

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read Application And Notes, if Any, Attached

BUILDING INSPECTION

Permit Number: 030182

PERMIT

This is to certify that Auger Paul J & /Hults, Keith
has permission to Construct New 28' x40' Single Family Detached with 10' x 27' Deck
AT 24 Jewel Rd P.I. 089 F007001

provided that the person or persons who apply for or accept this permit shall comply with all of the provisions of the Statutes of the State 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 occupied or otherwise closed-in. 4 HOUR NOT REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name

Keith Hults
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

| | | |
|-----------------------|-------------|---------------------|
| Permit No: 03-0182 | Issue Date: | CBL: 089 F007001 |
|-----------------------|-------------|---------------------|

| | | | |
|--|----------------------------------|---|------------------------|
| Location of Construction: 24 Jewel Rd <i>P.I.</i> | Owner Name: Auger Paul J & | Owner Address: 35 Estate Dr # 3 | Phone: 239-404-9578 |
| Business Name: | Contractor Name: Hults, Keith | Contractor Address: 223 Island Avenue Peaks Island | Phone: 2077665780 |
| Lessee/Buyer's Name | Phone: | Permit Type: Single Family | Zone: <i>IR-1</i> |

| | | | | | |
|-------------------------|---|---------------------------|-------------------------------|--------------------|-----------------|
| Past Use: Vacant Lot | Proposed Use: Single Family Dwelling | Permit Fee: \$1,218.00 | Cost of Work: \$160,000.00 | CEO District: 3 | <i>23,012 #</i> |
|-------------------------|---|---------------------------|-------------------------------|--------------------|-----------------|

| | | |
|--|--|---|
| Proposed Project Description: Construct New 28' x40' Single Family Dwelling with 10' x 27' Deck | FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied | INSPECTION: Use Group: <i>R3</i> Type: <i>5B</i> <i>4/20/03</i> |
| | Signature: | 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: gad | Date Applied For: 03/11/2003 | Zoning Approval |
|-------------------------|---------------------------------|------------------------|

- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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 | Zoning Appeal | Historic Preservation |
|---|---|---|
| <input type="checkbox"/> Shoreland <i>NA</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Parcel 15 Zone C</i> <input type="checkbox"/> Subdivision <i>considered a lot of record</i> <input checked="" type="checkbox"/> Site Plan <i>in separate abstract currently #2003-0650</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> <i>ok with conditions</i> Date: <i>4/2/03</i> | <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: | <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> |

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 permit.

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: 03-0182 | Date Applied For: 03/11/2003 | CBL: 089 F007001 |
|------------------------------|--|----------------------------|

| | | | |
|---|---|--|---------------------------------|
| Location of Construction: 24 Jewel Rd | Owner Name: Auger Paul J & | Owner Address: 35 Estate Dr # 3 | Phone: 239-404-9578 |
| Business Name: | Contractor Name: Hults, Keith | Contractor Address: 223 Island Avenue Peaks Island | Phone: (207) 766-5780 |
| Lessee/Buyer's Name | Phone: | Permit Type: Single Family | |

| | |
|--|---|
| Proposed Use: Single Family Dwelling | Proposed Project Description: Construct New 28' x40' Single Family Dwelling with 10' x 27' Deck |
|--|---|

| | | | |
|--|---|----------------------------------|---|
| Dept: Zoning | Status: Approved with Conditions | Reviewer: Marge Schmuckal | Approval Date: 04/02/2003 |
| Note: 3/21/03 see letter, plus left a voice mail for contractor. This is an undersized lot. I need to see info that this lot was held under separate and distinct ownership since 1985. Also, we need a real site plan with predevelopment grades. 4/2/03 submitted deeds showing that this lot was held under separate and distinct ownership. Also received information that the predevelopment grade level is 48' 7" | | | Ok to Issue: <input checked="" type="checkbox"/> |
| <ol style="list-style-type: none"> 1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval. 2) Separate permits shall be required for future decks, sheds, pools, and/or garages. 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. | | | |

| | | | |
|---|---|------------------------------|---|
| Dept: Building | Status: Approved with Conditions | Reviewer: Mike Nugent | Approval Date: 04/22/2003 |
| Note: | | | Ok to Issue: <input checked="" type="checkbox"/> |
| <ol style="list-style-type: none"> 1) Stairway headroom must be 6'8" 2) Garage floor shall be 4" lower than adjoining cellar space. 3) All guards must be 36" with openings less than 4" . The Ornamental Pattern can be a ladder. They must withstand loading in compliance w/ Section 1606.4 of the 1999 BOCA Code | | | |
| ALL FUTURE PLANS WILL INCLUDE THIS INFORMATION> | | | |

| |
|--|
| Comments: |
| 04/18/2003-mjn: plans incomplete, meeting w/ Keith Hults on Tues. 4/22/03 at 8:30 am |
| 04/22/2003-mjn: Met with Builder , obtained sufficient info to release the permit. Mr. Hults has agreed to include all essential info in future permitting . |

Delete State Id 8267 City Permit Id 2002-6018
Type First Time System Schedule Add End Save

Addr: JEWEL RD 24 CBL 089 F007001
Building Permit # 0 Inspector Approval Date 1 Date 2

Other Permits Reference
Applicant Name: Auger Paul J & Owner Name: Auger Paul J &
Mail Address: 35 Estate Dr # 3 Mail Address: 35 Estate Dr # 3
City, State, Zip: Manchester ME 04351 City, State, Zip: Manchester, ME 04351
Phone: Phone:
Site Plan Appl Id - 0

Site Evaluator Information:
Name David Kamila
SE Number 185 Phone (207) 000-0000 Evaluation Date 10/17/2002
Name David Kamila
SE Number 185 Phone (000) 000-0000 Evaluation Date 10/17/2002
Name David Kamila
SE Number 185 Phone (207) 000-0000 Evaluation Date 10/17/2002

CreatedBy gad CreateDate 11/13/2002 ModBy gad ModDate 11

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
DRC Copy**

2003-0050
Application I. D. Number

03/11/2003
Application Date

24 Jewel Rd. Peaks Island
Project Name/Description

Auger Paul J &
Applicant
35 Estate Dr # 3 , Manchester , ME 04351
Applicant's Mailing Address

Consultant/Agent
Agent Ph: _____ **Agent Fax:** _____
Applicant or Agent Daytime Telephone, Fax

Portland, Maine
Address of Proposed Site
089 F007001
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

1632 sq. Ft. **29856 sq. Ft.**
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Plan **\$50.00** Subdivision _____ Engineer Review **\$250.00** Date **03/11/2003**

Approval Status:

Reviewer **Jay Reynolds**

- Approved Denied

Approval Date _____ Approval Expiration **03/31/2004** Extension to _____ Additional Sheets Attached

Condition Compliance **Jay Reynolds** **03/31/2003**
signature date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

| | | | |
|---|----------------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ | _____ | _____ |
| | date | amount | expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ | _____ | |
| | date | amount | |
| <input type="checkbox"/> Building Permit Issue | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Reduced | _____ | _____ | _____ |
| | date | remaining balance | signature |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____ | <input type="checkbox"/> Conditions (See Attached) | _____ |
| | date | | expiration date |
| <input type="checkbox"/> Final Inspection | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Certificate Of Occupancy | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Released | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Defect Guarantee Submitted | _____ | _____ | _____ |
| | submitted date | amount | expiration date |
| <input type="checkbox"/> Defect Guarantee Released | _____ | _____ | |
| | date | signature | |

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
ADDENDUM**

2003-0050

Application I. D. Number

03/11/2003

Application Date

24 Jewel Rd. Peaks Island

Project Name/Description

Auger Paul J &

Applicant

35 Estate Dr # 3 , Manchester , ME 04351

Applicant's Mailing Address

24 - 24 Jewel Rd, Portland, Maine

Address of Proposed Site

089 F007001

Assessor's Reference: Chart-Block-Lot

Consultant/Agent

Agent Ph:

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Approval Conditions of DRC

- 1 All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a Certificate of Occupancy.
 - 2 Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
 - 3 Your new street address is now #24 JEWELL ROAD, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
 - 4 The Development Review Coordinator (874-8632) must be notified five (5) working days prior to date required for final site inspection. 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.
 - 5 A sewer permit is required for you project. Please contact Carol Merritt at 874-8300, ext . 8822. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
 - 6 A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
 - 7 As-built record information for sewer and stormwater service connections must be submitted to Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
 - 8 The site contractor shall establish finish grades at the foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.
 - 9 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 01 EROSION CONTROL SHALL BE INSTALLED PRIOR TO SOIL DISTURBANCE

Applicant: Keith Hulfs
Address: 24 Jewel RD

Date: 3/2/03
C-B-I: 089-F-007

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New Development

Zone Location - IR-1

Interior or corner lot -

Proposed Use/Work - construct New 28' x 40' dwelling with 10' x 27' deck

Sewage Disposal - private

Lot Street Frontage - 100' required - 100' + shown

Front Yard - 30' req - ¹³¹ 32' shown on plans (including front step)

Rear Yard - 30' req - 52' shown on plans

Side Yard - 20' req - ~~20' shown~~ ^{has} 30' & 75' given

Projections - rear deck 10' x 27' & front step

Width of Lot - 100' - 130' shown on rear

Height - 35' from Predevelopment Grade - 29' Sealed to the lowest grade level
^{received 4/2/03} ^{separate ownership}

Needs to show

Lot Area - 40,000 sq ft ^{or lot record} 23,012 sq ft - Yes a lot of record per the ^{7/15/03}

Lot Coverage/Impervious Surface - 20% MAX = 4602.4 sq ft MAX

Area per Family -

Off-street Parking - 2 req - 2 shown

Loading Bays - N/A

Site Plan - minor/minor 2003-0050

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 15 - Zone C

28 x 40 = 1120'
10' x 27' = 270'
1390'

Needs to show pre development grades compared to new grades
see info dated 4/2/03

applicable lot size requirement, lot width and street frontage as of June 5, 1984, shall be considered a buildable lot, provided that the applicable yard dimensions can be met.

Where such a lot has a principal structure which existed as of July 19, 1988, an accessory structure or building addition may be located within the following side and rear yards, provided that the normal applicable yard requirements cannot be met:

a. R-1, R-2:

Rear yard: Ten (10) feet.

Side yard: Five (5) feet.

b. R-3, R-4, R-5, R-5A, R-6:

Rear yard: Five (5) feet.

Side yard: Five (5) feet.

Any lot of record as of July 15, 1985, and held under separate and distinct ownership from adjacent lots and meeting the applicable street frontage requirements of that time may be considered a buildable lot in the IR-1 and IR-2 zones, provided that the applicable yard dimensions can be met and provided further that a lot in the IR-1 zone shall have a minimum area of ten thousand (10,000) square feet and a lot of the IR-2 zone shall have a minimum area of six thousand five hundred (6,500) square feet unless it is served by both public sewer and public water, in which case it shall have a minimum area of five thousand (5,000) square feet.

A lot in the IR-1, IR-2 and I-B zones that was described in a subdivision plat approved by the planning board after July 15, 1982, shall be considered a buildable lot, provided that the applicable yard dimensions can be met.

(Code 1968, § 602.19.L; Ord. No. 539-84, 5-7-84; Ord. No. 32-85, § 1, 7-15-85; Ord. No. 91-88, 7-19-88; Ord. No. 310-89, 1-30-89; Ord. No. 166-89, 12-11-89)

*Editor's note--Ord. No. 91-88, adopted July 19, 1988, amended

89-F-7

Property in Question to be determined
ASA buildable lot - 23,012 -

part of Northgate ^{lot 21} Subdivision described Sept 12, 1972
Refers to restriction Plan book 92 pg 39

August 29, 1959 ^(lot 21) USA to Peter O. Coffin BK 2434 pg 46
~~Subject to an~~ easement by Casco Bay Island Dist to Platte Dist
Peter O. Coffin 26/82
MARCH 1982 CASCO BAY ISLAND TR Assct 4/26/85 BK 6846 pg 77

11/6/02 CASCO BAY Island TR Assct Dist to Paul & Courtney Alley

89-F-8

- A battery property
(lot #22 Northgate Subdivision)

11/10/72 ~~Peter O. Coffin~~ to Richard W & Joyce M. Michaud
CASCO BAY Island Dev. Assoc.

10/15/79 Richard W & Joyce M. Michaud to Lionel PLANTE

3/15/94 Lionel PLANTE estate to Catherine E PLANTE

3/10/2000 Catherine E PLANTE to Peaks Island Co. LLC
part of Battery GARDEN lot & lot #22

11/16/2000 Peaks Island Co LLC to Bernard M & Joan M Suchy

CJP Auger
74 Jewel Rd
Peaks Is. ME

**QUITCLAIM DEED
WITH COVENANT**

KNOW ALL PERSONS BY THESE PRESENTS, that **CASCO BAY ISLAND TRANSIT DISTRICT**, a quasi-municipal corporation chartered by Chapter 22 of the Private and Special Laws of 1981, and having a place of business at Portland, in the County of Cumberland and State of Maine, for consideration paid, grants to **PAUL J. AUGER** and **COURTENAY O. AUGER**, individuals, both of Manchester, County of Kennebec, and State of Maine, whose mailing address is _____, with **QUITCLAIM COVENANTS as joint tenants** the land, together with any improvements thereon, located on Peaks Island, in the City of Portland, County of Cumberland and State of Maine, and more particularly described in Exhibit "A" attached hereto and made a part hereof.

IN WITNESS WHEREOF, the said CASCO BAY ISLAND TRANSIT DISTRICT has caused this instrument to be signed and sealed this 6th day of June, 2002.

WITNESS:

CASCO BAY ISLAND TRANSIT DISTRICT

Susan Williams

By: Cyrus Hagge
Cyrus Hagge
Its: President

Susan Williams

By: Lawrence C. Walden
Lawrence C. Walden
Its: Treasurer

OF MAINE
OF CUMBERLAND

JUNE 6, 2002

ly appeared the above-named Cyrus Hagge, President of said corporation and the foregoing to be his free act and deed, and the deed of said me.

James E. Phipps

~~Notary Public~~/Attorney at Law
James E. Phipps

**EXHIBIT A
TO
DEED**

A certain lot or parcel of land, together with any improvements, located on Peaks Island in the City of Portland, County of Cumberland and State of Maine, and bounded and described as follows:

Being Lot Number 21 as shown on Plan of Oceanside Project, Peaks Island, Maine, North Gate Subdivision dated September 12, 1972 and recorded in the Cumberland County Registry of Deeds in Plan Book 92, Page 39.

The above-described premises are conveyed subject to all exceptions and restrictions as described in the deed from the United States of America to Peter O. Cioffi dated August 29, 1958 and recorded in the Cumberland County Registry of Deeds in Book 2434, Page 46, so far as the same is in force and of legal effect.

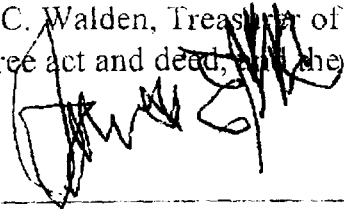
The above-described premises is also conveyed subject to an easement conveyed by Casco Bay Island Transit District to Portland Water District dated April 26, 1985 and recorded in said Registry of Deeds in Book 6846, Page 77.

Meaning and intending to convey and hereby conveying a portion of the premises conveyed to the Casco Bay Island Transit District by deed of Casco Bay Lines, dated March 26, 1982 and recorded in said Registry of Deeds in Book 4936, Page 258.

STATE OF MAINE
COUNTY OF CUMBERLAND

June 6, 2002

Personally appeared the above-named Lawrence C. Walden, Treasurer of said corporation and acknowledged the foregoing to be his free act and deed, and the deed of said corporation, before me.



Notary Public/Attorney at Law

James E. Phipps

Printed Name

Scale is 1" = 20'
for site plan

24 Jewell Rd

03-018c

All Purpose Building Permit Application

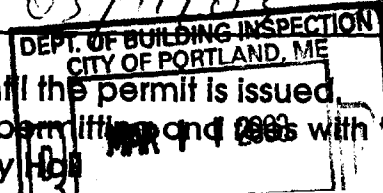
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

| | | |
|--|---|---|
| Location/Address of Construction: <u>24 Jewell Rd. Peaks Jr ME</u> | | |
| Total Square Footage of Proposed Structure <u>1632 SF</u> | Square Footage of Lot <u>29,892</u> 29,856 SF | |
| Tax Assessor's Chart, Block & Lot Chart# <u>089</u> Block# <u>F</u> Lot# <u>007</u> | Owner: <u>Courtney Paul Auger</u> | Telephone: <u>1-239-404-9578</u> |
| Lessee/Buyer's Name (If Applicable) | Applicant name, address & telephone: <u>Yeith Hults</u> <u>223 Jr Ave, Peaks Jr.</u> <u>04108 766-5780-653-722</u> | Cost Of Work: \$ <u>160,000</u> Fee: \$ Bldg Fee <u>1,143.00</u> |
| Current use: <u>Vacant</u> | | <u>8</u> Site Fee <u>300.00</u> |
| If the location is currently vacant, what was prior use: <u>lot of record 1972 Colo</u> | | <u>75.00</u> |
| Approximately how long has it been vacant: <u>always</u> | | <u>Total 1,518.00</u> |
| Proposed use: <u>single family dwelling</u> | Project description: <u>28' x 40' deck 10' x 27'</u> | |
| Contractor's name, address & telephone: <u>Yeith Hults 223 Jr</u> | | |
| Who should we contact when the permit is ready: <u>Yeith Hults - 223 Jr Ave</u> | | |
| Mailing address: <u>TX 766-5780</u> | | |
| 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: | | |

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: 03/11/03



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 Planning Department on the 4th floor of City Hall.

**Table 3
ALLOWABLE SECOND FLOOR BEAM SPANS (feet)**

| Live Load = 30 psf (Sleeping Areas only) | | | | |
|---|--------------|--------------|--------------|--------------|
| Eastern Spruce | | | | |
| Beam Spacing (ft) | 4x8 Grade #1 | 4x8 Grade #2 | 6x8 Grade #1 | 6x8 Grade #2 |
| 2.00 | 18.07 | 16.42 | 20.04 | 18.02 |
| 2.33 | 15.80 | 14.17 | 18.55 | 14.83 |
| 2.67 | 14.59 | 13.25 | 17.35 | 13.87 |
| 3.00 | 13.76 | 12.50 | 16.36 | 13.08 |
| 3.33 | 13.05 | 11.85 | 15.52 | 12.41 |
| Douglas Fir | | | | |
| Beam Spacing (ft) | 4x8 Grade #1 | 4x8 Grade #2 | 6x8 Grade #1 | 6x8 Grade #2 |
| 2.00 | 19.50 | 19.13 | 21.79 | 19.76 |
| 2.33 | 18.52 | 17.44 | 20.70 | 18.29 |
| 2.67 | 17.71 | 16.31 | 19.80 | 17.11 |
| 3.00 | 16.85 | 15.38 | 19.04 | 16.13 |
| 3.33 | 15.98 | 14.59 | 18.36 | 15.30 |

**Table 4
MAXIMUM TRUSS SPACING (feet)**

| Ground Snow Load = 50 psf | | | | | | | | |
|---|----------------------|-------|-------|-------|-------|-------|-------|-------|
| FULL TRUSS (Type 1 - Supported by 6x6 Wall Posts) | | | | | | | | |
| Building Width (ft) | Roof Slope (in./ft.) | | | | | | | |
| | 3.5 | 4 | 5 | 6 | 7 | 8 | 10 | 12 |
| 20 | 12.85 | 14.15 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 |
| 24 | 10.56 | 11.71 | 12.68 | 12.22 | 15.00 | 15.00 | 15.00 | 15.00 |
| 28 | 8.97 | 9.99 | 10.58 | 10.25 | 12.28 | 13.47 | 15.00 | 15.00 |
| 32 | 7.46 | 8.27 | 8.81 | 8.82 | 9.53 | 10.44 | 12.02 | 13.69 |
| FULL TRUSS (Type 2 - Supported by 6x8 Wall Posts) | | | | | | | | |
| Building Width (ft) | Roof Slope (in./ft.) | | | | | | | |
| | 3.5 | 4 | 5 | 6 | 7 | 8 | 10 | 12 |
| 30 | 7.57 | 8.45 | 8.79 | 12.02 | 13.89 | 15.00 | 15.00 | 15.00 |
| 34 | 6.63 | 7.42 | 7.63 | 10.62 | 12.28 | 14.94 | 15.00 | 15.00 |
| 38 | 5.90 | 6.62 | 6.73 | 9.50 | 11.00 | 13.39 | 15.00 | 15.00 |
| 42 | 5.31 | 5.97 | 6.03 | 8.60 | 9.96 | 11.42 | 13.55 | 15.00 |
| HALF TRUSS (Type 1 - Supported by 6x6 Wall Posts) | | | | | | | | |
| Building Width (ft) | Roof Slope (in./ft.) | | | | | | | |
| | 3.5 | 4 | 5 | 6 | 7 | 8 | 10 | 12 |
| 20 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 |
| 24 | 13.75 | 15.00 | 14.75 | 14.20 | 15.00 | 15.00 | 15.00 | 15.00 |
| 28 | 11.02 | 12.74 | 12.31 | 11.91 | 14.53 | 15.00 | 15.00 | 15.00 |
| 32 | 9.04 | 10.05 | 10.51 | 10.26 | 11.09 | 12.04 | 13.70 | 15.00 |
| HALF TRUSS (Type 2 - Supported by 6x8 Wall Posts) | | | | | | | | |
| Building Width (ft) | Roof Slope (in./ft.) | | | | | | | |
| | 3.5 | 4 | 5 | 6 | 7 | 8 | 10 | 12 |
| 30 | 10.61 | 10.28 | 9.83 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 |
| 34 | 9.11 | 8.86 | 8.52 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 |
| 38 | 7.00 | 7.79 | 7.53 | 13.47 | 14.16 | 15.00 | 15.00 | 15.00 |
| 42 | 7.11 | 6.95 | 6.74 | 11.23 | 11.77 | 13.01 | 15.00 | 15.00 |

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Building Copy**

2003-0050

Application I. D. Number

3/11/2003

Application Date

24 Jewel Rd. Peaks Island

Project Name/Description

Auger Paul J &

Applicant

35 Estate Dr # 3 , Manchester , ME 04351

Applicant's Mailing Address

Consultant/Agent

Agent Ph:

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

24 - 24 Jewel Rd, Portland, Maine

Address of Proposed Site

089 F007001

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail

Manufacturing Warehouse/Distribution Parking Lot

Other (specify) _____

1632 sq. Ft.

