <i>dmg 6/9/05</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: <i>[Signature]</i>	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>[Signature]</i>
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SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK. TITLE		DATE	PHONE

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 04-1306	Issue Date: 12/30/2004	053 CO10001
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PERMIT ISSUED

AUG 11 2005

CITY OF PORTLAND

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Business Name:	Contractor Name: Stephen sanderson	Contractor Address: 878 North Rd NO Yorktown
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings
	Proposed Use:	Zone: R-6

Past Use: residential 2 units	residential 2 units into 4 units demolish rear portion- repair foundation, rebuild rear building - new addition & expand upward	Permit Fee: \$1,791.00	Cost of Work: \$180,000.00	CEO District: 2
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Proposed Project Description: make 2 units into 4 units demolish interior repair foundation, restore frames - new addition	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied with conditions	INSPECTION: Use Group: R3 Type: SE 8/10/05 Signature: [Signature]
	Signature: [Signature]	Signature: [Signature]
	PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____	

Permit Taken By: dmartin	Date Applied For: 09/02/2004	Zoning Approval
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SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 04-1306	Date Applied For: 09/02/2004	CBL: 053 C010001
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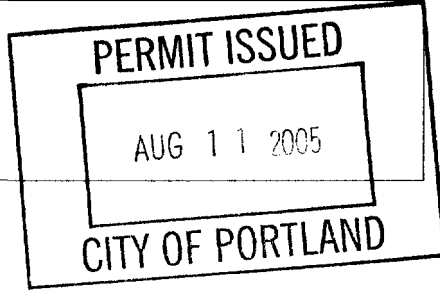
Location of Construction: 158 Grant St	Owner Name: Stephen Sanderson	Owner Address: 878 North Rd	Phone:
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Business Name:	Contractor Name: Stephen sanderson	Contractor Address: 878 North Rd NO Yarmouth	Phone (207) 749-3998
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Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings
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Proposed Use:
residential 2 units into 4 units demolish rear portion- repair foundation, rebuild rear building - new addition & expand upward

Proposed Project Description:
make 2 units into 4 units demolish interior repair foundation, restore frames - new addition



7

~~Condo~~
~~Suite Dan Minor~~
 Bldg.

SEP - 11

All Purpose Building Permit Application

If you or the property owner owes **real estate** or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

			Portland, ME		
Total Square Footage of Proposed Structure 312 SF ²			Square Footage of Lot 4200		
Tax Assessor's Chart, Block & Lot Chart# 053 Block# C Lot# 010		Owner: Stephen Sanderson Back Bay Properties, LLC		Telephone: 749-3998	
Lessee/Buyer's Name (If Applicable)		Applicant name, address & telephone: Stephen Sanderson 878 North RD North Yarmouth		cost Of Work: \$ 170,000.00 Fee: \$ 1641.00	
Current use: <u>2 units</u>			2 copy 150.00		
if the location is currently vacant, what was prior use: _____			\$ 1191.00		
Approximately how long has it been vacant: _____					
Proposed use: <u>2 units to 4 units (Multi Family)</u>					
Project description: <u>Demolish the Interior (Add New Portion of foundation, Rebuild/Restore frame)</u>					
Contractor's name, address & telephone: <u>addition = YES</u>					
Who should we contact when the permit is ready: <u>Stephen Sanderson</u>			Craig Heathers		
Mailing address: <u>878 North Rd Yarmouth ME 04095</u>			650-838		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: 749-3998 or 846-7990					

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: [Signature] Date: 9/11/04

This is NOT a permit, you may not commence ANY work until the permit is issued.
 If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall
 CH# 115

Applicant: Stephen Sanderson 2nd review Date: 3/22/05

Address: 158 Grant St

C-B-I: 053-C-010

CHECK-LIST AGAINST ZONING ORDINANCE

04-1306

Date - developed Lot

04-1306

4/16/05

Zone Location - R-6

05-0472

3rd review

Interior or corner lot -

Proposed Use/Work -

to change the use from 2 res. Du. to 4 res. D.U. going up

Sewage Disposal -

City

Can average
Can be 7.5' to front

Lot Street Frontage -

Front Yard - 10' req

New addition is showing 8' front setbacks in front less than 50' not project more than 6' (No evidence given to show averaging of front yard)

Rear Yard - No change

Side Yard - Adding 8' addition on rear that is less than 1' from the property
15' 10' front left side - ok

Projections -

Width of Lot -

Height - 45' max

31.25' to highest rear partition

Lot Area -

4,200 sq ft given existing or 2,100 sq ft max

Lot Coverage Impervious Surface - 50% max - ok

Area per Family - 1000 sq ft per d.u. (1200 sq ft per du for 1 unit over 3)

3,000 sq ft = 4200 sq ft - just makes it

Off-street Parking - 1 pkg space for ea. existing unit & 2 ea. for new du = 6 pkg spaces

showing 6 pkg spaces

Loading Bays - N/A

Site Plan - # 2004-0231

using 14-436 - maximize the 80% allowance on the existing footprint

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 13

No stamped survey submitted
land = 829.75 sq ft
units = 223.50 sq ft
2 DU @ 1000 sq ft = 2000 sq ft
5/15 revised showing 22 units existing = 22 x 1000 = 22,000 sq ft
889.536 sq ft
1092.5 sq ft

14-136 -

not to reduce existing unit to under 1,000 sq ft
New units to be a min of -600 sq ft
each New D.U. = 1st floor 360 sq ft + 2nd floor 432 sq ft + 3rd floor 432 sq ft = 1224 sq ft each D.U.

BUILDING PERMIT INSPECTION PROCEDURES

Please call **874-8703** or **874-8693** to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

- _____ Footing/Building Location Inspection; Prior to pouring concrete
- _____ Re-Bar Schedule Inspection: Prior to pouring concrete
- _____ Foundation Inspection: Prior to placing **ANY** backfill
- _____ Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- _____ Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

_____ If any of the inspections do not occur, the project cannot go on to the next phase, **REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

_____ **CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

Signature of Applicant/Designee Date,

Signature of Inspections Official Date

CBL: _____ Building Permit #: _____

FROM DESIGNER: Stephen Sanderson P.E.
 DATE: 6/17/05
 Job Name: 158 Grant Street
 Address of Construction: 158 Grant Street

2003 International Building Code

Construction project ~~was~~ designed according to the building code criteria listed below:

Building Code and Year IRC Use Group Classification(s) Town House

Type of Construction

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC No

Is the Structure mixed use? No if yes, separated or non separated (see Section 302.3) _____

Supervisory alarm system? No Geotechnical/Soils report required? (See Section 1802.2) N/A

STRUCTURAL DESIGN CALCULATIONS

Submitted for all structural members (108.1, 108.1.1) NA

DESIGN LOADS ON CONSTRUCTION DOCUMENTS (1603)

Uniformly distributed floor live loads (7603.11, 1807)

Floor Area Use	Loads Shown
<u>Atrium Uninhabited</u>	<u>10 psf</u>
<u>all other Areas</u>	<u>40 psf</u>

Partitions are shown with extra loads

Wind loads (1803.1.4, 1609)

Yes Design option utilized (1609.1.1, 1609.5)

100 Basic wind speed (1809.3)

I Building category and wind importance factor, I_w (Table 1604.5, 1609.5)

Exp B Wind exposure category (1609.4)

0.18 Internal pressure coefficient (ASCE 7)

33.5 Component and cladding pressures (1809.1.1, 1609.5.2.2)

Main force wind pressures (7603.1.1, 1603.3.2.1)

Earthquake design data (1803.1.5, 1614-1623)

Conforms to Section 2308 C

Design option utilized (1614.f)

NA Seismic use group ("Category") (Table 1604.5, 1616.2)

NA Spectral response coefficients, S_{ns} & S_{DI} (1615.1)

NA Site class (1618.1.6)

NA Live load reduction (1603.1.1, 1607.9, 1607.10)

NA Roof live loads (1603.1.2, 1607.11)

Roof snow loads (7603.7.3, 1608)

50 Ground snow load, P_g (1608.2)

38.5 If $P_g > 10$ psf, flat-roof snow load, P_f (1608.3)

1.0 G/B If $P_g > 10$ psf, snow exposure factor, C_e (Table 1608.3.1)

1 If $P_g > 10$ psf, snow load importance factor, I_s (Table 1604.5)

1.1 Roof thermal factor, C_t (Table 1608.3.2)

38.5 Sloped roof snowload, P_s (1608.4)

Seismic design category (1616.3)

Simplified Basic seismic-force-resisting system (Table 1617.3.2)

Response modification coefficient, R , and deflection amplification factor, C_d (Table 1617.3.2)

Analysis procedure (1616.6, 1617.5)

Design base shear (1617.4, 1617.5.1)

Flood loads (1803.1.6, 1612)

Flood hazard area (1612.3)

Elevation of structure

Other loads

Concentrated loads (1607.4)

Partition loads (1607.5)

Impact loads (1607.8)

Misc. loads (Table 1607.8, 1607.8.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)



CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Room 315
Portland, Maine 04 101

TO: Inspector of Buildings City of Portland, Maine
Department of Planning & Urban Development
Division of Housing & Community Service

FROM: Stephen Sanderson, P.E.

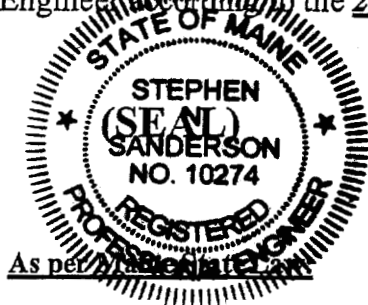
RE: Certificate of Design

DATE: 6/17/05

These plans and/ or specifications covering construction work on:

158 Grant Street Project

Have been designed and drawn up by the undersigned, a Maine registered Architect/
Engineer, according to the 2005 International Building Code and local amendments.



Signature: [Handwritten Signature]

Title: Engineer

Firm: Maine Development & Design

Address: 878 North Road
North Yarmouth ME 04027

\$50,000.00 or more in new construction, repair expansion, addition, or modification for Building or Structures, shall be prepared by a registered design Professional.

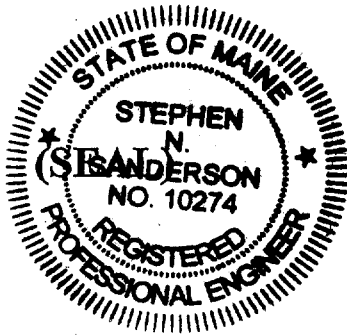


CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Room 315
Portland, Maine 04101

ACCESSIBILITY CERTIFICATE

Designer: Stephen Sanderson, PE
Address of Project: 158 Grant Street
Nature of Project: 4 Unit Conversion from
2 Unit

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act.



Signature: [Handwritten Signature]
Title: Engineer
Firm: Maine Development & Design
Address: 878 North Road
North Yarmouth ME 04087
Phone: 207-749-3998

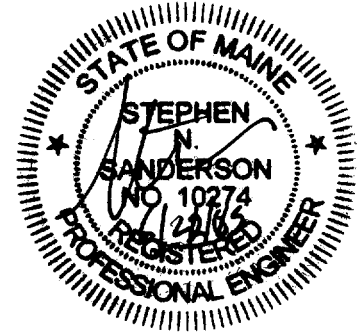
NOTE: If this project is a new Multi Family Structure of 4 units or more, this project must also be designed in compliance with the Federal Fair Housing Act. On a separate submission, please explain in narrative form the method of compliance.

Calcul Grant

Date: 6/22/05
 By: Stephen Sanderson P.E.
 878 North Rd
 North Yarmouth, ME
 04097
 Phone: 704-3998

Existing Conditions:

Window	W	X	H	= Total
1	24"	X	36"	= 864"
2	24"	X	36"	= 864"
3	30"	X	48"	= 1440"
4	30"	X	48"	= 1440"
5	20"	X	36"	= 720"
6	18"	X	24"	= 432"
7	30"	X	48"	= 1440"
8	30"	X	48"	= 1440"
9	30"	X	48"	= 1440"
				10,080 sq in



Proposed Condition:

Window	W	X	H	= Total
1	38"	X	57"	= 2166 sq in

Total Glazing Reduction:

$$1 - \frac{2166}{10,080} = 78.5\% \text{ Reduction}$$



Strengthening a Remarkable City, Building a Community for Life

www.portlandmaine.gov

Planning & Development Department

Lee D. Urban, Director

Planning Division

Alexander Jaegerman, Director

Stephen Sanderson
Back Bay Properties
878 North Road
North Yarmouth, **ME** 04097

158 Grant

July 13, 2005

RE: Four-unit Multifamily
CBL: 053 C010001

Dear Mr. Sanderson:

On July 13, 2005, the Portland Planning Authority approved the addition to the building at 158 Grant Street and creation of two additional multi-family units to the existing two-unit building **as** shown on the approved plan.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

Please note the following provisions and requirements for all site plan approvals:

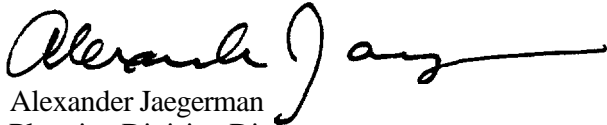
- ✓1. Where submission drawings are available in electronic form, the applicant shall submit any available electronic Autocad files (*.dwg), release 14 or greater, with seven (7) sets of the final plans. 7)
11x17
2. A performance guarantee covering the site improvements **as well as** an inspection fee payment of 2.0% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.
3. The site plan approval will be deemed to have expired unless work **in** the development **has** commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
4. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.

5. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
6. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact Sarah Hopkins at 874-8720.

Sincerely,



Alexander Jaegerman
Planning Division Director

cc: Lee D. Urban, Planning and Development Department Director
Alexander Jaegerman, Planning Division Director
Sarah Hopkins, Development Review Services Manager
Jay Reynolds, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Inspections
Michael Bobinsky, Public Works Director
Traffic Division
Eric Labelle, City Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Fire Prevention
Assessor's Office
Approval Letter File

GENERAL RECEIPT



182

311A OF PORTLAND, MAINE

DEPARTMENT

Planning and Development

DATE

7/29/05

RECEIVED FROM

Backbay Properties LLC

ADDRESS

878 North Road

North Juniper 04097

UNIT

ITEM

REVENUE CODE

DOLLAR AMOUNT

Performance

9,750.00

Guarantee check # 716

Inspection Fee

195.00

Check # 717

TOTAL

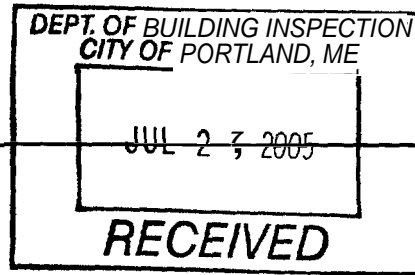
9,945.00

CASH CHECK OTHER

RECEIVED BY

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Statement of Special Inspections



Project: *158 Grunt Street Conversion*
Location: *158 Grunt Street*
Owner: *Stephen Sunderson / Back Bay Properties, LLC*

Design Professional in **Responsible Charge**: *Stephen Sunderson, PE*

This Statement of Special *Inspections* is submitted as a condition for permit issuance in accordance with the Special Inspection and Structural Testing requirements of the Building Code. It includes a schedule of Special Inspection services applicable to this project as well as the name of the Special Inspection Coordinator and the identity of other approved agencies to be retained for conducting these inspections and tests. This Statement of Special Inspections encompass the following disciplines:

- Structural
- Mechanical/Electrical/Plumbing
- Architectural
- Other: _____

The Special Inspection Coordinator shall keep records of all inspections and shall furnish inspection reports to the Building Official and the Registered Design Professional in Responsible Charge. Discovered discrepancies shall be brought to the immediate attention of the Contractor for correction. If such discrepancies are not corrected, the discrepancies shall be brought to the attention of the Building Official and the Registered Design Professional in Responsible Charge. The Special Inspection program does not relieve the Contractor of his or her responsibilities.

Interim reports shall be submitted to the Building Official and the Registered Design Professional in Responsible Charge.

A *Final Report of Special Inspections* documenting completion of all required Special Inspections, testing and correction of any discrepancies noted in the inspections shall be submitted prior to issuance of a Certificate of Use and Occupancy.

Job site safety and means and methods of construction are solely the responsibility of the Contractor

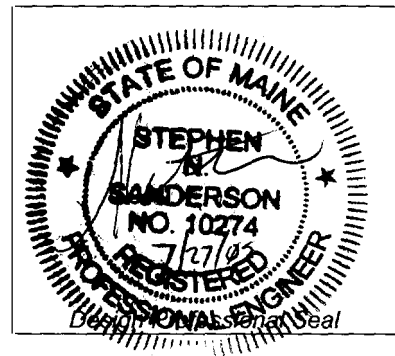
Interim Report Frequency: _____ or per attached schedule.

Prepared by:

Stephen Sanderson, PE
(type or print name)

[Signature]
Signature

7/27/05
Date



Owner's Authorization:

[Signature] *7/27/05*
Signature Date

Building Official's Acceptance:

Signature Date

Schedule of Inspection and Testing Agencies

This Statement of Special Inspections/ Quality Assurance Plan includes the following building systems:

- | | |
|--|--|
| <input type="checkbox"/> Soils and Foundations | <input type="checkbox"/> Spray Fire Resistant Material |
| <input type="checkbox"/> Cast-in-Place Concrete | <input type="checkbox"/> Wood Construction |
| <input type="checkbox"/> Precast Concrete | <input type="checkbox"/> Exterior Insulation and Finish System |
| <input type="checkbox"/> Masonry | <input type="checkbox"/> Mechanical & Electrical Systems |
| <input type="checkbox"/> Structural Steel | <input type="checkbox"/> Architectural Systems |
| <input type="checkbox"/> Cold-Formed Steel Framing | <input type="checkbox"/> Special Cases |

Special Inspection Agencies	Firm	Address, Telephone, e-mail
1. Special Inspection Coordinator <i>To be determined</i>		
2. Inspector <i>to be determined</i>		
3. Inspector <i>to be determined</i>		
4. Testing Agency <i>to be determined</i>		
5. Testing Agency <i>to be determined</i>		
6. Other		

Note: The inspectors and testing agencies shall be engaged by the Owner or the Owner's Agent, and not by the Contractor or Subcontractor whose work is to be inspected or tested. Any conflict of interest must be disclosed to the Building Official, prior to commencing work.

Quality Assurance Plan

Quality Assurance for Seismic Resistance

Seismic Design Category C
Quality Assurance Plan Required (Y/N)

Description of seismic force resisting system and designated seismic systems:

Foundation embedded with Anchor Bolts @ 6' O.C. with 12" from Ends

Quality Assurance for Wind Requirements

Basic Wind Speed (3 second gust) 100 mph
Wind Exposure Category Exp B
Quality Assurance Plan Required (Y/N)

Description of wind force resisting system and designated wind resisting components:

Type IB Construction IAW Chapter 23 of IBC
Walls will be Wood Shear walls with the appropriate open spacing Ratio
25'-0" max Unbraced wall length

Statement of Responsibility

Each contractor responsible for the construction or fabrication of a system or component designated above must submit a Statement of Responsibility.

Qualifications of Inspectors and Testing Technicians

The qualifications of all personnel performing Special Inspection and testing activities are subject to the approval of the Building Official. The credentials of all Inspectors and testing technicians shall be provided if requested.

Key for Minimum Qualifications of Inspection Agents:

When the Registered Design Professional in Responsible Charge deems it appropriate that the individual performing a stipulated test or inspection have a specific certification or license as indicated below, such designation shall appear below the **Agency Number** on the Schedule.

PE/SE	Structural Engineer – a licensed SE or PE specializing in the design of building structures
PE/GE	Geotechnical Engineer – a licensed PE specializing in soil mechanics and foundations
EIT	Engineer-In-Training – a graduate engineer who has passed the Fundamentals of Engineering examination

American Concrete Institute (ACI) Certification

ACI-CFTT	Concrete Field Testing Technician – Grade 1
ACI-CCI	Concrete Construction Inspector
ACI-LTT	Laboratory Testing Technician – Grade 1&2
ACI-STT	Strength Testing Technician

American Welding Society (AWS) Certification

AWS-CWI	Certified Welding Inspector
AWS/AISC-SSI	Certified Structural Steel Inspector

American Society of Non-Destructive Testing (ASNT) Certification

ASNT	Non-Destructive Testing Technician – Level II or III.
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International Code Council (ICC) Certification

ICC-SMSI	Structural Masonry Special Inspector
ICC-SWSI	Structural Steel and Welding Special Inspector
ICC-SFSI	Spray-Applied Fireproofing Special Inspector
ICC-PCSI	Prestressed Concrete Special Inspector
ICC-RCSI	Reinforced Concrete Special Inspector

National Institute for Certification in Engineering Technologies (NICET)

NICET-CT	Concrete Technician – Levels I, II, III & IV
NICET-ST	Soils Technician - Levels I, II, III & IV
NICET-GET	Geotechnical Engineering Technician - Levels I, II, III & IV

Exterior Design Institute (EDI) Certification

EDI-EIFS	EIFS Third Party Inspector
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Other

Item	Agency # (Qualif.)	Scope
1. Shallow Foundations	PE/GE	<p><i>Inspect soils below footings for adequate bearing capacity and consistency with geotechnical report.</i></p> <p><i>Inspect removal of unsuitable material and preparation of subgrade prior to placement of controlled fill</i></p>
2. Controlled Structural Fill	PE/GE	<p><i>Perform sieve tests (ASTM D422 & D1140) and modified Proctor tests (ASTM D1557) of each source of fill material.</i></p> <p><i>Inspect placement, lift thickness and compaction of controlled fill.</i></p> <p><i>Test density of each lift of fill by nuclear methods (ASTM 02922)</i></p> <p><i>Verify extent and slope of fill placement.</i></p>
3. Deep Foundations	PE/GE	<p><i>Inspect and log pile driving operations. Record pile driving resistance and verify compliance with driving criteria.</i></p> <p><i>Inspect piles for damage from driving and plumbness.</i></p> <p><i>Verify pile size, length and accessories.</i></p> <p><i>inspect installation of drilled pier foundations. Verify pier diameter, bell diameter, lengths, embedment into bedrock and suitability of end bearing strata.</i></p>
4. Load Testing		
4. Other:		

Cast-in-Place Concrete

Item	Agency # (Qualif.)	Scope
1. Mix Design	A CI-CCI ICC-RCSI	<i>Review concrete batch tickets and verify compliance with approved mix design. Verify that water added at the site does not exceed that allowed by the mix design.</i>
2. Material Certification		
3. Reinforcement Installation	A CI-CCI ICC-RCSI	<i>Inspect size, spacing, cover, positioning and grade of reinforcing steel. Verify that reinforcing bars are free of oil or other deleterious materials. Inspect bar laps and mechanical splices. Verify that bars are adequately tied and supported on chairs or bolsters</i>
4. Post-Tensioning Operations	ICC-PCSI	<i>Inspect placement, stressing, grouting and protection of post-tensioning tendons. Verify that tendons are correctly positioned, supported, tied and wrapped. Record tendon elongations.</i>
5. Welding of Reinforcing	AWS-CWI	<i>Visually inspect all reinforcing steel welds. Verify weldability of reinforcing steel. Inspect preheating of steel when required.</i>
6. Anchor Rods		<i>Inspect size, positioning and embedment of anchor rods. Inspect concrete placement and consolidation around anchors.</i>
7. Concrete Placement	A CI-CCI ICC-RCSI	<i>Inspect placement of concrete. Verify that concrete conveyance and depositing avoids segregation or contamination. Verify that concrete is properly consolidated.</i>
8. Sampling and Testing of Concrete	ACI-CFTT ACI-STT	<i>Test concrete compressive strength (ASTM C31 & C39), slump (ASTM C143), air-content (ASTM C231 or C173) and temperature (ASTM C1064).</i>
9. Curing and Protection	ACI-CCI ICC-RCSI	<i>Inspect curing, cold weather protection and hot weather protection procedures.</i>
10. Other:		

Precast Concrete

Item	Agency # (Qualif.)	Scope
1. Plant Certification / Quality Control Procedures <input type="checkbox"/> Fabricator Exempt	ACI-CCI ICC-RCSI	<i>Review plant operations and quality control procedures.</i>
2. Mix Design	ACI-CCI ICC-RCSI	<i>Inspect concrete batching operations and verify compliance with approved mix design</i>
3. Material Certification		
4. Reinforcement Installation	ACI-CCI ICC-RCSI	<i>Inspect size, spacing, position and grade of reinforcing steel. Verify that reinforcing bars are free of oil or other deleterious materials.</i>
5. Prestress Operations	ICC-PCSI	<i>Inspect placement, stressing, grouting and protection of prestressing tendons</i>
6. Connections / Embedded Items		
7. Formwork Geometry		
8. Concrete Placement	ACI-CCI ICC-RCSI	<i>Inspect placement of concrete. Verify that concrete conveyance and depositing avoids segregation or contamination. Verify that concrete is properly consolidated.</i>
9. Sampling and Testing of Concrete	ACI-CFTT ACI-STT	<i>Test concrete compressive strength (ASTM C31 & C39), slump (ASTM C143), air-content (ASTM C231 or C173) and temperature (ASTM C1064).</i>
10. Curing and Protection	ACI-CCI ICC-RCSI	<i>Inspect curing, cold weather protection and hot weather protection procedures.</i>
11. Erected Precast Elements	PE/SE	<i>Inspect erection of precast concrete including member configuration, connections, welding and grouting.</i>
12. Other:		

Masonry

Required Inspection Level: 1 2

Page _____ of _____

Item	Agency # (Qualif.)	Scope
1. Material Certification		
2. Mixing of Mortar and Grout	ICC-SMSI	<i>Inspect proportioning, mixing and retempering of mortar and grout.</i>
3. Installation of Masonry	ICC-SMSI	<i>Inspect size, layout, bonding and placement of masonry units.</i>
4. Mortar Joints	ICC-SMSI	<i>Inspect construction of mortar joints including tooling and filling of head joints.</i>
5. Reinforcement Installation	ICC-SMSI AWS-CWI	<i>Inspect placement, positioning and lapping of reinforcing steel. Inspect welding of reinforcing steel.</i>
6. Prestressed Masonry	ICC-SMSI	<i>Inspect placement, anchorage and stressing of prestressing bars.</i>
7. Grouting Operations	ICC-SMSI	<i>Inspect placement and consolidation of grout. Inspect masonry clean-outs for high-lift grouting.</i>
7. Weather Protection	ICC-SMSI	<i>Inspect cold weather protection and hot weather protection procedures. Verify that wall cavities are protected against precipitation.</i>
9. Evaluation of Masonry Strength	ICC-SMSI	<i>Test compressive strength of mortar and grout cube samples (ASTM C780). Test compressive strength of masonry prisms (ASTM C1314).</i>
10. Anchors and Ties	ICC-SMSI	<i>Inspect size, location, spacing and embedment of dowels, anchors and ties.</i>
11. Other:		

Item	Agency # (Qualif.)	Scope
1. Fabricator Certification/ Quality Control Procedures <input type="checkbox"/> Fabricator Exempt	AWS/AISC- SSI ICC-sWSI	<i>Review shopfabrication and quality control procedures.</i>
2. Material Certification	AWS/AISC- SSI ICC-SWSI	<i>Review certified mill test reports and identification markings on wide-flange shapes, high-strength bolts, nuts and welding electrodes</i>
3. Open Web Steel Joists		<i>Inspect installation,field welding and bridging ofjoists.</i>
4. Bolting	AWS/AISC- SSI ICC-SWSI	<i>Inspect installation and tightening of high-strength bolts. Verifi that splines have separated from tension control bolts. Verifi proper tightening sequence. Continuous inspection of bolts in slip-critical connections.</i>
5. Welding	AWS-CWI ASNT	<i>Visually inspect all welds. Inspect pre-heat, post-heat and surface preparation between passes. Verifisize and length of fillet welds.</i> <i>Ultrasonic testing of allfull-penetration welds.</i>
6. Shear Connectors	AWS/AISC- SSI ICC-SWSI	<i>Inspect size, number, positioning and welding of shear connectors. Inspect sudsforfull 360 degreeflash. Ring test all shear connectors with a 3 lb hammer. Bend test all questionable studs to 15 degrees.</i>
7. Structural Details	PE/SE	<i>Inspect steelframefor compliance with structural drawings, including bracing, member configuration and connection details.</i>
8. Metal Deck	AWS-CWI	<i>Inspect welding and side-lapfastening of metal roof and floor deck.</i>
9. Other:		

Cold-Formed Steel Framing

Item	Agency # (Qualif.)	Scope
1. Member Sizes		
2. Material Thickness		
3. Material Properties		
4. Mechanical Connections		
5. Welding		
6. Framing Details		
7. Trusses		
8. Permanent Truss Bracing		
9. Other:		

Spray-Applied Fire Resistant Material

Item	Agency # (Qualif.)	Scope
1. Material Specifications		
2. Laboratory Tested Fire Resistance Design	ICC-SFSI	<i>Review UL fire resistive design for each rated beam, column, or assembly.</i>
3. Schedule of Thickness	ICC-SFSI	<i>Review approved thickness schedule</i>
4. Surface Preparation	ICC-SFSI	<i>Inspect surface preparation of steel prior to application of fireproofing</i>
5. Application	ICC-SFSI	<i>Inspect application of fireproofing.</i>
6. Curing and Ambient Condition	ICC-SFSI	<i>Verify ambient air temperature and ventilation is suitable for application and curing of fireproofing.</i>
7. Thickness	ICC-SFSI	<i>Test thickness of fireproofing (ASTM E605). Perform a set of thickness measurements for every 1,000 SF of floor and roof assemblies and on not less than 25% of rated beams and columns.</i>
8. Density	ICC-SFSI	<i>Test the density of fireproofing material (ASTM E605).</i>
9. Bond Strength	ICC-SFSI	<i>Test the cohesive/adhesive bond strength of fireproofing (ASTM E736). Perform not less than one test for each 10,000 SF.</i>
10. Other:		

Wood Construction

Item	Agency# (Qualif.)	Scope
1. Fabricator Certification/ Quality Control Procedures <input type="checkbox"/> Fabricator Exempt		<i>Inspect shop fabrication and quality control procedures for wood truss plant.</i>
2. Material Grading		
3. Connections		
4. Framing and Details		
5. Diaphragms and Shearwalls		<i>Inspect size, configuration, blocking and fastening of shearwalls and diaphragms. Verify panel grade and thickness.</i>
6. Prefabricated Wood Trusses		<i>Inspect the fabrication of wood trusses.</i>
7. Permanent Truss Bracing		
8. Other:		

Exterior Insulation & Finish Systems (EIFS)

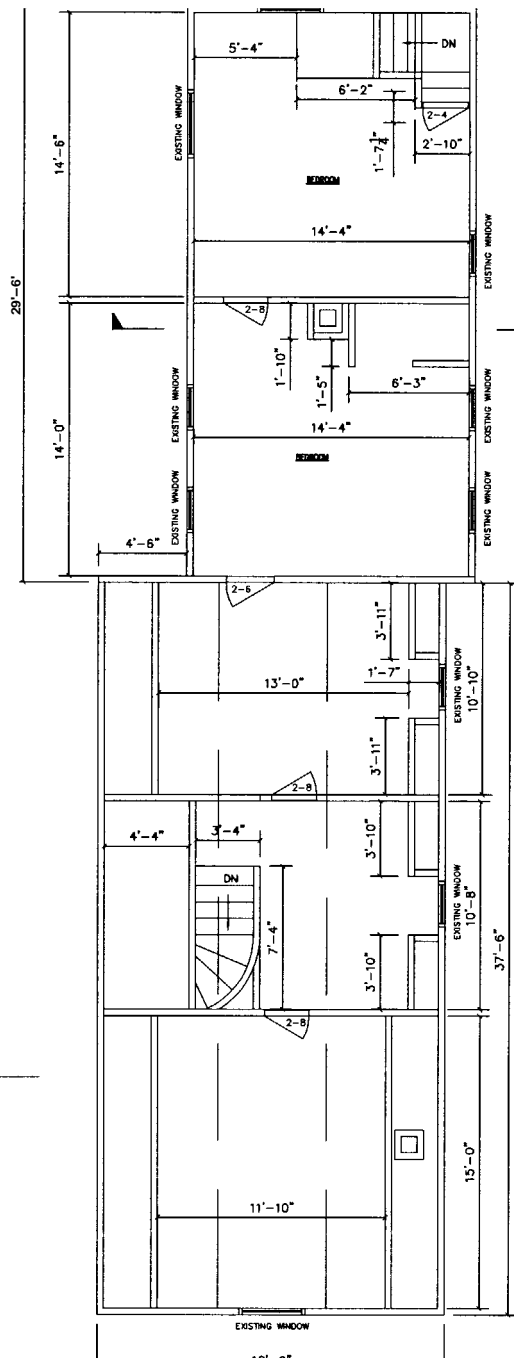
Item	Agency # (Qualif.)	Scope
1. Material Submittals		
2. Condition of Substrate		
3. Application of Foam Plastic Board		
4. Application of Coatings		
5. Application of Mesh		
6. Ambient Condition and Curing		
7. Flashing and Joint Details		
8. Sealants/Caulks		
9. Other:		

Mechanical & Electrical Systems

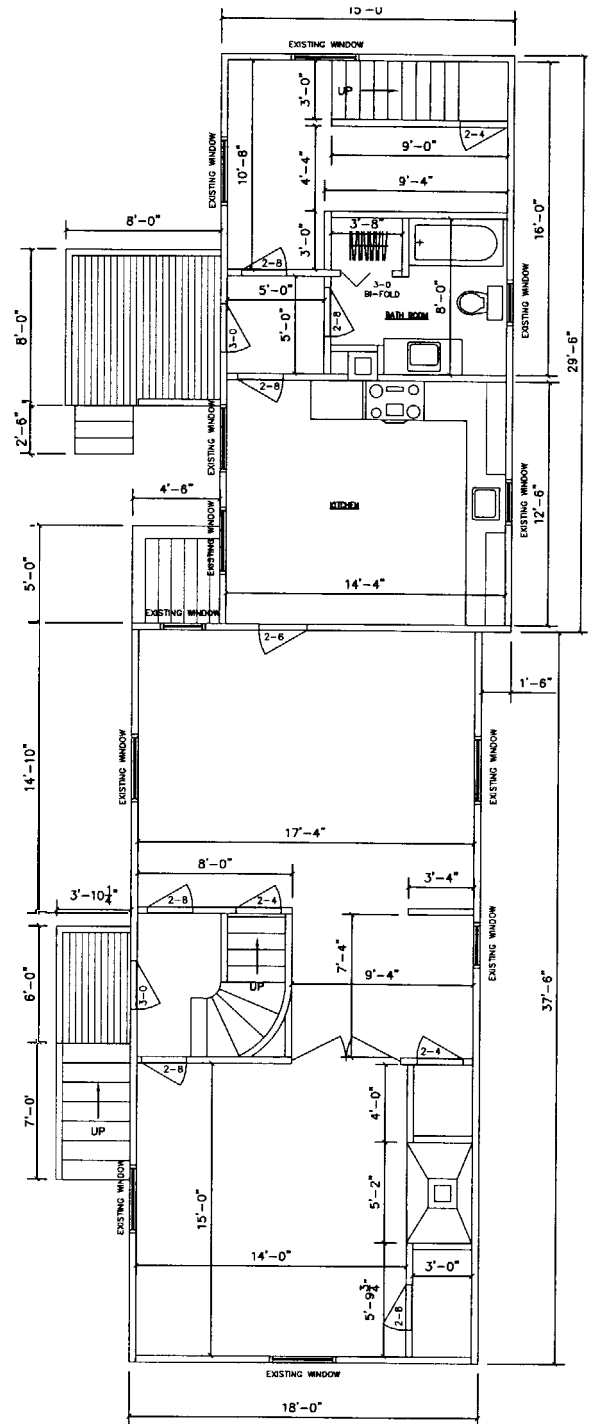
Item	Agency # (Qualif.)	Scope
1. Smoke Control		
2. Mechanical, HVAC & Piping		
3. Electrical System		
4. Other:		

Architectural Systems

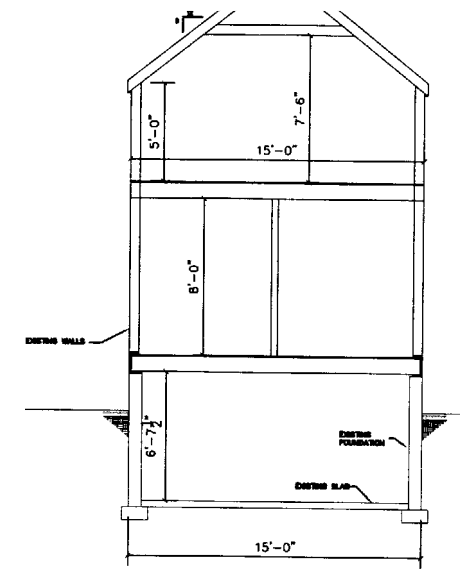
Item	Agency # (Qualif.)	Scope
1. Wall Panels & Veneers		
2. Suspended Ceilings		
3. Access Floors		
4. Other:		



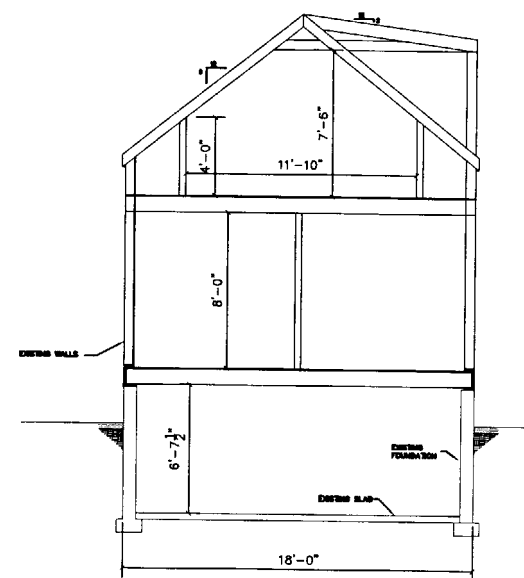
SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



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



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

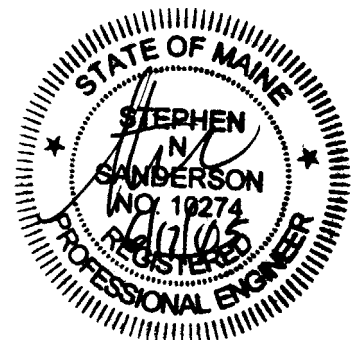


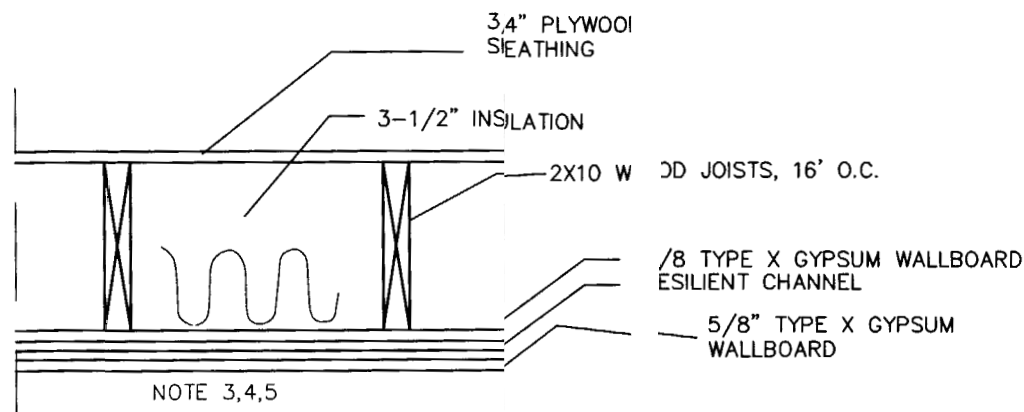
DETAIL 2
SCALE: 1/4"=1'-0"
A-2

- 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.