29856 sq. Ft.

Proposed Building square Feet or # of Units

Acreeage of Site

Zoning

Check Review Required:

Site Plan
(major/minor)

Subdivision
of lots _____

PAD Review

14-403 Streets Review

Flood Hazard

Shoreland

HistoricPreservation

DEP Local Certification

Zoning Conditional
Use (ZBA/PB)

Zoning Variance

Other _____

Fees Paid: Site Pla \$50.00 Subdivision _____ Engineer Review \$250.00 Date 3/11/2003

Building Approval Status:

Reviewer _____

Approved

Approved w/Conditions
See Attached

Denied

Approval Date _____

Approval Expiration _____

Extension to _____

Additional Sheets
Attached

Condition Compliance

signature

date

Performance Guarantee

Required*

Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

Performance Guarantee Accepted

date

amount

expiration date

Inspection Fee Paid

date

amount

Building Permit Issue

date

Performance Guarantee Reduced

date

remaining balance

signature

Temporary Certificate of Occupancy

date

Conditions (See Attached)

expiration date

Final Inspection

date

signature

Certificate Of Occupancy

date

Performance Guarantee Released

date

signature

Defect Guarantee Submitted

submitted date

amount

expiration date

Defect Guarantee Released

date

signature

Zoning Division
Marge Schmuckal
Zoning Administrator

Department of Planning & Development
Lee Urban, Director



CITY OF PORTLAND

March 21, 2003

Keith Hults
223 Island Avenue
Peaks Island, ME 04108

*see f/2/03
submitals*

RE: 24 Jewel Road, Peaks Island – 089-F-007 – IR-1 Island Residential Zone

Dear Keith,

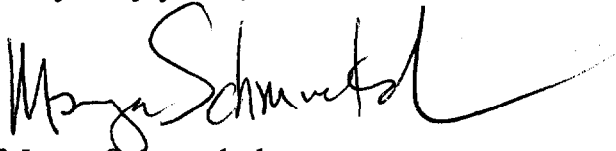
I am in receipt of your permit application for a new single family dwelling at 24 Jewel Road, Peaks Island. Your application does not have all the necessary documentation for which to do a full zoning review.

This property is located within an IR-1 residential zone that requires 40,000 square feet of land area on which to build (section # 14-145.5). The assessor's records show that this lot is only 23,012 square feet. This same section goes on to state that if you can meet the requirements of 14-433, you may be able to build on a smaller lot. Section 14-433 (copy attached) requires that you show me that this is a lot of record as of July 15, 1985 **and** has been "held under separate and distinct ownership from adjacent lots. You will need to show me ownership of this lot and all adjoining lots since July 15, 1985 so that I can determine that this lot will meet these requirements.

I will also need an accurate, stamped site plan (two copies) with all dimensional setbacks shown. You submitted an enlarged assessor's map with a building plopped down on it. Your site plan also needs to show predevelopment grades and post development grades. These grades are required both for the development review coordinator to review and for zoning purposes to determine that maximum height limits are being met.

Your permit will be on hold until this office receives this required information.

Very truly yours,

A handwritten signature in black ink, appearing to read "Marge Schmuckal", with a long, sweeping horizontal stroke extending to the right.

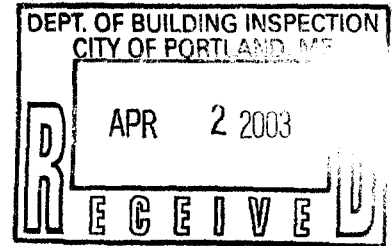
Marge Schmuckal
Zoning Administrator

CC: Paul & Courtenay Auger, 35 Estate Dr. #3, Manchester, ME 04351
File

April 2, 2003

Keith Hults, Contractor
223 Island Avenue
Peaks Island, Maine 04108
207-766-5780

Ms. Marge Schmuckal
Zoning Administrator
City of Portland
Portland, Maine 04112



Re: Site Plan Elevations for Mr. And Mrs. Paul Auger
24 Jewel Road, Peaks Island, Maine

Dear Ms. Schmuckal:

Per your request, here are the elevations you and I discussed to certify existing elevations on the subject property. I hereby warrant these measurements to be true and accurate, and have sworn this submission before a notary.

The subject property is at Jewel Road, Peaks Island, CBL:
089F007.

Using a Berger Transit Level Model 830 with an accuracy of 1/8 inch over 100 feet purchased by me in April 1990 having a warranty registration number to me of 90180 and serial No. 190-41011. The elevations/data were taken at a point 90 feet north from the southwesternmost boundary (iron pipe found) of the subject property on Jewel Road and are as follows:

- 1) Designated road level to lowest point on property is -77 inches. (6'5" below road)
- 2) Designated road point to ERP tree base as specified and marked by Al Fricke's subsurface waste design (design drawings enc.) is -24 inches. (2' below road)
- 3) Designated road point to highest point on subject property is 21 inches. (1'9" above road)

I hereby swear the above information to be true and correct, and have enclosed photographs of the site with me at the transit and an assistant in the field as supporting documentation.

Keith Hults, Contractor

Subscribed and sworn to before me by Keith Hults on the 2nd day of April, 2003.

Janis B. Price
Janis B. Price

My commission expires: June 16, 2006

Notary Public, State of Maine

**Table 5 - Continued
ALLOWABLE PURLIN SPANS (feet)**

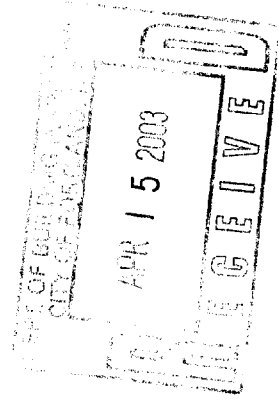
| GROUND SNOW LOAD = 50 psf | | | | | |
|----------------------------------|----------------------|---------------------|---------------------|---------------------|---------------------|
| Eastern Spruce | | | | | |
| Purlin Spacing (ft) | Slope (in/ft) | 4x8 Grade #1 | 4x8 Grade #2 | 6x8 Grade #1 | 6x8 Grade #2 |
| 2.00 | 3.5 | 16.50 | 15.00 | 18.67 | 15.08 |
| 2.33 | 3.5 | 14.25 | 12.94 | 17.47 | 13.96 |
| 2.67 | 3.5 | 13.33 | 12.10 | 16.34 | 13.06 |
| 2.00 | 4 | 16.28 | 14.80 | 18.77 | 15.00 |
| 2.33 | 4 | 14.06 | 12.77 | 17.37 | 13.89 |
| 2.67 | 4 | 13.15 | 11.94 | 16.25 | 12.99 |
| 2.00 | 5 | 15.83 | 14.38 | 18.54 | 14.82 |
| 2.33 | 5 | 13.66 | 12.41 | 17.16 | 13.72 |
| 2.67 | 5 | 12.78 | 11.61 | 16.05 | 12.83 |
| 2.00 | 6 | 15.38 | 13.96 | 18.29 | 14.62 |
| 2.33 | 6 | 13.26 | 12.05 | 16.94 | 13.54 |
| 2.67 | 6 | 12.41 | 11.27 | 15.84 | 12.66 |
| 2.00 | 7 | 14.86 | 13.60 | 18.10 | 14.46 |
| 2.33 | 7 | 12.91 | 11.73 | 16.75 | 13.39 |
| 2.67 | 7 | 12.08 | 10.97 | 15.67 | 12.53 |
| 2.00 | 8 | 15.11 | 13.74 | 18.55 | 14.63 |
| 2.33 | 8 | 13.05 | 11.85 | 17.18 | 13.73 |
| 2.67 | 8 | 12.21 | 11.09 | 16.07 | 12.84 |
| 2.00 | 10 | 15.48 | 14.07 | 19.48 | 15.58 |
| 2.33 | 10 | 13.37 | 12.14 | 18.04 | 14.42 |
| 2.67 | 10 | 12.50 | 11.36 | 16.88 | 13.49 |
| 2.00 | 12 | 15.93 | 14.48 | 20.45 | 16.34 |
| 2.33 | 12 | 13.75 | 12.49 | 18.93 | 15.13 |
| 2.67 | 12 | 12.87 | 11.69 | 17.71 | 14.15 |
| Douglas Fir | | | | | |
| 2.00 | 3.5 | 19.04 | 18.53 | 21.66 | 18.61 |
| 2.33 | 3.5 | 17.45 | 15.93 | 20.57 | 17.23 |
| 2.67 | 3.5 | 16.32 | 14.90 | 19.68 | 16.11 |
| 2.00 | 4 | 18.94 | 18.29 | 21.77 | 18.50 |
| 2.33 | 4 | 17.22 | 15.72 | 20.68 | 17.13 |
| 2.67 | 4 | 16.11 | 14.70 | 19.78 | 16.02 |
| 2.00 | 5 | 18.54 | 17.77 | 21.99 | 18.28 |
| 2.33 | 5 | 16.73 | 15.28 | 20.89 | 16.92 |
| 2.67 | 5 | 15.85 | 14.29 | 19.66 | 15.83 |
| 2.00 | 6 | 17.94 | 17.25 | 22.14 | 18.04 |
| 2.33 | 6 | 16.24 | 14.83 | 20.74 | 16.70 |
| 2.67 | 6 | 15.19 | 13.87 | 19.40 | 15.62 |
| 2.00 | 7 | 17.28 | 16.80 | 22.16 | 17.84 |
| 2.33 | 7 | 15.82 | 14.44 | 20.52 | 16.52 |
| 2.67 | 7 | 14.80 | 13.51 | 19.19 | 15.45 |
| 2.00 | 8 | 17.11 | 16.78 | 22.72 | 18.29 |
| 2.33 | 8 | 15.98 | 14.59 | 21.04 | 16.94 |
| 2.67 | 8 | 14.95 | 13.65 | 19.68 | 15.84 |
| 2.00 | 10 | 16.91 | 16.59 | 23.84 | 19.21 |
| 2.33 | 10 | 16.07 | 14.95 | 22.10 | 17.79 |
| 2.67 | 10 | 15.31 | 13.98 | 20.67 | 16.64 |
| 2.00 | 12 | 17.01 | 16.69 | 24.72 | 20.18 |
| 2.33 | 12 | 16.16 | 15.38 | 23.19 | 18.67 |
| 2.67 | 12 | 15.45 | 14.39 | 21.69 | 17.46 |

**Table 3
ALLOWABLE SECOND FLOOR BEAM SPANS (feet)**

| Live Load = 30 psf (Sleeping Areas only) | | | | |
|---|--------------|--------------|--------------|--------------|
| Eastern Spruce | | | | |
| Beam Spacing (ft) | 4x8 Grade #1 | 4x8 Grade #2 | 6x8 Grade #1 | 6x8 Grade #2 |
| 2.00 | 18.07 | 18.42 | 20.04 | 16.02 |
| 2.33 | 15.60 | 14.17 | 18.55 | 14.83 |
| 2.67 | 14.59 | 13.25 | 17.35 | 13.87 |
| 3.00 | 13.78 | 12.50 | 16.38 | 13.08 |
| 3.33 | 13.05 | 11.85 | 15.52 | 12.41 |
| Douglas Fir | | | | |
| Beam Spacing (ft) | 4x8 Grade #1 | 4x8 Grade #2 | 6x8 Grade #1 | 6x8 Grade #2 |
| 2.00 | 19.50 | 19.13 | 21.79 | 19.76 |
| 2.33 | 18.52 | 17.44 | 20.70 | 18.29 |
| 2.67 | 17.71 | 16.31 | 19.80 | 17.11 |
| 3.00 | 16.85 | 15.38 | 19.04 | 16.13 |
| 3.33 | 15.98 | 14.59 | 18.36 | 15.30 |

**Table 4
MAXIMUM TRUSS SPACING (feet)**

| Ground Snow Load = 50 psf | | | | | | | | |
|---|----------------------|-------|-------|-------|-------|-------|-------|-------|
| FULL TRUSS (Type 1 - Supported by 6x6 Wall Posts) | | | | | | | | |
| Building Width (ft) | Roof Slope (in./ft.) | | | | | | | |
| | 3.5 | 4 | 5 | 6 | 7 | 8 | 10 | 12 |
| 20 | 12.85 | 14.15 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 |
| 24 | 10.56 | 11.71 | 12.68 | 12.22 | 15.00 | 15.00 | 15.00 | 15.00 |
| 28 | 8.97 | 9.99 | 10.58 | 10.25 | 12.28 | 13.47 | 15.00 | 15.00 |
| 32 | 7.46 | 8.27 | 8.81 | 8.82 | 9.53 | 10.44 | 12.02 | 13.69 |
| FULL TRUSS (Type 2 - Supported by 6x8 Wall Posts) | | | | | | | | |
| Building Width (ft) | Roof Slope (in./ft.) | | | | | | | |
| | 3.5 | 4 | 5 | 6 | 7 | 8 | 10 | 12 |
| 30 | 7.57 | 8.45 | 8.79 | 12.02 | 13.89 | 15.00 | 15.00 | 15.00 |
| 34 | 6.63 | 7.42 | 7.63 | 10.82 | 12.28 | 14.94 | 15.00 | 15.00 |
| 38 | 5.90 | 6.62 | 6.73 | 9.50 | 11.00 | 13.39 | 15.00 | 15.00 |
| 42 | 5.31 | 5.97 | 6.03 | 8.60 | 9.96 | 11.42 | 13.55 | 15.00 |
| HALF TRUSS (Type 1 - Supported by 6x6 Wall Posts) | | | | | | | | |
| Building Width (ft) | Roof Slope (in./ft.) | | | | | | | |
| | 3.5 | 4 | 5 | 6 | 7 | 8 | 10 | 12 |
| 20 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 |
| 24 | 13.75 | 15.00 | 14.75 | 14.20 | 15.00 | 15.00 | 15.00 | 15.00 |
| 28 | 11.02 | 12.74 | 12.31 | 11.91 | 14.53 | 15.00 | 15.00 | 15.00 |
| 32 | 9.04 | 10.05 | 10.51 | 10.26 | 11.09 | 12.04 | 13.70 | 15.00 |
| HALF TRUSS (Type 2 - Supported by 6x8 Wall Posts) | | | | | | | | |
| Building Width (ft) | Roof Slope (in./ft.) | | | | | | | |
| | 3.5 | 4 | 5 | 6 | 7 | 8 | 10 | 12 |
| 30 | 10.61 | 10.28 | 9.83 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 |
| 34 | 9.11 | 8.86 | 8.52 | 15.00 | 15.00 | 15.00 | 15.00 | 15.00 |
| 38 | 7.00 | 7.79 | 7.53 | 13.47 | 14.16 | 15.00 | 15.00 | 15.00 |
| 42 | 7.11 | 6.95 | 6.74 | 11.23 | 11.77 | 13.01 | 15.00 | 15.00 |



April 21, 2003

Keith Hults, Contractor
223 Island Avenue
Peaks Island, Maine 04108
207-766-5780

Michael J. Nugent
Inspection Services Manager
City of Portland
Portland, Maine 04101

Re: Building Plans Provided for Mr. And Mrs. Paul Auger
24 Jewel Road, Peaks Island, Maine

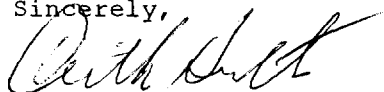
Dear Mike:

Per our phone conversation Friday a.m., April 18th, here is the additional information you requested:

- 1) The footing size is 20-inch width, 8 inches thick (please ref. Pp. 3 foundation plan.)
- 2) Concrete anchors: The drawings specify 40-inch spacing with 5/8-inch anchors. I typically use a 9-inch by 5/8-inch anchor spaced every 33 inches starting 6 inches from the corners of the 10-inch concrete wall.
- 3) Backfill drain specifications: 4-inch perforated pipe shall be installed just above both sides of the footings covered with a filter fabric, backfilled with crushed stone (ref. Foundation Construction and backfill as shown in Standard Details.)
- 4) Windows: Second floor bedroom are Andersen TW 3046 double-hung, have a clear opening of 5.7 square feet derived from a 34-inch width and 24-1/4 inch ht., clear opening. (Please ref. opening specifications for Andersen Tilt Wash enc.)
- 5) Fire doors: The Therma-Tru 510 steel fire door has a 90-minute fire rating and passes ASTM E2074-00 UL10C. (Please ref. enc. manufacturer's info.)
- 6) One-hour fire rating envelope in garage area: to be achieved with 5/8 XXX drywall on ceiling and walls of entire garage area. There will, of course, be a smoke and heat detector in the garage.

Thank you for your attention and follow-up Friday.

Sincerely,



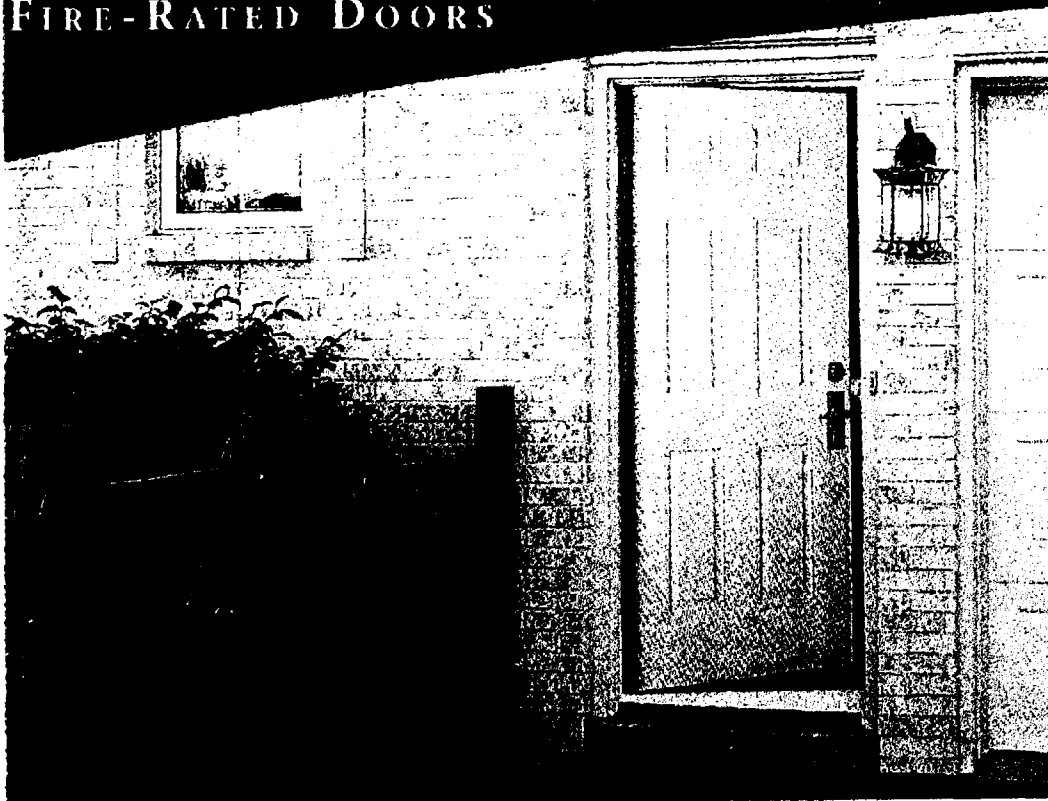
Keith Hults for Paul and Courtenay Auger

Tilt-Wash Double-Hung Windows

Opening Specifications for Tilt-Wash Basic Sizes Cont.