REV.	DATE	DESCRIPTION
C	6/17/05	AMENDMENTS
B	4/15/05	AMENDMENTS
A	8/08/04	FOR APPROVAL

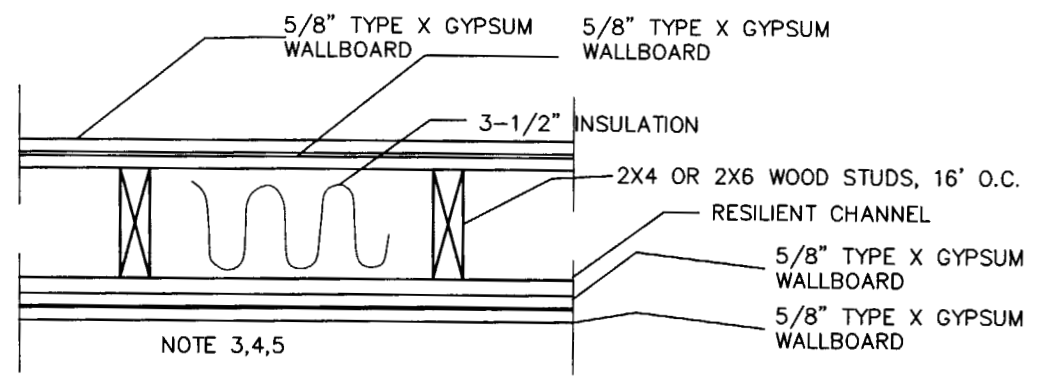
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EXISTING FLOOR PLAN 4 UNIT CONVERSION			
DRAWN BY: SMS	SCALE: AS NOTED	DATE: 07-15-04	
DRAWING NUMBER		A-2	REV.





DETAIL 1
SCALE: NTS A-5

TYPICAL FLOOR-CEILING SYSTEM
2 HOUR FIRE AND STC 50 SOUND RATING
UL 263 RATING / UL DESIGN L522



DETAIL 2
SCALE: NTS A-1

TYPICAL FIREWALL SYSTEM
2 HOUR FIRE AND STC 50 SOUND RATING
UL 263 RATING / UL DESIGN L334
CONTINUOUS TO UNDERSIDE OF ROOF SHEATHING

- 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.
 3. TWO LAYERS 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. CALC OPENINGS AROUND PIPES, FIXTURES, AND OTHER ITEMS PROJECTING THROUGH FIRE RATED GYPSUM ASSEMBLYS FIRE TYPE F FIRE RATED CALC. UL 1479 LISTED.

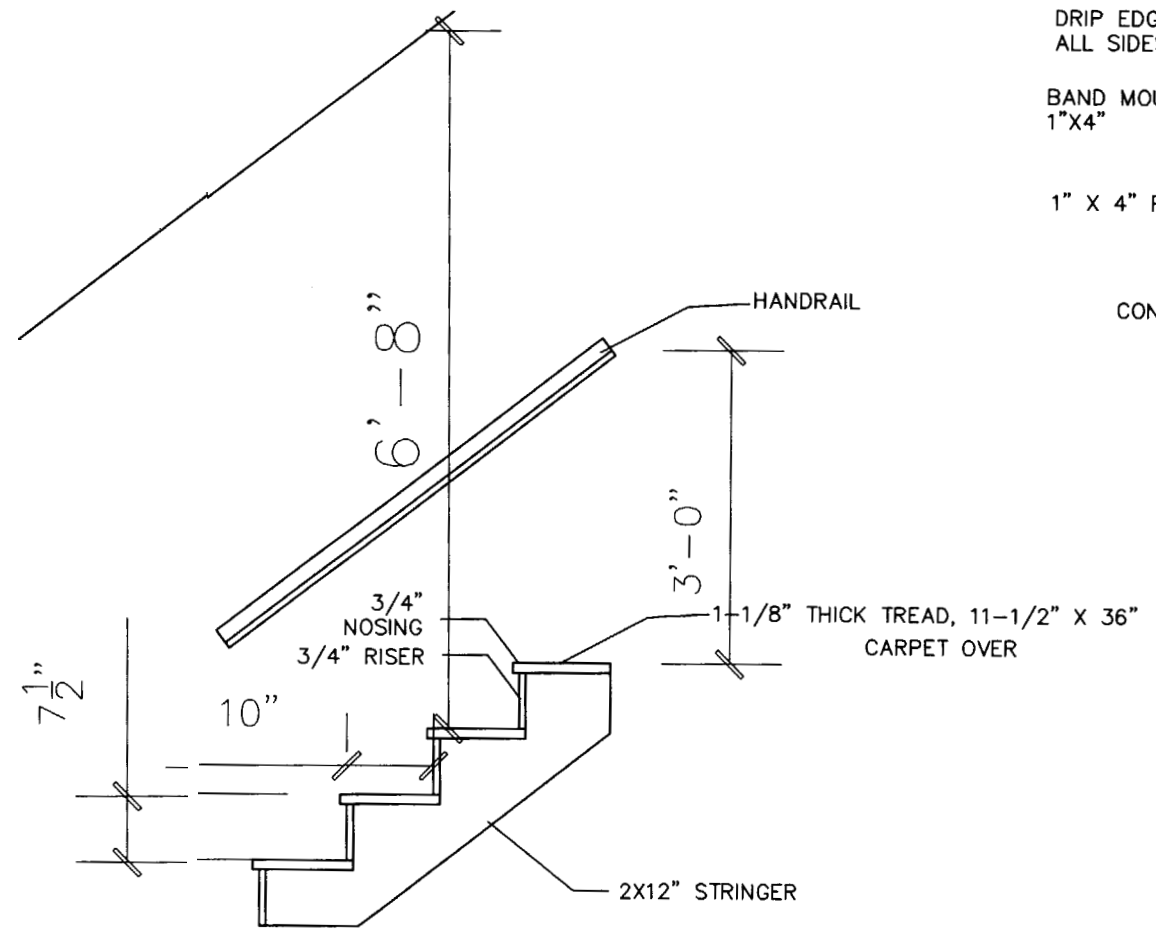
12 1. 21WC
TYPICAL KITCHEN WALL CABINET SCHEDULE

12BC	RANGE	18BC	36SB	24Dish Washer
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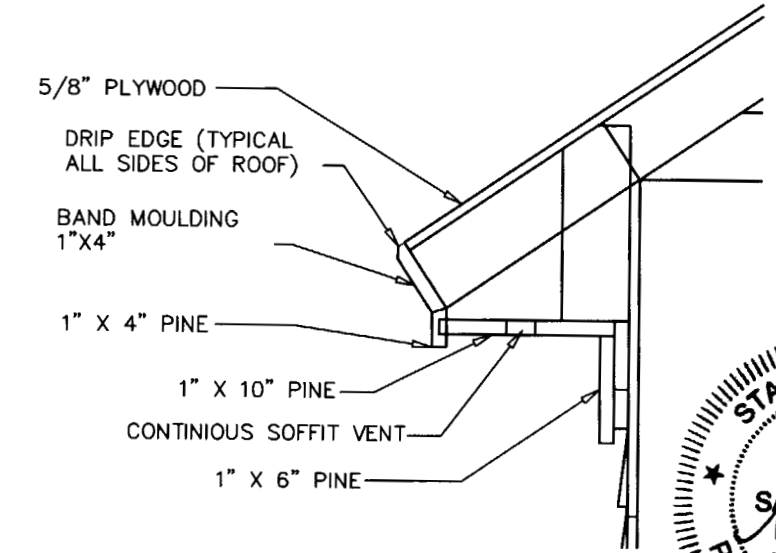
TYPICAL KITCHEN BASE CABINET SCHEDULE

24c	36PD	36BC	REF.
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TYPICAL KITCHEN ISLAND CABINET SCHEDULE

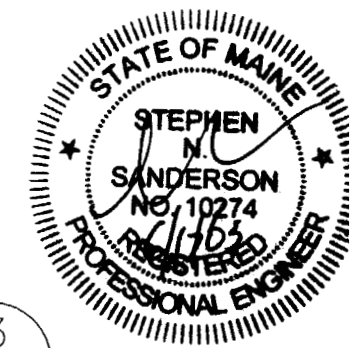


DETAIL 4
SCALE: NTS A-5
TYPICAL STAIR



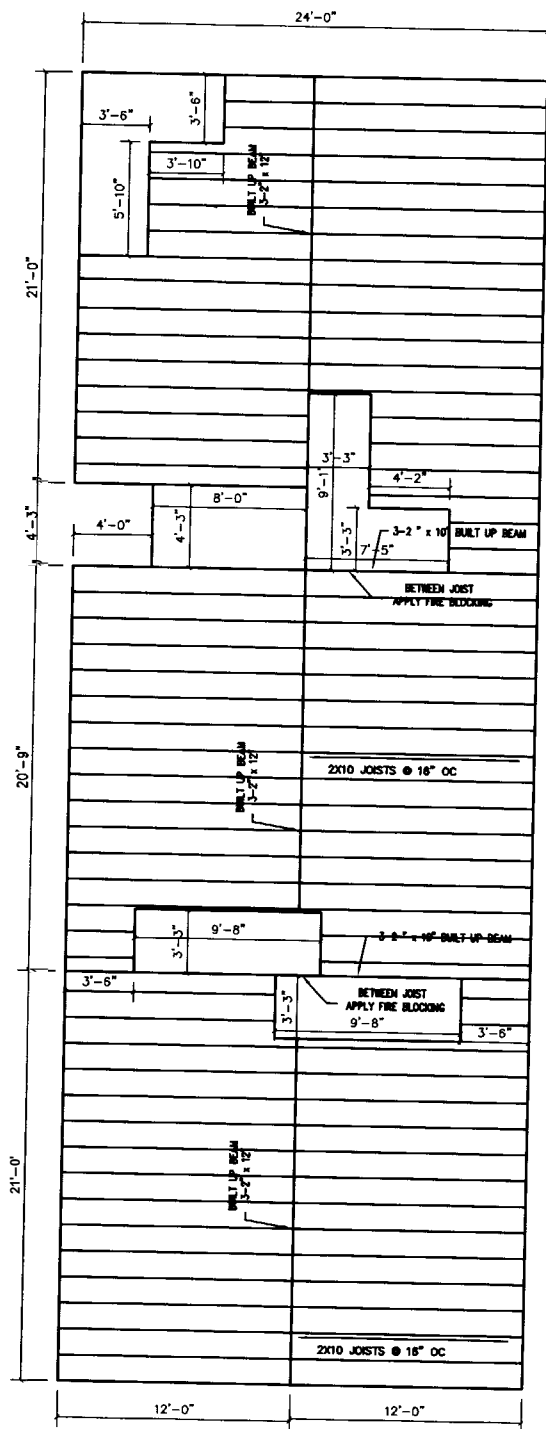
DETAIL 3
SCALE: 3/4" = 1'-0" A-5

TYPICAL OVERHANG & FASCIA DETAIL

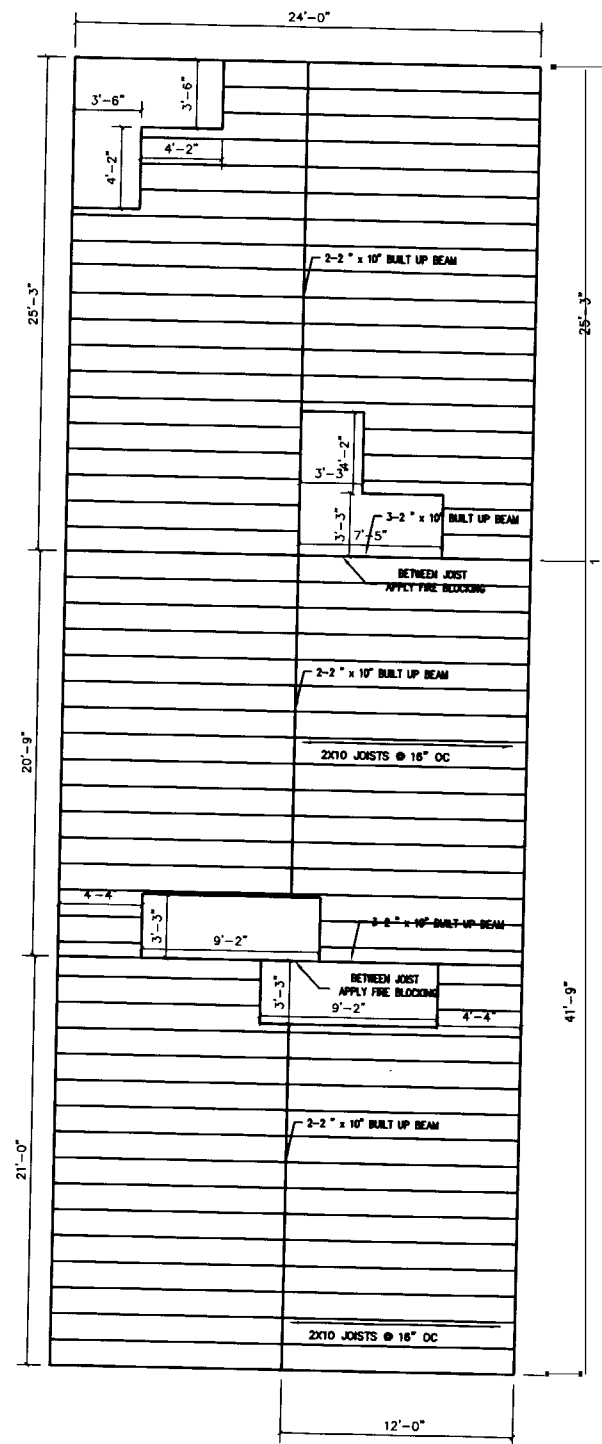


REV.	DATE	DESCRIPTION
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B	4/15/05	AMENDMENTS
A	8/08/04	FOR APPROVAL

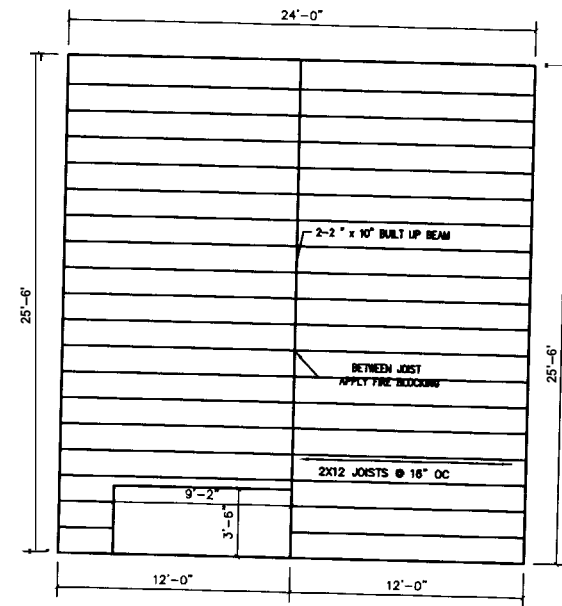
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FIRST FLOOR PLAN
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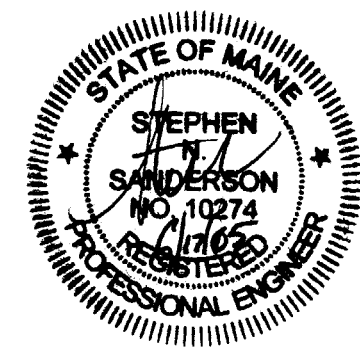
SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



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

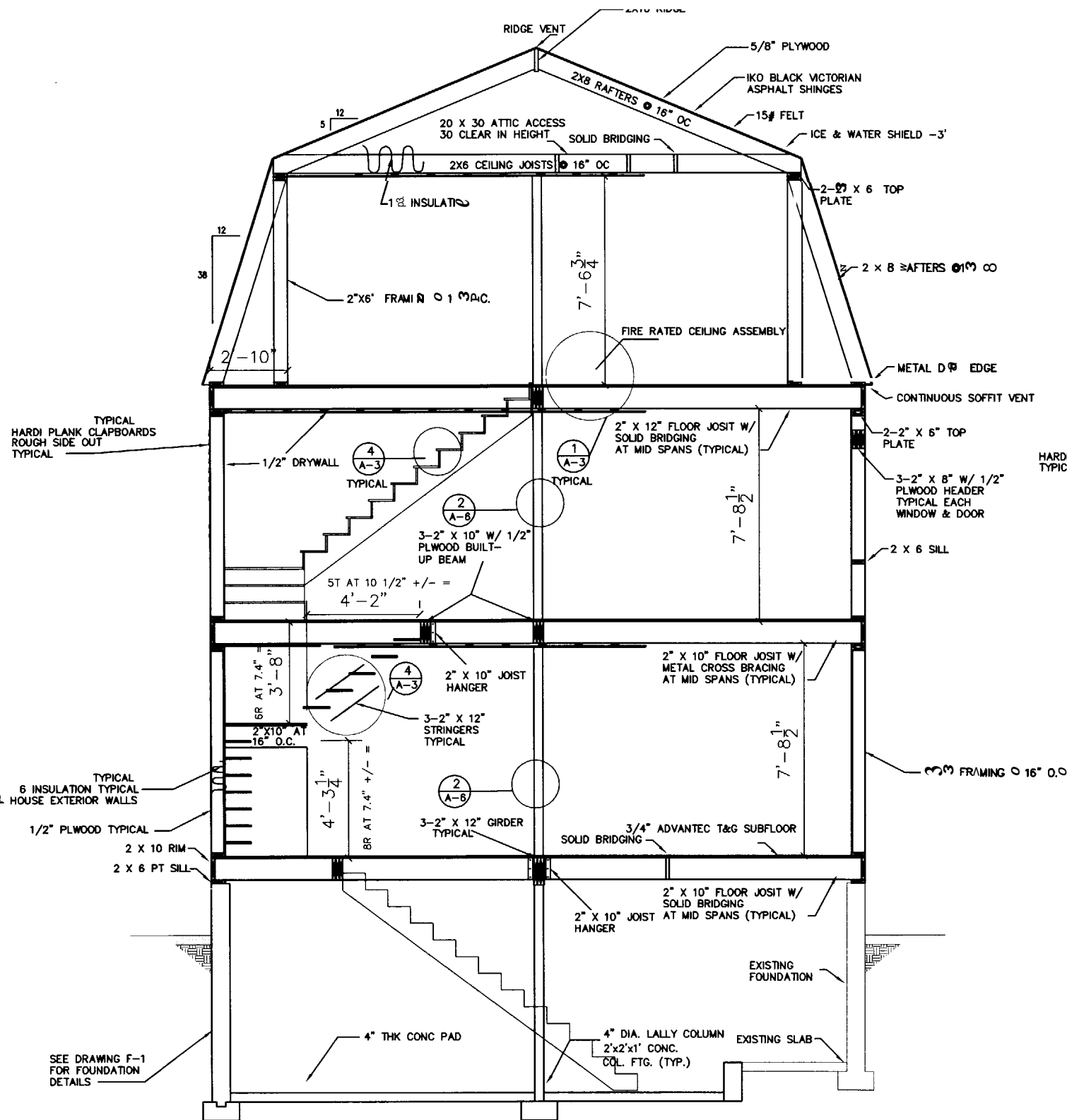
GENERAL NOTES:

1. CALK OPENINGS AROUND PIPES, FIXTURES, AND OTHER ITEMS PROJECTING THROUGH FIRE RATED GYMSUM ASSEMBLYS FIRE TYPE F FIRE RATED CALK.

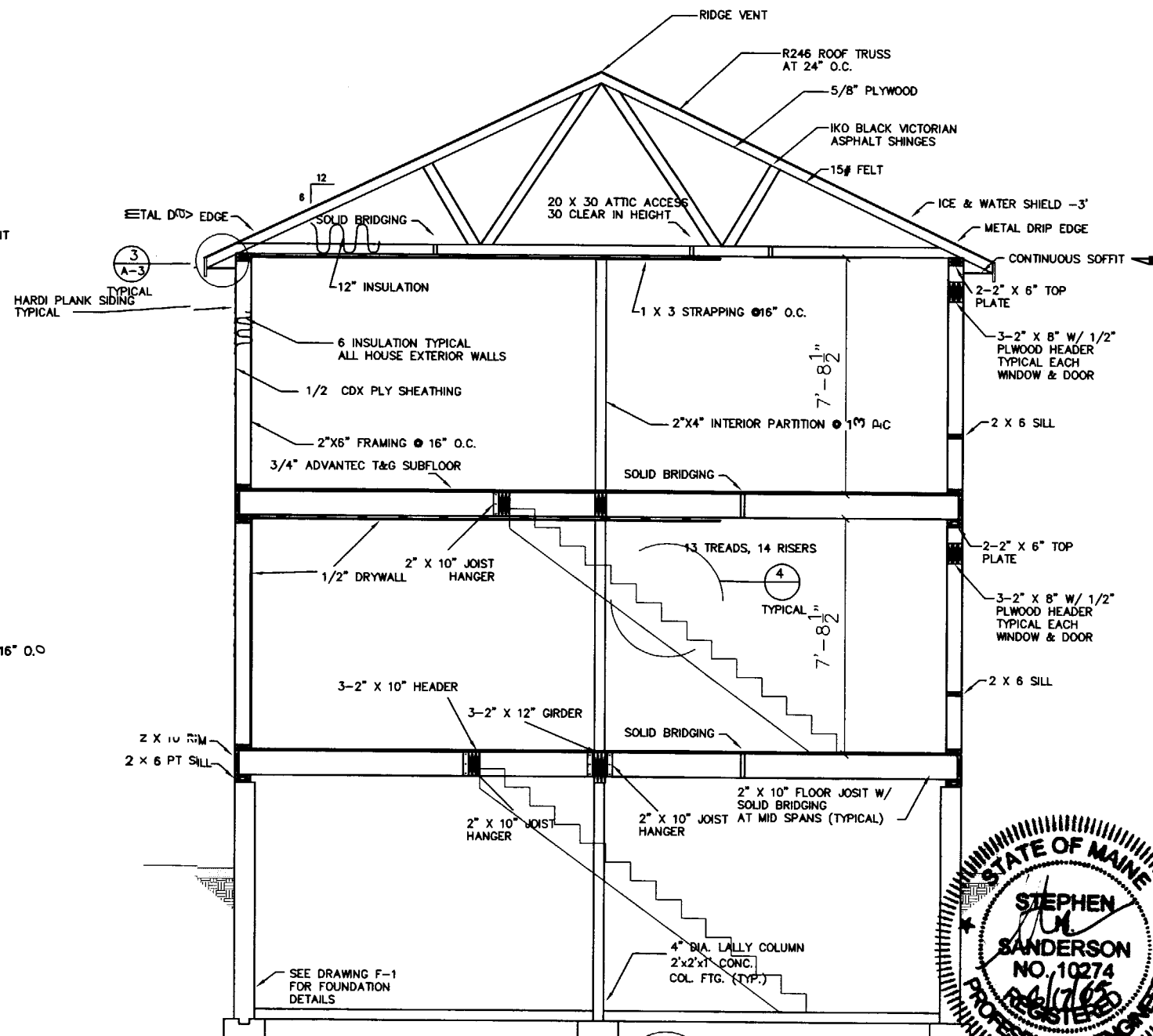


REV.	DATE	DESCRIPTION
C	6/17/05	AMENDMENTS
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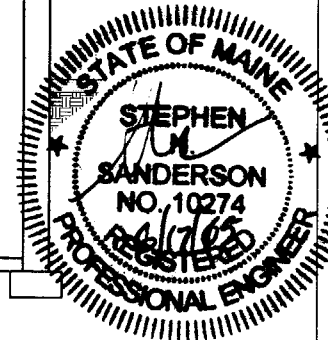
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	FRAMING PLAN 4 UNIT CONVERSION		
DRAWN BY:	SNS	SCALE:	AS NOTED
		DATE:	07-09-04
DRAWING NUMBER		A-4	



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



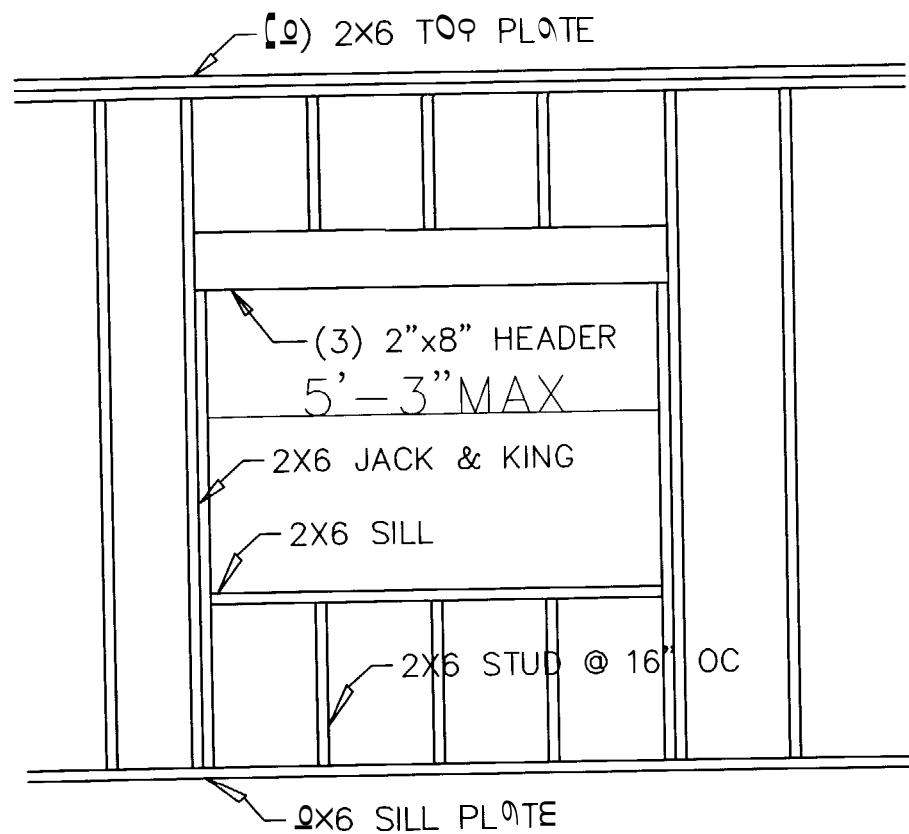
DETAIL 2
SCALE: 1/2" = 1'-0"
A-1



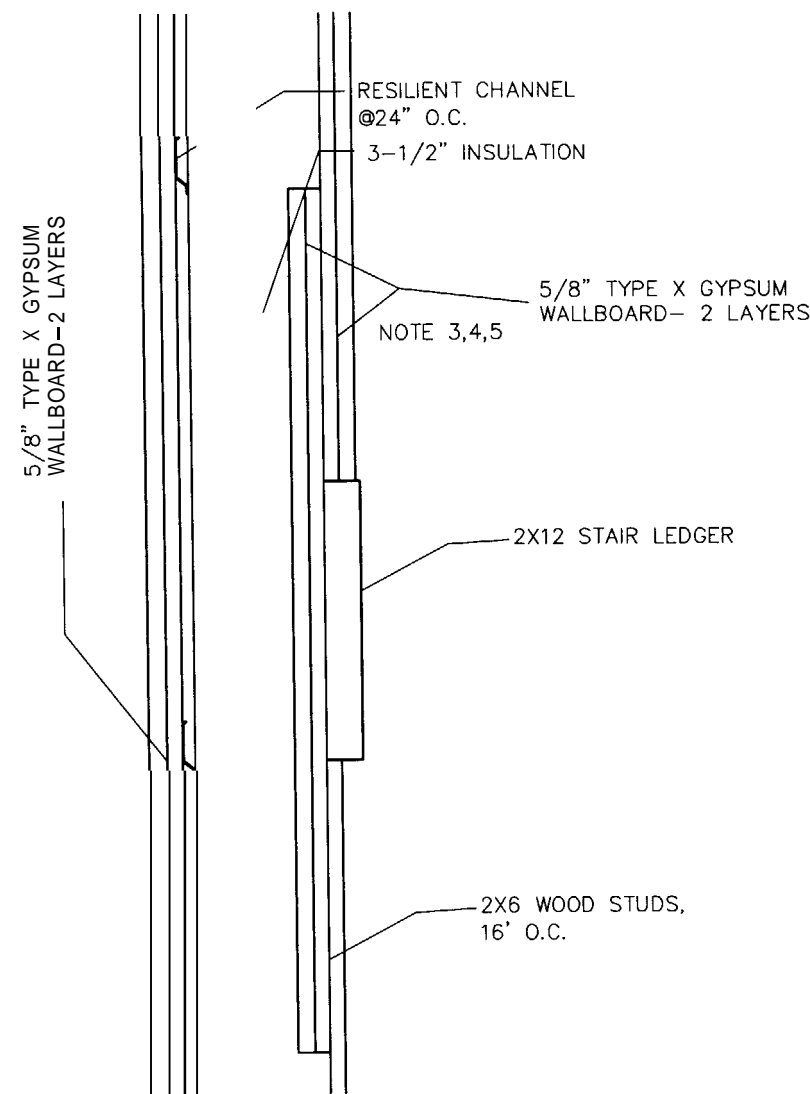
GENERAL NOTES:
1. SUBSTITUTE MATERIALS AND/OR SIZES AND GRADES PER CONTRACTOR'S SPECIFICATIONS.
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B	4/15/05	FOR APPROVAL

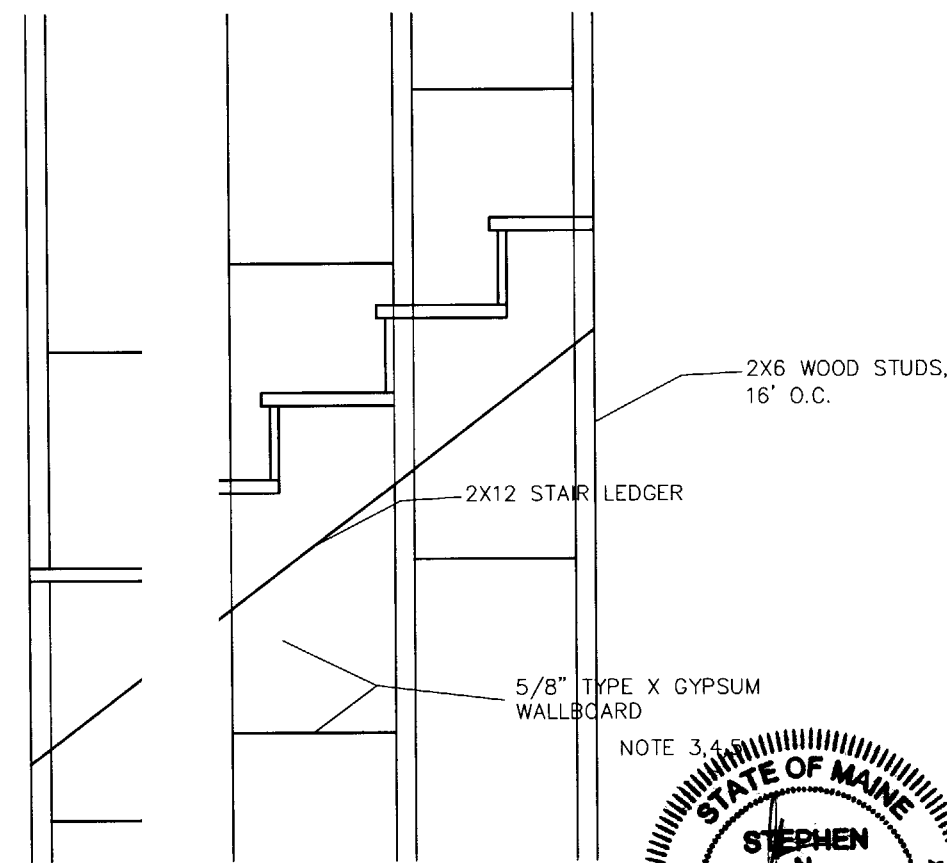
CLIENT		158 GRANT STREET PORTLAND, MAINE	
SECTIONS AND DETAILS 4 UNIT CONVERSION			
DRAWN BY:	SNS	SCALE:	AS NOTED
DATE:	07-09-04		
DRAWING NUMBER		A-5	



DETAIL 1
SCALE : NTS
TYPICAL STUDS & HEADER
AROUND WALL OPENINGS



DETAIL 2
SCALE : NTS
TYPICAL STAIR ELEVATION FIREWALL SYSTEM
2 HOUR FIRE AND STC 50 SOUND RATING
UL 263 RATING / UL DESIGN U334

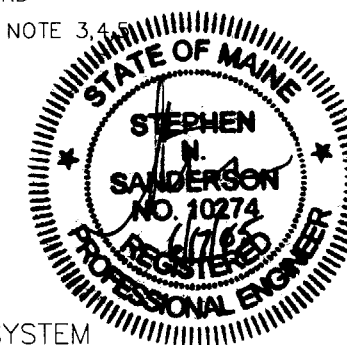


DETAIL 3
SCALE : NTS

TYPICAL STAIR ELEVATION FIREWALL SYSTEM
2 HOUR FIRE AND STC 50 SOUND RATING
UL 263 RATING / UL DESIGN U334

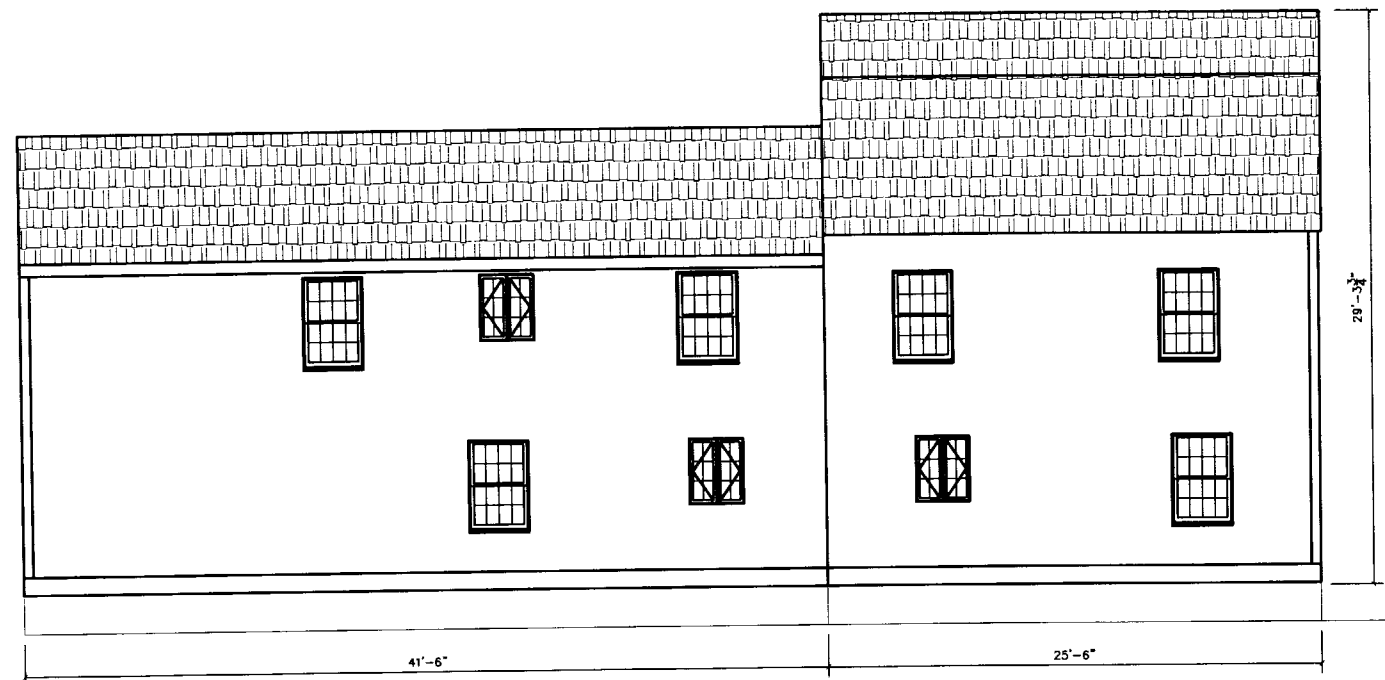
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2. CONT. TO VERIFY ALL MATERIALS/SPANS PER MANUFACTURER'S SPECIFICATIONS PRIOR TO CONSTRUCTION.
3. TWO LAYERS 5/8" TYPE X GYPSUM WALLBOARD APPLIED AT RIGHT ANGLES TO RESILIENT FURRING CHANNELS 24" O.C. WITH 1" TYPE S DRYWALL SCREWS 12" O.C.
4. RESILIENT 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 GYPSUM ASSEMBLYS FIRE TYPE F FIRE RATED CALK. UL 1479 LISTED.

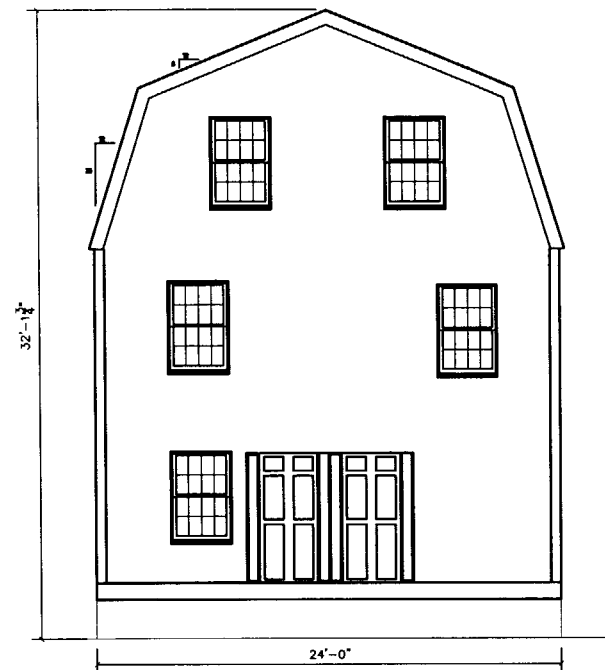


1. UL 263 - FIRE TESTS OF BUILDING CONSTRUCTION AND MATERIALS.
2. UL 723 - TESTS FOR SURFACE BURNING CHARACTERISTICS OF BUILDING MATERIALS.
3. UL 1479 - FIRE TESTS OF THROUGH-PENETRATION FIRESTOPS.

CLIENT		158 GRANT STREET PORTLAND, MAINE	
		MISC. DETAILS 4 UNIT CONVERSION	
DATE	BY	SCALE	DATE
8/17/05	SNS	AS NOTED	07-30-04
4/15/05	SNS		
8/08/04	SNS		
DRAWING NUMBER		A-6	



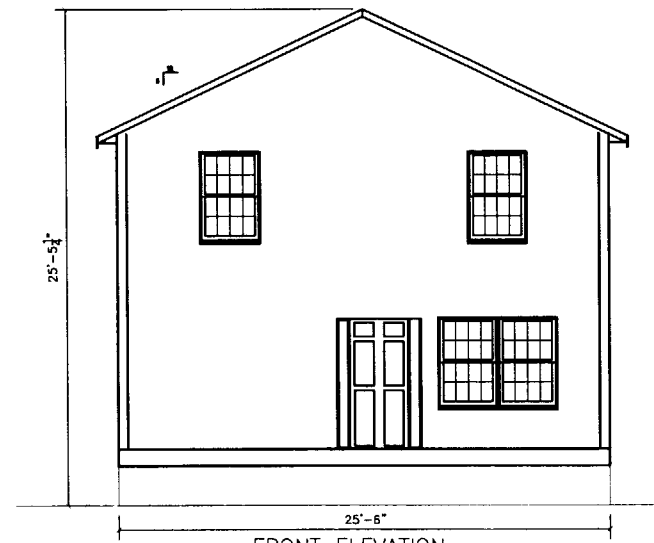
SIDE ELEVATIONS
SCALE: 1/4"=1'-0"



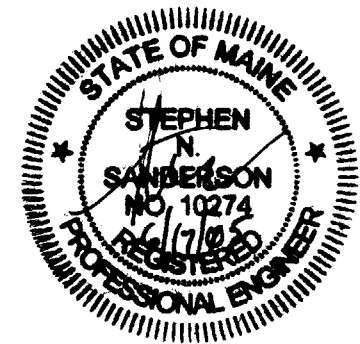
REAR ELEVATION
SCALE: 1/4"=1'-0"



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



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



REV.	DATE	DESCRIPTION
C	8/17/05	AMENDMENTS
B	4/15/05	AMENDMENTS
•	8/08/04	FOR APPROVAL

CLIENT		158 GRANT STREET PORTLAND, MAINE	
		VARIATIONS U CONVERSION	
DRAWN BY:	SNS	SCALE:	AS NOTED
		DATE:	07-30-04
DRAWING NUMBER		A-7	
REV.			

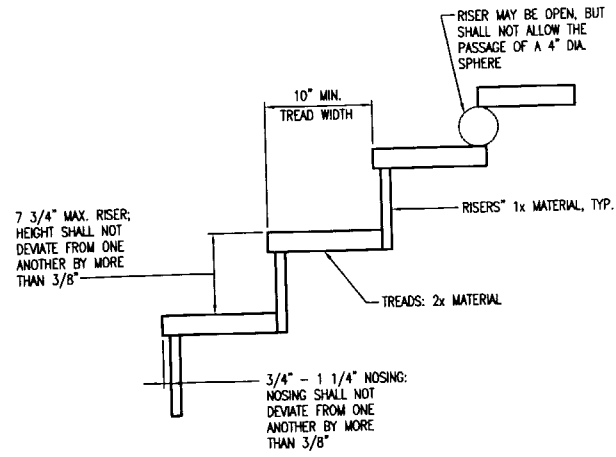


FIGURE 16: TREAD AND RISER DETAIL
SCALE: 1 1/2"=1'-0"

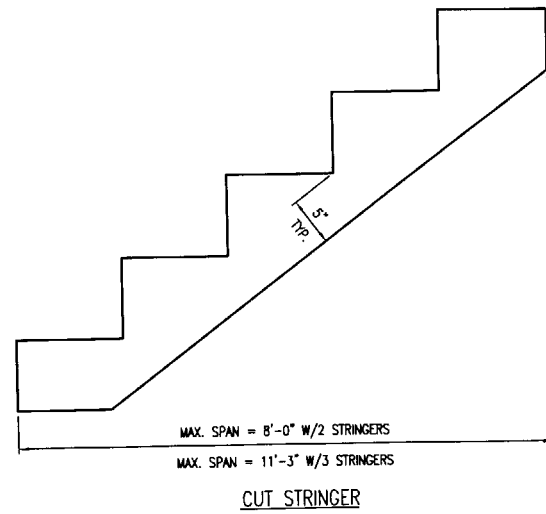


FIGURE 17: STAIR STRINGER REQUIREMENTS
SCALE: 1 1/2"=1'-0"

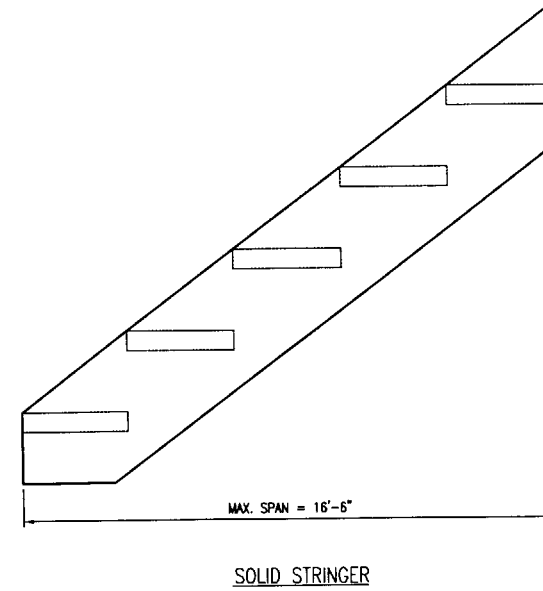


FIGURE 18: TREAD CONNECTION REQUIREMENTS
SCALE: 1 1/2"=1'-0"

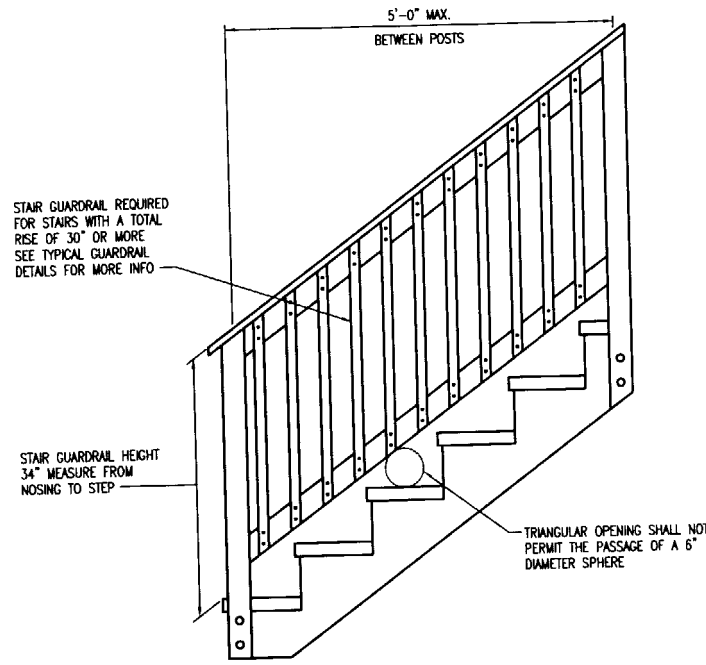


FIGURE 19: STAIR GUARD REQUIREMENTS
SCALE: 1"=1'-0"

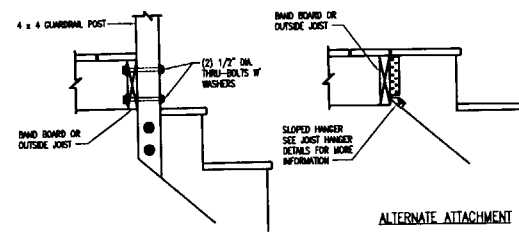


FIGURE 20: STAIR STRINGER CONNECTION DETAIL
SCALE: 1"=1'-0"

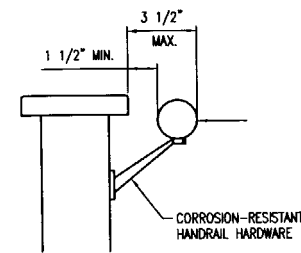


FIGURE 21: HANDRAIL REQUIREMENTS
SCALE: 1"=1'

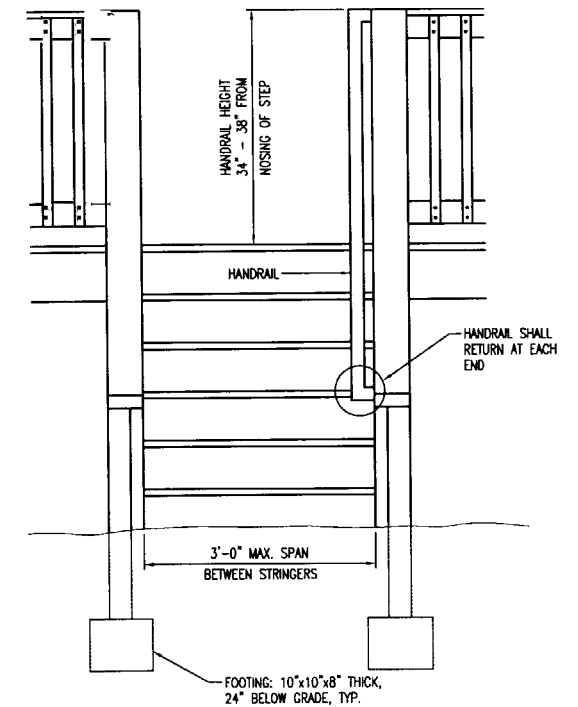
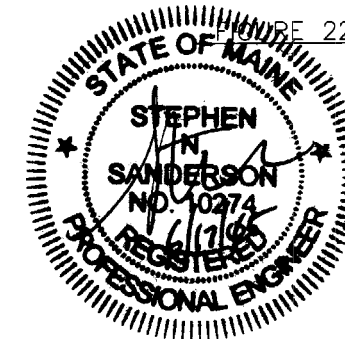


FIGURE 22: MISCELLANEOUS STAIR REQUIREMENTS
SCALE: 1 1/2"=1'-0"



A	6/17/05	FOR APPROVAL

CLIENT	158 GRANT STREET PORTLAND, MAINE		
TYPICAL DECK DETAILS			
DRAWN BY:	SMS	SCALE:	AS NOTED
		DATE:	06-30-04
DRAWING NUMBER		A-9	

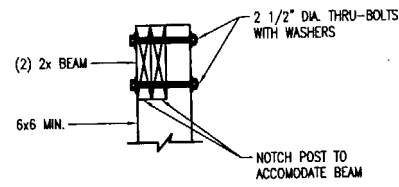


FIGURE 9: POST-TO-BEAM REQUIREMENTS
SCALE: 1 1/2"=1'-0"

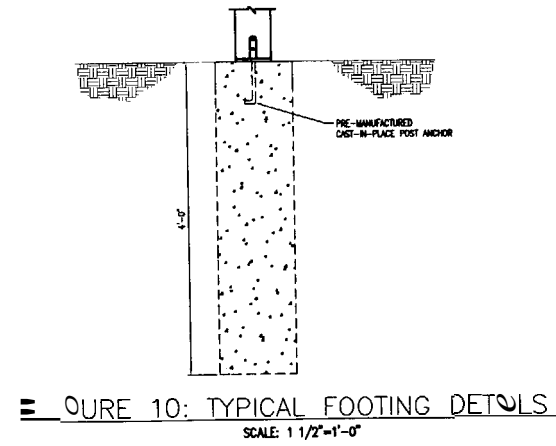


FIGURE 10: TYPICAL FOOTING DETAILS
SCALE: 1 1/2"=1'-0"

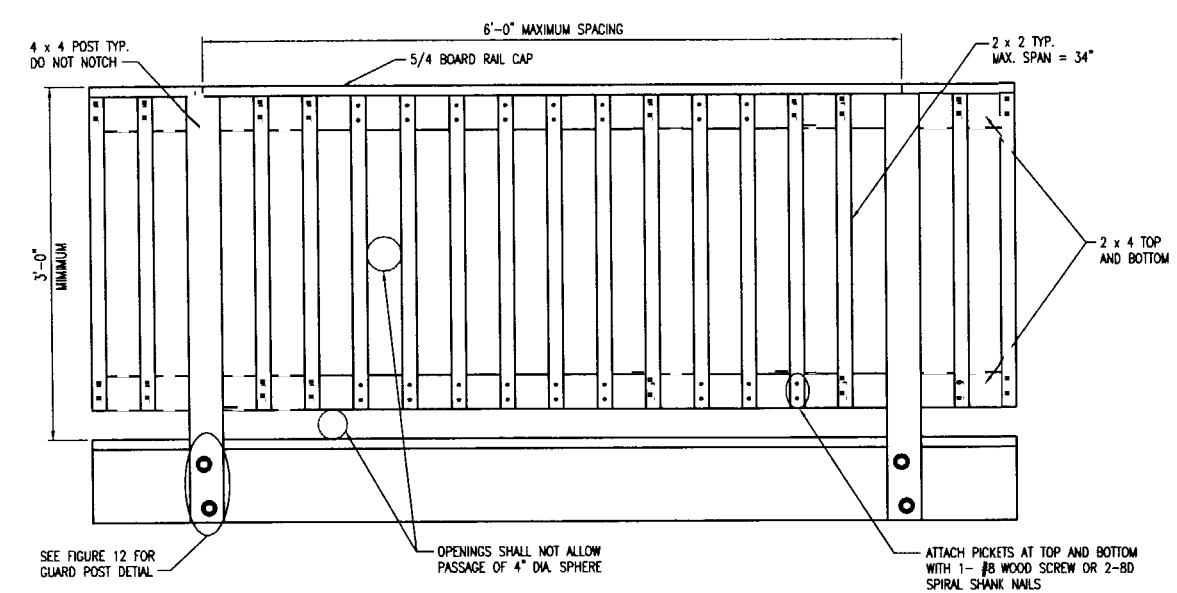


FIGURE 11: TYPICAL RAILING DETAIL
SCALE: 1 1/2"=1'-0"

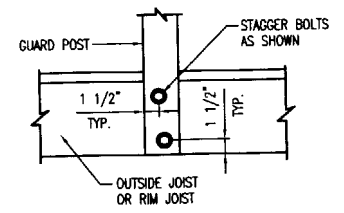


FIGURE 12: GUARD POST ATTACHMENT DETAIL
SCALE: 1 1/2"=1'-0"

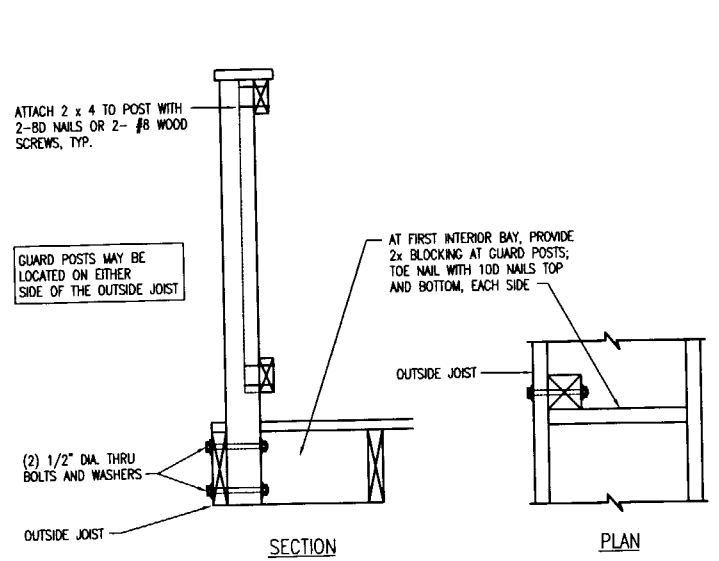


FIGURE 13: GUARD POST TO OUTSIDE JOIST DETAIL
SCALE: 1 1/2"=1'-0"

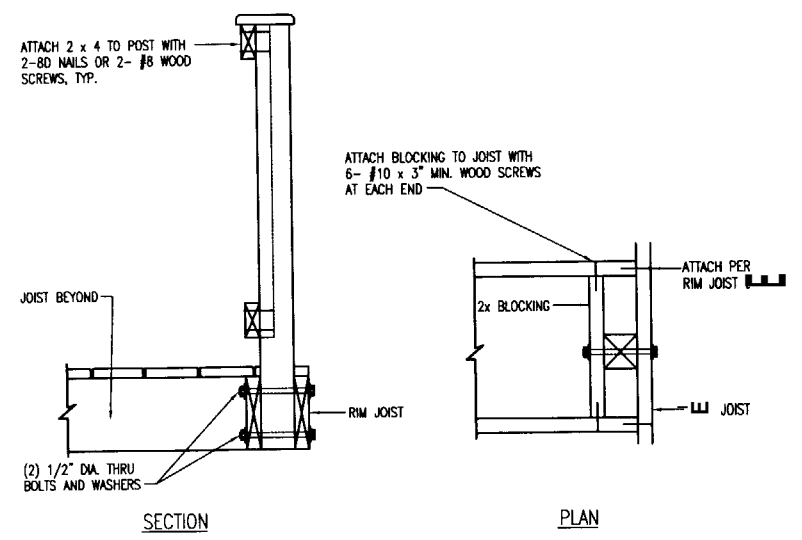


FIGURE 14: GUARD POST TO RIM JOIST DETAIL - OPTION 1
SCALE: 1 1/2"=1'-0"

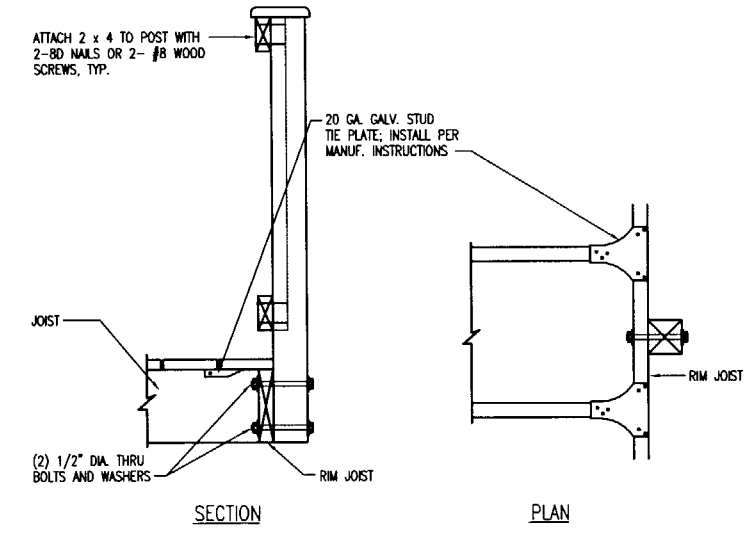
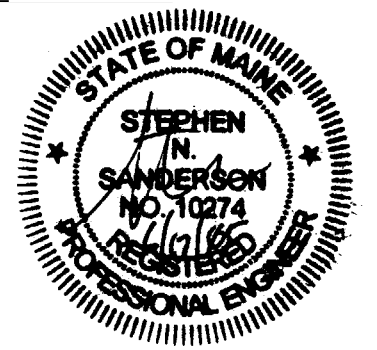


FIGURE 15: GUARD POST TO RIM JOIST DETAIL - OPTION 2
SCALE: 1 1/2"=1'-0"



CLIENT		158 GRANT STREET PORTLAND, MAINE	
TYPICAL DECK DETAILS			
DRAWN BY:	SNS	SCALE:	AS NOTED
DATE:	5/17/05	DATE:	05-15-04
DRAWING NUMBER		A-10	

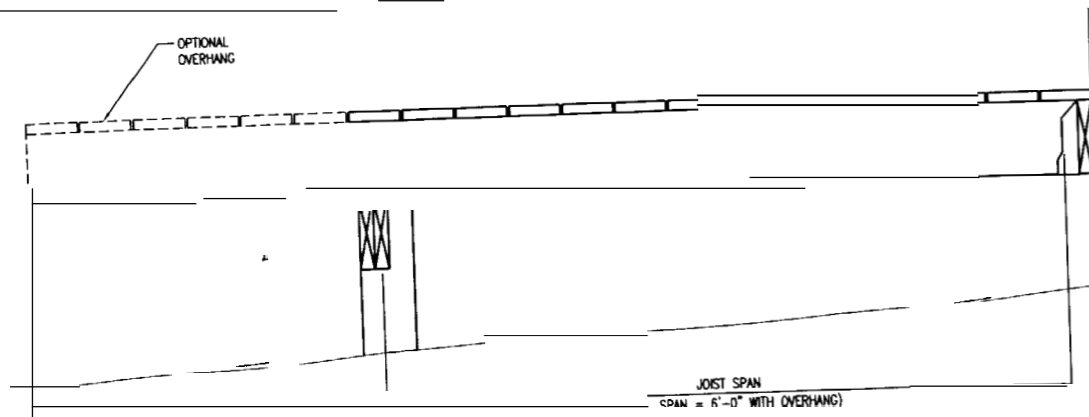


FIGURE 1: JOIST SPAN - DECK ATTACHED AT HOUSE
SCALE: 1 1/2"=1'-0"

TABLE 1: MAXIMUM JOIST SPANS

JOIST SIZE	JOIST SPACING ON CENTER	JOIST SPAN* (DOES NOT INCLUDE OVERHAND)
2x6	16"	9'-4"
2x6	24"	7'-10"
2x8	16"	12'-2"
2x8	24"	10'-1"
2x10	16"	15'-9"
2x10	24"	13'-1"
2x12	16"	18'-9"
2x12	24"	15'-4"

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

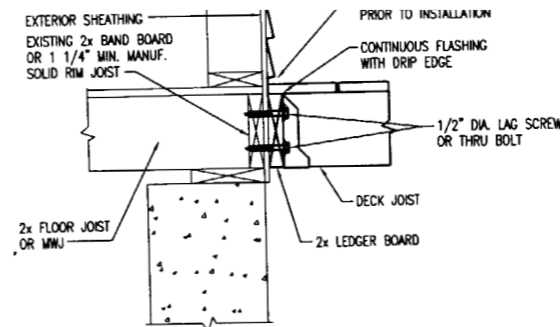


FIGURE 3: ATTACHMENT OF LEDGER BOARD TO END BOARD
SCALE: 1 1/2"=1'-0"

GENERAL NOTES

- ALL LUMBER SHALL BE SOUTHERN PINE, GRADE #2 OR BETTER AND SHALL BE PRESSURE TREATED ACC OR CH-B IN ACCORDANCE WITH AMERICAN WOOD-PRESERVERS' ASSOCIATION STANDARDS FOR GROUND CONTACT.
- ALL NAILS SHALL BE SPIRAL OR ANNULAR.
- ALL SCREWS AND NAIL SHALL BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL.
- 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.
- DECKS CONSTRUCTED ACCORDING TO THESE DRAWING ARE NOT APPROVED FOR FUTURE HOT TUB INSTALLATIONS.
- DECK SHALL NOT BE ATTACHED TO HOUSE OVERHANGS, BAT WINDOWS, BRICK VENEERS, OR CHIMNEYS.
- ALL DECKING MATERIAL SHALL BE COMPOSED OF 2x6 OR 5/4 (FIVE-QUARTER) BOARD. ATTACH DECKING TO EACH JOIST WITH 2-8D NAILS OR 2-#8 SCREWS. DECKING MAY BE PLACED FROM AN ANGLE PERPENDICULAR TO THE JOISTS 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.
- SIDING OR THE EXTERIOR FINISH SYSTEM MUST BE REMOVED PRIOR TO THE INSTALLATION OF THE LEDGER BOARD. FLASHING IS REQUIRED AT ANY LEDGER BOARD CONNECTION TO A WALL OF WOOD FRAMED CONSTRUCTION AND SHALL BE COMPOSED OF COPPER (ATTACHED USING COPPER NAILS), STAINLESS STEEL, UV RESISTANT PLASTIC OR GALVANIZED STEEL COATED WITH 1.85 OZ/SF OF ZINC (G-185 COATING).
- LAG SCREWS SHALL HAVE A MINIMUM DIAMETER OF 1/2" AND SHALL BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL. EACH LAG SCREW SHALL HAVE LEAD (PILOT) HOLES DRILLED AS FOLLOWS:
 - 1) DRILL A 1/2" DIAMETER IN THE SOLID CONNECTION MATERIAL OF THE EXISTING HOUSE.
 - 2) DRILL A 5/16" DIAMETER HOLE INTO THE SOLID CONNECTION MATERIAL.

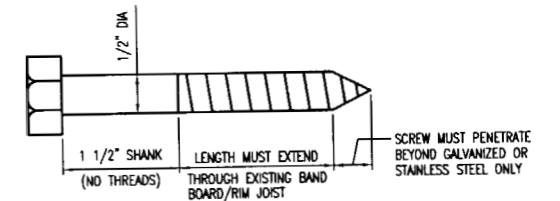


FIGURE 5: LAG SCREW REQUIREMENTS
1"=1"

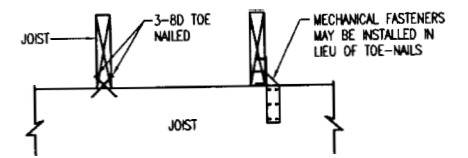


FIGURE 6: JOIST-TO-BEAM DETAIL
SCALE: 1 1/2"=1'-0"

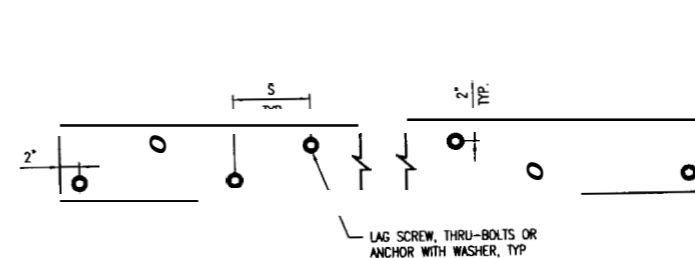


FIGURE 4: LEDGER BOARD FASTENER SPACING AND CLEARANCES
SCALE: 1 1/2"=1'-0"

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

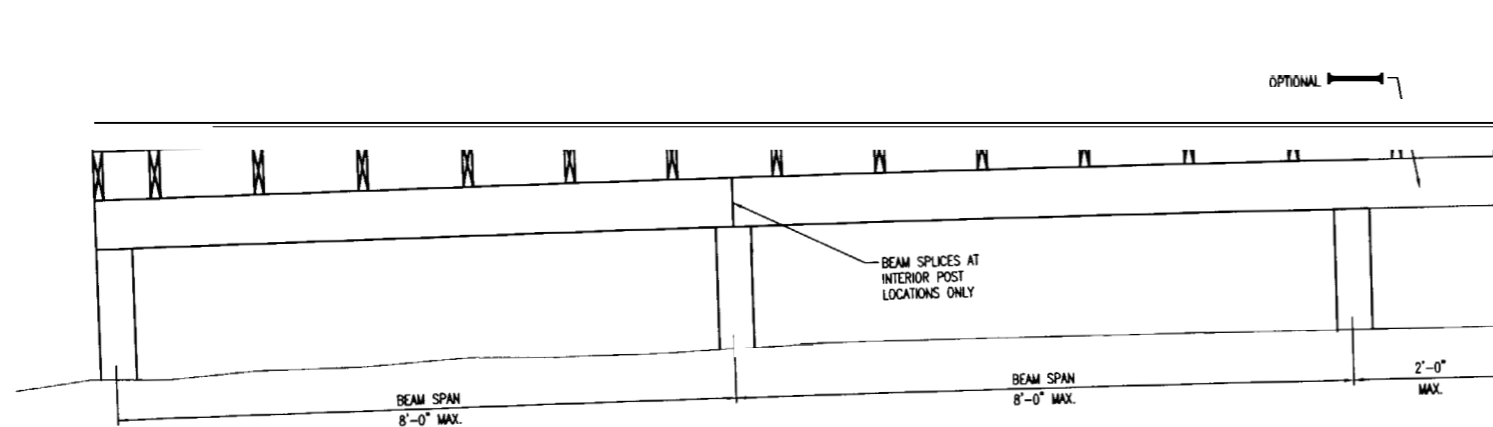


FIGURE 2: BEAM SPAN TYPES
SCALE: 1"=1'-0"

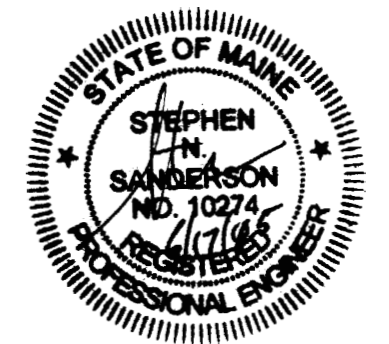
TABLE 2: MAXIMUM BEAM SIZE FOR JOISTS WITH NO OVERHANGS

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

* 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.