| Unit No. | Clear Opg. | | Width | | Depth | | Glass | | Crack Opening Vent Sash Only | | Vent | | Top of Subfloor to Top of Inside Sill Stop | | Overall Unit Area | |
|----------|------------|-------------------|---------|--------|---------|-------|---------|-------------------|------------------------------|--------|---------|-------------------|--|--------|-------------------|-------------------|
| | Sq. Ft. | (m ²) | Inches | (mm) | Inches | (mm) | Sq. Ft. | (m ²) | Lineal Ft. | (mm) | Sq. Ft. | (m ²) | Inches | (mm) | Sq. Ft. | (m ²) |
| TW30210 | 3.35 | (.311) | 33 1/8" | (860) | 14 1/4" | (362) | 6.01 | (.558) | 14' 5" | (4394) | 3.38 | (.314) | 48 1/2" | (1231) | 9.63 | (.895) |
| TW3032 | 3.82 | (.355) | 33 7/8" | (860) | 16 1/4" | (412) | 6.87 | (.638) | 15' 1" | (4597) | 3.85 | (.358) | 44 1/2" | (1130) | 10.67 | (.991) |
| TW3036 | 4.29 | (.399) | 33 7/8" | (860) | 18 1/4" | (463) | 7.73 | (.718) | 15' 9" | (4801) | 4.32 | (.401) | 40 1/2" | (1028) | 11.72 | (1.089) |
| TW30310 | 4.76 | (.442) | 33 7/8" | (860) | 20 1/4" | (514) | 8.59 | (.798) | 16' 5" | (5004) | 4.79 | (.445) | 36 1/2" | (926) | 12.76 | (1.185) |
| TW3042 | 5.23 | (.486) | 33 7/8" | (860) | 22 1/4" | (565) | 9.45 | (.878) | 17' 1" | (5207) | 5.26 | (.489) | 32 1/2" | (825) | 13.81 | (1.283) |
| TW3046* | 5.70 | (.530) | 33 7/8" | (860) | 24 1/4" | (616) | 10.31 | (.958) | 17' 9" | (5410) | 5.73 | (.532) | 28 1/2" | (723) | 14.85 | (1.380) |
| TW30410* | 6.17 | (.573) | 33 7/8" | (860) | 26 1/4" | (666) | 11.17 | (1.038) | 18' 5" | (5614) | 6.20 | (.576) | 24 1/2" | (622) | 15.90 | (1.477) |
| TW3052* | 6.64 | (.617) | 33 7/8" | (860) | 28 1/4" | (717) | 12.03 | (1.118) | 19' 1" | (5817) | 6.67 | (.620) | 20 1/2" | (520) | 16.95 | (1.575) |
| TW3056* | 5.70 | (.530) | 33 7/8" | (860) | 24 1/4" | (616) | 12.89 | (1.198) | 19' 9" | (6020) | 5.73 | (.532) | 16 1/2" | (418) | 17.99 | (1.671) |
| TW30510* | 7.58 | (.704) | 33 7/8" | (860) | 32 1/4" | (819) | 13.75 | (1.277) | 20' 5" | (6223) | 7.61 | (.707) | 12 1/2" | (317) | 19.04 | (1.769) |
| TW3052* | 8.05 | (.748) | 33 7/8" | (860) | 34 1/4" | (870) | 14.61 | (1.357) | 21' 1" | (6426) | 8.08 | (.751) | 8 1/2" | (215) | 20.08 | (1.865) |
| TW34210 | 3.74 | (.347) | 37 7/8" | (962) | 14 1/4" | (362) | 6.79 | (.631) | 15' 5" | (4699) | 3.78 | (.351) | 48 1/2" | (1231) | 10.65 | (.989) |
| TW3432 | 4.27 | (.397) | 37 7/8" | (962) | 16 1/4" | (412) | 7.76 | (.721) | 16' 1" | (4902) | 4.30 | (.399) | 44 1/2" | (1130) | 11.81 | (1.097) |
| TW3436 | 4.80 | (.446) | 37 7/8" | (962) | 18 1/4" | (463) | 8.73 | (.811) | 16' 9" | (5105) | 4.83 | (.449) | 40 1/2" | (1028) | 12.97 | (1.205) |
| TW34310 | 5.32 | (.494) | 37 7/8" | (962) | 20 1/4" | (514) | 9.70 | (.901) | 17' 5" | (5309) | 5.35 | (.497) | 36 1/2" | (926) | 14.12 | (1.312) |
| TW3442 | 5.85 | (.543) | 37 7/8" | (962) | 22 1/4" | (565) | 10.67 | (.991) | 18' 1" | (5512) | 5.88 | (.546) | 32 1/2" | (825) | 15.28 | (1.420) |
| TW3446* | 6.37 | (.592) | 37 7/8" | (962) | 24 1/4" | (616) | 11.64 | (1.081) | 18' 9" | (5715) | 6.41 | (.596) | 28 1/2" | (723) | 16.43 | (1.526) |
| TW34410* | 6.90 | (.641) | 37 7/8" | (962) | 26 1/4" | (666) | 12.61 | (1.172) | 19' 5" | (5918) | 6.93 | (.644) | 24 1/2" | (622) | 17.59 | (1.634) |
| TW3452* | 7.43 | (.690) | 37 7/8" | (962) | 28 1/4" | (717) | 13.58 | (1.262) | 20' 1" | (6121) | 7.46 | (.693) | 20 1/2" | (520) | 18.75 | (1.742) |
| TW3456* | 6.37 | (.592) | 37 7/8" | (962) | 24 1/4" | (616) | 14.55 | (1.352) | 20' 9" | (6325) | 6.41 | (.596) | 16 1/2" | (418) | 19.90 | (1.849) |
| TW34510* | 8.48 | (.788) | 37 7/8" | (962) | 32 1/4" | (819) | 15.53 | (1.443) | 21' 5" | (6528) | 8.51 | (.791) | 12 1/2" | (317) | 21.06 | (1.957) |
| TW3462* | 9.01 | (.837) | 37 7/8" | (962) | 34 1/4" | (870) | 16.50 | (1.533) | 21' 1" | (6731) | 9.04 | (.840) | 8 1/2" | (215) | 22.22 | (2.064) |
| TW38210 | 4.14 | (.385) | 41 7/8" | (1064) | 14 1/4" | (362) | 7.56 | (.702) | 16' 5" | (5004) | 4.17 | (.387) | 48 1/2" | (1231) | 11.68 | (1.085) |
| TW3832 | 4.72 | (.439) | 41 7/8" | (1064) | 16 1/4" | (412) | 8.64 | (.803) | 17' 1" | (5207) | 4.76 | (.442) | 44 1/2" | (1130) | 12.94 | (1.202) |
| TW3836 | 5.30 | (.492) | 41 7/8" | (1064) | 18 1/4" | (463) | 9.72 | (.903) | 17' 9" | (5410) | 5.34 | (.496) | 40 1/2" | (1028) | 14.21 | (1.320) |
| TW38310 | 5.88 | (.546) | 41 7/8" | (1064) | 20 1/4" | (514) | 10.81 | (1.004) | 18' 5" | (5614) | 5.92 | (.550) | 36 1/2" | (926) | 15.48 | (1.438) |
| TW3842 | 6.47 | (.601) | 41 7/8" | (1064) | 22 1/4" | (565) | 11.89 | (1.105) | 19' 1" | (5817) | 6.50 | (.604) | 32 1/2" | (825) | 16.75 | (1.556) |
| TW3846* | 7.05 | (.655) | 41 7/8" | (1064) | 24 1/4" | (616) | 12.97 | (1.205) | 19' 9" | (6020) | 7.08 | (.658) | 28 1/2" | (723) | 18.01 | (1.673) |
| TW38410* | 7.63 | (.709) | 41 7/8" | (1064) | 26 1/4" | (666) | 14.05 | (1.305) | 20' 5" | (6223) | 7.66 | (.712) | 24 1/2" | (622) | 19.28 | (1.791) |
| TW3852* | 8.21 | (.763) | 41 7/8" | (1064) | 28 1/4" | (717) | 15.14 | (1.407) | 21' 1" | (6426) | 8.25 | (.766) | 20 1/2" | (520) | 20.55 | (1.909) |
| TW3856* | 7.05 | (.655) | 41 7/8" | (1064) | 24 1/4" | (616) | 16.22 | (1.507) | 21' 9" | (6629) | 7.08 | (.658) | 16 1/2" | (418) | 21.62 | (2.009) |
| TW38510* | 9.37 | (.871) | 41 7/8" | (1064) | 32 1/4" | (819) | 17.30 | (1.607) | 22' 5" | (6833) | 9.41 | (.874) | 12 1/2" | (317) | 23.08 | (2.144) |
| TW3862* | 9.96 | (.925) | 41 7/8" | (1064) | 34 1/4" | (870) | 18.38 | (1.708) | 23' 1" | (7036) | 9.99 | (.928) | 8 1/2" | (215) | 24.35 | (2.262) |

FIRE-RATED DOORS



Door Style: Steel 500

Our Fire-Rated Doors Protect your home and family.

When you choose Thermo-Tru fire-rated doors, you add protection and good looks. Our fire-rated fire doors meet standard codes as they increase safety in single- and multi-family homes.

Steel Doors

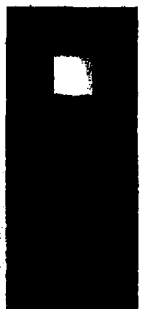
Thermo-Tru fire-rated steel doors combine the strength and durability of steel with a 90-minute positive pressure rating. That means you have up to 90 minutes of protection if a fire is spreading throughout the home. Our fire-rated steel doors feature:

- 24-gauge electrogalvanized steel for rust resistance
- a solid insulating core
- a primed steel surface that is ready for painting
- deadbolt center-to-center distance of 27/8" to 6"
- optional closure and panic blocks to accept specialized hardware

The doors are steel-edged, making them suitable for use in condominiums, office buildings or light commercial buildings – anywhere fire safety is a consideration. They can be ordered pre-hung, making installation easy. The doors will tilt into the opening. The doors are also non-handed to allow more flexibility.



500



501

10" x 10" mesh lite



510

Thermo-Tru steel doors offer a variety of security features, including a solid wood lockblock (suitable for GS-161 locks) that ensures hardware is mounted securely, and a proprietary security strike plate that strengthens the entire door system. Available in three classic styles (also available in 7'0" heights), steel fire doors add safety and style to any home. (Passes ASTM E 2074-00, UL 10 C and UBC-2-1997 codes.)**

| | | |
|---|----------------|--|
| Header Schedule | POST + BEAM | |
| Type of Heating System | OFF - FHW | |
| Stairs | | |
| Number of Stairways | | |
| Interior | | |
| Exterior | | |
| Treads and Risers (Section 314) | | |
| Width | | |
| Headroom | | |
| Guardrails and Handrails (Section 315) | NOTE ON PLAN - | |
| Smoke Detectors Location and type/Interconnected | PER CODE | |
| Plan Reviewer Signature | | |

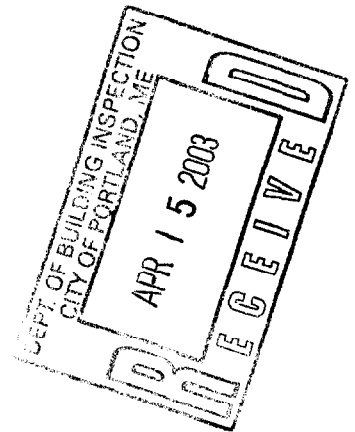
See Chimney Summary Checklist

| | | |
|---|---------------------------------------|--|
| Attic or additional Floor Joist Species Dimensions and Spacing (Table 802.4.2 or 503.3.1(1) & Table 503.3.2(1)) | NEED SEE PLAN | |
| Roof Rafter; Pitch, Span, Spacing & Dimension (Table 802.3.2(7)) | NEED | |
| Sheathing; Floor, Wall and roof (Table 503.2.1(1)) | FLOOR 3/4" T/G | |
| Fastener Schedule (Table 602.3(1) & (2)) | SEE PLANS | |
| Private Garage Section 309 and Section 407 1999 BOCA) Living Space ? (Above or beside) | NEED ↓ | |
| Fire separation | | |
| Fire rating of doors to living space Door Sill elevation (407.5 BOCA) | | |
| Egress Windows (Section 310) | NEED 4/22 - SEE TABLE - | |
| Roof Covering (Chapter 9) | NEED | |
| Safety Glazing (Section 308) | | |
| Attic Access (BOCA 1211.1) | NOT | |
| Draft Stopping around chimney | | |

| Soil type/Presumptive Load Value (Table 401.4.1) _____ | | |
|---|---|--------------------------|
| Component | Plan Reviewer | Inspection/Date/Findings |
| STRUCTURAL Footing Dimensions/Depth (Table 403.1.1 & 403.1.1(1), Section 403.1.2) | NEED ✓ | |
| Foundation Drainage Dampproofing (Section 406) | NEED ✓ | |
| Ventilation (Section 409.1) Crawls Space ONLY | NEED ✓ | |
| AnchorBolts/Straps (Section 403.1.4) | NEED ✓ | |
| Lally Column Type, Spacing and footing sizes (Table 502.3.4(2)) | 4" STEEL NEED w/ 36" x 36" FOOT | |
| Built-Up Wood Center Girder Dimension/Type (Table 502.3.4(2)) | 3 - 4x6 SBE PLANK | |
| Sill/Band Joist Type & Dimesions | NEED ✓ | |
| First Floor Joist Species Dimensions and Spacing (Table 503.3.1(1) & Table 503.3.2(1)) | 2x10's 12 OC. | 14'9" SPAN |
| | 2x10's 16 OC. | 13'6" SPAN |
| Second Floor Joist Species Dimensions and Spacing Table(503.3.1(1) & Table 503.3.2(1)) | NEED | |

**Table 5 - Continued
ALLOWABLE PURLIN SPANS (feet)**

| GROUND SNOW LOAD = 50 psf | | | | | |
|----------------------------------|----------------------|---------------------|---------------------|---------------------|---------------------|
| Eastern Spruce | | | | | |
| Purlin Spacing (ft) | Slope (In/ft) | 4x8 Grade #1 | 4x8 Grade #2 | 6x8 Grade #1 | 6x8 Grade #2 |
| 2.00 | 3.5 | 16.50 | 15.00 | 18.67 | 15.08 |
| 2.33 | 3.5 | 14.25 | 12.94 | 17.47 | 13.96 |
| 2.67 | 3.5 | 13.33 | 12.10 | 16.34 | 13.06 |
| 2.00 | 4 | 16.28 | 14.80 | 18.77 | 15.00 |
| 2.33 | 4 | 14.06 | 12.77 | 17.37 | 13.89 |
| 2.67 | 4 | 13.15 | 11.94 | 16.25 | 12.99 |
| 2.00 | 5 | 15.83 | 14.38 | 18.54 | 14.82 |
| 2.33 | 5 | 13.66 | 12.41 | 17.16 | 13.72 |
| 2.67 | 5 | 12.78 | 11.61 | 16.05 | 12.83 |
| 2.00 | 6 | 15.36 | 13.96 | 18.29 | 14.62 |
| 2.33 | 6 | 13.26 | 12.05 | 16.94 | 13.54 |
| 2.67 | 6 | 12.41 | 11.27 | 15.84 | 12.68 |
| 2.00 | 7 | 14.96 | 13.60 | 18.10 | 14.46 |
| 2.33 | 7 | 12.91 | 11.73 | 16.75 | 13.39 |
| 2.67 | 7 | 12.08 | 10.97 | 15.67 | 12.53 |
| 2.00 | 8 | 15.11 | 13.74 | 18.55 | 14.63 |
| 2.33 | 8 | 13.05 | 11.85 | 17.18 | 13.73 |
| 2.67 | 8 | 12.21 | 11.09 | 16.07 | 12.84 |
| 2.00 | 10 | 15.48 | 14.07 | 19.49 | 15.58 |
| 2.33 | 10 | 13.37 | 12.14 | 18.04 | 14.42 |
| 2.67 | 10 | 12.50 | 11.36 | 16.88 | 13.49 |
| 2.00 | 12 | 15.93 | 14.48 | 20.45 | 16.34 |
| 2.33 | 12 | 13.75 | 12.49 | 18.93 | 15.13 |
| 2.67 | 12 | 12.87 | 11.69 | 17.71 | 14.15 |
| Douglas Fir | | | | | |
| 2.00 | 3.5 | 19.04 | 18.53 | 21.66 | 18.61 |
| 2.33 | 3.5 | 17.45 | 15.93 | 20.57 | 17.23 |
| 2.67 | 3.5 | 16.32 | 14.90 | 19.68 | 16.11 |
| 2.00 | 4 | 18.94 | 18.29 | 21.77 | 18.50 |
| 2.33 | 4 | 17.22 | 15.72 | 20.68 | 17.13 |
| 2.67 | 4 | 16.11 | 14.70 | 19.78 | 16.02 |
| 2.00 | 5 | 18.54 | 17.77 | 21.99 | 18.28 |
| 2.33 | 5 | 16.73 | 15.28 | 20.89 | 16.92 |
| 2.67 | 5 | 15.65 | 14.29 | 19.66 | 15.83 |
| 2.00 | 6 | 17.94 | 17.25 | 22.14 | 18.04 |
| 2.33 | 6 | 16.24 | 14.83 | 20.74 | 16.70 |
| 2.67 | 6 | 15.19 | 13.87 | 19.40 | 15.62 |
| 2.00 | 7 | 17.28 | 16.80 | 22.16 | 17.84 |
| 2.33 | 7 | 15.82 | 14.44 | 20.52 | 16.52 |
| 2.67 | 7 | 14.80 | 13.51 | 19.19 | 15.45 |
| 2.00 | 8 | 17.11 | 16.78 | 22.72 | 18.29 |
| 2.33 | 8 | 15.98 | 14.59 | 21.04 | 16.94 |
| 2.67 | 8 | 14.95 | 13.65 | 19.68 | 15.84 |
| 2.00 | 10 | 18.91 | 16.59 | 23.84 | 19.21 |
| 2.33 | 10 | 16.07 | 14.95 | 22.10 | 17.79 |
| 2.67 | 10 | 15.31 | 13.98 | 20.87 | 16.64 |
| 2.00 | 12 | 17.01 | 16.69 | 24.72 | 20.16 |
| 2.33 | 12 | 16.16 | 15.38 | 23.19 | 18.67 |
| 2.67 | 12 | 15.45 | 14.39 | 21.89 | 17.46 |

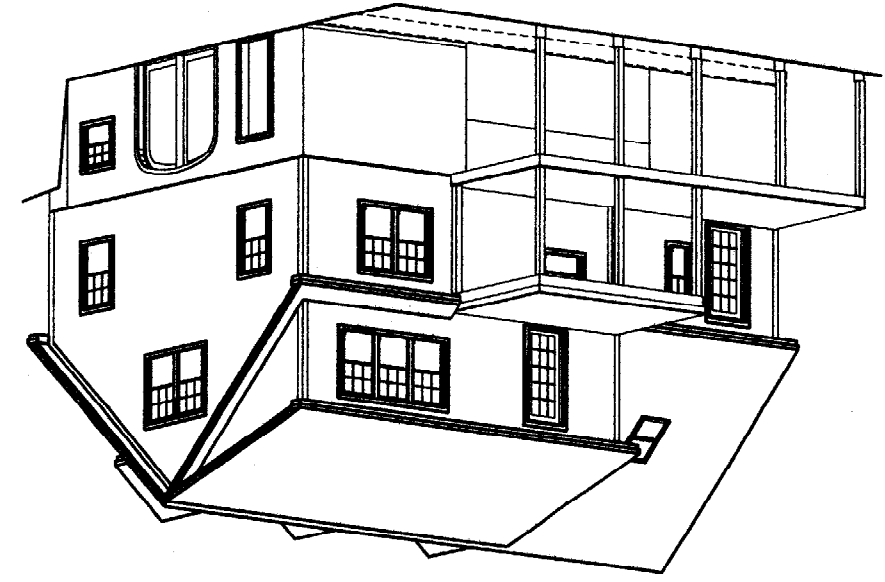


| | | | | | |
|--------------------------------------|--|----------|--|-------------------|--|
| ELEV. | | F-1945 | | SCALE: 1/8"=1'-0" | |
| SHT. NO. | | PLAN NO. | | DATE: 8/28/02 | |
| PROJECT NAME: COURTENAY & PAUL AUGER | | | | | |
| DRAWN BY: BOCA 2000 | | | | | |
| CHECKED BY: | | | | | |
| DATE: | | | | | |
| REVISION/CHANGE ORDER: | | | | | |

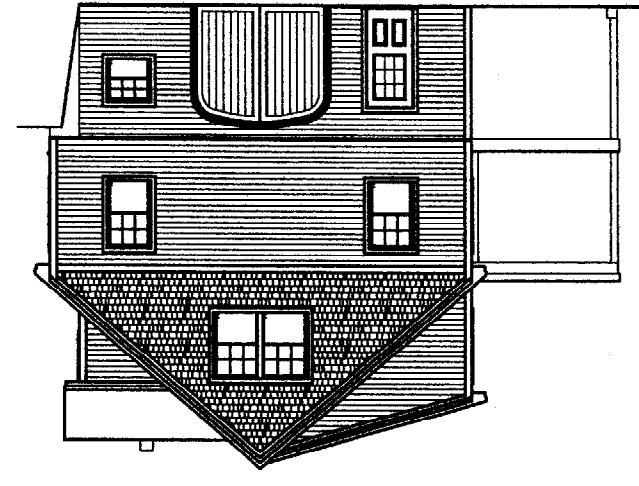
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Kath Holts - 766-5780