TABLE 3: MINIMUM BEAM SIZE FOR JOISTS WITH OVERHANGS

JOIST SPAN	BEAM SIZE
0 - 6'-0"	(2) 2x8*
6'-0" - 12'-8"	(2) 2x10*
12'-8" - 18'-9"	(2) 2x12*



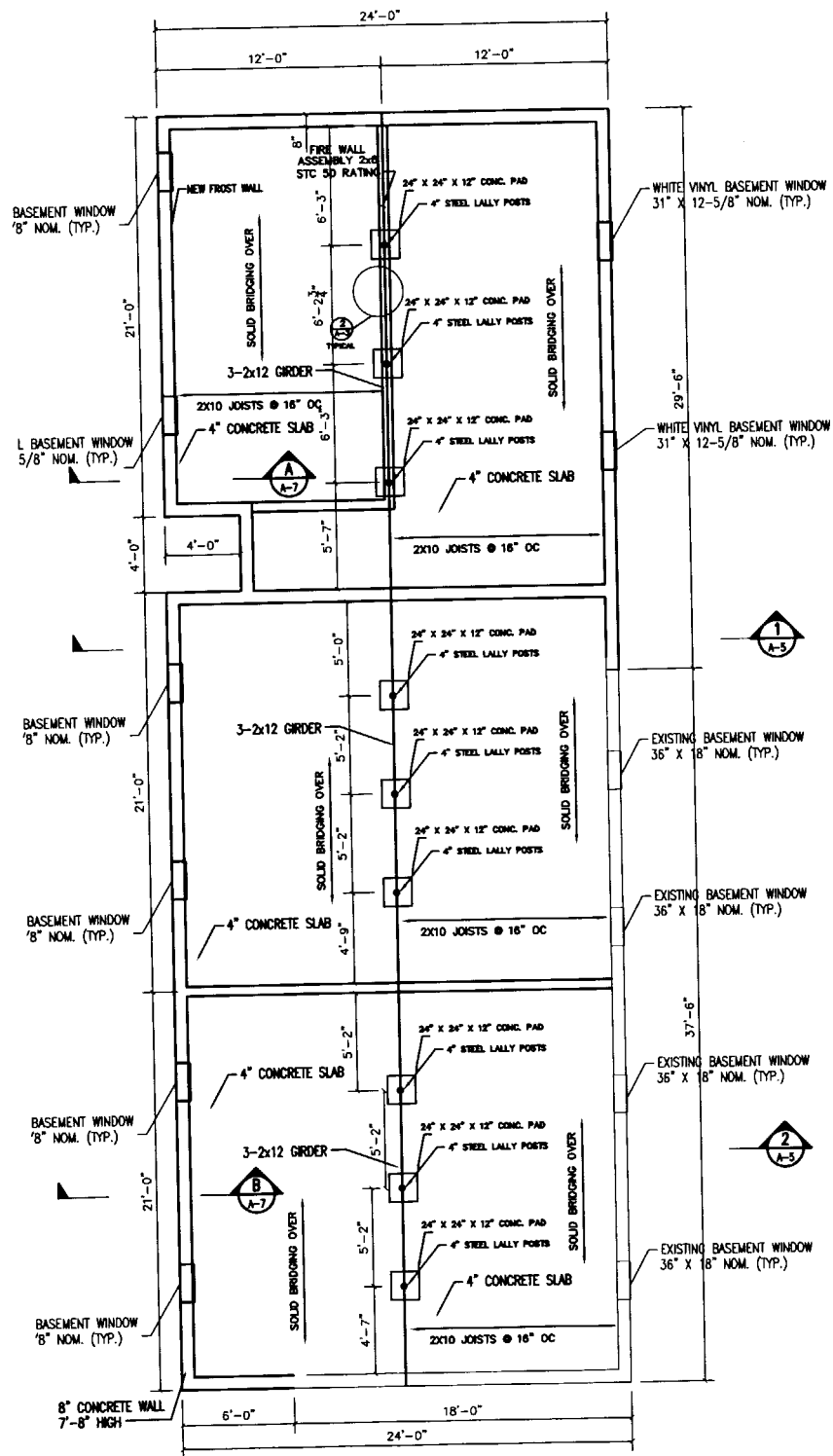
CIENT
PORTLAND, MAINE
TYPICAL DECK DETAILS

DRAWN BY: SNS SCALE: AS NOTED DATE: 06-30-04

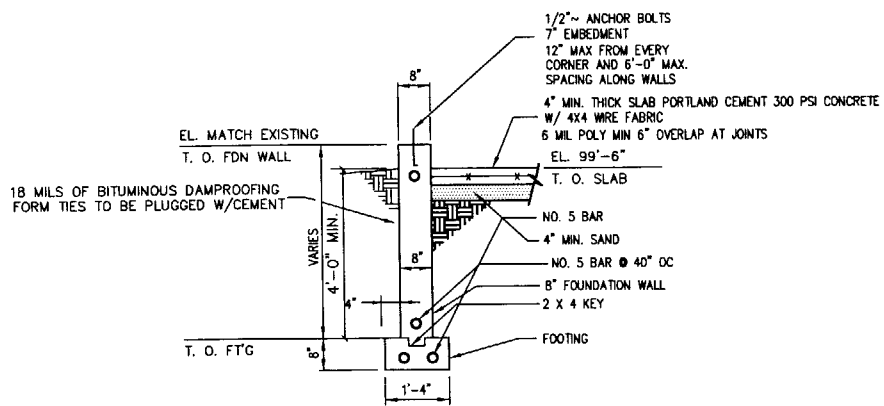
DRAWING NUMBER A-11 REV.

REV.	DATE	DESCRIPTION
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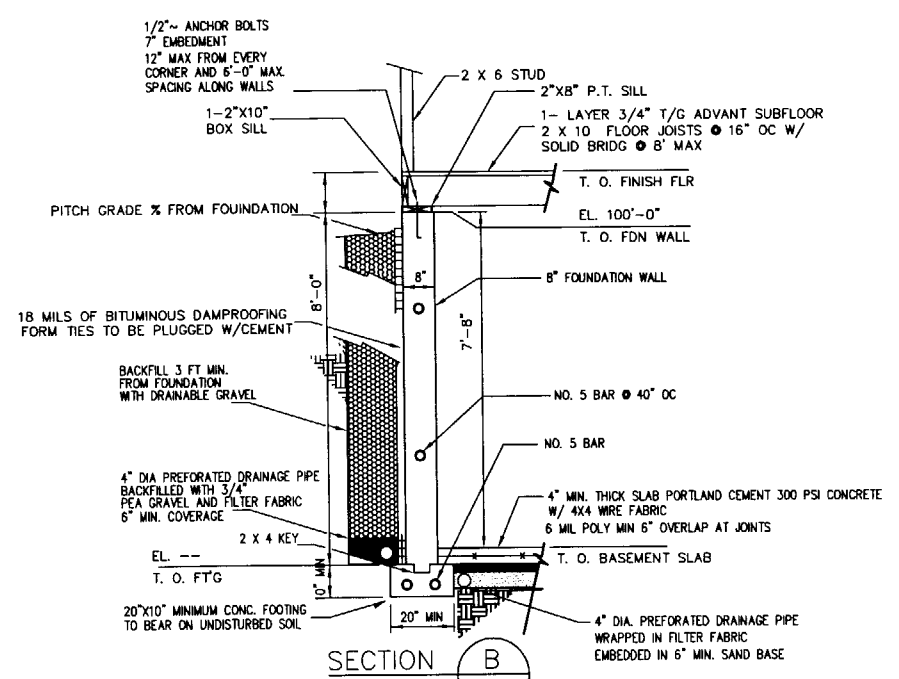
REV.	DATE	DESCRIPTION
A	6/17/05	FOR APPROVAL



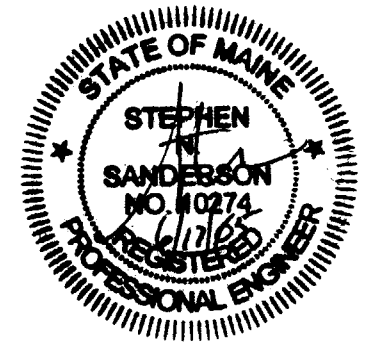
FOUNDATION PLAN
SCALE: 1/4"=1'-0"



SECTION A
SCALE: 1/2"=1'-0"

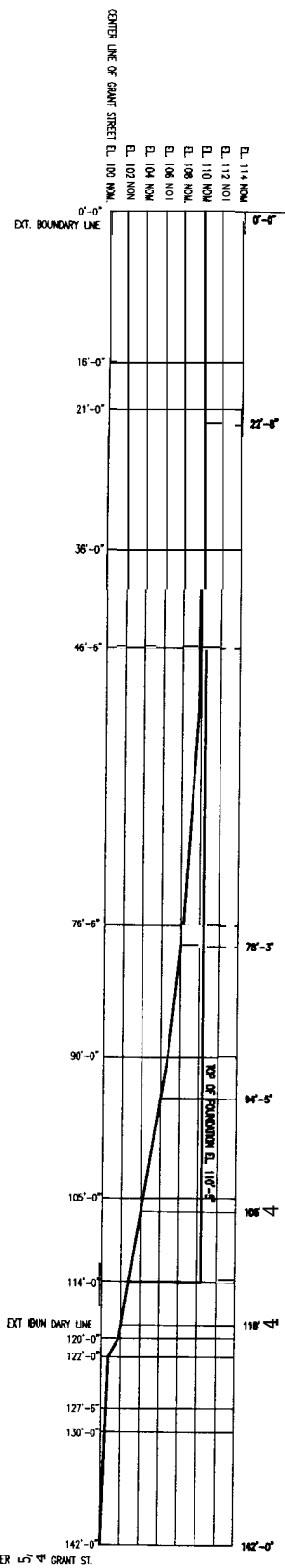


SECTION B
SCALE: NTS

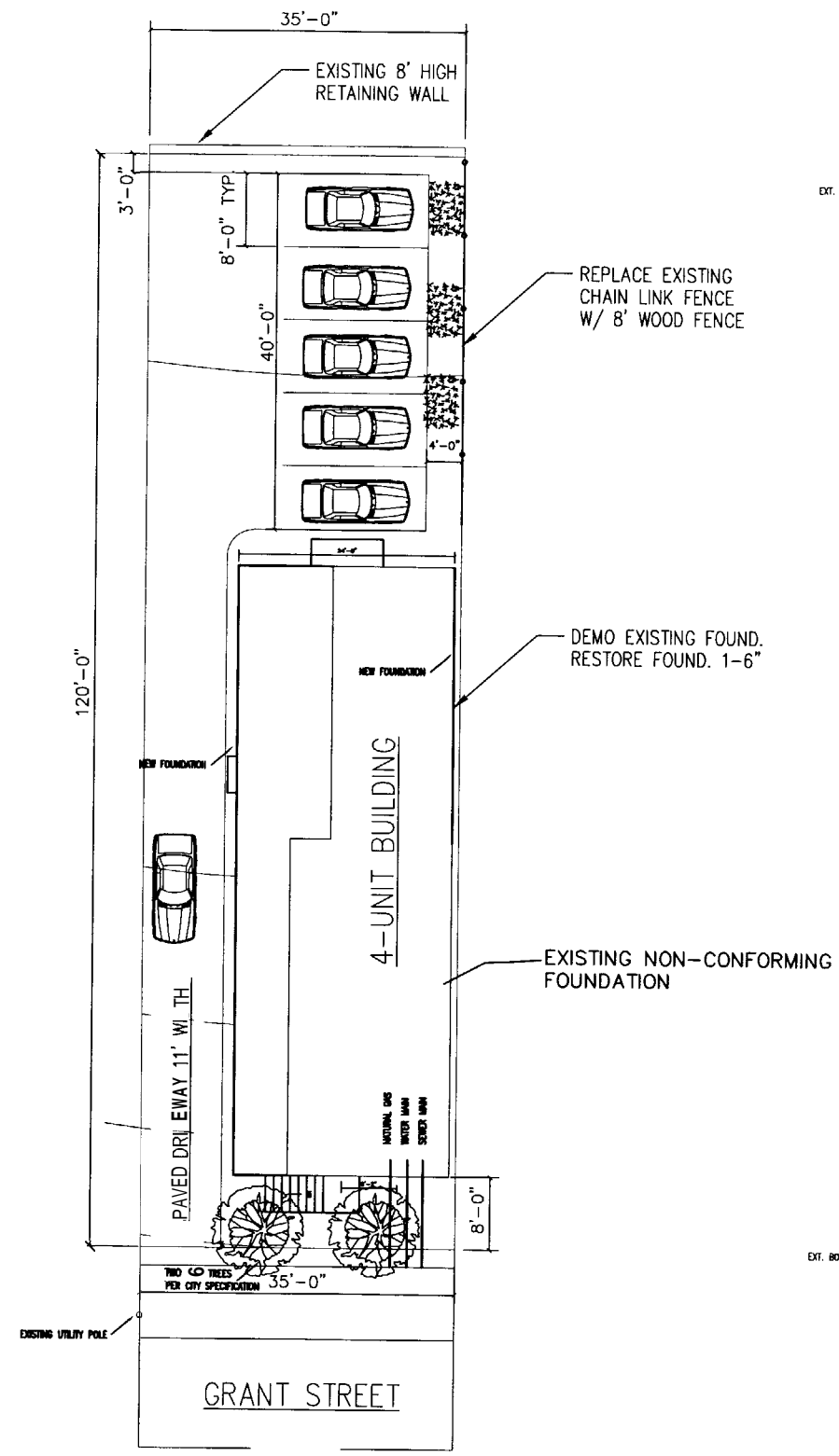


CLIENT	158 GRANT STREET PORTLAND, MAINE		
	SITE PLAN 4 UNIT CONVERSION		
DRAWN BY:	SMS	SCALE:	AS NOTED
DATE:	07-15-04		
DRAWING NUMBER	F-1		

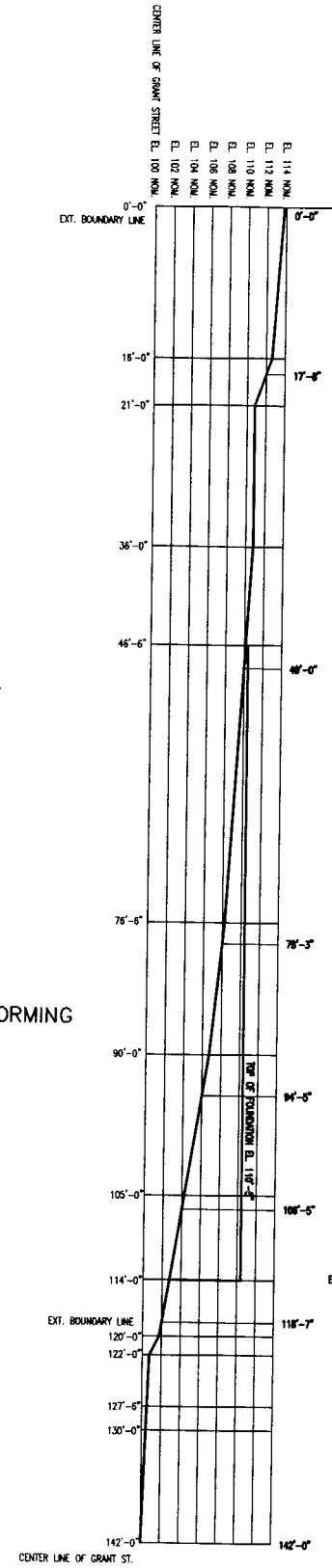
C	6/17/05	AMENDMENTS
B	4/15/05	AMENDMENTS
A	8/15/04	FOR APPROVAL



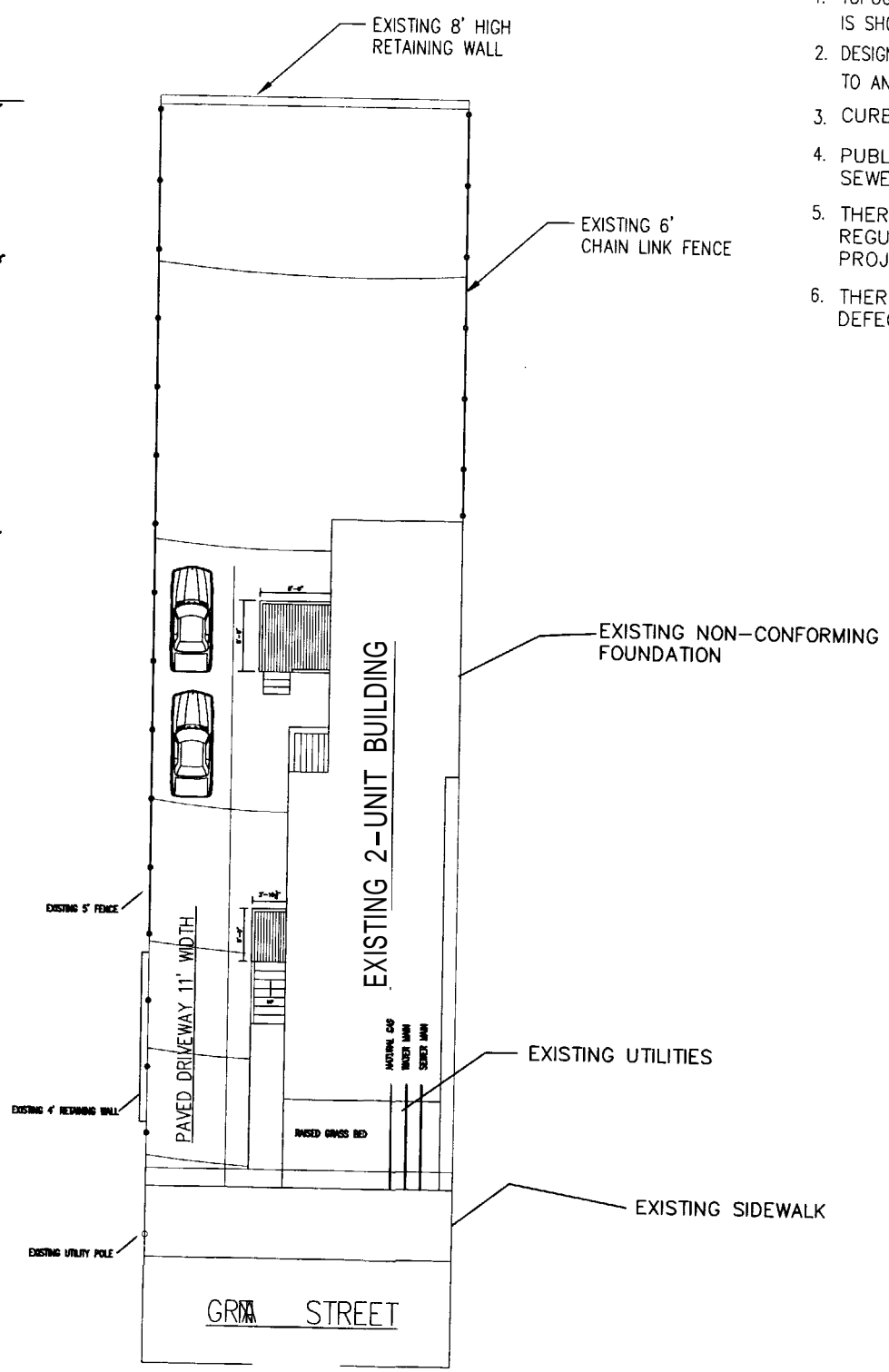
PROPOSED GRADE ELEVATIONS
SCALE: 1/8"=1'-0"



PROPOSED SITE PLAN
SCALE: 1/8"=1'-0"



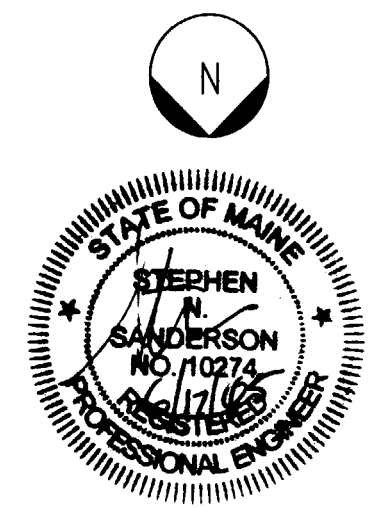
EXISTING GRADE ELEVATIONS
SCALE: 1/8"=1'-0"



EXISTING SITE PLAN
SCALE: 1/8"=1'-0"

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



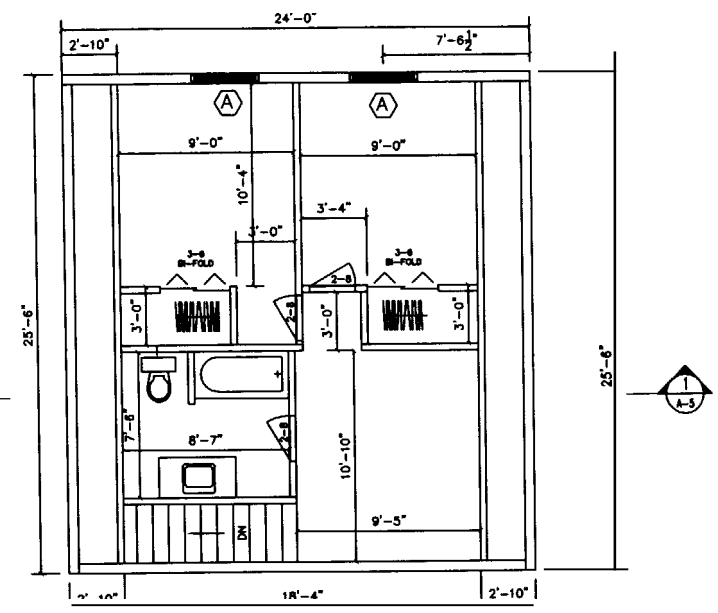
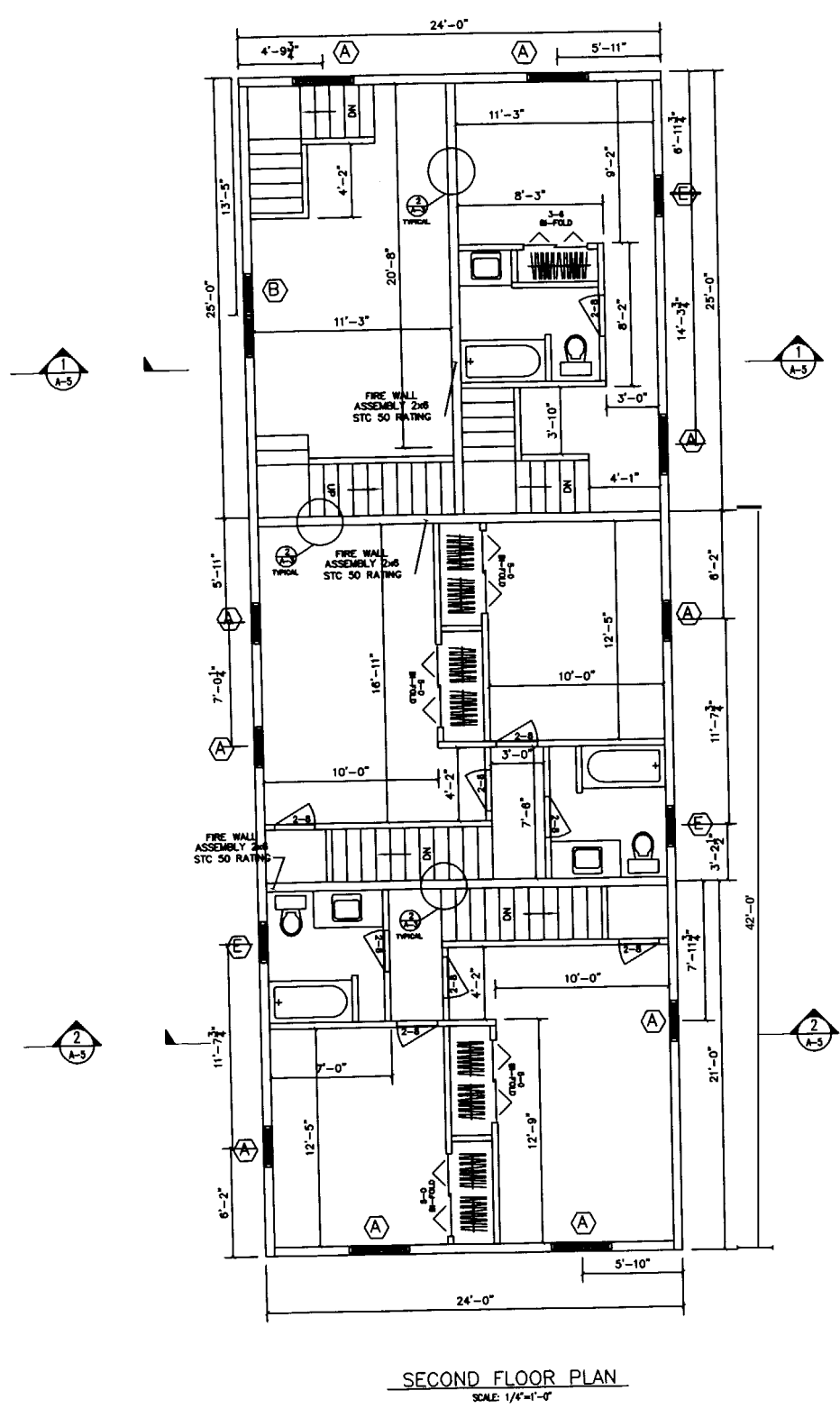
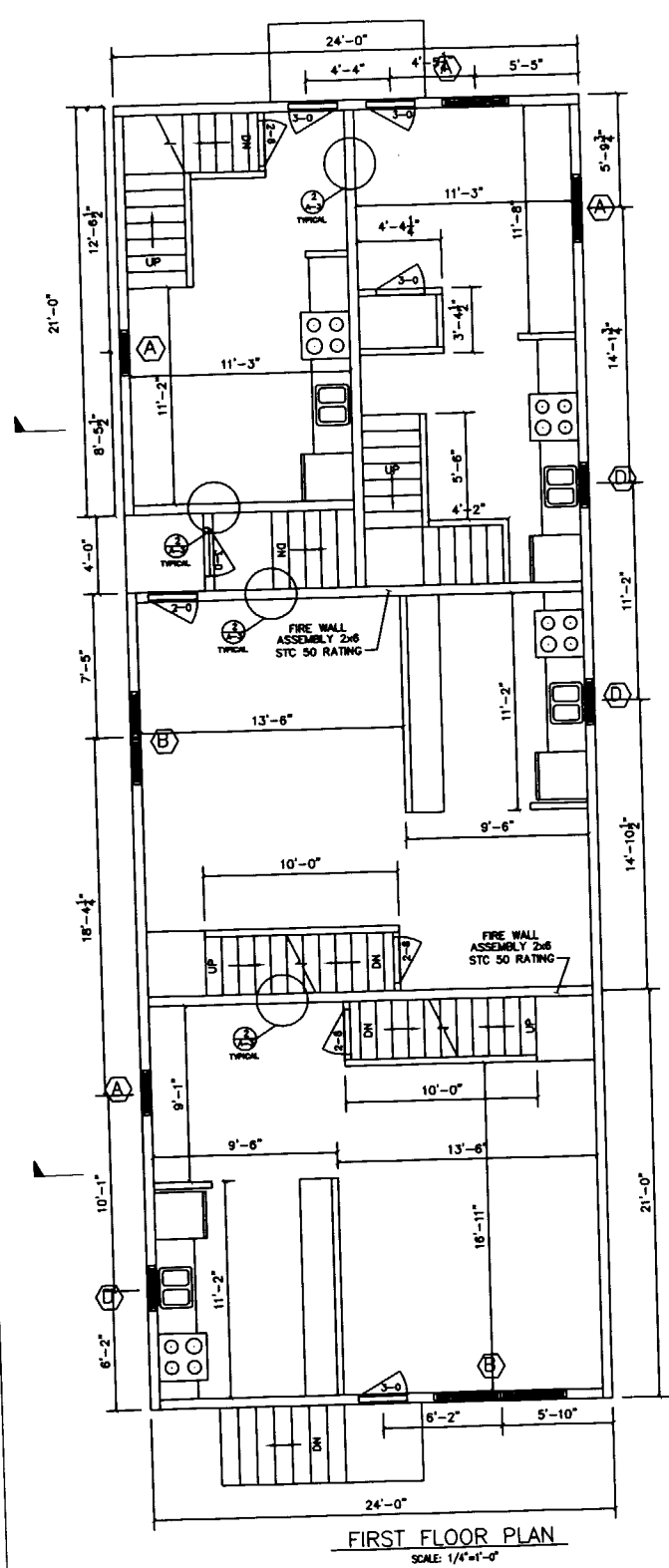
MAP AND LOT NO.
53-C-10
LOT SIZE = 4200 SF

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

REV.	DATE	DESCRIPTION
C	4/15/05	AMENDMENT
B	2/21/05	AMENDMENT
A	11/08/04	FOR SITE PLAN APPROVAL

CLIENT			158 GRANT STREET PORTLAND, MAINE		
SITE PLAN			4 UNIT CONVERSION		
DRAWN BY:	SNS	SCALE:	AS NOTED	DATE:	06-04-04
DRAWING NUMBER			S-1		

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.



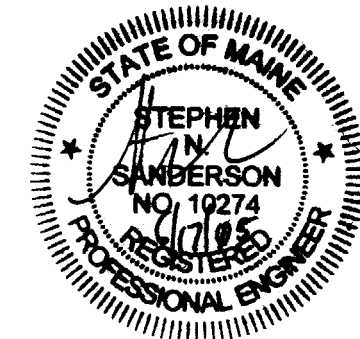
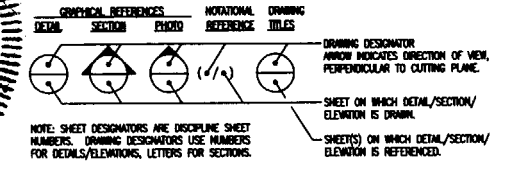
DOOR SCHEDULE				
SYMB.	MODEL NUMBER	MANUFACTURER	NOMINAL SIZE	REMARKS
①	4LT	STANLEY	3'-0" x 6'-8"	EXTERIOR DOOR - STEEL 6 PANEL MOULDED WITH 12" SIDE LIGHT
②	4LT	STANLEY	3'-0" x 6'-8"	EXTERIOR DOOR - STEEL 6 PANEL MOULDED
③	2'8" x 8'0"	MASONITE	2'8" x 8'0"	HOLLOW CORE INTERIOR CASED 6 PANEL
④	2'4" x 8'0"	MASONITE	2'4" x 8'0"	HOLLOW CORE INTERIOR CASED 6 PANEL
⑤	6'0" x 6'0"	MASONITE	6'0" x 6'0"	LEFT HAND INSWING PATIO DOOR
⑥	2' x 8'0"	MASONITE	2' x 8'0"	HOLLOW CORE INTERIOR 6 PANEL BI-FOLD
⑦	3'6" x 8'0"	MASONITE	4' x 8'0"	HOLLOW CORE INTERIOR 6 PANEL BI-FOLD
⑧	5' x 8'0"	MASONITE	5' x 8'0"	HOLLOW CORE INTERIOR 6 PANEL BI-FOLD
⑨	2'6" x 8'0"	MASONITE	2'6" x 8'0"	HOLLOW CORE INTERIOR CASED 6 PANEL

WINDOW SCHEDULE				
SYMB.	MODEL NUMBER	MANUFACTURER	STYLE	REMARKS
A	SERIES 1000 RD 37 3/4" X 56 3/4"	AMERICAN CRAFTSMAN	DOUBLE-HUNG	EGRESS CLEAR OPENING 5.70 FT ² 3/0 X 4/8 NOMINAL
B	SERIES 1000 RD 75 9/16" X 56 3/4"	AMERICAN CRAFTSMAN	TWIN DOUBLE-HUNG	EGRESS CLEAR OPENING 5.70 FT ² 3/0 X 4/8 NOMINAL
C	SERIES 1100 RD 37 3/4" X 40 3/4"	AMERICAN CRAFTSMAN	PICTURE WINDOW	3/0 X 3/2 NOMINAL
D	SERIES 2802 RD 36 1/2" X 35 1/2"	AMERICAN CRAFTSMAN	SLIDING WINDOW	3/0 X 3/0 NOMINAL
E	SERIES 1000 RD 25 3/4" X 40 3/4"	AMERICAN CRAFTSMAN	DOUBLE-HUNG	2/0 X 3/2 NOMINAL

LEGEND

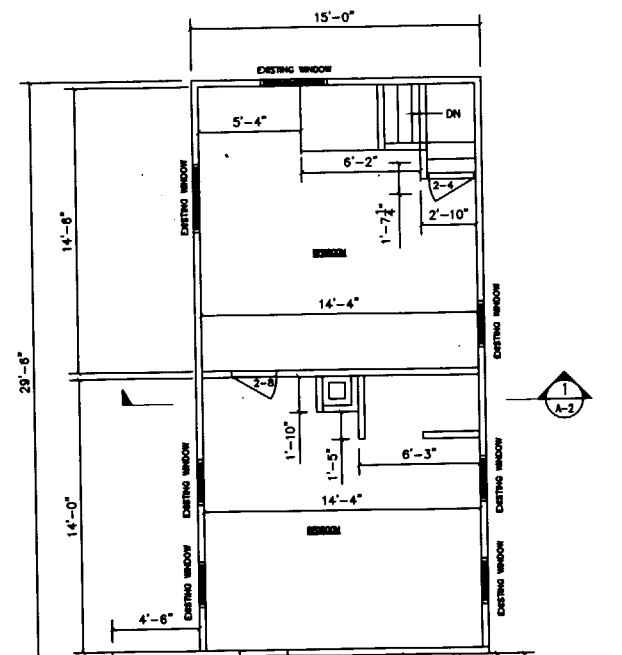
- (X) WINDOW TYPE (SEE SCHEDULE)
- (X) DOOR TYPE (SEE SCHEDULE)

DRAWING REFERENCE SYSTEM

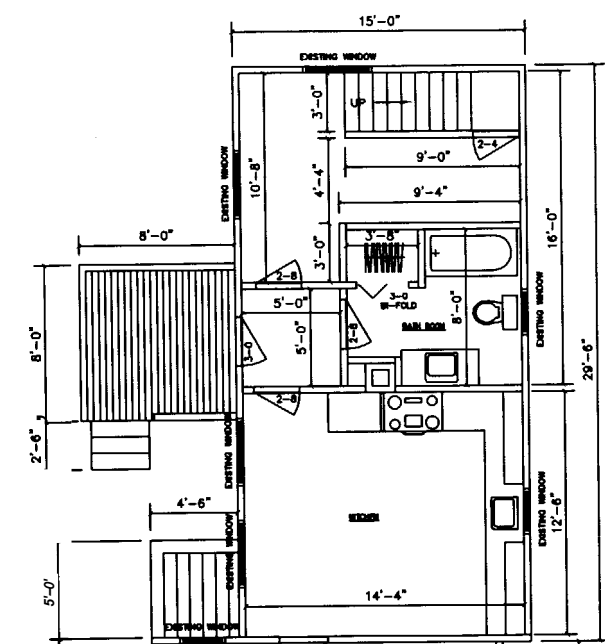


REV.	DATE	DESCRIPTION
C	6/17/05	AMENDMENTS
B	4/15/05	AMENDMENTS
A	8/08/04	FOR APPROVAL

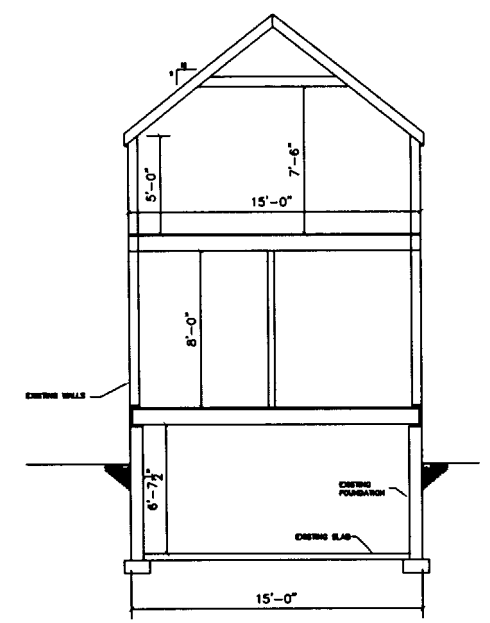
CLIENT	158 GRANT STREET PORTLAND, MAINE		
	RECONFIGURED FLOOR PLAN 4 UNIT CONVERSION		
DRAWN BY:	SNS	SCALE:	AS NOTED
		DATE:	07-30-04
DRAWING NUMBER	A-1		REV.



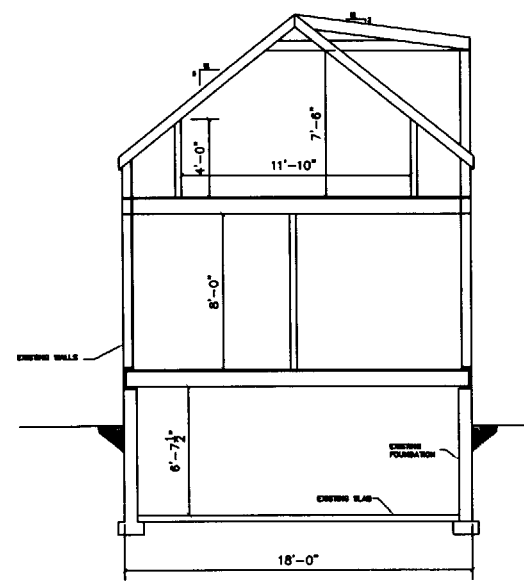
SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



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



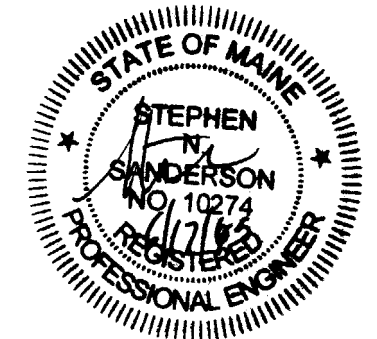
DETAIL 1
SCALE: 1/4"=1'-0"
A-2



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

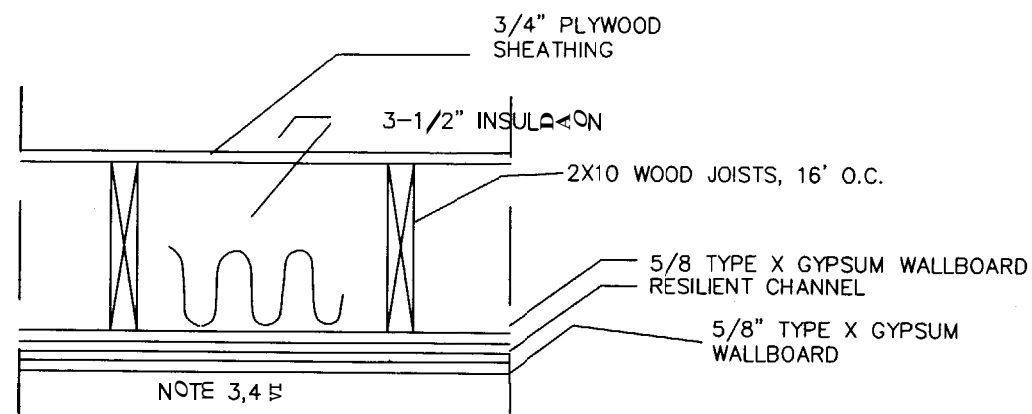
GENERAL NOTES:

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.