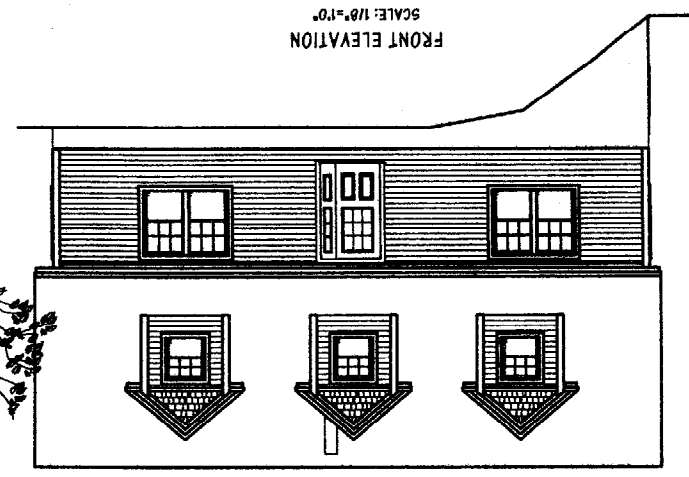
ISOMETRIC VIEW (REAR)
SCALE: 1/8"=1'-0"
ELEVATION IS FOR VISUALIZATION PURPOSES ONLY.
RAILINGS OMITTED FOR CLARITY



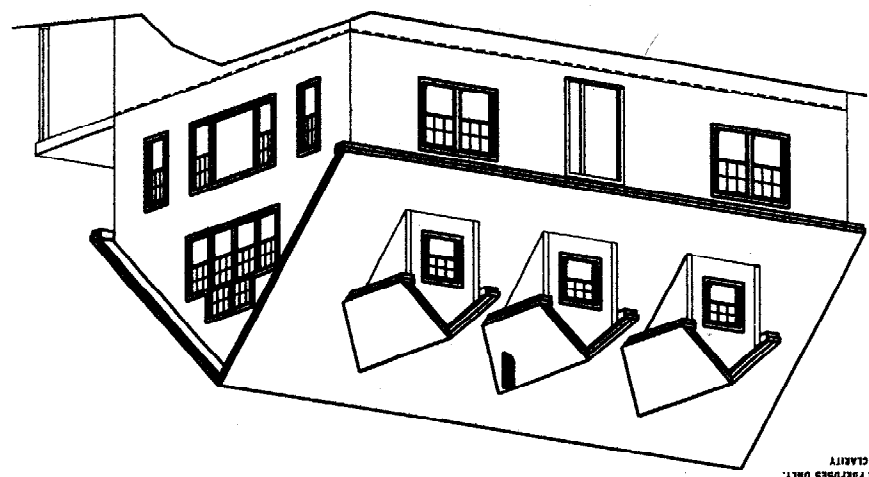
LEFT ELEVATION
SCALE: 1/8"=1'-0"
ELEVATION IS FOR VISUALIZATION PURPOSES ONLY.
RAILINGS OMITTED FOR CLARITY



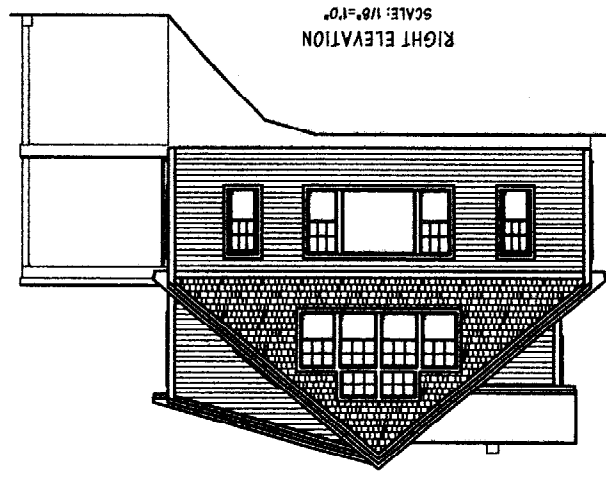
FRONT ELEVATION
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RAILINGS OMITTED FOR CLARITY

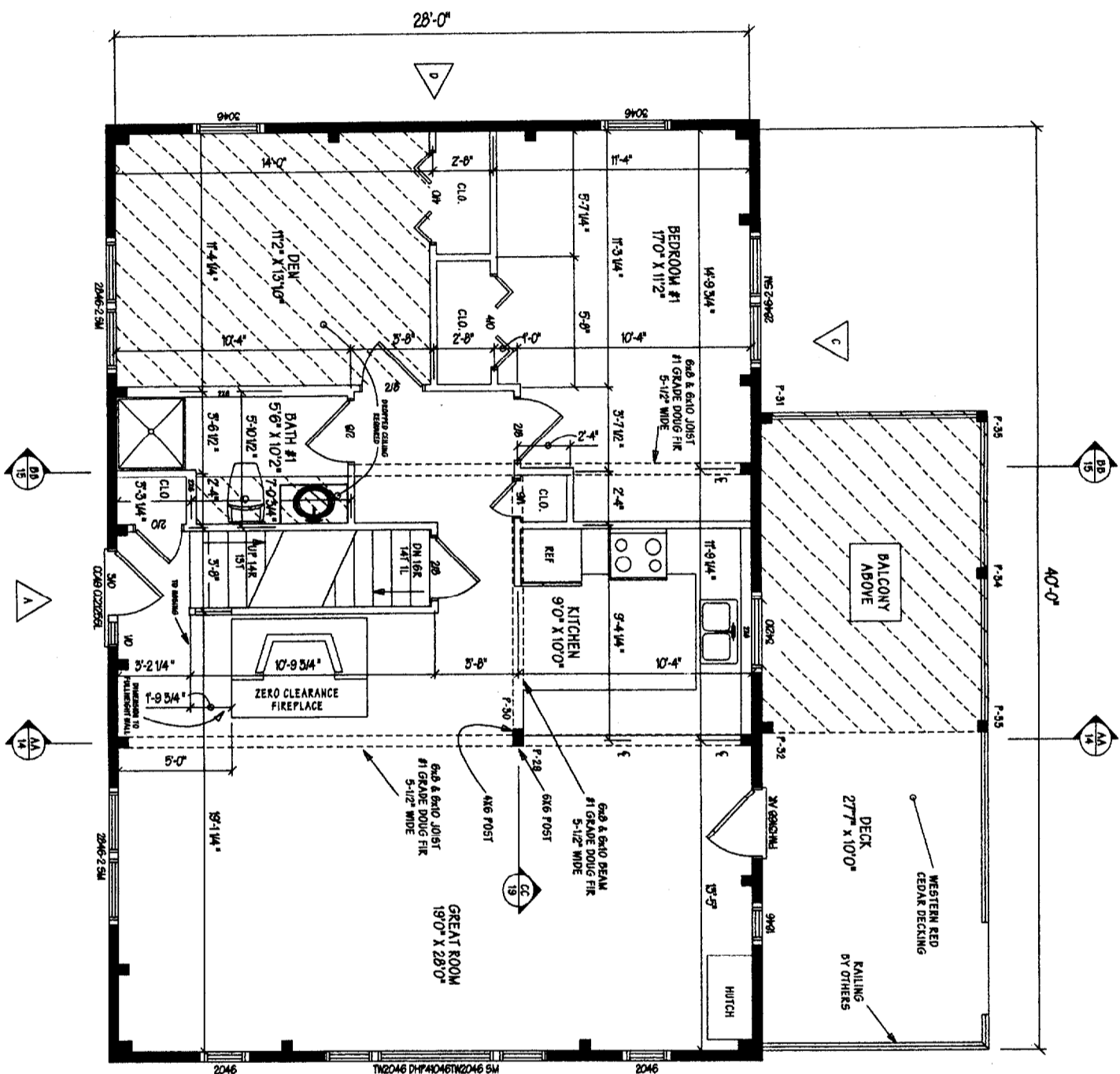


ISOMETRIC VIEW (FRONT)
SCALE: 1/8"=1'-0"
ELEVATION IS FOR VISUALIZATION PURPOSES ONLY.
RAILINGS OMITTED FOR CLARITY



RIGHT ELEVATION
SCALE: 1/8"=1'-0"
ELEVATION IS FOR VISUALIZATION PURPOSES ONLY.
RAILINGS OMITTED FOR CLARITY





FIRST FLOOR PLAN

1120 SQUARE FEET

NOTICE: BUILDING DESIGNED TO MEET THE FOLLOWING LOAD CONDITIONS:
 1st FLOOR 40 PSF LIVE LOAD
 2nd FLOOR 50 PSF LIVE LOAD
 ROOF SYSTEM 50 PSF SNOW LOAD
 WIND LOAD 100 MPH EXPOSURE "B"
 ALL DOORS ARE 6'8" HIGH UNLESS OTHERWISE NOTED.

IMPORTANT NOTE
 THE BUILDER MUST REVIEW THE SIGNED ORDER FORM AND ANY ADJUSTMENTS OF MATERIALS BEING PURCHASED FROM CLASSIC POST & BEAM. ANY OTHER MATERIALS REQUIRED TO ERECT THE BUILDING BUT NOT LISTED ON THE SIGNED ORDER FORM ARE TO BE SUPPLIED BY THE BUILDER OR CUSTOMER.

ARTIFICIAL LIGHT AND MECHANICAL VENT REQUIRED IN DORMERS.

- = DETAIL 1 ON SHEET B
- = ELEVATION DESIGNATION
- = SECTION AA ON SHEET 7

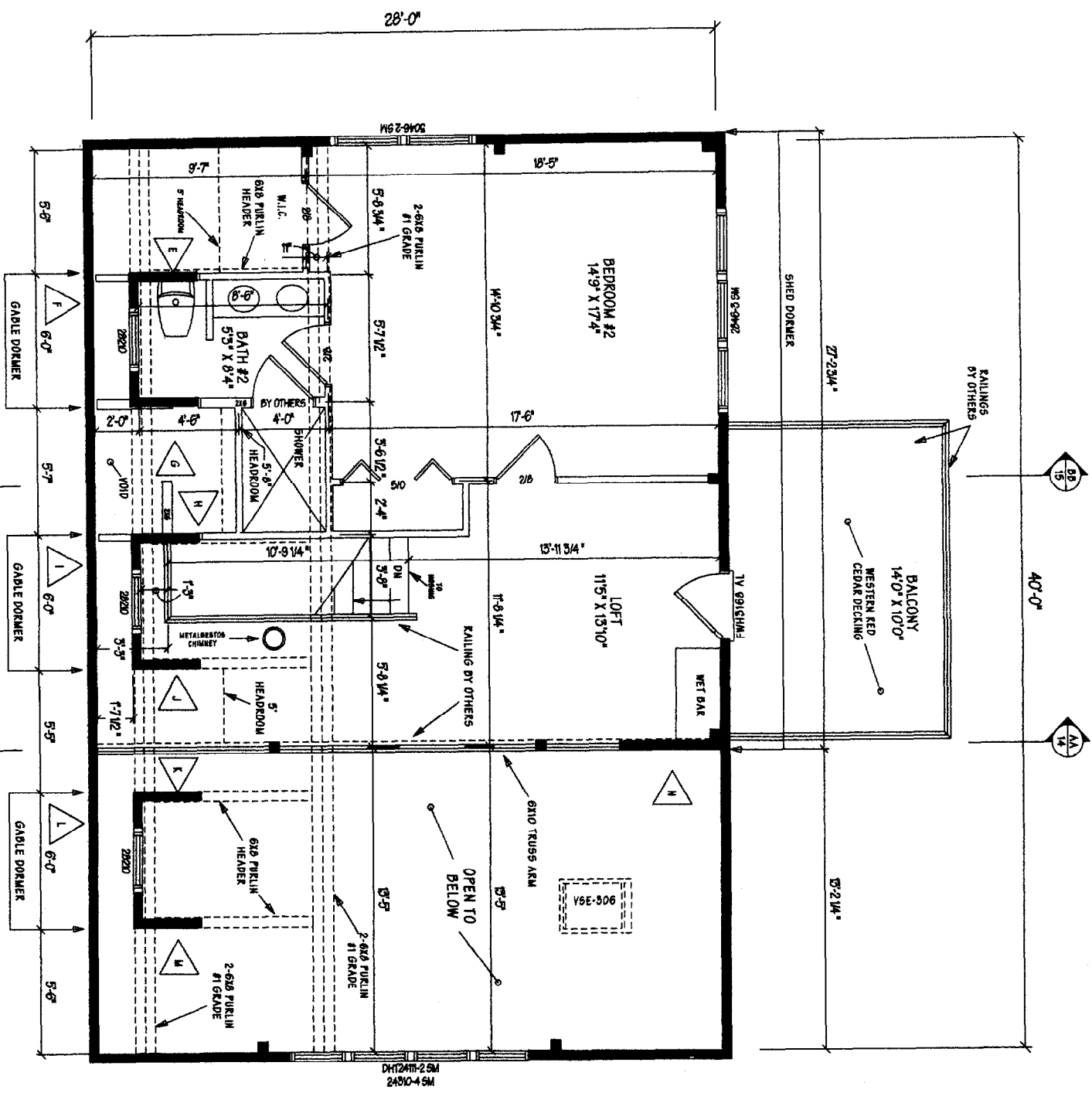
CUSTOM GRILLES ON ALL WINDOWS



| NO. | REVISION/CHANGE ORDER | DATE | BY | CHKD. |
|-----|-----------------------|----------|----|-------|
| K1 | REDRAW | 9/27/02 | BR | ER |
| K2 | MISC. | 11-5-02 | WL | ER |
| K3 | MISC. | 12/17/02 | BR | ER |
| K4 | MATERIALS / MISC | 1/17/03 | BR | ER |

| | | | |
|----------|----------|---------------------------------|----------------|
| DESIGNER | ANDERSEN | MODEL | MOD. BRENTWOOD |
| DRG. DR. | COOPER | DESIGNED TO MEET THE 1999 | |
| CHKD. ER | | D.O.C.A. NATIONAL BUILDING CODE | |

| | | | |
|--------------|--------------|------------------------|-----------|
| PROJECT NAME | | COURTENAY & PAUL AUGER | |
| DATE | 9/27/02 | PLANNED | SHEET NO. |
| SCALE | 1/4" = 1'-0" | F-1945 | 1 |

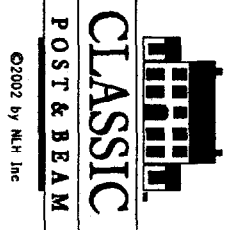


SECOND FLOOR PLAN

791 SQUARE FEET

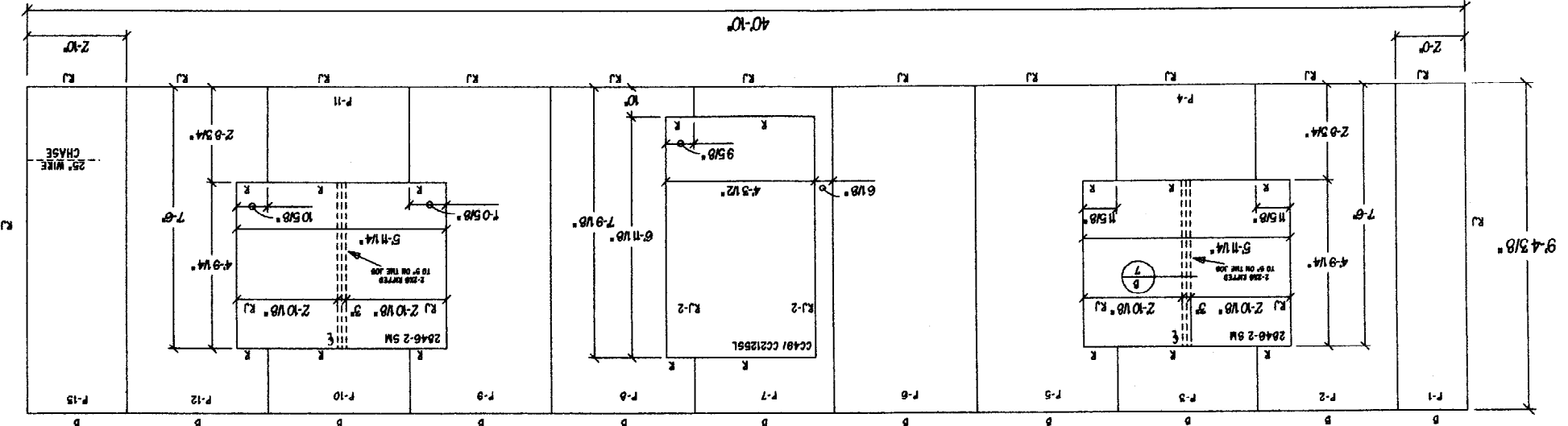
| NO. | DESCRIPTION | DATE | BY | CHK |
|-----|-----------------------|---------|----|-----|
| 01 | MISC | 1/8/03 | BR | ER |
| 01 | DELIVERY DATE 4/15/03 | 1/30/03 | BR | ER |
| 02 | MATERIALS | 2/4/05 | BR | ER |

| | |
|--------------|------------------------|
| PROJECT NAME | COURTENAY & PAUL AUGER |
| DATE | 8/27/02 |
| SCALE | 1/4" = 1'-0" |
| FLYING | F-1945 |
| SHEET NO. | 2 |

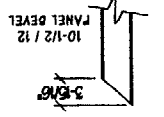


| | | | |
|--------------|------------------------|-------|------------|
| DATE | 1/11/03 | SCALE | 3/8"=1'-0" |
| PROJECT NAME | COURTENAY & PAUL AUGER | | |
| DRG. NO. | 5 | DATE | 1/11/03 |
| DRG. NO. | 5 | DATE | 1/11/03 |
| DRG. NO. | 5 | DATE | 1/11/03 |
| DRG. NO. | 5 | DATE | 1/11/03 |
| DRG. NO. | 5 | DATE | 1/11/03 |
| DRG. NO. | 5 | DATE | 1/11/03 |
| DRG. NO. | 5 | DATE | 1/11/03 |
| DRG. NO. | 5 | DATE | 1/11/03 |
| DRG. NO. | 5 | DATE | 1/11/03 |

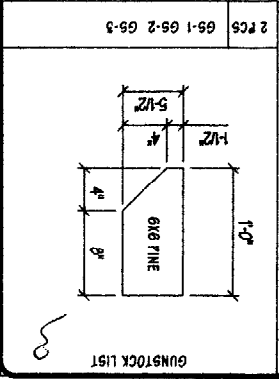
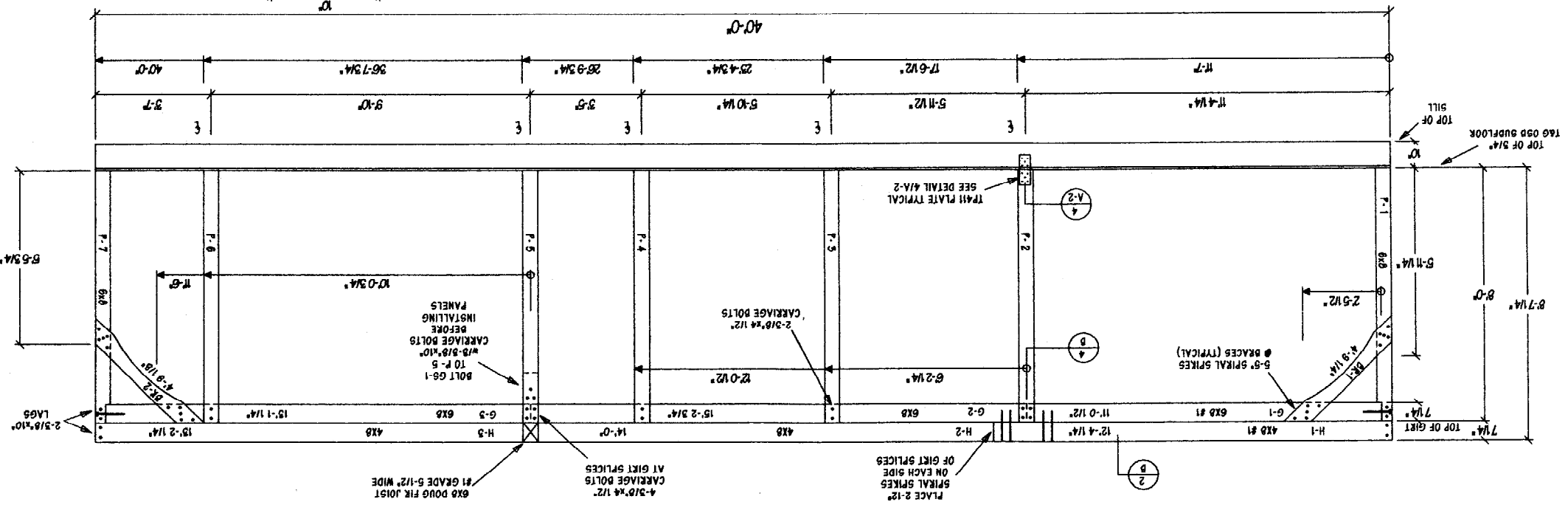
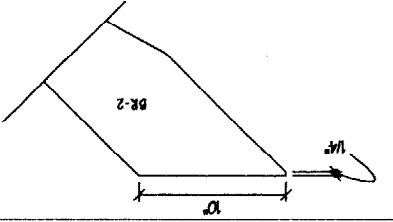
PANEL ELEV. "A"



B=10-1/2 / 12



POST ELEVATION "A"



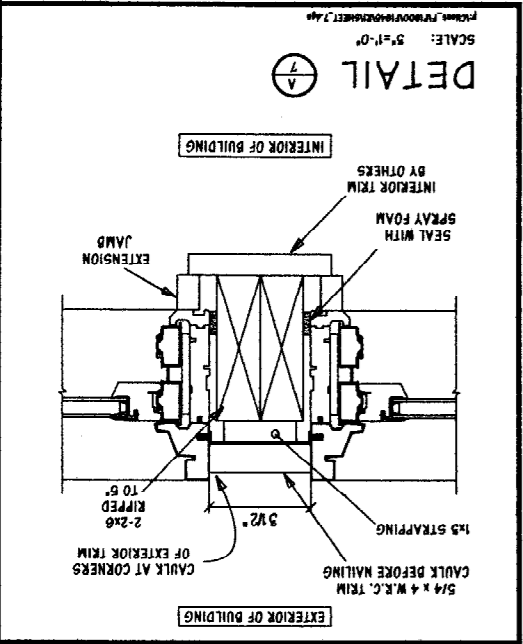
SEE SHEET "B" FOR BOLTING SPECIFICATIONS.
 SEE SHEET "C" AND "F-1" FOR EAVE DETAILS.
 SEE SHEET "C" AND "F-1" FOR RAKE DETAILS.
 SEE SHEET "C" AND "F" FOR PANEL CORNER DETAILS.
 WHERE A WINDOW IS MORE THAN ONE PANEL WIDE,
 INSTALL A CONTINUOUS 2x4 TOP AND BOTTOM JAMB
 ON THE JOB.
 SOME 2x4s IN PANELS ARE SECURED AT THE FACTORY.
 SOME ARE NOT SECURED FOR ELECTRICAL ACCESS. BE SURE
 ALL 2x4s ARE SECURED BEFORE WINDOWS AND DOORS ARE
 INSTALLED.
 4x8 FURLIN BLOCKS ARE PRECUT BY CLASSIC. SEE
 FURLIN LAYOUT & SHEET B-2.
 MAINTAIN 3-1/2" OR 5-1/2" SPACE BETWEEN BLOCKS FOR
 RIDGE FURLIN.
 SIDING APPLICATION:
 SEE SHEET "D", "E", AND "F-1" FOR ICE AND WATERSHIELD,
 FELT PAPER, STAIRING, AND SIDING APPLICATION DETAILS.