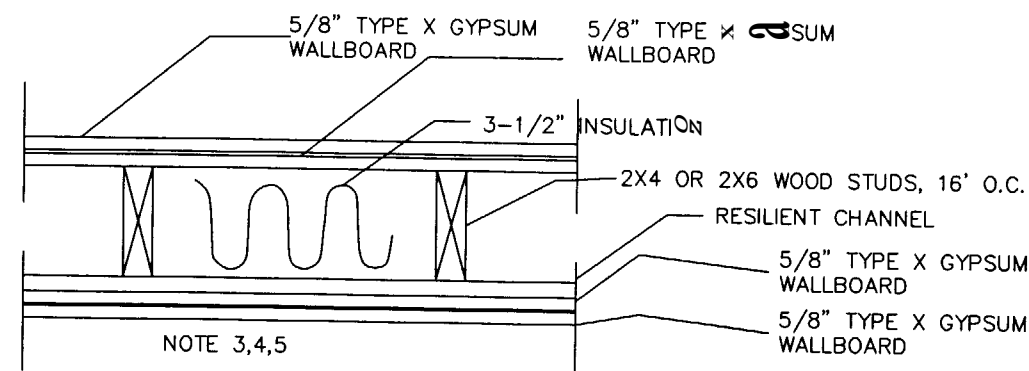
REV.	DATE	DESCRIPTION
C	6/17/05	AMENDMENTS
B	4/15/05	AMENDMENTS
A	8/08/04	FOR APPROVAL

CLIENT	100 GRANT STREET PORTLAND, MAINE		
EXISTING FLOOR PLAN 4 UNIT CONVERSION			
DRAWN BY:	SNS	SCALE:	AS NOTED
		DATE:	07-15-04
DRAWING NUMBER		A-Z	
REV.			



DETAIL 1
SCALE: NTS
A-5

TYPICAL FLOOR-CEILING SYSTEM
2 HOUR FIRE AND STC 50 SOUND RATING
UL 263 RATING / UL DESIGN L522



DETAIL 2
SCALE: NTS
A-1

TYPICAL FIREWALL SYSTEM
2 HOUR FIRE AND STC 50 SOUND RATING
UL 263 RATING / UL DESIGN L334
CONTINUOUS TO UNDERSIDE OF ROOF SHEATHING

12WC	3015WC	15WC	21WC
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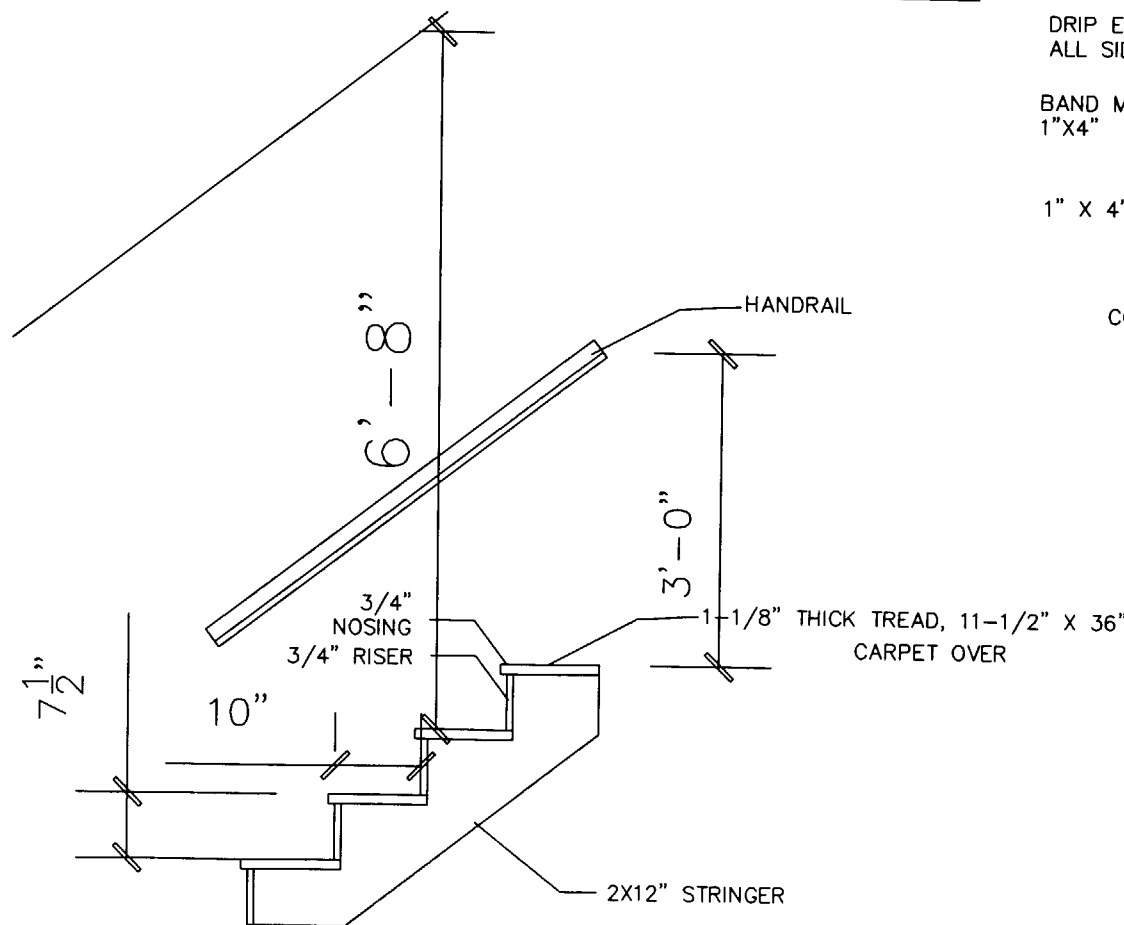
TYPICAL KITCHEN WALL CABINET SCHEDULE

12WC	RANGE	1EEO	36SB	24Dish Washer
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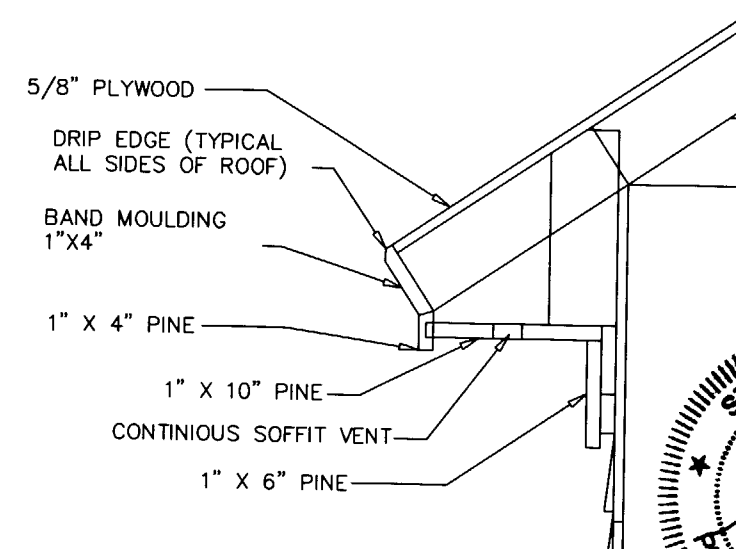
TYPICAL KITCHEN BASE CABINET SCHEDULE

Z4BC	36PD	36BO	REF
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TYPICAL KITCHEN SLAND CABINET SCHEDULE



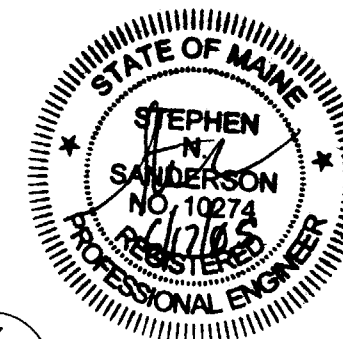
DETAIL 4
SCALE: NTS
A-5
TYPICAL STAIR



DETAIL 3
SCALE: 3/4" = 1'-0"
A-5

TYPICAL OVERHANG & FASCIA DETAIL

- 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.
 3. TWO LAYERS 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 GYPSUM ASSEMBLYS FIRE TYPE F FIRE RATED CALK. UL 1479 LISTED.

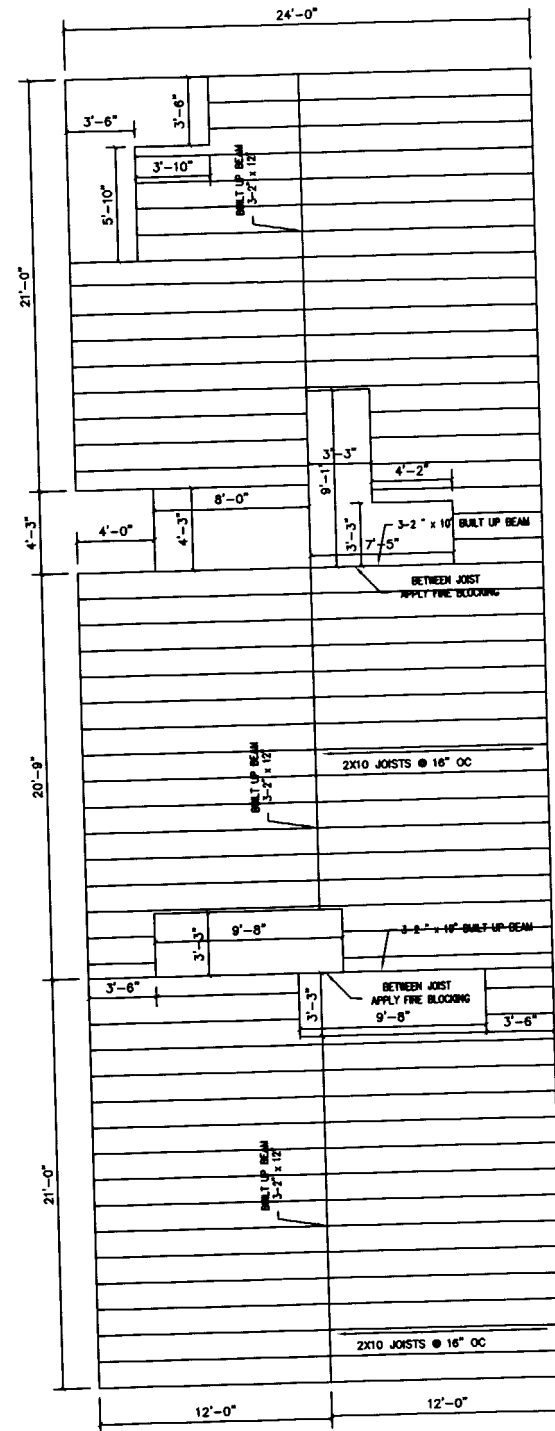


REV.	DATE	DESCRIPTION
C	6/17/05	AMENDMENTS
B	4/15/05	AMENDMENTS
A	8/08/04	FOR APPROVAL

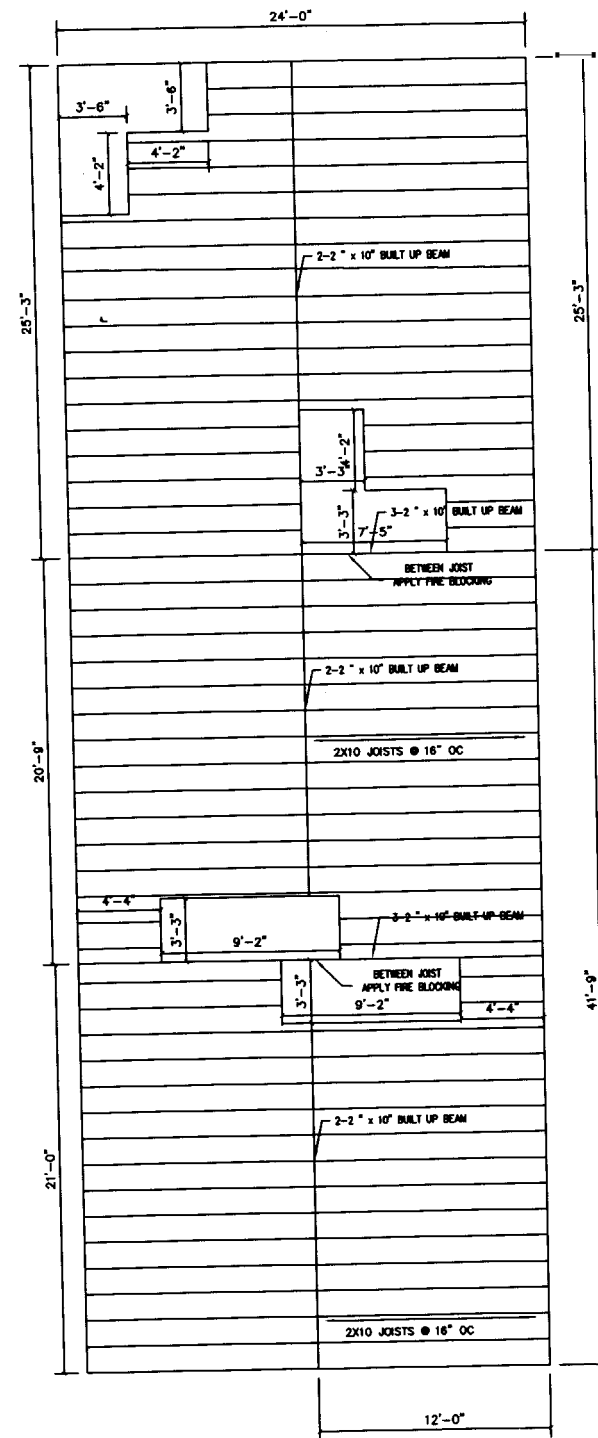
CLIENT	158 GRANT STREET PORTLAND, MAINE		
	MISC. DETAILS 4 UNIT CONVERSION		
DRAWN BY:	SNS	SCALE:	AS NOTED
		DATE:	07-30-04
DRAWING NUMBER		A-3	REV.

GENERAL NOTES:

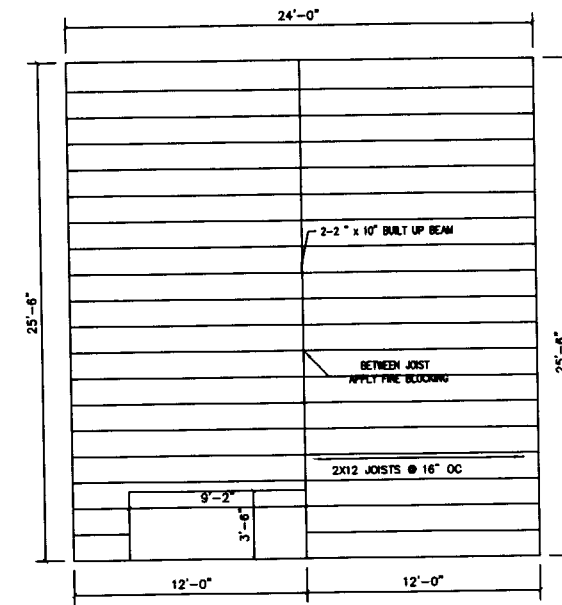
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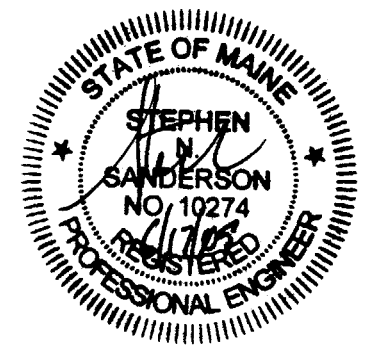
FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



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

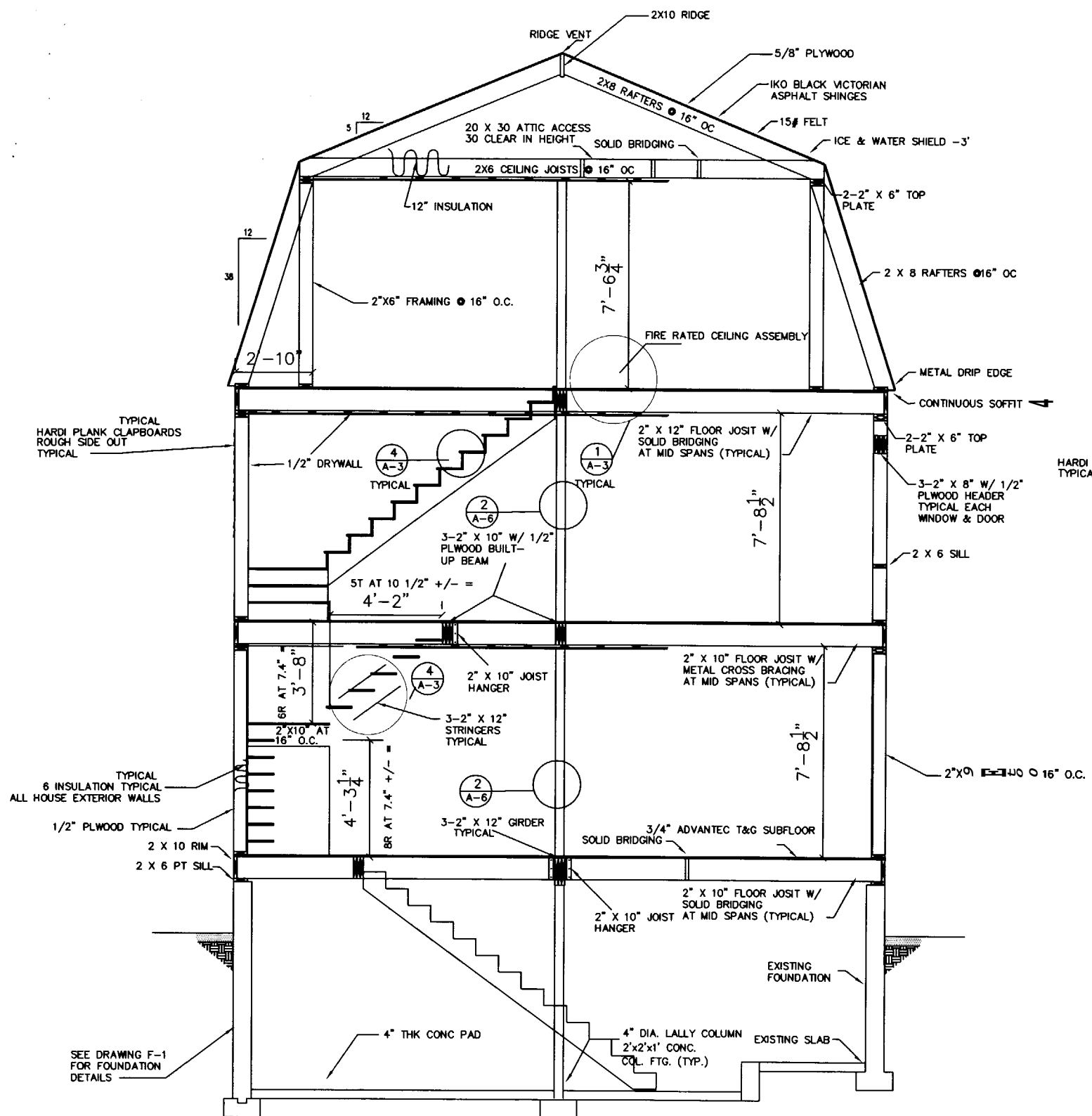


THIRD FLOOR PLAN
SCALE: 1/4"=1'-0"

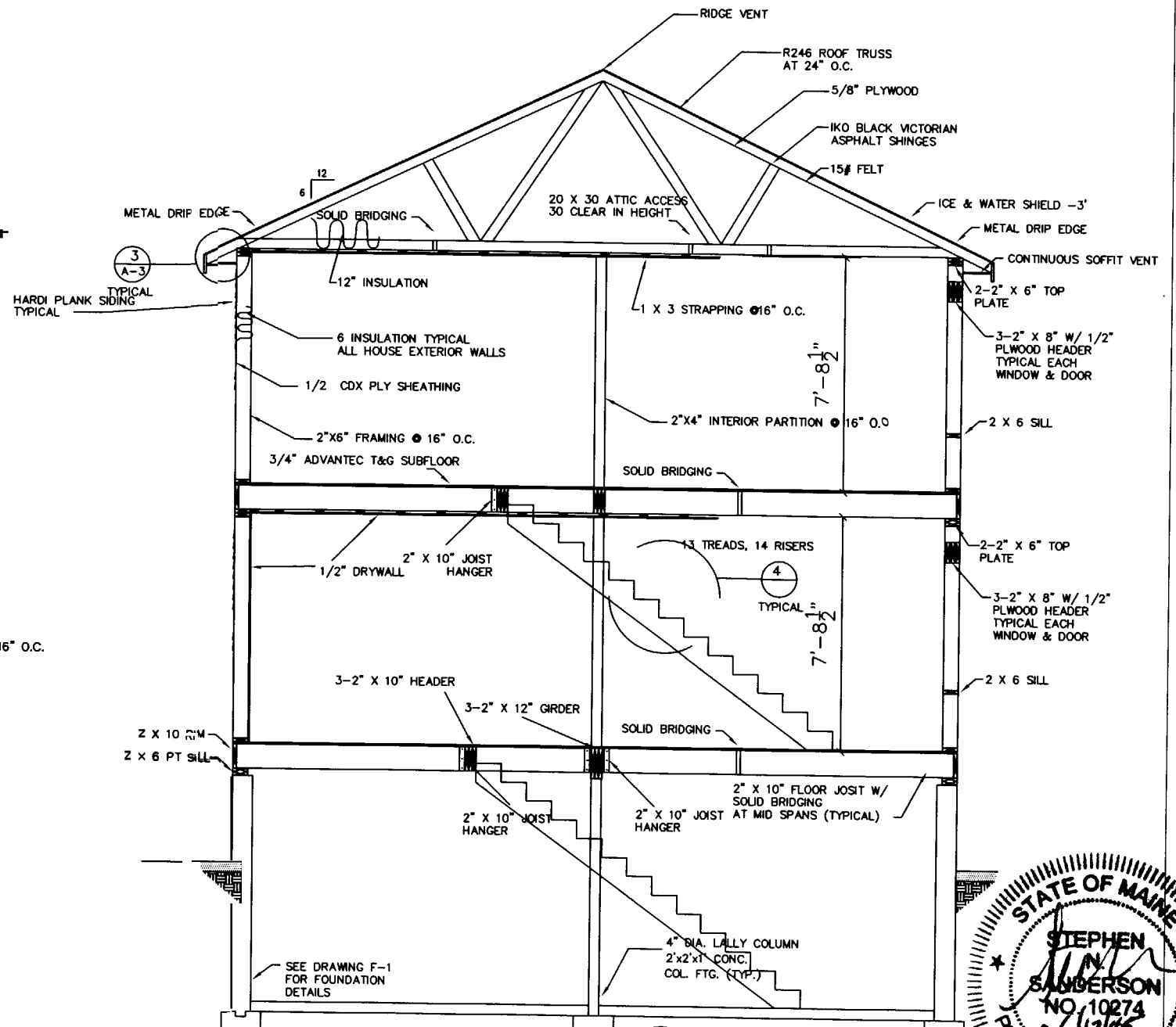


REV.	DATE	DESCRIPTION
C	6/17/05	AMENDMENTS
B	4/15/05	AMENDMENTS
A	8/08/04	FOR APPROVAL

CLIENT			158 GRANT STREET PORTLAND, MAINE		
FRAMING PLAN 4 UNIT CONVERSION					
DRAWN BY:	SNS	SCALE:	AS NOTED	DATE:	07-09-04
DRAWING NUMBER				A-4	
				REV.	



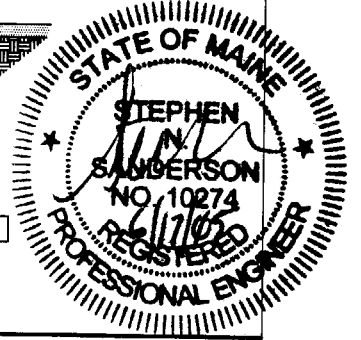
DETAIL 1
SCALE: 1/2" = 1'-0"
A-1



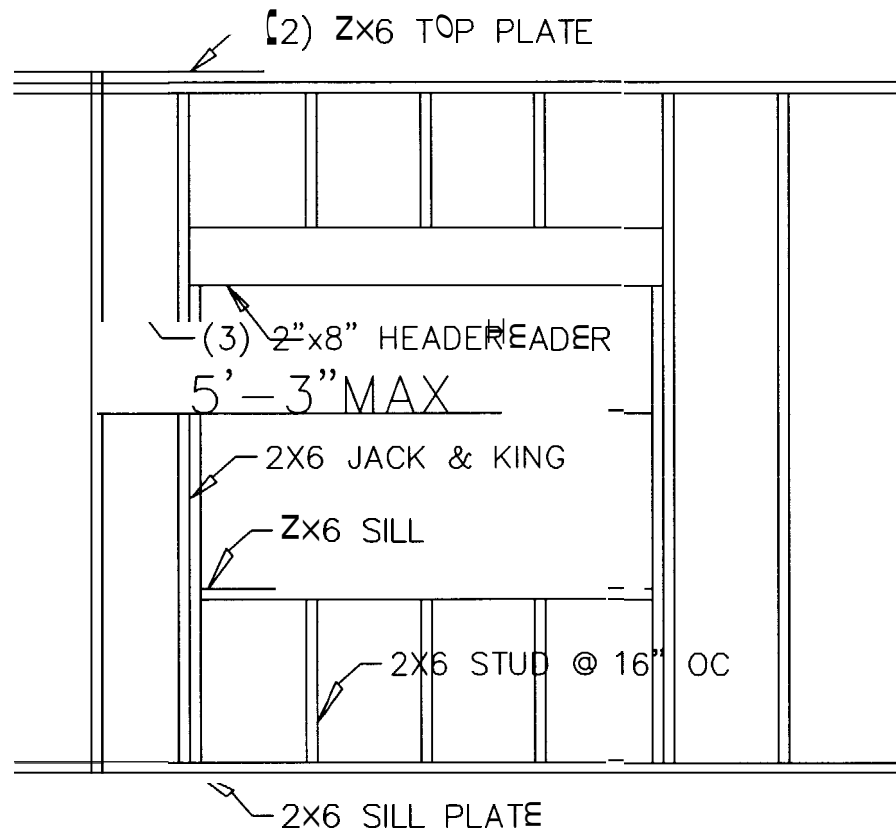
DETAIL 2
SCALE: 1/2" = 1'-0"
A-1

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.

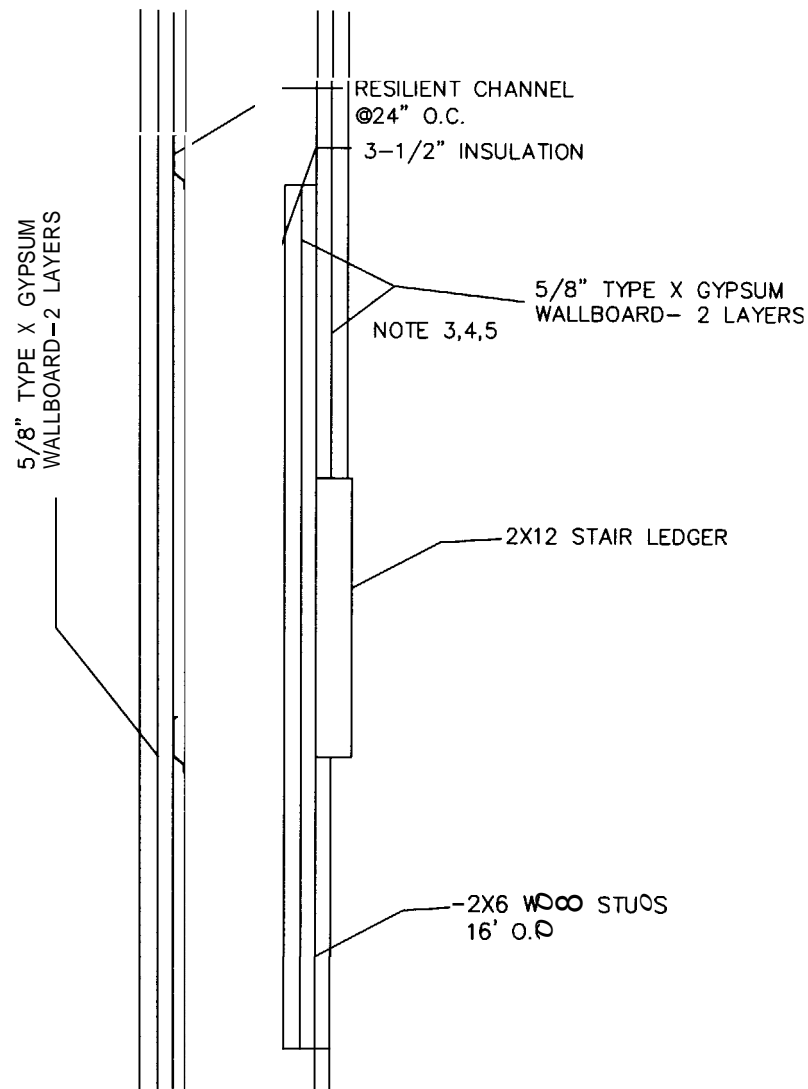
REV.	DATE	DESCRIPTION
C	6/17/05	FOR APPROVAL
B	4/15/05	FOR APPROVAL



CLIENT		158 GRANT STREET PORTLAND, MAINE	
SECTIONS AND DETAILS 4 UNIT CONVERSION			
DRAWN BY: SNS	SCALE: AS NOTED	DATE: 07-09-04	
DRAWING NUMBER		A-5	
REV.	REV.		



DETAIL 1
SCALE : NTS
A5
TYPICAL STUDS & HEADER
AROUND WALL OPENINGS



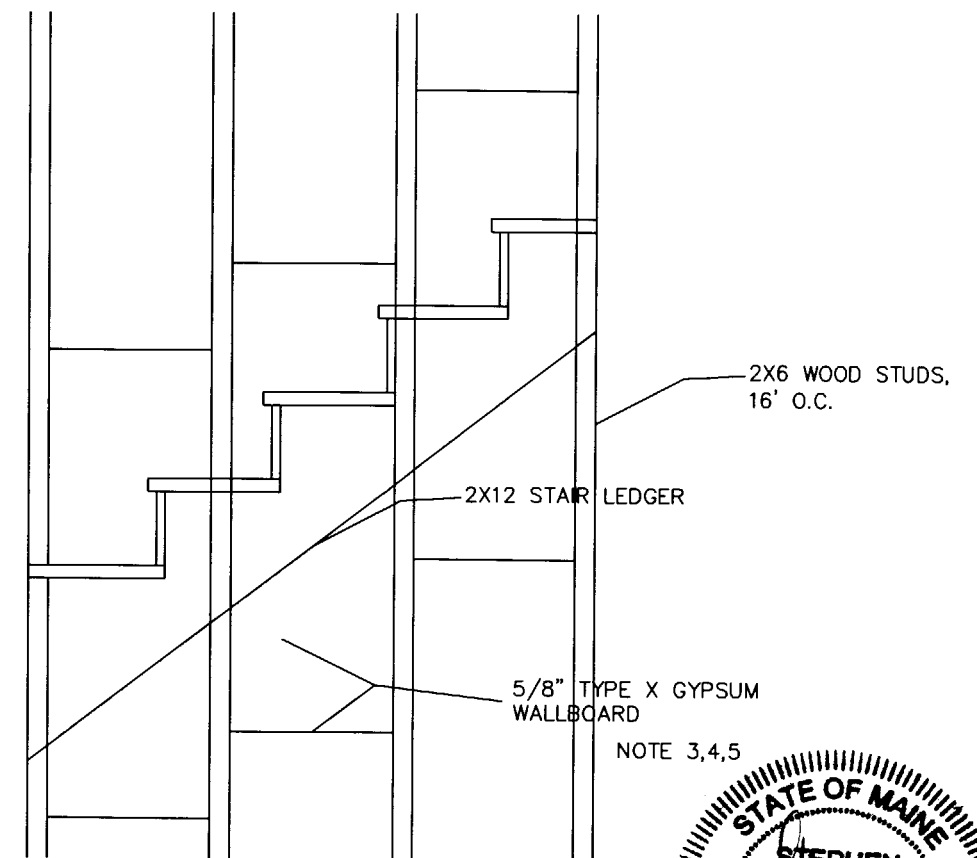
DETAIL 2
SCALE NTS
A-1

TYPICAL STAIR ELEVATION FIREWALL SYSTEM
2 HOUR FIRE AND STC 50 SOUND RATING
UL 263 RATING / UL DESIGN U334

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.

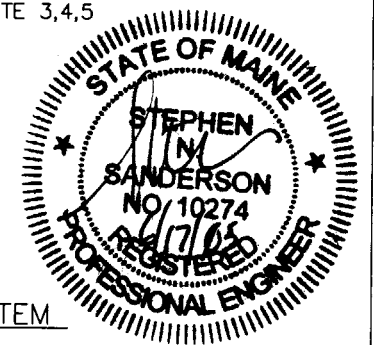
GENERAL NOTES:

1. SUBSTITUTE MATERIALS AND/OR SIZES AND GRADES PER CONTRACTOR'S SPECIFICATIONS.
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5. CALK OPENINGS AROUND PIPES, FIXTURES, AND OTHER ITEMS PROJECTING THROUGH FIRE RATED GYMSUM ASSEMBLYS FIRE TYPE F FIRE RATED CALK. UL 1479 LISTED.



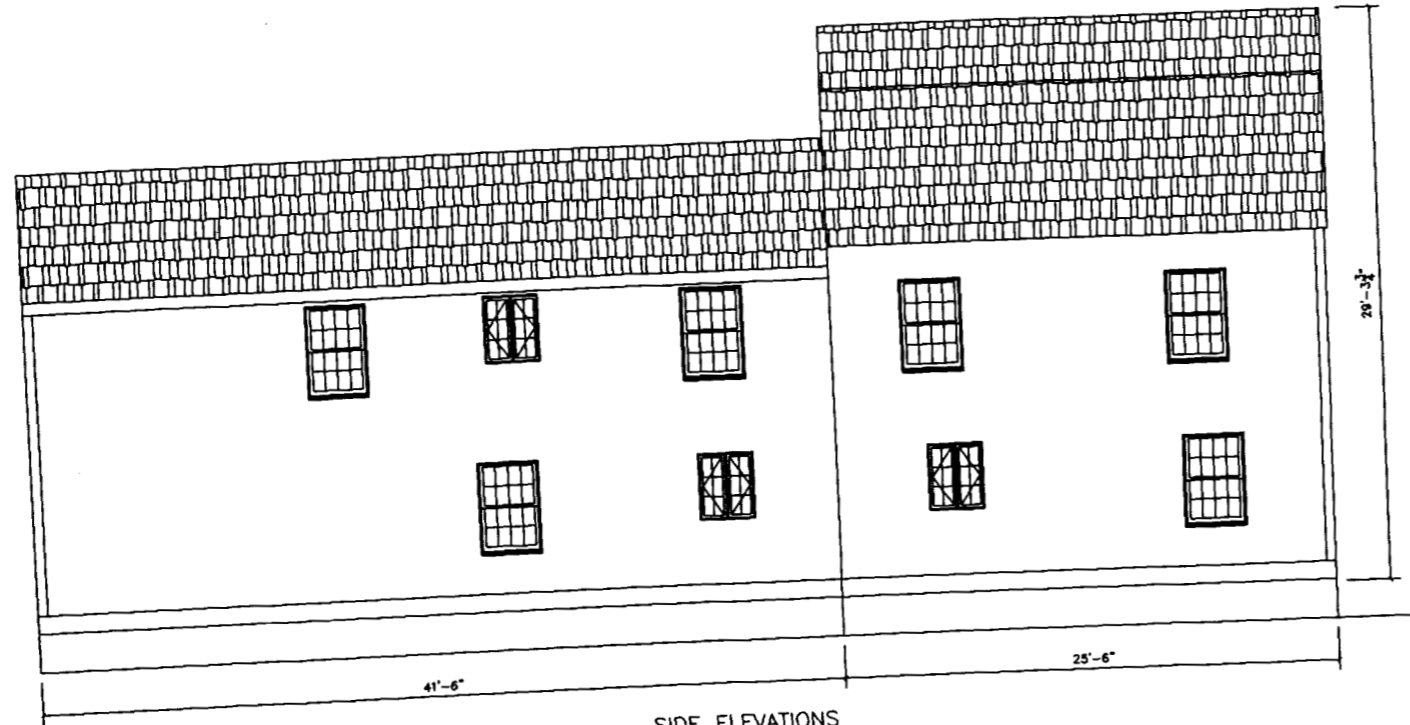
DETAIL 3
SCALE : NTS
A-6

TYPICAL STAIR ELEVATION FIREWALL SYSTEM
2 HOUR FIRE AND STC 50 SOUND RATING
UL 263 RATING / UL DESIGN U334

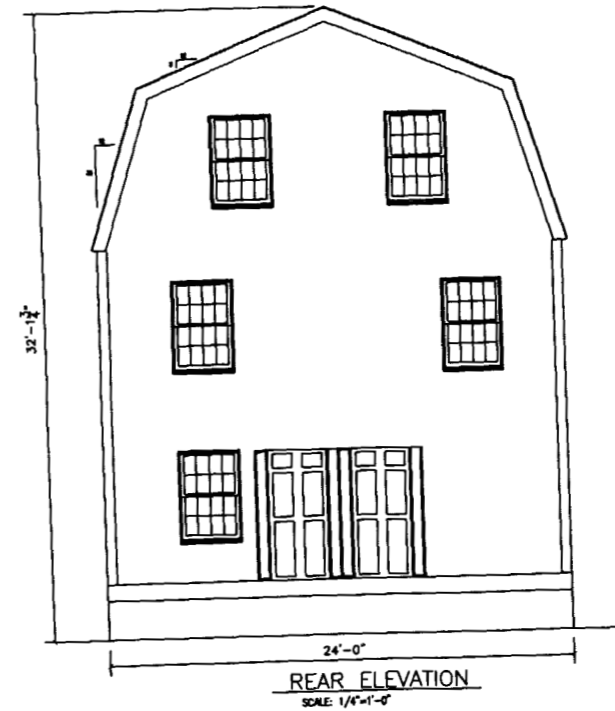


REV.	DATE	DESCRIPTION
C	6/17/05	AMENDMENTS
B	4/15/05	AMENDMENTS
A	8/08/04	FOR APPROVAL

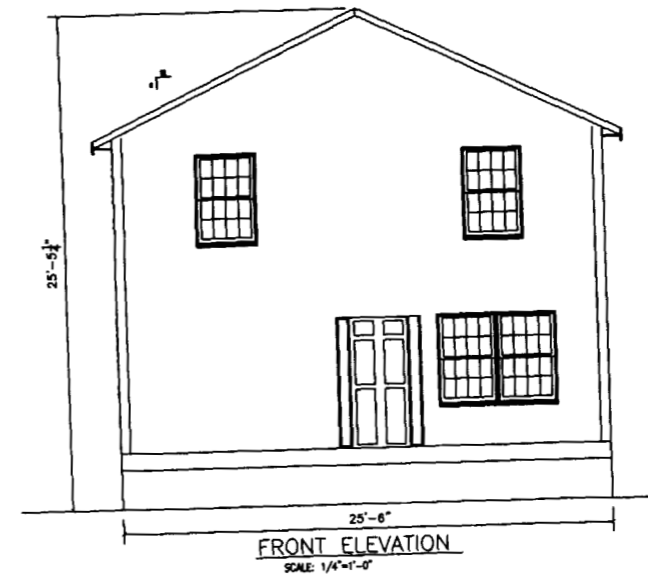
CLIENT		158 GRANT STREET PORTLAND, MAINE	
MISC. DETAILS 4 UNIT CONVERSION			
DRAWN BY	SMS	SCALE:	AS NOTED
DRAWING NUMBER		A-6	



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



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



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



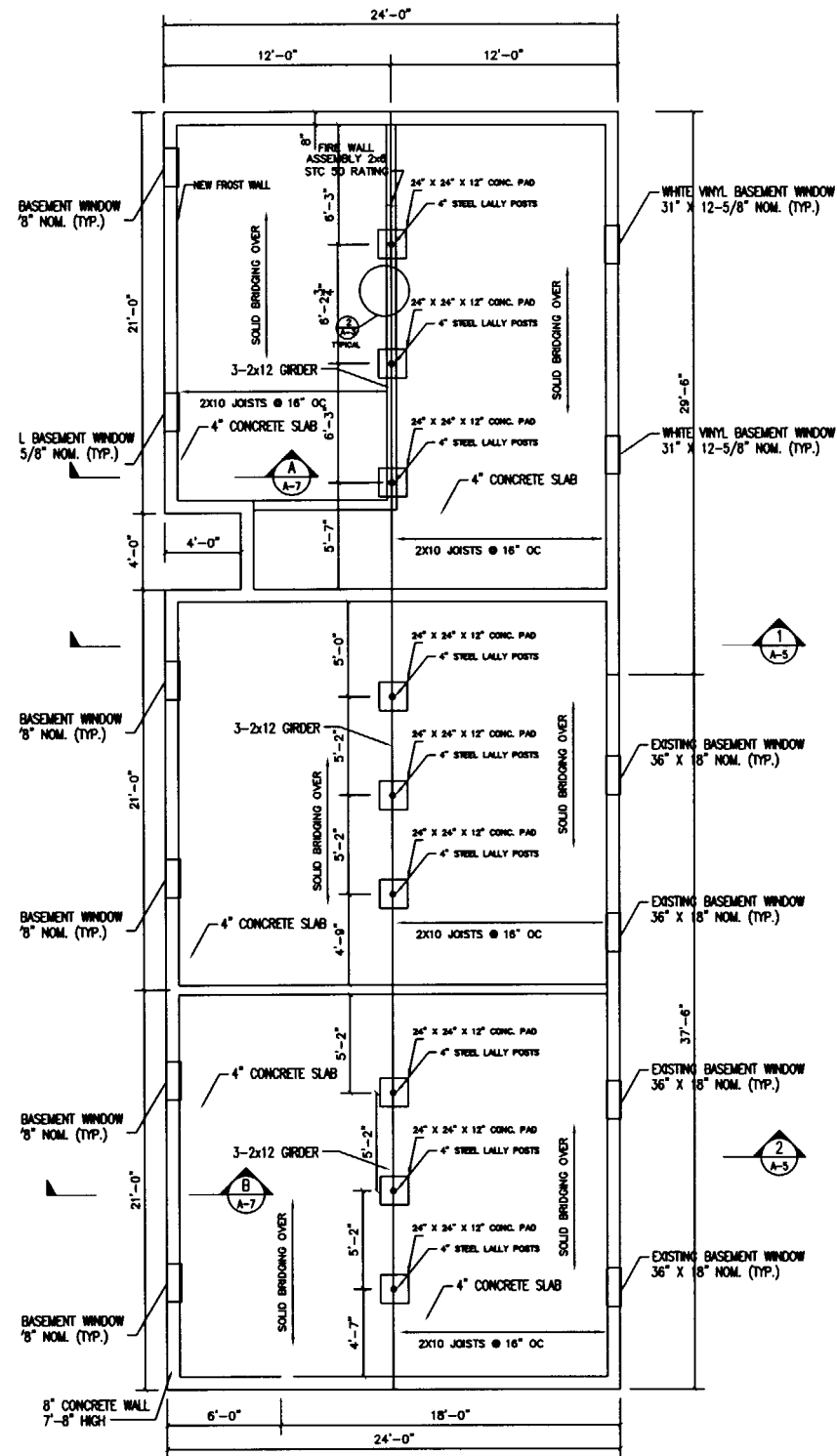
REV.	DATE	DESCRIPTION
C	6/17/05	AMENDMENTS
B	4/15/05	AMENDMENTS
A	8/08/04	FOR APPROVAL

CLIENT: 158 GRANT STREET
PORTLAND, MAINE

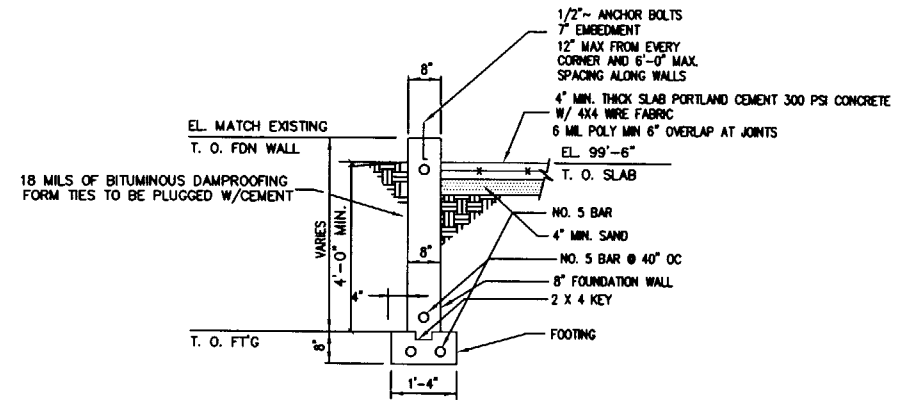
ELEVATIONS
4 UNIT CONVERSION

SCALE: AS NOTED DATE: 07-30-04

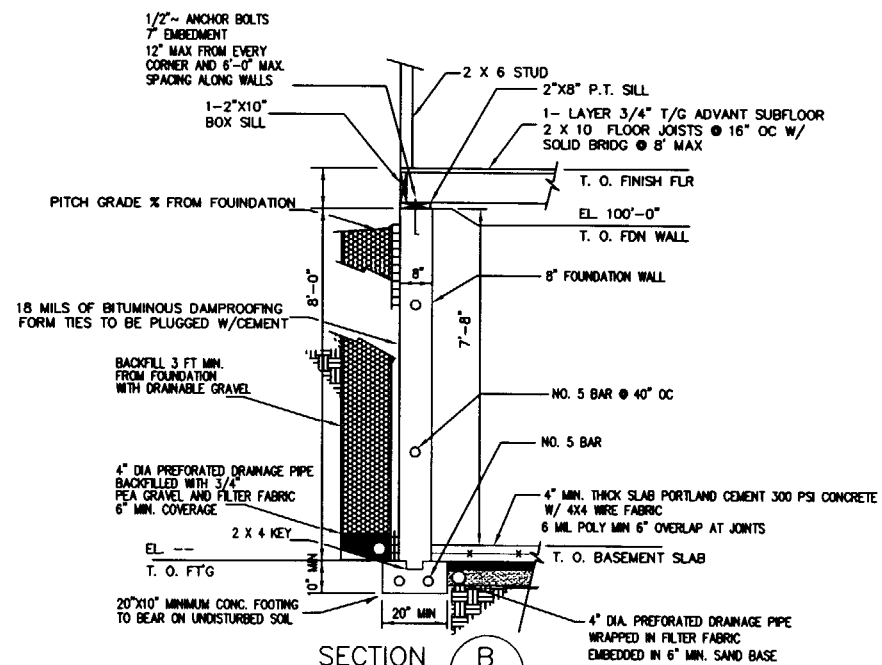
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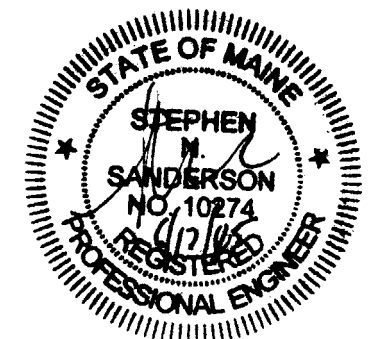
FOUNDATION PLAN
SCALE: 1/4"=1'-0"



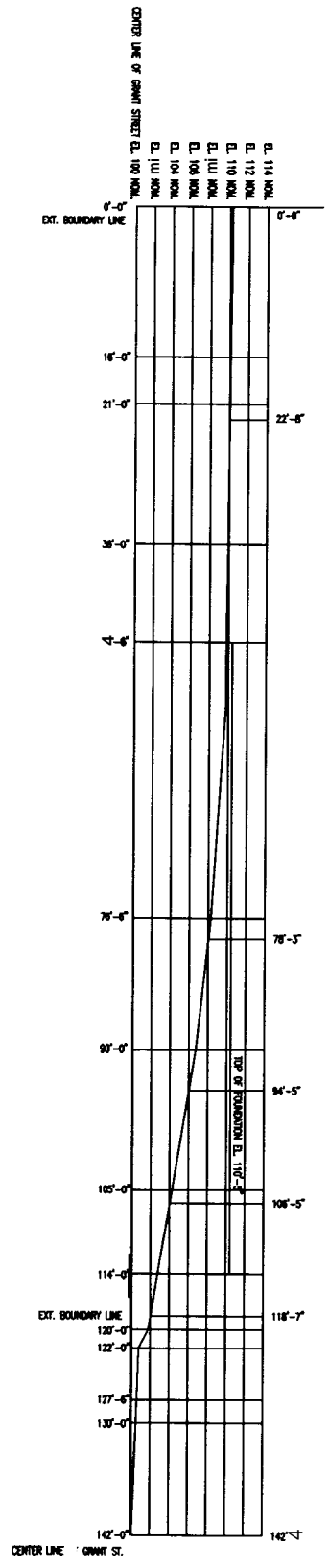
SECTION A
SCALE: 1/2"=1'-0"



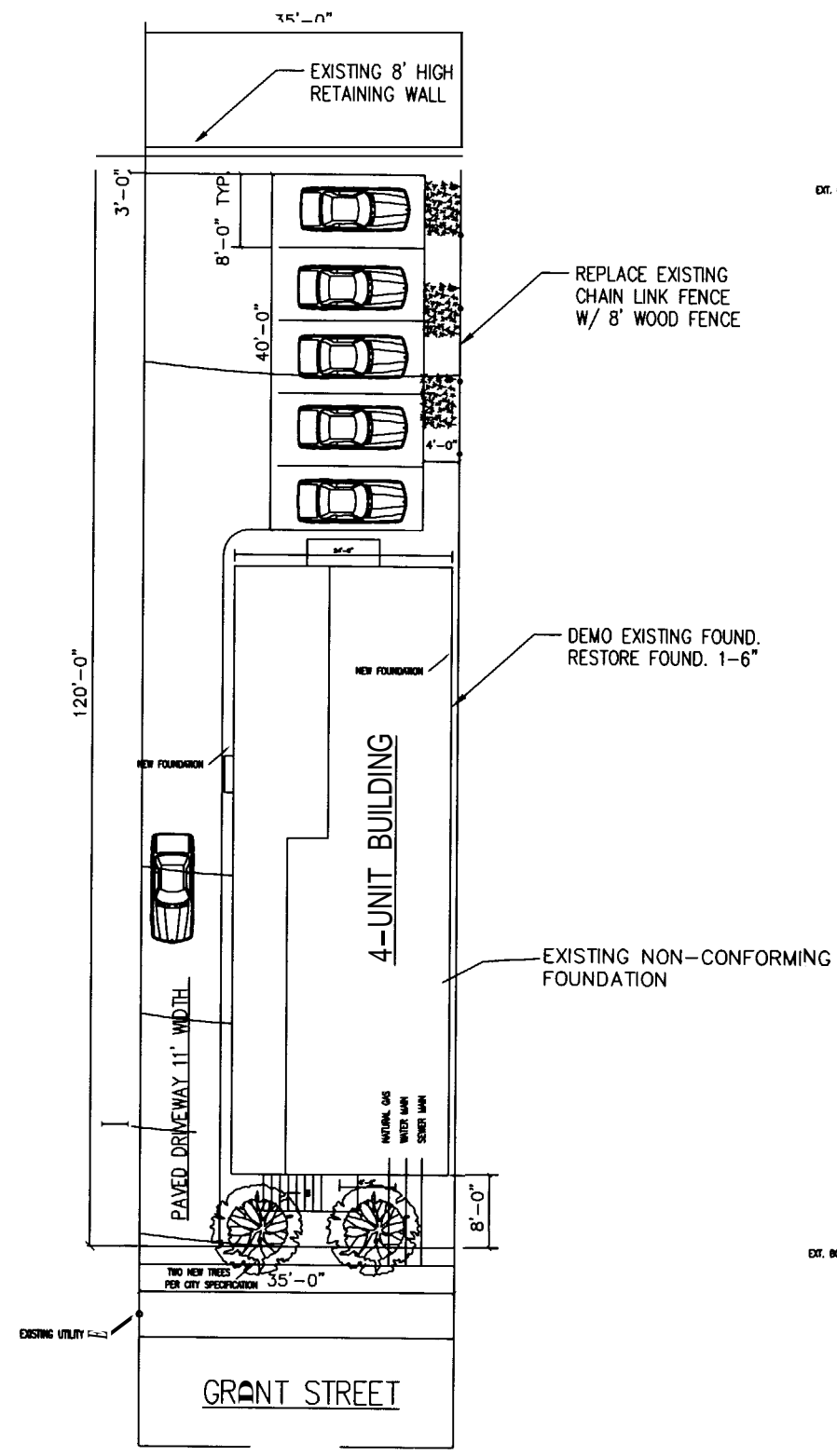
SECTION B
SCALE: NTS



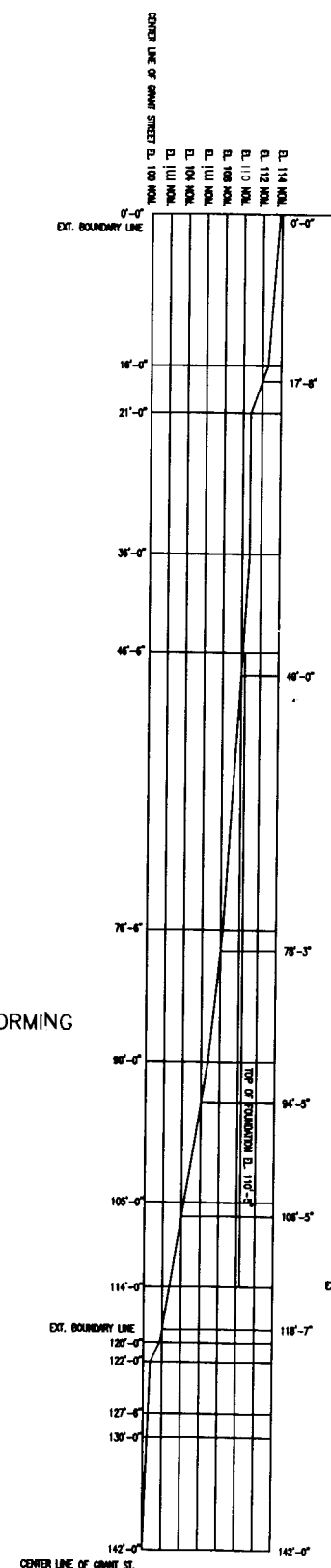
CLIENT		158 GRANT STREET PORTLAND, MAINE	
		SITE PLAN 4 UNIT CONVERSION	
REV.	DATE	DESCRIPTION	
C	6/17/03	AMENDMENTS	
B	4/15/05	AMENDMENTS	
A	8/15/04	FOR APPROV	
DRAWN BY: SMS		SCALE: AS NOTED	DATE: 07-15-04
DRAWING NUMBER		F-1	REV.



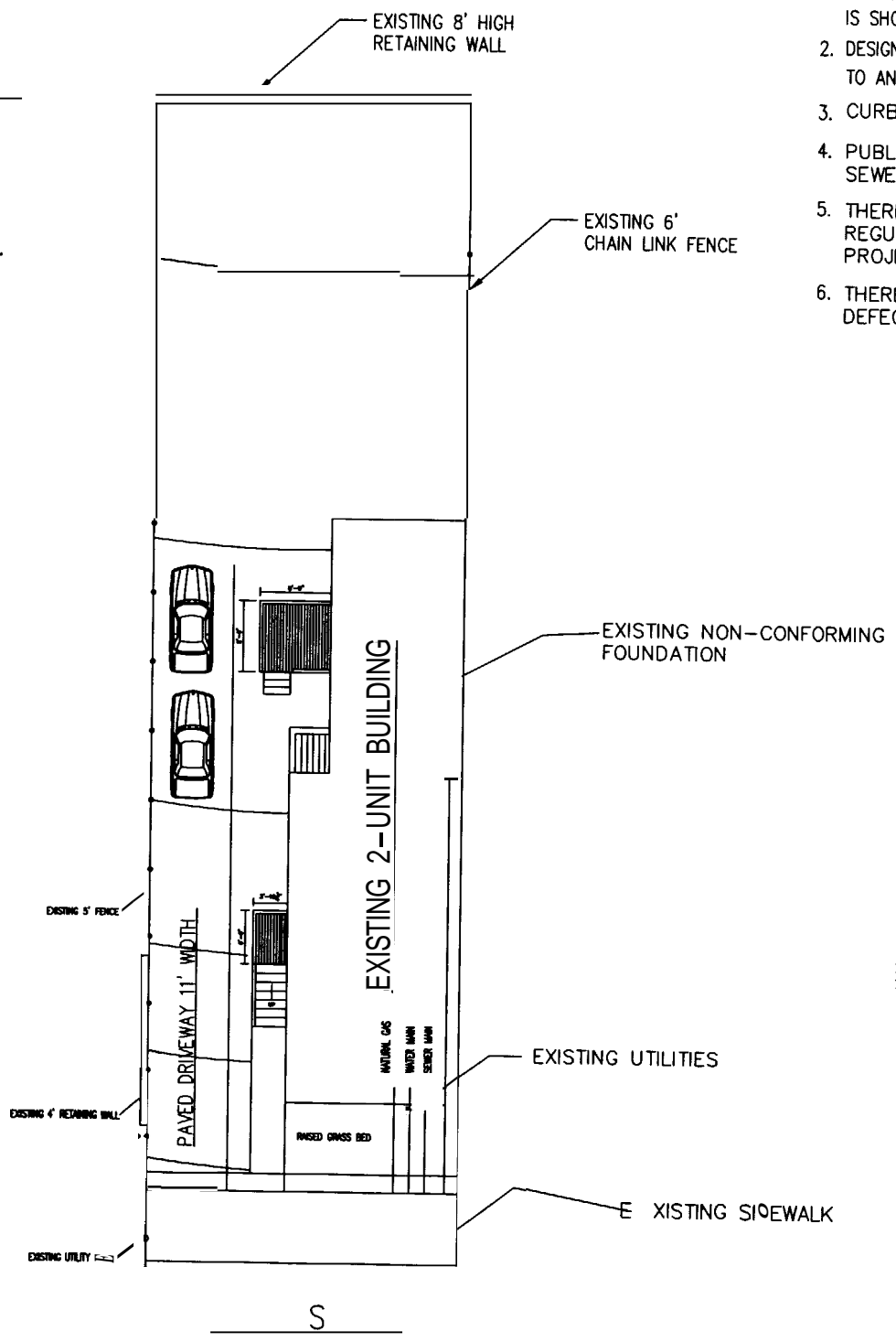
PROPOSED GRADE ELEVATIONS
SCALE: 1/8"=1'-0"



PROPOSED SITE PLAN
SCALE: 1/8"=1'-0"



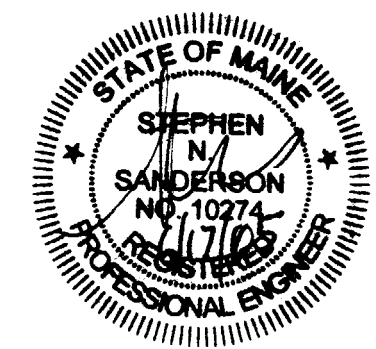
EXISTING GRADE ELEVATIONS
SCALE: 1/8"=1'-0"



EXISTING SITE PLAN
SCALE: 1/8"=1'-0"

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-C-10

LOT SIZE = 4200 SF

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

REV.	DATE	DESCRIPTION
C	4/15/05	AMMENDMENT
B	2/21/05	AMMENDMENT
A	11/08/04	FOR SITE PLAN APPROVAL

CLIENT		158 GRANT STREET PORTLAND, MAINE	
SITE PLAN 4 UNIT CONVERSION			
DRAWN BY:	SMS	SCALE:	AS NOTED
DATE:	08-04-04		
DRAWING NUMBER		S-1	

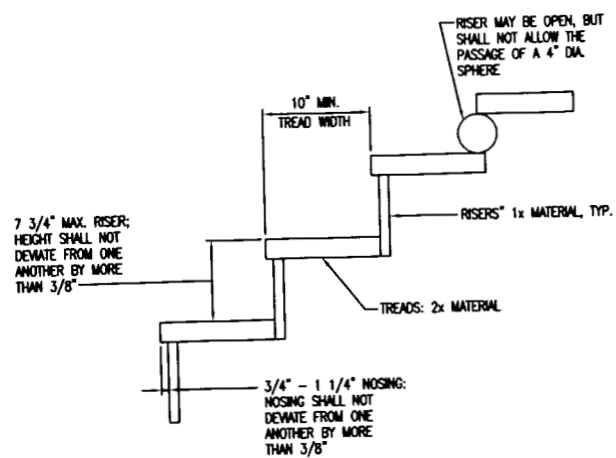


FIGURE 16: TREAD AND RISER DETAIL
SCALE: 1 1/2"=1'-0"

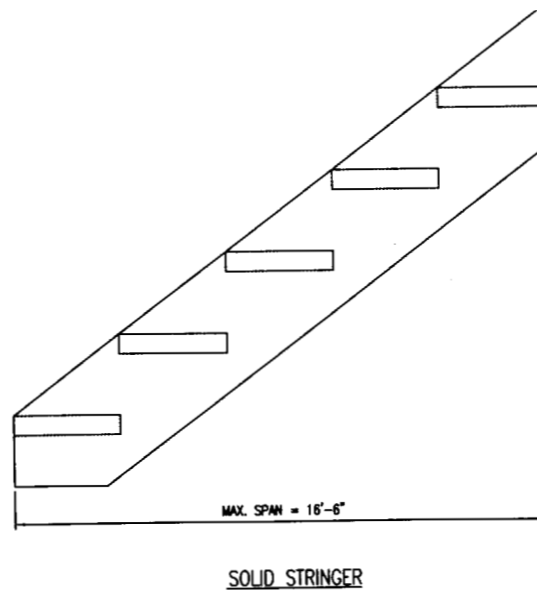
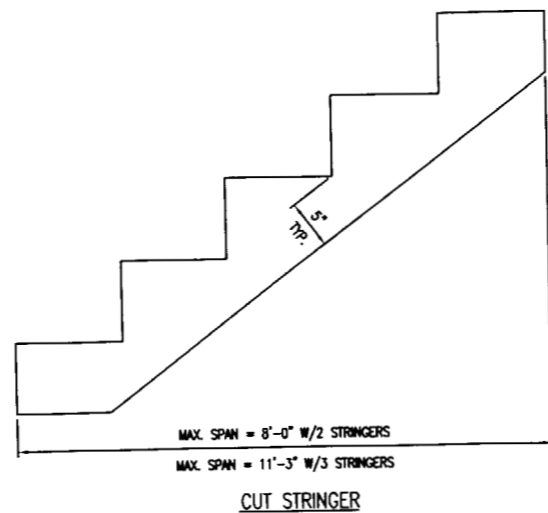


FIGURE 17: STAIR STRINGER REQUIREMENTS
SCALE: 1 1/2"=1'-0"

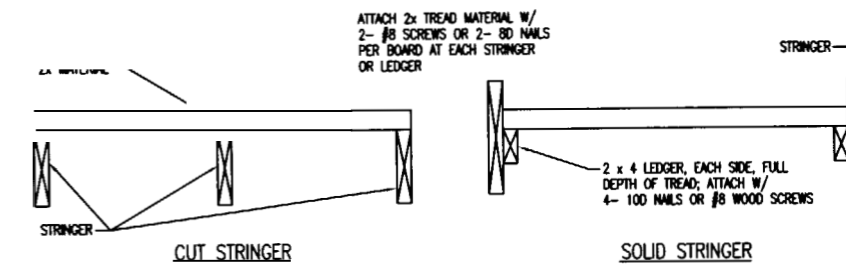


FIGURE 18: TREAD CONNECTION REQUIREMENTS
SCALE: 1 1/2"=1'-0"

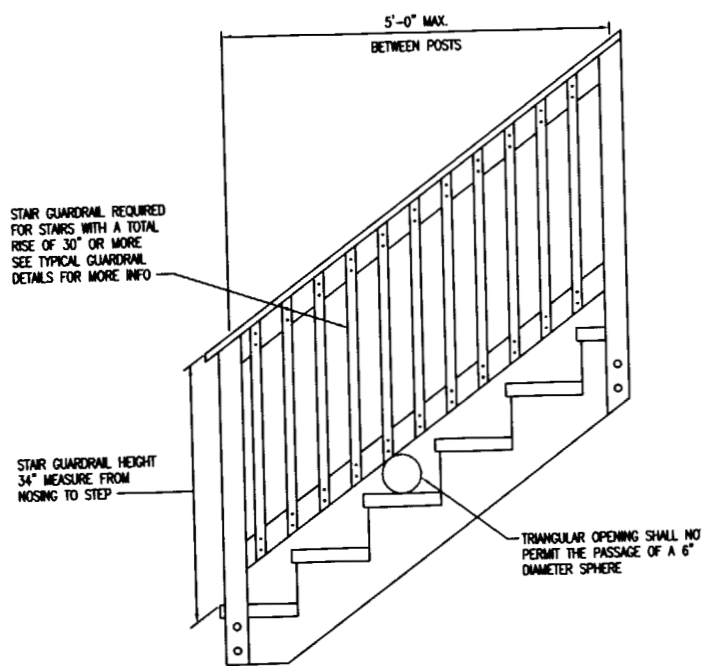


FIGURE 19: STAIR GUARDRAIL
SCALE: 1"=1'-0"

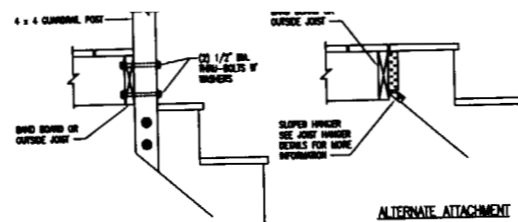


FIGURE 20: STAIR STRINGER CONNECTION DETAIL
SCALE: 1"=1'-0"

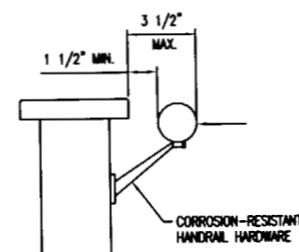


FIGURE 21: HANDRAIL REQUIREMENTS
SCALE: 1"=1'-0"

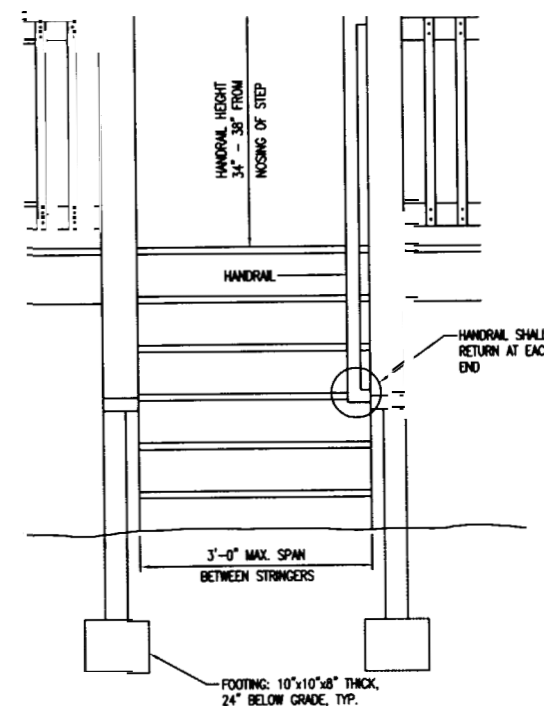
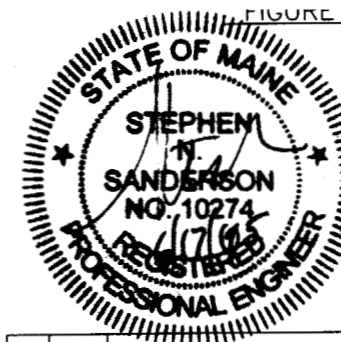


FIGURE 22: MISCELLANEOUS STAIR REQUIREMENTS
SCALE: 1 1/2"=1'-0"



REV.	DATE	DESCRIPTION
A	6/17/05	FOR APPROVAL

CLIENT	158 GRANT STREET PORTLAND, MAINE		
TYPICAL DECK DETAILS			
DRAWN BY:	SMS	SCALE:	AS NOTED
DATE:	6-30-04	DRAWING NUMBER A-9	

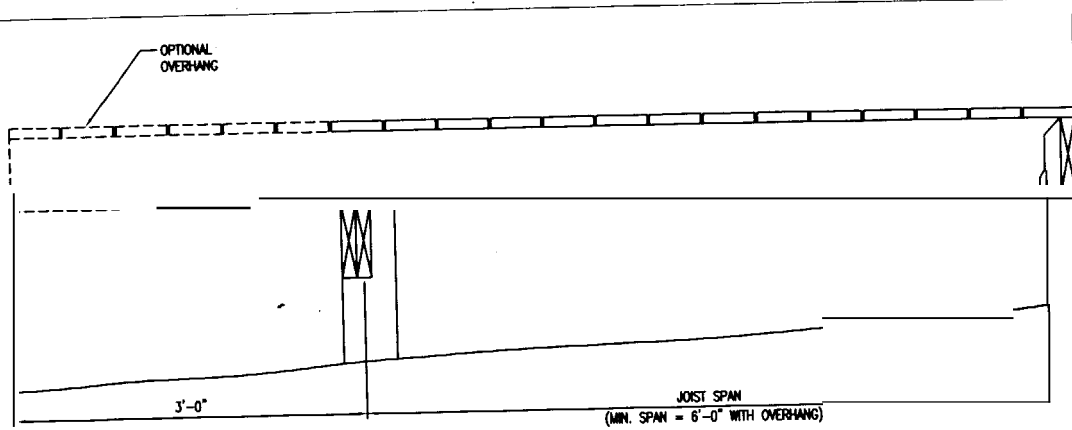


FIGURE 1: JOIST SPAN - DECK ATTACHED AT HOUSE
SCALE: 1 1/2"=1'-0"

TABLE 1: MAXIMUM JOIST SPANS

JOIST SIZE	JOIST SPACING ON CENTER	JOIST SPAN* (DOES NOT INCLUDE OVERHANG)
2x6	16"	9'-4"
2x6	24"	7'-10"
2x8	16"	12'-2"
2x8	24"	10'-1"
2x10	16"	15'-9"
2x10	24"	13'-1"
2x12	16"	18'-9"
2x12	24"	15'-4"

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

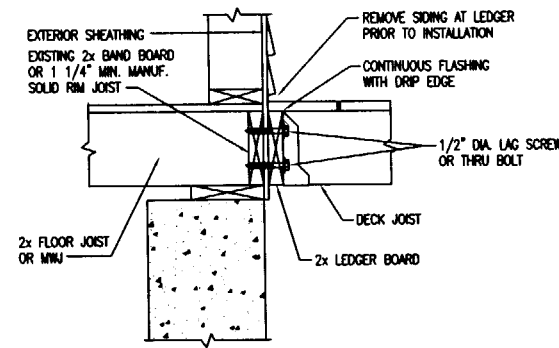


FIGURE 3: ATTACHMENT OF LEDGER BOARD-TO-BAND BOARD
SCALE: 1 1/2"=1'-0"

- GENERAL NOTES**
- ALL LUMBER SHALL BE SOUTHERN PINE, GRADE #2 OR BETTER AND SHALL BE PRESSURE TREATED A-CQ OR CH-B IN ACCORDANCE WITH AMERICAN WOOD-PRESERVERS' ASSOCIATION STANDARDS FOR GROUND CONTACT.
 - ALL NAILS SHALL BE SPIRAL OR ANNULAR.
 - ALL SCREWS AND NAIL SHALL BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL.
 - 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.
 - DECKS CONSTRUCTED ACCORDING TO THESE DRAWING ARE NOT APPROVED FOR FUTURE HOT TUB INSTALLATIONS.
 - DECK SHALL NOT BE ATTACHED TO HOUSE OVERHANGS, BAT WINDOWS, BRICK VENEERS, OR CHIMNEYS.
 - ALL DECKING MATERIAL SHALL BE COMPOSED OF 2x6 OR 5/4 (FIVE-QUARTER) BOARD. ATTACH DECKING TO EACH JOIST WITH 2-8D NAILS OR 2-#8 SCREWS. DECKING MAY BE PLACED FROM AN ANGLE PERPENDICULAR TO THE JOISTS 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.
 - SIDING OR THE EXTERIOR FINISH SYSTEM MUST BE REMOVED PRIOR TO THE INSTALLATION OF THE LEDGER BOARD. FLASHING IS REQUIRED AT ANY LEDGER BOARD CONNECTION TO A WALL OF WOOD FRAMED CONSTRUCTION AND SHALL BE COMPOSED OF COPPER (ATTACHED USING COPPER NAILS), STAINLESS STEEL, UV RESISTANT PLASTIC OR GALVANIZED STEEL COATED WITH 1.85 OZ/SF OF ZINC (G-185 COATING).
 - LAG SCREWS SHALL HAVE A MINIMUM DIAMETER OF 1/2" AND SHALL BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL. EACH LAG SCREW SHALL HAVE LEAD (PILOT) HOLES DRILLED AS FOLLOWS:
 - 1) DRILL A 1/2" DIAMETER 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.