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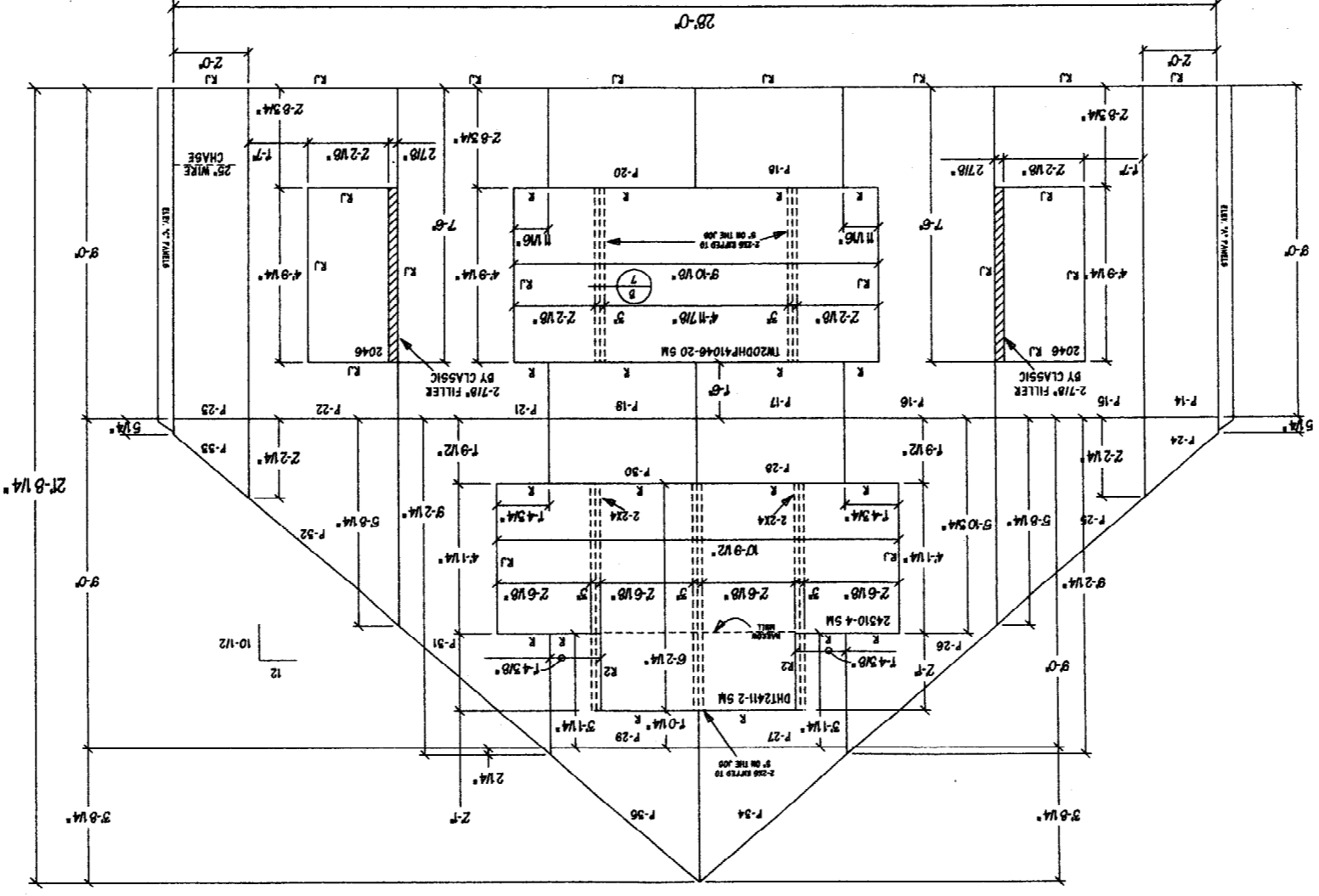
SHEET: COURTENAY & PAUL AUGER

| | | | |
|--------------|------------------------|-------|------------|
| DATE | 1/14/05 | SCALE | 3/8"=1'-0" |
| PROJECT NAME | COURTENAY & PAUL AUGER | | |
| DWG. NO. | 0000 | REV. | |
| DATE | | BY | |
| DATE | | BY | |
| DATE | | BY | |

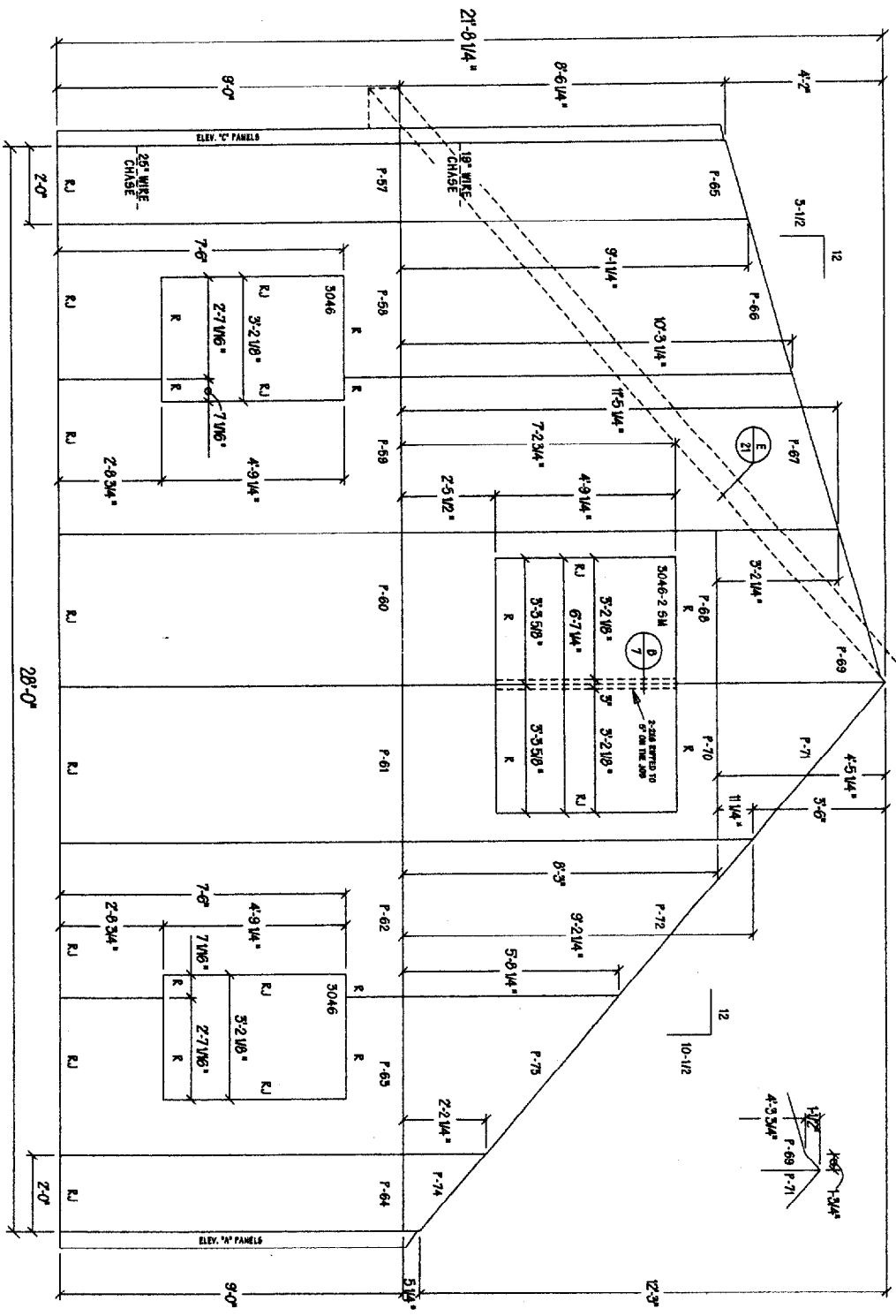


SEE SHEET 'B' FOR BOLTING SPECIFICATIONS.
 SEE SHEET 'C' AND 'F-1' FOR EAVE DETAILS.
 SEE SHEET 'C' AND 'F-1' FOR RAKE DETAILS.
 SEE SHEET 'C' AND 'F' FOR PANEL CORNER DETAILS.
 WHERE A WINDOW IS MORE THAN ONE PANEL WIDE, INSTALL A CONTINUOUS 2x4 TOP AND BOTTOM JAMB ON THE JOB.
 SOME 2x4'S IN PANELS ARE SECURED AT THE FACTORY. SOME ARE NOT SECURED FOR ELECTRICAL ACCESS. BE SURE ALL 2x4'S ARE SECURED BEFORE WINDOWS AND DOORS ARE INSTALLED.
 4x8 PURLIN BLOCKS ARE PRECUT BY CLASSIC. SEE PURLIN LAYOUT & SHEET B-2.
 MAINTAIN 5-1/2" OR 5-1/2" SPACE BETWEEN BLOCKS FOR RIDGE PURLIN.
 SIPING APPLICATION:
 SEE SHEET 'D', 'E', 'F', AND 'F-1' FOR ICE AND WATERSHIELD, FELT PAPER, STRAPPING, AND SIDING APPLICATION DETAILS.

PANEL ELEV. "B"



SEE SHEET "D" FOR DOLLING SPECIFICATIONS.
 SEE SHEET "C" AND "F-1" FOR EAVE DETAILS.
 SEE SHEET "C" AND "F-1" FOR RAKE DETAILS.
 SEE SHEET "C" AND "F-1" FOR PANEL CORNER DETAILS.
 WHERE A WINDOW IS MORE THAN ONE PANEL WIDE, INSTALL A CONTINUOUS 2x4 TOP AND BOTTOM JAMB ON THE JOB.
 SOME 2x4s IN PANELS ARE SECURED AT THE FACTORY. SOME ARE NOT SECURED FOR ELECTRICAL ACCESS. BE SURE ALL 2x4s ARE SECURED BEFORE WINDOW AND DOORS ARE INSTALLED.
 ADA PURLIN BLOCKS ARE REQUIRED BY CLASSIC. SEE FURKIN LAYOUT & SHEET "D-2".
 MAINTAIN 3-1/2" OR 5-1/2" SPACE BETWEEN BLOCKS FOR RIDGE FURKIN.
 SIDING APPLICATION:
 SEE SHEET "D", "F-1" AND "F-1" FOR ICE AND WATERSHIELD, FELT PAPER, STAPLING, AND SIDING APPLICATION DETAILS.



PANEL ELEV. "D"



CLASSIC
 POST & BEAM

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| NO. | REVISION/CHANGE ORDER | DATE | BY | CHK. |
|-----|-----------------------|------|----|------|
| | | | | |
| | | | | |
| | | | | |
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| | |
|--------------|------------------------|
| PROJECT NAME | COURTENAY & PAUL AUGER |
| DATE | 1/15/05 |
| SCALE | 3/8"=1'-0" |
| PLANNING | F-1945 |
| SHEET NO. | 11 |

PROJECT NAME: COURTENAY & PAUL AUGER
 DATE: 1/15/05
 SCALE: 3/8"=1'-0"
 PLANNING: F-1945
 SHEET NO.: 11

| | | |
|---------------------|---------------|-------------------------------------|
| SCALE: 3/8"=1'-0" | DATE: 1/15/05 | PROJECT NAME: COURTNAY & PAUL AUGER |
| PLANNING NO. F-1945 | DATE: 1/15/05 | PROJECT NAME: COURTNAY & PAUL AUGER |
| DRG. NO. ER | DATE: 1/15/05 | PROJECT NAME: COURTNAY & PAUL AUGER |
| DRG. NO. DE | DATE: 1/15/05 | PROJECT NAME: COURTNAY & PAUL AUGER |
| DRG. NO. CD | DATE: 1/15/05 | PROJECT NAME: COURTNAY & PAUL AUGER |
| DRG. NO. 13 | DATE: 1/15/05 | PROJECT NAME: COURTNAY & PAUL AUGER |



SEE SHEET "P" FOR BOLTING SPECIFICATIONS.

SEE SHEET "C" AND "F-1" FOR EAVE DETAILS.

SEE SHEET "C" AND "F-1" FOR RAKE DETAILS.

SEE SHEET "C" AND "F-1" FOR PANEL CORNER DETAILS.

WHERE A WINDOW IS MORE THAN ONE PANEL WIDE, INSTALL A CONTINUOUS 2x4 TOP AND BOTTOM JAMB ON THE JOB.

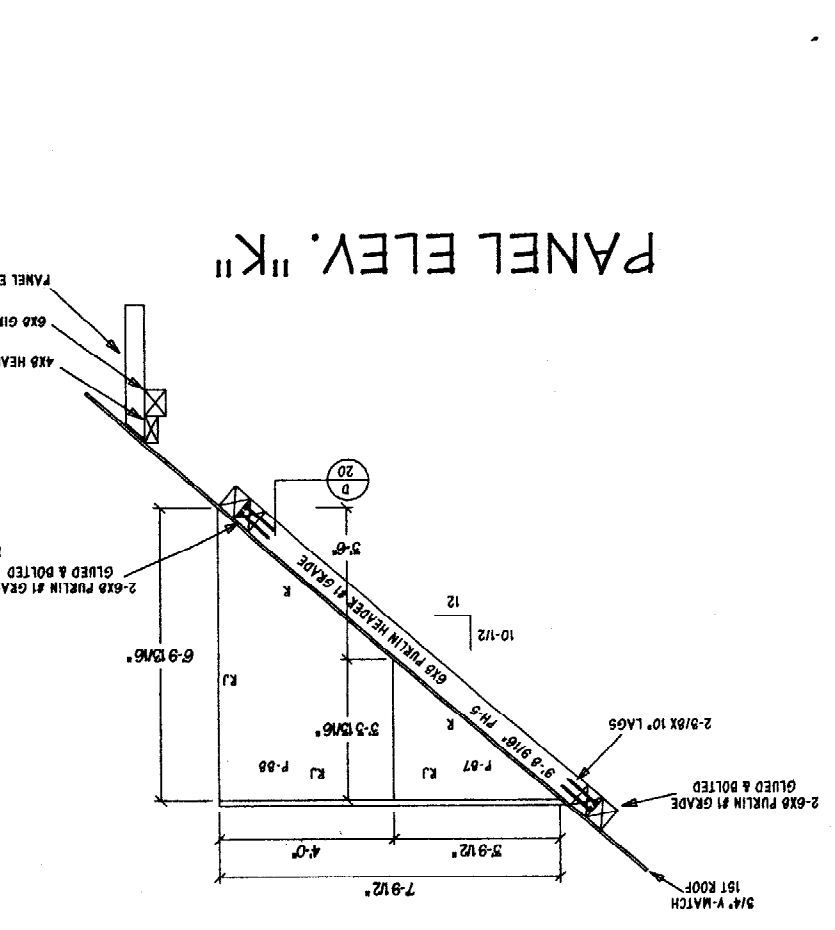
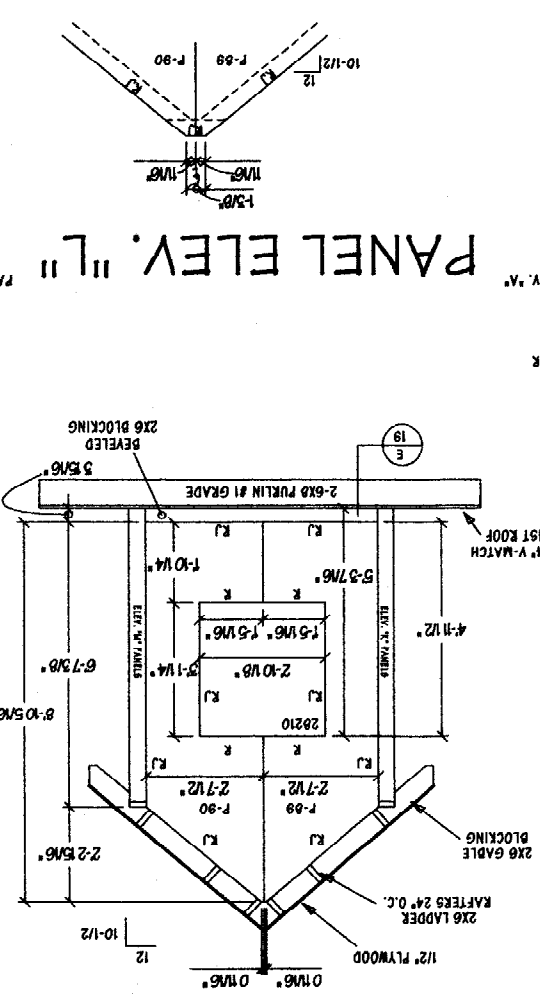
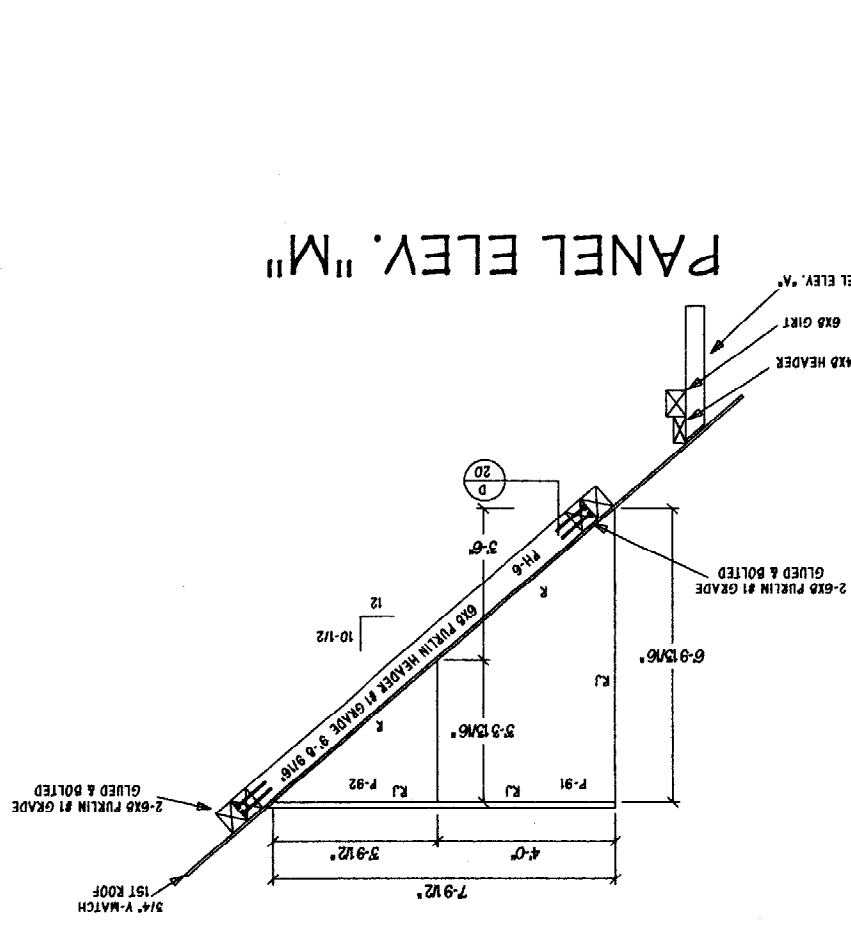
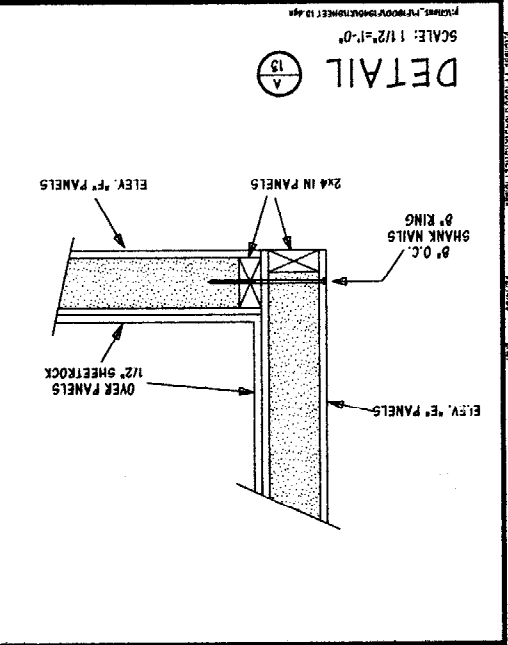
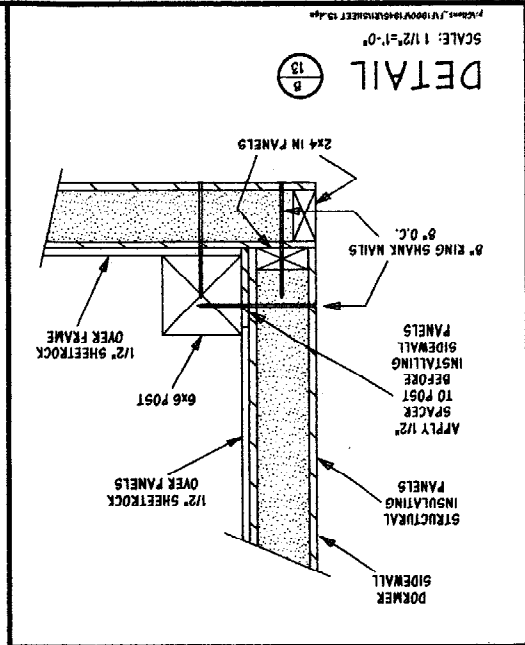
SOME 2x4'S IN PANELS ARE SECURED AT THE FACTORY. SOME ARE NOT SECURED FOR ELECTRICAL ACCESS, BE SURE ALL 2x4'S ARE SECURED BEFORE WINDOWS AND DOORS ARE INSTALLED.

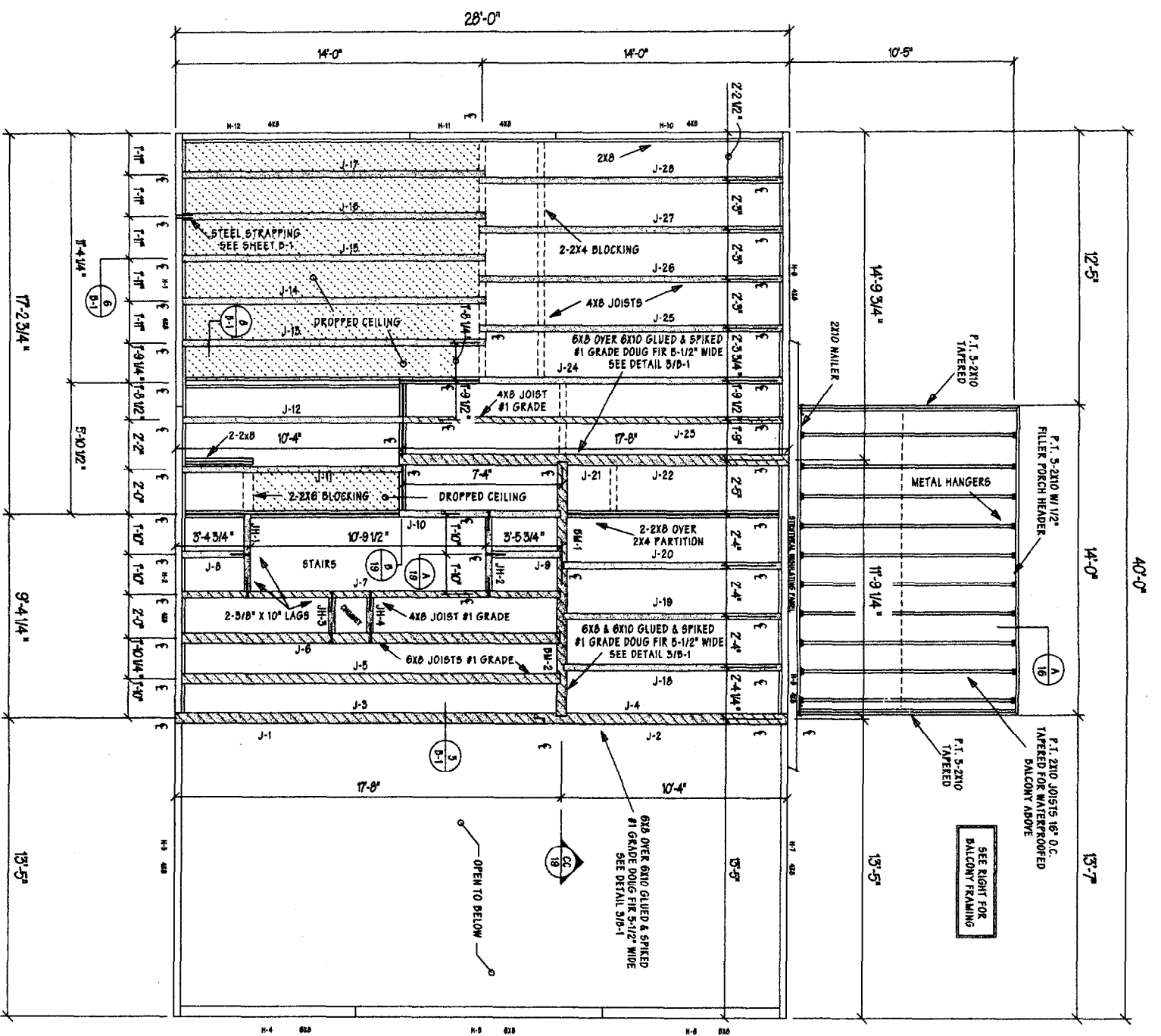
4x8 PURLIN BLOCKS ARE PRECUT BY CLASSIC. SEE PURLIN LAYOUT & SHEET D-2.

MAINTAIN 3-1/2" OR 5-1/2" SPACE BETWEEN BLOCKS FOR RIDGE PURLIN.

SIGING APPLICATION:

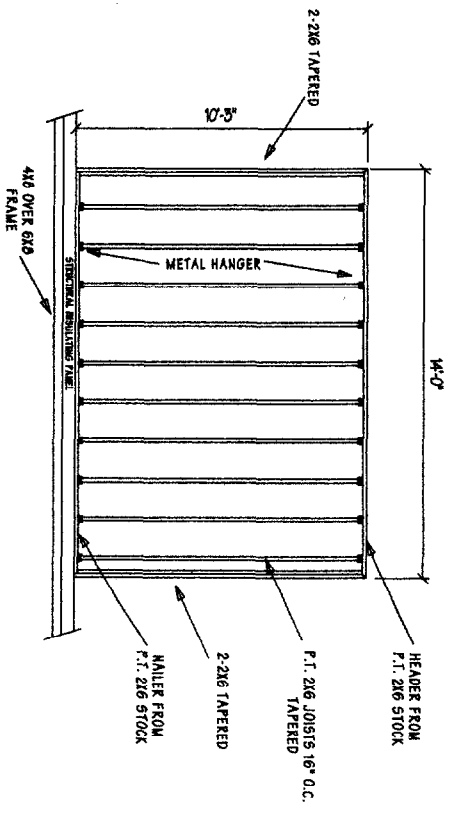
SEE SHEET "D", "F", AND "F-1" FOR ICE AND WATERSHIELD, FELT PAPER, STRAPPING, AND SIDING APPLICATION DETAILS.





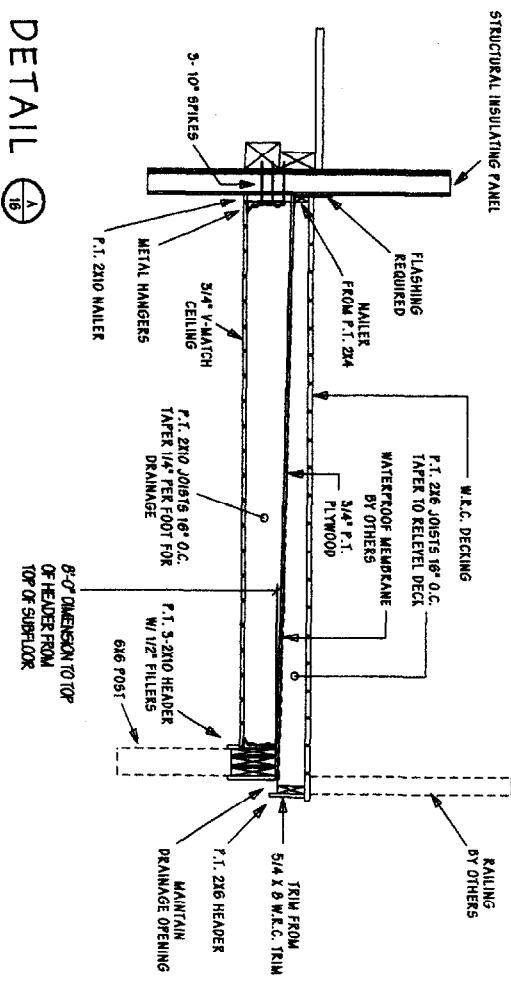
CEILING FRAMING PLAN

LOCATE JOIST HEADERS
JH-3 & 4 ON THE JOB
SEE SHEET B-1 FOR CEILING
FRAMING AND TRIM DETAILS.
SEE SHEET S-1 FOR GENERAL
STAIR DETAILS



BALCONY FRAMING

FLASHING AND WATERPROOFING
DETAILS & MATERIALS BY OTHERS



DETAIL

SCALE: 1/2" = 1'-0"
F.I. 2x16 PARTITION AND JOIST

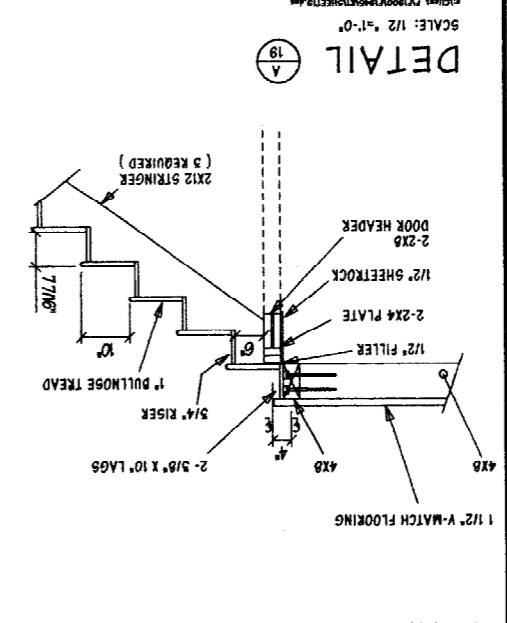
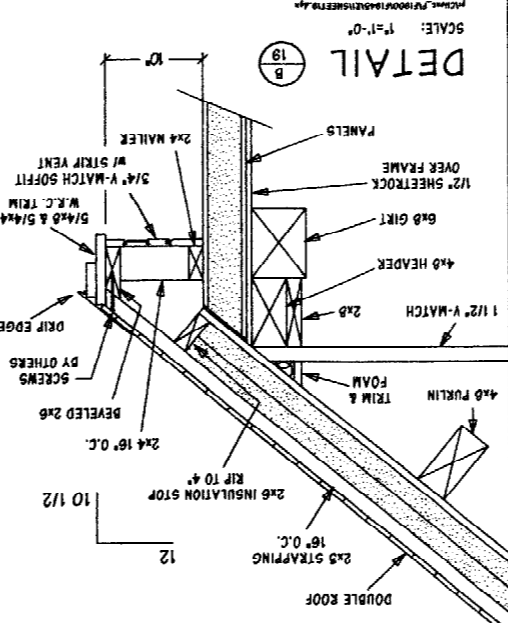
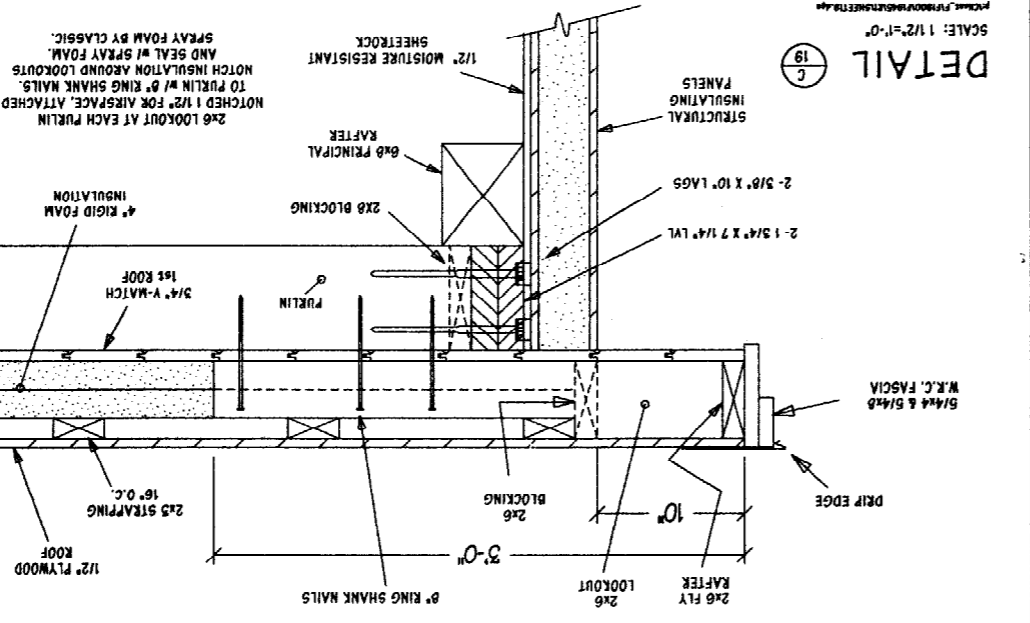
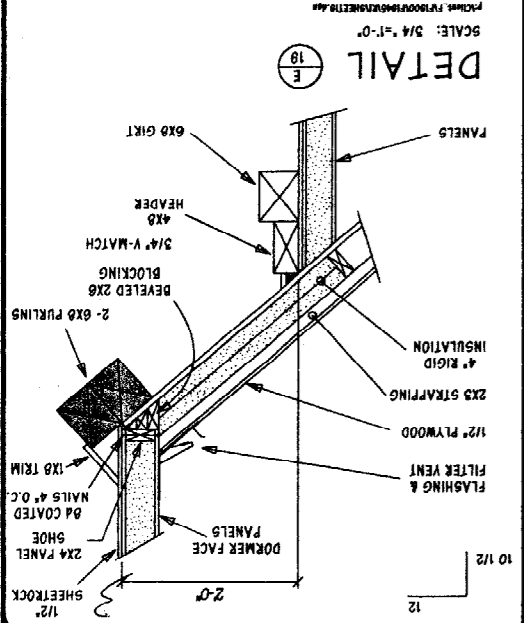
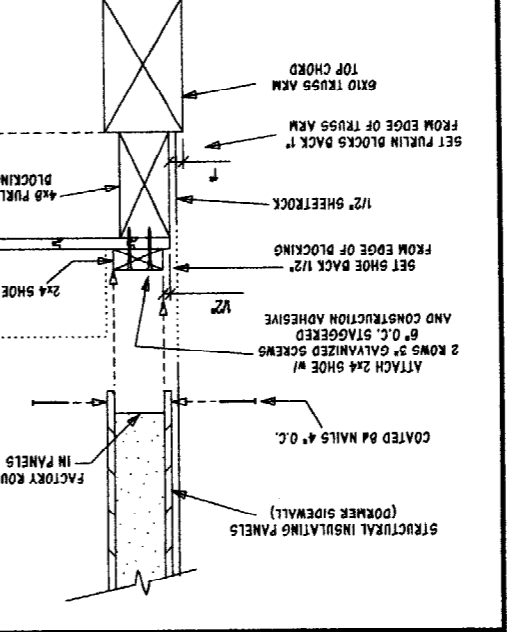
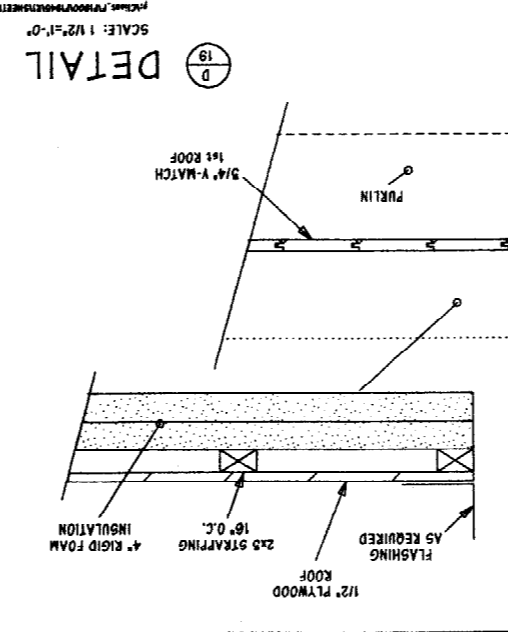
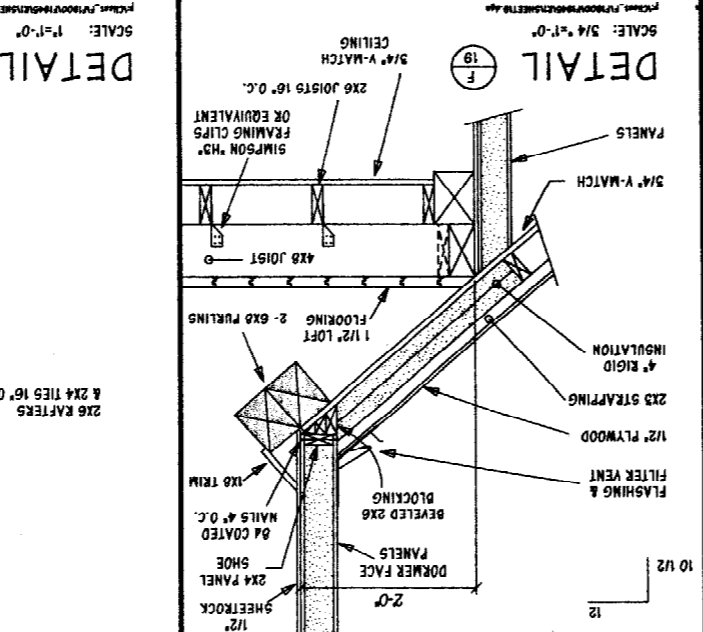
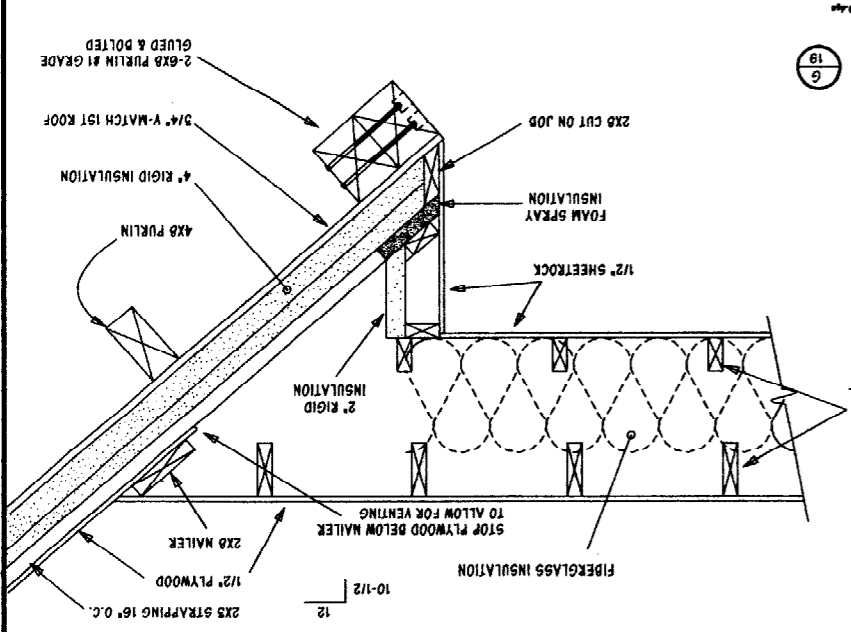
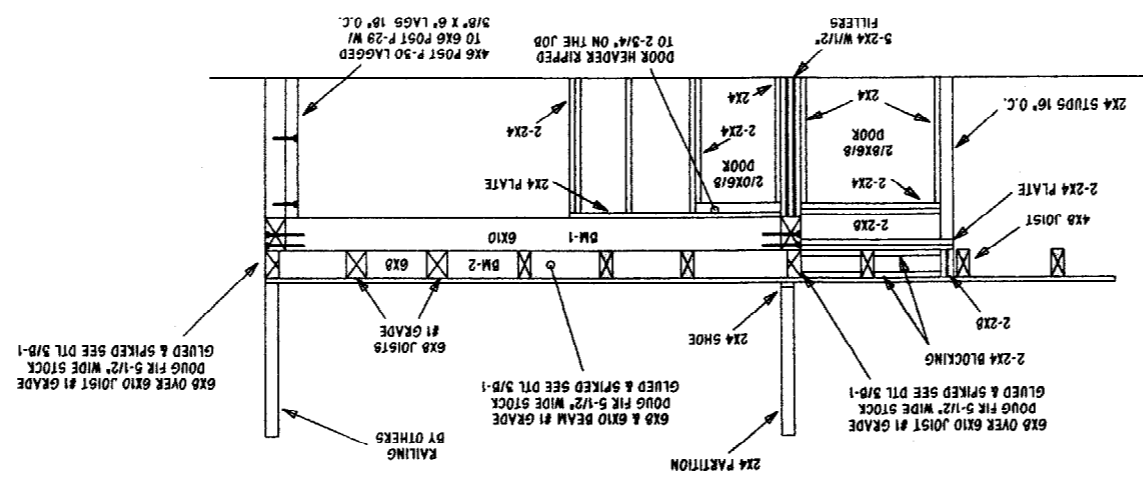
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| <p>NO. _____ DATE _____</p> <p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table> <p>PROJECT NAME: COURTENAY & PAUL AUGER</p> <p>SCALE: 1/4" = 1'-0"</p> <p>SHEET NO: 10</p> | NO. | DATE | BY | DESCRIPTION | | | | | | | | | | | | | <p>DATE: 1/17/02</p> <p>SCALE: 1/4" = 1'-0"</p> <p>SHEET NO: 10</p> |
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| DATE | 01/22/05 | SCALE | AS NOTED |
| PROJECT NAME | COURTENAY & PAUL AUGER | | |
| DRG. NO. | RMB | CDR. | ER |
| REVISIONS | NO. | DATE | DESCRIPTION |
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SECTION