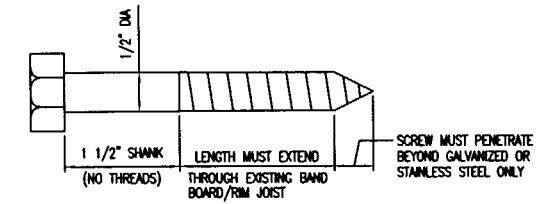


FIGURE 5: LAG SCREW REQUIREMENTS
SCALE: 1" = 1"

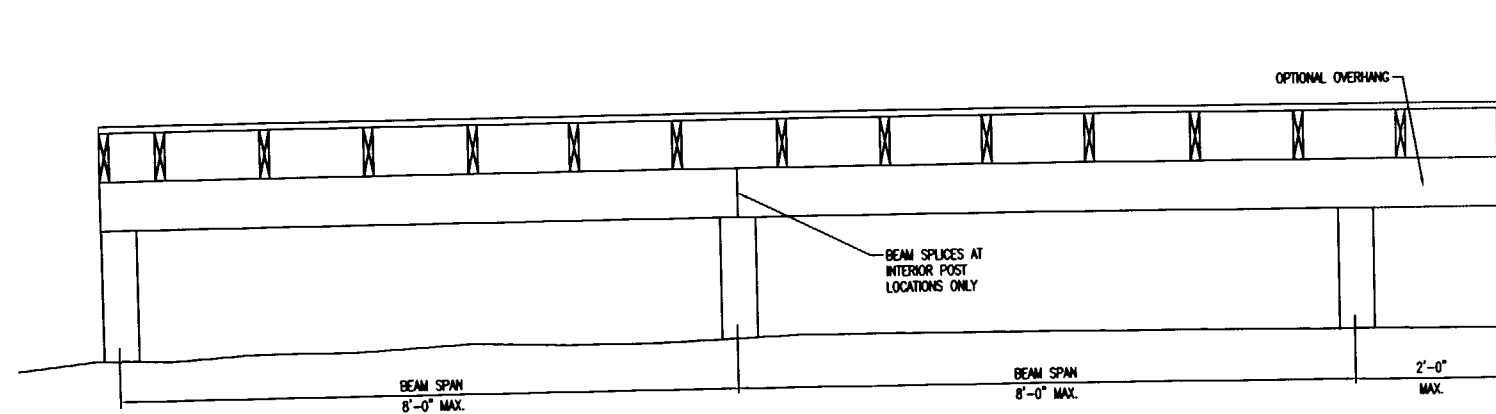


FIGURE 2: BEAM SPAN TYPES
SCALE: 1"=1'-0"

TABLE 2: MAXIMUM BEAM SIZE FOR JOISTS WITH NO OVERHANGS

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"

* 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.

TABLE 3: MINIMUM BEAM SIZE FOR JOISTS WITH OVERHANGS

JOIST SPAN	BEAM SIZE
0 - 6'-0"	(2) 2x6"
6'-0" - 12'-8"	(2) 2x10"
12'-8" - 18'-9"	(2) 2x12"

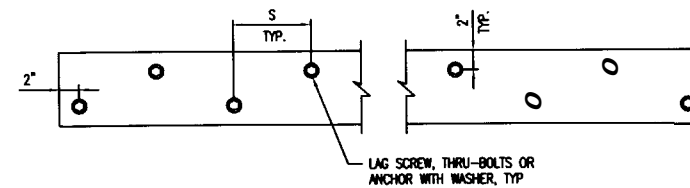


FIGURE 4: LEDGER BOARD FASTENER SPACING AND CLEARANCES
SCALE: 1 1/2"=1'-0"

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

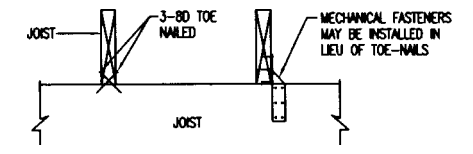
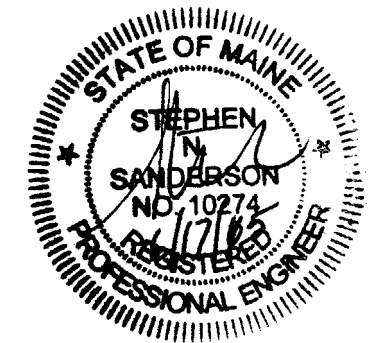


FIGURE 6: JOIST-TO-BEAM DETAIL
SCALE: 1 1/2" = 1'-0"



CLIENT		158 GRANT STREET PORTLAND, MAINE	
TYPICAL DECK DETAILS			
DRAWN BY:	SMS	SCALE:	AS NOTED
DATE:	6/17/05	DATE:	06-30-04
FOR APPROVAL	DRAWING NUMBER		A-11
REV.	DATE	DESCRIPTION	REV.

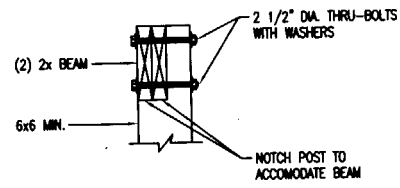


FIGURE 9: POST-TO-BEAM REQUIREMENTS
SCALE: 1 1/2"=1'-0"

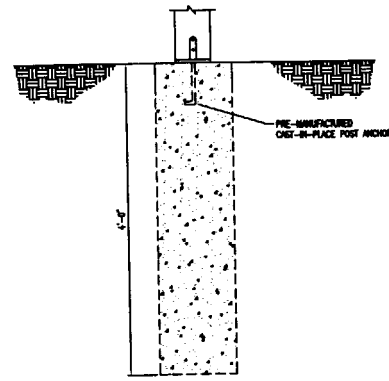


FIGURE 10: TYPICAL FOOTING DETAILS
SCALE: 1 1/2"=1'-0"

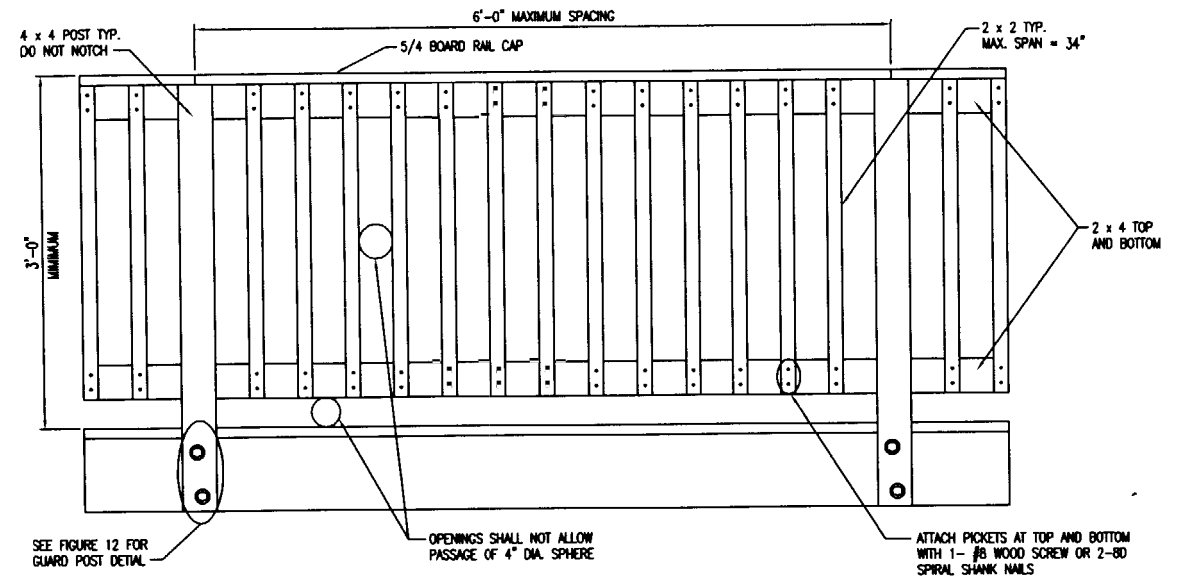


FIGURE 11: TYPICAL RAILING DETAIL
SCALE: 1 1/2"=1'-0"

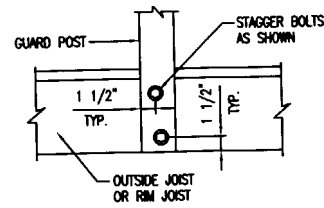


FIGURE 12: GUARD POST ATTACHMENT DETAIL
SCALE: 1 1/2"=1'-0"

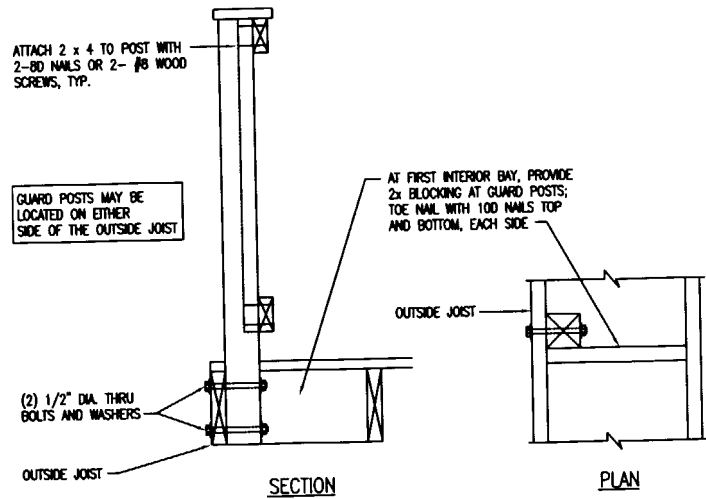


FIGURE 13: GUARD POST TO OUTSIDE JOIST DETAIL
SCALE: 1 1/2"=1'-0"

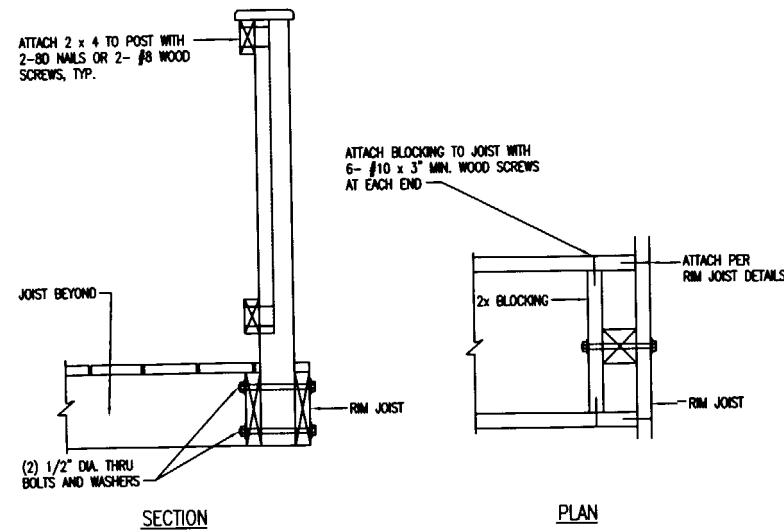


FIGURE 14: GUARD POST TO RIM JOIST DETAIL - OPTION 1
SCALE: 1 1/2"=1'-0"

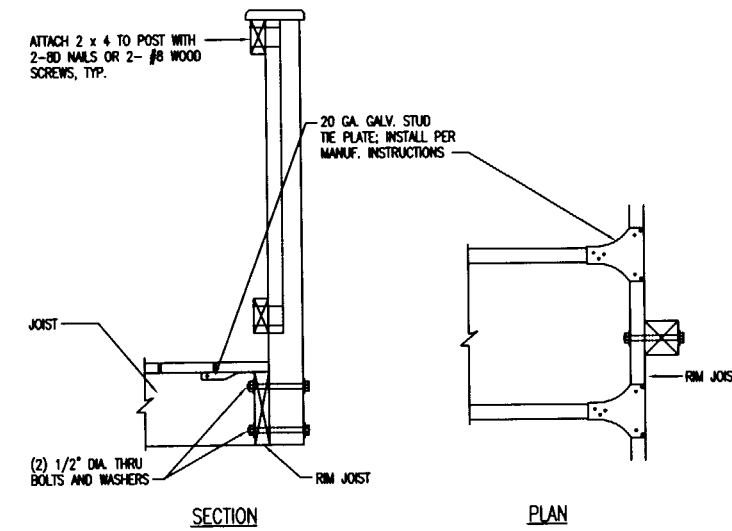
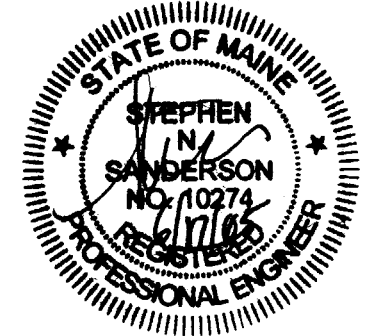


FIGURE 15: GUARD POST TO RIM JOIST DETAIL - OPTION 2
SCALE: 1 1/2"=1'-0"



CLIENT		158 GRANT STREET PORTLAND, MAINE	
TYPICAL DECK DETAILS			
DRAWN BY:	SNS	SCALE:	AS NOTED
DATE:	6/17/05	DATE:	05-15-04
FOR APPROVAL		DRAWING NUMBER	A-10



ALSO SEA FOODS, VEGETABLES, SPECIALTIES

BURNHAM & MORRILL COMPANY

FOOD PACKERS 45 WATER ST. Tel. 2-8341

813

Grant Street—Cont. Mrs Artemesia LeBlanc apt 7... Mrs Yvonne P Fagan apt 9... Mrs Ruby C Hawkins apt 10... Mrs Robert P Pramis apt 11... Mrs Cecile D Ferland apt 12... Mrs Leonard J MacDowell... Mrs Stephen W Bickford... Mrs Andrew Adler... Mrs Joseph Oransky... Mrs H Herman Stevens... Mrs Mrs Mary Bloux... Mrs Walter J Buzzell jr... Mrs Mrs Estelle Flourde... Mrs Mrs Mildred Dearborn... Mrs Edgar J Chase... Mrs Mrs Lydia Hilchey... Mrs Kenneth W Fossett... Mrs Michael L Foley... Mrs John H Sullivan... Mrs Mellen Street crosses... Mrs George J Bolduc... Mrs Joseph H Green... Mrs The Olysses apts... Mrs Roger C Quinn... Mrs Anna E McGinnis... Mrs Hugh C Smith... Mrs Mrs Florence C Clark... Mrs George H Thompson... Mrs Georgia M Trott... Mrs Leslie J Davis... Mrs Joseph W Chesley... Mrs Brian L King... Mrs John M Kearns... Mrs James A Colley... Mrs John Lindblom... Mrs Ward Baking Co garage... Mrs Grant St Garage... Mrs Charles Chorney... Mrs Louis Smith... Mrs Albert Ralila... Mrs Mrs Mary S Greaney... Mrs Paul Cote... Mrs Joseph M Greaney... Mrs Michael J Conley... Mrs Robert M Greaney... Mrs Mrs Elizabeth B Hamilton... Mrs Mrs Katherine M Carey... Mrs James Williams... Mrs James E Dougherty... Mrs Joseph F McDonald... Mrs Charles W Griffiths... Mrs Emille Poulin... Mrs James J Ridge jr... Mrs Daniel A Hegarty... Mrs Mrs Alice Currie... Mrs Norman H Lobley... Mrs Norman M Macomber... Mrs George Standley... Mrs Mrs Nettie E Haskell... Mrs James J Koulovas... Mrs Mrs Mary Smith... Mrs Thomas S Howland... Mrs George W Fowler... Mrs Donald F Landry... Mrs Mrs Edna B Steward... Mrs Philip L Brown... Mrs William Whitmore jr... Mrs The Harding Apts... Mrs Hannah White... Mrs Edgar L Bennett... Mrs Etile B MacFarland... Mrs Thomas F Foley... Mrs Herbert H Carr... Mrs Joseph Daley... Mrs Mrs Mary J Laffin... Mrs John W McClain... Mrs Vacant... Mrs Morris Kallus... Mrs Katherine Bradford... Mrs John L Hodge... Mrs Mrs Esther M Singer... Mrs The Marvin Apts... Mrs Bruce L Bellinger... Mrs Alfred L Cates... Mrs Harry R Wardwell... Mrs Richard D Gordon... Mrs James A Clark... Mrs Gary B Gaudet... Mrs Elmer E Powers... Mrs Arthur D Tighe... Mrs Stanley H Eaton... Mrs John F Burchill... Mrs Mrs Madelyn Foster... Mrs Frank Blanchard

1955—FRED. L. TOWER COMPANIES'

Left Right Mrs Marion P Bulger apt 13... William S Bourke apt 14... Arthur C Thompson apt 15... Mrs Harriet Ladew apt 16... Manley Doughty apt 17... Cecelia F Brown nurse and h apt 18... George H Martelle apt 19... Louis W Manning... Thomas A Kelley... Mrs Cora L Rand... Mitchell E Westort... Carl Smith... John F McGovern... The Fenwick Apts... Mrs Ida M Waterhouse... Harold T Keating... Mrs Cora L Brown... Mrs Mrs Marion W Kenney... Lawrence H Carroll... Walter Higgins jr bldg supt... Russell H Berry... John S Woods... Mary A Flynn... Mrs Mrs Elizabeth Elliott... Pauline G Dimocks... Jennie M Larrabee... Clarence M Nealey... James H Levesque... John S Quattertoni... Mrs Helen R Neuts... Everett Traynor... Aubrey E Lincoln... Herbert Miller... George M Fraiser... Martin Jennings jr... John A MacKeil... Mrs Wilma Curtis... Stephen M Walker... Frank A Murphy... George M Blaisdell... Marshall D Blaisdell... Mrs Mrs Flora Rogan... Allen M Vose... Keller L Galen... Mrs Mrs Blanche Davis... Vacant... Mary A Woodill... Clement J Clough... Carroll A Crimmin jr... Mrs Mrs Maude E Beal... Doris H Bray... George W Bowman... Oscar F Hunt real est and h... Mrs Elizabeth S Coombs... Mrs Barbara Brooks... Florence I Barbour... Lee W Templeton... Richard Buck... Mrs Mrs Mary Hay... Mrs Mrs Dorothy M Whiting... Harold S Quinby... Mrs Mrs Herbert Blakeley... Charles M Higgins... Lloyd E Feberhart... Mike's Market... Mrs Ida J Mullin... DEERING AVENUE crosses... The Dora Apts... John A Paquette... Frank W Robinson... Thomas E Brewster... Patricia Barton... John M Phee... George E Tibbetts... Lewis P Hutchinson... Vinson H Brown... Iona Nelson... George F Brewer... The Vans Apts... Horace Brown... Charles Ligon... William Kennedy... Samuel G Varney... William Wood... Gilbert Howard... James Reynolds... Mrs Mrs Ellen LeVandrevil... Mrs Norman Reeves

Left Right Mrs Genevieve Hutchings... Mrs Carl N Moulton... Mrs Jennie F Weinstein... Thomas Lishness... Mrs Rose D McLeod... William J Parker... Mrs Joseph Pease... Mrs Mrs Jesse Harvey... Rodney Copeland... Patrick McDonough... Beatrice E Cole... Irving Gottsch... Evelyn Garvin... Barbara Lemieux... Mrs John Lucey... Mrs Mrs Fern Gilbert... Wilfred Noel... Earl A Farwell... Arthur W MacKenzie... William J Roy... Lewis H Brown... Robert L Brown... Adelard M Chasse... Everett W Kinzie... Gary V Downs... William J Sutton... Mrs Mrs Florence C Poland... Harry L Higgins... James R Cavallaro... Wendell E Green... Frank K Payer... Samuel Cook... Frederic H Lax... Glen O Shumate... Robert A Ennis... Richard Wilcox... Marie D Argraves... Sylvia Hays... Thomas M Levesque... Toni Kaylowaki... Joseph J Petrogallo... Frank Malankio... Richard Erickson... Mrs Alma Levesque... Mrs Patricia Grant... Mrs Mrs Joanne Weaver... Edith M Hanson... Gertrude F Hanson... Mrs Mrs Maude E Roche... Bernard Levesque... Mrs Mrs Mary A Rioux... Charles L Hussey... Ezbon A Foshay... Mrs Mrs Mary A Callan... Bartley P Flaherty... William H Gore... Edward E Tryner... James R Gilbert... Vacant store... Joseph Simons Co elec refrigeration... John E Currier... Walter Dunsmore... James Langella jr

GRASMERE ROAD WARD 8

Deerfield road to 381 Forest avenue... Ell Posner... Leon M Leavitt... Mrs Sadie D Grossman... Donald H McGovern... Clarence E Sweeney... Stuart K Stairs... Mrs Anabelle Horeyseck... Charles A Anfant... Nathan Chandler... Mrs Mrs Edith M Stuart... Harry J Higgins... J K Guy Johnstone

GRAY STREET WARD 6

Park to 91 Clark... Katahdin Apts... Douglas C Constantine... Mrs Mrs Mollie Weinberg prop... Claude B Constantine... Mrs Mrs Jane Baudone

Left Right Addie Lord apt 4... Mrs Evelyn Smart apt 5... Zane A McConnell apt 6... Louis Kaplan gro... Ernest Porell apts... Clarence Sawyer apt 1... Gertrude M Piper apt 2... Raymond Barter apt 3... William Strauss... John Varnum... Clarence A Pennell... Everett Libby... Elmer W Davis... Mrs Myrtle B Fortier... Everett E Ladd... Ernest Porell apts... Clement L Bernier... Harold Coffin... Martin Costello... William Gregory... Mrs Florence Arsenault... Joe Murphy... Clarence E Call... Lester McPhail... Carlton K Antone... Ralph McGarvey... Mrs Lella B Smith... Ernest Porell apts... Walter C Perry... Cedric Brackett... Krally N Touloumzis... Ernest Porell apts... Delmont Smith... Walter Hodgdon... Winnifred W Perkins... Louis A Perry... Walter C Corbett... Mrs Roberta Gray... Ernest Porell apts... Mrs Mrs Mary A Ferguson... Bernice Stoddard... Floyd Williams... William Dick... John N Macky... Mrs Mrs Eva D Perkins... Margaret L Chase... Vacant... Mrs Mrs Mary P Brewster... Mrs Henry O Fontaine... Alfred L Murphy... Mrs Mrs Etta A Sheehan... St STATE STREET crosses... St Dominic's Church... St Francis L Hayes... St Dominic's School... Allison F Galen... Chester V Perry... Gedon Dube... William L Hamilton... Mrs Mrs Hannah C Bennett... Mrs Mrs Lauretta E Mudgett... John J Lydon... Thomas P Coyne... Frederick Dobson... WINTER STREET crosses... Mrs Mrs Olive Murphy... Mrs Mrs Nellie M Godfrey... Clara L West... Mrs Mrs Annette Langlois... Irma M Begin... Michael J Gorham... Fred L Steele... Frederick Green... Kenneth P Clark... Mrs Mrs Dora Winslow... Robert J Farrell... Frederick Walton... Mrs Mrs Edna Dow... Mrs Mrs Margaret C Curran... Mrs Mrs Margaret A Lee... Mrs Mrs Viola Ryder... Anthony Puaa... Mrs Mrs Anthony E Quatrano... Edward F Clifford... Mrs Mrs Elizabeth Walsh... Philip T Peverada... Frank O King phys and h... Benjamin Warsaski... Mrs Mrs Anna F Douglas... Philip J Vanier... George S Brown... George E Shaw... Mrs Mrs Velva V Tibbetts... Mrs Mrs Rose Alpert... Gray Street Grocery... BRACKETT STREET crosses... Mrs Mrs Rose J Upham... Patrick Foley... Mrs Mrs Henry P Manning... Agnes A McGee... Mrs Mrs Michael J Graney... Mrs Mrs Mary E Graney... Arthur N Stillphen... Mrs Mrs Henry Sawyer... Sadie C Foley

PORTLAND STREET DIRECTORY—1955

813

Left Right Mrs Margaret A Smith... John C Beatty... George W Hopkins... Augustine Catruch... Thomas W L McDonough... Stanley MacLeod... John J O'Malley... Joseph C Cullinan... Andrew J Carlista... Richard E Marr

GRAYHURST PARK WARD 7

From 28 Storer... Jack Spencer... Milton V Smith

GRAYSTONE PLACE—PEAKS ISLAND

From 39 Mitton to Sewall... Lorenko A Saravali... POWSLAND STREET crosses... Patrick J Feeney... DAVIS STREET crosses

GREEN AVENUE WARD 8

From 53 Rowe avenue to Riverview st

GREEN LANE WARD 5

From 241 Forest avenue

GREENLAWN AVENUE WARD 9

From Hillcrest av to Rowe av

GREENLEAF STREET WARD 2

From 15 Oxford to 42 Fox... Martin J Derr jr... Fred M Hayman... Joseph W Kennedy... Marvin L Bragdon... Joseph S Libby... Charles E Gillis... Andrew W Larrabee... Mrs Mrs Harriett D Sawyer... Mrs Mrs Florence H Stone... Mrs Mrs Grace M Benwell... Mrs Mrs Amanda C Mahoney... MONROE STREET crosses... American Oil Co garage... Antonio J Mangino... Cumberland County Jail... Robert S Crapo... Mrs Mrs Sarah B Connolly... Francis G Connolly... Clarence E Barley... Philip N Burke... MADISON STREET crosses... J Horace Whelton... Mrs Mrs Margaret Devaney... Henry J Lynch... Lawrence E Devine... Lillian M Beardon... Jasper Mitchell... Phillip O Libby... Albert M Cottle... Thomas W Chambers... Harold F Ferrar apt 1... Joseph A Hachey apt 2... LeRoy F D Torrey apt 3... Rollins B Kelley apt 4... Mrs Mrs Geneva F Passmore... Joseph J Willette... Charles J Willette... Camillo Mangino... Al's Cash Store gro... John Bonetti... William G Jensen... EVERETT STREET crosses... Richard Briggs... Richard W Crockett... Gilbert Small... Vacant... Thomas E Willette... Donald A Collelo... Joseph H Libby... Walter H Sargent... James F Ward... Winfred C Bortell... Michael E Curran... Joseph A Willette

Left Right Mrs Margaret Johnson... Patrick J Kane... Francis J Pettis... Raymond P Carter... Thurbur H Burns

GREENVILLE AVENUE WARD 9

From Thurlow to Wade (dummy street)

GREENWOOD STREET—PEAKS ISLAND

From New Island avenue to waterfront

GROVE STREET WARD 9

From bey 427 Riverside to dead end... Theodore Brooks... Edward H Lothrop... George A McCallum... Asa T Worcester... Adelbert C Buck... Louis Ezzi

GUILFORD COURT WARD 6

From 32 Park... George A Goodell... Martin A Stratton

HALET STREET WARD 8

From Lucas to Cobb... Dana Cook... Clarence Wass

HALL COURT WARD 4

From Chestnut to Cedar... Harry H Polcy... Ralph W Nowell... Cedric E Patterson... Robert R Collins

HALL STREET WARD 9

From 31 Wellwood rd... Herbert H McBride... Carlyle M Horne... Albert J Matthews... Harold L Arno... George E Weathersbee... F Franklin Grant... Reuben H Doughty... John A Hay... Richard H Bogh... James Napier... Fred R Miller... Howard G Annas jr... Edwin P Currier... Herman Boxer... Donald H Burkill... Earl W Bonney

HAMBLET AVENUE WARD 9

From 170 Brentwood to Lucas... Henry Norden carp and h... Mrs Mrs Beverly E Hunter... Raymond T Harrington... Charles E Jackson... Charles E Coffin... Horace A Hayward... ALBA STREET ends... Harry T Foote... MADEL STREET ends... MADELINE STREET ends... UNACCEPTED from here to end

HAMMOND STREET WARD 2

From 25 Fox to 14 Gould... Robert B Whitcomb... Mrs Mrs Kathleen M Warren... Rocco J DiDonato... Luigi DiMillo

CLIENT	158 GRANT STREET PORTLAND, MAINE
SITE PLAN 4 UNIT CONVERSION	
DRAWN BY:	SMS
SCALE:	AS NOTED
DATE:	08-04-04
DRAWING NUMBER	S-1
REV.	DESCRIPTION
A	FOR SITE PLAN APPROVAL
11/08/04	

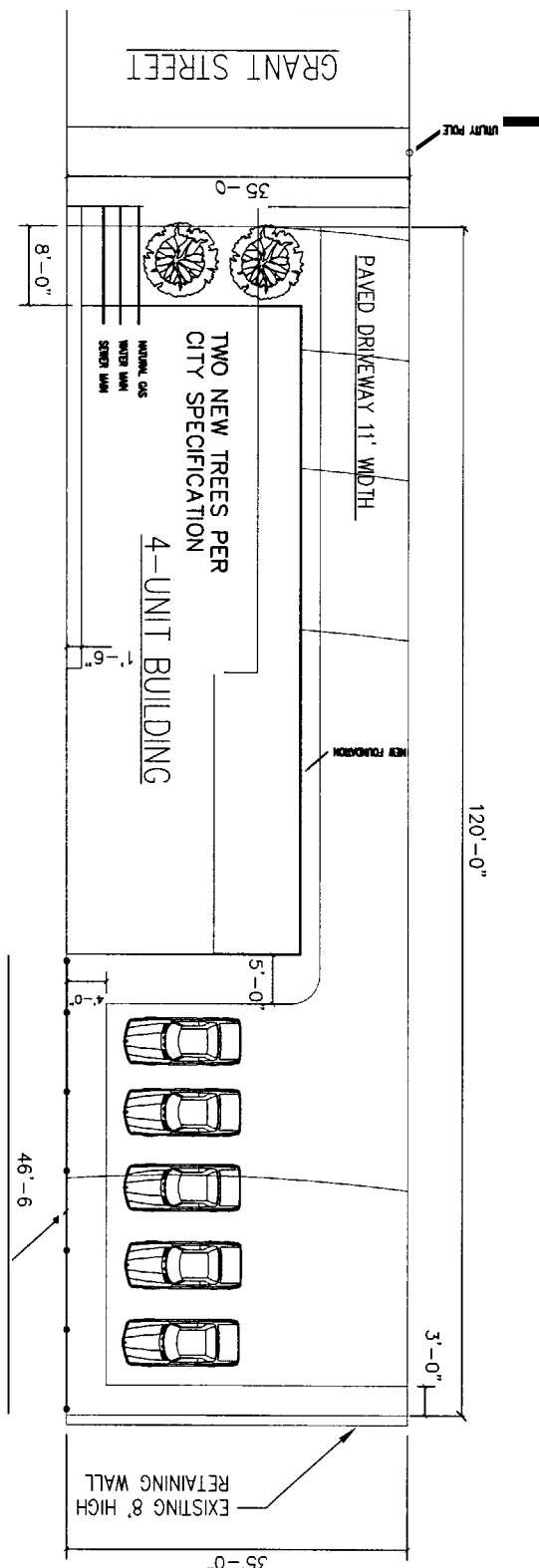
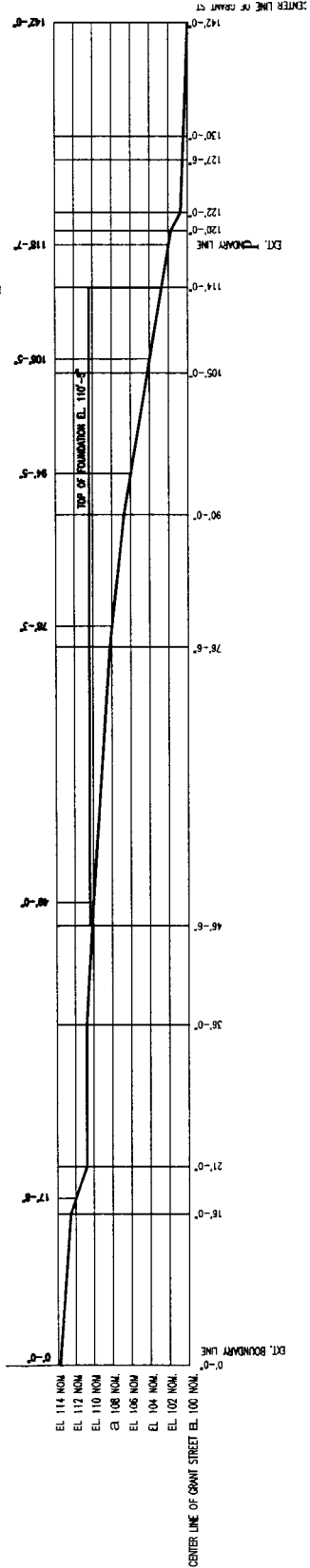
REV.	DATE	DESCRIPTION
A	11/08/04	FOR SITE PLAN APPROVAL

EXISTING GRADE ELEVATIONS
SCALE: 1/8"=1'-0"