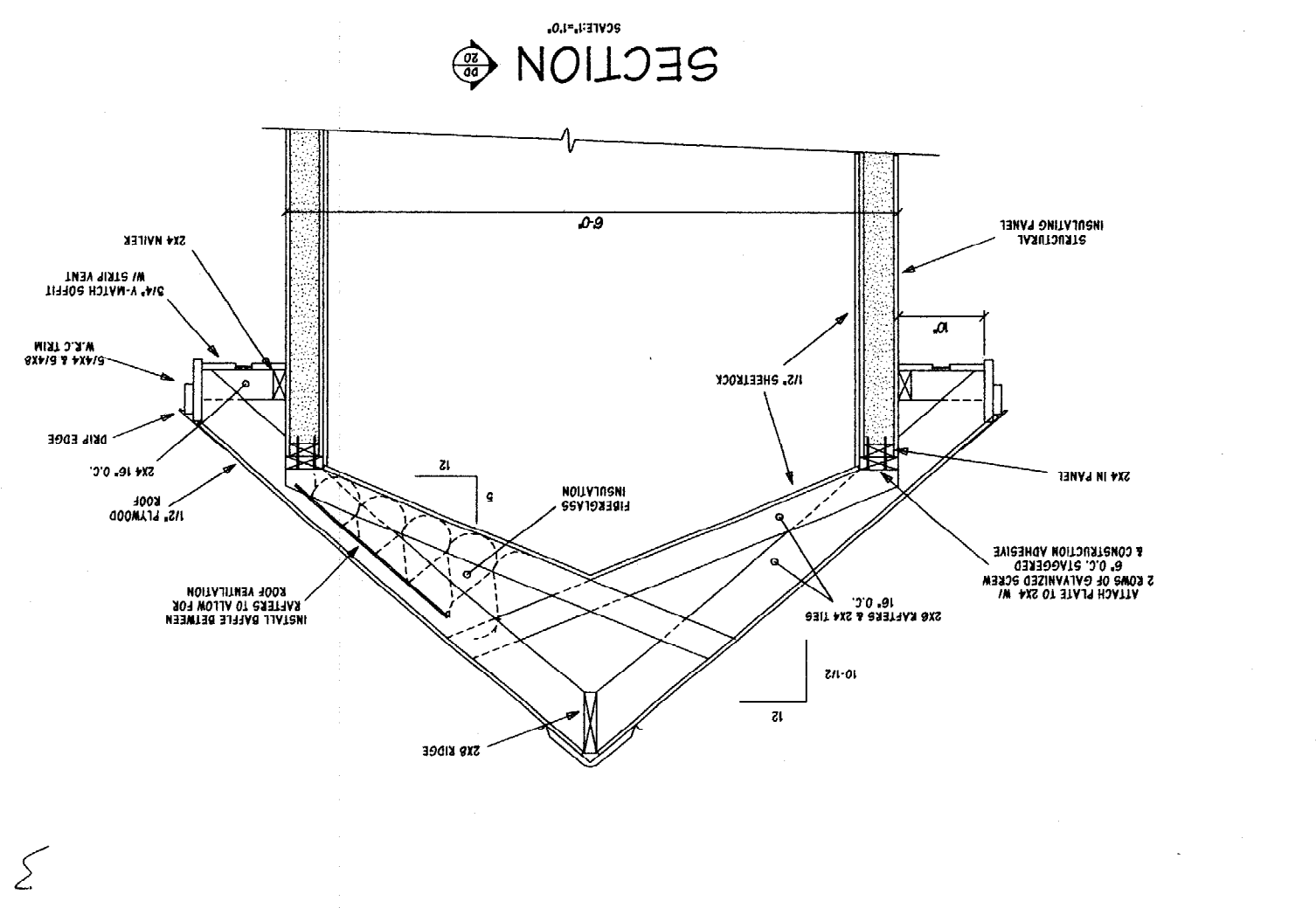


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| DATE | 1/22/05 |
| SCALE | AS NOTED |
| PROJECT NAME | COURTENAY & PAUL AUGER |
| DR | ER |
| CD | ER |
| NO | |
| REV | |
| DATE | |
| BY | |
| CHECK | |

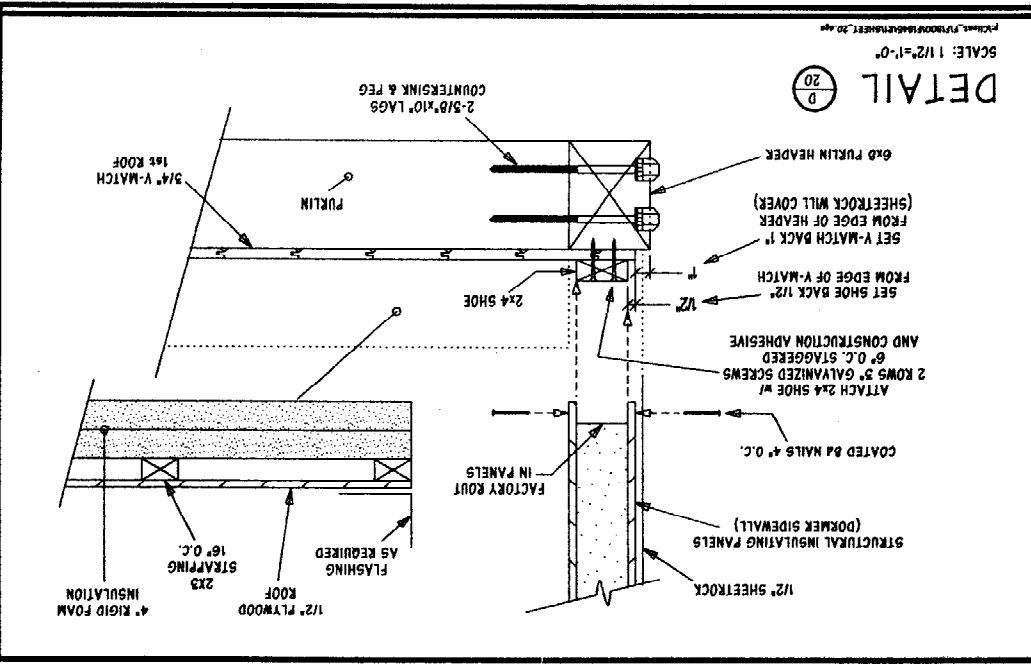


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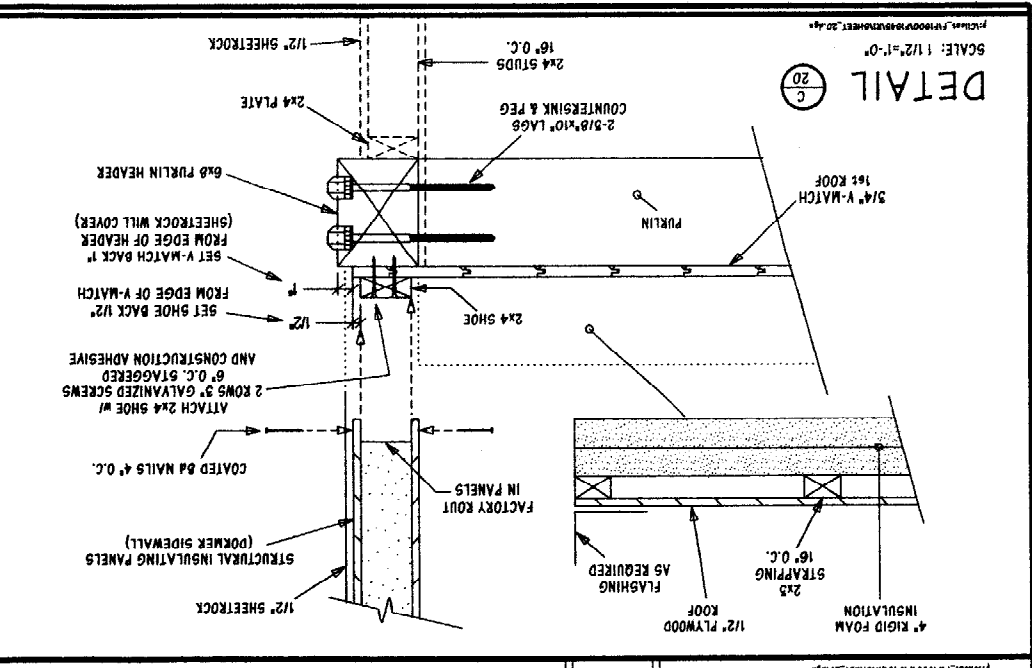
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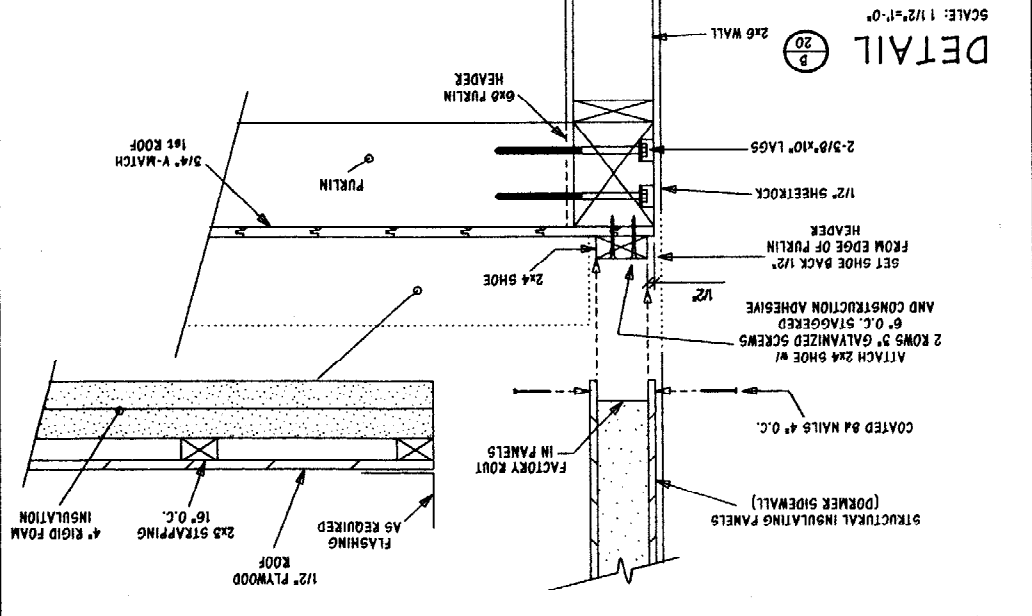
SECTION
SCALE: 1/2"=1'-0"
20



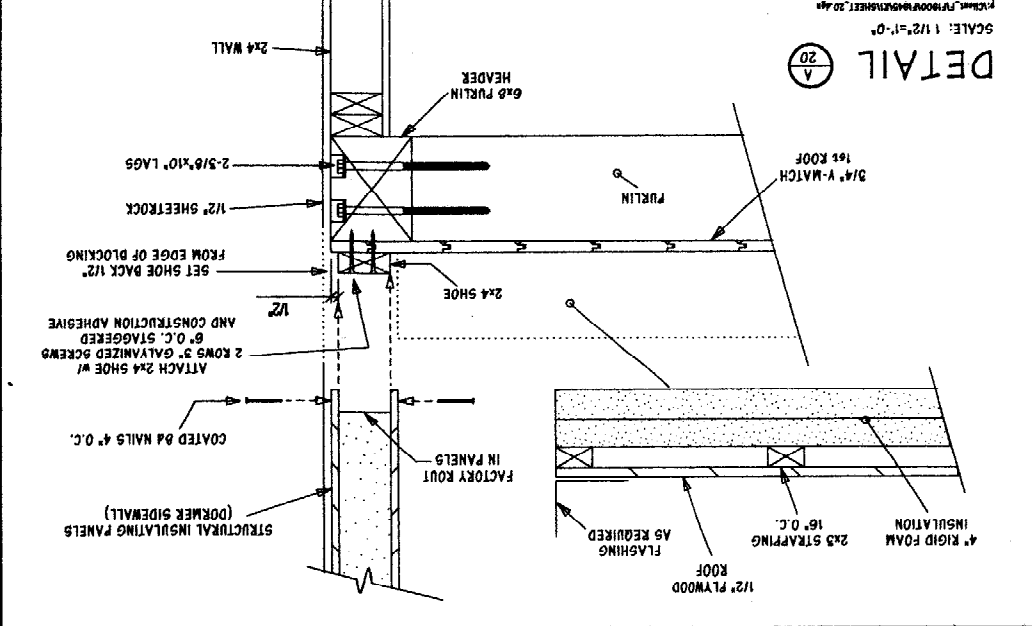
DETAIL
SCALE: 1/2"=1'-0"
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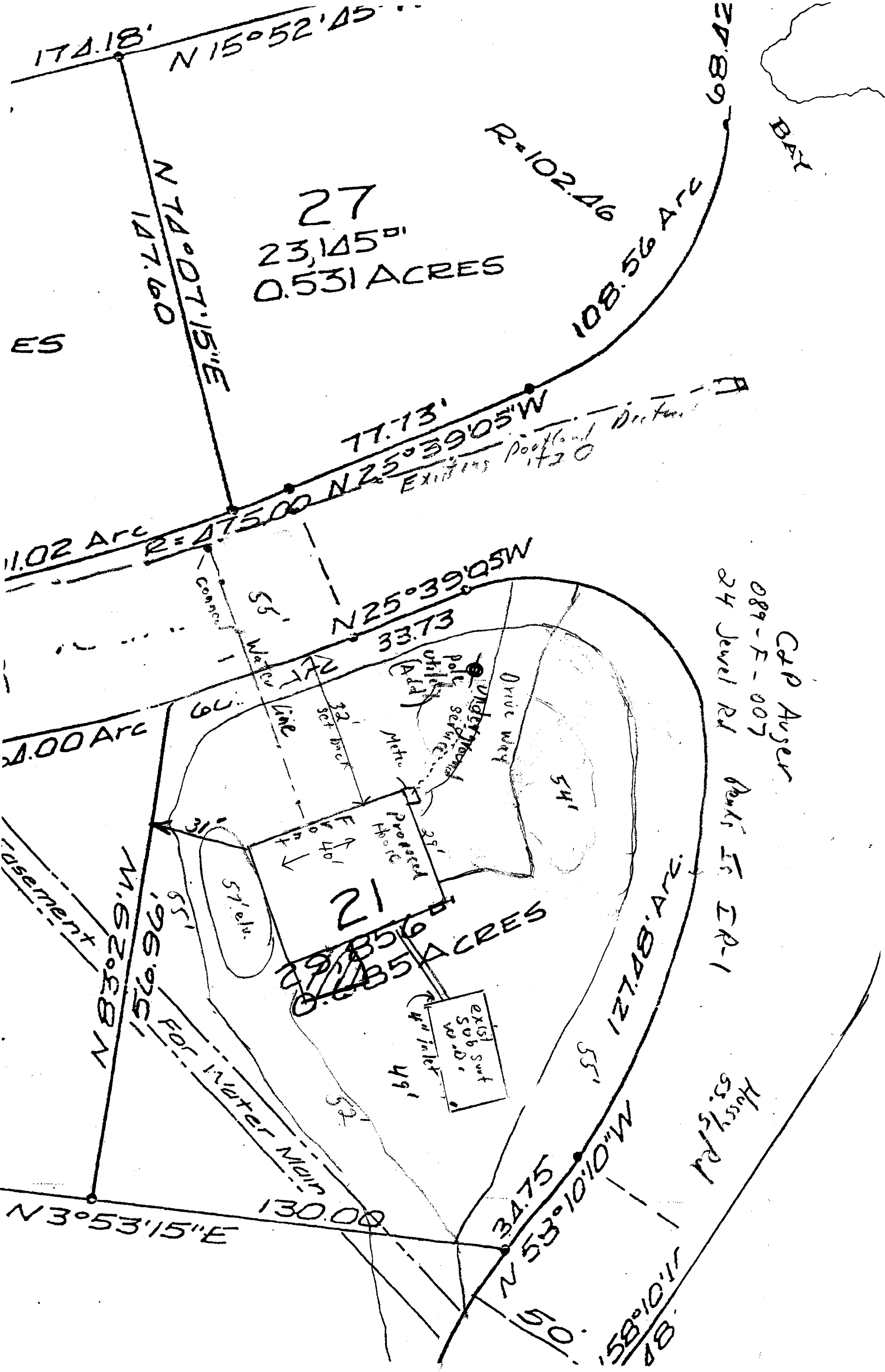
DETAIL
SCALE: 1/2"=1'-0"
20



DETAIL
SCALE: 1/2"=1'-0"
20



DETAIL
SCALE: 1/2"=1'-0"
20

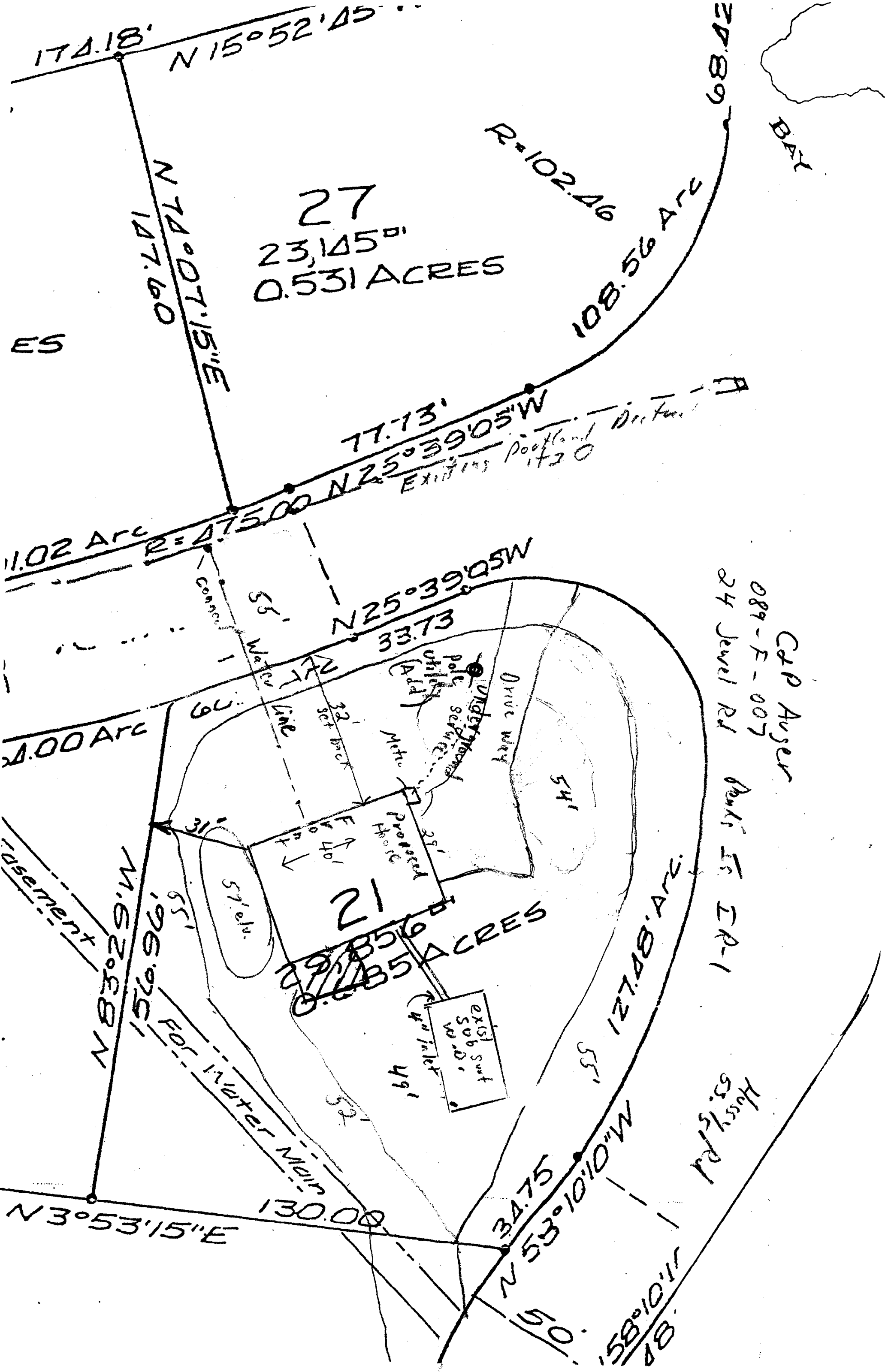


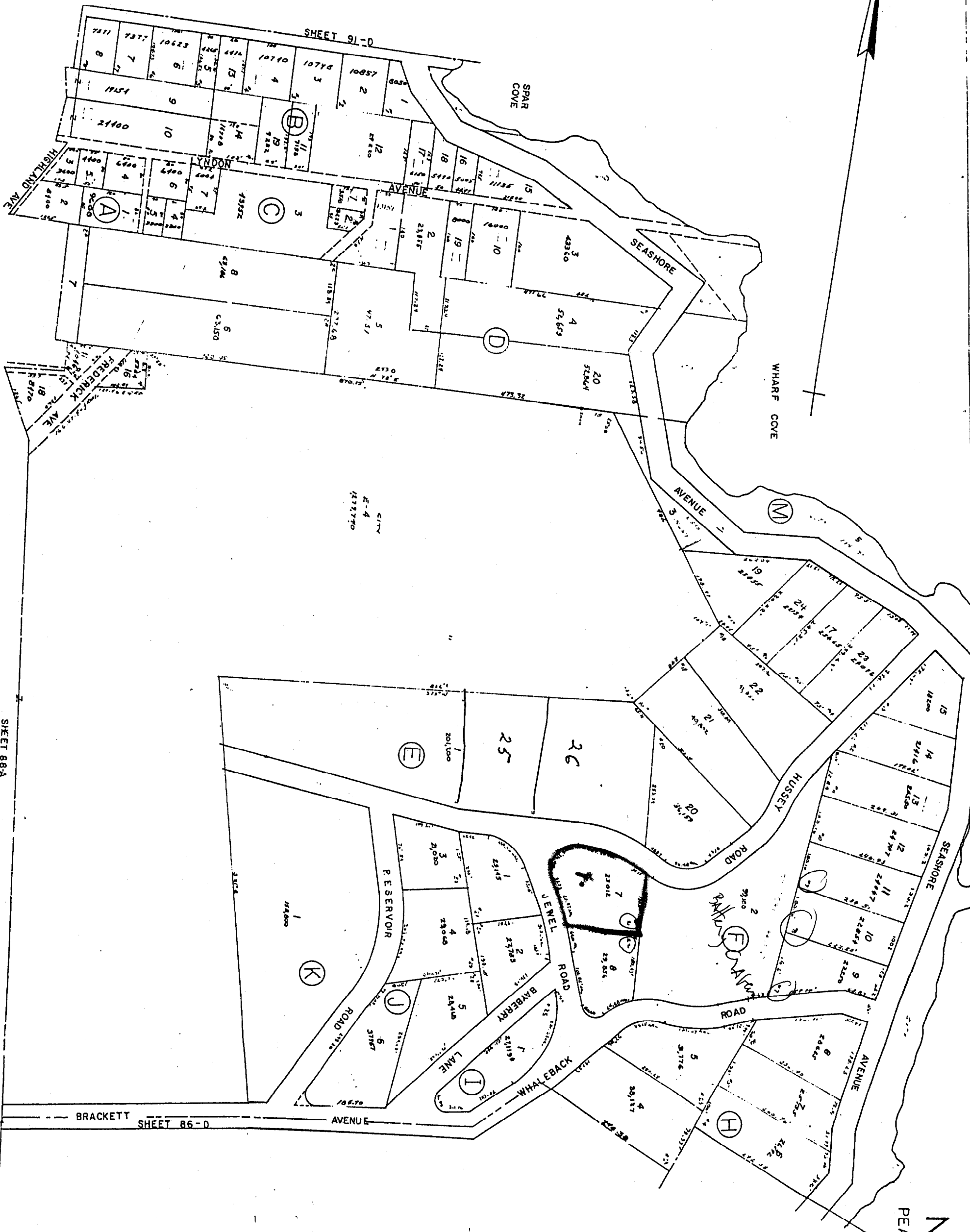
27
 23,145^{sq}
 0.531 ACRES

21
 40,356^{sq}
 0.635 ACRES

C&P Auger
 089-F-007
 24 Jewel Rd

Hosty Rd
 53 1/2 Rd





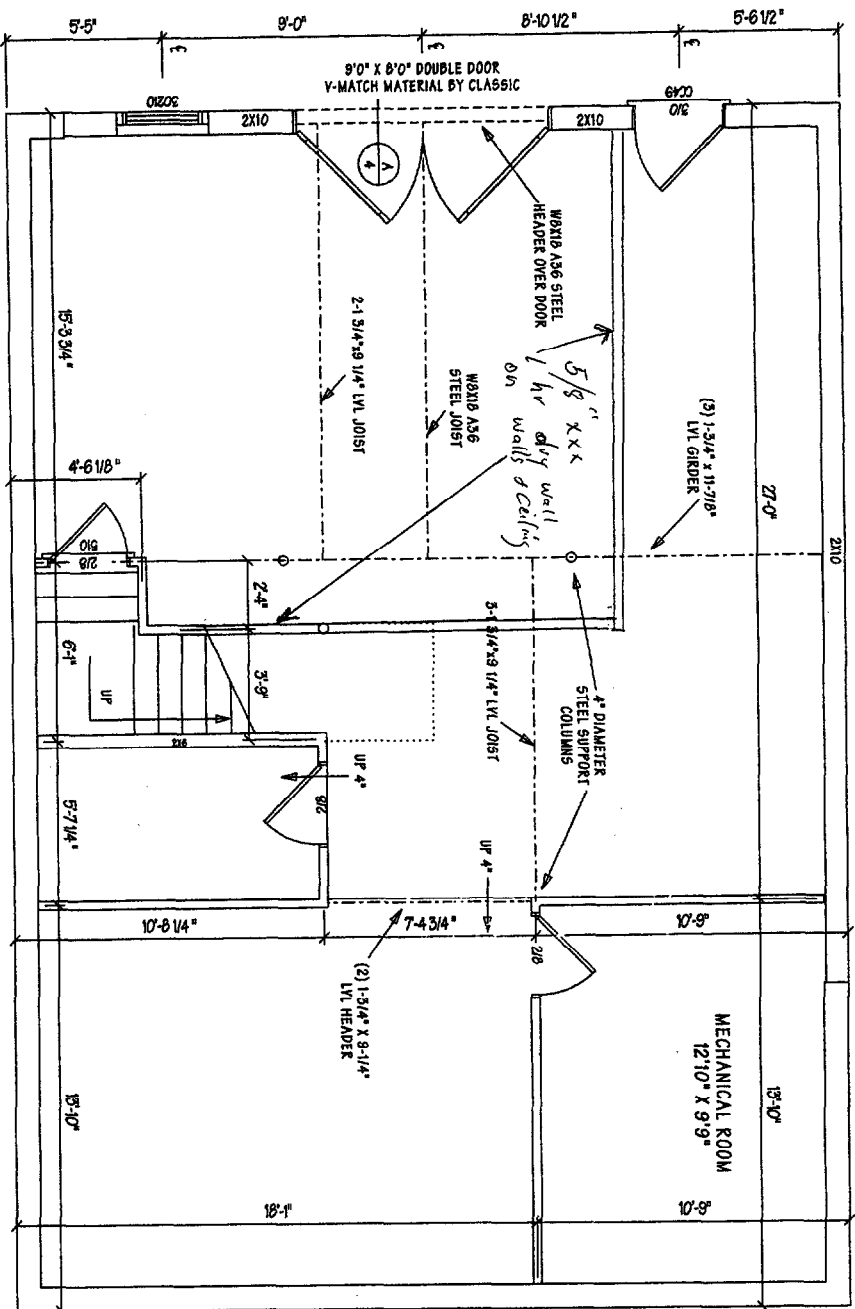
No 89
PEAKS ISLAND

**DO NOT USE BASEMENT PLAN TO
CONSTRUCT FOUNDATION**

TO ACHIEVE A ONE HOUR FIRE RATING
ALL WALLS & CEILINGS SEPARATING GARAGE
FROM LIVING AREA TO HAVE 5/8" TYPE "X"
SHEETROCK APPLIED TO THE GARAGE SIDE ONLY.
(AT LOG WALLS, USE ITS STRAPPING 18"OC VERTICALLY)
ALL DOORS IN THESE WALLS TO ALSO HAVE
A ONE HOUR FIRE RATING & SELF CLOSING HARDWARE.
SHEETROCK & HARDWARE ARE BY OTHERS

ROUGH OPENING DIMENSIONS
50210 2'-10 1/8" X 3'-1 1/4"
C249 3'-2 1/2" X 6'-10 1/2"
9 X 7 DBL. DOOR 9'-0" X 6'-0"

6X6 P.T. POSTS
BY OTHERS



BASEMENT PLAN



CLASSIC
POST & BEAM

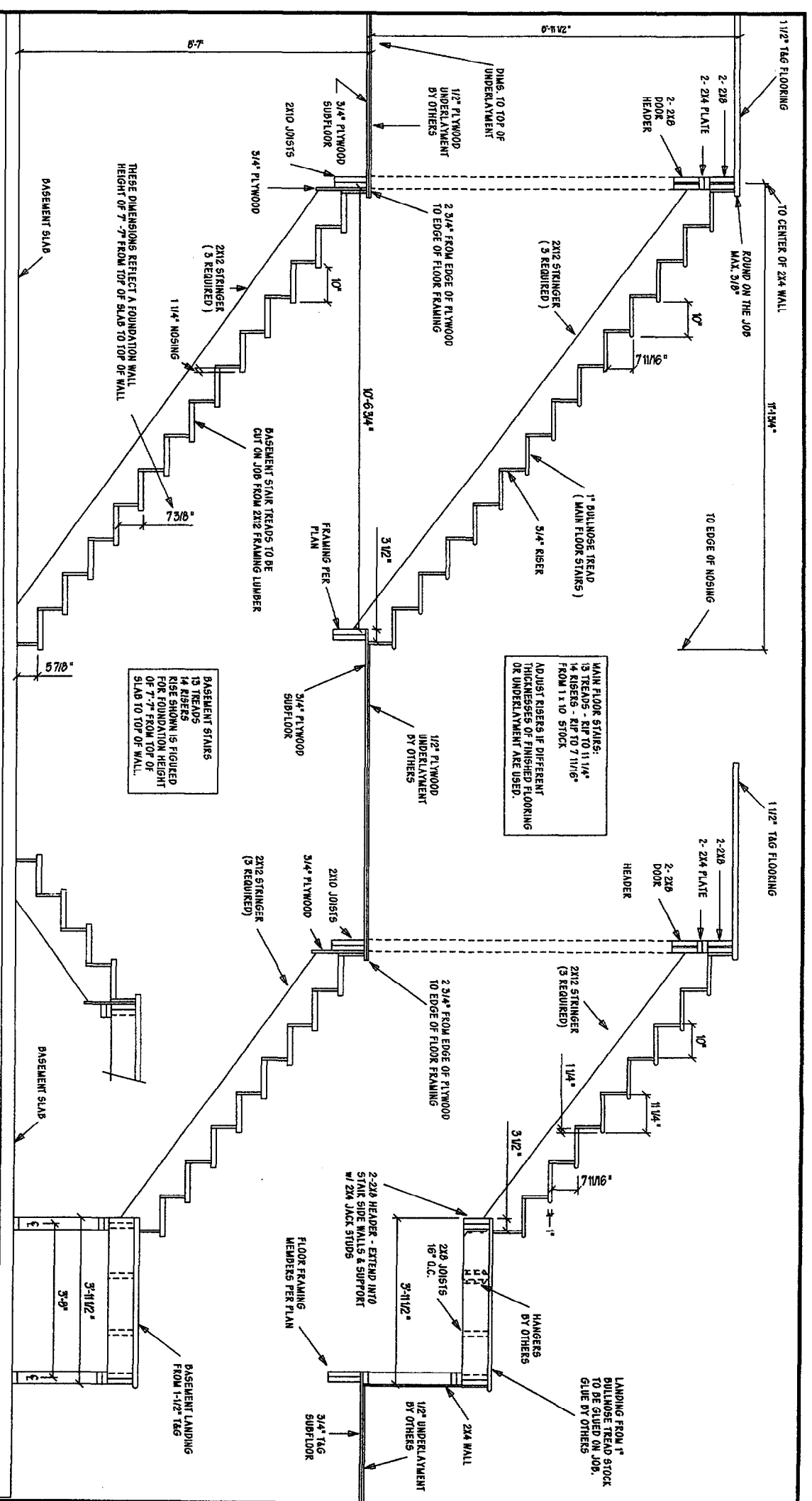
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|--------------|------------------------|
| PROJECT NAME | COURTENAY & PAUL AUGER |
| DATE | 8/28/02 |
| SCALE | 1/4"=1'-0" |
| PLANNING | F-1945 |
| SHEET NO. | 1A |



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

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

MAIN FLOOR STAIRS:
13 TREADS - RIP TO 1 1/4"
14 RISERS - RIP TO 7 11/16"
FROM 1" TO STOCK
ADJUST RISERS IF DIFFERENT
THICKNESSES OF FINISHED FLOORING
OR UNDERLAYMENT ARE USED.

BASEMENT STAIRS
13 TREADS
14 RISERS
RISE SHOWN IS FIGURED
FOR FOUNDATION HEIGHT
OF 7'-0" FROM TOP OF
SLAB TO TOP OF WALL.

THESE DIMENSIONS REFLECT A FOUNDATION WALL
HEIGHT OF 7'-0" FROM TOP OF SLAB TO TOP OF WALL

GENERAL NOTES:

- HEIGHT OF EACH RISE MUST BE EQUAL FROM FINISHED FLOOR TO FINISHED FLOOR. USE CAUTION WHEN DETERMINING RISE AT FIRST AND LAST STEP.
- CUT BASEMENT STAIR TREADS FROM 2X12 STOCK
- CUT MAIN FLOOR TREADS FROM 1" BULLNOSE STOCK (RIPPED TO 1-1/4")
- CUT RISERS FROM SQUARE EDGE STOCK
- 14 RISERS AND 13 TREADS REQUIRED FOR MAIN FLOOR STAIRS
- GUARDS ARE REQUIRED ON ALL OPEN SIDED STAIRS AND OPEN SIDED FLOOR AREAS.
- GUARDS SHALL BE MINIMUM 42" HIGH.
- ONE CONTINUOUS HANDRAIL REQUIRED ON ALL STAIRS. HANDRAIL TO BE NOT LESS THAN 2" NOR MORE THAN 50" MEASURED VERTICALLY ABOVE THE NOSING OF THE TREAD.
- HANDRAILS MAY BE ATTACHED TO GUARDS.
- GUARDS & HANDRAILS NOT SHOWN.
- GUARDS, HANDRAILS AND HANDRAILS BY OTHERS.
- 14 RISERS AND 13 TREADS REQUIRED FOR BASEMENT STAIRS.
- HEADROOM TO BE NOT LESS THAN 6' 8" MEASURED VERTICALLY ABOVE THE NOSING OF THE STAIR TREADS.

TO DETERMINE STRINGER DIMENSIONS:

FIRST DETERMINE MEASUREMENT FROM FINISHED FLOOR TO FINISHED FLOOR.
DIVIDE THIS DIMENSION BY THE NUMBER OF RISERS.
EACH RISE OF STAIRS TO BE MAX. 7-5/16".

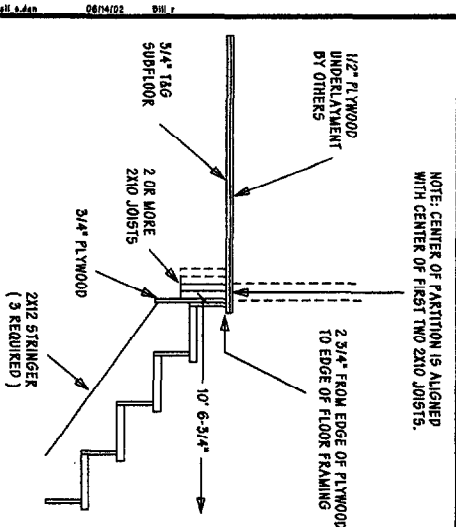
THIS WILL BE THE DIMENSION OF EACH VERTICAL CUT OF THE STRINGER. NOTE: THE DIMENSION OF THE RISER AT THE BOTTOM OF THE STRINGER WILL NEED TO HAVE THE THICKNESS OF THE TREAD STOCK BEING USED SUBTRACTED FROM IT.

ALSO, IF ANY FINISH FLOOR MATERIAL IS NOT YET INSTALLED IT'S THICKNESS SHOULD BE ADDED TO THE DIMENSION OF THE FIRST RISER.
THIS WILL ENSURE THAT ALL FINISHED STEPS ARE THE SAME HEIGHT.

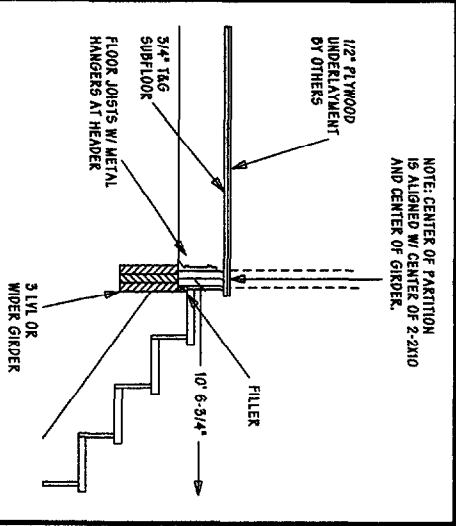
EXAMPLE: (SEE STANDARD STAIR DETAIL)
8'-11/2" DIVIDED BY 14 = 7'-11/16"
CORRECTED TO THE NEAREST 1/8" INCH
7'-11/16" - 1" (TREAD THICKNESS) = 6'-11/16"
6'-11/16" + 1/2" (PLYWOOD UNDERLAYMENT) = 7'-3/16"
(HEIGHT OF BOTTOM RISE)
HORIZONTAL CUTS OF STRINGER ARE TO BE 10"

LAYOUT ONE STRINGER AND USE AS PATTERN FOR SECOND AND THIRD. DO NOT MAKE SEPERATE LAYOUTS.

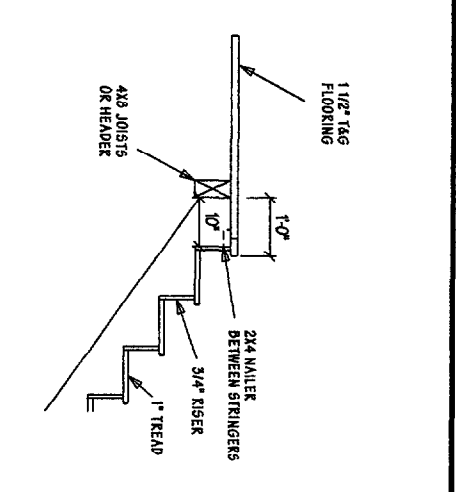
DETAILS ON THIS SHEET ARE GENERAL AND MAY NOT APPLY TO ALL BUILDINGS.



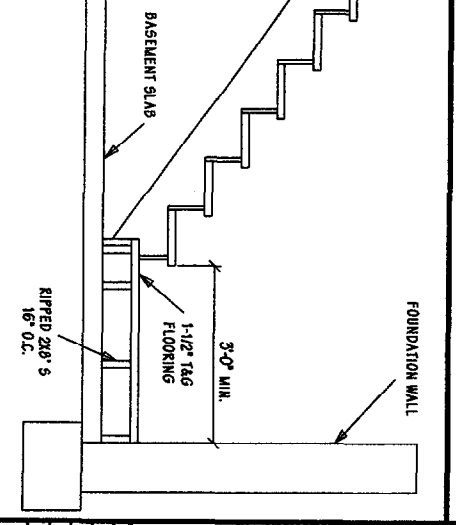
BASEMENT STAIRS AT MULTIPLE JOISTS
SCALE: 1/2" = 1'-0"



BASEMENT STAIRS AT GIRDER
SCALE: 1/2" = 1'-0"



LOFT STAIRS AT CEILING FRAMING
(NO PARTITION BELOW HEAD OF STAIRS)
SCALE: 1/2" = 1'-0"



LANDING AT BASEMENT WALL
SCALE: 1/2" = 1'-0"



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| DATE | 11-30-2001 | PROJECT NAME | STAIRS |
| SCALE | AS NOTED | PROJECT NO. | |
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