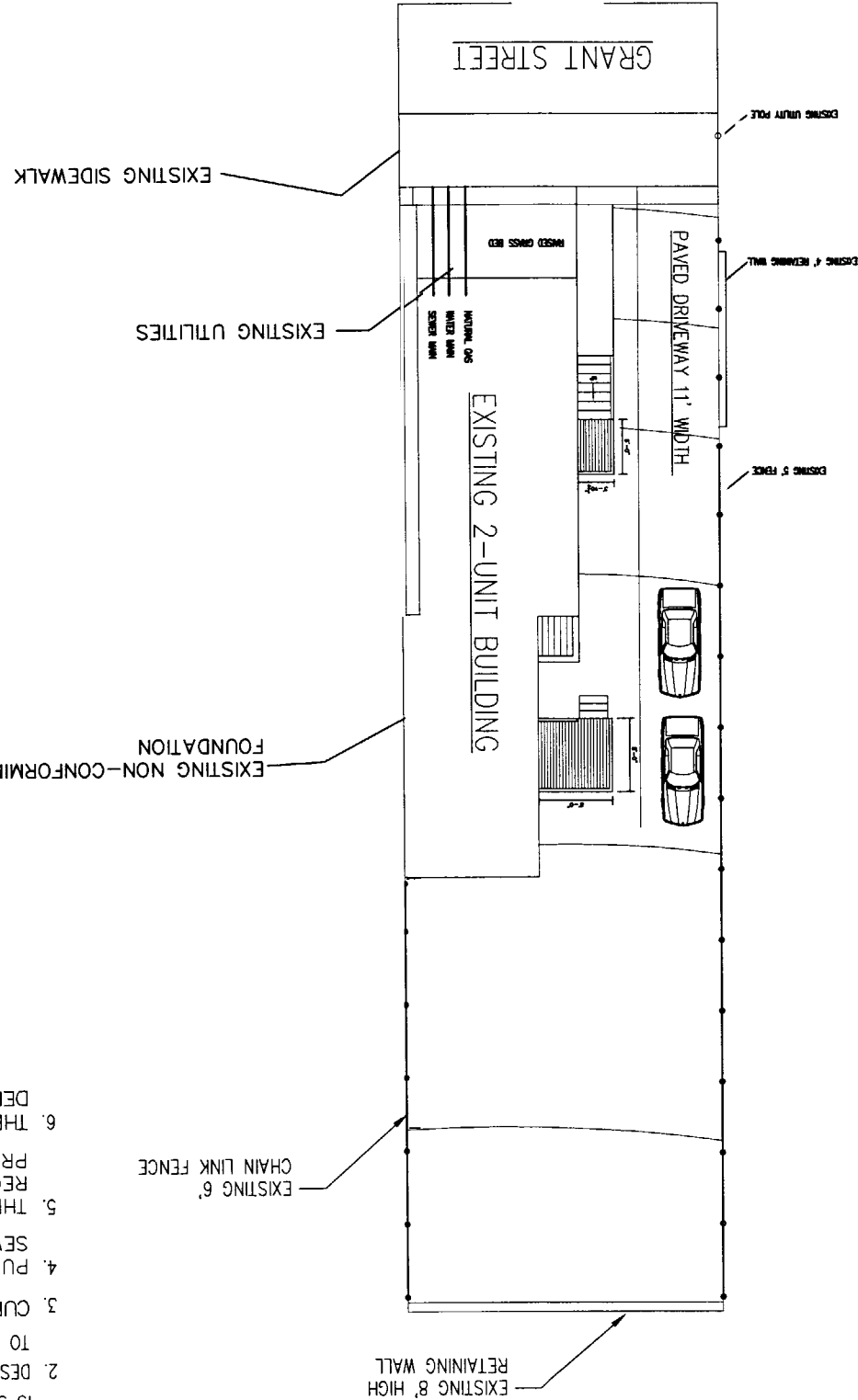
PROPOSED GRADE ELEVATIONS
SCALE: 1/8"=1'-0"

EXISTING GRADE ELEVATIONS
SCALE: 1/8"=1'-0"

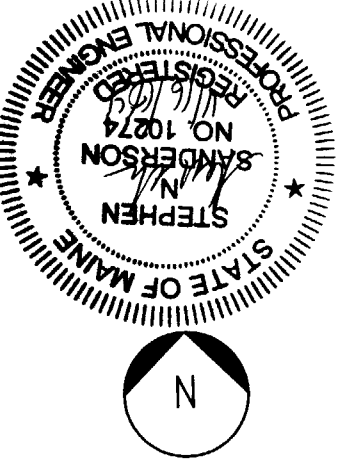
PROPOSED GRADE ELEVATIONS
SCALE: 1/8"=1'-0"



REPLACE EXISTING
CHAIN LINK FENCE
W/ 8' WOOD FENCE



- 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-C-10
LOT SIZE = 4200 SF

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

Special Cases

Item	Agency # (Qualif.)	Scope

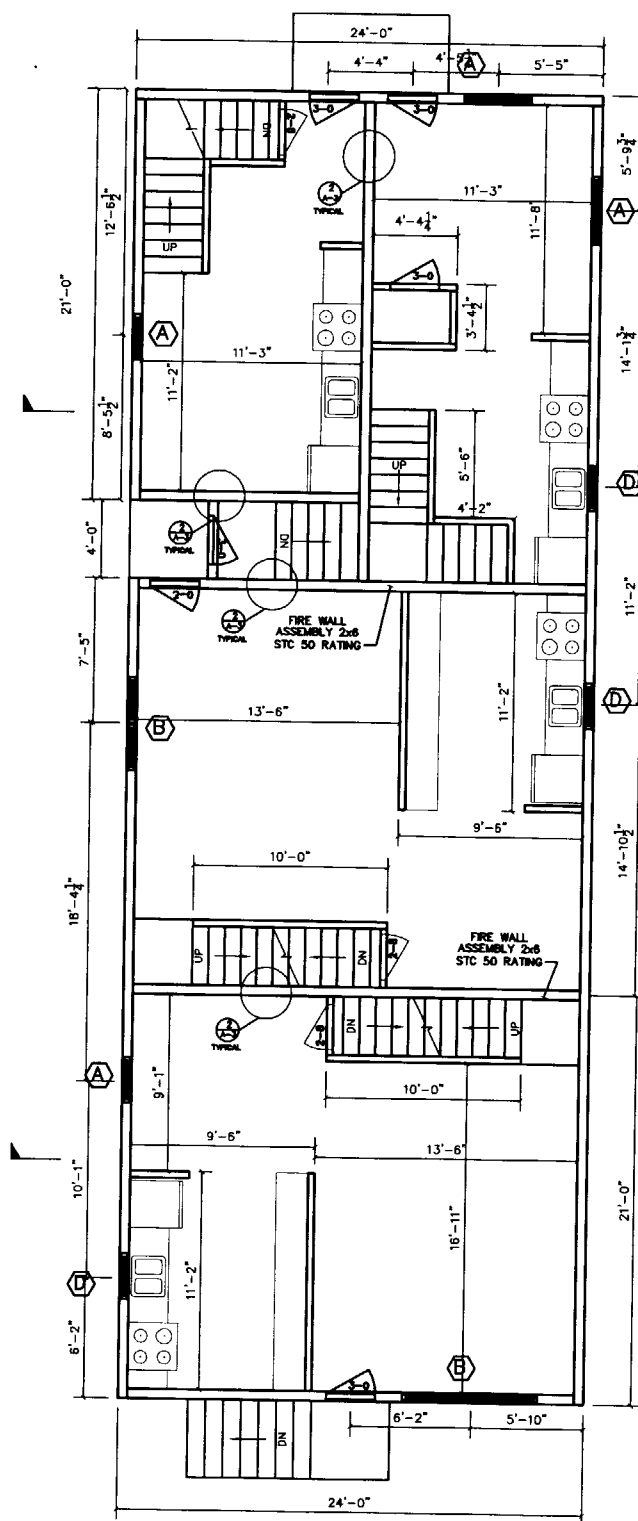
Instructions – Preparation of the Statement of Special Inspections

1. Who Prepares the Form:
The program of inspection and testing for a project should be prepared by the Registered Design Professional (RDP) that is in responsible charge of the building system requiring inspections and testing. The Structural Engineer of Record (SER) should prepare the sections required for the structural elements such as foundations, concrete, structural steel, etc. The Architect and MEP Engineer of Record should prepare the corresponding sections of the SSI for the building systems that they are responsible for. For further explanation, please refer to the “Guide to Special Inspections and Quality Assurance”.
2. The Front Page:
 - 2-1. At the top of the page indicate the project name and location as they appear on the Contract Documents, provide the Owner’s name (individual, private company, municipality, government agency, etc.), and indicate the Design Professional In Responsible Charge. This should be the RDP in responsible charge of the building systems for which this Statement of Special Inspections is being prepared. See explanation in item 1 above.
 - 2-2. Next, read the first paragraph and check the box below indicating the discipline(s) that this **SSI** will encompass (Structural, Architectural, Mechanical/Electrical/Plumbing, or Other).
 - 2-3. After reading the remaining paragraphs, the RDP must indicate the frequency of “Interim Reports” required from the Special Inspection Coordinator for the project. This can be indicated directly on the page, i.e. ”weekly”, or the adjacent box can be checked to attach a more specific schedule.
 - 2-4. Near the bottom of the page, the RDP must print, sign, and date the form, and stamp the form with their professional seal in the box provided,
 - 2-5.** The Owner or Owner’s agent must sign and date the front page after the SSI has been completed by the RDP.
 - 2-6. The Building Official must sign and date the form upon acceptance.
3. Page 2 – Schedule of Inspection and Testing Agencies:
 - 3-1. The top of the page lists all of the categories of building systems with a box next to each. The RDP must check the boxes for *only* the building systems that are going to be covered in this SSI. A completed inspection program page must be attached for each building system that is checked off. (See instruction #5 below.)
 - 3-2. The chart below is where the members of the Special Inspection Program are listed. Their names, addresses, telephone numbers, and emails should be filled out in the appropriate boxes. If the Inspectors and Testing Agencies have not been determined yet, the RDP can fill in the boxes with “To Be Determined”.
4. Page 3 – Quality Assurance Plan:
 - 4-1. The RDP must review sections 1705 and 1706 in Chapter 17 of the IBC to determine if the project requires a Quality Assurance Plan for the seismic force and wind force resisting systems and components.
 - 4-2.** The RDP must indicate whether or not a Quality Assurance Plan is required by filling in the information requested on the page. It is only necessary to provide descriptions

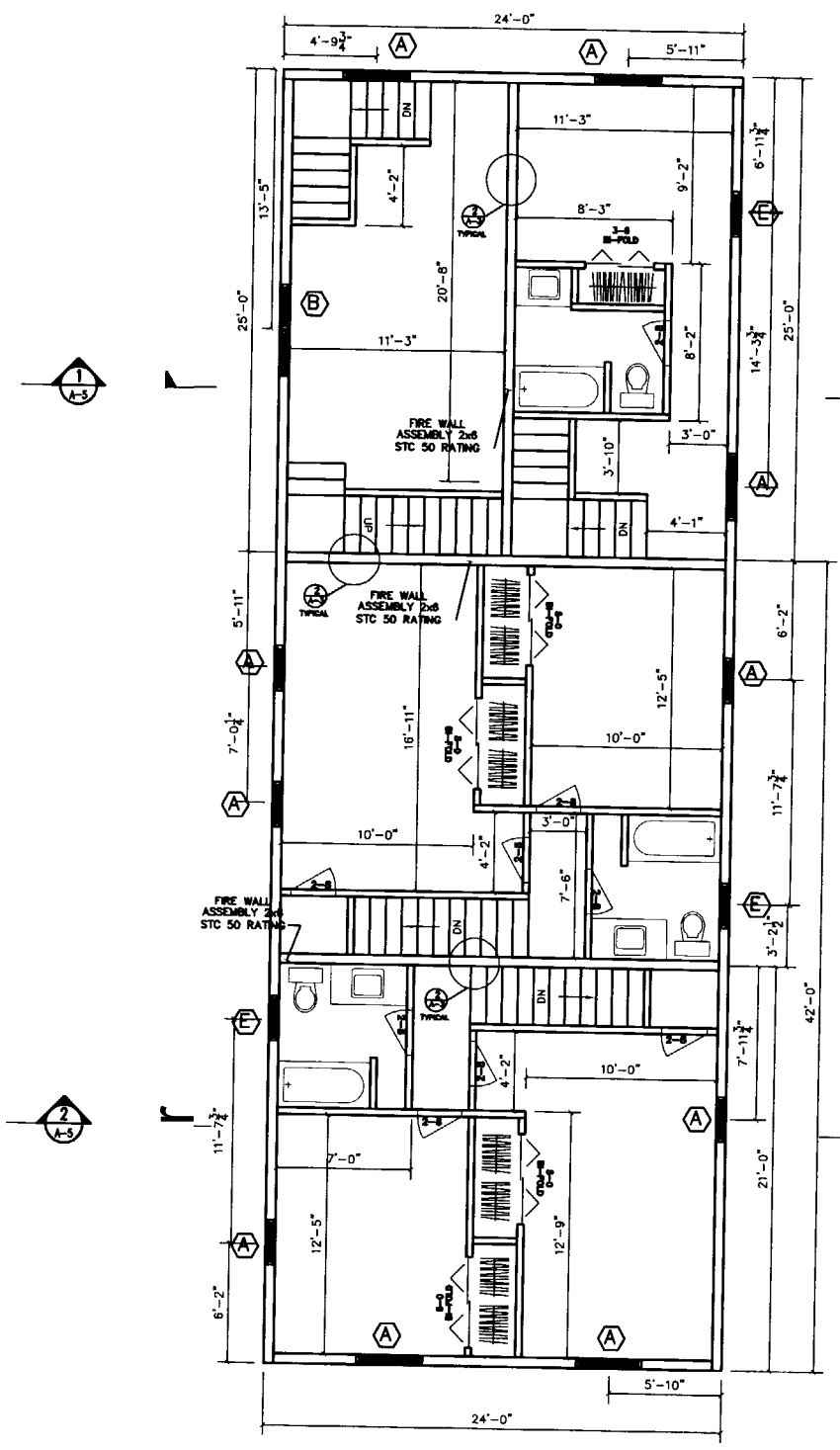
of the seismic and wind force resisting systems if it is determined that a Quality Assurance Plan is required.

5. Inspection Program Pages For Each Building System:

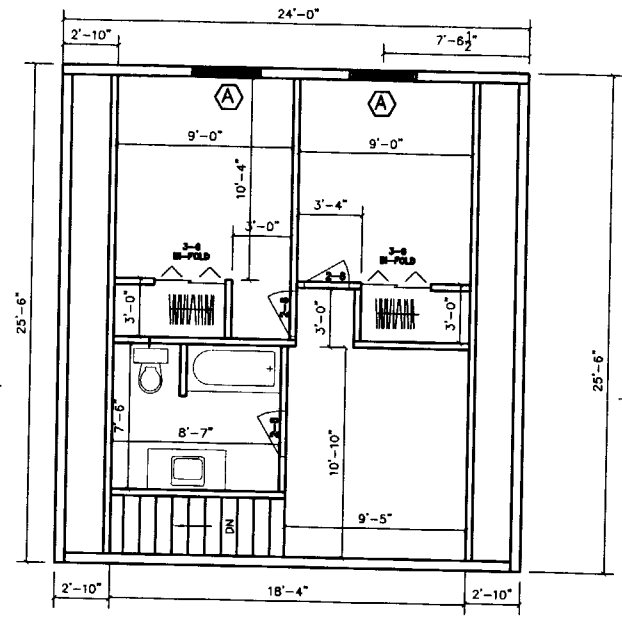
- 5-1. There is a page attached for each building system where the RDP identifies the inspection requirements of each system. Fill out the pages for *only* the building systems included in this SSI. Do not include blank pages for building systems not covered under this SSI.
- 5-2. Indicate the inspection or testing firm (Agency #) that will perform each inspection task. The Agency # is the number listed next to the Inspector or Testing Laboratory on the chart on page 2 of the SSI.
- 5-3. Indicate the required qualifications of the Inspector for each inspection. A list of qualifications of Inspectors and testing technicians is provided on page 4 of the SSI for reference. The RDP may require additional qualifications beyond the ones listed if they feel it is appropriate. Suggested qualifications have been included for consideration. The RDP must determine what qualifications are appropriate for the particular project and confirm that the selected agency employs individuals with the specified qualifications.
- 5-4. The scope of each inspection must be filled in by the RDP. The editable text provided in italics reflects the code mandated minimum inspection requirements designated in section 1704 of IBC Chapter 17. The editable text does not include the inspections requirements for seismic and wind resisting systems listed in sections 1705 through 1708. The RDP must determine if the project falls under the requirements of sections 1705 to 1708 and add the required inspections to the building systems. The final scope of the inspections required for the project must be determined by the RDP.
- 5-5. Descriptions of all inspections must include the required frequency of each inspection or test.



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



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

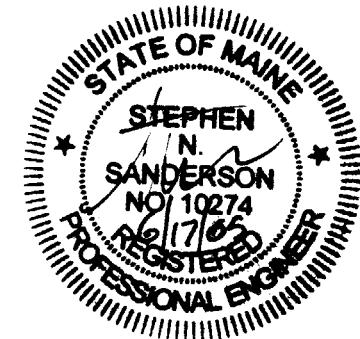


THIRD FLOOR PLAN
SCALE: 1/4"=1'-0"

- 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.

DOOR SCHEDULE				
SYMB.	MODEL NUMBER	MANUFACTURER	NOMINAL SIZE	REMARKS
①	4LT	STANLEY	3'-0" x 6'-8"	EXTERIOR DOOR - STEEL 6 PANEL MOULDED WITH 12" SIDE LIGHT
②	4LT	STANLEY	3'-0" x 6'-8"	EXTERIOR DOOR - STEEL 6 PANEL MOULDED
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 6'0"	MASONITE	6'0" x 6'0"	LEFT HAND HINGING PATIO DOOR
⑥	2' x 8'0"	MASONITE	2' x 8'0"	HOLLOW CORE INTERIOR 6 PANEL BI-FOLD
⑦	3'6" x 8'0"	MASONITE	4' x 8'0"	HOLLOW CORE INTERIOR 6 PANEL BI-FOLD
⑧	5' x 8'0"	MASONITE	5' x 8'0"	HOLLOW CORE INTERIOR 6 PANEL BI-FOLD
⑨	2'6" x 8'0"	MASONITE	2/6 x 8'0"	HOLLOW CORE INTERIOR CASED 6 PANEL

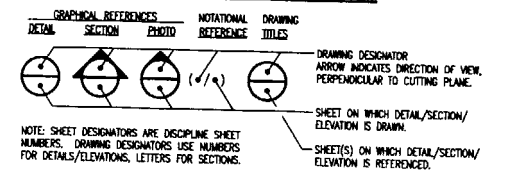
WINDOW SCHEDULE				
SYMB.	MODEL NUMBER	MANUFACTURER	STYLE	REMARKS
A	SERIES 1000 RD 37 3/4" x 56 3/4"	AMERICAN CRAFTSMAN	DOUBLE-HUNG	EGRESS CLEAR OPENING 5.70 FT ² 3/0 x 4/6 NOMINAL
B	SERIES 1000 RD 75 9/16" x 56 3/4"	AMERICAN CRAFTSMAN	TWIN DOUBLE-HUNG	EGRESS CLEAR OPENING 5.70 FT ² 3/0 x 4/6 NOMINAL
C	SERIES 1100 RD 37 3/4" x 40 3/4"	AMERICAN CRAFTSMAN	PICTURE WINDOW	3/0 x 3/2 NOMINAL
D	SERIES 2802 RD 36 1/2" x 35 1/2"	AMERICAN CRAFTSMAN	SLIDING WINDOW	3/0 x 3/0 NOMINAL
E	SERIES 1000 RD 25 3/4" x 40 3/4"	AMERICAN CRAFTSMAN	DOUBLE-HUNG	2/0 x 3/2 NOMINAL



LEGEND

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

DRAWING REFERENCE SYSTEM



REV.	DATE	DESCRIPTION
C	6/17/05	AMENDMENTS
B	4/15/05	AMENDMENTS
A	8/06/04	FOR APPROVAL

CLIENT	158 GRANT STREET PORTLAND, MAINE		
	RECONFIGURED FLOOR PLAN 4 UNIT CONVERSION		
DRAWN BY:	SMS	SCALE:	AS NOTED
		DATE:	07-30-04
DRAWING NUMBER	A-1		REV.



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life ■ www.portlandmaine.gov

Lee Urban-Director of Planning and Development
Marge Schmuckal, Zoning Administrator

March 22, 2005

Stephen Sanderson
Back Bay Properties, LLC
878 North Road
North Yarmouth, ME 04096

*re configured
the entire project
5/05*

RE: 158 Grant Street – 053-C-010 – R-6 Zone – application #04-1306

Dear Mr. Sanderson,

I **am** in receipt of your recently submitted plans on March 16, 2005 intended to supplement your application to build additions and to change the use of this property from two dwelling units to four dwelling units. Your permit was denied previously on 9/27/04 due to not meeting Land Use Zoning Ordinance requirements. After reviewing your recently submitted plans, your permit application is still deemed denied because the revision are not meeting the Land Use **Zoning** Ordinance requirements.

You are currently proposing a rear addition which will be less than one (1) foot from the side property **line** instead of the ten (10) foot required under section 14-139. Your front set back from your newly proposed addition is only eight (8) foot instead of the ten (10) foot required under 14-139. I **am** not seeing any back-up evidence to use the averaging provision allowed within that same section.

Your revised plans show **an** additional **story** extending upward onto the existing building. Section 14-436 would only permit **an** 80% increase for that extension. There **has** been no information submitted showing how **this** proposal would meet the requirements of section 14-436.

Your parking plan **only** shows five parking spaces. You are required to show one parking space for each existing dwelling unit **and** two parking spaces for each new dwelling unit, or six parking spaces instead of the five shown.

No further information was submitted concerning the right of way shown on a previous submitted **survey**. It will be necessary to submit written information concerning the right of way.

You have the right to appeal my decision. If you wish to exercise your right to appeal, you have thirty days from the date of this letter in which to appeal. If you should fail to do so, my decision is binding and not subject to appeal. Please contact this office for the necessary paperwork that is required to file **an** appeal.

Very truly yours,

A handwritten signature in black ink, appearing to read "Marge Schmuckal". The signature is fluid and cursive, with a long, sweeping underline that extends to the right.

Marge Schmuckal
Zoning Administrator

Cc: Sarah Hopkins, Planning
File

From: Marge Schmuckal
To: Sarah Hopkins
Date: Thu, Jun 9, 2005 11:02 AM
Subject: 158 Grant Street

Sarah,

I'm almost ready to sign off on this conversion from 2 to 4 dwelling units. Stephen Sanderson **has** managed to pull this off. There are just ~~two~~ things that he needs to supply to me. I need the siting **of** the buildings on either side of him in order to use the front averaging provision. And his six **cars** parking in the rear are presently only allowed 6.67 feet **of** width each. One of those spaces may be **located** within the driveway. I will ~~probably be~~ getting the updated information today, so that I can sign off on it.

Marge

From: Marge Schmuckal
To: PENNY LITTELL; Sarah Hopkins
Date: **Wed, Dec 15, 2004 12:13 PM**
Subject: 158 Grant Street

Sarah,
The building history confirms that this currently is a legal **two** family. They can add two units without tripping a subdivision review. Hopefully Penny agrees. I am checking their revised plans to see if they now meet the minimum size apartment requirements.
Marge

774-7205

February 6, 1979

Mr. Ralph Ricknell
158 Grant Street
Portland, Maine 04101

Dear Mr. Ricknell

Re: 158 Grant Street, Portland, Maine NCF-MS 59-C-10

In order for a Rehabilitation Grant through the Neighborhood Conservation Program to complete work and to correct housing code deficiencies, without installing another bathroom, it is necessary to re-classify your building as a single family residence including the second floor rooms.

As of this date, it is now illegal to occupy or let to another for occupancy, as a separate dwelling unit, the second floor rooms and kitchen, until such time as a permit is issued by the Division of Building Inspections and three piece bathroom has been installed.

If you have any questions regarding this action, please do not hesitate to call this office.

Sincerely yours,

Lyle D. Moyes,
Chief of Housing Inspections

cc: M. Leary, Housing Inspector
R. Pearce, Chief of Rehabilitation

accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 158 Grant Street Ward 7 Within Fire Limits? yes Dist. No. 3
Owner's or Lessee's name and address G. Blower Realty Co., Inc. 247 State St. Telephone F 6879
Contractor's name and address not let Telephone _____
Architect's name and address _____ Telephone _____
Proposed use of building 2 car garage No. families _____
Other buildings on same lot 2 family dwelling house
Plans filed as part of this application? yes No. of sheets 1
Estimated cost \$ 400. Fee \$.75

Description of Present Building to be Altered

Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
Last use _____ No. families _____

General Description of New Work

To erect 2 car frame garage 20' x 30'

NOTIFICATION BEFORE LATHING OR CLOSING-IN IS WAIVED.

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED.

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor.

Details of New Work

Size, front 30' depth 20' No. stories 1 Height average grade to top of plate _____
To be erected on solid or filled land? solid Height average grade to highest point of roof 10'
Material of foundation cedar posts earth or rock? earth Thickness, top _____ bottom _____
Material of underpinning _____ Height _____ Thickness _____
Kind of Roof flat Rise per foot 1/4" Roof covering Asphalt roofing Glass C flnd. Lab.
No. of chimneys no Material of chimneys _____ of lining _____
Kind of heat no Type of fuel _____ Is gas fitting involved? _____
Corner posts 6x6 Sills 6x6 Girt or ledger board? _____ Size _____
Material columns under girders _____ Size _____ Max. on centers _____
Studs (outside walls and carrying partitions) 2x4-16" O.C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.
Joists and rafters: 1st floor cinder, 2nd _____, 3rd _____, roof 2x6
On centers: 1st floor _____, 2nd _____, 3rd _____, roof 15'
Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof 10'
If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

No. cars now on same lot _____ to be accommodated _____
Total number commercial cars to be accommodated none

Will automobile repairing be done other than minor repairs to cars habitually stored in it _____

HOUSING INSPECTION REPORT

158 Grant Street, Portland, Maine 53-C-10 WE

NOHC - August 9, 1977

Certificate of Inspection dated 12-7-81 Continued:

Second Floor Apartment not to be occupied as a dwelling unit.

CITY OF PORTLAND, MAINE
BOARD OF MUNICIPAL OFFICERS
COMMITTEE ON ZONING AND BUILDING ORDINANCE APPEALS

July 5, 1934

To Whom It May Concern:

The Committee on Zoning and Building Ordinance Appeals of the Board of Municipal Officers will hold a public hearing in the City Council Chamber, City Hall, on Monday, July 16th, 1934 at 11:00 o'clock A. M., Daylight Time, upon the appeal of Theodore R. Sweetland under the Zoning Ordinance with relation to the use of the property at 158 Grant Street.

It has been necessary to deny a permit to make alterations in the front part of the basement of the existing 2-family dwelling house at the above location to provide space for a small retail store on the ground that this use is not ordinarily permissible under the Zoning Ordinance in the Apartment House Zone where the property is located.

All persons interested either for or against this appeal will be heard at the above time and place. This notice of public hearing is being sent to you in accordance with the requirements of law which stipulates that notice of such a hearing shall be sent to the owners of all property within five hundred feet of the premises in question.

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS.

PHILIP J. DEERING, Chairman



CITY OF PORTLAND
 BUILDING CODE CERTIFICATE
 389 Congress St., Room 315
 Portland, Maine 04101

ACCESSIBILITY CERTIFICATE

Designer: Stephen N Sanders

Address of Project: 158 E. 1 Street

Nature of Project: Change of use, currently a 2 unit, Remodeling to a 4 unit

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act.

Signature: [Handwritten Signature]

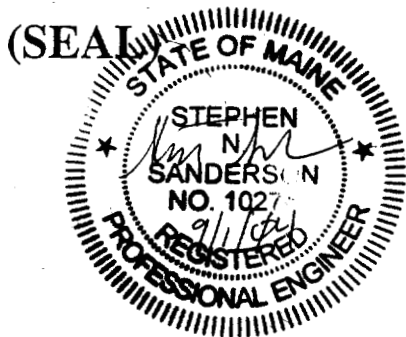
Title: Engineer

Firm: Self-employed

Address: 878 North Rd

North Yarmouth ME 04096

Phone: 749-3998 / 846-7990





CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Room 315
Portland, Maine 04101

TO: Inspector of Buildings City of Portland, Maine
Department of Planning & Urban Development
Division of Housing & Community Service

FROM: Stephen Sanderson

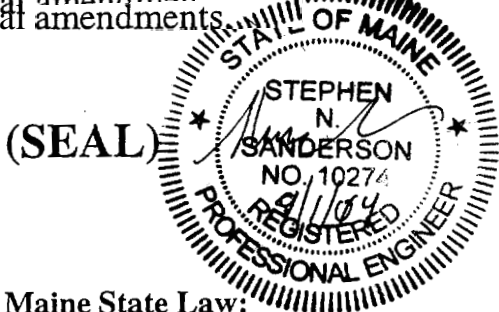
RE: Certificate of Design

DATE: 8/1/04

These plans and / or specifications covering construction work on:

158 Grant Street project - 2-unit to 4-unit
conversion.

Have been designed and drawn up by the undersigned, a Maine registered Architect /
Engineer according to the ~~BOCA National Building Code 11999~~ (Fourteenth Edition)
and local amendments.



Signature: Stephen N. Sanderson

Title: Engineer

Firm: Self-employed

Address: 878 North Rd North Yarmouth,
ME 04097

As per Maine State Law:

\$50,000.00 or more in new construction, repair
expansion, addition, or modification for
Building or Structures, shall be prepared by a
registered design Professional.

EXHIBIT A

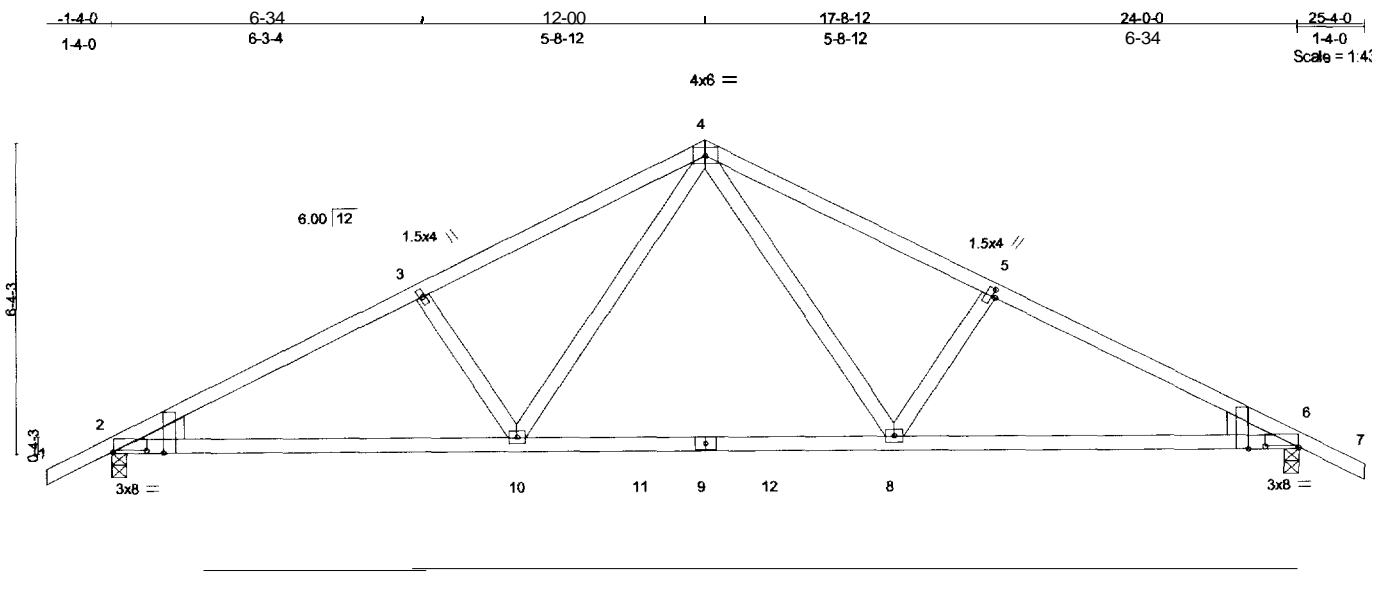
A certain lot or parcel of land, with the buildings thereon, situated on the southerly side of Grant Street, in said Portland, and bounded and described as follows:

Beginning at a point on the southerly side of said street distant ninety (90) feet westerly from the westerly line of Grove Street and at a distance **of** ninety (90) feet therefrom one hundred twenty (120) feet to a point; thence, westerly parallel with the southerly line of said Grant Street thirty-five (35) feet to a point; thence, northerly parallel to said line **of** Grove Street one **hundred** twenty (120) feet to said Grant Street; thence, easterly by said Grant Street thirty-five (35) feet to the place of beginning. Said Grove Street being now known as and **called** Deering Avenue.

Being the same premises conveyed to the Grantor herein by deed **of** David Hutchings dated October 21, **1982** and recorded in the Cumberland County Registry of Deeds on October 25, 1982 in **Book 5052, Page 234.**

158 Grant St

Job	Truss	Truss Type	Qty	Ply	42# snow 120 mph wind	14838386
WSISTK	624	R246	140	1	Job Reference(optional)	



LOADING (psf)	SPACING	CSI	DEFLL	PLATES
TCLL 42.0	2-0-0	TC 0.54	0.22 8-10 > 973 36/6	MII20 169/12
TCDL 7.0	Plates Increase 1.15	BC 0.67	Vert(TL) -0.29 8-10 > 973 180	Weight: 85 lb
BCLL 0.0	Lumber Increase 1.15	WB 0.52	Horz(TL) 0.07 6 n/a n/a	Weight: 85 lb
BCDL 10.0	Rep Stress Incr YES	(Matrix)		
	Code BOCA/ANSI95			

LUMBER
 TOP CHORD 2 X 4 SPF 1650F 1.5E
 BOT CHORD 2 X 4 SPF 1650F 1.5E
 WEBS 2 X 4 SPF-S Stud
 WEDGE
 Left: 2 X 6 SPF 1650F 1.5E, Right: 2 X 6 SPF 1650F 1.5E

BRACING
 TOP CHORD Sheathed or 3-11-6 oc purlins.
 BOT CHORD Rigid ceiling directly applied or 7-4-12 oc bracing.

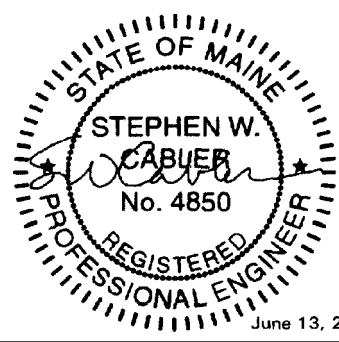
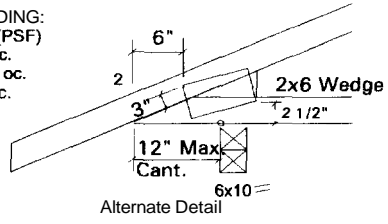
REACTIONS (lb/size) 2 = 1596/0-3-8, 6 = 1596/0-3-8
 Max Horz 2 = 256(load case 4)
 Max Uplift 2 = -752(load case 4), 6 = -752(load case 5)

FORCES (lb) - First Load Case Only
 TOP CHORD 1-2 = 57, 2-3 = -2571, 3-4 = -2250, 4-5 = -2250, 5-6 = -2571, 6-7 = 57
 BOT CHORD 2-10 = 2171, 10-11 = 1474, 9-11 = 1474, 9-12 = 1474, 8-12 = 1474, 6-8 = 2171
 WEBS 3-10 = -512, 4-10 = 791, 4-8 = 791, 5-8 = -512

- NOTES**
- Unbalanced roof live loads have been considered for this design.
 - Wind: ASCE 7-98; 120mph; h = 35ft; TCDL = 4.2psf; BCDL = 5.0psf; Category II; Exp C; enclosed; MWFRS gable end zone; cantilever left and right exposed :Lumber DOL = 1.33 plate grip DOL = 1.33.
 - This truss has been designed for a live load of 20.0psf on the bottom chord in all areas with a clearance greater than 3'-6-0 between the bottom chord and any other members.
 - Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 752 lb uplift at joint 2 and 752 lb uplift at joint 6.

LOAD CASE(S) Standard

DESIGN LOADING:
 TCLL/TOTAL (PSF)
 42/59 @ 24" oc.
 53/74 @ 19.2" oc.
 63/79 @ 16" oc.



Warning - Verify design parameters and READ NOTES ON THIS AND INCLUDED MITEK REFERENCE PAGE MII-7473 BEFORE USE

Design valid for use only with MiTek connectors. This design is based only upon parameters shown, and is for an individual building component to be installed and loaded vertically. Applicability of design parameters and proper incorporation of components is responsibility of building designer, not truss designer. Bracing shown is for lateral support of individual web members only. Additional temporary bracing to insure stability during construction is the responsibility of the erector. Additional permanent bracing of the overall structure is the responsibility of the building designer. For general guidance regarding fabrication, quality control, storage, delivery, erection and bracing, consult QST-88 Quality Standard, DSB-89 Bracing Specification, and HIB-91 Handling, Installing and Bracing Recommendation available from Truss Plate Institute, 583 D'Onofrio Drive, Madison, WI 53719





CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

February 4 2009

Received from Amiga Resource

Location of Work 363 Allen Ave

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: _____

Building (IL) _____ Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other Sign

CBL: 375.e.037

Check #: 22571

Total Collected \$ 1852.⁰⁰

No work is to be started until permit issued.

If permit is Withdrawn or Denied, amount of the Refund is based on \$20.00 or 20% of the fee, (whichever is greater)

In order to receive a refund, you **MUST** present the Original Receipt.

Taken by: Carson

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy